

Summary of Submissions and Responses - December 2013

1.0 Introduction

The Sunshine Coast Council released the draft Sunshine Coast Planning Scheme 2012 for public consultation from 19 October 2012 until 14 December 2012.

The extensive consultation program included a permanently staffed display in Maroochydore, 40 local information displays, 8 community forums and approximately 65 key stakeholder meetings with representatives from industry, business and community groups. Individual scheduled appointments were also conducted to discuss specific property details. In total, during the consultation process, the public consultation team spoke to over 5,000 people across the Sunshine Coast.

During that time, a total of **3252 submissions** were received, with **2880** relating to the de-amalgamated Sunshine Coast Council area. This paper provides a summary of the submissions and Council's response to the submissions.

2.0 Submissions

Submissions were received from a range of sources including individual residents and property owners, businesses, developers, industry and community groups. Submissions were also received from several Queensland Government Departments and government related entities, Council taskforces and related bodies as well a coordinated submission from Council's internal departments.

The submissions received raised a range of issues, with the majority relating to individual properties. The issues raised generally related to and included (in no particular order):

- Zoning;
- Economic development;
- Settlement pattern and growth management boundaries (expansion of urban areas/growth opportunities);
- Industry land;
- Use and subdivision of rural land;
- Application and accuracy of overlays;
- Limited development (constrained land) zone;
- Minimum lot size in the Rural residential zone;
- Dwelling house and dual occupancy provisions;
- Extractive resources; and
- Special entertainment/hospitality areas.

Approximately 1/3 of submissions sought a change in the zoning of a particular property or group of properties. Approximately 50% of submissions were concerned with a handful of discreet, localised issues including extractive resources in the vicinity of Browns Creek Road, Bridges and Yandina Creek, Palmview Structure Plan, Coolum Local plan area generally, former cane lands, Pelican Waters Golf Club, Maroochy River boardwalk and retirement/aged care on the Blackall Range.

Community and industry groups generally focussed on strategic policy and/or technical/operational aspects of the draft scheme.

Whilst a number of issues have emerged as key concerns, on the whole the draft planning scheme was well received by the broader community. Notably, a number of submission expressed support for certain aspects of the draft planning scheme, in particular in relation to the environmental protection and character aspects of the Strategic framework and Local area planning.

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3.0 Summary of Key Issues

The key issues of concern raised by submitters have been categorised into 'Region wide' and 'Area specific' key issues, which are summarised in the following tables:

Table 1: Region Wide Key Issues

Key Issue	Major Issues Raised	Number of Submissions
Supporting economic development through the planning scheme	<ul style="list-style-type: none"> Economic Development Strategy should underpin planning scheme Economic development and employment is not supported through the planning scheme Levels of assessment should be lowered/planning processes need to be minimised 	31
Supply of industrial land on the Sunshine Coast	<ul style="list-style-type: none"> Shortage of suitable industrial land Location of suitable industrial land 	11
Minimum lot size for land included in the Rural residential zone	<ul style="list-style-type: none"> Default minimum lot size specified for land included in Rural residential zone 	40
Rural enterprises and subdivision in rural areas	<ul style="list-style-type: none"> Application of Rural zone Subdivision of rural land Application and accuracy of overlays Allowable uses in rural areas Generic approach to treatment of rural areas Landscape responsibilities and resource stewardship 	290
Use and application of Limited development (constrained land) zone	<ul style="list-style-type: none"> Zone should be removed from planning scheme Zone is incorrectly applied to subject land Zone does not recognise existing development approval Zone is supported 	105
Application and accuracy of overlays	<ul style="list-style-type: none"> Overlay constraint/feature non-existent Boundaries of overlay constraint/feature incorrect Underlying data for overlay constraint/feature flawed Modelling assumptions inappropriate 	175
Provisions relating to dwelling houses	<ul style="list-style-type: none"> Dwelling house code provisions Overlay code provisions relevant to dwelling houses 	37
Provisions contained in Dual occupancy code	<ul style="list-style-type: none"> Building height Site cover Residential density Individual design of dwellings 	9
Provision for Dual occupancy in Low density residential zone	<ul style="list-style-type: none"> Housing diversity Loss of development potential Appropriateness of identified Dual occupancy area precinct 	115
Consideration of the need for Special entertainment precincts to be identified in the Sunshine Coast Planning Scheme	<ul style="list-style-type: none"> Concerns about the proposed hospitality areas and requests for these areas to be identified as special entertainment precincts 	10

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Table 2: Local Area Key Issues

Key Issue	Major Issues Raised	Number of submissions
Sites identified on the Extractive resource overlay maps at Bridges and Yandina Creek	<ul style="list-style-type: none"> Objecting to sites identified by the extractive resource overlay at Yandina Creek and Browns Creek Road, Bridges The extractive resource overlay places onerous restrictions on property owners and hinders development in the area Impacts on community and residents from haulage trucks and other extractive industry operations The resource is compromised by neighbouring residential development Environmental overlays limit development for extractive purposes Extractive industries contribute to the economy and support development and construction sector Locally sourced materials reduce carbon emissions and maintain affordability. 	996 (173 in relation to Yandina Creek; 693 in relation to Browns Creek Road, Bridges; 129 generally in support of extractive industry)
Future use of Maroochy River Plain Cane lands	<ul style="list-style-type: none"> Separate planning processes for all or part of the Maroochy River Plain Cane lands Cane land be made available for urban development No urban development of Cane lands west of Coolum. 	217
Growth opportunities for Southern Hinterland townships	<ul style="list-style-type: none"> Limited growth opportunities in the Southern Hinterland townships, particularly Glass House Mountains and Beerwah. 	21
Opportunities for a Retirement/Aged Care Facility on the Blackall Range	<ul style="list-style-type: none"> All submissions supported a retirement facility on the Blackall Range with the majority supporting a facility in or near Mapleton. 	68 (including 40 form letters)
A range of issues relating to the Coolum local plan area	<ul style="list-style-type: none"> Height and zoning of Coolum Industrial Park Zoning of land at Barns Lane Height limits Categorisation of Coolum as a District Activity Centre Dual occupancy precinct Adjoining cane lands to the west of the Coolum Local plan area Extractive industries Palmer Coolum Resort Coolum Residences. 	199 (including 126 form letters covering most of these issues)
Proposed Low impact industry zone immediately to the south of the Nambour Town Centre in the vicinity of Arundell Avenue, Daniel Street, Mitchell Street and Mill Lane Nambour	<ul style="list-style-type: none"> Suitability of Low impact industry zone in an area dominated by other uses Opportunities for residential and commercial development. 	21

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Key Issue	Major Issues Raised	Number of submissions
Proposed Low density residential zonings for Mount Pleasant Road/Fairmeadow Road/Archie Street Area and Mary Street/Vernon Street/Washington Street Area	<ul style="list-style-type: none"> • Opposition to proposed zoning change • Support for proposed zoning change • Loss of existing development entitlements 	20
Request to change the zoning of the north western part of the Pelican Waters Golf Club site, Pelican Waters, Caloundra	<ul style="list-style-type: none"> • Support for and opposition to residential development on part of the Pelican Waters Golf Club site 	43
Maximum building height in Mooloolaba	<ul style="list-style-type: none"> • Objection to limitations on building heights on Mooloolaba Esplanade, Meta and Douglas Streets sites • Support for draft plan height limits of 25m on River Esplanade/Mooloolaba Esplanade • Objection to limitations on building heights on various other sites within Mooloolaba 	61
Amendments to Palmview Structure Plan	<ul style="list-style-type: none"> • Sequencing of development and infrastructure • Greenlink • Provision of essential infrastructure • Road network • Open Space and community facilities • Standard planning provisions for emerging communities 	285
Master Planned Community Precinct 'back zoned' to Rural residential or Low density residential and lack of residential densities close to Sippy Downs Town Centre and University	<ul style="list-style-type: none"> • Lack of development potential • Devaluation of properties • Perception of poor planning outcomes 	10

In addition to the above key issues, a total of approximately 1900 submissions required individual review, investigation and response. Of these submissions, the majority focused on individual properties, e.g. seeking a change in zoning. Of those, a number of submitters requested that their land be included either within the Urban Footprint or the Rural Living Area category in the South East Queensland Regional Plan 2009-2031.

Height limits were also generally supported, with the exception of some specific sites/local plan areas (Coolum and Mooloolaba) where submissions sought either a reduction or increase in building height.

Some other aspects supported by submitters included specific local plan provisions (e.g. Coolum), biodiversity and scenic amenity overlays, provision for bed and breakfast as self-assessable in the Rural zone and support for the proposed zoning of specific sites and areas.

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4.0 Consideration of Submissions

During 2013, the Sunshine Coast Council has considered the 2880 submissions received through a comprehensive review process. This process included:

- Presentations to Council by peak bodies such as the Combined Business and Industry Group (including the UDIA and development consultants), SCEC, Oscar and Development Watch;
- ongoing meetings with key stakeholder groups to discuss issues;
- independent legal and peer reviews of the draft planning scheme and the proposed amendments in response to submissions;
- extensive meetings between councillors and officers to discuss submissions relating to each local area; and
- 23 formal Council Special Meetings to consider all submissions and proposed amendments to the draft planning scheme.

During the review process, Council continued to consult with key groups who made submissions including:

- Regular briefings/updates with key groups throughout the review process; and
- Meetings and one-on-one discussions with key stakeholders and submitters upon request.

Council officers worked with representatives from the Combined Business and Industry Group (including the UDIA and development consultants) through a series of night meetings (approximately five meetings) on the following:

- Strategic framework – to integrate the Regional Economic Development Strategy and address economic and industry concerns;
- Zones and tables of assessment – to ensure levels of assessment were as low as possible to support economic development outcomes;
- Codes – to ensure that the provisions are simplified and streamline development assessment processes.

In addition, Council officers worked with the Australian Institute of Landscape Architects (AILA) to review the Landscape Code in accordance with industry needs.

Council officers have also continued to meet with State government representatives to resolve any outstanding issues with the draft planning scheme. In addition, briefings and discussions have been held with key stakeholder groups, business groups and consultants to seek input into the draft planning scheme. The outcomes of these discussions have also informed refinements to the draft planning scheme.

Each submitter received written acknowledgement confirming receipt of their submission. For each submission, a comprehensive response was prepared, detailing the issues raised, and a response to each issue, with a recommendation to Council for determination. In some cases, site visit were undertaken to confirm details or understand issues.

The submissions were grouped by electoral division and packages were prepared for the Councillors to consider every submission within their area. The submissions with recommendations were presented to a series of Special Meetings of Council where Council directions were obtained with regard to each submission.

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5.0 Response to submissions

Careful consideration has been given to each submission received during the consultation period. Each submitter will receive an individual and tailor-made response to their submission, and where relevant, include a copy of the applicable key issues report as follows:

Region Wide Key Issues Papers

- Region Wide Key Issues Paper No. 1: Economic development;
- Region Wide Key Issues Paper No. 2: Industrial land;
- Region Wide Key Issues Paper No. 3: Minimum lot size in the Rural residential zone;
- Region Wide Key Issues Paper No. 4: Use and subdivision of rural land;
- Region Wide Key Issues Paper No. 5: Use and application of Limited development zone;
- Region Wide Key Issues Paper No. 6: Application and accuracy of overlays;
- Region Wide Key Issues Paper No. 7: Dwelling house provisions;
- Region Wide Key Issues Paper No. 8: Dual occupancy code;
- Region Wide Key Issues Paper No. 9: Dual occupancy in the Low density residential zone; and
- Region Wide Key Issues Paper No. 10: Special entertainment precincts.

Local Area Key Issues Papers

- Local Area Key Issues Paper No. 11: Extractive industry - Yandina Creek and Browns Creek Road;
- Local Area Key Issues Paper No. 12: Cane lands;
- Local Area Key Issues Paper No. 13: Southern Hinterland townships growth opportunities;
- Local Area Key Issues Paper No. 14: Opportunities for a Retirement/Aged Care Facility on the Blackall Range;
- Local Area Key Issues Paper No. 15: Coolum;
- Local Area Key Issues Paper No. 16: Zoning of Arundell Avenue/Mitchell Street Area;
- Local Area Key Issues Paper No. 17: Zoning of nominated mixed housing areas (Mount Pleasant Road/Fairmeadow Road/Archie Street, Mary Street/Vernon Street/Washington Street);
- Local Area Key Issues Paper No. 18: Pelican Waters Golf Club;
- Local Area Key Issues Paper No. 19: Mooloolaba building heights;
- Local Area Key Issues Paper No. 20: Palmview Structure Plan Area; and
- Local Area Key Issues Paper No. 21: Toral Drive/Jorl Court, Buderim, Residential zonings.

In response to the submissions, the following major improvements have been made to the draft planning scheme:

- Integration of the principles and priorities of the Regional Economic Development Strategy;
- Removal of Noosa provisions (9 less local plans, decrease in iconic provisions generally);
- Operational improvements to simplify and improve workability and reduce complexity;
- Overall reduction in the size of the scheme – the draft planning scheme now fits into two folders;
- Review of the zones and levels of assessment to support high value industries;
- Simplification of the code provisions;

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- Revision of the approach to dual occupancies;
- Revision of minimum lot size for the Rural residential zone;
- Improvements to the operation of industry zones;
- Expansion of hospitality areas and the identification of new hospitality areas;
- Removal of five overlays or overlay elements;
- Review of the Limited development zoned land;
- Removal of Browns Creek and Yandina Creek Local resource areas;
- Area specific changes to respond to submissions;
- Identification of sites for consideration as part of the SEQ Regional Plan review; and
- Identification of Further investigation areas.

One of the key issues identified in submissions was the need to reflect an adopted economic development strategy. In September 2013, Council endorsed the "Sunshine Coast The Natural Advantage – Regional Economic Development Strategy 2013-2033" which provides a 20-year vision and blueprint for sustainable economic growth.

In response, the Draft Sunshine Coast Planning Scheme has been reviewed and amended to integrate the principles and priorities of the Regional Economic Development Strategy through a redrafted Strategic framework, the allocation of business and employment zones, lowering levels of assessment and revised codes.

6.0 Conclusion

The Sunshine Coast Planning Scheme has been many years in the making including extensive consultation with the community, key stakeholders and the State government.

During the formal consultation period in late 2012, Council received 2880 submissions relating to the Sunshine Coast from a range of business, community groups and individuals. On the whole, the draft planning scheme was well received by the broader community. Submissions raised a number of common or key issues, including region wide and local area issues.

Careful consideration has been given to these submissions to prepare the modified draft planning scheme for final ministerial review.