

Additional Information

Ordinary Meeting

Thursday, 29 August 2024

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Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	29 August 2024
Requesting Councillor:	Councillor M Suarez		
Item:	8.1- Quarterly Progress Report – Quarter 4, 2023-24		
Circulation	26 August 2024		
Officer :	Manager Strategy and Policy	Approving GE (title):	Acting Group Executive Civic Governance

In response to a question raised by Councillor M Suarez, please note the following additional information for your consideration.

Question:

Regarding action 2.3.3 (within the Appendix B, Operational Plan Activities Report Quarter 4, 2023-24), the progress of projects funded through the Queensland Reconstruction Authority (QRA) for the reconstruction of essential public assets in our region that have been affected by natural disasters. May I have a list of the uncompleted projects and expected timelines for construction / repairs to occur.

Response:

The overall project progress was reported 90% as at 30 June 2024, and has progressed to 93% as of 20 August 2024. Of the 4 Landslip Packages, Packages 1, 2 and 3 have successfully reached 100% practical completion. Landslip Package 4, consisting of one project at David Low Way, is out to tender, which closes on 10 September 2024. Works are planned to commence by mid-October 2024. Due to the complexity of the works, practical completion is planned for April 2025.

Program Works and inspections for both unsealed roads and drainage structures are fully completed.

The program of works relating to sealed roads is complete. All sealed road works have been completed by our contractors with Council inspectors currently completing their final inspections. Following the inspections, a full administrative review of sealed roads jobs will be carried out by the Contract Administrator in readiness for the QRA Claim submissions. The project encountered delays due to continuous rain events since November 2023. However, Council has received approval for an extension from QRA, which authorises the project to be completed by September 30, 2024. The final 188 jobs under review are scheduled for inspection and approval by 31 August 2024.

In terms of the Package 4 Landslip at David Low Way, the project is complex and of high priority due to the nature of the works, its location and the impact on the local community and coastal environment.

Therefore, it was necessary extend project timelines to address these risks and work with local stakeholders and specialist service providers.

Commencement of these works is anticipated by November 2024, with practical completion planned for 30 May 2025, subject to approval from State Assessment and Referral Agency and Department of Transport and Main Roads (Queensland Government).

Council has received approval for an extension from QRA, which now allows Council to complete the project by June 30, 2025.

Table 1 presents the construction status of all projects receiving funding through the Queensland Reconstruction Authority, as at 20 August 2024.

Table 1 - Construction status of all projects receiving funding through the Queensland Reconstruction Authority

All QRA Works Construction Status - 93% Complete as of 20 August 2024									
Procurement Package	Work Type	Work Type	SCC Division/ Reference	Total Number of Jobs	Total Number of Jobs Completed	Planned / Actual Start Date	Planned / Actual Practical Completion	Percentage Complete	Status
DC - 1	Drainage	Drainage Structures	High Priority	2791	2779	18/12/2023	2/05/2024	100%	Practical Completion
SR - 1	Sealed Roads	Sealed Roads	High Priority	1168	941	17/10/2023	30/09/2024	81%	Under Construction
UR - 1	Unsealed Roads	Unsealed Roads	High Priority	890	881	1/11/2023	30/06/2024	100%	Practical Completion
LS - 1	Landslip	Landslip - Bald Knob Rd	Division 5	1	1	1/08/2023	1/09/2023	100%	Practical Completion
LS - 1	Landslip	Landslip - Policeman Spur Rd	Division 5	1	1	28/07/2023	25/08/2023	100%	Practical Completion
LS - 1	Landslip	Landslip - River Rd	Division 5	1	1	19/06/2023	14/07/2023	100%	Practical Completion
LS - 2	Landslip	Landslip - Old Maleny Rd	Division 1	1	1	16/05/2024	30/06/2024	100%	Practical Completion
LS - 2	Landslip	Landslip - Hovard Rd 2	Division 5	1	1	4/03/2024	30/04/2024	100%	Practical Completion
LS - 2	Landslip	Landslip - Hovard Rd 1	Division 5	1	1	8/01/2024	3/08/2024	100%	Practical Completion
LS - 2	Landslip	Landslip - Perrins Rd	Division 5	1	1	9/01/2024	31/05/2024	100%	Practical Completion

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LS - 2	Landslip	Landslip - Leeding Rd	Division 5	1	1	4/10/2023	31/03/2024	100%	Practical Completion
LS - 2	Landslip	Landslip - Kirsty Drive	Division 7	1	1	23/10/2023	24/06/2024	100%	Practical Completion
LS - 2	Landslip	Landslip - Towen View Court	Division 10	1	1	18/09/2023	6/05/2024	100%	Practical Completion
LS - 2	Landslip	Landslip - Towen Mntn Rd	Division 10	1	1	18/09/2023	13/03/2024	100%	Practical Completion
LS - 2	Landslip	Landslip - Narrows Rd	Division 5	1	1	19/10/2023	10/05/2024	100%	Practical Completion
LS - 3	Landslip	Landslip - Hovard Road 3	Division 5	1	1	19/02/2024	2/05/2024	100%	Practical Completion
LS - 3	Landslip	Landslip - Tanawha Tourist Dr	Division 7	1	1	19/02/2024	19/07/2024	100%	Practical Completion
LS - 4	Landslip	Landslip - David Low Way	Division 8	1	1	9/06/2024	30/05/2025	0%	Tender closes 10th Sept 2024

Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	29 August 2024
Requesting Councillor:	Councillor T Bunnag		
Item:	8.2 Community Partnership Funding Program		
Circulation	26 August 2024		
Officer :	Community Connections & Partnerships Lead	Approving GE (title):	Group Executive Economic and Community Development

In response to a question raised by Councillor T Bunnag, please note the following additional information for your consideration.

Question:

What was the budget allocation for the Community Partnership Funding Program for 2023/24?

Response:

In 2023/24 the Community Partnership Funding Program was supported by two budgets.

The Arts and Heritage Levy, Heritage Program Budget supported the program's Cultural Heritage category partnerships and the Community Partnership Funding Program Budget supported partnerships in all other categories. Details are provided in the table below.

Budget	Amount
The Arts and Heritage Levy, Heritage Program Budget	\$105,000
Community Partnership Funding Program Budget	\$911,496
TOTAL	\$1,016,496

Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	29 August 2024
Requesting Councillors:	Councill C Dickson, Councillor T Bunnag, Mayor, Councillor D Law		
Item:	8.5 – Development Application – MCU to Establish a Shopping Centre (Full Line Supermarket) – 22 Palmwoods-Montville Road Palmwoods		
Circulation	26 August 2024		
Officer :	Lead Senior Development Planner	Approving A/GE:	Acting Group Executive Customer and Planning Services

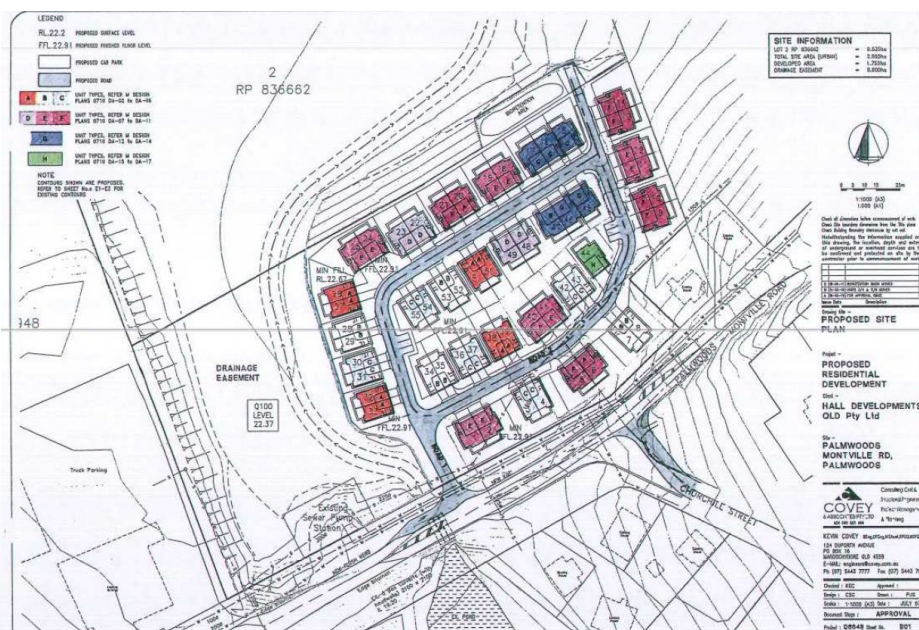
In response to the following questions raised by Councillor C Dickson, please note the following additional information for your consideration.

Question:

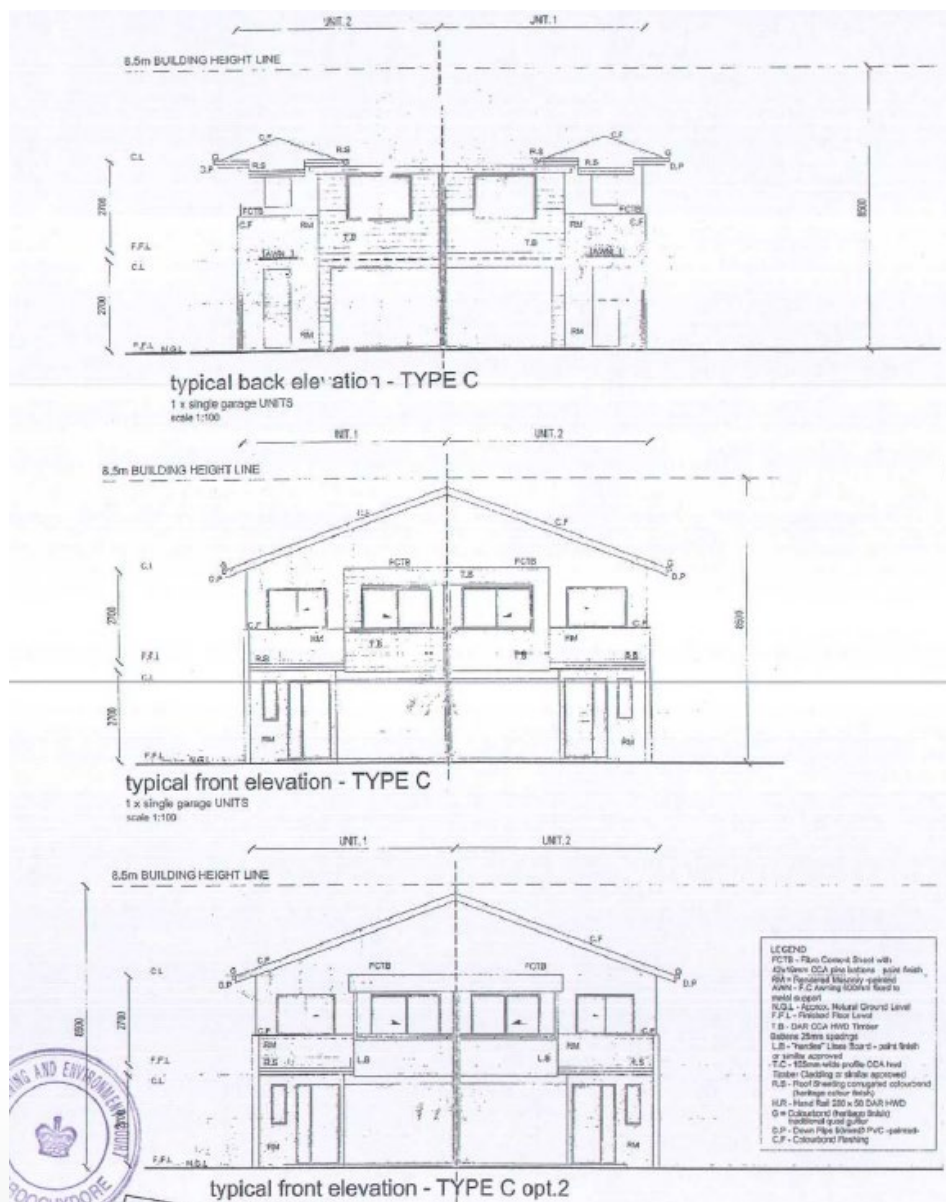
In the report, we can see the 3D renders of the proposed Coles, do we have any 3D renders for the approved 55 units on the block to see the comparisons?

Response:

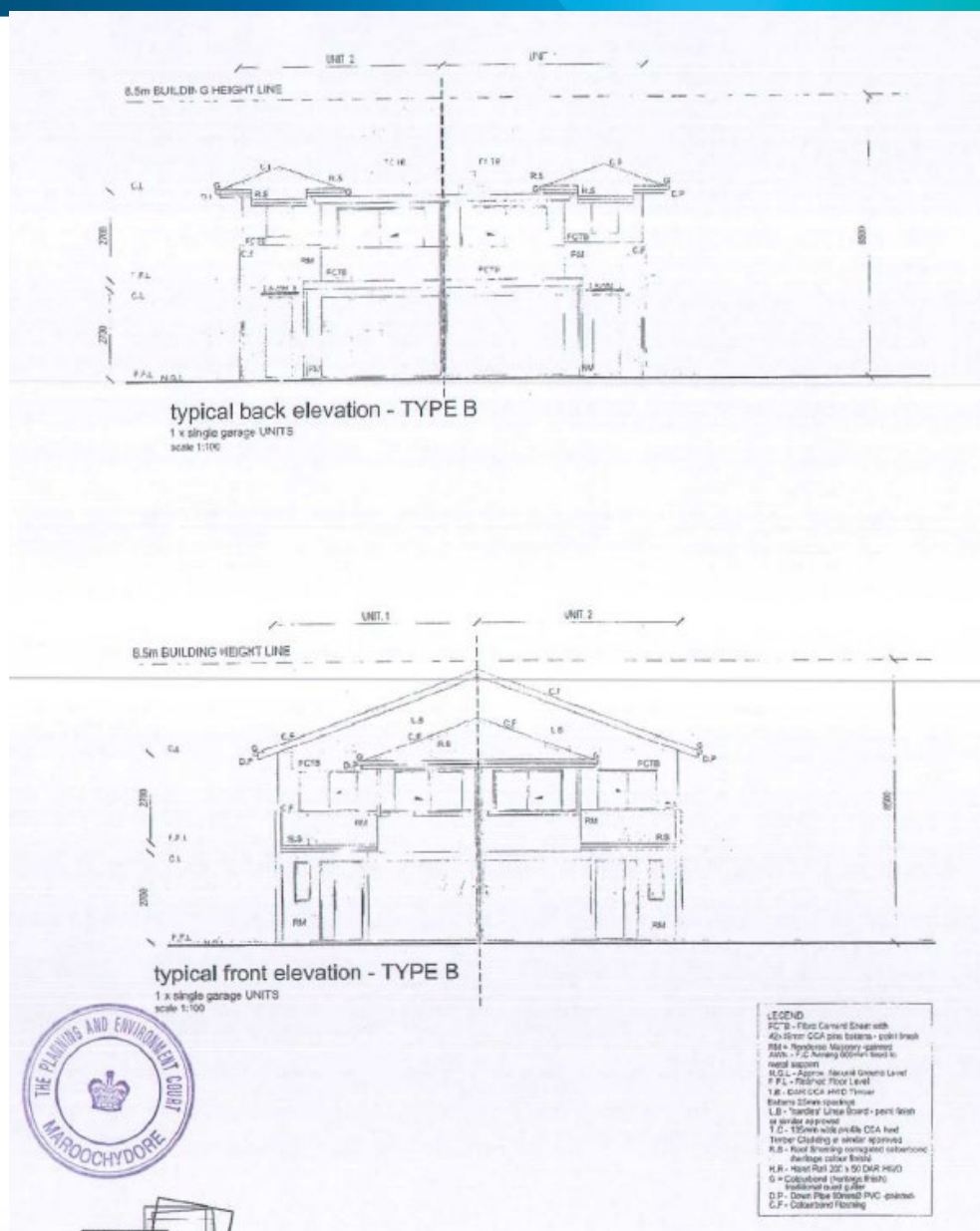
While there are no 3D renders that have been included in the approval for the approved units, below are the approved site plan and elevations included in the Court Order.



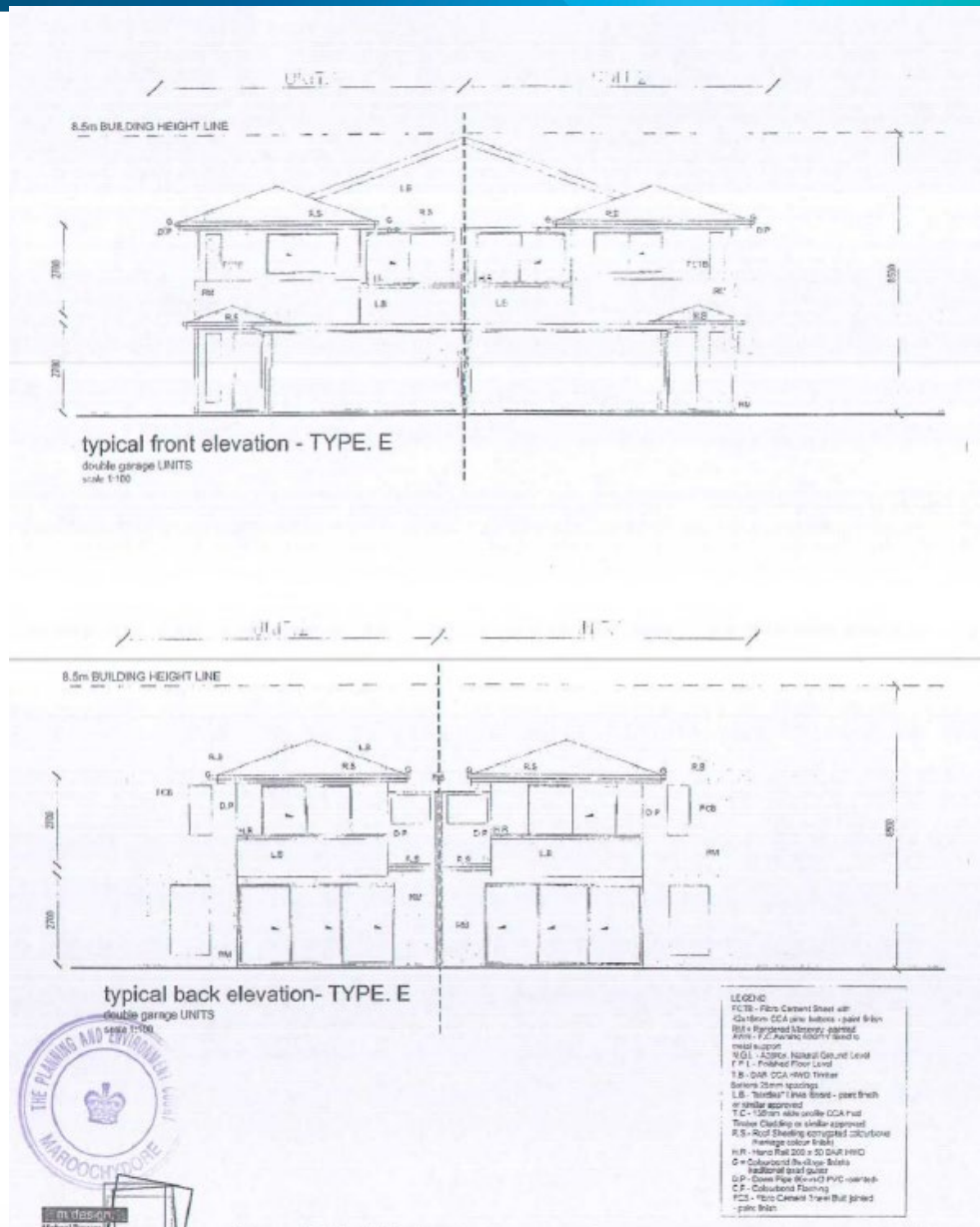
Related Report / Additional Information



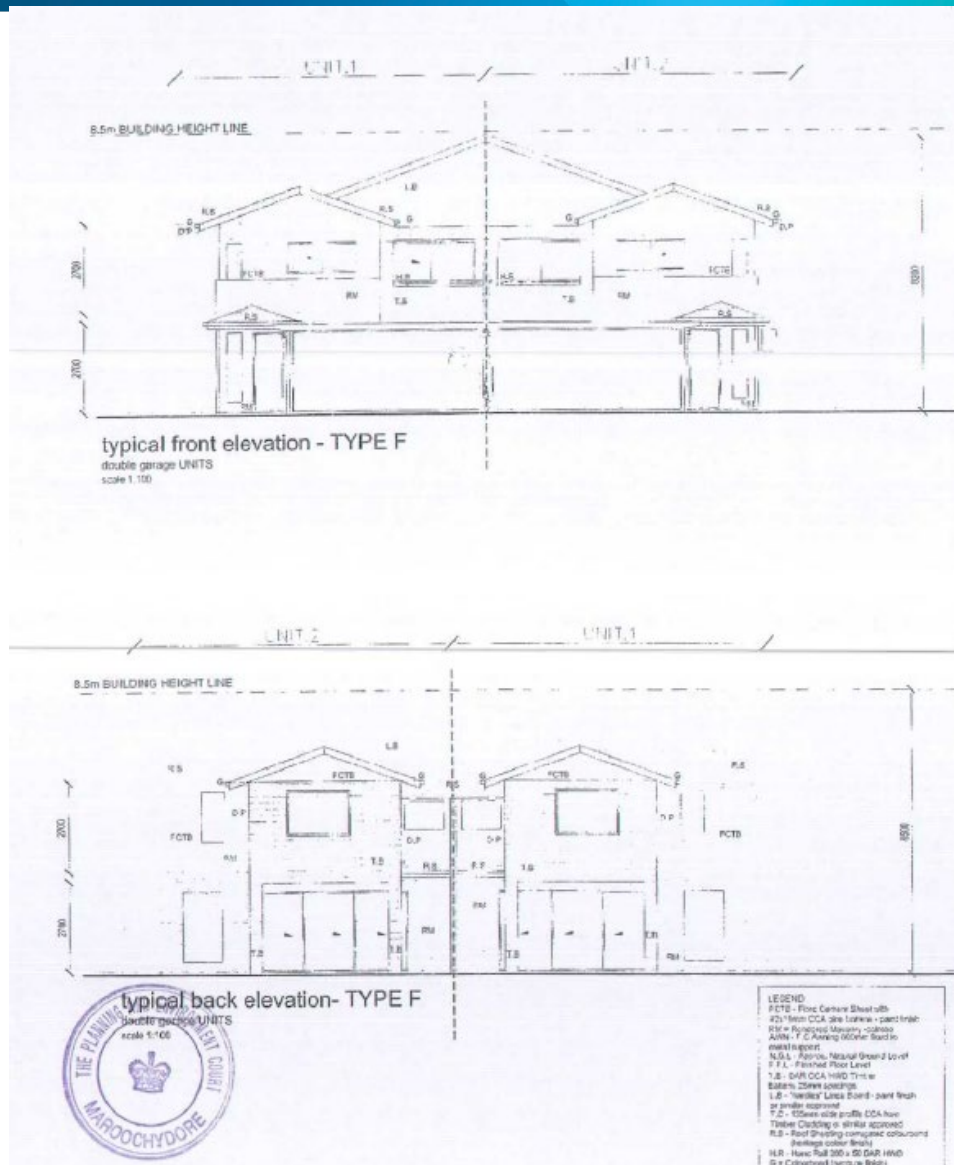
Related Report / Additional Information



Related Report / Additional Information



Related Report / Additional Information



Related Report / Additional Information

In response to the following questions raised by the Mayor, please note the following additional information for your consideration.

Question:

How many people live at the Gem Life village, what percentage of residents support the application?

Response:

The Gem Life Retirement Village located at 38 Landershute Road Palmwoods has approval for 204 dwelling units plus a manager's residence. A total of 123 submissions were received from residents within this site, all in support of the Shopping centre proposal.

In response to the following questions raised by Councillor D Law, please note the following additional information for your consideration.

Question:

With the existing approved supermarket, do we have a timeline of how those lots were acquired and how we got to the approval? Are the lots all under one ownership?

Response:

There are 8 lots included in the existing Shopping Centre Approval MCU20/0112.02, which are described as follows:

- 4 & 6 Church Street,
- 20 & 22 Main Street, and
- 3, 5, 5A & 7 Hill Street.

All lots included in this application are under the same ownership, Burnett Street Nominees Pty Ltd Tte. These lots were acquired by this landowner between 2006 and 2012. The following is a summary of the historical planning approvals over this site.

Council Ref	Details of Application
MCU06/0152	<p>The shopping centre was originally approved by Council in December 2008, but the applicant soon after lodged an appeal with regards to a number of conditions that were imposed (particularly regarding infrastructure contributions and car parking). This appeal was settled between the parties on 21 June 2013. The approved shopping centre involved a 12 metre (3 storey) building with a total maximum gross floor area of 3,610m² and with a mix of commercial uses including a supermarket (1,200m² GFA), specialty shops and restaurants (2,410m² GFA).</p> <p>This approval has lapsed and is no longer current.</p>

Related Report / Additional Information

Council Ref	Details of Application
MCU12/0062	<p>On 22 August 2013 a Development Permit was issued for Multiple Dwelling Units (30 x 2 bedroom) & Shop.</p> <p>This approval has lapsed and is no longer current.</p>
MCU13/0192	<p>A Development Permit for Material Change of Use of Premises (Multiple Dwelling Units x 20 & Shopping Complex) was issued on 27 December 2013. This approval included new land which was not part of the first shopping complex approval.</p> <p>The approval took effect following the Planning and Environment Court judgement which was made on the 19 September 2014 allowing the appeal in part. The maximum gross floor area was approved at 3,675m² and 174 car parking spaces.</p> <p>On 16 December 2016 – Planning and Environment Court (APL16/0044) approved a change application by amending the conditions of development approval (MCU13/0192).</p> <p>On 14 August 2019 – Planning and Environment Court (File No. D 66 of 2019) refused an appeal for changing a development to a “minor change”.</p> <p>On 22 October 2018 Council issued an extension to currency period taking the currency period to 21 September 2020 (MCU13/0192.02)</p> <p>This approval has lapsed and is no longer current.</p>
MCU20/0112	<p>On 12 February 2021 Council approved a Preliminary Approval for Material Change of Use of Premises to Establish a Shopping Centre.</p> <p>On 4 August 2021, a minor change application (MCU20/0112.01) was approved. This included the following changes:</p> <ul style="list-style-type: none"> • Upgrading the permit from a preliminary approval to a full development permit. • Approving amended plans and documents • A total 2,200m² of retail GFA spread over six separate buildings. • This included a 1,000m² supermarket within the largest building.
MCU20/0112.01	<p>On 22 March 2022, Council approved a Change to a Development Approval (other than a minor change). The key change was to increase the Gross Floor Area to 2500m² which included an increase in the supermarket size from 1000m² to 1200m².</p> <p>This approval is current until March 2029.</p>

Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	29 August 2024
Requesting Councillor:	Councillor T Burns, Councillor E Hungerford		
Item:	8.8 Accommodation Hotel Incentives Package		
Circulation	26 August 2024		
Officer :	Coordinator Planning Scheme Amendments	Approving A/GE :	Acting Group Executive Customer and Planning Services

In response to a question raised by Councillor T Burns, please note the following additional information for your consideration.

Question:

What do we estimate the economic benefit to be for the rooming nights for hotels?

Response:

It is estimated that a 140-room internationally branded hotel targeting high value travellers would provide a minimum visitor spend of over \$33 million each calendar year. This equates to each room providing an additional \$238,381 visitor spend every year.

In response to a question raised by Councillor E Hungerford, please note the following additional information for your consideration.

Question:

What is the total cost implication of waiving Development Assessment fees and deferring infrastructure charges?

Response:

The total cost implication of waiving Development Assessment fees and a 50% discount of infrastructure charges (including deferral of infrastructure charges) for a Code Assessable Material Change of Use and Operational Works application for a proposed 140 Room Short-term accommodation use (for an Accommodation Hotel) is estimated to be **\$63,135 for Development Assessment fees** (refer to **Table 1**) and **\$465,108 for Infrastructure Charges** (refer to **Table 2**).

Table 1: Estimated Development Assessment Fees for a 140 Room Short-term accommodation (Accommodation Hotel)

Development Assessment Fees	Fee under 2024/25 Fees and Charges Schedule	Estimated Fee
Personalised case management pre-lodgement service – 140 Room Short-term accommodation – Code Assessable	Price on application – minimum fee of \$700 per meeting	\$2,800
Material change of use – 140 Room Short-term accommodation – Code Assessable	Base fee \$4,635, plus \$505 per room capped at <u>100 units</u>	\$55,135
Operational works – 140 Room Short-term accommodation – Code Assessable	Fee based on Land Area - \$2,800 - \$5,200	\$5,200
Total		\$63,135

Table 2: Estimated Infrastructure Charges for a 140 Room Short-term accommodation (Accommodation Hotel)

Infrastructure Charges	Charge as per Council's Infrastructure Charges Resolution (No. 9)	Estimated Fee (50% discount applied)
50% discount on infrastructure charges for 140 Room Short-term accommodation (hotel rooms/units with 2 or less bedrooms)	140 X \$10,956.25 (hotel suite with 2 or less bedrooms) minus Unitywater's proportion of the calculated charge = \$930,216	\$465,108
Total		\$465,108

It is important to note that under the proposed Strategic Policy, the waiver of Development Assessment fees and 50% reduction and deferral of Infrastructure Charges only applies to that part of a mixed use development that is identified as being eligible (i.e. the accommodation hotel component). Development Assessment fees and Infrastructure Charges for any other land uses included in the application (e.g. ground floor shops or permanent residential units forming part of a mixed-use development) will continue to apply.

Related Report / Additional Information

Meeting:	Ordinary Meeting	Date:	29 August 2024
Requesting Councillor:	Councillor J Natoli		
Item:	8.8 Accommodation Hotel Incentives Package		
Circulation	28 August 2024		
Officer:	Coordinator Planning Scheme Amendments	Approving GE:	Group Executive Customer & Planning Services

In response to questions/issues received by Councillor J Natoli in relation to Item 8.8, please note the following additional information for your consideration.

Question/Issue: Is this matter so important and so urgent that it overrides Councillors' commitment to transparency and community consultation?

Response:

Section 23 of the *Planning Act 2016* enables a local government to make a Temporary Local Planning Instrument (TLPI) in exceptional circumstances, such as addressing urgent or emergent planning matters. The plan-making process for making a Temporary Local Planning Instrument does not require and does not normally involve a community consultation process.

In recognition of the need for a total of 2,450 new hotel rooms on the Sunshine Coast and the significant investment challenges that confront this type of development at this current time, it is considered prudent that the proposed Accommodation Hotel Incentives Package is implemented as soon as practical to help stimulate the development and timely delivery of accommodation hotels on the Sunshine Coast, particularly in the lead up to the Brisbane 2032 Olympic and Paralympic Games.

With the Brisbane 2032 Olympic and Paralympic Games now less than 8 years away, there is an urgent need to implement appropriate mechanisms to attract and support hotel investment and stimulate the delivery of accommodation hotels ahead of the Games.

A Temporary Local Planning Instrument (in conjunction with the Strategic Policy) provides an appropriate mechanism for Council to implement temporary, targeted and time limited incentives and planning initiatives in a timely manner to encourage the development of accommodation hotels and to assist in achieving the target of 2,450 new hotel rooms ahead of the Games.

The proposed Temporary Local Planning Instrument has been carefully designed to balance a range of factors, with a particular focus on the public interest. In this regard, the Temporary Local Planning Instrument only applies to 4.0 star and above accommodation hotels in certain major centre and tourism locations with access to appropriate infrastructure and where accommodation

hotels are already expected to occur. There are also a range of other qualifying criteria. This means that the effect of the Temporary Local Planning Instrument is quite narrow.

The additional height incentives have been carefully designed and are unlikely to result in development that is substantially different to that in the relevant zone and applicable local plan area. Provisions have also been incorporated into the proposed Temporary Local Planning Instrument requiring a visual assessment of proposals comparing the proposed building height outcome under the Temporary Local Planning Instrument with the building height outcome provided for under the existing height limits specified in the current planning scheme as if the Temporary Local Planning Instrument did not apply.

The community will retain the right to make a formal submission to any impact assessable development application that may be made for an accommodation hotel and will also be able to make community comment about any code assessable development application for an accommodation hotel. Council ordinarily considers all formal submissions and community comments as part of the development assessment processes, noting that only formal submissions establish a third-party appeal right.

Although Temporary Local Planning Instruments are not used frequently there are several circumstances where this (and other) Councils have employed a Temporary Local Planning Instrument in the past. In the case of high standard accommodation hotels, due to the urgency of the issue, the significant barriers to take up, and the temporary, limited, and targeted nature of the incentives proposed to be offered, it is considered an appropriate tool to use.

Question/Issue: When financial incentives are provided to developers (upfront discounts) and if construction has not commenced by 30 June 2028, how will Council recover the debt?

Response:

The development application incentives under the proposed Strategic Policy apply to a code assessable material change of use and/or operational works development application that is confirmed to be eligible and lodged with Council between 1 July 2024 and 30 September 2026.

The total cost implication to Council of waiving the development application (DA) fees for a code assessable Material Change of Use and Operational Works application for a proposed 140 Room Short-term accommodation use (for an accommodation hotel) is estimated to be \$63,135 (refer to **Table 1**).

Table 1: Estimated DA Fees for a 140 Room Short-term accommodation (Accommodation Hotel)

DA Fees	Fee under 2024/25 Fees and Charges Schedule	Estimated Fee
Personalised case management pre-lodgement service – 140 Room Short-term accommodation – Code Assessable	Price on application – minimum fee of \$700 per meeting	\$2,800
Material change of use – 140 Room Short-term accommodation – Code Assessable	Base fee \$4,635, plus \$505 per room capped at <u>100 units</u>	\$55,135
Operational works – 140 Room Short-term accommodation – Code Assessable	Fee based on Land Area - \$2,800 - \$5,200	\$5,200
Total		\$63,135

Infrastructure charges are generally payable on the commencement of a use.

The infrastructure charges incentives under the proposed Strategic Policy apply to a code assessable material change of use application for eligible development approved between 1 July 2024 and 30 September 2026 and where construction has commenced by 30 June 2028. If construction of the proposed accommodation hotel has not commenced by 30 June 2028, the applicant would not be eligible for the infrastructure charges incentive.

Where confirmed to be eligible by Council for the 50% reduction in infrastructure charges, the applicant may apply to Council to defer the payment of the infrastructure charges for a period of up to 5 years, through an agreement with Council. The infrastructure charges (Council networks only) for a code assessable material change of use application for a proposed 140 Room Short-term accommodation use (for an accommodation hotel) is estimated to be \$465,108 (refer to **Table 2**).

Table 2: Estimated Infrastructure Charges for a 140 Room Short-term accommodation (Accommodation Hotel)

Infrastructure Charges	Charge as per Council's Infrastructure Charges Resolution (No. 9)	Estimated Fee (50% discount applied)
50% discount on infrastructure charges for 140 Room Short-term accommodation (hotel rooms/units with 2 or less bedrooms)	140 X \$10,956.25 (hotel suite with 2 or less bedrooms) minus Unitywater's proportion of the calculated charge = \$930,216	\$465,108
Total		\$465,108

It is important to note that the financial incentives offered under the proposed Strategic Policy apply only to that part of a mixed use development that is identified as being eligible (i.e., the accommodation hotel component). DA fees and infrastructure charges for any other land uses included in the application (e.g., ground floor shops or permanent residential units forming part of a mixed-use development) will continue to apply.

It is also pertinent to note that a 50% loss of infrastructure charges revenue is only realised if a development application is received and approved, and if development proceeds in accordance with the terms of the Strategic Policy. If a reduction in infrastructure charges is not offered, and hotel development does not occur, then no infrastructure charges revenue would be generated to discount.

Question/Issue: Have the risks of non-recovery been considered, including when an approval is "sold" before 30 June 2028 and the developer has walked away?

Response:

The financial implications arising from the proposed Accommodation Hotel Incentives Strategic Policy have been considered as part of this report. Proponents wishing to take advantage of the incentives under the Strategic Policy will need to obtain an eligibility confirmation notice and enter a suitable infrastructure funding guarantee arrangement.

A development approval stays with the land and generally has a currency period of 6 years unless further extended. If the land is on-sold, the new landowner may wish to proceed with the development approval and would need to comply with the requirements of the Strategic Policy to obtain the infrastructure charges incentives (i.e., commence construction before 30 June 2028). Alternatively, the new landowner may wish to seek approval for an alternative land use, which would be subject to separate DA fees and infrastructure charges.

Question/Issue: Have the additional costs of delayed cash flow (for deferred infrastructure fees) over 5 years been assessed?

Response:

The financial implications arising from the proposed 50% reduction and deferred infrastructure charges has been considered as part of this report (refer to **Table 2**, which provides an estimate of the infrastructure charges for a 140 Room Short-term accommodation use (for an accommodation hotel).

Question/Issue: Schedule 1 of the TLPI indicates only 1 nominated site within the High density residential zone. Suggest rezoning all lots with the High density residential zone along Mari Street to a Tourist accommodation zone through an amendment to the planning scheme.

Response:

Except in this one instance, the proposed Temporary Local Planning Instrument does not apply to land in the High density residential zone although land in this zone benefits from the incentives offered under the Strategic Policy.

Council also does not intend on undertaking any further planning scheme amendments to the current planning scheme as land use zones have been reviewed as part of the proposed New Planning Scheme Project.

The application of the proposed Temporary Local Planning Instrument has also been limited and targeted to specific zones and locations where upscale accommodation hotels are expected to occur. This site has been identified as a potential opportunity for an accommodation hotel, subject to further assessment by Council.

Question/Issue: The Strategic Policy does not restrict application to the zoned locations nominated in the TLPI, these are misaligned.

Response:

The application of the Strategic Policy is deliberately broader than the application of the Temporary Local Planning Instrument.

The Strategic Policy, which provides financial and non-financial incentives, applies to zones where short-term accommodation is currently a code assessable use.

The Temporary Local Planning Instrument, which provides planning incentives in the form of additional building height and a reduced car parking rate, has a narrower application, and is focussed on nominated major centre and tourism zones only.

Question/Issue: The TLPI height allowances apply to both impact and code assessment which conflicts with the Strategic Policy, which applies to code assessment. Why are these not aligned?

Response:

It is intended that the incentives provided by the Strategic Policy apply to new development for a short-term accommodation or a resort complex use (the defined uses which are considered to constitute an accommodation hotel), where these uses are identified as consistent uses in the applicable zone (i.e., expected to occur) and subject to code assessment under the planning scheme.

The Temporary Local Planning Instrument, if adopted, will suspend, or effect the operation of *Sunshine Coast Planning Scheme 2014*, by providing an additional height allowance and/or a reduced car parking rate for new development for a short-term accommodation or a resort complex use in the zones covered by the Temporary Local Planning Instrument.

The Temporary Local Planning Instrument does not seek to affect the operation of the Tables of assessment in the current planning scheme, as they relate to the category of development and category of assessment for defined uses in the applicable zones.

The proposed Strategic Policy and Temporary Local Planning Instrument each have a different function and have been designed to operate concurrently but can also operate independently.

Question/Issue: The Strategic Policy and the TLPI ought to reflect a cap to trigger an early close of the TLPI if 'room targets' are achieved.

Response:

The proposed Strategic Policy and the Temporary Local Planning Instrument are intended to have a limited operational life and Council may decide to repeal the Strategic Policy and/or Temporary Local Planning Instrument if the need for them no longer exists.

Question/Issue: No environmental considerations have been incorporated into the TLPI, including consideration of lighting impacts and Matters of State Environmental Significance (MSES).

Response:

The proposed Temporary Local Planning Instrument suspends or effects the operation of specific sections within the *Sunshine Coast Planning Scheme 2014* only. Any proposal for an accommodation hotel subject to the Temporary Local Planning Instrument will still need to be assessed in accordance with the relevant provisions of the planning scheme, including any applicable overlays (e.g., the Biodiversity, waterways and wetlands overlay), overlay codes, development codes and local plan codes.

Question/Issue: The single measure of success in the Strategic Policy is token. A measurable KPI should reflect elements of the proposal, including each hotel must have at least 4.0 star rating providing a minimum of 140 hotel rooms or 25 rooms for a boutique hotel.

Response:

The Strategic Policy is intended to apply to development that meets the specific eligibility criteria outlined in Table 1 and Table 2 of the policy, which includes:

- having a minimum number of 140 rooms (or a minimum of 25 rooms for a boutique hotel);
- involving a full-service hotel as defined by the relevant hotel industry standards; and
- being at least an upscale standard under the Smith Travel Research Chain Scale or at least a 4 star hotel category under the Australian Star Rating Scheme.

It is not considered necessary to duplicate these requirements as a measure of success in the policy.

Question/Issue: Adjust TLPI height allowances that attributes higher benefits for new 5 star hotels rather than equal benefits with new 4 star hotels.

Response:

The intent of the incentives package is to encourage the development of upscale accommodation hotels (4.0 star and above). The height incentives provided by the Temporary Local Planning Instrument have been carefully designed having regard to:

- the existing provisions in the planning scheme; and
- good drafting principles, ensuring drafting is consistent and facilitates clear and unambiguous development outcomes.