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.*

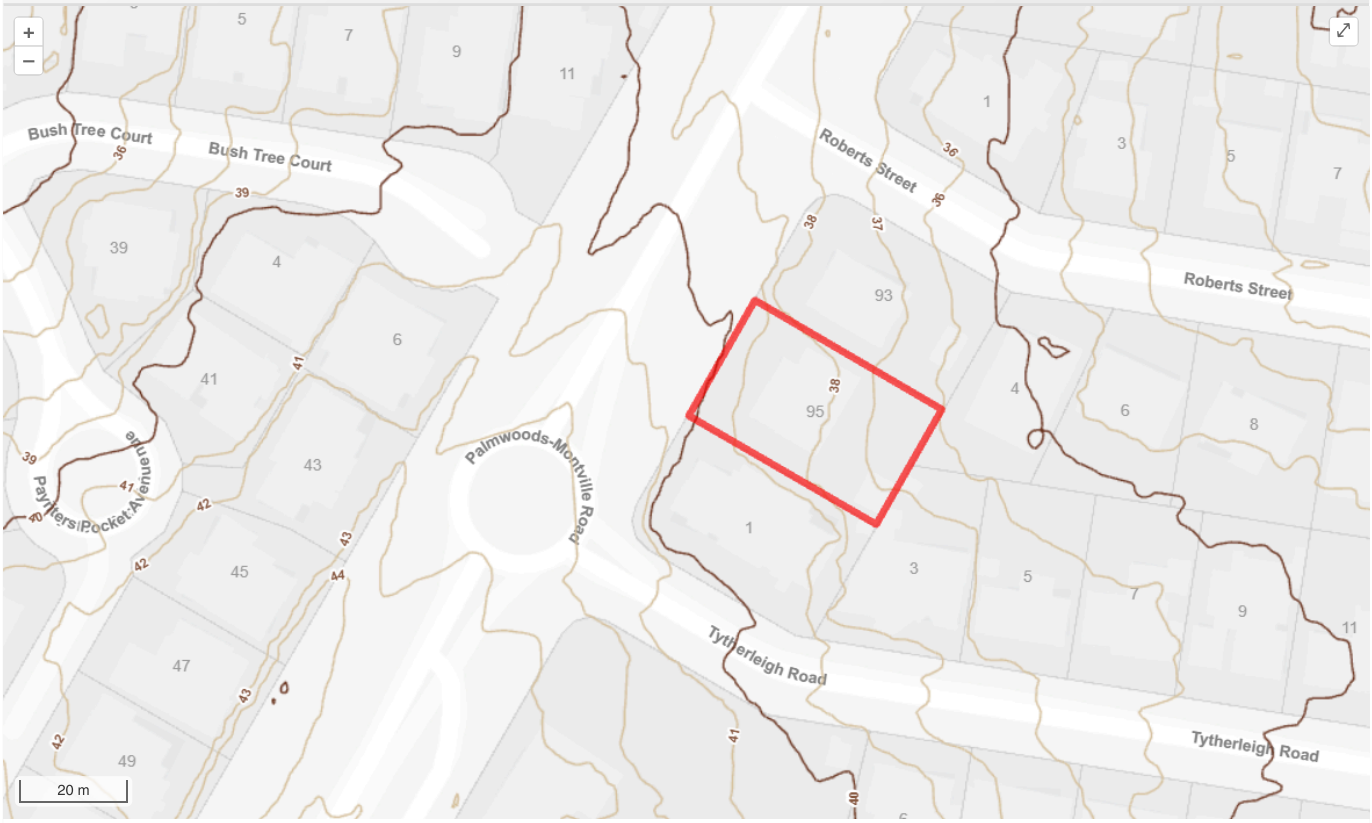
Site Information

Property Address	95 Palmwoods-Montville Rd PALMWOODS QLD 4555
Lot Plan	3RP135106
Land Area	994 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


Bush Tree Court
Bush Tree Court
Roberts Street
Roberts Street
Palmwoods-Montville Road
Tytherleigh Road
Tytherleigh Road
Payffers Pocket Avenue
20 m

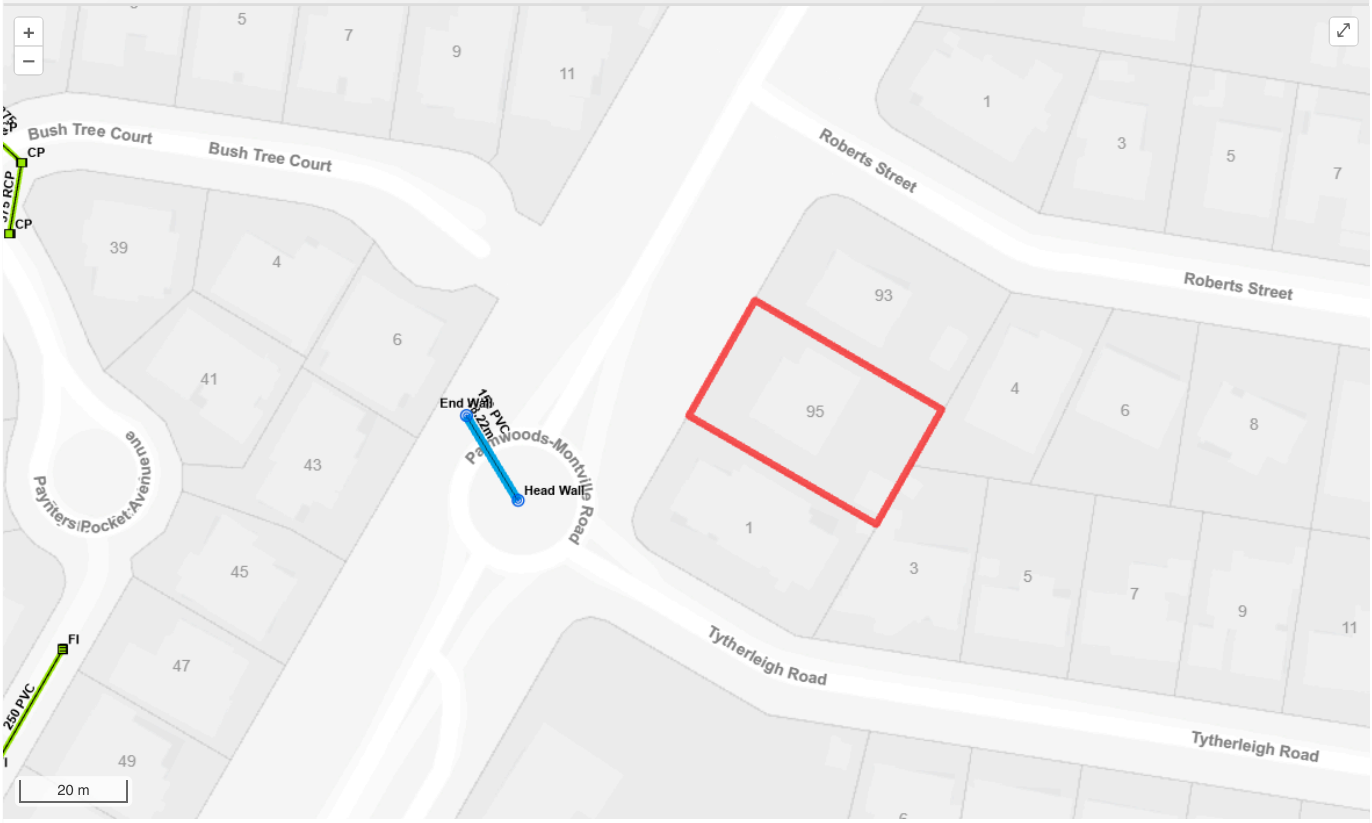
Water & Sewer Infrastructure Map

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.



- Rising Main
- Pressure Sewer
- Vacuum Main
- Trunk Main
- Reticulation Main
- Overflow Main (External)
- Overflow Main (Internal)
- Siphon Main
- Maintenance Hole
- Vacuum Collection Pit
- Flume Pit
- Maintenance Shaft
- Overflow Maintenance Hole
- Zero Maintenance Hole
- Raw Water Main
- Network Flow Meter
- Billing Flow Meter
- Verification Flow Meter
- DMA Flow Meter
- 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.

Lodged over current land parcel (Decided or Past):

- PC23/07971 - DWELLING ADDITIONS, CARPORT AND DECK - 95 Palmwoods-Montville Rd PALMWOODS - Pinnacle Certification Pty Ltd, Received: Mon Nov 27 2023

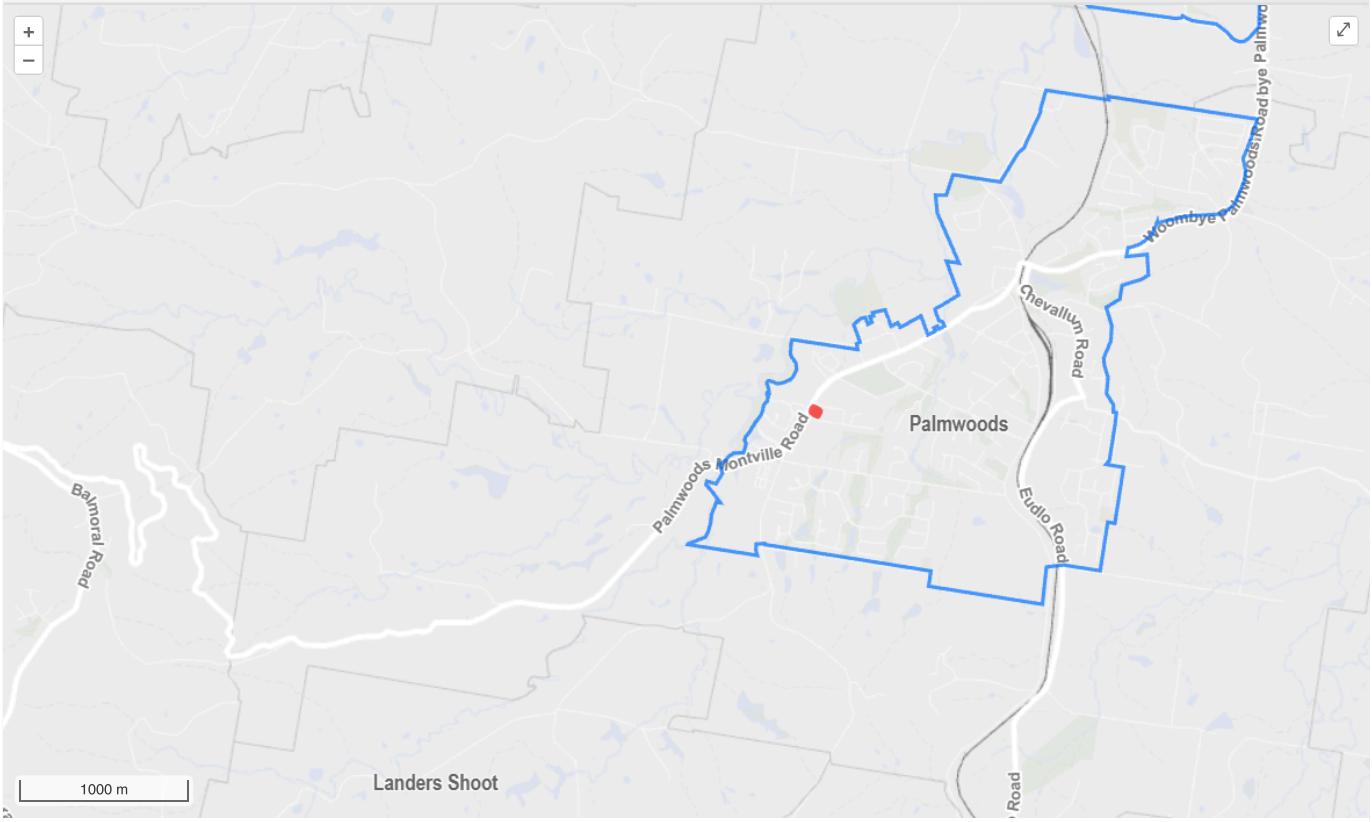
Other Approval Information

- 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

Growth Management Area	Land within the Urban Growth Management Boundary
Zones View Tables of Assessment View Zone Codes	Low Density Residential Zone
Local Plan Area View Tables of Assessment View Local Plan Codes	Palmwoods Local Plan Area
Height of Buildings and Structures Overlay View Tables of Assessment View Overlay Code	8.5 metres
Land Subject to Regional Infrastructure Overlay View Tables of Assessment View Overlay Code	Major Road Corridor and Buffer
Land Subject to Scenic Amenity Overlay View Tables of Assessment View Overlay Code	Scenic Route
Local Government Infrastructure Plan View Local Government Infrastructure Plan View Local Government Infrastructure Plan (LGIP) Maps	Priority Infrastructure Area
Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades	

Growth Management Area



Urban Growth Management Boundary

Rural Residential Growth Management Boundary

Zones

View Tables of Assessment

View Zone Codes

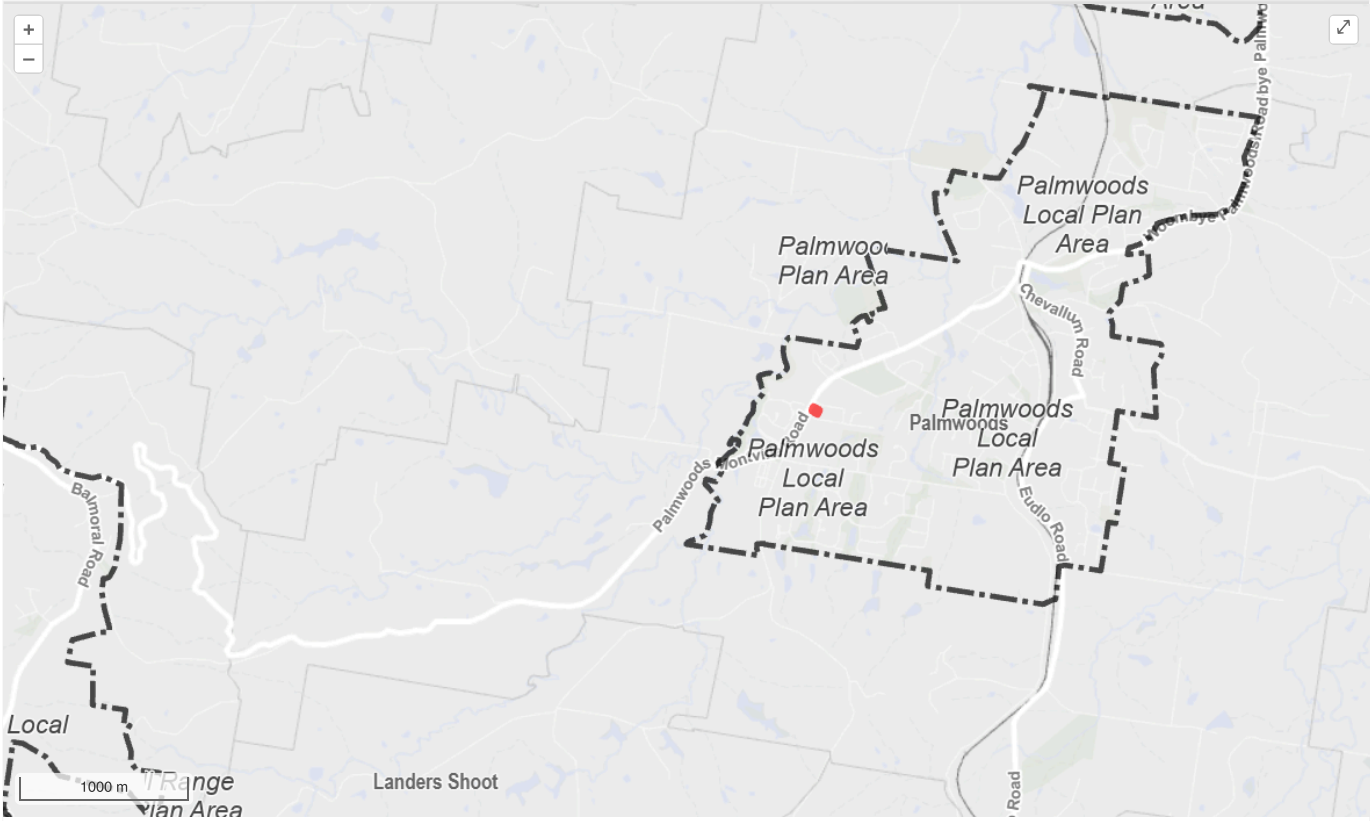


- Low Density Residential Zone
- Medium Density Residential Zone
- High Density Residential Zone
- Tourist Accommodation Zone
- Principal Centre Zone
- Major Centre Zone
- District Centre Zone
- Local Centre Zone
- Sport and Recreation Zone
- Open Space Zone
- Environmental Management and Conservation 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

Local Plan Area

View Tables of Assessment

View Local Plan Codes



Local Plan Area Boundary

Height of Buildings and Structures Overlay

View Tables of Assessment

View Overlay Code



- 8.5 metres
- 10 metres
- 12 metres
- 15 metres
- 18 metres
- 21 metres
- 25 metres
- 30 metres
- 37.5 metres
- 40 metres
- 45 metres
- Unspecified maximum height

Land Subject to Regional Infrastructure Overlay

View Tables of Assessment

View Overlay Code

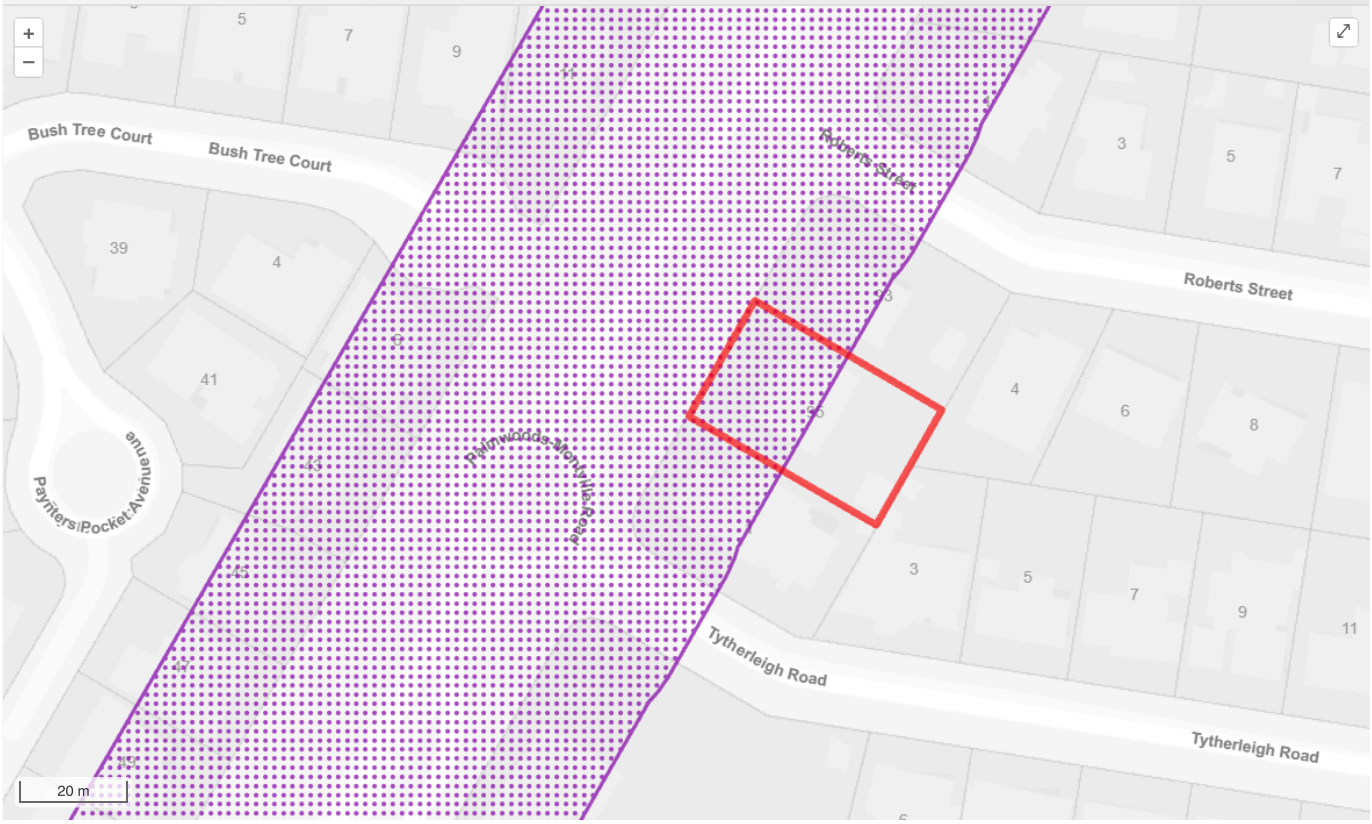


Major Road Corridor and Buffer

Land Subject to Scenic Amenity Overlay

View Tables of Assessment

View Overlay Code



Scenic Route

Local Government Infrastructure Plan

View Local Government Infrastructure Plan

View Local Government Infrastructure Plan (LGIP) Maps



Priority Infrastructure Area

Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades



- Highway/Motorway, Current
- Highway/Motorway, Future
- Arterial, Current
- Arterial, Future
- Arterial Main Street, Current
- Distributor, Current
- Distributor, Future
- Controlled Distributor, Current
- Controlled Distributor, Future
- Sub-arterial Main Street, Current
- Sub-arterial Main Street, Future
- District Collector Street, Current
- District Collector Street, Future
- District Main Street, Future
- Neighbourhood Collector Street, Current
- Neighbourhood Collector Street, Future
- Local, Current
- Local, Future
- Highway/Motorway, Subject to Investigation
- Arterial, Subject to Investigation
- Distributor, Subject to Investigation
- Controlled Distributor, Subject to Investigation
- District Collector, Subject to Investigation
- Existing Pathways, Regional
- Existing Pathways, District
- Existing Pathways, Local
- Future Pathways, Regional
- Future Pathways, District
- Future Pathways, Local
- 2016-2021
- 2021-2026
- 2026-2031
- 2031-2036

Additional Site Information

Electoral Division	DIVISION 5 Winston Johnston
State Assessment Referral Agency (SARA) DA Mapping	This map relates to assessment and referral triggers under the Sustainable Planning Regulation 2009. Limited Layers have been displayed for the purpose of this report. Go to SARA DA Mapping. **Note:** Development and/or clearing of vegetation in Koala Habitat areas may be prohibited and penalties may apply. Visit Koala Maps for more information.

State Assessment Referral Agency (SARA) DA Mapping



- Koala priority area
- Core koala habitat area
- Locally refined koala habitat area
- Regional Landscape and Rural Production Area
- Urban Footprint
- Rural Living Area
- Regulated Vegetation Management (Category A & B)

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)



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