DETAILED ASSESSMENT REPORT

Other Change to the Preliminary Approval (including a Variation Request) for a Material Change of Use to establish the Forest Glen Village Centre Plan of Development
MCU19/0141.05

Link to Development.i - MCU19/0141.05

APPLICATION SUMMARY	
Division:	7
Applicant:	Forest Glen Village Centre Pty Ltd
Consultant:	Adams and Sparkes Town Planning
Owner:	Forest Glen Village Centre Pty Ltd
Application Received Date:	19 Dec 2024
Original Approval Type:	• Preliminary Approval (including a Variation Request) for a Material Change of Use to establish the Forest Glen Village Centre Plan of Development • Development Permit for Material Change of Use of Premises to Establish a Shopping Centre, Shop and Health Care Service • Development Permit for Operational Work (Earthworks)
Proposed Other Change Approval Type:	Other Change to the Preliminary Approval (including a Variation Request) for a Material Change of Use to establish the Forest Glen Village Centre Plan of Development
Street Address:	22 Village Centre Way, FOREST GLEN 354 Mons Road, FOREST GLEN 7 Grammar School Way, FOREST GLEN 1 Village Centre Way, FOREST GLEN 5 Grammar School Way, FOREST GLEN
RP Description:	Lot 22 SP 335028, Lot 23 SP 335028, Lot 0 SP 335031, Lot 0 SP 335032 & Lot 81 SP 335028
Assessment Type:	Other Change to Approval (Impact Assessment)

Number of Properly Made Submissions:	A total of 6 submissions were received, (all were determined to be properly made in accordance with the *Planning Act 2016*). All 6 submissions were in support of the proposed changes.
State Referral Agencies:	<u>Concurrence</u> • SARA at DSDIP
Referred Internal Specialists:	• Development Engineer • Landscape Officer • Senior Environmental Health Officer • Senior Architect

PROPOSAL:

At the Council Ordinary Meeting held on 12 November 2020, Council approved a Variation Approval, to vary the effect of the *Sunshine Coast Planning Scheme 2014*. The approval introduced a new regulating document, entitled 'Forest Glen Village Centre Plan of Development', to guide the future assessment and levels of assessment of subsequent applications for development permits lodged over the site. This included the following components:

- a precinct plan that identifies a total of nine precincts across the development area.
- a maximum gross floor area allowances table that applies floor area limits to each of the proposed precincts on the site.
- a table that identifies the consistent, potentially consistent and inconsistent uses within each of the proposed precincts on the site.
- a supplementary table of assessment which identifies the level of assessment and relevant applicable benchmarks for all future development within the Plan of Development Area. The supplementary table of assessment identifies assessment benchmarks in the same way that the current planning scheme does for a Local Centre zone.
- a new local area code entitled 'Forest Glen Village Centre Code' that replaces the *Forest Glen / Kunda Park / Tanawha Local Plan code* that currently applies to this site. The code provides detailed requirements including acceptable outcomes, performance outcomes, overall outcomes that apply to development applications made within the Plan of Development Area.
- plans that define staging of the site and identifies the vehicle and pedestrian movement network through the site.

The applicant seeks to make an Other Change to Existing Approval (MCU19/0141.05) seeking the following amendments to the Variation Approval:

- Precinct Plan Changes
    - Removal of Precinct C from Lot 22 on SP335028;
    - Increase the size of Precinct F from 3,085m^2 to 6,029m^2;
    - Decrease the size of Precinct D from 6,952m^2 to 6,480m^2;
    - Removal of the pedestrian access route from Village Centre Way to Grammar School Way through Lot 22 on SP335028;

- Changes to Forest Glen Village Centre Plan of Development Document
    - Changes to Section 2, Forest Glen Village Centre Code, Table 2.1.2 performance outcomes and acceptable outcomes:
        - Performance Outcome PO5 – increase maximum gross floor area allowance for Precinct F from 2,500m^2 to 4,500m^2;
        - Performance Outcome PO5 – reduce maximum gross floor area allowance for Precinct C from 3,840m^2 to 2,840m^2;
        - Add Performance Outcome PO12 - requires pedestrian pathway along the eastern frontage of Lot 22 on SP335028 (Grammar School Way) and the construction of a raised crossing along Grammar School Way;
    - Changes to Section 3, Consistent Land Uses, Table 1: Consistent uses and potentially consistent uses in the Forest Glen Village Centre:
        - Amend Precinct D consistent uses to include Health Care Services and Veterinary Services;
        - Amend Precinct F consistent land uses to include a range of business uses, including Food and drink outlet, Garden centre, Health care services, Office, Sales office and Veterinary services;
        - Amend Precinct F consistent land uses to include community activities including Educational Establishment (e.g. a tutoring business, expansion of adjoining school services etc) and Childcare Centre, which will complement the use of the adjoining Grammar School site and provide for a range of services that support the ongoing operation of the school.
    - Changes to Section 4, Table of Assessment, Table 2: Table of Assessment – Material Change of Use:
        - Amend level of assessment for Multiple dwelling to be Code Assessable in Precinct D;
        - Amend level of assessment for Health care services to be Code Assessable in Precincts D and F;
        - Amend level of assessment for a Food and drink outlet to be Code Assessable in Precinct F;
        - Amend level of assessment for a Garden centre to be Code Assessable in Precinct F;
        - Amend level of assessment for an Office to be Code Assessable in Precinct F;

- Amend level of assessment for Veterinary services to be Code Assessable in Precinct F;
- Include Educational Establishment and Childcare Centre as Code Assessable land uses in the Forest Glen Village Centre where established in Precinct F;

- Changes to Section 4, Table of Assessment, Table 3: Material Change of Use gross floor area allowances
  - reduce maximum gross floor area allowance for Precinct C from 3,840m^2 to 2,840m^2;
  - Increase maximum gross floor area allowance for Precinct F from 2,500m^2 to 4,500m^2.

The proposed precinct plan is shown below.

Figure 1 - Proposed Precinct Plan

SITE DETAILS:

Site Features and Location

SITE AND LOCALITY DESCRIPTION	
Land Area:	Lot 22 SP 335028 - 12,620 m^2 Lot 23 SP 335028 - 17,100 m^2 Lot 0 SP 335031 - 17,280 m^2 Lot 0 SP 335032 - 1,445 m^2 Lot 81 SP 335028 - 6,813 m^2
Existing Use of Land:	The site currently accommodates the Forest Glen local centre shops which are located at the western edge of the site addressing Mons Road. Directly behind the shops to the east is a number of existing industrial business uses including warehouses and light industry. As part of this approval, the IGA and associated Shopping Centre has been developed on Lot 0 SP335031. The northern part of the site is undeveloped.
Road Frontage:	The site has frontages to Mons Road in the west and Grammar School Way in the east. Since the approval has taken effect, a new road connecting through the site linking Grammar School Way to Mons Road has been delivered.
Significant Site Features:	There is a significant stand of mapped mature vegetation and drainage line that runs longs the southern part of the site (adjoining the now developed IGA Supermarket and Shopping Centre.
Topography:	Relatively flat (less than 10% slopes).
Surrounding Land Uses:	**North**- The northern boundary of the site is shared with the Sunshine Coast Grammar School. **East** - The area between Parsons Road and the subject site consists of Medium Density zoned land which will support the intended growth of the Forest Glen community. An approval for a Retirement Facility on the lot directly east of the site is currently under construction. Further to the east towards the Buderim escarpment is generally characterised by rural residential allotments. **South** - Across Mons Rd is the Forest Glen Industrial Zone adjacent to the Bruce Highway. Further south of the site is the Natures Edge Lifestyle Community which provides for over 50s residents on small home sites. Generally rural residential land along Tanawha Tourist Drive is located further to the South.

	Additionally, south-east of the site at 5 Owen Creek Road is a recent Council approval MCU17/2077 which approves 90 multiple dwellings. **West** - West of the site is the Bruce Highway and a mix of Industrial uses on the western side of the highway.

The location of the subject site in relation to its surrounds is shown below:

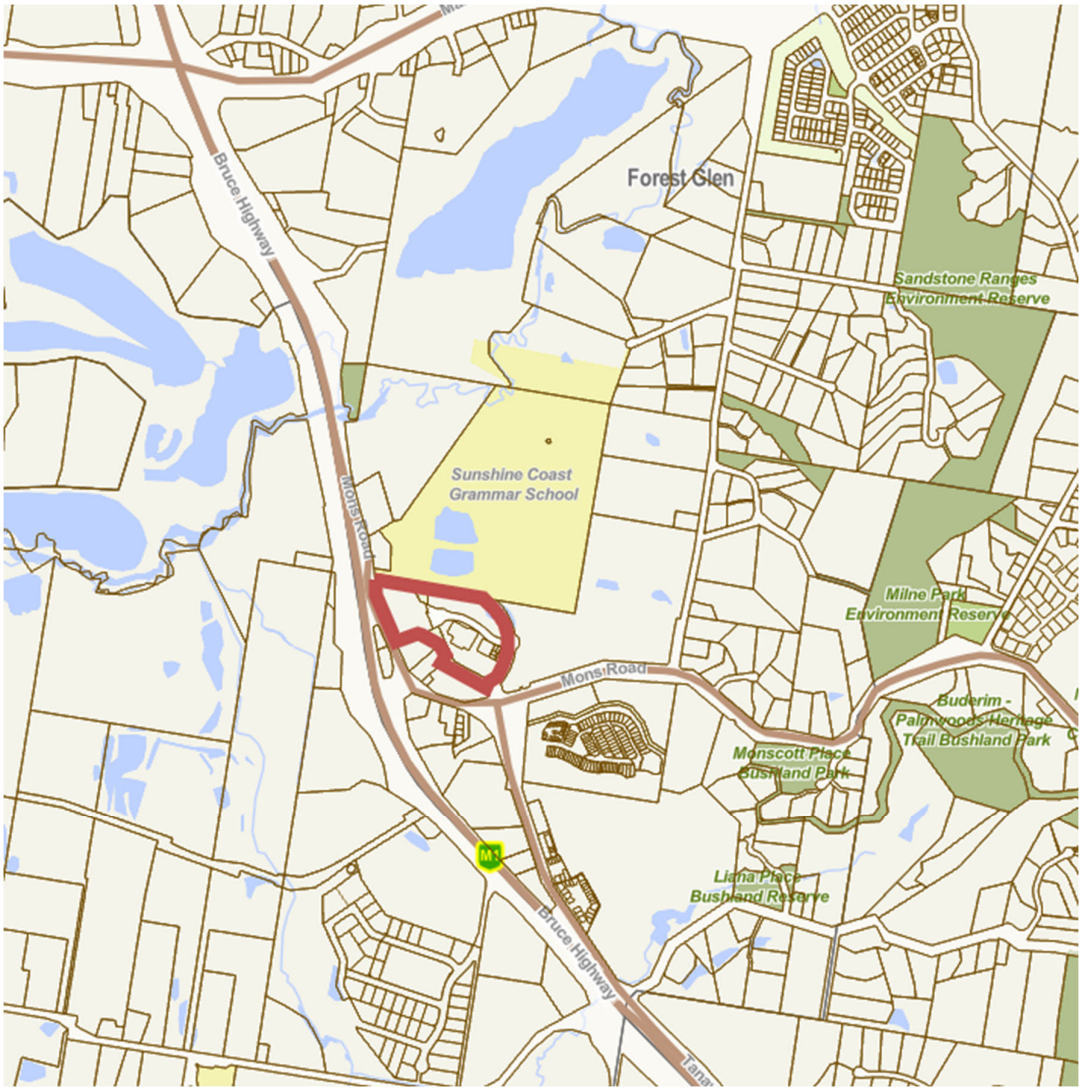


Figure 2 - Street map location plan


Figure 3 - Zoomed in aerial of the site

Development History of Site

The original (negotiated) Material Change of Use and Variation Request development approval (MCU19/0141) was issued on 20 November 2021. The approval introduced a new regulating document, entitled 'Forest Glen Village Centre Plan of Development', to guide the future assessment and levels of assessment of subsequent applications for development permits lodged over the site. The approval includes a number of components to the Plan of Development that gives the land subject of the application development rights to align with a full service Local Activity Centre as defined in the *Sunshine Coast Planning Scheme 2014*.

The approval related to all of the area bound by the Sunshine Coast Grammar School (northern boundary), Mons Road West paralleling the Bruce Highway (western boundary), Grammar School Way (eastern boundary) and the rear of the Kunara Market Place and other commercial (southern boundary). The site included the existing row of shops fronting Mons Road West (parallel to Bruce Hwy).

The large parcel of land was broken down into precincts and land uses assigned. These included some retail, some medium density residential, boutique breweries, showrooms and range of other non-retail activities.

A minor change to the approval (MCU19/0141.02) was approved by Council and issued on 7 June 2022. The change related to the Development Permit component of the Material Change of Use (being for a Shopping Centre, Shop and Health Care Service within Precinct A). The approved changes are summarised as follows:

- Relocation of the toilet facilities within Precinct A to a location closer to the larger tenancies and with better passive surveillance;
- A small increase in the shopping centre gross floor area within the existing footprint (1,500m^2 to 1,560m^2);
- A consequential amendment of Condition 38;
- Consequential amendments to the architectural plans; and
- Consequential amendments to the Plan of Development.

A minor change to the approval (MCU19/0141.03) was approved by Council and issued on 7 June 2022. The change related to the Preliminary Approval (including a Variation Request) for a Material Change of use to establish the Forest Glen Village Centre Plan of Development component, with the approved changes summarised as follows:

- Amendment to the Preliminary Approval (including a Variation Request) component to facilitate a change to the common boundary between Precincts D & F, with subsequent amendments to:
    - Approved plans (*Forest Glen Village Centre Plan of Development*, Master Plan Land Use, Master Plan Traffic);
    - Performance Outcomes and Tables within the *Forest Glen Village Centre Plan of Development* to reflect shift in allowable areas due to changes in precinct size.
- Administrative changes to the *Forest Glen Village Centre Plan of Development* to reflect the proposed updated revision and reflect the updated lot and plan descriptors for the subject land.

A minor change to the approval (MCU19/0141.04) was approved by Council and issued on 9 April 2024. The change amended the Development Permit for Material Change of Use of Premises to establish a Shopping Centre, Shop and Health Care Service. The submitted application changed the approval to amend the design of the Shopping Centre component to address waste storage and servicing operations occurring on the site.

STATUTORY PROCESS:

The applicant has made an application for a change to a development approval (other than a minor change) under s78 and s82 of the *Planning Act 2016*. A request to make a change to a development approval (other than a minor change) can be made in any circumstances. The proposed changes could not be treated as a 'minor change' in accordance with the term defined in the Act, as the change would result in a substantially different development because a new land use was introduced and the removal of the walkway between Precincts D and F could have been considered to remove an integral part of the development.

On this basis, the applicant has followed lawful process in making a request under s78 and s82 of the Act.

ASSESSMENT:

The *Planning Act 2016* requires the change application to be assessed as if the change application were the original application but was made when the change application was made.

This report details the assessment of the change application as if it were the original application.

Framework for Assessment

Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain assessment benchmarks applicable to development applications:

- the *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks Related to the *Planning Regulation 2017*

The *Planning Regulation 2017* (the Regulation) prescribes assessment benchmarks that the application must be carried out against, which are additional or alternative to the assessment benchmarks contained in council's Planning Scheme. These assessment benchmarks may be contained within:

- the South East Queensland Regional Plan and Part E of the State Planning Policy, to the extent they are not appropriately integrated into the Planning Scheme; and
- Schedule 10 of the Regulation.

PLANNING REGULATION 2017 DETAILS	
Applicable Assessment Benchmarks:	State Planning Policy • Part E

State Planning Policy (SPP), Part E

The assessment benchmarks of the State Planning Policy Part E that are relevant to the development proposal do not vary the current provisions of the Planning Scheme.

Assessment Benchmarks Related to the Planning Scheme

The following sections relate to the provisions of the Planning Scheme.

PLANNING SCHEME DETAILS	
Planning Scheme:	Sunshine Coast Planning Scheme 2014 (24 August 2019)
Strategic Framework Land Use Category	Urban
Local Plan Area:	Forest Glen/Kunda Park/Tanawha local plan
Zone:	Local Centre (fronting Mons Rd) Emerging Community
Consistent/Inconsistent Use:	A table of consistent and potentially consistent uses has not been provided for the Emerging community zone as development in this zone is intended to occur in accordance with a master plan. An approved plan of development may provide for a range of uses as appropriate to the site or area.
Assessment Benchmarks:	The whole of the *Sunshine Coast Planning Scheme 2014*

Strategic Framework

The Strategic Framework is an Assessment Benchmark for Impact Assessable applications and considers the following matters:

- Settlement Pattern
- Economic Development
- Transport
- Infrastructure and Services
- Natural Environment
- Community Identity, Character and Social Inclusion
- Natural Resources
- Natural Hazards

The Strategic Framework sets the policy direction for the *Sunshine Coast Planning Scheme 2014* and forms the basis for ensuring appropriate development occurs within the life of the Planning Scheme.

The application has been assessed against each of the matters above. The pertinent issues arising out of assessment against the Strategic Framework are discussed below.

The site is identified as an Urban area in the Strategic Framework, is located within the local growth management boundary and is intended to accommodate urban development.

The Strategic Framework contains several policy directions that are of direct relevance to the consideration of this application, as follows:-

Theme 1 – Settlement pattern, Element 1 – Character, lifestyle and environment attributes (Specific outcomes) s. 3.3.2.1

"The character, lifestyle and environment attributes of the Sunshine Coast are recognised as essential contributors to the region's natural (competitive) advantage by:-

(i) protecting and enhancing the natural environment and undeveloped rural and coastal landscapes that create large, uninterrupted and diverse areas of open space which weave throughout the region and define the boundaries of urban and rural residential areas;

(iii) maintaining distinct, identifiable towns and neighbourhoods that sensitively respond to their setting and support strong, diverse communities with a sense of belonging;"

Theme 1 – Settlement pattern, Element 8 – Local settings and local planning responses (Specific outcomes)

"The Sunshine Coast is maintained as a community of communities where the character and identity of each community is recognised and protected in accordance with a local plan."

Theme 2 – Economic Development, Element 2 – Sunshine Coast activity centre network (Specific outcomes) s. 3.4.3.1

(b) Activity centres provide for a range of business investment and employment opportunities in a manner that is commensurate with the role and function of the activity centre as specified by the activity centre network.

(c) Development does not undermine or compromise the activity centre network either by inappropriately establishing centre activities outside of an activity centre or proposing a higher order or larger scale of uses than intended for a particular activity centre.

(d) Activity centres incorporate most or all of the following elements:-

- *(i) a main street or other externally focussed configuration with active or semi-active street frontages that connect to surrounding communities and community spaces;*
- *(ii) high amenity public spaces that support and encourage social interaction, casual meeting and active lifestyles;*
- *(iii) buildings and places which respect and contribute to the character and identity of their local area;*
- *(iv) a vibrant, mixed use character, including special entertainment precincts in identified locations which provide a focus for business uses and entertainment activities that may operate after hours and include live or amplified music which creates a vibrant atmosphere. In mixed use activity centres generally, and special entertainment precincts and buffer areas in particular, residents should expect ambient noise levels to be relatively higher; and*
- *(v) creative industries and cultural and community activities which contribute to economic and community vitality.*

(e) Activity centres are a focal point for community life accommodating a range of business, retail, education, entertainment, sport and recreation, health, cultural and community facilities, parks and civic spaces, together with a significant proportion of housing that creates opportunities for affordable living and meets transit oriented development and universal access and design principles.

Theme 4 – Infrastructure and services, Element 1 – Coordinated and sustainable infrastructure (Specific outcomes) s.3.6.2.1

(d) Infrastructure is designed with sufficient capacity and flexibility to accommodate future needs and maximise infrastructure delivery options.

(e) Infrastructure is designed to respond to the needs, scale, character and identity of local communities including coastal urban, rural town and village, rural residential and rural communities.

(h) Infrastructure is located, designed, constructed and operated to avoid as far as practicable, or where avoidance is not practicable, minimise and mitigate, adverse environmental impacts.

(i) Infrastructure is located and designed to protect the landscape amenity of the Sunshine Coast and make a positive contribution to the landscape character, identity and sense of place of the locality.

Where applicable, the above statements are considered as part of the assessment below.

PRELIMINARY APPROVAL INVOLVING A VARIATION REQUEST

Under section 61 of the *Planning Act 2016*, a Preliminary Approval can also include a a variation request, which varies the effect of a local planning instrument on premises the subject of the approval. In this instance, the variation request establishes new categories of assessment and assessment benchmarks for development and any related development and prevails over a local planning instrument to the extent of any inconsistency for the "life" of the approval, or until the development is completed. A Preliminary Approval may seek to:

- vary or add the provisions of a relevant code; or
- vary the level of assessment and assessment benchmarks for future applications.

The assessment of the part of a development application that is a variation request requires assessment of the proposed development. This is because the assessment of the proposed development is carried out against the planning instruments at the time the development application is made to determine whether the proposed future development is suitable for the site.

The following key issues are pertinent to the assessment of the application:

- Economic considerations of changes to gross floor areas and proposed new land uses;
- Consideration of changes to Precinct Areas; and
- Removal of Pedestrian Access Route from Village Centre Way to Grammar School Way through Lot 22 on SP335028.

<u>Changes to gross floor areas and proposed new land uses</u>

The requested changes to the Forest Glen Village Centre Plan of Development includes:

- Changes to Section 2 of the Forest Glen Village Centre Plan of Development Document Table 2.1.2 performance outcomes and acceptable outcomes
    - Performance Outcome PO5 – increase maximum gross floor area allowance for Precinct F from 2,500m^2 to 4,500m^2;
    - Performance Outcome PO5 – reduce maximum gross floor area allowance for Precinct C from 3,840m^2 to 2,840m^2;
- Changes to Section 3, Consistent Land Uses, Table 1: Consistent uses and potentially consistent uses in the Forest Glen Village Centre Plan of Development Document:
    - Amend Precinct D consistent uses to include Health Care Services and Veterinary Services;
    - Amend Precinct F consistent land uses to include a range of business uses, including Food and drink outlet, Garden centre, Health care services, Office, Sales office and Veterinary services;

    - Amend Precinct F consistent land uses to include community activities including Educational Establishment (e.g. a tutoring business, expansion of adjoining school services etc) and Childcare Centre.
- Changes to Section 4, Table of Assessment, Table 2: Table of Assessment – Material Change of Use of the Forest Glen Village Centre Plan of Development Document:
    - Amend level of assessment for Multiple dwelling to be Code Assessable in Precinct D;
    - Amend level of assessment for Health care services to be Code Assessable in Precincts D and F;
    - Amend level of assessment for a Food and drink outlet to be Code Assessable in Precinct F;
    - Amend level of assessment for a Garden centre to be Code Assessable in Precinct F;
    - Amend level of assessment for an Office to be Code Assessable in Precinct F;
    - Amend level of assessment for Veterinary services to be Code Assessable in Precinct F; and
    - Include Educational Establishment and Childcare Centre as Code Assessable land uses in the Forest Glen Village Centre where established in Precinct F.

Increase in Gross Floor Area

In relation to the proposed increased gross floor area in Precinct F, this results in the Forest Glen Village Centre comprising up to 20,290m^2 of gross floor area overall, with 12,090m^2 being permitted on Lot 22 on SP335028 split across Precincts D and F.

It is noted that the version MCU19/0141.02 of the Preliminary Approval (Minor Change approved 07 June 2022) permitted 20,290m^2 of gross floor area in the Forest Glen Village Centre overall and 12,090m^2 on Lot 22 on SP335028. The 1,000m^2 reduction was only applied under MCU19/0141.03 (approved 10 January 2024) and the reason for this reduction under that Minor Change approval is unclear. As such, this gross floor area is updated to reflect the original approved gross floor area and this change can be accepted.

Child Care Centre and Educational Establishment

The applicant supplied an Economic Impact Assessment in support of the Child Care Centre and Educational Establishment components. This report was peer reviewed, which concludes that

> *there is a strong level of community, economic and planning need for the Proposed Development on the Subject Site for the following reasons:*

- *The adjoining Grammar Early Learning Centre has an effective occupancy rate of 100%, with a significant waiting list and the Subject Site provides an appropriate location for it to operate a second Childcare Centre, capitalising upon its successful operating model;*
- *The adjoining Sunshine Coast Grammar School (seventh largest school on the Sunshine Coast) has recorded above average enrolment growth over the 2016 to 2023 period, is expecting a continuation of enrolment growth and has insufficient lands upon which to expand, with the Subject Site providing an appropriate location for expansion;*
- *The report indicates that Childcare Centres in Buderim – North (in which the Subject Site is located) and Buderim – South SA2s are performing very strongly (achieving an occupancy rate of about 98%), indicating that demand is well in excess of demand and supporting the claims and analyses undertaken by the Childcare and Educational Needs Assessment;*
- *Despite a declining proportion of 0-4-year-olds in the future, population growth in the Childcare Centre Catchment will ensure that demand increases in the near future before stabilising back to current levels by 2046;*
- *Projected population growth on the Sunshine Coast supports the claim that demand for the Sunshine Coast Grammar School will continue to increase; and*
- *The existing Preliminary Approval on the Subject Site effectively supports the operation of a Local Centre and the proposed uses of Childcare Centre and Education Establishment are Code Assessable uses in the Local Centre zone.*

The Peer Review supports the proposed development and concludes that the Childcare and Educational Needs Assessment has reached reliable conclusions and can be relied upon by Council in the assessment of this application. There is a strong level of community, economic and planning need for the Childcare Centre and Educational Establishment uses on the Subject Site. As such, this proposed amendment can be accepted.

Other Commercial Uses

The requested changes to the Forest Glen Village Centre Plan of Development includes:

- Amend Precinct D consistent uses to include Health Care Services and Veterinary Services; and
- Amend Precinct F consistent land uses to include a range of business uses, including Food and drink outlet, Garden centre, Health care services, Office, Sales office and Veterinary services.

It is noted that all of the above business uses, except for Garden Centre, are already permitted land uses in Precinct E (closest to residences to the east). All of these uses are fundamentally business activities, consistent with development in a Local Centre as the Preliminary Approval intends. Further, these business uses occurring in Precinct F will have similar impacts to the uses permitted. As such, there is no additional impacts for the

residences to the east, which cannot be suitably addressed by the submission of specialist reporting for future Material Change of Use development application over the site.

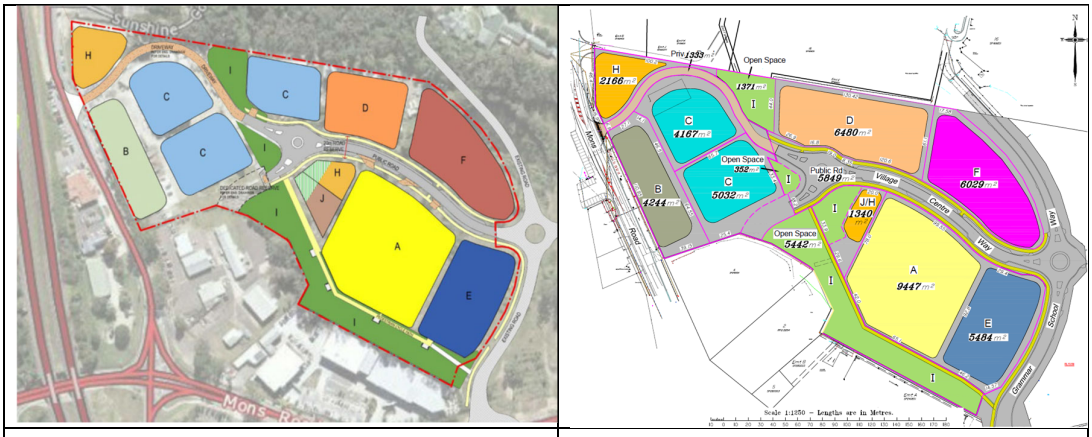
It is further noted that the Child Care Centre and Educational Establishment uses will operate in a similar manner to the adjoining school to the north, and therefore some evidence of these impacts is likely already present in the locality.

Consideration of changes to Precinct Areas

The proposed changes to the precincts are summarised below:

- Removal of Precinct C from Lot 22 on SP335028;
- Increase the size of Precinct F from 3,085m^2 to 6,029m^2;
- Decrease the size of Precinct D from 6,952m^2 to 6,480m^2;

The precinct areas have been amended through minor change processes since the original approval, with the first approved precinct plan and the current proposed precinct plan shown below.



Previously Approved Precinct Plan	Proposed Precinct Plan

Figure 4 - Comparison between previously approved Precinct Plan and current proposed Precinct Plan

The precinct boundaries are similar to that previously approved, with the exception of Precinct being absorbed into Precinct D. There are no planning reasons to object to this change.

Removal of Pedestrian Access Route from Village Centre Way to Grammar School Way

The requested changes to the Forest Glen Village Centre Plan of Development includes removal of the pedestrian access route from Village Centre Way to Grammar School Way. The current pedestrian route does not connect to any footpath or the school.

Council intends to progress with the construction of a raised pedestrian crossing from the western to the eastern side of Grammar School Way that can ensure future connectivity that this connection would have provided.

The applicant has committed in the form of a signed Infrastructure Agreement (in the event of approval) to the proposed alternate pedestrian access arrangement to require a pedestrian pathway running south to north along the western side of Grammar School Way, adjacent to the frontage of Lot 22, as well as the construction of the raised crossing along Grammar School Way. Should Council undertake the works as part of its Capital Works program, the applicant has agreed to make a financial contribution for the construction value of the works up to $250,000 and cover the full costs of construction.

The revised Forest Glen Village Centre Plan of Development has been amended to include Performance Outcome PO12, to ensure the delivery of this pedestrian connection under a future Development Application over future Lot 1 and a new condition can be inserted to identify the infrastructure agreement.

Other Assessment Matters

In addition to the assessment benchmarks referred to above, the *Planning Regulation 2017* requires that impact assessment must be carried out having regard to:

- the regional plan for a region; and
- the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme.

South East Queensland Regional Plan

The development is located within the Urban Footprint of the South East Queensland Regional Plan. Having regard to the South East Queensland Regional Plan, the development is consistent with the outcomes expressed and sought to be achieved by the South East Queensland Regional Plan.

State Planning Policy (SPP)

Since the time the *Sunshine Coast Planning Scheme* commenced on 21 May 2014, a new State Planning Policy came into effect on 3 July 2017 and must be considered for development assessment to the extent the State Planning Policy is inconsistent with the planning scheme.

The proposal is consistent with the policy intent of the State Planning Policy and does not conflict with any of the identified state interests subject to imposition of the conditions described earlier in relation to dealing with the assessment benchmarks contained within the State Planning Policy.

CONSULTATION:

Referral Agencies

The application was referred to the Department of State Development, Infrastructure and Planning as a Referral Agency in accordance with the *Planning Act 2016* and the *Planning Regulation 2017*. The Department is a concurrence agency for State controlled road matters. The Department responded by letter dated 7 May 2025 stating that conditions are to be applied regarding stormwater management. The Department advised that it has assessed the development and found the development complies with the relevant performance outcomes, subject to a condition to ensure that stormwater does not create a worsening impact on the state-controlled road.

Other External Referrals

The application did not require any other external referrals.

Public Notification

The application was publicly notified for 30 days between 14 April 2025 and 30 May 2025 in accordance with the requirements of the *Planning Act 2016*. A total of 6 submissions were received, of which 6 were determined to be *properly made* in accordance with the *Planning Act 2016*. All 6 submissions were in support of the proposed changes.

The following table provides a description of the matters raised in submissions received about the application, together with a statement of how those matters were dealt with in reaching a decision:

ISSUES	***COMMENTS***
There is a significant community need for the proposed additional land uses (Child care centre and Educational establishment).	The applicant's economic impact assessment and Council's peer review of this report concurs with this position.
A Child care centre and Educational establishment are suitable for, and complementary to, the Forest Glen Village Centre, its surrounds (adjoining Grammar School) and will not in my view create any additional impacts.	The applicant's economic impact assessment and Council's peer review of this report concurs with this position.

The proposal to include additional permitted business uses in Precincts D and F is consistent with the broader Forest Glen Village Centre and will not create additional impacts for surrounding residents.	No new impacts are anticipated with the additional uses proposed. Future material change of use applications will be required, and will be assessed against the Forest Glen Village Centre Plan of Development, Code and the *Sunshine Coast Planning Scheme 2014*.
The proposed changes are consistent with the current commercial visual and functional character of the Forest Glen Village Centre.	Future material change of use applications will be required, and will be assessed against the Forest Glen Village Centre Plan of Development, Code and the *Sunshine Coast Planning Scheme 2014*.
The removal of the nominated pedestrian access route from Village Centre Way to Grammar School Way through Lot 22 is suitable, when considering that there is already a functioning pedestrian access that connects Village Centre Way to the school, north of the roundabout.	The applicant has committed in the form of a signed Infrastructure Agreement to the proposed alternate pedestrian access arrangement to require a pedestrian pathway running south to north along the western side of Grammar School Way, adjacent to the frontage of Lot 22, as well as the construction of the raised crossing along Grammar School Way.

Infrastructure Charges

Infrastructure Policy and Charges Team has been notified of the proposed changes and advise that the changes would have no implications to the infrastructure charges that were levied at the time of the original approval. Future Material Change of Use, Building Work and Reconfiguring a Lot applications will be subject to infrastructure charges under the resolution at the time of lodgement (currently, Infrastructure Charges Resolution (No. 9) 2022 that commenced on 28 March 2022).

DECISION NOTICE AMENDMENTS:

As a result of the assessment detailed in this report, the details of the existing approval are recommended to be modified as shown below:

Approved Plans Table

Plan No.	Rev.	Plan Name	Date
-	-	*FOREST GLEN VILLAGE CENTRE PLAN OF DEVELOPMENT*, prepared by RPS	30/10/23
STE-AR-0.0100	D	*Master Plan Existing*, prepared by Mode Design	21/09/20
STE-AR-0.0103	D	*Master Plan Stages*, prepared by Mode Design	21/09/20
12401-AC01	E	*Master Plan - Land Use*, prepared by Land Surveying Dynamics (annotated by SCC in red)	04/12/23
13280-MTP1	A	Master Traffic Plan, prepared by Land Surveying Dynamics	08/12/23
STE-AR-0.0109	H	*Site Plan Stage 1*, prepared by Mode Design	17/06/21
STE-AR-0.0110B	C	*Master Plan – Stage 1/500Floor Plan,* prepared by Mode Design	08/04/22
STE-AR-0.0110A	E	*Part Site Plan (Floor Plan)*, prepared by Mode Design	08/04/22
STE-AR-0.0110	G	*Part Site Plan – Stage 1*, prepared by Mode Design	08/04/22
STE-AR-0.0111	G	*Site Elevations*, prepared by Mode	08/04/22
RA-AR-1.1000	G	*Retail A GA Plan Ground Level*, prepared by Mode Design	08/04/22
RA-AR-1.1002	F	*Retail A GA Plan Roof level*, prepared by Mode Design	08/04/22
RA-AR-1.1100	G	*Retail A GA Elevations*, prepared by Mode Design	08/04/22
RA-AR-1.1180	B	*Refuse Enclosure – Perspective Views*, prepared by Mode Design	08/04/22
RA-AR-1.1200	F	*Retail A GA Sections*, prepared by Mode Design	08/04/22
RB-AR-2.1000	F	*Retail B GA Plan Ground Level*, prepared by Mode Design	08/04/22
RB-AR-2.1002	F	*Retail B GA Plan Roof Level*, prepared by Mode Design	08/04/22
RB-AR-2.1100	F	*Retail B GA Elevations*, prepared by Mode Design	08/04/22
RB-AR-2.1200	F	*Retail B GA Sections*, prepared by Mode Design	08/04/22
MC-AR-3.1000	G	*Medical Centre GA Plan Ground Level*, prepared by Mode Design	08/04/22
MC-AR-3.1001	G	*Medical Centre GA Plan Level 01*, prepared by Mode Design	08/04/22
MC-AR-3.1002	F	*Retail B GA Plan Roof Level*, prepared by Mode Design	08/04/22
MC-AR-3.1100	G	*Medical Centre GA Elevations*, prepared by Mode Design	08/04/22

MC-AR-3.1200	F	*Medical Centre GA Sections*, prepared by Mode Design	08/04/22
CD-100	3	*Industrial Bin Storage, prepared by Project Urban (annotated by SCC in red)*	23/02/23

Applicant's Request

The applicant has requested that the amended Plan of Development Document be recognised as the Approved Plan/Document.

Assessment of Request

Based on the assessment above, the document can be updated in the Approved Plans list.

Recommendation

It is recommended that the Approved Plans list be updated as follows:

Plan No.	Rev.	Plan Name	Date
~~–~~	~~–~~	~~*FOREST GLEN VILLAGE CENTRE PLAN OF DEVELOPMENT*, prepared by RPS~~	~~30/10/23~~
		***FOREST GLEN VILLAGE CENTRE PLAN OF DEVELOPMENT*, as amended by Adams + Sparkes Town Planning**	**March 2025**
STE-AR-0.0100	D	*Master Plan Existing*, prepared by Mode Design	21/09/20
STE-AR-0.0103	D	*Master Plan Stages*, prepared by Mode Design	21/09/20
12401-AC01	~~E~~ **F**	*Master Plan - Land Use*, prepared by Land Surveying Dynamics	~~04/12/23~~ **25/07/25**
13280-MTP1	A	Master Traffic Plan, prepared by Land Surveying Dynamics	08/12/23
STE-AR-0.0109	H	*Site Plan Stage 1*, prepared by Mode Design	17/06/21
STE-AR-0.0110B	C	*Master Plan – Stage 1/500Floor Plan,* prepared by Mode Design	08/04/22
STE-AR-0.0110A	E	*Part Site Plan (Floor Plan)*, prepared by Mode Design	08/04/22
STE-AR-0.0110	G	*Part Site Plan – Stage 1*, prepared by Mode Design	08/04/22
STE-AR-0.0111	G	*Site Elevations*, prepared by Mode	08/04/22
RA-AR-1.1000	G	*Retail A GA Plan Ground Level*, prepared by Mode Design	08/04/22
RA-AR-1.1002	F	*Retail A GA Plan Roof level*, prepared by Mode Design	08/04/22

RA-AR-1.1100	G	*Retail A GA Elevations*, prepared by Mode Design	08/04/22
RA-AR-1.1180	B	*Refuse Enclosure – Perspective Views*, prepared by Mode Design	08/04/22
RA-AR-1.1200	F	*Retail A GA Sections*, prepared by Mode Design	08/04/22
RB-AR-2.1000	F	*Retail B GA Plan Ground Level*, prepared by Mode Design	08/04/22
RB-AR-2.1002	F	*Retail B GA Plan Roof Level*, prepared by Mode Design	08/04/22
RB-AR-2.1100	F	*Retail B GA Elevations*, prepared by Mode Design	08/04/22
RB-AR-2.1200	F	*Retail B GA Sections*, prepared by Mode Design	08/04/22
MC-AR-3.1000	G	*Medical Centre GA Plan Ground Level*, prepared by Mode Design	08/04/22
MC-AR-3.1001	G	*Medical Centre GA Plan Level 01*, prepared by Mode Design	08/04/22
MC-AR-3.1002	F	*Retail B GA Plan Roof Level*, prepared by Mode Design	08/04/22
MC-AR-3.1100	G	*Medical Centre GA Elevations*, prepared by Mode Design	08/04/22
MC-AR-3.1200	F	*Medical Centre GA Sections*, prepared by Mode Design	08/04/22
CD-100	3	*Industrial Bin Storage, prepared by Project Urban (annotated by SCC in red)*	23/02/23

Additional Condition regarding Infrastructure Agreement

Assessment of Representation

As an Infrastructure Agreement is intended to be executed, an additional condition is required to reference said document.

Recommendation

It is recommended that an additional Condition 10A be added as follows:

Infrastructure Agreement

10A. The applicant/landowner must comply with the terms of the infrastructure agreement executed between Phaunos Pty Ltd (as novated from time to time) and the council.

Referral Agencies

Assessment of Representation

The original decision did not provide reference to the State Government Concurrence Agency Response. As such, this is required to be added to the Decision Notice for clarity.

Recommendation

It is recommended that a Referral Agencies section be added to the Decision Notice to read as follows:

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	**SARA at DSDIP** **South East Qld (North) Regional Office** **PO Box 1129** **MAROOCHYDORE QLD 4558**	**Material change of use within 25m of a state-controlled road corridor**	**The agency provided its response on 22 January 2020 (reference No. 1908-12464 SRA).**
			The agency provided an additional response to MCU19/0141.05 on 7 May 2025 (reference No. 2502-44874 SRA).

CONCLUSION:

The proposed changes to the existing development comply with the current Planning Scheme provisions.

The proposed changes do not raise any issues that cannot be addressed by new and/or modified conditions. The change application is therefore recommended for approval.