

Additional Information

Ordinary Meeting

Thursday, 15 October 2020

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Additional Information			
Meeting:	Ordinary Meeting	Date:	15 October 2020
Councillor:	All		
Item:	8.2		

In response to discussion held at the Councillor Information Session on 8 October 2020, please note the following additional information for your consideration

OFFICERS RECOMMENDATION

That Council:

- (a) receive and note the report titled “Kenilworth Community Transport Service - Expansion of Service”
- (b) support the Sub-Committee’s request to broaden the area parameter for resident eligibility to:
 - (i) Include residents of neighbouring Kenilworth localities (within the Sunshine Coast region), including: Belli Park, Cambroon, Conondale (part), Coolabine, Eerwah Vale, Gheerulla, Kidaman Creek and Obi Obi, at the discretion of the Sub-Committee.
 - (ii) Ensure that section 36 of the *Transport Operations (Passenger Transport) Act 1994* is not breached (passengers are not picked up within 500m of a TransLink, QConnect or Flexilink transport service)
 - (iii) Include guests of registered users as approved passengers of the service and
- (c) support the Community and Sub-Committee’s request to allow the service to provide trips to the Sunshine Coast University Hospital at a cost of \$25 per person return, or direct cost recovery, whichever is the greater.

AMENDED RECOMMENDATION

That Council:

- (a) receive and note the report titled “Kenilworth Community Transport Service - Expansion of Service”
- (b) support the Sub-Committee’s request to broaden the area parameter for resident eligibility to:
 - (i) include residents of neighbouring Kenilworth localities (within the Sunshine Coast region), including: Belli Park, Cambroon, Conondale (part), Coolabine, Eerwah Vale, Gheerulla, Kidaman Creek and Obi Obi, at the discretion of the Sub-Committee, **and**
 - (ii) include guests of registered users as approved passengers of the service, **provided that section 36 of the *Transport Operations (Passenger Transport) Act 1994* is not breached and**
- (c) support the Community and Sub-Committee’s request to allow the service to provide trips to the Sunshine Coast University Hospital at a cost of \$25 per person return, or direct cost recovery, whichever is the greater.

Additional Information			
Meeting:	Ordinary Meeting	Date:	15 October 2020
Councillor:	Cr Natoli		
Item:	8.3 - Sunshine Coast Biodiversity Report		

In response to discussion held at the Councillor Information Session on 8 October 2020, please note the following additional information for your consideration

Question:

Can we have an understanding on what the impact is on what plants and animal species that we are looking into. Maybe there is something can be measured? When you read the report you could think that it is just Councils responsibility but you mention that it can be other areas, such as global changes, developers or external from our region.

Response:

The purpose of the Biodiversity Report is to provide a snap-shot of our biodiversity assets. As this is the second Biodiversity Report that has been produced, Council is now able to undertake a comparative review between the 2020 and 2016 Biodiversity Reports to make interferences on what changes have occurred with our:

- vegetation extent, both remnant and non-remnant
- the conservation status of our vegetation
- the numbers of threatened plant and animals species known to occur
- the extent of our conservation estate
- the extent and make up of our habitat areas.

This comparative review confirmed there has been a loss of 300ha remnant vegetation. This remnant vegetation loss has occurred across the following broad vegetation communities including:

- eucalypt
- melaleuca and casuarina
- heath and wallum
- rainforest vegetation vegetation communities

In addition, reclassifications of remnant vegetation to non-remnant vegetation, and to forestry or horticulture has also contributed to this total.

The data used to generate the Biodiversity Reports cannot provide any specific detail on the individual plant and animal species that have been lost as a result of the physical removal of vegetation at this scale of reporting.

Additional Information			
Meeting:	Ordinary Meeting	Date:	15 October 2020
Councillor:	Cr Suarez		
Item:	8.3 Sunshine Coast Biodiversity Report		

In response to discussion held at the Councillor Information Session on 8 October 2020, please note the following additional information for your consideration

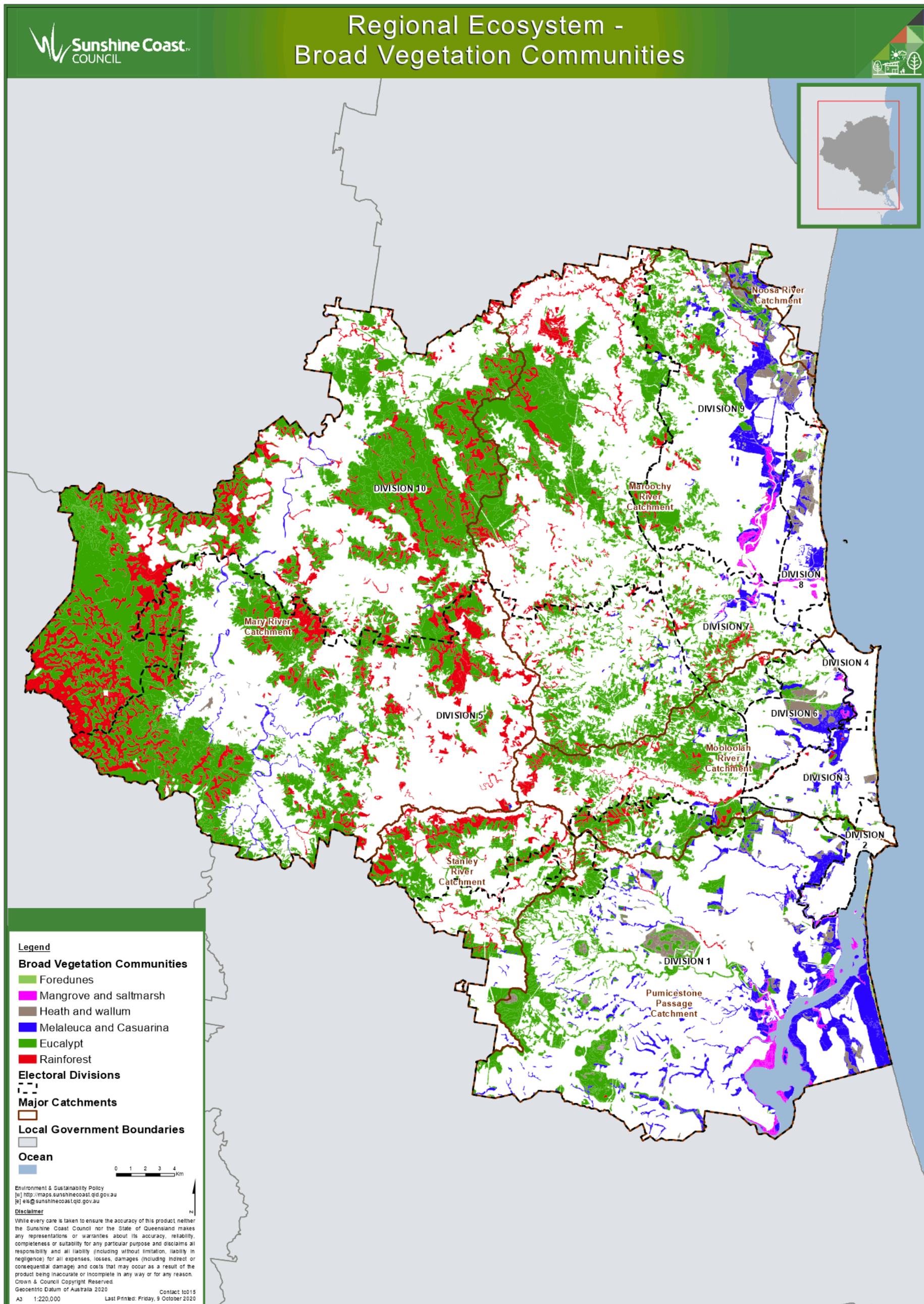
Question:

Do we have any maps where those numbers correlate to? Page 14 in the report. Can we get those for each councillor to see where they are in divisions and where the development is happening?

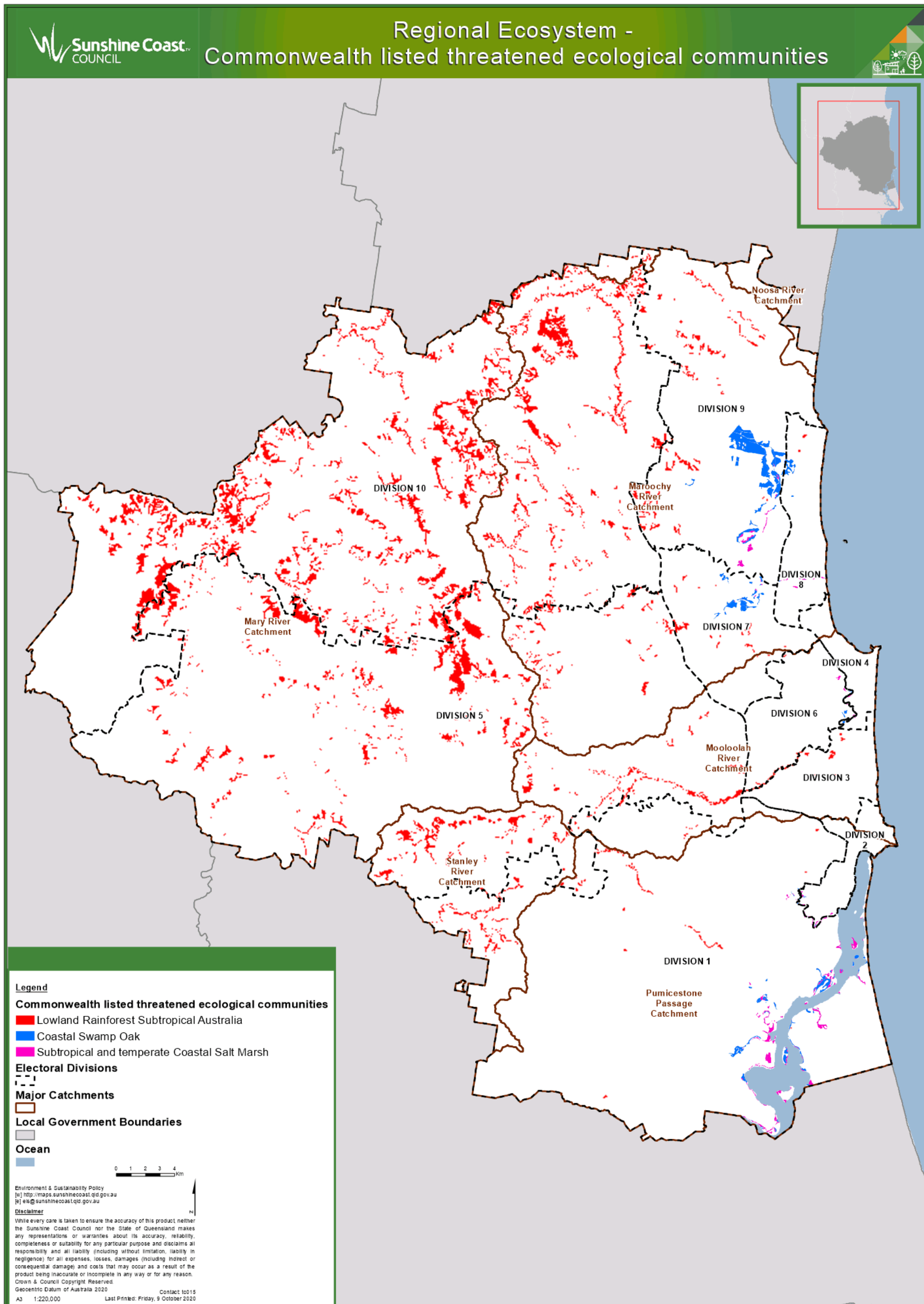
Response:

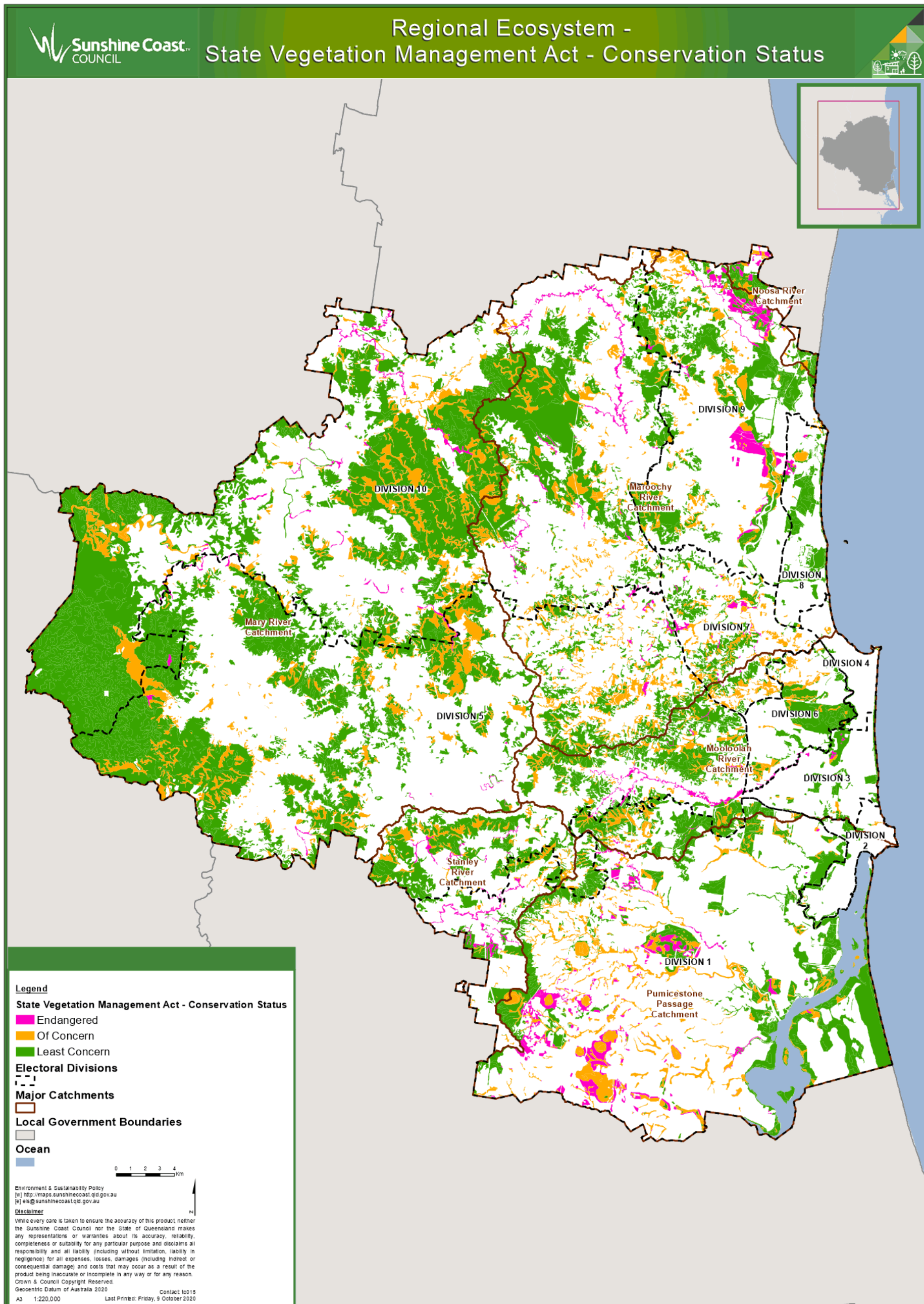
Three maps have been prepared in response to this request:

1. Our region's vegetation represented in their broad vegetation community group
2. Our region's commonwealth listed threatened ecological communities in accordance with the *Environment Protection and Biodiversity Conservation Act 1999*:
 - o Lowland rainforest subtropical australia
 - o Coastal swamp oak
 - o Subtropical and temperate coastal salt marsh
3. Our region's remnant vegetation represented in their state conservation status in accordance with the *Vegetation Management Act 1999*:
 - o Endangered
 - o Of concern
 - o Least concern



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Additional Information			
Meeting:	Ordinary Meeting	Date:	15 October 2020
Councillor:	All		
Item:	8.4		

In response to discussion held at the Councillor Information Session on 8 October 2020, please note the following additional information for your consideration

In relation to distribution of submitters list for future impact assessment applications, we will ensure that this is distributed to Councillors on the Monday prior to an Councillor Information Session and that "ScC OMCEO Meeting Management" and "SCC Councillor Support" are copied into this distribution.

Further to your questions about the Sunshine Cove application, the team have reviewed the Submitter list spreadsheet in EDDIE (attached) and note that there has been a mix up involving the inclusion of duplicate submissions.

We can confirm that there were 56 submissions received but this included 5 duplicates. Excluding duplicates, there were a total of 51 submissions, of which 47 were properly made and 4 not properly made. Of the 51 submissions, 30 submissions were against and 20 were in support of the development and 1 was neutral.

As such, the Ordinary Meeting Report will need to be amended to read:

Page 1

"51 55 submissions were received, with 30 34 submissions were against and 20 were in support of the development and 1 was neutral. Of these submissions, 47 46 were properly made."

Page 7

"The application was publicly notified for 30 business days between 8 November 2019 and 19 December 2019 in accordance with the requirements of the Planning Act 2016. A total of 55 51 submissions were received, of which 47 46 were determined to be 'properly made' in accordance with the Planning Act 2016, of which 30 34 submissions were against and 20 were in support and one (1) was neutral."

RTS	Reference Number	Contact_Given_Names	Contact_Last_Name	Contact_Address_1	Contact_City	Email Address	Properly_Made__Not_Properly_Made_Reason	AGAINST
	D2019/1189180	Amanda	Pearton	PO Box 5565	MAROOCHYDORE BC QLD 4558	pnac@bigpond.net.au	Properly Made1	1
	D2019/1189484	Belinda & Paolo	Baretta	PO Box 369	COTTON TREE QLD 4558	padzobel01@hotmail.com	Properly Made1	1
	D2019/1189150	Bob	Holdsworth	21 Kowree Crescent	MAROOCHYDORE QLD 4558	jmcdonald@easterntrees.com	Properly Made1	1
	D2019/1188083	Brad	McDonald	6 Centenary Crescent	MAROOCHYDORE QLD 4558	brad.mcdonald@wsp.com	Properly Made1	1
	D2019/1192352	Carole	Fulcher	20 Savannah Esplanade	MAROOCHYDORE QLD 4558	carole.fulcher@gmail.com	Properly Made1	1
	D2019/1185186	Catherine	Green	4 Figtree Lane	MAROOCHYDORE QLD 4558	cathgreen@optusnet.com.au	Properly Made1	1
	D2019/1185760	David	McDonald	PO Box 2081	SUNSHINE PLAZA QLD 4558	jmcdonald@easterntrees.com	Properly Made1	1
	D2019/1188084	Doug	Wells	8 Kowree Crescent	MAROOCHYDORE QLD 4558	dougwells2310@optusnet.com.au	Properly Made1	1
	D2019/1192451	Edward Sydney William	Cowan	49 Mackenzie Drive	MAROOCHYDORE QLD 4558	syd.wendy@bigpond.com	Properly Made1	1
	D2019/1189501	Gary & Carmel	Clarke	12 Kowree Crescent	MAROOCHYDORE QLD 4558	carmelhilda@hotmail.com	Properly Made1	1
	D2019/1189614	Gerrit Fialla &	Raeleen Richardson	20 Forsayth Lane	MAROOCHYDORE QLD 4558	suncoastrae@gmail.com	Properly Made1	1
	D2019/1187264	Glenn	Wilkinson			gjw147@gmail.com	No Address4	1
	D2019/1187199	Hailey	McGinty	PO Box 967	MAROOCHYDORE QLD 4558	hailey@handgdesigns.com	Properly Made1	1
	D2019/1133991	Hans & Eva	Wild	PO Box 1796	SUNSHINE PLAZA QLD 4558	hanswild@uniqueosteo.com.au	Properly Made1	1
	D2019/1179724	Jennie	McDonald	6 Centenary Crescent	MAROOCHYDORE QLD 4558	jmcdonald@easterntrees.com	Properly Made1	1
	D2019/1181424	Jill Chamberlain	C/- Wildlife Preservation Socie	PO Box 275	CALOUNDRA QLD 4551	wildlifercaloundra@bigpond.com	Properly Made1	1
	D2019/1195682	Kathryn	Hyman	6 Elderberry Court	TWIN WATERS QLD 4664	contact@kathrynhyman.com.au	Properly Made1	1
	D2019/1189151	Lynette	Holdsworth	21 Kowree Crescent	MAROOCHYDORE QLD 4558	jmcdonald@easterntrees.com	Properly Made1	1
	D2019/1174493	Lynette & Donald	Cranwell	PO Box 5992	MAROOCHYDORE BC QLD 4558	Not Provided	Properly Made1	1
	D2019/1180691	Mark	Delany	9 Meridien Drive	MAROOCHYDORE QLD 4558	q6e@uniform.emu.st	Properly Made1	1
	D2019/1191646	Mark	Stanley	28 Landsford Crescent	MAROOCHYDORE QLD 4558	mstanley5885@gmail.com	Properly Made1	1
	D2019/1192364	Melva Hobson	C/- OSCAR	PO Box 105	COOLUM BEACH QLD 4573	president@oscar.org.au	Properly Made1	1
	D2019/1187655	Michael Prain	C/- Petition	32 Savannah Esplanade	MAROOCHYDORE QLD 4558	pepperprain1@bigpond.com	Properly Made1	1
	D2019/1173987	Murray Allan	Wilson	44 Mackenzie Drive	MAROOCHYDORE QLD 4558	trimuz@gmail.com	Properly Made1	1
	D2019/1195769	Narelle McCarthy	C/- Sunshine Coast Environme	PO Box 269	NAMBOUR QLD 4560	liaison@scec.org.au	Late or Early6	1
	D2019/1173999	Patricia Dorothy	Wilson	44 Mackenzie Drive	MAROOCHYDORE QLD 4558	trimuz@gmail.com	Properly Made1	1
	D2019/1147848	Rebecca Dowling &	Giovanni Pitzalis	29 Kowree Crescent	MAROOCHYDORE QLD 4558	bextaj@hotmail.com	Properly Made1	1
	D2019/1185630	Robyn Lynette	McDonald	PO Box 2081	SUNSHINE PLAZA QLD 4558	jmcdonald@easterntrees.com	Properly Made1	1
	D2019/1182077	Roger Welch &	Stacey Wirth	9 Kowree Crescent	MAROOCHYDORE QLD 4558	welchwirth1@optusnet.com.au	Properly Made1	1
	D2019/1104845	Sandra Joan	McGavin	25 Meridien Drive	MAROOCHYDORE QLD 4558	sandymcgavin@hotmail.com	Late or Early6	1

Additional Information			
Meeting:	Ordinary Meeting	Date:	15 October 2020
Councillors:	All		
Item:	8.4		

In response to discussion held at the Councillor Information Session on 8 October 2020, please note the following additional information for your consideration.

Question:

Did anyone else receive an email from James Brownsworth on Tuesday with a factsheet and YouTube video. The factsheet that was presented seems to clash with some of the information in this report.

Response:

APPLICANT'S SUBMISSION			OFFICER RESPONSE
Community Benefits	As of Right (Code Assessable)	Proposed Development	
Density	200 dwellings	130 dwellings	<p>Officers believe there is the potential for greater density under the proposed variation request to vary the effect of the existing preliminary approval given that:</p> <ul style="list-style-type: none"> • Under the proposed variation request provisions there is potential for up to 185 multiple dwellings as code assessable • There is no maximum limit to the number of detached houses (small lots) • The development footprint is increasing by approximately 1ha • Under the current preliminary approval, unit development is limited as code assessable to only within Precinct 7 (1.8ha), whereas under the current proposed variation request multiple dwellings can occur anywhere within the 6.1ha precinct (up to 185 dwellings). <p>It is noted that the recently lodged code assessable reconfiguration proposal includes 86 lots, which in addition to the approved 29 lots in Stage 1, gives a total number of 115 lots/dwellings (15 lots less than the impact assessable reconfiguration application).</p>
Type of Dwelling	Units and Housing	Housing only	<p>While the reconfiguration is for housing, under the proposed variation request there is an allowance for up to 185 units as code assessable (including retirement village and residential care facilities) in addition to any small lot housing. If the variation request component of the application is approved, there is no guarantee that the applicant will proceed with the reconfiguration for housing and they or</p>

			subsequent lot owners could elect to lodge multiple dwelling applications (or a combination of small lots and multiple dwellings).
Height limit	3 storeys across entire development	3 storeys lake front, 2 storeys adjoining Kowree Crescent residents	<p>The current Wises Farm Preliminary Approval height provisions require a maximum 2 storey and 8.5m height limit where within 20 metres of adjoining residential properties within current Precinct 10 (3 storeys 12 metres for the balance of the precinct).</p> <p>The proposed variation request provisions require a maximum height limit of 2 storeys where development is within 10 metres of adjoining residential properties, which is a reduced setback from the current approval.</p> <p>In addition, it is noted that the development footprint is extending closer to the adjoining residential properties in comparison to the existing preliminary approval (ie more dwellings will be closer proximity to the neighbouring properties).</p>
Total area of open space	1.7 ha	1.9 ha	<p>The applicant is referring to their latest “without prejudice offer” which includes an additional 6,500m² of open space (the officer assessment is based on the formal proposal). The 1.9ha is inclusive of Water Cycle Management Areas, the 6m wide landscape buffer, “pocket parks” and landscaping within road reserves. The actual area of the larger usable open space is 1.11ha.</p> <p>It is noted that the recent code assessable reconfiguration proposal involves 2.53ha of open space using the same calculations of the applicant (including WCMA, open space in road reserve etc).</p>
Total area of vegetation	9000m ²	9500m ²	While the footprint of the existing vegetation is approximately 9,000m ² , it is expected that the majority of the 1.7ha Conservation Park would be rehabilitated to complement the existing trees.
Usable embellished open space	No	Yes	There is an existing embellished recreational park within close proximity to the site - ie less than 400m (Sunshine Cove Park).
Stage 4 development	Zoned for residential	Convert to community park/ urban forest	
Provision of new amenities	No	Yes	This is not a planning consideration. However, it is noted that there will be ongoing maintenance costs

block at Bedarra Park		(daily cleaning) for Council to consider in this offer.
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Question:

What's the turnover for the properties...rental vs owner occupier?

Response:

Tenure types for Sunshine Cove Estate

Tenure type	Proportion
Fully own their own dwelling	16.9%
Paying off a mortgage	20.6%
Renting – total	51.4%
<i>Renting – private</i>	46.6%
<i>Renting – social housing</i>	4.8%
Not stated	11.0%

Owner occupied = approx. 38%

Renting = approx. 51%

Source: ABS Census of Population and Housing 2016

Property Transfers within Sunshine Cove Estate

- Total of 892 lots within Sunshine Cove
- 348 homes sold once (this would include where the builder purchased the land from Chardan and then sold as a new house and land package)
- 51 homes sold twice
- 5 homes sold three times

Question:

What Vegetation Clearing has occurred historically within the Estate?

Response:

Attachment 1 is an aerial photograph of the site taken in 2002, which shows the extent of vegetation on the site when the approval was issued. For comparison, the second page to the attachment is the approved local area structure plan that was issued with the 2004 preliminary approval. It is clear when comparing the approved structure plan with the aerial photography of the time that the open space precincts were located to protect the existing significant stands of vegetation on the site. As such, the Heritage Conservation Park (south eastern corner) and the Conservation and Habitat Park were located to retain the most significant stands of vegetation.

Question:

Please provide ecological report that was prepared for the original 2004 Preliminary Approval?

Response:

Attachment 2 is the ecological report submitted by the developer as part of the application for the original 2004 Wises Farm Preliminary Approval.

Question:

Please provide the report prepared for the original 2004 Preliminary Approval considering the indigenous significance for the site?

Response:

Attachment 3 is cultural heritage assessment and survey submitted by the developer as part of the application for the original 2004 Wises Farm Preliminary Approval. It is noted an important cultural heritage resource area was identified in the south western corner of the Wises Farm Preliminary Approval area and that there were no significant sites identified within the designated parkland.

Question:

Please provide a copy of the code assessment reconfiguration of a lot proposal.

Response:

Attachment 4 is the code assessment reconfiguration of a lot proposal. This application was lodged on 2 October 2020. The following points are noted with this layout:

- Officers have concerns with the proposed lots backing onto the conservation habitat parkland. As part of future assessment officers will be seeking a road interface between any proposed lots and the parkland (as provided in the Stage 1 approval).
- There are 15 less lots when compared to the without prejudice layout that has been submitted i.e. 115 lots v 130.

Pages 21 and 22 of this document are not publically available as they are confidential on the basis that they contain legal advice with regard to Agenda Item 8.4 – Development Application – Wises Farm/Sunshine Cove at Sunshine Cove Maroochydore (per section 254D (3) of the *Local Government Regulation 2012*).

Should Council wish to discuss this legal advice during its Ordinary Meeting of 15 October 2020, it is recommended that Council close the meeting under section 254J(3)(e) of the *Local Government Regulation 2012* to consider and discuss the legal advice as it relates to Agenda Item 8.4 – Development Application – Wises Farm/Sunshine Cove at Sunshine Cove Maroochydore.

Council's decision in relation to Agenda Item 8.4 will be made during open session which will be viewable by the public.

Pages 21 and 22 of this document are not publically available as they are confidential on the basis that they contain legal advice with regard to Agenda Item 8.4 – Development Application – Wisers Farm/Sunshine Cove at Sunshine Cove Maroochydore (per section 254D (3) of the *Local Government Regulation 2012*).

Should Council wish to discuss this legal advice during its Ordinary Meeting of 15 October 2020, it is recommended that Council close the meeting under section 254J(3)(e) of the *Local Government Regulation 2012* to consider and discuss the legal advice as it relates to Agenda Item 8.4 – Development Application – Wisers Farm/Sunshine Cove at Sunshine Cove Maroochydore.

Council's decision in relation to Agenda Item 8.4 will be made during open session which will be viewable by the public.

Additional Information			
Meeting:	Ordinary Meeting	Date:	15 October 2020
Councillor:	Cr Baberowski		
Item:	8.5		

In response to discussion held at the Councillor Information Session on 8 October 2020, please note the following additional information for your consideration

Question:

"Trying to get my head around the embellishments that are not acceptable. Difficult to know what the definitions are regarding the embellishments. There is a clear overlap on the interpretation of what's information, what's wayfinding and what's an entry statement on display. I don't see that shade sails are a negative unless they are permanent. It would make sense to have shade sails while trees maturing. It's about a shade profile, not about the structure. I want to make sure we keep personality in a network of parks."

Response:

The Planning Scheme Policy for Development Works (PSP for Development Works) provides high level advice and guidance on the provision of local parks for new development, including a broad list of embellishments required to be provided, optional embellishments and embellishments that are not suitable for a local park (e.g. shade sails).

More detailed guidance is provided in the Draft Recreation Parks Plan (Draft RPP) and the Open Space Landscape Infrastructure Manual (LIM).

In relation to the shade sails, the Draft RPP provides the following guidance:

Shade sails are allowed, as temporary measures while shade trees mature and can replace the structure at the end of the asset life, in the following open space categories:

- Council-wide recreation parks
- District recreation parks
- Local recreation parks
- Civic parks
- Linear parks

The technical guidelines that support the Draft RPP provide additional details on the provision of shade in parks. The technical guidelines include the areas that may require shade, the types of shade (natural/trees, shelters, shade structures etc.), and locational considerations (i.e. north and west of activity spaces).

The LIM provides details on the construction standards for shade sails. This includes acceptable materials, positioning, site set out and other construction considerations to ensure maximum functionality and minimal impact on adjacent embellishments. It should be noted that the LIM also calls for shade sails as a temporary measure while shade trees mature.

The PSP for Development Works includes reference to the LIM as a publication that provides additional guidance on local park infrastructure requirements. The Draft RPP is not currently referenced in the PSP for Development Works due to its draft status.

In summary, the overall intent is for permanent shade sails not to be provided in local parks due to the maintenance costs associated with this asset; however, shade sails may be used as a temporary measure while shade trees mature.