

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

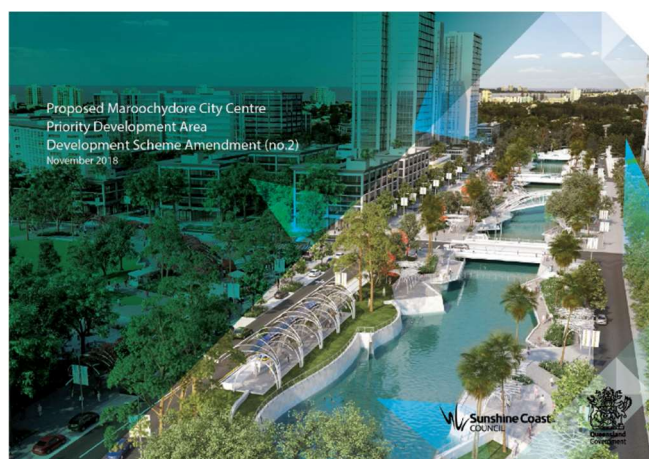


Increase Residential Dwelling Yield

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 details on proposed changes to the maximum residential dwelling yield for development within Maroochydore City Centre PDA Development Scheme, as part of this amendment.



Why amend maximum residential dwelling yield?

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 development yield targets within the Maroochydore City Centre PDA:

- assists Council in meeting the urban consolidation targets set under the SEQ Regional Plan

- helps to ensure the Urban Footprint regional land use category in the SEQ Regional Plan is effectively utilised, and
- supports the intended primacy of the Maroochydore Principal Regional Activity Centre for the Sunshine Coast, and the expectation that provision be made for higher density residential development close to employment and planned high frequency public transport to assist with housing needs.

What are the details of the proposed changes to the maximum residential dwelling yield?

Currently in Section 3.0 Land Use Plan – PDA-wide development criteria of the development scheme, the maximum development yields are as follows:

3.3.3 Maximum Development Yields

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

- Retail⁵ – 75,000m² GFA; and
- Commercial⁶ – 165,000m² GFA

While no maximum yield is placed on residential development in the PDA, it is intended that around 2,000 residential dwellings will be provided as a key outcome for the PDA.

It is proposed to amend the maximum residential development yield from 2000 residential dwellings to 4000 residential dwellings.

It is also proposed to amend the term 'dwellings' to 'equivalent dwellings or ED's' as this more acutely captures the many forms of residential development that may establish in the future. This, in turn, provides a more accurate measure for calculating maximum development yield for residential uses.

Equivalent dwellings (ED's) are defined as:

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:

- for a one bedroom dwelling, 0.7 ED;
- for a two bedroom dwelling, 1 ED;
- for a three bedroom dwelling, 1.35 EDs;
- for a four or more bedroom dwelling, 1.7 EDs; and
- for a rooming unit, 0.35 EDs.

The **proposed amendment** to the maximum residential development yield is as follows:

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 ⁷	75,000 sqm GFA
Commercial ⁸	165,000 sqm GFA
Residential ⁹	4000 ED's

The **proposed** development scheme development yields by precinct are as follows:

Precinct	Name	Dwellings	Retail	Commercial	Comment
1	Maroochydore Parklands Precinct	0	1000	4000	No change
2	Community Facilities and Entertainment Precinct	500	15000	40000	Residential increased by 400 dwellings
3	Core Business Precinct	600	30000	50000	No change
4	Commercial Precinct	350	3900	30000	Residential increased by 350 dwellings
5	Main Street South Precinct	1600	5000	13000	Residential increased by 800 dwellings
6	Main Street North Precinct	700	10000	13000	Residential increased by 450 dwellings
7	Residential Precinct	200	100	0	No change
8	Dalton Drive Precinct	50	10000	15000	No change
Total		4000	75000	165000	

The **currently approved** development scheme development yields by precinct are as follows:

Precinct	Name	Dwellings	Retail	Commercial
1	Maroochydore Parklands Precinct	0	1000	4000
2	Community Facilities and Entertainment Precinct	100	15000	40000
3	Core Business Precinct	600	30000	50000
4	Commercial Precinct	0	3900	30000
5	Main Street South Precinct	800	5000	13000
6	Main Street North Precinct	250	10000	13000
7	Residential Precinct	200	100	0
8	Dalton Drive Precinct	50	10000	15000
Total		2000	75000	165000

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