

Attachment Folder

Item 8.9

Attachment 4

Ordinary Meeting

Thursday, 25 June 2020

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Brisbane Road Car Park – Proposed Development of Balance Site – Strategic Assessment Against Planning Scheme

Summary

This report provides a strategic assessment of the Preferred Proponent's proposed Hotel development on the balance part of the Brisbane Road Car Park Site against key provisions of the *Sunshine Coast Planning Scheme 2014* (the SCPS).

The assessment is focussed only on the key planning parameters applicable to the subject site and has not considered every detailed matter that would ordinarily form part of a comprehensive development assessment process. In particular, the assessment has not at this stage considered specialist input from disciplines outside of town planning.

For ease of reading, this assessment is set out by way of a table of key assessment criteria with an assessment of compliance statement provided against those criteria. This is a short hand way of representing the outcome of the strategic assessment process.

It is noted that whilst the table of key assessment criteria frequently refers to numerical standards as specified in acceptable outcomes or performance outcomes of the applicable codes, consideration has also been given to the corresponding overall outcomes of those codes (where relevant). Development which is code assessable is bound assessment pursuant to the *Planning Act 2017* but can demonstrate compliance with the applicable codes via a number of assessment paths. This means that development does not necessarily need to comply with numerical standards in an acceptable outcome or performance outcome where alternative solutions are proposed that are also deemed to demonstrate compliance with the corresponding overall outcome of the code.

Based on assessment of the plans provided, it is considered that the proposed development is generally consistent with the key assessment criteria of the SCPS as applicable to the subject site and the type of development proposed.

However, for some assessment criteria it is noted that further information / clarification is required to confirm that compliance with the applicable codes is achieved. In particular, design quality in terms of sub-tropical and sustainable design, and the provision of sufficient car parking are considered to remain areas requiring further information and more detailed assessment.

It is noted that as the SCPS is a performance based planning scheme, the determination of compliance against performance based benchmarks can sometimes involve subjective judgements that depend upon the experience and perspective of the practitioner conducting the assessment. Notwithstanding the potential for different professional opinions to exist regarding certain matters, a high level of confidence exists that the conclusions reached below are sound and consistent with good planning practice.

Assessment framework

Based on the plans provided, the proposed development is considered to involve the establishment of a "resort complex" and "shopping centre" as defined by the SCPS. Other, as yet undescribed uses, may also be involved.

Based on the above, it is considered that the proposed development would be assessable development involving code assessment against the following applicable planning scheme codes:-

- District centre zone code
- Mooloolaba / Alexandra Headland local plan code
- Acid sulphate soils overlay code
- Airport and aviation facilities overlay code
- Coastal protection overlay code
- Height of buildings and structures overlay code
- Business uses and centre design code
- Multi-unit residential uses code
- Prescribed other development codes

Table of key assessment criteria within applicable codes

Key assessment criteria	Assessment of compliance	Issues for noting / further consideration
Mix and configuration of uses	<p>The proposed development incorporates uses that are considered to be consistent with and reasonably anticipated for the subject site by the applicable zone – the District centre zone.</p> <p>The scale of retail and commercial uses provided is considered to be consistent with the Sunshine Coast Activity Centres Network as set out in Part 3 – Strategic framework of the SCPS.</p> <p>It is considered that the mix of uses proposed and the configuration of development would generally enhance the tourism focus and function of Mooloolaba.</p> <p>The proposed development is considered to incorporate an attractive and pedestrian friendly community meeting space in the form of a prominent public plaza at the</p>	<ul style="list-style-type: none"> • Nil.

Key assessment criteria	Assessment of compliance	Issues for noting / further consideration
	<p>corner of First Avenue and Brisbane Road.</p> <p>The proposed development is considered to appropriately integrate with other visitor mixed use areas along Mooloolaba Esplanade and surrounding centre activities.</p>	
Building height	The proposed development is considered to comply with the maximum building height specified for development on the subject site (i.e. a maximum building height of 45 metres plus an allowance for prescribed roof top uses).	<ul style="list-style-type: none"> • The definition of prescribed roof top use in the SCPS is highly technical and it would be prudent for the proponent to confirm that the detailed design of this aspect of the development fully complies with that definition. • Non-compliance would default the proposed development to impact assessment for exceeding the nominated building height applicable to the subject site and create a potentially significant conflict with the SCPS.
Site cover	The proposed development appears to comply with the maximum site cover specified for development on the subject site (i.e. 90% for that part of the building up to 4 storeys in height and 65% for that part of a building exceeding 4 storeys in height), proposing a maximum site cover of 75% for storeys up to the third storey and 43% for storeys above the third storey.	<ul style="list-style-type: none"> • Nil
Setbacks	To a significant degree, the proposed development appears to comply with minimum setback requirements specified for development on the subject	<ul style="list-style-type: none"> • Nil.

Key assessment criteria	Assessment of compliance	Issues for noting / further consideration
	<p>site, although it is noted that some alternative solutions are proposed. In particular, it is noted that the third podium level containing car parking does not satisfy an acceptable outcome which specifies a 6 metre setback along the western boundary of the site at this level. However, this is not considered to represent any material non-compliance with the SCPS because the adjoining use (car park) is a non-residential use and the key site provisions applicable to the subject site specifically allow for significantly increased site cover for buildings up to 4 storeys in height that can only practicably be achieved by some intrusion into the specified setback distance. Overall, the layout of the proposed development and the setbacks provided are considered to deliver an appropriate built form outcome which takes account of the amenity of adjoining premises as well as the appropriate address of the site's two important street frontages.</p>	
Building and landscape design quality	<p>The proposed development appears to provide for high quality building and landscape design which is reasonably articulated and references elements of sub-tropical and sustainable design. Whether or not this design quality is sufficient to comply fully with the requirements of the planning scheme requires further, more detailed, assessment by relevant design professionals.</p>	<ul style="list-style-type: none"> • It would be prudent for the proponent to carefully review the requirements of the planning scheme in respect to sub-tropical and sustainable design excellence to ensure that the high standard of design quality required is being achieved. The proponent may wish to engage specifically with Council architects and / or engage a separate design professional to

Key assessment criteria	Assessment of compliance	Issues for noting / further consideration
		conduct a peer review of the design elements incorporated.
Street front address and activation	The proposed development appears to provide an appropriate address to both First Avenue and Brisbane Road and activates these streets with appropriate non-residential tenancies with openings overlooking the streets.	<ul style="list-style-type: none"> • Nil.
Car parking	<p>The SCPS does not indicate a specific number of car parking spaces required to be provided for a Resort complex, instead indicating that sufficient spaces are required to be provided to accommodate the number of vehicles likely to be parked at any one time. In these cases, the required parking provision is normally determined by reference to a Car Parking Demand Assessment prepared by a suitably qualified professional engineer.</p> <p>Based on the plans provided, it appears that 158 car parking spaces are currently proposed to be provided over two podium levels.</p> <p>In the absence of a Car Parking Demand Assessment, it is not possible to determine whether that rate of parking provision currently proposed is sufficient to meet the requirements of the development.</p>	<ul style="list-style-type: none"> • It will be necessary for any development application to include a Car Parking Demand Assessment demonstrating, to the satisfaction of the Assessment Manager that the proposed development includes sufficient parking to accommodate the number of vehicles likely to be parked on the site at any one time.