

# Additional Information

## Ordinary Meeting

**Thursday, 28 January 2021**



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# TABLE OF CONTENTS

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ITEM	SUBJECT	PAGE NO
8.1	<b>PLANNING SCHEME REVIEW AND PREPARATION OF A NEW PLANNING SCHEME</b>	
	ATTACHMENT 4 ADDITIONAL INFORMATION.....	5
8.3	<b>DECEMBER 2020 FINANCIAL PERFORMANCE REPORT</b>	
	ATTACHMENT 2 ADDITIONAL INFORMATION.....	19



## Related Report / Additional Information Request

<b>Meeting:</b>	<b>Ordinary Meeting</b>	<b>Date:</b>	<b>28 January 2021</b>
<b>Requesting Councillor:</b>	<b>Councillor J Natoli</b>		
<b>Item:</b>	<b>8.1</b>		
<b>Confidential</b>	<b>No</b>		
<b>Circulation</b>	<b>25 January 2021</b>		
<b>Officer (title):</b>	<b>Manager Strategic Planning</b>	<b>Approving GE (title):</b>	<b>Customer Engagement and Planning Services</b>

In response to questions raised by Councillor J Natoli, please note the following additional information for your consideration.

### Question:

1) The background research indicating changes in consumer housing choices is all pre COVID. What research has been done now that COVID has changed the way people are living and working? Would it not be prudent to undertake further research into housing choice behaviour to see how things have changed before commencing the planning scheme?

### Response:

A range of key inputs are intended to and will guide and inform the preparation of a new planning scheme. As part of the development of the new scheme, some of the further work and investigation required includes the preparation of a housing needs assessment.

It is noted that in relation to COVID-19, the Queensland Government recognises that the pandemic has and continues to have impacts across the globe and many aspects of our daily lives in South East Queensland and that there is a heightened need to understand the impacts it may have on housing and development demand.

The recently released State of the Nation's Housing 2020 report prepared by the National Housing Finance and Investment Corporation indicates that demand for detached and medium density dwellings will recover to pre-COVID crisis levels by 2024, while demand for apartments will have partly recovered by 2025.

The likely implications for the Sunshine Coast of the impacts of COVID-19 on housing choice will be monitored to determine how this may inform the new planning scheme.



**Question:**

2) Who did and what is the basis for this consumer housing choice research?

**Response:**

Consumer choice research is based on a number of studies, including background research for the South East Queensland Regional Plan (SEQRP) 2017 and Council's own development statistics.

A background paper that informed the SEQRP 2017 indicated that diversity of housing types is changing slowly. In 2006, 74.8% of dwellings in SEQ were detached houses, 9.1% were semi-detached and 14.6% were apartments. In 2016, 72.1% of dwellings were detached houses, 12.3% were semi-detached and 14% were apartments. More recently across the region, 55% of all additional dwellings built between 2011 and 2016 were attached dwellings, 35% of which were one to three storeys and 20% of which were taller than three storeys.

Dwelling approvals data for the Sunshine Coast shows that in 2016/17, 71% of all dwellings approved were detached dwellings and this decreased to 62% in 2018/19. Multiple dwellings accounted for 22% of dwellings approved in 2016/17 and this increased to 33% in 2018/19.



**Question:**

3) What is the population capacity in the current 2014 planning scheme?

**Response:**

The Local Government Infrastructure Plan (LGIP) estimates the theoretical population capacity accommodated in the Sunshine Coast Planning Scheme and all other planning instruments applicable to the Sunshine Coast Local Government Area (e.g. Caloundra South and Maroochydore Priority Development Areas) to be 506,000 people at 2041 and 602,000 people at 2050 (full development). However, in order to get a realistic picture of population capacity, it needs to be taken into account that not all land is available to be developed to its highest and best use including for reasons such as land ownership and lot fragmentation, pre-existing development, and other site constraints. To see this theoretical capacity reach fruition, every lot within the Sunshine Coast that is covered by the Sunshine Coast Planning Scheme 2014 would need to be developed to its highest and best use across all existing residential zonings.



**Question:**

4) What is the population capacity being planned for in the new planning scheme?

**Response:**

This is yet to be determined and will be undertaken as part of the development of the new planning scheme.





**Question:**

5) The report states "locally based planning consultants were approached for feedback on the operational performance of the current planning scheme". Who were these "locally based consultants"? Please provide the name of the companies approached and the name of the consultants.

**Response:**

Locally-based town planning consultants that lodged the most development applications with Council were requested to provide informal feedback on the technical operation of the current planning scheme. The consultants included: Adams and Sparkes, Adapt Town Planning, Innovative Planning Solutions, Murray and Associates and Project Urban.



**Question:**

6) Why is a new planning scheme being commenced (and possibly completed) before the next SEQ Regional Plan is released (2022-2024)? The current plan is to align with the 2017 SEQRP not the new one. Why?

**Response:**

Given the different review cycles for the SEQ Regional Plan and planning schemes, it is not always possible to perfectly align their respective plan-making processes. At this stage, there is no certainty about when the next SEQ Regional Plan review process will commence or be completed. Accordingly, it is considered prudent to commence preparation of a new planning scheme based on the SEQ Regional Plan currently in place whilst remaining cognisant of the potential for future refinements to the regional plan within the project timeframe. Depending on the timing of the review of the SEQ Regional Plan, it may be possible to reflect its policy approach and requirements in the new Sunshine Coast Planning Scheme before it is adopted. If this is not possible, then in line with what has occurred with the 2014 scheme, any relevant matters requiring changes due to revision of a future SEQ Regional Plan could be undertaken via scheme amendment processes.

It is important to note however, that the substantial policy development and analysis that Council will undertake to inform the development of the new Sunshine Coast planning scheme will be a critical contributor to Council's input to, and ability to shape, the next iteration of the SEQ Regional Plan. It is to Council's advantage to have initiated this work so that it is well placed to provide contemporary policy input to the next Regional Plan.



**Question:**

7) The Report indicates Mass Transit is a major influence over the new planning scheme as well as there has been no community consultation on the new planning scheme. Why is the new planning scheme process commencing before the community consultation on the land use options in the mass transit plan is completed? Should the time for commencement not be delayed until this vital research and information input is finalized?

**Response:**

Council's current Corporate Plan provides that Council will commence development of the region's next planning scheme, which is intended to be in place by 2024. In order to meet this timeframe, and given the significant length of time involved in the plan-making process, it is important that Council formally resolves to prepare a new planning scheme as soon as possible.

The plan-making process and time frame for a new planning scheme provides more than adequate time to consider the Mass Transit Options Analysis (and the outcomes of the associated community engagement process) and any subsequent decision which Council may make in this regard. It is noted that the community engagement process for the Mass Transit project is planned to be undertaken in the first half of 2021, which is within the very early phases of the plan-making process. The plan-making process for a new planning scheme is not impeded by the timing of the Mass Transit community engagement process and Council's consideration of the Options Analysis.

There are a number of projects that have, or are being undertaken that will likewise provide inputs to and shape the planning scheme review, including the Coastal Hazard Adaptation Strategy and the Blue Heart. Each of these will need to be considered as part of the plan-making process. It is therefore not considered necessary to defer a resolution to start preparing the new planning scheme until consultation on the Mass Transit options analysis is finalised.



**Question:**

8) The transport segment of the Mass Transit plan requires funding from State and Federal governments. At this stage funding has not been committed. Why is a new planning scheme therefore being based on a mass transit plan that may or may not go ahead? Should funding for the mass transit plan not be secured before land use options are implemented?

**Response:**

The Mass Transit project per se, is not the driver for the review of the Planning Scheme. Irrespective of the outcomes of the Sunshine Coast Mass Transit project, the new planning scheme will need to have an increased focus on urban consolidation (done well and in the right locations) as opposed to urban expansion. This aligns with the policy positions contained in the South East Queensland Regional Plan 2017 and Council's Environment and Liveability Strategy and long established policy positions of the Sunshine Coast and its predecessor councils. As previously noted, a range of matters independent of the Mass Transit Options Analysis will also need to be examined and considered as inputs to the development of the new planning scheme.



**Question:**

- 9) (a) If the Public consultation on the Mass Transit Project indicates the community does not support the land use options, what happens?
- 9) (b) Explain fully what will council's approach be to increasing densities to meet its SEQ Regional plan urban consolidation targets in the Enterprise corridor if the funding for the Mass Transit does not eventuate? Explain both scenarios, with funding for the Mass Transit and without funding, what does the density and population number increase be for both scenarios look like?

**Response:**

- (a) It is not appropriate for Council officers to pre-empt Council's future decision-making. That said, the plan-making process for the new planning scheme has been specifically designed to allow projects like the Mass Transit Options Analysis (and its associated engagement process) to be worked through, so that any decisions ultimately taken by Council, can be reflected in a new planning scheme.
- (b) The preferred approach to achieving the consolidation dwelling supply benchmarks of the SEQ Regional Plan will be a matter further considered as part of the development of the new planning scheme. The Sunshine Coast Mass Transit Project is only one potential input to that process. There are a range of different scenarios for how further consolidation could be accommodated and these will be explored and tested as part of the development of the new planning scheme.



**Question:**

10) Will the new planning scheme aim to place more hard measures in the performance outcomes of the scheme to ensure less ambiguity in the codes?

**Response:**

The degree of certainty versus flexibility incorporated in assessment benchmarks will be a matter for the Council to determine as part of the plan-making process for the new planning scheme, in consultation with the community and stakeholders. An objective and evidence based approach is an important element of all facets of the plan-making process.



**Question:**

11) Page 11 under Preparation of a new Planning Scheme heading. The officer's report says:

*In addition, the underdeveloped parts of Kawana Waters subject to a development agreement will continue to be subject to Development Control Plan 1 Kawana Waters.*

What does this mean?

**Response:**

As is the case with the current planning scheme, under a new planning scheme, the undeveloped parts of Kawana Waters (which are subject to a pre-existing and continuing development agreement) will continue to be subject to the provisions of Development Control Plan 1 Kawana Waters as opposed to the provisions of the planning scheme.



**Question:**

12) A community reference group is to be formed to guide the communication and engagement of the new planning scheme. Will the community have the opportunity to input into the content of the new plan not just comment at the end? Who selects this CRG?

**Response:**

It is proposed that the community will have a number of opportunities to provide input on the proposed planning directions and content of the proposed planning scheme during the plan-making process. This will include preliminary community consultation on the proposed strategic directions for the new planning scheme, including local area considerations, as well as seeking feedback from the community on the content of the draft planning scheme itself before it is adopted.

The composition of the Community Reference Group (CRG) will be a matter for Council to decide.





**Question:**

13) Please explain how a planning scheme can create a shaded urban community? How will the planning scheme reign in the large relaxations for multi-unit dwellings for front, side and rear boundaries as well as site cover? These relaxations result in very bulky buildings with little opportunity for deep planting opportunities. In our green field developments where the smaller lots sizes also come with smaller road widths and narrower road verges, as a trade-off how do we achieve well shaded streets with footpaths on both sides of the streets?

**Response:**

A key focus for a new planning scheme will be to create quality urban environments and living spaces. It is noted that further work and investigation is recommended as part of the preparation of the new planning scheme including examining design provisions especially for multi-unit residential and mixed use development. The design requirements for setbacks, site cover and landscaping (including deep planting and water sensitive urban design) will need to be reviewed as part of that process. Design requirements for new development in greenfield areas will also need to be reviewed.

It is intended that a new planning scheme would aim to embody the key principles included in Council's Environment and Liveability Strategy and Sunshine Coast Design.

The Environment and Liveability Strategy contains sustainable design policy positions which focus on liveable neighbourhoods. In particular, the Strategy promotes buildings and landscapes that are responsive to subtropical design and seeks to ensure that street corridors are adequate in width and designed to host pathways, infrastructure and shade trees.

Sunshine Coast Design focuses on design principles that seek to recognise our local climate, promote landscaping, green spaces, planting and shady streets.



## Related Report / Additional Information Request

<b>Meeting:</b>	<b>Ordinary Meeting</b>	<b>Date:</b>	<b>28 January 2020</b>
<b>Requesting Councillor:</b>	<b>Councillor W Johnston</b>		
<b>Item:</b>	<b>8.3 Financial Performance Report</b>		
<b>Circulation</b>	<b>25 January 2020</b>		
<b>Officer (title):</b>	<b>Acting Chief Financial Officer</b>	<b>Approving GE (title):</b>	<b>Acting Group Executive Business Performance</b>

In response to a question raised by Councillor W Johnston, please note the following additional information for your consideration.

### Question:

Please provide Cr Johnston with advice as to whether the last lot of COVID Grant Projects have been approved by the Federal Government.

### Response:

Council has been allocated \$11,069,177 under Phase 2 of the Commonwealth Government's Local Roads and Community Infrastructure Program Extension. Earlier this month, in line with the terms of the Program Funding Agreement and Guidelines, Council submitted a Works Schedule to the Department of Infrastructure, Transport, Regional Development and Communications identifying a number of projects which officers consider are eligible for funding under the allocation received for this program. It is anticipated the Department will advise Council in the near future whether the Works Schedule has been approved, following which approved projects can be announced and commenced.