

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



Building height

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 building height provisions for development within the Maroochydore City Centre PDA Development Scheme.



Why amend the building height provisions and maps?

To facilitate the proposed additional residential yield, a review of the current provisions relating to maximum building height and plot ratio has been undertaken.

As part of this review, it was identified that the height provisions for commercial and residential development did not match current best practice floor to floor heights for sustainable, sub-tropical urban design, nor encourage sustainable green star building construction.

The amendments to specific 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.

A further amendment to the building height definition to permit roof top bars and restaurants is proposed to ensure consistency with an earlier Council amendment to the Sunshine Coast Planning Scheme that made provision for certain publicly accessible rooftop uses in key tourism locations of Maroochydore, Mooloolaba/Alexandra Headland and Coolum.

In order to accommodate the additional yield, promote best practice sustainable building construction and encourage roof top bars and restaurants to establish within the city centre, the following amendments to specific building height provisions are proposed:

- increase the maximum building height from 8 storeys to 15 storeys for part of Precincts 5 and 6 as these precincts are intended to accommodate the majority of the additional residential dwellings
- increase the maximum height in metres for the 8, 15, 20 and 25 storey buildings
- increase the corresponding plot ratios
- amend the definition of building height to exclude load bearing antenna, aerial, chimney, lift or machinery rooms, flagpole, signage, telecommunications facilities or the like, and
- amend the definition of building height to allow for roof top bars and restaurants.

What are the details of the proposed building height changes?

It is proposed to amend **Map 6: Maximum Building Heights** of the development scheme to increase the height and plot ratios as follows:

Table 1 – Building height comparison

Storeys (Max)	Existing Height (m) (including roof top plant, equipment and Prescribed roof top uses)(Refer Diagram 1)	Proposed Height (m) (excluding roof top plant, equipment and Prescribed roof top uses)(Refer Diagram 2)	Existing Plot Ratio	Proposed Plot Ratio
2	8.5	8.5	0.6	0.6
6	25	25	2.0	2.0
8	25	33	2.5	3.0
15	50	60	3.0	4.0
15	50	60	4.0	6.0
15	50	60	3.0	6.0
20	66	80	5	5
25	83.5	100	5	15

Diagram 1: Existing Map 6: Maximum Building Heights

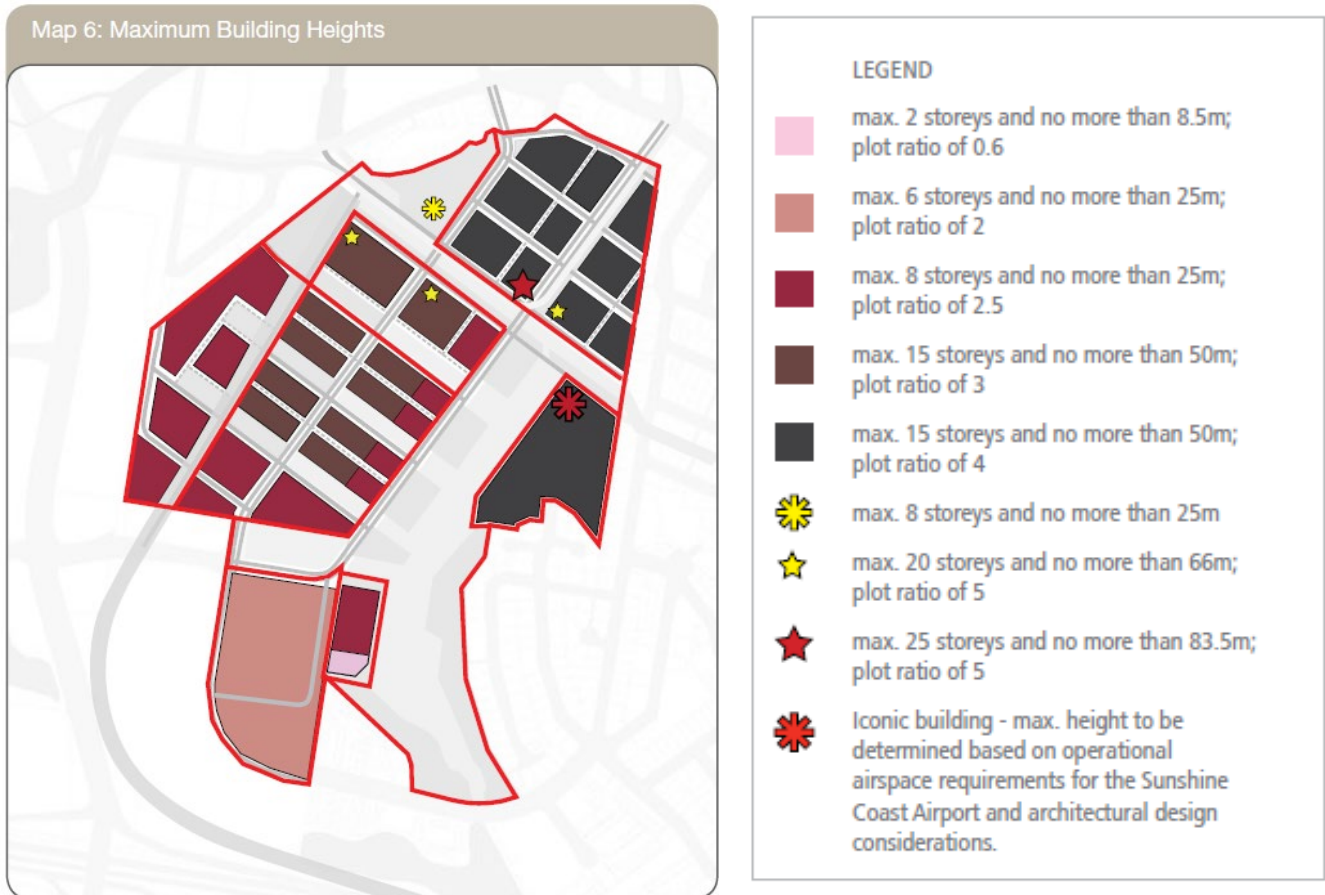
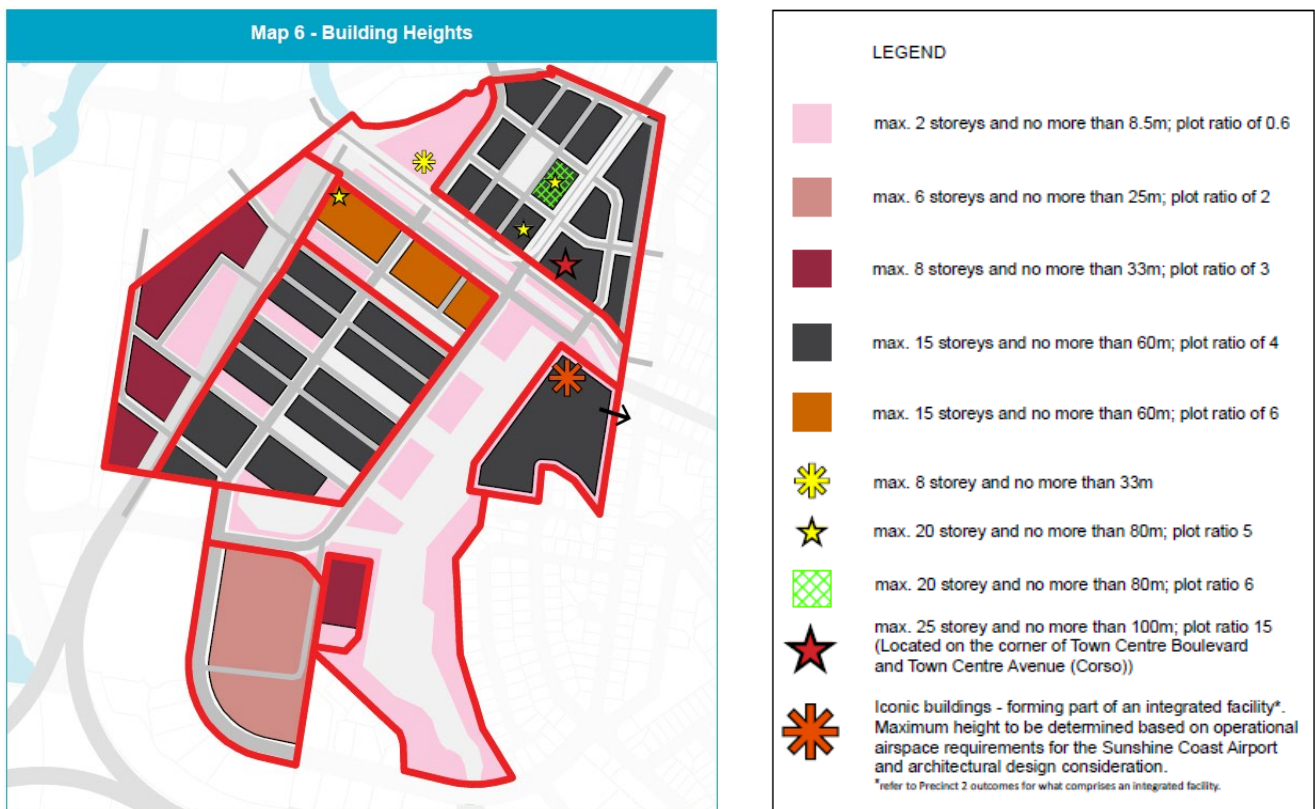


Diagram 2: Proposed new Map 6 - Building Heights





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