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## Palmwoods, Maroochy Shire

### In-Centre & Out-of-Centre Commercial Development

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## Introduction

- o Welcome (6:00-6:05)
- o Scene Setting (6:05-6:15)
- o Palmwoods Planning Context (6:15-6:25)
- o Focus On Commercial Development (6:25-8:00)
- o Where To From Here (8:00-8:25)
- o Close & Thanks (8:25-8:30)

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## Scene Setting 1

- o Participant introductions
- o Concerns leading to the workshop
  - Planning Scheme
  - Rumours
  - Upgrades stymied
  - Levels of service
  - More shopping elsewhere
- o Small community implications of in- and out-of-centre development
  - Positive and negative implications
  - Sometimes dramatic impacts - sometimes with dying centres
  - Recent success stories of in-centre development
- o PSPS commission
  - Background
  - Commissioned to:
    - o Design a consultation process
    - o Facilitate a workshop
    - o Prepare a report on the outcomes

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## Scene Setting 2

- o Invitations
  - Head-hunted
  - Cross section of the community
  - Who is here or not here is not important
- o Workshop processes and protocols
  - No rights, no wrongs
  - All opinions are valid
  - No winners, no losers
  - Not about getting your own arguments up - about sharing information and knowledge
    - Informing about community desires and fears
- o Housekeeping
- o Timing
- o Queries and expectations

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## Planning Context 1 – Population Structure (Census 2001)

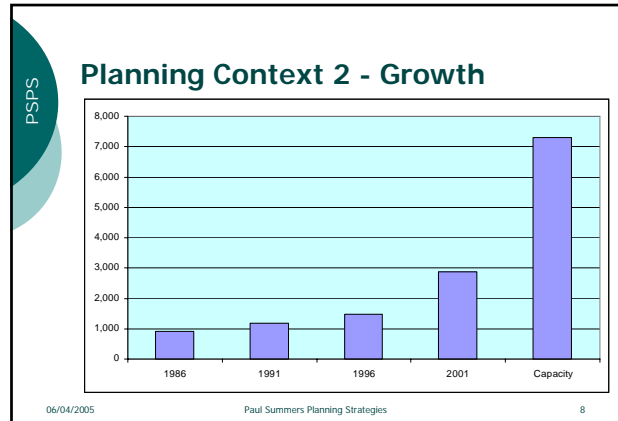
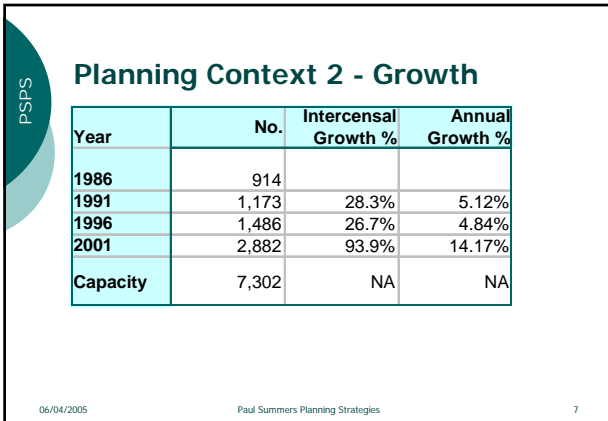
Age Group	Palmwoods		Maroochy Shire		Difference
	No.	%	No.	%	
0-4	205	7.1%	7,702	6.0%	1.2%
5-9	246	8.5%	8,822	6.8%	1.7%
10-14	256	9.2%	9,478	7.3%	1.9%
15-19	186	6.5%	8,537	6.6%	-0.1%
20-24	108	3.7%	6,141	4.7%	-1.0%
25-29	132	4.6%	7,079	5.5%	-0.9%
30-34	212	7.4%	7,876	6.1%	1.3%
35-39	218	7.6%	9,074	7.0%	0.6%
40-44	221	7.7%	9,746	7.5%	0.1%
45-49	194	6.4%	9,096	7.0%	-0.6%
50-54	180	6.2%	8,588	6.6%	-0.4%
55-59	140	4.9%	7,319	5.7%	-0.8%
60-64	138	4.8%	6,625	5.1%	-0.3%
65-69	89	3.1%	6,002	4.6%	-1.5%
70-74	102	3.5%	5,594	4.3%	-0.8%
75-79	85	3.3%	4,476	3.5%	-0.2%
80-84	64	2.2%	2,715	2.1%	0.1%
85-89	50	1.7%	1,313	1.0%	0.7%
90-94	25	0.8%	444	0.3%	0.5%
95-99	6	0.2%	113	0.1%	0.1%
100 years and over	0	0.0%	15	0.0%	0.0%
Overseas visitors	15	0.5%	2,884	2.1%	-1.6%
<b>TOTALS</b>	<b>2,882</b>		<b>129,429</b>	<b>2.2%</b>	

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## Planning Context 1 – Population Structure (Census 2001)

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- Planning Context – Retail & Commercial Centres Hierarchy Strategy**
- o Village Centres:
    - these centres provide a range of retail and commercial facilities satisfying the needs of their host towns. The strategy seeks to enhance the character of the towns and their centres and it must therefore ensure that existing business areas retain their role as the principal retail and Commercial Service centres of their towns;
    - new commercial development in the rural towns is generally to occur in the Village centre, though corner or General stores may locate elsewhere in the surrounding urban areas strictly in accordance with the Code for Town and Village Centres;
    - land uses are generally expected to include small scale supermarkets that service the local community only, specialty shops, a range of local community services, such as libraries and health and education facilities, and small scale tourist facilities;
    - ...
    - development within a Village centre which fragments the centre or creates a focus away from the established centre in that locality will not be supported.
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### Planning Context – Planning Scheme Palmwoods Vision

- o Palmwoods will remain a small country town, *providing a convenient range of goods and services to the residents of the town and surrounding rural and rural residential areas. Whilst new residential development is expected within this Planning Area, the informal settlement pattern and layout of the older parts of the town will be retained as important elements of its character and amenity. The existing historic buildings in Palmwoods which contribute to this character will also be respected and enhanced.*
- o The town will *retain a compact centre providing a focus for community and commercial activity. Tourism and industry will remain relatively small scale and low key.*
- o Environmental features within the Planning Area including remnant forest along ridge-lines and adjacent to local waterways and drainage-lines will be protected and enhanced and will form the core of an attractive green space network traversing the town.

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### Planning Context – Planning Scheme - Commercial Location of Uses

- o The development of commercial premises which contribute to the range of goods and services offered by the town will be encouraged, provided these premises are of a *small scale and serve the day to day needs of the surrounding community.*
- o The Palmwoods Village Centre *is the preferred location for businesses servicing local and surrounding rural communities. Consolidation or infill development is encouraged within this centre.*
- o Small local (convenience) centres may be appropriate to serve the new residential areas in the southern and eastern parts of the town, *provided that the size and types of services in these centres do not compete with the Village Centre.*

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### Planning Context – Planning Scheme - Village Centre

- o The *Village Centre Precinct is focussed on Margaret and Main Streets. It contains the most substantial and recent retail, office and commercial developments in Palmwoods as well as the Post Office and Hotel. It also contains numerous shop, industry and community buildings which have an historic character. Some of the historic shops have experienced several changes of use in their lifetimes and now accommodate small boutiques and 'incubator' craft industries. There are also a number of detached houses, some of which have been converted for office or consulting room uses.*
- o The range of shops and services, together with the location of the Police Station, Memorial Hall, Hotel, railway station, Child Care Centre and other community uses, combine to make this precinct the civic and business centre of Palmwoods. *It is highly desirable that this 'central' role and historic character be maintained and reinforced by new development and increased investment in the future. The most significant new retail and other commercial uses should be located in this precinct. Mixed use premises (eg shop, cafe or office with housing or guest house above/behind) should also be encouraged.*
- o Council's Code for Heritage Conservation (found in Volume 4 of this Planning Scheme) and the heritage conservation provisions of Volume 1 of this scheme will apply to development in this precinct.

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### Commercial Decision-Making

- o There always seems to be pressure for out-of-centre development. Why?
  - Is it a lack of forward planning in the past?
  - Is it the organic nature of growth in our small towns that makes it difficult?
  - Is it because of speculation and disregard for forward planning?
  - Is it because Councils sometimes do not adhere to their plans?
  - Is it because it is cheaper to buy land on the outside?
  - Is it because it is difficult to put together parcels of enough size when they are made up of small lots and small buildings?
- o The answer is often a combination of all these things.

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### Brainstorm & Report Back

- o Perhaps you have a view on in- or out-of-centre development already.
- o In which case the next session will challenge you as it requires you to be honest and look at:
  - The disadvantages of your preferred option; and
  - The advantages on your not preferred option.

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### Synthesis & Where To From Here

- o Put another way: how do we make it happen...

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