

**Maroochydore City Centre
Priority Development Area
Development Scheme**

Submissions Report

Under the *Economic Development Act 2012*

July 2014

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1. Introduction

The Maroochydore City Centre Priority Development Area (PDA) was declared at the request of Sunshine Coast Council (SCC) on 19 July 2013. Pursuant to s169(1)(h) of the *ED Act*, SCC has been delegated a number of functions and powers pertaining to the preparation of a development scheme which includes a requirement to publicly notify the proposed development scheme, review all received submissions and prepare a submissions report.

Maroochydore City Centre PDA is located approximately 100 kilometres north of Brisbane. Maroochydore is a coastal urban area located on the Sunshine Coast in South East Queensland. Development of the PDA provides an opportunity to support economic development and will seek to reinforce Maroochydore City Centre as the pre-eminent centre for business, community services and employment on the Sunshine Coast.

The public notification and submission period for the Maroochydore City Centre PDA Proposed Development Scheme was from 31 January to 17 March 2014.

Following the conclusion of the public notification period, submissions received were reviewed by SCC and the Proposed Development Scheme was amended as appropriate in response to issues raised. The submissions report and amended development scheme were then provided to the Minister for Economic Development Queensland (MEDQ) for consideration. This report has been prepared to summarise the submissions considered by SCC, provide information on the merits of the submissions and the extent to which the Proposed Development Scheme was amended.

The MEDQ and SCC engaged with state agencies in the drafting of the Proposed Development Scheme and have incorporated comments where appropriate. Comments received from state agencies (Transport and Main Roads) during the notification period have resulted in further changes to the document.

2. Overview of public notification process

2.1. Community engagement

The public notification and submission period for the Maroochydore City Centre PDA Proposed Development Scheme was undertaken from 31 January to 17 March 2014. A structured consultation program during the public notification period involved a range of approaches and media including:

- Community information sessions – these sessions attracted approximately 300 people and were held at Millwell Road Community Centre (6 February – 7pm-9pm) and Sunshine Plaza Shopping Centre (15 February – 10am-2pm). The sessions included SCC staff available to discuss the project, as well as posters of supporting information and maps;
- Website – both the SCC and Department of State Development, Infrastructure and Planning (DSDIP) websites included the Proposed Development Scheme, Frequently Asked Questions and supporting reports for download. The SCC website received 2,100 visits;
- Display centre - a display centre was set-up on the Horton Park Golf Club from 10am - 2pm, Monday to Friday, throughout the duration of the consultation period;
- Newspaper articles and radio; and
- Mailout (letterbox drop) was undertaken for the 4558 postcode totalling 22,000 properties.

Other speaking engagements and presentations to key stakeholders were also provided to explain the development scheme.

2.2. Submission registration and review process

A total of 90 submissions were received during the public notification period. Submissions were received in hard copy at community information forums, by post and email. Once received, submissions were registered and reviewed. This process was established to:

- consider all submissions in an objective, equitable and fair manner;
- provide guidance and advice to the Minister and the SCC in respect of preparing the final development scheme; and
- enable the Minister to comply with the requirements of the *Economic Development Act 2012*.

All submissions were treated as confidential. Where duplicate submissions were received which were exactly the same from the same submitter, the submission was counted only once. If a submitter lodged more than one submission covering different issues, the submissions were counted as separate submissions. A submissions database was established to assist in the registration, classification and summary of submissions.

Notifications received which may be submissions about the Proposed Development Scheme

During the submissions period there was an online petition established in relation to saving Horton Park. The petition functioned in such a way that every time the online petition was signed, a notification was sent to Council. The notification made no reference to the Proposed Development Scheme and did not contain personal contact details to enable any verification of the nature of the notification.

A total of 18 notifications from the petition were received during the submissions period.

It is uncertain whether the notifications from the petition are submissions about the Proposed Development Scheme, given that they do not explicitly state their purpose. However, the ED Act requires that "any submissions received within the submission period" must be considered.

Because the notifications relate to land within the PDA, were received during the submission period, and the petition website contains a link to the Proposed Development Scheme, it is prudent for the notifications to also be considered by the Council.

Accordingly, the 18 petition notifications have been considered as part of the Submissions Report.

Table 1 below provides an overview of the submission registration and review process.

Table 1: Submission registration and review process

| Step | Action / detail |
|--|--|
| 1. Registration and acknowledgement of submissions | Submissions were registered and given a submission number. Each submitter was sent an acknowledgement letter. |
| 2. Classification of submissions | Submissions were classified by location, submitter and submission type. For further information see Section 3 below. |
| 3. Summarising submission issues | <p>Each submission was reviewed in detail to identify the merits of the submission and key issues raised. This involved:</p> <ul style="list-style-type: none"> • separating issues not considered relevant to the proposed development scheme; • separating minor and editorial changes from strategic issues; • identifying map changes; • summarising remaining issues under issue topics; and • identifying issues requiring further analysis or policy development to inform the development scheme. <p>For further information see Section 3 below.</p> |
| 4. Evaluation and responses to issues | After issues had been summarised under key topics, the issues were assessed and responses prepared. The assessment and response to issues was undertaken by SCC. Where required, further information from state agencies or specialist consultants was sought. Relevant changes to the document were identified. The summary of issues provided in Section 3 below reflects the number of submissions received on each issue topic. |
| 5. Submissions report | <p>This report provides the outcomes of the synthesis of steps 3 and 4 above. It provides a summary of the submissions, information about the merits of the submissions and recommendations on amendments to the proposed development scheme. To enable presentation and review of the issues, submissions have all been summarised in concise dot points under a common format. This format is as follows:</p> <p>Issue topic</p> <ul style="list-style-type: none"> • The strategic issue and number from Table 5. <p>Submission issues</p> <ul style="list-style-type: none"> • Concise summary of the comments expressed in submissions with respect to the issue. • Issues for and against a specific policy position recorded. <p>Proposed development scheme summary</p> <ul style="list-style-type: none"> • Summaries of the policy positions expressed in the proposed development scheme on these issues. • Reference to relevant sections of the proposed development scheme. <p>Assessment</p> <ul style="list-style-type: none"> • A summary of the process of assessment. • Structured discussion of the following section “based on the arguments in the submissions and any new information presented, does the proposed development scheme need to be changed and if so how?” • Any conclusions about how the strategic issues should be addressed. |

| Step | Action / detail |
|--|---|
| | <p>Sunshine Coast Council Recommendations</p> <ul style="list-style-type: none"> • Overview of changes or reasons for no change to development scheme requested / recommended from SCC. <p>EDQ Recommendations</p> <ul style="list-style-type: none"> • Overview of changes or reasons for no change to development scheme requested/recommended by EDQ incorporating recommendations from SCC. <p>The results of the summaries, assessments and development scheme amendments for each strategic issue are included in sections 3 and 4. The submissions report assisted SCC, the ED Board and the MEDQ to make a decision about the development scheme in light of the submissions received.</p> |
| 6. Council workshops to consider submissions | <p>SCC officers held a workshop with Councillors on 1 April 2014 to provide a briefing on the preliminary outcomes of the public notification and provide an overview of the general issues that had been raised in submissions. SCC held a Special Meeting on 28 April 2014 to review the draft submissions report and proposed amendments to the Proposed Development Scheme.</p> |
| 7. Proposed Development Scheme and recommendations to the ED Board | <p>After SCC endorsed the draft submissions report and Proposed Development Scheme it was submitted to the MEDQ for review and approval.</p> |
| 8. Adoption of development scheme and notice to submitters | <p>After the MEDQ approved the submissions report and the development scheme the <i>Economic Development Regulation 2013</i> was amended by the Governor in Council to give effect to the Maroochydore City Centre Development Scheme, which superseded the Interim Land Use Plan.</p> <p>After the development scheme has taken effect, as soon as practicable, the MEDQ will publish the scheme on the DSDIP website and publish in at least one newspaper circulating in the local area a notice stating the scheme has been approved and it can be inspected on the department's website. Additionally, the MEDQ will notify SCC and each person who made a submission during the submission period that the Development Scheme has been approved, that it is available on the Department's website and that the submission report is also available on the Department's website.</p> |

3. Overview of submissions

3.1. Submitter type

A total of 90 submissions were received during the consultation period, including submissions from private individuals, community organisations, businesses, commercial organisations and professional organisations. Refer to **Figure 1** and **Table 2** for a breakdown of submissions from the various submitter types.

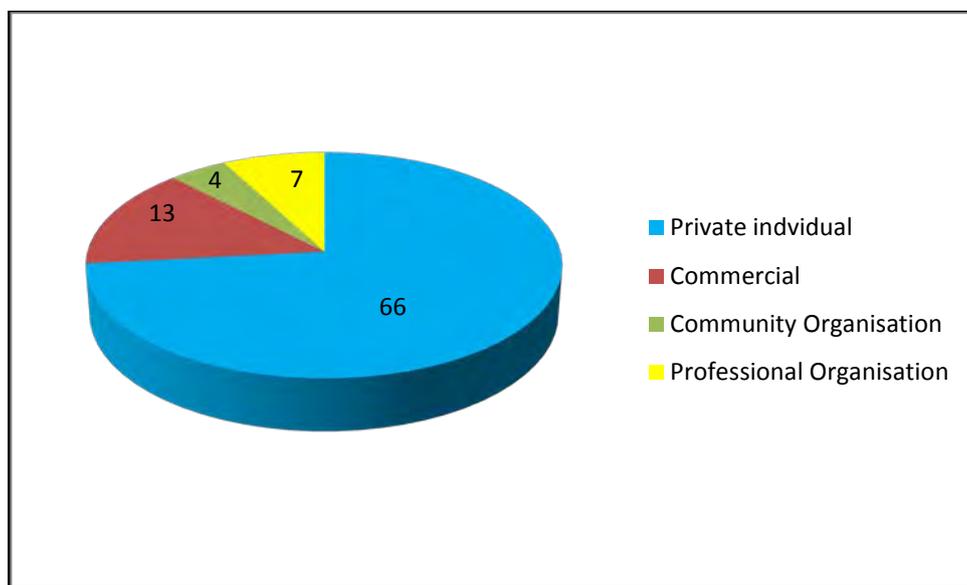


Figure 1: Overview of submitter type

Table 2: Breakdown of submissions by submitter type

| Type of submitter | Number of submissions received |
|-------------------------------|--------------------------------|
| Private individual | 66 |
| Commercial | 13 |
| Community organisations | 4 |
| Professional organisations | 7 |
| Total submissions | 90 |
| Petition notifications | 18 |

3.2. Submitter location

The origin of the submitters is shown in **Table 3**.

Table 3: Breakdown of submissions by submitter location

| Location | Number of submissions received |
|---|--------------------------------|
| Within PDA and surrounding area (Postcode 4558) | 48 |
| Other submissions from Sunshine Coast Council local government area | 25 |
| Other submissions from South East Queensland | 8 |
| Submissions from areas external to Queensland | 3 |
| Location unknown (email response) | 6 |
| Total submissions | 90 |

3.3. Submission type

A number of different types of submissions were received including general letters, e-mails or online submissions. **Table 4** provides a breakdown of submissions by submission type.

Table 4: Breakdown of submissions by submission type

| Type of submission | Number of submissions received |
|-------------------------------|--------------------------------|
| Letter (e-mail) | 18 |
| Letter (hard copy) | 13 |
| Email | 23 |
| Submission Form | 35 |
| Online submission | 1 |
| Total submissions | 90 |
| Petition notifications | 18 |

3.4. Overview of key issues

Of the 90 submissions received, some submitters raised only one issue while other submitters raised multiple issues. **Table 5** provides a summary of the issues raised relating to the various sections of the Proposed Development Scheme and corresponding issue topics.

Table 5: Issue topics and number of submissions

| Proposed Development Scheme section | Issue topics raised | Number of submissions which raised this issue |
|--|--|---|
| General support | General support | 19 |
| General drafting | General drafting | 4 |
| Urban design principles | Architecture and urban design | 6 |
| | Building height (opposition) | 8 |
| | Building height (support/further increase) | 8 |
| | Views | 2 |
| Sustainability and the natural environment | Biodiversity | 1 |
| | Sustainability | 2 |
| | Flooding | 10 |
| | Water Quality | 1 |
| Street and movement network | Active transport | 9 |
| | CAMCOS | 3 |
| | Car parking | 5 |
| | Light rail | 4 |
| | Traffic | 13 |
| Open space | Open Space and Design | 22 |
| | Waterways | 3 |
| | Save Horton Park petition notifications | 18 |
| Precinct Provisions | Precinct 1 – Maroochydore Parklands Precinct | 4 |
| | Precinct 2 – Community Facilities and Entertainment Precinct | 7 |
| | Precinct 3 – Retail Core Precinct | - |
| | Precinct 4 – Commercial Precinct | - |
| | Precinct 5 – Main Street South | - |
| | Precinct 6 – Main Street North | - |

| Proposed Development Scheme section | Issue topics raised | Number of submissions which raised this issue |
|-------------------------------------|--|---|
| | Precinct 7 – Residential Precinct | 26 |
| | Precinct 8 – Dalton Drive Precinct | - |
| Infrastructure plan | Infrastructure plan, including infrastructure charging | 7 |
| Implementation strategy | Implementation strategy, including staging | 11 |
| Other matters | Land acquisition | 3 |
| | Integration with City Centre | 4 |
| | Relationship to other Centres | 2 |
| | Governance | 10 |
| | Community consultation | 2 |
| | Economic impact and analysis | 6 |
| | Land values | 1 |
| | Caravan parks | 1 |
| | Showrooms | 2 |
| | Noise | 1 |
| | Climate change | 1 |

4. Summary and merits of submissions by submission topic

4.1. Areas of support

| Issue # | Issue/Comment |
|---------|---|
| 1. | A number of submissions expressed general support for the Proposed Development Scheme, including its vision and its role in creating a sustainable and cosmopolitan regional centre (<i>Submissions 3, 5, 8, 27, 51, 12, 16, 22, 28, 42, 51, 52, 53, 60, 70, 73, 74, 80</i>). |
| 2. | A number of submissions supported the significant Parklands/Green Spaces in the Proposed Development Scheme (<i>Submissions 5 and 12</i>). |
| 3. | A submitter supported the Proposed Development Scheme on the grounds that it may provide more employment and other opportunities for young people to stay on the Sunshine Coast. (<i>Submission 6</i>). |
| 4. | A number of submissions supported the proposed light rail and train system (<i>Submissions 15 and 22</i>). |
| 5. | A number of submissions supported the establishment of an Entertainment and Convention Centre in Maroochydore to attract international artists and shows, while creating local employment opportunities (<i>Submissions 22 and 46</i>). |
| 6. | A number of submissions supported the proposed civic centre and library which will be beneficial for local residents and the regional community (<i>Submissions 15 and 81</i>). |
| 7. | A submitter supported the approach to regulating residential land uses within the PDA (<i>Submission 51</i>). |
| 8. | A number of submissions expressed support for greater building height and density, particularly in the context of creating a more vibrant town centre and preserving more areas as open space (<i>Submissions 6, 70, 72 and 73</i>). |
| 9. | A number of submissions supported the pedestrian and bicycle network planned for the Priority Development Area (<i>Submissions 55, 70 and 75</i>). |

4.2. Areas of concern

| Sub # | Issue # | Issue/Comment | Response | Amendment Y - yes N - no |
|-------------------------|---------|---|--|--------------------------------|
| GENERAL DRAFTING | | | | |
| Sub 58 61 | 1. | <p>Submitter outlines concern about the proposed levels of assessment which effectively mean that all development, other than development not complying with the structural elements and zones map, is Code Assessable. As a result there would be limited public notification and opportunity to comment on proposals.</p> <p>Submitter suggests the scheme should include more detailed planning provisions and code requirements and in the absence of such, future development should be Impact assessable. It is requested that detailed planning provisions and levels of assessment be reviewed and revised.</p> <p>Submitter contends that having two planning regimes applying within the one city centre results in ineffective and piecemeal planning.</p> | <p>The <i>Economic Development Act</i> provides a streamlined planning and development framework for Priority Development Areas that overrides local and state government planning instruments related to the use of land within a PDA.</p> <p>The Proposed Development Scheme provides an appropriate level of development assessment provisions as outlined in the PDA-wide development criteria (section 3.3) and Precinct Provisions (section 3.5). The Proposed Development Scheme calls up additional assessment provisions through the consideration of relevant DSDIP Guidelines. Further planning outcomes and codes are not considered necessary.</p> <p>The Proposed Development Scheme was placed on public notification from Friday 31 January 2014 until Monday 17 March 2014. During this period, interested parties were invited to make formal submissions. As future development will occur within the parameters established by this scheme, it is not considered that further notification is required for development which complies with the requirements of section 3.0 (Land Use Plan) of the Proposed Development Scheme.</p> <p>Furthermore, section 3.2.11 of the Proposed Development Scheme states that a development application will require public notification if the application:</p> <p><i>“a. includes a proposal for development which does not comply with Map 2 (Structural Elements Plan) and Map 3 (Zones and Precinct Plan), their intent or the precinct provisions; or</i></p> <p><i>b. is for development which in the opinion of the MEDQ, may have adverse impacts on the amenity or development potential of</i></p> | N |

| Sub # | Issue # | Issue/Comment | Response | Amendment Y - yes N - no |
|-------------------------------------|---------|--|--|--------------------------------|
| | | | <p><i>adjoining land under separate ownership, including development for a non-residential use adjacent to land approved for or accommodating a residential use in the residential precinct.</i></p> <p><i>The MEDQ may require public notification in other circumstances if the development application is for a use or of a size or nature which, in the opinion of the MEDQ, warrants public notification."</i></p> | |
| Sub 24 | 2. | Submitter outlines that the proposal should not be presented ahead of the larger town plan as any detailed meaningful comment on its integration is futile. | <p>The public consultation period for the Draft Sunshine Coast Planning Scheme ended on 14 December 2012. On 6 December 2013, the Draft Sunshine Coast Planning Scheme - Post Notification Ministerial Review Version December 2013, was submitted to the Minister for approval. The Minister approved the Sunshine Coast Planning Scheme on 5th March 2014 and Council subsequently adopted the scheme on 14th April 2014. The Sunshine Coast Planning Scheme commenced on the 21st May 2014.</p> <p>The Proposed Development Scheme has been prepared following drafting of the Planning Scheme.</p> | N |
| Sub 29 | 3. | Submitter outlines inconsistencies between Map 2 and Map 4 (e.g. representation of parkland areas). Submitter suggests the need for more consistent terminology and mapping through the Development Scheme (e.g. Maps 2, 3 and 4). | <p>Map 2 (Structural Elements Plan) illustrates the key structural elements of the plan and is conceptual in nature. Map 4 (Precinct Development Principles Plan) provides greater detail in relation to the precincts and defines the extent of the Maroochydore Parklands Precinct.</p> <p>It is recommended that all maps be reviewed to provide for consistency of symbology and terms used in the legends.</p> | Y |
| URBAN DESIGN PRINCIPLES | | | | |
| a. Architecture/Urban Design | | | | |
| Sub 19 | 4. | Submitter suggests inclusion of a city square with fountain which encourages al-fresco activities. | Such form of development is supported by the Proposed Development Scheme. | N |
| Sub 8 | 5. | Submitter states that the area should generate the best dollar return for rate payers and become the most cosmopolitan and lively area as possible. | Development of the PDA will enable Council to deliver much needed community infrastructure, seed significant economic development opportunities and facilitate new employment generation while | N |

| Sub # | Issue # | Issue/Comment | Response | Amendment Y - yes N - no |
|------------|---------|---|---|--------------------------------|
| | | | <p>minimising cost burden to Council and as a result to the ratepayers of the Sunshine Coast.</p> <p>The Structural Elements section of the Proposed Development Scheme (section 2.3) states that development within the PDA should ... <i>“provide the widest range and highest order of future retail, commercial, administrative, community, cultural and entertainment activities at an intensity and compactness that creates a true city centre for Maroochydore and the Sunshine Coast” (p.4).</i></p> | |
| Sub 20 | 6. | Submitter seeks further documentation defining building heights and design standards for an iconic building. | <p>The Proposed Development Scheme identifies an Iconic Building (Map 4: Precinct Development Principles Plan) to be located in <i>Precinct 2 – Community Facilities and Entertainment</i>. Map 5 Maximum Building Heights does not include height limits for the proposed Iconic Building in Precinct 2.</p> <p>The ultimate height limit for the proposed Iconic Building in Precinct 2 will be controlled by limitations established for the Sunshine Coast Airport and architectural design considerations. In order to improve clarity, it is recommended that the legend of Map 5: Maximum Building Heights be amended to read:</p> <p><i>Iconic building - max. height to be determined based on operational airspace requirements for the Sunshine Coast Airport and architectural design considerations.</i></p> <p>Consistent with other assessable development, design standards for the iconic building are included in the PDA-wide development criteria (section 3.3) and Precinct provisions (section 3.5) of the Proposed Development Scheme.</p> | Y |
| Sub 60, 74 | 7. | Submitters outline that the PDA vision is too planning focussed and must be re-visited to ensure that architecture, art and culture are entrenched within the vision. | <p>It is proposed that the vision statement in section 2.2 of the Proposed Development Scheme be amended to strengthen art and culture provisions by the inclusion of the following additional dot point:</p> | Y |

| Sub # | Issue # | Issue/Comment | Response | Amendment Y - yes N - no |
|--|---------|--|---|--------------------------------|
| | | | <i>"create urban environments that support opportunities for art, culture and innovation".</i> | |
| Sub 74 | 8. | Submitter suggests that Council should appoint a City Architect to implement a holistic architectural vision for the Proposed Development Scheme. | The Council has appointed an Urban Design Advisory Panel to provide architectural and urban design advice as required on projects of this nature. | N |
| Sub 74 | 9. | Submitter outlines that SCC should collaboratively test built form provisions and design standards with local architects to ensure that they realistically deliver vision, density and built form targets. | <p>The preparation of the development scheme was informed by specialist consultant advice including architectural, urban design and landscape architecture advice.</p> <p>The Council engaged a consortium of architecture/urban design professionals to prepare and test the provisions in the proposed development scheme to ensure they deliver the vision for the PDA. The DSDIP guidelines that are called up in the development scheme were developed with expert advice and in consultation with industry and are used in PDAs throughout the state.</p> <p>The Urban Design Background report has now been made available to the community to show how specialist consultant advice has informed the preparation of the development scheme.</p> | N |
| b. Building height (opposition) | | | | |
| Sub 5, 9, 10, 25, 44, 46, 46, 56, 79 | 10. | <p>A number of submissions (eight in total) objected to the proposed building heights. The key grounds outlined in these submissions include:</p> <ul style="list-style-type: none"> opposition to high rise development and does not want to see the development compete with or look like development on the Gold Coast; submitter would like to ensure that there are no high rise buildings over current levels; 25 storeys is too high and will stand- out; heights should be limited to 6-8 storeys and does not support the proposed heights for the iconic buildings; ten–twelve storeys are considered maximum heights for the Sunshine Coast. Submission raises associated concerns about parking and personal security problems and noting that the airport flight path will need to be changed; | <p>A range of maximum building heights are proposed across the PDA. These range from a maximum of 6 storeys (approximately 25m) up to 15 storeys (approximately 50m). Opportunities also exist on a number of key sites for landmark buildings up to 20 or 25 storeys.</p> <p>No height limit is specified in the Proposed Development Scheme for the iconic building located in the Sunshine Coast Entertainment, Convention and Exhibition Centre (SCECEC) site, noting that the ultimate building height for this iconic building will be controlled by the limitations established for the Sunshine Coast Airport and architectural design considerations.</p> <p>The proposed building heights provide opportunities for landmark</p> | N |

| Sub # | Issue # | Issue/Comment | Response | Amendment Y - yes N - no |
|--|---------|--|---|--------------------------------|
| | | <ul style="list-style-type: none"> the majority of residents do not want high rise development; building heights should be limited to between 6-10 storeys; and the proposal (Artists impression) uses higher buildings than currently permitted and does not support high rise. | <p>buildings to be constructed as defining features of the city centre. Traditional CBD areas have the highest buildings in a city as an urban marker to signify the pre-eminence of the centre.</p> <p>It is considered that the scheme proposes appropriate maximum building heights noting that GFA restrictions ensure that there is a distribution of building heights within the city centre and that not every developable lot is able to be built to the maximum height.</p> | |
| c. Building height (support/further increase) | | | | |
| Sub 6 62 | 11. | Submitters would like more high-rises and fewer height restrictions than proposed to create greater density and a more vibrant town centre. Height limits are too restrictive for a CBD and should be much higher | <p>A range of maximum building heights are proposed across the new city centre. These range from a maximum of 6 storeys (approximately 25m) up to 15 storeys (approximately 50m). Opportunities also exist on a number of key sites for landmark buildings up to 20 or 25 storeys.</p> <p>The proposed building heights provide opportunities for landmark buildings to be constructed as defining features of the city centre. Traditional CBD areas have the highest buildings in a city as an urban marker to signify the pre-eminence of the centre.</p> <p>It is considered that an appropriate balance of height limits has been proposed in the Proposed Development Scheme. No increases in the proposed building heights are proposed.</p> | N |
| Sub 8 | 12. | Submitter suggests supplying the largest living/office area (i.e. number of residential units/office suites) whilst keeping as much open space as possible. This means building up and it should be maximum height across the total area, complimented with eateries, entertainment areas, swimming lagoon (e.g. Cairns), multi storey public car park, casino, entertainment and exhibition/convention centre building with 5 star hotel etc. | It is considered that an appropriate balance of height limits has been proposed in the Proposed Development Scheme. No increases in the proposed building heights are proposed. The Proposed Development Scheme provides for the establishment of a wide range of land uses consistent with the submission across the eight precincts. | N |
| Sub 50 70 76 80 | 13. | Submitters supportive of increased building heights for the PDA, on the basis of providing an increased area of open space and increased ability to attract tenants and secure a commercial return. Support also for the | Support for building heights noted. | N |

| Sub # | Issue # | Issue/Comment | Response | Amendment Y - yes N - no |
|-----------------|---------|---|--|--------------------------------|
| | | proposed iconic building with no maximum height limit. | | |
| Sub 72 | 14. | Submitter support greater building height and density, suggests 35 storeys as appropriate as greater height can result in more open space. Submitter outlines that 35 storeys is not like the 'Gold Coast' as the Proposed Development Scheme is setback from the beaches and suitable for taller buildings. The greater height will increase viability of public transport networks. Submitter also supports a casino to kick start the CBD. | <p>A range of maximum building heights are proposed across the new city centre. These range from a maximum of 6 storeys (approximately 25m) up to 15 storeys (approximately 50m). Opportunities also exist on a number of key sites for landmark buildings up to 20 or 25 storeys. The proposed building heights provide opportunities for these landmark buildings to be constructed as defining features of the city centre. Traditional CBD areas have the highest buildings in a city as an urban marker to signify the pre-eminence of the centre.</p> <p>It is considered that an appropriate balance of height limits has been proposed in the Proposed Development Scheme. No increases in the proposed building heights are proposed.</p> <p>Support for a casino is noted.</p> | N |
| d. Views | | | | |
| Sub 13 | 15. | Submitter requests that the community facilities building (proposed library) located within the Parklands Precinct be a single storey/low set building so as to not interfere with views to the CBD. | The Proposed Development Scheme provides that the height limit for the proposed community facilities building (including a potential library) in Precinct 1 be a maximum of eight storeys and no more than 25 metres (Amended Map 6: Maximum Building Heights). It is considered that the height for the proposed community facilities building is appropriate to provide for a Regional Library and the co-location with other community facilities. Given that such a proposed building will be located within an open space setting, adverse impacts upon the views and outlook of surrounding development will be minimised. | Y |
| Sub 13 | 16. | Submitter requests that consideration be given to preserving views to the CBD when choosing materials for a future dividing fence. | Impact on views from a future dividing fence between private property and the parklands within the PDA is a matter of detail that will need to be further considered at the time of designing and developing the parklands. | N |

| Sub # | Issue # | Issue/Comment | Response | Amendment Y - yes N - no |
|---|---------|---|--|--------------------------------|
| SUSTAINABILITY AND THE NATURAL ENVIRONMENT | | | | |
| a. Biodiversity | | | | |
| Sub 54 | 17. | Submitter contends there will be massive destruction of wildlife habitat and that removed trees be replaced with native trees rather than palm trees. | <p>Council will seek to retain existing mature trees where possible; however, some clearing will be required to ensure the site has necessary flood immunity.</p> <p>The open space areas which comprise the new city centre will be extensively landscaped, as supported by the following PDA-wide development criteria (section 3.3.5.2) relating to the environment:</p> <p><i>“Development in the PDA:</i> ... d. <i>protects and retains where possible ecological values, existing mature trees including hollow bearing trees, remnant vegetation and fauna habitat;</i> e. <i>incorporates landscaping with endemic species with a preference towards retaining existing endemic vegetation where possible”.</i></p> | N |
| b. Sustainability | | | | |
| Sub 16 | 18. | Submitter is supportive of the Proposed Development Scheme and its objectives to create a Sustainable New Centre. The sustainability themes closely align with the five practice principles of the Green Star – Communities framework. The submission recommends that sustainability benchmarks and principles are considered in all iterations of the Scheme and for Council to consider use of their Green Star – Communities rating tool to be used as a means of setting measurable targets for development within the PDA. | Support for the sustainability provisions is noted. It is considered that the Proposed Development Scheme as currently drafted embodies sustainability as a core theme in all layers of the instrument, from the Vision to the Precinct Provisions. | N |
| Sub 70 | 19. | Supports initiatives which encourage a more sustainable use of resources but considers that the development criteria should provide greater flexibility to respond to these issues. The submitter suggests rewording current provisions included in section 3.3.1.2 (g) and 3.3.1.3 (d)(iii) to state “where possible”/“as far as possible”. | It is considered that the sustainability initiatives outlined in the provisions will have substantial cost savings over time and reflect standard design requirements. | N |
| c. Flooding | | | | |
| Sub 11 | 20. | Submitter raise concern with the Cornmeal Creek Bridge across Maud Street (between Dalby and Gloria Street) which dams up and prevents the release of floodwaters all the way back to Nelson Park. Submitter contend | Detailed design of the proposed Maud Street intersection will require further investigation of the culvert crossing. The issue about the culvert damming up has been referred to the | N |

| Sub # | Issue # | Issue/Comment | Response | Amendment Y - yes N - no |
|--------|---------|--|---|--------------------------------|
| | | that the bridge is preventing water from being able to drain away quickly and safely and urgently needs to be widened prior to the proposed City Centre development. | relevant Council Department for investigation. | |
| Sub 14 | 21. | <p>Submitter outlines concerns regarding the Flood Study prepared as a supporting report to the Proposed Development Scheme. Key concerns include:</p> <ul style="list-style-type: none"> • <i>Modelled event</i> - the modelled event had only limited influence upon the Cornmeal Creek catchment and should take full account of the 1983 flood event; • <i>Constant tailwater</i> - requirements for tailwater conditions to be maintained at a constant height for the entire 24h period are unrealistic; • <i>Tailwater level</i> - Tailwater level used for the extreme flood event (2,000 year Average Recurrence Interval) should have been used for events up to and including the 100 year ARI event; • <i>Storm Surge</i> - Study's assertion that the lower estuary of the Maroochy River from Picnic Point to the mouth is affected solely by storm surge is absolutely incorrect; • <i>March 2012 Event</i> - The flood study only considered the March 2012 event for determining design flood levels. The Study did not consider the 1983 flood event (Wet Wednesday); • <i>Maud Drain</i> - Flood Study did not acknowledge that Maud Drain is tidal; • <i>Drain Alignment</i> - Flood Study did not include the revised alignment of the drain just downstream of Maud Street. | <p><i>Modelled Event</i> The Flood Study was not based on the March 2012 event. However, March 2012 was a significant flood event in the catchment, and caused flooding in some parts, particularly along Maud waterway.</p> <p>Consequently, the event was used to test the validity of the flood model. The results showed that the flood model achieved a good match with the recorded flood levels and hence, the model could be adopted to determine the flood levels for more extreme events in the catchment.</p> <p><i>Constant tailwater</i> As stated in the Flood Study report, this is considered to be a conservative assumption, but is appropriate to use for flood modelling purposes.</p> <p><i>Tailwater level</i> Both catchment flooding and storm surge are considered by Council when determining the peak flood level throughout the catchment.</p> <p><i>Storm surge</i> The Flood Study report does not make the statement that flooding of the lower estuary of the Maroochy River is affected solely by storm surge. Flooding of the lower reaches of the Maroochy River can occur due to catchment runoff. However, storm surge events produce higher peak flood levels in the lower reaches of the river compared to catchment flooding.</p> <p><i>March 2012 Event</i> The Flood Study examined a range of events, including the March 2012 recorded event. However, design flood levels were based on much larger storm events (with a duration of 24 hours) occurring over the entire Cornmeal Creek catchment, and included the potential impacts of</p> | N |

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| | | | <p>Climate Change.</p> <p><i>Maud Waterway</i> The Flood Study did not explicitly state that parts of Maud waterway are tidal. However, this does not affect the outcomes of the study.</p> <p><i>Waterway Alignment</i> The Flood Study included all of the revised geometry of the proposed development, including the change in alignment just downstream of Maud Street.</p> | |
| Sub 25 | 22. | Submitter outlines concern about Cornmeal Creek and the flood prone nature of the golf course site. | The site's development has been the subject of extensive flood modelling undertaken by industry experts as well as Council's in-house expertise. Development sites and key infrastructure will be elevated above projected flood levels with allowances made for sea level rise over the next 100 years in accordance with Intergovernmental Panel on Climate Change (IPCC) recommendations. | N |
| Sub 33 | 23. | Submitter raises concerns in relation to the enlargement of the existing lake and impact of flooding upon adjoining residential buildings. | The lake is intermittently subject to tidal effects, due to high tides intermittently overtopping the weir. The lake is proposed to be perched at RL 0.5m AHD, controlled by the weir, and therefore is not subject to lowering with the lower tides. In addition, the modelling undertaken demonstrates that the large lake provides for an increased and adequate volume of flood storage above the tidal water level. | N |
| Sub 37 41 | 24. | Submitters raise concern that more construction will place further pressure on the drainage system which is currently inadequate. | The Flood Study prepared as a background report to the Proposed Development Scheme demonstrates the impact of the proposed development on peak flood levels in the catchment, for a wide range of flood events. The Flood Study concludes that development in the PDA will not worsen flood impacts on surrounding properties. | N |
| Sub 37 | 25. | Submitter requests that a flood prevention plan be developed and circulated to residents. | Council is responsible for developing and circulating information regarding flooding and flood preparedness throughout the Sunshine Coast region. Information is currently on Council's website. | N |

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| Sub 46 | 26. | Submitter suggests that widening surrounding roads and proposed development will increase runoff into Cornmeal Creek. | The Flood Study, prepared as a background report to the Proposed Development Scheme, included the change in land use within the catchment associated with the proposed development. | N |
| Sub 48 | 27. | Submitter states that any decision to allow development on flood plain areas is contrary to Council's statements on policy in recent years. The inclusion of canals in the area is unlikely to mitigate against further flooding of the area at times of heavy rains and tides (e.g. impacts on Hazeltine Court and Bradman Avenue). | <p>The proposed development, including the large lake area, maintains the same volume of flood storage as is currently provided by the Golf Course. This is consistent with Council's policy.</p> <p>The Council's policy for development in flood plains is outlined in the Sunshine Coast Planning Scheme (Strategic Framework- Natural Hazards). The proposed development is consistent with Council's policy.</p> | N |
| Sub 51 | 28. | <p>Submitter raises specific flood related queries specific to the supporting flood study, including:</p> <ul style="list-style-type: none"> the effect of CBD redevelopment on floodplain storage capacity needs to be quantified; future reporting needs to take into account the potential for storm surge; future reporting needs to take into account climate change and sea level rise; and a water quality analysis needs to be undertaken to ensure the proposed lake does not impact on water quality. | <p>The proposed development, including the large lake area, maintains the same volume of flood storage as is currently provided by the Golf Course.</p> <p>The design flood levels adopted for the proposed development include the effects of storm surge.</p> <p>The design flood levels adopted for the proposed development include the effects of a variable climate and sea level rise.</p> <p>The development of the Maroochydore City Centre will incorporate a series of water quality treatment devices which will ensure that the quality of water which enters the adjacent waterways meets necessary standards. This will include well tested filtration systems located in the stormwater system as well as wetlands and rain gardens which use plants to absorb certain pollutants.</p> | N |
| d. Water Quality/Acid Sulfate Soils | | | | |
| Sub 46 | 29. | Submitter suggests that the site is not only flood prone but also contains Acid Sulfate Soils. | The Proposed Development Scheme includes requirements to ensure that people and property are safe from potential hazards including acid sulfate soils (section 3.3.6). This provision includes a reference to the State Planning Policy which contains specific requirements relating to acid | N |

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| | | | sulfate soils. | |
| STREET AND MOVEMENT NETWORK | | | | |
| a. Active transport | | | | |
| Sub 12 | 30. | Submitter queries whether direct pedestrian access will be provided to the parklands precinct from Dalton Drive. | The intention is to provide publicly accessible parklands and open space and wherever possible connect to existing pedestrian and cycle path infrastructure networks external to the site. | N |
| Sub 28 | 31. | Submitter outlines that pedestrian connectivity is crucial to the successful integration of the established and new areas and that upgrading the northern pathway of Cornmeal Creek should be a priority. | <p>The movement of pedestrians between the Sunshine Plaza and the PDA precinct has been considered and will be accommodated by pedestrian linkages (shared paths and signalised crossings) that have been identified between the Sunshine Plaza and the PDA precinct adjacent to Mungar Street (at Plaza Parade) and Cornmeal Creek (at Plaza Parade). Details of the necessary infrastructure have not been identified other than that shown in the typical road cross sections.</p> <p>The northern pathway along Cornmeal Creek is located outside of the PDA and is beyond the scope of the Proposed Development Scheme.</p> | N |
| Sub 29 | 32. | Submitter suggests grade separated pedestrian connection across Aerodrome Road and connection to Sunshine Plaza and Big Top. | <p>The movement of pedestrians between the Sunshine Plaza and the PDA precinct has been considered and will be accommodated by pedestrian linkages (shared paths and signalised crossings) that have been identified between the Sunshine Plaza and the PDA precinct adjacent to Mungar Street (at Plaza Parade) and Cornmeal Creek (at Plaza Parade).</p> <p>Whilst the pedestrian link across Aerodrome Road relates to a connection external to the PDA, a range of options in relation to this proposed connection will be considered by Council.</p> | N |
| Sub 46 | 33. | Submitter contends that walking and cycling will not be a key mode of transport and that a parking station will be needed. | The transport strategy for the PDA is to provide infrastructure to accommodate a range of transport modes. Walking and cycling is certainly a high priority in such infrastructure; however, it is recognised that this will only suit a proportion of users for a proportion of trip purposes (i.e. it is not intended that all trips for all purposes, such as | N |

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| | | | weekly shopping, will occur by walking or cycling modes). The Infrastructure Plan in Section 4.0 of the Proposed Development Scheme identifies land requirements for public car parking infrastructure. | |
| Sub 55 | 34. | <p>Submitter requests that in relation to the Bicycle and Pedestrian Infrastructure Network that:</p> <ul style="list-style-type: none"> • Speed - the PDA should be a 40km/hr zone especially in the areas which are planned to have high pedestrian and bicycle usage; • Permeability - the PDA shared pathways mostly recreational and there is need for lots of mid-block and through-block routes for pedestrians and cyclists. Permeability is a big key to making a new area both walkable and rideable; • Connections – there is a need for clear and safe connections to suburban and inner-suburban areas. Trunk bicycle routes get much greater usage when they have a clear separation of the bicycles from the rest of the traffic. The bike route two streets south of Aerodrome Road (Bungama Street and Maroubra Street) should be designated as a bicycle boulevard; • Shared paths- the shared path on Dalton Drive and Maroochy Boulevard should be a high standard facility with room for expansion and separation of bicycle and pedestrian traffic; • Public transport nodes – should be a higher priority given to public transport nodes to reduce car dominated streets; and • Mooloolaba – submission raises the need for an off road bikeway connection to Mooloolaba, noting this is beyond the scope of the PDA. | <p>The Proposed Development Scheme includes numerous provisions in relation to encouraging bicycle and pedestrian movement throughout the PDA. Section 3.3.4 c. requires a movement network that “<i>has a clear structure and maximises walking, cycling and public transport effectiveness in that pedestrian and cyclist links are direct, convenient, legible, comfortable and safe and connect to all major land uses, key destinations, public transport and existing transit infrastructure.</i>”</p> <p>To further clarify the movement network, it is recommended that the Proposed Development Scheme be amended to include a new <i>Map 8: Active Transport</i> and supporting provisions to reflect the desire for an active transport network within the Proposed Development Scheme and identify connections to the external active transport network.</p> <p>Under section 3.3.4 Street and Movement Network, the following provision is to be inserted:</p> <p>(h) promotes delivery of active transport connections as identified in Map 8: Active Transport Map, that provides opportunities to access areas adjoining the PDA. *subject to further investigations”.</p> <p>The regulation of road traffic speed is beyond the scope of the Proposed Development Scheme.</p> | Y |
| Sub 60 | 35. | Submitter requests that plan should provide more direct integration of walkable connections between precincts. | Refer to issue 34. | Y |
| Sub 74 | 36. | Submitter contends that the plan should provide more direct integration of walkable connections between precincts. | Refer to issue 34. | Y |
| Sub 75 | 37. | Submitter outlines that it is critical that development places a heavy emphasis on walkways, cycleways and light rail. | Refer to issue 34. | Y |

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| Sub 82 | 38. | Submitter states that Mungar Street should have general emphasis on foot traffic. Planning should allow easy walking and public transport between the two main retail areas. | The movement of pedestrians throughout the precinct, including connections with external destinations such as the Sunshine Plaza, has been a key consideration in the Proposed Development Scheme. Pedestrian linkages (shared paths and signalised crossings) have been identified to connect between the Sunshine Plaza and the PDA adjacent to Mungar Street (at Plaza Parade) and Cornmeal Creek (at Plaza Parade). | N |
| b. CAMCOS | | | | |
| Sub 2 | 39. | The proposed rail alignment creates an unnecessary separation between the parks and waterways. Submitter suggests the rail runs north/south consistent with the main boulevards. | The CAMCOS rail alignment is located to access the PDA from the south and to terminate at the north of the PDA, running near to the western boundary. The alignment of the rail corridor has been determined based on detailed technical and planning investigations by the Department of Transport and Main Roads. | N |
| Sub 46 | 40. | Submitter contends that CAMCOS is “pie in the sky” and that we need to concentrate on a dual line from Brisbane to Nambour before rail gets to Maroochydore. | <p>Whilst the CAMCOS project would enhance public transport opportunities for the PDA, the timing for delivery of its components is the responsibility of the Department of Transport and Main Roads. The precinct planning makes appropriate allowance for a rail station as part of the overall transport scheme, but the project itself it not predicated by the provision of the rail station.</p> <p>The South East Queensland 2031 Infrastructure Plan supports the rail connection to Maroochydore and states:</p> <p><i>“Rail remains the backbone of the future transport network, with its ability to efficiently move large numbers of people. The rail network will be expanded with new rail lines, including Cross River Rail and extensions to north-west Brisbane, Kippa-Ring, Maroochydore, Redbank Plains, Ripley, Flagstone and Gold Coast Airport”.</i></p> | N |
| Sub 90 | 41. | Submitter raises concern about the potential noise from the rail corridor. | The Proposed Development Scheme includes a requirement to ensure that development is to “(f) manage and minimise noise from transport corridors” (section 3.3.6). The provision includes a reference to the | N |

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| | | | Department of Transport and Main Roads Traffic Noise Management: Code of Practice with respect to external road traffic noise levels; and the <i>Queensland Development Code and Section MP4.4 Buildings in a Transport Noise Corridor</i> . | |
| c. Car parking | | | | |
| Sub 28 | 42. | Council should establish a more effective car parking solution for the First/Duporth/Ocean Precinct as a priority solution for the shorter term. | Submission noted - outside of the scope of the current project. | N |
| Sub 30 79 | 43. | General concern about how car parking is to be addressed, inadequacy of car parking rates and the need for multi-deck parking stations to cope with the amount of parking required. | <p>The car parking rates in the Proposed Development Scheme seek to provide adequate parking for development in the interim, prior to the provision of the first high capacity mass transit public transport service (e.g. light rail, passenger rail or high frequency dedicated bus service). In the longer term, after the provision of the first high capacity mass transit public transport service, a reduced parking rate is intended to apply to development in the PDA. In consideration of the PDA's central location, and ability to be serviced by alternative forms of transport over time, this approach to car parking provision is considered to be appropriate. In addition, the provision of centralised parking facilities (e.g. parking stations) will help to limit the amount of circulating traffic within the PDA.</p> <p>The Infrastructure Plan in Section 4.0 of the Proposed Development Scheme identifies land requirements for public car parking infrastructure.</p> <p>It is recommended that Section 5.0 Implementation Strategy be amended to include the requirement for the preparation of a car parking management strategy for the PDA.</p> | Y |
| Sub 70 | 44. | Submitter supports flexibility included in the Proposed Development Scheme relating to interim uses, limited circumstances where development is considered consistent with the LUP (s3.2.4) and staggered approach to car parking. It requests the inclusion of a provision that allows an applicant to vary car parking where it can demonstrate that a particular use requires a different car parking provision. | It is recommended that section 3.3.4 (Street and Movement Network) of the Proposed Development Scheme relating to car parking be amended to enable an applicant to vary car parking where it can be demonstrated that the particular use requires a different rate of provision. | Y |

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| Sub 87 | 45. | Submitter states that the car parking rates for large format retail are not appropriate / flexible. The car parking rates for retail uses are nominated at a flat rate of 1 space per 20m ² of GFA, regardless of the nature of the retail use. This flat rate is not consistent with the actual demand typically experienced by large format retailers, which can range from 1 space per 35m ² to 1 space per 50m ² . | <p>The car parking rates included in the Proposed Development Scheme for a Showroom should be amended to reflect actual demand and also improve consistency with the current planning scheme. In particular, Table 1 (Maroochydore City Centre PDA Car Parking Rates) should be amended by the inclusion of the following car parking rate for a showroom:</p> <p><i>Showroom - 1 space per 50m²</i></p> <p>This rate would remain the same after the provision of the first high capacity mass transit as it is likely that traffic generation rates for this use would remain similar.</p> | Y |
| d. Light Rail | | | | |
| Sub 3 | 46. | Submitter suggests a light rail commuter train system extending from Maroochydore to the end of the Mooloolah peninsular. | <p>Support for a light rail service extending from Maroochydore to Mooloolaba is noted – this issue is outside of the scope of the current project.</p> <p>Council will undertake separate consultation program in relation to the light rail project.</p> | N |
| Sub 19 | 47. | Submitter raises concern about the impact of light rail on traffic movements and suggests an elevated (mono-rail) system as used in Europe, Asia and USA. | <p>New road infrastructure and upgrades will be in accordance with more detailed traffic studies undertaken as the development proceeds, based on the ultimate development (refer to section 4.0 Infrastructure Plan).</p> <p>Council will undertake separate consultation program in relation to the light rail project.</p> | N |
| Sub 22 75 | 48. | Submitter supports a good light rail system/transport system to move people around, noting that it has the potential to revolutionise the area. | Support noted. | N |
| e. Traffic | | | | |
| Sub 28 | 49. | Submitter notes that establishing a threshold solution to the First/Aerodrome/Maud intersection will be a valuable outcome for both traffic management and image reasons. Another key concern is the connection of First Avenue to Maroochy Boulevard which could generate an increase in vehicle traffic along “shared zoned” Duporth Avenue. Traffic Engineering design brief should maintain Horton Parade as the through traffic corridor. | <p>The preparation of the development scheme was informed by specialist consultant advice. This included traffic engineering advice addressing impacts to the surrounding road network and recommendations on the design of an efficient and safe street and movement network. The comments made are acknowledged. For the most part, the comments reflect the need for</p> | N |

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| | | | further traffic investigations, at the detailed planning and design stage of the project, to ensure external impacts are appropriately addressed. The latter is accepted and has been acknowledged within the traffic assessment report. It is accepted that the details of road infrastructure and impacts of adjacent features (properties, driveways, drains, intersections, etc.) need to be investigated at the detailed planning and design stage of the project. | |
| Sub 45 | 50. | Submitter questions the omission of a direct connection to the Sunshine Motorway from the PDA. Submission raises concern about bus routes and lack of direct access to the Motorway. Submission outlines concern about exacerbating existing traffic problems around Sunshine Plaza (particularly around peak times) and suggests that Plaza Parade could be a one way road. | The preparation of the development scheme was informed by specialist consultant advice. This included traffic engineering advice addressing impacts to the surrounding road network and recommendations on the design of an efficient and safe street and movement network. As part of the proposed road network within the PDA, a new sub-arterial traffic route is proposed, and this will carry some of the traffic demand that would otherwise be met by the external road network. Further traffic investigations at the detailed planning and design stage of the project will be undertaken. | N |
| Sub 46 | 51. | Submitter is concerned that retail space split by busy roads will not be successful. | It is recognised and accepted that there needs to be further traffic investigations, at the detailed planning and design stage of the project, to ensure queuing impacts are appropriately addressed, pedestrian and cyclist needs are accommodated, public transport needs are accommodated and external intersection requirements are addressed (e.g. along Plaza Parade and Horton Parade). | N |
| Sub 46 | 52. | Submitter suggests that the increased traffic will require expansion of surrounding roads and intersections. | A number of new roads and intersections will be delivered as part of the PDA's development which will provide improved connectivity and road capacity by taking the pressure off the existing road network and providing alternative traffic routes throughout Maroochydore. A Traffic Assessment prepared by Cardno (16 January 2014) as a background report to the Proposed Development Scheme has indicated that with appropriate upgrades, traffic | N |

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| | | | can be managed within acceptable standards of service. Further traffic investigations will be undertaken at the detailed planning and design stage of the project. | |
| Sub 50 | 53. | Submitter is very concerned about traffic issues on Aerodrome Road. It is already congested and the timing of the lights at Maud Street and First Avenue only adds to the congestion. Submitter is also concerned about traffic into Primary School Road. | <p>The lack of current road connections through the Horton Park Golf Course has been a key contributor to traffic congestion experienced at times in Maroochydore.</p> <p>A number of new roads and intersections will be delivered as part of the PDA's development which will provide improved connectivity and road capacity by taking the pressure off the existing road network and providing alternative traffic routes throughout Maroochydore.</p> <p>At this stage, it is expected that new, or changes to existing intersections will be required at:</p> <ul style="list-style-type: none"> • First Avenue / Aerodrome Road; • Maud Street / Dalby Street; • Plaza Parade (adjacent to the Sands Tavern); and • Dalton Drive. <p>A number of other linkages will be considered as the development progresses.</p> | N |
| Sub 58 | 54. | <p>Submitter states that the Proposed Development Scheme does not consider road infrastructure outside the PDA hierarchy, how the Proposed Development Scheme will connect or infrastructure contributions to the wider infrastructure networks affected by the development of the Proposed Development Scheme (e.g. does not adequately plan for the connections and upgrade of Plaza Parade).</p> <p>Submission includes an assessment by Lambert & Rehbein of the Traffic Study (Annex B).</p> | <p>The preparation of the development scheme was informed by specialist consultant advice. This included traffic engineering advice addressing impacts to the surrounding road network and recommendations on the design of an efficient and safe street and movement network. A Traffic Assessment prepared by Cardno (16 January 2014) as a background report to the Proposed Development Scheme has indicated that with appropriate upgrades, traffic can be managed within acceptable standards of service. Further traffic investigations will be undertaken at the detailed planning and design stage of the project.</p> <p><i>Traffic Engineering</i> As part of the proposed road network within the PDA, a new sub-arterial</p> | N |

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| | | | <p>traffic route is proposed, and this will carry some of the traffic demand that would otherwise be met by the external road network.</p> <p>It is recognised that the traffic assessment uses relatively course modelling (SATURN). This is considered to be adequate for initial planning purposes. It is recognised that there needs to be further traffic investigations at the detailed planning and design stage of the project, to ensure external impacts are appropriately addressed.</p> <p><i>Public Transport</i> The precinct planning makes appropriate allowance for the CAMCOS corridor and rail station as part of the overall transport scheme, but the project itself it not predicated by provision of the rail station. The timing for delivery of the CAMCOS components is the responsibility of the Department of Transport and Main Roads.</p> <p><i>Pedestrian and Cycle Travel Modes</i> The study has made significant consideration of pedestrians and cyclists as a key transport mode. Whilst the transport planning has made appropriate allowance for this, it is premature at this stage to identify the detailed infrastructure requirements, other than that shown in the typical road cross sections and indicate the network in Map 7.</p> <p>The movement of pedestrians between the Sunshine Plaza and the PDA precinct has been considered and will be accommodated by pedestrian linkages (shared paths and signalised crossings) that have been identified between the Sunshine Plaza and the PDA precinct adjacent to Mungar Street (at Plaza Parade) and Cornmeal Creek (at Plaza Parade). Details of the necessary infrastructure have not been identified other than that shown in the typical road cross sections.</p> <p>Pedestrian connectivity between the</p> | |

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| | | | <p>transit precinct and the adjacent retail and commercial land uses has been considered and will be accommodated by pedestrian linkages (shared paths and signalised crossings) throughout the precinct and adjacent to Mungar Street (at Plaza Parade) and Cornmeal Creek (at Plaza Parade). Details of the necessary infrastructure have not been identified other than that shown in the typical road cross sections.</p> <p><i>Limitations of External Network Analysis</i> It is recognised and accepted that there needs to be further traffic investigations, at the detailed planning and design stage of the project, to ensure queuing impacts are appropriately addressed, pedestrian and cyclist needs are accommodated, public transport needs are accommodated and external intersection requirements are addressed (e.g. along Plaza Parade and Horton Parade).</p> <p>The traffic forecasts used in the traffic modelling task are based on mode shares adopted in the Sunshine Coast Traffic Forecast Model (SCTFM) which reflects mode share and traffic generation rates previously adopted and accepted by Council.</p> <p><i>Specific External Road Network Issues</i> The comments made in this section of the submission are acknowledged. For the most part, the comments reflect the need for further traffic investigations, at the detailed planning and design stage of the project, to ensure external impacts are appropriately addressed. The latter is accepted and has been acknowledged within the traffic assessment report.</p> <p>It is accepted that the details of road infrastructure and impacts of adjacent features (properties, driveways, drains, intersections, etc)</p> | |

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| | | | need to be investigated at the detailed planning and design stage of the project. | |
| Sub 61 | 55. | <p>Submitter raises concern about the impact on the external road network and lack of consideration of what upgrades to existing intersections may be required. It also outlines concern about the impacts on the Sands Tavern's operations as a result of the proposed road link through the site to Plaza Parade.</p> <p>Submitter states that the widths of the new proposed roads do not complement and have the potential to create significant conflicts with the existing road infrastructure located outside the PDA e.g. at the proposed new intersection with Plaza Parade at Carnaby Street.</p> <p>The owners of 1 Carnaby Street are concerned that the road options in the Proposed Development Scheme are not workable within the existing Plaza Parade reserve and may require significant further amendment.</p> | <p>A Traffic Assessment was prepared by Cardno (16 January 2014) as a background report to the Proposed Development Scheme has indicated that with appropriate upgrades, traffic can be managed within acceptable standards of service. Further traffic investigations will be undertaken at the detailed planning and design stage of the project.</p> <p>As part of the proposed road network within the PDA, a new sub-arterial traffic route is proposed, and this will carry some of the traffic demand that would otherwise be met by the external road network.</p> <p><i>Impacts on Site at 1 Carnaby Street</i> The new road proposed between Plaza Parade and the PDA adjacent to 1 Carnaby Street is proposed as a bus only connection. It is noted that the cross section of the road infrastructure connecting to Plaza Parade is not intended to be 74m wide at this location. Details of road infrastructure (other than typical cross sections) and impacts on adjacent properties, for this bus only link and other road links, will be developed as part of further investigations at the detailed planning and design stage of the project.</p> | N |
| Sub 73 | 56. | Submitter suggests more traffic will be directed through low density areas south of the site and suburban context of Bungama, Allambie and Dalby Streets should be protected; | <p>The preparation of the development scheme was informed by specialist consultant advice. This included traffic engineering advice addressing impacts to the surrounding road network and recommendations on the design of an efficient and safe street and movement network. As part of the proposed road network within the PDA, a new sub-arterial traffic route is proposed, and this will carry some of the traffic demand that would otherwise be met by the external road network.</p> <p>A Traffic Assessment was prepared by Cardno (16 January 2014) as a background report to the Proposed</p> | N |

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| | | | <p>Development Scheme has indicated that with appropriate upgrades, traffic can be managed within acceptable standards of service. Further traffic investigations will be undertaken at the detailed planning and design stage of the project.</p> <p>In addition, based on the proposed connectivity of the internal street and movement network with the external road network, significant levels of additional traffic on surrounding local residential streets is not anticipated.</p> <p>It is accepted that the details of road infrastructure and impacts of adjacent features (properties, driveways, drains, intersections, etc) need to be investigated at the detailed planning and design stage of the project.</p> | |
| Sub 73 | 57. | Submitter suggests that Aerodrome Road will become a major gateway and requires activation by undergrounding of overhead power, large street tree plantings and wider footpaths. | Submission noted – Aerodrome Road is located outside the PDA. | N |
| Sub 79 | 58. | Submitter notes that whilst opening up golf course will relieve current traffic congestion, the higher densities will contribute to future traffic problems. | The preparation of the development scheme was informed by specialist consultant advice. This included traffic engineering advice addressing impacts to the surrounding road network and recommendations on the design of an efficient and safe street and movement network. As part of the proposed road network within the PDA, a new sub-arterial traffic route is proposed, and this will carry some of the traffic demand that would otherwise be met by the external road network. Appropriate measures to address such deficiencies will be the subject of further traffic investigations at the detailed planning and design stage of the project. A Traffic Assessment was prepared by Cardno (16 January 2014) as a background report to the Proposed Development Scheme has indicated that with appropriate upgrades, traffic can be managed within acceptable standards of service. | N |
| Sub 82 | 59. | Submitter requests that Council places specific emphasis on turning traffic away from the Main (Mungar) Street-Plaza | There is no intent to provide an “arterial road connection” into Mungar Street (at Plaza Parade) | N |

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| | | intersection as modelling shows that this intersection will be likely to be over capacity immediately. | <p>opposite the existing Sunshine Plaza shopping centre. The connection to Mungar Street is proposed to be a "Major Collector" street and is therefore not intended to carry long distance through traffic.</p> <p>It is recognised that the Mungar Street/Plaza Parade intersection will have capacity limitations. Appropriate measures to address this will be the subject of further traffic investigations at the detailed planning and design stage of the project.</p> | |
| Sub 85 | 60. | <p>Submitter expresses concern that the Proposed Development Scheme does not include any new access to the Sunshine Motorway. Other concerns raised include:</p> <ul style="list-style-type: none"> • Aerodrome Road is designated as an Arterial Road but this feeds directly into the beachfront road called Alexandra Parade. Beaches with surf clubs are important community assets and should not be viewed as traffic corridors; • concern about bus routes and lack of direct access to the Motorway; • concern about how the already overloaded beachfront road Alexandra Parade and Pacific Terrace and Buderim Avenue will be used to carry the traffic out of the proposed Maroochydore City Centre; • questions recent studies regarding the load and wait time through Maroochy Boulevard; and • requests urgent implementation of the SM20-32 service road and motorway access point so that additional traffic created by Maroochydore City can be diverted through other Maroochydore arterial roads. | <p>The preparation of the development scheme was informed by specialist consultant advice. This included traffic engineering advice addressing impacts to the surrounding road network and recommendations on the design of an efficient and safe street and movement network. As part of the proposed road network within the Proposed Development Scheme, a new sub-arterial traffic route is proposed, and this will carry some of the traffic demand that would otherwise be met by the external road network.</p> <p>A Traffic Assessment was prepared by Cardno (16 January 2014) as a background report to the Proposed Development Scheme has indicated that with appropriate upgrades, traffic can be managed within acceptable standards of service. Further traffic investigations will be undertaken at the detailed planning and design stage of the project.</p> | N |
| Sub 88 | 61. | <p>Submitter requests that the traffic calming measures previously identified in the PAC for the intersection of Bungama Street and Second Avenue be maintained/continued;</p> <p>Submitter outlines that the new intersection of First Avenue and Aerodrome Road be constructed in such a way so as to allow immediate implementation of a left hand turn from Aerodrome Road into Maud Street independent of the green light;</p> <p>Submitter states that no traffic should be</p> | <p>A number of new roads and intersections will be delivered as part of the PDA's development which will provide improved connectivity and road capacity by taking the pressure off the existing road network and providing alternative traffic routes throughout Maroochydore.</p> <p>At this stage, it is expected that new, or changes to existing intersections will be required at:</p> <ul style="list-style-type: none"> • First Avenue / Aerodrome Road; | N |

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| | | allowed to continue north up Bungama Street of the new traffic signals at the intersection of Second Avenue and Bungama Street from north of Second Avenue. This would make traffic flow after easier for those who access Maud Street from Aerodrome Road. | <ul style="list-style-type: none"> • Maud Street / Dalby Street; • Plaza Parade (adjacent to the Sands Tavern); and • Dalton Drive. <p>A number of other linkages will be considered as the development progresses.</p> <p>Further traffic investigations will be undertaken at the detailed planning and design stage of the project.</p> | |
| OPEN SPACE | | | | |
| a. Open Space and Design | | | | |
| Petition Notifications | 62. | <p><u>Petition Notifications</u></p> <p>The Save Horton Park petition notifications submit that Horton park should be saved for community use, open green space and arts/entertainment/culture centre.</p> <p>Potential community uses for a central park include:-</p> <ul style="list-style-type: none"> • Botanic and community gardens(edible gardens) • Outdoor leisure activity • Bike paths • Running circuits • Municipal buildings • Entertainment centre • Environmental education • Arts and culture • Amphitheatre • Conference and events | <p>Provision of open space, community infrastructure and key road connections are considered as high priorities for the PDA. The development of economic activity, creation of employment opportunities and broadening the local economic base of the Sunshine Coast has been given equal consideration.</p> <p>As such Council has pursued a balanced outcome for the PDA where some 21 hectares of open space will be made publicly accessible. The open space network will comprise approx. 9.5 ha of waterways and more than 12ha of parkland, civic plazas and promenades – an area equivalent almost two and half times that of the existing Cotton Tree Esplanade Park (between Duporth Avenue bridge and the Pincushion Caravan Park). A further 3.2ha has been set aside for the Sunshine Coast Entertainment, Convention and Exhibition Centre.</p> <p>The Maroochydore Parklands Precinct is intended to become a major community and regional destination for informal recreation, respite and community activities. The Parklands provide opportunity for many of the uses suggested by the 'Save the Horton Park' petition including the following:</p> <ul style="list-style-type: none"> • Play areas • Multi use path and trail network, • Boardwalks • Canoe and kayak launch areas • Amphitheatre | N |

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| | | | <ul style="list-style-type: none"> • public art and sculpture court • public square • shaded picnic areas and seating • open kick and throw areas • community facility building(Library)fitness equipment • Exhibition, Convention and Entertainment facility. | |
| Sub 1 7 9, 15 21 24 25 26 42 43 44 45 46 49 50 56 66 73 75 | 63. | <p>Submitters have raised various concerns about the amount, configuration and use of open space, including the following:</p> <ul style="list-style-type: none"> • the need for a defined and significant park for the centre of Maroochydore, rather than narrow strips or buffers between the buildings and transport corridors; • the best cities in the world usually have a large and dedicated park (e.g. Sydney, Hyde Park; New York, Central Park; London etc) for residents and tourists; • development within the PDA needs to be offset by retaining substantial parkland; • parkland area/greenspace is insufficient (quantum of open space should be maximised) and the proposed development is too built up and out of proportion with the rest of the area; • concern regarding the proposed use of open space (donated by the Horton Family) for urban purposes; • site provides a once in a lifetime opportunity to create a beautiful landmark park for all to use and attract visitors; • the scheme will result in further loss of green space, increased building heights and provides no real examination of alternate development areas; • opportunity for an extensive botanic and community garden space and library/museum; • concern whether the proposed Civic Plaza will be large enough to cope with a large meeting or concert; • objection to canals being used as open space; • concern that open space includes boardwalks and other "hard" elements – | <p>The Maroochydore City Centre Priority Development Area was declared by the Minister for Economic Development Queensland (MEDQ) at the request of the Sunshine Coast Council on 19 July 2013 in recognition of the economic significance of the site. Since this time, a detailed assessment of the area has been undertaken to deliver key public infrastructure and facilitate short and long term economic development benefitting the whole Sunshine Coast.</p> <p>In accordance with the Proposed Development Scheme, of the 53 hectares of undeveloped golf course land, approximately 21 hectares (or almost 40%) of the site is to be retained as open space of various forms including waterways, shaded picnic and seating areas, open lawns, playgrounds, boardwalks and promenades and civic/plaza spaces. More specifically, the proposed open space/parkland area comprises approximately 9 hectares of waterways and more than 12 hectares of parkland, civic plazas and promenades¹. A further 3.2 hectares has been set aside for the Sunshine Coast Entertainment, Convention and Exhibition Centre.</p> <p>The Proposed Development Scheme includes a civic plaza that is 1.4 hectares in area and will act as the key civic space and principal Public Square for the new town centre. This civic plaza, as a comparison, is twice</p> | N |

¹ The South East Queensland Regional Plan 2009-2031 defines open space (emphasis added) as: *"An area of land and/or water that has no or very few built structures, and which has most of its surface open to the sky. The surface may be modified from its natural condition (such as by clearing, ploughing, mowing or grazing) but is usually substantially unpaved. Open space can include forests, farm lands, beaches, swamps, natural lakes, lakes formed by dams, estuaries, inshore coastal waters, deserts and urban parks with no or few built structures. Open space may be owned publicly or privately".*

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| | | <p>should comprise lawn, parks and river (not man-made features);</p> <ul style="list-style-type: none"> • more open space links to Cotton Tree Esplanade required; • the best form of sustainability is to protect and retain green spaces and waterways; • concerns over linear nature of open space. | <p>the size of King George Square in Brisbane and provides a significant civic gathering space for the Sunshine Coast.</p> <p>Accordingly, it is considered that the Proposed Development Scheme provides an appropriate balance of open space and developable land.</p> | |
| Sub 19 | 64. | Submitter raises concern about unusable open space and lack of shade on the concrete boardwalk which is unprotected from weather. | The Road Hierarchy Profiles outlined in section 3.0 of the Proposed Development Scheme provide for substantial plantings along all key streets to create shade and reinforce the parkland character of the city centre. | N |
| Sub 82 | 65. | Submitter states that Council should amend the plan to acknowledge and honour the Trust dated 16 October 1930 (Horton Park Trust). | Submission is not considered relevant to making the Development Scheme. If such a trust exists, the obligation to carry out the requirements of the Horton Trust lies with the Horton Park Golf Club Maroochydore Incorporated and not Council. | N |
| Sub 90 | 66. | Request that the Parkland Precinct proposed to adjoin submitter's property is kept at a maximum size to preserve existing views and highlights concerns regarding the proposed library building for the civic plaza as it will erode some of the open space. | <p>Given that a potential future library building will be located within an open space setting, adverse impacts upon the views and outlook of surrounding development will be minimised. In addition, the footprint of the building will be relatively small and will not occupy a substantial proportion of open space.</p> <p>The size of the civic square is approximately 1.4 Ha that is, by comparison, twice the size of King George Square in Brisbane.</p> | N |
| b. Waterways | | | | |
| Sub 19 | 67. | Submitter raises concerns that the waterways are shallow and will end up as an unclean, litter filled swamp, requiring costly cleaning and maintenance. | <p>The creation of new waterways through the open space areas will ensure stormwater is directed through the site and out to Cornmeal Creek and ultimately the Maroochy River, even in the most extreme storm events. These waterways will also create a unique amenity feature for the new Maroochydore City Centre.</p> <p>The development of the Maroochydore City Centre will incorporate a series of water quality treatment devices which will ensure that the quality of water which enters the adjacent waterways meets</p> | N |

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| | | | necessary standards. This will include well tested filtration systems located in the stormwater system as well as wetlands and rain gardens which use plants to absorb certain pollutants. | |
| Sub 25 89 | 68. | Submitters questioned the useability and safety of the proposed waterways and potential to attract anti-social behaviour. | <p>The creation of new waterways through the open space areas will ensure stormwater is directed through the site and out to Cornmeal Creek and ultimately the Maroochy River, even in the most extreme storm events. These waterways will also create a unique amenity feature for the new Maroochy City Centre.</p> <p>The PDA will have residential development and other “after hours” uses throughout the precinct to increase passive surveillance.</p> | N |
| PRECINCT 1 – MAROOCHYDORE PARKLANDS | | | | |
| Sub 28 | 69. | Submitter outlines that the Proposed Development Scheme should include a definitive statement regarding the location of Council’s chambers and centralised offices. A civic plan that is intended to create a heart should include the highest order of administrative and government services. | The Proposed Development Scheme makes allowance for land uses associated with commercial office space, which could include new Council offices; however, at this time, no such proposal exists. Development of the Proposed Development Scheme will establish Maroochy as the pre-eminent centre for the provision of regional civic facilities and will become the major economic and employment centre of the Sunshine Coast. | N |
| Sub 50 | 70. | Submitter does not support the location of the new library (particularly if Cotton Tree library was closed as a result). | The Proposed Development Scheme provides for the potential future establishment of a new regional library within the Maroochy Parklands Precinct. The timing of this facility and its impact on other services is subject to further investigation by Council. | N |
| Sub 81 | 71. | Submitter highlights the need for a public meeting place on the Sunshine Coast, as well as attractive public open spaces. Council has an opportunity to attempt to create public amenity that is much needed and should give consideration to people instead of developers and business. | <p>Development of the Proposed Development Scheme will establish Maroochy as the pre-eminent centre for the provision of regional civic facilities and will become the major economic and employment centre of the Sunshine Coast.</p> <p>The Proposed Development Scheme provides approximately 40% of the Council owned site (namely Horton Park Golf Course) to be retained as open space, including approximately 9 hectares of waterways and more</p> | N |

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| | | | than 12 hectares of parkland, civic plazas and promenades which will provide many opportunities for the provision of a range of formal and informal meeting places. | |
| Sub 2 | 72. | Submitter states that whilst the precinct intent for Precinct 1 is primarily for recreation and outdoor use, the Table of Development for the Parklands Precinct does not prohibit any commercial/residential development nor define/restrict permissible development to Parks/Waterways/Landings as per the preferred land uses. | In order to ensure the greatest levels of flexibility for the Proposed Development Scheme, including scope for the provision of supporting ancillary uses (eg. coffee shops / kiosks, etc), it is proposed that residential/commercial development remain as permissible development in this Precinct. As such, the <i>Level of Assessment Table for Precinct 1: Maroochydore Parklands Precinct</i> (p.23) indicates that commercial/residential development would be permissible development in this Precinct. However, permissible development requires a PDA development application to be lodged with the MEDQ for assessment and decision. Section 3.2.6 of the Proposed Development Scheme outlines that PDA assessable development (including permissible development) must demonstrate how it is consistent with the PDA vision, PDA-wide development criteria and Precinct Provisions and should demonstrate that the development will not compromise or unreasonably prejudice opportunities for the development of the remaining area in the precinct. | N |
| PRECINCT 2: COMMUNITY FACILITIES AND ENTERTAINMENT (INCLUDING SUNSHINE COAST ENTERTAINMENT, CONVENTION AND EXHIBITION CENTRE (SCECEC)) | | | | |
| Sub 2 | 73. | Submitter queries the location of the Commercial Facilities and Entertainment Precinct (Precinct 2) adjacent to existing residential dwellings causing a nuisance to residents and creating a negative perception of the precinct. The precinct is isolated from the PDA (e.g. no light rail connections) and should be relocated to a more central location (also near parking stations). | The Community Facilities and Entertainment Precinct (Precinct 2) is located on the edge of the central lake and is proposed to accommodate regional level community infrastructure for major entertainment, tourism and community facilities, including the proposed Sunshine Coast Entertainment, Convention and Exhibition Centre (SCECEC). This will be a major community asset for the whole of the Sunshine Coast providing opportunities for major events and may also adjoin a residential hotel complex. The Precinct will provide pedestrian | Y |

| Sub # | Issue # | Issue/Comment | Response | Amendment Y - yes N - no |
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| | | | <p>linkages to the southern part of the Maroochydore Parklands Precinct and the Corso. It will also provide bridge concourses to connect the facility to Main Street. As shown on Map 3 (Zones and Precincts Plan) of the Proposed Development Scheme, the periphery of Precinct 2 is included in the Recreation and Open Space Zone to provide an appropriate transition and interface to surrounding development. In addition, Map 4 (Precinct Development Principles Plan) requires a minimum 20 metre wide landscape buffer to adjacent residential development to the south and east of Precinct 2, providing ample opportunity for buffering and separation to surrounding residential uses. Furthermore, the detailed design of any buildings within this Precinct will need to ensure appropriate noise attenuation measures are addressed.</p> <p>To reinforce this outcome, it is proposed that the following provision be included under section 3.7 (Precinct 2 – Community Facilities and Entertainment Precinct) to ensure that the acoustic amenity of existing residents is not adversely impacted:</p> <p><i>“(j) provide suitable acoustic treatment to minimise adverse impacts to adjoining residential development”.</i></p> | |
| Sub 10 | 74. | Submitter outlines that the Convention Centre should be designed to ensure that provides for international performers (e.g. Ballet, Q50) and also local performers. | The intent for Precinct 2 – Community Facilities and Entertainment Precinct acknowledges the need for the facility to provide a range of purposes and states “... <i>this precinct will accommodate regional level community infrastructure for major entertainment, tourism and community facilities</i> ” (p.24). | N |
| Sub 22 | 75. | Submitter supports a first class Entertainment and Convention Centre in Maroochydore to attract big name artists and shows. A first class entertainment centre would attract more people to the coast to live and employment opportunities for young people. | Support noted. | N |
| Sub 29 | 76. | Submitter suggests that the SCECEC needs to cater for the whole of the Sunshine Coast | The SCECEC is planned to be a major community asset for the whole | Y |

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| | | for national and international events and questions whether there is enough space for parking on the SCECEC site and measures to mitigate noise impacts for outdoor concerts etc. | <p>of the Sunshine Coast providing opportunities for major events and may also adjoin a residential hotel complex. Design of the SCECEC will address car parking and noise issues.</p> <p>It is proposed that the following provision be included under section 3.7 (Precinct 2 – Community Facilities and Entertainment Precinct) to ensure that the acoustic amenity of existing residents is not adversely impacted: <i>“(j) provide suitable acoustic treatment to minimise adverse impacts to adjoining residential development”.</i></p> | |
| Sub 53 | 77. | Submitter notes that the success or otherwise of the City Centre may well depend how it begins and strongly believes that the Community Facilities and Entertainment Precinct has a critical role to play in this beginning and provide a needed catalyst for future growth and development. Council should prioritise efforts to attract Government and/or Private Sector investment to provide the types of major recreation and civic entertainment facilities the Region requires. | <p>Community Facilities Infrastructure requirements are noted in section 4.0 (Infrastructure Plan) of the Proposed Development Scheme.</p> <p>In addition, the Implementation Strategy (Section 5 of the Proposed Development Scheme) requires the preparation of a coordinated marketing plan and economic development investment strategy as a means of ensuring a strategic and focussed approach to attracting investment in all forms to the Maroochydore City Centre.</p> | N |
| Sub 60 74 | 78. | Submitter contends that the entertainment precinct be relocated into the core retail precinct to allow a mixture of public and private uses and mitigate potential for amenity impacts. Raises concern that the site is isolated and too close to existing houses. | <p>The Community Facilities and Entertainment Precinct (Precinct 2) is located on the edge of the central lake and is proposed to accommodate regional level community infrastructure for major entertainment, tourism and community facilities, including the proposed Sunshine Coast Entertainment, Convention and Exhibition Centre (SCECEC). This will be a major community asset for the whole of the Sunshine Coast providing opportunities for major events and may also adjoin a residential hotel complex.</p> <p>The Precinct will provide pedestrian linkages to the southern part of the Maroochydore Parklands Precinct and the Corso. It will also provide bridge concourses to connect the facility to Main Street. As shown on Map 3 (Zones and Precincts Plan) of</p> | Y |

| Sub # | Issue # | Issue/Comment | Response | Amendment Y - yes N - no |
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| | | | <p>the Proposed Development Scheme, the periphery of Precinct 2 is included in the Recreation and Open Space Zone to provide an appropriate transition and interface to surrounding development. In addition, Map 4 (Precinct Development Principles Plan) indicates a minimum 20 metre wide landscape buffer to adjacent residential development to the south and east of Precinct 2, providing ample opportunity for buffering and separation to surrounding residential uses. Furthermore, the detailed design of any buildings within this precinct will need to ensure appropriate noise attenuation measures are addressed.</p> <p>To reinforce this outcome, it is proposed that the following provision be included under section 3.7 (Precinct 2 – Community Facilities and Entertainment Precinct) to ensure that the acoustic amenity of existing residents is not adversely impacted:</p> <p><i>“(j) provide suitable acoustic treatment to minimise adverse impacts to adjoining residential development”.</i></p> | |
| PRECINCT 7 – RESIDENTIAL PRECINCT | | | | |
| Sub 8, 31, 32, 34, 35, 36, 37, 38, 39, 40, 41, 42, 47, 48, 49, 59, 64, 66, 67, 68, 75, 77, | 79. | <p>A number of submitters (26 in total) raised concern regarding proposed eight storey residential unit/cafe development in Precinct 7. Key concerns related to:</p> <ul style="list-style-type: none"> • impact on views, outlook and privacy; • visual eyesore/out of character; • loss of vegetation and biodiversity; • loss of green space; • height and design of building; • loss of open space; • localised flooding concerns; • increased traffic; • noise; • impact on property values; • overshadowing • overdevelopment; • rights of existing residents; • should be further separated from existing residential development; • need; and • Council precedent in removing this | <p>A number of submissions have raised concerns about the proposed eight storey residential development in <i>Precinct 7 – Residential Precinct</i>. The Residential Precinct provides for development yields up to approximately 200 residential dwellings and 100m² gross floor area for retail uses. The Precinct 7 intent is for residential development which is in keeping with the residential land uses existing in Dalton Drive and Hazeltine Court, surrounding the southern lake.</p> <p>The following provides a response to the key issues raised in relation to the proposed development of Precinct 7:</p> <ul style="list-style-type: none"> • <i>Views, outlook, privacy and vegetation</i> - Precinct 7 is setback a minimum of 20 metres | Y |

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| 78, 83, 84, 86. | | <p>development previously and expectations that land would not be developed.</p> <p>One submitter offered support for development in this precinct if it was limited to 2 storeys.</p> | <p>from the northern boundary of the Dalton Drive residences to preserve the existing outlook from these residences. There is an established vegetated buffer immediately adjoining the boundary of the Dalton Drive residences with the existing golf course. The Proposed Development Scheme does not propose any development immediately adjoining this boundary, to ensure that the vegetation and outlook from these residences will be preserved;</p> <ul style="list-style-type: none"> • <i>Height and Design</i> – The maximum proposed height of buildings in Precinct 7 is eight storeys. The PDA-wide development criteria that applies to assessable development seeks site responsive built form which “<i>viii. Ensures buildings located on the boundaries of the PDA are designed to provide an appropriate transition to buildings on adjoining sites</i>” (p. 12); • <i>Loss of Open Space</i> - Precinct 7 (Residential Precinct) offers a unique residential product and amenity not provided elsewhere in the Proposed Development Scheme. The residential development proposed within Precinct 7 does not reduce the amount of open space provided in the scheme. Consistent with the endorsed master plan, 40% of the Council owned land comprising the (Horton Park Golf Club site) remains allocated to open space/waterway/public realm; • <i>Flooding</i> - The Cornmeal Creek Flood Study, which supports the Proposed Development Scheme demonstrates that the development of the PDA will not have an adverse impact on flood levels external to the PDA; • <i>Traffic</i> – The map for Precinct 7 | |

| Sub # | Issue # | Issue/Comment | Response | Amendment Y - yes N - no |
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| | | | <p>(p.40) indicates that traffic is to enter the proposed development along the western boundary, away from the interface to the surrounding residential properties in the south;</p> <ul style="list-style-type: none"> • <i>Noise</i> – It is considered the minimum 20m setback between the proposed development and the existing residential properties to the south is adequate to maintain reasonable levels of residential amenity; • <i>Impact on property values</i> – the Proposed Development Scheme will increase the accessibility of local residents to a range of higher order commercial, retail and civic uses, as well as enhanced public access to high quality open space; • <i>Need</i> - There is significant community benefit in locating residential development in this location, as it will provide activation and surveillance of the southern parklands. An undesirable consequence of removing this residential development would be a lack of surveillance in this part of the PDA and subsequent potential risks of vandalism, illegal dumping and anti-social behaviour. <p>No change is proposed to the residential intent for this precinct or key development yields, however, it is recommended that the scheme be amended to provide for a 30m setback from the adjoining residential property boundary located to the south of the site and a 2 storey height limit apply to the area closest to the existing Dalton Drive residential development with a maximum 8 storey height limit retained for the balance area of the precinct(refer to amended Map 6 Maximum Building Heights).</p> <p>It is also recommended that the</p> | |

| Sub # | Issue # | Issue/Comment | Response | Amendment Y - yes N - no |
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| | | | <p>second paragraph in the Precinct Intent be amended to read as follows:</p> <p><i>“It will comprise 2 storey development in that part of the Precinct located closest to the residential development to the south and up to a maximum height of 8 storeys for the balance of the precinct in compliance with Map 5 Maximum Building Heights, achieving medium and high density uses and capitalising on the amenity and character of the southern parklands.”</i></p> <p>It is further recommended that the following Precinct Outcome be inserted:</p> <p><i>“is located a minimum 30m from the property boundary of the adjoining residential development located to the south of the precinct.”</i></p> | |
| INFRASTRUCTURE PLAN | | | | |
| Sub 28 | 80. | Submitter supports the roll out of new infrastructure over the coming years. | Support noted – no amendment proposed. | N |
| Sub 51 52 | 81. | Submitter seeks equity in infrastructure charges so as to not commercially disadvantage other landowners/developers in the wider Maroochydore Structure Plan Area. | Infrastructure charges for development within the Proposed Development Scheme will be calculated in accordance with the requirements of the <i>Sustainable Planning Act 2009</i> , in the same way as they would be calculated in any other part of the Sunshine Coast region. | N |
| Sub 58 | 82. | Submitter believes that the Proposed Development Scheme limits consideration of proposed infrastructure to direct site impacts within the PDA and does not appropriately consider infrastructure within the wider Maroochydore area or the contributions that should be made by development within the PDA to the city’s infrastructure networks beyond the site boundaries. The Traffic and Transport and Infrastructure Contributions provisions within the Development Scheme should be reviewed and amended to a level consistent with what would be required for other major developments. | <p>Various mechanisms exist which allow Council to obtain infrastructure funding from parties undertaking development in the PDA, including infrastructure charges and infrastructure agreements. These charges will be calculated in accordance with the requirements of the <i>Sustainable Planning Act 2009</i> in the same way as they would be calculated in any other part of the Sunshine Coast region.</p> <p>In addition, the Traffic assessment Report which supports the Proposed Development Scheme also addresses the impact on the external road network. More detailed modelling and assessment will be required as part of subsequent Precinct Planning.</p> | N |

| Sub # | Issue # | Issue/Comment | Response | Amendment Y - yes N - no |
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| | | | No amendment proposed. | |
| Sub 58 | 83. | <p>Key issues relating to traffic, transport and infrastructure included in assessment by Integran (Annex C) include:</p> <ul style="list-style-type: none"> • lack of external consideration (e.g. road hierarchy profiles and how it will fit with existing infrastructure outside the scheme); • lack of rigour and detail; • lack of detail regarding funding mechanisms and need for consistency with other major developments (e.g. need detail regarding the pedestrian promenade between the proposed retail core and Sunshine Plaza are lacking, relating to how this will be undertaken, when the promenade will be developed and who will provide the funding); • reliance on State infrastructure funding; • functionality of what is proposed; and • inaccurate contextual information, in particular whilst outside the PDA land, Lot 38 on RP854195 has been inaccurately described as parkland. | <p>The Traffic Assessment prepared in support of the Proposed Development Scheme addresses the impact on the external road network to the extent that can be determined at this time. More detailed modelling and assessment will be required as part of subsequent Precinct Planning and detailed intersection design.</p> <p>Various mechanisms exist which allow Council to obtain infrastructure funding from parties undertaking development in the PDA, including infrastructure charges and infrastructure agreements. These charges will be calculated in accordance with the requirements of the <i>Sustainable Planning Act 2009</i> in the same way as they would be calculated in any other part of the Sunshine Coast Council area.</p> <p>It is recommended that all contextual mapping (external to PDA) be amended by removing the Parkland designations from Lot 38 on RP 854195.</p> | Y |
| Sub 71 | 84. | <p><i>Infrastructure - Sewerage</i></p> <p>Submitter notes that section 3.2.10 requires the landowner to enter into an infrastructure agreement to address provisions and requirements of the Infrastructure Plan and the Implementation Strategy. Unitywater are seeking advice as to whether Council wish to enter into an infrastructure agreement with Unitywater.</p> <p>Submitter would like to ensure that space and corridors are included in the design of the Proposed Development Scheme to ensure sewage infrastructure can be provided. In addition it would seek to pre-lay some of the required pressure pipeline as party of any construction activity associated with any early adjacent development. The intent would be to minimise future disturbance to developed areas.</p> <p>The preferred location of the sewage pump station is included on a map attached to the submission.</p> | <p>Council acknowledges the need to engage with Unity Water with a view to ensuring the timely delivery of necessary sewerage infrastructure. Once the development scheme is made, Council will seek to meet with Unity water representatives to discuss these matters.</p> | N |
| Sub 80 | 85. | <p>Submitter support intent for Council to fund all site infrastructure to gain investor confidence. Submitter questions impact on</p> | <p>The delivery of infrastructure is a key component to facilitating development within the PDA and</p> | N |

| Sub # | Issue # | Issue/Comment | Response | Amendment Y - yes N - no |
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| | | external infrastructure and how it will be funded and the timing for delivery. | <p>ensuring adequate funding for this infrastructure is vital. Various mechanisms exist which allow Council to obtain infrastructure funding from parties undertaking development in the PDA including infrastructure charges and infrastructure agreements. These charges will be calculated in accordance with the requirements of the <i>Sustainable Planning Act 2009</i>, in the same way as they would be calculated in any other part of the Sunshine Coast region.</p> <p>Other funding sources, such as external funding programs, may also be sought by Council to fund major works such as community facilities. Proceeds from the sale of land for private investment within the PDA will also be a major source of revenue for Council and this will assist in funding the construction of future infrastructure.</p> | |
| IMPLEMENTATION STRATEGY (INCLUDING STAGING) | | | | |
| Sub 28 | 86. | Submitter outlines that staging of the Proposed Development Scheme is not sufficiently addressed and does not address the concept of interim land uses. | <p>Staging It is not considered appropriate to include development staging in a statutory planning framework such as the development scheme. However, the staging/phasing of infrastructure works will be considered in the overall infrastructure planning to ensure appropriate triggers are established for the timely delivery of these items.</p> <p>Interim land uses The Proposed Development Scheme provides for the establishment of interim land uses. In particular, Section 2.0 – Strategic Context – Structural Elements states: <i>“Provides suitable interim land uses that support or allow for future infrastructure around identified transport corridors, alignments and interchanges.”</i></p> <p>Further, section 3.2.15 provides that the MEDQ may approve an interim use if it can be demonstrated that an interim use will not preclude or delay an appropriate long term use or</p> | Y |

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| | | | intensity of development. | |
| Sub 53 | 87. | Business requires certainty and this will give the City Centre a better chance of long term success. | The Proposed Development Scheme seeks to provide a clear vision for the future development of the PDA. It provides clear requirements for development and as such certainty for future investment. | N |
| Sub 53 | 88. | <p>Submitter encourages Council to bring forward the initial stages of the City Centre to stimulate the local economy, noting the need for appropriate staging.</p> <p>Submitter states that Council must proceed to the next level of detailed planning as soon as possible so that fully serviced land can be made as quickly as possible, this should include significant detail on the proposed staging and the provision of essential infrastructure.</p> <p>Submission seeks commitment that the staging and release of land will be carefully managed and in a way that supports and not adversely affects local businesses and markets.</p> | Development sites within the PDA will only be released for market take up as supporting infrastructure is built. The release of development opportunities within the Proposed Development Scheme will be staged in line with market demand and in an orderly and structured manner. | N |
| Sub 53 | 89. | Submitter encourages Council to make marketing this historic development a high priority, including a strong emphasis on attracting investment from outside the region. | <p>The Proposed Development Scheme's Implementation Strategy (section 5.0) acknowledges the need for business attraction actions and accordingly includes the following provisions:</p> <p><i>"Establish a coordinated marketing plan and brand for the Maroochydore city centre".</i></p> <p><i>"Develop an economic development investment strategy focussed on coordinating investment attraction and diversifying employment opportunities while supporting organic business growth".</i></p> <p>No amendment proposed.</p> | N |
| Sub 58 | 90. | Submitter contends that there is information lacking on infrastructure provision, timing, staging and responsible entities. These elements are crucial for the development of a successful centre and it is recommended that the Proposed Development Scheme be revised to include substantial details relating to how the vision will be implemented, the targets, timeframes, and responsible entities. Without this information the Proposed Development Scheme will not successfully guide development or provide a level of | The Proposed Development Scheme is a strategic planning framework which acknowledges the need for key infrastructure (refer to Section 4.0 Infrastructure Plan) and defined actions (refer to Section 5.0 Implementation Strategy). It is also acknowledged that a significant body of more detailed work is required to bring the development of the Maroochydore City Centre to fruition and this will be | N |

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| | | certainty to other landholders and stakeholders as to what is permitted. | undertaken in a timely manner once the Development Scheme has been formally made. | |
| Sub 73 | 91. | Submitter contends that commercial areas around the site are presently untenanted and that addition of more commercial space must be planned to prevent further adverse impacts. | <p>The release of development opportunities within the PDA will be staged in line with market demand and in an orderly and structured manner. It is also expected that the types of urban development opportunities proposed for the PDA will attract a different but complementary type of commercial or retail tenant and developer to that already available within Maroochydore.</p> <p>In addition, development yields have been determined based on industry advice provided in support of the Proposed Development Scheme and prepared by Foresight Partners and CBRE.</p> | N |
| Sub 76 | 92. | <p>Submitter seeks information on the impacts of the required return on investment on Council's budget and delivery of the site. In particular:</p> <ul style="list-style-type: none"> • clearer communication is required on Councils drive to achieve a return on investment, the resultant impacts on council's budget and how the site is delivered; • overview of upfront costs and timeframe for recouping them; • articulate the social benefits of the PDA; • Clarity around ownership (e.g. waterways/open space and maintenance), management and funding of infrastructure; • Staging over 20 years including management and access to the balance of the site. | <p>Project returns will include revenue from the orderly sale of sites for development, provision of major open space and embellishments, serviced public land for civic and community facilities, construction of region building infrastructure and deferment of costs associated with alternative infrastructure construction on roadways external to the PDA.</p> <p>Development of the PDA will enable Council to deliver much needed community infrastructure, seed significant economic development opportunities and facilitate new employment generation while minimising cost burden to Council and, as a result, to the ratepayers of the Sunshine Coast.</p> <p>Accordingly, community and commercial returns will exceed PDA land and construction costs.</p> <p><i>Staging</i> Development sites within the PDA will only be released for market take up as supporting infrastructure is built. The release of development opportunities within the Proposed Development Scheme will be staged in line with market demand and in an</p> | N |

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| | | | <p>orderly and structured manner.</p> <p>It is considered that it is not appropriate to include development staging in a statutory planning framework such as the proposed Development Scheme.</p> <p>However, the staging/phasing of infrastructure works will be considered in the overall infrastructure planning to ensure appropriate triggers are established for a timely delivery of these items.</p> | |
| Sub 76 | 93. | <p>Submitter outlines the need to reflect market demands, without compromising existing centres. It is recommended that Council consider:</p> <ul style="list-style-type: none"> communicating plans to minimise perceived conflicts of interest; re-examine interim uses provided for in the Proposed Development Scheme; review height limitations and mixed use requirements (rarely successful); supports car parking facilities will be interim uses, along with other uses; supports the different car parking rates after introduction of rail; Proposed Development Scheme must reflect the needs of the broader property market, without compromising the role and function of existing centres; States that development yields (75,000m² and 165,000m²) are ambitious and over provision but then state that the heights should be increased to attract tenants and secure commercial return; Proposed staging is vital. | <p>Support is noted.</p> <p>Refer to responses above in relation to infrastructure delivery and market competition issues.</p> | N |
| Sub 80 | 94. | <p>Submitter outlines that Council and EDQ should move quickly to finalise the scheme and provide certainty to the investment community, whilst maintaining flexibility.</p> | <p>Council and EDQ are keen to progress the Proposed Development Scheme and expect that the scheme will be made by the MEDQ in mid 2014. Once made, the development scheme will provide the certainty for the investment community.</p> | N |
| Sub 80 | 95. | <p>Submitter outlines that the release of office and retail floor space should be based on a likely demand so that an oversupply situation is avoided</p> | <p>The release of development opportunities within the PDA will be staged in line with market demand and in an orderly and structured manner. It is also expected that the types of urban development opportunities proposed for the PDA will attract a different but complementary type of commercial</p> | N |

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| | | | <p>or retail tenant and developer to that already available within Maroochydore.</p> <p>It is intended that release of retail and commercial floor space will be governed by private enterprise investment.</p> | |
| Sub 80 | 96. | Interim land uses that generate income and benefit to the community should be considered. | The Proposed Development Scheme provides for the establishment of interim land uses, as outlined in section 3.2.15 Interim use. | N |
| OTHER MATTERS | | | | |
| a. Land acquisition | | | | |
| Sub 17 | 97. | Submitter raises concern about the impact of the potential road connections to Maud Street which could impact on the use of the site. It indicates a desire to consolidate the site with adjacent land within the PDA for future development. | Where external road connections are considered critical to service the PDA, Council will instigate necessary resumption powers in accordance with the <i>Acquisition of Land Act 1967</i> . Compensation to the landowner is in accordance with the <i>Acquisition of Land Act 1967</i> . Those properties identified as being required for road transport access to the PDA but located external to the PDA were identified in the Draft Sunshine Coast Planning Scheme that was publicly notified in late 2012. | N |
| Sub 23 | 98. | Submitter raises concern regarding the proposed road connection to Carnaby Street which runs through the property they own. Council needs to acquire the land and commence negotiations as soon as possible including the possibility of a land swap within the PDA. | At the appropriate time, once the development scheme is made Council will be in a position to enter into a negotiated settlement with the submitter in respect to acquisition of their land which may comprise of a land swap arrangement. | N |
| Sub 57 | 99. | Submitter opposes the location of road connection to Maud Street (Map 5.8) and a waterway (Master Plan and Concept Drawing No. 249401-SK013), as these will impact on an allotment they own. | Where external road connections are considered critical to service the PDA, Council will instigate necessary resumption powers in accordance with the <i>Acquisition of Land Act 1967</i> . Compensation to the landowner is in accordance with the <i>Acquisition of Land Act 1967</i> . Those properties identified as being required for road transport access to the PDA but located external to the PDA were identified in the Draft Sunshine Coast Planning Scheme that was publicly notified in late 2012. | N |
| b. Integration with City Centre | | | | |
| Sub 28 | 100. | Submitter recommends an inclusive vision for Maroochydore City Centre/integration with existing areas in the Maroochydore City Centre. | The Proposed Development Scheme includes a number of statements and provisions that seek to achieve integration with the existing Maroochydore City Centre. In particular, the Structural Elements | Y |

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| | | | <p>section (2.3) states that development within the Proposed Development Scheme should support delivery of the following elements:</p> <p><i>“positions the new city centre to the north-east of the PDA to <u>integrate with and influence surrounding land uses and future development opportunities beyond the PDA</u>” (p.4).</i></p> <p><i>“provides the highest concentration of core retail uses that, in <u>conjunction with the existing region shopping centre (Sunshine Plaza)</u>, form the retail centre for all of Maroochydore” (p.4).</i></p> <p>However, to provide further direction in relation to integration matters, it is proposed to insert a new map (Map 2: Strategic Context) as extrinsic material to contextually illustrate integration of the PDA with the broader Maroochydore City Centre. It is also proposed to insert a new subsection in Part 2.0 of the Proposed Development Scheme titled “Strategic Context” that will outline the key elements of the PDA that provide and promote integration with the broader Maroochydore City centre.</p> | |
| Sub 58 | 101. | <p>Submitter outlines that the Proposed Development Scheme should be revised to include details on how the proposed Scheme will integrate with the surrounding precincts, and existing road and pedestrian networks and how it will contribute to the Maroochydore wider Maroochydore City Centre. In particular:</p> <ul style="list-style-type: none"> • <i>Integration</i> - while the vision outlined in section 2.0 is supported, it is not carried through to implementation through effective planning measures (examples provided). The Proposed Development Scheme should be amended to include detailed planning outcomes and codes; • Mapping - the supporting Structural Elements Plan (Map 2), Zones and Precinct Plan (Map 3) do not encourage or support integration of the PDA to the wider Maroochydore City Centre and PRAC area. The strategic context map (Map 2: Structural Elements) has not | <p><i>Integration with existing Centre</i> The Proposed Development Scheme includes a number of statements and provisions that seek to achieve integration with the existing Maroochydore City Centre. In particular, the Structural Elements section (2.3) states that development within the Proposed Development Scheme should support delivery of the following elements:</p> <p><i>“positions the new city centre to the north-east of the PDA to <u>integrate with and influence surrounding land uses and future development opportunities beyond the PDA</u>” (p.4).</i></p> <p><i>“provides the highest concentration of core retail uses that, in <u>conjunction with the existing region shopping centre (Sunshine Plaza)</u>, form the retail centre for all of Maroochydore”</i></p> | Y |

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| | | <p>made any provision for integrating pedestrian, cyclist and road networks beyond the PDA boundary.</p> <ul style="list-style-type: none"> • <i>Definitions</i> - the Proposed Development Scheme provides limited definitions and guidance for permissible uses; • <i>Community assessment</i> - details are provided on precincts and preferred uses in section 3.0 however the information provides limited guidance for development or a thorough community assessment; • <i>Vertical integration and Codes</i> - Section 2.3 of the Proposed Development Scheme outlines the strategic context (structural elements). While structural elements are linked to achieving the vision, they lack guidance and implementation measures, limiting the ability to achieve the vision. Submission raises concern that the highest level of assessment proposed for consistent development is Code Assessment. The PDA Proposed Development Scheme development criteria, zone intents and precinct provisions lack sufficient detail and measurable objectives to act as a sufficient guide for development and need to be expanded, including drafting of provisions relating to integration with the rest of the Maroochydore City Centre. In the absence of such planning, future development within the PDA should be impact assessable. | <p>(p.4).</p> <p>However, to provide further direction in relation to integration matters, it is proposed to insert a new map (Map 2: Strategic Context) as extrinsic material to contextually illustrate integration of the PDA with the broader Maroochydore City Centre. It is also proposed to insert a new subsection in Part 2.0 of the development scheme titled “Strategic Context” that will outline the key elements of the PDA that provide and promote integration with the broader Maroochydore City Centre.</p> <p><u>Mapping</u> A new Active Transport map is proposed for inclusion in the Proposed Development Scheme to reflect the desire for an active transport network within the PDA and to identify connections to the external active transport network.</p> <p><u>Definitions</u> It is considered that the Proposed Development Scheme provides sufficient definitions for the range of permissible uses intended to occur in the PDA. Any undefined term assumes a common usage meaning.</p> <p><u>Community Assessment</u> It is recommended that the requirement for a Community Development Plan be included in the Implementation Strategy.</p> <p><u>Vertical Integration</u> It is considered that the Proposed Development Scheme translates the higher level vision/structural element requirements into assessment criteria, as demonstrated through provisions such as:</p> <p>Development within the Commercial Precinct achieves the following: ... “b. <i>integration with the transit plaza and the transit station and interchange (CAMCOS); Retail Core Precinct; regional shopping centre (Sunshine</i></p> | |

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| | | | <p><i>Plaza); and Plaza Parade”</i> (p.30).</p> <p>The Proposed Development Scheme provides an appropriate level of flexibility in the development assessment provisions as outlined in the PDA-wide development criteria (section 3.3) and Precinct Provisions (section 3.5). Further planning outcomes and codes are not considered necessary or appropriate.</p> | |
| Sub 58 | 102. | <p>Submitter contends that planning has not adequately taken into account and reflected the Maroochydore City Centre Principal Regional Activity Centre Structure Plan (PRAC Structure Plan). In particular:</p> <ul style="list-style-type: none"> • there is little reference in the Proposed Development Scheme to wider City Centre Planning; • the PDA Proposed Development Scheme area, zones and precinct designations are inconsistent with the planning for the wider City Centre contained in the PRAC; • the Proposed Development Scheme proposes a substantial increase in commercial and retail floor space over that included in the PRAC with no justification of the floor space or economic studies; • there is a significant risk that the development of the Proposed Development Scheme will not be able to be successfully achieved resulting in significantly delayed development or piecemeal development occurring, to the detriment of the whole Maroochydore City Centre. | <p>The <i>Economic Development Act 2012</i> provides a streamlined planning and development framework for Priority Development Areas that overrides local and state government planning instruments related to the use of land within a PDA.</p> <p><i>The Economic Development Act 2012</i> provides the planning and development framework for particular parts of the state declared as Priority Development Areas. The Proposed Development Scheme does not seek to regulate development outside of the declared area.</p> <p>The Proposed Development Scheme provides an appropriate level of development assessment provisions as outlined in the PDA-wide development criteria (section 3.3) and Precinct Provisions (section 3.5). The Proposed Development Scheme calls up additional assessment provisions through the consideration of relevant EDQ Guidelines. Further planning outcomes and codes are not considered necessary.</p> <p>Maroochydore is recognised 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.</p> <p>The Maroochydore City Centre PDA is a site of significant regional importance which will deliver key public infrastructure and facilitate short and long term economic development benefitting the whole</p> | N |

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| | | | <p>Sunshine Coast.</p> <p>A Market Research and Economic Demand Assessment was prepared by Foresight Partners and CBRE (20 November 2013) as a background report to the Proposed Development Scheme and is available on Council's website. The assessment concludes that the PDA is <i>"unlikely to adversely impact the quality, attractiveness and character of existing or proposed centres and their role in the economic and social life of the community. Accordingly, the proposed development represents a significant positive opportunity for Maroochydore and the Sunshine Coast region"</i> (p.17).</p> | |
| Sub 76 | 103. | <p>Submitter supports the establishment of a single integrated CBD for the region to provide a central location for the Coasts' commercial, civic and social activities. In delivering the CBD we must ensure:</p> <ul style="list-style-type: none"> • seamless integration with the existing CBD, retail uses such as Sunshine Plaza and Big Top; • Civic focus; • understanding of broader economic impacts; • seek clarity on the extent of economic assessment required including clarity of the extent of an economic impact assessment required to be undertaken by Council in creating the Proposed Development Scheme as opposed to the private sector under the <i>Sustainable Planning Act 2009</i>; • submits that Council chambers should be located within the PDA. | <p><i>Integration</i></p> <p>The Proposed Development Scheme includes a number of statements and provisions that seek to achieve integration with the existing Maroochydore City Centre. In particular, the Structural Elements section (2.3) states that development within the Proposed Development Scheme should support delivery of the following elements:</p> <p><i>"positions the new city centre to the north-east of the PDA to <u>integrate with and influence surrounding land uses and future development opportunities beyond the PDA</u>" (p.4).</i></p> <p><i>"provides the highest concentration of core retail uses that, in <u>conjunction with the existing region shopping centre (Sunshine Plaza)</u>, form the retail centre for all of Maroochydore" (p.4).</i></p> <p>However, to provide further direction in relation to integration matters, it is proposed to insert a new map (Map 2: Strategic Context) as extrinsic material to contextually illustrate integration of the PDA with the broader Maroochydore City Centre. It is also proposed to insert a new sub-section in Part 2.0 of the development scheme titled "Strategic Context" that will outline the key elements of the PDA that provide and</p> | Y |

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| | | | <p>promote integration with the broader Maroochydore City centre.</p> <p><i>Economic Assessment</i> A Market Research and Economic Demand Assessment was prepared by Foresight Partners Pty Ltd (20 November 2013), as a background report to the Proposed Development Scheme, and is available from Council's website. The report identified that development of the PDA is unlikely to adversely impact the quality, attractiveness and character of existing or proposed centres and their role in the economic and social life of the community. Accordingly, the proposed development represents a significant positive opportunity for Maroochydore and the Sunshine Coast region.</p> <p>The requirements for preparing a PDA Development Scheme are set out in the <i>Economic Development Act 2012</i>, rather than the <i>Sustainable Planning Act 2009</i>.</p> <p><i>Council Chambers</i> The Proposed Development Scheme makes allowance for land uses associated with commercial office space, which could include new Council offices; however, at this time, no such proposal exists.</p> | |
| (c) Relationship with other centres | | | | |
| Sub 2 | 104. | The Kawana development 26 degrees is a threat to the success of the Proposed Development Scheme. Policy changes are required to ensure that development in Kawana doesn't directly compete with PDA developments. | The <i>Economic Development Act 2012</i> (the Act) provides the planning and development framework for particular parts of the state declared as Priority Development Areas. The Proposed Development Scheme does not seek to regulate development outside of the declared area. | N |
| Sub 63 | 105. | Submitter seeks assurances that Council's approach to attracting economic development and delivery of sites is equitable to all centres across the Sunshine Coast – not just Maroochydore. | Council's Economic Development Branch provides a range of services to enable local business to flourish and encourage business investment in the entire Sunshine Coast region. Working with leading business and industry organisations and the Queensland Government, Council recently endorsed <i>Sunshine Coast—The Natural Advantage: Regional</i> | N |

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| | | | <p><i>Economic Development Strategy.</i></p> <p>The strategy provides a 20-year vision and blueprint for sustainable economic growth. It will help to ensure the region actively participates in the global economy and deliver the lifestyle and opportunities for local residents and businesses alike. Council through its Regional Economic Development Strategy seeks to develop and implement industry and investment plans for seven high-value industries which have the greatest potential for success in the new economy.</p> | |
| (d) Governance | | | | |
| Sub 4 | 106. | <p>Submitter contends that there appears to be an abuse of power in which Council places substantial restriction on developments throughout the Shire but allows development well beyond the constraints of its planning scheme on Council land, without proper thought and consideration to implications or otherwise of those constraints.</p> <p>Submitter indicates support for some of the forward thinking components of the scheme, however perceives inconsistencies with one set of rules for developers and another set of rules for Council. Consideration needs to be given as to how both the consultation and legislative process moves forward.</p> | <p>Council has not sought delegation of development assessment functions which under the <i>Economic Development Act 2012</i> remain with the Minister for Economic Development Queensland (MEDQ). The MEDQ may decide to delegate some functions to Council.</p> <p>Pending resolution of details with state government, Council proposes to establish a development corporation to oversee delivery of the project. There are many examples of development for economic or community purposes being undertaken by state and local government. Council's land ownership in the Maroochydore PDA results from a need to construct critical infrastructure in Maroochydore and eventuated only after the inability of corporate developer entities to secure the site for infrastructure construction and development.</p> <p>Council is mindful of stakeholder concern regarding land ownership and, as mentioned above, proposes to establish a development corporation to oversee delivery of infrastructure and sale of land with revenue being applied to offset land and infrastructure expenditure. An independent governance framework and management team will be established and will be subject to strict governance protocols and</p> | N |

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| | | | reporting requirements. The development corporation will operate independently of Council. | |
| Sub 5 | 107. | Submitter opposes state government interference in pushing the scheme through without seeking local resident input. | The Proposed Development Scheme was placed on public notification from Friday 31 January 2014 until Monday 17 March 2014 to obtain local resident input. | N |
| Sub 28 | 108. | Submitter outlines that relationship to areas outside the PDA is critical and supports an Urban Renewal Taskforce similar to the Brisbane City Council Model. | Pending resolution of details with State Government, Council proposes to establish a development corporation to oversee delivery of the project. There are many examples of development for economic or community purposes being undertaken by State and Local Government. | N |
| Sub 63 | 109. | Submitter seeks greater transparency and governance in approval and delivery frameworks to ensure clear accountability. Submitter also raises concerns regarding potential for conflict of interest in relation to Council's perceived role as developer and approval authority. | <p>Council has not sought delegation of development assessment functions which under the <i>Economic Development Act 2012</i> remain with the Minister for Economic Development Queensland (MEDQ). The MEDQ may decide to delegate some functions to Council.</p> <p>Pending resolution of details with state government, Council proposes to establish a development corporation to oversee delivery of the project. There are many examples of development for economic or community purposes being undertaken by state and local government. Council's land ownership in the Maroochydoore PDA results from a need to construct critical infrastructure in Maroochydoore and eventuated only after the inability of corporate developer entities to secure the site for infrastructure construction and development.</p> <p>Council is mindful of stakeholder concern regarding land ownership and, as mentioned above proposes to establish a development corporation to oversee delivery of infrastructure and sale of land with revenue being applied to offset land and infrastructure expenditure. An independent governance framework and management team will be established and will be subject to</p> | N |

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| | | | <p>strict governance protocols and reporting requirements.</p> <p>The development corporation will operate independently of Council.</p> | |
| Sub 76 | 110. | <p>Submitter outlines the need to develop an accountability framework to provide transparency in governance arrangements. An accountability framework must be established to ensure transparency and independence in the governance arrangements for the Proposed Development Scheme. This should include:</p> <ul style="list-style-type: none"> • establishment of an independent entity (e.g. Southbank Corporation); • EDQ should remain as assessment manager to ensure an external, independent body is responsible for approving development; • Council needs a framework for managing conflicts of interest; and • the implementation strategy is lacking in detail regarding marketing, economic development, investment strategy and governance. | <p>Council has not sought delegation of development assessment functions which under the <i>Economic Development Act 2012</i> remain with the Minister for Economic Development Queensland (MEDQ). The MEDQ may decide to delegate some functions to Council.</p> <p>Pending resolution of details with state government, Council proposes to establish a development corporation to oversee delivery of the project. There are many examples of development for economic or community purposes being undertaken by state and local government. Council's land ownership in the Maroochydore PDA results from a need to construct critical infrastructure in Maroochydore and eventuated only after the inability of corporate developer entities to secure the site for infrastructure construction and development.</p> <p>Council is mindful of stakeholder concern regarding land ownership and, as mentioned above proposes to establish a development corporation to oversee delivery of infrastructure and sale of land with revenue being applied to offset land and infrastructure expenditure. An independent governance framework and management team will be established and will be subject to strict governance protocols and reporting requirements.</p> <p>The development corporation will operate independently of Council.</p> | |
| Sub 79 | 111. | <p>Submitter requests information on costs of development, implementation and maintenance. Unsourced quote states that Council will recover \$430,000,000 from the development.</p> | <p>Project returns will include revenue from the orderly sale of sites for development, provision of major open space and embellishments, serviced public land for civic and community facilities, construction of region building infrastructure and deferment of costs associated with</p> | |

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| | | | <p>alternative infrastructure construction on roadways external to the PDA.</p> <p>Development of the PDA will enable Council to deliver much needed community infrastructure, seed significant economic development opportunities and facilitate new employment generation while minimising cost burden to Council and, as a result, to the ratepayers of the Sunshine Coast.</p> <p>Accordingly, community and commercial returns will exceed PDA land and construction costs.</p> | |
| Sub 80 | 112. | Submitter raises concern regarding potential for conflict of interest. | <p>Council has not sought delegation of development assessment functions which under the <i>Economic Development Act 2012</i> remain with the Minister for Economic Development Queensland (MEDQ). The MEDQ may decide to delegate some functions to Council.</p> <p>Pending resolution of details with state government, Council proposes to establish a development corporation to oversee delivery of the project. There are many examples of development for economic or community purposes being undertaken by state and local government. Council's land ownership in the Maroochy PDA results from a need to construct critical infrastructure in Maroochy and eventuated only after the inability of corporate developer entities to secure the site for infrastructure construction and development.</p> <p>Council is mindful of stakeholder concern regarding land ownership, and as mentioned above proposes to establish a development corporation to oversee delivery of infrastructure and sale of land with revenue being applied to offset land and infrastructure expenditure. An independent governance framework and management team will be established and will be subject to strict governance protocols and reporting requirements.</p> | |

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| | | | The development corporation will operate independently of Council. | |
| Sub 82 | 113. | Submitter states that current plan should be consistent with requirements in neighbouring sites (e.g. same car parking rates, density and plot ratio). | <p>The Maroochydore City Centre PDA is a site of significant regional importance which will deliver key public infrastructure and facilitate short and long term economic development benefitting the whole Sunshine Coast. Given the regional importance of the Maroochydore City Centre it is considered appropriate that a Priority Development Area was declared.</p> <p>The <i>Economic Development Act 2012</i> provides a streamlined planning and development framework for Priority Development Areas that overrides local and state government planning instruments related to the use of land within a PDA.</p> | |
| Sub 82 | 114. | Submitter outlines that Council should commit to no resumptions by stealth, notwithstanding the traffic modelling that Mungar Street is set to become six lanes at the intersection with Plaza Parade. | <p>Council has, and will continue to undertake, land resumptions deemed necessary to facilitate the development of the PDA in accordance with the provisions of the <i>Acquisition of Land Act 1967</i>.</p> <p>The Traffic Assessment Report which supports the Proposed Development Scheme has not identified any proposals to widen Mungar Street to six lanes. Further detailed assessment will be undertaken across the PDA and adjacent network to determine whether any further land acquisitions will be required.</p> | |
| Sub 82 | 115. | Submitter requests that Council publicly states what they are to sell the land being created for. | <p>Project returns will include revenue from the orderly sale of sites for development, provision of major open space and embellishments, serviced public land for civic and community facilities, construction of region building infrastructure and deferment of costs associated with alternative infrastructure construction on roadways external to the PDA.</p> <p>Development of the PDA will enable Council to deliver much needed community infrastructure, seed significant economic development opportunities and facilitate new</p> | |

| Sub # | Issue # | Issue/Comment | Response | Amendment Y - yes N - no |
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| | | | <p>employment generation while minimising cost burden to Council and as a result to the ratepayers of the Sunshine Coast.</p> <p>Accordingly, community and commercial returns will exceed PDA land and construction costs.</p> | |
| e. Community Consultation | | | | |
| Sub 58 61 | 116. | Submitters concerned about the perceived lack of opportunity for affected landowners to be involved in the preparation of the Development Scheme. | Sunshine Coast Council conducted an extensive community consultation program during the public notification of the Proposed Development Scheme which ran from Friday 31 January until Monday 17 March 2014. This consultation program encouraged the community and stakeholders to make submissions during the notification period. | N |
| f. Economic impact and analysis | | | | |
| Sub 24 | 117. | Submitter notes that no economic feasibility study has been presented to the public and that local government should not be involved in speculative development. | <p>Project returns will include revenue from the orderly sale of sites for development, provision of major open space and embellishments, serviced public land for civic and community facilities, construction of region building infrastructure and deferment of costs associated with alternative infrastructure construction on roadways external to the PDA.</p> <p>Development of the PDA will enable Council to deliver much needed community infrastructure, seed significant economic development opportunities and facilitate new employment generation while minimising cost burden to council and as a result to the ratepayers of the Sunshine Coast.</p> <p>Accordingly, community and commercial returns will exceed PDA land and construction costs.</p> | N |
| Sub 30 | 118. | Submitter raises concern about the lack of planning for population growth. | The Proposed Development Scheme is supported by a Market Research and Economic Demand Assessment prepared by Foresight Partners Pty Ltd and CBRE which established the schemes yield entitlements. | N |
| Sub 54 | 119. | Submitter suggests that we plan for the younger lifestyle that is emerging noting there is less demand for commercial and retail space due to the rise of internet shopping (e.g. Harvey Norman Retail Precinct). | The release of development opportunities within the PDA will be staged in line with market demand and in an orderly and structured manner. It is also expected that the types of urban development opportunities proposed for the PDA | N |

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| | | | will attract a different but complementary type of commercial or retail tenant and developer to that already available within Maroochydore. | |
| Sub 58 | 120. | Submitter outlines that a planning and economic assessment should be undertaken to provide justification for the proposed retail levels and assess the potential impact on the balance of the City Centre. This should also consider timing and sequencing of development in the PDA. | <p>The Market Research and Economic Demand Assessment prepared by Foresight Partners Pty Ltd and CBRE as a background study to the Proposed Development Scheme was available from Council's website.</p> <p>The assessment states that the following will impact staging:</p> <ul style="list-style-type: none"> • The ability to secure major projects, companies, government departments and/or organisations as owners and tenants; • The competitiveness of the PDA with other developments in Maroochydore, and other centres outside of Maroochydore, in terms of commercial and residential occupancy costs, workforce quality, supporting infrastructure (such as local and regional transport) and supporting amenities; • It is recommended that a major retail node within the PDA is situated at the north end and planned so that it effectively functions as an integral part of the existing CBD retail infrastructure. <p>The report also identified that development of the PDA is unlikely to adversely impact the quality, attractiveness and character of existing or proposed centres and their role in the economic and social life of the community. Accordingly, the proposed development represents a significant positive opportunity for Maroochydore and the Sunshine Coast region.</p> | N |
| Sub 70 | 121. | Submitter suggests that the development scheme should include a more aspirational residential yield of around 2,500 or 3,000 dwellings for the key CBD location, rather than the 2,000 as currently outlined. | The Market Research and Economic Demand Assessment prepared by Foresight Partners Pty Ltd, as a background report to the Proposed Development Scheme, found that under the medium growth scenario, the target of 2,000 residential units in | N |

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| | | | the PDA would be reached seven to nine years after the target year of 2036. If the high growth scenario is achieved, the target development yield would be reached within the forecast period (2036). As the medium growth scenario is considered most likely by Foresight Partners, it is not considered that any increase to this yield is required. Notwithstanding, should the residential market exceed the predictions, the development scheme provides no maximum yield for residential development. | |
| Sub 87 | 122. | <p>Submitter raises concern that the supporting Economic Demand Assessment does not include any consideration or assessment of the role of, or the need to accommodate, Large Format retailers in the PDA. The Economic Demand Assessment identifies that 355,000sqm of additional retail space is needed to accommodate the needs of population growth alone on the Sunshine Coast over the next 20 years, however this figure specifically excludes any assessment of Large Format retailers (referred to as bulky goods retail showrooms). The Economic Demand Assessment also provides no commentary or otherwise on the evolving market of retailing and no recognition that the Priority Development Area will need to be structured to accommodate these various forms of retailing.</p> <p>Ssubmitter outlines that the Proposed Development Scheme identifies a maximum development yield of 75,000sqm of retail uses, and in Precinct 8 (the only precinct where Showrooms are identified as a preferred land use).</p> | It is considered that the Proposed Development Scheme provides an adequate allocation of land for larger format retail uses in the PDA, principally via Precinct 8 and, to a lesser degree, via Precinct 4. It is also noted that peripheral areas of the Maroochydore City Centre, located immediately to the west and south-west of the PDA, support existing and proposed larger format retail uses which is considered a more appropriate location for this form of retail use. | N |
| g. Land values | | | | |
| Sub 24 | 123. | Submitter states that loss of green space, increased building heights and uncertainty of development has adversely affected the value of his property in Maud Street. | The Proposed Development Scheme will increase the accessibility of local residents to a range of higher order commercial, retail and civic uses, as well as enhanced public access to high quality open space. | N |
| h. Caravan parks | | | | |
| Sub 69 | 124. | Submitter suggests that the development should make room for a Caravan Park to replace four beachfront camping grounds. | It is not intended that the area be used for low-density accommodation due to the need to provide for higher order civic, commercial and retail opportunities. | N |
| i. Showrooms/Large Format Retailing | | | | |

| Sub # | Issue # | Issue/Comment | Response | Amendment Y - yes N - no |
|--------|---------|--|--|--------------------------------|
| Sub 52 | 125. | <p>Submitter objects to provision for large “big box” showroom and “at-grade” shopping centre style development (large format retail). The submitter states that these are not logical or suitable land uses given the limited and valuable land area in the Proposed Development Scheme. The Proposed Development Scheme should provide for smaller commercial uses along with retail, community services, government services and health care. Large floor-plate showroom and shopping centre land uses are more appropriate located in the adjacent Town Centre Frame areas.</p> | <p>The proposed development scheme seeks to accommodate a wide range of uses necessary to create a vibrant and diverse centre, including traditional retail, medium density residential development, offices, showrooms, hardware and trade supplies and health care premises.</p> <p>Precinct 8 – Dalton Drive Precinct is the main focus of larger format retail land uses in the PDA and is the only precinct where a Showroom is listed as a “preferred land use” under the Proposed Development Scheme. Given the peripheral location of Precinct 8 and its proximity to existing and proposed showroom and other large format uses, the land use intent for this precinct is considered appropriate.</p> <p>It is noted that Precinct 4 – Commercial Precinct also provides for a more limited amount of large format retail. It is recommended to include Showroom and Hardware and Trade Supplies as a “preferred land use” in Precinct 4 – Commercial to ensure consistency with the precinct intent.</p> | Y |
| Sub 87 | 126. | <p>Submitter outline’s that there is a very limited identification of Showrooms as preferred land uses. Precinct 8 is the only precinct in the Priority Development Area where Showroom is identified as a ‘preferred land use’. This is despite retail being intended in several other precincts of the PDA. In Precinct 3 – Retail Core, and Precinct 5 – Main Street South Precinct, Precinct 6 – Main Street Precinct North all list Shop as preferred land uses, but do not also provide for Showroom.</p> <ul style="list-style-type: none"> • Further, the intent for Precinct 4 specifically identifies that Large Format retail is intended in that precinct, but Showrooms are not listed as a preferred land use. • Similarly, the intent for Precinct 6 – Main Street Precinct North indicates that it is to be a ‘frame’ to the Retail Core Precinct, providing a mix of retail uses. Showrooms would be highly appropriate in such a ‘frame’ precinct. • The scope for the establishment of | <p>Refer to response above.</p> <p>Precinct 4 should be amended by the inclusion of “Showroom” as a preferred land use in order to reflect the precinct intent that “<i>the Commercial Precinct is intended for predominantly medium grade commercial and office building development, along with a limited amount of larger format retail</i>”.</p> <p>In order to achieve the desired land use outcomes for the PDA, it is recommended that showroom be listed as a preferred use within Precinct 4 –Commercial.</p> | Y |

| Sub # | Issue # | Issue/Comment | Response | Amendment Y - yes N - no |
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| | | Large Format Retail (Showrooms) as preferred land uses should be expanded beyond Precinct 8. | | |
| j. Noise | | | | |
| Sub 90 | 127. | Submitter does not want skateboard ramps or noisy activities. | The Proposed Development Scheme provides for a wide range of land uses and activities, some of which will generate noise. In such circumstances, detailed planning and design for such activities will seek to provide appropriate physical separation and acoustic treatment to minimise adverse impacts on adjoining residential development. | N |
| k. Climate change | | | | |
| Sub 91 | 128. | Submitter raises concern about the need to adapt to climate change, including potential for greater flash flooding, more intense storms/cyclones and increases in sea level. | The Proposed Development Scheme includes requirements relating to Natural Disaster Resilience. In particular it states that development " <i>a. ensures that the finished ground surface levels of lots after building development are above the defined flood event¹² to protect the development from the risk of flooding</i> " (section 3.3.6.1). The footnote states that the Defined flood event is the ARI 100 (climate change) flood event. As such the defined flood event takes into account potential impacts associated with sea level rise. | N |

5. List of all proposed amendments to the development scheme

| Amendment # | Section details | Nature of amendment | Reason for amendment |
|-------------------------|----------------------------|--|---|
| General | | | |
| 1. | <i>Throughout document</i> | <i>Amend minor typographical errors</i> | <i>For accuracy.</i> |
| 2. | <i>Throughout document</i> | <i>Amend maps to provide for consistency of symbology and terms used in the legends.</i> | <i>For accuracy.</i> |
| 3. | <i>Throughout document</i> | <i>Amend contextual mapping (external to PDA) to remove parkland designations.</i> | <i>Lot 38 RP 854195 is misrepresented as parkland in the contextual mapping external to the PDA boundaries.</i> |
| 4. | <i>Throughout document</i> | <i>Update references to Guidelines.</i> | <i>For accuracy.</i> |
| 5. | <i>Throughout document</i> | <i>Amend Precinct 3 – Retail Core Precinct to read Precinct 3 – Core Business Precinct.</i> | <i>To clarify the commercial intent for the precinct and for accuracy throughout the document.</i> |
| 6. | <i>Throughout document</i> | <i>Reorder the Precinct Provisions so that the Levels of Assessment Tables are located at the rear of each section.</i> | <i>For consistency.</i> |
| 1.0 Introduction | | | |
| 7. | <i>1.0 Introduction</i> | <p><i>Insert new section 1.5 titled “State Interests” as follows:</i></p> <p><i>1.5 State Interests</i></p> <p><i>“Relevant matters of state interest have been considered in the preparation of this development scheme.”</i></p> <p><i>Include the following footnote.</i></p> <p><i>1.For the purposes of addressing State interests in development assessment, the State Assessment and Referral Agency (SARA) online mapping system</i></p> | <i>To clarify consideration of State Interests.</i> |

| Amendment # | Section details | Nature of amendment | Reason for amendment |
|------------------------------|----------------------|---|---|
| | | <i>provides guidance in identifying if a state interest is relevant to the assessment of a PDA development application (refer to: http://www.dsdip.qld.gov.au/about-planning/sara-mapping-online-system.html). Where the MEDQ delegates development assessment functions and powers, applicants and the delegate should also refer to http://www.dsdip.qld.gov.au/resources/guideline/pda/practice-note-14-state-interests.pdf (note: the functions and powers of the MEDQ under the definition of state interest are not delegated).</i> | |
| 8. | 1.0 Introduction | Re-number section 1.5 Acknowledgements to be: 1.6 Acknowledgements. | For accuracy |
| 2.0 Strategic context | | | |
| 9. | Section 2.1 Location | Delete in first paragraph "national parks" and replace with "Buderim escarpment" | For accuracy. |
| 10. | Section 2.0 | Insert new Section 2.2 titled Strategic Context. | To outline contextually how the PDA is intended to integrate with the broader Maroochydore City Centre. It is recommended that this section be included as Extrinsic material to the development scheme. |
| 11. | Section 2.0 | Insert new Map 2. Strategic Context | To contextually illustrate the integration of the PDA with the broader Maroochydore City Centre. |
| 12. | Section 2.0 | Renumber subsequent sections to account for new section 2.2 | For accuracy |
| 13. | Section 2.0 | Under heading Residential Value in second dot point | For clarity. |

| Amendment # | Section details | Nature of amendment | Reason for amendment |
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| | | replace “living” with “lifestyle”. | |
| 14. | Section 2.0 | Under heading <i>Parklands and Water</i> replace second last dot point to read: “Accommodates flood storage in the PDA, with a waterbody area of not less than 8.4 hectares.” | To clarify area of waterbody. |
| 15. | Section 2.2 <i>Vision</i> | Amend the vision statement in section 2.2 of the <i>Proposed Development Scheme</i> by the inclusion of the following additional dot point: “create urban environments that support opportunities for art, culture and innovation”. | To strengthen art and culture provisions in the vision for the PDA. |
| 3.0 Land use plan | | | |
| 3.2 <i>Development assessment</i> | | | |
| 16. | 3.2 .7 <i>Precinct Plan Requirement</i> | Insert new (iv) “may nominate self-assessable uses and a schedule that includes self-assessment criteria”. | To clarify that a <i>Precinct Plan</i> may nominate criteria and uses for PDA self-assessable development. |
| 3.4 <i>PDA-wide criteria</i> | | | |
| 17. | 3.3.3.1 <i>Built Form</i> | In point b. (iv) insert the word “generally” at the start of the sentence. | To clarify that building should generally be built to boundary on front and side setbacks and provide potential for built to boundary on rear boundaries where considered appropriate. |
| 18. | 3.3.3 <i>Maximum Development Yields</i> | Insert the following footnote to Retail- 75,000 GFA (1) Retail uses include uses nominated under the Retail use category in Schedule 2- Definitions. Insert the following footnote | To clarify the use definitions for retail and commercial development yields. |

| Amendment # | Section details | Nature of amendment | Reason for amendment |
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| | | <p>to Commercial -165,000sqm GFA</p> <p>(2) Commercial uses include uses nominated under the Commercial use category, Service, Community and Other uses category and Sport, Recreation and Entertainment use category as defined in Schedule 2 – Definitions.</p> | |
| 19. | 3.3.4 Street & Movement Network | <p>Insert the following provision (h)</p> <p>“promotes delivery of active transport connections as identified in Map 8: Active Transport”, that provide opportunities to access areas adjoining the PDA”.</p> <p>*subject to further investigations”.</p> | To reflect the desire for active transport network within the PDA and identify connections to the external active transport network. |
| 20. | 3.3.4 Street and Movement Network (Table 1: Maroochydore City Centre PDA Car Parking Rates). | <p>Insert in the second column next to the word Interim the following:</p> <p>“(minimum rates)”.</p> | To clarify that the interim car parking rates are a minimum. |
| 21. | 3.3.4 Street and Movement Network (Table 1: Maroochydore City centre PDA Car Parking Rates). | <p>Insert in the third column next to the word Long term the following:</p> <p>“(maximum rates)”.</p> | To clarify that the long term car parking rates are a maximum. |
| 22. | 3.3.4 Street and Movement Network (Table 1: Maroochydore City centre PDA Car Parking Rates). | <p>Amend section 3.3.4 (Street and Movement Network) of the Proposed Development Scheme relating to car parking to enable an applicant to vary car parking where it can be demonstrated that the particular use requires a different rate of provision.</p> | To provide for flexibility. |
| 23. | 3.3.4 Street and Movement Network (Table 1: Maroochydore | <p>Amend Table 1 (Maroochydore City Centre</p> | To provide a car parking rate for |

| Amendment # | Section details | Nature of amendment | Reason for amendment |
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| | City centre PDA Car Parking Rates). | PDA Car Parking Rates) to include the car parking rate for a showroom: Showroom - 1 space per 50m2 | showroom uses. |
| 24. | 3.3.4 Street and Movement Network (Table 1: Maroochydore City centre PDA Car Parking Rates). | Amend Table 1 by inserting "minimum" before % to be provided on site and insert "up to" before the % to be provided in a shared facility. | For clarity. |
| 25. | 3.3.5.1 – Open Space | Insert new provision n. to read: "provides opportunities for permanent or temporary small scale retail outlets (kiosks or similar) at appropriate locations." | To clarify the intent for kiosk type uses to establish within the open space network. |
| 26. | 3.3.6.1 – Natural Disaster Resilience | Amend provision c. to read: "ensure all developed lots are free draining, and all lots avoid pondage of stormwater and do not cause adverse amenity impact or other nuisance." | To clarify the intent for developed lots to be free draining. |
| 27. | 3.3.6 Community safety and development constraints | Amend the footnote 12. to read as follows: Refer to Airport Environs Overlay Map OVMBSCA(ii) of the Sunshine Coast Planning Scheme 2014. | For accuracy in reflecting the adoption of the Sunshine Coast Planning Scheme 2014. |
| 28. | 3.3.6.1 – Natural Disaster Resilience | Amend footnote 14. To replace Flood Hazard Overlay Map reference with the following: "Flood Hazard Overlay Map OVM22G (Sunshine Coast Planning Scheme 2014). | For accuracy in reflecting the adoption of the Sunshine Coast Planning Scheme 2014. |
| 3.5 Precinct provisions | | | |
| 29. | 3.5.1 – Introduction Precinct 1-Maroochydore | Delete "green" and replace with "open". | To clarify that not all open space areas will be grassed (green). |

| Amendment # | Section details | Nature of amendment | Reason for amendment |
|-------------|---|--|---|
| | <i>Parklands Precinct</i> | | |
| 30. | <i>3.5.1 – Introduction Precinct 3- Retail Core Precinct</i> | <i>Rename the precinct “Core Business Precinct” and insert the words “and commercial” after retail.</i> | <i>To clarify the commercial intent for the precinct.</i> |
| 31. | <i>3.5.1 – Introduction Precinct 6- Main Street North Precinct</i> | <i>Amend the paragraph to read as follows: “intended predominantly for high intensity commercial uses with retail uses at the ground floor level to activate the “Corso” public pedestrian promenade.</i> | <i>To clarify the intent of the precinct.</i> |
| 32. | <i>3.5.2 – Precinct Provisions</i> | <i>In second paragraph delete the word “however”.</i> | <i>For clarity.</i> |
| 33. | <i>3.5.2 – Precinct Provisions</i> | <i>In fourth paragraph delete the word “etc.”</i> | <i>For clarity.</i> |
| 34. | <i>3.6 Precinct 1 Maroochydore Parklands Precinct</i> | <i>Include as a Preferred use “Community Facilities Building”.</i> | <i>To clarify intent for a community facility building to be located within Precinct 1.</i> |
| 35. | <i>3.6 Precinct 1 Maroochydore Parklands Precinct (Precinct Intent)</i> | <i>Second paragraph insert the words “provide for” before “passive recreation uses” and in the third paragraph amend the word “park” to “parklands”.</i> | <i>For clarity.</i> |
| 36. | <i>3.6 Precinct 1 Maroochydore Parklands Precinct (Precinct Outcomes)</i> | <i>Add to the end of provision c. “and stormwater conveyance”.</i> | <i>To clarify the function of the waterway realignment.</i> |
| 37. | <i>3.6 Precinct 1 Maroochydore Parklands Precinct (Precinct Outcomes)</i> | <i>Insert the word “will” before “ensure”.</i> | <i>For clarity.</i> |
| 38. | <i>3.6 Precinct 1 Maroochydore Parklands Precinct (Precinct Outcomes)</i> | <i>Amend “ 1. Central Lakelands” to read: “ 1. Central Parklands “, and “2. Southern Lakelands” to read “2. Southern Parklands”.</i> | <i>For clarity</i> |
| 39. | <i>3.6 Precinct 1 Maroochydore Parklands Precinct (Precinct</i> | <i>Insert new arrow point</i> | <i>To clarify the intention for the provision of pedestrian and cycle</i> |

| Amendment # | Section details | Nature of amendment | Reason for amendment |
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| | Outcomes) | "pedestrian and cycle pathways" after arrow point "boardwalk and lake side terraces." | pathways in the parklands. |
| 40. | 3.6 Precinct 1 Maroochydore Parklands Precinct | <p>Insert the following provision (j) under Precinct Outcomes;</p> <p>"maximum yields for this precinct are expected to be in the order of :</p> <ul style="list-style-type: none"> • Retail 1000sqm GFA • Commercial 4,000 sqm GFA | <p>To nominate maximum development yields (GFA) for retail and commercial uses commensurate with the other precincts in the Scheme.</p> <p>The yield is to accommodate the proposed community facilities building and provide opportunities for limited small scale retail uses such as kiosks and food and drink outlets within the Parklands Precinct.</p> |
| 41. | 3.6 Precinct 1 Maroochydore Parklands Precinct | Insert "kiosk" as an ancillary convenience use under the Preferred Land Uses nominated for Precinct 1. | To clarify the intent for limited small scale retail uses such as kiosks and food and drink outlets within the Parklands Precinct. |
| 42. | 3.7 Precinct 2 Community Facilities and Entertainment Precinct. | <p>Include the following paragraph under Precinct Intent:</p> <p>"The Community facilities and Entertainment Precinct is intended to accommodate a high quality integrated development aimed at providing tourism, leisure and entertainment facilities."</p> | To clarify the intent for an integrated facility to establish in the precinct that may include ancillary commercial development opportunities. |
| 43. | 3.7 Precinct 2 Community Facilities and Entertainment Precinct. | <p>Insert the following provision (c) under Precinct Outcomes:</p> <p>"an integrated facility that demonstrates iconic architecture with expansive high amenity public realm and may comprise the following uses:</p> <ul style="list-style-type: none"> • Premium hotel • Arcades, pools, salons, gyms and other recreational facilities • Meeting and conference spaces • Theatre and | To clarify the intent for an integrated facility to establish in the precinct that may include ancillary commercial development opportunities. |

| Amendment # | Section details | Nature of amendment | Reason for amendment |
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| | | <p><i>convention facilities</i></p> <ul style="list-style-type: none"> • <i>Cinemas</i> • <i>Boutique retail outlets</i> • <i>Bars/restaurants”.</i> | |
| 44. | 3.7 Precinct 2 Community Facilities and Entertainment Precinct. | <p><i>Insert the following provision (j) under Precinct Outcomes:</i></p> <p><i>“provide suitable acoustic treatment to minimise adverse impacts to adjoining residential development”.</i></p> | <p><i>To ensure that the acoustic amenity of existing residents is not adversely impacted by development.</i></p> |
| 45. | 3.7 Precinct 2 Community Facilities and Entertainment Precinct. | <p><i>Insert the following provision (k) under Precinct Outcomes;</i></p> <p><i>“maximum yields for this precinct are expected to be in the order of :</i></p> <ul style="list-style-type: none"> • <i>Retail 15,000GFA</i> • <i>Commercial 40,000 GFA</i> <p><i>Residential 100 units</i></p> | <p><i>Nominate maximum development yields (GFA) for retail and residential uses commensurate with the other precincts.</i></p> |
| 46. | <i>Precinct 3-Retail Core Precinct</i> | <p><i>Amend Precinct Name to read “Core Business Precinct “</i></p> | <p><i>To clarify the intent for the precinct as the highest intensity mixed use area with the highest concentration of commercial and retail floor space.</i></p> |
| 47. | <i>Precinct 3-Retail Core Precinct</i> | <p><i>Amend Precinct Outcome (c) under the heading “Buildings provide for:” to delete the text in brackets (except in 8 storey height restricted parcels).</i></p> | <p><i>For accuracy as there is no 8 storey height restricted parcels in Precinct 3.</i></p> |
| 48. | <i>Precinct 3-Retail Core Precinct</i> | <p><i>Amend Precinct Outcome j. to read:</i></p> <p><i>“Retail 30,000 sqm GFA; and</i></p> <p><i>Commercial 50,000sqm GFA.”</i></p> | <p><i>To adjust the maximum development yields for the Precinct to account for the allocation of development yield to Precinct 2 –Community Facilities and Entertainment Precinct.</i></p> |

| Amendment # | Section details | Nature of amendment | Reason for amendment |
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| 49. | <i>Precinct 3-Retail Core Precinct</i> | <p>Amend the Precinct Intent statement to read as follows:</p> <p><i>“The Core Business Precinct is intended to be the primary mixed use hub within the PDA, capitalising on the proposed transit infrastructure and proximity to the existing business and retail activity in areas adjoining the PDA.”</i></p> | <i>To emphasize the core business activity intended for the Precinct.</i> |
| 50. | <i>Precinct 3-Retail Core Precinct</i> | <p>Amend the Precinct Outcome (a) to read as follows:</p> <p><i>“a high intensity mixed use business core that accommodates the highest concentration of retail and office floor space within the PDA;”</i></p> | <i>To emphasize the core business activity intended for the Precinct.</i> |
| 51. | <i>Precinct 3-Retail Core Precinct</i> | <p>Insert as a Preferred Land Use the following:</p> <ul style="list-style-type: none"> • <i>Educational Establishment</i> | <i>To clarify preferred land uses for the precinct.</i> |
| 52. | <i>3.9 Precinct 4- Commercial Precinct</i> | <p>Add second paragraph under Precinct Intent as follows:</p> <p><i>“The Commercial Precinct is intended to accommodate entertainment uses that may operate after hours and include live music “.</i></p> | <i>To clarify the intent of the Precinct.</i> |
| 53. | <i>3.9 Precinct 4- Commercial Precinct</i> | <p>Amend Precinct Outcome f. to read:</p> <p><i>“Retail 3,900sqm GFA; and Commercial 30,000sqm GFA</i></p> | <i>To adjust the maximum development yields for the Precinct to account for the allocation of development yield to Precinct 2 –Community Facilities and Entertainment Precinct.</i> |
| 54. | <i>3.9 Precinct 4- Commercial Precinct</i> | <p>Insert new Precinct Outcome (h) as follows:</p> <p><i>“creates an opportunity for a hospitality precinct that may contain nightclubs and live music venues.”</i></p> | <i>To clarify the intent for the precinct to accommodate entertainment uses given that there are no residential uses proposed in the Precinct.</i> |

| Amendment # | Section details | Nature of amendment | Reason for amendment |
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| 55. | 3.9 Precinct 4- Commercial Precinct | Add the following to the end of the Precinct Intent: “and entertainment uses.” | To clarify the intent for the Precinct to accommodate entertainment uses. |
| 56. | 3.9 Precinct 4- Commercial Precinct | Insert as a Preferred Land Use the following: <ul style="list-style-type: none"> • Educational Establishment • Showroom • Hardware and Trade Supplies | To clarify preferred land uses for the precinct. |
| 57. | 3.10 Precinct 5- Main Street South Precinct | Amend Precinct Outcome c. to read: “Retail- 5,000sqm GFA; and Commercial -13,000sqm GFA” | To adjust the maximum development yields for the Precinct to account for the allocation of development yield to Precinct 2 –Community Facilities and Entertainment Precinct. |
| 58. | 3.10 Precinct 5- Main Street South Precinct | Amend Precinct Outcome d. to read “approximately 800 residential dwellings”. | To adjust the maximum development yields for the Precinct to account for the allocation of development yield to Precinct 2 –Community Facilities and Entertainment Precinct. |
| 59. | 3.10 Precinct 5- Main Street South Precinct | Amend Precinct Outcome g. to read: “provide 2-3 storey podium height and up to 15 storey building height (except for 8 storey height restricted parcels) in compliance with Map5 (Maximum Building Heights).” | To clarify that an 8 storey height limit applies to part of Precinct 5. |
| 60. | 3.11 Precinct 6 – Main Street North Precinct | Amend Precinct Outcome c. to read: “Retail- 10,000sqm GFA; and Commercial -13,000sqm GFA” | To adjust the maximum development yields for the Precinct to account for the allocation of development yield to Precinct 2 –Community Facilities and Entertainment Precinct. |
| 61. | 3.12 Precinct 7 – Residential Precinct | Amend the Precinct 7: Residential Precinct Plan and Legend to provide for a 30m setback from the adjoining residential property boundary located to the | To minimise the impact of development on existing residents in the vicinity of Precinct 7. |

| Amendment # | Section details | Nature of amendment | Reason for amendment |
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| | | south of the site and indicate a 2 storey height limit apply to the area closest to the Dalton Drive residential development with a maximum 8 storey height limit retained for the balance area of the precinct. | |
| 62. | 3.12 Precinct 7 – Residential Precinct. | Amend Precinct Intent second paragraph to read as follows: “It will comprise 2 storey development in that part of the Precinct located closest to the residential development to the south and up to a maximum height of 8 storeys for the balance of the precinct in compliance with Map 5 Maximum Building Heights, achieving medium and high density uses and capitalising on the amenity and character of the southern parklands.” | To clarify the transition in building height within the Precinct. |
| 63. | 3.12 Precinct 7 – Residential Precinct. | Insert the following Precinct Outcome: “is located a minimum 30m from the property boundary of the adjoining residential development located to the south of the precinct.” | To clarify the increase in setback from the adjoining residential property boundary. |
| 64. | 3.13 Precinct 8 – Dalton Drive Precinct | Amend precinct outcome h. to read: “approximately 50 medium density residential dwellings.” | To nominate a residential yield commensurate with the other precincts. |
| 3.0 Land Use Maps | | | |
| 65. | 3.0 Land Use Plan Maps Map 4: Precinct Development Principles Plan | Amend legend as follows: Replace “Iconic building 25 storeys” with “landmark building 25 storeys”. | For accuracy. |

| Amendment # | Section details | Nature of amendment | Reason for amendment |
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| 66. | 3.0 Land Use Plan Maps Map 5:Maximum Building Heights | Increase plot ratio for the Max.8 storeys and no more than 25m- plot ratio from 1.5 to 2.5. | To clarify a drafting error. |
| 67. | 3.0 Land Use Plan Maps (Map 5:Maximum Building Heights) | It is recommended that the legend of Map 5: Maximum Building Heights be amended to read: Iconic building - max. height to be determined based on operational airspace requirements for the Sunshine Coast Airport and architectural design considerations. | In order to improve clarity. |
| 68. | 3.0 Land Use Plan Maps Map 6:Road Hierarchy Plan | Amend legend to reduce the verge width for the Main Street Boulevard from 6.5m to 4m. | For accuracy with the Road Hierarchy profile for the Main Street Boulevard. |
| 69. | 3.0 Land Use Plan Maps | Insert "Map 8: Active Transport" | To illustrate an indicative Active Transport Network for the PDA. |
| 4.0 Infrastructure Plan | | | |
| 70. | 4.0 Infrastructure Plan | Second Paragraph amend to read : a. Community facilities b. Urban open space and recreation c. Bicycle and pedestrian d. Road transport e. Public transport (insert new (f) f. Public car parking g. Stormwater management Delete (h) waterways and add new (h) h. Telecommunication | To provide consistency in terminology with the headings used in the Infrastructure Table in Part 4.0. |

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| 71. | 4.0 Infrastructure Plan <i>Bicycle and Pedestrian Infrastructure</i> | <i>Insert at the end of the first point: "in accordance with Map 8: Active Transport."</i> | <i>For clarity.</i> |
| 72. | 4.0 Infrastructure Plan <i>Road Transport Infrastructure</i> | <i>Amend the reference to: "Main Street Boulevard Road" to read "Town Centre Boulevard and Town Centre Avenue".</i> | <i>For accuracy.</i> |
| 5.0 Implementation Strategy | | | |
| 73. | 5.0 Implementation Strategy Element: Construction of infrastructure to mitigate the impact of flooding. | <i>Amend the reference to the Flood Study to read: "Cornmeal Creek Flood Study" prepared by Cardno.</i> | <i>For accuracy.</i> |
| 74. | 5.0 Implementation Strategy | <p><i>Insert new row to the Implementation Strategy table to read:</i></p> <p><i>Element:</i></p> <p><i>Delivery of key community facilities infrastructure</i></p> <p><i>Measure:</i></p> <p><i>Preparation of a Community Development Plan.</i></p> <p><i>Actions:</i></p> <p><i>The Community Development Plan shall :</i></p> <ul style="list-style-type: none"> <i>• Identify the role and function of each proposed community facility within its network context.</i> <i>• Address the Gross Floor Area (GFA) requirements, and identification of any additional land requirements based on current and anticipated future populations, and</i> | <i>To include a requirement for a Community Development Plan as part of the Implementation Strategy for the PDA.</i> |

| Amendment # | Section details | Nature of amendment | Reason for amendment |
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| | | <ul style="list-style-type: none"> Outline strategic policy objectives, including co-location and shared services, precinct planning and place making opportunities. | |
| 75. | 5.0 Implementation Strategy | <p>Insert new row to Implementation Strategy table to read:</p> <p>Element: Management of car parking within the PDA.</p> <p>Measure: Preparation of a Car parking Management Strategy for the PDA.</p> <p>Actions: Implementation of the Car Parking Management Strategy.</p> | To include a requirement for a Car Parking Management Strategy as part of the Implementation Strategy for the PDA. |
| 6.0 Schedules | | | |
| 76. | Schedule 1: Exempt Development | <p>Insert the following after the heading Operational Work</p> <p>“Carrying out operational work or plumbing or drainage work (including maintenance and repair work) if the work is carried out by or on behalf of a Council or a public sector entity (or entity wholly owned by the public sector entity) authorised under a State law to carry out the work.</p> | To clarify the public sector entity. |