

Maroochydore City Centre Priority Development Area

Precinct 3 (Core Business) Plan

Version 3.2 – 16 April 2020



SunCentral[®]
Maroochydore

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1. Introduction

1.1. Document purpose

This document expands on the requirements and principles set out in the Maroochydore City Centre PDA Development Scheme (Development Scheme) relating to Precinct 3 (Core Business). It over-rides the development controls within the Development Scheme to the extent set out in this document.

Future development applications within Precinct 3 are to be in accordance with the controls and requirements of this Precinct Plan and the Development Scheme.

A Precinct Plan for each of the precincts nominated on Map 4 - Zones and Precincts Plan of the Maroochydore City Centre Development Scheme must be lodged for approval as part of a PDA development application and approved before:

- the first PDA development application for a material change of use or reconfiguring a lot within that precinct is approved;
- permissible development can occur within that precinct;
- any subsequent PDA development application for permissible development can be approved for that precinct; and
- any Plan of Development can be approved for that precinct.

An amendment to an approved Precinct Plan must be lodged for approval as part of a PDA development application which is over the land in that precinct for which the changes to the Precinct Plan relate.

The Precinct Plan lodged for approval must demonstrate:

- how the precinct provisions are generally achieved, including maximum development yields, and the scale and distribution of land uses; or
- if one or more aspects of the precinct provisions are not achieved, other than maximum development yields, how the non-achievement is consistent with relevant aspects of the PDA-wide criteria and zone intents; or
- if the maximum development yields are proposed to be exceeded, how an accompanying infrastructure network analysis and economic impact assessment achieve the outcomes stated in the precinct provisions (see footnotes in sections 2.7 to 2.14 of the Development Scheme); or
- if none of the above applies:
 - how the Precinct Plan does not conflict with the vision (section 2.3 of the Development Scheme); and
 - how there are sufficient grounds to justify the approval of the Precinct Plan despite not achieving one or more relevant aspects of the precinct provisions, PDA wide criteria, zone intents or stated outcomes from the infrastructure network analysis or economic impact assessment.

The term 'grounds' has the same meaning as in section 2.2.7 of the Development Scheme.

An approved Precinct Plan prevails over the PDA-wide criteria, zone intents and the precinct provisions to the extent of any inconsistency.

1.2. Content of a Precinct Plan

Precinct Plans demonstrate how development achieves the requirements of the Development Scheme at an intermediate level of spatial planning

between the broad spatial framework of Map 3 - Structural Elements Plan and precinct provisions, and the individual development proposals and associated Plans of Development.

Where the proposed Precinct Plan is an amendment to an earlier Precinct Plan, the amendment is not to compromise the delivery of development within the precinct outside of the area the subject of the amendment.

A Precinct Plan is to include the following:

- the identification of the location of connections to network infrastructure, including transport, within the precinct;
- the identification of land uses and development density;
- the resolution if required, of any development constraints that may determine the extent of the developable area or appropriate uses;
- the resolution of the boundaries of centres, public open space and any identified sites for community infrastructure;
- demonstration that the development proposal:
 - does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner consistent with the vision, PDA-wide criteria, zone intents and precinct provisions;
 - addresses any additional requirements for development in the precinct, including consideration of built form provisions; and
 - addresses other matters specified in a guideline issued by DSDMIP.

1.3. Development Application

To the extent the vision, PDA-wide criteria, zone intents, precinct provisions, precinct plans, maps and the guidance material are relevant, they are to

be taken into account in the preparation of a PDA development application and the assessment of the application by the MEDQ.

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

1.4. Development consistent with the scheme

PDA assessable development is consistent with the Land Use Plan if the development complies with all relevant provisions of the PDA-wide criteria, zone intents and precinct provisions.

However, PDA assessable development that does not comply with the development requirements is consistent with the land use plan if:

- the development is an interim use that due to its scale or intensity does not conflict with the vision; or
- both of the following apply:
 - the development does not conflict with the vision; and
 - there are sufficient grounds to justify approval of the development despite the non-compliance with the development requirements.

In this section, 'grounds' means matters of public interest, which include the matters specified as the main purposes of the Act, as well as:

- superior design outcomes; and
- overwhelming community need.

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

1.5. Development inconsistent with the scheme

Under section 86 of the Act and subject to the exemptions contained therein, a PDA development approval cannot be granted if the relevant development would be inconsistent with the Development Scheme.

PDA assessable development identified in column 3B of the levels of assessment tables as prohibited development is inconsistent with the Development Scheme.

1.6. Demonstrating development is consistent with the scheme

A PDA development application must demonstrate how the proposed development is consistent with the Development Scheme.

A PDA development application should also demonstrate that the proposed development will not compromise or unreasonably prejudice opportunities for the development of the remaining area in the precinct. Suggested ways applicants may demonstrate this is through a PDA preliminary approval or a Plan of Development.

1.7. Site and context

The precinct is 9.23 ha in area.

Figure 1 indicates the precinct location within the PDA.

1.8. Precinct Intent

The Core Business Precinct is intended to be the primary mixed use hub within the PDA, capitalising on the proposed transit infrastructure and proximity to the existing business and retail activity in areas adjoining the PDA.

1.9. Development potential

The maximum development yields for the precinct are the following:

- Retail¹ – 30,000m² GFA;
- Commercial² – 50,000m² GFA; and,
- Residential³ - 600 EDs.

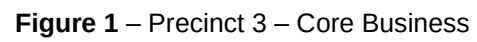
1.10. Land to which this Precinct Plan Version applies

This Precinct Plan, being Version 3, applies on to that land indicated on Figure 1.

¹ Retail uses include uses nominated under the Retail Use Category in Schedule 2-Definitions of the Development Scheme.

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

³ The equivalence factor used to calculate residential density is: a) a rooming unit equals 0.35 equivalent dwellings; b) a one bedroom dwelling equals 0.7 equivalent dwellings; c) a two bedroom dwelling equals 1 equivalent dwelling d) a three bed room dwelling equals 1.35 equivalent dwellings; and e) a dwelling with four or more bedrooms equals 1.7 equivalent dwellings.



2. Precinct Plan

2.1. Key Outcomes

The key outcomes for the precinct are as follows:

- Achieves a high intensity mixed-use business core that accommodates the highest concentration of retail and office floor space within the PDA;
- Achieves a range of building types, uses, densities and heights within the Precinct that will respond to future market conditions and building economics;
- Incorporates primarily transit orientated development optimising access to public transit convenience (CAMCOS, light rail, cycle ways and buses);
- Delivers quality public spaces and streets with a high level of pedestrian and cyclist accessibility, and connection to surrounding precincts;
- Provides short term or permanent residential accommodation or office uses as part of mixed-use buildings located on floor levels above any retail floors;
- Ensures lots that are of a type and scale consistent with the desired built form outcomes of the precinct;
- Ensures architectural design elements reflect Maroochydore's new urban and commercial identity;
- Sleeves or screens car parking from street view;

- Ensures buildings address and interface with streets and open spaces;
- Achieves active frontages where nominated (refer Figure 14);
- Displays high quality, sub-tropical landscape design;
- Provides for articulated architectural building design; and
- Enables the incorporation of public art and gateway elements;

2.2. Staging

The precinct will be delivered in a number of stages which are shown indicatively in Figure 2 – Staging Plan.

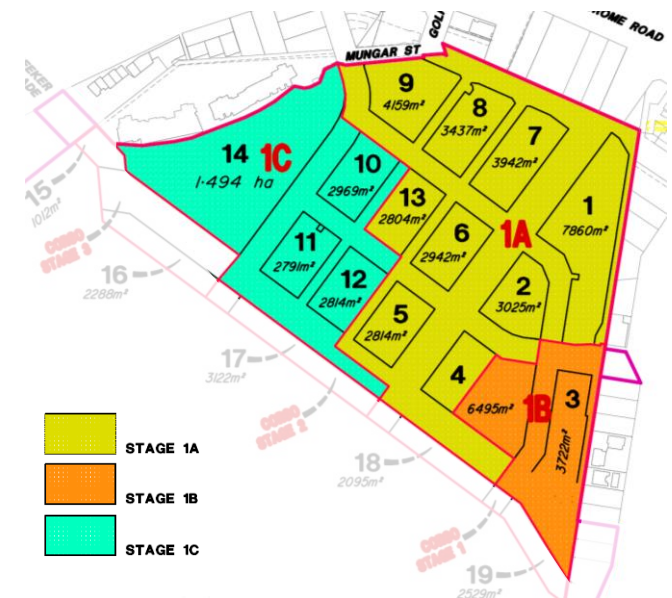


Figure 2 – Staging Plan



3. Development Criteria

3.1. Element 1 - Access, Movement and Parking

3.1.1. Street Network

The development is to provide for a well-designed street and movement network which:

- i. Creates an accessible precinct, well connected to the surrounding precincts and urban area, providing for future transit corridors for light rail;
- ii. Provides a range of street typologies that respond to the development intent of the precinct and are consistent the Figure 3 - Road Hierarchy Plan and the cross sections identified in Figures 4-10;
- iii. Provides a clear structure and maximises walking, cycling and public transport effectiveness in that pedestrian and cyclist links are direct, convenient, legible, comfortable and safe;
- iv. Connects to and takes into consideration impacts to existing networks, ensuring acceptable levels of amenity, and minimising negative impacts of through traffic;
- v. Provides well designed lighting, pavement treatment and materials, clear sight lines and landscaping; and,
- vi. Streets are designed to fulfil a connecting role in addition to becoming unique places in themselves.

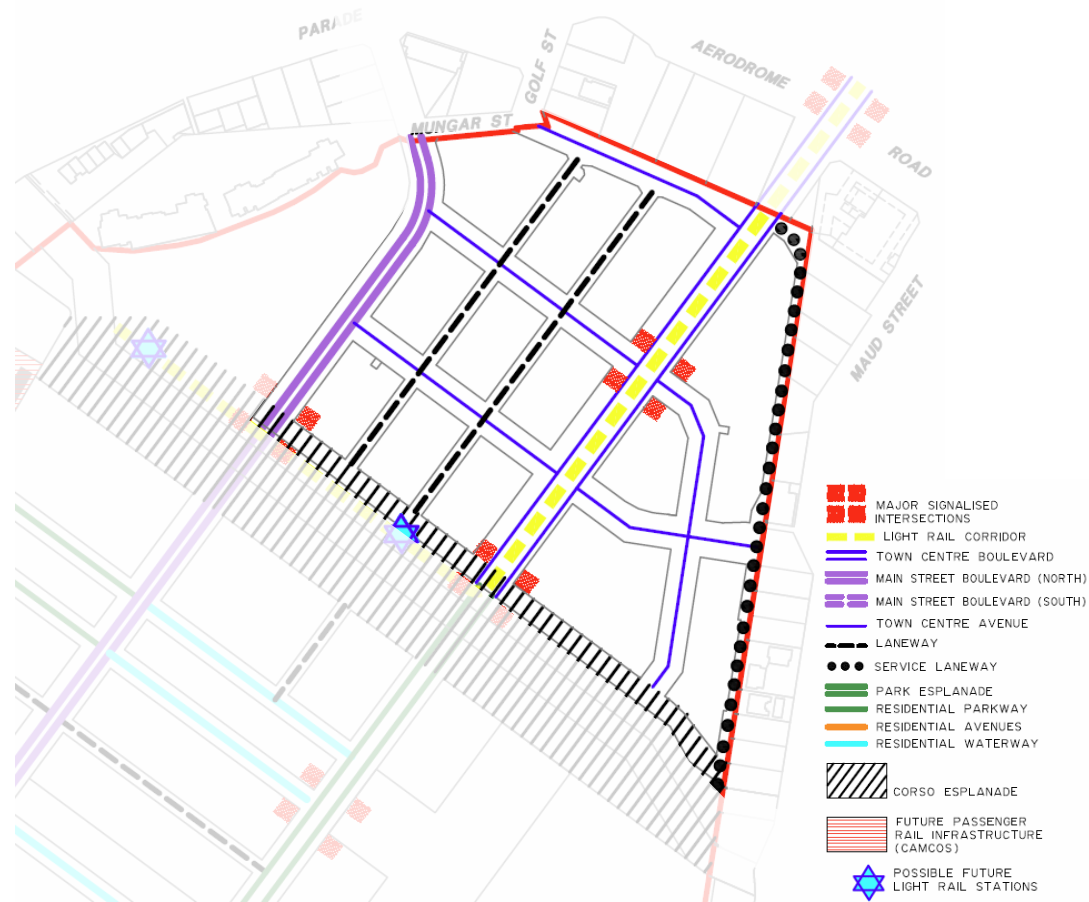


Figure 3 – Precinct Road Hierarchy Plan

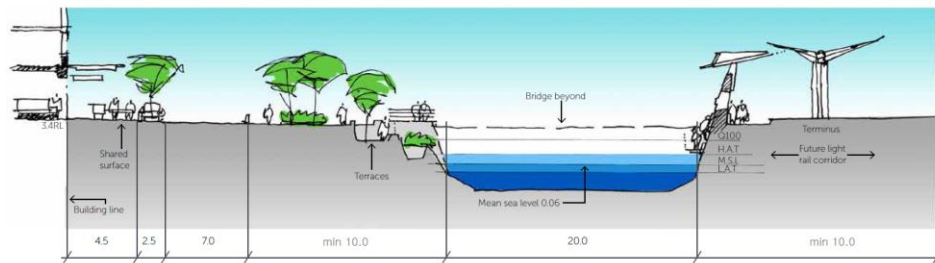


Figure 4 – Corso Esplanade (West of Main Street Boulevard) (Looking West)

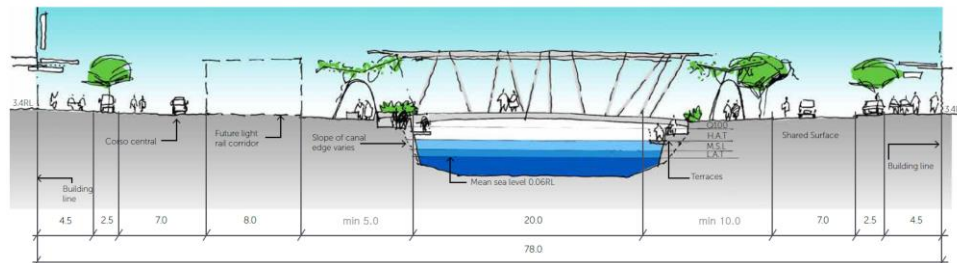


Figure 5 – Corso Esplanade (between Main Street Boulevard and Town Centre Boulevard) (Looking East)

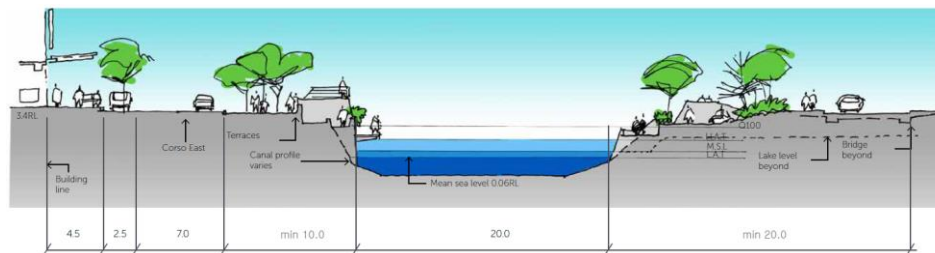


Figure 6 – Corso Esplanade (East of Town Centre Boulevard) (Looking East)



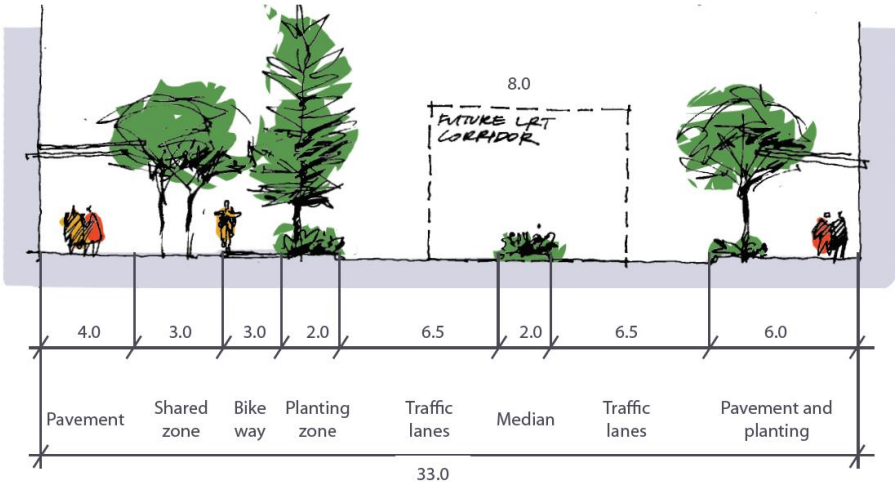


Figure 7 – Town Centre Boulevard (Looking North)

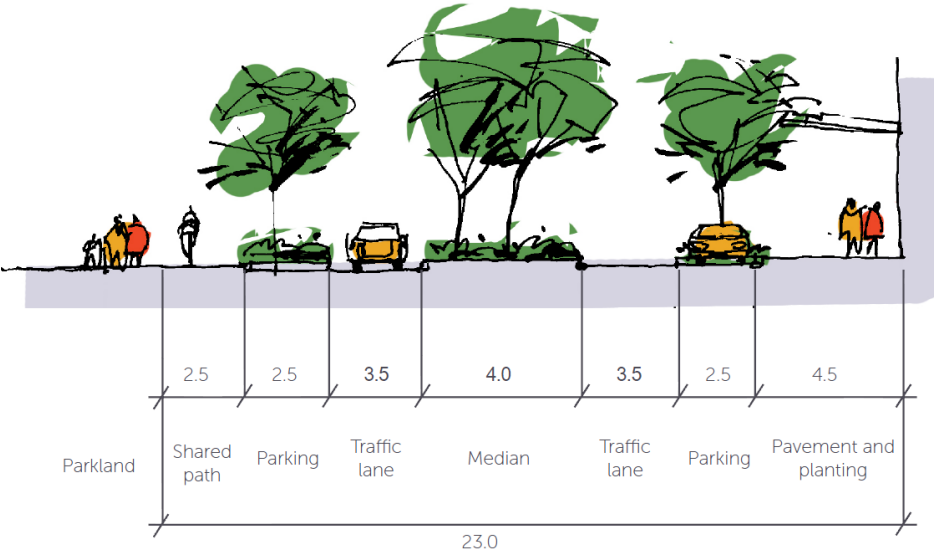


Figure 8 – Main Street Boulevard (North) (Looking North)

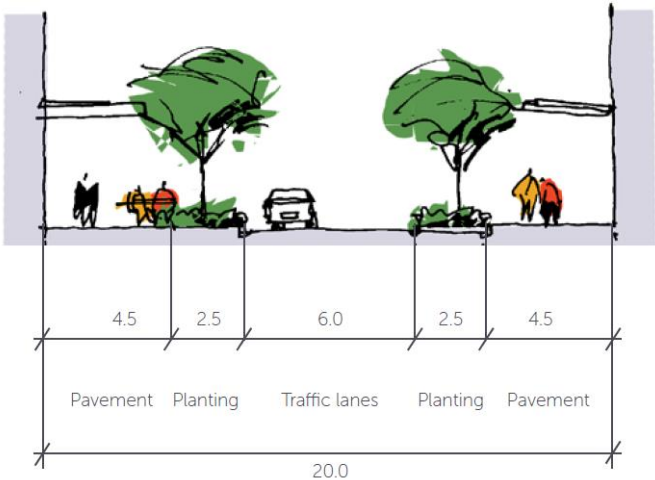


Figure 9 – Town Centre Avenue

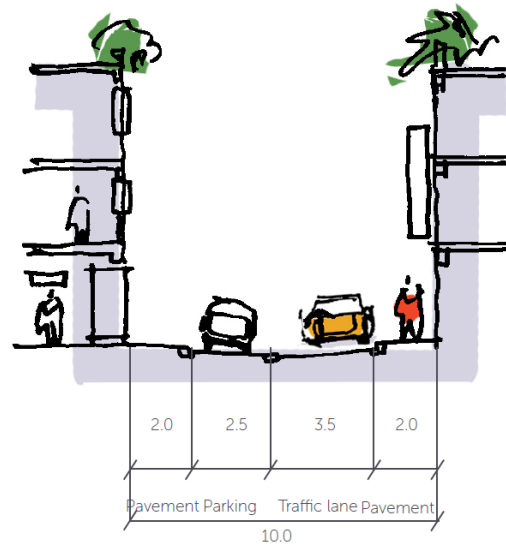


Figure 10 – Laneways

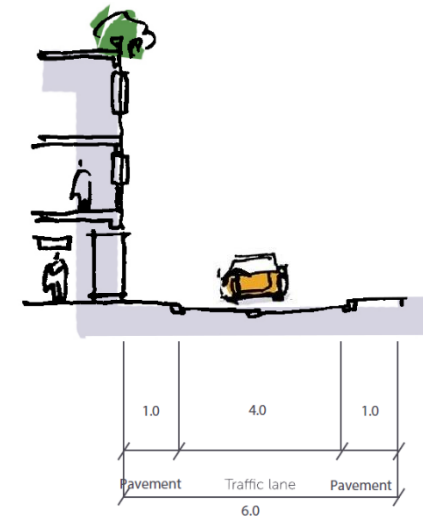


Figure 11 – Service Laneways

3.1.2. Parking

Development outcomes:

- Parking is to be provided in a combination of on site development parking, off street consolidated parking and on street convenience parking.
- For Residential development - provide on-site car parking for the development in accordance with Table 1 Column 2.
- For Non Residential development – provide on-site car parking for the development in accordance with Table 1 Column 2.
- Provide onsite parking in basements, semi-basement or within podiums which are suitably screened or sleeved.
- Provide for off-street consolidated parking stations in the general locations indicatively identified in Figure 12.

Table 1: Precinct 3 - Car Parking Rates

Column 1	Column 2
Land Use	On Site Parking Rate
Residential	Maximum 1 space per dwelling or maximum 2 spaces per dwelling where 3 or more bedrooms are provided
Non-Residential	First 20,000m ² GFA approved – Maximum 1 space per 60m ² GFA* Subsequent 30,000m ² GFA approved – Maximum 1 space per 100m ² GFA* Any subsequent GFA approved - Maximum 1 space per 200m ² GFA*
Government/ Service and Community Uses/Research and Technology Industry Uses **	Car parking rates to be determined by a car parking management plan submitted with the PDA development application.

* GFA thresholds excludes any premises used for Government/Service and Community Uses/Research and Technology Industry Uses ** as separately identified above.

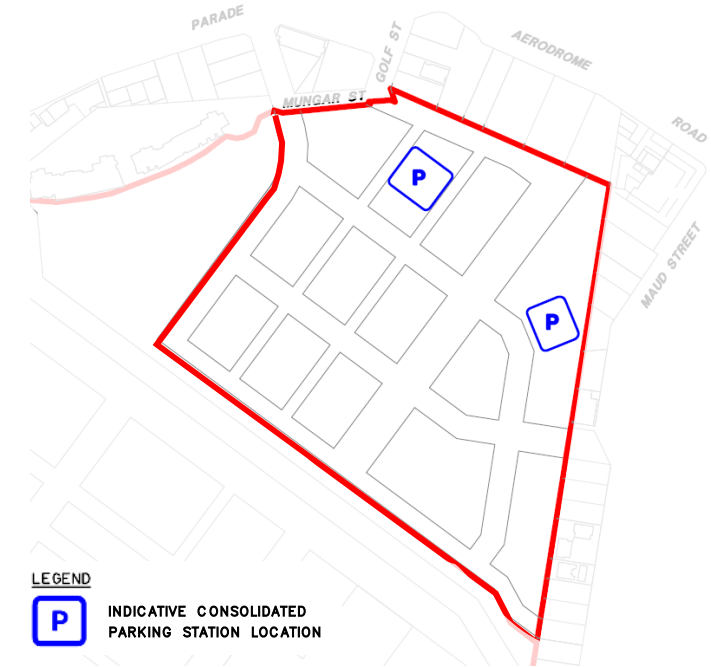


Figure 12 – Consolidated Parking Locations



3.1.3. Pedestrian / Cycle Network

Development is to create a safe, walkable and active City Centre that provides pedestrians and cyclists with legible, direct, comfortable and safe connections between major land uses and transit infrastructure across the City Centre and wider Maroochydore area.

Development outcomes

- i. Deliver active transport connections as identified in Figure 13 – Pedestrian & Cycle Network Plan, that provide opportunities to access other precincts and areas adjoining the PDA;
- ii. Provide end of trip facilities for pedestrians and cyclists, as part of development for non-residential uses including secure undercover bicycle storage facilities, showers and lockers, in accordance with Queensland Development Code MP4.1 – Sustainable Buildings.
- iii. Provide cycle parking integrated into the Public realm.

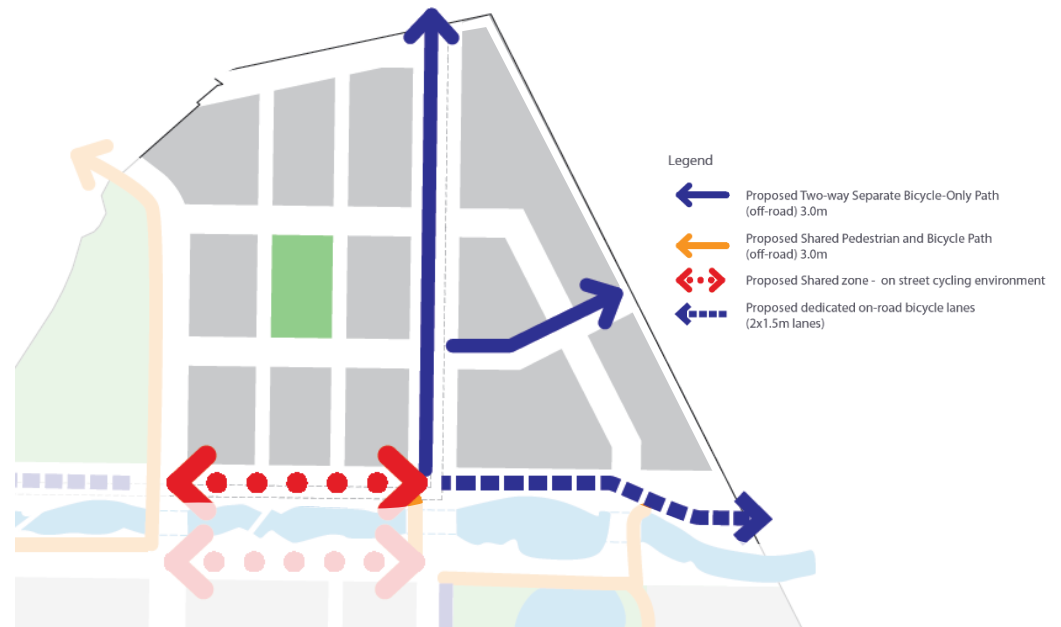
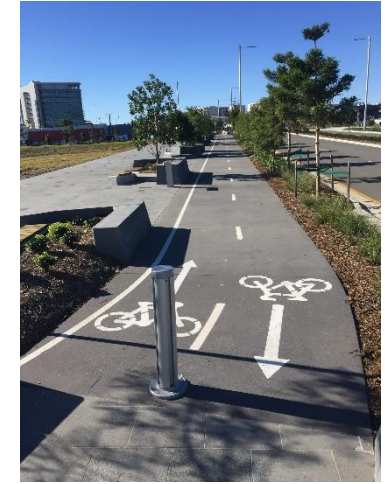


Figure 13 –Pedestrian & Cycle Network Plan

3.1.4. Public Transport

Provide for an efficient and effective multi-modal public transport system that supports the Maroochydore City Centre PDA as the business, community services and employment focus for the Sunshine Coast.

Development outcomes:

- i. Provide for a future light rail corridor within the Town Centre Boulevard and Corso Esplanade as indicated in Figures 5 & 7; and,
- ii. Provide for bus stops at appropriate locations along the Town Centre Boulevard, Main Street Boulevard and Corso Esplanade in conjunction with Translink.



3.2. Element 2 - Land Use and Activation

The Maroochydore City Centre PDA will create a new mixed use city 'heart' for Maroochydore with a range of land uses, activities and destinations that are integrated and well connected to the surrounding urban fabric and supportive of Maroochydore's role as the Principal Regional Activity Centre of the Sunshine Coast.

Mixed Use Core Business

- Contains the highest order business uses and most concentrated urban setting;
- Provides the greatest range and diversity of uses;
- Provides a significant quantity of residential dwellings located above lower level retail and commercial uses;
- Incorporates active and vibrant retail street frontages; and
- Facilitates connection to the Sunshine Plaza Precinct via landscaped and pedestrianized plazas and intersection crossings, along the Corso (Cornmeal Creek) and via Mungar Street.

3.2.1. Preferred Land Use

Preferred Land Uses within the Precinct include:

- Shop
- Shopping Centre
- Office
- Hotel
- Multiple Dwelling
- Market
- Indoor Sport and Recreation
- Food and Drink Outlet
- Bars
- Theatre
- Short-term accommodation
- Place of Worship

• Education Establishment

The level of assessment for a use is in accordance with Precinct 3 Core Business Precinct: Levels of Assessment in the Development Scheme.



3.2.2. Activation

Development is to ensure safe, active and vibrant interfaces between the built form and the Public realm, relative to their use, activities, location and outlook.

Development outcomes:

- i. Each building façade is designed to exhibit an attractive and coherent appearance that establishes a strong sense of place and pronounced identity and contributes to the character and interest of the streetscape of which the building façade forms a part.
- ii. Where located on a Priority Active Frontage (as shown on Figure 14) the ground storey level of a building is to incorporate activities such as shopfronts, indoor/outdoor cafes and restaurants that are likely to enable casual, social and business interaction for extended periods of the day.
- iii. Where located on Primary Frontages (as shown on Figure 14) the ground storey level of a building is to:
 - a. be built to the street frontage property boundary for all or most of its length, so as to create a continuous or mostly continuous edge which presents a minimum 65% of the surface of the building façade as transparent glazing and a maximum of 35% as opaque elements; and,
 - b. where necessary, provide security in the form of translucent screens or grills, rather than solid screens, shutters or roller-doors.

- iv. Ground floor plazas and building entries are to be positioned generally in the locations shown on Figure 14.
- v. Access for service vehicles is not to be obtained to a building at any point along either a Priority Active Frontage or Primary Frontages (as shown on Figure 14).

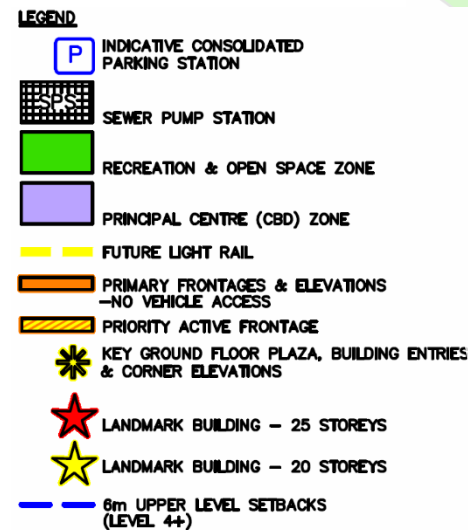


Figure 14 – Built Form Interfaces Plan

3.3. Element 3 - Built Form

Development is to create a defined and recognisable City Centre within the Maroochydore City Centre PDA, defined by the intensity, appearance, height, scale and mass of the built form.

3.3.1. Density

More intense forms of mixed use development are expected fronting the Town Centre Boulevard, while smaller mixed-use buildings are located off the intersecting Town Centre Avenues.

Development outcomes:

- i. Mixed use development across the precinct with maximum yields as follows:
 - a. Retail⁴ - 30,000m²
 - b. Commercial⁵ – 50,000m²
 - c. Residential⁶ – 600 EDs

3.3.2. Building Height

Achieve a focussed development within a compact, higher density, mixed use City Centre core of up to 15 storeys in height, with iconic Landmark buildings integrated within the mixed use Core Business, of between 20-25 storeys.

Development outcomes:

- i. Buildings provide a maximum 3 storey podium height, with the exception of:
 - a. multi-deck car parking structures where setbacks above podium level are not required; and

b. landmark buildings where a podium height of 4 storeys is permitted.

- ii. Maximum building heights are to comply with Figure 15 - Building Height Plan.
- iii. Development is to be generally consistent with PDA Guideline No.8 – Medium and high rise buildings (May 2015) with respect to separation between towers.
- iv. Landmark buildings up to 20 and 25 storeys in height, as identified on Figure 15 – Building Height Plan, are located on the intersecting Town Centre Boulevard and Corso Esplanade.

3.3.3. Landmark Buildings

Development outcomes:

- i. Design of Landmark Buildings, as identified on Figure 15- Building Height Plan, is to give due consideration to their location at key junctions or view corridors within the City Centre.



Figure 15 –Building Height Plan

⁴ Retail uses include uses nominated under the Retail Use Category in Schedule 2-Definitions

⁵ Commercial uses include uses nominated under the Commercial Use Category, Service, Community and Other Uses Category and Sport, Recreation and Entertainment Use Category as defined in Schedule 2-Definitions

⁶ The equivalence factor used to calculate residential density is: a) a rooming unit equals 0.35 equivalent dwellings; b) a one bedroom dwelling equals 0.7 equivalent dwellings; c) a two bedroom dwelling equals 1 equivalent dwelling d) a three bed room dwelling equals 1.35 equivalent dwellings; and e) a dwelling with four or more bedrooms equals 1.7 equivalent dwellings.

3.3.4. Building Setbacks

Development provides for buildings which create an attractive street front address and coherent streetscape alignment with other buildings.

Development outcomes:

- i. Development may be built to the street frontage to a maximum 3 storey podium;
- ii. Above the podium, a 6m setback to tower elements is required (refer Figure 14). Encroachments into the setback may be considered where:-
 - a. The encroachment relates to a tower element fronting a service lane, and:-
 - A. the building form is appropriately articulated through stepping or other built architectural elements; and
 - B. passive surveillance is provided from balconies and other spaces overlooking the laneway; or
 Note—in such cases setbacks for tower elements may be significantly less than 6m or reduced to 0m for part or all of a tower element
 - b. the encroachment does not relate to a tower element fronting a service lane, the building form is appropriately articulated through stepping, changes in texture/material or the use of other architectural elements; and/or

- iii. Otherwise setbacks are as identified in PDA Guidelines No. 8 – Medium and high-rise buildings (May 2015).

3.3.5. Awnings

Development provides for weather protection along road frontages.

Development outcomes:

- i. Development is to provide a continuous awning along Primary Frontages, as indicated on Figure 14, and/or where commercial or retail uses interface directly with the street frontages; and
- ii. Awnings, where required, should generally have a minimum width of 3 metres, which may overhang the footpath.

3.3.6. Building Articulation

Development provides for articulated building form.

Development outcomes:

- i. The first 3 levels display a scale that interfaces and addresses the street with upper levels differentiated through setbacks, materials, articulation, balconies or architectural elements.
- ii. Avoidance of long blank frontages or elevations.
- iii. Windows and balconies provide a visual interest through continuous vertical pattern or architectural outcomes such as horizontal or vertical repetitious pattern.

- iv. Buildings include recessed or protruding vertical elements to break up building mass.
- v. Specific attention is given to corner elevations, especially at key intersections or prominent vistas to create interest.
- vi. Roof forms should be articulated to break up building mass, as viewed against the skyline, screening roof plant and equipment.
- vii. Mezzanine and split level floorplates create enclosed building entries and foyers in key locations, visible from the street.
- viii. Screening outcomes for residential apartments and towers that create privacy and reduce heat load.

3.3.7. Building Orientation and Siting

Development provides for the siting and orientation of buildings having regard to solar access and pedestrian permeability.

Development outcomes:

- i. Allow cross ventilation and natural lighting through narrower floor plate widths and building orientation.
- ii. Integrate indoor and outdoor spaces at ground, podium or roof level through the use of balconies, recesses, glazing and wide openings.
- iii. Urban blocks should be legible and permeable, with mid-block linkages provided where feasible.

3.3.8. Subtropical Landscape Design and Open Space

Development provides for and incorporates subtropical landscape elements.

Development outcomes:

- i. Communal open space where proposed should be useable, add value to the development and contribute to the identity of the Public realm.
- ii. Upper level podiums, roof gardens and internal courtyards present the opportunity for sub-tropical design that integrates indoor and outdoor space.
- iii. For development involving 10 or more dwellings, at least 10% of the area of the site is provided as communal open space, exclusive of required landscape strips and clothes drying areas. This may be provided at ground, podium or roof level.
- iv. Each ground floor dwelling has a courtyard or similar private open space area directly accessible from the main living area which is not less than 20m² in area with a minimum dimension of 3.5m.
- v. Each dwelling above ground level has a balcony or similar private open space area directly accessible from the main living area which is not less than 12m² in area with a minimum dimension of 3.0m.

3.3.9. Building Innovation

Development is to incorporate the innovative use of building materials, systems and technologies to achieve architectural and artistic outcomes.

Development outcomes:

- i. Buildings should generally incorporate proven best practice energy efficiency, relative to use and location.
- ii. Floor plates and ceiling heights should provide for flexibility and adaptation considering future technologies and uses.
- iii. Buildings should integrate artistic and sculptural elements to create vibrancy and character.
- iv. A range of building materials, patterns and colours should be incorporated into the architectural design to create visual interest and uniqueness.

3.4. Element 4 - Open Space and Public Realm

Development creates high quality, safe and enjoyable public open space, waterways, parklands and open space linkages that surrounding land uses and buildings are oriented around and connect to.

3.4.1. Open Space

Development outcomes:

- i. Provide an Urban Square (approximately 2,800m² in area) as identified in Figure 16.
- ii. Built form integrates with and achieves active edges to public open spaces, as identified in Figure 14.
- iii. Within the Urban Square provide opportunities for shaded seating and informal recreation, capacity for small, local events, and shelter for bandstand and/or kiosks, public amenities, and open lawns generally in accordance with Figure 16.

3.4.2. Public Realm

Development outcomes:

- i. Provide key ground floor plazas as identified on Figure 14.
- ii. Provide a pedestrian friendly environment with an emphasis on safety and security.
- iii. Provide public art and gateway elements including signage elements and structures.
- iv. Provide street tree plantings that provide a positive visual and amenity contribution to

the Public realm and shaded pedestrian verges.

- v. Provide signage, lighting, and street furniture.

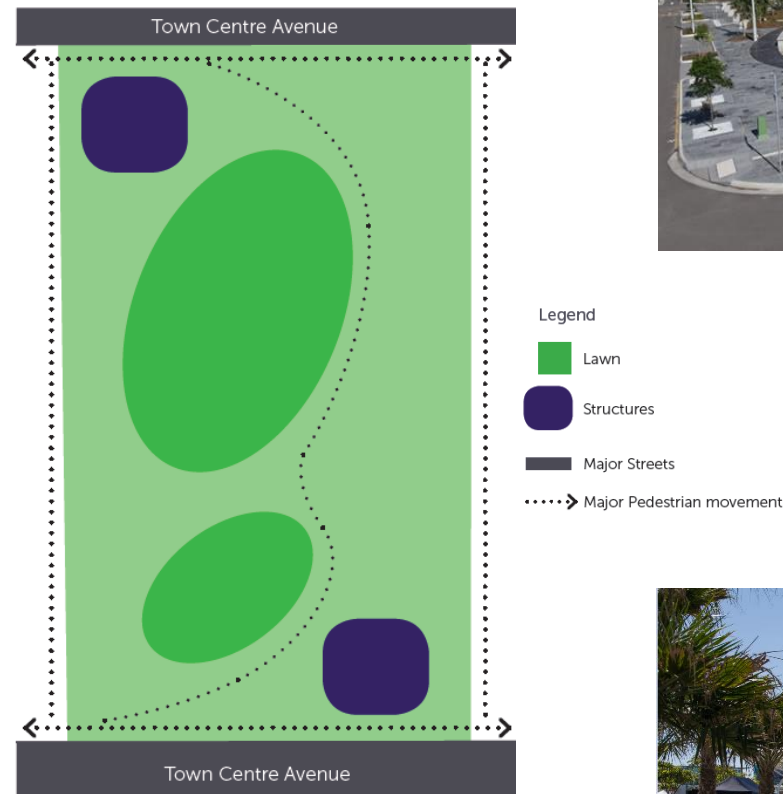


Figure 16 –Urban Square



3.5. Element 5 - Infrastructure

Infrastructure is provided in an efficient, effective and timely manner that supports the development of the Maroochydore City Centre PDA.

Development outcomes:

- i. Pay a financial contribution for infrastructure in accordance with the Infrastructure Funding Framework or an Infrastructure Agreement.
- ii. Make a works contribution for trunk infrastructure in accordance with an Infrastructure Agreement. Trunk infrastructure delivered as part of the development may be credited against the financial contributions that would otherwise apply.