

Related Documentation

Ordinary Meeting

Thursday, 30 January 2025

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Development Application - Material Change of Use to Establish Short Term Accommodation

862 & 894 Landsborough-Maleny Road, Bald Knob

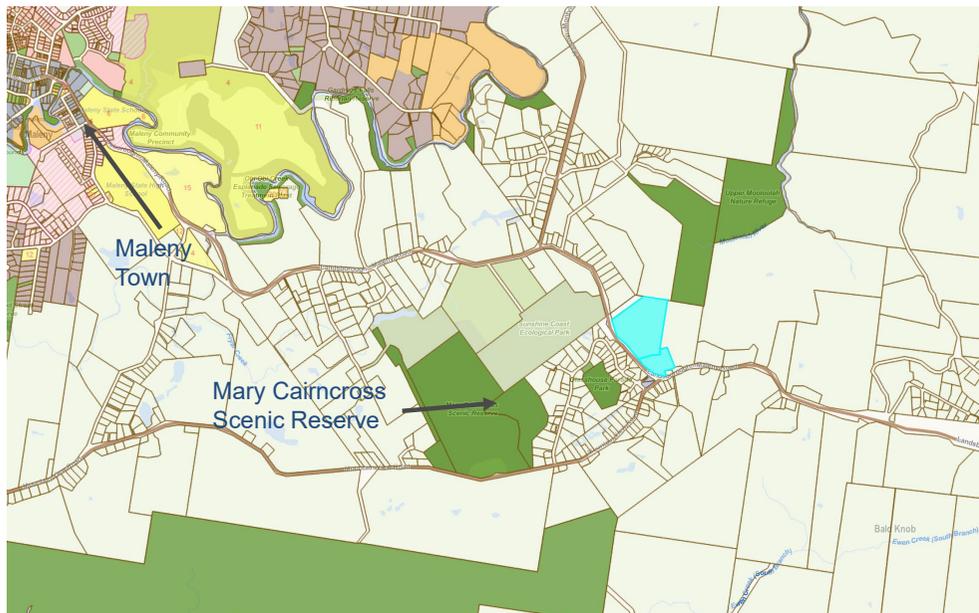
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Item 8.1



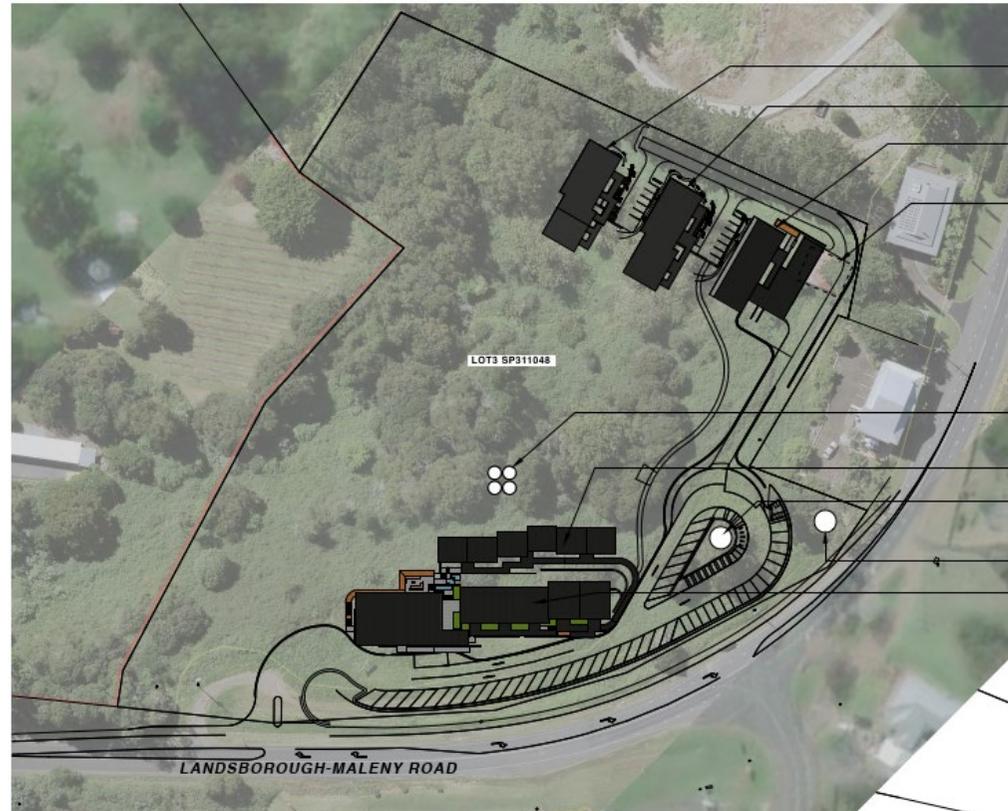
Aerial – Context and Site



Proposal – Short Term Accommodation

Development application involves the following development aspects:

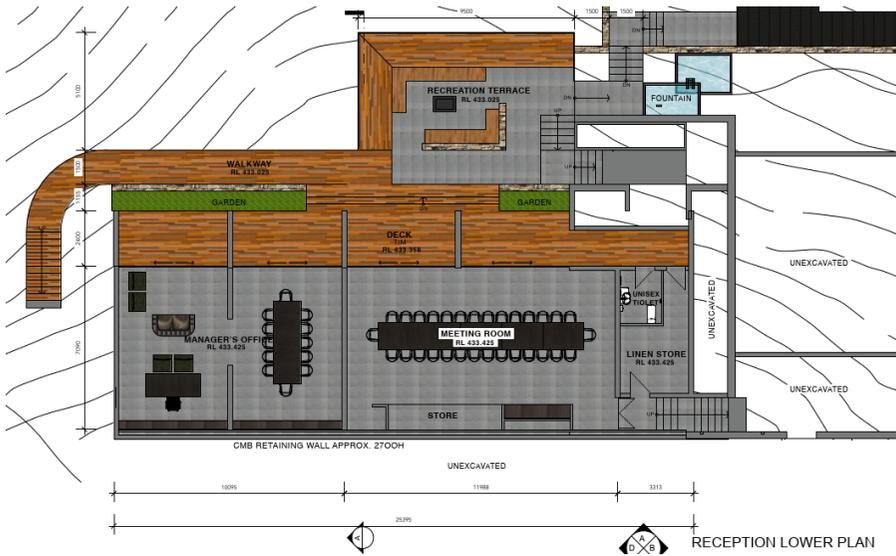
- 38 x 1 and 2 bedroom units
- 1 x managers residence
- Reception including dining area (guests only), meeting rooms and offices
- 48 car parks



Proposal – Typical Floor Plans



Proposal – Reception



Lower Level

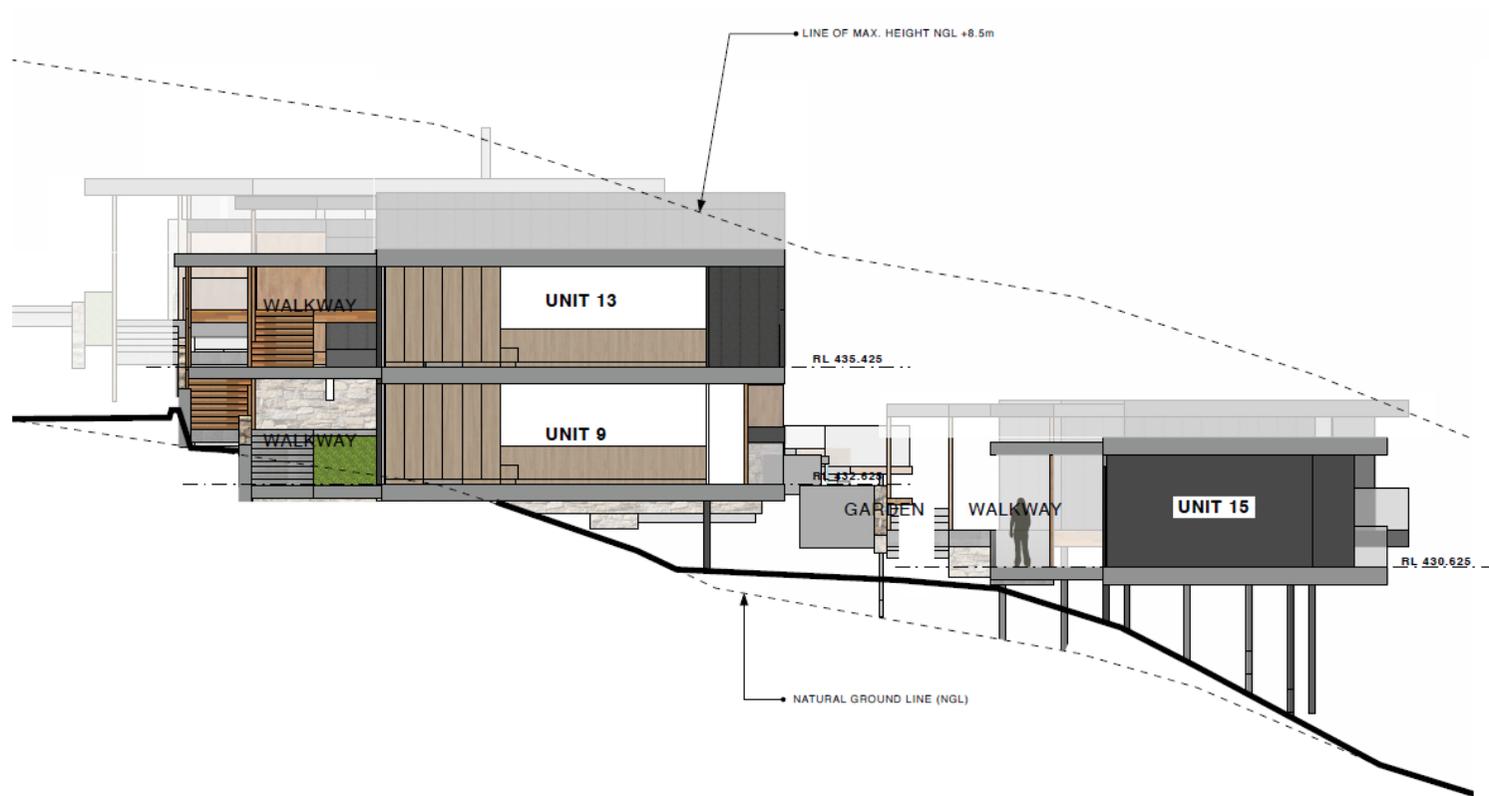


Upper Level

Proposal – Elevations of Front Reception Building



Proposal – Sections



Public Notification – 7 submissions (6 opposed and 1 neutral)

6 submissions opposed the Proposal (2 properly made)

Key Issues Raised in Submissions in Objection of the Development

- The proposal will obstruct views from various vantage points around the site.
- The proposal, if approved, will seriously impact the existing scenic amenity of a highly prominent location.
- The proposal will have impacts on businesses on the opposite side of Landsborough-Maleny Road particularly view lines.
- The built form and development footprint generally is of a size and scale that is out of character with other development on the rural land north of Landsborough-Maleny Road.
- The development has not been designed or sited to sensitively respond to the site's physical characteristics such as steep slopes .
- Traffic and parking impacts on surrounding area and businesses.
- Impacts to the local flora and fauna.
- Impacts on existing services such as water.

Key Assessment Considerations

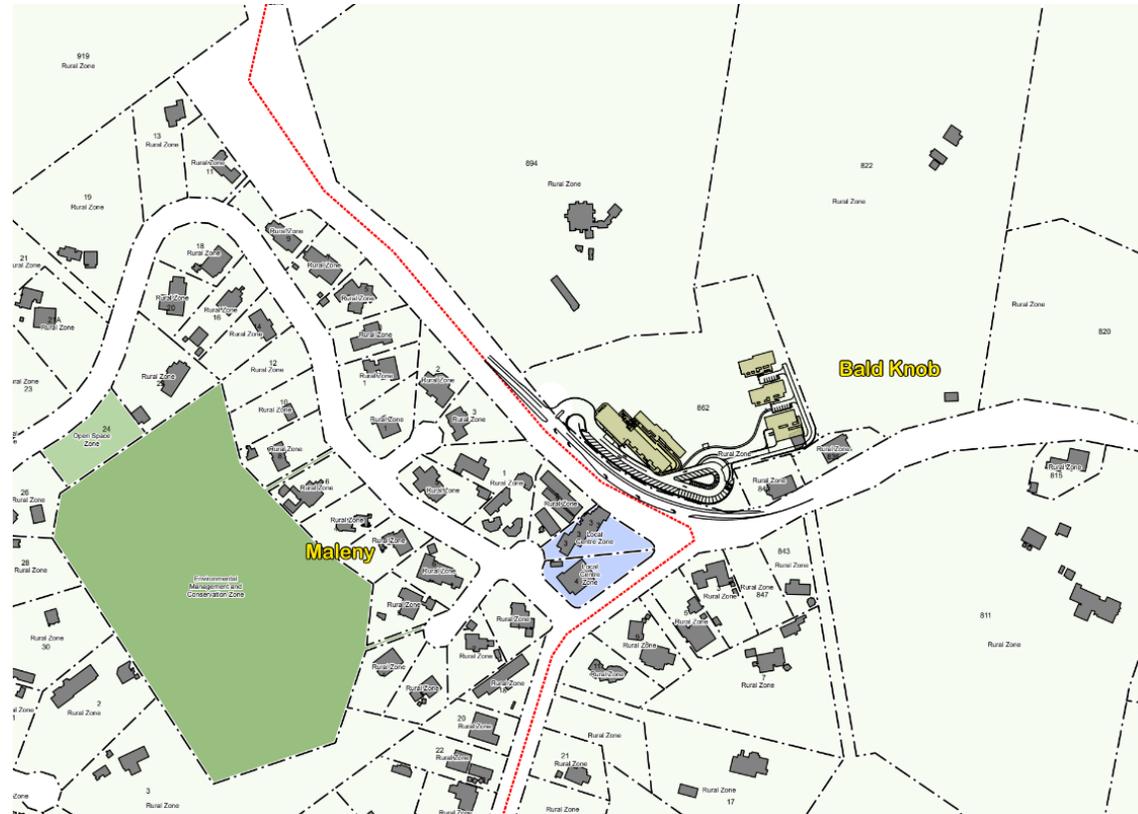
Strategic outcomes relating to Rural Areas, High Value Scenic Areas, Scenic Routes and the Blackall Range Escarpment:

- The proposal would have significant detrimental impacts on the views available across the site from Landsborough-Maleny Road, an identified Scenic Route.
- The proposal will severely detract from the landscape values of the site and the visual amenity of a Scenic Route, clearly obstructing the available views including the loss of foreground and mid distant views of rolling hills and other significant landscape features.

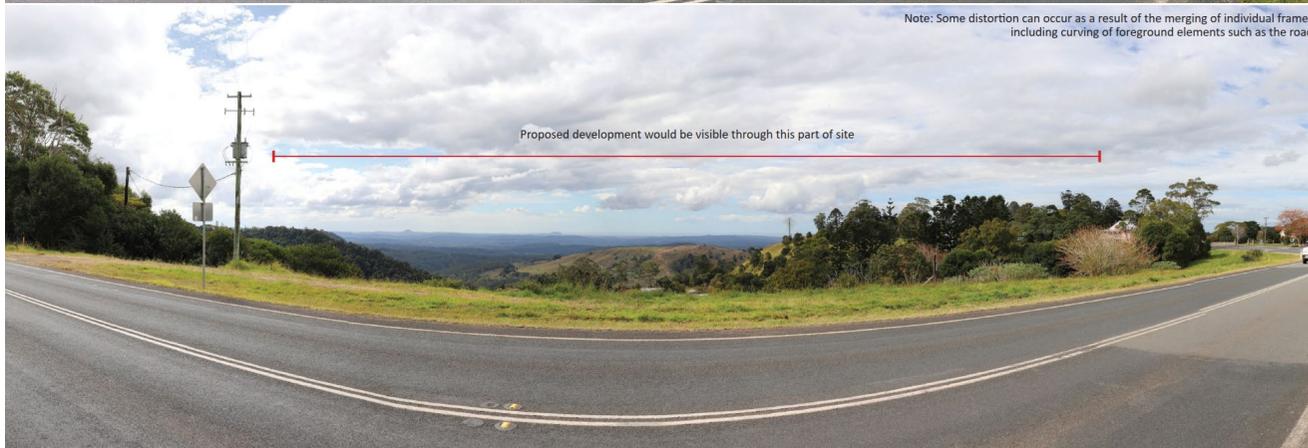
Key Assessment Considerations

Rural Character and Bulk and Scale:

- The bulk, scale and design of the proposal is not consistent with the desired rural character and does not contribute positively to the streetscape.



Key Assessment Considerations – Current Views



Key Assessment Considerations – Visual Impacts



Key Assessment Considerations – Current Views



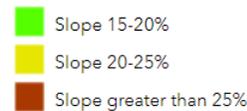
Key Assessment Considerations – Visual Impacts



Key Assessment Considerations

Steep Slopes:

- The site is highly constrained with very steep slopes which form part of the Blackall Range Escarpment.
- The proposal has not been sensitively designed or sited to minimise impacts on the regionally significant landscape feature.
- The proposal involves extensive earthworks (cut and fill) and retaining walls significantly impacting on the natural landform to the detriment of the landscape character of the site and surrounding area.



Recommendation

That Council:

- a) receive and note the report titled "Development Application - Material Change of Use to Establish Short-Term Accommodation - 862 & 894 Landsborough-Maleny Road Bald Knob" and
- b) REFUSE the application for a Material Change of Use of Premises to Establish a Short-Term Accommodation, for the reasons outlined in the Council report.

Thanks for your time



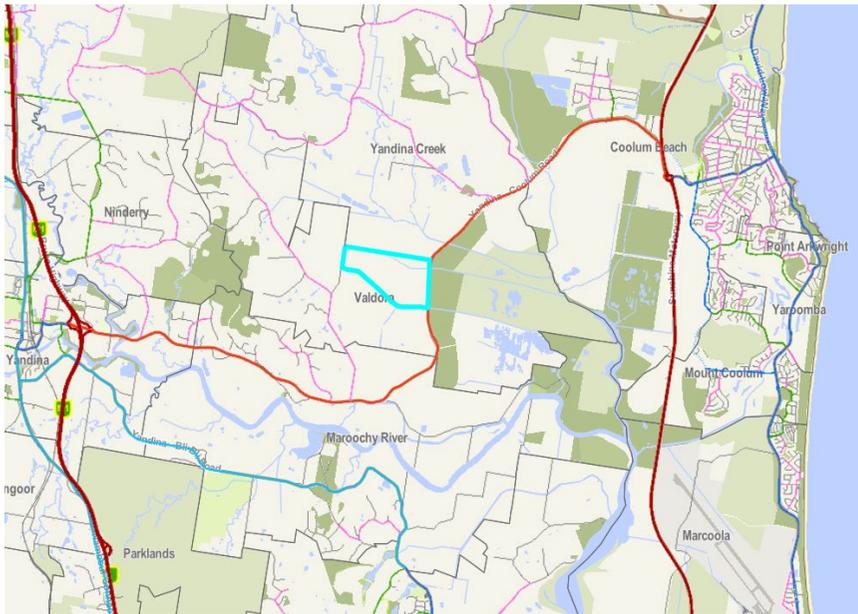
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Application for Material Change of Use for Outdoor Sport and Recreation (Aeromodelling Club) at 76-88 Dynes Rd & 801-845 Yandina Coolum Rd, Valdora

Item 8.2

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Site Context



Zoning



Proposal Details - Safety & Fire Management



- Separation from surrounding land - minimum 50m setback
- Flying and buffer area complies with CASA requirements
- Club meets CASA, MAAA & MAAQ safety standards
- Technology limits risk of accidents outside of the flying & buffer area
- Supervised pilot training system and assessment for progression
- Fire management plan & no flying on fire danger days

Referral Agencies

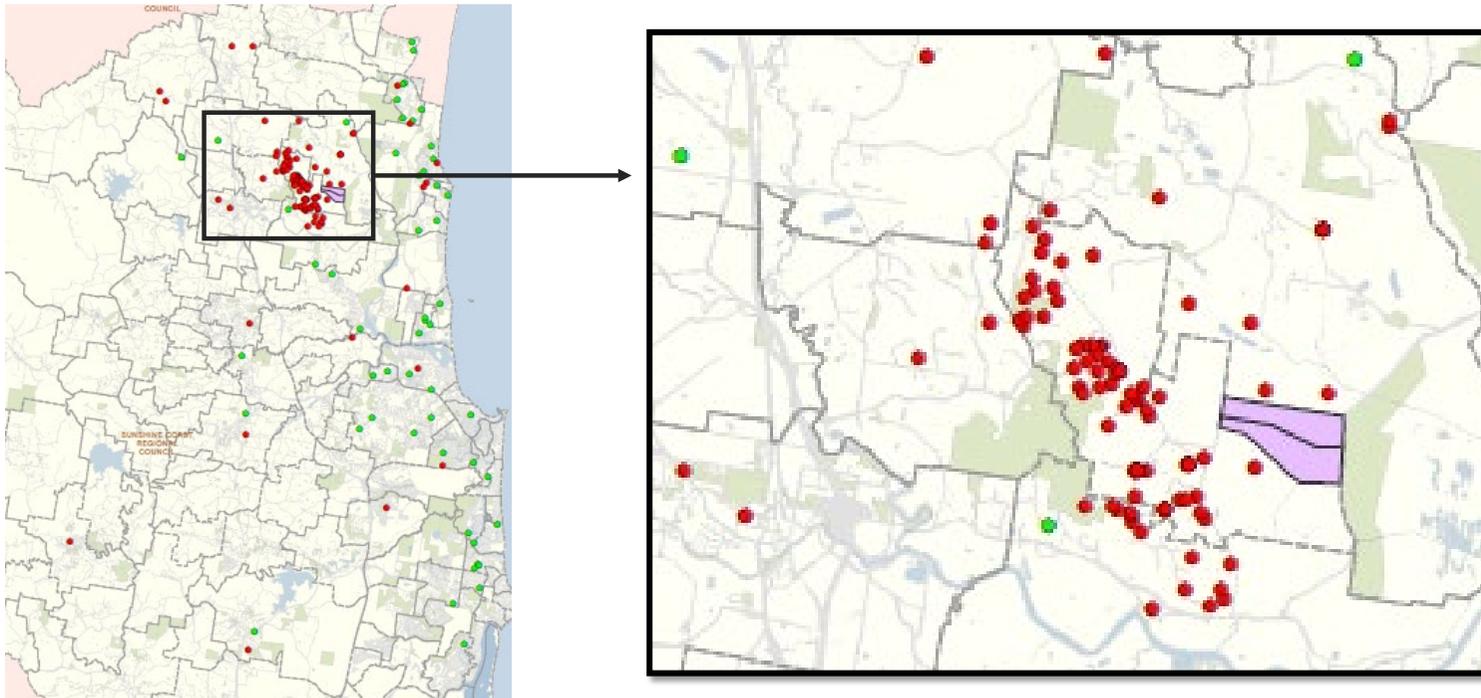
- State Transport corridors and future State transport corridors - SARA
 - Requires that direct access is not permitted between Yandina-Coolum Road and the subject site.
- Sunshine Coast Airport
 - Advise that they are unable to provide a position of support or non-support for the development, until such time that they have advice from Air Services Australia.
 - The applicant has the form requested by Sunshine Coast Airport to be submitted to Air Services Australia.
 - The applicant has advised that they are not required to make any application to Air Services Australia and do not intend to do so, as they meet CASA regulations.

Public Notification Summary

262 submissions (208 properly made)

Support – 116 submissions (98 properly made) Key Issues Raised in Submissions in Support of the Development	Objection – 145 submissions (110 properly made) Key Issues Raised in Submissions Objecting to the Development
<ul style="list-style-type: none"> • Strict safe operating procedures, pilot training requirements & safety systems for flying remote-controlled aircraft reduce risks • Club safety officer enforces rules & regulations • Fire management plan 	<ul style="list-style-type: none"> • Concerns about impacts to safety of road users • Likelihood of plane crashes and damage to infrastructure • Risks of fire spreading to surrounding properties & concerns about flammability of cane fields
<ul style="list-style-type: none"> • Model aircraft noise is equivalent to current ambient levels 	<ul style="list-style-type: none"> • Acoustic impacts & operating hours will impact amenity
<ul style="list-style-type: none"> • Separation distance will minimise impacts 	<ul style="list-style-type: none"> • Visual impacts of planes & development
<ul style="list-style-type: none"> • Wildlife co-exist with aeromodelling activities 	<ul style="list-style-type: none"> • Risk to horse riders & impacts to livestock
<ul style="list-style-type: none"> • Proposed location of facility suits the existing club needs 	<ul style="list-style-type: none"> • Dust impacts from traffic, safety of gravel road
<ul style="list-style-type: none"> • Many benefits to the broader community & economy 	<ul style="list-style-type: none"> • Impact to wildlife from noise & vibrations from planes
	<ul style="list-style-type: none"> • No overriding need demonstrated
	<ul style="list-style-type: none"> • Impact to local community & property values

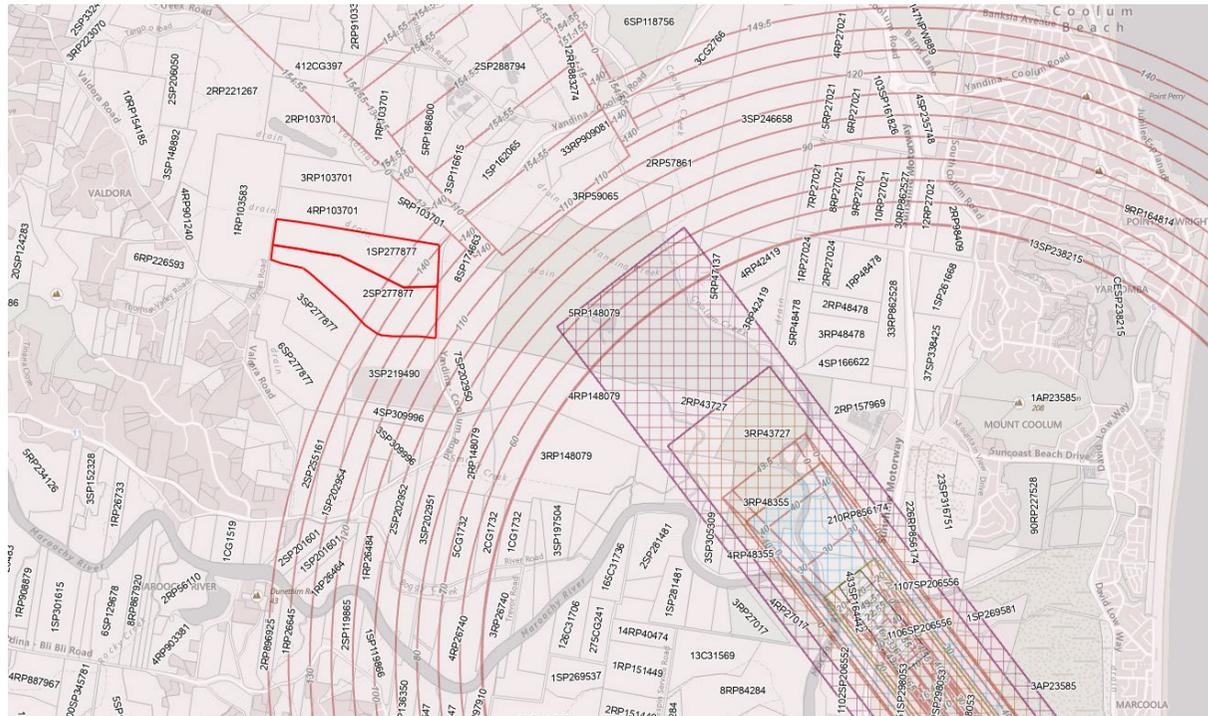
Location of Submitters



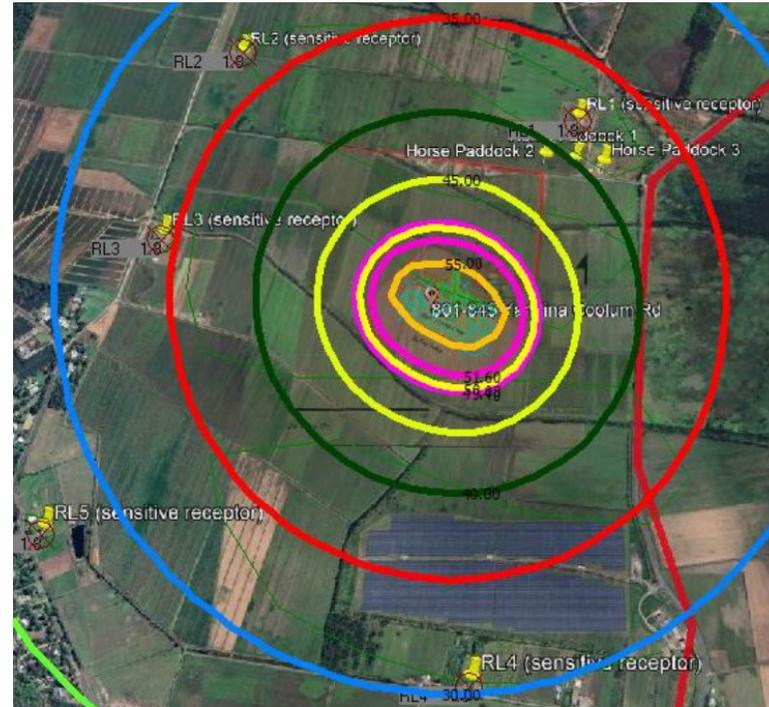
Key Assessment Considerations

- Proximity to the Sunshine Coast Airport
- Noise Impact Assessment
- Visual Amenity Assessment
- Traffic Impact Assessment
- Good Agricultural Land
- Flooding

Key Assessment – Airport Safety



Key Assessment - Noise



Key Assessment – Visual Amenity

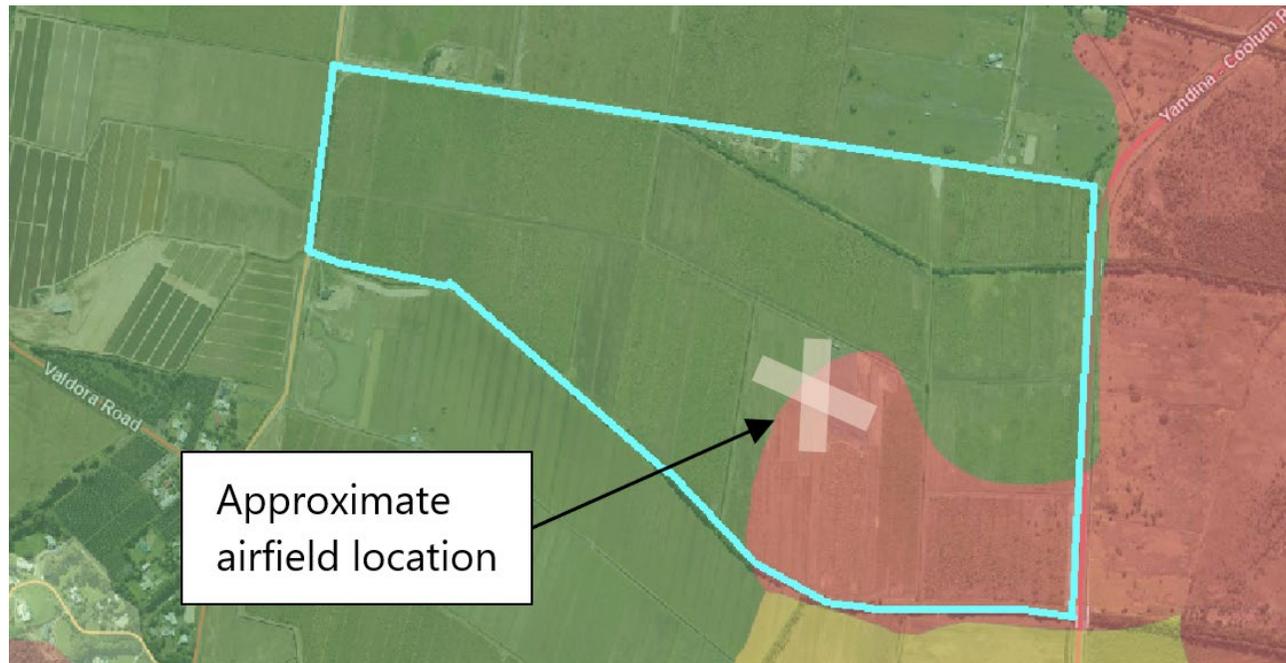


Key Assessment – Traffic Impacts

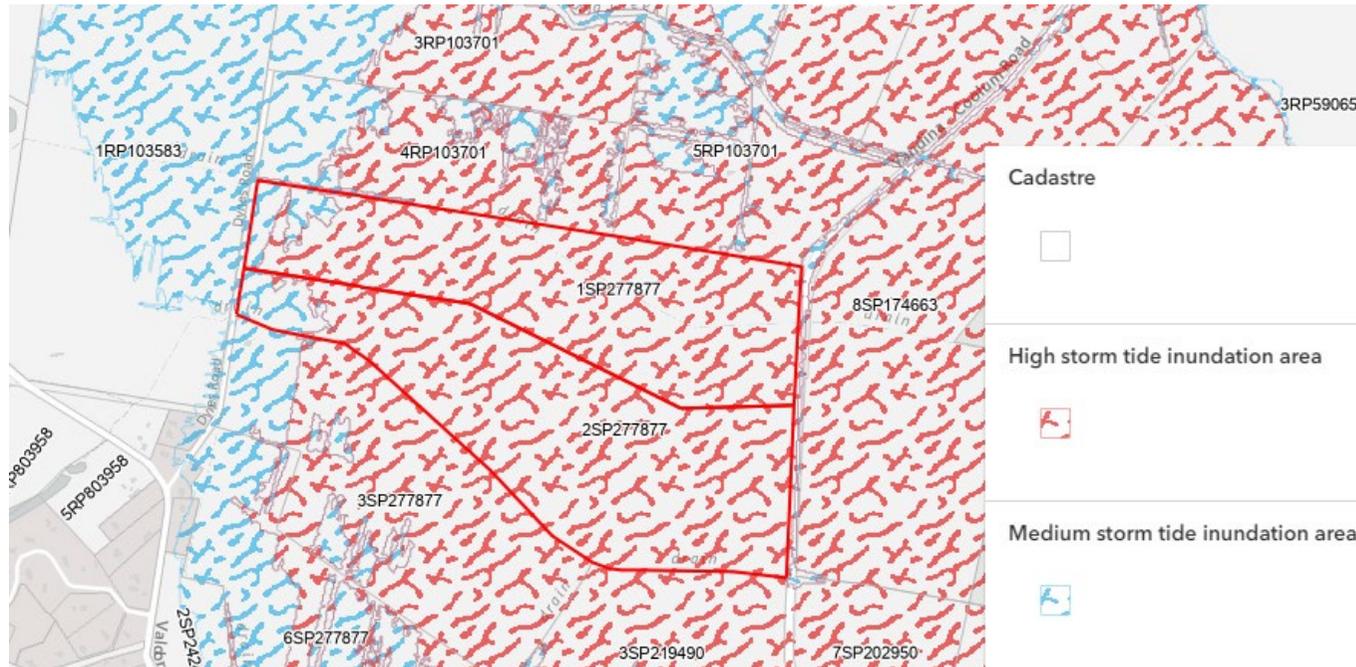
- Some club members and regular visitors carpool as they are from the same family
- On an average day, 17 vehicles could be expected to attend the site (34 trips)
- The use would not operate on all days
- Annual vehicle trips will be equivalent to that generated by accepted development
- There are 4 dwellings on Dynes Road
- There is space for on-site parking



Key Assessment – Agricultural Land



Key Assessment – Flooding



Assessment Outcome

- Potentially consistent use
 - Location, nature, scale & intensity is appropriate for the Rural Zone.
- Planning need
 - Relocation of existing local aeromodelling club.
- Site suitability
 - Meets specific locational requirements for the use.
- Community benefit
 - Maintains existing mix and availability of recreational activities.
- Risks and impacts
 - Are compatible with the nature of rural activities, or
 - Are adequately minimised by separation, or
 - Can be appropriately managed.

Recommendation

That Council:

- (a) receive and note the report titled “Development Application - Material Change of Use for Outdoor Sport and Recreation (Aeromodelling Club) - 76-88 Dynes Road and 801-845 Yandina Coolum Road, Valdora” and
- (b) APPROVE Application No. MCU24/0136 for a Development Permit for Material Change of Use of Premises to Establish Outdoor Sport and Recreation (Aeromodelling Club), subject to the imposition of reasonable and relevant conditions identified in Appendix A.

Thanks for your time



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Artists Impression: Precinct Park, Walkable Waterfront and Waterfront Retail

Note:
All buildings, materials and finishes shown as preliminary.

Birtinya Town Centre

Proposed Temporary Local Planning Instrument

Ordinary Meeting
30 January 2025

Item 8.3

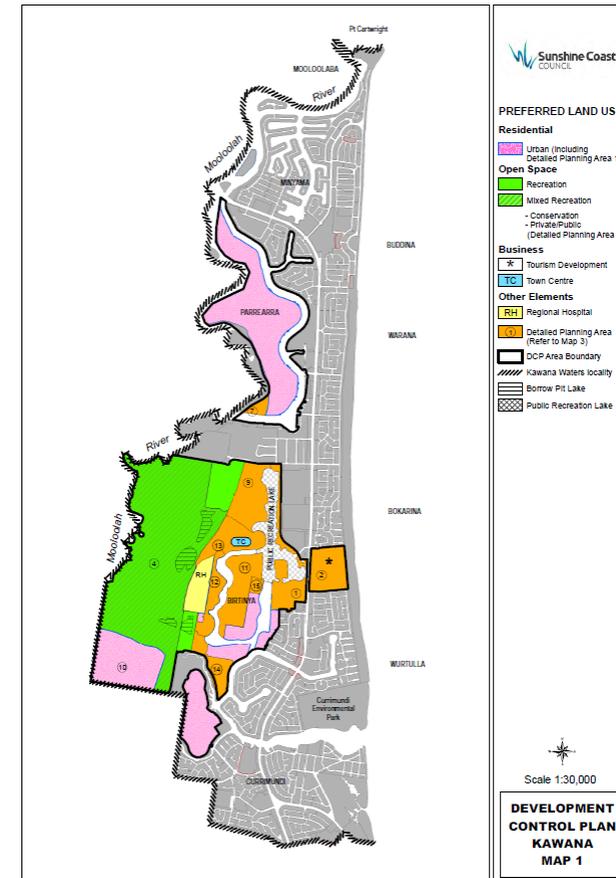
Purpose

- Present the outcomes of community consultation (informal consultation) held between **16 October to 12 November 2024**
- Outline changes to the proposed TLPI as a result of the feedback received
- Seek Council's approval to proceed with making a Temporary Local Planning Instrument (TLPI) to affect the operation of the Caloundra City Planning Scheme 1996 including *Development Control Plan No.1 – Kawana Waters*
- Seek a delegation of authority to the CEO to carry out the subsequent actions required to implement the planning framework changes.



Background

- Kawana Waters major project area is broadly located between Currimundi and the Mooloolah River (1,613ha) and has been developing since 1960
- Stockland is the current Master Developer for Kawana Waters
- The Development Lease is administered by the Department of Resources and will expire on 30 June 2030, unless extended
- The current master planning arrangements were introduced in 1996, with the introduction of Development Control Plan No. 1 – Kawana Waters (DCP-1), and the Kawana Waters Development Agreement
- Council, the Minister responsible for State owned land and Stockland are parties to the agreement
- Over 90% of the Kawana Waters area has now been developed and sold to third parties – the Town Centre is the final greenfield area left to be developed



Current Master Plan for the Town Centre

- Current Approval - 2017
- 10 storey height limit
- Up to 20,000m² of Retail, 60,000m² of Commercial (office) use and 1,333 dwellings proposed
- Provides for a town square, activated by a cinema and a hotel
- Parts of the Town Centre on the western side of Kawana Way have been developed under this master plan (E.g. Birtinya Shopping Centre Stage 1 and Vitality Village)



Map 3 Land Use Areas

DR | 140703 Oceanside Town Centre | DPAP | 03 | Issue X | 17.01.20

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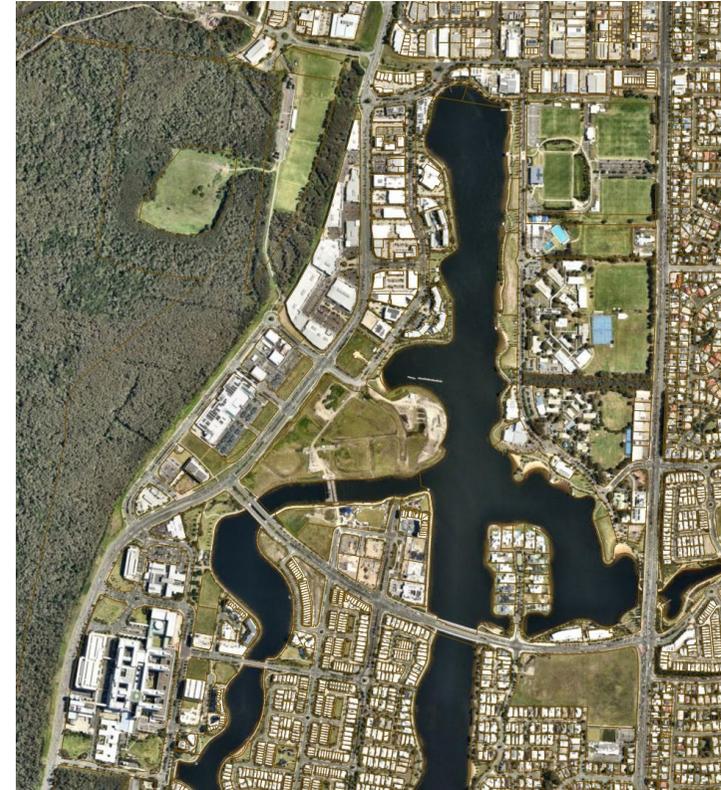
Proposal

- A 're-imagined' town centre
- Key changes:
 1. Increase in max residential yield from 1,333 to 2,600 dwellings by shifting unutilised population quotas from already fully developed parts of the DCP
 2. Increase in max building height to 15 storeys with at least 6 buildings on 6 sites capped at 12 storeys.
 3. Improved layout with increased open space and a strengthened 'green spine'
 4. Inclusion of housing diversity and affordability provisions
 5. Allowance for additional building height up to 10 storeys on two key sites in North Birtinya
 6. Allowance for the development of hotel accommodation at Eastbank



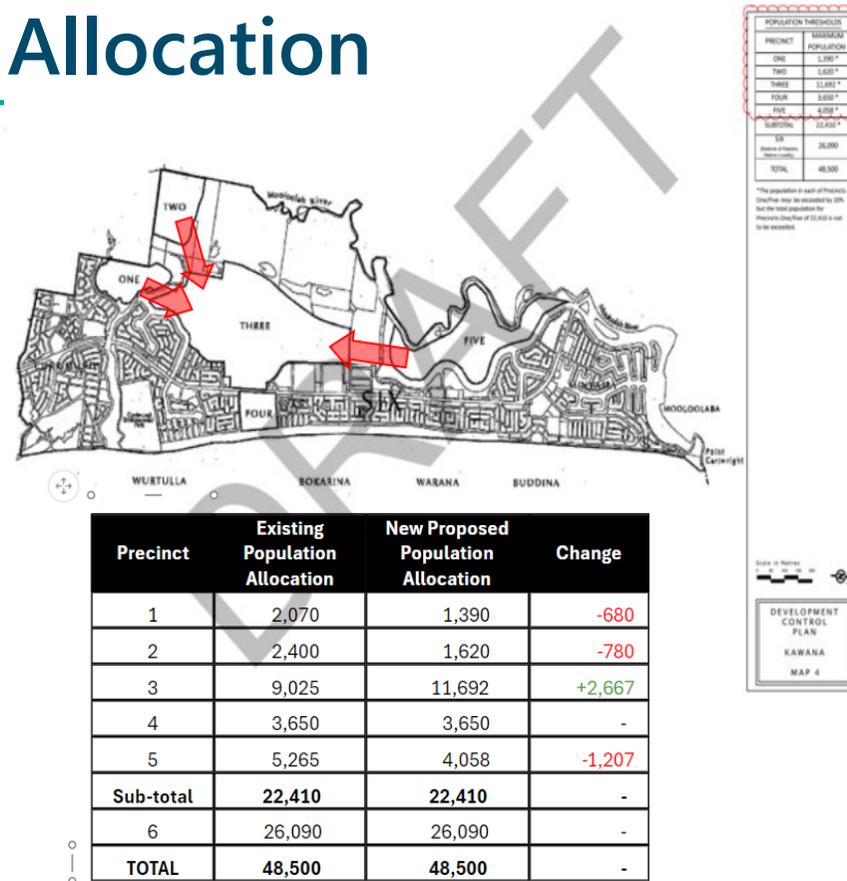
Negotiated Outcomes

- Opportunity for a 200-room hotel development on a Council owned site on Eastbank, opposite the Stadium
- Opportunity for 50 affordable dwellings co-located with library site at North Birtinya
- Minimum 20% of additional dwellings in the town centre to be affordable
- Ability to consider alternative library delivery mechanisms
- Opportunity for a bar/restaurant associated with the boat shed development on Council owned land at Eastbank
- Smart city infrastructure in Town Centre (poles, pits and pipes - undersea cable connectivity)
- Provision of marine maintenance access to the western waterway.



Population Allocation

- The DCP has always been planned to accommodate up to 22,410 people, distributed across 5 precincts
- Kawana Island, Kawana Forest and Creekside (Precincts 1, 2 & 5) are now fully developed
- Proposed to shift the unutilised population quotas from Precincts 1, 2 & 5 into Precinct 3 to accommodate a higher number of dwellings within the town centre
- Currently Precinct 3 (Birtinya), has a max population of 9,025. It is proposed to shift 2,667 people to increase the max population to 11,692.
- This would result in up to 1,667 additional dwellings in the form of apartments in Birtinya, with up to 1,267 of these being accommodated in the town centre
- No increase to the overall population of the Kawana Waters area.



Residential Yield Uplift

- Birtinya Town Centre is one of the last remaining greenfield sites in the coastal corridor
- Identified as a Major Regional Activity Centre under *ShapingSEQ 2023* and Sunshine Coast Planning Scheme
- Minimum commercial development requirements will ensure a degree of self-containment
- Assist Council in meeting its infill growth targets under *ShapingSEQ 2023*
- Optimising increased residential yield within Birtinya Town Centre aligns with both *ShapingSEQ2023*, and the Council's long term planning strategy as expressed in the Corporate Plan, the *Sunshine Coast Planning Scheme 2014* and the preliminary consultation documents for the proposed planning scheme
- Enhances the case for, and capitalises on, State transport infrastructure projects
- Less pressure on the road network compared to same number of additional dwellings in a less central location



Building Height

- Proposed increase from 10 to 15 storeys, with at least 6 buildings on 6 sites capped at 12 storeys.
- This is consistent with the maximum building heights in the centres hierarchy of the Sunshine Coast Planning Scheme
- The proposed height increase will not necessarily result in all buildings being 15 storeys – there will be a range of lower level buildings providing an articulated skyline in the town centre



Transport Considerations

- Initial traffic modelling results indicate the proposed uplift will not cause significant congestion to the road network
- Birtinya town centre is one of only three locations on the coast where passenger rail and bus rapid transport are planned to interface
- Construction of heavy rail is committed to Caloundra, with extension to Birtinya possible by 2032
- The initial modelling is based on the ultimate (2041) configuration of the town centre with all key State transport infrastructure in place
- Interim scenarios without all of the State transport projects in place will be assessed as part of the *Kawana Waters Structure plan*



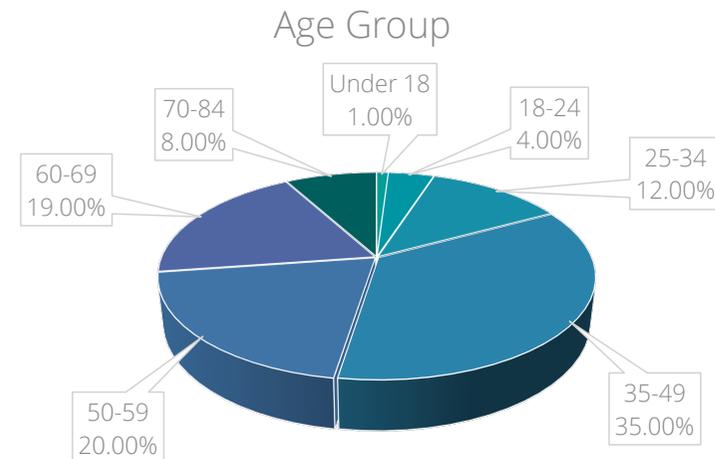
Statutory Process

- Temporary Local Planning Instrument (TLPI) recommended
- This would affect the operation of the current Development Control Plan 1 – Kawana Waters (DCP1) provisions temporarily, while DCP1 is amended
- A TLPI enables the faster delivery of housing (including affordable housing) in the town centre
- It also facilitates opportunities to capitalise on the stimulus of the planned investments into the Kawana Sports Precinct (in the lead up to the Brisbane 2032 Olympic and Paralympic Games)



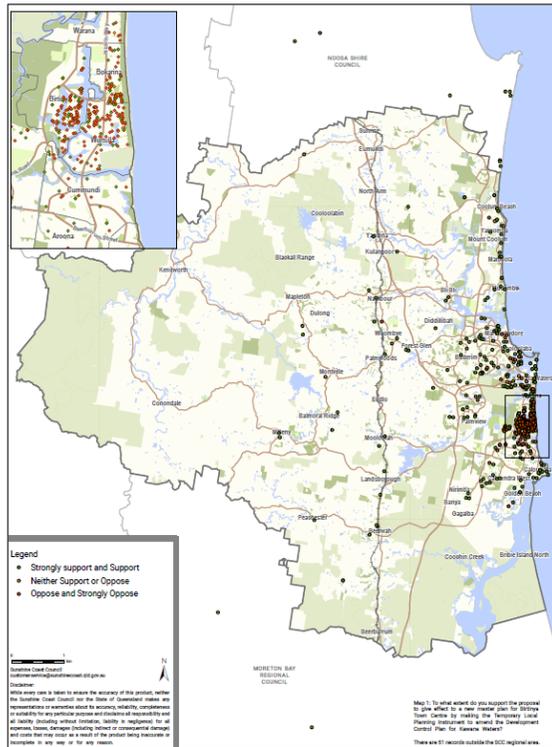
Community Consultation for the TLPI

- The TLPI was placed on informal community consultation for 20 business days from 16 October to 12 November 2024
- Consultation included a dedicated webpage on Council's 'Have Your Say', two 2-hour long pop-up sessions held at Birtinya Shopping Centre, social media posts and briefings with key stakeholder groups
- Council received a total of 758 responses, with 753 responses received through Council's Have Your Say website
- The feedback received represents 0.2% of the current population of the Sunshine Coast
- 216 responses were from Birtinya residents, which represents 4.93% of the 2021 population of Birtinya
- 1 response requested an additional site to be included in the proposed Temporary Local Planning Instrument

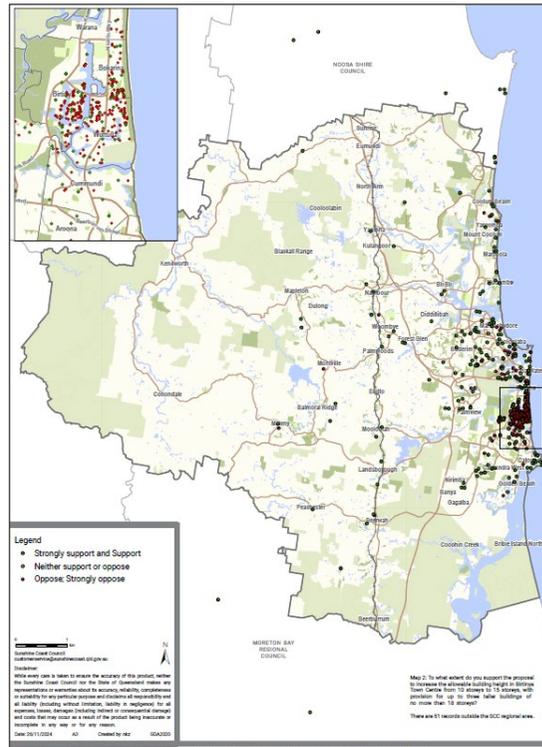


Community Consultation Submission Maps

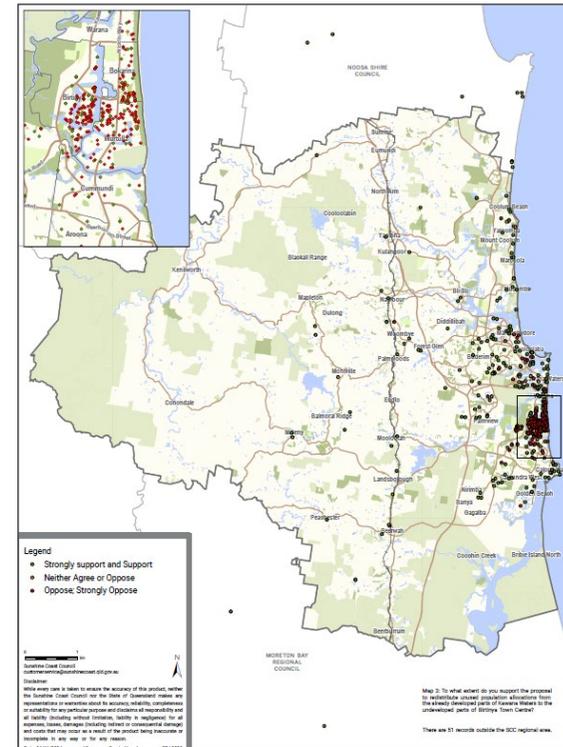
TLPI to Amend DCP1



Increased Building Height



Population Redistribution



Summary of Feedback from 'Have Your Say'

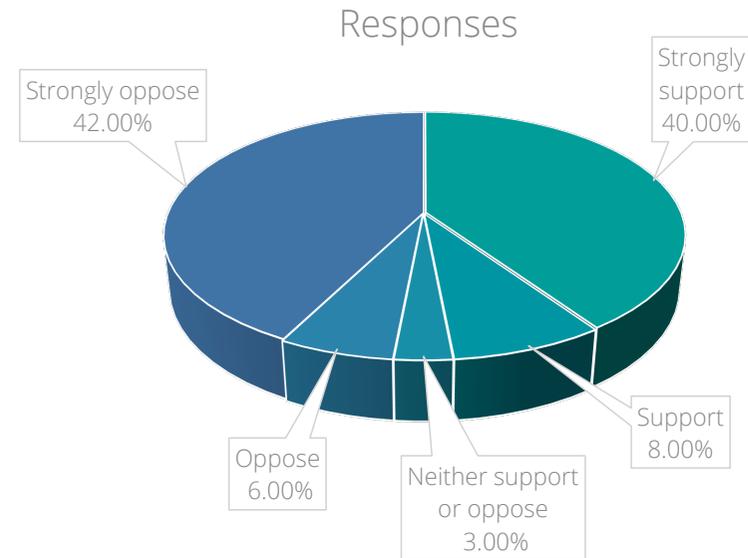
Question 7: TLPI to amend the DCP

- 366 responses (48%) supported and strongly supported
- 20 responses (3%) neither supporting or opposing
- 367 responses (48%) opposed and strongly opposed

77% of respondents aged over 59 opposed or strongly opposed this question

55% of respondents aged 35-59 supported or strongly supported this question

79% of respondents aged below 35 supported or strongly supported this question



Summary of Feedback from Have Your Say

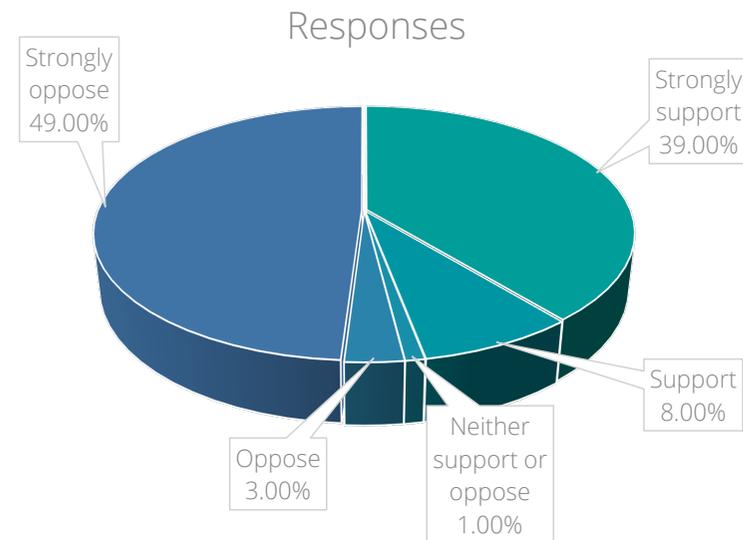
Question 8: Increase in building height

- 352 responses (47%) supported and strongly supported
- 8 responses (1%) neither supported and opposed
- 392 responses (52%) opposed and strongly opposed

84% of respondents aged over 59 opposed or strongly opposed this question

53% of respondents aged 35-59 supported or strongly supported this question

76% of respondents aged under 35 supported or strongly supported this question



Summary of Feedback from Have Your Say

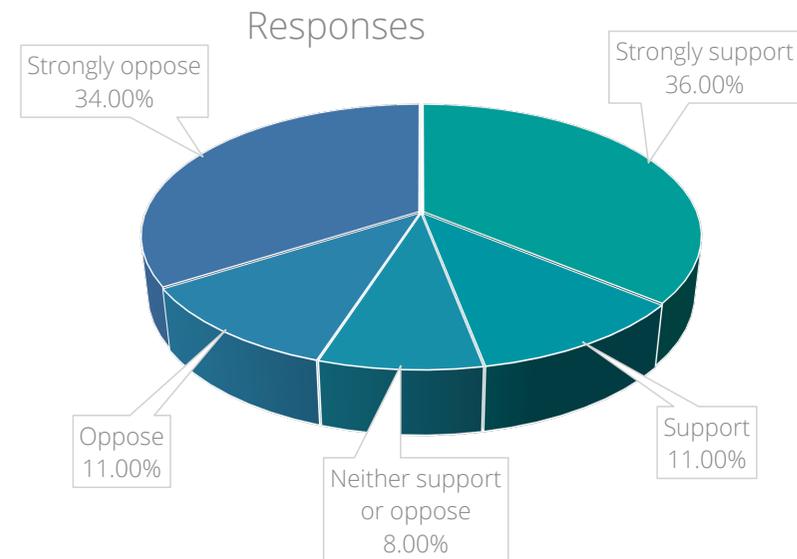
Question 9: Redistribution of population allocation

- 355 responses (47%) supported and strongly supported
- 58 responses (8%) neither supported and opposed
- 340 responses (45%) opposed and strongly opposed

68% of respondents aged over 59 opposed or strongly opposed this question

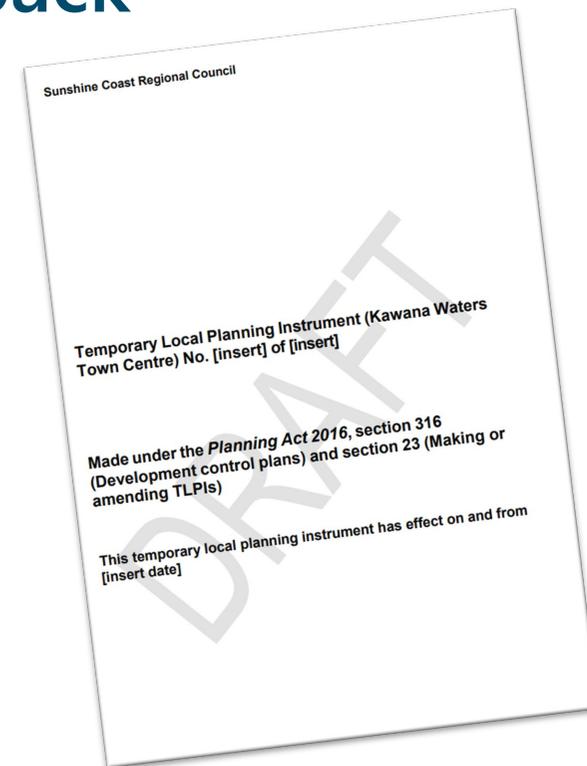
52% of respondents aged 35-59 supported or strongly supported this question

74% of respondents aged below 35 supported or strongly supported this question



Recommended changes in response to community feedback

- Remove the 18 storey height limit for 3 sites
- Cap the maximum height of at least 6 buildings on 6 sites at 12 storeys, with a 15 storey height limit for the remainder of the town centre.
- Address concern about the proposed accommodation hotel at Eastbank by including a statement within the purpose of the TLPI
- Amend historical terms in the DCP regarding the Sunshine Coast Public Transport to reference its current name
- Clarifying that the Precinct Park adjacent to the cable stay bridge will still contain a minimum 1,000m² informal play/running space.



Thanks for your time



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Major Centre Height Comparison

Centre zone	Max height permitted under 2014 Planning Scheme
Maroochydore Priority Development Area	20 storeys (60m) generally with three buildings up to 26 storeys (80m), one building up to 33 storeys (100m) and one building capped only by the airport Obstacle Limited Surface (approx. 46 storeys or 140m).
Birtinya Town Centre (proposed)	15 storeys
Mooloolaba	Mix of 15 storeys (45m) and 12 storeys (37.5m).
Maroochydore (outside Priority Development Area)	Mix of 13 storeys (40m) and 8 storeys (25m)
Caloundra	Mix of 10 storeys (30m) and 8 storeys (25m).
Birtinya Town Centre (existing)	10 storeys
Sippy Downs	8 storeys (25m)
Nambour	8 storeys (25m)
Marcoola (South)	8 storeys (25m)
Bokarina Beach / Birtinya Island / Health Hub	8 storeys
Buddina	7 storeys (21m)

Tallest existing buildings on the coast

	Building Name	Location	No. of Storeys	Height in metres (m)	Permit issued and approximate completion year
1	Mantra	Mooloolaba Esplanade, Mooloolaba	17	58m	Permit issued - 1999 Completion year - 2002
2	Westaway Towers	40 Verney St, Kings Beach	16	56m	Permit issued - 1973 Completion year - 1977/78
3	Banyandah Towers	150 Duporth Ave, Maroochydore	16	52m	Permit issued - 1980 Completion year - 1984/85
4	Newport on the Spit	135 Parkyn Pde, Mooloolaba	16	52m	Permit issued - 1981 Completion year - 1982/83
5	Northcliffe Apartments	48-50 Duporth Ave, Maroochydore	16	51m	Permit issued - 1980 Completion year - 1984/85
6	Elouera Tower	81 Sixth Ave, Maroochydore	15	50m	Permit issued - 1980 Completion year - prior to 1989
7	Catalina Tower 1	47-51 Sixth Ave, Maroochydore	16	49m	Permit issued - 1989 Completion year - prior to 1994
8	Majorca Isle	27 Sixth Ave, Maroochydore	14	49m	Permit issued - 1981 Completion year - 1982/83
9	The Sebel	14 Aerodrome Rd, Maroochydore	14	48m	Permit issued - 2000 Completion year - 2004/05
10	Aqua Vista	62-66 Sixth Ave, Maroochydore	15	47m	Permit issued - 2005 Completion year - 2006/07

Library/Learning Centre and Cultural Centre

The revised town centre proposal provides an opportunity for Council to consider alternatives that could result in the earlier delivery of a Birtinya Library/Learning Centre and Cultural Centre, potentially at no cost to Council.

Earlier delivery this facility would provide significant activation and placemaking opportunities for the new town centre.

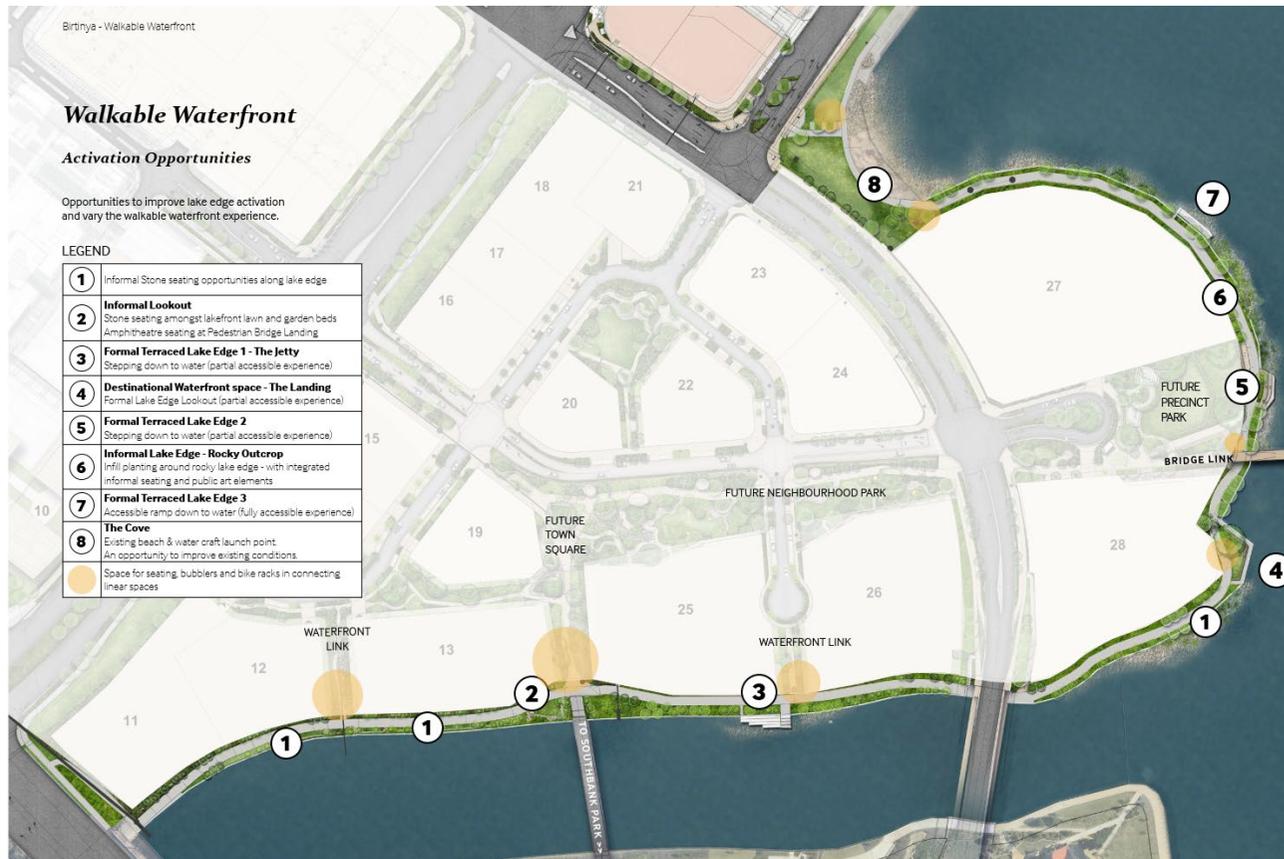
Proposed to include a clause stating that, unless identified in the Master Plans for DPA 11, a Library/Learning Centre and Cultural Centre located adjacent to the Green Spine is envisaged, as part of a vertically integrated mixed-use building.



On-site car parking comparison

Birtinya Town Centre – Residential Uses Car parking rates					
Type of unit	1 or 2 bedrooms	3+ bedrooms			Visitor
No. car parking spaces	1 per unit	1.25 per unit			0.33 spaces per unit
Sunshine Coast Planning Scheme 2014 – Multiple Dwelling car parking rates					
Type of unit	1 bedroom	2 bedroom	3 bedroom	4+ bedrooms	Visitor
No. car parking spaces	1 space	1.25 spaces	1.5 spaces	2 spaces	1 per 4 units
Maroochydore City Centre Priority Development Area Development Scheme March 2024					
Residential	Maximum 1 space per dwelling, or Maximum of 2 spaces per dwelling where the dwelling contains 3 or more bedrooms				

Walkable waterfront



Financial Performance Report

December 2024



December 2024 Operating Result

- Council's operating result at the end of December 2024 of \$19.4 million is above the current budget by \$881,000.
- The variance consists of:
 - Revenue above budget by \$57,000
 - Expenses below budget by \$823,000

The December figures incorporate the adjustments made in Budget Review 2.

December 2024 Operating Result

Revenue

General Rates lower than year-to-date budget

Waste Container Refund Scheme Revenue higher than budget

December 2024 Operating Result

Expenditure

Contracts for Waste, Digital and Information Services are under budget.

Solar Farm expenditures are also **below budget**, but this is offset by revenue **below** year-to-date budget.

Levy Projects **below budget** for Environment Levy and Transport Levy

Employee costs are 1% **above budget**

December 2024 Capital Program Result

Capital Works Program has progressed 49.7%

- \$129.3 million of Council's \$260.1 million Capital Works Program has been financially expended.
- \$76 million of the \$152.4 million Core Capital Works Program has been spent which is 50% of the budget

Cash Flows and Balance Sheet

Council Cash

- Council's cash at 31 December is **\$139 million**

Council Debt

- Council's debt at 31 December is **\$433.8 million**
 - *Debt repayment made during August \$12.6 million*
- Anticipated new borrowings for 2024-25 are **\$23.2 million**

Investment Performance

Investments

- Council currently has 2 term deposits totalling \$20 million
- Term deposits mature within 30 days
- Weighted average interest rate return of 4.9%

Financial Performance Report

Risk

The 2024-25 budget has been developed to ensure long term financial sustainability for the Sunshine Coast region. A key element to long term financial sustainability is achieving the targeted operating result.

The following items need continued attention:

- The achievement of revenue targets
- The delivery of the \$9.9 million in savings initiatives included in the operating result, of which \$8.1 million is attributed to the Employee Vacancy Rate.

Failure to achieve the budgeted operating result will negatively impact Council's financial sustainability both in the short term and long term.

Continued monitoring of the delivery of the capital works program within budgeted scope and cost.



Officer Recommendation

That Council receive and note the report titled “December 2024 Financial Performance Report”

Thanks for your time



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