



Proposed Development Control Plan 1 Kawana Waters (Qualified State Interest Amendment) – Kawana Waters Town Centre

Consultation Report

No. of submissions: 2

Key issues raised in submissions:

- **Object to the proposed changes on the grounds that the draft proposal:**
 - has not been subject to public review; and
 - is not included in the recent infrastructure plan.
- **Concerned about the reduction in car parking for local residents and people visiting the hospital.**

INTRODUCTION

The proposed *Development Control Plan 1 Kawana Waters (Qualified State Interest Amendment) – Kawana Waters Town Centre* (the proposed amendment) was subject to formal public consultation from 4 June to 6 July 2018.

During the public consultation period, 2 submissions were received by Council objecting to the proposed amendment.

This consultation report provides a summary of the proposed amendment, considers the key issues raised in submissions and outlines Council’s intentions in relation to the proposed amendment following consideration of submissions.

SUMMARY OF PROPOSED PLANNING SCHEME AMENDMENT

Background

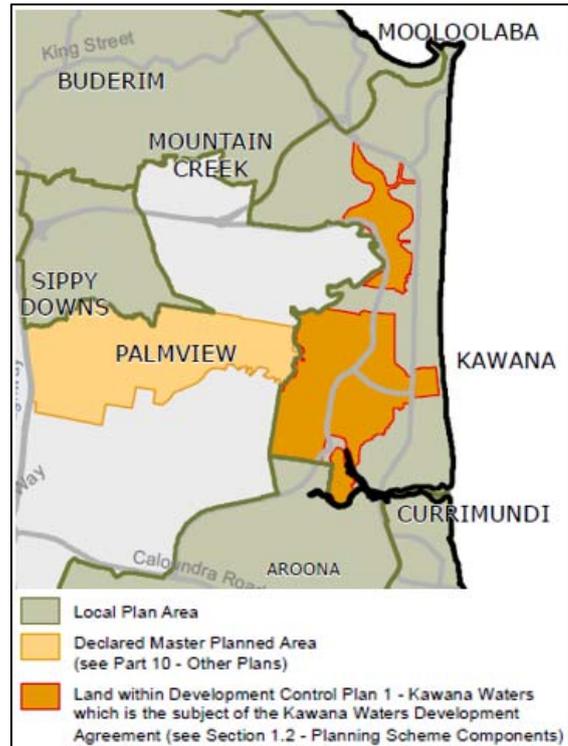
The development of Kawana Waters is the subject of a planning and development framework implemented in the *Kawana Waters Development Agreement* (Development Agreement) and the *Development Control Plan 1 – Kawana Waters* (Kawana Waters DCP).

The Development Agreement was executed in September 1996. The Kawana Waters DCP was gazetted in December 1996 under the repealed *Local Government (Planning and*

Environment) Act 1990 and was a component of the *Caloundra City Council Planning Scheme 1996*. In 2004, the Kawana Waters DCP was included in the *Caloundra City Plan 2004* under the repealed *Integrated Planning Act 1997*. In 2014, the Kawana Waters DCP was applied or adopted into the *Sunshine Coast Planning Scheme 2014* under the repealed *Sustainable Planning Act 2009*.

The *Sunshine Coast Planning Scheme 2014* identifies the area of land within Kawana that is located within the Kawana Waters DCP and is the subject of the Development Agreement (refer **Figure 1**).

Figure 1: Land located within Development Control Plan 1 – Kawana Waters



All development within the Kawana Waters DCP area must comply with the Kawana Waters DCP and associated Structure Plan, Master Plans and Infrastructure Agreements, which are available on Council’s website:

<https://www.sunshinecoast.qld.gov.au/Council/Planning-and-Projects/Major-Regional-Projects/Kawana-Master-Plans>.

In October 2016, Council resolved to prepare a Temporary Local Planning Instrument (TLPI), relating to the Kawana Waters Town Centre. The purpose and general effect of TLPI No. 3 was to revise the planning and development framework for the Kawana Waters Town Centre.

TLPI No. 3 provides for a strong retail facility in an Urban Village together with a mix of commercial, entertainment and residential uses. In particular, the commercial floor space within the Town Centre supports the Kawana Health Campus and the Sunshine Coast University Hospital. TLPI No. 3 also provides for increased residential yields to support transit oriented development along with the protection of the future public transport corridor through the Town Centre.

The need to undertake the TLPI process was also necessitated by the withdrawal of Government funding for a proposed TAFE and Queensland Ambulance Station in the Town Centre West Precinct which meant that the current planning and development framework contained within the Kawana Waters DCP was no longer appropriate for the Town Centre.

On 12 October 2017, Council adopted *Temporary Local Planning Instrument (Kawana Waters Town Centre) No. 3 2017* (TLPI No. 3), which suspends and affects the operation of the Kawana Waters DCP. TLPI No. 3 was gazetted and came into effect on 20 October 2017. TLPI No. 3 will cease to have effect on 20 October 2018.

To enable the provisions in TLPI No. 3 to have continued effect beyond 20 October 2018, Council is required to formally amend the Kawana Waters DCP, which is being undertaken through the preparation of the proposed amendment.

CONSIDERATION OF KEY ISSUES RAISED IN SUBMISSIONS

The draft proposal has not been subject to public review

The Kawana Waters DCP has included plans for the Kawana Waters Town Centre since its inception in 1996. The Kawana Waters Town Centre is an integral part of the broader

Kawana Waters Master Planned development area.

The Kawana Waters DCP was initially placed on public consultation, prior to its gazettal in 1996. Various amendments have been made to the Kawana Waters DCP since that time, which have all been subject to public consultation.

The most recent proposal to amend the Kawana Waters DCP was placed on public consultation from 4 June to 6 July 2018. It is acknowledged that these proposed changes have already been enacted by way of TLPI No. 3, which was approved by the Planning Minister on 4 September 2017 and adopted by Council on 12 October 2017.

Following the adoption of TLPI No. 3, the Master Plan for the Kawana Waters Town Centre was approved by the Department for Natural Resources Mines and Energy (DNRME) in accordance with TLPI No. 3.

In accordance with the *Planning Act 2016*, public consultation is not required to be undertaken for a TLPI or Master Plan.

It should be noted that the proposed amendment does not alter the strategic intent for the Kawana Waters Town Centre – it only relates to the layout and location of some of the future uses.

The draft proposal is not included in the recent infrastructure plan

The area of land within Kawana that is located within the Kawana Waters DCP is not included in Council's infrastructure plan, as it is subject to the Kawana Waters Development Agreement, which is available on Council's website.

As part of the Kawana Waters Development Agreement, the master developer is obligated to provide all trunk and non-trunk infrastructure required to service the planned development yield for the area. Additionally, the State is required to provide some key arterial road upgrades.

Reduction in car parking for local residents and people visiting the hospital

There are no changes to car parking requirements as part of the proposed amendment to the Kawana Waters DCP. Further, the proposed amendment does not

relate to car parking in the Health Hub (Hospital Precinct) or surrounding residential areas.

One of the key development criteria for the Kawana Waters Town Centre specified in the Kawana Waters DCP is that development is to comply with Transit Oriented Development Principles by specifying the following:

- minimum and maximum development densities; and
- maximum on and off site car parking rates in accordance with an approved Car Parking Management Plan.

This requirement to manage car parking and to promote higher density development in close proximity to proposed transport nodes is also consistent with the directions as outlined in the *South East Queensland Regional Plan 2017 (ShapingSEQ)*. In this regard, the Kawana Waters Town Centre is located adjacent to a future Transit Station (CAMCOS) and is also bisected by the proposed light rail corridor.

It is not only a development requirement to regulate parking and densities in the Kawana Waters Town Centre, but is also in the long term interests of the community, to ensure the future success and take up of public transport.

It is acknowledged that until high quality public transport is established in the Kawana Waters Town Centre, interim arrangements are required (for non-residential development) to cater for a higher rate of car parking in the meantime via a consolidated shared facility. It is considered that this approach has a number of advantages including:

- more flexibility in future years to respond to potentially lower rates of private vehicle use as improved public transport eventuates; and
- enhanced urban design outcomes for development of individual sites, as a result of the lesser quantum of parking to be provided on site.

SUMMARY

Whilst the submissions raise some concerns in relation to the proposed amendment, it is considered that the responses provided in this consultation report adequately address these concerns.

COUNCIL DECISION

That Council proceed with the proposed *Development Control Plan 1 Kawana Waters (Qualified State Interest Amendment) – Kawana Waters Town Centre* and that no changes are made to the proposed amendment to address issues raised in submissions.