

Related Documentation

Ordinary Meeting

Thursday, 15 February 2024

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8.3	RELATED ITEM - APPLICATION FOR DEVELOPMENT PERMIT FOR RECONFIGURING A LOT FOR SUBDIVISION (1 INTO 3 LOTS) AND A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR DWELLING HOUSES (2 DWELLINGS) - 215 VALLEY DRIVE, DOONAN	
	ATTACHMENT 1 PRESENTATION	5

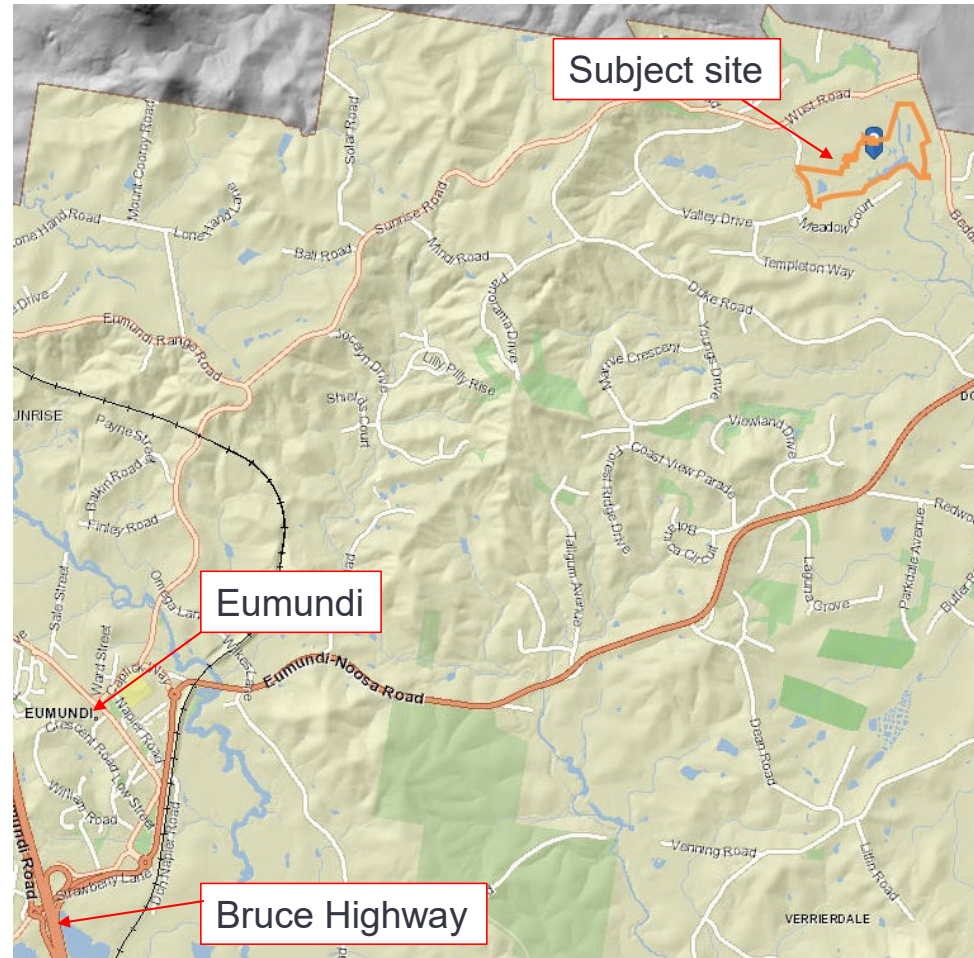


Ordinary Meeting February 2024

Item 8.3

215 Valley Drive, Doonan
Development Permit for Reconfiguring a Lot for
Subdivision (1 into 3 lots); and,
Development Permit for a Material Change of Use for
Dwelling Houses (2 dwellings)

Locality Plan and Aerial



Zone Map

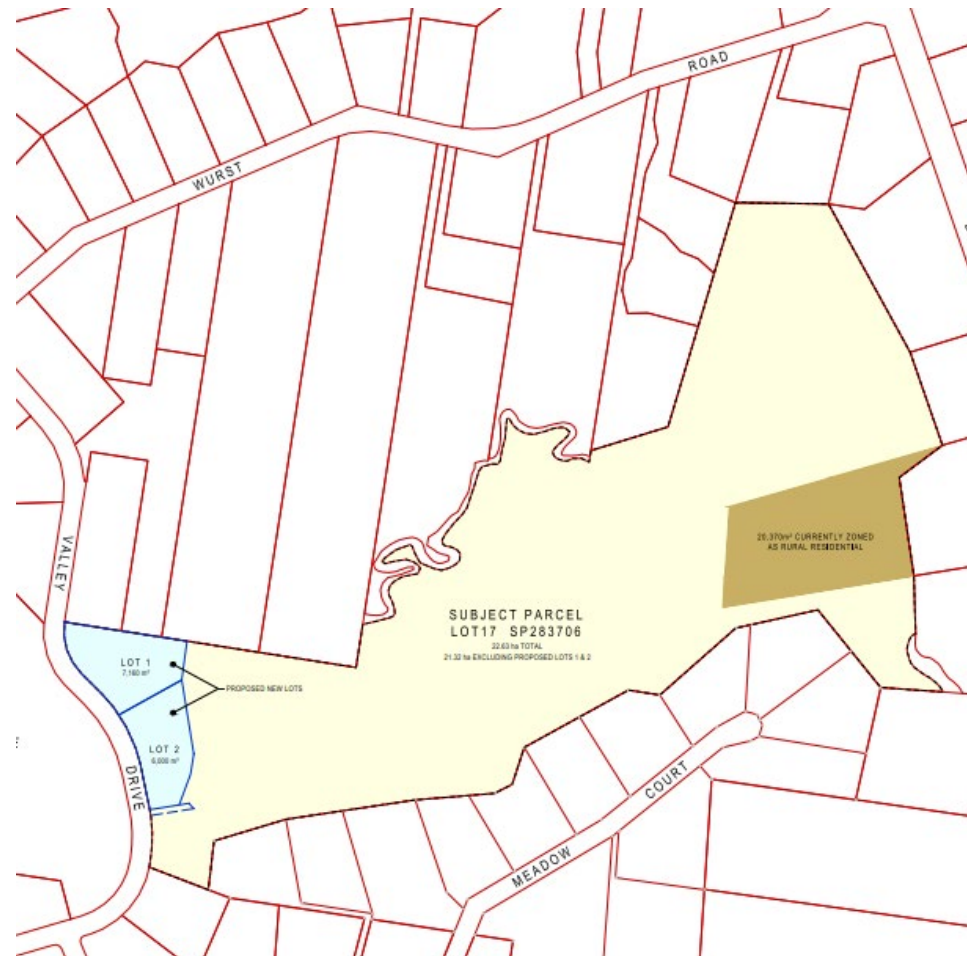
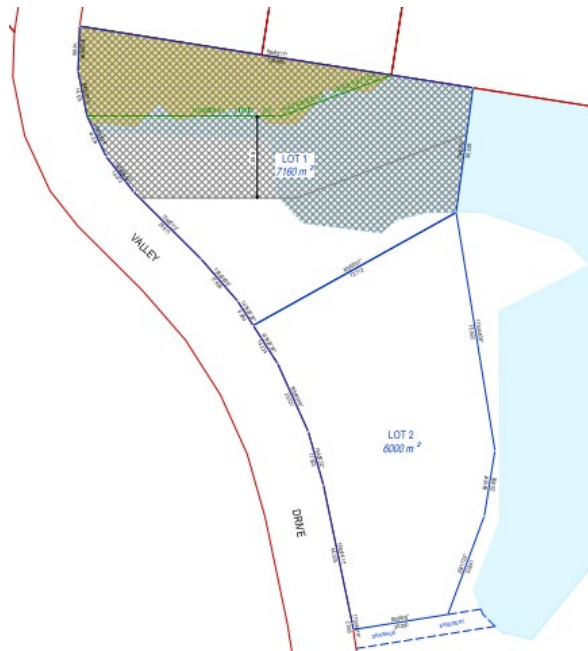
Subject site is zoned partly Sport and Recreation and partly Rural Residential



Low Density Residential Zone	District Centre Zone	Medium Impact Industry Zone	Limited Development (Landscape Residential) Zone
Medium Density Residential Zone	Local Centre Zone	High Impact Industry Zone	Rural Zone
High Density Residential Zone	Sport and Recreation Zone	Waterfront and Marine Industry Zone	Rural Residential Zone
Tourist Accommodation Zone	Open Space Zone	Community Facilities Zone	Specialised Centre Zone
Principal Centre Zone	Environmental Management and Conservation Zone	Emerging Community Zone	Tourism Zone
Major Centre Zone	Low Impact Industry Zone		

Proposal

- Reconfiguring a Lot for Subdivision (1 into 3 lots) and Material Change of Use Dwelling Houses (2 dwellings)



Public Notification – 24 submissions (7 properly made)

SUPPORT – 5 SUBMISSIONS (4 PROPERLY MADE) Key Issues Raised in Submissions in Support of the Development	OBJECTION – 19 SUBMISSIONS (3 PROPERLY MADE) Key Issues Raised in Submissions in Objection of the Development
<ul style="list-style-type: none"> • Better use of land 	<ul style="list-style-type: none"> • Will result in further development that negatively impacts on fauna and flora
<ul style="list-style-type: none"> • Responds to demand 	<ul style="list-style-type: none"> • Concerns relating to flood prone land
<ul style="list-style-type: none"> • Responds to values and constraints 	<ul style="list-style-type: none"> • Impacts on existing housing
<ul style="list-style-type: none"> • Balance could still be used for sport and recreation use 	<ul style="list-style-type: none"> • Pollution
<ul style="list-style-type: none"> • Smaller lots consistent with character of area 	<ul style="list-style-type: none"> • No community benefit
<ul style="list-style-type: none"> • Improvement to infrastructure 	<ul style="list-style-type: none"> • Land should be for public use

Key Assessment Considerations – Land Use / Planning Scheme

- Proposal complies with majority of the planning scheme with the exception of the consistency of the land use.

Other Relevant Matters under <i>Planning Act 2016</i> in support of the development	Other Relevant Matters under <i>Planning Act 2016</i> against the development
<ul style="list-style-type: none"> Golf course site in private ownership and balance lot sufficiently sized to accommodate expansion of the golf course 	<ul style="list-style-type: none"> Intrusion of incompatible land use that may compromise or conflict with primary use of the space for organized sport and recreation activities
<ul style="list-style-type: none"> Most of balance lot is flood prone / drainage easement therefore unlikely further residential development would occur 	<ul style="list-style-type: none"> Subject land mapped within the Rural Residential Area and Rural Residential Growth Management Boundary states not all land within the boundary is suitable for rural residential
<ul style="list-style-type: none"> The proposal will not directly compromise or conflict with the use of the balance allotment for future sport and recreation purposes 	
<ul style="list-style-type: none"> Owners of site willing to consider sale of balance lot to golf course 	

Recommendation

That Council:

- (a) **receive and note the report titled “Application for Development Permit for Reconfiguring a Lot for Subdivision (1 into 3 lots) and a Development Permit for a Material Change of Use for Dwelling Houses (2 dwellings) - 215 Valley Drive, Doonan” and**
- (b) **approve Application No. RAL23/0008 and MCU23/0019, and grant a Development Permit for Reconfiguring a Lot for Subdivision (1 into 3 lots) and a Development Permit for a Material Change of Use for Dwelling Houses (2 dwellings), subject to conditions in Appendix A.**

Thank you.



Sunshine Coast
COUNCIL

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See council's website for further details
www.sunshinecoast.qld.gov.au