

Attachment Folder

Items 8.5 and 8.6 Ordinary Meeting

Thursday, 27 July 2023

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Explanatory Memorandum

Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) Amendment No. [to be inserted] - Site Specific and Editorial Matters

Post notification ministerial review version

July 2023



1. Short title

The amendment instrument to which this explanatory memorandum relates is the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* relating to Site Specific and Editorial Matters.

2. Type of local planning instrument

The proposed amendment to the *Sunshine Coast Planning Scheme 2014* constitutes a 'major amendment' in accordance with Schedule 1 of the *Minister's Guidelines and Rules* (September 2020) made under the *Planning Act 2016*.


3. Entity making the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters




The entity making the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* - *Site Specific and Editorial Matters*, is the Sunshine Coast Regional Council.




4. Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters




The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* – *Site Specific and Editorial Matters*, applies to land described in **Table 4.1**.



Table 4.1 Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Buderim	Lots 30 and 31 on SP293861 Lot 70 on SP310631	Power Road, Buderim and Starling Street, Buderim	Private and Public	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Buderim	<p>Lots 13, 14, 15 and 16 on RP839362</p> <p>Lots 17, 18, 19, 20, 24, 25, 26 on RP843835</p> <p>Lot 21 on RP845434</p> <p>Lot 1 on RP897336</p> <p>Lot 2 on RP184019</p> <p>Lots 7, 8, 9, 10, 11 on RP810552</p>	<p>15-17, 19-21, 23-27, 29-35, 39, 43, 49-51, 53, 59, 60-64, 54-58 Jorl Court, Buderim</p> <p>5 Roms Court, Buderim</p> <p>108, 114, 120, 124-126, 128-130, 132 and 134 Stringybark Road, Buderim</p>	Private	
Buderim	<p>Lots 2 and 12 on RP90687</p> <p>Lot 8 on RP95934</p>	3, 6 and 31 Lavarack Crescent, Buderim	Private	
Buderim	Lot 2 on RP183878	33 Quorn Close, Buderim	Council	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Buderim	Lot 11 on RP883261	22 Dixon Road, Buderim	Private	
Maroochydore	Lot 0 on SP151751 Lot 0 on SP100069	The Duporth Riverside 6 Wharf Street, Maroochydore Pier Ten 8-10 Wharf Street, Maroochydore	Private	
Mooloolaba	Lot 91 on RP73433 Lot 0 on SP173707	13 and 21 Smith Street, Mooloolaba	Private	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Mooloolaba	Lot 142 on SP318724 and Lot 900 on SP318724	52 and 52A Amarina Avenue, Mooloolaba	Council	
Peregian Springs	Lot 58 on SP155890 Lot 59 on SP155890	58/ 114 Peregian Springs Drive, Peregian Springs 59/ 114 Peregian Springs Drive, Peregian Springs	Private	
Woombye	Lots 68, 69, 70, 901 on SP311630 Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 902, 903 on SP311620 Lots 0, 1 and 2 on SP319218 Lots 0, 1 and 2 on SP330299	49 Countryview Street, Woombye Bushland Park 2 Boomerang Court, Woombye 3, 5, 6, 1/6, 2/6, 7, 8, 9, 10, 11, 12, 13 and 14 Boomerang Court, Woombye 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 1/45, 2/45 and 46 Paynter Park Drive, Woombye	Private and Council	

Site ID	Property Description	Address	Ownership Category	Map of Subject Land
Yandina	Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 32 and 33 on SP300553	1, 20 to 30, 32 and 34 Reo Place, Yandina	Private and Council	
Yandina	Lots 1 to 23 and 100 on SP327995	Honeysuckle Place, Yandina 3 to 16, 18 and 20 Honeysuckle Place, Yandina 1, 6, 8, 10, 12 and 14 Appleberry Place, Yandina	Private and Council	

5. Purpose of the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters

The purpose of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* – Site Specific and Editorial Matters is to: -

- (a) Amend the zoning, maximum building height, local plan precincts/elements and/or planning scheme provisions relating to specific sites located in the Buderim, Maroochydore/Kuluin, Mooloolaba/Alexandra Headland, Peregrine South, Sippy Downs, Woombye and Yandina Local plan areas (described in **Table 4.1** and **Appendix 1**), to: -
 - (i) reflect an existing development approval;
 - (ii) better reflect existing or desired future land uses;
 - (iii) respond to Council property-related matters or a Council resolution; and
 - (iv) respond to identified mapping anomalies.
- (b) address other editorial matters to improve the clarity and efficiency of the planning scheme.

6. Reasons for the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters

Council has prepared the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters* in response to representations received from stakeholders seeking an amendment to the zoning, precincts or overlays relating to a number of specific sites and to address a range of editorial matters to improve the clarity and efficiency of the planning scheme.

The proposed amendment items have been carefully assessed and where involving a change to a zone and/or overlay, are considered appropriate and consistent with the prevailing zone/maximum building height for the applicable local plan area.

7. Details of the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters

The details of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters* are outlined in **Table 7.1** below and **Appendix 1**.

Table 7.1 provides a summary of those aspects of the proposed amendment by planning scheme part.

Appendix 1 – Details of Proposed Amendment (Site Specific) provides further details of those aspects of the proposed amendment relating to specific sites.

Table 7.1 Summary of proposed planning scheme amendment

Planning Scheme Part	Summary of Amendment
Part 6 (Zones)	<ul style="list-style-type: none"> Amend the reference to Precinct MAK LPP-3 (Maud Street/Sugar Road) to Precinct MAR LPP-5 (Maud Street/Sugar Road) in Table 6.2.1.2.1 (Consistent uses and potentially consistent uses in the Low density residential zone) relating to Business activities, in Section 6.2.1 (Low density residential zone code), to reflect the correct precinct reference number as shown on the Maroochydore/Kuluin Local Plan Precincts Map (LPM22) and in the Maroochydore/Kuluin Local plan code. Amend Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone) in Section 6.2.8 (Local centre zone code), to include provision for a Service station to be a potentially consistent use, where located in a local (not full service) activity centre and replacing an existing service station.
Part 7 (Local Plans)	<ul style="list-style-type: none"> Amend Table 7.2.5.4.1 (Performance outcomes and acceptable outcomes for assessable development) in Section 7.2.5 (Buderim local plan code), to include specific provisions relating to reconfiguring a lot on Lot 11 on RP883261, 22 Dixon Road, Buderim. Amend Figure 7.2.5A (Buderim Local Plan Elements) of Section 7.2.5 (Buderim local Plan Code) to remove the greenspace designation over Lot 2 on RP183878. Amend Performance Outcome PO38 in Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central)) of Section 7.2.6 (Caloundra local plan code) to replace the reference to Key Site 5 (Kronks Motel) to Key Site 6 (Kronks Motel) to reflect the correct terminology. Amend the reference to Precinct MAR LPP-6 (Maud Street/Sugar Road) to Precinct MAR LPP-5 (Maud Street/Sugar Road) in Section 7.2.19.3 (Purpose and overall outcomes) of Section 7.2.19 (Maroochydore/Kuluin local plan code), to reflect the correct precinct reference number as shown on the Maroochydore/Kuluin Local Plan Precincts Map (LPM22). Amend Figure 7.2.24A (Peregian South Local Plan Elements) of Section 7.2.24 (Peregian South Local Plan Code) to remove the greenspace designation over Lot 58 and Lot 59 on SP155890.

Planning Scheme Part	Summary of Amendment
	<ul style="list-style-type: none"> Amend Section 7.2.25 (Sippy Downs local plan code) to include specific provisions for development in Jorl Court in relation to drainage, road widening and the provision of indented parking in appropriate locations. Amend Figure 7.2.25A (Sippy Downs Local Plan Elements) of Section 7.2.25 (Sippy Downs local plan code) to reflect the proposed zoning changes to Lots 30 and 31 on SP293861 and Lot 70 on SP310631. Amend Figure 7.2.26A (Woombye Local Plan Elements) of Section 7.2.26 (Woombye Local Plan Code) to reflect the proposed zoning changes over Lots 68, 69, 70, 901 on SP311630, Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 902, 903 on SP311620, Lots 0, 1 and 2 on SP319218 and Lots 0, 1 and 2 on SP330299.
Part 9 (Development Codes)	<ul style="list-style-type: none"> Amend Acceptable Outcome AO9 in Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) of Section 9.3.6 (Dwelling house code), to reflect Council's standard driveway drawings and to clearly reference the Australian Standards. Amend the Caloundra Local Plan Area precinct number reference in the section header above Performance Outcome PO18 in Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development) of Section 9.3.6 (Dwelling house code) from Precinct CAL LPP-4 (Moffat Beach/ Shelly Beach/ Dicky Beach) to Precinct CAL LPP-2 (Moffat Beach/ Shelly Beach/ Dicky Beach) to reflect the correct precinct reference number as shown on the Caloundra Local Plan Precincts Map (LPM45).
Schedule 2 (Mapping)	<ul style="list-style-type: none"> Amend the zone and where relevant the Urban Growth Management Boundary or Rural Residential Growth Management Boundary for several specific sites (refer to Appendix 1 for details of the proposed planning scheme amendment); Amend the precinct boundary of MAR LPSP-1 (Ocean Street Food and Music Sub-precinct) on the Maroochydore/Kuluin Local Plan Precincts Map LPM22, to remove (Lot 0 on SP151751 and Lot 0 SP100069) (refer to Appendix 1 for details of the proposed planning scheme amendment); Amend the Height of buildings and structures overlay map to increase the maximum building height for 13 and 21 Smith Street, Mooloolaba.

8. Compliance with the Planning Act 2016

In accordance with the Minister's Alignment Amendment Rules, the *Sunshine Coast Planning Scheme 2014* was amended for alignment with the *Planning Act 2016* on 3 July 2017. The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* – Site Specific and Editorial Matters does not materially affect this compliance.

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* has been prepared in accordance with: -

- (a) Section 20 (Amending planning schemes under the Minister's rules) of the *Planning Act 2016*; and
- (b) *Minister's Guidelines and Rules* (September 2020) made under the *Planning Act 2016*.

In accordance with Chapter 2, Part 4, section 17.2 of the *Minister's Guidelines and Rules*, the *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* – Site Specific and Editorial Matters: -

- (a) advances the purpose of the Act, in that it allows for an efficient and effective future use of the specific sites nominated in **Appendix 1**;
- (b) is consistent with section 16(1) of the Act in that it: -
 - (i) continues to identify strategic outcomes for housing supply and diversity, and economic growth within the Sunshine Coast local government area;

- (ii) continues the inclusion of measures that facilitate the achievement of the strategic outcomes in the planning scheme for housing supply and diversity, and economic growth;
- (c) is consistent with the regulated requirements prescribed in the *Planning Regulation 2017*; and
- (d) is well drafted and articulated.

9. Compliance with State planning instruments

At the time of the gazettal of the *Sunshine Coast Planning Scheme 2014* in May 2014, the Minister identified that the *South East Queensland Regional Plan 2009-2031* and the *State Planning Policy* were appropriately reflected in the planning scheme.

A new State Planning Policy (SPP) commenced on 3 July 2017 and a new Regional Plan, *ShapingSEQ South East Queensland Regional Plan 2017*, was released on 11 August 2017.

The proposed amendment to the *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters* does not adversely affect the planning scheme's compliance with State planning instruments. A review of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters* has confirmed that the proposed amendment complies with the relevant aspects of the new State planning instruments. In accordance with Schedule 3 (Required Material) of the *Minister's Guidelines and Rules*, particular aspects of the proposed amendment that have been identified as potentially relevant to State planning instruments are detailed in **Table 9.1** below.

Table 9.1 Compliance with State planning instruments

Aspect of Proposed Amendment	State Interest	Summary of Compliance
All site specific amendments	<i>ShapingSEQ South East Queensland Regional Plan 2017</i>	The subject sites are all currently included in the Urban footprint regional land use category under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i> . The proposed zoning changes are consistent with the intent of the <i>ShapingSEQ South East Queensland Regional Plan 2017</i> as they will provide opportunities for urban development within existing urban areas.
All site specific amendments	<i>State Planning Policy (September 2020) – Planning for liveable communities and housing</i>	The proposed amendment provides the opportunity for the redevelopment of land for residential and commercial development that is accessible and well-connected to services, employment and infrastructure and will contribute to creating liveable communities.
All site specific amendments	<i>State Planning Policy (September 2020) – Planning for economic growth</i>	The proposed amendment applies to land within existing urban areas and provides the opportunity for the redevelopment of land for residential and commercial development which supports economic growth of the region.
All site specific amendments	<i>State Planning Policy (September 2020) – Planning for environment and heritage</i>	The proposed amendment provides for the protection of significant environment areas and water quality through appropriate zoning and existing and proposed planning scheme provisions. The proposed amendment will not have any adverse impacts on the cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage.
All site specific amendments	<i>State Planning Policy (September 2020) – Planning for safety and resilience to hazards</i>	All proposed sites have been reviewed for safety and resilience to hazards and are considered suitable for inclusion in an urban zone, subject to site specific constraints being addressed through the existing provisions in the <i>Sunshine Coast Planning Scheme 2014</i> . It is considered that there is sufficient developable land available to all sites for the intended proposed use to avoid or mitigate against natural hazards.
All site specific amendments	<i>State Planning Policy (September 2020) - Planning for infrastructure</i>	The proposed amendment applies to land within existing urban areas and are capable of being efficiently serviced by existing infrastructure or via future -upgrades to existing services.

10. Consultation with government agencies

In accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules*, Council sent a copy of the proposed amendment to the Planning Minister on 24 June 2022, for formal consideration of State interests and to seek approval for Council to proceed to public consultation.

11. Compliance with state imposed conditions

Council received approval from the Planning Minister by letter dated 25 October 2022, that Council may commence public consultation, subject to the following condition:

- "1. *The council must remove all parts of the proposed amendment related to the Buddina Urban Village from the proposed amendment.*

Reason:

- the requirements of Chapter 2, part 4, section 17.2(a) of the MGR, in that the Buddina Urban Village elements of the proposed amendment do not advance the purpose of the Planning Act, which is the achievement of ecological sustainability*
- the SPP, Housing supply and diversity state interest, policy (3) in that the proposed amendment reduces opportunities to provide diverse, affordable and comprehensive range of housing options in an accessible and well-serviced location*
- the SPP, Liveable communities, policy (2) in that the proposed amendment reduces higher density development in an accessible and well-serviced location and does not result in an efficient use of established infrastructure and services*
- ShapingSEQ Goal 1: Grow – element 1, efficient land use, element 2, focusing residential density, element 4, housing diversity and Goal 3: Connect – element 3, integrated planning in that the proposed amendments to the Buddina Urban Village will reduce housing diversity and is not considered to be an efficient use of well serviced land."*

The proposed amendment has been modified to comply with the above Ministerial condition.

12. Public consultation

On 25 October 2022, Council received advice from the Planning Minister that it may proceed to public consultation, subject to conditions. Public consultation on the proposed planning scheme amendment was required to be undertaken for a minimum of 20 business days, in accordance with the Minister's Guidelines and Rules. The proposed planning scheme amendment was placed on formal public consultation for 21 business days from 21 November 2022 to 19 December 2022 (inclusive).

The consultation and communication strategy implemented during the public consultation period involved the following: -

- a public notice in the Courier Mail (including the on-line version of the Sunshine Coast Daily) and on Council's website;
- written notice (letters and emails) sent prior to the public consultation period to affected landowners and adjoining landowners, which included information sheets about the proposed amendment;
- release of an industry newsflash issued to all regular planning scheme users and community members that have previously expressed an interest in receiving information about planning scheme and development matters;
- a copy of the public notice, amendment documentation and information sheets made available at all Council's offices and on Council's website;
- dedicated web page on Council's 'Have Your Say' webpage, including a copy of the public notice, amendment documentation, information sheets and an online submission form;
- briefings to key stakeholders, including Organisation Sunshine Coast Association of Residents (OSCAR) and affiliates (e.g. Development Watch, Sunshine Coast Environment Council (SCEC) and Yandina and District Community Association); and
- various phone, email and counter enquiries.

13. Consideration of public submissions

In accordance with the Minister's Guidelines and Rules, following public consultation, Council must consider every properly made submission about the proposed amendment, and may consider other submissions.

A total of 107 submissions were received in relation to the proposed planning scheme amendment. Of the total number of submissions received:

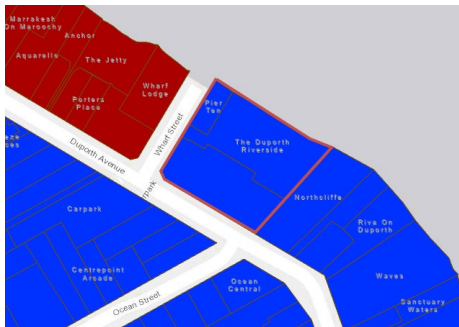
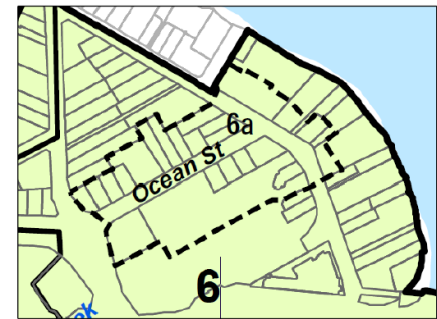


- 79 submissions (approximately 74%) indicated provisional or full support for the proposed planning scheme amendment; and
- 28 submissions (approximately 26%) either objected partially or completely objected to the proposed planning scheme amendment.

A consultation report has been prepared, which provides a summary of the matters raised in submissions and how these matters have been dealt with (refer to **Appendix 2 – Consultation Report**). A copy of the consultation report will be provided to each person who made a submission and will also been made available to view or download on Council's website.

14. Background studies and reports

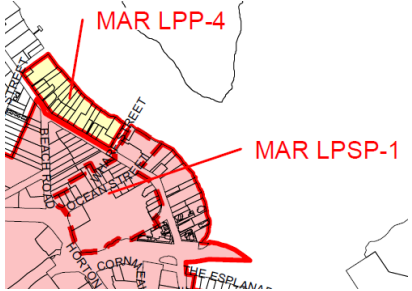



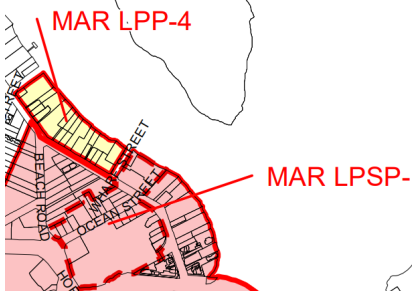



No additional background studies or reports have been prepared to inform the preparation of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* – Site Specific and Editorial Matters.

Appendix 1: Details of Proposed Amendment (Site Specific)

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>The Duporth Riverside 6 Wharf Street, Maroochydore</p> <p>Pier Ten 8-10 Wharf Street, Maroochydore</p> <p>(Lot 0 on SP151751)</p> <p>Lot 0 SP100069)</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Current zoning</p>  <p>■ High Density Residential Zone ■ Principal Centre Zone</p> <p>Figure 2: Extract of the Maroochydore PRAC Master Planned Area Precincts and Sub-precincts Map OPM M4 – in effect from 21 May 2014 to 11 June 2018</p>  <p>  Maroochydore PRAC Master Planned Area Boundary  Sub precincts for Maroochydore Central Precinct 6. Ocean Street Precinct 6a. Ocean Street – Hospitality Area Sub-Precinct </p>	<p>Council has received representation made on behalf of the Body Corporates and individual property owners from the Duporth Riverside and Pier Ten residential apartments, located at 6 and 8-10 Wharf Street, Maroochydore, objecting to their inclusion in the former Ocean Street Hospitality Area Sub-Precinct (now referred to as the Ocean Street Food and Music Sub-Precinct) in the Maroochydore/Kuluin Local plan area of the <i>Sunshine Coast Planning Scheme 2014</i> (the planning scheme).</p> <p>Under the planning scheme, the subject lots (legally described as Lot 0 on SP151751 and Lot 0 on SP100069) are currently included in the Principal centre zone (refer to Figure 1) and within the MAR LPSP-1, Ocean Street Food and Music Sub-Precinct and MAR LPP-1 City Core Precinct. The subject land is also included in the Maroochydore/Kuluin Local plan area.</p> <p>At the commencement of the planning scheme in 2014, Lot 0 on SP151751 and Lot 0 on SP100069 were subject to the Maroochydore Principal Regional Activity Centre (PRAC) Structure Plan, which was included in Part 10 (Other Plans) of the planning scheme. Under the Maroochydore PRAC Structure Plan, the subject lots were included in Precinct 6 (Ocean Street Precinct) (refer to Figure 2).</p> <p>In June 2018, the Maroochydore PRAC Structure Plan was deleted from Part 10 (Other Plans) of the planning scheme and incorporated within the Maroochydore/Kuluin Local plan area and the remainder of the planning scheme (refer to the <i>Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14 – Maroochydore Principal Regional Activity Centre</i> (Version 14 of the planning scheme – gazetted on 11 June 2018)).</p> <p>Under Amendment No. 14 of the planning scheme, the subject lots were included in the Ocean Street Hospitality Area Sub-Precinct (MAR LPSP-1) (refer to Figure 3).</p> <p>In January 2020, Council adopted the <i>Sunshine Coast Planning Scheme Amendment No. 21 – Special Entertainment Precincts</i>. This amendment commenced on 28 January 2020 and resulted in the removal of the hospitality areas that were identified in the planning scheme. Under Amendment No. 21, the Ocean Street Hospitality Area Sub-</p>	<p>It is proposed to remove 6 Wharf Street (The Duporth Riverside) and 8-10 Wharf Street (Pier Ten), Maroochydore, from the MAR LPSP-1 (Ocean Street Food and Music Sub-precinct) on the Maroochydore/Kuluin Local Plan Precincts Map LPM22.</p>


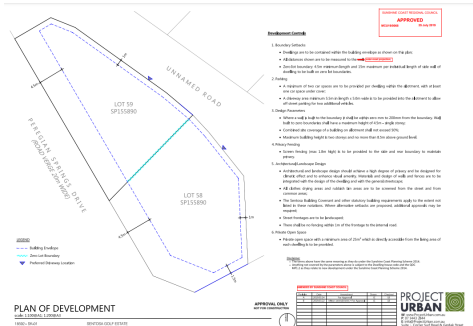
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Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 3: Extract of the Maroochydore/Kuluin Local Plan Area – Local Plan Precincts Map LPM22 in effect from 11 June 2018 to 28 January 2020</p>  <p>  MAR LPP-1, City Core  MAR LPSP-1, Ocean Street Hospitality Area  MAR LPP-4, Wharf Street </p> <p>Figure 4: Extract of the Maroochydore/Kuluin Local Plan Area – Local Plan Precincts Map LPM22 in effect from 28 January 2020 to present</p>  <p>  MAR LPP-1, City Core  MAR LPSP-1, Ocean Street Food and Music Sub-Precinct  MAR LPP-4, Wharf Street </p>	<p>Precinct in Maroochydore was renamed the Ocean Street Food and Music Sub-Precinct (refer to Figure 4).</p> <p>The representations received requested that the residential apartments be removed from the Ocean Street Sub-Precinct prior to the adoption of the Special Entertainment Precinct amendment (which was post-consultation at the time). Given that this amendment at the time, was substantially progressed through the amendment process, it was recommended that this matter be considered as part of a future amendment package.</p> <p>Inclusion in the Ocean Street Food and Music Sub-Precinct provides the opportunity for entertainment/hospitality activities to occur, subject to relevant development approvals. The Sub-Precinct also generally acts as a flag that entertainment uses, and some associated noise is to be expected in the area. The Body Corporates and individual property owners of the Duporth Riverside and Pier Ten residential apartments indicated that they were concerned that the inclusion of the residential apartments in the Sub-Precinct would adversely affect the residential status of their property and could result in more intensive entertainment uses occurring on their property.</p> <p>Restrictions on uses may be identified in the Strata By-Laws at the respective apartment complexes, which may lower the risk of more intensive hospitality/entertainment use being proposed and approved in the existing restaurant tenancy.</p> <p>However, having regard to the above, it is considered appropriate to realign the boundary to exclude the Duporth Riverside and Pier Ten residential apartments from the Ocean Street Food and Music Sub-precinct. This would still provide for the remainder of the Ocean Street Sub-Precinct to operate as intended.</p> <p>It is therefore proposed to amend the Ocean Street Food and Music Sub-Precinct boundary to exclude the Duporth Riverside and Pier 10 residential apartments at 6 and 8-10 Wharf Street, Maroochydore.</p>	

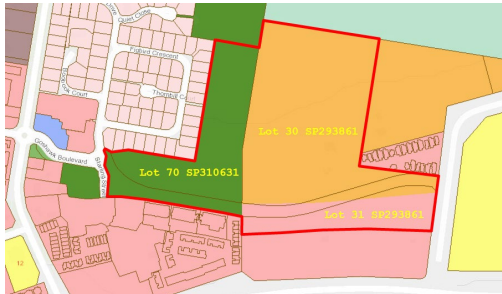
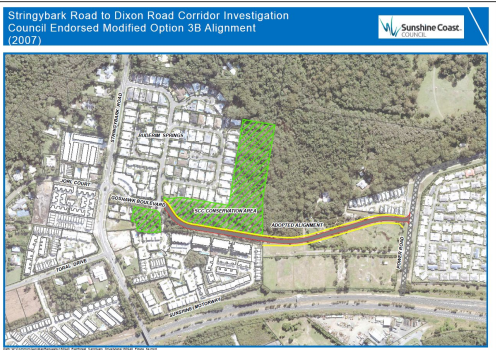
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Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>58/ 114 Peregian Springs Drive, Peregian Springs</p> <p>59/ 114 Peregian Springs Drive, Peregian Springs</p> <p>(Lot 58 on SP155890</p> <p>Lot 59 on SP155890)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Low Density Residential Zone Medium Density Residential Zone Sport and Recreation Zone</p>	<p>Council received a request on behalf of the landowners to amend the zoning of Lots 58 and 59 on SP155890 (58/114 and 59/114 Peregian Springs Drive, Peregian Springs) from the Sport and recreation zone to the Low density residential zone.</p> <p>The subject land has a total land area of 962m² and is located in the Peregian South Local plan area. The land is located on the corner of Peregian Springs Drive and Balgownie Drive and forms part of a residential community development (Sentosa Golf Estate). The land is freehold and does not form part of the Sentosa Estate common property.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Sport and recreation zone (refer Figure 1). This zoning reflects the former use of the land as a recreational centre and tennis court.</p> <p>The subject land is currently vacant. The Sentosa Golf Estate Community Titles Scheme (CTS 31985) included reference to the subject land being used either for residential purposes or for recreational purposes.</p> <p>On 25 July 2019, Council issued a Development Permit for a Material Change of Use of Premises to establish 2 Dwelling houses on the subject land (MCU19/0068). Refer to Figure 2 for a copy of the approved plan.</p> <p>Figure 2: Approved Plan (MCU19/0068)</p> 	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lots 58 and 59 on SP155890 be included in the Low density residential zone; and 2. Figure 7.2.24A (Peregian South Local Plan Elements) be amended to remove the mapped greenspace over the subject sites.

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		As such, it is considered appropriate to reflect the current development approval over the subject land, being Lots 58 and 59 on SP155890, and include this land in the Low density residential zone, which is consistent with the surrounding zoning. It is also proposed to amend Figure 7.2.24A (Peregian South Local Plan Elements) to remove the greenspace designation over the subject land.	
Power Road, Buderim and Starling Street, Buderim (Lots 30 and 31 on SP293861) Lot 70 on SP310631)	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>15. Residential care facility/Retirement facility</p>	<p>Planning for the Goshawk Boulevard connection has been in place since the late 1990's. Council purchased the land in 2003 and adopted the Goshawk Boulevard extension at its Ordinary Meeting of September 2007 (see Figure 1).</p> <p>Figure 1: Endorsed Alignment</p>  <p>As part of the Goshawk Boulevard connection project, Council acquired land for the purpose of road reserve on Lot 3 on RP215630. The resumption created two new lots (Lots 30 and 31 on SP293861) and the road reserve. No reconfiguration application was assessed due to an exemption granted under Schedule 19 and 26 of the former <i>Sustainable Planning Act 2009</i>.</p> <p>The road reserve was finalised in a slightly different alignment to that shown in the indicative mapping used for the basis of a split zoning designated for the site during the drafting of the <i>Sunshine Coast Planning Scheme 2014</i>. This has created a</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> the zoning within the Goshawk Boulevard road alignment be removed; the zoning of all of Lot 30 on SP293861 be included in the Limited development (landscape residential) zone; the zoning of all of Lot 31 on SP293861 be included in the Medium density residential zone; the Urban Growth Management Boundary be amended to reflect the new extent of urban development on the Sippy Downs Local Plan Area Zone Map ZM33; Figure 7.2.25A (Sippy Downs Local Plan Elements) is amended to reflect the proposed zoning changes; and consequential amendments be made to other parts of the

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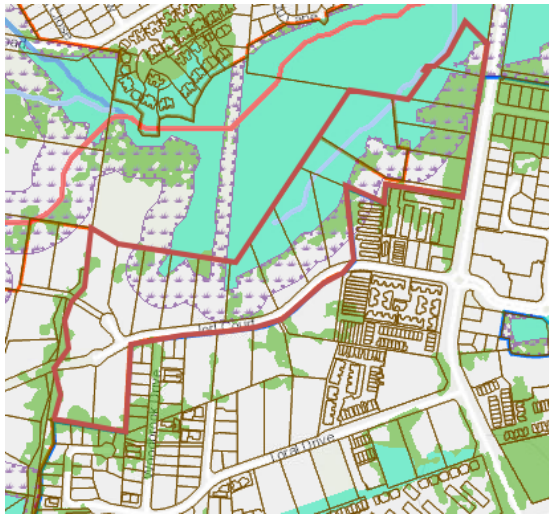

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Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>zoning anomaly in part of Lot 30, part of Lot 31 and in the new road reserve (see Figure 2).</p> <p>As part of the purchase agreement, it was determined that the whole of Lot 30 is to be included in the Limited development (Landscape residential) zone and the whole of Lot 31 in the Medium density residential zone.</p> <p>As part of the Goshawk Boulevard connection project, on 14 June 2019, Lot 69 on SP152235 was cancelled to create Lot 70 on SP310631 to provide for a road reserve connection between Goshawk Boulevard and the new established road reserve connecting to Power Road.</p> <p>Having regard to the above, it is proposed to remove the zoning over that part of Lot 70, Lot 30 and Lot 31 that is within the road reserve. It is also proposed to include all of Lot 30 in the Limited development (Landscape residential) zone and all of Lot 31 in the Medium density residential zone and amend the Urban Growth Management Boundary to reflect the proposed zoning changes. It is also proposed to amend Figure 7.2.25A (Sippy Downs Local Plan Elements) to reflect the proposed zoning changes and make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	<p>planning scheme for consistency with the above amendments.</p>

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>15-17, 19-21, 23-27, 29-35, 39, 43, 49-51, 53, 59, 60-64, 54-58 Jorl Court, Buderim</p> <p>5 Roms Court, Buderim (Lots 13, 14, 15 and 16 on RP839362</p> <p>Lots 17, 18, 19, 20, 24, 25, 26 on RP843835</p> <p>Lot 21 on RP845434)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Low Density Residential Zone Medium Density Residential Zone Major Centre Zone Local Centre Zone Environmental Management and Conservation Zone Limited Development (Landscape Residential) Zone Community Facilities Zone Rural Residential Zone</p> <p>12. Place of worship</p>	<p>Council has received representations from residents on the northern side of Jorl Court and the western side of Stringybark Road, Buderim, seeking a change in the zoning of the land from the Rural residential zone to the Low density residential or Medium density residential zones.</p> <p>The subject area is located approximately 3km south of Buderim and approximately 1km north of the Sippy Downs town centre, the University of the Sunshine Coast, Siena Catholic College and Chancellor State College. It is bounded to the east by Stringybark Road, a local convenience centre and a mix of low to medium density housing. To the north, the subject area is adjacent to the Rainforest Sanctuary Bushland Reserve, which is traversed by Mountain Creek and adjoins the Rainforest Sanctuary Estate. To the west, the subject area is bounded by a drainage reserve and existing rural residential housing. Further to the south is the Sunshine Motorway.</p> <p>Under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i>, the subject area is included in the Urban Footprint regional land use category.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject area is predominantly included in the Rural residential zone (refer to Figure 1) and is located within the Sippy Downs local plan area. The subject area is also affected by a number of overlays, including the Biodiversity, waterways and wetlands overlay (native vegetation area, waterways and wetlands) (refer to Figure 2), Bushfire hazard overlay (Medium Bushfire hazard and Medium Bushfire hazard buffer) (refer to Figure 3) and the Flood hazard overlay (refer to Figure 4).</p> <p>There are a variety of land uses in the Jorl Court/Toral Drive area, with Jorl Court being predominantly rural residential in nature and generally consists of large single detached dwellings located on the front portion of large lots ranging in size from approximately 4,000m² to 9,000m².</p> <p>Due to the size of the lots in the Jorl Court/Toral Drive area (generally 5,000m² and 6,000m²) and proximity to the Sippy Downs town centre, the University of the Sunshine Coast and schools, the Jorl Court/Toral Drive area has undergone significant transformation towards higher density residential development, particularly along Toral Drive and the southern</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> the rear of Lots 13, 14, and Lot 15 on RP839362 be included in the Environmental management and conservation zone with the balance in the Low density residential zone, the boundary being Easements H, J, and K on RP839362; the rear of Lot 16 on RP839362 be included in the Environmental management and conservation zone with the balance in the Low density residential zone, the boundary being Easement L on RP839362, excluding that part that connects with Jorl Court; the rear of Lot 17 on RP843835 be included in the Environmental management and conservation zone with the balance in the Low density residential zone, the boundary being Easement P, excluding that part that connects with Jorl Court; the rear of Lots 18, 19 and Lot 20 on RP843835 be included in the Environmental management and

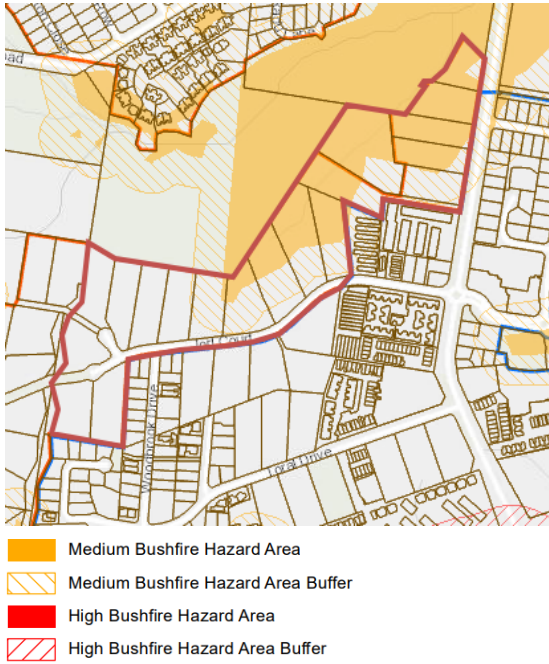
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Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay (Stream Order 1 – 2, Riparian Protection Area, Wetlands and Native vegetation)</p>  <p>— Stream Order 1 - 2 — Stream Order 3 - 4 Wetlands Riparian Protection Area Native Vegetation Area</p>	<p>side of Jorl Court. This has placed increased pressure on the amenity of existing rural residential uses, the local road network, stormwater and drainage.</p> <p>As depicted in Figure 2, Figure 3 and Figure 4, the area to the north of Jorl Court and west of Stringybark Road is prone to flooding and inundation, is identified as a medium bushfire hazard area and is mapped as containing native vegetation, waterways and wetlands. Drainage easements (refer Figure 5) exist over the northern portion of the land. The purpose of these easements is to prohibit any activities or works that may obstruct or impede the flow of stormwater runoff unless prior approval from Council is provided. The front portions of the lots, on the north side of Jorl Court, are relatively unconstrained and may have some future development potential.</p> <p>Figure 5: Drainage easements</p>  <p>Easements</p> <p>As the land along the southern side of Jorl Court is developed for low to higher density residential uses, traffic volumes are expected to increase, including on-street parking, which is likely to have an ongoing impact on the amenity and character of the existing rural residential uses along Jorl</p>	<p>conservation zone with the balance in the Low density residential zone, the boundary being Easements V, R, and S on RP843835;</p> <ol style="list-style-type: none"> the rear of Lot 21 on RP845434 be included in the Environmental management and conservation zone with the balance in the Low density residential zone, the boundary being Easement W; Lots 24, 25 and Lot 26 on RP843835 be included in the Low density residential zone; the Urban Growth Management Boundary and Rural Residential Growth Management Boundary on Zone Map ZM33 be amended to reflect the above; Specific provisions be included in the Sippy Downs local plan code in relation to road widening, indented parking and drainage; and consequential amendments be made to other parts of the planning scheme for consistency with the above amendments.

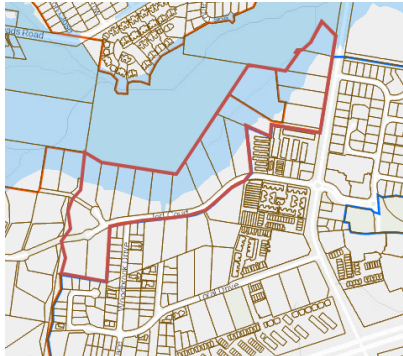

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Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Bushfire hazard overlay (Medium Bushfire Hazard Area and Medium Bushfire Hazard Area Buffer)</p>  <p> Medium Bushfire Hazard Area Medium Bushfire Hazard Area Buffer High Bushfire Hazard Area High Bushfire Hazard Area Buffer </p>	<p>Court. In this context, it may be appropriate for the existing Rural residential zoned lots with frontage to Jorl Court to be considered for inclusion in the Low density residential zone, which would complement the adjacent Low and Medium density residential zoned land.</p> <p>However, it is considered that the rear portion of the Rural residential zoned lots, on the northern side of Jorl Court, which are constrained by flooding, native vegetation, wetlands (including matters of state environmental significance) and drainage easements should be included in the Environmental management and conservation zone, to provide for the ongoing protection of this land for environmental and drainage purposes. It is intended that the boundary of the proposed Environmental management and conservation zone should follow the boundary of the drainage easement.</p> <p>It is also considered appropriate to include the properties at the end and south-west of Jorl Court (Lots 24, 25 and 26 on RP843835) in the Low density residential zone. These properties are not directly affected by flooding but are impacted by drainage issues and may require drainage easements to be taken. Therefore, it is recommended that specific provisions be included in the Sippy Downs Local plan code in relation to drainage on these lots.</p> <p>The lots along the western side of Stringybark Road are largely constrained by native vegetation, wetlands and drainage easements and are considered unsuitable for more intensive urban development. It is therefore considered appropriate that the zoning of these lots remain unchanged.</p> <p>Having regard to the above, it is proposed that the land in Jorl Court that is currently zoned Rural residential is amended to the Low density residential zone and the Environmental management and conservation zone. It is also proposed to amend the Urban Growth Management Boundary and Rural Residential Growth Management Boundary on the Sippy Downs Local Plan Area Zone Map ZM33, to reflect the proposed zoning changes.</p> <p>The land on the western side of Stringybark Road is to be retained in the current Rural residential and Limited development (Landscape residential) zones. It is also proposed to include specific provisions in the Sippy Downs</p>	

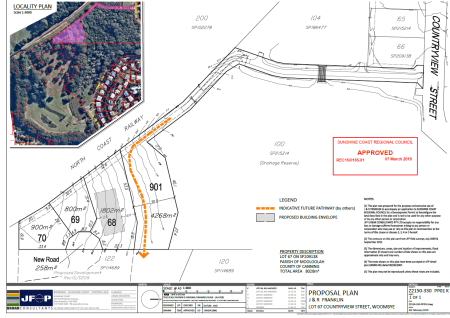
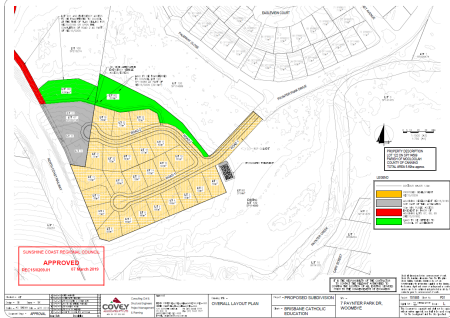
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Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 4: Extract from the Sunshine Coast Planning Scheme 2014 – Flood hazard overlay (Flooding and Inundation Area)</p>  <p>Flooding and Inundation</p>	<p>Local plan code in relation to road widening, indented car parking and drainage and to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	
<p>49 Countryview Street, Woombye</p> <p>Bushland Park 2 Boomerang Court, Woombye</p> <p>3, 5, 6, 1/6, 2/6, 7, 8, 9, 10, 11, 12, 13 and 14 Boomerang Court, Woombye</p> <p>29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 1/45, 2/45 and 46 Paynter</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Low Density Residential Zone Sport and Recreation Zone Environmental Management and Conservation Zone Rural Zone Community Facilities Zone</p>	<p>Council has received representation, on behalf of the owners of land formerly known as Lot 67 on SP209138 at 49 Countryview Street and Lot 122 on SP114689 at 7 Paynter Park Drive Woombye, seeking a change in the zoning of the land from the Rural zone to the Low density residential zone and the Environmental management and conservation zone.</p> <p>Under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i>, the subject land is included in the Urban Footprint regional land use category.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, former Lot 67 and Lot 122 are currently included in the Rural zone (refer to Figure 1) and located within the Woombye Local Plan Area.</p> <p>The subject land has a total area of 6.49 hectares. The land is adjacent to the Palmway Close Bushland and Conservation Reserve to the north, Paynter Creek to the south and the North Coast Rail Line to the west. The land further to the north and south contain lots with established dwelling houses within the Low density residential zone (refer to Figure 1).</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> the zoning of the following lots be amended from the Rural zone to the Low density residential zone: <ul style="list-style-type: none"> Lots 0, 1 and 2 on SP319218; Lots 0, 1 and 2 on SP330299; and Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24 on SP311620; and Lots 68, 69, 70 on SP311630. the zoning of Lots 901 and 902 on SP311620 be amended from the

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Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Park Drive, Woombye</p> <p>(Lots 68, 69, 70, 901 on SP311630</p> <p>Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 902, 903 on SP311620</p> <p>Lots 0, 1 and 2 on SP319218</p> <p>Lots 0, 1 and 2 on SP330299)</p>		<p>In October 2017, Council issued a Development Permit to reconfigure a lot (1 lot into 24 residential lots and Reserve lots) over former Lot 122 on SP114689 (REC15/0209) and a Development Permit to reconfigure a lot (1 lot into 3 lots and Reserve) over former Lot 67 on SP209138 (REC15/0185) (refer Figure 2 and Figure 3 below). The lots have now been created with the related plan sealing and titling registered with the Titles Office on 15 October 2020. Development of these lots for residential purposes has also commenced.</p> <p>Figure 2: Approved Plans for Lot 67</p>  <p>Figure 3: Approved Plans for Lot 122</p> 	<p>Rural zone to the Environmental management and conservation zone;</p> <ol style="list-style-type: none"> the zoning of Lot 903 on SP311620 be amended from the Rural zone to the Open space zone; the Urban Growth Management Boundary be amended to reflect the new extent of urban development on the Woombye Local Plan Area Zone Map ZM27; Figure 7.2.26A (Woombye Local Plan Elements) be amended to reflect the proposed zoning changes; and consequential amendments be made to other parts of the planning scheme for consistency with the above amendments.

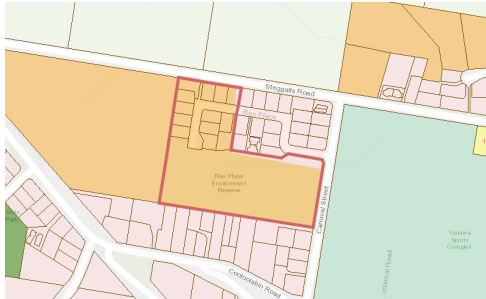

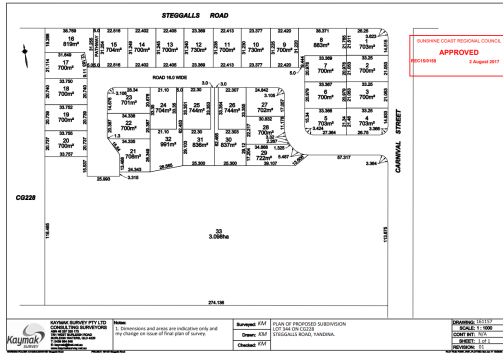
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		<p>As such, it is considered reasonable that the planning scheme zoning appropriately reflects the development approval. As the development is approved for low density residential purposes, the rural zoning provisions are no longer appropriate, and as such, would result in onerous restrictions on the intended uses, such as dwelling houses or dual occupancies. It is proposed that the land intended to be developed for residential uses is included in the Low density residential zone, which is consistent with the prevailing zoning in the Woombye Local Plan Area.</p> <p>In relation to Lot 901 on SP311630 (within former Lot 67) and Lot 902 on SP311620 (within former Lot 122), which have been transferred to Council in fee simple for Bushland Park purposes, it is proposed that this land is included in the Environmental management and conservation zone.</p> <p>The balance of former Lot 122 (Lot 903 on SP311620) has been transferred to Council in fee simple for Drainage purposes. It is proposed to include this land in the Open space zone to best reflect the intended use of this land for drainage purposes.</p> <p>It is also proposed to amend the Urban Growth Management Boundary on the Woombye Local Plan Area Zone Map ZM27 and to amend Figure 7.2.26A (Woombye Local Plan Elements) to reflect the proposed zoning changes. It is also proposed to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	

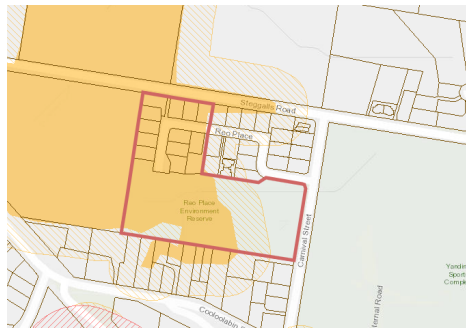
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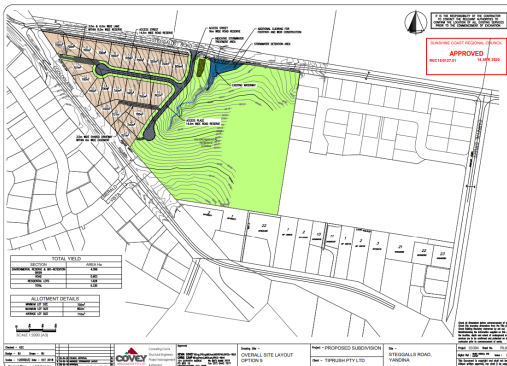
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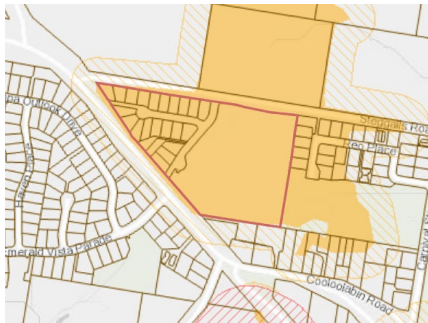

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
1, 20 to 30, 32 and 34 Reo Place, Yandina (Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 32 and 33 SP300553)	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Low Density Residential Zone Sport and Recreation Zone Environmental Management and Conservation Zone Limited Development (Landscape Residential) Zone Rural Zone</p> <p>Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay (Native vegetation area, Stream order 1 – 2)</p>  <p>Stream Order 1 - 2 Stream Order 3 - 4 Riparian Protection Area Native Vegetation Area</p>	<p>A request has been made to amend the zoning of Lots 13 to 24, 32 and 33 on SP300553, Reo Place, Yandina, from the Limited development (Landscape residential) zone to the Low density residential zone and the Environmental management and conservation zone, to reflect the current use of the land.</p> <p>Lot 33 on SP300553 is under Council ownership and identified for an environmental purpose. The remaining other lots are privately owned and currently developed for low density residential uses.</p> <p>In September 2016, Council issued a Development Permit to Reconfigure a lot (1 into 32 Lots and Reserve) over Lot 344 on CG228 (the parent lot) (REC15/0158) (refer Figure 1 below). The lots have now been created and developed. The related plan sealing and titling was registered with the Titles Office on 19 September 2018.</p> <p>Figure 1: Approved Plan (REC15/0158)</p>  <p>Under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i>, the subject land is included in the Urban Footprint regional land use category.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, the subject lots are currently included in the Limited development (Landscape residential) zone and partially included in the Low density residential zone (refer to Figure 2). The subject lots are located in the Yandina Local Plan</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 32 on SP300553 be included in the Low density residential zone; 2. Lot 33 on SP300553 be included in the Environmental management and conservation zone; 3. the Urban Growth Management Boundary be amended on the Yandina Local Plan Area Zone Map ZM8 to reflect the new extent of urban development in the Local Plan Area; and 4. consequential amendments be made to other parts of the planning scheme for consistency with the above amendments.

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Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 4: Extract from the Sunshine Coast Planning Scheme 2014 – Bushfire hazard overlay (Medium bushfire hazard area, Medium bushfire hazard area buffer)</p>  <p> Medium Bushfire Hazard Area Medium Bushfire Hazard Area Buffer High Bushfire Hazard Area High Bushfire Hazard Area Buffer </p>	<p>Area and outside of the Urban Growth Management Boundary. The land is also subject to a number of overlays, most notably the Biodiversity, waterways and wetlands overlay (Native vegetation area, Stream order 1 - 2) (refer to Figure 3) and Bushfire hazard overlay (Medium bushfire hazard area, Medium bushfire hazard area buffer) (refer to Figure 4).</p> <p>All matters relating to biodiversity and bushfire hazard have been appropriately addressed through the development assessment process.</p> <p>Many of the lots intended for residential purposes and in private ownership have already been cleared of vegetation and developed for dwelling houses or as a dual occupancy.</p> <p>As the development is approved for low density residential purposes, the Limited development (Landscape residential) provisions are no longer appropriate, and as such, would result in onerous restrictions on the existing uses.</p> <p>Having regard to the above, it is considered reasonable that the planning scheme appropriately reflects the development approval and the current use of the land for residential and environmental purposes.</p> <p>Therefore, it is proposed that Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 and 32 on SP300553 be included in the Low density residential zone, and Lot 33 on SP300553 be included in the Environmental management and conservation zone. It is also proposed that the Urban Growth Management Boundary on the Yandina Local Plan Area Zone Map ZM8 be amended to reflect the new extent of urban development in the Local Plan Area and to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Honeysuckle Place, Yandina</p> <p>3 to 16, 18 and 20</p> <p>Honeysuckle Place, Yandina</p> <p>1, 6, 8, 10, 12 and 14</p> <p>Appleberry Place, Yandina</p> <p>(Lots 1 to 23 and 100 on SP327995)</p>	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Low Density Residential Zone</p> <p>Sport and Recreation Zone</p> <p>Environmental Management and Conservation Zone</p> <p>Limited Development (Landscape Residential) Zone</p> <p>Rural Zone</p>	<p>The zoning of Lots 1 to 23 on SP327995 and Lot 100 on SP 327995 is proposed to be amended from the Limited development (Landscape residential) zone to the Low density residential and environmental management and conservation zone to reflect an enacted development approval.</p> <p>The subject land totals 6.34 hectares. Land to the south and west consists of established dwelling houses. Land to the north is zoned for rural purposes. Lot 100 on SP327995 is under Council ownership and identified for an environmental purpose (bushland park). The remaining lots are privately owned.</p> <p>In April 2019, Council issued a Development Permit to Reconfigure a Lot (1 Lot into 23 Lots and Reserve) over Lot 343 on CG228 (parent lot) (REC15/0127) (refer Figure 1a and 1b below). The lots have now been created and the related plan sealing and titling was registered with the Titles Office on 25 October 2021.</p> <p>Figure 1a: Approved Plans (REC15/0127)</p> 	<p>It is proposed that:</p> <ol style="list-style-type: none"> Lots 1 to 23 on SP327995 be included in the Low density residential zone; Lot 100 on SP327995 be included in the Environmental management and conservation zone; the Urban Growth Management Boundary on the Yandina Local Plan Area Zone Map ZM8 be amended to reflect the new extent of urban development in the Local Plan Area; and consequential planning scheme amendments be made to other parts of the planning scheme for consistency with the above amendments.

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay (Native vegetation area, Stream order 1 – 2)</p>  <p>Stream Order 1 - 2 Stream Order 3 - 4 Riparian Protection Area Native Vegetation Area</p> <p>Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Bushfire hazard overlay (Medium bushfire hazard area)</p>  <p>Medium Bushfire Hazard Area Medium Bushfire Hazard Area Buffer</p>	<p>Figure 1b: Approved Plans (REC15/0127)</p>  <p>Under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i>, the subject land is included in the Urban Footprint land use category.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, the subject land is currently included in the Limited development (Landscape residential) zone (refer to Figure 2) and is located in the Yandina Local Plan Area, outside of the Urban Growth Management Boundary.</p> <p>The land is also subject to a number of overlays, most notably the Biodiversity, waterways and wetlands overlay (Native vegetation area, Stream order 1 - 2) (refer to Figure 3) and Bushfire hazard overlay (Medium bushfire hazard area) (refer to Figure 4).</p> <p>All matters relating to biodiversity and bushfire hazard have been appropriately addressed through the development assessment process.</p> <p>Many of the lots intended for residential purposes are in private ownership. Two (2) of the lots (Lots 1 and 18) have been approved for dual occupancies (MCU21/0033) and several private certifier development applications have been submitted to Council for dwelling houses.</p>	


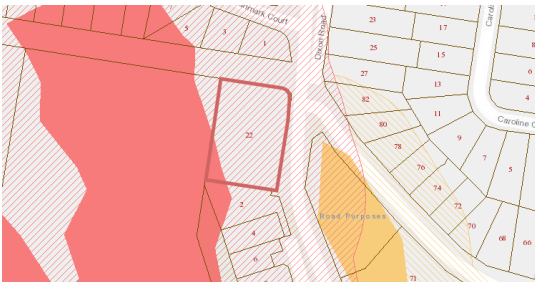
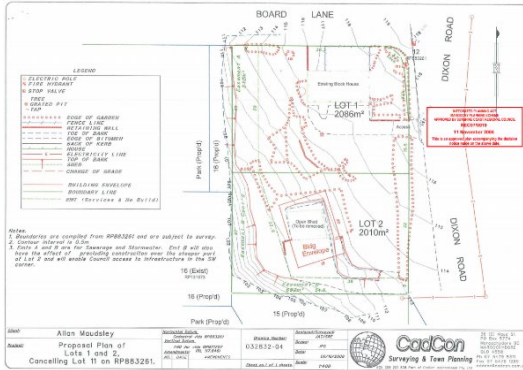
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Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>As the development is approved for low density residential purposes, the Limited development (Landscape residential) provisions are no longer appropriate.</p> <p>Given the above, it is considered reasonable that the planning scheme appropriately reflects the approved and intended land uses over the land.</p> <p>Therefore, it is proposed that Lots 1 to 23 on SP327995 be included in the Low density residential zone and Lot 100 on SP327995 be included in the Environmental management and conservation zone. It is also proposed that the Urban Growth Management Boundary on the Yandina Local Plan Area Zone Map ZM8 be amended to reflect the new extent of urban development in the Local Plan Area and to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	
<p>22 Dixon Road, Buderim (Lot 11 on RP883261)</p>	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p> <p>Low Density Residential Zone Precinct LDR1 (Protected Housing Area) Sport and Recreation Zone Environmental Management and Conservation Zone Limited Development (Landscape Residential) Zone Urban Growth Management Boundary</p>	<p>Council has received representation from the landowner of 22 Dixon Road, Buderim (Lot 11 on RP883261) seeking an amendment to the zoning of the land from the Limited development (Landscape residential) zone to a residential zone.</p> <p>The subject land is a rectangular shaped lot, with a total area of 4,096m². It has an established house positioned in the northern half of the lot and the land slopes away from Dixon Road with a south westerly aspect.</p> <p>The northern boundary adjoins the unconstructed Board Lane, while the southern boundary of the subject land adjoins land included in the Low density residential zone - Precinct LDR1 (Protected Housing Area), and the western boundary of the subject land adjoins land included in the Limited development (Landscape residential) zone, which is substantially vegetated and contains a single dwelling. The Dixon Road alignment adjoins the subject land to the east.</p> <p>Under the <i>ShapingSEQ South East Queensland Regional Plan 2017</i>, the subject land is included in the Urban Footprint regional land use category.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Limited development (Landscape residential) zone (refer to Figure 1) and is</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> the zoning of Lot 11 on RP883261 be amended from the Limited development (landscape residential) to the Low density residential zone – Precinct LDR1 (Protected Housing Area); specific provisions be included in the Buderim local plan code in relation to development on Lot 11 on RP883261; the Urban Growth Management Boundary on the Buderim Local Plan Area Zone Map ZM32 be amended to reflect the new extent of urban development; and

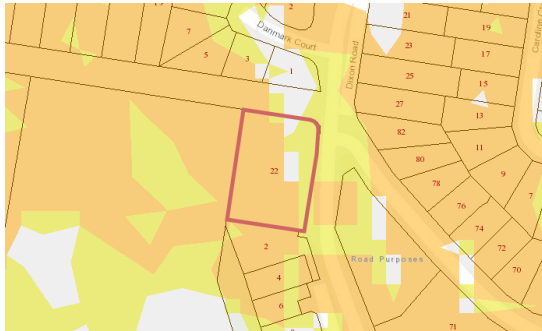
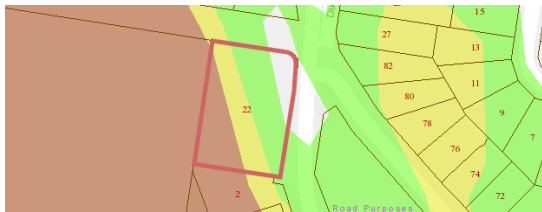
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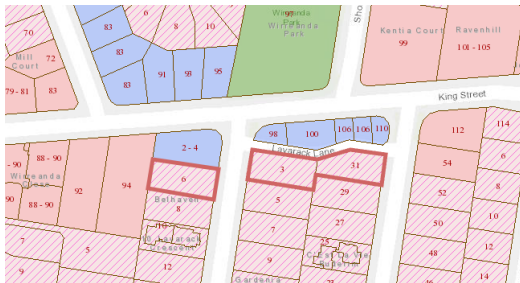
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Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay</p>  <p>Figure 3: Extract from the Sunshine Coast Planning Scheme 2014 – Bushfire hazard overlay</p>  <p>Native Vegetation Area</p> <p>Medium Bushfire Hazard Area</p> <p>Medium Bushfire Hazard Area Buffer</p> <p>High Bushfire Hazard Area</p> <p>High Bushfire Hazard Area Buffer</p>	<p>located within the Buderim Local Plan Area, outside of the Urban Growth Management Boundary.</p> <p>The land is partially mapped as being subject to the Biodiversity, Waterways and Wetlands Overlay (Native Vegetation Area – western and southern portions) (refer to Figure 2), the Bushfire Hazard Overlay (High Bushfire Hazard Area and High Bushfire Hazard Area Buffer) (refer to Figure 3) and the Landslide Hazard and Steep Land Overlay (Moderate and High Hazard Areas and Slopes) (refer to Figure 4(a) and 4(b)).</p> <p>In November 2008, Council issued a Development Permit for Reconfiguring a lot (1 into 2 lots) under the former <i>Maroochy Plan 2000</i> (REC07/0019). This approval has since lapsed (refer to Figure 5).</p> <p>Figure 5: Lapsed approved subdivision</p>  <p>A Geotechnical Report prepared as part of the development application stated that <i>"the site is suitable for subdivision and that a suitable and stable house site is available on the site. The site is steep however good engineering practices are recommended to address the geotechnical and slope stability constraints on the site. These recommended practices should be more precisely defined by NCGC"</i>.</p> <p>Having regard to the above, it is considered appropriate to amend the zoning of the subject land from the Limited</p>	<p>4. consequential planning scheme amendments be made to other parts of the planning scheme for consistency with the above amendments.</p>

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Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 4(a): Extract from the <i>Sunshine Coast Planning Scheme 2014</i> – Landslide hazard and steep land overlay map (Landslide)</p>  <p> Moderate Hazard Area High Hazard Area </p> <p>Figure 4(b): Extract from the <i>Sunshine Coast Planning Scheme 2014</i> – Landslide hazard and steep land overlay map (Steep land)</p>  <p> Slope 15-20% Slope 20-25% Slope >25% </p>	<p>development (Landscape residential) zone to a Low density residential zoning and to limit the subdivision of the land to a maximum of 2 lots, which is consistent with the former Development Permit. It is also considered that matters relating to landslide hazard and steep slopes, native vegetation and bushfire hazard can be appropriately addressed by the existing provisions in the planning scheme as part of any future development application.</p> <p>It is also noted that the subject land has access to existing services and changes to the proposed zoning to allow for further subdivision over part of the site would be consistent with surrounding lots to the south.</p> <p>It is therefore proposed that the zoning of the subject land be amended from the Limited development (landscape residential) zone to the Low density residential zone - Precinct LDR1 (Protected Housing), which is consistent with the prevailing residential zoning in the Buderim Local Plan Area. It is also proposed to include specific provisions in the Buderim Local Plan Code relating to subdivision on the subject land. It is also proposed that the Urban Growth Management Boundary on the Buderim Local Plan Area Zone Map ZM32 be amended to reflect the proposed zoning changes and to make consequential planning scheme amendments to other parts of the planning scheme to reflect the proposed changes.</p>	



Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
3, 6 and 31 Lavarack Crescent, Buderim (Lots 2 and 12 on RP90687 Lot 8 on RP95934)	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Low Density Residential Zone Precinct LDR1 (Protected Housing Area) Medium Density Residential Zone Local Centre Zone Open Space Zone</p>	<p>At Council's Ordinary Meeting held on 17 October 2019, Council refused a development application (MCU18/0216) for a Material Change of Use for an extension to an existing service station located at 2-4 and 6 Lavarack Crescent, Buderim. In addition to refusing the subject development application, Council also resolved (Council resolution OM19/157, item (c)) to:</p> <p><i>“further consider the zoning of the land subject to the development application as part of the next planning scheme or major planning scheme review.”</i></p> <p>The land at 3 Lavarack Crescent and 31 Lavarack Crescent, Buderim has also been included in this review, given:</p> <ul style="list-style-type: none"> its adjacency (to the east) of the land described above and (to the south) of land in the Local centre zone with frontage to Lavarack Lane (and King Street); and the existing medical related businesses operating on this land. <p>2-4 Lavarack Crescent (legally described as Lot 1 on RP90687) is located on the corner of King Street and Lavarack Crescent and is currently occupied by a service station (Matilda Blue), a mechanic workshop (Buderim Mechanical) and a car wash (Buderim's Hand Car Wash and Detailing). 6 Lavarack Crescent (legally described as Lot 2 on RP90687) is located on the southern side of 2-4 Lavarack Crescent and contains a 2 storey dwelling and ancillary structures. Lot 1 has a total site area of 959m² and Lot 2 is 891m² in area.</p> <p>3 Lavarack Crescent (legally described as Lot 12 on RP90687) and 31 Lavarack Crescent (legally described as Lot 8 on RP95934) are located on the southern side of Lavarack Lane behind the existing business uses. Lot 12 on RP90687 is 891m² in area and currently occupied by Suncoast Christian Health Centre, QML pathology and a dwelling unit. Lot 8 on RP95934 is 789m² in area and currently occupied by a chiropractic business.</p> <p>The surrounding land with frontage to King Street primarily consists of multiple dwellings (i.e. townhouses) and dual occupancies, one to two storeys in height with some single dwelling sites. The surrounding land to the north and south primarily consists of low density residential dwellings with the</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> the zoning of Lot 2 on RP90687 (6 Lavarack Crescent, Buderim), Lot 12 on RP90687 (3 Lavarack Crescent, Buderim) and Lot 8 on RP95934 (31 Lavarack Crescent, Buderim) be amended from the Low density residential zone (Precinct LDR1 (Protected Housing Area)) to the Local centre zone; and Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone) of Part 6.2.8 Local Centre zone code, be amended to include a service station to be a potentially consistent use, if replacing an existing service station and located in a local (not full service) activity centre.


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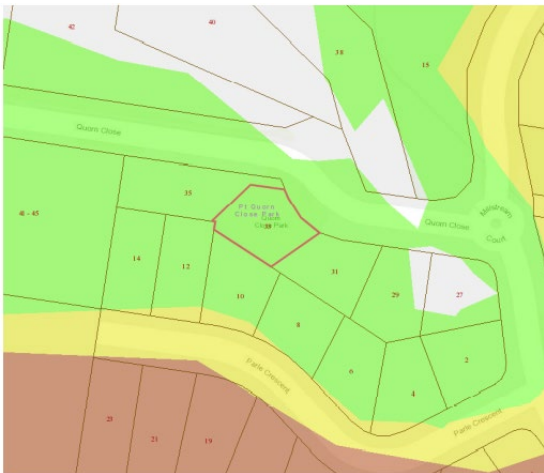
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Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>occasional dual occupancies. There are pockets of local business (i.e. primarily convenience shopping and medical uses) along King Street.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, Lot 1 on RP90687 is currently included in the Local centre zone and Lot 2 on RP90687, Lot 12 on RP90687 and Lot 8 on RP95934) are currently included in the Low density residential zone, Precinct LDR1 (Protected Housing Area) (refer Figure 1). The subject land is also included in the Buderim Local plan area.</p> <p>The existing centre uses at this location currently provide a local convenience function and is categorised as being a local (not full service) activity centre under the planning scheme's activity centre network (refer to Table 3.4.3.1 (Activity centre network) of the Strategic Framework).</p> <p>A review of the economic advice prepared in relation to MCU18/0216 indicates that there is a strong level of community, economic and planning need for an old style service station to become a more modern and competitive service station and that the economic impact upon other service stations and centre zoned land is not considered to be an issue. Having regard to this advice and to provide a logical extension of the existing service station use, it is considered appropriate for the zoning of Lot 2 on RP90687 (6 Lavarack Crescent, Buderim) to be amended from the Low density residential zone (Precinct LDR1 (Protected Housing Area)) to the Local centre zone to facilitate a new, more modern service station on the subject land.</p> <p>It is also considered appropriate to amend the zoning of 3 and 31 Lavarack Crescent (Lot 12 on RP90687 and Lot 8 on RP95934) from the Low density residential (Precinct LDR1 (Protected Housing Area)) to the Local centre zone to reflect the current use of this land for business uses. The inclusion of these sites in the Local centre zone will create a more contiguous local centre along King Street at Buderim and complements the proposal to amend the adjacent lot to the west being Lot 2 on RP90687 (6 Lavarack Crescent, Buderim) to also be included in the Local centre zone.</p> <p>Under the planning scheme, development for the purposes of a service station in the Local centre zone is currently subject</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>to Impact assessment and is an inconsistent use in a local (not full service) activity centre.</p> <p>To provide for the expansion or redevelopment of an existing service station where located within a Local centre zone and identified as a local (not full service) activity centre, it is proposed to amend the Local Centre zone code (i.e. Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone)) to include a service station as a potentially consistent use, if replacing an existing service station and located in a local (not full service) activity centre. Development for a service station in the Local centre zone (where in a local (not full service) activity centre will continue to be subject to an Impact assessable development application, which includes public consultation.</p> <p>These provisions are proposed to apply to all existing service stations, where located in the Local centre zone and identified as a local (not full service) activity centre. Examples of existing service stations located in the Local centre zone and identified as a local (not full service) activity centre include, Shell Buderim, BP Mooloolaba, Coles Express Mooloolaba, Caltex Sippy Downs, General Store Conondale, BP Mapleton, Peachester Store, 7 Eleven Warana, BP Bokaraina, 7 Eleven Wurtulla, Ampol Moffat Beach and 7 Eleven Mountain Creek.</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
33 Quorn Close, Buderim (Lot 2 on RP183878)	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p>  <p>Low Density Residential Zone Precinct LDR1 (Protected Housing Area) Medium Density Residential Zone Environmental Management and Conservation Zone Limited Development (Landscape Residential) Zone Open Space Zone</p>	<p>33 Quorn Close, Buderim (legally described as Lot 2 on RP183878) is currently under Council ownership and has been identified as being underutilised and surplus to Council's requirements.</p> <p>Council previously resolved to dispose of the property. Prior to the disposal it is intended that the zoning of the subject site is amended to generally reflect the previous residential zoning and the prevailing zoning in the local plan area, and to enable the land to be more easily developed for a residential use in the future.</p> <p>The subject site is 808m² in area and is identified as Pt Quorn Close Park. The subject site is surrounded by established dwelling houses on land included either in the Low density residential zone (Precinct LDR1 (Protected Housing Area)) or the Limited development (Landscape residential) zone (refer to Figure 1). A drainage easement (refer Figure 2) and sewage infrastructure are located along the north-western boundary of the site.</p> <p>Figure 2: Drainage easement</p>  <p>Under the former <i>Maroochy Plan 2000</i>, the subject site was included in the Buderim Scarp Residential (Neighbourhood Residential) Precinct.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, the subject site is currently included in the Open space zone (refer to Figure 1) of the Buderim Local plan area. The</p>	<p>It is proposed that:</p> <ol style="list-style-type: none"> 1. Lot 2 on RP182878 be included in the Low density residential zone in Precinct LDR1 (Protected Housing Area) on Zone Map ZM32 (Buderim Local Plan Area); and 2. Figure 7.2.5A (Buderim Local Plan Elements) of the Buderim Local Plan Code is amended to remove the greenspace designation over Lot 2 on RP182878.

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 3(a): Extract from the Sunshine Coast Planning Scheme 2014 – Landslide hazard and steep land overlay map (i) (Landslide)</p>  <p> Moderate Hazard High Hazard Very High Hazard </p>	<p>subject site is also identified as 'greenspace' on Figure 7.2.5A (Buderim Local Plan Elements) of Section 7.2.5 (Buderim Local Plan Code), which is reflective of its Open space zoning.</p> <p>The subject site is also designated as a Recreation - Amenity Reserve in Council's Open Space Network. There are no park assets on the site. The upper Quorn Close entry to the Buderim Forest Park and Falls, which includes a memorial garden, picnic/barbeque facilities, toilets and parking, is located approximately 60 metres to north of the subject site. Given this, and the apparently limited utilisation of the land for amenity or recreation purposes, removing the Open space zoning from this land would likely have a negligible impact on the amenity of the local area and the integrity of Council's Open Space Network more broadly.</p> <p>The site is also subject to a number of planning scheme overlays, most notably the Landslide hazard and steep land overlay, which indicates that the north-eastern half of the site is identified as a moderate landslide hazard and the south-western half of the site is identified as a high landslide hazard area, with a slope of 15-20% (refer to Figure 3(a) and 3(b)).</p> <p>A Slope Stability Risk Assessment, undertaken in March 2020, indicates that the risk to property and to properties adjacent to the site is "low" provided that the recommendations made within the report relating to hillside construction and long-term stability are implemented.</p> <p>Development of the subject site would require the preparation of a site-specific geotechnical assessment report as part of any future development application, which would be assessed against the planning scheme's Landslide hazard and steep land overlay code as well as other relevant parts of the planning scheme (e.g. Dwelling house code).</p> <p>Having regard to the above it is considered appropriate to amend the zoning of Lot 2 on RP183878 at 33 Quorn Close, Buderim from the Open space zone to the Low density residential zone (Precinct LDR-1 (Protected Housing Area)), which is consistent with the previous zoning under the former <i>Maroochy Plan 2000</i> and the prevailing zoning of adjoining land. It is also proposed to amend Figure 7.2.5A (Buderim Local Plan Elements) of the Buderim Local Plan Code, to</p>	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 3(b): Extract from the Sunshine Coast Planning Scheme 2014 – Landslide hazard and steep land overlay map (ii) (Steep land)</p>  <p> Slope 15-20% Slope 20-25% Slope greater than 25% </p>	remove the 'greenspace' designation over Lot 2 on RP182878.	

Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
52 and 52A Amarina Avenue, Mooloolaba (Lot 142 and Lot 900 on SP318724)	<p>Figure 1: Extract from the Sunshine Coast Planning Scheme 2014 – Current Zoning</p> <p>Low Density Residential Zone Precinct LDR1 (Protected Housing Area) Medium Density Residential Zone Community Facilities Zone 20. Utility installation (Local utility)</p> <p>Figure 2: Extract from the Sunshine Coast Planning Scheme 2014 – Flood hazard overlay</p> <p>Flooding and Inundation</p>	<p>52 Amarina Avenue, Mooloolaba (legally described as Lot 142 on SP318724) is currently under Council ownership and has been identified as being underutilised and surplus to Council's requirements. Lot 142 has a site area of 644m² and a drainage easement is located along the southern boundary.</p> <p>Council previously resolved to dispose of the property. Prior to the disposal it is intended that the zoning of the subject site is amended to generally reflect the previous residential zoning and the prevailing zoning in the local plan area, and to enable the land to be more easily developed for a residential use in the future.</p> <p>52A Amarina Avenue, Mooloolaba (legally described as Lot 900 on SP318724) is currently under the ownership of the Northern SEQ Distributor-Retailer Authority. Lot 900 has a site area of 63m² and currently houses Unitywater infrastructure in the form of a sewage pump station.</p> <p>The combined total land area is 707m² and has canal frontage to the Mooloolah River. Surrounding properties in the local area consist primarily of dwelling houses, which are included in the Low density residential zone (Precinct LDR1 (Protected Housing Area)).</p> <p>Under the former <i>Maroochy Plan 2000</i>, the subject land was included in the Mooloolaba Waters (Neighbourhood Residential) Precinct.</p> <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is currently included in the Community facilities zone and annotated 20. Utility installation (Local utility) (refer to Figure 1). The land is also subject to a number of planning scheme overlays, most notably the Flood hazard overlay (refer to Figure 2). Any future development on Lot 142 would require assessment against the relevant provisions in the planning scheme, including the Flood hazard overlay code.</p> <p>The lot size of 644m² for Lot 142 is generally consistent with surrounding residential lots included in the Low density residential zone (Precinct LDR1 (Protected Housing Area)). It is noted however, that with the easement along the eastern boundary of the site, and the potential for flooding at the rear of the lot, the developable area of the land may be reduced to approximately 342m². Notwithstanding, it is considered suitable for Lot 142 to be utilised for low density residential</p>	<p>It is proposed that Lot 900 on SP318724 is retained in the Community facilities zone (annotated 20. Utility installation (Local utility) and Lot 142 on SP318724 be included in the Low density residential zone in Precinct LDR1 (Protected Housing Area) on Zone Map ZM34 (Mooloolaba / Alexandra Headland Local Plan Area).</p>

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Site ID	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>purposes. Therefore, it is proposed that Lot 142 on SP318724 be included in the Low density residential zone (Precinct LDR-1 (Protected Housing Area)), which is consistent with the previous zoning under the former <i>Maroochy Plan 2000</i> and the prevailing zoning of surrounding land. It is proposed that Lot 900 is retained in the Community facilities zone and annotated 20. Utility installation (Local Utility).</p>	
<p>13 and 21 Smith Street, Mooloolaba</p> <p>Lot 91 on RP73433</p> <p>Lot 0 on SP173707</p>	<p>Figure 1: Extract from the Height of buildings and structures overlay</p>	<p>Council has received a request on behalf of the landowner of 13 Smith Street, Mooloolaba (legally described as Lot 91 on RP73433), seeking an increase in the maximum building height from 18 metres to 37.5 metres.</p> <p>Under the <i>Sunshine Coast Council Planning Scheme 2014</i>, the subject site is currently included in the District centre zone in the Mooloolaba/Alexandra Headland Local plan area and has a maximum building height of 18 metres (refer to Figure 1).</p> <p>The subject site has a total site area of 690m². The northern side boundary of the subject site adjoins the Brisbane Road Car Park, which currently has a maximum building height of 45 metres. To the south is the Pandanus Mooloolaba Apartments, located at 21 Smith Street (legally described as Lot 0 on SP173707). This site currently has a maximum building height of 18 metres. Land to the south-east and north-west currently has a maximum building height of 25 metres.</p> <p>Having regard to the existing maximum building heights for development in the surrounding area, it is considered appropriate for an increase in the maximum building height for 13 and 21 Smith Street, from 18 metres to 25 metres. Therefore, it is proposed to amend the Height of buildings and structures overlay to include 13 and 21 Smith Street in the 25 metre height category.</p>	<p>It is proposed to amend the maximum building of 13 Smith Street (Lot 91 on RP73433) and 21 Smith Street (Lot 0 on SP173707) from 18 metres to 25 metres.</p>

Appendix 2: Consultation Report

Refer to Attachment A of the Ordinary Meeting Report



Amendment Instrument

Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Site Specific and Editorial Matters

Post notification ministerial review version

July 2023

Made under the *Planning Act 2016*, section 20 (Amending planning schemes under Minister's rules)

This amendment has effect on and from [to be inserted]



1. Short title

This amendment instrument may be cited as the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* – Site Specific and Editorial Matters.

2. Commencement

This amendment instrument has effect on and from [to be inserted].

3. Purpose

The purpose of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* – Site Specific and Editorial Matters is to:-

- (a) Amend the zoning, overlays, local plan precincts/elements and/ or planning scheme provisions relating to several specific sites located in the Buderim, Maroochydore/Kuluin, Mooloolaba/Alexandra Headland, Peregrine South, Sippy Downs, Woombye and Yandina Local plan area, in order to: -
 - (i) reflect an existing development approval;
 - (ii) better reflect existing or desired future land uses;
 - (iii) respond to Council property-related matters or a Council resolution; and
 - (iv) respond to identified mapping anomalies.
- (b) address other editorial matters to improve the clarity and efficiency of the planning scheme.

4. Amendment table

This amendment instrument amends the component of the *Sunshine Coast Planning Scheme 2014* in Table 1, Column 1, in respect of the planning scheme provisions stated in Table 1, Column 2, in the manner stated in Table 1, Column 3.

Table 1 Amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 6 (Zones)	Section 6.2.1 (Low density residential zone code), Table 6.2.1.2.1 (Consistent uses and potentially consistent uses in the Low density residential zone).	Amend as shown in Appendix A
Part 6 (Zones)	Section 6.2.8 (Local centre zone code), Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.5 (Buderim local plan code), Section 7.2.5.4 (Performance outcomes and acceptable outcomes), Table 7.2.5.4.1 (Performance outcomes and acceptable outcomes for assessable development).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.5 (Buderim Local Plan Code), Figure 7.2.5A	Amend as shown in Appendix B

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Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	(Buderim Local Plan Elements).	
Part 7 (Local Plans)	Section 7.2.6 (Caloundra local plan code), Section 7.2.6.4 (Performance outcomes and acceptable outcomes), Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central)).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.19 (Maroochydore/Kuluin local plan code), Section 7.2.19.3 (Purpose and overall outcomes).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.24 (Peregian South local plan code), Figure 7.2.24A (Peregian South Local Plan Elements).	Amend as shown in Appendix B
Part 7 (Local Plans)	Section 7.2.25 (Sippy Downs local plan code), Section 7.2.25.4 (Performance outcomes and acceptable outcomes), Table 7.2.25.4.1 (Performance outcomes and acceptable outcomes for assessable development in the Sippy Downs local plan area generally).	Amend as shown in Appendix A
Part 7 (Local Plans)	Section 7.2.25 (Sippy Downs local plan code), Figure 7.2.25A (Sippy Downs Local Plan Elements).	Amend as shown in Appendix B
Part 7 (Local Plans)	Section 7.2.26 (Woombye local plan code), Figure 7.2.26A (Woombye Local Plan Elements).	Amend as shown in Appendix B
Part 9 (Development Codes)	Section 9.3.6 (Dwelling house code), Section 9.3.6.3 (Performance outcomes and acceptable outcomes), Table 9.3.6.3.1 (Requirements for accepted development and performance outcomes and acceptable outcomes for assessable development).	Amend as shown in Appendix A
Schedule 2 (Mapping)	Zone Map ZM8 (Yandina Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM10 (Peregian South Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM27 (Woombye	Amend as shown in Appendix B

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Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Local Plan Area).	
Schedule 2 (Mapping)	Zone Map ZM32 (Buderim Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM33 (Sippy Downs Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Zone Map ZM34 (Mooloolaba/Alexandra Headland Local Plan Area)	Amend as shown in Appendix B
Schedule 2 (Mapping)	Local Plan Map LPM22 (Maroochydore/Kuluin Local Plan Area).	Amend as shown in Appendix B
Schedule 2 (Mapping)	Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area) – Height of Buildings and Structures Overlay Map	Amend as shown in Appendix B

As a consequence of the amendments in Table 1, this amendment instrument also makes consequential amendments to the component of the *Sunshine Coast Planning Scheme 2014* in Table 2, Column 1, in respect of the planning scheme provisions stated in Table 2, Column 2, in the manner stated in Table 2, Column 3.

Table 2 Consequential amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 3 (Strategic Framework), Schedule 2 (Mapping)	<ul style="list-style-type: none"> Strategic Framework Map SFM1 (Land Use Elements) Strategic Framework Map SFM2 (Economic Development Elements) Strategic Framework Map SFM3 (Transport Elements) Strategic Framework Map SFM4 (Infrastructure Elements) Strategic Framework Map SFM6 (Community Identity, Character and Social Inclusion Elements) 	<p>Amend, where relevant, the Urban Growth Management Boundary, Rural Residential Growth Management Boundary, Urban Area land use category, Rural Residential Area land use category, Coastal Urban Setting and Rural Town Setting to align with the proposed amendments to:</p> <ul style="list-style-type: none"> Zone Map ZM8 (Yandina Local Plan Area); Zone Map ZM27 (Woombye Local Plan Area); Zone Map ZM32 (Buderim Local Plan Area); and Zone Map ZM33 (Sippy Downs Local Plan Area).
Part 9 (Development Codes), Section 9.4.8 (Transport and parking code)	<ul style="list-style-type: none"> Figure 9.4.8A (Functional Transport Hierarchy) Figure 9.4.8B(i) (Strategic Network of Pedestrian and Cycle Links (Pathways)) Figure 9.4.8B(ii) (Strategic Network of Pedestrian and Cycle 	<p>Amend the Urban Area and Rural Residential Area land use categories to align with the proposed amendments to:</p> <ul style="list-style-type: none"> Zone Map ZM8 (Yandina Local Plan Area); Zone Map ZM27 (Woombye Local Plan Area);

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Links (On Road Cycleways)) <ul style="list-style-type: none"> Figure 9.4.8C (Strategic Network of Public Transport Links) 	<ul style="list-style-type: none"> Zone Map ZM32 (Buderim Local Plan Area); and Zone Map ZM33 (Sippy Downs Local Plan Area).
Schedule 2	Height of Buildings and Structures Overlay Map OVM8H (Yandina Local Plan Area)	Amend to reflect current DCDB subdivision
Schedule 2	Height of Buildings and Structures Overlay Map OVM27H (Woombye Local Plan Area)	Amend to reflect current DCDB subdivision
Schedule 2	Height of Buildings and Structures Overlay Map OVM33H (Sippy Downs Local Plan Area)	Amend to reflect amendment to zones as shown in Appendix B
Schedule 3 (Local Government Infrastructure Plan (LGIP) Mapping and Tables)	LGIP Map PIA32 (Local Government Infrastructure Plan Map – Priority Infrastructure Area)	Amend to reflect amendment to zones as shown in Appendix B

Appendix A Amendment schedule (text)

Part 6 (Zones), Section 6.2.1 (Low density residential zone code)

- (g) development is designed and located in a manner which makes a positive contribution to the *streetscape* and is sympathetic to the existing and intended scale and character of surrounding development;
- (h) development incorporates a high level of residential amenity, personal health and safety, protection for property and appropriately meets the needs of people of all abilities;
- (i) development for residential activities adjacent to rural land does not interfere with the existing or ongoing use of rural land for productive agricultural purposes;
- (j) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
- (k) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (l) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (m) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage (where available or planned to be made available), stormwater drainage and electricity and telecommunication infrastructure;
- (n) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (o) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.1.2.1 (Consistent uses and potentially consistent uses in the Low density residential zone)** to occur in the Low density residential zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.1.2.1** to occur in the Low density residential zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.1.2.1** is an inconsistent use and is not intended to occur in the Low density residential zone.

Table 6.2.1.2.1 Consistent uses and potentially consistent uses in the Low density residential zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) <i>Community residence</i>	(a) <i>Relocatable home park</i>
(b) <i>Dual occupancy</i> (where not located in Precinct LDR 1 (Protected Housing Area))	(b) <i>Rooming accommodation</i>
(c) <i>Dwelling house</i>	(c) <i>Tourist park</i>
(d) <i>Dwelling unit</i>	
(e) <i>Residential care facility</i> (where not located in Precinct LDR 1 (Protected Housing Area))	
(f) <i>Retirement facility</i> (where not located in Precinct LDR 1 (Protected Housing Area))	
Business activities	
(a) <i>Home based business</i> (where other than a high impact home based activity)	None
(b) <i>Office</i> (where located in an existing building in Maroochydore/Kuluin local plan area Precinct MARK LPP-35 – Maud Street/Sugar Road)	
(c) <i>Sales office</i>	
(d) <i>Shop</i> (where a corner store)	
Community activities	
(a) <i>Community care centre</i>	<i>Child care centre</i>

Part 6 (Zones), Section 6.2.8 (Local centre zone code)

Table 6.2.8.2.1 Consistent uses and potentially consistent uses in the Local centre zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
(a) Caretaker's accommodation (b) Community residence (c) Dual occupancy (where forming part of a mixed use development) (d) Dwelling unit (e) Multiple dwelling (f) Rooming accommodation (g) Short-term accommodation	(a) Residential care facility (b) Retirement facility
Business activities	
(a) Agricultural supplies store (b) Bar (where located in a local (full service) activity centre or where for a prescribed rooftop use) (c) Car wash (where located in a local (full service) activity centre) (d) Food and drink outlet (other than where incorporating a drive-through facility or where for a high volume convenience restaurant) (e) Function facility (f) Funeral parlour (g) Garden centre (other than where exceeding a gross leasable floor area of 300m ²) (h) Hardware and trade supplies (other than where exceeding a gross leasable floor area of 300m ²) (i) Health care services (j) Home based business (other than where involving a high impact home based business activity) (k) Hotel (where located in a local (full service) activity centre or where for a prescribed rooftop use) (l) Market (m) Office (n) Sales office (o) Service station (where located in a local (full service) activity centre) (p) Shop (other than where involving a department store or discount department store) (q) Shopping centre (other than where involving a department store or discount department store) (r) Veterinary services	(a) Bar (other than as specified in column 1) (b) Theatre (other than a multiplex cinema) (b)(c) Service station (where located in a local (not full service) activity centre and replacing an existing service station)
Industrial activities	
(a) Low impact industry (where involving the mechanical repair and servicing of motor vehicles, lawn mowers or the like in a rural town or rural village) (b) Service industry	None
Community activities	
(a) Child care centre (b) Community care centre (c) Community use (d) Educational establishment (e) Emergency services (f) Place of worship	None
Sport and recreation activities	
(a) Club (where not exceeding a gross leasable floor area of 300m ²) (b) Indoor sport and recreation (c) Outdoor sport and recreation (where for a prescribed rooftop use) (d) Park	None
Other activities	
(a) Parking station (b) Utility installation (where a local utility)	None

Part 6

Part 7 (Local Plans), Section 7.2.5 (Buderim local plan code)

Performance Outcomes		Acceptable Outcomes	
Development in the Low Density Residential Zone			
PO12	Development for reconfiguring a lot in the Low density residential zone provides for comparatively large lot sizes that maintain the low density character and amenity of neighbourhoods.	AO12	Development in the Low density residential zone provides for conventional residential lots which are a minimum of 700m ² in area.
PO13	Development maintains the integrity of the large, established residential properties adjacent to the southern part of Gloucester Road that are characterised by buildings set back from street boundaries and surrounded by generous landscaped grounds.	AO13	Development in the Low density residential zone in Precinct BUD LPP-1 (Gloucester Road South) where identified on Local Plan Map LPM32:- (a) does not provide for the creation of any additional lots; (b) provides for all buildings and structures to be set back at least 10 metres from Gloucester Road; and (c) blends development into the landscape so as to retain the integrity of the open <i>streetscape</i> in this part of Buderim.
Development in the Low Density Residential Zone in Precinct LDR1 (Protected Housing Area) (22 Dixon Road, Buderim (Lot 11 RP883261))			
PO14	<u>Reconfiguring a lot in the Low density residential zone in Precinct LDR1 (Protected Housing Area) at 22 Dixon Road, Buderim (Lot 11 RP883261) provides for a maximum of two (2) lots.</u>	AO14	<u>No acceptable outcome provided.</u>
Development in the Emerging Community Zone (Lot 46 C31729, Endota Street)			
PO145	Development in the Emerging community zone on Lot 46 C31729, situated at Endota Street, Buderim:- (a) provides for an integrated development outcome over the whole of the <i>site</i> ; (b) minimises the visual impact of development on the Buderim escarpment; (c) preserves native <i>vegetation</i> areas and escarpment areas as undeveloped land; (d) restores escarpment areas which have previously been subject to vegetation clearing; (e) includes native <i>vegetation</i> areas and escarpment areas in <i>public open space</i> or another appropriate form of protective tenure; (f) provides for low intensity development only at a maximum density of 4 <i>equivalent dwellings</i> per hectare; and (g) provides for development to be clustered or otherwise configured in a manner that minimises the need for <i>vegetation clearing</i> or landform modification and blends development into the landscape such that there is only minimal exposure of built form elements when the <i>site</i> is viewed from other local plan areas.	AO145	No acceptable outcome provided.

Part 7

Part 7 (Local Plans), Section 7.2.6 (Caloundra local plan code)

Performance Outcomes		Acceptable Outcomes	
	and/or other land for community purposes in Caloundra Centre.		
Development on Key Site 6 (Kronks Motel)			
PO38	Development provides for Key Site 56 (Kronks Motel) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) to be redeveloped as an integrated <i>mixed use development</i> incorporating the following:- (a) a range of residential, business, community and indoor sport, recreation and entertainment uses; (b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises coastal sub-tropical and sustainable design; (c) a building form which:- (i) provides for slim line towers above one or more podiums with significant spaces provided between towers to maintain and enhance sightlines, solar access and movement of cooling breezes; (ii) steps down in height towards Kalinga Street, Orsova Terrace, Ormuz Avenue and Osterley Avenue to protect the amenity of surrounding low-rise development in this area; and (iii) recognises and promotes a relationship with the Events Centre, Bill Vernados Park and Key Site 5 (Town Square Redevelopment); (d) active street <i>frontages</i> to Minchinton Street and Ormuz Avenue as indicated on Figure 7.2.6B (Caloundra local plan elements - Inset) ; (e) mid block pedestrian linkages providing improved site permeability and connectivity as indicated conceptually on Figure 7.2.6B (Caloundra local plan elements - Inset) ; and (f) a pedestrian friendly street environment with continuous weather protection provided by lightweight structures cantilevered over footpath areas.	AO38	No acceptable outcome provided. Note— Figure 7.2.6S (Key Site 6 (Kronks Motel)) provides illustrations of design outcomes for Key Site 6 (Kronks Motel).
Development in the Major Centre Zone (Future transit station site) (Lots 18, 19 and 20 on RP53738, Omrah Avenue)			
PO39	Development of the future transit station site (Lots 18, 19 and 20 on RP53738, Omrah Avenue):- (a) facilitates the efficient and effective provision of a transit station to support the proposed Maroochydore to Caloundra	AO39	No acceptable outcome provided.

Part 7

Part 7 (Local Plans), Section 7.2.19 (Maroochydore/Kuluin local plan code)

- (iii) provides for the establishment of key transit nodes at major intersections along Aerodrome Road; and
- (iv) provides for bicycle and pedestrian infrastructure which connects major transit stations within the Maroochydore Principal Regional Activity Centre to the Cotton Tree waterfront and the eastern surf beaches.
- (t) Development in the Principal centre zone in Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive):-
 - (i) comprises a mix of uses including medium intensity residential activities, business activities (including smaller scale *showroom* uses) as well as other supporting activities and infrastructure necessary to service the Maroochydore Principal Regional Activity Centre;
 - (ii) provides a built form which reinforces the gateway function of Maroochy Boulevard and contributes to a sense of arrival to the Maroochydore Principal Regional Activity Centre;
 - (iii) provides for Maroochy Boulevard and Dalton Drive to be established as landscaped boulevards incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles; and
 - (iv) reflects a high level of design detail in terms of the architectural quality of buildings, the type and size of signage, and the quality of landscape treatments both within the road reserve and within development sites.
- (u) Development in the Local centre zone supports the role and function of the local business areas as local (not full service) activity centres servicing the convenience needs of residents and visitors to the local plan area.
- (v) With the exception of the two local business areas situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street that are not intended to increase their building footprint or *gross floor area*, development in the Local centre zone provides for the expansion and enhancement of business uses.
- (w) Development in the Local centre zone provides for small scale uses, active street *frontages* and other urban elements that create vibrant streets and places.
- (x) Development in the Specialised centre zone provides for the progressive refurbishment of sites along Wises Road and Sugar Road with buildings, landscaping and integrated signage that improve the visual appearance and the continuity of the *streetscape* along these *major roads*.
- (y) Development in the High density residential zone in Precinct MAR LPP-4 (Wharf Street) provides for predominantly high density residential uses. Limited *office* uses may be established in the precinct as part of mixed use premises, where the residential amenity of the area is maintained.
- (z) Development in the Low density residential zone in Precinct MAR LPP-5 (Maud Street/Sugar Road) provides for the establishment of business uses (being *offices*) in existing dwellings in a manner that maintains the amenity of existing residential uses and improves the visual appearance and continuity of the *streetscape* along these *major roads*. Whilst the conversion of existing dwelling stock is supported, new custom built *offices* are not developed in Precinct MAR LPP-65 (Maud Street/Sugar Road).
- (aa) Development improves local connectivity and access by providing identified public road links including links between Martins Drive and Fishermans Road, Pikki Street and Primary School Court, Southern Drive and Amaroo Street, Millwell Road East and Southern Drive and required road links into the Maroochydore City Centre Priority Development Area.
- (bb) Development in the Emerging community zone provides for the continued development of Sunshine Cove as an integrated residential community, providing a mix of dwelling types and live/work buildings in a waterside setting, supported by large areas of open space, a walkable waterfront and extensive cycle and pedestrian pathway networks connecting the development to the Maroochydore Principal Regional Activity Centre and other adjoining neighbourhoods.

Editor's note—development at Sunshine Cove is currently regulated in accordance with an approved master plan and plan of development.

Part 7 (Local Plans), Section 7.2.25 (Sippy Downs local plan code)

Performance Outcomes		Acceptable Outcomes	
			(f) provides on-site car parking at the rear of the development, integrated with other vehicle movement areas.
Development in the Specialised Centre Zone			
PO14	Development in the Specialised centre zone provides for:- (a) existing retail showroom uses to not be expanded so as to protect the role and function of the Sippy Downs Town Centre; and (b) the total <i>gross leasable floor area</i> for all proposed, existing and approved retail uses to not exceed a total of 8,500m ² .	AO14	No acceptable outcome provided.
PO15	Development in the Specialised centre zone is located, designed and effectively screened such that it is not recognisable from the Sunshine Motorway.	AO15	No acceptable outcome provided.
Development in the Low Density Residential Zone (Torral Drive and Jorl Court)			
PO16	Development in the Low density residential zone in Torral Drive and Jorl Court provides for the amalgamation of lots to create development sites which:- (a) are of a sufficient size to ensure the coordinated and orderly development of sites; and (b) provides for a lot and street layout which avoids or minimises the creation of culs-de-sac and rear lots.	AO16.1 AO16.2	Development in the Low density residential zone in Torral Drive and <u>south of Jorl Court</u> :- (a) provides for the amalgamation of lots to create a minimum development site of 1 hectare; and (b) avoids the creation of rear lots and cul-de-sacs. <u>Development in the Low density residential zone north of Jorl Court:-</u> (a) provides for the amalgamation of lots to create a minimum development site (excluding any land in the Environmental management and conservation zone) of 5,000m ² ; and (a)(b) avoids the creation of rear lots and cul-de-sacs.
PO17	<u>Development in the Low density residential zone in Torral Drive and Jorl Court:-</u> (a) <u>is sited and designed in a manner which is responsive to local flooding and drainage constraints; and</u> (b) <u>provides adequate drainage and management of stormwater.</u>	AO17.1 AO17.2	<u>In partial fulfilment of Performance outcome PO17</u> <u>Development in the Low density residential zone on Lots 25 and 26 RP843835:-</u> (a) <u>provides a drainage system, that conveys all stormwater runoff west to a lawful point of discharge; and</u> (b) <u>preserves or provides infrastructure or earthworks on the western boundary of Lot 25 RP843835, that contains flood flows to the western drain.</u> <u>Development in the Low density residential zone on the northern side of Jorl Court:</u> (a) <u>provides a drainage system that drains north directly to Mountain Creek through the existing drainage easements within the Environmental management and conservation zone; and</u> (b) <u>results in the land areas covered by the existing drainage easements</u>

Part
7

Performance Outcomes		Acceptable Outcomes	
			being transferred to Council as drainage reserve. Editor's note—the <u>Planning scheme policy for development works</u> provides guidance and specifies standards in relation to the provision of drainage infrastructure.
PO18	Development in the Low density residential zone in Toral Drive and Jori Court provides for transport infrastructure, including road reserve widening where necessary, on-street parking and active transport, to safely and efficiently service development and improve traffic flow, consistent with the operation of a Neighbourhood collector street.	AO18	Development in the Low density residential zone in Toral Drive and Jori Court provides for:- (a) a footpath on the northern Jori Court verge and a footpath on both sides of Toral Drive; (b) indented on-street parking to create sufficient carriageway width to accommodate on-street parking on both sides of Toral Drive and Jori Court, whilst maintaining at least one moving vehicle lane in between; and (c) regular through-vehicle passing opportunities along Toral Drive and Jori Court. Editor's note—the <u>Planning Scheme Policy for the transport and parking code</u> and the <u>Planning scheme policy for development works</u> provides guidance and specifies standards in relation to the provision of transport infrastructure.
Development in the Medium Density Residential Zone			
PO17	Development in the Medium density residential zone:- (a) provides for the establishment of a range of medium density housing types, including long and short term accommodation in close proximity to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast and other educational facilities; (b) contributes positively to local <i>streetscape</i> character; (c) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; and (d) provides strong pedestrian links to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast and other educational facilities.	AO17	No acceptable outcome provided.
PO18	Development provides a minimum 20 metre wide landscaped <i>buffer</i> to the electricity substation at Power Road.	AO18	No acceptable outcome provided.
Development in the Emerging Community Zone (Lots 1 and 7 on RP817448 at 137 Crosby Hill Road, Tanawha)			
PO19	Development in the Emerging community zone on Lots 1 and 7 on RP817448 at 137 Crosby Hill Road, Tanawha, provides for the following:- (a) any commercial/retail development to be limited to small scale local convenience goods and services only; (b) the total <i>gross leasable floor area</i> for business uses to not exceed:-	AO19	No acceptable outcome provided.

Part
7

Part 9 (Development Codes), Section 9.3.6 (Dwelling house code)

Performance Outcomes		Acceptable Outcomes	
			provided with a rainwater collection tank that:- (a) has a minimum capacity of 45,000 litres; and (b) is plumbed so that water from the rainwater tank is available for household use.
Access and Car Parking			
PO8	Sufficient parking spaces are provided on the <i>site</i> to cater for residents and visitors.	AO8	On-site car parking is provided in accordance with the following:- (a) for a lot exceeding 300m ² —at least 2 (two) car parking spaces with at least one space capable of being covered; or (b) for a lot not exceeding 300m ² —at least 1 (one) covered car parking space. Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve.
PO9	The design and management of access, parking and vehicle movement on the <i>site</i> facilitates the safe and convenient use of the <i>dwelling house</i> by residents and visitors.	AO9	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ RS-049, RS-050 and RS-056 as applicable; and (b) AS/NZ 2890.1 - 2004 <i>Parking facilities – Off-street parking</i> .
Tennis Courts and Sports Courts			
PO10	Where a <i>dwelling house</i> includes a tennis court or other type of sports court, the court is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	AO10.1	A 1.5 metre landscape strip incorporating screening tree and/or shrub species is provided between the tennis court or sports court and any side property boundary to create a visual screen between the tennis court and the side boundary.
		AO10.2	The tennis court or sports court is fenced with 3.6 metre high mesh fencing for a full size tennis court or 2.4 metre high mesh fencing if for a half size court.
		AO10.3	Where incorporating lighting:- (a) the tennis court or sports court is located at least 50 metres from the external wall of an existing or approved dwelling on an adjacent lot; and (b) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the <i>site</i> does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards.
Secondary Dwellings			
PO11	Where located in an <i>urban zone</i> , the <i>secondary dwelling</i> is located on a 'traditional lot' in order to:- (a) protect neighbourhood character; (b) provide an acceptable level of amenity to occupants of the <i>site</i> and neighbouring <i>dwellings</i> ; and	AO11	Where located in an <i>urban zone</i> and there is no approved plan of development (nominating lots for <i>secondary dwellings</i>), the <i>secondary dwelling</i> is located on a lot which:- (a) has a minimum area of 600m ² ; and (b) is regular in shape (i.e. square or

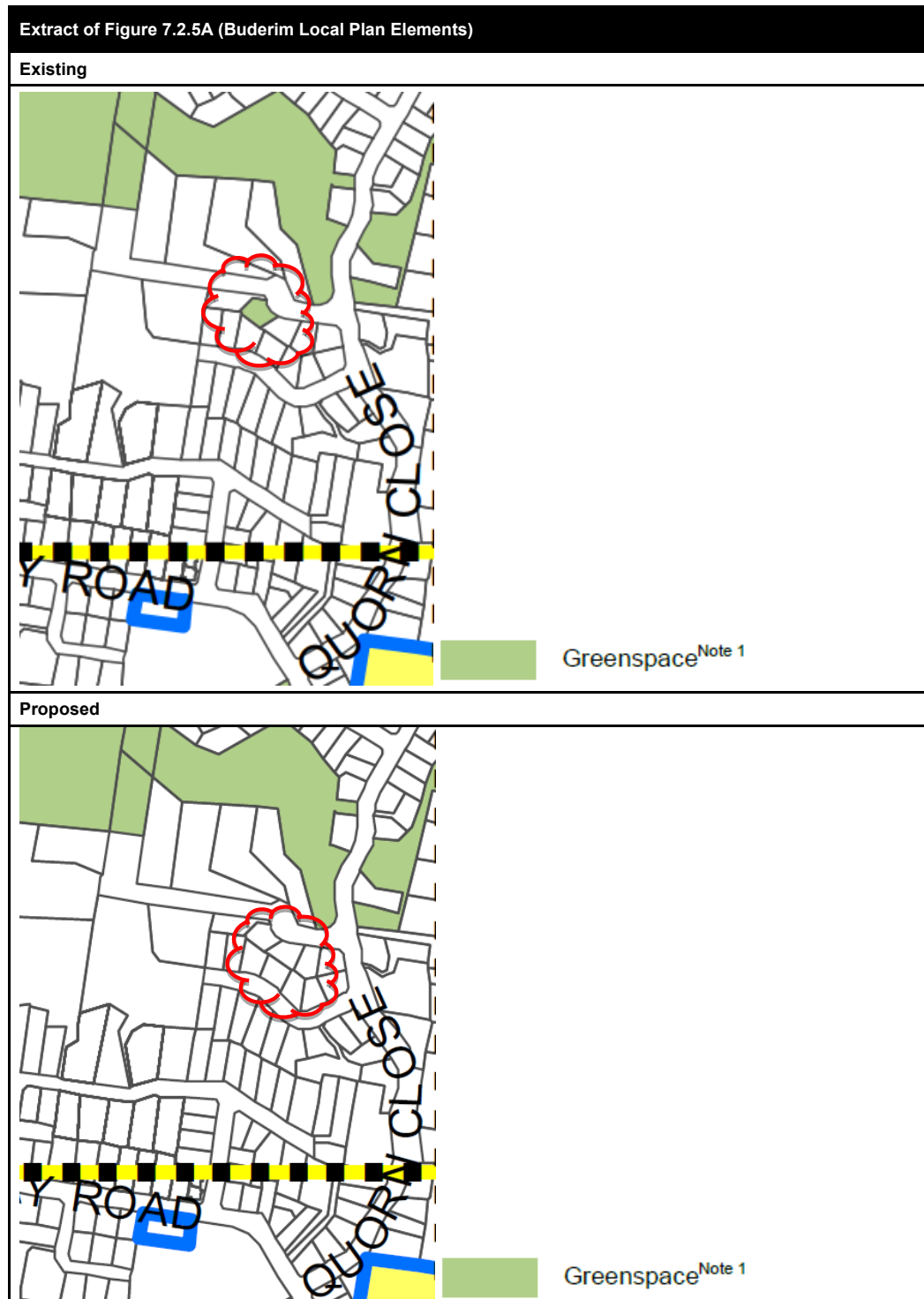
Part 9

Performance Outcomes		Acceptable Outcomes	
	surrounding premises.		less than 200mm. OR Filling and/or excavation is confined to within the plan area of the <i>dwelling house</i> with ground level being retained around external walls of the building. OR Where on a lot in an identified drainage deficient area, filling is undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> for the <i>site</i> . Editor's note—drainage deficient areas are identified on Figure 8.2.7 (Drainage deficient areas) of the Flood hazard overlay code.
Additional Requirements for Dwelling Houses in Certain Areas and Precincts			
Blackall Range Local Plan Area			
PO16	The <i>dwelling house</i> :- (a) has a scale and bulk that is subservient to the natural and rural landscape with building forms that are visually broken up; (b) has exterior surfaces that allow the <i>dwelling house</i> to blend in with the natural and rural landscape; and (c) incorporates roof forms that are consistent with traditional rural or rural village setting.	AO16.1 AO16.2 AO16.3 AO16.4	The height of the <i>dwelling house</i> does not exceed 2 storeys. The total footprint of the <i>dwelling house</i> , including any associated garage, carport or shed, does not exceed 280m ² . The exterior colour of the <i>dwelling house</i> is characterised by muted earth/environmental tones that blend with the hinterland rural and natural environment. Note—appropriate colours will depend on the existing native <i>vegetation</i> and backdrop, but may include muted tones such as green, olive green, blue green, grey green, yellow green, green blue, indigo, brown and blue grey. The <i>dwelling house</i> incorporates one of the following roof designs:- (a) gable roof; (b) hip roof; (c) Dutch gable; (d) pitched roof with skillion at rear; or (e) multiple gable roof.
Buderim Local Plan Area (Precinct BUD LPP-1 (Gloucester Road South) on Local Plan Map LPM32			
PO17	The <i>dwelling house</i> is designed and sited such that it maintains the integrity of the large, established residential properties adjacent to the southern part of Gloucester Road that are characterised by buildings set back from street boundaries and surrounded by generous landscaped grounds.	AO17	The <i>dwelling house</i> (including any garage, carport or shed) is <i>setback</i> at least 10 metres from Gloucester Road. Note—AO17 alternative provision to QDC.
Caloundra Local Plan Area (Precinct CAL LPP-42 (Moffat Beach/Shelly Beach/Dicky Beach) on Local Plan Map LPM45			
PO18	The <i>dwelling house</i> preserves the amenity of adjacent land and <i>dwelling houses</i> and does not dominate the <i>streetscape</i> having regard to:- (a) building character and appearance; (b) views and vistas; and	AO18	The <i>dwelling house</i> (including any garage, carport or shed) is <i>setback</i> a minimum of 6 metres from the primary street <i>frontage</i> . Note—AO18.1 alternative provision to QDC.

Part 9

Appendix B Amendment schedule (mapping)

Section 7.2.5 (Buderim Local Plan Code)



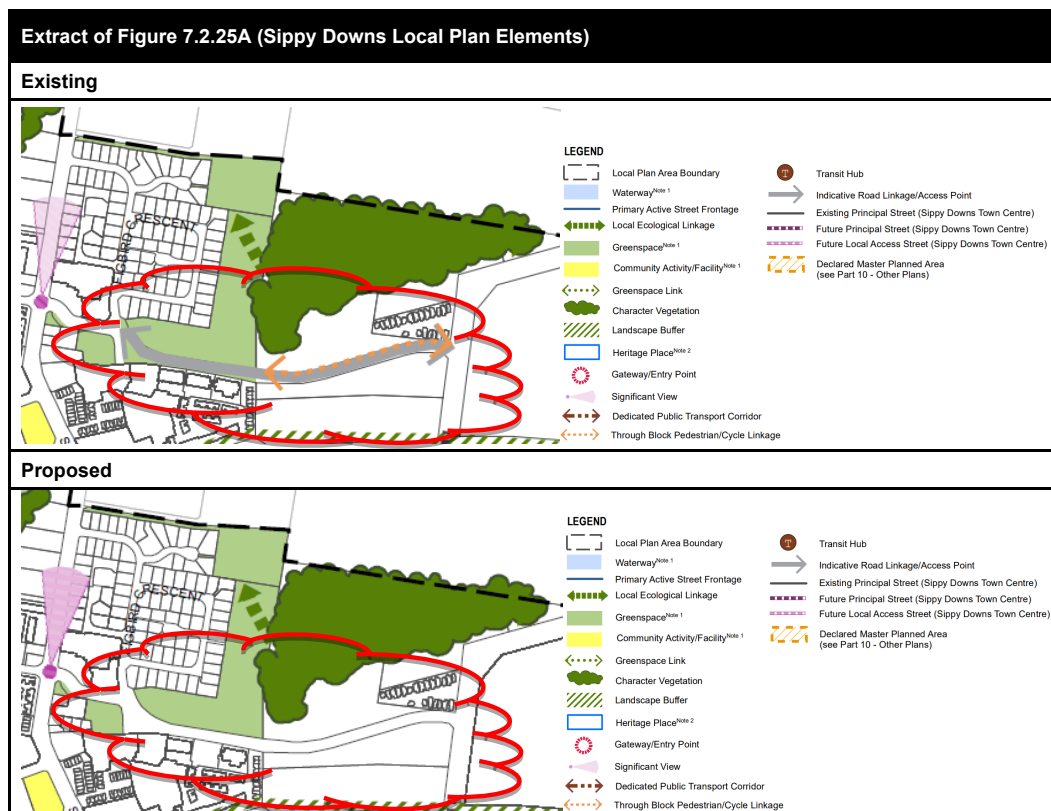
Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]
Site Specific and Editorial Matters – Post notification ministerial review version

Page AB-1

Section 7.2.24 (Peregian South local plan code)

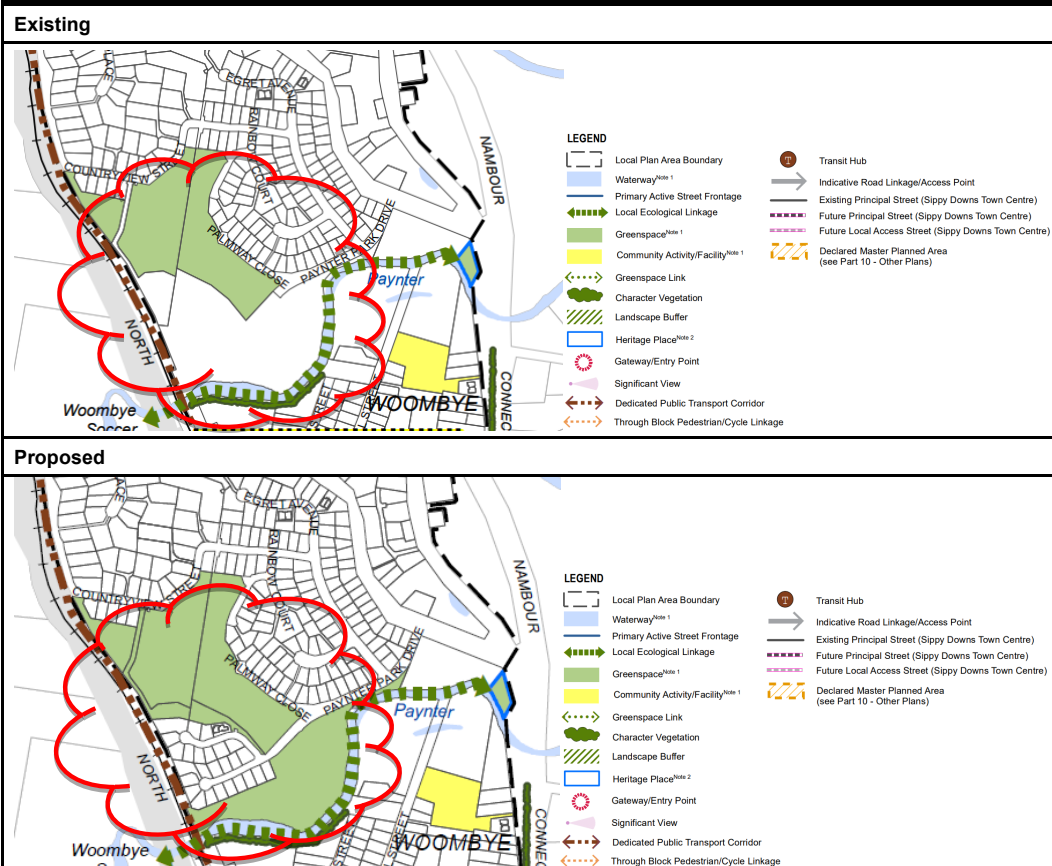


Section 7.2.25 (Sippy Downs local plan code)

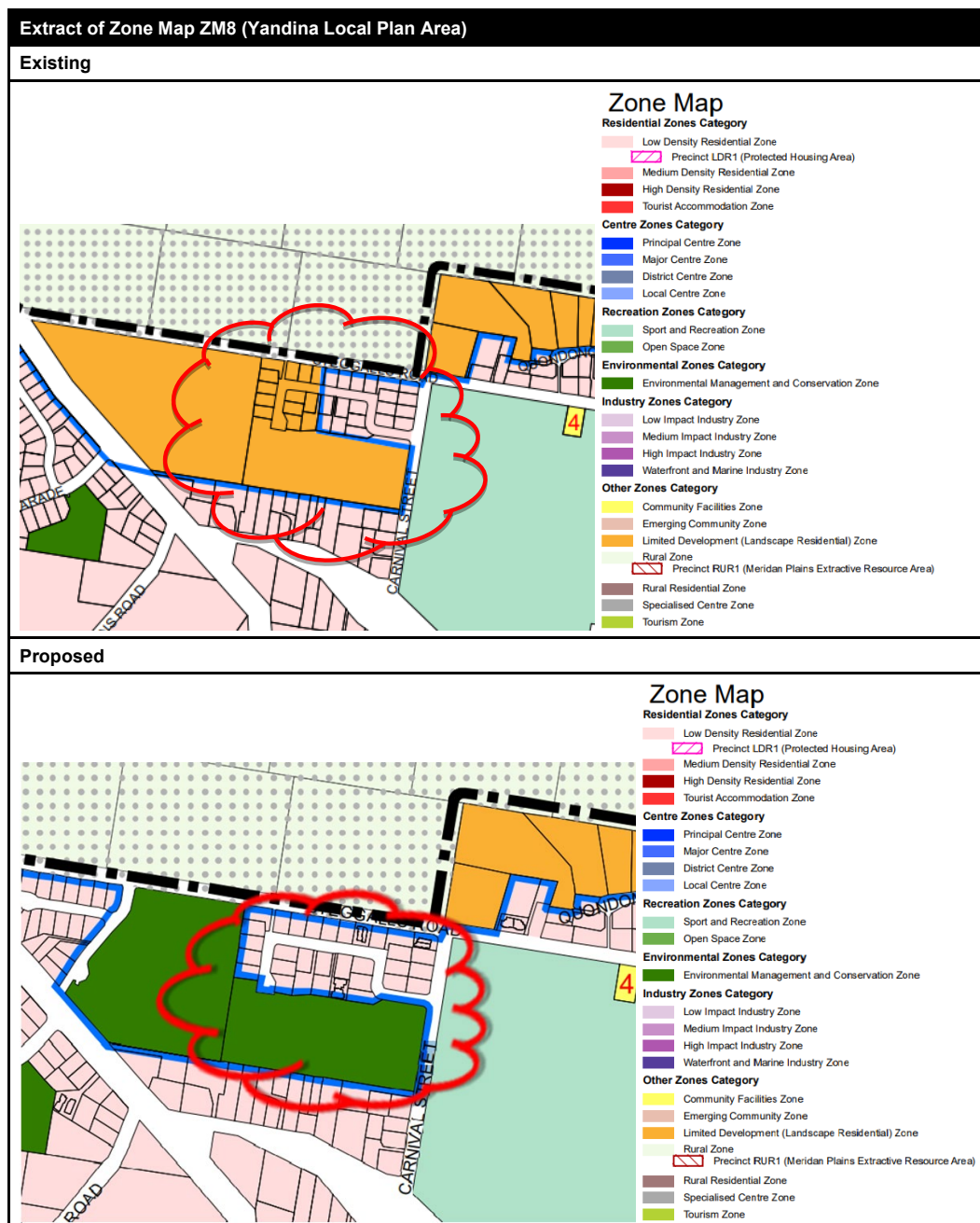


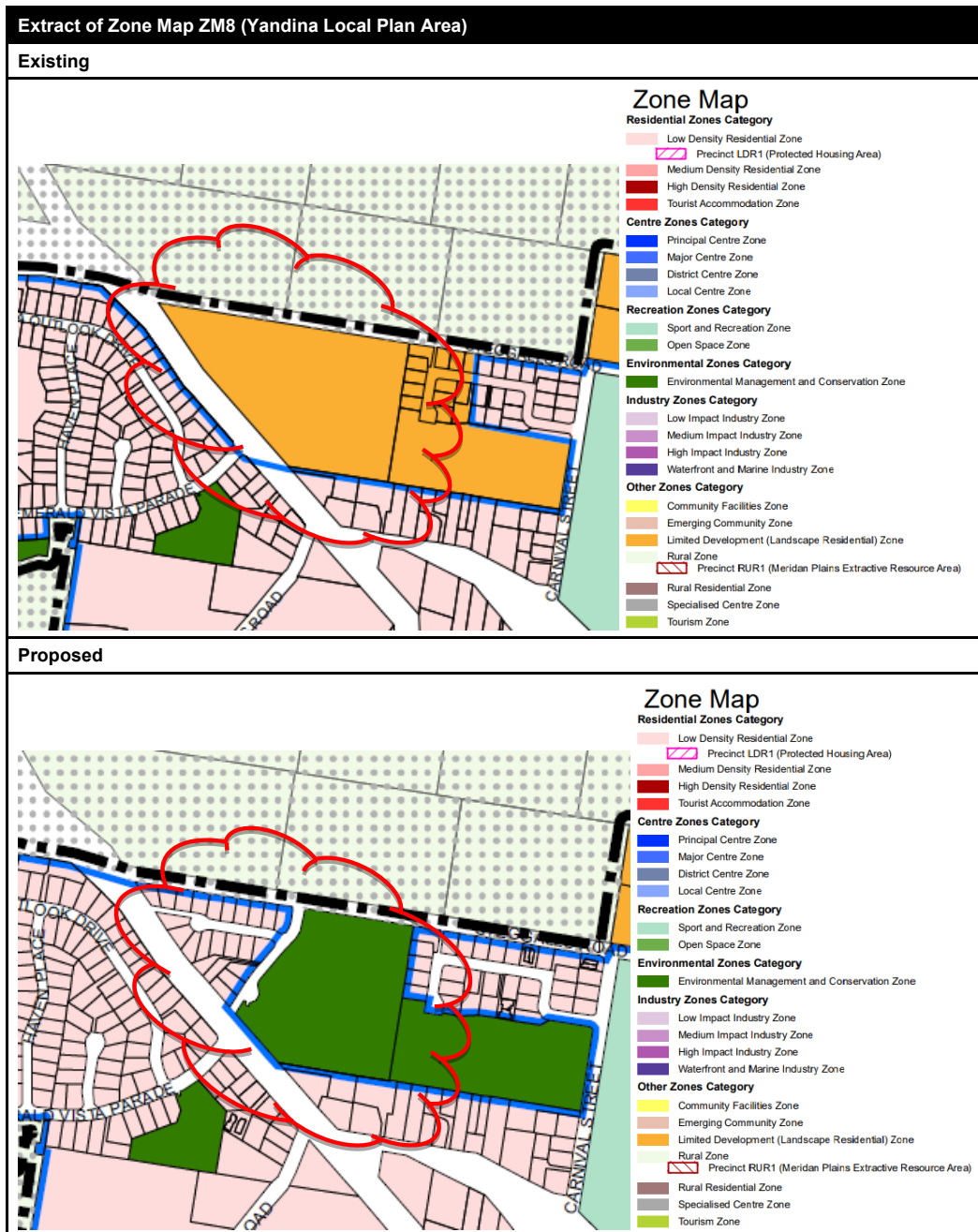
Section 7.2.26 (Woombye local plan code)

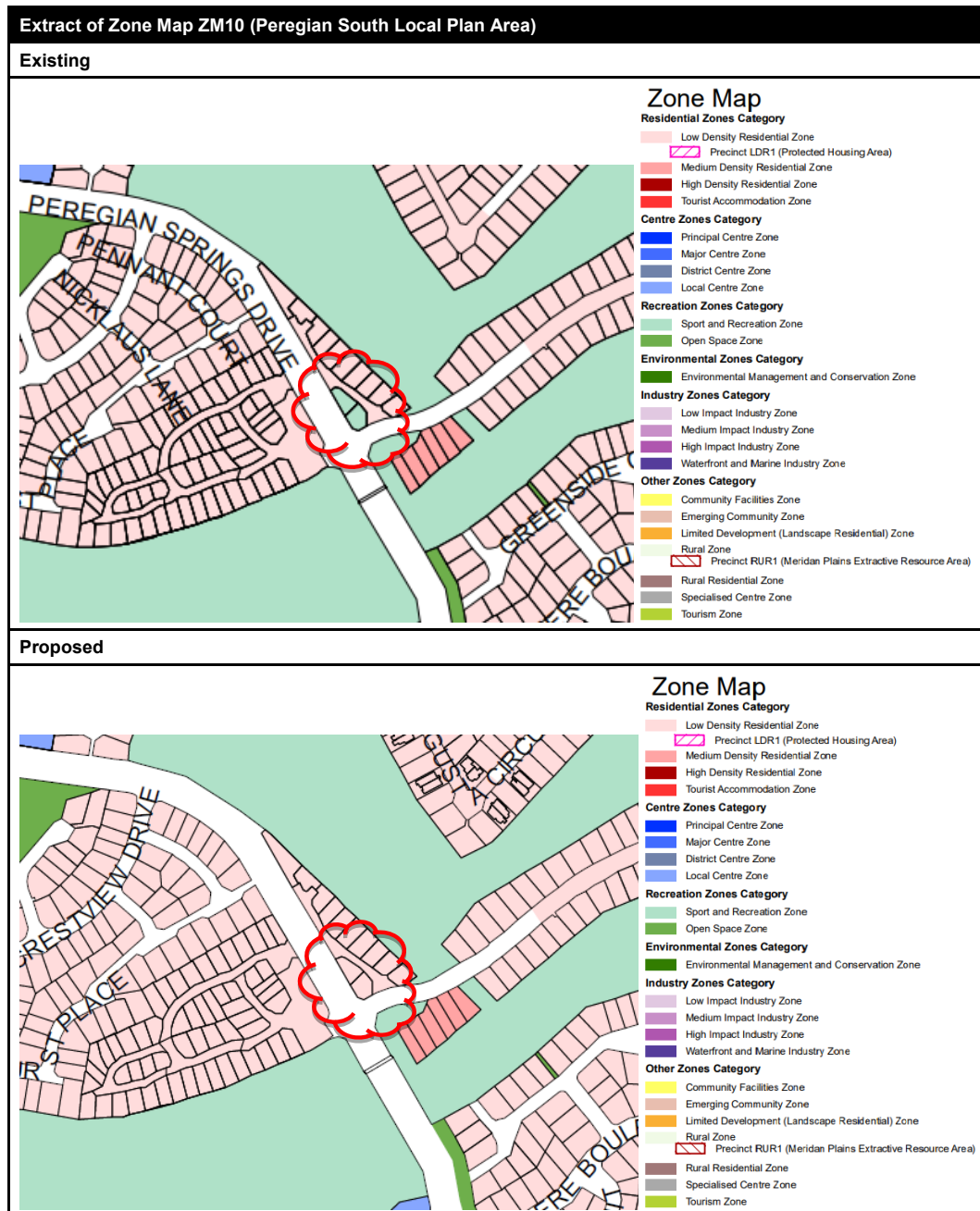
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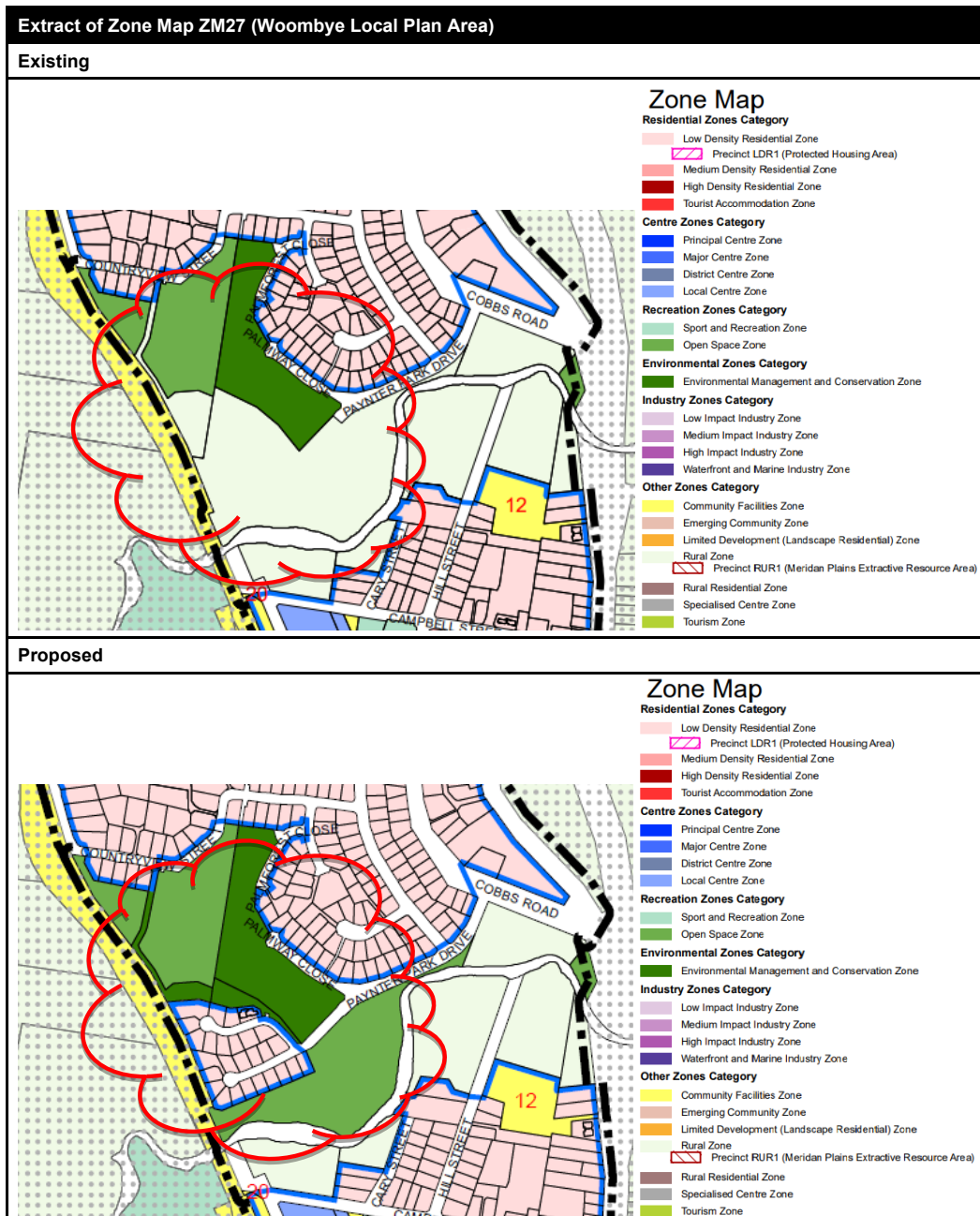


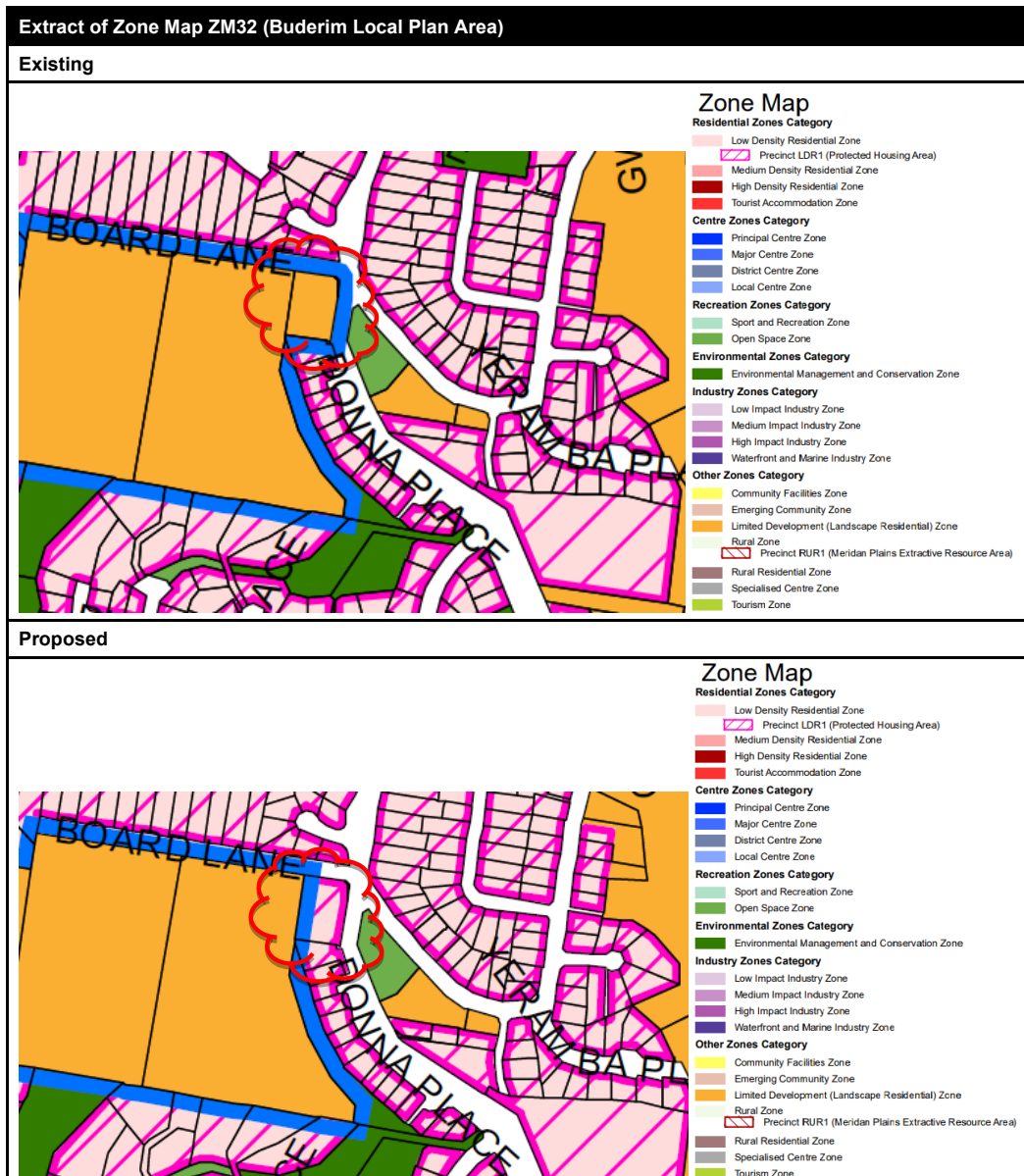
Schedule 2 (Mapping) – Zone maps

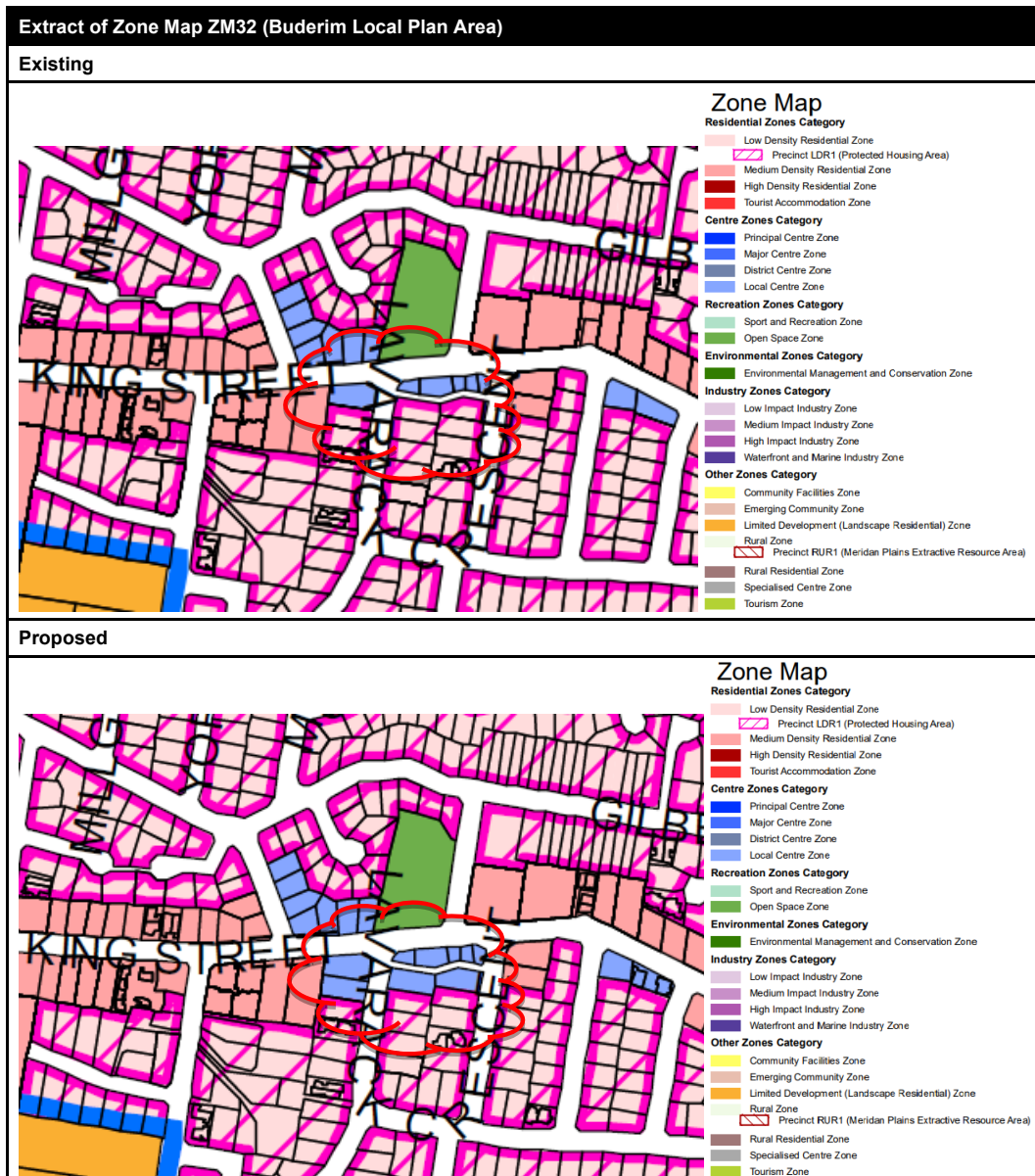


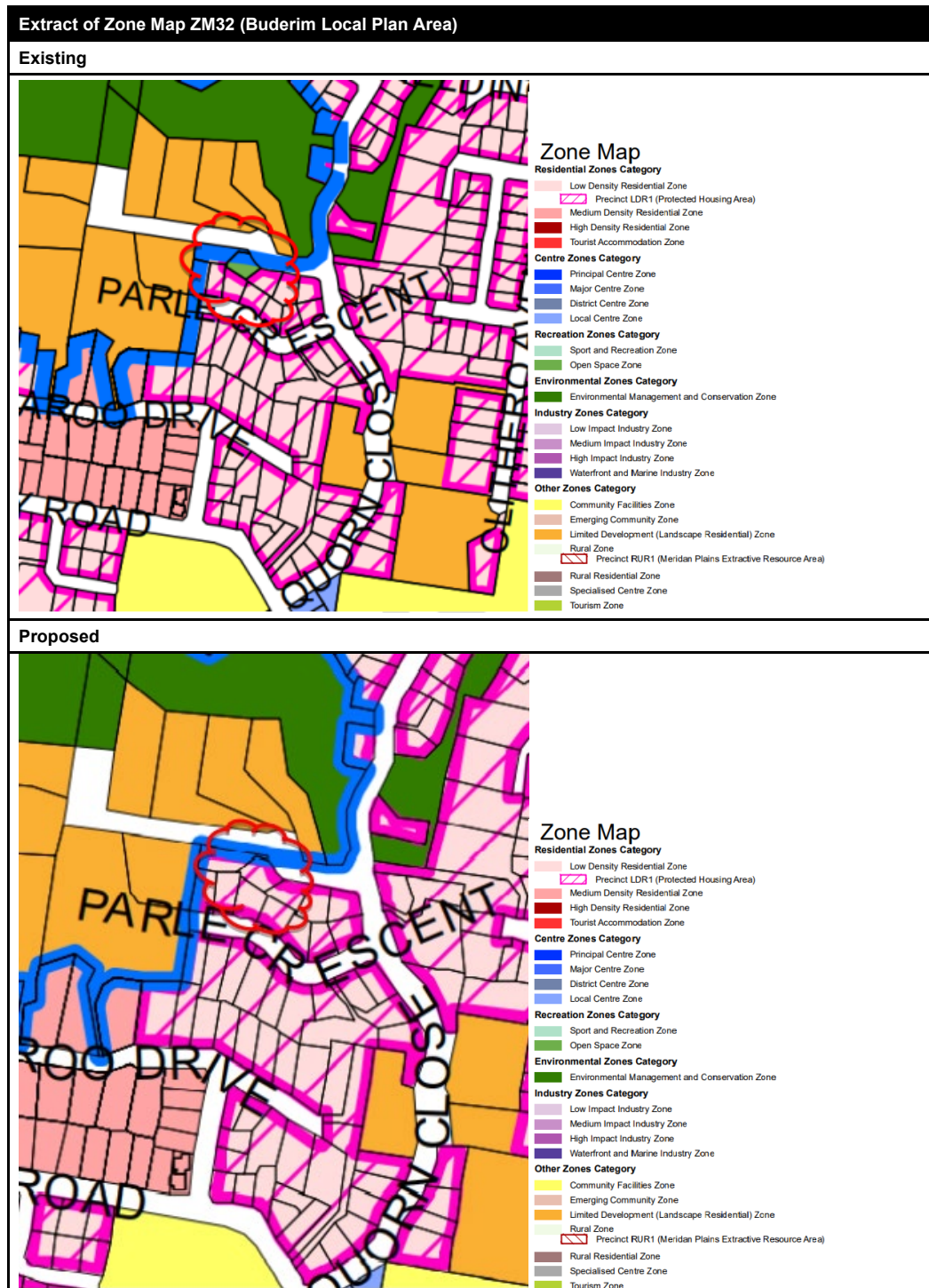


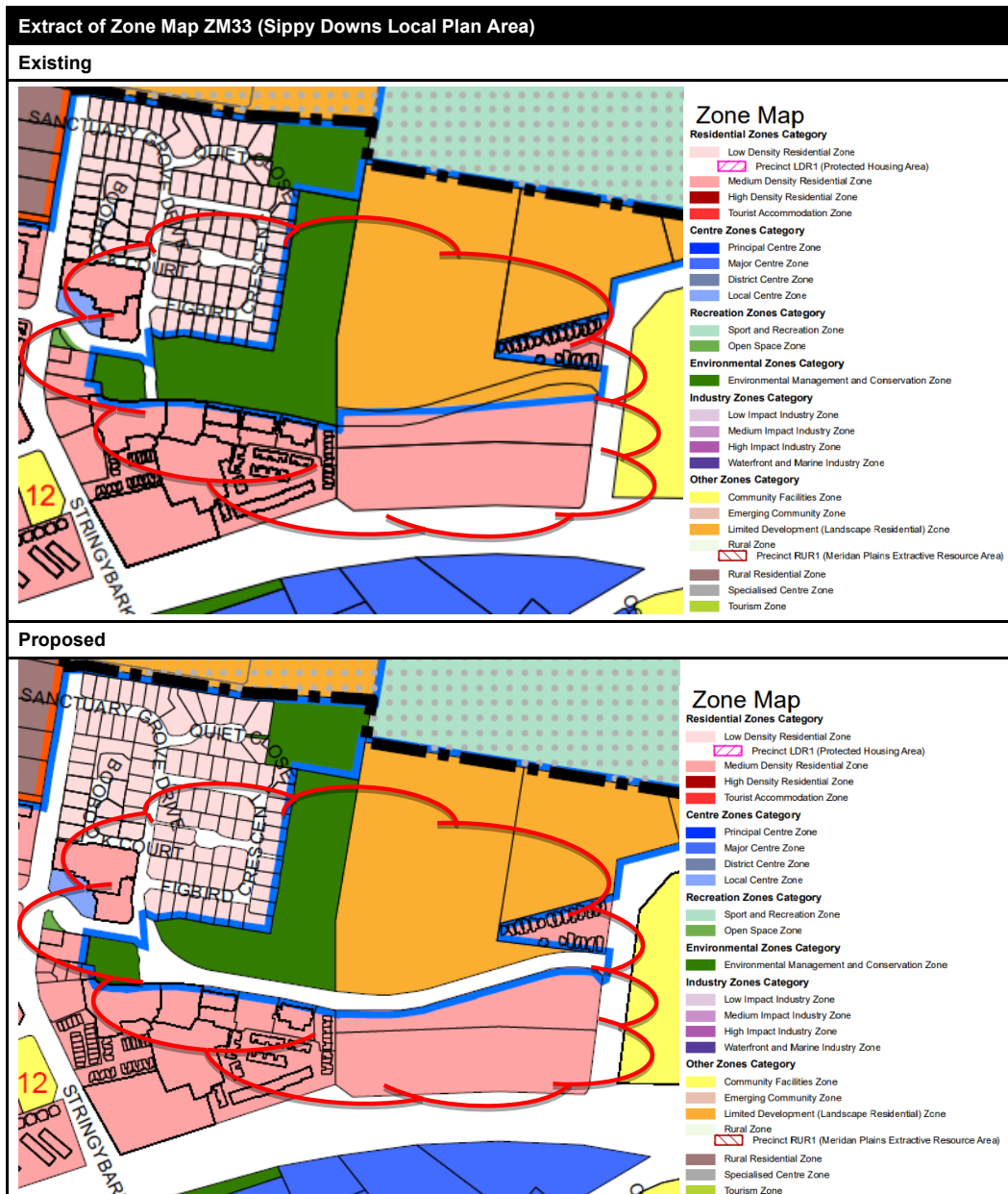


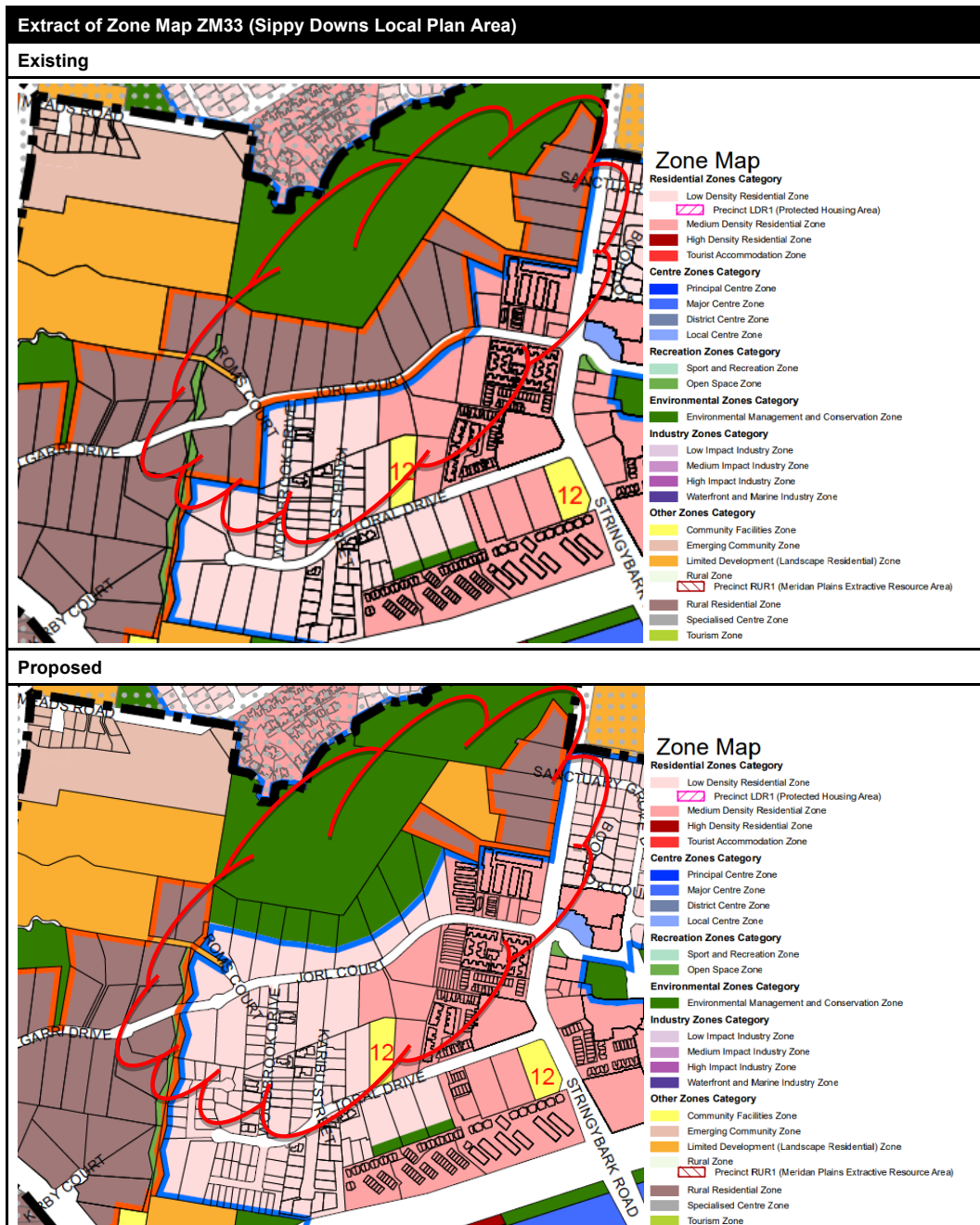


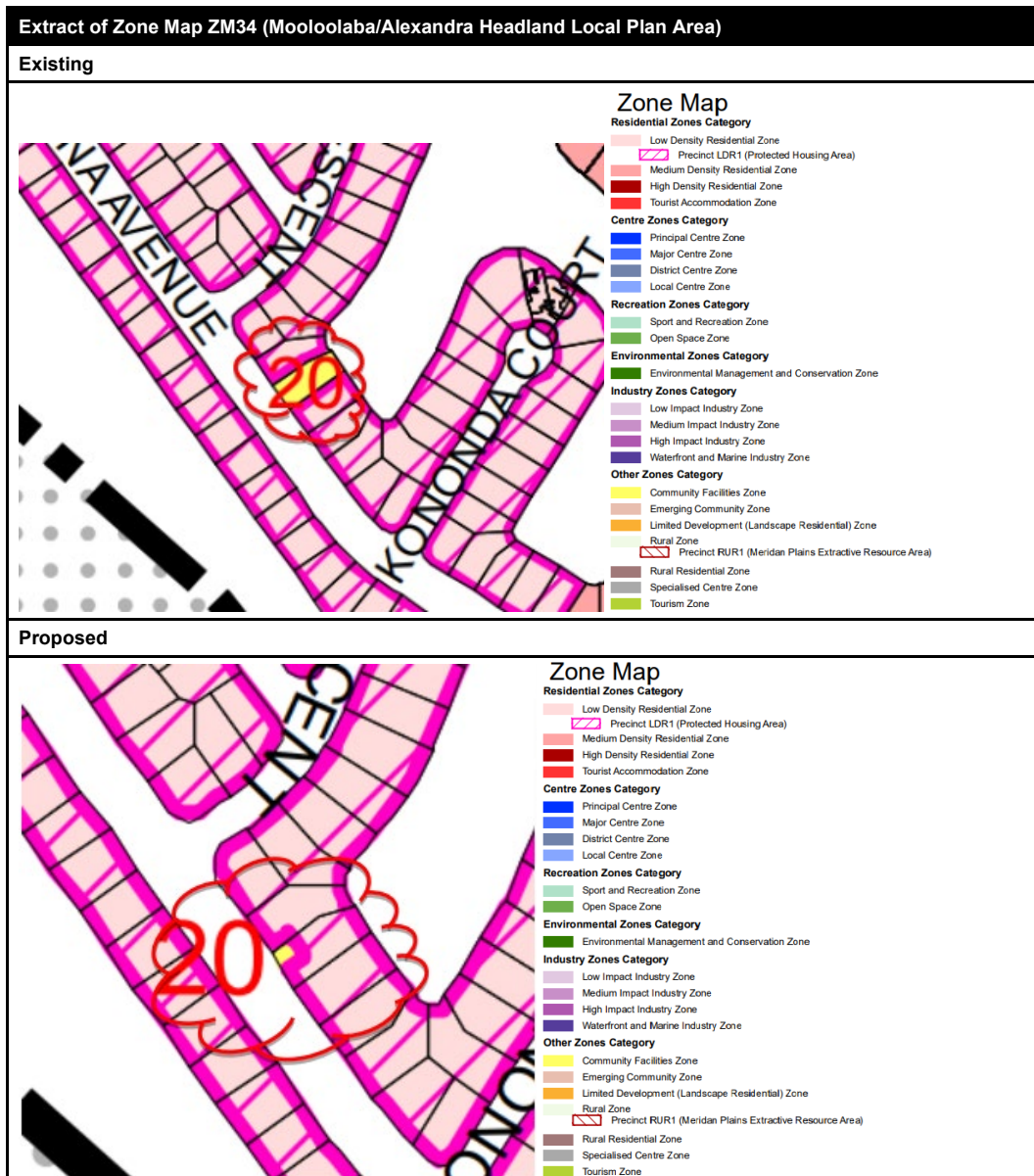




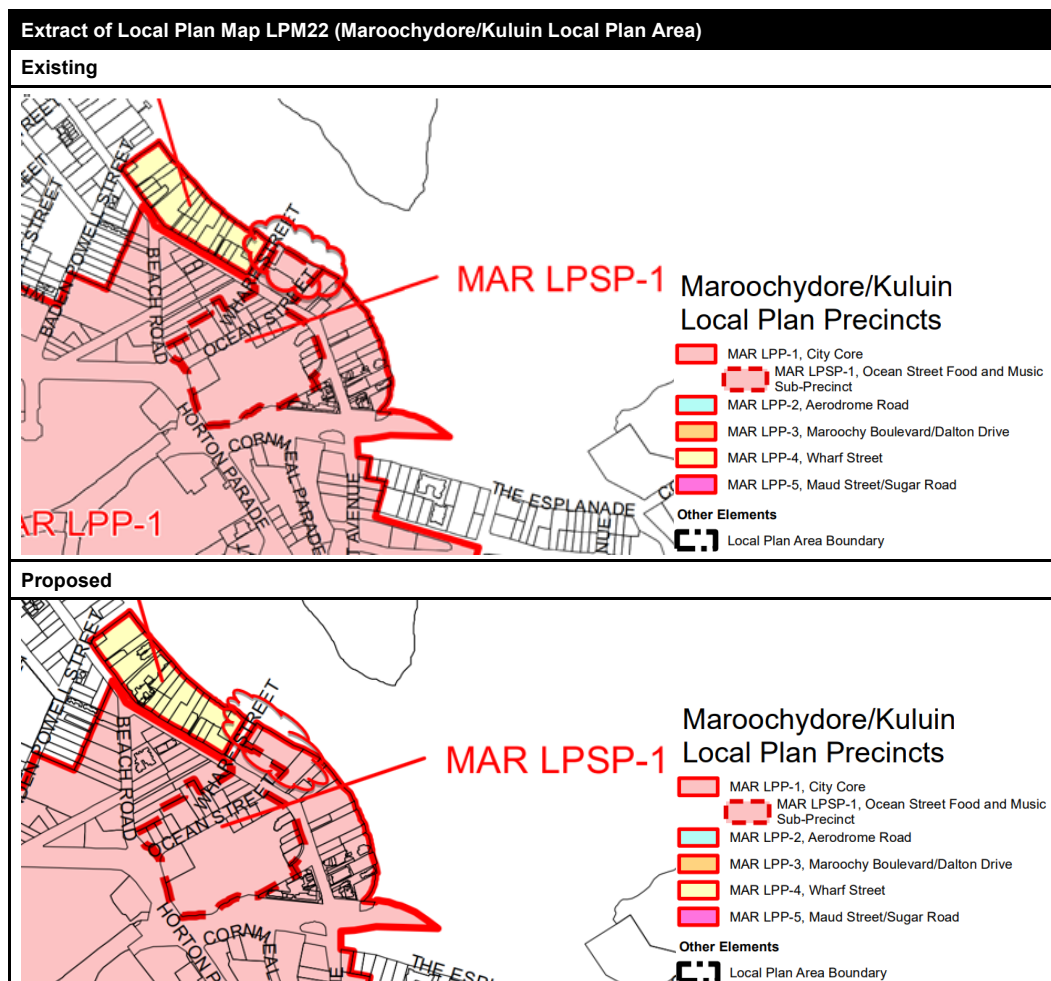




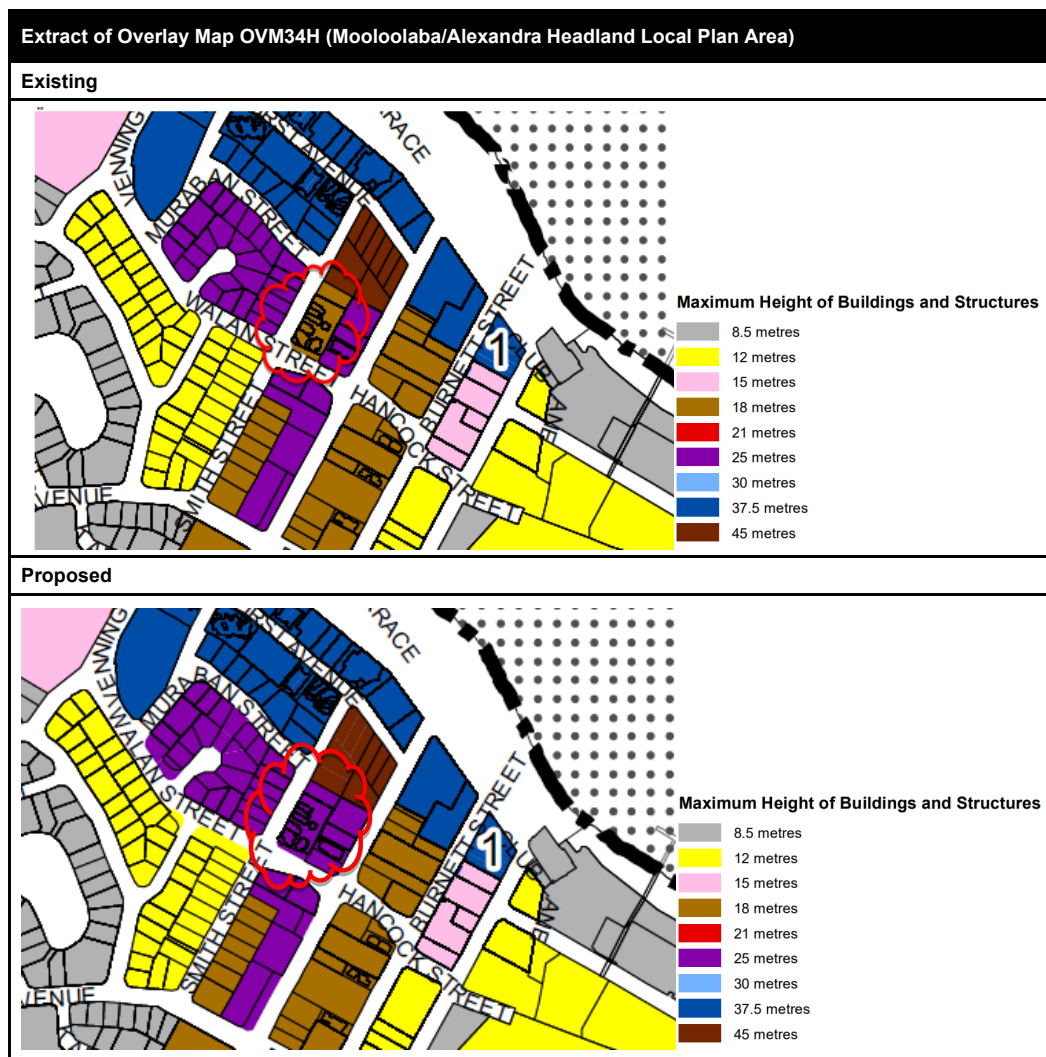




Schedule 2 (Mapping) – Local plan maps



Schedule 2 (Mapping) – Overlay maps





Proposed Sunshine Coast Planning Scheme Amendment

Consultation Report: Site Specific and Editorial Matters

Total no. of submissions received: 107

No. of submissions in support or support subject to changes: 79

No. of submissions in objection: 28

10 submissions raised matters outside the scope of the proposed amendment

Key issues raised in submissions:

- Development potential and economic benefits
- Increasing building heights
- Traffic and infrastructure capacity
- Impact on local environment and biodiversity values
- Local character and amenity
- Development on land subject to flooding and downstream impacts
- Property maintenance requirements
- Use of Council's resources
- Alignment with the *South East Queensland Regional Plan 2017*
- Approval of superseded development applications
- Planning scheme amendment process

INTRODUCTION

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) - Site Specific and Editorial Matters* (proposed amendment) was placed on formal public consultation from 21 November to 19 December 2022.

The proposed amendment is seeking to amend the zoning, maximum building height, local plan precincts/elements and/or planning scheme provisions for specific sites located in the Buderim, Maroochydore/Kuluin, Mooloolaba/Alexandra Headland, Peregian South, Sippy Downs, Woombye and Yandina Local plan areas, and to address minor editorial matters.

Part A of this Report provides:

- an overview of the proposed amendment and the public consultation process undertaken; and
- an overview of the submissions and key issues raised during the public consultation process.

Part B of this Report considers the key issues/concerns raised in submissions and outlines Council's response to these issues.

Part C of this Report considers submissions requesting changes to the zoning/building height for specific sites and other matters that were not part of the proposed amendment.

PART A

OVERVIEW OF PROPOSED AMENDMENT

The proposed amendment has been prepared to:

- respond to a Council resolution, Council property related matter or specific community concerns/representations; or
- reflect an existing development approval or an existing/desired future land use.

The amendment also seeks to address other editorial matters to improve the clarity and efficiency of the planning scheme.

OVERVIEW OF PUBLIC CONSULTATION PROCESS

The proposed amendment was placed on public consultation from 21 November to 19 December 2022. As part of the public consultation program, Council undertook the following community engagement activities:

- a public notice was published in the Courier Mail (including online in the Courier Mail and the Sunshine Coast Daily) on 19 November 2022;

- a written notice (letters and emails) was sent prior to the public consultation period to all affected and adjoining landowners (including an information sheet applicable to the relevant site) with details of the proposed amendment;
- the release of an industry newsflash;
- a copy of the public notice and amendment documentation was made available at all Council offices and on Council's website;
- a dedicated webpage was placed on Council's 'Have Your Say' website, which included a copy of the public notice, amendment documentation, information sheets and an online submission form;
- briefings were made to key stakeholder groups, including Organisation Sunshine Coast Association of Residents (OSCAR) and affiliates (e.g. Development Watch, Sunshine Coast Environment Council (SCEC)), Yandina and District Community Association (YADCA)); and
- telephone, email and counter enquiries.

OVERVIEW OF SUBMISSIONS

During the public consultation period, Council received a total of 107 submissions, which consisted of:

- 79 submissions (74%) offering provisional or full support for the proposed amendment; and
- 28 submissions (26%) either partially or completely objecting to the proposed amendment.

The vast majority of submissions received were in relation to the proposed Maroochydore amendment (35%).

The following Table lists the number of submissions received for the sites located within the following areas and relating to other matters:

Site	No. of submissions
Buderim	35
Maroochydore/Kuluin	37
Mooloolaba/Alexandra Headland	10
Peregian South	7
Woombye*	0
Yandina	8
Other matters	10
Total	107

**Note: No submissions were directly made in relation to the proposed amendment at Woombye, however general comments were made in a submission selected as "Other", relating to the superseded development approvals at Woombye.*

Of the 107 submissions received, 10 submissions raised matters that are outside the scope of the proposed amendment, including:

- site specific zoning and height amendment requests;
- request to reflect an existing development approval; and
- request for a dedicated bikeway from Caloundra to Noosa.

These matters have been referred for consideration as part of the New Planning Scheme Project or to the relevant area within Council for consideration.

PART B

CONSIDERATION OF KEY ISSUES AND RESPONSES

This section of the report considers the key issues/concerns raised in submissions that relate to the whole of the amendment package and for each of the proposed amendment sites (i.e. Buderim, Maroochydore, Mooloolaba, Peregian Springs, Woombye and Yandina) and also outlines Council's response to these issues/concerns.

WHOLE OF AMENDMENT PACKAGE

During the public consultation period, Council received issues/concerns in a number of submissions generally relating to the whole of the proposed amendment package (i.e. did not relate to a specific site).

The matters raised generally related to:

- planning scheme amendment process;
- public consultation timing;
- superseded planning scheme approvals;
- inadequate supporting material; and
- affordable housing.

The key/issues concerns raised in relation to these matters are summarised and discussed below.

Planning scheme amendment process

Key issue/concern 1: *Submitter questioned why previous planning scheme amendment packages had not reflected or incorporated the proposed sites.*

Key issue/concern 2: *Submitter asked why these sites were not being amended in the new planning scheme, particularly as representations were made by individual landowners and there is no urgent planning need. There is opposition against ad hoc amendments at the request of landholders.*

Key issue/concern 3: *Submitter suggests ad hoc amendments could set the precedent to do more amendments to the Planning Scheme undermining community expectations, strategic planning directions, creates a lack of transparency and corruption.*

Response

It is Council's usual practice to consider requests for planning scheme amendments in the order in which they are received and to bundle up these requests (where supported by Council) as part of a consolidated amendment package which contain matters of a similar nature.

The last site specific and operational matters amendment package commenced in the *Sunshine Coast Planning Scheme 2014* (the Planning Scheme) on 11 November 2019.

Since then, planning scheme amendment packages have related to a number of other matters including, but not limited to, Special Entertainment Precincts, Historic Cultural Heritage, Planning Scheme Policy for Development Works and additional *South East Queensland (SEQ) Regional Plan 2017* sites.

Proposed amendments to specific sites were not included in these amendment packages.

Representations or requests to amend the Planning Scheme for the proposed sites in this amendment package were generally received after October 2018. Therefore, these sites were unable to be included in the last site specific and operational matters amendment package.

It is anticipated the new Sunshine Coast Planning Scheme will be completed by the end of 2024 (subject to the timing of a State Interest Review and approval by the Planning Minister). While it is noted that Council is preparing a new planning scheme, it is important for Council to ensure the current planning scheme remains current and fit for purpose. It is standard practice for councils to amend their planning scheme from time to time to respond to emerging issues and other factors.

Maintaining the currency of a planning scheme is important because there is a legal principle by which a planning scheme can be said to 'be overtaken by events' and no longer relevant to the assessment of a particular type of development. Planning schemes that are not kept up to date run the risk of being prematurely 'overtaken by events'. Planning scheme amendments are the way that Council maintains the currency of the planning scheme and ensures that it continues to operate in the best way possible in the public interest.

Each planning scheme amendment is required to be undertaken in accordance with the *Planning Act 2016* (the Act) and the *Ministers Guidelines and Rules 2020*. Any major planning scheme amendment process is subject to council consideration, state interest review and public consultation, in accordance with the *Ministers Guidelines and Rules*.

Recommendation: No change to the proposed amendment in response to these issues.

Public consultation timing

Key issue/concern 1: *Submitter asked why public consultation occurred before Christmas as this was not considered to be good community engagement. They also questioned how this could be avoided in the future.*

Response

The Act and the *Minister's Guidelines and Rules* do not exclude public notification occurring during certain times of the year.

However, Schedule 2 of the Act states a business day does not include a day between 26 December of a year and 1 January of the next year. The public notification period for this amendment package was undertaken prior to this period commencing. Council also accepted submissions received after the consultation period had closed.

The concerns and suggestions raised in relation to public consultation are noted and will be considered for future planning scheme amendments.

Recommendation: No change to the proposed amendment in response to this issue.

Superseded planning scheme approvals

Key issue/concern 1: *Submitter has concerns about the cut-off dates or approval lapse times for superseded planning scheme approvals e.g. Appleberry Place and Honeysuckle Place, Yandina and Woombye.*

Key issue/concern 2: *Submitter questioned how development approvals not undertaken within a defined period are reviewed. Concern was raised how the assessment of older approvals may not have considered climate change, current community expectations or the SEQ Regional Plan 2017.*

Response

Section 29 of the Act allows a person to make a superseded planning scheme request within a year after the planning scheme becomes a superseded planning scheme. The applicant then has 6 months to submit a superseded planning scheme application to the assessment manager (e.g. Council) once the request has been approved.

The *Sunshine Coast Planning Scheme 2014* commenced on 2 May 2014. A superseded planning scheme request (SPS14/0046) was properly made to Council over former Lot 343 on CG223 (Appleberry Place and Honeysuckle Place, Yandina), in accordance with the Act. A decision notice was issued to the applicant approving this superseded planning scheme request. The superseded planning scheme application (REC15/0127) was submitted and made in accordance with the Act by the applicant on 14 July 2015.

In April 2019, Council issued a Development Permit to Reconfigure a Lot (1 Lot into 23 Lots and Reserve) over Lot 343 on CG223 (parent lot) (REC15/0127) in accordance with the Act and the *Development Assessment Rules*.

Section 85 of the Act provides the currency period for each type of development approval (e.g. a reconfiguring a lot has 4 years after the approval starts to have effect), including for superseded planning scheme approvals.

The lots have been created and the related plan sealing and titling was registered with the Titles Office on 25 October 2021. All of the timeframes associated with the application and approval were in accordance with the Act.

A person may also make an application (an extension application) to the assessment manager (e.g. Council) to extend a currency period of a development approval before the approval lapses under section 86 of the Act. The Act does not prescribe a maximum timeframe to extend approval dates. Rather, section 87 of the Act determines what the assessment manager may consider when assessing an extension application.

Generally if the approved development was significantly in conflict with the Planning Scheme (e.g. change in zone or significantly increased risk levels through amendments to overlays such as flood levels), Council may not support an extension application. Consideration is also given to whether the development had been substantially started.

An extension application was not required at the Appleberry Place and Honeysuckle Place development. The Act does not provide for development approvals (where an extension application is not required) to be amended to reflect future events such as climate change and/or community expectations.

It is also noted the subject land in this proposed amendment package at Yandina and Woombye is included in the Urban Footprint land use category under the *ShapingSEQ South East Queensland Regional Plan 2017* (SEQ Regional Plan). Therefore, all 4 approvals (REC15/0127, REC15/0158, REC15/0185 and REC15/0209) are consistent with the requirements of the SEQ Regional Plan.

Recommendation: No change to the proposed amendment in response to these issues.

Inadequate supporting material

Key issue/concern 1: *Submitter stated the maps and supporting information provided were inadequate or not easily understood e.g. legibility and title/lot descriptions.*

Key issue/concern 2: *Submitter requested further information relating to the decision of development applications e.g. why Council refused the development application over 6 Lavarack Crescent, Buderim.*

Response

Each proposed amendment package is supported with an Explanatory Memorandum, Amendment Instrument, and associated information sheets. These documents are used to inform the Planning Minister, Councillors, affected landowners, adjoining landowners and the general public about the proposed amendment.

The Explanatory Memorandum explains the purpose and background information of the proposed amendment. It includes a number of features relating to the proposed amendment package, including but not limited to details of the land affected by the proposed amendment (including the property description, address, and an aerial map of each subject land), a summary of the site's development history and justification for the change. It also includes relevant figures and/or maps e.g. current zoning maps, overlay maps, approved development plans.

The Amendment Instrument presents where in the Planning Scheme the proposed amendments are located and lists any consequential changes of the proposed amendment. *Appendix A Amendment Schedule*

(text) provides a track changed version of the text in the Planning Scheme proposed to be amended. *Appendix B Amendment Schedule (mapping)* provides an extract of the existing and proposed amendments to mapping within the Planning Scheme.

Information sheets are created to support and summarise the Explanatory Memorandum and Amendment Instrument. They include, where relevant, current and proposed zone mapping. They also provide details to inform how more information can be found and how to make a submission.

All of this information is available on Council's Have Your Say webpage during and following the public consultation period. Council Officers are also available to answer any questions and provide further information where requested.

In regard to 6 Lavarack Crescent, Buderim, the Explanatory Memorandum and Information Sheet each stated Council had refused a development application for an extension to an existing service station (MCU18/2016) and provided details of Council's resolution to further consider the zoning of the subject land as part of the next planning scheme or major planning scheme review. Further details pertaining to development applications are publicly available on Council's website through Development i.

The concerns and suggestions raised in relation to the supporting material provided with the proposed amendment are noted and will be considered for future planning scheme amendments.

Recommendation: No change to the proposed amendment in response to these issues.

BUDERIM

The proposed amendment relates to specific sites located at:

- Power Road and Starling Street (Goshawk Boulevard extension), Buderim (refer to **Figure 1(a)** and **Figure 1(b)** below);
- Jorl Court and Roms Court, Buderim (refer to **Figure 1(c)** and **Figure 1(d)** below);
- Lavarack Crescent, Buderim (refer to **Figure 1(e)** below);
- 33 Quorn Close, Buderim (refer to **Figure 1(f)** below); and
- 22 Dixon Road, Buderim (refer to **Figure 1(g)** below).

Summary of submissions received

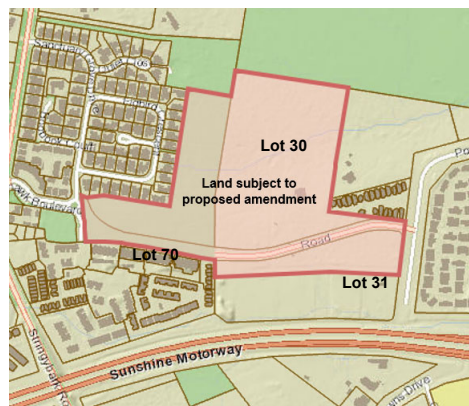
Council received a total of 35 submissions in relation to the abovementioned specific sites located in Buderim:

Site	No. of submissions
Power Road and Starling Street (Goshawk Boulevard extension)	5
Jorl Court and Roms Court*	15
Lavarack Crescent*	11
33 Quorn Close*	2
22 Dixon Road*	2
Total	35

Power Road and Starling Street (Goshawk Boulevard extension), Buderim

The proposed amendment relates to land affected by the planned Goshawk Boulevard extension, which is intended to connect Stringybark Road to Power Road to improve access surrounding the Sippy Downs Town Centre. The subject land is located on the northern edge of the Sippy Downs local plan area in close proximity to the Sunshine Motorway (refer to Figure 1(a)). It is also directly adjacent to the Buderim local plan area.

Figure 1(a): Location of subject land



The proposed amendment seeks to remove the zoning over that part of Lot 70 on SP310631, Lot 30 and Lot 31 on SP293861 that is within the road reserve. It is also proposed to include all of Lot 30 on SP293861 in the Limited development (landscape residential) zone, all of Lot 31 on SP293861 in the Medium density residential zone and amend the Urban Growth Management Boundary to reflect the new extent of urban development on the Sippy Downs Local Plan Area Zone Map. A total of 5 submissions were received in relation to the Power Road and Starling Street proposed amendment. Of these submissions, 4 submissions outlined full or provisional support for the proposed amendment and 1 submission objected to the proposed amendment.

The matters raised in submissions are categorised into the following key issues:

Buderim – Power Road and Stirling Street	
Key issue	No. of submissions
Environmental values	3
Proposed zoning	2
Local amenity	2

(Note: several submissions raised multiple issues, so the number of submissions identified in this table does not equal the total number of submissions received).

Consideration of Key Issues/Concerns and Responses

Environmental values

Key issue/concern 1: *Submitter supports the proposed amendment but suggests an increase in the environmental and drainage buffers to Lot 30 SP293861 to provide greater protection, functionality and enhancement of the Springs Conservation Area.*

Response

Lot 70 on SP310631 (The Springs Conservation Area) located adjacent to Lot 30 is currently included in the Environmental management and conservation zone. Lot 30 on SP293861 is currently included in the Limited development (landscape residential) zone and the Medium density residential zone and is subject to a number of planning scheme overlays, including the Biodiversity, waterways and wetlands overlay and Flood hazard overlay. The small area of land zoned as Medium density residential is currently located along the southern boundary adjacent to the road reserve.

The amendment proposes to include the whole of Lot 30 in the Limited development (landscape residential) zone. The purpose of the Limited development (landscape residential) zone is to ensure land which is located in an urban setting but determined to be unsuitable for urban purposes due to one or more constraints (e.g. ecologically important areas, flooding) is appropriately developed having regard to the constraints of the site.

It is considered that the concerns raised by submitters in relation to the protection of The Springs Conservation Area are appropriately addressed by the existing provisions within the Planning Scheme (including the Biodiversity, waterways and wetlands overlay code).

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: *Submitter questions whether there are any environmental offsets required for the project.*

Response

A biodiversity offset may be required for the unavoidable clearance of native vegetation, in

accordance with the *Environmental Offsets Act 2014* and/or Council policies. If biodiversity offsets are required, it will be determined during future detailed design and applied at the time of construction of the future link road. Biodiversity offsets are calculated at this time to minimise the risk of requirements changing.

Table SC3.2.2 (Transport network – Roads Schedule of works) in Schedule 3 (Local government infrastructure plan mapping and tables) of the Planning Scheme estimates timing of the trunk infrastructure to be 2021 – 2026. It is envisaged that detailed planning for this project will commence in around 2026.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 3: *Submitter has requested the Biodiversity, waterways and wetlands overlay mapping be updated. The mapping will be affected/dissected by the road corridor (Goshawk Boulevard). Constraints will be physically removed or significantly reduced rendering them redundant.*

Response

The concerns raised relating to the accuracy of the Biodiversity, waterways and wetlands overlay mapping are noted. The overlay mapping currently reflects the constraints on the ground but will be reviewed as part of the preparation of the New Sunshine Coast Planning Scheme, to reflect the designated road reserve.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 4: *Submitter objects to the proposal as the property is bounded by a conservation and koala habitat area. Koala habitat is a key strategic focus for the Queensland government.*

Response

It is noted that part of the area subject to the proposed amendment is mapped as a core koala habitat area under State mapping (namely Lot 70 and Lot 30, and only a small portion mapped within the dedicated road reserve).

The amendment proposes to keep the existing zoning over Lot 70 and Lot 30, which seeks to provide for the ongoing protection of the mapped core koala habitat on these lots.

The zoning of the dedicated road reserve is proposed to be removed as part of this amendment. It is standard practice to remove the zoning of land within road reserves.

The dedicated road reserve is the planned Goshawk Boulevard connection. Planning for the Goshawk Boulevard connection has been in place since the late 1990's. Council purchased the land in 2003 and adopted the Goshawk Boulevard extension at its Ordinary Meeting of September 2007 (refer to Figure 1(b)). The proposed amendment reflects the finalisation of the Goshawk Boulevard connection project.

Figure 1(b): Endorsed Road Alignment



As discussed above, a biodiversity offset may be required for the removal of native vegetation, in accordance with the *Environmental Offsets Act 2014* and/or Council policies.

Recommendation: No change to the proposed amendment in response to this issue.

Proposed zoning

Key issue/concern 1: Submitter requests for the southern part of Lot 30 on SP293861 to be zoned *Emerging community* for the following reasons:

- to allow for higher density residential development;
- assist the housing crisis;
- it adjoins other medium density residential development;

- would respond to growth in the surrounding area; and
- it is supported by trunk infrastructure.

Response

The proposed amendment seeks to include the whole of Lot 30 on SP293861 in the Limited development (landscape residential) zone. The subject site is substantially affected by critical constraints (such as significant vegetation (including core koala habitat), wetlands, waterways, bushfire and flooding) and has a low level of suitability for urban development.

Therefore, it is considered appropriate for Lot 30 to remain within the Limited Development (landscape residential) zone.

Council is currently in the process of preparing a New Planning Scheme for the Sunshine Coast, which includes a review of the Limited development (landscape residential) zone.

Recommendation: No change to the proposed amendment in response to this issue.

Local amenity

Key issue/concern 1: Submitters objects to the proposed amendment as it will:

- lead to reduced privacy with greater foot and road traffic and a lack of boundary fencing;
- increase noise pollution;
- create safety issues for children in the area; and
- diminish the value of their property.

Response

The submitter's comments relating to local amenity and safety are acknowledged.

Council has undertaken a number of measures to inform the local residents of the Goshawk Boulevard extension since the commencement of the project.

Around 2003-2004 Council purchased part of a large undeveloped lot opposite Jorl Court for road and environmental purposes. The remainder of this lot was reconfigured and developed to create a residential subdivision. Property notations were placed on the Figbird Crescent properties that backed onto

the Council purchased property to inform future purchasers of these lots of the future road requirement.

In 2007 Council completed a planning study on the connection of Stringybark Road to Power Road, which considered social, economic and environmental issues. Community consultation was undertaken on a number of potential alignment options with feedback used by Council to identify the preferred alignment for the transport corridor.

Council endorsed the proposed alignment of the Goshawk Boulevard extension at its Ordinary Meeting of September 2007 (refer to Figure 1(b) above). This alignment was selected to reduce the severance and fragmentation impact of the future road on the environmental area. It also provides local connectivity, local distribution and a greater connected area for environmental purposes and core habitat area.

In 2019, letters were sent to property owners on Figbird Crescent adjacent to the Goshawk Boulevard extension. The letter provided a project update and informed the landowners a notation, as provided below, would be placed on the rates and planning search information for their property to inform future residents of this future road link:

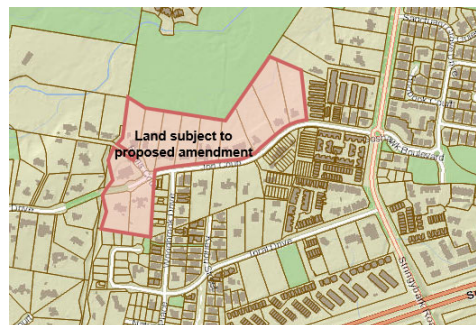
"Future roads advice – under Council's current planning there is a proposal to provide a road connection from the eastern end of Goshawk Bvd to Power Road. This proposed road has been in Council's planning stages since the late 1990's and the approved alignment of the extension endorsed by Council in 2007. Construction of this road link is currently planned for around 2025 to 2028, pending budget approval. For further information on this road link please contact Council's Customer Service."

Recommendation: No change to the proposed amendment in response to this issue.

Jorl Court and Roms Court, Buderim

Jorl Court and Roms Court area is located approximately 3km south of Buderim and approximately 1km north of the Sippy Downs town centre, the University of the Sunshine Coast, Siena Catholic College and Chancellor State College. The area is bounded to the east by Stringybark Road, a local convenience centre and a mix of low to medium density housing (refer to Figure 1(c)).

Figure 1(c): Location of subject land



It is proposed to amend the zoning of the existing Rural residential zoned lots along the northern side of Jorl Court to include:

- the front portion of the lots in the Low density residential zone; and
- the rear portion of the lots, constrained by flooding, native vegetation, wetlands (including matters of state environmental significance) and drainage easements, in the Environmental management and conservation zone.

The properties at the end and south-west of Jorl Court (Lots 24, 25 and 26 on RP843835) are also proposed to be included in the Low density residential zone.

It is also proposed to amend the Urban Growth Management Boundary and Rural Residential Growth Management Boundary to reflect the proposed zoning changes. Specific provisions are also proposed to be included in the Sippy Downs local plan code in relation to road widening, indented parking and drainage.

Summary of submissions received

A total of 15 submissions were received in relation to Jorl Court and Roms Court, Buderim.

Of these submissions, 5 outlined provisional or full support for the proposed amendment and 10

objected to the proposed amendment. One of the submissions in objection was made on behalf of 12 property owners (8 being affected landowners). Some of these landowners also separately made submissions.

The key issues raised in objection generally related to the maintenance requirements of land with the amended Environmental, management and conservation zone, an increase in on-street parking, diminishing of the environmental values in the area and impact on the character and amenity of the local area.

The matters raised in submissions are categorised into the following key issues:

Buderim – Jorl Court and Roms Court	
Key issue	No. of submissions
Maintenance of property	7
Traffic and parking	6
Environmental values	6
Type of residential development	5
Character and amenity of local area	4
Infrastructure	3
Limited development potential	3
Value of property	3
Flooding	2
Alignment with SEQ Regional Plan	1
Financial compensation	1

(Note: several submissions raised multiple issues, so the number of submissions identified in this table does not equal the total number of submissions received).

Consideration of Key Issues/Concerns and Responses

Support for the proposed amendment

Key issue/concern 1: Submitters have expressed support for the proposed amendment as it will:

- provide additional off-street parking and new development requirements;
- preserve the environmental values of the land;
- address housing pressure in the area;
- be consistent with the zoning and built form in the local area;
- reflect developments already planned, approved and constructed in the area; and

- be in line with the SEQ Regional Plan 2017 (Urban Footprint).

The support outlined for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Maintenance of property

Key issue/concern 1: Several submitters expressed concern about the proposed amendment as they were unclear of the potential maintenance requirements with the proposed Environmental management and conservation zone.

Response

Zoning allocation in a planning scheme regulates land use. Amending the zone of a site will not change or impact the maintenance requirements for that land.

The land on the northern side of Jorl Court is subject to easements for drainage purposes. The proposed amendment will not change the existing maintenance requirements as specified in the drainage easement documents that currently apply to the affected sites (e.g. maintaining and repairing relevant works, clear and keep clear the servient tenement by any means or method including cutting and removal of timber, trees and undergrowth from the servient tenement and burning off such timber, trees and undergrowth).

Council does not have a policy relating to the maintenance requirements of private properties, except for requirements in managing invasive weeds and plants (which is not exclusive to a particular zone).

Recommendation: No change to the proposed amendment in response to this issue.

Traffic and Parking

Key issue/concern 1: Submitters believe the proposed amendment will exacerbate the issue of on-street parking as:

- vehicles are regularly parked illegally in Jorl Court across yellow lines making manoeuvring through the street difficult;
- delivery trucks and ambulances have been unable to access homes;
- Council parking officer never seen;
- yet to see impacts of 2 major developments under construction on southern side of Jorl Court; and
- accidents and near misses have occurred.

Key issue/concern 2: Submitters have expressed concern over increased traffic as a result of more intense residential development and the impacts on the local character of the area. Jorl Court is already congested and challenging to drive through.

Key issue/concern 3: Submitter has requested widening of the road to allow for extra traffic and access.

Response

Any future development of land proposed to be included in the Low density residential zone in Jorl Court will need to be undertaken in accordance with the relevant provisions in the planning scheme, including overlay codes, local plan codes and development codes.

Existing provisions in the Transport and parking code include requirements for development to provide for on-site car parking space for the demand anticipated by the development (refer to Performance Outcome PO3 and Acceptable Outcome AO3.1).

The proposed amendment includes additional provisions in the Sippy Downs local plan code relating to development in the Low density residential zone in Toral Drive and Jorl Court, providing for transport infrastructure, including road reserve widening where necessary, on-street parking and active transport, to safely and efficiently service development and improve traffic flow, consistent with the operation of a Neighbourhood collector street (refer to proposed Performance Outcome PO18 and Acceptable Outcome AO18).

Both the existing and proposed provisions within the Planning Scheme are considered sufficient to ensure that the transport infrastructure (such as roads, parking and service areas) required to service future development is provided in a safe and efficient manner and prevents unacceptable off-site impacts.

Recommendation: No change to the proposed amendment in response to these issues.

Key issue/concern 4: Submitter believes the attempts to address the transport and parking issues through proposed Performance Outcome PO18 and Acceptable Outcome AO18 would only occur when development progressed on the north side of Jorl Court. The requirements are not applicable to the Medium density residential zone on the southern side of Jorl Court. As such they are unlikely to have any practical effect to these issues.

Response

It is acknowledged that the proposed Performance Outcome PO18 and Acceptable Outcome AO18 in the Sippy Downs local plan code are only applicable to the assessment of development in the Low density residential zone in Toral Drive and Jorl Court.

Development in the Medium density residential zone in Toral Drive and Jorl Court is assessable against the existing Performance Outcomes PO17 and PO18 of the Sippy Downs local plan code as well as against the relevant provisions of the planning scheme, including overlay codes and development codes.

The majority of the sites zoned Medium density residential in Jorl Court and Toral Drive have already been substantially developed, with the exception of 32 Jorl Court and 10-12 Toral Drive, Buderim.

As such, provisions have only been proposed to improve any off-site impacts for the development of lots proposed to be included in the Low density residential zone.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 5: *Submitter suggests due diligence has not been undertaken e.g. traffic study not completed.*

Response

Internal consultation was undertaken with officers from Council's Infrastructure Planning and Policy Branch prior to the proposed amendment package being presented to Council at the Ordinary Meeting on 28 April 2022. These discussions led to the drafting of proposed Performance Outcome PO18 and Acceptable Outcome AO18.

Future development (reconfiguration) of the land proposed to be included in the Low density residential zone will also be subject to development assessment against the relevant provisions within the Planning Scheme, whereby a traffic impact assessment may be required to be submitted to Council as part of any forthcoming development application.

Recommendation: No change to the proposed amendment in response to this issue.

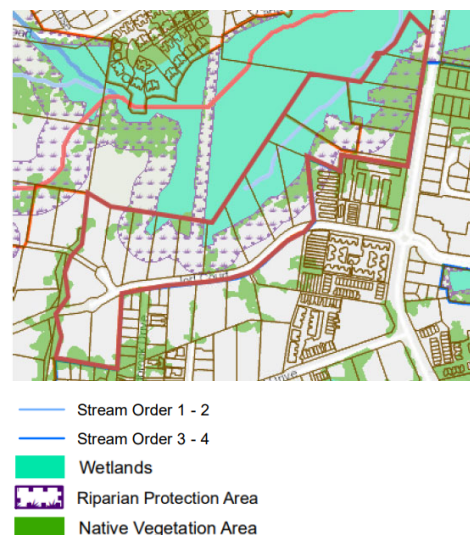
Environmental values

Key issue/concern 1: *Submitters are concerned that proposing land as Environmental management and conservation zone will not protect fauna, flora and ecological processes due to edge effects, urban runoff, noise, light, movement, domestic pets, road kill, invasive weeds. Fauna and flora that has already being compromised from existing development.*

Response

The rear portion of the lots on the northern side of Jorl Court, which are proposed to be included in the Environmental management and conservation zone, are currently mapped as being subject to flooding and containing native vegetation and wetland areas (including matters of state environmental significance) (refer to Figure 1(d) below) and drainage easements.

Figure 1(d): Extract from the Sunshine Coast Planning Scheme 2014 – Biodiversity, waterways and wetlands overlay



Having regard to the above, it is considered appropriate that this land be included in the Environmental management and conservation zone, to provide for the ongoing protection of this land for environmental and drainage purposes.

Future development of the land proposed to be included in the Low density residential zone will be subject to assessment against the relevant provisions of the planning scheme, including overlay codes (e.g. Flood hazard overlay code and Biodiversity, waterways and wetlands overlay code), local plan codes and development codes (Stormwater management code).

Existing provisions within the Biodiversity, waterways and wetlands overlay code are considered sufficient to ensure that ecologically important areas are protected, rehabilitated and enhanced, and ecological connectivity is improved.

In addition, the provisions within the Stormwater management code provide for sustainable stormwater management infrastructure to protect water quality, environmental values and public health.

Council is also undertaking an *Invasive Weeds Project (2021-2026)*, funded through the

Environment Levy, to manage invasive weeds in the region.

Recommendation: No change to the proposed amendment in response to this issue.

Type of residential development

Key issue/concern 1: Submitter requests development be restricted to dwelling houses and dual occupancies only.

Response

The Low density residential zone is to provide for predominantly low density, low rise residential activities. Whilst primarily intended to accommodate dwelling houses, dual occupancies may also be accommodated in appropriate locations along with other residential activities and small scale services and facilities that cater for local residents.

Both dwelling houses and dual occupancies are accepted development in the Low density residential zone of the Planning Scheme, subject to requirements. Other forms of residential development (e.g. retirement facility or multiple dwellings) are subject to either a code or impact assessable development application, which requires assessment against the provisions in the Planning Scheme.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: Submitter requests for property (15-17 Jorl Court) to be zoned Medium density residential for the following reasons:

- proposed zoning is insufficient to achieve planning intents within the wider draft plan;
- inconsistent with zoning and existing built form in adjoining sites and immediate area;
- site is positioned to support high natural amenity and adjoining environmental reserve;
- environmental layers protect the land;
- will negatively impact wider community;
- site is the largest uniform site in the immediate area;
- future high growth area and there is existing successful high density development;

- proximity to retail, transport and infrastructure;
- will support affordable housing in the area;
- underutilised large allotments capable of density development; and
- educational and economic needs are supported within the wider area.

Response

Whilst it is acknowledged the land adjacent to and opposite 15-17 Jorl Court is zoned Medium density residential, any further extension of the Medium density residential zone in this location is not supported, having regard to the capacity of the existing local road network, stormwater and drainage, water and sewerage infrastructure.

Recommendation: No change to the proposed amendment in response to this issue.

Character and amenity of local area

Key issue/concern 1: Submitters believe the proposed zoning change will have a negative impact on the scenic values of the area.

Key issue/concern 2: The area consists of large allotments utilised for Rural residential development. Submitters believe an increase in the intensity of urban development will impact the Rural residential character and amenity of Jorl Court.

Key issue/concern 3: Submitters have expressed concern regarding the impacts to their mortgages, property values and the resale ability of their properties.

Response

The proposed Environmental management and conversation zone is intended to provide for the ongoing protection of this land for environmental and drainage purposes. As such, the scenic values of the local area will likely be protected through the preservation of environmental values.

Due to the size of the lots in the Jorl Court/Toral Drive area (generally 5,000m² and 6,000m²) and proximity to the Sippy Downs town centre, the University of the Sunshine Coast and schools, the Jorl Court/Toral Drive area has already undergone significant transformation towards

higher density residential development, particularly along Toral Drive and the southern side of Jorl Court, which is progressively changing the character of this area.

Having regard to this, it is considered that the remaining few rural residential lots be included partly in the Low density residential zone and partly in the Environmental management and conservation zone to complement the adjacent Low and Medium density residential zones and to appropriately reflect the environmental, flooding and drainage constraints.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 4: *Submitter objects to the proposed amendment based on the potential of increased crime and safety of residents.*

Response

Crime prevention is a matter administered by the Queensland Police Service.

Any future development of the land will be subject to development assessment. This will include assessment of the road network to ensure the safety of vehicles and local residents against the current provisions in the Transport and parking code and proposed provisions in the Sippy Downs local plan code.

Recommendation: No change to the proposed amendment in response to this issue.

Infrastructure

Key issue/concern 1: *Submitter objects to the proposal as existing on-site septic systems are not appropriate for Low density residential development. Road widening should allow for sewerage lines.*

Key issue/concern 2: *Submitter believes Jorl Court is unable to be connected to reticulated sewerage.*

Response

Should the proposed amendment be adopted by Council, any new development proposed over the Low density residential zoned land will be required to connect to the reticulated water and sewerage networks.

Unitywater were consulted in relation to the existing and future water and sewerage services available to the subject land at Jorl Court, Buderim. In relation to water infrastructure, the subject area is wholly within Unitywater's connection area and is reasonably serviced by existing infrastructure and is supplied via Tanawha Reservoir.

To connect the sites to the reticulated sewerage network, a number of upgrades will be required. Unitywater advised that the required work is to be carried out by the developer at the developer's cost.

Recommendation: No change to the proposed amendment in response to these issues.

Limited development potential

Key issue/concern 1: *Submitters have stated an unintended consequence of the proposed Environmental management and conservation zone is it will likely diminish the capacity to develop in the proposed Low density residential zone. It generally excludes most forms of development, including residential development and its infrastructure requirements. Bushfire risk will also nullify the development potential.*

Key issue/concern 2: *Submitter believes they and other landowners will unlikely benefit from the proposed amendment given the substantial development already on the lots. Likely layout will only be 1 or 2 lots deep.*

Response

It is acknowledged that the subject land is affected by a number of existing overlays, including the Biodiversity, waterways and wetlands overlay (native vegetation, waterways and wetlands), Bushfire hazard overlay (Medium Bushfire hazard and Medium Bushfire hazard buffer) and the Flood hazard overlay. Drainage easements over the northern portion of the land also prohibits any activities or works that may obstruct or impede the flow of stormwater runoff unless prior approval from Council is provided.

The proposed Environmental management and conservation zone on the northern portion of the lots (following the boundary of the drainage easement) will provide for the ongoing protection of this land for environmental and drainage purposes. It will neither increase or decrease the

development potential over that portion of the land than currently exists.

Amending the zoning of the remaining portion of the lots to the Low density residential zone will provide the opportunity for landowners to potentially subdivide their land to create additional low density residential lots in accordance with the planning scheme, which may require the amalgamation and redevelopment of lots to achieve this outcome. Alternatively, a landowner can continue to use their land for a single dwelling.

Recommendation: No change to the proposed amendment in response to these issues.

Key issue/concern 3: *Submitter questions the minimum development site on the south side of Jorl Court being 10,000m² vs 5,000m² for the north side of Jorl Court. Further, where green space and playgrounds will be located.*

Response

The planning scheme currently includes the requirement for development in the Low density residential zone in Toral Drive and Jorl Court to provide for the amalgamation of lots to create a minimum development site of 1 hectare and to avoid the creation of rear lots and cul-de-sacs (refer to Acceptable Outcome AO16 of the Sippy Downs Local plan code). This provision was originally included in the planning scheme to help prevent a continuation of the development pattern established by existing approvals in the area (i.e. rows of long, narrow subdivisions comprising multiple rear lots) and was determined having regard to lot size and layout of the undeveloped lots on the southern side of Jorl Court and in Toral Drive.

Whilst it is acknowledged that the undeveloped lots on the south side of Jorl Court (i.e. 34-38 and 40-44 Jorl Court, which are proposed to be included in the Low density residential zone) are approximately the same size as those proposed to be amended on the northern side of Jorl Court, these lots are not as constrained for development by mapped overlays or drainage easements. Given the developable area on the northern side is approximately 50% (excluding any land in the Environmental management and conservation zone) to those on the southern

side, the amalgamation area was reduced by 50% from 1 hectare (10,000m²) to 5,000m².

Therefore, the proposed amendment includes a specific Acceptable Outcome (AO16.2) in the Sippy Downs local plan code for development in the Low density residential zone north of Jorl Court to provide for the amalgamation of lots to create a minimum development site (excluding any land in the Environmental management and conservation zone) of 5,000m² and to avoid the creation of rear lots and cul-de-sacs.

Future development in the existing and proposed Low density residential zone will be subject to assessment against the planning scheme, and if approved to reconfigure the land to create additional residential lots, will be conditioned to pay infrastructure charges. A portion of the infrastructure charges will be made towards the provision of public parks and land for community facilities in accordance with Council's *Infrastructure Charges Resolution 2022*.

Recommendation: No change to the proposed amendment in response to this issue.

Flooding

Key issue/concern 1: *Submitter recommends reviewing the drainage boundaries as the proposed amendment does not fully reflect the drainage easements.*

Response

The proposed Environmental management and conservation zone follows the boundary of the drainage easements over the rear of the subject sites on the north side of Jorl Court. Drainage boundaries may be reviewed during the assessment of future development applications.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: *Submitters state flooding and drainage issues are not sufficient reasons to apply the Environmental management and conservation zone.*

Response

In determining the most appropriate zone for this land, consideration was given to the zoning of

the adjoining land, any covenants/easements and overlay constraints mapped over the land.

The land is adjacent to the Rainforest Sanctuary Environment Reserve, which is currently included in the Environmental management and conservation zone, is subject to a number of overlays (most notably the Biodiversity, waterways and wetlands overlay and the Flood hazard overlay) and drainage easements.

The purpose of the Environmental management and conservation zone is to provide for the protection and rehabilitation of land to maintain biodiversity, ecological processes, coastal processes, water quality, landscape character, scenic amenity, cultural heritage significance and community well-being.

It is therefore, considered appropriate to include the rear portion of these lots in the Environmental management and conservation zone, to provide for the ongoing protection of this land for environmental and drainage purposes.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 3: *Submitter believes development on the north side of Jorl Court is not possible due to the rainforest sanctuary and flood zone. Increased density in the local area constitutes more severe flooding.*

Key issue/concern 4: *Submitter expressed concern relating to outdated stormwater drains leading to increasing levels of flooding of our property. This is also leading to flood insurance being increased.*

Key issue/concern 5: *Submitter suggests due diligence not been undertaken by Council e.g. flood study not completed.*

Response

It is acknowledged that the rear portion of the lots on the northern side of Jorl Court are currently mapped as being subject to the Flood hazard overlay. It is therefore proposed that this part of the land is included in the Environmental management and conservation zone and not intended to be developed for residential purposes.

In addition, any future development on that part of the land included in the Low density residential zone will be subject to assessment against the relevant provisions of the Planning Scheme, including overlay codes, local plan codes and development codes.

Existing provisions within the Planning Scheme (including the Flood hazard overlay code and the Stormwater management code) are considered sufficient to ensure there is no worsening impact to people or property as a result of more intense urban development.

Council has undertaken investigations into the local drainage issues for Toral Drive and Jorl Court, which have provided guidance on the management of drainage for existing and future development in the area. The outcomes of these investigations have also informed the drafting of specific provisions proposed to be included in the Sippy Downs Local plan code for development within the Low density residential area in Toral Drive and Jorl Court (refer to proposed Performance Outcome PO17 and Acceptable Outcome AO17.1 and AO17.2).

Recommendation: No change to the proposed amendment in response to these issues.

Financial compensation

Key issue/concern 1: *Submitter objects to the proposal and states there will be no financial compensation despite the anxiety and stress involved with the proposed amendment.*

Response

The submitter's concerns are acknowledged.

The proposed amendment does not affect existing lawful uses and landowners can continue to operate these existing lawful uses indefinitely.

Any future development of this land will be the responsibility of the relevant landowner to further consider if they seek to develop their land for low density residential purposes.

Recommendation: No change to the proposed amendment in response to this issue.

6 Lavarack Crescent and 3 and 31 Lavarack Lane, Buderim

Lavarack Crescent and Lavarack Lane are located off King Street within the centre of the Buderim local plan area.

Figure 1(e): Location of subject land



It is proposed to amend the zoning of 6 Lavarack Crescent and 3 and 31 Lavarack Lane, from the Low density residential zone (Precinct LDR1 (Protected Housing Area)) to the Local centre zone.

It is also proposed to amend the Local Centre zone code (i.e. Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone)) to include a service station as a potentially consistent use, if replacing an existing service station and located in a local (not full service) activity centre.

Summary of submissions received

Council received a total of 11 submissions in relation to Lavarack Crescent/Lavarack Lane. Of these submissions, 10 outlined full or provisional support for the proposed amendment and 1 objected to the proposal (with no reasons provided).

The matters raised in submissions are categorised into the following key issues:

Buderim – 6 Lavarack Crescent and 3 and 31 Lavarack Lane	
Key issue	No. of submissions
Community need	5
Efficient utilisation of site	3
Economic growth	3
Compatible with local character	2
Increased traffic congestion	1
Environmentally Relevant	1
Activity status	

(Note: several submissions raised multiple issues, so the number of submissions identified in this table does not equal the total number of submissions received).

Consideration of Key Issues/Concerns and Responses

Support for amendment

Key issue/concern 1: *Submitters expressed overall support for the proposed amendment at 6 Lavarack Crescent and 3 and 31 Lavarack Lane, Buderim for the following reasons:*

- *improved utilisation of the site;*
- *redevelopment of the site will better serve the community;*
- *the current service station is in need of redevelopment;*
- *economic growth;*
- *is compatible with the local character;*
- *more attractive street appeal;*
- *there is community support for the proposed amendment; and*
- *provides a safe area for locals.*

Response

The support outlined for the proposed amendment, is acknowledged and noted.

Recommendation: **No change to the proposed amendment in response to this issue.**

Increased traffic congestion

Key issue/concern 1: *Submitter believes there will be increased traffic congestion on King Street as a result of the proposed amendment at*

Lavarack Crescent/ Lavarack Lane. This will subsequently diminish the amenity and ambience of Buderim's local town centre.

Response

Any future development within the Local centre zone will be assessed against the relevant provisions of the Planning Scheme, including overlay codes, local plan codes and development codes (e.g. Transport and parking code).

Existing provisions within the Planning Scheme (including the Transport and parking code) are considered sufficient to ensure that the transport infrastructure (such as roads, parking and service areas) required to service the proposed development is provided in a safe and efficient manner and prevents unacceptable off-site impacts.

Recommendation: No change to the proposed amendment in response to this issue.

Environmentally Relevant Activity status

Key issue/concern 1: *Submitter requests service stations be put back on the ERA list and become impact assessable. Service stations are now code assessable due to them being removed from the ERA list.*

Response

Environmentally relevant activities that are prescribed activities are generally industrial or intensive animal industries with the potential to release emissions which impact on the environment and surrounding land uses. A full list of all of the prescribed Environmentally Relevant Activities can be found in Schedule 2 of the *Environmental Protection Regulation 2019*.

Service stations used to be a devolved Environmentally Relevant Activity to Council called *Petroleum Product Storage* where the threshold was between 10m³ – 500m³. This Environmentally Relevant Activity was amended into another non-devolved Environmentally Relevant Activity called Chemical Storage, and the threshold was changed to greater than 500m³ which removed the requirement for concurrence assessment against the *Environmental Protection Act 1994* and

Environmental Protection Permit's for the majority of new local service station developments.

The level of assessment for a service station in particular zones is not determined by its status as an Environmentally Relevant Activity.

Notwithstanding the above, it is intended as part of the preparation of the new planning scheme for the Sunshine Coast, that Council undertake a review of the service station provisions, with particular emphasis on applicable levels of assessment, locational criteria, design in sensitive settings and response to emerging technology.

Recommendation: No change to the proposed amendment in response to this issue.

33 Quorn Close, Buderim

The subject site is located on Quorn Close in the western part of the Buderim local plan area and is close to the upper Quorn Close entry to the Buderim Forest Park and Falls (refer to Figure 1(f) below).

Figure 1(f): Location of subject land



It is proposed to amend the zoning of Lot 2 on RP183878 from the Open space zone to the Low density residential zone - Precinct LDR-1 (Protected Housing Area). It is also proposed to amend Figure 7.2.5A (Buderim Local Plan Elements) of the Buderim Local Plan Code, to remove the 'greenspace' designation over the site.

Summary of submissions received

Council received a total of 2 submissions in relation to 33 Quorn Close. 1 submission outlined support for the proposed amendment and 1 submission objected to the proposed amendment.

The matters raised in submissions are categorised into the following key issues:

Buderim – 33 Quorn Close	
Key issue	No. of submissions
Local amenity	2
Affordable housing	1

(Note: submissions raised multiple issues, so the number of submissions identified in this table does not equal the total number of submissions received).

Consideration of Key Issues/Concerns and Responses

Local amenity

Key issue/concern 1: Submitter supports the zoning change and agrees the removal of the site from open space is unlikely to materially affect the local amenity.

Response

The support outlined for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: Submitter objects to the proposed amendment at 33 Quorn Close, Buderim as green space should be retained in the urban environment and should not be used for residential dwellings. It could be used to contribute to a number of uses e.g. urban biodiversity, community garden, social gatherings or a recreation area.

Response

The subject site, identified as Point Quorn Close Park and designated as a Recreation - Amenity Reserve in Council's Open Space Network, is not required as open space for the following reasons:

- the site is small at only 808m² in area;
- there are no park assets on the site;
- a drainage easement and sewage infrastructure are located along the north-western boundary of the site;
- the upper Quorn Close entry to the Buderim Forest Park and Falls, which includes a memorial garden, picnic/barbeque facilities,

toilets and parking, is located approximately 60 metres north of the subject site;

- the site is also subject to a number of Planning Scheme overlays, most notably the Landslide hazard and steep land overlay; and
- a Slope Stability Risk Assessment, undertaken in March 2020, indicates that the risk to property and to properties adjacent to the site for residential purposes is "low" provided that the recommendations made within the report relating to hillside construction and long-term stability are implemented.

Having regard to the above it is considered appropriate to amend the zoning of Lot 2 on RP183878 at 33 Quorn Close, Buderim from the Open space zone to the Low density residential zone (Precinct LDR-1 (Protected Housing Area)), which is consistent with the previous zoning under the former *Maroochy Plan 2000* and the prevailing zoning of adjoining land.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 3: The submitter objects to the proposed zoning change as there is a connectivity opportunity with Buderim Forest Park and it would provide a green entrance amenity to the park.

Response

The site is located approximately 60 metres from the Buderim Forest Park and Falls. There are existing connectivity opportunities into the Buderim Forest Park to the north, east and south of the subject site.

Given the above, it is considered 33 Quorn Close is not required to ensure connectivity into Buderim Forest Park and Falls and would be more suitable for residential purposes.

Recommendation: No change to the proposed amendment in response to this issue.

Affordable housing

Key issue/concern 1: Submitter does not believe the land is surplus to Council's needs and that it will contribute to affordable housing as discussed at the Housing Crisis Summit.

The submitter states that 33 Quorn Close, Buderim requires major engineering works to allow a dwelling house to be constructed over the site.

The submitter believes any sale of community facilities land should go towards the provision of community facilities in the local area and not into general revenue. A portion should also go towards social housing grants to companies such as Coast2Bay.

Response

It is acknowledged that 33 Quorn Close is not suitable for large scale affordable housing developments due to its lot size and site characteristics. However, the land is identified as being surplus to Council's needs and has the potential to accommodate a dwelling house.

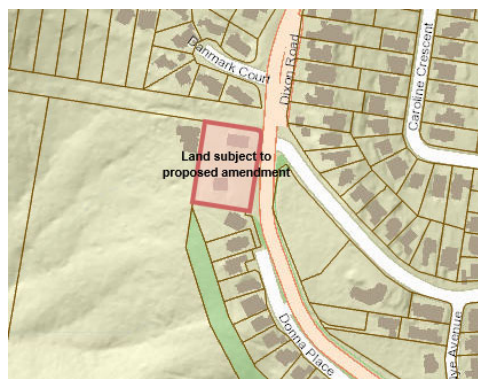
Revenue from the sale of this land will go into general revenue as the land was not acquired for open space.

Recommendation: No change to the proposed amendment in response to this issue.

22 Dixon Road, Buderim

The proposed amendment relates to land located in the centre of the Buderim local plan area, generally bounded by Dixon Road and an unconstructed road (refer to Figure 1(g) below).

Figure 1(g): Location of subject land



The proposed amendment seeks to change the zoning of the subject land from the Limited development (landscape residential) zone to the Low density residential zone - Precinct LDR1 (Protected Housing). It is also proposed to amend the Urban Growth Management

Boundary to reflect the proposed zoning changes.

It is also proposed to include specific provisions in the Buderim Local Plan Code to limit the subdivision of the land to a maximum of 2 lots, to be consistent with a former Development Permit.

Summary of submissions received

Council received a total of 2 submissions in relation to 22 Dixon Road, Buderim. One (1) submission outlined provisional support for the proposed amendment and one (1) submission objected to the proposed amendment.

The matters raised in submissions are categorised into the following key issues:

Buderim – 22 Dixon Road	
Key issue	No. of submissions
Development potential	2
Housing crisis	1
Alignment with the SEQ Regional Plan	1

(Note: submissions raised multiple issues, so the number of submissions identified in this table does not equal the total number of submissions received).

Consideration of Key Issues/Concerns and Responses

Development potential

Key issue/concern 1: Submitter supports the zoning change but strongly objects to the proposed Performance Outcome in the Buderim local plan code limiting subdivision of the land into a maximum of 2 lots. The submitter states the land is well located and suitable for more intensive residential development. Ultimate yield should be resolved via technical assessment as part of a future development application.

Response

Proposed Performance Outcome PO14 in the Buderim local plan code states:

“Reconfiguring a lot in the Low density residential zone in Precinct LDR1 (Protected Housing Area) at 22 Dixon Road, Buderim (Lot 11 RP883261) provides for a maximum of two (2) lots.”

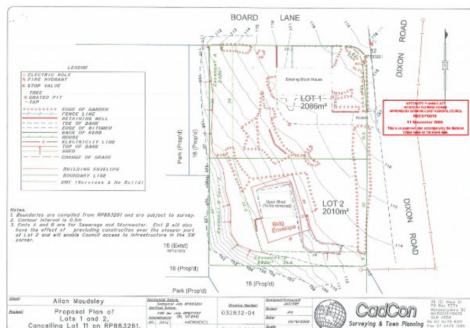
The subject land is partially mapped as being subject to the Biodiversity, Waterways and Wetlands Overlay (Native Vegetation Area – western and southern portions), the Bushfire Hazard Overlay (High Bushfire Hazard Area and High Bushfire Hazard Area Buffer) and the Landslide Hazard and Steep Land Overlay (Moderate and High Hazard Areas and Slopes).

It is noted the existing constraints of the site will not change should the proposed amendment proceed.

In November 2008, Council issued a Development Permit for Reconfiguring a lot (1 into 2 lots) under the former *Maroochy Plan 2000* (REC07/0019). A Geotechnical Report prepared as part of a development application concluded *"the site is suitable for subdivision and that a suitable and stable house site is available on the site. The site is steep however good engineering practices are recommended to address the geotechnical and slope stability constraints on the site. These recommended practices should be more precisely defined by NCGC"*.

Informed by the geotechnical report, Council issued a Development Permit for Reconfiguring a lot under the former *Maroochy Plan 2000* in November 2008 (REC07/0019) and limited the subdivision to 2 lots. This approval has since lapsed (refer to Figure 1(h)).

Figure 1(h): Lapsed approved subdivision



Entry into 22 Dixon Road is limited to access along Dixon Road as Board Lane (northern boundary) is unconstructed and is also constrained by moderate and high landslide hazards.

The intent of proposed Performance Outcome PO14 is to reflect both the existing constraints over the site and the findings from the

geotechnical report submitted with the development application (REC07/0019).

Future subdivision of 22 Dixon Road will require the submission of a development application to Council. Should the applicant wish to propose more than a maximum of 2 lots, sufficient justification will need to be submitted with the development application to support the proposal.

Given the above, it is considered the proposed Performance Outcome is reasonable and relevant to the site, as well as a reflection of the previous assessment.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 2: *Submitter has expressed concern of further subdivision over the site as it is heavily constrained. There is also concern climate change will increase these risks. The submitter believes Council should be moving to risk-averse planning and not repeat previous risk tolerant decisions.*

Response

The subject site was deemed to be suitable for subdivision under the former *Maroochy Plan 2000* and this was supported with a geotechnical report submitted with the former development application (REC07/0019).

Any future subdivision of this site will be assessed against the provisions of the Planning Scheme, which are relevant to the proposed development, including Overlay codes and Other development codes.

The Landslide hazard and steep land overlay code includes specific provisions that seek to avoid or mitigate the potential adverse impacts of landslide hazard on people, property, economic activity and the environment. The Reconfiguring a lot code also includes specific provisions to require development to be responsive to site constraints.

The additional proposed provision, as discussed above, will also limit subdivision of the site and raise the awareness of the constraints which currently exist.

It is considered that there are appropriate assessment benchmarks in the existing Planning Scheme and the proposed amendment that address site constraints and would be considered in more detailed in the assessment

process for any forthcoming development application.

Recommendation: No change to the proposed amendment in response to this issue.

Housing crisis

Key issue/concern 1: *The submitter has stated the limit on the number of lots will add to the shortage of urban residential land in the region and contribute towards the housing crisis.*

Response

As stated above, future subdivision of 22 Dixon Road will require the submission of a development application to Council. The development application will be assessed against relevant codes in the Planning Scheme, including the provisions in the Reconfiguring a lot code.

The purpose of the Reconfiguring a lot code is to ensure that new lots are configured in a manner which is responsive to site constraints. New lots are to be appropriately designed for their intended use (refer to Overall Outcome (a) and Performance Outcome PO3(a) of the Reconfiguring a lot code). This includes taking account of and responding appropriately to natural values and site constraints (refer to Performance Outcome PO3(e) of the Reconfiguring a lot code).

The creation of additional lots would not assist the housing crisis if dwelling houses were unable to be constructed due to the constraints of the site. Any new sites have to be suitable for their intended use, being residential in this instance.

Recommendation: No change to the proposed amendment in response to this issue.

Alignment with the SEQ Regional Plan

Key issue/concern 1: *Submitter is unclear if the subject site is in or out of the Urban Footprint of the South East Queensland (SEQ) Regional Plan 2017.*

Response

Under the *ShapingSEQ South East Queensland Regional Plan 2017*, the subject land is included in the Urban Footprint regional land use category. As such, development of the site for urban purposes is consistent with the SEQ Regional Plan.

Recommendation: No change to the proposed amendment in response to this issue.

MAROOCHYDORE

The proposed amendment relates to land located at 6 and 8-10 Wharf Street, Maroochydore, which comprises the Duporth Riverside Apartments and the Pier Ten Apartments. Refer to **Figure 2** below.

Figure 2: Location of subject land



The proposed amendment seeks to realign the boundary to exclude the Duporth Riverside and Pier Ten Apartments from the Ocean Street Food and Music Sub-precinct under the Maroochydore/Kuluin Local Plan Precincts of the Planning Scheme. The remainder of the Ocean Street Sub-Precinct would continue to operate as intended.

Summary of submissions received

Council received a total of 37 submissions in relation to the proposed Maroochydore amendment. All of the 37 submissions received, were in support of the proposed amendment.

Maroochydore	
Key issue	No. of submissions
Residential amenity	17
Noise pollution	10
Compliance issues	1
Value of property	1

(Note: several submissions raised multiple issues, so the number of submissions identified in this table does not equal the total number of submissions received).

Overall support for the proposed amendment generally related to:

- residential amenity (existing use rights, prevention of anti-social behaviour and the avoidance of intensive entertainment uses surrounding the sites);
- leading to a reduction in noise pollution;
- a reduction in compliance issues with existing development approvals; and
- less impacts to property values.

The support outlined for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment.

MOOLOOLABA

The proposed amendment relates to sites located at:

- 13 and 21 Smith Street, Mooloolaba (refer to **Figure 3(a)** below); and
- 52 Amarina Avenue, Mooloolaba (refer to **Figure 3(d)** below).

13 and 21 Smith Street, Mooloolaba

It is proposed to increase the maximum building height for 13 and 21 Smith Street, from 18 metres to 25 metres to be consistent with the 25 metre maximum building height for the surrounding land.

Figure 3(a): Location of subject land



Summary of submissions received

Council received a total of 10 submissions in relation to the proposed Mooloolaba amendment. Eight (8) of these submissions provided issues/concerns relating to 13 and 21 Smith Street, Mooloolaba. Of the total number of submissions received, 3 submissions outlined provisional support and 5 submissions objected to the proposed amendment.

The matters raised in submissions are categorised into the following key issues:

Mooloolaba – 13 and 21 Smith Street	
Key issue	No. of submissions
Increased traffic congestion and parking issues	3
Character of Sunshine Coast	2
Consolidation of land	2
Environmental impacts	2
Built form and urban design outcomes	2
Increase in building height	1
Brisbane Olympic Games 2032	1
Network infrastructure	1
Value of property	1

(Note: several submissions raised multiple issues, so the number of submissions identified in this table does not equal the total number of submissions received).

Consideration of Key Issues/Concerns and Responses

The key issues/concerns raised in submissions are summarised as follows:

Support for amendment

Key issue/concern 1: Submitters expressed overall support for an increase in building height at 13 and 21 Smith Street, Mooloolaba for the following reasons:

- maintaining the overall character of the Sunshine Coast by minimising urban sprawl and consolidating land;
- Brisbane Olympic Games 2032 will increase growth;
- making full use of major infrastructure networks and community facilities;
- reducing the need for private vehicles and promoting walking and bicycle riding;
- the proposal is consistent with and complements existing and emerging built form in the surrounding Mooloolaba locality; and
- leads to improved urban design outcomes.

Response

The support outlined for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Increased traffic congestion and parking issues

Key issue/concern 1: Submitter believes the likely development at this location will be for short-term accommodation or residential use leading to increased locally generated usage of the beach and Mooloolaba Spit. This is thought to increase traffic congestion and parking issues.

Key issue/concern 2: Submitters state there is a need for long-term traffic, vehicle access and public parking at Mooloolaba Beach/Spit to be accessed by all members of the community. This has not previously been addressed in the Mooloolaba/Alexandra Headland local plan code or in the preliminary directions for the NPS.

Brisbane Road car park was not considered to be a long-term solution to address this problem. Parkyn Parade is thought to have reached capacity. Council cannot rely on the proposed upgrade to public transport on the coastal corridor to address this issue.

A Park and Go at Brisbane Road car park, free public transport at Mooloolaba and electric buses servicing Nicklin Way, Brisbane Road, Alexandra Parade and Aerodrome Road are suggested to address public transport for this part of the Sunshine Coast. Light rail is not supported.

Key issue/concern 3: More car parking spaces cannot be accommodated onsite and parking contributions in lieu of providing car parking spaces is not considered to solve the local parking problems. The Planning Scheme does not require sufficient car parking for development.

Response

Council endorsed the Placemaking Mooloolaba Master Plan at its December 2015 Ordinary Meeting. The Master Plan has been a catalyst to many infrastructure projects in Mooloolaba, including the Brisbane Road car park redevelopment, Mooloolaba transport corridor upgrade and foreshore revitalisation project. Together these projects seek to create a mix of public space and streetscape improvements, improve access for pedestrians, cyclists and public transport connectivity, provide for more efficient traffic flows and road safety, minimise congestion and parking issues in Mooloolaba.

Future development of the proposed sites will require the lodgement of a development application which would be assessed against the relevant provisions of the Planning Scheme, including overlay codes, local plan codes and development codes (including the Transport and parking code). A traffic and parking assessment would be required to be submitted as part of any forthcoming development application.

Therefore, it is considered that the existing provisions in the Planning Scheme (including the Transport and parking code) are sufficient to ensure the transport infrastructure (such as roads, parking and service areas) required to service the proposed development is provided in a safe and efficient manner.

Recommendation: No change to the proposed amendment in response to these issues.

Character of Sunshine Coast

Key issue/concern 1: Submitters are concerned the increase in height will lead to the Sunshine Coast becoming the Gold Coast with too many high rises. Concern was also raised the increase would set a precedent for raising building height in the region.

Response

The subject sites are located within the District centre zone, which is generally characterised by higher density buildings.

A proposed increase in building height for 13 and 21 Smith Street, Mooloolaba from 18 metres to 25 metres (an increase of 7m) is consistent with the character of the local area and reflects the existing maximum building heights for land in the surrounding area.

The concerns raised relating to increased building height generally in the region are noted and will be considered in conjunction with the feedback received during the preliminary consultation period for the preparation of the new planning scheme for the Sunshine Coast.

Recommendation: No change to the proposed amendment in response to this issue.

Environmental impacts

Key issue/concern 1: Submitters are concerned the increase in height will limit airflow, the density will create a heat hub and an unpleasant environment.

Key issue/concern 2: Submitter was in support of the proposed height increase but was concerned there would be shading on 21 Smith Street from a higher development at 13 Smith Street during the winter months.

Response

The issues relating to airflow, heat and shade will be assessed through a development application. Future development of the proposed sites will be subject to assessment against the relevant provisions of the Planning Scheme, including overlay codes, local plan codes and development codes.

Recommendation: No change to the proposed amendment in response to these issues.

Key issue/concern 3: Submitter states beaches need protection not development. Recent development has compromised important environment areas which are unretrievable.

Key issue/concern 4: Submitter requests compliance action for developers/landowners when outside lights are on after 8pm during the turtle nesting season.

Response

Council is committed to minimising the impact of lighting on wildlife, particularly in sensitive areas such as turtle nesting beaches and the like. It is considered that an increase in building height at the location of the proposed amendment, will not have a material impact on turtle nesting areas.

Compliance with conditions of a development approval may be investigated by Development Services should a specific site be identified. The submission did not identify a specific site.

Recommendation: No change to the proposed amendment in response to these issues.

Built form and urban design outcomes

Key issue/concern 1: Submitter requests the proposed maximum building height at 13 Smith Street, Mooloolaba be increased to 37.5m for the following reason:

- it is consistent with and complements the existing and emerging built form in the surrounding Mooloolaba locality;
- heights of buildings surrounding site ranges from 25m to 45m;
- the Pandanus Mooloolaba and Seabreeze developments exceed the current and proposed new building height;
- unique opportunity to transition building form and height;
- to allow Brisbane Road car park to achieve the maximum 45m height the incorporation of an adjoining site (13 Smith Street, Mooloolaba) at or close to the same height would be required. The ability to integrate built form would be vastly improved with an increase to 37.5m; and

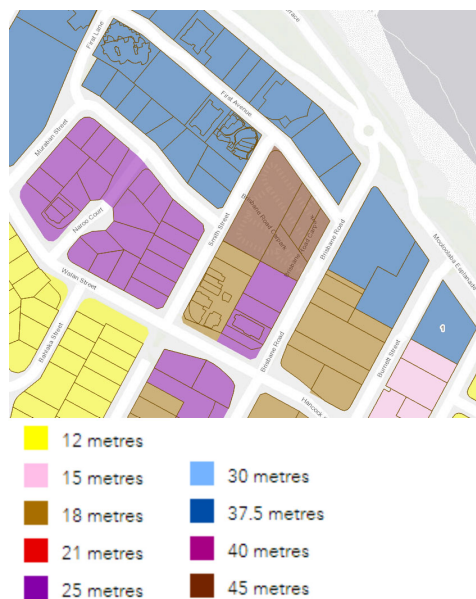
- *improved urban design outcomes would comply with the Heights of buildings and structures overlay code (Performance Outcome PO3).*

Response

Under the Planning Scheme, 13 Smith Street, Mooloolaba (legally described as Lot 91 on RP73433), is currently included in the District centre zone in the Mooloolaba/Alexandra Headland Local plan area and has a maximum building height of 18 metres.

The northern side boundary of the subject site adjoins the Brisbane Road Car Park, which currently has a maximum building height of 45 metres. To the south is the Pandanus Mooloolaba Apartments, located at 21 Smith Street (legally described as Lot 0 on SP173707). This site currently has a maximum building height of 18 metres. Land to the south-east and north-west currently has a maximum building height of 25 metres (refer to Figure 3(b) below).

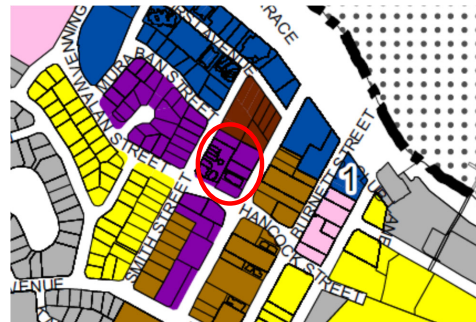
Figure 3(b): Extract from the Height of buildings and structures overlay



Having regard to the existing maximum building heights for development directly adjacent to the sites to the south, west and east, it is considered appropriate for an increase in the maximum building height for 13 and 21 Smith Street, from

18 metres to 25 metres only (refer to Figure 3(c) below).

Figure 3(c): Extract from the proposed Height of buildings and structures overlay



A further review of building height for the whole of the Mooloolaba local plan area will be undertaken as part of the New Sunshine Coast Planning Scheme Project. There will be an opportunity to provide feedback on the draft version of the new planning scheme when it is released for formal public consultation (following Council consideration and a state interest review).

Recommendation: No change to the proposed amendment in response to this issue.

Increasing building heights

Key issue/concern 1: Submitter has requested the current maximum heights in the Planning Scheme should be maintained (e.g. 13 and 21 Smith Street, Mooloolaba). Preliminary consultation for the new planning scheme stated maximum heights would be maintained.

Key issue/concern 2: Submitter thinks an increase in building height undermines the Planning Scheme, destroys public confidence and gives the Sunshine Coast a Gold Coast style mass high rise appearance.

Response

Preliminary consultation for the New Sunshine Coast Planning Scheme Project was undertaken in February and March 2022. To help inform the development of the new planning scheme, Council prepared the *Sunshine Coast Land Use Planning Proposal 2041*, which included:

- Part 1 – Proposed Vision and Regional Planning Directions; and

- Part 2 – Proposed Local Planning Directions.

Part 1 advised the new planning scheme would “maintain a strong position on building height limits” as a guiding principle. As such, the proposed regional planning directions seek to ensure:

- the height of buildings and structures recognises the distinctive character and amenity of the Sunshine Coast as a place with predominantly low to medium rise built form; and
- development to not exceed the set height limits.

The proposed amendment seeks to increase the building height only at 2 sites within Mooloolaba. A proposed increase in building height over 13 and 21 Smith Street, Mooloolaba to 25 metres from 18 metres recognises and reflects that local character and amenity.

Part 2 outlines a proposed planning intent for each local plan area. The level of change proposed at Mooloolaba (i.e. 13 and 21 Smith Street), is to be moderate compared with the current planning scheme. Therefore, the proposed increase in height at this location is consistent with the proposed regional and local planning directions for the New Sunshine Coast Planning Scheme.

The concerns raised relating to increased building height in the region are noted and will be considered in conjunction with the feedback from the preliminary consultation period for the New Sunshine Coast Planning Scheme.

Recommendation: No change to the proposed amendment in response to these issues.

Value of property

Key issue/concern 1: *Submitter is concerned the increase in building height over the subject sites will affect all owners in the Pandanus Mooloolaba apartments negatively by devaluating their investment.*

Response

The concern raised in the submission in relation to the impacts of property values at the Pandanus Mooloolaba apartments (21 Smith Street, Mooloolaba) is acknowledged.

Future development of the proposed site will be subject to development assessment, against the relevant provisions of the Planning Scheme, including overlay codes, local plan codes and development codes.

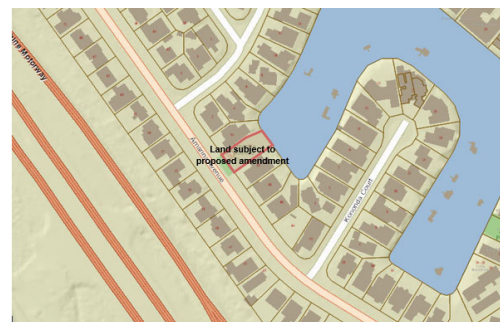
Existing provisions within the Planning Scheme (including the Heights of buildings and structures overlay code) are considered sufficient to ensure that any structure protects the distinctive character and amenity of the locality and is consistent with the reasonable expectations of the local community.

Recommendation: No change to the proposed amendment in response to this issue.

52 Amarina Avenue, Mooloolaba

It is proposed to amend the zoning of 52 Amarina Avenue, Mooloolaba from the Community facilities zone (annotated as Utility installation – Local utility) to the Low density residential zone - Precinct LDR-1 (Protected Housing Area).

Figure 3(d): Location of subject land



Summary of submissions received

Council received 2 submissions relating to 52 Amarina Avenue. 1 submission outlined full support and 1 submission objected to the proposed amendment.

The matters raised in submissions are categorised into the following key issues:

Mooloolaba – 52 Amarina Avenue	
Key issue	No. of submissions
Waste of Council resources	1
Affordable housing	1
Disputes surplus to Council needs	1

(Note: several submissions raised multiple issues, so the number of submissions identified in this table does not equal the total number of submissions received).

Consideration of Key Issues/Concerns and Responses

The key issues/concerns raised in submissions are summarised as follows:

Waste of Council resources

Key issue/concern 1: *Submitter states disposing of the lot is a pointless exercise and a waste of Council resources if only 324m² is useable space. Only if you were a direct neighbour able to purchase the site may you be in favour of it.*

Response

52 Amarina Avenue, Mooloolaba is 644m², being generally consistent with surrounding residential lots included in the Low density residential zone (Precinct LDR1 (Protected Housing Area)).

It is acknowledged with the easement along the eastern boundary of the site, and the potential for flooding at the rear of the lot, the developable area of the land may be reduced to approximately 342m². Nevertheless, the lot is still considered suitable to be utilised for low density residential purposes.

Recommendation: No change to the proposed amendment in response to this issue.

Affordable housing

Key issue/concern 1: *Submitter does not believe the land identified by Council as being surplus to needs will contribute to affordable*

housing as discussed at the Housing Crisis Summit.

The submitter states that 52 Amarina Avenue, Mooloolaba is high value land and is not suitable for affordable housing.

The submitter believes any sale of community facilities land should go towards the provision of community facilities in the local area and not into general revenue. A portion should also go towards social housing grants to companies such as Coast2Bay.

Response

It is acknowledged that 52 Amarina Avenue is not suitable for large scale affordable housing developments due to its lot size and site characteristics. However, the land is identified as being surplus to Council's needs and has the potential to accommodate a dwelling house.

The land at 52 Amarina Avenue was zoned Community facilities due to the pump station on part of the lot. The land was not acquired or set aside for a community facility. As such, it is not in Council's community facility network plan and does not meet Council's desired standard of service for a local level community facility site (the minimum being 5,000m²). Given the above, the revenue from the sale of the land will not directly go towards the provision of a new community facility.

Recommendation: No change to the proposed amendment in response to this issue.

Disputes surplus to Council needs

Key issue/concern 1: *Submitter states there is no evidence provided to demonstrate how this site is surplus to Council's needs. The vegetation on site makes it difficult to identify as vacant parkland. There is no park signage to encourage the intended use.*

Response

The subject site formed part of a parent lot (Lot 142 on RP138548). The parent lot contained Unitywater infrastructure in the form of a sewerage pump station. One (1) additional lot has been created (legally described as Lot 900 on SP318724) with a site area of 63m² to house the sewage pump station. New titles were registered on 10 March 2020. 52A Amarina Avenue, Mooloolaba (Lot 900 on SP318724) is

28

currently under the ownership of the Northern SEQ Distributor-Retailer Authority.

As the land was not acquired or set aside for a community facility, it was not included in Council's community facility network plan. The site also does not meet Council's desired standard of service for a local level community facility (minimum 5,000m²).

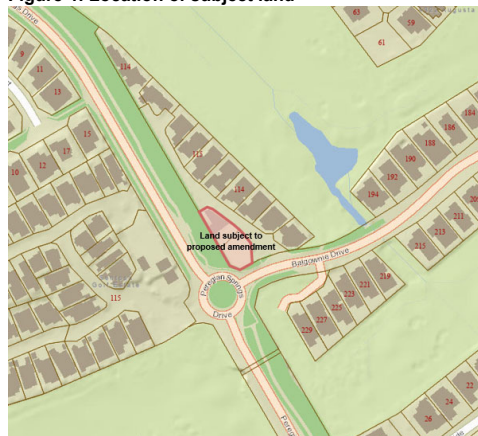
Given the above, Council endorsed the site (OM20/26 and OM21/96) be disposed of as it was surplus to the region's needs.

Recommendation: No change to the proposed amendment in response to this issue.

PEREGIAN SPRINGS

The proposed amendment relates to land located at 58/114 and 59/114 Peregian Springs Drive, Peregian Springs (legally described as Lots 58 and 59 SP155890). Refer to **Figure 4**.

Figure 4: Location of subject land



The proposed amendment seeks to amend the zoning of the land from the Sport and recreation zone to the Low density residential zone. It is also proposed to amend Figure 7.2.24A (Peregian South Local Plan Elements) to remove the greenspace designation over the subject land to reflect the zoning change.

Summary of submissions received

Council received a total of 7 submissions in relation to the proposed Peregian Springs amendment. Of the total number of submissions received, 3 submissions outlined full support and

4 submissions objected to the proposed amendment.

The matters raised in submissions are categorised into the following key issues:

Peregian Springs	
Key issue	No. of submissions
Reflection of existing land use	2
Removal of recreation space	2
Planning scheme error	1
Investment opportunity	1

(Note: several submissions raised multiple issues, so the number of submissions identified in this table does not equal the total number of submissions received).

Consideration of Key Issues/Concerns and Responses

The key issues/concerns raised in submissions are summarised as follows:

Support for amendment

Key issue/concern 1: Submitters expressed overall support for the proposed amendment as:

- it reflects the current land use over one of the sites (dwelling house);
- it likely corrects a Planning Scheme error and is an administrative tidy-up; and
- there is no resistance from the community.

Response

The support outlined for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Removal of recreation space

Key issue/concern 1: Submitter objected to the proposed amendment as it was thought the green space was being sacrificed for development.

Response

The land is located on the corner of Peregian Springs Drive and Balgownie Drive and forms part of a residential community development (Sentosa Golf Estate). The land is freehold and

does not form part of the Sentosa Estate common property.

Under the Planning Scheme, the subject land is currently included in the Sport and recreation zone. This zoning reflects the former use of the land as a recreational centre and tennis court.

The Sentosa Golf Estate Community Titles Scheme (CTS 31985) included reference to the subject land being used either for residential purposes or for recreational purposes. This gave the sites the ability to be used for either purpose.

A development approval (Development Permit for a Material Change of Use of Premises to establish 2 Dwelling Houses - MCU19/0068) was granted over the subject land on 25 July 2019. One (1) of the dwelling houses has subsequently been constructed over 58/114 Peregian Springs Drive, Peregian Springs.

Given the existing use of one of the lots is now a dwelling house, there is a current development approval for another dwelling house on the other site (59/114 Peregian Springs Drive, Peregian Springs), it is unlikely the subject sites will be used for recreation/open space purposes in the future.

Recommendation: No change to the proposed amendment in response to this issue.

Investment opportunity

Key issue/concern 1: *Submitter objected to the proposed amendment as they believe the owner would like to develop it for investment purposes.*

Response

Investigations of requests to Council to amend the zoning of a site do not take into consideration any financial gains which may eventuate to the landowner/s.

The purpose of the proposed amendment is to reflect the development approval (Development Permit for a Material Change of Use of Premises to establish 2 Dwelling Houses - MCU19/0068) granted over the subject land on 25 July 2019.

Recommendation: No change to the proposed amendment in response to this issue.

YANDINA

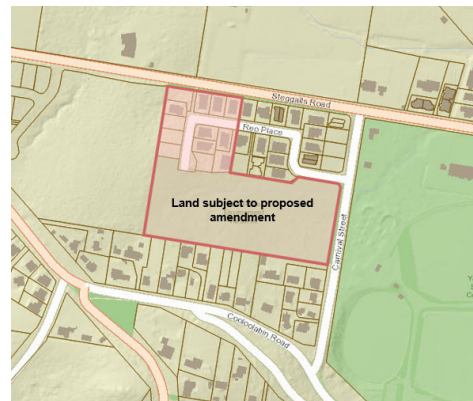
The proposed amendment relates to land located on the northern edge of Yandina's existing urban area at:

- Reo Place, Yandina (refer to **Figure 5(a)** below); and
- Honeysuckle Place and Appleberry Place, Yandina (refer to **Figure 5(b)** below).

Reo Place, Yandina

The proposed amendment relating to land at Reo Place, Yandina, is proposed to be included in the Low density residential zone (Lots 13 to 24 and 32 on SP300553) and the Environmental management and conservation zone (Lot 33 on SP300553). It is also proposed that the Urban Growth Management Boundary be amended to reflect the proposed zoning changes.

Figure 5(a): Location of subject land



Summary of submissions received

Council received a total of 8 submissions in relation to the proposed Yandina amendment. In Total 5 submissions provided comments in relation to Reo Place, Yandina.

Of the total number of submissions received, all were in support of the proposed amendment, subject to the resolution of questions relating to the existing approvals over the site.

The matters raised in submissions are categorised into the following key issues:

Yandina – Reo Place	
Key issue	No. of submissions
Environmental values	5
Superseded planning scheme approvals*	4
Existing land use	3
Recommendations for the new planning scheme	2
Scenic amenity	1

(Note: several submissions raised multiple issues, so the number of submissions identified in this table does not equal the total number of submissions received).

(Note*: This issue/concern has been addressed in the "Whole of Amendment Package" section above).

Consideration of Key Issues/Concerns and Responses

The key issues/concerns raised in submissions are summarised as follows:

Support for amendment

Key issue/concern 1: Submitters expressed overall support for the proposed amendment at Reo Place, Yandina as:

- it provides protection of bushland park and wildlife (over Lot 33 on SP300553);
- an abundance of fauna and flora has been observed in bushland park;
- scenic amenity of Yandina is enhanced; and
- it reflects development approvals and existing land use over the sites.

Response

The support outlined for the proposed amendment, is acknowledged and noted.

Recommendation: No change to the proposed amendment in response to this issue.

Recommendations for the new planning scheme

Key issue/concern 1: Submitters have recommended a number of actions to be considered in the drafting of the new planning scheme:

- avoid treeless subdivisions;
- policies to look at the bigger picture and the cumulative impacts that individual developments are having on the liveability and climate resilience across rural townships;
- minimum lot size of 700m² must be upheld; and
- a tight control needs to be maintained over dual occupancy lots (to be no smaller than 800m²).

Response

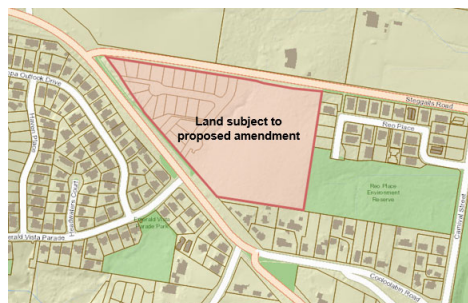
The issues/concerns raised are noted and will be considered in conjunction with the feedback from the preliminary consultation period for the drafting of the New Sunshine Coast Planning Scheme.

Recommendation: No change to the proposed amendment in response to this issue.

Honeysuckle Place and Appleberry Place, Yandina

The proposed amendment relating to land at Honeysuckle and Appleberry Place, Yandina, is proposed to be included in the Low density residential zone (Lots 1 to 23 on SP327995) and the Environmental management and conservation zone (Lot 100 on SP327995). It is also proposed that the Urban Growth Management Boundary be amended to reflect the proposed zoning changes.

Figure 5(b): Location of subject land



Summary of submissions received

A total of 3 submissions provided comments in relation to Appleberry and Honeysuckle Place, Yandina.

Of the total number of submissions received, all were in support of the proposed amendment,

subject to questions relating to the existing approvals over the site.

The matters raised in submissions for this amendment are the same as previously discussed for Reo Place, Yandina. Please refer to the above section of the Consultation Report and the 'Whole of Amendment Package' section.

PART C

ADDITIONAL SITE REQUESTS

This section of the report considers submissions requesting changes to specific sites that did not relate to the proposed amendment, as publicly notified. A total of 10 submissions were received and relate to the below sites:

Additional Site Requests	
Site	Request
Buddina Urban Village – sub-precinct KAW LPSP-4a (7 submissions)	Request to amend the zoning of land from High density residential to Medium density residential and decrease the maximum height of buildings and structures to 12m. Additionally, to exclude visitor accommodation.
Malkana Crescent, Buddina (1 submission)	Request to remove the Low density residential Precinct LDR1 (Protected Housing Area)
14 Kondalilla Falls Road, Montville (Lot 312 on SP186045) (1 submission)	Request to amend the zone to reflect a development approval and the existing use of the site for a function centre/ wedding chapel.
Sunshine Coast to Noosa (1 submission)	Request for a dedicated bikeway from Caloundra to Noosa.

As these matters are unable to be considered as part of this amendment they have be referred for consideration as part of the preparation of the New Sunshine Coast Planning Scheme or to the relevant area within Council for consideration.



Amendment Instrument

Proposed Sunshine Coast Planning Scheme 2014 (Interim Local Government Infrastructure Plan (LGIP) Amendment)

Post notification version

July 2023

Made under the *Planning Act 2016*, section 21 (Making or amending LGIPs)

This amendment has effect on and from [to be inserted]



1. Short title

This amendment instrument may be cited as the proposed or *Sunshine Coast Planning Scheme 2014 (Interim LGIP Amendment)*.

2. Commencement

This amendment instrument has effect on and from [to be inserted].

3. Purpose

The purpose of the proposed Interim LGIP Amendment is to:

- (a) amend the LGIP maps and Schedules of Work to:
 - (i) update the projects listed in the schedule of works which were constructed during the 2016-2021 period; and
 - (ii) update the currency and relevance of the projects listed in the schedule of works to reflect network planning, timing and costings of projects planned for 2021-2031
- (b) address other editorial matters to improve clarity and efficiency of the LGIP.

4. Amendment table

This amendment instrument amends the component of the *Sunshine Coast Planning Scheme 2014* in Table 1, Column 1, in respect of the planning scheme provisions stated in Table 1, Column 2, in the manner stated in Table 1, Column 3. (See Amendment Glossary at end of Table 1 for definition of terms.)

Table 1 Amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 4 - Local Government Infrastructure Plan	Section 4.2; Table 4.2.1 Population and employment assumptions summary and Table 4.2.2 Residential dwellings and non-residential floor space assumptions summary	Administrative amendment to the LGIP as shown in Appendix A Amendment schedule (Part 4 LGIP and Schedule 3 Tables)
Part 4 - Local Government Infrastructure Plan	Section 4.4.3.1 Parks – Desired standards of service	Insert note as shown in Appendix A Amendment schedule (Part 4 LGIP and Schedule 3 Tables)
Part 4 - Local Government Infrastructure Plan	Editor's note – extrinsic material List of extrinsic material	Amend the LGIP as shown in Appendix A Amendment schedule (Part 4 LGIP and Schedule 3 Tables)
Schedule 3 – Local government infrastructure plan mapping and tables	Table SC3.2.1 – Stormwater network schedule of works	Delete and insert new Table SC3.2.1 Stormwater Schedule of Works as shown in Appendix A Amendment schedule (Part 4 LGIP and Schedule 3 Tables)

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 3 – Local government infrastructure plan mapping and tables	Table SC3.2.2 – Transport network - Roads schedule of works	Amend Table SC3.2.2 Transport - Roads Schedule of Works as shown in Appendix A Amendment schedule (Part 4 LGIP and Schedule 3 Tables)
Schedule 3 – Local government infrastructure plan mapping and tables	Table SC3.2.3 – Transport network – Active Transport schedule of works	Amend Table SC3.2.3 Transport - Active Schedule of Works as shown in Appendix A Amendment schedule (Part 4 LGIP and Schedule 3 Tables)
Schedule 3 – Local government infrastructure plan mapping and tables	Table SC3.2.4 – Parks and Land for Community Facilities schedule of works	Amend Table SC3.2.4 Parks and Land for Community Facilities Schedule of Works as shown in Appendix A Amendment schedule (Part 4 LGIP and Schedule 3 Tables)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map SQN9	Delete Doonan Creek Corridor LGIP Riparian SWQ16_033 from LGIP Map SQN9 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map SQN11	Delete Coolum LGIP GPT SWQ16_058 from LGIP Map SQN11 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add Coolum Beach MDP Strat 2 Stage 1 SWC19_037 to LGIP Map SQN11 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map SQN18	Replace Regional Trunk Stormwater Outfall Monitoring SWQ16_035 with SWQ15_051 LGIP Map SQN18 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete Petrie Ck Catchment, LGIP GPT SWQ16_043 from LGIP Map SQN18 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete Petrie Ck Catchment, LGIP GPT SWQ16_044 from LGIP Map SQN18 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete Petrie Ck Catchment, LGIP GPT SWQ16_045 from LGIP Map SQN18 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete Petrie Ck Catchment, LGIP GPT SWQ16_048 from LGIP Map SQN18 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add Burnside Park Passive Irrigation SWQ16_085 to LGIP Map SQN18 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete Petrie Ck Catchment, Riparian LGIP SWQ16_040 from LGIP Map SQN18 and move to LGIP Map SQN19 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		The Location of Petrie Ck Catchment, Riparian LGIP SWQ15_062 on LGIP Map SQN18 has changed as shown in Appendix B Amendment schedule (Schedule 3 Maps)

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map SQN19	Add Petrie Ck Catchment, Riparian LGIP SWQ16_040 to LGIP Map SQN19; moved from LGIP Map SQN18 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map SQN21	Delete Lower Maroochy River Catchment, LGIP GPT SWQ16_022 from LGIP Map SQN21 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete Lower Maroochy River Catchment, LGIP GPT SWQ16_024 from LGIP Map SQN21 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map SQN22	Add School Rd Maroochy MDS, Strat2, Stage1 SWC17_001 to LGIP Map SQN22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add School Rd Maroochy MDS, Strat2, Stage4 SWC17_004 to LGIP Map SQN22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add School Rd Maroochy MDS, Strat2, Stage7 SWC17_007 to LGIP Map SQN22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add Maroochy MDP Stage 1 SWC19_029 to LGIP Map SQN22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add Maroochy West Master Drainage Plan Stage 6 SWC21_032 to LGIP Map SQN22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add Cornmeal Creek Corridor LGIP Riparian SWQ16_032 to LGIP Map SQN22; moved from LGIP Map SQN32 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map SQN25	Delete Maleny LGIP Riparian SWQ16_026 from LGIP Map SQN25 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map SQN28	Delete Kolora Park Riparian Works SWQ16_069 from LGIP Map SQN28 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		The Location of Kolora Park Sediment Basin SWQ16_068 on LGIP Map SQN28 has changed as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map SQN32	Delete Cornmeal Creek Corridor LGIP Riparian SWQ16_032 from LGIP Map SQN32 and move to LGIP Map SQN22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government	LGIP Map SQN34	Delete Alexandra Headland (Alexandra Parade), LGIP GPT SWQ16_001 from LGIP Map SQN34 as shown in Appendix B Amendment schedule (Schedule 3 Maps)

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
infrastructure plan mapping and tables		Delete Alexandra Headland (Alexandra Parade), LGIP GPT SWQ16_002 from LGIP Map SQN34 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete Alexandra Headland (Alexandra Parade), LGIP GPT SWQ16_003 from LGIP Map SQN34 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add Alexandra Headland MDS Strat 2 Stage 1 SWC19_001 to LGIP Map SQN34 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add Alexandra Headland MDS Strat 2 Stage 2 SWC19_002 to LGIP Map SQN34 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map SQN35	Delete Sunbird Chase Park LGIP Bioretention SWQ16_074 from LGIP Map SQN35 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add Mooloolah River Estuary LGIP GPT SWQ16_078 to LGIP Map SQN35 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add Technology Drive Passive Irrigation SWQ16_079 to LGIP Map SQN35 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map SQN44	Delete Caloundra West (Wheeler Crescent) LGIP GPT SWQ16_037 from LGIP Map SQN44 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete Wallum Gardens, Peony Circuit, Little Mountain LGIP Wetlands SWQ16_087 from LGIP Map SQN44 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map SQN45	Delete Caloundra (Dingle Avenue), LGIP Stormwater SWQ16_004 from LGIP Map SQN45 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete Kings Beach (Esplanade Headland), LGIP Stormwater SWQ16_005 from LGIP Map SQN45 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete Kings Beach (Levuka Avenue), LGIP Stormwater SWQ16_016 from LGIP Map SQN45 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete Caloundra West (Mark Road), bioretention SWQ16_028 from LGIP Map SQN45 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete Quota/Eleanor Shipley Park LGIP Bioretention SWQ16_060 from LGIP Map SQN45 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add Caloundra MDS Strat 2 Stage 3 SWC19_015 to LGIP Map SQN45 as shown in Appendix B Amendment schedule (Schedule 3 Maps)

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
		Add Kings Beach and Shelly Beach MDP Strat 2 Stage 1 SWC19_052 to LGIP Map SQN45 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add Kawana Master Drainage Plan Stage 1 SWC21_042 to LGIP Map SQN45 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map SQN46	Delete Fraser Park LGIP GPT SWQ16_090 from LGIP Map SQN46 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Location of SWQ16_029 Golden Beach (Gregory and Burke St), bioretention changed to Golden Beach Passive irrigation
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map SQN49	Add Beerwah Master Drainage Plan Stage 2 SWC21_002 to LGIP Map SQN49 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNR18	Change the timing of R-11-022A on LGIP Map TNR18 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNR22	Change the timing of R-26-015 on LGIP Map TNR22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete road project R-26-001 on Map TNR22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of R-26-011 on LGIP Map TNR22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add intersection works R-26-017 on LGIP Map TNR22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of R-26-007C on LGIP Map TNR22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of R-26-008 on LGIP Map TNR22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add road project R-26-016 on LGIP Map TNR22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of R-22-008 on LGIP Map TNR22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of R-26-002 on LGIP Map TNR22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government	LGIP Map TNR30	Add road project R-22-015 on LGIP Map TNR30 as shown in Appendix B Amendment schedule (Schedule 3 Maps)

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
infrastructure plan mapping and tables		Add road project R-22-014 on LGIP Map TNR30 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNR32	Add road project R-24-001 on LGIP Map TNR32 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNR33	Change the timing of R-22-006 on LGIP Map TNR33 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of R-22-004 on LGIP Map TNR33 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of R-22-008 on LGIP Map TNR33 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of R-00-001 on LGIP Map TNR33 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add intersection works R-22-012 on LGIP Map TNR33 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNR34	Change the timing of R-25-004 on LGIP Map TNR34 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of R-25-005A on LGIP Map TNR34 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNR35	Change the timing of R-20-001C on LGIP Map TNR35 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNR43	Add road project R-22-013 on LGIP Map TNR43 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNR44	Add intersection works R-20-001E on LGIP Map TNR33 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add road upgrade works R-20-002B on LGIP Map TNR44 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government	LGIP Map TNR45	Change the timing of R-19-005 on LGIP Map TNR45 as shown in Appendix B Amendment schedule (Schedule 3 Maps)

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
infrastructure plan mapping and tables		Change the timing of R-19-003C on LGIP Map TNR45 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the extent of R-19-003C on LGIP Map TNR45 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNR48	Change the timing of R-05-001 on LGIP Map TNR48 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNA22	Change the timing of project 18838 on LGIP Map TNA22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 50535 on LGIP Map TNA22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 50536 on LGIP Map TNA22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 40127 on LGIP Map TNA22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 30062 on LGIP Map TNA22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNA31	Change the timing of project 30014 on LGIP Map TNA31 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 50011 on LGIP Map TNA31 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNA32	Change the timing of project 30021 on LGIP Map TNA32 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 11714 on LGIP Map TNA32 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 12984 on LGIP Map TNA32 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 16215 on LGIP Map TNA32 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 30084 on LGIP Map TNA32 as shown in Appendix B Amendment schedule (Schedule 3 Maps)

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNA33	Change the timing of project 17211 on LGIP Map TNA33 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 50609 on LGIP Map TNA33 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 11714 on LGIP Map TNA32 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNA34	Change the timing of project 13313 on LGIP Map TNA34 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 17208 on LGIP Map TNA34 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 17213 on LGIP Map TNA34 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 50527 on LGIP Map TNA34 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 50529 on LGIP Map TNA34 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 15276 on LGIP Map TNA34 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 50526 on LGIP Map TNA34 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNA35	Change the timing of project 40096 on LGIP Map TNA35 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 17210 on LGIP Map TNA35 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 30026 on LGIP Map TNA35 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNA44	Change the timing of project 40246 on LGIP Map TNA44 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 40178 on LGIP Map TNA44 as shown in Appendix B Amendment schedule (Schedule 3 Maps)

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNA45	Change the timing of project 30250 on LGIP Map TNA45 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 13382 on LGIP Map TNA45 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Change the timing of project 13046 on LGIP Map TNA45 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNA46	Change the timing of project 30257 on LGIP Map TNA46 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map TNA49	Change the timing of project 11571 on LGIP Map TNA49 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF4	Delete District Sports Grounds DS-61 from LGIP Map PCF4 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF7	Delete District Recreation Park DR-46 from LGIP Map PCF7 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF9	Add District Recreation Park DR-06 to LGIP Map PCF9 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete District Recreation Park DR-05 from LGIP Map PCF9 and consolidate into land area for RSP-01 (refer LGIP Map PCF20) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF11	Delete District Recreation Park DR-06 from LGIP Map PCF11 and relocate (refer LGIP Map PCF9) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF17	Add the Recreation and Sports Precinct RSP-03 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete District Recreation Park DR-44 from LGIP Map PCF17 and consolidate into land area for RSP-03 (refer LGIP Map PCF17) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete District Sports Grounds DS-08 from LGIP Map PCF17 and consolidate into land area for RSP-03 (refer LGIP Map PCF17) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete District Sports Grounds DS-09 from LGIP Map PCF17 and consolidate into land area for RSP-03 (refer

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
		LGIP Map PCF17) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete Regional Sports Grounds RS-21 from LGIP Map PCF17 and consolidate into land area for RSP-03 (refer LGIP Map PCF17) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF18	Delete the Land for Community Facilities LCF14 from PCF18 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF20	Add the Recreation and Sports Precinct RSP-01 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete District Recreation Park DR-42 from LGIP Map PCF20 and consolidate into land area for RSP-01 (refer LGIP Map PCF20) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete District Sports Grounds DS-01 from LGIP Map PCF20 and consolidate into land area for RSP-01 (refer LGIP Map PCF20) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete District Sports Grounds DS-02 from LGIP Map PCF20 and consolidate into land area for RSP-01 (refer LGIP Map PCF20) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete District Sports Grounds DS-44 from LGIP Map PCF20 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete District Recreation Park DR-70 from LGIP Map PCF20 and consolidate into land area for RSP-01 (refer LGIP Map PCF20) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF21	Delete Regional Sports Grounds RS-05 from LGIP Map PCF21 and consolidate into land area for RSP-01 (refer LGIP Map PCF20) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete Regional Recreation Park RR-07 from LGIP Map PCF21 and consolidate into land area for RSP-01 (refer LGIP Map PCF20) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF22	Add District Recreation DR-74 to map PCF22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add Land for Community Facilities LCF16 to PCF22 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF25	Delete District Recreation Park DR-62 from LGIP Map PCF25 and relocate (refer LGIP Map PCF39) as shown in Appendix B Amendment schedule (Schedule 3 Maps)

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF30	Delete Regional Recreation Park RR-42 from LGIP Map PCF30 and PCF43 and consolidate into land area for RSP-04 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add the Recreation and Sports Precinct RSP-04 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF33	Add District Recreation DR-77 to map PCF33 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF34	Delete Land for Community Facilities LCF16 from PCF34 and relocate (refer PCF22) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF35	Delete Regional Recreation Park RR-24 from LGIP Map PCF35 and consolidate into land area for RSP-04 (refer LGIP Map PCF30) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete District Sports Grounds DS-63 from LGIP Map PCF30 and consolidate into land area for RSP-04 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete District Sports Grounds DS-42 from LGIP Map PCF35 and consolidate into land area for RSP-04 (refer LGIP Map PCF30) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Add District Recreation DR-75 to map PCF35 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF39	Add District Recreation Park DR-62 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF40	Delete District Recreation Park DR-47 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF43	Add the Recreation and Sports Precinct RSP-02 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete District Recreation Park DR-23 from LGIP Map PCF43 and consolidate into land area for RSP-02 (refer LGIP Map PCF43) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete Regional Recreation Park RR-42 from LGIP Map PCF30 and PCF43 and consolidate into land area for RSP-04 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete District Sports Grounds DS-21 from LGIP Map PCF43 and consolidate into land area for RSP-02 (refer

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
		LGIP Map PCF43) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete District Sports Grounds DS-22 from LGIP Map PCF43 and consolidate into land area for RSP-02 (refer LGIP Map PCF43) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Delete Regional Sports Grounds RS-41 from LGIP Map PCF43 and consolidate into land area for RSP-02 (refer LGIP Map PCF43) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF45	Add District Recreation DR-76 to map PCF45 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
		Relocate District Recreation Park DR-45 (refer LGIP Map PCF45) as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF46	Delete District Sports Grounds DS-07 as shown in Appendix B Amendment schedule (Schedule 3 Maps)
Schedule 3 – Local government infrastructure plan mapping and tables	LGIP Map PCF48	Delete District Sports Grounds DS-41 from LGIP Map PCF48 as shown in Appendix B Amendment schedule (Schedule 3 Maps)

Amendment Glossary

GPT	Gross Pollutant Trap
LGIP	Local Government Infrastructure Plan
MDS	Master Drainage Study
PCF	Parks and Land for Community Facilities
PIA	Priority Infrastructure Area
SQN	Stormwater Quality/Quantity Network
TNA	Transport Network Active
TNR	Transport Network Roads
WSUD	Water Sensitive Urban Design

As a consequence of the amendments in Table 1, this amendment instrument also makes consequential amendments to the component of the *Sunshine Coast Planning Scheme 2014* in Table 2, Column 1, in respect of the planning scheme provisions stated in Table 2, Column 2, in the manner stated in Table 2, Column 3.

Table 2 Consequential amendment table

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 4 Local Government Infrastructure Plan	Document footer	Updated to reflect version for "Interim Amendment"
	Extrinsic material	Update schedules of work and other network planning in the extrinsic material
Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)	Table SC3.3.1 LGIP maps	Update the "Gazettal date" column upon adoption and gazettal of the amendment
	LGIP Maps – Stormwater network (SQN 1 – 55)	A number of amendments are shown on multiple maps. The primary amendment is shown in Table 1 above, however a number of other maps will also show a change.
	LGIP Maps – Transport network (Roads) (TNR 1 – 55)	
	LGIP Maps – Transport network (Active Transport) (TNA 1 – 55)	
	LGIP Maps - Parks and land for community facilities network (PCF 1 – 55)	
Part 4 Local Government Infrastructure Plan - Schedule of Works Model	Schedule of Works model	Update the model to reflect the schedules of work shown in Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)

Appendix A
Amendment schedule
(Part 4 LGIP and Schedule 3 Tables)

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Community residence Community use Crematorium Emergency services Indoor sport and recreation Outdoor sport and recreation Park Place of worship
	Other	Air services Animal husbandry Animal keeping Aquaculture Carwash Cropping Function facility Funeral parlour Home based business Hotel Intensive animal industry Intensive horticulture Major electricity infrastructure Major sport, recreation and entertainment Motor sport facility Nightclub entertainment facility Parking station Permanent plantation Renewable energy facility Road side stall Rural industry Rural worker's accommodation Substation Telecommunications facility Theatre Tourist attraction Utility installation Veterinary services Wholesale nursery Winery

- (4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

4.2.1 Population and employment growth

- (1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in Table 4.2.1 (Population and employment assumptions summary).

Table 4.2.1 Population and employment assumptions summary

Column 1 Description	Column 2 Assumptions				
	Base date 2016	2021	2026	2031	Ultimate development
Population	298,223	335,580	374,439	412,849	602,964 506,334
Employment	110,345	124,998 124,488	139,652 138,630	154,306 152,772	395,534 195,093

Part 4

- (2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in **Schedule 3 (Local government infrastructure plan mapping and tables)**:
- (a) for population, **Table SC3.1.1 (Existing and projected population)**; and
 - (b) for employment, **Table SC3.1.2 (Existing and projected employees)**.

4.2.2 Development

- (1) The developable area is identified on **Strategic Framework Map SFM1 – Land Use Elements**. The developable area is the area shown as Urban Area, Rural Residential Area and Industry and Enterprise Area. Future development within the developable area will be subject to consideration of the impacts of the development constraints depicted on the relevant Overlap Maps. The developable areas are stated in **Table SC3.1.3 (Planned density and demand generation rate for a trunk infrastructure network)** in **Schedule 3 (Local government infrastructure plan mapping and tables)**.
- (2) The planned density for future development is stated in **Table SC3.1.3 (Planned density and demand generation rate for a trunk infrastructure network)** in **Schedule 3 (Local government infrastructure plan mapping and tables)**.
- (3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in **Table 4.2.2 (Residential dwellings and non-residential floor space assumptions summary)**.

Table 4.2.2 Residential dwellings and non-residential floor space assumptions summary

Column 1 Description	Column 2 Assumptions				
	Base date 2016	2021	2026	2031	Ultimate development
Residential dwellings	121,552	138,493	156,591	175,029	255,102 220,555
Non-residential floor space (m ² GFA)	4,330,395	4,770,966	5,211,535	5,652,104	14,846,710 6,973,811

- (4) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in **Schedule 3 (Local government infrastructure plan mapping and tables)**:
 - (a) for residential development, **Table SC3.1.4 (Existing and projected residential dwellings)**; and
 - (b) non-residential development, **Table SC3.1.5 (Existing and projected non-residential floor space)**.

4.2.3 Infrastructure demand

- (1) The demand generation rate for a trunk infrastructure network is stated in **Table SC3.1.3 (Planned density and demand generation rate for a trunk infrastructure network)** in **Schedule 3 (Local government infrastructure plan mapping and tables)**.
- (2) A summary of the projected demand for each service catchment is stated in:
 - (a) for the stormwater network **Table SC3.1.6 (Existing and projected demand for the stormwater network)**;
 - (b) for the transport network **Table SC3.1.7 (Existing and projected demand for the transport network)**; and
 - (c) for the parks and land for community facilities network **Table SC3.1.8 (Existing and projected demand for the parks and land for community facilities network)**.

Part 4

Characteristic ¹	Recreation Parks		Sports Parks	
	District	Council-wide	District	Council-wide
Road frontage	Minimum of two sides or 50% of perimeter	Minimum 50% of perimeter	Minimum of 50% of perimeter	
Shape	A regular and compact shape that can accommodate the intended role and function			
Maximum desired grade	Activity areas <3%		Areas for sports activity to be generally flat and suitably graded for drainage	
Minimum desired flood immunity	<ul style="list-style-type: none">• Land >5% AEP (1 in 20)• Key infrastructure >2% AEP (1 in 50)• Buildings / structures >1% (1 in 100)		<ul style="list-style-type: none">• Playing fields above 5% AEP (1 in 20).• Key infrastructure and activity areas > 2% AEP (1 in 50)• Buildings/structures above 1% AEP (1 in 100)• Allowance of 5% of the site for drainage from within the site, with an appropriate runoff buffer	

Note 1 - Colocation of park trunk infrastructure into a "Recreation and Sport Precinct" seeks to improve and expand functionality, achieve economies of scale by shared infrastructure and increase adaptability for the future. Refer to extrinsic material – Background information for public parks network for SCC LGIP for further information.

4.4.3.1.1 Land suitability

- (1) Land for parks must be suitable for its intended role and function. Suitable land includes land that:
 - (a) is outside of the erosion prone area as defined by the *Coastal Management and Protection Act 2005*;
 - (b) lies above the 5% AEP (1 in 20) flood level;
 - (c) is developable under environment related restrictions such as the *Vegetation Management Act 1999*;
 - (d) is free of health and safety hazards and encumbrances, i.e. easements and other utilities such as drainage, sewerage pump stations, electrical transformers and high voltage power lines;
 - (e) is relatively level with a natural slope less than 25%;
 - (f) is not required for:
 - (i) a buffer, esplanade or easement;
 - (ii) drainage purposes;
 - (iii) utility infrastructure or services;
 - (iv) storm water treatment or detention;
 - (v) underground infrastructure and services;
 - (vi) future transport infrastructure or services;
 - (g) is outside land designated for road reserve and at least 50m from easements with conflicting purposes;
 - (h) is uncontaminated; and
 - (i) is unconstricted by existing infrastructure or utilities.
- (2) Where topography requires additional land to achieve the required role and function, land area should be increased from the minimum size.

Part 4

Editor's note – Extrinsic material

The below table identifies the documents that assist in the interpretation of the Local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992*.

List of extrinsic material

Document Description	File Name Reference or web page link.
Stormwater network	
Stormwater Network - Background Information	Stormwater Network - Background Information 8 March 2022 14-03-2017
Toral Drive and Jorl Court, Buderim Master Drainage Study Date: 31 May 2016	30031546-Toral Drive and Jorl Court, Buderim, Master Drainage Study
Sunshine Coast Council – Local Government Infrastructure Plan (Stormwater) Supporting Material	SCC LGIP - Stormwater Extrinsic Material Report 08-10-15
Transport - Roads network	
Sunshine Coast Transport Analysis Technical Note March 2022 February-2017	Transport network analysis technical note
Transport - Active transport network	
Background information for the Active transport network March 2022	LGIP Active Transport Extrinsic Material
Sunshine Coast Active Transport Plan 2011-2031	Sunshine Coast Active Transport Plan 2011-2031
Unit Rates for Active Transport	2016 Unit Rates for Active Transport LGIP 2_FINAL
2015/16 LGIP & Capital Works Strategic Pathways & On-Road Cycle Facilities Subprogram Criteria	Criteria_15_16 v2
Parks and Land for Community Facilities network	
Background Information for Public Parks Network	Background Information for Parks LGIP Ver 1.32 March 2022 2017
Background information for Land for Community Facilities Network	Background Information for Community Facilities LGIP Version 1.2 March 2017
Parks Standard Embellishment Cost - LGIP 2016	Embell Costs 2016 FINAL 20160201
Environment and Liveability Strategy 2017 Part C – Network Plan	PART C EL Strategy
Sunshine Coast Sport and Active Recreation Plan 2011-2026 June 2016 edition	https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Council-Plans/Sunshine-Coast-Sport-and-Active-Recreation-Plan
Sunshine Coast Social Infrastructure Strategy 2011 August 2014 edition	https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Council-Plans/Sunshine-Coast-Social-Infrastructure-Strategy
Sunshine Coast Cemetery Plan 2012-2027	https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Council-Plans/Sunshine-Coast-Cemetery-Plan
Sunshine Coast Performance and Community Venues Service Plan 2014-2029	https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Council-Plans/Sunshine-Coast-Performance-and-Community-Venues-Service-Plan
Sunshine Coast Libraries Plan 2014-2024	https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Council-Plans/Sunshine-Coast-Libraries-Plan
Open Space Landscape Infrastructure Manual	https://www.sunshinecoast.qld.gov.au/Development-Tools-and-Guidelines/Infrastructure-Guidelines-and-Standards/Open-Space-LIM

Part 4

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Schedule 3

Schedule 3 Local government infrastructure plan mapping and tables

SC3.1 Planning assumption tables

Table SC3.1.1 Existing and projected population

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Beerwah	Attached	954	1,299	2,086	2,332	4,798
	Detached	3,373	3,409	3,833	3,912	7,588
	Total	4,327	4,707	5,919	6,244	12,378
Bli Bli	Attached	1,365	1,623	1,950	2,288	2,288
	Detached	5,086	5,847	6,720	7,271	7,271
	Total	6,451	7,470	8,670	9,560	9,560
Buderim	Attached	8,640	8,876	9,963	10,368	12,455
	Detached	22,887	23,388	23,179	23,110	26,803
	Total	31,526	32,265	33,141	33,477	39,250
Caloundra	Attached	9,819	12,651	15,154	19,572	26,427
	Detached	9,395	9,345	9,417	10,240	13,904
	Total	19,214	21,996	24,571	29,812	40,322
Caloundra West	Attached	4,534	6,036	6,772	6,779	9,518
	Detached	15,027	15,835	16,371	16,184	22,089
	Total	19,560	21,870	23,143	22,963	31,598
Cooloom	Attached	5,163	6,292	7,043	7,300	12,143
	Detached	10,501	10,442	10,324	10,276	15,585
	Total	15,664	16,734	17,367	17,576	27,726
Eumundi	Attached	355	646	1,187	1,183	1,303
	Detached	660	767	917	921	1,026
	Total	1,015	1,413	2,104	2,104	2,326
Forest Glen / Kunda Park / Tanawha	Attached	5	5	5	2	132
	Detached	541	543	656	651	1,643
	Total	546	548	661	654	1,802
Glass House Mountains	Attached	0	0	0	0	0
	Detached	1,281	1,913	2,221	2,183	2,981
	Total	1,281	1,913	2,221	2,183	2,981
Golden Beach / Pelican Waters	Attached	3,918	4,339	4,673	4,676	5,385
	Detached	9,063	9,137	9,900	10,346	14,590
	Total	12,981	13,476	14,573	15,022	19,973
Kawana Waters	Attached	6,519	7,885	8,628	8,928	12,219
	Detached	17,645	17,876	18,800	21,540	26,236
	Total	24,163	25,761	27,428	30,468	38,482

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Kenilworth	Attached	145	148	181	193	242
	Detached	233	249	345	433	630
	Total	378	397	526	626	869
Landsborough	Attached	313	546	741	726	1,106
	Detached	1,455	1,456	2,188	2,276	2,712
	Total	1,767	2,002	2,929	3,002	3,816
Maleny	Attached	713	880	939	1,154	2,943
	Detached	1,747	1,935	2,506	2,589	5,273
	Total	2,460	2,814	3,446	3,743	8,210
Maroochy North Shore	Attached	2,893	3,423	3,636	3,915	5,644
	Detached	5,818	5,762	5,714	5,657	8,104
	Total	8,711	9,184	9,350	9,572	13,746
Maroochydore / Kuluin	Attached	16,535	20,320	23,917	24,858	52,803
	Detached	8,590	8,422	8,899	10,005	21,730
	Total	25,125	28,741	32,816	34,862	74,534
Mooloolaba / Alexandra Headland	Attached	8,684	9,384	10,212	10,980	11,968
	Detached	5,372	5,346	5,365	5,296	6,210
	Total	14,056	14,730	15,577	16,276	18,173
Mooloolah	Attached	140	139	176	172	235
	Detached	1,016	1,073	1,357	1,579	2,161
	Total	1,157	1,212	1,532	1,751	2,395
Nambour	Attached	5,577	7,431	9,779	11,875	20,475
	Detached	11,145	12,061	12,344	12,578	19,500
	Total	16,723	19,492	22,124	24,453	39,975
Palmwoods	Attached	1,226	1,898	2,556	2,581	2,787
	Detached	2,916	2,914	3,087	3,065	3,217
	Total	4,142	4,813	5,643	5,646	6,004
Peregian South	Attached	3,014	3,517	3,441	3,396	6,269
	Detached	3,045	3,383	4,079	5,001	8,306
	Total	6,058	6,900	7,520	8,396	14,571
Sippy Downs	Attached	4,405	5,972	7,134	7,127	20,682
	Detached	5,277	5,559	5,509	5,457	13,881
	Total	9,682	11,531	12,642	12,584	34,567
Woombye	Attached	688	945	970	955	1,336
	Detached	921	988	1,005	1,012	1,414
	Total	1,609	1,933	1,975	1,968	2,749
Yandina	Attached	664	1,100	1,450	1,612	2,578
	Detached	1,402	1,678	1,808	1,811	2,887
	Total	2,066	2,778	3,258	3,423	5,463
	Attached	86,268	105,354	122,593	132,972	215,735

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected population				
		2016	2021	2026	2031	Ultimate development
Inside Priority Infrastructure Area (total)	Detached	144,395	149,327	156,543	163,391	235,741
	Total	230,663	254,681	279,136	296,363	451,476
Outside Priority Infrastructure Area (total)	Attached	5,287	12,610	19,176	30,772	43,580
	Detached	62,272	68,289	76,126	85,714	107,907
	Total	67,560	80,899	95,302	116,486	151,488
Sunshine Coast Council Area (total)	Attached	91,556	117,965	141,769	163,744	259,316
	Detached	206,668	217,616	232,670	249,105	343,648
	Total	298,223	335,580	374,439	412,849	602,964

Table SC3.1.2 Existing and projected employees

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
Beerwah	Office	389	447	505	563	2,145
	Retail	367	399	431	463	1,764
	Industry	240	301	362	423	1,611
	Education	267	311	355	399	1,520
	Health	114	119	124	129	491
	Community	115	126	137	148	563
	Other	270	300	330	360	1,371
	Total	1,762	2,003	2,244	2,485	9,465
Bli Bli	Office	66	77	88	99	124
	Retail	40	57	74	91	114
	Industry	5	5	5	5	6
	Education	44	66	88	110	138
	Health	0	18	36	54	67
	Community	124	112	100	88	110
	Other	262	285	309	333	418
	Total	541	620	700	780	977
Buderim	Office	1,915	1,937	1,959	1,981	2,231
	Retail	1,016	1,029	1,042	1,055	1,454
	Industry	111	114	117	120	135
	Education	1,401	1,553	1,705	1,857	2,495
	Health	3,369	3,412	3,455	3,498	4,631
	Community	439	416	393	370	459
	Other	1,446	1,455	1,464	1,473	1,927
	Total	9,697	9,916	10,135	10,354	13,332
Caloundra	Office	3,319	3,529	3,739	3,949	7,856

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Retail	1,339	1,561	1,783	2,005	3,989
	Industry	2,707	2,786	2,865	2,944	5,857
	Education	740	810	880	950	1,890
	Health	2,171	2,384	2,597	2,810	5,590
	Community	771	828	885	942	1,874
	Other	697	757	817	877	1,744
	Total	11,744	12,655	13,566	14,477	28,800
Caloundra West	Office	258	294	330	366	2,141
	Retail	659	686	713	740	4,330
	Industry	91	265	439	613	3,587
	Education	408	476	544	612	3,581
	Health	126	176	226	276	1,615
	Community	431	441	451	461	2,697
	Other	814	827	840	853	4,992
	Total	2,787	3,165	3,543	3,921	22,943
Cooloom	Office	943	1,044	1,145	1,246	5,704
	Retail	662	685	708	731	3,346
	Industry	979	1,049	1,119	1,189	5,443
	Education	76	84	92	100	457
	Health	180	201	222	243	1,112
	Community	216	226	236	246	1,126
	Other	795	815	835	855	3,914
	Total	3,851	4,104	4,357	4,610	21,102
Eumundi	Office	236	265	294	323	1,194
	Retail	198	199	200	201	743
	Industry	34	36	38	40	147
	Education	32	38	44	50	184
	Health	32	33	34	35	129
	Community	134	141	148	155	573
	Other	76	73	70	67	247
	Total	742	785	828	871	3,217
Forest Glen / Kunda Park / Tanawha	Office	390	390	390	390	1,272
	Retail	175	180	185	190	620
	Industry	1,792	1,855	1,918	1,981	6,465
	Education	166	193	220	247	806
	Health	0	0	0	0	0
	Community	18	18	18	18	58
	Other	19	24	29	34	110
	Total	2,560	2,660	2,760	2,860	9,331
Glass House Mountains	Office	261	300	339	378	1,954
	Retail	125	140	155	170	879

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Industry	16	18	20	22	113
	Education	105	109	113	117	605
	Health	129	133	137	141	729
	Community	75	84	93	102	527
	Other	64	75	86	97	501
	Total	775	859	943	1,027	5,308
Golden Beach / Pelican Waters	Office	418	445	472	499	582
	Retail	265	282	299	316	365
	Industry	12	14	16	18	26
	Education	155	176	197	218	287
	Health	17	42	67	92	168
	Community	103	90	77	64	70
	Other	518	551	583	615	1,286
	Total	1,488	1,600	1,711	1,822	2,784
Kawana Waters	Office	3,796	3,885	3,974	4,063	8,891
	Retail	2,471	2,665	2,859	3,053	6,681
	Industry	1,097	1,204	1,311	1,418	3,103
	Education	438	487	536	585	1,280
	Health	1,062	1,066	1,070	1,074	2,350
	Community	166	183	200	217	474
	Other	1,055	1,217	1,379	1,541	3,372
	Total	10,085	10,707	11,329	11,951	26,151
Kenilworth	Office	84	91	98	105	661
	Retail	77	84	91	98	617
	Industry	30	35	40	45	283
	Education	0	0	0	0	63
	Health	0	1	2	3	18
	Community	29	34	39	44	277
	Other	22	27	32	37	52
	Total	242	272	302	332	1,971
Landsborough	Office	414	476	538	600	2,460
	Retail	360	366	372	378	1,550
	Industry	189	227	265	303	1,242
	Education	43	48	53	58	237
	Health	65	65	65	65	266
	Community	81	115	149	183	750
	Other	91	100	110	120	492
	Total	1,243	1,397	1,552	1,707	6,997
Maleny	Office	366	417	468	519	696
	Retail	246	260	274	288	365
	Industry	95	105	115	125	177

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				Ultimate development
		2016	2021	2026	2031	
	Education	227	252	277	302	415
	Health	78	104	130	156	337
	Community	150	153	156	159	311
	Other	287	272	257	242	532
	Total	1,449	1,563	1,677	1,791	2,833
Maroochy North Shore	Office	577	733	889	1,045	1,437
	Retail	366	374	382	390	467
	Industry	1,559	1,648	1,737	1,826	2,362
	Education	76	84	92	100	137
	Health	23	24	25	26	31
	Community	130	159	188	217	430
	Other	383	374	365	356	331
	Total	3,114	3,396	3,678	3,960	5,195
Maroochydoore / Kuluin	Office	7,757	8,471	9,185	9,899	25,001
	Retail	5,641	5,943	6,245	6,547	16,535
	Industry	1,873	1,946	2,019	2,092	5,283
	Education	427	477	527	577	1,457
	Health	876	903	930	957	2,417
	Community	692	749	806	863	2,179
	Other	802	827	852	877	2,215
	Total	18,068	19,316	20,564	21,812	55,087
Mooloolaba / Alexandra Headland	Office	1,975	2,010	2,045	2,080	2,281
	Retail	1,251	1,336	1,421	1,506	1,758
	Industry	221	225	229	233	255
	Education	130	146	162	178	223
	Health	164	199	234	269	372
	Community	387	371	355	339	371
	Other	415	453	491	529	642
	Total	4,543	4,740	4,937	5,134	5,902
Mooloolah	Office	6	20	34	48	311
	Retail	89	90	91	92	596
	Industry	5	5	5	5	32
	Education	15	17	19	21	136
	Health	0	0	0	0	0
	Community	12	12	12	12	77
	Other	67	73	79	85	551
	Total	194	217	240	263	1,703
Nambour	Office	2,032	2,258	2,484	2,710	7,991
	Retail	1,045	1,131	1,217	1,303	3,842
	Industry	1,048	1,143	1,238	1,333	3,930
	Education	890	920	950	980	2,889

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Health	8,160	8,291	8,422	8,553	25,222
	Community	691	675	659	643	1,896
	Other	913	935	957	979	2,887
	Total	14,779	15,353	15,927	16,501	48,657
Palmwoods	Office	307	332	357	382	1,120
	Retail	258	266	274	282	827
	Industry	326	331	336	341	1,000
	Education	67	74	81	88	258
	Health	64	74	84	94	275
	Community	68	70	72	74	217
	Other	194	195	196	197	578
	Total	1,284	1,342	1,400	1,458	4,275
Peregian South	Office	121	129	137	145	261
	Retail	150	158	166	174	313
	Industry	10	10	10	10	18
	Education	221	255	289	323	582
	Health	65	74	83	92	165
	Community	72	79	86	93	167
	Other	214	219	223	227	240
	Total	853	924	994	1,064	1,746
Sippy Downs	Office	146	349	552	755	5,110
	Retail	195	447	699	951	6,437
	Industry	104	120	136	152	1,028
	Education	2,638	2,997	3,356	3,715	25,147
	Health	0	102	204	306	2,071
	Community	162	227	292	357	2,416
	Other	335	334	333	332	2,247
	Total	3,580	4,576	5,572	6,568	44,456
Woombye	Office	131	142	153	164	328
	Retail	127	134	141	148	296
	Industry	74	74	74	74	148
	Education	0	0	0	0	93
	Health	0	0	0	0	0
	Community	6	9	12	15	30
	Other	92	95	98	101	202
	Total	430	454	478	502	1,097
Yandina	Office	480	500	520	540	3,694
	Retail	254	255	256	257	1,758
	Industry	929	987	1,045	1,103	7,545
	Education	61	68	75	82	560
	Health	80	80	80	80	547

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected employees				
		2016	2021	2026	2031	Ultimate development
	Community	42	45	48	51	348
	Other	170	164	158	152	1,039
	Total	2,016	2,099	2,182	2,265	15,491
Inside Priority Infrastructure Area (total)	Office	26,387	28,541	30,695	32,849	85,445
	Retail	17,376	18,727	20,078	21,429	59,646
	Industry	13,547	14,503	15,459	16,415	49,796
	Education	8,627	9,641	10,655	11,669	45,440
	Health	16,775	17,501	18,227	18,953	48,603
	Community	5,114	5,363	5,612	5,861	18,000
	Other	10,000	10,447	10,893	11,339	31,890
	Total	97,826	104,723	111,619	118,515	338,820
Outside Priority Infrastructure Area (total)	Office	2,198	5,224	8,250	11,276	20,138
	Retail	692	1,779	2,866	3,953	7,059
	Industry	1,078	1,262	1,446	1,630	2,911
	Education	970	1,680	2,390	3,100	5,536
	Health	683	2,040	3,397	4,754	8,490
	Community	574	685	796	907	1,619
	Rural	2,307	2,450	2,592	2,734	3,161
	Other	4,014	4,645	5,276	5,907	7,800
	Total	12,516	20,275	28,033	35,791	56,714
Sunshine Coast Council Area (total)	Office	28,585	33,765	38,945	44,125	105,583
	Retail	18,068	20,506	22,944	25,382	66,705
	Industry	14,625	15,765	16,905	18,045	52,707
	Education	9,597	11,321	13,045	14,769	50,976
	Health	17,458	19,541	21,624	23,707	57,093
	Community	5,688	6,048	6,408	6,768	19,619
	Rural	2,307	2,450	2,592	2,734	3,161
	Other	14,014	15,092	16,169	17,246	39,690
	Total	110,342	124,998	139,652	154,306	395,534

Table SC3.1.3 Planned density and demand generation rate for a trunk infrastructure network

Column 1 Planning scheme zones	Column 2 LGIP development types	Column 3 Net developable area ha	Column 4 Planned density		Column 5 Demand generation rate for a trunk infrastructure network		
			Non-residential plot ratio	Residential density	Transport network	Parks and land for community facilities network	Stormwater network
				(dwellings/dev ha)	(trips/dev ha)	(ha/1000 persons)	(fraction imp)
Residential development							
High Density Residential Zone and Tourist Accommodation zone	Attached	125	n/a	50	300	4	0.9
Medium Density Residential Zone	Attached	647		40	240	4	0.9
Low Density Residential Zone	Detached	4,209		15	130	4	0.7
Emerging Community Zone	Detached	1,271		20	173	4	0.7
Limited Development (Landscape Residential Zone)	Detached	146		8	69	4	0.9
Non-residential development							
Principal Centre Zone		35	90%	n/a	4,000	n/a	0.9
Major Centre Zone		78	90%		3,000		0.9
District Centre Zone		52	90%		2,250		0.9
Local Centre Zone		94	90%		1,687.5		0.9
High Impact Industry Zone		140	70%		938		0.9
Medium Impact Industry Zone		236	70%		703		0.9
Low Impact Industry Zone		104	70%		527		0.9
Specialised Centre Zone		86	70%		2,250		0.9

Table SC3.1.4 Existing and projected residential dwellings

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
Beerwah	Attached	355	490	799	907	1,866
	Detached	1,254	1,286	1,469	1,522	2,952
	Total	1,609	1,776	2,268	2,430	4,817
Bli Bli	Attached	495	597	728	867	867
	Detached	1,843	2,150	2,507	2,754	2,748
	Total	2,337	2,746	3,235	3,621	3,615
Buderim	Attached	3,536	3,671	4,171	4,416	5,305
	Detached	9,482	9,777	9,790	9,918	11,503
	Total	13,018	13,448	13,961	14,334	16,806
Caloundra	Attached	4,834	6,353	7,707	10,062	13,586
	Detached	3,808	3,843	3,953	4,365	5,927
	Total	8,642	10,196	11,660	14,427	19,513
Caloundra West	Attached	1,717	2,298	2,611	2,651	3,722
	Detached	5,880	6,240	6,523	6,534	8,918
	Total	7,596	8,538	9,133	9,185	12,639
Cooloom	Attached	2,216	2,745	3,112	3,254	5,413
	Detached	4,498	4,550	4,558	4,578	6,943
	Total	6,715	7,295	7,670	7,832	12,355
Eumundi	Attached	139	256	479	485	534
	Detached	259	304	370	377	420
	Total	398	561	848	862	953
Forest Glen / Kunda Park / Tanawha	Attached	2	2	2	1	66
	Detached	215	218	267	269	679
	Total	217	220	269	270	744
Glass House Mountains	Attached	0	0	0	0	0
	Detached	523	791	933	933	1,274
	Total	523	791	933	933	1,274
Golden Beach / Pelican Waters	Attached	1,633	1,831	1,997	2,024	2,331
	Detached	3,775	3,854	4,229	4,478	6,315
	Total	5,408	5,685	6,226	6,502	8,645
Kawana Waters	Attached	2,527	3,124	3,467	3,649	4,994
	Detached	6,708	6,922	7,390	8,586	10,458
	Total	9,235	10,046	10,857	12,234	15,452
Kenilworth	Attached	56	58	72	78	98
	Detached	90	97	137	174	253
	Total	145	155	209	252	350
Landsborough	Attached	153	270	371	367	559
	Detached	713	721	1,094	1,149	1,369

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
	Total	866	991	1,465	1,516	1,927
Maleny	Attached	311	387	418	520	1,326
	Detached	763	852	1,114	1,166	2,375
	Total	1,074	1,240	1,531	1,686	3,698
Maroochy North Shore	Attached	1,384	1,653	1,774	1,929	2,781
	Detached	2,784	2,784	2,788	2,786	3,991
	Total	4,168	4,437	4,561	4,715	6,771
Maroochydhore / Kuluin	Attached	6,147	7,697	9,199	9,710	20,626
	Detached	3,195	3,191	3,424	3,909	8,490
	Total	9,342	10,888	12,623	13,619	29,117
Mooloolaba / Alexandra Headland	Attached	3,516	3,846	4,237	4,613	5,028
	Detached	2,175	2,191	2,226	2,225	2,609
	Total	5,691	6,037	6,463	6,839	7,636
Mooloolah	Attached	69	69	88	87	119
	Detached	498	531	678	797	1,091
	Total	567	600	766	884	1,209
Nambour	Attached	2,343	3,149	4,179	5,141	8,864
	Detached	4,682	5,111	5,277	5,448	8,446
	Total	7,026	8,260	9,456	10,588	17,309
Palmwoods	Attached	550	859	1,167	1,189	1,284
	Detached	1,308	1,319	1,410	1,413	1,483
	Total	1,857	2,178	2,577	2,602	2,767
Peregian South	Attached	1,112	1,322	1,323	1,332	2,459
	Detached	1,123	1,272	1,569	1,961	3,257
	Total	2,236	2,594	2,892	3,293	5,715
Sippy Downs	Attached	1,891	2,587	3,116	3,149	9,138
	Detached	2,256	2,397	2,396	2,395	6,092
	Total	4,147	4,985	5,513	5,544	15,229
Woombye	Attached	289	400	414	414	579
	Detached	387	419	430	438	612
	Total	676	819	844	852	1,190
Yandina	Attached	260	436	585	661	1,057
	Detached	550	666	729	742	1,183
	Total	810	1,102	1,314	1,403	2,239
Inside Priority Infrastructure Area (total)	Attached	35,535	44,102	52,015	57,505	92,602
	Detached	58,768	61,487	65,260	68,919	99,388
	Total	94,303	105,589	117,275	126,424	191,990
Outside Priority Infrastructure Area (total)	Attached	2,049	4,937	7,580	12,231	17,322
	Detached	25,200	27,967	31,735	36,374	45,790
	Total	27,249	32,904	39,315	48,605	63,112

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected residential dwellings				
		2016	2021	2026	2031	Ultimate development
Sunshine Coast Council Area (total)	Attached	37,583	49,039	59,595	69,736	109,924
	Detached	83,968	89,454	96,995	105,293	175,270
	Total	121,552	138,493	156,591	175,029	255,102

Table SC3.1.5 Existing and projected non-residential floor space

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m ² GFA)				
		2016	2021	2026	2031	Ultimate development
Beerwah	Office	16,519	19,363	22,207	25,051	95,457
	Retail	14,247	14,808	15,369	15,930	60,701
	Industry	8,696	15,810	22,924	30,038	114,460
	Education	7,620	8,843	10,066	11,289	43,017
	Health	6,287	7,235	8,183	9,131	34,794
	Community	6,652	7,182	7,712	8,242	31,406
	Other	6,594	8,093	9,592	11,091	42,262
	Total	66,615	81,334	96,053	110,772	422,097
Bli Bli	Office	1,680	2,037	2,394	2,751	3,461
	Retail	2,013	2,506	2,999	3,492	4,393
	Industry	447	447	447	447	562
	Education	2,790	3,745	4,700	5,655	7,114
	Health	1,563	1,596	1,629	1,662	2,091
	Community	118	220	322	424	533
	Other	410	468	526	584	735
	Total	9,021	11,019	13,017	15,015	18,888
Buderim	Office	142,356	143,533	144,710	145,887	164,359
	Retail	52,797	58,779	64,760	70,741	97,554
	Industry	637	644	651	658	744
	Education	36,210	39,645	43,080	46,515	62,502
	Health	57,603	62,513	67,424	72,335	95,773
	Community	8,649	9,074	9,500	9,926	12,323
	Other	10,148	10,939	11,730	12,521	16,385
	Total	308,400	325,127	341,855	358,583	449,638
Caloundra	Office	180,540	202,247	223,953	245,659	488,762
	Retail	80,219	86,852	93,485	100,118	199,194
	Industry	122,920	127,146	131,372	135,598	269,785
	Education	21,150	23,665	26,180	28,695	57,091
	Health	15,546	16,416	17,286	18,156	36,123
	Community	20,310	24,900	29,489	34,078	67,801

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m ² GFA)				
		2016	2021	2026	2031	Ultimate development
	Other	3,395	3,902	4,410	4,918	9,785
	Total	444,079	485,128	526,175	567,222	1,128,542
Caloundra West	Office	11,114	11,902	12,690	13,478	78,879
	Retail	16,337	19,740	23,143	26,546	155,358
	Industry	1,464	25,360	49,256	73,152	428,116
	Education	11,737	13,716	15,695	17,674	103,436
	Health	6,303	9,064	11,825	14,586	85,363
	Community	5,552	7,581	9,610	11,639	68,116
	Other	1,754	2,489	3,225	3,961	23,181
	Total	54,261	89,852	125,444	161,036	942,449
Cooloom	Office	110,344	111,543	112,742	113,941	521,657
	Retail	77,815	71,315	64,814	58,313	266,975
	Industry	45,567	51,641	57,715	63,789	292,046
	Education	2,160	2,400	2,640	2,880	13,186
	Health	2,317	4,528	6,739	8,950	40,976
	Community	20,733	21,103	21,473	21,843	100,004
	Other	25,976	26,431	26,886	27,341	125,176
	Total	284,912	288,961	293,009	297,057	1,360,019
Eumundi	Office	5,380	6,932	8,483	10,034	37,107
	Retail	9,373	9,287	9,201	9,115	33,708
	Industry	1,332	1,336	1,340	1,344	4,970
	Education	1,740	1,930	2,120	2,310	8,543
	Health	1,907	1,907	1,907	1,907	7,052
	Community	4,750	4,844	4,938	5,032	18,609
	Other	450	492	534	576	2,130
	Total	24,933	26,728	28,523	30,318	112,119
Forest Glen / Kunda Park / Tanawha	Office	23,730	23,392	23,054	22,716	74,142
	Retail	10,537	10,993	11,449	11,905	38,856
	Industry	290,475	296,043	301,611	307,179	1,002,587
	Education	4,740	5,510	6,280	7,050	23,010
	Health	0	0	0	0	0
	Community	742	742	742	742	2,422
	Other	2,611	2,636	2,661	2,686	8,767
	Total	332,834	339,316	345,797	352,278	1,149,784
Glass House Mountains	Office	5,242	5,932	6,622	7,312	37,815
	Retail	5,031	4,565	4,098	3,631	18,778
	Industry	200	230	259	288	1,489
	Education	10,500	9,380	8,260	7,140	36,925
	Health	500	500	500	500	2,586
	Community	793	1,027	1,261	1,495	7,732

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m ² GFA)				
		2016	2021	2026	2031	Ultimate development
Golden Beach / Pelican Waters	Other	200	250	300	350	1,810
	Total	22,467	21,884	21,300	20,716	107,135
	Office	39,337	40,012	40,687	41,362	47,725
	Retail	3,829	3,851	3,872	3,893	4,354
	Industry	300	350	400	450	660
	Education	2,103	2,275	2,447	2,619	3,452
	Health	6,020	6,654	7,287	7,920	10,802
	Community	1,106	1,106	1,106	1,106	1,217
	Other	90	367	644	921	1,927
	Total	52,785	54,615	56,443	58,271	70,136
Kawana Waters	Office	166,937	166,349	165,762	165,175	361,482
	Retail	73,673	76,070	78,467	80,864	176,969
	Industry	142,242	143,233	144,224	145,215	317,800
	Education	13,342	14,917	16,491	18,065	39,535
	Health	24,106	26,783	29,461	32,139	70,335
	Community	2,760	4,684	6,608	8,532	18,672
	Other	3,566	3,475	3,384	3,293	7,207
	Total	426,626	435,511	444,397	453,283	991,999
Kenilworth	Office	2,441	2,574	2,706	2,838	17,886
	Retail	2,810	2,810	2,810	2,810	17,709
	Industry	2,238	2,588	2,938	3,288	20,722
	Education	0	0	0	0	1,891
	Health	537	537	537	537	3,384
	Community	1,281	1,406	1,531	1,656	10,436
	Other	0	0	0	0	0
	Total	9,307	9,915	10,522	11,129	70,137
Landsborough	Office	9,486	11,201	12,917	14,633	60,018
	Retail	13,384	13,899	14,414	14,929	61,232
	Industry	8,119	12,650	17,181	21,712	89,052
	Education	1,230	1,365	1,500	1,635	6,706
	Health	625	625	625	625	2,563
	Community	1,898	2,889	3,880	4,871	19,979
	Other	100	133	166	199	816
	Total	34,842	42,762	50,683	58,604	240,366
Maleny	Office	21,520	23,544	25,568	27,592	37,032
	Retail	18,155	19,261	20,368	21,475	27,275
	Industry	7,651	8,690	9,729	10,768	15,271
	Education	6,480	7,200	7,920	8,640	11,880
	Health	777	7,700	14,622	21,544	46,542
	Community	460	998	1,537	2,076	4,061

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m ² GFA)				
		2016	2021	2026	2031	Ultimate development
Maroochy North Shore	Other	0	10	20	30	66
	Total	55,043	67,403	79,764	92,125	142,127
	Office	35,306	39,246	43,186	47,126	64,838
	Retail	14,060	14,528	14,995	15,462	18,550
	Industry	111,446	119,396	127,346	135,296	175,062
	Education	2,160	2,400	2,640	2,880	3,960
	Health	550	570	590	610	737
	Community	2,362	5,568	8,774	11,980	23,756
	Other	0	0	0	0	0
Maroochydhore / Kuluin	Total	165,884	181,708	197,531	213,354	286,903
	Office	425,667	448,708	471,749	494,790	1,249,670
	Retail	258,723	268,169	277,615	287,061	725,018
	Industry	184,558	189,000	193,443	197,886	499,792
	Education	12,210	13,635	15,060	16,485	41,635
	Health	6,945	7,171	7,397	7,623	19,253
	Community	26,136	27,793	29,450	31,107	78,566
	Other	15,118	17,421	19,723	22,025	55,628
	Total	929,357	971,897	1,014,437	1,056,977	2,669,561
Mooloolaba / Alexandra Headland	Office	73,548	75,301	77,054	78,807	86,439
	Retail	110,029	110,745	111,461	112,177	123,041
	Industry	3,490	3,490	3,490	3,490	3,828
	Education	5,110	5,622	6,134	6,646	7,290
	Health	13,513	13,852	14,190	14,528	15,935
	Community	5,802	5,865	5,928	5,991	6,571
	Other	4,761	4,703	4,645	4,587	5,031
	Total	216,254	219,578	222,902	226,226	248,136
Mooloolah	Office	356	646	936	1,226	7,955
	Retail	2,602	2,691	2,779	2,867	18,603
	Industry	202	224	246	268	1,739
	Education	2,110	2,361	2,612	2,863	18,577
	Health	0	0	0	0	0
	Community	153	162	172	182	1,181
	Other	0	45	90	135	876
	Total	5,423	6,129	6,835	7,541	48,931
Nambour	Office	70,484	75,406	80,327	85,248	251,390
	Retail	93,626	101,980	110,334	118,688	350,003
	Industry	57,482	64,393	71,305	78,217	230,657
	Education	30,008	34,859	39,710	44,561	131,407
	Health	9,171	11,989	14,808	17,627	51,981
	Community	15,126	16,678	18,230	19,782	58,336

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m ² GFA)				
		2016	2021	2026	2031	Ultimate development
	Other	11,651	12,888	14,125	15,362	45,301
	Total	287,547	318,193	348,839	379,485	1,119,075
Palmwoods	Office	11,165	11,257	11,350	11,443	33,574
	Retail	18,124	17,108	16,093	15,078	44,239
	Industry	1,299	1,557	1,815	2,073	6,082
	Education	354	393	432	471	1,382
	Health	5,267	4,952	4,637	4,322	12,681
	Community	71	196	321	446	1,309
	Other	1,467	1,350	1,233	1,116	3,274
	Total	37,746	36,813	35,881	34,949	102,541
Peregian South	Office	6,099	6,514	6,930	7,346	13,242
	Retail	15,000	13,192	11,384	9,576	17,262
	Industry	344	359	373	387	698
	Education	22,100	20,055	18,010	15,965	28,779
	Health	5,000	4,672	4,344	4,016	7,239
	Community	7,050	6,433	5,816	5,199	9,372
	Other	0	0	0	0	0
	Total	55,593	51,225	46,857	42,489	76,592
Sippy Downs	Office	5,460	9,426	13,392	17,358	117,501
	Retail	28,563	34,123	39,683	45,243	306,261
	Industry	6,192	6,251	6,310	6,369	43,113
	Education	18,720	25,791	32,862	39,933	270,317
	Health	515	2,811	5,107	7,403	50,113
	Community	2,320	2,734	3,148	3,562	24,112
	Other	8	8	8	8	54
	Total	61,778	81,144	100,510	119,876	811,471
Woombye	Office	1,877	2,072	2,267	2,462	4,927
	Retail	4,691	4,692	4,694	4,696	9,399
	Industry	2,062	2,062	2,062	2,062	4,127
	Education	0	0	0	0	1,001
	Health	0	0	0	0	0
	Community	1,257	1,301	1,345	1,389	2,780
	Other	2,091	2,673	3,255	3,837	7,679
	Total	11,978	12,800	13,623	14,446	28,912
Yandina	Office	8,817	9,158	9,499	9,840	67,313
	Retail	8,779	8,939	9,099	9,259	63,339
	Industry	63,621	67,941	72,262	76,583	523,888
	Education	1,740	1,930	2,120	2,310	15,802
	Health	1,800	1,801	1,802	1,803	12,334
	Community	900	1,026	1,152	1,278	8,743

Column 1 Projection area	Column 2 LGIP development type	Column 3 Existing and projected non-residential floor space (m ² GFA)				
		2016	2021	2026	2031	Ultimate development
	Other	447	452	457	462	3,160
	Total	86,104	91,247	96,391	101,535	694,579
Inside Priority Infrastructure Area (total)	Office	1,375,405	1,448,295	1,521,185	1,594,075	3,922,629
	Retail	934,418	970,903	1,007,386	1,043,869	2,838,770
	Industry	1,062,983	1,140,841	1,218,699	1,296,557	4,047,249
	Education	216,314	241,637	266,959	292,281	938,436
	Health	166,851	193,876	220,900	247,924	608,657
	Community	136,981	155,512	174,045	192,578	578,036
	Other	90,837	99,225	107,614	116,003	361,251
	Total	3,983,788	4,250,289	4,516,788	4,783,287	13,295,028
Outside Priority Infrastructure Area (total)	Office	113,661	150,103	186,545	222,987	398,248
	Retail	49,903	105,512	161,121	216,730	387,074
	Industry	33,498	43,188	52,878	62,568	111,745
	Education	33,530	50,173	66,816	83,459	149,055
	Health	71,729	121,566	171,403	221,240	395,128
	Community	28,174	31,430	34,685	37,940	67,760
	Other	16,111	18,705	21,299	23,893	42,672
	Total	346,607	520,677	694,747	868,817	1,551,682
	Office	1,489,066	1,598,398	1,707,730	1,817,062	4,320,877
Sunshine Coast Council Area (total)	Retail	984,321	1,076,415	1,168,507	1,260,599	3,225,844
	Industry	1,096,481	1,184,029	1,271,577	1,359,125	4,158,994
	Education	249,844	291,810	333,775	375,740	1,087,491
	Health	238,580	315,442	392,303	469,164	1,003,786
	Community	165,156	186,942	208,730	230,518	645,795
	Other	106,948	117,930	128,913	139,896	403,923
	Total	4,330,395	4,770,966	5,211,535	5,652,104	14,846,710

Table SC3.1.6 Existing and projected demand for the stormwater network

Column 1 Service catchment ¹	Column 2 Existing and projected demand (imp ha)				
	2016	2021	2026	2031	Ultimate demand
Addington Creek	121	124	127	129	144
Belli Creek	5	5	6	6	6
Bells Creek	33	34	35	36	40
Blackfellow Creek	0	0	0	0	0
Booloumba Creek	5	5	5	5	6
Cedar Creek	0	0	0	0	0

¹ Editor's note—Column 1 The service catchments for the stormwater network are identified on Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN01 to SQN55 in **Schedule 3 (Local government infrastructure mapping and tables)**.

Column 1 Service catchment ¹	Column 2 Existing and projected demand (imp ha)				
	2016	2021	2026	2031	Ultimate demand
Cedar Creek (Conondale)	0	0	0	0	0
Coochin Creek	170	174	178	182	202
Coonowrin Creek	106	109	112	114	126
Cornmeal Creek	620	636	652	665	738
Crohamhurst Creek	0	0	0	0	0
Currimundi Creek	477	490	503	513	569
Doonan Creek	505	519	532	543	602
Elaman Creek	19	20	20	21	23
Elimbah Creek	21	21	22	22	24
Eudlo Creek	616	632	648	661	733
Ewen Creek	1	1	1	1	1
Gheerulla Creek	20	21	21	22	24
Glass Mountain Creek	0	0	0	0	0
Halls Creek	0	0	0	0	0
Harper Creek	0	0	0	0	0
Kilcoy Creek	0	0	0	0	0
Lake Baroon	251	258	265	270	299
Lake Macdonald	0	0	0	0	0
Lake Weyba	67	69	70	72	79
Lamerough Creek	730	750	768	784	870
Little Yabba Creek	0	0	0	0	0
London Creek	71	72	74	76	84
Lower Coochin Creek	0	0	0	0	0
Lower Mooloolah River	317	325	333	340	377
Lower Maroochy River Estuary	894	918	941	960	1065
Maroochy Coastal Creeks	42	43	44	45	50
Mary River	46	47	48	49	55
Mellum Creek	259	266	272	278	308
Mooloolah Coastal Creeks	249	256	262	268	297
Mooloolah River Estuary	597	613	629	641	711
Mountain Creek	589	605	620	632	701
North Bells Creek	41	43	44	44	49
North Maroochy River	252	259	265	270	300
Oaky Creek	175	179	184	188	21
Obi Obi Creek	90	93	95	97	108
Paynter Creek	307	315	323	330	366
Petrie Creek	806	828	848	865	960
Pumicestone Passage Creeks	197	203	208	212	235
Saltwater Creek	0	0	0	0	0
Sandy Creek	0	0	0	0	0
Scrubby Creek	0	0	0	0	0
Sippy Creek	98	101	103	106	117
Six Mile Creek	0	0	0	0	0
South Maroochy River	195	200	205	209	232
Stumers Creek	145	149	153	156	173
Tibrogargan - Hussey Creek	6	7	7	7	8
University Creek	159	163	167	171	189

Column 1 Service catchment ¹	Column 2 Existing and projected demand (imp ha)				
	2016	2021	2026	2031	Ultimate demand
Upper Maroochy River Estuary	224	230	235	240	266
Upper Mooloolah River	218	224	230	234	260
Upper Stanley River	16	16	17	17	19
Walli Creek	0	0	0	0	0
Yandina - Coolum Creek	204	209	215	219	243

Table SC3.1.7 Existing and projected demand for the transport network

Column 1 Service catchment	Column 2 Existing and projected demand				
	2016	2021	2026	2031	Ultimate demand
Transport Road Network – Sunshine Coast Wide (trips/day)	865,152	908,212	951,273	994,333	1,452,218
Active Transport Network – Sunshine Coast Wide (population)	298,223	335,580	374,439	412,849	602,964

Table SC3.1.8 Existing and projected demand for the parks and land for community facilities network

Column 1 Service catchment	Column 2 Existing and projected demand (persons)				
	2016	2021	2026	2031	Ultimate demand
Coastal Urban North	115,038	127,741	141,473	151,357	221,056
Coastal Urban South	89,135	104,347	118,167	140,701	205,493
Rural Hinterland and Townships	94,050	103,492	114,799	120,791	176,415
Sunshine Coast Wide	298,223	335,580	374,439	412,849	602,964

SC3.2 Schedules of works

Note—The establishment costs for all networks are expressed in current cost terms as at the base date, 2016.

Table SC3.2.1 Stormwater network schedule of works

Map Tile	Map ref	Trunk infrastructure	Estimated timing	Establishment cost
SQN33	SWC16_001	Toral Drive MDS Stage 1	2016-2021	\$700,374
SQN33	SWC16_002	Toral Drive MDS Stage 2A	2016-2021	\$447,678
SQN33	SWC16_003	Toral Drive MDS Stage 2B	2016-2021	\$418,766
SQN33	SWC16_004	Toral Drive MDS Stage 2C	2016-2021	\$186,311
SQN33	SWC16_005	Toral Drive MDS Stage 3,7	2016-2021	\$751,994
SQN33	SWC16_006	Toral Drive MDS Stage 4	2021-2026 2016-2021	\$448,402 \$338,751
SQN33	SWC16_007	Toral Drive MDS Stage 5	2021-2026 2016-2021	\$627,603 \$528,481
SQN33	SWC16_008	Toral Drive MDS Stage 6	2021-2026 2016-2021	\$612,730 \$934,706
SQN45	SWQ15_005	Caloundra (Arthur Street), LGIP GPT	2016-2021	\$377,488
SQN11	SWQ15_006	Russell St LGIP Wetland	2016-2021	\$557,310
SQN49	SWQ15_007	Coochin Ck, LGIP Stormwater, (Caralan Way Wetland)	2016-2021	\$106,764
SQN45	SWQ15_023	Moffat Beach (Grigor Street), LGIP Stormwater (Stage 1)	2016-2021	\$173,873
SQN45	SWQ15_042	Duckholes Creek LGIP Sediment Basin\Wetland	2016-2021	\$663,311
SQN45	SWQ15_050	Caloundra (Otranto St) GPT, LGIP Stormwater (formerly Tooway Ck)	2016-2021	\$173,873
SQN20 /22	SWQ15_053	Fishermans Rd Industrial Precinct LGIP GPT + Wetland	2021-2026 2016-2021	\$435,433 \$536,109
SQN16	SWQ15_054	Montville, Russell Family Park Carpark Sediment Runoff LGIP (Bitumise or Swale)	2016-2021	\$106,764
SQN35	SWQ15_057	LaBalsa Park LGIP Carpark Biopods	2016-2021	\$145,581
SQN32	SWQ15_058	Mountain Ck (Tilapia Court) LGIP Wetland and Riparian	2016-2021	\$730,954
SQN22	SWQ15_059	Maroochydore (Forth Avenue) LGIP GPT	2016-2021 2021-2026	\$469,763
SQN22	SWQ15_060	Maroochydore (Cornmeal Pde), LGIP GPT	2016-2021 2021-2026	\$469,763
SQN22	SWC17_004	School Rd Maroochydore MDS, Strat2, Stage4a	2016-2021	\$100,282
SQN22	SWC17_007	School Rd Maroochydore MDS, Strat2, Stage7	2016-2021	\$135,654
SQN34	SWC19_002	Alexandra Headland MDS Strat 2 Stage 2a	2016-2021	\$1,654,838
SQN18	SWQ15_062	Petrie Ck Catchment, Riparian LGIP	2016-2021 2021-2026	\$160,146
SQN18	SWQ15_066	Robertson Drive Park Bioretention	2016-2021 2021-2026	\$261,098
SQN45	SWQ15_086	Coondibah Creek Riparian Works	2021-2026	\$392,026 \$180,279
SQN34	SWQ16_001	Alexandra Headland (Alexandra Parade), LGIP GPT	2021-2026	\$749,124

Map Tile	Map ref	Trunk infrastructure	Estimated timing	Establishment cost
SQN34	SWQ16_002	Alexandra Headland (Alexandra Parade), LGIP GPT	2021-2026	\$717,910
SQN34	SWQ16_003	Alexandra Headland (Alexandra Parade), LGIP GPT	2021-2026	\$717,910
SQN45	SWQ16_004	Caloundra (Dingle Avenue), LGIP Stormwater	2021-2026	\$565,248
SQN45	SWQ16_005	Kings Beach (Esplanade Headland), LGIP Stormwater	2021-2026	\$420,548
SQN45	SWQ16_016	Kings Beach (Levuka Avenue), LGIP Stormwater	2021-2026	\$420,548
SQN19	SWQ16_017	Lower Maroochy River Catchment, LGIP GPT	2031-2036 2021-2026	\$194,091
SQN21	SWQ16_018	Lower Maroochy River Catchment, LGIP GPT	2026-2031 2021-2026	\$565,248
SQN20	SWQ16_019	Lower Maroochy River Catchment, LGIP Riparian	2026-2031 2021-2026	\$638,458
SQN21	SWQ16_020	Lower Maroochy River Catchment, LGIP GPT	2026-2031 2021-2026	\$565,248
SQN19	SWQ16_021	Lower Maroochy River Catchment, LGIP GPT	2026-2031 2021-2026	\$565,248
SQN21	SWQ16_022	Lower Maroochy River Catchment, LGIP GPT	2021-2026	\$565,248
SQN11	SWQ16_023	Lower Maroochy River Catchment, LGIP GPT	2026-2031 2021-2026	\$565,248
SQN21	SWQ16_024	Lower Maroochy River Catchment, LGIP GPT	2021-2026	\$565,248
SQN20	SWQ16_025	Lower Maroochy River Catchment, LGIP Riparian	2031-2036 2021-2026	\$404,356 \$638,458
SQN25	SWQ16_026	Maleny LGIP Riparian	2021-2026	\$203,952
SQN34	SWQ16_027	Alexandra Headland (Mari Street) LGIP Stormwater	2031-2036 2021-2026	\$3,192,288
SQN45	SWQ16_028	Caloundra West (Mark Road), bioretention	2021-2026	\$306,743
SQN46	SWQ16_029	Golden Beach (Gregory and Burke St), bioretention- Passive irrigation	2016-2021 2021-2026	\$306,743
SQN45	SWQ16_030	Kings Beach and Amphitheatre Precinct, LGIP bioretention	2021-2026	\$1,240,892 \$224,510
SQN32 SQN22	SWQ16_032	Cornmeal Creek Corridor LGIP Riparian	2021-2026	\$570,169 \$766,149
SQN22	SWC17_001	School Rd Maroochy MDS, Strat2, Stage1	2021-2026	\$1,482,033
SQN34	SWC19_001	Alexandra Headland MDS Strat 2 Stage 1	2021-2026	\$6,393,719
SQN45	SWC19_015	Caloundra MDS Strat 2 Stage 3	2021-2026	\$5,472,209
SQN22	SWC19_029	Maroochy MDP Stage 1	2021-2026	\$3,703,892
SQN45	SWC19_052	Kings Beach and Shelly Beach MDP Strat 2 Stage 1	2021-2026	\$6,182,206
SQN49	SWC21_002	Beerwah Master Drainage Plan Stage 2	2021-2026	\$1,191,238
SQN35	SWQ16_078	Mooloolah River Estuary LGIP GPT	2021-2026	\$913,752
SQN35	SWQ16_079	Technology Drive Passive Irrigation	2021-2026	\$189,925
SQN18	SWQ16_085	Burnside Park Passive Irrigation	2021-2026	\$195,905
SQN9	SWQ16_033	Doonan Creek Corridor LGIP Riparian	2021-2026	\$387,508

Map Tile	Map ref	Trunk infrastructure	Estimated timing	Establishment cost
WOR	SWQ16_035 SWQ15_051	Regional Trunk Stormwater Outfall Monitoring	2021-2026 2016-2021	\$1,827,407
SQN44	SWQ16_037	Caloundra West (Wheeler Crescent) LGIP GPT	2026-2031	\$224,510
SQN21	SWQ16_038	Marcoola (Airport Drive) LGIP GPT	2031-2036 2026-2031	\$421,382
SQN22	SWQ16_039	Maroochy LGIP GPT	2021-2026 2026-2031	\$1,040,967 \$717,910
SQN18 SQN19	SWQ16_040	Petrie Ck Catchment, Riparian LGIP (south of Unitywater Nambour STP and Nambour Showground)	2021-2026 2026-2031	\$1,115,314 \$611,855
SQN18	SWQ16_041	Petrie Ck Catchment, Riparian LGIP	2021-2026 2026-2031	\$611,855
SQN18	SWQ16_042	Petrie Ck Catchment, Riparian LGIP	2026-2031	\$638,458
SQN18	SWQ16_043	Petrie Ck Catchment, LGIP GPT	2026-2031	\$561,843
SQN18	SWQ16_044	Petrie Ck Catchment, LGIP GPT	2026-2031	\$561,843
SQN18	SWQ16_045	Petrie Ck Catchment, LGIP GPT	2026-2031	\$561,843
SQN18	SWQ16_046	Petrie Ck Catchment, LGIP GPT	2026-2031	\$565,248
SQN18	SWQ16_047	Petrie Ck Catchment, LGIP GPT	2026-2031	\$565,248
SQN18	SWQ16_048	Petrie Ck Catchment, LGIP GPT	2026-2031	\$561,843
SQN19	SWQ16_049	Petrie Ck Catchment, LGIP GPT	2026-2031	\$565,248
SQN18	SWQ16_050	Petrie Ck Catchment, LGIP GPT	2026-2031	\$565,248
SQN22	SWQ16_051	Friendship Park Bioretention	2026-2031	\$308,588
SQN22	SWQ16_052	Cornmeal Catchment LGIP GPT	2026-2031	\$749,124
SQN22	SWQ16_054	Cornmeal Catchment LGIP GPT	2026-2031	\$749,124
SQN32	SWQ16_057	Cornmeal Catchment LGIP GPT	2031-2036 2026-2031	\$749,124
SQN11	SWQ16_058	Geolum LGIP GPT	2026-2031	\$438,833
SQN45	SWQ16_059	Andrea Ahearn Park/Cooroora St LGIP Veg Infiltration Trench	2021-2026 2026-2031	\$1,064,628 \$734,226
SQN45	SWQ16_060	Quota/Eleanor Shipley Park LGIP Bioretention	2026-2031	\$766,149
SQN45	SWQ16_061	Mooloolah Coastal Creeks LGIP Sediment Basin	2026-2031	\$749,124
SQN40	SWQ16_064	Lower Mooloolah River LGIP Riparian	2031-2036 2026-2031	\$638,458
SQN44	SWQ16_065	Sunjewel Blvd Playground (Snowdrop Avenue) LGIP Wetland	2016-2021 2026-2031	\$686,342
SQN32	SWQ16_066	Wilgan Place Bushland Reserve Riparian Works	2021-2026 2026-2031	\$203,952
SQN32	SWQ16_067	Wilgan Place Bushland Reserve Sedimentation Basin	2021-2026 2026-2031	\$248,005
SQN28	SWQ16_068	Kolora Park Sediment Basin	2021-2026 2026-2031	\$713,401 \$686,342
SQN28	SWQ16_069	Kolora Park Riparian Works	2026-2031	\$362,236
SQN32	SWQ16_070	Cornmeal Creek LGIP GPT	2031-2036 2026-2031	\$749,124
SQN46	SWQ16_071	Lamerough Creek LGIP GPT	2031-2036 2026-2031	\$561,843
SQN19	SWQ16_072	Lower Maroochy River Estuary LGIP GPT	2031-2036	\$421,382

Map Tile	Map ref	Trunk infrastructure	Estimated timing	Establishment cost
SQN35	SWQ16_074	Sunbird Chase Park LGIP Bioretention	2031-2036	\$3,059,276
SQN35	SWQ16_075	Technology Drive Linear Park LGIP GPT	2021-2026 2031-2036	\$420,548
SQN35	SWQ16_076	St Vincents Court Park LGIP Vegetated Infiltration	2026-2031 2031-2036	\$766,149
SQN35	SWQ16_077	Melody Court Park LGIP GPT	2021-2026 2031-2036	\$420,548 \$224,510
SQN18	SWQ16_084	Petrie Creek LGIP GPT	2031-2036	\$561,842
SQN44	SWQ16_087	Wallum Gardens, Peony Circuit, Little Mountain LGIP Wetlands	2026-2031	\$1,376,674
SQN44	SWQ16_088	Meridan Fields Sportsground WSUD	2016-2021 2031-2036	\$2,859,758
SQN45	SWQ16_089	Clarke Place Park LGIP GPT	2021-2026 2031-2036	\$420,548 \$224,510
SQN46	SWQ16_090	Fraser Park LGIP GPT	2031-2036	\$506,368
SQN18	SWQ16_091	Petrie Creek LGIP GPT	2026-2031 2031-2036	\$565,248
SQN18	SWQ16_092	Kings Place Park LGIP Bioretention	2016-2021 2031-2036	\$276,443
SQN18	SWQ16_093	Silverwood Drive Park LGIP Bioretention	2026-2031 2031-2036	\$358,866
SQN19	SWQ16_094	June Blanck Park LGIP Bioretention	2016-2021 2031-2036	\$422,292
SQN18	SWQ16_095	Moss Day Park LGIP Veg Channel/Riparian	2021-2026 2031-2036	\$129,116
SQN18	SWQ16_096	Glenbrook Downs Park LGIP Veg Channel	2026-2031 2031-2036	\$935,581 \$618,343
SQN32	SWQ16_097	Sheen Court Park LGIP Swale/Natural Channel	2021-2026 2031-2036	\$305,673
SQN32	SWQ16_098	Forestwood Drive Park LGIP Bioretention	2026-2031 2031-2036	\$583,923
SQN22	SWQ16_099	McArthur Park LGIP Bioretention	2026-2031 2031-2036	\$1,995,180
SQN32	SWQ16_100	Lakeshore Avenue Park LGIP Wetlands	2021-2026 2031-2036	\$983,302 \$678,139
SQN22	SWQ16_101	Kuluin Neighbourhood Park LGIP Riparian	2026-2031 2031-2036	\$662,932 \$461,818
SQN11	SWQ16_102	Cordellia St park LGIP Bioretention	2016-2021 2031-2036	\$410,851
SQN32	SWQ16_103	Lineman Ave LGIP Biorention	2026-2031 2031-2036	\$707,411
SQN22	SWQ16_104	Cumberland Way LGIP Riparian	2021-2026 2031-2036	\$130,529
SQN11	SWC19_037	Coolum Beach MDP Strat 2 Stage 1	2026-2031	\$7,733,518
SQN22	SWC21_032	Maroochydhore West Master Drainage Plan Stage 6	2026-2031	\$2,111,602
SQN45	SWC21_042	Kawana Master Drainage Plan Stage 1	2026-2031	\$9,871,761
TOTAL				\$95,983,862 60,268,987

Table SC3.2.2 Transport network – Roads schedule of works

Map Tile	Map ref	Trunk infrastructure	Estimated timing	Establishment cost
TNR48	R-06-001	Roys Road - Beerwah to Bruce Highway - Widening and Upgrade	2016-2021	\$3,630,875
TNR18	R-11-001A	Arundell Ave - Stage 1 - Arundell Street, Perwillowen & Carter Road - Intersection Upgrade	2016-2021	\$598,345
TNR18	R-11-001B	Arundell Ave - Stage 2 - Arundell Street & Mill Lane - Intersection Upgrade	2016-2021	\$2,383,603
TNR46	R-18-003	Burke St - Blaxland St to Pelican Waters Blvd - Construct Two New Lanes	2016-2021	\$5,300,000
TNR45	R-19-003A	Queen St - Stage 1A - Bower St - Intersection Upgrade	2021-2026	\$1,184,564
TNR45	R-19-005	Arthur St - Arthur St / Bowman Rd. - Intersection Upgrade	2021-2026 2021-2026	\$1,113,200 \$552,426
TNR35	R-20-001A	Creekside Blvd - Stage 1 - Sycamore St - Intersection Upgrade	2016-2021	\$271,343
TNR35	R-20-001B	Creekside Blvd - Stage 2 - Mimosa Crescent and Lomandra Drive - Intersection Upgrade	2016-2021	\$918,390
TNR44	R-20-002A	Parklands Blvd - Stage 1 - Meridan Way to Illawarra Retirement Village - Upgrade to four traffic lanes (no allowance for CAMCOS)	2016-2021	\$7,822,713
TNR33	R-22-001	Sippy Downs Drive - Motorway Interchange to Siena College, Sippy Downs - Upgrade to 4-lanes	2016-2021	\$16,502,250
TNR33	R-22-004	Sippy Downs Drive - Stringybark Road to Power Road, Sippy Downs - Upgrade from 3 to 4 lanes	2026-2031 2021-2026	\$2,997,873 \$2,872,962
TNR33	R-22-006	Power Road - Stage 1 - Goshawk Boulevard to Dixon Road - Widening and Intersection Upgrade	2021-2026 2016-2021	\$3,524,880 \$3,061,300
TNR33	R-22-007	Stringybark Road - Sippy Downs Drive to A Street - Upgrade	2016-2021	\$1,714,526
TNR 22 33	R-22-008	Goshawk Drive - Stringybark Road to Power Road - New link	2026-2031 2021-2026	\$4,116,251 \$5,044,741
TNR33	R-22-009	Claymore Rd - Stage 1 - University Way to Dixon Rd - Isolated Intersection Upgrades (Palmview IA)	2016-2021	\$0
TNR31	R-23-001	Mons Rd Roundabout - Owen Ck Road - Construct New Roundabout	2016-2021	\$2,738,190
TNR22	R-26-002	Sugar Road - Wises Road - Intersection Upgrade	2021-2026 2016-2021	\$5,954,325 \$5,566,000
TNR22	R-26-004	Plaza Parade Stage 1 - Maroochy Boulevard to Maud Canal - Upgrade to 4-lanes	2016-2021	\$2,491,970
TNR22	R-26-007A	Maud Street - Stage 1 - Bungama Street to Dalby Street - Upgrade Works (Maroochydore PDA)	2016-2021	\$0
TNR22	R-26-015	Maroochydore Blvd. - Dalton Drive - Intersection Capacity Improvements	2021-2026 2016-2021	\$1,113,200 \$619,218
TNR33	R-00-001	University Way - Springhill & Scholars Drive - Intersection Upgrade and Signalisation (Palmview IA)	2026-2031 2021-2026	\$0
TNR45	R-19-007	Oval Ave. and Gosling St - Bowman Rd to Third Ave. - Two additional lanes	2021-2026	\$22,267,463 \$12,453,363

Map Tile	Map ref	Trunk infrastructure	Estimated timing	Establishment cost
TNR45	R-19-014	Bunnings Link - Caloundra Rd to Bellvista Blvd. - Road link improvements (condition of Caloundra South)	2021-2026	\$0
TNR45	R-19-015	Gosling Street - Gosling Street, Bowman Road & Omrah Avenue - Intersection Upgrade and Gosling Street Extension	2021-2026	\$4,578,750
TNR45	R-19-015A	Third Ave Arthur Street Extension - Third Avenue - Nicklin Way - Contribution to State Government Works	2021-2026	\$4,216,245 \$5,000,000
TNR44	R-20-005	Bellvista Blvd. - Caloundra Rd. to East-west Road (Caloundra South) - Upgrade to 4 lanes (condition of Caloundra South)	2021-2026	\$0
TNR44	R-20-006	Racecourse Rd Extension - Racecourse Road to Caloundra South - Condition of Caloundra South	2021-2026	\$0
TNR34	R-25-004	Brisbane-Walan - Stage 3 - Burnett St to Venning St - Naroo Ct to Muraban St Upgrade	2016-2021 2021-2026	\$13,536,075 \$14,271,150
TNR34	R-25-005A	Brisbane-Walan - Stage 1 - Mayes Canal - Walan Street - Various Intersections Upgrades	2021-2026 2016-2021	\$22,549,450
TNR34	R-25-005B	Brisbane-Walan - Stage 2 - Tuckers Creek - Mayes Canal - Upgrade to 4-lanes	2021-2026	\$14,027,075 \$20,027,949
TNR34	R-25-006	River Esplanade - Hancock Street Intersection Upgrade	2021-2026	\$668,652
TNR22	R-26-005	Plaza Parade - Stage 2 - Maud Canal to Aerodrome Road - Upgrade to 4-lanes	2021-2026	\$3,491,725
TNR22	R-26-010	Maud Street - Stage 23 - Maud St, Dalton Dr & Sugar Rd - Intersection Upgrade	2021-2026	\$1,391,500 \$2,391,500
TNR22	R-26-011	Maud Street - Stage 32 - Maud Street & Comstar Avenue - Intersection Upgrade	2026-2031 2021-2026	\$4,330,435 \$4,200,000
TNR48	R-05-001	Johnston Road - Crittenden Road to Steve Irwin Way - Upgrade and Seal 2 Lane Link	2021-2026 2026-2031	\$3,783,000 \$10,044,750
TNR33	R-22-012	Sippy Downs Dr/Claymore Rd intersection - Dual Right turns into Claymore Rd	2021-2026	\$695,750
TNR22	R-26-017	Dalton Dr/First Av extension intersection - Signalise intersection	2021-2026	\$0
TNR44	R-20-001E	Creekside Blvd and Saffron Drive Intersection Upgrade - Signalise intersection	2021-2026	\$3,528,750
TNR32	R-24-001	Sunshine Cove Way - Sunshine Cove Way to Wises Road (developer contribution)	2021-2026	\$0
TNR22	R-26-016	Primary School Court - Primary School Court to Pikki Street	2021-2026	\$1,417,450
TNR30	R-22-015	Pignata Road Link (Palmview TMR condition)	2021-2026	\$0
TNR43	R-22-013	Southern Road Link - Palmview to Caloundra Road (Palmview IA)	2026-2031	\$0
TNR45	R-18-001A	Baldwin Street - Stage 1 - Bowman Road & North Street - Intersection Upgrade	2026-2031	\$591,388
TNR45	R-19-003C	Queen St - Stage 2 - Ulm St - Intersection Upgrade	2031-2036 2026-2031	\$1,238,435
TNR45	R-19-015B	Industrial Avenue Extension - Industrial Avenue to Sugarbag Road - Missing Link	2026-2031	\$6,957,500

Map Tile	Map ref	Trunk infrastructure	Estimated timing	Establishment cost
TNR35	R-20-001C	Creekside Blvd - Stage 3 - Sycamore St to Currimundi Creek - Widen to four traffic lanes	2031-2036 2026-2031	\$3,369,800
TNR44	R-20-002B	Parklands Blvd - Stage 2 - upgrade to four traffic lanes and cycle lanes (Illawarra Retirement Village to Saffron Drive)	2026-2031	\$6,544,000
TNR33	R-22-005	Power Road - Stage 2 - Sippy Downs Drive to Goshawk Boulevard - New Overpass	2026-2031	\$14,068,000 \$13,240,500
TNR32	R-22-010	Meads Rd - Rainforest Sanctuary Drive Extension to Meads Road - Missing Link	2026-2031	\$3,528,750
TNR33	R-22-011	University Way - Chancellor Village Boulevard - Upgrade Signals to Increase Right Turn Queuing (Palmview IA)	2026-2031	\$0 \$695,750
TNR22	R-26-001	Maroochy CD Road - Sugar Rd. to Dalton Drive Link, Inc. Wise Rd Intersection Upgrade - New Road Link	2026-2031	\$22,494,000 \$19,296,875
TNR22	R-26-007B	Maud Street - Stage 4 - Dalby Street to Bungama Street - Upgrade to 4-Lane	2026-2031	\$12,957,500
TNR39	R-02-005	Maleny Bridge - Obi Obi Creek Crossing - Potentially Obi Ln to Obi Ln South Connection	2031-2036	\$10,349,000
TNR18	R-11-001C	Arundell Avenue - Stage 3 - Isolated Intersection Upgrades - Link upgrades & Capacity improvements	2031-2036	\$23,817,780
TNR18	R-11-002A	Windsor Road - Missing Link	2026-2031 2031-2036	\$2,904,000 \$5,000,000
TNR45	R-18-001B	Baldwin Street - Stage 2 - Bowman Road & North Street - Upgrade to 4-lanes	2031-2036	\$4,783,000
TNR45, TNR46	R-18-006A	Pelican Waters Blvd - Caloundra Road to Burke Street - Duplication (Sub-Arterial Standard)	2031-2036	\$7,277,545
TNR45	R-19-001	Nicklin Way - Ramps to Queen St and Sugarbag Rd - Single lane ramps, intersections, access to Golf Club	2031-2036	\$11,927,750 \$12,327,750
TNR45	R-19-002	Queen St - Stage 3 - Nicklin Way (off ramp) to Ulm Street Bower St. - Add two traffic lanes	2031-2036	\$7,510,000 \$904,475
TNR45	R-19-004	Ulm Street Stage 1 - Queen Street to Bowman Road Connection - Intersection Upgrades and New Link	2031-2036	\$7,870,250
TNR45	R-19-006	West Tce. - Bowman Rd to Oval Ave - Two additional lanes	2031-2036	\$2,226,400
TNR35	R-20-001D	Creekside Blvd - Stage 4 - Currimundi Creek Bridge - Bridge Duplication	2031-2036	\$4,522,375
TNR22	R-26-007C	Maud Street - Stage 5 - Dalton Drive - Dalby Street - Link upgrades & Capacity improvements (4 Lane Upgrade)	2026-2031 2031-2036	\$13,740,500 \$9,740,500
TNR22	R-26-008	Sugar Road - Maud St to Wises Rd - Upgrade to four lanes and cycle infrastructure Intersection Upgrades, Accesses and Parking	2026-2031 2031-2036	\$4,783,000 \$2,783,000
TNR30	R-22-014	Springhill Drive/University Way Link (Palmview IA)	2031-2036	\$0
TNR11	R-28-001	South Coolum Road Link - South Coolum Rd to Sunset Beach Dr - Missing Link	2031-2036	\$28,984,945

Map Tile	Map ref	Trunk infrastructure	Estimated timing	Establishment cost
TOTAL				\$344,810,736 \$367,304,736 \$345,414,189

Table SC3.2.3 Transport network – Active Transport schedule of works

Map Tile	Map ref	Trunk infrastructure	Estimated timing	Establishment cost
TNA35	18837	Mooloolah River Pathway - Nicklin Way, Minyama	2016-2021	\$76,931
TNA30	17197	Cycle Ramps from pathway to Kawana Way - Kawana Way, Mountain Creek	2016-2021	\$170,065
TNA32	13035	Pathway (Molakai Dr to Lady Musgrave Dr, north side) - Karawatha Dr, Mountain Creek	2016-2021	\$353,026
TNA22	18838	Cycleway (Alexandra Pde to Maud St) - Bungama St / Maroubra St, Maroochydore	2026-2031 2016-2021	\$2,299,683 \$606,582
TNA34	12362	Buderim Av /Mooloolaba Esplanade Intersection Pathway - Buderim Av, Alexandra Headland	2016-2021	\$33,293
TNA34	13430	Cycleway (Amarina Av to Douglas St) - Goonawarra Dr, Mooloolaba	2016-2021	\$369,597
TNA18	13077	Pathway (Magnolia St to BP) - Nambour Connection Rd, Nambour	2016-2021	\$1,971,000
TNA34	13313	Pathway (Pacific Tce to Mary St north side & Motorway to Janet St south side) - Buderim Mooloolaba Rd, Mooloolaba	2026-2031 2016-2021	\$516,169 \$462,401
TNA34	189	Minyama to Mooloolaba Cycleway Stage 4B (River Esp) - River Esp, Mooloolaba	2016-2021	\$790,000
TNA34	18836	Minyama to Mooloolaba Cycleway Stage 5 (River Esp to Bindaree Cr over Mays Canal) - River Esp, Mooloolaba	2016-2021	\$5,675,000
TNA35	10634	Green treatment (intersection treatments Nanyima St to Parkana Cr) - Point Cartwright Dr, Buddina	2016-2021	\$25,681
TNA44	30280	Cycle lanes (sections from Ivadale Bvd to Caloundra Rd) - Parklands Bvd, Little Mountain	2016-2021	\$856,002
TNA34	17208	Cycle lanes and separated cycleway (Buderim Mooloolaba Rd to Brisbane Rd) - Mooloolaba Esp, Mooloolaba	2021-2026 2016-2021	\$273,065 \$255,256
TNA34	17213	Cycle lanes (Goonawarra St to Walan St) - Venning St, Mooloolaba	2021-2026 2016-2021	\$88,213 \$82,460
TNA34	17215	Cycle lanes (Walan St to Mooloolaba Esplanade) - Brisbane Rd, Mooloolaba	2016-2021	\$181,576
TNA45	18839	Cycle lanes (approaches to Nicklin Way) - Buderim St / Bellara St, Battery Hill	2016-2021	\$546,059
TNA45	30250	On-road cycle facilities (Park Pl to Canberra Tce) - Bulcock St, Caloundra	2031-2036 2016-2021	\$332,812 \$298,144
TNA32	30021	Cycle lanes (Karawatha Dr to Buderim Mooloolaba Rd) - Golf Links Rd, Buderim	2021-2026 2016-2021	\$877,468 \$820,242
TNA31	30014	Cycle lanes (Owen Creek Rd to Parsons Rd) - Mons Road, Forest Glen	2026-2031 2016-2021	\$646,782 \$579,409
TNA31	50011	Widening of shoulders on two crests - Parsons Rd, Forest Glen	2026-2031 2016-2021	\$168,706 \$151,132

Map Tile	Map ref	Trunk infrastructure	Estimated timing	Establishment cost
TNA34	11712	Pathway (Buderim Mooloolaba Rd to Venning St) - Mooloolaba Esp, Mooloolaba	2021-2026	\$1,861,850
TNA46	17209	Pathway (Caloundra Rd to Marmount St) - Pelican Waters Bvd, Golden Beach	2021-2026	\$614,690
TNA22	50535	Cycleway (Aerodrome Rd to Duporth Ave) - First Ave, Maroochydore	2026-2031 2021-2026	\$592,000 \$213,394
TNA35	40096	Pathway (Eden St/Kensington Dr to bus stop) - Nicklin Way, Minyama	2031-2036 2021-2026	\$195,175 \$187,043
TNA22	40125	Pathway (Evans St to Southern Dr) - Plaza Pde, Maroochydore	2021-2026	\$120,876
TNA34	50527	-Amarina Ave, Mooloolaba Minyama to Maroochydore Cycleway Stage A (Brisbane Rd to Goonawarra Dr/Motorway underpass)	2026-2031 2021-2026	\$636,642 \$610,116
TNA34	50529	-Poinsettia Ave, Buderim/Mooloolaba Minyama to Maroochydore Cycleway Stage B (Goonawarra Dr/Motorway underpass to Buderim Mooloolaba Rd)	2026-2031 2021-2026	\$563,371 \$539,897
TNA22	50536	Sugar Rd, Maroochydore Minyama to Maroochydore Cycleway Stage C (Buderim Mooloolaba Rd to PDA) & Buderim Mooloolaba Rd to Sugar Rd	2026-2031 2021-2026	\$704,613 \$675,254
TNA32	10625	Cycle lanes (Golf Links Rd to Prelude Dr) - Karawatha Dr, Mountain Creek	2021-2026	\$2,800,000 \$1,189,776
TNA32	11714	Cycle lanes (Motorway Bridge to Ballinger Rd) - Stringybark Rd, Buderim	2026-2031 2021-2026	\$2,070,200 \$1,983,942
TNA32	30012	Cycle lanes (Stringybark Rd to Dixon Rd) - Ballinger Rd, Buderim	2021-2026	\$1,230,380
TNA35	17210	Cycle lanes (Nicklin Way to Orana St) - Point Cartwright Dr, Buddina	2026-2031 2021-2026	\$301,409 \$288,850
TNA35	30026	Cycle lanes (Manatunga Pde to Seriate Way) - Bundilla Bvd, Mountain Creek	2016-2021 2021-2026	\$896,738
TNA46	40222	Pathway (Lamerough Pd to Monash St on Pumicestone Passage side) - Landsborough Pde, Golden Beach	2026-2031	\$191,811
TNA32	12984	Karawatha Dr/ Mountain Creek Dr Intersection Pathway - Karawatha Dr, Mountain Creek	2031-2036 2026-2031	\$85,222
TNA44	40150	Cycleway (Woodlands Bvd to Meridan Way) - Corbould Way, Meridan Plains	2026-2031	\$562,253
TNA33	17211	Footbridge & Pathway (Sunshine Motorway Crossing) - Stringybark Rd, Sippy Downs / Buderim	2021-2026 2026-2031	\$4,700,000 \$1,257,995
TNA33	50609	Pathway (Motorway Bridge to Goshawk Bvd) - Stringybark Rd, Buderim	2031-2036 2026-2031	\$184,568
TNA34	15276	Pathway (Skatebowl to Okinja Rd) - Alexandra Pde, Alexandra Heads	2021-2026 2026-2031	\$1,600,000 \$1,855,776
TNA45	13382	Queen St & Regent St Pathway (Caloundra State School) - Queen St, Caloundra	2021-2026 2026-2031	\$471,500 \$111,725
TNA34	50526	Minyama to Mooloolaba Cycleway (Stage 6 River Esp/Mooloolaba Esp, Foote St to Brisbane Rd and Stage 7 Mooloolaba Esp, Brisbane Rd to Venning St) - Mooloolaba Esp, Mooloolaba	2021-2026 2026-2031	\$2,395,000 \$490,347

Map Tile	Map ref	Trunk infrastructure	Estimated timing	Establishment cost
TNA45	40211	Bowman Rd & Arthur St Pathway (Arthur St to Suller St south side, Bowman Rd to Minchinton St east side) - Bowman Rd, Caloundra	2026-2031	\$178,879
TNA32	16215	Pathway (Karawatha St to Lee St pathway) - Alfriston Dr, Buderim	2031-2036 2026-2031	\$252,240
TNA46	55564	Pathway (Esplanade Golden Beach to Blaxland St) - Burke St, Golden Beach	2026-2031	\$143,993
TNA22	40127	Maroochy Waters Dr to Motorway Pathways - Maroochy Waters Dr, Maroochydhore	2031-2036 2026-2031	\$38,495
TNA45	13046	Pathway (Coonowrin St to Nicklin Way) - Beerburum St, Dicky Beach	2031-2036 2026-2031	\$202,579
TNA44	40246	Corbould Way Cycleway (Caloundra Rd to Meridan Way) - Corbould Way, Little Mountain	2031-2036 2026-2031	\$1,342,776
TNA22	30062	Cycle lanes (Sugar Rd to Newspaper Pl) - Dalton Dr, Maroochydhore	2031-2036 2026-2031	\$443,528
TNA44	50005	Cycleway connection into surrounding network - Meridan Way / Corbould Way, Meridan Plains	2026-2031	\$360,956
TNA46	30257	Cycle lanes (North St to Jellicoe St) - Esplanade, Golden Beach	2031-2036 2026-2031	\$1,328,056
TNA32	30084	Cycle lanes (Claremont St to Maroochy Bvd) - North Buderim Bvd / Wises Rd, Buderim	2031-2036 2026-2031	\$2,918,873
TNA22	50533	Wrigley St / Fourth Ave / Esplanade Separated Cycleway - Wrigley St / Fourth Ave / Esplanade, Maroochydhore	2031-2036	\$985,870
TNA22	17204	Pathway (part south side Evans St to Primary School Crt) - Maroochydhore Rd, Maroochydhore	2031-2036	\$153,957
TNA22	40130	Connect Sunshine Motorway Shared Pathway to Maroochydhore Rd Eastbound Cycle Lane - Maroochydhore Rd, Maroochydhore	2031-2036	\$11,046
TNA46	10974	Anning Ave & Michael St Pathway - Anning Ave, Golden Beach	2031-2036	\$351,307
TNA22	11337	Ball St / Broadmeadows Rd Pathway (Anzac Av to Ann-Maree Cl) - Broadmeadows Rd, Maroochydhore	2031-2036	\$122,111
TNA32	15646	Pathway (Mountain Creek Dr to retirement village entrance) - Karawatha Dr, Mountain Creek	2031-2036	\$79,368
TNA32	13090	Orme Rd / Gloucester Rd Pathway - Orme Rd, Buderim	2031-2036	\$141,600
TNA32	17202	Pathway (north of Nyes Cres) - Dixon Rd, Buderim	2031-2036	\$110,180
TNA22	17205	Pathway (Main Rd to Hoop Crt) - Maroochydhore Rd, Maroochydhore	2031-2036	\$221,481
TNA34	13375	Pathway (south side Buderim Mooloolaba Rd to Lindsay St) - Pacific Tce, Alexandra Headlands	2031-2036	\$102,873
TNA33	17212	Tanawha Tourist Dr / Motorway Interchange Pathway - Tanawha Tourist Dr, Tanawha	2031-2036	\$334,375

Map Tile	Map ref	Trunk infrastructure	Estimated timing	Establishment cost
TNA32	15500	Pathway (south of Greenway Pl) - Glenfields Bvd, Mountain Creek	2031-2036	\$64,407
TNA44	40178	Pathway (east side from school crossing to Kalana Rd) - Talara St, Currimundi	2021-2026 2031-2036	\$150,000 \$120,918
TNA45	50519	Pathway (Lara St to Cooper St) - Gothic Pde, Currimundi	2031-2036	\$204,823
TNA49	11571	Pathway (northern end) - Roberts Rd, Beerwah	2016-2021 2031-2036	\$39,044
TNA18	15750	Pathway (Florence St to Doolan St) - Hospital Rd, Nambour	2031-2036	\$124,160
TNA44	40239	Pathway (Keneland Dr to Lexington Dr) - Pierce Ave, Little Mountain	2031-2036	\$151,184
TNA45	40420	Third Ave / Arthur St Pathway - Third Ave, Caloundra	2031-2036	\$441,373
TNA45	11022	Tooway Creek Pathway - Buccleugh St, Moffat Beach	2031-2036	\$501,592
TNA45	40195	Pathway (crossing Tooway Creek) - Ulm St, Moffat Beach	2031-2036	\$802,220
TNA32	13383	Glenfields Bvd to Mountain Creek Dr Pathway - Glenfields Bvd, Mountain Creek	2031-2036	\$665,999
TNA32	13140	Pathway (Ballinger Rd to Turnipwood Dr) - Coghill Rd, Buderim	2031-2036	\$107,640
TNA33	40001	Pathway (Columbia St to Albany St) - University Way, Sippy Downs	2031-2036	\$108,273
TNA32	13432	Pathway (Quorn Cl to Hanlon St) - Lindsay Rd, Buderim	2031-2036	\$82,481
TNA44	40233	Pathway (west side Bellvista Bvd to Sydal St) - Caloundra Rd, Little Mountain	2031-2036	\$303,764
TNA45	40206	Pathway (Moffat St to Alfred St) - Edmund St, Shelly Beach	2031-2036	\$167,613
TNA33	50503	Bellflower Rd to Palmview Pathway (Bruce Highway corridor) - Bellflower Rd, Sippy Downs	2031-2036	\$415,697
TNA45	30248	Cycle lanes (Gosling St to George St) - Bowman Rd / Regent St, Caloundra	2031-2036	\$555,972
TNA46	30258	Cycle lanes (Jellicoe St to Pelican Waters Bvd) - Landsborough Pde, Golden Beach	2031-2036	\$1,237,203
TNA45	30240	Cycle lanes (William St to Rooke St) - Buccleugh St / Elizabeth St, Moffat Beach	2031-2036	\$1,091,123
TOTAL				\$56,068,537 46,465,488

Table SC3.2.4 Parks and Land for Community Facilities schedule of works

Map Tile	Map Ref	Trunk infrastructure	Estimated timing	Establishment cost ²
PCF43	DR-01	Provide land, master plan and develop infrastructure at Caloundra South	2021-2026 2016-2021	IA
PCF22	DR-02	Provide land, master plan and develop infrastructure at Maroochydore City Centre	2021-2026 2016-2021	IA
PCF33	DR-03	Provide land, master plan and develop embellishment at Sippy Downs	2021-2026 2016-2021	\$4,306,888 \$4,137,079
PCF50	DR-04	Implement master plan and develop embellishment at Glasshouse Mountains	2016-2021	\$1,845,955
PCF9	DR-05	Provide land at Coastal Urban North	2016-2021	\$2,300,000
PCF9	DR-05	Master plan and develop embellishment at Coastal Urban North	2026-2031	\$2,943,716
PCF941	DR-06	Provide land, master plan and develop embellishment at Coolum	2021-2026 2026-2031	\$5,121,061 \$5,243,716
PCF32	DR-09	Implement master plan and develop embellishment at Buderim	2016-2021	\$1,186,685
PCF30	DR-10	Provide land, master plan and develop infrastructure at Palmview	2016-2021	IA
PCF35	DR-11	Provide land, master plan and develop infrastructure at Kawana	2016-2021	IA
PCF35	DR-12	Provide land, master plan and develop infrastructure at Kawana	2016-2021	IA
PCF20	DR-13	Implement master plan and develop embellishment at foreshore park at Maroochydore	2016-2021	\$1,054,831
PCF43	DR-23	Master plan and develop embellishment for Coastal Urban South	2026-2031	\$2,943,716
PCF40	DR-24	Provide land, master plan and develop infrastructure at Caloundra South	2021-2026	IA
PCF30	DR-26	Provide land, master plan and develop infrastructure at Palmview	2021-2026	IA
PCF49	DR-27	Provide land at Beerwah and implement master plan to develop embellishment at Beerwah	2016-2021	\$1,159,270 \$500,000
PCF49	DR-27	Implement master plan to develop embellishment at Beerwah	2016-2021	\$659,270
PCF34	DR-30	Provide land at Alexandra Headland	2021-2026 2016-2021	\$2,436,240
PCF34	DR-30	Master plan and develop embellishment at Alexandra Headland	2026-2031	\$1,471,858
PCF28	DR-41	Provide land, master plan and develop embellishment at Palmwoods	2031-2036	\$5,243,716
PCF20	DR-42	Provide land for Coastal Urban North	2016-2021	\$2,300,000
PCF20	DR-42	Master plan and develop embellishment for Coastal Urban North	2031-2036	\$2,943,716
PCF17	DR-44	Master plan and develop embellishment at Nambour & District Sport and Recreation Park	2026-2031	\$2,943,716

² Editor's note—'IA' in this table refers to trunk infrastructure delivered by the applicable infrastructure agreement.

Map Title	Map Ref	Trunk infrastructure	Estimated timing	Establishment cost ²
PCF45	DR-45	Provide land, master plan and develop embellishment at Caloundra	2021-2026 2026-2031	\$5,121,061 \$5,243,716
PCF7	DR-46	Master plan and develop embellishment at Dunethin Rock	2026-2031	\$1,471,858
PCF30	DR-49	Provide land, master plan and develop infrastructure at Palmview	2026-2031	IA
PCF18	DR-50	Provide land at Burnside	2026-2031	\$2,300,000
PCF18	DR-50	Master plan and develop embellishment at Burnside	2031-2036	\$2,943,716
PCF22	DR-61	Provide land at Sunshine Cove area	2031-2036	\$2,300,000
PCF22	DR-61	Master plan and develop embellishment at Sunshine Cove area	2031-2036	\$2,988,701
PCF39 25	DR-62	Master plan at Maleny Mapleton/Flaxton area	2021-2026	\$197,474
PCF3925	DR-62	Develop embellishment at Maleny Mapleton/Flaxton area	2026-2031	\$761,686 \$794,803
PCF46	DR-65	Provide land, master plan and develop embellishment at Pelican Waters	2021-2026 2031-2036	\$3,682,661 \$3,789,733
PCF46	DR-66	Provide land, master plan and develop embellishment at Pelican Waters	2021-2026 2026-2031	\$4,691,354 \$4,830,108
PCF4	DR-67	Provide land at Peregrin Springs	2031-2036 2026-2031	\$2,300,000
PCF4	DR-67	Master plan and develop embellishment at Peregrin Springs	2031-2036	\$2,943,716
PCF35	DR-68	Provide land, master plan and develop infrastructure at Kawana Town Centre	2026-2031	IA
PCF35	DR-69	Provide land, master plan and develop infrastructure at Kawana	2016-2021	IA
PCF20	DR-70	Provide land, master plan and develop embellishment for Coastal Urban North	2026-2031	\$3,771,858
PCF20	DR-70	Implement master plan and develop embellishment for Coastal Urban North	2031-2036	\$1,471,858
PCF9	DR-71	Provide land for Coastal Urban North at Coolum	2031-2036	\$2,300,000
PCF43	DR-72	Provide land, master plan and develop infrastructure at Caloundra South	2031-2036	IA
PCF43	DR-73	Provide land, master plan and develop embellishment at Golden Beach	2031-2036	\$5,243,716
PCF22	DR 74	Provide land, master plan and develop embellishment in Maroochydhore	2021-2026	\$5,121,061
PCF35	DR 75	Provide land, master plan and develop embellishment in the Coastal Corridor	2021-2026	\$5,121,061
PCF45	DR 76	Master plan and provide embellishment in Caloundra	2021-2026	\$2,821,061
PCF33	DR 77	Provide land, master plan and develop embellishment in Buderim South	2021-2026	\$5,121,061
PCF20	DS-01	Provide land and master plan to develop embellishment for Maroochydhore	2016-2021	\$6,830,857
PCF20	DS-01	Implement master plan and develop embellishment for Maroochydhore	2021-2026	\$7,666,562

Map Title	Map Ref	Trunk infrastructure	Estimated timing	Establishment cost ²
PCF20	DS-02	Provide land and master plan to develop embellishment for Maroochydore	2016-2021	\$6,830,857
PCF20	DS-02	Implement master plan and develop embellishment for Maroochydore	2021-2026	\$7,666,562
PCF11	DS-03	Provide land and master plan to develop embellishment for Coolum	2016-2021	\$6,476,952
PCF11	DS-03	Provide land and implement master plan and develop embellishment for Coolum	2021-2026	\$11,032,446 \$4,543,148
PCF30	DS-04	Provide land, master plan and develop infrastructure at Palmview	2016-2021	IA
PCF44	DS-06	Provide land, master plan and develop infrastructure at Caloundra South	2021-2026 2016-2021	IA
PCF45	DS-07	Implement master plan and provide infrastructure at Caloundra	2016-2021	IA
PCF17	DS-08	Master plan and develop embellishment at Nambour & District Sport and Recreation Park	2016-2021	\$3,539,046
PCF17	DS-09	Implement master plan and develop embellishment at Nambour & District Sport and Recreation Park	2021-2026	\$6,530,775
PCF44	DS-10	Implement master plan and develop embellishment at Meridan Fields	2016-2021	\$3,539,046
PCF43	DS-21	Master plan to provide embellishment at Honey Farm Rd	2016-2021	\$353,905
PCF43	DS-21	Implement master plan and develop embellishment at Honey Farm Rd	2021-2026	\$9,086,296
PCF43	DS-22	Implement master plan and develop embellishment at Honey Farm Rd	2021-2026	\$9,464,892
PCF42	DS-23	Develop embellishment at Landsborough	2026-2031 2021-2026	\$691,349 \$662,542
PCF43	DS-24	Provide land, master plan and develop infrastructure at Caloundra South	2021-2026	IA
PCF30	DS-25	Provide land, master plan and develop infrastructure at Palmview	2021-2026	IA
PCF48	DS-41	Provide land at Beerwah	2031-2036	\$6,300,000
PCF35	DS-42	Master plan and develop embellishment at Western Fields	2031-2036	\$9,382,588
PCF21	DS-43	Master plan and develop embellishment North of the Maroochy River at Mudjimba	2026-2031	\$9,876,409
PCF20	DS-44	Develop embellishment at Kunda Park	2026-2031	\$3,950,564
PCF51	DS-45	Provide land, master plan and develop infrastructure at Caloundra South	2026-2031	IA
PCF4	DS-61	Master plan and develop embellishment for Doonan/Peregian Springs	2026-2031	\$9,876,409
PCF50	DS-62	Master plan and develop embellishment at Glass House Mountains	2031-2036	\$3,950,564
PCF35	DS-63	Provide land, master plan and develop embellishment at Meridan Plains	2031-2036	\$16,176,409
PCF4	DS-65	Provide land for Coastal Urban North	2031-2036	\$6,300,000
PCF48	LCF01	Provide land for Cemetery	2021-2026 2016-2021	\$2,030,200

Map Title	Map Ref	Trunk infrastructure	Estimated timing	Establishment cost ²
PCF30	LCF02	Provide land for Community Facility	2021-2026 2016-2021	IA
PCF43	LCF03	Provide land for Community Facility	2016-2021	IA
PCF43	LCF04	Provide land for Community Facility	2021-2026	IA
PCF51	LCF05	Provide land for Community Facility	2026-2031	IA
PCF43	LCF06	Provide land for Library Facility & Community Facility	2026-2031	IA
PCF33	LCF09	Provide land for Library Facility	2016-2021	IA
PCF45	LCF10	Provide land for Community Facility	2016-2021	\$949,000
PCF45	LCF10	Provide land for Community Facility	2021-2026	\$3,250,000
PCF35	LCF11	Provide land for Library Facility & Cultural Facility (Exhibition)	2016-2021	IA
PCF22	LCF12	Provide land for Library Facility	2016-2021	IA
PCF22	LCF13	Provide land for Cultural Facility (Exhibition Centre)	2021-2026	IA
PCF18	LCF14	Provide land for Community Facility	2026-2031	\$700,000
PCF43	LCF15	Provide land for Community Facility	2016-2021	IA
PCF 22 34	LCF16	Provide land for Community Facility <u>in Maroochydore</u>	2026-2031 2021-2026	\$7,500,000 \$3,045,300
PCF11	RR-01	Master plan and develop embellishment at Coolum	2021-2026 2016-2021	\$1,530,260 \$1,430,460
PCF18	RR-03	Implement master plan and develop embellishment at Petrie Creek Parklands	2021-2026 2016-2021	\$2,448,415 \$2,288,736
PCF34	RR-04	Implement master plan and develop embellishment at Mooloolaba	2016-2021	\$2,403,173 \$1,544,897
PCF34	RR-04	Implement master plan and develop embellishment at Mooloolaba	2021-2026	\$918,156
PCF45	RR-05	Master plan to develop embellishment at Caloundra	2016-2021	\$343,310
PCF45	RR-05	Implement master plan and develop embellishment at Caloundra	2021-2026	\$979,366
PCF16	RR-06	Implement master plan and develop embellishment at Montville	2016-2021	\$915,494
PCF21	RR-07	Provide land and master plan to develop embellishment in Maroochydore/North Shore area	2016-2021	\$8,343,310
PCF21	RR-07	Implement master plan and develop embellishment in Maroochydore/North Shore area	2021-2026	\$5,753,776
PCF35	RR-21	Provide land, master plan and develop infrastructure at Bokarina	2021-2026	IA
PCF30	RR-22	Provide land, master plan and develop infrastructure at Palmview	2021-2026	IA
PCF22	RR-23	Provide land, master plan and develop infrastructure at Maroochydore	2026-2031 2021-2026	IA
PCF35	RR-24	Provide land at Meridan Plains/ Kawana	2026-2031	\$8,300,000
PCF35	RR-24	Master plan and develop embellishment at Meridan Plains/ Kawana	2031-2036	\$6,387,171
PCF51	RR-41	Provide land at Coochin Creek	2021-2026	\$8,300,000

Map Tile	Map Ref	Trunk infrastructure	Estimated timing	Establishment cost ²
			2026-2031	
PCF51	RR-41	Master plan and develop embellishment at Coochin Creek	2031-2036	\$6,387,171
PCF43	RR-42	Provide land at Meridan Plains / Kawana	2026-2031	\$8,300,000
PCF48	RR-45	Provide land, master plan and develop embellishment for Rural South	2026-2031	\$14,687,171
PCF38	RR-61	Provide land in the Mountain View Green Space for Sunshine Coast catchment	2021-2026	\$8,300,000
PCF38	RR-61	Master plan and develop embellishment land in the Mountain View Green Space for Sunshine Coast catchment	2026-2031	\$6,387,171
PCF4	RR-62	Provide land for Sunshine Coast catchment	2031-2036 2026-2031	\$8,300,000
PCF43	RR-63	Provide land, master plan and develop infrastructure at Caloundra South	2016-2021	IA
PCF43	RR-64	Provide land, master plan and develop infrastructure at Caloundra South	2016-2021	IA
PCF43	RR-64	Provide land, master plan and develop infrastructure at Caloundra South	2021-2026	IA
PCF43	RR-65	Provide land, master plan and develop infrastructure at Caloundra South	2031-2036	IA
PCF21	RS-05	Provide land north of Maroochy River	2016-2021	\$8,000,000
PCF21	RS-05	Master plan and develop embellishment north of Maroochy River	2026-2031	\$5,275,054
PCF21	RS-05	Implement Master plan and develop embellishment north of Maroochy River	2031-2036	\$8,791,757
PCF17	RS-21	Master plan and develop embellishment at Nambour & District Sport and Recreation Park	2026-2031	\$5,275,054
PCF17	RS-21	Implement master plan and develop embellishment at Nambour & District Sport and Recreation Park	2031-2036	\$8,791,757
PCF22	RS-22	Implement master plan for Maroochydhore Multisports	2021-2026	\$505,526
PCF43	RS-41	Master plan and develop embellishment at Honey Farm Rd, Caloundra	2031-2036	\$17,583,515
PCF43	RS-42	Provide land, master plan and develop infrastructure at Caloundra South	2026-2031	IA
PCF43	RS-43	Provide land, master plan and develop infrastructure at Caloundra South	2031-2036	IA
PCF20	RSP-01	Provide land, master plan and develop embellishment for the Maroochy North Recreation and Sport Precinct	2016-2021	\$10,300,000
PCF20	RSP-01	Provide Land, master plan and develop embellishment at Maroochy North Recreation and Sport Precinct	2021-2026	\$45,789,950
PCF20	RSP-01	Provide land, implement master plan and develop embellishment at Maroochy North Recreation and Sport Precinct	2026-2031	\$11,990,628
PCF20	RSP-01	Implement master plan and develop embellishment at Maroochy North Recreation and Sport Precinct	2031-2036	\$13,207,331

Map Tile	Map Ref	Trunk infrastructure	Estimated timing	Establishment cost ²
PCF43	RSP-02	Master plan and develop embellishment at Honey Farm Rd Recreation and Sport Precinct	2016-2021	\$353,905
PCF43	RSP-02	Implement master plan and develop embellishment at Honey Farm Rd Recreation and Sport Precinct	2021-2026	\$31,372,249
PCF43	RSP-02	Implement master plan and develop embellishment at Honey Farm Rd Recreation and Sport Precinct	2026-2031	\$20,000,000
PCF43	RSP-02	Implement master plan and develop embellishment at Honey Farm Rd Recreation and Sport Precinct	2031-2036	\$17,583,515
PCF17	RSP-03	Master plan and develop embellishment at Nambour & District Recreation and Sport Precinct	2021-2026	\$3,632,504
PCF17	RSP-03	Implement master plan and develop embellishment at Nambour & District Recreation and Sport Precinct	2026-2031	\$15,033,492
PCF17	RSP-03	Implement master plan and develop embellishment at Nambour & District Recreation and Sport Precinct	2031-2036	\$8,791,757
PCF30	RSP-04	Provide land for the Rainforest Drive Recreation and Sport Precinct	2021-2026	\$16,600,000
PCF30	RSP-04	Provide land, master plan and develop embellishment at Rainforest Drive Recreation and Sport Precinct	2026-2031	\$38,246,168
TOTAL				\$423,292,403 386,113,205

SC3.3 Local government infrastructure plan maps

Table SC3.3.1 (LGIP maps) below lists the maps for the Local government infrastructure plan.

Table SC3.3.1 LGIP maps

Map number	Map title	Gazettal date
Priority Infrastructure Area		
LGIP Map PIA1	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA1	22 June 2018
LGIP Map PIA2	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA2	8 November 2019
LGIP Map PIA3	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA3	22 June 2018
LGIP Map PIA4	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA4	22 June 2018
LGIP Map PIA5	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA5	22 June 2018
LGIP Map PIA6	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA6	22 June 2018
LGIP Map PIA7	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA7	29 March 2019
LGIP Map PIA8	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA8	29 March 2019
LGIP Map PIA9	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA9	8 November 2019
LGIP Map PIA10	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA10	22 June 2018
LGIP Map PIA11	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA11	8 November 2019
LGIP Map PIA12	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA12	22 June 2018
LGIP Map PIA13	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA13	22 June 2018
LGIP Map PIA14	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA14	8 November 2019
LGIP Map PIA15	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA15	22 June 2018
LGIP Map PIA16	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA16	29 March 2019
LGIP Map PIA17	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA17	8 November 2019
LGIP Map PIA18	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA18	8 November 2019
LGIP Map PIA19	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA19	8 November 2019
LGIP Map PIA20	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA20	22 June 2018
LGIP Map PIA21	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA21	8 November 2019
LGIP Map PIA22	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA22	8 November 2019
LGIP Map PIA23	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA23	22 June 2018
LGIP Map PIA24	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA24	22 June 2018
LGIP Map PIA25	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA25	8 November 2019
LGIP Map PIA26	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA26	29 March 2019
LGIP Map PIA27	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA27	8 November 2019
LGIP Map PIA28	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA28	29 March 2019

Map number	Map title	Gazettal date
LGIP Map PIA29	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA29	22 June 2018
LGIP Map PIA30	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA30	22 June 2018
LGIP Map PIA31	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA31	8 November 2019
LGIP Map PIA32	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA32	8 November 2019
LGIP Map PIA33	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA33	8 November 2019
LGIP Map PIA34	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA34	8 November 2019
LGIP Map PIA35	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA35	8 November 2019
LGIP Map PIA36	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA36	22 June 2018
LGIP Map PIA37	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA37	22 June 2018
LGIP Map PIA38	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA38	8 November 2019
LGIP Map PIA39	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA39	8 November 2019
LGIP Map PIA40	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA40	29 March 2019
LGIP Map PIA41	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA41	22 June 2018
LGIP Map PIA42	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA42	22 June 2018
LGIP Map PIA43	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA43	29 March 2019
LGIP Map PIA44	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA44	8 November 2019
LGIP Map PIA45	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA45	8 November 2019
LGIP Map PIA46	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA46	8 November 2019
LGIP Map PIA47	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA47	22 June 2018
LGIP Map PIA48	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA48	29 March 2019
LGIP Map PIA49	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA49	8 November 2019
LGIP Map PIA50	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA50	29 March 2019
LGIP Map PIA51	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA51	22 June 2018
LGIP Map PIA52	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA52	22 June 2018
LGIP Map PIA53	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA53	22 June 2018
LGIP Map PIA54	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA54	22 June 2018
LGIP Map PIA55	Local Government Infrastructure Plan Map – Priority Infrastructure Area LGIP Map PIA55	22 June 2018
Stormwater Network		
LGIP Map SQN1	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN1	22 June 2018
LGIP Map SQN2	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN2	22 June 2018
LGIP Map SQN3	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN3	22 June 2018
LGIP Map SQN4	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN4	22 June 2018

Map number	Map title	Gazettal date
LGIP Map SQN5	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN5	22 June 2018
LGIP Map SQN6	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN6	22 June 2018
LGIP Map SQN7	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN7	29 March 2019
LGIP Map SQN8	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN8	29 March 2019
LGIP Map SQN9	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN9	8 November 2019
LGIP Map SQN10	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN10	22 June 2018
LGIP Map SQN11	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN11	8 November 2019
LGIP Map SQN12	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN12	22 June 2018
LGIP Map SQN13	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN13	22 June 2018
LGIP Map SQN14	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN14	22 June 2018
LGIP Map SQN15	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN15	22 June 2018
LGIP Map SQN16	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN16	22 June 2018
LGIP Map SQN17	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN17	22 June 2018
LGIP Map SQN18	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN18	22 June 2018
LGIP Map SQN19	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN19	22 June 2018
LGIP Map SQN20	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN20	22 June 2018
LGIP Map SQN21	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN21	8 November 2019
LGIP Map SQN22	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN22	22 June 2018
LGIP Map SQN23	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN23	22 June 2018
LGIP Map SQN24	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN24	22 June 2018
LGIP Map SQN25	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN25	8 November 2019
LGIP Map SQN26	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN26	29 March 2019
LGIP Map SQN27	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN27	22 June 2018
LGIP Map SQN28	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN28	29 March 2019
LGIP Map SQN29	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN29	22 June 2018
LGIP Map SQN30	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN30	22 June 2018
LGIP Map SQN31	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN31	22 June 2018
LGIP Map SQN32	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN32	22 June 2018
LGIP Map SQN33	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN33	22 June 2018
LGIP Map SQN34	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN34	22 June 2018
LGIP Map SQN35	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN35	22 June 2018
LGIP Map SQN36	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN36	22 June 2018

Map number	Map title	Gazettal date
LGIP Map SQN37	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN37	22 June 2018
LGIP Map SQN38	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN38	8 November 2019
LGIP Map SQN39	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN39	8 November 2019
LGIP Map SQN40	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN40	22 June 2018
LGIP Map SQN41	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN41	22 June 2018
LGIP Map SQN42	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN42	22 June 2018
LGIP Map SQN43	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN43	22 June 2018
LGIP Map SQN44	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN44	22 June 2018
LGIP Map SQN45	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN45	22 June 2018
LGIP Map SQN46	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN46	22 June 2018
LGIP Map SQN47	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN47	22 June 2018
LGIP Map SQN48	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN48	29 March 2019
LGIP Map SQN49	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN49	29 March 2019
LGIP Map SQN50	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN50	29 March 2019
LGIP Map SQN51	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN51	22 June 2018
LGIP Map SQN52	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN52	22 June 2018
LGIP Map SQN53	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN53	22 June 2018
LGIP Map SQN54	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN54	22 June 2018
LGIP Map SQN55	Local Government Infrastructure Plan Map – Stormwater Network - LGIP Map SQN55	22 June 2018
Transport Network (Roads)		
LGIP Map TNR1	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR1	22 June 2018
LGIP Map TNR2	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR2	22 June 2018
LGIP Map TNR3	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR3	22 June 2018
LGIP Map TNR4	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR4	22 June 2018
LGIP Map TNR5	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR5	22 June 2018
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Map number	Map title	Gazettal date
LGIP Map TNR13	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR13	22 June 2018
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LGIP Map TNR21	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR21	8 November 2019
LGIP Map TNR22	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR22	22 June 2018
LGIP Map TNR23	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR23	22 June 2018
LGIP Map TNR24	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR24	22 June 2018
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LGIP Map TNR26	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR26	29 March 2019
LGIP Map TNR27	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR27	22 June 2018
LGIP Map TNR28	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR28	29 March 2019
LGIP Map TNR29	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR29	22 June 2018
LGIP Map TNR30	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR30	22 June 2018
LGIP Map TNR31	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR31	22 June 2018
LGIP Map TNR32	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR32	22 June 2018
LGIP Map TNR33	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR33	22 June 2018
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LGIP Map TNR35	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR35	22 June 2018
LGIP Map TNR36	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR36	22 June 2018
LGIP Map TNR37	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR37	22 June 2018
LGIP Map TNR38	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR38	8 November 2019
LGIP Map TNR39	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR39	8 November 2019
LGIP Map TNR40	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR40	22 June 2018
LGIP Map TNR41	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR41	22 June 2018
LGIP Map TNR42	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR42	22 June 2018
LGIP Map TNR43	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR43	22 June 2018
LGIP Map TNR44	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR44	22 June 2018

Map number	Map title	Gazettal date
LGIP Map TNR45	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR45	22 June 2018
LGIP Map TNR46	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR46	22 June 2018
LGIP Map TNR47	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR47	22 June 2018
LGIP Map TNR48	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR48	29 March 2019
LGIP Map TNR49	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR49	29 March 2019
LGIP Map TNR50	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR50	22 June 2018
LGIP Map TNR51	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR51	22 June 2018
LGIP Map TNR52	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR52	22 June 2018
LGIP Map TNR53	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR53	22 June 2018
LGIP Map TNR54	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR54	22 June 2018
LGIP Map TNR55	Local Government Infrastructure Plan Map – Transport Network (Roads) – LGIP Map TNR55	22 June 2018
Transport Network – Active Transport		
LGIP Map TNA1	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA1	22 June 2018
LGIP Map TNA2	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA2	22 June 2018
LGIP Map TNA3	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA3	22 June 2018
LGIP Map TNA4	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA4	22 June 2018
LGIP Map TNA5	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA5	22 June 2018
LGIP Map TNA6	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA6	22 June 2018
LGIP Map TNA7	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA7	29 March 2019
LGIP Map TNA8	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA8	29 March 2019
LGIP Map TNA9	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA9	8 November 2019
LGIP Map TNA10	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA10	22 June 2018
LGIP Map TNA11	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA11	8 November 2019
LGIP Map TNA12	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA12	22 June 2018
LGIP Map TNA13	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA13	22 June 2018
LGIP Map TNA14	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA14	22 June 2018
LGIP Map TNA15	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA15	22 June 2018
LGIP Map TNA16	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA16	22 June 2018
LGIP Map TNA17	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA17	22 June 2018
LGIP Map TNA18	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA18	22 June 2018
LGIP Map TNA19	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA19	22 June 2018
LGIP Map TNA20	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA20	22 June 2018

Map number	Map title	Gazettal date
LGIP Map TNA21	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA21	8 November 2019
LGIP Map TNA22	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA22	22 June 2018
LGIP Map TNA23	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA23	22 June 2018
LGIP Map TNA24	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA24	22 June 2018
LGIP Map TNA25	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA25	8 November 2019
LGIP Map TNA26	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA26	29 March 2019
LGIP Map TNA27	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA27	22 June 2018
LGIP Map TNA28	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA28	29 March 2019
LGIP Map TNA29	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA29	22 June 2018
LGIP Map TNA30	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA30	22 June 2018
LGIP Map TNA31	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA31	22 June 2018
LGIP Map TNA32	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA32	22 June 2018
LGIP Map TNA33	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA33	22 June 2018
LGIP Map TNA34	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA34	22 June 2018
LGIP Map TNA35	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA35	22 June 2018
LGIP Map TNA36	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA36	22 June 2018
LGIP Map TNA37	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA37	22 June 2018
LGIP Map TNA38	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA38	8 November 2019
LGIP Map TNA39	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA39	8 November 2019
LGIP Map TNA40	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA40	22 June 2018
LGIP Map TNA41	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA41	22 June 2018
LGIP Map TNA42	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA42	22 June 2018
LGIP Map TNA43	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA43	22 June 2018
LGIP Map TNA44	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA44	22 June 2018
LGIP Map TNA45	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA45	22 June 2018
LGIP Map TNA46	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA46	22 June 2018
LGIP Map TNA47	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA47	22 June 2018
LGIP Map TNA48	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA48	29 March 2019
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LGIP Map TNA50	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA50	29 March 2019
LGIP Map TNA51	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA51	22 June 2018
LGIP Map TNA52	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA52	22 June 2018

Map number	Map title	Gazettal date
LGIP Map TNA53	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA53	22 June 2018
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LGIP Map TNA55	Local Government Infrastructure Plan Map – Transport Network (Active Transport) – LGIP Map TNA55	22 June 2018
Parks and Land for Community Facilities Network		
LGIP Map PCF1	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF1	22 June 2018
LGIP Map PCF2	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF2	22 June 2018
LGIP Map PCF3	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF3	22 June 2018
LGIP Map PCF4	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF4	22 June 2018
LGIP Map PCF5	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF5	22 June 2018
LGIP Map PCF6	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF6	22 June 2018
LGIP Map PCF7	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF7	29 March 2019
LGIP Map PCF8	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF8	29 March 2019
LGIP Map PCF9	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF9	8 November 2019
LGIP Map PCF10	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF10	22 June 2018
LGIP Map PCF11	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF11	8 November 2019
LGIP Map PCF12	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF12	22 June 2018
LGIP Map PCF13	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF13	22 June 2018
LGIP Map PCF14	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF14	22 June 2018
LGIP Map PCF15	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF15	22 June 2018
LGIP Map PCF16	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF16	22 June 2018
LGIP Map PCF17	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF17	22 June 2018
LGIP Map PCF18	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF18	22 June 2018
LGIP Map PCF19	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF19	22 June 2018
LGIP Map PCF20	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF20	22 June 2018
LGIP Map PCF21	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF21	8 November 2019
LGIP Map PCF22	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF22	22 June 2018

Map number	Map title	Gazetted date
LGIP Map PCF23	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF23	22 June 2018
LGIP Map PCF24	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF24	22 June 2018
LGIP Map PCF25	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF25	8 November 2019
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LGIP Map PCF27	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF27	22 June 2018
LGIP Map PCF28	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF28	29 March 2019
LGIP Map PCF29	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF29	22 June 2018
LGIP Map PCF30	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF30	22 June 2018
LGIP Map PCF31	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF31	22 June 2018
LGIP Map PCF32	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF32	22 June 2018
LGIP Map PCF33	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF33	22 June 2018
LGIP Map PCF34	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF34	22 June 2018
LGIP Map PCF35	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF35	22 June 2018
LGIP Map PCF36	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF36	22 June 2018
LGIP Map PCF37	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF37	22 June 2018
LGIP Map PCF38	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF38	8 November 2019
LGIP Map PCF39	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF39	8 November 2019
LGIP Map PCF40	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF40	22 June 2018
LGIP Map PCF41	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF41	22 June 2018
LGIP Map PCF42	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF42	22 June 2018
LGIP Map PCF43	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF43	22 June 2018

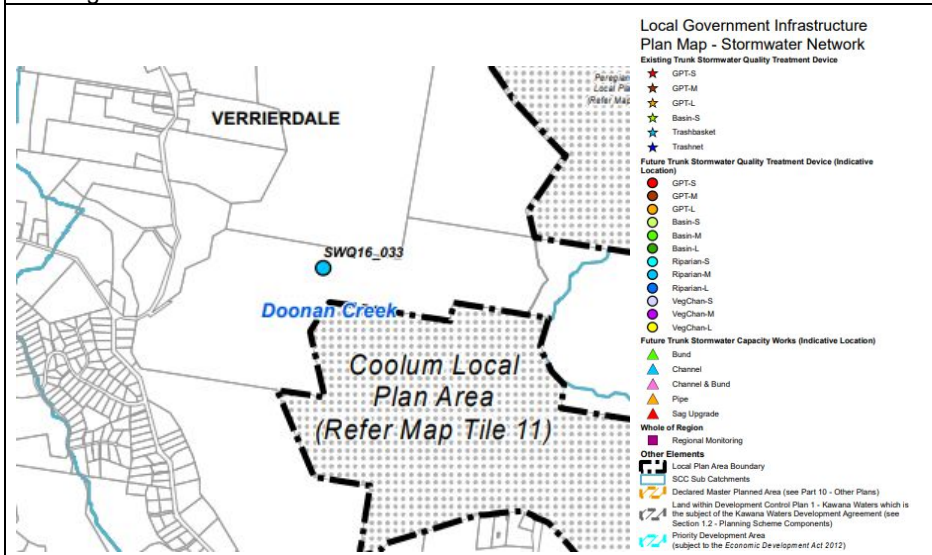
Map number	Map title	Gazettal date
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LGIP Map PCF45	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF45	22 June 2018
LGIP Map PCF46	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF46	22 June 2018
LGIP Map PCF47	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF47	22 June 2018
LGIP Map PCF48	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF48	29 March 2019
LGIP Map PCF49	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF49	29 March 2019
LGIP Map PCF50	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF50	29 March 2019
LGIP Map PCF51	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF51	22 June 2018
LGIP Map PCF52	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF52	22 June 2018
LGIP Map PCF53	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF53	22 June 2018
LGIP Map PCF54	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF54	22 June 2018
LGIP Map PCF55	Local Government Infrastructure Plan Map – Parks and Land for Community Facilities Network – LGIP Map PCF55	22 June 2018

Appendix B
Amendment schedule
(Schedule 3 Maps)

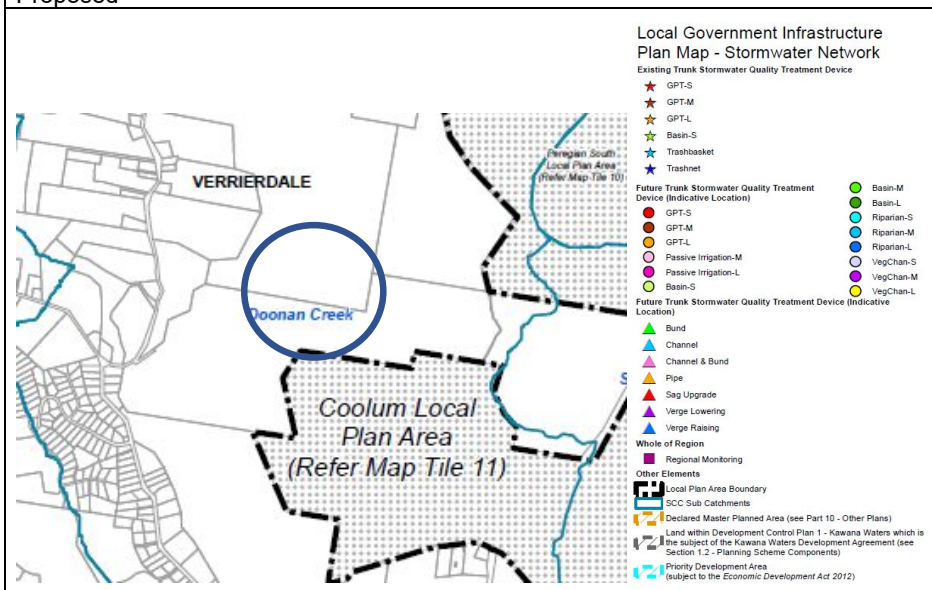
Stormwater network – mapping amendments

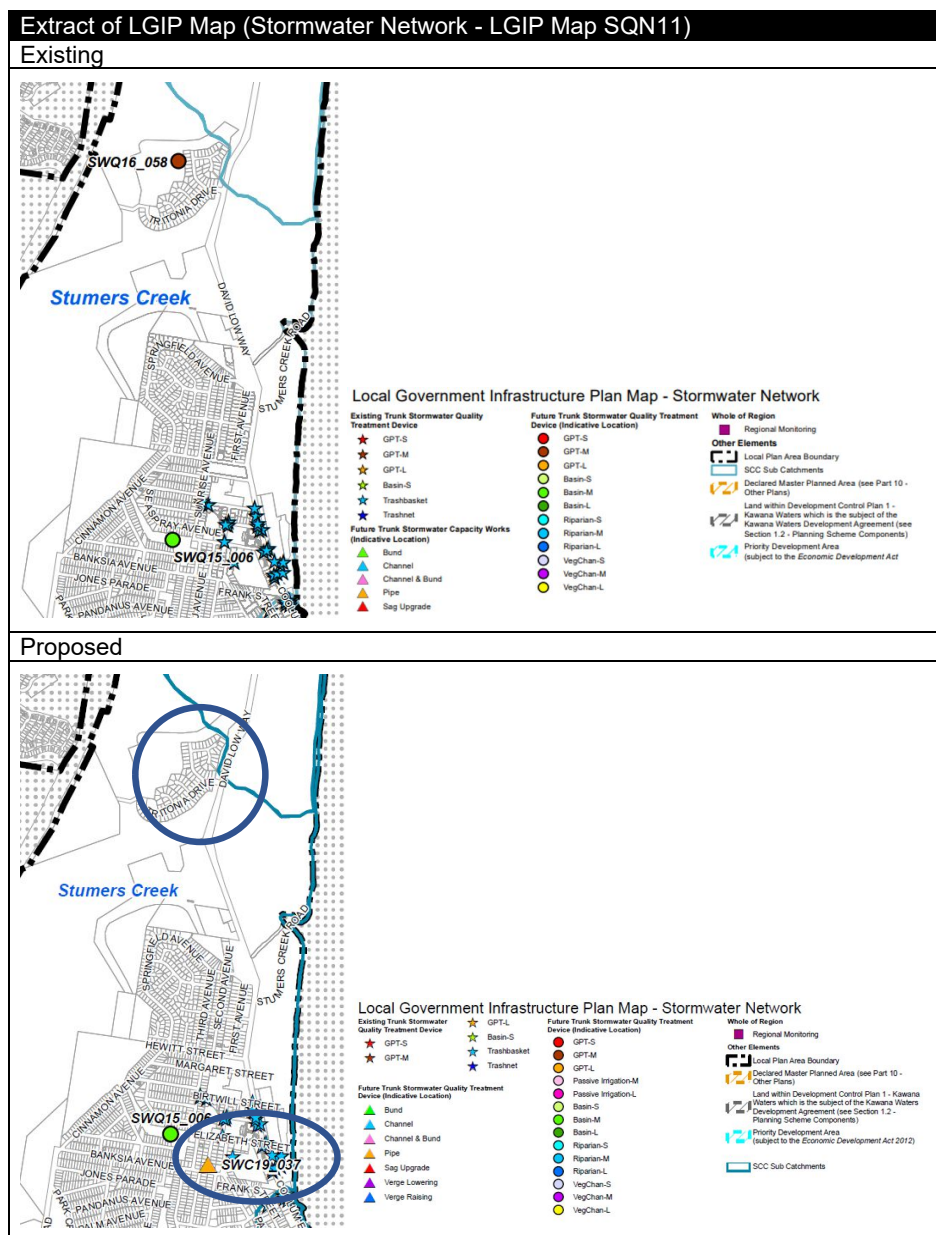
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Proposed

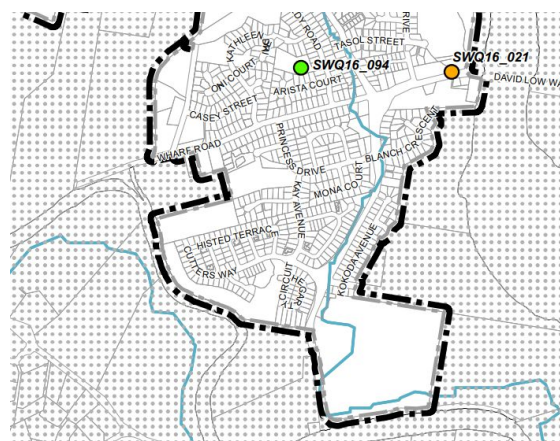




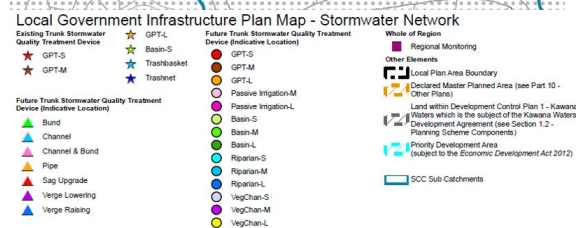
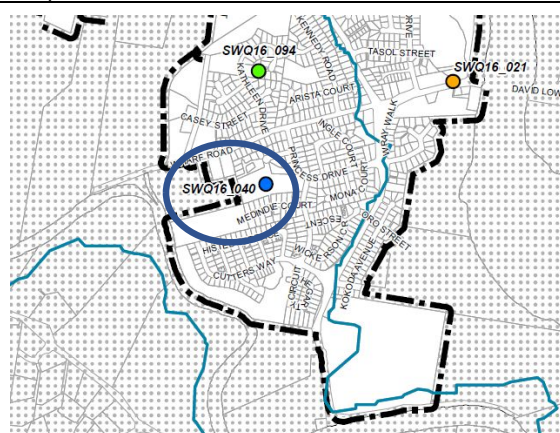


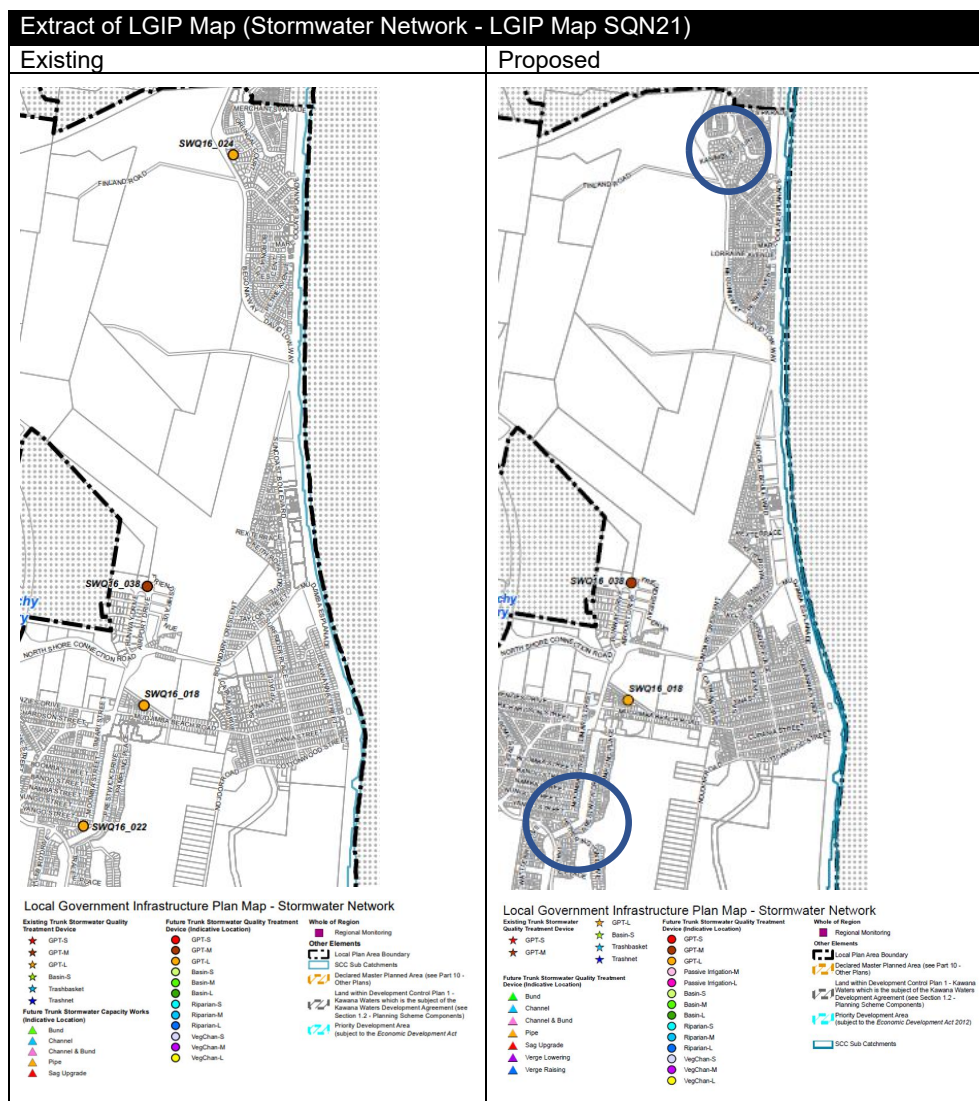
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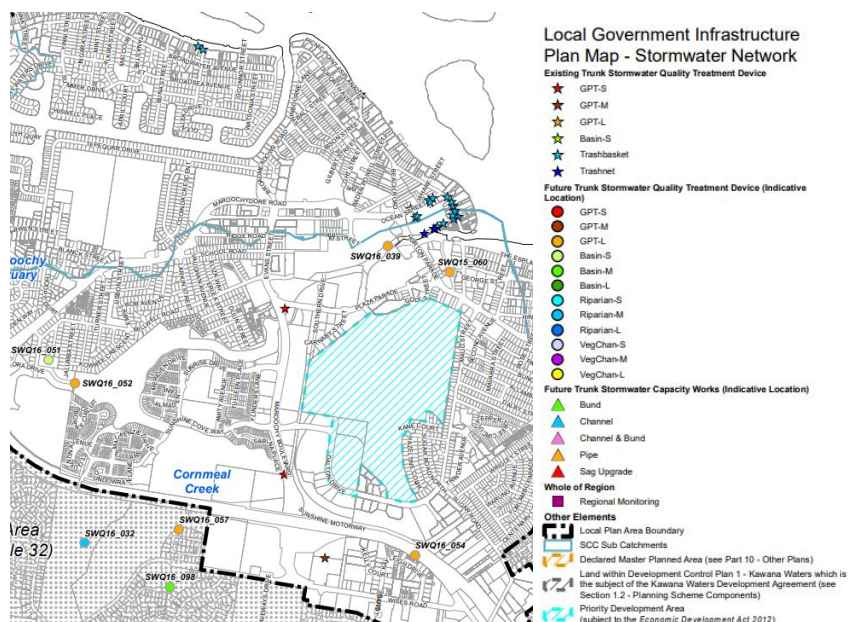
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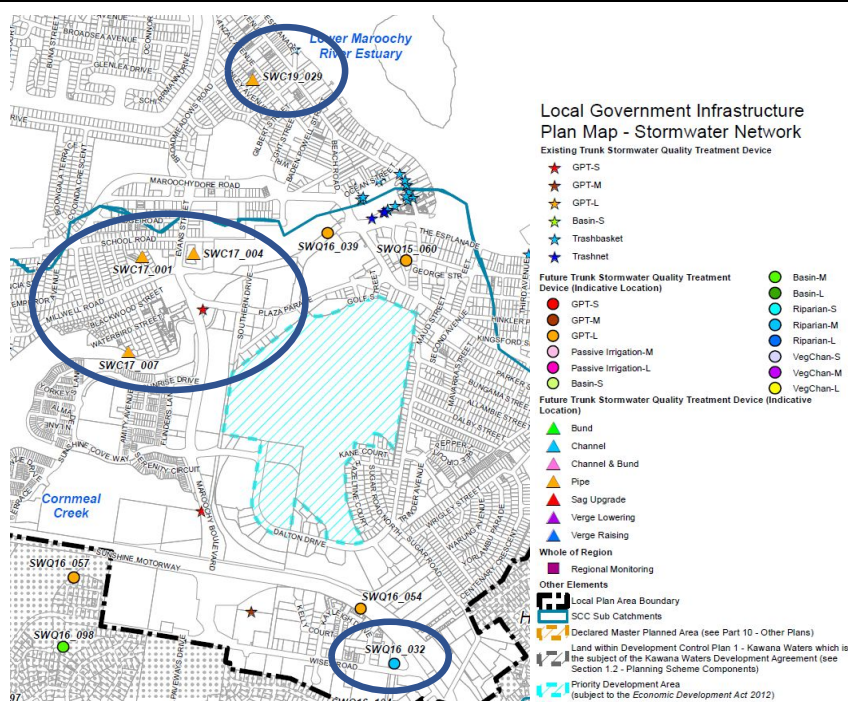


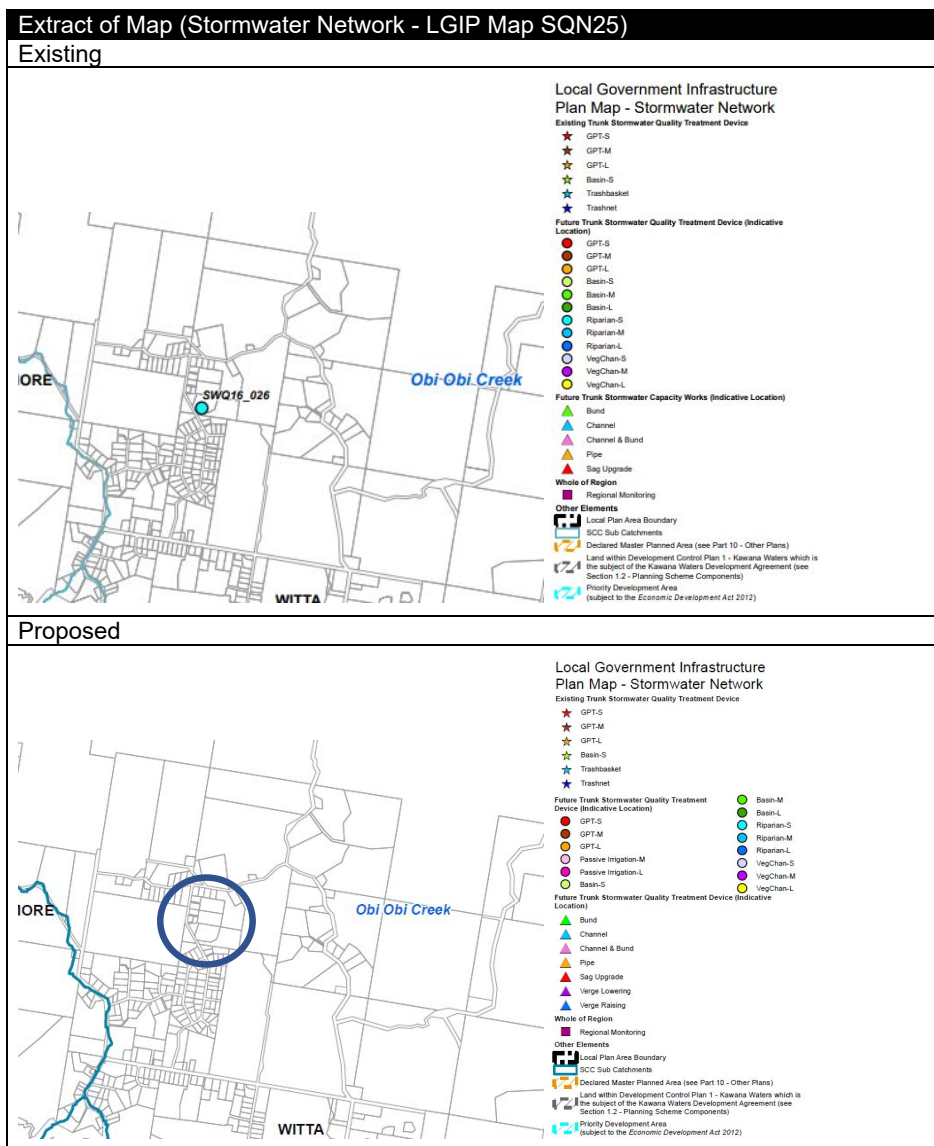
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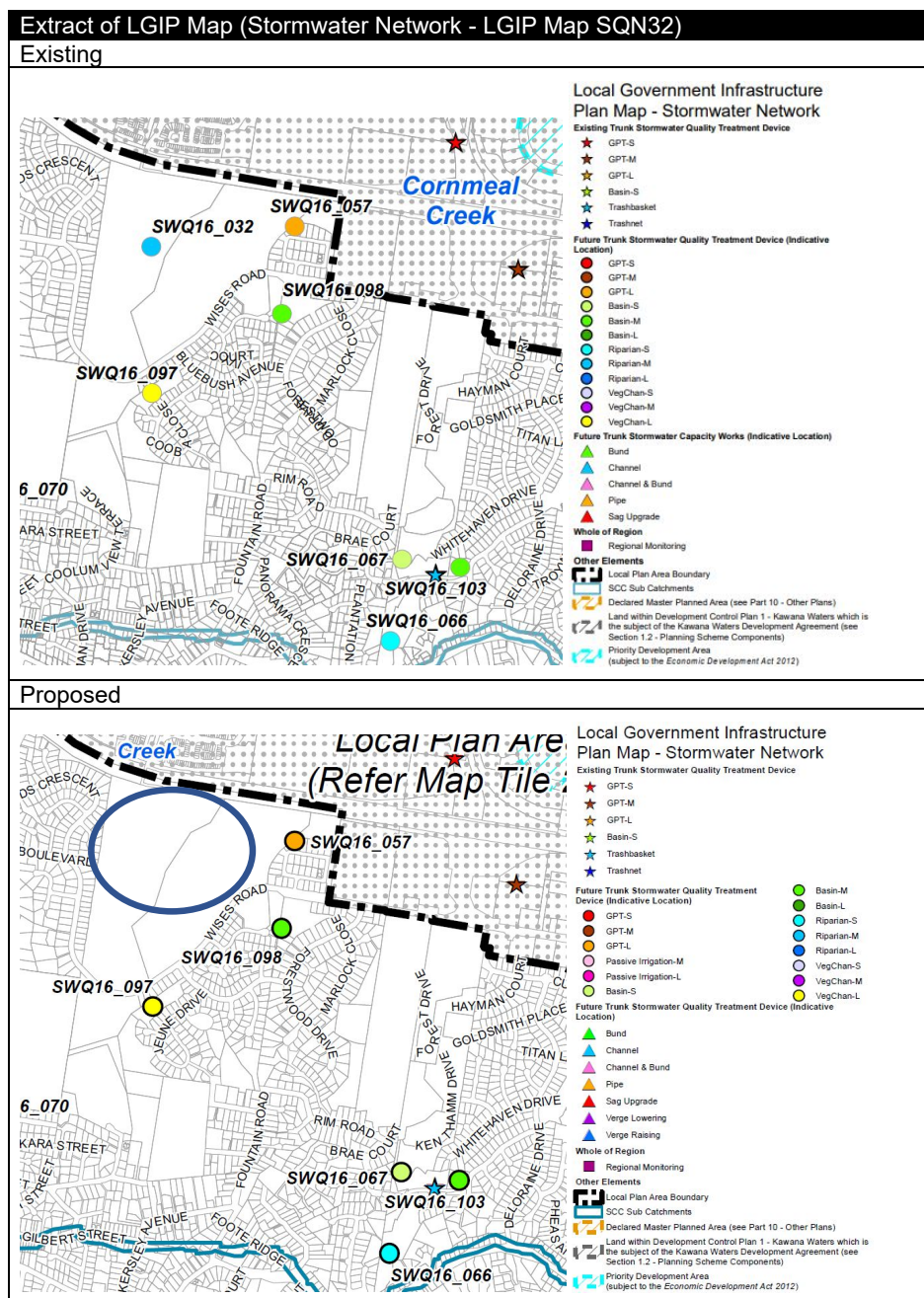


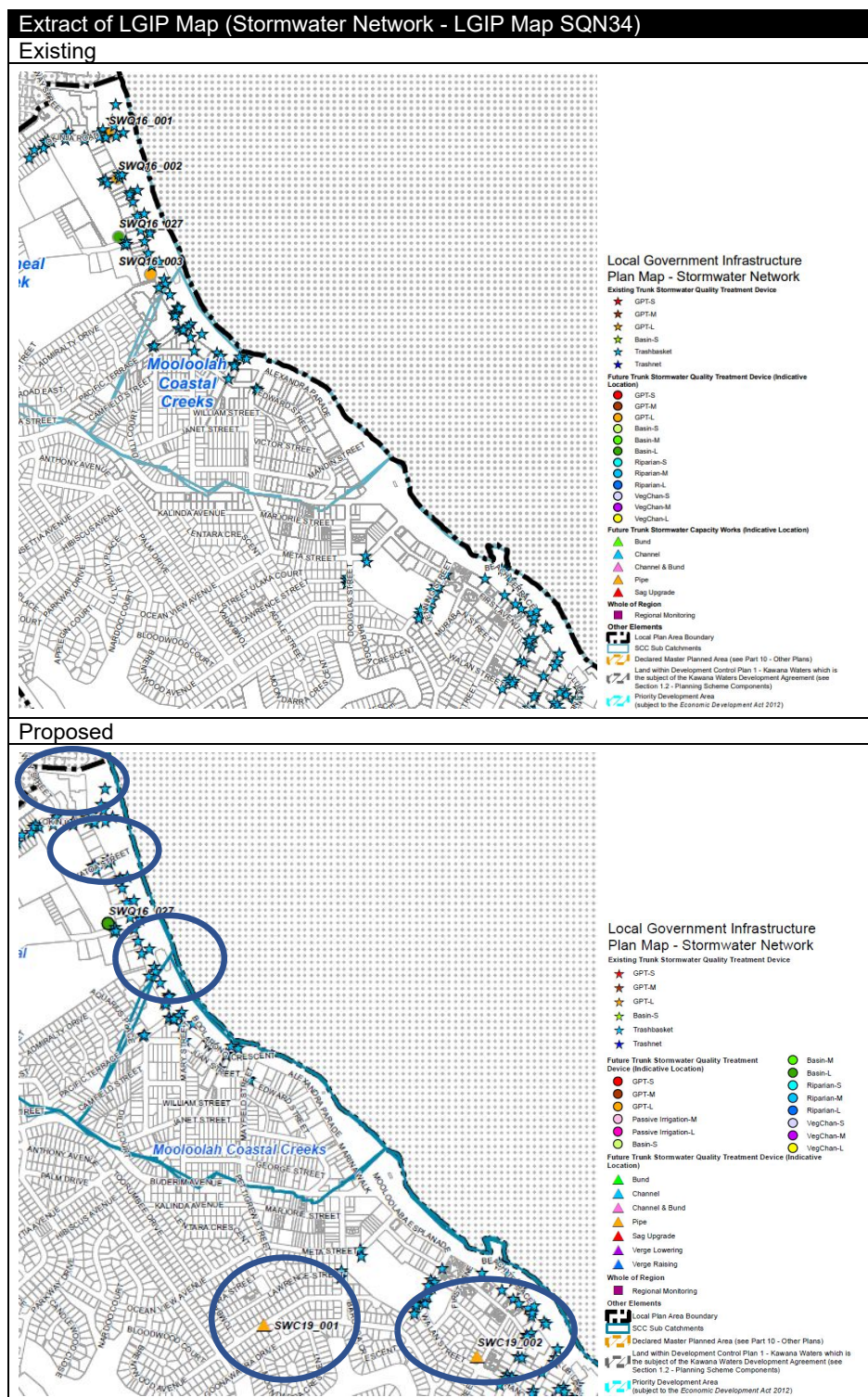
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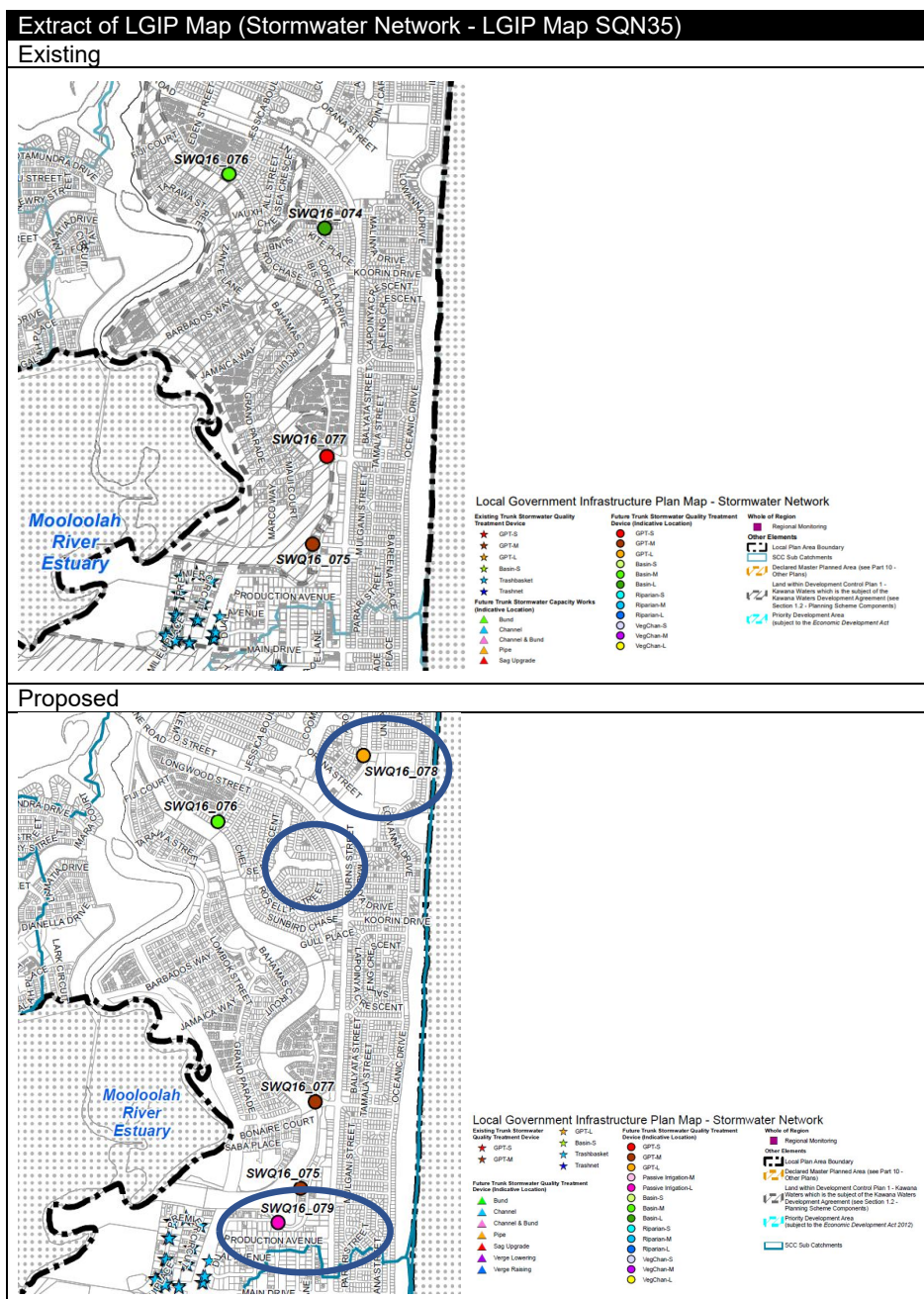


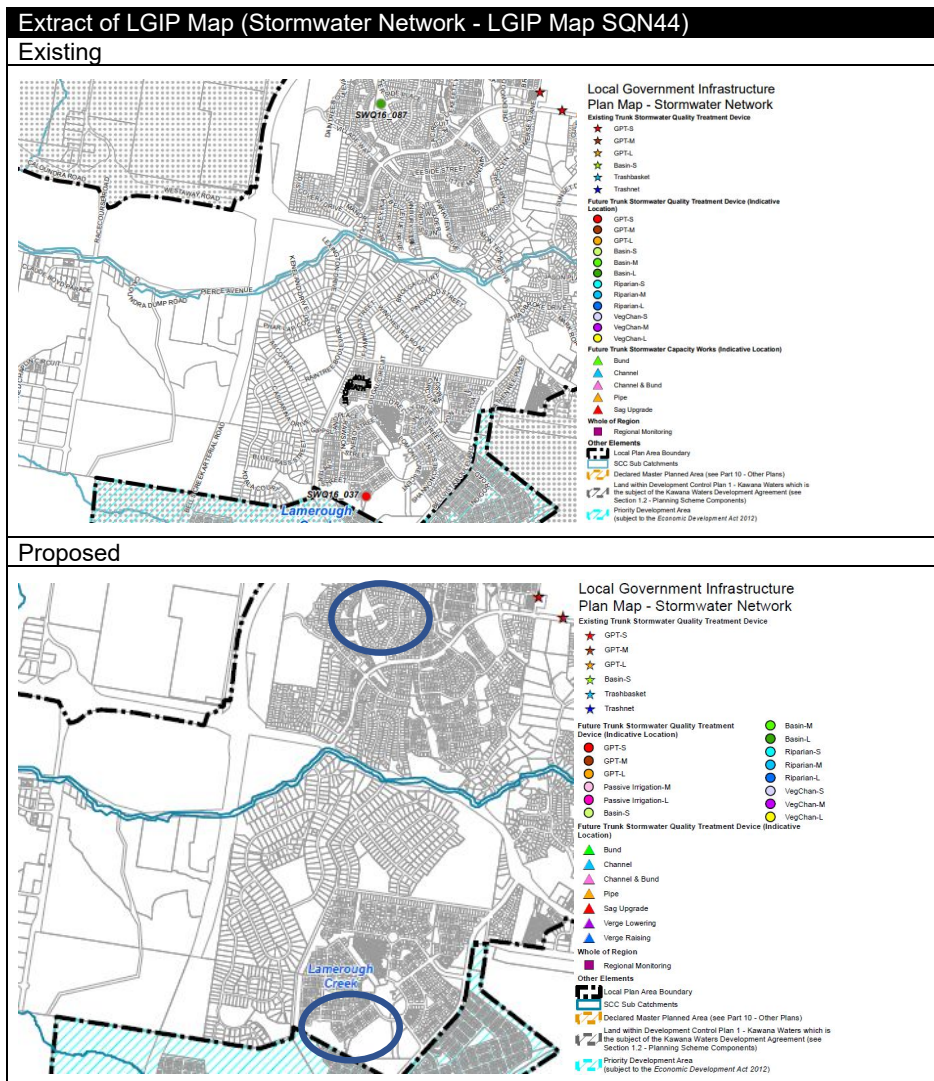


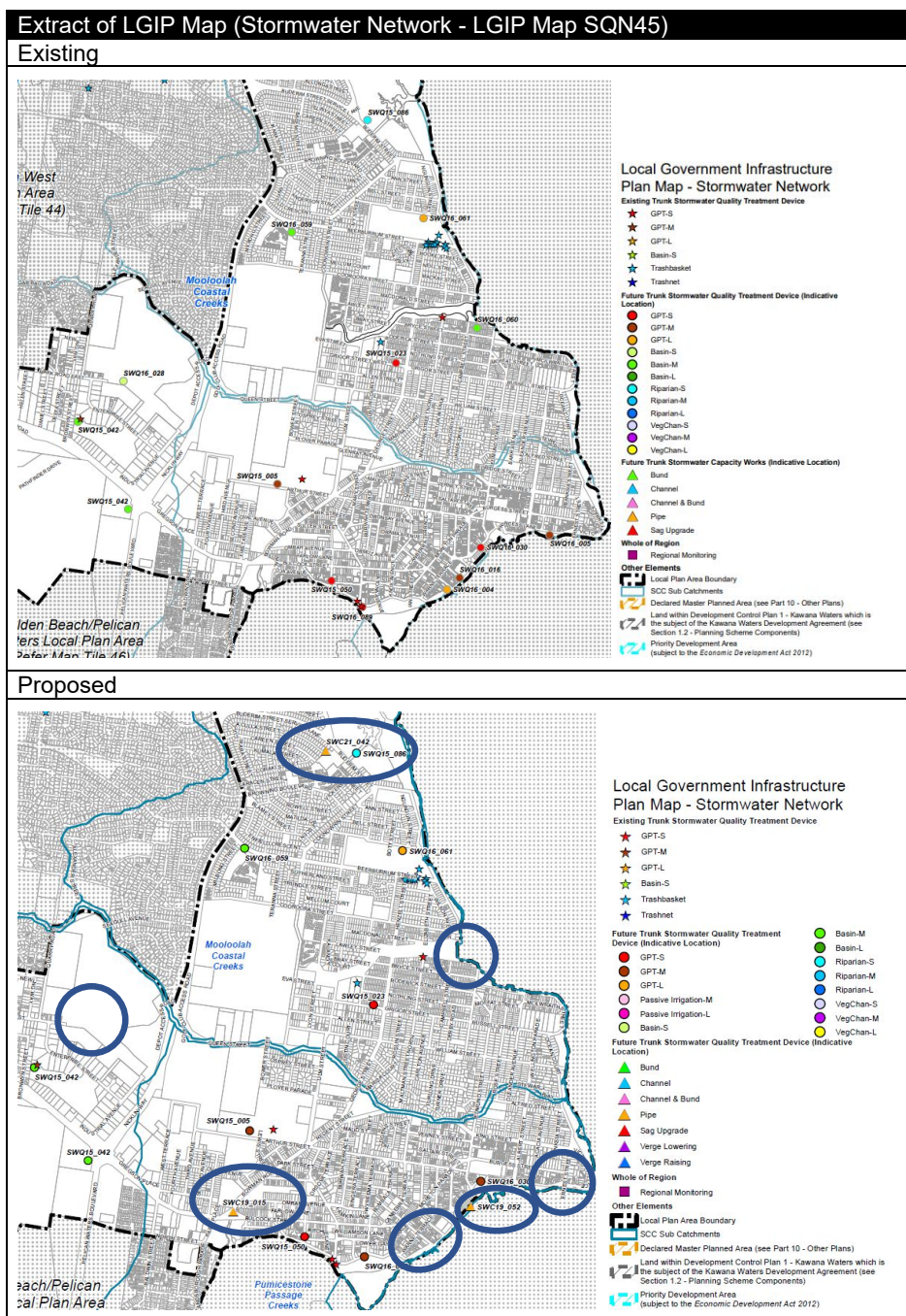


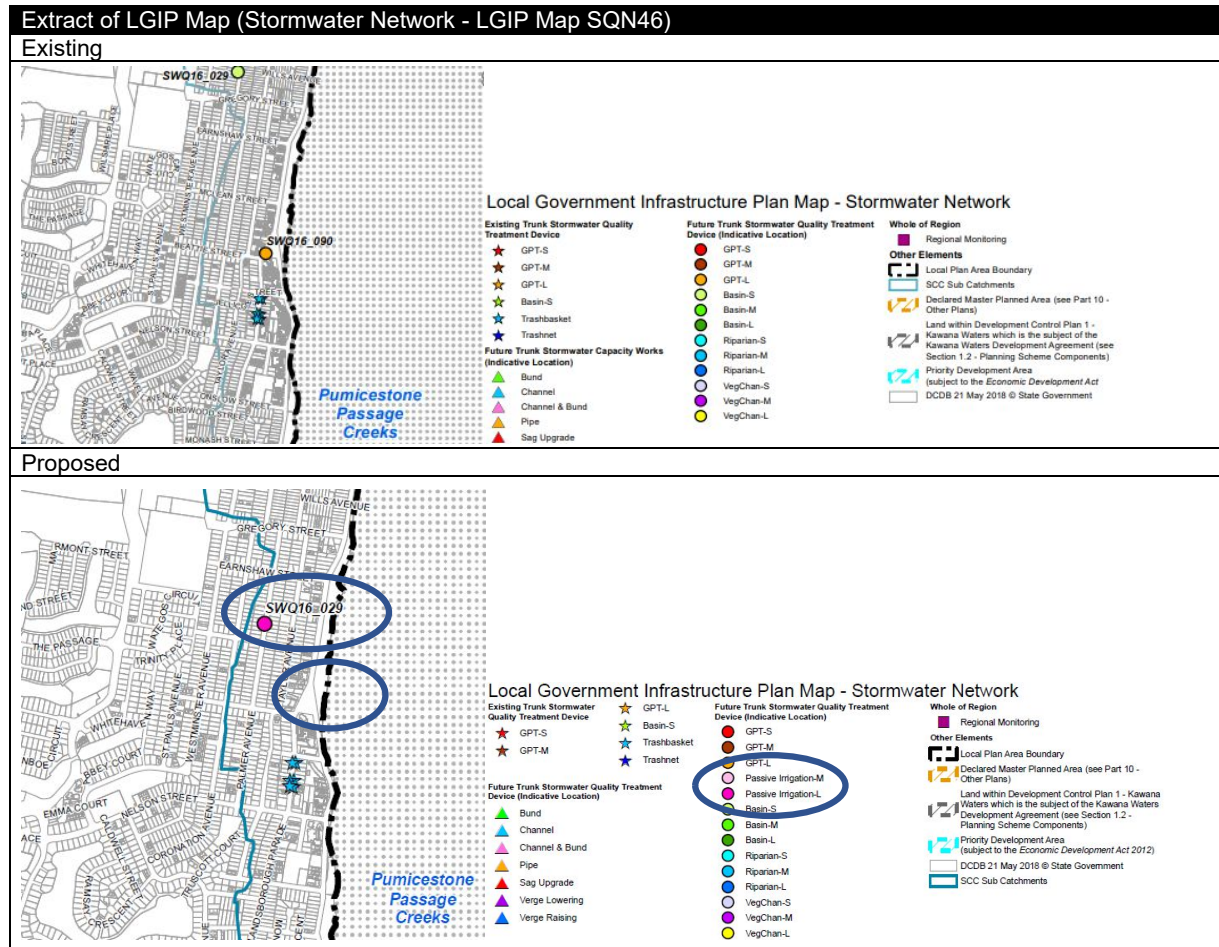


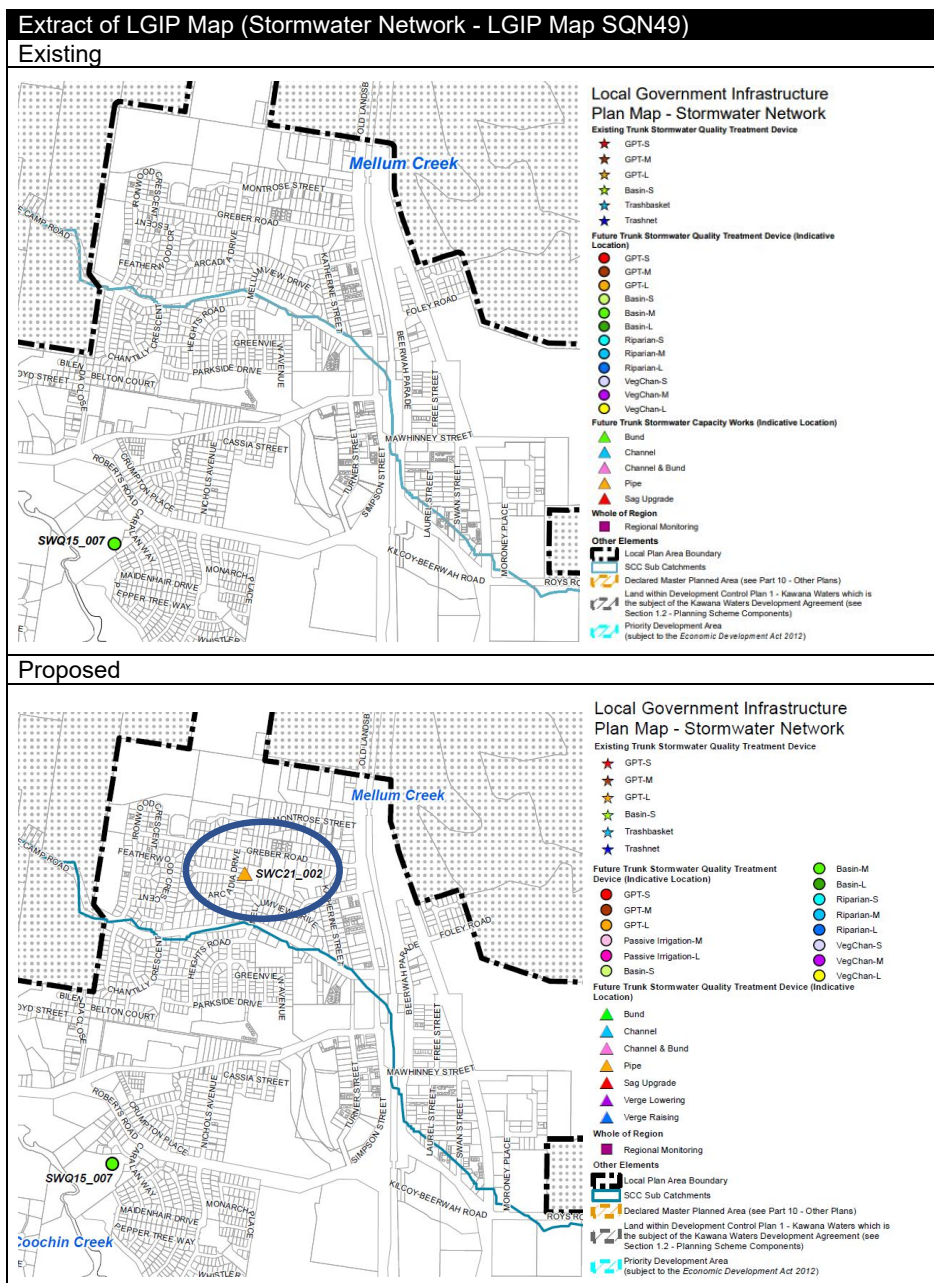




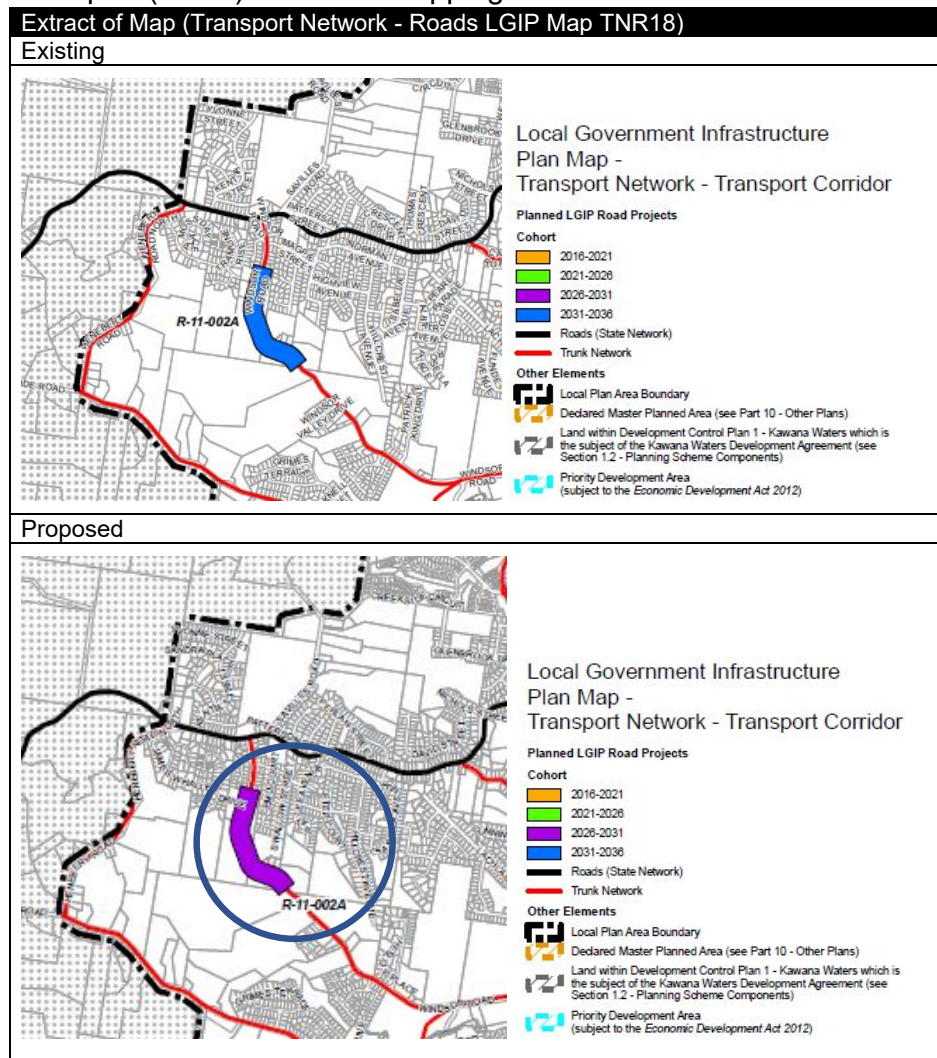


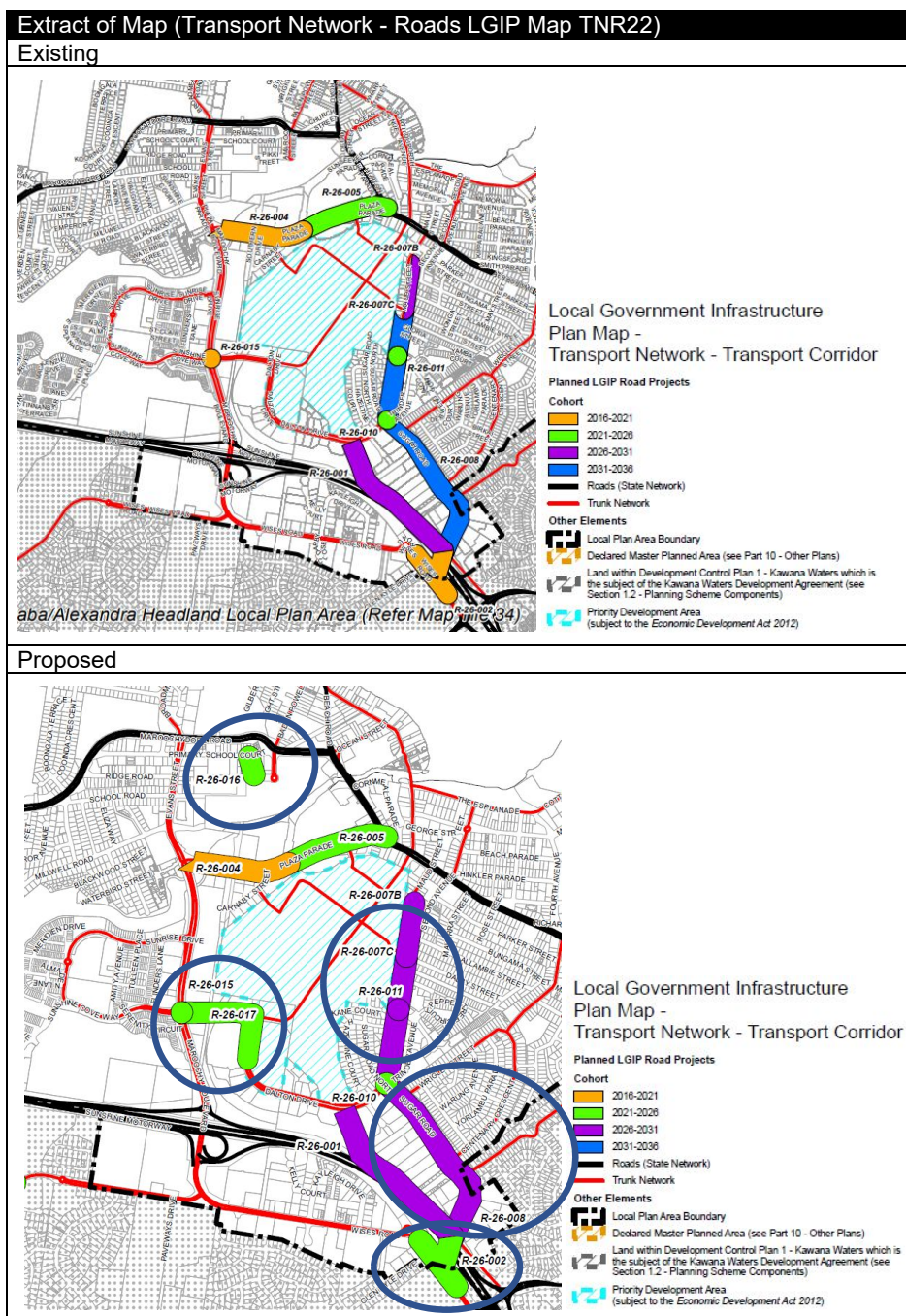


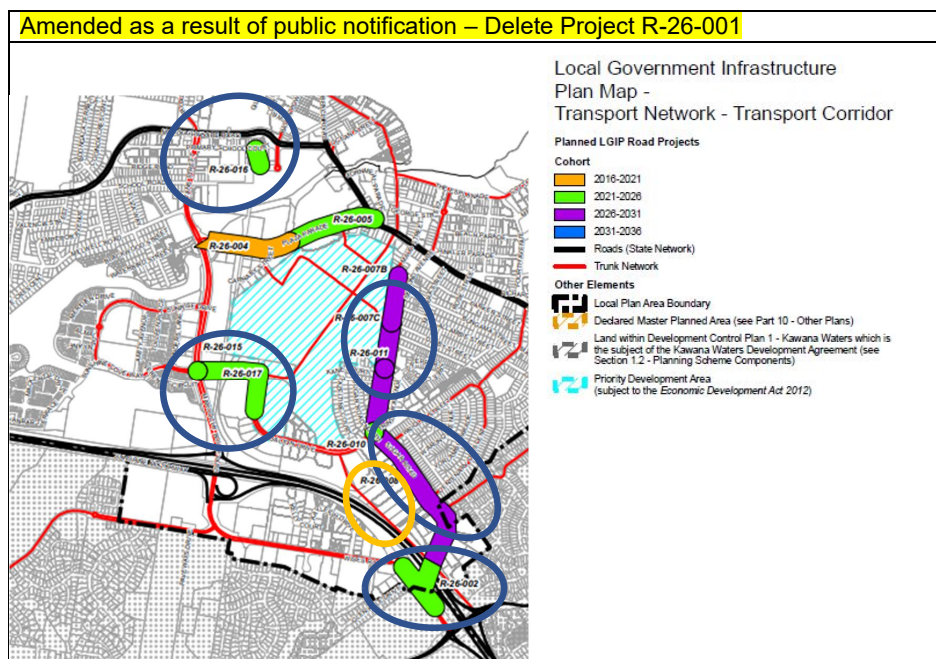


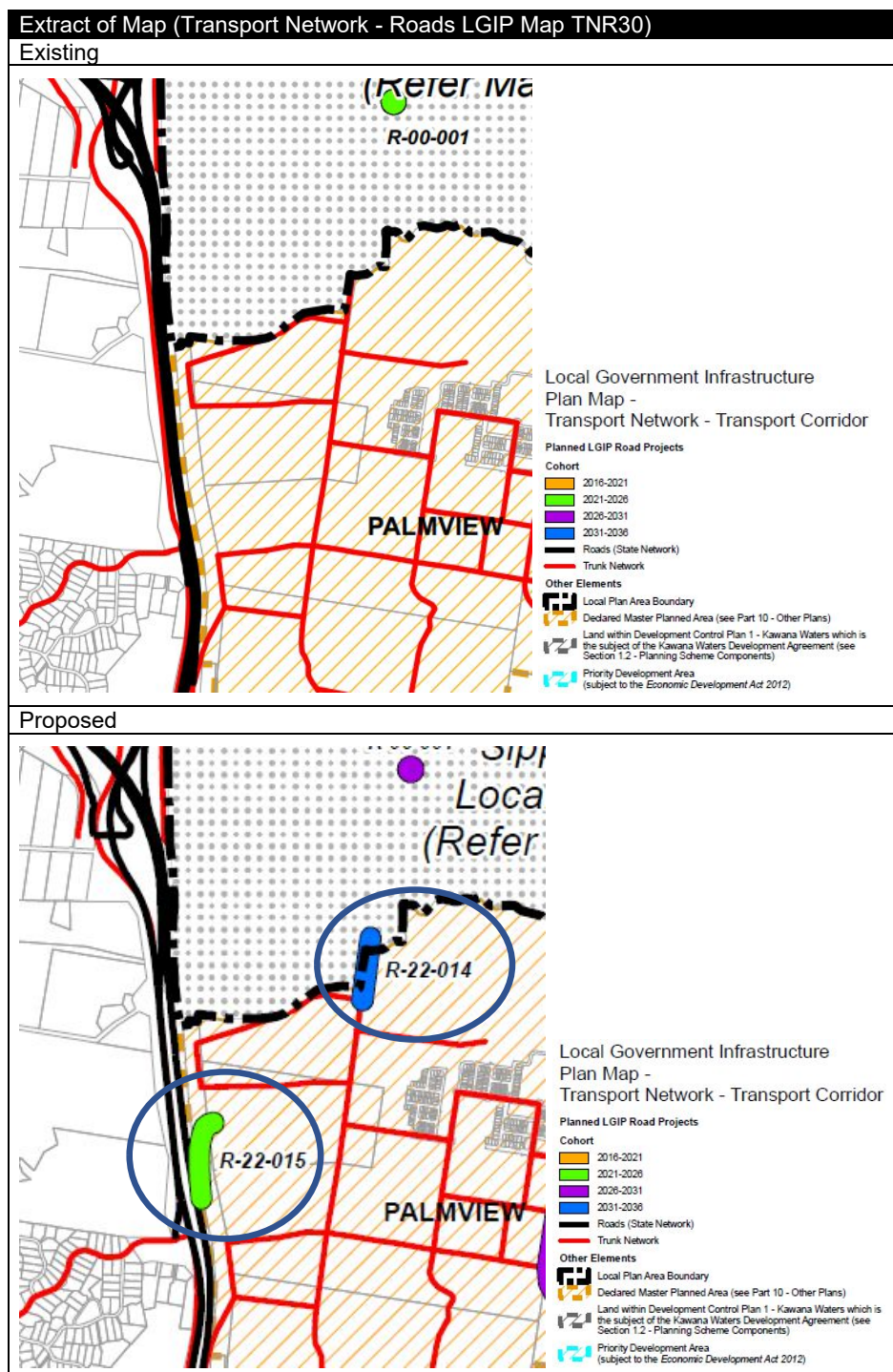


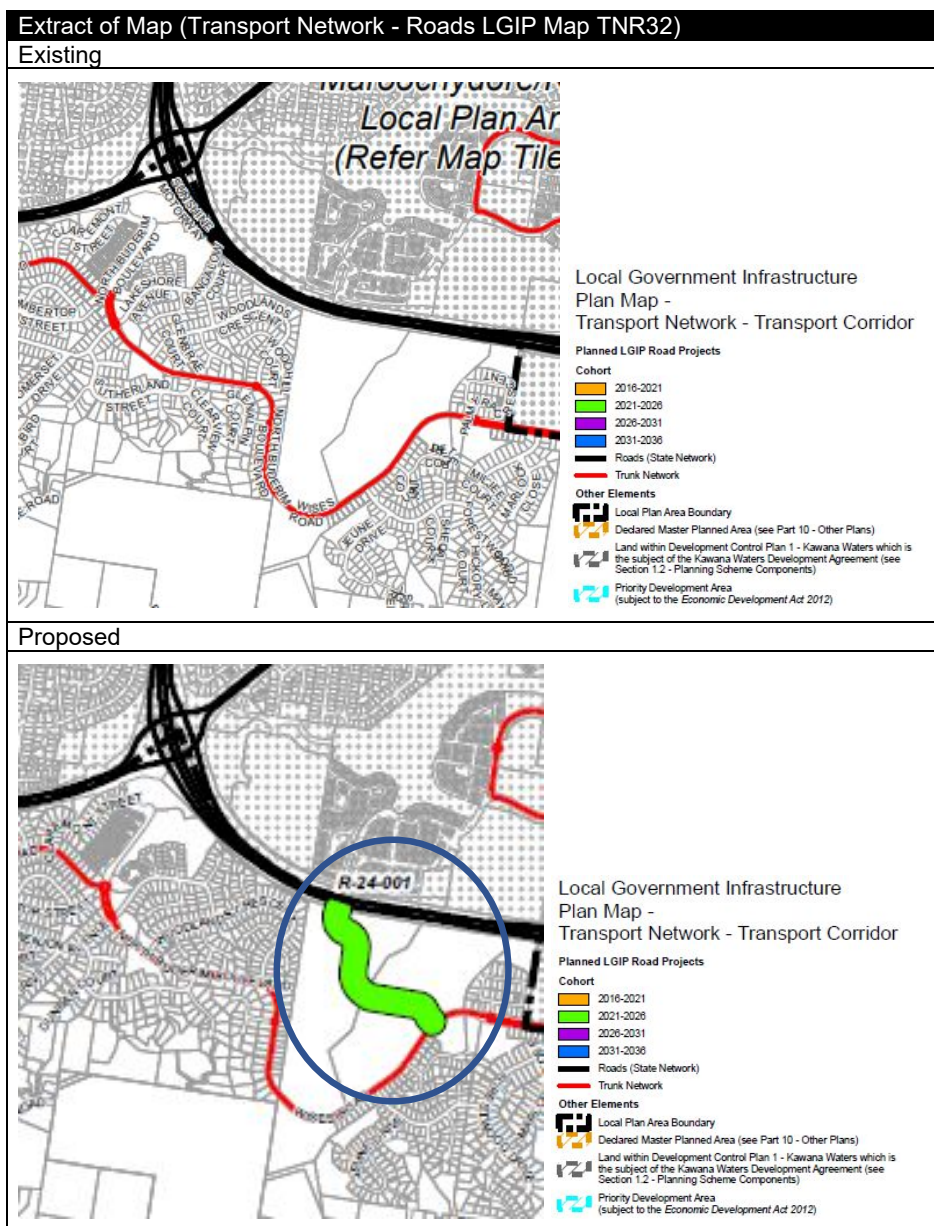
Transport (roads) network - mapping amendments

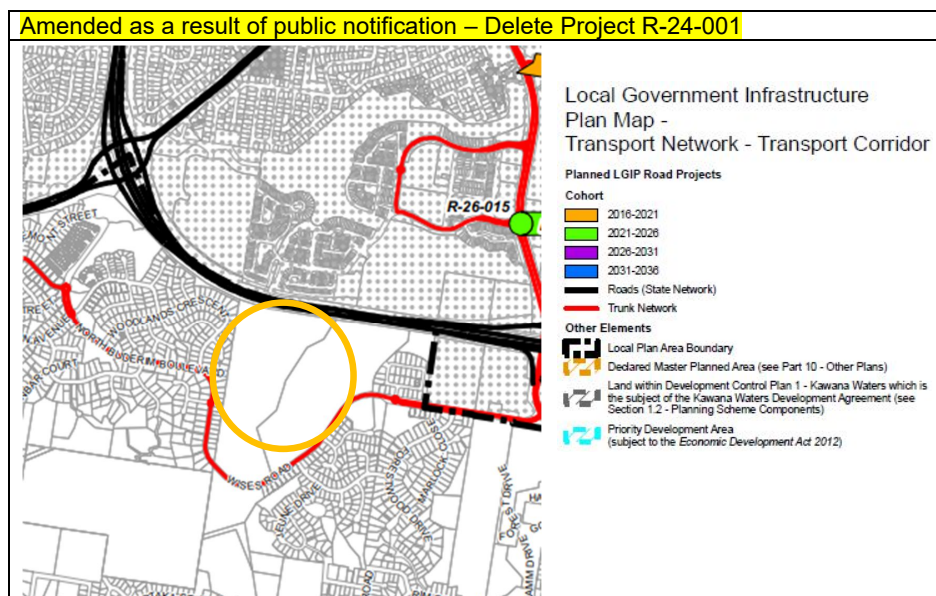


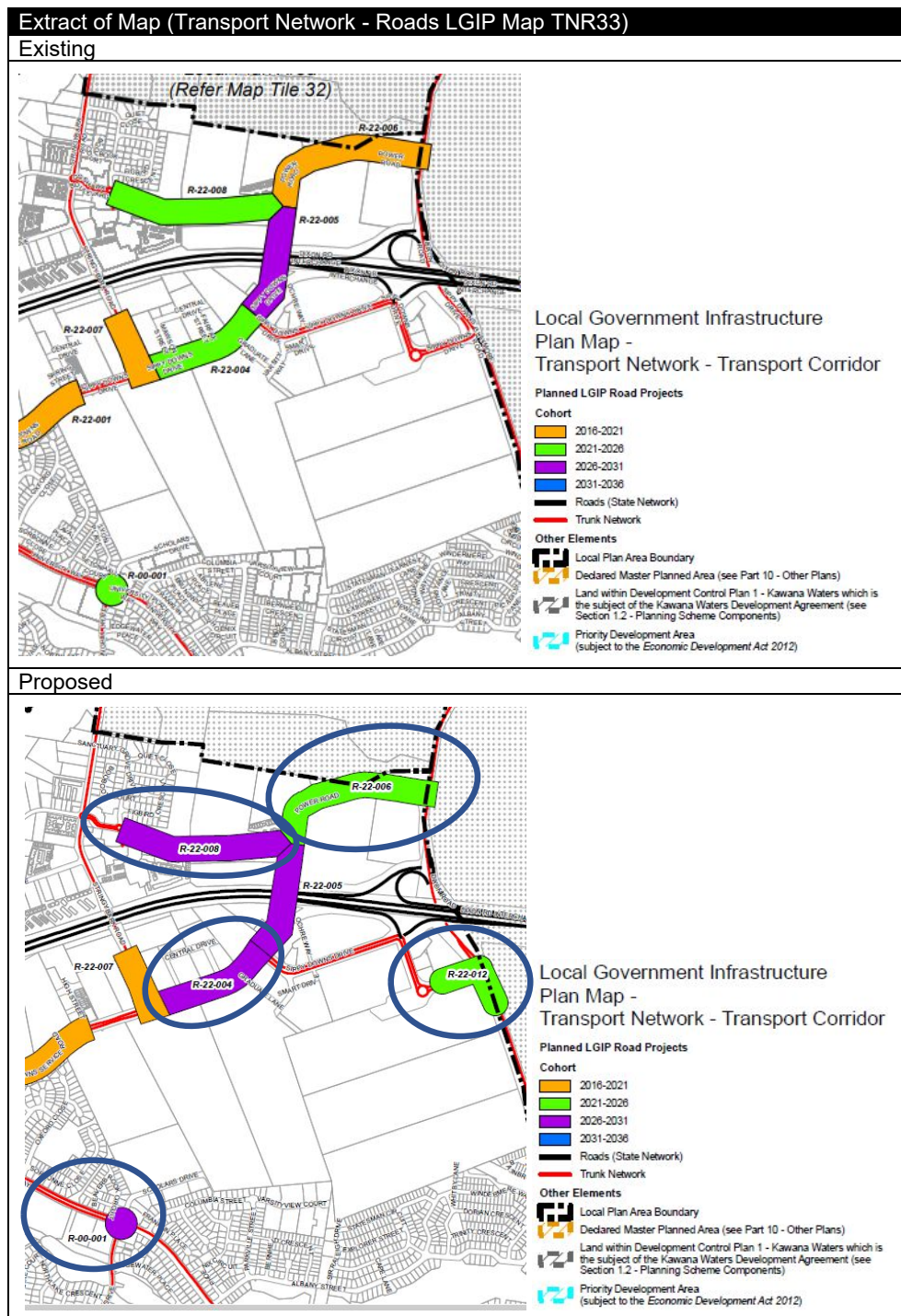


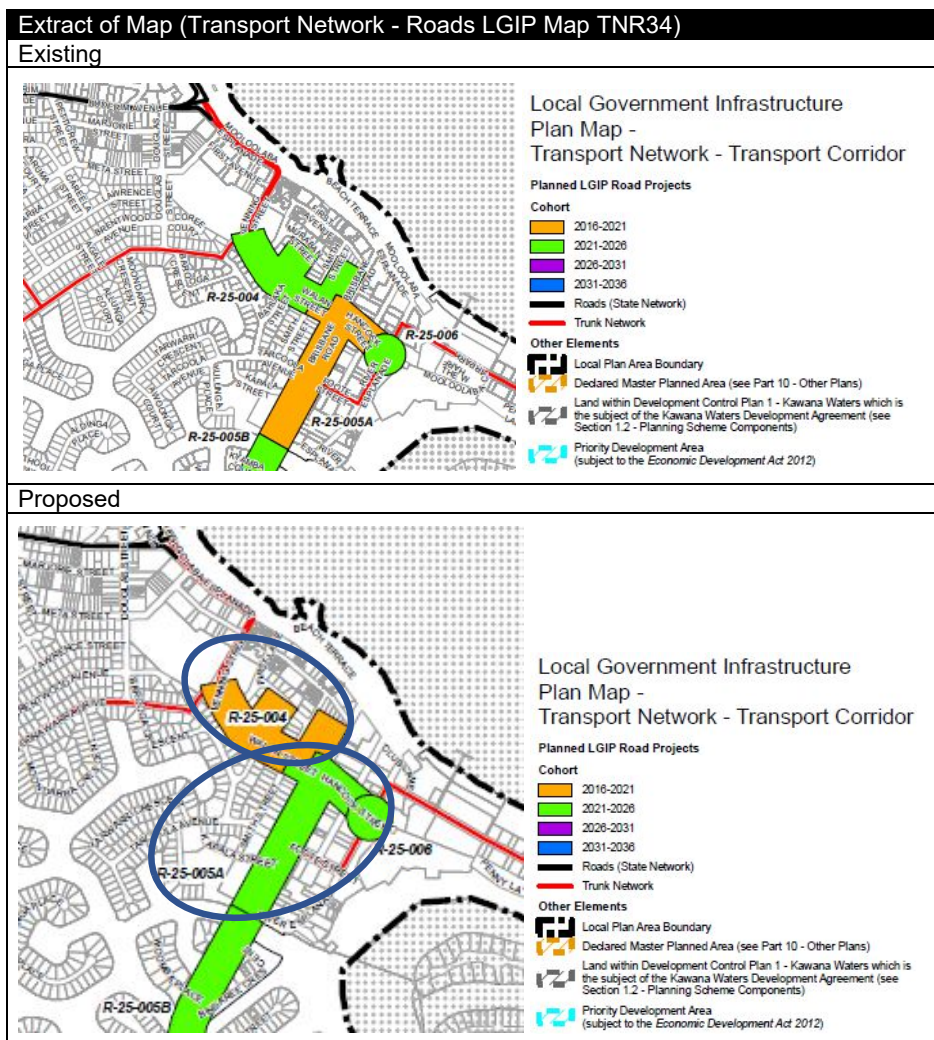


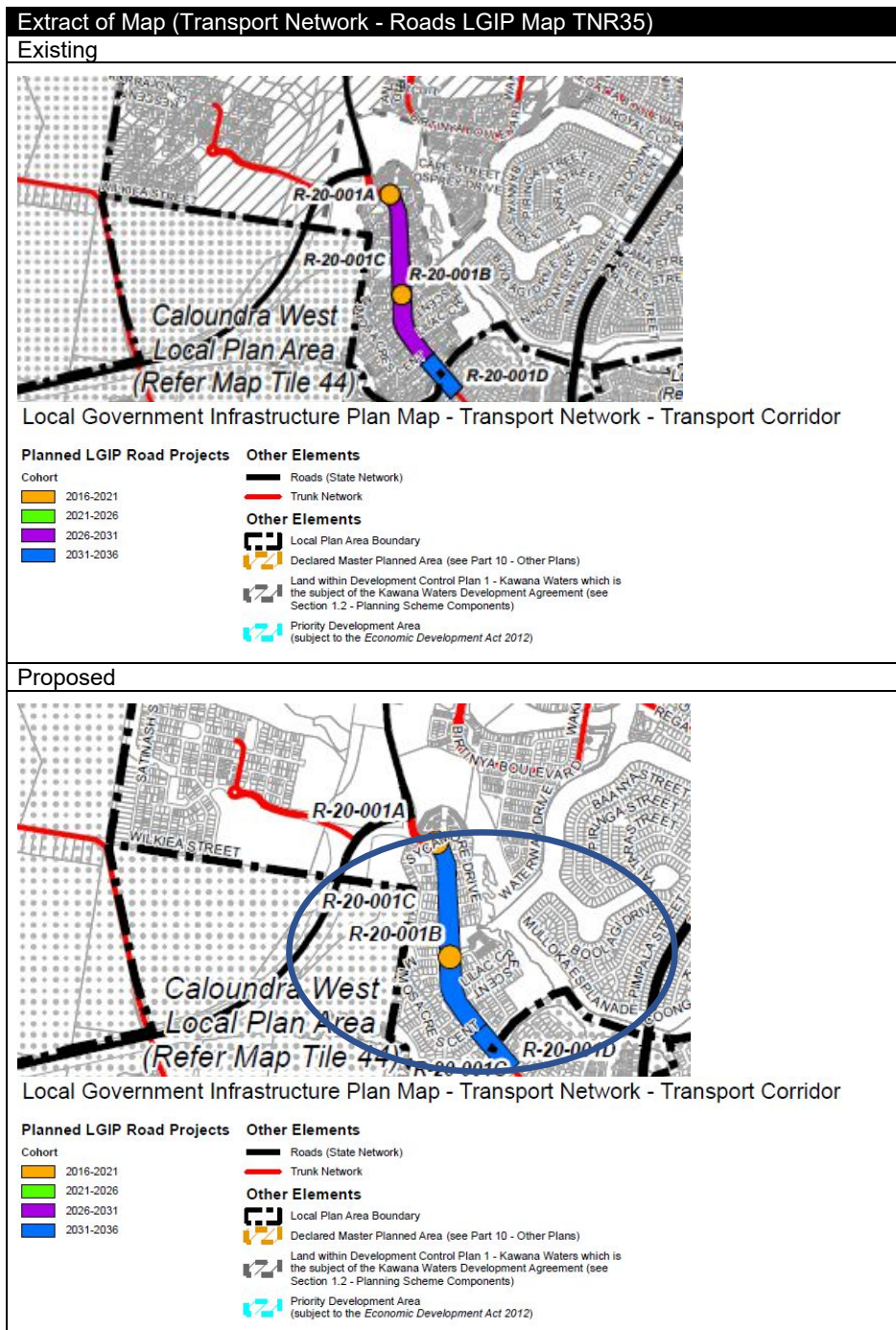


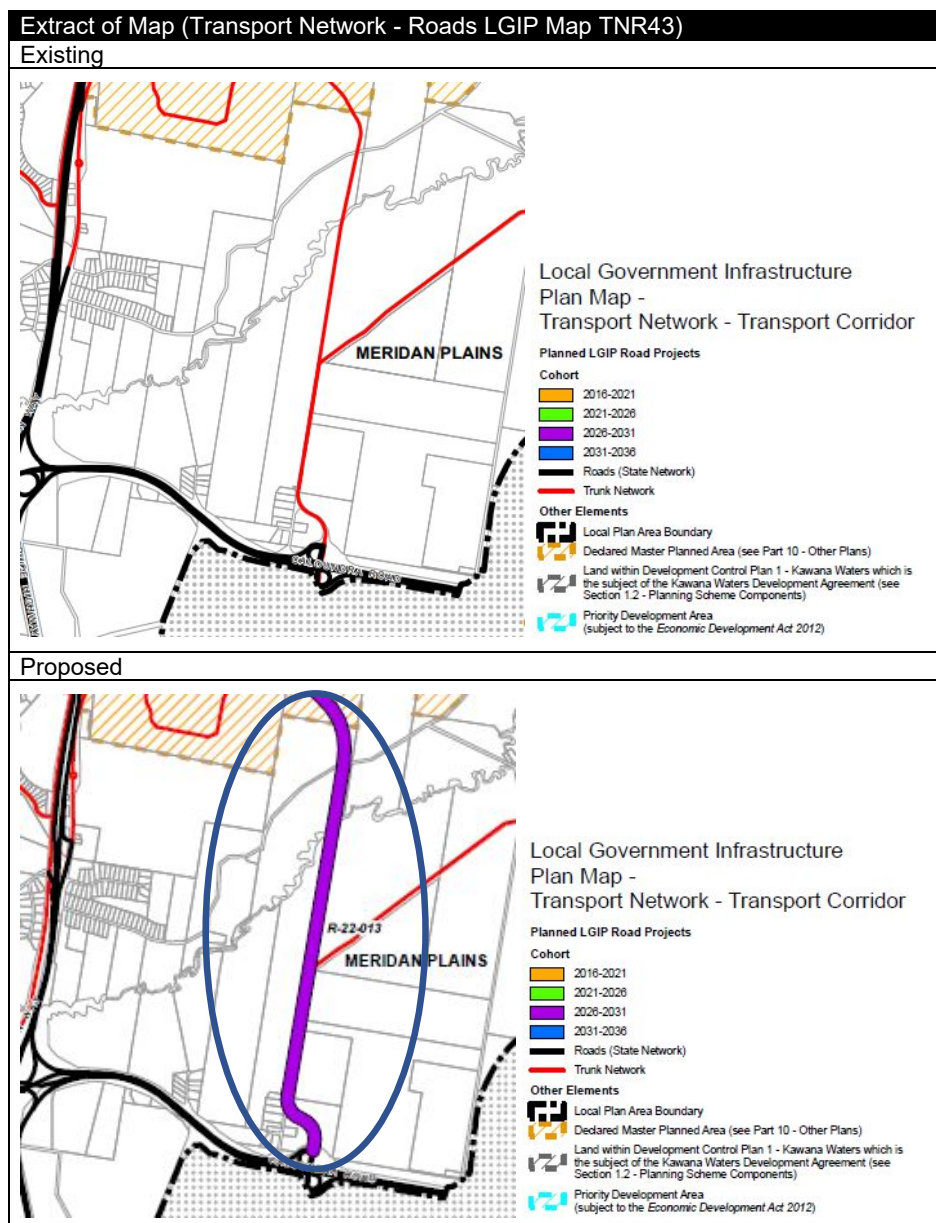


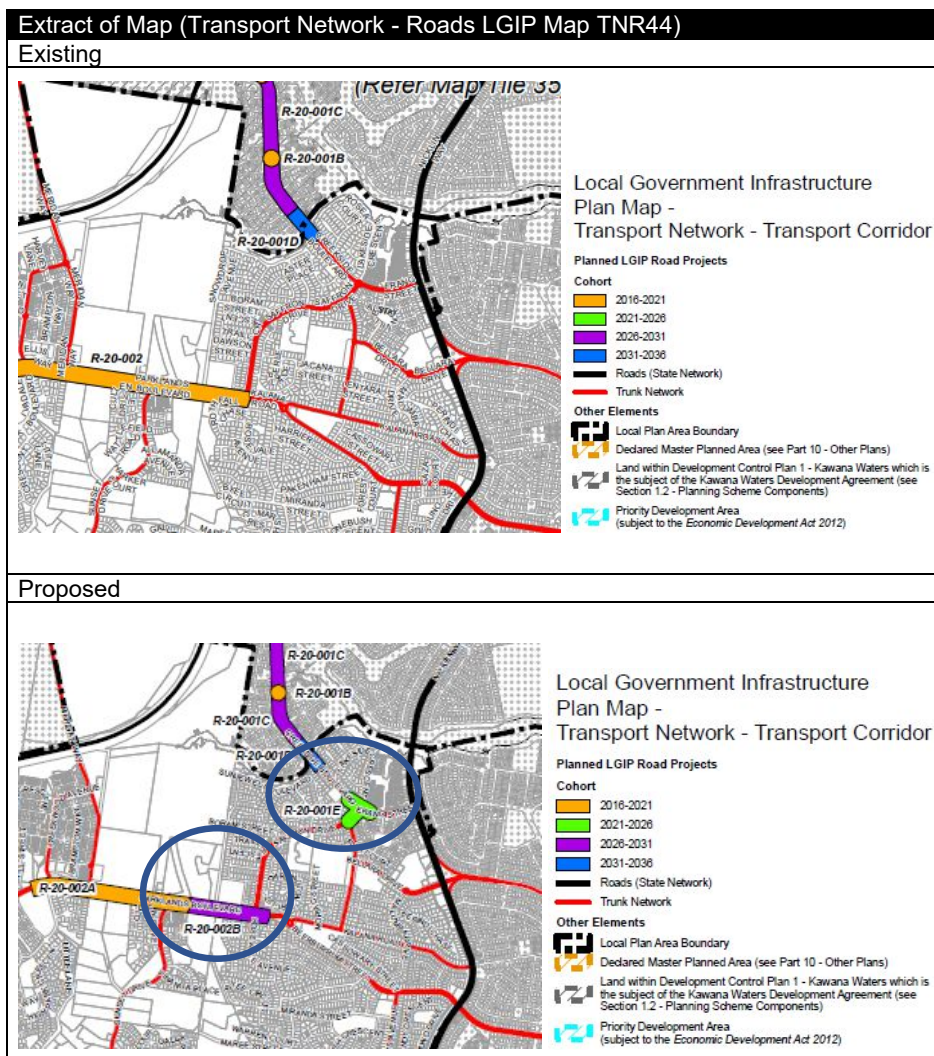


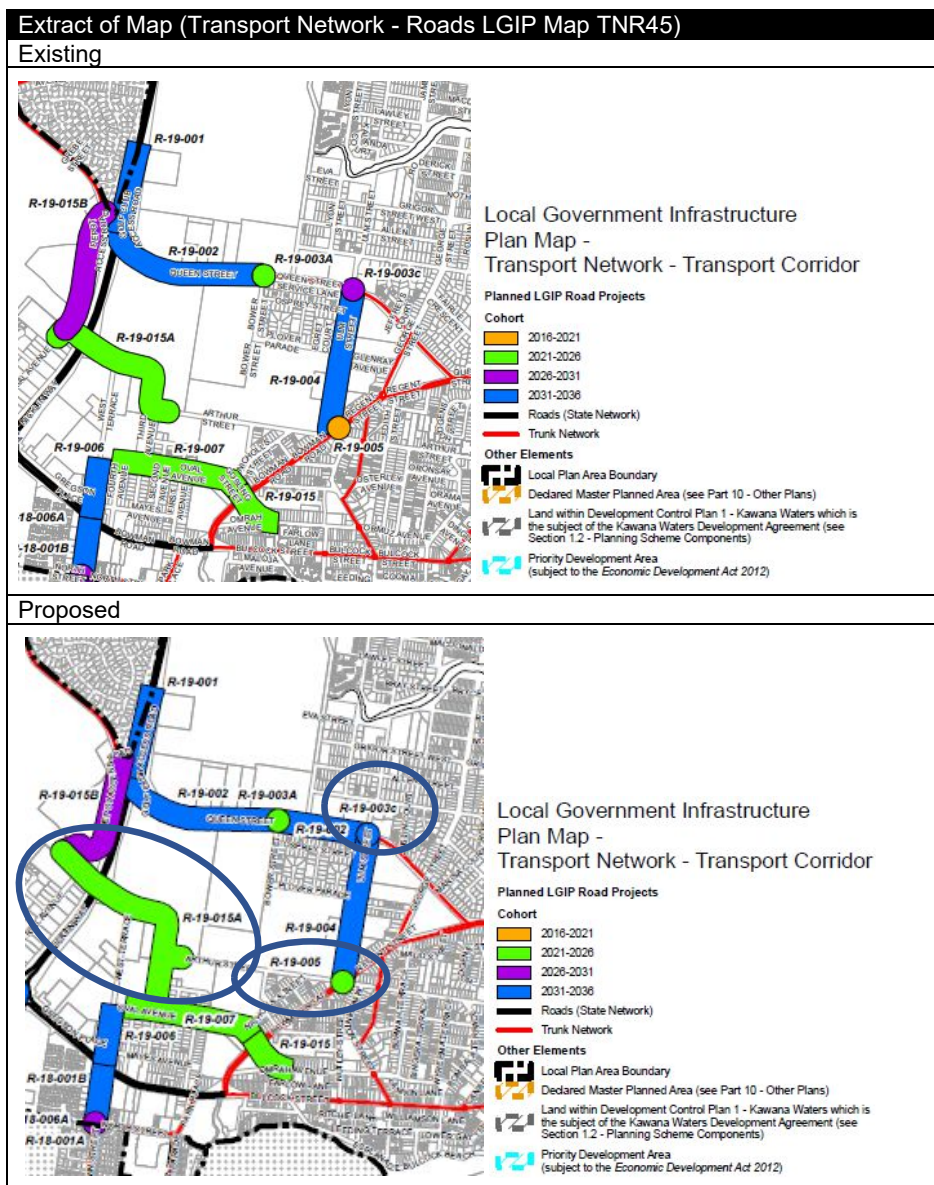


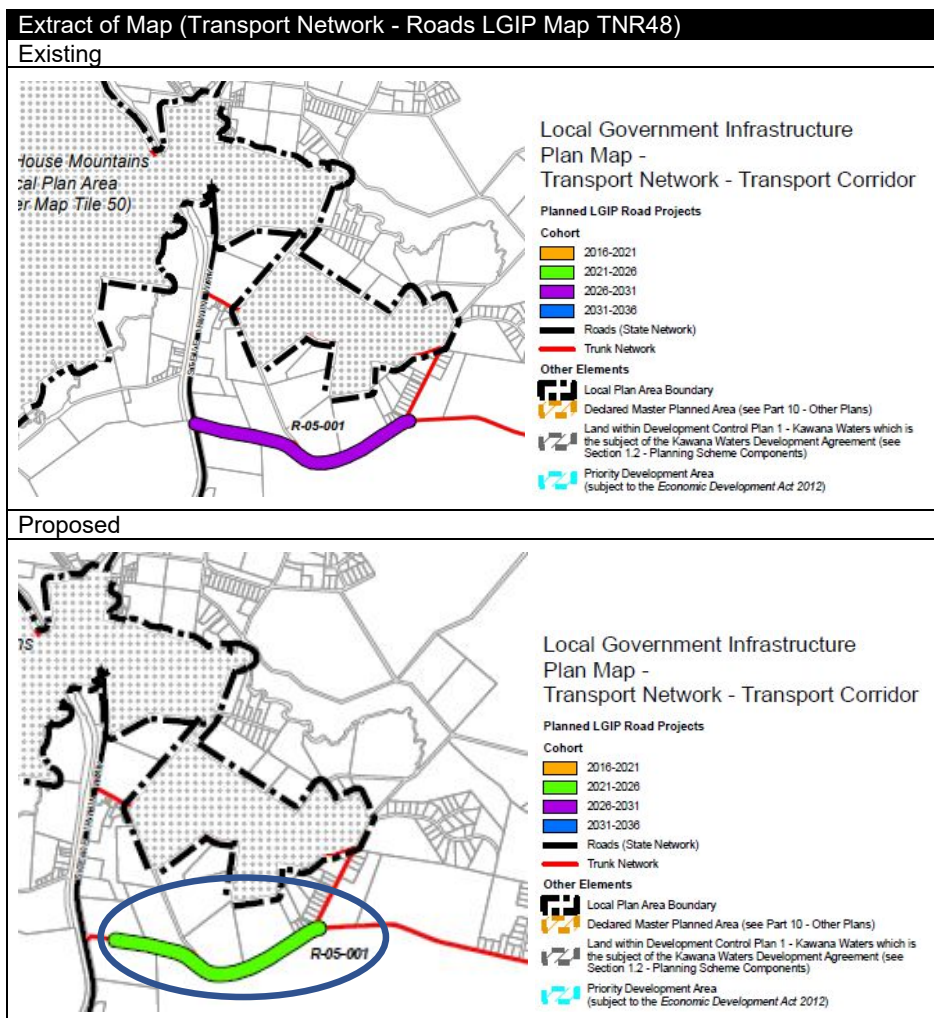




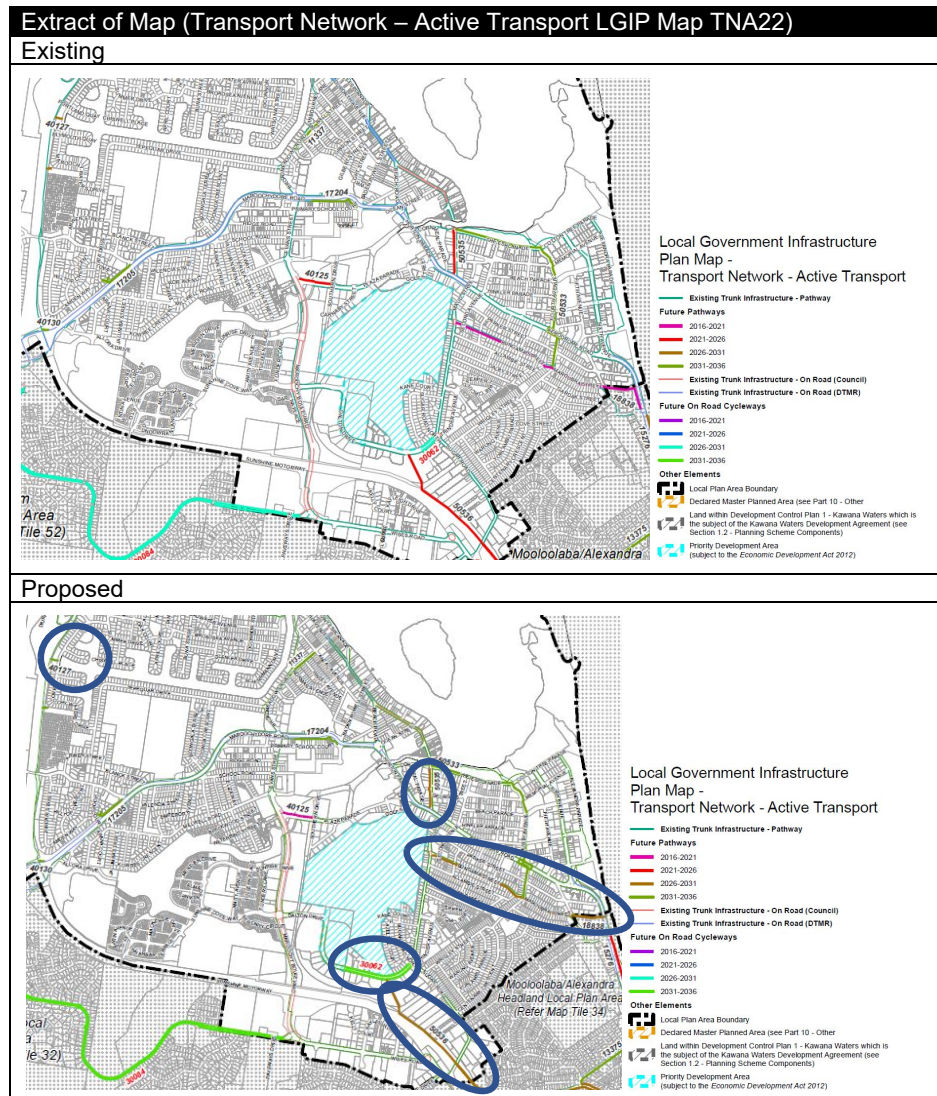


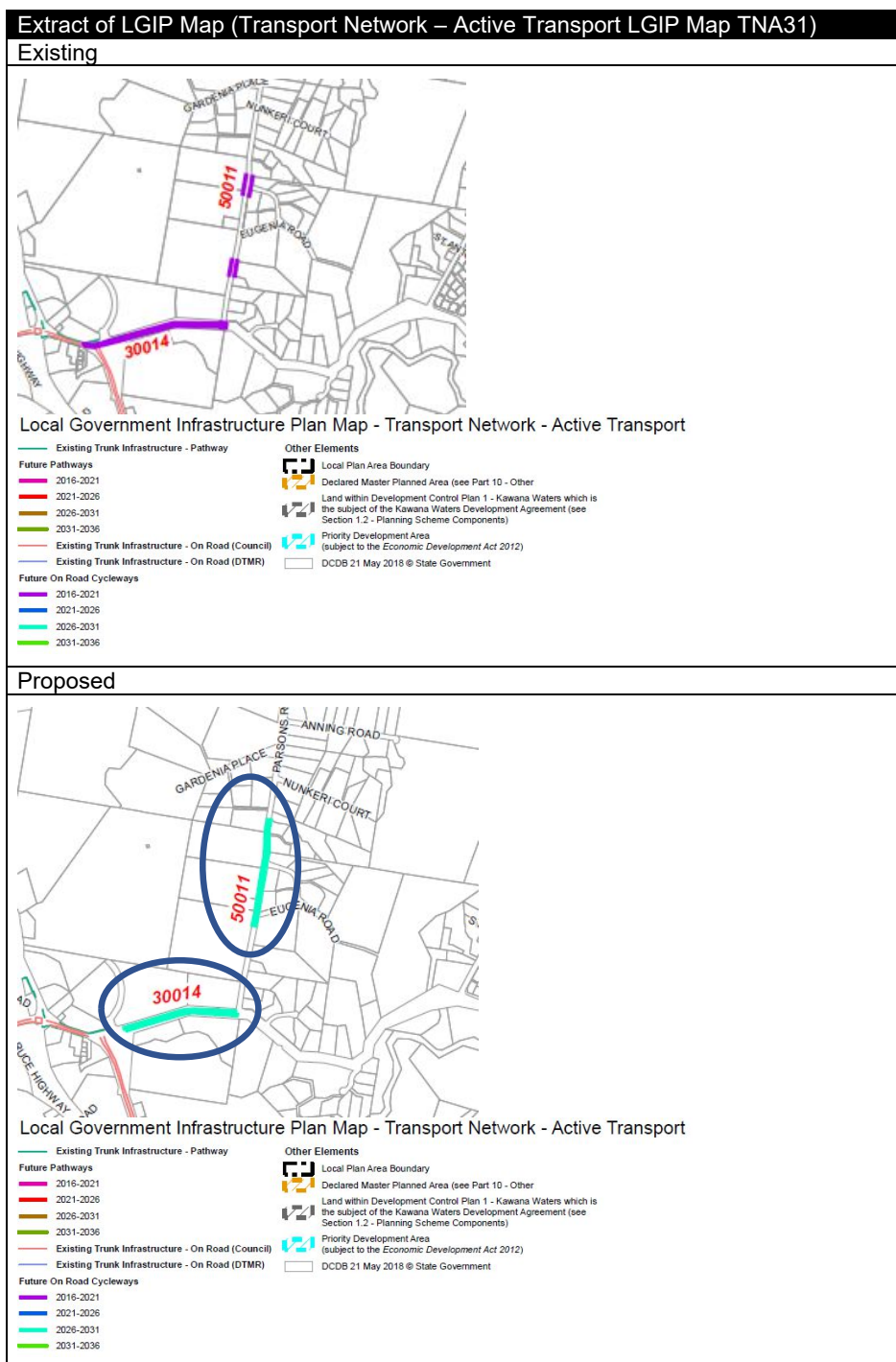






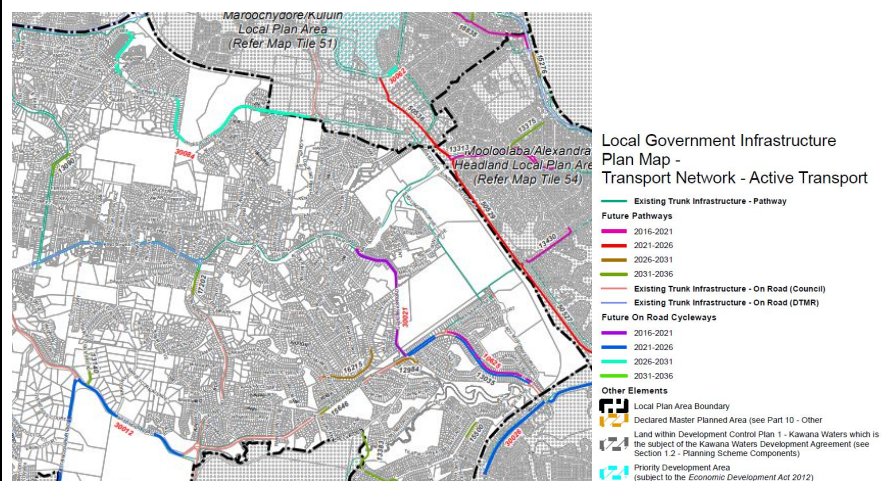
Transport (active) network – mapping amendments



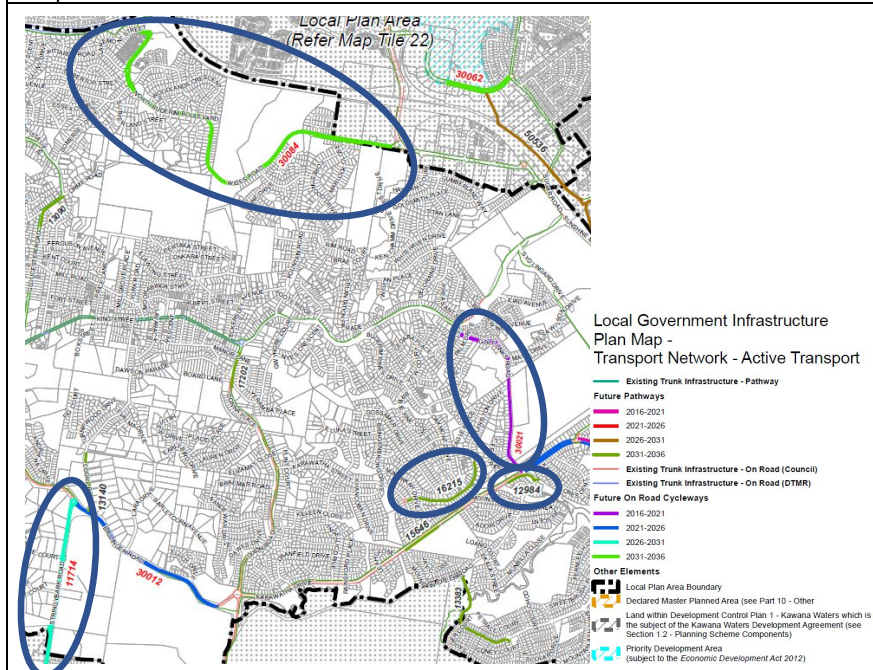


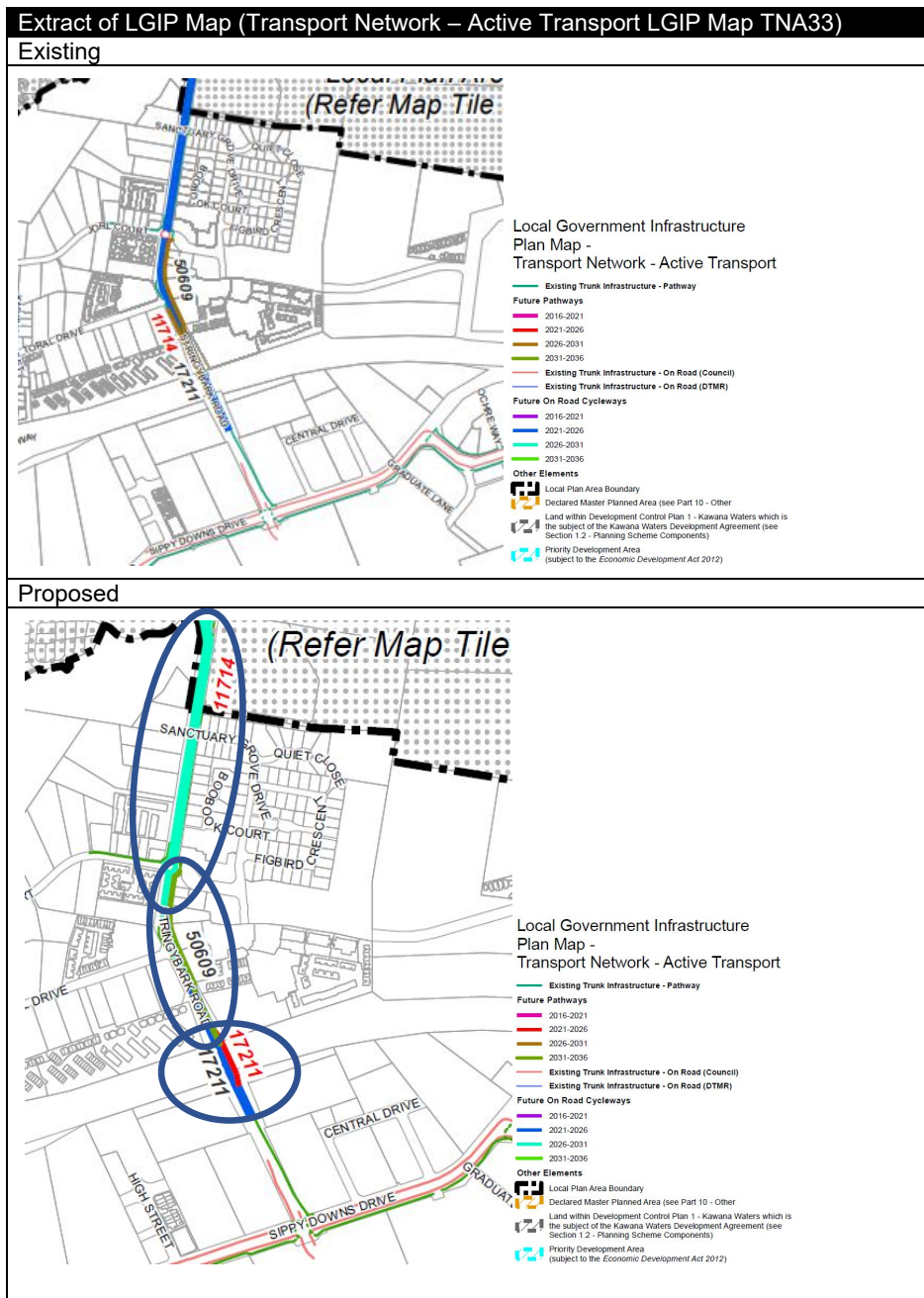
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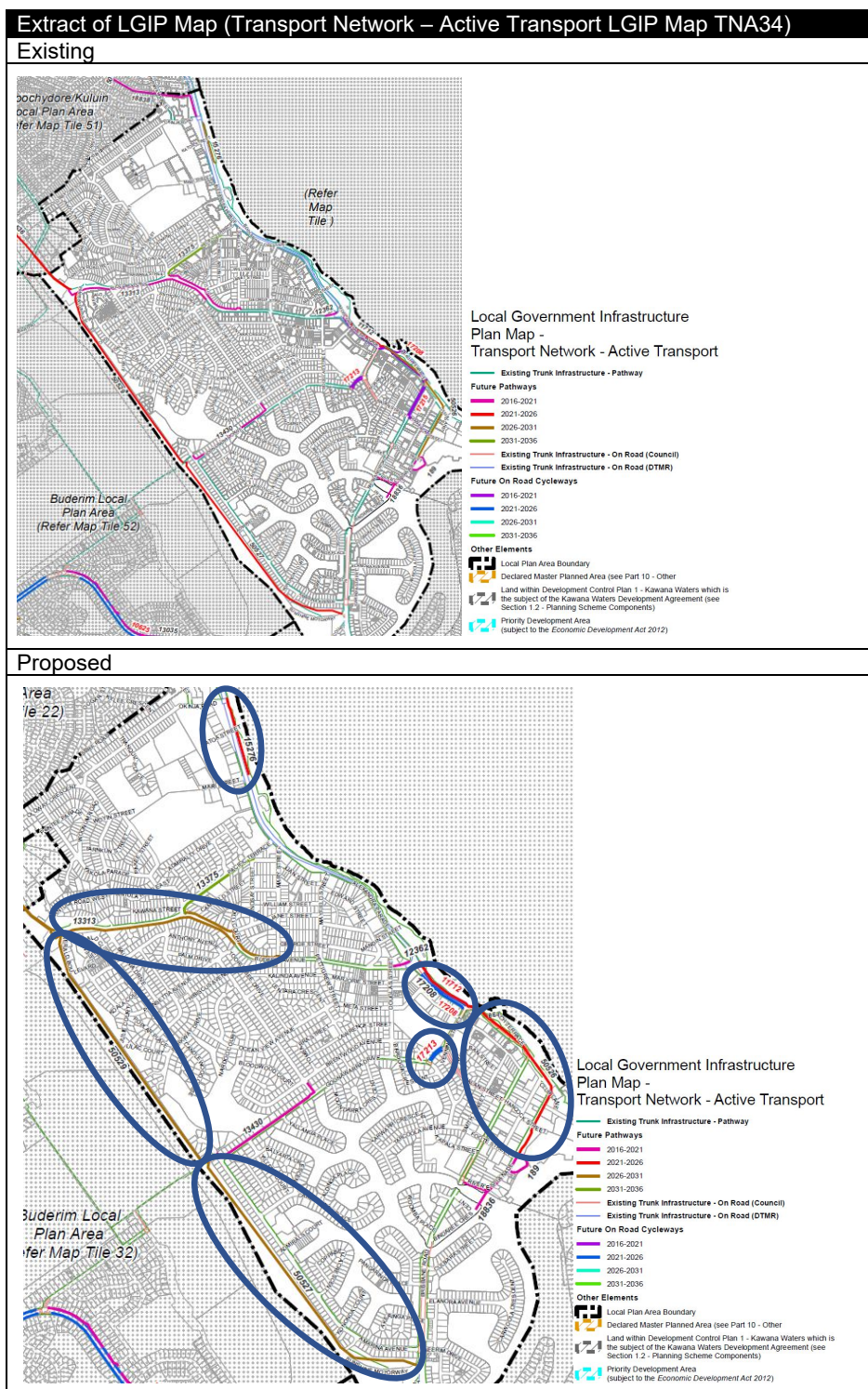
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Proposed

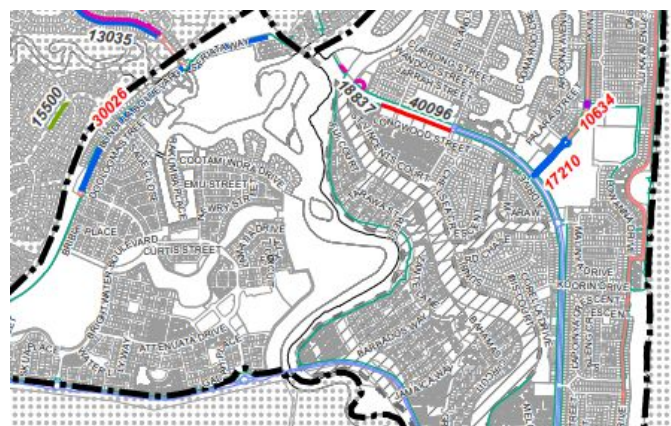






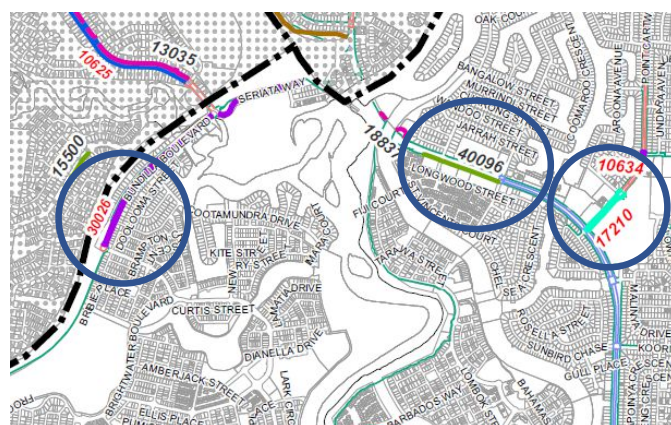
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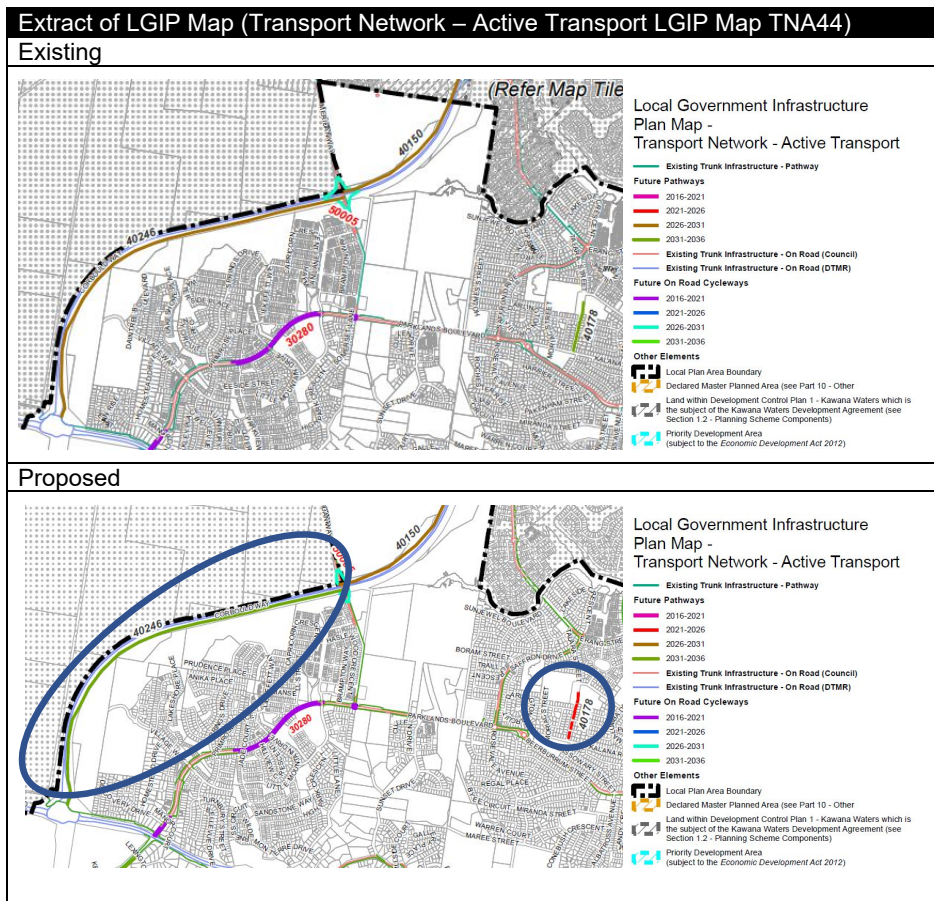


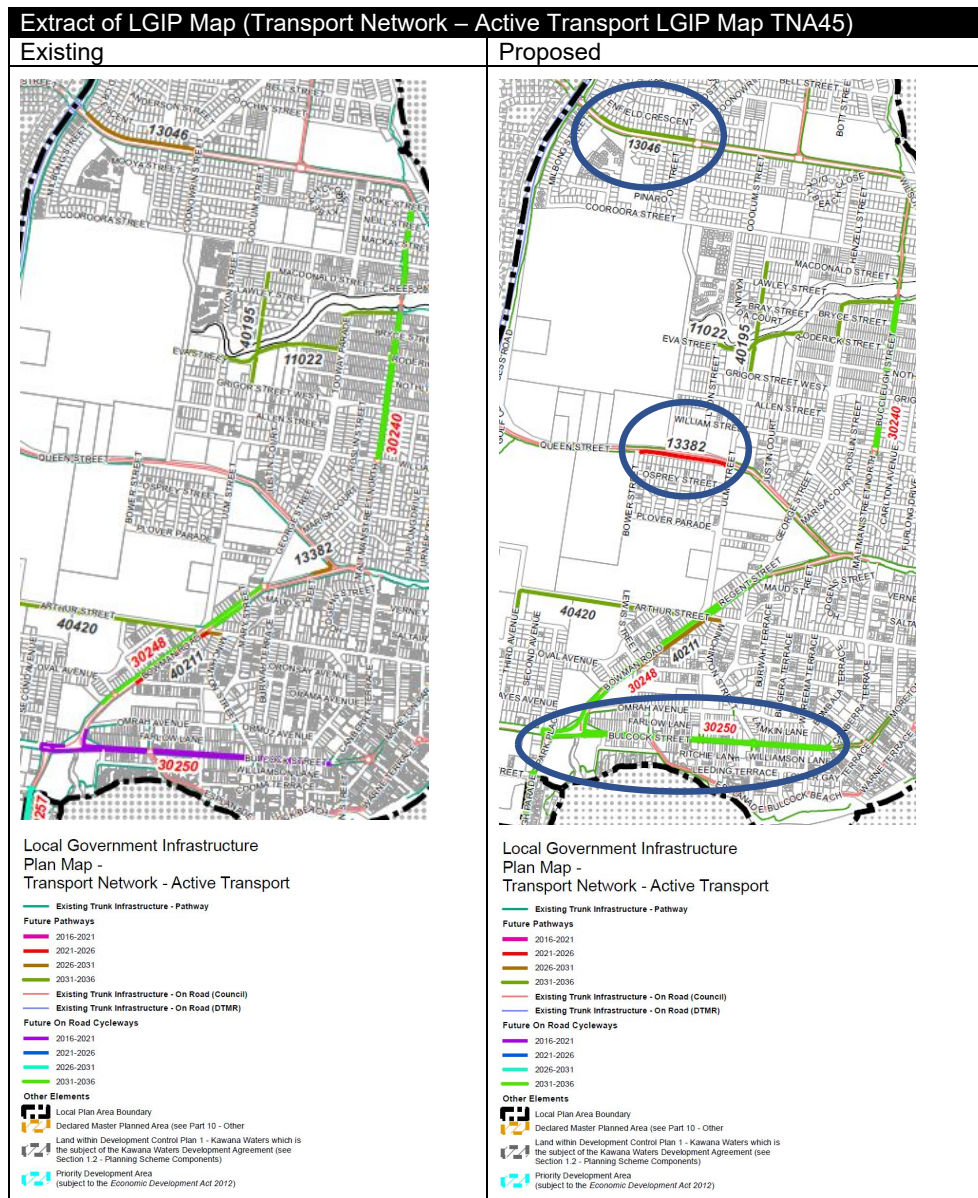
Local Government Infrastructure Plan Map - Transport Network - Active Transport

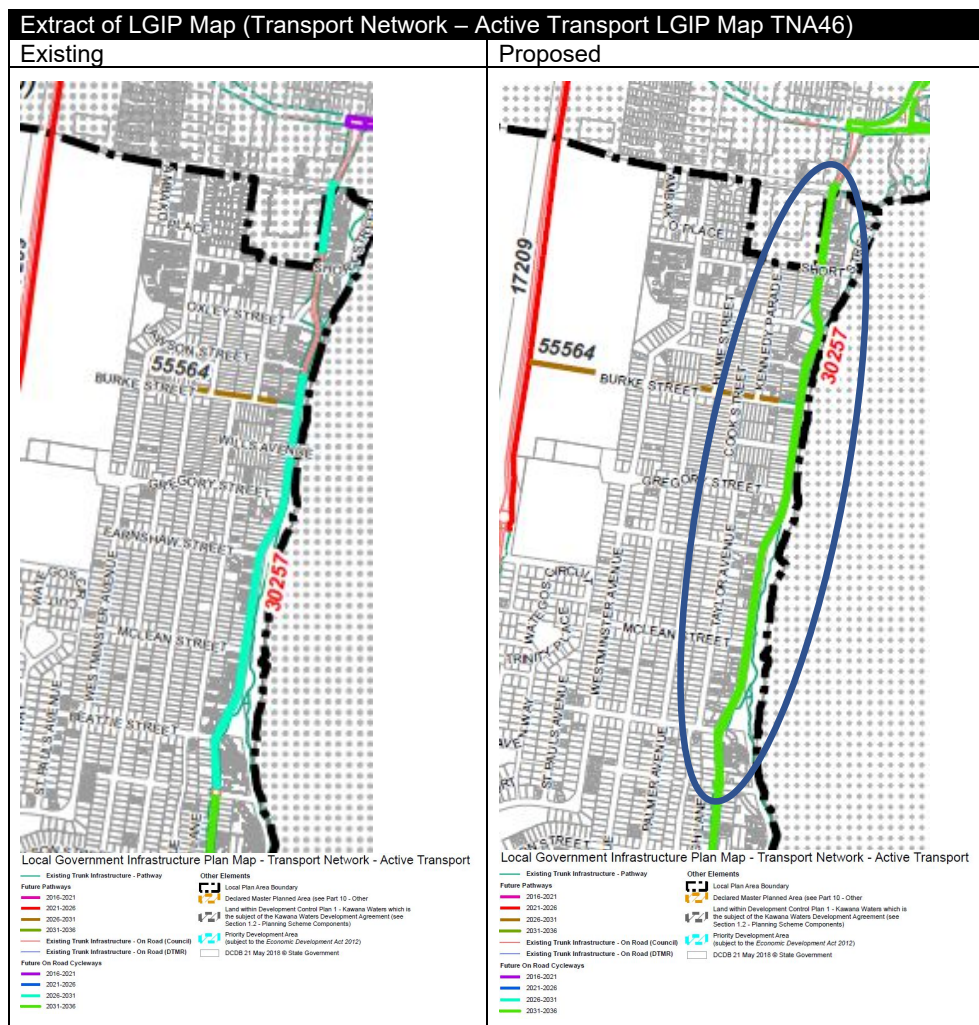
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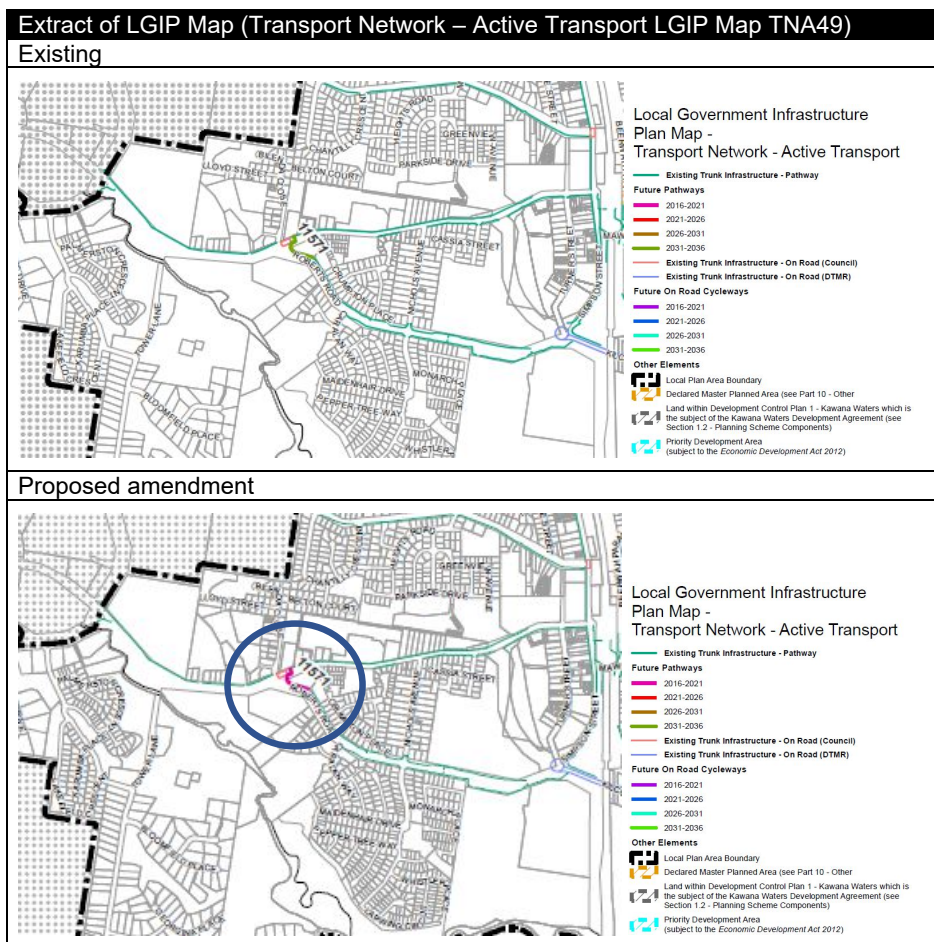


Local Government Infrastructure Plan Map - Transport Network - Active Transport

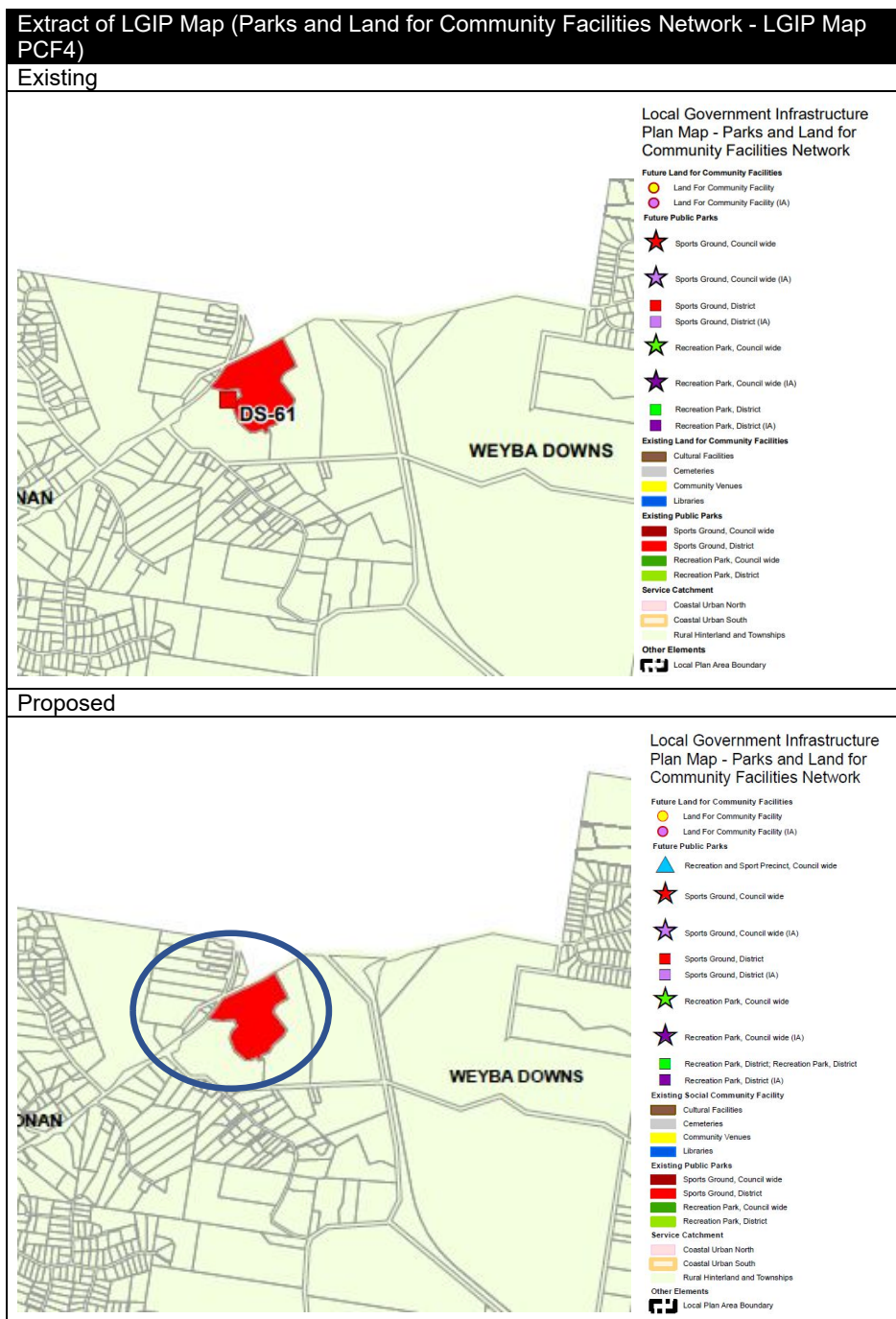






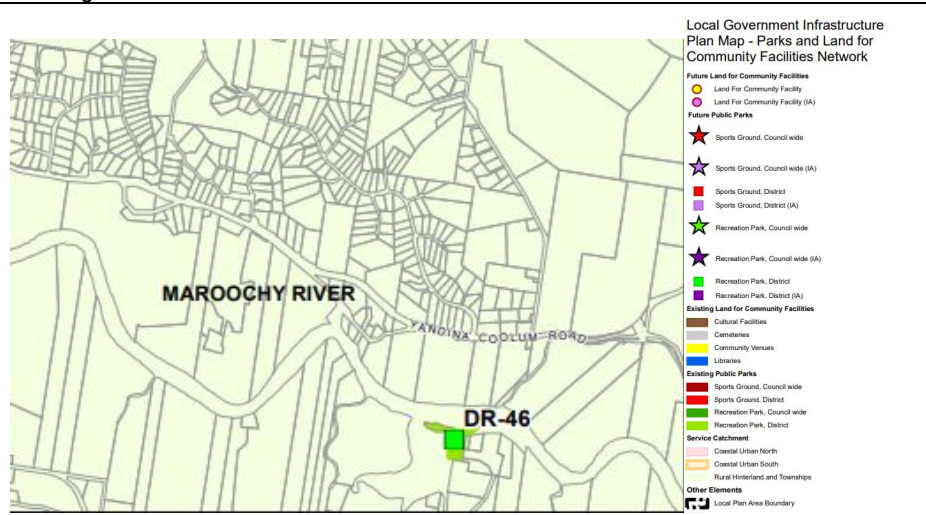


Parks and land for community facilities network – mapping amendments

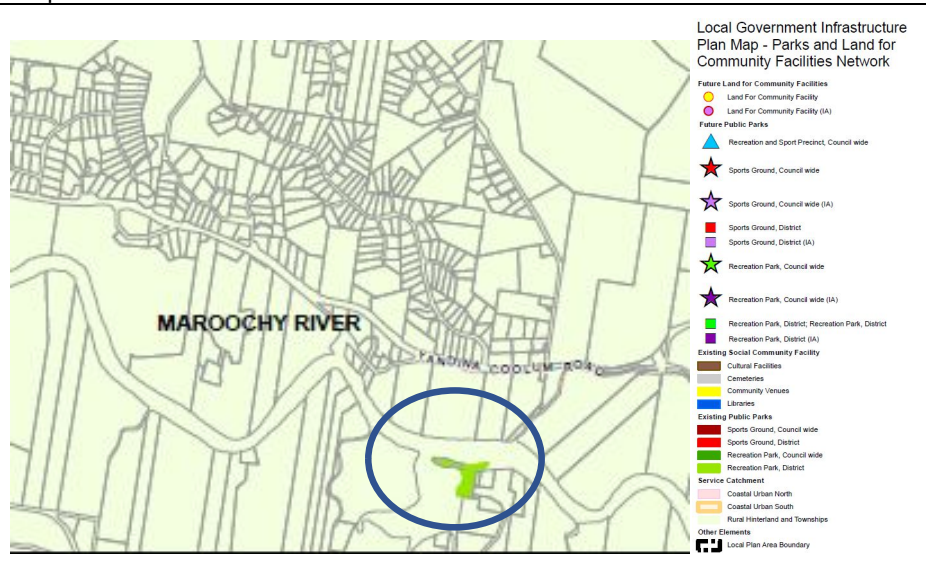


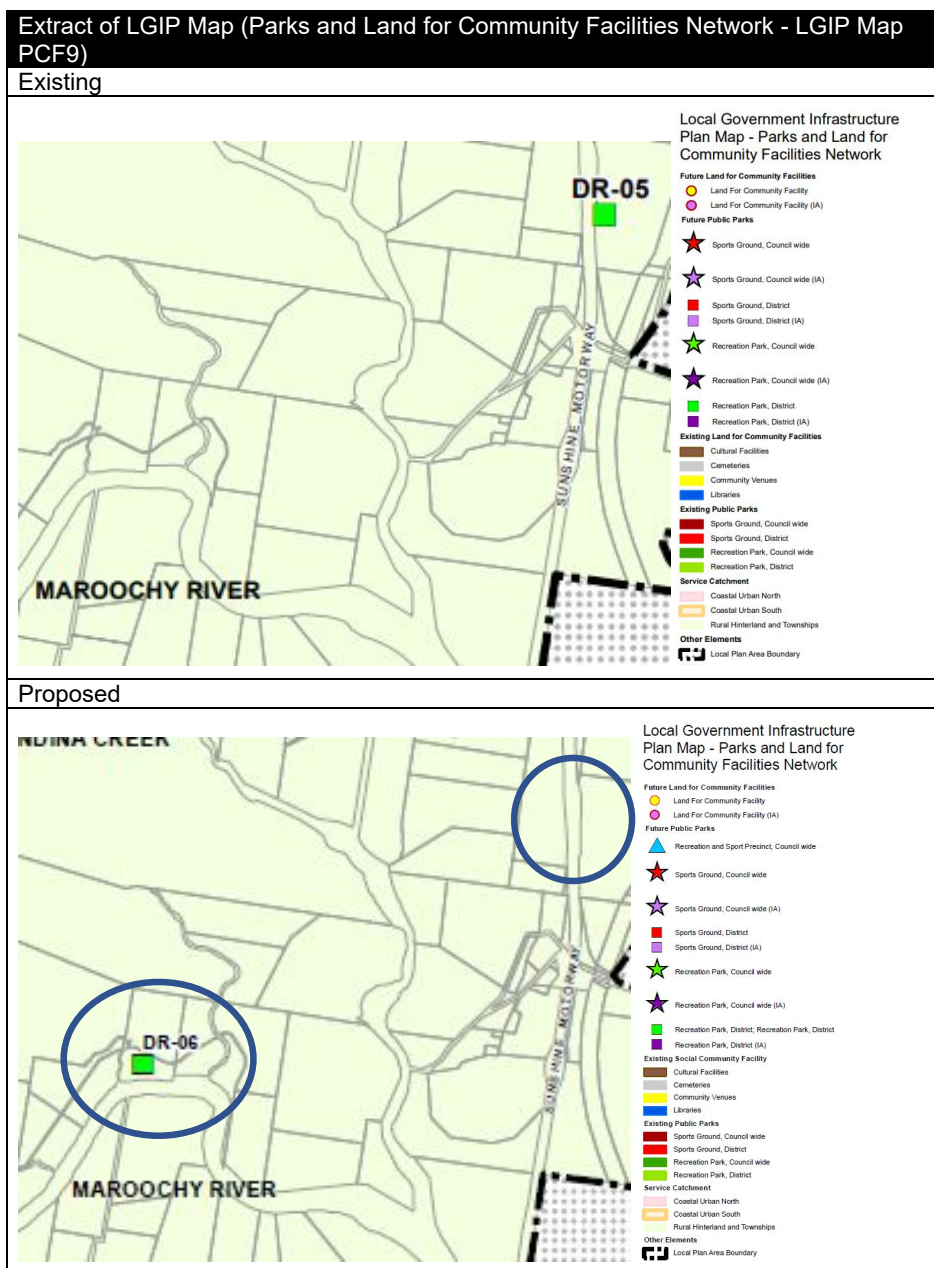
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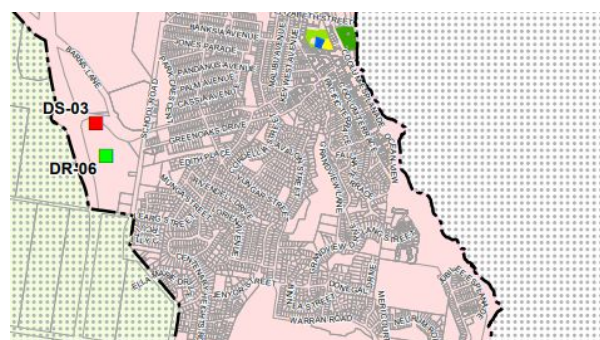
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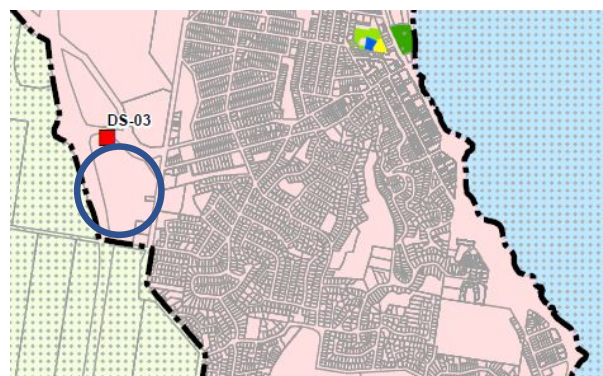
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Local Government Infrastructure Plan Map - Parks and Land for Community Facilities



Proposed

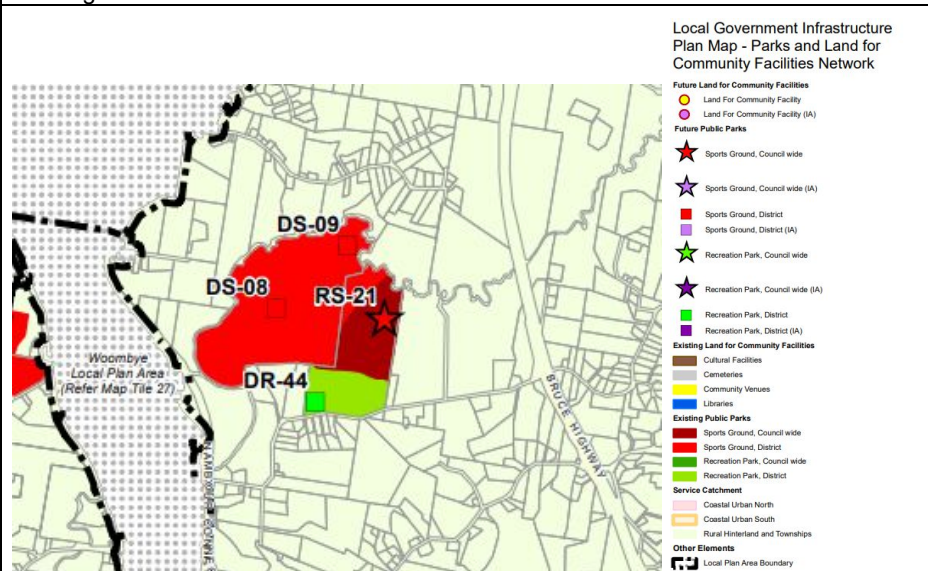


Local Government Infrastructure Plan Map - Parks and Land for Community Facilities

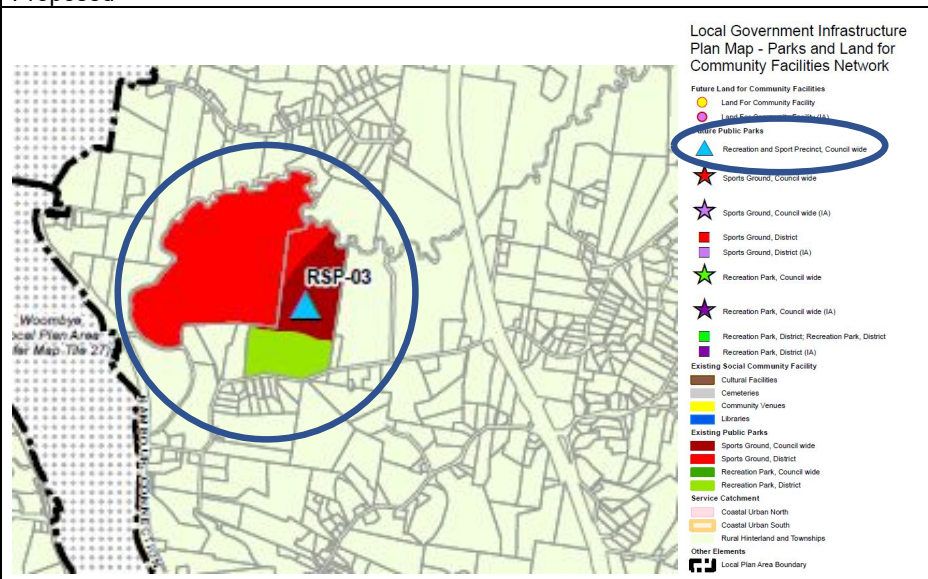


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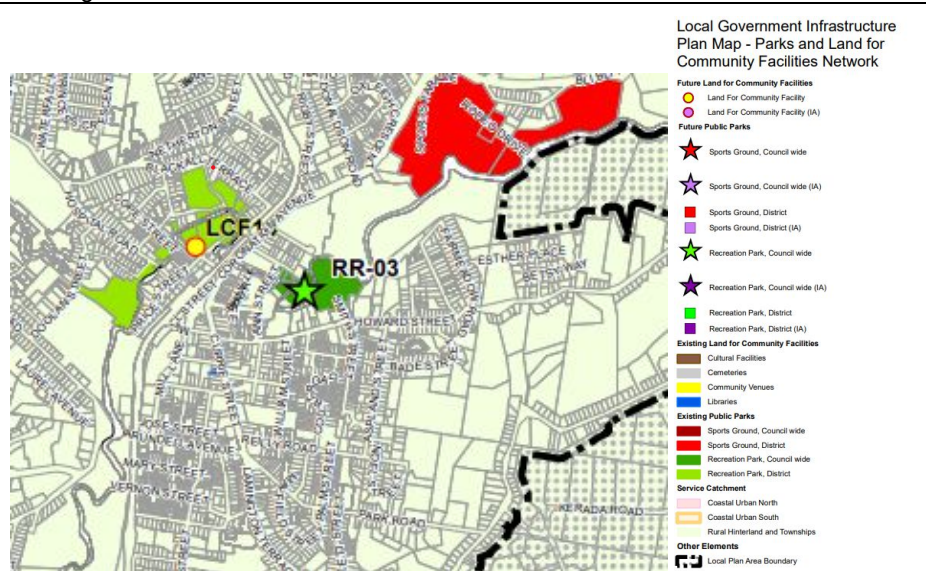


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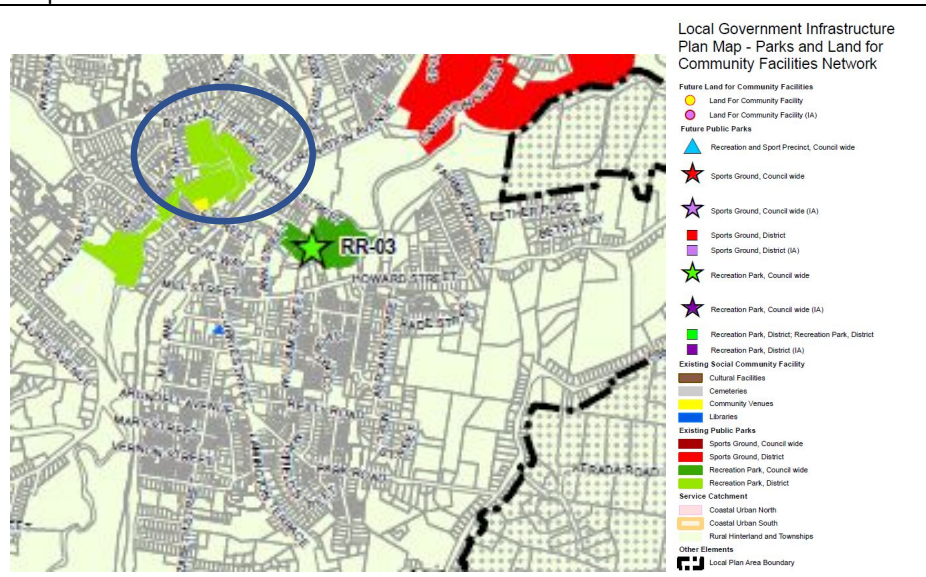


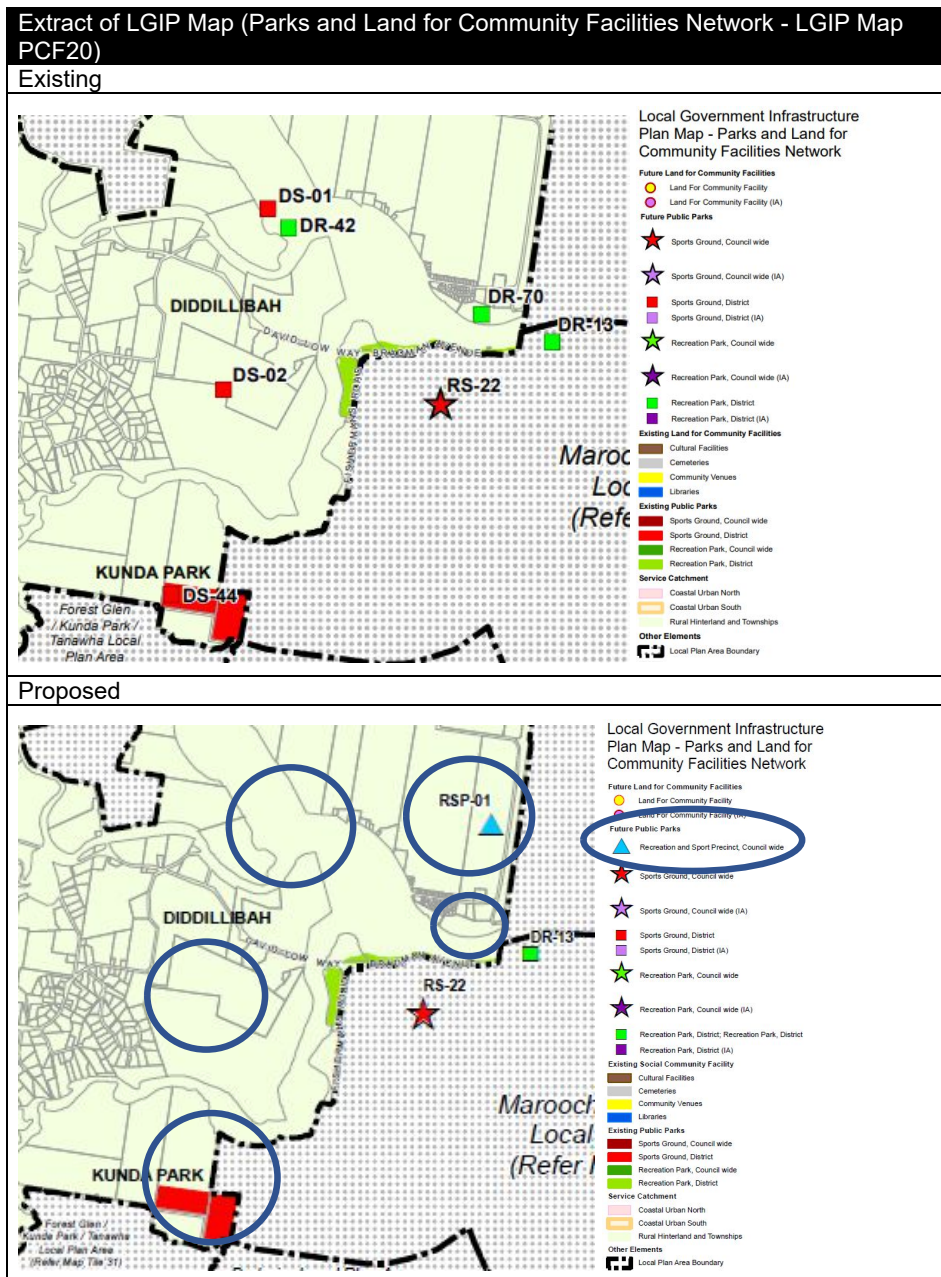
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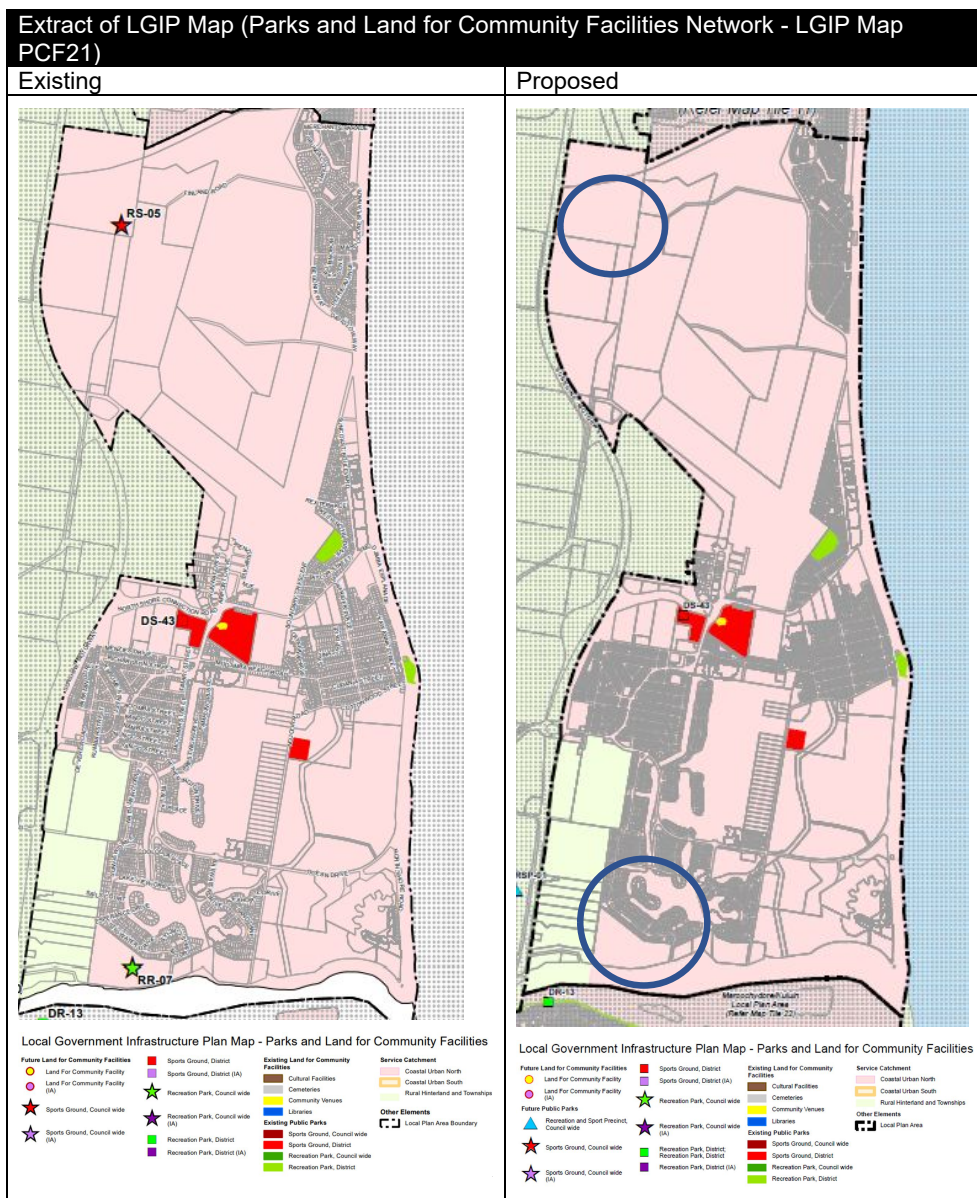
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Proposed

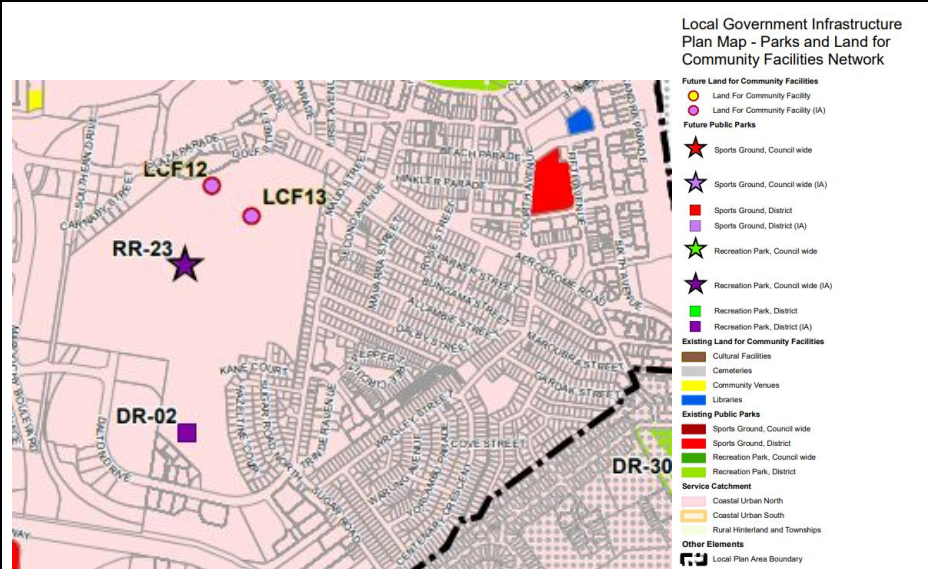




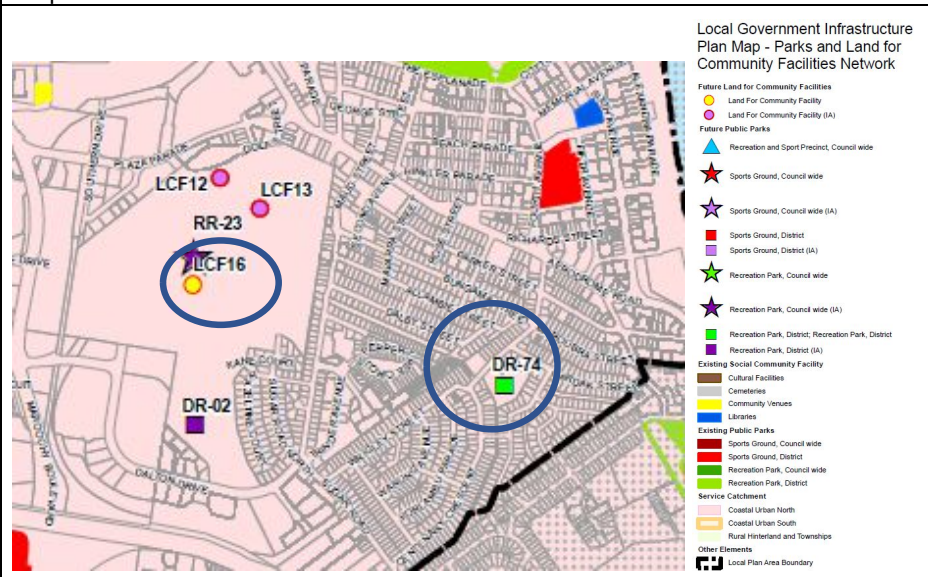


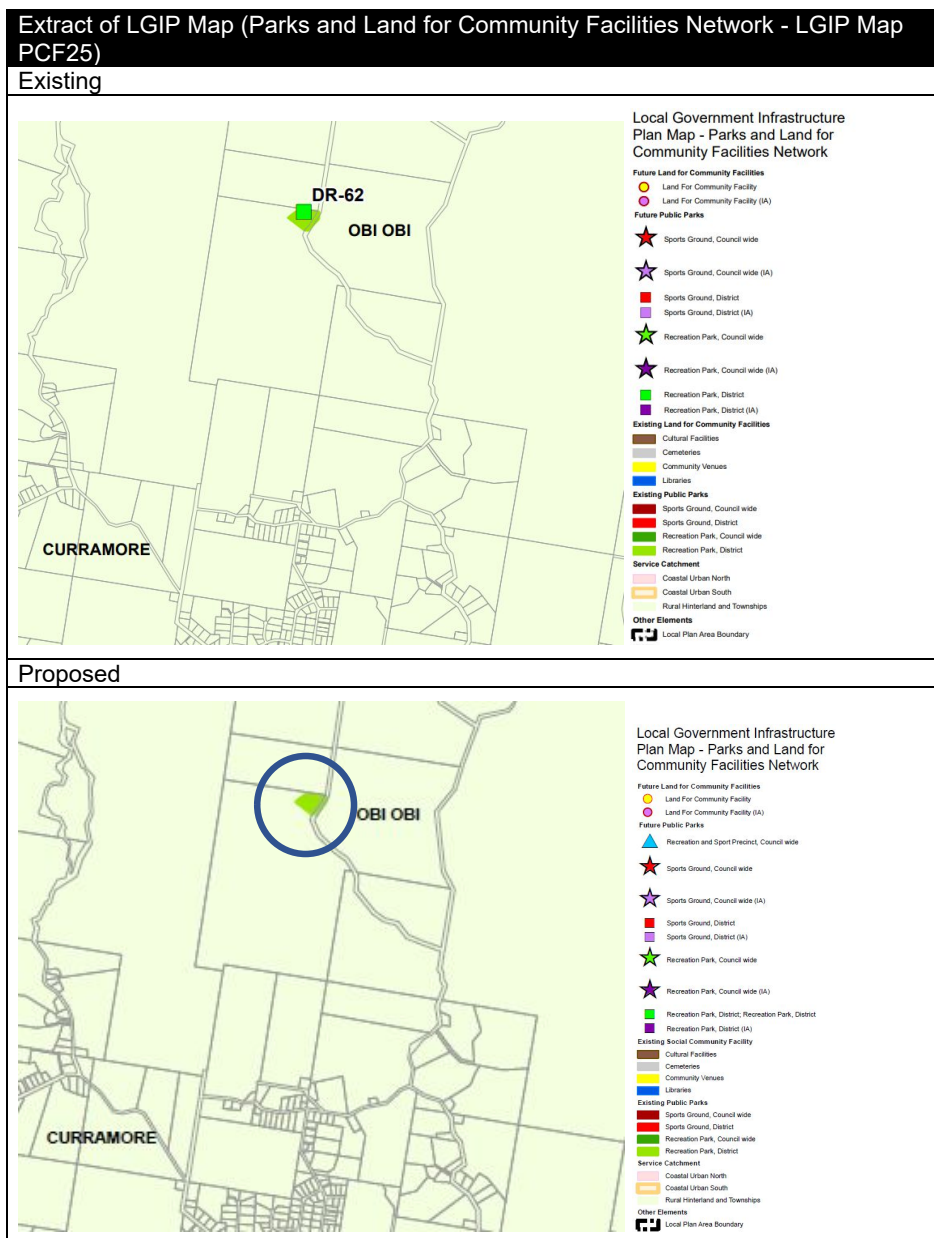
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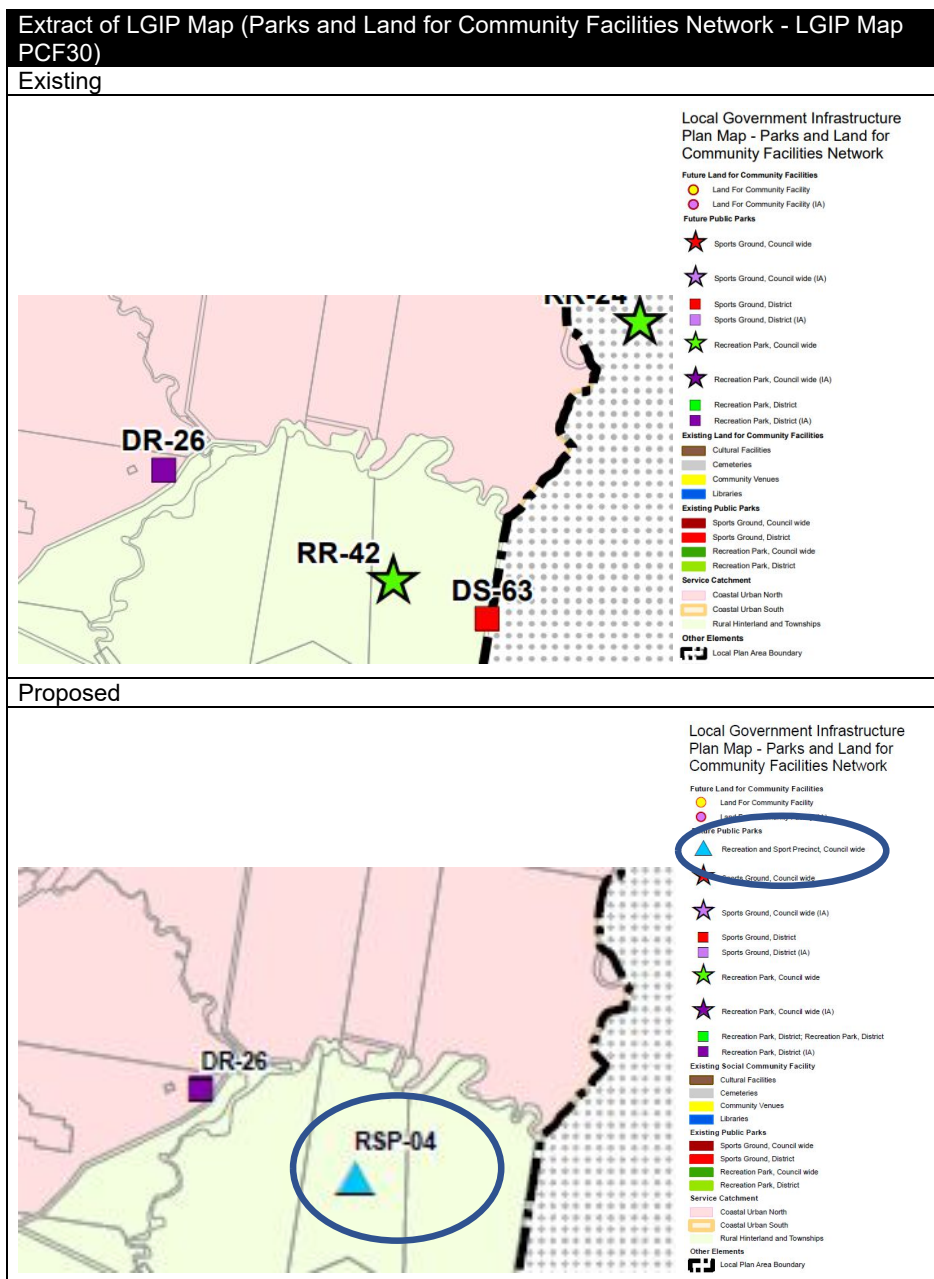
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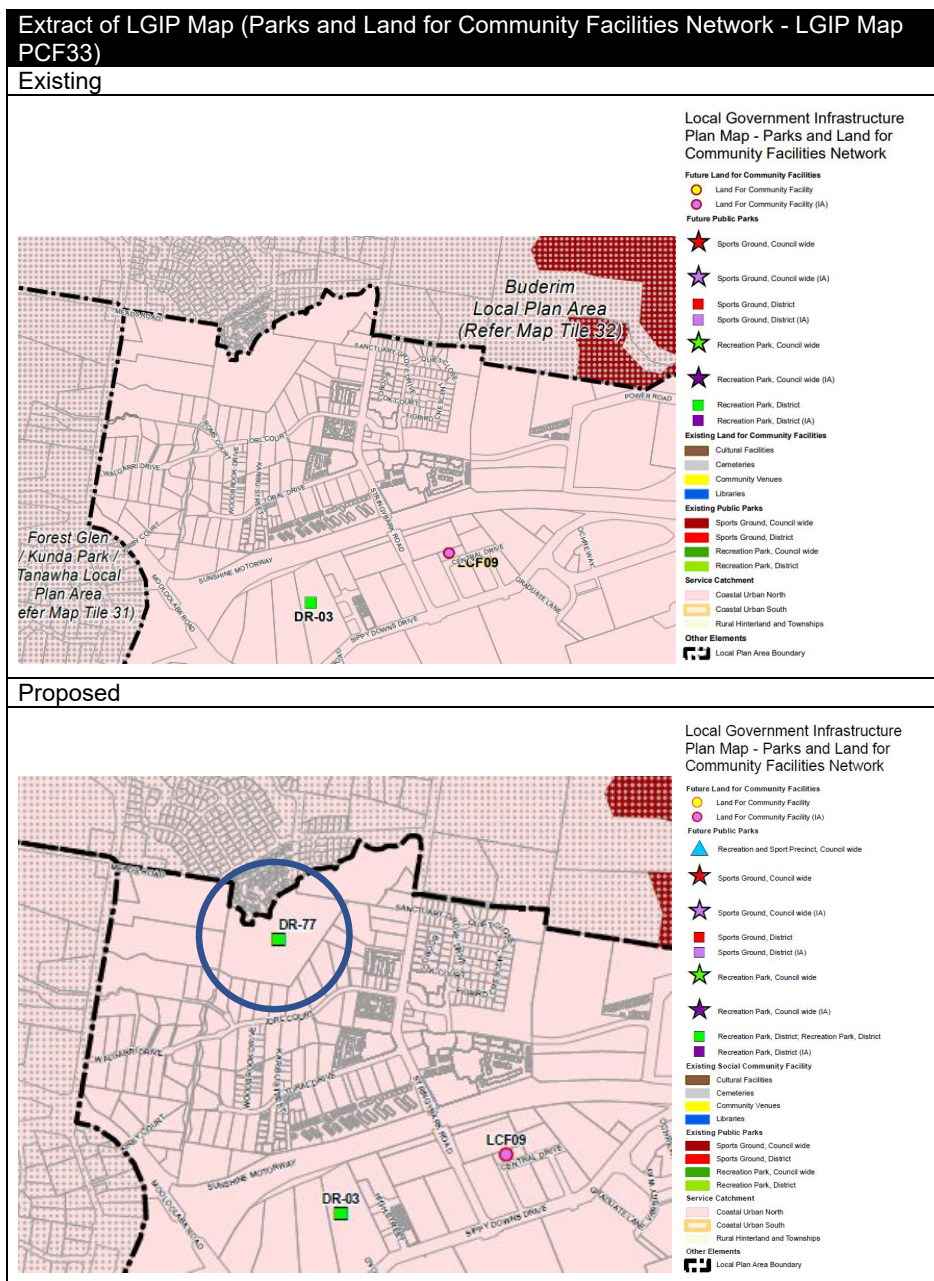


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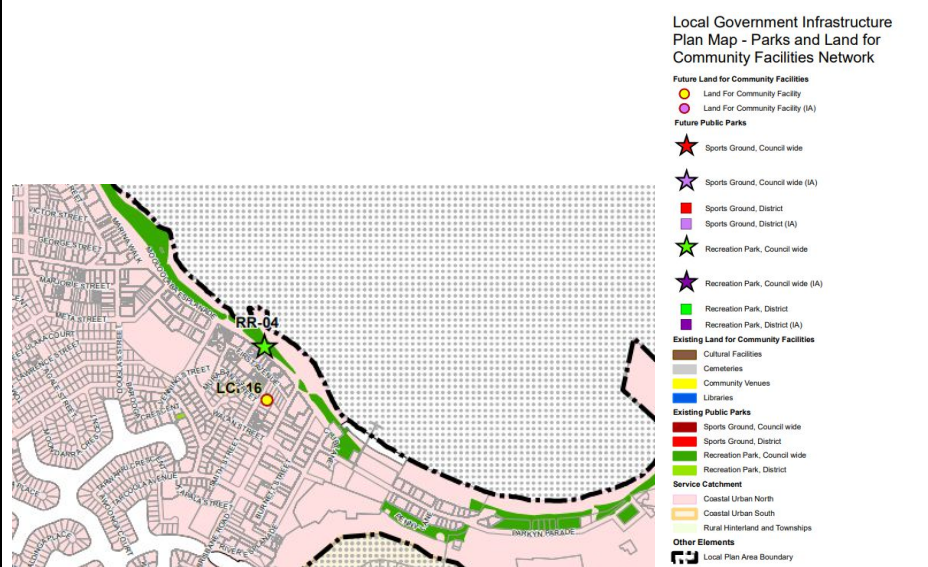




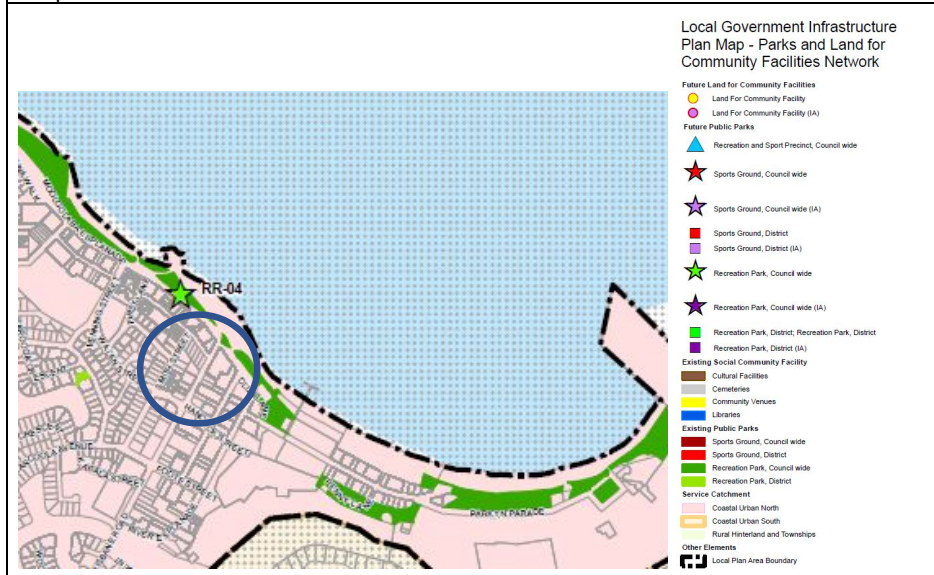


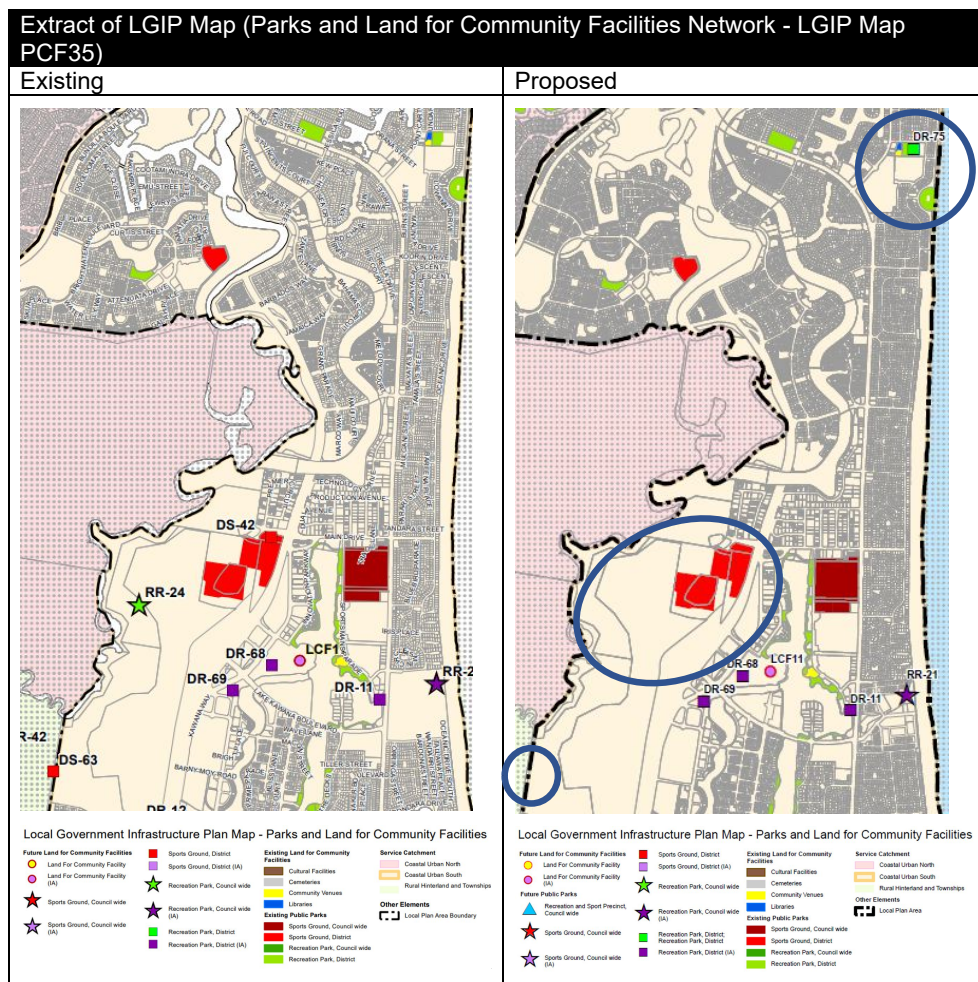


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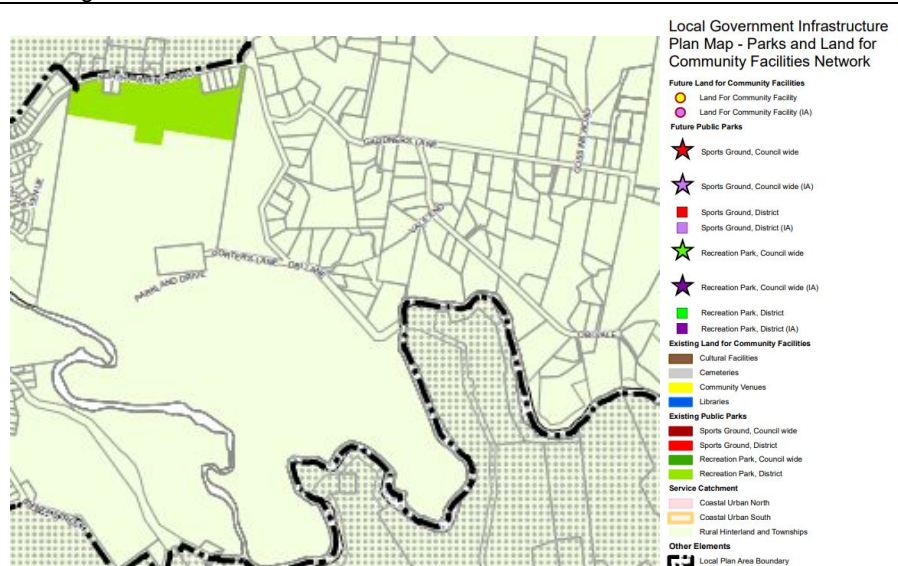
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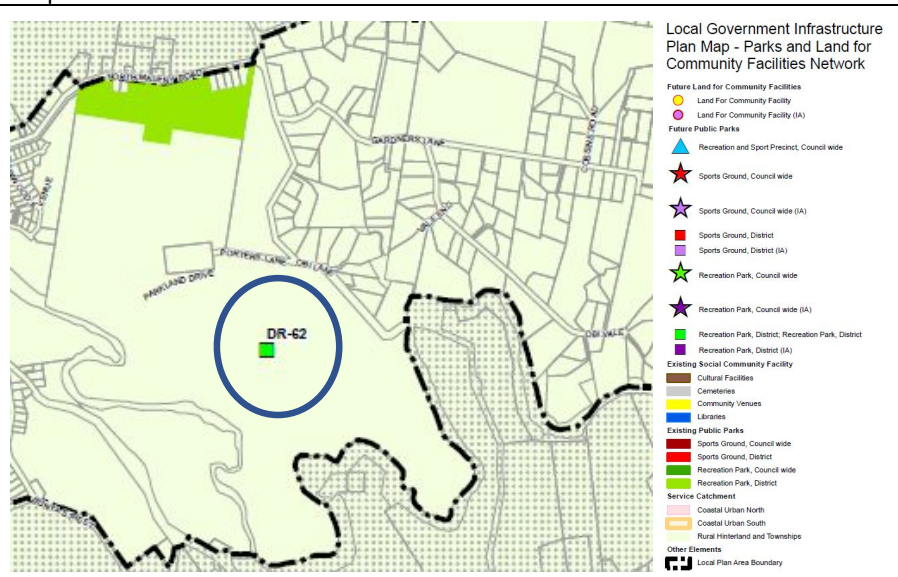


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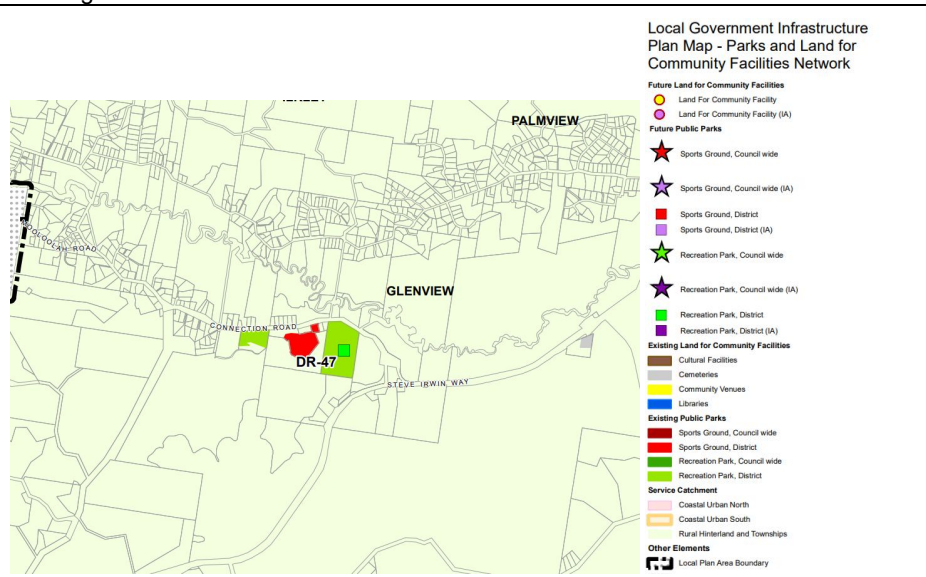


Proposed

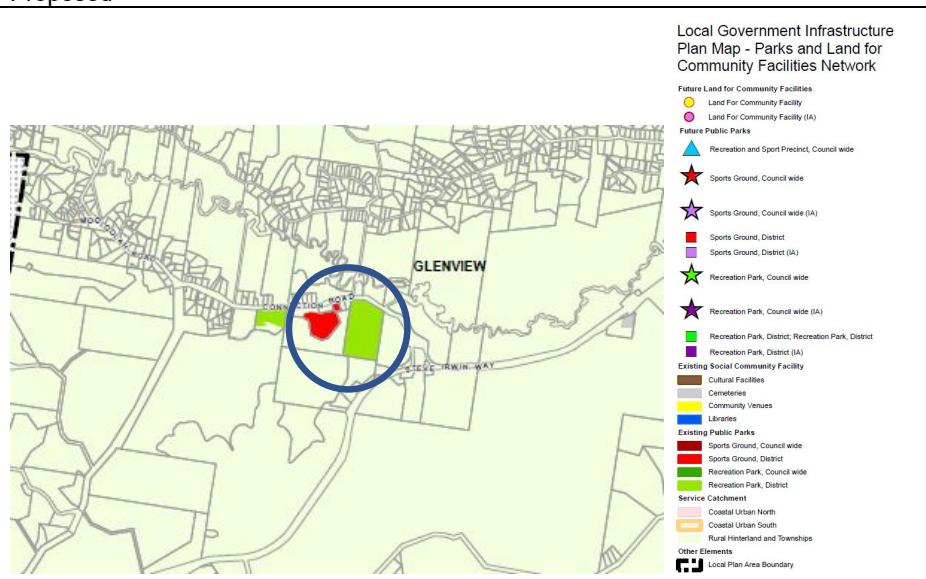


Extract of LGIP Map (Parks and Land for Community Facilities Network - LGIP Map PCF40)

Existing

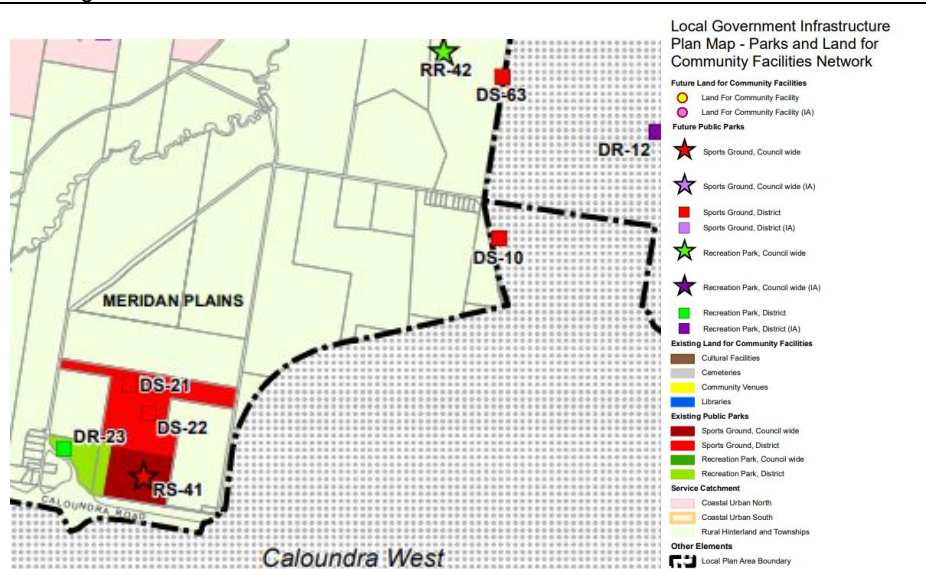


Proposed

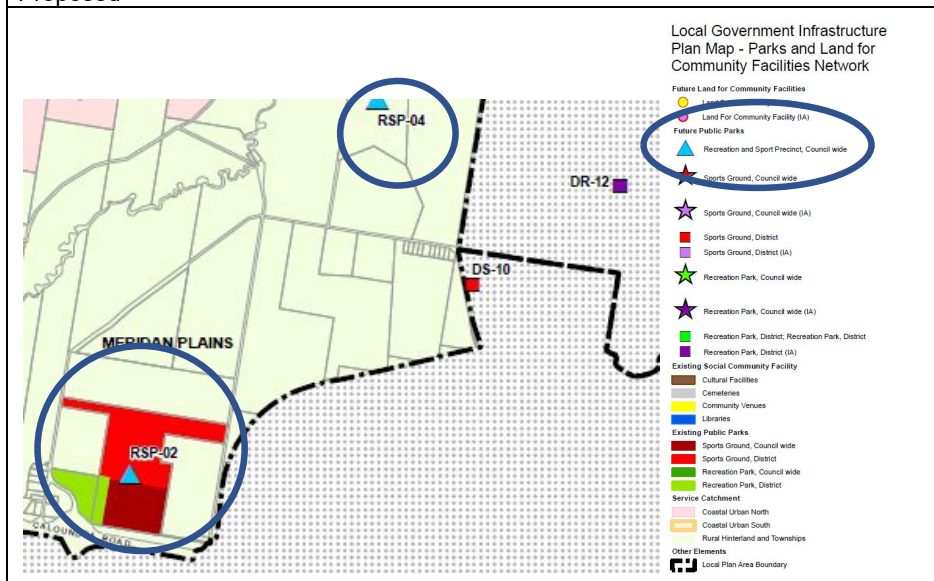


Extract of LGIP Map (Parks and Land for Community Facilities Network - LGIP Map PCF43)

Existing

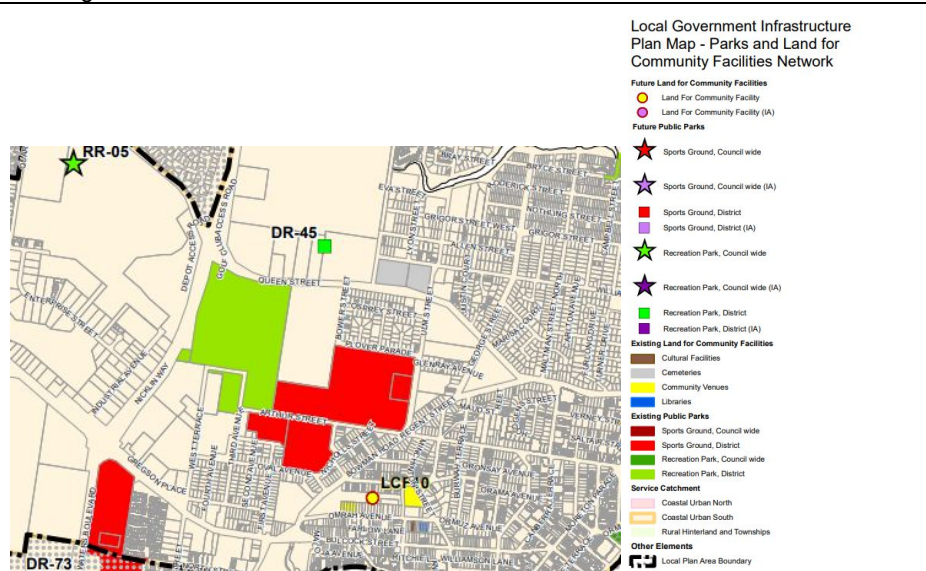


Proposed

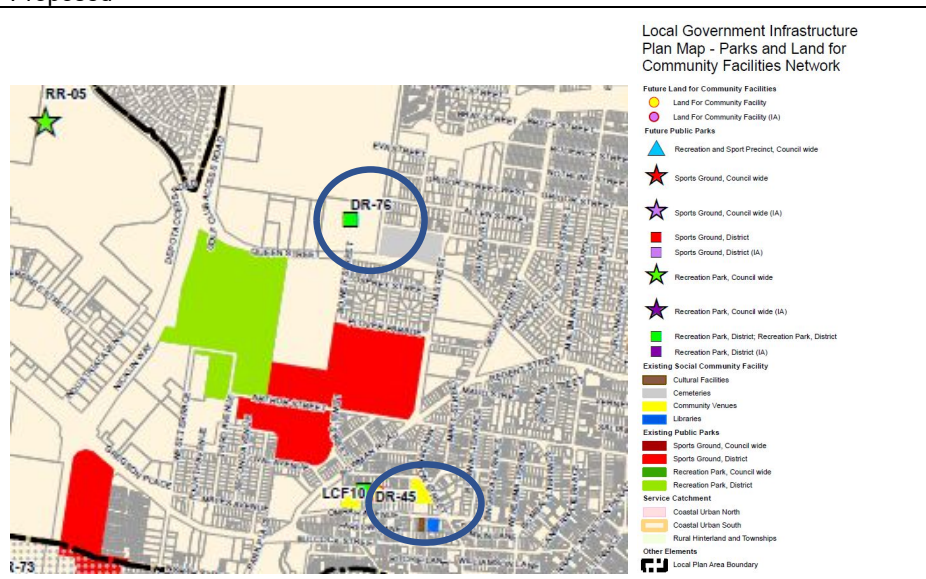


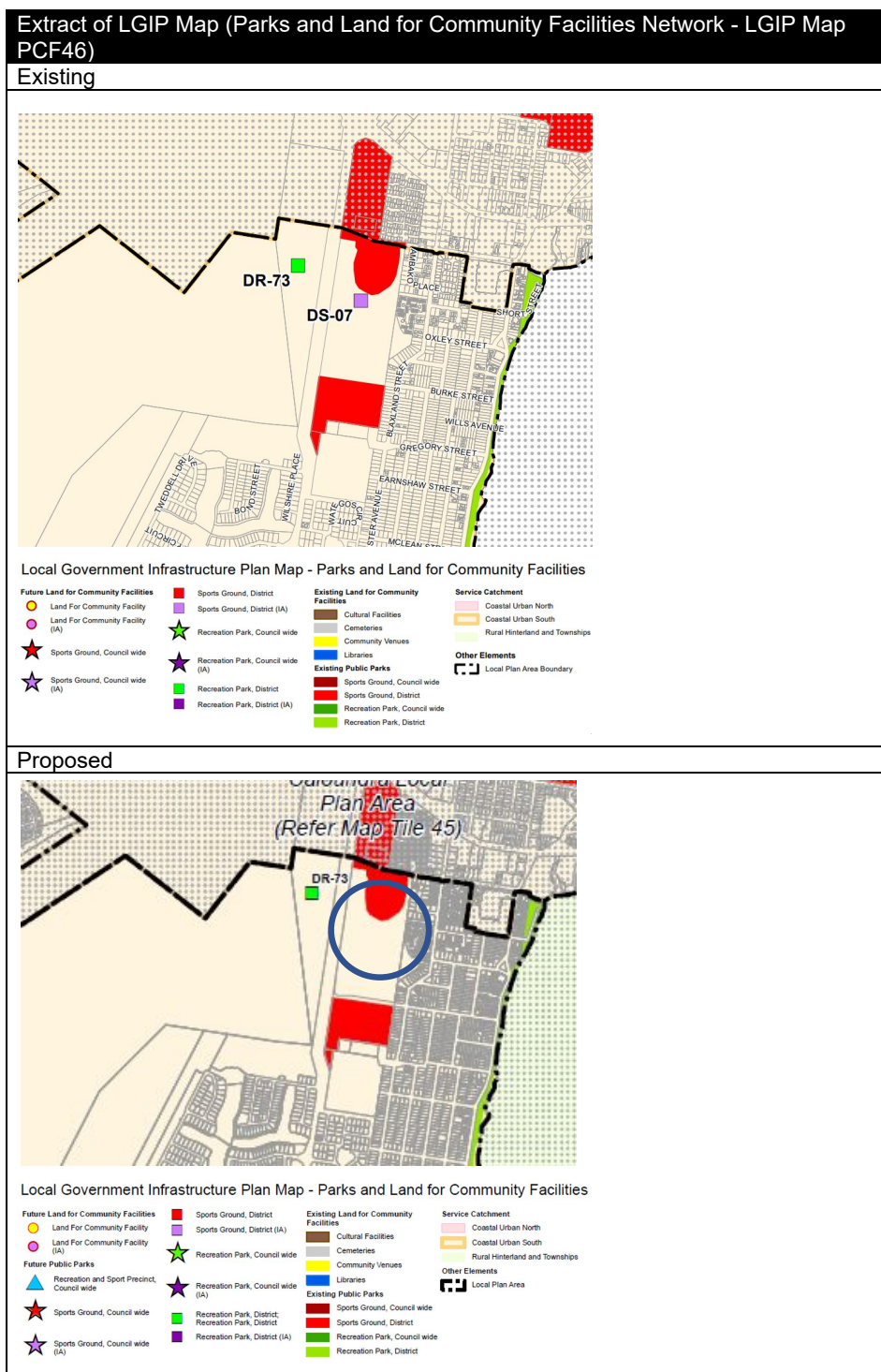
Extract of LGIP Map (Parks and Land for Community Facilities Network - LGIP Map PCF45)

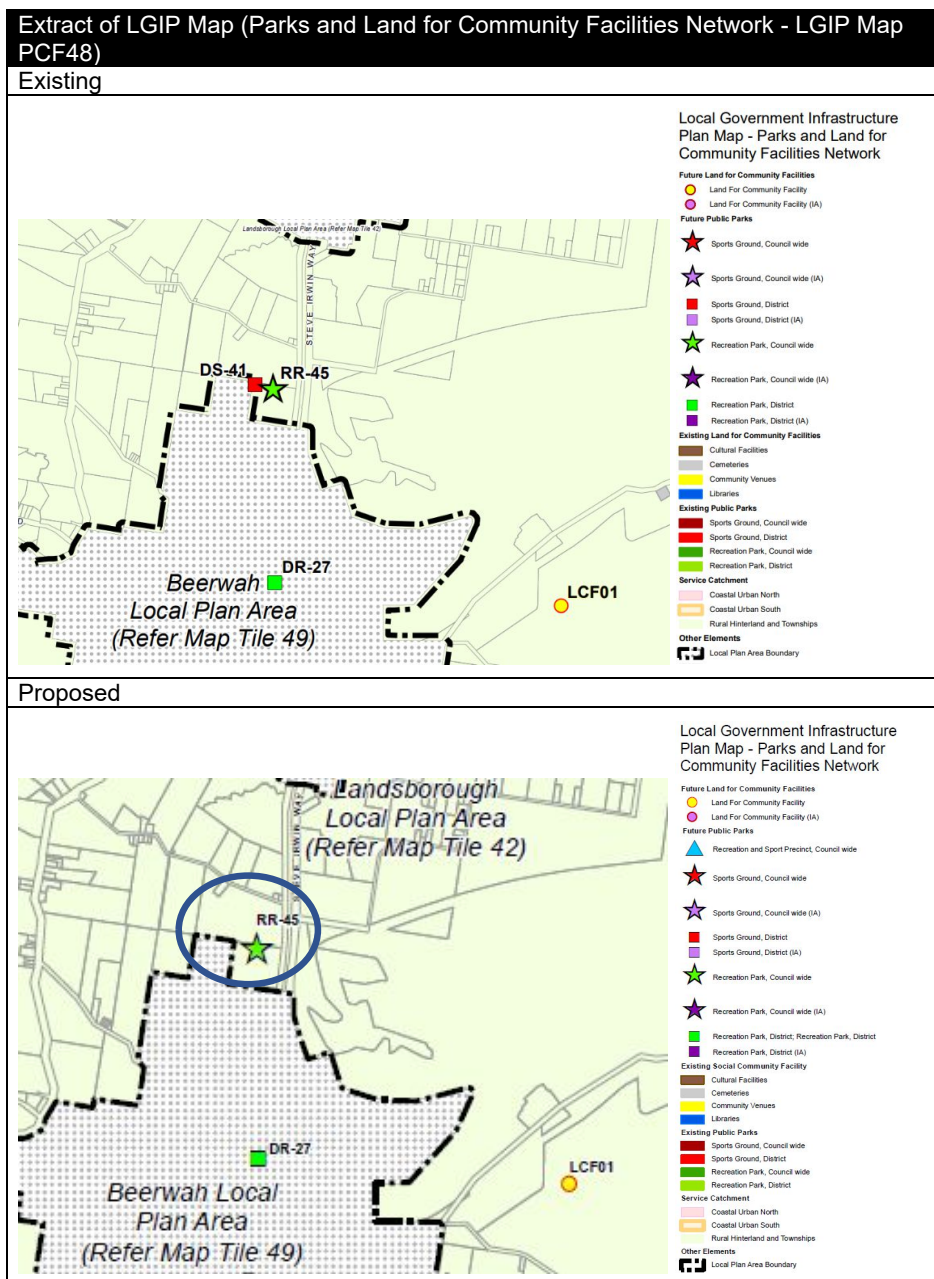
Existing



Proposed









Explanatory Memorandum

Proposed Sunshine Coast Planning Scheme 2014 (Interim Local Government Infrastructure Plan (LGIP) Amendment)

Post Notification version

July 2023



1. Short title

The amendment instrument to which this explanatory memorandum relates is the proposed *Sunshine Coast Planning Scheme 2014 (Interim Local Government Infrastructure Plan (LGIP) Amendment)*.

2. Type of amendment

The proposed amendment to the *Sunshine Coast Planning Scheme 2014* constitutes an 'Interim Local Government Infrastructure Plan Amendment' (Interim LGIP Amendment) in accordance with section 3.2, Part 2 – Interim LGIP Amendment of Chapter 5 of the *Minister's Guidelines and Rules 2020*.

3. Entity making the proposed Sunshine Coast Planning Scheme 2014 (Interim LGIP Amendment)

The entity making the proposed *Sunshine Coast Planning Scheme 2014 (Interim LGIP Amendment)* is the Sunshine Coast Regional Council.

4. Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Interim LGIP Amendment)

The proposed *Sunshine Coast Planning Scheme 2014 (Interim LGIP Amendment)* generally affects land subject to the priority infrastructure area and the broader Sunshine Coast region as shown in Schedule 3 (Local Government Infrastructure Plan Mapping and Tables) of the *Sunshine Coast Planning Scheme 2014*.

5. Purpose of the proposed Sunshine Coast Planning Scheme 2014 (Interim LGIP Amendment)

The purpose and general effect of the proposed *Sunshine Coast Planning Scheme 2014 (Interim LGIP Amendment)* is to:-

- (a) amend the LGIP maps and Schedules of Work to:
 - (i) update the projects listed in the schedule of works which were constructed during the 2016-2021 period; and
 - (ii) update the currency and relevance of the projects listed in the schedule of works to reflect network planning, timing and costings of projects planned for 2021-2031; and
- (b) address other editorial matters to improve clarity and efficiency of the LGIP.

6. Reasons for the proposed Sunshine Coast Planning Scheme 2014 (Interim LGIP Amendment)

Council has prepared the proposed *Sunshine Coast Planning Scheme 2014 (Interim LGIP Amendment)* to update the network planning to ensure the efficient and cost effective delivery of infrastructure to respond to demand.

7. Details of the proposed Sunshine Coast Planning Scheme 2014 (Interim LGIP Amendment)

The details of the proposed *Sunshine Coast Planning Scheme 2014 (Interim LGIP Amendment)* are outlined in **Table 7.1** below and provides a summary of the proposed text and mapping amendments to the planning scheme.

Table 7.1 Summary of proposed Sunshine Coast Planning Scheme 2014 (Interim LGIP Amendment)

Proposed amendment	Reason for proposed amendment
<i>Part 4 (Local Government Infrastructure Plan)</i>	
Editorial amendments	Update Table 4.2.1 (Population and employment assumptions summary) and Table 4.2.2 (Residential dwellings and non-residential floor space assumptions summary) to match the relevant tables in Schedule 3.1 (Planning assumption tables). The editorial correction is required to make the overall totals match.

Proposed amendment	Reason for proposed amendment
	<p><i>Note: The planning assumptions have not been updated.</i></p> <p>A note has been added to the desired standards of service for the parks network to improve clarity of the new park category.</p> <p>The version dates for the extrinsic material are updated in the List of extrinsic material.</p>
Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)	
Update the schedules of works for all networks	<p>Update project descriptions, timing and establishment costs in the following tables to reflect updated network planning:</p> <ul style="list-style-type: none"> Table SC3.2.1 (Stormwater network schedule of works) Table SC3.2.2 (Transport network – Roads schedule of works) Table SC3.2.3 (Transport network – Active transport schedule of works) Table SC3.2.4 (Parks and Land for Community Facilities schedule of works)
Update the Local Government Infrastructure Plan maps (for a relevant Local Plan Area) to reflect changes to the schedules of works	Amend the relevant Local Government Infrastructure Plan maps to change the location of projects, timing or delete/add projects to reflect updated network planning.
Consequential planning scheme amendments	
Update Part 4 (Local government infrastructure plan) list of extrinsic material	Update version dates of the extrinsic material contained in Part 4 (Local government infrastructure plan)
Update the gazettal date for the LGIP maps and also LGIP Maps for other Local Plan Areas which incidentally show an amendment	An amendment may be seen on other LGIP maps of an adjoining Local Plan Area.
Update the Schedule of Works model	Update the model to reflect the schedules of work shown in Schedule 3 (Local Government Infrastructure Plan Mapping and Tables)

8. Compliance with the Planning Act 2016

The proposed *Sunshine Coast Planning Scheme 2014 (Interim LGIP Amendment)* has been prepared in accordance with:-

- Part 3 (Local planning instruments), Division 2 (Making, amending or repealing local planning instruments), Section 21 (Making or amending LGIPs) of the *Planning Act 2016*;
- Chapter 5 of the *Minister's Guidelines and Rules 2020*; and
- Part 3 (Reviewing, making or amending a local government infrastructure plan of the *Local infrastructure planning – Guidance for local government and applicants*.

The proposed *Sunshine Coast Planning Scheme 2014 (Interim LGIP Amendment)* provides a LGIP for the Council which does the following:

- update the currency and relevance of the projects listed in the schedule of works to reflect projects which were constructed during the 2016-2021 period
- update the timing and costings of projects planned for 2021-2031
- correct editorial anomalies.

All other elements of the LGIP remain unchanged including the Priority Infrastructure Area (PIA) and planning assumptions.

9. Consultation with government agencies

In relation to preparing the proposed *Sunshine Coast Planning Scheme 2014 (Interim LGIP Amendment)* and in accordance with the *Minister's Guidelines and Rules 2020*, Council is required to consult with:-

- the relevant State agency about transport matters only to the extent the agency may be affected by the proposed amendment;

Comment: *Consultation has been undertaken with the relevant State agency (i.e. Department of Transport and Main Roads) however, there is no effect upon the agency by the proposed amendment; and*

- (b) Unitywater about water and wastewater services for the area only to the extent Unitywater may be affected by the proposed amendment;

Comment: *Council has undertaken consultation with Unitywater however, there is no effect for Unitywater by the proposed amendment.*

10. Public consultation

Public consultation on the proposed interim amendment was required to be undertaken for a minimum of 15 business days in accordance with the *Minister's Guidelines and Rules 2020*.

At the Ordinary Meeting held on 26 May 2022, Council decided to amend the Local Government Infrastructure Plan and delegate authority to the Chief Executive Officer to prepare and progress the proposed interim amendment in accordance with the *Minister's Guidelines and Rules 2020* and commence a 15-business day public notification period (Council Resolution OM22/38).

In accordance with Council Resolution No. OM22/38, the proposed interim amendment was placed on formal public consultation for 21 business days from 4 October 2022 to 1 November 2022 (inclusive). The consultation and communication strategy implemented during the public consultation period involved the following:-

- Public notice published in the Courier Mail (including online in the Courier Mail) on 1 October 2022.
- Copy of the public notice and amendment documentation provided on Council's website and hard copies made available at each Council customer service centre at Nambour, Caloundra and Maroochydore.
- Newsflash issued to all regular planning scheme users and community members that have previously expressed an interest in receiving information about planning scheme and development matters
- Dedicated webpage on Council's 'Have Your Say' webpage, including a copy of the public notice, amendment documentation and supporting information, and online submission form
- In addition to the minimum requirements for a notification of this type, Council directly contacted by email over a hundred local community groups to advise them of the proposed amendment and to provide them with the opportunity to comment.

11. Consideration of submissions

In accordance with the *Minister's Guidelines and Rules 2020*, following public consultation, Council is required to consider every properly made submission about the proposed *Sunshine Coast Planning Scheme 2014 (Interim LGIP Amendment)*.

A total of 23 submissions were received during the public consultation period, with the majority of submissions outlining provisional or full support for the proposed Interim Local Government Infrastructure Plan.

Many of the issues raised in submissions are not relevant to the Local Government Infrastructure Plan but relate to other parts of the planning scheme, such as requests to maintain existing zoning and building heights in particular areas. Several issues, although infrastructure related, deal with sections of the Local Government Infrastructure Plan that are outside the scope of the proposed Interim Local Government Infrastructure Plan Amendment and will be more appropriately addressed in a future Local Government Infrastructure Plan amendment, such as consideration of the function of parks. Equally, some submissions referenced infrastructure managed by the State or Federal Governments, such as railway line duplication.

Only two submissions, identified issues that require changes to the proposed Interim Local Government Infrastructure Plan Amendment. These issues are limited to the road transport network, being:

- amend the road network Schedule of Works (and associated mapping) to remove road project R-26-001 (CD road, Maroochydore), update the description of road projects R-26-008 Sugar Road, Maroochydore and R-19-002 Ulm Street, Caloundra in the Schedule of Works.
- request for an establishment cost to be included for a new road link on a Wisers Road site which had been added as a new project, but on review, was identified as non-trunk infrastructure and therefore,

should not be in the Local Government Infrastructure Plan, and accordingly this project has been removed from the Schedule of Works (and associated mapping).

As a result of these submissions, changes are proposed to Table SC3.2.2 Transport network – roads schedule of works and relevant Transport (Roads) maps, as well as the Schedule of Works model. Mapping changes are presented graphically in the **Amendment Instrument**, as a before and after extract of the section of the map, with only Transport maps TNR22 and TNR32 being changed as a result of submissions.

Details of the submissions received, issues identified, and Council's proposed responses are summarised in the Consultation Report. A copy of the Consultation Report will be provided to each person who made a submission and will also be made available on Council's website.

12. LGIP review checklist

The LGIP review checklist for the proposed *Sunshine Coast Planning Scheme 2014 Interim LGIP Amendment* is provided in **Appendix 1**.

13. Background studies and reports

The following background studies and reports informed the preparation of the proposed *Sunshine Coast Planning Scheme 2014 (Interim LGIP Amendment)*:

- (a) Schedule of Works (SOW) Model provided on Council's website;
- (b) background materials provided on Council's website:
 - (i) Stormwater Network - Background Information (8 March 2022);
 - (ii) Sunshine Coast Transport Analysis Technical Note (March 2022);
 - (iii) Active Transport Network - Background Information; and
 - (iv) Background Information for Public Parks Network (March 2022).

Appendix 1 – LGIP review checklist

LGIP review checklist

Approved form MGR5.1 under the Planning Act 2016

Review principles:

- A reference in the checklist to the LGIP is taken to include a relevant reference to the *Planning Act 2016* and chapter 5 of the Minister's Guidelines and Rules.
- Terms in this checklist that are defined in the *Planning Act 2016* or the Minister's Guidelines and Rules.

The checklist must not be taken to cover all requirements of the *Planning Act 2016* and the Minister's Guidelines and Rules. Local governments must still have regard to the requirements as set out in the *Planning Act 2016* and the Minister's Guidelines and Rules when preparing or amending an LGIP.

Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
The LGIP is consistent with the legislation for LGIPs and the Minister's Guidelines and Rules	All	1.	The LGIP sections are ordered in accordance with the LGIP template.	Yes	No change to existing approved LGIP- refer to previous completed LGIP Review checklist.				
		2.	The LGIP sections are correctly located in the planning scheme.	Yes					
		3.	The content and text complies with the mandatory components of the LGIP template.	Yes					
		4.	Text references to numbered paragraphs, tables and maps are correct.	Yes					
	Definitions	5.	Additional definitions do not conflict with statutory requirements.	Yes	No change to existing approved LGIP- refer to previous completed LGIP Review checklist.				
	Preliminary section	6.	The drafting of the Preliminary section is consistent with the LGIP template.	Yes	No change to existing approved LGIP- refer to previous completed LGIP Review checklist.				
		7.	All five trunk networks are included in the LGIP. (If not, which of the networks are excluded and why have they been excluded?)	No	Water Supply and Sewerage networks not included as these are dealt with under Unitywater's Netserv Plan - refer to previous completed LGIP Review checklist.				
	Planning assumptions - structure	8.	The drafting of the Planning assumptions section is consistent with the LGIP template.	Yes	No change to existing approved LGIP- refer to previous completed LGIP Review checklist. NOTE: A correction has been made in the Tables in Section 4.2.1 and 4.2.2 to correct a previous drafting error where the numbers were not consistent with the Tables in Schedule 3				
		9.	All the projection areas listed in the tables of projections are shown on the relevant maps and vice versa.	Yes					
		10.	All the service catchments listed in the tables of projected infrastructure demand are identified on the relevant plans for trunk infrastructure (PFTI) maps and vice versa.	Yes					
	Planning assumptions - methodology	11.	The population and dwelling projections are based on those prepared by the Queensland Government Statistician (as available at the time of preparation) and refined to reflect development trends in the local government area.	Yes	No change to existing approved LGIP- refer to previous completed LGIP Review checklist.				
		12.	The employment and non-residential development projections align with the available economic development studies, other reports about	Yes					

Review principles: <ul style="list-style-type: none"> A reference in the checklist to the LGIP is taken to include a relevant reference to the <i>Planning Act 2016</i> and chapter 5 of the Minister's Guidelines and Rules. Terms in this checklist that are defined in the <i>Planning Act 2016</i> or the Minister's Guidelines and Rules. The checklist must not be taken to cover all requirements of the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules. Local governments must still have regard to the requirements as set out in the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules when preparing or amending an LGIP.									
Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
			employment or historical rates for the area.						
		13.	The developable area excludes all areas affected by absolute constraints such as steep slopes, conservation and flooding.	Yes					
		14.	The planned densities reflect realistic levels and types of development having regard to the planning scheme provisions and current development trends.	Yes					
		15.	The planned densities account for land required for local roads and other infrastructure.	Yes					
		16.	The population and employment projection tables identify "ultimate development" in accordance with the defined term.	Yes					
		17.	Based on the information in the projection tables and other available material, it is possible to verify the remaining capacity to accommodate growth, for each projection area.	Yes					
		18.	The determination of planning assumptions about the type, scale, timing and location of development, reflect an efficient, sequential pattern of development.	Yes					
		19.	The relevant state agency for transport matters and the distributor-retailer responsible for providing water and wastewater services for the area (if applicable), has been consulted in the preparation of the LGIP (What was the outcome of the consultation?)	Yes					
	Planning assumptions - demand	20.	The infrastructure demand projections are based on the projections of population and employment growth.	Yes	No change to existing approved LGIP- refer to previous completed LGIP Review checklist.				
		21.	The infrastructure units of demand align with those identified in the Minister's Guidelines and Rules, or where alternative demand units are used, their numerical relationship to the standard units of demand is identified and explained.	Yes					
		22.	The demand generation rates align with accepted rates and/or historical data.	Yes					
		23.	The service catchments used for infrastructure demand projections are	Yes					

Review principles: <ul style="list-style-type: none"> A reference in the checklist to the LGIP is taken to include a relevant reference to the <i>Planning Act 2016</i> and chapter 5 of the Minister's Guidelines and Rules. Terms in this checklist that are defined in the <i>Planning Act 2016</i> or the Minister's Guidelines and Rules. The checklist must not be taken to cover all requirements of the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules. Local governments must still have regard to the requirements as set out in the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules when preparing or amending an LGIP.									
Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
			identified on relevant PFTI maps and demand tables.						
		24.	The service catchments for each network cover, at a minimum, the urban areas, and enable urban development costs to be compared.	Yes					
		25.	The asset management plan (AMP) and Long Term Financial Forecast (LTFF) align with the LGIP projections of growth and demand. (If not, what process is underway to achieve this?)	Yes					
	Priority infrastructure area (PIA)	26.	The drafting of the PIA section is consistent with the LGIP template.	Yes	No change to existing approved LGIP- refer to previous completed LGIP Review checklist.				
		27.	Text references to PIA map(s) are correct.	Yes					
		28.	The PIA boundary shown on the PIA map is legible at a lot level and the planning scheme zoning is also shown on the map.	Yes					
		29.	The PIA includes all areas of existing urban development serviced by all relevant trunk infrastructure networks at the time the LGIP was prepared.	Yes					
		30.	The PIA accommodates growth for at least 10 years but no more than 15 years.	Yes					
		31.	The PIA achieves an efficient, sequential pattern of development.	Yes					
		32.	If there is an area outside the PIA that the planning assumptions show is needed for urban growth in the next 10 to 15 years, why has the area been excluded from the PIA?	Yes					
	Desired standards of service (DSS)	33.	The drafting of the DSS section is consistent with the LGIP template.	Yes	Amendments consistent with previous LGIP – refer to previously completed LGIP Review checklist.				
		34.	The DSS section states the key planning and design standards for each network.	Yes					
		35.	The DSS reflects the key, high level industry standards, regulations and codes, and planning scheme policies about infrastructure.	Yes					
		36.	There is alignment between the relevant levels of service stated in the local government's AMP and the LGIP. (If not, what process is underway to achieve this?)	Yes					

Review principles: <ul style="list-style-type: none"> A reference in the checklist to the LGIP is taken to include a relevant reference to the <i>Planning Act 2016</i> and chapter 5 of the Minister's Guidelines and Rules. Terms in this checklist that are defined in the <i>Planning Act 2016</i> or the Minister's Guidelines and Rules. The checklist must not be taken to cover all requirements of the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules. Local governments must still have regard to the requirements as set out in the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules when preparing or amending an LGIP.									
Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
	Plans for trunk infrastructure (PFTI) – structure and text	37.	The drafting of the PFTI section is consistent with the LGIP template.	Yes	Amendments consistent with previous LGIP – refer to previously completed LGIP Review checklist.				
		38.	PFTI maps are identified for all networks listed in the Preliminary section.	Yes					
		39.	PFTI schedule of works summary tables for future infrastructure are included for all networks listed in the Preliminary section.	Yes					
	PFTI – Maps [Add rows to the checklist to address these items for each of the networks]	40.	The maps clearly differentiate between existing and future trunk infrastructure networks.	Yes	Amendments consistent with previous LGIP – refer to previously completed LGIP Review checklist.				
		41.	The service catchments referenced in the schedule of works (SOW) model and infrastructure demand summary tables are shown clearly on the maps.	Yes					
		42.	Future trunk infrastructure components are identified (at summary project level) clearly on the maps including a legible map reference.	Yes					
		43.	The infrastructure map reference is shown in the SOW model and summary schedule of works table in the LGIP.	Yes					
	Schedules of works [Add rows to the checklist to address these items for each of the networks]	44.	The schedule of works tables in the LGIP comply with the LGIP template.	Yes	Amendments consistent with previous LGIP – refer to previously completed LGIP Review checklist.				
		45.	The identified trunk infrastructure is consistent with the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules.	Yes					
		46.	The existing and future trunk infrastructure identified in the LGIP is adequate to service at least the area of the PIA.	Yes					
		47.	Future urban areas outside the PIA and the demand that will be generated at ultimate development for the relevant network catchments have been considered when determining the trunk infrastructure included in the SOW model.	Yes					
		48.	There is alignment of the scope, estimated cost and planned timing of proposed trunk capital works contained in the SOW model and the relevant inputs of the AMP and LTFF. (If not, what process is underway to achieve this?)	Yes					
		49.	The cost of trunk infrastructure identified in the SOW model and schedule of work tables is consistent with legislative requirements.	Yes					

Review principles: <ul style="list-style-type: none"> A reference in the checklist to the LGIP is taken to include a relevant reference to the <i>Planning Act 2016</i> and chapter 5 of the Minister's Guidelines and Rules. Terms in this checklist that are defined in the <i>Planning Act 2016</i> or the Minister's Guidelines and Rules. <p>The checklist must not be taken to cover all requirements of the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules. Local governments must still have regard to the requirements as set out in the <i>Planning Act 2016</i> and the Minister's Guidelines and Rules when preparing or amending an LGIP.</p>									
Local government infrastructure plan (LGIP) checklist				To be completed by local government		To be completed by appointed reviewer			
LGIP outcome	LGIP component	Number	Requirement	Requirement met (yes/no)	Local government comments	Compliant (yes/no)	Justification	Corrective action description	Recommendation
	SOW model	50.	The submitted SOW model is consistent with the SOW model included in the Minister's Guidelines and Rules.	Yes	Amendments consistent with previous LGIP – refer to previously completed LGIP Review checklist.				
		51.	The SOW model has been prepared and populated consistent with the Minister's Guidelines and Rules.	Yes					
		52.	Project owner's cost and contingency values in the SOW model do not exceed the ranges outlined in the Minister's Guidelines and Rules.	Yes					
		53.	Infrastructure items included in the SOW model, SOW tables and the PFTI maps are consistent.	Yes					
	Extrinsic material	54.	All relevant material including background studies, reports and supporting information that informed the preparation of the proposed LGIP is available and identified in the list of extrinsic material.	Yes	Amendments consistent with previous LGIP – refer to previously completed LGIP Review checklist.				
		55.	The extrinsic material explains the methodology and inter-relationships between the components and assumptions of the LGIP.	Yes					

**ATTACHMENT A –
CONSULTATION REPORT**

**Proposed *Sunshine Coast Planning Scheme 2014*
(Interim LGIP Amendment)**
Consultation report: [Local Government Infrastructure Plan](#)

Total number of submissions: 23

21 submissions raised matters outside the scope of the proposed Interim Local Government Infrastructure Plan Amendment

Key issues raised in submissions:

- A number of concerns raised relate to matters that are outside the scope of the proposed Interim Local Government Infrastructure Plan Amendment and generally related to other parts of the planning scheme, such as zoning, building heights, marine turtle provisions
- Some suggestions for improvements to the desired standards of service which can be considered in the next Local Government Infrastructure Plan amendment
- Request for amendments to the road transport network

- Public notice published in the Courier Mail (including online in the Courier Mail) on 1 October 2022;
- Copy of the public notice and amendment documentation provided on Council's website and hard copies made available at each Council customer service centre at Nambour, Caloundra and Maroochydore;
- Newsflash issued to all regular planning scheme users and community members that have previously expressed an interest in receiving information about planning scheme and development matters;
- Dedicated webpage on Council's 'Have Your Say' webpage, including a copy of the public notice, amendment documentation and supporting information, and online submission form; and
- In addition to the minimum requirements for a notification of this type, Council directly contacted by email over a hundred local community groups to advise them of the draft amendment and to provide them with the opportunity to comment.

INTRODUCTION

The proposed *Sunshine Coast Planning Scheme 2014* (Interim Local Government Infrastructure Plan amendment) relating to the Local Government Infrastructure Plan was subject to public consultation from 4 October 2022 to 1 November 2022, for a period of at least 15 business days, in accordance with the *Minister's Guidelines and Rules*.

Part A of this Report provides an overview of the proposed Interim Local Government Infrastructure Plan amendment and the public consultation process undertaken; and

Part B of this Report considers the key issues/concerns raised in submissions and outlines Council's response to these issues.

PART A

OVERVIEW OF THE PROPOSED INTERIM LGIP AMENDMENT

The proposed interim Local Government Infrastructure Plan amendment has been prepared to update the Schedules of Work to reflect updated network planning and project costs (including associated mapping changes).

OVERVIEW OF THE PUBLIC CONSULTATION PROCESS

The proposed Interim Local Government Infrastructure Plan amendment was placed on public consultation from 4 October 2022 to 1 November 2022. As part of the public consultation program, council undertook the following community engagement activities:

OVERVIEW OF SUBMISSIONS

During the public consultation period, Council received a total of 23 submissions. Of the total number of submissions received, 17 submissions outlined provisional support or full support for the proposed amendment. Several issues are matters which are considered to be outside the scope of the Local Government Infrastructure Plan and have been referred to the relevant area within Council for further consideration as appropriate.

PART B

The matters raised in submissions that are directly relevant to the proposed Interim Local Government Infrastructure Plan amendment relate to updates to the transport (roads) network, being a total of 2 submissions.

CONSIDERATION OF KEY ISSUES AND RESPONSES

This section of the report considers the key issues / concerns raised in submissions and Council's response to these issues.

Key issue/concern 1: Amend the road network Schedule of Works (and associated mapping) to remove road project R-26-001 (CD road, Maroochydore), update the description of road projects R-26-008 Sugar Road, Maroochydore and R-19-002 Ulm Street, Caloundra in the Schedule of Works.

Response

The submitter's comments are noted. It is proposed to update the Schedule of Works for road transport and associated mapping to reflect the submission.

Recommendation: That Table SC3.2.2 Transport network – roads schedule of works be updated as well as relevant Transport (Roads) maps and the Schedule of Works model to remove project R-26-001 and update projects R-26-008 and R-19-002.

Key issue/concern 2: *Include an establishment cost for a new road link on a Wises Road site which had been added as a new project.*

Response

Upon review, this project (R-24-001) was identified as non-trunk infrastructure and therefore, should not be in the Local Government Infrastructure Plan. This project should be removed from the Schedule of Works, mapping and model.

Recommendation: That Table SC3.2.2 Transport network – roads schedule of works be updated to remove project R-24-001, as well as relevant Transport (Roads) map (RNR32) and the Schedule of Works model.

OTHER

Key issue/concern 3: *Request for no increased building heights and density along the coastline, preventing encroachment of the beach, as well as concerns over built form and development outside the urban footprint. Key areas mentioned include Point Cartwright, Buddina, the Spit, Bokarina, Wurtulla.*

Response

Building height and zoning are not part of the Local Government Infrastructure Plan. These matters relate to other parts of the Planning Scheme. The issue raised is outside the scope of this proposed Interim Local Government Infrastructure Plan Amendment and will be referred for consideration as part of the preparation of the New Sunshine Coast Planning Scheme Project.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 4: *Support for council to simultaneously plan infrastructure with land uses, in a holistic manner.*

Response

Noted. The *Planning Act* requires council to have a Local Government Infrastructure Plan which responds to the land use planning in the planning scheme.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 5: *Stormwater management utilising horizontal sea walls is not supported.*

Response

Sea walls are not included in the Local Government Infrastructure Plan trunk infrastructure. As such, there are no sea walls proposed in the Local Government Infrastructure Plan or the proposed Interim Local Government Infrastructure Plan amendment.

Council's strategy for managing coastal hazards is covered by the *Coastal hazard adaptation strategy*.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 6: *Riparian and flood hazard areas on a Rosemount property are incorrectly mapped.*

Response

Whilst riparian treatment methods are relevant to the Local Government Infrastructure Plan stormwater network planning, the riparian area mapping is not shown on the Local Government Infrastructure Plan stormwater maps and is not relevant to the proposed amendment.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 7: *Maintain and protect beaches and existing open spaces from encroachment and development. Also expand the open space network, with particular reference to Pt Cartwright bushland reserve.*

Response

Changes to the categories of existing open space are beyond the scope of the proposed Interim Local Government Infrastructure Plan amendment. However, Point Cartwright is recognised as a significant open space asset and will continue to be protected as open space in line with the Environment and Liveability Strategy.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 8: *The impact of lighting of the coastal stretch on marine life patterns needs consideration.*

Response

Any changes to acceptable foreshore development and embellishments are outside scope of the proposed Interim Local Government Infrastructure Plan amendment. However, Council's Open Space and Coastal policy positions and acceptable embellishments are outlined in the Environment and Liveability Strategy.

Recommendation: No change to the proposed amendment in response to this issue.

Key issue/concern 9: *Mapping of the community facilities network does not accurately reflect the current community facility zoning, with particular reference to two sites in Mudjimba.*

Response

The Local Government Infrastructure Plan does not manage the consideration of zoning changes and is not recommending any changes to zoning. The land identified in the submission remains zoned as land for community facilities.

Recommendation: No change to the proposed amendment in response to this issue.

***Key issue/concern 10:** A submitter provided suggestions for the integration of a world class cultural centre with a traditional owner parklands and cultural places in preparation for Brisbane 2032, as well as suggestions for the renaming of parks and use of cultural areas.*

Response

This matter is outside the scope of the Local Government Infrastructure Plan and the proposed Interim Local Government Infrastructure Plan amendment.

Recommendation: No change to the proposed amendment in response to this issue.

***Key issue/concern 11:** Opposition to a light rail project and support for a railway network.*

Response

This matter is outside the scope of the Local Government Infrastructure Plan and the proposed Interim Local Government Infrastructure Plan amendment.

Recommendation: No change to the proposed amendment in response to this issue.

***Key issue/concern 12:** Concern about the road transport desired standards of service (DSS) not providing significant focus on road safety elements. As well as the modelling focussing on work trips rather than all trips. Calls for a balanced assessment of when prioritising projects. Support for the DSS to focus on increased facilities for walking and cycling to encourage a modal shift from use of the private car.*

Response

Amendments to the Desired Standards of Service are outside the scope of the proposed Interim Local Government Infrastructure Plan amendment.

Recommendation: No change to the proposed amendment in response to this issue.

***Key issue/concern 13:** The owners of Sunshine Plaza recognise the importance of linkages between the Plaza and the new city centre and request Council ensure the linkages incorporate vehicle, cycle and pedestrian movements.*

Response

The submitters comments are acknowledged. This matter is outside the scope of the proposed Interim Local Government Infrastructure Plan amendment.

Recommendation: No change to the proposed amendment in response to this issue.