



## Information sheet

Sunshine Coast Planning Scheme 2014

### Building height review for residential care facility, retirement facility and educational establishment sites

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 the proposed changes to the maximum building height and zoning for residential care facility, retirement facility and educational establishment sites, 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 includes changes to the maximum building height for Residential care facilities (e.g. aged care), Retirement facilities and

Educational establishments (e.g. schools and TAFE) located across the Sunshine Coast.

## Why is Council proposing the planning scheme amendment?

Under the *Sunshine Coast Planning Scheme 2014*, Educational establishments are generally included in the Community facilities zone and annotated for this purpose. Under the Height of buildings and structures overlay, most Educational establishment sites have a maximum height limit of 8.5 metres.

Retirement facilities and Residential care facilities are generally included in the Community facilities zone and annotated for this purpose or included within a residential zone. Under the Height of buildings and structures overlay, most Retirement facility and Residential care facility sites have a maximum height limit of 8.5 metres.

Council has received representations on behalf of operators of Educational establishments and Residential care facilities/Retirement facilities seeking an increase in the maximum building height prescribed for these uses to accommodate buildings such as multi-function halls and vertical residential care and retirement facilities.

In response to these representations, Council has undertaken a review of the maximum building heights for Educational establishments to accommodate a range of modern classrooms and other specific use buildings (i.e. multi-function halls, indoor stadiums and auditoriums). This investigation has concluded that generally, a maximum height of 12 metres is required and that, in certain circumstances, buildings can have a height of up to 14 metres.

Council has also undertaken a review of the maximum building height for Residential care facility and Retirement facility uses to accommodate emerging and current multi-storey facilities. Council consider that, a maximum height of 15 metres is generally required to accommodate the majority of facilities likely to be developed in the future.

## What are the details of the proposed amendment?

### **Educational establishments**

In relation to public and private school sites, where appropriate, the maximum building height on the Height of buildings and structures overlay is proposed to be increased to:

- 15 metres for most P-12 or secondary school sites;
- 12 metres for most primary school sites.

However, some sites are proposed to be retained at 8.5 metres or only increased to 12 metres, where matters of amenity, view lines or character are relevant considerations. In addition, some primary school sites are proposed to be increased to 15 metres, given proximity to major centres and future needs to accommodate additional student numbers.

The proposed amendment also includes changes to the Community activities code in Part 9 (Development Codes) of the planning scheme, in relation to setbacks from adjacent residential properties.

### **Residential care facilities/Retirement facilities**

In relation to Retirement facility and Residential care facility sites, where appropriate, the maximum building height on the Height of buildings and structures overlay is proposed to be increased to 15 metres, although some sites are only considered appropriate for an increase in height to 12 metres and some sites are proposed to remain at 8.5 metres, where matters such as amenity, view lines or character are relevant considerations.

Where the maximum building height is proposed to increase for existing Residential care facility/Retirement facility sites, it is also proposed to amend the zoning of the land to the Community facility zone and specifically annotated for this purpose. This will ensure that the proposed additional building height can only be used for the intended purpose.

The proposed amendment also includes changes to the Residential care facility and retirement facility code in Part 9 (Development codes) of the planning scheme, in relation to setbacks from adjacent residential properties.

## 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)**