



**Queensland
Government**

Maroochydore City Centre
Priority Development Area

Interim Land Use Plan

July 2013

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1.0 Preliminary

1.1 Introduction

The *Economic Development Act 2012* (the Act) provides for particular parts of the State to be declared as areas called Priority Development Areas (PDAs).

The Maroochydore City Centre PDA was declared as a Priority Development Area by a regulation on 19 July 2013.

The Maroochydore City Centre PDA Interim Land Use Plan (ILUP) has been prepared pursuant to Section 38 of the ED Act and applies only to land within the declared Maroochydore City Centre PDA boundary identified in **Map 1**.

This ILUP commences on declaration.

1.2 Economic Development Act

The Act establishes the Minister for Economic Development Queensland (MEDQ), to exercise the functions and delegations of the Act.

The main purpose of the Act is to facilitate economic development and development for community purposes in the State. The Act seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the State declared as Priority Development Areas (PDAs).

1.3 The elements of the ILUP

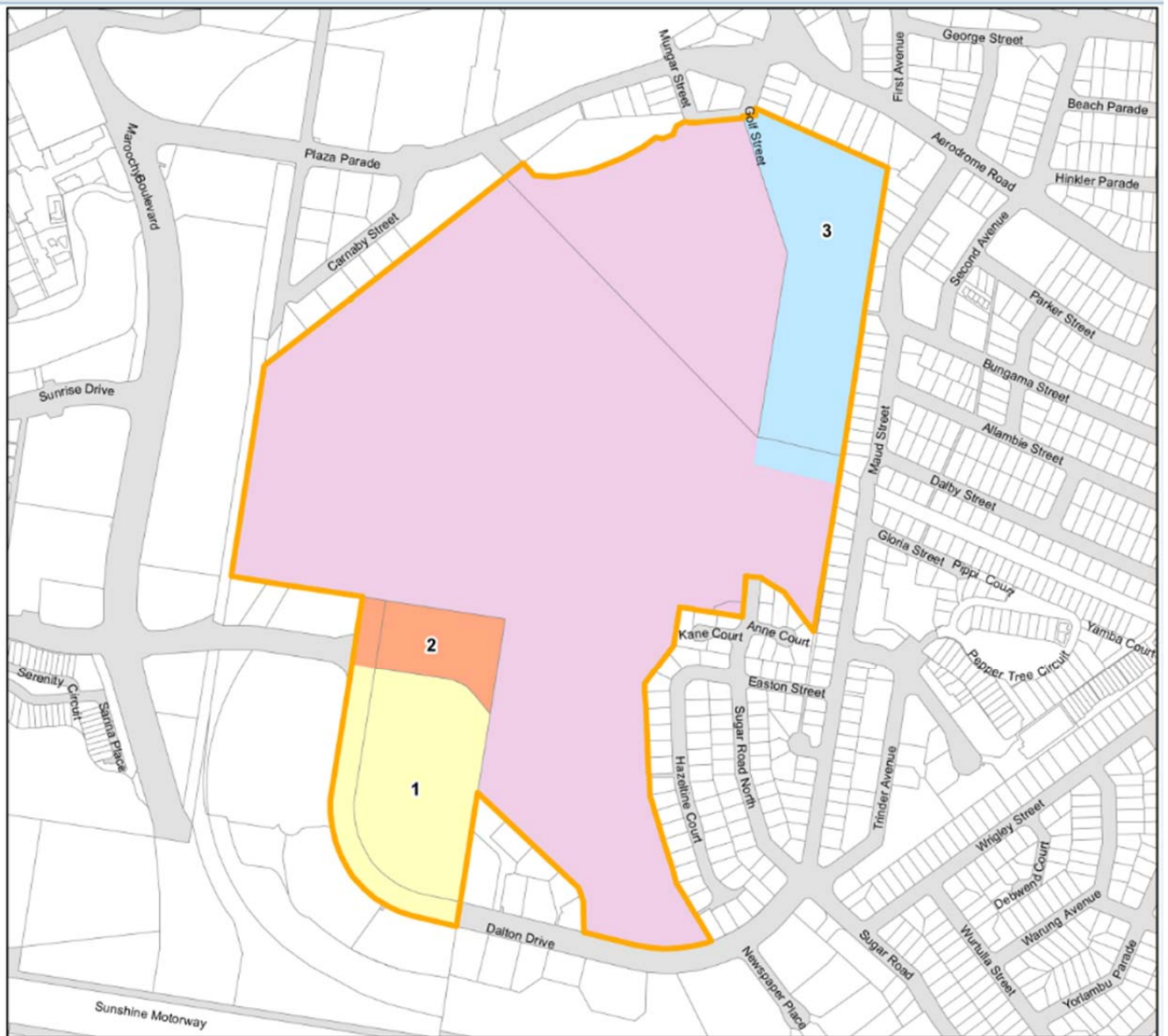
This ILUP contains:

- a vision for the PDA, and
- development requirements.

The vision identifies the broad planning outcomes for the PDA. The principles contained in the vision seek to achieve for the PDA, the purposes of the ED Act and are the basis for the development requirements.

The development requirements state the requirements for carrying out development to achieve the vision for the PDA. These requirements apply to all Assessable development in the PDA. To the extent a requirement is relevant, it must be taken into account in the preparation of a PDA development application and the assessment of the application.

Map 1: Maroochydore City Centre PDA



Legend

-  Maroochydore City Centre Priority Development Area Boundary
-  Cadastre
-  Precinct 1
-  Precinct 2
-  Precinct 3
-  Balance Area

2.0 Strategic context

2.1 Location

Maroochydore is an established coastal urban centre located centrally within the Sunshine Coast.

The Maroochydore City Centre PDA has an area of approximately 60 hectares. **Map 1** shows the PDA boundary and location.

2.2 Background

Maroochydore is identified as the Principal Regional Activity Centre for the Sunshine Coast in the South East Queensland Regional Plan (2009-2031) and incorporates the Maroochydore City Centre PDA site.

In 2012, the Sunshine Coast Regional Council resumed (by agreement) a key strategic land parcel (the Horton Park Golf Course) site. Development of this site will facilitate significant regional economic development and enable the delivery of key regional facilities and infrastructure for community purposes.

2.3 Vision

The Maroochydore City Centre PDA will be the business, community services and employment focus for the Sunshine Coast, with a diverse range and choice in housing and an efficient and effective multi-modal public transport system.

Development within the Maroochydore City Centre PDA will:

- create a city heart for Maroochydore;
- deliver fully approved and serviced land for commercial, retail, residential, civic, cultural and community uses;
- build publically accessible waterways as a defining feature;
- facilitate rail based public transport via CAMCOS and possibly future light rail;
- create a multi-modal public transport system;
- deliver a new road network to provide additional capacity to the existing road network within Maroochydore;
- provide interconnected public open space; and
- establish a central Sunshine Coast location for regional arts and entertainment.

2.3.1 PDA Development Principles

Development within the Maroochydore City Centre PDA will:

- (1) provide for a range of retail, commercial, residential and community facilities to be accommodated within the Maroochydore Principal Activity Centre in an arrangement that produces mixed land use outcomes, supports public and active transport modes and creates employment opportunities in a wide array of creative and successful enterprises;
- (2) recognise and reinforce the natural attributes of Maroochydore by celebrating its waterfront setting and creating buildings, landscapes and a series of interconnected waterside public spaces that emphasise an outdoor lifestyle and a strong affinity with 'living on the coast';
- (3) provide a major community node incorporating cultural and performing arts, learning and public administration facilities in conjunction with civic spaces and public art to create a rich community heart that serves the needs of the communities of Maroochydore and the Sunshine Coast sub-region;
- (4) provide a highly permeable street network that is convenient, attractive and friendly for pedestrians and cyclists and that allows for effective vehicle movement and circulation;
- (5) provide for the dedicated transit corridor (CAMCOS) and for the transit station and interchange (CAMCOS) as major elements of a multi-modal public transport system that provides high quality public transport access to the city centre and connects Maroochydore to the Regional Transit System;
- (6) provide a greater diversity of in-centre housing, thus increasing the activity and vibrancy of Maroochydore and offering high quality living environments that are close to public transport; and
- (7) provide residential uses that offer a range of housing choices that address changing demographic trends, facilitate social diversity and provide opportunities for affordable living.

3.0 Development Assessment Procedures

3.1 Operation of the ILUP

3.1.1 Purpose of the ILUP

(1) The purpose of this ILUP is to:

- (a) ensure that the future development opportunities of the Maroochydore City Centre PDA, to be expressed in the development scheme, are protected from inconsistent land uses and activities; and
- (b) identify precincts within which development may progress under the ILUP prior to the development scheme taking effect; and
- (c) regulate orderly development and provide direction as to the preferred form of development within the precincts.

(2) The Maroochydore City Centre PDA ILUP is intended to guide development of the PDA from the time of declaration until the Development Scheme is adopted. This is anticipated to be a period of up to 12 months.

3.1.2 Development Precincts

- (1) This ILUP nominates precincts within which particular development may be allowed. The precincts are shown on **Map 1**.
- (2) Land within the PDA not included in a precinct is part of the balance area.

3.1.3 Development in the Balance Area

- (1) All development within the balance area (except for development identified in Schedule 1 which is exempt development or development identified in Column 3A permissible development) is PDA Assessable Development – Prohibited.
- (2) PDA Assessable Development- Prohibited is PDA Assessable Development that is inconsistent with the ILUP.
- (3) PDA Assessable Development – Prohibited may not be carried out in the PDA.

3.1.4 Levels of assessment

Table 1 identifies whether development within the PDA is:

- PDA Exempt development - Column 1;
- PDA Self-assessable development - Column 2;
- PDA Assessable development (Permissible) - Column 3A (Permissible development); or
- PDA Assessable development (Prohibited) - Column 3B (Prohibited development).

PDA Exempt Development

Development included in Schedule 1 is PDA Exempt development meaning that a PDA development approval is not necessary prior to carrying out the use or works.

PDA Self-Assessable Development

A PDA development application is not necessary for PDA Self-assessable development complying with the development requirements specified in this ILUP.

PDA Assessable Development (Permissible)

Permissible development requires a PDA development application to be lodged with the MEDQ for assessment and decision. Approval is required for permissible development to be undertaken.

Identification of development as permissible development does not mean that a PDA development approval (with or without conditions) will be granted.

PDA Assessable Development (Prohibited)

Development mentioned in Table 1 Column 3B is PDA Assessable development (Prohibited) and may not be carried out in the PDA.

3.1.5 Schedules

Schedule 1 identifies development that is exempt from assessment for the whole of the PDA.

Schedule 2 provides the use and administrative definitions required to interpret and apply the ILUP.

Schedule 3 provides indicative cross sections for road transport infrastructure.

3.2 Development assessment

3.2.1 Development consistent with the ILUP

Development will be required to demonstrate the following principles:

- it contributes to the delivery of the PDA; and
- it is consistent with the PDA vision and development requirements.

For a development proposal, all development requirements must be achieved to the greatest extent practical, having regard to the extent of the other requirements.

A PDA development approval cannot be granted if the development would be inconsistent with this ILUP.

Permissible development is consistent with this ILUP where:

- the development complies with the vision and applicable development requirements or
- the development does not comply with the applicable development requirements but there are sufficient grounds to justify the approval of the development despite the non-compliance with the applicable development requirements.

Otherwise, the Permissible development is inconsistent with this ILUP and must be refused.

PDA Assessable development (Prohibited) is PDA Assessable development that is inconsistent with the ILUP.

In this section 'grounds' means matters of public interest which include the matters specified as the main purposes of the Act as well as:

- superior design outcomes; and
- overwhelming community need.

'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

3.2.2 Development approval

Identification of development as PDA assessable development does not mean that a PDA development approval (with or without conditions) will be granted.

PDA assessable development requires a PDA development application to be lodged with MEDQ for assessment and decision.

Approval is required before PDA assessable development is undertaken.

3.2.3 Infrastructure agreements

A PDA development condition may require the land owner to enter into an infrastructure agreement, to address the provision of infrastructure.

3.2.4 Plan of Development

A Plan of Development (PoD) may accompany an application for a material change of use or reconfiguring a lot.

A PoD may include maps, graphics and text that collectively demonstrate how proposed uses, works and lots will contribute towards the achievement of the vision and will be consistent with the relevant PDA development requirements.

The PoD cannot include land beyond the boundary of the land which is the subject of the application, but may cover only part of the land the subject of the application.

For further advice on preparing a PoD refer to the applicable practice note available on the DSDIP website.

3.2.5 Notification requirements

A PDA development application must require public notification where:

- (a) a proposal for development does not comply with the Precinct Development Intents and development criteria; or
- (b) a Material Change of Use application is made for permissible development within Precinct 1 as identified in Table 1.
- (c) a development application for a use, of a size or nature which, in the opinion of the MEDQ, warrants public notification.

3.2.6 Relationship with other legislation

In addition to assessment against the ILUP, development may require assessment against other legislation including for example the *Plumbing and Drainage Act 2002* and *Sustainable Planning Act 2009*.

3.2.7 Relationship with the planning scheme

This ILUP prevails to the extent of an inconsistency with any of the following instruments:

- a planning instrument
- a plan, policy or code made under the *Sustainable Planning Act 2009* (SPA) or another Act.¹

Unless this ILUP specifically applies a provision of a planning scheme, or a plan, policy or code made under SPA or another Act, the ILUP is inconsistent with the provisions of the planning scheme, plan, policy or code.

3.3 Precinct Development Intentions

3.3.1. Precinct 1

- (1) Precinct 1 is intended to accommodate a range of land uses which deliver a scale, character, intensity and function of development suited to the periphery of the city centre and compatible with existing adjoining uses.
- (2) Primarily development within this precinct should include uses such as food and drink outlet, health care services, office and showroom.
- (3) Ancillary development within this precinct may also include child care centre, community uses, limited multiple dwellings and service station.
- (4) Development recognises the role of Dalton Drive as a primary arrival corridor to the city centre and provides high quality built form and extensive landscaping to these key frontages.
- (5) Development provides for Dalton Drive to be established as a landscaped boulevard incorporating public transport infrastructure, wide pedestrian paths, generous established landscaped verges and medians within the road reserve and limited lot access for buildings.
- (6) The intersection of Dalton Drive and the proposed new entry roads into the balance area of the PDA act as a key gateway site into the city centre and a primary active

frontage treatment is required to the north west corner of the site.

- (7) Car parking areas must be sensitively designed and positioned to protect amenity and maintain a significant landscaped urban streetscape.
- (8) Development provides a landscaped interface between the rear of buildings and the balance area in order to protect the amenity of future uses within the balance area.

3.3.2. Precinct 2

- (1) Precinct 2 is intended to be developed for stormwater and road transport infrastructure purposes and ancillary services. The precinct will accommodate key entry roads and entry statements to serve the city centre.
- (2) This area is also intended to be developed for storm water management and flood drainage purposes and will form part of the flood storage channel required to service the city centre.
- (3) This area will accommodate the continuation of the key waterway that acts a defining feature of the city centre.
- (4) The Precinct will accommodate road transport infrastructure in the form of a 'Park Esplanade' (refer to Schedule 3) and a 'Main Street Boulevard' (refer to Schedule3) forming the main arrival to the city centre from the south (Dalton Drive).

3.3.3. Precinct 3

- (1) This precinct will provide new road transport infrastructure linking the city centre to the external road network (Maud Street and Aerodrome Road).
- (2) The precinct will accommodate a 'Town Centre Boulevard', forming the main arrival to the city centre core from the north (Aerodrome Road) (refer to Schedule 3).
- (3) This precinct will also accommodate the main east west arrival to the city centre from the east (Maud Street) in the form of a 'Town Centre Avenue' (refer to Schedule 3).

¹ A draft single State Planning Policy has been prepared and will supersede all State Planning Policies (SPPs) mentioned in this document when it is brought into effect.

- (4) The 'Town Centre Boulevard' will have a high degree of activity, movement and shared uses, and as such, will be designed as a slow speed environment.
- (5) The 'Town Centre Avenue' forms an east west oriented movement corridor that will interface with adjacent retail uses, civic parklands and Maud Canal.
- (6) This precinct is also intended to be developed for storm water management and flood drainage purposes and development within the precinct will form part of the flood storage channel required to service the city centre.
- (7) This area will accommodate the realignment of the Maud Canal and provide continuation of this key waterway that acts as a defining feature of the city centre.
- (8) The precinct will accommodate landscaping and entry statements at the Aerodrome Road and Maud Street entries into the Precinct.
- (9) This precinct provides quality public spaces and streets with a high level of pedestrian and cyclist accessibility; and is integrated and connected to other precincts within and external to the PDA.

4.0 Development requirements

The PDA development requirements relate to:

- neighbourhood planning and design;
- street and movement network;
- environment and open space;
- community safety and development constraints; and
- service infrastructure.

For more detail regarding how to comply with the specific development requirements listed below refer to the Guidelines for development in Priority Development Areas on the DSDIP website

<http://www.dsdip.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html>

4.1 Neighbourhood planning and design

The form, type and arrangement of streets and open space achieves good neighbourhood planning and design outcomes and:

- achieves a balanced mix of lot sizes and streetscape variety;
- delivers an appropriate scale of development and integrates with the surrounding environment;
- achieves an appropriate interface with existing residential and commercial development adjoining the PDA boundary by:
 - considering densities through minimum lot sizes and the location of property boundaries;
 - access arrangements;
 - uses; and
 - height;
- provides a safe environment through the application of Crime Prevention through Environmental Design (CPTED) principles such as passive surveillance through residential neighbourhoods and open spaces;
- provides parks that cater for a variety of uses and are safe and accessible for users;
- creates an attractive and appealing place for residents which promotes walking and cycling and is permeable, legible and connected to surrounding areas;

- utilises energy efficient, climatically responsive design including appropriate solar orientation, shading, cross ventilation, natural lighting and passive cooling techniques;
- ensures adequate visual and noise amenity; and
- ensures buildings located on the boundaries of the PDA are designed to provide an appropriate transition to buildings on adjoining sites.

4.2 Street and movement network

Development delivers a well designed movement network which:

- provides a safe and pleasant movement network for pedestrians, cyclists and vehicles that has a clear structure, good external connections with the surrounding area, minimises traffic impacts on residential areas and maximises walking, cycling and public transport effectiveness²;
- supports the delivery of the primary street and movement network for the PDA connecting to the external network; and is developed in accordance with the Road Cross Sections provided in **Schedule 3-Typical Road Cross Sections**; and
- does not unreasonably constrain future provision of public transport infrastructure and does not adversely impact on the function or operation of existing or future public transport corridors and ensures potential public transport routes are constructed to a standard appropriate to accommodate these services, including footpaths and pavements.

4.3 Environment and open space

The design, siting and layout of development:

- protects significant environmental and ecological values where possible;
- retains where possible existing mature trees, remnant vegetation and habitat for fauna;
- focuses open space provision on an area of land in the south of the PDA that functions as part of the stormwater management network;
- provides opportunities to connect to open space areas within and adjoining the PDA and creates parks and open spaces that are accessible for users;
- incorporates landscaping with endemic species with a preference towards retaining existing remnant vegetation where possible;
- maintains and improves the functioning and characteristics of the existing hydrological network

² Where active transport enters the on-road environment, treatment should be consistent with Austroads: "Cycling Aspects of Austroads Guides (March 2011)".

(including surface and groundwater interactions) and incorporates total water cycle management and water sensitive urban design principles³;

- incorporates appropriate erosion and sediment control techniques;
- promotes innovative and efficient use of energy and water; and
- maximises recycling opportunities and reduces waste generation.

4.4 Community safety and development constraints

Development will:

- be sited, designed and constructed to avoid, minimise or withstand the incidence of a development constraint;
- ensure that people and property are safe from potential hazards including acid sulfate soils⁴, flooding, bushfire and landslide;⁵
- take into consideration the predicted impacts of climate change;
- manage and minimise noise from transport corridors⁶;
- provide an efficient drainage network which provides capacity for storm water discharge, minimises flood risk from major rainfall events and does not result in adverse impacts upstream or downstream;

³ Refer to the water discharge requirements specified in State Planning Policy 4/10 Guideline - Healthy Waters and its supporting document Urban Stormwater Quality Planning Guidelines 2010.

⁴ For information on how to address potential acid sulfate soils, refer to State Planning Policy 2/02 *Planning and management of development involving acid sulfate soils* and the associated guideline.

⁵ Refer to:

- The Queensland Reconstruction Authority notes that the Flood Hazard Overlay Map OVM51H of the draft Sunshine Coast Planning Scheme 2012 identifies that a significant portion of the site is affected by river and storm tide flooding. Development in these areas must ensure it does not increase the inherent risk of people and property to the potential impacts of flooding. Development should be able to remain functional during and after a natural hazard event.
- State Planning Policy 1/03 Mitigating the adverse impacts of flood, bushfire and landslide and associated guideline for siting requirements for key elements of community infrastructure.

⁶ Refer to the Department of Transport and Main Roads Traffic Noise Management: Code of Practice with respect to external road traffic noise levels and the Queensland Development Code and Section MP4.4 'Buildings in a Transport Noise Corridor.'

- ensure stormwater runoff at the PDA's boundaries does not exceed that which presently exists, and there is no net worsening of flood conditions at the PDA's boundaries; and
- be designed in accordance with a flood and drainage study submitted to and approved by the assessing authority.

4.5 Service infrastructure

Development will protect existing or planned trunk infrastructure and ensure infrastructure and services are:

- provided in a timely, orderly, integrated and coordinated manner to support urban uses and works;
- available or capable of being made available (including key infrastructure such as roads, public and active transport, water supply, sewerage, drainage, park network, community facilities, energy and telecommunications);
- designed to allow for foreseeable future developments in information technology; and
- located and designed to maximise efficiency and ease of maintenance.

4.6 Specific Development Requirements

The following requirements provide specific guidance for development within the PDA. These provisions prevail to the extent of any inconsistency with any other codes or guidelines identified within this ILUP.

Building Height

The maximum building height for Precinct 1 is 25m.

Plot Ratio

A plot ratio of 2.0 applies to development in Precinct 1.

Car Parking rates

The following minimum car parking rates apply:

Residential

0.75 spaces per 1 bedroom unit

1 space per 2 bedroom unit

1.25 spaces per 3 bedroom unit

No minimum requirement for visitor car parking.

Commercial Uses

1 space/ 40sqm GFA

Retail

5 spaces /100sqm (up to 10,000sqm GFA)

4.5 spaces /100sqm (10,001- 30,000sqm GFA)

Other Uses

All other uses 1/20sqm GFA.

Table 1: Levels of assessment

Column 1 Exempt development	Column 2 PDA self-assessable development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
Precinct 1			
Development included in Schedule 1	Nil	<p>1. Making a Material Change of Use for:</p> <ul style="list-style-type: none"> (a) Child care centre (b) Community Use (c) Educational establishment (d) Emergency services (e) Food and drink outlet (f) Health care services (g) Hospital (h) Indoor Sport and Recreation (where involving a use other than cinemas, theatres, licensed clubs and nightclubs) (i) Market (j) Multiple dwelling (k) Office (l) Place of worship (m) Residential care facility (n) Retirement facility (o) Service Station (p) Shop (where each individual tenancy does not exceed a gross floor area of 450sqm and where the total amount of shop GFA does not exceed 1000sqm for the Precinct). (q) Shopping Centre (where each 	All development including development not defined in Schedule 2, other than development mentioned in Column 3A- Permissible development or mentioned in Schedule 1.

Column 1 Exempt development	Column 2 PDA self-assessable development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
		<p>individual tenancy does not exceed a gross floor area of 450m² and where the total amount of shopping centre GFA does not exceed 1000sqm for the Precinct).</p> <p>(r) Short term accommodation</p> <p>(s) Showroom</p> <p>2. Carrying out operational works other than in Schedule 1.</p> <p>3. Reconfiguring a lot other than in Schedule 1.</p>	
Precinct 2			
Development included in Schedule 1.	Nil	<p>1. Making a Material Change of Use for:</p> <p>(a) Sales office</p> <p>2. Carrying out operational works other than in Schedule 1.</p> <p>3. Reconfiguring a lot other than in Schedule 1.</p>	All development including development not defined in Schedule 2, other than development mentioned in Column 3A- Permissible development or mentioned in Schedule 1.
Precinct 3			
Development included in Schedule 1	Nil	<p>1. Carrying out of operational works other than in Schedule 1.</p> <p>2. Reconfiguring a lot other than in Schedule 1</p>	All development including development not defined in Schedule 2, other than development mentioned in Column 3A- Permissible development or mentioned in Schedule 1.

Column 1 Exempt development	Column 2 PDA self-assessable development	Column 3 – PDA assessable development	
		Column 3A Permissible development	Column 3B Prohibited development
Balance Area			
Development included in Schedule 1	Nil	1. Carrying out of operational works other than in Schedule 1.	All development including development not defined in Schedule 2, other than development mentioned in Column 3A- Permissible development or mentioned in Schedule 1.

5.0 Infrastructure Contributions

Under Section 88 of the ED Act, the assessment manager may impose conditions relating to infrastructure, and the payment of contributions or the surrender of land for infrastructure for any development area. Infrastructure charges will be based on Sunshine

Coast Regional Council's infrastructure charges or as agreed in an infrastructure agreement.

Infrastructure delivered as part of the development may be credited against the monetary contribution that would otherwise apply.

Schedule 1: Exempt development

Development prescribed in Schedule 4 of the *Sustainable Planning Regulation 2009*, other than Table 2, item 2 and Table 5, item 14.

Building work
Minor building and demolition work.
Carrying out building work associated with a material change of use that is PDA exempt or self-assessable development.
Carrying out building work associated with an approved material change of use.
Material change of use of premises
Making a material change of use of premises for a Park.
Reconfiguring a lot
Subdivision involving road widening and truncations required as a condition of development approval.
Operational work
Filling or excavation where: not exceeding 50m ³ in volume, or top dressing to a depth of less than 100 vertical millimetres from ground level
Carrying out operational work if consistent with an approved Plan for Development.
Carrying out operational work associated with a material change of use that is PDA exempt development.
Carrying out operational work associated with an approved material change of use.
Carrying out operational work associated with the decontamination of land.
Carrying out operational work for the purposes of constructing a road in association with development.
Carrying out operational work that is clearing of vegetation: <ul style="list-style-type: none"> • other than Significant vegetation, or • Significant vegetation where <ul style="list-style-type: none"> • the clearing is consistent with an approved Plan of Development; • carried out by or on behalf of Sunshine Coast Regional Council or a public sector entity, where the works being undertaken are authorised under a state law; and • in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.
Carrying out operational work that is the placing of advertising devices that: <ul style="list-style-type: none"> • do not exceed 5m² for commercial, industrial, recreational or entertainment use; • are attached to front fence or facade of main building; • do not project more than 150mm from front facade or front fence; • are not illuminated;

- contain name of business or operator, use on premises, contact details or name and address of building; and
- comprise no more than two signs.

Plumbing or drainage work

Carrying out plumbing or drainage work.

All aspects of development

Development consistent with an approved Plan of Development.

Development for utility installation, including:

- where for underground high voltage sub transmission power lines and associated transition structures; or
- where used to provide the public with the following services:-
 - supply or treatment of water, hydraulic power or gas
 - sewerage, drainage or stormwater service;
 - transport services including road, rail or water
 - waste management facilities
 - network infrastructure;
 - telecommunications

Note: The use includes maintenance and storage depots and other facilities for the operation of the use.

Schedule 2: Definitions

Use Definitions

Commercial

Sales office

The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize. The use may include a caravan or relocatable dwelling or structure.

Office

Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following:

- business or professional advice;
- service of goods that are not physically on the premises;
- office based administrative functions of an organisation.

Retail

Food and drink outlet

Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site

Market

Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use may include entertainment provided for the enjoyment of customers.

Service station

Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels.

The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.

Shop

Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.

Shopping centre

Premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.

Showroom

Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:

- a large area for handling, display or storage;
- direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.

Service, community and other

Child care centre

Premises used for the minding, education or care, but not residence, of children.

Community use

Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.

Emergency services

Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.

Environmentally relevant activities

As defined in the *Environmental Protection Act 1994*.

Health care services

Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

Hospital

Premises used for medical or surgical care or treatment of patients whether or not residing on the premises. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.

Indoor sport and recreation

Premises used for leisure, sport or recreation conducted wholly or mainly indoors.

Place of worship

Premises used by an organised group for worship and religious activities. The use may include ancillary facilities for social and educational activities.

Residential care facility

A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.

Retirement facility

A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.

Short-term accommodation

Premises used to provide short term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self contained. The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.

Park

Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.

Residential

Multiple dwelling

Premises which contains three or more dwellings where the use is primarily residential.

Other definitions

Advertising Device

As defined in the *Sustainable Planning Act 2009*.

Minor building or demolition work

An alteration, addition or extension to an existing building where the floor area, including balconies, is less than five per cent of the building or 50 square metres, whichever is the lesser.

Operation work

As defined in the *Sustainable Planning Act 2009*.

Reconfiguring a lot

As defined in the *Sustainable Planning Act 2009*.

Administrative definitions

Basement

A storey substantially below ground level where no part of the floor level projects more than one metre above ground level.

Building

As defined in the *Building Act 1975*.

Building height

The vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point but not including non-load bearing antenna, aerial, chimney, flagpole or the like.

Contaminated Land Register

As defined in the *Environmental Protection Act 1994*.

Dwelling

A building or part of a building used or capable of being used as a self-contained residence that must include the following:

- (a) food preparation facilities;
- (b) a bath or shower;
- (c) a toilet and wash basin;
- (d) clothes washing facilities.

This term includes outbuildings, structures and works normally associated with a dwelling.

Environmental Management Register

As defined in the *Environmental Protection Act 1994*.

Gross floor area

The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:

- (a) building services, plant and equipment;
- (b) access between levels;
- (c) ground floor public lobby;
- (d) a mall;
- (e) the parking, loading and manoeuvring of motor vehicles;
- (f) unenclosed private balconies whether roofed or not.

Ground level

The:

- (a) level of the natural ground; or
- (b) the ground level of the lot on the day the first plan of survey identifying the lot was registered; or
- (c) where the level of the natural ground has been changed, the level as lawfully changed.

Grounds

Grounds means matters of public interest which include the matters specified as the main purposes of the Act as well as:

- superior design outcomes and
- overwhelming community need.
- Grounds does not include the personal circumstances of an applicant, owner or interested third party.

Planning scheme

The planning scheme for the Sunshine Coast Regional Council as at the date of this ILUP.

Plan of Development

Means :

- a detailed plan as described in EDQ guideline no. 07 Low rise buildings and Practice note no. 10 Plans of development or
- a detailed plan, including graphics, text and tables that collectively accompanies a development application. A Plan of Development details lot layout, the form and density of development, landscape intent and building control requirements.

Plot ratio

The ratio of gross floor area to the area of the site.

Premises

As defined in the *Sustainable Planning Act 2009*.

Primary active frontage

Means any frontage of a building that creates activity on the adjacent street or other public place.

Development on a primary active frontage:

- contains active uses such as catering businesses and retail for a minimum of 90% of the street front boundary,
- is built to the street front boundary at ground level;
- has windows and door openings to the adjacent street or public place; and
- minimises driveway and servicing access across the active street frontage.

Public interest

Refers to an outcome that benefits the wider community rather than local, site specific or land ownership desires.

Public realm

Refers to spaces that are used by the general public, including streets, squares, plazas and boulevards.

Setback

For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.

Secondary dwelling

A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.

A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.

Significant vegetation

Means all vegetation, except those listed as pest vegetation by State or local government, that is significant in it's:

ecological value at local, State or national levels

- contribution to the preservation of natural landforms
- contribution to the character of the landscape
- cultural or historical value
- amenity value to the general public.

Note: vegetation may be living or dead and the term includes their root zone⁷.

Site cover

The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage.

The term does not include:

- (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;
- (b) basement car parking areas located wholly below ground level.

Storey

A space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not:

(a) a space that contains only:

- a lift shaft, stairway or meter room; or
- a bathroom, shower room laundry, water closet, or other sanitary compartment; or
- accommodation intended for not more than three vehicles; or
- a combination of the above;

(b) a mezzanine.

Urban Design





Refers to the holistic design of urban environments, including the overall townscape, individual buildings, street networks, streetscapes, parks and other public spaces.

⁷ The root zone is described by the vertical projection of the foliage to a depth of 1 metre below the surface and including buttress roots on and above the soil surface.

Schedule 3 Typical Road Cross Sections

SCHEDULE 3

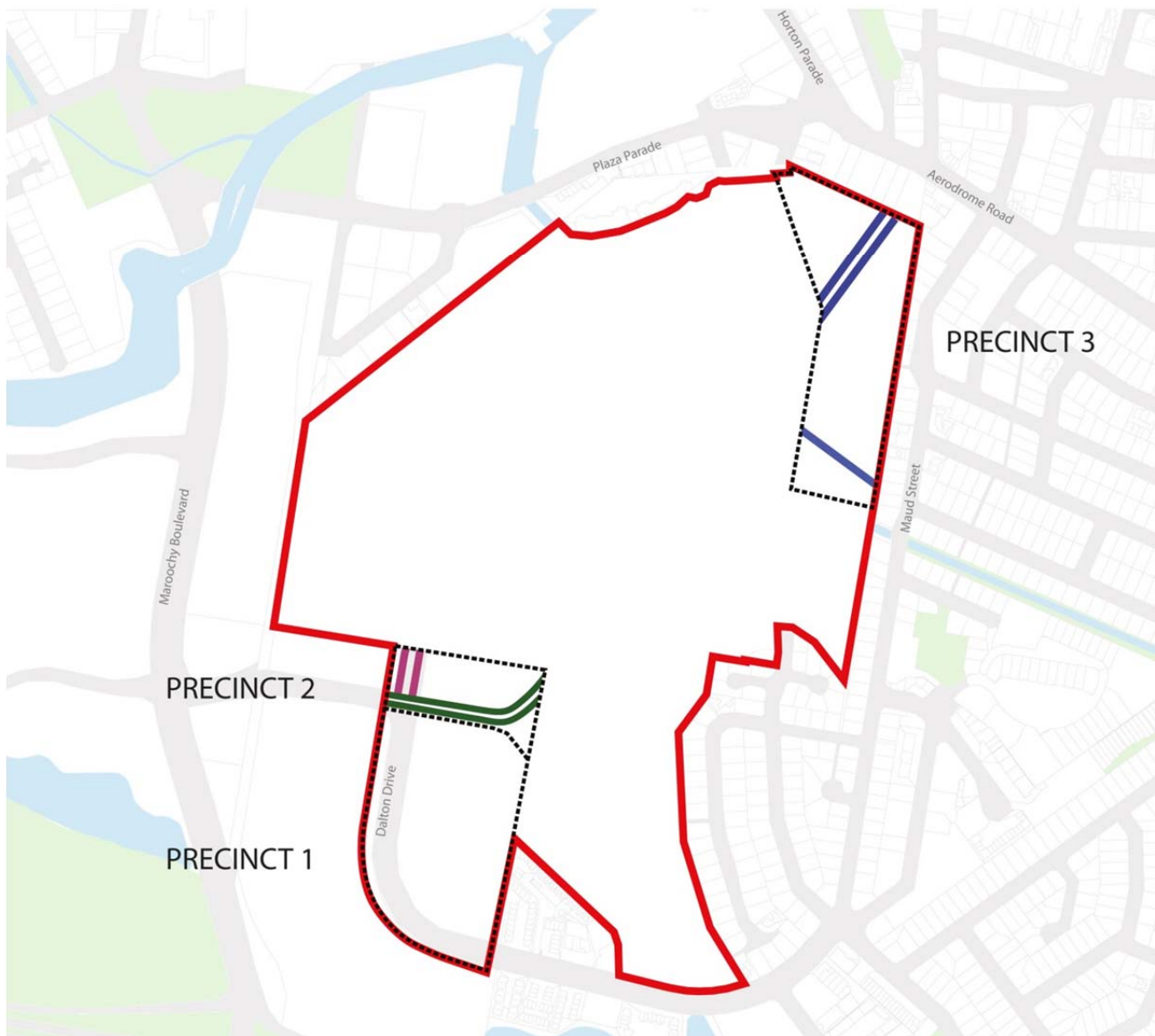
MAROOCHYDORE CITY CENTRE Priority Development Area- Road Hierarchy Plan

Legend	Reserve Width	Lane Width	Verge Width	Median	Cycle Lane	Car parking	Public Transit
 1. TownCentre Boulevard	40m	4 x 3.5m	4 m	3m	2 x 1.5m	restricted	Bus and LightRail
 2. TownCentre Avenues	19m	2 x 3m	6.5m	-	-	bothsides	-
 3. Main Street Boulevard	25m	4 x 3.5m	4m	3m	-	restricted	Bus
 4. Park Esplanade	28m	4 x 3.5m	6.5m	3m	2 x 1.5m	restricted	Bus

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

 PDA Boundary

 Precinct Boundary





**Queensland
Government**

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