

Explanatory Memorandum

Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Caloundra Centre Master Plan

Public consultation version

October 2018



1. Short title

The amendment instrument to which this explanatory memorandum relates is the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* – Caloundra Centre Master Plan.

2. Type of local planning instrument

The proposed amendment to the *Sunshine Coast Planning Scheme 2014* constitutes a 'major amendment' in accordance with Schedule 1 of the *Minister's Guidelines and Rules* (July 2017) made under the *Planning Act 2016*.

3. Entity making the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]

The entity making the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* is the Sunshine Coast Regional Council.

4. Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* generally applies to land within the southern part of the Caloundra Local Plan Area as shown in **Figure 4.1**. Limited aspects of the amendment apply to the whole planning scheme area. A large number of properties within this area are affected by proposed height changes, as well as proposed changes to local plan provisions applying to development in the area. Particular properties affected by proposed zoning changes are described in **Table 4.1**.

Figure 4.1 Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]

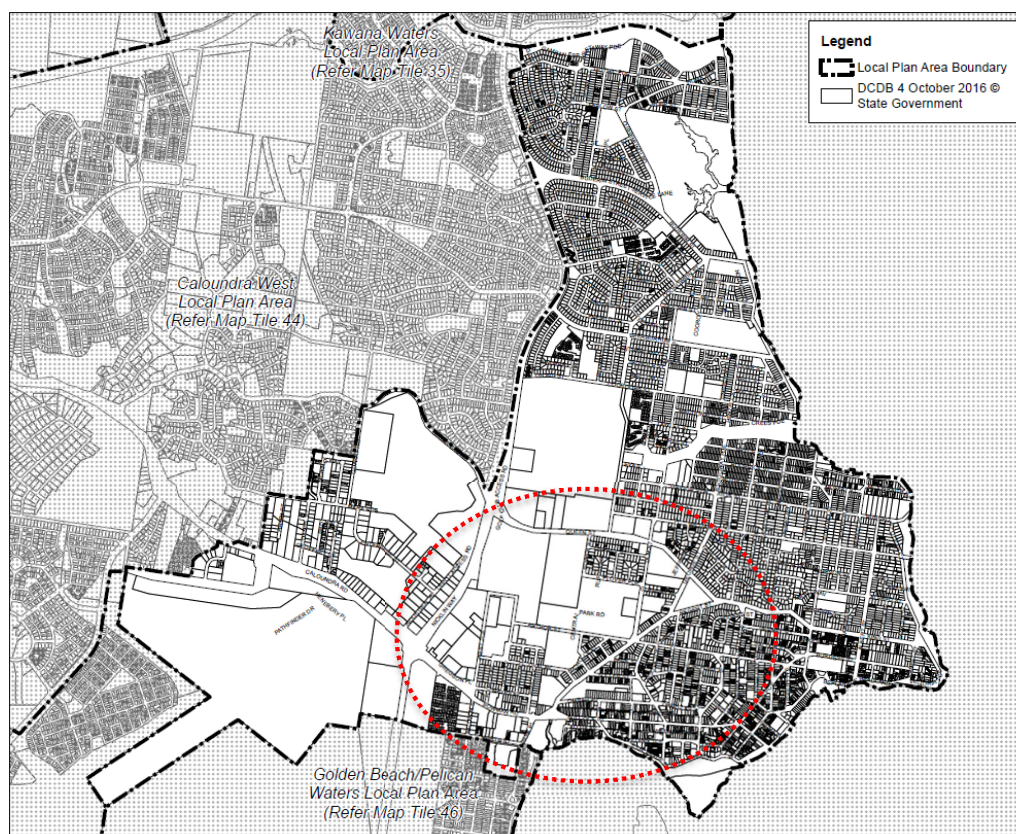
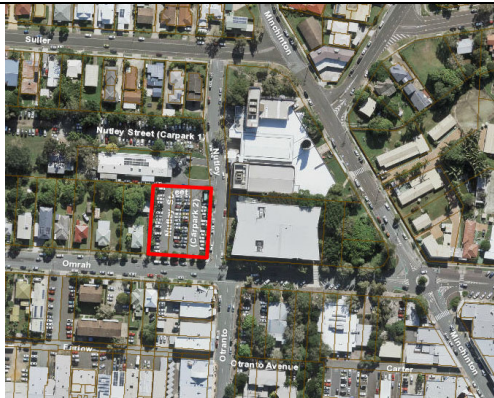
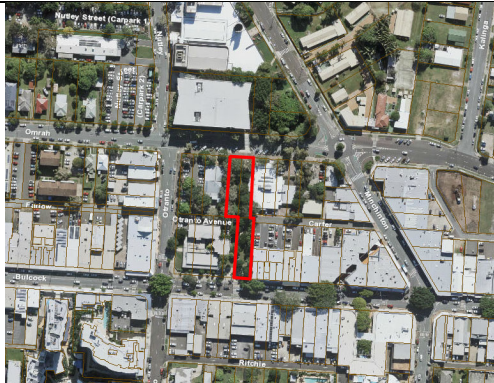



Table 4.1 Specific properties affected by proposed zone changes

Property Description	Address	Ownership Category	Map of Subject Land
Lot 563 on CG4132 Lot 10 on SP142626 Lot 11 on SP142626 Lot 544 on CG3946 Lot 548 on CG4011 Lot 625 on CG4399 Lot 624 on CG4399 Lot 653 on CG4626 Lot 623 on CG4626 Lot 622 on CG4399	3 Industrial Avenue, Caloundra West 5A Industrial Avenue, Caloundra West 5 Industrial Avenue, Caloundra West 7 Industrial Avenue, Caloundra West 9 Industrial Avenue, Caloundra West 11 Industrial Avenue, Caloundra West 13 Industrial Avenue, Caloundra West 15 Industrial Avenue, Caloundra West 17 Industrial Avenue, Caloundra West 19 Industrial Avenue, Caloundra West	Private	
Lot 1 on SP149240 Lot 2 on SP149240 Lot 0 on SP149240 Lot 18 on RP67809 Lot 19 on RP67809 Lot 1 on SP158327 Lot 2 on SP158327 Lot 0 on SP158327 Lot 21 on RP67809 Lot 22 on RP67809 Lot 54 on RP67809	1/69 Arthur Street, Caloundra 2/69 Arthur Street, Caloundra 69 Arthur Street, Caloundra (common property) 67 Arthur Street, Caloundra 65 Arthur Street, Caloundra 1/63 Arthur Street, Caloundra 2/63 Arthur Street, Caloundra 63 Arthur Street, Caloundra (common property) 12 Edith Street, Caloundra 10 Edith Street, Caloundra 5 Edith Street, Caloundra	Private	

Property Description	Address	Ownership Category	Map of Subject Land
Lot 55 on RP67809 Lot 56 on RP67809 Lot 2 on GTP2457 Lot 1 on GTP2457 Lot 0 on GTP2457 Lot 1 on SP197456 Lot 2 on SP197456 Lot 0 on SP197456 Lot 59 on RP67809 Lot 1 on RP133842 Lot 2 on RP838794 Lot 2 on RP1509	7 Edith Street, Caloundra 9 Edith Street, Caloundra 2/11 Edith Street, Caloundra 1/61 Arthur Street, Caloundra 61 Arthur Street, Caloundra (common property) 1/59 Arthur Street, Caloundra 2/59 Arthur Street, Caloundra 59 Arthur Street, Caloundra (common property) 57 Arthur Street, Caloundra 55 Arthur Street, Caloundra 55A Arthur Street, Caloundra 53 Arthur Street, Caloundra		
Lot 18 on RP53738 Lot 19 on RP53738 Lot 20 on RP53738	17 Omrah Avenue, Caloundra 15 Omrah Avenue, Caloundra 13 Omrah Avenue, Caloundra	Council	
Lot 239 on RP8424 Lot 240 on RP8424 Lot 1 on RP52522	Omrah Avenue, Caloundra (Felicity Park) Omrah Avenue, Caloundra (Felicity Park) 18 Omrah Avenue, Caloundra (Felicity Park)	Council	

Property Description	Address	Ownership Category	Map of Subject Land
Part of Lot 743 on SP262587	Sugar Bag Road, Caloundra West (Town Reserve)	State of Queensland (Council As Trustee)	

5. Purpose of the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]

The purpose of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* is to reflect the adopted *Caloundra Centre Master Plan (March 2017)*, and respond to a small number of other matters related to development in the Caloundra Centre as directed by the Council, including amendments to:-

- the Caloundra Local Plan Area Zone Map (Zone Map ZM45) relating to a small number of specific sites to facilitate delivery of the land use outcomes sought by the Master Plan;
- the Caloundra Local Plan Area Height of buildings and structures overlay map (Overlay Map OVM45H) relating to a large number of sites within the Caloundra Centre;
- the Caloundra Local Plan Precincts Map (Local Plan Map LPM45);
- section 7.2.6 Caloundra local plan code, including Figure 7.2.6A (Caloundra Local Plan Elements);
- the tables of assessment in section 5.5 (Categories of development and categories of assessment – material change of use) and section 5.9 (Categories of development and categories of assessment – local plans, Caloundra local plan); and
- section 9.4.8 Transport and parking code Figures 9.4.8(A) and 9.4.8(C) to reflect proposed new road and public transport routes.

A number of other related and consequential amendments are also required to other parts of the planning scheme.

6. Reasons for the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]

Council has prepared the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* in response to the adoption of the *Caloundra Centre Master Plan (March 2017)* at the Ordinary Meeting of 23 March 2017. Specifically:-

- Action A 1.2 of the Caloundra Centre Master Plan states “*Prepare and adopt planning scheme amendments which facilitate the master plan, including amended building height limits and improved built form provisions which encourage exemplar architectural outcomes.*”

- Action A 1.3 of the Caloundra Centre Master Plan states “Review the building height incentives applied to transformative sites and, where incentive provisions have not been taken up, retract these provisions.”

7. Details of the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]

The details of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* are outlined in **Table 7.1** below and **Appendix 1**.

Table 7.1 provides a summary of the proposed amendment by planning scheme part.

Appendix 1 – Details of Proposed Amendment (Site Specific Zoning Amendments) provides further details of proposed zoning amendments relating to specific sites.

Table 7.1 Summary of proposed planning scheme amendment

Planning Scheme Part	Summary of Amendment
Part 3 (Strategic framework)	<ul style="list-style-type: none"> • Make minor amendments to the Strategic Intent (section 3.2.2 A new economy), and the Economic development theme (section 3.4.1 Strategic outcomes (k)) to update the vision statement and reflect the revitalisation strategies of the <i>Caloundra Centre Master Plan (March 2017)</i>. • Amend Strategic Framework Map SFM1 Land Use Elements, Strategic Framework Map SFM2 Economic Development Elements, Strategic Framework Map SFM3 Transport Elements and Strategic Framework Map SFM4 Infrastructure Elements to:- <ul style="list-style-type: none"> - include the proposed new road extension into Caloundra from the proposed intersection midway between Queen Street and Nicklin Way (linking Nicklin Way to Omrah Avenue) as a consequence of changes to the transport and parking code figures; and - remove the Industrial Avenue sites from the 'Regional Industry and Enterprise Area' as a consequence of the proposed change of zone of these sites from Medium impact industry zone to Specialised centre zone.
Part 5 (Tables of Assessment)	<ul style="list-style-type: none"> • Amend Section 5.5 Categories of development and categories of assessment – material change of use, Table 5.5.16 (Community facilities zone) to make parking station, club, short term accommodation and rooming accommodation subject to code assessment where located on council owned or controlled land. • Amend Section 5.9 Categories of development and categories of assessment – local plans, Section 5.9.2 Caloundra local plan to:- <ul style="list-style-type: none"> - align with the new local plan precincts; - allow for limited mixed use development on lots in the Medium density residential zone fronting the western side of Bowman Road between Gosling Street and Cowan Street; and - reinforce that nightclubs are only subject to code assessment in the hospitality area where located on a site with frontage to Bulcock Street.

Planning Scheme Part	Summary of Amendment
Part 7 (Local plans)	<p>Amend all parts of Section 7.2.6 Caloundra local plan code to ensure the relevant provisions of the <i>Caloundra Centre Master Plan</i> have been appropriately reflected in the Caloundra local plan code provisions, and make other changes as directed by the Council, including to:-</p> <ul style="list-style-type: none"> • Review and consolidate the existing local plan precincts within the Caloundra Centre area to align with the Master Plan precincts, as follows:- <ul style="list-style-type: none"> - Precinct CAL LPP-1 (Caloundra Central); - Sub-precinct CAL LPSP-1a (Destination Centre); - Sub-precinct CAL LPSP-1b (Community and Creative Hub); - Sub-precinct CAL LPSP-1c (Gateway); - Sub-precinct CAL LPSP-1d (Central Park Urban Village); - Sub-precinct CAL LPSP-1e (Caloundra Hospitality Area) (Note: hospitality area boundaries are as per the existing local plan; however, have been consolidated into a single sub-precinct). • Review and consolidate the existing local plan provisions relating to the Caloundra Centre area to align with the <i>Caloundra Centre Master Plan</i> and the proposed new precincts and sub-precincts, including to:- <ul style="list-style-type: none"> - reconfigure the Caloundra local plan code to separate the provisions relating to the Caloundra Centre, and the provisions relating to the remainder of the local plan area; - add new provisions relating to land uses and locations, built form, site cover and setbacks, street frontages, landscape and streetscape character, and connectivity and movement; - add new Key sites and corresponding provisions relating to: <ul style="list-style-type: none"> ○ Key Site 1 (Top of Town); ○ Key Site 2 (Western Sites); ○ Key Site 3 (Bulcock/Maloja) (identified post completion of the Master Plan); ○ Key Site 4 (Cooma Terrace Bus Station); ○ Key Site 5 (Town Square Redevelopment); - update provisions relating to existing Key sites as follows: <ul style="list-style-type: none"> ○ Key Site 6 (Kronks Motel); ○ Key Site 7 (Stockland Shopping Centre); - remove Caloundra RSL Club as a key site but retain and update provisions specific to this lot; - update provisions for the former sewage treatment plant site on Queen Street; - include new site specific provisions relating to the proposed transit centre on Omrah Avenue, and the Ulm Street sites; - include new site specific provisions for lots in the Medium density residential zone fronting the western side of Bowman Road between Gosling Street and Cowan Street to allow limited mixed use development in this area; and - make minor consistency amendments to the existing code provisions relating to development in the remainder of the Caloundra local plan area (outside of Precinct CAL LPP-1 (Caloundra Central)). • Include new local plan figures illustrating key aspects of the proposed code provisions, including relating to:-

Planning Scheme Part	Summary of Amendment
	<ul style="list-style-type: none"> - Built form; - Landscaping; and - Key sites. • Amend Figure 7.2.6A (Caloundra Local Plan Elements) and include a new Figure 7.2.6B (Caloundra Local Plan Elements - Inset) to identify relevant elements from the <i>Caloundra Centre Master Plan</i> and proposed amended code provisions, including amendments to: <ul style="list-style-type: none"> - Primary Active Street Frontage; - Secondary Active Street Frontage; - Street Addressing Frontage (new element); - Laneway frontage (new element); - Primary Streetscape Treatment Area; - Boulevard Treatment Area; - High Amenity Streetscape Area (new element); - Areas subject to 90% site cover up to 8.5 metres (new element); - Key Sites (some new); - Bush to Beach Path (new element); - Coastal Path; - Greenspace Link; - Character vegetation; - Gateway/Entry Point; - Significant Views; - Through Block Pedestrian/Cycle Linkage; - Indicative Road Linkage/Access Point; - Proposed Intersection Upgrade; - Priority Transit Corridor (Light Rail) for further investigation (new element); and - Future Transit Hub.
Part 9 (Development codes)	<ul style="list-style-type: none"> • Amend the following figures in Section 9.4.8 Transport and parking code to reflect the transport proposals in the <i>Caloundra Centre Master Plan</i>:- <ul style="list-style-type: none"> - Figure 9.4.8A 2031 Functional Transport Hierarchy; and - Figure 9.4.8C 2031 Strategic Network of Public Transport links.
Schedule 2 (Mapping)	<ul style="list-style-type: none"> • Amend Strategic Framework Map SFM1 Land Use Elements, Strategic Framework Map SFM2 Economic Development Elements, Strategic Framework Map SFM3 Transport Elements and Strategic Framework Map SFM4 Infrastructure Elements to:- <ul style="list-style-type: none"> - include the proposed new road extension into Caloundra from the proposed intersection midway between Queen Street and Nicklin Way (linking Nicklin Way to Omrah Avenue) as a consequence of changes to the Transport and parking code figures; and - remove the Industrial Avenue sites from the 'Regional Industry and Enterprise Area' as a consequence of the proposed change of zone of these sites from Medium impact industry zone to Specialised centre zone.

Planning Scheme Part	Summary of Amendment
	<ul style="list-style-type: none"> • Amend Zone Map ZM45 (Caloundra Local Plan Area) to align with the intent of the <i>Caloundra Centre Master Plan</i> for specific sites as follows:- <ul style="list-style-type: none"> - include Lot 563 on CG4132, Lots 10 and 11 on SP142626, Lot 544 on CG3946, Lot 548 on CG4011, Lots 622, 624 and 625 on CG4399, and Lots 653 and 623 on CG4626 at Industrial Avenue in the Specialised centre zone; - include Lots 0, 1 and 2 on SP149240, Lots 0, 1 and 2 on SP158327, Lots 0, 1 and 2 on GTP2457, Lots 0, 1 and 2 on SP197456, Lots 18, 19, 21, 22, 54, 55, 56 and 59 on RP67809, Lot 1 on RP133842, Lot 2 on RP838794 and Lot 2 on RP1509 at Arthur Street and Edith Street in the Medium density residential zone; - include Lots 18, 19 and 20 on RP53738 at Omrah Avenue/Nutley Street in the Major centre zone; and - include lots 239 and 240 on RP8424 and Lot 1 on RP52522 (Felicity Park) in the Major centre zone. • Amend Zone Map ZM45 (Caloundra Local Plan Area) to include part of Lot 743 on SP262587 at the northern end of Industrial Avenue in the Community facilities zone to provide for future community use; • Amend Caloundra Local Plan Precincts Map LPM45 to align with the <i>Caloundra Centre Master Plan</i> precincts; • Amend Height of buildings and structures overlay map OVM45H (Caloundra Local Plan Area): <ul style="list-style-type: none"> - to reflect the proposed building heights in the <i>Caloundra Centre Master Plan</i>, including to: <ul style="list-style-type: none"> - increase building height limits in most of the Caloundra Centre; - add an 'unspecified maximum height' category for Key Site 5 (Town Square Redevelopment); - add Specific Site Notes: <ul style="list-style-type: none"> ▪ for part of Key Site 1 (Top of Town), as an incentive provision (additional 10 metres, up to 40 metres), where development provides for a minimum 4 star hotel in accordance with specific requirements in the Caloundra local plan code; ▪ for Key Site 2 (Western Sites), as an incentive provision (additional 5 metres, up to 30 metres), where development provides for the amalgamation of lots and a further incentive (additional 15 metres, up to 45 metres) where development provides for the amalgamation of lots and a minimum 4 star hotel (where for a single tower) or vertical retirement/residential care facility (where for a second tower) in accordance with specific requirements in the Caloundra local plan code; - to include an incentive provision (additional 15 metres height, up to 40 metres) for the proposed Key Site 3 (Bulcock/Maloja) where development provides for a minimum 4 star hotel (where for a single tower) or vertical retirement/residential care facility (where for a second tower) in accordance with specific requirements in the Caloundra local plan code; - to include Lot 10 on RP893841 on Canberra Terrace in the 30 metre height category to provide consistency with the adjoining Key Site; - to include Lots 0-6 on BUP103923, Lots 248, 249 and 250 on RP43588, Lot 0-6 on SP111156 and Lots 0-6 on BUP100121 on

Planning Scheme Part	Summary of Amendment
	<p>Canberra Terrace in the 12 metre building height category to ensure views from the Caloundra Lighthouse are preserved;</p> <ul style="list-style-type: none"> - include Lot 2 on RP107655 at 19 Omrah Avenue in the 8.5 metre building height category to correct a mapping anomaly and to be consistent with the remainder of private properties along this section of Omrah Avenue; and - to include properties in the High density residential zone in the area bounded by Cooma Terrace, Lower Gay Terrace, Ian Street, The Esplanade and Minchinton Street in the 15 metre building height category to be consistent with the height increment review.

8. Compliance with the Planning Act 2016

In accordance with the Minister's Alignment Amendment Rules, the *Sunshine Coast Planning Scheme 2014* was amended for alignment with the *Planning Act 2016* on 3 July 2017. The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* does not affect this alignment.

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* has been prepared in accordance with:-

- (a) Section 20 (Amending planning schemes under the Minister's rules) of the *Planning Act 2016*; and
- (b) the *Minister's Guidelines and Rules (July 2017)* made under the *Planning Act 2016*.

In accordance with Chapter 2, Part 4, section 17.2 of the *Minister's Guidelines and Rules* the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]*:-

- (a) advances the purpose of the Act in that it seeks to facilitate the achievement of ecological sustainability balancing ecological processes, economic development outcomes, and the maintenance and enhancement of cultural, economic, physical and social wellbeing of people and communities in a localised context;
- (b) is consistent with section 16(1) of the Act in that it:-
 - a. retains, updates and implements the strategic outcomes and associated measures for the planning scheme area as articulated in Section 3 (Strategic Framework) of the *Sunshine Coast Planning Scheme 2014*; and
 - b. coordinates and integrates State and regional aspects of the matters dealt with by the proposed amendment as outlined in **Section 9 (Compliance with State Planning Instruments)** below;
- (c) is consistent with the regulated requirements prescribed in the Planning Regulation, in that it accords with the *Sunshine Coast Planning Scheme 2014 (Alignment Amendment) No.9* and does not purport to change any relevant definition or zone purpose statement;
- (d) is well drafted and clearly articulated; and
- (e) accords with the result of any relevant study or report, in that it implements the adopted *Caloundra Centre Master Plan (March 2017)*.

9. Compliance with State planning instruments

At the time of the gazettal of the *Sunshine Coast Planning Scheme 2014* in May 2014, the Minister identified that the *South East Queensland Regional Plan 2009-2031* and the *State Planning Policy* were appropriately reflected in the planning scheme.

A new State Planning Policy (SPP) commenced on 3 July 2017 and a new Regional Plan – *ShapingSEQ South East Queensland Regional Plan 2017* – was released on 11 August 2017.

Council is currently undertaking a review of the *Sunshine Coast Planning Scheme 2014* with a view to commencing an amendment process to align the planning scheme with the new SPP and Regional Plan.

A review of the proposed *Sunshine Coast Planning Scheme 2014* (Major Amendment) No. *[to be inserted]* has confirmed that the proposed amendment complies with the relevant aspects of the new State planning instruments. In accordance with Schedule 3 (Required Material) of the *Minister's Guidelines and Rules*, particular aspects of the proposed amendment that have been identified as potentially relevant to State planning instruments are detailed in **Table 9.1** below. Implications for State owned land are detailed in **Table 9.2** below.

Table 9.1 Compliance with State Planning Instruments

State Interest	Summary of Compliance																				
ShapingSEQ – South East Queensland Regional Plan 2017	<p>The SEQ Regional Plan 2017 identifies:</p> <ul style="list-style-type: none">• Caloundra as a Major Regional Activity Centre and in the Urban Footprint;• a high frequency public transport corridor from Maroochydore to Caloundra and on to Beerwah and supports increased dwelling densities and employment growth (e.g. around new public transport stations) with high quality urban environments that are typically ‘Sunshine Coast’ in character;• an indicative urban consolidation corridor between Maroochydore and Caloundra encouraging mixed use, compact urban form, connected and active places with improved urban amenity and housing diversity;• the Caloundra CBD Centre as a ‘Great Place’ which states “<i>Caloundra City Centre with the traditional main street, Bulcock Street, connecting to Kings Beach involving major and smart city improvements with community involvement to create a great place where community use, commerce, a great public realm and events all co-exist</i>”. <p>The proposed amendments are consistent with the intent of the SEQ Regional Plan 2017, as they will:</p> <ul style="list-style-type: none">• provide significant opportunities for urban consolidation in the urban footprint, as part of the Caloundra major regional activity centre and focussed on public transport corridors;• support a compact, mixed use urban form and increased housing diversity addressing the “missing middle”;• implement the <i>Caloundra Centre Master Plan (March 2017)</i> which outlines council’s aspirations to make the Caloundra Centre a great place. <p>In relation to urban consolidation, the draft amendments to the Height of buildings and structures overlay are proposed to incentivise development in Caloundra. These amendments seek to simplify height requirements whilst providing opportunities for additional development in the centre, particularly focussed around Key Site 5 (Town Square Redevelopment) and other identified key sites. It is noted that there is significant capacity already provided in Caloundra through the current planning scheme to 2031 and that the Master Plan (and proposed planning scheme amendment) seeks to build on this capacity to meet future needs at 2041. A summary of the estimated increase in capacity provided by the master plan and proposed planning scheme amendments follows:</p> <table><tr><th></th><th>2011</th><th>2031 Current planning scheme</th><th>2041 Master Plan</th><th>Difference 2031 to 2041</th></tr><tr><td>Dwellings</td><td>2100</td><td>4800</td><td>7,800</td><td>+ 3,000</td></tr><tr><td>Persons</td><td>4000</td><td>9000</td><td>14,500</td><td>+ 5,500</td></tr><tr><td>Jobs</td><td>5600</td><td>7800</td><td>10,500</td><td>+ 2,700</td></tr></table>		2011	2031 Current planning scheme	2041 Master Plan	Difference 2031 to 2041	Dwellings	2100	4800	7,800	+ 3,000	Persons	4000	9000	14,500	+ 5,500	Jobs	5600	7800	10,500	+ 2,700
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State Planning Policy July 2017 Planning for liveable communities and housing <ul style="list-style-type: none">• Housing supply and diversity• Liveable communities	<p>The proposed amendments aim to facilitate infill redevelopment and housing renewal to increase the variety of accommodation on offer for a range of demographics and capitalise on opportunities offered by the proximity of Caloundra Centre, Central Park, existing and proposed community facilities, a new town square, light rail and a new transit station.</p> <p>The proposed amendments seek to facilitate high quality, locally responsive urban design to create liveable, well designed and serviced communities.</p> <p>Note: Specific requirements related to fire hydrant infrastructure are being considered as part of a broader amendment package to align the Sunshine Coast Planning Scheme 2014 with the SPP.</p>																				
State Planning Policy July 2017 Planning for economic growth <ul style="list-style-type: none">• Agriculture (N/A)	<p>The proposed amendments together with the <i>Caloundra Centre Master Plan (March 2017)</i> reinforce Caloundra’s role as a Major Regional Activity Centre and aim to attract new investment in business, health, education, tourism, sport and aviation sectors and improving connections to other centres.</p> <p>The proposed amendments increase residential, tourism and business capacity in the Caloundra Centre and provide for appropriate infrastructure to support growth.</p>																				

State Interest	Summary of Compliance
<ul style="list-style-type: none"> • Development and construction • Mining and extractive resources (N/A) • Tourism 	
<p>State Planning Policy July 2017</p> <p>Planning for the environment and heritage</p> <ul style="list-style-type: none"> • Biodiversity • Coastal environment • Cultural heritage • Water quality 	<p>The proposed planning scheme amendments relate to the existing urban area of Caloundra Centre. The proposed amendments retain and reinforce protection of Caloundra's significant environmental values, including:</p> <ul style="list-style-type: none"> • being located at the northern tip of the Pumicestone Passage, which is part of the Moreton Bay Marine Park and is an important marine habitat containing declared fish habitat area and Ramsar wetlands; • approximately one third of the Caloundra Centre reserved for open space, sport recreation or conservation purposes. In particular, the Town Reserve and Ben Bennett Bushland Park contain high biodiversity values including regional ecosystems and important habitat. <p>A key pedestrian and cycle circuit is proposed from Moffat Beach, Tooway Creek to Ben Bennett Bushland Park through to Central Park, Bicentennial Park and Felicity Park to Bulcock Street and Bulcock Beach and the Coastal Pathway linking back to Moffat Beach. The 'Bush to Beach' trail will provide valuable connections for locals and visitors.</p> <p>The <i>Caloundra Centre Master Plan (March 2017)</i> recognises the cultural heritage values of Caloundra (including the Caloundra Lighthouse, the Norfolk Pines and the Kings Beach Bathing Pavilions). These sites are currently included in the Heritage and Character Areas Overlay in the <i>Sunshine Coast Planning Scheme 2014</i>. No planning scheme amendments are proposed in regards to this issue. However, future reviews of the region's cultural heritage values may identify further sites of heritage significance in Caloundra.</p> <p>Caloundra Centre also has significant views to the Glass House Mountains, the Pumicestone Passage, the coastline and view lines from the Caloundra Lighthouse. The proposed planning scheme amendments will protect these views as important elements of the local character of Caloundra.</p> <p>The proposed amendments retain and reinforce existing water quality provisions within the <i>Sunshine Coast Planning Scheme 2014</i> to protect water quality in the Pumicestone Passage, local creeks and beaches.</p>
<p>State Planning Policy July 2017</p> <p>Planning for safety and resilience to hazards</p> <ul style="list-style-type: none"> • Emissions and hazardous activities • Natural hazards, risk and resilience 	<p>The proposed amendments are considered appropriate having regard to the existing urban area and reinforcing Caloundra's role as a Major Regional Activity Centre. The issues of natural hazards are addressed by the existing overlay provisions in the <i>Sunshine Coast Planning Scheme 2014</i>.</p>
<p>State Planning Policy July 2017</p> <p>Planning for infrastructure</p> <ul style="list-style-type: none"> • Energy and water supply • Infrastructure integration • Transport infrastructure • Strategic airports and aviation facilities 	<p>The proposed amendments aim to facilitate infill and redevelopment of the Caloundra Centre in areas well serviced by existing and planned infrastructure.</p> <ul style="list-style-type: none"> • Water and sewerage <ul style="list-style-type: none"> ◦ Unitywater has confirmed that there is sufficient capacity for the water supply and sewerage network to adequately address the increased demand. • Energy <ul style="list-style-type: none"> ◦ Energex has also confirmed that there is sufficient capacity in the electricity network to adequately address the increased demand. • Transport <ul style="list-style-type: none"> ◦ Road – The <i>Caloundra Centre Master Plan (March 2017)</i> recommends improved road access into Caloundra by creating new entries from the Nicklin Way (i.e. Arthur Street extension and the Queen Street north facing ramps), renewing Bowman Road as an entry boulevard and a new gateway entry to Bulcock Street. The proposed planning scheme amendments identify these new roads into Caloundra, and include provisions for

State Interest	Summary of Compliance
<ul style="list-style-type: none"> Strategic ports (N/A) 	<p>development in relation to the new gateway entry to Bulcock Street. Council's transport modelling has confirmed that the State and local transport network can cope with the additional population growth proposed to be accommodated.</p> <ul style="list-style-type: none"> Light Rail – Key initiatives of the <i>Caloundra Centre Master Plan (March 2017)</i> with respect to light rail are to (page 13), <i>"Increase public transport services and usage in Caloundra. Capitalise on the proposed priority transit system to renew Caloundra with transit orientated development around the corridor. Create a new, centrally located transit station providing a public transport hub with direct access to Bulcock Street and Bulcock Beach."</i> The proposed planning scheme amendments for infill redevelopment in the Caloundra Centre will facilitate transit orientated development around the light rail corridor and new transit station. Aviation <ul style="list-style-type: none"> Although the Caloundra aerodrome is not identified as a strategic airport, the <i>Caloundra Centre Master Plan (March 2017)</i> recognises that (page 12), <i>"The Caloundra Aerodrome, and adjoining industrial precincts provide a significant opportunity to attract aviation related activities including engineering services maintenance and training in close proximity to Caloundra Centre."</i> No planning scheme amendments are proposed specifically for the Caloundra aerodrome site. The proposed increased building height limits for some areas in Caloundra Centre will penetrate the Obstacle Limitation Surface (OLS) for the Caloundra Aerodrome. The existing Airport environs overlay (maps, table of assessment and code) will address the OLS issue as a performance based assessment. Ports <ul style="list-style-type: none"> Not applicable.

Table 9.2 State owned land

Site details	State Interest	Summary of proposed amendment
Bowman Road, Caloundra (Lots 132, 133, 134, 135, 136, 137 and 138 on RP56889)	State owned land – Department of Energy and Water Supply (Energen)	<p>Retain the sites in the Community facilities zone and annotated 18. Substation on Zone Map ZM45 (Caloundra Local Plan Area).</p> <p>Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the sites to increase the height limit (by 9.5 metres) from 8.5 metres to 18 metres. It is proposed to increase the height limit for the subject land, to be consistent with the proposed height increase for the Medium density residential zone lots on the same block. The height increase in this area is to facilitate redevelopment in conjunction with the proposed light rail.</p>
46 Ulm Street, Caloundra (Lot 1 on C27638) - The Queensland Housing Commission – Cal55 48 Ulm Street, Caloundra (Lot 2 on C27638) – The Queensland Housing Commission – Cal56 50 Ulm Street, Caloundra (Lot 3 on C27638) – The Queensland Housing Commission – Cal57 52 Ulm Street, Caloundra (Lot 4 on C27638) – The Queensland Housing Commission – Cal58 54 Ulm Street, Caloundra (Lot 5 on C27638) – The Queensland Housing Commission – Cal59 56 Ulm Street, Caloundra (Lot 6 on C27638) – The Queensland Housing Commission – Cal6	State owned land – Department of Housing and Public Works	<p>Retain the sites in the Medium density residential zone on Zone Map ZM45 (Caloundra Local Plan Area).</p> <p>Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the sites, to increase the height limit (by 4 metres) from 11 metres to 15 metres</p> <p>It is proposed to increase the height limit for the subject land, to be consistent with the proposed height increase for the Medium density residential zone land to the west of Bowman Road. The height increase in this area is to facilitate infill redevelopment and housing renewal to increase the variety of accommodation on offer and capitalise on opportunities offered by the proximity of Central Park. There are a number of housing renewal sites within this area where sensitive development is intended to be implemented and several sites can be amalgamated to support multiple dwellings. A strong interactive edge (i.e. along Plover Parade) can be made to the park with entrances and living spaces overlooking the park.</p>

Site details	State Interest	Summary of proposed amendment
<p>3 Plover Parade, Caloundra (Lot 8 on C27638) – The Queensland Housing Commission – Cal62</p> <p>7 Plover Parade, Caloundra (Lot 10 on C27638) – The State of Queensland (Represented by Department of Housing)</p> <p>9 Plover Parade, Caloundra (Lot 19 on C27638) – The State of Queensland (Represented by Department of Housing)</p> <p>11 Plover Parade, Caloundra (Lot 20 on C27638) – The State of Queensland (Represented by Department of Housing)</p> <p>13 Plover Parade, Caloundra (Lot 21 on C27638) – The State of Queensland (Represented by Department of Housing)</p> <p>15 Plover Parade, Caloundra (Lot 22 on C27638) – The State of Queensland (Represented by Department of Housing)</p> <p>17 Plover Parade, Caloundra (Lot 9 on C27637) – The State of Queensland (Represented by Department of Housing)</p> <p>19 Plover Parade, Caloundra (Lot 10 on C27637) – The State of Queensland (Represented by Department of Housing)</p> <p>1 Thrush Street, Caloundra (Lot 28 on C27638) – The State of Queensland (Represented by Department of Housing)</p> <p>3 Thrush Street, Caloundra (Lot 27 on C27638) – The State of Queensland (Represented by Department of Housing)</p> <p>7 Thrush Street, Caloundra (Lot 25 on C27638) – The State of Queensland (Represented by Department of Housing)</p> <p>9 Thrush Street, Caloundra (Lot 24 on C27638) – The State of Queensland (Represented by Department of Housing)</p> <p>11 Thrush Street, Caloundra (Lot 23 on C27638) – The State of Queensland (Represented by Department of Housing)</p> <p>14 Thrush Street, Caloundra (Lot 7 on C27637) – The State of Queensland (Represented by Department of Housing)</p> <p>16 Thrush Street, Caloundra (Lot 8 on C27637) – The State of Queensland (Represented by Department of Housing)</p> <p>5 Osprey Street, Caloundra (Lot 33 on C27638) – The State of Queensland (Represented by Department of Housing)</p> <p>7 Osprey Street, Caloundra (Lot 32 on C27638) – The State of Queensland (Represented by Department of Housing)</p> <p>9 Osprey Street, Caloundra (Lot 31 on C27638) – The State of Queensland (Represented by Department of Housing)</p> <p>13 Osprey Street, Caloundra (Lot 29 on C27638) – The Queensland Housing Commission – Cal83</p> <p>11 Osprey Street, Caloundra (Lot 30 on C27638) – The Queensland Housing Commission – Cal84</p> <p>14 Osprey Street, Caloundra (Lot 30 on C27639) – The Queensland Housing Commission – Cal89</p>		

Site details	State Interest	Summary of proposed amendment
12 Osprey Street, Caloundra (Lot 31 on C27639) – The Queensland Housing Commission – Cal90 16 Osprey Street, Caloundra (Lot 29 on C27639) – The Queensland Housing Commission – Mny8069 30 Osprey Street, Caloundra (Lots 0, 1 and 2 on BUP7758) – The Queensland Housing Commission – Mny8069 38 Osprey Street, Caloundra (Lot 18 on C27639) – The State of Queensland (Represented by Department of Housing) 7 Rufous Court, Caloundra (Lot 12 on C27637) – The State of Queensland (Represented by Department of Housing) 1 Egret Court, Caloundra (Lot 18 on C27638) – The State of Queensland (Represented By Department of Housing) 2 Egret Court, Caloundra (Lot 17 on C27638) – The State of Queensland (Represented By Department of Housing) 3 Egret Court, Caloundra (Lot 16 on C27638) – The State of Queensland (Represented By Department of Housing) 4 Egret Court, Caloundra (Lot 15 on C27638) – The State of Queensland (Represented By Department of Housing) 6 Egret Court, Caloundra (Lot 13 on C27638) – The State of Queensland (Represented By Department of Housing) 7 Egret Court, Caloundra (Lot 12 on C27638) – The State of Queensland (Represented By Department of Housing) 8 Egret Court, Caloundra (Lot 11 on C27638) – The State of Queensland (Represented By Department of Housing)		
58A Queen Street, Caloundra (Lot 2 on SP229849) – Caloundra Community Centre Inc. – State of Qld (Rep By Dept Communities)	State owned land – Department of Communities, Child Safety and Disability Services	Retain the site in the Community facilities zone and Annotated 4. Community Use on Zone Map ZM45 (Caloundra Local Plan Area). Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the site, to increase the height limit (by 6.5 metres) from 8.5 metres to 15 metres. It is proposed to increase the height limit for the subject land, to be consistent with the proposed height increase for the Medium density residential zone lots on the same block. The height increase in this area is to facilitate infill redevelopment and housing renewal to increase the variety of accommodation on offer and capitalise on opportunities offered by the proximity of Central Park.
25 Bowman Road, Caloundra (Lots 0, 1 and 2 on SP115615) – The State of Queensland (Represented by Department of Housing)	State owned land – Department of Housing and Public Works	Retain the site in the Medium density residential zone on Zone Map ZM45 (Caloundra Local Plan Area). Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the site, to increase the height limit (by 4 metres) from 11 metres to 15 metres. It is proposed to increase the height limit for the subject land, to be consistent with the proposed height increase for the Medium density residential zone land to the west of Bowman Road. The height increase in this area is to facilitate infill redevelopment and housing renewal that capitalises on the proximity to the town centre, Central Park and light rail.

Site details	State Interest	Summary of proposed amendment
9 Minchinton Street, Caloundra (Lots 0, 1 and 2 on BUP11255) – The State of Queensland (Represented by Department of Housing)	State owned land – Department of Housing and Public Works	Retain the site in the Medium density residential zone on Zone Map ZM45 (Caloundra Local Plan Area). Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the site to increase the height limit (by 9.5 metres) from 8.5 metres to 18 metres. It is proposed to increase the height limit for the subject land, to be consistent with the proposed height increase for the Medium density residential zone lots on the same block. The height increase in this area is to facilitate redevelopment in conjunction with the proposed light rail.
9 Orsova Terrace, Caloundra (Lots 0, 1 and 2 on BUP105297) – The State of Queensland (Represented by Department of Housing)	State owned land – Department of Housing and Public Works	Retain the site in the Medium density residential zone on Zone Map ZM45 (Caloundra Local Plan Area). Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the site to increase the height limit (by 6.5 metres) from 8.5 metres to 15 metres. It is proposed to increase the height limit for the subject land, to be consistent with the proposed height increase for the Medium density residential zone lots on the same block. The height increase in this area is to facilitate redevelopment in conjunction with the proposed light rail.
36 Omrah Avenue, Caloundra (Lot 1 on RP189571) – The State of Queensland (Represented by Department of Housing)	State owned land – Department of Housing and Public Works	Retain the site in the Major centre zone on Zone Map ZM45 (Caloundra Local Plan Area). Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the site to increase the height limit (by 11 metres) from 14 metres to 25 metres. It is proposed to increase the height limit for the subject land. The building height limit increases in this area are intended to encourage development and increase densities in and around Bulcock Street and the proposed town square, whilst protecting views to the Glass House Mountains, showcasing views to the water and protecting the amenity of Caloundra Centre.
56 Omrah Avenue, Caloundra (Lot 176 on RP95750) – The State of Queensland (Represented by Department of Housing)	State owned land – Department of Housing and Public Works	Retain the site in the Major centre zone on Zone Map ZM45 (Caloundra Local Plan Area). Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the site to increase the height limit (by 11 metres) from 14 metres to 25 metres. It is proposed to increase the height limit for the subject land. The building height limit increases in this area are intended to encourage development and increase densities in and around Bulcock Street and the proposed town square, whilst protecting views to the Glass House Mountains, showcasing views to the water and protecting the amenity of Caloundra Centre.
8 Osterley Avenue, Caloundra (Lot 10 on SP289971) – The State of Queensland (represented by Dept of Housing and Public Works)	State owned land – Department of Housing and Public Works	Retain the site in the Major centre zone on Zone Map ZM45 (Caloundra Local Plan Area). Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the site, to increase the height limit (by 11 metres) from 14 metres to 25 metres. The building height limit increases in this area are intended to support redevelopment on the Kronks site to a maximum of 30 metres (centrally located) with reduced heights of 25 metres on surrounding street frontages, such as the subject land. The redevelopment of this area will complement nearby community uses, respect surrounding residential development and capitalise on the proximity to the town square and light rail.
Caloundra State High School 88 Queen Street, Caloundra (Lot 471 on CG2565) — State of Queensland (Represented by Dept Education and Training) Caloundra State School 56A Queen Street, Caloundra (Lot 7 on C27620),	State owned land – Department of Education and Training	Retain the sites in the Community facilities zone and Annotated 6. Educational establishment on Zone Map ZM45 (Caloundra Local Plan Area). Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the sites, to increase the height limit (by 6.5 metres) from 8.5 metres to 15 metres.

Site details	State Interest	Summary of proposed amendment
56B Queen Street, Caloundra (Lot 803 on C2761) and 23 George Street, Caloundra (Lot 2 on C2764) – - State of Queensland (Represented by Dept Education and Training)		<p>It is proposed to increase the height limit for the subject land, to be consistent with the Caloundra Centre Master Plan (March 2017) and the proposed height increase for educational establishments across the Sunshine Coast.</p> <p>The <i>Draft Caloundra Centre Master Plan (September 2016)</i> proposed to increase the height limit from 8.5 metres to 12 metres. A separate review of building height limits for educational establishments (across the Sunshine Coast) was undertaken and determined the subject land should have a maximum limit of 15 metres, to allow for buildings typically associated with these facilities. Accordingly, the <i>Caloundra Centre Master Plan (March 2017)</i> has a maximum height limit of 15 metres for the subject land.</p>
1 Gregson Place, Caloundra (Lot 434 on SP103460) – Police – State of Queensland Represented By Dept of Qld Police Service 2 West Terrace, Caloundra (Lot 800 on CG6289) – Queensland Ambulance Service	State owned land – Department of Police, Fire and Emergency Services	<p>Retain the sites in the Community facilities zone and Annotated 7. Emergency services on Zone Map ZM45 (Caloundra Local Plan Area).</p> <p>Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the sites, to increase the height limit (by 4 metres) from 11 metres to 15 metres. The building height limit increases in this area are intended to:</p> <ul style="list-style-type: none"> • support redevelopment along Caloundra Road and Bowman Road as the gateway into Caloundra Centre • to be consistent with the proposed height increase for the surrounding land west of West Terrace in the Community facilities zone and Medium density residential zone • to be consistent with the <i>Caloundra Centre Master Plan (March 2017)</i>.
3 Gregson Place, Caloundra (Lot 439 on SP149939) – Court – The State of Queensland (Represented By The Department of Justice & Attorney General)	State owned land – Department of Justice and Attorney-General	<p>Retain the site, in the Community facilities zone and Annotated 4. Community Use on Zone Map ZM45 (Caloundra Local Plan Area).</p> <p>Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the site, to increase the height limit (by 4 metres) from 11 metres to 15 metres. The building height limit increases in this area are intended to:</p> <ul style="list-style-type: none"> • support redevelopment along Caloundra Road and Bowman Road as the gateway into Caloundra Centre • to be consistent with the proposed height increase for the surrounding land west of West Terrace in the Community facilities zone and Medium density residential zone • to be consistent with the <i>Caloundra Centre Master Plan (March 2017)</i>.
2B West Terrace, Caloundra (Lot 438 on SP149939) – Caloundra Hospital – Sunshine Coast Hospital and Health Service	State owned land – Department of Health	<p>Retain the site in the Community facilities zone and Annotated 9. Hospital on Zone Map ZM45 (Caloundra Local Plan Area).</p> <p>Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the site, to increase the height limit (by 4 metres) from 11 metres to 15 metres. The building height limit increases in this area are intended to:</p> <ul style="list-style-type: none"> • to be consistent with the proposed height increase for the surrounding land west of West Terrace in the Community facilities zone and Medium density residential zone • to be consistent with the <i>Caloundra Centre Master Plan (March 2017)</i>.

Site details	State Interest	Summary of proposed amendment
<p>4 West Terrace, Caloundra (Lot 513 on CG3479) – The Queensland Housing Commission – Mny8069 and Sunshine Coast Hospital & Health Service</p> <p>6 West Terrace, Caloundra (Lot 530 on CG3759) – The Queensland Housing Commission –Mny8069</p>	<p>State owned land – Department of Housing and Public Works</p>	<p>Retain the sites in the Medium density residential zone on Zone Map ZM45 (Caloundra Local Plan Area).</p> <p>Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the sites, to increase the height limit (by 4 metres) from 11 metres to 15 metres. The building height limit increases in this area are intended to:</p> <ul style="list-style-type: none"> • support redevelopment of the subject land for new/more facilities; • to be consistent with the proposed height increase for the surrounding land west of West Terrace in the Community facilities zone and Medium density residential zone; • to be consistent with the <i>Caloundra Centre Master Plan (March 2017)</i>; • to be consistent with the proposed height increase for residential care and retirement facilities across the Sunshine Coast. <p>A separate review of building height limits for residential care and retirement facilities (across the Sunshine Coast) was undertaken and determined the subject land should have a maximum limit of 15 metres, to allow for buildings typically associated with these facilities.</p>
<p>77 and 85 Queen Street, Caloundra (Lot 30 and 31 on SP300415) – State of Queensland – Reserve for Local Government Sewage Treatment Under Control of Council as Trustee</p>	<p>State reserve under control of Sunshine Coast Regional Council as Trustee –Department of Natural Resources and Mines (Former Sewage Treatment Plant)</p>	<p>Retain the site in the Community facilities zone on Zone Map ZM45 (Caloundra Local Plan Area).</p> <p>Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the site, to increase the height limit (by 6.5 metres) from 8.5 metres to 15 metres. No further significant amendments (i.e. zoning) relating to the site are proposed at this stage.</p> <p>The subject land is owned by the State and under the control of Council for 'Reserve for Local government Sewage Treatment'. However, the sewerage treatment use ceased some years ago and the infrastructure has since been decontaminated and tanks removed.</p> <p>The <i>Caloundra Centre Master Plan (March 2017)</i> recognises the site as providing opportunities for a mix and a range of uses including community, business, industry, sport and recreation and residential activities. The proposed planning scheme amendments reflect the opportunities recognised in the Caloundra Centre Master Plan.</p> <p>The Department of Natural Resources and Mines (DNRM) provided advice (Submission Number SB35 - email dated 6 October 2016) to council in relation to the <i>Draft Caloundra Centre Master Plan (September 2016)</i>. DNRM advised that “<i>Under the Land Act 1994 (Land Act), any proposed use of state land that is held in trust (i.e. reserves) must be consistent with the dedicated purpose of the reserve. Any proposed changes to the purpose or tenure of state land to facilitate a change in use requires an application under the Land Act to be made to DNRM’s State Land Asset Management (SLAM) unit.</i>”</p> <p>Council recognises its responsibilities under the Land Act and ongoing discussions between Council and the Department of Natural Resources and Mines will be required to resolve the issues of tenure and zoning in the future.</p>
<p>87 Queen Street, Caloundra (Lot 2 on CP845406) – State of Queensland – Reserve for Park and Recreation Under Control of Council as Trustee</p>	<p>State reserve under control of Sunshine Coast Regional Council as Trustee –Department of Natural Resources and Mines</p>	<p>Retain the site in the Community facilities zone and Annotated 4. Community use on Zone Map ZM45 (Caloundra Local Plan Area).</p> <p>Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the site to increase the height limit (by 6.5 metres) from 8.5 metres to 15 metres.</p>

Site details	State Interest	Summary of proposed amendment
	(Hall)	<p>The subject land adjoins the former sewerage treatment plant site. It is similarly proposed to increase the height limits on the subject land as for the adjoining site from 8.5 metres to 15 metres. No further significant amendments (i.e zoning) are proposed at this stage.</p> <p>Council will seek to discuss with DNRM the potential for the subject land to be integrated with the redevelopment of the former sewerage treatment plant site at some stage in the future. Further detailed planning will be required, with any future development on the subject land intended to include community uses.</p>
9 George Street, Caloundra (Lot 5 on C27621) - State of Queensland – Reserve for Local Government – Community Under control of Council as Trustee	State reserve under control of Sunshine Coast Regional Council as Trustee –Department of Natural Resources and Mines (Steps Disability QLD Inc.)	<p>Retain the site in the Community facilities zone on Zone Map ZM45 (Caloundra Local Plan Area).</p> <p>Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the site, to increase the height limit (by 4 metres) from 11 metres to 15 metres.</p> <p>It is proposed to increase the height limit for the subject land, to facilitate redevelopment of the subject land, together with the adjoining Council owned site (at Lot 2 on RP124874, Ulm Street, Caloundra) for mixed use community, education and accommodation, potentially associated with a sporting centre of excellence, student accommodation and social enterprise. A strong interactive edge is intended to be made to Central Park (i.e. along the western boundary) with entrances and living spaces overlooking the park.</p>
54 Industrial Avenue, Caloundra (Lot 100 on CG813124) – State of Queensland – Reserve for Local Government Works Depot Under Control of Council as Trustee	State reserve under control of Sunshine Coast Regional Council as Trustee –Department of Natural Resources and Mines (Caloundra Council Depot)	No zone or height changes are proposed to the subject land. However, there may be implications for the subject land resulting from the new Arthur Street extension road link (i.e. linking Nicklin Way and Arthur Street).
<p>Nicklin Way, Caloundra West (Lot 101 on SP238966) – Park - State of Queensland – Reserve for Park Under Control of Council as Trustee</p> <p>Queens Street, Caloundra (Lot 745 on CG6381) – Ben Bennett Park - State of Queensland – Reserve for Park Under Control of Council as Trustee</p> <p>West Terrace, Caloundra (Lot 525 on CG813466) – West Terrace Reserve – State of Queensland – Reserve for Park Under Control of Council as Trustee</p> <p>Sugar Bag Road, Caloundra West (Lot 6 on SP262587) – State of Queensland Reserve for Township Sunshine Coast Regional Council As Trustee</p>	State reserve under control of Sunshine Coast Regional Council as Trustee –Department of Natural Resources and Mines (Environmental parks)	No zone or height changes are proposed to the subject land. However, there may be implications for the subject land resulting from the new Arthur Street extension road link (i.e. linking Nicklin Way and Arthur Street) and the Queens Street north facing ramps to Nicklin Way.

Site details	State Interest	Summary of proposed amendment
Park no road frontage, Caloundra (Lot 4 on RP908135) – State of Queensland – Reserve for Park and Recreation Under Control of Council as Trustee		
Sugar Bag Road, Caloundra West (Lot 743 on SP262587) – State of Queensland Reserve for Township Sunshine Coast Regional Council As Trustee	State reserve under control of Sunshine Coast Regional Council as Trustee –Department of Natural Resources and Mines	It is proposed to include a small part of the subject land at the northern end of Industrial Avenue, currently included in the Environmental conservation and management zone, in the Community facilities zone to provide for future community use.
<p>Arthur Street, Caloundra (Lot 496 on CG3194) – Central Park - State of Queensland – Reserve for Recreation Under Control of Council as Trustee</p> <p>81-239 Arthur Street, Caloundra (Lot 409 on SP265533) – Central Park - State of Queensland – Reserve for Recreation Under Control of Council as Trustee</p> <p>9 Olm Street, Caloundra (Lot 640 on CG4509) – State of Queensland – Reserve for Local Government – Community Services Under Control of Council as Trustee</p> <p>9 Olm Street, Caloundra (Lot 688 on CG4767) – State of Queensland – Reserve for Local Government – Community Services Under Control of Council as Trustee (Meals on Wheels Caloundra)</p> <p>78 Arthur Street, Caloundra (Lot 1 on SP242748) – State of Queensland – Reserve for Recreation Under Control of Council as Trustee</p>	State reserve under control of Sunshine Coast Regional Council as Trustee –Department of Natural Resources and Mines (Sport and recreation and Meals on Wheels Caloundra)	<p>No zone or height changes are proposed to the subject land.</p> <p>The <i>Caloundra Centre Master Plan (March 2017)</i> states that (section 5.7.2 Park interactivity, page 39):</p> <p><i>“Central Park is intended to continue to develop as an important district park offering a range of passive recreation and sports facilities and activities. Housing around the parkland is to be encouraged to face the park and include outdoor living areas which overlook the park activities. The master plan also envisages that the surrounding streets will be landscaped and provide crossings to the park.”</i></p>
5 North Street, Caloundra (Lot 433 on CG4665) – State of Queensland – Reserve for Local Government Cultural Activities Centre Under Control of Council as Trustee	State reserve under control of Sunshine Coast Regional Council as Trustee –Department of Natural Resources and Mines (Caloundra Arts Centre and Gift Gallery)	<p>Retain the site in the Major centre zone on Zone Map ZM45 (Caloundra Local Plan Area).</p> <p>Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the site to increase the height limit (by 7 metres) from 11 metres to 18 metres. The building height limit increases in this area are intended to:</p> <ul style="list-style-type: none"> • support redevelopment along Bowman Road as the gateway into Caloundra Centre; • to be consistent with the proposed height increase for the surrounding land in the Major centre zone; • to be consistent with the <i>Caloundra Centre Master Plan (March 2017)</i>.
North Street, Caloundra (Lot 546 on CG3896) – State of Queensland – Vehicle Parking Under Control of Council as Trustee	State reserve under control of Sunshine Coast Regional Council as Trustee –Department	<p>Retain the site in the Community facilities zone on Zone Map ZM45 (Caloundra Local Plan Area).</p> <p>Amend the Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) for the site to increase the height limit (by 7 metres) from 11 metres to 18 metres. The building height limit increases in this area are intended to:</p>

Site details	State Interest	Summary of proposed amendment
	of Natural Resources and Mines (Car park)	<ul style="list-style-type: none"> • support redevelopment along Bowman Road as the gateway into Caloundra Centre; • to be consistent with the proposed height increase for the surrounding land in the Major centre zone; • to be consistent with the <i>Caloundra Centre Master Plan (March 2017)</i>.

10. Consultation with government agencies

On 30 August 2017 Council officers met with representatives from the Departments of Infrastructure, Local Government and Planning, Transport and Main Roads and Natural Resources and Mines to discuss the proposed amendment. Specific discussions were also held with representatives from the Department of Transport and Main Roads on 12 September 2017 in relation to traffic and transport related issues.

In addition, during the preparation and public display of the *Draft Caloundra Centre Master Plan (September 2016)*, Council officers met with representatives from:

- Department of Infrastructure, Local Government and Planning;
- Department of Transport and Main Roads;
- Department of Housing and Public Works; and
- Energex.

Council officers also met with Mark McArdle (MP - Queensland State Member for Caloundra), Andrew Wallace (MP - Federal Member for Fisher) and Jarrod Bleijie (MP - Queensland State Member for Kawana) in relation to the *Draft Caloundra Centre Master Plan (September 2016)*.

The Department of Natural Resources and Mines provided a submission to the *Draft Caloundra Master Plan (September 2016)* in relation to the former sewage treatment plant site (at 77 and 85 Queen Street, Caloundra described as Lot 30 and 31 on SP300415) which is owned by the State of Queensland (Reserve for Local Government Sewage Treatment) under the control of Council as trustee. Refer to the comments provided in **Table 9.2** above, for the response to the concerns raised for this land.

In accordance with the *Planning Act 2016* and the *Minister's Guidelines and Rules (July 2017)*, Council sent a copy of the proposed amendment to the Planning Minister on 5 January 2018, for formal consideration of State interests and to seek approval for Council to proceed to public consultation.

On 6 September 2018, Council received advice from the Planning Minister that it may proceed to public consultation, subject to a condition. The Planning Minister's condition required the removal of proposed provisions relating to Places of Worship within the Caloundra local plan area. The proposed amendment package has been revised to reflect the Planning Minister's condition, prior to being released for public consultation.

11. Public consultation

The *Draft Caloundra City Centre Master Plan (September 2016)* was on public display for 4 weeks from 13 September 2016 to 7 October 2016. The consultation labelled 'Think Caloundra: Planning for a vibrant future' included a comprehensive program, involving:

- events (e.g. project launch: 13 September 2016 with 40 attendees and media interest);
- an information session (21 September 2016 with 50 attendees);
- displays (e.g. at the Smart Centre (150 visitors), libraries, Caloundra customer service centre, Caloundra Street Fair (18 and 25 September 2016 with 145 attendees) and Caloundra Music Festival (1 and 2 October 2016 with 25 attendees));
- presentations and meetings (e.g. Golden Beach Progress Association, Residents Association South, Rotary, Caloundra Centre for Services to the Aging, Mark McArdle (MP), Andrew Wallace (MP), Jarrod Bleijie (MP) and consultants and developers; and
- media and online material (e.g including a survey and information sheets).

Additional key stakeholders were also consulted during the preparation of the *Draft Caloundra Centre Master Plan (September 2016)* including representatives from Caloundra State Primary School, Caloundra State High School, Caloundra Christian College, Energex, the Caloundra Reference Group, the Urban Design Assessment Panel (UDAP) and key landowners.

70 submissions were received and 247 surveys were completed. The comments were generally supportive of many of the concepts and the key topics raised were building height limits, transport, the proposed town square and community hub, area/site specific issues and implementation (e.g. investment). Other issues raised included the protection of the Pumicestone Passage, cultural heritage and green initiatives. As a result of the consultation outcomes, further amendments to the Draft Caloundra Centre Master Plan were made and the *Caloundra Centre Master Plan (March 2017)* was adopted by council at the Ordinary Meeting on 23 March 2017. The non-statutory consultation program associated with the preparation of the *Caloundra Centre Master Plan (March 2017)*, will be followed by a formal consultation process for the proposed planning scheme amendments.

In accordance with the Chapter 2, Part 4, Section 18 of the *Minister's Guidelines and Rules*, Council must undertake formal public consultation for a minimum of 20 business days during the process for making a 'major amendment' to the planning scheme, once the State interest review is complete. In this regard, Council received advice from the Planning Minister, by letter dated 6 September 2018, that it may proceed to public consultation, subject to a condition. Further, the Planning Minister noted Council's communication strategy for the proposed amendment that includes the following:-

- preparation of a range of material including a fact sheet, 'Have your say' submission form, web page and other information required for consultation;
- a notice in the Sunshine Coast Daily and/or in the Caloundra Weekly and on Council's website;
- written notice to all land owners within the Caloundra Centre, and key stakeholders;
- release of an industry newsflash;
- a copy of the public notice and hardcopies of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* Amendment Instrument and Explanatory Memorandum to be made available at Council's administration buildings in Nambour, Caloundra and Maroochydore and at the Caloundra library;
- an electronic copy of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* Amendment Instrument and Explanatory Memorandum available for viewing and downloading on Council's website;
- a copy of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* Amendment Instrument and Explanatory Memorandum uploaded to the DILGP's planning portal; and
- provide tailored briefings to stakeholders and community members upon request.

In accordance with the *Minister's Guidelines and Rules*, the proposed amendment is on public consultation from **15 October to 9 November 2018** (inclusive).

12. Consideration of public submissions

In accordance with the *Minister's Guidelines and Rules* Chapter 2, Part 4, Section 18.3, following public consultation, Council will consider every properly made submission about the proposed amendment, and may consider other submissions.

13. Background studies and reports

As discussed above, the *Caloundra Centre Master Plan (March 2017)* was adopted by council on 23 March 2017 and informed the preparation of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]*. A copy of the *Caloundra Centre Master Plan (March 2017)* is available on Council's website.

A separate review of height limits across the Sunshine Coast was undertaken to investigate reducing the number of height categories applied across the region. As part of this study, it was recommended to remove the height categories of 14 metres and 16 metres on the Height of buildings and structures overlay maps. This has also informed the preparation of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]*.

For the purpose of the *Minister's Guidelines and Rules* Schedule 3, item 7 of the required material for a proposed major amendment, the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment)*

No. [to be inserted] - Caloundra Centre Master Plan does not purport to amend any natural hazards overlays relevant to the area.

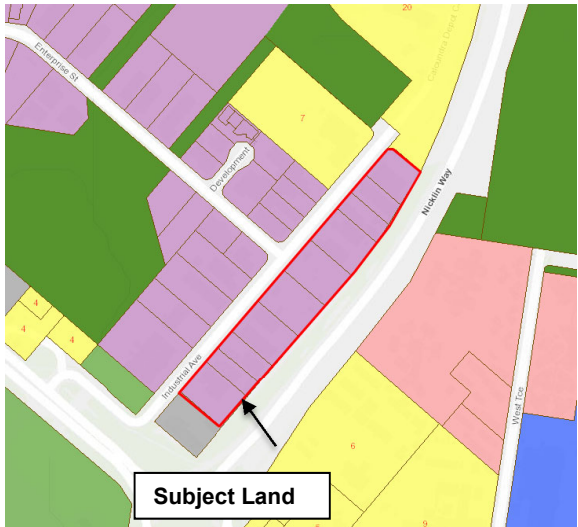
14. Indicative timeframe

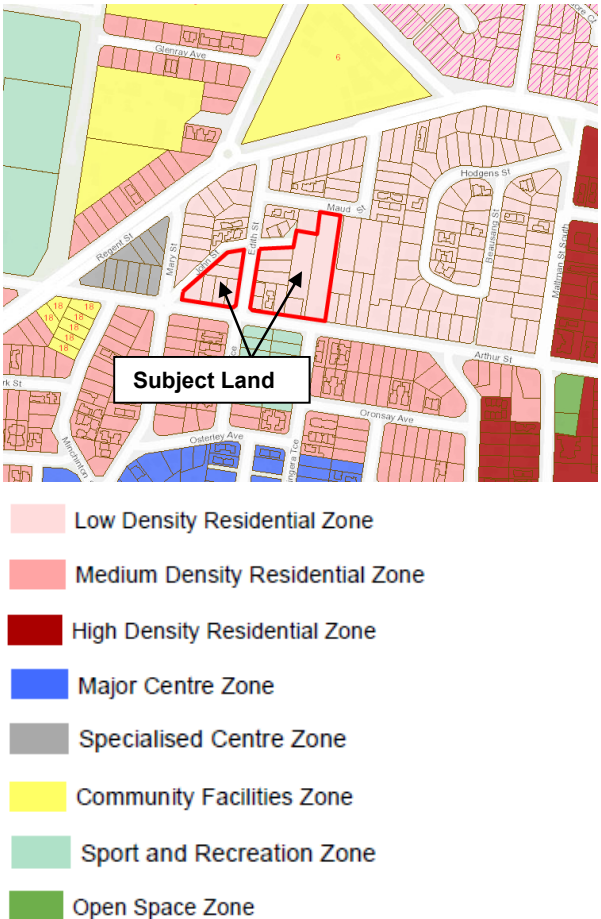
In accordance with the *Minister's Guidelines and Rules* Schedule 3, item 5 of the 'required material' for a proposed major amendment, an indicative timeframe for the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment)* No. [to be inserted] is provided below:

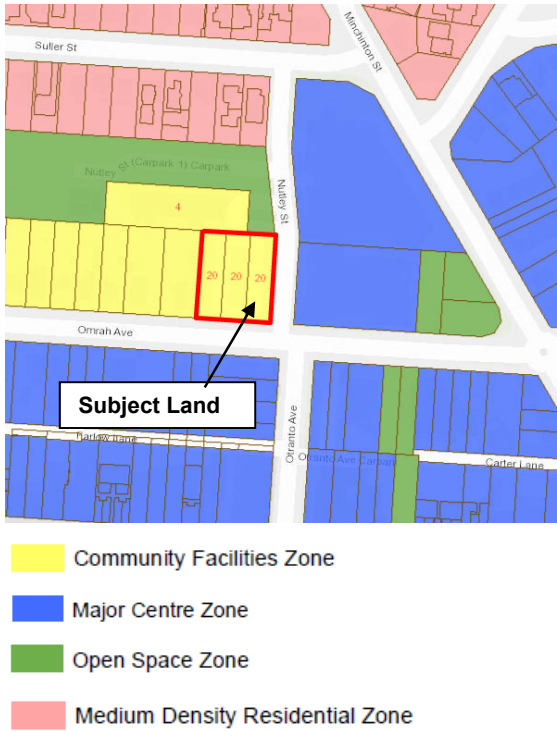
Amendment Stage	Indicative Timing
<i>Preparation</i>	Completed
<i>First State Interest Review</i>	Completed
<i>Public notification</i>	15 October to 9 November 2018
<i>Consider and report on submissions</i>	Late 2018/Early 2019
<i>Ministerial Review</i>	Early to Mid 2019
<i>Adoption and commencement</i>	Mid 2019

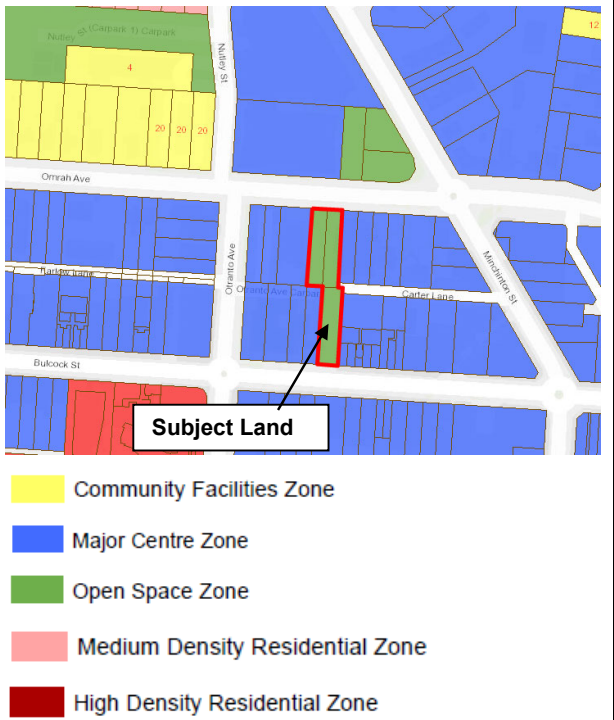
It should be noted that this timeframe is indicative only and is heavily dependent upon several external factors, including the length of State Interest Reviews, the complexity of the public notification process and the number of submissions received.

Appendix 1: Details of Proposed Amendment (Site Specific Zoning Amendments)


Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>3, 5A, 5, 7, 9, 11, 13, 15, 17 and 19 Industrial Avenue, Caloundra West</p> <p>(Lot 563 on CG4132, Lots 10 and 11 on SP142626, Lot 544 on CG3946, Lot 548 on CG4011, Lots 622, 624 and 625 on CG4399, and Lots 653 and 623 on CG4626)</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</p>  <p> Medium Impact Industry Zone Medium Density Residential Zone Specialised Centre Zone Community Facilities Zone Major Centre Zone Environmental Management and Conservation Zone Open Space Zone </p>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in Medium impact industry zone.</p> <p>The subject land is included in the Gateway Precinct in the <i>Caloundra Centre Master Plan (March 2017)</i>. The Master Plan (section 5.6.5 Gateway Precinct planning provisions, page 35) states that:</p> <p><i>“Land on the western side of Nicklin Way along Industrial Avenue is currently included in the Medium impact industry zone. However, the master plan recommends the construction of a new intersection with the Nicklin Way which could provide improved access to Industrial Avenue. This new intersection is subject to further discussion with the State Government. If approved and constructed, further consideration could be given to including land on the eastern side of Industrial Avenue in the Specialised centre zone, to provide opportunities for a range of large format retail activities which will benefit from high visibility to the Nicklin Way.”</i></p> <p>The proposed amendment also enables redevelopment to provide improved building design and landscaping visible from the Nicklin Way, facilitating improvements to visual amenity along this key entry road into Caloundra.</p> <p>Land at 3 Industrial Avenue has recently been approved for Specialised centre uses. Furthermore, Council has received several external requests for uses consistent with the Specialised centre zone in this area.</p> <p>Planning is currently underway for the new proposed intersection on the Nicklin Way at the northern end of the subject land, which will improve access to the area. Given this, it is considered timely to also begin the process to amend the zoning for the subject land from Medium impact industry zone to Specialised centre zone.</p>	<p>It is proposed that the subject land in the Medium impact industry zone is included in the Specialised centre zone on Zone Map ZM45 (Caloundra Local Plan Area).</p>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>53, 55, 55A, 57, 59, 61, 63, 65, 67 and 69 Arthur Street, 5, 7, 9, 10, 11, 12 Edith Street, Caloundra</p> <p>(Lots 0, 1 and 2 on SP149240, Lots 0, 1 and 2 on SP158327, Lots 0, 1 and 2 on GTP2457, Lots 0, 1 and 2 on SP197456, Lots 18, 19, 21, 22, 54, 55, 56 and 59 on RP67809, Lot 1 on RP133842, Lot 2 on RP838794 and Lot 2 on RP1509)</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</p> 	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Low density residential zone.</p> <p>The subject land is included in the Central Park Urban Village Precinct in the <i>Caloundra Centre Master Plan (March 2017)</i>. The strategic intent for the Central Park Urban village precinct is:</p> <ul style="list-style-type: none"> • for an attractive housing precinct focussed around Central Park, schools and other community facilities; • to offer a range of family, retiree and student residential options in an attractive, affordable and convenient location; • for the proposed priority transit (light rail) system through this area to provide a significant catalyst for housing renewal; • to showcase the benefits of living within an existing centre, providing an attractive alternative to living in a new master planned community. <p>The <i>Caloundra Centre Master Plan (March 2017)</i> states that (Section 5.7.6 Central Park Urban Village planning provisions):</p> <p><i>“Land to the north and west of the centre which is included in the Medium density residential zone is intended to be retained in this zone to facilitate a range of residential outcomes. Additional land is intended to be included in this zone in the vicinity of Edith Street to facilitate additional medium density residential development in this area. ...”</i></p> <p>It is proposed to amend the zone of the subject land from the Low density residential zone to the Medium density residential zone to be consistent with the <i>Caloundra Centre Master Plan (March 2017)</i>.</p>	<p>It is proposed that the subject land in the Low density residential zone is included in the Medium density residential zone on Zone Map ZM45 (Caloundra Local Plan Area).</p>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>13, 15 and 17 Omrah Avenue, Caloundra (Lots 18, 19 and 20 on RP53738)</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</p>  <p>Community Facilities Zone</p> <p>Major Centre Zone</p> <p>Open Space Zone</p> <p>Medium Density Residential Zone</p>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Community facilities zone and Annotated 20. Utility installation (Local utility).</p> <p>The subject land is included in the Community and Creative Hub Precinct in the <i>Caloundra Centre Master Plan (March 2017)</i> and is part of the proposed transit station site.</p> <p>The <i>Caloundra Centre Master Plan (March 2017)</i> states that (Section 5.5.2 Renewal and redevelopment, page 27):</p> <p>“... The master plan envisages that a new transit station is developed on the corner of Nutley Street and Omrah Avenue, providing a centrally located public transit system (light rail) and bus station for Caloundra. A direct pedestrian connection is proposed to link the transit centre to Otranto Avenue, the town square, The Events Centre and other community facilities.”</p> <p>The <i>Caloundra Centre Master Plan (March 2017)</i> states that (Section 5.5.7 Community and Creative Hub transformative projects, page 31):</p> <p>“... It is envisaged that a new transit centre could be located at the corner of Nutley Street and Omrah Avenue may include transit facilities and carparking. The master plan recommends that it is designed around a plaza which links the transit centre to the new town square, The Events Centre, Bicentennial Park and adjoining community uses. At the street level, uses are intended to be activated around the plaza. ...”</p> <p>The <i>Caloundra Centre Master Plan (March 2017)</i> states that (Section 5.5.6 Community and Creative Hub planning provisions, page 29):</p> <p>“... Whilst the proposed transit station site is currently included in the Community facilities zone, it is recommended that this site is included in the Major centre zone to facilitate the transit station. ...”</p> <p>It is proposed to amend the zone of the subject land from the Community facilities zone to the Major centre zone to be consistent with the <i>Caloundra Centre Master Plan (March 2017)</i>.</p>	<p>It is proposed that the subject land in the Community facilities zone and Annotated 20. Utility installation (Local utility) is included in the Major centre zone on Zone Map ZM45 (Caloundra Local Plan Area).</p>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Felicity Park - Omrah Avenue, Caloundra (Lots 239 and 240 on RP8424 and Lot 1 on RP52522)</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</p>  <p>Community Facilities Zone</p> <p>Major Centre Zone</p> <p>Open Space Zone</p> <p>Medium Density Residential Zone</p> <p>High Density Residential Zone</p>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land (Felicity Park) is included in the Open space zone.</p> <p>The subject land is included in the Community and Creative Hub Precinct in the <i>Caloundra Centre Master Plan (March 2017)</i> and is part of the new Key Site 5 (Town Square Redevelopment). The strategic intent for the Community and Creative Hub Precinct is:</p> <ul style="list-style-type: none"> to be the focal point for community activities and events in Caloundra; for the new Town Square Redevelopment to: <ul style="list-style-type: none"> be a catalyst project for Caloundra; be a popular and well used public space for a range of community events and activities; be subject to more detailed design and further investigations; build on the legacy provided by Felicity Park; provide public car parking in conjunction with the new town square and associated redevelopment; have direct links to Bill Venardos Park, an activated council administration building, a refurbished Events Centre and a new transit station on Omrah Avenue; in conjunction with the new Town Square Redevelopment, the adjoining library site is redeveloped for a significant mixed use development which activates the town square and Carter Lane and provides residential and/or visitor accommodation; a new library, resource, art gallery, museum and other community facilities are provided within or adjoining the new Town Square Redevelopment as a focus for community activities, events and entertainment. 	<p>It is proposed that the subject land in the Open space zone is included in the Major centre zone on Zone Map ZM45 (Caloundra Local Plan Area).</p>

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
		<p>The <i>Caloundra Centre Master Plan (March 2017)</i> states that (Section 5.5.6 Community and Creative Hub planning provisions, page 29):</p> <p><i>"It is intended to include Felicity Park in the Major centre zone to allow for this area to be considered as part of the planning for the Town Square Redevelopment."</i></p> <p>Felicity Park is currently included in the Open space zone which allows for community uses, food and drink outlets and markets (accepted development) where located on council owned or controlled land and meeting other specific criteria. The adjoining sites are all included in the Major centre zone (similarly owned by council) which allows for a much broader range of uses.</p> <p>It is proposed to amend the zone of the subject land from the Open space zone to the Major centre zone to be consistent with the <i>Caloundra Centre Master Plan (March 2017)</i> and the zoning of the surrounding properties.</p>	

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Sugar Bag Road, Caloundra West (Part of Lot 743 on SP262587) (Town Reserve)</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</p>  <p> Medium Impact Industry Zone Environmental Management and Conservation Zone Community Facilities Zone Specialised Centre Zone Medium Density Residential Zone </p>	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the Environmental management and conservation zone. The land is part of the Town Reserve and is under State Government ownership with Council as trustee. The land is located adjacent to the current Council depot and is vegetated but is not otherwise constrained.</p> <p>It is proposed to amend the zone of the subject land from the Environmental management and conservation zone to the Community facilities zone to be provide future opportunities for community use of the land.</p>	<p>It is proposed that the subject land in the Environmental conservation and management zone is included in the Community facilities zone on Zone Map ZM45 (Caloundra Local Plan Area).</p>