

## **Explanatory Memorandum**

# **Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14 – Maroochydore Principal Regional Activity Centre**

June 2018



## 1. Short title

The amendment instrument to which this explanatory memorandum relates is the *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14* relating to the Maroochydore Principal Regional Activity Centre (outside of the Maroochydore City Centre Priority Development Area).

## 2. Type of local planning instrument

The amendment to the *Sunshine Coast Planning Scheme 2014* constitutes a 'major amendment' in accordance with Section 2.3A.4 of *Statutory guideline 01/16: Making and amending local planning instruments* and a 'alignment amendment' in accordance with the *Alignment amendment rules (Minister's rules under section 293 of the Planning Act 2016)*.

## 3. Entity making the Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14

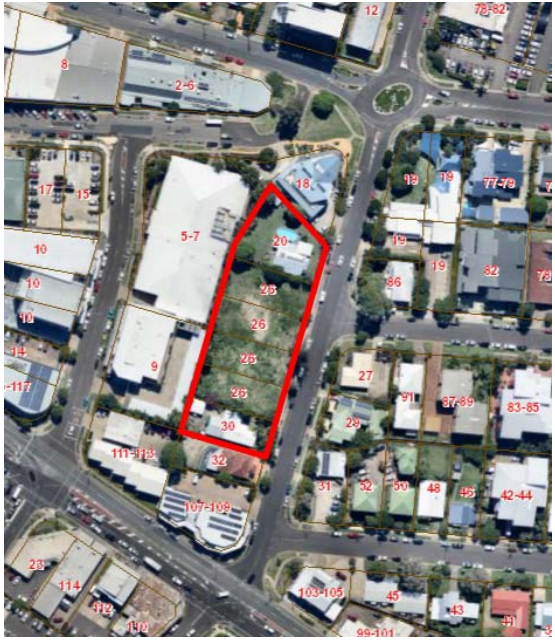


The entity making the *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14* is the Sunshine Coast Regional Council.

## 4. Land affected by the Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14



The *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14* generally applies to the planning scheme area with a particular focus on the Maroochydore/Kuluin local plan area and the specific sites identified in **Table 4.1 Land affected by the Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14**.

**Table 4.1 Land affected by the Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14**

| Property Description | Address  | Ownership Category | Map of Subject Land   |
|----------------------|--|--------------------|---|
| Various              | Maroochydore/<br>Kuluin local plan<br>area (excluding<br>Maroochydore<br>City Centre<br>Priority<br>Development<br>Area) | Various            | Refer <b>Figure 4.1 Maroochydore/Kuluin local plan area</b> below |

| Property Description   | Address  | Ownership Category  | Map of Subject Land  |
|--|--|---|--|
| <p>Lot 2 on M56750,<br/>           Lot 3 on M56714,<br/>           Lot 4 on M56714,<br/>           Lot 5 on M56714,<br/>           Lot 6 on M56714,<br/>           and Lot 7 on<br/>           M56714</p>  | <p>20, 26 and 30<br/>           Second Avenue,<br/>           Maroochydore</p> | <p>Private</p>  |    |
| <p>Lot 1 on<br/>           SP160905 and<br/>           Lot 701 on<br/>           SP196514</p>  | <p>7-13 Milwell Road,<br/>           Maroochydore</p>                          | <p>Council<br/>           (under<br/>           Nomination<br/>           of Trust) and<br/>           State (under<br/>           trustee of<br/>           Council)</p> |   |
| <p>Lot 5 on<br/>           SP257385, Lots<br/>           0-12 on<br/>           SP111807, Lot 5<br/>           on RP863252,<br/>           Lot 4 on<br/>           RP863251, Lot 3<br/>           on RP863251,<br/>           Lot 2 on<br/>           RP863251, Lot 7<br/>           on SP101585,<br/>           Lot 9 on<br/>           SP115714, Lots<br/>           0-3 on SP147894,<br/>           Lots 0-10 on<br/>           SP102817, Lots<br/>           0-8 on SP173811,<br/>           Lot 2 on<br/>           RP897363, Lots<br/>           0-19 on<br/>           SP166577, Lots</p> | <p>Dalton Drive<br/>           Maroochydore</p>                                | <p>Various</p>  |  |



| Property Description  | Address  | Ownership Category                           | Map of Subject Land  |
|---|--|--|--|
| <p>0-10 on SP109805, Lot 5 on SP235738, Lot 6 on RP868295, Lot 6 on SP239529, Lot 3 on SP239528</p>   |  |  |  |
| <p>Lot 711 on SP268770, Lot 707 on SP217638, Lot 802 on SP217638, Lots 708 and 709 on SP268770, Lot 805 on SP268770, Lot 722 on SP268770, Lot 723 on SP268771, Lot 725 on SP268770, Lot 719 on SP268770, Lot 703 on SP255763, Lot 720 on SP255788, Lot 706 on SP255763, Lot 808 on SP255763, Lot 809 on SP268770, Lot 727 on SP261544 and Lot 726 on SP261533</p> | <p>Waterbird Street, Maroochydore, 12 Maroochy Boulevard, 18-34 Maroochy Boulevard, Sunrise Drive, 38 Cheyenne Way, 7 Meridien Drive, 40 Meridien Drive, 9 Yorkeys Lane, 16 Cheyenne Way, 4 Almaden Lane, 6 Normanton Terrace, 1 Karumba Place, Sunshine Cove Way, 33 Flinders Lane and 15 Flinders Lane, Maroochydore</p> | <p>Council (under a Nomination of Trust)</p> |    |
| <p>Lot 100 and Lot 101 on SP175851, Lot 1 on RP136521, Lots 0-22 on SP111200, Lot 2, 3 and 4 on RP27739, Lot 64 on RP208046, Lot 1 on RP83548, and Lot 1 on RP176937</p>  | <p>Big Top and adjacent properties 12-20 Ocean Street, 17 Duporth Avenue, and 22-24 Ocean Street, 2-4 Ocean Street, 6 Ocean Street, 8 Ocean Street, 10 Ocean Street, 25 Duporth Avenue, 21 Duporth Avenue and 19 Duporth Avenue, Maroochydore</p>  | <p>Private</p>                               |  |



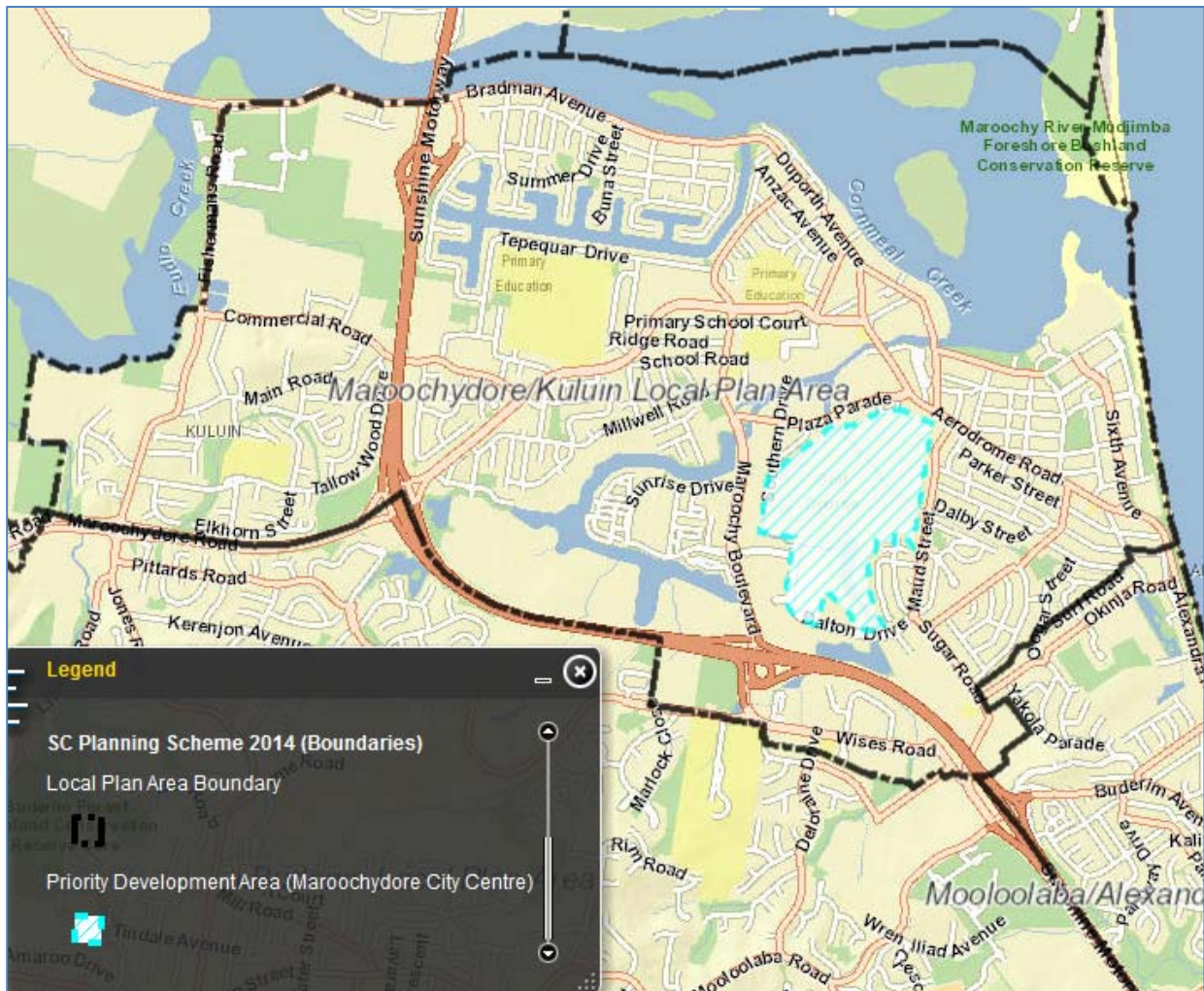
| Property Description   | Address  | Ownership Category | Map of Subject Land   |
|--|--|--------------------|---|
| <p>Lot 63 on RP866871, Lot 68 on SP298093, Lot 3 on SP251370, Lot 61 on CP816941, Lot 64 on CP906065, Lot 1 on SP251369, Lot 2 on SP298092, Lot 38 on SP298091, Lot 65 on SP113361, Lot 67 on SP113361, Lot 1 on RP171261, Lot 7 on RP224419, Lot 32 on RP854184, Lot 33 on SP135064, Lot 10 on RP74851, Lot 2 on SP251369 and Lot 4 on SP251370</p> | <p>Sunshine Plaza and adjacent properties<br/>154A Horton Parade, 154-164 Horton Parade, 166-168 Horton Parade, 50 Plaza Parade, 60 Plaza Parade, Southern Drive, 170 Horton Parade, 150-152 Horton Parade, 148 Horton Parade, 6-8 Plaza Parade and 10 Mungar Street, Maroochydore</p> | <p>Various</p>     |   |
| <p>Lot 202 on SP196515</p>   | <p>11-55 Maroochy Boulevard, Maroochydore</p>  | <p>Private</p>     |  |



Figure 4.1 Maroochydoore/Kuluin local plan area



## 5. Purpose of the Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14

The purpose of the *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14* is to:-

- (a) delete the Maroochydoore Principal Regional Activity Centre (PRAC) Structure Plan and associated maps from Part 10 (Other Plans) and Schedule 2 (Mapping) of the *Sunshine Coast Planning Scheme 2014*;
- (b) incorporate relevant provisions relating to the area previously covered by the Maroochydoore PRAC Structure Plan within the remainder of the planning scheme, predominantly within the Maroochydoore/Kuluin local plan, tables of assessment and Principal centre zone code;
- (c) amend the zoning or overlays of a number of specific sites within the Maroochydoore PRAC, to better reflect the existing or desired future use of the land or current development approvals;
- (d) delete the Planning scheme policy for Maroochydoore Principal Regional Activity Centre Structure Plan from Schedule 6 (Planning scheme policies) of the *Sunshine Coast Planning Scheme 2014*;
- (e) undertake all necessary consequential amendments to other parts of the planning scheme for consistency with the above amendments; and
- (f) make terminology changes to align the amended provisions with the terminology used in the *Planning Act 2016* and *Planning Regulation 2017*.

## 6. Reasons for the Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14

Council has prepared the *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14* in response to a number of legislative and policy changes affecting land use in Maroochydore since the Maroochydore PRAC Structure Plan was developed. These include the declaration of the Maroochydore City Centre Priority Development Area and subsequent preparation of a development scheme for this area, and changes to the *Sustainable Planning Act 2009* which resulted in the removal of provisions relating to structure plans for declared master planned areas. This policy environment has resulted in three separate planning regimes applying in Maroochydore including:-

- the development scheme for the Maroochydore City Centre Priority Development Area;
- the Maroochydore PRAC Structure Plan for the Maroochydore declared master planned area; and
- the Maroochydore/Kuluin local plan for the remainder of the Maroochydore/Kuluin area.

The application of these separate planning regimes is confusing and inefficient and results in different requirements applying to development across Maroochydore.

During the preparation of the *Sunshine Coast Planning Scheme 2014* council wrote to the then Deputy Premier and Minister for State Development, Infrastructure and Planning requesting that an amendment be made to section 761A(3)(b) of the *Sustainable Planning Act 2009* to enable a structure plan to be incorporated into the draft planning scheme as a local plan. In responding to council, the Deputy Premier stated that whilst it was not possible to make a legislative amendment at that time, and as such the Maroochydore PRAC structure plan needed to be included in Part 10 of the draft planning scheme, once the planning scheme was adopted, council may then amend the scheme to include a suitable local plan for the appropriate part of the Maroochydore PRAC.

Consequently the amendment seeks to remove the Structure Plan for the Maroochydore declared master planned area from Part 10 (Other Plans) of the *Sunshine Coast Planning Scheme 2014* and incorporate relevant provisions for the area (excluding the Maroochydore City Centre Priority Development Area which is separately regulated under the *Economic Development Act 2012*) into the rest of the planning scheme, and in particular into the Maroochydore/Kuluin local plan. The amendment also responds to a number of representations received from internal and external stakeholders seeking site specific amendments and/or changes to existing provisions operating within the Maroochydore area.

The amendment seeks to simplify and streamline provisions for Maroochydore (for example by rationalising the number of precincts within the centre), remove redundant structure plan content relating to the Maroochydore City Centre Priority Development Area, and further facilitate development in the Maroochydore PRAC through the removal of restrictive provisions such as retail caps in the city core.

As a result of the amendment, a number of consequential amendments are also required to various parts of the planning scheme and planning scheme maps. The consequential amendments primarily relate to the removal of the Maroochydore declared master planned area from the maps.

In addition, there are some limited instances in which provisions included in the Maroochydore Structure Plan are considered appropriate for inclusion in the planning scheme more generally, rather than applying exclusively to Maroochydore.

## 7. Details of the Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14

The details of the amendment to the *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14* are outlined in **Table 7.1** overleaf and **Appendix 1**.

**Table 7.1 – Summary of planning scheme amendments** provides a summary of those aspects of the amendment that apply to the Maroochydore/Kuluin local plan area and more generally to the planning scheme area.

**Appendix 1 – Details of Amendment (Site Specific)** provides further details of those aspects of the amendment relating to specific sites/areas.

**Table 7.1 Summary of planning scheme amendments**

| Planning Scheme Part                             | Summary of Amendment  |
|--|---|
| <p><b>Part 1 (About the planning scheme)</b></p> | <ul style="list-style-type: none"> <li>• Amend Table 1.2.2 (Local plans and local plan precincts) to insert additional local plan precincts for Maroochydhore/Kuluin local plan area, delete existing local plan precinct MAR LPP-1 (Evans Street) and renumber the remaining existing local plan precincts (refer <b>Appendix 1</b>).</li> <li>• Amend Section 1.2(1)(x) to remove reference to Maroochydhore declared master planned area.</li> <li>• Amend Table 1.2.5 (Planning scheme policies) to remove reference to the Planning Scheme Policy for Maroochydhore PRAC Structure Plan and renumber subsequent items in table accordingly.</li> <li>• Amend the Editor’s Note in Section 1.3.1(1)(c) to remove reference to Maroochydhore PRAC Structure Plan.</li> <li>• Amend Map SCC1 (Local government planning scheme area and context) to remove the Maroochydhore declared master planned area and identify as part of the Maroochydhore/Kuluin local plan area.</li> </ul>  |
| <p><b>Part 3 (Strategic framework)</b></p>       | <ul style="list-style-type: none"> <li>• Amend section 3.1(4) (Preliminary) to remove reference to Maroochydhore declared master planned area.</li> <li>• Amend section 3.2.2 (A new economy), section 3.3.7.1(b) (Specific outcomes), section 3.4 (Economic development) key concept 2 and Section 3.4.1(b) Strategic outcomes to include the term “Priority development area” when making reference to Maroochydhore City Centre as part of the ‘game changer’ projects.</li> <li>• Amend section 3.3.7.1(c) to remove reference to the preparation of a structure plan for the Maroochydhore PRAC.</li> <li>• Amend Table 3.4.3.1 (Activity centre network) to refer to Maroochydhore City rather than Maroochydhore City Centre, amend the reference to Maroochydhore PRAC structure plan to Maroochydhore/Kuluin local plan and remove reference to the Maroochydhore central precinct.</li> <li>• Amend Table 3.4.4.1 (Employment areas) to amend the reference to Maroochydhore PRAC structure plan to Maroochydhore/Kuluin local plan and remove reference to the Maroochydhore central precinct.</li> <li>• Consequential amendment to the Strategic Framework maps to delete Maroochydhore declared master planned area from the maps.</li> </ul>   |
| <p><b>Part 5 (Tables of assessment)</b></p>      | <ul style="list-style-type: none"> <li>• Amend Table 5.5.5 (Principal centre zone) to:- <ul style="list-style-type: none"> <li>– delete the reference to the declared master planned area in the sub-heading of the table; and</li> <li>– translate the defined uses and levels of assessment from the Maroochydhore PRAC Structure Plan having regard to the rationalisation of precincts in the Maroochydhore PRAC (refer <b>Appendix 1</b>), removal of retail caps in the city core (refer Part 7 Local Plans below), and achieving better alignment with levels of assessment in the Major centre zone.</li> </ul> </li> <li>• Amend Table 5.9.8 (Maroochydhore/Kuluin local plan: material change of use) to:- <ul style="list-style-type: none"> <li>– include the additional local plan precincts (translated and rationalised from the Maroochydhore PRAC structure plan (refer <b>Appendix 1</b>)) that vary the level of assessment;</li> <li>– editorial amendment to the note preceding the table to also include reference to the High density residential zone, Principal centre zone, and Open space zone;</li> <li>– amend references to existing local plan precincts to reflect the renumbering of these precincts;</li> <li>– amend reference to an office being code assessable in an</li> </ul> </li> </ul> |



| Planning Scheme Part               | Summary of Amendment  |
|------------------------------------|---|
|                                    | <p>existing building in the Low density residential zone in Precinct MAR LPP-6 (Maud Street/Sugar Road) to being code assessable where in an existing dwelling house to clarify the intent of the provision (refer Part 7 Local Plans below); and</p> <ul style="list-style-type: none"> <li>- include a provision to make major electricity infrastructure (where for underground high voltage sub-transmission powerlines and associated transition structures) exempt on Lot 6 SP239529 in the Open space zone.</li> </ul>   |
| <p><b>Part 6 (Zones)</b></p>       | <ul style="list-style-type: none"> <li>• Amend section 6.2.5 (Principal centre zone code) to:- <ul style="list-style-type: none"> <li>- reflect the removal of the Maroochydore PRAC Structure Plan and the commencement of the Maroochydore City Centre Priority Development Area Development Scheme;</li> <li>- include new general provisions for development in the zone in line with the other zone codes; and</li> <li>- include a new table of consistent and potentially consistent uses in the Principal centre zone, adapted from the Maroochydore PRAC Structure Plan, in line with the other centre zone codes.</li> </ul> </li> </ul>  |
| <p><b>Part 7 (Local plans)</b></p> | <ul style="list-style-type: none"> <li>• Amend section 7.2.19 (Maroochydore/Kuluin local plan code) to incorporate relevant provisions from the Maroochydore PRAC Structure Plan and respond to external and internal representations. Key changes include: <ul style="list-style-type: none"> <li>- <i>Inclusion of new provisions relating specifically to development in the Principal centre zone</i> <p>The new local plan provisions have generally been adapted from the structure plan. However many aspects covered by the structure plan are otherwise addressed by the general planning scheme codes and therefore have not been carried over into the local plan.</p> </li> <li>- <i>Rationalisation of precincts</i> <p>The existing precincts within the area covered by the structure plan have been rationalised. In addition, existing local plan precinct MAR LPP-1 (Evans Street) has been removed, along with associated provisions in the local plan, as the land required for this upgrade has now been secured and the upgrade is currently underway (refer <b>Appendix 1</b>).</p> </li> <li>- <i>Removal of retail caps in the city core precinct</i> <p>The imposition of floor area caps for retail development in the city core is considered to be contrary to the objectives of the Principal centre zone. The caps have been removed as part of a wider focus on stimulating economic activity and removing hurdles to development in the PRAC. Some caps are retained in the frame precincts in order to protect the higher order functioning of the retail core;</p> </li> <li>- <i>Removal of plot ratio parameters</i> <p>Plot ratio parameters are proposed to be removed, with building form and scale instead to be addressed via height, setback and site cover provisions in line with the approach in the remainder of the planning scheme.</p> </li> <li>- <i>Inclusion of new site cover provisions for the city core precinct</i> <p>The Business uses and centre design code currently allows for a maximum site cover of 70% for that part of a building up to 2 storeys in height and 50% for that part of a building exceeding 2 storeys in height (unless varied by a local plan).</p> <p>It is considered appropriate to vary this provision for development in the city core precinct in Maroochydore to allow</p> </li> </ul> </li> </ul> |

|  |   |
|--|---|
|  | <p>up to 90% site cover in certain circumstances for podium levels (which may be up to 16 metres in height), retaining 50% site cover above podium levels, which is currently in the Business uses and centre design code. This will promote a close and more seamless relationship of buildings to the street and recognises that the Maroochydore City Centre is intended to contain the most intense forms of development on the Sunshine Coast. A maximum of 50% site cover, and intent for slimline towers, is retained above the podium level.</p> <ul style="list-style-type: none"> <li>- <i>Identification of Sunshine Plaza and Big Top as key sites</i><br/>The significant status of these two sites (and adjoining properties) are recognised in the local plan area and specific provisions are included relating to the sites in the local plan code (refer <b>Appendix 1</b>).</li> <li>- <i>Removal of duplicate provisions, or provisions adequately covered elsewhere in the planning scheme</i><br/>Many provisions in the Maroochydore PRAC Structure Plan are otherwise addressed by the general planning scheme codes and as a result are not intended to be carried over into the Maroochydore/Kuluin local plan. This allows the provisions to be significantly streamlined.</li> <li>- <i>Strengthening of provisions relating to the conversion of dwelling houses to offices in Precinct MAR LPP-6 (Maud Street/Sugar Road) to limit new custom built office buildings in this location</i><br/>The amendment is in response to a recent court case and development pressure for custom built office buildings in this location. Whilst many existing older style dwellings in the area have been converted to offices in line with the planning scheme intent (and the former Maroochy Plan), new office development is intended to be focussed in the city centre (Principal centre zone). The amendment reinforces the intent that office development is to be within existing dwellings within this precinct. Consequential amendment are also required to Part 5 (Tables of assessment) to reflect this intent.</li> <li>- <i>Inclusion of a supplementary table of consistent and potentially consistent uses in the Principal centre zone</i><br/>The table varies the consistent/potentially consistent use status for uses in the 'frame' precincts - Precincts MAR LPP-2 (Aerodrome Road) and Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive), for example, to restrict higher order retail uses such as department stores and allow small showrooms in these areas.</li> <li>- <i>Inclusion of a supplementary table of consistent and potentially consistent uses in the Open space zone (for Lot 6 SP239529)</i><br/>The table varies the consistent/potentially consistent uses for Lot 6 SP239529 in the Open space zone to make major electricity infrastructure (where for underground high voltage sub-transmission powerlines and associated transition structures) a consistent use.</li> </ul> <ul style="list-style-type: none"> <li>• Amend Figure 7.2.19A (Maroochydore/Kuluin local plan elements) to incorporate and update relevant provisions from the Maroochydore PRAC Structure Plan and align with the remainder of the local plans including identification of active frontages, gateways, activity nodes, key sites, indicative road/access points, through block pedestrian/cycle linkages, greenspace links, primary streetscape treatment areas, and boulevard treatment areas. Some new road and pedestrian/cycle links have been identified and active street frontages and landscape setbacks are revised and re-focussed to key areas/frontages.</li> <li>• Include new Figure 7.2.19B (Maroochydore public pedestrian</li> </ul> |
|--|---|

| Planning Scheme Part              | Summary of Amendment  |
|-----------------------------------|---|
|                                   | promenade design) from Maroochydore PRAC Structure Plan.  |
| <b>Part 8 (Overlay codes)</b>     | <ul style="list-style-type: none"> <li>• Consequential amendments to Figure 8.2.7 (Drainage deficient areas) to:- <ul style="list-style-type: none"> <li>– delete Declared Master Planned Area from the map and legend; and</li> <li>– delete the element “Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)” from the legend as this element does not appear on the map.</li> </ul> </li> </ul>  |
| <b>Part 9 (Development codes)</b> | <ul style="list-style-type: none"> <li>• Amend section 9.3.1 (Business uses and centre design code) to include a new AO5.1 and AO5.2 relating to building entrances addressing the street, and amend AO5.3 to include specific provisions restricting the use of solid security shutters/screens and roller doors. Renumber existing AO5.1 and AO5.2.<br/><br/>This amendment reflects provisions previously included in the Maroochydore PRAC Structure Plan (and which are not already addressed in the <i>Sunshine Coast Planning Scheme 2014</i>) which are considered appropriate for inclusion in the planning scheme more generally, rather than applying exclusively to Maroochydore.</li> <li>• Consequential amendment to the Figures in section 9.4.8 (Transport and parking code) to delete Maroochydore declared master planned area from the maps.</li> </ul>   |
| <b>Part 10 (Other plans)</b>      | <ul style="list-style-type: none"> <li>• Delete section 10.2 (Maroochydore Principal Regional Activity Centre (PRAC) Structure Plan).</li> <li>• Consequential amendment to section 10.1 (Preliminary) and renumbering of section 10.3 (Palmview Structure Plan) to reflect the removal of the Maroochydore PRAC Structure Plan.</li> </ul>   |
| <b>Schedule 2 (Mapping)</b>       | <ul style="list-style-type: none"> <li>• Amend Table SC2.1.2 (Map index) to delete all Maroochydore PRAC Declared Master Planned Area maps from the “Other plans maps” section of Table SC2.1.2.</li> <li>• Editorial amendment to Table SC2.1.2 (Map index) to correct map title of Map ZM22.</li> <li>• Amend Zone Map ZM22 (Maroochydore/Kuluin local plan area) to remove the Maroochydore declared master planned area, update zoning for newly created lots at Sunshine Cove in accordance with the development approval (e.g. include dedicated parks in the Open space zone), and reflect zoning changes for several specific sites (refer <b>Appendix 1</b>). No change to zoning has occurred to other sites within the local plan area.</li> <li>• Amend Local Plan Precinct Map LPM22 (Maroochydore/Kuluin local plan precincts) to identify new local plan precincts adapted and rationalised from the Maroochydore PRAC structure plan (refer <b>Appendix 1</b>). Consequential amendment to renumber the existing local plan precincts.</li> <li>• Amend Overlay Map OVM22H (Maroochydore/Kuluin Local Plan Area Height of Buildings and Structures Overlay Map) to remove the Maroochydore declared master planned area and translate the maximum building heights in the Maroochydore PRAC Structure Plan (Map OPM M5 Maroochydore PRAC Master Planned Area Height of Buildings and Structures) into the Height of buildings and structures overlay. No change to maximum building heights has occurred within the local plan area.</li> <li>• Amend Overlay Map OVM22C(i) (Maroochydore/Kuluin Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (i)) to reinstate vegetation areas on Council parkland at 7-13 Milwell Road,</li> </ul> |



| Planning Scheme Part                                | Summary of Amendment  |
|---|---|
|   | <p>Maroochydore (Lots 1 on SP160905 and 701 on SP196514) (refer <b>Appendix 1</b>).</p> <ul style="list-style-type: none"> <li>• Amend Overlay Map OVM22K (Maroochydore/Kuluin Local Plan Area Regional Infrastructure Overlay Map) to remove the Maroochydore declared master planned area and reinstate infrastructure corridors omitted from the declared master planned area (refer <b>Appendix 1</b>).</li> <li>• Delete the following maps from Schedule 2 (Mapping) as a consequence of the removal of the Maroochydore PRAC Structure Plan from Part 10 (Other Plans):- <ul style="list-style-type: none"> <li>– Other Plans Map OPM M1 (Maroochydore PRAC Master Planned Area)</li> <li>– Other Plans Map OPM M2 (Maroochydore PRAC Master Planned Area (Land use structure))</li> <li>– Other Plans Map OPM M3 (Maroochydore PRAC Master Planned Area (Major infrastructure elements))</li> <li>– Other Plans Map OPM M4 (Maroochydore PRAC Master Planned Area (Precincts and sub-precincts))</li> <li>– Other Plans Map OPM M5 (Maroochydore PRAC Master Planned Area (Height of buildings and structures))</li> <li>– Other Plans Map OPM M6 (Maroochydore PRAC Master Planned Area (Active frontages, gateway and activity nodes))</li> <li>– Other Plans Map OPM M7 (Maroochydore PRAC Master Planned Area (Road transport infrastructure network))</li> <li>– Other Plans Map OPM M8 (Maroochydore PRAC Master Planned Area (Public transport infrastructure network))</li> <li>– Other Plans Map OPM M9 (Maroochydore PRAC Master Planned Area (Bicycle and pedestrian infrastructure network))</li> <li>– Other Plans Map OPM M10 (Maroochydore PRAC Master Planned Area (Water supply infrastructure network))</li> <li>– Other Plans Map OPM M11 (Maroochydore PRAC Master Planned Area (Sewer infrastructure network))</li> <li>– Other Plans Map OPM M12 (Maroochydore PRAC Master Planned Area (Stormwater infrastructure network))</li> <li>– Other Plans Map OPM M13 (Maroochydore PRAC Master Planned Area (Urban open space infrastructure network))</li> <li>– Other Plans Map OPM M14 (Maroochydore PRAC Master Planned Area (Community facilities infrastructure network))</li> <li>– Other Plans Map OPM M15 (Maroochydore PRAC Master Planned Area (Electricity infrastructure network))</li> <li>– Other Plans Map OPM M16 (Maroochydore PRAC Master Planned Area (Telecommunications infrastructure network))</li> </ul> </li> <li>• Consequential amendment to various maps in Schedule 2 to delete Maroochydore declared master planned area from the map.</li> </ul> |
| <p><b>Schedule 6 (Planning scheme policies)</b></p> | <ul style="list-style-type: none"> <li>• Delete section SC6.19 Planning scheme policy for the Maroochydore Principal Regional Activity Centre Structure Plan as a consequence of the removal of the Maroochydore PRAC Structure Plan.</li> <li>• Consequential amendments to renumber Schedule 6 and delete reference to the planning scheme policy for the Maroochydore Principal Regional Activity Centre Structure Plan from Table SC6.1A Planning scheme policy index.</li> </ul>   |

## 8. Compliance with the Sustainable Planning Act 2009 and Planning Act 2016

The *Sunshine Coast Planning Scheme 2014* complies with the purpose and Section 88 (Key elements of planning scheme) of the *Sustainable Planning Act 2009*. In particular the *Sunshine Coast Planning Scheme 2014* appropriately reflects the standard planning scheme provisions in version 4.0 of the Queensland Planning Provisions and coordinates and integrates State and regional matters through compliance with State planning instruments. The *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14* does not materially affect this compliance.

The *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14* has been prepared in accordance with:-

- (a) Part 5 (Making, amending or repealing local planning instruments) of the *Sustainable Planning Act 2009*; and
- (b) *Statutory guideline 01/16: Making and amending local planning instruments*.

The *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14* has been modified to align with the *Planning Act 2016*, in accordance with the *Alignment amendment rules (Minister's rules under section 293 of the Planning Act 2016)*.

## 9. Compliance with State planning instruments

At the time of the gazettal of the *Sunshine Coast Planning Scheme 2014* in May 2014, the Minister identified that the *South East Queensland Regional Plan 2009-2031* and the *State Planning Policy* were appropriately reflected in the planning scheme.

A new State Planning Policy (SPP) commenced on 3 July 2017 and a new Regional Plan – *ShapingSEQ South East Queensland Regional Plan 2017* – was released on 11 August 2017. Council is currently undertaking a review of the *Sunshine Coast Planning Scheme 2014* with a view to commencing an amendment process to align the planning scheme with the new SPP and Regional Plan.

The amendment to the *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14* does not adversely affect the planning scheme's compliance with State planning instruments.

Aspects of State planning instruments that have been identified as particularly relevant to the amendment, and a summary of how the amendment advances these aspects, are outlined in **Table 9.1** below.

**Table 9.1 Compliance with State planning instruments**

| State Interest   | Summary of Compliance   |
|--|---|
| <p><b>South East Queensland Regional Plan 2009 – 2031</b> (superseded) – Sunshine Coast Sub-Regional narrative</p> <p><b>ShapingSEQ – South East Queensland Regional Plan 2017</b> Northern sub-region narrative</p>   | <p>The amendment reflects and reinforces the intent for the Maroochyodre Principal Regional Activity Centre to be the most significant location for economic and employment growth on the Sunshine Coast by simplifying and streamlining the provisions relating to development in the Maroochyodre PRAC (outside of the Maroochyodre City Centre Priority Development Area) and removing overly restrictive provisions.</p>  |
| <p><b>South East Queensland Regional Plan 2009 – 2031</b> (superseded) – DRO 8 Compact Settlement, Section 8.6 Activity centres and transit corridors</p> <p><b>ShapingSEQ - South East Queensland Regional Plan 2017 --</b> Goal 2 – Prosper and Goal 3 – Connect</p> | <p>The amendment reflects and reinforces the principles and policies relating to activity centres and transit corridors by:</p> <ul style="list-style-type: none"> <li>• allowing for a broad mix of land uses, major employment concentrations and residential densities that generate high demand for public transport; and</li> <li>• integrating land use and urban design with dedicated transit corridors including the dedicated public transport corridor (CAMCOS) and the CoastConnect Priority transit corridor.</li> </ul> |

| State Interest  | Summary of Compliance  |
|---|--|
| <p><b>South East Queensland Regional Plan 2009 – 2031</b> (superseded) – DRO 8 Compact Settlement, Section 8.7 Centres that support business</p> <p><b>ShapingSEQ - South East Queensland Regional Plan 2017 - Goal 2 - Prosper</b></p>                                   | <p>The amendment reflects and reinforces the principles and policies relating to centres that support business by providing for and encouraging a broad range of business uses to support employment growth in the centre.</p>   |
| <p><b>South East Queensland Regional Plan 2009 – 2031</b> (superseded) – DRO 8 Compact Settlement, Section 8.8 Mixed use activity centres</p> <p><b>ShapingSEQ - South East Queensland Regional Plan 2017 - Goal 2 - Prosper</b></p>                                      | <p>The amendment reflects and reinforces the principles and policies relating to mixed use activity centres by providing for a wide range of centre uses and encouraging mixed use development and design which supports vibrant and active streets and public spaces.</p>   |
| <p><b>South East Queensland Regional Plan 2009 – 2031</b> (superseded) – DRO 8 Compact Settlement, Section 8.9 Integrated land use and transport planning</p> <p><b>ShapingSEQ - South East Queensland Regional Plan 2017 – Goal 2 – Prosper and Goal 3 - Connect</b></p> | <p>The amendment reflects and reinforces the principles and policies relating to integrated land use and transport planning by supporting the delivery of transit oriented outcomes in the Maroochydore PRAC, in particular the delivery of:</p> <ul style="list-style-type: none"> <li>• a vibrant pedestrian and cycle friendly core with priority given to connections to the Maroochydore Station transit interchange and the proposed transit station and interchange (CAMCOS); and</li> <li>• a wide mix of uses including medium and high density residential development.</li> </ul> |
| <p><b>South East Queensland Regional Plan 2009 – 2031</b> (superseded) – DRO 8 Compact Settlement, Section 8.10 Development area delivery</p> <p><b>ShapingSEQ – South East Queensland Regional Plan 2017 Northern sub-region narrative</b></p>                           | <p>Together with the established Development Scheme for the Maroochydore City Centre Priority Development Area, the amendment reflects and reinforces the identification of Maroochydore as a Regional Activity Centre by providing a simplified and streamlined planning framework for Maroochydore that supports and facilitates significant employment and residential growth.</p>  |
| <p><b>State Planning Policy July 2017 – Liveable communities</b></p>  | <p>The amendment reflects and reinforces planning for liveable communities by:</p> <ul style="list-style-type: none"> <li>• facilitating vibrant streets and public spaces;</li> <li>• providing a mix of land uses to meet the needs of the community;</li> <li>• facilitating urban consolidation in an area well serviced by existing and proposed infrastructure and services; and</li> <li>• facilitating the provision of pedestrian, cycle and public transport infrastructure and promoting high levels of connectivity within and between these networks.</li> </ul>                |
| <p><b>State Planning Policy July 2017 – Housing supply and diversity</b></p>  | <p>The amendment reflects and reinforces the provision of diverse, accessible and well serviced housing by:</p> <ul style="list-style-type: none"> <li>• providing for housing development in an area that is accessible and well connected to services, employment and infrastructure;</li> <li>• encouraging a diversity of housing to cater for the current and projected demographic, in particular the provision of smaller, more affordable housing product; and</li> </ul>  |



| State Interest  | Summary of Compliance  |
|---|--|
|   | <ul style="list-style-type: none"> <li>providing for best practice, innovative and adaptable housing design.</li> </ul>  |
| <b>State Planning Policy July 2017 – Development and construction</b> | <p>The amendment facilitates a range of residential, commercial and retail development opportunities by:</p> <ul style="list-style-type: none"> <li>simplifying and streamlining the provisions relating to development in the Maroochydore PRAC;</li> <li>removing overly restrictive provisions;</li> <li>facilitating the development of mixed use precincts;</li> <li>offering opportunities for a wide variety of uses and employment; and</li> <li>providing for complementary uses surrounding the Maroochydore City Centre Priority Development Area.</li> </ul> |

## 10. Consultation with government agencies

During the early stages of preparation of the amendment, Council officers met with representatives from the Department of Infrastructure, Local Government and Planning (DILGP), Regional Services – SEQ (North) on 20 August 2015 to discuss the content of the proposed amendment and likely state interests.

Preliminary discussions with representatives from DILGP, Regional Services office identified that the following agencies may have a specific interest in the planning scheme amendment:-

- Department of Infrastructure, Local Government and Planning;
- Department of State Development – Government Land and Asset Management – in relation to state owned land generally;
- Department of Education and Training – in relation to the zoning of Maroochydore State School;
- Department of Transport and Main Roads – in relation to the CAMCOS and CoastConnect Corridors and main roads generally; and
- Economic Development Queensland – in relation to integration with and relationship to the Maroochydore City Centre Priority Development Area.

In accordance with the *Sustainable Planning Act 2009* and *Statutory guideline 01/16: Making and amending local planning instruments*, Council sent a copy of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment)* to the Minister for Infrastructure, Local Government and Planning (the Planning Minister), by letter dated 5 December 2015, for consideration of State interests and to seek approval for Council to proceed to public consultation.

Following consideration of State interests, on 18 July 2016, Council received advice from the Planning Minister that it may proceed to public consultation, subject to the following conditions:

1. *Table 5.5.5 – Table of assessment for principal centre zone*

*Insert – An entry in table 5.5.5 that reinstates a code assessment level for a material change of use involving a place of worship in the principal centre zone.*

2. *Table 6.2.5.2.1 – Consistent uses and potentially consistent uses in the principal centre zone*

*Amend – Table 6.2.5.2.1, so that place of worship is removed from column 2 – potentially consistent uses, and inserted in column 1 – consistent uses, for the principal centre zone.*

## 11. Compliance with State imposed conditions

In accordance with the Minister's letter received on 18 July 2016, the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment)*, was modified to comply with the above Ministerial conditions.

## 12. Public consultation

During the commencement of the planning scheme, Council received representations from a number of internal and external stakeholders seeking an amendment to the zoning or overlays relating to specific sites or to address a range of operational matters to improve the clarity and efficiency of the planning scheme provisions relating to the Maroochydore PRAC. The representations that have been received have informed the preparation of the proposed planning scheme amendment.

In accordance with *Statutory Guideline 01/16: Making and amending local planning instruments*, Council must undertake public consultation during Stage 3 of the process for making a planning scheme 'major' amendment.

On 18 July 2016, Council received advice from the Planning Minister that it may proceed to public consultation, subject to compliance with the Ministerial conditions (refer to Section 10 and 11).

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment)* was on public consultation from **26 September 2016 to 7 November 2016**. The consultation and communication strategy implemented during the public notification period involved the following:

- Media statement issued prior to the commencement of the public consultation period, advising of the proposed amendments and public consultation period;
- Notice placed in the Sunshine Coast Daily on Saturday, 24 September 2016;
- Notice published on Council's website and a copy placed at Council offices prior to the consultation period commencing;
- Copy of the proposed amendment was published on Council's website and made available for viewing at Council's offices during the consultation period;
- For properties subject to a proposed zoning change, letters sent to land owners and adjoining land owners advising of the proposed amendment, including a summary information sheet about the proposed amendment and public consultation period;
- Newsflash issued to all regular planning scheme users and community members that have previously expressed an interest in receiving information about planning and development matters; and
- Various phone, email and counter enquiries.

## 13. Consideration of public submissions

A total of 14 'properly made' submissions (and 1 'not properly made' submission) were received in relation to the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment)*.

In accordance with *Statutory Guideline 01/16: Making and amending local planning instruments*, following public consultation, Council considered every 'properly made' submission about the proposed amendment. Individual responses were provided to each submitter and a summary of consideration of the key issues raised by submitters is provided below:

### **Objection to 'Indicative Road Linkage/Access Point' shown on Maroochydore/Kuluin Local Plan Elements Figure**

Submitters were concerned that provisions requiring a public road linkage (intended to function as an access and servicing laneway) at the rear of properties on the northern side of Ocean Street will impact on development potential and yield. Following a review of submissions, the indicative road linkage/access point parallel to Ocean Street was removed from Figure 7.2.19A (Maroochydore/Kuluin Local Plan Elements) and a requirement for access and servicing to be provided at the rear of properties (through site design rather than a dedicated public road) was reinforced in the relevant performance outcome of the Maroochydore/Kuluin local plan code.

### **Request for height increases in the Principal Regional Activity Centre**

Several submissions involved requests for additional building height in certain parts of the Principal Regional Activity Centre (PRAC) including the Sunshine Plaza site and the Ocean Street Hospitality Area (Sub-precinct MAR LPSP-1). However, the height limits identified for the Principal Regional Activity Centre are considered to be appropriate and no changes have been

made in respect to the Sunshine Plaza site or the Ocean Street Hospitality Area as result of submissions.

#### **Level of assessment for shopping centres in areas surrounding city core**

Concern that large shopping centres may establish outside the city core (i.e. in Precinct MAR LPP-2 Aerodrome Road and MAR LPP-3 Maroochy Boulevard/Dalton Drive) and undermine the primary retail function of the City Core Precinct (MAR LPP-1) was raised as an issue. In consideration of this issue, it is noted that shopping centres (where located in MAR LPP-2 and MAR LPP-3) are triggered to impact assessment if involving a department store. This is considered to be a suitable mechanism in which to limit higher order retail activity in areas surrounding the City Core Precinct (MAR LPP-1).

#### **Request for review of transport elements including road hierarchy, pedestrian and cycle network**

Concern was raised that there is no specific road hierarchy proposed for the Maroochydoore Principal Regional Activity Centre. A submitter suggested that the role and intent of Plaza Parade is not clear, and also proposed an alternate intersection between Sunshine Plaza and the Maroochydoore City Centre Priority Development Area (PDA) at Carnaby Street rather than Maud Canal Bridge. Concerns that pedestrian and cycle linkages are depicted as one transport 'element' was also raised as an issue. Following a review of the submission and the relevant planning scheme provisions (including the Maroochydoore/Kuluin Local Place Code, the Strategic Framework, the Transport and Parking Code and Priority Infrastructure Plan) it is considered that the transport network proposed for the PRAC is appropriate and does not require review at this time.

#### **Consistency of terminology used in relation to Maroochydoore city core**

A submission suggested that the terminology used in the *Sunshine Coast Planning Scheme 2014* to describe the Maroochydoore Principal Regional Activity Centre is unclear and inconsistent in some areas. In response to this, a review of the terminology was undertaken and found to be legible and purposeful and not requiring any further review or amendment.

#### **Provisions relating to major electricity infrastructure (underground high voltage)**

A submission identified a 'translation' error in respect to provision of major electricity infrastructure (underground high voltage) in the southern part of the Principal Regional Activity Centre. Under the existing Maroochydoore PRAC Structure Plan, major electricity infrastructure (underground high voltage) is exempt in all precincts. When the Structure Plan 'precincts' were translated into 'zones' the majority of land within the PRAC was included in the Principal centre zone, whereby major electricity infrastructure (underground high voltage) is also an 'exempt' use). However, there is one lot (Lot 6 SP238529) in this area which is proposed to be included in the Open space zone. In this zone, major electricity infrastructure is subject to impact assessment. Despite the proposed underground electricity infrastructure being located in the road reserve, the adjoining Open space zoning will apply. A minor adjustment has been made to the tables of assessment and the local plan code to correct this 'translation' error to ensure the planned infrastructure delivery can occur.

#### **Removal of retail caps**

Concern was raised that removal of retail caps from the Maroochydoore PRAC will negatively impact on other centres such as Kawana Shopping World. However, the Maroochydoore PRAC is already identified as the dominant centre in the Activity Centre Network and is intended to provide the largest and most diverse mix of uses and activities (including retail). As such, there are no forward plans to reinstate retail caps at this time.

There was also an alternative viewpoint expressed (in a separate submission) that the retail cap proposed for the area surrounding the city core (i.e. MAR LPP-3 Maroochy Boulevard/Dalton Drive) should be removed. However, the retail cap imposed on this 'frame' precinct is intended to ensure that the City Core Precinct (MAR LPP-1) is not undermined and continues to function as the core retailing area within the Principal Regional Activity Centre.

#### **Various matters relating to Sunshine Plaza site**

A submission was received in relation to the Sunshine Plaza site and objected to provisions relating to 'public promenades' as well as provisions requiring both sides of Maud Canal to have active street frontages. However, Council seeks to ensure that public access through Sunshine Plaza is retained and improved in the event the site is expanded and/or redeveloped. In respect to active frontages, Maud Canal will serve a key waterfront entrance into the Sunshine Plaza site from the Priority Development Area (PDA) and it is imperative that active frontages are ultimately provided to each side of this waterbody. As part of the review of active street frontages on the Sunshine Plaza site, several improvements were identified in respect to the Mungar Street and Maud Canal Bridge intersections. In particular, Figure 7.2.19A (Maroochydoore/Kuluin local plan elements) has been changed to show lots fronting these two important 'gateway' locations as having active street frontages.



### **Provisions relating to building design and setbacks**

Concern was raised in relation to provisions for the design of new buildings in the Principal centre zone, particularly where adjoining a residential use. A review of the relevant provisions was undertaken, and it was determined that there is scope to alter the provisions to ensure that the design of new buildings (mostly in relation to podium setbacks) respond appropriately to an adjoining residential use. Several adjustments have been made to the 'Built Form' provisions in the Maroochydore/Kuluin local plan code in this regard.

### Summary of recommended changes to the proposed amendment

As a result of submissions, the following changes were recommended to the public consultation version of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment)* – Maroochydore Principal Regional Activity Centre:

- amend Table 5.9.8 (Maroochydore/Kuluin local plan: material change of use) to make Major electricity infrastructure (where for underground high voltage) 'exempt' in the Open space zone on Lot 6 SP239529;
- amend part 7.2.19.3 (Purpose and overall outcomes) of the Maroochydore/Kuluin local plan code to remove the reference to a public road link between Beach Road and Duporth Avenue;
- amend Table 7.2.19.4.2 of the Maroochydore/Kuluin local plan code to modify relevant performance outcomes to ensure development in MAR LPSP-1 (Ocean Street Hospitality Area) provides rear servicing and access;
- amend Table 7.2.19.4.2 of the Maroochydore/Kuluin local plan code to modify provisions relating to podium design and setbacks (where adjoining a residential use);
- include a new Table 7.2.19.4.4 (Maroochydore/Kuluin local plan supplementary table of consistent uses and potentially consistent uses in the Open space zone) for Lot 6 SP239529 to make Major electricity infrastructure (where for underground high voltage) a consistent use;
- amend Figure 7.2.19A (Maroochydore/Kuluin local plan elements) to remove the 'Indicative Road Linkage/Access Point' between Beach Road and Duporth Avenue (i.e. parallel to Ocean Street); and
- amend Figure 7.2.19B (Maroochydore Public Pedestrian Promenade Design) to remove illustration 'A' and 'C'.

In addition to the above, several changes were recommended to the proposed planning scheme amendment that were not a direct result of submissions, namely:

- changes to Figure 7.2.19A (Maroochydore/Kuluin local plan elements) to update locations for Primary Active Street Frontages; and
- various formatting and grammatical changes to improve the clarity and efficiency of the planning scheme.

The changes made to the proposed amendment were relatively minor in nature and were determined not to make the proposed amendment significantly different to the version that was placed on public consultation.

As the proposed changes to the amendment instrument were relatively minor in nature, the proposed amendment, with changes, remained in compliance with relevant State planning instruments and did not affect a State interest.

## **14. Final State Review**

The proposed planning scheme amendment, with changes, was forwarded to the Planning Minister on 28 April 2017, for approval for Council to adopt.

On 3 May 2018, Council received advice from the Planning Minister that Council may proceed to adopt the proposed planning scheme amendment, subject to the following condition:

**State interest – Purpose of the Sustainable Planning Act 2009 (changes that place undue restrictions on private property)**

1. Amend the provisions within the Maroochydore/Kuluin Local Plan Code as follows:

**7.2.19.3 Purpose and overall outcomes**

- (1) The purpose of the Maroochydore/Kuluin local plan code is to provide locally relevant planning provisions for the assessment of development within the Maroochydore/Kuluin local plan area
- (2) The purpose of the Maroochydore/Kuluin local plan code will be achieved through the following overall outcomes:-
  - (i) Development provides for the following key elements of the urban open space and pedestrian/cycle network:-
    - (i) a public pedestrian promenade, ~~in public ownership~~, to be available for public access at all times, along Cornmeal Creek and Maud Canal linking Sunhinc Plaza to the proposed transit station and interchange (CAMCOS) and residential areas to the south-west;
    - (ii) a continuous high quality walkable waterfront and greenspace link, available for public access at all times, ~~in public ownership~~, along the Cotton Tree foreshore, Cornmeal Creek and Maud Canal; and
    - (iii) a continuous high quality public pedestrian and cycle link along the Maroochy River and Maroochydore Beach foreshore, integrating and extending the Coastal Path System.

**7.2.19.4 Assessment Criteria**

**Table 7.2.19.4.2 Additional criteria for assessable development in the Principal centre zone**

**PO5:**

Development provides for a walkable waterfront and open space network along the full frontages of Cornmeal Creek and Maud Canal ~~in public ownership~~ providing public access at all times access and connectivity through the Principal Regional Activity Centre and beyond to the Maroochy River and foreshore and surrounding residential areas.

**PO6:**

Development provides for a high amenity and functional pedestrian promenade, available for public access at all times, ~~in public ownership~~ extending along the full frontage of Maud Canal from Cornmeal Creek to the proposed transit station and interchange (CAMCOS) and surrounding residential areas.

**PO7:**

Development provides mid-block pedestrian connections which:-

- (a) are located to reflect the desired lines of pedestrian movement between major points of attraction and public spaces that are available for public access at all times;
- (b) provide a safe alternative to the street based pedestrian and cycle attractive movement network; and
- (c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function; and
- ~~(d) are subject to an easement in favour of the Council to ensure guaranteed 24 hour and 7 day per week public access.~~

**AO7 AO7.1:**

Development for a large floor plate use in the Principal centre zone, or on land otherwise identified as accommodating a through block, pedestrian linkage on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) provides publicly ~~publically~~ accessible, visible, safe, comfortable and attractive through block pedestrian linkages.

**AO7.2:**

The pedestrian connections are subject to an easement in favour of the Council to ensure guaranteed 24 hour and 7 day per week public access.

## **15. Background studies and reports**

No additional background studies or reports have been prepared to inform the preparation of the *Sunshine Coast Planning Scheme 2014 (Major Amendment and Alignment Amendment) No. 14*.

## Appendix 1: Details of Amendment (Site Specific)

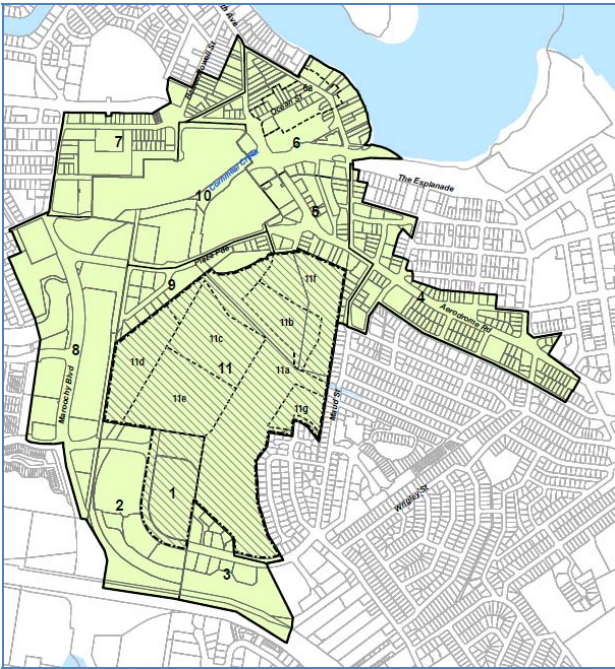
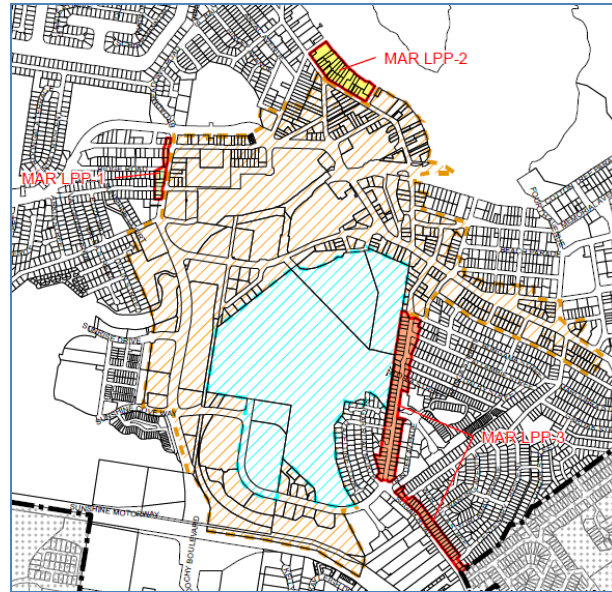
| Property Description                               | Sunshine Coast Planning Scheme 2014 (Current)  | Summary  | Amendment   |
|--|--|--|---|
| <p>Various – Maroochyde/Kuluin local plan area</p> | <p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Map OPM M4 Maroochyde PRAC Master Planned Area Precincts and Sub-precincts</b></p>  <p><b>Precincts and Sub-precincts</b></p> <ol style="list-style-type: none"> <li>1. State Government Precinct</li> <li>2. Dalton Drive West Precinct</li> <li>3. Dalton Drive South Precinct</li> <li>4. Aerodrome Road Precinct</li> <li>5. Government Precinct</li> <li>6. Ocean Street Precinct</li> <li>6a. Ocean Street – Hospitality Area Sub-Precinct</li> <li>7. Maroochyde North Precinct</li> <li>8. Maroochy Boulevard Precinct</li> <li>9. Plaza Parade Precinct</li> <li>10. Sunshine Plaza Precinct (Master Plan Unit)</li> <li>11. Maroochyde Central Precinct (Master Plan Unit)</li> <li>11a. Maroochyde Central - Parkland Sub-Precinct</li> <li>11b. Maroochyde Central - Community Facilities Sub-Precinct</li> <li>11c. Maroochyde Central - Retail Sub-Precinct</li> <li>11d. Maroochyde Central - Commercial Sub-Precinct</li> <li>11e. Maroochyde Central - Main Street South Sub-Precinct</li> <li>11f. Maroochyde Central - Main Street North Sub-Precinct</li> <li>11g. Maroochyde Central - Residential Sub-Precinct</li> </ol> | <p>The existing Maroochyde PRAC Structure Plan in Part 10 of the <i>Sunshine Coast Planning Scheme 2014</i> divides the declared master planned area into 11 precincts and 8 sub-precincts. Precincts 1 State Government Precinct and 11 Maroochyde Central Precinct are now redundant as these areas are within the Priority Development Area and covered by the Maroochyde City Centre PDA Development Scheme.</p> <p>As part of the “roll in” of the Structure Plan, the remaining precincts within the area covered by the structure plan are proposed to be rationalised into essentially:-</p> <ul style="list-style-type: none"> <li>• a <b>city core</b> precinct being Precinct MAR LPP-1 (City Core), generally comprising the Government Precinct, Ocean Street Precinct, Maroochyde North Precinct, Sunshine Plaza Precinct, Plaza Parade Precinct and the western part of the Aerodrome Road Precinct under the Structure Plan; and</li> <li>• two <b>frame</b> precincts, being Precinct MAR LPP-2 (Aerodrome Road) comprising the remainder of the Aerodrome Road Precinct under the Structure Plan and Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive) generally comprising the Maroochy Boulevard Precinct and part of the Dalton Drive West precinct under the Structure Plan.</li> </ul> <p>The Ocean Street hospitality area is proposed to be retained as Sub Precinct MAR LPSP-1.</p> <p>The proposed rationalisation of precincts will simplify and streamline assessment and reduce duplication of provisions.</p> <p>In addition to the above, it is proposed to remove existing local plan precinct MAR LPP-1 (Evans Street) and associated local plan provisions. The purpose of this precinct was to ensure development adequately provided for the upgrade of Evans Street to a dual carriageway. The land required for this upgrade has now been secured by Council and construction of the dual carriageway is currently underway. As such these provisions are now redundant.</p> <p>Consequential amendments are required to renumber the remaining two existing local plan precincts.</p> | <p><b>That Map LPM22 Maroochyde/Kuluin Local Plan Precincts is amended to:</b></p> <p><b>(a) include the following new local plan precincts:</b></p> <ul style="list-style-type: none"> <li>• <b>MAR LPP-1 (City Core);</b></li> <li>• <b>MAR LPP-2 (Aerodrome Road);</b></li> <li>• <b>MAR LPP-3 (Maroochy Boulevard/Dalton Drive);</b></li> <li>• <b>MAR LPSP-1 (Ocean Street Hospitality Area);</b></li> </ul> <p><b>and</b></p> <p><b>(b) delete existing local plan precinct MAR LPP-1 (Evans Street) and associated local plan provisions.</b></p> <p><b>Consequential amendment to renumber the remaining two existing local plan precincts.</b></p> |



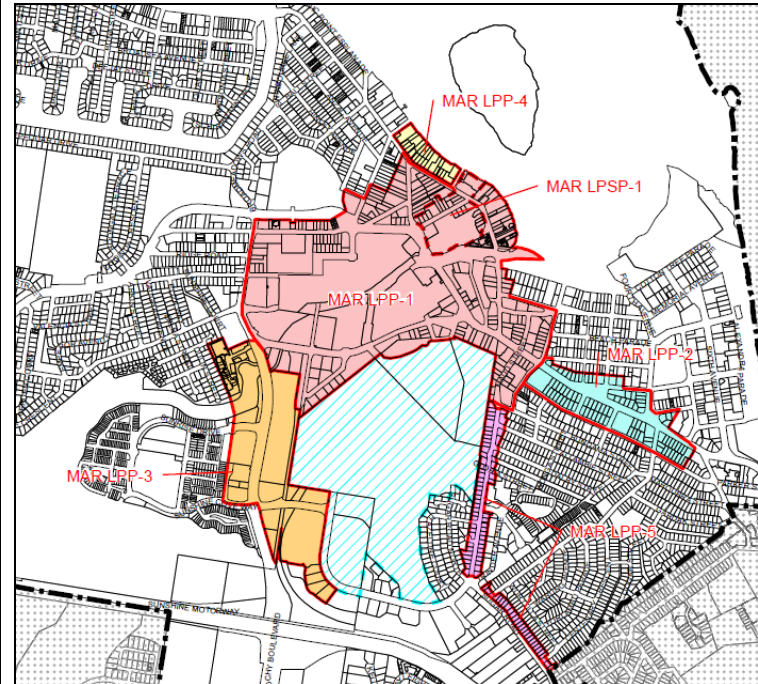
Figure 2: Extract of existing Map LPM22 Maroochydore/Kuluin Local Plan Precincts



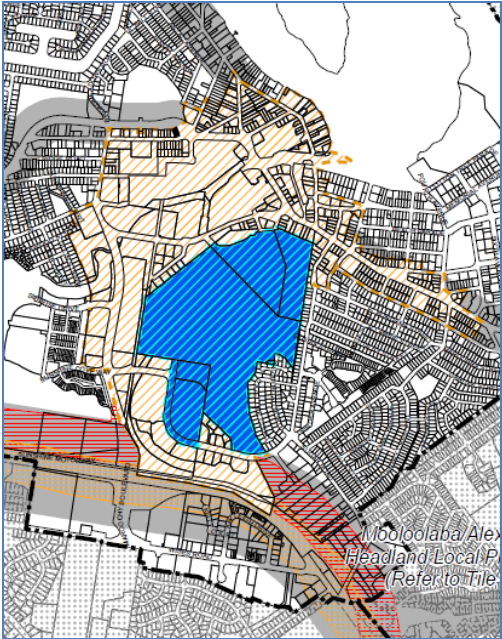








Maroochydore/Kuluin Local Plan Precincts

- MAR LPP-1, Evans Street
- MAR LPP-2, Wharf Street
- MAR LPP-3, Maud Street/Sugar Road

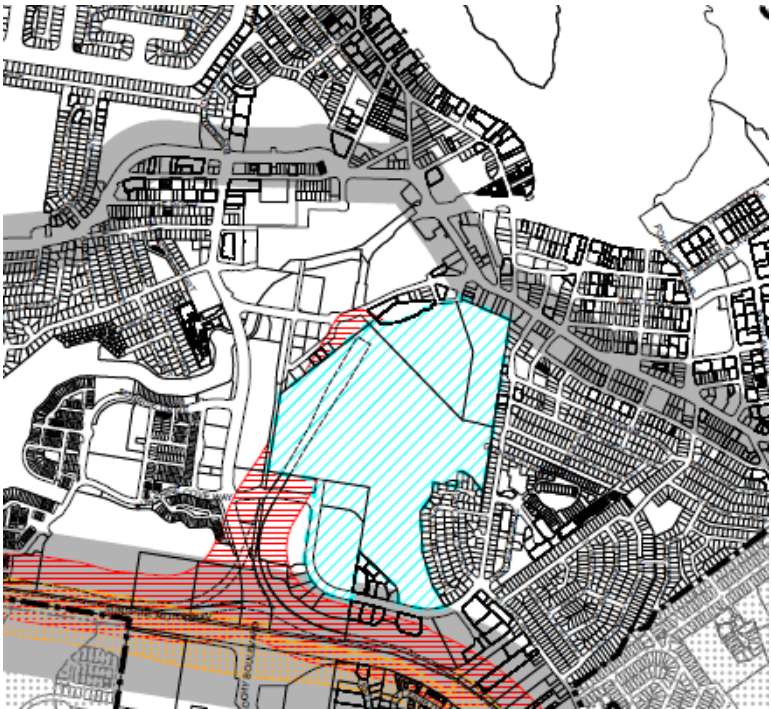
Figure 3: Extract of proposed Map LPM22 Maroochydore/Kuluin Local Plan Precincts



- MAR LPP-1, City Core
- MAR LPSP-1, Ocean Street Hospitality Area
- MAR LPP-2, Aerodrome Road
- MAR LPP-3, Maroochy Boulevard/Dalton Drive
- MAR LPP-4, Wharf Street
- MAR LPP-5, Maud Street/Sugar Road


| Property Description                                  | Sunshine Coast Planning Scheme 2014 (Current)  | Summary   | Amendment   |
|---|--|---|---|
| <p>Various – Maroochydore/ Kuluin local plan area</p> | <p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Map OVM22K Maroochydore Kuluin local plan area Regional Infrastructure Overlay Map</b></p>  <p><b>Regional Infrastructure Overlay Map</b></p> <p>Land Subject to Regional Infrastructure Overlay</p> <ul style="list-style-type: none"> <li> Gas Pipeline Corridor and Buffer</li> <li> High Voltage Electricity Line and Buffer (Electricity - Distribution)</li> <li> High Voltage Electricity Line and Buffer (Electricity - Transmission)</li> <li> Water Supply Pipeline and Buffer</li> <li> Wastewater Treatment Plant and Buffer</li> <li> Major Road Corridor and Buffer (Note 1)</li> <li> Railway Corridor and Buffer</li> <li> Dedicated Transit Corridor and Buffer (Note 2)</li> </ul> | <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the overlays apply variously to the Structure Plan areas in accordance with the provisions of the relevant Structure Plan. Currently the Regional Infrastructure Overlay does not apply to the Maroochydore PRAC Structure Plan Area as these issues were otherwise addressed by the structure plan. As a result the overlay mapping does not currently show Regional Infrastructure elements for this area (i.e. they are “whited out” within the structure plan area).</p> <p>With the proposed removal of the Structure Plan and the declared master planned area, the overlay will now operate in these areas. As such it is considered necessary to identify relevant corridors on the overlay map. This includes amendments to Overlay Map OVM22K (Maroochydore/Kuluin Local Plan Area Regional Infrastructure Overlay Map) to:</p> <ul style="list-style-type: none"> <li>• reinstate “Major Road Corridor and Buffer” to major roads within Maroochydore PRAC area;</li> <li>• reinstate the “Dedicated Transit Corridor and Buffer” along the Sunshine Motorway; and</li> <li>• reinstate “High Voltage Electricity Line and Buffer (Electricity – Distribution) adjacent to the Sunshine Motorway.</li> </ul> <p>Consequential amendments are also required to adjoining map tiles. An editorial amendment is also required to remove the solid blue colour from within the PDA area as this is an error (light blue hatching to be retained).</p> | <p><b>That Overlay Map OVM22K (Maroochydore/Kuluin Local Plan Area Regional Infrastructure Overlay Map) is amended to:</b></p> <ul style="list-style-type: none"> <li>• <b>remove the Maroochydore declared master planned area;</b></li> <li>• <b>reinstate “Major Road Corridor and Buffer” to major roads within the Maroochydore PRAC area;</b></li> <li>• <b>reinstate the “Dedicated Transit Corridor and Buffer” along the Sunshine Motorway;</b></li> <li>• <b>reinstate “High Voltage Electricity Line and Buffer (Electricity – Distribution) adjacent to the Sunshine Motorway; and</b></li> <li>• <b>remove the blue solid colour within the Maroochydore City Centre Priority Development Area.</b></li> </ul> |




| Property Description | Sunshine Coast Planning Scheme 2014 (Current) | Summary   | Amendment |
|----------------------|---|---|-----------|
|                      |   | <p data-bbox="992 248 1709 328"><b>Figure 2: Extract of proposed amended Map OVM22K (Maroochydore/Kuluin Local Plan Area Regional Infrastructure Overlay Map)</b></p>  |           |

| Property Description   | Sunshine Coast Planning Scheme 2014 (Current)   | Summary  | Amendment   |
|--|---|--|---|
| <p><b>20, 26 and 30 Second Avenue, Maroochydore (Lot 2 on M56750, Lot 3 on M56714, Lot 4 on M56714, Lot 5 on M56714, Lot 6 on M56714, and Lot 7 on M56714)</b></p> | <p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  | <p>Under the <i>Sunshine Coast Planning Scheme 2014</i> the subject sites are currently included in the Medium density residential zone.</p> <p>The sites border the Maroochydore PRAC declared master planned area and are surrounded by land included in the Principal centre zone. The majority of the sites are currently vacant. Lots 3-6 on M56714 have a recent development approval for medical and office use.</p> <p>With the declared master planned area proposed to be removed, it is intended to include the subject sites in the Principal centre zone in order to reflect the development approval and provide for better integration of the sites with the surrounding zoning. The zoning of number 30 Second Avenue appears to be an anomaly as this property is currently within the declared master planned area but is included in the Medium density residential zone (all other land within the boundaries of the declared master planned area is currently included in the Principal centre zone).</p> <p>No change is proposed to the current maximum building height for the sites.</p> <p><b>Figure 2: Extract of proposed Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  | <p><b>That Lot 2 on M56750, Lot 3 on M56714, Lot 4 on M56714, Lot 5 on M56714, Lot 6 on M56714, and Lot 7 on M56714 are included in the Principal centre zone</b></p> |

| Property Description   | Sunshine Coast Planning Scheme 2014 (Current)  | Summary  | Amendment   |
|--|--|--|---|
| <p>7-13 Milwell Road, Maroochydore (Lot 1 on SP160905 and Lot 701 on SP196514)</p> | <p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  | <p>Under the <i>Sunshine Coast Planning Scheme 2014</i> the Lot 1 on SP160905 is currently included in the Principal centre zone owing to its location within the Maroochydore declared master planned area. Lot 701 on SP196514 is currently not included in a zone. Lot 1 on SP160905 is owned by the State government in trustee to Council and Lot 701 on SP196514 is Council owned under nomination of trust as an existing bushland park. Both lots are not intended to be developed for centre purposes.</p> <p>It is proposed to include the subject properties in the Open space zone to better reflect the current and intended future use of the site. It is also proposed to re-instate the ‘native vegetation area’ overlay on the site to recognise the vegetation existing on the site. Currently this overlay is ‘whited out’ on the site due to the location of the site within the structure plan area.</p> <p><b>Figure 2: Extract of proposed Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  | <p><b>That:</b></p> <ul style="list-style-type: none"> <li>• Lot 1 on SP160905 and Lot 701 on SP196514 are included in the Open space zone; and</li> <li>• Overlay Map OVM22C(i) (Maroochydore/Kuluin Local Plan Area Biodiversity, Waterways and Wetlands Overlay Map (i)) is amended to identify the subject properties as ‘native vegetation area’.</li> </ul> |

| Property Description | Sunshine Coast Planning Scheme 2014 (Current) | Summary   | Amendment |
|----------------------|---|---|-----------|
|                      |   | <p data-bbox="992 248 1760 304"><b>Figure 3: Extract of proposed Sunshine Coast Planning Scheme 2014 – Biodiversity, Waterways and Wetlands Overlay (i)</b></p>  <p data-bbox="1003 831 1335 863"> <span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black; margin-right: 5px;"></span> Native Vegetation Area         </p> |           |



| Property Description   | Sunshine Coast Planning Scheme 2014 (Current)   | Summary  | Amendment   |
|--|---|--|---|
| <p>Dalton Drive Maroochydore (Lots 5 on SP257385, 0-12 on SP111807, 5 on RP863252, 4 on RP863251, 3 on RP863251, 2 on RP863251, 7 on SP101585, 9 on SP115714, 0-3 on SP147894, 0-10 on SP102817, 0-8 on SP173811, 2 on RP897363, 0-19 on SP166577, 0-10 on SP109805, 5 on SP235738, 6 on RP868295, 6 on SP239529, 3 on SP239528)</p> | <p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  | <p>Under the <i>Sunshine Coast Planning Scheme 2014</i> the subject sites are currently included in the Principal centre zone owing to their location within the Maroochydore declared master planned area. For various reasons it is considered however that the Principal centre zone is not the best fit zone for these sites, and alternative zones are proposed as detailed below and as shown in <b>Figure 2: Extract of proposed Sunshine Coast Planning Scheme 2014 – Zoning</b>.</p> <p><b>Lots 5 on SP257385, 0-12 on SP111807, 5 on RP863252, 4 on RP863251, 3 on RP863251, 2 on RP863251, 7 on SP101585, 9 on SP115714, 0-3 on SP147894, 0-10 on SP102817, 0-8 on SP173811, 2 on RP897363, 0-19 on SP166577, and 0-10 on SP109805</b> currently accommodate a variety of medium density multi unit residential uses and are intended to remain for such purposes under the Maroochydore PRAC Structure Plan (Dalton Drive South Precinct). As such these lots are proposed to be included in the Medium density residential zone.</p> <p><b>Lot 5 on SP235738</b> is owned by the State as road reserve and is proposed not to be included in a zone, consistent with the treatment of other roads in the planning scheme area.</p> <p><b>Lot 6 on RP868295</b> is owned by the State as a reserve for parks and gardens (council as trustee) and accomodates the Dalton Drive lakes. Accordingly, this site is proposed to be included in the Open space zone.</p> <p><b>Lot 6 on SP239529</b> is owned by council and intended for drainage and open space purposes. Accordingly, this site is proposed to be included in the Open space zone.</p> <p><b>Lot 3 on SP239528</b> is owned by Energex and intended for use as an electricity substation. As such this site is proposed to be included in the Community facilities zone and annotated 18 – Substation.</p> <p>Refer <b>Figure 2: Extract of proposed Sunshine Coast Planning Scheme 2014 – Zoning</b> below.</p> | <p><b>That:</b></p> <ul style="list-style-type: none"> <li>• <b>Lot 5 on SP257385, Lots 0-12 on SP111807, Lot 5 on RP863252, Lot 4 on RP863251, Lot 3 on RP863251, Lot 2 on RP863251, Lot 7 on SP101585, Lot 9 on SP115714, Lots 0-3 on SP147894, Lots 0-10 on SP102817, Lots 0-8 on SP173811, Lot 2 on RP897363, Lots 0-19 on SP166577, and Lots 0-10 on SP109805 are included in the Medium density residential zone;</b></li> <li>• <b>Lot 5 on SP235738 is not included in a zone;</b></li> <li>• <b>Lots 6 on RP868295 and 6 on SP239529 are included in the Open Space zone; and</b></li> <li>• <b>Lot 3 on SP239528 is included in the Community facilities zone and annotated 18 – Substation.</b></li> </ul> |


| Property Description | Sunshine Coast Planning Scheme 2014 (Current) | Summary | Amendment |
|----------------------|---|---------|-----------|
|----------------------|---|---------|-----------|

Figure 2: Extract of proposed Sunshine Coast Planning Scheme 2014 – Zoning




- Medium Density Residential Zone
- Open Space Zone
- Community Facilities Zone



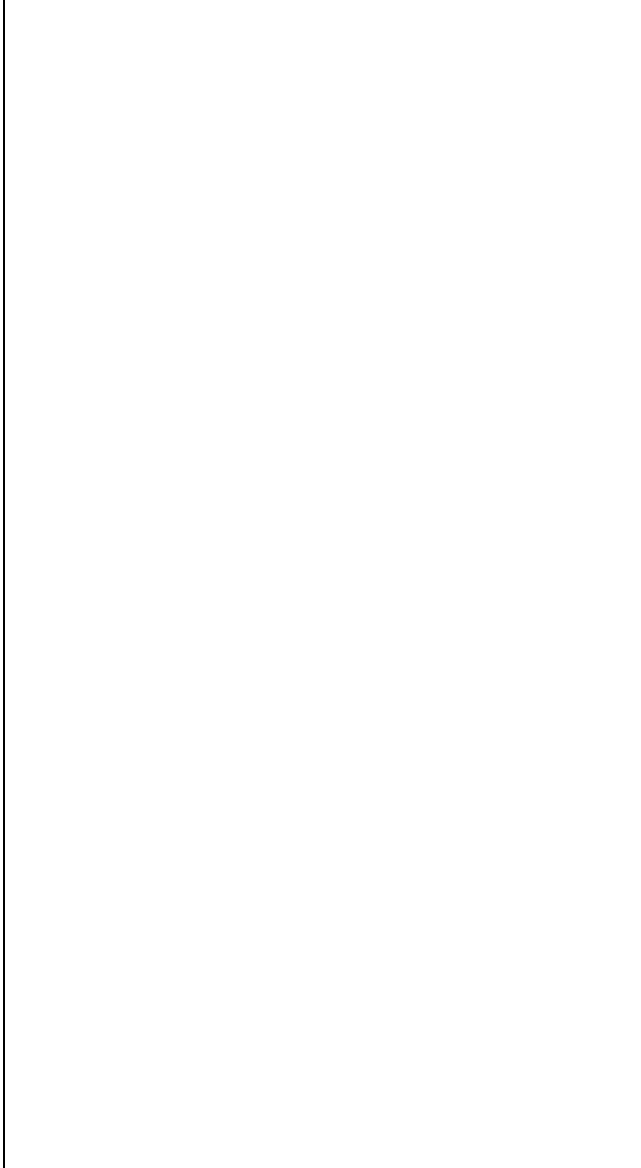
| Property Description   | Sunshine Coast Planning Scheme 2014 (Current)   | Summary  | Amendment   |
|--|---|--|---|
| <p><b>Waterbird Street, Maroochydore (Lot 711 on SP268770)</b></p> <p><b>12 Maroochy Boulevard Maroochydore (part Lot 707 on SP217638)</b></p> <p><b>18-34 Maroochy Boulevard Maroochydore (Lot 802 on SP217638)</b></p> <p><b>Sunrise Drive Maroochydore (Lots 708 – 709 on SP268770)</b></p> <p><b>38 Cheyenne Way Maroochydore (Lot 805 on SP268770)</b></p> <p><b>7 Meridien Drive Maroochydore (Lot 722 on SP268770)</b></p> <p><b>40 Meridien Drive Maroochydore (Lot 723 on SP268771)</b></p> | <p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  | <p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, <b>Lot 711 on SP268770</b> is currently included in the Emerging community zone owing to its location within the development of Sunshine Cove. The subject lot, located at the end of Waterbird Street, is owned by Council under nomination of trust and intended for open space and park purposes. Accordingly, this site is proposed to be included in the Open space zone.</p> <p>Part of <b>Lot 707 on SP217638</b>, generally located between Dulin Street and Maroochy Boulevard, is currently included in the Principal centre zone owing to its location within the Maroochydore declared master planned area. The subject lot is owned by council under nomination of trust and intended for open space and park purposes. Accordingly, this site is proposed to be included in the Open space zone.</p> <p><b>Lot 802 on SP217638</b> located on the western side of the Maroochy Boulevard, is currently unzoned land. The subject lot is owned by Council under nomination of trust and intended for drainage and open space purposes. Accordingly, this site is proposed to be included in the Open space zone.</p> <p><b>Lots 708 and 709 on SP268770, Lot 805 on SP268770, Lot 722 on SP268770, Lot 723 on SP268771, Lot 725 on SP268770, Lot 719 on SP268770, Lot 703 on SP255763, Lot 720 on SP255788, Lot 706 on SP255763, Lot 808 on SP255763, Lot 809 on SP268770, Lot 726 on SP261533, and Lot 727 on SP261544</b> are located within Sunshine Cove. The subject lots are currently included in the Medium density residential zone under the <i>Sunshine Coast Planning Scheme 2014</i>. The subject lots are owned by Council under nomination of trust and intended for drainage and/or open space/park purposes. Accordingly, these sites are proposed to be included in the Open space zone.</p> | <p><b>That Lot 711 on SP268770, Lot 707 on SP217638, Lot 802 on SP217638, Lots 708-709 on SP268770, Lot 805 on SP268770, Lot 722 on SP268770, Lot 723SP268771, Lot 725 on SP268770, Lot 719 on SP268770, Lot 703 on SP255763, Lot 720 on SP255788, Lot 706 on SP255763, Lot 808 on SP255763, Lot 809 on SP268770, Lot 726 on SP261533, and Lot 727 on SP261544 are included in the Open space zone.</b></p> |

| Property Description  | Sunshine Coast Planning Scheme 2014 (Current) | Summary | Amendment |
|---|---|---------|-----------|
| 9 Yorkeys Lane<br>Maroochydore<br>(Lot 725 on SP268770)                         |   |         |           |
| 16 Cheyenne Way<br>Maroochydore<br>(Lot 719 on SP268770)                        |   |         |           |
| 4 Almaden Lane<br>Maroochydore<br>(Lot 703 on SP255763)                         |   |         |           |
| 6 Normanton Terrace<br>Maroochydore<br>(Lot 720 on SP255788)                    |   |         |           |
| 1 Karumba Place<br>Maroochydore<br>(Lot 706 on SP255763)                        |   |         |           |
| Sunshine Cove Way<br>Maroochydore<br>(Lot 808 on SP255763, Lot 809 on SP268770) |   |         |           |
| 15 Flinders Lane<br>Maroochydore  |   |         |           |

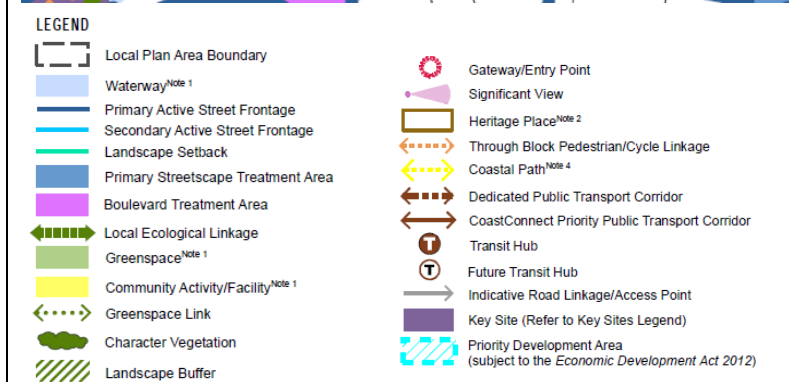
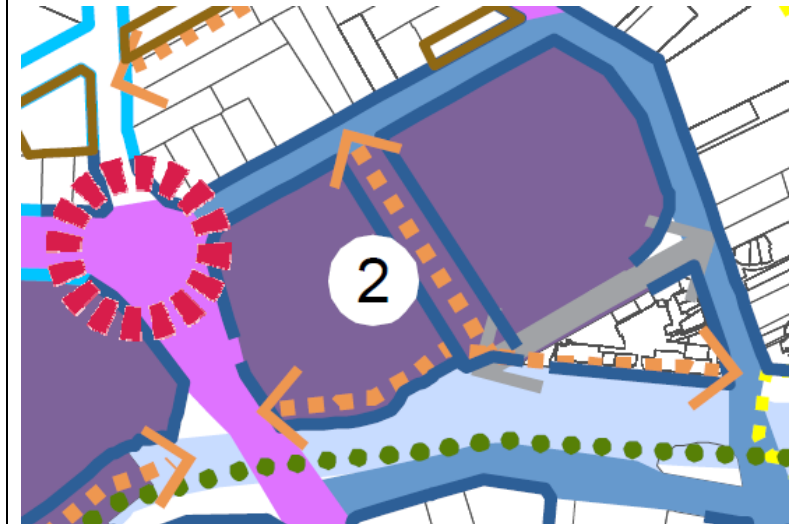
| Property Description   | Sunshine Coast Planning Scheme 2014 (Current)  | Summary  | Amendment  |
|--|--|--|--|
| <p>(Lot 726 on SP261533)<br/>33 Flinders Lane<br/>Maroochydore<br/>(Lot 727 on SP261544)</p>   |  |  |  |
| <p><b>Big Top and adjacent properties</b><br/>12-20 Ocean Street,<br/>Maroochydore (Lot 101 on SP175851), 17 Duporth Avenue,<br/>Maroochydore (Lot 100 on SP175851) and 22-24 Ocean Street,<br/>Maroochydore (Lot 1 on RP136521),<br/>2-4 Ocean Street (Lots 0-22 on SP111200), 6, 7 and 8 Ocean Street (Lots 2, 3 and 4 on RP27739), 25 Duporth Avenue (Lot 64 on RP208046), 21 Duporth Avenue (Lot 1 on RP83548), and 19 Duporth</p> | <p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  <p>There are currently no specific provisions relating to the site in the Maroochydore/Kuluin local plan code or on Local Plan Elements Figure 7.2.19(A) due to the location of the site within the Maroochydore declared master plan area.</p> | <p>Under the <i>Sunshine Coast Planning Scheme 2014</i> the subject site is currently included in the Principal centre zone owing to its location within the Maroochydore declared master planned area and has a maximum height limit of 40 metres. The site is included in Precinct 6 Ocean Street Precinct under the Maroochydore PRAC Structure Plan. The Structure Plan does not currently contain any site specific code provisions relating to the site.</p> <p>Representations have been made to include specific provisions relating to the site and to allow for additional height limits.</p> <p>No changes are proposed to the zoning or height limits relating to the site. However it is proposed to recognise the significant status of the site in the local plan area by identifying it as a Key Site on the local plan elements figure and including specific provisions relating to the site in the Maroochydore/Kuluin local plan code, including provisions relating to:</p> <ul style="list-style-type: none"> <li>• Building design;</li> <li>• Active frontages;</li> <li>• Mid block pedestrian linkages; and</li> <li>• Car parking and access.</li> </ul> <p>Refer <b>Figure 2: Extract of proposed Sunshine Coast Planning Scheme 2014 – Maroochydore/Kuluin Local plan elements</b> below.</p> | <p><b>That Lot 101 on SP175851, Lot 100 on SP175851, Lot 1 on RP136521, Lots 0-22 on SP111200, Lot 2, 3 and 4 on RP27739, Lot 64 on RP208046, Lot 1 on RP83548, and Lot 1 on RP176937 are:</b></p> <ul style="list-style-type: none"> <li>• <b>Retained in the Principal centre zone;</b></li> <li>• <b>Included in the new Local plan precinct MAR LPP-1 (City Core);</b></li> <li>• <b>Identified as a Key Site on Local Plan Elements Figure 7.2.19(A); and</b></li> <li>• <b>The Maroochydore/ Kuluin local plan code and Local Plan Elements Figure 7.2.19(A) are amended to include specific provisions/elements relating to the proposed new Key Site.</b></li> </ul> |

| Property Description | Sunshine Coast Planning Scheme 2014 (Current) | Summary | Amendment |
|----------------------|---|---------|-----------|
|----------------------|---|---------|-----------|

Avenue (Lot 1 on RP176937)




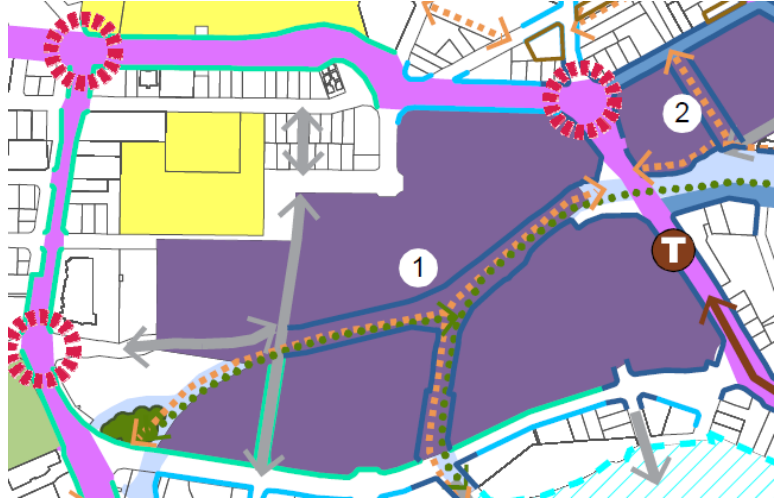
**Figure 2: Extract of proposed Sunshine Coast Planning Scheme 2014 – Maroochydhore/Kuluin Local plan elements**




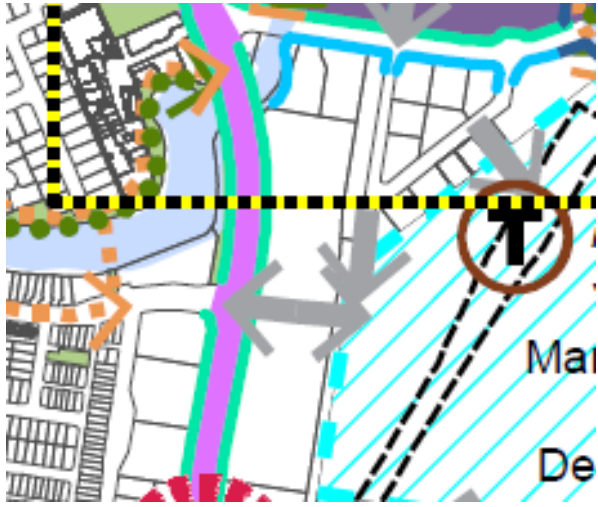
It is also proposed to include the site within the proposed new City Core precinct, with the site also to be retained within the existing Ocean Street Hospitality Area sub-precinct.



| Property Description  | Sunshine Coast Planning Scheme 2014 (Current)   | Summary  | Amendment   |
|---|---|--|---|
| <p><b>Sunshine Plaza and adjacent properties</b><br/> <b>154-164 Horton Parade, Maroochydore (Lots 63 on RP866871, 68 on SP298093, 3 on SP251370, 61 on CP816941, 64 on CP906065), 166-168 Horton Parade, Maroochydore (Lot 1 on SP251369), 50 Plaza Parade, Maroochydore (Lot 2 on SP298092), 60 Plaza Parade, Maroochydore (Lot 38 on SP298091), Southern Drive, Maroochydore (Lots 65 on SP113361 and 67 on SP113361), 170 Horton Parade (Lot 1 on RP171261), 150-152 Horton Parade (Lot 7 on RP224419),</b></p> | <p><b>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</b></p>  <p>There are currently no specific provisions relating to the site in the Maroochydore/Kuluin local plan code or on Local Plan Elements Figure 7.2.19(A) due to the location of the site within the Maroochydore declared master plan area.</p> | <p>Under the <i>Sunshine Coast Planning Scheme 2014</i> the subject site is currently included in the Principal centre zone owing to its location within the Maroochydore declared master planned area, with the majority of the site having a maximum height limit of 25 metres.</p> <p>The majority of the site is included in Precinct 10 Sunshine Plaza Precinct under the Structure Plan however some parts of the site are within the Ocean Street Precinct, Government Precinct and Maroochy Boulevard Precinct. Parts of the site within the Ocean Street and Government Precincts have a 40 metre height limit. The Structure Plan currently includes a range of specific code provisions relating to the site. Representations have been made to have the current provisions for the site reviewed.</p> <p>No changes are proposed to the zoning or height limits relating to the site. However it is proposed to recognise the significant status of the site in the local plan area by identifying it as a Key Site on the local plan elements figure and including specific provisions relating to the site in the Maroochydore/Kuluin local plan code, including provisions relating to:</p> <ul style="list-style-type: none"> <li>• Requirement for a master plan/plan of development;</li> <li>• Building design;</li> <li>• Access;</li> <li>• Active frontages;</li> <li>• The public pedestrian promenade;</li> <li>• Road links;</li> <li>• Permeability; and</li> <li>• Car parking.</li> </ul> <p>Most of the provisions are adapted from the existing structure plan provisions and/or reflect recent development approvals over the site. (refer <b>Figure 2: Extract of proposed Sunshine Coast Planning Scheme 2014 – Maroochydore/Kuluin Local plan elements</b> below).</p> | <p><b>That Lots 63 on RP866871, 68 on SP298093, 3 on SP251370, 61 on CP816941, 64 on CP906065, 1 on SP251369, 2 on SP298092, 38 on SP298091, 65 on SP113361, 67 on SP113361, 1 on RP171261, 7 on RP224419, 32 on RP854184, 33 on SP135064, 10 on RP74851, Lot 2 on SP251369 and Lot 4 on SP251370 are:</b></p> <ul style="list-style-type: none"> <li>• <b>Retained in the Principal centre zone;</b></li> <li>• <b>Included in the new Local plan precinct MAR LPP-1 (City Core);</b></li> <li>• <b>Identified as a Key Site on Local Plan Elements Figure 7.2.19(A); and</b></li> <li>• <b>The Maroochydore/Kuluin local plan code and Local Plan Elements Figure 7.2.19(A) are amended to include specific provisions/elements relating to the proposed new Key Site.</b></li> </ul> |

| Property Description  | Sunshine Coast Planning Scheme 2014 (Current)                                    | Summary   | Amendment                |                     |                            |                  |                                |                                  |                                  |  |                   |                                |                                    |                                     |                          |   |                          |             |                              |                    |   |                                      |                 |                                      |                      |  |                  |  |  |
|---|--|---|--------------------------|---------------------|----------------------------|------------------|--------------------------------|----------------------------------|----------------------------------|--|-------------------|--------------------------------|------------------------------------|-------------------------------------|--------------------------|---|--------------------------|-------------|------------------------------|--------------------|---|--------------------------------------|-----------------|--------------------------------------|----------------------|--|------------------|--|--|
| <p>148 Horton Parade (Lot 32 on RP854184), 6-8 Plaza Parade (Lot 33 on SP135064), and 10 Mungar Street (Lot 10 on RP74851 ), Horton Parade (Lot 2 on SP251369) and 154A Horton Parade (Lot 4 on SP251370)</p> |  | <p><b>Figure 2: Extract of proposed Sunshine Coast Planning Scheme 2014 – Maroochydore/Kuluin Local plan elements</b></p>  <p><b>LEGEND</b></p> <table border="0"> <tr> <td> Local Plan Area Boundary</td> <td> Gateway/Entry Point</td> </tr> <tr> <td> Waterway<sup>Note 1</sup></td> <td> Significant View</td> </tr> <tr> <td> Primary Active Street Frontage</td> <td> Heritage Place<sup>Note 2</sup></td> </tr> <tr> <td> Secondary Active Street Frontage</td> <td> Through Block Pedestrian/Cycle Linkage</td> </tr> <tr> <td> Landscape Setback</td> <td> Coastal Path<sup>Note 4</sup></td> </tr> <tr> <td> Primary Streetscape Treatment Area</td> <td> Dedicated Public Transport Corridor</td> </tr> <tr> <td> Boulevard Treatment Area</td> <td> CoastConnect Priority Public Transport Corridor</td> </tr> <tr> <td> Local Ecological Linkage</td> <td> Transit Hub</td> </tr> <tr> <td> Greenspace<sup>Note 1</sup></td> <td> Future Transit Hub</td> </tr> <tr> <td> Community Activity/Facility<sup>Note 1</sup></td> <td> Indicative Road Linkage/Access Point</td> </tr> <tr> <td> Greenspace Link</td> <td> Key Site (Refer to Key Sites Legend)</td> </tr> <tr> <td> Character Vegetation</td> <td> Priority Development Area (Subject to the <i>Economic Development Act 2012</i>)</td> </tr> <tr> <td> Landscape Buffer</td> <td></td> </tr> </table> <p>It is also proposed to include the site within the proposed new City Core precinct.</p> <p>Several changes are also proposed more generally for the area which will also directly affect the site e.g. removal of retail caps and plot ratio limitations (refer <b>Table 7.1 Summary of proposed planning scheme amendments</b> above).</p> | Local Plan Area Boundary | Gateway/Entry Point | Waterway <sup>Note 1</sup> | Significant View | Primary Active Street Frontage | Heritage Place <sup>Note 2</sup> | Secondary Active Street Frontage | Through Block Pedestrian/Cycle Linkage | Landscape Setback | Coastal Path <sup>Note 4</sup> | Primary Streetscape Treatment Area | Dedicated Public Transport Corridor | Boulevard Treatment Area | CoastConnect Priority Public Transport Corridor | Local Ecological Linkage | Transit Hub | Greenspace <sup>Note 1</sup> | Future Transit Hub | Community Activity/Facility <sup>Note 1</sup> | Indicative Road Linkage/Access Point | Greenspace Link | Key Site (Refer to Key Sites Legend) | Character Vegetation | Priority Development Area (Subject to the <i>Economic Development Act 2012</i> ) | Landscape Buffer |  |  |
| Local Plan Area Boundary  | Gateway/Entry Point  |   |                          |                     |                            |                  |                                |                                  |                                  |  |                   |                                |                                    |                                     |                          |   |                          |             |                              |                    |   |                                      |                 |                                      |                      |  |                  |  |  |
| Waterway <sup>Note 1</sup>  | Significant View   |   |                          |                     |                            |                  |                                |                                  |                                  |  |                   |                                |                                    |                                     |                          |   |                          |             |                              |                    |   |                                      |                 |                                      |                      |  |                  |  |  |
| Primary Active Street Frontage  | Heritage Place <sup>Note 2</sup>   |   |                          |                     |                            |                  |                                |                                  |                                  |  |                   |                                |                                    |                                     |                          |   |                          |             |                              |                    |   |                                      |                 |                                      |                      |  |                  |  |  |
| Secondary Active Street Frontage  | Through Block Pedestrian/Cycle Linkage   |   |                          |                     |                            |                  |                                |                                  |                                  |  |                   |                                |                                    |                                     |                          |   |                          |             |                              |                    |   |                                      |                 |                                      |                      |  |                  |  |  |
| Landscape Setback   | Coastal Path <sup>Note 4</sup>   |   |                          |                     |                            |                  |                                |                                  |                                  |  |                   |                                |                                    |                                     |                          |   |                          |             |                              |                    |   |                                      |                 |                                      |                      |  |                  |  |  |
| Primary Streetscape Treatment Area  | Dedicated Public Transport Corridor  |   |                          |                     |                            |                  |                                |                                  |                                  |  |                   |                                |                                    |                                     |                          |   |                          |             |                              |                    |   |                                      |                 |                                      |                      |  |                  |  |  |
| Boulevard Treatment Area  | CoastConnect Priority Public Transport Corridor                                  |   |                          |                     |                            |                  |                                |                                  |                                  |  |                   |                                |                                    |                                     |                          |   |                          |             |                              |                    |   |                                      |                 |                                      |                      |  |                  |  |  |
| Local Ecological Linkage  | Transit Hub  |   |                          |                     |                            |                  |                                |                                  |                                  |  |                   |                                |                                    |                                     |                          |   |                          |             |                              |                    |   |                                      |                 |                                      |                      |  |                  |  |  |
| Greenspace <sup>Note 1</sup>  | Future Transit Hub   |   |                          |                     |                            |                  |                                |                                  |                                  |  |                   |                                |                                    |                                     |                          |   |                          |             |                              |                    |   |                                      |                 |                                      |                      |  |                  |  |  |
| Community Activity/Facility <sup>Note 1</sup>   | Indicative Road Linkage/Access Point   |   |                          |                     |                            |                  |                                |                                  |                                  |  |                   |                                |                                    |                                     |                          |   |                          |             |                              |                    |   |                                      |                 |                                      |                      |  |                  |  |  |
| Greenspace Link   | Key Site (Refer to Key Sites Legend)   |   |                          |                     |                            |                  |                                |                                  |                                  |  |                   |                                |                                    |                                     |                          |   |                          |             |                              |                    |   |                                      |                 |                                      |                      |  |                  |  |  |
| Character Vegetation  | Priority Development Area (Subject to the <i>Economic Development Act 2012</i> ) |   |                          |                     |                            |                  |                                |                                  |                                  |  |                   |                                |                                    |                                     |                          |   |                          |             |                              |                    |   |                                      |                 |                                      |                      |  |                  |  |  |
| Landscape Buffer  |  |   |                          |                     |                            |                  |                                |                                  |                                  |  |                   |                                |                                    |                                     |                          |   |                          |             |                              |                    |   |                                      |                 |                                      |                      |  |                  |  |  |



| Property Description   | Sunshine Coast Planning Scheme 2014 (Current)   | Summary   | Amendment  |
|--|---|---|--|
| <p><b>11-55 Maroochy Boulevard (Lot 202 on SP196515)</b></p> | <p><b>Figure 1: Subject site</b></p>  | <p>As part of the review of the planning scheme provisions for Maroochydhore, new public road links are proposed to be identified at several locations in order to improve local connectivity, access and servicing arrangements. The links will also provide improved pedestrian/cycle connectivity.</p> <p>Identification of these links on the local plan mapping allows for these links to be negotiated and provided as part of any future development application over these sites. It does not indicate plans for resumption of these properties for road purposes.</p> <p><u>Maroochy Boulevard – Maroochydhore City Centre Priority Development Area (PDA) link</u></p> <p>This link provides for improved access into the proposed Suncentral development (Maroochydhore City Centre PDA). It is recognised that the site is only recently developed however the provision of this link remains desirable and its identification is considered important to allow for consideration in any future development application. The proposed link is identified on <b>Figure 2</b> below.</p> <p><b>Figure 2: Extract of proposed Sunshine Coast Planning Scheme 2014 – Maroochydhore/Kuluin Local plan elements</b></p>  <p>→ Indicative Road Linkage/Access Point</p> | <p><b>That an additional road link/access point is identified on Figure 7.2.19A Maroochydhore/Kuluin local plan elements between Maroochy Boulevard and Maroochydhore City Centre PDA.</b></p> |