



Proposed Sunshine Coast Planning Scheme Amendment

Consultation Report: Site Specific and Operational Matters

Total no. of submissions received: 207

Key Issues Raised in Submissions:

1. **General support for streamlining building height increments and increasing building height for educational establishments and residential care/retirement facilities.**
2. **Concern about the increase in building height/densities on character, amenity, views, property values, traffic, parking, infrastructure and the environment.**
3. **Concern about community consultation process and the increase in the use of code assessable development (limited opportunity for community comment).**
4. **Support and concern for the specific site/area changes.**
5. **Support and concern for proposed changes to educational establishments.**
6. **Support and concern for proposed changes to the residential care and retirement facilities.**
7. **Support and concern for the proposed changes to the building height increment review.**
8. **Support and concern about the operational changes.**
9. **Requests for a change in zone or the maximum building height for a specific site not otherwise included in the amendment.**

operational matters to improve the clarity and efficiency of the planning scheme.

The proposed amendment was placed on formal public consultation from 30 July to 7 September 2018.

During the public consultation period, Council received a total of 207 submissions. Approximately 40% of submissions provided support or support with changes to the proposed planning scheme amendment and approximately 60% were generally opposed or raised concerns about aspects of the proposed planning scheme amendment.

Part A of this Report provides an overview of the public consultation process undertaken.

Part B of this Report provides an overview of submissions received.

Part C of this Report provides a summary of additional changes proposed to the planning scheme amendment to address editorial changes and drafting refinements.

Part D of this Report provides concluding remarks.

The following appendices of this report provide further detail of the key issues raised in submissions and outlines Council's response to these issues and recommendations:-

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INTRODUCTION

Council has prepared a proposed amendment to the *Sunshine Coast Planning Scheme 2014* referred to as the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) - Site Specific and Operational Matters*. The proposed amendment includes changes to the zoning, precincts or overlays relating to a number of specific sites (including educational establishments, residential care facilities and retirement facilities) and to address a range of

PART A

OVERVIEW OF PUBLIC CONSULTATION

The proposed planning scheme amendment was placed on formal public consultation from 30 July to 7 September 2018. As part of the public consultation program, Council undertook the following community engagement activities:

- a public notice was published in the Sunshine Coast Daily on Saturday 28 July 2018;
- written notice (letters and emails) sent prior to the public consultation period to affected adjoining and nearby landowners (including an information sheet (applicable to the relevant site) with details of the proposed planning scheme amendment);
- release of an industry newsflash on 30 July 2018;
- copy of the public notice, amendment documentation and information sheets made available at all Council offices;
- dedicated web page on Council's 'Have Your Say' webpage, including a copy of the public notice, amendment documentation, information sheets and an online submission form;
- briefings to key stakeholder groups (including OSCAR - Organisation Sunshine Coast Association of Residents), as well as landowners and individuals upon request; and
- various phone, email and counter enquiries (including 161 phone/counter enquiries and 2,300 project website visits).

PART B

OVERVIEW OF SUBMISSIONS

During the consultation period, Council received a total of 207 submissions.

Of the total number of submissions received;

- 41 submissions (approximately 20%) outlined general support for the proposed planning scheme amendment;
- 41 submissions (approximately 20%) outlined support but requested changes to the proposed planning scheme amendment;
- 125 submissions (approximately 60%) objected and/or raised concerns about the proposed amendment.

The submissions received raised a range of matters which are categorised as follows:

1. Specific site/area;
2. Educational establishments;
3. Residential care facilities and retirement facilities;

4. Height of buildings and structures overlay increment review;
5. Operational matters;
6. General matters; and
7. Additional site requests.

An overview of the key issues/sites raised for each matter are summarised below. **Appendix A to G** provides further detail of the key issues raised in submissions and outlines Council's response to these issues.

1. Specific Site/Area

A total of 69 submissions received (approximately 33% of total submissions) were in relation to a specific site or area (refer to **Table 1**).

The key issues raised generally included, land suitability, environmental impacts/benefits, character, amenity, traffic, parking, flooding, bushfire, lot size, setbacks, level of assessment, justification/need and community consultation.

The majority of submissions in this category were in relation to:

- The proposed use of part of Lot 603 on SP221893, Pelican Waters Boulevard, Pelican Waters, for a Food and drink outlet/Shop. Submitters were generally supportive of the proposed amendment, with some submitters objecting to the proposed amendment or raising concern about the impact of a food and drink outlet/shop on character, amenity, traffic, parking and the need/justification for the proposed use.
- The proposed change in zone of 52 Marakari Crescent, Mount Coolum from the Rural zone to the Low density residential zone and the Environmental management and conservation zone. Most submitters objected to the proposed amendment and/or were concerned about the suitability of the land for urban development, lot sizes, the need for additional residential development, impact on the environment, character, traffic and access and lack of community consultation. Some submitters supported the proposed amendment on the grounds that the land was unconstrained, has access to urban services, provided a logical extension to existing development, fulfilled a need for additional detached housing and provided ongoing economic and environmental benefits.
- The proposed inclusion of land in Dicky Beach within the Moffat Beach/Shelly Beach (Caloundra local plan) precinct. The majority of submitters objected to the proposed amendment on the grounds that the minimum lot size of 700m² is not consistent with existing lot sizes or the character of Dicky Beach and limits subdivision and infill development, the minimum 6 metre setback is unreasonable and not consistent with the character of the area and Moffat Beach/Dicky Beach are not characterised by single detached

dwelling houses. Some submitters supported the proposed amendment on the grounds that the proposed amendment would protect the existing character of Moffat Beach, Shelly Beach and Dicky Beach.

Appendix A of this report provides further detail on the key issues/concerns raised in relation to each specific site/area and Council's response to these issues.

Table 1: Submissions relating to Specific Site/Area

Site description	No. of submissions	Appendix A Page No.
Lot 603 SP221893 – Pelican Waters Boulevard, Pelican Waters	23	8
52 Marakari Crescent, Mt Coolum	21 (including 9 pro-formas)	9
Moffat Beach/Shelly Beach/Dicky Beach Precinct	14	13
Buderim Local Plan Precinct BUD LPP-1 (Gloucester Road South)	4	14
Caloundra West Local Plan Precinct CAW LPP-1 (Homestead Drive)	1	16
22 Landsborough Parade, Golden Beach	2	16
179 West Eumundi Road, Eerwah Vale	1	17
7069 Bruce Highway, Chevallum	1	18
Ananda Marga River School - 251 Bridge Creek Road, Maleny	1	18

2. Educational Establishments

A total of 68 submissions (approximately 32% of the total submissions) were received in relation to educational establishments. These submissions related to specific educational establishments (refer to **Table 2** and **Appendix B**) and/or educational establishments in general (refer to **Appendix F**).

The key issues raised in submissions generally related to building height, character, views, amenity, property values, environment, flooding, traffic, parking and educational facilities.

The majority of submissions in this category were in relation to the proposed increase in building height for the following educational establishments:

- The proposed change to the maximum building height for the Currimundi Special School from 8.5 metres to 12 metres. All of the submitters objected to the proposed amendment and were

concerned about the Ministerial designation and future demand, loss of views, property values, character, amenity, the environment, traffic and parking.

- The proposed change to the maximum building height for Coolum State School from 8.5 metres to 12 metres, Coolum State High School from 8.5 metres to 15 metres and Coolum Beach Christian College from 8.5 metres to 12 metres. All of the submitters objected to the proposed amendment and were concerned about the need/justification for the proposed changes and the environment.

Appendix B of this report provides further detail on the key issues/concerns raised in relation to each educational establishment and Council's response to these issues.

Table 2: Submissions relating to Educational Establishments

Educational Establishment	No. of submissions	Appendix B Page No.
Currimundi Special School	22 (including 11 pro-formas)	22
Currimundi State School	3	25
Coolum State School	11 (including 9 pro-formas)	26
Coolum State High School	11 (including 9 pro-formas)	26
Coolum Beach Christian College	11 (including 9 pro-formas)	26
Sunshine Coast Grammar School, Forest Glen	2	27
Caloundra State High School	1	28
Caloundra State School	1	28
Golden Beach State School	1	30
Mooloolah State School	1	31
Kuluin State School	1	32
Montessori International College, Forest Glen	1	32
Siena Catholic College, Sippy Downs	1	33
St Andrews Anglican College, Peregrin Springs	1	33

3. Residential care facilities and Retirement facilities

A total of 64 submissions (approximately 31% of the total submissions) were received in relation to residential care and retirement facilities. These submissions related to specific facilities (refer to **Table 3** and **Appendix C**) and/or residential care and retirement facilities in general (refer to **Appendix F**).

The key issues raised in submissions generally related to building height, character, views, amenity, and property values.

The majority of submissions in this category were in relation to the following residential care and retirement facilities:

- The proposed change to the maximum building height for the Blue Care Caloundra Aged Care and Retirement Living, Dicky Beach from 8.5 metres to 12 metres. All of the submitters objected or raised concerns about building height, infrastructure capacity and justification for the change.
- The proposed change to the maximum building height for the Mount Coolum Aged Care, Mount Coolum and St Mary's Aged Care, Coolum Beach from 8.5 metres to 12 metres. All of the submitters objected or raised concerns about building height and justification for the change.

Appendix C of this report provides further detail on the key issues/concerns raised in relation to each residential care/retirement facility and Council's response to these issues.

Table 3: Submissions relating to Residential Care and Retirement Facilities

Facility	No. of submissions	Appendix C Page No.
Blue Care Caloundra Retirement Village, Dicky Beach and Blue Care Dicky Beach Respite Care	22 (including 6 pro-formas)	36
Mount Coolum Aged Care, Mount Coolum	11 (including 9 pro-formas)	37
St Mary's Aged Care, Coolum Beach	11 (including 9 pro-formas)	37
TriCare Kawana Waters Aged Care Residence, Warana	4	38
Hibiscus Buderim Meadows, Buderim	3	40
Sundale Palmwoods	1	40
Immanuel Gardens, Buderim	2	41
Palm Lake Resort Caloundra Cay, Little Mountain	1	42

Facility	No. of submissions	Appendix C Page No.
Kookaburra Retirement Village, Caloundra West	1	42
Caloundra Gardens, Caloundra West	1	44
Buderim Views Aged Care and Buderim Gardens Retirement Village, Buderim	1	45
Tantula Rise RSL Care, Alexandra Headland	1	45
Sundale Rotary Retirement Community and Rod Voller Care Centre, Burnside	2	46
Mooloolah Gardens Retirement Facility, Mooloolah Valley	1	47
Maleny Grove Live Life Village, Maleny	1	47

4. Height of buildings and structures overlay increment review

A total of 39 submissions (approximately 19% of the total submissions) were received in relation to the Height of buildings and structures overlay increment review. These submissions related to specific locations (refer to **Table 4** and **Appendix D**) and/or the Height of buildings and structures overlay increment review in general (refer to **Appendix F**).

The key issues raised included building height, additional height requests, views, amenity, privacy, property values, restricted development potential, infrastructure and insufficient justification for the change.

The majority of submissions were in relation to the proposed change to the maximum height increment from 16 metres to 18 metres for the Tourist accommodation zone at Golden Beach bordered by Esplanade, Onslow Street, Landsborough Parade and Nelson Street. All of the submitters (including 4 pro-formas) objected or raised concerns about building height, views, amenity, privacy, property values, infrastructure and insufficient justification for the change.

Appendix D of this report provides further detail on the key issues/concerns raised in relation to the building height increment review for each location and Council's response to these issues.

Table 4: Submissions relating to the Height of buildings and structures overlay increment review

Subject area	No. of submissions	Appendix D Page No.
Golden Beach	10 (including 4 pro-formas)	50
Kings Beach	6	51
Dicky Beach	5	52
Maroochydore	3	53
Moffat Beach	2	54
Beerwah	1	55
Little Mountain	1	55
Currimundi	1	56

5. Operational matters

A total of 6 submissions (approximately 3% of the total submissions) were received in relation to the operational matters component of the proposed amendment.

The key issues raised include:

- Multi-unit residential uses code – support and concern for the proposed density changes;
- Residential care facility and retirement facility code – support and concern for the proposed density changes;
- Dwelling house code – concern with the secondary dwelling provisions;
- Dual occupancy code – concern with the minimum frontage requirement for sites in the Medium density residential zone;
- Reconfiguring a lot code – concern with the garage width requirements for small lots; and
- Administrative definitions – support for the revised 'Ground level' definition.

Consideration of the submissions relating to the operational matters and Council's response to these issues, are provided in **Appendix E**. Please note that the operational matters with respect to educational establishments and residential care and retirement facilities are also discussed in **Appendix B and C** respectively.

6. General Matters

Some submissions related to the proposed amendment generally (i.e. not specific to a site or facility). Consideration of these submissions and Council's response to these issues, are provided in **Appendix F**.

The key issues raised included:

- General support for streamlining building height increments and increasing building height for educational establishments and residential care/retirement facilities;

- Concern about the increase in building height/densities on character, amenity, views, property values, traffic, parking, infrastructure and the environment;
- Concern about community consultation process and the increase in the use of code assessable development (limited opportunity for community comment).

7. Additional Site Requests

A total of 12 submissions (approximately 6% of the total submissions) related to specific sites that were not part of the proposed amendment. These additional sites and the requests are discussed below.

A. Additional Sites - Noted with no change

One submission was received in relation to 2 Ringwood Lane, Mapleton (Lot 5 on RP906191) and 81 Flaxton Drive, Mapleton (Lot 1 on CG3024). The submission requested that Residential care facility/ Retirement facility remain code assessable uses on the subject land. These sites are currently included in the Community facilities zone and Annotation 15. Residential care facility/ Retirement facility. These uses are currently code assessable on the subject land and no further changes are proposed as part of this amendment.

One submission was received in relation to the IRT Woodlands Care Centre at 22 Lacebark Street, Meridan Plains (Lot 62 on SP171793). The submission requested that the site be included in the 15 metre maximum building height increment. The site is included in land within Development Control Plan 1 – Kawana Waters which is the subject of the Kawana Waters Development Agreement. The submission will be referred to the Development Services Branch to investigate a potential amendment to the Master Plan.

B. Additional Sites - Recommended for further investigation

Some submissions requested additional changes to specific sites that were not part of the proposed amendment including height, zone and/or annotation changes. The requests listed below, will be considered for further investigation as part of a future planning scheme review:

Educational Establishments

- Immanuel Lutheran College – request to include 104 Wises Road, Buderim (Lot 4 on SP138537) in the 15 metre maximum building height increment;
- St Andrews Anglican College – request to include 10 Peregian Springs Drive, Peregian Springs (Lot 5 on SP299288) in the 15 metre maximum building height increment;

- Luther Heights Youth Camp – request to include 1592-1606 David Low Way, Point Arkwright (Lot 9 on RP164814) in the 12 metre maximum building height increment;
- Queensland Conference and Camping Centre (QCCC – Mapleton) – request to include 70 Obi Obi Road and 76 Flaxton Drive, Mapleton (Lots 2 and 18 on SP272493) in the 12 metre maximum building height increment; and
- Queensland Conference and Camping Centre (QCCC – Mapleton) – request to include 31 Sommer Road, Mapleton (Lot 3 on RP132456) in the Community facilities zone and Annotation 6. Educational establishment.

Residential Care Facilities and Retirement Facilities

- Uniting Church Alexandra Park Conference Centre – request to include 7, 11 and 13 Mari Street, Alexandra Headland (Lot 1 on SP164701, Lot 5 on RP175211 and Lot 4 on SP164701) with Annotation 15. Residential care facility/ Retirement facility and in the 15 metre maximum building height increment; and
- Request to include part of 83 Caloundra Road, Little Mountain (Lot 2 on RP129418) in the Community facilities zone and Annotation 15. Residential care facility/ Retirement facility.
- Request to include 90 Windsor Road, Burnside (Lot 1 on SP264850) in the Community facilities zone and Annotation 15. Residential care facility/ Retirement facility.

Building Height Increment Review

- Request to include 60 Brisbane Road, Mooloolaba (Lot 5 on SP253874) in the Local centre zone and in the 18 metre maximum building height increment.

C. Additional Site – Recommended Changes

One submission was received in relation to 84 and 86 Caloundra Road, Little Mountain (Lots 2 and 3 on RP902089) requesting the site be included in the Community facilities zone and in the 15 metre maximum building height increment. Council approved an Aged care facility on the subject land on 18 December 2016.

A local government may make post-consultation changes to the proposed amendment to address new or changed planning circumstances or information. Having regard to the approved residential care facility on the subject land, it is recommended to change the proposed amendment to:

- Amend the Zone Map ZM44 (Caloundra West local plan area) to include 84 and 86 Caloundra Road, Little Mountain (Lots 2 and 3 on RP902089) in the Community facilities zone and Annotation 15. Retirement facility/Residential care facility; and
- Amend the Height of buildings and structures overlay map OVM44H to include 84 and 86

Caloundra Road, Little Mountain (Lots 2 and 3 on RP902089) in the 12 metre building height increment.

Further consideration of this submission and Council's response to the issues raised, are provided in **Appendix G**.

PART C

ADDITIONAL DRAFTING CHANGES

In the post consultation review of the proposed planning scheme amendment, drafting changes have also been identified to respond to other matters not raised in the submissions such as minor editorial and drafting refinements to improve the clarity and efficiency of the proposed planning scheme amendment, including:

- Amend Table 5.5.13 Sport and recreation zone of Section 5.5 (Categories of development and categories of assessment – material change of use) and Table 5.10.1 Overlays of Section 5.10 (Categories of development and categories of assessment – overlays) to correct spelling errors.
- Amend Performance outcome PO1 of the Height of buildings and structures overlay code to fix a spelling mistake and refine drafting.
- Amend Overall outcome (e) and Performance outcome PO13 of the Dwelling house code to clarify that a secondary dwelling is to have an association with the primary dwelling as a single household and to correct grammatical and spelling errors.
- Amend Acceptable outcome AO6 of the Multi-unit residential uses code to correct grammatical errors and for consistency with the residential density requirements of the Residential care facility and retirement facility code.
- Amend Performance outcome PO7 of the Rural industries code to correct a grammatical error.

PART D

CONCLUSION

Whilst the submissions raise a number of concerns, it is considered that the responses provided in this Consultation Report, adequately address these concerns.

As documented in this report, where appropriate, changes to the public consultation version of the proposed amendment have been recommended following consideration of submissions.

In addition to responding to issues raised in submissions, separate drafting changes have also been identified to address minor editorial and drafting matters (as outlined in Part C of this report).

Appendix A

Submission responses – Specific Site/Area

Consultation Report – Site Specific and Operational Matters
Proposed Sunshine Coast Planning Scheme Amendment

Appendix A

Submission responses – Specific Site/Area

SPECIFIC SITE/AREA

PELICAN WATERS BOULEVARD, PELICAN WATERS



No. of submissions in support: 21 (including 16 pro-formas)

No. of submissions in objection: 2

Key issues raised in submissions:

- Land suitability
- Community benefits
- Economic benefits
- Justification and need
- Character and amenity
- Traffic and parking

Consideration of Key Issues and Responses

Land suitability

Key issues/concerns raised:

- Provides for the type of use that was intended for the land.
- Complements the park and waterways.
- Requests council acquire the land, retain full parking for the playground and allow for the provision for a 'coffee van' and toilet facilities to enhance the use of the area.

Response

The support for the proposed amendment is noted.

Council does not intend to purchase the subject land. There is sufficient control over what can be done on the subject land, via existing easement and Council's ability to set and enforce development conditions.

In this regard, on 28 April 2019, council approved a Food and Drink outlet (MCU18/0224) on the subject land. Conditions of the approval require the existing car park to be unrestricted and available to both patrons of the approved use and members of the public, including those using the adjoining park. The conditions also require unrestricted access to the toilets by the public while the use is open for business.

Recommendation: No change to the proposed amendment in response to this issue.

Community benefits

Key issues raised:

- Provides more food options.
- Provides a facility that locals can walk or ride to.
- Promotes community interaction and creates vibrancy.
- Enhances the area.
- Provides the opportunity for toilets to be included.

Response

The support for the proposed amendment is noted.

Recommendation: No change to the proposed amendment in response to this issue.

Economic benefits

Key issues/concerns raised:

- Will not undermine the viability of nearby shops and food outlets.
- Supports new business and tourism.

Response

The support for the proposed amendment is noted.

Recommendation: No change to the proposed amendment in response to this issue.

Justification and need

Key issues/concerns raised:

- Concern that there is insufficient justification for the proposed amendment or the need for a 'food/drink/shop outlet' on the subject land.

Appendix A

Submission responses – Specific Site/Area

Response

The proposed amendment was prepared to facilitate the establishment of a food and drink outlet and a shop on the subject land, consistent with previous development approvals issued for a restaurant and shop. Since public consultation of the proposed amendment, council approved a Food and Drink outlet (MCU18/0224) on the subject land on 28 April 2019.

Recommendation: No change to the proposed amendment in response to this issue.

Character and amenity

Key issues/concerns raised:

- Concern a 'food and drink outlet' is at odds with the surrounding character and visual amenity of the playground, beach, canal, residences and heavily landscaped streetscape.
- There will be an unreasonable loss of amenity to adjacent land and dwellings in regards to privacy, views and vistas, building character and appearance.
- There will be increased rubbish generated in the surrounding area impacting on the canal and attracting vermin.
- There is potential for odour and noise from cooking extraction fans.

Response

It is considered that the existing and proposed provisions in the planning scheme (including qualifications about the scale and intensity of the use) are appropriate to address the matters raised relating to amenity, waste and noise impacts.

It is also noted that a development application for a Material change of use for a Food and drink outlet was approved, with conditions, on 28 March 2019 (MCU18/0224). The conditions of approval include matters relating to scale, hours of operation, acoustic amenity, lighting and parking. It is therefore recommended that no changes are made to the amendment in response to this issue.

Recommendation: No change to the proposed amendment in response to this issue.

Traffic and parking

Key issues/concerns raised:

- There will be traffic and parking impacts:
 - As there is no vehicular entry to the site;
 - Potential to exacerbate existing traffic problems in the area;

- Construction of the development will limit the availability of parking for the playground.

Response

The existing car park and vehicular access are located within an easement on the subject land (i.e. not on the park lot) and were established as part of the previous development approvals for the subject land.

It is also noted that a development application (MCU18/0224) for a Material change of use for a Food and drink outlet was assessed against the Transport and parking code and that the conditions of the approval require the existing car park to be available to both patrons of the approved use and the park.

Recommendation: No change to the proposed amendment in response to this issue.

52 MARAKARI CRESCENT, MOUNT COOLUM



No. of submissions in support: 4

**No of submissions in objection: 17
(including 9 pro-formas)**

Key issues raised in submissions:

- Land suitability
- Environmental impacts/benefits
- Character
- Need
- Assessment process
- Landowner benefits
- Flooding and flood storage
- Bushfire
- Traffic and Access
- Community consultation

Appendix A

Submission responses – Specific Site/Area

Consideration of Key Issues and Responses

Land suitability

Key issues/concerns raised:

- Facilitates sensible development on suitable land (i.e. in the Low density residential zone) because:
 - the land is unconstrained, has access to urban services and is a logical extension of the existing Low density residential zone and character of Marakari Crescent;
 - development will fulfil the need for additional detached housing close to existing urban areas, with negligible traffic impacts and ongoing economic benefits.
- Land is not recommended for development under the SEQ Regional Plan and the proposed zoning does not align with the State Planning Policy (SPP).
- Rural and no urban development is logical given the constraints and characteristics of the site.
- Some of the land in the proposed Low density residential zone is constrained by several overlays (e.g. flooding, acid sulfate soils, airport and bushfire).

Response

The subject land is included in the Urban Footprint under the *South East Queensland Regional Plan 2017*. The subject land is affected by several layers on the State Planning Policy mapping.

The amendment proposes to extend the Urban Growth Management Boundary and land in the Low density residential zone and will include some land that is identified on the overlay maps. However, most of the extension area is elevated and relatively unconstrained. The extension area is also considered suitable for possible future urban development, given its proximity to the adjoining low density residential area and access to services.

Council and the land owner have entered into an infrastructure deed. Implementation of the deed is dependent on the amendment taking effect and will deliver significant community benefit with the transfer of 29.4 hectares of environmental land to council ownership.

It is also considered that the matters raised relating to flooding, bushfire and acid sulfate soils) would be considered in further detail in the assessment process for any forthcoming development application.

Recommendation: No change to the proposed amendment in response to this issue.

Environmental impacts/benefits

Key issues/concerns raised:

- There will be environmental impacts and reduced habitat for wildlife and connections with the Mount Coolum National Park, the South Coolum Creek Conservation Area, Noosa National Park and dunal reserves.
- Secures a large portion (29 hectares, 93% of the subject land) in public ownership for environmental purposes (i.e. in the Environmental management and conservation zone):
 - providing environmental and community benefits;
 - protecting wildlife habitat areas;
 - adding to the existing network of environmental reserves;
 - protecting the natural character and amenity of the region.

Response

The proposed amendment includes the majority of the subject land (approximately 93% or 29.4 hectares) in the Environmental management and conservation zone. The infrastructure deed requires this significant environmental land to be transferred to council ownership, thereby protecting the ecological and corridor values of this land into perpetuity.

The proposed amendment includes a small component (approximately 7% or 2.23 hectares) of the subject land in the Low density residential zone. The proposed development footprint is small and will be located on relatively unconstrained land in the eastern corner of the site.

Recommendation: No change to the proposed amendment in response to this issue.

Character

Key issues/concerns raised:

- Does not protect the existing residential character of the surrounding neighbourhood.
- The proposed minimum and average lot sizes (of 400m² and 500m² respectively) are too small and should be increased to fit in with the existing residential lots (i.e. 700m²).

Response

The proposed amendment to the Coolum local plan code specifies that development of the Low density residential zone land provides for lots with “a minimum lot size of 400m² and an average lot size of at least 500m²”. The subject land adjoins one existing residential lot and land in the Environmental management and conservation zone and being

Appendix A

Submission responses – Specific Site/Area

situated at the end of Marakari Crescent, is considered to be a discrete development site. This will ensure that development will have minimal impact on the character and amenity of the existing residential neighbourhood. The proposed lot sizes are considered suitable to assist in the delivery of housing choice and diversity within the location.

Recommendation: No change to the proposed amendment in response to this issue.

Need

Key issues/concerns raised:

- No argument provided that an additional small lot residential area is needed.
- Development will fulfil the need for additional detached housing close to existing urban land.

Response

The subject land adjoins an existing urban area, has access to urban services and facilities and is a logical extension to the existing low density residential area. The development area is small in size and will not have a significant impact upon the need for, or supply of, urban land.

Recommendation: No change to the proposed amendment in response to this issue.

Assessment Process

Key issues/concerns raised:

- Concerned that proponents should submit a development application for assessment against the planning scheme and not a major planning scheme amendment, as proposed.
- Support that any development of the site will require an application to council and will require assessment against the relevant planning scheme provisions.

Response

Council and the land owner have entered into an infrastructure deed. Implementation of the deed is dependent on the amendment taking effect and will deliver significant community benefit with the transfer of 29.4 hectares of environmental land to council ownership.

It is contended that a planning scheme amendment is an entirely appropriate process to progress this planning proposal, noting that a development application will also need to be made and assessed before development can occur.

Recommendation: No change to the proposed amendment in response to this issue.

Landowner benefits

Key issues/concerns raised:

- Agreeing to landowner's request for a rezoning makes a mockery of town planning principles.
- Provides landowner with windfall profits.
- No public benefit provided.
- Perceived act of corruption.

Response

Council and the land owner have entered into an infrastructure deed. Implementation of the deed is dependent on the amendment taking effect.

This will allow the landowner certain development entitlements and deliver significant community benefit with the transfer of 29.4 hectares of environmental land to council ownership. The suitability of the land for urban development, is discussed above.

It is contended that the planning scheme amendment, as proposed, is in the public interest and consistent with the principles of good planning practice.

Recommendation: No change to the proposed amendment in response to this issue.

Flooding and flood storage

Key issues/concerns raised:

- Encroaches on the Maroochy River floodplain.
- The floodplain is incompatible for urban development and has significant value in terms of climate change resilience, flood storage and conveyance, ecosystem services and landscape connectivity through restoration and natural regeneration.
- The subject land includes areas mapped as vulnerable to flood inundation and climate change impacts which introduces substantial risk exposure which is unnecessary and avoidable.
- Development of this land would create a precedent for development in other floodplains.
- No formal and/or binding agreement has been entered into by the multiple landowners to guarantee the delivery of the Infrastructure Deed requirements of the 'Flood Storage Offset Area'.
- The property owner has worked with the adjoining land owner to address flood storage issues.

Appendix A

Submission responses – Specific Site/Area

Response

The amendment proposes to extend the Urban Growth Management Boundary and land in the Low density residential zone. It is acknowledged that some of the land proposed to be included in the Low density residential zone is within the Flooding and Inundation Area on the Flood hazard overlay map (although most of the extension area is elevated and relatively unconstrained).

It is considered that there are appropriate provisions in the existing Sunshine Coast Planning Scheme 2014 that address flooding issues and would be considered in further detail in the assessment process for any forthcoming development application.

An infrastructure deed requires the excavation of earth from the 'Flood Storage Offset Area' to fully offset any loss of floodplain storage associated with the filling on the subject land to achieve the flood immunity requirements of the planning scheme. The deed also requires that conditions be imposed on any development approval (if granted) to ensure the Flood Storage Offset Area is reinstated to a comparable state to its pre-excavation condition such that it is capable of supporting natural vegetation regeneration and is appropriate from a hydraulic performance perspective.

The development area is small and dedication of a significant portion of the subject land for environmental purposes will result in the protection of a large area of the floodplain.

Recommendation: No change to the proposed amendment in response to this issue.

Bushfire

Key issues/concerns raised:

- Concerned that putting residential development (i.e. people and property) within proximity to vegetation would create an unacceptable level of safety and property risk to bushfire.
- Concerned that it is difficult to know what bushfire buffers will be required.
- Concerned that the increase in buffers/ firebreaks may result in intrusion into the environment reserve which:
 - require a specific fire regime to support ecological integrity;
 - may erode its functionality and its intended environmental contribution as a 'trade off' for non-existent 'development rights'.

Response

The amendment proposes to extend the Urban Growth Management Boundary and land in the Low density residential zone to include some land that is

within the Medium bushfire hazard area and the Medium bushfire hazard area buffer on the Bushfire hazard overlay map.

A development application over the subject land will need to be made and will be assessed against the relevant overlays including the Bushfire hazard overlay code.

Recommendation: No change to the proposed amendment in response to this issue.

Traffic and access

Key issues/concerns raised:

- There will be negligible traffic impacts.
- Appears to be only one access in/out which is unacceptable in terms of emergency situations and reasonable traffic management/movements.
- No information is provided to address additional impacts of traffic from the development to the existing streets/suburb.

Response

A development application over the subject land will need to be made and will be assessed against the relevant codes including the Transport and parking code. The configuration of Marakari Crescent and its end point adjoining the subject land, implies that it has been designed to accommodate the potential future development of the subject land. Given the small size of the proposed development footprint, the traffic likely to be generated is not anticipated to materially impact on the capacity and efficiency of the existing road network.

Recommendation: No change to the proposed amendment in response to this issue.

Community consultation

Key issues/concerns raised:

- Council has already entered into an agreement (Infrastructure Deed) prior to the amendment process without proper community consultation.

Response

Council and the land owner have entered into an infrastructure deed. Implementation of the deed is dependent on the amendment taking effect which must follow the process for amending planning schemes under the *Planning Act 2016*. The public consultation for the proposed amendment has been undertaken in accordance with the statutory requirements. In the event that the planning scheme amendment does not proceed, the infrastructure deed will be of no effect and the current zonings will remain in place. Council cannot fetter its decision

Appendix A

Submission responses – Specific Site/Area

making on the planning scheme amendment, notwithstanding the terms of the infrastructure deed.

Recommendation: No change to the proposed amendment in response to this issue.

INCLUSION OF DICKY BEACH IN THE CALOUNDRA LOCAL PLAN PRECINCT CAL LPP-4, MOFFAT BEACH/SHELLY BEACH



No. of submissions in support: 7

No. of submissions in objection: 7

Key issues raised in submissions:

- Character
- Lot size and subdivision
- Setbacks
- Adverse planning change
- Mapping

Consideration of Key Issues and Responses

Character

Key issues/concerns raised:

- Protect the existing residential character of Moffat Beach, Shelly Beach and Dicky Beach by providing for:
 - a 6 metre frontage setback for dwelling houses;
 - a minimum lot size of 700m²;
 - limiting the height and size of secondary dwellings;
 - the control of multiple dwellings.
- Moffat Beach and Dicky Beach are not characterised by single detached dwelling houses.

Response

The support for the proposed amendment is noted.

The Explanatory Memorandum states that *“The traditional beachside residential area of Dicky Beach is generally characterised by single detached dwelling houses.”* This reference is referring to land within the proposed precinct which is in the Low density residential zone. The planning scheme also acknowledges the local centres, tourist accommodation, high and medium density residential accommodation in Moffat Beach and Dicky Beach. The existing provisions are considered to appropriately characterise these beachside suburbs.

Recommendation: No change to the proposed amendment in response to this issue.

Lot size and subdivision

Key issues/concerns raised:

- The minimum lot size (700m²) is not consistent with existing lot sizes and character in Dicky Beach and would limit any future possibilities for subdivision as there are limited lots available (i.e. 1,400m² or larger).
- Land within this Precinct is ideally located (close to urban services and facilities) for further infill subdivision and alternative development would be an inefficient use of the land.

Response

There are a range of lot sizes in the area and some smaller lots exist as a result of historical subdivision. The minimum lot size requirement of 700m² is a performance outcome, as well as an overall outcome in the Caloundra local plan code provisions in the proposed amendment. This approach reflects the

Appendix A

Submission responses – Specific Site/Area

desired position to limit any further subdivision of land and retain existing character.

Recommendation: No change to the proposed amendment in response to this issue.

Setbacks

Key issues/concerns raised:

- The minimum 6 metre front setback is unreasonable (e.g. dwellings, carports and garages) and is not consistent with the character of the area.

Response

If adopted, the proposed amendment will not apply to existing development and will only apply to future development. The minimum 6 metre setback to the primary street frontage requirement is an acceptable outcome in the Dwelling house code and is considered reasonable in the circumstances. Subject to council assessment, variations to this setback requirement may be acceptable where the proposal preserves the character and amenity of the adjacent land and does not dominate the streetscape.

Recommendation: No change to the proposed amendment in response to this issue.

Adverse planning change

Key issues/concerns raised:

- The amendment will result in an adverse planning change (and compensation may be payable) as per section 30 of the *Planning Act 2016*.

Response

Under the *Planning Act 2016*, an applicant may make a request to Council that a development be assessed under the superseded planning scheme provisions within one year of the amendment taking effect. A claim for compensation resulting from an adverse change to a planning scheme can only be made if a superseded development application is received within the one year period referred to above and that development application is refused by the Assessment Manager.

Recommendation: No change to the proposed amendment in response to this issue.

Mapping

Key issues/concerns raised:

- The proposed precinct includes land in the Medium density residential zone and it should only apply to land in the Low density residential zone.

Response

The proposed amendment has included some land in the Medium density residential zone and Environmental management and conservation zone in the proposed Precinct. The existing Precinct also includes some land in the Open space zone. It is acknowledged that the Precinct should only include land in the Low density residential zone and in the Protected Housing Area.

Recommendation: Amend the Caloundra Local Plan Precincts Map LPM45 to amend the boundary of the proposed Caloundra Local Plan Precinct CAL LPP-4, Moffat Beach/Shelly Beach/Dicky Beach to remove any land in the Medium density residential zone, Environmental management and conservation zone and Open space zone.

BUDERIM LOCAL PLAN PRECINCT BUD LPP-1, GLOUCESTER ROAD SOUTH



No. of submissions in objection: 4

Key issues raised in submissions:

- Level of assessment
- Lot size
- Adverse Planning change
- Infill development

Appendix A

Submission responses – Specific Site/Area

Consideration of Key Issues and Responses

Level of assessment

Key issues/concerns raised:

- Reconfiguring a lot applications should remain code assessable and not made impact assessable.

Response

Reconfiguring a lot in Precinct BUD LPP-1 (Gloucester Road South) is code assessable in the existing planning scheme provisions; however, the Buderim local plan code also contains existing provisions (i.e. Performance outcome PO13 and Acceptable outcome AO13) that ensures development does not result in the creation of any additional lots in this Precinct. The amendment proposes to resolve this inconsistency by making reconfiguring a lot applications impact assessable in this Precinct given that further subdivision is not intended, in order to protect the character of the area.

Recommendation: No change to the proposed amendment in response to this issue.

Lot size

Key issues/concerns raised:

- The minimum lot size requirement (i.e. 700m²) would facilitate future subdivision.

Response

The minimum lot size requirement (i.e. 700m²) in the Buderim local plan code (i.e. Acceptable outcome AO12) relates to the Low density residential zone in the local plan area generally. The code also contains specific provisions (i.e. Acceptable outcome AO13) that ensures development does not result in the creation of any additional lots in Precinct BUD LPP-1 (Gloucester Road South). The specific provisions for the Precinct override the general provisions for the Low density residential zone and would therefore not facilitate future subdivision in the Precinct.

Recommendation: No change to the proposed amendment in response to this issue.

Adverse planning change

Key issues/concerns raised:

- The amendment will result in an adverse planning change (and compensation may be payable) as per section 30 of the *Planning Act 2016*.

Response

As discussed above, the proposed amendment is consistent with and reflects the existing provisions of the Buderim local plan code. Under the *Planning Act 2016*, an applicant may request that a development be assessed under the superseded planning scheme provisions within one year of the amendment taking effect. A claim for compensation resulting from an adverse change to a planning scheme can only be made if a superseded development application is received within the one year period referred to above and that development application is refused by the Assessment Manager.

Recommendation: No change to the proposed amendment in response to this issue.

Infill development

Key issues/concerns raised:

- Land within this Precinct is ideally located (close to urban services and facilities) for further infill subdivision and alternative development would be an inefficient use of the land.
- Townhouses and duplexes should be allowed in the precinct.

Response

It is acknowledged that several properties within the Precinct have existing Dual occupancies or approvals for Dual occupancies that were issued under historic planning scheme provisions. If adopted the proposed amendment will not apply to existing development and will only apply to future development. As discussed above, the purpose of this Precinct is to protect the remaining character of this area which consists predominantly of large lot sizes and large frontage setbacks. This Precinct is not intended for future infill development (subdivision, townhouses or dual occupancies) that could adversely affect the existing character of the area that is sought to be protected.

Recommendation: No change to the proposed amendment in response to this issue.

Appendix A

Submission responses – Specific Site/Area

CALOUNDRA WEST LOCAL PLAN PRECINCT CAW LPP-1, HOMESTEAD DRIVE



No. of submissions in support: 1

Key issues raised in submissions:

- Character

Consideration of Key Issues and Responses

Character

Key issues raised:

- Protects existing character and amenity of Homestead Drive Precinct.

Response

The support for the proposed amendment is noted.

Recommendation: No change to the proposed amendment in response to this issue.

22 LANDBOROUGH PARADE, GOLDEN BEACH



No. of submissions in support, subject to changes: 2

Key issues raised in submissions:

- Vehicle access
- Setbacks
- Zone
- Building height

Consideration of Key Issues and Responses

Vehicle access

Key issues/concerns raised:

- Vehicle access should be restricted to the western site frontage to avoid traffic issues for Landsborough Parade.

Response

The Transport and parking code requires that access is provided to the site frontage with the lowest order road. The existing provisions are considered sufficient to manage access to the site.

Recommendation: No change to the proposed amendment in response to this issue.

Appendix A

Submission responses – Specific Site/Area

Setbacks

Key issues/concerns raised:

- Increased setbacks should be required for the eastern and southern sides to allow for open space and aesthetics.

Response

The Multi-unit residential uses code specifies the required setbacks and has a larger setback requirement for the primary frontage than the secondary frontages. These setbacks are intended to provide for both amenity and landscaping purposes. The existing provisions are considered sufficient.

Recommendation: No change to the proposed amendment in response to this issue.

Zone

Key issues/concerns raised:

- Retain High density residential zone.

Response

The subject land is proposed to be included in the Medium density residential zone to more appropriately reflect its historical land use designations, to be consistent with the land to the south and to be consistent with the proposed maximum building height of 12 metres.

Recommendation: No change to the proposed amendment in response to this issue.

Building height

Key issues/concerns raised:

- Building height should be amended from 8.5 metres to 15 metres (not 11 metres as proposed).

Response

The maximum building height of the subject land is proposed to be amended from 8.5 metres to 12 metres to align with the Medium density residential zone land to the south. The subject land is constrained with multiple road frontages and is irregular in shape. The proposed maximum height will provide a transition between the High density residential zone, Medium density residential zone and the Low density residential zone that surround the subject land.

Recommendation: No change to the proposed amendment in response to this issue.

179 WEST EUMUNDI ROAD, EERWAH VALE



No. of submissions in objection: 1

Key issues raised in submissions:

- Vegetation and wildlife protection

Consideration of Key Issues and Responses

Vegetation and wildlife protection

Key issues/concerns raised:

- Subject land contains dense native vegetation, bird life and other wildlife that should be protected.
- Proposed Rural zone will lead to clearing which will impact on native vegetation, bird life and wildlife.

Response

The subject land is identified on the Biodiversity, waterways and wetlands overlay map as containing an area of native vegetation. It is considered that the Biodiversity, waterways and wetlands overlay code provisions are sufficient in addressing any future development on the subject land and to protect any ecologically important areas.

Noting that the subject land is currently unzoned, the proposed Rural zone is consistent with the balance of zones allocated to adjoining and surrounding properties.

Recommendation: No change to the proposed amendment in response to this issue.

Appendix A

Submission responses – Specific Site/Area

7069 BRUCE HIGHWAY, CHEVALLUM



No. of submissions in support: 1

Key issues raised in submissions:

- Land suitability

Consideration of Key Issues and Responses

Land suitability

Key issues/concerns raised:

- The amendment will fix a zoning anomaly/error that occurred in the preparation of the Sunshine Coast Planning Scheme 2014 (i.e. inclusion in the Rural zone), as the subject land was in the Business and Industry Precinct Class in the Maroochy Plan 2000.
- The amendment reflects the industrial business that has been operating on the site for over 40 years and currently employs 23 people.
- The amendment will allow the business to continue with financial support.
- The amendment is consistent with the inclusion of the neighbouring/surrounding properties in the Low impact industry zone and it will be unsuitable for rural uses to occur on the subject land.

Response

The support for the proposed zone change from the Rural zone to the Low impact industry zone is noted.

Recommendation: No change to the proposed amendment in response to this issue.

ANANDA MARGA RIVER SCHOOL 251 BRIDGE CREEK ROAD, MALENY



No. of submissions seeking clarification: 1

Key issues raised in submissions:

- Future use of the land

Consideration of Key Issues and Responses

Future use of the land

Key issues/concerns raised:

- Understands that the proposed zone change will not affect existing use rights (i.e. the housing on the land) other than to better recognise the current main use of the land and, as a result, make potential future changes to that use code rather than impact assessable.
- Subdivision of this land is impossible due to the Regional Plan which prohibits the subdivision of any rural land under 100 hectares.
- Intent to subdivide the land by lease arrangements or group title.
- Assume the change will not affect the rates applicable to the property.

Response

Under the *Sunshine Coast Planning Scheme 2014*, the subject land is currently included in the Rural zone. The amendment proposes to change the zone of the subject land to the Community facilities zone with an Educational Establishment annotation. The proposed zone change would help facilitate any future additions or extensions to the existing educational establishment use (i.e. school) on the subject land as Code assessable development. The proposed zone change would not affect any existing uses on the subject land that have been lawfully

Appendix A

Submission responses – Specific Site/Area

established. The rates for the subject land are based on the use of the land for school purposes and would not be affected by the proposed zone change.

Under the current *South East Queensland Regional Plan 2017*, the subject land is included in the 'Regional landscape and rural production area'. Schedule 10 of the Planning Regulation 2017 outlines the circumstances where 'reconfiguring a lot' (subdivision) in the Regional landscape and rural production area is prohibited. Subdivision (i.e. subdividing land less than 100 hectares, subdivision by lease (if exceeding 10 years) and subdivision by group title/community title) are prohibited in the Regional landscape and rural production area under the Planning Regulation 2017.

Should further information be provided to council regarding the spatial distribution of uses on the site, than a possible split zone (i.e. Rural zone and Community facilities zone) could be considered as part of a future planning scheme review.

Recommendation: No change to the proposed amendment in response to this issue.

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Appendix B

Submission responses – Educational establishments

Consultation Report – Site Specific and Operational Matters
Proposed Sunshine Coast Planning Scheme Amendment

Appendix B

Submission responses – Educational establishments

EDUCATIONAL ESTABLISHMENTS

CURRIMUNDI SPECIAL SCHOOL 2 BUDERIM STREET, DICKY BEACH



No. of submissions in objection: 22
(including 11 pro-formas)

Key issues raised in submissions:

- Ministerial designation and future demand
- Building height and character
- Views and amenity
- Environment
- Traffic and parking

Consideration of Key Issues and Responses

Ministerial designation and future demand

Key issues/concerns raised:

- Submissions were lodged by the community (to the State Government) expressing their strong opposition to any increase in building height (i.e. above 8.5 metres) with regards to the recent extension to the school.
- The recent extension (which has a height of 8.556 metres) is considered to have altered the existing character of the area.
- Council has already objected to the State Government against height increases (i.e. for the recent extension) and it is inconsistent for Council to propose the increase now.
- Concern that the Currimundi Special School site is unable to cater for the anticipated growth/demand in student numbers in the future (given the setting of the site) and requests have been made for an alternative site to be investigated.

Response

A Ministerial designation of land for community infrastructure for the Currimundi Special School took effect on 7 July 2017.

The proposed Ministerial designation of land for community infrastructure for the Currimundi Special School was released for an initial round of consultation from 2 June to 24 June 2016. The proposal was subsequently released for a second

public consultation round from 20 February to 10 March 2017. An additional third round of consultation was undertaken from 8 May to 19 May 2017.

Council's submissions to the initial consultation (amongst other things), raised concerns about the proposed building height, the scale of buildings and maintaining the character and amenity of the surrounding area.

A significant redesign of the proposal was undertaken by the State government, to address the issues raised (i.e. including a reduction of the proposed height from 3 storeys to 2 storeys) by council and the community.

Council's submission to the additional consultation (amongst other things), expressed general support for the modifications to building height and building articulation to more closely align with the provisions of the *Sunshine Coast Planning Scheme 2014*.

The proposed planning scheme amendment was prepared in 2016, prior to the Ministerial designation of the Currimundi Special School in 2017. Given further consideration of the potential impacts as discussed further below, it is recommended not to proceed with the proposed building height amendment.

The Ministerial designation applies to Lot 7 on CP849355 (in the Community facilities zone and Annotation 6. Educational establishment) and Lots 7, 8, 9 and 10 on RP64307 (which are included in the Low density residential zone and Precinct LDR1 - Protected Housing Area). It is recommended that Lots 7, 8, 9 and 10 on RP64307 (17, 19, 21 and 23 Ann Street, Dicky Beach) are investigated for a potential Community facilities zone Annotation 6. Educational establishment as part of a future planning scheme review because they are now owned by the State government and have been included in the Ministerial designation for the school.

Future expansion of the Currimundi Special School and the demand/need for alternative sites is a matter for the State government to address. Future works may be required to accommodate growth of the school which would be undertaken in accordance with the Ministerial designation. Alternatively, a new Ministerial designation would be required, involving further community engagement. It is important to note that the effect of a Ministerial designation is that the use of the site for the described community infrastructure and services may proceed despite the local government's planning scheme.

Recommendation:

- (a) Not proceed with the proposed building height amendment for the Currimundi Special School (Lot 7 on CP849355); and**

Appendix B

Submission responses – Educational establishments

- (b) Lots 7, 8, 9 and 10 on RP64307 (17, 19, 21 and 23 Ann Street, Dicky Beach – Currimundi Special School) be investigated for a potential Community facilities zone and Educational establishment annotation as part of a future planning scheme review.

Building height and character

Key issues/concerns raised:

- The proposal is inappropriate with the Low density residential zone and Precinct LDR1 (Protected Housing Area) at Dicky Beach.
- The proposal will detract from the character of Dicky Beach.
- The scale of change proposed would be inconsistent and out of character with the surrounding buildings, infrastructure and environment.
- There is a conflict between this amendment and the limits for height and size of secondary dwellings in Dicky Beach (i.e. in the Dwelling house code).
- It is unreasonable and unfair that adjoining and surrounding properties don't have a similar height limit of 12 metres.

Response

The amendment proposes to increase the maximum building height of Lot 7 on CP849355, from 8.5 metres to 12 metres. The 12 metre building height has been proposed for most primary school sites to accommodate buildings such as multi-function halls, indoor stadiums and auditoriums.

The school buildings and recent extension also span four additional lots (being 17, 19, 21 and 23 Ann Street, Dicky Beach) which are included in the Low density residential zone and Precinct LDR1 (Protected Housing Area) and in the 8.5 metre height increment on the Height of buildings and structures overlay map. No zone or height changes are proposed for these lots as part of this amendment.

This amendment also proposes to include low density residential land neighbouring the school (to the south) in the Caloundra local plan precinct CAL LPP-4, (Moffat Beach/Shelly Beach/Dicky Beach). This Precinct seeks to protect the existing residential character of Moffat Beach, Shelly Beach and Dicky Beach. The surrounding area has a building height limit of 8.5 metres. The Dicky Beach area has a beachside, low density residential character.

Given further consideration of the potential impacts as discussed further below, it is recommended not to proceed with the proposed building height amendment for the Currimundi Special School, consistent with the character of the surrounding area.

Recommendation: Not proceed with the proposed building height amendment for the Currimundi Special School (Lot 7 on CP849355).

Views and amenity

Key issues/concerns raised:

- Potential loss of views (ocean and foreshore) and sea breezes.
- Amenity of the area will be adversely affected due to shadowing, interrupted vistas, reduced privacy and destruction of landscape forms.
- Limiting the height to 8.5 metres is critical to ensuring the amenity of view lines and character of the suburb are retained.
- Residents of Dicky Beach purchased their properties based on the zone and height limits in the planning scheme with reasonable expectations for access to ocean views, breezes/airflow and low impact streetscape and the proposed amendment will remove these amenities and effect quality of life and cause financial loss.
- Property values will diminish (i.e loss of views and amenity and increase in congestion).
- Rebutts that there will be no worsening of impacts than an 8.5m height building being built on the northern side of Ann Street, when there is no comprehensive view line analysis that has been undertaken for Ann, Bott, Stanley, Ngungun, Bell, Cooroy, Coonowrin, Jean and Buderim Streets.
- Views from across the road (of the school) and in the vicinity of the corner of Ann Street and Buderim Street has already been affected by the recent extension and the amendment would thoroughly take away any view if the building height went from 8.5 metres to 12 metres.
- There will be overlooking, shadow and noise impacts that will affect the amenity of properties adjoining the site along Ann Street.
- Any increase in building height should have an equal increase in setbacks to address issues with adjoining properties.

Response

The amendment proposes to increase the maximum building height of Lot 7 on CP849355, from 8.5 metres to 12 metres. The four additional school lots (being 17, 19, 21 and 23 Ann Street, Dicky Beach) which are included in the Low density residential zone and Precinct LDR1 (Protected Housing Area) are proposed to be retained in the 8.5 metre height increment.

The Currimundi Special School is located adjacent to the Dicky Beach foreshore. The site is lowest along the Buderim Street frontage, with the topography gently sloping upward to Ann Street and further

Appendix B

Submission responses – Educational establishments

beyond towards Bell Street and Coonowrin Street. Ocean views can be seen from residences in the surrounding area in a north-easterly direction across the school site.

Upon reviewing the submissions received, further consideration has been given to the potential impacts to residents' views resulting from a 12 metre height limit. It is considered that additional views may be impacted as a result of the 12 metre height limit, primarily for those residents in the vicinity of the corner of Ann and Cooroy Streets and beyond. It is therefore recommended not to proceed with the proposed amendment and retain Lot 7 on CP849355 in the 8.5 metre height increment.

Future works may be required to accommodate growth of the school which would be undertaken in accordance with the existing Ministerial designation. Alternatively, a new Ministerial designation would be required, involving further community engagement. It is important to note that the effect of a Ministerial designation is that the use of the site for the described community infrastructure and services may proceed despite the local government's planning scheme.

Recommendation: Not proceed with the proposed building height amendment for the Currimundi Special School (Lot 7 on CP849355).

Environment

Key issues/concerns raised:

- The site is uniquely located along the foreshore of Dicky Beach and the associated environmental park, that is used and appreciated by the community.
- Development would cause significant environmental damage, including major disturbance (next to the environmental park) and the shadow cast on the foreshore area.
- The majority of the site is in the Coastal protection overlay.
- The site is located within the Acid sulfate soils overlay (Area 2: land above 5m AHD and below 20m AHD) and development should not be allowed as management of acid sulfate soils would be risky and expensive.
- Development at a 12m height and scale has the potential to have serious impact on turtles.

Response

Any future development of the site will be governed by the existing Ministerial designation but should also have regard to the relevant provisions of the *Sunshine Coast Planning Scheme 2014*, including overlay maps and codes (such as the Acid sulfate soils overlay code, the Coastal protection overlay code and the Biodiversity, waterways and wetlands overlay code). The Caloundra local plan code also requires that the significant environmental values of local environmental parks and reserves (such as the Dicky Beach foreshore) are protected and enhanced.

Recommendation: No change to the proposed amendment in response to this issue.

Traffic and parking

Key issues/concerns raised:

- Surrounding area is already not coping with the increase of parking and traffic issues and this severely impacts on the amenity of the community and the safety of streets.
- Development will result in associated increased traffic, parking, safety concerns and noise in this quiet, residential area.


Response

Any future development of the site will be governed by the existing Ministerial designation but should also have regard to the relevant provisions of the *Sunshine Coast Planning Scheme 2014*, including the Transport and parking code in the *Sunshine Coast Planning Scheme 2014*. The purpose of the Transport and parking code is to ensure that transport infrastructure including pathways, public transport infrastructure, roads, parking and service areas, are provided in a manner which meets the needs of the development, whilst promoting active and public transport use and preserving the character and amenity of the Sunshine Coast.

Recommendation: No change to the proposed amendment in response to this issue.

Appendix B

Submission responses – Educational establishments

CURRIMUNDI STATE SCHOOL 17 BUDERIM STREET, CURRIMUNDI

No. of submissions in objection: 3
Key issues raised in submissions: <ul style="list-style-type: none">• Building height and character• Environment• Amenity

Consideration of Key Issues and Responses

Building height and character

Key issues/concerns raised:

- The increased height:
 - is inappropriate in a Low density residential zone which has an 8.5 metre height limit;
 - would be out of scale and inconsistent with the surrounds (i.e. adjacent beach and Dicky Beach area).
- Council has already objected to the State Government against height increases (particularly the recent expansion of the Special School) and it is inconsistent for Council to propose the increase now.

Response

It is proposed to increase the maximum building height from 8.5 metres to 12 metres for the subject land. The 12 metre building height has been proposed for most primary school sites to accommodate buildings such as multi-function halls, indoor stadiums and auditoriums.

It is considered appropriate that the Currimundi State School site is included in the 12 metre building height increment. The site is bordered to the north, west and east by land in the Environmental management and conservation zone. There is opportunity for future buildings to be appropriately sited and designed without impacting on the adjoining residential properties to the south and the wider neighbourhood.

As discussed above, it is recommended not to proceed with the proposed building height amendment for the Currimundi Special School (Lot 7 on CP849355) from 8.5 meters to 12 metres. However, in comparison to Currimundi State School, the Special School site is much more constrained

with limited ability to site or screen buildings and is located in a more visually sensitive area with respect to surrounding residential properties and ocean views.

Recommendation: No change to the proposed amendment in response to this issue.

Environment

Key issues/concerns raised:

- The environmental impacts on turtles would be significant.

Response

The subject land is owned by the State government and any future development of the site should have regard to the relevant provisions of the *Sunshine Coast Planning Scheme 2014*, including overlay maps and codes (such as the Coastal protection overlay code and the Biodiversity, waterways and wetlands overlay code). Particular environmental impacts, including potential impacts on turtles, will need to be assessed at the time when an increase in the intensity or scale of the existing use is proposed, having regard to the nature of the proposed development or works.

Recommendation: No change to the proposed amendment in response to this issue.

Amenity

Key issues/concerns raised:

- The amenity of the area would be adversely affected due to shadowing, interrupted vistas, land values and a destruction of landscape form on the properties as has already occurred extensively.
- Schools should not overshadow local residential buildings, increasing shade and wind corridors.
- Increasing the height for sites already at capacity would reduce the liveability of the environment for current residents.

Response

The proposed amendment also includes changes to the Community activities code to minimise adverse impacts to neighbourhood character and amenity, through appropriate building design and physical separation.

It is recommended that the Community activities code be further amended to reflect the need to consider the siting of buildings and structures with respect to surrounding development including residential premises.

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Submission responses – Educational establishments

Recommendation:

- (a) Amend the Community activities code, Performance outcome PO5, to reflect the need to consider the siting of buildings and structures with respect to surrounding development including residential premises and minimise visual amenity, privacy and solar access impacts; and
- (b) Amend the Community activities code, Acceptable outcomes AO5.1 and AO5.2, to specify that they are only in partial fulfilment of Performance outcome PO5.

COOLUM STATE SCHOOL 137-191 YANDINA-COOLUM ROAD, COOLUM BEACH



COOLUM STATE HIGH SCHOOL HAVANA ROAD EAST, COOLUM BEACH



COOLUM BEACH CHRISTIAN COLLEGE 2 ARCOONA ROAD, YANDINA CREEK



**No. of submissions in objection: 11
(including 9 pro-formas)**

Key issues raised in submissions:

- Building height
- Environment

Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- Council has provided no logical argument for increasing the height limits for the Coolum State School, Coolum State High School and the Coolum Beach Christian College.
- Schools should not be able to increase height limits.

Response

Council has received representations on behalf of operators of educational establishments to review the maximum building heights for educational establishments to accommodate a range of modern classrooms and other specific use buildings (i.e. multi-function halls, indoor stadiums and auditoriums). In response to these representations, Council undertook a review of the building heights for all educational sites within the Sunshine Coast.

In relation to public and private school sites, where appropriate, the maximum building height on the Height of buildings and structures overlay is proposed to be increased to:

- 15 metres for most P-12 or secondary school sites; and
- 12 metres for most primary school sites.

However, some sites are proposed to be retained at 8.5 metres or only increased to 12 metres, where matters of amenity, view lines or character are relevant considerations. In addition, the building height for some primary school sites are proposed to be increased to 15 metres, given proximity to major centres and future needs to accommodate additional student numbers.

A maximum building height of 8.5 metres currently applies to these educational establishments in Coolum. It is proposed to amend this to 12 metres for Coolum State School and the Coolum Beach Christian College and 15 metres for Coolum State High School.

It is noted that a Ministerial designation of land for community infrastructure for the Coolum State High School took effect on 12 May 2017.

Recommendation: No change to the proposed amendment in response to this issue.

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Submission responses – Educational establishments

Environment

Key issues/concerns raised:

- Development should not encroach on the Maroochy River flood plain (including Stumers Creek) and not reduce habitat for wildlife and connections with the Noosa National Park, Mount Coolum National Park, the South Coolum Creek Conservation Area and dunal reserves.

Response

Any future development of these sites should have regard to the relevant provisions of the *Sunshine Coast Planning Scheme 2014*, including overlay maps and codes (such as the Biodiversity, waterways and wetlands overlay code and the Flood hazard overlay code) which seek to protect these values.

Particular environmental impacts will need to be assessed at the time when an increase in the intensity or scale of the existing use is proposed, having regard to the nature of the proposed development or works.

Recommendation: No change to the proposed amendment in response to this issue.

SUNSHINE COAST GRAMMAR SCHOOL 372 AND 374 MONS ROAD AND 32 GARDENIA PLACE, FOREST GLEN



No. of submissions in support: 1

No of submissions in objection: 1

Key issues raised in submissions:

- Building height
- Character and visual impacts
- Vegetation and wildlife protection

Consideration of Key Issues and Responses

Building height

Key issues raised:

- Allows for schools (and other facilities) to build up rather than increase their footprint.
- In cases where there are no immediate neighbours, there is unlikely to be any loss of amenity to the surrounds.
- Removal of vegetation for new and existing building extensions would be minimised.
- 15 metres would allow for 2 storeys only.
- Allowances should be made for slightly greater density given that population is increasing in the region.
- Allows for greater efficiency of building works and renovations.

Response

The support for the proposed amendment is noted.

Recommendation: No change to the proposed amendment in response to this issue.

Character and visual impacts

Key issues/concerns raised:

- Impact on the rural character of the neighbouring area.

Response

It is proposed to increase the maximum height increment from 8.5 metres to 15 metres for the subject land. The 15 metre height increment has been proposed for most prep to year 12 school sites to accommodate buildings such as multi-function halls, indoor stadiums and auditoriums. The proposed amendment also includes changes to the Community activities code to minimise adverse impacts to neighbourhood character and amenity, through appropriate building design and physical separation.

There is opportunity for future buildings to be appropriately sited and designed to reduce potential impacts with the adjoining residential properties. The subject land also contains significant vegetation that could assist to screen and buffer future development. It is therefore considered that the proposed building height of 15 metres increment for the subject land is appropriate.

Recommendation: No change to the proposed amendment in response to this issue.

Vegetation and wildlife protection

Key issues/concerns raised:

- Potential impacts on the nature, bush and wildlife.

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Submission responses – Educational establishments

Response

The subject land is identified on the Biodiversity, waterways and wetlands overlay map as containing an area of native vegetation, waterways, waterbodies, wetlands and a riparian protection area.

Any future development of the subject land would need to comply with the relevant provisions of the *Sunshine Coast Planning Scheme 2014*, including overlay maps and codes (such as the Biodiversity, waterways and wetlands overlay code) which seek to protect these values.

It is also noted that the proposed increase in building height on the subject land may help to avoid or minimise impacts on environmental values by encouraging vertical building forms rather than increasing the footprint of school facilities on the site.

Recommendation: No change to the proposed amendment in response to this issue.

CALOUNDRA STATE HIGH SCHOOL 88 QUEEN STREET, CALOUNDRA



CALOUNDRA STATE SCHOOL 56A AND 56B QUEEN STREET AND 23 GEORGE STREET, CALOUNDRA



No. of submissions raising concerns: 1

Key issues raised in submissions:

- Flooding and climate change
- Educational benefits
- Level of assessment – overlays and building height
- Emergency refuge
- Environment
- Sight lines and visual aspects
- Sportsgrounds
- Electricity

Consideration of Key Issues and Responses

Flooding and climate change

Key issues/concerns raised:

- Flooding, water runoff and climate change issues need to be addressed in future developments (i.e. both Caloundra schools drain to known flood areas).

Response

It is noted that these school sites are not identified on the Flood hazard overlay maps of the planning scheme. However, any future development on these school sites would need to address the Stormwater management code that aims to provide for sustainable stormwater infrastructure which protects water quality, environmental values and public health. This would include ensuring that further development is adequately drained and stormwater is lawfully discharged in a manner that does not worsen drainage characteristics external to the site.

Recommendation: No change to the proposed amendment in response to this issue.

Educational benefits

Key issues/concerns raised:

- Concern that the educational benefits of the proposed amendments have not been properly evaluated.
- Relevant building codes should be made available.

Response

The buildings and facilities provided by the school and their educational benefits are determined by the school. Additional public access and usage of these facilities are also determined by the school.

Where applicable (and not otherwise included in a community infrastructure designation), the *Sunshine Coast Planning Scheme 2014* regulates the development of educational establishments. The applicable codes primarily include the Community facilities zone code, the Communities activities code, the Caloundra local plan code and the Prescribed other development codes.

Recommendation: No change to the proposed amendment in response to this issue.

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Submission responses – Educational establishments

Level of assessment – overlays and building height

Key issues/concerns raised:

- Development should be impact assessable to review the conditions of the overlays, height changes and community acceptance of benefits.
- Fire and emergency evacuation plans will be critical.
- Extra parking will be required, roads and bikeways will need improvement.

Response

Caloundra State High School is a State government owned school. The subject lot is currently included in the Community facilities zone with an Educational Establishment annotation. Any future development for an educational establishment on land included in the Community facilities zone and annotated for such a use, is subject to Code assessment (unless a community infrastructure designation applies). The matters raised will be addressed as part of a future development application including assessment against the relevant codes mentioned above, applicable overlay codes and other codes such as the Transport and parking code. Fire and emergency requirements of development are regulated by the *Building Act 1975*.

Recommendation: No change to the proposed amendment in response to this issue.

Emergency refuge

Key issues/concerns raised:

- Schools should be evaluated as disaster recovery centres.

Response

The potential use of these schools as disaster recovery centres is primarily a matter of the state as owner of these facilities.

Council has identified several evacuation centres (on its Disaster Hub web site) including Caloundra Indoor Stadium, which can be used in the case of an emergency or disaster. These are generally council owned facilities.

Recommendation: No change to the proposed amendment in response to this issue.

Environment

Key issues/concerns raised:

- Protect the environment, flora and fauna, Ben Bennett Park, school tree-reserve, fauna corridor

and the hill top tree line along Queen Street (Nicklin Way to Bowman Road/Regent Street).

Response

These values are protected primarily by the Biodiversity, waterways and wetlands overlay mapping and code and the Caloundra local plan code. Particular environmental impacts will need to be assessed at the time when an increase in the intensity or scale of the existing use is proposed, having regard to the nature of the proposed development or works.

Recommendation: No change to the proposed amendment in response to this issue.

Sightlines and visual aspects

Key issues/concerns raised:

- Preserve the visual attractions including the vista from the Glass House Mountains across Caloundra.

Response

Existing planning scheme provisions in the Caloundra local plan code seek to protect important views and vistas, including to the Glass House Mountains and Pumicestone Passage. It is also noted that the orientation and topography of the Caloundra school campuses relative to surrounding development and public viewpoints means that adverse impacts on significant views and vistas will be limited.

Recommendation: No change to the proposed amendment in response to this issue.

Sportsgrounds

Key issues/concerns raised:

- Do not disturb the sportsgrounds, to re-open the acid sulfate soils and that were originally designed as flood mitigation areas.

Response

The proposed allowance for some additional building height on these school sites in Caloundra may help to avoid or minimise the need to increase the development footprint of school facilities by encouraging vertical building forms.

Where school facilities are proposed to expand into previously undeveloped areas, the identification and management of acid sulfate soils and flooding will be addressed by the planning scheme's Acid sulfate soils overlay mapping and code and Flood hazard overlay mapping and code.

Recommendation: No change to the proposed amendment in response to this issue.

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Electricity

Key issues/concerns raised:

- Ensure the electricity corridors are protected and are adequate to support the population.

Response

The planning scheme seeks to ensure that development does not adversely impact on the provision and operation of infrastructure.

In particular the protection of major electricity infrastructure is addressed.

These values are protected by the Regional infrastructure overlay mapping and code.

Recommendation: No change to the proposed amendment in response to this issue.

GOLDEN BEACH STATE SCHOOL 34 GREGORY STREET, GOLDEN BEACH



No. of submissions in support, subject to change: 1

Key issues raised in submissions:

- Education and community facilities
- Constraints - drainage, flooding, transport, parking, access and sewer
- Public consultation and level of assessment
- Emergency refuge

Consideration of Key Issues and Responses

Education and community facilities

Key issues/concerns raised:

- Improve education outcomes and provide better facilities and services for use by the local community.
- Concern that an evaluation of the educational benefits should be provided.

Response

The support for the proposed amendment is noted. The buildings and facilities provided by the school

and their educational benefits are ultimately determined by the school. Additional public access and usage of these facilities is also determined by the school.

The *Sunshine Coast Planning Scheme 2014* regulates the development of educational facilities (where not otherwise included in a Ministerial designation). The applicable codes primarily include the Community facilities zone code, the Communities activities code, the Golden Beach/Pelican Waters local plan code and the Prescribed other development codes.

It is proposed to increase the maximum building height of the subject land from 8.5 metres to 15 metres to accommodate buildings such as multi-function halls, indoor stadiums and auditoriums.

Recommendation: No change to the proposed amendment in response to this issue.

Constraints

Key issues/concerns raised:

- The school is known to have drainage, parking and access problems and how will transport, sewer, flood drains and parking improvements be determined.

Response

Where applicable (and not otherwise included in a community infrastructure designation), the *Sunshine Coast Planning Scheme 2014* regulates the development of educational establishments. The applicable codes that will address these issues include the Transport and parking code, the Works, services and infrastructure code, the Stormwater management code and the Flood hazard overlay code.

Recommendation: No change to the proposed amendment in response to this issue.

Public consultation and level of assessment

Key issues/concerns raised:

- Public consultation would be beneficial to explain issues and benefits of any improvements to the school and local area.
- Change to impact assessment.

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Submission responses – Educational establishments

Response

Additional buildings and facilities would generally require code assessment and would not require public notification (unless a community infrastructure designation is proposed to be made). It is considered to be an appropriate level of assessment for any future development on existing school sites. It is considered that the requirements of the planning scheme will allow for the school to expand and can adequately address issues associated with such development through the development assessment process.

Recommendation: No change to the proposed amendment in response to this issue.

Emergency refuge

Key issues/concerns raised:

- The school should be considered as an emergency disaster refuge area, as people cannot escape from Golden Beach during any severe storm or fire.
- Are the building base levels to be increased by a couple of metres?
- Is it possible to provide safe facilities to allow for a 7-metre cyclone surge if Bribie Island is breached in the future?

Response

The potential use of schools as disaster recovery centres is primarily a matter for the State Government as owner of these facilities.

Council has identified several evacuation centres (on its Disaster Hub web site) including Caloundra Indoor Stadium, which can be used in the case of an emergency or disaster in the area. These are generally council owned facilities.

The planning scheme's Flood hazard overlay code sets minimum floor levels for educational facilities to ensure that an appropriate level of flood immunity is provided.

Recommendation: No change to the proposed amendment in response to this issue.

MOOLOOLAH STATE SCHOOL 48 KING ROAD, MOOLOOLAH VALLEY



No. of submissions in objection: 1

Key issues raised in submissions:

- Building height

Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- A building height limit of 12 metres will allow four storey buildings which are not in keeping with the township of Mooloolah.

Response

It is proposed to increase the maximum building height from 8.5 metres to 12 metres for the subject land. The 12 metre height increment has been proposed for most primary school sites to accommodate buildings such as multi-function halls, indoor stadiums and auditoriums.

It is considered appropriate that the Mooloolah State School site is included in the 12 metre building height increment. There is opportunity for future buildings to be appropriately sited, buffered with existing vegetation and designed to reduce potential impacts with the adjoining residential properties and the wider neighbourhood. The proposed amendment also includes changes to the Community activities code to minimise adverse impacts to neighbourhood character and amenity, through appropriate building design and physical separation.

It is therefore considered that the proposed building height of 12 metres for the subject land is appropriate.

As discussed in **Appendix C**, it is recommended not to proceed with the proposed building height amendment for the Mooloolah Gardens Retirement Village (Lot 7 on SP209824) from 8.5 metres to 12 metres. In comparison to Mooloolah State School, the Mooloolah Gardens Retirement Village site is much more constrained with limited ability to site or screen taller buildings.

Recommendation: No change to the proposed amendment in response to this issue.

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Submission responses – Educational establishments

KULUIN STATE SCHOOL 41-67 TALLOW WOOD DRIVE, KULUIN



No. of submissions with concerns: 1

Key issues raised in submissions:

- Building height

Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- Concern that building height will be increased to 15 metres because of the subject land's proximity to the Maroochydore CBD and would:
 - Impact on the aesthetics of the locality which has buildings nestled amongst trees;
 - Have an adverse impact in regard to traffic and parking in the area (by allowing the school to expand);
 - Affect wildlife, birds and bushland etc.

Response

A maximum building height of 8.5 metres currently applies to the subject land and it is proposed to increase this to 12 metres (i.e. not 15 metres).

A building height of 12 metres has been proposed for most primary school sites and 15 metres has been proposed for most Prep to year 12 or secondary school sites. The 12 metre building height increment is considered appropriate for Kuluin State School which is a public primary school.

Where applicable (and not otherwise included in a community infrastructure designation), the *Sunshine Coast Planning Scheme 2014* regulates the development of educational establishments. The applicable codes that will address these issues include the Transport and parking code and the Biodiversity, waterways and wetlands overlay code.

Recommendation: No change to the proposed amendment in response to this issue.

MONTESSORI INTERNATIONAL COLLEGE 880-932 MAROOCHYDORE ROAD, FOREST GLEN



No. of submissions with concerns: 1

Key issues raised in submissions:

- Building height

Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- The amendment proposes to change the maximum height increment of part of Lot 9 on SP251589 (in the Community facilities zone) from 8.5 metres to 12 metres. The College is a Prep to Year 12 school and should have a 15 metre height increment the same as other similar schools.
- Matters such as amenity, view lines or character will not be compromised by the requested increase in building height.

Response

It is acknowledged that the amendment proposes to increase the maximum building height to 15 metres for most Prep to year 12 school sites to accommodate a range of modern classrooms and other specific use buildings (i.e. multi-function halls, indoor stadiums and auditoriums). The Montessori International College is a Prep to Year 12 school; however, the subject land is not proposed to be included in the 15 metre height increment but instead in the 12 metre height increment because of the visual prominence of its location and setting.

Maroochydore Road and the subject land are identified as containing a Scenic route on the Scenic amenity overlay map OVM26L. The subject site is highly visible from Maroochydore Road, even with some existing vegetation on the subject land and within the road reserve.

Most of the subject land is identified in the Flooding and inundation area on the Flood hazard overlay map OVM26G, except for some areas along the

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Submission responses – Educational establishments

Maroochydore Road frontage. Any future development on the site (in addition to that already approved) is likely to be located along this frontage to avoid the areas constrained by flooding. As discussed above, these areas are highly visible from Maroochydore Road which is identified as a scenic route.

It is considered that the requested additional increase in building height to 15 metres will adversely affect the amenity, view lines and character of the surrounding area.

Recommendation: No change to the proposed amendment in response to this issue.

SIENA CATHOLIC COLLEGE 60 SIPPY DOWNS DRIVE, SIPPY DOWNS



No. of submissions in support, subject to change: 1

Key issues raised in submissions:

- Shadowing

Consideration of Key Issues and Responses

Shadowing

Key issues/concerns raised:

- Shade from any structures should be contained wholly within the lot on which the structure is built to protect sunlight exposure for roof top solar power generation and health reasons (i.e. children's outdoor play).

Response

The proposed amendment includes changes to the Community activities code to minimise adverse impacts to neighbourhood character and amenity, through appropriate building design and physical separation.

It is recommended that the Community activities code be further amended to reflect the need to consider the siting of buildings and structures with respect to surrounding development including residential premises.

Recommendation:

- Amend the Community activities code, Performance outcome PO5 to reflect the need to consider the siting of buildings and structures with respect to surrounding development including residential premises and minimise visual amenity, privacy and solar access impacts; and**
- Amend the Community activities code, Acceptable outcomes AO5.1 and AO5.2, to specify that they are only in partial fulfilment of Performance outcome PO5.**

ST ANDREWS ANGLICAN COLLEGE 40 PEREGIAN SPRINGS DRIVE, PEREGIAN SPRINGS



No. of submissions: 1

Key issues raised in submissions:

- Building height

New information

- Property boundary changes

Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- The building height increase will provide the College with greater flexibility to make more efficient use of the site and enable planning for future growth with greater certainty.

Response

The support for the proposed amendment is noted.

Recommendation: No change to the proposed amendment in response to this issue

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Appendix C

Submission responses – Residential care facilities and Retirement facilities

Consultation Report – Site Specific and Operational Matters
Proposed Sunshine Coast Planning Scheme Amendment

Appendix C

Submission responses – Residential care facilities and Retirement facilities

RESIDENTIAL CARE FACILITIES AND RETIREMENT FACILITIES

BLUE CARE CALOUNDRA RETIREMENT VILLAGE, DICKY BEACH AND BLUE CARE DICKY BEACH RESPITE CARE

55 COOLUM STREET AND 1 TINBEERWAH STREET, DICKY BEACH



No. submissions in objection or raising concerns: 22 (including 6 pro-formas)

Key issues raised in submissions:

- Building height
- Infrastructure and capacity
- Justification

Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- Concerns a building height limit of 15 metres will directly impact the natural environment and skyline.
- Concerns that personal privacy and light levels will be directly and adversely impacted by neighbouring four-storey residential buildings.
- Dicky Beach does not have the capacity to sustain large expansion and development.
- Concerns it sets a precedent for heights of development in Dicky Beach.
- Concerns that property values would drop significantly and investments and savings would be lost.
- Higher buildings would create visual eyesores and would not suit the existing community.
- The current building height regulations safeguard the preservation of the natural beauty and inherent charm of the area.
- Concerns about impacts on the tourism industry due to the change in tourism identity.
- Concerns that the change in height would obscure views of the ocean and landscape.
- The proposal will impact on the quality of life of residents.

Response

The Blue Care Dicky Beach Aged Care site is located along Coolum Street and adjoins medium density small lot housing to the north.

It is proposed to increase the maximum building height of the subject site from 8.5 metres to 12 metres and amend the zone from the Medium density residential zone to the Community facilities zone and within the Residential care facility / Retirement facility annotation.

The site is located to take advantage of the Caloundra higher order services. Further consideration of height impacts has concluded that the site is located such that additional height is unlikely to impact significant views, with the residential land to the south falling south towards Tooway Creek.

The proposed amendment also includes changes to the Residential care facility and retirement facility code to ensure that development exceeding the predominant height of surrounding residential development minimises adverse impacts to neighbourhood character and amenity, through appropriate building design and physical separation.

A maximum building height of 12 metres is considered appropriate to support a greater utilisation of the site without significantly impacting the surrounding area and while maintaining the predominantly low rise character of Dicky Beach.

Recommendation: No change to the proposed amendment in response to this issue.

Infrastructure and capacity

Key issues/concerns raised:

- Concerns about the impact on local infrastructure with increased traffic and elevated noise volume from staff movements, food and rubbish services, ambulances activities and bus activity.
- There is an existing traffic problem on the corner of Tinbeerwah and Beerburum Streets. More traffic will increase the chances of a serious accident.
- Street parking is often taken up by visitors and staff from the facility – this will worsen if the facility is increased in size.
- Dicky Beach sewerage and drainage system is inadequate, with elevated levels unpleasant odours and putrid water laying parks and drains during wet periods.

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Submission responses – Residential care facilities and Retirement facilities

Response

In relation to traffic and parking issues, any future development would need to comply with the Transport and Parking Code which seeks to ensure that transport infrastructure including pathways, roads, parking and service areas are provided in a manner that meets the needs of the development.

Similarly, concerns relating to the Dicky Beach sewerage and drainage system would be addressed through any future development assessment. Compliance with the Works, Services and Infrastructure Code would ensure that the provision of infrastructure and services meets the needs of the development, and is undertaken in a sustainable manner in accordance with best practice. The Stormwater Management Code would ensure that any new development is provided with effective stormwater drainage systems.

Recommendation: No change to the proposed amendment in response to this issue.

Justification

Key issues/concerns raised:

- Concerns Council is intent on high density living.
- Questions the need to change the maximum building height as there is no demand at present or historically.
- Concerns that the facility owner/operator is profiteering to access views to provide residences with a higher retail value.

Response

The proposed amendment aims to support residential care and retirement living sites that are seeking to redevelop into multi-storey facilities over time. Residents moving into these facilities are generally from the neighbouring area and hence there will be a need to accommodate more aged care beds and retirement living units within each suburb or neighbourhood area more generally as the population continues to age.

These facilities require large land areas which are difficult to come by within existing urban areas. For these reasons it is considered necessary to allow intensification of existing sites to accommodate the needs for the ageing Sunshine Coast population.

It should also be noted that, in addition to the proposed building height amendment, the zoning of the subject site is proposed to be changed from the Medium density residential zone to the Community facilities zone with a residential care facility/retirement facility annotation. This is intended to zone the site in favour of residential care/retirement facilities while discouraging other forms of residential development.

Recommendation: No change to the proposed amendment in response to this issue.

MOUNT COOLUM AGED CARE 15 SUNCOAST BEACH DRIVE, MOUNT COOLUM



ST MARY'S AGED CARE 17 MAGENTA DRIVE, COOLUM BEACH



**No. of submissions in objection: 11
(including 9 pro-formas)**

Key issues raised in submissions:

- Building height
- Justification

Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- Concerns that buildings will be out-of-scale compared to adjacent residences.
- Concerns that Coolum is losing its village atmosphere.

Response

The Mount Coolum Aged Care facility is located opposite the Mt Coolum Centre. It is proposed to increase the maximum building height of the subject site from 8.5 metres to 12 metres and amend the zone from the Medium density residential zone to the Community facilities zone within the Residential care facility / Retirement facility annotation.

Mount Coolum Aged Care is surrounded by mature native vegetation and is not directly adjoined by low density residential development. With the exception of some dwellings around the base of Mount Coolum, the topography of the surrounding residential area is generally flat. Given these attributes, the site can accommodate a modest height increase to 12 metres

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Submission responses – Residential care facilities and Retirement facilities

without impacting upon views or the predominant low rise character of the area.

St Mary's Aged Care adjoins the Coolum Park Shopping Centre and low density residential development. It is proposed to amend the maximum building height of the subject site from 8.5 metres to 12 metres and amend the zone from the Medium density residential zone to the Community facilities zone and within the Residential care facility / Retirement facility annotation.

The site is considered suitable for some additional building height given its location at the north-western base of the Mount Coolum and behind the Coolum Park Shopping Centre. However, the additional height will be limited to 12 metres to ensure the character of Coolum is not impacted and mitigate impacts to adjoining residential development.

The proposed amendment also includes changes to the Residential care facility and retirement facility code to ensure that development exceeding the predominant height of surrounding residential development minimises adverse impacts to neighbourhood character and amenity, through appropriate building design and physical separation.

Recommendation: No change to the proposed amendment in response to this issue.

Justification

Key issues/concerns raised:

- The State Planning Policy does not require an increase in the permissible height of these facilities.
- The increased height limits for aged-care facilities is going against the Town Plan.
- Council has provided no logical argument for increasing the height limits for St Mary's and for Mount Coolum Aged Care facilities from 8.5m to 12m.
- Towering aged care facilities will not be necessary.

Response

The proposed amendment aims to support residential care and retirement living sites that are seeking to redevelop into multi-storey aged care and retirement living facilities. Residents moving into these facilities are generally from the neighbouring area and hence there will be a need to accommodate more aged care beds and retirement living units within each suburb or neighbourhood area more generally as the population continues to age.

These facilities require large land areas which are difficult to come by within existing urban areas. For these reasons it is considered necessary to allow appropriate intensification of existing sites to

accommodate the needs for the ageing Sunshine Coast population.

Recommendation: No change to the proposed amendment in response to this issue.

TRICARE KAWANA WATERS AGED CARE RESIDENCE, WARANA 90 AND 124 NICKLIN WAY, WARANA



No. of submissions in support, subject to change: 1

No. of submissions in objection or raising concerns: 3

Key issues raised in submissions:

- Zone change
- Building height
- Requests for increased height

Consideration of Key Issues and Responses

Zone change

Key issues raised:

- The proposed inclusion of the site in the Community facilities zone and annotated Residential care facility / Retirement facility is supported.

Response

Support for inclusion of the site in the Community facilities zone and Residential care facility / Retirement facility annotation is noted.

Recommendation: No change to the proposed amendment in response to this issue.

Building height

Key issues/concerns raised in support of building height changes:

- There are limited development sites in Kawana that are of a suitable size, dimension, topography, accessibility, suitably zone and available for development.
- The provision of Light Rail along the Nicklin Way provides increased transport opportunities to

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Submission responses – Residential care facilities and Retirement facilities

connect the region and provides additional transport modes for residents and staff of the facility.

- The consideration of overriding community need should be a principal consideration.

Key issues/concerns raised in objection to building height changes:

- The existing development:
 - is an overdevelopment of the site;
 - is located on rear access allotment with no meaningful road frontage;
 - dominates and visually impacts dramatically onto adjoining development;
 - has no buffers or significant setback to adjoin development or waterway.
 - has dramatic density compared with adjoining development;
 - has created significant overshadowing to adjoin property on the southern boundary.
- Council should be looking at ways to overcome the disparate impact of the existing development onto adjoining development and the waterway, and not just to simplify height zones throughout the City.
- The subject area requires specialised attention and treatment to encourage modern commercial development with a height limit increase to encourage high quality commercial development.
- The subject area should be left with a height limit appropriate for low density residential.

Response

The Tri Care and Beechwood Aged Care developments are located between the Nicklin Way and the Wyuna Canal. The site is also adjoined by a townhouse development to the south and a mixture of detached dwellings and business uses along Nicklin Way.

It is proposed to increase the maximum building height of the subject site from 8.5 metres to 15 metres and amend the zone from the Medium density residential zone to the Community facilities zone and within the Residential care facility / Retirement facility annotation.

It is noted that part of Lot 100 on SP297560 is approved for a 3 storey aged care facility, with a building height of 12.3m, part of which was recently developed.

The site is located within proximity to the Kawana District Centre and along the CoastConnect Priority Public Transport Corridor and is well located to take advantage of the higher order services and connectivity.

In relation to impacts on adjoining residences, the proposed amendment includes changes to the

Residential care facility and retirement facility code to ensure that development exceeding the predominant height of surrounding residential development minimises adverse impacts to neighbourhood character and amenity, through appropriate building design and physical separation.

This includes a provision which states that multi-storey development provides generous setbacks to protect the neighbourhood character and amenity of surrounding residential development.

With appropriate setbacks and high-quality design which minimises building bulk, it is considered that the site could accommodate development of up to 15 metres without detracting from the preferred character of the locality.

Recommendation: No change to the proposed amendment in response to this issue.

Requests for increased height

Key issues/concerns raised requesting additional height for the subject site:

- The Tri-care site should be included in the 21m maximum height increment.
- The attributes of the site enable the development of increased building height without the potential to impact upon adjoining properties.

Key issues/concerns raised requesting additional height for adjoining properties:

- The current Tri-Care facility currently dwarfs properties along the Nicklin Way and, with the amendment, could impact on a total of 15 adjacent properties.
- Previously allowable height limit of 13.5m would have provided for better integration.
- The height limit along Nicklin Way should revert back to its former height limit of 13.5m or the new proposed height limit of 15m.
- The current height limit of 8.5 metres along this section of the Nicklin Way will create sustainability problems including social, economic and environmental issues.

Response

Greater heights for the Tri-care site are not supported at this time given the likely conflict with the predominantly low-rise character of surrounding developments.

In relation to requests for a change to the building height for properties along the Nicklin Way, further investigation is required to determine the merits of this proposal. Further consideration of additional height increases for the Tri-Care site may be included as part of this investigation. Subject to the findings of the investigation, a separate amendment process would be appropriate to allow for further community

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Submission responses – Residential care facilities and Retirement facilities

consultation on any significant changes in maximum building height in the area.

Recommendation: 90 and 124 Nicklin Way, Warana (Lot 100 on SP297560 and Lot 4 on CG807734) and adjacent lots along the Nicklin Way be investigated for potential building height increases as part of a future planning scheme review.

HIBISCUS BUDERIM MEADOWS 183-245 KARAWATHA DRIVE, BUDERIM



No. submissions in objection or raising concerns: 3

Key issues raised in submissions:

- Building height
- Environmental impacts

Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- Concerns about privacy impacts of increasing building heights by 6.5m.
- Concerns that property values and standard of living would reduce significantly.
- Increasing the height of aged care buildings behind our back fence would devalue our home and standard of living significantly.

Response

It is proposed to amend the maximum building height of the subject site from 8.5 metres to 15 metres and amend the zone from the Low density residential zone to the Community facilities zone and within the Residential care facility / Retirement facility annotation.

Buderim Meadows is located to the south east of the Buderim town centre relatively on low lying land. With the sites limited elevation and relatively flat topography surrounding this site, additional building height is unlikely to impact upon significant views. Any additional height could also be sited to mitigate impacts to adjoining residential land.

The proposed amendment also includes changes to the Residential care facility and retirement facility

code to ensure that development exceeding the predominant height of surrounding residential development minimises adverse impacts to neighbourhood character and amenity, through appropriate building design and physical separation.

Recommendation: No change to the proposed amendment in response to this issue.

Environmental impacts

Key issues/concerns raised:

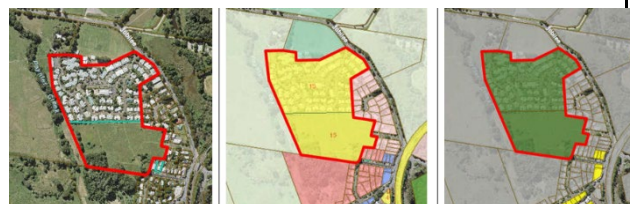
- Concerns that the proposed development would severely and negatively impact on native bushland and extensive wildlife.

Response

It is noted that any future redevelopment of the site would be assessable against the Biodiversity, Waterways and Wetlands Overlay Code. Proposed development would need to demonstrate that ecologically important areas are protected and enhanced in accordance with this code.

Recommendation: No change to the proposed amendment in response to this issue.

SUNDALE PALMWOODS, 61 JUBILEE DRIVE AND 12 BRIGGS STREET, PALMWOODS



No. of submissions in support: 1 (late submission)

Key issues raised in submissions:

- Building height

Consideration of Key Issues and Responses

Building Height

Key issues raised:

- The proposed inclusion of the site in the 12 metre maximum building height increment is supported.


Response

Support for inclusion of the site in the 12 metre maximum building height increment is noted.

Recommendation: No change to the proposed amendment in response to this issue.

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Submission responses – Residential care facilities and Retirement facilities

IMMANUEL GARDENS 10 MAGNETIC DRIVE, BUDERIM

No. of submissions in support, subject to change: 1
No. of submissions in objection or raising concerns: 1
Key issues raised in submissions:
<ul style="list-style-type: none">• Zone change• Building height• RV/Boat storage provisions• Density provisions

Consideration of Key Issues and Responses

Zone change

Key issues/concerns raised:

- The proposed inclusion of the site in the Community facilities zone and Residential care facility / Retirement facility annotation is supported.

Response

Support for inclusion of the site in the Community facilities zone and Residential care facility / Retirement facility annotation is noted.

Recommendation: No change to the proposed amendment in response to this issue.

Building height

Key issues/concerns raised in support for building height changes and request for additional height:

- Requests that the maximum height be 15m as per other locations in the scheme amendment.
- The site is large landholding in which future built form is able to be sited centrally on site, away from adjoining residences.
- The site is able to utilise topography and existing vegetation to its advantage.

Response

It is proposed to amend the maximum building height of the subject site from 8.5 metres to 12 metres and amend the zone from the Medium density residential

zone to the Community facilities zone and within the Residential care facility / Retirement facility annotation.

Immanuel Gardens is located east of Immanuel College and is on the eastern side of Buderim, which has significant views of the coastline from properties further to the west. The site is bordered to the west by native vegetation which would limit views of properties closer to this site. However, sites with a higher elevation may be impacted by increased building heights on this site. It is therefore recommended that the proposed building height be retained at 12 metres at this time.

Further investigation is required to determine the merits of increased building height on this site. Subject to the findings of the investigation, a separate amendment process would be appropriate to allow for further community consultation on any significant changes in maximum building height in the area.

Recommendation: 10 Magnetic Drive, Buderim (Lot 2 on SP138537, Lot 3 on RP220893 and Lots 3 and 4 on RP851949) be investigated for a potential building height increase to 15 metres as part of a future planning scheme review.

Key issues/concerns raised in objection to building height changes:

- Concerns about the loss of privacy and sunlight if height allowance is increased and the existing building extended.
- Concerns about the reduction of quality of living through dampness, increased noise and reduced property value.

Response

The proposed amendment includes changes to the Residential care facility and retirement facility code to ensure that development exceeding the predominant height of surrounding residential development minimises adverse impacts to neighbourhood character and amenity, through appropriate building design and physical separation.

This includes a provision which states that multi-storey development provides generous setbacks to protect the neighbourhood character and amenity of surrounding residential development.

In relation to concerns about a loss of privacy, any future aged care or retirement facility development applications would need to comply with the Height of Buildings and Structures Overlay which would ensure that the development does not result in a significant loss of amenity having regard to overshadowing, privacy and overlooking impacts.

Recommendation: No change to the proposed amendment in response to this issue.

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Submission responses – Residential care facilities and Retirement facilities

RV/Boat storage provisions

Key issues/concerns raised:

- The requirement for RV/boat storage should be removed.

Response

The proposed provisions in the Residential care facility and Retirement facility code relating to caravan, boat and RV storage respond to growing demand for storage space for these types of vehicles on the Sunshine Coast. The requirement for 1 space per 5 dwellings is an acceptable outcome and is one way of achieving the corresponding performance outcome. An applicant may provide an alternative proposal that demonstrates that sufficient caravan, boat and RV storage have been provided for the by the retirement facility development.

Recommendation: No change to the proposed amendment in response to this issue.

Density provisions

Key issues/concerns raised:

- Density requirements should be based on site characteristics, design outcomes, building height, site cover and the like.

Response

The proposed requirements relating to site density are acceptable outcomes in the Residential care facility and Retirement facility code. Acceptable outcomes are one way of achieving the corresponding performance outcome. An applicant may provide an alternative proposal that meets the corresponding performance outcome.

Recommendation: No change to the proposed amendment in response to this issue.

PALM LAKE RESORT CALOUNDRA CAY 96 VILLAGE WAY AND WESTAWAY ROAD, LITTLE MOUNTAIN



No. of submissions in support: 1

Key issues raised in submissions:

- Building height

Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- The proposed height increase will provide further design possibilities for the approved Residential Care Facility to be built at a later date.

Response

Support for the proposed planning scheme amendment is noted.

Recommendation: No change to the proposed amendment in response to this issue.

KOOKABURRA RETIREMENT VILLAGE 123 MARK ROAD EAST, CALOUNDRA WEST



No. of submissions in support, subject to changes: 1

Key issues raised in submissions:

- Building height
- Car parking
- Density provisions
- Setbacks

Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- The proposed height increment should be increased from 12 metres to 15 metres.

Response

Lot 22 on SP179100 (Kookaburra Retirement Village) is currently included in the Low density residential zone with a maximum building height of 8.5m. The subject land is bounded by existing low density residential development primarily along its northern and western property boundaries and industrial development to the east and south.

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The proposed height of 12m is considered appropriate at this time having regard to the adjoining low density residential development and character, as well as view lines across the site from the north and northwest.

Further investigation is required to determine the merits of increased building height on this site. Subject to the findings of the investigation, a separate amendment process would be appropriate to allow for further community consultation on any significant changes in maximum building height in the area.

Recommendation: 123 Mark Road East, Caloundra (Lot 22 on SP179100) be investigated for a potential building height increase to 15 metres as part of a future planning scheme review.

Car parking

Key issues/concerns raised:

- On-site car parking requirements should be determined on a site and facility-specific basis.

Response

The requirements relating to on-site car parking are acceptable outcomes in the Transport and parking code. Acceptable outcomes are one way of achieving the corresponding performance outcome. An applicant may provide an alternative proposal that meets the corresponding performance outcome.

Recommendation: No change to the proposed amendment in response to this issue.

Density provisions

Key issues/concerns raised:

- The proposed site density does not facilitate the efficient, optimum use of suitable sites for retirement uses, or align with the other development controls (such as height and site cover) applicable to these sites.
- The density limit of 50 dwellings per hectare should be removed and site yields be determined based on demonstrated compliance with more robust, integrated development code provisions.

Response

The submitters concerns regarding optimum densities have been considered and it is recommended that the planning scheme amendment be changed accordingly. It is also recommended to change the amendment to include reference to the Principal centre zone to ensure development for a retirement facility in this zone achieves a density of not less than 80 equivalent dwellings per hectare.

Recommendation: Amend Acceptable outcome AO4 of the Residential care facility and retirement facility code to:

- (a) specify a density provision of ‘between 50 to 80 equivalent dwellings per hectare’ instead of ‘not less than 50 equivalent dwellings per hectare’ for retirement facilities in the Medium density residential zone, District centre zone, Local centre zone or Community facilities zone, where exceeding a height of 8.5 metres, to better align anticipated densities with the proposed heights; and**
- (b) include reference to the ‘Principal centre zone’ to ensure development for a retirement facility in this zone achieves a density of ‘not less than 80 equivalent dwellings per hectare’.**

Setbacks

Key issues/concerns raised:

- Setback provisions should be reviewed to ensure the site can feasibly be developed for a vertical format retirement/aged care residential use.
- Side and rear setback provisions are amended to no more than 6 metres.

Response

It is first noted that the requirements relating to setbacks are acceptable outcomes in the Residential care facility and Retirement facility code. Acceptable outcomes are one way of achieving the corresponding performance outcome. An applicant may provide an alternative proposal that meets the corresponding performance outcome.

The proposed amendment includes a side and rear setback requirement of 3m for single storey residential care facilities and retirement facilities and a distance equal to the height of the building for multi-storey facilities.

It is noted that the majority of aged care and retirement facility sites are located in areas characterised by low rise, low density residential development (i.e. Low density residential zoned land). Further, these sites are generally large sites which have the ability to site buildings away from external boundaries. The proposed setbacks are considered appropriate for buildings higher than two storeys as adverse amenity and character impacts could occur with lesser setbacks.

However, it is recognised that the proposed provisions require a much larger setback for a one or two storey retirement facility or residential care facility than what would otherwise be required for other low-rise accommodation types. It is recommended that

Appendix C

Submission responses – Residential care facilities and Retirement facilities

the proposed setback provisions be reduced for this type of (generally low-impact) development.

Recommendation: Amend Acceptable outcome AO6.3 of the Residential care facility and retirement facility code to remove the reference to ‘multi-storey development’ and replace with ‘a building greater than 2 storeys in height’ to ensure buildings greater than 2 storeys in height provide for a larger side and rear setback than buildings up to 2 storeys in height.

CALOUNDRA GARDENS 72 MARK ROAD WEST, CALOUNDRA WEST



No. of submissions in support, subject to changes: 1 (late submission)

Key issues raised in submissions:

- Density provisions
- Setbacks

Consideration of Key Issues and Responses

Density provisions

Key issues/concerns raised:

- The proposed site density does not reflect the nature of the use which features dwelling sizes considerably lower than multiple dwelling development (and therefore produce higher densities than multiple dwelling development of a comparable overall floor area).
- The density limit of 50 dwellings per hectare is misaligned with the applicable site cover and building height provisions. Readily achievable, realistic net residential densities can be considerably higher.
- The density limit of 50 dwellings per hectare should be removed and site yields be determined based on demonstrated compliance with more robust, integrated development code provisions.

Response

The submitters concerns regarding realistic net densities have been considered and it is recommended that the planning scheme amendment be changed accordingly. It is also recommended to change the amendment to include reference to the

Principal centre zone to ensure development for a retirement facility in this zone achieves a density of not less than 80 equivalent dwellings per hectare.

Recommendation: Amend Acceptable outcome AO4 of the Residential care facility and retirement facility code to:

- (a) specify a density provision of ‘between 50 to 80 equivalent dwellings per hectare’ instead of ‘not less than 50 equivalent dwellings per hectare’ for retirement facilities in the Medium density residential zone, District centre zone, Local centre zone or Community facilities zone, where exceeding a height of 8.5 metres, to better align anticipated densities with the proposed heights; and
- (b) include reference to the ‘Principal centre zone’ to ensure development for a retirement facility in this zone achieves a density of ‘not less than 80 equivalent dwellings per hectare’.

Setbacks

Key issues/concerns raised:

- The Planning Scheme only requires setbacks for Multiple dwelling residential development, which is considered a like use in terms of impact, of between 3 metres and 6 metres for buildings between 12 metres and 16 metres in height.
- If the 4.5 metre setback for a 12 metre high building is currently considered sufficient to adequately provide separation in terms of over shadowing, facilitating breezes and allowing adequate area for landscaping, it can be argued that a 6 metre setback for residential care/retirement facilities of a similar or slightly higher built form would seem more reasonable.
- The proposed setbacks provisions are restrictive and would appear to offset the gain Council is trying to achieve by facilitating the additional height.

Response

It is first noted that the requirements relating to setbacks are acceptable outcomes in the Residential care facility and Retirement facility code. Acceptable outcomes are one way of achieving the corresponding performance outcome. An applicant may provide an alternative proposal that meets the corresponding performance outcome.

The proposed amendment includes a side and rear setback requirement of 3m for single storey residential care facilities and retirement facilities and a distance equal to the height of the building for multi-storey development.

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Submission responses – Residential care facilities and Retirement facilities

It is noted that the majority of aged care and retirement facility sites are located in areas characterised by low rise, low density residential development (i.e. Low density residential zoned land). Further, these sites are generally large sites which have the ability to site buildings away from external boundaries. The proposed setbacks are considered appropriate for buildings higher than two storeys as adverse amenity and character impacts could occur with lesser setbacks.

However, it is recognised that the proposed provisions require a much larger setback for a one or two storey retirement facility or residential care facility than what would otherwise be required for other low-rise accommodation types. It is recommended that the proposed setback provisions be reduced for this type of (generally low-impact) development.

Recommendation: Amend Acceptable outcome AO6.3 of the Residential care facility and retirement facility code to remove the reference to 'multi-storey development' and replace with 'a building greater than 2 storeys in height' to ensure buildings greater than 2 storeys in height provide for a larger side and rear setback than buildings up to 2 storeys in height.

BUDERIM VIEWS AGED CARE AND BUDERIM GARDENS RETIREMENT VILLAGE 383 AND 405 MOOLOOLABA ROAD, BUDERIM



No. of submissions in support: 1

Key issues raised in submissions:

- Building height
- Additional site request

Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- Inclusion of the site in the 15 metre maximum height increment is supported.
- Headland Park World of Learning Child Care Centre is requested to be included in the 15 metre maximum building height increment.

Response

Support for the proposed change in maximum building height for the subject site is noted.

Part of the purpose of the proposed amendment is to increase the maximum building height for some primary and secondary school sites to support the development buildings such as multi-function halls, indoor stadiums and auditoriums. While it is acknowledged that child care facilities can have an educational component, there is no similar justification for supporting additional height.

The submitters request to include 37 Glen Kyle Drive, Buderim (Lot 6 on RP884069) in the 15 metre maximum building height increment is not supported.

Recommendation: No change to the proposed amendment in response to this issue.

TANTULA RISE RSL CARE 98 TANTULA ROAD WEST, ALEXANDRA HEADLAND



No. of submissions in objection: 1

Key issues raised in submissions:

- Building height

Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- The proposed height increase from 8.5 metres to 12 metres is not supported.
- Increased building height will impact on submitters view.

Response

The Tantula Rise RSL Care site is located adjacent to the Sunshine Motorway and to the south of showroom development on Sugar Road. The site adjoins low density residential development to the south and east.

It is proposed to amend the maximum building height of the subject site from 8.5 metres to 12 metres. It is noted that the site has previously been approved for a 3 storey, 12m high development.

The proposed amendment also includes changes to the Residential care facility and retirement facility

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Submission responses – Residential care facilities and Retirement facilities

code to ensure that development exceeding the predominant height of surrounding residential development minimises adverse impacts to neighbourhood character and amenity, through appropriate building design and physical separation.

In consideration of matters including amenity, view lines and character, a maximum building height of 12 metres is considered appropriate to support a greater utilisation of the site without significantly impacting the surrounding area.

Recommendation: No change to the proposed amendment in response to this issue.

**SUNDALE ROTARY RETIREMENT
COMMUNITY AND ROD VOLLER CARE
CENTRE
98 WINDSOR ROAD, BURNSIDE**



No. of submissions in objection: 1

No. of submissions in support, subject to change: 1 (late submission)

Key issues raised in submissions:

- Building height
- Health impacts
- Justification

Consideration of Key Issues and Responses

Building height

Key issues/concerns raised in objection:

- The proposed height increase from 12 metres to 15 metres is not supported.
- Concern that high rise buildings will impact on privacy.
- Concern that high rise buildings will affect the aesthetic look of our neighbourhood
- Concern that property values will be significantly impacted.

Key issues/concerns raised in support, subject to changes:

- The proposed height increase from 12 metres to 15 metres is supported with the suggestion that there be a staggering of the maximum height limit close to sensitive land uses.

Response

The Sundale Rotary Retirement Community and Rod Voller Care Centre is located in the emerging residential area of Burnside. The site is in the existing 12m height increment and is clustered with several educational establishment sites. It is proposed to amend the maximum building height of the subject site from 12 metres to 15 metres.

The site is generally separated from adjoining residences with the exception of those along Ridgewood Street. The site sits lower than Windsor Road and consequently views across the site from dwellings to the north are unlikely to be compromised by 15 metre high buildings.

However, it is acknowledged that residents to the west of the site along Ridgewood Street may have amenity impacts if a 15m high building was established adjacent to that property boundary. In recognition of this, while these impacts could be somewhat mitigated through sensitive design and generous side setbacks to existing residential properties, it is considered appropriate that a maximum building height of 12 metres be retained along the western boundary of the site adjacent to sensitive land uses along Ridgewood Street.

Recommendation: Amend the Height of buildings and structures overlay map OVM18H for 98 Windsor Road, Burnside (Lot 888 on SP264853) to change the maximum height increment for that part of the site within 20 metres of the western boundary to 12 metres.

Health impacts

Key issues/concerns raised:

- Concerns that the construction associated with upgrades will adversely affect resident's health, particularly those with respiratory issues.

Response

The *Sunshine Coast Planning Scheme 2014* includes the Nuisance Code and the Works, Services and Infrastructure Code which both include provisions addressing the issue of dust and other emissions from development. Compliance with these codes, as well as State environmental protection legislation, would ensure that air emissions from construction activities and works will not adversely impact on surrounding areas.

Recommendation: No change to the proposed amendment in response to this issue.

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Submission responses – Residential care facilities and Retirement facilities

Justification

Key issues/concerns raised:

- Questions why change is necessary.

Response

The proposed amendment aims to support residential care and retirement living sites that are seeking to redevelop into multi-storey aged care and retirement living facilities. Residents moving into these facilities are generally from the neighbouring area and hence there will be a need to accommodate more aged care beds and retirement living units within each suburb or neighbourhood area more generally as the population continues to age.

These facilities require large land areas which are difficult to come by within existing urban areas. For these reasons, it is considered necessary to allow appropriate intensification of existing sites to accommodate the needs for the ageing Sunshine Coast population.

Recommendation: No change to the proposed amendment in response to this issue.

MOOLOOLAH GARDENS RETIREMENT FACILITY 11 KING ROAD, MOOLOOLAH VALLEY



No. of submissions in objection: 1

Key issues raised in submissions:

- Building height

Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- The proposed height increase from 8.5 metres to 12 metres is not supported.
- There are more appropriate places to build a 4-story high complex.
- Concerns that a 4-storey high building would be out of keeping with the character of Mooloolah.

Response

Mooloolah Gardens is a small retirement village complex south-west of the Mooloolah Local Centre. It

is proposed to amend the maximum building height of the subject site from 8.5 metres to 12 metres and amend the zone from the Medium density residential zone to the Community facilities zone and within the Residential care facility / Retirement facility annotation.

The built form character of Mooloolah is predominantly single storey buildings. Further analysis has found that the proposed building height may result in a built form that has a dominating appearance within this low-rise context. This built form is not in keeping with the Mooloolah Local Plan Code which intends that Mooloolah remains a small rural town with an intimate rural character and identity.

Although the impact of a 12 metre development could be somewhat mitigated through the topography of the site and the application of appropriate setbacks, acceptable setbacks to adjoining residential properties may be difficult to achieve given the size and dimensions of the site.

Overall, it is unlikely that development of up to 12 metres in height would be able to retain the key landscape, built form and natural environment elements that contribute to the setting, character and identity of the Mooloolah local plan area.

Recommendation: Not proceed with the proposed amendment relating to the Mooloolah Gardens Retirement facility.

MALENY GROVE LIVE LIFE VILLAGE 9 PALM STREET, MALENY



No. of submissions in support, subject to changes: 1

Key issues raised in submissions:

- Zone change
- Building height

Consideration of Key Issues and Responses

Zone change

Key issues/concerns raised:

- Requests a change in the application of the Community facilities zone and annotation 15. Residential care facility/retirement facility.

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Submission responses – Residential care facilities and Retirement facilities

- The zoning of the site should reflect the proposed boundary realignment application currently being considered by council.

Response

The submitter requests that the zoning of site reflect the proposal plan for a boundary realignment submitted to council on 18 January, 2019.

The proposal retains part of the site in the Low density residential zone and increases the part of site included the Rural zone. On 8 May, 2019 Council approved the boundary realignment of Lots 1 and 53 on SP172766 and Lot 4 on RP102030 as shown on the Boundary Realignment Plan* (below).

Building height

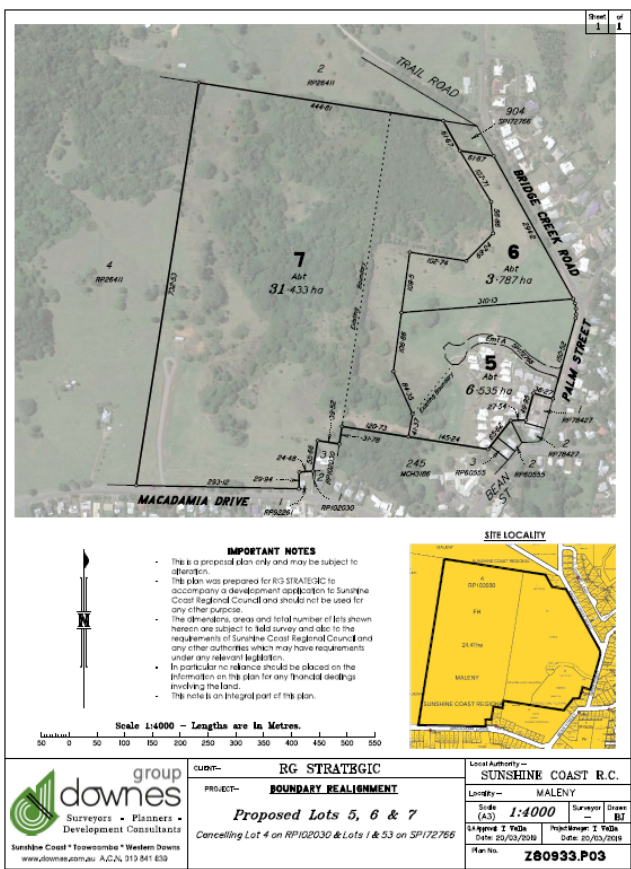
Key issues/concerns raised:

- The proposed height increase from 8.5m to 12m is supported.

Response

Support for the proposed change in maximum building height for the subject site is noted. However the 12m maximum height increment is only intended to be applied to that part of the site to be included in the Community facilities zone and annotated 15. Residential care facility/retirement facility.

Recommendation: Amend the Height of buildings and structures overlay map OVM59H for 9 Palm Street, Maleny (Lot 1 on SP172766) to reflect the approved boundary realignment (RAL19/0004) and to change the maximum height increment for that part that is to be included in the Community facilities zone and Annotation 15. Residential care facility/retirement facility to 12 metres (proposed Lot 5).



*Note: The conditions of approval of RAL19/0004 require the amendment of the above plan to show an agricultural buffer.

The zoning allocations proposed by the submitter better reflect the intended use of site than that proposed in the amendment.

Recommendation: Amend the Zone Map ZM59 (Maleny local plan area) for 9 Palm Street, Maleny (Lot 1 on SP172766) to reflect the approved boundary realignment (RAL19/0004) and include part in the Rural zone (proposed Lot 7), part in the Low density residential zone (proposed Lot 6) and part in the Community facilities zone and Annotation 15. Residential care facility/retirement facility (proposed Lot 5).

Appendix D

Submission responses – Height of building and structures overlay increment review

Consultation Report – Site Specific and Operational Matters
Proposed Sunshine Coast Planning Scheme Amendment

Appendix D

Submission responses – Height of buildings and structures overlay increment review

HEIGHT OF BUILDINGS AND STRUCTURES OVERLAY INCREMENT REVIEW

GOLDEN BEACH – TOURIST ACCOMMODATION ZONED LAND AND BORDERED BY ESPLANADE GOLDEN BEACH, ONSLOW STREET, LANDBOROUGH PARADE AND NELSON STREET



No. of submissions in objection or raising concerns: 10 (including 4 pro-formas)

Key issues raised in submissions:

- Building height

- There is insufficient reason for the increase to 18 metres.
- Concerns that property values will be significantly affected by the change.
- Building density and population growth has overwhelmed infrastructure and changes to height restrictions will mean more people and cars and increase demand on over-crowded facilities.

Response

It is proposed to amend the maximum building height from 16 metres to 18 metres for the subject land.

This proposed building height could support multi-unit accommodation of up to 6-storeys in height. This is not significantly different to the 5-storey developments that could otherwise be achieved under the current height provisions or indeed significantly different in impact to the predominant 4 storey apartment stock located along the Esplanade in this area of Golden Beach.

Further analysis of the potential impact of the proposed amendment on existing view lines has shown that, while redevelopment of some sites may result in some loss of existing views, these losses are limited and not significantly different to the loss of views that would likely occur if existing development rights were to be acted upon.

It is also noted that the proposed maximum building height increment is also considerably lower than some existing multi-unit buildings in this area that are up to 11 and 12 storeys in height.

A maximum building height of 18 metres would support development of high quality residential and tourist accommodation buildings that reflect a beachside setting and have a form, scale and level of intensity that is appropriate for the area.

Recommendation: No change to the proposed amendment in response to this issue.

Consideration of Key Issues and Responses

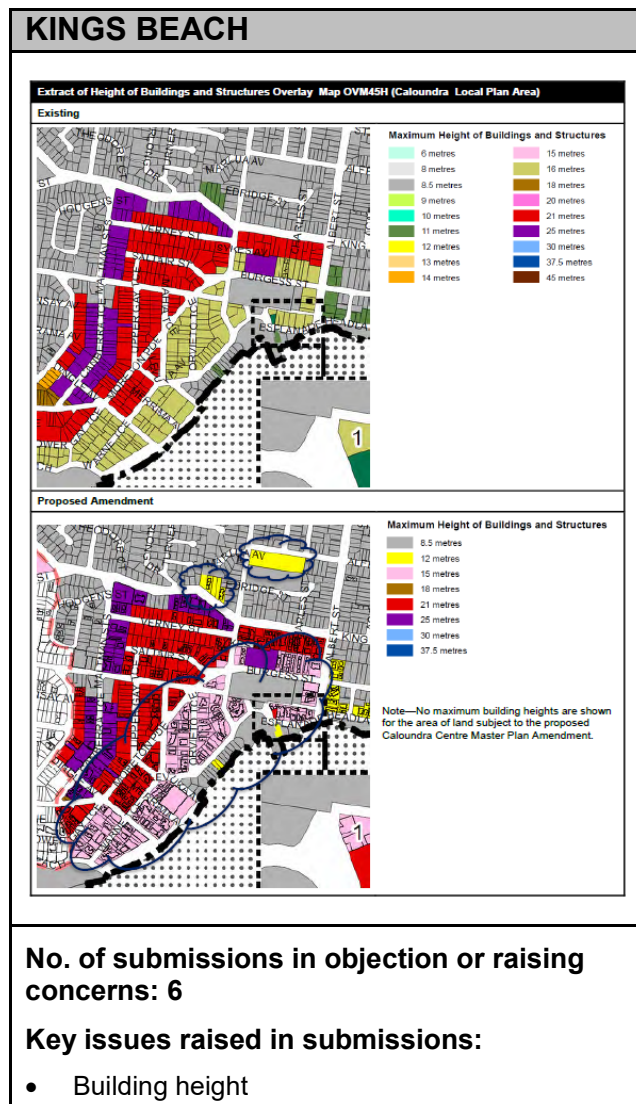
Building height

Key issues/concerns raised:

- A direct translation of the current height would be 15 metres.
- The majority of properties in the area are permanent and not tourists.
- Increased building height will have significant impact on views and vistas to the water.
- Increased building height will create wind-tunnel and overshadowing and privacy impacts.

Appendix D

Submission responses – Height of buildings and structures overlay increment review



- Concerns that the reduction would restrict the height of redevelopment by at least one floor and would have a detrimental effect on property values.
- Council's reason for the change is arbitrary.
- A 15 metre height increment will encourage amalgamation of small lots resulting in larger monolithic development that will remove views from apartments behind Ormonde Terrace.
- If the height limit is lowered, development could still be made viable with higher pot ratios, alternative height measurements and reduced side setbacks.

Response

The submitters concerns are noted, however, it is considered that the proposed change from 16 metres to 15 metres would not result in a significant loss of development yield. To the extent that there is a potential loss of some yield, under the *Planning Act 2016*, an applicant may request that a development be assessed under the superseded planning scheme provisions within one year of the amendment taking effect.

It is considered inappropriate to increase the maximum building height to 18 metres or 21 metres for those properties in Kings Beach which are proposed to be included in the 15 metre height increment. An increase in building height may have adverse impacts on views and is unlikely to be sympathetic to the topography and building heights in the surrounding area.

Recommendation: No change to the proposed amendment in response to this issue.

Key issues/concerns raised:

- 12 and 14 Princess Lane and 36 Esplanade Headland, Kings Beach
 - Notes that allowable building heights on Kings Beach has always been a contentious issue.
 - Increasing the height limit in Kings Beach undermines the basic underlying town planning principles upon which the Kings Beach heights were derived in the previous town plan.
 - The maximum height of Kings Beach Shop is proposed to be increased to 21 metres whereas it should be changed to 18 metres as stated in the Information Sheet.
 - An increase of height at the Kings Beach Shops will have a significant impact on views.
 - There is no reason for the corner block to have preferential treatment.

Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- Proposal to translate properties currently included in the 16 metre height increment into the 15 metre height increment, Kings Beach
 - Redevelopment would only be possible with an additional storey allowable on the site.
 - There has not been any development in the 16 metre height increment in the last 10 years. An 18 metre height limit would encourage development.
 - Requests a maximum building height of 18 metres for properties along Ormonde Terrace.
 - Requests a maximum building height of 21 metres.
 - Due to the topography of the area, the units behind would be able to maintain their views.

Appendix D

Submission responses – Height of buildings and structures overlay increment review

- Residents have not been suitably notified of proposed changes in Kings Beach. All residents should be written to prior to the amendment being advertised.
- There is already incentives in place for 19 metre high development. There appears to be no town planning reason to further increase heights and reduce the views, amenities and value to numerous builds or apartments behind this site.
- Concerns that the proposed change wasn't made clear in the documentation and there appears to be a hidden agenda.
- Council has allowed a steady increase in the allowable building height which have negatively impacted on amenity and property values.

Response

It is proposed to include 12 and 14 Princess Lane in the 15 metre building height increment and amend the Site Specific Note for Key Site 4 to support an increase in height to 21 metres for a development which amalgamates with 36 Esplanade Headland (the Kings Beach Shop).

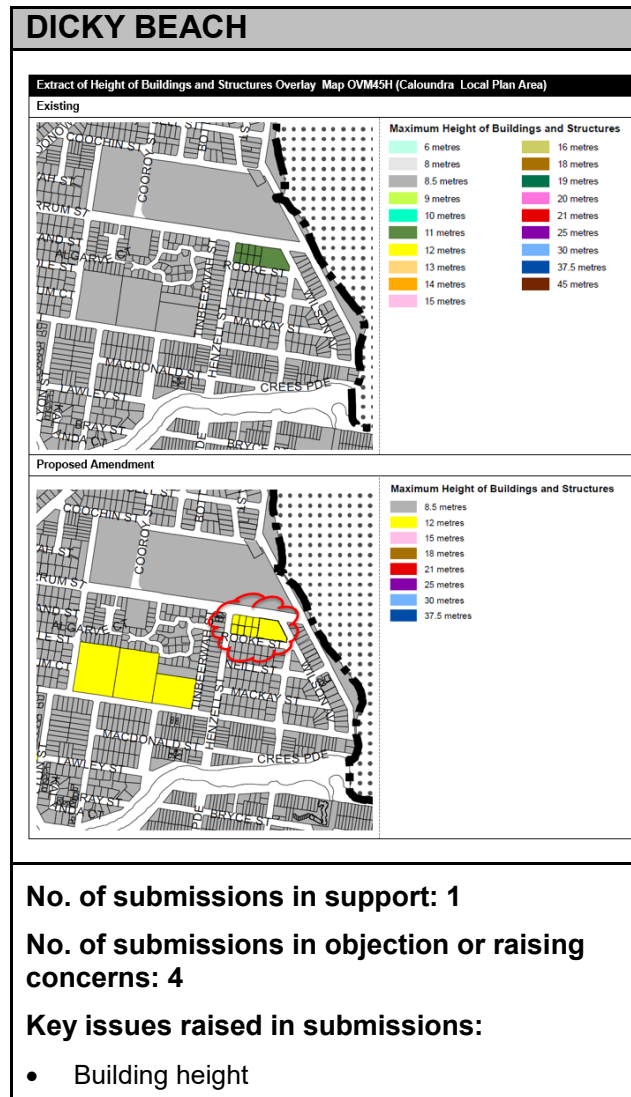
It is proposed to amend the maximum building height increment from 19 metres to 21 metres for 36 Esplanade Headland.

This proposed building height could support multi-unit accommodation of up to 7-storeys in height. This is not significantly different to the 6-storey developments that could otherwise be achieved under the current height provisions.

Further analysis of the potential impact of the proposed amendment on existing view lines has shown that, while redevelopment of the Key Site may result in some loss of existing views, these losses are limited and not significantly different to the loss of views that would likely occur if existing development rights were to be acted upon.

The intent of the Key Site 4 provisions is to support the achievement of continuous active shop frontage along these properties adjacent to the Kings Beach Park. Within the framework of the new Height of Building and Structures Overlay height increments, the proposed incentive of an additional 6 metres is considered appropriate to better incentivise the desired amalgamation and development on these sites.

Recommendation: No change to the proposed amendment in response to this issue.



Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- Increased population density in close proximity to infrastructure and services is supported.
- Making the height limit on the beachside of Wilson Avenue consistent with the Queen of Colonies is supported.
- These changes were rejected by the Dicky Beach community previously.
- Council has been deceptive in not including these changes in the mail out.
- Increasing the height limit above 8.5 metres will impact the environment and skyline and destroy the natural beauty of the area.
- Dicky Beach does not have the capacity to sustain large expansions.
- Concerns that increased height will increase noise and traffic and decrease our home value.

Appendix D

Submission responses – Height of buildings and structures overlay increment review

- Changes are not wanted or necessary in Caloundra and Dicky Beach.

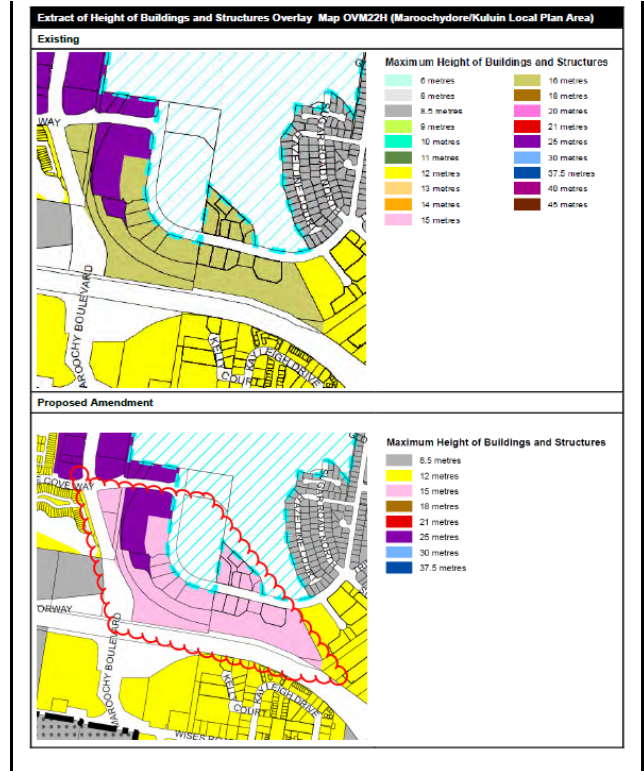
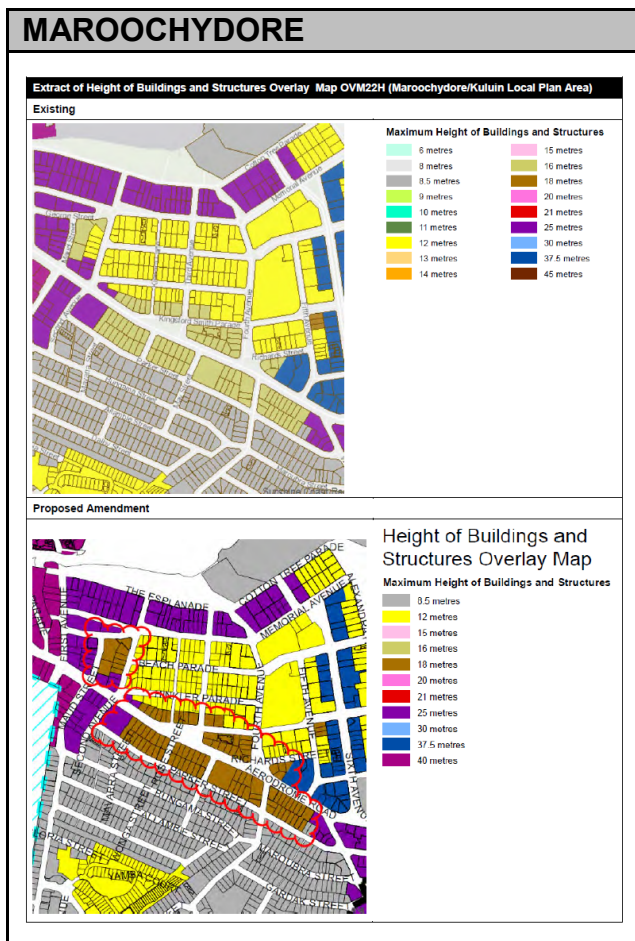
Response

It is proposed to increase the maximum building height increment of land within the Tourist accommodation zone in Dicky Beach from 11 metres to 12 metres.

This height is considered to be the most appropriate translation of existing building height increments. The proposed change is not expected to result in development outcomes that are significantly different to those currently supported in the Planning Scheme.

Further increases in the maximum building height along Wilson Avenue (to be consistent with the 15 metre building height along Queen of Colonies Parade, Moffat Beach) would not be in keeping with the intention to maintain the predominantly low density character of Dicky Beach.

Recommendation: No change to the proposed amendment in response to this issue.



No. of submissions in support: 1

No. of submissions in objection: 2

Key issues raised in submissions:

- Building height

Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- 20 Second Avenue, Maroochydore (Lot 2 on M56750)
 - The amendment is supported.

Response

Support for the proposed amendment is noted.

Recommendation: No change to the proposed amendment in response to this issue.

Key issues/concerns raised:

- 26 Second Avenue, Maroochydore (Lots 3-6 on M56714)
 - The increase to 18 metres maximum building height will not be sufficient to make a high density development on the site viable.
 - The maximum building height is requested to increase to 25 metres to ensure development potential can be realised.
- Wright Street, Maroochydore
 - Properties along Wright Street be included in the 18 metre height increment.

Appendix D

Submission responses – Height of buildings and structures overlay increment review

Response

It is proposed to increase the maximum building height of 26 Second Avenue, Maroochydore from 12 metres to 18 metres. Properties along Wright Street Maroochydore, are included in an area proposed to change from 14 metres to 15 metres.

Further investigation is required to determine the merit and potential impacts of increasing the maximum height of properties in Second Avenue to 25 metres and properties along Wright Street to 18 metres. Subject to the findings of the investigation, a separate amendment process would be appropriate to allow for further community consultation on significant changes in maximum building height in se areas.

Recommendation: 26 Second Avenue, Maroochydore (Lots 3-6 on M56714) and properties along Wright Street be investigated for potential inclusion in the 25 metre and 18 metre height increment (respectively) as part of a future planning scheme review.

Key issues/concerns raised:

- 70-98 Dalton Drive, Maroochydore (Lot 1 SP239528) and adjoining properties
 - The reclassification of the building heights from 16 metres to 15 metres does not present a logical variation to the sites building heights.
 - Concerns that the 15 metre building height category is unjustified and will considerably reduce the sites development potential.
 - A 16 metre maximum height supports a 5 storey built form with an attractive roof form (as required by the Business Uses and Centre Design Code) while a 15 metre height increment does not.
 - The maximum building height is requested to increase to 21 metres for that undeveloped part of Lot 1 on SP239528 and adjoining Lot 1 on SP269550 (70-98 and 66 Dalton Drive, Maroochydore).
 - Requests that Lot 2 and Lot 3 on SP269550 (60 and 64 Dalton Drive, Maroochydore) be included in the 18 metre height increment to ensure an appropriate height transition.

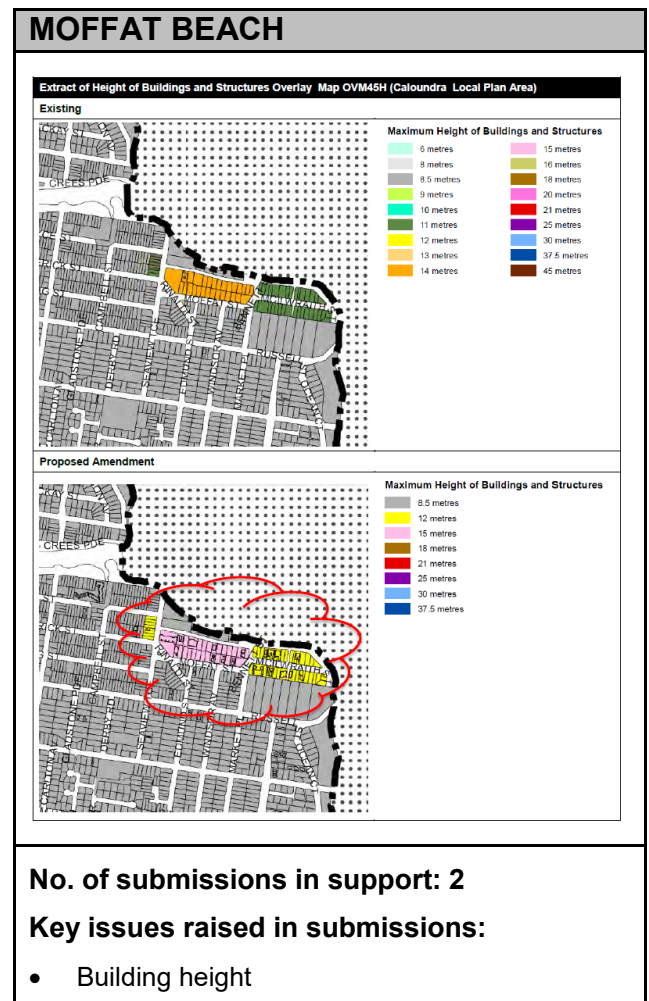
Response

It is proposed to change the maximum building height of land along Dalton Drive and part of Lot 1 on SP239528 from 16 metres to the 15 metres.

Further investigation is required to determine the merit and potential impacts of increasing the maximum height of Lot 1 on SP239528 (70-98 Dalton Drive Maroochydore) and Lot 1 on SP269550 (64 Dalton Drive Maroochydore) to 21 metres, as requested. Subject to the findings of the investigation,

a separate amendment process would be appropriate to allow for further community consultation on significant changes in maximum building height in the area.

Recommendation: 66 and 70-98 Dalton Drive, Maroochydore (Lot 1 on SP269550 and Lot 1 on SP239528) be investigated for potential inclusion in the 21 metre building height increment as part of a future planning scheme review.



Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- The proposed change of height increment from 11 metres to 12 metres is supported.

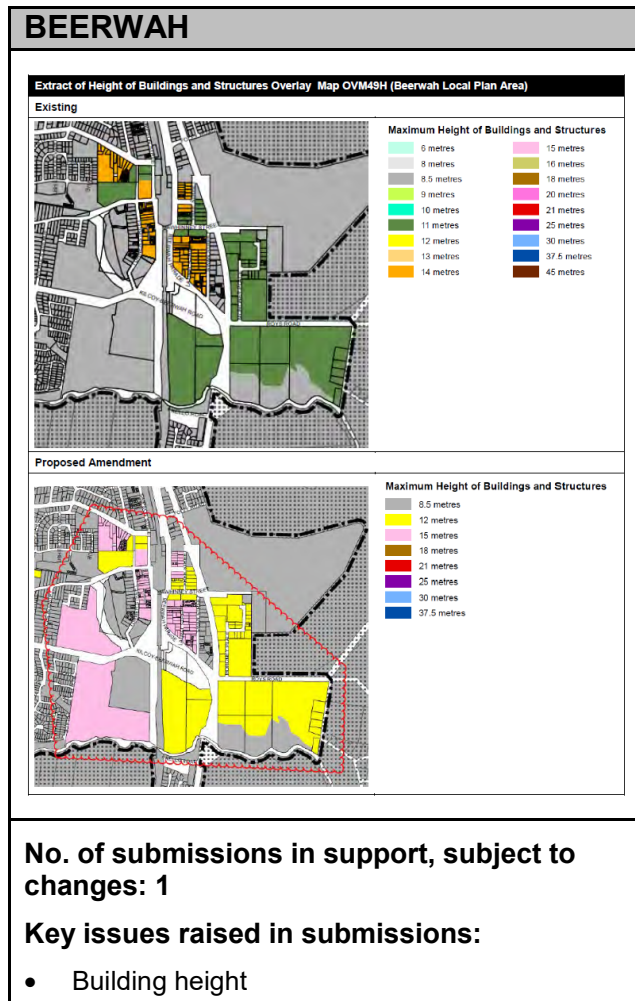
Response

Support for the proposed amendment is noted.

Recommendation: No change to the proposed amendment in response to this issue.

Appendix D

Submission responses – Height of buildings and structures overlay increment review



Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

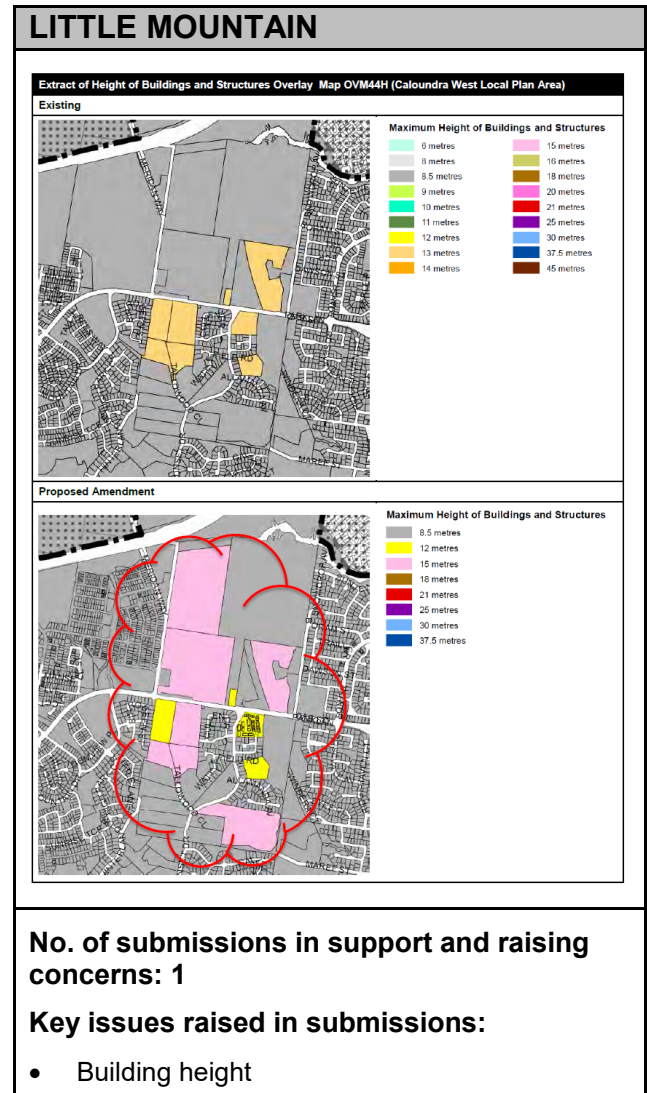
- 22 Peachester Road (Lot 6 on SP268780) and 44 Simpson Street, Beerwah (Lot 7 on SP268780):
 - The Planning Scheme has been overtaken by development events and should be tidied up with a uniform 15 metres across both the Beerwah Marketplace and Beerwah Village.
 - The Beerwah Shopping Centre is under considerable pressure to expand with limited opportunity to increase space on ground level.
- 13 Pine Camp Road (Lot 5 on RP114860)
 - To allow for a mixed use component, 13 Pine Camp Road should be increased to 15 metres. It could then be expanded for shopping centre with mixed use fronting Pine Camp Road.

Response

Further investigation is required to determine the merit and potential impacts of increasing the maximum building height of the subject lots to 15 metres. A particular consideration of such an investigation would be assessing the impact on view lines of any additional increase in building height.

Subject to the findings of the investigation, a separate amendment process would be appropriate to allow for further community consultation on further changes in maximum building height in the area.

Recommendation: 22 Peachester Road, Beerwah, 13 Pine Camp Road, Beerwah and part of 44 Simpson Street, Beerwah (Lot 6 on SP268780, Lot 5 on RP114860 and part of Lot 7 on SP268780) be investigated for potential inclusion in the 15 metre maximum building height increment as part of a future planning scheme review.



Appendix D

Submission responses – Height of buildings and structures overlay increment review

Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- The proposed 12 metre maximum height increment for 195 Parklands Boulevard, Little Mountain would lessen the impact on surrounding residents and visual amenity.
- The heights proposed in the whole area, including up to 15 metres for local aged care and schools, may create impositions and loss of amenity on what was originally a low residential area.
- Increased traffic in the area from potential increased density is also of concern as traffic flow along Parklands Boulevard is already compromised at peak school times.

Response

Support for the proposed amendment is noted.

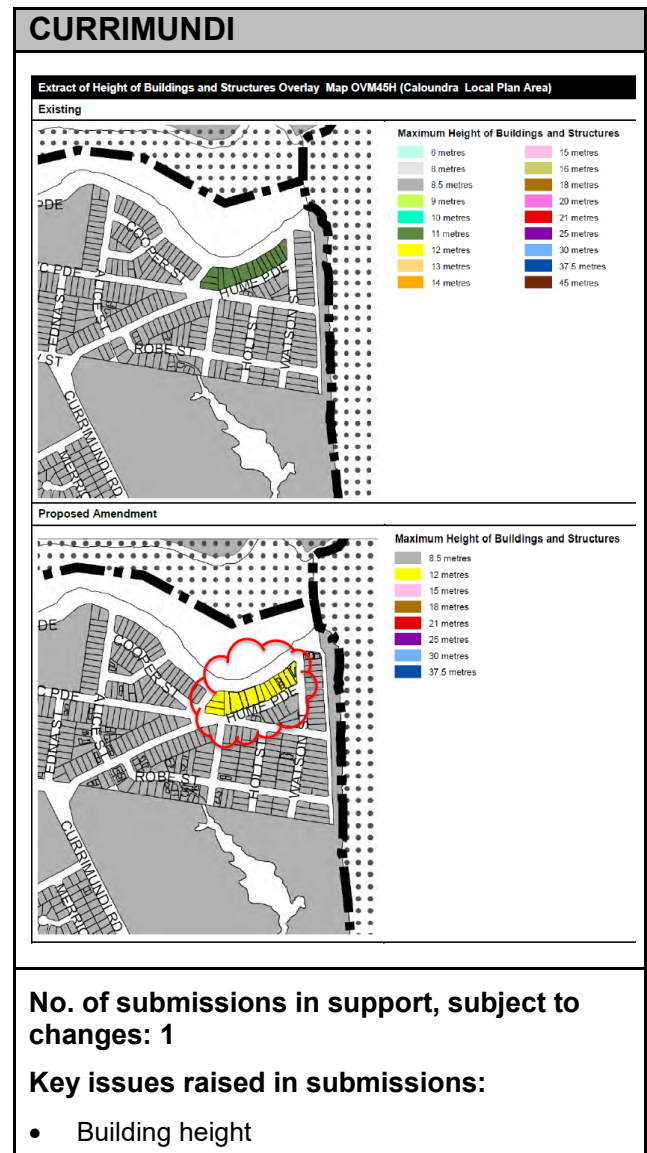
It is acknowledged that significant development has occurred in the Little Mountain area in the past 10 years. In Arona, this change has been characterised by a higher residential density in proximity to the new local commercial centre development and planned major public transport hub. The proposed amendment may result in educational, retirement and residential care facilities of up to 5 storeys in height in some locations around Little Mountain which may contribute to the densification of the area. Given this anticipated change, it is imperative that potential impacts on existing residential communities are managed appropriately.

In relation to impacts on existing residential amenity, the proposed amendment includes changes to use codes and the Height of buildings and structures overlay to ensure that development exceeding the predominant height of surrounding residential development minimises adverse impacts to neighbourhood character and amenity, through appropriate building design and physical separation.

In relation to exacerbating traffic issues, any future development would need to comply with the Transport and parking code which seeks to ensure that transport infrastructure including pathways, roads, parking and service areas are provided in a manner that meets the needs of the development.

With these and other provisions, the planning scheme and the proposed amendment seek to ensure that new development in Arona contributes positively to the transitioning of the area to a local (full service) activity centre with a transit-orientated focus.

Recommendation: No change to the proposed amendment in response to this issue.



Consideration of Key Issues and Responses

Building height

Key issues/concerns raised:

- The proposed height increase from 11 metres to 12 metres is supported as this should allow for developments with 4 levels.
- A 15 or 18 metre height limit would provide developers with more development opportunities and result in a more uniformed skyline.
- Heights should be increased to 15 metres or 18 metres, especially where a lift is required.
- There is currently a hotchpotch of existing unit developments, all of which appear to be more than 12 metres in height.

Appendix D

Submission responses – Height of buildings and structures overlay increment review

- Considering the immense interest in Currimundi, it would seem that more unit developments are needed.
- Concern that with the increased costs of real estate, the development of units is not a viable proposition for developers.

Response

Support for the proposed amendment is noted.

Further investigation is required to determine the merit and potential impacts of increasing the maximum building height for land in the Tourist accommodation zone in Currimundi to 15 metres or 18 metres. Subject to the findings of the investigation, a separate amendment process would be appropriate to allow for further community consultation on significant changes in maximum building height in the area.

Recommendation: Land within the Tourist accommodation zone in the Currimundi area be investigated for potential inclusion in the 15 or 18 metre maximum building height increment as part of a future planning scheme review.

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Appendix E

Submission responses – Operational matters

Consultation Report – Site Specific and Operational Matters
Proposed Sunshine Coast Planning Scheme Amendment

Appendix E

Submission responses – Operational matters

OPERATIONAL MATTERS

A number of submissions were received in relation to the operational matters component of the proposed amendment. Consideration of these matters and Council's response to these issues, are provided below.

Multi-unit residential uses code

Key issues/concerns raised:

- Support for changes to the density requirements (AO6) as outlined within the Multi-unit residential uses code.
- Support for the increased density uplift proposed (AO6) because:
 - it supports unit developments and rooming accommodation which meet the smaller housing and shared living demand and community/affordable housing developments;
 - it has the potential to speed up the delivery of multiple dwellings and dwelling diversity;
 - it's a good response to rising land costs, particularly those located close to existing services and infrastructure;
 - it responds to the forecasted population growth and corresponding demand for housing in the region;
 - the resulting compact settlement outcome will assist in delivering smaller dwelling types;
 - increasing the supply of housing will balance the demand lowering housing costs and improving general housing affordability levels.
- Concern that the prescription of a maximum building height of 8.5 metres is unnecessarily restrictive in the Medium density residential zone, District centre zone or Local centre zone because 12 metres is considered appropriate for such areas and will facilitate low-medium scale development outcomes that will help to achieve the Shaping SEQ urban consolidation targets, without creating adverse amenity impacts.
- Concern about introducing a minimum density requirement in the Medium density residential zone because:
 - lot sizes are reducing and the potential impacts on the existing character of an area (i.e. there are few lots greater than 800m² in Cotton Tree);
 - it may result in lot sizes of 200m² which are considered to be inconsistent with the existing character (e.g. Cotton Tree) and would be difficult to achieve for dual occupancy/standard dwellings.
- Concern that the changes are targeted at 8.5 metres which could result in banning boutique

developments of 3 units in favour of squashed in developments of 4 units.

- Suggests that increased density adjoining public open space is strongly encouraged to address housing diversity and affordability.
- Suggests rooming accommodation should be made accepted development in appropriate zones (i.e. like Brisbane City Council) to assist in the delivery of shared living opportunities, greater housing diversity, choice and affordable living.

Response

The support for the proposed amendment is noted.

The purpose of the proposed amendment to Acceptable outcome AO6 of the Multi-unit residential uses code is to better link the density provisions to the maximum building height on the Height of buildings and structures overlay. There is a concern, in particular, that medium density residential infill development is being delivered in certain circumstances by small lot development as opposed to multi-unit development. The proposed residential density provisions will encourage the delivery of the desired development form for the local area.

The majority of land included in the Medium density residential zone has a maximum building height of 8.5 metres consistent with the intended character of the locality. Land with a maximum building height greater than 8.5 metres, has a higher residential density consistent with the intent for more intense development. Acceptable outcomes (i.e. AO6) are only one solution for achieving compliance with a code. Where a proposal does not meet the relevant acceptable outcome/s, the applicant would need to demonstrate compliance against the performance outcome/s or overall outcome/s of the applicable code/s.

The allocation of residential zones with respect to adjoining public open space was considered as part of the preparation of the *Sunshine Coast Planning Scheme 2014*.

The *Brisbane City Plan 2014* makes Rooming accommodation accepted development, subject to compliance with identified requirements. In the *Sunshine Coast Planning Scheme 2014*, Rooming accommodation is a code assessable use in the Medium density residential zone, High density residential zone, Principal centre zone, Major centre zone, District centre zone and the Local centre zone. This level of assessment is considered appropriate and consistent with similar forms of multi-unit residential accommodation in these zones.

Recommendation: No change to the proposed amendment in response to this issue.

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Submission responses – Operational matters

Note: As discussed in **Part C** of this report, additional drafting changes (to respond to other matters not raised in submissions) are recommended to amend Acceptable outcome AO6 of the Multi-unit residential uses code to fix grammatical errors and to clarify and for consistency with the residential density requirements of the Residential care facility and retirement facility code.

Residential care facility and retirement facility code

Key issues/concerns raised:

- Supports changes to the density requirements (AO4) as outlined within the Residential care facility and Retirement facility code, in particular, the increase from 50 dwellings per hectare to 80 dwellings per hectare, where located in High density residential zone or Major centre zone to place denser forms of aged care facilitates within areas of existing amenities.

Response

The support for the proposed amendment is noted.

Please note that the operational matters with respect to residential care and retirement facilities are also discussed in **Appendix C** of this report.

Recommendation: No change to the proposed amendment in response to this issue.

Dwelling house code

Key issues/concerns raised:

- Concern that the amendment (PO11 and AO11) requires secondary dwellings to occur on lots with a minimum size of 600m² when the average lots are reducing in size (i.e. in response to rising land costs and affordable home ownership).
- Concern that the proposed amendment (PO11 and AO11) requires lots to be regular in shape for secondary dwellings and that irregular shaped blocks should be supported provided all other assessment benchmark provisions are met.
- Concern that the proposed amendment (AO13) requires the primary dwelling and the secondary dwelling share common services and a single driveway and access point because:
 - it exacerbates the housing affordability issue by preventing flexibility for low-cost housing within established neighbourhoods (i.e. the use of corner lots with double services/access points);
 - additional access should be provided for on corner lots with large frontages exceeding 15m;

- water metering issues are managed by Unitywater.

- Concern that the amendment (PO14 and AO14) requires a fully enclosed garage (for secondary dwellings) and suggests the provision of a carport in place of a fully enclosed garage to minimise the potential loss of parking spaces to storage and other uses and minimise neighbourhood parking issues.
- Concern that the amendment (AO14) does not allow tandem parking.
- Concerned how the amendment will affect their property and ability to build a granny flat in the future and appreciates the need to protect our beautiful streets.
- Supports the proposed amendment because a second house on an allotment may better preserve the rural nature of areas and reduce some of the housing solutions outside major residential areas.

Response

The support for the proposed amendment is noted.

The purpose of the proposed amendment to the Dwelling house code is to clarify the intent and operation of the provisions relating to secondary dwellings.

In relation to the minimum lot size requirement for secondary dwellings, it is noted that the existing code provisions already include a minimum lot size requirement of 600m². This lot size is considered to be an appropriate baseline to ensure there is sufficient area to accommodate the primary dwelling and secondary dwelling.

In relation to the comments about irregular shaped lots, it is noted that the proposed amendment includes a requirement in Acceptable outcome AO11 which allows for irregular shaped lots where able to accommodate a square or rectangle of at least 400m² in area within the lot. The corresponding Performance Outcome (PO11) requires that a secondary dwelling be located on a 'traditional lot' that is 600m² and of a regular shape.

It is recommended that PO11 be amended to address the tension between these provisions. An irregular shaped lot may be suitable where the secondary dwelling can meet the other requirements of PO11 in relation to protecting neighbourhood character, neighbouring amenity and providing sufficient area to accommodate the dwellings and associated access, parking, site facilities, open space and setback requirements.

The proposed amendment (PO13 and AO13) includes requirements for secondary dwellings to share common services and vehicle access arrangements. The purpose of these provisions is to

Appendix E

Submission responses – Operational matters

ensure that the secondary dwelling does not lead to a de facto Dual occupancy with individual access and service provision.

The proposed amendment (PO14) includes requirements for secondary dwellings to provide sufficient parking. The proposed amendment (AO14) requires at least one on-site car parking space for the secondary dwelling and does not specify that it needs to be a garage, carport or covered but it cannot be in tandem with the car parking provided for the main dwelling (i.e. for access purposes).

It is important to note that the acceptable outcomes are only one solution for achieving compliance with a code. Where a proposal does not meet the relevant acceptable outcome/s, the applicant would need to demonstrate compliance against the performance outcome/s or overall outcome/s of the applicable code/s.

Recommendation: Amend the note under Performance outcome PO11 of the Dwelling House Code, to remove the reference to a regular shaped lot.

Dual occupancy code

Key issues/concerns raised:

- Concerned how the amendment will affect their property, as an existing duplex owner.
- Concerned that the proposed minimum frontage requirement for sites in the Medium density residential zone is 15 metres for dual occupancies (i.e. AO1.1) because:
 - there are a number of 10 metre wide allotments that already exist in this zone and this requirement will limit them to only a single dwelling;
 - a single dwelling on a 10 metre wide allotment is allowed a double driveway and would reduce the on street parking by 1 car and that a Dual occupancy has exactly the same impact as a single dwelling on the streetscape but has the advantage of increasing the housing density as per the intent of the Zone.

Response

The proposed amendment will not affect any existing uses that have been lawfully established.

The proposed amendment requires Dual occupancies to have a minimum 15 metre frontage in the Medium density residential zone as an acceptable outcome (AO1.1) in the Dual Occupancy Code. As detailed in the proposed amendment to performance outcome PO1, this requirement aims to ensure that development has sufficient frontage to achieve desired built form and streetscape outcomes.

Under the current planning scheme provisions, a Dual occupancy is Accepted development in the Medium density residential zone where complying with this acceptable outcome (and others). Non-compliance with this acceptable outcome would make the development assessable against the relevant assessment benchmark (PO1). Acceptable outcomes are only one solution for achieving compliance with a code. Where a proposal does not meet the relevant acceptable outcome/s, the applicant would need to demonstrate compliance against the performance outcome/s or overall outcome/s of the applicable code/s.

The minimum frontage requirement of 15 metres is consistent with the former provisions of the *Caloundra City Plan 2004* and less onerous than the *Maroochy Plan 2000* which required 18 metres. For the reasons outlined above, no change to the proposed amendment is recommended.

Recommendation: No change to the proposed amendment in response to this issue.

Reconfiguring a lot code

Key issues/concerns raised:

- Concern with (Table 9.4.4.3.3 Design Criteria for small residential lots) restricting 10m frontage homes to 3m garages because:
 - a double garage can be accommodated without dominating the streetscape, especially with built to boundary provisions;
 - single garages devalue property prices;
 - small lot provisions are incompatible with sloping lots and narrow lots;
 - this requirement will force households with multiple cars to park on the streets placing additional pressure on the road reserve for parking.
- Suggests that a better approach is to allow garages with door openings wider than 3m (i.e. double garages) where they are recessed behind the front façade of the dwelling to protect amenity and on street car parking concerns.

Response

The proposed amendment to the Reconfiguring a lot code (Table 9.4.4.3.3 Design Criteria for small residential lots) requires a *“Maximum of 1 x 3.0m garage door opening, where frontage is 10 metres or less.”* As detailed in the proposed amendment to performance outcome PO5, this requirement aims to ensure that development provides sufficient access and parking without detrimentally impacting upon desired streetscape and built form outcomes.

It is considered that double garages on small lots could be appropriate where more specific built form

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Submission responses – Operational matters

requirements are met to protect the streetscape, similar to the development requirements for other parts of the Sunshine Coast. For example, in the Bokarina Beach Precinct, lots with a frontage less than 12.5 metres are only permitted double garages where the second storey extends over the garage towards the street frontage by a minimum of 1 metre for a minimum width of 50% of the garage width. Similarly, in Caloundra South, double garages are permitted on lots with a frontage of less than 12.5 metres where the dwelling is more than one storey in height and where the garage is setback at least 1 metre behind the main façade, excluding balconies.

For consistency with small lot requirements in master planned communities and to protect streetscape values, it is recommended that the proposed amendment be changed to provide for double garages on lots with a frontage less than 12.5 metres where the second storey extends over the garage towards the street frontage by a minimum of 1 metre for a minimum width of 50% of the garage width.

Double garages for single storey dwellings will only be allowed on lots with a frontage of at least 12.5 metres to ensure they do not dominate the streetscape.

Recommendation: Amend the Reconfiguring a lot code, Table 9.4.4.4.3 Design criteria for small residential lots, to allow double garages on lots with a frontage less than 12.5 metres where the second storey extends over the garage towards the street frontage.

Administrative definitions

Key issues/concerns raised:

- Support for revising the definition of 'Ground level' to include and take into account "lawfully changed ground level" and embodying the 'as constructed' level of the ground where in accordance with an operational works development permit.

Response

The support for the proposed amendment is noted. The amendment proposes to amend the note of the 'Ground level' definition.

Recommendation: No change to the proposed amendment in response to this issue.

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Appendix F

Submission responses – Other matters

Consultation Report – Site Specific and Operational Matters
Proposed Sunshine Coast Planning Scheme Amendment

Appendix F

Submission responses – Other matters

OTHER MATTERS

Some submissions were received which related to the proposed amendment generally (i.e. not specific to a site or facility). Consideration of these submissions and Council's response to these issues, are provided below.

Justification and need

Key issues/concerns raised:

- Need
 - Concerned that there is no attempt to adequately justify the need for the proposed amendment.
 - Concerned that there appears to be no logical reasons for any of the amendments and as they don't benefit the community or ratepayers and it is not clear why they are being considered.
 - Concerned that the amendment was initiated by landowners and developers (i.e. with a financial interest) rather than the community.
- Changes to the Planning Scheme
 - Concerned that the amendment is just another theft of people's rights as the Council does not abide by its own planning scheme.
 - Suggests that no one should be able to question or be allowed to apply for changes to the Town Plan.
 - Supports council's commitment to maintaining the planning scheme as a living document that responds to the South East Queensland Regional Plan 2017 (Shaping SEQ).
 - Concerned that the amendment is driven by the desire to accommodate the increasing population predicted for the Sunshine Coast through increasing housing density and there is no attempt to provide an estimate of the population yield that could result from the amendment.
 - Supports the amendment because it will provide good opportunities for a general increase in the supply of housing (i.e. density uplift in some zones) and will assist in addressing the housing affordability issue (i.e. secondary dwellings).
- Building height increment review
 - Concerned that a blanket approach to increasing building heights has been applied (i.e. for the height increment review) but should only result from a proven need in each instance.
 - Support for streamlining the building height increments but concerned that development rights will be lost and suggest that affected properties be moved to the higher increment (rather than the lower increment).
- Educational establishments
 - Concerned why Council has initiated the increase of building heights for State schools facilities rather than the State government.
 - Supports the amendment as some aspects seem beneficial (such as better schools, greatly improved residential care centres and the specific site changes).
 - Supports increasing building heights for educational establishments because it will allow schools to respond to demand and improve facilities.
 - Concerned that the benefits of the amendment to educational establishments and residential care facilities is missing (i.e. research into high rise schools).
 - The State Government, Department of Education has offered no objection to the proposed amendment.
 - Concerned how the amendment will relate to building accessibility, site/stormwater management, flooding, infrastructure, parking and access for public use.
- Retirement facilities and Residential care facilities
 - Concern that four storey retirement villages are not needed on the Sunshine Coast.
 - Supports the review of particular sites to be zoned as "Community Facilities" and simplifying height increments for existing and proposed "Community Facilities" zones and existing Retirement Facilities and Residential Care Facilities.
 - Supports the proposed height increases for existing retirement and aged care facilities because:
 - as our population demographic continues to age, the planning scheme needs to facilitate the construction of purpose built facilities;
 - it will assist in providing further supply of seniors accommodation.
 - Suggests that there is a need to provide further opportunities and incentives to develop seniors accommodation across the local government area including a broader senior's housing policy.
 - Concerned there is no proven demand for higher density aged care and retirement villages in hinterland towns.
 - Concerned that both the Federal and State governments have announced commissions into the facilities and infrastructure for senior residential care and the proposed

Appendix F

Submission responses – Other matters

amendment should be suspended until this process has occurred.

- Concerned that the reform of the aged care and disability sectors and parliamentary review and that shifting to ageing in place, requires a more considered approach to urban design and planning, and cultural change, also noting that there is a need for a diverse range of housing and support solutions.

Response

The support, concerns and issues raised in relation to the justification and need for the proposed amendment are noted. The Explanatory Memorandum and Amendment Instrument detail the justification for the proposed amendment, including site specific reasons. In accordance with the *Planning Act 2016*, the proposed amendment was available for public comment as detailed in **Part A** of this report and a response to the submissions are provided in **Appendix A-G** of this report.

Recommendation: No change to the proposed amendment in response to this issue.

Character, visual and amenity impacts

Key issues/concerns raised:

- Concerned that increased building heights will:
 - have a drastic impact on the natural beauty/scenic amenity of the area;
 - interfere with skyline views from homes;
 - have negative impacts on the character and culture of towns especially hinterland towns and regional areas;
 - lead to a denser population which in turn will lead to a degradation of the quality of life on the Sunshine Coast;
 - increase traffic volumes and noise levels;
 - impact property values.
- Concern that the Sunshine Coast will be another Gold Coast and we need to ensure the nature and feel of the place is kept.
- Concerned that every site has different character and visual impacts in regards to privacy, views, building character and appearance and must be subject to an individual development application to address the site specific issues.
- Concerned that the amendment will set a precedence and leave communities vulnerable to future high density development.
- Concerned about the impacts of incremental changes to building height.
- Suggests that residential care facilities, retirement facilities and educational establishment sites should have tighter

restrictions (i.e. building height, setbacks and open space) than a residential property because of their impacts.

- Concerned that residents should be given equal rights (i.e. for increased building heights) to residential care facilities, retirement facilities and educational establishment sites.

Response

These concerns and issues are noted. The Explanatory Memorandum and Amendment Instrument detail the justification for the proposed amendment, including site specific reasons. In accordance with the *Planning Act 2016*, the proposed amendment was available for public comment as detailed in **Part A** of this report and a response to the submissions are provided in **Appendix A-G** of this report.

Future development will be required to address these issues and will be assessed against the relevant planning scheme provisions including the relevant local plan code, use code and overlay codes.

Recommendation: No change to the proposed amendment in response to this issue.

Environment

Key issues/concerns raised:

- Increased building heights will significantly reduce the liveability and natural environment (including wildlife, natural assets and cultural sites) and will adversely affect ecotourism.
- The proposed amendment needs to incorporate the Social Strategy 2015 and the Environment and Liveability Strategy 2017 (including Sustainable design).

Response

These concerns are noted. The Sunshine Coast Social Strategy 2015 and the Environment and Liveability Strategy 2017 have been considered during the preparation of the proposed amendment. It is considered that the Biodiversity, waterways and wetlands overlay mapping and code provisions are sufficient in addressing any future development and protecting ecologically important areas. The planning scheme also includes the Sustainable Design Code which seeks to ensure development meets best practice sustainability principles.

Recommendation: No change to the proposed amendment in response to this issue.

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Submission responses – Other matters

Infrastructure

Key issues/concerns raised:

- Concern that the increase in building heights will generate an increase in traffic movements resulting in traffic and parking issues for the specific sites and the surrounding community.
- Concern that the amendment will facilitate development without taking into account the lack of appropriate infrastructure to support the current population (i.e. public transport, roads and open space).
- Concern that development will be allowed preceding the necessary infrastructure.
- Concern that some aspects of the amendment conflict with the Infrastructure Plans that were subject to consultation for SARA approval.

Response

The submitters concerns regarding infrastructure provision are noted.

It is noted that future development will be required to be assessed against the relevant planning scheme codes including the Transport and parking code and pay the necessary infrastructure charges in accordance with Council's Local Government Infrastructure Plan.

It is further noted that the most efficient and effective use of infrastructure can generally be achieved by accommodating growth through infill development and consolidation, rather than urban expansion.

Recommendation: No change to the proposed amendment in response to this issue.

Local issues

Key issues/concerns raised:

- Dicky Beach
 - Concern that higher buildings (i.e. above 8.5 metres) will impact on visual amenity, views/skyline, local character/streetscape, natural beauty/environment, privacy, land values and create additional traffic/parking (i.e. Beerburum Street) and noise issues.
 - Concern that the proposed changes will have a moderate-high impact on the whole community, including the natural and built environment and the general health and well-being of residents.

Response

These concerns and issues are noted. Future development will be required to address these issues and will be assessed against the relevant planning

scheme codes including the relevant local plan code, use code and the Transport and Parking code.

Recommendation: No change to the proposed amendment in response to this issue.

Key issues/concerns raised:

- Moffat Beach/Shelly Beach/Dicky Beach
 - Concerned about disbanded cars in Kingsford Parade, construction containers in residential areas, people camping in Lyon Street and smaller allotments causing off-street parking issues (i.e. Macdonald Street).

Response

These issues raised are noted but are not related to the proposed amendment.

Recommendation: No change to the proposed amendment in response to this issue.

Key issues/concerns raised:

- Caloundra
 - Supports changes that improve facilities and infrastructure for central Caloundra, as well as education outcomes and improvements in residential care centres.
 - Concerned that aspects may pre-empt the expected consultation of the Caloundra Centre Master Plan.
 - Concerned Caloundra will be turned into a mini Gold Coast.
 - Concerned with a range of issues for Caloundra including demographics, road upgrades, public transport options, electrical infrastructure, disability access, flooding, disaster management, environmental and open space.

Response

The support for the proposed amendment are noted. The proposed planning scheme amendment relating to the Caloundra Centre Master Plan was publicly notified from 15 October to 9 November 2018 and a separate Consultation Report has been prepared in response to the submissions received as well as the issues and concerns to that particular amendment raised.

Recommendation: No change to the proposed amendment in response to this issue.

Key issues/concerns raised:

- Coolum
 - Concerned that Council is too open to changing the Town Plan and Coolum is losing its village atmosphere.
 - Concerned whether the amendment responds appropriately to the changes of the community at a local level.

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- Concerned the amendment is a "blanket" change on height restrictions which will only pave the way for developers to ignore the local requirements (e.g. Yaroomba Beach).
- Increased building height is not supported in Mt Cooloom because appropriate density must be sympathetic to the surrounding environment and community amenity and should only be contemplated within appropriate areas of the Sunshine Coast Enterprise Corridor.

Response

These concerns and issues are noted. The Explanatory Memorandum and Amendment Instrument detail the justification for the proposed amendment, including site specific reasons. A response to the submissions are provided in **Appendix A-G** of this report.

Future development will be required to address these issues and will be assessed against the relevant planning scheme codes including the relevant local plan code, use code, overlay codes.

Recommendation: No change to the proposed amendment in response to this issue.

Key issues/concerns raised:

- Buderim
 - Concerned about the amendment to the height of buildings, given previous court cases (i.e. to stop a 6 storey building and limit it to 3 storeys and reduce parking problems).

Response

These concerns and issues are noted. The Explanatory Memorandum and Amendment Instrument detail the justification for the proposed amendment, including site specific reasons. A response to the submissions are provided in **Appendix A-G** of this report.

Recommendation: No change to the proposed amendment in response to this issue.

Key issues/concerns raised:

- Blackall Range
 - Requests that if retirement and aged care facilities are proposed for the Blackall Range, a delivery plan for local infrastructure (include Dulong and Kareepla) is required.

Response

These concerns and issues are noted.

It is noted that a recent amendment to the *Sunshine Coast Planning Scheme 2014* included changes to support the development of a Retirement/Aged Care facility in Mapleton.

Future development will be required to be assessed against the relevant codes including the relevant local plan code, use code and the Works, services and infrastructure code.

Matters of local infrastructure demand, supply and delivery would be addressed through the development assessment process. This may include the imposition of development approval conditions for the provision/upgrading of infrastructure and the levying of infrastructure charges.

Recommendation: No change to the proposed amendment in response to this issue.

Community consultation and involvement

Key issues/concerns raised:

- Concerned with the public consultation including:
 - the consultation period was too short for the community to consider the information provided and make a meaningful contribution (i.e. needs to be extended to a minimum of 60 business days);
 - engagement was not started early in the plan making process;
 - the amendment material had limited availability/accessibility (i.e. was only available at 3 council administrative centres and should have been in all libraries, not all ratepayers have access to the internet and the size of documents meant they were impractical to print);
 - the amendment information presented was difficult to interpret because it was overly technical (i.e. maps and text extracts) and the significant number of changes (i.e. across the whole planning scheme and several geographic areas) making it difficult to adequately and accurately comment;
 - there was limited detail of the amendment in the mail out which appears deceptive.
- Requests more collaborative community consultation and involvement to be undertaken (i.e. public meetings and forums with key stakeholders and a citizen-initiated referendum).
- Requests an independent integrity review with regards to the process and benefit evaluation because:
 - the amendment appears to have flaws with regards to the consultation;
 - some staff and councillors may be erroneously participating due to conflict of interest;
 - some relevant Court orders have not been evaluated and that community organisations are unable to comment properly;

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- an integrity review is common for major purchasing and other significant activities.

Response

The proposed planning scheme amendment was placed on public consultation from Monday 30 July to Friday 7 September 2018 (i.e. 30 business days) in accordance with the *Planning Scheme Act 2016*. **Part A** of this Report provides an overview of the public consultation process undertaken. The concerns and suggestions raised in relation to community consultation are noted and will be considered for future planning scheme amendments.

Recommendation: No change to the proposed amendment in response to this issue.

Assessment process

Key issues/concerns raised:

- Concerned that the amendment appears to be blanket changes that should be addressed by individual development applications subject to public consultation (i.e. an application to override the planning scheme in each particular instance).
- Concerned about the increase in amendments that extend the use of code assessment (i.e. limiting public notification and the rights of the community to make a submission).
- Requests that all references to code assessment be changed to notifiable code assessment.

Response

The issues raised are noted. The Explanatory Memorandum and Amendment Instrument detail the justification for the proposed amendment, including site specific reasons. In accordance with the *Planning Scheme Act 2016*, the proposed amendment was available for public comment as detailed in **Part A** of this report and a response to the submissions are provided in **Appendix A-G** of this report.

The submitters concerns about the use of code assessment are noted. It is noted that lower levels of assessment for development considered to be consistent with the intent for the area can benefit the community by reducing development assessment timeframes and costs for council and applicants.

The drawback to this approach can be that members of the community are not given the same opportunity to voice objection or support for the proposed development. A person who provides comments to council on a code assessment development application does not obtain appeal rights against the decision, once it is made.

Council has the responsibility of considering these benefits and drawbacks when determining the

appropriate level of assessments for development in the *Sunshine Coast Planning Scheme 2014*.

It is noted however that Council will consider all comments received during the assessment process for a code assessment development application. This is not a statutory requirement but rather a practice that council has adopted in considering community comments.

Notifiable code assessment is not utilised in the *Sunshine Coast Planning Scheme 2014* and is not considered appropriate for the proposed amendment.

Recommendation: No change to the proposed amendment in response to this issue.

Other issues

Key issues/concerns raised:

- Concerned about Council's treatment of ratepayers' complaints in relation to a home based business and pool pump noise.
- Requests the planning scheme be amended to include Cotton Tree as a suburb (i.e. separate to Maroochydore).
- Requests that a place-making study of the Caloundra Airport and Caloundra West areas be undertaken to supplement the Caloundra Centre Master Plan (issues to consider include transport, demographics, infrastructure provision, Caloundra Airport, Caloundra Industrial Estate, flooding especially Duck Holes Creek, stormwater management, climate change and disaster and refuge facilities).

Response

These issues raised are noted but are not related to the proposed amendment. It is noted that Cotton Tree is identified in the planning scheme including the Maroochydore/ Kuluin local plan code.

In relation to the submitters request for a place making study of Caloundra Airport and Caloundra West area, it is noted that the Caloundra Airport already has the Caloundra Aerodrome Master Plan as a strategic land use planning document that guides future development decisions and helps council achieve its strategic vision for the aerodrome.

In relation to the broader Caloundra West area, council generally prioritises place making activities within Major and District Activity Centres where significant change is occurring (or anticipated) and where a high level of coordinated council intervention is warranted in response to this change.

While it is recognised that the Caloundra West area includes neighbourhoods of relatively high growth, the *Sunshine Coast Planning Scheme 2014* includes

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provisions that reflect detailed local planning for the Caloundra West local plan area that respond to this anticipated growth.

It is considered that a place making process for the Caloundra West area is not required at this time.

Recommendation: No change to the proposed amendment in response to this issue.

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Appendix G

Submission responses – Additional Site Requests

Consultation Report – Site Specific and Operational Matters
Proposed Sunshine Coast Planning Scheme Amendment

Appendix G

Submission responses – Additional Site Requests

ADDITIONAL SITE REQUESTS

84 and 86 CALOUNDRA ROAD, LITTLE MOUNTAIN



No. of submissions: 1

Key issues raised in submissions:

- Zone change
- Building height

Consideration of Key Issues and Responses

Zone change

Key issues/concerns raised:

- The subject land should be included in the Community facilities zone.

Response

On 18 December 2016 Council approved an Aged Care facility on the subject land. A local government may make changes to the proposed amendment to address new or changed planning circumstances or information. To reflect the approved development, it is recommended that the subject land be included in the Community facilities zone as requested and with a Retirement facility/Residential care facility annotation.

Recommendation: Amend Zone Map ZM44 (Caloundra West local plan area) to include 84 and 86 Caloundra Road, Little Mountain (Lots 2 and 3 on RP902089) the Community facilities

zone and Annotation 15. Retirement facility/Residential care facility.

Building height

Key issues/concerns raised:

- A maximum height of 15 metres would more closely align with the development approved on the site.
- Additional building height will not be out of character with what is currently approved and will not cause detrimental amenity or visual impacts to surrounding properties or when viewed from Old Caloundra Road.

Response

A maximum building height of 8.5 metres currently applies to the subject land. On 18 December 2016, Council approved a Residential care facility with a building height of 11.5 metres above the finished ground floor level. A number of minor change applications have since been approved including the approval of roof top communal outdoor relaxation facility built to the maximum built height of 15.2 metre above finished ground floor level.

A local government may make changes to the proposed amendment to address new or changed planning circumstances or information. It is recommended that the subject land be included in the 12 metre building height increment to have regard to the approved predominant height of the Residential care facility building of 11.5 metres. A 12 metre maximum height increment will ensure that future development above this height would be subject to impact assessment (excluding those rooftop elements already approved).

Recommendation: Amend the Height of buildings and structures overlay map OVM44H to include 84 and 86 Caloundra Road, Little Mountain (Lots 2 and 3 on RP902089) in the 12 metre building height increment.