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SC new planning scheme, proposed *regional vision* and *regional planning directions*

submission made in lieu of survey by email 23 March 2022, newplanningscheme@sunshinecoast.qld.gov.au

Friends of Buddina support the 5 *vision themes* as commendable aspirations. The content of the proposed *vision statements and planning directions* only partially reflects community aspirations and community values. The *vision statement content* scattered amongst the various *planning directions* focusses on the proposed **overdevelopment of the Coastal Corridor and this is not supported.**

Where elements of the SEQ Regional Plan 2017 (ShapingSEQ) have been modified by Council to support the proposed **overdevelopment of the Coastal Corridor, these modifications are also not supported.**

Clarity on the number of additional dwellings is core to the new Planning Scheme, yet the relevant numbers of **additional dwellings** for inclusion in the 2024 Planning Scheme are not discussed, nor disclosed. References on page 17 to the 2016 dwelling numbers, as a base identifies 87000 additional dwellings as being required on the Sunshine Coast by 2041, via consolidation and expansion. This covers a timeline of 25 years of which

- 5 years are now past;
- the next 10 years to 2031 have already been reflected as capacity within the 2014 Planning Scheme;
- the following 10 years to 2041 represent 7 years beyond the 2024-2034 Planning Scheme
- increased dwellings numbers included in the PDAs are not considered in the Planning Scheme.

This number of 87,000 dwellings is not relevant to the new Planning Scheme and thus appears to build a false and somewhat misleading expectation of urgency to increase densification beyond the relevant boundaries. It is also contrary to Council's information provided during the *mass transit* consultation in 2021, including the written Factsheet advice stating:

"This leaves 5000 dwellings that need to be built in the corridor by 2041 that are not yet provided for in current planning provisions..."

It also contradicts Council's recent commentary to the State Government:

"Council's current Planning Scheme already has sufficient provisions to facilitate the SEQRP outcomes".

The proposed planning directions far exceed both these statements by Council (above) relating to the number of additional dwellings required by 2041.

We do not support the unjustified creation of an excessive number of dwellings along the Coastal Corridor beyond of the 2041 dwellings and population targets which also represent 7 years beyond the expiry date of the 2024-2034 Planning Scheme.

Urban renewal and excessive densification of the Coastal Corridor with (or without) supporting transport infrastructure appears to be the driver of population density increases, noted above as far in excess of the dwelling targets for 2041. The focus of the increases in building heights and density goes beyond reasonable expectations in the 3 key local plans areas along the proposed 13.6km stage 1 "*mass transit*" preferred route through Maroochydore, Mooloolaba-Alexandra Headlands and Kawana Waters local plans.

We do not support the excessive building heights and density increases.

The "*Connected people and Places*" theme is said to be supported by the new Planning Scheme, yet *neither* the approval *nor* the funding commitment has been provided for the infrastructure of (1) the 'mass transit' preferred route and mode from Maroochydore to Caloundra or (2) the passenger / heavy rail along CAMCOS. This disconnect between the vision of "*Connected people and Places*" and the densification is a risk that should not be undertaken without the State's public transport approval plus funding commitments from both the State and the Commonwealth – neither exist and are therefore not guaranteed nor reliable assumptions. The commitment from commencement of the new 2024 Planning Scheme, to intensify development, increase building heights and densify the number of dwellings along the Coastal Corridor is flawed by the high risk that the Coastal Corridor will be densified without appropriate public transport infrastructure.

We do not support this distortion of the theme of "*Connected people and Places*".



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Urban renewal and sustainable densification projects provide greater benefits to more communities when activated around the 4 Major Activity Centres identified in the SEQ Regional Plan 2017 - Nambour, Kawana Town Centre at Birtinya, Caloundra and Beerwah. This excludes the 5th Major Activity Centre noted on the SEQ Regional Plan 2017 which is the PDA at Caloundra South. Although outside the Planning Scheme, the additional dwellings provided within the various PDA's such as Caloundra South, Maroochydore CBD and the new Airport PDA form part of the total additional dwellings identified within the SEQ Regional Plan 2017.

Friends of Buddina support sustainable projects that support more communities (not less), in particular where affordable housing options are viable.

In addition to Major Activity Centres, **District Activity Centres** also provide opportunities for some urban renewal and sustainable densification. These designated centres (*Strategic Framework Map 2 Economic Development Elements* updated Nov 2019 to reflect the SEQ Regional Plan 2017) identifies Coolum, Buderim, Mooloolaba, Kawana Shopping World, Palmview, Currimundi, Pelican Waters, Maleny which quietly achieve “**density and height creep**” through the addition of the new Low-Medium zoning which potentially pushes this Medium zoning to higher levels of 6 storeys and in some cases, that is double the current heights.

We support the retention of existing building height limits measured in metres within the Medium density residential zones and without ‘default’ height and density increases through zoning “creep”.

The SEQ Regional Plan 2017 does not identify Kawana Shoppingworld as a Major Activity Centre; it is mapped as being located within the *Regional Economic Cluster* (REC) and provides “a range of higher order consumer functions, such as retail and commercial services” to support the Major Activity Centre located at Birtinya and labelled as The Kawana Town Centre.

Council has not openly stated its intention to rezone Kawana Shoppingworld and surrounds from a District Centre to a Major Centre. This is reflected in the size of a “dot” on the map and a tiny footnote on page 22 that “Kawana refers to the Kawana Major Centre, comprising the Kawana Town Centre at Birtinya and Kawana Shoppingworld and immediately surrounding commercial land”. The majority of the community will have no idea what this means. This is a significant variation from the SEQ Regional Plan 2017 and goes against what the State Government has signed off on.

Such a change should have been disclosed in both the Regional Plan and the Kawana Waters Local Plan. The outcome would result in Kawana Waters being the only LPA to have 2 Major Centres whilst others have either 1 or none. Taller buildings are likely the only driver for this “somewhat secret” rezoning and it’s the lack of disclosure and transparency that raises concerns within the community.

We do not support this variation from the SEQ Regional Plan 2017; nor the lack of disclosure.

We do not support the rezoning of the area designated as ‘Kawana Shoppingworld and surrounds’ to a major centre for “taller buildings” which accompany that zoning in excess of the current 21m height.

A strong and creative community of communities is what we already value. This selection of planning directions are generally supported and, in particular, ensuring that development does not exceed the set height limits. Council may be challenged to achieve other outcomes within this same set of planning directions, such as “*deep planted landscapes and streetscapes being incorporated within the public and private realm*”. To achieve these desirable improvements, a strong position would need to be established for multiple criteria together with a different approach by Council and Developers to provide benefits for existing residents and opportunities for sustainable growth, rather than the current blanket approach of overdevelopment.

We support a strong position on building height limits plus additional approval criteria along with changes in approach to achieve the “greenspace” outcomes, ensuring that provision of open space and community facilities and development does not encroach on existing parks and reserves.

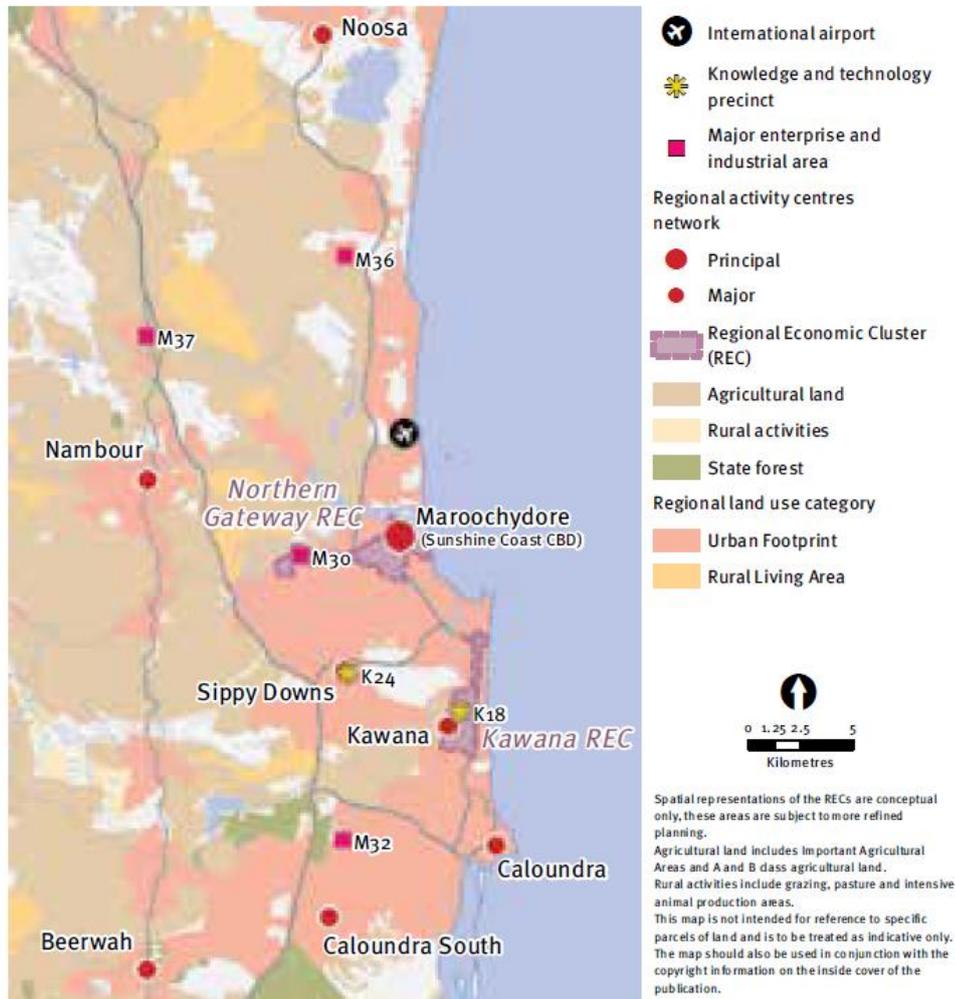
We support maintenance of the ratio for “parks and reserves” to dwellings to be within walking distance of all new and infill development and located within the local plan area.



South East Queensland Regional Plan 2017 (ShapingSEQ)

Extract page 57

Map 3b Prosper – Economic areas



South East Queensland Regional Plan 2017 (ShapingSEQ)

Extract page 123

Outcomes for Prosper and Regional Economic Clusters (RECs)

Kawana
 This emerging REC supports priority sectors of health and professional services. Establishment of the core precinct of the Kawana activity centre will provide a range of higher order consumer functions, such as retail and commercial services.

Delivering the passenger transport corridor and Kawana town centre will accelerate economic activity in this cluster.

Note: The Major Centre at Kawana is mapped as the **Kawana Town Centre located at Birtinya** and the Regional Economic Cluster (REC) supports the Major Centre. Kawana Shoppingworld is within the REC, but is NOT a Major Centre.





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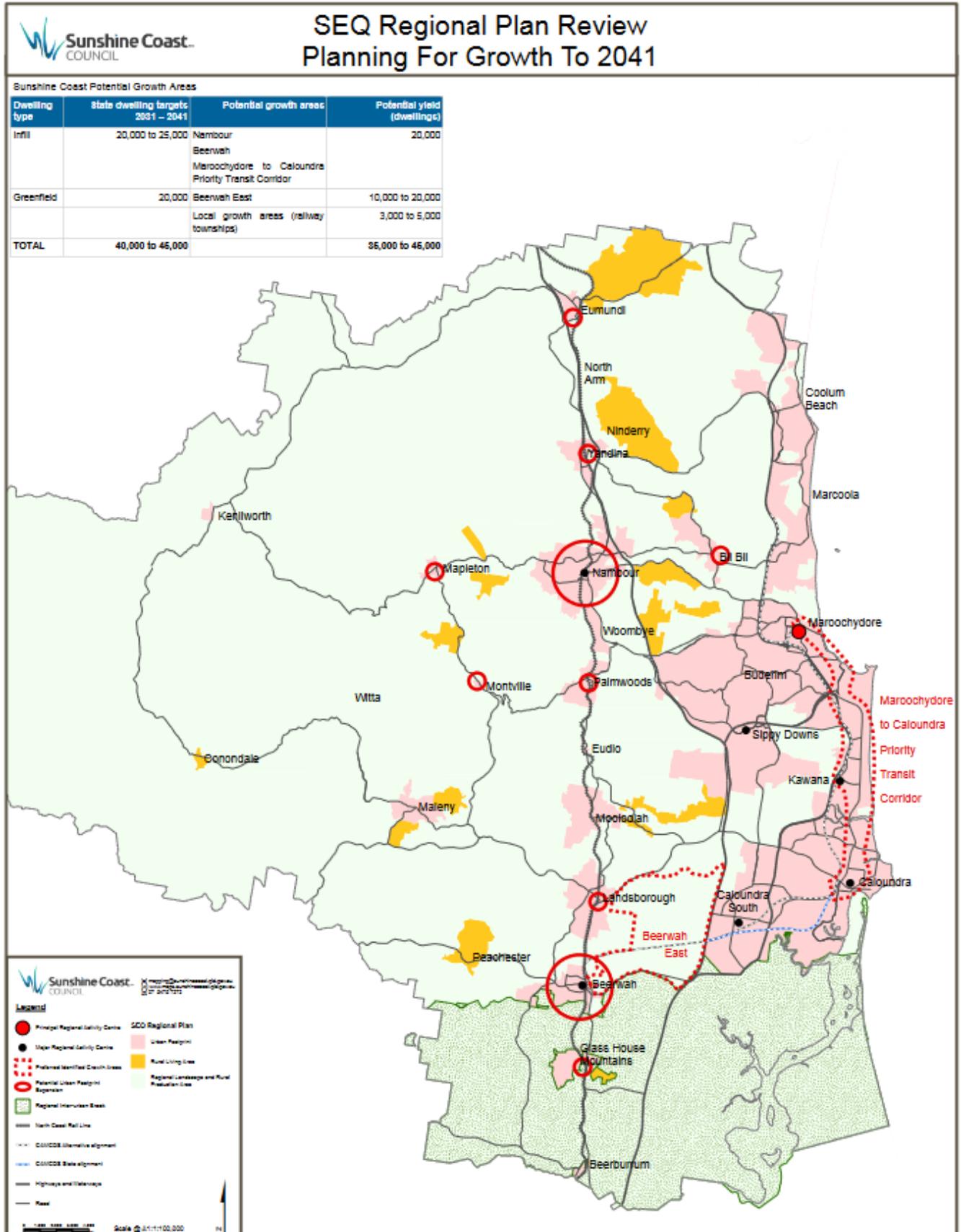
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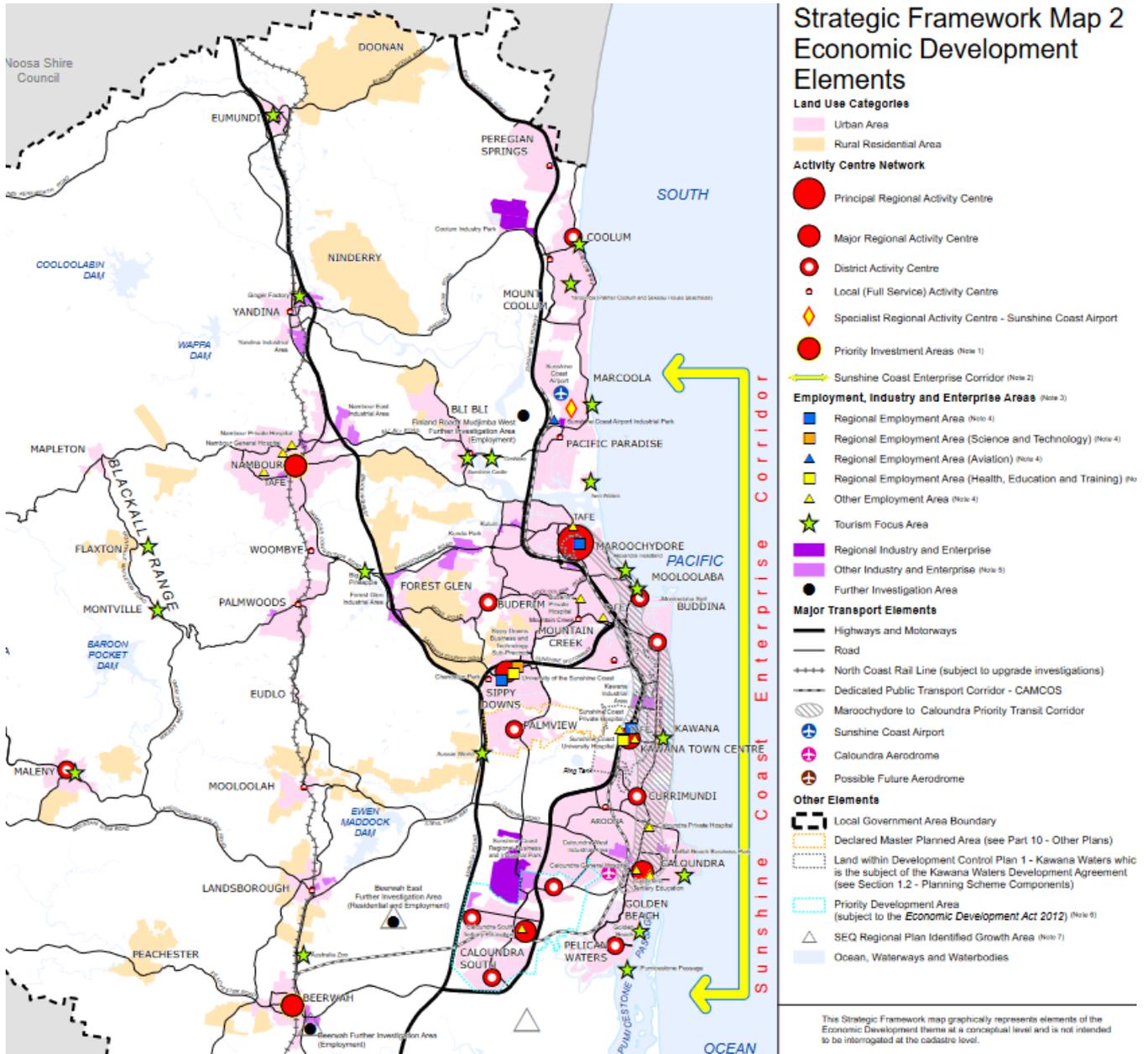
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Planning for Growth to 2041 Concept Plan ex SCRC website





SCRC SFM2 Strategic Framework Map 2 – updated 11 November 2019 to align with ShapingSEQ – South East Queensland Regional Plan 2017



Principal Regional Activity Centre (1)

Maroochydore

Major Regional Activity Centres (5)

‘Buildings in this zone may be quite tall’

Nambour, Kawana Town Centre (Birtinya), Caloundra, Beerwah and Caloundra South

District Activity Centres (10)

Buildings in this zone may be low-medium rise, for example up to 5 storeys high

depending on surrounding development – same business activities as Major Centre zone but NOT at the same HEIGHT!

Coolum, Buderim, Mooloolaba, Kawana Shopping World, Palmview, Currimundi, Pelican Waters, Maleny, Caloundra South (2)

NOTE: Kawana Shoppingworld is a District Centre NOT a Major Centre

The State government website referenced: qld.gov.au/knowyourzone