

Draft Sunshine Coast Planning Scheme
Review of Submissions
Local Area Key Issues Paper No. 15: Coolum

Key Issue:	A range of issues relating to the Coolum local plan area
No. of submissions:	199 (including 126 pro-formas)
Major issues raised:	Submitters raised the following issues: <ul style="list-style-type: none">• Height and zoning of Coolum Industrial Park;• Zoning of land at Barns Lane;• Height limits;• Categorisation of Coolum as a District Activity Centre;• Dual occupancy precinct;• Adjoining cane lands to the west of the Coolum Local plan area;• Extractive industries;• Palmer Coolum Resort; and• Coolum Residences

1.0 INTRODUCTION

During the public consultation period for the draft Sunshine Coast Planning Scheme Council received a total of 199 submissions (which included 126 pro-formas) relating to a variety of issues in the Coolum Local plan area.

The key issues raised in the submissions included:

- Height and zoning of Coolum Industrial Park;
- Zoning of land at Barns Lane;
- Height limits;
- Categorisation of Coolum as a District activity centre;
- Dual occupancies precinct;
- Adjoining cane lands to the west of the Coolum Local plan area;
- Extractive industries; and
- Palmer Coolum Resort and Coolum Residences.

The issues relating to the proposed Dual occupancy precinct, the adjoining cane lands to the west of the Coolum Local plan area and extractive industries are addressed under separate papers (refer to *Region Wide Key Issues Paper No. 9: Dual occupancy in the Low density residential zone*; *Local Area Key Issues Paper No. 12: Cane lands*; and *Local Area Key Issues Paper No. 11: Extractive industries*).

This paper considers the remaining issues.

2.0 SUMMARY OF SUBMISSIONS

2.1 Pro-forma submissions

There were two types of pro-forma templates used. One related specifically to the Coolum Industrial Park and raised the following concerns:

- objection to the Coolum Industrial Park becoming a High impact regional industrial park;
- objection to the exclusion of Low impact industry and business support activities;
- Yandina-Coolum Road is not designed for high traffic movement associated with a high impact and regional site;
- High impact industry uses are incompatible with the overwhelming majority of existing established uses and should not be located close to residential areas nor an Environment and conservation management zone; and
- Coolum Industrial Park should remain a low to medium impact industrial park.

The other pro-forma raised the following issues:

- broadly supports the Strategic framework and statements about maintaining the Sunshine Coast as a community of unique communities with a focus on low scale development and strong protection for the natural environment;
- development of the Palmer Coolum Resort should be in accordance with the existing master plan, plan of development and the infrastructure agreement. The preference is for the Resort to have an international status as a tourist resort and for it not to become a theme park;
- broadly support the Coolum Local plan code, in particular, retaining the small scale coastal village character and identity of Coolum;
- oppose the categorisation of Coolum as a District activity centre with an unclear catchment area. Retain the Coolum town centre as a small scale Local activity centre servicing local needs and with small scale retail and business development;
- amend the Coolum Local plan area provisions to make it clear that there is no ability for any additional large scale business development in Coolum and that the Coolum Town Centre caters only for residents and visitors in the Coolum Local plan area;
- support limiting retail and commercial activity in Coolum West to within the boundaries of the local activity centre. No new large business development should be allowed in that activity centre;
- support gateway concept and the enhancement of the north, south and west gateways for Coolum;
- support height limits in the Coolum Local plan, except for:
 - the 20 metre height limit in Coolum Industrial Park is too high and will create an eyesore for residents on the ridges and compromise the scenic area and scenic route;
 - the 25 metre height limit in the Town of Seaside should be reduced to reflect the Master Plan; and
 - the 12 metre height limit for the Mount Coolum Local activity centre should be reduced to 8.5 metres to preserve views to Mount Coolum;
- object to the Coolum Industrial Park becoming a high impact regional industrial park and the exclusion of low to medium impact industry. Concern that Yandina-Coolum Road is not designed for high traffic movement and high impact industry could include dangerous goods, night time work and offsite impacts which should not be located close to residential areas or in an environment and conservation management zone. Should remain a low impact industrial park;

- object to the Dual occupancy precinct in Coolum as it could become a ghetto. Prefer Dual occupancy to be scattered through low density residential zones with restriction on the number, location and lot size;
- support Rural zoning of Barns Lane and its exclusion from the Urban growth management boundary. This western gateway to Coolum and rural and natural landscape character should be retained;
- support no urban development on the cane lands to the west of Coolum; and
- inclusion of part of the town of Marcoola (Town of Seaside) in the Coolum Local plan area and zone map is inappropriate.

3.0 COOLUM INDUSTRIAL PARK

3.1 Overview

The Coolum Industrial Park is located to the west of Coolum Beach on the Yandina Coolum Road, with the Sunshine Motorway a short distance to the east. The Industrial Park is relatively isolated from existing and future residential areas and appropriately buffered by existing vegetated areas (including the Noosa National Park). The Industrial Park is also located with good accessibility to the Sunshine Coast Airport and other localities via the Sunshine Motorway and to the Bruce Highway via the Yandina-Coolum Road.

The Industrial Park is developed by the State Government and is identified in the *South East Queensland Regional Plan 2009-2031 (SEQ Regional Plan)* as a regionally significant Enterprise Opportunity Area. The SEQ Regional Plan identifies that the Coolum Industrial Park expansion offers “additional industry and enterprise growth area opportunities”.

Figure 1: Coolum Industrial Park



The Coolum form letters and a number of individual submissions expressed opposition to the proposed High impact industry zone and maximum height of 20 metres for the Coolum Industrial Park on the basis that the proposed zoning is incompatible with existing operations, the potential impacts on the tourism of the local area and traffic impacts on the Yandina-Coolum Road.

3.2 Existing Planning Scheme

Under the *Maroochy Plan 2000*, the Coolum Industrial Park is located in the Core Industry Precinct with a maximum height of 15 metres. The Core Industry Precinct is intended to accommodate:

- business and industry uses with local and district markets;
- rural plant and equipment supplies, produce stores and rural service agencies;
- small to medium sized automotive repairs and sales;
- small-scale transport storage and distribution; and
- building trades, service trades and domestic services to businesses and households.

3.3 Draft Sunshine Coast Planning Scheme

Under the draft planning scheme, the Coolum Industrial Park is included in the High impact industry zone (refer to **Figure 2**) with a maximum height limit of 20 metres (refer to **Figure 3**). The High impact industry zone provides for predominantly high impact industry activities and limited non-industrial activities that are ancillary to industrial activities and do not compromise the operation of industrial activities or the integrity of the High impact industry zone.

Figure 2: Zoning (Zone Map ZM30)



Figure 3: Height (Overlay Map OVM 30I)



3.4 Summary of Submission Issues

Approximately 126 pro-forma submissions and 16 individual submissions expressed opposition to the proposed High impact industry zone and maximum height of 20 metres for the Coolum Industrial Park.

The key issues raised by submitters in relation to the Coolum Industrial Park include:

- objection to Coolum Industrial Park becoming a High impact regional industrial park;
- the Industrial Park should remain low to medium impact industry;
- a low impact category meets the desired characteristics of the Coolum Local Plan area and is more in keeping with the surrounding environment and initial intentions when establishing the estate;
- objection to the exclusion of low and medium impact industry uses;
- the road network is not supportive of high impact industry and noxious industry;
- high impact industry should not be located proximate to residential areas;
- concern about the potential loss of amenity for neighbouring residences;
- concern about whether High impact industry zoning will achieve economic development and prosperity;

- concern about the establishment of a High impact industry zone proximate to an area that relies heavily on the tourist industry;
- concern about the impact on the adjoining sensitive conservation area and ability to comply with provisions to avoid adverse effects;
- a 20 metre height limit is too high and will create an eyesore for residents on the ridges and compromise the scenic area and scenic route; and
- concern about the health impacts and loss in land values.

3.5 Consideration of Issues

Zoning

The Coolum Industrial Park is currently in the Core Industry Precinct under Maroochy Plan 2000. Under the draft planning scheme, the Coolum Industrial Park is included in the High impact industry zone.

The Coolum Industrial Park has been included in the High impact industrial zone based on the SEQ Regional Plan's designation of the site as an Enterprise Opportunity Area and in accordance with State Planning Policy for Air, Noise and Hazardous Materials.

Enterprise opportunity areas are intended to provide sufficient land for business and industry serving the wider region and benefiting from good access to regional freight corridors, proximity to workforce and separation from conflicting uses. The Sunshine Coast Regional Business and Industrial Park (located in Caloundra) and the Sunshine Coast Airport are also identified as Enterprise opportunity areas.

Coolum Industrial Park is located within 1km of the Sunshine Motorway providing good access north and south for regional freight movement. The Industrial Park is centrally located in the northern part of the Sunshine Coast with access to a strong workforce base.

The State Planning Policy for Air, Noise and Hazardous Materials requires High impact industry zones to be located away from sensitive uses, such as residential areas. Use of the High impact industry zone in the draft planning scheme has therefore been limited to the areas at Caloundra, Coolum and Nambour that have in place large separation areas (in the form of National Park, environmental reserve and/or rural land). These separation areas provide a substantial buffer between the industry areas and any nearby sensitive land uses.

The Coolum Industrial Park is considered to be relatively isolated from residential land or other land that may be subject to amenity impacts from industrial activity, as it is surrounded by the Noosa National Park and rural land. The exception to this is the presence of 4 rural residential type lots opposite the Industrial Park, which are included in the Sustainable Cane Lands Precinct under Maroochy Plan 2000 and in the Rural zone under the draft planning scheme. Two of the lots are currently utilised for industrial type purposes (earthmoving and vehicular repairs). The other 2 lots are utilised for residential purposes.

One existing residence is located approximately 250 metres from the closest industrial land in the Coolum Industrial Park, with the other approximately 100 metres away. There is a sufficient landscaped buffer between these dwellings and the industrial land to mitigate potential impacts from the industrial activities. The Coolum Local plan code includes specific provisions for development in the High impact industry zone to provide for a dense vegetated strip to be maintained along the Yandina-Coolum Road and the Sunshine Motorway to effectively screen industrial development from the road.

Environmental Areas & Visual Amenity

Specific provisions are also included in the Coolum Local plan code relating to development in the High impact industrial zone adjacent to the Noosa National Park or other ecologically important areas, to provide a vegetated open space buffer to ensure that the construction and operational activities of industry avoids impact on the sustainability of vegetation communities and maintains visual amenity.

The buffer distances and other requirements for development adjacent to conservation areas and other ecologically important areas are also set out in the Biodiversity, waterways and wetlands code of the draft planning scheme.

Road Network

Access to the Coolum Industrial Park is currently from the Yandina-Coolum Road. The Yandina-Coolum Road is a State controlled and is therefore the responsibility of the Department of Transport and Main Roads.

Development in the High impact industry zone is required to avoid additional vehicular access from the Yandina-Coolum Road and is to be rationalised with existing vehicular access arrangements where possible.

Industry Uses

The existing Core Industry Precinct (under Maroochy Plan 2000) provides for a range of uses including a limited range of Environmentally assessable industry, Car washing station, Transport station, General industry, Landscape supplies, Rural service industry, Sales or hire yard, Service station, Storage yard, Vehicle depot, Vehicle repair workshop and Warehouse.

The range of uses provided by the High impact industry zone include Food and drink outlet (not exceeding a Gross Leasable Floor Area of 100m² and not involving a drive through facility), Service station, High impact industry, Medium impact industry, Transport depot, Crematorium and Emergency services. The High impact industry zone is more restrictive in the range of uses it provides, compared to the Core Industry Precinct, to preserve the few 'high impact industry zoned areas' on the Sunshine Coast for such uses.

The High impact industry zone also allows for a range of High impact industry uses with the potential to have significant off-site impacts to establish in the zone via code assessment, which would have otherwise required impact assessment under Maroochy Plan 2000.

It is recognised that some High impact industry uses (e.g. Abattoir) may not be suitable to establish in certain circumstances in the Coolum Industrial Park and it is considered appropriate that these uses should be subject to an impact assessment process and included as Special industry. It is therefore recommended that the industry thresholds are reviewed. The industry thresholds are used in conjunction with the defined uses (i.e. Low impact industry, medium impact industry, high impact industry and special industry) and are included in Schedule 1 of the draft planning scheme.

It is also recognised that there are existing low to medium impact industry uses operating within the Coolum Industrial Park. Existing or approved uses can continue to occur regardless of the zoning (unless the approval lapses).

Height

With regard to height, it is considered that the 20 metre height limit could be reduced to 15 metres, to be consistent with the existing height limit under the *Maroochy Plan 2000* for the Coolum Industrial Park. The draft planning scheme also sets out exemptions for structures associated with an industrial use in the High impact industrial zone.

3.6 Direction

That:-

- (a) the High impact industry zone be retained for the Coolum Industrial Park for the following reasons:**
 - (i) The Coolum Industrial Park is identified in the SEQ Regional Plan as a regionally significant Enterprise Opportunity Area;**
 - (ii) The Coolum Industrial Park is appropriately located within good access to the Sunshine Motorway and a good workforce base; and**

- (iii) The Coolum Industrial Park is relatively isolated from existing and future residential areas and is appropriately buffered by existing vegetated areas;
- (b) The Industry thresholds contained in SC1.1.3 of Schedule 1 of the draft planning scheme are reviewed; and
- (c) the Height of Buildings and Structures Overlay Map in the draft planning scheme is amended to reduce the height limit from 20 metres to 15 metres for the Coolum Industrial Park, accepting that exemptions apply to structures associated with an industrial use in the High impact industrial zone.

4.0 BARNES LANE LAND

4.1 Overview

No. 39 Barnes Lane (Lot 102 SP161821) is situated at the entry to Coolum Beach from the Sunshine Motorway and Yandina Coolum Road. The site is mostly cleared of vegetation, relatively flat and adjacent to the Coolum Beach State Primary School, which is to the east of the site (refer **Figure 4**). The land has an area of 6.282 hectares.

Figure 4: Location of Barnes Lane Land



The majority of submissions received in relation to the land at Barnes Lane, (including 74 Pro-forma submissions and 9 individual submissions) expressed support for the proposed rural zoning of the land between Barnes Lane and the Sunshine Motorway as well as its exclusion from the Urban Growth Management Boundary. Two submissions were received from the land owner and one from a potential commercial tenant, which requested that the land be included in the Urban growth management boundary and to be considered for future commercial development.

4.2 South East Queensland Regional Plan

Under the *South East Queensland Regional Plan 2009-2031*, the land is located within the Urban Footprint.

4.3 Existing Planning Scheme

Under the *Maroochy Plan 2000*, the subject site is located within Planning Area No.11 Coolum Beach Precinct 7 Coolum West Gateway (Master Planned Community)

The Maroochy Plan 2000 states that the Coolum West Gateway Precinct (Master Planned Community) provides an important entry into the Coolum Beach Township.

The precinct provisions state that if the precinct is to be redeveloped, a Local Area Master Plan, overall master plan or other Development Plan is required and that any redevelopment of land within the precinct needs to address flooding and drainage issues and have regard to the sensitive surrounding land uses (e.g. primary school and national park).

The precinct provisions identify showrooms, indoor recreation (where an indoor sports centre), outdoor recreation and government facilities as preferred uses within the Coolum West Gateway Precinct.

The precinct provisions indicate that 'showrooms' would be an appropriate use for this precinct, provided that:

- buildings are set within well landscaped grounds;
- car parking is located behind the buildings and not visible from the Sunshine Motorway and the Coolum-Yandina Road; and
- the range of goods and services provided does not compete with the range of goods and services in the Coolum Village Centre and the items for sale should be restricted to larger scale items such as bulky goods.

The precinct provisions also require an entry statement, which could be in the form of a small park with appropriate signage to introduce motorists to the Coolum Beach Township.

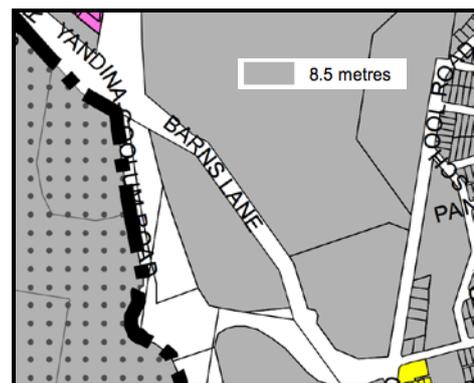
4.4 Draft Sunshine Coast Planning Scheme

The Barns Lane land is located in the Coolum local plan area in the draft planning scheme and zoned Rural (Zone Map ZM30) (refer **Figure 5**). Whilst the land is within the Coolum local plan area of the draft planning scheme, it is not included within the Urban growth management boundary. The Height of Buildings and Structure Overlay Map nominates a height of 8.5 metres for the Barns Lane land (refer to **Figure 6**).

Figure 5: Draft Planning Scheme Zoning



Figure 6: Draft Planning Scheme Height



The Coolum local area plan states that:

Development in the Rural zone, located between Barns Lane and the Sunshine Motorway, consists of rural land uses that maintain and enhance the rural and natural landscape character providing an attractive non-urban gateway entrance into Coolum.

4.5 Development History

A number of development applications (DA's) have been submitted over the land in the past 10 years.

In 2002, Council approved a DA for a Material Change of Use for a service station, a stand-alone convenience restaurant, garden centre, showrooms and a supermarket. That approval was subject to an unsuccessful submitter appeal against Council's decision. The development approval was due to lapse in 2010. A request to extend the relevant period by a further 4 years was lodged in 2010 and subsequently refused. This refusal was appealed by the applicant. The appeal was discontinued in 2011. The original development approval has therefore lapsed.

In 2004, a DA to subdivide the land into 4 lots was lodged. This application was put on hold at the applicant's request for several years while other DAs were being processed. This application was withdrawn on 31 July 2012.

In 2006, a DA for four showrooms, a garden centre, sales and hire yard, was refused by Council on the basis that the proposal was an overdevelopment of the site and not in keeping with the intent of Maroochy Plan 2000. The application indicated that one of the showrooms, together with the garden centre and the sales and hire yard, was intended to be a Bunning's. The applicant appealed Council's decision and the appeal was dismissed in 2007 on the basis that the proposal was in conflict with the provisions of *Maroochy Plan 2000*, in terms of the type and intensity of the proposed development.

In 2007, a DA for a service station was approved. This development approval lapsed in 2011.

In 2007, a DA for a car washing station was approved by Council. The car washing station was intended to be developed in conjunction with the abovementioned service station. This development approval also lapsed in 2011.

In May 2008, an application for Operational Works (Bulk Earthworks) on the subject land was approved by Council.

In 2008, a DA for a shopping complex was lodged. This application lapsed in 2010 as the applicant did not respond to the Information Request within the statutory time period.

In 2012, a DA was lodged for a Material Change of Use for Bunning's Warehouse (Showroom) and a Preliminary Approval Overriding the Planning Scheme for Material Change of Use (Showroom, Shopping Complex, Shop, Convenience Restaurant, Fast-food Store, Service Station, Car Washing Station and Indoor Recreation). The DA has not yet reached the decision stage. A further application has been lodged to subdivide the site.

4.6 Summary of Submissions Issues

The pro-forma submissions expressed strong support for the zoning of the land as Rural and its exclusion from the Urban growth management boundary under the draft planning scheme, as the land is the western gateway to Coolum and its rural and natural landscape character should be retained.

However, three submissions request that the land be included in the Urban growth management boundary and be considered for future commercial development.

4.6 Consideration of Issues

The landowner requests that the land be included in the Specialised centre zone and an increase in height from 8.5 metres to 14 metres. Another submitter considers the subject land an appropriate site for development of a supermarket given past approvals for a supermarket along with the sites' location proximate to major arterial connections north and south.

The Barns Lane land is strategically located at the western entrance to Coolum and is highly visible from the Sunshine Motorway and Beach Road. The land is undeveloped and is similar in appearance to Rural zoned land on the southern side of Beach Road. As such, the land provides a natural entry into Coolum that contributes to scenic amenity and provides a valuable landscape feature for the entry into Coolum. The value of this land as the western gateway to Coolum and its rural and natural landscape character was supported by a number of submitters.

Under Maroochy Plan 2000, the site is included in a Master Planned Community precinct which allows for some business and supporting uses, subject to specific requirements. A number of development applications have been made for business uses on this site.

Under the draft planning scheme, the land is included in the Rural zone and is intended to be used for rural purposes to maintain and enhance the rural and natural landscape setting and non-urban gateway to Coolum. The draft planning scheme also indicates that the land is subject to flooding. It is noted that some excavation and filling has occurred on the site, which may have altered flooding and drainage characteristics of the site.

As part of the preparation of the draft Sunshine Coast Planning Scheme, an economic assessment was undertaken of centres and employment areas on the Sunshine Coast, including Coolum. This assessment identified the town centre at Coolum as a District activity centre and the western centre as a Local activity centre.

The assessment recommended that commercial development in Coolum should be concentrated in the District activity centre (Coolum's town centre) to strengthen its role as the major centre and tourist area for this part of the Sunshine Coast. Commercial development on the subject site would be out of centre commercial activity and may impact on the Coolum District activity centre.

Having considered all these issues, it is recommended that the site is retained in the Rural zone to protect the natural and landscape values of the site at the entry to Coolum and prevent out of centre commercial activities.

4.7 Direction

The Barns Lane land (Lot 102 SP161821) is retained in the Rural zone to protect the natural and landscape values of the site at the entry to Coolum and prevent out of centre commercial activities.

5.0 HEIGHT LIMITS

5.1 Overview

A total of 96 submissions were received in relation to height in the Coolum Local plan area. The majority of submissions, expressed general support for the proposed height limits in the Coolum Local plan area, with exception to some specific sites where a reduction in height is sought (namely the Coolum Industrial Park, Town of Seaside and the Mount Coolum Local Activity Centre). Some individual submissions also expressed concern about the measurement of height in metres only and the measurement of height on sloping land.

5.2 Existing Planning Scheme

Under the *Maroochy Plan 2000*, the maximum building height is nominated in storeys and metres (e.g. 2 storeys [but not more than 8.5m]). The maximum building height for the Coolum beachside area varies between Precinct Class, but generally ranges from 2 storeys (but not more than 8.5 metres) to 3 storeys (but not more than 12 metres).

The Town of Seaside is located within the Seaside (Master Planned Community) Precinct. Land in this Precinct has undergone extensive master planning in accordance with Council approved Plans of Development, in order to create an integrated residential community. Building height is to be in accordance with the design code included in the existing development approvals for the Precinct.

The Mount Coolum Local Activity Centre (which includes Lot 1 SP102815 and Lot 1047 RP854147) is located within the Coolum Village Centre (Local centre) Precinct. A maximum building height of 3 storeys (but not more than 12 metres) applies to the Precinct.

5.3 Draft Sunshine Coast Planning Scheme

The proposed height provisions in the draft planning scheme are nominated in metres and are identified on the Height of Buildings and Structures Overlay Map. The maximum height limits nominated on the Height of Buildings and Structures Overlay Map for the Coolum Local plan area are generally 8.5 metres to 12 metres in the Coolum Beachside area, and between 8.5 to 25 metres in the Town of Seaside area. The Mount Coolum Activity Centre, located on the corner of the David Low Way and Suncoast Beach Drive has a maximum height of 12 metres.

5.4 Summary of Submission Issues

Approximately 74 Pro-forma submissions and 6 individual submissions expressed general support for the proposed height limits in the Coolum Local plan area, with exception to:

- 20 metre height limit for the Coolum Industrial Park;
- 25 metre height limit for the Town of Seaside; and
- 12 metre height limit for the Mount Coolum Local Activity Centre.

The issues raised in relation to height in the Coolum Industrial Park, are addressed in Section 3.0 of this Paper.

In relation to the Town of Seaside, submitters outlined that the maximum height limits should reflect the approved Master Plan.

In relation to the Mount Coolum Local Activity Centre, submitters requested that the height be reduced from 12 metres to 8.5 metres to preserve views to Mount Coolum, particularly from the David Low Way.

Approximately 12 individual submissions also raised the following matters:

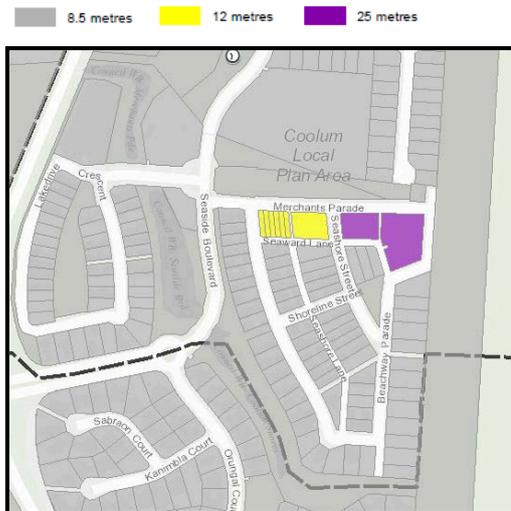
- concern about the increase in building height limits (to 5-6 storeys) for development in Coolum and the loss of views and loss of value in property;
- the maximum height limit in Coolum should stay at 3 storeys or 12 metres, as in the Maroochy Plan 2000;
- concern about the removal of the storey limit for Coolum and request for the provision to be maintained in Coolum;
- opposition to the 12m height limit that is current for development in the District activity centre and beachfront of Coolum and would like to see the “storey limit kept at 3 storeys”;
- opposition to any relation of current building height restrictions;
- request for the Height of buildings and structures overlay provisions for the Coolum area to be revised and the current allowable maximum building height of 10 metres for sites with a slope of 15% or greater to be reinstated; and
- concern about the number of areas in Coolum which allow a 12 metre building height and that this should not include the entire area of Point Arkwright.

5.5 Consideration of Issues

Town of Seaside

The draft planning scheme nominates a maximum height limit of 25 metres for the area bound by Merchants Parade, Beachway Parade and Seahorse Street (i.e. No. 2 Seaward Lane, Marcoola) (refer to **Figure 7**).

Figure 7: Draft Planning Scheme Height - Town of Seaside



A number of submissions objected to the 25 metre height limit and outlined that the maximum height limits should reflect the approved Master Plan.

Development in the Town of Seaside is regulated in accordance with the approved Seaside Neighbourhood Master plan.

A review of the Master plan indicates a maximum building height of 4 storeys for Medium density apartments, to be located in the area bound by Merchants Parade, Beachway Parade and Seahorse Street.

It is therefore considered that the Height of Buildings and Structure Overlay map be amended to indicate a maximum building height of 13 metres (which generally equates to 4 storeys) instead of the 25 metres indicated on the Height of Buildings and Structures Overlay Map for the land at No. 2 Seaward Lane, Marcoola.

5.6 Direction

The draft planning scheme is amended to indicate a maximum building height of 13 metres at No. 2 Seaward Lane, Marcoola.

Mount Coolum Local Activity Centre

A number of submitters objected to the 12 metre height limit and request that the height be reduced to 8.5 metres to preserve views to Mount Coolum, particularly from David Low Way.

The draft planning scheme nominates a maximum height limit of 12 metres for the Mount Coolum Local activity centre (which includes Lot 1 SP102815 and Lot 1047 RP854147). The proposed height limits are consistent with the current height provisions in the Maroochy Plan 2000. It is therefore considered that the maximum height limit of 12 metres is retained for the subject land.

5.7 Direction

No amendment is made to the draft planning scheme in relation to height limits at Mount Coolum Local activity centre.

Measurement of Height

Some individual submissions expressed concern about the removal of the storey limit and the increase in height in the Coolum area generally.

The maximum height limits for the Coolum Beach and Point Arkwright Areas, including the surrounding residential areas, range between 8.5 metres to 12 metres (equivalent to 2 to 3 storeys), which is consistent with the current height provisions in the Maroochy Plan 2000.

The draft planning scheme seeks to standardise the way height is measured across the region by nominating the maximum height in metres only. The measurement of height in metres is considered to be more absolute compared to storeys.

Under the draft planning scheme, height in metres is defined as:

“The vertical height of a building or structure measured from the natural ground level to the top of the structure or building roof (apex) or parapet at any point including any roof top structure or lift housing but not including any non-load bearing antenna, aerial, flagpole or the like.”

The measurement of height in storeys and metres applies only to the Blackall Range Local Plan Area, Sippy Downs Town Centre and Maroochydore PRAC structure plan area.

It is not intended that the storey limit apply to other Local plan areas, including the Coolum Local plan area.

Development that proposes to exceed the maximum height identified on the overlay map is subject to an impact assessable application and assessed against the provisions of the planning scheme including the Height of buildings and structures overlay code.

5.8 Direction

No amendment is made to the draft planning scheme in relation to the measurement of building height in metres rather than storeys.

Maximum height of dwelling houses on sloping land

A small number of submissions outlined that the draft planning scheme makes no allowance for heights over 8.5 metres for dwelling houses on steep sites and that the existing Maroochy Plan 2000 allowed for heights up to 10 metres on particular land gradients, which provided options for a more functional, practical and economical layout on steeper sites.

The issues raised by submitters in relation to increasing the maximum height of dwelling houses to 10 metres for land with a slope of 15% or more or where located on the applicable Steep Land Overlay Map, are addressed in the *Key Regional Issues Paper No. 7: Dwelling house provisions*.

7.0 COOLUM DISTRICT ACTIVITY CENTRE DESIGNATION

7.1 Overview

A number of submissions were received in relation to the designation of Coolum as a District activity centre.

Submitter's broadly supported the Coolum Local Plan Code, in particular the 'small scale coastal village character and identity of Coolum'. However, submitter's objected to the categorisation of Coolum as a District activity centre and that it should be retained as a small scale 'Local activity centre' servicing local needs and small scale retail and business development.

7.2 Existing Planning Scheme

Under the *Maroochy Plan 2000*, the Coolum Beach business centre is located within the Coolum Beach Planning Area and included within the Village Centre Precinct.

The Village Centre Precinct is located at the core of the Coolum Beach tourist and business area and includes that section of the David Low Way known as the Coolum Esplanade. The intent for this Precinct is to provide a range of retail goods and services that provide for the everyday needs of the local population and visitors to the centre. The precinct intends Coolum Beach remains a small beachside village.

7.3 Draft Sunshine Coast Planning Scheme

Under the draft planning scheme’s Strategic framework, Coolum is identified as a District activity centre in the Sunshine Coast activity centres network. Coolum West is identified as a Local (full service) activity centre (refer to **Figure 8**).

District activity centres are intended to provide a mix of uses and activities and include a concentration of retail, commercial, residential, offices and health services, community, entertainment and recreational facilities capable of servicing a district. Local (full service) activity centres provide a wide range of local shopping, local employment, commercial, cafes and dining, entertainment, community services together with residential development where it can integrate and enhance the fabric of the activity centre.

The Coolum Local plan code and zone maps include the Coolum town centre in the District centre zone (refer **Figure 9**). The Coolum local plan code states that:

“The Coolum Beach Town Centre functions as a small district activity centre providing a range of commercial, retail, community and residential uses to service the needs of residents and visitors to the area”.

and

“Development in the Coolum Beach Town Centre contributes to a low-scale, compact coastal town with an intimate village character”.

Figure 8: Extract of the Sunshine Coast spatial concept (Strategic Framework)

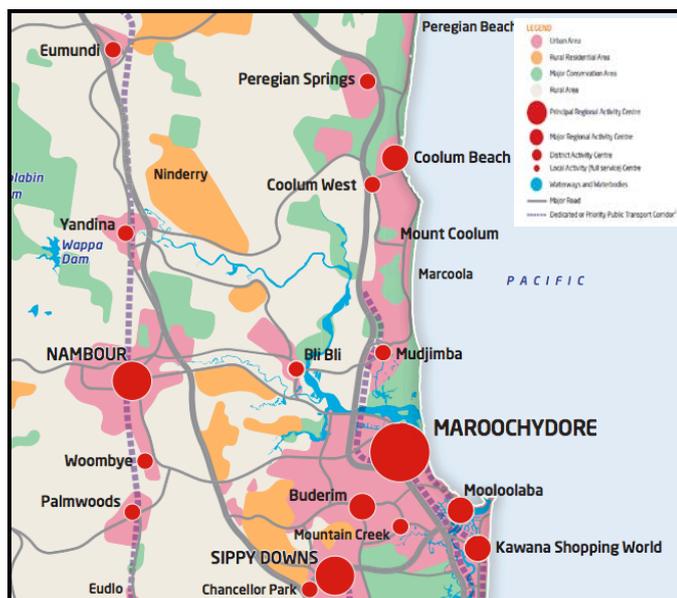
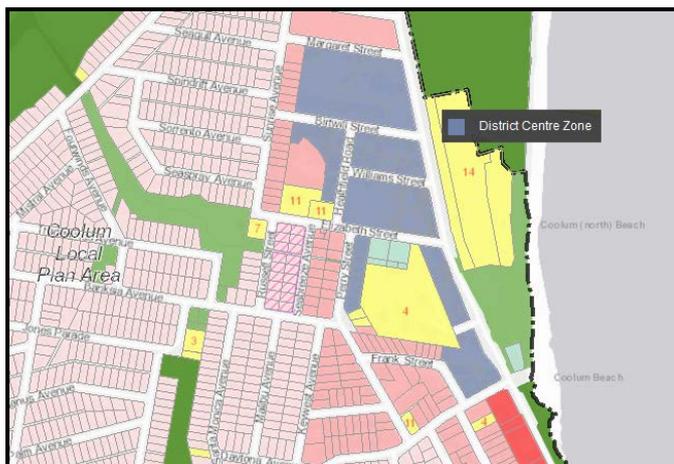


Figure 9: Draft Planning Scheme Zoning



7.4 Summary of Submission Issues

The key issues raised by submitter's in relation to the categorisation of Coolum as a District activity centre included the following:

- Coolum is not suited as a district level centre;
- Coolum should be included as a Local (full service) activity centre instead of a District activity centre for the following reasons:
 - a district activity centre is a significant and retrograde departure from the classification in the current planning scheme and could work against the views expressed by local residents
 - the Coolum Town Centre location cannot be considered to be highly accessible and well connected to its catchment; and
 - the Coolum Town Centre should continue to be focussed to serve not only local residents for their day to day needs, but as importantly for the Sunshine Coast economy, to serve the tourism sector;
- each of the current three shopping centres in Coolum (the Esplanade, Birtwill Street and Coolum Park) should be zoned for local shopping only;
- the catchment area for Coolum is unclear;
- Coolum should be retained as a small scale Local activity centre servicing local needs of residents and visitors and with no additional large scale business development;
- the major centres of Noosa, Nambour and Maroochydore are designed to meet higher order needs, are a short drive away and the preference is to drive to these centres rather than have larger scale business activity in Coolum Beach; and
- conflict in Coolum Local plan code - PO9 deals with large floor-plate development while PO11 states no additional large floor plate development. Amend Coolum Local plan to make it clear that there is to be no provision for any additional large scale business development in Coolum and the Town centre.

Submitter's also expressed support for:

- limiting retail and commercial activity in Coolum West to within the boundaries of the local activity centre; and
- the gateway concept, in particular the enhancement of the north, south and west gateways for Coolum.

7.5 Consideration of Issues

The submitters indicate that the District activity centre designation is a major change from the current designation of Coolum business centre as a "Village centre" under Maroochy Plan 2000.

An economic assessment undertaken for the draft planning scheme considered:

- the existing designation of each centre;
- the existing uses within each centre;
- the catchment for each centre; and
- demand for additional activities to 2013.

For Coolum, the assessment identified that the Coolum business centre includes a range of business, community and residential activities which service the Coolum community.

Coolum is the largest centre between Maroochydore and Noosa and provides a range of business uses including supermarkets, speciality shops, cafes, medical centres and offices. In addition, Coolum provides higher order community uses such as the civic centre, library and aquatic centre. Coolum is also a popular tourist destination, catering for a range of visitor needs. For these reasons, Coolum was identified as a district activity centre rather than a local activity centre.

Despite this designation, the draft planning scheme recognises that the Coolum business centre is intended to function as a "small district activity centre" and that development "contributes to an intimate village character". In keeping with this intent, the overall outcomes and performance outcome PO7 in the Coolum Local plan code states that "No large floor plate retail uses are intended to be established in the Coolum Beach Town Centre".

It is noted that the acceptable outcome AO7 in the Coolum Local plan code refers to design requirements in contradiction to PO7, for large floor plate retail uses. Given that these uses are not supported in the Coolum town centre, AO7 is confusing and should be reworded to remove any reference to large floor plate retail uses.

In summary, it is considered that Coolum should continue to be defined as a small District activity centre with restrictions on further large floor plate retail uses and that the Coolum local plan code, acceptable outcome AO7, is amended to remove any reference to large floor plate retail uses to remove any confusion between PO7 and AO7.

7.6 Direction

- (a) Coolum continues to be identified as a District activity centre; and**
- (b) the Coolum Local plan code, acceptable outcome A07, is amended to remove any reference to large floor plate retail uses.**

8.0 PALMER COOLUM RESORT AND COOLUM RESIDENCES

8.1 Overview

The submitters state that development of the Palmer Coolum Resort should be in accordance with the existing master plan, plan of development and the infrastructure agreement. Their preference is for the Resort to have an international status as a tourist resort and for it not to become a theme park.

During the consultation, submissions were also received from landowners in this area seeking support for a range of tourism proposals in this area.

8.2 Existing Planning Scheme

Under Maroochy Plan 2000, the Palmer Coolum Resort and Coolum Residences Site are included in the Coolum Hyatt Resort (Master Planned Community) precinct. This precinct requires the preparation of a master plan for this area.

8.3 Draft Planning Scheme

Under the draft planning scheme, the Palmer Coolum Resort and Coolum Residences sites are included predominantly in the Emerging community zone, except for the existing residential developed areas which are included in the Low density residential zone and the parabolic dune area which is included in the Environmental management and conservation zone (see Figure 10 below).

Figure 10: Extract from Draft Planning Scheme Zoning Map



8.4 Consideration of Issues

The submitters are concerned about the scale of development at Palmer Coolum Resort. In particular, about the resort becoming a major tourist attraction or theme park. The draft planning scheme identifies Tourism Focus Areas in the Strategic Framework Economic Development theme. Tourism Focus Areas provide for a range of visitor accommodation and tourist services.

The intended scale of these facilities varies subject to their location. Strategic framework map 2 identifies Yaroomba (Palmer Coolum Resort) as a Coastal tourism focus area. The Coolum local plan code outcomes intend that Palmer Coolum Resort will continue to be developed as “in integrated tourist and residential development focussed around an 18 hole golf course and large areas of open space.”

The draft planning scheme includes these sites in the Emerging Community zone and requires development to be in accordance with an approved master plan. Development in accordance with the master plan is code assessable. Any development which is not in accordance with the approved master plan is impact assessable, requiring public consultation.

9.0 DIRECTION

No amendment to the draft Planning Scheme in relation to the Palmer Coolum Resort and Palmer Coolum Residences site.