

Building Heights

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.3) 2023.

This information sheet provides details on proposed building heights for development within the Maroochydore City Centre PDA.



What are the details of the proposed amendment?

Building heights in the Maroochydore City Centre are regulated by Map 6 in the PDA Development Scheme. The proposed amendment does not increase the maximum building heights within the PDA. The changes involve a redistribution of existing building heights to align with the new master plan layout (see Diagrams 1 and 2 below). Specifically, the “Iconic Building” notation has been moved from the eastern area of the PDA to be closer to the Transit station and potential building heights are based on the precinct intent and the type of development being proposed.

Building heights in the city centre will generally be between two storeys (8.5m) and 15 storeys (60m) depending on the location within the PDA. Taller buildings may be proposed on specific

sites identified as the Iconic and Landmark sites, subject to detailed design and approval.

Need further information?

Further details on the proposed amendment (including the complete development scheme amendment) may:

- be viewed at Council’s Development Information Counter in City Hall 54 First Avenue Maroochydore or
- be downloaded from Council’s website – <https://haveyoursay.sunshinecoast.qld.gov.au/open-consultation>. The website also provides information about how to make a written submission in relation to the proposed amendment.

Submissions must be received by Council by no later than 4.30pm on Monday 23 October 2023.

Diagram 1: Proposed new Map 6 – Building Heights

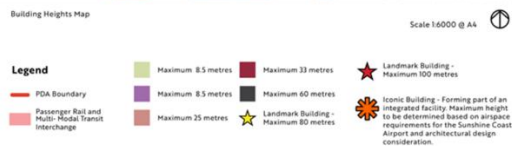
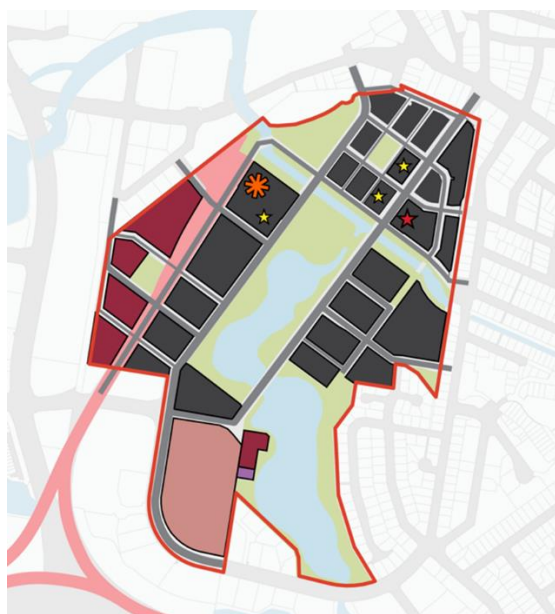


Diagram 2: Existing Map 6 – Building Heights



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