

## The Sunshine Coast Regional Council is seeking your input on the Draft Amendments (Round 3A and 3B) to the Caloundra City Plan 2004 and Development Control Plan (DCP) 1 Kawana Waters.



### **Why do planning schemes need to be changed?**

The Caloundra City Plan was adopted by the former Caloundra City Council in September 2004 to guide and manage growth and development in the former Caloundra City Council area. Planning scheme amendments are required from time to time to keep the Caloundra City Plan and DCP up to date and operating effectively.



### **How will the changes affect me?**

Some of the amendments affect particular places, including:-

#### **Round 3A**

- **Development Control Plan (DCP) 1 Kawana Waters** – To provide for the development of the Sunshine Coast University Hospital at Birtinya – including text and map changes to identify the location and intent of the regional hospital and to recognise the associated community facilities and infrastructure to be provided in the surrounding area as outlined in the approved Infrastructure Agreement for the Hospital.

#### **Round 3B**

- **Moffat Beach Business Park** – To recognise the Business Park and enhance its potential to incorporate a wider range of uses, that are compatible with the existing industrial area and the surrounding residential area as identified in the Moffat Beach Business Park Action Plan.
- **Part of Lot 2 SP 163952 (Maleny Community Precinct)** – to include approximately 4,000m<sup>2</sup> of land along North Maleny Road within a Rural Residential Settlement Precinct with minimum lot sizes of 1,500m<sup>2</sup>.



The Round 3B amendments also propose amendments that apply to the entire former Caloundra City Council local government area with respect to **environmental issues**. The purpose of these amendments are to achieve consistency with the Caloundra City Council Biodiversity strategy.



### **Where can I view a copy of the proposed changes?**

The draft amendments will be on public display from **8<sup>th</sup> September 2008 until the 20<sup>th</sup> October 2008**. During this time, you can view a copy of the draft amendments at the following Sunshine Coast Regional Council offices -

- 1 Omrah Avenue, Caloundra
- Corner Currie & Bury Streets, Nambour
- 11-13 Ocean Street, Maroochydore
- 9 Pelican Street, Tewantin

Copies of the draft amendments are also available to view on Council's web site - [www.sunshinecoast.qld.gov.au](http://www.sunshinecoast.qld.gov.au) and are available to purchase from the Caloundra office, 1 Omrah Avenue, Caloundra.

### ***How can I have a say?***

There are rules about how to properly make a submission. Any person may make a **submission** to Council about any matter covered by the draft amendments.

Submissions are to:

- (a) be addressed to Sunshine Coast Regional Council;
- (b) be in writing and state the name and address of each person making the submission;
- (c) be signed by each person making the submission;
- (d) state the grounds of the submission and the facts and circumstances relied on in support of those grounds; and
- (e) be received by Council no later than **5.00pm on Monday 20th October 2008**.

Submissions can be made by:

- lodging in person at the Sunshine Coast Regional Council Offices (listed over page); or
- mailing to:  
**The Manager,  
Strategic Planning & Policy Unit (South)  
Sunshine Coast Regional Council  
Locked Bag 72  
Sunshine Coast Mail Centre QLD 4560**

For further information about the draft amendments to the Caloundra City Plan 2004, please contact the Customer Service Centre on 5420 8200.



### ***What are the next steps?***

During the consultation period Council will collect public comments on the draft amendments. At the end of the consultation period Council officers will:

- Report to Council on all properly made submissions;
- Respond to all people who made a submission informing how submissions have generally been dealt with;
- Forward the finalised amendments to the State Government for approval; and
- Report to Council to adopt the amendments.

# Caloundra City Plan 2004 is changing...

## Draft Amendments (Round 3A & 3B): A Guide to the Proposed Changes and How to Get Involved

