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### SC new planning scheme, proposed *vision* and *planning directions* for Kawana Waters Local Plan Area

submission made in lieu of survey by email 24 March 2022, [newplanningscheme@sunshinecoast.qld.gov.au](mailto:newplanningscheme@sunshinecoast.qld.gov.au)

**Friends of Buddina** make this submission relating to the *Draft vision statement* and the *Proposed planning directions* for the Kawana Waters Local Plan Area (LPA).

We are concerned that key change elements of the *vision statement* are **not** included in the *planning directions* **nor** the survey. We are also concerned that many of the proposed *planning directions* only partially reflect community aspirations and community values. We do **not** support those particular directions which are in conflict with these values. We are also concerned about the wording and intent of some of the directions, the omissions and implications which require clarity to achieve transparency.

The key change element in the *vision statement* is “rezoning” which lacks disclosure and transparency in these statements. Relevant rezoning statements have been excluded from the survey questions without openly engaging in community agreement to these key rezoning changes which skews the survey results:

- Kawana Shoppingworld and surrounds (rezone + height increases across an extended area);
- Palkana Drive, Minkara Street, Wyanda Drive, Thunderbird Drive, Bokarina Boulevard, Moondara Drive and Piringa Street (rezone + height increases across an extended area-village);
- Production Avenue (rezone to mix use residential + height increases);
- Nicklin Way commercial areas (rezone to mix use residential + height increases)

Much of the *vision statement* content and many of the *planning directions* focus on **overdevelopment** of the Kawana Waters LPA. **This overdevelopment is not supported.** We do **not** support the unjustified creation of an excessive number of dwellings within this section of the Coastal Corridor beyond of the 2041 dwellings and population targets which also represent 7 years beyond the expiry date of the 2024-2034 Planning Scheme.

**We believe that both the *Draft vision statement* and the *Proposed planning directions* for the Kawana Waters LPA need to be reset to reflect community aspirations and community values.**

In considering each of the 15 disclosed *planning directions* we provide the following feedback:

**1. Focus areas of increased density/height in nodes along the Nicklin Way corridor (e.g. close to existing centres).** Although “*Council’s current Planning Scheme already has sufficient provisions to facilitate the SEQRP outcomes*” (SCRC correspondence to TMR, March 2022), we recognise that some minor increases in dwelling capacity is required across all LPAs within the whole region to support “choice of housing type and location”.

We support:

- some increased density only where limited building height restrictions apply and **not** exceeding 12-15m (3-4 storeys) and **only** within designated nodes of a size not less than 3000m<sup>2</sup>.
- restricting these increases to locations **only** along Nicklin Way and **only** in the Specialised Centre zone and the Local Centre zones but **no increase** in height within the existing District Centre zone which already has height and density capacity above the levels supported.
- increases in density **only** at Medium density with building heights not exceeding 12-15m (3-4 storeys) in the Specialised Centre zone and the Local Centre zones.



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We do **not** support any increase in density or building heights in the District zone; we do **not** support the expansion of the District Centre zone beyond the current footprint; we do **not** support the proposed rezoning from the District Centre zone to a Major Centre zone.

The District zone, located on both the northern and southern corners of Nicklin Way and Pt Cartwright Drive intersection is an “*traffic nightmare*” due to the lack of carrying capacity on Pt Cartwright Drive. The access points into the northern shopping and hotel area plus the Kawana Shoppingworld on the southern side from Pt Cartwright Drive are already at capacity and causing traffic to “back up”. Without improvements implemented to increase the width of Pt Cartwright Drive with additional turning lanes / slip roads on both sides to extend the Nicklin Way intersection east past the roundabout, then no further development should be considered, nor supported, nor included in the Planning Scheme within a 1km radius until after appropriate infrastructure is implemented and functioning to reduce congestion on Pt Cartwright Drive.

It is noted Council “passed-in” 2 opportunities to achieve the Pt Cartwright Drive road widening: (1) on the southern side when the Cinemas were approved and (2) on the northern when the new shops were approved. Both these lost opportunities require rectification. Accordingly, we **cannot** support any changes to **density, building height, expansion or rezoning** in area referred to in the *planning directions* as the Kawana Shoppingworld and surrounds without appropriate infrastructure preceding any proposed development.

### 2. No high rise development outside major centres.

This *planning direction* is **missing the word “existing”**. The statement is **not** supported with the omission of this critical word as the statement reflects Council’s undisclosed intention to create an additional Major centre at Buddina with high rise and taller buildings than already provided in the current zoning.

As noted above, we do **not** support the intended rezoning of the Kawana Shoppingworld and the Hotel area **nor** expansion of that proposed rezoning to include “the surrounds” to facilitate a new designation as a “*Major Centre*” resulting in much taller buildings across a broader area than the current zoning (mix of 12m and 21m).

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

We support 1 (and only one) Major Centre within the Kawana Waters LPA being the Town Centre at Birtinya; we do **not** support an extension of that Major Centre beyond its Birtinya location. No other LPA has 2 Major centres, even Caloundra only has one Major Centre.

**It is noted that the SEQ Regional Plan prevails over the local planning instrument where there is any conflict.** We support an amendment to this *planning direction* and its high rise implications - a modification to reflect a single Major centre in the Kawana Waters LPA such as “**No high rise development outside major centre located at Birtinya**” and identified as the Kawana Town Centre” and as mapped in the SEQ Regional Plan 2017.

### 3. Retain most parts of the existing low density housing areas in Buddina, Minyama, Parrearra, Warana, Wurtulla, and Bokarina with minimal change.

The wording of this *planning direction* reflects intended change to most parts of the existing low density housing areas with those intended changes being “minimal”. Question 1 in the survey confirms the intention for “**Minimal changes in most existing low density housing areas** in Buddina, Minyama, Parrearra, Warana, Wurtulla and Bokarina”. We support **NO change, not minimal change** for most areas. We support retention



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of the LDR1 zone and Low density zone for most areas. We do **not** support extensive rezoning in the Low density residential areas whether “minimal” or otherwise.

The wording of this *planning direction* also reflects intended change to some other parts of the low density housing will likely be considerable. What does this mean, and at what density and at what heights? We do **not** support this open-ended statement.

We support an amendment to this *planning direction* and its zoning implications, - a modification to reflect no change in most parts of the Kawana Waters LPA such as “**Retain most parts of the existing low density housing areas in Buddina, Minyama, Parrearra, Warana, Wurtulla, and Bokarina with no zoning change. Limited rezoning change in other low density housing areas is restricted to Low-Medium density with building heights not exceeding 3 storeys and only in designated nodes of a size not less than 1000m<sup>2</sup>”.**

We would support an acknowledgment that Low density residential zoning and LDR1 zoning are to be retained for most parts and the definition of “most parts” - is it 85% or 90% of the existing low density housing areas?

#### **4. Ensure appropriate transition between areas of higher density and low-density housing areas**

What is “appropriate transition” and what will change in the implementation of the new Planning Scheme to achieve this? High density areas should have designated height and density step-downs to lower density housing areas, yet the current Planning Scheme is inconsistent in designated height transitions (refer to the Buddina Urban Village and District centre at Buddina); Council could correct this now, e.g. there is no need to defer an existing March 2019 community request to 2024 to provide developer advantage. The current Scheme also has “tiered setbacks” for multi unit residential dwellings, yet this has not been enforced, even though “approval conditions” can achieve this outcome (refer to The Hedge and The Beachfront approvals).

We support high density areas being subject to (1) containment within designated nodes of a size not less than 3000m<sup>2</sup> and (2) these high density nodes should include building height step-downs within each node to achieve “transition” and relief from the current “boxed” over-densified appearance of high density buildings (refer to The Hedge and The Beachfront approvals).

With the addition of the new Low-Medium zone (inserted between Low and Medium), the existing Medium density (currently 12m-15m or 3-4 storeys) will potentially push Medium zoning to higher levels up to 6 storeys and in some cases, that is double the current heights. This automatic upsizing is **not** supported.

**We support** retaining the current height limits (in metres) of the current Medium density residential zones without “default” increases resulting from the creation and insertion of the new Low-Medium zone.

**We support** the measurement of building heights in metres (as per the current Planning Scheme) rather than altering the measurement to storeys which provide opportunistic “height creep”.

#### **5. No increase in height limits along the beachfront. Reduce current height limits in parts of Buddina Urban Village (Map Ref. 1)**

This *planning direction* is **missing 3 words “and density” + “all”**. The statement is **not** supported with the omissions of these 3 critical words as the **1<sup>st</sup> sentence** reflects a limitation to only several hundred metres, as specified on the referenced map (i.e. the designated Buddina Urban Village).



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We would support an amendment to this *planning direction* - a modification to reflect **“No increase in height and density limits along all the beachfront. Reduce current height and density limits in parts of Buddina Urban Village (Map Ref. 1)**

### **6. Reflect Kawana Shoppingworld and surrounding commercial areas as part of the Kawana Major Regional Activity Centre (which also includes the new town centre at Birtinya) in accordance with the South East Queensland Regional Plan 2017 (*Shaping SEQ*) (Map Ref. 2)**

The SEQ Regional Plan 2017 does *NOT* include any statements whatsoever about Kawana Shoppingworld being a *Major regional activity centre* *NOR* an extension of the Kawana Town Centre at Birtinya. This representation does **not** align with that plan.

The SEQ Regional Plan 2017 mapping (page 57) depicts the Kawana Town Centre (K18) at Birtinya as the *one and only Major regional activity centre* within the Kawana Waters area; it does *NOT* include Kawana Shoppingworld. The same map on page 57 depicts that major centre as supported by the surrounding industrial and commercial areas through to Kawana Shoppingworld, the Hotel precinct and Minyama - this broader area is defined as the **Regional Economic Cluster (REC)** - *NOT* a *Major regional activity centre*.

As noted in our comments on *planning direction* #2 above, Council’s non-disclosed intention is to rezone Kawana Shoppingworld and surrounds from a District Centre to a Major Centre. Such a significant change should have been disclosed in both the Regional Plan and the Kawana Waters Local Plan. The outcome would result in Kawana Waters being the only LPA to have 2 Major Centres whilst others have either 1 or none. Taller buildings are likely the only driver for this “somewhat secret” rezoning and it’s the lack of disclosure that raises “trust” and “transparency” concerns within the community.

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

**We do not support the rezoning** of the current *District centre* (Kawana Shoppingworld and the Hotel area) **nor** expansion of that rezoned area to include the “surrounds” to facilitate a new designation as a “*Major Centre*” to achieve much taller buildings (the new high rise) across a broader area than the current zoning which is a mix of 12m and 21m building heights.

We support 1 (and only one) Major Centre within the Kawana Waters LPA being the Town Centre at Birtinya; we do **not** support an extension of that Major Centre beyond its Birtinya location. No other LPA has 2 Major centres, even Caloundra only has one Major Centre.

We would support an amendment to this *planning direction* and its increased height and density implications, - a modification to **“Reflect Kawana Shoppingworld and surrounding commercial areas as part of the Regional Economic Cluster (REC) supporting the Kawana Town Centre at Birtinya in accordance with the South East Queensland Regional Plan 2017 (*Shaping SEQ*) (Map Ref. 2).**

### **7. Progressively transition developed areas such as Kawana Island, Kawana Forest and Creekside which are currently subject to the historical Kawana Waters Development Control Plan (DCP), into the planning scheme proper to standardise planning provisions for the area (Map Ref. 3).**

We have not taken a position on this *planning direction*.



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### **8. Consider potential transition of all or part of Kawana Industrial Area to a wider mix of uses in the longer term to support the stadium precinct (Map Ref. 4)**

We do **not** support this *planning direction* as we support an alternative *planning direction*:

- (1) the Stadium should be relocated to the USC sporting precinct under a shared arrangement for use and costs with utilisation of USC's existing managed parking facilities in the evenings and on weekends.
- (2) the current Stadium location to be converted to parkland given its close proximity to the Birtinya Town Centre and the emerging increases in height and density in that Major Centre.

### **9. Investigate options to allow for limited indoor sport and recreation uses in Kawana Industrial Area**

Although indoor sports activities would provide recreational opportunities for participants, car parking is already an emerging issue that needs to be addressed within this proposal, prior to any rezoning. Parking is already at a premium during business hours at this location. If a "wider mix of uses" refers to rezoning for "mixed use" incorporating residential development, then this Industrial Area will be subject to significant change and full consultation with existing business owners (not just property owners) is absolutely critical before considering this land use change that might otherwise shut-down businesses.

### **10. Review provisions relating to the development of dual occupancies (duplexes)**

Hot Topic! Although a welcome proposal, the current issues, particularly at Buddina and Warana require urgent attention and CHANGE NOW, rather than delayed to 2024. A local petition (with an identified solution for Buddina) was submitted, presented and accepted at a Council meeting in 2021. Approvals of dual occupancies that result in Medium density on small blocks within the Low density residential zone are being processed and approved by Council as applications subject to "code assessment" without enforcing zone density compliance and often without appropriate approval conditions requiring compliant site coverage, setbacks and other elements that would otherwise respect residential privacy, amenity and streetscape.

### **11. Protect local beaches, dunes, Point Cartwright and Mooloolah River**

Sounds encouraging unless it includes building more "seawalls"; we do **not** support the construction of seawalls along the beachfront. We support protection that includes increased setbacks and reduced site coverage along the State declared *erosion prone areas* or new enforcement measures for existing setbacks and site cover which are so often disregarded under the current Planning Scheme.

We support protection that includes important non-negotiable **zero% footprint increases** in the State declared *erosion prone areas*. We support climate change considerations and mandatory formal risk assessment requirements being included in the *Coastal Protection Overlay code* with updates to ensure all of Part E of the State Planning Policy is fully integrated (rather than partially), noting Part E does not exempt any type of building.

We support protection that includes important non-negotiable **zero% footprint increases** in the CHAS 2100 coastal erosion areas.

We support inclusion of both the CHAS 2100 coastal erosion areas and the State declared *erosion prone areas* being reflected in the *Coastal Protection Overlay code and mapping*. The strength of the existing State declared *erosion prone areas* should not be diminished by the CHAS.



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### 12. Include provisions to protect sea turtle sensitive areas

This is a welcome proposal. Protection provisions should apply to **ALL** new development (without exception) with designated approval conditions for varying distances up to 20kms supporting reductions in sky-glow.

Application of this new code should be stringent, non-negotiable and applicable to both development and operational works approvals. The outcomes within 500m of a nesting beach should be no less than the updated *Ecology approval conditions* applied to MCU18/0190.01 (minor change) and OPW21/0110. These outcomes might "step down" marginally within the next 4.5km and again at 10km and again at 20km. Although not within the realms of the new Planning Scheme, retro-fitting of Council assets to be compliant with the new code would demonstrate genuine commitment to this initiative.

### 13. Provide walkable, shady streets and a high amenity public realm

These proposed outcomes to improve public space are essential. Street trees and 1m landscaping buffers are important provisions to be included in all development approval conditions. Landscaping buffers are unlikely to be achieved unless site cover at 40% is included in all development approval conditions or a strong stance is taken on site cover (akin to the that proposed for building heights in the Regional *planning directions*).

### 14. Provide for a series of interconnected linear open space networks, with a focus on connections to the beach, river and Lake Kawana

It's also important that Council ensures that no new development can block public access to our beaches, the river and Lake Kawana. In addition, there should be NO privatisation of any sections of our beaches and NO commercial activities (such as cafés, bars equipment hire etc) undertaken within any sections of our reserves and parks.

### 15. Investigate ways to leverage opportunities associated with the 2032 Olympics

What a great opportunity to demonstrate a commitment to emissions reductions in this smart, sustainable region by adopting an effective, flexible a "green" bus network providing affordable public transport for residents and visitors from east to west and north to south across this decentralised region.

The 53 hectare Maroochydore CBD is the perfect space for all Olympic activities from accommodation to selected sports venues. New buildings that will "post-Olympics" provide alternative dual purposes belong in the CBD, e.g. a basketball stadium converting to a Convention Centre. Given Kawana is so close to the USC indoor basketball and other sporting and parking facilities, duplication resulting in 'white elephants' being built at Kawana should be avoided - that land should be utilised as parkland.

We support thinking "**outside the development box**" and consider shared sporting venue assets with USC – as per our comments at #8. Contribute to either upgrading or extending or constructing new facilities as shared capital and maintenance costs (a joint asset with USC) on land that Council would not need to acquire.

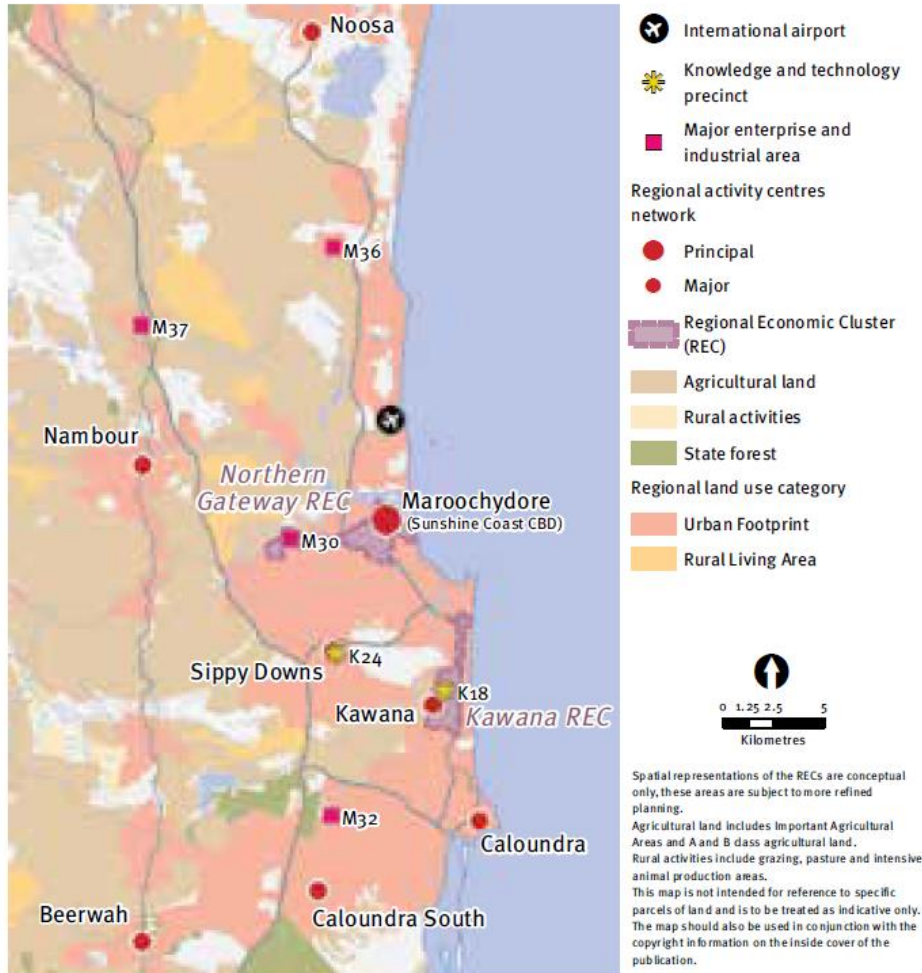
- USC is already a known for its sporting facilities with opportunities to provide expanded ongoing utilisation beyond the Olympics;
- USC is easily accessible by car and public transport;
- USC has paid parking (daytime) which offsets any additional costs; and under-utilised parking facilities most evenings and on weekends



**South East Queensland Regional Plan 2017 (ShapingSEQ)**

Extract page 57

**Map 3b Prosper – Economic areas**



**South East Queensland Regional Plan 2017 (ShapingSEQ)**

Extract page 123

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

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

**Note:** The Major Centre at Kawana is mapped as the **Kawana Town Centre located at Birtinya** and the Regional Economic Cluster (REC) supports the Major Centre. **Kawana Shoppingworld is within the REC; it is NOT a Major Centre depicted in the SEQ Regional Plan 2017**

