



Summary - Feedback on the proposed TLPI for Birtinya Town Centre

November 2024

This Temporary Local Planning Instrument (**TLPI**) is to amend the planning framework for the Birtinya Town Centre. Community expectation is that the proposed amendments are limited to the Birtinya Town Centre, and that any additional amendments to other areas within the broader Kawana Waters Development Control Plan 1 (**DCP**) are outside the scope of the TLPI.

The proposed TLPI for the Birtinya Town Centre provides for substantial increases in building heights and increased residential densities. The various proposed height increases (50%, 80%, 87.5% and 150%) are, by definition, *substantially different to existing* approved heights and community expectations of what is appropriate planning in the relevant area.

We acknowledge the Sunshine Coast will benefit from providing additional, well-located housing. Excluding the CBD, the highest of all maximum building heights in other Centre zones across the Sunshine Coast is 40 metres.

The TLPI proposed increases in height are cautiously supported to a maximum of 12 storeys (40 metres) only and not the proposed 15 or 18 storeys (50-60 metres). This support is also subject to the continued exclusion of the Birtinya Town Centre from the proposed mapped area for AHI measures.

Additional amendments to the Kawana Waters DCP, other than those within the defined area of the Birtinya Town Centre, appear to contradict the stated intention of amending the planning framework for Birtinya Town Centre.

1. We request Councillors support an AMENDMENT to the proposed TLPI / DCP document, to remove the Land Use change for the Hotel/Motel that is NOT located within the Birtinya Town Centre NOR identified as mapped on any of the TLPI documentation, NOR fully disclosed as additional to the TLPI mapped area.
2. We request Councillors support an AMENDMENT to the proposed TLPI /DCP document, to remove all references to “light rail” and “rapid transit system”. These modes of transport and the pre-requisite MRI are NOT currently approved, NOR funded by either Federal or State Governments. Changes to DCP document “*to support a proposed rapid transit system along the coastal corridor from Maroochydore through to Birtinya ...*” appear inappropriate given commitments to **Infrastructure before development**.

The TLPI, in its current form, is not supported where a non-disclosed Land Use change has been intentionally included to facilitate a specific development within another area of the DCP, outside the Birtinya Town Centre. An amended TLPI document, which only reflects planning changes to the Birtinya Town Centre, and focusses on providing additional well-located housing in response to the housing crisis, is supported.

The TLPI, in its current form, is not supported where inclusions have been added to the DCP specifying modes of public transport which are unfunded by both the State and Federal Governments. An amended TLPI document, which excludes references to “light rail” and “rapid transit system”, is supported.

Addressing the issues

1. The proposed TLPI increases building heights from 6, 8 and 10 storeys up to 15 and 18 storeys

The focus on providing additional well-located housing in response to the housing crisis is generally supported. Council’s *Have Your Say* Overview statement suggests the proposed TLPI building height increases¹ are 50% and 80%, whereas there are some increases of 150% and 87.5% which have NOT been adequately disclosed.

¹ <https://haveyoursay.sunshinecoast.qld.gov.au/tlpi-birtinya> states “building height across the town centre to be increased from 10 storeys to 15 storeys, and up to three taller buildings of no more than 18 storeys”

For the Birtinya Town Centre sites within the TLPI, the proposed Building Heights are identified on Map 15:

- 6 storeys, increasing to 15 storeys is a **150 % increase** to 50 metres high; and
- 8 storeys, increasing to 15 storeys is an **87.5 % increase** to 50 metres high; and
- 10 storeys, increasing to 15 storeys is an **50 % increase** to 50 metres high; and
- 10 storeys, increasing to 18 storeys is an **80 % increase** to 60 metres high, fronting Lake Kawana.

These proposed height increases are, by definition *substantially different to existing* approved heights and *substantially different to* community expectations of what is appropriate for planning in the relevant area.

Maximum Building Height Comparison in Economic Centres

Planning	Varying Heights	Highest	Zone	Location
PDA	2, 6, 8, 15, 20, 25 storeys = 8.5, 25, 33, 60, 80, 100 metres	100	CBD	Maroochydore
SCPS	15, 18, 25, 40	40	Principal Centre Zone	Maroochydore
DCP - current	6, 8, 10 storeys = 20, 27, 33 metres	33	Major Regional Activity Centre	Birtinya Town Centre
DCP – proposed	15, 18 storeys = 50, 60 metres	60	Major Regional Activity Centre	Birtinya Town Centre Unsupported proposal
DCP – supported	12 storeys = 40 metres	40	Major Regional Activity Centre	Birtinya Town Centre Supported amendment
SCPS	25, 30	30	Major Centre Zone	Sippy Downs
SCPS	15, 18, 25, 30	30	Major Centre Zone	Caloundra
SCPS	12, 15	15	Major Centre Zone	Beerwah
SCPS	12, 15, 25	25	Major Centre Zone	Nambour
SCPS	18, 25, 37.5	37.5	District Centre Zone	Mooloolaba
SCPS	21	21	District Centre Zone	Buddina (Kawana Waters)
SCPS	12, 18	18	Local Centre zone	Mooloolaba

The Birtinya Town Centre, as the Major Regional Activity Centre designated in the Kawana Waters DCP, is an ideal location for additional housing development. This would be unlikely to result in adverse impacts on State interests in MSES. However, the proposed increase in heights for Birtinya Town Centre exceeds the heights across all other Centre zones assessable under the SCPS, i.e. across all the SC LGA. Only the PDA for the Maroochydore CBD, assessable by the State, provides for greater heights than the proposed heights within the Birtinya Town Centre.

The Birtinya Town Centre should remain exclusively the Major Regional Activity Centre for the Kawana Waters area and not expanded as per Council's proposal submission in ShapingSEQ 2023.

The TLPI proposed increases in height are cautiously supported to a maximum of 12 storeys (40 metres) only and not the proposed 15 or 18 storeys (50-60 metres). This support is also subject to the continued exclusion of the Birtinya Town Centre from the proposed mapped area for AHI measures.

2. Additional height impacts of AHI Strategic Policy, ISC-Hotel Prospectus and the TLPI for AHI measures

Council's ISC Hotel Prospectus (July 2024) supports Health and medical hotels (Health tourists), specifically one located at Birtinya. It is noted that the mapping identified in the TLPI for AHI measures currently excludes the Birtinya Town Centre from the targeted areas for hotel accommodation development.

Perhaps the Birtinya Town Centre may provide for the development of hotel accommodation in the future, potentially located on a site with a proposed height of 18 storeys (60 metres). However, this location should remain **excluded** from the TLPI for AHI measures as this would likely result in further increases up to 12 metres, reaching a height of 72 metres - an excessive increase of 120% from the current height of 10 storeys (33 metres).

Continued exclusion of this potential hotel site from the TLPI for AHI measures is strongly supported.

3. The specified location of a Proposed Hotel/Motel outside the boundary of the Birtinya Town Centre confounds the intention of the TLPI

Council stated that the TLPI is intended to amend the planning framework for Birtinya Town Centre. However, Council's *Have Your Say Overview* statement suggests otherwise, that the proposed TLPI "*will allow for the development of hotel accommodation at Eastbank, next to Sportsmans Parade*".

Eastbank and Sportsmans Parade are **NOT** located in the Birtinya Town Centre which is defined as Detailed Planning Area 13 in the DCP. Eastbank and Sportsmans Parade are on the opposite side of Lake Kawana, within the Detailed Planning Area 1, specified as nodal areas for sports, leisure, recreation and community activities. The current land use in this area does **NOT** support Motel/Hotel accommodation.

Inclusion of this Land Use change is inconsistent with, and contradicts the statement that the TLPI is to amend the Birtinya Town Centre. By using a street address from another planning area, outside the Birtinya Town Centre, to slip through an additional UNDISCLOSED Land Use change appears somewhat creative. This action to mask a Land Use change elsewhere in the DCP also appears to lack clear, transparent disclosure.

Whilst there maybe a need, plus economic benefits, of new motel/hotel accommodation, facilitating such a development at a specific location and in this manner is NOT supported. Only the Land Use changes within the Birtinya Town Centre (Detailed Planning Area 13) are supported.

Accordingly, we request Councillors support an AMENDMENT to the proposed TLPI / DCP document, to **remove all references amending land use for "a Motel"** that is NOT located within the Birtinya Town Centre.

An amended TLPI, which only reflects planning changes to the Birtinya Town Centre, and focusses on providing additional well-located housing in response to the housing crisis, is supported.

4. Proposed public transport modes in the DCP do not align with current State and Federal Gov't funding

Aligning public transport commitments in the proposed TLPI /DCP document with funding commitments for public transport by the new Queensland Government (as elected in October 2024) provides clarity and removes potential delays in approval, due to conflicts with the new State transport commitments for Sunshine Coast.

Consideration ought to be given to recent events:

- no Federal or State funding for Council's "proposed rapid transit system";
- no Federal or State funding for the Mooloolah River Interchange (a pre-requisite for rapid transit system);
- commitment by the new Queensland Government (elected October 2024) to heavy rail from Beerwah to Caloundra and Maroochydore, by 2032.
- State commitment to heavy rail, north to Maroochydore as the public transport priority for the Sunshine Coast, effectively removes any funding potential for Council's proposed *rapid transit system*, before the heavy rail is implemented.

The proposed TLPI, in its current form, is not supported where references include modes of public transport which are unfunded by both the State and Federal Governments. In addition to these unfunded modes of public transport, references to "Transit Station/s" which are not located along the heavy rail corridor might be perceived as misleading and potentially fabricating an outcome to support intense development without infrastructure first.

Accordingly, we request Councillors support an AMENDMENT to the proposed TLPI /DCP document, **to remove all references to "light rail" and "rapid transit system"**. Such an amendment supports other commitments to *Infrastructure before development*.

An amended TLPI document, which excludes references to "light rail" and "rapid transit system", is supported.

<https://www.stockland.com.au/residential/qld/birtinya>

