

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



Proposed Maroochydore City Centre Priority Development Area Development Scheme Amendment (no.2) 2018 – General Overview.

Introduction

Under delegation from the Minister for Economic Development Queensland, Council is proposing an amendment to the Maroochydore City Centre Priority Development Area (PDA) Development Scheme, referred to as the *Proposed Maroochydore City Centre Priority Development Area Development Scheme Amendment (no.2) 2018*.

This information sheet provides a general overview of the purpose and effect of the proposed amendment. Additional information sheets are available that provide further details and explanation about the proposed changes to the development scheme.

What is a Priority Development Area?

A Priority Development Area (PDA) is a site declared by the state government to facilitate the development of land in Queensland for economic development or community purposes.

The Maroochydore City Centre PDA was declared by regulation on 19 July 2013.

What is a Priority Development Area Development Scheme?

The Maroochydore City Centre PDA Development Scheme is the regulatory planning document that guides land use and development in a PDA.

The development scheme consists of:

- A Vision;
- A Land Use Plan;
- An Infrastructure Plan; and
- An Implementation Plan.

The development scheme was prepared, under delegation of the Minister for Economic Development Queensland, by the Sunshine Coast Regional Council in collaboration with key stakeholders including state agencies.



What are the reasons for the proposed amendment?

On 11 August 2017, the state government released the South East Queensland (SEQ) Regional Plan 2017. The SEQ Regional Plan provides for broad policy direction to 2041 in terms of dwelling and employment targets, centres hierarchy and a range of other matters that local governments must plan for and implement over time through changes to their planning scheme. In particular, the SEQ Regional Plan:

- sets dwelling targets for consolidation of development in existing urban areas;
- provides guidance as to the distribution of growth, recognising that further growth and urban renewal will occur along the proposed passenger transport corridor between Maroochydore and Caloundra; and
- recognises Maroochydore as the Principal Regional Activity Centre for the Northern sub-region and, as a guide, that Principal Regional Activity Centres should have net residential densities in the range of 150-400 dwellings per hectare within 400 metres of the centre. Current planning provisions in Maroochydore would suggest residential density outcomes at the lower end of this scale.

In response to the release of the SEQ Regional Plan, Council is reviewing the residential yield targets for the Maroochydore City Centre PDA to ensure the development scheme continues to operate effectively as the overarching planning document for the area and advances the SEQ Regional Plan growth management objectives and infill targets. In addition, other changes to the development scheme are proposed, including administrative and structural changes, to ensure the development scheme continues to operate effectively as a plan making and development assessment tool which enables ongoing economic and community development in the PDA.

What amendments are proposed?

The purpose and general effect of the proposed Maroochydore City Centre PDA Development Scheme amendment (no.2) is detailed below:

- (a) increase the maximum residential dwelling yield for the Maroochydore City Centre PDA from 2,000 dwellings to 4,000 dwellings; in order to:
 - i. assist Council in meeting the urban consolidation targets set under the SEQ Regional Plan
 - ii. help to ensure that the Urban Footprint regional land use category is efficiently utilised, and
 - iii. support the intended primacy of the Maroochydore Principal Regional Activity Centre and the expectation that provision be made for higher density residential development to assist with housing needs proximate to employment and planned high frequency public transport.
- (b) review on-site car parking rates to provide transitional arrangements until the first multi-deck car park facility is operational
- (c) amend specific maximum building height provisions and map
- (d) update the Maroochydore City Centre PDA Development Scheme to ensure consistency with relevant infrastructure agreements
- (e) review the Implementation Strategy
- (f) align the Maroochydore City Centre PDA Development Scheme with Queensland's other development schemes to provide consistency across the State, and
- (g) address other operational matters in response to the above amendments and

to improve the clarity and efficiency of the development scheme.



Need further Information?

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

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

The website also provides details on how to make a written submission about the proposed amendment. Submissions must be received by Council no later than 4.30pm on Monday 14th January 2019.

For further information, please contact Council's Urban Growth Projects Branch on (07) 5420 8003 or email urbangrowthprojects@sunshinecoast.qld.gov.au