

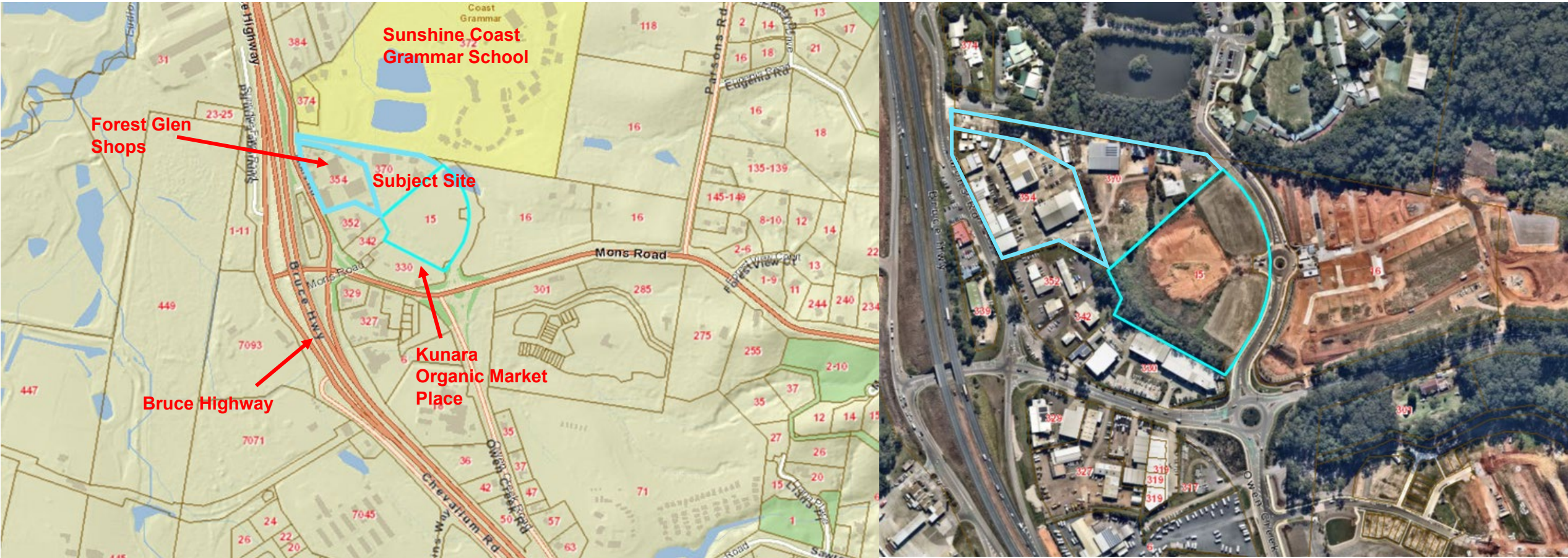


Councillor Ordinary Meeting – November 2020

Item 8.3

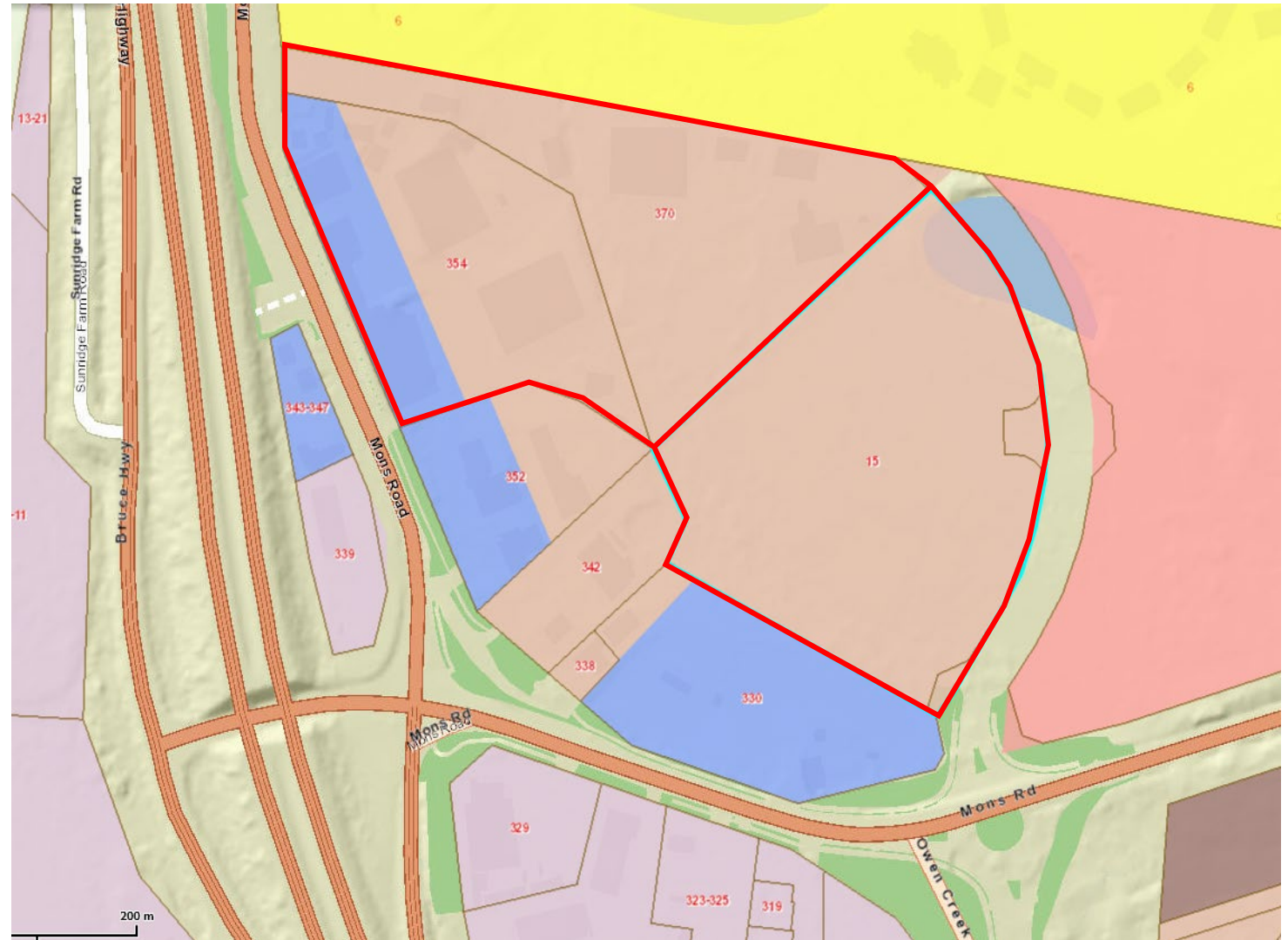
- Preliminary Approval (including a Variation Request) for a Material Change of Use to establish the Forest Glen Village Centre Plan of Development
- Development Permit for a Material Change of Use to establish a Shopping Centre, Shop and Health Care Services
 - Development Permit for Operational Works (Earthworks)

Site Location and Aerial



Zoning

- Emerging Community zone
- Local Centre zone (existing Forest Glen local centre shops on Mons Road)



Proposal - Preliminary Approval



Proposal - Development Permit

- Shopping Centre, Shop and Health Care Services within Precincts A and E including:
 - Building A, a single storey building proposing a 1,500m² supermarket and 400m² of supporting tenancies
 - Building B, a single storey building proposing a 1,000m² floor plate which is divided into a 600m² retail tenancy and a 400m² medical tenancy
 - Building C, a 2 storey building proposing a total of 2,000m² of medical floor space
- New public road from Grammar School Way



Key Assessment Considerations

- **Use** - The proposed development generally aligns with the planning scheme's intent for Forest Glen Local Plan and the Emerging Community zone
- **Economic** – Allowing the growth of the Forest Glen Local Centre to a Local (full service) activity centre without compromising the centres hierarchy
- **Connectivity** - Delivery of infrastructure including vehicle and pedestrian connectivity through the site with a new public road, pedestrian paths and connections to adjoining lots
- **Masterplan** - Plan of Development document appropriately manages the growth of the Forest Glen Local Centre into the future



Recommendation

That Council:

APPROVE the application, and grant:

- a Preliminary Approval (including a Variation Request) for a Material Change of Use to establish the Forest Glen Village Centre Plan of Development
- a Development Permit for Material Change of Use of Premises to Establish a Shopping Centre, Shop and Health Care Services
- a Development Permit for Operational Work (Earthworks) subject to reasonable and relevant conditions (Appendix A) and

Delegate authority to the Chief Executive Officer to determine all future requests for a negotiated decision notice and requested changes to the approval where the changes would not have a material impact on the outcome of the original decision

Thank you.



See council's website for further details
www.sunshinecoast.qld.gov.au