

14 April 2025

Ms Leila Torrens
Manager, Development Assessment
Economic Development Queensland
GPO Box 2202,
Brisbane Qld 4001



Sent via email: pdadevelopmentassessment@dsgmip.qld.gov.au

Dear Ms Torrens,

**PDA DEVELOPMENT APPLICATION: MCU FOR PARKING STATION (INTERIM USE) FOR AT-GRADE CAR PARKING BAYS, CONTROLLED ACCESS AND ASSOCIATED LANDSCAPING
Lot 30 on SP305312, Sunshine Coast Parade, Maroochydore**

1. Walker Maroochydore Developments Pty Limited seeks development approval from Economic Development Queensland (EDQ) (the 'Assessment Manager') for Making a **Material Change of Use** for 77 at-grade car parking bays, controlled access and associated landscaping.
2. The Priority Development Area (PDA) development application relates to Lot 30 on SP 305312, located at Sunshine Coast Parade, Maroochydore, Queensland 4588.
3. Lot 30 is situated within Precinct 3: Core Business Precinct of the Maroochydore City Centre (MCC) PDA. This precinct is being transformed into a mixed-use hub with 10,000 sqm of retail uses, 105,000 sqm of commercial floor space and 700 Equivalent Dwellings (EDs).
4. The proposed development is aligned with the transformation of the MCC as it will support development growth within Precinct 3.
5. Supporting the application are the following documents:
 - EDQ application form
 - Owner's Consent
 - Town Planning Report and supporting documents:
 - 01 Contour Survey
 - 02 EMR/CLR Searches
 - 03 Site Plan
 - 04 Civil Engineering Plans
 - 05 Landscape Concept Plan
 - 06 EDQ Pre-Lodgement Meeting Minutes
 - 07 Development Scheme Compliance Assessment Table
6. The planning assessment has determined the proposal complies with all planning controls.
7. The tables below (**Tables 1 and 2**) summarise the development details and Development Scheme key matters.

Table 1: Development Summary and Property Details

Site address	Sunshine Coast Parade, Maroochydore
Real property description	Lot 30 on SP305312
Site Area	2,376m ² (the Site)
Local Government Area	Sunshine Coast Regional Council
Owner	Walker 51 First Avenue Pty Limited
Applicant	Walker Maroochydore Developments Pty Limited (ABN: 71 146 026 431)
Proposed development	<p>The proposed development is a Material Change of Use for a Parking Station (Interim Use). The parking station will comprise:</p> <ul style="list-style-type: none"> • 77 at-grade car parking bays • A sealed carpark surface • Two (2) boom gates – one (1) entry and one (1) exit • Access control system • Perimeter landscaping
Type of approval sought <i>s94 of the ED Act 2012</i>	<p>Under Section 94 of the <i>Economic Development Act 2012</i>, a PDA Development Permit is sought for:</p> <ul style="list-style-type: none"> • Making a Material Change of Use for Parking Station (Interim Use) for at-grade car parking bays, controlled access and associated landscaping.
Estimated Cost	\$179,859 (excl GST)
Currency Period	Interim Use – 5 years
Pre lodgement Meetings (PRE2025/870)	5 February 2025

Table 2: Development Scheme key matters

ASSESSMENT MATTERS	STATUS / COMMENT
Priority Assessment Area (PDA)	Maroochydore City Centre
Development Scheme	Maroochydore City Centre PDA Development Scheme Amendment 3, 15 March 2024
Precinct (Map 11)	Precinct 3: Core Business
Assessment Manager	Economic Development Queensland (EDQ) as delegate of the Minister of Economic Development Queensland (MEDQ)
Level of Assessment	PDA Assessable Development
Public Notification	<p>EDQ Discretion.</p> <p>The applicant submits public notification is not required for the following reasons:</p> <ul style="list-style-type: none"> • The proposed use is a preferred land use for Precinct 3. • The development is of a size and scale suitable for this Site. • The assessment demonstrates no long-term impact on adjoining land use's amenity or development potential, given its interim use.

8. The proposed development is considered acceptable and worthy of EDQ support given that:
- The development supports the vision and structural elements of the PDA development scheme.
 - The proposal is generally in accordance with the relevant requirements of the MCC PDA development scheme.
 - The proposed interim development will assist with attracting commercial tenants to the MCC while the MCC is still evolving and planned public transport is increasing.
 - The interim use can easily be decommissioned to allow the subject site to be redeveloped for a higher-order use as the MCC continues to evolve.
 - The existing infrastructure, including electricity, stormwater and roads, can support this proposed development.
9. The proposal is considered in the public interest as it will support development growth within Precinct 3 of the MCC. The development proposes a development form and land use identified as preferred for this precinct according to the relevant planning controls.
10. This assessment reveals no outstanding social or environmental issue that cannot be mitigated or managed to an acceptable level of performance.
11. By supporting the proposal, the EDQ can help realise the vision of a dynamic, economically robust, business-driven Maroochydore City Centre.
12. Accordingly, it is requested that EDQ support the proposed development, subject to the imposition of suitable conditions.
13. Should you require more information or want to discuss this application in more detail, please contact the undersigned at taylor.cole@walkercorp.com.au or 02 8273 9657.

Yours faithfully,

Walker Maroochydore Developments Pty Limited



Taylor Cole
Town Planner