

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



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Where is the Maroochydore City Centre PDA?

The Maroochydore City Centre PDA is located in central Maroochydore on the Sunshine Coast, approximately 100 kilometres north of Brisbane CBD. The PDA covers council owned landholdings including the previous site of the Horton Park Golf Club and private land on Dalton Drive, Maroochydore, with a total site area of approximately 62 hectares.

Why was the Maroochydore City Centre PDA declared?

The Maroochydore City Centre PDA was declared to support economic development, build much needed infrastructure, and create a new central business district for the Sunshine Coast.

Development of the PDA will establish Maroochydore as the pre-eminent centre in the Sunshine Coast for economic activity, employment and the provision of higher level services.

What is the current planning for the Maroochydore City Centre PDA?

The Maroochydore City Centre PDA Development Scheme was approved by the state government on 11 July 2014 and subsequently amended in April 2016. The Maroochydore City Centre PDA Development Scheme is the planning document that assists in planning, carry out, promoting, coordinating and controlling the development of land in the PDA. All development applications within the PDA are assessed against the development scheme. The development scheme consists of the following:

- the land use plan that regulates development in the PDA
- the infrastructure plan that describes infrastructure required to support achievement of the land uses plan, and
- the implementation strategy that describes the actions that complement the land use plan and infrastructure to achieve the main purpose of the *Economic Development Act 2012*.

[View the existing Maroochydhore City Centre PDA Development Scheme.](#)

Who prepared the current Maroochydhore City Centre PDA Development Scheme?

The current development scheme was prepared by Sunshine Coast Regional Council under delegation from the Minister for Economic Development Queensland.

Who is responsible for assessing development applications in the Maroochydhore City Centre PDA?

Development assessment in the Maroochydhore City Centre PDA is conducted by Economic Development Queensland (EDQ). Development applications are assessed against the current development scheme. [View details of PDA Development Applications](#) that have been lodged within the Maroochydhore City Centre PDA.

Why is the Maroochydhore City Centre PDA Development Scheme being amended?

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 Maroochydhore and Caloundra, and
- recognises Maroochydhore 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 Maroochydhore would suggest residential density outcomes at the lower end of this scale.

In response, Council has reviewed the residential yield targets for the Maroochydhore 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.

A significant review of the development scheme has not been undertaken since its commencement in 2014. It is proposed to amend the Maroochydhore City PDA Development Scheme to:

- provide for the efficient operation of the development scheme
- advance the key policy directions of the SEQ Regional Plan, and

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- support the intended primacy of the Maroochydore Principal Regional Activity Centre.

What does the Proposed Maroochydore City Centre Priority Development Area Development Scheme Amendment (no.2) 2018 involve?

The scope of the Maroochydore City Centre PDA Development Scheme amendment is to:

- increase the maximum residential yield targets in the development scheme from 2000 residential dwellings to 4000 residential dwellings
- amend the maximum building height provisions and maps
- amend the on-site car parking rates to provide transitional provisions until the first multi-deck public car parking facility is operational
- updating the development scheme to ensure consistency with the Maroochydore City Centre Infrastructure Agreements 2017
- review the Implementation Strategy
- general administrative amendments to update the document using EDQ's latest template (format changes), and
- other consequential amendment to give effect to the proposed amendments outlined above to improve the clarity and efficiency of the development scheme.

Why do we need to increase the number of residential dwellings?

The South East Queensland (SEQ) Regional Plan 2017 sets dwelling targets for consolidation of development in existing urban areas and guidance where this growth should occur being primarily along the proposed passenger transport corridor between Maroochydore and Caloundra. Increasing the maximum residential density yield targets will:


- assist Council in meeting the urban consolidation targets set under the SEQ Regional Plan
- help to ensure the Urban Footprint regional land use category in the SEQ Regional Plan is effectively utilised, and
- support the intended primary of the Maroochydore Principal Regional Activity Centre and the expectation that provision be made for higher density residential development to assist with housing needs close to employment and planned high frequency public transport.

Why are the building height provisions and maps being amended?

To facilitate the additional residential yield, it is necessary to review and amend the maximum building height provisions and maps. It was also recognised that the height provisions for commercial and residential development did not match current best practice floor to floor height for sustainable, sub-tropical urban design, nor encourage sustainable green star building construction.

The amendments to the building height provisions and maps will promote best practice sustainable commercial design and sub-tropical residential design. Where commercial and residential development can better accommodate greater floor to floor heights, development can provide greater natural light penetration reducing the need for artificial lighting and ventilation. Open plan office space having greater floor to floor height reduces the need for partitions and service columns.

Why amend the car parking rates?



The Maroochydore City Centre is designed using principles of transit oriented development with high density, compact urban form. This is reflected in the slow speed, narrow and pedestrian friendly characteristic of the adopted road design. The overall design moves away from a car-orientated transport model and seeks to incorporate 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 parking supply. Part of the overarching transit oriented development strategy is adopting reduced on-site car parking rates. The car parking management strategy for the PDA is premised on providing a reduced on-site car parking supply supplemented by consolidated public parking facilities (multi-deck parking).

Amendments to the car parking rates do not depart from the overarching transit oriented development strategy. The amendment seeks to provide for transitional arrangements which will assist to promote development and investment in the early set-up stages of development until the first multi-deck facility is triggered.

Why update the Maroochydore City Centre PDA Development Scheme to ensure consistency with Infrastructure Agreements?

Infrastructure Agreements are now in effect for the Council owned land within the PDA. To ensure the Maroochydore City Centre PDA Development Scheme remains 'up-to-date' it is appropriate that the development scheme properly reflect these agreements.

Why review the Maroochydore City Centre PDA Development Scheme Implementation Strategy?

The Maroochydore City Centre PDA Development Scheme came into effect in 2014. Given a number of years have passed, it is important the Maroochydore City Centre PDA Development Scheme remains a relevant and 'up-to-date' planning document.

The Implementation Strategy has been revised to be consistent with the latest EDQ drafting style and is now structured around four key themes. Using key items from the current Implementation Strategy, the key focus areas are:

- delivering an exemplar regional CBD
- delivering a high-quality public realm
- applying innovation and smart city technologies
- delivering key public transport corridors.

Who will undertake the amendment of the Maroochydore City Centre PDA Development Scheme?

While Economic Development Queensland is the plan making authority for the Maroochydore City Centre PDA, under the *Economic Development Act 2012* Economic Development Queensland have delegated the responsibility of undertaking the development scheme amendment process on their behalf to Sunshine Coast Regional Council. The final decision of the amendment to the development scheme remains with the Minister of Economic Development Queensland.

What are the stages and timeframes of the development scheme amendment?



The development scheme review will occur across the following project stages:

- **Stage 1: Proposed amendment and public notification – November to January 2019***

Sunshine Coast Regional Council, on behalf of Economic Development Queensland, places the proposed amendment to the development scheme on public notification where all interested parties, including the community, residents, stakeholders and local business operators will be invited to view it and make a written submission within the specified time period.

- **Stage 2: Adoption of development scheme amendment – February to May 2019***

Sunshine Coast Regional Council, together with the Minister for Economic Development Queensland, will consider all submissions received within the submission period and decide what amendments, if any, may be made to the development scheme. The Minister for Economic Development Queensland will then endorse the development scheme amendment and submission report which will both be made publically available. Following the Minister of Economic Development Queensland endorsement, the amendment to the development scheme will come into effect.

* indicative timeframes only