

### 3. STATEMENTS OF DESIRED CHARACTER FOR PLANNING AREAS AND PRECINCTS

#### 3.1 Planning Area No. 1 - Maroochydore

The Maroochydore Principal Activity Centre is subject to the Maroochydore PAC Structure Plan. The statements of desired character for planning areas and precincts contained in this section therefore relate to the area adjoining and surrounding the Maroochydore Principal Activity Centre. Guidance regarding the planning and development of the Maroochydore PAC master planned area is provided in the Maroochydore PAC Structure Plan.

##### 3.1.1 Location and Role

The Maroochydore Planning Area is located in the south-eastern corner of the planning scheme area on the banks of the Maroochy River and includes the neighbourhoods adjacent to and surrounding the Maroochydore Principal Activity Centre.

The Maroochydore Planning Area provides a diverse range of residential accommodation for permanent residents and tourists as well as business and industry areas that complement the regional function of the Principal Activity Centre.

##### 3.1.2 Vision Statement

- (1) It is intended that:

*Maroochydore accommodate a range of conveniently located permanent and tourist residential areas on the periphery of the Maroochydore Principal Activity Centre and in close proximity to major foreshore public open space areas and community facilities. Limited areas of business and industry that provide opportunities for the establishment of showrooms and other large format retail, commercial and community uses that complement the regional function of the Principal Activity Centre are also established in this Planning Area.*

- (2) This means that:-

- (a) Tourist accommodation and mixed use development will be established in areas proximate to the Maroochy River Foreshore and designed to take maximum advantage of the coastal setting and north-easterly aspect and to create attractive and convenient beach side living environments;
- (b) The majority of the Planning Area will be maintained as permanent, low to medium density residential neighbourhoods that provide a range of affordable living opportunities with high levels of access to the Maroochydore Principal Activity Centre and to the employment, transport and other facilities and services provided there.

- (c) A range of business and light industrial uses such as storage-sales use and transport uses as well as a limited range of commercial uses will continue to be located to the south of the Maroochydore Principal Activity Centre on either side of Sunshine Motorway. This area is also the preferred location for the establishment of showrooms.
- (d) The Planning Area's built form and landscaping will be functional distinctive and attractive. It will have a strong sense of place and reflect the unique character of the Sunshine Coast. High quality building and landscape design will contribute and add to the attraction and character of the Maroochydore Principal Activity Centre.
- (e) Attractively landscaped and useable parks and public spaces will be provided in accessible and prominent locations, providing open space for recreational activities, and protecting natural environmental assets, to complement increasing development in the Maroochydore Principal Activity Centre.
- (f) The design of development in Maroochydore will integrate the area's natural attributes, such as the Maroochy River, Cornmeal Creek, significant vegetation and sensitive habitats, in a way which protects their ecological integrity, enhances their aesthetic value, and secures them as features contributing to the centre's identity and quality of place.
- (3) It is also intended that in respect of Precincts 1 to 3 development occurs in accordance with a Local Area Structure Plan adopted by Council, and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the *Integrated Planning Act 1997*.

### 3.1.3 Key Character Elements

#### (1) Location of Uses and Activities

- (a) The predominant land use within this Planning Area will be residential development of varying types and densities occurring on the undeveloped parts of the Wises Farm greenfield site in the south-western part of the Planning Area and on smaller infill sites distributed throughout existing neighbourhoods.
- (b) As the Planning Area takes in land immediately surrounding the Maroochydore Principal Activity Centre there will be an emphasis on providing medium density housing in those areas closest to or with the highest levels of access to the Principal Activity Centre core, focused on the Maroochydore Central Precinct (Master Planned Unit), with lower density housing provided in those areas further away or with comparatively lower levels of access to the Principal Activity Centre. Areas close to the Maroochy River Foreshore will continue to provide predominantly for tourist related residential accommodation.
- (c) Residential uses established with the Planning Area will include:-
  - Detached dwellings;
  - Dual occupancy developments;
  - Multiple dwelling units;
  - Retirement villages;
  - Accommodation buildings; and
  - Motels.
- (d) The existing Wises Road and Sugar Road business and industrial areas located immediately to the south of the Maroochydore Principal Activity Centre will be further consolidated and will support a range of industrial and commercial uses that support and complement the role of the Maroochydore Principal Activity Centre.
- (e) Industrial and commercial uses established within this part of the Planning Area will include:-
  - Car washing station;
  - Funeral parlour;
  - Garden centre;
  - Landscape supplies;
  - Light industry;
  - Sales or hire yard;
  - Service station;
  - Showroom
  - Storage yard;
  - Vehicle depot;

- Vehicle repair workshop; and
  - Warehouse.
- (f) The Maroochy River Esplanade Park and the State government land immediately north of the Sunshine Motorway and south of Wises Farm will be retained for open space recreation and environmental purposes.

#### (2) Design Intent

##### **Built Form**

- (a) The built form will be designed to reflect the lifestyle, climate, and character of the Sunshine Coast. Elements to be incorporated in the design of buildings and spaces around buildings include:-
  - promotion of the sub-tropical climate and character of the region;
  - climate conscious / energy efficient design;
  - useable outdoor / open spaces;
  - human scale buildings to the streetscape;
  - incorporation of light and air;
  - composite construction using a variety of materials, and avoiding the dominant use of single materials such as reflective glass;
  - the articulation of facades and structures to create shade and shadow;
  - a high degree of architectural interest through the use of colour, angles of planes, and shadows;
  - integrating built form with landscape planting and generous landscape treatment; and
  - where possible, integrating water features/design motifs.
- (b) Built form will provide interesting, functional and attractive facades that contribute to the waterside setting and pedestrian experience.
- (c) Built form will be designed to provide physical connections and linkages to other buildings, and public spaces, including public parks, to encourage pedestrian movement throughout Maroochydore.
- (d) Built form is to respect 'gateway' locations. There are significant views and vistas approaching the Principal Activity Centre which are important to its image and legibility. At these important locations, particular regard to design will be required, to create focal points in the streetscape.
- (e) Signage is to be clear and well designed, and appropriate to its use and setting to ensure that it does not detract from the quality of the built environment. In particular, large poorly designed signage at 'gateway' locations and along principal vehicle routes is inappropriate, as it degrades the image of Maroochydore and the Maroochydore Principal Activity Centre.
- (f) Residential areas will be designed to be pleasant,

safe and attractive and have high levels of amenity. Such residential areas are to provide for a variety of residential densities and accommodation styles, for tourists, permanent residents, the elderly and disadvantaged socio - economic groups.

- (g) The Wisers Road and Sugar Road business and industrial areas will provide opportunities for the establishment of a wide range of primarily industrial uses. The uses in this area will be encouraged to consolidate, with an emphasis on:
- better urban design, signage and landscaping requirements to ensure a more attractive presentation; and
  - orderly layout and traffic arrangements to ensure legibility for customers and the minimisation of traffic conflicts.
- (h) Built form throughout the Planning Area is to be designed and positioned to respect development on adjoining lots, particularly where non-residential development adjoins residential development. Where appropriate, measures will be implemented to reduce any potential adverse impacts.

#### **Public Spaces**

- (a) Existing public areas located along the foreshore, which provide Maroochydore with its distinct character, are to be retained and enhanced for the use of the general public for recreational purposes.
- (b) Linkages to the major open space network established throughout the Maroochydore Principal Activity Centre and surrounds are to be provided in the Wisers Farm greenfield site and in other appropriate locations throughout the Planning Area. This open space system is a prominent feature of the Principal Activity Centre and the Planning Area focused on Cornmeal Creek, the Maroochy River, Cotton Tree Esplanade, future waterways south-west of the town centre, and the remnant bushland adjacent to the Sunshine Motorway.
- (c) The waterways system in the Planning Area is intended to be significantly expanded as development occurs to the south and south-west of the Principal Activity Centre in the Wisers Farm Greenfield site. The waterways system will resolve drainage constraints and provide an attractive waterside setting for the Maroochydore Principal Activity Centre and a number of new neighbourhoods to be established in the Planning Area. Land located adjacent to the waterways is to be primarily in the public realm, rather than the private realm, so that continuous linkages can be provided adjacent to the waterways.
- (d) Waterside areas will be protected and enhanced. In particular, public access to the riverfront of the Maroochy River will be protected, and additional access sought, where appropriate.

### **(3) Environmental Values**

- (a) The existing natural attributes of Maroochydore, such as significant waterbodies and vegetation, are to be retained and enhanced, as important environmental and character elements.
- (b) Public and private spaces within the Planning Area are to be landscaped with indigenous species, particularly species which provide shade, to enhance the spaces' attractiveness and encourage pedestrian movement.
- (c) The natural environment will be enhanced by minimising air pollution from vehicle emissions through efficient road network planning, improved public transport, increased use of pedestrian and cycle movements, and overall design efficiency.
- (d) The built form will have a high degree of climatic efficiency to minimise the use of fossil fuels for heating and cooling purposes.
- (e) The natural drainage and flooding characteristics of Cornmeal Creek and the Maroochy River are to be recognised as a constraint to the built form.
- (f) The presence of any acid sulphate soils will also be recognised as a potential constraint to development that requires careful environmental management.
- (g) Some parts of the Planning Area are either in or adjacent to a declared Fish Habitat Area. These Fish Habitat Areas are located along major waterways in the Shire and are declared by the State government as being critical breeding and feeding areas for fish. The values of Fish Habitat Areas are to be protected, and any development that could affect any such area is to meet State Government requirements.

### **(4) Access and Movement**

- (a) The Sunshine Motorway, Maroochydore Road, Aerodrome Road, Wisers Road, Sugar Road, Maud Street and Bradman Avenue are the major roads providing access to and through the Planning Area. New development is to recognise and respect the function, capacity, and efficiency of these roads in accordance with the requirements of the relevant State Government Department and the Council.
- (b) There are also a number of key road connections that are not currently in place but which are necessary to provide for the establishment of an integrated road network to service the Maroochydore Principal Activity Centre. These connections are specified on Map 5.8 (Maroochydore PAC Master Planned Area Road Transport Infrastructure Network) of the Maroochydore PAC Structure Plan and are to be provided in conjunction with new development.
- (c) Frequent bus services are intended to serve the Planning Area and provide convenient access to the Maroochydore Principal Activity Centre and to the interim transit interchange and the major transit station and interchange located there.
- (d) The proximity of the Planning Area to the Maroochydore Principal Activity Centre and the

topography of the Planning Area combine to provide significant opportunities for walking and cycling. Pedestrian paths, bikeways and bicycle facilities are to be provided throughout the Planning Area in accordance with the Bikeways Plan and the Pedestrian and Bicycle Infrastructure Network for the Maroochydore Principal Activity Centre. The provision of these connections and facilities will promote walking and cycling as convenient and efficient ways to access and move around the Principal Activity Centre.

### 3.1.4 Statements of Desired Precinct Character

#### (1) Wise Farm Mixed Residential (Precinct Class = Master Planned Community)

**Intent**

This precinct is located adjacent to the Sunshine Motorway, south-west of the Maroochydore Principal Activity Centre. This precinct forms part of a larger parcel of land traditionally referred to as "Wise's Farm".

The land has been included in the Master Planned Community Precinct, as this precinct provides for large greenfield sites which are intended to be developed for urban purposes. As this land is located on the periphery of the Maroochydore Principal Activity Centre, it is considered particularly suitable for residential development.

Due to the land's proximity to the Maroochydore Principal Activity Centre, a range of residential accommodation types is preferred. This includes detached houses, dual occupancies, multiple dwelling units, and accommodation buildings.

This will require the provision of a range of residential lot sizes. Whilst it is anticipated that some traditional sized residential lots, 600m<sup>2</sup> and above, will be provided in this precinct, they will not exceed 25% of the total number of lots provided in the precinct.

Additionally, one shop to serve the day-to-day needs of the local residents is considered appropriate within this precinct. It is desirably located on a corner lot or adjacent to public parkland, or both. It is anticipated that a shop of around 100m<sup>2</sup> would adequately service the needs of the local residents.

It is not anticipated that community uses will locate within this precinct, however, if a community need can be justified, and it can be demonstrated that the use will not have an adverse impact on the amenity of the local residents, then it may be supported.

Non-residential development is not considered desirable within this precinct, except for one convenience shop to serve the day-to-day needs of the local residents.

There is an existing band of remnant vegetation located centrally within this precinct which is considered worthy of retention. It has value as a dense natural green belt and buffer, which enhances the amenity of the locality. The land will, therefore, be subdivided in a manner which ensures the retention of this band of remnant vegetation.

**Preferred and Acceptable Uses**

The following uses are preferred and acceptable uses which are consistent with the intent for this precinct:

- Detached House (where in the form of "traditional" houses for up to 25% of the total number of Detached Houses in the precinct, or "courtyard" and/or "cottage" houses otherwise).
- Accommodation Building, Dual Occupancy, Home Based Business and Multiple Dwelling Units.

*Note: The above uses are supported by the Council and may become Code Assessable development if they are part of a master planned community development in accordance with a Local Area Master Plan that has been adopted by the Council and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or through a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the Integrated Planning Act 1997.*

**Preferred Maximum Density**

For multi-unit residential premises			
Site Area Range	600m <sup>2</sup> -1599m <sup>2</sup>	1600m <sup>2</sup> -2399m <sup>2</sup>	More than 2400m <sup>2</sup>
Site area per dwelling (m <sup>2</sup> ) for calculating the DUF <sup>1</sup>	160	140	120
Maximum Plot Ratio	1.0	1.0	1.0

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

**Landscape and Built Form**

The existing waterways system will be expanded into this precinct. The waterways system will resolve drainage constraints and provide a setting for new development which reflects and enhances the existing waterside setting of Maroochydore. Uses will be oriented toward and take advantage of the water aspect provided within this precinct. Public access in the form of walkways and bikeways will be provided along waterways within this precinct, linking this precinct to adjoining precincts and ultimately to the Town Centre Core.

The band of existing remnant vegetation located within this precinct contains remnant tall Melaleuca Forest, a pocket of Tall Palm Forest, and a range of more recent introduced species. It has value as a dense natural green belt and buffer which enhances the amenity of the locality, and for this reason should be retained. Management measures will need to be implemented to ensure that the integrity of the vegetation is not compromised in any way when the land is subdivided.

Development will be designed to reflect emerging Sunshine Coast vernacular architecture, incorporating the use of good quality materials, with a high quality finish, including wide eaves, verandahs, balconies, and breezeways. Where possible, verandahs and balconies will be oriented to take advantage of views to waterways, significant areas of vegetation, open spaces or the Buderim escarpment.

Attractive, vegetated streetscapes will be provided which distinguish this precinct from other surrounding precincts. Whilst landscaping will be distinctive, it will be compatible with existing remnant vegetation located within this precinct. Significant gateway / entrance statements will also be provided into the precinct.

Given this precinct borders the Sunshine Motorway, adequate acoustic and privacy buffers will be provided along this boundary.

#### **Maximum Building Height**

- 3 storeys (but not more than 12 metres)

## **(2) Wises Farm Low / Medium Density Residential (Precinct Class = Master Planned Community)**

#### **Intent**

This precinct is located adjacent to existing residential development south-west of the Maroochydore Principal Activity Centre. This precinct forms part of a larger parcel of land traditionally referred to as "Wise's Farm".

The land has been included in the Master Planned Community Precinct, as this precinct provides for large greenfield sites which are intended to be developed for urban purposes. As this land is located adjacent to the Maroochydore Principal Activity Centre, it is considered particularly suitable for residential development.

Due to the precinct's proximity to the Maroochydore Principal Activity Centre, a range of residential accommodation types is preferred. This includes Detached houses, Dual occupancies, and Multiple dwelling units. However, land developed adjacent to the existing residential housing will be of a similar scale and density.

A range of residential lot sizes will be provided in the remainder of the precinct. Whilst some traditional sized residential lots, 600m<sup>2</sup> and above, may also be provided in the remainder of the precinct, the total number of traditional sized lots will not exceed 25% of the total number of lots provided in the precinct.

Non-residential development is not considered desirable within this precinct, except for the provision of convenience shops to service the day-to-day needs of the local residents, including a coffee shop, which do not exceed a combined total gross floor area of 250m<sup>2</sup>.

There are existing remnant vegetation communities located along the northern edge of this precinct which

are worthy of retention, particularly given they will buffer development within this precinct from adjoining residential development located to the north of this site.

To ensure the amenity of the adjoining residents' is protected, buildings located adjacent to the established residential area should not exceed 2 storeys (8.5 metres) in height. Premises in the remainder of the precinct may be developed to 3 storeys (12 metres) in height.

#### **Preferred and Acceptable Uses**

The following uses are preferred and acceptable uses which are consistent with the intent for this precinct:

- Detached House (where in the form of "traditional" houses for up to 25% of the total number of Detached Houses in the precinct, or "courtyard" and/or "cottage" houses otherwise).
- Dual Occupancy, Home Based Business and Multiple Dwelling Units (where on a site not adjoining an existing residential lot in the precinct immediately to the north).

*Note: The above uses are supported by the Council and may become Code Assessable development if they are part of a master planned community development in accordance with a Local Area Master Plan that has been adopted by the Council and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or through a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the Integrated Planning Act 1997.*

Additionally, convenience shops to service the day-to-day needs of the local residents may be constructed within this precinct at ground storey level. The shops will be located away from the established residential area to the north and preferably on a corner lot, adjacent to either a public park or the waterway, or both. They may also form part of mixed-use development, containing residential accommodation. Any coffee shop provided will not exceed a gross floor area of 100m<sup>2</sup> with the combined total gross floor area of the shops not exceeding 250m<sup>2</sup>.

Whilst a Retirement Village has not been identified as a preferred use within this precinct, a Retirement Village may be permitted where it is located away from the established residential area to the north and is satisfactorily designed to complement other forms of residential development within the precinct. The traffic implications of the development will also be required to be satisfactorily resolved.

It is not anticipated that community uses will locate within this precinct, however, if a community need can be justified, and it can be demonstrated that the use will not have an adverse impact on the amenity of the local residents, then it may be supported.

As this is a residential precinct, other non-residential uses are undesirable.

**Landscape and Built Form**

The existing waterways system will be expanded into this precinct. The waterways system will resolve drainage constraints and provide a setting for new development which reflects and enhances the existing waterside setting of Maroochydore. Uses will be oriented toward and take advantage of the water aspect provided within this precinct. Public access in the form of walkways and bikeways will be provided along waterways within this precinct, linking this precinct to adjoining precincts and ultimately to the mixed use retail core area in the Maroochydore Principal Activity Centre.

There are three different remnant vegetation communities located within the northern portion of this precinct. Whilst two of the vegetation communities (Eucalyptus microcorys Open Forest and Melaleuca quinquenervia Woodland / Open Woodland) have been disturbed to varying degrees, one community (the Melaleuca quinquenervia Open Woodland with Lepironia articulata and Blechnum indicum) which is a small wetland environment, is undisturbed. As the wetland community is

undisturbed, it should be retained, and the surrounding vegetation retained as a buffer, to ensure its protection. The remaining two vegetation communities contain vegetation worthy of retention, consequently, development within this area will be designed and managed to ensure the maximum amount of vegetation is retained, and where possible enhanced.

Premises will be designed to reflect emerging Sunshine Coast vernacular architecture incorporating the use of good quality materials, with a high quality finish, including wide eaves, verandahs, balconies, and breezeways. Where possible, verandahs and balconies will be oriented to take advantage of views to waterways, significant areas of vegetation, open spaces or Buderim.

Attractive, vegetated streetscapes will be provided, which distinguish this precinct from other surrounding precincts. Whilst landscaping will be distinctive, it will be compatible with existing remnant vegetation located within this precinct. Significant gateway / entrance statements will also be provided into the precinct.

**Preferred Maximum Density**

For multi-unit residential premises			
Site Area Range	600m <sup>2</sup> -1599m <sup>2</sup>	1600m <sup>2</sup> -2399m <sup>2</sup>	More than 2400m <sup>2</sup>
Site area per dwelling (m <sup>2</sup> ) for calculating the DUF <sup>1</sup>	160	140	120
Maximum Plot Ratio	1.0	1.0	1.0

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

**Maximum Building Height**

- Adjacent to the established residential precinct to the north: 2 storeys (but not more than 8.5metres)
- In the remainder of the precinct: 3 storeys (but not more than 12 metres)

### (3) Wises Farm Medium / High Density Residential (Precinct Class = Master Planned Community)

**Intent**

This precinct is located adjacent to existing residential development south-west of the Maroochydore Principal Activity Centre. This precinct forms part of a larger parcel of land traditionally referred to as "Wise's Farm".

The land has been included in the Master Planned Community Precinct, as this precinct provides for large greenfield sites which are intended to be developed for urban purposes. As this land is located adjacent to the Maroochydore Principal Activity Centre, it is considered particularly suitable for residential development.

Due to the precinct's proximity and its accessibility to the Maroochydore Principal Activity Centre, a range of medium to high density residential accommodation types are preferred. This includes Dual occupancies, Multiple dwelling units and Accommodation buildings. Detached dwellings are not a preferred form of development within this precinct.

Buildings at the centre of the precinct may be constructed to a maximum height of 6 storeys (25 metres). Buildings will be graduated down in height from the centre of the precinct, to the perimeter of the precinct, at the waterways. Premises are intended to be a maximum of 2 storeys in height (8.5 metres) adjacent to the waterways.

Non-residential development is not considered desirable within this precinct, except for the provision of a small local convenience centre, to service the day-to-day needs of the local residents. The convenience centre will be either centrally located or located adjacent to a waterbody and limited in size to a gross floor area of 700m<sup>2</sup>.

**Preferred and Acceptable Uses**

The following uses are preferred and acceptable uses which are consistent with the intent for this precinct:

- Detached House (where in the form of "traditional" houses for up to 50% of the total number of waterfront allotments in the precinct, provided the pedestrianised network along the edge of the waterfront is continuous and uninterrupted)
- Accommodation Building, Dual Occupancy and Multiple Dwelling Units (where on a site not adjoining an existing residential lot in the precinct immediately to the north)

*Note: The above uses are supported by the Council and may become Code Assessable development if they are part of a master planned community development in accordance with a Local Area Master Plan that has been adopted by the Council and incorporated into the planning scheme pursuant to Schedule 1 of the Integrated Planning Act 1997, or through a preliminary approval pursuant to section 3.1.6 (Preliminary approval may override local planning instrument) of the Integrated Planning Act 1997.*

Additionally, a small local convenience centre may be

provided, to service the day-to-day needs of the local residents. The convenience centre will be located at ground storey level, in a central location. It will be designed to reflect emerging Sunshine Coast vernacular architecture consistent with surrounding residential development. The convenience centre will be limited in size to a gross floor area of 700m<sup>2</sup> and any associated convenience shop will not exceed a gross floor area 150m<sup>2</sup>. A coffee shop and restaurant may also be incorporated into the centre.

It is not anticipated that community uses, except for community recreation facilities, will be provided within this precinct. However, if it can be demonstrated that a need exists for other community facilities, then they may be supported. Community facilities will only be supported where it can be demonstrated that the use will not have an adverse impact on the amenity of the local residents.

As this is a residential precinct, other non-residential uses are undesirable.

**Landscape and Built Form**

The existing waterways system will be expanded into this precinct. The waterways system will resolve drainage constraints and provide a setting for new development which reflects and enhances the existing waterside setting of Maroochydore. Uses will be oriented towards, and take advantage of the water aspect provided within this precinct. Public access in the form of walkways and bikeways must also be provided along waterways within this precinct, linking this precinct to the adjoining precincts and ultimately to the Town Centre Core.

**Preferred Maximum Density**

For multi-unit residential premises			
Site Area Range	< 1600m <sup>2</sup>	1601--2400m <sup>2</sup>	> 2400m <sup>2</sup>
Site area per dwelling (m <sup>2</sup> ) for calculating the DUF <sup>1</sup>	140	120	100
Maximum Plot Ratio	0.8	1.1	1.35

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

Buildings will be constructed such that the taller buildings (not exceeding 6 storeys in height) are located at the centre of the precinct. Buildings will be graduated down in height from the centre of the precinct, to the perimeter of the precinct at the waterways. Development with frontage to the waterways will not exceed two storeys in height. However, it is not anticipated that the Landscape and Built Form will strictly conform to this requirement. The height and bulk of buildings may vary to create interest, as long as the height of buildings provide a transition from higher to lower descending towards the water and do not exceed two storeys in height at the water's edge.

This precinct will be exclusive in that it will

accommodate high quality development of a distinct form. However, it will not be exclusive in the sense that access to the precinct is restricted by security gates or security personnel.

Attractive, vegetated streetscapes will be provided which distinguish this precinct from other surrounding precincts. Whilst landscaping will be distinctive, it will be compatible with existing remnant vegetation located within this precinct. Significant gateway entrance statements will also be provided into the precinct.

Premises will be designed to reflect emerging Sunshine Coast vernacular architecture, incorporating the use of good quality materials, with a high quality finish, including wide eaves, verandahs, balconies and breezeways. Where possible, verandahs and balconies will be oriented to take advantage of views to waterways, open spaces or the Buderim escarpment.

#### ***Maximum Building Height***

- Buildings located at the centre of the precinct:  
6 storeys (but not more than 25 metres)
- Buildings located at the perimeter of the precinct:  
2 storeys (but not more than 8.5 metres)
- Buildings located between the centre and perimeter of the precinct :  
3 storeys (but not more than 12 metres) to 5 storeys (but not more than 20 metres) and not more than one storey (or 4 metres) difference between buildings on adjoining sites.

## (4) Maroochydore Business and Industry (Precinct Class = Business and Industry)

### *Intent*

This precinct is situated on the northern and southern side of the Sunshine Motorway near its interchange with Wisers Road and Sugar Road, consequently, parts of the precinct are highly visible from the Sunshine Motorway. This precinct adjoins established and developing residential areas to the north and south.

The precinct currently accommodates a wide range of activities. These activities include automotive sales, services and repairs, transport and storage depots, printing and publishing, a wide range of service trades, including services to the tourism industry, construction industry trades and offices, a wide range of showrooms, and direct retailing of a wide range of industrial product, and a range of professional offices associated with the construction and development industries. A Council works depot, a sports complex, and local parkland are also located in this precinct.

There are a number of new industrial and commercial buildings in this precinct, which reflects a continuing interest in the redevelopment of sites and the location of business and industrial activities in this precinct.

The precinct's significant attributes include:

- high accessibility, via the Sunshine Motorway, to the Sunshine Coast region;
- close proximity to the premier retail and commercial centre on the Sunshine Coast - the Maroochydore Key Regional Centre;
- a central location with respect to the major coastal urban areas of the Sunshine Coast, both north and south of the Maroochy River;
- flat to undulating land;
- a range of industrial lot sizes;
- an increasing quality of business and industry premises for a wide range of user; and
- established industry infrastructure.

The precinct is intended to generally accommodate:

- mainly uses which have district, sub-regional and regional markets rather than local markets due to the complementary role of this precinct to the Maroochydore Principal Activity Centre; and
- a broad, dynamic and flexible mix of light industry, service trades and land consumptive business uses that are appropriately located on the periphery of the Maroochydore Principal Activity Centre and consistent with the general intent of the Business and Industry Precinct.

Uses considered appropriate in the precinct include:

- automotive sales, services, and repairs, servicing both business establishments and households;
- small to medium scale service trades outlets servicing a wide range of industries, businesses and households;
- business and commercial equipment repairs and service outlets (covering computers, office machines, communications equipment, office furniture and fittings, and shop fittings);
- small to medium scale tourism industry service providers covering linen cleaning and hire services, catering equipment hire and repair services, printing and publishing services, general cleaning, maintenance, repairs and landscape services, specialist tourism resort transport vehicle repairs and maintenance services, including golf buggies;
- small to medium scale manufacturing establishments;
- small to medium scale transport, storage and distribution depots;
- showrooms retailing both industrial and household products;
- service stations;
- some professional offices associated with industrial sector activities such as the construction and development industries, tourism industry support and supply line services and manufacturing; and
- limited local convenience services including, convenience stores, fast food stores and snack bar facilities.

#### ***Preferred and Acceptable Uses***

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Business and Industry precinct class.

Undesirable uses are most commercial uses, as commercial uses are more desirably located in the Maroochydore Principal Activity Centre.

Notwithstanding the above, the following commercial uses may also be appropriate in the precinct:

- Adult product shops;
- Fast-food stores where it can be demonstrated that they serve a direct need for the surrounding Business and Industry Precinct only, and the total gross floor area does not exceed 150m<sup>2</sup>;
- A Shop for convenience goods and purposes only, where it can be demonstrated that it serves a direct need for the surrounding Business and Industry Precinct only, and the total gross floor area does not exceed 150m<sup>2</sup>; and

- Offices, where the office is directly allied with other enterprises in the precinct, and is appropriately located in close proximity to these uses, rather than in commercial centres such as Maroochydore.

Some indoor recreation uses such as indoor sports centres and gyms may also be appropriately located in this precinct.

#### ***Landscape and Built Form***

New development in the Precinct should achieve high standards of urban design, siting, landscaping and signage to reflect an area of dynamic enterprise, associated with the Maroochydore Regional Centre.

Development on land which is adjacent to residential land is to incorporate measures to reduce land-use conflicts and impacts upon residential amenity. Such measures include landscape screening, building siting and orientation, and/or screen fencing, that has regard to visual amenity, privacy, noise impacts, odours, and light spill.

Where adjacent to residential areas, building heights for new development should also have respect to adjacent residential building heights, particularly for land with frontage to Trinder Avenue and Comstar Court, which is surrounded by residential development.

New development in the vicinity of the Sunshine Motorway should particularly achieve high standards of urban design, siting, landscaping and signage, to ensure a pleasant and favourable view from the motorway.

#### ***Maximum building height***

For land with at least one frontage to Trinder Avenue or Comstar Court:

- 2 storeys (but not more than 8.5 metres)

For other land within the precinct:

- 3 storeys (but not more than 12 metres)

## (5) Maroochydore Drive-in Theatre Site (Precinct Class = Master Planned Community)

### *Intent*

This precinct comprises the site of the former Maroochydore Drive-in Theatre. The precinct is ideally suited for a master planned community development due to its locational and physical attributes and the substantial size of the land (approximately 5 hectares) in single ownership.

The precinct is close to the Maroochydore Principal Activity Centre, beaches and riverfront parklands. The precinct is bounded to the north by traditional housing in Precinct 6 and a large open stormwater drainage channel. A large medium density housing development is located adjacent to the majority of the eastern boundary. Land abutting the southern boundary and remaining part of the eastern boundary is in Precinct 4 - Maroochydore Business and Industry. Maud Street forms the western boundary of the precinct.

The precinct presents an outstanding opportunity to achieve a predominantly medium density residential project that demonstrates best practices in urban planning, design and development. Accordingly, development should occur in accordance with a Local Area Master Plan approved by Council that is consistent with the Intent for the precinct, the Preferred and Acceptable Uses and Landscape and Built Form requirements.

### *Preferred and Acceptable Uses*

The preferred uses comprise:

- residential development on the majority of the land
- a mixed use development incorporating housing and appropriate retail, commercial or community uses on a site adjacent to Maud Street and Precinct 4; and
- open space and public parklands

### Residential development

Residential development should predominantly comprise medium density housing. However development of all proposed residential land for medium density housing should be discouraged as a wider variety of housing forms and densities is preferred. Consequently residential development should comprise a mix of multiple dwelling units and group houses as well as courtyard and cottage houses on smaller allotments.

### Mixed use development

Mixed-use development should be located on a site abutting Maud Street and Precinct 4. This site should form the southern edge of the main entrance to the precinct from Maud Street. Mixed-use development should comprise small-scale retail and/or office uses and possibly community uses at ground level with multiple dwelling units above (and adjacent subject to the size of the site). The total amount of non-residential floor space should be limited to 1000 square metres GFA and any retail space within this amount should be limited to 500

square metres GFA.

### Open Space and Parklands

A minimum of 20 % of the precinct should be allocated for publicly accessible open space and parklands for use by residents within the precinct and the locality.

### Alternative uses

The size and location of the precinct are such that some alternative uses to the preferred uses may be appropriate. Such uses may include, for example, a retirement village and a child care centre. Proposals for such uses should:

- demonstrate that potential benefits to the community would be greater than those that would be generated by the preferred forms of development; and
- provide a minimum of 20% of the total precinct as publicly accessible open space and parklands for use by residents within the precinct and the locality.

Development of the precinct, or large sites within it, for 'gated' residential accommodation is discouraged.

Expansion of the commercial and showroom uses in Precinct 4 into this precinct and other uses that would be detrimental to the amenity of residential development is also discouraged.

### *Preferred Maximum Density*

The preferred maximum density of residential development - if all of the precinct is developed in a manner consistent with the preferred uses as described above - should not exceed the total generated by applying an Dwelling Unit Factor (DUF1) of 285. If this DUF figure were applied over the total precinct area of 5.193 hectares, the maximum dwelling yield for the precinct would be 182 two-bedroom dwellings - or an equivalent yield of a wider range of dwellings (as may be derived by applying the DUF).

The most appropriate mix of housing products and densities should be determined by Council and development proponents having regard to this maximum density for the precinct as a whole, the desired future character of the precinct and market needs.

One example of a scenario that Council would find acceptable envisages:

- 20% of the site (1.04 hectares) being public open space
- 1 hectare being developed with a DUF of 400 = 25 dwellings
- 2 hectares being developed with a DUF of 250 = 80 dwellings
- 1 hectare being developed with a DUF of 180 = 55 dwellings
- a site of approximately 0.15 hectares being allocated for mixed use development (with a DUF of 120 generating 12 dwellings)

This scenario would generate a total of 172 two-bedroom dwellings. It illustrates one possible outcome consistent with the preferred maximum density provisions.

It is intended that some flexibility be available to

prospective development proponents to determine, in conjunction with Council, the optimal mix and yield within the density limits set for the precinct. However the maximum residential density on any part of the precinct should not exceed the equivalent of a DUF of 120 square metres.

#### **Access**

New streets should be created to provide access to the precinct and development sites within. The main entry should be from Maud Street in approximately the same location as the entry to the former drive-in. A new street in this area should incorporate mature trees in verges where possible to take advantage of their amenity value.

Safe and convenient pedestrian paths should be provided to Maud Street, Gloria Street and Trinder Avenue. Creation of a clear, safe pedestrian path from the northeastern corner of the precinct to Dalby Street should be pursued. This would provide future residents in the precinct with more convenient access to nearby beaches and enable residents in adjacent areas to access proposed parklands within the precinct. Provision of such a link will require consultation and agreement with Council and relevant adjacent landowners and residents.

#### **Landscape and Built Form**

The pattern, scale and character of development should respond to the requirement to conserve the majority of the mature vegetation in the precinct and the nature of existing development on adjoining sites.

Several significant stands of mature and semi-mature trees and a number of individual large trees enhance the character and amenity of the precinct and adjacent residential land. The most important groups of trees are located in the parts of the precinct between Gloria Street and Precinct 4, immediately east of Gloria Street, and, along the northern and eastern edges of the precinct. Development should be arranged so that the need to remove mature trees is minimised. Trees should be incorporated in public parklands, street verges and private landscaped space wherever reasonably practicable.

The preferred landscape character is one that will complement rather than contrast with the existing vegetation. 'Soft landscaping' solutions to stormwater management with respect to flows and water quality from the precinct should be incorporated in development proposals in preference to traditional 'hard' drainage techniques.

Buildings should be located and shaped to minimise the need to remove mature trees. Development on sites adjacent to Maud Street should be designed to create an attractive entrance to the precinct and acknowledge the nature of development in Precinct 4 and along Gloria Street. A mixed-use development on a site adjacent to Precinct 14 and Maud Street should be designed so that any non-residential uses primarily address Maud Street.

Buildings should be located and designed to form attractive and relatively cohesive streetscapes and backdrops to public parklands and private landscaped open space. Development on sites abutting Precinct 4 should be located, designed and landscaped to minimise potentially detrimental impacts of non-residential uses in that precinct on the amenity of future residential development in this precinct.

#### **Maximum Building Height**

- 3 storeys (but not more than 12 metres).

## (6) Maroochydore Residential (Precinct Class = Neighbourhood Residential)

### *Intent*

This precinct comprises predominantly low density, traditional, suburban residential development, consisting of primarily older detached dwellings situated in well-established gardens. However, there are pockets of more recent housing which display more contemporary building and landscaping styles, for example, the housing located adjacent to the Golf Course. The renovation and redevelopment of some of the older existing housing stock is expected to occur as the precinct's proximity to the Maroochydore Principal Activity Centre and coastal environment become more widely appreciated. New development should be compatible with the scale and nature of existing premises and contribute to the creation of cohesive and relatively informal streetscapes characterised by low rise buildings set in well landscaped gardens.

It is recognised that there is land on the corner of Maroochydore Road and Main Road, and Maroochydore Road and Lisbon Street which is used for, or has approval for use as a restaurant, a service station and local shopping. These uses provide a useful service to the entire residential precinct, however, it is not envisaged that these uses will be expanded in any way, or additional uses provided.

In addition, existing residences with frontage to Maud Street and Sugar Road also have potential for low scale professional offices, due to road exposure and low residential amenity.

### *Preferred and Acceptable Uses*

Preferred uses within this precinct are those referred to in The Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct.

Undesirable uses are those which disrupt residential amenity, including commercial and industrial uses and buildings which exceed existing residential building heights.

Expansion of any existing commercial uses within the precinct is not encouraged, except for the provision of low scale offices in existing premises with frontage to Maud Street and Sugar Road, where maintaining a residential amenity and appearance.

### *Landscape and Built Form*

#### Residential areas:

New buildings should be low rise and contribute to a high standard of residential amenity. Where existing dwelling sites are proposed to be redeveloped, new buildings should respect the scale and amenity of development on adjoining lots.

Development sites should incorporate extensive and attractive landscaping which complements the character of the Precinct's existing streetscapes and established gardens. Any substantial existing trees or areas of garden considered to be of significance to the character of the precinct should be retained and incorporated within new developments.

### *Maximum building height*

- 2 storeys (but not more than 8.5 metres)

#### Existing commercial uses:

Any alterations to existing commercial premises in the precinct should not involve expansion, and should:

- minimise impacts upon adjacent residential amenity;
- minimise traffic conflicts along Maroochydore Road;
- improve the appearance of buildings through architecture which is similar to adjacent residential buildings in terms of scale and form;
- provide high standards of landscaping;
- incorporate minimal signage, at a residential scale; and
- not exceed 2 storeys in building height (but not more than 8.5 metres).

#### Land Fronting Maud Street or Sugar Road:

On land fronting Maud Street and Sugar Road, offices may be incorporated into existing buildings, or alternatively, new buildings constructed which are of a similar scale, and exhibit a predominantly residential character.

In addition, any offices to be established along Maud Street or Sugar Road are to:

- be desirably located within existing dwellings on the site;
- provide all required car parking on site;
- provide a minimum of 2 metres of landscaping to the street frontage;
- have a residential style of architecture and building form;
- have minimal signage which does not exceed 1 metre in height;
- minimise impacts upon adjacent residential property through landscape buffers, screen fencing, and anti-glare signage and appropriate site layout;
- incorporate attractive landscaping which enhances this important entrance road to Maroochydore. Any substantial existing trees or areas of garden considered to be of significance to the character of the precinct should be retained and incorporated within the development; and
- be located in a building that does not exceed 40% site cover, and 2 storeys (or 8.5 metres) in building height.

## (7) Maroochydore North-East (Precinct Class = Mixed Housing)

### *Intent*

This precinct is intended to provide a range of residential accommodation close to the Maroochydore

Principal Activity Centre and the attractions of Cotton Tree. Development in this precinct should create a transition in scale, form and intensity between the commercial development fronting Aerodrome Road and surrounding development. The precinct has the capacity to absorb a substantial amount of high quality medium density residential redevelopment that over time is expected to replace some of the older residential housing stock of detached dwellings. New development should contribute to the creation of attractive streetscapes characterised by low-rise buildings set in well landscaped grounds.

**Preferred and Acceptable Uses**

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Mixed Housing precinct class.

For land within the precinct situated along Second Ave, Motels are also encouraged, as the locality is ideal for tourist accommodation.

Undesirable uses are those which disrupt residential amenity, including commercial and industrial uses and buildings which exceed existing residential building heights.

**Landscape and Built Form**

New buildings should preferably be of a construction that reflects the Sunshine Coast character and lifestyle aspirations and be sited and designed to create attractive streetscapes which enhance the residential amenity of the precinct.

New buildings should exhibit a residential character and respect the scale and amenity of adjacent development. New developments should incorporate extensive and attractive landscaping which complements the character of the precinct's existing streetscapes and established gardens. Any substantial existing trees or areas of garden considered to be of significance to the character of the precinct should be retained and incorporated within the new developments.

**Preferred Maximum Density**

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
<b>600 to 699<sup>2</sup></b>	1.0	225
<b>700 to 799</b>	1.0	200
<b>800 to 899</b>	1.0	180
<b>900 to 999</b>	1.0	172
<b>1000 to 1099</b>	1.0	164
<b>1100 to 1199</b>	1.0	157
<b>1200 to 1299</b>	1.0	150
<b>1300 to 1399</b>	1.0	144
<b>1400 to 1499</b>	1.0	139
<b>1500 to 1599</b>	1.1	134
<b>1600 to 1699</b>	1.1	129
<b>1700 to 1799</b>	1.1	125
<b>1800 to 1899</b>	1.2	120
<b>1900 to 1999</b>	1.2	117
<b>2000 to 2099</b>	1.2	113
<b>2100 to 2199</b>	1.2	110
<b>2200 to 2299</b>	1.2	106
<b>2300 to 2399</b>	1.2	103
<b>2400 +</b>	1.2	100

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

<sup>2</sup>Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m<sup>2</sup>

**Maximum building height**

For sites more than 1800 m<sup>2</sup> and a minimum road frontage of 40 metres

- 4 storeys (but not more than 15.0 metres)

All other sites:

- 3 storeys (but not more than 12.0 metres)

## (8) Maroochydore Promenade (Precinct Class = Multi-storey Residential)

### *Intent*

This precinct has been identified as a residential precinct which enjoys a superb frontage to the esplanade of the Maroochy River. Northern views across the river are sought after and have driven the demand for medium and higher density apartment buildings constructed recently, as well as premier office accommodation and medical centres.

Over time, additional high quality mid-rise / medium density residential buildings should be encouraged, to transform the precinct into one of the Shire's most desirable esplanade residential areas.

Future development should contribute to the creation of a distinctive urban environment and a fine esplanade along the riverfront. New premises should provide a range of residential accommodation suitable for permanent and short stay residents. The incorporation of a limited number of small street level cafes and restaurants, and art galleries is appropriate, provided they are subordinate to the desired residential use and character of the precinct.

Whilst premier office accommodation and medical centres have previously been located in this precinct, the highest and best use for the locality is tourist accommodation, due to the setting on the esplanade; proximity to surf beaches; and facilities in the Maroochydore Principal Activity Centre. Further office accommodation is a squandering of an area that provides highest appeal to tourists, and the associated benefits to the Shire's economy.

### *Preferred and Acceptable Uses*

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Multi-storey Residential precinct class.

The incorporation of uses such as street level cafes and restaurants, and art galleries may be appropriate along the Esplanade frontage of the precinct, provided the uses are small scale; subordinate to the predominant desired residential use and character of the precinct; car parking is handled sensitively and without impact upon foreshore areas or adjacent residential areas; and the residential boulevard appearance is maintained through appropriate architecture, dense landscaping and minimal signage.

The following uses (at ground storey level) may also be considered consistent with the intent and desired future character of this precinct where located along the Esplanade frontage and appropriately sited and designed:

- Art and craft centre; and
- Restaurant.

Undesirable uses include other commercial and industrial uses, including shops and showrooms, fast food stores, offices, and medical centres.

### *Landscape and Built Form*

New development should reinforce the image and character of the Esplanade and its adjacent streets as a unique boulevard and form a cohesive and elegant frontage to the Esplanade.

New premises should express the emerging 'Sunshine Coast' vernacular architecture and be designed to take advantage of superb views over the river as well as the temperate climate, by incorporating generous verandahs, balconies and terraces.

Buildings should be of mid-rise construction and may be located close to the street frontages. However, spaces between buildings should be generous to avoid the creation of a continuous 'wall' of buildings, and to enable views and breezes to be shared with buildings set back from the frontage and buildings located in adjacent precincts.

The image and amenity of the precinct, including new buildings and adjacent spaces, should be enhanced by lush subtropical landscaping, located in the spaces between buildings as well as on terraces or roof gardens. The character of new landscaping should complement the adjacent estuary and reflect the precinct's role as a significant tourist precinct.

Mixed-use premises, which incorporate street level shops or cafes, should provide attractively landscaped courtyards which contribute to the desired amenity and image of the precinct.

This precinct is located in proximity to the Maroochy River, consequently, properties within this precinct may be subject to predicted river flooding and storm surge.

Any non-residential uses should:

- be a component of a integrated residential development on the site, rather than a stand alone facility, to ensure activities of the premises are subject to the regulations of a body corporate governing both residential and commercial activity on the site;
- be located on the Esplanade frontage of the precinct only, and not on frontages to Memorial Avenue, Second, Third or Fourth Avenues;
- be inclusive of measures which protect adjacent residential amenity, including but not limited to sound amelioration, restrictive trading hours, non-amplified music, anti-glare lighting, screen fencing and screen landscaping; and
- provide the required car parking on the site, in order to avoid car parking demand on prime esplanade car parking spaces, prevent traffic conflicts along the Esplanade, and to prevent car parking for patrons encroaching into adjacent residential areas.

*Preferred Maximum Density*

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
600 to 699 <sup>2</sup>	1.0	225
700 to 799	1.0	200
800 to 899	1.0	140
900 to 999	1.0	131
1000 to 1099	1.0	123
1100 to 1199	1.1	115
1200 to 1299	1.2	109
1300 to 1399	1.3	103
1400 to 1499	1.4	98
1500 to 1599	1.5	93
1600 to 1699	1.6	89
1700 +	1.7	85
<b>Non-residential gross floor area</b>	Up to a maximum plot ratio of 0.2	

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

<sup>2</sup>Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m<sup>2</sup>

*Maximum building height*

- Overall 6 storeys (but not more than 25 metres)
- Podium level 2 storeys (but not more than 8.5 metres within 10 metres of a street frontage)

## (9) Picnic Point (Precinct Class = Multi-storey Residential)

*Intent*

This precinct is an important contributor to the 'sense of place' of Maroochydore and the townscape character of the main entry to the Maroochydore Principal Activity Centre. The precinct enjoys a superb frontage to the Maroochy River estuary and access to Duporth Avenue. The demand for medium and higher density apartment buildings in this location has been driven by the highly sought after views across the estuary to the distant coast and to the mountains.

The recently developed buildings in this precinct have changed the scale and image of the locality's townscape. The original modest dwellings have been replaced by new apartment buildings of various styles, creating a disparate visual landscape. Over time, additional high quality mid-rise/medium density buildings should be encouraged, to transform the precinct into one of the Shire's most desirable waterfront residential areas.

Future development should contribute to the creation of a distinctive urban boulevard along Duporth Avenue and a fine esplanade along the riverfront. New premises should provide a range of residential accommodation suitable for permanent and short stay residents. The incorporation of a limited number of small street level cafes and restaurants, and art galleries is appropriate, provided they are subordinate to the desired residential use and character of the precinct.

*Preferred and Acceptable Uses*

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Multi-storey Residential precinct class.

The incorporation of such uses as street level cafes and restaurants, and art galleries, may be appropriate, provided the uses are small scale; subordinate to the predominant desired residential use and character of the precinct; car parking is handled sensitively and without impact upon foreshore areas or adjacent residential areas; and the residential boulevard appearance is maintained through appropriate architecture, dense landscaping and minimal signage.

The following uses (at ground storey level) may also be considered consistent with the intent and desired future character of this precinct, where appropriately sited and designed:

- Art and craft centre; and
- Restaurant.

Any retail uses should:

- be limited to corner sites along property frontages to the Picnic Point Esplanade and Duporth Avenue;
- be a component of a integrated residential development on the site, rather than a stand alone facility, to ensure activities conducted on the premises are subject to the regulations of a body corporate governing both residential and commercial activity on the site;
- be inclusive of measures which protect adjacent residential amenity, including but not limited to sound amelioration, restrictive trading hours, non-amplified music, anti-glare lighting, screen fencing and screen landscaping; and
- provide the required car parking on the premises in order to avoid car parking demand on prime riverfront car parking spaces; to prevent traffic conflicts along Duporth Avenue and the Picnic Point Esplanade; and to prevent car parking for patrons encroaching into adjacent residential areas.

Undesirable uses include shops for other retail purposes, showrooms, fast food stores, professional offices, medical centres and other forms of commercial development.

*Landscape and Built Form*

**Building line**

New development should reinforce the image and character of Duporth Avenue as a unique boulevard and gateway into Maroochydhore. New development should also form a cohesive and elegant frontage to the Picnic Point Esplanade. New premises should express the emerging 'Sunshine Coast' vernacular architecture and be designed to take advantage of superb views over the river as well as the temperate climate, by incorporating generous verandahs, balconies and terraces.

Buildings should be of mid-rise construction and may be located close to the street frontages. However, spaces between buildings should be generous to avoid the creation of a continuous 'wall' of buildings and to enable views and breezes to be shared with buildings set back from the frontage and buildings located in adjacent precincts.

The image and amenity of the precinct, including new buildings and adjacent spaces, should be enhanced by lush subtropical landscaping, located in the spaces between buildings as well as on terraces or roof gardens. The character of new landscaping should complement the adjacent estuary and reflect the precinct's role as a major entrance to the Maroochydhore Principal Activity Centre. Mixed-use premises, which incorporate street level shops or cafes, should provide attractively landscaped courtyards which contribute to the desired amenity and image of the precinct.

This precinct is located in proximity to the Maroochy River, consequently, properties within this precinct may be subject to predicted river flooding and storm surge.

**Preferred Maximum Density**

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
<b>600 to 699<sup>2</sup></b>	1.0	225
<b>700 to 799</b>	1.0	200
<b>800 to 899</b>	1.0	140
<b>900 to 999</b>	1.0	131
<b>1000 to 1099</b>	1.0	123
<b>1100 to 1199</b>	1.1	115
<b>1200 to 1299</b>	1.2	109
<b>1300 to 1399</b>	1.3	103
<b>1400 to 1499</b>	1.4	98
<b>1500 to 1599</b>	1.5	93
<b>1600 to 1699</b>	1.6	89
<b>1700 +</b>	1.7	85
<b>Non-residential gross floor area</b>	Up to a maximum plot ratio of 0.1 (but not more than 150 m <sup>2</sup> ) on corner sites fronting Duporth Avenue and Picnic Point Esplanade	

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

<sup>2</sup>Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m<sup>2</sup>

**Maximum building height**

- 6 storeys (but not more than 25 metres)

## (10) Maroochy Riverfront (Precinct Class = Mixed Housing)

### *Intent*

This precinct is one of the most significant contributors to the identity and 'sense of place' of Maroochydhore. The precinct comprises land overlooking the Maroochy River, and having frontage to the David Low Way and Bradman Avenue. The emerging built form and the adjacent estuarine environment combine to form a memorable and important 'gateway' into the Maroochydhore Principal Activity Centre.

Recently developed medium density residential premises have replaced older detached dwellings and commenced a transformation of the scale and image of the precinct's townscape. Additional redevelopment is envisaged. This should be of a similar scale but its form and design should express the emerging 'Sunshine Coast' vernacular architecture. New premises should comprise medium height buildings with extensive and lush landscaping along the frontage to the Maroochy River.

Future development should contribute to the creation of a distinctive urban boulevard or esplanade leading into the Regional Centre. This should consist of a range of medium density residential accommodation suitable for permanent and short stay residents.

The incorporation of some uses consistent with this role and image such as street level cafes and restaurants, and art galleries may be appropriate, provided that:-

- such uses are small scale and subordinate to the predominant use of the land for residential purposes;
- the residential character of the precinct is not compromised;
- car parking is handled sensitively and without impact upon foreshore areas or adjacent residential areas; and
- the residential boulevard appearance is maintained through appropriate architecture, dense landscaping and minimal signage.

### *Preferred and Acceptable Uses*

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the mixed housing precinct class.

The following uses (at ground storey level) may also be considered consistent with the intent and desired future character of this precinct, where appropriately sited and designed:

- Art and craft centre;
- Restaurant; and

- Shop (for convenience goods only).

Undesirable uses includes shops for other retail purposes, showrooms, convenience restaurants, fast food stores, professional offices and medical centres.

Undesirable uses are those which disrupt residential amenity and character, including other commercial and industrial uses and buildings which exceed existing building heights.

### *Landscape and Built Form*

New development should reinforce the image and character of the David Low Way and Bradman Avenue as a unique riverfront boulevard and gateway into the Maroochydhore Principal Activity Centre. Buildings should be designed to take advantage of superb northern views over the river as well as the temperate climate, by incorporating generous verandahs, balconies and terraces.

Buildings should be of medium scale and height to promote the desired boulevard image. However, spaces between buildings should be generous to avoid the creation of a continuous 'wall' of buildings, and to enable views and breezes to be shared with buildings set back from the frontage and buildings located in adjacent precincts.

The amenity of the boulevard, including new buildings and adjacent spaces, should be enhanced by lush subtropical landscaping in the spaces between buildings as well as on terraces or roof gardens. The character of new landscaping should complement the adjacent estuary, and reflect the precinct's role as a major entrance to the Maroochydhore Principal Activity Centre. Mixed-use premises which incorporate street level shops or cafes should provide attractively landscaped courtyards which contribute to the desired amenity and image of the precinct.

In addition, lot sizes for development sites should provide for a fine grain pattern of subdivision that will support a variety of building forms, and a diversity of architecture. Site amalgamation resulting in larger development sites is not intended as it would result in a continuous facade of large scale development stretching along the boulevard, rather than the desired form of buildings separated by landscaping.

This precinct is located proximate to the Maroochy River and consequently properties within the precinct may be subject to the effects of river flooding and storm surge.

Any non-residential uses should:

- be limited to corner sites along property frontages to the David Low Way and Bradman Avenue;
- be a component of a integrated residential development on the site, rather than a stand alone facility, to ensure activities conducted on the premises are subject to the regulations

of a body corporate governing both residential and commercial activity on the site;

- be inclusive of measures which protect adjacent residential amenity, including but not limited to sound amelioration, restrictive trading hours, non-amplified music, anti-glare lighting, screen fencing, and screen landscaping; and
- provide the required car parking on the site, in order to avoid placing demand on prime riverfront car parking spaces; to prevent traffic conflicts along the David Low Way and Bradman Avenue; and to prevent car parking for patrons encroaching into adjacent residential areas.

**Preferred Maximum Density**

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
600 to 699 <sup>2</sup>	1.0	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	173
1000 to 1099	1.0	166
1100 to 1199	1.0	160
1200 to 1299	1.0	155
1300 to 1399	1.0	149
1400 to 1499	1.0	144
1500 +	1.0	140
Non-residential gross floor area	Up to a maximum plot ratio of 0.1 (but not more than 150 m <sup>2</sup> ) on corner sites fronting David Low Way and Bradman Avenue	

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

<sup>2</sup>Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m<sup>2</sup>

**Maximum building height**

- 3 storeys (but not more than 12 metres)

## (11) Maroochy River Esplanade Park and Outdoor Recreation (Precinct Class = Special Purpose)

### *Intent*

This precinct includes areas of esplanade parkland with frontage to the Maroochy River. It extends from Fishermans Road, north/west of the town centre, to Cotton Tree Park, located to the east of the Town Centre and also includes Chambers Island. Chambers Island is located to the north of the town centre.

There are currently few commercial uses within this area, as the retention of this land as primarily passive open space is considered very important, particularly given the limited amount of open space available within Maroochydore.

Chambers Island should be managed in a manner which:

- provides, to the greatest extent possible, for the permanent preservation of the area's natural condition and the protection of the area's environmental resources and values;
- presents the area's natural resources and their environmental values; and
- provides for the only uses of the area to be nature-based and ecologically sustainable.

Dune and beach areas are intended to remain as strictly conservation zones, and any works will need to give consideration to Beach Protection Authority requirements. No new permanent structures or other built elements are intended in this precinct which may impede natural coastal or estuarine processes, or which significantly restrict views of the beach and ocean.

Low key informal recreation, and educational and scientific uses may be allowed for, along with uses connected with ecosystem monitoring. Few, if any, new buildings or substantial structures are expected in this precinct with greater priority given to managing pedestrian access and activity over time. Consequently, the retention of this land as passive open space, free of commercial intrusion, will serve to balance and provide respite from surrounding developed areas. As the opportunity arises or redevelopment of sites adjoining the Maroochy River occurs, provision for public access in a continuous line along the Maroochy River from Fishermans Road to Cotton Tree should be provided. It is intended to eventually establish a link along the Maroochy River and Alex foreshore to the Mooloolaba Spit.

The land also serves as a gateway feature into the Maroochydore Principal Activity Centre and consequently, its scenic value should not be compromised by development.

This precinct also includes land which is part of or located adjacent to a declared Fish Habitat Area. These

Fish Habitat Areas are located along major waterways in the precinct, and are declared by the State Government as being critical breeding and feeding areas for fish. Consequently, it is important that the values of these Fish Habitat Areas be protected.

### *Preferred and Acceptable Uses*

The preferred use for land within this precinct is for Public park and associated passive recreation facilities, that do not intrude upon the scenic quality of the area, as well as the existing Outdoor recreation - public swimming pool located within Cotton Tree Park.

In many instances, there is opportunity for Commercial uses such as Restaurants and Fast food stores to serve users of the Esplanade to be located in adjacent Precincts. Consequently, commercial intrusion into the parklands and on the island is unwarranted.

Undesirable uses are all other forms of development, in particular Commercial uses such as Shops, Restaurants and Fast food stores.

### *Landscape and Built Form*

Landscaping within this area should maximise the riverside setting, and be of the highest quality. Preference will be given to local endemic species. Any buildings such as shelters and other park facilities should not intrude upon and compromise the scenic quality of the precinct.

Development is to have regard to the declared Fish Habitat Area within or near the precinct. Development over or close to these areas is to protect the qualities of these areas and comply with the relevant requirements of the State Government.

## (12) Maroochy Waters Local Centre (Precinct Class = Local Centre)

### *Intent*

This precinct is located adjacent to the Sunshine Motorway, where the Sunshine Motorway crosses the Maroochy River. It is occupied by a neighbourhood commercial centre that provides for local and convenience shopping for the residents of the northern and eastern parts of the Maroochydore Planning Area. This precinct provides a range of other facilities including a Hotel, Shops and Fast food stores.

The centre has a high standard of design that has elements of desirable Sunshine Coast vernacular architecture. The high standard of design is to be maintained for any new development within the precinct.

### *Preferred and Acceptable Uses*

Preferred Uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Local Centre precinct class.

The establishment of a Convenience restaurant in this precinct may also be appropriate where a high standard of building, landscape, and signage design is maintained.

In addition, Community uses, such as Child care centres, and Special Uses may also be suitable, where a high standard of building, landscape and signage design is maintained, and a local community need can be demonstrated.

### *Landscape and Built Form*

New premises are to be of a construction that reflects the Sunshine Coast character and lifestyle aspirations, and be sited and designed to provide user efficiency, and promote a community focus.

The site is located adjacent to an important gateway into the Maroochydore Principal Activity Centre. Consequently, development is not to detract from this gateway experience, through inappropriate building form and signage. In particular, large and garish signage which is orientated towards the motorway is inappropriate.

This precinct is located in proximity to the Maroochy River, consequently, parts of the precinct may be subject to the effects of river flooding and storm surge.

## (13) Maroochydore North-West Mixed Housing (Precinct Class = Mixed Housing)

### *Intent*

This precinct comprises pockets of land located to the north and east of the Maroochydore Principal Activity Centre and a strip of land on the south of Aerodrome Road which support a diverse range of low rise housing forms and residential densities. Existing premises vary from older and more modern detached dwellings to older apartment buildings and more recent 'home unit' style buildings.

The precinct also includes two caravan parks located along the Maroochy River Esplanade, and a large parcel of vacant land located between the two caravan parks.

This precinct is intended for mixed density residential development, providing diversity in residential accommodation, including detached houses, multiple dwelling units, and retirement villages.

This precinct is intended to provide a range of residential accommodation types in a high quality urban environment close to the Maroochy River and its associated parks. Development in the precinct should create a transition in scale, form and intensity between the medium scale and medium density development in the Maroochy Riverfront Precinct to the north and surrounding Neighbourhood Residential precincts. This precinct has the capacity to absorb new high quality low to medium density residential premises which over time are expected to replace some of the older residential housing stock of detached dwellings. New development should contribute to the creation of cohesive and relatively informal streetscapes, characterised by low to medium rise buildings set in well landscaped grounds.

There is also the opportunity for integrated resorts (for residents or tourists) or retirement villages, to be located on the vacant land between the two caravan parks. The site's proximity to the riverfront makes it particularly desirable for residential use.

The existing caravan parks provide valuable accommodation facilities close to the Maroochydore Regional Centre, but should they be redeveloped, they would also be ideal for integrated resorts or retirement villages.

An existing local convenience centre is located on the corner of Broadmeadows Road and Ann Marie Court. It is intended that this centre should remain the focus of local convenience shopping for the surrounding community.

**Preferred and Acceptable Uses**

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Mixed Housing precinct class.

In addition, the caravan parks located adjacent to the riverfront, and the vacant land located between the caravan parks, would also be suitable for integrated resorts (for residents or tourists) or a retirement village.

The following uses may be appropriate where located in the local convenience centred situated on the corner of Broadmeadows Road and Ann-Maree Court:

- Fast food store
- Medical Centre
- Shop

Undesirable uses are those which disrupt residential amenity, including commercial and industrial uses, and buildings which exceed existing residential building heights.

**Landscape and Built Form**

New buildings should be low rise and contribute to a high standard of residential amenity. Where existing dwelling sites are proposed to be redeveloped, courtyard and cottage housing, dual occupancies, group houses and town houses are preferred to apartment buildings. New buildings should exhibit a residential character and respect the scale and amenity of adjacent development. New development should provide attractive tree-lined streets as well as fine communal parks and landscaped grounds. New development should also incorporate extensive and attractive landscaping which complements the character of the Precinct's existing streetscapes and established gardens. Any substantial existing trees or areas of garden considered to be of significance to the character of the precinct should be retained and incorporated within new developments.

New buildings should preferably be of a construction that reflects the Sunshine Coast character and lifestyle aspirations, and be sited and designed to create attractive streetscapes which enhance the residential amenity of the precinct.

If the caravan parks, or adjacent vacant land is to be redeveloped, the sites would ideally be developed as integrated developments that provide diversity in residential accommodation, communal facilities such as swimming pools, tennis courts and meeting rooms, in an attractive landscaped setting that provides significant areas of communal open space.

This precinct is located in proximity to the Maroochy River, consequently, properties within this precinct may be subject to predicted river flooding and storm surge.

**Preferred Maximum Density**

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
<b>600 to 699<sup>2</sup></b>	1.0	225
<b>700 to 799</b>	1.0	200
<b>800 to 899</b>	1.0	180
<b>900 to 999</b>	1.0	177
<b>1000 to 1099</b>	1.0	174
<b>1100 to 1199</b>	1.0	171
<b>1200 to 1299</b>	1.0	169
<b>1300 to 1399</b>	1.0	166
<b>1400 to 1499</b>	1.0	164
<b>1500 to 1599</b>	1.0	161
<b>1600 to 1699</b>	1.0	159
<b>1700 to 1799</b>	1.0	157
<b>1800 to 1899</b>	1.0	154
<b>1900 to 1999</b>	1.0	152
<b>2000 +</b>	1.0	150

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

<sup>2</sup>Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m<sup>2</sup>

**Maximum Building Height (all premises)**

- 2 storeys (but not more than 8.5 metres)

## (14) Maroochy Waters (Precinct Class = Neighbourhood Residential)

### *Intent*

This precinct is distinguished by its extensive canal style waterways. This precinct is intended to mature as a high quality suburban environment that takes advantage of its waterways, the nearby Maroochy River, and its associated parks. Development fronting the waterways is relatively recent and expected to remain for many years. However, renovation and some redevelopment of older existing housing stock is expected to occur as the precinct's attractions become more widely appreciated. New development should be compatible with the scale and nature of existing premises and contribute to the creation of cohesive and relatively informal streetscapes characterised by low rise buildings set in well landscaped gardens.

### *Preferred and Acceptable Uses*

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class.

Undesirable uses are those which disrupt residential amenity, including commercial and industrial uses and buildings which exceed existing residential building heights.

### *Landscape and Built Form*

New premises should be low rise and low density and contribute to a high standard of residential amenity. Where existing dwellings are proposed to be redeveloped, single detached dwellings should preferably replace them. Buildings should exhibit a residential character and respect the scale and amenity of existing buildings on adjacent premises. Development sites should incorporate extensive and attractive landscaping which complements the character of the precinct's existing streetscapes and established gardens. Any substantial existing trees or areas of garden considered to be of significance to the character of the precinct should be retained and incorporated within new premises.

This precinct is located in proximity to the Maroochy River and its tributaries, consequently, properties within this precinct may be subject to predicted river flooding and storm surge.

## (15) Maroochydore South- West (Precinct Class = Mixed Housing)

### *Intent*

This precinct encompasses land situated on the corner of the Sunshine Motorway and Maroochydore Road. However, there is no direct access to the precinct via either of these two roads and consequently, access is obtained via the adjoining Maroochydore Residential precinct, located to the north.

Land within this precinct has been developed for the purposes of a retirement village and residential care facility. As a portion of the land is low lying and subject to floodwater inundation, extensive filling was required to accommodate this development.

Future development should comprise a range of low and medium density residential accommodation. Development should also be designed to facilitate pedestrian and cyclist movement, and to provide access to public transport, community facilities and public parks. The pattern of development should provide for appropriate connections to potential, future development on the adjoining land to the east.

The development should also take advantage of any waterbodies that are created on the site to resolve drainage constraints, by providing attractive waterside settings.

Given the precinct's strategic location in relation to the adjacent main roads, it has been identified as a gateway location. Consequently, appropriate buffers to the main roads are to be provided, including appropriate landscape treatments. This landscaping could enhance and reflect the remnant rainforest in existence on the boundary of this precinct.

### *Preferred and Acceptable Uses*

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Mixed Housing precinct class.

In addition, development for the purposes of a retirement village or integrated resort is also considered consistent with the intent and desired future character of this precinct.

Undesirable development includes all uses which disrupt residential amenity, including Commercial uses such as shops, showrooms, offices and medical centres, and all Industrial uses. Buildings which exceed the height of existing residential buildings are also considered inappropriate.

### *Landscape and Built Form*

New buildings are to be low rise and contribute to a high standard of residential amenity. New buildings should preferably be of lightweight construction and be sited and designed to create attractive streetscapes

which enhance the residential amenity of the precinct.

New development will incorporate attractive tree-lined streets as well as fine public parks. These should comprise of informal and formal parks, strategically located within the precinct, to take advantage of any waterside setting. A 'soft' streetscape character of verges and pavements is desirable, and street trees should complement the character of remaining bushland. New streets should incorporate appropriately designed footpaths and street furniture.

A significant landscape buffer is to be provided to the Sunshine Motorway and Maroochydore Road frontages of the precinct, to buffer residential development from adjacent transport corridors, as well as providing an attractive vegetated appearance to this gateway location. This landscaping is to include predominantly local rainforest species to reinforce the existing rainforest remnants on the southern boundary of the precinct.

**Preferred Maximum Density**

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
all site	0.6	180

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

**Maximum Building Height**

- 2 storeys (but not more than 8.5 metres)

**(16) Maroochydore Road (Precinct Class = Mixed Housing)**

This precinct is intended to provide a range of residential accommodation close to the Maroochydore Principal Activity Centre. Development in this precinct should provide a transition between the high intensity retail, commercial and residential development present in the Maroochydore Principal Activity Centre and low rise residential development to the north and west.

The precinct has the capacity to absorb a substantial amount of high quality medium density residential redevelopment that over time, is expected to replace the older residential housing stock of detached dwellings. New development should contribute to the creation of attractive streetscapes characterised by buildings set in well landscaped grounds.

This precinct also includes a number of large sites, which have the potential for alternative uses, suitable to be located outside of the Maroochydore Principal Activity Centre. These sites include the Primary School Grounds, located to the north of Maroochydore Road.

**Preferred and Acceptable Uses**

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Mixed Housing precinct class.

Should the Primary School grounds become available for development due to the relocation or closure of the school, then there are a number of suitable options for the redevelopment of the site. The school grounds are considered suitable for alternative uses such as educational facilities, Outdoor recreation, or Multi-unit residential development.

The Sunshine Homemaker Centre site is subject to a current approval for showrooms and related uses and should continue to operate in accordance with this approval.

Undesirable uses within the precinct are those uses which disrupt residential amenity, and buildings higher than building heights nominated in the table provided below.

Uses considered particularly undesirable within this precinct include Industrial uses, and Commercial uses such as shops and shopping complexes.

**Landscape and Built Form**

New buildings should preferably be designed and constructed to reflect the Sunshine Coast character and lifestyle aspirations and be sited and designed to contribute to attractive streetscapes.

Many of the properties located within the precinct have front or rear frontage to Maroochydore Road, which is at a gateway location to the Maroochydore Principal Activity Centre. Consequently, development is to exhibit a high standard appropriate to a gateway location, providing a favourable impression on entry and exit to the Principal Activity Centre.

For any non-residential development proposed on the Primary School grounds the applicants will be required to prepare comprehensive design guidelines for the site which address such issues as the siting and design of buildings; and the location and design of carparking, landscaping, and signage.

Development on this site will be designed to incorporate the following design principles:

- a high standard of architectural design, particularly to street frontages;
- suitable building setbacks from adjoining residential development, to minimise the impact of the proposed development;
- a high standard of landscaping, particularly around the perimeter of the site;
- a singular vehicular access point onto Maroochydore Road from the site;

- smaller carparks separated by landscaping features; and
- only one advertising sign on the Maroochydore Road frontage of the site.

New premises should incorporate extensive and attractive landscaping which complements the character of the Precinct's existing streetscapes and established gardens. Any substantial existing trees or areas of garden, considered to be of significance to the character of the precinct, are to be retained and incorporated within the new developments.

Any development proposed with frontage to Evans Street is to be designed to accommodate the widening of Evans Street to a dual carriageway.

**Preferred Maximum Density for Multi-unit Residential**

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
600 to 699 <sup>2</sup>	1.0	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	177
1000 to 1099	1.0	174
1100 to 1199	1.0	171
1200 to 1299	1.0	169
1300 to 1399	1.0	166
1400 to 1499	1.0	164
1500 to 1599	1.0	161
1600 +	1.0	160

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

<sup>2</sup>Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m<sup>2</sup>

**Maximum building height**

- 3 storeys (but not more than 12 metres)

**(17) Anzac Avenue Mixed Housing (Precinct Class = Mixed Housing)**

**Intent**

This precinct is intended to provide a range of residential accommodation close to the Maroochydore Principal Activity Centre and riverfront areas. Development in this precinct should create a transition in scale, form and intensity between high rise

development in the Picnic Point area and low rise residential development to the west.

The precinct has the capacity to absorb a substantial amount of high quality medium density residential redevelopment that over time, is expected to replace some of the older residential housing stock of detached dwellings in this location. New development should contribute to the creation of attractive streetscapes, characterised by low-rise buildings set in well landscaped grounds.

It is recognised that some parcels of land on the western side of Duporth Avenue have existing commercial use rights. However, the preference is for this land to be used for residential and tourist accommodation so as to:-

- ensure appropriate gateway treatment into the Maroochydore Principal Activity Centre, along a major access road;
- prevent of commercial ribbon development; and
- consolidate commercial activities within the Principal Activity Centre.

**Preferred and Acceptable Uses**

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Mixed Housing precinct class.

For land within the precinct and fronting Duporth Avenue, Motels are also encouraged, as the locality is ideal for tourist accommodation, due to its exposure along the coastal tourist route and proximity to the attractions of the Maroochydore Principal Activity Centre and the riverfront.

Undesirable uses are those which disrupt residential amenity, including Commercial and Industrial uses and buildings higher than building heights nominated in the table provided below.

There is potential for small scale Commercial uses to be provided in adjacent Precinct 9, in proximity to the riverfront areas, consequently, the expansion of any existing Commercial uses in this precinct is not favoured, rather the sites should be redeveloped for Multi-unit residential development.

**Landscape and Built Form**

New buildings should preferably be of a construction that reflects the Sunshine Coast character and lifestyle aspirations and be sited and designed to create attractive streetscapes which enhance the residential amenity of the precinct.

New buildings should exhibit a residential character and respect the scale and amenity of adjacent existing development. New premises should incorporate extensive and attractive landscaping which complements the character of the Precinct's existing streetscapes and established gardens. Any substantial existing trees or areas of garden considered to be of significance to the character of the precinct should be retained and incorporated within the new development.

The expansion of any existing Commercial uses is not favoured, rather sites should be redeveloped for Multi-unit residential purposes. Consequently, any alterations to existing commercial premises in the precinct should not involve expansion, and should:

- minimise impacts upon adjacent residential amenity;
- minimise traffic conflicts along Duporth Avenue;
- improve building appearance through architecture which is similar to adjacent residential building scale and form;
- provide a high standard of landscaping; and
- provide minimal signage at a residential scale.

This precinct is located in proximity to the Maroochy River and its tributaries, consequently, properties within this precinct may be subject to the effects of river flooding and storm surge.

#### *Preferred Maximum Density for Multi-unit residential*

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
<b>600 to 699<sup>2</sup></b>	1.0	225
<b>700 to 799</b>	1.0	200
<b>800 to 899</b>	1.0	200
<b>900 to 999</b>	1.0	191
<b>1000 to 1099</b>	1.0	183
<b>1100 to 1199</b>	1.0	176
<b>1200 to 1299</b>	1.0	169
<b>1300 to 1399</b>	1.0	163
<b>1400 to 1499</b>	1.0	157
<b>1500 to 1599</b>	1.0	152
<b>1600 to 1699</b>	1.0	147
<b>1700 to 1799</b>	1.0	142
<b>1800 to 1899</b>	1.0	138
<b>1900 to 1999</b>	<b>1.1</b>	<b>134</b>
<b>2000 +</b>	<b>1.1</b>	<b>130</b>

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

<sup>2</sup>Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m<sup>2</sup>

#### *Maximum building height*

- 3 storeys (but not more than 12 metres)

## **(18) Sunshine Motorway Significant Vegetation (Precinct class = Special Purpose)**

### *Intent*

This precinct is located to the south of the Maroochy Principal Activity Centre, adjacent to the Sunshine Motorway. It accommodates significant vegetation which has been identified as worthy of preservation. This vegetation is to be retained and protected, and where possible, enhanced.

### *Preferred and Acceptable Uses*

It is not intended that this land be developed, other than as a bushland forest town park. Public access in the form of interpretive walks may be provided into and throughout the site, as long as no harm is caused to the environment.

### *Landscape and Built Form*

Any public access provided to the site will ensure that the significant vegetation contained on the site is not compromised in any way.

### *Maximum building height*

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