

**Maroochydore City Centre
Priority Development Area (PDA)
Development Scheme Amendment (No. 3)**

Maroochydore City Centre Priority Development Area

Development Scheme – Proposed Amendment No.3

Submissions Report

13 November 2023



Prepared by:
Sunshine Coast Council

Document Information

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1 Introduction

The Maroochydore City Centre Priority Development Area (PDA) was declared on 19 July 2013. The Maroochydore City Centre Priority Development Area (PDA) Development Scheme (development scheme) was adopted on 11 July 2014. Since its adoption and commencement, the development scheme has been amended twice:

- Amendment No.1 in April 2016; and
- Amendment No.2 in August 2019.

The Minister for Economic Development Queensland (the MEDQ) has delegated functions and powers for plan making in the Maroochydore City Centre PDA to the Sunshine Coast Council (the Council). Under this delegated authority, the Council has prepared a proposed amendment to the development scheme. The proposed amendment is referred to as the Maroochydore City Centre Priority Development Area (PDA) Development Scheme Amendment No. 3 (proposed amendment).

The public notification and submission period for the proposed amendment occurred from Monday 11 September 2023 to Monday 23 October 2023.

Following the end of the public notification period, submissions received were considered by the Council and the MEDQ, and the proposed amendment was further amended as considered appropriate in response to issues raised. This report has been prepared to summarise the submissions that have been considered and provide information on the merits of the submissions and the extent to which the proposed amendment has been further amended.

Economic Development Queensland (EDQ) and the Council engaged with state agencies in the drafting of the proposed amendment and have incorporated comments from these agencies where appropriate during the scheme preparation process.

2 Overview of public notification process

Under the *Economic Development Act 2012* (ED Act), in preparing an amendment to a development scheme the proposed amendment must be publicly notified for a minimum period of 15 business days. The proposed amendment was placed on public notification for 30 business days. This section provides a summary of the notification process undertaken in respect of the proposed amendment.

2.1 Community Engagement

Public notification (the submission period) for the proposed amendment to the development scheme was from 11 September 2023 to 23 October 2023. During the public notification period the Council, on behalf of the MEDQ, undertook a range of community engagement activities as follows:

- a dedicated 'Have Your Say' website for the proposed amendment was hosted on the Council's web portal providing a copy of the proposed amendment, information sheets, FAQs, advice about the pop-up information sessions, and an online submission form and portal;
- information about the proposed Maroochydore City Centre PDA Development Scheme amendment was hosted on the website of the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP), which provided background information on the proposed amendment and links to the Council's 'Have Your Say' website;
- a static display on the proposed amendment was maintained in Maroochydore City Hall for the full duration of the submission period;
- a community newsletter advising of the proposed amendment was delivered to over 7000 residents and businesses in the Maroochydore 4558 postcode area;
- the following drop-in pop-up community information sessions were held:
 - Thursday 21 September 2023 between 4pm – 7pm at the Sunshine Plaza; and
 - Saturday 7 October 2023 9am – 12pm at the Sunshine Plaza;
- Invitations for stakeholder briefings were issued to key stakeholders (comprising community groups, landowners, peak body groups);
- placing of a public notice in The Sunshine Coast Daily; and
- placing of a public notice in the Courier Mail.

2.2 Submission registration and review process

Submissions were received by post, email and via the Council's Have Your Say online submission page. Once a submission was received, it was registered and reviewed.

This process was established to:

- consider all submissions in an objective, equitable and fair manner;
- provide guidance and advice to the MEDQ and the Council in respect of preparing the final development scheme; and
- ensure compliance with the requirements of the ED Act.

All submissions were treated in confidence. Where duplicate submissions were received which were exactly the same from the same submitter, the submission was counted only once. A submissions database was established to assist in the registration, classification and summary of submissions.

Table 2.1 provides an overview of the submission registration and review process.

Table 2.1 Summary of submission review process

Steps	Actions and process
Registration of submissions	Submissions were registered and given a submission number. Each submitter was sent an acknowledgement, and submissions received via the 'Have Your Say' website received an automated acknowledgement email notice.
Classification of submissions	Submissions were classified by number and submission issue. For further detail on submission issues and categorisation refer to Section 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 amendment; and • categorising submissions under issue topics (refer to Section 3 for detail). <p>Where a submission included multiple issues, each issue was summarised and separately categorised against the submission</p>
Evaluation and response to submission issues	<p>Once all comments were summarised, they were assessed, and responses were prepared. The assessment and response to issues was undertaken by the Council.</p> <p>Relevant changes to the proposed amended development scheme were identified and recommendations made.</p> <p>In responding to submissions with multiple issues, a response to each issue was provided in turn. For this reason, assessment of comments and resulting recommendations for development scheme changes were made on a submission by submission basis, and the changes recommended in Section 5 of this report specify the relevant section of the development scheme for amendment.</p>
Submission report	<p>The submissions report was prepared which collates steps 3 and 4 above, providing a summary of the submissions considered, identification of the issue topic or topics, discussion regarding the merits of the submissions, recommendations on amendments to the proposed development scheme to reflect submissions, and further amendments to the proposed development scheme amendment.</p> <p>To simplify the presentation and review of issues, each submission is addressed separately with the issue topic (or topics) being identified as applicable.</p>
MEDQ approval	The final submissions report and proposed development scheme amendment will be submitted to the MEDQ for review and approval.
Publishing and notification of development scheme amendment	<p>As soon as practicable after the MEDQ has approved the development scheme amendment, the Council will publish:</p> <ul style="list-style-type: none"> • the development scheme amendment and submissions report on the Council's website (noting the amendment and report will also be published on DSDILGP's website); and • a notice in at least one newspaper circulating in the local area, stating the development scheme amendment has been approved and is available on the Council's and DSDILGP's websites, along with the submissions report.

2.3 Static display

A static display of the proposed amendment was maintained in the main foyer of the Sunshine Coast Council City Hall for the duration of the public notification period.

A total of 53 enquiries by 89 visitors were received by counter staff, with all enquirers informed about the submission process and format.

2.4 Pop-up information sessions

Two (2) pop-up information sessions were held at Sunshine Plaza on:

- Thursday 21 September 2023 between 4pm – 7pm at the Sunshine Plaza; and
- Saturday 7 October 2023 9am – 12pm at the Sunshine Plaza;

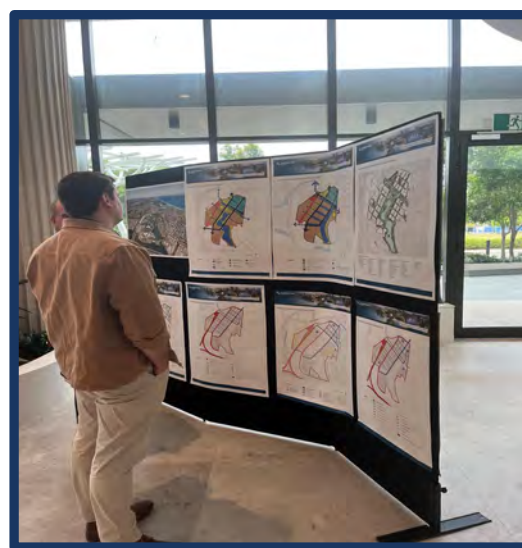
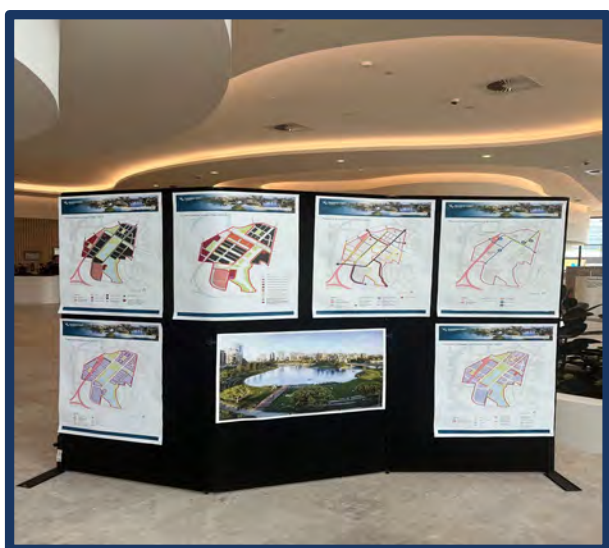
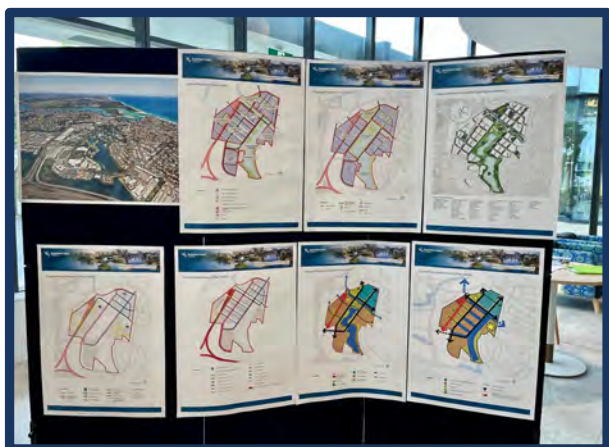
Council staff were on hand in the booth located in a public concourse within the centre. The staff fielded queries from the public and informed all enquirers of the submission process and methods for making a submission.

A total of 140 visitors attended the pop-up stalls, with 57 on the Thursday evening session and 83 on the Saturday morning session.

2.5 Stakeholder briefing sessions

A total of six stakeholder briefing sessions were held by Council staff at City Hall. A further nine invitations for a stakeholder briefing were declined.

Images from Static Display and Pop-Up Session



3 Overview of Submissions

A summary of the key aspects of the submissions is provided in the following sections.

3.1 Number of submissions

A total of forty-one (41) submissions were received during the submission period, through a range of submission methods and locations.

Only one (1) submission was a duplicate, with a single submission being lodged twice via email and also through the 'Have Your Say' website. Although registered twice, the submissions were counted as a single submission.

3.2 Submission method

There were three (3) methods of providing a submission:

1. Hard copy of submission via post;
2. Email submission to the nominated Council email address for the project; and
3. Web submission in common format via the online 'Have Your Say' website.

The majority of submissions were received through the 'Have Your Say' website (approximately 83%), with the balance being via email. No submissions were received via post.

Table 3.1 provides a summary of submissions by method.

Table 3.1 Summary of Submission Method

METHOD OF SUBMISSION	NUMBER OF SUBMISSIONS RECIEVED
POST	0
EMAIL	7
ONLINE SUBMISSION (HAVE YOUR SAY WEBSITE)	34
TOTAL SUBMISSIONS	41

3.3 Submission location

The origin of submitters is provided in **Table 3.2**. The origin of submitters is categorised as being:

1. Within the PDA and surrounding postcode (4558);
2. Within the Sunshine Coast local government area;
3. Outside the Sunshine Coast local government area; and
4. Location not specified.

Where the submission was received via email and in relation to a specific site, the location of the submission was taken to be the site of interest.

The majority of submissions were made on behalf of persons either within or directly adjacent to the Maroochydore City Centre PDA (approximately 88%).

Table 3.2 Summary of Submission Location

LOCATION	NUMBER OF SUBMISSIONS RECIEVED
WITHIN PDA AND SURROUNDS	20
WITHIN SUNSHINE COAST LOCAL GOVERNMENT AREA	16

LOCATION	NUMBER OF SUBMISSIONS RECIEVED
OUTSIDE SUNSHINE COAST LOCAL GOVERNMENT AREA	3
LOCATION NOT SPECIFIED	2
TOTAL SUBMISSIONS	41

3.4 Submission type

Submissions were received from a range of stakeholders categorised as:

1. Private individual;
2. Not-for-profit and community organisations; and
3. Commercial organisations and companies.

The majority of submissions were from private individuals (approximately 85%). No pro-forma submissions or petitions were received.

Table 3.3 provides a summary of submission types.

Table 3.3 Summary of Submission Types

TYPE	NUMBER OF SUBMISSIONS RECIEVED
PRIVATE INDIVIDUAL	35
NOT FOR PROFIT AND COMMUNITY ORGANISATION	3
COMMERCIAL ENTITIES AND CORPORATIONS	3
TOTAL	41

3.5 Identification of key issue topics

When reviewing the submissions, issues were categorised into key topics. This approach is considered appropriate given that in many instances submissions were not limited to a single topic or aspect of the proposed amendment to the development scheme. This approach allows the submission review to present the submission in its entirety and clearly identify and categorise the key issues raised to assist in analysis.

Submitters using the 'Have Your Say' website to lodge a submission were provided a list of five potential topics to identify the aspects of the proposed amendment the submission related to. The topics were based on the substantive changes to the development scheme as follows:

1. Centralising the lake and parkland
2. Relocating the proposed Convention and Exhibition Centre closer to the future transit station
3. Relocating the amphitheatre to the central parkland
4. Revising the structural elements plan
5. Other

Where submissions were received via email, submissions were identified as reflecting these 5 categories as relevant.

Another eight common topic categories were identified to reflect and group the issues raised in the submissions:

6. Car parking and traffic movement;
7. Building heights;
8. Transition between PDA and adjoining land;

9. Streetscaping and active transport;
10. Greenspace provision
11. Flood performance and environmental protection
12. Amendment process and consultation;
13. Affordable housing

The submissions were also categorised as providing general support where this was clearly expressed in the submission. Where support for a specific aspect of the proposed amendment was expressed, this was also recorded against the submission.

Table 3.4 and **Table 3.5** provide a summary of the issues raised in submissions by the topic categories. It is noted that due to some submissions having regard to multiple issues, the total number of submissions when grouped by issue category is greater than the total number of submissions.

Table 3.4 Summary of submissions in support

TYPE	NUMBER OF SUBMISSIONS RECIEVED	
GENERAL SUPPORT	12	
SPECIFIC SUPPORT	Aspect of development scheme	Number
	Centralising the lake and parkland	11
	Relocating Convention and exhibition centre	9
	Building height	1
	Relocating the amphitheatre	2

Table 3.5 Summary of Submissions of Concern

TYPE	NUMBER OF SUBMISSIONS RECIEVED	
REVISION OF STRUCTURAL ELEMENTS PLAN	4	
CAR PARKING AND TRAFFIC MOVEMENT	8	
BUILDING HEIGHTS	6	
TRANSITION BETWEEN PDA AND ADJOINING LAND	2	
STREETSCAPING AND ACTIVE TRANSPORT	8	
GREENSPACE PROVISION	2	
FLOOD PERFORMANCE AND ENVIRONMENTAL PROTECTION	1	
AMENDMENT PROCESS AND CONSULTATION	3	
AFFORDABLE HOUSING	5	
OTHER	12	

4 Summary of Submissions

Table 4.1 provides a summary of the review of submissions. Each submission is summarised in turn with discussion and response to the merits of the submission, and for each submission the issue category is identified. Where the submission results in a recommendation for change, the relevant aspect of the proposed development scheme amendment is also identified.

Table 4.1 Submission summary and review

No	Issue Category	Summary	Response	Change	Scheme Element
1	General Support	The submitter believes the proposed amendment makes sense, and is happy with the relocation of the lakes, parkland and convention centre. The submitter believes that this will be a positive change for the area.	The submitter's comments are noted.	NO	
2	General Support Affordable Housing	The submitter strongly supports the centralised lake and parkland concept, however, believes that affordable housing does not align with the prestigious image of the CBD.	The submitter's support for the centralisation and consolidation of the lakes and parklands is noted. Affordable living is an important element of the Maroochydore City Centre. Affordable living is a broad concept and is achieved in part through providing a range of dwelling types and sizes to meet the diverse needs of the community, including families, single persons, and the elderly. The PDA is well located to accommodate a diverse housing choice as it is in close proximity to employment and services, as well as having good access to public transport and active transport networks.	NO	
3	Specific Support – centralisation of lakes	The submitter supports the centralisation of the lake and believes that it will be a centrepiece of the CBD and facilitate community interaction. The submitter is confident that the proposed lake design will maintain appropriate flood storage and meet project objectives.	The submitter's support for the centralisation and consolidation of the lakes and parklands is noted.	NO	
4	Amendment process and consultation Other	The submitter is concerned that the project is not needed and will divert funding from necessary projects such as	The Maroochydore City Centre Priority Development Area was declared on July 19, 2013. The Maroochydore City Centre will be instrumental in	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
		revegetation and infrastructure delivery.	<p>building and strengthening the regional economy and sense of place, providing a mix of residential, commercial, retail, civic and community uses to develop a vibrant business district and city centre, complementing and enhancing Maroochydore's existing business offering.</p> <p>The Council is working in partnership with a private entity (Walker Corporation) and is committed to facilitating the City Centre in an efficient manner that will provide a high-quality City Centre for the region while minimising financial risk and exposure. As part of the City Centre, significant public greenspace and public transport infrastructure is being delivered, which will be an asset for the community and support the livability of the region.</p>		
5	<p>Specific Support – centralisation of lakes</p> <p>Streetscaping and active transport</p>	The submitter supports the centralisation of the lake and parklands as they provide open space for public enjoyment. The submitter suggests that community gardens and arts hubs could be included, as well as provision of transport options such as buses or driverless cars.	<p>The submitter's support for the centralisation and consolidation of the lakes and parklands is noted.</p> <p>The proposed amendment facilitates a wide range of community spaces and facilities, including significant space for a Library and Community Hub (Area B in Precinct 2 – Mixed Use East). The scheme also incorporates significant public greenspace. In these areas, the development scheme envisages that a range of community services and facilities may be accommodated, and the exact location and nature of these facilities will be considered during detailed design as the area is progressively delivered. The Parklands Precinct will support a range of activation programs and events.</p> <p>Part of the Vision for the City Centre is to be a transit-oriented community. The incorporation of new and emerging technologies will be supported where they provide for a safe and efficient</p>	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
			transport network and align with the overall vision for the centre.		
6	Transition between PDA and adjoining land	The submitter is concerned as to whether the lake will still be visible and accessible from their location adjoining the PDA, and notes that they would prefer to be part of the PDA and not separated from it. The submitter requests that more information be provided regarding future fencing details.	Based on the address provided, the submitter's property fronts onto the parklands adjoining the southern lake. As shown on proposed 'Map 5 – frontages and interface map', there is no development planned along this interface. The current interface between the existing development and the PDA will be retained, and any existing fencing or landscaping to the interface would be retained.	NO	
7	Streetscaping and active transport	The submitter proposes that the budget for the PDA project be spent on public transport projects to improve what is believed to be a poor system.	The Council is working in partnership with a private entity (Walker Corporation) and is committed to facilitating the City Centre in an efficient manner that will provide a high-quality City Centre for the region while minimizing financial risk and exposure. As the project is delivered, the Council will receive civic assets such as parks, walkways and The Corso, which relieves the Council of the obligation to fund and deliver this infrastructure. As part of the proposed City Centre, significant public greenspace and public transport infrastructure is being delivered which will be an asset for the community and support the livability of the region. The proposed transit centre will underpin local and regional connectivity by heavy rail networks and will significantly contribute to the efficiency of regional public transport availability. The State Government funds public transport projects and funding is sought through the normal budgetary processes conducted by the State Government.	NO	
8	Affordable Housing Other	The submitter supports the intent for a well-planned city centre to provide housing supply and	The submitters support is noted. The proposed amendment maintains the requirement for	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
		<p>diversity to the Sunshine Coast.</p> <p>The submitter suggests that there is an opportunity to rezone land between the City Centre and Alexandra Headlands to achieve a 'gentle density' that would align with the outcomes of the SEQ Regional Plan, provide for smaller lot and attached housing products, and provide housing in proximity to the major employment node of the City Centre.</p> <p>The submitter supports the revised PDA and believes that a broader consideration of housing density is required to alleviate the housing shortage and provide opportunity for additional people to live in this high quality area.</p>	<p>a diverse range of housing types to be provided in the PDA. This includes provision for high density dwelling types in mixed use buildings, which will directly support housing choice and affordability in this well located centre. The proposed amendment includes an action in 4. Implementation Strategy to prepare an Affordable Living Strategy that is to have regard to the <i>ShapingSEQ 2032 update</i>.</p> <p>The proposed PDA amendment does not apply to land outside of the PDA, and any changes to zoning or density outcomes for land outside the PDA are matters for the Sunshine Coast Planning Scheme, which regulates planning and development in those areas.</p>		
9* *same submission as 8 but from separate property owner	Affordable housing Other	<p>The submitter supports the intent for a well-planned city centre to provide housing supply and diversity to the Sunshine Coast.</p> <p>The submitter suggests that there is an opportunity to rezone land between the City Centre and Alexandra Headlands to achieve a 'gentle density' that would align with the outcomes of the SEQ Regional Plan, provide for smaller lot and attached housing products, and provide housing in proximity to the major employment node of the City Centre.</p> <p>The submitter supports the revised PDA and believes that a broader consideration of housing density is required to alleviate the housing shortage and provide opportunity for additional people to live in this high quality area.</p>	<p>The submitters support is noted.</p> <p>The proposed PDA amendment maintains the requirement for a diverse range of housing types to be provided in the PDA. This includes provision for high density dwelling types in mixed use buildings, which will directly support housing choice and affordability in this well located centre.</p> <p>The proposed PDA amendment does not apply to land outside of the PDA boundary, and any changes to zoning or density outcomes for land outside the PDA are matters for the Sunshine Coast Region Planning Scheme, which regulates planning and development in those areas.</p>	NO	
10	General Support Specific support -	<p>The submitter generally is supportive of the proposed amendments in particular the relocation of the</p>	<p>The interface between the PDA and adjoining development is intended to be sensitively managed to avoid</p>	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
	Relocating Convention and exhibition centre	<p>entertainment centre to be nearer to the transit station.</p> <p>The submitter is concerned that the plans show a new roadway adjacent to their property with no buffer, despite a buffer being shown at other locations on the boundary of the PDA. The submitter is concerned that this will potentially introduce negative amenity impacts into the existing residential area.</p>	<p>and mitigate potential impacts.</p> <p>Under the proposed amendment, development must:</p> <ul style="list-style-type: none"> • Provide a landscaped buffer where directly adjacent to areas of existing low-density development (as shown on Map 5 – Frontages and interfaces map); and • Provide building setbacks up to 6m where directly adjoining areas of existing low-density development (as shown on Map 7 – Setbacks map). <p>Additionally, built form and amenity provisions contained in the PDA wide criteria in Section 2.6 of the proposed amendment relate to design and provision of landscaping, built form design and management of interfaces, which must be complied with in any future development application.</p> <p>It is further noted that the road referred to by the submitter is identified as Neighbourhood Avenue East, which will have a 3m wide dedicated active transport corridor running along the verge. This will provide additional separation between existing development and the PDA and contribute to a high-quality urban amenity.</p> <p>In conjunction, these building controls and urban design requirements will combine to deliver a high-quality PDA that sensitively addresses adjoining development.</p>		
11	Affordable housing	<p>The submitter believes that the Maroochydore PDA provides an opportunity for 20% of all residential development to include social and affordable housing options to meet obligations under the SEQ Regional Plan, as well as provide for well-located housing in close proximity to employment and services.</p>	<p>The proposed amendment includes PDA wide criteria relating to affordable living to achieve the outcomes of the Maroochydore City Centre PDA Affordable Living Strategy.</p> <p>The proposed amendment includes an action in 4. Implementation Strategy to prepare an Affordable Living Strategy that is to have</p>	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
			regard to State Government directions.		
12	Car parking and traffic movement	<p>The submitter is concerned that the proposed PDA will intrude on the quiet lifestyle and amenity of adjoining residential communities in Hazeltine Court and will lead to traffic congestion and parking issues in the surrounding residential streets as people access the lake and PDA amenities.</p> <p>The submitter suggests that surrounding residential streets should be designated as no parking on at least one side.</p> <p>The submitter feels strongly that the PDA project has not taken into account the lifestyle choices and quiet amenity of surrounding residents and it interferes with their ongoing enjoyment of their properties.</p>	<p>There is no new access point to the lake or park being proposed from Hazeltine Court and no specific attractors in the adjacent parkland or lake that would be anticipated to directly increase parking demand in this area. Further, a number of multi-deck carparks have been planned in strategic locations (including in close proximity to the central parkland) to support visitors. On this basis it is not envisaged that lake users will use Hazeltine Court for parking.</p> <p>Once the lake and park are created, the Council will be undertaking normal traffic monitoring and parking enforcement activities. Any parking impacts that may arise will be identified and ongoing mitigation options considered and implemented as required.</p>	NO	
13	Car parking and traffic movement	<p>The submitter is concerned that the PDA does not have appropriate road capacity to cater for the population, and the area will suffer from traffic congestion and parking difficulties.</p> <p>The submitter suggests that the road network should incorporate wider streets and greater street parking opportunities to support better traffic movement.</p>	<p>The road network for the PDA has been designed having regard to the maximum development yield (residential and non-residential) for each precinct and the overall area. The capacity of the road network has been modelled to meet the expected transport demand generated by future development, as well as providing multiple active transport and public transport options that will provide attractive alternatives to private vehicle use to and from the centre over time.</p> <p>The road widths in the PDA are based on accepted road design standards with a series of one-way laneways in the core CBD precinct provided to facilitate commercial servicing and enhanced pedestrian connectivity through shorter road crossings. Further, a number of multi-deck carparks have been planned in strategic locations generally on the periphery of</p>	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
			<p>the PDA to support off street car parking and minimise traffic congestion.</p> <p>The performance of the road network will be monitored over time through normal infrastructure assessment processes and impacts that may arise will be identified and ongoing upgrades and operational improvements considered and implemented as required.</p>		
14	General support	The submitter supports the proposed PDA amendments and believes it is a good outcome for the Sunshine Coast.	The submitter's support is noted.	NO	
15	<p>General support</p> <p>Specific support - Relocating Convention and exhibition centre</p> <p>Specific Support – centralisation of lakes and parkland</p> <p>Building height</p>	<p>The submitter states that all aspects of the revised PDA are good and supported, in particular the relocation and centralisation of the lakes and the location of the convention centre adjacent to the transit station.</p> <p>The submitter suggests that building heights could be increased in commercial and mixed-use areas.</p>	<p>The submitter's support is noted.</p> <p>The proposed building heights are equivalent to the existing building heights that have been subject to previous community consultation. The heights proposed provide for a managed transition between the PDA and adjoining development, cater for the desired residential density, while supporting an appropriate urban environment that reflects the Sunshine Coast sub-tropical character.</p>	NO	
16	<p>Car parking and traffic movement</p> <p>Other</p>	The submitter believes that the location of the PDA in Maroochydore will increase traffic congestion when events are being held and suggests that Nambour would be a preferred location as it has ample space, easy access to the Bruce Highway and existing showgrounds facilities.	<p>Comprehensive traffic modelling has been undertaken as part of the proposed amendment that has demonstrated that the internal road network and connections to the external road network are appropriate for the scale of development for the Maroochydore City Centre.</p> <p>The Maroochydore City Centre Priority Development Area was declared by the MEDQ in 2013. The Council supports the declaration of Maroochydore as a PDA as it confirms its public policy position that the PDA is to be developed as the new CBD for the Sunshine Coast.</p>	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
17	Car parking and traffic movement	<p>The submitter is concerned that the accessibility to Maud Street for houses in this area will be significantly impacted by the likely upgrading of Maud Street.</p> <p>The submitter is concerned that all traffic from Easton Street will be left in/left out only, and will introduce safety and convenience issues for residents who will have to travel further and make U turns.</p> <p>The submitter suggests that the intersection of Maud Street and Easton Street be signalised to allow for a more efficient flow of traffic into and out of Easton Street.</p> <p>The submitter also suggests that the new road north of Easton Street that connects to the PDA should be one way only onto Sugar Road to achieve a safer and more efficient circulation pattern.</p>	<p>The overall road network has been designed to provide for a safe and efficient transport system for the PDA and for existing development.</p> <p>The 4-lane upgrade of Maud Street will see proposed changes to the intersection of Easton Street to a left in/left out arrangement preventing access to the south from this intersection.</p> <p>Sugar Road north is proposed to connect to the new Neighbourhood Avenue in the Maroochydore City Centre which will connect to Maud Street at a signalised all movements intersection. This intersection will provide for southbound access to Maud Street.</p>	NO	
18	Specific support - Relocating Convention and exhibition centre	The submitter believes that the relocation of the convention centre adjacent to the transit centre is essential to the success of the PDA.	The submitter's support is noted.	NO	
19	Other	The submitter believes that the PDA has resulted in an increase in rates.	The Council is working in partnership with a private entity (Walker Corporation) and is committed to facilitating the City Centre in an efficient manner that will provide a high-quality City Centre for the region while minimising financial risk and exposure. As the project is delivered, the Council will receive civic assets such as parks, walkways and The Corso, which relieves the Council of the obligation to fund and deliver this infrastructure.	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
20	Specific Support – centralisation of lakes and parkland	The submitter supports the centralised lake and parkland as it will support a vibrant community and give opportunity for passive recreation within a natural setting.	The submitter's support is noted.	NO	Y
21	Building height Car parking and traffic movement	<p>The submitter strongly objects to the proposed 60m building height in Precinct 2 – Mixed Use East.</p> <p>The submitter is concerned that the building height is excessive and will interfere with views and access to sunlight and breezes for existing residents adjoining this area.</p> <p>The submitter queries why building heights adjacent to Dalton Drive are limited to 2 storeys, as this is adjacent to existing light industry and warehouse uses.</p> <p>The submitter is concerned that the existing streets adjoining Precinct 2 (Kane Court, Anne Court, Sugar Road North) will be used for overflow parking from the PDA and will create traffic and parking congestion.</p> <p>The submitter notes that this area has been a quiet residential area for a long time and is concerned that the character and amenity will be disrupted by the noise and other impacts from the proposed PDA.</p>	<p>The building heights in the proposed amendment for Precinct 2 remain consistent with the current building heights of 60m in Precinct 2.</p> <p>The building heights have been previously consulted with the community. The heights proposed provide for a managed transition between the PDA and adjoining development, cater for the desired residential density, while supporting an appropriate urban environment that reflects the Sunshine Coast sub-tropical character. All buildings within Precinct 2 will need to comply with the built form and urban design outcomes of the PDA-wide criteria which require appropriate interface between PDA development and adjoining development through consideration of:</p> <ul style="list-style-type: none"> • the use of the development; • the location of site access; • separation between developments; and • building design to minimise overlooking and overshadowing. <p>The building heights in Precinct 5 – Dalton Drive allow for buildings up to 25m (potentially 6 to 8 storeys). The building heights for the PDA transition from lower in the south to higher in the north of the centre, to clearly delineate the city core and provide a sense of entry and arrival from the southern gateway of Dalton Drive.</p> <p>Comprehensive traffic modelling has been undertaken as part of the proposed amendment, which has demonstrated that the internal road network and the connections to the external road network are appropriate</p>	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
			for the scale of development for the Maroochydore City Centre. Carparking supply in the Maroochydore City Centre will be provided in both private on site and public multi-deck facilities. The Council will be undertaking normal traffic monitoring and parking enforcement activities. Any parking impacts that may arise will be identified and ongoing mitigation options considered and implemented as required.		
22	Other	The submitter queries why there is a need for the proposed amendment and what the cost will be to ratepayers.	In November 2020, the Council entered into a development agreement with SunCentral Maroochydore Pty Ltd and Walker Corporation (Walker) for the development of the majority of the Council-owned land in the Maroochydore City Centre PDA. The agreement provides for Walker to undertake a review of the master plan to improve city-making objectives for the PDA and identify opportunities to accelerate investment. This review has now been completed. To give effect to the revised master plan, it is necessary to amend the Maroochydore City Centre PDA Development Scheme.	NO	
23	Streetscaping and active transport	<p>The submitter is an active transport advocate and believes that the inclusion of a 2-way cycle path connecting through the parklands to Dalton Drive has merit.</p> <p>The submitter is concerned regarding the following issues:</p> <ul style="list-style-type: none"> The proposed PDA does not use 1 way cycling paths which are preferred for safety and prioritisation of riders; The removal of on-road cycle lanes on Railway Street and the connection to Dalton Street does not cater for confident cyclists who will use this route as the pathway network will not be as convenient; and 	<p>The proposed PDA amendment maintains and supports the vision for the Maroochydore City Centre to be a walkable precinct, with active travel modes as a key method of transit.</p> <p>The proposed amendments to the cycle network provide for improved cycle legibility and connectivity through the Maroochydore City Centre and will comply with the latest active transport standards at the time of delivery. Two-way cycle networks have been provided as part of the initial stages of development and future stages will provide for consistency and connection with this existing infrastructure to maintain legibility. Off road cycle paths have been proposed along Railway Street and Southern Drive in</p>	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
		<ul style="list-style-type: none"> Whether the 2-way cycleways are continued over bridges. <p>The submitter recommends the following be incorporated into the proposed PDA:</p> <ul style="list-style-type: none"> Reduction of speed limits to 30 kph on all streets except Park Esplanade; Installation of raised priority crossing on all street crossings; Minimising the number of crossing legs on all signalised intersections; Use of smart signals and longer crossing times to support mobility of the aged and those with disabilities; and Provision of end of trip facilities at the convention centre. 	<p>lieu of on road to enhance and promote the safety of cyclists but recognise that confident cyclists will still be able to use the internal road network.</p> <p>Speed limits, raised crossings and smart signals will be considered further as part of the detailed design of development infrastructure. It is noted that the intersections of the main north south feeder roads of Main Street Boulevard and Park Esplanade are now three-way intersections which will allow for improved signal crossing times for pedestrians and cyclists. End of trip facilities will be provided in the multi deck carparking facility associated with the exhibition and convention centre, as well as being required in larger commercial developments to support cycling as an attractive alternative for commuting.</p>		
24	Amendment process and consultation Other	<p>The submitter is concerned that the amendments to the PDA have been too numerous and cause confusion and uncertainty to residents.</p> <p>The submitter believes that the frequent changes are a burden for the community and reflect a lack of stability and consistency in the town plan which undermines trust in decision making.</p> <p>The submitter believes that the changes create uncertainty for businesses and potential investors and has ramifications on the previous resumption process and the calculation of compensation to be paid.</p> <p>The submitter believes that the proposed amendment does not provide adequate road infrastructure and uses State jurisdiction matters as an excuse.</p> <p>The submitter urges the Council to engage in open</p>	<p>The PDA was initially declared in 2013, and has since undergone two amendments - in 2016 and 2019. Periodic amendments are required to ensure that the development scheme reflects changes in the statutory environment, the actual scale and extent of development being delivered on the ground, and other major developments such as delivery of infrastructure that will influence the development of the PDA.</p> <p>The changes to date have been relatively minor and relate principally to operational aspects of the development scheme, with the overall land use intent remaining consistent. The proposed amendment is in response to a development agreement between the Council, SunCentral Maroochydore Pty Ltd and Walker Corporation (Walker) for the development of the majority of the Council-owned land in the Maroochydore City Centre PDA. The agreement provides for Walker to</p>	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
		dialogue with residents to address their concerns.	<p>undertake a review of the master plan to improve city-making objectives for the PDA and identify opportunities to accelerate investment. This review has now been completed. To give effect to the revised master plan, it is necessary to amend the Maroochydore City Centre PDA Development Scheme.</p> <p>The Council has undertaken significant public consultation on the proposed amendment. The proposed amendment has been publicly notified between 11 September 2023 to 23 October 2023, and multiple public information sessions have been held to ensure that the community has had sufficient opportunity to view the proposal and provide feedback. All feedback has been considered in the proposed amendment and changes made where warranted.</p>		
25	<p>Specific support - Relocating Convention and exhibition centre</p> <p>Specific Support – centralisation of lakes and parkland</p> <p>Streetscapes and active transport</p> <p>Affordable housing</p> <p>Building height</p>	<p>The submitter believes that the consolidated lake and parkland proposal is an improvement on the original plan and provides opportunities for urban greening and passive climate control.</p> <p>The submitter supports the relocation of the convention centre to the transit centre to support and encourage public transport use.</p> <p>The submitter supports high rise and high-density buildings in the city centre, stepping down to adjoining development and offset by greater separation distances between buildings.</p> <p>The submitter suggests that:</p> <ul style="list-style-type: none"> wider, median divided streets are used with wider footpaths; and the PDA should provide 5% social housing and 20% affordable housing as the location has good access to employment, 	<p>The submitter's support is noted.</p> <p>The road widths in the Maroochydore City Centre are based on accepted road design standards with a series of one-way laneways in the core CBD precinct provided to facilitate commercial servicing and enhanced pedestrian connectivity through shorter road crossings. Street trees are to be provided within verges and central medians to provide shading and promote walkability of the City Centre.</p> <p>The proposed amendment includes PDA wide criteria relating to affordable living to achieve the outcomes of the Maroochydore City Centre PDA Affordable Living Strategy.</p> <p>The proposed amendment includes an action in 4. Implementation Strategy to prepare an Affordable Living Strategy that is to have regard to State Government directions.</p>	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
		public transport, and services and will create more diverse communities.			
26	Specific Support – centralisation of lakes and parkland	The submitter supports the proposed consolidation of lakes and parkland but queries the location(or presence) of a cultural centre.	The submitter's support is noted. The proposed PDA amendment provides for a Community and Library Hub in Precinct 2 – Mixed Use East. This hub is intended to accommodate a range of community and cultural services and facilities.	NO	
27	General support	The submitter strongly supports the proposed PDA amendment and believes it will enhance livability of the region.	The submitter's support is noted.	NO	
28	Amendment process and consultation Other	The submitter found it difficult to access the old PDA scheme to provide a comparison. The submitter states that the proposed plan seems very promising, however queries whether there will be space for off-leash dog areas to support the residential areas.	The Maroochydore City Centre PDA Development Scheme is administered and implemented by EDQ which has jurisdiction over the area. The current development scheme was made available along with information sheets on the proposed PDA amendment on the Council's 'Have Your Say' website and is also available from the EDQ website. The proposed PDA amendments provide for a large area of parkland that is intended to be utilised for a range of community, civic, environmental and recreational functions. The actual mix and location of uses has not been determined. However, uses such as a dog park will be further considered at the time of detailed design.	NO	
29	Specific support - Relocating Convention and exhibition centre Specific Support – centralisation of lakes and parkland	The submitter is generally supportive of the proposed amendments to consolidate and centralise the lakes and parklands, the relocation of the convention centre to the transit hub, built form provisions relating to towers and thresholds for inclusion of commercial development, and the streamlining of the	The submitter's support is noted. The proposed PDA amendment includes indicative imagery to provide a visual example of how future development may look. While the indicative imagery is based on the provisions of the development scheme, the actual design and built form of buildings may differ from that shown in the proposed amendment document.	YES	Map 7 – Setbacks Map 2.9.1.4 Precinct 2 - Precinct Elements

No	Issue Category	Summary	Response	Change	Scheme Element
	Revising the structural elements plan Building height	<p>regulatory operation of the development scheme.</p> <p>The submitter is concerned to ensure that buildings on the southern boundary of Precinct 3 - Core Business Precinct retain a high-quality urban outlook.</p> <p>The submitter suggests that:</p> <ul style="list-style-type: none"> the buildings flanking the urban plaza should maintain a colonnade design as indicated in the indicative image; towers should be set back a minimum of 6m from the podium along Park Esplanade on the northern block of Precinct 2. <p>The submitter also suggests that the urban plaza concept should be better articulated within the development scheme to clearly define expectations and include:</p> <ul style="list-style-type: none"> Identification of pedestrian walkways; Floorspace thresholds to ensure active uses at ground level; and Identification of vehicle free zones (generally in accordance with the indicative images in the proposed PDA amendment document). 	<p>The proposed PDA amendment identifies locations in Map 5 – Frontages and interfaces map where colonnading is required. The PDA-wide criteria provide further detail on the design and public realm outcomes required from future development implemented through the development assessment process. It is agreed that the Precinct outcomes for Precinct 2 would be strengthened by including an additional Precinct Element that describes the intent and function of the urban plaza.</p> <p>It is proposed to Amend section 2.9.1.4 Precinct Elements to insert new number 8 to read as follows:</p> <p>“provides an urban plaza that is a formal civic space forming part of the overall open space network and providing opportunities for tree planting, pedestrian movement, sitting, dining and small street performances.”</p> <p>Tower setbacks are identified in Map 7 – Setbacks Map. Towers on the northern part of Precinct 2 (fronting the Corso and the urban plaza) are identified as requiring a minimum 6m tower setback, and between 0 and 6m along Park Esplanade.</p> <p>Having regard to the intent for Precinct 1 to orientate buildings towards the Corso and maximise views to the parklands, extending the minimum 6m tower setback to the northern block of Precinct 2 fronting Park Esplanade is considered appropriate. This will maintain a consistent tower setback for the northernmost block of Precinct 2 and allow for a transition in tower setbacks to southern buildings that are intended to be more intensely residential.</p>		
30	Streetscapes and active transport	The submitter requests that the active transport network has linkages to existing cycleways in the	The planning for the cycle network in the PDA has been undertaken to ensure that the internal cycle pathways provide key links to the	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
		adjacent area to improve safety and convenience.	<p>external existing and future planned cycle network. Specifically, cycle links are provided to:</p> <ul style="list-style-type: none"> the east to Maud Street and the future separated cycle pathways to be constructed with the Maud Street upgrade project; the south to Dalton Drive east and west; the north to Aerodrome Road; and west to the Transit Centre continuing to Plaza Parade. <p>This is considered to appropriately integrate the active transport network of the PDA within the broader local and regional network.</p>		
31	Relocating Convention and exhibition centre	<p>The submitter is concerned that there are no detailed plans for the proposed convention and exhibition centre, including a specified location. The submitter does not believe that the area allowed for is sufficient for the scale of centre required for the region, and requests detailed plans and street locations be provided.</p> <p>The submitter is concerned that the centre is not located close to the transit centre and there is insufficient detail on how the railway corridor will traverse and access the PDA.</p>	<p>The location of the exhibition and convention centre has been identified in the proposed amendment on a site adjoining the transit centre south of the Corso waterway (identified as Area C in Precinct 4 – Mixed Use West). The final scale of the exhibition and convention centre will be determined during detailed design phases which will consider projected demand and required floorspace.</p> <p>At this time, a detailed design of the exhibition and convention centre is yet to be undertaken. However, the site of the exhibition and convention centre is planned to be well serviced by the future road network and transit centre incorporating both passenger rail and mass transit services.</p> <p>Strategic traffic modelling has also been undertaken as part of the amendment to analyse the operation of the surrounding road network, including the likely access point from Neighbourhood Street West and the anticipated demand for the convention and exhibition centre site. The modelling has indicated the road network operates within acceptable</p>	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
			<p>parameters. Further traffic assessment and modelling will be undertaken as part of the future convention and exhibition design.</p> <p>The transit centre design will occur as part of the planning by the Department of Transport and Main Roads (TMR) for the Sunshine Coast Direct Rail project. TMR has recently undertaken public consultation for four interrelated major transport projects across the Sunshine Coast, one of which is the Sunshine Coast Direct Rail project. As part of this consultation TMR provided details of the anticipated rail route from Beerwah to Caloundra and on to Maroochydore City Centre.</p>		
32	<p>General support</p> <p>Building heights</p> <p>Streetscape and active transport</p> <p>Other</p>	<p>The submitter states that the proposed PDA development scheme is a good concept and supports the proposed building heights with a concentration in the centre and grading to the periphery.</p> <p>The submitter suggests that the centre could improve its tourism focus through use of green buildings, vertical farms, rooftop bars and public light shows.</p> <p>The submitter supports active transport infrastructure as a 'last mile' option to give access to the beaches and riverfront, and suggests more pedestrian/cycle crossings over the waterways would be beneficial.</p>	<p>The submitter's support is noted.</p> <p>The vision for the Maroochydore City Centre includes the following aspects:</p> <ul style="list-style-type: none"> • A sustainable centre - opportunity to implement new technologies, processes and environmental targets that will promote a cleaner, healthier and socially responsive future for Maroochydore. These will include subtropical design, energy efficiency, water cycle management, transit infrastructure, and social and community facilities; • A vibrant and engaging centre - a variety of activities, uses and lifestyle opportunities in the city centre will provide a range of safe, active and enjoyable places that are used frequently, both day and night, at all times of the year and by a wide cross section of the community. The city centre will include local, regional and tourism focused destinations and activities. <p>The range of intended uses and focus on delivering a clean, sustainable, and high</p>	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
			<p>technology urban realm will support the centre as a focus of tourism in the region.</p> <p>Significant active transport infrastructure networks are planned for the centre, including a mix of on road and dedicated bikeways and pedestrian walkways. These will link with the external active transport networks to create an integrated and permeable active transport system for the locality. At this stage no additional water crossing or bridges are proposed, and the transport network has been designed to function efficiently with the planned bridges.</p>		
33	Greenspace provision	The submitter encourages incorporation of larger parkland areas to support the population. The submitter notes that this will be the last opportunity to create large green spaces with the urban area.	The proposed centralisation and consolidation of the parkland and lakes into a central location increases the land available for green space from the existing development scheme. The overall intent for the PDA is to create a series of parklands that provides a focal green heart for the CBD, providing for a wide range of formal and informal leisure activities in a highly landscaped and embellished urban greenspace.	NO	
34	Greenspace provision	The submitter contends that the proposed PDA seeks an overdevelopment adjacent to the transit centre, and believes that more green space should be provided in this area to provide for a reasonable amount of urban greenspace.	<p>Precinct 4 – Mixed-Use West is a mixed use precinct that is intended to form an urban village accommodating a mix of residential, commercial and service uses, as well as an entertainment and convention centre in Area C.</p> <p>As well as an identified central parkland in Precinct 4, the development intent for the precinct is to provide for highly landscaped streets and semi-public spaces which will soften the built form and provide for useable public spaces. The central parkland area of Precinct 1 is also readily accessible from Precinct 4 and will provide the focal green space for the entire PDA.</p>	NO	
35	General support	The submitter generally supports the proposed PDA amendment and	The submitter's support is noted.	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
	<p>Building height</p> <p>Revising the structural elements plan</p> <p>Specific support - Relocating Convention and exhibition centre</p> <p>Specific Support – centralisation of lakes and parkland</p> <p>Specific support – relocation of amphitheater</p> <p>Car parking and traffic movement</p>	<p>congratulates the Council on the plans to deliver a world class development.</p> <p>The submitter agrees with the proposed building heights, and supports the operational change to define height in metres only to maintain flexibility in delivery.</p> <p>The submitter supports the consolidated parklands and waterways, and colocation with the amphitheater to create an attractive community gathering space.</p> <p>The submitter supports the location of the exhibition centre adjacent to the major transit centre which will promote TOD outcomes.</p> <p>The submitter strongly supports the proposed maximum car parking rates to promote alternative transport modes and reduce living costs. The submitter recommends that the maximum parking rate for Precinct 4 be capped at 1 per dwelling, as this precinct will be well serviced by the transit station.</p>	<p>The parking rates for residential uses have been amended to reflect the intention to incentivise and support active transport and public transport options as a viable alternative for people within the centre. While it is acknowledged that Precinct 4 will ultimately be well served with public transport and, in particular, rail services, the actual delivery of this infrastructure is dependent on the State and timing cannot be accurately predicted. The proposed car parking rates for the PDA are considered to represent an appropriate balance between private parking requirements and public transport incentivisation.</p>		
36	<p>Streetscape and active transport</p> <p>Transition between PDA and adjoining land</p>	<p>The submitter is concerned that the proposed PDA amendment does not provide for appropriate cycle or pedestrian linkages between the PDA and existing large format retail centre on the western boundary.</p> <p>The submitter notes that since the re-alignment of the CAMCOS corridor to the south, the land corridor will likely pass from the ownership of TMR to the Council and there is no impediment to the PDA development scheme from identifying specific connections.</p>	<p>The western boundary of the PDA does not directly adjoin the large format retail site. The land parcel referenced in the submission between the PDA and the retail centre, previously identified as the CAMCOS corridor, is currently owned by TMR. The possible transfer of this land to the Council remains uncertain.</p> <p>Precinct 4 proposes to provide a road reserve along the boundary of the TMR land which is planned to contain footpaths on both sides and a shared off-road pedestrian and bicycle pathway on the western side. The future provision of this active transport infrastructure on the western side of the road reserve presents an opportunity for a possible</p>	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
			future connection to the retail uses to the west. A future connection would require negotiation with TMR to access and utilise its land for this purpose, as well as resolution of potential safety issues in active transport corridors and conflicts with existing vehicle driveways along the rear of the retail site. Until such time as the reconsideration of the layout of the large format retail development is more advanced, it is not possible to identify the location of a new connection. The proposed scheme does not prohibit the opportunity for this connection to be provided in the future.		
37	General support Specific Support – centralisation of lakes and parkland Revising the structural elements plan Building height Other	<p>The submitter generally supports the proposed PDA amendments, and in particular:</p> <ul style="list-style-type: none"> the consolidation and centralisation of the lakes and parklands which the submitter believes provides a better urban design outcome; the relocation of landmark buildings to better relate to public transport and urban plaza elements; the inclusion of detailed precinct wide urban design and built form provisions which improve scheme useability; adjustments to the yield provisions for Precinct 5 which better reflect market demand and opportunities; and the rationalisation of road and bridge infrastructure. <p>However, the submitter contends that a key principle of the development scheme is to support an environment and place with strong connection to open space and water.</p> <p>Under the current development scheme, the submitter's landholding</p>	<p>The building heights within the proposed PDA amendment consolidate height around the central and northern part of the City Centre, grading lower towards the southern and western periphery to sensitively integrate with the existing built form in those areas.</p> <p>The intent of Precinct 5 – Dalton Drive is to provide an arrival corridor into the City Centre, with lower buildings along Dalton Drive transitioning into the higher buildings in the city core.</p> <p>It is acknowledged that the proposed location, massing and height of future development to the north of the submitter's site will adversely impact the views and outlook from the submitter's site.</p> <p>To ensure the submitter's landholding continues to benefit from a connection and relationship with open space and water, preserving the ability for future development on the submitter's land to have access to sunlight, breezes and views, it is proposed to amend the building heights to provide for a smoother built form transition, and allow for visual permeability that provides for improved visual connection</p>	YES	<p>Map 6 – Building heights</p> <p>Precinct 5- Dalton Drive Preferred Uses</p> <p>Section 2.6.3.4 Building parameter Guidelines -Tower Footprints</p>


No	Issue Category	Summary	Response	Change	Scheme Element
		<p>achieves this successfully. However, the proposed amendment includes a change to the location, massing and height of future development to the north that will sever the connections between submitter's site and the nearby open space and water vistas.</p> <p>With the adjoining site to the north changing from open space and waterways to a building of up to 60m in height, the submitter contends that their land and future mixed use development (a proposed hotel) will not benefit from satisfactory views and aspect.</p> <p>To improve the built form transition between the Precincts the submitter recommends that:</p> <ul style="list-style-type: none"> the northern half of Precinct 5 have an increased building height from 25m to 33m; the building height in Precinct 2 directly to the north be reduced from 60m to 33m and 8.5m. 	<p>between Precinct 5 and the central parklands and lake.</p> <p>The primacy of the site to the north of the submitters land and its gateway location at the intersection of Main Street Boulevard and Park Esplanade has also been taken into consideration in formulating the response. Given its location as the entry to the PDA from the south and its northerly aspect to the central lake, it is considered that a maximum 2000m² residential tower footprint is appropriate in this location.</p> <p>It is also proposed to include short-term accommodation as a preferred use for Precinct 5-Dalton Drive in consideration of the submitter's future development plans for a hotel, as described in the submission.</p>		
38	<p>General support</p> <p>Specific Support – centralisation of lakes and parkland</p> <p>Specific support - Relocating Convention and exhibition centre</p> <p>Revising the structural elements plan</p> <p>Car parking and traffic movement</p>	<p>The submitter notes overall support for the proposed PDA amendments, and in particular:</p> <ul style="list-style-type: none"> the consolidation and centralisation of the lakes and parklands which the submitter believes provides a more accessible and active precinct; the relocation of the convention centre and community facilities adjacent to the transit centre to support public transport use and accessibility; the reduction of retail floorspace and transfer to commercial floorspace which reflects the primacy of retail in the adjacent Sunshine Plaza precinct; and 	<p>The submitter's points of support are noted.</p> <p>The PDA has been designed to integrate with the surrounding community and is intended to be a focal point for community activity and higher order business and retail services. Public transport networks will be extended into the site as it is progressively delivered, and it will ultimately offer a comprehensive and permeable network of active transport and public transport options. The delivery of the rail line and transit centre will provide additional connectivity to the broader region. However, it is noted that the timing of this relies on State Government support and funding.</p> <p>A definition for 'iconic building' is provided in</p>	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
		<ul style="list-style-type: none"> the application of standard parking rates for 3-bedroom dwellings to reflect short term parking requirements. <p>The submitter wants to ensure that access to the PDA is retained so it can benefit all Sunshine Coast residents who wish to access the site. The submitter notes that delivery of regular and efficient public transport will be critical in ensuring this access and the success of the overall project.</p> <p>The submitter queries the definition of 'iconic' in relation to the proposed iconic building, and is concerned that these buildings may interfere with existing views to the natural iconic landscape features of the Sunshine Coast such as Mt Ninderry or the ocean.</p>	<p>Schedule 3: Definitions of the proposed amendment. The definition is as follows:</p> <p>Iconic building</p> <p><i>Means a building that defines the skyline and landscape of the city. An iconic building is both distinct and memorable in its architectural form. It is also the tallest building in the city centre.</i></p> <p>The proposed iconic building will provide definition to the CBD, assist in wayfinding and support high quality urban design outcomes in the whole PDA.</p>		
39	<p>Flood performance and environmental protection</p> <p>Greenspace provision</p> <p>Other</p>	<p>The submitter is concerned that the PDA is located within a flood plain and will potentially expose people and property to hazards which cannot be mitigated.</p> <p>The submitter is concerned that earthworks will potentially interfere with Acid Sulfate Soils and there is no information on how this would be managed.</p> <p>The submitter generally supports the consolidation of the lakes and parklands, but is concerned that these areas (particularly the southern lakes area) are identified as containing valuable habitat and species and urges further detailed investigation and avoidance/mitigation of potential impacts.</p> <p>The submitter is concerned that the PDA will generate significant light pollution and negatively impact on turtle populations, and suggests that all lighting in</p>	<p>The proposed amendment results in the same extent of development already provided for in the current development scheme.</p> <p>As part of the preparation of the amendment, comprehensive flood modelling has been undertaken to demonstrate that the proposed changes will maintain the on-site flood storage capacity equivalent to the current master plan and will not result in any flood worsening external to the PDA.</p> <p>The proposed amendment seeks to consolidate the waterways into a central waterbody which provides for the necessary flood storage and conveyance to ensure flood risks have been appropriately addressed and development has immunity to the 1% AEP flood event including climate change.</p> <p>The proposed amendment incorporates the existing southern waterbody in the</p>	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
		<p>the PDA should achieve compliance with International Dark Sky Alliance specifications to minimise light spill.</p> <p>The submitter is concerned that the residential yield for the PDA has increased, however there has been no subsequent increase in open space to support amenity and livability for residents.</p>	<p>broader lake system consistent with the current development scheme. The construction of the lake system will be undertaken in accordance with all relevant legislation and will ensure the appropriate environmental assessments and management plans are in place to protect identified flora and fauna as part of these works. A study was undertaken in 2022 regarding the land south of the Corso to determine the presence of mapped ecological values in this area, which concluded that the mapping is not reflective of the actual habitat values based on site survey and observations. The study supports a change to the MSES mapping to accurately reflect the ecological values of the site.</p> <p>Lighting associated with development in the PDA will be required to comply with relevant building and electrical specifications and guidelines. External lighting associated with open space and public space to be delivered by the Council will progressively utilise LED fittings and smart technologies such as movement sensor activation which will assist in minimizing light spill.</p> <p>The development yield of the proposed amendment is consistent with the yield of the current development scheme. The centralisation and consolidation of the lakes and parklands has delivered additional open space and appropriately provides for formal and informal types of passive recreation and access to green space.</p>		
40	<p>General support</p> <p>Car parking and traffic movement</p> <p>Other</p>	<p>The submitter generally supports the proposed amendments.</p> <p>The submitter is concerned that the plan focuses too much on the northern/central lake and may result in the southern lake becoming</p>	<p>The submitter's support is noted.</p> <p>The intent of the proposed amendment is to consolidate intense urban activity and community facilities closest to the city centre core. This provides for a concentration of activity that supports a</p>	NO	

No	Issue Category	Summary	Response	Change	Scheme Element
		<p>underutilised. To remedy this the submitter suggests relocating the community and library hub (Area B) to the western side of the southern lake. This could be supported by active leisure pursuits and some retail and food outlets, with a bus stop included to enhance accessibility.</p> <p>The submitter also suggests that a bridge across the southern lake would assist in connectivity and create more manageable sections of the lake.</p>	<p>vibrant day and night economy and takes advantage of high levels of access from both public transport and active transport. Distributing the community facilities more widely will dilute the desired levels of activity and access, and will potentially complicate the sequencing of delivery.</p> <p>The water crossings have been designed as part of the broader transport network for the PDA, having regard to connections internally and externally to existing infrastructure. While additional bridges and walkways may be considered in the future, at this stage the overall network design has been modelled and functions appropriately in terms of safety and efficiency.</p>		
41	<p>General support</p> <p>Specific support - Relocating Convention and exhibition centre</p> <p>Specific Support – centralisation of lakes and parkland</p> <p>Specific support – relocation of amphitheatre</p>	<p>The submitter supports the proposed PDA amendments, and in particular:</p> <ul style="list-style-type: none"> the consolidation and centralisation of the lakes and parklands; the relocation of the convention centre adjacent to the transit centre; and relocation of the amphitheatre to the northern parkland. <p>The submitter notes that the PDA will support and reinforce the growth and development of the region, with benefits for the growing population.</p>	The submitter's support is noted.	NO	

5 Amendments to the proposed development scheme

Amendment #	Relevant section	Description of amendment
General		
1.	Throughout the document	Minor editorial and typographical changes.
2. Land use plan		
2.	2.6.3.4 Building parameter guidelines Tower footprint	Amend the footnote NB under the heading Tower footprint to include the following: Larger tower footprints (up to 2,000m ² GFA) proposed for residential development can be considered for the site at the corner of Park Esplanade and Main Street Boulevard in acknowledgement of its gateway location.
3.	2.9.1.1	Amend reference to 'First Avenue' in the Precinct Intent to 'Park Esplanade.'
4.	2.9.1.4	Amend section 2.9.1.4 Precinct Elements to insert new number 8 to read as follows: "provides an urban plaza that is a formal civic space forming part of the overall open space network and providing opportunities for tree planting, pedestrian movement, sitting, dining and small street performances."
5.	2.12.1.5	Amend section 2.12.1.5 to include "short-term accommodation" as a Preferred Use.
3. Mapping		
6.	All maps	Correct mapping anomaly that shows a protrusion to the northern end of the passenger rail corridor and multi-modal transit station/interchange.
7.	Map 6- Building Heights	<p>Amend Map 6 - Building heights to show:</p> <ul style="list-style-type: none"> A 33m building height to the northeastern part of Precinct 5 – Dalton Drive where it immediately adjoins the 33m building height in Precinct 2 – Mixed Use East Precinct; and 60m retained on the western part and 33m on the eastern part of the southern part of Precinct 2 – Mixed Use East where it interfaces with Precinct 5-Dalton Drive. 

8.	Map 7 Setbacks	<p>Amend Map 7 – Setbacks Map to show a minimum 6m setback to tower for the First Ave frontage:</p> 
9.	Schedule 3: Amendment 3 - August 2023	<p>Update Schedule 3: Amendment 3 to include the changes as outlined in this amendment table and replace date.</p>