

## OSCAR President

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**From:** OSCAR President <president@oscar.org.au>  
**Sent:** Friday, 9 November 2018 15:28  
**To:** 'planningscheme@sunshinecoast.qld.gov.au'  
**Cc:** 'mail@sunshinecoast.qld.gov.au'  
**Subject:** Proposed Planning Scheme Amendments - SEPs and Caloundra Centre Master Plan

Dear Planning Team

OSCAR would like to make the following brief comments in relation to the latest PS amendments.

### Special Entertainment Precincts

We support this proposed amendment in general terms as it has the capacity to support the live music industry and provide a vibrant environment in the two centres for which it is proposed – this will assist in the revitalisation of Nambour and has the potential to lessen the risk of the CBD becoming deserted outside business hours.

We would like to flag two potential concerns we have and trust these will not be realised:

- The negative impact these amendments may have on the viability of other hospitality focussed areas such as Mooloolaba, and particularly the Ocean Street Precinct at the expense of the emerging Maroochydore City Centre SEP over time.
- The responsibility for regulation of amplified music noise will move from the State liquor licencing laws and transfer to Council. We wish to seek an assurance that this will not place a larger cost burden on ratepayers. It is noted that there is currently only one other SEP in Queensland (Fortitude Valley, Brisbane) and we worry the reason for this might be the reluctance of other LGAs to take on the responsibility of regulation in this area for the reason of cost.

### Caloundra Centre Master Plan

OSCAR does not have the resources to respond to this amendment and will defer to the submission made by our members and member organisations in the Caloundra area and in particular the Caloundra Residents Association Inc (CRA).

We would like to emphasise the following points extracted from the submission made by the CRA and shared with OSCAR for that purpose:

“We look forward to locals, and tourists returning to Bulcock St after its recent upgrade.

Last year, during the concept consultations, we suggested that additional attractive large mixed-use centres linked to Bulcock St would be suitable features to add to central Caloundra – viz the area from Felicity Park, Library, Council Offices, Lambkin Lane, Kronks, Kalinga St, Ormuz car park and commercial centre between Bingera, Wyreema and cinema. This is currently run-down, and maybe developers are banking parcels, and delaying initiatives waiting for local plan relaxations.

Such initiatives would further enhance the suggested Town Square and art gallery proposals.

We also think Caloundra needs much more radical re-structuring – like:

- There should be car parking for say 1000 vehicles to replace the bus services essential for Music Festival, Christmas Carols and other events. The town needs a good circular transport or road service from RSL and Caloundra Rd to Kings Beach and back, and somehow covering Shelley and Moffat Beaches and other close surrounds.
- Adequate entry facilities including access from Golden Beach, Pelican Waters, Bel Vista, Little Mountain, Mountain Creek, Battery Hill, Aura and Baringa. Services are essential to enable use of central attractions, business, professional and retail facilities. Particularly, current access for seniors and disabled are woeful.
- To be a successful “Sea Change” Centre additional modern attractions are required. Compare with marketing promotions for Baringa, Bokarina and other locations.

Our first view of the new plan amendments, therefore is too little, too late. The plan may start from a wrong approach and does not include sufficient improvements to repopulate and revitalise Caloundra Centre. We feel due diligence business cases are required and confirmation from Council and State Interest groups about why changes are warranted, and how they can assist.

Our local long-term resident gurus with deep memories said –

- Don't Council know Caloundra has been and is being de-populated removing residents. The actions by Developers has already moved most professionals and many retailers out of the Centre – There are no proposals to reverse these social trends. People have gone to Dicky and Moffat Beaches, Golden Beach, Pelican Waters, Bel Vista, Aura, Little Mountain and Meridan Plains. Currently additional new moves are to Baringa, Bokarina, Birtinya and Kawana.
- Additional Hotels will forcibly remove many more residents, so the Town will become further denuded and empty during Autumn, Spring and Winter shoulder and low seasons.
- The doubling of the Stockland Centre will also further decimate Bulcock St.

It is obviously impossible in 4 weeks to explain feedback from our members. Indeed, there are many conflicting views. The very short timescale totally eliminates any process for discussion and agreement of options. The volume of previous easily available information is ginormous. Sorry, we ordinary mortals cannot meet the expectations for Council's consultation request.

Hence, we will continue to explain our views to members and ask them to make personal submissions.

**We consider that the 4-week request for feedback is irrelevant as there is no urgent need for immediate critical infrastructure as might be the case for PDAs in a new green field suburb. Indeed, those owners and developers who need to develop financial cases may well appreciate the considered views of locals.**

**Perhaps an appropriate action would be to commission an updated study to cover Community and Council purposes based on the business study by Chamber of Commerce in 2014."**

## General issues

I would like to reiterate our appreciation for the briefings the Council has been providing us in relation to these Planning Scheme amendments; we trust they will continue in the future.

We remain keen to see the outstanding Action items, flagged most recently at the 23 October briefing, move to being implemented as these will assist ratepayers better understand the reason for Planning Scheme amendments as they roll-out.

6.	Request for height changes to be explained in storeys. This matter has been noted for future consideration.	Jason Krueger	Subject to future consideration
7.	Request for amendment documentation to be made available in all Council libraries. This matter has been noted for future consideration.	Jason Krueger	Subject to future consideration

Yours sincerely ... Greg Smith

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