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Submission: SEQ Regional Plan 2023 Update – specific to the State declared *erosion prone area*

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### Introduction

As identified in our earlier submission, Friends of Buddina is a not-for-profit community group. The group shares information about social, economic, environmental and land use development issues that impact on residents, visitors and neighbouring communities.

Buddina is a coastal residential community that values its natural assets and casual beach lifestyle. It is home to approximately 4,250 residents and many species of wildlife. The Buddina foreshore provides significant nesting habitat for the endangered loggerhead turtle. Buddina maintains a unique and fragile balance between nature, its biodiversity, known coastal hazards and mankind – a balance that we feel needs to be protected.

Friends of Buddina advocates on matters of key community concern in balancing future urban development that ought to be environmentally and socially sustainable.

This submission on the *SEQ Regional Plan (SEQRP) 2023 Update* refers specifically to the Sunshine Coast Regional Council (SCRC) Local Government Area (LGA) within the Northern sub-region of the SEQRP but generally applies to other coastal areas. We acknowledge the need for increases in the number and diversity of dwellings across the region however, we do not support *poor development in inappropriate locations* and that crisis, such as climate change and loss of biodiversity, warrant heightened consideration in the 2023 Plan update.

### Submission Specific- Proposal for Change

This 2<sup>nd</sup> submission made by Friends of Buddina is specific to *erosion prone areas* and provides additional references and an example to support a proposal to:

- **remove the State declared *erosion prone area* from the Urban Footprint**
- **limit development and footprint increases in the State declared *erosion prone area***

This submission references matters specific to the Kawana Waters Local Plan area (KWLPA) and primarily the suburb of Buddina which includes the Buddina Urban Village, as examples of the proposed change which ought to be applied region-wide.



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### 1. Natural Hazard Risk – Coastal Environment (RESILIENCE: risk avoidance)

We noted in our 1<sup>st</sup> submission that the designated "*erosion prone area*" ought to be excluded from the urban footprint (as a no-go zone).

In our 1<sup>st</sup> submission, we proposed NO footprint increases, irrespective of current zoning, along the beachfront and all residential land that is included in the State declared "*erosion prone area*" <sup>1</sup>.

Referencing that submission: Land located in the State declared "*erosion prone area*" ought not be considered for any increases in urban purposes irrespective of where the land is located, either

- in an existing urban area; or
- in a planning scheme; or
- an urban footprint identified in a regional plan.

Development or redevelopment ought not occur unless the development is coastal-dependent development that cannot feasibly be located elsewhere.

#### **Specific to Kawana Waters Local Plan area coastal environment - proposed amendment**

NO footprint increases (infill/consolidation) in areas designated by the State as "*erosion prone areas*" along the Kawana Waters beachfront as mapped in the KWLPA (Buddina, Warana, Bokarina, Wurtulla). The 2015 State declared "*erosion prone area*" is generally 175m wide, from the *Highest Astronomical Tide* (HAT) and all footprint increases here ought to be avoided.

Additional provision ought to be made beyond 175m up to 250m beyond the HAT, thus allowing for increased levels of risk associated with sea level rise and increased storm surges - a natural hazard risk that is continually escalating.

**Note:** The *Beach Protection Authority* (BPA), the former statutory body responsible for coastal management in Qld, proposed the mandatory resumption of the beachfront residential land at Buddina due to the immediate proximity to the sand dune, the narrow buffer zone and Buddina's history of ocean surge and extensive beach erosion, particularly following cyclonic activity in the 1970's.

The resumption proposal was rejected by Council due to financial constraints. The State then widened the coastal reserves south of Buddina by an additional 100 metres (5 chains) as a precautionary measure, prior to development progressing in those areas. Thus, the beaches of Warana, Bokarina and Wurtulla have little development within the breadth of 175m "*erosion prone area*".

However, the residential land along the beachfront at Buddina remains at high risk (and increasing). By comparison, existing residential development at Buddina is 30-50m from the HAT, whereas development along other KWLPA beachfront land is 160-180m from the HAT (now mapped in SCPS Coastal Protection Overlay which incorporates the State mapping of the "*erosion prone area*").

Much of the Buddina residential land located within the State declared "*erosion prone area*" is currently designated as Low density and limited to 8.5m in height. Reductions in height and density for other residential land at Buddina, within in the State declared "*erosion prone area*", have previously been proposed.

Coastal erosion and consequential risks are identified and confirmed in both State and Council mapping. This land ought not be subject to any height or density increases ("gentle" or otherwise) and ought to be **excluded from the urban footprint** (as a no-go zone).

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<sup>1</sup> <https://www.qld.gov.au/environment/coasts-waterways/plans/hazards/erosion-prone-areas>



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### 2. Is there a “duty of care”?

An appropriate position ought to be based on current knowledge, not on previously approved zonings and or developments.

The State and the local Council have a duty of care and statutory obligation to give due consideration to coastal erosion and sea level rise. With reference to the State’s initial 2015 mapping, local Councils’ more recent coastal mapping provided scenarios that were endorsed by the State Authorities.

Although State Planning Policy identifies formal risk assessment, this requirement is not required by Council in their code assessment of development applications. How will the State administer this in the future?

### 3. Bonus for Biodiversity – Endangered Species (SUSTAIN)

With a commitment to mandatory NO footprint increases (infill/consolidation) in areas designated by the State as “*erosion prone areas*” along the Kawana Waters beachfront, a significant improvement would be achieved in protecting the habitat of MSES endangered loggerhead turtles.

Although we believe there ought to be NO footprint increases (no infill/consolidation) in areas within 250m of habitat of MSES endangered species, the lesser default of the “*erosion prone areas*” (generally 175m) partially addresses a much improved position on the MSES endangered loggerhead turtle habitat.

Sunshine Coast beaches along Kawana Waters includes Buddina beach which is noted as one of the most densely nested habitats of all Sunshine Coast beaches by the endangered loggerhead turtles. Buddina beach reports 22% of all loggerhead turtle nests laid between Bribie Island (north) and Noosa.

Endangered loggerhead turtle nesting habitat is also identified and mapped by the State for the SC region.

As noted in our previous submission, the outcomes for “Sustain” references the Sunshine Coast Biosphere and Corridors to protect and nurture (page 206 of the SEQRP 2023 Update). However, references to coastal biodiversity, particularly our beaches, coastal vegetation, endangered species and the beach habitat appear to have been inadvertently omitted.

Please AMEND the SEQRP outcomes for “Sustain” to include protection of coastal biodiversity, particularly endangered species such as marine turtles and their beach nesting habitat.

### 4. Buddina Urban Village – high risk reduction in the *erosion prone area*

With a commitment to mandatory NO footprint increases (infill/consolidation) in areas designated by the State as “*erosion prone area*” along the Kawana Waters beachfront, a significant improvement would be achieved in limiting liability for loss and damage through coastal erosion and potential claims for negligence.

The Kawana Waters beachfront is an “abandon” (relocate) area and accordingly, the only protection available is to limit any further intensity of development through rezoning down from high density to low-medium within the designated high risk “*erosion prone area*”.

#### **Coastal hazard history of Buddina**

Development sites along Pacific Boulevard adjacent to Buddina beach are located on land which is known to be at high risk of increasing tidal inundation; land which was recommended for resumption by the Beach Protection



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Authority (BPA) following cyclonic activity in 1972. During these cyclonic events, the dunes were breached at several locations along Buddina beach.

The BPA engineer's report found that although the dunes had been lowered in areas as part of the new subdivision of Buddina, **the greatest risk was due to the proximity of development to the primary dune**. Council deliberated the recommended resumption of this land; however, it ultimately considered the exercise too costly.

This resumption recommendation influenced the second stage of the Kawana Estate plan and subdivisions where development had not commenced. The developments at Warana, Bokarina and Wurtulla were moved further west from the foreshore and dunes in exchange for the developer receiving state land at Battery Hill.

### **Beachfront land-use at Buddina**

The majority of the residential land at Buddina is Low density with 8.5m height limits. This designation ought to be retained - NO footprint increases (infill/consolidation) within the "*erosion prone area*".

An exception is the **Buddina Urban Village**:

Devised in 2003 by the former Caloundra City Council (CCC) and incorporated into the 2004 Planning Scheme, the *Buddina Urban Village (KAW LPP-4)* is now part of the Kawana Waters Local Plan of the SC 2014 Planning Scheme.

Council's 2004 Planning Scheme change, that created the *Buddina Urban*, disregarded the historical records of erosion relating to cyclonic activity and the breaching the dunes *along the north-eastern side of the Buddina Urban Village precinct*. Council also disregarded the Beach Protection Authority's recommendation for resumption of the land along Pacific Bvd at Buddina and the resulting State government intervention limiting future development by establishing a wider vegetation buffer from Warana south.

The *Buddina Urban Village* precinct with its higher density zoning was subsequently "grandfathered" into the 2014 Sunshine Coast Planning Scheme. In 2015, the Queensland government declared the *coastal erosion area* along the Buddina beachfront which included the eastern residential land. Council subsequently mapped and included provisions in its Coastal Protection Overlay code, however it has not (to date) actioned appropriate reductions in height and density within the area.

### **Rezoning of Buddina Urban Village land that is located within 100% of the erosion prone area**

Following two SCRC Ordinary Meeting decisions by a majority of Councillors, confirmed on both occasions during 2022, the Buddina Urban Village proposed amendment to the Sunshine Coast Planning Scheme 2014 (*Site Specific and Editorial Matters*) was not supported through the State-Interest Review in 2022.

Some matters were not considered, including the omission of Council information relating to Coastal Hazard Risk and History of storm damage in the erosion prone area. In addition, the extent of the proposed reduction in height and density on the potential number of dwellings as a result of the proposed amendment was "inadvertently" overstated.

The proposed 2022 amendment to the Sunshine Coast Planning Scheme 2014 *Site Specific and Editorial Matters* proceeded to public consultation in December 2022 WITHOUT the Buddina Urban Village changes. Friends of Buddina made a submission during the public consultation period in December 2022. Refer Appendix A.

The SEQRP 2023 Update is the opportunity for the State to action their duty of care and statutory obligation to give due consideration to coastal erosion and sea level rise by ensuring **NO footprint increases occur in areas designated by the State as "*erosion prone areas*" and that Councils modify height and density zonings accordingly.**



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## APPENDIX A

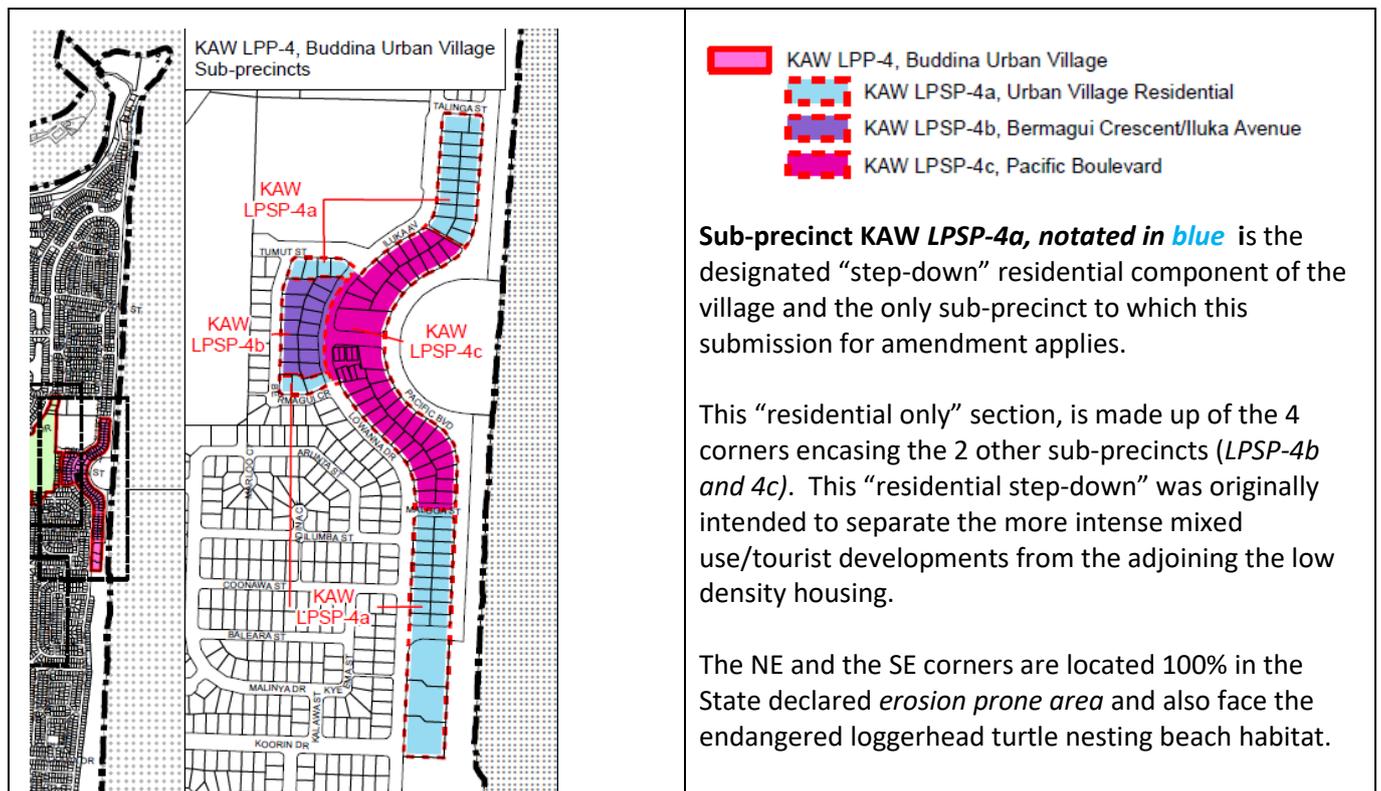
December 2022      **This submission requests that Council prepare and lodge with the State, urgently, a site specific planning scheme amendment that refers only to sub-precinct KAW LPSP-4a within the Buddina Urban Village; an amendment reflecting previously proposed changes to the residential area (referred to as **LPSP-4a**), updated to ensure this residential section does **excludes** visitor accommodation which dilutes resident housing availability and diversity. Visitor accommodation is already provided in the 2 adjoining sub-precincts (Mixed Use (4b) and Tourist (4c)).**

This request aligns to the March 2019 community petition, progressed by Council and endorsed at a Councillor workshop held on 31 August 2020 (RTI21/032 page 280), again at a 2<sup>nd</sup> Councillor workshop on 2 December 2021 (RTI22/004 page 7), then at an Ordinary Meeting (OM) in April 2022 and reiterated at a 2<sup>nd</sup> OM in June 2022.

With reference to the Ministerial condition dated 25 October to “remove all parts of the proposed amendment related to the Buddina Urban Village”, it is noted that Council’s submission to the State appears to have lacked detailed justification for the LPSP-4a amendments to proceed. Inadequate detailed references aligned to State Planning Policy (SPP) for a supported outcome related to:

- 1) Location, height and current zoning limits both housing diversity and ‘affordable’ housing options;
- 2) Proposed height and zoning changes would remove restrictions and increase housing diversity;
- 3) Proposed zoning changes are readily **offset** by other additional development that has not been identified and included in available development stock;
- 4) Natural Hazards and Risk Resilience, Coastal Hazards (the State declared *erosion prone area*)
- 5) Biodiversity (MSES – endangered loggerhead turtle nesting habitat at Buddina beach)

## IDENTIFICATION and BACKGROUND





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Supported changes were initiated at a Councillor Workshop (31 August 2020) and continued with a majority of Councillor support through to the June 2022 Ordinary Meeting. These changes confirmed:

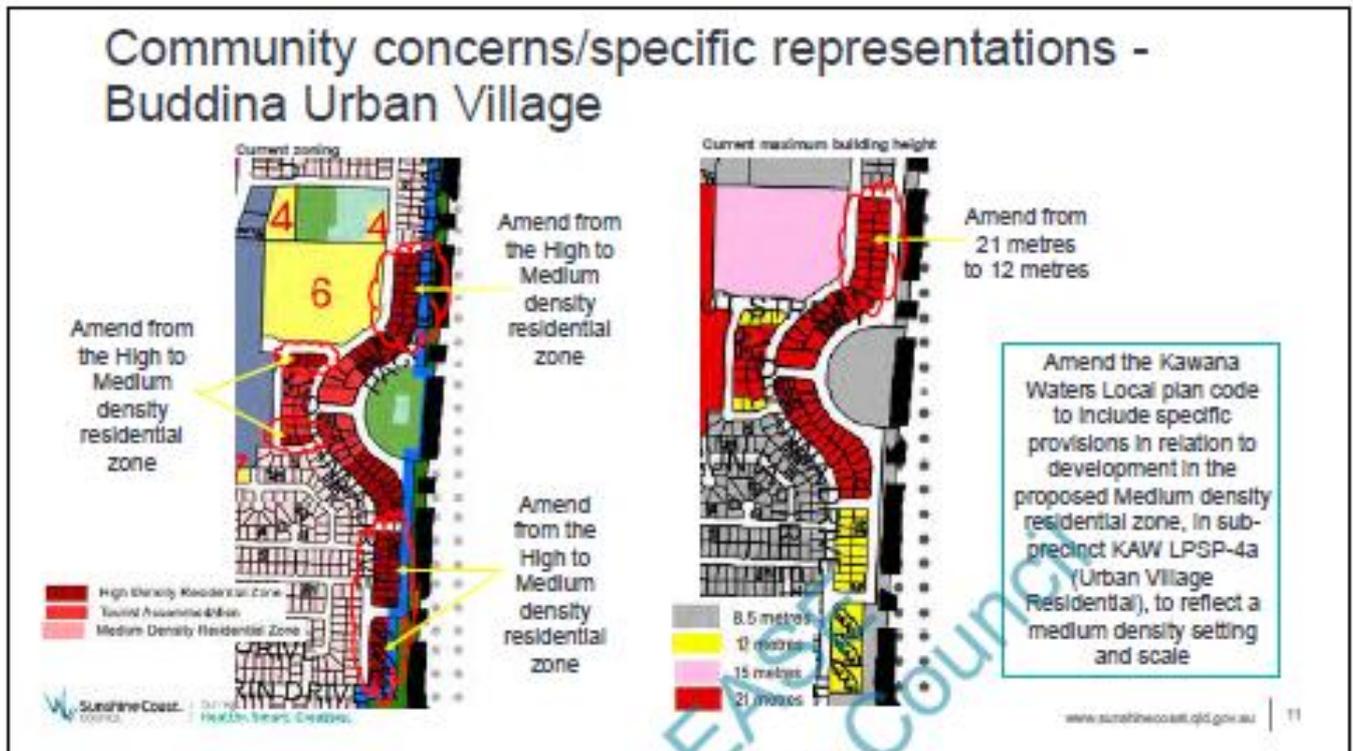
1. the Petition (228 signatories) and individual representations to
  - Request to amend zoning and maximum building height of sub-precinct KAW LPSP-4a (Urban Village Residential) from: High density residential zone to Medium density residential zone 21 metres to 12 metres;
  - Request to review provisions relating to the *erosion prone area* and native wildlife (e.g., turtles)
2. Proposal for Buddina Urban Village – in respect to land included in Sub-precinct KAW LPSP-4a (Urban Village Residential):
  - change the zoning from the High density residential zone to the Medium density residential zone
  - reduce the maximum building height for the area bound by Iluka Avenue, Talinga Street and Pacific Boulevard, from 21 metres to 12 metres

Reference: RT122/004 page 6

It is noted that the 4 mapped corners/sections that make up sub-precinct LPSP-4a are **consistent in density** (high density) and there is one **anomaly in maximum building heights** - 3 of 4 corners are designated 12m and 1 corner designated as 21m. The anomaly in height is located on the north-east corner and currently provides no “step-down” in height to the adjoining 8.5m low residential surrounding area to the north.

- LPSP-4a south-west @ 12m
- LPSP-4a north-west @ 12m
- LPSP-4a south-east @ 12m & is sited 100% in the 2015 State declared *erosion prone area*
- LPSP-4a north-east @ 21m & is sited 100% in the 2015 State declared *erosion prone area*

The proposed changes are mapped as follows:



Reference: RT121/032 page 214



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### AFFORDABLE HOUSING OPTIONS at this beachfront location

Affordable housing within the beachfront Sub-precinct-4a does not exist due to high land values. Persons buying into this beachfront real estate are unlikely to be exiting 'affordable housing' and making that otherwise available.

Buddina beachfront property is amongst the most expensive on the Sunshine Coast with listings in excess in \$3m-\$4m; some recent sales have been even higher. Beachfront units also attract premium pricing and some new off-the-plan beachfront units have exceeded \$2m.

### CURRENT ZONING limits housing diversity, and PROPOSED ZONING (High reduced to Medium density) would increase housing diversity, and provide a more efficient use of the land

Under the Sunshine Coast Planning Scheme (2014), high density zoning is predominantly multi-unit residential uses and single dwelling houses, noting dual occupancy development is restricted. Multi-unit residential zoning also requires a minimum of 80 dwellings per hectare. As a nodal development area, multi-unit residential development requires a minimum of 3,000 m<sup>2</sup>, established to protect existing residents from isolation. There is no diversity of housing options in re-development and infill under the high density zone requirements in LPSP-4a.

Currently, an old dual occupancy cannot be demolished and replaced with a new dual occupancy (rejected DA a few years ago) as this is restricted development in the high density zone. Notably, a single dwelling house can be demolished and replaced with a 12m or 21m dwelling house, depending on the building height applicable in the high density zone (Council approved a DA in 2022 for a 21m high single dwelling in LPSP-4a).

However, the same land rezoned to medium density with consistent building heights, would remove the anomalies plus provide additional opportunities for permanent living, including *dwelling houses, dual occupancies, multiple dwellings* (such as townhouses, terrace and row houses), not otherwise available in the high density zone. These options will likely INCREASE housing diversity, provide a more efficient use of the land and encourage development.

### PROPOSED ZONING CHANGES are readily offset by other additional development that has not been identified and included in available development stock

With recent unanticipated additional developments not included in the planning scheme, the proposed amendments to the sub-precinct LPSP-4a within the Buddina Urban Village are more than **offset** ensuring **no real or perceived reduction** in housing development potential and diversity.

(a) Unanticipated **80 dwelling increase** through dual occupancy / duplex development: Buddina's low density housing was initially developed on small lots (median size 546m<sup>2</sup>), intended for single dwellings. Recent infill activity by small developers has provided **housing diversity** through the replacement of single dwellings with **duplexes**. This infill development was not anticipated in the SC Planning Scheme (2014) and none of the approvals are reflected in the anticipated housing stock increases and diversity – these represent **additional increases above the available unutilised stock**.

*Quantifying this 80 dwelling increase as an offset to adjusting Buddina Urban Village LPSP-4a:*

In the past 2 ½ years, 50 duplex DA's have been 'properly made' on beachside lots at Buddina and a further 30 duplex DA's 'properly made' on beachside lots at Warana (adjoining Buddina)

(b) Unanticipated **55 dwelling increase** (townhouses) at Palmwoods

Although not located within close proximity to Buddina Urban Village, this is another example of unanticipated housing supply increase and diversity which is unlikely to have been included in the SC available housing stock. This 55 townhouse DA was initially rejected by Sunshine Coast Council in 2009 and that decision was overturned by the Planning and Environment Court in 2011, with the 9.4-hectare site, off Palmwoods-Montville Road,



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remaining dormant until late 2022. The local SCRC councillor sent an email to residents saying he was "as amazed as everyone else that the work is being carried out" and the approval could not be rescinded because it had been granted by the Planning and Environment Court. (ABC News 15/12/2022)

### NATURAL HAZARDS and RISK RESILIENCE, COASTAL HAZARDS (the State declared erosion prone area)

The north-eastern and south-eastern sections of the sub-precinct LPSP-4a within the Buddina Urban Village, are located **100%** in the 2015 State declared *erosion prone area*. This area has a narrow foreshore and some of the lots are only 25-30m from the Highest Astronomical Tide (HAT).

Zoning changes with reductions of high-density to either medium density (or preferably back to low density) should be "in the mix" of considerations to reduce development intensity and mitigate the risks to people and property to achieve an acceptable or tolerable level of risk in the *erosion prone areas*.

This is particularly important in areas like Buddina that have **minimal dune and vegetation buffers (minimal protection and high risk)** compared to areas to the south such as Warana, Bokarina and Wurtulla. The history and documentation about the "error of judgement" when the Buddina area was initially developed on the primary dune system and the resulting changes made to provide buffer zones for the other beachside areas south of Buddina.

Following significant coastal damage during multiple cyclonic events in the 1970s including the breaching of the dunes in the area of the now known as the Buddina Urban Village, the **Beach Protection Authority** (BPA) prepared a detailed assessment report in the 1970's. This report included a recommendation for resumption of land along Pacific Blvd, due to the coastal risk, as one alternative. The report highlights that:

Although lowering of the dunes has significantly increased the vulnerability of the area, the most serious aspect of the development is the proximity of allotments to the sea.

The Council (then Landsborough Shire Council (LSC)) did **not** proceed with the BPA recommended Buddina resumptions. The State then restricted development south of Buddina (at Warana, Bokarina and Wurtulla) by resuming and widening the foreshore reserve in exchange for Battery Hill (crown land) as compensation to the developer. The LSC was later absorbed into the Caloundra City Council (CCC).

In December 2003 (Special Minutes), CCC approved the increases in height and density at Buddina creating the Buddina Urban Village to be incorporated into the *Kawana Waters Planning Area* in 2004. Even though the changes in height and density were restricted to an identified area, this was done so **without** any reference to or consideration of the history of erosion issues. Copies of the Minutes and reports are available. The CCC was later absorbed into the Sunshine Coast Regional Council (SCRC).

Under the *Sunshine Coast Planning Scheme 2014*, the subject land is now located within the *Kawana Waters local plan area*. The intended use (high density) was established with the commencement of the former planning scheme (*Caloundra City Plan 2004*) in September 2004. SCRC has increased the minimum number of dwellings for multi-unit residential uses in the *high density* zoning to 80 dwellings per hectare.

Council's current mapping reflects the SARA mapping which clearly indicates this *erosion prone area* extends 175m from the Highest Astronomical Tide.

The beach facing development nodes of the Buddina Urban Village LPSP-4a are located 100% within the State declared *erosion prone area*.



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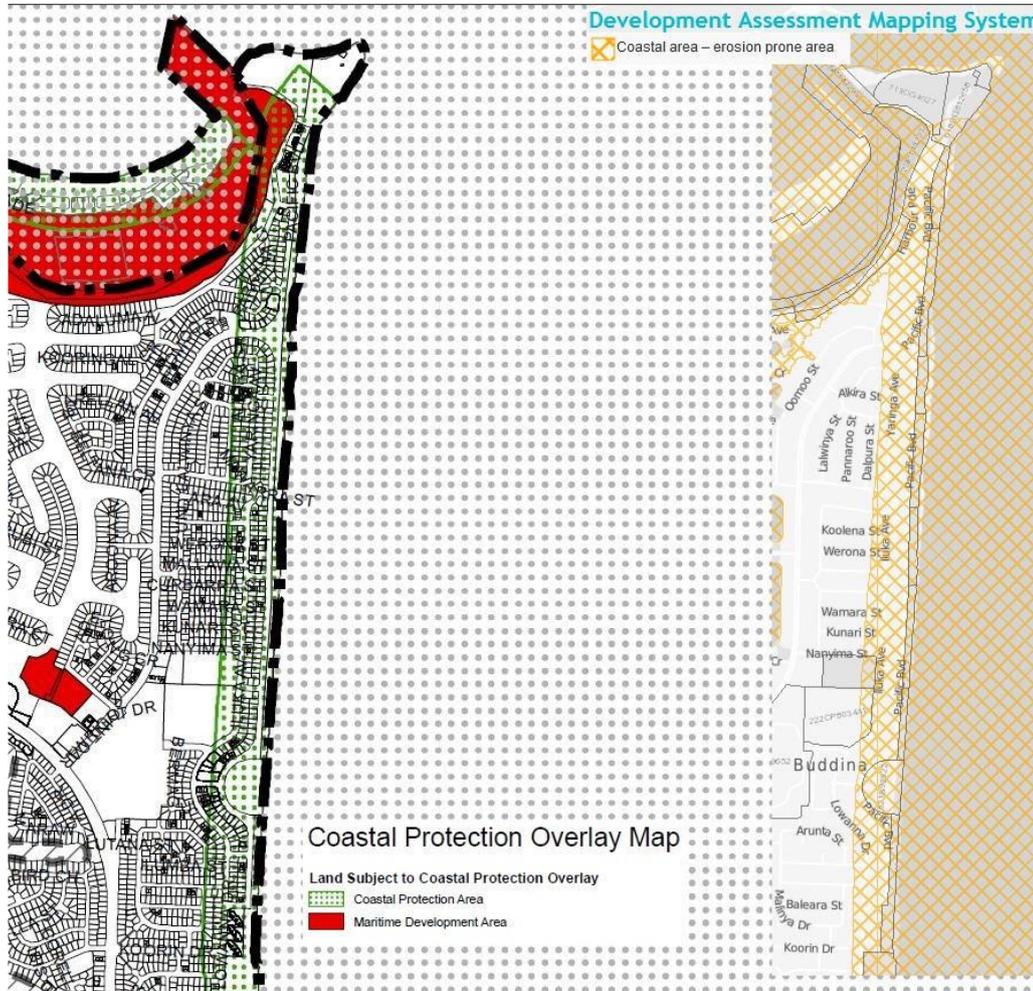
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The mix of zoning is reflected in the Local Plan (Kawana Waters for Buddina) with designated heights varying between 8.5m, 12m and 21m.



State Planning Policy (SPP) Guidelines apply where the Coastal Protection Overlay code in the SC Planning Scheme is deficient or silent on a relevant matter. SPP State Interest Guidance 2018 - NATURAL HAZARDS RISK RESILIENCE overrides sections of the code that are deficient, including the requirement for formal risk assessments when considering and assessing all DA's within the declared *erosion prone area*. However, all approvals in the *erosion prone area* at Buddina have (to date) disregarded this requirement.

The only formal risk assessment undertaken for this land was by the Beach Protection Authority (BPA) *when the RISK relating to land along Pacific Bvd was found to be intolerable and the BPA recommended resumption by Council.* (copy available)

State interest policy 4 requires that development in erosion prone natural hazard areas:

- (a) avoids the natural hazard area; or
- (b) where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level (page 13).

note: mitigation of risk cannot be assessed without a formal risk assessment



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Development can be avoided and located elsewhere, outside the erosion prone area. The land in LPSP-4a is an “at-risk location” and the principle of only appropriate development occurring in coastal hazard areas should be applied (**Reference 4.1**).

The land in LPSP-4a should be included in zones that limit the development of land and does not increase the exposure of people or property to the coastal hazard (**Reference 4.2**). The land in LPSP-4a should limit development to avoid the coastal hazard area; it is possible to avoid the coastal hazard areas (**Reference 4.4**).

**Accordingly, this land in LPSP-4a should be rezoned from high density to medium density (or perhaps lower).**

The purpose of the Planning Act (achievement of ecological sustainability) at 3.3(c)(iv) notes “accounting for potential adverse impacts of development on climate change, and seeking to address the impacts through sustainable development (sustainable settlement patterns or sustainable urban design, for example) Reductions in density and building heights in residential beachfront sub-precinct LPSP-4a of the Buddina Urban Village, as a proposed amendment **will advance the purpose of the Planning Act** and the achievement of ecological sustainability.

Given climate change, rising sea levels, increased intensity of wave actions and the very narrow, thinly vegetated foreshore at Buddina, Council’s April 2022 resolution OM22/24 to reduce density and the height anomaly importantly reflects a responsible and sustainable development approach along the Buddina Urban Village beachfront land, mapped as LPSP-4a. This April 2022 resolution was reiterated at the June 2022 Ordinary Meeting.

### BIODIVERSITY (MSES - endangered loggerhead turtle nesting habitat at Buddina beach)

Council’s active promotion of its TurtleCare program comes with their acknowledgement that Buddina beach is currently the most significant nesting beach for endangered loggerhead turtle on the whole of the Sunshine Coast (from Bribie Island to Noosa).

The conservation status of the Loggerhead turtle, *Caretta caretta* is confirmed as endangered through:

- Nature Conservation Act 1992: **Endangered**
- Environment Protection & Biodiversity Conservation Act 1999: **Endangered**
- IUCN Red List of Threatened Species: **Endangered**

State interest policy (2) of State Planning Policy – state interest guidance material: Biodiversity refers to Matters of state environmental significance (MSES) and requires these are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised. Development along the Buddina beachfront can be minimised through reductions in density and height particularly within the Buddina Urban Village sub-precinct LPSP-4a. This will minimise adverse impacts on the endangered loggerhead turtles.

Nesting habitat along Sunshine Coast beaches has been identified as producing a higher proportion of male hatchlings, due to the cooler white sand temperatures, much cooler than the main loggerhead rookery of Mon Repos which produces a high proportion of female hatchlings. In addition to predicted climate change impacts, Sunshine Coast beaches provide refugia and range expansion opportunities for this endangered species.

Council is aware that scientific research informs us on lighting impacts and the risks posed by artificial light at night to the dark nesting beach habitat of endangered loggerhead turtles. These risks multiply exponentially with high density, high rise beachfront buildings. The issues relating to artificial light at night (ALAN) are well researched and documented, noting that the impacts of direct light and skyglow extend from the source to inshore waters and the nesting habitat.



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Reduced building heights and reduced density supports reductions in lighting impacts, together with restrictive lighting conditions applied to new buildings. The current resident community values its extraordinary environmental privilege of having an endangered species selecting nesting habitat along darkened sections of Buddina beach. Yes, 2 of the Buddina nests during the recent season (2021-22) were laid directly front of Sub-precinct LPSP-4a.

### SUNSHINE COAST BIOSPHERE

With the Sunshine Coast Biosphere project approved by UNESCO, this highlights the region's commitment to sustainability. These density and height reductions in LPSP-4a along the fragile beachfront land at Buddina demonstrates Council's "doing" response to the wording of that verbal commitment.

#### Additional comment:

#### PROPOSED ZONING (High reduced to Medium density) and correction of the anomaly in building height in 1 of the 4 corners of LPSP-4a

Within the NE corner, correcting the building height anomaly will create a step-down from 21m to 12m within the corner. This may have a perceived visual impediment but no legal impediment. In fact, there will be 2 visual step-downs rather than 1 as a result of an approved DA approval on 1 node (6 house lots) in the north east of Sub-precinct LPSP-4a and a recent 2022 approval of a 21m single dwelling house. The height and density amendment will have no direct impact on the 2 existing DAs. Those approvals are unfortunate; however, one or two inappropriate approvals does not justify more high-risk overdevelopment on this fragile steeply sloping beachfront land sited within the State declared *erosion prone area*.

Other "development nodes" (1 of 6 and 1 of 7 lots) in the same section which will provide some visual relief from that development. Similar instances occur at other beachfront locations (e.g., Coolum Beach).

#### Why now, why not wait until the 2024 planning scheme?

The amendments relating to *LPSP-4a* are no less important than others included in Council's April resolution OM22/24, such as those at Woombye, Yandina, Buderim, Maroochydore, etc. Amendments finalised in 2022 will still allow developers until 2023 to lodge DAs. Amendments in 2024 will allow developers until 2025 to lodge DAs under the previous heights and densities.

Amendments now will narrow the "distress window" for residents who are regularly pressured by developer syndicate agents – a reduction of 2 years has a huge impact, noting it's already been over 3½ years since lodging the 2019 petition to Council for these changes.

Development opportunities still exist at other 21m and high density sub-precincts in the Buddina Urban Village, where 21m and high density will be retained LPSP-4b and LPSP-4c. These are located opposite the SLSC and linking through to the Kawana shopping centre. That land is set back behind a wider foreshore area with a lower impact on the turtle nesting beach and are only partially included in the State declared *erosion prone area*, where footprint increases may be more sustainable.

Council's DRAFT and CONFIDENTIAL Amendment Investigation Paper, a 49 page document (RTI21/032 page 94-142) provided this Recommendation, in written form and in mapped form:



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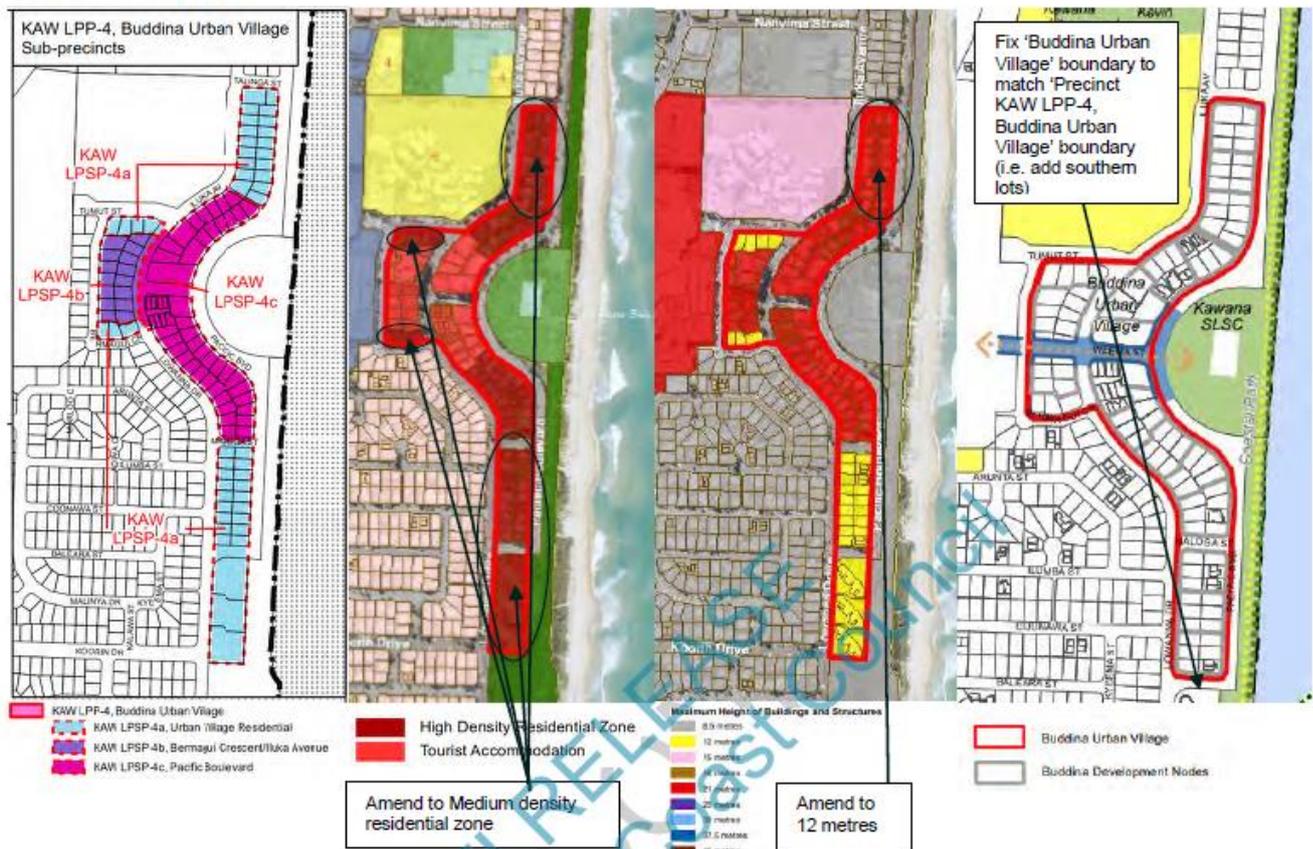
Submission: SEQ Regional Plan 2023 Update – specific to the State declared *erosion prone area*

It is recommended that (*Preferred Option*):

- (a) all properties in sub-precinct KAW LPSP-4a, Urban Village Residential as listed below, be amended from the High density residential zone to the Medium density residential zone ... all lots in LPSP-4a;
- (b) the Height of buildings and structures overlay be amended for the properties listed below, from the 21 metre height category to the 12 metre height category ....all lots in NE corner of LPSP-4a;
- (c) amend the Kawana Waters local plan code to address Sub-precinct 4a being included in the Medium density residential zone and the 12 metre building height category;
- (d) amend Figure 7.2.14A (Kawana Waters Local Plan Elements) in the Kawana Waters local plan code, so the extent of the 'Buddina Urban Village' matches the extent of Precinct KAW LPP-4, Buddina Urban Village on the Kawana Waters Local Plan Precincts Map LPM35, to correct a mapping error; and
- (e) amend the Coastal protection overlay code to include additional provisions for the management of impacts on ecologically important areas.

RTI21/032 page 130

**Figure 33. Sunshine Coast Planning Scheme 2014 – comparison of map extracts and recommendations  
Precinct and Sub-precincts, Zone, Height and Elements  
PREFERRED OPTION**





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### SUMMARY – Public consultation closing 19 December 2022

*Proposed amendment to the Sunshine Coast Planning Scheme 2014 Site Specific and Editorial Matters; Public consultation closing 19 December 2022*

**This submission requests that Council prepare and lodge with the State, urgently, a site specific planning scheme amendment that refers to sub-precinct KAW LPSP-4a within the Buddina Urban Village; an amendment reflecting previously proposed changes to the residential area (referred to as **LPSP-4a**), adjusted to ensure the residential section does not allow for visitor accommodation which is already incorporated into the 2 other sub-precincts (Mixed Use (4b) and Tourist (4c)).** Following

The Buddina Urban Village includes 3 Sub-precincts, identified as:

- KAW LPSP-4a* (blue) Urban Village Residential
- KAW LPSP-4b* (pink) Tourist (bonus), intended to connect Kawana Shopping centre to the beach
- KAW LPSP-4c* (purple) Tourist accommodation

