



# INFORMATION MEMORANDUM

569 Bells Creek Road

Bells Creek

Sunshine Coast, Queensland 4551



# Table of Contents

|  |    |
|--|----|
| Introduction .....                         | 3  |
| Property Details.....                      | 5  |
| Location.....                              | 6  |
| Maps .....                                 | 7  |
| Sale Process.....                          | 8  |
| Disclaimer & Confidentiality .....         | 9  |
| ANNEXURE - A Offers to Purchase Form ..... | 11 |
| ANNEXURE - B Title Search .....            | 13 |
| ANNEXURE - C Registered Plan .....         | 14 |
| ANNEXURE - D RPS Town Planning Report..... | 15 |

## Introduction

Degn Real Estate has the pleasure in offering for sale by Offer to Purchase this unique parcel of waterfront land situated at 569 Bells Creek Road, Bells Creek.

Located at the southern end of the Sunshine Coasts within close proximity to Aura the Stockland masterplanned community and a cross the creek from Pelican Waters.

Once built the Bells Creek Arterial Road extension will provide direct access from Bells Creek to Caloundra through Aura. The Bells Creek Arterial Road is due to be complete in late 2022.

This site will be within easy reach of excellent schools, child care, shopping, restaurants, cafes, sporting clubs, recreational facilities, medical and professional services once the Bells Creek Arterial Road has been opened.

This is a unique opportunity to purchase waterfront land adjacent to Aura, 6.5 km from the Bruce Highway and 70 km from Brisbane with so much untapped potential.



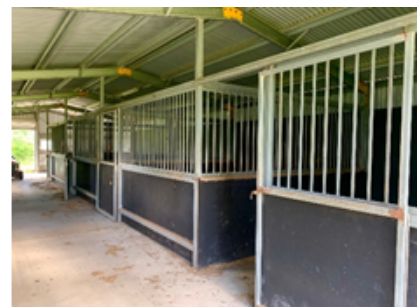
# Property Details

The site is located within the Sunshine Coast Planning Scheme and designated as Rural Zone with a total site area of 20.22ha.

The purpose of the Rural zone code is to provide for a wide range of rural activities and a limited range of non-rural activities which complement, value add or provide a service to rural areas.

Activities in rural areas are required to maintain and enhance the character, visual amenity and rural production capability of the area.

|                         |                                     |
|-------------------------|-------------------------------------|
| Property Address        | 569 Bells Creek Road, Bells Creek   |
| RPD                     | Lot 6 RP895375                      |
| Site Area               | 20.22 ha                            |
| Local Government        | Sunshine Coast Regional Council     |
| Current Planning Scheme | Sunshine Coast Planning Scheme 2014 |
| Locality                | Caloundra West Local Plan Area      |
| Zone                    | Rural Zone                          |





## Location

The property is located about 75km north of the Brisbane CBD and 6.57km south of the Caloundra CBD approximately 9 mins drive south of Caloundra once the Bells Creek Arterial Road has been completed. Bells Creek is a well-established mostly rural Sunshine Coast suburb 21.5km northeast of the Beerwah train station.

Bells Creek is a tributary of the Pumicestone Passage a narrow waterway between Bribie Island and the mainland of Queensland. The northern extent of the passage is at Caloundra, while the southern end is at Deception Bay.

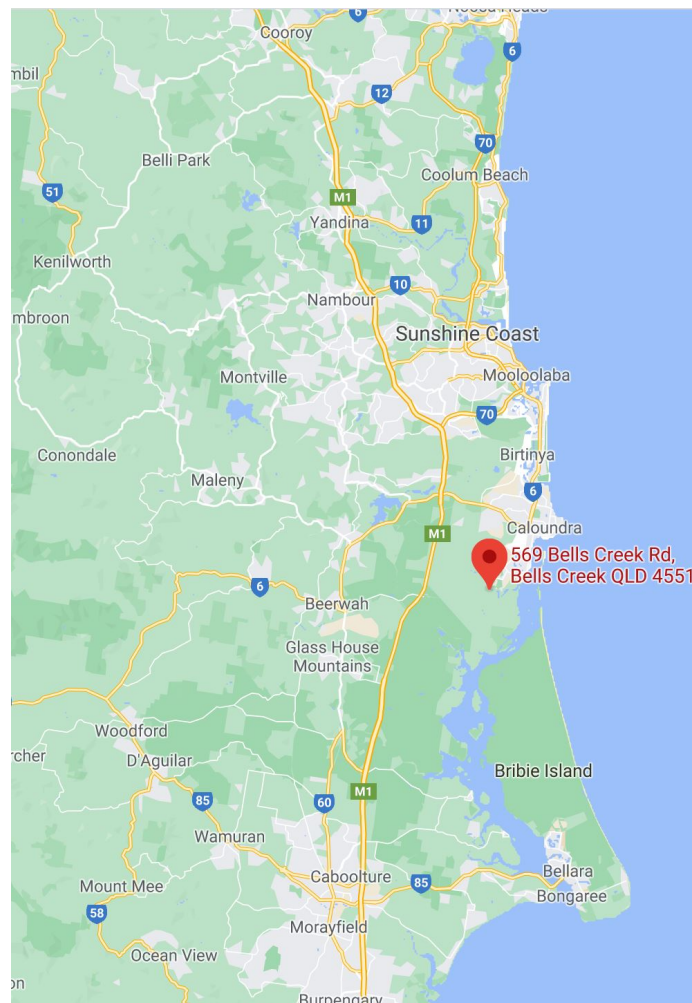
Bells Creek consists of two vastly different parts. The original part of Bells Creek consists of large rural farming blocks some affording spectacular views of the creek and the Pumicestone Passage.

The next part to the north of Bells Creek road consists of large rural residential blocks bigger than normal homes in well established spacious setting.

This property is also located close to the Halls Creek Future Investigation Area. The Investigation Area could potentially form an extension of the Aura community and therefore benefit from the existing support and proposed infrastructure and community services already established in Aura.



# Maps



# Sale Process

|                         |  |
|-------------------------|--|
| Sale Process            | For Sale by Offer to Purchase.<br>Please email your offer to purchase form to<br><a href="mailto:jason@degnrealestate.com.au">jason@degnrealestate.com.au</a>  |
| Marketing Agent         | Jason Degn<br>Partner<br>Degn Real Estate<br>M: 0439 034 044<br>E: <a href="mailto:jason@degnrealestate.com.au">jason@degnrealestate.com.au</a>  |
| Offers to Purchase Form | Should interested parties wish to make an offer, an Offers to Purchase form is required to be lodged with the agent . A copy of the Offers to Purchase form is available in Annexure A of this report. |
| Asking Price            | \$5.2 Million Dollars  |



# Disclaimer & Confidentiality

## 1.1 General Disclaimer

This information Memorandum has been prepared by Degn Real Estate. This document does not constitute an offer or contract of sale or any part of an offer or contract of sale. It is intended only as a guide and aid to further investigation by potential Purchases. Potential Purchases accept this document on the condition that they will make their enquires and obtain their own advice in order to verify the accuracy of the information presented in this document. The content of this document has been derived, in part, from sources other than Degn Real Estate and may be based on assumptions. In passing this information on, Degn Real estate does not warrant that such information or assumptions are accurate or correct.

To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or option based upon the information known to Degn Real Estate at the date of preparing this document and assumptions which may be incorrect. Degn Real Estate does not warrant that such statements are or will be accurate or correct.

This document is not and does not purport to be, inclusive of all information that a prospective Purchaser may desire or should obtain. Without limitation, potential purchasers may be provided with additional information as part of the due diligence process, which will be relevant to the purchaser of the Property.

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## 1.2 Confidentiality

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## ANNEXURES - A

### **Offers to Purchase Form**

# Offers to Purchase Form

|                  |   |       |  |
|------------------|---|-------|--|
| Property Address | 569 Bells Creek Road, Bells Creek, QLD 4551 | Date: |  |
|------------------|---|-------|--|

*// We, am / are interested in purchasing the above property on the terms as outlined below:*

|                  |  |                 |  |
|------------------|--|-----------------|--|
| Name / Entity    |  | ACN/ ABN Number |  |
| Contact Name     |  |                 |  |
| Postal Address   |  |                 |  |
| Telephone Number |  | Mobile Number   |  |
| Email Address    |  |                 |  |

|                  |  |                  |  |
|------------------|--|------------------|--|
| Solicitor        |  | Contact name     |  |
| Postal Address   |  |                  |  |
| Telephone Number |  | Facsimile Number |  |
| Email Address    |  |                  |  |

| <i>The Offers to Purchase is as Follows:</i> |    |         |    |
|--|----|---------|----|
| Purchase Price                               | \$ | Deposit | \$ |
| Settlement                                   |    |         |    |
| Conditions                                   |    |         |    |
|  |    |         |    |
|  |    |         |    |
|  |    |         |    |
|  |    |         |    |
|  |    |         |    |
|  |    |         |    |

**Executed by \_\_\_\_\_ as Purchaser on the \_\_\_\_\_ 2021.**

\_\_\_\_\_  
(Signature/s)

Please Note: This offer to Purchase form is to be emailed to [jason@degnrealestate.com.au](mailto:jason@degnrealestate.com.au)

## Conditions of Offer

1. The Proponent ("Offeror") accepts and agrees to the following Conditions of Offer.
2. Offers are to be lodged with Degn Real Estate ("Agent") at the email address [jason@degnrealestate.com.au](mailto:jason@degnrealestate.com.au).
3. The Vendor may accept any Offer received even though it does not comply with all and any of these Conditions of Offer.
4. The Vendor or the Agent may amend these Conditions of Offer by notice in writing to the Offeror.
5. The Vendor may (in its absolute and sole discretion):
  - a) accept and Offer received or no offer at all;
  - b) accept any Offer received or no offer at all irrespective of the Purchase Price. There is no requirement for the Vendor to accept the highest Purchase Price offered;
  - c) withdraw the Property from this sale process at any time and/or sell the Property to any person before or after the Closing date (whether or not that person has complied with these Conditions of Offer or been involved in the offer process pursuant to these Conditions of Offer);
  - d) negotiate with the Offeror or any other person, at any time and have them lodge an altered or further enhanced Offer whether before or after the Closing date;
  - e) take into account any facts, circumstances, matters or things it deems fit when considering any Offer received.
6. The Agent will notify Offerors if they are unsuccessful. The Offeror is not entitled to any explanation or reasons for the rejection of their Offer.
7. The Offeror may not make any claim, demand, action or proceeding ("Claims") against the Vendor, the Agent, any registered mortgagee of the Property or any of their respective officers, employees or consultants in respect of the matter arising out of the process and the Offeror releases and indemnifies such parties in respect of any Claims.
8. The Offeror must bear its own costs and expenses in making an Offer or considering making an Offer.
9. The Offeror acknowledges and accepts that if the Vendor indicates it is prepared to accept the Offeror's Offer in principle, then before the Vendor is bound to proceed to sell the Property to the Offeror, a Contract of Sale acceptable to both the Offeror and the Vendor will need to be agreed and signed by both parties.

**Executed by \_\_\_\_\_ as Interested Part on the \_\_\_\_\_ 2021.**

\_\_\_\_\_  
**(Signature/s)**

# ANNEXURE - B

## Title Searches

### CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 36151866

Search Date: 29/01/2021 11:59

Title Reference: 50125178

Date Created: 17/05/1996

Previous Title: 18050149

#### REGISTERED OWNER

Dealing No: 701978326 16/05/1997

LUCIEN MAURICE BABIN

CHANTAL MARIE BABIN JOINT TENANTS

#### ESTATE AND LAND

Estate in Fee Simple

LOT 6

REGISTERED PLAN 895375

Local Government: SUNSHINE COAST

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 14852116 (POR 27V)

2. MORTGAGE No 703942181 17/03/2000 at 16:39  
SUNCORP-METWAY LTD A.C.N. 010 831 722

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2021]

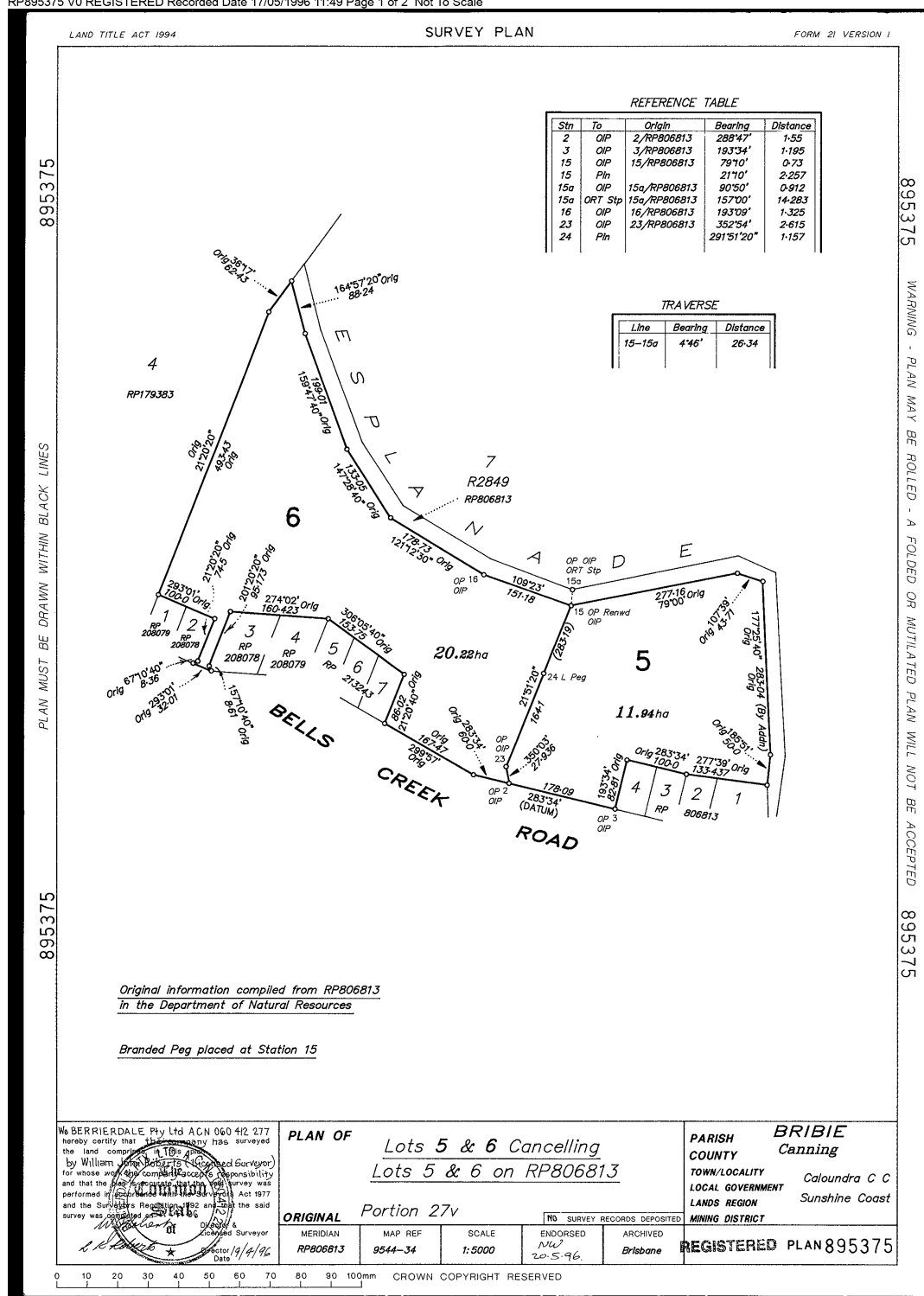
Requested By: D-ENQ PROPERTY & TITLE SEARCH



# ANNEXURE - C

## Registered Plan

RP895375 V0 REGISTERED Recorded Date 17/05/1996 11:49 Page 1 of 2 Not To Scale



Copyright protects the plan/s being ordered by you. Unauthorised reproduction or amendments are not permitted.

## ANNEXURE - D

### **RPS Town Panning Report**

**Our ref: PR149085-1**

Degn Real Estate  
GPO Box 94 Brisbane  
QLD 4001

1 Innovation Parkway  
Birtinya QLD 4575  
T +61 7 5436 7888

Attention: Jason Degn

Date: 17 February 2021

## **Town planning Overview - Relating to land located at 569 Bells Creek Road, Bells Creek, being Lot 6 RP895375**

### **1 INTRODUCTION**

This town planning summary has been prepared relative to land located as 569 Bells Creek Road, Bells Creek (the site). It provides an overview of the current status of the site, with specific regard to the planning requisites prescribed by both the *South-East Queensland Regional Plan 2017 'ShapingSEQ'* and the *Sunshine Coast Planning Scheme 2014*.

Relevant details of the site's classification under the applicable local and state planning instruments are outlined below.

### **2 SITE DESCRIPTION & KEY PLANNING CONSIDERATIONS**

The subject site is irregular in shape and comprises a total area of 202,200m<sup>2</sup>. The land is generally flat with a slight fall from the southern to northern boundary, extending to the Bells Creek waterway which borders the site to its north. The land is currently improved by a single detached dwelling within a rural setting. The land comprises several fenced horse paddocks, including sheds/stables and two constructed dams. The land is predominantly cleared with isolated pockets of vegetation located along the sites periphery and within the north-eastern corner of the site.

In accordance with the current *Sunshine Coast Planning Scheme 2014*, the site is identified as being located within the Rural Zone. The intended rural purpose of the site is compounded by its inclusion within the Regional Landscape and Rural Production Area, under the South East Queensland Regional Plan (Shaping SEQ). Pursuant to the sites Rural Zone designation, the Sunshine Coast Planning Scheme envisages a wide range of rural activities to occur within the zone, as well as a range of ancillary land uses which support rural operations.

The Rural Zone also provides opportunities for nature-based tourism and short-term accommodation uses, typically in the form of farm stays/holiday cabins, which remain cognisant of the rural setting in which they are located and do not compromise the rural viability of the land. The use of rural land for permanent residential accommodation is limited to single dwelling houses on existing lots.

#### **2.1 Site Summary**

#### **SITE DETAILS**

|  |   |
|--|---|
| Property Address                         | 569 Bells Creek Road, Bells Creek   |
| RPD                                      | Lot 6 RP895375  |
| Site Area                                | 202,200m <sup>2</sup>   |
| Easement/Encumbrances                    | Nil   |
| Local Government                         | Sunshine Coast Council  |
| Regional Plan                            | <i>South-East Queensland Regional Plan 2017</i> (ShapingSEQ)<br>Regional Landscape and Rural Production Area  |
| Planning Scheme                          | <i>Sunshine Coast Planning Scheme 2014</i>  |
| Zoning                                   | Rural Zone  |
| Planning Scheme<br>Overlays              | <ul style="list-style-type: none"><li>▪ Acid Sulphate Soils Overlay</li><li>▪ Airport Environs Overlay</li><li>▪ Biodiversity, Waterways and Wetland Overlay</li><li>▪ Flood Hazard Overlay</li><li>▪ Height of Buildings and Structures Overlay</li><li>▪ Scenic Amenity Overlay</li></ul> |
| Development Assessment<br>Mapping System | <ul style="list-style-type: none"><li>▪ Coastal Protection</li><li>▪ Water Resource Boundaries</li><li>▪ Native Vegetation Clearing</li><li>▪ Koala Habitat Area</li></ul>  |

A full copy of each mapped overlay is provided as **Attachment A**.

### 3 LOCATIONAL CONTEXT & SURROUNDING LAND USE

Bells Creek is an established Sunshine Coast locality, situated within 35km of the Maroochydore central business district.

The Bells Creek waterway immediately bounds the site to the north, beyond which is the established residential community of Pelican Waters. East of the site comprises a mix of rural and rural residential properties, the Bells Creek waterway, the Pumicestone Passage and Bribie Island (part of the Moreton Bay Ramsar internationally important wetland). Bells Creek is bordered by the coastal locality of Coochin Creek to the south which includes a variety of State forest land and rural properties. Immediately west of the site are rural residential properties and established farming operations, which transitions to the Caloundra South Priority Development Area (Aura) and the Bruce Highway.

The site's future accessibility to the fast moving Aura development will enable convenient proximity to shopping centres, entertainment precincts, employment opportunities, educational establishments and community facilities.

### 4 PHYSICAL CONSTRAINTS

#### 4.1 Vegetation

With reference to the 'Land subject to Biodiversity, Waterways and Wetlands' overlay (refer Attachment A), the site includes areas of native vegetation, natural waterways, riparian protection areas and wetlands along the sites northern boundary which are directly associated with the Bells Creek waterway. The alignment of the mapped native vegetation also correlates with the State's koala habitat mapping which protects koala habitat area under the *Planning Regulations 2017*.

These areas are typically required to remain as development free areas though in recognition of the Local and State significance of these overlays, advice from a suitably qualified ecologist is recommended to assist with accurately defining the native vegetation and advising of clearing exemptions available under State and Local government legislation.



## 4.2 Flooding and Inundation

As shown on the 'Land subject to Flood Hazard Overlay' (refer mapped overlays at Attachment A), the site is nominally constrained by flooding and inundation, again, as a result of the sites close proximity to Bells Creek. Under the *Sunshine Coast Planning Scheme 2014*, 'the purpose of the Flood hazard overlay code is to ensure development protects people and avoids or mitigates the potential adverse impacts of flood and storm tide inundation on property, economic activity and the environment, taking into account the predicted effects of climate change.'

Acknowledging this overarching intent statement prescribed by the Flood Hazard Overlay code, it is anticipated that any future development on the site should remain clear of the area affected by this overlay.

## 4.3 Inter-Urban Break

With reference to the 'Land Subject to Scenic Amenity' overlay (refer Attachment A) the land is included with Council's Regional Inter-Urban Break. The primary purpose of the Scenic Amenity Overlay, relevant to the regional inter-urban break, is to 'provides continuity of separation between the Sunshine Coast and the Brisbane to Caboolture metropolitan area and defines the Sunshine Coast as a separate place in the South East Queensland Region'. In this regard, intense forms of urban and rural residential development is not envisaged for land within the Regional Inter-Urban Break.

## 4.4 Coastal Protection & Erosion Prone Areas

As shown on the DA Mapping (refer Attachment A) the site is within the Coastal Management District with a portion of the site containing an erosion prone area. The purpose of the coastal management district, in combination with erosion prone areas is to protect life, buildings and infrastructure from coastal erosion whilst maintaining and conserving coastal processes and resources, maintaining access to state coastal land, account for anticipated impacts of climate change and manage impacts on matters of state environmental significance.

Land identified as being erosion prone, within the Coastal Management District are typically required to remain as development free areas.

## 5 ROAD FRONTAGES AND ACCESS

The site has frontage to Bells Creek Road along the southern boundary extending approximately 260m in two (2) separate sections. Bells Creek Road is a gazetted road reserve with a constructed carriageway width of approximately 5.0m and does not include kerb and channel.

With direct access to Bells Creek Road, the site is proximal to the Bruce Highway (approximately 6km) providing convenient access to the broader Sunshine Coast and Brisbane. Road planning for Caloundra South (Aura) will further improve vehicle access to the southern regions of the Sunshine Coast upon completion of the future Bells Creek Arterial.

## 6 SERVICES

With reference to the Sunshine Coast Council's service location map (refer Figure 3) the site currently does not have access to existing water and sewer infrastructure. Electrical and telecommunications infrastructure is provided by overhead power lines located within the Bells Creek Road reserve.

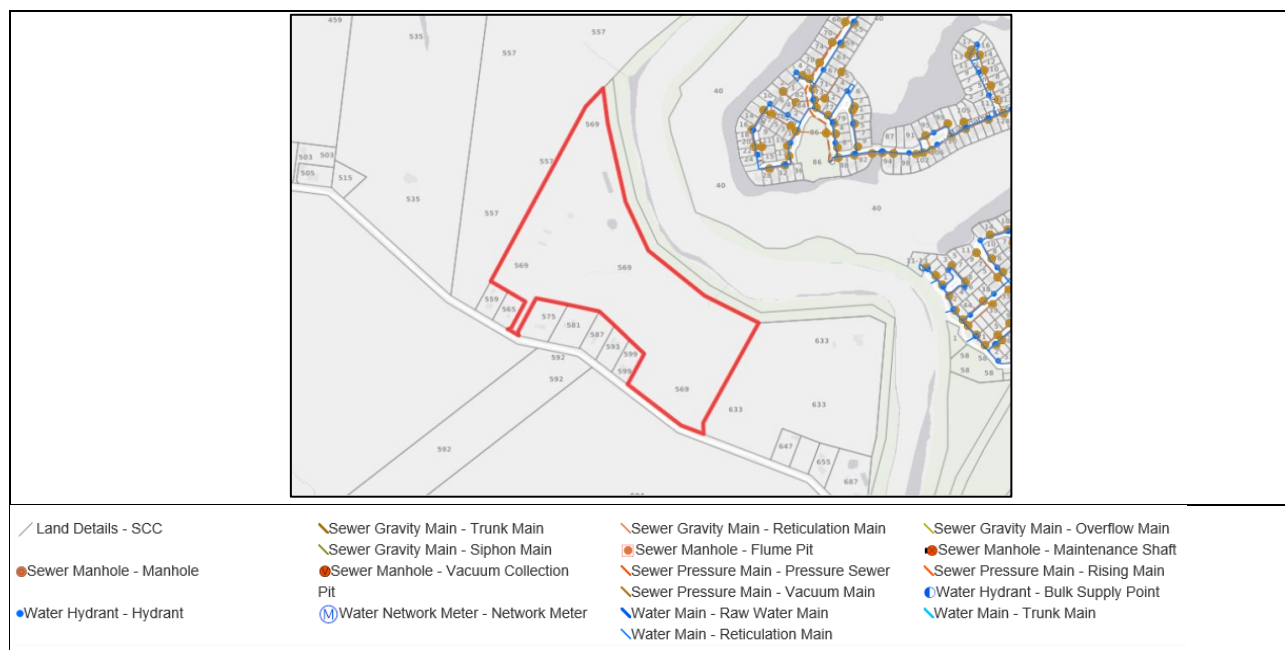


Figure 3 – Service Locations Map

## 7 APPROVED DEVELOPMENT

There are currently no active Development Permits relevant to the site.

## 8 CURRENT DEVELOPMENT OPPORTUNITIES

Pursuant to table 6.2.19.2.1 of the Rural Zone Code (SCPS 2014) the following land uses are considered consistent land uses for the Rural Zone and generally represent the development opportunities currently afforded to the site subject to Council approval:

| Residential Uses   | Business Uses   | Industrial Uses  |
|--|---|--|
| <ul style="list-style-type: none"> <li>Dwelling house</li> <li>Nature-based tourism (where for a camping ground or not more than 8 holiday cabins)</li> <li>Short-term accommodation (where for a farm stay or not more than 8 holiday cabins)</li> </ul>  | <ul style="list-style-type: none"> <li>Home based business</li> <li>Sales office (where for a prize home)</li> <li>Shop (where for an art and craft centre not exceeding a gross floor area of 300m<sup>2</sup>)</li> </ul>   | <ul style="list-style-type: none"> <li>Transport depot (where involving the storage of no more than 2 vehicles)</li> </ul>   |
| Rural Uses   |   |  |
| <ul style="list-style-type: none"> <li>Animal husbandry</li> <li>Aquaculture</li> <li>Cropping</li> <li>Intensive animal industry (where involving less than 21 standard units of pigs, less than 1,000 birds or poultry, less than 50 standard units of cattle or less than 350 standard units of sheep)</li> </ul> | <ul style="list-style-type: none"> <li>Intensive horticulture</li> <li>Permanent plantation</li> <li>Roadside stall</li> <li>Rural industry (where no part of the use area is within 200 metres of a site in the Rural residential zone or 500 metres of a site in a residential zone)</li> </ul> | <ul style="list-style-type: none"> <li>Rural workers accommodation (where involving accommodation for no more than 20 persons)</li> <li>Wholesale nursery</li> <li>Winery</li> </ul> |

## 9 SUMMARY

The key statutory considerations relating to the future use and development of the site are currently directed by the *South-East Queensland Regional Plan 2017* 'ShapingSEQ' and the *Sunshine Coast Planning Scheme 2014*.

Under the current (2014) Sunshine Coast Planning Scheme, the general expectation for the site is rural purpose and supporting ancillary uses. A limited range of tourism type activities (farm stays/cabins) which have a nexus to the rural setting in which the site is located, may be considered.

The site's proximity to the emerging Aura development places the site in close vicinity to a diverse range of services in the process of being delivered, including shopping centres, schools, parks, entertainment precincts and employment opportunities. With access via Bells Creek Road and future road connection via Bells Creek Arterial, the site will have convenient future access to Caloundra, the broader Sunshine Coast and the Bruce Highway.

The location of the site introduces a range of physical constraints (primarily native vegetation and presence of flooding) pertaining to the land, though it is noted these mapped areas are largely limited to the northern extent of the site immediately adjacent to Bells Creek.

Should you require detailed feedback regarding specific aspects of the above summary, please do not hesitate to contact the undersigned, at RPS.

Yours sincerely,  
for RPS Australia East Pty Ltd



**Nick Anders**

Planner

[nick.anders@rpsgroup.com.au](mailto:nick.anders@rpsgroup.com.au)

+61 7 5436 7833

Sites

Contact Council



## Site Report<sup>®</sup>

The following report has been automatically generated to provide an indication (only) of development related information applying to the site.

For more information and to determine if the mapping overlays are applicable, refer to the Sunshine Coast Planning Scheme 2014. This report is not intended to replace the requirement to carry out a detailed assessment of Council and State controls. You are advised to seek your own professional advice on town planning laws and other controls that may impact on the existing or intended use of the subject site.

**If you are undertaking conveyancing, development or building certification, it is recommended that Council [property searches](#) are sought. These may include (but not limited to) building information searches, planning and development certificates and flood information searches.**

### Site Information

[Change location](#)

|                  |   |
|------------------|---|
| Property Address | 569 Bells Creek Rd BELLS CREEK QLD 4551 |
|------------------|---|

|          |           |
|----------|-----------|
| Lot Plan | 6RP895375 |
|----------|-----------|

|           |                  |
|-----------|------------------|
| Land Area | 202200 SQ METRES |
|-----------|------------------|

#### More Information

- [View in MyMaps.](#)
- [View in Development.i.](#)
- [View in SARA Mapping \(External Site\).](#)
- [View in Google Street View \(External Site\).](#)



## Location Map



Land Details - SCC

## Contour Map



Land Details - SCC

## Water & Sewer Infrastructure Map

The following information has been provided and maintained by [Unitywater](#). Please contact Unitywater directly for any errors or omissions. Limited layers have been displayed for the purpose of this report. Go to [Unitywater's Web Mapping Application](#) for more information. Usage in agreement with © Unitywater 2017 [terms and conditions](#).



- Sewer Manhole - Flume Pit
- Sewer Manhole - Maintenance Shaft
- Sewer Manhole - Manhole
- Sewer Manhole - Vacuum Collection Pit
- Sewer Pressure Main - Pressure Sewer
- Sewer Pressure Main - Rising Main
- Sewer Pressure Main - Vacuum Main
- Ⓜ Water Network Meter - Network Meter
- Sewer Gravity Main - Trunk Main
- Sewer Gravity Main - Reticulation Main
- Sewer Gravity Main - Overflow Main
- Sewer Gravity Main - Siphon Main
- Water Main - Raw Water Main
- Water Main - Trunk Main
- Water Main - Reticulation Main
- Water Hydrant - Bulk Supply Point
- Water Hydrant - Hydrant
- Land Details - SCC

## Easements and Covenants Map



-  Acoustic
-  Geotechnical Report
-  Agricultural Buffer
-  Protective Mechanism
-  Vegetation Protection
-  Voluntary Conservation Agreement
-  Other Covenant Type
-  Easements
-  Land Details - SCC

### Applications Associated with Site

Development & Building applications lodged to Sunshine Coast Council since 2007 and searchable on Development.i. To check if applications or approvals exist over site prior to 2007, it is recommended that you contact council

Note: This list does not include applications lodged under the provisions of the *Economic Development Act 2012* with respect to the [Caloundra South Priority Development Area \(Aura\)](#) and [Maroochydore City Centre Priority Development Area](#). Visit the web links to get an overview of the approval process for these areas and how to get further information.

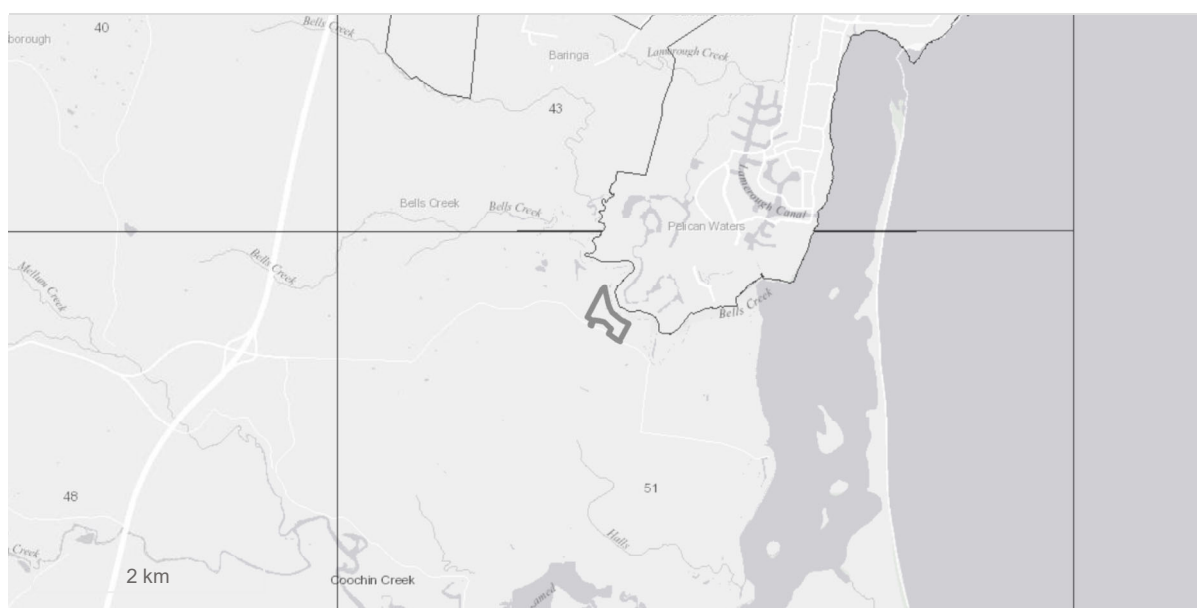
### Other Approval Information

- Key residential and industrial approvals varying the effect of a Planning Scheme; or
- Master Plan details for land within Development Control Plan 1 – Kawana Waters

## Sunshine Coast Planning Scheme 2014

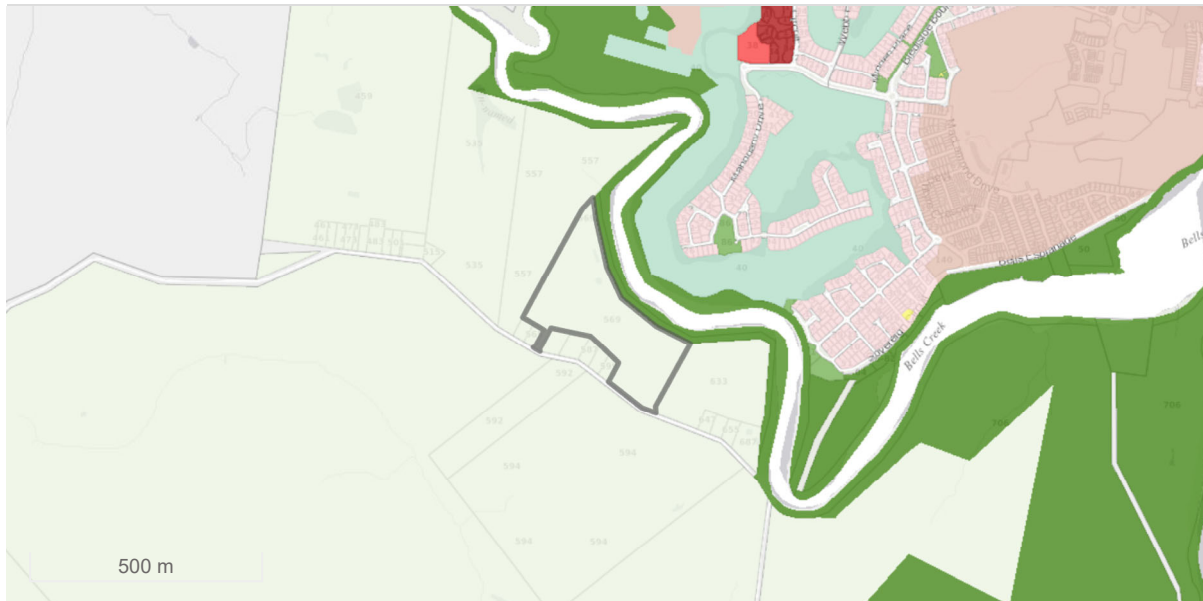
|  |   |
|--|---|
| Sunshine Coast Planning Scheme Map Tile:   | ➤51   |
| Zones:<br><a href="#">View Tables of Assessment</a><br><a href="#">View Zone Codes</a>   | ➤Rural Zone   |
| Land Subject to Acid Sulfate Soils Overlay:<br><a href="#">View Tables of Assessment</a><br><a href="#">View Overlay Code</a>  | ➤Area 2 : land above 5m AHD and below 20m AHD<br>➤Area 1 : land at or below 5m AHD                              |
| Land Subject to Airport Environs Overlay:<br><a href="#">View Tables of Assessment</a><br><a href="#">View Overlay Code</a>  | ➤Obstacle Limitation Surface (OLS)  |
| Land Subject to Biodiversity, Waterways and Wetlands Overlay:<br><a href="#">View Tables of Assessment</a><br><a href="#">View Overlay Code</a>  | ➤Stream Order 3 - 4<br>➤Stream Order 1 - 2<br>➤Wetlands<br>➤Native Vegetation Area<br>➤Riparian Protection Area |
| Land Subject to Flood Hazard Overlay:<br><a href="#">View Tables of Assessment</a><br><a href="#">View Overlay Code</a><br><b>Note:</b> The Flood Hazard Overlay should not be used for any purpose other than triggering an interest in flooding for development assessment. This map is not readily updated. For more recent and detailed flooding information, refer to the Flood Hazard Area/Defined Flood Extent map at the end of this report. | ➤Flooding and Inundation Area   |
| Height of Buildings and Structures Overlay:<br><a href="#">View Tables of Assessment</a><br><a href="#">View Overlay Code</a>  | ➤8.5 metres   |
| Land Subject to Scenic Amenity Overlay:<br><a href="#">View Tables of Assessment</a><br><a href="#">View Overlay Code</a>  | ➤Regional Inter-Urban Break   |

## Sunshine Coast Planning Scheme Map Tile:

☐ Map Tiles



## Zones:

[View Tables of Assessment](#)[View Zone Codes](#)

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



### Land Subject to Acid Sulfate Soils Overlay:

[View Tables of Assessment](#)

[View Overlay Code](#)

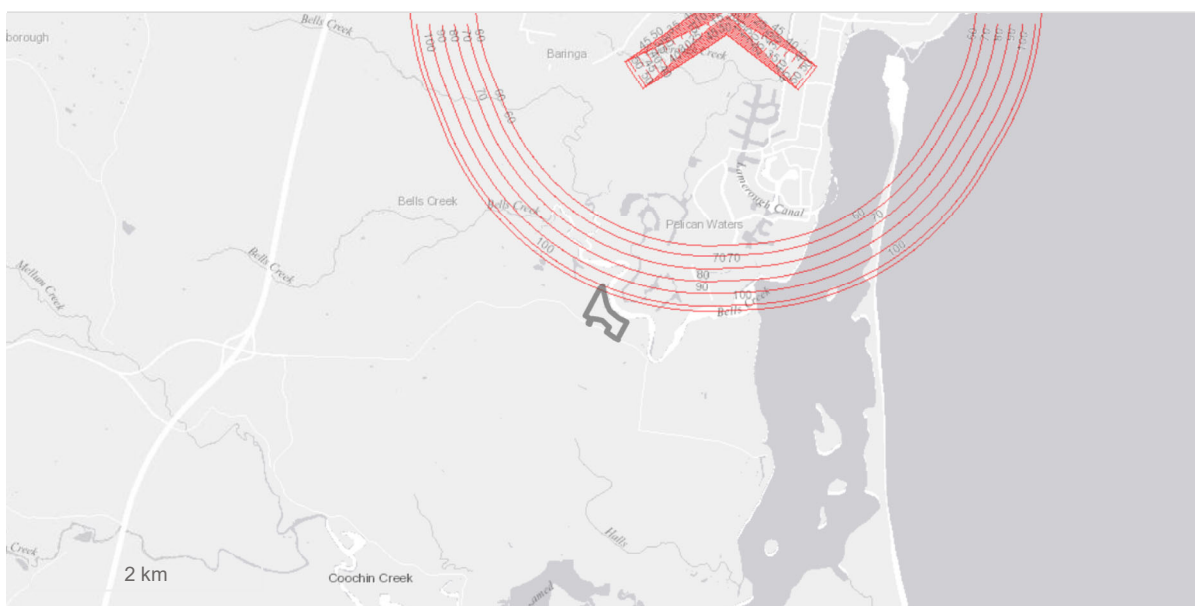


- Area 1 : land at or below 5m AHD
- Area 2 : land above 5m AHD and below 20m AHD

### Land Subject to Airport Environs Overlay:

[View Tables of Assessment](#)

[View Overlay Code](#)



- Obstacle Limitation Surface (OLS)

## Land Subject to Biodiversity, Waterways and Wetlands Overlay:

[View Tables of Assessment](#)

[View Overlay Code](#)

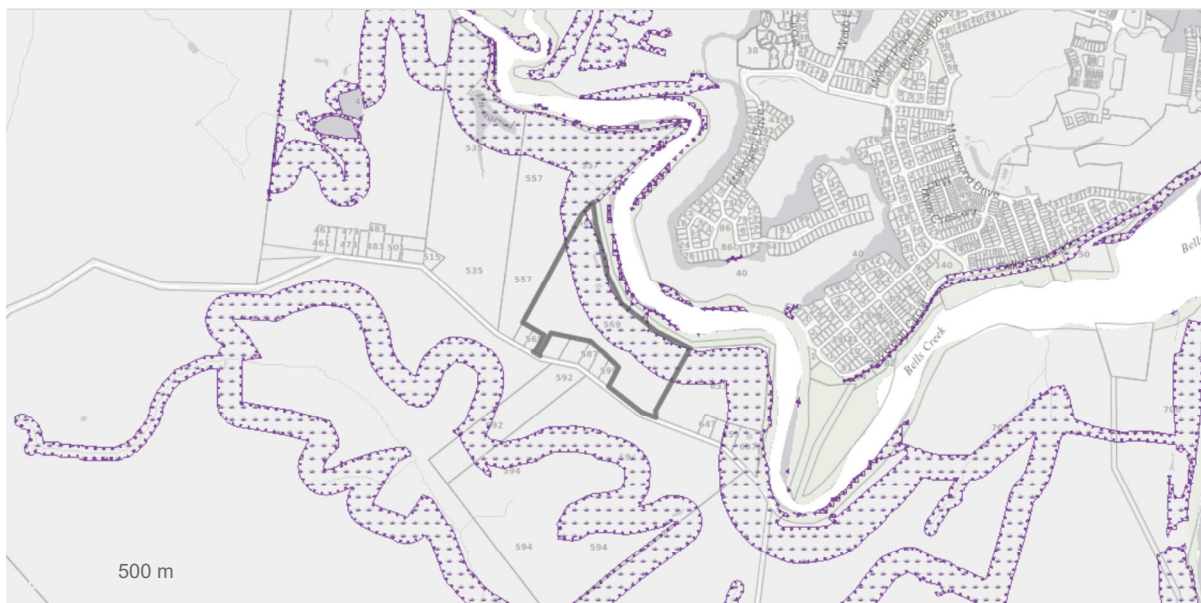


- Stream Order 1 - 2
- Stream Order 3 - 4
- Stream Order 5 and above

## Land Subject to Biodiversity, Waterways and Wetlands Overlay:

[View Tables of Assessment](#)

[View Overlay Code](#)



 Riparian Protection Area

## Land Subject to Biodiversity, Waterways and Wetlands Overlay:

[View Tables of Assessment](#)

[View Overlay Code](#)



 Wetlands

## Land Subject to Biodiversity, Waterways and Wetlands Overlay:

[View Tables of Assessment](#)

[View Overlay Code](#)



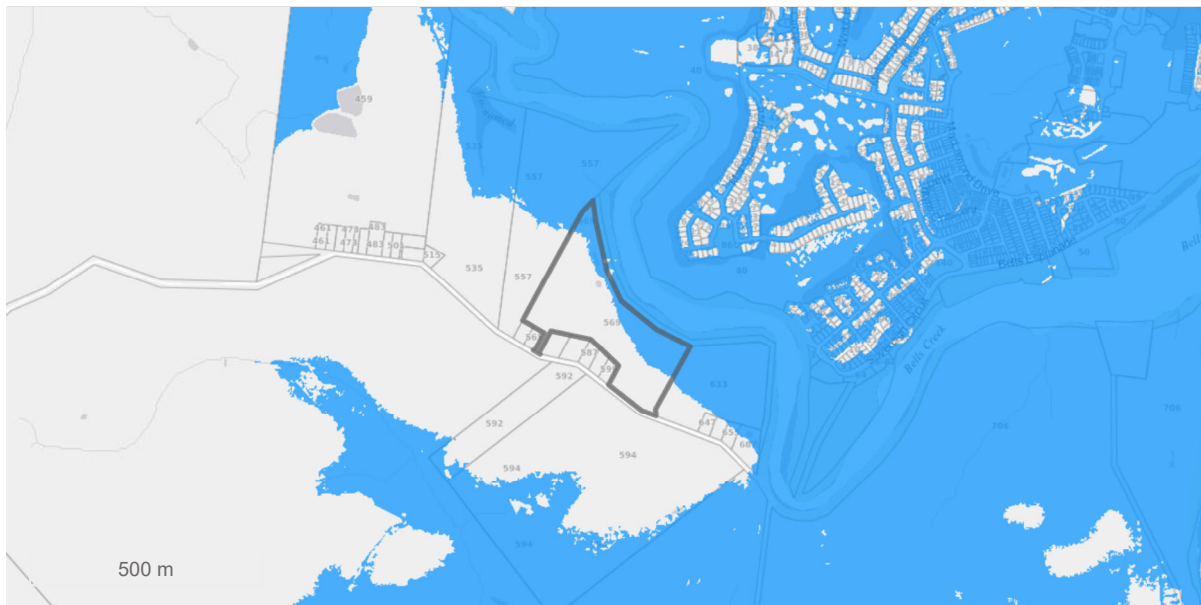
 Native Vegetation Area


## Land Subject to Flood Hazard Overlay:

[View Tables of Assessment](#)

[View Overlay Code](#)

**Note:** The Flood Hazard Overlay should not be used for any purpose other than triggering an interest in flooding for development assessment. This map is not readily updated. For more recent and detailed flooding information, refer to the Flood Hazard Area/Defined Flood Extent map at the end of this report.

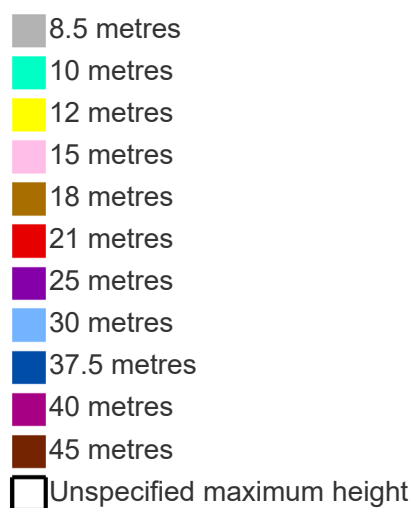
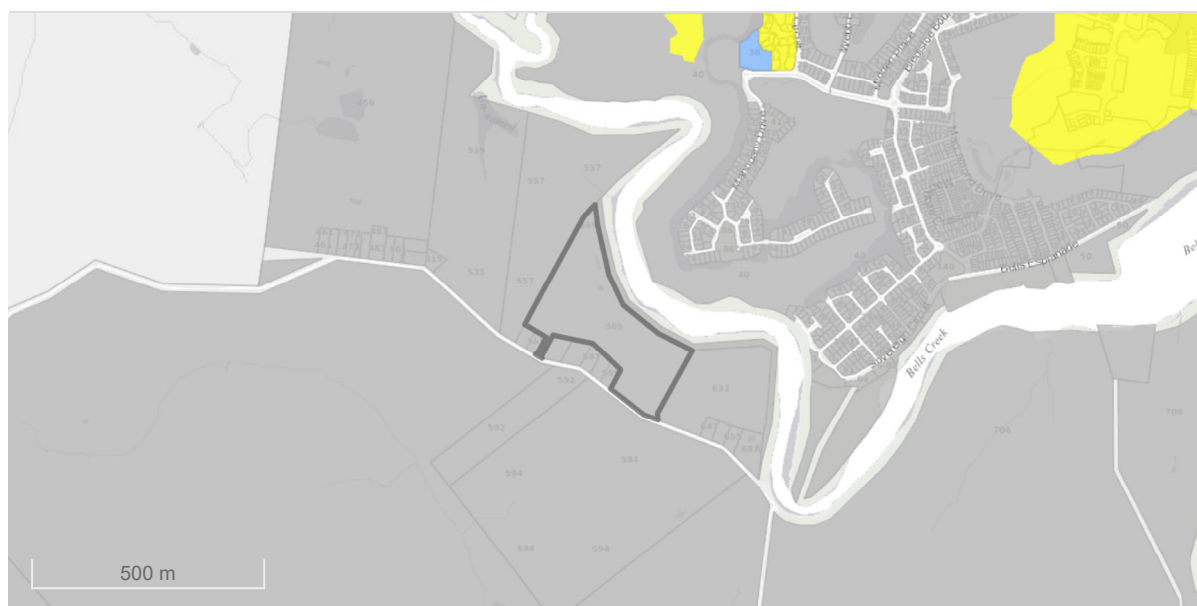


 Flooding and Inundation Area

## Height of Buildings and Structures Overlay:

[View Tables of Assessment](#)

[View Overlay Code](#)

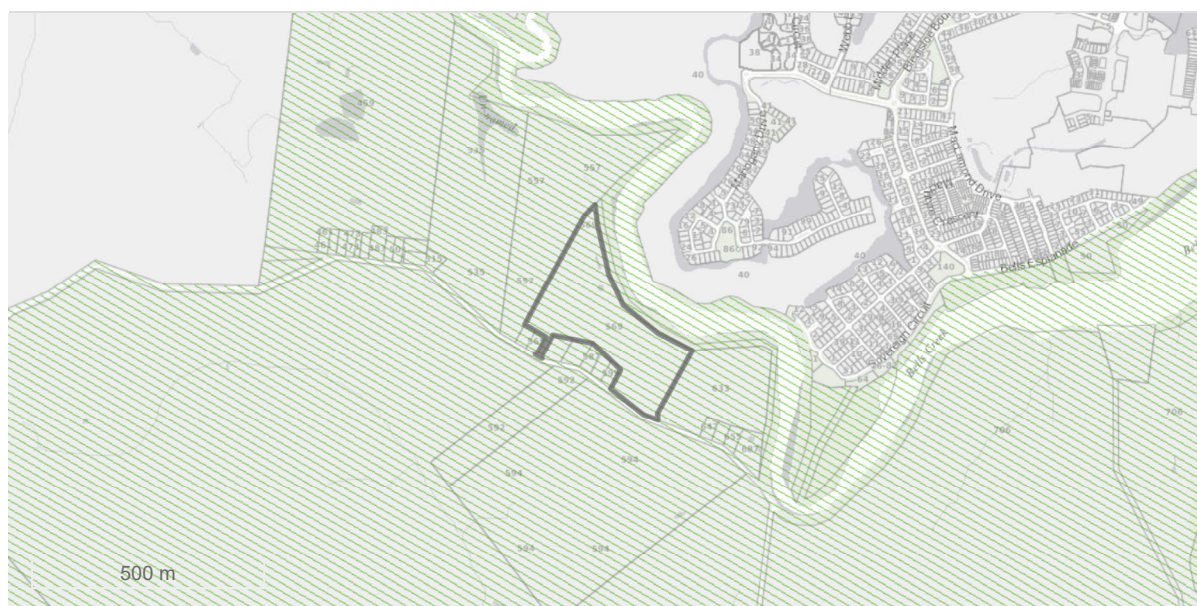




## Land Subject to Scenic Amenity Overlay:

[View Tables of Assessment](#)

[View Overlay Code](#)



 Regional Inter-Urban Break

## Additional Site Information

### Flood Hazard Area/Defined Flood Extent

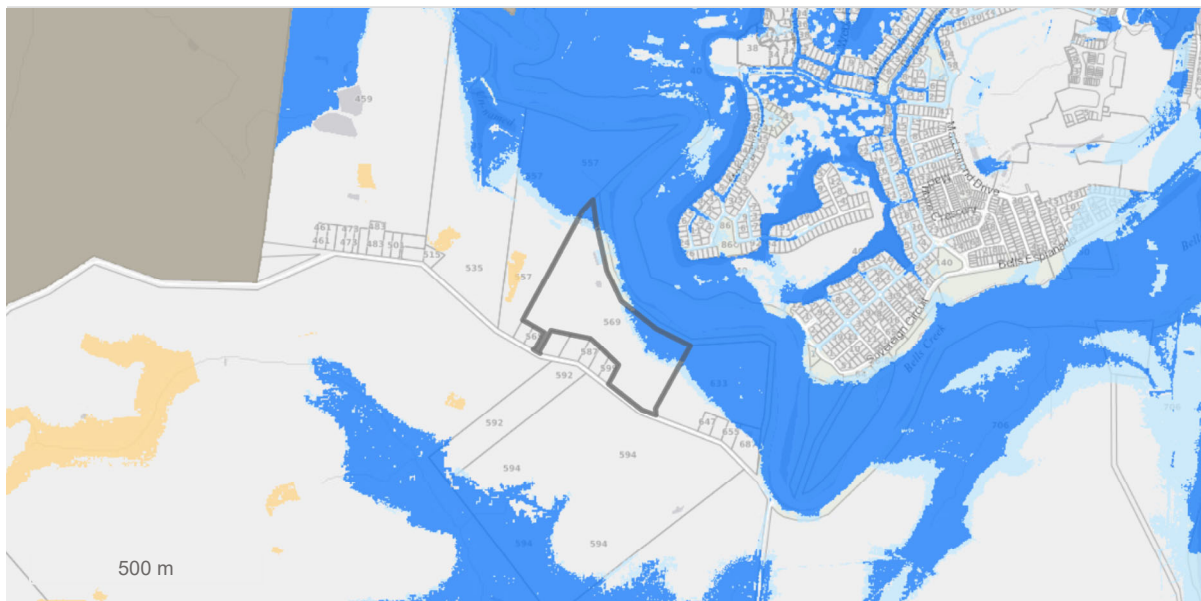
➤ This map contains the most recent flooding information mapped by Sunshine Coast Council and differs from the Sunshine Coast Planning Scheme 2014, Flood Hazard Overlay. The information presented on this map is relevant to most general flood mapping enquiries, including those relating to flood insurance. Click [here](#) for more information.

If you are undertaking conveyancing, development or building certification, it is recommended that you make application to Council for a [flood information search](#). A Council flood information search provides detailed flood information that considers different mechanisms of flooding and specifies the freeboard required for determining a finished floor level. Flood mapping alone cannot provide all the information that is given on a flood information search.

### Electoral Division

➤ Division 1 Rick Baberowski

### Flood Hazard Area/Defined Flood Extent



- Current Climate Riverine Flooding (Flood Modelling)
- Future Climate Riverine Flooding (Flood Modelling)
- Current Climate Local Flooding (Flood Modelling)
- Future Climate Local Flooding (Flood Modelling)
- Possible Flooding Beyond Model Boundaries
- Modified Flood Extent (Recent Development)



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# State Assessment and Referral Agency

Date: 11/02/2021



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Manufacturing, Infrastructure  
and Planning

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## Matters of Interest for all selected Lot Plans

*SEQ Regional Plan land use categories*

*Coastal management district*

*Coastal area - erosion prone area*

*Coastal area - medium storm tide inundation area*

*Coastal area - high storm tide inundation area*

*Water resource planning area boundaries*

*Regulated vegetation management map (Category A and B extract)*

*Core koala habitat area*

## Matters of Interest by Lot Plan

**Lot Plan: 6RP895375 (Area: 202200 m<sup>2</sup>)**

*SEQ Regional Plan land use categories*

*Coastal management district*

*Coastal area - erosion prone area*

*Coastal area - medium storm tide inundation area*

*Coastal area - high storm tide inundation area*

*Water resource planning area boundaries*

*Regulated vegetation management map (Category A and B extract)*

*Core koala habitat area*



## State Assessment and Referral Agency

Date: 11/02/2021



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### Legend

Coastal area - high storm tide inundation area



Coastal area - high storm tide inundation  
area

0 120 240 360 480  
Metres

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### Legend

Regulated vegetation management map  
(Category A and B extract)

-  Category A on the regulated vegetation management map
-  Category B on the regulated vegetation management map

0 120 240 360 480  
Metres

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Manufacturing, Infrastructure  
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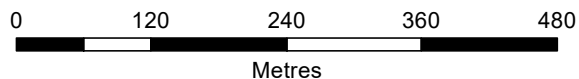
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### Legend

Water resource planning area boundaries



Water resource planning area boundaries



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### Legend

Core koala habitat area



Core koala habitat area

0 120 240 360 480  
Metres

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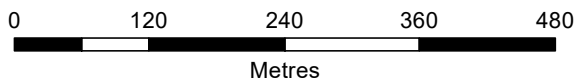
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### Legend

Coastal management district



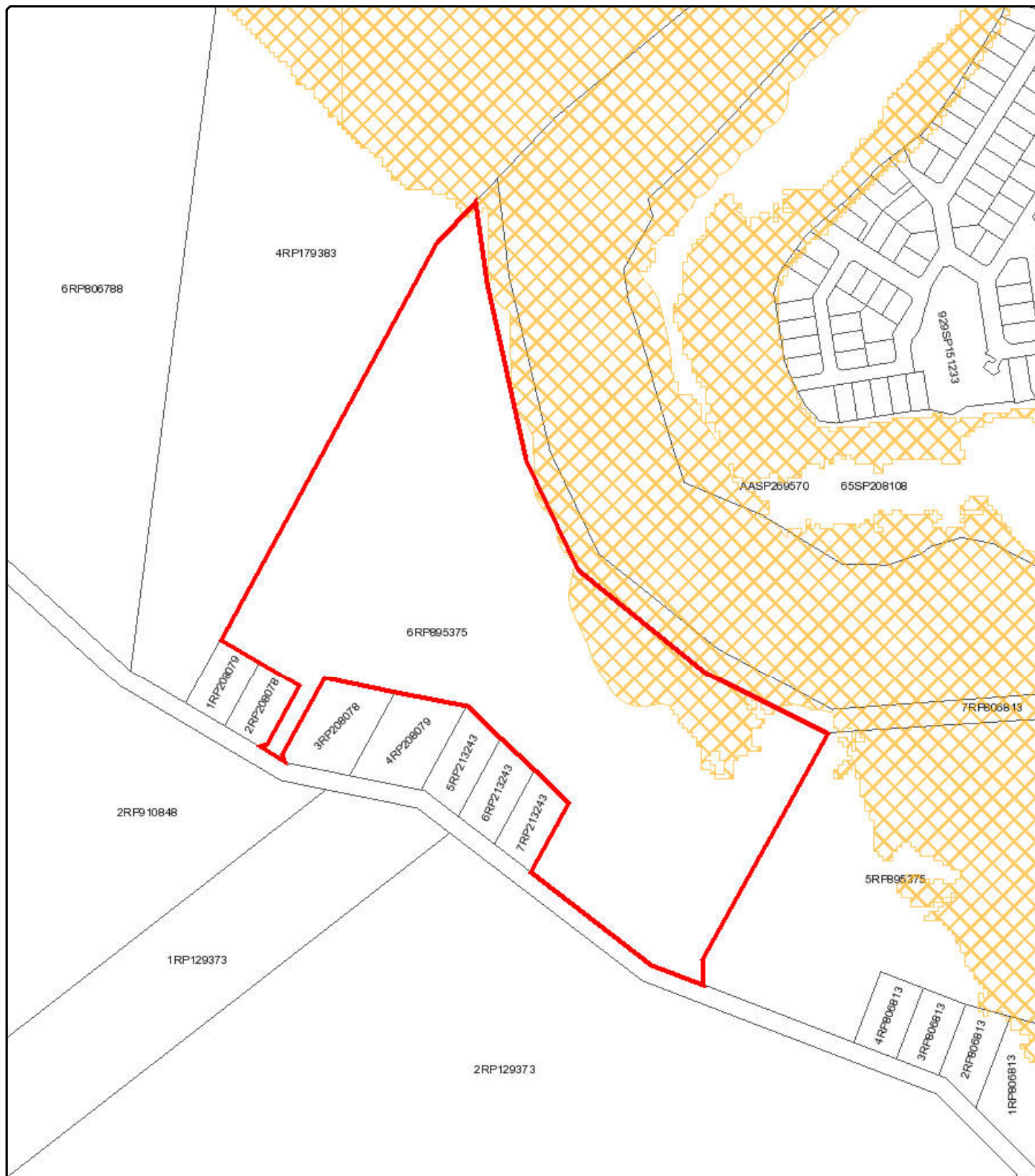
Coastal management district



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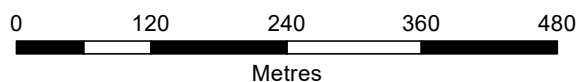
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### Legend

Coastal area - erosion prone area

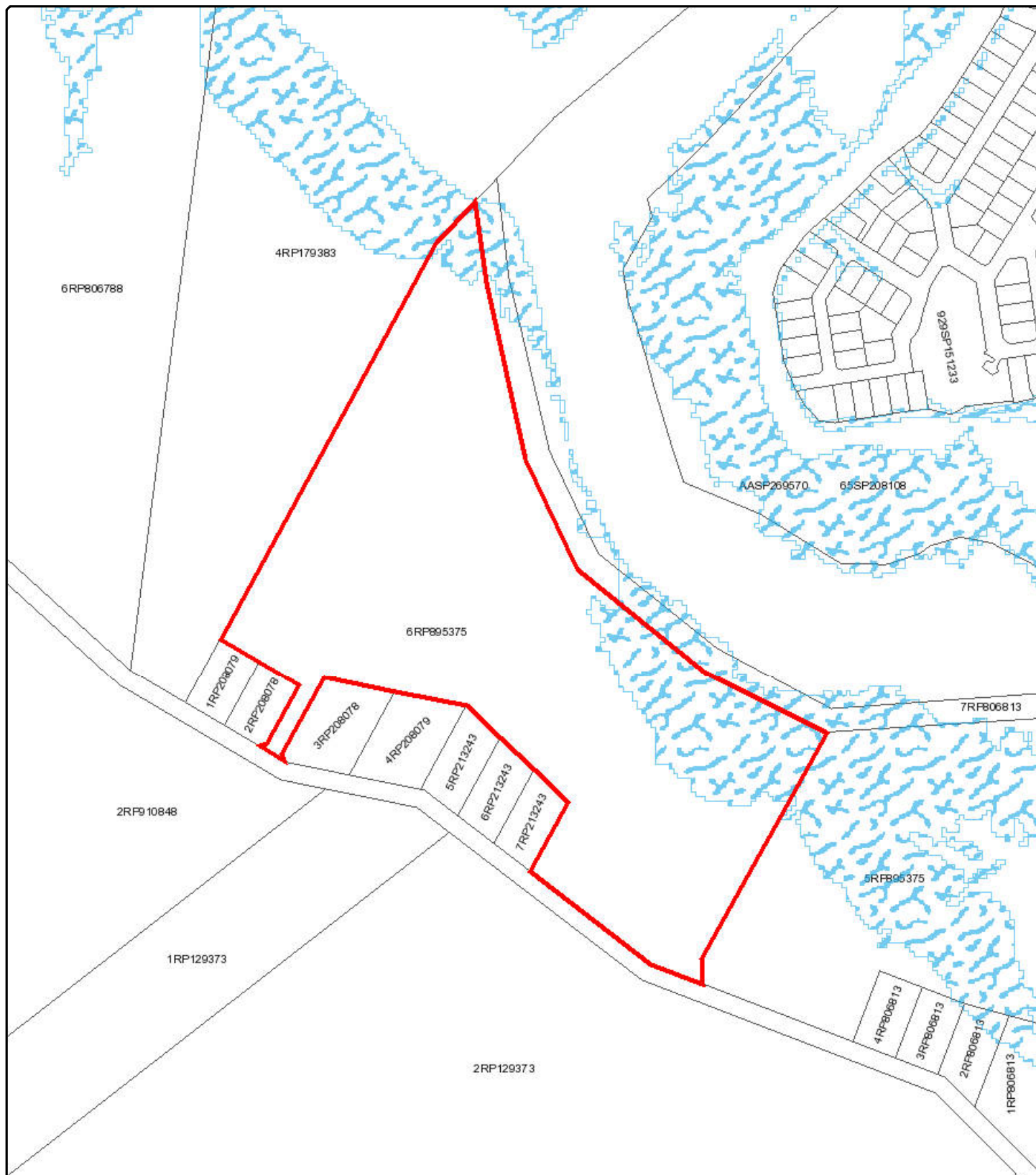


Coastal area - erosion prone area



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### Legend

Coastal area - medium storm tide inundation area



Coastal area - medium storm tide inundation area

0 120 240 360 480  
Metres

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### Legend

#### SEQ Regional Plan land use categories

- Regional Landscape and Rural Production Area
- Urban Footprint
- Rural Living Area

0 120 240 360 480  
Metres

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