

Additional Information

Ordinary Meeting

Thursday, 27 January 2022

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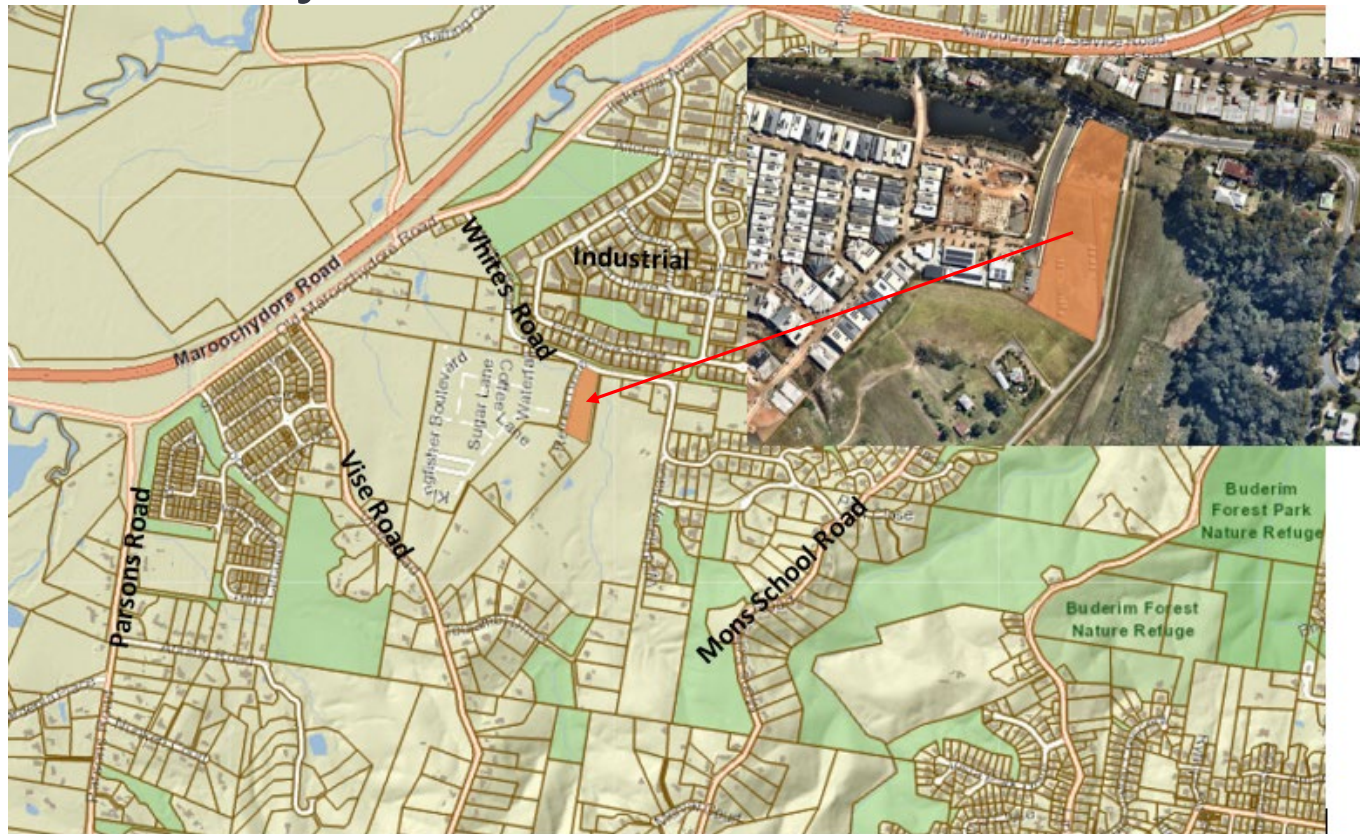
Item 8.1

Whites Road Buderim

Preliminary Approval for a Material Change of Use (including a Variation Request to Vary the Effect of the *Sunshine Coast Planning Scheme 2014* to vary the level of assessment and maximum building height for a Residential care facility)

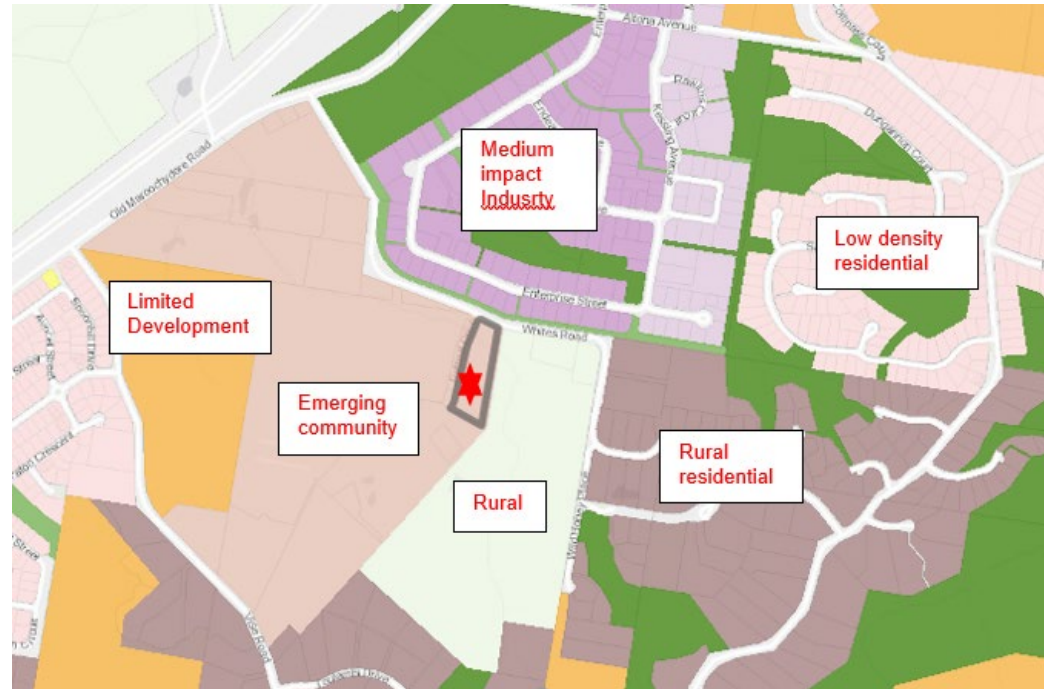
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Locality Plan



Background / Site zoning

- On 14 May 2018, the *Sunshine Coast Planning Scheme 2014* was amended to change the zone of the site and surrounding lots from Rural to Emerging Community zone.
- The Local plan specifically provided for Retirement facilities to establish in the zone.
- Residential care facilities are not identified in the Table of Assessment for the Emerging community zone and therefore subject to Impact Assessment.



Site History / Existing Approvals



- A Retirement facility is currently under construction on land to the west and north-west (via two approvals).
- Northern site approval provides for up to 160 (2 bedroom) retirement dwellings.
- Southern site approval provides for up to 200 (2 bedroom) retirement dwellings.
- Subject site was created when the new road (Retreat Drive) was established.



