



Information sheet

Sunshine Coast Planning Scheme 2014

Proposed Planning Scheme Amendment – Twin Waters West

It is proposed to amend the *Sunshine Coast Planning Scheme 2014* to provide for the future development of the majority of the Twin Waters West land for residential purposes. The proposed amendment is currently on public display until 7 November 2016.

About the Twin Waters West Land

The Twin Waters West land is located north of the Maroochy River between the existing Twin Waters residential community and the Sunshine Motorway and comprises about 103 hectares of former canelands (refer to **Figure 1**).

Figure 1: Location of Twin Waters West Land



Currently, under the *Sunshine Coast Planning Scheme 2014*, the Twin Waters West land is mainly included in the Rural zone and is located outside the Maroochy North Shore Local plan area and the Urban Growth Management Boundary.

The Urban Growth Management Boundary defines the intended extent of urban development on the Sunshine Coast to 2031.

Proposed Planning Scheme Amendment

It is proposed to amend the zoning of the majority of the Twin Waters West land from the Rural zone to the Emerging community zone and include the land within the planning scheme's Urban Growth Management Boundary. Lots at the southern end of the Twin Waters West land (being Lot 1 on RP98359, Lot 1 on RP96774, Lot 2 and Lot 3 on RP90264) are proposed to be retained in the Rural zone and outside the Urban Growth Management Boundary due to biophysical constraints and proximity to the Maroochy River. Refer to **Figure 2**.

Under the *Sunshine Coast Planning Scheme 2014*, the Emerging community zone generally applies to land identified as being potentially suitable for urban purposes at some time in the future and where more detailed planning is required to determine the final development form.

It is also proposed to:

- Include the Twin Waters West land in the Maroochy North Shore local plan area and include specific provisions in the Maroochy North Shore local plan code to guide future development within the Emerging community zone, particularly in relation to:
 - master planning of the site;
 - protection of amenity and character, including minimum lot size requirements;
 - protection of water quality and management of waterways and waterbodies;
 - site access, connectivity and traffic impacts (including a preferred primary access point identified at Ocean Drive/David Low Way intersection);
 - active transport network and walkable waterfronts;
 - open space network, including protection, rehabilitation and buffering of ecologically important areas;
 - visual and acoustic screening; and
 - protection of the future Caboolture to Maroochydoore Corridor Study (CAMCOS) corridor and other State transport infrastructure.

- Amend the Maroochy North Shore Local Plan Elements (Figure 7.218A) to include relevant elements for the Twin Waters West land, including:
 - indicative access points (road and pedestrian/cycle linkages);
 - principal pedestrian/cycle linkage;
 - coastal path;
 - landscaping buffering; and
 - conservation and rehabilitation areas.
- Amend the local heritage boundary relating Settlers Park to more appropriately reflect the heritage significant mango trees and provide a greater curtilage around the trees. This park is proposed to be retained in the Open space zone.
- Make all necessary consequential amendments to other parts of the planning scheme to be consistent with the above amendments.

The proposed planning scheme amendment follows further consultation with key stakeholder groups in relation to the preferred future use of the land and to consider the expectations of the local community regarding any proposed development of the land. The proposed planning scheme amendment also reflects a revised development concept which is considered to be more in keeping with community expectations compared to previous development proposals and seeks to maintain and enhance the character of the existing Twin Waters local community.

The proposed planning scheme amendment also represents a logical expansion of an established residential community in a strategic location (i.e. close to the Maroochydore Principal Regional Activity Centre and existing infrastructure), subject to further detailed planning and community consultation.

Community consultation

The proposed planning scheme amendment relating to Twin Waters West is on public display from **26 September to 7 November 2016** (inclusive).

During the consultation period, a copy of the proposed planning scheme amendment and explanatory memorandum can be viewed and/or purchased at Council's Development Information Counter at 10 First Avenue, Maroochydore and

also at Council's administration buildings in Caloundra and Nambour.

The proposed planning scheme amendment and explanatory memorandum can also be downloaded from Council's website www.sunshinecoast.qld.gov.au/planningscheme

Any person may make a written submission to Council on the proposed planning scheme amendment during the consultation period.

Submissions are to:

- be addressed to the Sunshine Coast Regional Council;
- be in writing and state the name and address of each person making the submission;
- be signed by each person making the submission (unless the submission is made electronically);
- state the grounds of the submission and the facts and circumstances relied on in support of those grounds; and
- be received by Council no later than **4.30pm on Monday 7 November 2016**.

Submissions can be made by:

- Lodging in person at any of the following Sunshine Coast Regional Council offices:
 - Caloundra Office – 1 Omrah Avenue, Caloundra
 - Maroochydore Office – 10 First Avenue, Maroochydore
 - Nambour Office – Corner Currie and Bury Streets, Nambour
- Posting to:

The Chief Executive Officer
Sunshine Coast Regional Council
Locked Bag 72
Sunshine Coast Mail Centre QLD 4560
- Emailing to planningscheme@sunshinecoast.qld.gov.au

Further information?

If you would like further information, the proposed planning scheme amendment is available for viewing on Council's website. Alternatively, please phone Council on (07) 5420 8014 or email planningscheme@sunshinecoast.qld.gov.au

Figure 2: Area subject to proposed planning scheme amendment

