

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

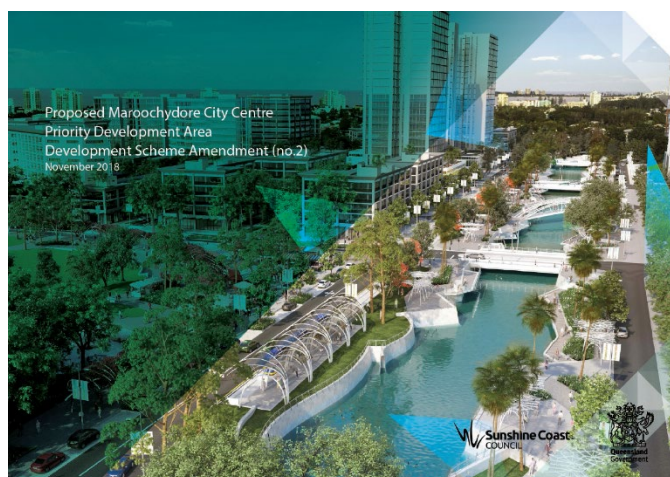


Updates to reflect Infrastructure Agreements

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 development scheme resulting from the finalisation of infrastructure agreements for the Maroochydore City Centre.



Why update the Development Scheme to ensure consistency with infrastructure agreements?

Infrastructure agreements are now in effect for the Council owned land within the PDA. The Maroochydore City Centre Infrastructure Agreement 2017 and the Maroochydore City Centre Water Infrastructure Agreement 2017 came into effect in May 2017.

The infrastructure agreements were the subject of extensive negotiations with the state government and Unitywater and specify the infrastructure networks to be delivered for the City Centre including:

- water and sewerage infrastructure
- parks and open spaces
- roads and intersection upgrades
- pedestrian and bicycle pathways
- smart city infrastructure
- public transport infrastructure
- community facilities infrastructure.

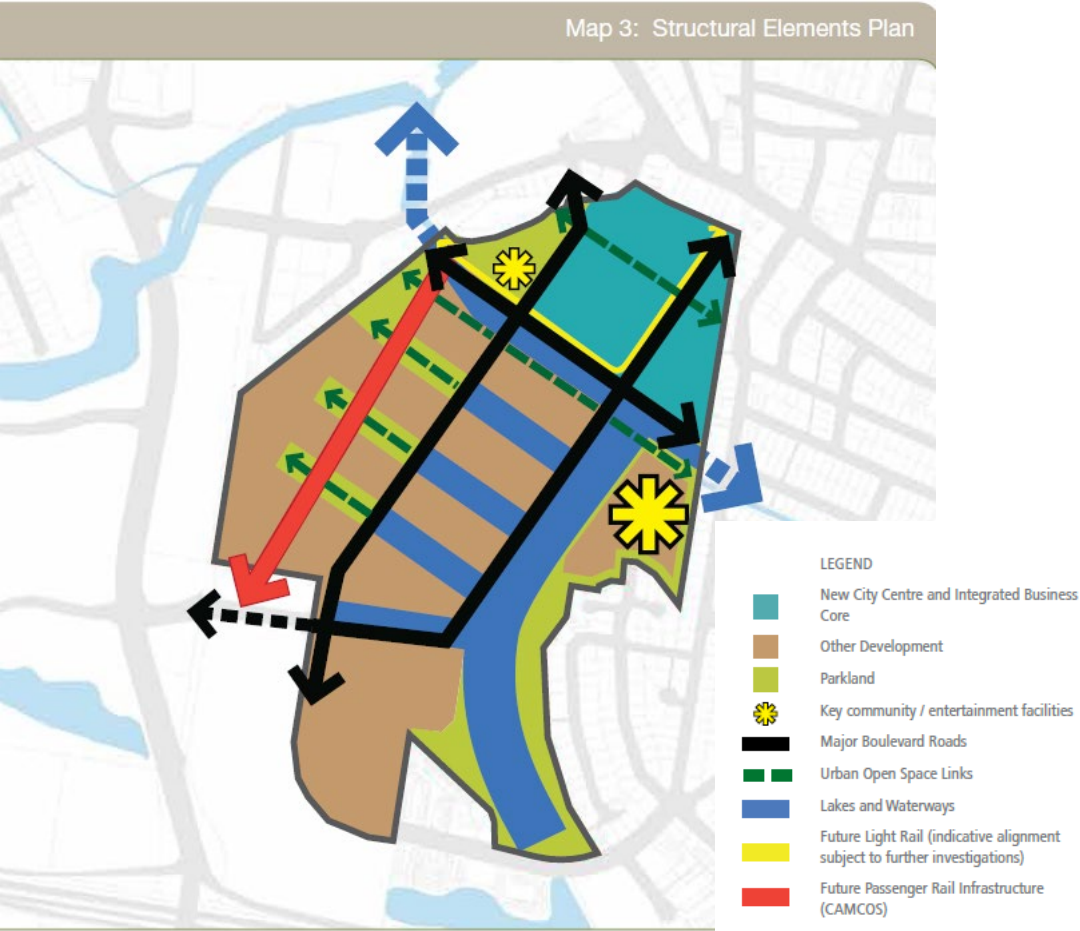
The infrastructure network maps in the development scheme have been updated to be consistent with the infrastructure network maps in the infrastructure agreements.

What amendments are being proposed?

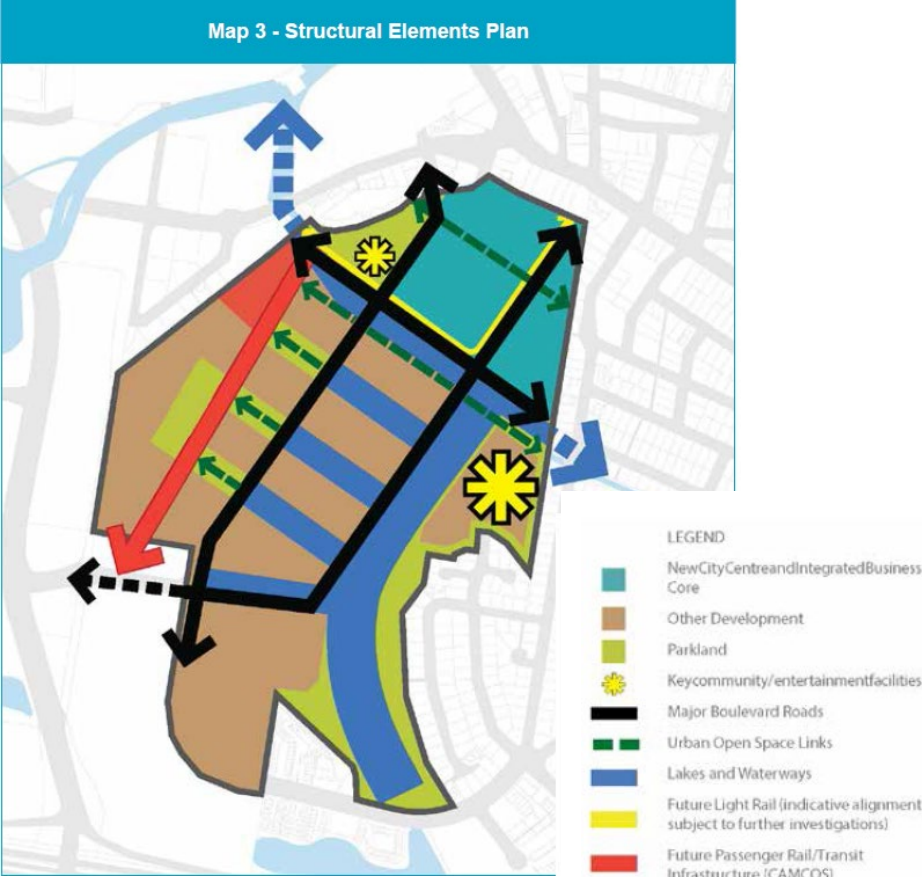
A number of maps in the development scheme have been updated to reflect the agreed road transport, active transport networks, and open space network in the Infrastructure Agreements.

As a result of the infrastructure agreement requiring the Transit Plaza land for transit infrastructure, a redistribution of urban open space has occurred. The base maps have been updated to reflect this requirement.

Existing Map 3: Structural Elements Plan



Proposed amended Map 3 - Structural Elements Plan



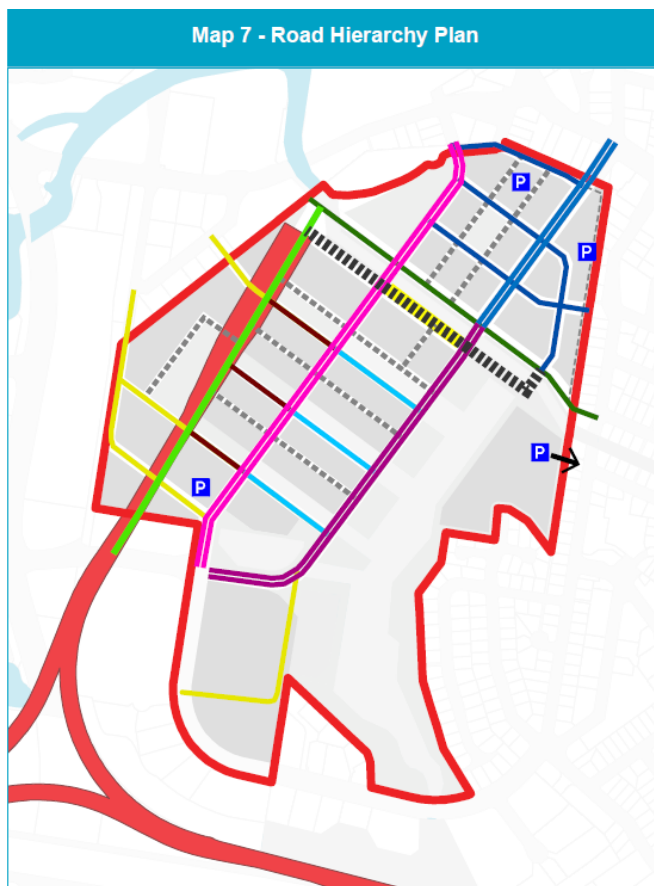
Existing Map 7: Road Hierarchy Plan



	Legend	Minimum Reserve Width	Lane Width	Verge Width	Median	Cycle Lane	Car Parking	Public Transit
	1. Corso Esplanade	27.5m	2x 3.5m	6.5m	-	-	varies	Bus
■	2. Town Centre Boulevard	40m	4 x 3.5m	4m	3m	2 x 1.5m	restricted	Bus and Light Rail
■	3. Town Centre Avenue	20m	2 x 3.5m	6.5m	-	-	both sides	Bus and Light Rail
■	4. Main Street Boulevard	25m	4 x 3.5m	4m	3m	-	restricted	Bus
■	5. Residential Avenues	19m	2 x 3m	6.5m	-	-	one side	-
■	6. Park Esplanade	28m	4 x 3.5m	4m	3m	2 x 1.5m	restricted	Bus
■	7. Railway Street	varies	varies	varies	varies	-	one side	Bus
■	8. Residential Parkway	14.5	2 x 3m	6.5m/2m	-	-	one side	-
■	9. Residential Waterway	15.5	2 x 3m	6.5m/3m	-	-	one side	-
■	10. Laneways	8m	2 x 2.5m	1.5m	-	-	in lot	-
■	Major Signalised Intersections							
■	Potential light rail subject to further investigations							
■	Future passenger rail infrastructure (CAMCOS)							

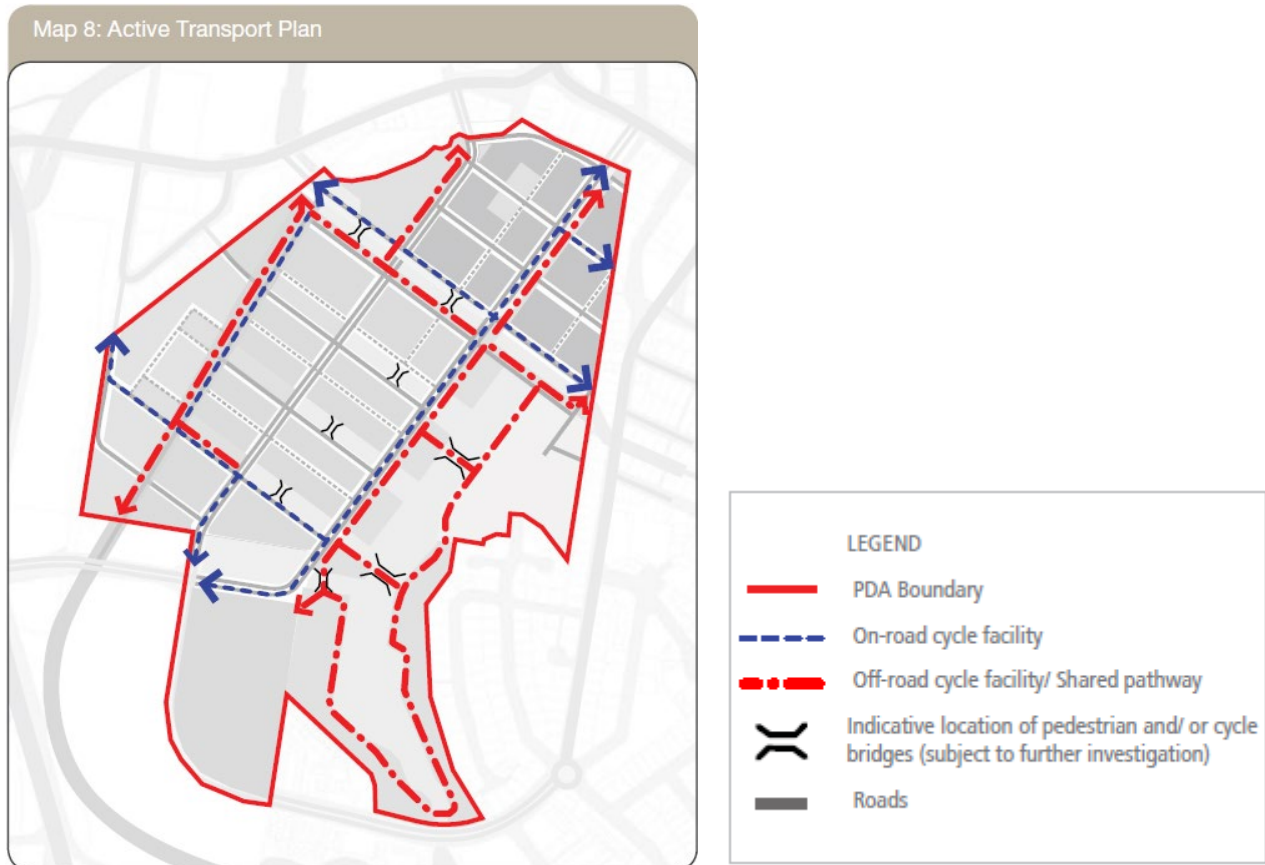
Note: All dimensions are indicative and subject to detailed engineering design

Proposed amended Map 7 - Road Hierarchy Plan

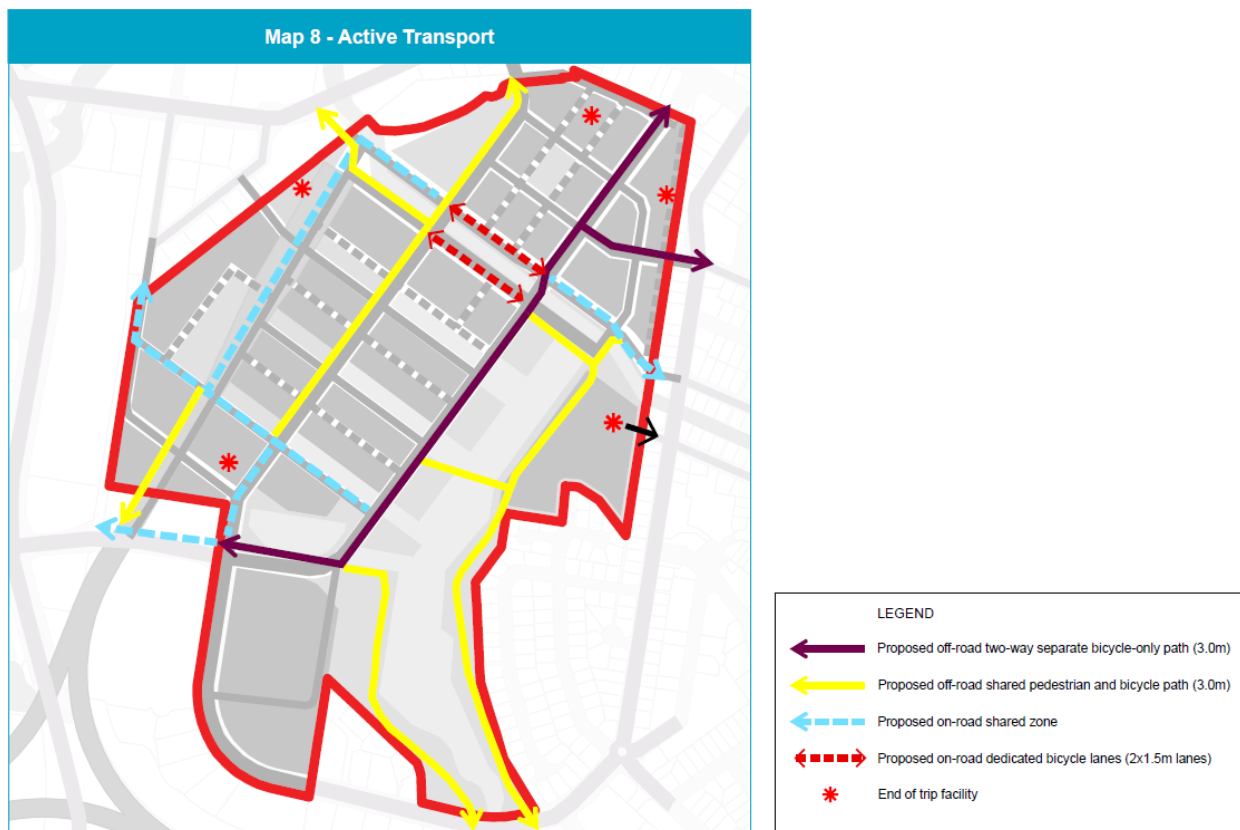



LEGEND							
P	Public Parking Facility						
Road hierarchy (Priority Development Area)							
	1. Corso Esplanade	2 lanes	✓	✓	✓	✓	✓
	2. Corso Esplanade (Central)	1 lanes (shared zone)	✓	✓	✓	✓	✓
■	3. Town Centre Boulevard	4 lanes (until light rail delivered)	✓	✓	✓	✓	Bus and Light Rail
■	4. Town Centre 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)						

Existing Map 8: Active Transport Plan



Proposed amended Map 8 - Active Transport





In Section 3.0 Land Use Plan, the road hierarchy profiles have been **removed** from the development scheme as these profiles have been superseded by the profiles contained in the infrastructure agreements in the lower order precinct plans.

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 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