



## Proposed Sunshine Coast Planning Scheme Amendment

### Consultation Report: Additional SEQRP Sites and Other Zoning Matters

**Total no. of submissions received: 678**

**No. of submissions in support or support subject to changes: 354**

**No. of submissions in objection: 324**

**8 submissions raised matters outside the scope of the proposed amendment**

#### **Key issues raised in submissions:**

- Demand for residential land and economic benefits
- Proposed local centre at Bli Bli – need and scale
- Traffic and infrastructure capacity
- Housing choice and affordability
- Impact on the local environment and biodiversity values
- Impact on character and amenity
- Development on land subject to flooding and downstream impacts
- Loss of agricultural land and buffers to incompatible development
- Alignment with the *South East Queensland Regional Plan 2017*
- Impact on cultural heritage values
- Public notification process

## INTRODUCTION

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) - Additional South East Queensland Regional Plan 2017 Sites and Other Zoning Matters* (proposed amendment) was placed on formal public consultation from 2 November to 4 December 2020.

The proposed amendment seeks to change the zoning and local plan provisions relating to specific sites located at Bli Bli, Chevallum, Forest Glen, Landsborough and Yandina.

**Part A** of this Report provides:

- an overview of the proposed 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 considers submissions requesting changes to the zoning of specific sites that were not part of the proposed amendment.

## PART A

### OVERVIEW OF PROPOSED AMENDMENT

The proposed amendment seeks to respond to recent changes to the Urban Footprint under the *ShapingSEQ South East Queensland Regional Plan 2017* (SEQ Regional Plan) and better reflect existing development approvals or desired future land uses.

The amendment also seeks to amend local plan provisions, where relevant, to provide more detailed planning outcomes in response to zoning and local plan area boundary changes and amend the growth management boundaries to reflect zoning and local plan area boundary changes.

## OVERVIEW OF PUBLIC CONSULTATION PROCESS

The proposed amendment was placed on public consultation from 2 November to 4 December 2020. As part of the public consultation program, Council undertook the following community engagement activities:

- a public notice was published in the Courier Mail (including online in the Courier Mail and the Sunshine Coast Daily) on 31 October 2020;
- a written notice (letters and emails) was sent prior to the public consultation period to all affected and adjoining landowners (including an information sheet applicable to the relevant site) with details of the proposed amendment;
- the release of an industry newsflash;
- a copy of the public notice and amendment documentation was made available at all Council offices, the Caloundra Library and on Council's website;
- a dedicated webpage was placed on Council's 'Have Your Say' website, which included a copy of the public notice, amendment documentation, information sheets and an online submission form;
- briefings were made to key stakeholder groups, including Organisation Sunshine Coast Association of Residents (OSCAR) and affiliates (e.g. Sunshine Coast Environment Council (SCEC)), Urban Development Institute of Australia (UDIA), Bli Bli Community Association and Yandina and District Community Association (YADCA)); and
- telephone, email and counter enquiries.

## OVERVIEW OF SUBMISSIONS

During the public consultation period, Council received a total of 678 submissions, which consisted of:

- 354 submissions offering provisional or full support for the proposed amendment; and
- 324 submissions either partially or completely objecting to the proposed amendment.

The vast majority of submissions received were in relation to the proposed Bli Bli amendment.

The following Table lists the number of submissions received by site/whole of amendment package:

Site	No. of submissions
Whole of amendment package	17
Bli Bli	581
Chevallum/Forest Glen	3
Landsborough	21
Yandina	48
Other	8
<b>Total</b>	<b>678</b>

Of the total number of submissions received, there were 675 individual submissions, one submission from a chair of a body corporate representing 171 homeowners, a submission in the form of a petition with 27 signatories and another submission that included 12 separately signed proformas.

Of the 678 submissions received, 8 submissions raised matters that are outside the scope of the amendment.

## PART B

### CONSIDERATION OF KEY ISSUES AND RESPONSES

This section of the report considers the key issues/concerns raised in submissions that relate to the whole of the amendment package and for each of the proposed amendment sites (i.e. Bli Bli, Yandina, Chevallum/Forest Glen and Landsborough) and also outlines Council's response to these issues/concerns.

#### WHOLE OF AMENDMENT PACKAGE

During the public consultation period, Council received 17 submissions relating to the whole of the proposed amendment package. Most of these submissions (11 submissions) generally objected to the proposed amendment.

The matters raised in submissions were not related to a specific site and generally related to the following key issues:

Whole of amendment package	
Key issue	No. of submissions
Character and amenity	7
Environmental impacts	7
Traffic and infrastructure capacity	7
Public notification process	2
Flooding	2
Demand and housing choice	2
Protection of rural land	1

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

#### Consideration of Key Issues/Concerns and Responses

The key issues/concerns raised in submissions are summarised as follows:

##### Character and amenity

**Key issue/concern 1:** Submitters outline support for the proposed amendment but raised concern about lot sizes, with a preference for larger lots (including 1 acre lots) to minimise impacts on infrastructure.

**Key issue/concern 2:** Submitters object to the proposed amendment on the basis that:

- more emphasis should be placed on the rural nature of the hinterland with large lots and wider streets;
- the natural character/environment and amenity of the Sunshine Coast will be eroded by development;
- the Sunshine Coast has changed from a collection of character villages to a homogenous and sprawling urban area.
- higher density living options are not required; and
- Council should not support population growth.

#### Response

As of June 2019, the Sunshine Coast was the second fastest growing Local Government Area in South East Queensland (SEQ). With a current population of approximately 336,000 people, the Sunshine Coast is projected to increase by 182,000 people to reach a population of 518,000 in 2041. The SEQ Regional Plan identifies that 87,000 new dwellings will be required on the Sunshine Coast by 2041 to accommodate this growth. The SEQ Regional Plan Urban Footprint is a tool for managing growth.

The Urban Footprint promotes a compact settlement pattern and consolidates urban development within established communities, which seeks to avoid a homogeneous and sprawling urban area and protect the regional landscape and rural production areas from encroachment from urban development.

However, the Urban Footprint is not an urban zone and does not imply that all land can be developed for urban purposes as some land may be unsuitable for urban purposes due to constraints, such as flooding, slope or contains significant vegetation. It is the responsibility of Council to investigate and determine through its planning scheme the most suitable zone for each parcel within the Urban Footprint.

The proposed amendment has primarily been prepared to respond to changes to the Urban Footprint under the SEQ Regional Plan. The sites included in this amendment were part of a

review process to determine which sites are suitable for inclusion in an urban zone at this time.

The existing provisions in the *Sunshine Coast Planning Scheme 2014* (the planning scheme) and the proposed amendment include specific assessment benchmarks in the relevant local plan codes that requires development to reflect the village/rural character of these localities and provides for the protection and enhancement of significant environmental areas and key landscape elements.

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

#### **Environmental impacts**

**Key issue/concern 1:** *Submitters object to the proposed amendment on the basis that:*

- *environmental and ecological values will be negatively impacted;*
- *wildlife should be better protected;*
- *there will be a loss of greenspace and environmental areas to urban development; and*
- *a large proportion of the land at Bli Bli is subject to remnant vegetation and wetlands.*

#### Response

Future development of the proposed amendment areas will be subject to development assessment, against the relevant provisions of the planning scheme, including overlay codes, local plan codes and development codes.

The Biodiversity, waterways and wetlands overlay code includes specific assessment benchmarks that provide for the protection and buffering of ecological important areas and for development to be located, designed and managed to avoid or minimise adverse direct or indirect impacts on ecological systems and processes. The Stormwater management code also includes specific assessment benchmarks that provide for the protection and enhancement of environmental values, water quality and public health.

The local plan codes relating to the proposed amendment areas in Yandina, Bli Bli, Landsborough and Forest Glen/Chevallum, also include specific assessment benchmarks which seek to protect and enhance significant environmental areas.

It is therefore considered that the concerns/issues raised by submitters are appropriately addressed either by the existing planning scheme provisions or by the content of the proposed amendment itself.

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

#### **Traffic and Infrastructure capacity**

**Key issue/concern 1:** *Support for the proposed amendment on the basis that further development and infrastructure growth opportunities will be provided on the Sunshine Coast.*

#### Response

The support outlined in submissions for the proposed amendment, is acknowledged and noted.

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

**Key issue/concern 2:** *Submitters object to the proposed amendment on the basis that:*

- *further development will create unsustainable impacts on infrastructure;*
- *cumulative impacts of development have not been appropriately considered, resulting in inadequate infrastructure;*
- *current infrastructure capacity is deficient and development infrastructure is not provided for ahead of proposed development;*
- *the tipping point of population growth has been reached putting pressure on social infrastructure;*
- *development will result in rate increases to fund infrastructure.*
- *travel time between the hinterland and the coast is increasing;*

- *it will exacerbate traffic congestion issues; and*
- *greenfield development has led to traffic congestion.*

#### Response

Existing provisions within the planning scheme (including the Transport and parking code) and the proposed planning amendment relating to Yandina, Bli Bli, Landsborough and Forest Glen/Chevallum, are considered sufficient to ensure that the transport infrastructure (such as roads, parking and service areas) required to service the proposed development is provided in a safe and efficient manner and prevents unacceptable off-site impacts.

The cost of any infrastructure upgrades relating to future development will be the responsibility of the developer.

Council continues to monitor population growth and the provision of infrastructure across the Sunshine Coast. Needs will be reassessed with any changes to projected population growth.

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

#### **Flooding**

**Key issue/concern 1:** *Submitters object to the proposed amendment on the basis that:*

- *the cumulative impacts of development have not been considered resulting in exposure to impacts of extreme weather events exacerbated by climate change;*
- *the proposed amendment is not consistent with the principles and strategies of the Coastal Hazard Adaptation Strategy; and*
- *movement of development into the floodplain is becoming apparent.*

#### Response

A fit for purpose flood risk assessment has occurred as part of the preparation of the proposed amendment. This assessment satisfies the State Planning Policy state interests relating to the protection of people and property in flood hazard areas. This assessment also considered climate change impacts.

Any future development of the proposed amendment areas will require assessment against the planning scheme, including the Flood hazard overlay code and Local plan codes. The Flood hazard overlay code applies to development subject to the Flood hazard overlay and includes specific assessment benchmarks, which seeks to ensure development protects people and avoids or mitigates the potential adverse impacts of flood and storm tide inundation on property, economic activity and the environment, taking into account the predicted effects of climate change.

Issues/concerns raised in relation to flooding at Bli Bli, Yandina, Landsborough and Chevallum/Forest Glen are discussed in the relevant sections of this report relating to these amendment areas.

#### **Demand and housing choice**

**Key issue/concern 1:** *Submitters generally support the proposed amendment, as it will add additional land to meet high levels of demand for residential land.*

**Key issue/concern 2:** *Submitters consider that the amendment does not support sufficient housing choice and density and recommends that:*

- *more land is included in the Emerging community zone to facilitate density and housing choice; and*
- *land subject to approvals is included in an appropriate zone to support subsequent development.*

#### Response

The support outlined in the submission for the proposed amendment, is acknowledged and noted.

It is considered that the proposed land use zones for each of the amendment areas are appropriate for that locality, having regard to existing surrounding development, the character of the area and housing needs. The proposed amendment also includes land in a zone to reflect an existing approval (as proposed at Chevallum/Forest Glen).



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

#### **Protection of rural land**

**Key issue/concern 1:** *The submitter objects to the amendment package as they are concerned that development is located in areas where good quality rural land.*

#### **Response**

The proposed amendment has primarily been prepared to respond to changes to the Urban Footprint under the SEQ Regional Plan.

Balancing the need to protect agricultural land whilst providing sufficient land for urban development was a key consideration of both Council and the State Government in arriving at decisions relating to new inclusions of land in the Urban Footprint under the SEQ Regional Plan.

Given the subject land's inclusion in the Urban Footprint under the SEQ Regional Plan, further consideration for the loss of agricultural land is not necessary when deciding to include this land in an urban zone.

The proposed amendment also includes specific assessment benchmarks in the Bli Bli, Landsborough and Yandina Local plan codes that requires development to provide appropriate landscape buffering and separation to nearby agricultural land and rural uses. The intention of these assessment benchmarks is to mitigate against reverse-amenity issues for rural activities from future residential/urban development.

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

## **PUBLIC NOTIFICATION PROCESS**

During the public consultation period, Council received 26 submissions in relation to the public notification process carried out for the proposed amendment. The submissions were provided in relation to the following areas:

<b>Public Notification Process Submissions</b>	
<b>Aspect of Amendment</b>	<b>No. of submissions</b>
Bli Bli	20
Landsborough	2
Yandina	2
Whole of amendment package	2

## **Consideration of Key Issues/Concerns and Responses**

### **Reason for proposed amendment package**

**Key issue/concern 1:** *Submitters query whether the proposed amendment is the result of interested parties lobbying Council and is doubtful of the achievement of any purported community benefit.*

#### **Response**

The proposed amendment has been prepared in response to recent changes to the Urban Footprint under the SEQ Regional Plan and to better reflect existing development approvals or desired future land uses. It is the responsibility of Council, through its planning scheme, to determine the most suitable zone for each land parcel within the Urban Footprint.

The proposed amendment also includes land in an appropriate residential zone that will provide additional land for residential development to meet local housing needs.

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

**Key issue/concern 2:** *The submitter queries why the amendment is required, given that recent 2018 major amendments were made to align the planning scheme with the SEQ Regional Plan. The submitter further queries why the amendment does not wait for the review*

*of the SEQ Regional Plan when updates to dwelling targets will be available.*

#### Response

Amendment No.18 to the *Sunshine Coast Planning Scheme 2014*, which commenced on 1 April 2019, was prepared to respond to changes to the Urban Footprint under the SEQ Regional Plan and to reflect the desired future use of land. This amendment also included a small number of operational amendments which sought to improve the clarity and efficiency of the planning scheme.

Amendment No. 18 did not seek to release all land that was included in the Urban Footprint under the SEQ Regional Plan. The limited release of land for urban purposes in stages is to ensure that the rolling 15-year supply policy objective of the SEQ Regional Plan is maintained. This proposed amendment package is a continuation of this objective.

Given the current demand for residential land in the Sunshine Coast region, there is no community benefit for Council to wait for a review of the SEQ Regional Plan, to make updates to dwelling targets. The areas identified in this amendment package will likely remain mapped in the Urban Footprint in a future SEQ Regional Plan.

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

#### **Timing of Amendment Package**

**Key issue/concern 1:** *The submitter queries why planning commenced in 2017 and has only now been publicly notified and suggests that the process has been incompetently handled and has not provided residents with appropriate time to review and respond.*

#### Response

The commencement of the SEQ Regional Plan saw the introduction of a range of sites across the Local Government Area (LGA) in the Urban Footprint regional land use category.

To date, Council has initiated two amendment packages generally centred around including

these new Urban Footprint sites in an urban zone of the planning scheme.

As discussed for the above submissions, the first amendment package, the SEQ Regional Plan Bring Forward sites (Amendment No.18), consisted of sites that were relatively straight forward and unconstrained. This amendment commenced on 1 April 2019.

The second (and current) SEQ Regional Plan related amendment package was prepared following a Council resolution at the Ordinary meeting of 28 March 2019. Public consultation was undertaken from 2 November to 4 December 2020 (i.e. 25 business days) in accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules*.

Part A of this Report provides an overview of the public consultation process undertaken, which exceeded the requirements specified in the *Planning Act 2016* and the *Minister's Guidelines and Rules*.

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

**Key issue/concern 2:** *The submitter objects to the proposed amendment on the basis that:*

- *a multitude of other important planning studies are currently underway and subject to consultation;*
- *the community and newly elected Councillors have not had sufficient time to gain a detailed understanding of the implications of the various programs; and*
- *it does not need to proceed at this time and should be held over until the new planning scheme is prepared.*

#### Response

Whilst it is acknowledged that Council may be consulting with the community regarding a range of different projects at the same time, the SEQ Regional Plan sets a policy expectation that, at all times, local government planning schemes will make available a minimum of at least 15 years supply of land that is zoned and able to be serviced for both residential and employment land uses.

The Queensland Government actively monitors planning schemes and land stock annually to track their performance against the dwelling supply benchmarks and employment planning baselines, including to ensure at least 15 years of residential and employment land supply is maintained. This minimum benchmark will fluctuate over time according to demand and supply, so Council needs to proactively and adequately zone land to ensure that the Sunshine Coast continues to remain above the 15-year benchmark. An annual report, entitled the *Land Supply and Development Monitoring Report* (LSDM) is released evaluating each local government areas performance.

The 2020 LSDM identifies that there is 15 years of supply within the defined Sunshine Coast Consolidation area, for which the proposed amendment areas are located within. It is good practice to zone land in the Urban Footprint for urban purposes where that land is suitable and available for that purpose.

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

#### **Public notification period**

**Key issue/concern 1:** Submitter is concerned that the public consultation period is inappropriate given it is the lead up to Christmas, the complexity of the amendments, and the other consultation exercises currently underway.

**Key issue/concern 2:** Submitters were concerned about the length of the public consultation period and that it should be extended over 6 months to allow the community sufficient time to review, consider and provide feedback.

#### Response

The proposed amendment was publicly notified in accordance with the *Minister's Guidelines and Rules*, which requires a minimum consultation period of 20 business days. The proposed amendment was placed on public consultation from 2 November to 4 December 2020 (being 25 business days). Therefore, the public

notification period exceeded the legislated requirements.

The *Planning Act 2016* and the *Minister's Guidelines and Rules* do not exclude public notification occurring during certain times of the year.

However, Schedule 2 of the *Planning Act 2016* states a business day does not include a day between 26 December of a year and 1 January of the next year. The public notification period for this amendment package was undertaken prior to this period commencing. Council also accepted submissions received after the consultation period had closed.

The concerns and suggestions raised in relation to public consultation are noted and will be considered for future planning scheme amendments and engagement for the new planning scheme.

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

#### **Consideration of submissions**

**Key issue/concern 1:** The submitter is concerned that the process to make submissions or complain regarding planning decisions is difficult and bureaucratic, and negatively impacts on the ability of residents to make a meaningful contribution to the planning process.

#### Response

Part A of this Report provides an overview of the public consultation process undertaken, which exceeded the requirements specified in the *Planning Act 2016* and the *Minister's Guidelines and Rules*.

In accordance with the *Minister's Guidelines and Rules*, Council must consider every properly made submission about the proposed amendment and may consider other submissions. The local government must prepare a consultation report about how the local government has dealt with properly made submissions.

This consultation report addresses this requirement for the consideration of submissions



in accordance with the *Minister's Guidelines and Rules*.

The concerns and suggestions raised in relation to public consultation are noted and will be considered for future planning scheme amendments and engagement for the new planning scheme.

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

**Key issue/concern 2:** *Submitters object to the public notification process on the basis that:*

- *a submission can only be supported by grounds, facts and circumstances when the community does not have the resources to provide this material. Rather, logic, reason and desire for protecting standards of living are considered to be sufficient grounds;*
- *objections are not considered; and*
- *the submissions process is biased as those most affected such as landowners only get one submission, potentially skewing results due to low numbers of landowners.*

#### Response

Schedule 2 of the *Planning Act 2016* requires that a 'properly made submission' is to state its grounds, and the facts and circumstances relied on to support the grounds.

Council must consider every properly made submission about a proposed amendment and may consider other submissions. This includes submissions made in support of or objecting to the proposed amendment received during the public notification period.

The inclusion of grounds, facts and circumstances in a submission can assist Council in making a determination of the concern raised.

All are welcome to make a submission to proposed amendments to the planning scheme. The *Planning Act 2016* does not enforce a limit of 1 submission per landowner.

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

#### **General comments**

**Key issues/concerns 1:** *Submitters have provided the following general comments regarding the public notification process:*

- *the proposal is difficult to find on Council's website and frustrates the ability of all residents to be aware of and understand the proposed amendment;*
- *Council has a poor record of informing the public of proposed changes; and*
- *the outcome of the proposed amendment is a foregone conclusion; whether public notification is only to meet process obligations and is not a genuine forum for consultation;*
- *providing information regarding extent of other planning, liaison with State government, budgets, and future planning for Bli Bli would assist residents in understanding and supporting the proposed amendment;*
- *materials present are bias; and*
- *a face to face meeting should have been organised instead of notification by letter.*

#### Response

Part A of this Report provides an overview of the public consultation process undertaken for the amendment package. The community consultation strategy implemented for the proposed amendment exceeded the requirements specified in the *Planning Act 2016* and the *Minister's Guidelines and Rules*.

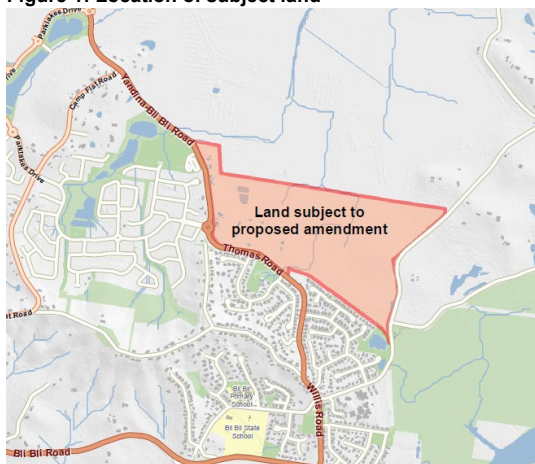
The concerns and suggestions raised in relation to public consultation are noted and will be considered for future planning scheme amendments and engagement for the new planning scheme.

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

## Bli Bli

The proposed amendment relates to land located on the north-eastern edge of Bli Bli's existing urban area, generally bound by the Yandina-Bli Bli Road, Thomas Road and Lefoes Road (refer **Figure 1** below). The subject land comprises 9 lots with a total area of approximately 80 hectares.

**Figure 1: Location of subject land**



The proposed amendment seeks to change the zoning of the subject land from the Rural zone to the Emerging community zone and include the land within the planning scheme's Urban Growth Management Boundary. It is also proposed to include the subject land (referred to as the Bli Bli Northern Village) in the Bli Bli local plan area with specific provisions in the Bli Bli Local plan code providing guidance on preferred land uses and development form, including a proposed Master Plan.

### Summary of submissions received

Council received a total of 581 submissions in relation to the proposed Bli Bli amendment. Most of these submissions take a pro-forma approach. Of the total number of submissions received, 313 submissions outlined provisional or full support and 268 submissions objected to the proposed Bli Bli amendment.

The matters raised in submissions are categorised into the following key issues:

Bli Bli	
Key issue	No. of submissions
Demand/economic benefits	288
Local centre	285
Road infrastructure and traffic	260
Housing, density and building height	184
Environmental values	165
Flooding	126
Alignment with the SEQ Regional Plan	86
Character and amenity	85
Agricultural land	51
Community infrastructure	12
Cultural heritage	5

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

### Consideration of Key Issues/Concerns and Responses

#### Demand/economic benefits

A total of 288 submissions received in relation to the proposed Bli Bli amendment raised matters relating to demand and economic benefits. Most of these submissions (212 submissions) supported the proposed amendment on the basis that it met the demand for residential land, particularly in the northern part of the Sunshine Coast, and provided economic benefits (72 submissions). Most of these submissions take a pro-forma approach.

Three submissions objected to the proposed amendment on the basis that there is limited need/demand for residential land and employment opportunities on the Sunshine Coast for future occupants. One submission raised doubts about the economic benefits generated by development.

The key issues/concerns raised in submissions are summarised as follows:

**Key issue/concern 1: Support for the proposed amendment on the basis that:**

- there is a lack of available land and housing for sale on the Sunshine Coast, with high

*rental demand and people leaving the area due to a housing shortage;*

- *will assist in meeting high levels of demand for vacant residential land, particularly north of the Maroochy River, and balances population across the Sunshine Coast;*
- *the demand for residential land is exceeding supply;*
- *the land is unconstrained and suitable for urban development;*
- *it is proximate to and has good access to the Maroochy City Centre, the Bruce Highway, infrastructure and community services (e.g. schools);*
- *it is a logical area for growth;*
- *provides retail and commercial services to cater for the needs of the local catchment and additional population;*
- *is in close proximity to community services;*
- *responds to new families moving to the area to access the new primary school;*
- *supports the broader regional economy through investment and jobs; and*
- *offers alternative housing options with larger average lot sizes than other developments.*

#### Response

The support outlined in various submissions for the proposed amendment, is acknowledged and noted.

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

**Key issue/concern 2:** *Submitters object to the proposed amendment on the basis that there is not a need for residential land as evidenced by the ShapingSEQ dashboard, which reports that there is 15 years of zoned land supply in the urban footprint.*

**Key issue/concern 3:** *The amendment does not need to proceed at this time and should be held over until the new planning scheme is prepared.*

#### Response

The SEQ Regional Plan sets a policy expectation that, at all times, local government planning schemes will make available a minimum of at least 15 years supply of land that

is zoned and able to be serviced for both residential and employment land uses. In recognition of the long lead times associated with bringing land to market, this 15 year supply objective is to be provided as rolling supply, meaning that new or additional land for residential and employment purposes is made available for development proportionate with changes in population growth and housing market activity.

The Queensland Government actively monitors planning schemes and land stock annually to track their performance against the dwelling supply benchmarks and employment planning baselines, including to ensure at least 15 years of residential and employment land supply is maintained. This minimum benchmark will fluctuate over time according to demand and supply, so Council needs to proactively and adequately zone land to ensure that the Sunshine Coast continues to remain above the 15-year benchmark. An annual report, entitled the *Land Supply and Development Monitoring Report* (LSDM) is released evaluating each local government areas performance.

The 2020 LSDM identifies that there is 15 years of supply within the defined Sunshine Coast Consolidation area, for which the proposed Bli Bli amendment area is located within. The Consolidation area is defined by the *Existing Urban Area* boundary and while related, is independent of the Urban Footprint regional land use category.

The subject land is also located within the SEQ Regional Plan Urban Footprint and therefore able to be considered for designation for an urban purpose.

In order to ensure that the rolling 15-year supply policy objective of the SEQ Regional Plan is maintained, it is considered appropriate to include the subject land within the proposed Emerging community zone of the *Sunshine Coast Planning Scheme 2014*.

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

**Key issue/concern 4:** *Concern about the availability of employment for future occupants, in an already strained economy.*

#### Response

Council's Regional Economic Development Strategy 2013 - 2023 (REDS), which provides a 20 year vision and blue print for economic growth on the Sunshine Coast, identifies seven high value industries to grow the economy (namely health and wellbeing; education and research; professional services and knowledge industries; tourism sport and leisure; agribusiness; urban technologies; aviation and aerospace). These industries together with a number of 'game changer' projects, such as the Maroochy City Centre, the Sunshine Coast International Submarine Broadband Cable, the expansion of the Sunshine Coast Airport, the Sunshine Coast University Hospital and the University of the Sunshine Coast, have the potential to create and support local employment opportunities for residents on the Sunshine Coast.

It is considered that the proposed Bli Bli Northern Village is appropriately located to potentially benefit from the existing and future employment opportunities in the Maroochy City Centre and other employment nodes.

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

#### **Local centre**

A total of 285 submissions received in relation to the proposed Bli Bli amendment raised matters relating to the proposed local centre. Most of these submissions take a pro-forma approach.

Of the total number of submissions received in relation to the proposed local centre, 194 submissions outlined provisional or full support for the proposed local centre and 90 submissions were not supportive of the proposed local centre.

Some submissions outlined support for the proposed local centre, subject to an increase in the scale of the local centre to provide for an Aldi, Coles or Woolworths to facilitate self-containment, increase competition and local

employment opportunities and reduce traffic congestion at the existing IGA.

Two submissions in support of the proposed Bli Bli amendment were accompanied by an Economic Need and Impact Assessment, which generally concluded that the current rate of supermarket Gross Floor Area (GFA) was deficient to service the existing and projected population of the catchment and that the economic impacts on the existing centre would be minimal.

One submission in objection, included an Economic Need and Impact Assessment, which concluded that a smaller local centre would be sufficient to accommodate catchment demands and protect the viability of the existing centre.

The key issues/concerns raised in submissions are summarised as follows:

**Key issue/concern 1:** *Submitters outlined support for the proposed local centre on the basis that it will:*

- *provide additional retail and commercial facilities to cater for the local catchment, growing population and in proximity to residential areas;*
- *facilitate self-containment; and*
- *provide additional employment opportunities and supports business confidence;*
- *supports existing land uses; and*
- *reduce reliance on private vehicle trips and relieve some traffic pressure on the existing Bli Bli centre.*

#### Response

The support outlined in various submissions for the proposed amendment, is acknowledged and noted.

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

**Key issue/concern 2:** *Submitters queried why only a local scale centre is proposed and believe that a full-service centre is appropriate to provide competition and alternative retail and service options.*

**Key issue/concern 3:** *Submitters outlined support for the proposed amendment but were*



concerned that the limitation on the gross leasable floor area (GLFA) for a supermarket of 1,000m<sup>2</sup> is not sufficient to cater for the needs of the local catchment.

**Key issue/concern 4:** The submitter outlined support for the proposed amendment, including support for the size of the proposed local (not full service) activity centre (being 2,500m<sup>2</sup>) and a supermarket (being 1,000m<sup>2</sup>) as well as support for a maximum building height of 12 metres for the local centre. However, the following changes to the proposed amendment were requested:

- the area north of the local centre, abutting the Yandina Bli Bli Road in the west is retained for Medium density residential but also provides for the possibility of a service station (with a total land area of 2,200m<sup>2</sup>); and
- provisions be included for a childcare centre within the medium density residential zone (with a total land area of 3,000m<sup>2</sup>).

The submission included an economic needs assessment for the proposed amendment, including a needs assessment for the proposed local centre, childcare centre and service station. The needs assessment for the proposed local centre concluded that:

- there is a need for the proposed local centre to service the future population planned in the northern part of Bli Bli;
- the proposed centre would not unduly impact on the function, role or viability of existing facilities and designated centres; and
- the proposed local centre would provide community benefits that would not threaten the viability of any existing supermarket or designated centre and would outweigh any potential short term impacts upon competitive centres.

**Key issue/concern 5:** The submitter requests amendments to the specific provisions in the proposed Bli Bli Local plan code to provide for the establishment of a supermarket (not a full line supermarket) (e.g. an ALDI) not exceeding a gross leasable floor area (GLFA) of 1,800m<sup>2</sup>. The submission included an economic review that concludes:

- the proposed local (not full service) activity centre is well located to service the needs of the northern Bli Bli community;
- there is an undersupply of supermarket floorspace that is only partly addressed by the proposed expansion of the existing IGA and the proposed local (not full service) activity centre;
- the catchment area can comfortably support a supermarket of 1,800m<sup>2</sup> at the proposed local (not full service) activity centre; and
- the proposed expansion of the supermarket at the proposed local (not full service) activity centre to 1,800m<sup>2</sup> would not undermine the role and function of the existing Bli Bli local (full service) activity centre.

#### Response

The proposed amendment includes provision for a local (not full service) activity centre within the proposed Bli Bli Northern Village, which does not detract from the role and function of the existing Bli Bli Village Centre as the local (full service) activity centre for the Bli Bli local plan area. It is intended that the proposed local (not full service) activity centre provides a local convenience function only, accommodating small scale services and facilities, anchored by a small supermarket, that services the needs of residents within the proposed Bli Bli Northern Village and surrounding neighbourhoods.

The existing Bli Bli Village Centre is intended to remain the primary and dominant centre for the Bli Bli local plan area, providing a wider range of convenience goods and services to local residents.

The proposed Bli Bli Local plan code includes assessment benchmarks (e.g. Performance outcomes and Acceptable outcomes) that development in the local (not full service) activity centre must be assessed against.

Acceptable Outcome (refer AO16.2), which provides for the local (not full service) activity centre to have a total GLFA not exceeding 2,500m<sup>2</sup> with any one single tenancy limited to 300m<sup>2</sup> GLFA apart from a supermarket which is not to exceed 1,000m<sup>2</sup> GLFA. It should be noted that Acceptable outcomes are one way of achieving the corresponding performance



outcome. An applicant may provide an alternative proposal that meets the corresponding performance outcome (refer to proposed PO16 of the Bli Bli Local plan code).

It is considered appropriate to retain the limitations on the overall size of the proposed local (not full service) activity centre and the size of any supermarket it may contain, given the intended role of the proposed Bli Bli Northern Village as a local (not full service) activity centre and to protect the ongoing role and function of the existing Bli Bli Village Centre as a local (full service) activity centre.

It is acknowledged that the projected population of Bli Bli could support a larger supermarket (such as an Aldi) or a full-line supermarket (e.g. Coles or Woolworths), in addition to the existing IGA. However, it is considered that such facilities should be located in the existing centre located on David Low Way. It is proposed that opportunities for expanding the existing local centre are investigated as part of the preparation of the new Sunshine Coast Planning Scheme project.

In relation to the submitters request for the proposed amendment to include provision for a service station and childcare centre, the *Sunshine Coast Planning Scheme 2014*, currently identifies a 'service station' as an inconsistent use and not intended to occur in a local (not full service) activity centre. This policy position is intended to be retained. With regard to a 'childcare centre', this use is currently identified as a consistent use and subject to code assessment in a local centre zone. However, with the proposed inclusion of the Bli Bli Northern Village area in the Emerging community zone, future development of this land would be subject to more detailed planning and an Impact assessable development application, including further community consultation. As part of this process the applicant may seek to vary the level of assessment for a service station and a childcare centre in the proposed local (not full service) activity centre, subject to Council's consideration and approval.

**Recommendation: That opportunities for expanding the existing Bli Bli Village centre are investigated as part of the preparation of**

#### **the new Sunshine Coast Planning Scheme project.**

**Key issue/concern 6:** *Submitters object to proposed local centre on the basis that:*

- *Bli Bli is well serviced with appropriate levels of retail and commercial services;*
- *it will dislocate the existing Bli Bli centre as a community hub that supports local social groups and contributes to the cohesion of community;*
- *the scale of the proposed local centre exceeds the total floorspace of the existing local centre, is not required to meet demand and will impact on the viability of existing businesses, prejudice jobs and investment;*
- *trading conditions are fragile due to the recent pandemic;*
- *new retail and commercial development should be directed to Nambour or other more appropriate locations;*
- *a second supermarket is not required;*
- *duplication of another centre will result in 2 poorly performing centres; and*
- *there are a number of vacant shops at the existing Bli Bli centre.*

**Key issue/concern 7:** *The submitter acknowledges that some form of local convenience centre is likely on the site but is concerned about the size of the centre, given its proximity to the existing full service centre. The submitter is concerned that it will represent a duplication of existing functions already provided and will have serious adverse trade and employment impacts on existing businesses in the full service centre. The submitter believes that the proposed amendment is internally inconsistent, and that the acceptable outcomes limiting individual tenancy GFA are in conflict with the overall outcomes to maintain the Bli Bli Centre as the primary and dominant local centre. The submitter suggests amending the local plan code to:*

- *decrease the maximum size of the proposed centre from 2,500m<sup>2</sup> to 1000m<sup>2</sup>;*
- *decrease the maximum size of a single tenancy from 1,000m<sup>2</sup> to 500m<sup>2</sup>;*
- *include limitations on floorspace into the overall outcomes of the code to provide stronger regulatory support; and*

- update the local plan figure to limit the size of the local centre site.

**Key issue/concern 8:** *The submitter objects to the proposed local centre for the following reasons and suggests limiting the size of the proposed centre to 300m<sup>2</sup>:*

- there has recently been substantial investment into the existing town centre;
- the proposed local centre constitutes 'out of centre' development in conflict with the intent of the planning scheme;
- previous Council advice has supported expansion of the existing town centre to the north;
- business investment decisions have been based on previous advice and may result in compensation claims;
- it will fragment the retail and commercial centre and impact on the viability of both centres; and
- the road network will not support traffic volume likely accessing the proposed centre.

**Key issue/concern 9:** *Request for Council to undertake an economic impact analysis to quantify the need and impact of the proposed local centre.*

#### Response

Bli Bli is estimated to reach a population of approximately 12,000 people by 2036. Bli Bli residents currently have access to the existing Bli Bli Village local (full service) activity centre, located on the corner of Bli Bli Road and David Low Way, which includes:

- the Bli Bli Village River Markets (comprising a Supa IGA (1,690m<sup>2</sup>) and 14 speciality stores, including a post office, bakery, butcher, newsagent, florist and cafes) with a total floor space of approximately 3,295m<sup>2</sup>;
- the Bli Bli Village Town Centre, currently under construction (including office, health care services, gym, retail and hotel facilities), with a total floor space of approximately 8,000m<sup>2</sup>; and
- the Bli Bli Riverside Centre (767m<sup>2</sup>) and the United Petroleum Service Station.

A small local (not full service) activity centre is also located on the north-western corner of

Parklakes Drive and Waterhole Place, which includes a café and bottle shop, but is predominantly developed for medium density residential uses.

The existing Bli Bli Village local (full service) activity centre is intended to remain the primary and dominant centre for the Bli Bli local plan area, providing a wider range of convenience goods and services to meet the needs of local residents.

The proposed Bli Bli Northern Village local (not full service) activity centre is intended to provide for the convenience needs of the northern Bli Bli community. The proposed provisions in the Bli Bli Local plan code seek to achieve an appropriate balance between providing for the needs of residents of the northern part of Bli Bli and maintaining a centre hierarchy.

In preparing the proposed planning scheme amendment, Council has had regard to economic advice in relation to the future retail and community needs for the Bli Bli local plan area.

The proposed Acceptable Outcome AO16.2 in the Bli Bli Local plan code provides for development within the local (not full service) activity centre to have a total GLFA not exceeding 2,500m<sup>2</sup> and provides for any single tenancy to not exceed a GLFA of 300m<sup>2</sup>, other than one supermarket, not exceeding a GLFA of 1000m<sup>2</sup>. The proposed ultimate size of the centre (i.e. 2,500m<sup>2</sup>) is considered to be consistent with a Local (not full service) activity centre.

The proposed local centre is not considered to be 'out of centre' development. The proposed amendment includes the land in the Emerging community zone and incorporates specific assessment benchmarks for the development of a local (not full service) activity centre within the Emerging community zone.

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

### Road infrastructure and traffic

A total of 260 submissions received in relation to the proposed Bli Bli amendment raised matters relating to road infrastructure and traffic. Most of these submissions raise concern about the capacity of the existing transport network and increase in congestion as well as the need for transport infrastructure to be upgraded.

The key issues/concerns raised in submissions are summarised as follows:

**Key issue/concern 1:** *The submitter generally supports the vehicle access locations in PO17 of the proposed amendment and the requirements for pedestrian access, street frontages and car parking.*

**Key issue/concern 2:** *Submitters note that traffic has been appropriately addressed through the State interest review process.*

#### Response

The support outlined in submissions for the proposed provisions, is acknowledged and noted.

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

**Key issue/concern 3:** *Submitters have concerns regarding traffic safety and the efficiency of the current road network. Additional development proposed within the Bli Bli local plan area is considered to further exacerbate this issue. In particular, the following concerns were identified in several submissions:*

- *the existing road network (including bridges such as the David Low Way Bridge) are already at capacity and are not sufficient to safely and efficiently cater for additional traffic volumes generated by future development of this land (particularly for medium density development) and that these roads/bridges would require upgrading prior to any future development;*
- *additional development will exacerbate traffic congestion and safety problems;*
- *Lefoes Road is not suitable (too narrow and dangerous) to support likely traffic volumes and would need to be significantly upgraded prior to any future development. Some*

*submitters requested no access from Lefoes Road to the proposed development area;*

- *the operation/capacity/safety of specific intersections (including the intersections at Waigani Street/Nambour Bli Bli Road, Samantha Drive/Thomas Road, School Road/Willis Road, Camp Flat Road/Bli Bli Road) and that these intersections require upgrading;*
- *need for additional traffic lights, pedestrian crossings and cycle ways to facilitate and encourage active transport;*
- *additional traffic on Stoney Wharf Road (including dirt roads) will increase dust, noise and traffic nuisances for residents and that these roads will need upgrading (including the boat ramp) as part of any development of this area;*
- *request for speed limits along Willis Road between Bli Bli Road and Thomas Road to be reduced to 40km/hr;*
- *the road network cannot safely accommodate the additional 1,270 houses proposed; and*
- *Bli Bli has a single road providing access to the north and south and believes that road upgrades and additional river crossings should be included as part of the planning process to manage increased traffic volumes.*

**Key issue/concern 4:** *The submitter recommends a Traffic Impact Assessment be prepared to model future impacts and identify required upgrades, and notes that any State upgrades should occur prior to any commencement of development.*

#### Response

Future development of the proposed Bli Bli Northern Village will be subject to an Impact assessable development application, which includes further community consultation. A traffic impact assessment will be required to be submitted to Council as part of any forthcoming development application.

The traffic impact assessment would need to address the infrastructure requirements specific to the proposed development site, including consideration of the existing local road network and identification of infrastructure upgrades that

may be required to accommodate the proposed development.

It is considered that the existing provisions within the planning scheme (including the Transport and parking code) and the proposed provisions in the Bli Bli Local plan code are sufficient to ensure that the transport infrastructure (such as roads, parking and service areas) required to service the proposed development is provided in a safe and efficient manner and prevents unacceptable off-site impacts.

In addition, Yandina Bli Bli Road and Thomas Road are identified as State-controlled roads, in which the State Assessment and Referral Agency (SARA) has the authority to assess impacts on the State transport network through the development assessment process (with advice from the Queensland Department of Transport and Main Roads (TMR)). TMR also has operational responsibility for these roads, including consideration of future improvements and the review of speed limits.

There are also a number of Council capital works projects planned in the Bli Bli area to improve the local road network, including:

- the upgrading and sealing of Stoney Wharf Road (indicatively scheduled for 2026/27 to coincide with the boat ramp upgrade);
- pedestrian and cyclist enabling facilities on School Road (indicatively scheduled for 2030);
- targeted safety works on Camp Flat Road (indicatively scheduled for 2022 and 2024); and
- Lefoes Road widening project. This project is currently on hold.

Council may also elect to include additional items within future capital works programs to address identified infrastructure shortfalls.

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

**Key issue/concern 5:** *Submitters are concerned that in the event of bushfire or emergency event there will be limited options for safe and efficient evacuation.*

#### Response

Future development of the Bli Bli Northern Village will require the lodgement of an Impact assessable development application that will be assessed by Council against the relevant provisions of the planning scheme, including the Bushfire hazard overlay code and Flood hazard overlay code.

The final form and extent of development of the land proposed to be included in the Emerging community zone would be subject to more detailed planning as part of an Impact assessable development application that will include further community consultation. It is considered that the concerns raised by submitters in relation to bushfire and emergency issues are appropriately addressed by the existing provisions within the planning scheme and the content of the proposed amendment itself.

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

**Key issue/concern 6:** *The submitter notes the need for improved transport systems, including public transport, prior to any increase in population.*

#### Response

The planning scheme seeks to promote a pattern of settlement that supports and promotes public transport. However, the provision of public transport is the responsibility of the Department of Transport and Main Roads and Translink.

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

**Key issue/concern 7:** *The submitter contends that construction traffic will be a major issue, and will further impact on the life-cycle, safety and efficiency of the road network.*

### Response

Any future development of the land proposed to be included in the Emerging community zone will require the lodgement of an Impact assessable development application that will be assessed by Council against the relevant provisions of the planning scheme. All potential impacts relating to construction traffic from a future development will be assessed and reasonable and relevant conditions applied to any development approval. This includes conditions of approval (where relevant) for construction works and traffic management (refer to Schedule 6 Planning Scheme Policy, SC6.14 Planning scheme policy for development works).

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

**Key issues/concerns 8:** *The submitter notes that additional traffic on dirt roads will increase an existing dust nuisance and seeks assurance that this will be managed appropriately.*

### Response

Future development of this land will be required to address infrastructure requirements specific to the site, including demonstrating that existing networks are suitable to accommodate development. Where infrastructure upgrades are required, development will be required to deliver necessary upgrades to infrastructure to facilitate the development.

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

**Key issues/concerns 9:** *The submitter believes the village is already at capacity with poor parking.*

### Response

The concerns raised in relation to existing parking within the Bli Bli Village Centre are acknowledged.

In relation to the proposed amendment for the Bli Bli Northern Village, future development of this land will require the lodgement of an Impact assessable development application that will be

assessed against the relevant provisions of the planning scheme, including the Transport and parking code. The Transport and parking code includes specific provisions relating to parking, which seek to ensure that development provides sufficient on-site parking to meet the needs of the users of the site. The proposed amendment also includes specific provisions for development within the local (not full service) activity centre to provide for an integrated and functional car parking and access arrangements (refer PO17 of the proposed Bli Bli Local plan code).

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

**Key issue/concern 10:** *The submitter disagrees that the scale of the proposed development could proceed without traffic issues, and notes:*

- *information provided by Council of 100 cars per hour using Lefoes Road which will impact on the ability of rural users to operate safely and efficiently;*
- *the road is a designated rural road for sugar cane harvesters which will disadvantage any rural users;*
- *the traffic study relied upon is outdated, being prepared in 2017; and*
- *the range of social and recreational uses on Lefoes Road introduce significant safety concerns in light of expected increased traffic volumes.*

### Response

Strategic reviews undertaken by Council and the Department of Transport and Main Roads did not reveal any fundamental traffic carrying capacity issues that would prevent the proposed amendment from proceeding. This is not to say that development in this area would not consider the need for future upgrades to certain intersections or a requirement for other works but rather that there was nothing to indicate that a form of development could not occur subject to reasonable and relevant conditions.

The final form and extent of development would be subject to more detailed planning as part of an Impact assessable development application,



which will include further community consultation. More detailed traffic assessments would be required as part of any forthcoming development application and would form part of the common material made available as part of the development application for public display.

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

**Key issue/concern 11:** *The submitter is frustrated at the overlap of responsibilities between Council and DTMR.*

#### Response

The *Planning Act 2016* requires specific applications in certain locations to be referred to the State government as a referral agency e.g. proximity to a State controlled road. When a development application is required to be referred to the State via the State Assessment Referral Agency (SARA), Council endeavours to communicate with the relevant State department to manage a timely response as well as to discuss any issues or concerns which may overlap between the different levels of government.

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

#### **Housing, density and building height**

A total of 184 submissions received in relation to the proposed Bli Bli amendment raised matters relating to housing, density and building height. Most of these submissions take a pro-forma approach.

Of the total 184 submission, 161 submissions outlined support for the proposed amendment on the basis that it provided housing choice.

Some submissions were concerned about the scale and intensity of the proposed amendment, with 17 submissions concerned about the proposed medium density component and 5 submissions concerned about building height.

The key issues/concerns raised in submissions are summarised as follows:

**Key issue/concern 1:** *Submitters support the proposed amendment at Bli Bli, on the basis that it will:*

- *assist in meeting high levels of demand for residential land;*
- *support housing choice and affordability*
- *provide larger residential lots;*
- *meet the predominant family demographic;*
- *offer housing choice at a variety of price points; and*
- *provide housing choice particularly for women over 55.*

**Key issue/concern 2:** *Support for the proposed development to include duplex and dual living typologies.*

**Key issue/concern 3:** *The submitter supports the proposed maximum building height of 12 metres for the local centre and medium density residential area. The submitter also supports the dwelling densities for the medium density residential area.*

**Key issue/concern 4:** *The submitter supports the requirement for 20% of lots to be greater than or equal to 600m<sup>2</sup>, as proposed in AO18.2 of the Bli Bli Local plan code.*

**Key issue/concern 5:** *The submitter supports the future development of a relocatable home park.*

#### Response

The support outlined in submissions for the proposed amendment and specific provisions, is acknowledged and noted.

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

**Key issue/concern 6:** *Submitters suggest a minimum lot size ranging between 600m<sup>2</sup>, 700m<sup>2</sup> to 800m<sup>2</sup> to provide the opportunity for separation between buildings and maintain breezes.*

**Key issue/concern 7:** *Submitters indicated a preference for larger lots ranging from 2,000m<sup>2</sup>, 4000m<sup>2</sup> and 8000m<sup>2</sup> lots, to provide options for people who prefer semi-rural lifestyles and to retain the open character.*

**Key issue/concern 8:** *Submitters object to the proposed medium density residential area on the basis that it:*

- *is incompatible and inconsistent with the village character and amenity of the area;*
- *will increase traffic congestion;*
- *will diminish quality of life for residents;*
- *increase crime and anti-social behaviour; and*
- *will interfere with northerly views.*

*Submitters recommend that the proposed amendment should only allow for low density residential housing typologies.*

#### Response

The proposed Bli Bli amendment includes specific assessment benchmarks, which provide for development in the Emerging community zone (Bli Bli Northern Village) to be integrated with the existing Bli Bli residential community and includes the establishment of residential land uses that are sympathetic to, and compatible with, the prevailing low density residential character of the locality. It is intended that development provides for a range of lot sizes and housing options, which includes:

- a minimum 20% of detached housing to be located on traditional sized lots (>600m<sup>2</sup>);
- up to 10% of lots as dual occupancy lots, which are scattered throughout the low density residential area;
- some medium density residential uses (such as soho apartments, multiple dwellings, townhouses and attached row/terrace houses) in the vicinity of the local activity centre, which achieves a net residential density of 30-50 equivalent dwellings per hectare; and
- may include a relocatable home park or retirement facility, which integrates and connects with the surrounding neighbourhood and does not exceed a net residential density of 30 equivalent dwellings per hectare.

It is considered that the proposed amendment provides for an appropriate mix of residential land uses that are of a scale and intensity that is compatible with the surrounding low density residential areas and character of the locality

and seeks to provide a diversity of housing to meet community needs.

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

**Key issue/concern 9:** *Concern about the proposed increase in building height of 12 metres and impact on views and vistas.*

#### Response

The proposed amendment includes a specific site note on the Height of buildings and structures overlay map for the Bli Bli Local plan area (Overlay Map OVM19H), which states that *a maximum building height of 12 metres may be established on the Bli Bli Northern Village site, generally located over the local centre area and medium density residential area, where nominated on an approved plan of development, under a variation approval.*

Any future development of this land will be subject to more detailed planning and an impact assessable development application, including further community consultation. The development application will be assessed against the relevant provisions of the planning scheme.

It is also noted the Yandina Bli Bli Road and Thomas Road are currently identified as Scenic Routes on the planning scheme's Scenic amenity overlay map. Development on land adjoining a scenic route, as identified on a Scenic amenity overlay map, will be assessed against the Scenic amenity overlay code. This overlay code requires that development minimises visual impact on the scenic route with regard to the scale, building height and setback of buildings.

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

#### **Environmental values**

A total of 165 submissions received in relation to the proposed Bli Bli amendment raised matters relating to the local environment and ecological important areas. Most of these submissions take a pro-forma approach and outline either

support (54 submissions), provisional support (10) or object (101 submissions) to the proposed amendment.

The key issues/concerns raised in submissions are summarised as follows:

**Key issue/concern 1:** Submitters support the proposed Bli Bli amendment on the basis that it:

- adds to the ecological and recreational opportunities for the locality; and
- provides a logical extension of the urban area while maintaining ecological linkages.

**Key issue/concern 2:** Submitters support the proposed provisions in the Bli Bli Local plan code requiring the protection and buffering of ecological important areas.

#### Response

The support outlined in submissions for the proposed amendment, is acknowledged and noted.

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

**Key issue/concern 3:** Submitters, whilst supporting the proposed amendment, suggested the following changes:

- as the site includes remnant vegetation identified as an 'of concern' regional ecosystem, it is inappropriate for Council to consider removal of this vegetation given its stated position of maintaining and enhancing the region's natural assets; and
- that remnant vegetation is retained, and an EIS is undertaken and made available to the community to identify impacts, provide management requirements, and confirm monitoring of construction and operational aspects to ensure compliance and protect environmental values. Should protection not be viable, offsets should be provided and included in conservation tenures to ensure they deliver ongoing compensation for lost vegetation.

**Key issue/concern 4:** Submitters are concerned that development of this land would result in the loss/destruction and ongoing

deterioration of environmental and biodiversity values, including:

- critical habitat for priority species, 'Of concern' regional ecosystem 12.3.20, which is currently listed as endangered, and wetland areas of National Significance;
- remnant vegetation, which provides habitat for valuable wildlife including the Richmond Birdwing Butterfly, swamp wallaby and black cockatoo;
- the endangered water mouse and critically endangered salt marsh species, as well as impacts on the broader Maroochy River estuary and declared fish habitat areas;
- wildlife movement corridors that will reduce the ability of koalas and other species to move through the landscape; and
- the health and functioning of wetlands and fish habitat areas; including the Maroochy Wetlands Sanctuary.

**Key issue/concern 5:** Submitters request that an Environmental Impact Statement be undertaken by an independent consultant to identify the impact of the development on environmental values.

**Key issue/concern 6:** Submitters are concerned about the impact of domestic pets on wildlife and runoff from the site that will transport pollutants into the river system.

**Key issue/concern 7:** Submitters note that there is a significant mosquito problem in the area, which will have implications for future residents to be able to utilise outdoor areas.

#### Response

Under the planning scheme, the proposed Bli Bli land contains a small amount of mapped native vegetation and wetlands (located in the north-east corner of the site), as identified on the Biodiversity, waterways and wetlands overlay map. It is also noted that this vegetation and wetland area is identified on the State Planning Policy Interactive Mapping System as containing Matters of State Environmental Significance (MSES), namely:

- wildlife habitat (endangered or vulnerable, special least concern animal and koala habitat areas – core);

- regulated vegetation (category B and essential habitat); and
- high ecological significance wetlands.

This vegetation is also subject to a vegetation covenant.

Development in the Emerging community zone is assessed against all elements of the *Sunshine Coast Planning Scheme 2014*, which are relevant to the proposed development, including Overlay codes and Other development codes.

The Biodiversity, waterways and wetlands overlay code includes specific provisions that provide for the protection and buffering of ecological important areas and for development to be located, designed and managed to avoid or minimise adverse direct or indirect impacts on ecological systems and processes. The Stormwater management code also includes specific provisions that provide for the protection and enhancement of environmental values, water quality and public health.

It is considered that there are appropriate assessment benchmarks in the existing planning scheme and the proposed amendment that address environmental issues and would be considered in more detailed in the assessment process for any forthcoming development application. A proponent will also be required to prepare an ecological assessment report as part of any forthcoming development application and make this information available as part of the common material placed on public display for the development application.

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

**Key issue/concern 8:** A submitter questioned how the proposed amendment aligns with the Blue Heart concept recently adopted by Council.

#### Response

The Blue Heart is an area of more than 5,000 hectares within the Maroochy River floodplain that contains important environment features and acts as a critical flood storage area to protect the catchment from flood impacts.

The proposed Bli Bli amendment area is located outside of the Blue Heart Project area. It is

acknowledged that the northern and eastern boundaries of the proposed amendment area adjoin the Blue Heart Project area.

Key objectives of the Blue Heart Project are to:

- protect the most critical areas of the floodplain under public ownership;
- establish a regionally-significant complex wetland and floodplain ecosystems;
- enhance water quality in the Maroochy River through nutrient management and sediment reduction works;
- provide community and recreational opportunities through regional parkland, open space and trails; and
- establish new uses for existing rural and agricultural lands.

The existing provisions within the *Sunshine Coast Planning Scheme 2014* and the proposed provisions in the Bli Bli local plan code are considered appropriate to support the objectives of the Blue Heart Project, particularly in terms of ensuring development in the Emerging community zone (Bli Bli Northern Village) avoids any adverse off-site flooding impacts, protects and buffers ecologically important areas and provides appropriate buffers and separation to nearby agricultural land. However, further consideration of the issues/concerns raised in submissions in relation to flooding and downstream impacts is discussed in the following section on flooding.

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

**Key issue/concern 9:** The submitter requests the removal of the mapped character vegetation identified in Figure 7.2.4B that runs north to south through Lot 3 SP314107 and Lot 1 RP207524 as this vegetation has previously been cleared for farming purposes under rural exemptions.

#### Response

It is acknowledged that the vegetation, identified as character vegetation on Figure 7.2.4B, no longer exists on Lot 3 SP314107 and Lot 1 RP207524. It is therefore proposed to amend Figure 7.2.4B to remove this character vegetation.

**Recommendation: Amend Figure 7.2.4B to remove the character vegetation identified on Lot 3 SP314107 and Lot 1 RP207524.**

#### **Flooding**

A total of 126 submissions received in relation to the proposed Bli Bli amendment raised matters relating to flooding. Most of these submissions (101 submissions) object to the proposed amendment based on flooding concerns, which generally related to filling and potential impacts on downstream properties, including waterways and wetlands, climate change and sea level rise impacts and how the proposed amendment satisfies the requirements of the QCoast 2100 program.

The key issues/concerns raised in submissions are summarised as follows:

**Key issue/concern 1:** *The submitter supports the proposed amendment and applauds Council's approach of using flood detention basins to provide development space while enhancing amenity and ecological functioning.*

**Key issue/concern 2:** *The submitter outlines support for the proposed provision (PO12) in the Bli Bli Local plan code, relating to flood immunity requirements.*

**Key issue/concern 3:** *Submitters believe that the proposed lakes will create an attractive amenity that will also provide flood mitigation functions and support ecological and recreational opportunities.*

**Key issue/concern 4:** *Submitters note that the flood impacts have been appropriately addressed through the State interest review process.*

#### **Response**

The support outlined in submissions for the proposed amendment and specific provisions, is acknowledged and noted.

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

**Key issue/concern 5:** *The submitter supports the proposed amendment, subject to the proposed lakes/flood detention basins being re-*

*aligned on a north-south alignment as series of ponds to maintain breeze corridors.*

**Key issue/concern 6:** *Submitters are concerned or object to development on the floodplain and that it is inconsistent with Council's policy to limit development in areas exposed to flood risk and that Council will be liable for damages caused by future flood events.*

**Key issue/concern 7:** *Submitters consider that the land is not suitable for residential/sensitive development as the land is subject to flooding and permanent inundation.*

**Key issue/concern 8:** *Submitters request that low risk uses, such as recreation and park uses, should be located on the flood prone parts of the site.*

**Key issue/concern 9:** *Submitters question whether appropriate consideration has been given to flooding to respond to projected climate change.*

**Key issue/concern 10:** *Submitters are concerned that development and filling in the floodplain will:*

- *reduce the capacity of natural systems to deal with runoff and urban pollutants;*
- *alter local hydrology; and*
- *negatively impact on the flood performance upstream and downstream of the site.*

**Key issue/concern 11:** *Submitters request that developers negotiate directly with landowners to identify a suitable and agreed point of discharge onto their property.*

**Key issue/concern 12:** *Submitters are concerned that the proposed constructed lakes will not function appropriately to contain floodwaters and question whether the proposed lake and flood mitigation works will meet the requirements of the Queensland Government QCoast 2000 program.*

**Key issue/concern 13:** *The submitter advises that the South Maroochy Drainage Board (SMDB) is working with the developers of the proposed Bli Bli land, and notes that it is imperative that detention basin design integrates with the proposed paddock drainage canal*



*network currently under consideration by the State government to function effectively.*

**Key issue/concern 14:** *Submitters request that Council undertake a detailed flood impact assessment and management plan that demonstrates how flood issues will be managed to prevent impacts on the local community and respond to climate change and sea level rise.*

**Key issue/concern 15:** *Submitters suggest that a smaller overall development that is located free of the floodplain is preferred and that land subject to flooding is used for open space or an environmental offset for visual impacts caused by the development.*

**Key issue/concern 16:** *Submitters are concerned about the negative impact on the Maroochydore Wetlands Sanctuary, and queries whether the manmade lakes will attenuate floods.*

**Key issue/concern 17:** *Submitters are concerned about the impact of flooding on:*

- *local roads and adequacy for providing safe evacuation;*
- *urban development will increase the amount of impervious area and reduce the capacity of natural systems to deal with runoff and urban pollutants; and*
- *flood mitigation works will not be appropriate and support pest breeding.*

#### Response

There is evidence of historic flooding over the proposed Bli Bli amendment area and this is consistent with Council's flood mapping that shows part of the site is subject to flooding.

It is acknowledged that submitter's raise various concerns in relation to filling of the land and potential impacts on downstream properties, including waterways and wetlands. It is also acknowledged that submitter's raise concern about climate change and sea level rise and how the proposed amendment satisfies the requirements of the QCoast 2100 program, which provided the framework for the development of the Sunshine Coast Hazard Adaptation Strategy (CHAS).

A fit for purpose flood risk assessment was undertaken as part of the preparation of the proposed amendment. This assessment determined that, at a strategic level, the subject land has development potential, subject to compliance with the *Sunshine Coast Planning Scheme 2014*. Any future development of this land will be subject to an Impact assessable development application (including community consultation) that would be assessed against the provisions of the planning scheme. A proponent will also be required to prepare a comprehensive flood impact assessment as part of any forthcoming development application and make this information available as part of the common material placed on public consultation for the development application.

The proposed Bli Bli Northern Village Master Plan (Figure 7.2.4B of the proposed Bli Bli Local plan code) presented an indicative plan of development that allowed for a 15% loss of flood storage from the site. The strategic intent of the planning scheme allows for the loss of flood storage only in rare circumstances where an overriding community benefit can be demonstrated. The potential community benefit identified in this case was the implementation of a whole of catchment flood management solution for Bli Bli as explicitly addressed by PO11 of the Bli Bli Local plan code. Amongst other things, this was anticipated to include material improvement, through widening, of the downstream cane drain network to be funded or undertaken by the owners of the Bli Bli land.

However, since the development of the Bli Bli Local plan code performance outcomes and the preparation and public consultation of the proposed Bli Bli amendment, new information has arisen through the South Maroochy Drainage Board Ministerial Infrastructure Designation (MID) proposal and updated Council flood modelling which raises questions about whether PO11 of the Bli Bli Local plan code can practicably or certainly be achieved in the way previously anticipated. This in turn raises doubt about the extent of any identified community benefit proposed to offset the loss of flood storage.

Further, the adoption of the Coastal Hazard Adaptation Strategy, by Council on 27 May

2021, has identified that the Maroochy Estuary and Floodplain, particularly the Maroochy River flood storage preservation area will need a plan for the transition of inundation prone agricultural areas to wetland ecosystem services. If any community benefit is only temporary but the loss of floodplain storage is permanent, then this obviously lessens the long term community benefit. This was not considered in the drafting of the Bli Bli Local plan code.

Furthermore, the nature of the drain works likely to be delivered are of a significantly lower financial value than originally anticipated when determining that a 15% loss of flood storage was reasonable. The nature of the drain works should be re-evaluated to be consistent with the adaptation response pathway outlined in the Coastal Hazard Adaptation Strategy, while also being mindful of managing landowner concerns about the importance of the drains remaining functional.

It is considered that appropriate address of these issues may require material modifications to the current planning scheme proposal and on this basis, it is recommended that Council not proceed with the proposed Bli Bli amendment, at this time. This will provide the opportunity for further investigations to be undertaken in relation to these issues and for the outcomes of these investigations to be fully considered and reflected as part of a future planning scheme amendment package or the new Sunshine Coast Planning Scheme project.

It is important to note that notwithstanding the significance of these issues it is considered that the Bli Bli land remains suitable to be developed for urban purposes in some form and that in not proceeding with this part of the amendment at this time it is not intended to give the impression that the Bli Bli land should remain undeveloped indefinitely.

**Recommendation: That Council not proceed with the proposed Bli Bli amendment at this time. This will provide the opportunity for further investigations to be undertaken in relation to flooding and for the outcomes of these investigations to be fully considered and reflected as part of a future planning scheme amendment package or the new Sunshine Coast Planning Scheme project.**

**Key issue/concern 18:** *The submitter does not believe that the proposed amendment includes appropriate stormwater management provisions.*

#### Response

The planning scheme, through the Stormwater management code, requires that development protects or enhances the environmental values and water quality objectives of receiving waters or buffer areas within or downstream of a site. The Stormwater management code also requires that stormwater is managed to ensure that development does not worsen stormwater impacts external to the site.

Council is satisfied that provisions contained within the Stormwater management code and operation of the planning scheme more generally require development to protect water quality and upstream and downstream properties from potential stormwater impacts.

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

#### **Alignment with SEQ Regional Plan**

A total of 86 submissions received in relation to the proposed Bli Bli amendment included support for the proposed amendment on the basis that it aligns with the SEQ Regional Plan. Most of these submissions take a pro-forma approach.

The key issues/concerns raised in submissions are summarised as follows:

**Key issue/concern 1:** *Submitters support the proposed Bli Bli amendment on the basis that it aligns the planning scheme with the SEQ Regional Plan and will facilitate a comprehensive master planned development as opposed to a piecemeal approach.*

#### Response

The support outlined in various submissions for the proposed amendment, is acknowledged and noted.

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

### Character and amenity

A total of 85 submissions received in relation to the proposed Bli Bli amendment raised matters relating to character and amenity. 77 of these submissions objected to the proposed amendment on the basis that it would have an impact on the character and amenity of the local area and would diminish the quality of life of residents. Some of these submissions take a pro-forma approach.

The key issues/concerns raised in submissions are summarised as follows:

**Key issue/concern 1:** Submitters support the proposed Bli Bli amendment, on the basis that:

- it is in close proximity to community services such as schools; and
- it adds to the ecological and recreational opportunities for the locality.

#### Response

The support outlined in the submissions for the proposed amendment, is acknowledged and noted.

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

**Key issue/concern 2:** Submitters believe that Bli Bli is overdeveloped and is negatively impacting on the liveability of the Sunshine Coast.

**Key issue/concern 3:** Submitters are concerned that this type of residential development will attract low socio-economic demographic and lead to increased crime and unemployment.

**Key issue/concern 4:** Submitters are concerned about the impact of the proposed development on the local village/semi-rural character and lifestyle.

**Key issue/concern 5:** Submitters are concerned about the impact on current residents of Hudson Place, Avon Close, Bellevue Street and Hawkesbury Court, particularly in terms of loss of northerly views and breezes and impact on property values.

**Key issue/concern 6:** Submitters are concerned about the loss of green space and environmental areas.

#### Response

The concerns raised in submissions in relation to the impact of development on the village character of Bli Bli, are acknowledged.

Under the SEQ Regional Plan, the whole of the subject land has been included in the Urban Footprint regional land use category. The SEQ Regional Plan seeks to provide housing choice and sufficient land to accommodate the projected population and employment growth within SEQ in an affordable and sustainable way to meet the community's changing lifestyle needs. A strategy to achieve this goal is by providing for a diversity of housing in the planning scheme through the delivery of a mix of dwelling types and sizes in consolidation and expansion locations, such as the proposed Bli Bli Northern Village.

The proposed amendment includes specific assessment benchmarks in the Bli Bli Local plan code, which seek to ensure development in the Emerging community zone (Bli Bli Northern Village) provides a mix of low to medium density residential development providing for a range of lot sizes and housing forms that is integrated with the existing Bli Bli residential community and is sympathetic and compatible with the prevailing low density residential character of the locality.

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

**Key issue/concern 7:** The submitter is concerned that low rates of open space provision do not afford appropriate opportunities for positive recreation.

**Key issue/concern 8:** The submitter requests that the easement/drainage corridor that adjoins Hudson Place be provided as a managed and attractive waterway corridor with a minimum 50m width to allow for bike trails, horse-riding, dog walking etc. and providing a link between Parklakes and Bli Bli.

#### Response

The proposed amendment includes specific assessment benchmarks in the Bli Bli Local plan code to ensure the provision of open space for the emerging Bli Bli Northern Village community is planned and catered for.

Development in the Bli Bli Northern Village Emerging community zone is to incorporate generous areas of public open space. The development area is intended to support and make provision for a public pathway that extends the Nambour to Coolumb recreational trail and trail extension from the Bli Bli Village Centre to Parklakes and Parklakes II, by running along the northern and eastern boundaries of the subject land (refer to proposed Overall Outcome (h) of the Bli Bli Local plan code).

In the general Bli Bli local plan area, development is to be supported by a network of open space to meet the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area (refer to Overall Outcome (l) of the Bli Bli Local plan code).

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

**Key issue/concern 9:** *Submitters are concerned that the quality of life and amenity of existing residents will be reduced by any future development, particularly due to noise, dust, and light nuisance as well as loss of views and access to breezes.*

*Submitters note that compensation for all affected landowners may be sought and loss of visual amenity will have a negative impact upon the real estate values of existing properties and the general wellbeing of the people of Bli Bli.*

#### Response

The planning scheme contains provisions to ensure the quality of life and amenity of existing residents from future development is protected and maintained. The Reconfiguring a Lot Code requires that neighbourhood/estate design provides for a lot layout, land use and infrastructure configuration that provides for a

high level of amenity, having regard to potential noise, dust, odour and lighting nuisance sources (refer to Performance Outcome PO2).

The current provisions in the Bli Bli Local plan code requires development in the local plan area to be designed and sited to protect key landscape features contributing to the rural and natural setting and character of the Bli Bli local plan area (including existing vegetation, particularly along forested ridgelines and gullies, and significant views to surrounding countryside and across the Maroochy River floodplain), and to reflect the physical characteristics and constraints of the land, including the protection of sensitive slopes (refer to Overall Outcome (c)).

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

**Key issue/concern 10:** *The submitter suggests that additional residential development would be better located in an area of lower impact to existing residents.*

#### Response

Under the SEQ Regional Plan, the whole of the subject land has been included in the Urban Footprint regional land use category. The Urban Footprint identifies land which is intended to accommodate the region's urban development needs to 2041.

The SEQ Regional Plan relies on local government planning schemes to determine the most suitable zone for each land parcel within the Urban Footprint. The development assessment process determines the extent and suitability of development on each site.

The proposed amendment has been prepared in accordance with the SEQ Regional Plan, which includes this land in the Urban Footprint and therefore able to be considered for designation for an urban purpose.

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

### **Agricultural land**

A total of 51 submissions received in relation to the proposed Bli Bli amendment raised matters relating to agricultural land. Most of these submissions (46 submissions) objected to the proposed amendment on the basis that it would result in the loss of good quality agricultural land and would cause conflict with adjoining agricultural activities.

The key issues/concerns raised in submissions are summarised as follows:

**Key issue/concern 1:** *The submitter outlines support for the proposed provisions in the Bli Bli Local plan code relating to agricultural and rural land buffers.*

#### Response

The support outlined for the proposed agricultural and rural land buffer provisions are acknowledged and noted.

**Key issue/concern 2:** *Some submitters consider that the land is not Good Quality Agricultural Land (GQAL) and some are concerned about the loss of GQAL.*

#### Response

Balancing the need to protect agricultural land whilst providing sufficient land for urban development was a key consideration of both Council and the State Government in arriving at decisions relating to new inclusions of land in the Urban Footprint under the SEQ Regional Plan.

Given the subject land's inclusion in the Urban Footprint under the SEQ Regional Plan, further consideration for the loss of agricultural land is not necessary when deciding to include this land in an urban zone.

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

**Key issue/concern 3:** *Submitters are concerned about locating residential development close to agricultural activities on the basis that it will cause conflict and interfere with the viability of ongoing rural production.*

**Key issue/concern 4:** *Submitters suggest a large vegetated buffer, of between 20 – 40 metres, is provided between the development site and rural land to separate incompatible land uses, provide visual and acoustic screening, and mitigate spray drift.*

#### Response

The planning scheme currently requires that development, where adjoining the Rural zone, does not create "reverse amenity" issues, or otherwise result in situations where the continued operation of existing uses is compromised by the proposed development.

The proposed amendment includes a landscape buffer (including green space and character vegetation) along the northern and eastern boundaries of the Bli Bli Northern Village to mitigate reverse amenity issues with the adjoining Rural zoned land.

It is considered that the concerns raised by submitters can be appropriately addressed either by provisions of the existing planning scheme or by the content of the proposed amendment itself.

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

**Key issue/concern 5:** *The submitter is concerned that allowing this development will create a precedent for future development on the Canelands.*

#### Response

It is acknowledged that this land was historically used for the purposes of growing sugar cane and formed part of the broader Maroochy River Canelands. The proposed amendment has been prepared in accordance with the SEQ Regional Plan, which includes this land in the Urban Footprint and therefore able to be considered for designation for an urban purpose. It is the responsibility of Council, through its planning scheme, to determine the most suitable zone for each land parcel within the Urban Footprint.

The remaining Maroochy River Canelands area is located outside of the SEQ Regional Plan Urban Footprint and therefore not intended for



urban development. For these reasons, the proposed amendment does not create a precedent for urban development on the canelands.

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

#### **Community infrastructure**

A total of 12 submissions received in relation to the proposed Bli Bli amendment raised issues/concerns in relation to the provision of community infrastructure.

The key issues/concerns raised in submissions are summarised as follows:

**Key issue/concern 1:** *The submitter supports the proposed amendment at Bli Bli due to recent social infrastructure investment.*

#### Response

The support outlined in the submission for the proposed amendment, is acknowledged and noted.

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

**Key issue/concern 2:** *The submitter calculates that approximately 600 children will be resident in the new development, and queries whether any new schools have been planned to accommodate this cohort.*

**Key issue/concern 3:** *Submitters are concerned that additional population will place pressure on community facilities and recommend that additional community facilities such as schools, pools, parks should be provided to cater for the emerging community.*

#### Response

The responsibility of providing additional State schools and educational facilities in Queensland is the Department of Education. Bli Bli currently has 4 schools currently listed on the Department of Education's website:

- Bli Bli State School located on School Road for years Prep to Year 6;

- Bli Bli State School – Special Education Program located on School Road for years Prep to Year 6;
- Good Samaritan Catholic College (Bli Bli) located at 185 Parklakes Drive for years Prep to Year 6 (non-state school); and
- Sunshine Coast Environmental Education Centre located on Sports Road.

Additional educational facilities are generally provided by the State when the population and the need for a school increase. If the increase in students is absorbed through the creation or expansion of a private school/s, additional State schools are generally not required.

The *Environment and Liveability Strategy 2017* (ELS) provides Council's overarching strategic directions for the planning and delivery of social infrastructure. Council plans for social infrastructure at the Council-wide level (catering for the whole Council area), district level (catering for communities of 30,000-50,000 people) and local level (catering for communities of 5,000-15,000 people).

Social infrastructure at the Council-wide and district level is provided within the Principal and Major Regional Activity Centres as far as practical. District level social infrastructure such as larger-scale community venues, libraries and aquatic centres to cater for the Bli Bli community are provided in Nambour and Maroochydore. The ELS identifies the need for new and enhanced district level infrastructure within these centres to cater for population growth.

Social infrastructure at the local level includes local community venues providing multipurpose spaces for a range of activities. Facilities in Bli Bli providing such multipurpose spaces for hire include Bli Bli Hall, Bli Bli Old Church and Bli Bli Old School Residence.

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

**Key issue/concern 4:** *Submitters recommend that provision for a police station or police beat be included in the proposed amendment to address the concern about the capacity of social services and potential for an increase in crime rates.*

### Response

The responsibility of providing additional police facilities in Queensland is held with the Queensland Police. Presently, there is not a police facility in Bli Bli. Additional police facilities are generally provided by Queensland Police when the population within urban areas increases and meets criteria in service benchmarks.

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

### **Cultural heritage**

A total of 5 submissions received in relation to the proposed Bli Bli amendment raised concern about the impact on cultural heritage.

The key issues/concerns raised in submissions are summarised as follows:

**Key issue/concern 1:** *Submitters identify that the proposed Bli Bli amendment area contains and is adjacent to places and items of cultural heritage significance (both indigenous (i.e. Kabi Kabi and South Sea Islanders) and non-indigenous) and is concerned about the likely impact of development on these places and items of cultural heritage significance. The submitters note the following nearby places that are of significant cultural heritage value, including:*

- Stoney Wharf;
- Maroochy Wetlands Sanctuary;
- The 'Old Place'; and
- Muller Park.

**Key issue/concern 2:** *Submitters request that a social impact assessment and cultural heritage assessment be undertaken to inform planning and management of this special area (i.e. assessing a range of values of the area including social values, historical values, traditional values, scientific, environmental and archaeological values, and spiritual and aesthetic values), including the preparation of a cultural heritage management plan.*

### Response

Section 5(2)(d) of the *Planning Act 2016* states that "Advancing the purpose of this Act includes valuing, protecting and promoting Aboriginal and Torres Strait Islander knowledge, culture and tradition."

The State Planning Policy's cultural heritage state interest sets out that when a local government is making or amending their planning scheme, matters of Aboriginal cultural heritage and Torres Strait Islander cultural heritage are to be appropriately conserved and considered to support the requirements of the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003*.

It is noted that part of the proposed Bli Bli amendment area is registered as a cultural heritage site on the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) cultural heritage database and register and that this registration occurred in January 2020.

The inclusion of this site on the DATSIP cultural heritage database and register was not a matter raised during the formal consideration of State interests, which commenced on 3 June 2019 and concluded on the 13 May 2020, when Council received approval from the Planning Minister that it may commence public consultation. Council became aware that part of the proposed Bli Bli amendment area was registered as a cultural heritage site during public consultation. Therefore, the proposed Bli Bli amendment, as publicly notified, did not consciously reflect consideration of the cultural heritage values and concerns relating to this land or in the local area.

To ensure that the proposed Bli Bli amendment appropriately values, protects and promotes the cultural heritage values of this land, further consultation is required with the representatives of the Kabi Kabi First Nation. Whilst productive discussions have occurred between relevant stakeholders (and a Cultural Heritage Assessment has been prepared), consultation and engagement remains ongoing with no formal agreement about how the proposed planning scheme amendment can best reflect

cultural heritage values, and in particular, those values that are considered intangible rather than archaeological in nature.

It is considered that appropriate address of matters of intangible cultural heritage significance may require material modification to the current planning scheme proposal, including in respect to the retention and framing of important landscape features and changes to the extent of area suitable for urban development. On this basis it is therefore recommended that Council not proceed with the proposed Bli Bli amendment at this time.

This response will provide the opportunity for further consultation and engagement to occur between relevant stakeholders and for the outcomes of this consultation and engagement to be fully considered and reflected as part of a future planning scheme amendment package or the new Sunshine Coast Planning Scheme project.

It is important to note that notwithstanding the significance of this issue it is considered that the subject land remains suitable for urban development in some form and that in not proceeding with this part of the amendment at this time it is not intended to give the impression that the subject land should remain undeveloped indefinitely.

**Recommendation: That Council not proceed with the proposed Bli Bli amendment at this time. This is to provide the opportunity for further consultation and engagement to occur with the relevant traditional owners and for the outcomes of this consultation and engagement to be fully considered and reflected as part of a future planning scheme amendment package or the new planning scheme project.**

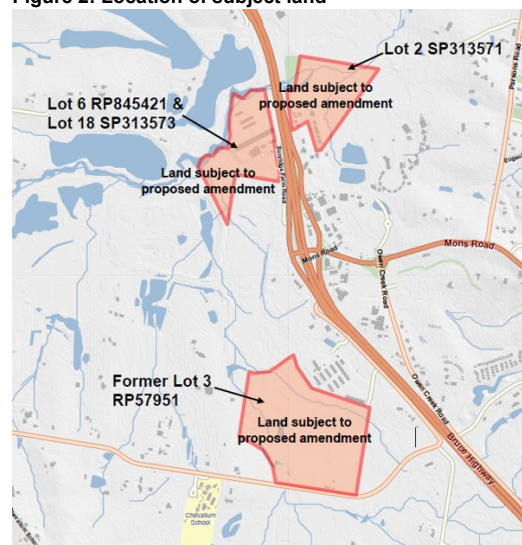
## CHEVALLUM/FOREST GLEN

The proposed amendment relates to land located at:

- 7172 Bruce Highway, Forest Glen (Lot 2 SP313571);
- 23-25 and 31 Sunridge Farm Road, Chevallum (Lot 6 RP845421 and Lot 18 SP313573); and
- 521 Chevallum Road, Chevallum (former Lot 3 RP57951).

Refer to **Figure 2** below.

Figure 2: Location of subject land



### **7172 Bruce Highway, Forest Glen (Lot 2 SP313571)**

The proposed amendment seeks to amend the zoning of Lot 2 SP313571 to better align the Low impact industry zone with the approved and developed industrial uses that currently exist on the lot.

### **23-25 and 31 Sunridge Farm Road, Chevallum (Lot 6 RP845421 and Lot 18 SP313573)**

The proposed amendment seeks to partially change the zoning of Lot 6 RP845421 and Lot 18 SP313573 (formerly the Sunridge Poultry Farm) from the Rural zone to the Low impact industry zone to reflect the current industrial use and include this land in the planning scheme's Urban Growth Management Boundary. That part of the land, which is subject to flooding and

environmental constraints, is proposed to be retained in the Rural zone.

**521 Chevallum Road, Chevallum (former Lot 3 RP57951)**

In 2014, the Planning and Environment Court approved a development application for an industrial estate on former Lot 3 RP57951. More recently, the subject land has been developed in accordance with this approval. The amendment proposes to change the zoning of the subject land from the Rural zone to the Low impact industry zone to be consistent with the Court Order and current development of the land for industrial purposes.

**Summary of submissions received**

Council received a total of 3 submissions in relation to the proposed Chevallum/Forest Glen amendment. Of the 3 submissions received, 1 submission outlined support for the proposed amendment, 1 submission supported the proposed amendment subject to changes and 1 submission objected to the proposed amendment.

The matters raised in submissions in relation to the proposed amendment are categorised into the following key issues:

Chevallum/ Forest Glen	
Key issue	No. of submissions
Proposed zoning	2
Energex easements	1

**Consideration of Key Issues/Concerns and Responses**

The key issues/concerns raised in submissions are summarised as follows:

**Proposed zoning**

**Key issue/concern 1:** Support for the proposed amendment relating to all 3 sites.

Response

The support outlined for the proposed amendment, is acknowledged and noted.

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

**Key issue/concern 2:** The submission relates to Lot 6 RP845421 and Lot 18 SP313573 and objects to the proposed split zoning. The submitters seek that both sites be wholly included in the Low impact industry zone on the basis that:

- the land subject to flood hazard is appropriate to accommodate some forms of industrial development such as truck parking;
- flood modelling undertaken for the site shows that the entire site is suitable for industrial use on the qualification that transport depot type uses can be readily sighted on some of the lower areas which may ultimately suffer from some flood inundation in major events; and
- some of the low-lying vegetated areas contain woody weed species and as such is not considered of high value.

Response

The zoning amendments are intended to better align the Low impact industry zone with the approved and developed industrial uses that already exist over the sites.

A fit for purpose flood risk assessment was undertaken as part of the preparation of the proposed amendment. This assessment identified that part of the site proposed to be retained in the Rural zone as being subject to high flood risk and therefore considered unsuitable for industrial development.

It is also considered that the flood immunity requirements for a transport depot (10%AEP/2100 and max 250mm depth at the 1%AEP/2100) and the storage of hazardous materials (1%AEP/2100 plus 0.5m) would be challenging to achieve without a net loss of flood storage on the site.

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

**Energex easements**

**Key issue/concern 1:** The submitter notes that the sites at Chevallum North, Forest Glen contain easements in favour of Energex and that these corridors are required to be protected from



*incompatible development. The submitter recommends that a Regional Infrastructure Overlay is included to clearly identify the areas and provide relevant provisions.*

#### Response

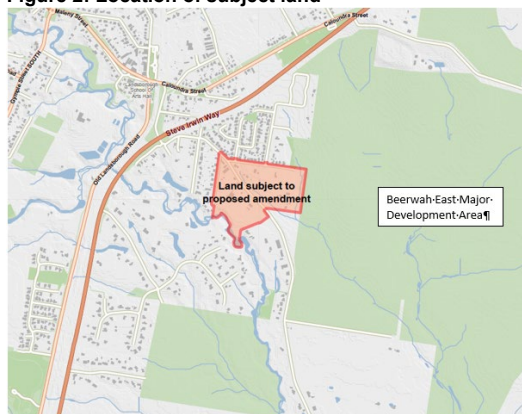
The planning scheme's Regional infrastructure overlay map (OVM 31K) for the Forest Glen/Kunda Park/Tanawha local plan area, currently identifies Lot 2 SP313571 and Lot 18 SP313573 as being subject to a High Voltage Electricity Line and Buffer (Electricity – Distribution). Development on land subject to the Regional infrastructure overlay will be assessed against the Regional infrastructure overlay code, which includes specific provisions to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of high voltage electricity transmission infrastructure.

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

## LANDSBOROUGH

The proposed amendment relates to land located on the south-eastern edge of Landsborough's existing urban area, generally bound by White Gums Street, Forestdale Road, Mellum Creek and the Beerwah East Major Development Area (refer **Figure 3**). The subject land comprises 14 lots with a total area of approximately 16 hectares.

**Figure 2: Location of subject land**



The proposed amendment seeks to change the zoning of the subject land from the Rural zone to the Low density residential zone and include the subject land in the planning scheme's Urban Growth Management Boundary.

It is also proposed to include the subject land in the Landsborough local plan area and in the Landsborough local plan precinct (LAN LPP-2 (Landsborough Town East)), with specific provisions proposed to be included in the Landsborough Local plan code to guide future development of the subject land.

#### Summary of submissions received

Council received a total of 21 submissions in relation to the proposed Landsborough amendment. Of the total number of submissions received, 8 submissions outlined provisional or full support and 13 submissions objected to the proposed amendment.

The matters raised in submissions are categorised into the following key issues:

Landsborough	
Key issue	No. of submissions
Character and amenity	10
Environmental values	9
Land suitability and demand	7
Flooding	4
Traffic and infrastructure capacity	5
Housing choice and economic benefits	2
Public notification process	2

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

#### Consideration of Key Issues/Concerns and Responses

The key issues/concerns raised in submissions are summarised as follows:

##### Character and amenity

**Key issue/concern 1:** Submitters are concerned that the proposed amendment will interfere with the rural character and amenity of the area and contribute to a continuous urban sprawl connecting to the Beerwah East Major Development Area (MDA).



**Key issue/concern 2:** *Preference for the rural residential character of Hardwood Road to be retained.*

#### Response

The subject land has been included in the Urban Footprint under the SEQ Regional Plan and therefore able to be considered for designation for an urban purpose. It is the responsibility of Council, through its planning scheme, to investigate and determine through its planning scheme the most suitable zone for each parcel within the Urban Footprint.

It is also considered that the location of the subject land, adjoining Landsborough's existing urban area, provides a logical extension of the township to cater for future housing needs in Landsborough.

It is considered that the planning scheme currently contains appropriate provisions in the Landsborough Local plan code, which seek to ensure future development of this land is consistent with and reflects the traditional rural town character.

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

**Key issue/concern 3:** *Should the proposed amendment proceed a minimum lot size of 1,000m<sup>2</sup> is preferred.*

#### Response

Under the *Sunshine Coast Planning Scheme 2014*, it is proposed to include the subject land in the Landsborough local plan precinct (LAN LPP-2 (Landsborough Town East)).

Currently, the minimum lot size for land within this precinct to the west, between Toorbul Street and Forestdale Road, is 1,000m<sup>2</sup>. The minimum lot size elsewhere in Precinct LAN LPP-2 (Landsborough Town East) is 650m<sup>2</sup>.

The proposed amendment includes a minimum lot size of 800m<sup>2</sup> for the subject land (i.e. between Forestdale Road and Hardwood Road. This provides for a transition in lot size between each of the different geographical areas mentioned above within Precinct LAN LPP-2 (Landsborough Town East).

It is considered that the proposed minimum lot size for the subject land is sympathetic to the rural town character and identity of Landsborough and contributes to the provision of a diversity of lot sizes for the local plan area.

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

#### **Environmental values**

**Key issue/concern 1:** *Submitters are concerned that development of the existing rural land will negatively impact on the environmental values and result in the loss of vegetation and wildlife. Some submitters suggest:*

- *that development retains the canopy trees to the greatest extent possible, particularly those species which have characterised the original vegetation of the area such as Queensland Blue Gum, Scribbly Gum, Pink Bloodwood, Tallowwood and they will also provide habitat;*
- *the removal of exotic woody weeds;*
- *a 40m buffer be provided along Mellum Creek to protect riparian vegetation and maintain a wildlife corridor; and*
- *an increase in the width of the proposed buffer along the Landsborough Township East to 40m to establish a corridor from existing bushland at Hardwood Road to Beerwah State Forest.*

#### Response

The planning scheme manages and regulates development in, or adjacent to environmentally sensitive areas through a variety of means, dependent on the nature of the constraint. Specifically, the planning scheme includes a range of assessment benchmarks aimed at protecting important environmental areas, including the strategic framework, zone codes, and respective development, use and overlay codes.

Any future development which seeks to reconfigure the land will be required to address the Biodiversity, waterways and wetlands overlay code, which is the principal tool within the planning scheme to regulate impacts on vegetation and ecologically sensitive areas.

The existing Landsborough Local plan code also includes assessment benchmarks that require development to provide for the retention and enhancement of existing mature trees and character vegetation contributing to the vegetated backdrop, setting and streetscape character of Landsborough (refer to Acceptable Outcome AO2.3).

This includes the retention of riparian vegetation adjacent to Mellum Creek and other character vegetation identified on Figure 7.2.16A (Landsborough local plan elements). Further, development on land with frontage to Mellum Creek, is to facilitate the provision of the local ecological linkage (Performance Outcome PO6).

The proposed amendment also includes specific assessment benchmarks in the Landsborough Local plan code that requires development to respond to and retain environmental features (including significant vegetation and other ecologically important areas) and to provide enhanced ecological connectivity between significant vegetation and other ecologically important areas located adjacent to the precinct (refer to proposed PO14).

In relation to the removal of exotic woody weeds (e.g. Slash Pine and Camphor Laurel), the Biodiversity, waterways and wetlands overlay code requires development to provide for revegetation and landscape planting that does not use declared or environmental weeds as specified in the Planning Scheme Policy for development works (refer to Acceptable Outcome AO8.3).

It is therefore considered that there are appropriate provisions in the existing planning scheme and the proposed amendment that provide for the protection and enhancement of existing environmental values.

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

**Key issue/concern 2:** *The submitter suggests street tree plantings would be effective to decrease impervious area and lower urban heating whilst providing shade, supporting amenity, and compensating tree loss e.g.*

*pedestrian/ cycleways on the southern side of White Gums Street.*

#### Response

It is considered that the existing provisions within the planning scheme are sufficient to address the concerns of the submitter. In particular, future development of the subject land will be assessed against the requirements of the planning scheme's Reconfiguring a lot code, which requires development involving the creation of new roads and other transport corridors to ensure the road network incorporates appropriate areas for the provision of street trees and landscapes (refer to Performance Outcome PO13(m)).

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

#### **Land suitability and demand**

**Key issue/concern 1:** *The submitter supports the proposed amendment and believes their land is suitable for urban development as it is adjacent to existing residential land and has access to urban services.*

#### Response

The support outlined in the submission for the proposed amendment, is acknowledged and noted.

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

**Key issue/concern 2:** *The submitter supports the proposed amendment but is concerned there is not sufficient land being made available in Landsborough to meet the demand in an affordable price bracket. The submitter recommends that:*

- *the recently refused Bella Street application RAL18/0160 should be reconsidered as part of this planning scheme amendment along with other similar sites which are unconstrained;*
- *all of the land between the railway line and Tytherleigh Avenue should be zoned*

*Medium Density to gain maximum benefit from the Landsborough Station;*

- *land currently zoned rural residential should be reconsidered for higher density options where there is access to urban utilities and services.*

#### Response

The submitters comments are noted.

On 28 January 2021, Council resolved to prepare a new planning scheme for the Sunshine Coast. The preparation of a new planning scheme provides the opportunity for Council to undertake a review of existing zones and to ensure sufficient land is available to accommodate future growth projections to 2041.

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

**Key issue/concern 3:** *Submitters consider the land on Hardwood Road is unsuitable for residential development due to the significant constraints over the site, including the northern water pipeline connector, Energex easements and overland drainage channels. Some submitters suggest that the alternative sites near Bluegum Street would be more conducive to residential development.*

**Key issue/concern 4:** *The submitter strongly objects to the rezoning of Hardwood Road. The submitter is concerned about the implications of the proposed zoning on their quiet enjoyment of the property and queries:*

- *why this land was chosen as it is subject to easements;*
- *whether the proposed zoning will affect rates;*
- *whether the proposed zoning will impact on the ability to use the site for truck parking as is currently undertaken; and*
- *what does the proposed zoning actually mean for affected property owners?*

**Key issue/concern 5:** *The submitter objects to the proposal and queries why the zoning amendment is required within 6 years of the Landsborough Local Plan being gazetted in*

*2014, given the available vacant land remaining in the existing zoned areas.*

#### Response

The subject land has been included in the Urban Footprint under the SEQ Regional Plan and therefore able to be considered for designation for an urban purpose.

The proposed inclusion of the subject land within the Low density residential zone is consistent with the zoning of adjoining land to the north and west and provides a suitable supply of residential land to cater for future housing needs in Landsborough.

The proposed amendment does not affect existing lawful uses and landowners can continue to operate these existing lawful uses indefinitely.

It is acknowledged that the land is subject to easements. Future development of this land will be subject to assessment against the *Sunshine Coast Planning Scheme 2014*.

It should also be noted that land along Bluegum Street is currently included in the Low density residential zone and therefore has potential to be developed for low density residential uses subject to compliance with the planning scheme.

In relation to rates, the value of the land, along with the main or primary land use, is the basis for the calculation of the general rate. This is determined by the Department of Natural Resources and Mines, and specific enquiries should be directed to the Valuer's Office.

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

**Key issue/concern 6:** *The submitter objects to the proposed amendment on the basis that the fragmented ownership of the properties in Hardwood Road will frustrate the ability to develop the area for residential land uses.*

#### Response

It is acknowledged that the subject land is under various ownership. Future development of this land may require the amalgamation of lots to create a suitable development area. This will

be the responsibility of the relevant landowners to further consider if they seek to develop their land for low density residential purposes.

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

#### **Flooding**

**Key issue/concern 1:** *Submitters are concerned that the land has drainage issues and the area is subject to flooding particularly from Mellum Creek.*

#### Response

A fit for purpose flood risk assessment was undertaken as part of the preparation of the proposed amendment. This assessment determined, at a Strategic level, that the proposed amendment area has development potential, subject to compliance with the *Sunshine Coast Planning Scheme 2014*.

Any future development of this land will be subject to assessment against the planning scheme, which includes specific assessment benchmarks that requires development to address flooding.

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

#### **Traffic and infrastructure capacity**

**Key issue/concern 1:** *Submitters object to the amendment package on the basis that:*

- *Hardwood Road is a narrow country road and is not suitable to accommodate additional development;*
- *the road network is not appropriate to cater for the proposed development and will not function safely and efficiently;*
- *the local hydrology of Hardwood Road directs water along the road corridor making access during storm events problematic; and*
- *additional development cannot be supported in terms of infrastructure capacity.*

**Key issue/concern 2:** *Submitters object to the amendment package on the basis that the*

*population of Landsborough is too high and causing parking issues.*

#### Response

Future development of the proposed amendment area will require the lodgement of a development application which would be assessed against the relevant provisions of the planning scheme, including the Transport and parking code. A traffic impact assessment will be required to be submitted to Council as part of any forthcoming development application.

The traffic impact assessment would need to address the infrastructure requirements specific to the proposed development site, including consideration of the existing local road network and identification of infrastructure upgrades that may be required to accommodate the proposed development.

Therefore, it is considered that the existing provisions within the planning scheme (including the Transport and parking code) are sufficient to ensure that the transport infrastructure (such as roads, parking and service areas) required to service the proposed development is provided in a safe and efficient manner and prevents unacceptable off-site impacts.

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

**Key issue/concern 3:** *Submitters object to the amendment package on the basis that public transport is not capable of supporting the additional population in Landsborough.*

#### Response

The planning scheme seeks to promote a pattern of settlement that supports and promotes public transport. However, the provision of public transport is the responsibility of the Department of Transport and Main Roads and Translink.

The North Coast Rail duplication project consists of rail duplication between Beerburum and Landsborough, with additional works between Landsborough and Nambour to improve accessibility and capacity. This project seeks to improve reliability, speed and accessibility of rail freight operations and passenger transport

services and support close economic and social connections with Brisbane. The funding responsibility for this project will be held with the Federal and State governments.

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

**Key issue/concern 4:** *The submitter notes that the land at Landsborough contains a 40m wide easement in favour of Energex and that this corridor is required to be protected from incompatible development. The submitter recommends that a Regional Infrastructure Overlay is included to clearly identify the areas and provide relevant provisions and suggests zoning the land to Open Space as the Low density residential zone may give unrealistic development expectations.*

#### Response

It is acknowledged that the part of the land is subject to an easement. This easement is identified on the planning scheme's Regional infrastructure overlay map (OVM 42K) for the Landsborough local plan area, as a Water Supply Pipeline and Buffer. This is consistent with the Queensland Government's State Planning Policy Interactive Mapping System, which identifies this easement as an SEQwater pipeline and channel. It is also noted on the State Planning Policy Interactive Mapping System, that the Major Electricity Infrastructure (Energex) Corridor is located to the west of the Landsborough township.

Mapping contained in the State Planning Policy Interactive Mapping System supports the application of the state interests expressed in the State Planning Policy. The State Planning Policy applies when making or amending a local planning instrument. It is considered that the proposed amendment appropriately integrates the state interests expressed in the State Planning Policy and the supporting State Planning Policy Interactive Mapping System.

It is noted that the subject land is mapped as containing an Energex easement on the Queensland Government's Development Assessment Mapping System (Non-SARA DA Mapping, Electricity Infrastructure). It is recommended that Energex further consult with

the Department of State Development, Infrastructure, Local Government and Planning about the identification of Energex easements on the State Planning Policy Interactive Mapping System.

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

#### **Housing choice and economic benefits**

**Key issue/concern 1:** *Submitters support the proposed amendment and believe that it will:*

- assist in providing affordable housing;
- facilitate investment into much needed retail and commercial services in the Landsborough township
- facilitate the relocation of industrial businesses into the dedicated Landsborough industrial area; and
- assist in creating a residential amenity due to the nuisance emissions of existing industrial businesses.

#### Response

The support outlined in the submission for the proposed amendment, is acknowledged and noted.

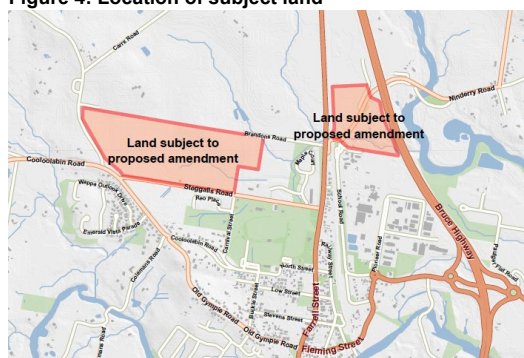
**Recommendation: No change to the proposed amendment in response to this issue.**

## **YANDINA**

The proposed amendment relates to land located on the northern edge of Yandina's existing urban area, generally bound by Brandons Road, Steggalls Road and Browns Creek Road. The subject land comprises 9 lots with a total area of approximately 36 hectares. The proposed amendment also relates to land located along Ninderry Road, north of the Yandina Primary School. Refer to **Figure 4**.



Figure 4: Location of subject land



The proposed amendment relating to land north of Steggalls Road, seeks to change the zoning of the subject land from the Rural zone to include:

- a portion in the Low density residential zone;
- a portion in the Community facilities zone (annotated for a Residential care facility/Retirement facility); and
- one lot (Lot 294 C311603), which is constrained by significant vegetation, in the Limited development (Landscape residential) zone.

It is also proposed to include the subject land in the Yandina local plan area (including the Urban Growth Management Boundary) and include specific provisions in the Yandina Local plan code to guide future development on the subject land.

The proposed amendment also seeks to include land along Ninderry Road in the Yandina local plan area with specific provisions in the Yandina Local plan code for 1 Ninderry Road (Lot 2 on RP913584), to provide for the temporary development of a warehouse, where for caravan and boat storage.

#### Summary of submissions received

Council received a total of 48 submissions in relation to the proposed Yandina amendment. Most of these submissions take a pro-forma approach. Of the total number of submissions received, 18 submissions outlined provisional or full support and 30 submissions objected to the proposed amendment.

The matters raised in submissions are categorised into the following key issues:

Yandina	
Key issue	No. of submissions
Traffic and infrastructure capacity	25
Character and amenity	20
Lot sizes and zoning	14
Demand	13
Environmental values	11
Rural interface	9
Community infrastructure	7
Flooding	5
Housing choice	5
Alignment with SEQ Regional Plan	5
Agricultural land	4
Proposed amendment area, Ninderry Road	5

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

#### Consideration of Key Issues/Concerns and Responses

The key issues/concerns raised in submissions are summarised as follows:

##### Traffic and infrastructure capacity

**Key issue/concern 1:** Submitters support the proposed amendment and suggest the road network be upgraded to include:

- a link between the extension of Brandons Road and Steggalls Road to facilitate access to existing sports facilities and minimise reliance on arterial networks;
- access from the western end of Brandon Road to provide flood free access, limit dangerous access to Connection Road, support a riparian corridor to Yandina School, and preserve the remnant vegetation at the Eastern end of Brandon Street;
- wider internal roads; and
- improvement of road infrastructure to minimise congestion.

**Key issue/concern 2:** Submitters object to the proposed amendment on the basis that:

- *further development will exacerbate traffic congestion;*
- *the infrastructure capacity in Yandina will not support further development;*
- *the pace of development is too rapid, and is negatively interfering with traffic congestion and inadequate parking;*
- *current traffic congestion has resulted in people leaving the township; and*
- *An increase in traffic will have an impact on rural production.*

#### Response

Future development of the proposed amendment area north of Steggalls Road will require assessment against the *Sunshine Coast Planning Scheme 2014*. A traffic impact assessment will be required to be submitted to Council as part of any forthcoming development application.

The traffic impact assessment would need to address the infrastructure requirements specific to the proposed development site, including consideration of the existing local road network and identification of infrastructure upgrades that may be required to accommodate the proposed development.

The proposed amendment includes specific assessment benchmarks in the Yandina Local plan code, which require development in the Low density residential zone north of Steggalls Road, to provide a safe, interconnected, permeable and legible road network to service development (refer to Performance Outcome PO25(b)). The proposed amendment also includes specific assessment benchmarks which requires development in the proposed amendment area to provide appropriate buffering and separation to nearby agricultural land and rural uses.

The planning scheme's Transport and parking code also includes specific assessment benchmarks, which require development to provide sufficient on-site parking to cater for the likely demand for parking by residents, staff and visitors.

It is therefore considered that the existing provisions within the planning scheme (including the Transport and parking code) and the content

of the proposed amendment are sufficient to ensure that the transport infrastructure (such as roads, parking and service areas) required to service future development of this land, is provided in a safe and efficient manner and prevents unacceptable off-site impacts.

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

**Key issue/concern 3:** *Submitter objects to the proposed amendment as Yandina does not have access to reliable public transport.*

#### Response

The planning scheme seeks to promote a pattern of settlement that supports and promotes public transport. However, the provision of public transport is the responsibility of the Department of Transport and Main Roads and Translink.

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

#### **Character and amenity**

**Key issue/concern 1:** *Submitters object to the proposed amendment on the basis that:*

- *the character of Yandina should remain as a small rural town, and it is not suitable to accommodate further development;*
- *additional development is significantly reducing the rural character and amenity of the township;*
- *recent development has not been compatible with the existing character and amenity of Yandina;*
- *too much land is being used for residential development and contends that land for rural and environmental purposes should be retained as an inter-urban break;*
- *the proposed amendment will negatively impact on Yandina, and in particular reduce amenity and lifestyle; and*
- *the scale and intensity of the proposed development is not in keeping with the rural character and amenity of the locality.*

**Key issue/concern 2:** *Submitters object to the proposed amendment on the basis that:*

- *the proposed amendment provides for low density residential development which is incompatible with the character of adjoining development; and*
- *current development is not meeting the minimum lot size criteria in the Yandina Local plan code, and queries whether Low density residential development will result in duplex or dual key dwellings.*

#### Response

The subject land has been included in the Urban Footprint under the SEQ Regional Plan and therefore able to be considered for designation for an urban purpose. The subject land is considered to represent a logical extension to the existing Yandina township to cater for future housing needs in Yandina.

The planning scheme's Yandina Local plan code currently includes specific assessment benchmarks which requires development in the Yandina local plan area to:

- be consistent with and reflect the traditional rural town character; and
- provide for the retention and enhancement of key landscape elements, including significant views and vistas, existing character trees and areas of significant vegetation, which contribute to the setting, character and sense of place of Yandina.

The proposed amendment also includes specific assessment benchmarks in the Yandina Local plan code, which requires development in the proposed:

- Low density residential zone, North of Steggalls Road, to provide lot sizes that are sympathetic to the character of nearby existing residential areas (including an average lot size of at least 800m<sup>2</sup>) that are predominantly used for single household detached housing; and
- Community facilities zone, south of Brandons Road and North of Steggalls Road, to be of a scale and intensity that is compatible with the traditional rural town character.

It is considered that the concerns raised by submitters in relation to character and amenity

are appropriately addressed by the existing provisions within the planning scheme and the content of the proposed amendment itself.

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

#### **Lot sizes and zoning**

**Key issue/concern 1:** *The submitter supports the proposed amendment, subject to:*

- *larger lot sizes (800m<sup>2</sup> minimum) being provided to allow for passive cooling; and*
- *provision and arrangement of parkland to allow for penetration of breezes.*

**Key issue/ concern 2:** *The submitter supports the proposed amendment but recommends that lot size is a specified minimum 800m<sup>2</sup> and not based on averages which can be manipulated.*

**Key issue/concern 3:** *The submitter provisionally supports the proposed amendment subject to the land being included in the Emerging community zone to provide for a diversity of lot size and housing choice. Should the land remain in the Low density residential zone, the submitter requests that the minimum lot size be reduced to 700m<sup>2</sup>.*

**Key issue/concern 4:** *The submitter objects to the proposed amendment and recommends that a rural residential development with lot sizes between 2-5 acres would be preferable and consistent with community character and values.*

**Key issue/ concern 5:** *Submitters support the proposal and request that the minimum lot size be amended to 700m<sup>2</sup> to remain consistent with adjoining development or the land included in an Emerging community zone to allow for more housing options.*

**Key issue/ concern 6:** *The submitter believes that including the land entirely in the Low density residential zone prevents a diversity of lot size and housing choice. The submitter recommends the land be included in the Emerging community zone to allow for a comprehensive master planning exercise to be undertaken. Should the land remain in the Low density residential zone, the submitter requests that the minimum lot size be reduced to 700m<sup>2</sup>.*

**Key issue/concern 7:** *The submitter objects to the proposal and requests that lot sizes are large and provide for detached residential dwellings, provide landscaped active transport connections, and maintains appropriate separation and buffering to adjoining agricultural land.*

#### Response

The support outlined in submissions for the proposed amendment, is acknowledged and noted.

The proposed Low density residential zone (north of Steggalls Road) is intended to provide predominantly single detached housing, which is consistent with the existing low density residential uses located to the south of the amendment area.

The proposed inclusion of this land in the Low density residential zone rather than the Emerging community zone is also in response to community sentiment raised during public consultation of a previous planning scheme amendment (Amendment No. 18), which had sought to include land located the south west of Yandina in the Emerging Community Zone.

The proposed amendment includes specific assessment benchmarks in the Yandina Local plan code that requires development in the Low density residential zone north of Steggalls Road, to provide for an average lot size of at least 800m<sup>2</sup>. This is consistent with an analysis of existing residential lot sizes in Yandina, which indicated an average lot size of approximately 800m<sup>2</sup>.

It is considered that the proposed Low density residential zone and the average lot size of 800m<sup>2</sup> will provide a development outcome that is sympathetic to the character of nearby existing residential areas and the general character of the Yandina local plan area.

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

**Key issue/concern 8:** *The submitter supports the proposed Limited development zone on the vegetated block on Steggalls Road and*

*suggests performance outcomes for that zone be included in the Yandina Local Area Plan.*

*The submitter recommends that the block to the east should also be zoned limited development, as it is subject to flooding.*

*The submitter supports the proposed community facilities zone being used specifically as a residential care / retirement facility but not as an Over 50s lifestyle resort.*

#### Response

The support outlined for aspects of the proposed amendment, are acknowledged and noted.

Table 5.5.18 Limited development (Landscape residential) zone of the *Sunshine Coast Planning Scheme 2014* sets out the category of development and category of assessment (i.e. if, and what type of development application is required) and the assessment benchmarks for development in the Limited development (Landscape residential) zone. Assessable development in the Limited development (Landscape residential) zone would also be assessed against the Limited development (Landscape residential) zone code, included in part 6 of the planning scheme.

The existing Yandina Local plan code also contains assessment benchmarks for development in the Landsborough local plan area generally (refer to Performance Outcomes PO1 through to PO6).

Under the proposed amendment it is intended that Lot 294 on C311603 is included in the Limited development (Landscape residential) zone, as it is constrained by significant vegetation. The lot to the east of Lot 294 on C311603 (Lot 293 on C311603) is proposed to be included in the Low density residential zone. It is acknowledged that part of this land is subject to flooding as identified on the planning scheme's Flood hazard overlay mapping.

A fit for purpose flood risk assessment was undertaken as part of the preparation of the proposed amendment, which indicated, at a strategic level, that this land had development potential, subject to compliance with the planning scheme. Specific assessment benchmarks have been included in the proposed



Yandina Local plan code that requires development in the Low density residential (north of Steggalls Road) to minimise the risk to people and property from flood events up to and including the Probable Maximum Flood (PMF).

The proposed inclusion of land in the Community facilities zone (annotated for a residential care/retirement facility) provides the opportunity for the development of residential care facility and/or a retirement facility.

Residential care facility means the use of premises for supervised accommodation, and medical and other support services, for persons that cannot live independently and require regular nursing or personal care e.g. convalescent home, nursing home.

Retirement facility means a residential use of premises for accommodation for older members of the community, or retired persons, in independent living units or serviced units or amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the retirement facility. Therefore, an over 50's lifestyle resort is one option and may be considered as an appropriate form of development at this location, subject to meeting assessment benchmarks.

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

**Key issue/concern 9:** *The submitter supports the proposal and suggests that additional medium density zoning would assist in limiting the development footprint and facilitate land for environmental and recreational purposes.*

#### Response

Opportunities for medium density residential development are currently provided for in the Yandina local plan area, through the existing Medium density residential zone. This zone is located close to the Yandina local centre. It is intended that the proposed inclusion of part of the Yandina amendment area in the Low density residential zone is to provide predominantly single detached housing, which is consistent

with the existing low density residential uses located to the south of the amendment area.

It is also intended that the proposed Low density residential zone, provides a suitable supply of residential land to accommodate the future housing needs of the Yandina local plan area.

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

**Key issue/concern 10:** *The submitter objects to rural zoned land being included in the Low density residential zone at this stage. The submitter points out that earlier Council factsheets state that the planning scheme provides sufficient land to accommodate growth until 2031, and queries why additional land for residential development is required.*

*The submitter lists a number subdivisions either approved and under construction in Yandina and asserts that this is sufficient to cater for future growth.*

**Key issue/concern 11:** *The submitter queries whether there is demand for new urban land, given that current stock is suitable to accommodate growth to 2041.*

**Key issue/concern 12:** *The submitter asserts that there is not reasonable or sufficient demand for residential land that would require the proposed amendments at this stage, and notes that the urban footprint relates to projected land needs out to 2041.*

#### Response

The SEQ Regional Plan sets a policy expectation that, at all times, local government planning schemes will make available a minimum of at least 15 years supply of land that is zoned and able to be serviced for both residential and employment land uses. In recognition of the long lead times associated with bringing land to market, this 15 year supply objective is to be provided as rolling supply, meaning that new or additional land for residential and employment purposes is made available for development proportionate with changes in population growth and housing market activity.



The Queensland Government actively monitors planning schemes and land stock annually to track their performance against the dwelling supply benchmarks and employment planning baselines, including to ensure at least 15 years of residential and employment land supply is maintained. This minimum benchmark will fluctuate over time according to demand and supply, so Council needs to proactively and adequately zone land to ensure that the Sunshine Coast continues to remain above the 15-year benchmark. An annual report, entitled the *Land Supply and Development Monitoring Report* (LSDM) is released evaluating each local government areas performance.

The 2020 LSDM identifies that there is 15 years of supply within the defined Sunshine Coast Consolidation area, for which the proposed Yandina amendment area is located within.

In order to ensure that the rolling 15-year supply policy objective of the SEQ Regional Plan is maintained, it is considered appropriate to include the subject land within an urban zone.

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

**Key issue/concern 13:** *The submitter believes that the proposed amendment does not comply with the stated Performance Outcome PO26 which refers to compatibility with the rural character of the township.*

#### Response

Proposed Performance Outcome PO26 of the Yandina Local plan code relates to development in the Community Facilities Zone South of Brandons Road and North of Steggalls Road. Development at this location is to:

- be of a scale and intensity that is compatible with the traditional rural town character (refer to part (a));
- be in accordance with an approved master plan for all lots included in the entire zone that provides facility elements to be configured in a functionally efficient and integrated manner (refer to part (b));
- provide appropriate landscape buffering and separation to nearby agricultural land and rural uses, including where identified on

Figure 7.2.27A (Yandina local plan elements) (refer to part (d)).

Any future development of the subject land will require the lodgement of development application that would be assessed by Council against these and other relevant provisions of the planning scheme.

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

**Key issue/concern 14:** *The submitter is opposed to the proposed amendment on the basis:*

- *the expansion of the industry precinct which could potentially generate demand has not eventuated;*
- *the proportion of additional land identified at Yandina is higher than other proposed locations and is excessive for likely demand.*

#### Response

Industrial land within the Yandina local plan area is not the subject of this proposed amendment. Additional land zoned for industrial purposes has not been considered.

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

#### **Environmental values**

**Key issue/concern 1:** *Submitters support the proposed amendment as it provides a logical extension of the urban area while maintaining ecological linkages.*

#### Response

The support outlined in the various submissions, is acknowledged and noted.

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

**Key issue/concern 2:** *Submitters want more land for environmental and natural purposes rather than additional residential development supporting additional population growth.*

**Key issue/ concern 3:** *The use of the land for urban development will result in loss of rural land and valuable habitat.*

**Key issue/concern 4:** *The submitter is concerned that natural vegetation is being removed to accommodate residential development. The submitter suggests that fallow farming land could be utilised for housing development.*

Response

The submitters comments are noted. The proposed amendment area north of Steggalls Road, is located in the Urban Footprint under the SEQ Regional Plan and therefore able to be considered for designation for an urban purpose.

The planning scheme manages and regulates development in, or adjacent to environmentally sensitive areas through a variety of means, dependent on the nature of the constraint. Specifically, the planning scheme includes a range of assessment benchmarks aimed at protecting important environmental areas, including the Strategic framework, zone codes, and respective development, use and overlay codes.

Any development which seeks to reconfigure the land will be required to address the Biodiversity, waterways and wetlands overlay code, which is the principal tool within the planning scheme to regulate impacts on vegetation and ecologically sensitive areas.

Lot 294 on C311603 is the site proposed to be zoned Limited development (Landscape residential) zone as it is constrained by significant vegetation. The proposed zoning of this land demonstrates Council's commitment to protecting significant vegetation within the Urban Footprint whilst recognising the existing use over the site.

Council considers that the existing and proposed protection afforded by the planning scheme is sufficient to protect the ecological values within the Yandina North area.

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

**Agricultural land**

**Key issue/concern 1:** *Submitters support the proposed amendment and note that rural production has ceased in the locality and there will be no incompatibility between urban development and adjoining land.*

**Key issue/concern 2:** *Submitters support the proposed Community facilities zone and believe that retirement living uses are the highest and best use for the property given that it is compatible with adjoining rural activities which are low intensity.*

Response

The support outlined in the submissions, is acknowledged and noted.

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

**Key issue/concern 3:** *Submitters object to the proposed amendment on the basis that:*

- *it will result in the loss of good quality agricultural land and reduce food security, and undermine rural activities as an important aspect of the Sunshine Coast lifestyle and economy; and*
- *introduce incompatible development into a rural environmental and interfere with ongoing rural production on adjoining properties.*

Response

Balancing the need to protect agricultural land whilst providing sufficient land for urban development was a key consideration of both Council and the State Government in arriving at decisions relating to the inclusion of land in the Urban Footprint under the SEQ Regional Plan.

Given the subject land's inclusion in the Urban Footprint under the SEQ Regional Plan, further consideration for the loss of agricultural land is not necessary when deciding to include this land in an urban zone.

The proposed amendment also includes specific assessment benchmarks in the Yandina Local plan code that require development to provide appropriate landscape buffering and separation

to nearby agricultural land and rural uses (refer to proposed Performance Outcome PO24(c), Performance Outcome 25(c) and Performance Outcome 26(d)).

The intention of these assessment benchmarks is to mitigate against reverse-amenity issues for rural activities from future residential/urban development.

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

#### **Community infrastructure**

**Key issue/concern 1:** Submitters support the inclusion of the Community facilities zone in Yandina, as it will provide an essential service and allow elderly residents to age in place.

**Key issue/concern 2:** Submitters support the proposed zoning amendment of their land as Community Facilities and believe that retirement living uses are the highest and best use for the property given that there are no retirement living options in the near vicinity.

#### Response

The support outlined in submissions for the proposed amendment, are acknowledged and noted.

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

**Key issue/concern 3:** Submitters are concerned that Yandina has a growing population, but it does not have access to reliable public transport, appropriate banking, grocery, mobile coverage and police services. The submitters request that prior to any further development basic public services are provided to support residents.

**Key issue/concern 4:** The submitter believes there is a lack of community facilities in Yandina including pools, libraries, and police stations.

#### Response

Council's adopted Integrated Transport Strategy has not identified any deficiencies on the transport network in Yandina for the

Sunshine Coast (refer to section 3.2 Transport network deficiencies).

The planning scheme seeks to promote a pattern of settlement that supports and promotes public transport. However, the provision of public transport is the responsibility of the Department of Transport and Main Roads and Translink.

It is acknowledged that telecommunication facilities do provide important services to the community by providing mobile coverage to residents. Telecommunication facilities are currently identified in the planning scheme as consistent uses and subject to code assessment in certain industrial and centre zones, which provides guidance on the preferred location of telecommunication facilities.

The planning scheme does not prevent this type of infrastructure from being established but rather includes provisions in the Telecommunications facility code to ensure impacts are mitigated as far as practical.

Therefore, as development increases telecommunication providers will be able to supply adequate mobile coverage to Yandina subject to the submission and approval of a development application and compliance with the planning scheme.

Currently, Yandina does not have a police station. The nearest police station is located 9km away at Nambour. Additional police facilities are generally provided by Queensland Police when the population within urban areas increases and meets specified service benchmarks.

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

**Key issue/concern 5:** The submitter believes that recent residential development has not provided sufficient physical and social infrastructure.

The submitter believes that the proposed Community facilities zone should be used for more community based purposes to allow a broader benefit.

### Response

The Environment and Liveability Strategy 2017 (ELS) provides Council's overarching strategic directions for the planning and delivery of social infrastructure.

Council plans for social infrastructure at the Council-wide level (catering for the whole Council area), district level (catering for communities of 30,000-50,000 people) and local level (catering for communities of 5,000-15,000 people).

Social infrastructure at the Council-wide and district level is provided within the Principal and Major Regional Activity Centres as far as practical. District level social infrastructure such as community venues, libraries and aquatic centres to cater for the Yandina community are currently provided in Nambour. The ELS identifies the need for new and enhanced infrastructure to cater for population growth.

Social infrastructure at the local level includes local community venues providing multipurpose spaces for a range of activities. A number of facilities in Yandina provide such multipurpose spaces for hire, including but not limited to the Yandina School of Arts, Yandina Community Garden, Australasian Country Music Hall of Fame, Yandina RSL Hall, QCWA Hall, Yandina Bowls Club and Yandina Soccer Club.

Yandina North's inclusion in the Urban Footprint provides an opportunity for the provision of community based facilities e.g. a retirement/aged care facility to service the Yandina area.

The three north-eastern most lots, 35-53, 55-73 and 75-93 Brandons Road (Lots 224 and 225 on C311561, Lot 299 on C311641) are proposed to be included within the Community facilities zone and annotated for a residential care/retirement facility.

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

### **Flooding**

**Key issue/concern 1:** *The submitter is concerned to ensure that Steggalls Creek will be able to accommodate stormwater flows, and no increased flooding will be caused to Quandong Court and Maple Court. The submitter suggests that a new culvert under Ben Williams Road may assist in managing stormwater flows.*

**Key issue/concern 2:** *The submitter is concerned that the proposed amendment does not adequately address flood issues on surrounding properties and notes the development at the bottom of Steggalls Road.*

### Response

A fit for purpose flood risk assessment occurred as part of the preparation of the proposed amendment. This assessment determined that the proposed amendment area, north of Steggalls Road, has development potential, subject to compliance with the planning scheme.

This assessment satisfies the State Planning Policy state interests relating to the protection of people and property in flood hazard areas. This assessment also considered climate change impacts.

Any future development of the proposed amendment area will require assessment against the planning scheme, including the Flood hazard overlay code and Local plan codes. The Flood hazard overlay code applies to development subject to the Flood hazard overlay and includes specific assessment benchmarks, which seeks to ensure development protects people and avoids or mitigates the potential adverse impacts of flood and storm tide inundation on property, economic activity and the environment, taking into account the predicted effects of climate change.

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

### **Housing choice**

**Key issue/concern 1:** *Submitters support the proposed amendment and notes that opportunity for an aged care facility would be beneficial for Yandina and allow the elderly to age in place.*

**Key issue/concern 2:** Submitters support the proposed amendment as it supports housing choice and affordability.

Response

The support outlined in the submissions for the proposed amendment, is acknowledged and noted.

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

**Alignment with SEQ Regional Plan**

**Key issue/concern 1:** Submitters support the proposed amendment, as it aligns with the land use category with the SEQ Regional Plan.

Response

The support outlined in submissions for the proposed amendment, is acknowledged and noted.

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

**Proposed amendment area, Ninderry Road**

**Key issue/concern 1:** Submitters support the proposed amendment, including retaining the land in the Rural zone.

Response

The support outlined in submissions for the proposed amendment, is acknowledged and noted.

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

**Key issue/concern 2:** Submitters object to the proposed amendment on the basis that:

- the proposed temporary use is open to misinterpretation, and recommends that Council include a more precise definition of the intended use or implement other appropriate application processes to ensure that the intended land use outcome is achieved;

- the proposed temporary use is not appropriate, as it will become entrenched and impact on the amenity of the surrounds; and
- the proposed temporary use will introduce heavy vehicle movements compromising safety.

**Key issue/concern 3:** The submitter believes that the lot identified for a temporary use should be used for residential development as:

- it is well located in proximity to the township;
- is flat and provides access to shops and social services;
- removes incompatible industrial development from residential areas.

The submitter asserts that industrial development should be located in a designated industrial area, and the location adjacent to Spirit House will diminish local amenity.

Response

Portions of the proposed amendment area at Ninderry Road are subject to mapped planning scheme overlays, including the Biodiversity, waterways and wetlands overlay, the Flood hazard overlay and the Regional infrastructure overlay, which make it unsuitable for residential use.

Part of the subject land to the north-west of Ninderry Road (being Lot 2 on RP913584 at 1 Ninderry Road, Bridges) has been identified as being potentially suitable for an interim low impact industrial use (i.e. caravan and boat storage, subject to amenity and ecological considerations. This potential use does not require permanent buildings or infrastructure.

Anecdotal, there is increasing demand for the storage of personal recreational vehicles and the like (e.g. caravans and boats), which this site may be suited to accommodate. As such, it is proposed to retain the subject land in the Rural zone and include it in the Yandina local plan area boundary.

The proposed amendment also includes specific assessment benchmarks in the Yandina Local plan code, which provides for caravan and boat storage for that part of the subject land to the north-west of Ninderry Road (Lot 2 on



RP913584 at 1 Ninderry Road, Bridges). These provisions reinforce the temporary use nature of the site.

Any future development of the subject land will require the lodgement of a development application that will be assessed by Council against the relevant provisions of the planning scheme. The development application would also be subject to Impact assessment, requiring further community consultation.

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

## PART C

### ADDITIONAL SITE REQUESTS

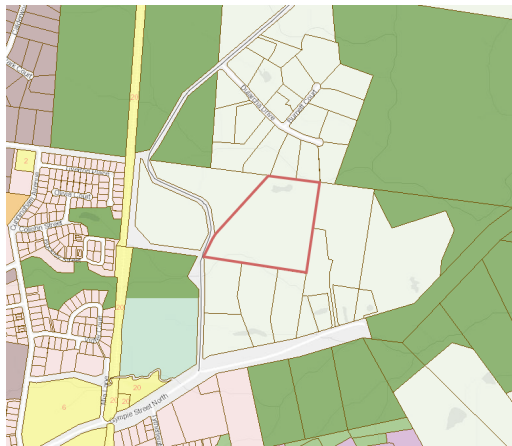
This section of the report considers submissions requesting changes to the zoning of specific sites that were not part of the proposed amendment, as publicly notified. A total of 8 submissions were received.

The following submission requests are discussed below and will be referred for consideration as part of the new Sunshine Coast Planning Scheme project.

Additional Site Requests	
Site	Request
North west Landsborough, including land on either side of Bella Street, Landsborough	Request to review the zoning of land currently included in the Rural residential zone for inclusion in the Low density residential zone.
22 Wharf Street, Yandina (Lot 312 on SP186045)	Request to amend the zone to reflect the approved plan relating to Reconfiguring a lot approval (RAL18/0042). The site is currently included partly in the Low density residential zone and partly in the Low impact industry zone. Request to include provisions in the planning scheme to enable large land consumptive uses, such as transport depots, caravan and relocatable home parks, boat storage yards and wholesale/retail nurseries, to establish outside the Urban Footprint.
19 Lacey Lane, Yandina (Lot 261 on C311580)	Request to amend the zone from the Rural zone to the Medium density residential zone.
Spirit House, 20 Ninderry Road, Yandina (Lot 4 on RP810295)	Request to amend the zone from the Rural zone to a zone that reflects the use of the land.
41 Steggalls Road, Yandina (Lot 10 on SP148794)	Request to amend the zone from the Limited development (Landscape residential) zone to the Low density residential zone.
6 Rod Smith Drive, Coes Creek (Lot 3 on RP170402)	Request to amend the zone from the Low density residential zone to the Medium density residential zone.

The following submissions received in relation to 44 Tunnel Ridge Road (Lot 259 on CG840), Landsborough and Image Flat Road (Lot 1 on SP288036), Image Flat are discussed below.

**44 Tunnel Ridge Road (Lot 259 on CG840), Landsborough**



**Request:** The submitter requests that the zoning of 44 Tunnel Ridge Road, Landsborough (Lot 259 CG840) is amended from the Rural zone to the Low density residential zone and included in the Urban Growth Management Boundary, on the basis that:

- the land was included in Council's original amendment package and was removed at the request of the State due to flooding issues;
- the submitter has undertaken a site specific flood impact assessment and believes the site to be subject to more limited flood hazard;
- a Low density residential zone will be a logical extension of the prevailing low density area to the west;
- the site is in close proximity to the Landsborough township and has good access to services and facilities;
- the site presents an achievable development opportunity in comparison to the fragmented ownership of other land retained in the proposed amendment package; and
- the site is suitable for urban development from a 'first principles' perspective.

Response

It is noted that 44 Tunnel Ridge Road and surrounding lots (referred to as Landsborough North) formed part of the proposed amendment, forwarded to the Planning Minister in June 2019, for formal consideration of State interests and to seek approval for Council to proceed to public consultation.

Council received approval from the Planning Minister, by letter dated 13 May 2020, that Council may commence public consultation, subject to conditions. The conditions required the removal of the following lots from the proposed amendment:

- Lot 10 on RP144551;
- Lot 1, 2, 3 and 4 on RP196184;
- Lot 1 and 2 on RP186673;
- Lot 4 and 5 on RP196179;
- Lot 1 and 2 on RP204823;
- Lot 259 on CG840; and
- Lot 257 and 258 on SP280929.

The reason provided by the Planning Minister for the condition was as follows:

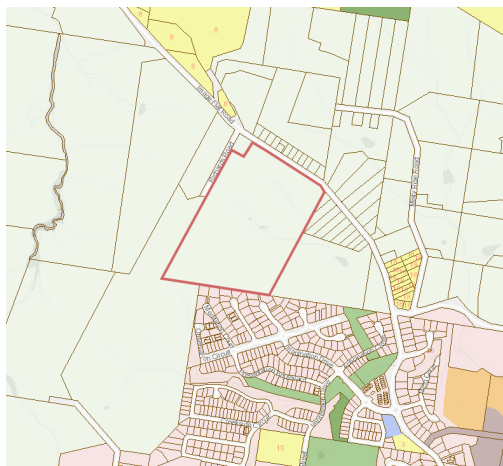
*"To achieve compliance with the SPP Natural hazards, risk and resilience state interest, policy (2) given that these sites are identified as having an unacceptable risk to people and property."*

In accordance with the Minister's condition, the abovementioned sites (including 44 Tunnel Ridge Road) were removed from the proposed amendment, prior to public consultation.

The flood risk assessment undertaken as part of the proposed amendment, indicates that a significant portion of Lot 259 CG840 appears to have acceptable flood risk in the undeveloped condition. It is also acknowledged that the subject lot has lower flood risk attributes than several other properties that were within the boundary of the proposed amendment flood risk assessment. Whilst a portion of the subject lot appears to have acceptable flood risk, it is not intended that this land is considered for inclusion in an urban zoning in isolation. Any proposed zoning change would need to consider the Landsborough North area as a whole.

**Recommendation: No change.**

**Image Flat Road (Lot 1 SP288036), Image Flat**



**Request:** The submitter requests that the zoning of Lot 1 on SP288036 is amended from the Rural zone to the Low density residential zone, on the basis that:

- the land is adjacent to land in the Low density residential zone and the Urban Footprint;
- the use of the land for rural purposes is limited due to proximity to residential development;
- the site has access to urban utilities;
- the site is not subject to significant physical constraints or natural hazards; and
- there is significant demand for urban residential land in Nambour.

Response

It is noted that the subject land is located in the Regional Landscape and Rural Production Area (RLRPA) under the SEQ Regional Plan.

The site's inclusion within the Regional Landscape and Rural Production Area prevents Council from considering a planning scheme amendment that enables urban development. Any consideration of expansion of, or inclusion of sites in the, Urban Footprint should be considered when a review of SEQ Regional Plan is formally conducted by State Government.

**Recommendation: No change.**