



MAROOCHYDORE CITY CENTRE PRIORITY DEVELOPMENT AREA DEVELOPMENT SCHEME

September 2023 Edition

Proposed Amendment No. 3

For Public Notification

Acknowledgement of Country

We acknowledge the Sunshine Coast Country, home of the Kabi Kabi peoples and the Jinibara peoples, the Traditional Custodians, whose lands and waters we all now share.

We recognise that these have always been places of cultural, spiritual, social and economic significance. The Traditional Custodians' unique values, and ancient and enduring cultures, deepen and enrich the life of our community.

We commit to working in partnership with the Traditional Custodians and the broader First Nations (Aboriginal and Torres Strait Islander) communities to support self-determination through economic and community development.

Truth telling is a significant part of our journey. We are committed to better understanding the collective histories of the Sunshine Coast and the experiences of First Nations people. Legacy issues resulting from colonisation are still experienced by Traditional Custodians and First Nations people.

We recognise our shared history and will continue to work in partnership to provide a foundation for building a shared future with the Kabi Kabi peoples and the Jinibara peoples.

We wish to pay respect to their Elders – past, present, and emerging, and acknowledge the important role First Nations people continue to play within the Sunshine Coast community.

Together, we are all stronger.

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Maroochydore City Centre Priority Development Area Development Scheme

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Amendment 1 effective 22 April 2016

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Amendment 3 effective [Date] (Draft 11 September 2023)



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1. INTRODUCTION

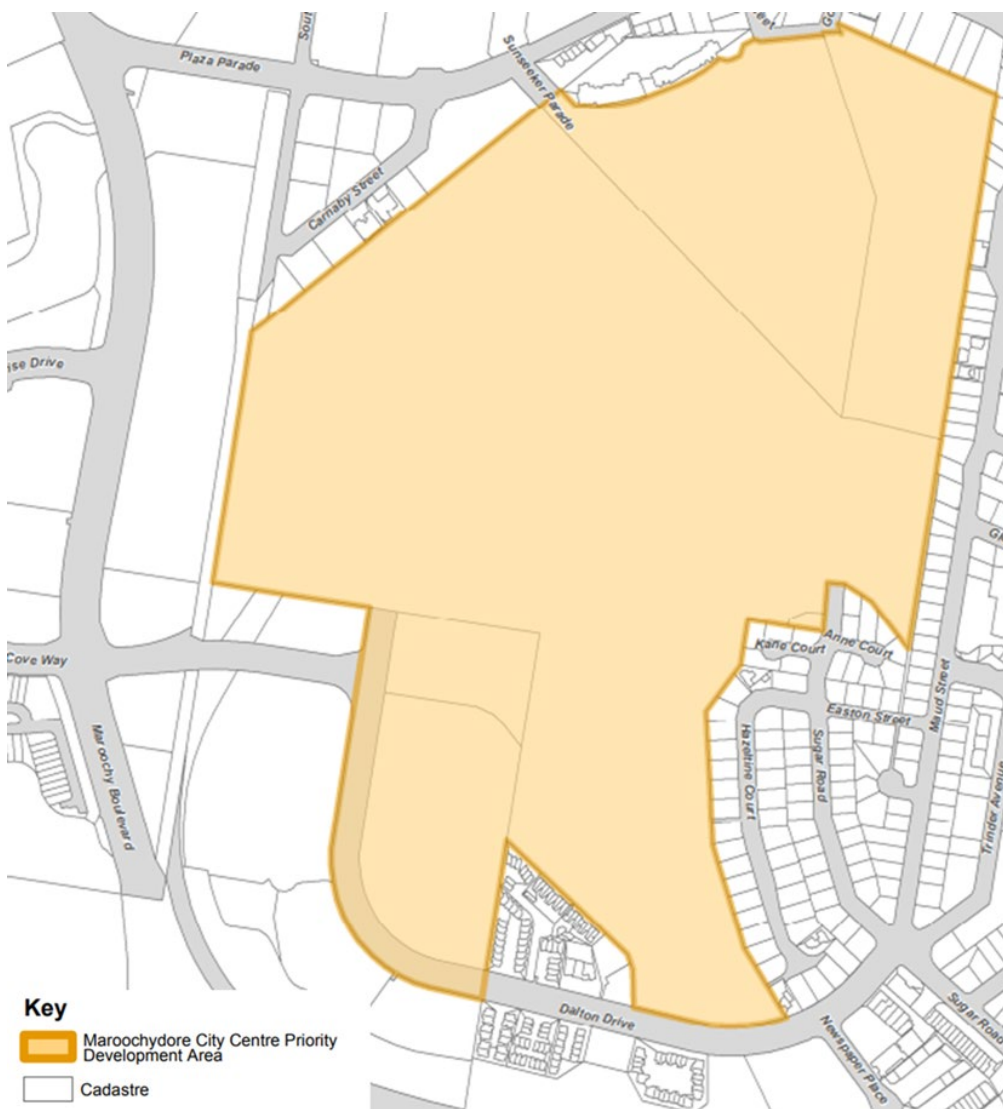
1.1 ECONOMIC DEVELOPMENT ACT 2012

The *Economic Development Act 2012* (**the Act**¹) establishes the Minister for Economic Development Queensland (**MEDQ**), as a corporation sole to exercise the functions and delegations of the Act². The main purpose of the Act³ is to facilitate economic development and development for community purposes in the State. The Act⁴ seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the State declared as Priority Development Area (**PDAs**).

1.2 PRIORITY DEVELOPMENT AREA

The Maroochydore City Centre Priority Development Area (PDA) was declared by regulation on 19 July 2013⁵, as identified on **Map 1 – Maroochydore City Centre PDA regulatory map**.

Map 1 – Maroochydore City Centre PDA regulatory map



¹ See section 8 of the Act
² See section 10 of the Act
³ See section 3 of the Act
⁴ See section 4 of the Act
⁵ See section 37 of the Act

1.3 APPLICATION OF THE DEVELOPMENT SCHEME

The Maroochydhore City Centre PDA Development Scheme (development scheme) is applicable to all development on land within the boundaries of the PDA.

The development scheme came into effect on 11 July 2014 and was amended on 22 April 2016, 9 August 2019 and [DATE]⁶.

1.4 COMPONENTS OF THE DEVELOPMENT SCHEME

The development scheme consists of the following:

1. **Land Use Plan:** that regulates development in the PDA, (see Section 2)
2. **Infrastructure Plan** that describes infrastructure required to support achievement of the Land Use Plan and details applicable development charges (see Section 3), and
3. **Implementation Strategy** (see Section 4) that describes the actions to complement the Land Use Plan and Infrastructure plan to achieve the main purpose of the Act.

1.5 STATE INTERESTS

Relevant matters of State interest have been considered in the preparation of the development scheme and will be considered further as part of the assessment of a PDA development application⁷.

1.6 2032 OLYMPIC AND PARALYMPIC GAMES

In July 2021, Brisbane was named as the host city for the 2032 Olympic and Paralympic Games (the Games). It is expected that more than 16,000⁸ athletes and officials during the Olympic Games and 8,000 during the Paralympic Games will be hosted in four villages across South East Queensland. Maroochydhore City Centre has been identified as the proposed location for the Sunshine Coast Olympic Village⁹.

The Games candidature was founded on clear intent to accelerate delivery of existing long-term plans for sustainable growth across Queensland, particularly the South East Queensland region. Development of the Sunshine Coast Olympic Village at Maroochydhore City Centre aligns with the long-term development intent for the PDA, as it provides an opportunity to showcase the Sunshine Coast and this emerging central business district to the world. It will also leverage existing and expanding transport connections, such as the proposed passenger rail line, terminating along the north western boundary of the PDA.

1.7 ACKNOWLEDGEMENTS

The development scheme was prepared under delegation by the Sunshine Coast Regional Council in collaboration with key stakeholders including State agencies.

1.8 LOCATION

Maroochydhore is a coastal urban area located on the Sunshine Coast in South East Queensland. It is approximately 100 kilometres north of Brisbane and is surrounded by natural assets – beaches, rivers, and Buderim escarpment. Maroochydhore has an existing number of important functions accommodating major retail centres, government services, and residential areas for permanent residents and holiday makers alike.

The PDA is a 62-hectare site located centrally within Maroochydhore on land including the former Horton Park Golf Course, privately owned land, road and drainage reserve.

⁶ Section 66 of the ED Act identified the general power to amend a development scheme, including an amendment that is minor administrative amendment as defined in Schedule 1 of the ED Act. Section 67 of the ED Act identifies the power to amend a development scheme to change the Land Use Plan.

⁷ Section 87 of the Act relevantly states that any relevant State Interest must be considered in deciding a PDA development application. 'State Interest' is defined in Section 87 of the Act and is relevant to the assessment of a PDA development application.

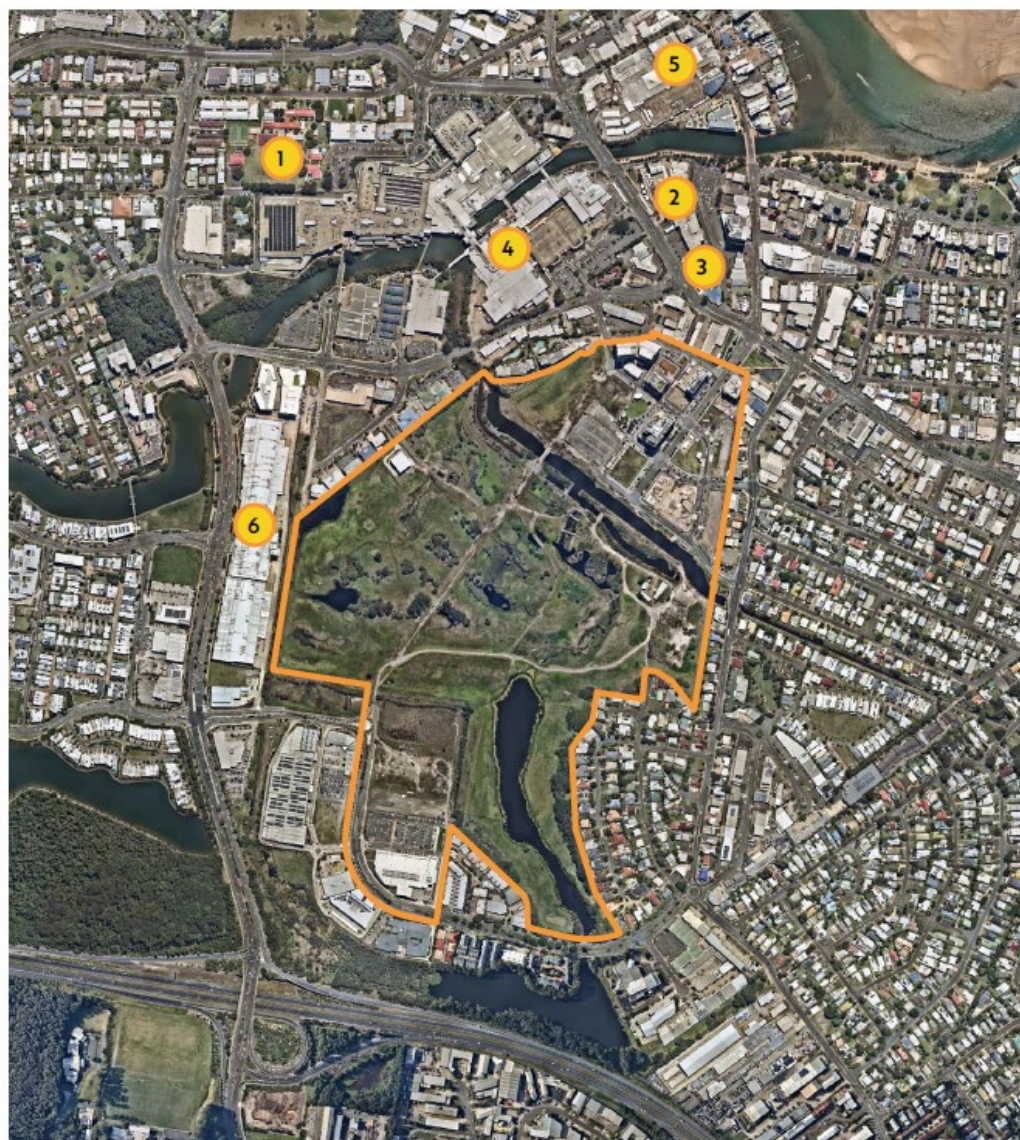
⁸ Queensland Government Brisbane 2032 Master Plan, May 2022.

⁹ Australian Government et al. IOC Future Host Commission Questionnaire Response. Final Submission, May 2021.

Comprising a largely undeveloped parcel of land predominantly in the ownership of Sunshine Coast Regional Council, the PDA is located in the heart of Maroochydore. It is within walking distance of the coastline, with major roads surrounding it, including the Sunshine Motorway, Maud Street, Maroochy Boulevard, Aerodrome Road and Plaza Parade. The PDA adjoins a number of existing urban precincts including the traditional town centre to the north, a regional shopping centre (Sunshine Plaza) to the north-west, and the Maroochydore Homemaker Centre which adjoins the PDA to the west. The Aerodrome Road precinct and residential areas lie to the east of the PDA. **Map 2 – Maroochydore City Centre Priority Development Area**, shows the PDA boundary and location.

The passenger rail corridor is proposed to access the PDA from the south and to terminate at the north west of the PDA, running near to the western boundary.

Map 2 – Maroochydore City Centre Priority Development Area



Maroochydore City Centre Priority Development Area Map

Note: The map is indicative only and for illustrative purposes.

Scale 1:10000 @ A4



Legend

— PDA Boundary

- | | |
|----------------------------------|---------------------------------|
| 1 Maroochydore State School | 4 Sunshine Plaza |
| 2 Maroochydore Police Station | 5 Big Top Shopping Centre |
| 3 Maroochydore Magistrates Court | 6 Maroochydore Homemaker Centre |

1.9 STRATEGIC CONTEXT

This material is extrinsic to the development scheme.

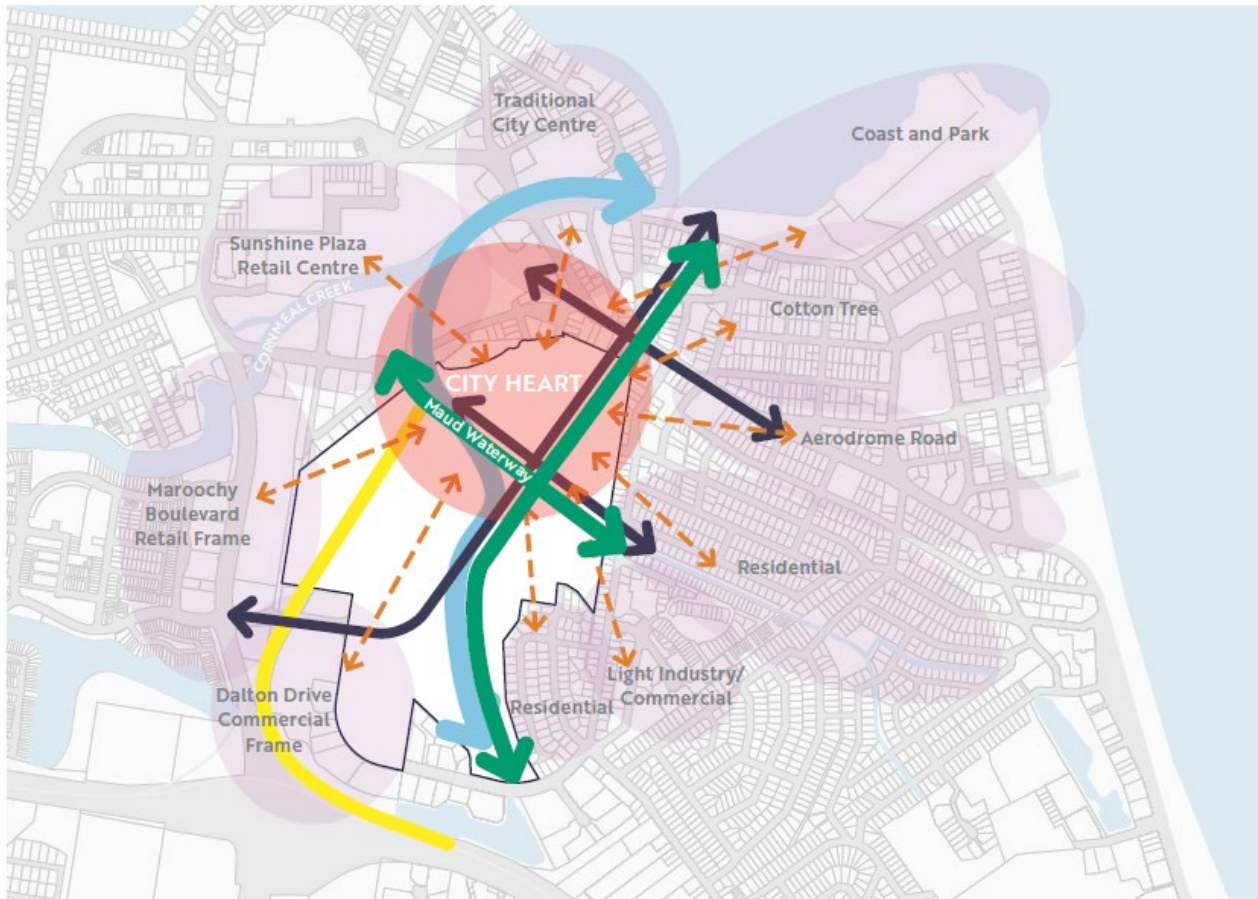
The strategic location of the PDA in the heart of Maroochydore makes it a key site in the broader regional context of the Sunshine Coast. The prior use and form of the PDA (the Horton Park Golf Club) was a considerable constraint and impediment to the growth, connectivity and primacy of Maroochydore City Centre (MCC). The Maroochydore City Centre functions as the highest order commercial, retail and residential centre on the Sunshine Coast and is recognised as the Principal Regional Activity Centre (PRAC) in the South East Queensland Regional Plan (Shaping SEQ).

Development of the PDA presents an opportunity for the successful integration of this key strategic site into the wider city structure. It provides for new parkland and civic spaces, pedestrian, cyclist and vehicular linkages that connect through and between the existing urban areas. This will enable the integration of existing disparate precincts, and over time will provide for a seamless connection of the established and the new, as illustrated in **Map 3 – Strategic context map**.

Development of the PDA presents a unique opportunity to capitalise on what the site can offer the Maroochydore PRAC as a whole, including an ability to:

1. provide critical road, cycle, and pedestrian connections through what was previously an impervious site to major attractors within the PRAC,
2. create a new open space and waterway network to complete a contiguous connection between the PDA, Cornmeal Creek, and Cotton Tree Esplanade,
3. generate a dense commercial core, enhancing the existing and adjacent precincts, to create a true city centre environment with adjoining parkland and central lake, culminating in a work, live and play lifestyle,
4. provide the critical mass of residents and workers to create a transit orientated precinct to anchor public transport networks including the proposed passenger rail, mass transit and high frequency bus service,
5. capitalise on the potential of well-located but undeveloped land to deliver consolidated urban outcomes and provide for continuing regional growth and deliver a well-designed, accessible and activated Public realm that comfortably connects private development to public spaces,
6. provide for major civic, entertainment and cultural facilities not able to be accommodated elsewhere within the PRAC, and
7. deliver sustainable growth solutions to accommodate growing regional demand in preparation for the 2032 Olympic and Paralympic Games.

Map 3 – Strategic context map



Strategic Context Map

Note: The map is indicative only and for illustrative purposes.

NTS

Legend

PDA Boundary	Lakes and Waterways	Key Urban Links	Precinct Connection
Passenger Rail and Multi-Modal Transit Interchange	Adjacent Precincts	Blue Links	Main Road Connections
	City Heart		

2. LAND USE PLAN

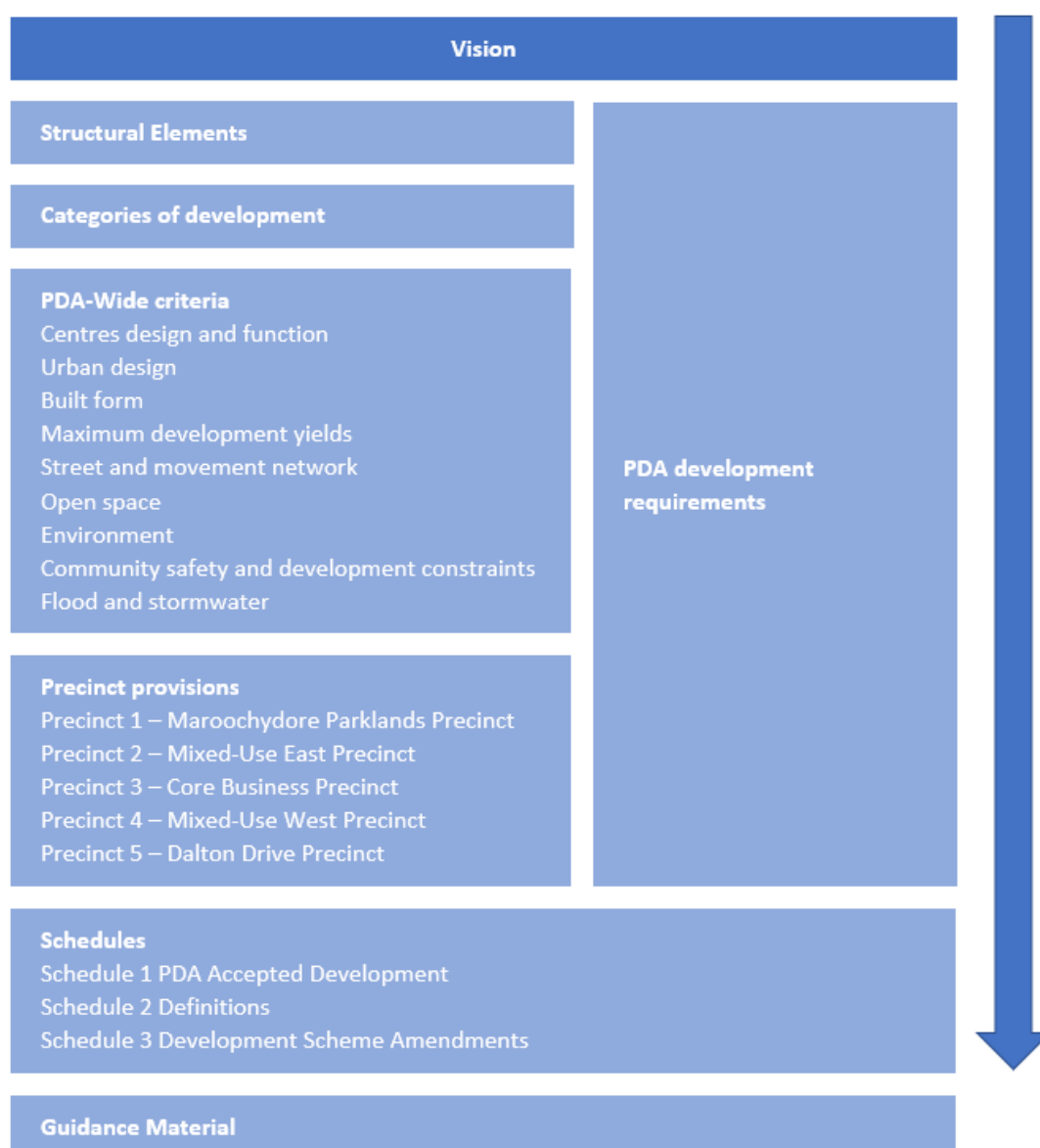
2.1 COMPONENTS OF THE LAND USE PLAN

Components of the Land Use Plan are outlined in **Figure 1**.

The Land Use Plan establishes a hierarchy of provisions, being the:

1. Vision for the PDA,
2. PDA development requirements, including:
 - a. Structural elements,
 - b. PDA-wide criteria,
 - c. Categories of development,
 - d. Precinct provisions
3. Schedules, and
4. Guidance material.

Figure 1 – Components of the Land Use Plan – Hierarchy of provisions¹⁰



¹⁰ Refer to the EDQ guidelines and practice notes available on EDQ's website. These should be read in conjunction with the Land Use Plan, Infrastructure Plan and Implementation Strategy and any other document applied as guidance material through the development scheme.

2.1.1 Vision

The Vision states the overall outcomes to be achieved in the PDA that:

- seeks to achieve the purpose of the Act for the PDA, and
- provide the basis for the PDA development requirement.

2.2 PDA DEVELOPMENT REQUIREMENTS

The PDA development requirements consist of:

- Structural elements,
- PDA-wide criteria,
- Categories of development, and
- Precinct provisions.

2.2.1 Schedules

Schedule 1 identifies PDA accepted development for the PDA.

Schedule 2 states land use definitions and administrative definitions for the development scheme.

Schedule 3 outlines the list of amendments made to the development scheme since taking effect in 2014.

2.2.2 Guidance material

Guidance material includes Priority Development Area (PDA) guidelines prepared by Economic Development Queensland (EDQ) and any other document or guideline referenced in the development scheme.

2.3 DEVELOPMENT ASSESSMENT

2.3.1 Interpretation

A term used in the development scheme has the meaning in the following:

- Section 33 of the Act which defines 'development' among other terms, and
- Schedule 2 of the development scheme.

2.3.2 Categories of development

Section 33 of the Act establishes the following types of development:

- PDA accepted development,
- PDA assessable development, and
- PDA prohibited development.

For PDA assessable development, the Land Use Plan identifies:

- acceptable development
- assessable development, and
- prohibited development

The Land Use Plan prescribes the types of development, also referred to as categories of development, for the PDA. The Categories of development table applies to all precincts in the PDA.

2.3.3 PDA accepted development

Column 1 in Table 3 - Categories of development identifies development that is PDA accepted development by referring to Schedule 1 of the development scheme. All development listed in Schedule 1 is identified as PDA accepted development.

2.3.4 PDA assessable development¹¹

Under section 73 of the Act, PDA assessable development cannot be carried out without a PDA development permit.

PDA assessable development is comprised of two categories. Column 2 in Table 3 - Categories of development (section 2.6.10) identifies PDA assessable development which includes Column 2a – Assessable development and Column 2b – Prohibited development.

2.3.5 Development application

To the extent the Vision, PDA-wide criteria, Precinct provisions and the Guidance material are relevant, they are to be taken into account in the preparation of a PDA development application and the assessment of the application by the MEDQ.

The Infrastructure Plan (Section 3) and Implementation Strategy (Section 4) may include further information which should be taken into account in the preparation, design, and feasibility of development proposals.

2.3.6 PDA assessable development consistent with the Land Use Plan

2.3.6.1 Complies with the PDA development requirements

PDA assessable development is consistent with the Land Use Plan if the development complies with all relevant provisions in the PDA development requirements identified in Section 2.2 of the development scheme.

2.3.6.2 Does not comply with PDA development requirements

PDA assessable development that does not comply with the development requirements is consistent with the Land Use Plan if:

1. the assessable development is an interim use that due to its scale or intensity does not conflict with the Vision, or
2. both of the following apply:
 - a) the development does not conflict with the Vision, and
 - b) there are sufficient grounds to justify approval of the development despite the non-compliance requirements.

In this section of the development scheme, 'grounds' means matters of public interest, which include the matters specified as the main purpose of the Act (section 3 of the Act).

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

2.3.7 PDA assessable development inconsistent with the development scheme

Development that is inconsistent with the development scheme cannot be granted a PDA development approval¹¹. PDA assessable development identified in column 2b of Table 3 - Categories of development as prohibited development is inconsistent with the development scheme.

¹¹ Schedule 10 of the *Planning Regulation 2017* prohibits certain development. The carrying out of development prohibited by the *Planning Regulation 2017* is an offence under the *Planning Act 2016*, irrespective of the category of development identified in a PDA development scheme.

2.3.8 Demonstrating development is consistent with the development scheme

A PDA development application must demonstrate how the proposed development is consistent with the development scheme. A PDA development application should also demonstrate that the proposed development will not compromise or unreasonably prejudice opportunities for the development of the remaining area in the precinct. Suggested ways applicants may demonstrate this includes, but is not limited to, a PDA preliminary approval or a Plan of development.

2.3.9 Plan of development

A Plan of development (PoD) may, but is not required to be submitted for approval as part of a PDA development application for a material change of use or reconfiguring a lot¹².

A PoD may, but it is not required to:

- consider any proposed use, and any associated building work or operational work,
- be prepared at a variety of scales¹³,
- state that the development which is the subject of the PDA development application is to be undertaken as PDA accepted development.
-

In accordance with Schedule 1, development in accordance with the approved PoD, is PDA accepted development¹⁴.

2.3.10 Infrastructure agreements

Infrastructure agreements have been entered into for the PDA to provide for the provision of infrastructure to service the PDA.

Under section 120 of the Act, to the extent that a PDA development approval is inconsistent with an infrastructure agreement, the infrastructure agreement prevails.

2.3.11 Notice of PDA development application

1. A PDA development application will require public notification if the application:
 - a) is for development which in the opinion of the MEDQ may have adverse impacts on the amenity or development potential of adjoining land use under separate ownership, or
 - b) is of a use, or of a size or nature, which in the opinion of the MEDQ warrants public notification.
2. Public notification is not required if the proposal:
 - a) is identified as a preferred land use in the precinct/s in which the land the subject of the application is located, or
 - b) is submitted with written support from all adjoining land owners, or
 - c) is lodged over land with an approved Plan of development and the proposal complies with the Plan of development.

¹² Preparation of the Plan of Development (PoD) is at the discretion of the applicant.

¹³ A Plan of development (PoD) can be prepared for a single lot, multiple lots, part of a lot, part of a precinct, all of a precinct, or to contain part or all of multiple precincts.

¹⁴ For further advice on preparing a Plan of Development for reconfiguring a lot refer to the applicable PDA practice note available at www.edq.qld.gov.au/resources/priority-development-areas-guidelines-and-practice-notes.html

2.3.12 Relationships with the Sunshine Coast Planning Scheme and other legislation

Under section 71 of the Act, if there is a conflict between the development scheme and a planning instrument or assessment benchmark prescribed by regulation under the *Planning Act 2016*, or another Act for the *Planning Act 2016*, the development scheme prevails to the extent of any inconsistency. However, where the development scheme applies certain definitions of the Sunshine Coast Planning Scheme, this is not a conflict between the development scheme and the Sunshine Coast Planning Scheme.

The Sunshine Coast Planning Scheme, where identified in the text or a footnote of the development scheme, may be used as Guidance material when assessing a PDA development application and applying the development scheme requirements.

In addition to assessment against the development scheme, development may require assessment against other legislation including, but not limited to the *Airports Act 1996*, *Building Act 1975*, *Environmental Protection Act 1994*, *Plumbing and Drainage Act 2002*, and *Transport Infrastructure Act 1994*, including subordinate legislation.

2.3.13 Land not included in a precinct

This section applies to land that is not shown in the Land Use Plan as being included in a precinct (unallocated land). Where the unallocated land adjoins land in a precinct, the unallocated land is deemed to be included in the precinct. Where the unallocated land adjoins land included in different precincts, the unallocated land is deemed to be included in those precincts with the centrelines of the unallocated land being the boundary between the precincts.

2.3.14 Interim use

An Interim use will only be considered if it can be demonstrated that it will not preclude or delay a long-term use, intensity of development or infrastructure delivery as envisaged by the development scheme. The MEDQ may impose a condition of approval that limits the duration of an Interim use.

Information to support an application for an interim use may include:

1. a schedule of land supply and projected take up rates, or
2. information that demonstrates the Interim use will be provided with, or have access to, relevant services or infrastructure, or
3. plans showing how the Interim use will be de-commissioned, or
4. plans showing how the Interim use could transition from the proposed interim use to a long-term use.



Image is indicative only

2.4 VISION

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

Development in the PDA will:

1. create a city heart for Maroochydore and the Sunshine Coast,
2. deliver fully approved and serviced land for commercial, retail, residential, civic, cultural and community uses,
3. build publicly accessible waterways as defining features,
4. facilitate public transport via the Sunshine Coast passenger rail and local mass transit,
5. create a multi-modal public transport system,
6. deliver a new road network to provide additional capacity to the existing road network in Maroochydore,
7. create urban environments that support opportunities for art, culture and innovation,
8. provide interconnected public open space, and
9. establish a central Sunshine Coast location for regional convention facilities.

A centre of economic growth

Development in the PDA will deliver an integrated, city centre that will support and promote existing areas in Maroochydore. Accordingly, this will contribute to delivering economic and employment self-containment to the Sunshine Coast region.

Growth of the city centre will provide a mix of uses, activities and development opportunities that will attract economic, commercial, and social investment, both on a national and international scale. It will deliver regional employment opportunities as the identifiable centre for business, retail, services, cultural and commercial activity.

A walkable city centre

The city centre will place high importance on walking and cycling as the key mode of transit. Safe, shaded and well-connected linkages will promote and improve non-vehicular movement both within the city centre as well as providing linkages to surrounding land uses, open space, parkland, other retail and services, and the coastline.

A transit-orientated centre

The future investment and delivery of transit infrastructure – including both the Sunshine Coast passenger rail and local mass transit will promote the city centre as a key multi-modal transit interchange for the Sunshine Coast. This will facilitate direct access and connectivity between local and regional centres and coastal attractions.

A sustainable new centre

The growth and development of the city centre provides the 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 beautiful and attractive centre

Coastal contemporary buildings will overlook parklands, a large central lake, unique waterways and landscaped streets. Buildings are positioned to create a sense of openness and enable access to sunlight, breezes and vistas. These places will create ideal settings for retailing, offices, entertainment uses, restaurants, and new residential accommodation.

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.

A safe and inclusive centre

The Public realm will be a safe, inclusive and appealing environment for residents, visitors and workers in the city centre, both day and night. Careful planning and design will ensure local streets, parkland and open spaces are integrated with surrounding land uses, have a wide range of activities and will be highly valued by the community.

2.5 STRUCTURAL ELEMENTS

The Structural elements are identified in **Map 4 – Structural elements plan**. The Structural elements indicatively show how the Vision may be physically expressed in the PDA.

Development within the PDA should support the delivery of the following elements:

A new city centre

1. Provides the widest range and highest order 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,
2. Incorporates civic, government, recreation and cultural functions of regional significance,
3. Positions the core business precinct in the north-east of the PDA to anchor and influence future development opportunities around the PDA that support the PDA as the city centre for the Sunshine Coast,
4. Provides significant range and amount of public open space including malls, plazas, parks, gardens, waterways and promenades, and
5. Ensures uses respond to their location on key arrival corridors to the city centre and provide high quality, built form and landscaping.

An integrated retail function

1. Provides the highest concentration of core retail uses that, in conjunction with the adjacent regional shopping centre (Sunshine Plaza), form the retail centre for all of Maroochydore,
2. Provides complementary retail uses in appropriate locations to activate and generate movement between the new city centre, parklands, and other key attractions and areas, and
3. Creates a public pedestrian promenade that links the Sunshine Plaza with the transit interchange and the city centre, along the Maud waterway / The Corso.

Residential value

1. Creates an 'urban village' framed by the business core, transit interchange and central parkland, suitably located to optimise amenity and convenience,
2. Provides opportunity for permanent residential and tourist accommodation to be provided at an appropriate scale that supports growth and choice within the PDA and integrates with and enhances existing Maroochydore lifestyle, while responding to and enhancing the environment of Maroochydore City Centre,
3. Provides a range of dwelling types and sizes to facilitate social mix, meeting changing demographic needs and opportunities for affordable living, and
4. Aligns blocks to maximise the access of buildings to a northerly aspect.

Parklands and water

1. Provides significant public open space areas including malls, plazas, parks and gardens,
2. Provides a large central parkland that connects the eastern and western parts of the PDA, acting as the focal heart of the region,
3. Provides for a parkland on the Maud waterway and provides for a wide range of informal active and passive recreation facilities and gathering spaces,
4. Creates an urban water feature through the realignment of the Maud waterway to act as The Corso – primary movement corridor and pedestrian promenade linking the east and west,
5. Incorporates development around a central lake as a value adding community asset and destination,
6. Accommodates flood storage in accordance with flood modelling for the PDA, and
7. Ensuring landscape and open space reinforce the new city centre's subtropical and coastal lifestyle, climate and identity.

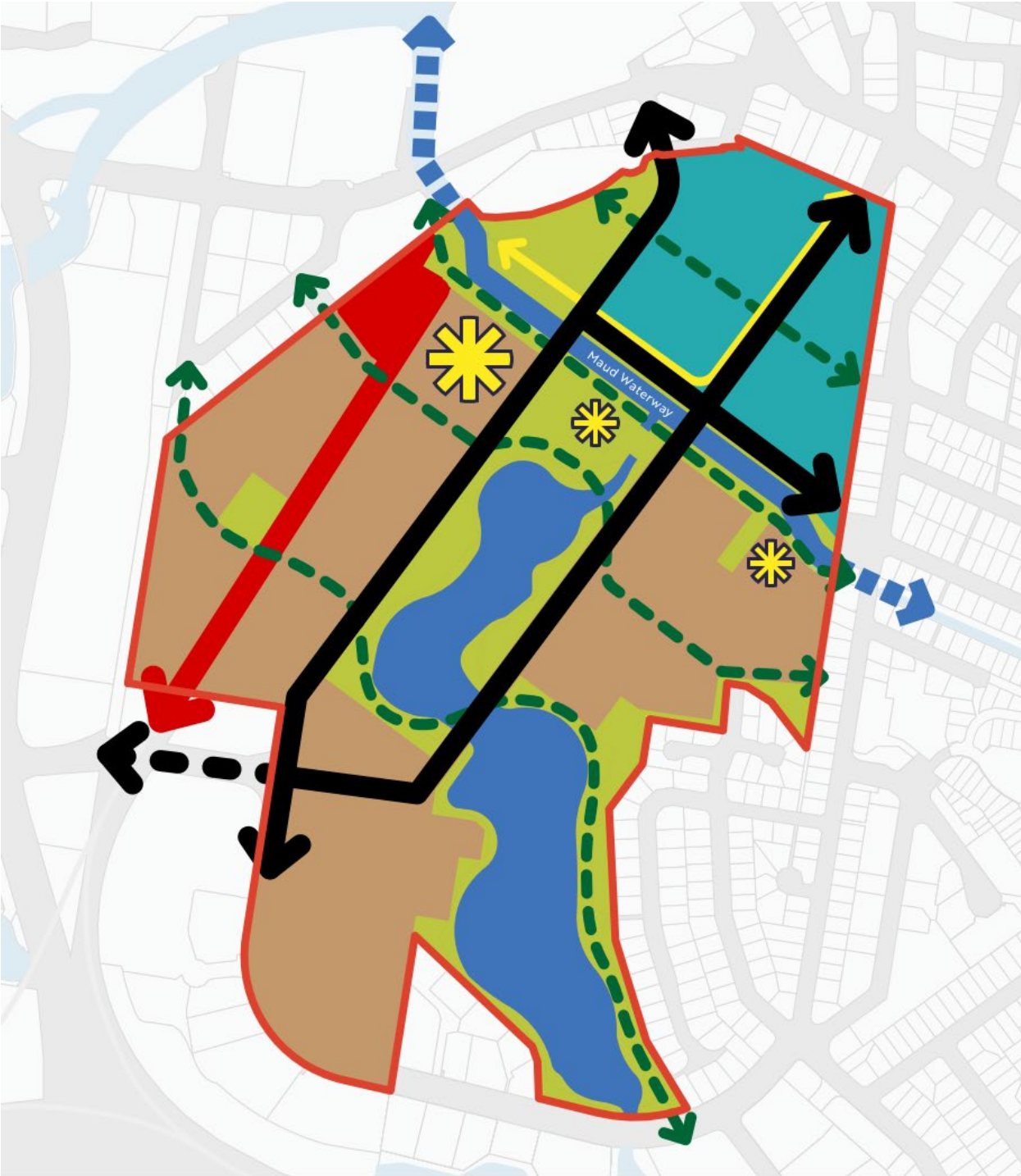
Community assets

1. Establishes a civic focus and identity for Maroochydore,
2. Creates a significant community asset – a key 'anchor' use, gathering place and community focal point, with the future transit interchange, providing for the passenger rail, local mass transit and high frequency bus movements in one, integrated location, and
3. Creates high quality, and permeable connections that link the PDA to existing civic uses to the north, via high quality open space, public transport, urban links and streetscapes.

Road and infrastructure network

1. Establishes a robust and permeable city grid pattern providing for improved connections into the surrounding road network, improving accessibility to the city centre and wider area,
2. Establishes appropriate access points (through development or land acquisition) to integrate the city grid and connect the PDA to the surrounding road network and development potential beyond the PDA,
3. Creates strong vehicular and non-vehicular linkages external to the PDA,
4. Maximises access to public transport and encourages walking and cycling,
5. Integrates suitable active land uses in alignment with the future transit interchange, mass transit and existing transit interchange, and
6. Provides suitable Interim uses that support or allow for future infrastructure around identified transport corridors, alignments and interchanges.

Map 4 – Structural elements plan



Structural Elements Plan

Scale 1:6000 @ A4



Legend

- PDA Boundary
- Passenger Rail and Multi-Modal Transit Interchange

- Parkland
- Lakes and Waterways
- New City Centre and Integrated Business Core
- Other Development

- Key Community / Entertainment Facilities
- Major Roads
- Key Urban Links
- Mass Transit



Image is indicative only

2.6 PDA-WIDE CRITERIA

The following criteria apply to all PDA assessable development. To the extent that the criteria are relevant, they are to be taken into account in the preparation of a PDA development application and the assessment of a PDA development application.

The PDA-wide criteria support the delivery of the structural elements expressed in Section 2.5 and **Map 4 – Structural elements plan**.

The PDA-wide criteria are to be read in conjunction with the relevant precinct provisions.

The Infrastructure Plan and Implementation Strategy may include information that would inform the preparation of development proposals.

For more detail regarding how to comply with the specific development requirements listed below, refer to Guidance material.

2.6.1 Centre design and function

Development:

1. delivers the Vision for a city centre for Maroochydhore and the Sunshine Coast,
2. delivers an identifiable 'heart' for the Sunshine Coast that will attract economic, commercial and social investment, whilst also creating an appealing place for residents, workers and visitors,
3. ensures that future transit infrastructure creates an accessible centre well connected to the surrounding urban area and sub-region,
4. delivers sites for significant community facilities, civic uses and an integrated exhibition and convention centre, all of which are connected to and set surrounding high quality parkland, waterways and landscaped Public realm,
5. prioritises retail and other activated uses on the ground floor of mixed use precincts,
6. provides sufficient car parking through an integrated layout and convenient car parking locations to address visitor, tenant and resident parking requirements, and
7. embraces new technologies, including digital and broadband, to expand business markets and compete nationally and globally.

2.6.2 Urban design

2.6.2.1 Urban form

The form, type and arrangement of streets and open space:

1. achieves good neighbourhood planning and design outcomes,
2. supports overall legibility of urban form outcomes in a manner unique to the city centre,
3. provides lot sizes and urban forms that accommodate mixed-use, retail, commercial, residential and community functions,
4. delivers a street pattern that connects to the existing street network which is permeable and legible, promoting walking and cycling,
5. delivers a movement network that supports transit-oriented development principles, including active transport, public transport and travel by private vehicle,
6. ensures appropriate interface between development within and development adjoining the PDA by considering such matters as:

- a) the use of the development,
 - b) the location of site access,
 - c) separation between developments,
 - d) building height to minimise overlooking and overshadowing, and
7. supports a range of residential types to provide opportunities for student, live-work and other forms of housing.

2.6.2.2 Placemaking

Development is to:

- 1. contribute to a sense of place that promotes the character of the Sunshine Coast,
- 2. create a strong city centre identity expressed through architecture, urban design, landscaping and signage at key locations,
- 3. establish public spaces which contribute to a variety of activities in the Public realm,
- 4. provide for Landmark and Iconic buildings to create gateways and way-finding landmarks,
- 5. create an attractive and appealing place for residents and visitors which promotes walking and cycling, and is permeable, legible and connected to surrounding areas,
- 6. provide for new technologies in the Public realm which may include fibre optic to all lots, wi-fi connectivity, LED street lighting, smart lighting, smart traffic lights, smart parking systems and video surveillance of open space, streets and Public realm, and
- 7. provide a relaxed, casual, outdoors oriented centre, through maximising accessibility and connection to open space and water.

2.6.2.3 Activation and surveillance

Development is to:

- 1. provide a safe environment through the application of Crime Prevention Through Environmental Design (CPTED) principles throughout the city centre,
- 2. ensure the ground level of buildings are designed to avoid opportunities for entrapment or concealment,
- 3. orient private and communal open space towards the Public realm to encourage passive surveillance,
- 4. focus activity-based land uses on primary frontages, as identified on **Map 5 – Frontages and Interfaces Map**, and
- 5. incorporate land uses that provide opportunity for activation and surveillance at the ground level on Primary and Priority frontages, as identified on **Map 5 – Frontages and Interfaces Map**.

2.6.2.4 Sub-tropical design

Development promotes sub-tropical design responses that:

- 1. ensure residential design provides safety, privacy and comfort and reflects the Sunshine Coast's sub-tropical climate in accordance with the principles of Sunshine Coast Design, being,
 - i. work with the local climate,

- ii. create places that respect and incorporate landscape,
 - iii. bring our cultures, arts and heritage to life,
 - iv. capture and frame views and create vistas,
 - v. strengthen and extend a network of great corridors,
 - vi. be inspired by the natural and built environment,
 - vii. create shady streets that put people first,
 - viii. create welcoming places that can be enjoyed by everyone,
 - ix. design places to be resilient and ready for change, and
 - x. create and add value.
2. ensure optimum solar access and northly orientation for residential uses to take advantage of local climatic opportunities,
 3. utilise energy efficient, climatically responsive design including appropriate shading, cross ventilation, natural lighting and passive cooling opportunities,
 4. incorporate planting and landscaped elements within streets and buildings to create feature elevations and reduce heat island effects,
 5. provide for weather protection on building edges, and
 6. include architectural or design features such as awnings, colonnades, arcades or shade structures, as well as landscape features.

2.6.3 Built form

2.6.3.1 Building design

Development provides a form, design and detail of buildings that:

1. deliver high design standards and contribute to the overall city centre aesthetic,
2. promote the primacy of the city centre through built form of prominent, height, scale and mass,
3. provide for different elements of the built form to be distinct and recognisable,
4. are articulated and fenestrated for functionality, climatic response and architectural interest,
5. complement and enhance the role, function and quality of the Public realm,
6. support pedestrian connectivity, efficient human movement and transit-oriented development principles,
7. Public realm protects the visual and acoustic amenity of occupants of the building and neighbouring development,
8. ensure service cabinets do not visually dominate the street and are screened from view where practicable,
9. when delivering a Parking station, including a Parking station in a location identified on **Map 8 – Road hierarchy plan**:
 - a) apply integrated architectural responses that reduce or obscure the visibility of car parking from the Public realm, and
 - b) provide floor to floor heights that allow for changes in land use over time, and

10. ensure End of trip facilities are provided in accordance with the Sunshine Coast Planning Scheme.

2.6.3.1.1 Building heights

Development provides for building heights as identified on **Map 6 – Building heights map** that:

1. deliver the nature of development articulated in the Vision of the development scheme,
2. maximise views and aspects,
3. feature and emphasise the iconic building and the landmark buildings,
4. do not encroach into the operational airspace of the Sunshine Coast Airport,
5. do not unreasonably overshadow the Public realm or communal open space.

2.6.3.1.2 Building setbacks and tower separation

Development features tower separations and setbacks as identified on **Map 7 – Setbacks map** that:

1. deliver a strong civic edge to Precinct 1: Maroochydore Parklands,
2. provide variation and separation in building form and design,
3. enable use of podium terraces,
4. deliver variation in setbacks at ground and podium level where providing publicly accessible plazas or squares,
5. utilise colonnades, awnings or the like at the ground level to enhance the building interface with the Public realm and streetscape, and
6. ensure adequate separation between buildings to:
 - a) protect privacy,
 - b) secure suitable orientation and outlook,
 - c) maintain access to breezes and sunlight, and
 - d) achieve tower separation distances a minimum of:
 - i. 12 metres between non-habitable rooms, or
 - ii. 18 metres between a habitable room and another habitable room or a non-habitable room.

2.6.3.1.3 Building scale and mass

Development features building design and dimensions that:

1. allow for large, consolidated floor plates for commercial development,
2. ensure floor to ceiling heights that enable:
 - a) access to sunlight,
 - b) natural ventilation, and
 - c) changes in land uses over time, and
3. enable the podium and tower elements of a building to be visually distinguished.

2.6.3.1.4 Private and communal open space

Development provides private and communal open spaces within residential development that:

1. cater to a range of activities such as active or passive recreation and opportunities to work, gather or relax,
2. promote the active use of rooftops and podium terraces,
3. are appropriately landscaped,
4. for communal open spaces:
 - a) promote universal access,
 - b) allow sufficient space for a variety of uses for a range of different demographics,
 - c) comprises a mix of indoor and outdoor areas, with a portion of outdoor areas to be open to the sky for solar access,
 - d) includes landscaping, and
 - e) delivers:
 - i. a minimum 20 percent of the site area of a development, a part of which has a minimum area of 50m² and a minimum dimension of 5m, and
 - ii. a minimum 5 percent as deep planting in outdoor communal open space areas, which can be included as part of the overall communal open space calculation for a development.
5. Private Open Space is designed to ensure:
 - a) any plant and equipment or clothes drying areas are suitably screened,
 - b) outdoor furniture can be accommodated and comfortably used, and
 - c) the following minimum size and dimensions are achieved:
 - i. 9m² for a one-bedroom dwelling, or
 - ii. 12m² for a two or more-bedroom dwelling, and
 - iii. a minimum dimension of 3 metres.

2.6.3.1.5 Building materials

Development utilises building materials that:

1. are high quality, durable, robust, low maintenance and avoid reflectivity and glare,
2. are suitable for sub-tropical and coastal environments.

2.6.3.1.6 Energy efficiency

Development promotes energy efficiency in built form and the public realm through the following approaches:

1. site layout, building orientation and thermal design that reduces the need for mechanical cooling and heating,
2. use of natural light,
3. use of energy efficient lighting, plant and equipment, and
4. integration of at least one of the following energy efficiency measures:

- a. solar energy generation technology,
- b. integration of green roofs, green walls and other sustainable landscape elements,
- c. integration of smart technology which passively controls the use of electricity.

2.6.3.2 Interface with Public realm

2.6.3.2.1 Primary frontages

Development on primary frontages, as identified on **Map 5 – Frontages and interfaces map**, contains the highest levels of human movement and activity in the PDA and delivers built form outcomes that:

1. provide colonnades in the locations identified on **Map 5 – Frontages and interfaces map**,
2. prioritise movement and activity between private areas and the Public realm,
3. provide weather protection in a form that results in a cohesive and integrated architectural outcome,
4. enable a strong visual and physical relationship between the Public realm and private areas through design responses such as:
 - a) enabling building alignments as identified on **Map 7 – Setbacks map**,
 - b) avoiding vehicle access and servicing, unless there is no other available site access point,
 - c) presenting clear glazing, windows and building entries to the Public realm, and
 - d) avoiding tinted or highly reflective glass that obscures views between the Public realm and the building interior.

2.6.3.2.2 Priority frontages

Development on priority frontages, as identified on **Map 5 – Frontages and interfaces map**, delivers built form outcomes that:

1. support movement and activity between private areas and Public realm,
2. provide weather protection in a form that results in a cohesive and integrated architectural outcome, and
3. enable a positive visual and physical relationship between the public and private realm through design responses such as:
 - a) podium and tower setbacks as identified on **Map 7 – Setbacks map**,
 - b) limiting vehicle access and servicing,
 - c) featuring glazing, windows and door openings to the Public realm, and
 - d) minimising tinted or high reflectivity glass which obscures views between the Public realm and the building interior.

2.6.3.2.3 Podiums

Development contains a podium that:

1. provides a strong interface with the street and Public realm by:
 - a) reinforcing primary and priority frontages, and

- b) connecting the building to the street and framing the street and building entries,
- 2. balances the proportions of a building by:
 - a) clearly differentiating the podium and the upper levels of a building,
 - b) achieving minimum floor to floor heights of:
 - i. 4.5m at ground level;
 - ii. 3.4m for all other levels in the podium; and
 - c) containing a maximum podium height of 20m¹⁵,
- 3. considers the scale and form of podiums on adjacent sites,
- 4. minimises the visibility of above ground parking and waste collection facilities,
- 5. includes articulation in the building façade, and landscape treatments to enhance visual appeal, and
- 6. provides integrated design elements for weather protection.

2.6.3.2.4 Cross block links

Where the site length is greater than 100m, development should provide a cross block link.

A cross block link should:

- 1. promote permeability, connectivity and way finding,
- 2. have highly legible entry and exit points,
- 3. be accessible to people of all abilities,
- 4. contain integrated lighting,
- 5. be a safe and secure space that avoids potential for concealment or entrapment and provides clear sight lines,
- 6. integrate the design of any security infrastructure, such as doors, gates, secure entries and cameras,
- 7. contain integrated landscaping to complement the built form, and
- 8. integrate with public/breakout spaces to avoid tunnel/canyon design outcomes where possible.

2.6.3.2.5 Colonnades

Where development contains a colonnade as identified on **Map 5 – Frontages and Interfaces Map**, the colonnade:

- 1. ensures a strong interface between a building and the Public realm,
- 2. provides generous floor to ceiling heights,
- 3. is accessible to people of all abilities,
- 4. contains integrated lighting,
- 5. provides weather protection,

¹⁵ For the purposes of calculating maximum podium height, height in metres is to be calculated from the minimum defined Finished Floor Level (FFL) of the ground level of the building.

6. is a safe and secure space that avoids potential for concealment or entrapment and provides clear sightlines, and
7. integrates the design of any security infrastructure, such as secure entries and cameras.

2.6.3.2.6 Awnings

Development contains awnings that:

1. provide weather protection,
2. ensure awning structures complement the building to which the structures are affixed, and
3. integrate with the Public realm and adjacent built form.

2.6.3.2.7 Landscaping

Development provides landscaping that:

1. promotes the sub-tropical climate and coastal location of the city centre,
2. contributes to local character, sense of place and way-finding,
3. integrates with and enhances the built form, including communal and Private open space areas,
4. considers the interface with the Public realm, and
5. seeks to maximise shade in the streetscape through large canopy planting.

2.6.3.3 Affordable living

Residential development (including residential components of a mixed-use development) should deliver housing to suit a variety of households including families, singles, couples, work-at-home occupiers, students, retirees, group accommodation households and people with special needs, by considering dwelling size, configuration, affordability, location, tenure and universal design¹⁶.

Development:

1. contributes to housing affordability,
2. achieves housing choice and diversity,
3. incorporates universal design, and
4. is suited to a range of household types.

These outcomes are to be delivered in accordance with the Maroochydore City Centre PDA Affordable Living Strategy (referred to in Section 4 Implementation Strategy).

2.6.3.4 Building parameter guidelines

PRECINCTS 2, 3, 4 & 5		
Maximum building height	Podium	20m maximum, and For podiums to a maximum height of 16m, any parking included in the podium must be sleeved with active uses where at ground level of the podium where fronting a primary and priority frontage. For podiums with a height in excess of 16m and to a maximum height of 20m, any parking included in the podium must be sleeved with active uses where fronting a primary and priority frontage. Levels within the podium deliver minimum floor to floor heights of:

¹⁶ Refer to PDA guideline no 2 – Accessible housing, available on the department's website at www.dsdlqp.qld.gov.au/.

PRECINCTS 2, 3, 4 & 5		
Building envelope		Ground level: 4.5m Levels above the ground level: 3.4m
	Tower	In accordance with <i>Map 6 – Building heights map</i>
	Podium setback	0m on Primary frontages requiring colonading Elsewhere: 0-3m
	Tower setback	In accordance with <i>Map 7 – Setbacks map</i> 6m, or where fronting parklands or key civic boulevards In accordance with <i>Map 7 – Setbacks map</i>
Tower separation		Minimum 12 metres between habitable and non-habitable rooms, or Minimum 18 metres between a habitable room and another habitable room.
Tower footprint		1,200m ² maximum GFA NB: larger tower footprints (up to 2,000m ² GFA) proposed for commercial development can be considered in context of potential impacts upon neighbouring property and compliance with building separation provisions.
Cross block links		Where the site length is greater than 100m, development is to provide a cross block link at a mid block location or where providing a direct link to a point of interest. A cross block link is to be open to the sky and a minimum width of 10m. A cross block link is to: 1. promote permeability, connectivity and way finding, 2. have highly legible entry and exit points, 3. be accessible to people of all abilities, 4. contain integrated lighting, 5. be a safe and secure space that avoids potential for concealment or entrapment and provides clear sight lines, 6. integrate the design of any security infrastructure, such as doors, gates, secure entries and cameras, 7. contain integrated landscaping to compliment built form, 8. provide a clear break in building form For Area B: Community and Library hub as identified on Map 13 – Precinct 2: Mixed-Use East Precinct : cross block links to be determined as part of a Plan of Development. For Area C: Community and Convention hub identified on Map 15 – Precinct 4: Mixed-Use West Precinct No cross block is required. Cross block links to be provided as indicated on Map 5 - Frontages and Interfaces map
Open space	Communal	Deliver: i. a minimum 20% of the site area of a development, a part of which has a minimum area of 50m² and a minimum dimension of 5m, and

PRECINCTS 2, 3, 4 & 5		
		ii. a minimum 5% as deep planting in outdoor communal open space areas, which can be included as part of the overall communal open space calculation for a development.
	Private	Minimum: i. 9m ² for a one-bedroom dwelling, or ii. 12m ² for a two or more-bedroom dwelling, and iii. a minimum dimension of 3 metres.

2.6.4 Maximum development yields

1. The maximum development yields for the PDA are to be in accordance with **Table 1 – Maximum development yields**,
2. The maximum development yields for the PDA are derived from the capacity of the planned infrastructure networks for the PDA, and
3. Precinct development yields are able to be transferred from one precinct to another where the yields specified in **Table 1 – Maximum development yields** are not exceeded, and an assessment is undertaken which demonstrates infrastructure capacity is not compromised¹⁷.

Table 1 – Maximum development yields

Use category	Maximum development yields
Retail ¹⁸	54,000m ² GFA
Commercial ¹⁹	186,000m ² GFA
Residential ²⁰	4,000 Equivalent Dwellings (EDs) ²¹

2.6.5 Street and movement network

Development delivers a well-designed street and movement network which creates an accessible, well connected, transit-oriented centre supporting a variety of movement options within the PDA and to the surrounding urban area and sub-region, including active transport, public transport and vehicle transport. To achieve this:

2.6.5.1 Transit-oriented development

Development:

1. is designed based on the principles of transit-oriented development (TOD), with high density compact urban form suitable for a city centre environment,
2. incorporates a comprehensive active transport network,
3. provides for existing and future public transport, connecting to the Multi-modal transit interchange for the Sunshine Coast,

¹⁷ An approved GFA tracker is to be maintained by the authority undertaking development assessment in the PDA to assist with tracking precinct yield uptake.

¹⁸ Retail uses include uses nominated under the Retail Use Category in Schedule 2 – Definitions.

¹⁹ Commercial uses include uses nominated under the Commercial Use Category, Service, Community, and Other Uses Category and Sport, Recreation and Entertainment Uses Category as defined in Schedule 2 – Definitions.

²⁰ Residential uses include uses nominated under the Residential Use Category in Schedule 2 – Definitions.

²¹ The equivalence factor used to calculate residential density is:

- a) a rooming unit equals 0.35 equivalent dwelling;
- b) a one-bedroom dwelling equals 0.7 equivalent dwelling;
- c) a two-bedroom dwelling equals 1 equivalent dwelling;
- d) a three-bedroom dwelling equals 1.35 equivalent dwelling; and
- e) a dwelling with four or more bedrooms equals 1.7 equivalent dwellings.

4. delivers high quality Public realm to encourage and support movement by means of active transport and public transport, and
5. provides on-site car parking at a rate that reflects a gradual shift away from travel by car to the PDA, recognising that TOD outcomes are realised over time as travel by active transport and public transport modes increases.

2.6.5.2 Streets

Development:

1. in the Core Business Precinct (Precinct 3) delivers a fine grained pattern of streets that maximises permeability and connectivity for all modes of travel in the busiest part of the PDA,
2. provides a range of street typologies as shown on **Map 8 – Road hierarchy plan**, and in accordance with **Table 5 – Road hierarchy typologies**.

2.6.5.3 Active transport

Development:

1. incorporates a comprehensive and well-structured active transport network,
2. promotes delivery of active transport connections as identified in **Map 9 – Active transport plan**, that provide opportunities to access areas beyond the PDA,
3. ensures active transport links are direct, convenient, legible, comfortable, safe, and connected, linking all major land uses, key destinations, public transport locations,
4. provides appropriate lighting, pavement treatments, sight lines and landscaping²²,
5. provides publicly accessible end of trip facilities and secure undercover storage facilities for pedestrians, cyclists, and operators of personal mobility devices at Parking stations as identified on **Map 8 – Road hierarchy plan** and **Map 9 – Active transport plan**, and
6. Provides cycle parking in the Public realm.

2.6.5.4 Public transport

Development:

1. provides for bus services, future passenger rail and mass transit as the key integrated public transport hub for the Sunshine Coast,
2. creates an accessible centre, well connected to the surrounding urban area and sub-region, providing for future transit corridors for passenger rail, mass transit and rapid bus services,
3. makes adequate provision for public transport infrastructure including bus stops and indented bays along the routes as identified on **Map 10 – Public transport map**, in conjunction with Translink, and
4. does not unreasonably constrain future provision of public transport infrastructure and does not adversely impact on existing or future public transport corridors.

2.6.5.5 Vehicle access

Development:

²² Refer to AusRoads – Guide to Road Design Part 6A: Path for Walking and Cycling.

1. ensures vehicle access arrangements are safe and convenient for residents, workers, visitors and services providers,
2. locates vehicle access points with consideration for street typologies as identified on **Map 8 – Road hierarchy plan** and Primary and Priority frontages as identified on **Map 5 – Frontages and interfaces map**, and
3. connects to and takes into consideration impacts to existing networks, ensuring acceptable levels of amenity and minimising negative impacts on through traffic

2.6.5.6 Car parking

Development:

1. delivers Parking stations for public use in the locations as identified on **Map 8 – Road hierarchy plan**;
2. ensures a Parking station is designed to minimise its impact on the Public realm with consideration for the location, site constraints, architectural quality, and activation and surveillance at street level,
3. provides car parking in a range of locations and forms, such as on-site arrangements, off-street consolidated parking facilities and on-street convenience parking, to support the gradual achievement of TOD outcomes,
4. provides car parking in accordance with **Table 2 – On-site car parking rates**, and
5. may propose car parking provision that varies from the requirements of **Table 2 – On-site car parking rates** where it can be demonstrated that the particular use, or combination of uses, requires a different rate of car parking provision to support development outcomes in accordance with the Vision.

Table 2 – On-site car parking rates

Land use		On-site car parking rate
Residential		Maximum 1 space per dwelling, or Maximum of 2 spaces per dwelling where the dwelling contains 3 or more bedrooms.
Non-residential in Precincts 1, 2, 3 and 4	GFA approved *	
	Up to 20,000m ²	Maximum 1 space per 60m ² GFA
	20,001m ² to 50,000m ²	Maximum 1 space per 100m ² GFA
	More than 50,001m ²	Maximum 1 space per 200m ² GFA
Non-residential in Precinct 5		Maximum 1 space per 50m ² GFA for showroom Maximum 1 space per 80m ² GFA for commercial Maximum 1 space per 40m ² GFA for retail
*Government services, emergency services, community uses, research, technology industry		Car parking rates to be determined by a car parking management plan submitted with the PDA development application
*the GFA provided in a development for government services, emergency services, community use, research or technology industry is excluded from GFA approved.		

2.6.6 Open space

Development incorporates:

1. a major central parkland providing a range of recreational opportunities including an amphitheatre,
2. a central waterbody,
3. parks and open space that are accessible for all
4. a wide variety of uses, activities, themes and purposes for open space areas during the day and at night,
5. high levels of access to a parkland that serves as a community focal point and gathering place,
6. the Maud waterway as a key landscape feature that supports inter-connectivity in the city centre and to the broader urban area,
7. opportunities for public art,
8. a public pedestrian promenade - The Corso - extending along the full frontage of the Maud waterway to the future Multi-modal transport interchange and convention centre,
9. safe and well-lit public open space by applying the principles of Crime Prevention Through Environmental Design (CPTED),
10. shade structures, landscaping and directional signage in the Public realm,
11. safe public footpaths, cross block links and pathways that enable a high level of accessibility and provide quality networks for pedestrian, cyclist and the users of personal mobility devices, and
12. in the open space network permanent or temporary small scale retail outlets in a limited number of locations.

2.6.7 Environment

Development:

1. is sensitive to environmental matters,
2. adequately addresses any environmentally significant matters, including any disturbance of marine plants,
3. seeks to incorporate tidal fish habitats and fish passage within the Maud waterway,
4. protects and retains ecological values, where possible,
5. implements planting strategies that utilise species that are predominantly endemic to the Sunshine Coast, and
6. achieves minimum acoustic environmental values for indoor and outdoor areas²³

2.6.8 Community safety and development constraints

Development:

1. is sited, designed and constructed to avoid, mitigate, manage or otherwise overcome a development constraint,

²³ Refer to the Environmental Protection (Noise) Policy 2019 made under the Environmental Planning and Assessment Act 1994.

2. ensures that people and property are safe from potential hazards including acid sulfate soils, flooding, coastal hazards such as storm tide inundation and erosion, with consideration for the projected impacts of climate change²⁴,
3. ensures the design and management of land uses avoids the attraction of wildlife that would present a risk to aviation activities associated with the Sunshine Coast airport²⁵,
4. ensures the design, siting, and layout of development, including development adjoining current and future transport corridors, address noise, vibration, lighting, air quality and emission impacts, and where necessary incorporate mitigation measures,²⁶
5. minimises adverse impacts on amenity during construction,
6. avoids the generation of emissions that may cause adverse impacts to human health, safety or the environment, such as: noise, vibration, emissions, odour, heat and lighting, and
7. Ensure the siting, design, construction and operation of development supports community safety and gives appropriate consideration to development constraints by avoiding, to the greatest extent practicable, then managing or mitigating adverse impacts on people, property and the environment from contaminated land²⁷.

2.6.9 Flood and stormwater

Development:

1. is designed to avoid, minimise and mitigate the susceptibility to and the potential impacts of inundation by flood and or/ storm tide waters,
2. does not result in a material increase in flood levels on upstream, downstream or adjacent properties,
3. does not result in an increased risk to people and property, with specific consideration for sensitive uses and vulnerable uses,
4. ensures finished ground surface levels of new development lots are above the Defined Flood Event²⁸ to protect the development from the risk of flooding,
5. allows undeveloped lots subject to subsequent building work to temporarily have lower ground surface levels, which may then be raised to above the defined flood event at the time of building work,
6. ensures all developed lots are free draining, all lots avoid pondage of stormwater and that stormwater does not cause adverse amenity impacts or other nuisance,
7. minimises adverse impacts on receiving waters and appropriately manages stormwater through the application of water sensitive urban design principles, and
8. provides an efficient drainage network²⁹ that:
 - a) provides capacity for stormwater discharge,
 - b) minimises flood risk from major rainfall events, and

²⁴ Refer to:

- State Planning Policy (SPP) July 2017 and associated guidance and supporting material including mapping,
- Relevant DSDILGP guidelines,
- Maroochydhore City Centre 2022 – Flood Impact Assessment prepared by Calibre
- National Groundwater Dewatering ASS Guidance (Shand et al. 2018).

²⁵ Refer to: State Planning Policy July 2017, and State Planning Policy Interactive Mapping System – Strategic Airports and Aviation Overlay – Wildlife Hazard Buffer Zone.

²⁶ Refer to the Department of Transport and Main Roads Transport Noise Management: Code of Practice (2016) with respect to external road traffic noise levels, and the Queensland Development Code section MP4.4 Buildings in a Transport Noise Corridor.

²⁷ Refer to Environment Protection Act 1994 and State government guidelines on reporting and managing contaminated land.

²⁸ Defined Flood Event is the 1% Annual Exceedance Probability (AEP).

²⁹ Refer to: State Planning Policy (SPP) July 2017, associated guidance and supporting material including mapping and the Urban Stormwater Quality Planning Guidance 2010.

- c) does not result in adverse upstream or downstream impacts.

2.6.10 Categories of development

Table 3 – Categories of development contains the categories of development for all development within the Maroochydore City Centre PDA.

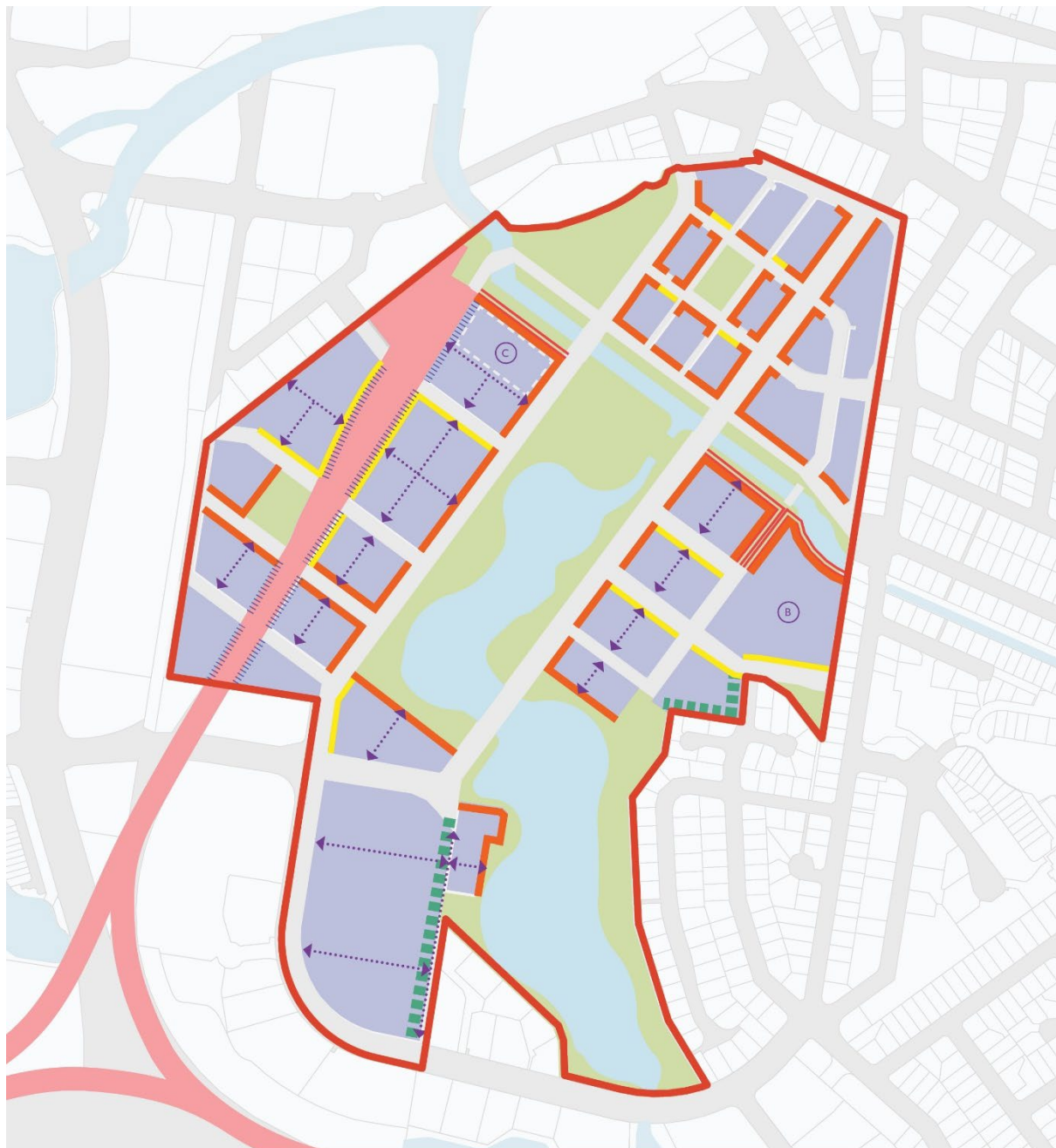
Table 3 – Categories of development

Column 1 - Accepted development	Column 2 – Assessable development	
	Column 2a - Assessable development	Column 2b – Prohibited development
Development specified in Schedule 1.	All development, including development not defined in Schedule 2 and excluding Column 1 and Column 2b and development prescribed in Schedule 1.	1. Extractive industry 2. High impact industry 3. Medium impact industry (except where a micro-brewery or distillery producing less than 200 tonnes per annum) 4. Special industry 5. Agricultural supplies store 6. Animal husbandry 7. Cropping 8. Intensive animal industry



Image is indicative only

Map 5 – Frontages and interfaces map



Frontages and Interfaces Map

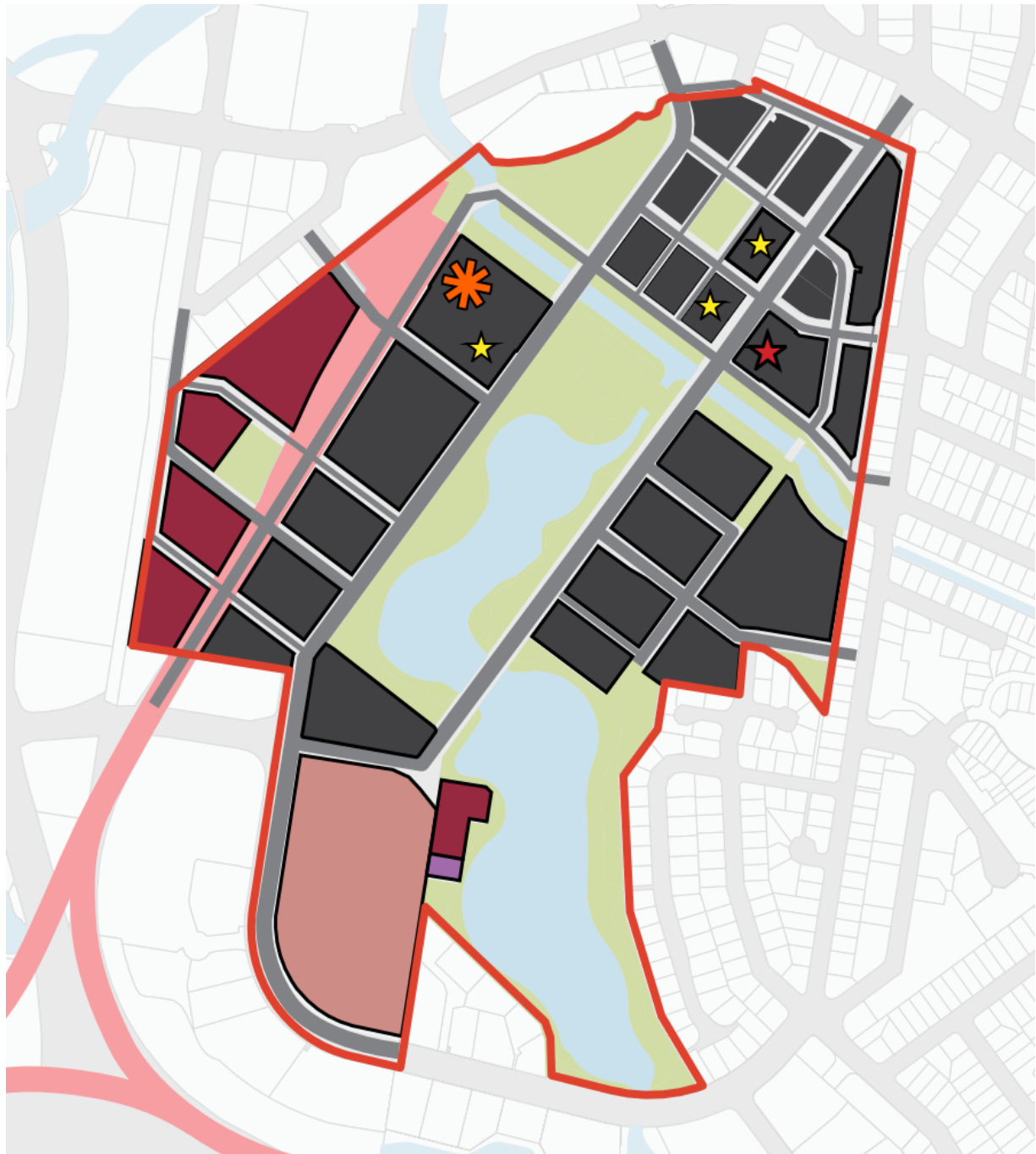
Scale 1:6000 @ A4



Legend

PDA Boundary	Parkland	Primary Frontage (Colonading Required) - No Vehicular Access	Appropriate Built Form Treatment To Rail Corridor
Passenger Rail and Multi-Modal Transit Interchange	Lakes and Waterways	Primary Frontage (Awnings Required) - No Vehicular Access	Cross block link required
Development	Buffer	Priority Frontage - Limited Vehicle Access	Area 'C': No cross block links required (special use)
			Area 'B': Cross blocks links to be determined as part of a Plan of Development

Map 6 – Building heights map



Building Heights Map

Scale 1:6000 @ A4



Legend

— PDA Boundary

Passenger Rail and Multi-Modal Transit Interchange

Maximum 8.5 metres

Maximum 8.5 metres

Maximum 25 metres

Maximum 33 metres

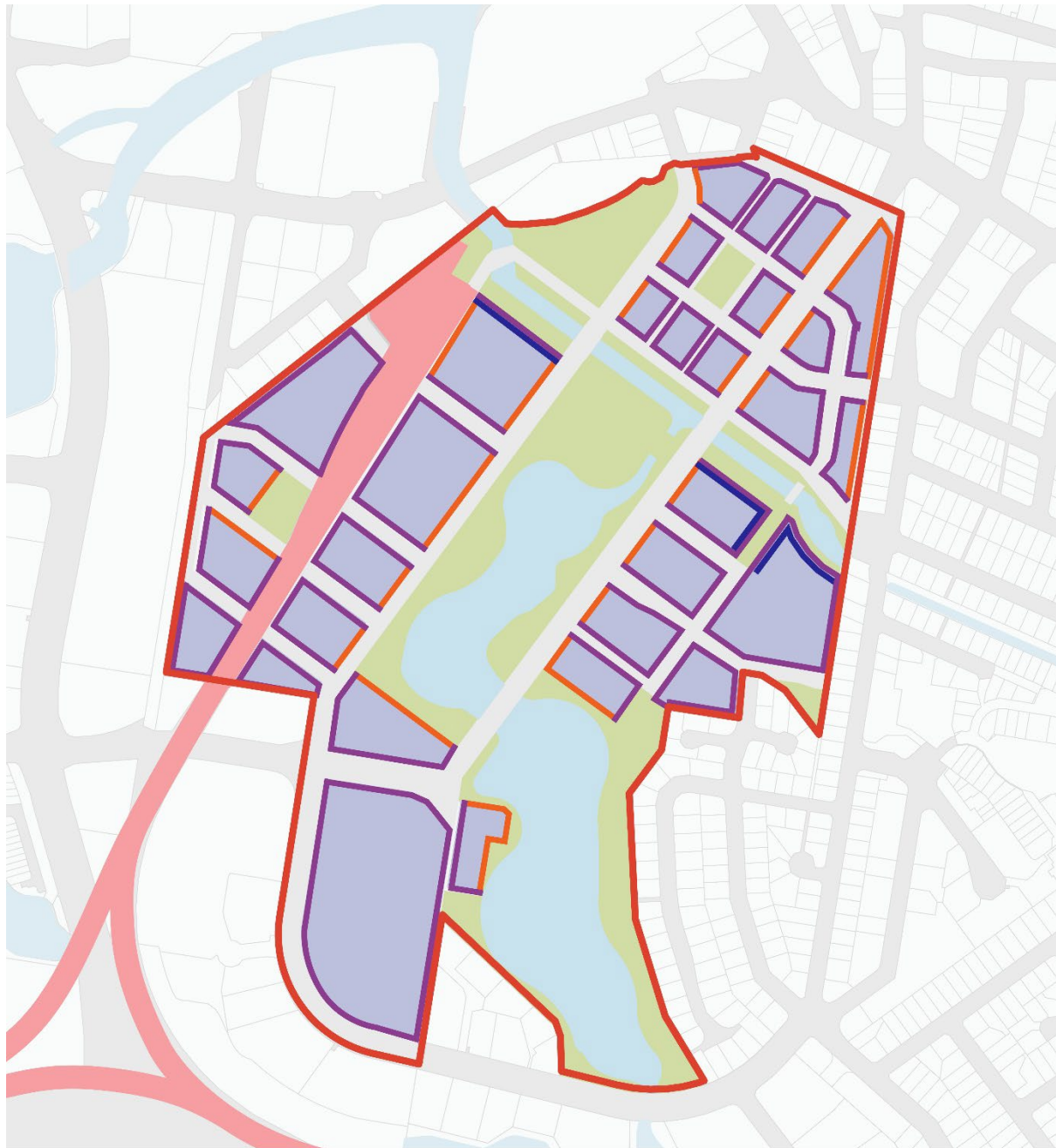
Maximum 60 metres

Landmark Building - Maximum 80 metres

Landmark Building - Maximum 100 metres

Iconic Building - Forming part of an integrated facility. Maximum height to be determined based on airspace requirements for the Sunshine Coast Airport and architectural design consideration.

Map 7 – Setbacks map



Setbacks Map

Scale 1:6000 @ A4



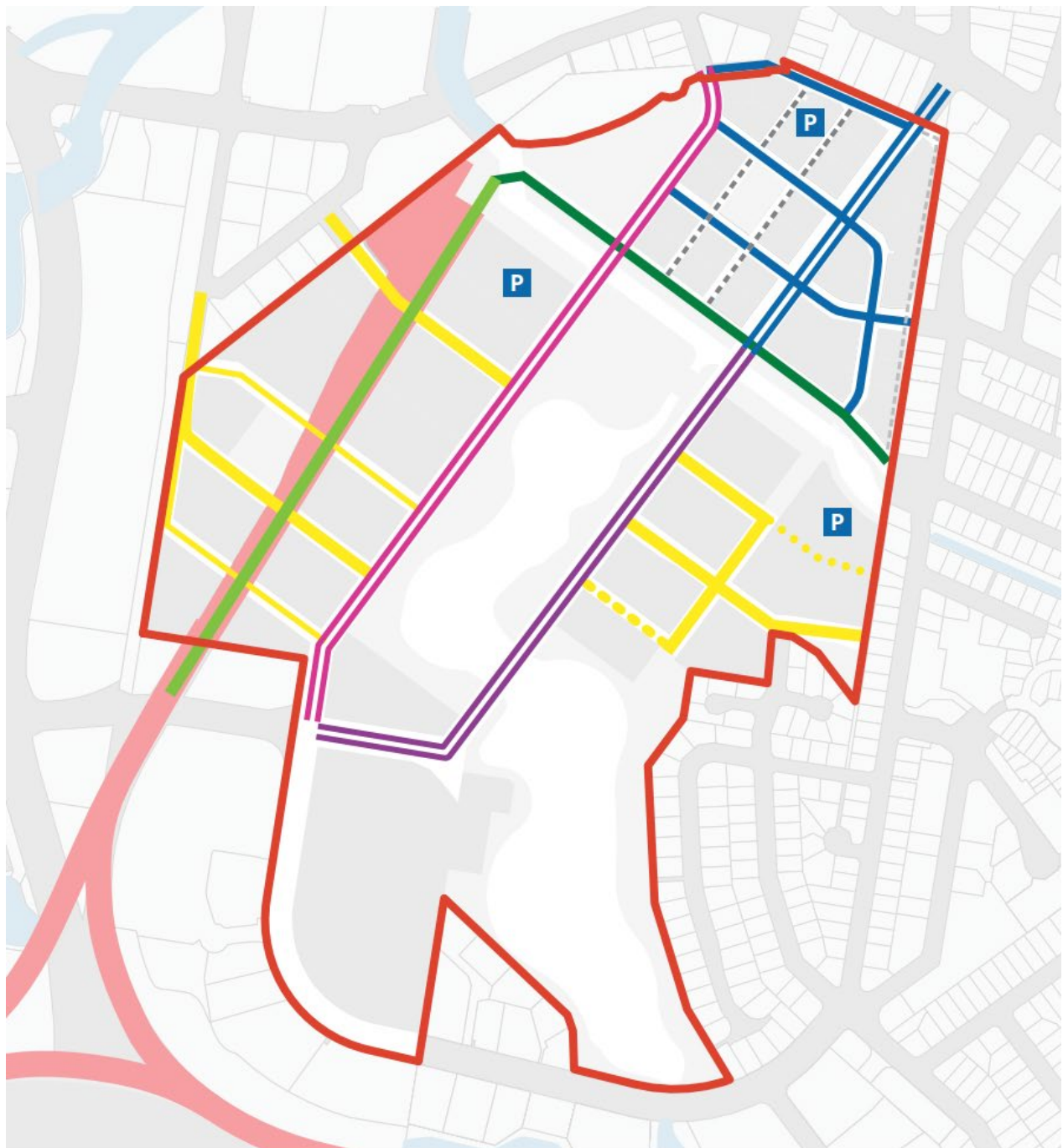
Legend

- PDA Boundary
- Passenger Rail and Multi-Modal Transit Interchange
- Parkland
- Lakes and Waterways

- Development
- 0-6m Tower Setback
- Minimum 6m Tower Setbacks
- 0m Podium Setback

Note: All other Podiums 0-3m

Map 8 – Road hierarchy plan



Road Hierarchy Plan

Scale 1:6000 @ A4

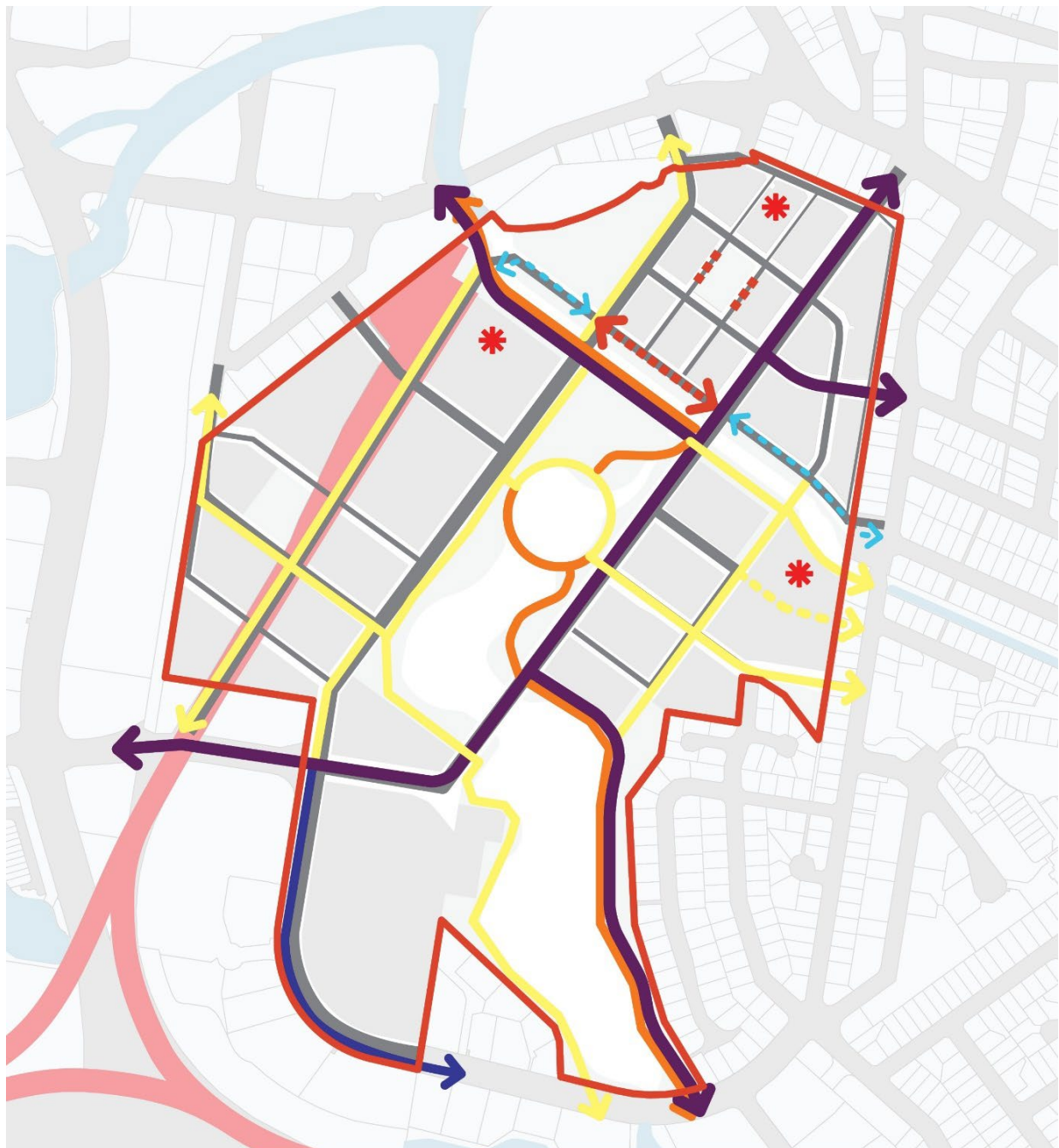


Legend

PDA Boundary	Public Parking Station	Railway Street	Neighbourhood Street West
Passenger Rail and Multi-Modal Transit Interchange	Town Centre Boulevard	Town Centre Avenue (The Corso)	Laneways
	Park Esplanade	Town Centre Avenue	Service Laneways
	Main Street Boulevard	Neighbourhood Avenue	Indicative Car Park Access
		Neighbourhood Street East	

Note: **Map 8 – Road hierarchy plan** is to be read in conjunction with **Table 5 – Road hierarchy typologies**.

Map 9 – Active transport plan



Active Transport Plan

Scale 1:6000 @ A4



Legend

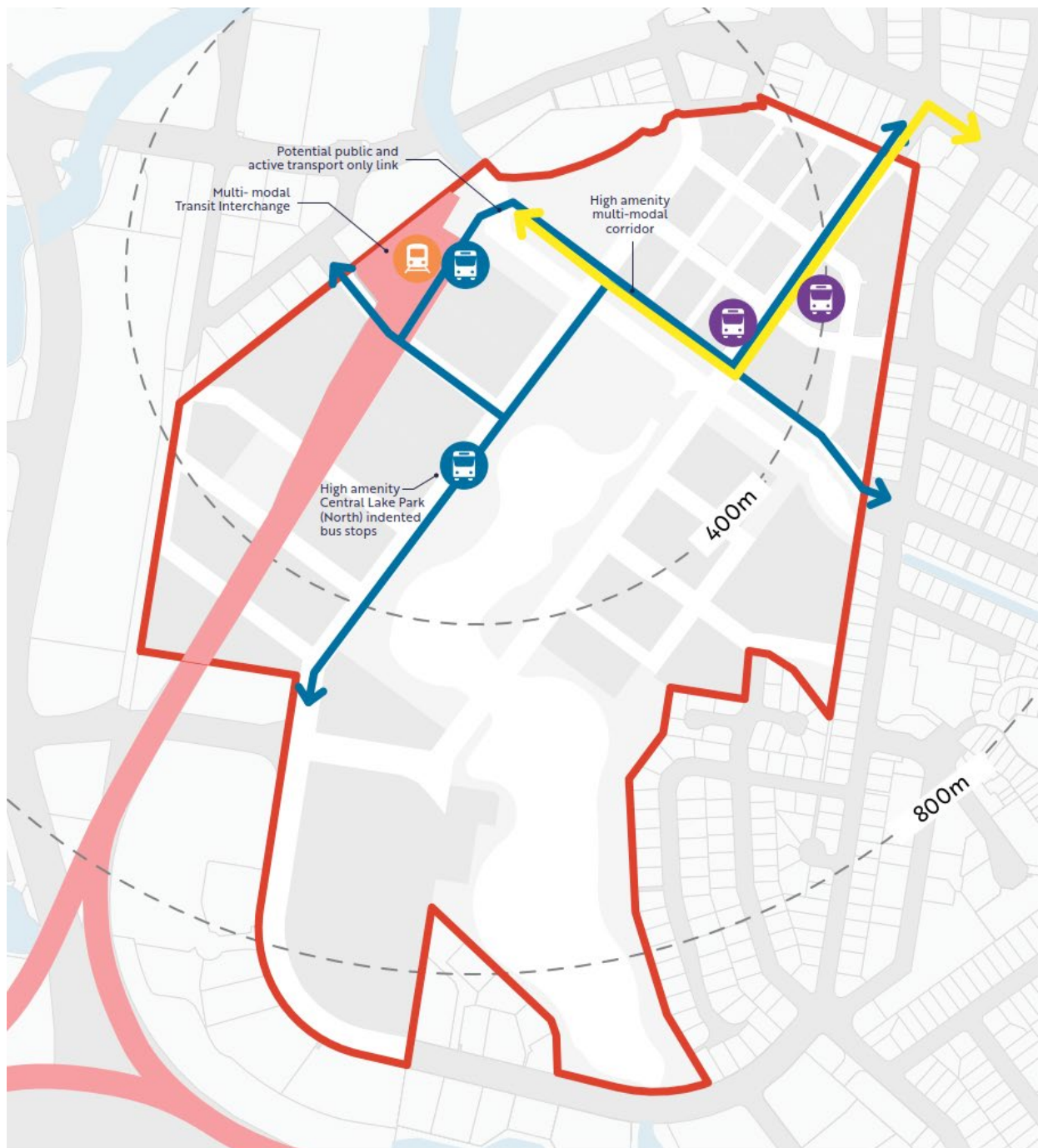
- PDA Boundary
- Passenger Rail and Multi-Modal Transit Interchange
- Roads
- - - Proposed On-Road Shared Zone

- Proposed Off-Road Shared Pedestrian and Bicycle Path (3.0m)
- - - Indicative Proposed Off-Road Shared Pedestrian and Bicycle Path (3.0m)
- Proposed Off-Road Two-Way Separate Bicycle-Only Path (3.0m)

- Proposed Off-Road Two-Way Separate Bicycle-Only Path (2.5m)
- - - Proposed On-Road Dedicated Bicycle Lanes (2x1.5m lanes)
- Proposed Off-Road Separated Pedestrian Path (min. 2.5m)

- ✱ End of Trip Facilities

Map 10 – Public transport map



Public Transport Map

Scale 1:6000 @ A4



Legend

— PDA Boundary

Passenger Rail and Multi-Modal Transit Interchange

— Proposed Bus Service Routes

— Future Mass Transit

Public Passenger Transport Facility



Preferred Bus Stop



Existing Bus Stop



Image is indicative only

2.7 PRECINCTS

2.7.1 Introduction

The PDA is comprised of five precincts as identified on **Map 11 – Precincts Plan**:

- Precinct 1: Maroochydore Parklands Precinct,
- Precinct 2: Mixed-Use East Precinct,
- Precinct 3: Core Business Precinct,
- Precinct 4: Mixed-Use West Precinct, and
- Precinct 5: Dalton Drive Precinct.

The PDA also contains three Areas in which particular community infrastructure is to be delivered. These Areas are identified on **Map 11 – Precincts plan**:

- Area A: Amphitheatre, located in Precinct 1,
- Area B: Community and Library hub, located in Precinct 2, and
- Area C: Community and Convention hub, located in Precinct 4.

2.7.2 Precinct provisions

The Precinct provisions comprise:

1. the intent for the precinct,
2. the envisaged outcomes for the precinct,
3. the development yields for the precinct,
4. the key elements that support the envisaged outcomes, and
5. preferred land uses.

Together the intent, outcomes, development yields, elements and preferred uses for a precinct support the achievement of the ultimate development outcomes sought for the PDA, including development outcomes on each site and Public realm outcomes for streets, parkland and open spaces.

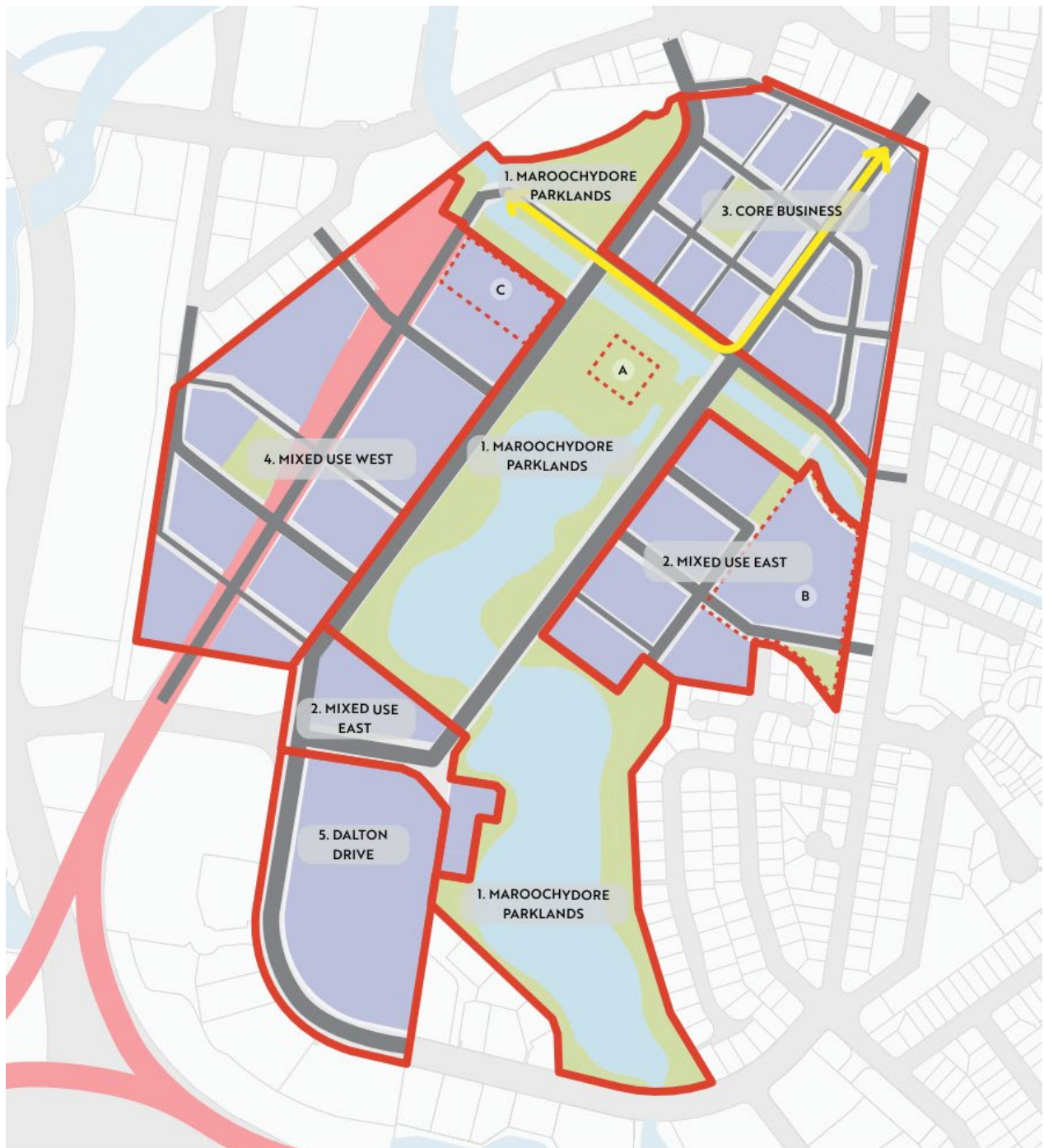
Precinct provisions apply to development proposed in the precinct, and to the extent they are relevant, are to be taken into account in the preparation and assessment of a PDA development application or Plan of development (where proposed).

Interim uses are to have regard to potential impacts on the long-term development of the PDA and ensure the delivery of infrastructure, including the street and movement network, is timely and consistent with the PDA-wide criteria and precinct provisions.

Precinct provisions are to be read in conjunction with the Vision, Structural Elements, PDA-wide criteria, Infrastructure Plan and Implementation Strategy. Consideration should also be given to the relationship with adjoining precincts and the provisions that apply to those precincts.

Inclusion of land in a precinct does not imply that all land can be developed for urban purposes. Some land may not be available or appropriate to be developed due to local site conditions or other constraints, including the need to provide roads, open space or infrastructure. This will need to be addressed through a PDA development application or Plan of development (where proposed).

Map 11 – Precinct plan



Precincts Plan

Scale 1:6000 @ A4



Legend

- Precinct Boundary
- Areas A-C
- Passenger Rail and Multi-Modal Transit Interchange

- Parkland
- Lakes and Waterways
- Development

- 1. ... Precincts
- Roads
- ↔ Mass Transit

2.8 PRECINCT 1: MAROOCHYDORE PARKLANDS PRECINCT

2.8.1 Precinct provisions

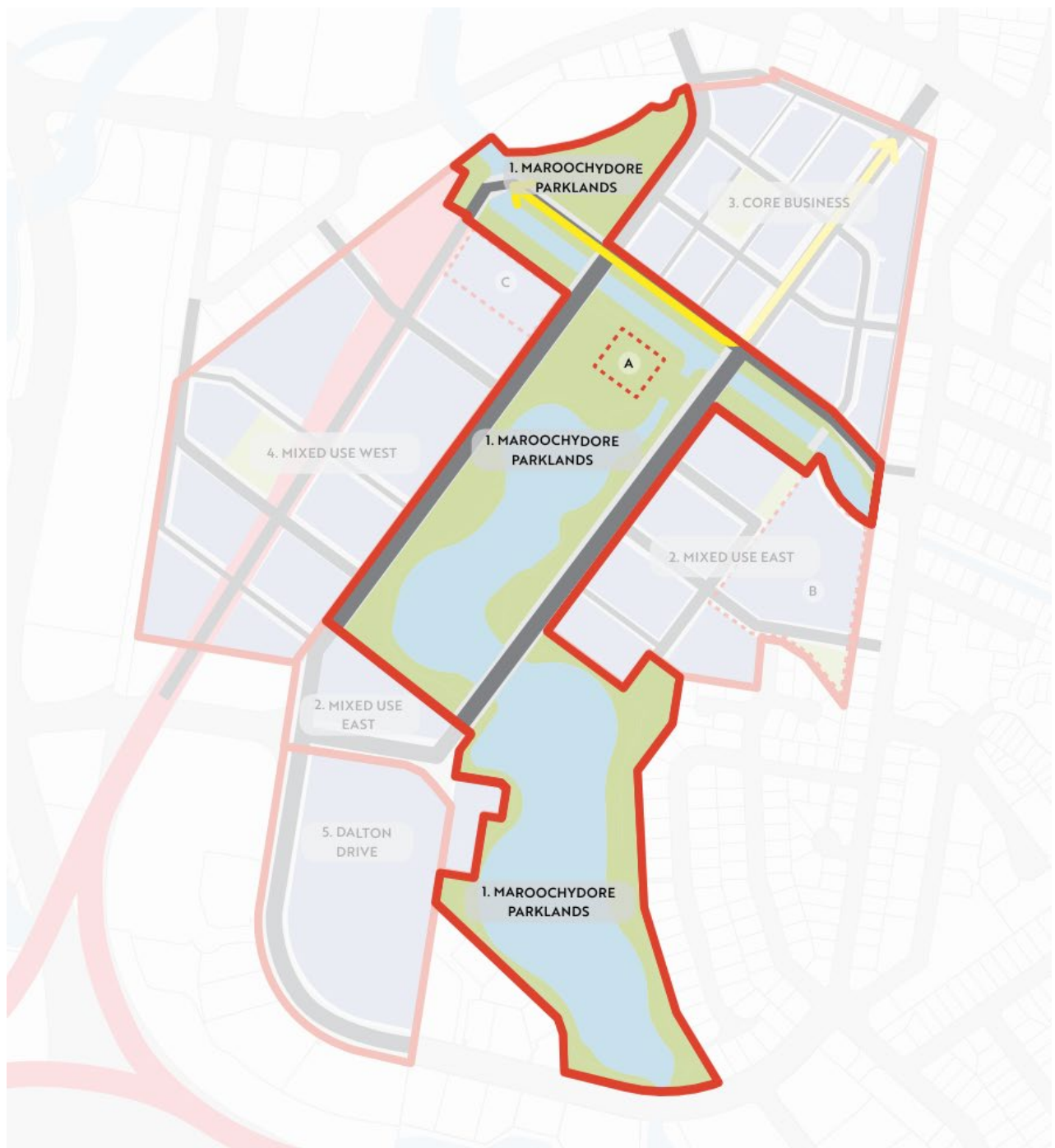
2.8.1.1 Precinct intent

The Maroochydore Parklands Precinct, as identified on **Map 12 – Precinct 1: Maroochydore Parklands Precinct**, incorporates the highest order open space in the PDA and forms the public centrepiece of the city centre. Precinct 1 comprises a major linear parkland, water bodies, The Corso and Area A: Amphitheatre.

The Maroochydore Parklands Precinct delivers a high-quality urban parkland network that provides for a range of recreational opportunities and civic and cultural activities of various types. The area around the amphitheatre and northern lake accommodates large scale activities and events and is the most urban and active area within the Maroochydore Parklands Precinct, with opportunities for pavilions and kiosks in the park that support community, food and beverage land uses. The precinct has strong links with Area C: Community and Convention hub in Precinct 4: Mixed-Use West Precinct.

Precinct 1: Maroochydore Parklands Precinct contains the key east-west movement corridor known as 'The Corso'. The Corso provides an active transport link that is flanked by development that supports high levels of human movement and activity, such as community uses in Precinct 2: Mixed-Use East Precinct, commercial uses in Precinct 3: Core Business Precinct and community, convention and transit uses in Precinct 4: Mixed-Use West Precinct.

Map 12 – Precinct 1: Maroochydore Parklands Precinct



Precinct 1 - MAROOCHYDORE PARKLANDS

Scale 1:6000 @ A4



Legend

- Precinct Boundary
- Areas A-C
- Passenger Rail and Multi-Modal Transit Interchange

- Parkland
- Lakes and Waterways
- Development

- 1. ... Precincts
- Roads
- ↔ Mass Transit

2.8.1.2 Precinct outcomes

Development in the Maroochydore Parklands Precinct:

1. comprises a connected urban open space network as the public centre piece of the PDA, linking The Corso, the central parklands and the lake,
2. includes a central waterbody that is the defining feature of the central parklands and is appropriately sized and designed to provide for stormwater management,
3. maintains the realigned Maud waterway to provide a key landscape and recreational feature, and stormwater conveyance,
4. in Area A as identified on **Map 12 – Precinct 1: Maroochydore Parklands Precinct**, delivers an amphitheatre integrated into the surrounding parkland, providing a focal point at the intersection of the Central Parklands and The Corso,
5. allows for limited small scale temporary and permanent structures to accommodate retail, service, community, sport, recreation and entertainment land uses envisaged in the precinct,
6. integrates and interfaces with adjacent development and built form,
7. promotes day and night time activity with consideration for activation and surveillance by surrounding uses and adjoining built form,
8. recognises and responds to ecological values,
9. incorporates landscaping comprising predominantly endemic species,
10. includes on-site stormwater management measures to ensure water quality, maintain aquatic ecosystem values, and provide appropriate erosion and sediment control,
11. incorporates a mix of natural and built edge treatments to the lake and provides opportunities for the public to actively and passively enjoy the water's edge,
12. allows for recreational use of waterbodies by small non-motorised watercraft such as canoes and kayaks, and
13. provides a variety of recreational uses to service the broader community.

2.8.1.3 Precinct development yields

Development yields for this precinct are in order of:

- a) Retail: 1,000m² GFA.

2.8.1.4 Precinct elements

Precinct 1: Maroochydore Parklands Precinct comprises three core elements:

1. Central Parklands

A series of parkland areas south of The Corso, focused around the central water body.

The parklands provide for:

- a) open kick and throw areas,
- b) shaded picnic areas, benches and seating,
- c) grassed break out spaces,
- d) public amenities,
- e) boardwalk and lake and water side terraces,

- f) pathways for pedestrian, cycle and personal mobility devices,
- g) multi-use paths and trail networks,
- h) fitness equipment,
- i) play areas,
- j) alfresco dining areas,
- k) BBQ facilities,
- l) public art,
- m) canoe and kayak launching areas, and
- n) wetlands and bio-filtration devices.

The Central Parklands integrate and interface with adjacent development in adjoining precincts, particularly Area C: Community and Convention Hub in Precinct 4: Mixed-Use West Precinct, to enable flexible use of community infrastructure for civic, cultural and event activities.

The Central Parklands feature active transport connections as identified on **Map 9 – Active transport plan** to enhance connectivity and movement around the lake and east-west through the precinct.

Area A: Amphitheatre as identified on **Map 12 – Precinct 1: Maroochydore Parklands Precinct** provides a northern focal point in the Central Parklands, catering for open air events and other civic and community uses.

2. 'The Corso'

A wide linear parkland featuring the realigned Maud waterway, containing active transport infrastructure, serving as the primary east west connection in the PDA.

The Corso provides links between Cotton Tree to Sunshine Plaza connecting the Maroochydore City Centre to the wider Maroochydore area.

'The Corso' provides for:

- a) plaza areas interfacing with Maud waterway,
- b) shaded picnic areas and seating,
- c) boardwalks and promenades,
- d) pedestrian and cycle pathways,
- e) alfresco dining, and
- f) public art.

3. Civic Plaza

A highly accessible community gathering area. The Civic plaza allows for recreational activities and temporary and interim uses that provide civic and cultural opportunities including events and entertainment.

The Civic plaza provides for:

- a) public amenities,
- b) plaza or public square,
- c) children's play space,
- d) public art, and
- e) planting to buffer adjoining residential uses.

2.8.1.5 Preferred land uses

Preferred uses in the Maroochydore Parklands Precinct:

- Park,
- Landing,
- Community use,
- Outdoor sport and recreation,
- Theatre (outdoor),
- Small scale retail uses may include:
 - a) Food and drink outlet (limited),
 - b) Market, and
 - c) Shop (limited).

2.9 PRECINCT 2: MIXED-USE EAST PRECINCT

2.9.1 Precinct provisions

2.9.1.1 Precinct intent

The Mixed-Use East Precinct as identified on **Map 13 – Precinct 2: Mixed-Use Precinct**, is intended to be a predominantly residential and lifestyle precinct containing retail and dining experiences and community infrastructure to service the PDA and the broader area.

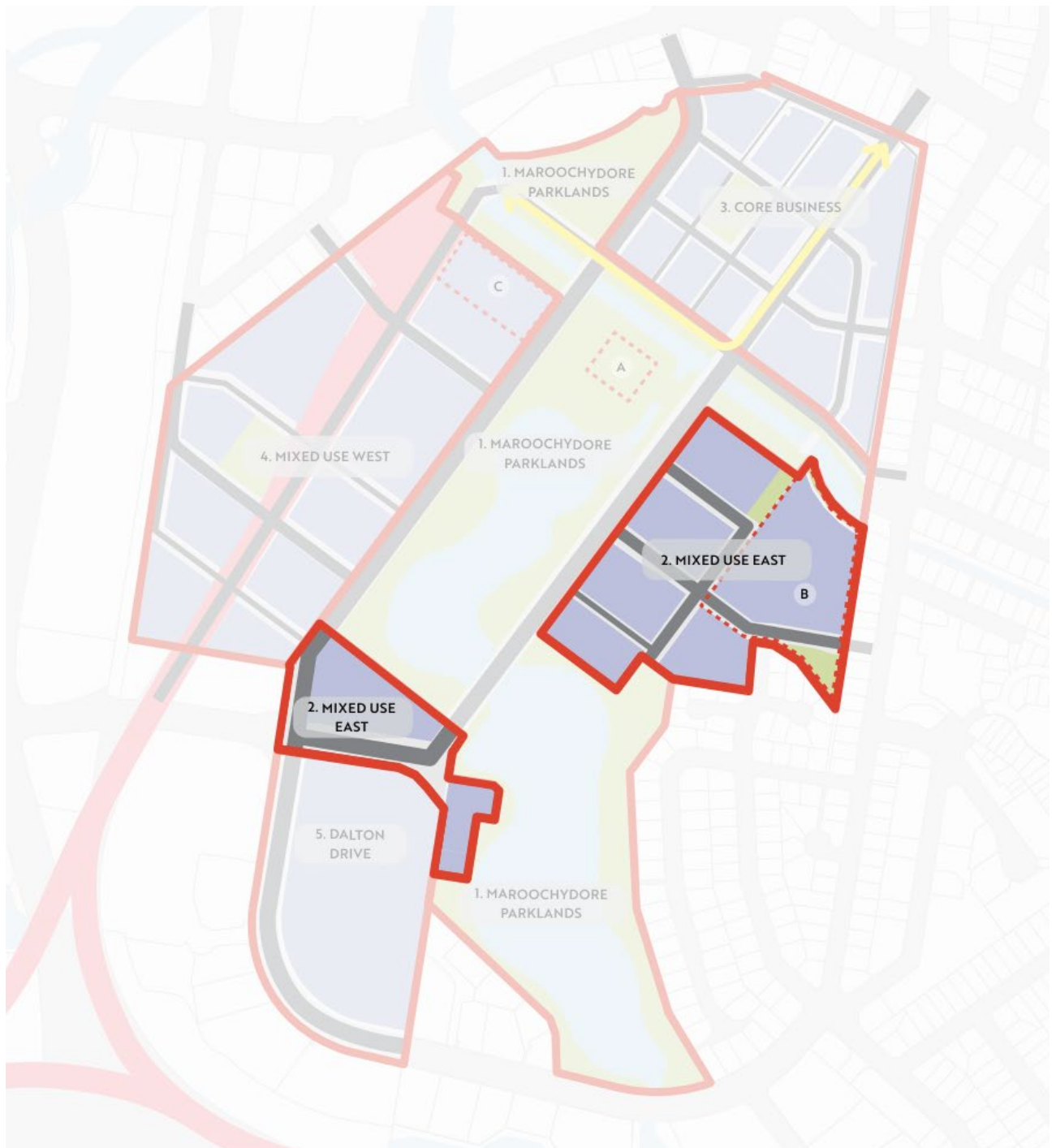
The northern part of this precinct is anchored by commercial and retail uses, and Area B: Community and Library hub. The commercial and retail uses and Area B integrate with the adjoining Public realm and active transport routes, particularly those provided along The Corso. Buildings framing The Corso and First Avenue will promote human movement and deliver highly activated edges.

Area B: Community and Library hub as identified on **Map 13 – Precinct 2: Mixed-Use Precinct** provides community facilities (with potential for high quality public art) as well as containing a public Parking station with integrated end-of-trip facilities.

The southern portion of the precinct is predominantly residential with provision for mixed use outcomes. Development takes advantage of the northerly aspect and views to the parkland and lake. Ground floor retailing enhances the pedestrian experience along First Avenue and Precinct 1: Maroochydore Parkland Precinct.

Overall, this precinct supports and integrates with the civic and community functions provided in Precinct 1: Maroochydore Parklands Precinct by enabling complementary retail, dining and entertainment uses. This precinct supports shop-top style development with residential dwellings above an activated ground floor.

Map 13 – Precinct 2: Mixed-Use East Precinct



Precinct 2 -MIXED USE EAST

Scale 1:6000 @ A4



Legend

- Precinct Boundary
- Areas A-C
- Passenger Rail and Multi-Modal Transit Interchange

- Parkland
- Lakes and Waterways
- Development

- 1... Precincts
- Roads
- ↔ Mass Transit

2.9.1.2 Precinct outcomes

Development in the Mixed-Use East Precinct:

1. contains high density residential and mixed-use development consisting of commercial, entertainment and retail uses that support the PDA as a key employment hub for the Sunshine Coast region,
2. in Area B: Community and Library hub, as identified on **Map 13 – Precinct 2: Mixed-Use East Precinct**:
 - a) allows for the establishment of a library,
 - b) contains a public Parking station and end-of-trip facilities,
3. provides for an activated ground floor plane to be established, where interfacing with key pedestrian routes and the Public realm,
4. encourages outlook from residential dwellings to The Corso and the Central Parklands within Precinct 1: Maroochydore Parklands Precinct,
5. supports a highly permeable and connected precinct by providing opportunities for cross block links,
6. delivers built form that suitably interfaces with Precinct 5: Dalton Drive Precinct, as well as to the adjoining low-density residential land uses to the south of the PDA, and
7. built form engages with Precinct 1: Maroochydore Parklands Precinct and promotes a strong sense of connection to the parklands.

2.9.1.3 Precinct development yields

Development yields for the precinct are in the order of:

- a) Retail: 13,000m² GFA,
- b) Commercial: 34,000m² GFA, and
- c) Residential: 1,750 EDs.

Within the above development yield allocation for the Precinct, Area B has a maximum development yield³⁰ of:

- i. Retail: 13,000m² GFA,
- ii. Commercial: 29,000m² GFA, and
- iii. Residential: 400 EDs.

³⁰ The GFA and ED allocation for Area B is a maximum allocation. If a development yield below the maximum is delivered in Area B, the remaining development yield is available to other development in the Precinct.

2.9.1.4 Precinct elements

Development in Precinct 2: Mixed-Use East Precinct:

1. includes Area B: Community and Library hub as identified on **Map 13 – Precinct 2: Mixed-Use East Precinct** to deliver community infrastructure including a library, as well as a public Parking station as identified on **Map 8 – Road hierarchy plan** with integrated end-of-trip facilities as identified on **Map 9 – Active transport plan**,
2. includes active transport routes that connect the precinct to other PDA precincts, as well as the broader Maroochydore area, as identified on **Map 9 – Active transport plan**,
3. includes cross-block links to deliver pedestrian permeability and movement through the precinct,
4. delivers a high quality Public realm that is accessible and safe and is seamlessly integrated with Public realm provided in neighbouring precincts,
5. ensures that commercial, retail and entertainment uses are designed to maintain amenity to neighbouring residential development within and outside the precinct,
6. provides a buffer and interface where the southern portion of the precinct adjoins Precinct 5: Dalton Drive and considers the interface with residential development to the south of the PDA, and
7. provide a local park to the eastern boundary that is easily accessible to residents, providing access to green space and buffering to adjoining sites.

2.9.1.5 Preferred land uses

Preferred uses in the Mixed-Use East Precinct:

- Office,
- Multiple dwelling,
- Health care services,
- Indoor sport and recreation,
- Food and drink outlet,
- Educational establishment,
- Park,
- Childcare centre,
- Parking station,
- Short-term accommodation,
- Bar,
- Market,
- Shop,
- Shopping centre,
- Community use,
- Hospital,
- Hotel, and
- Theatre.

2.10 PRECINCT 3: CORE BUSINESS PRECINCT

2.10.1 Precinct provisions

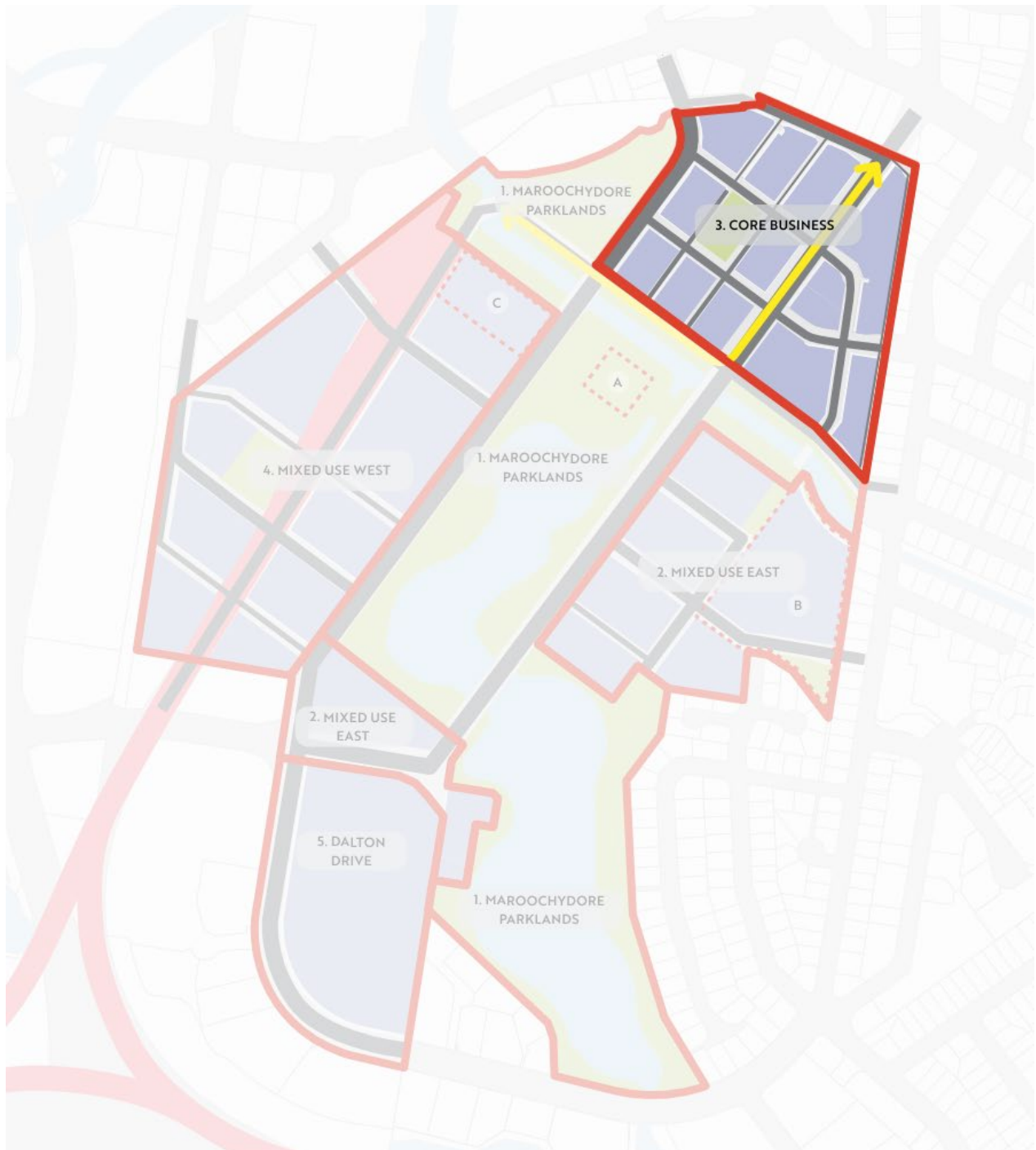
2.10.1.1 Precinct intent

The Core Business Precinct, as identified on **Map 14 – Precinct 3: Core Business Precinct**, is the primary mixed-use business hub within the PDA and reinforces Maroochydore City Centre as the Sunshine Coast's pre-eminent centre. The Core Business Precinct strengthens the existing commercial uses in Maroochydore due to proximity to the existing business and retail activity in areas adjoining the PDA.

The Core Business Precinct provides the widest range and highest order of commercial, civic and administrative uses in the Sunshine Coast region, supporting community, cultural and entertainment facilities offered in surrounding precincts. The Core Business Precinct is the Sunshine Coast's economic powerhouse, with the greatest agglomeration of employment and economic land uses in the region.

The Core Business Precinct allows interim uses to be established that support intermediate and short-term activation or parking solutions, without compromising long-term development opportunities within the centre.

Map 14 – Precinct 3: Core Business Precinct



Precinct 3 - CORE BUSINESS

Scale 1:6000 @ A4



Legend

	Precinct Boundary		Parkland		Precincts
	Areas A-C		Lakes and Waterways		Roads
	Passenger Rail and Multi-Modal Transit Interchange		Development		Mass Transit

2.10.1.2 Precinct outcomes

Development in the Core Business Precinct:

1. accommodates the greatest concentration of office floor space within the PDA,
2. has a built form that reflects the Maroochydore City Centre Vision and establishes the city centre as the most identifiable and prominent place for business and commerce on the Sunshine Coast,
3. provides for office uses and residential accommodation as part of mixed-use buildings, that activate the ground floor with retail uses,
4. maximises access to public transport such as passenger rail, mass transit and bus services,
5. ensures building design promotes active frontages,
6. includes high quality, shaded streetscapes that promote active transport use,
7. includes public art,
8. contains a public Parking station provided with end-of-trip facilities,
9. ensures car parking structures are designed to minimise impacts on the Public realm, with consideration for architectural quality, activation and surveillance at street level,
10. provides quality public spaces and streets with a high level of accessibility for pedestrians, cyclists and personal mobility devices, and connections to surrounding precincts,
11. provides for diverse and active land uses that support both day-time and night-time economies,
12. features Landmark buildings that promote wayfinding throughout the PDA,
13. provides safe, sheltered and protected pedestrian environments,
14. ensures podium and towers address The Corso and Precinct 1: Maroochydore Parklands Precinct by allowing for interaction between the street and built form to occur, providing high-quality transitions between the private and Public realm, and
15. if adjacent to The Corso, is oriented towards The Corso to maximise outlook, views, passive surveillance and assist in activating public areas.

2.10.1.3 Precinct development yields

Development yields for this precinct are in the order of:

- a) Retail: 10,000m² GFA,
- b) Commercial: 105,000m² GFA, and
- c) Residential: 700 EDs.

2.10.1.4 Precinct elements

Development in the Core Business Precinct:

1. provides Landmark buildings in accordance with **Map 6 – Building heights map**,
2. includes a public Parking station as identified on **Map 8 – Road hierarchy plan** with end-of-trip facilities as identified on **Map 9 – Active transport plan**.
3. provides opportunities for a future mass transit service to be established within the precinct,
4. promotes walking and cycling as the primary modes of transport, with motor vehicle access to sites reduced on primary frontages, and
5. provide pedestrian and cycling linkages that connect the precinct to the broader PDA and greater Maroochydore.

2.10.1.5 Preferred land uses

Preferred uses within the Core Business Precinct:

- Office,
- Shop,
- Multiple dwelling,
- Food and drink outlet,
- Indoor sport and recreation,
- Outdoor sport and recreation,
- Bar,
- Childcare centre,
- Short-term accommodation,
- Function facility,
- Nightclub entertainment facility,
- Shopping centre,
- Hotel,
- Health care services,
- Hospital,
- Research and Technology industry,
- Market,
- Theatre,
- Place of worship,
- Parking station,
- Community care centre,
- Club,
- Educational establishment, and
- Telecommunications facility.

2.11 PRECINCT 4: MIXED-USE WEST PRECINCT

2.11.1 Precinct provisions

2.11.1.1 Precinct intent

The Mixed-Use West Precinct identified on **Map 15 – Precinct 4: Mixed-Use West Precinct** comprises a broad land use mix.

The northern portion of the precinct accommodates regional level community infrastructure and a Multi-modal transit interchange, which strengthen the PDA as the city centre for the Sunshine Coast.

Area C: Community and Convention hub identified on **Map 15 – Precinct 4: Mixed-Use West Precinct** contains regional community infrastructure, comprising a major entertainment, hotel, tourism, convention and community facility. Area C will be serviced by the Multi-modal transit interchange to the west.

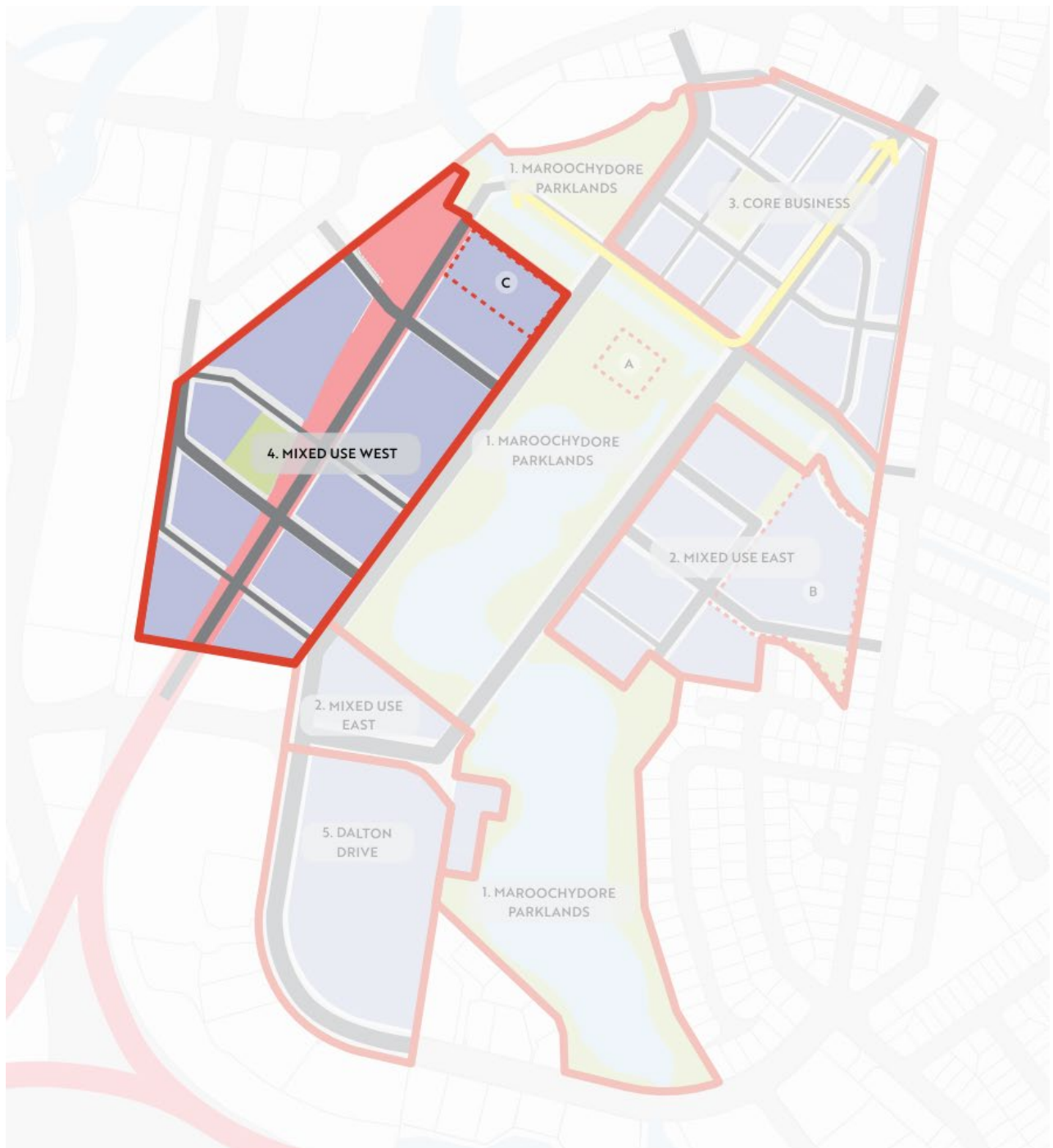
The Multi-modal transit interchange will connect passenger rail, mass transit and bus services in one location within the PDA. The Multi-modal transit interchange will connect to active transport networks, supporting both active and public transport choice and reinforcing transit oriented development outcomes for the PDA and surrounds.

High-density residential uses, including a hotel, are established in Precinct 4, with Area C containing a hotel.

This precinct is intended to provide a residential village environment where interfacing with the central parklands contained in Precinct 1: Maroochydore Parklands Precinct, a commercial office environment where adjoining the western boundary of the PDA.

Land uses in the Mixed-Use West Precinct provide for activities that are not easily located in Precinct 3: Core Business Precinct, such as large format retail, campus style commercial offices and low or medium impact industry (e.g. micro-brewery). Development is not necessarily in a podium and tower form.

Map 15 – Precinct 4: Mixed-Use West Precinct



Precinct 4 - MIXED USE WEST

Scale 1:6000 @ A4



Legend

	Precinct Boundary		Parkland		Precincts
	Areas A-C		Lakes and Waterways		Roads
	Passenger Rail and Multi-Modal Transit Interchange		Development		Mass Transit

2.11.1.2 Precinct outcomes

Development in Precinct 4: Mixed-Use West Precinct:

1. provides community and convention facilities and infrastructure consisting of a key civic development and supporting land uses, meeting spaces, administrative spaces and urban open space infrastructure,
2. supports transit-oriented development principles through:
 - a) the establishment of a Multi-modal transit interchange, and
 - b) the integration of active and public transport as identified on **Map 9 – Active transport plan** and **Map 10 – Public transport map** with surrounding land uses,
3. includes Area C: Community and Convention hub as identified on **Map 15 – Precinct 4: Mixed-Use West Precinct**, to deliver an integrated facility with distinct, high quality architecture and strong interaction with the Public realm. Development in Area C may include short or long-term residential uses, recreational facilities, entertainment facilities, retail outlets, food and drink establishments and community uses,
4. allows for commercial development that supports the Maroochydore City Centre as a key employment hub for the Sunshine Coast,
5. allows for retail uses requiring larger floor plates that are not able to be easily accommodated in the Core Business Precinct,
6. includes commercial or low impact industrial uses that cannot be easily located in other precincts such as micro-breweries or distilleries,
7. ensures an appropriate interface with the proposed passenger rail corridor,
8. features landscaped streetscapes that provide for sheltered, comfortable and attractive pedestrian spaces,
9. is oriented towards open space to maximise amenity and enable passive surveillance, supporting CPTED outcomes,
10. where fronting Precinct 1: Maroochydore Parklands Precinct, establishes a strong civic edge in accordance with **Map 7-Setbacks map**,
11. ensures development along Main Street Esplanade promotes active frontages featuring facades that are varied, visually appealing and engaging, and
12. allows for educational establishments in a consolidated form as a preferred use where located in that part of Precinct 4 that is west of the rail corridor

2.11.1.3 Precinct development yields

Development yields for this precinct are in the order of:

- a) Retail: 11,000m² GFA,
- b) Commercial: 41,000m² GFA, and
- c) Residential: 1,500 EDs.

Within the above development yield allocation for the Precinct, Area C has a maximum development yield³¹ of:

- i. Retail: 2,000m² GFA,
- ii. Commercial: 11,000m² GFA, and
- iii. Residential: 100 EDs.

2.11.1.4 Precinct elements

Development in the Mixed-Use West Precinct is to:

1. establish an Iconic building and a Landmark building in the northern portion of the precinct, as identified on **Map 6 – Building heights map**,
2. include Area C: Community and Convention hub as identified on **Map 15 – Precinct 4: Mixed-Use West Precinct** to deliver:
 - a) an integrated facility and mixed-use hub containing convention, community, retail, commercial, residential, recreational and tourism uses, and
 - b) a public Parking station as identified on **Map 8 – Road hierarchy plan** with end-of-trip facilities as identified on **Map 9 – Active transport plan**,
3. enable the delivery of a Multi-modal transit interchange for passenger rail, mass transit and bus services as identified on **Map 10 – Public transport map**,
4. provide pedestrian promenades and plaza connections with the Central Parklands and 'The Corso',
5. where adjacent to the proposed passenger rail corridor, is to be designed to appropriately address and mitigate the effects of rail infrastructure, as identified on **Map 5 – Frontages and interfaces map**,
6. allow for safe and accessible connections from public spaces and surrounding buildings to public transport locations,
7. provide active transport connections as identified on **Map 9 – Active transport plan**,
8. provide for a neighbourhood park as a focus for the western part of the precinct as identified on **Map 15 – Precinct 4: Mixed-Use West Precinct**,
9. provide suitable acoustic treatments to ensure residential amenity is achieved in the precinct.

³¹ The GFA and ED allocation for Area C is a maximum allocation. If a development yield below the maximum is delivered in Area C, the remaining development yield remains available to other development in the Precinct.

2.11.1.5 Preferred land uses

Preferred uses within the Mixed-Use West Precinct:

- Office,
- Multiple dwelling,
- Short-term accommodation,
- Showroom,
- Shop,
- Major sport, recreation, and entertainment facility,
- Resort complex,
- Community use
- Community care centre,
- Function facility,
- Food and drink outlet,
- Indoor sport and recreation,
- Outdoor sport and recreation,
- Child care centre,
- Health care services,
- Theatre,
- Hotel,
- Bar,
- Car wash,
- Veterinary services,
- Research and technology industry,
- Service industry,
- Warehouse,
- Utility installation,
- Telecommunications facility,
- Hardware and trade supplies,
- Centralised data centre,
- Educational establishment,
- Park,
- Parking station,
- Service station,
- Low impact industry (which may include repairing and servicing of motor vehicles),
- Market, and
- Medium impact industry (where a micro-brewery or distillery producing less than 200 tonnes per annum).

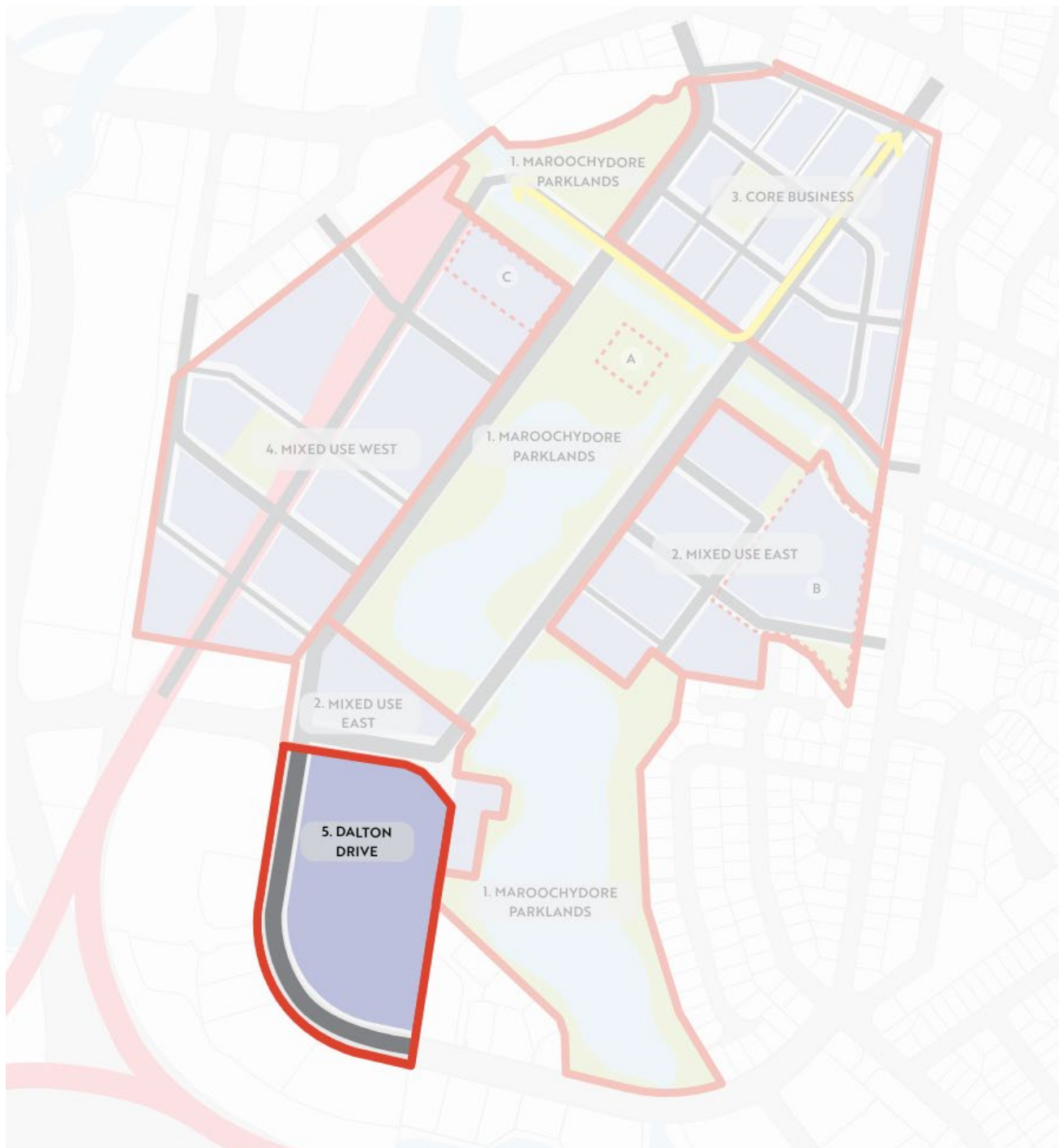
2.12 PRECINCT 5: DALTON DRIVE PRECINCT

2.12.1 Precinct provisions

2.12.1.1 Precinct intent

The Dalton Drive Precinct as identified on **Map 16 – Precinct 5: Dalton Drive Precinct** is intended to accommodate a range of uses with a retail showroom and commercial focus. Development is intended to be of a scale, character, intensity and function suited to the periphery of the city centre and compatible with existing adjoining uses.

Map 16 – Precinct 5: Dalton Drive Precinct



Precinct 5 - DALTON DRIVE

Scale 1:6000 @ A4



Legend

— Precinct Boundary

--- Areas A-C

■ Passenger Rail and Multi-Modal Transit Interchange

■ Parkland

■ Lakes and Waterways

■ Development

1. ... Precincts

— Roads

↔ Mass Transit

2.12.1.2 Precinct outcomes

Development within the Dalton Drive Precinct:

1. provides for bulky goods retailing to serve the needs of the city centre and the broader area,
2. recognises the role of Dalton Drive as a primary arrival corridor to the city centre and provides high-quality built form and extensive landscaping to these key frontages,
3. provides for Dalton Drive to be established as a landscaped boulevard incorporating public transport infrastructure, wide pedestrian paths, generous established landscaped verges and medians within the road reserve and limited lot access for buildings,
4. activates the intersection of Dalton Drive and the proposed new entry roads as a key gateway site into the city centre, and
5. designs car parking areas to be sensitively positioned to protect amenity and maintain a significant landscaped urban streetscape.

2.12.1.3 Precinct development yields

Development yields for this precinct are in the order of:

- a) Retail: 19,000m² GFA,
- b) Commercial: 6,000m² GFA, and
- c) Residential: 50 EDs.

2.12.1.4 Precinct elements

Development in the Dalton Drive Precinct is to:

1. deliver an active frontage treatment to the north-western corner of the precinct,
2. allow for a transition in bulk and scale of built form from the broader PDA to lower scale building typologies located outside the PDA boundary, and
3. provide a landscaped buffer where development interfaces with residential development on an adjoining or adjacent site.

2.12.1.5 Preferred uses

Preferred land uses in the Dalton Drive Precinct:

- Food and drink outlet,
- Health care services,
- Office,
- Showroom / hardware and trade supplies,
- Indoor sport and recreation,
- Child care centre,
- Community use,
- Multiple dwellings, and
- Service station.



Image is indicative only

3. INFRASTRUCTURE PLAN

3.1 PURPOSE

The purpose of this Infrastructure Plan is to ensure that the Vision for the PDA is achieved through:

- integrating infrastructure planning with the land use and development outcomes as identified in this development scheme,
- identifying the infrastructure requirements to be delivered by the local government, State government, water supply and sewer provider, applicants and others, and
- providing a basis for imposing conditions on PDA development approvals responding to the increased demand on the relevant infrastructure networks.

3.2 INFRASTRUCTURE NETWORKS

Infrastructure will include:

1. community facilities infrastructure,
2. urban open space and recreation infrastructure,
3. active transport infrastructure,
4. road transport infrastructure,
5. public car parking infrastructure,
6. public transport infrastructure,
7. water and sewer infrastructure,
8. stormwater management infrastructure,
9. telecommunications infrastructure (including sub-sea cable and data centre).
10. waste collection infrastructure.

3.3 PLANNED INFRASTRUCTURE

Table 4 – Planned infrastructure below identifies infrastructure that is planned to be provided to enable the Vision of the PDA to be delivered. **Table 4 – Planned infrastructure** includes infrastructure that is trunk infrastructure, non-trunk infrastructure, and other infrastructure. The inclusion of infrastructure in **Table 4 – Planned infrastructure** does not necessarily make it eligible for development charges offset.

Contributions towards delivering infrastructure shall generally be drawn from development charges levied on PDA development approvals.

Development charges for infrastructure will be based on the applicable infrastructure charging instrument for the area or an infrastructure agreement.

State infrastructure funding will be sought under the normal budgetary processes and will be part of an approved State agency capital program. New road infrastructure and upgrades will be in accordance with traffic studies undertaken as development proceeds, based on the maximum development yields for the PDA.

New stormwater management infrastructure and upgrades will be in accordance with studies undertaken as development proceeds based on the maximum development yields for the PDA.

State-controlled roads are to be upgraded in accordance with agreements with the Department of Transport and Main Roads.

Table 4 - Planned infrastructure

Infrastructure	Description of works
Community facilities infrastructure	Land for community facilities and infrastructure, identified as Area A, Area B and Area C as identified on Map 11 – Precinct plan.
Urban open space and recreation infrastructure	- Land and works for a public promenade ‘The Corso’ including the realignment and improvement to the Maud Waterway. - Land and works for a civic plaza within the Maroochydore Parklands Precinct. - Land and works for an urban open space waterway comprising a central lake and waterway corridor within the Maroochydore Parklands Precinct. - Land and works for a major linear recreation park within Maroochydore Parklands Precinct. - Land and works for local recreation parks.
Active transport infrastructure	- Bicycle and pedestrian infrastructure within the road transport infrastructure network as identified on Map 9 – Active transport plan. - Bicycle and pedestrian infrastructure within the Maroochydore Parklands Precinct providing safe and convenient pedestrian and bicycle access within the precinct and linking to existing external bicycle and pedestrian networks.
Road transport infrastructure	- Land and works for road transport infrastructure within and outside of the PDA boundary as identified on Map 8 – Road hierarchy plan. - Land to accommodate potential mass transit infrastructure within the proposed Town Centre Boulevard and Town Centre Avenue (The Corso). <i>Note: Table 5 – Road hierarchy typologies is to be read in conjunction with Map 8 – Road hierarchy plan.</i>
Public parking infrastructure	Land for public car parking facilities, provided in consolidated locations within the PDA as identified on Map 8 – Road hierarchy plan.
Public transport infrastructure	Land for the proposed passenger rail line, transit interchange, bus stops and the mass transit.
Water and sewerage infrastructure	- Land and works for two sewer pump stations. - Works for a major sewer pressure main. - Water and sewer networks will be upgraded at the time development is undertaken. <i>Note: Any development in excess of the planned network demand (as determined by the network operator at the time of the development), may trigger an assessment of the surrounding infrastructure to determine any requirement for surrounding infrastructure upgrades.</i>
Stormwater management infrastructure	- Land and works for stormwater management infrastructure comprising a central waterway. - Works comprising a water reticulation system for the waterway.
Telecommunications infrastructure	- State of the art telecommunications infrastructure to service the development. - Works comprising smart city infrastructure. - Site for a centralised communications and data centre.
Waste collection infrastructure	Land and works for pneumatic waste infrastructure including a transfer station.

Table 5 - Road hierarchy typologies

Road type	Number of lanes	Verge	Median	Car parking	Public transit
Town Centre Boulevard	4 (until delivery of mass transit)	✓	✓	✓	Bus and Mass Transit
Park Esplanade	2	✓	✓	✓	✗
Main Street Boulevard	2	✓	✓	✓	✗
Railway Street	2	✓	✗	✓	Bus
Town Centre Avenue (The Corso)	2	✓	✗	✓	Bus and Mass Transit
Town Centre Avenue	2	✓	✗	✓	✗
Neighbourhood Avenue	2	✓	✗	✓	Bus
Neighbourhood Street East	2	✓	✗	✓	✗
Neighbourhood Street West	2	✓	✗	✓	✗
Laneway	1	✓	✗	✓	✗
Service Laneway	1	✗	✗	✗	✗

3.4 INFRASTRUCTURE AGREEMENT

Infrastructure agreements have been entered into for the PDA to provide for the provision of infrastructure contributions in accordance with this Infrastructure Plan.

Under section 120 of the Act, to the extent an infrastructure agreement is inconsistent with a PDA development approval, the infrastructure agreement prevails.

3.5 AUTOMATED WASTE COLLECTION INFRASTRUCTURE

An automated waste collection system (AWCS) - the first of its kind in Australia - is to provide pneumatic waste infrastructure for the PDA.

The AWCS transports waste and recycling from residential apartments, commercial buildings and public places through a system of underground vacuum pipes. This system minimises the need for waste collection vehicles in the Maroochydore City Centre, making the city centre more attractive, accessible, and assisting in reducing odours and vermin, while also reducing the costs of on-street waste collection.

4. IMPLEMENTATION STRATEGY

The Act requires a development scheme to include an Implementation strategy to achieve the main purposes of the Act for the PDA, to the extent that they are not achieved by the Land Use Plan or Infrastructure plan.

The Implementation strategy for the development scheme fulfils this requirement by identifying a suite of actions that support the achievement of the Vision of the PDA and support the delivery of economic development and development for community purposes within the PDA.

The key focus areas of this strategy are as follows:

1. Delivering an exemplar regional city centre
2. Enabling affordable living
3. Delivering a high-quality Public realm
4. Delivering transit-oriented development
5. Providing for the Olympic village for the 2032 Olympic and Paralympic Games
6. Applying innovation and smart technologies.

Table 6 – Implementation strategy identifies actions to enable the Vision of the PDA to be delivered.

Table 6 - Implementation strategy

Implementation strategy action		Responsibility	Timing
4.1 Delivering an exemplar regional city centre			
Objective			
To provide the height, density, intensity, mix of uses, activities and development opportunities that will position Maroochydore City Centre PDA as the identifiable centre of commerce, entertainment and civic life within the Sunshine Coast region resulting in a transformative impact on the region's economy.			
Actions			
4.1.1	Acquire identified sites external to the PDA for the purposes of delivering access, movement and network infrastructure.	Sunshine Coast Regional Council	Ongoing
4.1.2	Prepare an economic development investment strategy focused on coordinating investment attraction and diversifying employment opportunities while supporting the organic growth of business.	Sunshine Coast Regional Council	Medium Term
4.1.3	Facilitate the provision of employment opportunities locally and enable the region to acquire the talent and skills to respond to workforce demands.	Sunshine Coast Regional Council / EDQ	Medium Term
4.1.4	- Deliver key community facilities and civic infrastructure reinforcing Maroochydore as the city centre of the Sunshine Coast, including: - Area A in Precinct 1 - Area B in Precinct 2 - Area C in Precinct 4.	Sunshine Coast Regional Council State and Commonwealth funding	Medium – Long Term

Implementation strategy action		Responsibility	Timing
4.1.5	Utilise an urban design advisory panel during development assessment to undertake detailed design review of significant buildings to ensure high quality urban design outcomes and the delivery of design excellence.	EDQ	Short Term
4.1.6	Maintain a development approvals tracker that identifies key approvals data for the PDA, such as GFA, car parking and currency periods.	EDQ	Ongoing
4.2 Enabling affordable living			
Objective			
To give effect to the Affordable living outcomes referred to in PDA-Wide Criteria 2.6.3.3.			
Actions			
4.2.1	- Prepare an Affordable Living Strategy for the Maroochydore City Centre PDA, which provides the basis for the amount and/or proportion of development that should be: - available for purchase or rent by a low to moderate income household, - social housing, - build-to-rent product, - designed and constructed to achieve universal design outcomes, and - of a particular dwelling type, e.g., a studio dwelling, a one-bedroom dwelling, a two-bedroom dwelling or a three-or-more-bedroom dwelling. - The Affordable Living Strategy will have regard to: - the Vision for the PDA <i>Sunshine Coast Housing and Homelessness Action Plan 2023</i> - the <i>Shaping SEQ 2023</i> Update relating to social or affordable housing - PDA Guideline No. 16 - Housing - PDA Guideline No. 2 - Accessible Housing - the plans for the 2032 Olympic Village in the PDA - State and Commonwealth Government programs and funding for housing - the role and capacity of community housing providers.	Sunshine Coast Regional Council	Short Term
4.3 Delivering a high-quality Public realm			
Objective			
To draw people to the Maroochydore City Centre PDA through a new Public realm that enriches and enhances the precinct experience and showcases new community infrastructure.			
Actions			

Implementation strategy action		Responsibility	Timing
4.3.1	Deliver and maintain resilient and sustainable Public realm that is accessible at all times.	Sunshine Coast Regional Council	Ongoing
4.3.2	Deliver and maintain public recreation facilities for the use and enjoyment of residents and visitors.	Sunshine Coast Regional Council	Ongoing
4.3.3	Deliver and maintain an amphitheatre capable of hosting outdoor performances and other events, identified as Area A in Precinct 1.	Sunshine Coast Regional Council	Medium Term
4.3.4	Deliver and maintain an extensive cycle and pedestrian network within the PDA including dedicated cycling lanes.	Sunshine Coast Regional Council	Ongoing
4.3.5	Deliver and maintain high quality landscaping, public art and street furniture throughout the PDA including along the Maud waterway ('The Corso').	Sunshine Coast Regional Council	Ongoing
4.3.6	Implement an activation strategy to enliven the Public realm.	Sunshine Coast Regional Council	Short Term
4.4 Delivering transit-oriented development			
Objective			
To provide for an effective an efficient multi-modal public transport system that supports the PDA as the business, community services and employment focus for the Sunshine Coast.			
Actions			
4.4.1	Encourage a greater shift toward active and public transport.	Sunshine Coast Regional Council / Queensland Government	Ongoing
4.4.2	Ensure pedestrians, cyclists and public transport have priority over private vehicles in the Maroochydore City Centre.	Sunshine Coast Regional Council	Short – Medium Term
4.4.3	Ensure walkways are designed to be universally accessible and comfortable for people of all ages and abilities, with cycling and personal mobility devices provided for via shared paths and slow-speed traffic environments.	Sunshine Coast Regional Council / EDQ	Short – Medium Term
4.4.4	Ensure the Maroochydore City Centre is serviced by frequent and reliable public transport.	Queensland Government	Long Term
4.4.5	Ensure development adjoining the mass transit terminals and the passenger rail station makes suitable provision for the related infrastructure and servicing requirements.	EDQ	Medium – Long Term
4.5 Providing for the Olympic village for the 2032 Olympic and Paralympic Games			
Objective			
To make provision for land in the Maroochydore City Centre PDA to accommodate an Olympic village for the Brisbane 2032 Olympic and Paralympic Games consistent with the Vision for the PDA.			

Implementation strategy action		Responsibility	Timing
Actions			
4.5.1	Work with the relevant agencies and bodies to accommodate an Olympic village for the Brisbane 2032 Olympic and Paralympic Games.	Sunshine Coast Regional Council / EDQ / 2032 Olympic Committee	Short Term
4.6 Applying innovation and smart technologies			
Objective			
To design the Maroochydore City Centre for the 21st century, breaking new ground with extensive use of technology to create a cleaner, greener, more liveable and dynamic city centre.			
Actions			
4.6.1	Implement smart city technologies including a high-speed, high-quality fibre optic network. The network will allow smart city wi-fi throughout the city centre's Public realm.	Sunshine Coast Regional Council	Ongoing
4.6.2	Install smart signage to provide live information throughout the PDA.	Sunshine Coast Regional Council	Ongoing
4.6.3	Introduce smartphone apps to allow drivers to find the nearest public car parking space quickly.	Sunshine Coast Regional Council	Ongoing
4.6.4	Install energy-saving LED lights throughout the PDA.	Sunshine Coast Regional Council	Ongoing
4.6.5	Continue to extend the AWCS throughout the PDA.	Sunshine Coast Regional Council	Ongoing



Image is indicative only

SCHEDULE 1:

PDA ACCEPTED DEVELOPMENT

Building work
Minor building work.
Carrying out building work associated with a material change of use.
Building work for demolishing a building or other structure.
Reconfiguring a lot
Subdivision involving road widening and truncations required as a condition of a PDA development approval.
Material change of use
Material change of use for a Market where: - not involving Building work or Operational work, and - located on Council owned or controlled land.
Material change of use for a preferred land use for the relevant precinct in an existing building where the preferred land use: - results in no more than 100m² increase in roofed area, and - complies with the applicable car parking rates in the development scheme.
Material change of use for a Sales office where: - located in an existing or temporary building, and - not on site for more than two years.
Material change of use for a Home based business if the Home based business: - is for a home office, or - involves a home based child care service licenced under the <i>Child Care Act 2002</i>.
Material change of use for a Park.
Operational work
Carrying out Operational work, if the work is carried out by or on behalf of any of the following: - a public sector entity, or - an entity wholly owned by a public sector entity authorised under a State law to carry out the work, or - an entity which is beneficial enterprise of a local government under the <i>Local Government Act 2009</i>.
For the decontamination of land.
Erecting no more than one (1) satellite dish on premises, where the satellite dish has no dimension greater than 1.8 metres.
Filling or excavation where in filling or excavation: - does not exceed 50m³ in volume, or - involves top dressing to a depth of less than 100 vertical millimetres from ground level.
Carrying out Operational work in accordance with conditions of a PDA development approval for material change of use or reconfiguring a lot.

Carrying out Operational work associated with a Material change of use that is a PDA accepted development.

Carrying out Operational work that is clearing of vegetation.

Carrying out Operational work that is the removal, destruction, or damage of marine plants in accordance with *Planning Regulation 2017* - Schedule 7, Part 3, Section 8 – Operational work impacting on marine plants if requirements for the work are prescribed under the Fisheries Act, Section 32 and the work complies with the requirements.

Carrying out Operational work that is placing of advertising devices that:

- does not exceed 5m²,
- is attached to a front fence or front facade of a main building,
- does not project more than 150mm from front facade or front fence,
- is not illuminated,
- contains the name of business or operator, the use of premises, the contact details or name and address of building, and
- comprises no more than two signs.

Plumbing or drainage work

Carrying out plumbing or drainage work.

All aspects of development

Development prescribed in Schedule 6 of the *Planning Regulation 2017*, other than:

- Part 1 Building work, Section 1A – particular building work that increases GFA (economic support instruments), or
- Part 2 Material change of use, Section 7A – particular material change of use involving existing building (economic support instruments), or
- Part 2 Material change of use, Section 7B – material change of use for home-based business in particular zone (economic support instruments), or
- Part 3 Operational work, Section 18 – removal, destruction, or damage of a marine plant, or
- Part 5 Other development, Section 28 – development that is PDA-related development.

Development which is in accordance with an approved plan of development.

Development prescribed in Schedule 7 of the *Planning Regulation 2017*, other than:

- Part 3 Operational work, Section 8 – impacting on marine plants.

SCHEDULE 2: DEFINITIONS

The land use definitions in this PDA development scheme are grouped into the following categories:

- Commercial use category,
- Industrial use category,
- Residential use category,
- Retail use category,
- Rural use category,
- Service, community, and other uses category, and
- Sport, recreation, and entertainment use category.

Definitions that are not land use definitions are identified under the following categories:

- Other development, and
- Administrative definitions.

COMMERCIAL USE CATEGORY

Car wash

Means the use of premises for the commercial cleaning of motor vehicles.

Hardware and trade supplies

Premises used for the selling, displaying, or hiring hardware, and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper, or plumbing supplies.

Health care services

Premises for medical purposes, paramedical purposes, alternative health therapies or general health if overnight accommodation is not provided on the premises,

Examples of a Health Care Service—

dental care, medical centre, and physiotherapy clinic.

Office

Means the use of premises for:

- a) providing an administrative, financial, management or secretarial service, or function; or
 - i. the practice of a profession, or
 - ii. providing business, or
 - iii. professional advice or service, but
- b) does not include the use of premises for making, selling, or hiring goods.

Examples of an Office—

bank, real estate agency.

Parking station

Means the use of premises for parking vehicles, other than parking that is ancillary to another use.

Sales office

Means the use of premises for the temporary display of land parcels or buildings that –

- a) are for sale or proposed to be sold, or
- b) can be won as a prize in a competition.

Veterinary service

Means the use of premises for—

- a) the medical or surgical treatment of animals, or
- b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).

INDUSTRIAL USE CATEGORY

Extractive industry

Means the use of premises for extracting or processing of –

- a) extractive resources, and
- b) any related activities, including but not limited to, for example, transport resources to market.

High impact industry

Means the use of premises for an industrial activity –

- a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, or treating of products, and
- b) that a local planning instrument applying to the premises states is a high impact industry, and
- c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

Low impact industry

Means the use of premises for an industrial activity –

- a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, and
- b) that a local planning instrument applying to the premises states is a low impact industry, and
- c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

Medium impact industry

Means the use of premises for an industrial activity –

- a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, or treating of products, and
- b) that is local planning instrument applying to the premises states is a medium impact industry and that, and
- c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

Research and technology industry

Means the use of premises for innovative or emerging industry that involves researching, assembling, manufacturing, maintaining, storing, or testing, machinery or equipment.

Examples of Research and technology industry include —

aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories.

Service industry

Means the use of premises for an industrial activity that—

- a) does not result in off-site air, noise, or odour emissions, and
- b) is suitable for location with other non-industrial uses.

Examples of service industries—

audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor.

Special industry

Means the use of premises used for an industrial activity –

- a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, or treating of products, and
- b) that a local planning instrument applying to the premises states, is a special industry, and
- c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

Industry thresholds:

Column 1 Use	Column 2 Examples include
Low impact industry	• Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting; • Repairing and servicing lawn mowers and outboard engines; • Fitting and turning workshop; • Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting; • Manufacturing wooden products involving cabinet making, joinery, wood working, where producing less than 500 tonnes per annum and where not involving spray painting or spraying of adhesives; and • Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact industry	• Metal foundry producing less than 10 tonnes of metal castings per annum; • Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum; • Concrete batching and producing concrete products; • Dangerous goods storage facility not including the storage of toxic gases; • Abrasive blasting facility using less than 10 tonnes of abrasive material per annum; • Enamelling workshop using less than 15,000 litres of enamel per annum;

Column 1 Use	Column 2 Examples include
	• Galvanising works using less than 100 tonnes of zinc per annum; • Anodising or electroplating workshop where tank area is less than 400 square metres; • Powder coating workshop using less than 500 tonnes of coating per annum; • Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum; • Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components; • Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum; • Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum; • Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per annum; • Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum where including spray painting or spraying of adhesives; • Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum; • Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum; • Recycling and reprocessing batteries; • Repairing or maintaining boats; • Manufacturing substrate for mushroom growing; • Manufacturing or processing plaster, producing less than 5000 tonnes per annum; • Recycling or reprocessing tyres including retreading; • Printing advertising material, magazines, newspapers, packaging and stationery; • Distribution centre, contractors depot and storage yard; • Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum; • Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum; • Reconditioning metal or plastic drums; • Glass fibre manufacture less than 200 tonnes per annum; and • Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum. • Micro-brewery or distillery producing less than 200 tonnes per annum
High impact industry	• Metal foundry producing 10 tonnes or greater of metal castings per annum; • Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum;

Column 1 Use	Column 2 Examples include
	• Facility for the storage and distribution of dangerous goods not involving manufacturing processes; • Scrap metal yard including a fragmentiser; • Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum; • Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum; • Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per annum; • Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum; • Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum; • Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum; • Manufacturing or processing plaster, producing greater than 5,000 tonnes per annum; • Enamelling workshop using 15,000 litres or greater of enamel per annum; • Galvanising works using 100 tonnes or greater of zinc per annum; • Anodising or electroplating workshop where tank area is 400 square metres or greater; • Powder coating workshop using 500 tonnes or greater of coating per annum; • Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum; • Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote; • Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste; • Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum; • Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum; • Manufacturing tyres, asbestos products, asphalt, glass or glass fibre, mineral wool or ceramic fibre; • Recycling chemicals, oils or solvents; • Waste disposal facility (other than waste incinerator); • Recycling, storing or reprocessing regulated waste; • Manufacturing batteries; • Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum; • Crematoria; • Glass fibre manufacture producing 200 tonnes or greater per annum; and

Column 1 Use	Column 2 Examples include
	Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
Special industry	- Metal foundry producing 10 tonnes or greater of metal castings per annum; - Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum; - Facility for the storage and distribution of dangerous goods not involving manufacturing processes; - Scrap metal yard including a fragmentiser; - Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum; - Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum; - Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per annum; - Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum; - Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum; - Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum; - Manufacturing or processing plaster, producing greater than 5,000 tonnes per annum; - Enamelling workshop using 15,000 litres or greater of enamel per annum; - Galvanising works using 100 tonnes or greater of zinc per annum; - Anodising or electroplating workshop where tank area is 400 square metres or greater; - Powder coating workshop using 500 tonnes or greater of coating per annum; - Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum; - Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote; - Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste; - Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum; - Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum; - Manufacturing tyres, asbestos products, asphalt, glass or glass fibre, mineral wool or ceramic fibre; - Recycling chemicals, oils or solvents; - Waste disposal facility (other than waste incinerator);

Column 1 Use	Column 2 Examples include
	• Recycling, storing or reprocessing regulated waste; • Manufacturing batteries; • Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum; • Crematoria; • Glass fibre manufacture producing 200 tonnes or greater per annum; and • Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum. • Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing; • Rendering plant; • Manufacturing chemicals, poisons and explosives; • Manufacturing fertilisers involving ammonia; and • Manufacturing polyvinyl chloride plastic.

Warehouse

Means the use of premises for—

- a) storing or distributing goods, whether or not carried out in a building, or
- b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).

Examples of a warehouse—

self-storage facility, storage yard.

RESIDENTIAL USE CATEGORY

Caretakers accommodation

Means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.

Community residence

- a) Means the use of a premises for residential accommodation for –
 - i. no more than –
 - A. 6 children, if the accommodation is provided as part of a program of service under the *Youth Justice Act 1992*, or
 - B. 6 persons who require assistance or support with daily living needs;
 - ii. no more than 1 support worker, and
- b) includes a building or structure that is reasonably associated with the use in paragraph (a).

Dual occupancy

- a) Means a residential use of premises involving –
 - i. 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached on separate lots that share a common property, and
 - ii. any domestic outbuilding associated with the dwellings, but
- b) does not include a residential use of premises that involves a secondary dwelling.

Dwelling house

Means a residential use of premises involving –

- a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling, or
- b) a dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.

Dwelling unit

Means the use of a premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.

Home based business

Means the use of a dwelling or domestic outbuilding on a premises for a business activity that is subordinate to the residential use of the premises.

Multiple dwelling

Means a residential use of a premises involving 3 or more dwellings, whether attached or detached.

Relocatable home park

Means use of premises for –

- a) relocatable dwellings for long-term residential accommodation, or
- b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).

Residential care facility

The use of premises for supervised accommodation, and medical and other support services, for persons who-

- a) cannot live independently, and
- b) require regular nursing or personal care.

Examples of a residential care facility–

convalescent home, nursing home.

Retirement facility

Means a residential use of a premises for –

- a) accommodation for older members of the community, or retired persons, in independent living units, or serviced units, or
- b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).

Rooming accommodation

Means the use of a premises for-

- a) residential accommodation, if each resident-
 - i. has a right to occupy one or more rooms on the premises, and
 - ii. does not have a right to occupy the whole of the premises,
 - iii. does not occupy a self-contained unit, as defined under the *Residential Tenancies and Rooming Accommodation Act 2008*, Schedule 2, or has only limited facilities available for private use, and

- iv. shares other rooms, facilities, furniture, or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises, or
- b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).

Examples of rooming accommodation–

boarding house, hostel, monastery, off-site student accommodation.

Short term accommodation

- a) Means the use of premise for-
 - i. providing accommodation of less than 3 consecutive months to tourist or travellers, or
 - ii. a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i), but
- b) does not include a hotel, nature-based tourism, resort complex or tourist park.

Tourist park

Means the use of premises for-

- a) holiday accommodation in caravans, self-contained cabins, tents, or similar structures, or
- b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).

RETAIL USE CATEGORY

Bar

Means the use of premises, with seating for 60 or less people, for –

- a) selling liquor for consumption on the premises, or
- b) an entertainment activity or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).

Bulk landscaping supplies

Means the use of premises used for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including soil, gravel, potting mix or mulch.

Food and drink outlet

Means the use of premises used for-

- a) preparing and selling food and drink for consumption on or off the premises, or
- b) providing liquor for consumption on or off the premises, if the use is ancillary.

Examples of a food and drink outlet–

café, coffee chop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom.

Garden centre

Means the use of premises used for-

- a) selling plants, or
- b) selling gardening and landscape products and supplies that are mainly in pre-packaged form, or
- c) a food and drink outlet that is ancillary to the use in paragraph (a).

Market

Means the use of premises on a regular basis for-

- a) selling food to the public mainly from temporary structures, including, for example, stalls, booths, or trestle tables, or
- b) providing entertainment, if the use is ancillary to the use in paragraph (a).

Outdoor sales

Means the use of premises for -

- a) displaying, selling, hiring, or leasing vehicles, boats, caravans, machinery, equipment, or other similar products, if the use is mainly conducted outdoors, or
- b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).

Service station

Means the use of premises for-

- a) selling fuel, including petrol, liquid petroleum gas, automotive distillate, or alternative fuels, or
- b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing, or washing vehicles if the use is ancillary to the use in paragraph (a).

Shop

Means the use of premises for-

- a) the displaying, selling, or hiring of goods, or
- b) providing personal services or betting to the public.

Examples of a shop –

betting agency, corner store, department store, discount variety store, hairdressing salon, liquor store, supermarket.

Shopping centre

Means the use of the premises for an integrated shopping complex consisting mainly of shops.

Showroom

Means the use of premises for the sale of goods that are of–

- a) a related product line, and
- b) a size, shape, or weight that requires –
 - i. a large area for handling, display or storage, and
 - ii. direct vehicle access to the building that contains the goods by members of the public to enable the loading and unloading of the goods.

Examples of a showroom-

Bulk stationary supplies, bulky goods sales, bulk home supplies, motor vehicle sales showroom

RURAL USE CATEGORY

Agricultural supply store

Means the use of premises for the sale of agricultural supplies and products.

Examples include –

animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials saddlery, seeds.

Animal husbandry

Means the use of premises for –

- a) producing animals or animal products on native or improved pastures or vegetation,
- b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary in paragraph (a).

Animal keeping

Means the use of premises for-

- a) boarding, breeding, or training animals, or
- b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).

Examples of animal keeping –

aviary, cattery, kennel, stables, wildlife refuge.

Cropping

Means the use of premises for –

- a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes, or
- b) harvesting, storing, or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a), or
- c) repairing and servicing machinery used on the premise, if the use is ancillary to the use in paragraph (a).

Examples of cropping –

forestry for wood production, fodder, and pasture production, producing fruit, nuts, vegetables and grains, plant fibre production, sugar cane growing vineyard.

Intensive animal husbandry

- a) Means the use of premises for-
 - i. the intensive production of animals or animal products in an enclosure that requires food and water to be provided either mechanically or by hand, or
 - ii. storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i), but
- b) does not include the cultivation of aquatic animals.

Examples of intensive animal industry-

Feedlot, piggery, poultry and egg production

Intensive horticulture

- a) Means the use of premises for –
 - i. the intensive production of plants or plant material carried out indoors on imported media, or
 - ii. the intensive production of plants or plant material carried out outside using artificial lights or containers, or
 - iii. storing and packing plants or plant material grown on the premise, if the use is ancillary to the use in subparagraph (i) or (ii), but
- b) does not include the cultivation of aquatic plants.

Examples of intensive horticulture –

greenhouse, hydroponic farm, mushroom farm.

Wholesale nursery

Means the use of premises for-

- a) the wholesale of plants grown on or next to the premises, or
- b) selling gardening materials if the use is ancillary to the use in paragraph (a).

SERVICE, COMMUNITY AND OTHER USES CATEGORY**Cemetery**

Means the use of premises for the interment of bodies or ashes after death.

Child care Centre

Means the use of premises for the care, education, and minding, but not residence, of children.

Examples of a childcare centre –

before or after school care, creche, early childhood centre, kindergarten, vacation care.

Community care centre

- a) Means the use of premises for-
 - i. providing social support to members of the public, or
 - ii. providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i), but
- b) does not include the use of premises for providing accommodation to members of the public

Examples of a community use –

art gallery community centre, community hall, library, museum.

Community use

Means the use of premises for-

- a) providing artistic, social, or cultural facilities or community services to the public, or
- b) preparing and selling food and drink, if the use is ancillary to the primary use.

Examples of a community use –

art gallery, community centre, community hall, library, museum.

Crematorium

Means the use of premises for the cremation or aquamation of bodies.

Educational establishment

Means the use of premises for-

- a) training and instruction to impart knowledge and develop skills, or
- b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).

Examples of an educational establishment –

college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university.

Emergency services

Means the use of premises by a government entity or community organisations to provide-

- a) essential emergency services, or

- b) disaster management services, or
- c) management support facilities for the services.

Examples of emergency services –

ambulance station, evacuation centre fire station, police station.

Funeral parlour

- a) Means the use of premises for-
 - i. arranging and conducting funerals, memorial services, and other similar events, or
 - ii. a mortuary, or
 - iii. storing and preparing a body for burial or cremation, but
- b) does not include the use of premises for the burial or cremation of bodies.

Health care services

Means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care if overnight accommodation is not provided on the premises.

Examples of a health care service-

Dental clinic, medical centre, physiotherapy clinic

Hospital

Means the use of premises for-

- a) the medical or surgical care or treatment of patients whether or not the care or treatment requires overnight accommodations, or
- b) providing accommodation for patients, or
- c) providing accommodation for employees, or any other use, if the use is ancillary to use in paragraph (a) and (b).

Place of Worship

Means the use of the premises for-

- a) organised worship and other religious activities, or
- b) social, education or charitable activities if the use is ancillary to the use in paragraph (a).

Telecommunications facility

Means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.

Utility installation

Means the use of premises for-

- a) a service for supplying or treating water, hydraulic power or gas, or
- b) a sewerage, drainage or stormwater service, or
- c) a transport service, or
- d) a waste management service, or
- e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).

Veterinary services

Means the use of premises for –

- a) the medical or surgical treatment of animals, or
- b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).

SPORT, RECREATION AND ENTERTAINMENT USE CATEGORY

Club

Means the use of premises for-

- a) an association established for social, literary, political, sporting, athletic or other similar purposes, or
- b) preparing and selling food and drink, if the use is ancillary to the primary use.

Function facility

Means the use of premises for-

- a) receptions or functions, or
- b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.

Hotel

- a) Means the use of premises for-
 - i. selling liquor on consumption on the premises, or
 - ii. a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i), but
- b) does not include a bar.

Indoor sport and recreation

Means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.

Examples of indoor sport and recreation-

Amusement parlour, bowling alley, gymnasium, squash court

Landing

Means the use of a premises for-

- a) for mooring, launching, storage and retrieving vessels, and
- b) from which passengers embark and disembark.

Major sport, recreation and entertainment facility

Means the use of premises for large-scale events, including for example, major sporting, recreation, conference or entertainment events.

Examples of a major sport, recreation, and entertainment facility-

Convention centre, exhibition centre, horse racing facility, sports stadium

Nightclub entertainment facility

Means the use of premises for-

- a) providing entertainment that is cabaret, dancing or music; or
- b) selling liquor, and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a).

Outdoor sport and recreation

Means the use of premises used for-

- a) a recreation or sporting activity that is carried on outdoors and requires areas for open space, or
- b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).

Park

Means the use of premises, accessible to the public free of charge for sport, recreation and leisure activities and facilities.

Resort complex

Means the use of premises for –

- a) tourist and visitor accommodation that includes integrated leisure facilities, or

Examples of integrated leisure facilities-

Bar, meeting and function facilities, restaurants, sporting and fitness facilities

- b) staff accommodation that is ancillary to the use in paragraph (1), or
- c) transport facilities for the premises, including, for example, a ferry terminal or air service.

Theatre

Means the use of premises for –

- a) presenting movies, live entertainment or music to the public, or
- b) the production of film or music, or
- c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b) –
 - i. preparing and selling food and drink for consumption on the premises:
 - ii. facilities for editing and post-production,
 - iii. facilities for wardrobe, laundry and make -up,
 - iv. set construction workshops, and
 - v. sound stages.

Examples of a theatre –

cinema, concert hall, film studio, music recording studio.

Tourist attraction

Means the use of premises for –

- a) providing entertainment to, or a recreation facility for, the general public, or
- b) preparing and selling food and drink consumption on the premises, if the use is ancillary to the use in paragraph (a).

Examples of a tourist attraction –

theme park, zoo.

OTHER DEVELOPMENT

Filling or excavation

Means the removal or importation of material to or from a lot or the relocation of material within a lot that will change the ground level of the land.

Material change of use

As defined in the *Economic Development Act 2012*.

Minor building work

Means building work that increases the gross floor area of a building by no more than the lesser of the following-

- a) 50m², or
- b) an area equal to 5% of the gross floor area of the building.

Operational work

As defined in the *Economic Development Act 2012*.

Substation

Means the use of premises – as part of a transmission grid or supply network to –

- a) convert or transform electrical energy from one voltage to another; or
- b) regulate voltage in an electrical circuit, or
- c) control electrical circuits, or
- d) switch electrical current between circuits, or
- e) for a telecommunications facility for, or
- f) works as defined under the Electricity Act, Section 12(1), or
- g) workforce Operational and Safety communications.

Reconfiguring a lot

As defined in the *Economic Development Act 2012*.

ADMINISTRATIVE DEFINITIONS

Accessible housing

Means housing in accordance with the applicable guideline.

Basement

Means a space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.

Building Height

Means the vertical distance, specified in metres, between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including:

- (i) load bearing antenna, aerial, chimney, flagpole, signage, lift or machinery rooms, telecommunications facilities or the like or
- (ii) a prescribed roof top structure:

Building work

As defined in the *Economic Development Act 2012*.

Contaminated Land Register

As defined in the *Environmental Protection Act 1994*.

Communal open space

Means recreation space for the use of all building occupants.

Demolition work

Means work to demolish or dismantle systematically a structure, or part of a structure, but does not include the systematic dismantling of:

- a) a part of a structure for alteration, maintenance, remodelling or repair, or
- b) formwork, falsework, scaffold or other construction designed or used to provide support, access or containment during construction work.

Development

As defined in the *Economic Development Act 2012*.

Development scheme

As defined in the *Economic Development Act 2012*.

Dwelling

Means all or part of a building that –

- a) is used, or capable of being used, as a self-contained residence, and
- b) contains –
 - i. food preparation facilities, and
 - ii. a bath or shower, and
 - iii. a toilet, and
 - iv. a wash basin, and
 - v. facilities for washing clothes.

Equivalent dwelling (ED)

Means the equivalence factor used to calculate the maximum development yield for the residential use category in **Table 1- Maximum development yields** as being:

- a) for a rooming unit 0.35 ED
- b) for a one bedroom dwelling, 0.7 ED
- c) for a two bedroom dwelling, 1 ED
- d) for a three bedroom dwelling, 1.35 ED
- e) for a four or more bedroom dwelling, 1.7 ED

Façade

Means the façade of a building that fronts the street or other public space.

Gross Floor Area (GFA)

Means, for a building, the total floor area of all storeys of the building measured from the outside of the external walls and the centre of any common walls of the buildings, other than areas used for –

- a) building services, plant or equipment, or
- b) access between levels, or
- c) a public lobby, or
- d) a mall, or
- e) parking, loading or manoeuvring vehicles, or
- f) unenclosed private balconies, whether roofed or not.

Ground level

Means – the level of the natural ground, or the level of the natural ground has changed, the level as lawfully changed.

Habitable room

As defined by the *Building Code of Australia*.

Iconic buildings

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 within the city.

Interim use

Means the use of vacant or under-utilised land or buildings, that due to the nature, scale, form, intensity or operation of the use, is not identified for long term development, but in the short to medium term will promote activity, provide amenity or deliver services. This use of premises may involve the construction of semi-permanent or non-permanent structure, infrastructure or services that does not inhabit future development of the land.

Landmark building

Means a building that is:

- a) prominent and serves as a guide to residents and guests visiting the city that marks a site or location,
- b) distinctly designed that assists with wayfinding, and
- c) is aesthetically, culturally, or socially important.

Marine plant

As defined in the *Fisheries Act 1994*.

Mezzanine

Means an intermediate floor within a room.

Non-habitable room

As defined by the Building Code of Australia.

Planning scheme

Means the planning scheme applying to Sunshine Coast Council.

Plan of development

See Section 2.3.9.

Premises

As defined in the *Economic Development Act 2012*.

Prescribed rooftop use

Means a bar, food and drink outlet (restaurant), function facility, hotel (excluding any accommodation component), indoor sport and recreation, outdoor sport and recreation or other recreation and entertainment facilities ancillary to a use in the residential or commercial activity group that is:

1. Located on a rooftop and exceeding (whether fully or partially) the maximum height specified for the site on the applicable **Map 6 – Building height map** under the following circumstances –
 - a) the building or structure does not exceed 3 meters above the maximum height specified for the site on the applicable **Map 6 – Building height map**, with the exception of a lift overrun which does not exceed 5 metres above the maximum height specified for the site on the applicable **Map 6 – Building height map**,
 - b) the building or structure is not located within 2 metres of the rooftop perimeter, other than roof elements and clear glass balustrading,
 - c) lift overrun and building plant associated with any part of the building are setback a minimum of 3 metres from the rooftop perimeter (applicable to new building work only, other than where facing another tower element on the same site,
 - d) having a maximum combined roofed area (including fixed shade elements) equivalent to 50% of the floor area of the storey directly below,
 - e) providing for a minimum of 30% of the total rooftop use area as outdoor use area (may include fixed shade elements that are not fixed to walls), and
 - f) including visually transparent material to a minimum of 75% of external walls (other than walls to fire egress stairs), windows and doors, and 25% of roof or fixed shade elements.
2. Accessible to the general public (i.e. not solely for the exclusive use of building occupants and their guests).

Private open space

Means recreation space for the exclusive use of the occupants of a dwelling.

Public housing

As defined in the *Planning Regulation 2017*.

Public interest

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

Public realm

Means spaces that are used by the general public including streets, squares, plazas and parks.

Rooming unit

Means the part of a building used for accommodation which may include ensuite facilities, but which is not a dwelling.

Sensitive uses

Means –

1. Caretaker's accommodation, or
2. A childcare centre, or
3. A community care centre, or
4. A community residence, or
5. A detention facility, or
6. A dual occupancy, or
7. A dwelling house, or
8. A dwelling occupancy, or
9. A dwelling unit, or
10. An educational establishment, or
11. A health care service, or
12. A hospital, or
13. A hotel, to the extent the hotel provides accommodation for tourists or travellers; or
14. A multiple dwelling, or
15. A relocatable home park, or
16. A residential care facility, or
17. A resort complex, or
18. A retirement facility, or
19. Rooming accommodation, or
20. Rural worker's accommodation, or
21. Short-term accommodation; or
22. A tourist park, or
23. Workforce accommodation.

Setback

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

Vegetation

Means, for the purposes of clearing vegetation – all native and non-native vegetation, excluding marine plants.

Note: vegetation may be living or dead and the term includes their root precinct. The root precinct is described as the vertical projection of the foliage to a depth of 1 metre below the surface of the ground and including buttress roots on and above the soil surface.

Temporary use

Means a use that is impermanent, and may be irregular or infrequent, and does not require the construction of permanent building/s or the installation of permanent infrastructure or services.

SCHEDULE 3: AMENDMENTS

Amendment 1 - April 2016

This amendment schedule lists the components of the Maroochydore City Centre PDA Development Scheme that were amended as part of Amendment No.1.

AMENDMENT 1		
Development scheme component	Development scheme provision	Amendment
Section 3.0 (Land Use Plan)	Section 3.2.2. (Development Application)	Amended to ensure the Vision is recognised in the hierarchy of statutory assessment provisions
Section 3.0 (Land Use Plan)	Section 3.2.4 (development consistent with the scheme)	Amended to recognise that some aspects of the listed provisions may not be relevant to all development application.
Section 3.0 (Land Use Plan)	Section 3.2.6 (Demonstrating development is consistent with the scheme)	Amended to ensure the hierarchy of the statutory assessment provisions are adequately described and outline grounds for any non-compliance.
Section 3.0 (Land Use Plan)	Section 3.2.7 (Precinct Plan requirement)	Amended to clarify the requirement for precinct plans to accompany and form part of the first development application for a material change of use or reconfiguration of a lot. Text changes also included amendments to more clearly identify outcomes required for precinct plans and how any variations from the precinct provisions must be justified in a similar way as non-compliant development in Section 3.2.4.
Section 3.0 (Land Use Plan)	Section 3.2.9 (Plan of Development)	Amended to ensure the hierarchy of statutory assessment provisions are adequately described in relation to Plans of development, including the role of precinct plans.
Section 3.0 (Land Use Plan)	Section 3.2.11 (Notification Requirements)	Amended to remove provisions that are no longer required as the role of precinct provisions, including Maps 3 and 4, are now described in Section 3.2.7.
Schedule 3	Schedule 3 Amendments	The inclusion of the Schedule identifying changes made to the development scheme as part of Amendment No.1
Various	Various	Text, dates, and web addresses updates to reflect changes to departmental names and document control.

Amendment 2 - August 2019

This amendment schedule lists the components of the Maroochydore City PDA Development Scheme that were amended as part of Amendment No. 2.

AMENDMENT 2		
Development Scheme Component	Development Scheme Provision	Amendment
Throughout the document	Introduction, Land Use Plan, surrounding tables and schedules	References to PDA self-assessable development and PDA exempt development have been changed to PDA accepted development to reflect changes made by the <i>Economic Development Other Legislation Amendment Act 2019</i> .
Title Page	Cover page	Amend to update and contemporise the title page with new fonts and images.
Licence, attribution and disclaimer	Licence, attribution and disclaimer	Amended to update State Department names, addresses, email addresses, phone numbers and copyright references.
Contents	Table of Contents	Amended to update section title and page numbering.
Section 1.0 (Introduction)	Section 1.1 (Economic Development Act)	Amended to include new footnotes referencing relevant sections of the <i>Economic Development Act 2012</i> .
Section 1.0 (Introduction)	Section 1.2 (Priority Development Area)	Amended to include new footnote referencing Section 37 of the <i>Economic Development Act 2012</i> .
Section 1.0 (Introduction)	Section 1.3 (Application of the development scheme)	Amended to change text in brackets to refer to (the development scheme).
Section 1.0 (Introduction)	Section 1.4 (Elements of the development scheme)	Amended to change section title to Components of the development scheme and drafting edits to ensure consistency within the latest EDQ drafting.
Section 1.0 (Introduction)	Section 1.5 (State Interests)	Amend to include further consideration of State Interests as part of the assessment of a PDA development application and insertions of new footnote referencing Section 87 of the <i>Economic Development Act 2012</i>
Section 2.0 (Strategic Context)	-	Amended to delete heading and consequential renumbering of sections.
Section 2.0 (Strategic Context)	Section 2.1 (Location)	Amended to renumber as section 1.7 Location and remove the word 'Boundary' in Map 1 – Title
Section 2.0 (Strategic Context)	Section 2.2 (Location)	Renumber as section 1.8.
Section 2.0 (Strategic Context)	Section 2.3 (Location)	Relocate as section 2.3 Deletion of the note at bottom of page referencing the master plan report and website link.

AMENDMENT 2		
Development Scheme Component	Development Scheme Provision	Amendment
Section 2.0 (Strategic Context)	Section 2.4 (Location)	Relocate as section 2.3.1.
Section 3.0 (Land Use Plan)		Amend heading and consequential renumbering.
Section 3.0 (Land Use Plan)	Section 3.1 (Operation of the Land Use Plan)	Renumber a section 2.1 and remove Figure 1 and replace with new Figure 1.
Section 3.0 (Land Use Plan)	Section 3.2 (Development Assessment)	Include new section 2.1.1 Vision
Section 3.0 (Land Use Plan)	Section 3.2 (Development Assessment)	Add new section 2.1.4 Guidance material
Section 3.0 (Land Use Plan)	Section 3.2 (Development Assessment)	Renumber as section 2.2 and amend section headings and drafting to ensure consistency with the Latest EDQ drafting in relation to development assessment requirements of the Land Use Plan.
Section 3.0 (Land Use Plan)	Section 3.2 (Development Assessment)	Insert new section 2.2.11 Content of a Precinct Plan to clarify the requirements of Precinct Plans and inset new footnote stating that Precincts Plans May be lodged as a PDA preliminary approval.
Section 3.0 (Land Use Plan)	Section 3.3 (PDA- Wide development criteria)	Renumber as section 2.4 and consequential re numbering of all sub sections.
Section 3.0 (Land Use Plan)	Section 3.3 (PDA- Wide development criteria)	Renumber Section 3.3.3 Maximum Development yields to Section 2.4.3 and inset new Table 1: Maximum development yields that increases the residential yield to 4000 ED's and include a new footnote referencing equivalent dwellings. The proposed increase in residential dwellings from 2000 to 4000 Equivalent Dwellings is a response to the policy directions of the current SEQ regional Plan 2017 and the Strategic framework of the Sunshine Coast Planning Scheme 2014, both of which anticipate that over time consolidation will occur within existing urban areas particularly along the Maroochydore to Caloundra high Frequency public transport corridor.
Section 3.0 (Land Use Plan)	Section 3.3 (PDA- Wide development criteria)	Renumber Section 3.3.1 to 2.4.1 Urban Design and Sustainability. Amend text in the Built Form section to better articulate criteria relation to setbacks,
Section 3.0 (Land Use Plan)	Section 3.3 (PDA- Wide development criteria)	Renumber Section 3.3.4 Street and Movement network to be 2.2.4 Remove Table 1: Maroochydore City Centre PDA Car parking rates and replace with new Table 1: On-site parking rates. These new rates support the Council's Car Parking management strategy and support its vision for the provision of high-capacity mass transit public transport. Insert new provision. Referencing transit oriented development principles.
Section 3.0 (Land Use Plan)	Section 3.4 (PDA Zones)	Renumber as Section 2.5

AMENDMENT 2		
Development Scheme Component	Development Scheme Provision	Amendment
Section 3.0 (Land Use Plan)	Section 3.5 (Precinct provisions)	Renumber as Section 2.6 and amended as showing Proposed Maroochydore City Centre Priority Development Area Development Scheme Amendment (no.2) November 2018.
Section 3.0 (Land Use Plan)	Section 3.6 (Precinct 1: Maroochydore Parklands Precinct)	Renumber as Section 2.7 and amend text to refer to four not five core elements. Delete element 5. Transit Plaza. This amendment is to reflect the Maroochydore City Centre infrastructure Agreement 2017 that nominates this land for future transit infrastructure.
Section 3.0 (Land Use Plan)	Section 3.7 (Precinct 2: Community Facilities and Entertainment Precinct)	Renumber as Section 2.8 amendment heading to 'Community and Convention Precinct'. Update text to ensure precinct intent statements are consistent with Council's vision for the precinct. Include multiple dwellings as a preferred land use. Amend maximum yield for the precinct to be residential – 500 ED's. This amendment is to distribute the required increases in residential dwellings necessary to assist Council in meeting urban consolidation targets under the SEQ Regional Plan.
Section 3.0 (Land Use Plan)	Section 3.8 (Precinct 3: Core Business Precinct)	Renumber as Section 2.9 and include new provision allowing a 4-story podium height for Landmark buildings. Inset new provision providing opportunities for roof top terraces and bars.
Section 3.0 (Land Use Plan)	Section 3.9 (Precinct 4: Commercial Precinct)	Renumber as Section 2.10 and amend precinct provisions to remove references to the Transit plaza. Delete provisions restricting residential uses and Amend maximum development yields for this Precinct to include 350 residential ED's
Section 3.0 (Land Use Plan)	Section 3.10 (Precinct 5: Main Street South Precinct)	Renumber as Section 2.11 and amend maximum yield for the precinct to include Residential 1,000 ED's and amend provision to clarify 15 storey maximum building height and 3 storey podium height.
Section 3.0 (Land Use Plan)	Section 3.11 (Precinct 6: Main Street South Precinct)	Renumber as Section 2.12 and amend maximum development yield for this precinct to include 700 Residential ED's. Insert new provision relating to hospitality uses including nightclubs and live
Section 3.0 (Land Use Plan)	Section 3.12 (Precinct 7: Residential Precinct)	Renumber as Section 2.13
Section 3.0 (Land Use Plan)	Section 3.13 (Precinct 8: Dalton Drive Precinct)	Renumber as Section 2.14
Section 4.0 (Infrastructure Plan)	-	Amend heading, consequential renumbering and restructure section into Sections 3.19 (Purpose), 3.2 (Infrastructure networks), 3.3. (Infrastructure agreements) and 3.4 (automated waste collection infrastructure).
Section 5.0 (Implementation Strategy)	-	Amend and consequential renumbering Restructure into 4 themes being: 4.1 Delivering an exemplar regional city centre 4.2 Delivering a high-quality Public realm 4.3 Applying innovation and smart technologies 4.4 Delivering key public transport corridors
Section 6.0 (Schedules)	-	Amend heading and consequential renumbering as shown in Proposed Maroochydore City Centre Priority Development Area Development Scheme Amendment (no2) November 2018.

AMENDMENT 2		
Development Scheme Component	Development Scheme Provision	Amendment
Section 6.0 (Schedules)	Schedule 1 (Exempt Development)	Amend to include Material change of use for a market, change of use for a market, change of preferred use within an existing building and sales office. Clarify exemption by Local Government beneficial enterprise.
Section 6.0 (Schedules)	Schedule 2 (Definitions)	Amend definitions to align with Queensland Planning provisions. Amend definition of Building height to account for Prescribed roof top structures and exclusion of rooftop plant and equipment etc. Inset new definition for Prescribed ruff top structure.
Maps	Map 1 (Maroochydore City Centre Priority Development Area Boundary)	Amend title of map to" Map: Maroochydore City Centre Priority Development Area" as shown in Proposed Maroochydore City Centre Priority Development Area Development Scheme Amendment (no.2) November 2018.
Maps	Map 4 (zones and Precincts Plan)	Amend as shown in Proposes Maroochydore City Centre Priority Development Area Development Scheme Amendment (no.2) November 2018.
Maps	Map 5 (Precinct Development Principles Plan)	Amend as shown in Proposed Maroochydore City Centre Priority Development Area Development Scheme Amendment (no.2) November 2018.
Maps	Map 4 Zones and Precinct Plan	Amend map to move the Precinct 4 precinct boundary north to include the passenger rail station and public passenger transport interchange and make consequential change to all maps
Maps	Map 4 Zones and Precinct Plan	Amend map to remove the Recreation of Open Space zone from the Transit Plaza and replace with future passenger rail infrastructure and consequential changes/ This amendment reflects the future public transport intent for the land consistent with the <i>Maroochydore City Centre Infrastructure Agreement 2017</i> .
Maps	Map 4 Zones and Precinct Plan	Amend the Road network in Precinct 3 to include the laneways. This amendment reflects the Road Hierarchy Plan to be consistent with the Maroochydore City Centre Infrastructure Agreement 2017. Consequential amendments to primary frontage designations to align with new cadastre
Maps	Map 4 Zones and Precinct Plan	Amend the PDA Boundary to the south of Precinct 2. this amendment corrects a mapping anomaly and ensure the PDA boundary is consistent with the Maroochydore City Centre PDA Regulatory Map.
Maps	Map 4 Zones and Precinct Plan	Amend the map to consolidate the two areas designated Recreation and Open Space Zones with Precinct 3 to form a centralised Recreation and Open Space Zone parcel. This amendment reflects the new cadastre resulting from the amended Road Hierarchy Plan for Precinct 3.
Maps	Map 4 Zones and Precinct Plan	Amend the map to delete the Principal Centre (City Centre Zone form the land between the two Precreation and Open Space Zone parcels in Precinct 4 and replace with Recreation and Open Space Zone This is to offset the loss of Recreation and Open Space Zoned land (Transit Plaza).

AMENDMENT 2		
Development Scheme Component	Development Scheme Provision	Amendment
Maps	Map 4 Zones and Precinct Plan	Amend the Precinct 8 boundary to exclude the land in the northeast corner that is in Council ownership and designated s Drainage reserve. This parcel of land will form part of Precinct 1: Maroochydore Parklands Precinct and be include in the Recreation and Open Space Zone.
Maps	Map 5 Precinct Development Principles Plan	Remove the indicative basement and serving access location subject to building design notations and building entry. Corner elevation notations as the Precinct Development Principles plan is spatial representation of the highest-order physical elements that are critical to achieve the vision for PDA.
Maps	Precinct 1: Maroochydore Parklands Precinct	Amend the plan by swapping the landmark building – 25 storey designation with the Landmark building 20 storey designation in Precinct 3 in order to maximise the view line down the main recreation lake.
Maps	Precinct 2: Community Facilities and Entertainment Precinct	Relocate the landmark building - 20 storeys designation from Precinct 6 to Precinct 3.
Maps	Precinct 3: Core Business Precinct	Consequential amendment to reflect the changes made to Maps 4 and 5.
Maps	Precinct 4: Commercial Precinct	Amend map title and Consequential amendment to reflect the changes made to Maps 4 and 5.
Maps	Precinct 5: Main Street South Precinct	Consequential amendments to reflect the changes made to Maps 4 and 5.
Maps	Precinct 6: Main Street North Precinct	Consequential amendments to reflect the changes made to Maps 4 and 5.
Maps	Precinct 7: Main Street North Precinct	Consequential amendments to reflect the changes made to Maps 4 and 5.
Maps	Precinct 8: Main Street North Precinct	Consequential amendments to reflect the changes made to Maps 4 and 5.
Maps	Map 6 (Maximum building Heights)	Amend the legend in Map 6 to: LEGEND Max. 2 storeys and no more than 8.5m; plot ratio of 0.6 Max. 6 storeys and no more than 25m; plot ratio of 2 Max. 7 storeys and no more than 33; plot ratio of 3 Max. 15 storeys and no more than 60m; plot ratio of 6 Max. 8 storeys and no more than 33m Max. 20 storeys and no more than 80m; plot ratio of 5 Max. 25 storey and no more than 100m; plot ratio 15 (Located on the Corner of Town Centre Boulevard and Town Centre Avenue (Corso)) Iconic buildings forming part of an integrated facility*. Maximum height to be determined based on operational airspace requirements for the Sunshine Coast Airport and architectural design consideration.

AMENDMENT 2		
Development Scheme Component	Development Scheme Provision	Amendment
		*refer to Precinct 2 outcomes for what comprises an integrated facility
Maps	Map 6 (Maximum Building Heights)	Amend Map 7 Road hierarchy plan to be consistent with the Road Transport Infrastructure Network in the <i>Maroochydore City Centre Infrastructure Agreement 2017</i> .
Maps	Map 7 (Road Hierarchy Plan)	Amend Map 8 Active Transport Plan to be consistent with the Active Transport network in the Maroochydore City Centre Infrastructure Agreements 2017 and delete the road hierarchy profiles as these are included in the <i>Maroochydore City Centre Infrastructure Agreement 2017</i> and in the lower order precinct plans.

Amendment 3 – August 2023

This amendment schedule lists the components of the Maroochydore City Centre PDA Development Scheme that were amended as part of Amendment No.3.

AMENDMENT 3		
Development scheme component	Development scheme provision	Amendment
Throughout the document	Throughout the document	Updated Department reference to <i>Department of State Development, Infrastructure, Local Government and Planning</i> . Changed reference from light rail to mass transit. Changed reference from CAMCOS to passenger rail. Included personal mobility devices as a mode of active transport.
Throughout the document	Throughout the document	Changed images and photos. Amended existing maps to reflect changes to master plan. Added new maps to reflect changes to master plan.
Licence, attribution and disclaimer	Licence, attribution and disclaimer	Added Acknowledgement of Country.
Licence, attribution and disclaimer	Licence, attribution and disclaimer	Updated Creative Commons Licence wording.
Licence, attribution and disclaimer	Licence, attribution and disclaimer	Updated the Queensland Government's statement regarding <i>Translation and interpreting services(s)</i> and accessing electronic versions of the Scheme.
Licence, attribution and disclaimer	Licence, attribution and disclaimer	Updated to include <i>Economic Development Queensland's</i> Street address and contact information.
Introduction	Graphics	Amended to include image breaks between document sections using on artist impression renders.
Section 1.0 Introduction	Section 1.6 (2032 Olympic and Paralympic Games)	Amended to include section discussing key facts and possible implications of the 2032 Olympic and Paralympic Games on the PDA.
Section 1.0 Introduction	Section 1.0 Introduction	Added Map 1 – Maroochydore City Centre PDA Regulatory Map. Amended Map 2 – Maroochydore City Centre PDA to show updated map based on current cadastre boundaries.
Section 1.0 Introduction	Section 1.8 Strategic context	Amended to include Maroochydore City Centre as prefix to the Principal Regional Activity Centre (PRAC). Amended to describe open space as open and civic spaces. Amended to include item (6) identifying a Public realm development outcome master plan.
Section 2.0 Land Use Plan	Section 2.1 Components of the land use plan – hierarchy of provisions	Amended wording from elements to components. Added introduction sentence. Updated to Figure 1 to detail of Land Use Plan structure and content.
Section 2.0 Land Use Plan	Section 2.2 PDA development	Updated PDA development requirements list consistent with updated Land Use Plan content and Figure 1. Removed reference to Zones.

AMENDMENT 3		
Development scheme component	Development scheme provision	Amendment
Section 2.0 Land Use Plan	Section 2.2.1 Schedules	Amended to include reference to Schedule 3.
Section 2.0 Land Use Plan	Section 2.2.2 Guidance materials	Changed reference from Economic Development Queensland guidelines to Priority Development Area (PDA) guidelines.
Section 2.0 Land Use Plan	Section 2.3.2 Categories of development	Changed reference from Levels of assessment to Categories of development. Removed reference to precincts level Categories of development.
Section 2.0 Land Use Plan	Section 2.3.4 PDA assessable development	Removed reference to Precincts. Added reference to Categories of development table for PDA. Footnote added to outline Prohibited development as per the <i>Planning Regulation 2017</i> .
Section 2.0 Land Use Plan	Section 2.3.5 Development application	Removed reference to Zone intent and Precinct plans.
Section 2.0 Land Use Plan	Section 2.3.6 PDA assessable development consistent with the land use plan	Amended to include Section 2.3.6.1 Complies with PDA development requirements. Added Section 2.3.6.2 Does not comply with PDA development requirements. Added Section 2.3.6.3 Does not comply with maximum development yields.
Section 2.0 Land Use Plan	Section 2.3.7 PDA assessable development inconsistent with the development scheme	Removed reference to legislative provisions of Act and Categories of development.
Section 2.0 Land Use Plan	Section 2.3.8 Demonstrating development is consistent with the development scheme	Removed reference to PDA preliminary approval or Plan of Development.
Section 2.0 Land Use Plan	Section 2.2.9 Precinct plan requirement	Removed Section 2.2.9 Precinct plan requirement.
Section 2.0 Land Use Plan	Section 2.2.10 Content of a precinct plan	Removed Section 2.2.10 Content of a precinct plan.
Section 2.0 Land Use Plan	Section 2.3.9 Plan of development	Amended and added provisions identifying what a Plan of development may do.
Section 2.0 Land Use Plan	Section 2.3.11 Notice of PDA development application	Amended to include criteria for when public notification is not required.

AMENDMENT 3		
Development scheme component	Development scheme provision	Amendment
Section 2.0 Land Use Plan	Section 2.3.12 Relationship with the Sunshine Coast Planning Scheme and other legislation	Updated to include reference to the <i>Airports Act 1996</i> as a statutory instrument that a development scheme may be assessed against.
Section 2.0 Land Use Plan	Section 2.3.14 Interim use	Amended to remove description of Interim use and identify that an Interim use will only be considered if it will not impact the delivery of infrastructure as envisaged by the development scheme. Updated list of factors that can support an application for an Interim use.
Section 2.0 Land Use Plan	Section 2.4 Vision	Structural elements (Section 2.5) separated from Vision (Section 2.4). Amended to make minor wording revisions to Vision to reflect updated master plan and provide clarification for implementation of the Vision.
Section 2.0 Land Use Plan	Section 2.5 Structural Elements	Change to map reference (Map 4 – Structural Elements Plan). Map 4 Structural elements plan amended to reflect updated master plan. Amended to make minor wording revisions to Structural elements reflect updated master plan.
Section 2.0 Land Use Plan	Section 2.6 PDA-wide criteria	Restructured Section 2.6 PDA-wide criteria to amend and update headings and add sub-headings. Key amendments include: - removed Urban design and sustainability heading to be replaced with Centre design and function (Section 2.6.1), - added an Urban design section (Section 2.6.2) which includes provisions for Urban form (Section 2.6.2.1), Placemaking (Section 2.6.2.2), Activation and surveillance (Section 2.6.2.3) and Sub-tropical design (Section 2.6.2.4), - added a Built form section (Section 2.6.3) - within the Built form section, added sub-section Building design (2.6.3.1) with provisions relating to: - Building heights (Section 2.6.3.1.1), - Building setbacks and tower separation (Section 2.6.3.1.2), - Building scale and mass (Section 2.6.3.1.3), - Private and communal open space (Section 2.6.1.4), - Building materials (Section 2.6.3.1.5), and - Energy efficiency (Section 2.6.3.1.6). - Within the built form section, added a sub-section Interface with Public realm (Section 2.6.3.2) with provisions relating to: - Primary frontages (Section 2.6.3.2.1), - Priority frontages (Section 2.6.3.2.2),

AMENDMENT 3

Development scheme component	Development scheme provision	Amendment
		- Podiums (Section 2.6.3.2.3), - Cross block links (Section 2.3.2.4), - Colonnades (Section 2.3.2.5), - Awnings (Section 2.6.3.2.6), and - Landscaping (Section 2.6.3.2.7). • amended to include Affordable living (Section 2.6.3.3) to be included within Built form section. • Amended Maximum development yields (Section 2.6.4) to: - reduce retail maximum development yield - increase commercial maximum development yield - allow for transfer of yields between precincts, subject to criteria • restructured Street and movement section (Section 2.6.5) to include sub-sections as outlined below: - Transit oriented development (Section 2.6.5.1). - Streets (Section 2.6.5.2), - Active transport (Section 2.6.5.3) - Public transport (Section 2.6.5.4), - Vehicle access (Section 2.6.5.5), - Car parking (Section 2.6.5.6), • Removed Open and environment section and replaced with Open space section (Section 2.6.6) and Environment (Section 2.6.7), • Renamed Community safety section to Community safety & development constraints (Section 2.6.8) and added new development constraint criteria detailing outcomes to address development constraints, • Included footnote references to National Groundwater Dewatering ASS Guidance (Shand et al. 2018) and Environmental Protection Act 1994 and State government guidelines on reporting and managing contaminated land in Section 2.6.8, • added Flood and stormwater (Section 2.6.9), as a stand alone section, • added Categories of development (Section 2.6.10) containing a categories of development table for the PDA. Also updated the land uses listed as Column 2b - Prohibited development, and • Updated footnotes to reflect current guidelines, standards, requirements and interpretation clarifications. In addition to the overall restructure of this section, provisions have been added or amended to reflect the desired outcomes of the updated master plan for the PDA. It is noted provisions in the existing development scheme for Section 2.4.1 Urban design (neighbourhood planning, Placemaking, Affordable living), Section 2.4.2 Centres design & function, Section 2.4.4 Street and movement network,

AMENDMENT 3		
Development scheme component	Development scheme provision	Amendment
		Section 2.4.5 Environment and open space and Section 2.4.6 Community safety and development constraints remain similar in content to the text contained in Amendment 2.
Section 2.0 Land Use Plan	Section 2.6 PDA-Wide Criteria	Amended all Maps, including the addition of new Maps, to visually represent outcomes identified in the PDA-wide criteria (Section 2.6). Amended maps include: • Map 5 – Frontages and interface map, • Map 6 – Building heights map, • Map 7 – Setbacks map, • Map 8 – Road hierarchy plan, • Map 9 – Active transport plan, and • Map 10 – Public transport map.
Section 2.0 Land Use Plan	Section 2.7 Precincts	Amended locations and boundaries of precincts - all precincts have been revised. The precincts formerly contained in the PDA were: • Precinct 1: Maroochydore Parklands Precinct, • Precinct 2: Community and Convention Precinct, • Precinct 3: Core Business Precinct, • Precinct 4: Commercial Precinct, • Precinct 5: Main Street South Precinct, • Precinct 6: Main Street North Precinct, and • Precinct 7: Residential Precinct. Precincts amended to reflect the updated master plan. Precincts in the amended development scheme are: • Precinct 1: Maroochydore Parklands Precinct, • Precinct 2: Mixed-Use East Precinct, • Precinct 3: Core Business Precinct, • Precinct 4: Mixed-Use West Precinct, and • Precinct 5: Dalton Drive Precinct. <i>Note: A general overview of the precinct amendments provided below. The boundaries, locations and purpose of the former precincts do not correlate with the boundaries, locations or purpose of the new precincts.</i> All existing individual precinct maps from Section 2.7 have now been removed and replaced with new precinct maps: • Map 11 – Precincts plan, • Map 12 – Precinct 1: Maroochydore Parklands Precinct, • Map 13 – Precinct 2: Mixed-Use East Precinct, • Map 14 – Precinct 3: Core Business Precinct, • Map 16 – Precinct 4: Mixed-Use Precinct, and • Map 16 – Precinct 5: Dalton Drive Precinct. Precinct 1, Precinct 2 and Precinct 4 Maps identify Area A, Area B and Area C respectively.
Section 2.0 Land Use Plan	Section 2.7.1 Precinct provisions	Amended to remove precinct overview from introduction. Added list of Precincts (1 to 5) and Areas (A to C).

AMENDMENT 3		
Development scheme component	Development scheme provision	Amendment
Section 2.0 Land Use Plan	Section 2.7.2 Precinct provisions	Amended to increase the detail of the role and function of Precinct provisions, including how to read Precinct provisions together with the other aspects of the development scheme. Map 11 – Precinct plan updated to show new precinct boundaries. Note: Levels of assessment table by precinct removed.
Section 2.8 Precinct 1 – Maroochydore Parklands Precinct	Section 2.8 Precinct 1: Maroochydore Parklands Precinct – Entire Precinct Section	Amended to describe location and size of precinct. Added references to 'Area A' as a location for community infrastructure. Amendments include: • Intent: updated but generally consistent with the former development scheme. Inclusion of amphitheatre as Area A within the intent and precinct, • Precinct outcomes: amended to state intended precinct outcomes, • Precinct development yields: contains development yields for the precinct and maximum yields for Area A, • Precinct elements: describes the elements specific to the precinct. Existing content from the scheme defining the three aspects of the precinct has been moved into this section, and • Preferred land uses: additional land uses have been identified as 'preferred land uses'.
Section 2.9 Precinct 2 – Mixed-Use East Precinct	Section 2.9 Precinct 2: Mixed-Use East Precinct Entire Precinct Section	Added new precinct called the Precinct 2: Mixed-Use East Precinct. This precinct encompasses the whole eastern side of the PDA and includes Area B as a location for community infrastructure. Amendments include: • Precinct intent: outline the desired precinct atmosphere. Inclusion of Area B for a Community and library hub. • Precinct outcomes: states outcomes to reflect intended land use outcomes, retail uses that require large floor plates and civic hub outcomes, • Precinct development yields: contains development yields for the precinct and maximum yields for Area B, • Precinct elements: describes specific elements to be established within the precinct, and • Preferred land uses: additional land uses have been identified as 'preferred land uses'.
Section 2.10 Precinct 3 – Core Business Precinct	Section 2.10 Precinct 3: Core Business Precinct Entire Precinct Section	Amended to describe size and location of Precinct 3, which is similar to the existing Core Business Precinct. Amendments include: • Precinct intent: additional detail added to outline desired precinct atmosphere, • Precinct outcomes: additional precinct outcomes added to reflect master plan, • Precinct development yields: contains development yields for the precinct, including additional yield to commercial uses, additional ED's for residential uses and a reduction in retail yield, • Precinct elements: describes specific elements to be established within the precinct, and • Preferred land uses: additional land uses added.

AMENDMENT 3		
Development scheme component	Development scheme provision	Amendment
Section 2.11 Precinct 4 – Mixed-Use West Precinct	Section 2.11 Precinct 4: Mixed-Used West Entire Precinct Section	Added new precinct called Precinct 4: Mixed-Use West precinct. This precinct encompasses all land west of the Parklands, including the future passenger rail station and includes Area C, as a location for community infrastructure. Amendments include: • Precinct intent: outline the desired precinct atmosphere. Inclusion of Area C for Community and convention hub, • Precinct outcomes: states outcomes to reflect intended land use outcomes, including outcomes for the northern, eastern and western areas in the precinct, • Precinct outcomes: included statement which allows for educational establishments in a consolidated form as a preferred land use where located in that part of Precinct 4 that is west of the rail corridor, • Precinct development yields: contains development yields for the precinct, including maximum yields for Area C, • Precinct elements: describes specific elements to be established within the precinct, and • Preferred land uses: includes land uses that have been identified as 'preferred land uses'.
Section 2.12 Precinct 5 – Dalton Drive Precinct	Section 2.12 Precinct 5: Dalton Drive Precinct Section	Amended precinct provisions to retain content, but restructure content consistent with other precincts (i.e. Precinct intent, Precinct outcomes, Precinct development yields and Precinct elements). Precinct outcomes consistent with amendment 2, refined for alignment with the updated master plan. Added Indoor sport and recreation to land uses. Dalton Drive Precinct remains substantively the same as the Precinct provisions in the existing development scheme.
Section 3.0 Infrastructure Plan	Section 3.3 Planned Infrastructure	Updated to separate listed Infrastructure networks (Section 3.2) from Planned infrastructure (Section 2.3).
Section 3.0 Infrastructure Plan	Table 4 – Planned Infrastructure	Amended to replace Table 11: Infrastructure Plan with Table 4 - Planned infrastructure. Table 4 – Planned infrastructure to reflect content amended in development scheme and content of Infrastructure Agreements. Included reference to passenger rail, transit interchange, bus stops and the mass transit. Inclusion of infrastructure outcomes intended for Areas A – C as per the intended outcomes in Precinct provisions.
Section 3.0 Infrastructure Plan	Table 5 – Road Hierarchy Typologies	Relocated Table from Map 7 - Road Hierarchy plan to new Table 5 – Road hierarchy typologies, which contains information consistent with road typology types in Map 8 – Road hierarchy plan.
Section 4.0 Implementation Strategy	Section 4.0 Implementation Strategy	Amended to contain six focus areas: 4.1 Delivering an exemplar regional city centre 4.2 Enabling affordable living 4.3 Delivering a high-quality Public realm 4.4 Delivering transit-oriented development 4.5 Providing for the Olympic village for the 2032 Olympic and Paralympic Games 4.6 Applying innovation and smart technologies

AMENDMENT 3		
Development scheme component	Development scheme provision	Amendment
		Removed public transport focus area and associated actions. Added Brisbane 2032 Olympic and Paralympic Games focus area and associated action. Added affordable living strategy as a focus. Reformatted focus areas and actions into a table and included identification of delivery timing and responsibility. Included reference to Areas A – C as per the outcomes sought in the Precinct provisions.
Schedule 1: PDA Accepted Development	Schedule 1: PDA Accepted development – Material change of use	Amended Material change of use for a Market: rephrased for succinctness and removed requirement for a Market to be conducted by a NFP organisation to be Accepted development. Amended Material change of use for a preferred land use: to Accepted development where increasing roof area up to 100m² (previously 50m²). Is only Accepted development if complying with the applicable parking rates of the development scheme.
Schedule 1: PDA Accepted Development	Schedule 1: PDA Accepted development – Operational work	Amended to remove the Accepted Development provisions for general Operational Work. This information is captured in the All aspects of development section of Schedule 1. Amended to include carrying out of Operational work in accordance with the conditions of a PDA Development approval for Material change of use or Reconfiguring a lot as Accepted development. Amended to remove specifications about Operational work involving clearing of significant vegetation. Amended to include carrying out Operational work that is the removal, destruction or damage of marine plants in accordance with Schedule 7, Part 3, Section 8 – Operational work impacting on marine plants as Accepted development. The Accepted Development reference provided mirrors the existing exemptions as provided for in the Planning Regulation 2017, Schedule 7, Part 3, Section 8 – Operational work impacting on marine plants.
Schedule 1: PDA Accepted Development	Schedule 1: PDA Accepted development – All aspects of development	Amended to exclude the following types of development (as detailed in Schedule 6 of the Planning Regulation), as being Accepted Development: • Part 1 Building work, Section 1A – Particular Building Work that increases GFA (economic support instruments), • Part 2 Material change of use, Section 7A – particular Material change of use involving existing building (economic support instruments), • Part 2 Material Change of Use, Section 7B – Material Change of use for home-based business in particular zones (economic support instruments), • Part 3 Operational work, Section 18 – removal, destruction or damage of a marine plant, • Part 3 Operational work, Section 8 – impacting on marine plants, and • Part 3 Operational work, Section 10 – tidal works or work within a coastal management district. Amended to exclude the following type of development (as detailed in Schedule 7 of the Planning Regulation), as being Accepted Development: • Part 3 Operational work, Section 8 – impacting on marine plants.

AMENDMENT 3		
Development scheme component	Development scheme provision	Amendment
Schedule 2: Definitions	Schedule 2: Definitions	Updated land use definitions to align with definitions in the <i>Planning Regulation 2017</i> effective from 03 July 2017.
Schedule 2: Definitions	Schedule 2: Definitions	Amended and added various administrative definitions. Added: Interim use, Prescribe rooftop use, Temporary use, Communal open space, Private open space, Landmark building and Iconic building. Amended: Basement; Building height, Dwelling, Equivalent dwellings (EDs), Gross Floor Area (GFA), Ground level, Sensitive uses, and Vegetation (formerly Significant Vegetation).

