



# Information sheet

Sunshine Coast Planning Scheme 2014

## Indicative changes to the Maroochydore City Centre Priority Development Area (PDA) Development Scheme

*Proposed Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) – Special Entertainment Precincts* includes the identification of a proposed Special Entertainment Precinct (SEP) within the Maroochydore City Centre PDA.

This information sheet provides further detail regarding potential changes to the *Maroochydore City Centre PDA Development Scheme*. Please refer to the end of this information sheet about how to obtain further details about the proposed amendment.

### What are special entertainment precincts (SEPs)?

The designation of special entertainment precincts (SEPs) is a tool available to councils under the *Local Government Act 2009* to assist and support the live music industry in a given area.

The designation of SEPs make entertainment venues within these precincts exempt from the amplified music noise requirements of State liquor licencing laws and, instead, transfers responsibility to council for the regulation of amplified music noise emissions from venues in these precincts.

### Designating a SEP in the Maroochydore City Centre PDA

Development in the Maroochydore City Centre PDA is regulated by the *Maroochydore City Centre PDA Development Scheme* under the jurisdiction of Economic Development Queensland (EDQ).

Although the planning scheme does not otherwise apply to development in the Maroochydore City Centre PDA, the *Local Government Act 2009* still requires SEPs to be identified in the planning scheme. All other requirements, including buffers and any relevant noise criteria for development within the proposed PDA SEP, will need to be provided for via separate amendments to the PDA development scheme.



While the necessary amendments to the PDA development scheme will follow a separate amendment process, indicative drafting changes have been prepared for information purposes as part of the currently proposed planning scheme amendment. These indicative drafting changes are shown in **Figure 1 Indicative changes** (overleaf).

### Need further information?

Further details on the proposed amendment (full documentation) can be:

- viewed and/or purchased at Council's Development Information Counter in Maroochydore or at Council's administration buildings in Nambour and Caloundra; or
- downloaded from Council's website - <https://haveyoursay.sunshinecoast.qld.gov.au/open-consultation>

The website also provides details on how to make a written submission about the proposed amendment. Submissions must be received by Council no later than **4:30pm on Friday, 9 November 2018**.

**For further information, please contact Council's Strategic Planning Branch on (07) 5420 8953 or email [planningscheme@sunshinecoast.qld.gov.au](mailto:planningscheme@sunshinecoast.qld.gov.au)**

**Figure 1 Indicative changes**

## 3.0 Land Use Plan - PDA-wide development criteria

### 3.3.2 Centres Design and Function

Future development:

- a. delivers the vision for a new city centre for Maroochydore and the Sunshine Coast;
- b. delivers a new and identifiable 'heart' for the Sunshine Coast that will attract economic, commercial and social investment, whilst also creating an attractive and appealing place for residents, workers and visitors;
- c. ensures that future transit infrastructure creates an accessible centre, well connected to the surrounding urban area and sub-region, through the provision of corridors for passenger and light rail directly into the new city centre;
- d. delivers sites for a new significant community facility, library, civic uses and entertainment, exhibition and convention centre, all of which are connected and set within high quality parkland, water ways and landscaped boulevards;
- e. provides retail opportunity on the ground floor in identified mixed use precincts;

- f. provides sufficient car parking through an integrated and convenient car parking layout; and
- g. embraces new technologies, including digital and broadband, in order to expand business markets and compete nationally and globally.
- h. **in the special Entertainment Precinct<sup>9</sup> is to provide a range of business uses and entertainment activities including food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities that may operate after hours and include live or amplified music which creates a vibrant atmosphere. Residential uses and entertainment venues within, and in close proximity to, the Special Entertainment Precinct are designed and operated to achieve specified noise criteria and attenuation requirements.**

### 3.3.3 Maximum Development Yields

The maximum development yield for the PDA allowable under this development scheme will be in the order of:

- Retail<sup>5</sup> - 75,000m<sup>2</sup> GFA; and
- Commercial<sup>6</sup> - 165,000m<sup>2</sup> GFA

While no maximum yield is placed on residential development in the PDA, it is intended that around 2,000 residential

dwellings will be provided as a key outcome for the PDA.

Yield intents for precincts are described in Section 3.5<sup>7</sup>.

The maximum development yields for the PDA are derived from the capacity of the currently planned infrastructure networks for the PDA, in particular the road transport infrastructure network.

Development seeking to exceed the GFA limits specified above will be assessed under Section 3.2.4 b of the development scheme.

### 3.3.4 Street and movement network

Development provides for a well designed street and movement network which:

- a. creates an accessible centre, well connected to the surrounding urban area and sub-region, providing for future transit corridors for passenger and light rail;
- b. provides a range of street typologies that respond to the development intent of each precinct and specific outcomes of the overall city street hierarchy as shown in Map 7 (Road Hierarchy Plan);
- c. has a clear structure and maximises walking, cycling and public transport

effectiveness in that pedestrian and cyclist links are direct, convenient, legible, comfortable and safe and connect with all major land uses, key destinations, public transport and existing transit infrastructure.

- d. connects to and takes into consideration impacts to existing networks, ensuring acceptable levels of amenity and minimising negative impacts of through traffic;

5. Retail uses include uses nominated under the Retail use category in Schedule 2 - Definitions

6. Commercial uses include uses nominated under the Commercial use category, Service, Community and Other uses category and Sport, Recreation and Entertainment use category as defined in Schedule 2 - Definitions.

7. A Precinct Plan that seeks to exceed the maximum development yield must be accompanied by:

(a) an infrastructure network analysis that demonstrates that the additional yield will not compromise the planned infrastructure networks for the PDA, in particular the planned transport infrastructure network; and

(b) an economic impact assessment for additional retail proposed for precincts other than Precinct 3 (Core Business) that demonstrated:-

(i) how the proposed additional area will complement and not compromise the Maroochydore Principal Regional Activity Centre and the Sunshine Coast Centres Hierarchy; and

(ii) that the additional yield provides for increased employment opportunities within the PDA.

8. Refer to Austroads - Guide to Road Design Part 6A - Pedestrian and Cycle Paths..

9. The Special Entertainment Area and Buffers are identified in the Maroochydore/Kuluin Local Plan Precinct map in Schedule 2 of the *Sunshine Coast Planning Scheme 2014*. Noise criteria and attenuation requirements for development within a special entertainment precinct are contained in the *Nuisance Code of the Sunshine Coast Planning Scheme 2014*.