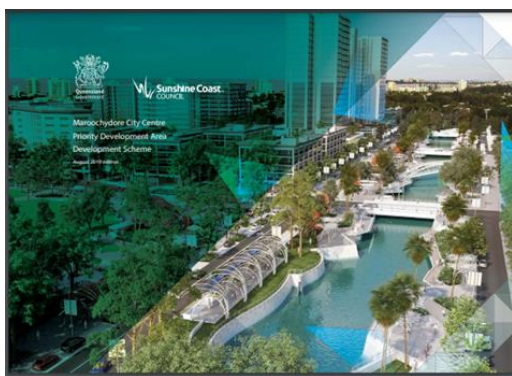


Flooding and Stormwater

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 regarding Flood and Stormwater Management within the Maroochydore City Centre PDA.



How will flooding and stormwater be managed in the PDA?

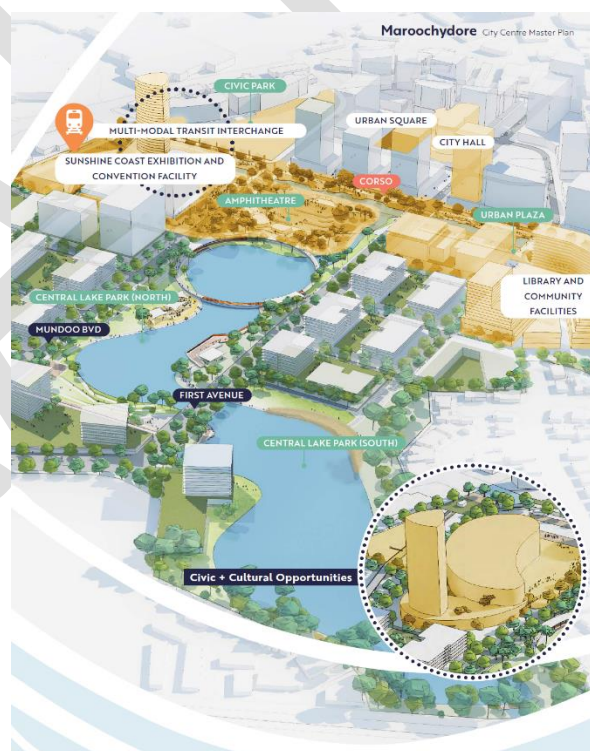
Development within the Maroochydore City Centre PDA is required to have immunity to the the 1% Average Exceedance Probability (AEP) flood event plus consideration of climate change. This will require development to be filled to achieve the required flood immunity. To ensure that development within the PDA does not impact on flooding external to the site, flood mitigation measures are to be implemented within the PDA. This includes maintaining flood storage within the site equivalent to the storage that existed prior to any development occurring within the PDA. The centralised lake has been provided for multiple purposes including recreation, open space and for flood storage and conveyance during flooding events. Detailed flood modelling has been undertaken to demonstrate that the size and shape of the lake is able to maintain the

predevelopment flood storage necessary to ensure impacts off site are not worse than predevelopment conditions.

Development stormwater will be treated by at source stormwater quality devices to meet best practice standards before being conveyed via a comprehensive network of stormwater pipes to discharge into the centralised lake.

The stormwater drainage network will ensure that PDA developments achieve the required stormwater outcomes, and the new road network remains trafficable in a 1% AEP storm event.

Diagram 1: Artist's image of the Centralised Lake and Parkland



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.



Sunshine Coast Council

www.sunshinecoast.qld.gov.au

mail@sunshinecoast.qld.gov.au

T 07 5475 7272 **F** 07 5475 7277

Locked Bag 72 Sunshine Coast Mail Centre Qld 4560