



Pelican Waters Boulevard, Pelican Waters - Proposed Site Specific Amendment

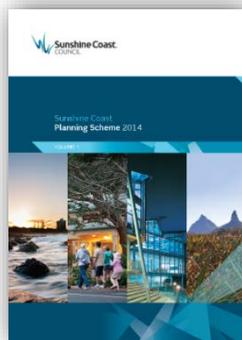
Council is proposing an amendment to the *Sunshine Coast Planning Scheme 2014*, referred to as the *Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) - Site Specific and Operational Matters*.

This information sheet provides details on a proposed site specific change to land at Pelican Waters Boulevard, Pelican Waters, 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 changes to the zone provisions for land at Pelican Waters Boulevard (Lot 603 on SP221893) (the subject land) (identified in **Figure 1** over leaf).

Figure 1: Aerial view of subject land



Why is Council proposing the planning scheme amendment?

In 2008, a Development Application for a Preliminary Approval was approved by Council for a restaurant/shop to be located on the subject land, which is privately owned. This development was not constructed.

Under the *Sunshine Coast Planning Scheme 2014*, the subject land is currently included in the Open space zone (as shown in **Figure 2** below).

Figure 2: Existing zoning



Considering the previous development approval history, it is proposed that the planning scheme provisions applying to Lot 603 on SP221893 be amended to better reflect the intended land use of the site for a restaurant/shop.

What are the details of the proposed amendment?

It is proposed to retain the subject land in the Open space zone, which is consistent with the scale of the proposed use and the open space setting.

The Golden Beach/Pelican Waters local plan code is proposed to be amended to include food and drink outlet and shop (where for a corner store and in conjunction with a food and drink outlet) as Code assessable development and a consistent use on Lot 603 on SP221893. This will provide for small scale convenience retailing on this site, to meet the needs of the local community and users of the adjoining park.

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