



# Adamson Town Planning

SPECIALIST SERVICES, PRACTICAL SOLUTIONS

*Court Appeals & Dispute Resolution  
Applications & Assessment  
Due Diligence & Compliance  
Project Management  
General Development Advice*

## PROJECT ADVICE

**Date:** 19 February 2016

**To:** Alan (Fox) Rogers, Director Community Services

**CC:** David Thomas, Economic Consultant

**From:** Shane Adamson, Town Planning Expert

**Client:** Noosa Council

**Project:** Rufous Street Master Plan

**Subject:** Review of submissions received

---

A total of 78 submissions have been received during the public notification period from 30 January 2016 to 10 February 2016, with 4 late submissions also being considered. The public notification period began with a public meeting held at Peregian Beach Community House, which was well attended by about 110 people.

A number of submissions were received from the general public, local community and sporting groups such as the Peregian Beach Business Association Inc., the Peregian Beach Community Association, the Rufous Street Community Collective, Peregian Beach Community Kindergarten, as well as neighbouring land holders and developers in the immediate vicinity of the proposed development. The majority of the submissions received were from the general public; with some of the submissions received being prepared by professional consultants on behalf of interested land holders and developers. Having regard to all of the submissions received there is overwhelming support for the Draft Master Plan.

While the question of commercial viability has been raised by some submitters, this is a matter for the Council and is not a relevant planning consideration. Despite this, it is noted that a letter of support has been received from a local company expressing interest in leasing some space within the IT Enterprise Digital Hub (Digital Hub). This indicates that there is some support for the proposal and provides some confidence about undertaking the development. Expressions of interest from prospective tenants would most likely be obtained before proceeding with this part of the development.

The key issues that arise from the submissions received have been considered in the table below.

Key Issues and Comments	Comment
<b>Need for a Digital Hub</b>	
Concerns expressed about the proposed Digital Hub being provided on the land and the Master Plan should be about providing more green and recreation space and parking.	The Master Plan provides for and retains a significant portion of open space, which is to be activated and also provides for a significant amount of additional parking. The proposed Digital Hub is of significant community benefit. The development will be located on land that is committed for development under the planning

## Adamson Town Planning Pty Ltd ATF

(ACN: 163 798 374 | ABN: 72 472 058 207)

P (07) 5430 6671 F (07) 5430 6677 M 0437 754 420 Mail: PO Box 78, Peregian Beach QLD 4573

'Noosa Boardroom', 28 Eenie Creek Road, Noosaville QLD 4566

Email| [shane@adamsonstownplanning.com.au](mailto:shane@adamsonstownplanning.com.au) Web| [www.adamsonstownplanning.com.au](http://www.adamsonstownplanning.com.au)

	<p>scheme and is currently used for carparking. It is agreed that the maximum amount of open space should be provided as well as parking and these issues are to be considered further in the review to ensure the necessary balance is achieved. Consequently, there has been a reduction in the parking at Rufous Street while increasing the amount of open space at this location.</p>
<p>Concern that there is not sufficient need for the additional office/business space and this apart of the Master Plan shouldn't be provided.</p>	<p>An Economic Needs Analysis Report has been prepared that states that Digital Hubs are the next generation of co-working spaces for regional areas, adjusted to meet local demand, build relationships and achieve maximum global exposure.</p> <p>In the Peregian Beach locality there is no such facility and there is an increasing population in this catchment area. This means that there is significant community benefit in providing high speed cutting edge infrastructure for which there is a current and growing need.</p>
<p>Excited about the proposed IT/Business Hub and the council efforts to increase employment and provide good quality infrastructure, but am concerned that these plans are not commercial tested.</p>	<p>The Economic Needs Analysis Report provides that there is a significant need for the proposed Digital Hub along with some current demand. One of the submissions received from a reputable local business has indicated an eagerness to grow the business and secure the use of a significant portion of the new building. Further, a portion of the building will provide space for start up enterprises that have a networking opportunity, which will provide significant community benefit to the local economy.</p>
<p>The construction of the of a Digital Hub will attract further business start-ups and entrepreneurs and will provide Noosa with a more robust and diversified economy.</p>	<p>The comments provided are supported. The Economic Needs Analysis Report provided states that small businesses can work from this flexible and shared workspace for a monthly fee, together with established high growth businesses located in longer term office spaces. These shared services amplify connection and innovation, providing opportunities for ideas to flourish and businesses growth.</p>
<p>The Master Plan strikes a balance between community recreation and ICT business needs.</p>	<p>Striking the necessary balance while having regard to the various needs of all members of the community is challenging, but it is</p>

	<p>suggested that this balance has been achieved by allowing for the Digital Hub, provision of open space and providing additional parking in the locality. Other components include improving pedestrian linkages, providing a play scape as well viewing platforms, walkways and cycling circuit and a new Community House building with amenities in a central location, to enhance the use of the area.</p>
<p>Peregian does not need an IT Hub because it creates nothing for our community, there are dozens of empty office buildings and shops in Noosa Junction where an IT hub will prosper.</p>	<p>The comment is not agreed with. The submissions received show considerable support for the proposed Digital Hub, which will provide considerable community benefit in terms of growing the local IT industry and providing other opportunities for start up businesses in an area, ultimately having high speed digital access. The Economic Needs Analysis Report provided demonstrates the significant need, which will continue to grow with the expected population increase in the catchment area.</p> <p>The Economic Needs Analysis Report explains that unlike a traditional office environment, a Digital Hub is highly curated and organised to connect people, information and ideas to deliver strategic results. It actively works to attract and connect to a diverse community with each other and a wider network of investors and businesses.</p>
<p>Noosa council must ensure that public land and community buildings remain as such with any leases for commercial uses/ IT hubs remain in public ownership.</p>	<p>It is the intention of Council to develop the Master Plan over a number of years, predominantly in two stages. Council is committed to delivering all of the outcomes envisaged by the Master Plan. While the matter of ownership is for the Council to determine, it is intended at this time that the proposed Digital Hub remain in public ownership.</p>
<p><b>Provision of Open Space</b></p>	
<p>Focus of the development should be about providing more open space and less commercial development with buildings and carparking as necessary peripheral uses.</p>	<p>The Master Plan seeks to find the right balance between the maximum amount of open space while providing for new initiatives such as the Digital Hub and additional public parking and other facilities. Other matters have also been considered including activating open space areas and pedestrian linkages while considering increasing the use of the Di Hirst Oval. The uses shown on the Master Plan collectively provide considerable improvements for the local</p>

	<p>community.</p> <p>Consideration has been given to reducing the number of carparks protruding into the open space area in Rufous Street proposed in the draft Master Plan. In the final Plan some of these spaces have now been relocated to the recreation reserve near the Veggie Village with the amount of open space in Rufous Street increased.</p>
<p>Important to have green spaces that are not just passive but encourage recreational activities.</p>	<p>It is agreed the open space areas need to be activated in order to obtain maximum benefit for the local community. Consequently, decisions have been made to not allocate the land to any one sporting group and to provide a play scape, potentially gym equipment, walkways, a cycling circuit, viewing decks and platforms in order increase interest and encourage use of this area.</p>
<p>Noosa Council's desire to maintain what was private open space is supported.</p>	<p>It should be noted that the former Bowls Club land was held in private ownership and not available for use by the general public. Essentially, a similar amount of open space is being maintained under the Master Plan, which will be available for use by the general public. Further, it is suggested that this space should not be used any one group or sporting organisation.</p>
<p>The provision of a 'Pocket Park' as shown on the Master Plan is supported, but with the number of carparks reduced to one.</p>	<p>The concept of the "Pocket Park" is supported under the Master Plan with the number of carparks in this location reduced to 6 spaces from the 14 currently available. It is acknowledged that even fewer spaces could be provided; however access is to be maintained for emergency vehicles. Furthermore, from a practical perspective it is deemed reasonable to provide some parking in close proximity to the Kindergarten for parents using this facility.</p>
<p>Our prime concern is the safety and wellbeing of the children and families and to retain the peaceful and natural environment of Rufous St as much as possible and are delighted to embrace the plan for a green space outside of the Kindergarten to replace the existing car park.</p>	<p>It is agreed that the design of Rufous Street and the associated parking needs to be designed in accordance with current standards to ensure safety and to increase the amount of green space in front of the Kindergarten. Maintaining the existing pedestrian access across the waterway at this location is also a necessary feature should be maintained.</p>

	The carparking to be provided in Rufous Street is to be simplified in order to increase the amount of open space and to reduce costs.
The new Kindy people-park is a welcome clever green-space as it offers a great way to take cars away from kindy area and to close-off the area from future potential through fare.	While it is accepted that no cars in front of the Kindergarten might be desirable, in a practical sense access provision for emergency vehicles is required and it is reasonable to provide a small number of carparks for people dropping and picking up children attending the Kindergarten. Consequently, this area is to be a shared pedestrian and temporary vehicle parking area, with improved pedestrian legibility provided.
The exercise equipment around the new green space could be a good idea – although we also appreciate some of the points made at the meeting about doing something different rather than trying to make Peregian Beach another Gympie Terrace.	It is currently proposed to provide gym equipment within the open space area; however the comments made at the community meeting about same have been noted. This issue is likely to be determined at the detailed design stage and will include a play scape, potentially public gym equipment and some sort of water feature, as well as public art work.
A water park was suggested at the meeting which is considered to be a great idea.	As stated above, it is agreed that this proposal has merit and is to be further investigated.
There needs to be consideration given to measures that will activate the open space precinct by artists, sculptors, public art project, pop up events, mini-festivals dance and sport demonstrations, etc.	The comments provided are agreed. There is a strong need to activate the open space area to ensure that the Master Plan as a whole is successful and delivers the expectations sought by the community. Consideration has been given to the addition of public art and sculptures within the open space area. Further, consideration is also to be given to making greater use of the Di Hirst Oval, for sporting and other like uses, in order to create interest.
Add an adjoining water play area (like the one in Tewantin) and you'd almost have a "beach away from the beach" would be fantastic for young families and add another demographic of visitors.	It is agreed that the use of water features would encourage greater usage of the area by children and accompanying parents, which is desirable for activating the open space and recreation area. This feature is to be considered further in the detail design stage.
We both feel very strongly that the Di Hirst Oval is under-utilised at present and is basically a 'wasteland'. Surely a section of its northern area could be incorporated into and thus be confluent with the proposed Peregian Green on the former bowls club site as shown on the	The Master Plan provides for the open space and recreation area to link through to Di Hirst Oval. Decks and viewing platforms are to be provided on the edge of the Oval to make use of existing vistas. A walking and cycling circuit is also proposed around the Oval. However, it is

development proposal.	agreed that further consideration of the use of the Oval would also be beneficial.
The lack of real thought given to big recreational areas and providing a tiny children's park is disappointing and should include a proper fitness trail around the walking track with simple but effective body weight items.	The Master Plan seeks to strike a balance for all users. A playscape and gym equipment are proposed in the open space area. A walking and cycling track is also to be provided around Di Hirst Oval. Further consideration will be given to these use areas during the detailed design stage.
Peregian Village offers no recreational opportunities at all, other than skating and one minimalist children's playground and the community is quickly expanding yet there are no facilities to cater for any activity.	The Master Plan provides for additional recreational activities; however there has been a conscious decision to not provide sport and recreation facilities that cater for specific groups. Consequently, the Master Plan seeks to cater for the majority of users. As mentioned above some gym equipment and a walking and cycling track are to be provided as part of the overall Master Plan.
<b>Pedestrian Linkages</b>	
Consider the pedestrian laneway between the David Low Way and Rufous Street requiring urgent attention, with lighting of the Laneway and other works to be undertaken to encourage people to use it to park in Rufous Street.	The Master Plan seeks to upgrade the key pedestrian linkages to the Village via the Rufous Street Laneway and along David Low Way. It is understood that the upgrade of the Laneway will include improved surveillance and lighting and other improvements along with activation of the southern frontages to encourage a greater amount of passing pedestrian traffic.
Relocation of pedestrian crossing on David Low Way to the eastern end of the laneway is supported.	It is agreed that a desirable outcome is to locate the pedestrian linkages as close as possible to the roundabout in David Low Way, near the Laneway. People are currently crossing David Low Way at this location over the existing gardens in any event. The design and final location of the crossing is subject to detail design being undertaken by Council's traffic engineers, who have already given this matter some consideration.
Improving of David Low Way by planting trees on the footpath is also supported.	The Master Plan provides for an improved streetscape along David Low Way, which is to be treed to provide some shade. It is hoped that the softening of this existing pathway will encourage more use by pedestrians.
We have a disabled son who needs to use a wheelchair to get to the village because there is no footpath on our side (north side) of	The matter of providing for disabled access for residents in the locality was raised at the community meeting and is to be addressed with

<p>woodland drive to get to corner of David Low Way, there is no pram ramp or footpath on the corner of Rufous Street and Woodland Drive adjacent to the Telstra lots on corner, for anyone in a wheelchair or on a scooter affecting people who are disabled and the elderly.</p>	<p>the new footpaths and pathways that are to be provided. The comments provided by the submitter have been noted and have been addressed.</p>
<p><b>Traffic Impacts and Flow</b></p>	
<p>Given the significance of the Master Plan area, the Peregian Beach Village and the nature and scale of the adjoining and approved Peregian Village Market development, it is submitted that there is greater opportunity for Council to provide for improved, slow speed, vehicle connections between the Master Plan area and the Peregian Village Market site. The provision of vehicle connections between these two key development sites would provide for an additional and alternative access point from David Low Way into both sites, which in turn will help reduced potential traffic impacts at the corner of David Low Way and Woodland Drive, which were highlighted at the recent community workshop held on 30 January 2016.</p> <p>Extending vehicle connections between the two sites will also provide an important link between the proposed IT Hub within the Master Plan Area and the approved Peregian Beach Village Market development, which is now under construction. Appropriately designed and controlled vehicle connections between these two sites is considered essential to the overall connection of the Master Plan area, the adjoining site and the broader Peregian Beach Village.</p> <p>Council should use Stage 2 to connect Rufous Street on the southern side to give local access through to the Peregian Village Market development, via a 'shared zone' for pedestrians and vehicles.</p>	<p>The Master Planning process has been open and transparent with consultation extending to community groups, the local traders association, property owners, developers and the general public. During this process the provision of vehicular and pedestrian access has been carefully considered.</p> <p>While there is support for pedestrian access to be provided through the Peregian Beach Village Market site, potentially in two locations, there is little support to provide vehicular access from the end of Rufous Street.</p> <p>It is noted that Rufous Lane forms part of the land, which is a reserve for recreation purposes and is owned by the State. While Council is trustee for the land it is not road reserve and vehicular access across this land cannot be achieved.</p> <p>A key factor with the Master Plan is to ensure that the existing intersection at Woodland Drive and David Low Way is not compromised. Council's Traffic Consultant has confirmed that the intersection can function properly with expected traffic flows, which are not excessive. Some works might be undertaken to improve the intersection, but this does not include a roundabout.</p>
<p>In terms of access being provided to the Peregian Beach Village Market land, any increased through traffic in Rufous Street would also have a significant impact on Woodland Drive and the David Low intersection, which would be detrimental to residents in that pocket.</p>	<p>It is agreed that additional traffic in Rufous Street, other than that generated by the current Master Plan is not desirable. If access was to be allowed, the increased traffic from the Peregian Beach Village Market and the ultimate development on the remaining portion of the land could adversely impact upon the operation of the intersection. Further, the additional traffic</p>

	could also adversely impact upon residential amenity of the area.
Closing off the end of Rufous Street will prevent any further thought on a direct road from Woodland Drive to the "Essence Development".	As mentioned above, access is not currently available across the existing recreation reserve.
Possible extension of Rufous Street through the old caravan part site would be a disaster for the Kindy, children and families and the many community members who use this area, for both safety reasons and for the atmosphere and peaceful nature of the area. We are very keen to prevent this happening.	It is agreed that an extension of Rufous Street to allow for through traffic from the Peregian Beach Village Market site could potentially cause adverse traffic impacts upon the existing Kindergarten and is not supported by the general community.
Strongly object to any further concessions given over to the "Essence of Peregian" development site in terms of access via Rufous street and its extension entry into this development.	The comments made above are relevant to this issue. The matter of vehicular and pedestrian access to the Peregian Beach Village Market Land has been considered and pedestrian access only is a desirable.
Traffic calming by narrowing Rufous Street to one lane would be a significant improvement and would reduce traffic speed and improve pedestrian safety.	The matter of traffic calming in order to reduce speeds in Rufous Street is supported. The design of the roadway and parking areas have been revisited to improve the amount of open space, improve traffic flow, but allow for a turnaround area so that vehicles do not have to travel to the end of Rufous Street to turn around.
The Masterplan also includes moving a pedestrian crossing to right out the front of our house, but from our family's perspective we are concerned that this will increase traffic braking at an already busy roundabout, increasing traffic noise and pollution to our family home.	The Master Plan does provide for the relocation of the existing pedestrian crossing in David Low Way, closer to the roundabout and the existing Laneway. The relocation of the roundabout is subject to detailed design by Council's traffic engineers and comments made by the submitter will be taken into consideration.
Consideration should be given to the provision of a round about on the corner of Woodland Drive and David Low Way.	<p>The matter of a roundabout was carefully considered at this location during the appeal process for the former supermarket development proposed on the subject land. However, engineers have confirmed that there is insufficient room for a roundabout and the grades at this location are also problematic.</p> <p>It is intended to revisit the operation of this intersection with the detailed design for the Master Plan and potentially include works that might improve the operation of the intersection in terms of traffic flow and pedestrian access across David Low Way.</p>

<p>Request to see the speed limit in David Low Way reduced to 40kph from Woodland Drive.</p>	<p>The matter of traffic management for the intersection of Woodland Drive and David Low Way is to be further considered. The submitters comment regarding the extension of the 40kph sign will be provided to the traffic engineers for consideration.</p>
<p>Apart from emergency vehicles, there should be no vehicular access directly in front of the Kindergarten.</p>	<p>It is agreed that the traffic movements in this location should be reduced as much as possible; however provision for emergency vehicles and for some limited time parking spaces is considered to be a reasonable compromise in the circumstances.</p>
<p>The first works should be the relocation of the pedestrian crossing over David Low Way to next to the roundabout where the paths have been worn across the plantings, which is a much better location.</p>	<p>It is agreed that the relocation of the pedestrian access closer to the Laneway will improve connectivity. It is intended that this work occur with Stage 1, but is subject to detail design by the Council's traffic engineers.</p>
<p>My main concern is the siting of the pedestrian crossing, right at a roundabout against best practice as drivers will be watching for entering and exiting traffic and could well miss a person setting out on the crossing.</p>	<p>This is a legitimate concern and this matter has been referred for Council's traffic engineers to consider with the detail design of the crossing. It is noted that the Council engineers have already been consulted about this issue.</p>
<p>The Woodland Drive &amp; David Low Way intersection is already inadequate for existing traffic at particular times of the day and the Master Plan will exacerbate this problem.</p>	<p>The matter of the function of the Woodland Drive and David Low Way intersection was raised at the Community Meeting and in other submissions. It is intended with the Master Plan to have Council's traffic engineers consider what other works could be undertaken to improve the operation of this intersection.</p>
<p><b>Provision of Carparking</b></p>	
<p>Workshop and community meeting extremely misleading in terms of parking to be provided being overstated, suggesting a net gain of 96 carparks when the net gain is 38 additional carparks.</p>	<p>It is not agreed that the way in which the carparking was presented at the Community Meeting was misleading. It is intended to provide the proposed parking in stages, with surplus parking beyond that required by the Digital Hub development. It is accepted that the some of these spaces are required by the Digital Hub; however these spaces will remain in Council ownership and will be shared spaces, during business hours and on weekends.</p> <p>While the total number of carparks to be provided under the draft Master Plan was 163. Following consideration of the submissions received, it is intended to now provide more</p>

	<p>spaces in the recreation reserve near the Veggie Village. This will provide more spaces that are accessible near the Laneway and closer to the Village Centre. Further, the provision of additional carparks at this location is likely to be more cost effective, given the cost already involved in providing spaces at this location, having regard to the net gain.</p> <p>The total number of carparks has been increased to 169 (Stage 2), as follows:</p> <ul style="list-style-type: none"> <li>• 66 plus 2 disabled spaces being for the Digital Hub;</li> <li>• 5, plus 1 disabled space provided near the kindergarten;</li> <li>• 50, plus 1 disabled provided near the Veggie Village;</li> <li>• 19, plus 1 disabled space in Rufous St; and</li> <li>• 24 spaces for the Community House.</li> </ul> <p>Consequently, the net increase in parking numbers is now 34 spaces; however the 68 spaces for the Digital Hub are also able to be shared spaces.</p>
<p>The extension of the Veggie Village carpark should be with Stage 1.</p>	<p>The provision of additional carparks near the Veggie Village would be desirable in the Stage 1. However, given the cost of providing this carpark as well as the protracted process of obtaining approval from the State, this carpark is to be provided in Stage 2. Further consideration has been given to providing additional parking spaces at this location, in lieu of spaces provided in the open space area in Rufous Street, which is a more desirable planning outcome.</p>
<p>Council should amend the draft plan and provide potentially 15-20 extra carparks in Area 6 to the East and 15-20 carparks extra in Area 7 or at least a minimum of 15 to 20 carparks in Areas 6 &amp; 7.</p>	<p>The comments about making provision of extra carparks in these locations are noted; however the Master Plan seeks to obtain a balance with the provision of open space, parking and other facilities. Further consideration has been given in the final Master Plan to providing additional parks near the Peregian Village, in the recreation reserve area, near the Veggie Village.</p>
<p>Regulated parking should be provided in Rufous Street, minimum of 3 hours.</p>	<p>It is agreed that there is a need for some regulated parking to be provided in Rufous Street; however the extent and nature of regulated parking will need to be further considered. This is in order to encourage longer</p>

	term parking away from the Peregian Village.
Council needs to be able to fund the expenditure and it is accepted that this commercial building requires carparking, but cautions against diverting the Master Planning process into a carparking exercise.	The Master Plan seeks to find a balance for providing open space, additional park as well as providing innovative development such as the Digital Hub. Consequently, the Master Plan provides for a range of uses, facilities and infrastructure.
It does not matter how many extra carparks are provided as there will never be enough.	There is a current demand for additional parking in the Peregian Beach locality during peak periods. It is intended to provide additional parking in the locality and improve pedestrian linkages while maintaining a suitable balance with respect to the provision of open space and not adversely impacting upon the character of Peregian Beach generally and the Rufous St precinct in particular.
The proposal to extend and enlarge the Veggie Village carpark into Di Hirst oval (26 spaces) should proceed as part of Stage 1 while the proposed carparking (39 spaces) on Rufous Street and the 23 "temporary" spaces should be deferred at this stage.	Ideally the provision of the carparks near the Veggie Village should occur with Stage 1. However; given the tenure of the land and the associated cost, this needs to occur with Stage 2. Further, as mentioned above it is intended to provide additional carparking at this location in Stage 2.
The current Master Plan proposal for parking along Rufous Street results in excessive dedication of land to parking.	Following receiving a number of submissions about this issue, it is agreed that the some of the proposed carparks in the open space area fronting Rufous Street, will be relocated near the Veggie Village parking area in the final Master Plan. This change will improve the amount of open space in Rufous Street, while providing additional parks near the Laneway, which is a more desirable outcome.
That Telstra be approached to enquire about the use of their block as a formal or informal carpark.	Attempts have been made to discuss the use of the land with Telstra; however this issue is complicated given that the land is not under the control of Council and does not form part of the Master Plan. This is a matter that might be revisited at a later date.
The disabled carparking/access could be located and incorporated into the on-grade car park at the southern parking area (16).	The comment provided by the submitter is noted and will be investigated further through the detailed design process.
Please ensure there is absolutely no formal/grey parking on the western side of the Di Hirst Oval	The Master Plan proposes to provide viewing decks and platform areas at this location to take

<p>with this space to provide for informal parking of picnic rugs, a sunset viewing platform and some additional trees and not a great wall of parking.</p>	<p>advantage of the existing vistas. Some formal parking is to be provided along the frontage to the Di Hirst Oval; however an open space view line is to be maintained towards Di Hirst Oval. Having regard to the comments made about increasing the amount of parking near the Veggie Village, additional open space is to be provided in Rufous Street in lieu of parking, which improves the amount of open space.</p>
<p>The new carpark beside the Tennis Club will potentially create a safety risk as it introduces increased in/out/across traffic between this area, the club and the existing oval car park, as kindy families drive/walk back &amp; forth with little kids.</p>	<p>The proposed carpark is in a logical location to provide an additional 23 carparks close to the Laneway in Stage 1. Further, this area of the site is to be ultimately developed for the new Community House. Consequently, the construction of a carpark at this location is cost effective and logical. The matter of safety will be considered during the detailed design stage.</p>
<p>Concerned about the 'temporary' car park near the tennis clubhouse why can't an extension of the current Veggie Village parking lot be implemented in stage 1, to offset the lost spaces from near the kindy, and to add a few much needed parking spaces for the Peregian Beach community in general.</p>	<p>It would be desirable to provide additional carparking near the Veggie Village with Stage 1; however for reasons given above this parking will have to be provided with Stage 2. It is now intended to provide additional parking near the Kindergarten with Stage 1, with increased parking for Stage 2, beside the Veggie Village.</p>
<p>Looks like we could do with more disabled parking because the proposed increases are not sufficient.</p>	<p>It is agreed that additional parking spaces for the disabled are required. Consequently, the final Master Plan has been amended to provide additional spaces near the Laneway, the open space area in Rufous Street and beside the proposed Digital Hub. Further, ramps are to be provided in Rufous Street and other areas to provide for safe pedestrian and disabled access.</p>
<p><b>Activation of Lane Way</b></p>	
<p>Should become a major drawcard and asset to Peregian Beach, to provide a unique 'Lane Way' experience while achieving safety and surveillance.</p>	<p>It is agreed that the activation of the Rufous Laneway is important for creating pedestrian connectivity with the Peregian Village. Ideally this will also include the integration of some commercial land uses on the southern side of the Laneway to make this area more useable and pedestrian friendly.</p>
<p>The potential commercial activation of this lane is supported; however, Council must acknowledge that the proposed upgrading and activation of Rufous Lane would be problematic and limited, without the cooperation of</p>	<p>It is agreed that there needs to be some cooperation with the adjoining land owners, in particular the Peregian Beach Hotel and the land currently being developed for the Peregian Beach Village Market. It is intended that these</p>

<p>adjoining landowners.</p>	<p>developments will allow for pedestrian access to these properties, by breaking down barriers such as high fencing and providing suitable landscaping and lighting, with access to the commercial uses near the frontage.</p>
<p>Activation of Rufous Lane is a vital element to the proposed Master Plan and will provide a significant contribution to pedestrian environmental and the public open space outcomes sought by the Master Plan, by providing a safe and secure environmental for future users of this important public open space area.</p>	<p>As mentioned above, it is agreed that the activation of the Laneway will provide a significant contribution to pedestrian and open space outcomes. The intention is also to ensure that Laneway is inviting, safe and well light. This should mean that the Laneway will be used often as thoroughfare to the parking and open space areas, while gaining access some commercial uses on land to the south.</p>
<p>Support developments that will enhance Peregrin Beach, but are quite worried that some of these seem to encroach on our land, which could impact our family's privacy, security and environmental quality.</p>	<p>It is agreed that the activation of the Laneway on the northern side should be revisited given that this land has different land uses, being residential and the Kindergarten. Consequently, it is intended to provide activated frontages to the southern side of the Laneway only, where commercial development exists and visitor accommodation is primarily intended.</p>
<p><b>Community House</b></p>	
<p>The Stage 2 relocation of the functions of the Community House to the old bowling club house site is supported.</p>	<p>The location of the new Peregrin Beach Community House will mean that the new building will front and be integrated with the open space area. Additional amenities are also to be incorporated into this building, which will be centrally located in the Precinct. Further, the location is well suited given the fall of the land and will provide for parking in Stage 1, which will then be integrated into the development of the Community House as part of Stage 2.</p>
<p>The new Community House should be at least equal the current building footprint of about 500m<sup>2</sup>.</p>	<p>It is intended under the Master Plan to provide the new Peregrin Beach Community House having a floor area of at least 400m<sup>2</sup>, being generally equivalent in size to the existing building.</p>
<p>The location for the proposed new community house has more appeal and offers more opportunity/links/quieter space for community groups and activities.</p>	<p>It is agreed that the location of the new Community House is logical and will assist with the activation of the open space area. In this location there is also potential for the open space fronting the Community House to become an extension of this use.</p>
<p><b>Staging</b></p>	

<p>It is requested that Stage 1 proceed as soon as possible with works 1, 7, 10, 12, 13, 14, 16, 17 and 19, with the Pocket Park to proceed with one carpark.</p>	<p>All of the parts of the Master Plan as listed are to proceed with Stage 1, which includes the Pocket Park. Having regard to other submissions made, it is now intended to slightly change the design of the Pocket Park to maintain parking spaces including a disabled access space, and provide some open space with more clearly defined pathways.</p>
<p>It is requested that works 6 and 8 be put on hold for consideration at the time of implementing Stage 2 and the 26 carparking spaces on the Oval be expedited instead as part of Stage 1.</p>	<p>While it is desirable to provide additional parking near the Laneway with Stage 1, the provision of parking in the reserve area is more complicated and timely to achieve. This is because the land is in State ownership and is for recreation purposes and is not road reserve. Consequently, this cannot be achieved with Stage 1 and is part of the reason why the 23 at ground parking spaces are to be provided with Stage 1 near the Tennis Club. Further, it is now intended to provide more carparking spaces near the Veggie Village in the reserve area, but with Stage 2.</p>
<p>That the walking and cycling circuit (11) proposed for Stage 2 be moved to Stage 1.</p>	<p>The comment about providing the walking and cycling circuit with Stage 1 is noted and will be considered further, but the development of this infrastructure is subject to budgetary constraints.</p>
<p>Rather than create a new carpark on the footprint of the old Bowls Club building with Stage 1 do an extension of the Veggie Village carpark and do the "temporary carpark" adjacent the Tennis Club lane in Stage 2.</p>	<p>It would be more desirable to undertake additional parking beside the Veggie Village; however for reasons given above this is problematic and it is more practical and cost effective to provide additional parking near the Tennis Club in Stage 1. This parking will ultimately form parking for the Community House.</p>
<p><b>Miscellaneous</b></p>	
<p>Provision of good signage, particularly for parking and the Rufous Lane pedestrian access to the Village.</p>	<p>It is agreed that some signage is required so that the general public is aware of the additional parking and other new facilities that are to be provided.</p>
<p>The Master Plan should allow for both economy and environment to co-exist and thrive well into the future and not just meet the immediate needs of the area.</p>	<p>It is agreed that there is a need to maintain the necessary balance between the environment, providing infrastructure, community facilities, while at the same time encouraging innovative development, such as the Digital Hub. In this case the Master Plan is considered to achieve the necessary balance, particularly with some of</p>

	the changes that have been made following the review of the helpful submissions provided.
The vista from David Low Way over the wetlands and mountains and the construction of the viewing platform is supported.	The Master Plan provides for the view line through the open space from David Low Way through the open space area to Di Hirst Oval and to the vistas of the National Park and mountains beyond. Having reviewed the submissions both viewing decks providing vistas of Mt Coolum and Emu Mountain and Mt Cooroy are now to be provided with Stage 1.
The Rufous Street site is an ideal entrance to the Southern Noosa National Park with walking trails spreading out from this area.	It is agreed that the Master Plan potentially provides other opportunities with respect to walking trails in the National Park; however this is beyond the scope of the Master Plan.
Proposed walking trail around the western side of the oval should be continued to the southern side of the Woodland Drive houses, all the way to Woodland Walk.	It is agreed that the proposed walking trail will help to activate the open space area and will provide significant community benefit. The comment about extending the walkway trail to Woodland Drive is noted, but is beyond the scope of the Master Plan.
All development work on the subject land including new buildings are to be made as sustainable as possible.	It has always been the intention of Noosa Council to ensure that any of its developments are as sustainable as possible, which will be the case with any new building work being proposed under the Master Plan.
The beach volleyball court has been mentioned and was financially successful and should be included in the current plan.	Consideration has been given to the previous uses on the land, including the beach volley ball courts; however while these types of uses provide some benefit, they do not benefit the broader community. Consequently, the Master Plan seeks to provide for maximum community benefit for all users rather than a few selected few sporting groups.
Consideration should be given to other users such as local artists who are looking for locations to both create their studio's and/or to sell their work; similar to a 'co-working space' situation that technology entrepreneur's are turning to.	It is agreed that this issue should also be considered as part of the development of the Master Plan, in particular with the development of the Digital Hub building. Potentially, there could be space that might be able to be shared by local artists.
Rufous Street is a quiet and safe street at the moment for locals, children at the kindergarten and more importantly for the Rainbow Bee Eaters whose habitat is on the banks of the oval	It is agreed that Rufous Street is a relatively quiet location and has a high level of amenity, which is to be maintained. The intention under the Master Plan is to provide a safe environment

with the extra traffic along this road likely to further contribute to their demise.	for the movement of traffic in Rufous Street. The advice provided about the Rainbow Bee Easters habitat is noted and will be referred to Council's environmental officers for comment.
A Library is another suggestion incorporating an IT facility and a sound library, which could be a branch of the Noosa Library and a small area set aside as an Historic Township Exhibit.	The suggestion for a potential sound library, being part of the Noosa Library is noted and will taken into consideration as a possible use in the Digital Hub building.
There is not enough consideration for sport and recreation facilities in the planning of the Rufous Street vicinity and improved bikeways and bike racks would address both of these areas. There is a huge, growing population of bike riders who could access Peregian Beach along Murdering Creek Road if a) they could cross motorway and b) they could park their bikes at Rufous Street.	It is agreed that additional pathways and sport and recreation facilities would be desirable; however the request made is beyond the scale of the Master Plan being proposed. If a pedestrian link is provided for from Woodland Drive in the future then this link will be able to be connected with the proposed pathways in Rufous Street.

### **Recommendations for Change**

It is noted that the majority of the submissions support the proposed Master Plan. It is suggested that the right balance has been achieved with respect to maintaining open space, providing additional and practical parking while also providing for innovative development, that being the Digital Hub, including co-working space. There is also considerable support for the other aspects of the Master Plan including the proposed play scape, gym equipment, water feature and public art, improved pedestrian linkages, activation of the Rufous Street Laneway and the new Peregian Beach Community House with amenities in a central location. The Master Plan as a whole will provide significant community benefit.

With regard to the comments made in the submissions, the following recommendations have been made and provided for in the final Master Plan:

- provision of additional carparking in the recreational reserve near the Veggie Village; however this will need to be provided with Stage 2, given separate approvals will be required from the State and the cost of providing these carparks will most likely be substantial;
- reduced carparking in Rufous Street with provision of more open space and improved linkages with the Di Hirst Oval;
- a reduced number of pathways within the open space area in Rufous Street;
- improved traffic flow in Rufous Street by simplifying the proposed road design and pathway network in order to increase the amount of open space, improve traffic safety, reduce cost, but maintain the turnaround area to reduce unnecessary traffic movements further to the south;
- provision of additional disabled parking, near the Digital Hub building, near the Rufous Street open space area and near the Laneway, including the necessary ramping in Rufous Street and the associated carparking areas;
- a revised layout for the proposed Pocket Park with some short term parking, open space with clearly defined pathways that will improve pedestrian linkages through this shared area;
- removal of the activated frontage component from the property along the northern side of the Rufous Street Laneway; and

- provision for public artwork and water play feature in the play scape area within the open space area.



Shane Adamson (BEngTech, GDURP, MPIA)

**Town Planning Expert**

**Director of Adamson Town Planning Pty Ltd ATF**