



22 Landsborough Parade, Golden Beach - Proposed Site Specific Amendment

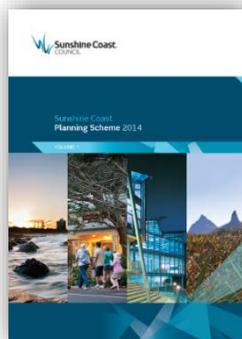
Council is proposing an amendment to the *Sunshine Coast Planning Scheme 2014*, referred to as the *Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) - Site Specific and Operational Matters*.

This information sheet provides details on a proposed site specific change to land at Golden Beach, 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 zoning and maximum building height of land at 22 Landsborough Parade, Golden Beach (Lot 4 on RP65165) (the subject land) (refer to **Figure 1** over leaf).

Figure 1: Aerial view of subject land



Why is Council proposing the planning scheme amendment?

Council has identified that the zoning and the maximum building height of the subject land appears to be an anomaly, considering the applicable building height limit and the pattern of land use and zoning to the north and south of the subject land.

What are the details of the proposed amendment?

Under the *Sunshine Coast Planning Scheme 2014*, the subject land is currently included in the High density residential zone and has a maximum building height limit of 8.5 metres (as shown in **Figure 2** and **Figure 3** below).

Figure 2: Existing zoning

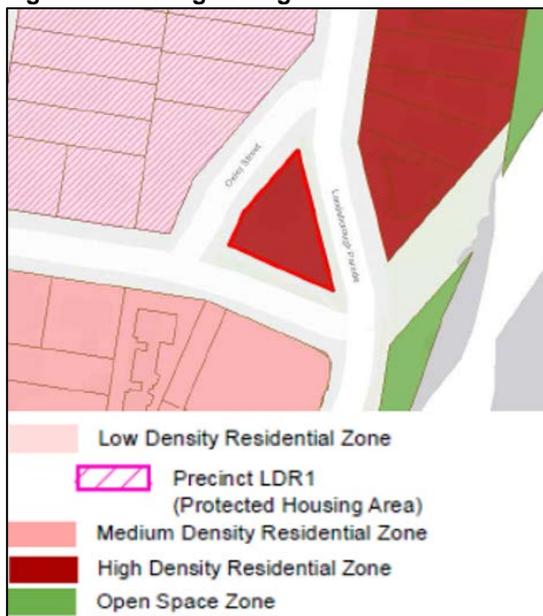
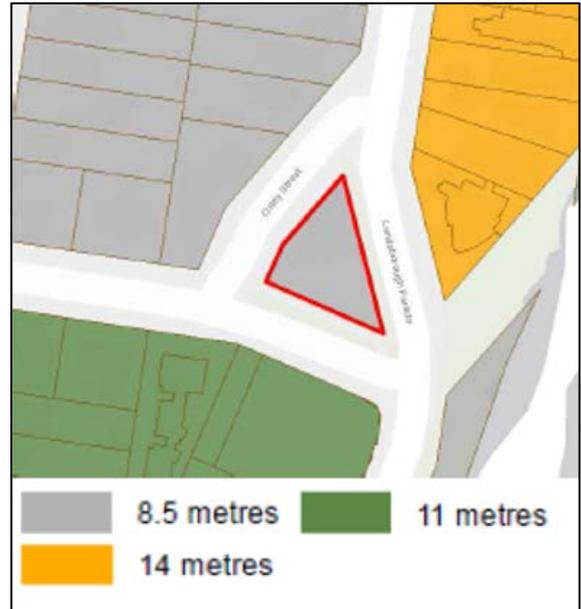


Figure 3: Existing maximum building height



It is proposed to amend the zoning of the subject land from the High density residential zone to the Medium density residential zone and amend the maximum building height limit from 8.5 metres to 12 metres (refer to **Figure 4** and **Figure 5**), to be consistent with the zone and maximum building height limit of the land to the south.

Figure 4: Proposed zoning

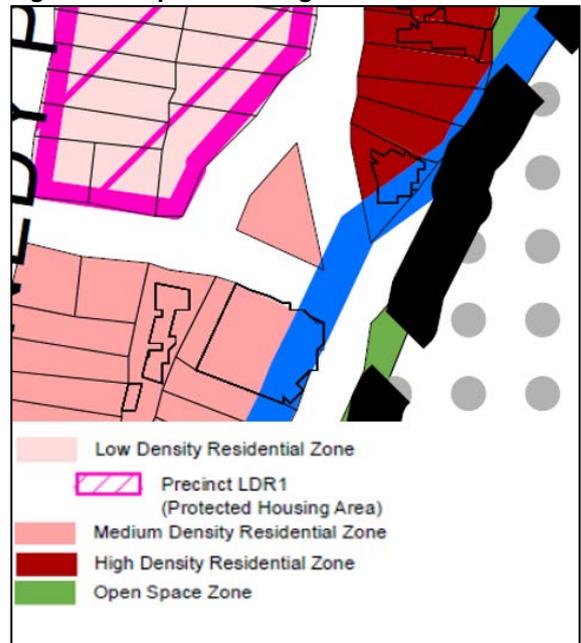


Figure 5: Proposed maximum building height



The proposed maximum building height limit for the subject land (12 metres) reflects the proposed changes to the number of building height increments shown on the Height of buildings and structures overlay map. Refer to the **Building Height Increment Review Information Sheet**, available on Council's website.

The proposed changes to the building height increments on the Height of buildings and structures overlay map, changes the maximum building height limit for the land located to the north-east of the subject land (included in the High density residential zone), from 14 metres to 15 metres and the land located to the south of the subject land (included in the Medium density residential zone), from 11 metres to 12 metres.

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