



Proposed Sunshine Coast Planning Scheme Amendment

Consultation Report: Site Specific (Including SEQRP Bring Forward Sites) and Operational Matters

INTRODUCTION

Public consultation on the proposed *Sunshine Coast Planning Scheme 2014 Amendment – Site Specific (Including SEQRP Bring Forward Sites) and Operational Matters* was undertaken from 4 June to 6 July 2018.

A total of 267 individual submissions were received by Council. This included 246 submissions received during the formal public consultation period, and a further 21 submissions received following conclusion of the period. Council has considered the matters raised by all submissions, irrespective of date received.

Review of the submissions identified:

- 216 submissions either partially or completely objecting to the proposed amendment;
- 31 submissions were identified either offering provisional or full support for the proposed amendment; and
- 20 submissions identified as either duplicates, or not relevant to the amendment.

This consultation report addresses the key issues raised in submissions and outlines Council's intentions in relation to the proposed amendment following consideration of submissions.

SUMMARY OF PROPOSED PLANNING SCHEME AMENDMENT

The proposed Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) – Site Specific (Including SEQRP Bring Forward Sites) and Operational Matters, seeks to respond to recent changes to the urban footprint under the ShapingSEQ South East Queensland Regional Plan 2017 (SEQ Regional Plan 2017) and to reflect the desired future use of land.

The amendment also includes a small number of operational amendments which seek to improve the clarity and efficiency of the planning scheme.

KEY ISSUES RAISED

Key issues raised in submissions objecting to the proposed amendment:

- Changes to levels of assessment as a result of the amendment will preclude future community consultation
- The amendment will impact and restrict existing productive farming operations
- A minimum lot size should be specified for Yandina
- The amendment will result in small lot sizes that are not consistent with the urban fabric of rural and hinterland townships
- Remove requirement for Master Drainage Study for Bli Bli
- Loss of good quality agricultural land across the region
- The amendment will result in increased demand on infrastructure
- The amendment will affect the amenity of rural and hinterland townships
- The amendment will disturb or alter ecological features and values
- The amendments to the *Telecommunications facility code* do not make the code more practical or functional
- The amendments to the *Transport and parking code* will negatively impact upon cost, built form and design.

Key issues raised in submissions supporting the proposed amendment (including subject to changes):

- The amendment will provide additional retirement and aged care options
- The amendment presents a logical outcome for land unviable for farming
- The amendment should identify mitigation measures to adjoining productive rural land
- Local parks should be identified geographically
- The amendment will provide additional housing supply, choice and diversity
- Minimum lot sizes should be revised downwards
- The amendment will assist the region in fulfilling the SEQ Regional Plan 2017 growth targets within greenfield offerings
- Local plan elements mapping should be revised to reflect specific considerations.

CONSIDERATION OF KEY ISSUES

A summary of key issues raised in submissions and Council's response to these submissions, by site or operational aspect, are provided in **Appendix A**.

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STATE INTEREST REVIEW

The proposed amendment to the *Sunshine Coast Planning Scheme 2014* has been progressed under a tailored amendment process permitted by Section 18 of the *Planning Act 2016*.

In accordance with this process identified in the Chief Executive Notice, the State interest review has occurred concurrently with public consultation. As such, changes made in response to the State interest review are also identified in this consultation report.

SUMMARY

Whilst the submissions raise a number of concerns, it is considered that the responses provided in this Consultation Report, adequately address these concerns.

Where appropriate, changes to the public consultation version of proposed amendment have been recommended following consideration of submissions. These changes seek to respond to matters raised in submissions and clarify and improve the operational effect of the proposed amendment.

In addition to responding to issues raised in submissions, separate drafting changes have also been identified to simplify and improve the operational effect of the proposed amendment while still maintaining the purpose and effect of the proposed amendment.

Changes in response to the State interest review have also been made to the amendment, which among other changes, includes removing the proposed Community facility zoned land in Montville from the amendment, due to identified critical safety and efficiency issues with the State controlled road network.

Proposed changes to the public consultation version of the proposed amendment are summarised in **Appendix A**.

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Submission Responses - Site Specific (Including SEQRP Bring Forward Sites) and Operational Matters

1. BEERWAH (NORTH) KEY ISSUES SUMMARY AND RESPONSES

No. of submissions in objection: 4

(Note: this include one submission relating to Beerwah local plan area generally)

No. of submissions in support: 2

Key issues raised in submissions objecting to the proposed amendment:

- The amendment will impact on nearby productive agricultural uses
- Bushfire hazard reduction practices associated with the adjoining National Park may be restricted
- Flora and fauna impacts on surrounding high value vegetation
- Adverse water quality and stormwater impacts

Key issues raised in submissions supporting the proposed amendment (including subject to changes):

- Adjacent horticultural uses should be protected

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.

It is considered appropriate in this instance, given the nature and proximity of the existing rural uses, to reinforce existing planning scheme requirements to further address the matters raised by submitters.

In particular, it is proposed to include an indicative *landscape buffer* along the western and northern boundaries of the subject site on the Figure 7.2.2A (Beerwah Local Plan Elements Figure).

Bushfire hazard reduction practices of the adjacent Glass House Mountains National Park will become increasingly difficult.

It is noted that this matter is presently addressed by the planning scheme. In particular, the Planning scheme policy for the bushfire hazard overlay code requires that where land adjoins Council, State or Commonwealth land, a bushfire management plan be prepared in consultation with relevant land managers.

This policy further requires that a bushfire management plan include consideration of potential off-site sources of fire hazard including particular land uses or physical features of the surrounding area (including details of properties within 100 metres of the land).

As such, it is considered that requirements currently imposed by the planning scheme are sufficient to ensure due consideration is given to matters raised by the submitter.

The proposed amendment will result in impacts on high value vegetation.

These features are identified and protected accordingly under the Biodiversity, waterways and wetlands overlay of the planning scheme.

These existing provisions are considered sufficient to assess any potential impacts on the ecological value on any high value vegetation.

The proposed amendment will result in additional stormwater and water quality impacts on downstream properties.

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.



Figure 1: Extract of proposed zoning – Beerwah North

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS OBJECTING TO THE PROPOSED AMENDMENT

Urban development in proximity to rural land may impact or restrict the productive agricultural use of surrounding land. Buffers should be required to mitigate this.

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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.

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS SUPPORTING THE PROPOSED AMENDMENT

Adjacent horticultural uses should be protected

This issue is addressed in the key issues in submissions objecting to the proposed amendment above.

STATE INTEREST REVIEW COMMENTS

The proposed amendment includes provisions which seek to limit the number of *dual occupancies* and *secondary dwellings* on land proposed for inclusion in the Low density residential zone in Beerwah and Glass House Mountains.

During the state interest review, comments were provided that the proposal to nominate dual occupancies and secondary dwellings on a plan of development potentially conflicted with aspects of the State Planning Policy (State interest - housing supply and diversity).

In response to state interest comments, it is proposed to amend the *secondary dwelling* provisions in the Dwelling house code to provide for circumstances of bona fide need for a *secondary dwelling* (i.e. relative or carer), where not located on a lot nominated for a *secondary dwelling*. This will ensure that under certain circumstances that a secondary dwelling could be established on any lot and ensure compliance with the State planning policy.

Council decision (Beerwah North)

In considering the issues raised by submissions and the state interest review, the following changes are proposed to be made in relation to the subject site:

- inclusion of a *landscape buffer* in the local plan elements figure along the western and northern boundaries of the subject site; and
- changes to the proposed *secondary dwelling* provisions contained within the Dwelling house code relating to the bona fide need for a *secondary dwelling* (e.g. carer or relatives accommodation), where not on a lot nominated for a *secondary dwelling*.

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2. BEERWAH (SOUTH) KEY ISSUES SUMMARY AND RESPONSES

No. of submissions in objection: 4

(note: this includes one submission relating to Beerwah local plan area generally)

No. of submissions in support: 1

Key issues raised in submissions objecting to the proposed amendment:

- Landscape buffers should be provided to Steve Irwin Way
- Ecological features should be protected
- Adverse water quality and stormwater impacts
- The land should be included within the Rural residential zone
- Pedestrian access should be provided to the town centre
- The surrounding traffic network is unsafe and not suitable for increased usage.

Key issues raised in submissions supporting the proposed amendment (including subject to changes):

- The minimum lot size should be reduced
- Specific references to Retirement facilities should be included
- The proposed landscape buffer to the North coast rail line should be removed
- Overlay mapping accuracy should be reviewed.



Figure 2: Extract of proposed zoning – Beerwah South

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS OBJECTING TO THE PROPOSED AMENDMENT

Landscape buffering features should be provided to Steve Irwin Way.

The planning scheme currently identifies both, Steve Irwin Way and the North Coast Railway line as a *Scenic route* under the Scenic amenity overlay. The Scenic amenity overlay requires that development does not detract from the visual amenity of a *Scenic route*, with the clearing of existing vegetation discouraged.

A significant proportion of this site's frontage to Steve Irwin Way is currently screened by dense vegetation, all of which is identified as *Native vegetation area* by the Biodiversity, waterways and wetlands overlay.

It is therefore considered that existing planning scheme provisions sufficiently address this matter through protection of existing vegetation and requirements to mitigate impacts on scenic amenity.

Native vegetation and ecological features associated with tributaries of Coochin Creek should be protected.

These features are identified and protected accordingly under the Biodiversity, waterways and wetlands overlay of the planning scheme.

However, for consistency with the treatment of similar ecological features on Figure 7.2.2A (Beerwah Local Plan Elements), it is proposed to illustrate these features as a local ecological linkage.

The proposed amendment will result in additional stormwater and water quality impacts on downstream properties.

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.

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The land should be included within the Rural residential zone.

The site's proposed inclusion within the *Low density residential zone* reflects the amendments to the Urban Footprint made by the SEQ Regional Plan 2017. It is also reflective of the site's ability to be serviced, generally unconstrained physical attributes and contiguous location immediately adjoining *Beerwah local plan area*. The proposed Low density residential zone is therefore considered to be an appropriate zone for this land.

Pedestrian access to railway stations should be provided.

Given the distance to the Beerwah railway station, it is not considered reasonable or relevant to require development on this site to provide pedestrian infrastructure that provides this connectivity.

Council or the State Government may elect to consider or include this infrastructure in future capital works programme following further investigations regarding demand.

The surrounding traffic network is unsafe and not capable of accommodating additional development.

Development of the site must demonstrate access arrangements are safe and efficient in accordance with the requirements of the planning scheme, including upgrades to improve this where necessary.

In addition, Steve Irwin Way is identified as a State-controlled road, in which the Department of Transport and Main Roads has the authority to assess impacts on the State transport network through the development assessment process.

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS SUPPORTING THE PROPOSED AMENDMENT

Proposed Acceptable Outcome AO17 of the Beerwah Local Plan Code should be amended to reduce the average lot size requirement for land south of Coochin Hills Drive to 700m.²

It is considered that the current, proposed minimum lot size of 600m² and average lot size of at least 800m² represents an appropriate outcome for this area. These requirements are generally consistent with the density and lot sizes provided by existing residential development located to the north.

The increased differential between the minimum and minimum average lot size is considered important to provide lot diversity, whilst transitioning to larger lots in this peri-urban location of Beerwah.

Retirement facilities should be allowed within the new urban footprint areas.

The planning scheme currently identifies that within the *Low density residential zone*, both a *Residential care facility* and a *Retirement facility* are *Consistent uses*, subject to Code assessment (where not located in *Precinct LDR1 (Protected Housing Area)*).

Any amendment to further encourage or permit these uses in the Low density residential zone is not considered necessary.

The landscape buffer to the North-coast rail line should be removed on the local elements figure.

This request is not supported. The inclusion of the *landscape buffer* on the local plan elements figure is to highlight the current absence of buffering features and the preferred development outcome for the site.

The intent of the proposed landscape buffer is to ensure any future development of the site addresses the scenic amenity values and urban development's visibility from scenic routes.

This is further reinforced by amendments to the Reconfiguring a lot code and Landscape code, in relation to landscape buffers which are also included in this amendment package.

Request that Council undertake a detailed review of overlay mapping affecting the site.

Although considerable effort has been expended in seeking to make the overlay mapping as accurate as possible, it is not practicable for Council to undertake site specific overlay related assessments for all properties across the region for inclusion in the planning scheme amendment.

For this reason, where overlays do apply to development they are generally considered to provide a trigger for consideration of an issue to be verified by further on-site investigations rather than an absolute delineation of a constraint or feature.

It remains the applicant's responsibility to demonstrate the suitability of the land for development with regard to constraints identified by overlays.

Further, it is not appropriate to remove the identification of overlay features on urban land as, despite the proposed urban zone, not all land included in an urban zone may be suitable for urban development.

STATE INTEREST REVIEW COMMENTS

The proposed amendment includes provisions which seek to limit the number of *dual occupancies* and *secondary dwellings* on land proposed for inclusion in the Low density residential zone in Beerwah and Glass House Mountains.

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During the state interest review comments were provided that the proposal to nominate dual occupancies and secondary dwellings on a plan of development potentially conflicted with aspects of the State Planning Policy (State interest - housing supply and diversity).

In response to state interest comments, it is proposed to amend the *secondary dwelling* provisions in the Dwelling house code to provide for circumstances of bona fide need for a *secondary dwelling* (i.e. relative or carer), where not located on a lot nominated for a *secondary dwelling*. This will ensure that under certain circumstances that a secondary dwelling could be established on any lot and ensure compliance with the State planning policy.

Council decision (Beerwah South)

In considering the issues raised by submissions, the following changes are proposed to be made in relation to the subject site:

- identification of *local ecological linkages* over existing watercourses on the Beerwah local plan element figure, which are located on and adjoining the subject site; and
- changes to the *secondary dwelling* provisions contained within the Dwelling house code relating to the bona fide need for a *secondary dwelling* (e.g. carer or relatives accommodation), where not on a lot nominated for a *secondary dwelling*.

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3. Bli Bli Key Issues Summary and Responses

No. of submissions in objection: 17

No. of submissions in support: 3

Key issues raised in submissions objecting to the proposed amendment:

- Housing density should not exceed that of Park Lakes II
- The amenity of adjoining Rural residential properties should be protected, including a vegetation buffer
- The amendment will disturb and/or alter watercourses and vegetation located onsite
- The amendment will increase or change flood and stormwater impacts

Key issues raised in submissions supporting the proposed amendment (including subject to changes):

- The requirement for a Master Drainage Study should be removed
- The reference to the South Maroochy Drainage Board should be removed
- The requirement for a discharge agreement should be removed

The land is proposed to be included in the Emerging community zone, consistent with the Park Lakes II development. Development within the Emerging community zone allows for a range of residential lot sizes, generally reflecting and consistent with the residential characteristics of the adjacent Park Lakes II development.

The amendment will impact on the amenity of existing Rural residential properties within the area.

In terms of visual amenity impacts from potential development of the subject land, it is noted that the land is somewhat physically separated from surrounding rural residential development. The amendment to the Bli Bli Local plan area code and relevant maps have not included provision for any road access between the subject land and rural residential development to the north. The land is intended to be well-integrated with the Park Lakes II development, being directly accessible from Parklakes Drive (via East View Court).

The subject land is predominantly clear of vegetation, however, it is framed by vegetation on the majority of its boundaries, providing a vegetated interface with the rural residential properties.

It should also be noted that the subject land is less elevated than adjoining rural residential properties. Whilst the development will be visible, the development will not impede any views outwards, due to its setting within the landscape.

A vegetated buffer should be provided to adjoining Rural residential properties.

Existing vegetation currently forms a substantial buffer to the majority of adjoining Rural residential properties adjacent to the site. It is acknowledged, however, that vegetation coverage within adjoining properties is not complete or extensive in parts.

It is not considered necessary to require vegetation buffering to adjoining rural residential properties due to the peri-urban characteristics of the subject land and it's adjacency to the existing Park Lakes development.

The amendment will disturb and/or alter watercourses and vegetation located onsite.

In preparing the proposed amendment, Council has reviewed the suitability of the subject land for urban development, including biophysical constraints.

Watercourses upstream and downstream of the subject site are highly modified such that the existing planning scheme provisions in the Biodiversity, waterways and wetlands code are considered adequate to assess any potential impacts.

The planning scheme provisions in the Biodiversity, waterways and wetlands code contain provisions for

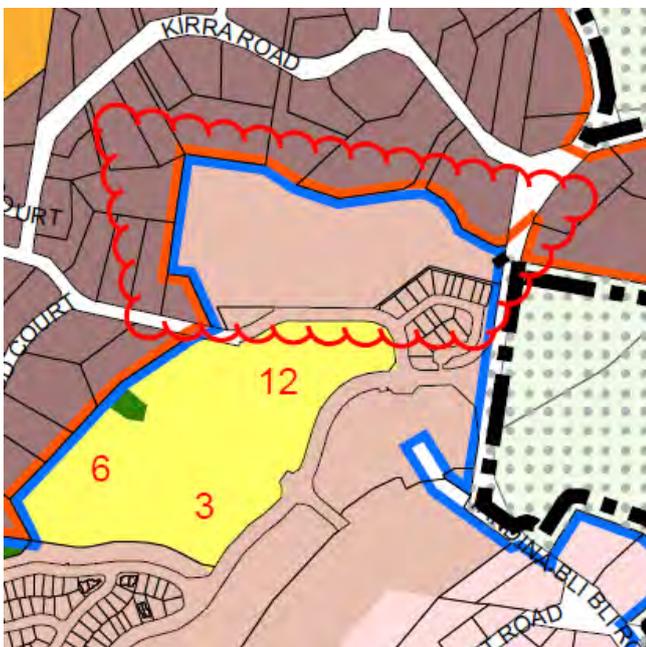


Figure 3: Extract of proposed zoning – Bli Bli

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS OBJECTING TO THE PROPOSED AMENDMENT

Any amendment should be for Low Density housing similar to the existing Park Lakes II development.

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the protection of vegetation of local significance and it is considered that the current planning scheme assessment benchmarks provide for an appropriate level of protection.

Increase or change in flood and stormwater impacts as a result of urban development.

The planning scheme currently contains assessment benchmarks to manage flood and stormwater related-impacts.

Future development of the site must address and demonstrate compliance with the requirements of both the Stormwater management code and the Flood hazard overlay code. These codes require that development avoids or mitigates the potential adverse off-site impacts associated with stormwater and flood hazards.

The proposed amendment to the Bli Bli local plan code also includes a requirement to undertake a master drainage study (including delivery of any necessary upgrades) to address limitations with the existing downstream drainage network.

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS SUPPORTING THE PROPOSED AMENDMENT

The requirement for the provision of a Master Drainage Study is excessive and an unnecessary duplication of the requirements of the codes and policies presently contained within the planning scheme.

The requirement for a master drainage study is considered a reasonable requirement in context to this drainage catchment and in lieu of council not currently having control over downstream drainage infrastructure by way of land ownership or easements.

Further, there are known limitations to the downstream drainage system that need to be considered prior to allowing further development within this catchment.

The requirement to seek the endorsement of the South Maroochy Drainage Board (SMDB) in any Master Drainage Study is an unlawful derogation of Council's powers as assessment manager under the Planning Act 2016.

It is agreed that the reference to the SMDB as an approval authority should be deleted from the master drainage study requirement. This is on the basis of the limited statutory powers of the SMDB and Council's statutory role under the *Planning Act 2016* as assessment manager.

The requirement for a development proponent to enter into a discharge agreement with the SMDB (on behalf of, or instead of the owner of land) is unlawful.

It is agreed to delete this requirement. A developer may need to enter into a voluntary infrastructure agreement with landowner/s where considered appropriate to mitigate impacts of development on downstream land.

STATE INTEREST REVIEW COMMENTS

State interest review included comments on how the planning scheme will require access from a local road (East View Court) in lieu of direct access to Kirra Road). Additionally, these comments raised concerns in regard to the authority of the South Maroochy Drainage Board as an approval authority.

In response to the state interest review comments, it is proposed that the Bli Bli Local plan elements figure be amended to include an indicative local road connection for the development from East View Court.

Additionally, as previously discussed, changes are also proposed in response to submissions in regard to proposed performance outcome PO12 relating to the Master Drainage Study and the South Maroochy Drainage Board. These changes are considered to also address the state interest review comments.

Other editorial changes are also proposed which do not affect the intent or operation of these provisions (i.e. redrafting performance outcome to include an acceptable outcome).

Council decision (Bli Bli)

In considering the issues raised by submissions and the State interest review, the following changes are proposed to be made in relation to the subject site:

- Remove reference to the requirement for the SMDB to provide approval of the master drainage study or discharge agreement; and
- Include a local road connection from East View Court on the Bli Bli Local plan elements figure.

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4. GLASS HOUSE MOUNTAINS KEY ISSUES SUMMARY AND RESPONSES

No. of submissions in objection: 5

No. of submissions in support: 4

Key issues raised in submissions objecting to the proposed amendment:

- The amendment will impact and/or restrict farming operations
- Mitigation measures should be required to assist with protection of adjoining agricultural operations
- The inclusion of Lot 1 on RP807399 within the Limited development (landscape residential) zone is unnecessary
- Specific assessment provisions for stormwater management should be included in the local plan
- The amendment results in an inadequate lot diversification

Key issues raised in submissions supporting the proposed amendment (including subject to changes):

- Additional land within the Glass House Mountains locality should be rezoned for urban purposes

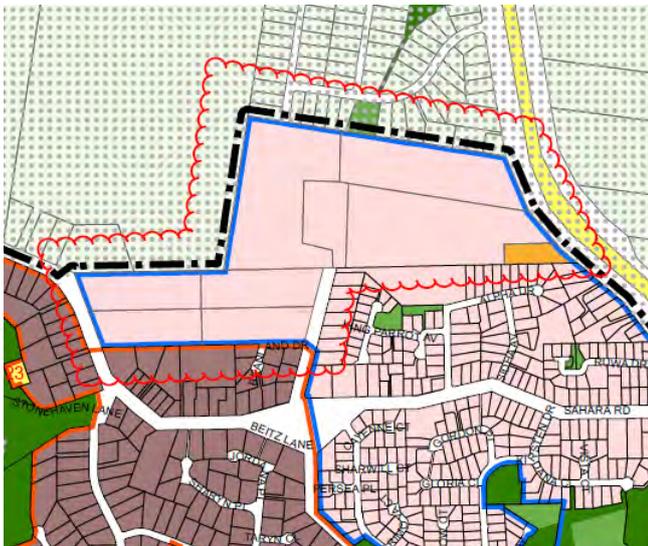


Figure 4: Extract of proposed zoning – Glass House Mountains

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS OBJECTING TO THE PROPOSED AMENDMENT

Landscape buffering and acoustic fencing should be provided to assist with protection of adjoining agricultural operations.

The planning scheme currently includes requirements for development to manage and where possible, avoid conflict with sensitive land uses, incompatible uses and infrastructure, including existing intensive rural uses.

It is agreed that mitigation measures should be provided by any future development on the subject land to ameliorate reverse amenity impacts or otherwise unduly jeopardise the productive and ongoing use of adjoining agricultural operations.

To clearly identify this requirement, it is proposed to include a landscape buffer element on Figure 7.2.12A (Glass House Mountains Local Plan Elements), to reinforce the need for this buffering.

The inclusion of Lot 1 on RP807399 within the Limited development (landscape residential) zone is unnecessary.

The Limited development (landscape residential) zone has been applied to Lot 1 on RP807399 as this property is substantially affected by a range of constraints, including flooding and vegetation, and therefore is not considered suitable for urban or rural residential development (including further subdivision).

Specific assessment provisions for stormwater management should be included in the local plan.

The planning scheme currently contains assessment benchmarks to manage stormwater related-impacts. Future development of the subject land must address and demonstrate compliance with the requirements of both the Stormwater management code and the Flood hazard overlay code. These codes require that development avoid or mitigate the potential adverse off-site impacts associated with stormwater and flood hazards.

Council is satisfied that provisions contained within the Stormwater management code and operation of the planning scheme more generally provide for an appropriate level of protection.

The amendment results in an inadequate lot diversification to provide for housing affordability and dwelling targets in the SEQ Regional Plan 2017.

The approach to lot sizes for dwellings under the Sunshine Coast Planning Scheme 2014 is reflective of the various community and local character considerations of the Sunshine Coast.

The need to provide affordable housing is one consideration which needs to be balanced with other policy outcomes to achieve built environments which are also consistent with the existing character and the community's vision for the Sunshine Coast. Additionally, the cost of developed lots is only one consideration in providing 'affordable living' and other considerations such as proximity to major

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employment nodes and commercial and community services, needs to be considered in achieving not only affordable housing but affordable cost of living.

The proposed lot sizes are considered to not have a detrimental effect on the ability to achieve dwelling targets under the SEQ Regional Plan 2017, as the proposed lots sizes are balanced with more intense (smaller average) lot sizes in the major growth areas and other identified localities.

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS SUPPORTING THE PROPOSED AMENDMENT

Additional land within the Glass House Mountains locality should be rezoned for urban purposes.

Council has determined that, with the proposed inclusion of the subject land within the Low Density Residential zone, a suitable supply of land to accommodate projected growth will be available. As such, the release of additional land for urban development is not considered necessary or appropriate at this time.

Furthermore, Council is limited in its ability to consider additional land outside of the Urban Footprint for urban purposes under the SEQ Regional Plan 2017.

STATE INTEREST REVIEW COMMENTS

The proposed amendment includes provisions which seek to limit the number of *dual occupancies* and *secondary dwellings* on land proposed for inclusion in the Low density residential zone in Beerwah and Glass House Mountains.

During the state interest review, comments were provided that the proposal to nominate dual occupancies and secondary dwellings on a plan of development potentially conflicted with aspects of the State Planning Policy (State interest - housing supply and diversity).

In response to state interest comments, it is proposed to amend the *secondary dwelling* provisions in the Dwelling house code to provide for circumstances of bona fide need for a secondary dwelling (i.e. relatives or carer), where not located on a lot nominated for a *secondary dwelling*.

Council decision (Glass House Mountains)

In considering the issues raised by submissions and the state interest review, the following changes are proposed to be made in relation to the subject site:

- Inclusion of *landscape buffer* on the Glass House Mountains local plan element figure to adjoining western property; and
- amendments to the *secondary dwelling* provisions relating to the bona fide need for *secondary dwellings* (e.g. carer or relatives accommodation), where not on a lot nominated for a *secondary dwelling*.

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5. MAPLETON KEY ISSUES SUMMARY AND RESPONSES

No. of submissions in objection: 29

(including 22 submissions relating to both Mapleton and Montville)

No. of submissions in support: 10

Key issues raised in submissions objecting to the proposed amendment:

- The amendment will result in changes to the level of assessment which will preclude future community consultation
- There is no demonstrated need for aged care or retirement living on the Blackall Range
- Rural amenity impacts associated with the type and intensity of development
- Impacts upon ecologically important areas
- Lack of reticulated services
- Little justification for the three lots to be included in the Rural residential zone
- Impacts on character of area
- Parking issues along Ringwood Lane and Montville Mapleton Road.

Key issues raised in submissions supporting the proposed amendment (including subject to changes):

- Increased demand for aged care services due to ageing population
- Residents able to remain within established social and business community networks
- Maintenance of acreage blocks is difficult for elderly residents to manage
- Retention of valuable skills and connections within the community
- Physical suitability and convenience of the site's location.

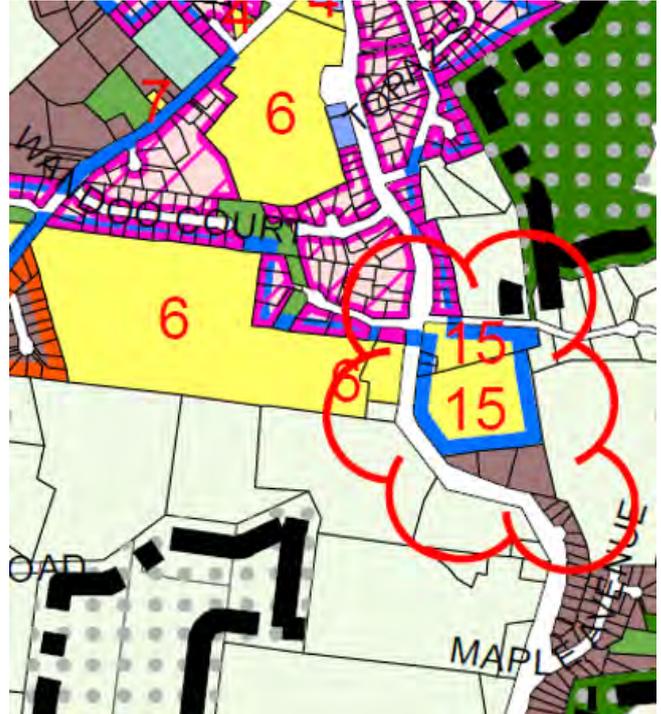


Figure 5: Extract of proposed zoning - Mapleton

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS OBJECTING TO THE PROPOSED AMENDMENT

The level of assessment for aged care related uses should require Impact assessment.

The purpose of including the sites in the Community facilities zone is to recognise that residential care/retirement facilities are an appropriate use within that zone and the proposed level of assessment, Code assessment, is considered appropriate to regulate this form of development.

Code assessment requires a development application to be submitted to Council, so that all the potential impacts can be assessed and reasonable and relevant conditions applied to the development approval. Development applications are publicly accessible through Council's website (Development.i), which allows the community to remain informed on development applications and approvals.

This type and intensity of development will detrimentally impact on the rural character of Mapleton.

The Blackall Range local plan code contains detailed built form provisions that requires, 'buildings, structures and landscaping that is consistent with and retains the discrete rural village identity and architectural character'.

It is considered that the existing provisions in the Blackall Range local plan code places sufficient emphasis on achieving a built form outcome

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consistent with the rural village character of Mapleton.

Further, the Community facilities zone code and Residential care facility and retirement facility code seek to ensure that retirement facilities are well integrated with and protect the amenity of the surrounding community and that they are well designed.

There is no demonstrated need for aged care development on the Blackall Range.

During the public consultation of the draft Sunshine Coast Planning Scheme in late 2012, it was recognised that the majority of submissions from residents of the Blackall Range expressed an interest in providing for some form of retirement / aged care facility within the Blackall Range. Submissions highlighted there was a demonstrated need for local provision of these facilities, based on increased demand from an ageing population, who express a desire to stay in the township, close to their established social and business networks, without having to maintain a large rural residential property or traditional sized allotment.

It is important to note that demand for particular housing options also needs to be balanced with locational requirements, to ensure that all communities of the Sunshine Coast are provided with adequate and convenient facilities.

Potential impacts upon sensitive ecological values, such as vegetation clearing and impacts upon water quality from on-site sewer services.

The subject land contains a small amount of mapped vegetation, which is assessable under the Biodiversity, waterways and wetlands overlay code. The site is otherwise sparsely vegetated.

The Stormwater management code will be applicable to development of this land and requires that development is adequately drained and a lawful point of discharge is determined. The code also sets out provisions for protection or enhancement of environmental values and water quality objectives of receiving waters downstream of the site.

The site, due to a lack of reticulated infrastructure, is not suitable for aged care development.

It is acknowledged that reticulated water and sewer services are not available to properties located on the Blackall Range, with sites required to provide on-site capture and treatment. In accordance with the planning scheme, it remains the responsibility of development proponents to ensure any future use of the site is provided with infrastructure, services and utilities appropriate to its setting and commensurate with the needs of the development.

Further, integrated accommodation facilities such as aged care are suitable to employ on site-treatment systems due to appropriate scale and ownership structure to implement and manage these facilities.

There appears little justification for the three lots to the south to be included in the Rural residential zone.

In preparing the proposed planning scheme amendment for Mapleton, Council has given consideration to a range of matters, including adjoining zones, lot sizes, constraints and future potential use. Council has determined that it is appropriate to include the three lots at the southern extremity of the subject land within the Rural residential zone to reflect the existing use of these properties and to align them with the zone applied to similar properties located further to the south.

This is also in recognition of the limited development potential of these lot to be further developed for residential uses.

Concern that the proposed development will generate car parking conflicts along Ringwood Lane and Montville Mapleton Road.

Development of a retirement facility or residential care facility will be subject to the provisions of the Transport and parking code, and will need to provide sufficient on-site car parking to meet the needs of the users of the site, including sufficient provision of on-site visitor car parking.

STATE INTEREST REVIEW COMMENTS

During the state interest review, comments were provided that access should be provided from Ringwood Lane, with no direct access from Flaxton Drive.

In response to the State interest comments, it is proposed to amend Figure 7.2.3A (Blackall Range Local Plan Elements) to include an Indicative Road Linkage/Access Point from Ringwood Lane.

Council decision (Mapleton)

In considering the issues raised by submissions and the State Interest Review, the following changes are proposed to be made in relation to the subject site:

- Inclusion of an Indicative Road Linkage/Access Point from Ringwood Lane on the Blackall Range local plan elements figure.

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Submission Responses - Site Specific (Including SEQRP Bring Forward Sites) and Operational Matters

6. MONTVILLE KEY ISSUES SUMMARY AND RESPONSES

No. of submissions in objection: 51

(including 22 submissions relating to both Mapleton and Montville)

No. of submissions in support: 2

Key issues in objection to proposed amendment:

- The amendment will result in changes to the level of assessment which will preclude future community consultation.
- The landform, vegetation, fauna and rainfall catchment on this site are not conducive to residential development, particularly aged care.
- Rural amenity impacts associated with the type and intensity of development.
- There is no demonstrated need for aged care development on the Blackall Range.
- Possible water quality impacts to Skenes Creek, Kondalilla Falls National Park and Mary River Valley remain serious issues.
- Reticulated service infrastructure is not available to the area and therefore the site is not suitable for urban development.
- Montville is a tourist destination and does not have the infrastructure or local facilities to cater for aged care related development, including allied health, public transport, banks and government agencies.
- Impacts to surrounding road network and car parking.

Key issues raised in submissions supporting the proposed amendment (including subject to changes):

- Sufficient landscaped buffering to adjoining properties should be provided.



Figure 6: Extract of proposed zoning - Montville

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS OBJECTING TO THE PROPOSED AMENDMENT

The level of assessment for aged care related uses should require Impact assessment.

The purpose of including the sites in the Community facilities zone is to recognise that residential care/retirement facilities are an appropriate use within that zone and the proposed level of assessment, Code assessment, is considered appropriate to regulate this form of development.

Code assessment requires a development application to be submitted to Council, so that all the potential impacts can be assessed and reasonable and relevant conditions applied to the development approval. Development applications are publicly accessible through Council's website (Development.i), which allows the community to remain informed on development applications and approvals.

The landform, vegetation, fauna and rainfall catchment on this site are not conducive to residential redevelopment, particularly aged care.

It is acknowledged that the biophysical constraints of a site is one of a number of key considerations that need to be assessed in determining a sites suitability for urban development.

It is considered that whilst these constraints would make the site potentially less suitable for residential development in the form of a subdivision, integrated facilities such as aged care do provide an appropriate scale and management framework that results in these uses being more suitable to mitigate and manage bio-physical constraints.

This type and intensity of development will detrimentally impact on the rural character of Montville.

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The Blackall Range local plan code contains detailed built form provisions that requires, 'buildings, structures and landscaping that is consistent with and retains the discrete rural village identity and architectural character.'

It is considered that the existing provisions in the Blackall Range local plan code places sufficient emphasis on achieving a built form outcome consistent with the rural village character of Montville.

Further, the Community facilities zone code and Residential care facility and retirement facility code seek to ensure that retirement facilities are well integrated with and protect the amenity of the surrounding community and that they are well designed.

There is no demonstrated need for aged care development on the Blackall Range.

During the public consultation of the draft Sunshine Coast Planning Scheme in late 2012, it was recognised that the majority of submissions from residents of the Blackall Range expressed an interest in providing for some form of retirement / aged care facility within the Blackall Range. Submissions highlighted there was a demonstrated need for local provision of these facilities, based on increased demand from an ageing population, who express a desire to stay in the township, close to their established social and business networks, without having to maintain a large rural residential property or traditional sized allotment.

It is important to note that demand for particular housing options also needs to be balanced with locational requirements, to ensure that all communities of the Sunshine Coast are provided with adequate and convenient facilities.

Water quality impacts on Skenes Creek, Kondalilla Falls National Park and the Mary Valley.

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 from potential stormwater impacts.

Any proposal will likely require approval for an environmentally relevant activity for sewerage treatment on-site. It is considered that the

Environmental Protection Regulation 2008 suitable regulate this aspect of development, to ensure water quality impacts on waterways are mitigated.

Further, integrated accommodation facilities such as aged care are suitable to employ on site-treatment systems due to appropriate scale and ownership structure to implement and manage these facilities.

Reticulated service infrastructure is not available in the area and therefore the site is unsuitable for urban development.

It is acknowledged that reticulated water and sewer services are not available to properties located on the Blackall Range, with sites required to provide on-site capture and treatment.

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In accordance with the planning scheme, it remains the responsibility of development proponents to ensure any future use of the site is provided with infrastructure, services and utilities appropriate to its setting and commensurate with the needs of the development.

Montville is a tourist destination and does not have the infrastructure or local services to cater for aged care related development, including allied health, public transport, banks and government agencies.

It is acknowledged that Montville is a key tourist locality of the Sunshine Coast and in particular the hinterland area. The subject site has a relatively small frontage (including narrow access way) to Main Street and would be largely screened from view from the key tourist areas of Montville.

Further, the operational impacts of an aged care facility are considered unlikely to have an impact on the character of Montville.

In regard to access to services, these limitations would result in any aged care facility operating in a manner which is commensurate with these service limitations (i.e. limited to independent living units and low care facilities).

Impacts on parking and surrounding road network.

The Parking and access code requires development to provide sufficient on-site parking to cater for the likely demand for parking by residents, staff and visitors. As such, any development is unlikely to have an impact on existing on-street parking in Montville.

During the State interest review, it was identified in advice from the State that there are significant limitations to the existing State controlled road network (Main Street) in proximity to the frontage of the site (refer below commentary).

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS SUPPORTING THE PROPOSED AMENDMENT

Sufficient landscape buffering should be provided to adjoining properties.

Both the Residential care facilities and retirement facilities code and the Landscape code include suitable requirements to ensure that the development of the subject site is suitable landscaped and buffered from adjoining residential uses.

As such, no further amendments are considered warranted to address these concerns.

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STATE INTEREST REVIEW COMMENTS

Through the State interest review, advice was provided by the State that there are significant constraints on the State-controlled road network and that the proposed land use will likely result in worsening of critical safety and efficiency issues.

Whilst the site has a second road frontage to Western Avenue, the southern part of the site is not included in the Urban Footprint, which further limits opportunities to provide for alternate access arrangements.

As such, it is considered that there are critical issues which need to be resolved before included the proposed site in an urban zone. At this time, it is considered that there is not sufficient information to demonstrate that the site is suitable for the intended purpose and should be removed from the proposed amendment. Further, it is considered that the proposed site in Mapleton still provides an option for the development of residential care and retirement facilities on the Blackall Range, which could also cater for the Montville community and surrounding rural area.

Council decision (Montville)

In considering the issues raised by submissions and the state interest review in relation to the subject site, it is recommended that the proposal to amend the zoning of the site to the Community facilities zone is not progressed as part of this amendment

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7. PALMVIEW KEY ISSUES SUMMARY AND RESPONSES

No. of submissions in objection: 3

No. of submissions in support: 0

Key issues raised in submissions objecting to the proposed amendment:

- The amendment will result in changes to level of assessment for future development
- The amendment could undermine ecological values of the area

Key issues raised in submissions supporting the proposed amendment (including subject to changes):

- Nil



Figure 7: Extract of proposed zoning - Palmview

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS OBJECTING TO THE PROPOSED AMENDMENT

The amendment will result in changes to level of assessment for future development

In considering the proposed amendment, Council reviewed all applicable constraints and development potential for the subject land and determined that it was appropriate to include the site partly within the Rural residential zone.

Development requiring Code assessment is required to comply with relevant planning scheme codes. Code assessment still requires a development application to be submitted to Council for assessment.

Interested community members can access further details of development applications through Council's website (PD online).

The amendment could undermine ecological values of the area.

Council considers that the existing protection afforded by the Biodiversity, waterways and wetland overlay to be sufficient to protect the ecological values of in-situ vegetation. Further, the contiguous and intact area of remnant vegetation is further protected by the proposed inclusion in the Environmental management and conservation zone.

Council decision (Palmview)

In considering the issues raised by submissions in relation to the subject site, it is recommended that no change is made to this proposed amendment item.

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8. PALMWOODS KEY ISSUES SUMMARY AND RESPONSES

No. of submissions in objection: 68

No. of submissions in support: 2

Key issues raised in submissions objecting to the proposed amendment:

- Inclusion within the *Emerging community zone* and the consequent ability for higher densities to be achieved (as opposed to the *Low density residential zone*)
- Small lot sizes down to 450m²
- Development in proximity to riparian areas that are also subject to flood impacts
- Consistency with the application of environmental protection outcomes in regards to other local plan areas
- The potential impacts on areas with high ecological values
- Future development will impacts on the Montville-Palmwoods scenic route
- Loss of agricultural land

Key issues raised in submissions supporting the proposed amendment (including subject to changes):

- General support with no further reasoning offered

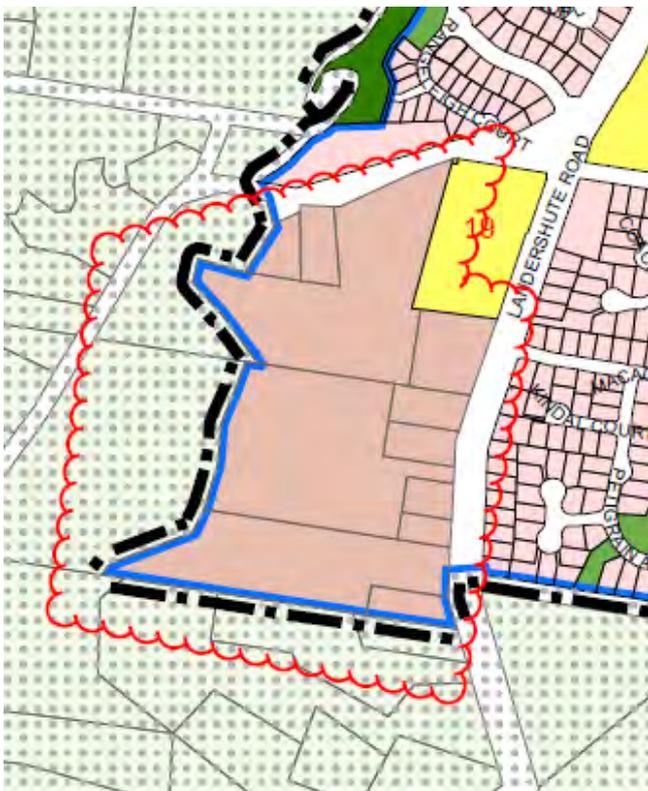


Figure 8: Extract of proposed zoning - Palmwoods

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS OBJECTING TO THE PROPOSED AMENDMENT

The proposed changes would allow for higher densities and block sizes as small as 450m², which is not consistent with the character of Palmwoods.

The proposal to include this site in the Emerging community zone was considered on the basis that any proposal would need to provide lot sizes which are sympathetic to the rural town character and identity of Palmwoods, whilst still allowing for a range of lot sizes.

Based upon an analysis of existing residential lot sizes in Palmwoods, an average lot size of approximately 800m² is evident.

To provide more certainty to the community and any potential developer of this land, it is considered appropriate to include a larger minimum lot size for the development of this land, to more appropriately reflect the existing character of Palmwoods.

This is best achieved by including this land in the Low density residential zone (instead of the proposed Emerging community zone), in recognition of the existing minimum lot size of 800m² in the local plan code, which is consistent with the average lot size in Palmwoods.

The area in question is part of the flood zone of Paynter's Creek and is unsuitable for high density housing.

In preparing the proposed amendment, Council has reviewed the suitability of the land for urban development, including biophysical constraints.

While it is acknowledged that some portions of the land are subject to flood hazard, these areas are generally limited to the immediate riparian area of Paynter's Creek. The Sunshine Coast Planning Scheme 2014 requires that development in these areas protects ecological values and establishes appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat.

In addition, it is noted that the planning scheme requires that development involving subdivision including or adjacent to a major waterway (stream order 3 or above) provides for continuous public access (esplanade) along the full length of the waterway, in addition to any requirement for parks and open space.

Further, the Flood hazard overlay code requires development to avoid flood affected land to ensure no worsening of flood conditions.

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Amendment will result in water quality impact on Paynter's Creek.

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.

Council is satisfied that provisions contained within the Stormwater management code and operation of the planning scheme more generally provide for an appropriate level of protection.

Palmwoods should not be treated differently to Yandina with regard to environmental protection.

Local plan codes provide local specific variations to the planning scheme provisions that apply generally across the planning scheme area. The planning scheme overlay codes and development codes already provide adequate protection of environmentally sensitive areas.

The requirement to rehabilitate and buffer waterways in the proposed amendment to the Yandina local plan code are in recognition that these waterways are highly modified as a result of past agricultural activities and despite this warrant rehabilitation and protection.

Paynter Creek in contrast is relatively intact. The existing provisions in both the Palmwoods local plan code and other codes are drafted to ensure the protection and buffering of Paynter Creek.

The vegetation in this area is generally in good condition and well-connected and therefore has excellent habitat qualities.

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 Sunshine Coast Planning Scheme 2014 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.

The amendment will impact on the Palmwoods Montville Road scenic route by allowing reduced setbacks for development.

The planning scheme currently identifies Palmwoods-Montville Road as a Scenic route under the Scenic amenity overlay code. The purpose of this overlay code is to both recognise the importance this route and to ensure development does not detract from the visual amenity of this route.

This overlay is considered to provide appropriate provisions to regulate development and mitigate

impacts on this scenic route. For Scenic routes, this overlay code ultimately seeks that development is low key and visually unobtrusive when viewed from the road, and that significant and established landscape features are retained. This overlay code requires that development minimises visual impact on the scenic route with regard to the scale, building height and setback of buildings.

Amendment will result in the loss of agricultural land.

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 2017.

Given the subject land's inclusion in the Urban Footprint under the SEQ Regional Plan 2017, further consideration for the loss of agricultural land is not necessary when deciding to include this land in an urban zone.

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS SUPPORTING THE PROPOSED AMENDMENT

We do not object in principle to the rezoning of these blocks, however the Emerging community zone is not appropriate given the ecological values, wildlife habitat and flood hazard.

As previously discussed, it is proposed that the subject site is included in the Low density residential zone to address these concerns and for consistency with existing lot sizes in Palmwoods.

STATE INTEREST REVIEW COMMENTS

During the state interest review, comments were provided that access should be provided from a local road, with no direct access provided to Palmwoods-Montville Road.

In response to State interest comments, it is proposed to amend the Palmwoods local plan code to include a provision relating to the indicative local road access and reinforce that development cannot provide direct access via Palmwoods-Montville Road.

Council decision (Palmwoods)

In considering the issues raised by submissions and the State Interest Review, the following changes are proposed to be made in relation to the subject site:

- include the site in the Low density residential zone (instead of the Emerging community zone), including consequential drafting changes; and
- inclusion of a local plan code provision to require access via the local road network, with no direct access to Palmwoods-Montville Road.

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9. YANDINA KEY ISSUES SUMMARY AND RESPONSES

No. of submissions in objection: 72

No. of submissions in support: 4

Key issues raised in submissions objecting to the proposed amendment:

- The amendment will alter the amenity and character of Yandina and surrounding rural areas
- The site should be included within the *Rural residential zone*
- The site should be included within the *Low density residential zone*
- A minimum lot size should be specified
- Yandina has inadequate infrastructure capacity to accommodate further residential development
- Future residential development of the site will impact areas of ecological value
- The site is detached from the town centre and is not suitable for dense residential living arrangements.

Key issues raised in submissions supporting the proposed amendment (including subject to changes):

- The local elements figure should be amended to remove specific road linkages/ connections and road buffering
- The overall outcomes in the *Yandina local area plan* conflict with the intent of the *Emerging community zone*
- A minimum lot size should be specified
- Development should be screened from the road and surrounding residential lots.

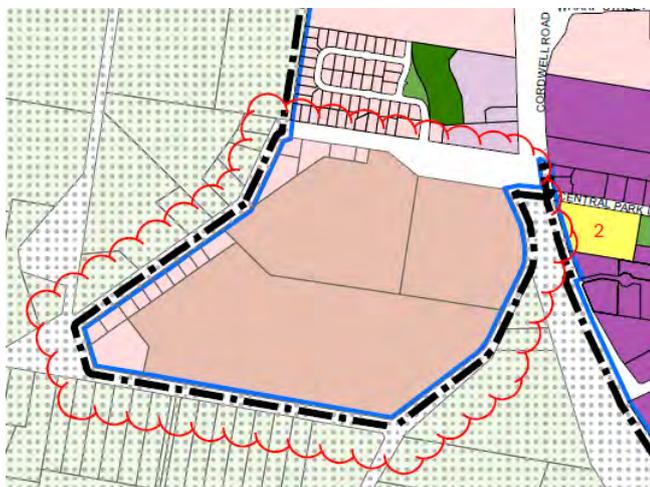


Figure 9: Extract of proposed zoning - Yandina

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS OBJECTING TO THE PROPOSED AMENDMENT

The amendment will alter the amenity and character of Yandina and surrounding rural areas

The subject site has been included in the Urban Footprint under the SEQ Regional Plan 2017. As such, the site has been identified as being suitable for urban development and required to accommodate growth to 2041.

The proposal to include land at Yandina in an urban zone is consistent with the existing urban development directly to the north of Wappa Falls Road and the general peri-urban subdivision pattern along Wappa Falls Road.

The surrounding rural landscape is not intact and is characteristic of hinterland townships, where the rural landscape has been subdivided for rural living as opposed to large agricultural properties.

The site should be included within the Rural residential zone

The site's inclusion within an urban zone reflects the amendments to the Urban Footprint made by the SEQ Regional Plan 2017, its ability to be serviced, being relatively unconstrained and contiguous nature with the Yandina local plan area. Inclusion within the Rural residential zone is not consistent with or an appropriate use of land within the Urban Footprint.

The site should be included within the Low density residential zone and a minimum lot size should be specified (e.g. 700m²/1,000m²/4,000m²)

The proposal to include this site in the Emerging community zone was considered on the basis that any proposal would need to provide lot sizes which are sympathetic to the rural town character and identity of Yandina, whilst still allowing for a range of lot sizes.

Based upon an analysis of existing residential lot sizes in Yandina, an average lot size of approximately 750m² is evident.

To provide more certainty to the community and any potential developer of this land, it is considered appropriate to specify minimum and average lot sizes for the development of this land.

This is best achieved by including this land in the Low density residential zone (instead of the proposed Emerging community zone), in recognition of the existing residential lot sizes in Yandina and minimum lot size of 700m² currently specified in the local plan code. In addition, and to assist with maintaining the rural character and amenity of existing dwellings, it is proposed to include additional provisions requiring a

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transition of lot sizes to existing properties on Wappa Falls Road and Bracken Fern Road.

In this regard, it is proposed to nominate an average lot size of 800m² and a minimum lot size of 1,000m² in areas adjacent to existing lots along Wappa Falls Road and along the frontage of Bracken Fern Road.

All other proposed provisions currently included in the Emerging community zone, where not amended in response to submissions or State interest review comments, are to be retained and included in the Low density residential zone provisions.

Yandina does not have adequate infrastructure to cater for further residential development

Development of the site 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.

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

Ecological corridors and wildlife habitat will be destroyed

Council has reviewed the suitability of the land for urban development, including biophysical constraints. It is considered that the majority of the site is suitable for urban development. Further, the site is highly disturbed due to past agricultural activities.

The proposed amendment includes new provisions within the Yandina local plan code to ensure any future development appropriately buffers and rehabilitates existing watercourses and ecological features on the site. These provisions are designed to complement and augment existing provisions included in the Biodiversity, waterways and wetland overlay code.

The proposed density is not consistent with the sites location on the peripheral edge of Yandina

The change to the proposed zoning of the site to the Low density residential zone (instead of the Emerging community zone) and inclusion of an average lot size of 800m² will address these concerns.

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS SUPPORTING THE PROPOSED AMENDMENT

The local plan elements figures should be amended to remove buffer requirements and to remove proposed linkages or connections

It is agreed that the proposed linkage of Bracken Fern Road and Creightons Road may lead to

increased use of the Creightons Road / Wappa Falls Road intersection, which is located in close proximity to the Nambour North Connection Road / Wappa Falls Road intersection.

It is therefore proposed to amend the local plan code and associated local plan elements figure to:

- remove the Indicative Road Linkage/Access Point between Bracken Fern Road and Creightons Road; and
- include additional provisions centred around ensuring future development of the subject site addresses and maintains the safety and efficiency of the Creightons Road / Wappa Falls Road intersection.

In regard to the landscape buffering requirements to Wappa Falls Road and Creightons Road, these requirements are reflective of the existing character of the site and adjoining development.

The requirement to continue the landscape buffer to Wappa Falls Road is consistent to the treatment of other development along Wappa Falls Road and acknowledges that no direct access will be provided for lots adjoining Wappa Falls Road.

Buffering requirements to Creightons Road is in recognition that this site is in close proximity to the High impact industry zone to the east and that the existing vegetation is located within the State controlled road reserve. This provides no certainty that this vegetation will be retained in perpetuity and as such it is reasonable that a suitable landscape buffer is established as part of the development.

The proposed overall outcomes of the local plan should be amended to avoid conflicts with the Emerging community zone and minimum and average lot sizes nominated similar to the drafting for Palmwoods

The proposed change to the amendment to include this site within the Low density residential zone (instead of the proposed Emerging community zone) will clarify requirements and outcomes sought for the site with regard to the local plan overall outcomes. Additionally, minimum and average lot sizes will apply, as detailed above.

The development should provide for larger lots on Wappa Falls Road and provide vegetation screening.

The existing amendment drafting proposes to continue the vegetation screening to Wappa Falls Road.

It is proposed to also include a requirement to provide for a larger lot size where adjoining Wappa Falls Road and Bracken Fern Road to provide for a transition from the existing lots.

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STATE INTEREST REVIEW COMMENTS

During the state interest review, comments were provided that the amendment should include requirements for upgrades to the Wappa Falls Road / Nambour Connection Road intersection, including resolving conflicts with the Creightons Road / Wappa Falls Road intersection.

As such, it is proposed to amend the local plan code provisions (including the local plan element figure) to include requirements for the upgrade of these intersections.

Council decision (Yandina)

In considering issues raised by submissions and the State Interest Review, the following changes are proposed to be made in relation to the subject site:

- Change the proposed zoning of the three largest lots (Lot 4 on RP129541, Lot 9 on RP895076 and Lot 337 on RP895076) from the Emerging community zone to the Low density residential zone;
- Include new Acceptable Outcome associated with performance outcome PO21 to provide an average lot size of 800m² in partial fulfilment of PO21 and amendments to PO21 to ensure development provides a transition of lot sizes to existing dwellings on Wappa Falls Road and Bracken Fern Road;
- Remove the Indicative Road Linkage/Access Point between Bracken Fern Road and Creightons Road; and
- Amend proposed performance outcome PO23 to include a requirement for future development of the subject site to address and maintain the safety and efficiency of the Nambour Connection Road, Wappa Falls Road and Creightons Road intersections.

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10. LOCAL PARKS KEY ISSUES SUMMARY AND RESPONSES

No. of submissions in objection: 0

No. of submissions in support: 3

Key issues raised in submissions objecting to the proposed amendment:

- Nil

Key issues raised in submissions supporting the proposed amendment (including subject to changes):

- Further guidance for local park requirements should be provided by indicative mapping within respective Local area plans and associated Elements figures.

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS SUPPORTING THE PROPOSED AMENDMENT

Further guidance for local park requirements should be provided by indicative mapping within respective Local area plans and associated elements figures.

The submitters concerns are noted. It is agreed that the identification of these requirements on local plan elements figures would provide further guidance on the preferred location of local parks.

However, including changes in the current amendment would only include the sites proposed to be included in urban zones and not existing urban zoned land, which would create inconsistency in how this is treated in the various local plan codes.

Further, the local plan codes do not specifically address local park requirements and as such, the proposed provisions in the Reconfiguring a lot code will prevail.

Council decision (Local Parks)

In considering the issues raised by submissions, it is recommended that no change is made to this proposed amendment item.

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11. TELECOMMUNICATION FACILITY CODE KEY ISSUES SUMMARY AND RESPONSES

No of submissions in objection: 5

No of submissions in support: 0

Key issues in objection to proposed amendment:

- Changes do not make the code more practical of functional
- Changes reduce the protection of vulnerable parts of the community
- Unclear why some uses have been removed and others retained
- Buffer zones are based on incorrect assumptions
- Setback requirements cannot be achieved in urban areas
- Provisions should recognise the importance of telecommunication services
- The code does not provide guidance on preferred locations
- Amendment lacks clarity regarding public spaces
- Alternative measures should be provided where setback cannot be achieved

Key issues raised in submissions supporting the proposed amendment (including subject to changes):

- Nil

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS OBJECTING TO THE PROPOSED AMENDMENT

The changes are minor and do not make the code more practical or functional.

Council undertook a review of the Telecommunications facility code, which resulted in a resolution of Council (OM17/188) to ‘...request that as part of the next available round of planning scheme amendments, the purpose and intent of setback distances operating as acceptable outcomes within the Telecommunications facility code be clarified.’

As such, the amendments to the code are only seeking to provide more clarity in regard to the intent of the setback distances included in the code, which is to protect visual amenity.

The proposed changes alter the application of the code and reduce its effectiveness towards protection of all vulnerable parts of the community.

The amendment was drafted to clarify the purpose of the setback distances. This necessitated changes to ensure that performance outcome PO1 is not construed to be about health and safety aspects of telecommunications facilities, which are addressed by different provisions in the code (i.e. performance outcome PO3).

It is unclear why the references to certain sensitive uses (Child care centre, Community care centre, and Educational establishment) were removed and others retained (Park and residential-use).

In order to clarify the intent of performance outcome PO1, it was necessary to remove uses which are not subject to visual amenity impacts to the same extent as residential uses and parks. Including these uses has caused confusion in regard to the setback distance being construed as mitigating safety and health aspects of telecommunications facilities.

Buffer zones around telecommunication towers is based on incorrect assumptions that the further away from a base station the less exposure to EME there is.

The purpose of the amendment is provide more clarity that the provisions relating to setback distances relate to visual amenity impacts and not health and safety aspects which are addressed by separate provisions in the code.

The reality of the way telecommunications networks operate in an urban environments will guarantee proposed AO2.2 spatial locational requirements will never be achieved.

Acceptable outcomes are one way of achieving the performance outcome. The intent of requiring setback distances is to achieve the greatest separation from locations that are likely to experience amenity impacts.

The planning scheme does not provide appropriate recognition of the importance of telecommunication facilities.

It is acknowledged that telecommunication facilities do provide important services to the community. The code does not prevent this type of infrastructure from being established but rather includes provisions to ensure impacts are mitigated as far as practical.

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There is no attempt to guide telecommunication facilities to preferred locations in urban areas.

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.

Lack of clarity around the use and definition of public spaces, park and public pathway in the code.

The use of 'park' and 'public pathway' are relatively self-explanatory in determining their applicability. The performance outcome includes 'public spaces' as a more general term to describe the type of places that are likely to be impacted by visual amenity impacts.

The use of this terminology is considered appropriate and it is not necessary to define these terms.

The setback distances specified for residential uses and parks do not provide an opportunity for creative solutions to visual impacts.

The setback distances are a relatively common way of triggering a need to justify how a particular proposal addresses amenity impacts and are only one way of demonstrating compliance with the performance outcome.

The corresponding performance outcome (PO1) provides an objective test, which requires a proponent to demonstrate how a proposal is located to minimise any adverse impacts on amenity.

This does not preclude any particular response and it is considered impractical to provide a specific response (e.g. design solution) as an acceptable outcome.

Acceptable outcomes are considered by the community to be absolute and the setback requirements are misunderstood by the community.

The communities' difficulty in understanding performance based planning assessment is a common issue and is not unique to telecommunication facilities, although it is acknowledged that telecommunication facilities can evoke emotive responses from time to time.

As such, it is considered appropriate to add an editor's note to AO1 to provide clarity that where a proposal cannot achieve the setback requirements and has demonstrated that there is no other suitable location that can meet the setback requirements, that a visual impact assessment is undertaken which demonstrates how the proposal has mitigated impacts as far as practical.

To further clarify the intent of acceptable outcome AO1, it is also proposed that the setback for a residential use (400 metres) is also used as the setback for a park. This is in consideration that there is no greater impact on a park use, which warrants a greater setback.

Council decision (Telecommunications facility code)

In considering issues raised by submissions in relation to the amendments to the Telecommunications facility code, the following changes are proposed to be made:

- Include an editor's note in regard to demonstrating how impacts have been mitigated; and
- Amend the park setback to 400 metres to be consistent with the setback for residential uses.

APPENDIX A

Submission Responses - Site Specific (Including SEQRP Bring Forward Sites) and Operational Matters

12. TRANSPORT AND PARKING CODE KEY ISSUES SUMMARY AND RESPONSES

No. of submissions in objection: 3

No. of submissions in support: 1

Key issues in objection to proposed amendment:

- Amendment is a retreat from a forward looking approach
- Amendment documentation does not address the Strategic Framework
- Additional parking will impact on design outcomes
- Additional parking will impact yields and viability
- Proposal is not consistent with promoting sustainability and public transport

Key matter raised in support:

- General support with no further reasoning offered

CONSIDERATION OF KEY ISSUES IN SUBMISSIONS OBJECTING TO THE PROPOSED AMENDMENT

The proposed amendment fails to demonstrate how it has addressed the Strategic Framework.

The proposed changes are considered to provide for only minor increases in the parking rates for two land uses which does not affect the implementation of the planning scheme as a whole or achievement of the policy directions, as set out in the Strategic framework.

It is also important to note that the Sunshine Coast Planning Scheme 2014 is only one step towards achieving the vision for the region to 2031. The Strategic Framework (section 3.2.9 Achieving the strategic intent) acknowledges this and future planning schemes are likely to provide comprehensive strategies to achieving an effective public transport network and less reliance on private motor vehicle trips.

Figure 3.2.9B A step towards 2031

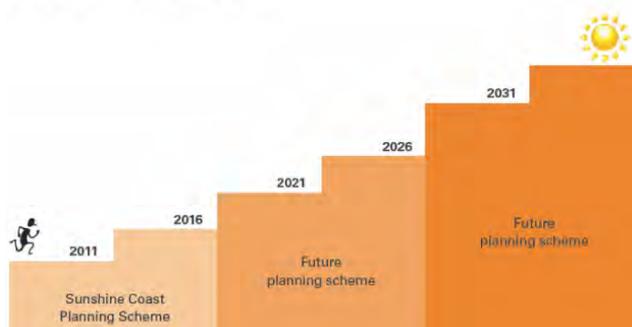


Figure 10: A step towards 2031

The decision to amend the car parking rates is made in a vacuum of any substantiated localised car parking assessments, or any review of car parking demand / supply analysis.

The current parking rates are somewhat aspirational, in that they seek to provide for changing transport models and less dependence on motor vehicles. As such, the current parking rates do not provide for actual demand.

This is causing localised parking issues in certain areas that are not adequately catered for in terms of public transport and proximity to job opportunities.

The increase in rates prescribed for multiple dwellings will negatively impact upon built form outcomes, project viability and densification.

The proposed parking rates are similar to rates that apply under the Brisbane City Plan and the Gold Coast City Plan, as general car parking rates.

The planning scheme includes adequate provisions that require parking areas to be appropriately designed to achieve a high quality built form outcome. Whilst project viability is an important consideration, this needs to be balanced with the provision of adequate parking.

The ability for planned densities to be achieved is not considered to be significantly impacted by the proposed parking rates, considering that car parking requirements in centre zones have reduced rates for certain use, where the highest intensity of development is planned to occur. As such, the proposed car parking rates are unlikely to have an impact on achieving planned densities.

The proposal is not consistent with Council's Corporate Plan and Environment and Liveability Strategy, in regard to promoting sustainability and public transport.

It is agreed that the current parking rates were included in the planning scheme as a way of promoting sustainability principles and improving public transport, through aspirational parking rates. However, these rates do not take into account the various communities on the Sunshine Coast and their relative proximity to employment nodes and access to existing or planned public transport systems.

Having considered this, it is proposed that a differential parking rate should be included for multiple dwellings similar to how other uses are treated in centre zones and the Tourist accommodation zone. This will reinstate the existing resident parking provision of one space per unit, where in these particular zones.

APPENDIX A

Submission Responses - Site Specific (Including SEQRP Bring Forward Sites) and Operational Matters

Council decision (Parking and access code)

In considering the issues raised by submissions in relation to the amendments to the Transport and parking code, the following changes are proposed to be made:

- retain the existing parking rates for resident spaces for *multiple dwellings* where in a *centre zone* or the *Tourist accommodation zone*.

In addition to these changes, other editorial changes are recommended to improve the clarity of related provisions in the Transport and parking code.