Site Report

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 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.

***New Sunshine Coast Planning Scheme Project**: In partnership with our community, council is preparing a new planning scheme that will replace the current Sunshine Coast Planning Scheme 2014. Up-to-date information on the status of the New Planning Scheme Project is available on Council's website, where you can also register to receive project updates and be notified of future community engagement activities.*

Site Information

Change location

Property Address	5 Angus Cres KUREELPA QLD 4560
Lot Plan	57RP173432
Land Area	11930 SQ METRES
More Information	View in MyMaps. View in Development.i. View in State Assessment Referral Agency (SARA) DA mapping (External Site). View in State Planning Policy Interactive Mapping System (External Site). View in Google Street View (External Site).

Location Map



Contour Map


Murray Grey Drive
Tin Kettle Creek
Angus Crescent
William Doig Park
35
1
31
27-29
23-25
21
45
4
3
5
19
17
6
7
8
10
9
47-49
5
7
50 m

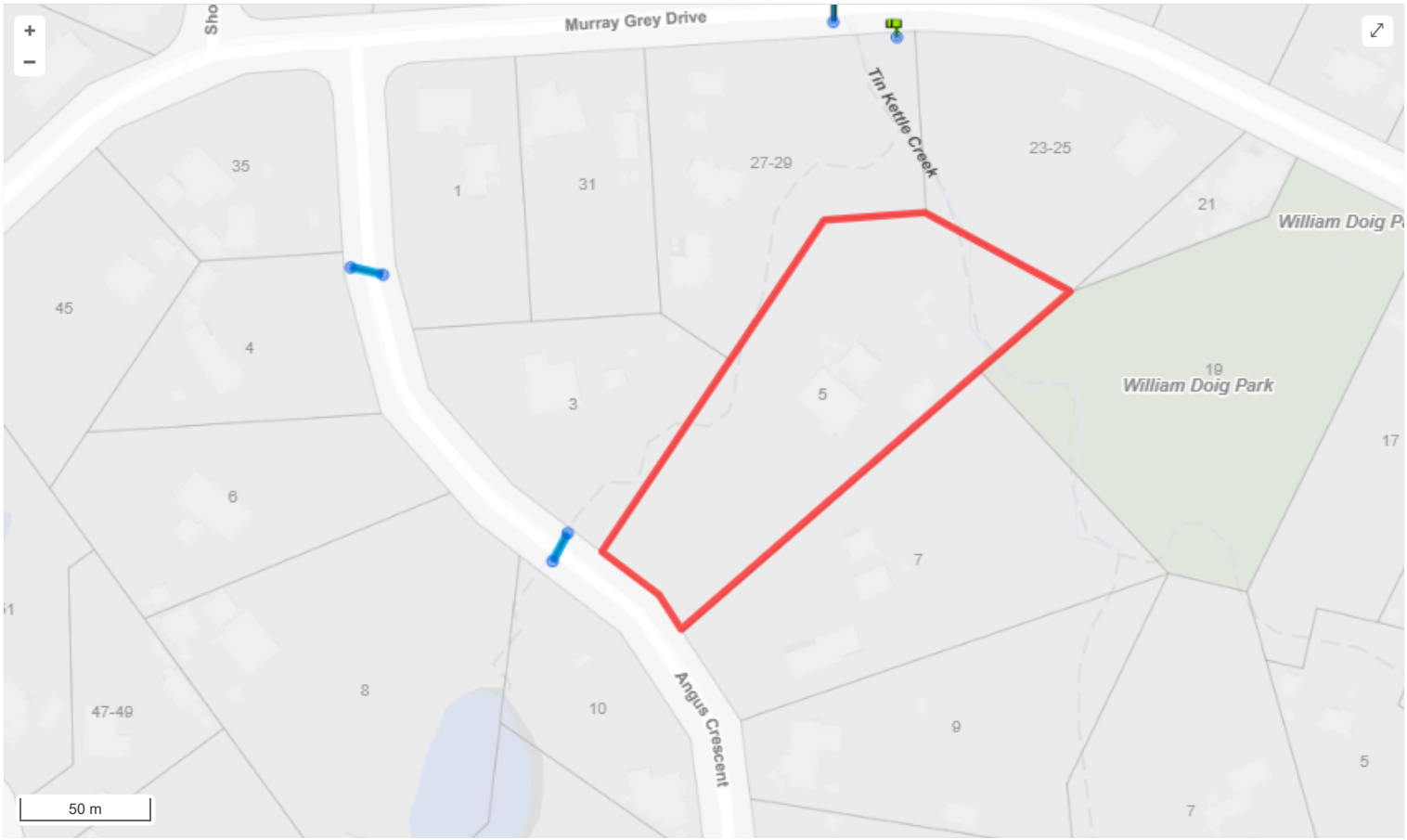
Water & Sewer Infrastructure Map

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.



- Pressure Sewer
- Rising Main
- Vacuum Main
- Trunk Main
- Reticulation Main
- Overflow Main
- Siphon Main
- Flume Pit
- Maintenance Shaft
- Maintenance Hole
- Vacuum Collection Pit
- Raw Water Main
- Network Meter
- Bulk Supply Point
- Hydrant

Stormwater Network



- Box Culvert
- BoxCulvertCauseway
- Pipe Culvert
- PipeCulvertCauseway
- Allotment
- Box
- Pipe
- Stormwater Open Drain (Non Council)
- Stormwater End Structure (Non Council)
- CatchPit
- EndCap
- FieldInlet
- Manhole
- Stormwater Open Drain (Council)
- Stormwater End Structure (Council)

Easements and Covenants Map



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

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.

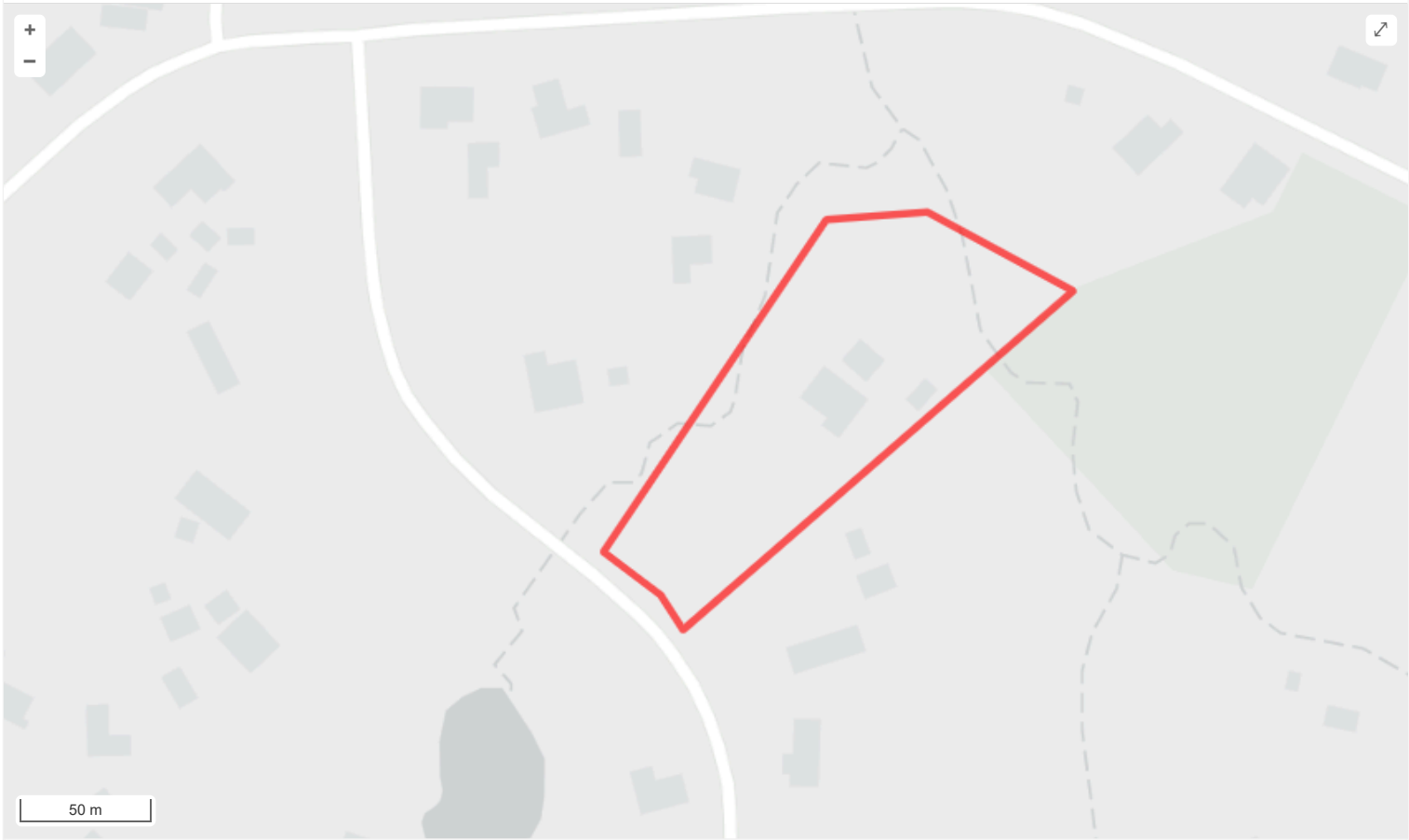
Other Approval Information

- 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:	17
Zones View Tables of Assessment View Zone Codes	Rural Residential Zone
Land Subject to Biodiversity, Waterways and Wetlands Overlay View Tables of Assessment View Overlay Code	Stream Order 3 - 4 Native Vegetation Area
Land Subject to Extractive Resources Overlay View Tables of Assessment View Overlay Code	Local Separation Area
Height of Buildings and Structures Overlay View Tables of Assessment View Overlay Code	8.5 metres
Land Subject to Landslide Hazard and Steep Land Overlay View Tables of Assessment View Overlay Code	Moderate Hazard Area High Hazard Area
Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades	

Sunshine Coast Planning Scheme Map Tile:



Getting more info...please wait.

Zones

View Tables of Assessment

View Zone Codes



Getting more info...please wait.

Land Subject to Biodiversity, Waterways and Wetlands Overlay

View Tables of Assessment

View Overlay Code



Getting more info...please wait.

Land Subject to Biodiversity, Waterways and Wetlands Overlay

View Tables of Assessment

View Overlay Code



Getting more info...please wait.

Land Subject to Extractive Resources Overlay

View Tables of Assessment

View Overlay Code



Getting more info...please wait.

Height of Buildings and Structures Overlay

View Tables of Assessment

View Overlay Code



Getting more info...please wait.

Land Subject to Landslide Hazard and Steep Land Overlay

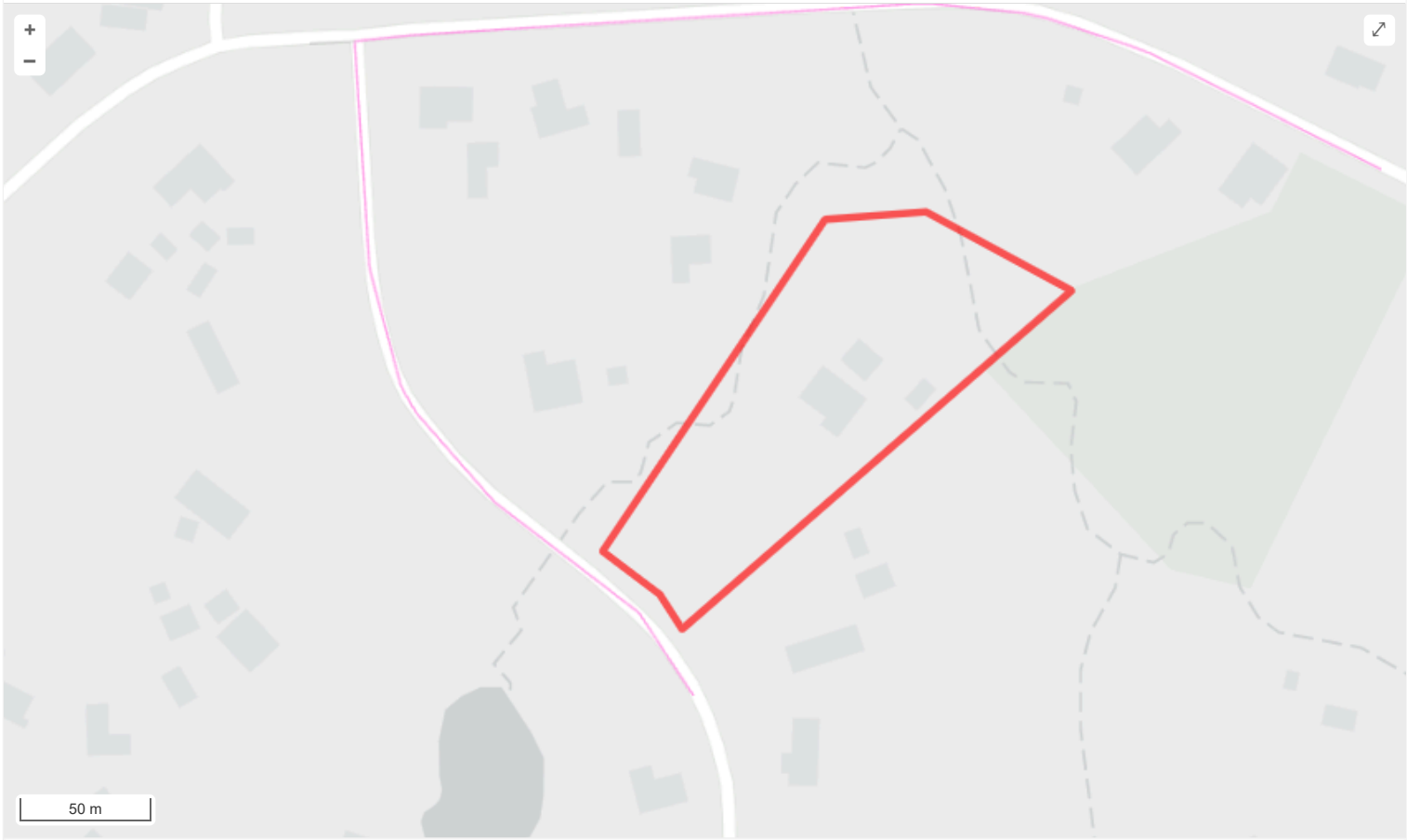
View Tables of Assessment

View Overlay Code



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Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades



Getting more info...please wait.

Flood Hazard Area for Building Regulation Purposes

This map contains the Flood Hazard Area for Building Regulation Purposes and differs from the Sunshine Coast Council 2014, Flood Hazard Overlay. This map and associated table should be used by industry professionals required to comply with *Queensland Development Code: MP3.5 Construction of Buildings in Flood Hazard Areas*.

The Map is based on the Defined Flood Event, but also includes additional buffer flood hazard areas. These additional buffer areas incorporate freeboard allowance, overland flow paths and street drainage.

If building works are proposed within the Flood Hazard Area for Building Regulation Purposes (including the additional buffer area), then the declared flood level, velocity and finished floor level is required to comply with MP3.5. See table below for this information.

The minimum floor level considers multiple mechanisms, including flooding, overland flow, street drainage and storm tide. It is possible that one mechanism, such as street drainage, generates the Defined Flood Level, while another mechanism, such as flooding generates the minimum floor level, due to the greater freeboard associated for flooding.

For complex situations where the flood search is unable to be automated, application for a customised Flood Information Search (self-assessable) will need to be requested from council.

For more information please refer to Council's Website: Flood information relevant to building works (sunshinecoast.qld.gov.au)



Getting more info...please wait.

Defined Event Flood Hazard Area

Additional Flood Hazard Area Buffer

Flood Hazard Area for Building Regulation Purposes - Minimum Floor Level

This lot is within the Flood Hazard Area, however determination of a floor level is not yet able to be automated. To receive a minimum floor level, please apply for a Flood Information Search.

Flood Mapping and Information 2023

The map considers flood events of lesser and greater magnitude than the defined flood event and flood behaviour information such as depth, velocity and hazard.

The flood risk mapping has been prepared in a manner consistent with State Planning Policy (July 2017) and Integrating state interests in a planning scheme – Guidance for local governments (May 2021).

Risk rating definitions

High risk - these areas present a high and unacceptable flood risk to life and property.

Moderate risk - flood risk does not meet contemporary standards. However, it is expected that the urban renewal of coastal lots, over time, will deliver an acceptable risk outcome.

Low risk - flood risk is low and meets contemporary community standards. If it becomes possible to reduce this risk at either an individual or community level, it is recommended that the opportunity to do so is given consideration.

Recent development area - flood risk is not mapped as the area has recently been developed. This is likely to have changed the flood risk. Site specific flood studies for the development may be available on Development.i.

Other areas of the floodplain - these areas present a very low risk to life and property.

How Flood Risk is calculated: Sunshine Coast Council Flood Risk Assessment Methodology



High Risk
Low Risk
Other areas of the floodplain
Moderate Risk
Potential Flooding outside of modelled extents