



Information sheet

Sunshine Coast Planning Scheme 2014

Dicky Beach - Proposed Site Specific Amendment

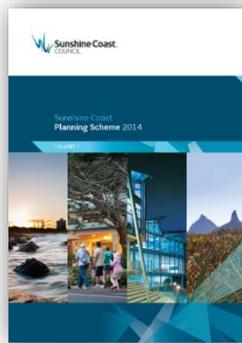
Council is proposing an amendment to the *Sunshine Coast Planning Scheme 2014*, referred to as the *Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) - Site Specific and Operational Matters*.

This information sheet provides details on a proposed site specific change to land at Dicky 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 Cooloom, 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 extent of the Moffat Beach/Shelly Beach Local Plan Precinct to also include land in Dicky Beach (identified with a red boundary in **Figure 1** over leaf).

Figure 1: Aerial view of subject land

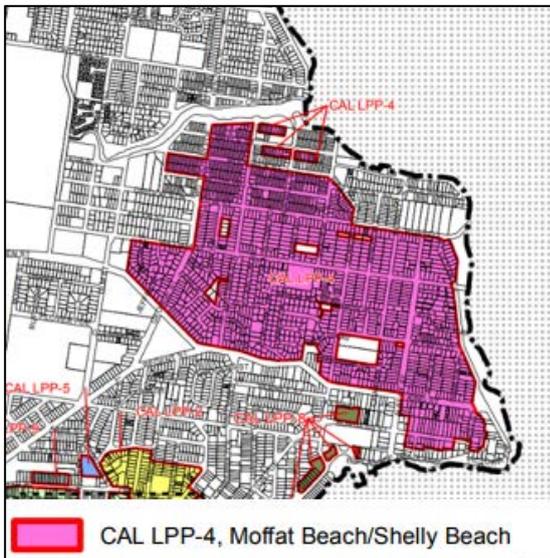


Why is Council proposing the planning scheme amendment?

The traditional beachside residential area of Dicky Beach is generally characterised by single detached dwelling houses.

Under the *Sunshine Coast Planning Scheme 2014*, the subject land is located in the Caloundra local plan area and currently included in the Low density residential zone (Precinct LDR1 (Protected Housing Area)). The neighbouring traditional beachside residential areas of Moffat Beach and Shelly Beach are also included in the Low density residential zone (Precinct LDR1 (Protected Housing Area)) and included in the Caloundra Local Plan Precinct (CAL LPP-4 Moffat Beach/Shelly Beach) (see **Figure 2** below).

Figure 2: Existing Moffat Beach/Shelly Beach Local Plan Precinct



This Local Plan Precinct seeks to protect the existing residential character of Moffat Beach and Shelly Beach, by providing for a 6 metre frontage setback for dwelling houses, a minimum lot size of

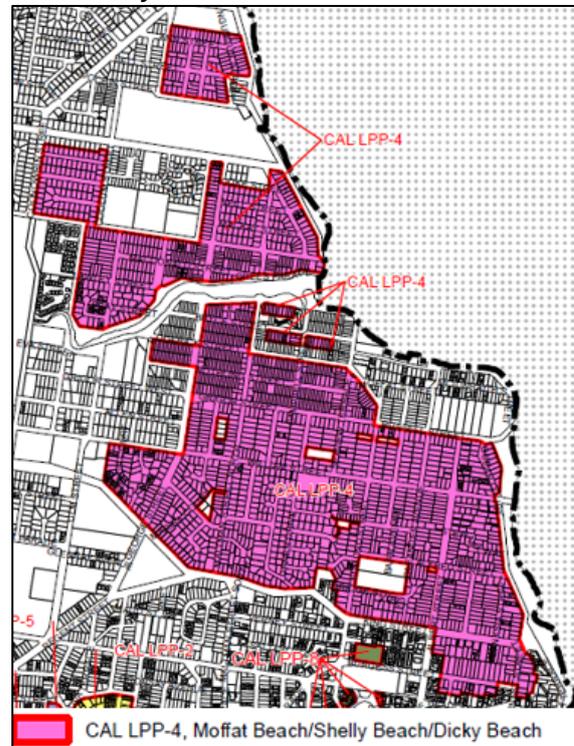
700m² and limiting the height and size of secondary dwellings.

Council is proposing to apply these provisions to the subject land within Dicky Beach, which is considered to have a similar character.

What are the details of the proposed amendment?

It is proposed to amend the Caloundra Local Plan Precinct (CAL LPP-4 Moffat Beach/Shelly Beach) to also include land in Dicky Beach, which is currently included in the Low density residential zone (Precinct LDR1 (Protected Housing Area)) (refer **Figure 3**).

Figure 3: Proposed Moffat Beach/Shelly Beach/Dicky Beach 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