Proposed Maroochydore City Centre Priority Development Area Development Scheme Amendment (no.2)

November 2018

Sunshine Coast COUNCIL

Queensland Government

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INTRODUCTION

1.0 Introduction

1.1 *Economic Development Act 2012*

The *Economic Development Act 2012* (the Act[1]) establishes the Minister for Economic Development Queensland (MEDQ), as a corporation sole to exercise the functions and delegations of the Act.

The main purpose of the Act[2] is to facilitate economic development and development for community purposes in the State. The Act[3] seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the State declared as priority development areas (PDAs).

1.2 Priority development area

The Maroochydore City Centre Priority Development Area (PDA) was declared by regulation on 19 July 2013[4].

1.3 Application of the Development Scheme

The Maroochydore City Centre PDA Development Scheme (the Development Scheme) is applicable to all development on land within the boundaries of the PDA.

From the date of approval under a regulation, the Development Scheme replaces the Maroochydore City Centre PDA Interim Land Use Plan which commenced upon declaration.

1.4 Components of the Development Scheme

The Development Scheme consists of the following:

- the land use plan that regulates development in the PDA (section 2);
- the infrastructure plan that describes infrastructure required to support achievement of the land use plan and states applicable development charges (section 3);
- the implementation strategy that describes the actions that complement the land use plan and infrastructure plan to achieve the main purpose of the Act (see section 4).

1.5 State Interests

Relevant matters of state interest have been considered in the preparation of the Development Scheme and will be considered further as part of the assessment of a PDA development application[5].

1. See Section 8 of the Act
2. See Section 3 of the Act
3. See Section 4 of the Act
4. See Section 37 of the Act
5. Section 87 of the Act relevantly states that any relevant state interest must be considered in deciding a PDA development application. 'State Interest' is defined in Section 87 of the Act. The State Planning Policy (SPP) and State Development Assessment Provisions (SDAP) provide guidance in identifying if a state interest is relevant to the assessment of a PDA Development application.

Map 1 - Maroochydore City Centre Priority Development Area

1.6 Acknowledgements

The Development Scheme was prepared under delegation by the Sunshine Coast Council in collaboration with key stakeholders including State agencies.

1.7 Location

Maroochydore is a coastal urban area located on the Sunshine Coast in South East Queensland. It is approximately 100 kilometres north of Brisbane and is surrounded by natural assets - beaches, rivers and the Buderim escarpment. Maroochydore has an existing number of important functions accommodating major retail centres, government services, and residential areas for permanent residents and holiday makers alike.

The PDA is a 62 hectare site located centrally within Maroochydore on land including the former Horton Park Golf Course, private owned land, road and drainage reserve.

Comprising a largely undeveloped parcel of land in State Government and Council ownership, the PDA is located in the heart of Maroochydore. It is within walking distance of the coastline, with major roads surrounding it, including Maud Street, Maroochy Boulevard, Aerodrome Road and Plaza Parade. The PDA adjoins a number of existing urban precincts including the traditional town centre to the north, a regional shopping centre (Sunshine Plaza) to the north-west, and the Maroochydore Homemaker Centre which adjoins the PDA to the west. The Aerodrome Road precinct and residential areas lie to the east of the PDA. **Map 1- Maroochydore City Centre Priority Development Area**, shows the PDA boundary and location.

The Caboolture to Maroochydore Corridor Study (CAMCOS) rail alignment is located to access the PDA from the south and to terminate at the north of the PDA, running near to the western boundary.

1.8 Strategic context

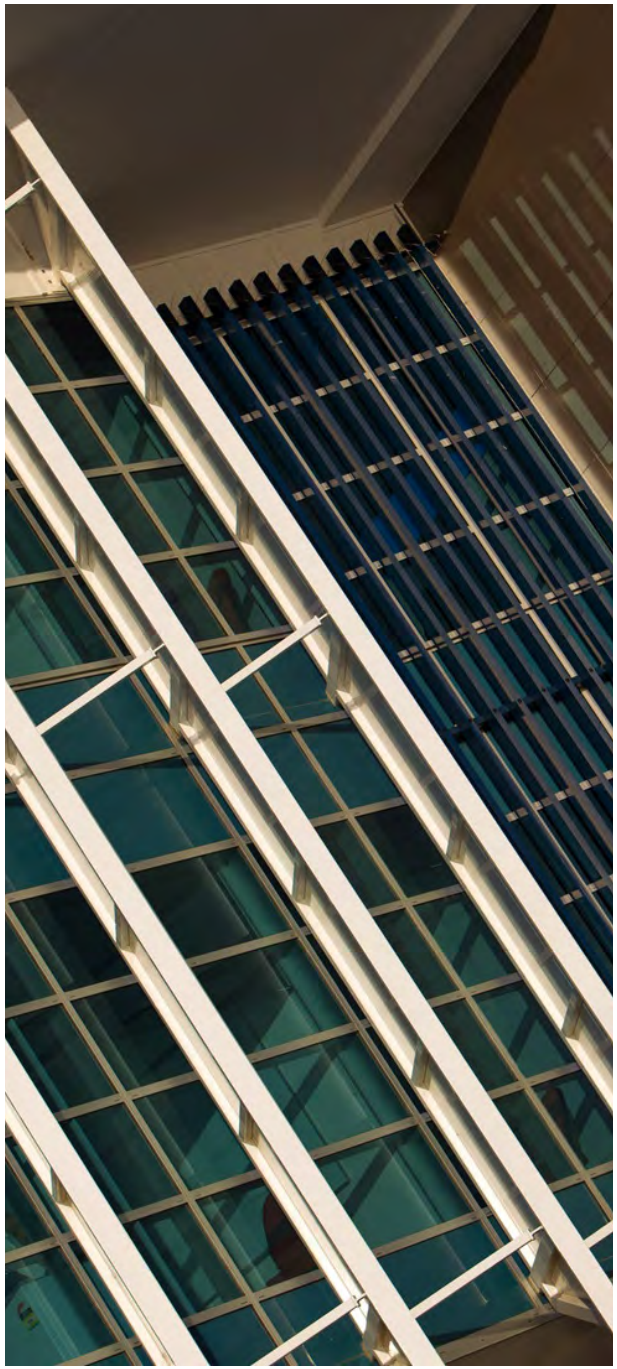
This material is extrinsic to the Development Scheme.

The strategic location of the PDA in the heart of Maroochydore makes it a key site. In its current use and form however, the site is a considerable constraint and impediment to the growth, connectivity and legibility of Maroochydore compromising its function as the Principal Regional Activity Centre (PRAC).

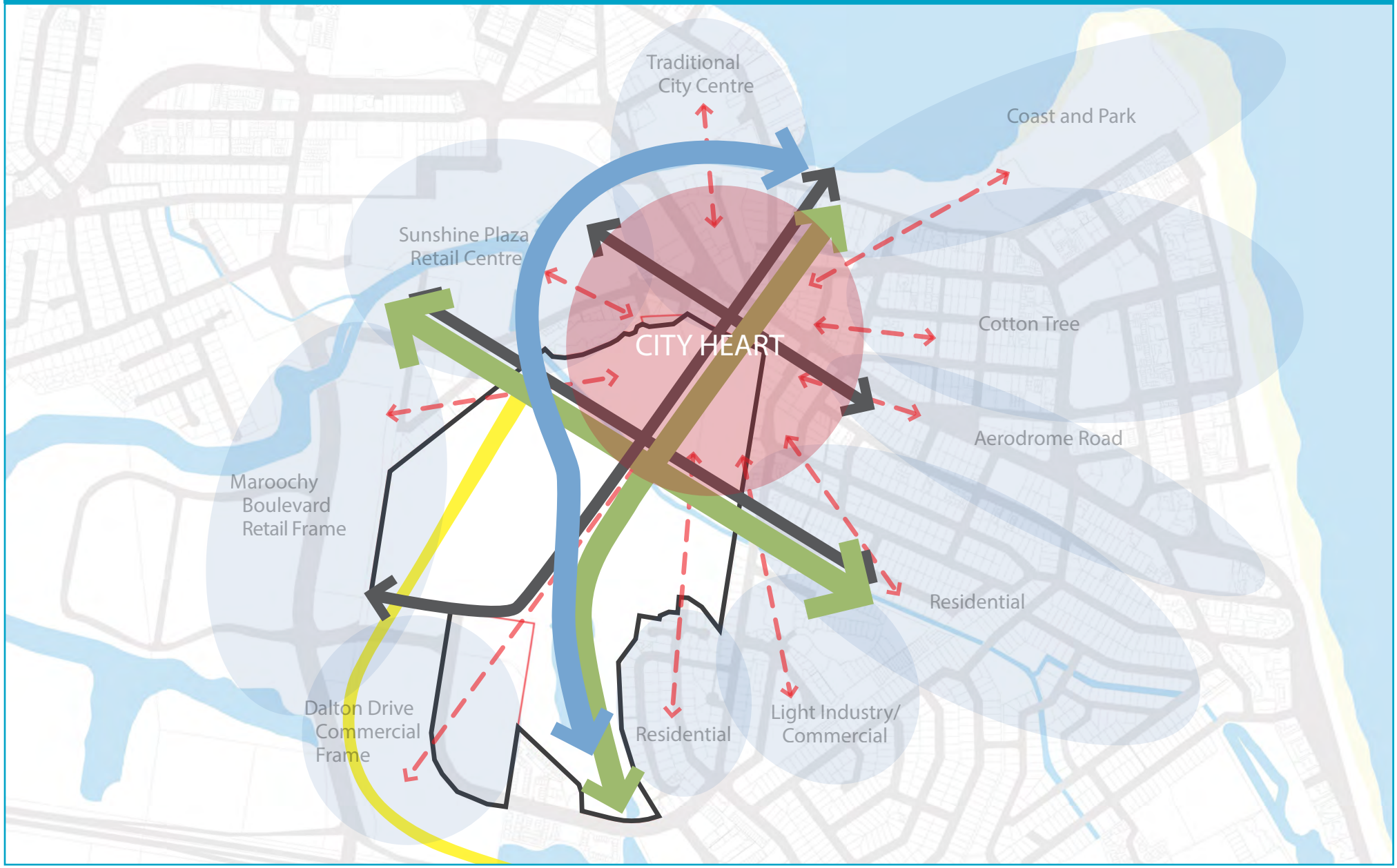
Development of the PDA presents an opportunity for the successful integration of this key strategic site into the wider city structure. It provides for new open space, pedestrian, cyclist and vehicular linkages that connect through and between the existing urban areas.This will enable the "stitching" together of existing disparate preincts and over time will provide for a seamless integration of the "old" and the "new" as illustrated in Map 2 - (Strategic Context Plan).

Development of the PDA presents a unique opportunity to capitalise on what the site can offer the Maroochydore PRAC as a whole including an ability to:

- *Provide critical road, cycle and pedestrian connections through what was previously an impervious site to major attractors within the PRAC;*
- *Create a new open space and water way networks which complete a contiguous connection between the PDA, Cornmeal Creek and Cotton Tree Esplanade;*
- *Generate a sufficiently dense commercial core, complemented by the existing and adjacent precincts, to create a true CBD environment;*
- *Provide the critical mass of residents and workers to create a transit orientated precinct to anchor public transport networks including CAMCOS and light rail; and*
- *Provide for major civic, entertainment and cultural facilities not able to be accommodated elsewhere within the PRAC.*



Map 2 - Strategic Context



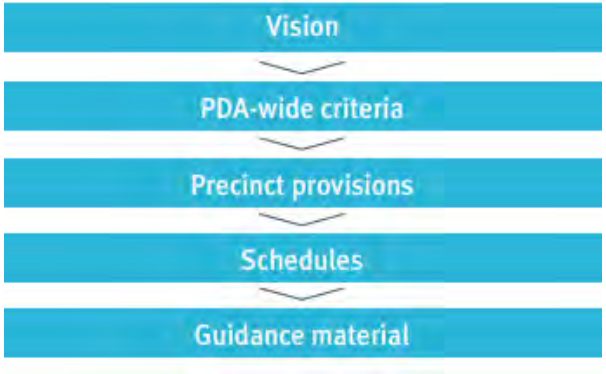
LAND USE PLAN

2.0 Land Use Plan

2.1 Elements of the Land Use Plan

Elements of the Land Use Plan are outlined in Figure 1.

Figure 1: Elements of the Land Use Plan



2.1.1 Vision

The vision (section 2.3) states the overall outcomes to be achieved in the PDA that:

- seek to achieve the purpose of the Act for the PDA; and
- provide that basis for the PDA development requirements.

2.1.2 PDA development requirements

The PDA development requirements consist of:

- PDA wide criteria (section 2.4);
- zone intents (section 2.5); and
- precinct provisions (section 2.6 - 2.14).

2.1.3 Schedules

Schedule 1 is mentioned in the levels of assessment table and identified PDA exempt development.

Schedule 2 defines terms used in the Development Scheme.

2.1.4 Guidance Material

Guidance material includes Economic Development Queensland (EDQ) guidelines and any other document or guideline referenced in the Development Scheme.

2.2 Development Assessment

2.2.1 Interpretation

The interpretation of terms used in the Development Scheme will rely on:

- Section 33 of the Act which defines 'development' among other terms; and
- Schedule 2 of this Development Scheme which provides the definitions required to interpret and apply the Development Scheme with reference to the Act.

2.2.2 Types of Development

Section 33 of the Act establishes the following types of development:

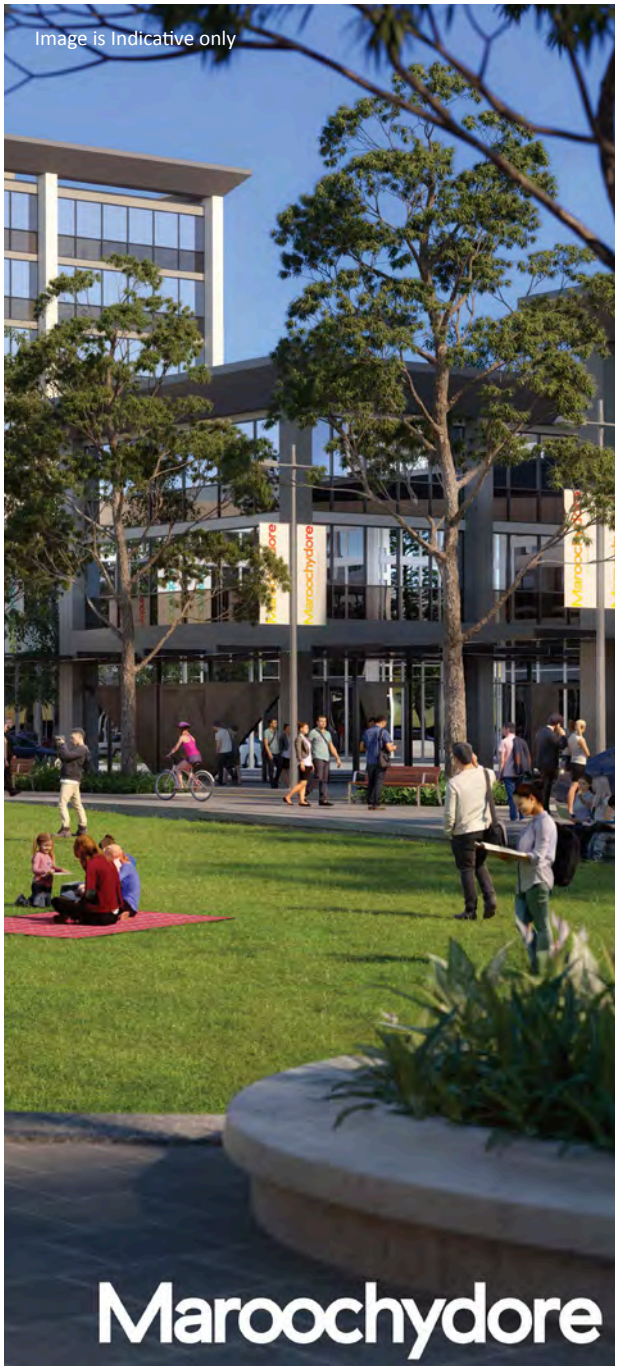
- PDA exempt development;
- PDA self-assessable development;
- PDA assessable development.

For PDA assessable development, the Development Scheme identifies:

- permissible development; and
- prohibited development.

The Development Scheme prescribes the types of development, also referred to as levels of assessment, for each precinct of the PDA in the levels of assessment tables as follows:

- for the Maroochydore Parklands Precinct, in Table 3 in section 2.7;
- for the Community and Convention Precinct, in Table 4 in section 2.8;
- for the Core Business Precinct, in Table 5 in section 2.9;
- for the Commercial Precinct, in Table 6 in section 2.10;



- for the Main Street South Precinct, in Table 7 in section 2.11;
- for the Main Street North Precinct, in Table 8 in section 2.12;
- for the Residential Precinct, in Table 9 in section 2.13; and
- for the Dalton Drive Precinct, in Table 10 in section 2.14.

2.2.3 PDA exempt development

Column 1 in the levels of assessment tables identifies development that is PDA exempt development, and includes development identified in Schedule 1 of the Development Scheme.

2.2.4 PDA self-assessable development

Under section 74 of the Act, PDA self-assessable development must relevantly comply with the requirements of the Development Scheme for carrying out PDA self-assessable development.

No development is identified as PDA self-assessable in the Development Scheme.

2.2.5 PDA assessable development

Under section 73 of the Act, PDA assessable development cannot be carried out without a PDA development permit.

Column 3A in the levels of assessment tables identifies PDA assessable development that is permissible development under the Development Scheme.

Column 3B in the levels of assessment tables identifies PDA assessable development that is prohibited development under the Development Scheme.

2.2.6 Development application

To the extent the vision, PDA-wide criteria, zone intents, precinct provisions, precinct plans and the guidance material are relevant, they are to be taken into account in the preparation of a PDA development application and the assessment of the application by the MEDQ.

The infrastructure plan and implementation strategy may include further information which should be taken into account in the preparation, design and feasibility of development proposals.

2.2.7 PDA assessable development consistent with the land use plan

PDA assessable development is consistent with the land use plan if the development complies with all relevant provisions in the following (the development requirements):

- PDA-wide criteria (section 2.4);
- zone intents (section 2.5);
- precinct provisions (section 2.6 to 2.14).

However, PDA assessable development that does not comply with the development requirements is consistent with the land use plan if:

- the development is an interim use that due to its scale or intensity does not conflict with the vision (Section 2.3); or
- both of the following apply:
  - The development does not conflict with the vision (section 2.3); and
  - There are sufficient grounds to justify approval of the development despite the non-compliance with the development requirements.

In this section, 'grounds' means matters of Public interest, which include the matters specified as the main purposes of the Act, as well as:

- superior design outcomes; and
- overwhelming community need.

The term ‘grounds’ does not include the personal circumstances of an applicant, owner or interested third party.

2.2.8 PDA assessable development inconsistent with the land use plan

Under section 86 of the Act and subject to the exemptions contained therein, a PDA development approval can not be granted if the relevant development would be inconsistent with the Development Scheme.

PDA assessable development identified in column 3B of the levels of assessment tables as prohibited development is inconsistent with the Development Scheme.

2.2.9 Demonstrating development is consistent with the land use plan

Development applications for PDA assessable development must demonstrate how the proposed development is consistent with the Development Scheme in accordance with section 2.2.7.

The application should also demonstrate that development will not compromise or unreasonably prejudice opportunities for the development of the remaining area in the precinct. Suggested ways applicants may demonstrate this is through a PDA preliminary approval or Plan of Development.

2.2.10 Precinct plan requirement

A precinct plan for each of the precincts nominated on **Map 4 - Zones and Precinct Plans** must be lodged for approval as part of a PDA development application and approved before:

- the first PDA development application for a material change of use or reconfiguring a lot within that precinct is approved;
- permissible development can occur within that precinct;
- any subsequent PDA development application for permissible development can be approved for that precinct; and
- any Plan of Development can be approved for that precinct.

An amendment to an approved precinct plan must be lodged for approval as part of a PDA development application which:

- is over the land in that precinct for which the changes to the precinct plan relate.

The precinct plan lodged for approval must demonstrate:

- how the precinct provisions are achieved, including maximum development yields, and the scale and distribution of land uses; or
- if one or more aspects of the precinct provisions are not achieved, other than maximum development yields, how the non-achievement is consistent with relevant aspects of the PDA-wide criteria and zone intents; or
- if the maximum development yields are proposed to be exceeded, how an accompanying infrastructure network analysis and economic impact assessment achieve the outcomes stated in the precinct provisions (see footnotes in sections 2.7 to 2.14); or
- if none of the above applies:
  - ➤ how the precinct plan does not conflict with the vision (section 2.3); and
  - ➤ how there are sufficient grounds to justify approval of the precinct plan despite not achieving one or more relevant aspects of the precinct provisions, PDA wide criteria, zone intents or stated outcomes from the infrastructure network analysis or economic impact assessment.

The term 'grounds' has the same meaning as in section 2.2.7.

An approved precinct plan prevails over the PDA-wide criteria, zone intents and other aspects of precinct provisions to the extent of any inconsistency.

2.2.11 Content of a precinct plan

Precinct plans demonstrate how development achieves the requirements of the Development Scheme at an intermediate level of spatial planning between the broad spatial framework of **Map 3 - Structural Elements Plan** and precinct provisions and the individual development proposals and associated Plans of Development.

Where the proposed precinct plan is an amendment to an earlier precinct plan, the amendment does not compromise the delivery of development within the precinct outside of the area the subject of the amendment.

Precinct plans include the following[6]:

- identification of the location of connections to network infrastructure, including transport, within the precinct;
- identification of land uses and development density;
- resolution if required, of any development constraints that may determine the extent of the developable area or appropriate uses;
- resolution of the boundaries of centres, public open space and any identified sites for community infrastructure; and
- demonstration that the development proposal:
  - ➤ does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner consistent with the vision, PDA-wide criteria, zone intents and precinct provisions;
  - ➤ addresses additional requirements for development in the precinct; and
  - ➤ addresses other matters specified in a guideline issued by DSDMIP.

2.2.12 Plan of Development

A Plan of Development may:

- accompany a PDA development application for a material change of use or reconfiguring of a lot;
- consider any proposed use, and any associated building work or operational work; and
- form part of a development approval.

Under the levels of assessment tables, Schedule 1 identifies development consistent with an approved Plan of Development as PDA exempt development[7].

6 It may be appropriate that a precinct plan is lodged and approved as a PDA preliminary approval. Applicants should discuss the use of a PDA preliminary approval with the MEDQ.

7 For further advice on preparing a PoD refer to the applicable EDQ practice note available at www.edq.qld.gov.au/resources/priority-development-areas-guide-lines-and practice-notes.html.

2.2.13 Infrastructure agreements

Infrastructure agreements have been entered into for the PDA to provide for the provision of infrastructure contributions in accordance with the infrastructure plan.

Under Section 120 of the Act, to the extent an infrastructure agreement is inconsistent with a PDA development approval, the infrastructure agreement prevails.

2.2.14 Notice of a PDA development application

A PDA development application will require public notification if the application:

- is for development which in the opinion of the MEDQ, may have adverse impacts on the amenity or development potential of adjoining land use under separate ownership; or
- is of a use or of a size or nature which in the opinion of the MEDQ, warrants public notification.

2.2.15 Relationship with the Sunshine Coast Planning Scheme and other Legislation

Under Section 71 of the Act, if there is a conflict between the Development Scheme and a planning instrument or assessment benchmark prescribed by regulation under the *Planning Act 2016* or another Act for the Planning Act, the Development Scheme prevails to the extent of any inconsistency. However, where the Development Scheme applies certain definitions of the Sunshine Coast Planning Scheme, this is not a conflict between the Development Scheme and the Sunshine Coast Planning Scheme.

The Sunshine Coast Planning Scheme, where identified in the text or a footnote of the Development Scheme, may be used as guidance material when assessing a PDA development application and applying the Development Scheme requirements.

In addition to assessment against the Development Scheme, development may require assessment against other legislation including, but not limited to, the *Nature Conservation Act 1992, Environmental Protection Act 1994, Plumbing and Drainage Act 2002, Building Act 1975* and the *Planning Act 2016* including subordinate legislation.

2.2.16 Land not included in a precinct

This section applies to land which is not shown in the land use plan as being included in a precinct (unallocated land).

Where the unallocated land adjoins land in a precinct, the unallocated land is deemed to be included in that precinct.

Where the unallocated land adjoins land included in different precincts, the unallocated land is deemed to be included in those precincts with the centreline of the unallocated land being the boundary between the precincts.

2.2.17 Interim use

An interim use is a land use that, because of its nature, scale, form or intensity, may not be appropriate for long term use of the land, but may be appropriate for a short or medium term period as the PDA develops.

An interim use will only be considered if it can be demonstrated that it will not preclude or delay an appropriate long term use, intensity of development or infrastructure delivery. The MEDQ may impose a condition of approval that limits the duration of an interim use.

Information to support an application for an interim use may include:

- a suitability assessment;
- a schedule of land supply and projected take up rates; or
- plans showing how the development could transition from the proposed interim use to an appropriate longer term use.

Image is Indicative only

2.3 Vision

The PDA will be the business, community services and employment focus for the Sunshine Coast, with a diverse range and choice in housing and an efficient and effective multi-modal public transport system.

Development within the PDA will:

- create a city heart for Maroochydore and the Sunshine Coast;
- deliver fully approved and serviced land for commercial, retail, residential, civic, cultural and community uses;
- build publicly accessible waterways as a defining feature;
- facilitate rail based public transport via CAMCOS and possibly future light rail;
- create a multi-modal public transport system;
- deliver a new road network to provide additional capacity to the existing road network within Maroochydore;
- create urban environments that support opportunities for art, culture and innovation;
- provide interconnected public open space; and
- establish a central Sunshine Coast location for regional convention facilities.

A centre of economic growth

Development in the PDA will deliver an integrated, new city centre that will support and promote existing areas in Maroochydore. Accordingly this will contribute to delivering economic and employment self-containment to the Sunshine Coast region.

Growth of the new city centre will provide a mix of uses, activities and development opportunities that will attract economic, commercial and social investment, both on a national and international scale. It will deliver regional employment opportunities as the identifiable centre for business, retail, services, cultural and commercial activity.

A walkable city centre

The new city centre will place high importance on walking and cycling as the key mode of transit. Safe, shaded and well connected linkages will promote and improve non-vehicular movement both within the new city centre as well as providing linkages to surrounding land uses, open space, parkland, other retail and service areas, and the coastline.

A transit oriented centre

The future investment and delivery of transit infrastructure - including both passenger and light rail - within Maroochydore will promote the new city centre as a key multi-modal hub within the Sunshine Coast. This will provide direct access and connectivity between local and regional centres, open space and coastal attractions.

A sustainable new centre

The growth and development of the new city centre provides the opportunity to implement new technologies, processes and environmental targets that will promote a cleaner, healthier and socially responsive future for Maroochydore. These will include subtropical design, energy efficiency, water cycle management, transit infrastructure and social and community facilities.

A beautiful and attractive centre

New coastal contemporary buildings will overlook parklands, a large central lake, unique waterways or wide landscaped boulevards. Waterways and parklands will extend to where buildings may be positioned, creating openness and bringing sunshine, breezes and scenic vistas into the new city centre. These new places will create ideal settings for retailing, offices, entertainment uses, restaurants and new residential accommodation.

A vibrant and engaging centre

A variety of activities, uses and lifestyle opportunities within the new city centre will provide a range of safe, active and enjoyable places that are used frequently, both day and night, at all times of the year and by a wide cross section of the community. The new city centre will include a number of local, regional and tourism focussed destinations and activities.

A safe and inclusive centre

The Public realm will be a safe, inclusive and appealing environment for residents, visitors and workers within the new city centre, both day and night. Careful planning and design will ensure local streets, parkland and open spaces are integrated with surrounding land uses, have a wide range of activities and will be highly valued by the community.

2.3.1 Structural elements

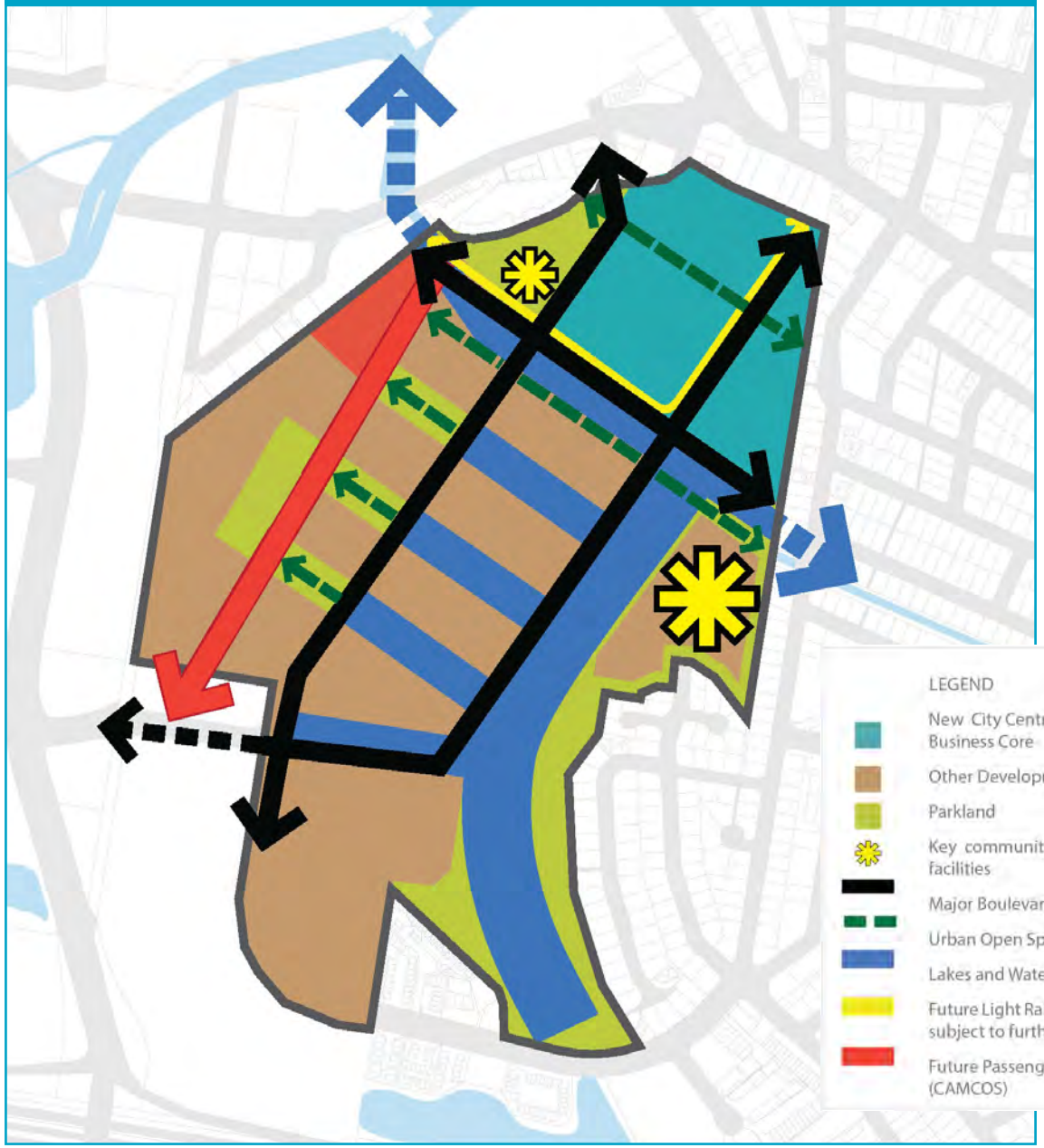
The structural elements are identified in **Map 3-Structural Elements Plan.** The structural elements show how the vision will be physically expressed in the PDA.

Development within the PDA should support the delivery of the following elements:

A new city centre

- Provides the widest range and highest order of future retail, commercial, administrative, community, cultural, and entertainment activities at an intensity and compactness that creates a true city centre for Maroochydore and the Sunshine Coast.
- Incorporates civic, government, recreation and cultural functions of regional significance.
- Positions the new city centre to the north-east of the PDA to integrate with, and influence, surrounding land uses and future development opportunities beyond the PDA.

Map 3 - Structural Elements Plan



- Provides a significant range and amount of public open space including malls, plazas, parks, gardens, waterways and promenades.
- Provides opportunities around the periphery of the new city centre for land uses that either need larger land areas to establish or are for uses that generally complement traditional city centre functions, without the need to be located in the new city centre.
- Uses respond to their location on key arrival corridors to the city centre and provide high quality built form and landscaping.

An integrated retail function

- Provides the highest concentration of core retail uses that, in conjunction with the existing regional shopping centre (Sunshine Plaza), form the retail centre for all of Maroochydore.
- Provides complementary retail uses in appropriate locations to activate and generate movement between the new city centre, parklands, and other key attractions and areas.
- Creates a public pedestrian promenade that links Sunshine Plaza with the transit interchange and new city centre, along the Maud waterway.

Residential value

- Creates an 'urban village' framed by the business core, transit interchange and central parkland, suitably located to optimise amenity and convenience.
- Provides for permanent residential and tourist accommodation to be provided at an appropriate scale that supports growth and choice within the PDA, and integrates with and enhances existing Maroochydore lifestyle.
- Provides a range of dwelling types and sizes to facilitate social mix, meet changing demographic needs and opportunities for affordable living.

- Allows park vistas and park access at the end of each local street.
- Aligns blocks east to west to maximise buildings having a northern aspect.

Parklands and water

- Provides significant public open space areas including malls, plazas, parks and gardens.
- Provides a large central parkland that connects to a variety of high quality and integrated urban parks and waterways.
- Provides for a parkland focus on the Maud waterway and provides for a wide range of informal active and passive recreation facilities and gathering spaces.
- Creates an urban water feature through the realignment of the Maud waterway to act as 'the Corso' - a primary movement corridor and pedestrian promenade.
- Incorporates development around a central lake and water passages as a value adding community asset and destination.
- Accommodates flood storage in the PDA.
- Landscape and open space reinforces the new city centre's subtropical and coastal lifestyle, climate and identity.

Community assets

- Establishes a civic focus and identity for Maroochydore.
- Creates a significant community asset – a key 'anchor' use, gathering place and community focal point on land designated to the north of the central parkland, and within walking distance of the future transit interchange.
- Creates high quality and permeable connections that link the PDA to existing civic uses to the north, via high quality open space, public transport, cycle ways and streetscapes.

Road and infrastructure network

- Establishes a robust and permeable city grid pattern connecting into the surrounding road network, improving accessibility and permeability into and across the PDA, and to the broader Maroochydore areas.
- Establishes appropriate access points (through development or land acquisition) to integrate the city grid and connect the PDA to the surrounding road network and development potential beyond the PDA.
- Creates strong vehicular and non-vehicular linkages external to the PDA.
- Maximises access to public transport and encourages walking and cycling.
- Integrates suitable active land uses in alignment with the future transit interchange, light rail and existing transit interchange.
- Provides suitable interim land uses that support or allow for future infrastructure around identified transport corridors, alignments and interchanges.

2.4 PDA-wide criteria

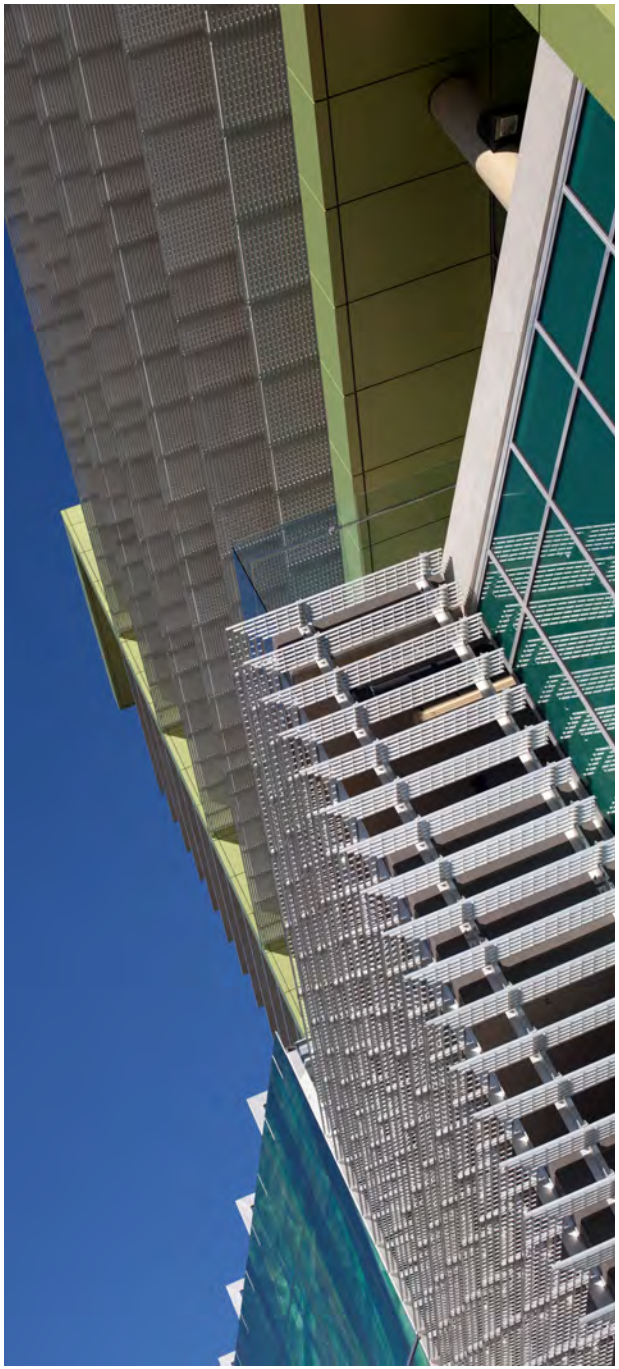
The following criteria apply to all PDA assessable development in the PDA. To the extent that the criteria are relevant, they are to be taken into account in the preparation of a PDA development application and the assessment of the application.

The PDA-wide criteria support the delivery of the structural elements expressed in section 2.3.1 and **Map 3 - Structural Elements Plan.**

The PDA-wide criteria are to be read in conjunction with the relevant precinct provisions.

The infrastructure plan and implementation strategy may include further information, which is to be taken into account in the design and feasibility of development proposals.

For more detail regarding how to comply with the specific development requirements listed below, refer to the guidance material.



2.4.1 Urban design and sustainability

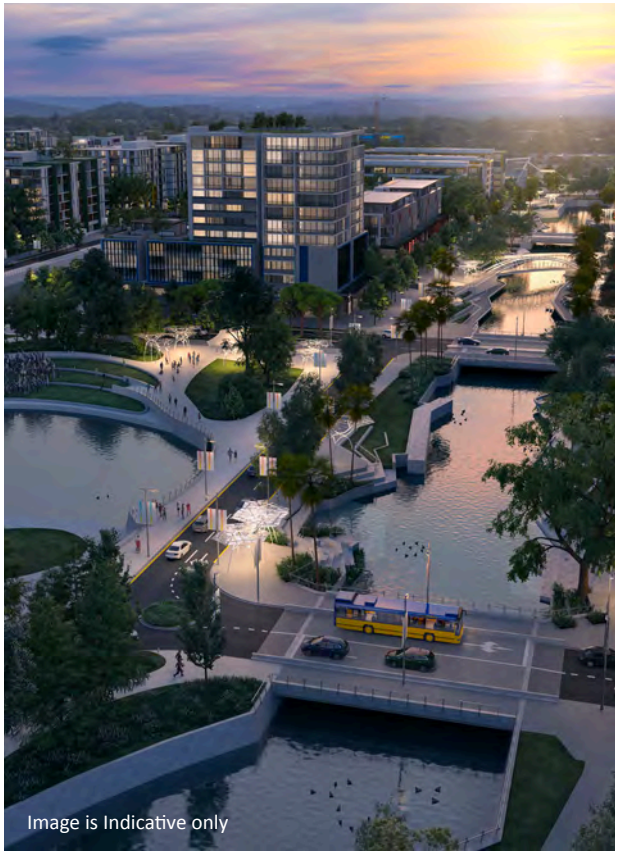
Neighbourhood planning

The form, type and arrangement of streets and open space:

a. achieves good neighbourhood planning and design outcomes;

b. contains significant residential and non-residential uses consistent with the PDA vision;

c. provides a mix of lot sizes and range of urban forms to accommodate mixed use, commercial, residential, community use and retail functions;



d. delivers a varied pattern that connects into the existing street grid which is permeable and legible, promoting walking and cycling;

e. achieves an appropriate interface with existing residential and commercial development adjoining the PDA boundary by:

   i. considering densities through minimum lot sizes and the location of property boundaries;

   ii. access arrangements;

   iii. uses;

   iv. height; and

f. supports a range of residential options and innovations within the PDA to reflect opportunities for student, live-work, and other housing types.

Placemaking

Development is to:

a. contribute to a sense of place;

b. provide a strong identity expressed through architecture, Urban design, landscaping and appropriate signage at key locations;

c. establish public spaces which contribute to a variety of activities in the Public realm;

d. provide a safe environment through the application of Crime Prevention through Environmental Design (CPTED) principles such as passive surveillance through residential neighbourhoods and open spaces;

e. provide for landmark buildings to create gateways and way-finding landmarks;

f. create an attractive and appealing place for residents which promotes walking and cycling and is permeable, legible and connected to surrounding areas;

g. provide for new and future technologies in the Public realm which may include fibre optic to all lots, wi-fi connectivity, LED street lighting, smart lighting, smart traffic lights, smart parking systems and video surveillance of open space, streets and Public realm; and

h. provide a relaxed, casual and outdoors oriented centre, through the integration and connection of water and parkland within and around the city streets, buildings and parklands.

Built form

The form of buildings delivers:

a. high design standards and contributes to overall new city centre qualities;

b. site responsiveness which:

   i. creates a recognisable town centre through the intensity, appearance, height, scale and mass of built form;

   ii. delivers building heights and densities which are appropriate in the context of surrounding development and the precinct provisions in Section 3.5;

   iii. provides building designs and Setbacks that are sufficient to ensure the building:

      A. does not dominate the street or neighbouring built form;

      B. does not prejudice the development of joining sites;

      C. creates attractive and viable communal spaces and deep planting zones; and

      D. has access to sufficient light and ventilation;

   iv. provides Setbacks in accordance with an Approved Precinct Plan;

   v. ensures ground and podium levels of the building contribute to a fine grained, articulated streetscape, exhibiting human scale and creating interest in the facade;

   vi. ensures buildings address the street and integrate with the Public realm to support pedestrian connectivity and activity;

vii. maximises views to parks and waterways for buildings and streets; and

viii. ensures buildings located on the boundaries of the PDA are designed to provide an appropriate transition to buildings on adjoining sites;

c. building detail which:

i. allows for larger consolidated floor plates for commercial development;

ii. ensures floor plates and ceiling heights provide for flexibility and consideration for future technologies and uses;

iii. allows for rooftop terraces, landscaping, entertainment and lifestyle uses on podium and lower levels that overlook the main street boulevard, plazas and parklands;

iv. maximises recycling opportunities and reduces waste generation; and

v. ensures adequate visual and noise amenity; and

d. sub-tropical design which:

i. ensures residential design provides safety, privacy, comfort and responsiveness to the Sunshine Coast's sub-tropical climate;

ii. ensures optimum solar access and north facing orientation for residential uses where possible to respect the local climatic opportunities;

iii. utilises energy efficient, climatically responsive design including appropriate solar orientation, shading, cross ventilation, natural lighting and passive cooling techniques; and

iv. incorporates green walls or roofs where possible to create feature elevations and reduce heat sink effects.

Affordable living

Residential development (including residential components of a mixed use development) should deliver housing choices to suit a variety of households including: families, singles, couples, work-at-home occupiers, students, retirees, group accommodation households and people with special needs, by offering universal design and a variety in size, configuration, cost, location and tenure.

Development:

a. contributes to affordable living[8];

b. achieves housing choice and diversity;

c. incorporates universal design; and

d. incorporates adaptable housing.

2.4.2 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 new significant community facilities, civic uses and an exhibition and convention centre, all of which are connected and set within high quality parkland, waterways 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.

2.4.3 Maximum Development Yields

The maximum development yield for the PDA allowable under the Development Scheme is to be in accordance with Table 1: Maximum development yield.

Table 1: Maximum development yield

Retail[9]	75,000sqm GFA
Commercial[10]	165,000sqm GFA
Residential[11]	4000 EDs

Development yield intents for precincts are described in sections 2.6 to 2.14.

The maximum development yield for the PDA is derived from the capacity of the currently planned infrastructure networks for the PDA.

Development seeking to exceed the maximum development yield for a use category specified in **Table 1: Maximum development yield** is to be assessed under section 2.2.7 as PDA assessable development that does not comply with the development requirements.

8 Refer to:

- EDQ Guidelines and Practice Notes, and specific to Guideline 2 - Accessible Housing on the departments website at www.dsdmip.qld.gov.au/;
- Sunshine Coast Environment and Liveability Strategy 2017.

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

10 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

11 The equivalence factor used to calculate residential density is:- a) a rooming unit equals 0.35 equivalent dwellings; b) a one bedroom dwelling equals 0.7 equivalent dwellings; c) a two bedroom dwelling equals 1 equivalent dwelling d) a three bed room dwelling equals 1.35 equivalent dwellings; and e) a dwelling with four or more bedrooms equals 1.7 equivalent dwellings.

2.4.4 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;

e. provides well designed lighting, pavement treatment and materials, clear sight lines and landscaping[12];

f. makes adequate provision for public transport infrastructure including bus stops and indent bays at appropriate locations in conjunction with Translink;

g. provides end of trip facilities for pedestrians and cyclists,including secure undercover bicycle storage facilities, showers and lockers;

h. promotes delivery of active transport connections as identified in **Map 8 - Active Transport Plan**, that provide opportunities to access areas adjoining the PDA (subject to further investigations);

i. provides cycle parking in the Public realm;

j. does not unreasonably constrain future provision of public transport infrastructure and does not adversely impact on existing or future public transport corridors;

k. ensures potential public transport routes are constructed to a standard appropriate to accommodate services, footpaths and pavements;

l. ensures vehicle access and parking is safe and convenient for residents, workers, visitors and service providers;

m. provides for a range of off-street parking options that may service both non-residential and residential uses;

n. ensures any car parking structures are suitably sleeved; and

o. provides car parking in a combination of on-site development parking, off-street consolidated parking and on-street convenience parking.

The Maroochydore City Centre is designed using the principles of transit oriented development with high density, compact urban form. The design incorporates a comprehensive active transport network and provides for bus services and future passenger and light rail, as the primary transit hub for the Sunshine Coast.

A greater shift towards active and public transport is to be encouraged by managing car parking quantity and supply.

Part of the overarching transit oriented development strategy is adopting reduced on-site car parking rates in anticipation of a long term shift away from travel by car into the PDA.

Development makes adequate car parking provision for the number and nature of vehicles expected and in compliance with **Table 2: On-site car parking rates.**

An applicant may provide car parking that varies the requirements of Table 2 where it can be demonstrated that the particular use proposed requires a different rate of provision.

Table 2: On-site car parking rates

Land use	On-site parking rate
Residential	Maximum 1 space per dwelling
Precincts 1-7 Non-Residential	First 20,000m^2 GFA approved - Maximum 1 space per 60m^2 GFA* Subsequent 30,000m^2 GFA approved - Maximum 1 space per 100m^2 GFA* Any subsequent GFA approved - Maximum 1 space per 200m^2 GFA*
Precinct 8 Non-Residential	Maximum 1 space per 50m^2 GFA for showroom Maximum 1 space per 80m^2 GFA for commercial uses Maximum 1 space per 40m^2 GFA for retail uses
Government/ Service and Community Uses/Research and Technology Industry Uses **	Car parking rates to be determined by a car parking management plan submitted at the time of Development Application.

* GFA thresholds excludes any premises used for Government/Service and Community Uses/Research and Technology Industry Uses ** as separately identified above.

12 Refer to Austroads - Guide to Road Design Part 6A: Paths for Walking and Cycling.

Maroochydore
THE BRIGHT CITY
image is indicative only
SunCentral

2.4.5 Environment and open space

Open space

Development for open space in the PDA:

a. incorporates the following key components:

   i. major parkland; and

   ii. an urban waterbody;

b. connects parks and open space within and adjoining the new city centre, to be accessible for all users as pedestrian and cycle friendly environments;

c. accommodates a wide variety of uses, activities, themes and purposes for both day and night time activities;

d. provides high levels of access to a public open space and a civic plaza that serves as a community focal point and gathering place;

e. treats the Maud waterway as a key landscape feature that supports inter-connectivity in the new city centre and to broader urban areas;

f. incorporates public art;

g. provides a public pedestrian promenade - the 'Corso' - extending along the full frontage of the Maud waterway to the future transit station and interchange;

h. integrates adjacent built form to overlook public open space and parklands, providing active frontages, passive surveillance and value adding frontages;

i. provides safe and well lit public open space by applying Crime Prevention Through Environmental Design Principles (CPTED);

j. delivers shade structures, landscaping and directional signage in public domain areas;

k. provides safe public footpaths, cross block links and pathways that have a high level of accessibility and are quality pedestrian and bicycle environments;

l. capitalises on the value and amenity of waterways by maximising public accessibility; and

m. provides opportunities for permanent or temporary small scale retail outlets (kiosks or similar) at appropriate locations.

Environment

Development in the PDA:

a. will be sensitive to environmental matters;

b. adequately addresses any environmentally significant matters, including any disturbance of marine plants;

c. seeks to incorporate tidal fish habitats and fish passage within waterways, specifically the realignment of the Maud Street drain;

d. protects and retains where possible ecological values, existing mature trees including hollow bearing trees, remnant vegetation and fauna habitat;

e. incorporates landscaping with endemic species with a preference towards retaining existing endemic vegetation where possible;

f. utilises planting strategies that are site responsive and reflect the subtropical nature of the Sunshine Coast; and

g. minimises adverse impacts on receiving waters and appropriately manage stormwater including use of water sensitive urban design principles.

2.4.6 Community safety and development constraints

Development is to:

a. be sited, designed and constructed to avoid, minimise or withstand the incidence of a development constraint;

b. ensure that people and property are safe from potential hazards including acid sulfate soils, flooding, and coastal hazards[13];

c. ensure that buildings and structures do not intrude into the Obstacle Limitation Surface (OLS) for the Sunshine Coast Airport [14];

d. ensure the design, siting, and layout of development adjoining the public transport rail corridor addresses noise impacts and where necessary incorporates noise mitigation measures;

e. take into account the projected impacts of a variable climate;

f. manage and minimise noise from transport corridors [15]; and

g. minimise adverse impacts on amenity during construction.

Natural disaster resilience

To ensure suitable natural disaster resilience [16], development:

a. ensures finished ground surface levels of new lots are above the defined flood event[17] to protect the development from the risk of flooding;

b. allows that undeveloped lots subject to subsequent building work likely to involve basement excavation, may temporarily have lower ground surface levels which may be raised to above the defined flood event at the time of building work utilising fill material from basement excavation works; and

c. ensures all developed lots are free draining, and all lots avoid pondage of stormwater and do not cause adverse amenity impact or other nuisance.

Development provides an efficient drainage network[18] which:

a. provides capacity for stormwater discharge;

b. minimises flood risk from major rainfall events; and

c. does not result in adverse impacts upstream or downstream.

[13] Refer to: *State Planning Policy (SPP) July 2017,* associated guidance and supporting material including mapping;

- relevant DSDMIP guidelines.
- Cornmeal Creek Flood Study (Addendum report) September 2017 prepared by Cardno.

[14] Refer to Airport Environs Overlay Map OVMBSCA (ii) of the *Sunshine Coast Planning Scheme 2014*.

15 Refer to the Department of Transport and Main Roads *Transport Noise Management: Code of Practice* with respect to external road traffic noise levels; and the *Queensland Development Code* section MP4.4 Buildings in a Transport Noise Corridor.

16 NB The Queensland Reconstruction Authority notes the Flood Hazard Overlay Map OVM22G (*Sunshine Coast Planning Scheme 2014*) identifies a significant portion of the site affected by river and storm tide flooding. Development in these areas must ensure it does not increase the inherent risk of people and property to the potential impacts of flooding. Development should be able to remain functional during and after a natural hazard event.

17 Defined flood event is the ARI 100 flood event.

[18] Refer to the *State Planning Policy(SPP)July 2017,* associated guidance and supporting material including mapping and the *Urban Stormwater Quality Planning Guidelines 2010*.

2.5 PDA zones

Land within a PDA may be allocated a zone.

The zones are grouped in the following three categories: Principal Centre (CBD) Zone, High Density Residential Zone and Recreation and Open Space Zone.

The zones in the PDA are described below.

Principal Centre (CBD) Zone

The purpose of the Principal Centre (CBD) Zone is to provide for the largest and most diverse mix of uses and activities that form the core of the urban centre. It includes key concentrations of high order retail, commercial, employment, residential, administration, community, cultural, recreational and entertainment activities and other uses capable of servicing the region.

High Density Residential Zone

The purpose of the High Density Residential Zone is to provide for medium and high density residential activities predominantly comprising multiple dwelling residential development for permanent residents supported by community facilities and small-scale services and facilities that cater for local residents.

Recreation and Open Space Zone

The purpose of the Recreation and Open Space Zone is to provide for a range of recreation, leisure, cultural and educational activities. The zone provides for parks that serve the recreational needs of residents and visitors.

2.6 Precincts

2.6.1 Introduction

Eight precincts are identified in the PDA. These precincts and their locations are shown on **Map 4 - Zones and Precincts Plan.**

The precincts are as follows:

Precinct 1 – Maroochydore Parklands Precinct

Comprises key urban open space elements, including the central east-west public promenade green spine - the 'Corso', central parkland, the lakelands centre piece, a civic plaza, recreation parks and gathering spaces, and a Building for community use.

Precinct 2 – Community and Convention Precinct

A community heart for Maroochydore, with entertainment, convention, tourism and community activities, integrated into the adjoining Maroochydore Parklands Precinct with high quality landscape and waterway treatments, public art and plaza spaces; and incorporating high sustainability and energy efficiency targets.

Precinct 3 – Core Business Precinct

Comprises a highly pedestrianised and high intensity mixed use core with the highest concentration of retail and commercial floor space in the PDA.

Precinct 4 – Commercial Precinct

Comprises predominantly residential and medium intensity commercial development and employment uses providing for larger floor area uses.

Precinct 5 – Main Street South Precinct

Predominantly medium and high intensity residential and commercial development with significant permanent residential and some lower levels of offices above the ground storey.

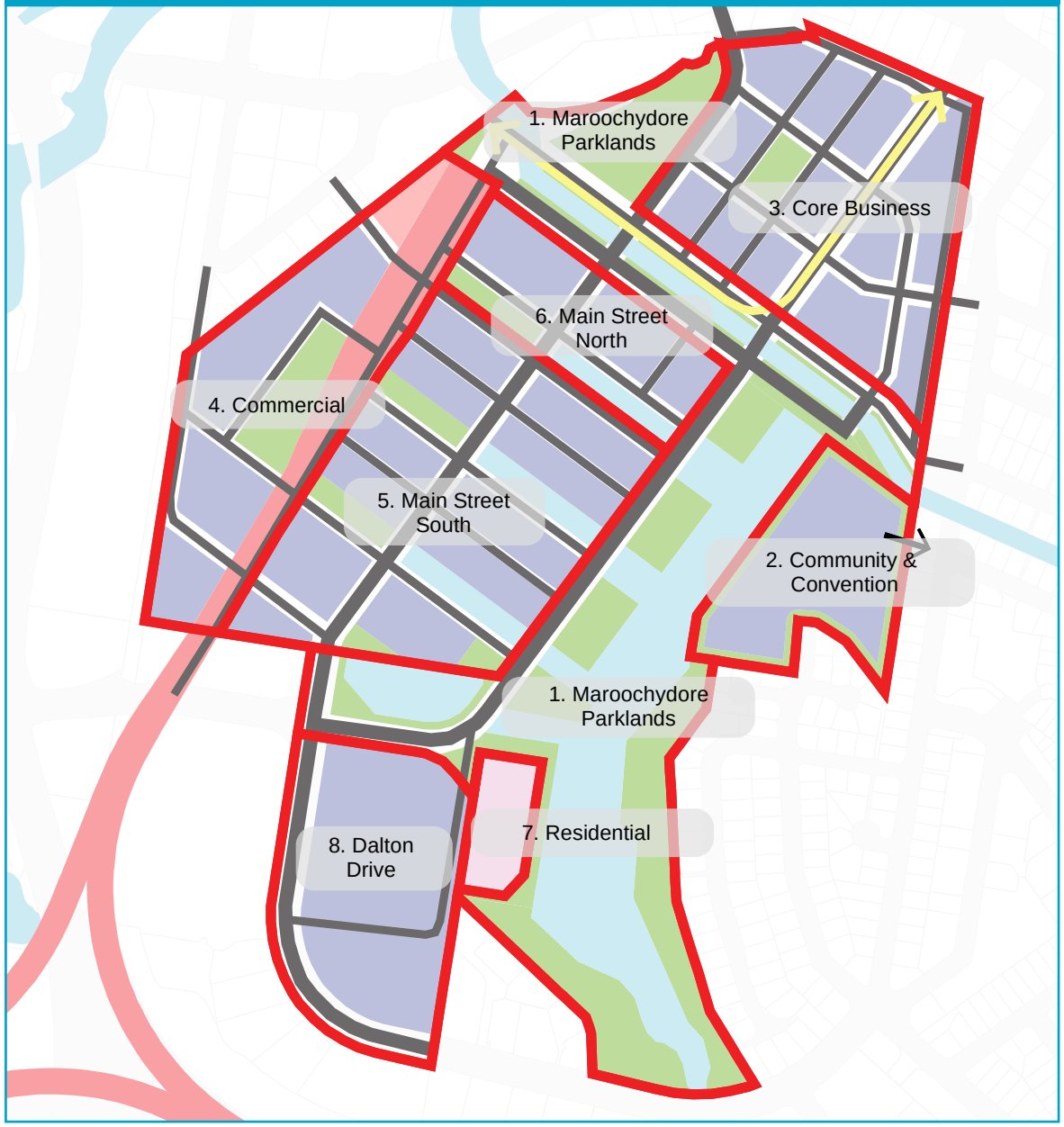
Precinct 6 – Main Street North Precinct

Intended predominantly for high intensity commercial uses with retail uses at the ground floor level to activate the 'Corso' public pedestrian promenade.

Precinct 7 – Residential Precinct

Intended for predominantly medium intensity residential uses with some limited ground floor convenience retail and cafe uses adjacent and overlooking the Southern Lake.

Map 4 - Zones and Precincts Plan



LEGEND

- Principal Centre (CBD) Zone
- High Density Residential Zone
- Recreation and Open Space Zone
- Lakes and Waterways
- Future Light Rail subject to further investigation
- Future Passenger Rail Infrastructure (CAMCOS)
- Precinct Boundary
- Roads
- 1..... Precincts

Precinct 8 – Dalton Drive Precinct

Intended to accommodate a range of land uses which deliver a scale, character, intensity and function of development suited to the periphery of the new city centre and compatible with adjoining uses, recognising the role of Dalton Drive as a primary arrival corridor to the new city centre, and providing high quality built form and extensive landscaping to these key frontages.

2.6.2 Precinct provisions

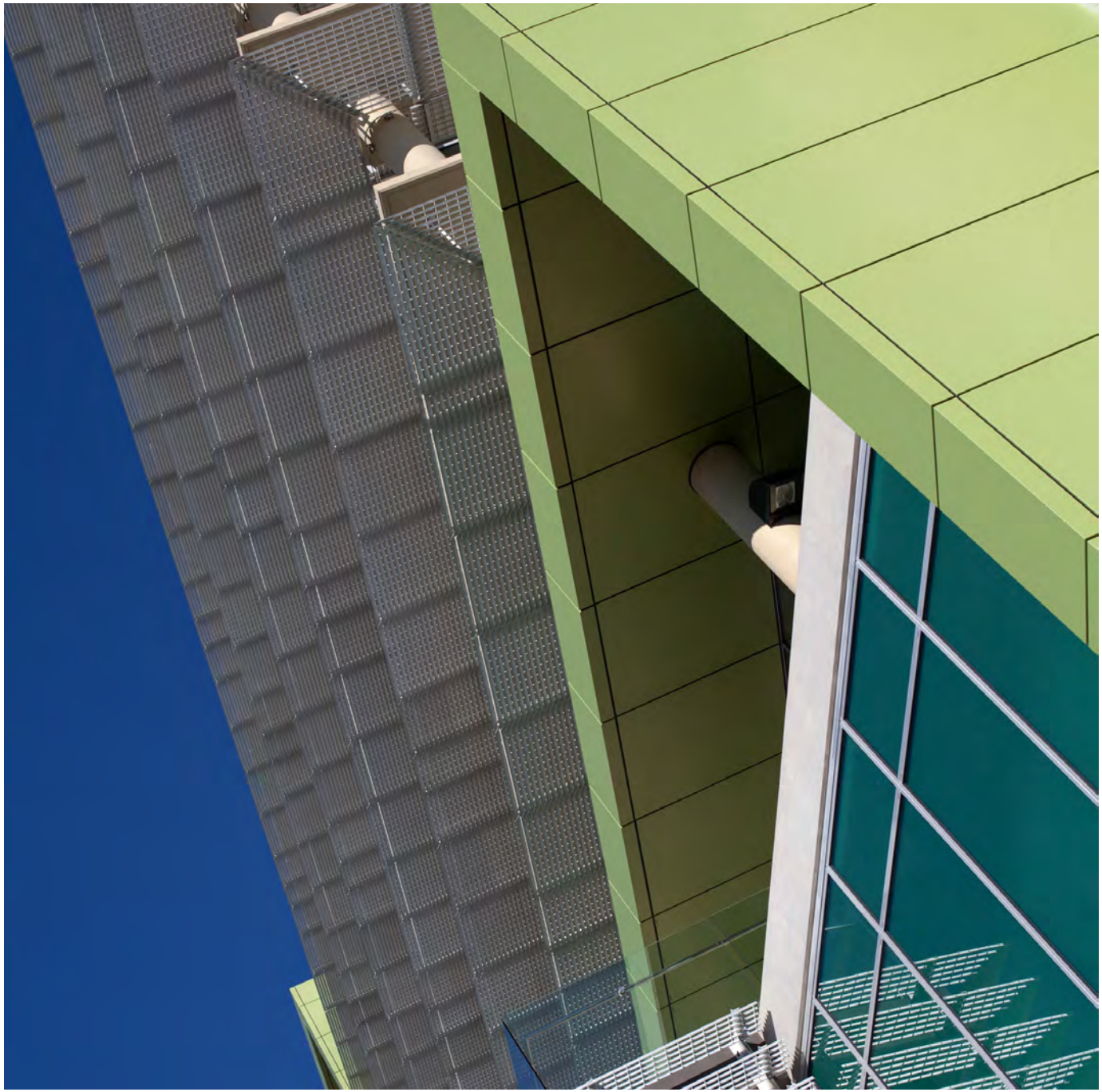
The precinct provisions seek to provide guidance on where land uses and development within the PDA are preferred and to support the achievement of the longer term development of the PDA.

Interim uses are to have regard to the impacts on the longer term development of the PDA and ensure the delivery of infrastructure including the street and movement network is consistent with the PDA-wide criteria, zone intents and precinct provisions.

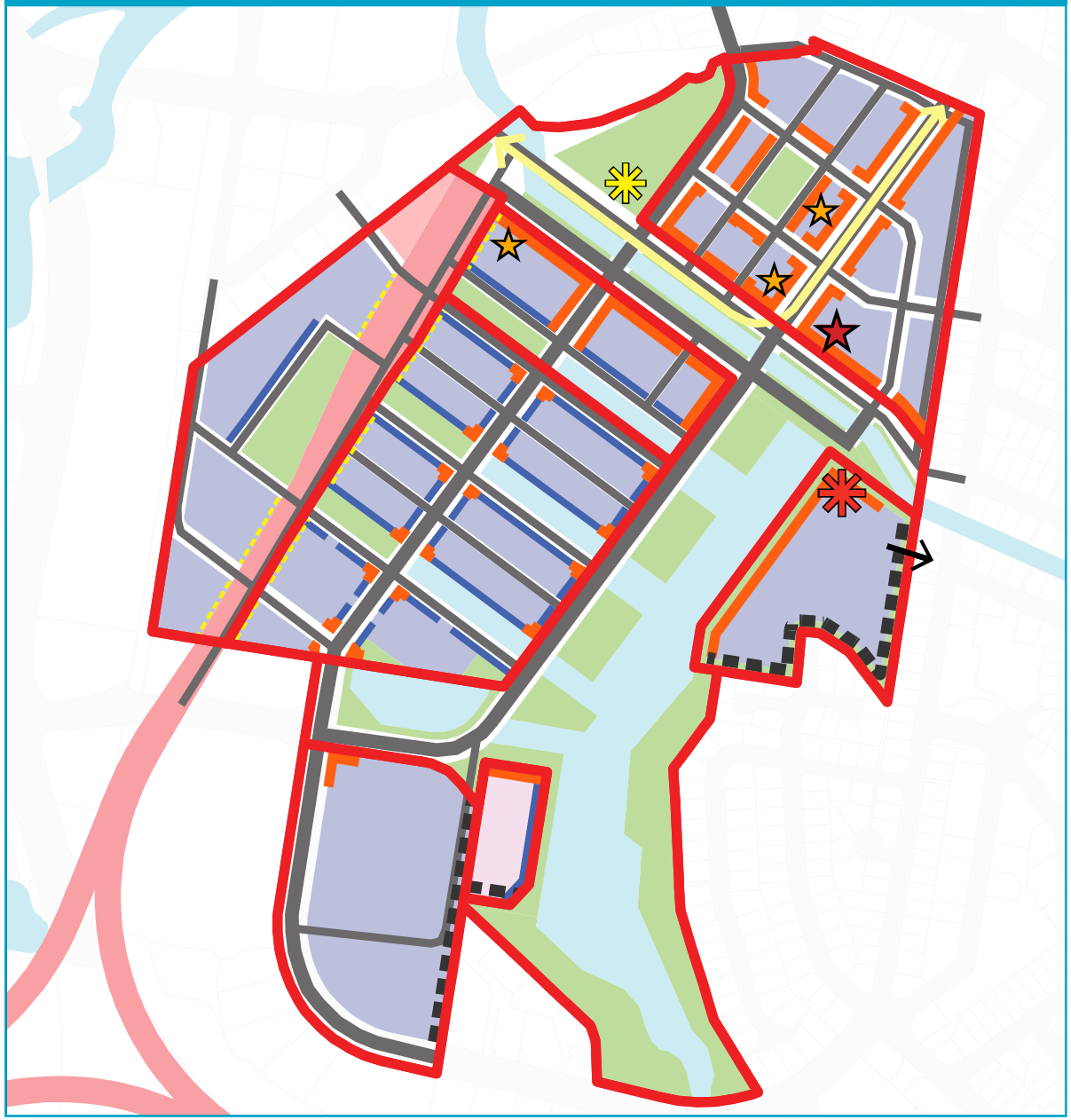
Precinct provisions are to be read in conjunction with section 2.3.1 (Structural elements) and **Map 3 - Structural Elements Plan,** zone intents, and the PDA-wide criteria.

Inclusion of land within a precinct does not imply that all such land can be developed for urban purposes. Some land may not be available or appropriate to be developed due to local site conditions or other constraints including the need to provide roads or open space. This will need to be addressed through a development application or precinct plan.

Development is to have regard to the infrastructure plan.

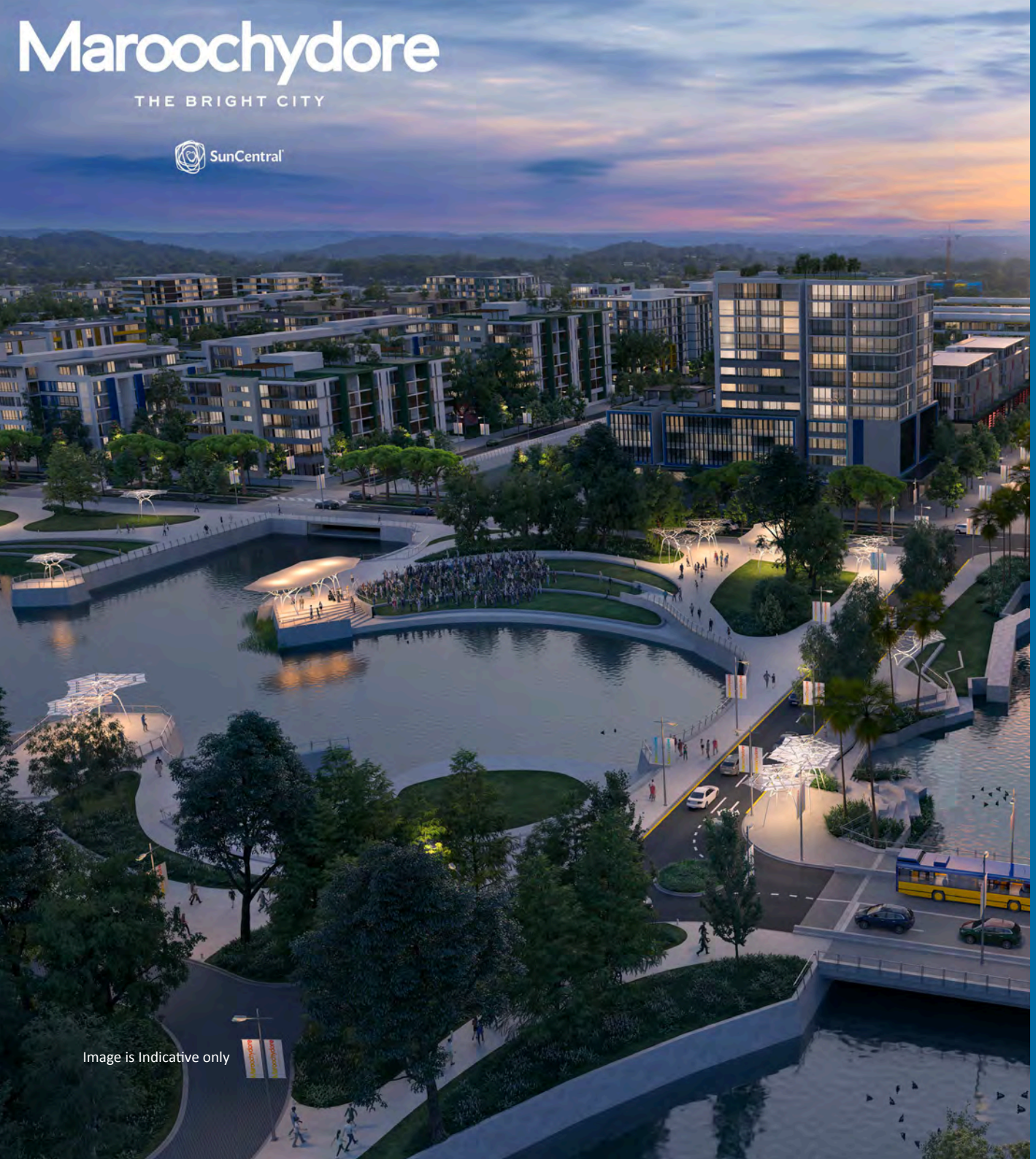


Map 5 - Precinct Development Principles Plan



LEGEND

- Precinct Boundary
- Primary frontages and elevations - no vehicular access
- Roads
- Landscape buffers - min. 20m
- Key elevation treatment to parkland and canals - no vehicular access with the exception of laneway alignment
- Articulated screening + elevation to rail corridor - limited vehicular access permitted
- Future Light Rail subject to further investigation
- Future Passenger Rail Infrastructure (CAMCOS)
- Landmark building - 20 storeys
- Landmark building - 25 storeys
- Iconic buildings
- Community facilities building
- Principal Centre (CBD) Zone
- High Density Residential Zone
- Recreation and Open Space Zone
- Lakes and Waterways



Precinct 1

Maroochydore Parklands Precinct

2.7 Precinct provisions for Precinct 1 – Maroochydore Parklands Precinct

Precinct intent

The Maroochydore Parklands Precinct is intended to become a major community and regional destination for informal recreation, respite and community activities.

It will comprise a major linear parkland and lake. It will be a high quality urban park with open lawns, shaded picnic areas, play equipment, public amenities and provide for passive recreation uses.

Adjacent retail, commercial, community and residential uses will address and overlook the parklands; providing surveillance, address and ownership of this key public open space asset.

Precinct outcomes

Development within the Maroochydore Parklands Precinct achieves the following:

a. comprises urban open space providing the 'Corso' green spine, central parklands and the lakelands centre piece in the PDA;

b. includes a lake that is appropriately sized and designed to provide for stormwater management and act as a defining feature of the central parklands;

c. realigns the Maud waterway to provide a key landscape and recreational feature, and stormwater conveyance;

d. connects internal precincts and external land uses;

e. accommodates a civic plaza, linear recreation park, local recreation park and gathering spaces;

f. integrates with adjacent development and built form and visually, functionally and physically integrates with the Community and Convention Precinct;

g. protects ecological values and incorporates appropriate erosion and sediment control techniques;

h. incorporates landscaping with endemic species with a preference towards retaining existing remnant vegetation where possible;

i. on-site stormwater management measures will ensure water quality and maintain aquatic ecosystem values; and

j. maximum yields for this precinct are expected to be in the order of[19]:

   i. Retail 1,000m^2 GFA and

   ii. Commercial 4,000m^2 GFA.

The Maroochydore Parklands Precinct will comprise four core elements:

1. Central Parklands - A series of parkland platforms focused around the central lake.

   The parklands may provide:

   - open kick and throw areas;
   - shaded picnic areas, benches and seating;
   - public amenities;
   - boardwalk and lake side terraces; and
   - pedestrian and cycle pathways.

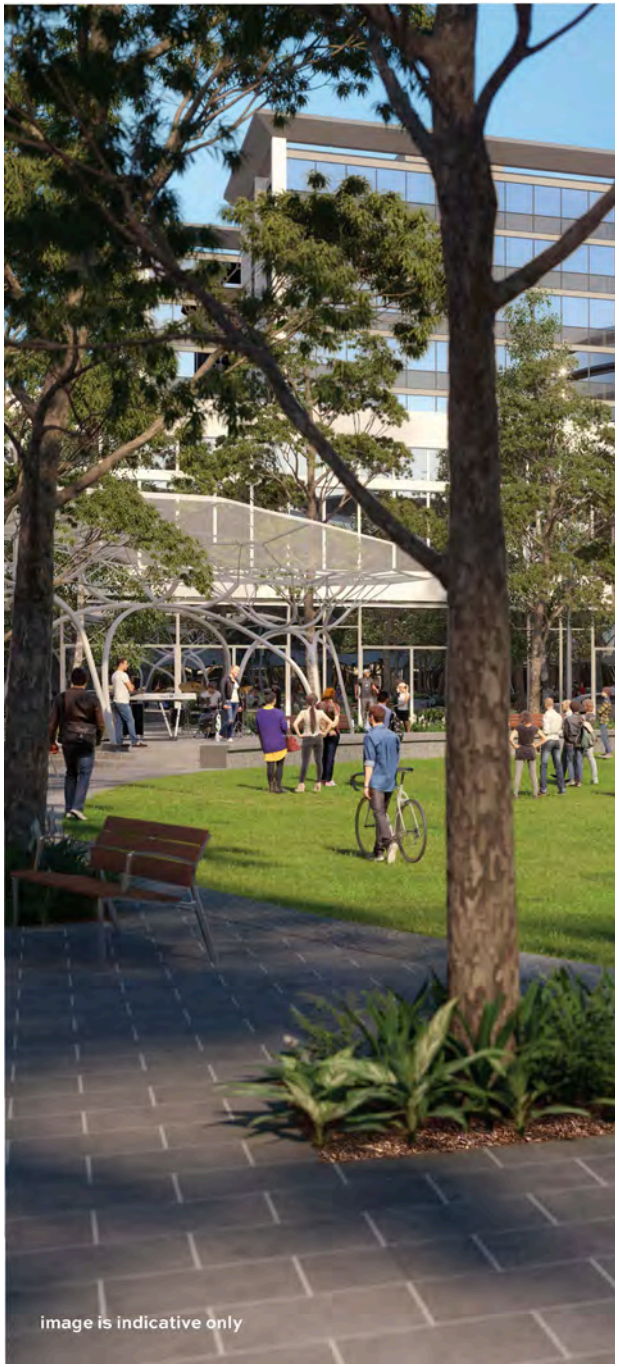
19 A Precinct Plan that seeks to exceed the maximum development yield must be accompanied by:

(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 Precinct) that demonstrates:

(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



Precinct 1
Maroochydore Parklands Precinct

LEGEND

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- Landmark building - 25 storeys
- Iconic buildings
- Community facilities building
- Principal Centre (CBD) Zone
- High Density Residential Zone
- Recreation and Open Space Zone
- Lakes and Waterways

2. Southern Parklands - A continuation of the central lake to the south, to create a more natural and passive area of open space.

   The Southern Parklands may incorporate:

   - multi-use path and trail network;
   - fitness equipment;
   - play areas;
   - wetlands and bio-filtration devices;
   - canoe and kayak launch areas; and
   - sufficient street car parking.

3. The Corso - A wide linear parkland including the realignment of Maud waterway, a wide linear park along the south bank, and integrated plaza spaces.

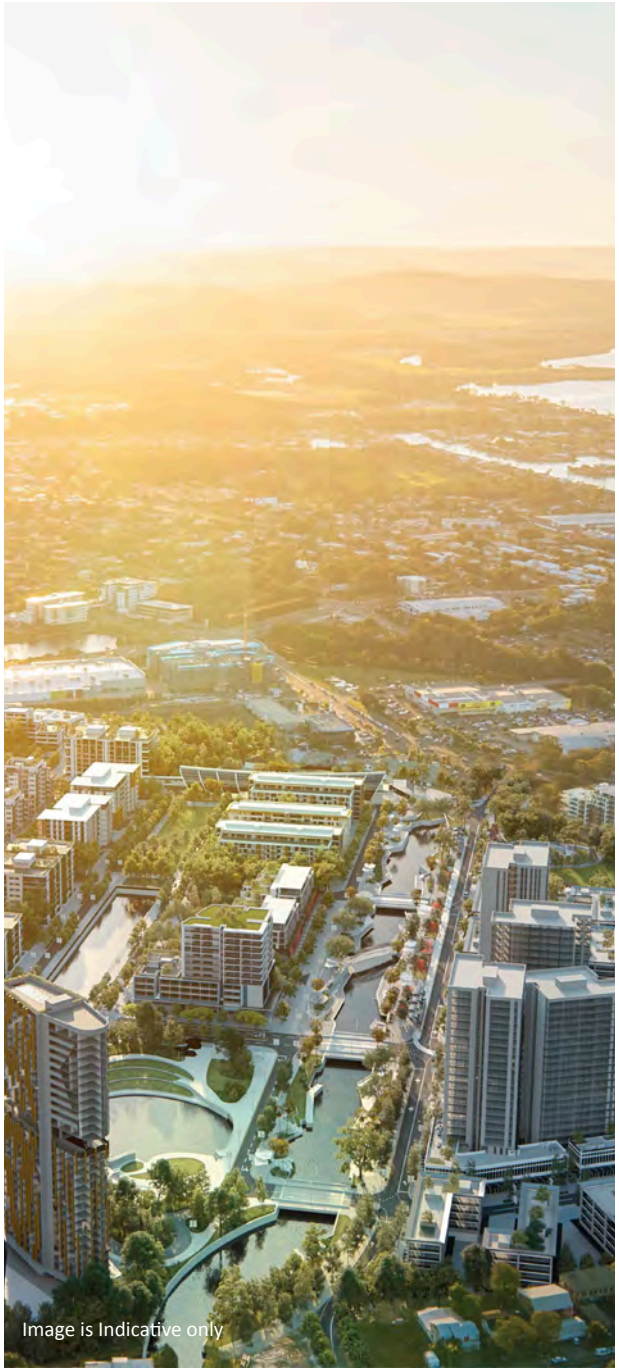
   The Corso may deliver:

   - plaza areas interfacing with Maud waterway;
   - shaded picnic areas and seating;
   - public amenities; and
   - boardwalks and promenades.

4. Civic Plaza - A highly accessible community gathering area, including a building for community use, play space, open lawns and pathway connections.

Table 3: Precinct 1. Maroochydore Parklands Precinct Levels of Assessment

Column 1 Exempt development	Column 2 PDA-Self assessable Development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
Development referred to in Schedule 1	Nil	All development including development not defined in Schedule 2, other than development mentioned in Schedule 1 or column 1, 2 or 3B.	1. Extractive industry 2. High impact industry 3. Low impact industry 4. Medium impact industry 5. Special industry 6. Warehouse 7. Agricultural supplies store 8. Animal husbandry 9. Cropping 10. Intensive animal industry



The Plaza may include:

- buildings for a community use;
- durable plaza / public square;
- children's play space;
- public art and sculpture court;
- open lawns; and
- planted buffer to adjoining residential uses.

Preferred land uses

Preferred land uses within the Maroochydore Parklands Precinct are to include:

- Park;
- waterway;
- Landing; and
- Community use.

Ancillary convenience uses may include:

- Food and drink outlet; and
- kiosk.

The Maroochydore Parklands Precinct provides for recreational lease/hire facilities and public berthing facility for water craft.

Precinct 2

Community and Convention Precinct

2.8 Precinct provisions for Precinct 2 – Community and Convention Precinct

Precinct intent

The Community and Convention Precinct is intended to accommodate a high quality integrated development aimed at providing tourism, leisure, exhibition and convention facilities.

The Community and Convention Precinct is intended to deliver a new lifestyle and convention offering for Maroochydore and the Sunshine Coast.

Located on the edge of the central lake and the new city centre, this precinct will accommodate regional level community infrastructure for major entertainment, tourism and community facilities.

Integrated with high quality landscape and waterway treatments, public art and plaza spaces, the built form will reflect contemporary, sub-tropical and coastal architecture, whilst incorporating sustainability and energy efficiency targets.

Precinct outcomes

Development within the Community and Convention Precinct achieves the following:

a. community facilities and infrastructure consisting of a key civic development and supporting uses, local community centre, meeting spaces, administration space, urban open space infrastructure;

b. a built form which frames and activates the forecourt and the other elements of the adjoining urban open space to create a human scale and pedestrian friendly environment;

c. an integrated facility that demonstrates iconic architecture with expansive high amenity Public realm and may comprise the following uses:

   i. premium hotel;
   ii. multiple dwellings;
   iii. arcades, pools, salons, gyms and other recreational facilities;
   iv. exhibition, convention and meeting facilities;
   v. cinema and entertainment facilities;
   vi. boutique retail outlets;
   vii bars/restaurants.

Development in the Community and Convention Precinct is to:

a. align development along the Maud waterway and provide for wide shaded pathways;

b. provide an iconic building in accordance with iconic building heights and design standards for key locations;

c. provide high quality, durable and robust public open spaces and landscape treatment;

d. incorporate public art and sculptural elements;

e. provide wide pedestrian promenades and external events plaza connecting to the southern part of the Maroochydore Parklands Precinct and the Corso;

f. provide bridge concourses to connect the facility frontages to the Park Esplanade;

g. provide a wide pedestrian promenade and external events plaza adjacent to the facility, alongside or over the central lake;

Table 4: Precinct 2. Community and Convention Precinct: Levels of Assessment

Column 1 Exempt development	Column 2 PDA-Self assessable Development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
Development referred to in Schedule 1	Nil	All development including development not defined in Schedule 2, other than development mentioned in Schedule 1 or column 1, 2 or 3B.	1. Extractive industry 2. High impact industry 3. Low impact industry 4. Medium impact industry 5. Special industry 6. Warehouse 7. Agricultural supplies store 8. Animal husbandry 9. Cropping 10. Intensive animal industry

h. provide landscape plazas for public access and open spaces for community use;

i. incorporates a landscaped buffer to provide separation between the community and entertainment facility and adjoining existing residential development;

j. provide suitable acoustic treatment to minimise adverse impacts to adjoining residential development; and

k. comply with the maximum yields for this precinct which are expected to be in the order of[20] :

   i. Retail -15,000m^2 GFA;
   ii. Commercial - 40,000m^2 GFA; and
   iii. Residential - 500 EDs.

Preferred land uses

Preferred land uses within the Community and Convention Precinct include:

- Major sport, recreation and entertainment facility;
- Resort complex;
- Community use (which may include public amphitheater and civic plaza/ gathering place);
- Hotel;
- Office;
- Shop;
- Food and drink outlet;
- Market;
- Parking station; and
- Multiple dwelling.

20 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 Precinct3(Core Business Precinct) that demonstrates:

(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.

Precinct 2
Community and Convention Precinct

LEGEND

- Precinct Boundary
- Primary frontages and elevations - no vehicular access
- Roads
- Landscape buffers - min. 20m
- Key elevation treatment to parkland and canals - no vehicular access with the exception of laneway alignment
- Articulated screening + elevation to rail corridor - limited vehicular access permitted
- Future Light Rail subject to further investigation
- Future Passenger Rail Infrastructure (CAMCOS)
- Landmark building - 20 storeys
- Landmark building - 25 storeys
- Iconic buildings
- Community facilities building
- Principal Centre (CBD) Zone
- High Density Residential Zone
- Recreation and Open Space Zone
- Lakes and Waterways

Precinct 3

Core Business Precinct

2.9 Precinct provisions for Precinct 3 – Core Business Precinct

Precinct intent

The Core Business Precinct is intended to be the primary mixed use hub within the PDA, capitalising on the proposed transit infrastructure and proximity to the existing business and retail activity in areas adjoining the PDA.

Precinct outcomes

Development within the Core Business Precinct achieves the following:

a. a high intensity mixed-use business core that accommodates the highest concentration of retail and office floor space within the PDA;

b. short term or permanent residential accommodation or office uses as part of mixed-use buildings located on floor levels above any retail floors;

c. lots that are a type and scale consistent with the desired built form outcomes of the precinct;

d. primarily transit orientated development optimising access to public transit convenience (CAMCOS, light rail, cycle ways etc);

e. active retail frontages;

f. high quality, sub-tropical landscape design;

g. public art and gateway elements;

h. car parking sleeved or screened from street view;

i. quality public spaces and streets with a high level of pedestrian and cyclist accessibility, and connection to surrounding precincts;

j. maximum yields for this precinct are expected to be in the order of [21]:

i. Retail - 30,000m^2 GFA;

ii. Commercial - 50,000m^2 GFA; and

iii. Residential - 600 EDs.

Buildings provide for:

a. sculptural and articulated architectural building design;

b. 1-3 Storey podium height;

c. a podium height of up to 4 Storeys for landmark buildings;

d. up to 15 Storey building height in compliance with **Map 6 - Maximum Building Heights;**

e. opportunities for roof top terraces and bars;

f. opportunity for a landmark building up to 25 Storeys in height, that responds to key locations in compliance with **Map 6 - Maximum Building Heights;** and

g. opportunity for landmark buildings up to 20 Storeys in height that responds to key locations in compliance with **Map 6 - Maximum Building Heights.**

Table 5: Precinct 3 Core Business Precinct Levels of Assessment

Column 1 Exempt development	Column 2 PDA-Self assessable Development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
Development referred to in Schedule 1	Nil	All development including development not defined in Schedule 2, other than development mentioned in Schedule 1 or column 1, 2 or 3B.	1. Extractive industry 2. High impact industry 3. Low impact industry 4. Medium impact industry 5. Special industry 6. Warehouse 7. Agricultural supplies store 8. Animal husbandry 9. Cropping 10. Intensive animal industry

Preferred land uses

Preferred land uses within the Core Business Precinct include:

- Shop;
- Shopping centre;
- Office;
- Hotel;
- Multiple dwelling;
- Market;
- Indoor sport and recreation;
- Food and drink outlet;
- Theatre;
- Short-term accommodation;
- Place of worship; and
- Educational establishment.

21 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 Precinct) that demonstrates:

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.

Precinct 3
Core Business Precinct

LEGEND

- Precinct Boundary
- Primary frontages and elevations - no vehicular access
- Roads
- Landscape buffers - min. 20m
- Key elevation treatment to parkland and canals - no vehicular access with the exception of laneway alignment
- Articulated screening + elevation to rail corridor - limited vehicular access permitted
- Future Light Rail subject to further investigation
- Future Passenger Rail Infrastructure (CAMCOS)
- Landmark building - 20 storeys
- Landmark building - 25 storeys
- Iconic buildings
- Community facilities building
- Principal Centre (CBD) Zone
- High Density Residential Zone
- Recreation and Open Space Zone
- Lakes and Waterways

Precinct 4

Commercial Precinct

2.10 Precinct provisions for Precinct 4 – Commercial Precinct

Precinct intent

The Commercial Precinct is a mixed use precinct intended for predominantly medium grade commercial and office building development, along with a limited amount of larger format retail and residential uses.

Precinct outcomes

Development within the Commercial Precinct achieves the following:

a. medium intensity residential and commercial development consisting of office based commercial uses and entertainment uses that provide a key employment hub for the Sunshine Coast region;

b. integration with Railway Street, transit station and interchange (CAMCOS); Core Business Precinct; regional shopping centre (Sunshine Plaza); and Plaza Parade;

c. a central public parking facility;

d. a site for a communications and technology data centre;

e. lane way connections/shared zone streets around linear parks;

f. maximum development yields for this precinct are expected to be in the order of[22]:

   i. Retail - 3,900m^2 GFA;

   ii. Commercial - 30,000m^2 GFA;

   iii. Residential 350 EDs.

The built form is to:

a. sleeve or screen car parking from street view;

b. provide high quality screening or cladding of eastern interface with the future rail corridor;

c. provide a high degree of landscape, lighting and pedestrian access along the railway frontage and western street to activate the street level; and

d. respond to corner elevations and frontages to provide building entries and articulated building form to create visual interest and activity along the rail corridor.

Preferred land uses

Preferred land uses within the Commercial Precinct include:

- Office;
- Health care services;
- Indoor sport and recreation;
- Food and drink outlet;
- Hardware and trade supplies;
- centralised data centre;
- Educational establishment;
- Showroom; and
- Multiple dwelling.

22 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 demonstrates:

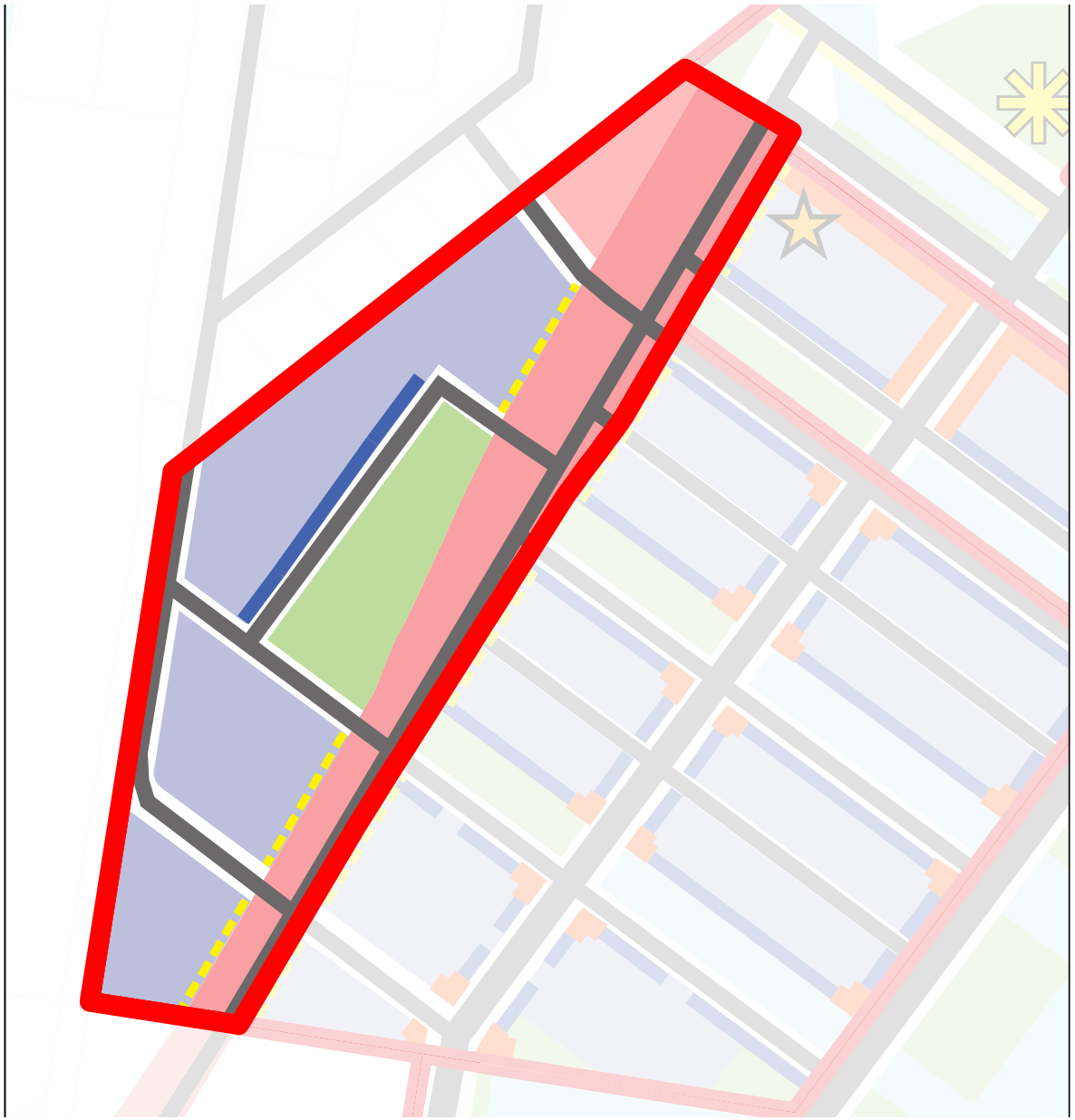
i. how the proposed additional area will complement and not compromise the Maroochydore Principal Regional Activity Centre and the Sunshine Coast Centres Hierarchy; and

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

Table 6: Precinct 4 Commercial Precinct: Levels of Assessment

Column 1 Exempt development	Column 2 PDA-Self assessable Development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
Development referred to in Schedule 1	Nil	All development including development not defined in Schedule 2, other than development mentioned in Schedule 1 or column 1, 2 or 3B.	1. Extractive industry 2. High impact industry 3. Low impact industry 4. Medium impact industry 5. Special industry 6. Warehouse 7. Agricultural supplies store 8. Animal husbandry 9. Cropping 10. Intensive animal industry

Precinct 4
Commercial Precinct



LEGEND

- Precinct Boundary
- Primary frontages and elevations - no vehicular access
- Roads
- Landscape buffers - min. 20m
- Key elevation treatment to parkland and canals - no vehicular access with the exception of laneway alignment
- Articulated screening + elevation to rail corridor - limited vehicular access permitted
- Future Light Rail subject to further investigation
- Future Passenger Rail Infrastructure (CAMCOS)
- Landmark building - 20 storeys
- Landmark building - 25 storeys
- Iconic buildings
- Community facilities building
- Principal Centre (CBD) Zone
- High Density Residential Zone
- Recreation and Open Space Zone
- Lakes and Waterways

Precinct 5

Main Street South Precinct

2.11 Precinct provisions for Precinct 5 – Main Street South

Precinct intent

The Main Street South Precinct is intended to provide a residential village environment oriented along the Main Street Boulevard with lower intensity of commercial activity, lower building heights and predominantly residential uses. Ground floor retail and commercial tenancies in key locations, will be encouraged to create activity at street level.

Development will optimise views to, and access along, linear open space parklands and waterways. The amenity of the Main Street South Precinct has a clear connection to the Maroochydore Parklands Precinct to the east.

The streetscape, landscape and architectural intent and outcomes will relate to the Core Business Precinct, aiming to achieve high quality, contemporary and coastal architectural responses.

Precinct outcomes

Development within the Main Street South Precinct achieves the following:

a. mixed-use residential and commercial development incorporating predominantly permanent residential uses;

b. some offices and retail development;

c. maximum development yields for this precinct are expected to be in the order of[23]:

i. Retail - 5,000m² GFA;
ii. Commercial - 13,000m² GFA;
iii. Residential 1,600 EDs.

Built form is to:

a. provide sculptural and articulated architectural building design;
b. provide high quality sub-tropical landscape design;
c. create active interfaces and frontages to linear parklands and waterway areas;
d. provide primary frontages and elevations where nominated;
e. incorporate public art and gateway elements, upon entering the precinct from the south;
f. ensure that carparking is sleeved or screened from street view; and

Table 7: Precinct 5 Main Street South Precinct: Levels of Assessment

Column 1 Exempt development	Column 2 PDA-Self assessable Development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
Development referred to in Schedule 1	Nil	All development including development not defined in Schedule 2, other than development mentioned in Schedule 1 or column 1, 2 or 3B.	1. Extractive industry 2. High impact industry 3. Low impact industry 4. Medium impact industry 5. Special industry 6. Warehouse 7. Agricultural supplies store 8. Animal husbandry 9. Cropping 10. Intensive animal industry

g. provide a maximum 3 Storey podium height and up to 15 Storey building height in compliance with **Map 6 - Maximum Building Height.**

Preferred land uses

Preferred land uses within the Main Street South Precinct include:

- Shop;
- Office;
- Hotel;
- Indoor sport and recreation;
- Food and drink outlet; and
- Multiple dwelling.

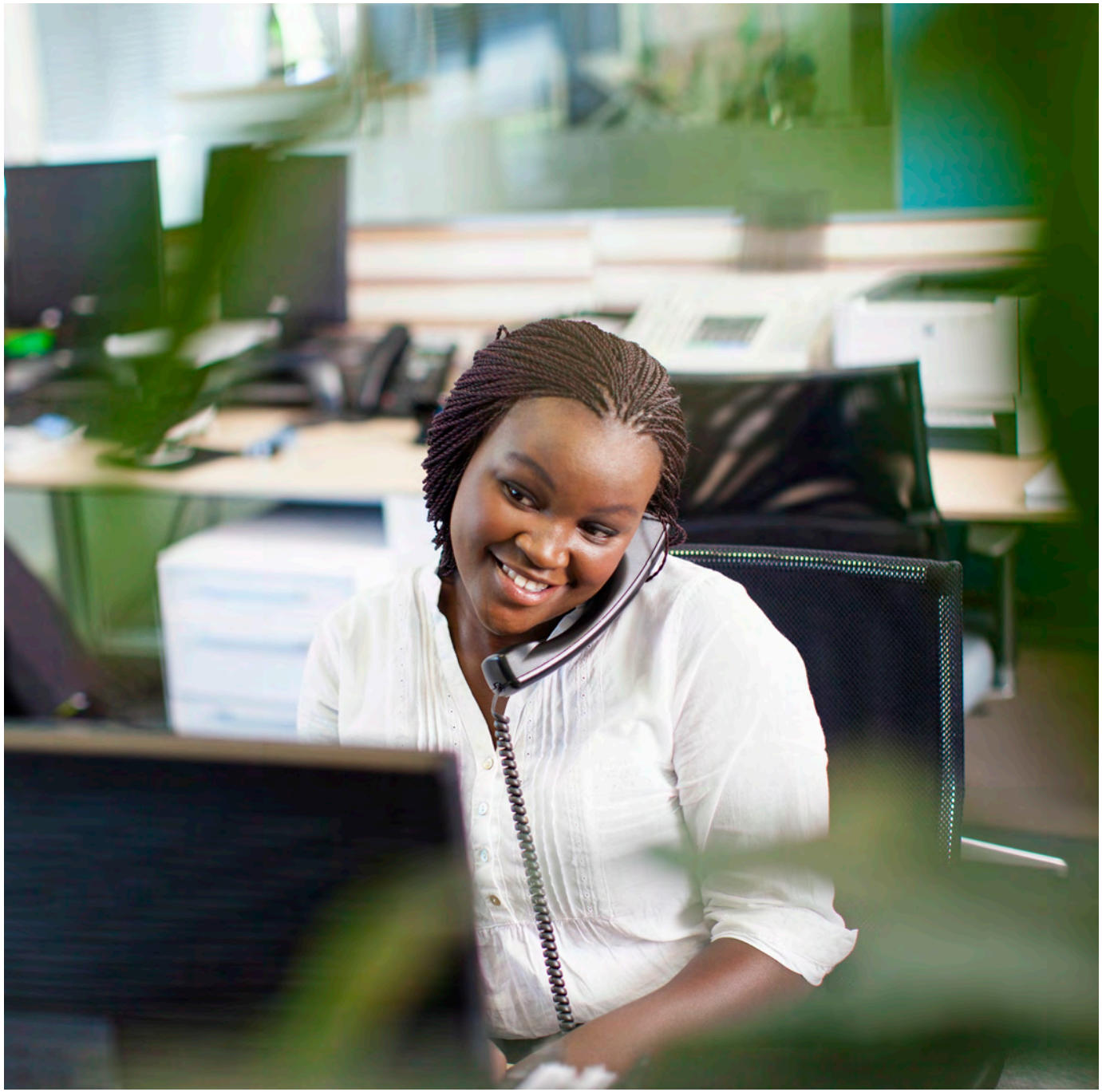
23 A Precinct Plan that seeks to exceed the maximum development yield must be accompanied by:

(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

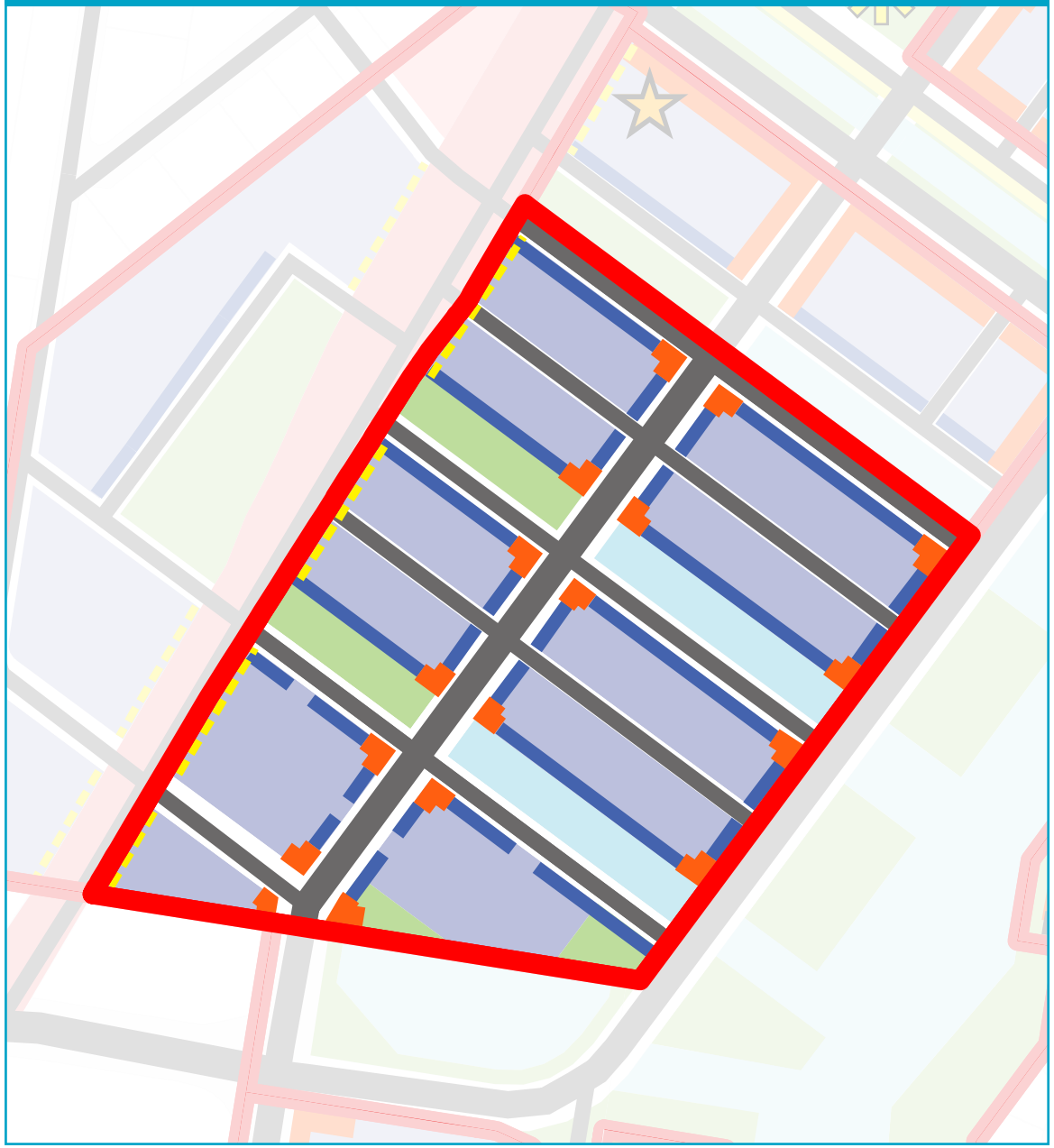
(b) an economic impact assessment for additional retail proposed for precincts other than Precinct 3 (Core Business) that demonstrates:

(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.



Precinct 5
Main Street South Precinct



LEGEND

- Precinct Boundary
- Primary frontages and elevations - no vehicular access
- Roads
- Landscape buffers - min. 20m
- Key elevation treatment to parkland and canals - no vehicular access with the exception of laneway alignment
- Articulated screening + elevation to rail corridor - limited vehicular access permitted
- Future Light Rail subject to further investigation
- Future Passenger Rail Infrastructure (CAMCOS)
- Landmark building - 20 storeys
- Landmark building - 25 storeys
- Iconic buildings
- Community facilities building
- Principal Centre (CBD) Zone
- High Density Residential Zone
- Recreation and Open Space Zone
- Lakes and Waterways

Precinct 6

Main Street North Precinct

2.12 Precinct provisions for Precinct 6 – Main Street North Precinct

Precinct intent

The Main Street North Precinct is intended to be a 'frame' to the Core Business Precinct and will deliver predominantly a mix of retail, commercial and residential uses.

Precinct outcomes

Development within the Main Street North Precinct achieves the following:

a. high intensity residential uses with some capacity for commercial and retail uses at ground and podium;

b. integration with the transit plaza and the transit station and interchange (CAMCOS), other bicycle and pedestrian infrastructure, the urban open space infrastructure in the Maroochydore Parklands Precinct, Core Business Precinct and Commercial Precinct;

c. maximum development yields for this precinct are expected to be in the order of:[24]

   i. Retail - 10,000m^2 GFA;
   ii. Commercial -13,000m^2 GFA;
   iii. Residential - 700 EDs;

d. opportunity for a hospitality precinct that may contain nightclubs and live music venues.

Development in the Main Street North Precinct is to:

a. provide for uses such as cafes and retail to activate ground floor frontages;

b. create gateway and feature building design responses to corner parcels;

c. deliver residential uses to provide balconies and building entries addressing external roads;

d. ensure car parking is sleeved or screened from street view;

e. encourage semi-basements (preferred to ground floor car parking) to allow balconies to address the street, but with some grade change for privacy and separation;

f. provide up to 15 Storey building heights in compliance with **Map 6 - Maximum Building Heights**; and

g. provide opportunity for a building up to 20 Storeys in height, that responds to key locations in compliance with **Map 6 - Maximum Building Heights.**

Preferred land uses

Preferred land uses within the Main Street North Precinct include:

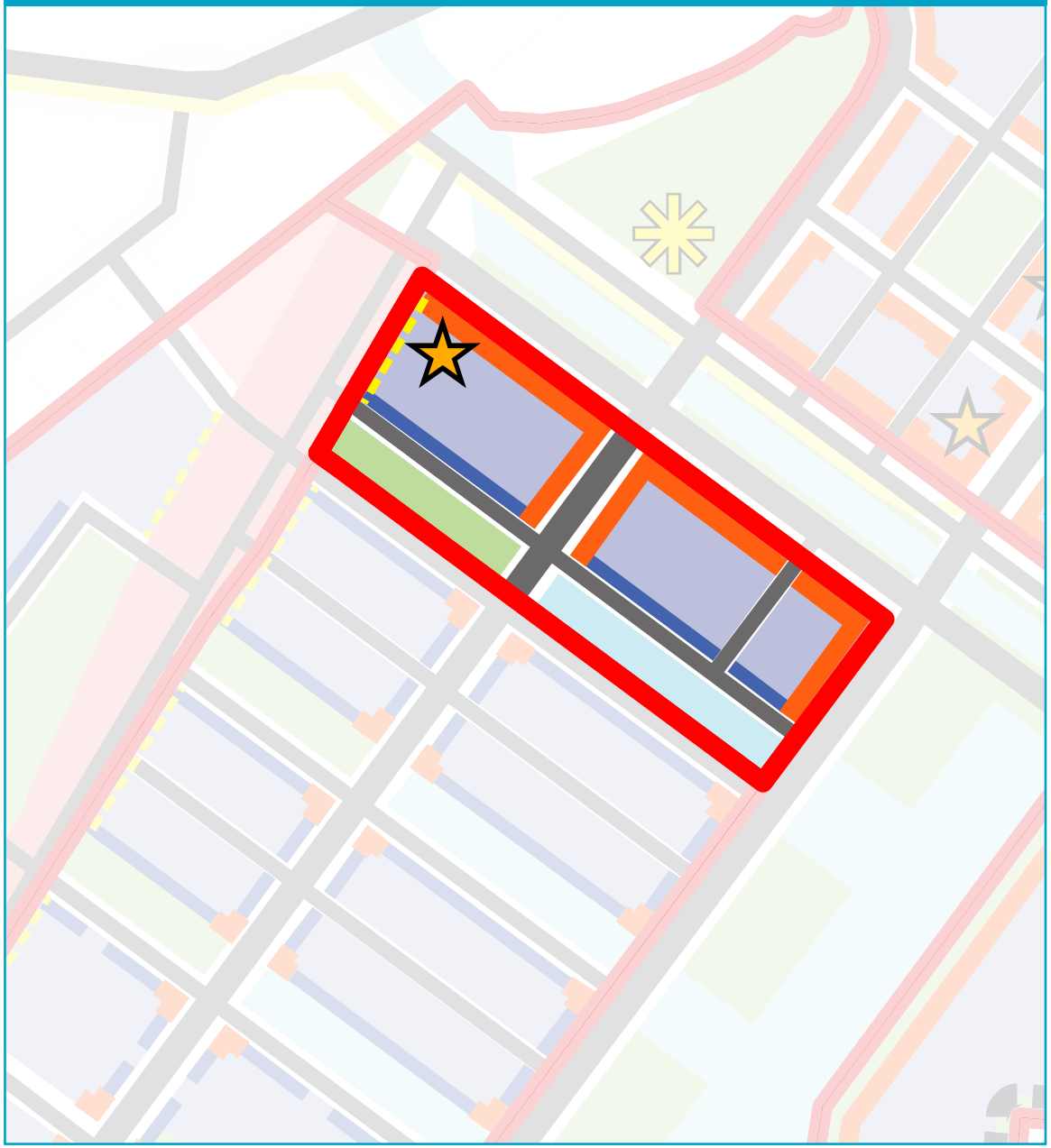
- Shop;
- Office;
- Hotel;
- Indoor sport and recreation;
- Nightclub entertainment facility;
- Food and drink outlet; and
- Multiple dwelling.

[24] 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 demonstrates:
(i) how the proposed additional area will complement and not com promise 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.

Table 8: Precinct 6 Main Street North Precinct: Levels of Assessment

Column 1 Exempt development	Column 2 PDA-Self assessable Development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
Development referred to in Schedule 1	Nil	All development including development not defined in Schedule 2, other than development mentioned in Schedule 1 or column 1, 2 or 3B.	1. Extractive industry 2. High impact industry 3. Low impact industry 4. Medium impact industry 5. Special industry 6. Warehouse 7. Agricultural supplies store 8. Animal husbandry 9. Cropping 10. Intensive animal industry

Precinct 6
Main Street North Precinct



LEGEND

- Precinct Boundary
- Primary frontages and elevations - no vehicular access
- Roads
- Landscape buffers - min. 20m
- Key elevation treatment to parkland and canals - no vehicular access with the exception of laneway alignment
- Articulated screening + elevation to rail corridor - limited vehicular access permitted
- Future Light Rail subject to further investigation
- Future Passenger Rail Infrastructure (CAMCOS)
- Landmark building - 20 storeys
- Landmark building - 25 storeys
- Iconic buildings
- Community facilities building
- Principal Centre (CBD) Zone
- High Density Residential Zone
- Recreation and Open Space Zone
- Lakes and Waterways

Precinct 7

Residential Precinct

2.13 - Precinct provisions for Precinct 7 – Residential Precinct

Precinct intent

The Residential Precinct is intended for predominantly residential uses that overlook the southern park lands.

It will comprise 2 Storey development in that part of the precinct located closest to the existing residential development to the south and up to a maximum height of 8 Storeys for the balance of the precinct in compliance with **Map 6 - Maximum Building Heights**, achieving medium and high density uses and capitalising on the amenity and character of the southern parklands.

Precinct outcomes

Development within the Residential Precinct achieves the following:

a. is located a minimum 30m from the property boundary of the adjoining residential development located to the south of the precinct;

b. predominantly medium and high intensity residential uses with some limited ground floor convenience retail and cafe uses;

c. maximum development yields for this precinct are expected to be in the order of [25]:

   i. Retail - 100m^2 GFA; and

   ii. Residential - 200 EDs.

Buildings and uses in the Residential Precinct:

a. include gateway and feature building design responses to the southern arrival road frontage and vista;

b. locate ground floor retail uses to overlook the lake; and

c. ensure car parking is sleeved or screened from street view.

Preferred land uses

Preferred land uses in the Residential Precinct include:

- Multiple dwelling;
- Residential care facility; and
- Food and drink outlet.

[25] 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 demonstrates:
(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.

Table 9: Precinct 7 Residential Precinct: Levels of Assessment

Column 1 Exempt development	Column 2 PDA-Self assessable Development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
Development referred to in Schedule 1	Nil	All development including development not defined in Schedule 2, other than development mentioned in Schedule 1 or column 1, 2 or 3B.	1. Extractive industry 2. High impact industry 3. Low impact industry 4. Medium impact industry 5. Special industry 6. Warehouse 7. Agricultural supplies store 8. Animal husbandry 9. Cropping 10. Intensive animal industry

Precinct 7
Residential Precinct

LEGEND

- Precinct Boundary
- Primary frontages and elevations - no vehicular access
- Roads
- Landscape buffers - min. 20m
- Key elevation treatment to parkland and canals - no vehicular access with the exception of laneway alignment
- Articulated screening + elevation to rail corridor - limited vehicular access permitted
- Future Light Rail subject to further investigation
- Future Passenger Rail Infrastructure (CAMCOS)
- Landmark building - 20 storeys
- Landmark building - 25 storeys
- Iconic buildings
- Community facilities building
- Principal Centre (CBD) Zone
- High Density Residential Zone
- Recreation and Open Space Zone
- Lakes and Waterways

Precinct 8

Dalton Drive Precinct

2.14 - Precinct provisions for Precinct 8 – Dalton Drive Precinct

Precinct intent

The Dalton Drive Precinct is intended to accommodate a range of land uses which deliver a scale, character, intensity and function of development suited to the periphery of the new city centre and compatible with existing adjoining uses.

Precinct outcomes

Development within the Dalton Drive Precinct achieves the following:

a. recognises the role of Dalton Drive as a primary arrival corridor to the new city centre and provide high quality built form and extensive landscaping to these key frontages;

b. provides for Dalton Drive to be established as a landscaped boulevard incorporating public transport infrastructure, wide pedestrian paths, generous established landscaped verges and medians within the road reserve and limited lot access for buildings;

c. activates the intersection of Dalton Drive and the proposed new entry roads as a key gateway site into the new city centre;

d. provides a primary active frontage treatment to the north west corner of the precinct;

e. designs car parking areas to be sensitively positioned to protect amenity and maintain a significant landscaped urban streetscape;

f. provide a landscaped interface between the rear of buildings and the Residential Precinct in order to protect the amenity of future uses;

g. maximum development yields for this precinct are expected to be in the order of [26]:

   i. Retail - 10,000m^2 GFA;
   ii. Commercial - 15,000m^2 GFA; and
   iii. Residential 50 EDs.

Preferred land uses

Preferred land uses in the Dalton Drive Precinct are:

- Food and drink outlet;
- Health care services;
- Office; and
- Showroom / Hardware and trade supplies.

Ancillary development within the Dalton Drive Precinct may also include:

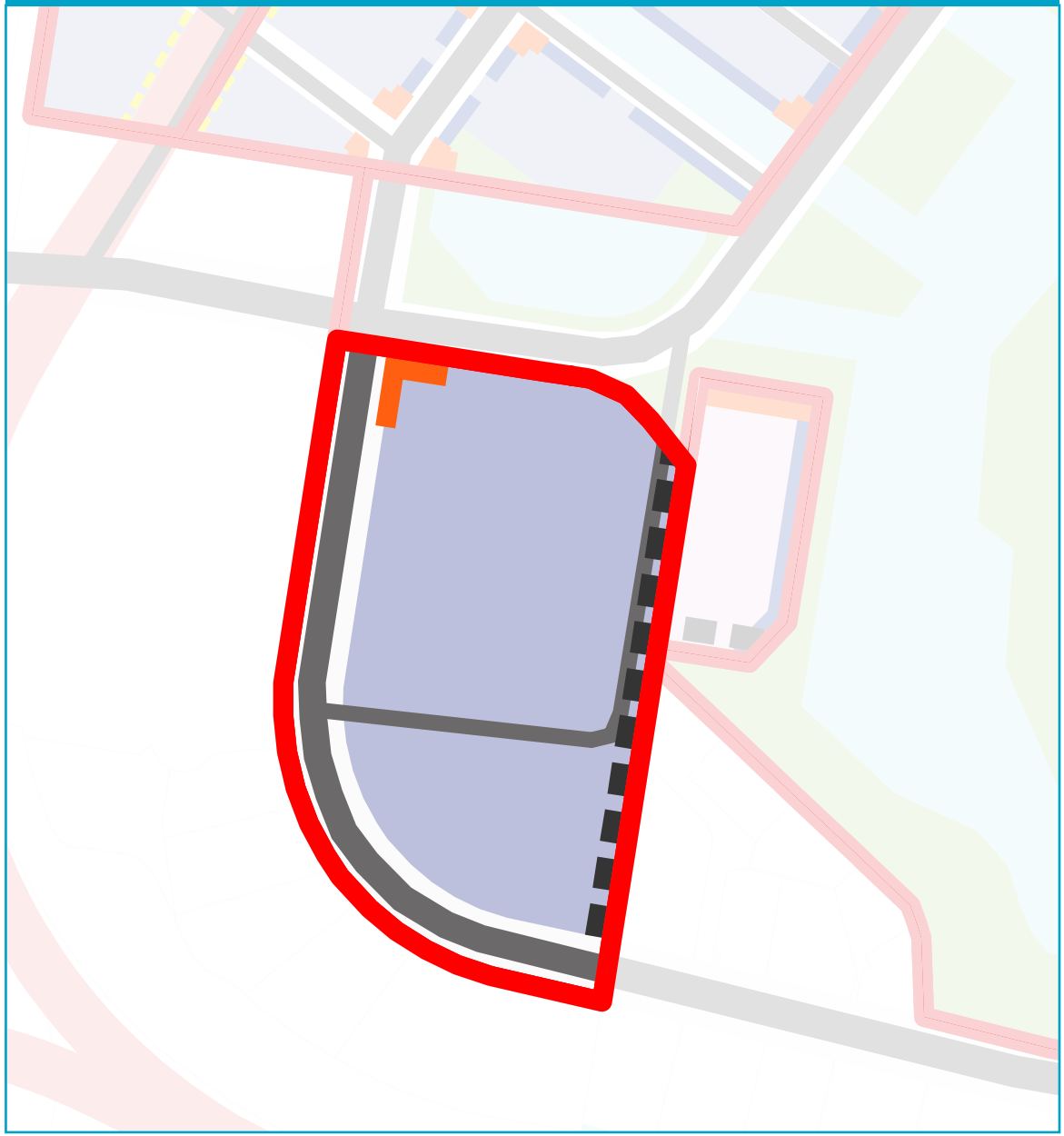
- Child care centre;
- Community use;
- Multiple dwellings(limited); and
- Service station.

[26] 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 demonstrates:
(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.

Table 10: Precinct 8 Dalton Drive Precinct: Levels of Assessment

Column 1 Exempt development	Column 2 PDA-Self assessable Development	Column 3 – PDA assessable development	
		Column 3A Permissible develop-ment	Column 3B Prohibited development
Development referred to in Schedule 1	Nil	All development includ-ing development not defined in Schedule 2, other than development mentioned in Schedule 1 or column 1, 2 or 3B.	1. Extractive industry 2. High impact industry 3. Low impact industry 4. Medium impact industry 5. Special industry 6. Warehouse 7. Agricultural supplies store 8. Animal husbandry 9. Cropping 10. Intensive animal industry

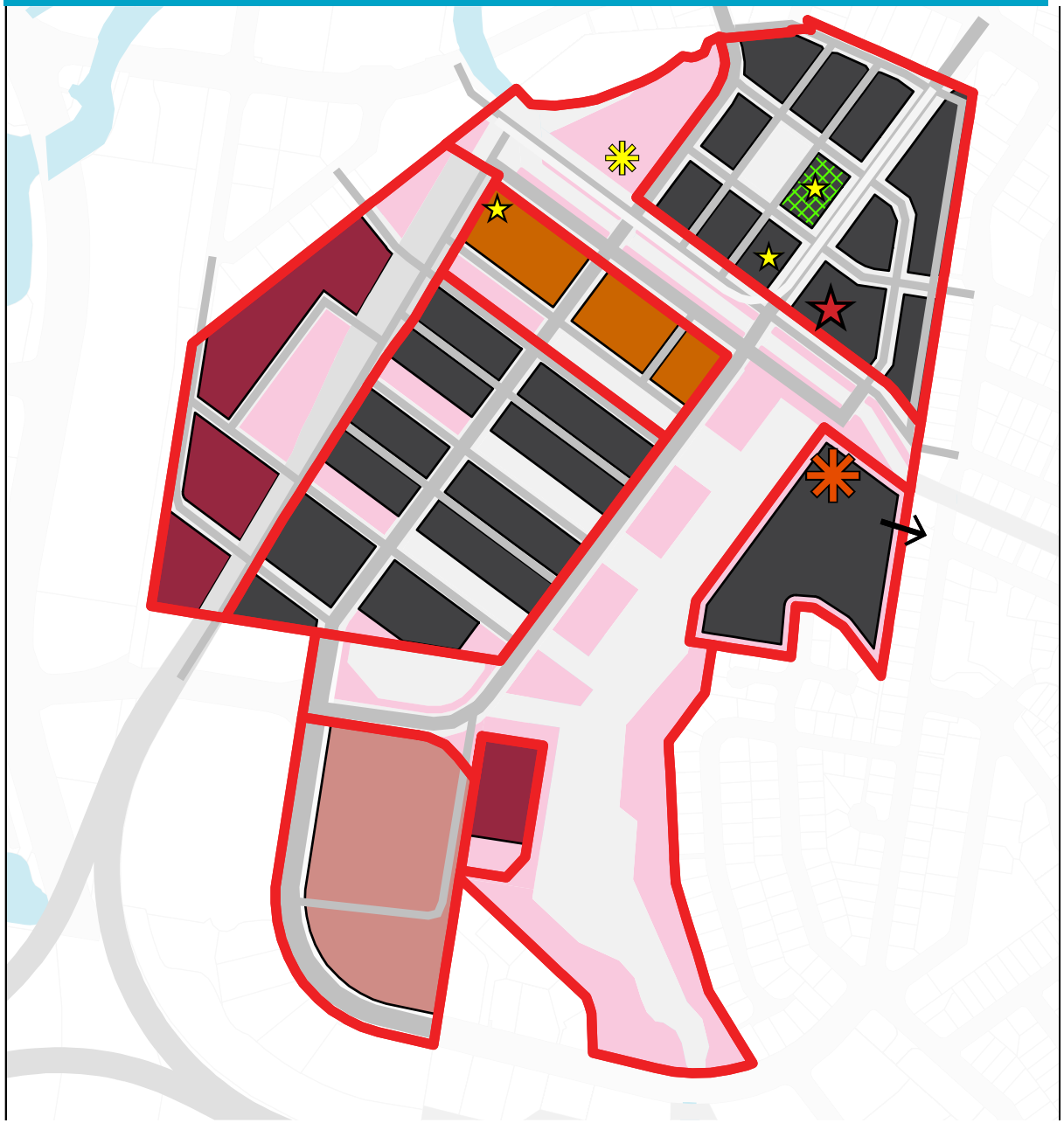
Precinct 8
Dalton Drive Precinct



LEGEND

- Precinct Boundary
- Primary frontages and elevations - no vehicular access
- Roads
- Landscape buffers - min. 20m
- Key elevation treatment to parkland and canals - no vehicular access with the exception of laneway alignment
- Articulated screening + elevation to rail corridor - limited vehicular access permitted
- Future Light Rail subject to further investigation
- Future Passenger Rail Infrastructure (CAMCOS)
- Landmark building - 20 storeys
- Landmark building - 25 storeys
- Iconic buildings
- Community facilities building
- Principal Centre (CBD) Zone
- High Density Residential Zone
- Recreation and Open Space Zone
- Lakes and Waterways

Map 6 - Building Heights

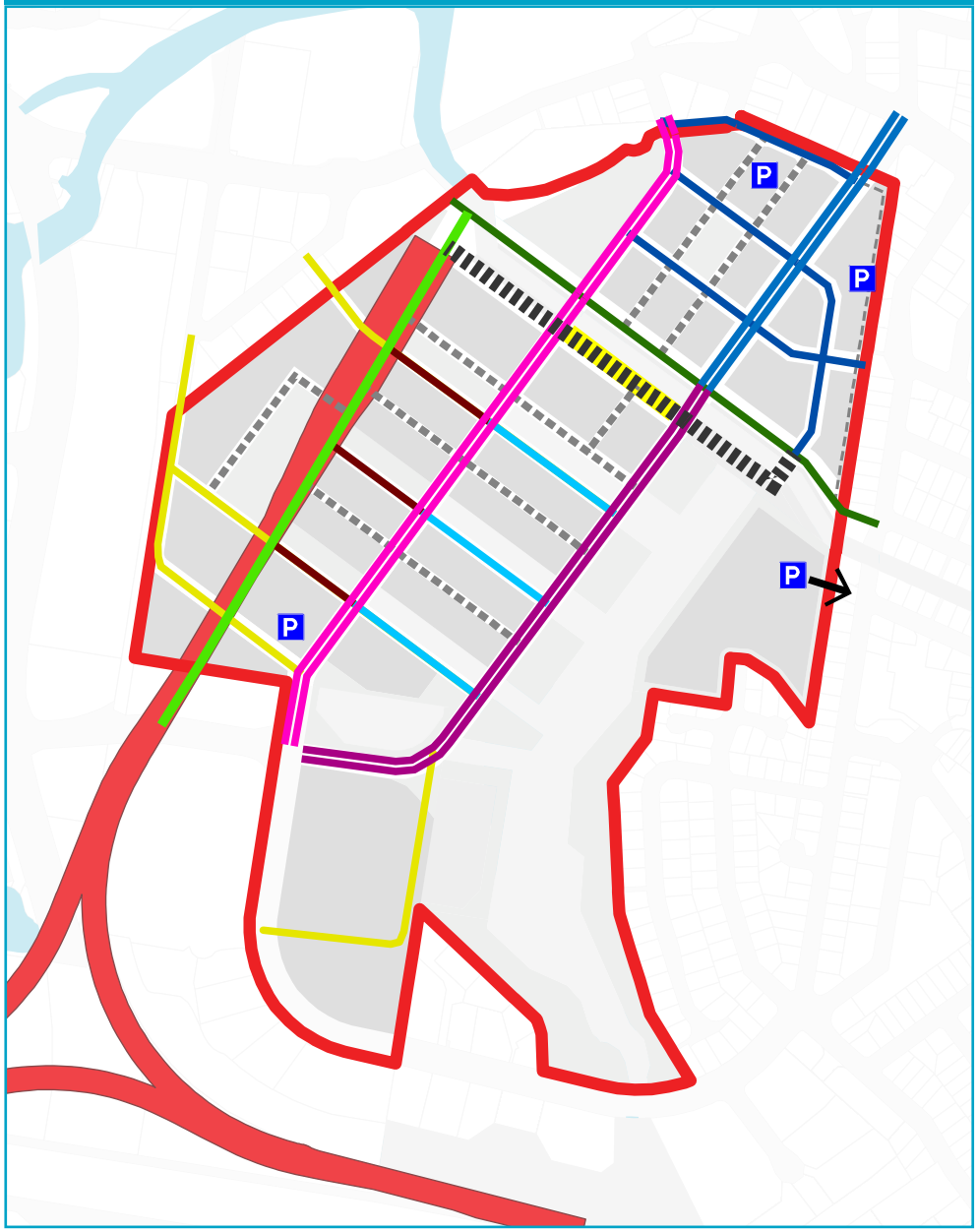


LEGEND

- max. 2 storeys and no more than 8.5m; plot ratio of 0.6
- max. 6 storeys and no more than 25m; plot ratio of 2
- max. 8 storeys and no more than 33m; plot ratio of 3
- max. 15 storeys and no more than 60m; plot ratio of 4
- max. 15 storeys and no more than 60m; plot ratio of 6
- max. 8 storey and no more than 33m
- max. 20 storey and no more than 80m; plot ratio 5
- max. 20 storey and no more than 80m; plot ratio 6
- max. 25 storey and no more than 100m; plot ratio 15 (Located on the corner of Town Centre Boulevard and Town Centre Avenue (Corso))
- Iconic buildings - forming part of an integrated facility*. Maximum height to be determined based on operational airspace requirements for the Sunshine Coast Airport and architectural design consideration.

*refer to Precinct 2 outcomes for what comprises an integrated facility.

Map 7 - Road Hierarchy Plan



LEGEND

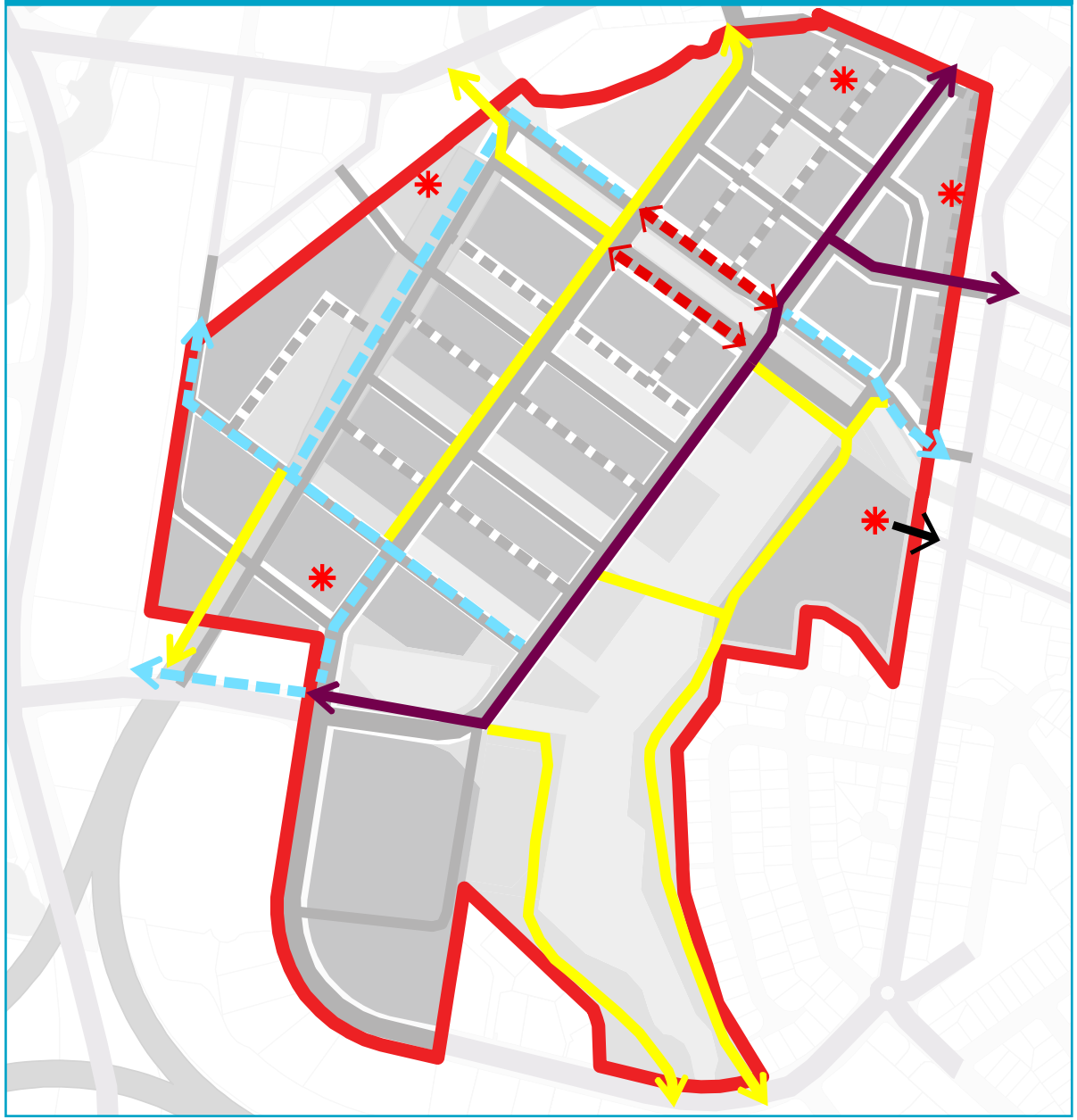
P Public Parking Facility

Road hierarchy (Priority Development Area)

	Number of Lanes	Verge	Median	Cycle Lane	Car Parking	Public Transit
1. Corso Esplanade	2 lanes	✓	×	✓	✓	×
2. Corso Esplanade (Central)	1 lanes (shared zone)	✓	×	✓	✓	×
3. Town Centre Boulevard	4 lanes (until light rail delivered)	✓	✓	✓	×	Bus and Light Rail
4. Town Centre Avenue	2 lanes	✓	×	varies	✓	×
5. Town Centre Avenue (Corso)	2 lanes	✓	×	✓	✓	Bus and Light Rail
6. Main Street Boulevard	2 lanes	✓	✓	✓	✓	Bus
7. Residential Avenue	2 lanes	✓	×	varies	✓	Bus (Varies)
8. Park Esplanade	4 lanes	✓	✓	✓	✓	×
9. Railway Street	2 lanes	✓	×	✓	✓	Bus
10. Residential Parkway	2 lanes	✓	×	varies	✓	×
11. Residential Waterway	2 lanes	✓	×	varies	✓	×
12. Laneways	1 lanes	✓	×	×	✓	×
13. Service Laneways	1 lanes	×	×	×	×	×

Future Passenger Rail Infrastructure (CAMCOS)

Map 8 - Active Transport



LEGEND

- Proposed off-road two-way separate bicycle-only path (3.0m)
- Proposed off-road shared pedestrian and bicycle path (3.0m)
- Proposed on-road shared zone
- Proposed on-road dedicated bicycle lanes (2x1.5m lanes)
- End of trip facility

Image is Indicative only

INFRASTRUCTURE PLAN

Image is courtesy of envac

3.0 Infrastructure Plan

3.1 Purpose

The purpose of this infrastructure plan is to ensure that the vision for the PDA is achieved through:

- integrating infrastructure planning with land use planning identified in this Development Scheme;
- identifying the infrastructure requirements to be delivered by the local government, state government, water supply and sewer provider, and applicants; and
- providing a basis for imposing conditions on PDA development approvals responding to the increased demand on the relevant infrastructure networks.

3.2 Infrastructure networks

Infrastructure will include:

a. Community facilities infrastructure;

b. Urban open space and recreation infrastructure;

c. Bicycle and pedestrian infrastructure;

d. Road transport infrastructure;

e. Public transport infrastructure;

f. Public car parking infrastructure;

g. Stormwater management infrastructure; and

h. Telecommunication infrastructure.

Table 11 - Infrastructure Plan below identifies infrastructure that is planned to be provided to enable the vision of the PDA to be delivered.**Table - 11 Infrastructure Plan** includes infrastructure that is trunk infrastructure, non-trunk infrastructure and other infrastructure. As such, the inclusion of infrastructure in **Table 11- Infrastructure Plan** does not necessarily make it eligible for a development charges offset.

Contributions towards infrastructure shall generally be drawn from development charges from development within the PDA.

Development charges for infrastructure will be based on Sunshine Coast Council's applicable infrastructure charging instrument for the area or an infrastructure agreement.

State infrastructure funding will be sought under the normal budgetary processes and will be part of an approved State agency capital program.

New road infrastructure and upgrades will be in accordance with traffic studies undertaken as development proceeds, based on the ultimate development.

New Stormwater management infrastructure and upgrades will be in accordance with studies undertaken as development proceeds based on the ultimate development.

State-controlled roads shall be upgraded in accordance with agreements with the Department of Transport and Main Roads (DTMR).

3.3 Infrastructure agreements

Infrastructure agreements have been entered into for the PDA to provide for the provision of infrastructure contributions in accordance with this infrastructure plan.

Under Section 120 of the Act, to the extent an infrastructure agreement is inconsistent with a PDA development approval, the infrastructure agreement prevails.

3.4 Automated Waste Collection Infrastructure

The Maroochydore City Centre will implement an automated waste collection system (AWCS). The AWCS is the first of its kind in Australia and utilises new waste infrastructure.

The AWCS will transport waste and recycling from residential apartments, commercial buildings and public places through a system of underground vacuum pipes. This system will minimise the need for waste collection vehicles in the Maroochydore city centre, making the city centre more attractive and accessible and assisting in reducing odours and vermin, while also reducing the costs of on-street waste collection. It is also intended for this technology to increase recycling rates in the city centre.

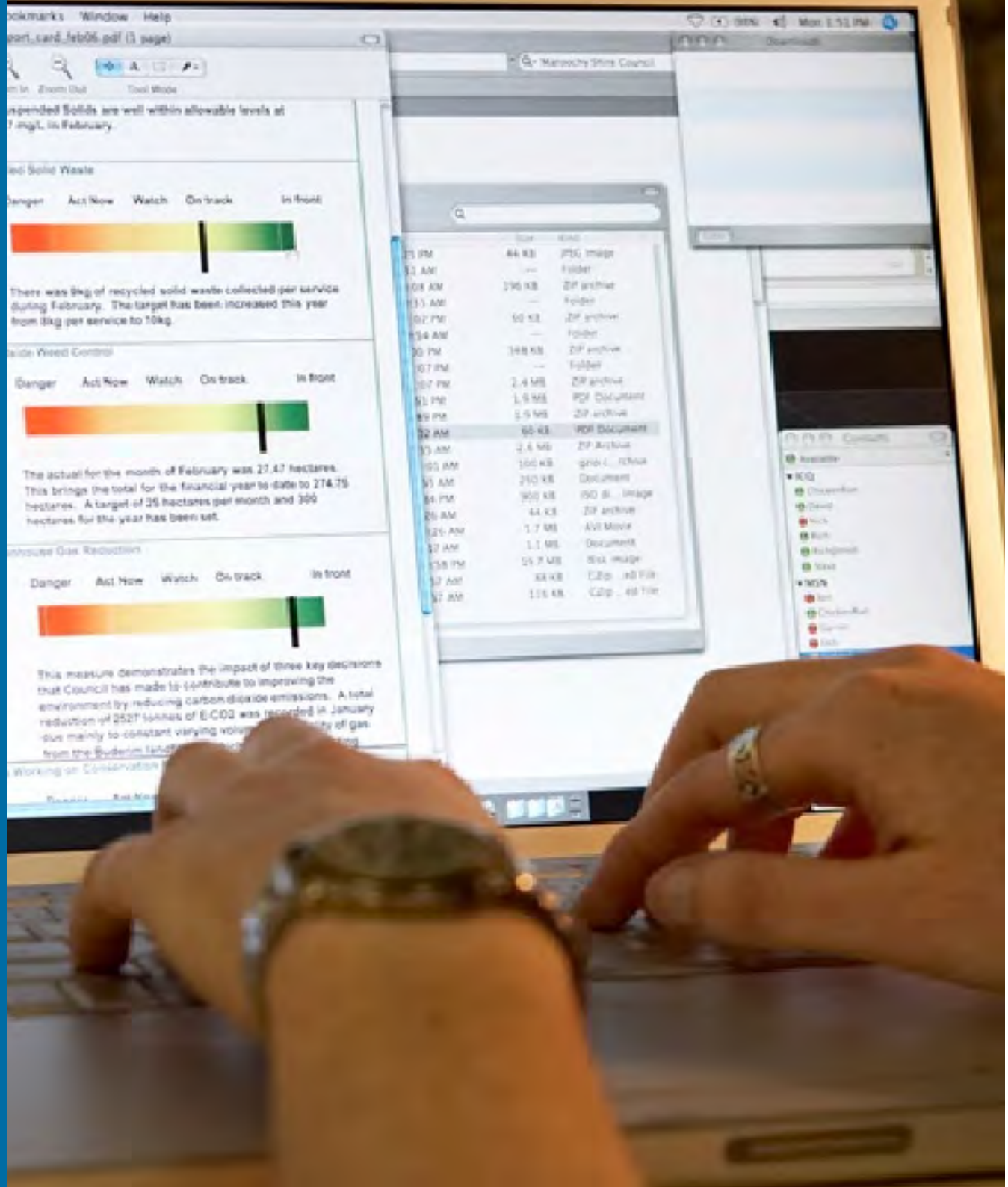
Table 11: Infrastructure plan

Infrastructure	Description of Works
Community facilities infrastructure	• Land for a building comprising a community use may be located within the Civic Plaza (Maroochydore Parklands Precinct). Co-location with other Community facilities infrastructure will be considered. • Provision of land for a new regional exhibition and convention centre within the Community and Convention Precinct.
Urban open space and recreation infrastructure	• Public promenade 'The Corso' including the realignment and improvement to the Maud waterway. • Civic Plaza within the Maroochydore Parklands Precinct. • Urban open space waterways comprising a central lake and waterway corridors within the Maroochydore Parklands Precinct. • Major Linear recreation park within the Maroochydore Parklands Precinct. • Local recreation park within the Maroochydore Parklands Precinct.
Bicycle and pedestrian infrastructure	• Bicycle and pedestrian infrastructure within the road transport infrastructure network in accordance with **Map 8 - Active Transport Plan.** • Bicycle and pedestrian infrastructure within the Maroochydore Parklands Precinct providing safe and convenient pedestrian and bicycle access within the precinct and linking to existing external bicycle and pedestrian networks.
Road transport infrastructure	• Road transport infrastructure (within and outside the PDA boundary) in compliance with **Map 7- Road Hierarchy Plan.** • Accommodate potential future light rail infrastructure within the proposed Town Centre Boulevard and Town Centre Avenue.
Public parking infrastructure	• Land for public car parking facilities to be provided in consolidated locations within the PDA and located to minimise traffic circulation and promote 'park and walk'opportunities.

Table 11: Infrastructure plan

Infrastructure	Description of Works
Public transport infrastructure	• Protection of land for the CAMCOS rail corridor and interchange.
Water and sewerage infrastructure	• Water and sewer networks will be upgraded at the time of developments being undertaken. Any development in excess of the planned network demand, as determined by the network operator at the time of development, may trigger an assessment of the surrounding infrastructure to determine any requirement for surrounding infrastructure upgrades. • Sewer pump station to be provided. • Major sewer pressure main to be provided.
Stormwater management infrastructure	• Stormwater management infrastructure comprising a waterway and waterway corridors. • Water recirculation system for the waterway.
Telecommunications infrastructure	• State of the art telecommunications infrastructure to service the development. • Site for a centralised communications and data centre.
Smart city infrastructure	• Pneumatic waste infrastructure. • Smart City Infrastructure.

IMPLEMENTATION STRATEGY



4.0 Implementation strategy

The Act requires a development scheme to include an implementation strategy to achieve the main purposes of the Act for the PDA, to the extent that they are not achieved by the land use plan or infrastructure plan.

The Implementation Strategy for the Development Scheme fulfils this requirement by identifying a suite of actions that support the achievement of the vision for the PDA and support the delivery of economic development and development for community purposes within the PDA.

The key focus areas of this strategy are as follows:

- Delivering an exemplar regional CBD.
- Delivering a high-quality Public realm.
- Applying innovation and smart technologies.
- Delivering key public transport corridors.
- Delivering key public transport corridors- including passenger and light rail to service the City centre.

4.1 Delivering an exemplar regional CBD

Objective

To provide a mix of uses, activities and development opportunities that will reinforce Maroochydore as the identifiable centre of commerce, entertainment and civic life within the region resulting in a transformative impact on the region's economy.

Actions

- Acquisition of identified sites external to the PDA for the purposes of delivering access, movement and network infrastructure.
- Develop an economic development investment strategy focused on coordinating investment attraction and diversifying employment opportunities while supporting organic business growth.
- Establish a coordinated marketing plan and brand for the Maroochydore City Centre.
- Establish a governance and management framework to progress the delivery, marketing and sales phases of the Maroochydore City Centre.
- Provide the employment opportunities locally and enable the region to acquire the talent and skills to respond to the workforce demands.
- Deliver key community facilities and civic infrastructure reinforcing Maroochydore as the Capital City of the Sunshine Coast.
- Preparation of a Community Development Plan.

4.2 Delivering a high-quality Public realm

Objective

To draw people to the Maroochydore City Centre PDA through new Public realm that enriches and enhances the precinct experience and showcases new community infrastructure**.**

Actions

- Deliver a resilient and sustainable Public realm that is accessible at all times.
- Deliver public recreation facilities for the use and enjoyment of residents and visitors.
- Deliver a main public plaza capable of hosting outdoor performances and other events.
- Deliver an extensive cycle and pedestrian network within the PDA including dedicated cycling lanes.
- Deliver high quality landscaping, public art and street furniture throughout the PDA including along the Maud waterway (Corso).
- Utilise an urban design advisory panel to undertake detailed design review of significant development applications and those that require consideration of superior design outcomes to ensure high quality urban design outcomes and promotion of design excellence.
- Implement an activation strategy to enliven the Public realm.

4.3 Applying innovation and smart technologies

Objective

To design the new Maroochydore City Centre for the 21st Century, breaking new ground with extensive use of technology to create a cleaner, greener, more liveable, dynamic city centre.

Actions

- Installation of Australia's first underground automated waste collection system will set the Maroochydore City Centre apart from other regional centres – and, indeed, many State capitals.
- Implement Smart City Technologies including a high-speed, high-quality fibre optic network. The network will allow free Smart City Wi-Fi throughout the city centre's Public realm of streets, parks and plazas.
- Installation of Smart signage to provide live travel information to pedestrians throughout the PDA.
- Creation of a Smart Region Management Platform.
- Smartphone apps will allow drivers to find the nearest car parking space quickly.
- Installing energy-saving LED lights throughout the PDA.

4.4 Delivering key public transport corridors

Objective

Provide for an effective and efficient multi-modal public transport system that supports the Maroochydore City Centre PDA as the business, community services and employment focus for the Sunshine Coast.

Actions:

- Encourage a greater shift toward active and public transport by controlling parking quantity and improving parking supply.
- Implement a car parking management strategy for the Maroochydore City Centre premised on a mix of on-site and consolidated car parking spaces/facilities that can be managed and adjusted as mass transit services are delivered.
- Pedestrians, cyclists and public transport will have priority over private vehicles in the new Maroochydore City Centre.
- Walkways are designed to be universally accessible and comfortable for people of all ages and abilities, while cycling is encouraged via shared paths and roads with slow-speed traffic environments.
- Frequent and reliable buses will deliver residents, workers and visitors to and from the city centre, and there are plans for the future provision of passenger and light rail into the city heart.
- Key facilities will be located near public transport stops, where visibility and safety will be maximised. Access to other popular destinations surrounding the Central Business District has been considered, and seamless integration will be pursued.
- Plans are being developed for light rail to connect the key coastal centres of Caloundra, Kawana, Mooloolaba, Alexandra Headland and the Maroochydore City Centre.
- Development adjoining identified key transport corridors is undertaken to respond to potential rail infrastructure and servicing requirements.

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Image is Indicative only

Schedules

5.0 Schedules

Schedule 1: Exempt development

Building Work
Minor Building work.
Carrying out Building work associated with a Material change of use.
Building work for demolishing a Building or other structure.
Reconfiguring a lot
Subdivision involving road widening and truncations required as a condition of a PDA develpment approval.
Material Change of Use
Material change of use for a Market if not involving Building work or Operational work and if: • conducted by a not-for-profit organisation; and • located on Council owned or controlled land.
Material change of use for a preferred land use for the relevant precinct in an existing Building where the preferred land use: • results in no more than 50m^2 increase in roofed area than the existing Building; and • complies with the applicable car parking rates in the Development Scheme or Approved Precinct Plan.
Material change of use for a Sales office where: • located in a temporary Building; and • not on site for more than two years.
Material change of use for a Home based business if the Home based business: • is for a home Office; or • involves a home based child care service licensed under the *Child Care Act 2002*.
Material change of use for a Park.
Operational work
Carrying out Operational work if the work is carried out by or on behalf of any of the following: a) a public sector entity; b) an entity wholly owned by a public sector entity authorised under a State law to carry out the work; c) an entity which is a beneficial enterprise of a local government under the *Local Government Act 2009*.
Erecting no more than one (1) satellite dish on premises, where the satellite dish has no dimension greater than 1.8 metres.

Filling or excavation where the filling or excavation: • does not exceed $50m^3$ in volume; or • involves top dressing to a depth of less than 100 vertical millimetres from ground level.
Carrying out Operational work in accordance with conditions of a PDA development approval for a material change of use or reconfiguring a lot.
Carrying out Operational work associated with a Material change of use that is PDA exempt development.
Carrying out Operational work that is: a) clearing of vegetation that is not Significant vegetation; or b) clearing of vegetation that is Significant vegetation, is carried out in accordance with conditions of a PDA development approval for a Material change of use or Reconfiguring a lot.
Carrying out Operational work that is placing of advertising devices that: • do not exceed $5m^2$; • is attached to a front fence or front facade of a main building; • does not project more than 150mm from front facade or front fence; • is not illuminated; • contain the name of business or operator, the use of premises, the contact details or name and address of building; and • comprises no more than two signs.
Plumbing or drainage work
Carrying out plumbing or drainage work.
All aspects of development
Development prescribed in schedule 6 of the *Planning Regulation 2017*, other than part 5, section 28.
Development consistent with an approved Plan of Development.

Schedule 2: Definitions

Commercial use category

Car wash

Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.

Hardware and trade supplies

Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.

Health care services

Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

Office

Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following:

- business or professional advice;
- service of foods that are not physically on the premises; and
- office based administrative function of an organisation.

Parking station

Premises used for parking vehicles where the parking is not ancillary to another use.

Sales office

The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize. The use may include a caravan or relocatable dwelling or structure.

Veterinary services

Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.

Industrial use category

Extractive industry

Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.

High impact industry

Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:

- potential for significant impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise;
- potential for significant off-site impacts in the event of fire, explosion or toxic release;
- generates high traffic flows in the context of the locality or the road network;
- generates a significant demand on the local infrastructure network;
- the use may involve night time and outdoor activities; and
- on-site controls are required for emissions and dangerous goods risks.

Low impact industry

Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more the following attributes:

- negligible impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise;
- minimal traffic generation and heavy-vehicle usage;
- demands imposed upon the local infrastructure network consistent with surrounding uses;
- the use generally operates during the day (e.g. 7am to 6pm);
- off-site impacts from storage of dangerous goods are negligible; and
- the use is primarily undertaken indoors.

Medium impact industry

Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:

- potential for noticeable impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise;
- potential for noticeable offsite impacts in the event of fire, explosion or toxic release;
- generates high traffic flows in the context of the locality or the road network;
- generates an elevated demand on the local infrastructure network;
- on-site controls are required for emissions and dangerous goods risks;
- the use is primarily undertaken indoors; and
- evening or night activities are undertaken indoors and not outdoors.

Research and technology industry

Premises used for innovative, creative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.

This use may include emerging industries such as energy, aerospace, and biotechnology.

Service industry

Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.

Special industry

Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:

- potential for extreme impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise;
- potential for extreme off-site impacts in the event of fire, explosion or toxic release;
- onsite controls are required for emissions and dangerous goods risks;
- the use generally involves night time and outdoor activities;
- the use may involve the storage and handling of large volumes of dangerous goods; and
- requires significant separation from non-industrial uses.

Warehouse

Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.

The use may include sale of goods by wholesale where ancillary to storage. The use does not include retail sales from the premises or industrial uses.

Residential use category

Caretaker's accommodation

A dwelling provided for a caretaker of a non-residential use on the same premises.

Community residence

Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated.

The use may include a resident support worker engaged or employed in the management of the residence.

Dual occupancy

Premises containing two dwellings on one lot (whether or not attached) for separate households.

Dwelling house

A residential use of premises for one household that contains a single dwelling.

The use includes domestic out-buildings and works normally associated with a dwelling and may include a secondary dwelling.

Dwelling unit

A single dwelling within a premises containing non residential use(s).

Home based business

A dwelling used for a business activity where subordinate to the residential use.

Multiple dwelling

Premises containing three or more dwellings for separate households.

Relocatable home park

Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.

The use may include a manager's residence and office, ancillary Food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.

Residential care facility

A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.

Retirement facility

A residential use of premises for an integrated community and specifically built and designed for older people.

The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.

The use may also include a manager's residence and office, Food and drink outlet, amenity buildings, communal facilities and accommodation for staff.

Rooming accommodation

Premises used for the accommodation of one or more households where each resident:

- has a right to occupy one or more rooms;
- does not have a right to occupy the whole of the premises in which the rooms are situated;
- may be provided with separate facilities for private use; and
- may share communal facilities or communal space with one or more of the other residents.

The use may include:

- rooms not in the same building on-site;
- provision of a food or other service; and
- on-site management or staff and associated accommodation

Short term accommodation

Premises used to provide short term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self contained.

The use may include a manger's residence and office and the provision of recreation facilities for the exclusive use of visitors.

Tourist park

Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short-term holiday purposes.

The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, Food and drink outlet, or the provision of recreation facilities for the use of occupants of the Tourist park and their visitors, and accommodation for staff.

Retail use category

Bar

Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time. The use may include ancillary sale of food for consumption on the premises and entertainment activities.

Bulk landscape supplies

Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.

Food and drink outlet

Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.

Garden centre

Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form.

The use may include an ancillary Food and drink outlet.

Market

Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use may include entertainment provided for the enjoyment of customers.

Outdoor sales

Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.

Service station

Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels.

The use may include, where ancillary, a Shop, Food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.

Shop

Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.

Shopping centre

Premises comprising two or more individual tenancies that is comprised primarily of shops and that function as an integrated complex.

Showroom

Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:

- a large area for handling, display or storage; and
- direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.

Rural use category

Agricultural supplies store

Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.

Animal husbandry

Premises used for production of animals or animal products on either native or improved pastures or vegetation.

The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.

Animal keeping

Premises used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.

Cropping

Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil.

The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.

Intensive animal industry

Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand.

The use includes the ancillary storage and packing of feed and produce.

Intensive horticulture

Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.

The use includes the storage and packing of produce and plants grown on the subject site.

Wholesale nursery

Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where these are ancillary to the primary use.

Service, community and other uses category

Cemetery

Premises used for the interment of bodies or ashes after death.

Child care centre

Premises used for minding, education and care, but not residence, of children.

Community care centre

Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.

Community use

Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.

Crematorium

Premises used for the cremation or aquamation of bodies.

Educational establishment

Premises used for training and instruction designed to impart knowledge and develop skills.

The use may include outside hours school care for students or on-site student accommodation.

Emergency services

Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.

Funeral parlour

Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation.

The use includes a mortuary and the storage and preparation of bodies for burial or cremation.

Health care services

Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

Hospital

Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.

Place of worship

Premises used by an organised group for worship and religious activities.

The use may include ancillary facilities for social, educational and associated charitable activities.

Telecommunications facility

Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.

Utility installation

Premises used to provide the public with the following services:

- supply or treatment of water, hydraulic power or gas;
- sewerage, drainage or stormwater services;
- transport services including road, rail or water;
- waste management facilities; or
- network infrastructure.

The use includes maintenance and storage depots and other facilities for the operation of the use.

Veterinary services

Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.

Sport, recreation and entertainment use category

Club

Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and services of food and drink.

Function facility

Premises used for conducting receptions or functions which may include the preparation and provision of food and liquor for consumption on site.

Hotel

Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.

Indoor sport and recreation

Premises used for leisure, sport or recreation conducted wholly or mainly indoors.

Landing

A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.

Major sport, recreation and entertainment facility

Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.

Nightclub entertainment facility

Premises used to provide entertainment, which may include cabaret, dancing and music. The use generally includes the sale of liquor and food for consumption on site.

Outdoor sport and recreation

Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability.

The use may include ancillary Food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.

Park

Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities.

Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.

Resort complex

Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including:

- restaurants and bars;
- meeting and function facilities;
- sporting and fitness facilities;
- staff accommodation;
- transport facilities directly associated with the tourist facility such as a ferry terminal and air services.

Theatre

Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises.

The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.

Tourist attraction

Premises used for providing on-site entertainment, recreation or similar facilities for the general public.

The use may include provision of food and drink for consumption on site.

Other development

Filling or excavation

The removal or importation of material to or from a lot or the relocation of material within a lot that will change the ground level of the land.

Material change of use

As defined in the *Economic Development Act 2012*.

Minor building work or demolition work

An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of less than five percent of the building(s) or fifty (50) square metres, whichever is the lesser.

Operational work

As defined in the *Economic Development Act 2012.*

Substation

Premises forming part of a transmission grid or supply network under the *Electricity Act 1994*, and used for:

- converting or transforming electrical energy from one voltage to another;
- regulating voltage in an electrical circuit;
- controlling electrical circuits;
- switching electrical current between circuits;
- a switchyard; or
- communication facilities for 'operating works' as defined under the *Electricity Act 1994* or for workforce operational and safety communications.

Reconfiguring a lot

As defined in the *Economic Development Act 2012.*

Administrative definitions

Accessible housing

Housing in accordance with the applicable EDQ guideline.

Basement

A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.

Building

As defined in the *Planning Act 2016.*

Building height

If specified:

(a) In metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including

(i) load bearing antenna, aerial, chimney, flagpole, signage, lift or machinery rooms, telecommunications facilities or the like; or

(ii) a prescribed roof top structure,

(b) In Storeys, the number of Storeys above ground level, but not including a Storey comprising a prescribed roof top structure; or

(c) In both metres and Storeys, both (a) and (b) apply.

Building work

As defined in the *Economic Development Act 2012*.

Contaminated Land Register

As defined in the *Environmental Protection Act 1994.*

Demolition work

Work to demolish or dismantle systematically a structure, or a part of a structure, but does not include the systematic dismantling of:

- a part of a structure for alteration, maintenance, remodelling or repair; or
- formwork, falsework, scaffold or other construction designed or used to provide support, access or containment during construction work.

Development

As defined in the *Economic Development Act 2012*.

Development scheme

As defined in the *Economic Development Act 2012*.

Dwelling

A building or part of a building used or capable of being used as a self contained residence which must include:

a. food preparation facilities;

b. a bath or shower;

c. a toilet and wash basin; and

d. clothes washing facilities.

This term includes outbuildings, structures and works normally associated with a dwelling.

Equivalent dwellings (EDs)

The measure for calculating maximum development yield for residential uses nominated in **Table 1: Maximum Development Yields** in Section 2.4.3 is as follows:

a. for a one bedroom dwelling, 0.7 ED;

b. for a two bedroom dwelling, 1 ED;

c. for a three bedroom dwelling, 1.35 EDs;

d. for a four or more bedroom dwelling, 1.7 EDs; and

e. for a rooming unit, 0.35 EDs.

Facade

The facade of a building that fronts the street or other public space.

Gross floor area (GFA)

The total floor area of all Storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:

a. building services, plant and equipment;

b. access between levels;

c. ground floor public lobby;

d. a mall;

e. the parking, loading and manoeuvring of motor vehicles; and

f. unenclosed private balconies whether roofed or not.

Ground level

The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed.

Mezzanine

An intermediate floor within a room.

Planning scheme

The planning scheme applying to Sunshine Coast Council.

Plan of Development

See section 2.2.12.

Plot ratio

The ratio of gross floor area to the area of the site.

Premises

As defined in the *Economic Development Act 2012.*

Prescribed roof top structure

A part of a building or structure associated with a roof top bar, Hotel (excluding any accommodation component), function facility or Food and drink outlet (restaurant) where:

a. the maximum combined roofed area (including permanent shade structures, lift or machinery rooms) does not exceed 50% of the floor area of the Storey directly below;

b. the part of the building or structure is not located within 2 metres of the roof perimeter, other than clear glass balustrading;

c. the part of the building or structure is accessible to the general public, i.e. not solely for building occupants and guests of the building; and

d. the height of the building or structure including the prescribed roof top structure does not exceed the maximum building height for the premises by more than 3 metres.

Public housing

As defined in the *Planning Regulation 2017*.

Public interest

Refers to an outcome that benefits the wider community rather than local, site specific or land ownership desires.

Public realm

Refers to spaces that are used by the general public, including streets, squares, plazas and Parks.

Rooming Unit

That part of a building used for accommodation which may include ensuite facilites but which is not a dwelling.

Sensitive uses

Means each of the following defined uses: Child care centre, Community care centre, Community residence, Dual occupancy, Dwelling house, Educational establishment, Health care services, Hospital, hostel, Multiple dwellings, nature based tourism, Office, Relocatable home park, Residential care facility, Resort complex Retirement facility, Rooming accommodation, Short-term accommodation, Tourist park.

Setback

For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.

Significant vegetation

Means all vegetation, except those listed as pest vegetation by State or local government, that is significant in its:

a. ecological value at local, state or national levels including vegetation mapped as endangered remnant vegetation on the regional ecosystem maps prepared under the *Vegetation Management Act 1999*;

b. contribution to the preservation of natural land forms;

c. contribution to the character of the landscape;

d. cultural or historical value; or

e. amenity value to the general public.

Note: vegetation may be living or dead and the term includes their root precinct[27].

Storey

A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:

(a) a lift shaft, stairway or meter room;

(b) a bathroom, shower room, laundry, water closet, or other sanitary compartment;

(c) a combination of the above.

A mezzanine is a Storey.

A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a Storey.

A basement is not a Storey.

Urban design

Refers to the holistic design of urban environments, including the overall townscape, individual buildings, street networks, streetscapes, parks and other public spaces.

[27] The root precinct is described by the vertical projection of the foliage to a depth of 1 metre below the surface and including buttress roots on and above the soil surface.

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