



## Homestead Drive and Manor Court, Little Mountain - Proposed Site Specific Amendment

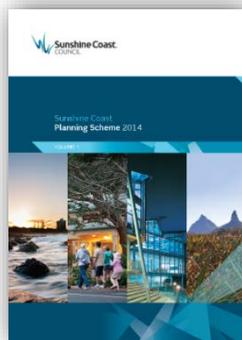
Council is proposing an amendment to the *Sunshine Coast Planning Scheme 2014*, referred to as the *Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) - Site Specific and Operational Matters*.

This information sheet provides details on a proposed site specific change to land at Homestead Drive and Manor Court, Little Mountain, as part of that amendment.

### What is a planning scheme?

In Queensland, a planning scheme is an important regulatory document that guides growth, land use and development in a local government area.

On 14 April 2014, council adopted the *Sunshine Coast Planning Scheme 2014*. The *Sunshine Coast Planning Scheme 2014* integrates and balances the economic, social and environmental needs and aspirations of the community to provide an orderly approach to land use and change.



### What is a planning scheme amendment?

The *Sunshine Coast Planning Scheme 2014* is a living document and is amended from time to time in response to feedback, changing community needs and legislative changes to ensure it is up to date and operating effectively.

The process for amending a planning scheme is prescribed in the *Planning Act 2016* and the *Minister's Guidelines and Rules*.

Further information on the planning scheme amendment process can be found on the

Department of State Development, Manufacturing, Infrastructure and Planning website  
<https://planning.dsdmip.qld.gov.au/planning/better-planning/local-planning>

### What amendments are proposed?

Council is currently considering a package of proposed planning scheme amendments relating to site specific and operational matters.

The purpose of these amendments is to:-

- (a) amend the zones, overlays and/or precincts relating to a number of specific sites in the localities of Buderim, Chevallum, Dicky Beach, Eerwah Vale, Golden Beach, Kenilworth, Kunda Park, Landsborough, Little Mountain, Maleny, Mount Coolum, Pelican Waters, Witta, and Woombye;
- (b) amend the zone and the Height of buildings and structures overlay for a number of specific sites relating to Educational establishments, Retirement facilities and Residential care facilities, in locations across the planning scheme area;
- (c) reduce the number of building height increments in the Height of buildings and structures overlay, which applies to the entire planning scheme area, which will result in minor changes to the applicable building height limit for certain sites; and
- (d) address other operational matters to improve the clarity and efficiency of the planning scheme.

### How does the proposed amendment relate to my area?

The proposed amendment package includes a change to the local plan and zone provisions for land at Homestead Drive and Manor Court, Little

Mountain (the subject land) (identified in **Figure 1** below).

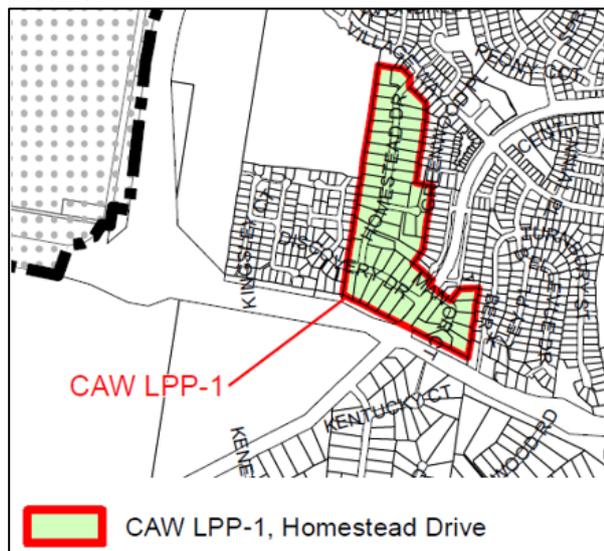
**Figure 1: Aerial view of subject land**



## Why is Council proposing the planning scheme amendment?

Under the *Sunshine Coast Planning Scheme 2014*, the subject land is included in the Homestead Drive Local Plan Precinct (as shown in **Figure 2** below).

**Figure 2: Existing Homestead Drive Local Plan Precinct**



Land within the Homestead Drive Local Plan Precinct is generally characterised by large houses on large lots. Specific provisions are currently included in the Caloundra West local plan code, which restrict the subdivision of land within the Homestead Drive Local Plan Precinct, to protect the existing low density residential character of this area.

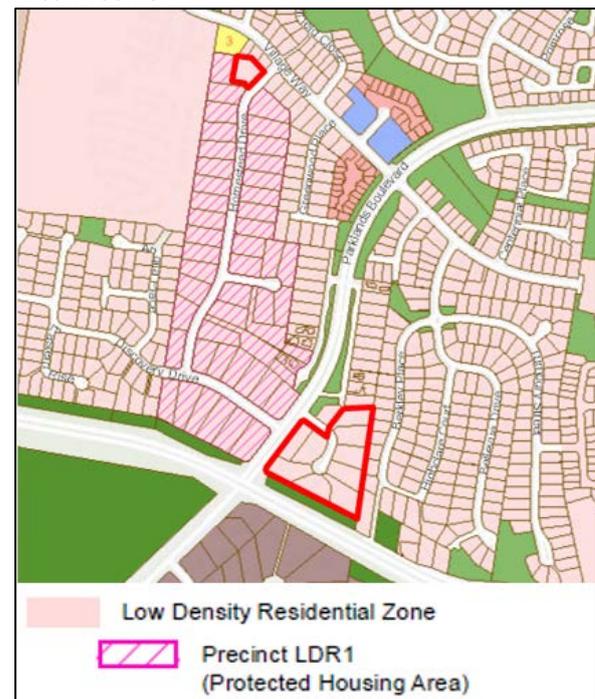
Council is proposing to amend the planning scheme to ensure that development involving reconfiguring a lot is regulated in a manner more consistent with the intent of the Homestead Drive Local Plan Precinct.

It is also noted that land within the Homestead Drive Local Plan Precinct is included in the Low density residential zone and in the Protected Housing Area Precinct, except for land at 32 Homestead Drive (Lot 63 on RP854185) and 3 to 10 Manor Court (Lots 1-9 on RP842053) (these lots are shown with a red border in **Figure 3** below).

The intent of the Protected Housing Area Precinct is to protect the existing character and amenity of the area and discourage the establishment of dual occupancies and other residential activities such as residential care facilities and retirement facilities.

The exclusion of Lot 63 on RP854185 and Lots 1-9 on RP842053 from the Protected Housing Area Precinct is considered to be an anomaly. Council is therefore proposing to amend the planning scheme to address these site specific zoning anomalies.

**Figure 3: Existing zoning and Protected Housing Area Precinct**



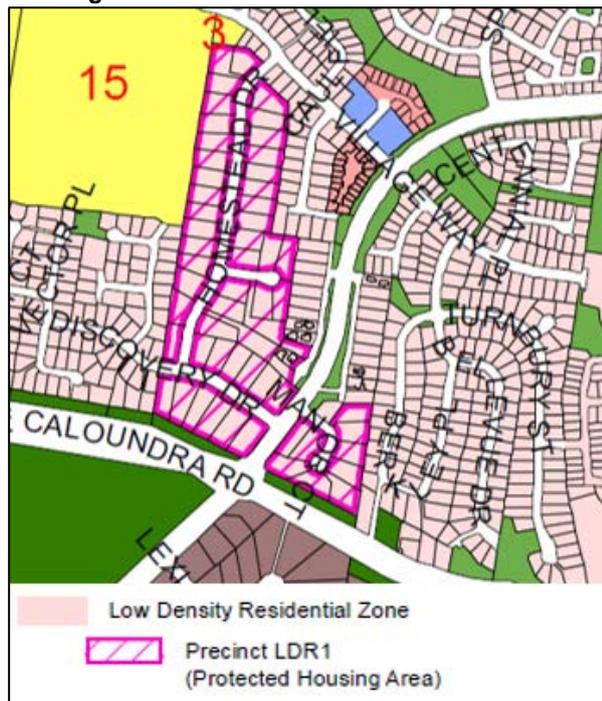
## What are the details of the proposed amendment?

It is proposed to amend the planning scheme to make reconfiguring a lot (where creating one or more additional lots), Impact assessable development in the Homestead Drive Local Plan Precinct.

The proposed amendment seeks to protect the character of this large lot low density residential area and will require proposed subdivision of land within this Precinct (where creating one or more additional lots) to be subject to Impact assessment, which is assessed against the planning scheme as a whole and subject to community consultation.

It is also proposed to include 32 Homestead Drive (Lot 63 on RP854185) and 3 to 10 Manor Court (Lots 1 – 9 on RP842053) in the Protected Housing Area Precinct to be consistent with all other properties included in the Homestead Drive Local Plan Precinct (refer to **Figure 4**).

**Figure 4: Proposed amendment to Protected Housing Area Precinct**



## Need further information?

Further details on the proposed planning scheme amendment (full amendment documentation) can be downloaded from Council's website -

<https://haveyoursay.sunshinecoast.qld.gov.au/open-consultation>

The website also provides details on how to make a written submission about the proposed planning scheme amendment. Submissions must be received by Council no later than **4:30pm on Friday, 7 September 2018**.

For further information, please contact Council's Strategic Planning Branch on (07) 5420 8953 or email [planningscheme@sunshinecoast.qld.gov.au](mailto:planningscheme@sunshinecoast.qld.gov.au)