



Proposed Sunshine Coast Planning Scheme Amendment Consultation Report: Caloundra Centre Master Plan

Total no. of submissions received: 64

No. of submissions in support or support
subject to changes: 24

No. of submissions objecting or raising
concerns: 40

Key issues raised in submissions:

- Implementation of the Caloundra Centre Master Plan
- Building heights
- Car parking
- Transport and infrastructure
- Development of four star hotels
- Environmental impacts
- Zoning of specific sites
- Key sites
- Local plan code provisions

INTRODUCTION

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment)* relating to the *Caloundra Centre Master Plan* was placed on formal public consultation from 15 October to 9 November 2018.

Part A of this Report provides:

- an overview of the proposed planning scheme amendment and the public consultation process undertaken; and
- an overview of the submissions and key issues raised during the public consultation process.

Part B of this Report considers the key issues/concerns raised in submissions and outlines Council's response to these issues.

Part C of this Report provides a summary of the key issues/concerns raised in submissions relating to specific sites (including key sites) and outlines Council's response to these issues.

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

PART A

OVERVIEW OF PROPOSED PLANNING SCHEME AMENDMENT

The proposed planning scheme amendment has been prepared to facilitate the land use outcomes sought by the *Caloundra Centre Master Plan* (adopted in March 2017) and to respond to a small number of other matters related to development in the Caloundra Centre, including amendments to:-

- the Caloundra Local Plan Area Zone Map (Zone Map ZM45) relating to a small number of specific sites;
- the Caloundra Local Plan Area Height of buildings and structures overlay map (Overlay Map OVM45H) relating to a large number of sites within the Caloundra Centre;
- the Caloundra Local Plan Precincts Map (Local Plan Map LPM45);
- section 7.2.6 Caloundra local plan code, including Figure 7.2.6A (Caloundra Local Plan Elements);
- the tables of assessment in section 5.5 (Categories of development and categories of assessment – material change of use) and section 5.9 (Categories of development and categories of assessment – local plans, Caloundra local plan); and
- section 9.4.8 Transport and parking code, Figures 9.4.8(A) and 9.4.8(C), to reflect proposed new road and public transport routes.



OVERVIEW OF PUBLIC CONSULTATION PROCESS

The proposed planning scheme amendment was placed on public consultation from 15 October to 9 November 2018. As part of the public consultation program, Council undertook the following community engagement activities:

- public notice published in the Sunshine Coast Daily on Saturday, 3 October 2018;
- written notice (letters and emails) sent prior to the public consultation period to affected and adjoining landowners, which included a series of information sheets about the proposed amendment;
- release of an industry newsflash;
- copy of public notice, amendment documentation and information sheets made available at all Council offices, the Caloundra library and on Council's website;
- 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 (2,800 project website visits);
- briefings to key stakeholder groups (including Organisation Sunshine Coast Association of Residents (OSCAR), Sunshine Coast Environment Council (SCEC), Caloundra Residents Association and Take Action for Pumicestone Passage (TAPP) and Caloundra Chamber of Commerce);
- information session held on 18 October 2018 at The Events Centre, Caloundra (approximately 70 attendees); and
- various phone, email and counter enquiries.

OVERVIEW OF SUBMISSIONS

During the public consultation period, Council received a total of 64 submissions (including 1 e-petition with 88 signatories).

Of the total number of submissions received:

- 24 submissions outlined provisional or full support for the proposed planning scheme amendment.
- 27 submissions (including the e-petition) objected to the proposed planning scheme amendment. The matters raised in submissions objecting to the proposed planning scheme amendment were mostly in relation to the proposed increase in building heights across the Caloundra Centre, for a specific site or area, with some submissions objecting to the proposed site specific zoning changes.
- 13 submissions raised a range of concerns in relation to specific aspects of the proposed planning scheme amendment, mainly in terms of the proposed increase in building heights and the

impact on character, amenity and environmental values; and the provision and location of car parking and public transport facilities/services in the Caloundra Centre.

The matters raised in submissions that are directly relevant to the proposed planning scheme amendment have been categorised into the following key issues:

Key issue	No. of submissions
Implementation of the Caloundra Centre Master Plan	15
Building height	37
Car parking	12
Transport and infrastructure	16
Electricity infrastructure	1
Development of four star hotels	6
Environmental impacts	4
Zoning of specific sites	8
Key sites/specific sites	10
Local plan code provisions	8

(Note: several submissions raised multiple issues, so the number of submissions identified in this table does not equal the total number of submissions received)

Some submissions also noted that the proposed planning scheme amendment lacked sufficient information to justify the proposed changes and raised concerns with the short community consultation period of 4 weeks.

Some submissions also raised a range of other matters, which are considered to be outside the scope of the proposed planning scheme amendment, including:

- concern about the impact of Aura development on existing roads;
- request for pedestrian activated lights at key locations;
- need for additional bike stands;
- need for water features and drinking fountains;
- need for interpretative walks into town to draw people into the main street and share the history of both Traditional owners and pioneers;
- support for the Caloundra Public Art Strategy;
- request for CCTV cameras to be installed throughout the central district and in potential hotspots (e.g. bus transit centre) to improve safety;
- introduce measures to manage alcohol and gambling; and
- inadequate beach facilities compared to other locations within Queensland.

These matters have been referred to the relevant area within Council for consideration.

PART B

CONSIDERATION OF KEY ISSUES AND RESPONSES

This section of the report considers the key issues/concerns raised in submissions and Council's response to these issues.

The key issues and concerns raised in relation to Key Sites and other specific sites are addressed in **Part C** of this report.

Implementation of the Caloundra Centre Master Plan

Key issues/concerns raised:

- Support for the initiatives underpinning the proposed planning scheme amendment.
- Support for the implementation of the *Caloundra Centre Master Plan*.
- Support for the revitalisation of the Caloundra Centre.
- Support for more diverse and consolidated development (including mixed use developments).
- Support for and against the proposed change in zone for specific sites to accommodate denser forms of development.
- Support for and against a new town square and additional commercial/residential development.
- Alternative proposal suggested for Council's administration building to be demolished and replaced with a new mixed use building up to 30 metres/11 storeys. More cost effective to demolish rather than remodel.
- Concern about the future of the Caloundra Committee to Services to the Ageing (CCSA) Hall in Nutley Street.

Response

The *Caloundra Centre Master Plan* seeks to support and encourage future development in the Caloundra Centre, building on its existing strengths, and in keeping with the vision of Caloundra as a 'city of beaches' with spectacular views to the Glass House Mountains and a relaxed coastal character.

Key aspects of the *Caloundra Centre Master Plan* include:

- encouraging residential and mixed use development to support Bulcock Street;
- creating a new town square and community hub with vibrant links to Bulcock Street and Bulcock Beach;
- creating a new gateway into Caloundra Centre supported by new business and residential development; and

- providing new transport initiatives to connect to and within Caloundra.

The *Caloundra Centre Master Plan* identified several key sites as transformative projects to revitalise the Caloundra Centre.

The *Caloundra Centre Master Plan* also included a number of recommendations on key planning scheme provisions for the Caloundra Centre, including intent statements, zoning, active street frontages, streetscape requirements, building height and built form. These recommendations have informed the proposed planning scheme amendment.

The support offered in various submissions for the proposed amendment to help implement the *Caloundra Centre Master Plan* is therefore acknowledged and noted.

The alternative proposal suggested for Council's Administration building by some submitters was not identified in the *Caloundra Centre Master Plan*. The *Caloundra Centre Master Plan* proposes that the ground floor of the administration building is refurbished to cater for a customer service centre, community spaces and cafes. This building could also accommodate a new library, art gallery, museum and creative spaces, which are intended to activate Bill Venardos Park and Omrah Avenue. The proposed planning scheme amendment is primarily implementing the outcomes sought in the *Caloundra Centre Master Plan*.

In relation to submitter concerns regarding the CCSA Hall, it is noted that the facility is located within the Community and Creative Hub under the *Caloundra Centre Master Plan* and the proposed planning scheme amendment. The Community and Creative Hub is intended to be a focal point for community activities and events built around an activated town square and public spaces. It is acknowledged that the CCSA makes an important contribution to the community and the Caloundra Centre. The future needs of the CCSA and other community activities as part of the Community and Creative Hub will be subject to further consideration during the process of detailed planning for this area.

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

Building height

Key issues/concerns raised:

- Support for and against the proposed increase in building height across the Caloundra Centre, for a specific area or key site.
- Support for an increase in building height to encourage greater yields, encourage investment and redevelopment of the Caloundra Centre in line with Council's vision.
- Support for and against high rise/density development.

- Support for the increase in building height at Bombala Terrace.
- Support for maintaining relatively lower building heights along the waterfront and esplanade.
- Concern that the proposed increase in building height will compromise or have an adverse impact on:
 - the character of Caloundra;
 - adjoining residential development;
 - existing infrastructure; and
 - local environmental values.
- Concern that the proposed building heights are inconsistent with the *Caloundra Centre Master Plan*.
- Concern about how the proposed building heights were determined and quering the methodology used, particularly for Bulcock Street and Key Sites.
- Concern about how Council can change building heights after people have purchased property based on previous planning schemes.
- Concern about becoming like the Gold Coast.
- Consider other strategic parcels of land fronting Bulcock Street between the two CBD gateway sites as possible transformative development sites.
- Objection to the increase in building height for land along the northern side of Maloja Avenue and requesting the maximum building height for land on the southern side of Maloja Avenue should be increased to compensate for the loss in property values.
- Objection to the increase in building height for 54 Canberra Terrace, as it may create a precedent for an increase in the building height of surrounding properties.
- Objection to the increase in building height to 15 metres in the area surrounding Oronsay Avenue based on amenity, traffic and parking concerns.
- Objection to the increase in building height in the vicinity of Suller Street and Park Place based on overshadowing, privacy, noise, amenity, traffic, parking and character impacts.
- Objection to how significant views are allocated and how priority is being delivered to the views of yet-to-be-built high rises, in the setting of building heights.
- Request for properties along the northern side of Omrah Avenue to have a maximum building height of 25 metres (the same as the southern side of Omrah Avenue).
- Request for building height to be limited to 4 storeys across the Caloundra Region, including along Bulcock Street.
- Request for measures to be included (such as height and density bonus provisions) that encourage redevelopment of the land, bound by Bulcock Street, Tay Avenue, The Esplanade and

the Grand Pacific Resort, as a single amalgamated entity.

- Consider greater building heights more broadly where development demonstrates exemplary design outcomes and achieves lot amalgamations.
- Current lower density residential areas near the centre should be permitted to develop more intensively to provide additional housing opportunities.
- Caloundra should be maintained as a low key/low rise family friendly destination.

Response

The proposed building heights that were identified in the *Caloundra Centre Master Plan* and reflected in the proposed planning scheme amendment have finely balanced the need to incentivise redevelopment, with the desire to maintain reasonable access to views of the Glass House Mountains and Pumicestone Passage from key public locations and viewpoints.

The proposed building heights seek to encourage general redevelopment throughout the Caloundra Centre but also to provide additional incentives at key gateway sites for specific uses (four star hotel and vertical retirement living) and comparatively greater building heights proximate to the future Town Square.

Whilst increases to current building heights are proposed throughout the Caloundra Centre, the proposed planning scheme amendment also provides for detailed design provisions and objectives that are aimed at achieving high quality design outcomes, consistent with the *Caloundra Centre Master Plan*. This is achieved, in part, through provisions relating to (where applicable) generous above podium setbacks and side boundary setbacks and lower site cover in order to avoid buildings dominating the street and to ensure access to views and sunlight between buildings and provide a reasonable level of amenity.

In relation to concerns about planning schemes changing over time, it should be noted that planning schemes are a living document and are amended from time to time in response to feedback, local area planning, changing community needs and legislative changes to ensure they are kept up to date and operating effectively. The process for amending a planning scheme is prescribed in the *Planning Act 2016* and the *Minister's Guidelines and Rules*.

The proposed planning scheme amendment has been prepared in accordance with Action A1.2 of the Master Plan, which requires the preparation and adoption of a planning scheme amendment to facilitate the land use outcomes sought by the Master Plan, including amended building heights and improved built form outcomes.

Building height on the northern side of Omrah Avenue

The majority of properties along the northern side of Omrah Avenue currently have a maximum building height of 8.5 metres. Under the proposed planning scheme amendment, it is intended that development on private land included in the Community facilities zone on the northern side of Omrah Avenue continues to remain limited to dwelling houses on existing lots in order to provide for a transition towards future parkland and complementary community and transit facilities to support civic and cultural functions in the Caloundra Centre, and the Maroochydore to Caloundra Priority Transit Corridor. Any future increase in building height would be subject to more detailed studies.

Building height along Bulcock Street

As outlined above, the proposed maximum building heights are intended to provide for a mix of uses and increase densities in and around Bulcock Street and the proposed Town Square to encourage a range of residents and visitors to the area whilst protecting views to the Glass House Mountains, showcasing views to the water and protecting the amenity of the Caloundra Centre.

Building height in the vicinity of Minchinton Street, Park Street, Suller Street and Oronsay Avenue

Land included in the Medium density residential zone in the vicinity of Oronsay Avenue, is proposed to have a maximum building height of 15 metres. Land included in the Medium density residential zone in the vicinity of Minchinton Street (including Park Street and Suller Street), is proposed to have a maximum building height of 18 metres, to facilitate redevelopment in conjunction with a future priority transit corridor.

Development within areas with a maximum building height of 15 metres or 18 metres is required to achieve high quality built form outcomes, including appropriate scale, setbacks and design which contributes to improved built form outcomes. The proposed planning scheme amendment also includes specific provisions for development within the Caloundra Centre to be designed and configured in a manner that minimises adverse amenity impacts on adjoining residential properties.

Building heights along Maloja Avenue

The proposed planning scheme amendment does not propose any change to the current standard 25 metre building heights for land located between Bulcock Street and Maloja Avenue, apart from incentives for Key Site 3 (Bulcock / Maloja) where an additional 15 metres may be obtained where a four star hotel or vertical retirement living complex is delivered and all lots within the key site boundary are amalgamated. Further consideration of the proposed provisions relating to Key Site 3 are outlined in Part C of this report.

The proposed planning scheme provisions provide for a slimline, twin tower configuration and other measures to enable view sharing and minimise the potential visual impacts associated with the bulk and scale of development on Key Site 3. It is further noted that properties along the southern side of Maloja Avenue primarily have their outlook towards the Pumicestone Passage to the south rather than north towards Key Site 3.

The proposed amendment provides for a nominal increase (of 1 metre) of additional building height for properties along the southern side of Maloja Avenue; however, this is for administrative reasons to ensure consistency with the general rationalisation of building heights across the Sunshine Coast. The proposed planning scheme amendment does not propose more substantive increases along the waterfront of Caloundra / Maloja Avenue given that it is already substantially developed and has building heights appropriate to its prominent and visually sensitive waterfront setting.

Land bound by Bulcock Street, Tay Avenue, The Esplanade and the Grand Pacific Resort

As outlined above, it is acknowledged that there may be additional locations within the Caloundra Centre where there is a desire for additional height. In this particular location of Bulcock Street, there are modest increases proposed to building height in the proposed planning scheme amendment (from 21 metres to 25 metres) which may provide some incentive for redevelopment. However, while the proposed planning scheme amendment seeks to generally provide incentives for redevelopment along Bulcock Street (and to a lesser extent elsewhere), the most significant incentives have been proposed at the main gateways to Caloundra, or otherwise where development achieves certain land use outcomes (such as a four star hotel).

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

Car parking

Key issues/concerns raised:

- Concern about the loss of public car parking on the corner of Nutley Street and Omrah Avenue.
- Concern about the loss of public car parking if the existing parking station and bus terminal at Cooma Terrace is redeveloped.
- Concern that paid parking discourages people from using the town centre.
- Concern about the current lack of public car parking within the Caloundra Centre.
- Concern that current car parking rates are outdated and need to be increased for multiple dwellings and rooming accommodation.
- Request for all new development (especially on key sites) to provide better parking facilities, at

least 2 spaces/unit plus car parking spaces for public/visitors.

Response

The Caloundra Local Area Parking Plan, which forms part of the *Parking Management Plan 2017*, identifies a range of targeted initiatives to address car parking demand in Caloundra and surrounding areas.

The *Caloundra Centre Master Plan* also recognises the need for additional car parking in Caloundra and identifies opportunities for new public car parking facilities in Omrah Avenue and in conjunction with the proposed new Town Square redevelopment. It is intended that new car parking facilities replace any public car parking affected by redevelopment, to also cater for the needs of community facilities located in the Community and Creative Hub and provide for additional demand to service the growing Destination Centre precinct, focussed around Bulcock Street and the Community and Creative Hub. The proposed planning scheme amendment is consistent with the outcomes sought by the *Caloundra Centre Master Plan*.

The car parking rates for multiple dwellings and rooming accommodation were subject to a separate planning scheme amendment, which was publicly notified in June/July 2018 and commenced on 1 April 2019. The planning scheme amendment increases the minimum on-site parking requirements for multiple dwellings and rooming accommodation where located in a residential area. The current car parking requirements for multiple dwellings or rooming accommodation in a Centre zone or Tourist accommodation zone are intended to be retained to reduce the dominance of parking areas and encourage the use of alternative transport modes.

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

Transport and infrastructure

Key issues/concerns raised:

- Support for an integrated transport system.
- Support for Council's vision for enhanced walking and cycling trails.
- Concern about the redevelopment of the existing transit station and location of the proposed transit station.
- Transit centre would be better located running east/west off Nutley Street at the northern side of the CCSA Hall/Council car park.
- Investigate other public transport models such as automated rail transit and trackless trams.
- Need for improved and centrally located public transport facilities and improved connections within Caloundra.
- Consider a circular transit route and use of laneways to improve access/connectivity within the Caloundra Centre.

- Concern about the impact of a new intersection and access from Nicklin Way via Third Avenue and Oval Avenue on the Ben Bennett Botanical Park and adjoining development.
- Preference for a new access from Nicklin Way to go along Arthur Street rather than Third Avenue and Mayes Avenue.
- Some streets should be widened or made one way to accommodate traffic.
- Concern that the provision of infrastructure is failing to keep pace with population growth and development.
- Need for improved pedestrian access/connectivity, particularly between the Caloundra Hospital, Stockland Shopping Centre, Bulcock Street and Kings Beach.
- Need for dedicated cycle paths.

Response

The *Caloundra Centre Master Plan* recognises that transport and access into and within Caloundra is an important issue and identified a number of opportunities to improve access and connectivity in the Caloundra Centre, including a new transit station, a central priority transit corridor (light rail), new road entries from the Nicklin Way, access and intersection improvements. The proposed planning scheme amendment assists in facilitating the outcomes sought by the *Caloundra Centre Master Plan* by identifying relevant transport linkages and a preferred location for a future transit station.

Existing bus and parking station, Cooma Terrace

The existing bus and parking station at Cooma Terrace is considered outdated and the Department of Transport and Main Roads is investigating its longer term relocation. The *Caloundra Centre Master Plan* identifies this site as a strategic renewal site following relocation of the bus station, which offers opportunities to establish a significant mixed use development that improves pedestrian connections between Bulcock Street and Cooma Terrace.

The proposed planning scheme amendment reflects the outcomes sought by the *Caloundra Centre Master Plan* by recognising the site as a key site (Key Site 4 - Cooma Terrace Bus Station) and includes specific provisions for the site to be redeveloped as a high quality mixed use development and notes that the redevelopment of the site is subject to further planning.

New transit station

The *Caloundra Centre Master Plan* identifies that a new transit station is intended to be developed on the corner of Nutley Street and Omrah Avenue to provide a centralised location and improved connections for a range of transport services (e.g. trains, buses and local people movers).

The proposed planning scheme amendment indicatively shows the location of a future transit hub

on the corner of Nutley Street and Omrah Avenue on Figures 7.2.6A and 7.2.6B Caloundra Local Plan Elements. The ultimate layout and design of a new transit station will be subject to further detailed investigations and consultation with relevant stakeholders.

Improved transport opportunities

Council's *Integrated Transport Strategy 2019* provides a policy platform to deliver a connected and integrated transport system for the Sunshine Coast to 2041. The Strategy guides council's transport planning, decision making and investment for its transport responsibilities and to inform advocacy. Council will continue to advocate strongly to other levels of government for the delivery of transport infrastructure and services to meet high levels of growth, including the delivery of several priority transport projects, such as:

- improvements to public transport services in key locations;
- upgrades to a number of state and council controlled road networks to support Caloundra and help resolve congestion on Caloundra Road, particularly at the Nicklin Way roundabout and improve connectivity north, west and south; and
- continuing investigations (including the development of a business case to submit to the State Government) for a potential priority transit corridor (light rail) connection from Maroochydore to Caloundra and potentially beyond.

The *Caloundra Centre Master Plan* and the proposed planning scheme amendment provide a framework for improved land use, transport integration and planning to achieve better access and public transport outcomes for Caloundra.

New road entries

The proposed planning scheme amendment identifies an indicative road linkage/access point from the Nicklin Way via Third Avenue and Oval Avenue on Figure 7.2.6A Caloundra Local Plan Elements, which is generally consistent with the adopted *Caloundra Centre Master Plan*, the Caloundra Area Transport Study and Council's Local Government Infrastructure Plan. Planning for this route is underway in conjunction with the Department of Transport and Main Roads and consideration will be given to the location and design of the road link to minimise impacts on surrounding development and the environmental values of the adjoining Ben Bennett Bushland Park and West Terrace Reserve.

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

Electricity infrastructure

Key issues/concerns raised:

- Request for specific provisions to be included in the Caloundra Local plan code relating to

development adjoining a substation (including setbacks, landscaped buffers and earthworks), to align with the State Planning Policy – state interest guidance material on Energy and water supply and to clearly outline the development expectations where adjoining the existing substation site located on the corner of Bowman Road, Arthur Street and Minchinton Street:

Response

It is noted that this matter was not raised in the State interest review comments received by Council in relation to the proposed planning scheme amendment.

Under the *Sunshine Coast Planning Scheme 2014*, the land along the southern boundary of the existing substation (located on the corner of Bowman Road, Arthur Street and Minchinton Street) is currently included in the Medium density residential zone. Under the planning scheme, the existing substation and the surrounding Medium density residential zoned land, are subject to the Regional infrastructure overlay (High voltage electricity line and buffer (Electricity – Distribution)).

Specific provisions are included in the Regional infrastructure overlay code for development located within an easement for, or an area otherwise affected by, a high voltage electricity transmission line (including setback provisions for buildings and outdoor use areas associated with a sensitive land use). It is considered that these provisions appropriately reflect the State interests relating to the protection of existing and planned regional electricity infrastructure facilities.

It is also noted that any future development for a material change of use or reconfiguring a lot, within 100m of an Energex electricity substation, triggers referral to Energex as an advice agency.

It is also noted that the requested provisions are intended to apply to development such as dwelling houses and dual occupancies and include acceptable outcomes that specifically relate to Class 10 buildings or structures. Under the *Sunshine Coast Planning Scheme 2014*, development for the purposes of a material change of use for a dwelling house (including outbuildings and works normally associated with a dwelling house) or dual occupancy are 'accepted development' subject to requirements which are contained in the applicable codes (e.g. the Dwelling house code is the principal code that applies to dwelling house development) and in some circumstances may trigger assessment against an Overlay code. Local plan codes only apply to assessable development (i.e. development requiring code or impact assessment). It is also considered that the requested provisions would need to apply consistently across all existing or planned substation sites.

Having regard to the above, it is considered that the inclusion of the requested provisions in the proposed

Caloundra local plan code is not appropriate in this instance and could be considered more holistically as part of a future planning scheme review.

Recommendation:

- (a) No change to the proposed amendment in response to this matter; and
(b) Specific provisions relating to development adjoining electricity substations are considered as part of a future planning scheme review.

Development of four star hotels

Key issues/concerns raised:

- Concern about the development of four star hotels in Caloundra and the impact on Caloundra as a family-friendly holiday destination and housing for residents.
- Concern about the number of and need for four star hotels and what this need is based on.
- Preference for residential uses in the town centre rather than hotel accommodation to provide vibrancy and support shops and services.
- Hotel developers should provide small to medium scale in-house conference rooms and break out rooms to support companies looking to hold internal conferences or for industry conferences.

Response

Consistent with the *Caloundra Centre Master Plan*, the proposed planning scheme amendment provides the opportunity for a mix of accommodation and housing types to cater for a wide range of residents and visitors to the area (families, professionals and retirees). The proposed planning scheme amendment also provides for an increase in residential population within Caloundra Centre in order to create a more vibrant, mixed use centre that capitalises on key community and natural assets.

There is considered to be a current lack of quality hotel accommodation in the Sunshine Coast local government area, which restricts the diversity of economic and tourism opportunities for the region and fails to take full advantage of investments underway to upgrade the Sunshine Coast Airport. Council has progressively reviewed the planning provisions in key tourist centres on the Sunshine Coast to consider necessary incentives to attract high quality hotels. The proposed planning scheme amendment introduces incentives for development of four star hotels in Caloundra that are generally consistent with those anticipated in the *Caloundra Centre Master Plan*. There is already a significant range of family friendly accommodation in Caloundra and the development of four star hotels would fulfil a missing component of accommodation and attract new visitors to Caloundra. In addition, the provision of four star hotels in Caloundra would add to the economic diversity and could both capitalise on, and,

support the desire to create a Community and Creative Hub and the associated cultural tourism offering.

The proposed planning scheme amendment does not include a specific requirement for the provision of conference facilities as part of a hotel development on the key sites within the Caloundra Centre.

Generally, conference facilities are considered to be a complementary component rather than a necessary component in a hotel development and are just one element that could be provided to contribute towards a star rating. The onus will be on the proponent to demonstrate that the proposed hotel meets the classification for a minimum four star standard accommodation hotel.

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

Environmental impacts

Key issues/concerns raised:

- Support for inclusion of water sensitive urban design principles and clean technology products and practices.
- Concern about the impact on beaches and the Pumicestone Passage.
- Lack of available information on a stormwater master plan for Caloundra Centre.
- Stormwater and flooding issues not addressed in the proposed planning scheme amendment.
- Concern about impact of development on turtle nesting areas.

Response

Council commissioned the Caloundra CBD Drainage Study (SMEC, 2015), which analysed the adequacy of the stormwater drainage network around the Caloundra Centre. The study identified improved drainage infrastructure for Bulcock Street, which has been incorporated as part of the Bulcock Street Streetscape upgrade, and provides the basis for prioritising future stormwater drainage improvements in the Caloundra Centre.

Stormwater runoff from Caloundra discharges to the Pumicestone Passage, which is recognised as a high environmental value waterway. The needs of this waterway are recognised in the Local Government Infrastructure Planning undertaken by Council for stormwater quality. A number of projects are identified to treat stormwater discharge from the *Caloundra Centre Master Plan* area, including the installation of gross pollutant traps at Otranto Avenue and Arthur Street and any streetscape upgrades are encouraged to incorporate water sensitive urban design principles to improve stormwater quality.

A Stormwater Master Drainage Study is currently under development for Caloundra. Once endorsed by Council, the Study will provide the basis for

addressing identified stormwater and flooding issues affecting the Caloundra Centre.

The *Sunshine Coast Planning Scheme 2014* Flood hazard overlay identifies land subject to flooding and inundation in the Caloundra local plan area. Specific provisions are currently included in the Flood hazard overlay code that applies to development subject to flooding and inundation on the Flood hazard overlay.

The planning scheme also includes specific provisions in the Stormwater management code that applies to assessable development and seeks to protect water quality, environmental values and public health.

It is considered that the existing provisions in the *Sunshine Coast Planning Scheme 2014* are appropriate to address flooding and stormwater issues within the Caloundra Centre and 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 matter.

Local plan code provisions

Key issues/concerns raised:

- Performance Outcome PO4 (in relation to shade devices), may result in onerous and inflexible design outcomes. Recommended that PO4 be written in the form of an Acceptable Outcome to allow for a performance based planning outcome.
- The issue of energy efficiency is unnecessarily duplicated at the planning and building phases as provided for in the editor's note to PO4, which refers to proposals needing to comply with the building requirements of the National Construction Code. Recommended that this duplication is removed.
- Performance Outcome PO35 (relating to Development on Lot 1 RP106064 (Cnr Leeding Terrace and The Esplanade)) is drafted in an overly rigid and prescriptive manner, is considered to be contrary to the performance-based planning system and does not allow for alternative outcomes. Recommended that PO35 be written in the form of an Acceptable Outcome to provide flexibility on alternative solutions.

Response

Council is committed to ensuring sustainable outcomes for development within the region. The provisions specified are broad statements of outcome only and support Council's urban design and sustainability vision for Caloundra.

The proposed provisions have also been subject to a state interest review, whereby the State was satisfied with Council's approach, subject to the inclusion of

the editor's note making reference to the National Construction Code.

Performance Outcome PO35 relating to development on Lot 1 RP106064 (Cnr Leeding Terrace and The Esplanade) is generally consistent with the existing provisions for this site in the Caloundra Local plan code (refer to PO38).

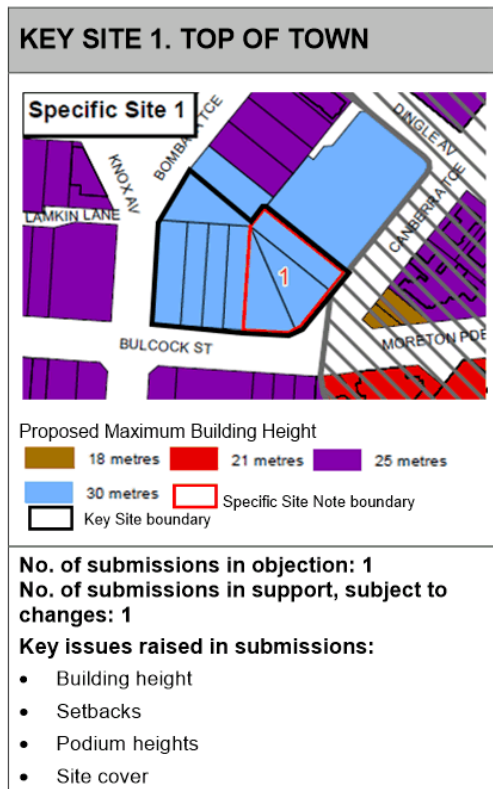
The *Caloundra Centre Master Plan* and the proposed planning scheme amendment requires development fronting Otranto Avenue to provide generous setbacks, built form, streetscape and landscape treatments to facilitate strong visual and pedestrian linkages to the Pumicestone Passage, Bulcock Beach and Bulcock Esplanade. It is considered that the outcomes expressed in PO35 of the proposed planning scheme amendment seek to facilitate development whilst improving the public connection from Bulcock Street and the proposed Town Square to the waterfront and is complementary to the street park along Otranto Avenue, which is identified as a priority project in the *Caloundra Centre Master Plan*.

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

PART C

SPECIFIC SITES/KEY SITES

This section of the report considers the key issues/concerns raised in submissions in relation to specific sites (including Key Sites) and Council's response to these issues.



CONSIDERATION OF KEY ISSUES AND RESPONSES

Building height

Key issues/concerns raised:

- Object to the increase in building height on Key Site 1 on the grounds that infrastructure to address traffic problems in Caloundra and its suburbs has not been put in place.
- Request for building height to be increased by one additional storey (or 3 metres) on the two proposed towers across Key Site 1.
- Reconsider how the additional building height is delivered on Key Site 1 to provide a more design-driven solution where the taller tower is located more indicatively rather than by cadastral

boundaries to avoid triggering an impact assessable application should small parts of a proposed tower/s fall outside of the designated area.

- Amend Performance Outcome PO29 to allow for additional height to be triggered more broadly where the development incorporates a minimum four star hotel, irrespective of the location within the development, and the overall site is amalgamated into a single integrated site.

Response

The proposed building heights seek to encourage general redevelopment throughout the Caloundra Centre but also to provide additional incentive at key locations such as at the main gateways and proximate to the future Town Square, and also to achieve desired land uses such as the provision of four star hotels and vertical retirement living. The proposed additional building heights at Key Site 1 would have a negligible effect on the broader transport and other infrastructure network for Caloundra and surrounding suburbs. The *Caloundra Centre Master Plan* and proposed planning scheme amendment seeks to improve traffic and transport outcomes over time, including a new access into Caloundra from Nicklin Way and other initiatives to support public transport integration and outcomes.

The location of the subject site is sensitive to impacts on prominent public view lines to the Pumicestone Passage and the Glass House Mountains. The proposed building heights are finely balanced between the need to minimise impacts on these view lines and provide sufficient incentives to ensure development of four star hotels in key locations including Key Site 1. Any additional increase to the building height incentives are not considered desirable or appropriate. It would, however, seem reasonable to apply the Specific Site Note to the whole of the Key Site (that the building height incentives apply to) and to review the amalgamation requirements for development of Key Site 1, in order to provide for flexibility of design and siting.

It is also noted that 45 Bombala Terrace, which adjoins Key Site 1, has a proposed maximum building height of 30 metres consistent with the *Caloundra Centre Master Plan*. To maximise the development potential of this site (which is 607m² in size), it is considered that an integrated development outcome (with the adjoining land included in Key Site 1) would be more appropriate. It is therefore recommended that 45 Bombala Terrace be included as part of Key Site 1.

Recommendation:

- Amend the boundary of Key Site 1 to include 45 Bombala Terrace, as shown on Figure 7.2.6A (Caloundra Local Plan Elements), Figure 7.2.6B (Caloundra Local Plan Elements – Inset) and Figure 7.2.6O (Key Site 1 (Top of Town));**

- (b) Amend the boundary of Specific Site Note 1 on Overlay Map OVM45H to apply to all lots included in Key Site 1;
- (c) Amend Performance Outcome PO29(b) of Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central) and Specific Site Note 1 on Overlay Map OVM45H to include a minimum site area of 3,500m² to be amalgamated.

Setbacks, Podium Heights & Site Cover

Key issues/concerns raised:

- Reconsider the proposed 10 metre setback to Bulcock Street (above a height of 8.5 metres) and the proposed 6 metre side/rear setback along the northern boundary relating to Key Site 1. The 10 metre setback to Bulcock Street is counterproductive to creating a vibrant, active, revitalised centre and a 4.5 metre side/rear boundary setback to the northern boundary would be more suitable/appropriate for achieving good design outcomes.
- Reconsider the site specific provisions for Key Site 1 to allow a more flexible design outcome better suited to the site's physical characteristics.
- Concern about restricting a zero setback podium to an 8.5m height above ground level.
- Object to the proposed reduction in site cover, above 8.5 metres, from 50% to 45% and requests that the 50% site cover requirement is reinstated. The proposed 45% site cover requirement is counterproductive to achieving good design outcomes and would have a significant impact on development yields whilst making little perceivable difference to the visual scale and size of towers.

Response

Key Site 1 is an important gateway site to Bulcock Street and therefore needs to contribute to improved design outcomes for the street.

The proposed planning scheme amendment provides for significant increases in building height throughout Caloundra and the detailed design provisions and objectives are therefore aimed at achieving high quality design outcomes, consistent with the *Caloundra Centre Master Plan*. This is achieved, in part, through provisions relating to (where applicable) generous above podium setbacks and side boundary setbacks and lower site cover in order to avoid buildings dominating the street and to ensure access to views and sunlight between buildings and provide a reasonable level of amenity.

The proposed provisions relating to setbacks, podium heights and site cover for development on Key Site 1 are outlined in Table 7.2.6.4.3 (Site cover and setbacks for development in Precinct CAL LPP-1

(Caloundra Central)) of the Caloundra Local plan code, which is called up in Acceptable Outcome AO11. 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: No change to the proposed amendment in response to this matter.

KEY SITE 2. WESTERN SITES

Proposed Maximum Building Height

■ 8.5 metres	■ 25 metres
□ Specific Site	

No. of submissions in objection: 4
No. of submissions in support, subject to changes: 1
Key issues raised in submissions:

- Building height
- Site cover

CONSIDERATION OF KEY ISSUES AND RESPONSES

Building height

Key issues/concerns raised:

- Object to the proposed site specific amendments applying to Key Site 2 (Western Sites) for the following reasons:
 - the additional building height allowance is excessive, when compared to the current building height allowance ranging from 11 metres to 14 metres across the site;
 - potential impact on the western entry to Bulcock Street.
- Request that the Site Specific note for Key Site 2 is removed or that any additional building height allowance is subject to a process that allows further community consultation.

- Support for the increase in building height for Key Site 2 (Western Sites) but concerned that the site's maximum development potential may never be realised if a 4 star hotel cannot be secured for the site.
- Request for greater flexibility in the application of the additional height triggers for Key Site 2.
- Request for the additional height triggers for Key Site 2 (Western Sites) to provide for either a hotel or vertical retirement/residential care use, irrespective of order of occurrence, to trigger the maximum height of 45 metres.
- Request for additional building height to be granted on an increased basis depending on size of amalgamated parcels but irrespective of use.

Response

The building heights at Key Site 2 have purposefully been determined to provide an entry statement to the western entry of Caloundra, and to incentivise the delivery of a hotel and integrated vertical retirement/residential care facility, which would assist in creating economic and other outcomes anticipated in the *Caloundra Centre Master Plan*.

In terms of the request that specific notification/consultation occur in relation to development of Key Site 2, it is noted that the proposed building heights were subject to initial public consultation as part of the *Caloundra Centre Master Plan* (and subsequently as part of the proposed planning scheme amendment).

In relation to the request to provide more flexibility around the application of building height incentives at Key Site 2, it should be noted that the proposed building heights are a balance between the need to minimise impacts on prominent view-lines and to provide sufficient incentives to primarily facilitate the delivery of a four star (or greater) hotel and retirement facilities within Caloundra. The provision of a residential care facility is a desirable but secondary objective and one that can reasonably be expected to be achieved in the proposed 'base' level building height of 25 metres (or 30 metres where site amalgamation occurs). It is therefore considered reasonable to revise the requirements for the building height incentives for Key Site 2 (Western Sites) to provide flexibility in the provision of either a minimum four-star standard accommodation hotel and/or a vertical retirement facility and to remove the requirement for residential care facilities to form part of an integrated facility. However, the suggestion for building height to increase on a scale relative to amalgamation of lots irrespective of use undermines the purpose of the incentive and is not supported.

Recommendation: Amend Performance Outcome PO31(b) of Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central)) and Specific Site Note 2 on Overlay Map OVM45H to:

- remove reference to 'where for a single tower' and 'where for a second tower' as well as the reference to residential care facility; and**
- replace with the requirement for development on Key Site 2 to incorporate a minimum four star standard accommodation hotel and/or a vertical retirement facility to exceed the maximum building height of 25 metres up to 45 metres.**

Site cover

Key issues/concerns raised:

- Object to the proposed reduction in site cover, above podium, from 50% to 45% and requests that the 50% site cover requirement is reinstated.
- The proposed 45% site cover requirement is counterproductive to achieving good design outcomes and would have a significant impact on development yields whilst making little perceivable difference to the visual scale and size of towers.

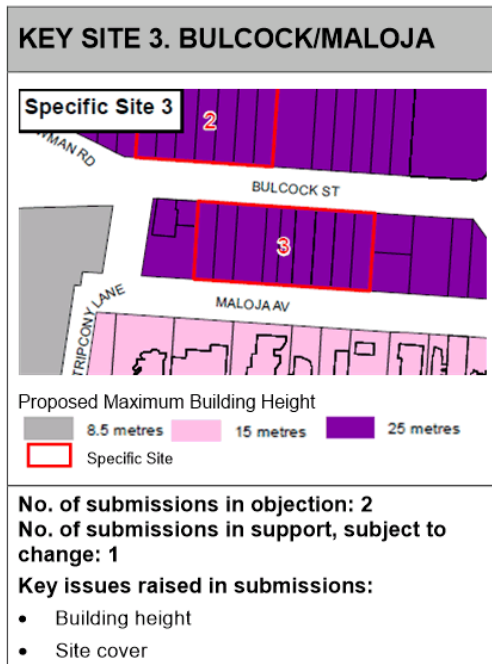
Response

The proposed site cover provisions for development on Key Site 2 are outlined in Table 7.2.6.4.3 (Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central)) of the Caloundra Local plan code, which is called up in Acceptable Outcome AO11.

It should be noted that the proposed building height increases along Bulcock Street are significant in some instances (in particular at Key Site 2), and therefore additional design measures (including site cover) are considered desirable to reduce the potential impacts resulting from bulk and to achieve high quality design outcomes outlined in the *Caloundra Centre Master Plan*.

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: No change to the proposed amendment in response to this matter.



CONSIDERATION OF KEY ISSUES AND RESPONSES

Building height

Key issues/concerns raised:

- Object to the additional building height allowance proposed for Key Site 3 (Bulcock/Maloja) for the following reasons:
 - not consistent with the *Caloundra Centre Master Plan*;
 - potential amenity and overshadowing impacts;
 - potential impact on the value of properties on the southern side of Maloja Avenue;
 - the additional building height allowance is excessive, being 15 metres above the current building height that applies to the site; and
 - potential impacts on traffic and parking along Maloja Avenue.
- Request that the Site Specific note for Key Site 3 is removed or that any additional building height allowance is subject to a process that allows further community consultation.
- Support for the proposed increase in building height for Key Site 3 (Bulcock/Maloja) but concerned about the application and triggers for the proposed additional height incentives.
- Concern about there being a "limited market" for four star + hotels in Caloundra and whichever

site that secures the hotel first will likely force other sites to consider alternative uses.

- Request for the additional height triggers for Key Site 3 (Bulcock/Maloja) to provide for either a hotel or vertical retirement/residential care use to occur first on the site, to trigger the maximum height of 40 metres.

Response

Key Site 3 (Bulcock/Maloja), located between Bulcock Street and Maloja Avenue, currently has a maximum building height of 25 metres. The proposed planning scheme amendment is generally consistent with the *Caloundra Centre Master Plan* in that it provides for additional gateway entry opportunities into Caloundra (similar to Key Site 2). The proposed planning scheme amendment provides a Specific Site Note for Key Site 3 (Bulcock/Maloja), on the Height of buildings and structures overlay map, which specifies that where a proposal provides for a minimum four-star standard accommodation hotel component (where for a single tower) or an integrated vertical retirement/residential care facility (where for a second tower), and site amalgamation occurs in accordance with specific requirements in the Caloundra local plan code, the height of buildings and structures may exceed a building height of 25 metres, up to a maximum height of 40 metres.

Additional building height combined with other provisions relating to site cover, setback and other design measures is proposed to incentivise new uses with high quality urban design outcomes.

In terms of the request that specific notification/consultation occur in relation to development of Key Site 3, development that exceeds the maximum building heights nominated on the Height of buildings and structures overlay triggers Impact assessment and requires public notification.

The proposed planning scheme amendment includes provisions which are aimed at minimising impacts associated with the bulk and scale of buildings on Key Site 3 by requiring two slimline towers with generous spacing between them to ensure continued access to views over the site. The provisions also provide for site cover and setback controls and accessibility through the site and active street frontages along Bulcock Street and in parts along Maloja Avenue. These provisions seek to minimise overshadowing to streets and adjoining properties whilst the intended high quality design outcomes aim to improve the amenity and attractiveness of the Bulcock Street/Maloja Avenue area.

It should also be noted that Council intends to undertake a review of the additional building height provisions within 4 years of the planning scheme amendment taking effect and remove the provisions if development has not substantially commenced. Traffic management issues will be addressed in more detail at the development application stage and further through future upgrades to the streetscape.

The concern that there is a limited market for four star hotels in Caloundra is noted. The market will determine the viability of a hotel development within the Key Sites in Caloundra.

In relation to the request to provide more flexibility around the application of building height incentives at Key Site 3, it should be noted that the proposed building heights are a balance between the need to minimise impacts on prominent view-lines and to provide sufficient incentives to primarily facilitate the delivery of a minimum four star standard accommodation hotel and retirement facilities in Caloundra. The provision of a residential care facility is a desirable but secondary objective and one that can reasonably be expected to be achieved in the proposed 'base' level building heights of 25 metres. It is therefore considered reasonable to revise the requirements for the building height incentives for Key Site 3 (Bulcock/Maloja) to provide flexibility in the delivery of either a minimum four-star standard accommodation hotel and/or a vertical retirement facility and to remove the requirement for residential care facilities to form part of an integrated facility.

Recommendation: Amend Performance Outcome PO33(b) of Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central)) and Site Specific Note 3 on Overlay Map OVM45H to:

- (a) remove reference to 'where for a single tower' and 'where for a second tower' as well as the reference to residential care facility; and
- (b) replace with the requirement for development to incorporate a minimum four star standard accommodation hotel and/or a vertical retirement facility to exceed the maximum building height of 25 metres up to 40 metres.

Site cover

Key issues/concerns raised:

- Object to the proposed reduction in site cover, above 8.5 metres, from 50% to 45% and requests that the 50% site cover requirement is reinstated. The proposed 45% site cover requirement is counterproductive to achieving good design outcomes.

Response

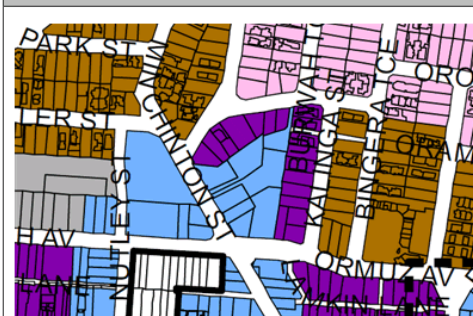
It should be noted that the proposed building height increases along Bulcock Street are significant in some instances (including at Key Site 3), and therefore additional design measures (including site cover) are considered desirable to reduce the potential impacts resulting from bulk and to achieve quality design outcomes outlined in the *Caloundra Centre Master Plan*.

The proposed site cover provisions for development on Key Site 3 are outlined in Table 7.2.6.4.3 (Site

cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central)) of the Caloundra Local plan code, which is called up in Acceptable Outcome AO11. 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: No change to the proposed amendment in response to this matter.

KEY SITE 6. KRONKS MOTEL



Proposed Maximum Building Height
 8.5 metres 15 metres 18 metres
 21 metres 25 metres 30 metres

No. of submissions in support subject to change: 1

Key issues raised in submission:

- Building height
- Local plan code provisions

CONSIDERATION OF KEY ISSUES AND RESPONSES

Building height

Key issues/concerns raised:

- The proposed changes do not adequately recognise the significance of the land as a catalyst development site and the proposed maximum building height does not support future development in becoming a key contributor to the success of the Town Square.
- Request for the land to be afforded development entitlements similar to those afforded to other key sites in the Caloundra CBD area, by including a Specific Site Note on the Height of buildings and structures overlay map which provides for an additional building height incentive of up to 45 metres where development provides for site amalgamation, a minimum four-star standard hotel (where for a single tower) or an integrated

vertical retirement/residential care facility (where for a second tower).

Response

Under the *Sunshine Coast Planning Scheme 2014*, a maximum building height of 21 metres currently applies to the Kronks Motel site. Under the proposed planning scheme amendment, it is proposed to increase the maximum building height to 30 metres. The proposed maximum building height is consistent with the maximum building height nominated in the *Caloundra Centre Master Plan* and is intended to provide for the redevelopment of the site as a mixed use development which complements uses within the Community and Creative Hub Precinct.

The proposed 30 metre building height within and proximate to the Community and Creative Hub is considered to finely balance the need to incentivise redevelopment, with the desire to maintain reasonable access to views of the Glass House Mountains and Pumicestone Passage from key public locations.

In relation to the request to include additional building height incentives for a four star hotel or vertical retirement living, it should be noted that such incentives are proposed at major gateway sites, consistent with the *Caloundra Centre Master Plan*. The subject site already forms a Key Site and reasonable allowance has been provided for additional building height due to its proximity to the proposed Town Square.

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

Local plan code provisions

Key issues/concerns raised:

- Amend Overall Outcome (v) to remove reference to 'an attractive and safe pedestrian linkage through the site';
- Amend Performance Outcome PO38 to delete items (c) to (f) relating to built form, active street frontages, pedestrian linkages and pathways;
- Amend Acceptable Outcome AO38 to remove the Note which refers to Figure 7.2.6S;
- Amend Figure 7.2.6B Local Plan Elements, to remove the Through Block Pedestrian/Cycle Linkage from Key Site 6 (Kronks Motel); and
- Remove Figure 7.2.6S (Key Site 6 (Kronks Motel)).

Response


The proposed planning scheme amendment (amongst other things) provides for an increase in building height for the subject site from 21 metres to 30 metres and proposes to remove a requirement for a landscaped (public) civic plaza of at least 400m² in area generally adjacent to Bill Venardos Park. The proposed changes are intended to provide incentive for redevelopment and activation of the Community and Creative Hub consistent with the vision of the *Caloundra Centre Master Plan* and the provisions therefore recognise the importance of the subject site's ability to respond to its location adjacent to the Events Centre. In that respect, the provisions seek to achieve a high quality, mixed use built form that provides for active spaces and facilitates pedestrian movement through the site from surrounding residential areas to the Events Centre and broader Community and Creative Hub.

It is considered that the outcomes expressed in PO38 of the proposed planning scheme amendment reflect the design intent for the redevelopment of this site as identified in the *Caloundra Centre Master Plan* and are recommended to be retained.

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

KEY SITE 7. STOCKLAND SHOPPING CENTRE



 Subject land

No. of submissions in objection: 2
No. of submissions in support, subject to changes: 1

Key issues raised in submissions:

- Impact on Bulcock Street
- Building height
- Local plan code provisions

CONSIDERATION OF KEY ISSUES AND RESPONSES

Impact on Bulcock Street

Key issues/concerns raised:

- Concern that any further development of Stockland Shopping Centre would have an impact on businesses on Bulcock Street

Response

It is noted that Stockland has submitted a development application to Council for expansion of the Stockland Shopping Centre. This application is currently being considered by Council.

The *Caloundra Centre Master Plan* and the proposed planning scheme amendment recognises Bulcock Street as the traditional main street, providing a range of business, retail, entertainment and tourist activities. Stockland Shopping Centre offers a different shopping centre based retail experience.

Previous planning has indicated that there is a role for both types of retail shopping experiences within the Caloundra Centre. As Caloundra continues to

grow there will be an increasing demand for a range of retail and business activities within the Caloundra Centre.

The proposed amendment contains provisions that seek to achieve greater connectivity between the Stockland Shopping Centre and the main street.

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

Building height

Key issues/concerns raised:

- Amend the Height of buildings and structures overlay to provide a comparable degree of flexibility in the maximum building height for Key Site 7, noting that a height limit of 18 metres has been allocated to the Caloundra RSL site.

Response

The Stockland Shopping Centre site currently has a maximum building height of 13 metres.

Under the proposed planning scheme amendment, it is proposed to increase the maximum building height to 15 metres for the northern part of the site, and 18 metres for the southern part of the site fronting Bowman Road, which is consistent with the outcomes sought in the *Caloundra Centre Master Plan*.

The proposed 15 metre maximum building height for the northern part of the site is consistent with the surrounding prevailing proposed building heights and is considered an appropriate transition between the proposed 18 metre building heights at the southern extent of the site in the Gateway Precinct, and the balance of the site and its contribution to the Central Park Urban Village precinct in the north.

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

Local plan code provisions

Key issues/concerns raised:

- Amend the requirement for a 'primary streetscape treatment area' along the south-eastern frontage of the Stockland Shopping Centre site adjacent to the Bowman Road/Bulcock Street intersection (as identified on Figure 7.2.6A & B (Caloundra Local Plan Elements)), to ensure appropriate integration with Council's streetscape upgrade works.
- Amend the Purpose and overall outcome (2)(y) to either:
 - clarify that this outcome only applies in instances where a development application proposes built form immediately adjacent to this street frontage or intersection; or

- specifically clarify 'Key Site 7' as an exception, unless the proposed development of 'Key Site 7' includes built form adjacent to the Bowman Road/Bulcock Street intersection.
- Amend the Purpose and overall outcome (2)(bb) to remove reference to 'less internalised'.
- Amend Performance Outcome PO7 to include revised terminology, such as "Buildings are designed to avoid the appearance of undifferentiated 'boxes' or 'walls' of development, wherever practical, and reduce apparent bulk and scale by..." and further clarity should be provided on the circumstances in which this provision applies with respect to the reference to 'taller buildings'.
- Amend the setback requirements prescribed by proposed Table 7.2.6.4.3 to state an alternative solution that can be broadly applied throughout the Precinct CAL LPP-1 (such as 6m or where a site has frontages to more than 1 side - 3m) and that a specific exemption be applied for 'large format business and community uses', where fronting Oval Avenue.
- Delete references to 'public art' from Acceptable Outcome AO16.1. Art forms installed in this general location to act as a gateway treatment should be selected, financed and installed by Council as part of a capital works program, as envisaged by the adopted Master Plan.
- Amend Acceptable Outcome AO16.3 to remove reference to 'wide footpaths'.
- Figure 7.2.6M should either be removed or specifically stated as an 'acceptable outcome and amended to clarify that the 'gateway treatment to public realm' (being the transformative project identified in the adopted *Caloundra Centre Master Plan*) is to be delivered by Council under a capital works program.
- Amend Performance Outcome PO19(d) to remove reference to 'entry signage'.
- The introductory statement of Performance Outcome PO44 should be amended to replace 'as an outwardly focussed shopping centre' with 'in a manner that increases the external activation of the shopping centre'.
- Performance Outcome PO44(b) should be prefaced with 'any built form proposed adjacent to the Bowman Road/Bulcock Street intersection marks the ...'.
- Performance Outcome PO44(d) does not recognise that any future development concepts that seek to provide extended built form to these frontages will also require a provision of back-of-house areas, loading docks, car park entries (and the like), in some locations.
- Performance Outcome 44(e) should be deleted as this outcome cannot be practically achieved without creating CPTED issues due to the depth of the site.

Response

The proposed planning scheme amendment recognises that the intersection of Bowman Road and Bulcock Street requires significantly improved pedestrian amenity and connectivity as anticipated in the *Caloundra Centre Master Plan*. These measures are also designed to improve integration between Stockland Shopping Centre and the traditional main street along Bulcock Street. It is intended that this location will therefore provide for increased pedestrian access and increased use of public space rather than a boulevard effect which is envisaged elsewhere along Bowman Road. Surrounding built form is therefore expected to contribute to these streetscape outcomes when redevelopment occurs over time.

It is also considered that the overall outcomes (2)(y) and (bb) of the proposed planning scheme amendment, relating to development on land located in the Gateway Precinct with frontage to Caloundra Road and Bowman Road and the requirement for the development of Stockland Shopping Centre to be less internalised, are consistent with the outcomes sought in the *Caloundra Centre Master Plan* to provide an attractive boulevard, enhance the western gateway to Bulcock Street and activate street frontages. However, it is considered reasonable to review the reference to 'outwardly focussed shopping centre' in Performance Outcome PO7.

The proposed provisions relating to setbacks, public art and wide footpaths are an Acceptable Outcome. 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. It is also noted that Figure 7.2.6M (Western Gateway to Bulcock Street) provides illustrations of design outcomes for the Western Gateway to Bulcock Street.

These detailed design provisions and outcomes are aimed at maintaining the desired character and identity of Caloundra, consistent with the *Caloundra Centre Master Plan*. This is achieved, in part, through the provisions relating to (where applicable) public realm, generous above podium setbacks and side boundary setbacks and lower site cover in order to avoid buildings dominating the street and to ensure access to views and sunlight between buildings and provide a reasonable level of amenity.

The provisions also seek to achieve a development outcome that facilitates pedestrian movement through the site, including to improve connectivity and integration between developments within Mayes Estate, the shopping centre and Bulcock Street.

It is considered that the proposed provisions are appropriate for achieving the outcomes sought in the *Caloundra Centre Master Plan* and are recommended to be retained.

Recommendation: Review the reference to 'outwardly focussed shopping centre' in Performance Outcome PO7 of the proposed planning scheme amendment.

16-20 KALINGA STREET AND 3 ORMUZ AVENUE, CALOUNDRA



Subject land

No. of submissions in objection: 1
Key issues raised in submissions:

- Site cover
- Tower separation

CONSIDERATION OF KEY ISSUES AND RESPONSES

Site cover

Key issues/concerns raised:

- Object to the proposed reduction in site cover, above 8.5 metres, from 50% to 45% and requests that the 50% site cover requirement is reinstated. The proposed 45% site cover requirement is counterproductive to achieving good design outcomes and could have a significant impact on yields.

Response

The proposed site cover provisions are outlined in Table 7.2.6.4.3 (Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central)) of the Caloundra Local plan code, which is called up in Acceptable Outcome AO11.

The proposed planning scheme amendment provides for significant increases in building height throughout Caloundra and the detailed design provisions and objectives are therefore aimed at maintaining the

desired character and identity of Caloundra, consistent with the *Caloundra Centre Master Plan*. This is achieved, in part, through provisions relating to (where applicable) generous above podium setbacks and side boundary setbacks and lower site cover in order to avoid buildings dominating the street and to ensure access to views and sunlight between buildings and provide a reasonable level of amenity.

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: No change to the proposed amendment in response to this matter.

Tower separation

Key issues/concerns raised:

- Amend or delete Acceptable Outcome AO8 of Table 7.2.6.4.1, which requires a 15 metre separation from other buildings. It is considered that tower separation between adjoining sites is already addressed through other provisions (e.g. site cover and setback requirements).

Response

It is considered appropriate that this provision is retained to ensure that there is adequate separation between towers, particularly where there is more than one tower on a site. However, it is considered reasonable to reduce the distance from 15 metres to 12 metres to align with the requirement for side setbacks.

It should also be noted that 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 Acceptable Outcome AO8 of Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central)) to reduce the separation requirement between buildings above two storeys from 15 metres to 12 metres.

**1, 2, 5 AND 6 PARK PLACE,
 CALOUNDRA**



Subject land

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

Key issues raised in submissions:

- Building height

CONSIDERATION OF KEY ISSUES AND RESPONSES

Building height

Key issues/concerns raised:

- Request for an increase in the maximum building height for the subject land from 18 metres to 21 metres on the basis that:
 - the subject land is located on a key corner site adjacent to the western gateway/entry point to Bulcock Street;
 - the subject land is uniquely located between Key Site 7 (Stockland Shopping Centre) and Key Site 10 (Oaks Oasis Resort) and could provide a strengthened built form outcome between the Key Sites and enhance the approach to the Bulcock Street western gateway/entry point from the south along Landsborough Parade/Park Place;
 - the increase in building height would not impact on surrounding views but would benefit the site by maximising access to significant views;
 - the increased building height would enhance viability of site redevelopment; and
 - the increased building height will allow an increase in density in an area with high access to goods, services, facilities and infrastructure.

Response

Under the *Sunshine Coast Planning Scheme 2014*, the subject land currently has a maximum building height of 11 metres. Under the proposed planning scheme amendment, the maximum building height is proposed to be increased to 18 metres to encourage a range of mixed use development outcomes.

The proposed increases in building heights provide some incentive for properties within the Gateway Precinct to redevelop and contribute to a positive arrival experience in Caloundra along Bowman Road as anticipated in the *Caloundra Centre Master Plan*. The subject land is intended to have a built form relationship to the Gateway Precinct (including Key Site 7) rather than the Oaks Oasis Resort site.

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

FELICITY PARK, CALOUNDRA



Proposed Zone

- Tourist Accommodation Zone
- Major Centre Zone
- Open Space Zone
- Subject land

No. of submissions in objection: 6

No. of submissions in support: 1

Key issues raised in submissions:

- Loss of green space and significant parkland

CONSIDERATION OF KEY ISSUES AND RESPONSES

Loss of green space and significant parkland

Key issues/concerns raised:

- Objection to the proposed change in the zone of Felicity Park from the Open space zone to the Major centre zone.

- Concerned about the loss of green space, the role that Felicity Park plays in providing landscaping, shade, places to sit, an important pedestrian thoroughfare and park as well as maintaining the legacy provided by the Steinsen family.
- Proposed zoning change is not consistent with the *Caloundra Centre Master Plan* vision for the park, and will erode the protection of the landscape and unique amenity of the park.

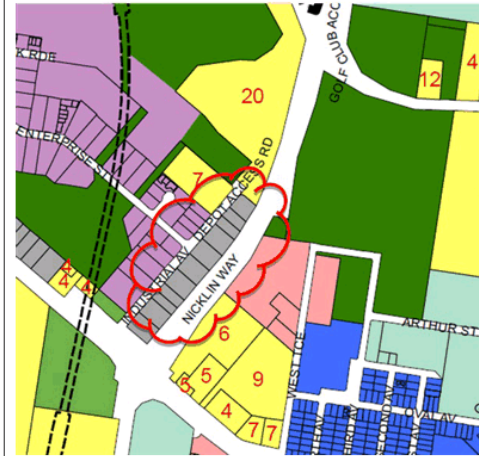
Response

The proposed inclusion of Felicity Park in the Major centre zone reflects the intended outcomes of the *Caloundra Centre Master Plan* and provides for this area to be considered as part of the overall planning for the Town Square Redevelopment.

The *Caloundra Centre Master Plan* envisages a town square that creates a new heart for Caloundra within the Community and Creative Hub. The design of this town square is intended to provide a lively and activated public space that includes landscaping, community space, pathways and new community facilities. The proposed zoning enables the flexibility to deliver a new town square having regard to the desire for this space to become a major community node and 'heart' for the town as outlined in the *Caloundra Centre Master Plan*. The *Caloundra Centre Master Plan* recognises the need to respect and expand upon the legacy provided by the Steinsen family in Felicity Park.

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

PROPOSED SPECIALISED CENTRE ZONE AT INDUSTRIAL AVENUE, CALOUNDRA



Proposed Zone

	Specialised Centre Zone
	Medium Impact Industry Zone
	Medium Density Residential Zone
	Major Centre Zone
	Community Facilities Zone
	Sport and Recreation Zone
	Environmental Management and Conservation Zone
	Subject land

No. of submissions in objection: 3

Key issues raised in submissions:

- Impact on existing medium impact industry uses
- Visual amenity

CONSIDERATION OF KEY ISSUES AND RESPONSES

Impact on existing medium impact industry uses

Key issues/concerns raised:

- The proposed zone change undermines the existing use rights of medium impact industry and encourages incompatible development to encroach upon industry.
- Future changes to the concrete batching plant may be inconsistent and not supported in the Specialised centre zone.
- The planning grounds substantiating the proposed planning scheme amendment are weak and at odds with the State Planning Policy State

interest – emissions and hazardous activities, Policy 3.

- Retain in the Medium impact industry zone.

Response

The concerns raised by submitters are noted. Under the *Sunshine Coast Planning Scheme 2014*, the subject land is currently included in the Medium impact industry zone.

Existing medium impact industry uses (such as the concrete batching plants) can continue to operate within the proposed Specialised centre zone. Any increase in the scale and intensity of existing medium impact industry uses or new medium impact industry uses would need to be considered on a case by case basis.

Under the *Caloundra Centre Master Plan*, the subject land is included in the Gateway Precinct and is intended to provide opportunities for a range of large format retail activities which will benefit from high visibility to the Nicklin Way.

It is considered that the proposed inclusion of this land in the Specialised centre zone is consistent with the outcomes sought in the *Caloundra Centre Master Plan* and is appropriate to provide for the transition of this land over time from industrial to specialised centre uses.

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

Visual amenity

- Objectives for the 'gateway precinct' to provide visual amenity can be achieved by landscaping initiatives without requiring a zone change.
- The proposed zone change will not add to the visual amenity of Caloundra.
- The land provides an opportunity to establish a landscape buffer, providing a tree lined approach to a major intersection and to incorporate a pedestrian and cycleway.

Response

The proposed planning scheme amendment will encourage the redevelopment of existing industrial uses and includes specific provisions for development within the Specialised centre zone to provide for high quality buildings, landscaping and integrated signage to facilitate improvements to visual amenity along Caloundra Road and the Nicklin Way as a landscape boulevard and major gateway to Caloundra Centre.

Planning is also underway for a new proposed intersection on the Nicklin Way at the northern end of the subject land, which could provide improved access to Industrial Avenue and pedestrian/cycle access.

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

41 BOWMAN ROAD, CALOUNDRA



Existing Zone

 Medium Density Residential Zone	 Open Space Zone
 Major Centre Zone	 Community Facilities Zone
 Sport and Recreation Zone	 Subject land

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

Key issues raised in submissions:

- Interim uses and re-use of existing buildings

CONSIDERATION OF KEY ISSUES AND RESPONSES

Interim uses and re-use of existing buildings

Key issues/concerns raised:

- Support for the general intent of the proposed amendment to facilitate small scale business activities in this area.
- Request for the proposed amendment to better support interim uses, in particular re-use of existing buildings.
- Concern that the use of the term 'mixed use building' as opposed to 'mixed use development' in the table of assessment infers that business activities will only be considered as Code assessable where part of an integrated mixed use development with residential uses above. Preference for the term 'mixed use development' to be used in the amendment rather than 'mixed use building' to support interim development

where commercial is located at ground level addressing the street with residential behind.

- Amend Table 5.9.2 Caloundra local plan: material change of use, to provide for Health care services as Accepted development if (a) on Lots 34, 35, 36, 37, 38 or 39 of RP56889 at 35, 37, 39, 41, 43 and 45 Bowman Road; (b) at the ground floor of an existing building; and (c) part of a mixed use development.
- Amend Section 7.2.6.3 (2)(ff) (Purpose and overall outcomes) of the Caloundra Local plan code to "*Development on properties in the Medium density residential zone fronting the western side of Bowman Road between Gosling Street and Cowan Street may provide for residential development, or mixed use development with small scale offices or health care services located at street level, with residential above or behind where involving the re-use of an existing building. Mixed use development is designed and configured in a manner that minimises adverse amenity impacts on adjoining residential properties.*"

Response

The subject land is currently included in the Medium density residential zone with a maximum building height of 11 metres.

Under the proposed planning scheme amendment, it is proposed to retain the subject land in the Medium density residential zone and increase the maximum building height to 15 metres.

It is intended that the subject land continues to be developed predominantly for residential uses and may provide for mixed use development in the form of small scale offices or health care services located at street level with residential above or behind.

Schedule 1.2 (Administrative definitions) of the planning scheme, defines 'mixed use building' and 'mixed use development' as:

Mixed use building – A use of premises that integrates residential uses with non-residential uses such as business uses or community uses.

Mixed use development – Development which comprises a mix of residential and non-residential uses such as business uses or community uses, either within a single building (horizontally or vertically) or multiple buildings of different use.

Having regard to the definitions of 'mixed use building' and 'mixed use development' and the development outcomes sought on this land, it is considered appropriate to amend Section 7.2.6.3 (2)(ff) (Purpose and overall outcomes) and Performance Outcome PO53 of the Caloundra Local plan code and Table 5.9.2 (Caloundra local plan: material change of use) of Part 5 of the planning scheme to refer to 'mixed use development' rather than 'mixed use building' and provide for residential above or behind non-residential uses. However, it is

considered that the category of assessment for 'office' or 'health care services' should be retained as Code assessment, to ensure appropriate consideration of relevant matters such as car parking, amenity impacts and landscaping.

Recommendation:

- Amend Table 5.9.2 (Caloundra local plan: material change of use) to refer to 'mixed use development' rather than 'mixed use building' where in relation to office and health care services in the Medium density residential zone – Sub Precinct CAL LPSP-1D (Central Park Urban Village);**
- Amend Section 7.2.6.3 (Purpose and overall outcomes) (2)(ff) of the Caloundra local plan code to "*Development on properties in the Medium density residential zone fronting the western side of Bowman Road between Gosling Street and Cowan Street may provide for residential development, or mixed use development with small scale offices or health care services located at street level, with residential above or behind non-residential uses. Mixed use development is designed and configured in a manner that minimises adverse amenity impacts on adjoining residential properties*"; and**
- Amend Performance Outcome of Section 7.2.6.4 (Performance outcomes and acceptable outcomes) of the Caloundra local plan code to refer to 'mixed use development' rather than 'mixed use building' and provide for residential above or behind non-residential uses.**

PROPOSED COMMUNITY FACILITIES ZONE AT INDUSTRIAL AVENUE, CALOUNDRA

Proposed Zone

- Specialised Centre Zone
- Medium Impact Industry Zone
- Medium Density Residential Zone
- Major Centre Zone
- Sport and Recreation Zone
- Community Facilities Zone
- Environmental Management and Conservation Zone
- Open Space Zone
- Subject land

No. of submissions in objection: 1
Key issues raised in submissions:

- Loss of green space/vegetation

CONSIDERATION OF KEY ISSUES AND RESPONSES

Loss of green space/vegetation

- Key issues/concerns raised:
- Objects to proposed change in zone from the Environmental management and conservation zone to the Community facilities zone to facilitate a new proposed intersection on Nicklin Way at the northern end of the subject land.
 - Loss of vegetation will reduce the already fragmented connectivity between Ben Bennett Park and Caloundra Town Reserve.

Response

It is proposed to change the zone of part of Lot 743 SP262587 (approximately 1.7 hectares) at the northern end of Industrial Avenue from the Environmental management and conservation zone to the Community facilities zone, to provide future opportunities for community use of the land.

The proposed zoning is consistent with existing zoning to the north and south of the site that incorporates a council depot and emergency services (fire station) respectively.

The vegetation on the site is mapped under the Biodiversity, Waterways and Wetlands Overlay in the planning scheme and, as such, would remain a relevant consideration in relation to any future development for community purposes on the site.

It is also noted that the subject vegetation is classified as "not of concern" and is currently completely surrounded by development and/or urban zoning, and major road corridors (e.g. Nicklin Way splits the site from Ben Bennett Conservation Park) and therefore offers very little in terms of connectivity value.

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

13 MAUD STREET, CALOUNDRA

Proposed Zone

- Low Density Residential Zone
- Medium Density Residential Zone
- Sport and Recreation Zone
- Subject land

No. of submissions in objection: 1
Key issues raised in submissions:

- Zoning

CONSIDERATION OF KEY ISSUES AND RESPONSES

Zoning

Key issues/concerns raised:

- Request for 13 Maud Street and certain adjacent sites to be included in the Medium density residential zone on the basis that:
 - the subject land is within 400m of the light rail investigation route and the Arthur Street/Bowman Road Gateway/Entry Point;
 - the subject land is bordered to the west by existing unit development and north by dual occupancy development;
 - it provides for the effective use of well-located, well-serviced land; and
 - it achieves Council's and the State's residential infill targets.

Response

Under the *Sunshine Coast Planning Scheme 2014*, 13 Maud Street (subject land) and the surrounding lots are currently included in the Low density residential zone with a maximum building height of 8.5 metres.

The *Caloundra Centre Master Plan* envisaged that land in the vicinity of Edith Street ought to be included in the Medium density residential zone and that a maximum building height of 12 metres apply to land to the north of Arthur Street between Mary Street and Maud Street, to facilitate additional medium density residential development in this area.

The subject land and adjoining lots were identified in the *Caloundra Centre Master Plan* to be retained in the Low density residential zone with a maximum building height of 8.5 metres.

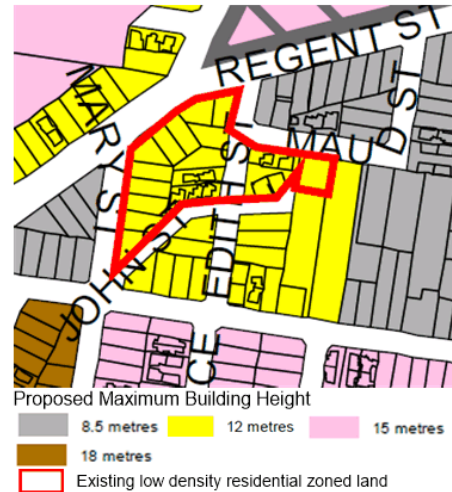
The inclusion of 13 Maud Street and adjoining lots in the Medium density residential zone would result in a change to the proposed planning scheme amendment that is considered to be significantly different to the version that was released for public consultation and is inconsistent with the outcomes sought in the *Caloundra Centre Master Plan*.

It is therefore considered appropriate that 13 Maud Street and adjoining lots are retained in the Low density residential zone under the proposed planning scheme amendment and that these properties are investigated for inclusion in the Medium density residential zone as part of a future planning scheme review.

It is also noted that the lots located on the south-eastern corner of Maud Street and Edith Street and the lots bounded by Regent Street, Edith Street, John Street and Mary Street, which are currently included in the Low density residential zone with a maximum building height of 8.5 metres, are nominated to be

included in the 12 metre height category under the proposed planning scheme amendment (as shown in Figure 1).

Figure 1: Existing Low density residential zoned land subject to the proposed 12 metre maximum building height category under the proposed planning scheme amendment



The proposed height increase is consistent with outcomes sought in the *Caloundra Centre Master Plan*. The *Caloundra Centre Master Plan* also identified that this land be included in the Medium density residential zone; however this was not reflected in the public consultation version of the proposed planning scheme amendment. It is therefore considered appropriate that the lots located on the south-eastern corner of Maud Street and Edith Street and the lots bounded by Regent Street, Edith Street, John Street and Mary Street are included in the Medium density residential zone. This change is not considered to be a significant change, as it has been subject to prior community consultation and Council endorsement as part of the *Caloundra Centre Master Plan* process and is consistent with the proposed building height.

Recommendation:

- (a) 13 Maud Street and adjoining lots are retained in the Low density residential zone under the proposed planning scheme amendment;
- (b) 13 Maud Street and adjoining lots are investigated for potential inclusion in the Medium density residential zone as part of a future planning scheme review; and
- (c) Amend Zone Map ZM45 to include 1 and 3 Edith Street and 25 Maud Street (located on the south-eastern corner of Maud Street and Edith Street) and land bound by Regent Street, Edith Street, John Street and Mary Street, in the Medium density residential zone, consistent with the outcomes sought in the *Caloundra Centre Master Plan* and consistent with the proposed building height.

PART D

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, mapping and drafting refinements to improve the clarity and efficiency of the proposed planning scheme amendment, including:

- Amend Performance Outcome PO4 of Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central)) to include a requirement for development to provide low reflective glazing;
- Amend Figure 7.2.6B (Caloundra Local Plan Elements – Inset) to reflect the correct name in the Caloundra Key Sites Legend for 'Key Site 2. Western Sites';
- Amend Figure 7.2.6M, Figure 7.2.6P and Figure 7.2.6Q of the Caloundra local plan code to correct spelling errors and reflect proposed changes to the boundary of Key Site 1;
- For clarity, amend the headings of the insets on Overlay Map OVM45H to refer to 'Specific Site Note' rather than 'Specific Site'; and
- Amend Specific Site Notes on Overlay Map OVM45H to reference the correct corresponding Performance Outcome in the Caloundra Local plan code.

SUMMARY

Whilst the submissions raise a number of issues/concerns in relation to the proposed amendment, it is considered that the responses provided in this consultation report adequately address these issues/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 D of this report).