



Proposed Planning Scheme Amendment – Site Specific and Editorial Matters

Information sheet Sunshine Coast Planning Scheme 2014

Maroochydhore

Council is proposing an amendment to the *Sunshine Coast Planning Scheme 2014* (the Planning Scheme), which includes changes to the zoning, maximum building height, local plan precincts/elements and/or planning scheme provisions for specific sites located at Buderim, Maroochydhore, Mooloolaba, Peregian South, Woombye and Yandina.

This information sheet provides details on the proposed changes relating to specific sites in Maroochydhore.

What land at Maroochydhore does the proposed amendment relate to?

The proposed amendment relates to land located at 6 and 8-10 Wharf Street, Maroochydhore, which comprises the Duporth Riverside Apartments and the Pier Ten Apartments (refer to **Figure 1**).

Figure 1: Land subject to proposed amendment



What is proposed in the amendment at Maroochydhore?

Under the Planning Scheme, the subject land (legally described as Lot 0 SP151751 and Lot 0 SP100069) are currently included in the Principal centre zone (refer to **Figure 2**) and within the MAR LPSP-1, Ocean Street Food and Music Sub-Precinct and MAR LPP-1 City Core Precinct (refer to **Figure 3**). The subject land is also included in the Maroochydhore/Kuluin Local plan area.

Figure 2: Current zoning

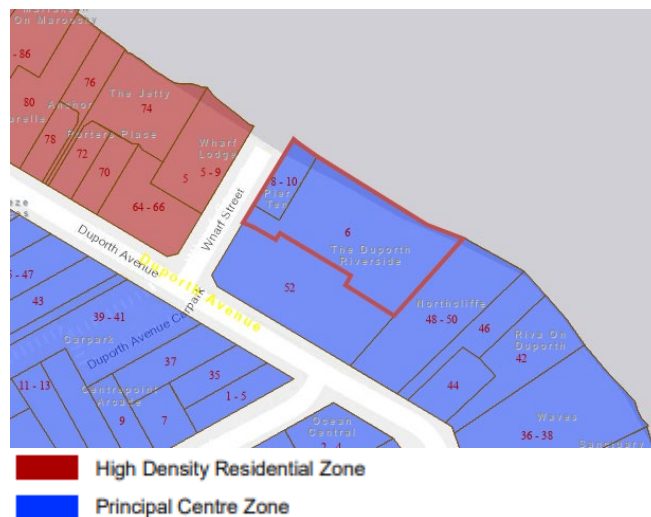
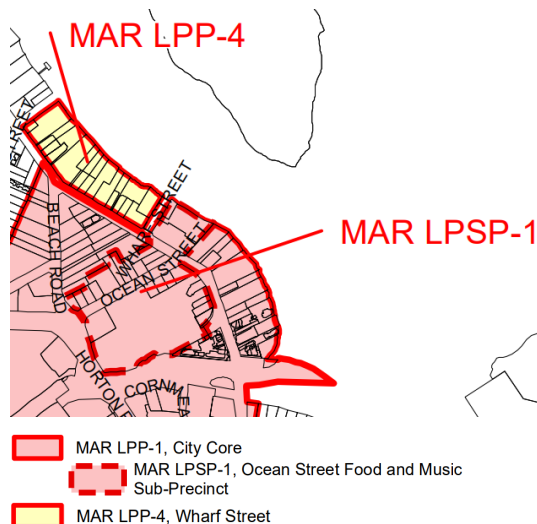
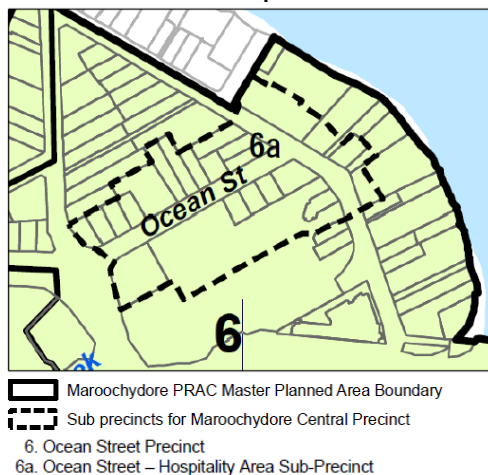


Figure 3: Extract of the Current Maroochydhore/Kuluin Local Plan Area – Local Plan Precincts Map LPM22



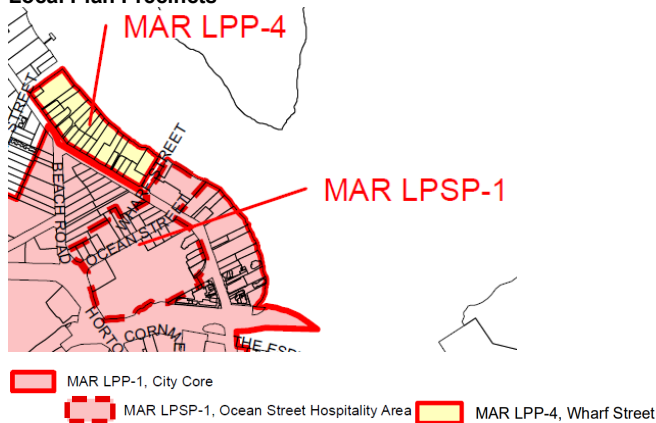
At the commencement of the Planning Scheme in 2014, the subject lots were located within the Ocean Street Precinct and outside of the Ocean Street – Hospitality Area Sub Precinct (6a) under the Maroochydhore Principal Regional Activity Centre (PRAC) Master Planned Area Structure Plan (refer to **Figure 4**). This was in effect from the 21 May 2014 to 11 June 2018.

Figure 4: Maroochydhore PRAC Master Planned Area Structure Plan - Precincts and Sub-precincts



In June 2018, Council adopted the *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14 – Maroochydhore Principal Regional Activity Centre*, which resulted in the removal of the Maroochydhore PRAC Structure Plan from Part 10 (Other Plans) of the Planning Scheme, and was subsequently incorporated within the Maroochydhore/Kuluin Local plan area and the remainder of the Planning Scheme. Under Amendment No. 14 the subject lots were included in the Ocean Street Hospitality Area Sub-Precinct (MAR LPSP-1) (refer to **Figure 5**). This was in effect from 11 June 2018 to 28 January 2020.

Figure 5: Extract of the Maroochydhore/Kuluin Local Plan Area – Local Plan Precincts



In January 2020, Council adopted the *Sunshine Coast Planning Scheme Amendment No. 21 – Special Entertainment Precincts*. Under Amendment No. 21, the Ocean Street Hospitality Area Sub-Precinct was renamed the Ocean Street Food and Music Sub-Precinct (refer to **Figure 3** above).

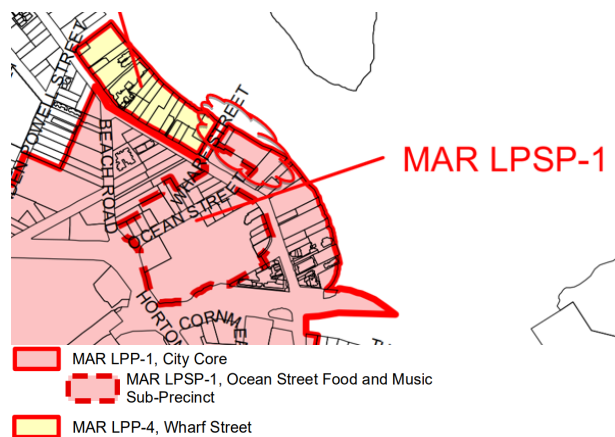
Inclusion in the Ocean Street Food and Music Sub-Precinct provides the opportunity for entertainment/hospitality activities to occur, subject to relevant development approvals. The Sub-Precinct also generally acts as a flag that entertainment uses,

and some associated noise is to be expected in the area.

Representations received from landowners indicated that they were concerned that the inclusion of the residential apartments in the Sub-Precinct would adversely affect the residential status of the site and could result in more intensive entertainment uses occurring on their property.

Having regard to the above, it is proposed to realign the boundary to exclude the Duporth Riverside and Pier Ten Apartments from the Ocean Street Food and Music Sub-precinct (refer to **Figure 4**). This would still provide for the remainder of the Ocean Street Sub-Precinct to operate as intended.

Figure 4: Extract of the Proposed Maroochydhore/Kuluin Local Plan Area – Local Plan Precincts



How can I find out more or make a submission?

The proposed amendment is on public consultation from **Monday, 21 November to Monday, 19 December 2022** (inclusive).

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

- viewed and/or purchased at Council's Development Information Counter at 10 First Avenue, Maroochydhore;
- viewed at Council's administration buildings in Caloundra and Nambour; and
- downloaded from Council's website: <https://haveyoursay.sunshinecoast.qld.gov.au>

Any person may make a written submission to Council about the proposed amendment during the public consultation period. The website also provides details on how to make a submission. Submissions are to be received by Council no later than **4:30pm on Monday, 19 December 2022**.

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