



Proposed Planning Scheme Amendments – *Caloundra Centre Master Plan and Special Entertainment Precincts*

Briefing to OSCAR & Associated Members

Tuesday 23 October 2018



Proposed Planning Scheme Amendments

- *Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Caloundra Centre Master Plan*
- *Proposed Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) and Planning Scheme Policy (Amendment) – Special Entertainment Precincts*

Proposed Caloundra Centre Master Plan Amendment

Purpose of proposed amendment

- Amend the *Sunshine Coast Planning Scheme 2014* to:
 - Facilitate the implementation of the *Caloundra Centre Master Plan 2017*
 - Respond to a small number of other matters related to development in Caloundra



Overview of Caloundra Centre Master Plan

Caloundra Centre Master Plan - Background

- Draft Caloundra Centre Master Plan subject to public display Sept-October 2016
 - Engaged with approx. 900 people through events, displays and meetings
 - Received 247 completed surveys and 70 written submissions
 - Feedback generally supportive of the strategies and initiatives identified in the Master Plan
- Endorsed by Council in March 2017





Caloundra Centre Master Plan – Key Initiatives

- Showcasing Caloundra as a coastal town, a ‘City of Beaches’ with spectacular views to the Glass House Mountains
- Attracting new investment in Caloundra, which builds on its existing strengths in business, cultural, education, health, tourism, sport and aviation
- Encouraging residential development as part of mixed use development to support Bulcock Street
- Creating a new town square and community hub with vibrant links to Bulcock Street and Bulcock Beach
- Creating a new gateway into Caloundra Centre supported by new business and residential development
- Providing new transport initiatives to connect to and within Caloundra

Overview of Proposed Amendment

Area subject to proposed amendment

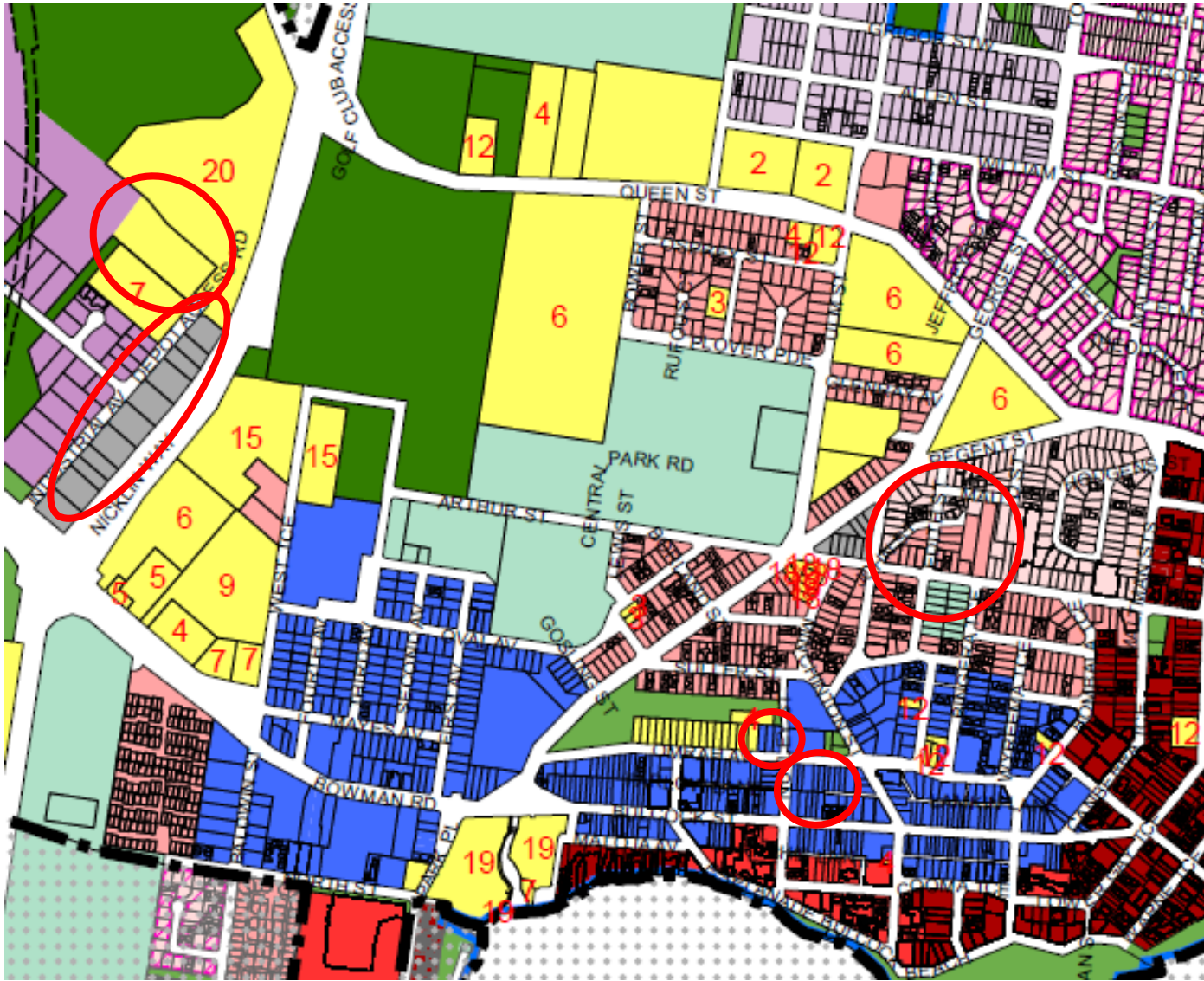


Details of proposed amendment

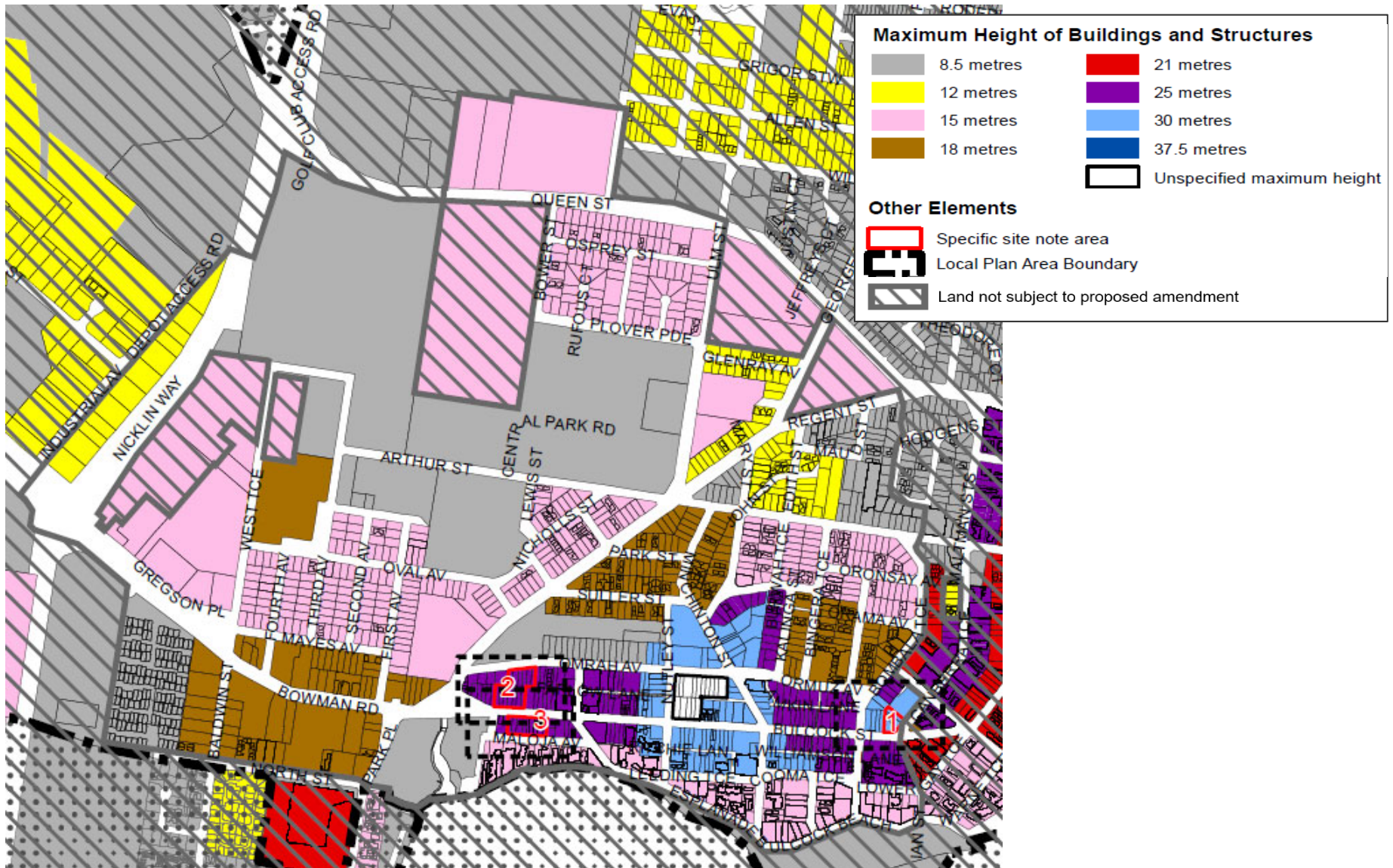
- Zoning
- **Height of buildings and structures overlay**
- Local plan precincts
- Tables of assessment
- **Caloundra local plan code**
 - Local Plan Elements
 - Key sites
 - Built form provisions (site cover, setbacks, active street frontages, streetscapes)
- Transport and parking code



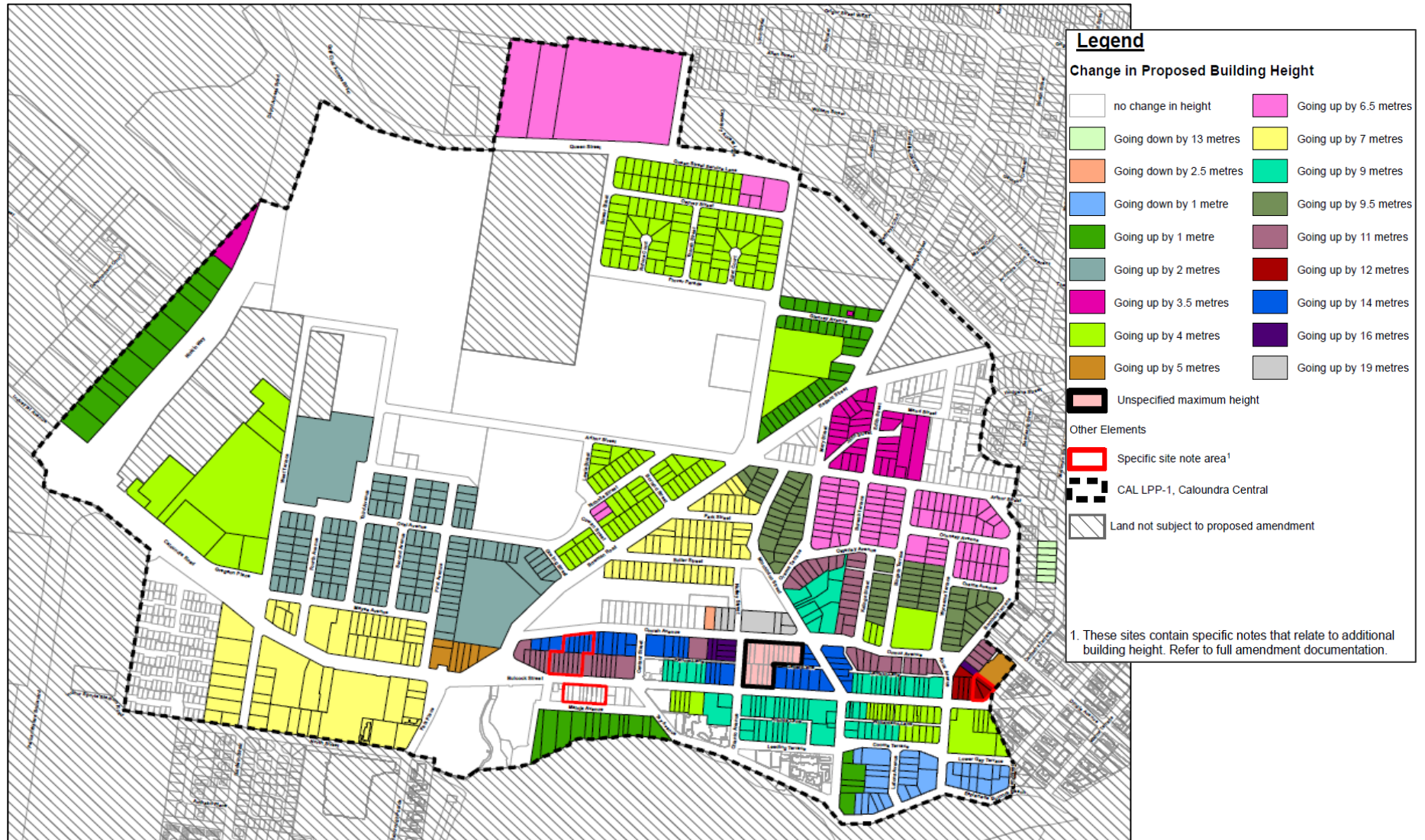
Proposed zoning changes



Proposed building height changes



Changes in proposed building height

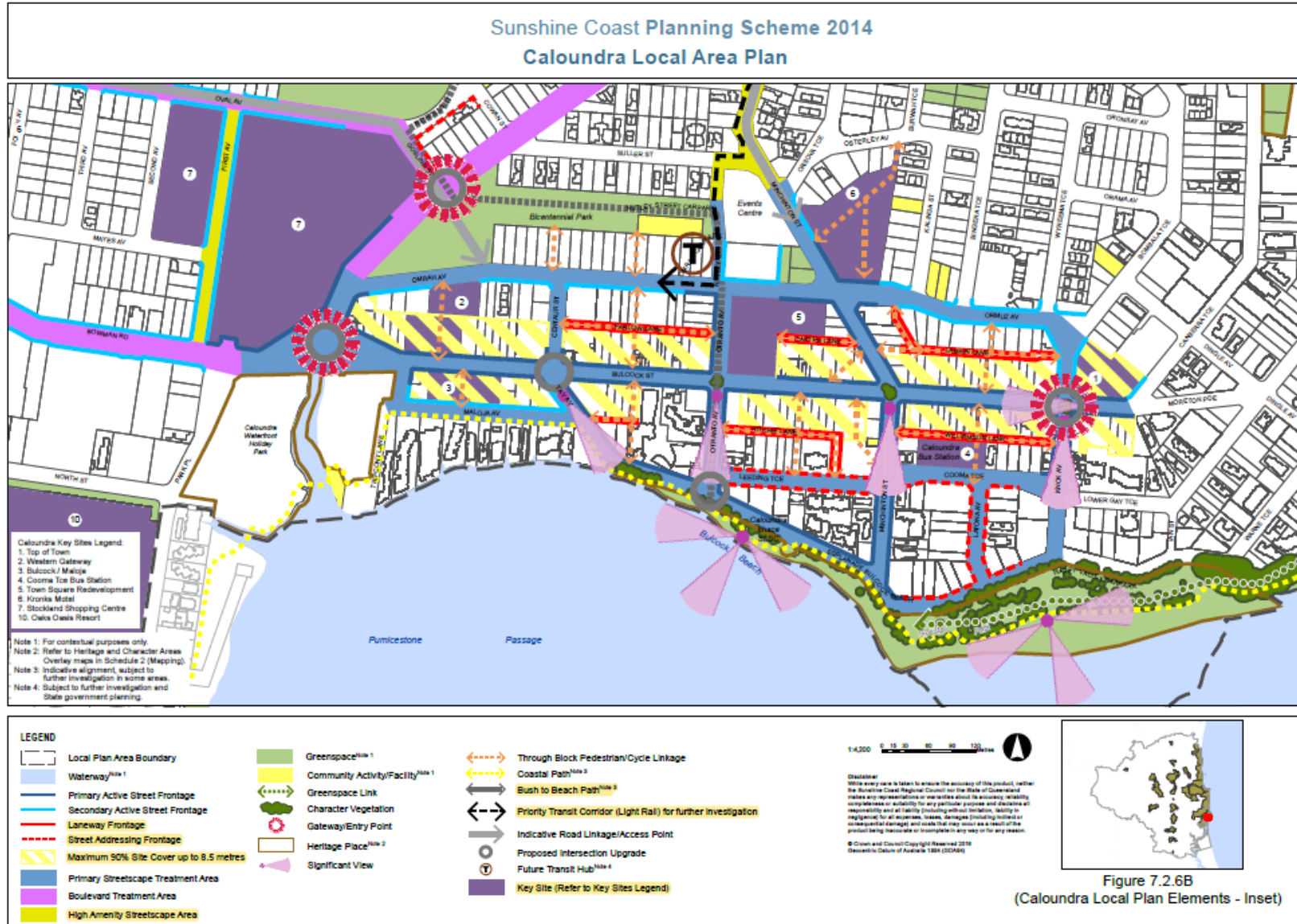


Keys Sites



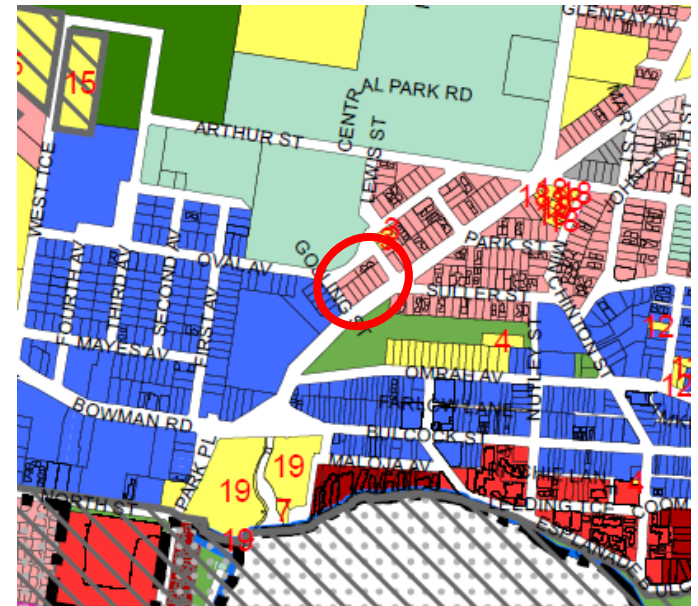
- Caloundra Key Sites Legend:
1. Top of Town
 2. Western Sites
 3. Bulcock / Maloja
 4. Cooma Tce Bus Station
 5. Town Square Redevelopment
 6. Kronks Motel
 7. Stockland Shopping Centre
 8. Kings Beach Tavern
 9. Kings Beach Shops
 10. Oaks Oasis Resort

Proposed Local Plan Elements



Tables of assessment

- Community facilities zone - to provide for the following uses on Council owned or controlled land
 - Rooming accommodation
 - Short-term accommodation
 - Club
 - Parking station
- Caloundra local plan
 - Medium density residential zone fronting Bowman Road to provide for small scale office uses or health care services (ground floor of a mixed use building)



Amendments to the Caloundra local plan code

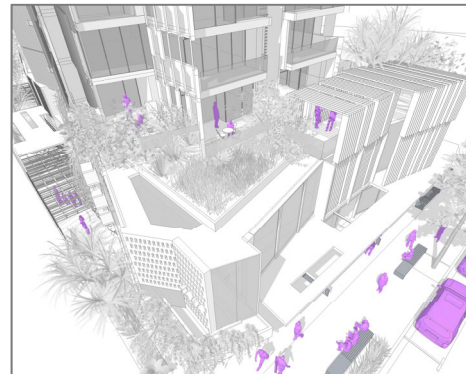
- Key site provisions
- Built form provisions
 - » particularly for mixed use development
 - » includes locally specific site cover, height and setback provisions



Integrated landscaping



Street activation



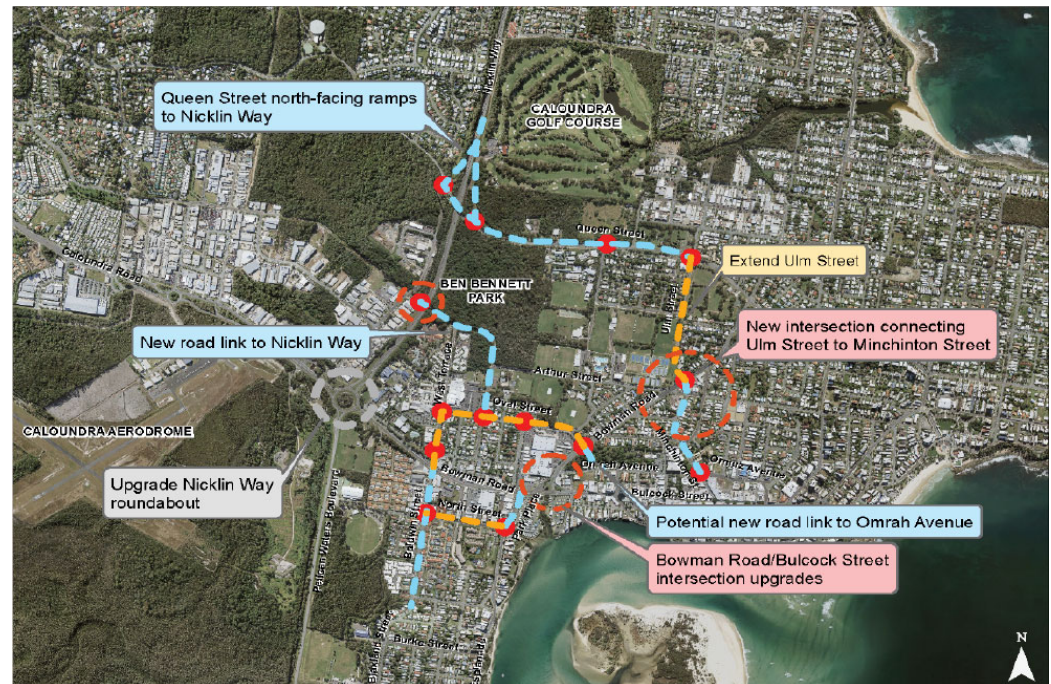
Podium treatment



Example detailing of base of mixed use building

Transport and parking code

- Amendments to transport and parking figures to reflect future transport networks identified in Master Plan
 - » Queen Street/Ulm Street road corridor
 - » Arthur Street/Gosling Street extension (also PT)
 - » Bowman Road/Bulcock Street intersection
 - » Light rail and transit station
 - » Depot Road



Proposed Special Entertainment Precincts Amendment



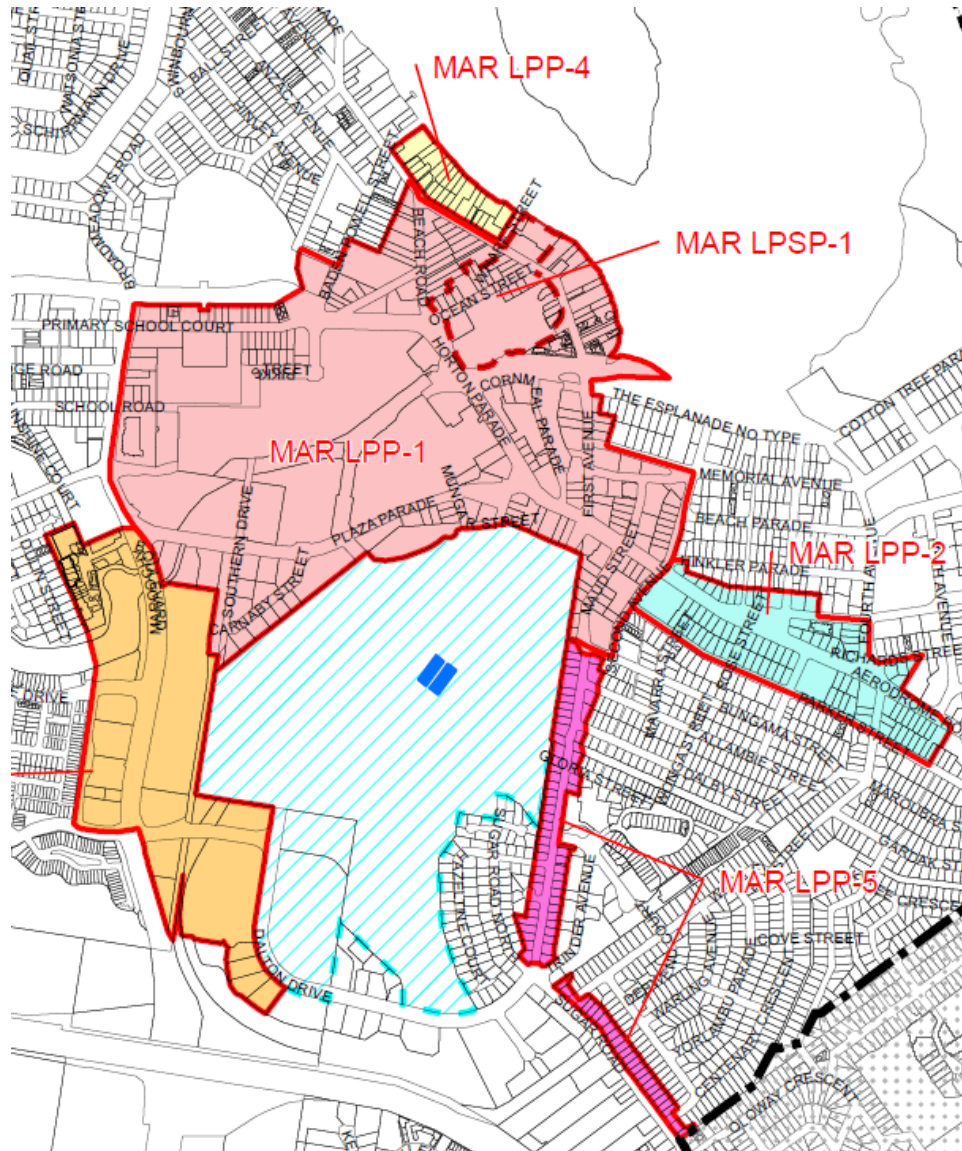
Purpose of proposed amendment







- **Facilitate/support** the live music industry on the Sunshine Coast
- **Promote** vibrant day and night time economy in major centres and core tourist areas
- **Reinforce** the mixed use nature of centres and core tourist areas
- **Simplify** provisions relating to entertainment uses in the planning scheme








Overview of proposed amendment

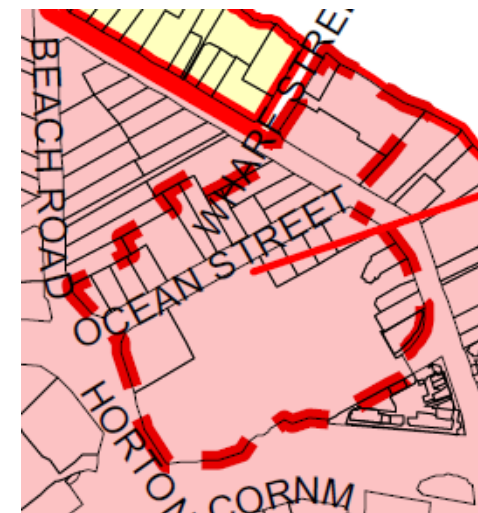
- Designate Special entertainment precincts
 - Part of the Maroochydore City Centre Priority Development Area
 - Part of Nambour activity centre
- Review the way entertainment uses are regulated more generally
 - removal of existing **Hospitality areas** (i.e. Maroochydore, Nambour, Caloundra & Mooloolaba) to reduce overlap/confusion
 - Ocean Street Hospitality Area changed to Ocean Street Food and Music Sub-Precinct

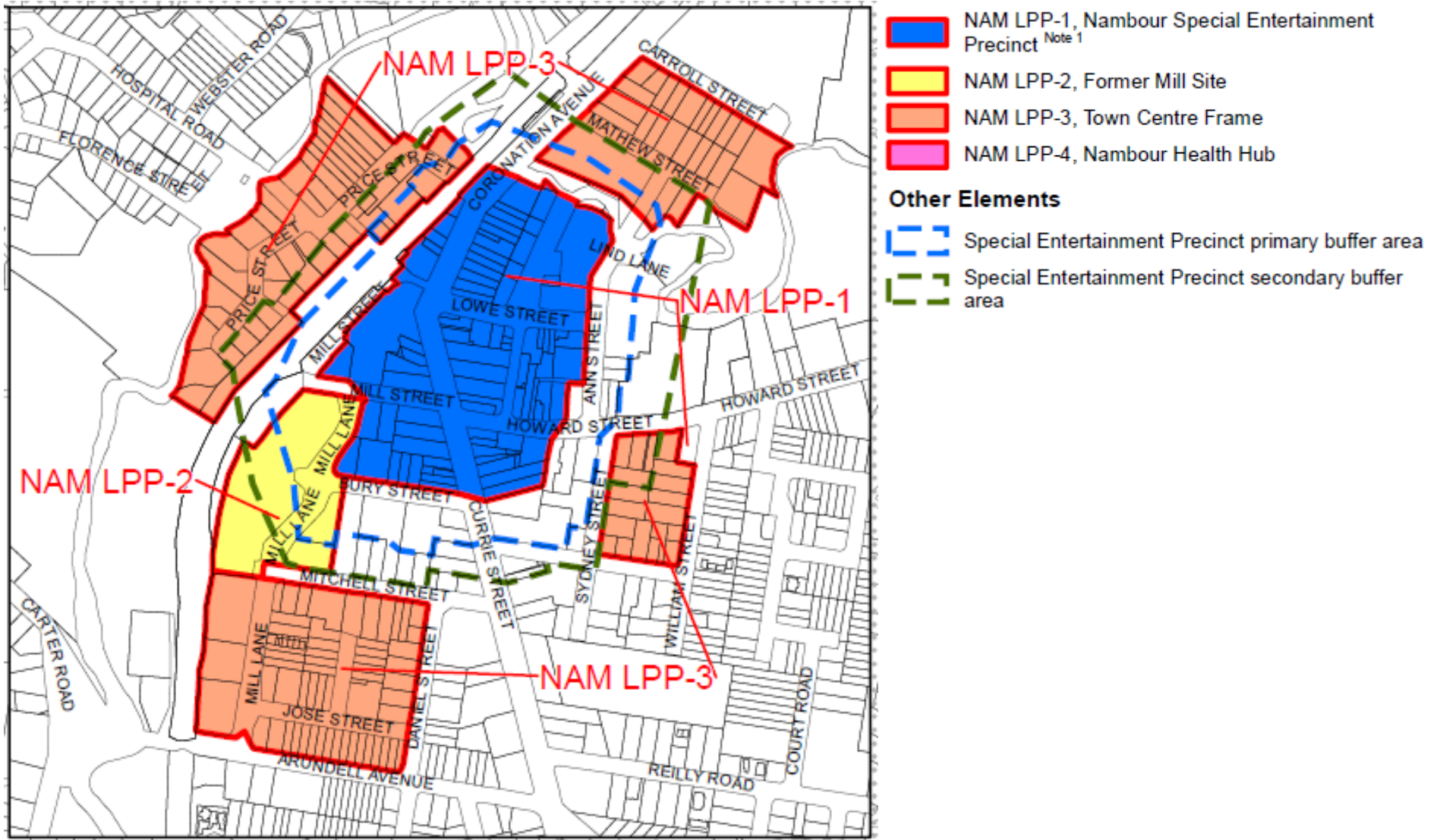


-  MAR LPP-1, City Core
-  MAR LPSP-1, Ocean Street Food and Music Sub-Precinct
-  MAR LPP-2, Aerodrome Road
-  MAR LPP-3, Maroochy Boulevard/Dalton Drive
-  MAR LPP-4, Wharf Street
-  MAR LPP-5, Maud Street/Sugar Road

Other Elements

-  Maroochydore City Centre Special Entertainment Precinct ^{Note 1}
-  Local Plan Area Boundary
-  Declared Master Planned Area (see Part 10 - Other Plans)
-  Priority Development Area (subject to the *Economic Development Act 2012*)
-  DCDB 5 March 2018 © State Government







Overview of proposed amendment (cont.)

- Minor changes to **levels of assessment**
 - provide for ‘lower impact’ entertainment uses (e.g. restaurants bars) in centre zones and the tourist accommodation zone
 - concentrate ‘higher impact’ entertainment uses (e.g. night clubs and dedicated live music venues) in SEP’s and Ocean Street Food and Music Sub-Precinct
 - provide for micro-breweries in the Principal centre zone and Major centre zone
- Amend **Nuisance Code** (and **Planning Scheme Policy**) to include:
 - specific noise criteria and requirements for venues and residential uses in SEP’s and buffer areas
 - glazing requirements for development in mixed use areas to minimise/manage land use conflicts



What is a Special Entertainment Precinct?

- Under the *Local Government Act 2009*, special entertainment precincts are defined as:
“an area in which:
 - (a) amplified music that is played at premises in the area is regulated by a local law, and not by the Liquor Act 1992; and*
 - (b) the requirements about noise attenuation under the Planning Act apply to certain types of development in the area.”*
- The designation requires the implementation of both **planning scheme amendments** and **local law amendments**
- Fortitude Valley in Brisbane is currently the only designated SEP in Qld
- Council has received various representations from creative and live music industry groups advocating for the introduction of SEP's on the Sunshine Coast



Advantages of SEP's

- Greater certainty for venues in relation to where they can operate and to what noise level
- Protection for nearby residential development through greater attenuation requirements - reduces land use conflicts
- General economic benefits associated with growth of the live music industry and night time economy
- Brisbane City Council has confirmed the approach has been operating very successfully in the Valley



Potential disadvantages of SEP's

- Increased cost of new residential development due to higher attenuation requirements – can affect viability
- Important that SEP's remain compact in area and mixed use development is still encouraged



Next Steps – SEPs amendment

- Local Law Amendment
 - *Local Government Act 2009* requires council to make a local law to regulate amplified music noise from premises in a SEP
 - **The Local Law is the primary tool for regulation of amplified music noise in the precinct**
 - Local law amendment to be presented in future report to Council
- Further discussions with EDQ re possible amendments to development scheme for Maroochydore PDA

Public Consultation and Next Steps



Proposed Public Consultation

- Mon 15 October to Fri 9 November 2018 - 20 business days
- Information Sheets
- Web pages
<https://haveyoursay.sunshinecoast.qld.gov.au/open-consultation>
- Online submission forms
- Email: planningscheme@sunshinecoast.qld.gov.au
- Phone: Strategic Planning Branch (07) 54208953



Next Steps for Amendment Packages

- Submissions review and report back to Council
- Consultation report provided to submitters
- Minister's consideration
- Adoption



Thank you

