



Information sheet

Sunshine Coast Planning Scheme 2014

Building height increment review

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 increments included in the Height of buildings and structures overlay, 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 proposing a package of 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?

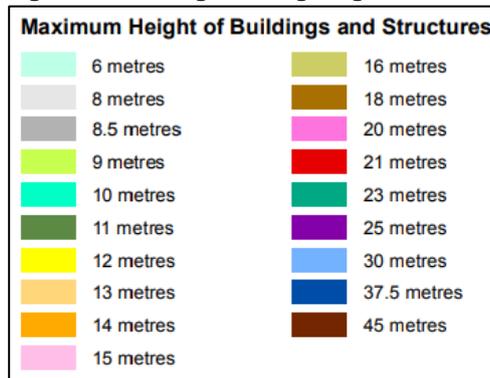
The proposed amendment includes changes to the maximum building height increments that apply to all new development under the Height of buildings and structures overlay. The number of building height increments currently shown on the

Height of buildings and structures overlay is proposed to be reduced, resulting in some properties having an increased maximum building height of generally 1 or 2 metres and some properties decreasing in maximum building height by 1 metre. This proposal affects approximately 1,500 land parcels or 1.3% of the approximate 115,000 land parcels on the Sunshine Coast.

Why is Council proposing the planning scheme amendment?

During the preparation of the Sunshine Coast Planning Scheme, the maximum building height limits were generally directly translated across from the former *Maroochy Plan 2000*, *Caloundra City Plan 2004* and the *Noosa Plan 2006*. This resulted in a total of 19 building height increments being used in the Height of buildings and structures overlay (refer **Figure 1**).

Figure 1: Existing building height increments



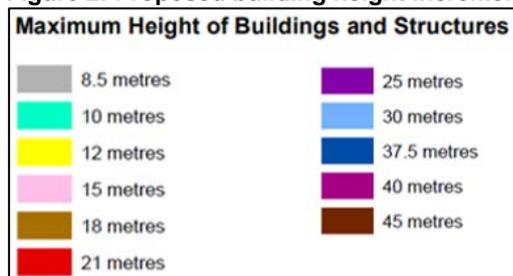
Council is seeking to rationalise the number of building height increments to simplify the operation of the planning scheme.

What are the details of the proposed amendment?

The existing building height increments have been reviewed to determine a “best fit” set of building height increments. This review has sought to limit the number of properties affected and limit changes in height as far as practical.

Under the proposed planning scheme amendment, 11 building height increments are proposed (refer **Figure 2**).

Figure 2: Proposed building height increments



Note:- 10m increment applies only to the Eumundi local plan area; 40m increment applies only to the Maroochydore/Kuluin local plan area; and 45m increment applies only to the Mooloolaba/Alexandra local plan area.

In order to convert existing sites which are not included in the building height increments proposed to be retained, the following changes are included in the proposed amendment:

- delete the 6, 8 and 9 metre height increments as these are not used in the planning scheme;
- amend properties currently included in the 11 metre height increment and include in the 12 metre height increment;
- amend properties currently included in the 13 metre height increment and include in the 12 metre height increment;
- amend properties currently included in the 14 metre height increment and include in the 15 metre height increment;
- amend properties currently included in the 16 metre height increment and include in the 15 metre height increment;
- amend properties currently included in the 19 metre height increment and include in the 18 metre height increment;
- amend properties currently included in the 20 metre height increment and include in the 21 metre height increment; and
- amend properties currently included in the 23 metre height increment and include in the 25 metre height increment.

It has been determined that the above conversion is not appropriate for some specific sites. An alternate building height is proposed for these sites, which is discussed in further detail in Appendix 3 (Details of Proposed Amendment (Site Specific) – Height of buildings and structures overlay increment review) of the Explanatory Memorandum (available on Council’s website).

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