

Town Planning Report

Development Application for Material Change of Use for Multiple Dwelling and Shop



Sunshine Coast Parade, Maroochydore
Lot 30 on SP305312

Prepared for
Walker 51 First Avenue Pty Ltd as Trustee for the
Walker 51 First Avenue Property Trust

July 2026

Our Ref: 260108

Applicant Details

The applicant for this Development Application for a Material Change of Use to establish a Multiple Dwelling and Shop is Walker 51 First Avenue Pty Ltd as Trustee for the Walker 51 First Avenue Property Trust. It is requested that all project correspondence is provided to Walker 51 First Avenue Pty Ltd as Trustee for the Walker 51 First Avenue Property Trust C/- ADAMS + SPARKES Town Planning.

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Document Control and Verification

This Town Planning Report has been prepared and reviewed by the identified key personnel, in accordance with the requirements of the *Economic Development Act 2012*.

ADAMS + SPARKES is led by Directors Cameron Adams and Pete Sparkes, who have a combined experience of over 45 years in both public and private sectors. ADAMS + SPARKES have extensive experience in the management of development applications including residential, commercial, retail and mixed use developments, industrial projects and mining and infrastructure projects.

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1 Executive Summary

1. This Town Planning Report has been prepared in support of a Development Application for a Material Change of Use to establish a mixed use development comprising Multiple Dwelling and Shop land uses. The proposed development is located at Sunshine Coast Parade, Maroochydore and is legally described as Lot 30 on SP305312. The site has frontages to Sunshine Coast Parade, First Avenue and Future Way and is located within the Core Business Precinct 3 of the Maroochydore City Centre Priority Development Area (MCCPDA).
2. The proposed development will be constructed over thirty (30) storeys to a total height of 98.77 metres, making it the tallest building on the Sunshine Coast and a landmark building in the MCCPDA. The proposal will comprise a basement car park, ground level retail tenancies, residential lobby/work from home office amenities, plant and equipment, service areas, visitor car parks and vehicle access; car parking in podium levels 1 – 3; residential units over levels 4 – 28 and communal and private open space recreation areas on rooftop level 29.
3. The proposed development, as represented by the Architectural Plans prepared by Plus Studio in **Appendix 2**, presents as a contemporary, high-quality mixed-use development that emphasises ground level activation and engagement with the public realm, particularly along Sunshine Coast Parade and First Avenue, which are identified as primary frontages within the MCCPDA. The development incorporates well defined and legible building entrances, with a public plaza situated at the prominent western corner to reinforce pedestrian permeability and support a vibrant street interface. At ground level, the proposed retail tenancies will further enhance activation, passive surveillance and economic vitality consistent with the intent of the PDA Development Scheme. The built form exhibits a refined architectural expression through articulated podium and tower elements, varied façade treatments and a robust palette of high-quality materials suited to the beachside urban context. Landscaping is integrated throughout the site, including at the ground plane, podium levels and rooftop, to soften the built form, contribute to streetscape amenity and enhance the visual presentation of the development when viewed from the public realm.
4. Performance outcomes are sought with respect to the built form and development yield provisions outlined within the Development Scheme. These relate to tower setbacks to Future Way and Sunshine Coast Parade, separation between the proposed tower and the adjoining development known as 'The Corso' to the east, minimum floor-to-floor heights for podium Levels 1 and 2, minimum private open space balcony dimensions, minimum deep planting, and the development's contribution to the exceedance of the maximum 700 equivalent dwellings in Precinct 3. This Town Planning Report provides planning justification for those departures, presents performance-based solutions, and demonstrates the development's consistency with the vision and intent for the PDA and Core Business Precinct 3.
5. Overall, the built form is considered appropriate within the City Centre environment. The proposal is not expected to result in unacceptable adverse impacts on adjoining properties or the surrounding environment. The development will deliver a landmark building that assists with wayfinding throughout the City Centre and reinforces the important regional role of the Maroochydore City Centre.
6. **Table 1** below describes the site, the proposed development, and the relevant town planning and design considerations with respect to the proposal.

Table 1 Development Proposal Summary

DEVELOPMENT APPLICATION DETAILS	
Proposed Development	- Mixed use building comprising Multiple Dwelling and Shop land uses to be established in the MCCPDA, including: - Basement car parking - Ground level business use (retail) tenancies - Screened car parking on levels 1 – 3 - Residential units over levels 4 – 28 - Communal and private open space recreation areas on rooftop level 29 - Overall building height of 30 storeys and 98.77 metres (102.4m AHD). - Podium height of 13.65 metres. - A total of 208 dwellings. - Dwelling product consisting of 1, 2, 3 and 4 bedroom dwelling units. - Total retail GFA of 241.2m². - Podium site cover of 99% and tower site cover of 49%. 261 car parking spaces provided. 114 resident bicycle parking spaces and 28 visitor bicycle parking spaces provided. 1,215.2m² (51% of site area) provided as communal open space. 647m² as rooftop recreation (27% of site area). 276m² (11.6% of site area) provided as ground level landscaping (23m² deep planting/~1%). 1,236.6m² total landscaping provided onsite (52% of site area).
Type of Approval Sought	PDA Development Permit for Material Change of Use for Multiple Dwelling and Shop, pursuant to Section 94 of the <i>Economic Development Act 2012</i> .
Site Address	Sunshine Coast Parade, Maroochydore QLD 4558. 
Real Property Description	Lot 30 on SP305312
Site Area	2,376m ²
Frontages	- Sunshine Coast Parade – 36 metres - First Avenue – 66 metres - Future Way – 36 metres
Notable Site Features	Currently used for an at grade private car park

	• Level topography • Regular in shape • Existing site level – 3.47m AHD • Nil easements • Nil vegetation • Existing sewer/water connections • Existing stormwater connections • Existing underground electricity and telecommunications infrastructure • Higher order subdivision approval DEV2016/747 has provided the road network, stormwater infrastructure, street trees, footpaths and driveway crossovers, as well as a city-wide automated waste collection system, which includes two (2) connection stubs to the subject site (north and south boundaries) • The site has frontage to roads on three (3) boundaries and adjoins 'The Corso' development on its eastern side boundary. • The site has two (2) primary frontages (Sunshine Coast Parade and First Avenue) and a partial primary frontage to Future Way. • First Avenue is identified as a proposed bus service route and a future mass transit route. Sunshine Coast Parade is identified as a proposed bus service route.
Landowner	Walker 51 First Avenue Pty Ltd (refer to Appendix 1).
Applicant	Walker 51 First Avenue Pty Ltd as Trustee for the Walker 51 First Avenue Property Trust.
Consultant Planning Contact	Cameron Adams ADAMS + SPARKES Town Planning cameron@astpd.com.au

LANNING ASSESSMENT DETAILS	
Assessment Manager	Economic Development Queensland (EDQ). Department of State Development, Infrastructure, Local Government and Planning (DSDILGP)
Development Scheme Designation	Maroochydore City Centre Priority Development Area Development Scheme Amendment no. 3 effective 15 March 2024
Precinct	Precinct 3 (Core Business)
Development Potential	The maximum development yields for the whole of Precinct 3 are the following: • Retail – 10,000m² GFA • Commercial – 105,000m² GFA • Residential – 700 equivalent dwelling ED's 241.2m² of retail GFA & 216.8 ED's proposed.

Key Mapped Features	Primary Frontages (Sunshine Coast Parade, First Avenue and partial to Future Way) – the proposed development fulfils the requirements for Primary Frontages by providing vehicle access from the non-primary frontage section of Future Way and delivering active ground level tenancies, the residential lobby and a public pedestrian plaza installation with seating, landscaping and weather protection that engages with the active frontages.
Maximum Building Height (Landmark Building)	Landmark building with maximum 100m building height – The development achieves landmark status through its prominent height of 98.77 metres, refined architectural detailing and strong engagement with key public frontages. The development assists with wayfinding by establishing a distinctive and recognisable presence within the City Centre skyline.
Compliance	The proposal complies with all development criteria prescribed by the PDA Development Scheme, with the exception of: • Section 2.6.3.1.2 Building setbacks and tower separation • Section 2.6.3.1.4 Private and communal open space • Section 2.6.3.2.3 Podiums • Section 2.10.1.3 Precinct development yields
Exception to Development Standard: Frontage Setbacks	6m+ tower level setbacks (Level 5+) - the proposal seeks a Performance Outcome in this regard with reduced front setbacks for the tower to Sunshine Coast Parade and Future Way (4.36m to ~7m varied). The setbacks are appropriate given that on average a 6m setback is achieved due to the angled floor layout of the building. These varied setbacks provide articulation to the built form. Note the adjoining 'The Corso' development provides 1.8m-3m setbacks to Future Way and 3m to Sunshine Coast Parade. Refer to section 6.3.2.1 of this Town Planning report for discussion.
Exception to Development Standard: Tower separation	Tower separation (Levels 4-14) - some intrusions are proposed into the minimum separation distance between habitable rooms and non-habitable balconies of the tower and The Corso development over Levels 4-14 of the development (L14 is up to 51.9m AHD, top level of The Corso is up to 49m AHD). Despite this, the development design protects resident privacy, achieves suitable orientation and outlook, and maintains access to breezes and sunlight between the unit buildings. Refer to section 6.3.2.1 of this Town Planning report for discussion.
Exception to Development Standard: Floor to ceiling height of podium levels	Min 3.4m high podium levels - the proposed podium levels range from 2.85m-3.35m high. Podium levels 1-3 do not achieve the minimum height requirement of 3.4 metres. Refer to section 6.3.2.3 of this Town Planning report for discussion.
Exception to Development Standard: Private open space balconies	Min 12m² POS with min 3m dimension - many units do not achieve 3m minimum dimension (~2.14m min dimension) for balconies. The minimum area of POS balconies complies for all units. This is a suitable outcome given the provision of large communal open space areas with high quality recreation amenities on the rooftop and furnished social

	meeting spaces at ground and on the rooftop. All POS balconies can accommodate a table and chairs. Refer to section 6.3.2.2 of this Town Planning report for discussion.
Exception to Development Standard: Deep planting	Min 5% deep planting - at ground level, the development achieves less than 1% deep planting. This outcome should be supported on the basis that extensive landscaping is incorporated throughout the site, including 276m² at ground level and 213m² within the rooftop communal open space area. Refer to section 6.3.2.2 of this Town Planning report for discussion.
Exception to Development Standard: Maximum development yields	Maximum 700 equivalent dwellings in Precinct 3 – the yield of residential dwellings delivered in Precinct 3 of the PDA has been exceeded. The proposed development will contribute a further 208 dwellings (216.8 equivalent dwellings). Refer to section 6.3.3.1 of this Town Planning report for discussion.

2 Introduction

7. This Town Planning Report has been prepared in support of a Development Application for a Material Change of Use to establish a mixed use development comprising Multiple Dwelling and Shop land uses over land at Sunshine Coast Parade, Maroochydore, legally described as Lot 30 on SP305312. This documentation has been prepared by ADAMS + SPARKES Town Planning (hereafter 'ADAMS + SPARKES') for and on behalf of the applicant, Walker 51 First Avenue Pty Ltd as Trustee for the Walker 51 First Avenue Property Trust.
8. This Development Application will be made to the Minister for Economic Development Queensland (hereafter 'EDQ'), who is the Assessment Manager for the Development Application, due to the site's location within the Maroochydore City Centre Priority Development Area.
9. The 'Maroochydore City Centre Priority Development Area Development Scheme' Amendment 3 which came into effect on 15 March 2024 is the relevant regulatory document which assists with planning, carrying out, promoting, coordinating and controlling land development within the PDA. Under the PDA Development Scheme, the subject site is identified as being located within Precinct 3 (Core Business).
10. Under the PDA Development Scheme, all proposed land uses are 'PDA Assessable Development' and all proposed land uses are preferred land uses in the Core Business Precinct 3. The proposed land uses are defined as follows:

Multiple dwelling

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

Shop

Means the use of premises for-

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

11. Under Schedule 1: *PDA Accepted Development* of the PDA Scheme, Building Work and Operational Works is PDA Accepted Development were associated with an Approved Material Change of Use.
12. This report should be read in conjunction with the following supporting documentation:

- ▶ **Appendix 1** Title Search
- ▶ **Appendix 2** Architectural Plans prepared by Plus Studio
- ▶ **Appendix 3** Urban Design Report prepared by Plus Studio
- ▶ **Appendix 4** Landscape Report prepared by Urbis
- ▶ **Appendix 5** Sustainability Report prepared by D Squared Consulting
- ▶ **Appendix 6** Traffic Engineering Report prepared by Colliers
- ▶ **Appendix 7** Civil Engineering Plans prepared by Projex Partners
- ▶ **Appendix 8** Engineering Services Report prepared by Projex Partners
- ▶ **Appendix 9** Stormwater Management Plan prepared by Projex Partners
- ▶ **Appendix 10** Waste Management Plan prepared by Colliers
- ▶ **Appendix 11** Acoustic Report prepared by E-Lab Consulting
- ▶ **Appendix 12** CPTED Report prepared by Architecture & Access

- ▶ **Appendix 13** Assessment of PDA-wide and Precinct 3 Criteria prepared by ADAMS + SPARKES

13. The following additional report will be provided to EDQ under separate cover during the assessment period:

- ▶ Wind Assessment Report

3 Background / Context

3.1 Priority Development Area History

14. In 2013 the Horton Park Golf Course, formerly identified by Sunshine Coast Council as being part of the Maroochydore Principal Regional Activity Centre, was declared as a Priority Development Area by the Minister of Economic Development Queensland (MEDQ). In 2014, the *Maroochydore City Centre Priority Development Area Development Scheme* (hereafter the 'PDA Scheme') was approved, with the most recent amendment coming into effect on 15 March 2024.
15. Subsequently, Economic Development Queensland (EDQ) approved a Reconfiguring a Lot PDA Development Application for 5 lots into 41 lots and an associated Precinct Plan (DEV2016/747) over land designated as the Core Business Precinct within the PDA Scheme on 30 May 2016. The development of lots within the Core Business Precinct is currently subject to the provisions of Amendment 3 of the *Maroochydore City Centre Priority Development Area Development Scheme* dated 15 March 2014.
16. To the extent the Vision, PDA-wide criteria, Precinct provisions and the Guidance material of the PDA Development Scheme 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. An assessment of the relevant parts of the PDA Development Scheme is provided within **Section 6.3** of this Town Planning Report.

3.2 Sunshine Coast Council Design Review

17. The development proposal was submitted to Sunshine Coast Council, as development partner for the City Centre, for consideration through the Design Review process. Council has confirmed support for the proposed development and communicated this support to EDQ during the pre-lodgement meeting.

3.3 Pre-lodgement Meeting

18. A pre-lodgement meeting was held with EDQ on 24 March 2026, with a follow up discussion held on 16 June 2026. EDQ has provided general support for the proposed development, acknowledging that the development is generally consistent with the scale, use and design expectations for a landmark building in the City Centre.
19. In the initial pre-lodgement meeting, EDQ raised matters relating to ground level activation and activation at the corners of the site. EDQ identified the western site corner as the main pedestrian access point for prioritisation in the design and sought the inclusion of a public space designed as an urban plaza, with seating areas and appropriate landscaping. The design was subsequently amended to include retail tenancies at ground level, increase activation of the lobby entrance and deliver an urban plaza on the western corner of the site with seating, weather protection and a space for a possible future art installation or landscape feature. The work-from-home office space was maintained on the northern corner of the site. These design refinements further activate the primary frontages and support passive surveillance at ground level.
20. In the meeting EDQ raised the scale and form of the podium with respect to the adjoining 'The Corso' residential development to the east. The podium was reduced in height from 16.5 metre to 13.65 metres, resulting in the top of the podium at 17.3 metres AHD. The top of the podium on the adjoining 'The Corso' development ranges from 15.2 metres AHD to 17.1 metres AHD. The proposed development delivers a complying podium height in accordance with the PDA Development Scheme. EDQ further requested assessment of impacts on adjoining buildings, including noise, wind and privacy. The tower massing has

been refined in the current development design to improve its relationship with adjoining development. Further, please refer to the Acoustic Report prepared by E-Lab Consulting in **Appendix 11**. Please note that a Wind Assessment Report will be provided to EDQ under separate cover during the assessment period.

21. EDQ also raised that the podium parking levels provide limited activation and surveillance of the streets below and requested consideration of active uses or recreation areas within the podium. These items have not been accommodated in the design on the basis that they are not required by the PDA Development Scheme. With a podium height not exceeding 16 metres, sleeved active uses are only required at ground level. The screening design has been improved to provide a stronger visual amenity outcome for the podium facades, including precast and aluminium screening elements with varied materiality and articulation. Overall, the facades of the development have been reviewed to increase articulation through steps in the built form, variation in building materials and finer grain detailing.
22. The tower setbacks were discussed, noting that the minor intrusions into the required 6 metre setback to Sunshine Coast Parade and Future Way may be acceptable where average setbacks are achieved and articulation is improved. The proposed development design suitably achieves an average setback of 6 metres, ranging from 4.36 metres to approx. 7 metres (refer to **section 6.3.2.1** of this report). Further, the development achieves greater setbacks than what are delivered for the adjoining 'The Corso' residential development tower (1.8m-3m to Future Way and 3m to Sunshine Coast Parade).
23. Overall, EDQ outlined a number of expectations for the landmark building, including the delivery of a fine grain, visually rich pedestrian experience, active frontages, corner activation, subtropical design, differentiation between the top, middle and base of the building, and discernible tower elements to reduce perceived bulk. The podium layout and facades have been amended in the current development design to better achieve these outcomes, with particular attention to primary frontage activation, ground level landscaping and more articulated and visually interesting screening outcomes for the podium car park levels. Further, the main residential lobby is accessed via First Avenue, which is identified by the Development Scheme as a Primary Frontage and location of a future mass transit corridor.
24. The size of the private open space balconies was a matter for discussion, with some balconies not meeting the minimum width dimension of 3 metres, despite complying with the minimum area requirement. EDQ are willing to consider a performance-based assessment subject to the functionality of balconies being demonstrated. Refer to **section 6.3.2.2** of this report.
25. The matter of accessible housing design was raised, noting that the PDA Guideline No. 2 - Accessible Housing (dated May 2015) has been superseded by the National Construction Code (NCC) 2022 standards. EDQ agreed that the development application should be lodged in accordance with NCC 2022 requirements.
26. Finally, EDQ acknowledged that the maximum residential development yield for Core Business Precinct 3 will be exceeded (maximum 700 EDs). It was agreed that density allowances may be transferred between precincts and that the final equivalent dwelling position will be considered in the broader PDA context.

27. Overall EDQ made a number of recommendations for the final design of the building, which have been incorporated into the final development proposal. Any departures from the preferred outcomes of the Precinct Plan and PDA Scheme have been addressed throughout this report, with the overall development providing an outcome that achieves the purpose of the Priority Development Area.

4 Site Details

28. The subject site is owned by Walker 51 First Avenue Pty Ltd, as identified on the Current Title Search in **Appendix 1**. Several site inspections have been undertaken by ADAMS + SPARKES as part of the preparation of this Town Planning Report. Observations from these investigations have been incorporated into the following sections of the report.
29. As shown in **Figure 1** below, the subject site is located within Core Business Precinct 3 of the MCPPDA. Core Business Precinct 3 is intended to accommodate the highest density of retail, hospitality and commercial use areas and allows for residential development, where provided in a mixed-use format.

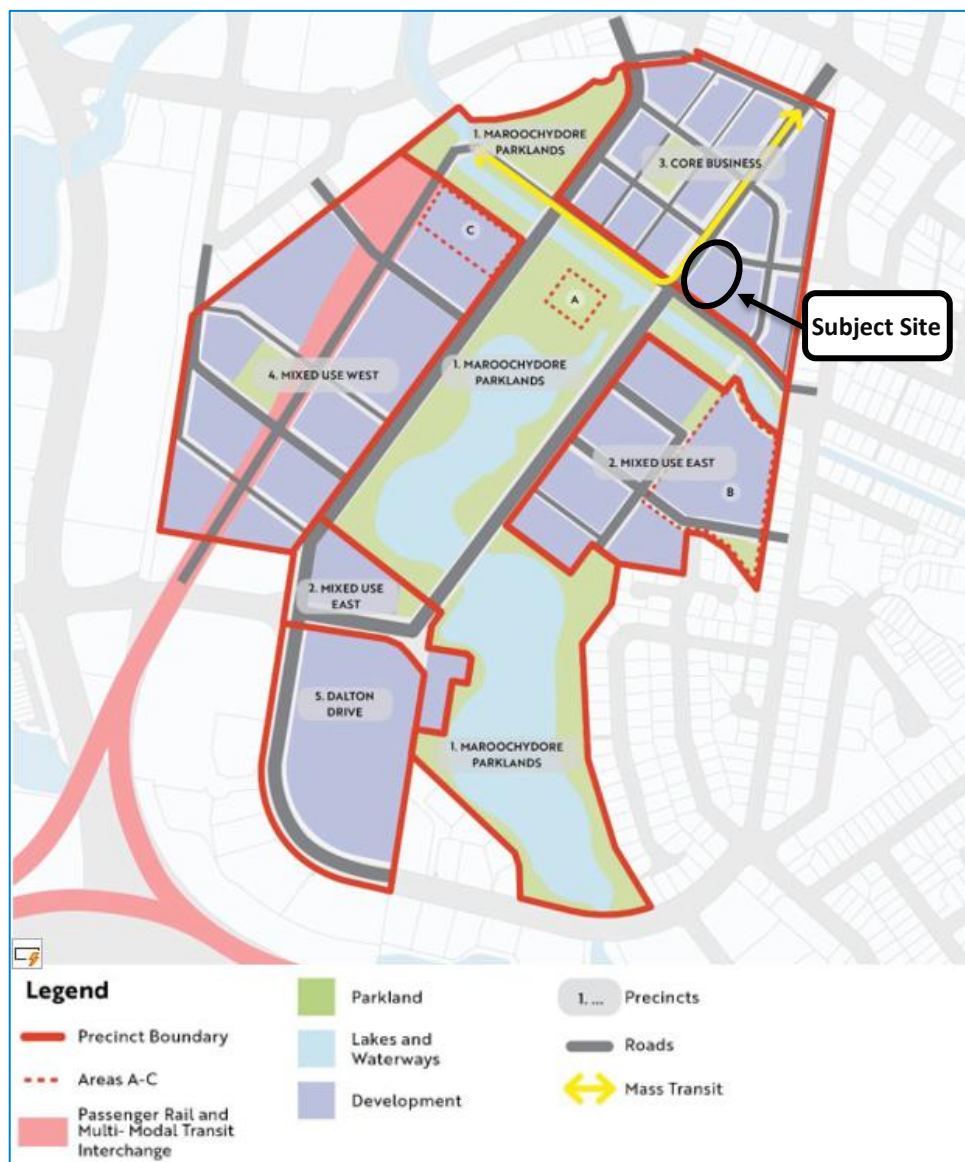


Figure 1 Precinct Plan (Source: Map 11 - PDA Scheme Amendment 15 March 2024)

30. The urban context of the site is depicted in **Figure 2** below. The site is immediately surrounded by commercial and mixed-use buildings, as well as a range of public facilities such as the City Hall local council building, parking stations and public parklands. Other permanent residential and short-term accommodation developments are also located within proximity to the subject site. It is noted that the adjoining development to the east, 'The Corso', is complete and the uses, which are similar to those proposed, are operational.

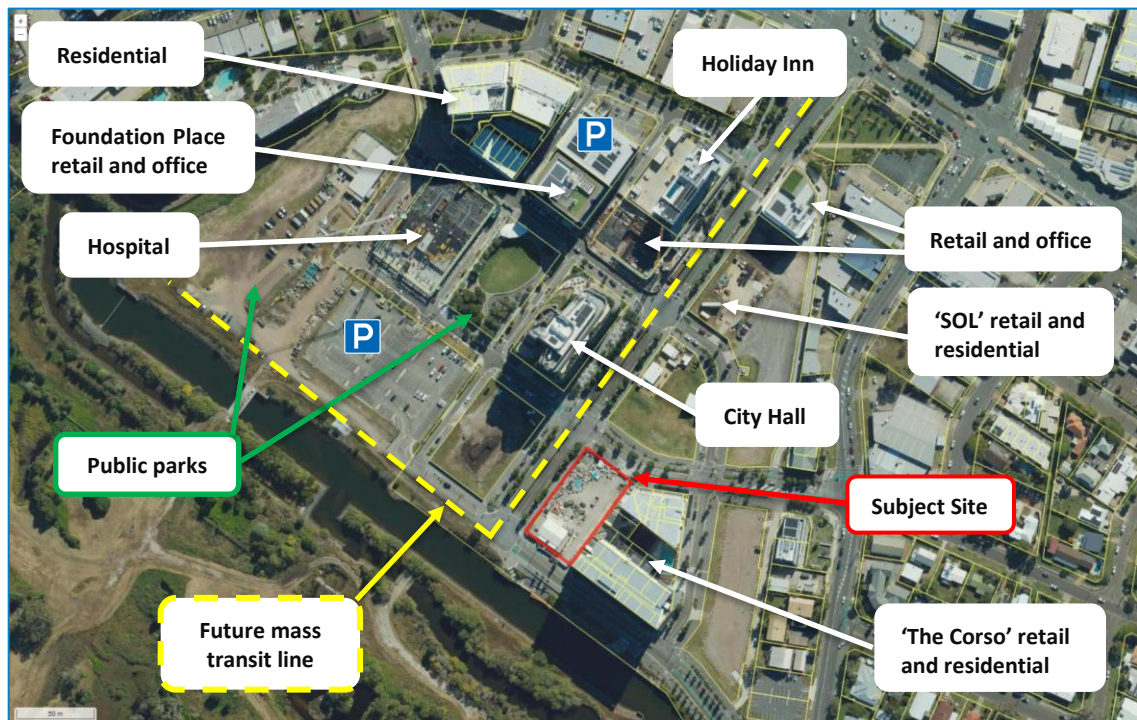


Figure 2 Urban Context of Site (Source: SCC Site Report, 2026)

31. The subject site is identified in **Figure 3** below.



Figure 3 Subject Site (Source: SCC Site Report, 2026)

5 Proposed Development

5.1 Land Uses/Further Approval Requirements

32. This Town Planning Report has been prepared in relation to a proposed mixed-use building comprising Multiple Dwelling and Shop land uses to be constructed over Lot 30 on SP305312, which is located in the Maroochydore City Centre. The proposed development will trigger the need to gain a development approval from EDQ. More specifically, the proposal will require the following approval:

- Development Permit for a Material Change of Use for Multiple Dwelling and Shop

33. In accordance with the PDA Development Scheme, the proposed land uses are classed as 'PDA Assessable Development' and are preferred land uses in Core Business Precinct 3. Further, under Schedule 1 *PDA Accepted Development* of the PDA Development Scheme, Operational Works is Accepted Development where associated with an approved Material Change of Use. As such, upon receipt of a Development Permit from EDQ for the Material Change of Use, the only further approval expected to be required is Building Approval from a private Building Certifier, together with any operational work approval associated with advertising devices if required once the details of any advertising are confirmed.
34. In accordance with Schedule 1 *PDA Accepted Development* of the PDA Development Scheme, a range of preferred land uses are permitted to occur within the proposed retail tenancies as Accepted Development without requiring further approval from EDQ. On this basis, it is expected that the proposed retail tenancies will accommodate a range of food and drink outlets (or similar) in future.

5.2 Proposal Overview

35. As demonstrated in the suite of Architectural Plans prepared by Plus Studio in **Appendix 2**, the proposed development comprises a high-quality mixed-use tower rising to approximately thirty (30) storeys and 98.77 metres, establishing a landmark form within the MCCPDA and becoming the tallest building on the Sunshine Coast.
36. The development incorporates ground level active retail tenancies, reinforcing street level activation and economic activity, as well as a pedestrian urban plaza, highly visible lobby building entrance and innovative work from home office space. Car parking is provided in the form of a single basement level, plus a multi-level podium. The tower levels comprise a mix of residential apartments complemented by communal recreation and amenity spaces on the rooftop level. The rooftop recreation level offers the highest quality shared facilities and landscaped outdoor areas for residents, inclusive of pool and terrace areas with BBQs, spa and sauna/steam room facilities, equipped gym and a private indoor dining room. All mechanical plant is appropriately screened and integrated into the built form (primarily on basement and ground levels) to minimise visual and acoustic impacts.
37. For ease of reference, **Table 2** below provides a breakdown of the key development particulars that relate to the development.

Table 2 Key Development Particulars

Component	Required/Permitted	Proposed	Compliance
Building Height	Maximum 100m	30 storeys (98.77m)	Yes
Max Podium Height	16m where ground level is sleeved with active uses on primary frontages	13.65m and ground level sleeved with active uses on primary frontages	Yes

Component	Required/Permitted	Proposed	Compliance
	Otherwise 20m where parking in the podium is sleeved with active uses		
Min podium levels height	Levels within the podium deliver minimum floor to floor heights of: Ground level: 4.5m Podium levels above the ground level: 3.4m	Ground level: 4.6m Levels 1 & 2: 2.85m Level 3: 3.35m	Yes No Yes
Tower footprint	Maximum 1,200m ² GFA	Maximum 1,012m ² GFA	Yes
Setbacks <i>(in accordance with Map 7 – Setbacks)</i>	Podium - 0m Tower – 0-6m to First Ave and 6m to Future Way and Sunshine Coast Pde	Podium - 0m Tower – 1.15m to First Ave 4.4m-~7m to Future Way 4.36m-~7m to Sunshine Coast Pde	No
Tower separation	Min 12 metres between habitable and non-habitable rooms Min 18 metres between a habitable room and another habitable room.	Intrusions between habitable rooms and non-habitable balconies (to The Corso units) are proposed over Levels 4-14.	No
Parking	Residential - maximum 260 spaces Commercial - maximum 5 spaces Total – maximum 265 spaces	261 car spaces	Yes
Communal open space	Min 20% of site area (475.2m ²), including an area of 50m ² with min dimension of 5m Min 5% of COS landscaped	1,215.2m ² (51% of site area) provided as communal open space. 647m ² as rooftop recreation (27% of site area) min 50m ² area with min dimension of 5m on rooftop 498m ² (40%) of the total COS is landscaped	Yes
Private open space	Min 9m ² for 1 bed unit Min 12m ² for 2+ bed unit Min dimension of 3m	Min 13m ² for 1 bed unit Min 13m ² for 2+ bed unit Min dimensions of ~2.14m	Yes Yes No
Landscaping	Min 5% deep planting	23m ² (~1%) of site is deep planting 1,236.6m ² landscaping onsite overall (52% of site area)	No Yes Yes
Access	In a location that does not compromise primary frontages	Access is provided in a location that is not a primary frontage – Future Way frontage.	Yes

38. As demonstrated by **Table 2** above, the proposed development generally complies with the key Development Criteria applying to the proposed development. Where there is a non-compliance with any of the Development Criteria, a performance outcome is demonstrated in **section 6.3** (*Assessment Against Maroochydore Priority Development Area Development Scheme*) below.

5.3 Architectural Design

39. Please refer to the Architectural Plans (**Appendix 2**) and Urban Design Report (**Appendix 3**) prepared by Plus Studio. The proposal presents as a contemporary architecturally designed development that provides an active ground level with extensive planting on ground, over podium Level 4 and on the rooftop. The development emphasises the activation of First Avenue and Sunshine Coast Parade, which are identified by the Development Scheme as being Primary Frontages. The active frontages comprise ground level retail tenancies, a residential lobby with social spaces, residential work-from-home communal office area and an outdoor public plaza with seating, weather protection and extensive landscaping. These spaces integrate with the public realm by incorporating awnings over footpaths/the plaza, ensuring ample window glazing and allowing for outdoor seating within the plaza, should a food and drink outlet occupy a retail tenancy in future as Accepted Development. The First Avenue frontage of the site is the main pedestrian access point of the building, with the lobby walls consisting entirely of window glazing to provide an open interface with the western street corner.
40. The built form includes ample articulation with the incorporation of open balconies lining the building edges, ample glazed windows and transparent balcony balustrades, a combination of curved and straight angled wall/balcony alignments, planting over each level, variation in building materials and finer grain detailing. The development achieves a defined podium and tower built form, with the car parking levels in the podium suitably screened and integrated into the overall design with three-dimensional brick, concrete and landscaping elements incorporated to achieve an exemplar architectural design outcome at the streetscape level.
41. **Figure 4** below depicts a perspective render of how the development will appear when viewed from the most prominent street corner, being First Avenue and Sunshine Coast Parade.



Figure 4 Render of the Development - Corner of First Avenue and Sunshine Coast Parade (Source: Plus Studio 2026)

42. **Figure 5** below depicts a perspective render of the development overall.



Figure 5 Render of the Development Overall – Corner of First Avenue and Sunshine Coast Parade (Source: Plus Studio 2026)

5.4 Compliance with the National Construction Code (NCC 2022) for liveable housing design

43. The Development Scheme seeks that residential dwellings in the City Centre deliver a universal building design to meet the accessibility needs of the entire population. Whilst the Development Scheme refers to PDA Guideline No. 2 - *Accessible Housing* for the requirements, it is noted that the guideline has been superseded by the more recent National Construction Code (NCC 2022) requirements for liveable housing design, which exceed the requirements of the guideline. Accordingly, the development has been designed in accordance with the NCC Liveable Housing Design (Silver Level) to ensure that the resulting units achieve universal access to meet the needs of a range of end users.
44. An assessment of the development against the NCC Liveable Housing Design criteria can be supplied to EDQ upon request where relevant. It is noted that the building certifier for the project will ultimately be responsible for ensuring compliance with the NCC at building approval stage.

5.5 Sustainable and Subtropical Design

45. Please refer to the Landscape Report prepared by Urbis in **Appendix 4** and the Sustainability Report prepared by D Squared Consulting in **Appendix 5**. The development achieves a climatically conscious design through the incorporation of passive cooling initiatives, appropriate use of double-glazed windows to ensure access to sunlight without increasing heat impacts and the application of fixed shading devices. Please refer to the Sustainability Report for more detail.

46. Further, extensive landscaping has been incorporated into the overall building design, with the highest concentration of greenspaces located on the ground level, Level 4 podium top and the Level 29 rooftop, to reduce heat effects created by the development.
47. The site will include a rooftop photovoltaic solar system, which will reduce the grid electricity consumed by the project. The development will include a number of other sustainability measures including water use minimisation and smart/efficient lighting. Please refer to the Sustainability Report in **Appendix 5** for further information.

5.6 Landscapes

48. Please refer to the Landscape Report prepared by Urbis in **Appendix 4**. The proposed development provides landscaping over all levels to create a subtropical building design and to soften the appearance of the built form. The highest concentration of landscaping onsite is located within the Ground level urban plaza, over the Level 4 podium and on the rooftop communal open space level. Landscaping primarily includes garden bed/planters, with 23m² of the site being dedicated to Ground level deep planting.
49. Ground level landscaping assists in defining the public realm, highlighting building entrances and creating a visually attractive public plaza. The development also includes planters to the edges of all levels above the podium, which are visible from the streetscape and contribute to the appearance of a green building façade.
50. The development achieves a mixed planting palette, with a combination of trees, shrubs and ground covers used. The planting palette includes both native and indigenous plants (refer to **Appendix 4**). The proposed plant species have been chosen for their ability to thrive in tough coastal conditions, in high wind conditions and where exposed to regular heat from the sun, as well as for their low maintenance growth habits.

5.7 Vehicle Access and Parking

51. Please refer to the Traffic Engineering Report prepared by Colliers in **Appendix 6**.
52. Access to the development will be achieved directly from Future Way on the northern frontage of the site. The access will be priority controlled with all turns permitted. The proposed driveway crossover has been designed in accordance with Public Works Engineering Australia, Queensland (IPWEAQ) Standard Drawing RS-051.
53. The Development Scheme permits a maximum car parking rate of one (1) space per 60m² GFA for non-residential uses and one (1) space per dwelling where for 1-2 bedrooms and two (2) spaces per dwelling where the dwelling contains three (3) or more bedrooms. As per **Table 2** of this report above, the development is permitted up to 265 car spaces onsite total. 261 car spaces are proposed. All car parking spaces are designed in accordance with Australian Standards (AS)2890.1:2004 as per the Traffic Engineering Report.
54. A Medium Rigid Vehicle (MRV) standing bay is provided onsite within the designated loading area on the ground floor. It is intended that the loading bay will be managed by on-site management to avoid queuing conflicts. The proposed loading bay provision is considered adequate to support waste servicing onsite, allow for deliveries to the retail tenancies and accommodate move-in and move-out activities for the residential units. The swept path analysis illustrated in *Appendix B* of the Traffic Engineering Report

(**Appendix 6**) confirms that the design of the service vehicle area supports entry and exit in a forward gear for an SRV or MRV.

55. The Development Scheme does not provide guidance in relation to bicycle parking and/or end of trip facilities, therefore Austroads requirements have been referred to. The development provides 114 bicycle parking spaces for residents and 28 spaces for visitors to the site, with end of trip facilities provided for the retail tenancies and residential visitors at ground level. The bicycle facilities have been provided to encourage the use of active transport over private vehicle use, in line with the vision for the MCCPDA. The proposed bicycle parking facilities have been designed in accordance with AS2890.3, as per the Traffic Engineering Report.

5.8 Infrastructure Services

56. Please refer to the Civil Engineering Plans (**Appendix 7**), Engineering Services Report (**Appendix 8**) and Stormwater Management Plan (**Appendix 9**) all prepared by Projex Partners. Onsite stormwater will be managed in accordance with the relevant local government standards and guidelines.
57. The development has access to existing reticulated water and sewer infrastructure. A connection application will be lodged with Unitywater for approval.
58. The proposed development will connect to existing underground telecommunications and electricity supply provided to the MCCPDA. Service agreements will be sought from the relevant service providers.

5.9 Waste Management

59. Please refer to the Waste Management Plan prepared by Colliers in **Appendix 10**. The site will be connected to the Automated Waste Collection System (AWCS), with the preliminary design for the AWCS provided in Appendix C of the Waste Management Plan prepared by Colliers. Waste collection via the AWCS to the central waste facility will occur up to four (4) times per day.
60. Private Non-Pneumatic Waste Infrastructure (PNPWI) will also be required, with conventional refuse bins and storage areas provided in addition to the AWCS connection. This includes five (5) 1,100L bins, comprising two (2) bins for general waste and three (3) bins for recycling. Non-AWCS refuse will be collected by private contractors using a medium rigid vehicle body truck or rear-lift collection vehicle. Collection vehicles will use the enclosed loading bay at ground level, which facilitates entry and exit in forward gear.

6 Statutory Framework

6.1 The Economic Development Act 2012 and Economic Development Regulation 2013

61. This development application is made under Section 82 of the *Economic Development Act 2012* and is supported by the necessary documentation, including landowner's consent. It is noted that notice of the application under Section 84 of the *Economic Development Act 2012* is not required, as the development is not expected to result in unacceptable adverse amenity impacts on adjacent land and is not of a size or nature that warrants public notification.

6.2 Maroochydore City Centre Priority Development Area

62. As detailed earlier in this report, the subject site is located within the MCCPDA and the PDA Development Scheme forms the relevant statutory planning instrument for development within the PDA. The PDA Scheme was developed under the *Economic Development Act 2012* and was declared by regulation on 19 July 2013. Amendment 3 dated 15 March 2024 of the PDA Scheme is the current version of this document.
63. The PDA covers a total land area of 62ha and is centrally located within Maroochydore on land including the former Horton Park Golf Course, State Government owned land, road and drainage reserve. Under the PDA Scheme, the PDA is split into five (5) precincts. The subject site is located within Precinct 3 – Core Business Precinct.

6.3 Assessment Against Maroochydore Priority Development Area Development Scheme

64. In accordance with the current MCCPDA Development Scheme, development within the PDA is assessed directly against the Development Scheme provisions, including the applicable precinct-specific outcomes and performance criteria identified for the subject site. A separate Precinct Plan no longer applies. Instead, precinct specific intent, land use expectations and built form requirements are embedded within the Development Scheme itself.
65. This section undertakes a comprehensive assessment against the relevant provisions of the Development Scheme and demonstrates compliance with applicable assessment benchmarks, including the precinct-specific provisions that apply to the subject site. The assessment confirms that the proposed development is consistent with the intent, land use framework and built form outcomes prescribed for the relevant precinct and achieves the overarching vision and development objectives of the PDA.
66. Part 2.3.5 (Development Application) of the Development Scheme identifies that the following sections are to be considered and addressed in preparation of a Development Application, to the extent relevant:
- 2.4 PDA Vision (see **Section 6.3.1** below)
 - 2.6 PDA-wide Criteria (see **Section 6.3.2** below)
 - 2.10 Precinct 3: Core Business Precinct Criteria (see **Section 6.3.3** below)

6.3.1 PDA Vision – Section 2.4

67. The vision for the PDA is defined as follows:

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

Development in the PDA will:

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

68. The key themes for the vision are as follows

- *A Centre of Economic Growth*
- *A Walkable City Centre*
- *A Transit Oriented Centre*
- *A Sustainable New Centre*
- *A Beautiful and Attractive Centre*
- *A Vibrant and Engaging Centre*
- *A Safe and Inclusive Centre*

69. Please refer to **Table 3** below, which describes how the proposed development addresses the above themes.

Table 3 Consistency with the key themes of the PDA Vision

Theme	Consistency with Theme
<i>A Centre of Economic Growth</i> <i>Development in the PDA will deliver an integrated, city centre that will support and promote existing areas in Maroochydore. Accordingly, this will contribute to delivering economic and employment self-containment to the Sunshine Coast region.</i> <i>Growth of the city centre will provide a mix of uses, activities and development opportunities that will attract economic, commercial, and social investment, both on a national and international scale. It will deliver regional employment opportunities as the identifiable centre for business, retail, services, cultural and commercial activity.</i>	The proposed development is consistent with the intent for the MCCPDA by contributing to an integrated, mixed-use City Centre that reinforces Maroochydore's role as the Sunshine Coast's principal economic and employment hub. The inclusion of active ground floor retail uses supports local business activity and enhances daytime and evening vitality, while the residential component increases the population living within the City Centre and supports economic self-containment. The communal work-from-home office space within the building also supports modern working arrangements by enabling residents to work locally and reduce out-of-centre commuting. The scale, quality and mixed-use nature of the development will attract ongoing commercial, social and investment interest, reinforcing Maroochydore City Centre as a regional focus for business, services and urban activity.

Theme	Consistency with Theme
A Walkable City Centre <i>The city centre will place high importance on walking and cycling as the key mode of transit. Safe, shaded and well-connected linkages will promote and improve non-vehicular movement both within the city centre as well as providing linkages to surrounding land uses, open space, parkland, other retail and services, and the coastline.</i>	The proposed development prioritises walking and cycling by providing active street frontages, clear pedestrian entries, covered outdoor walkways and strong integration with the surrounding movement network. The ground level design promotes permeability and passive surveillance, while generous footpaths and shaded streetscape treatments enhance pedestrian comfort. Secure bicycle parking and proximity to existing cycle routes further support non-vehicular movement, strengthening connections to nearby open space, retail areas, services, the broader Maroochydore City Centre and coastal precincts. The residential work-from-home communal space also supports working from home in place of commuting to another centre, without compromising access to a suitable working environment for residents.
A Transit Oriented Centre <i>The future investment and delivery of transit infrastructure – including both the Sunshine Coast passenger rail and local mass transit will promote the city centre as a key multi-modal transit interchange for the Sunshine Coast. This will facilitate direct access and connectivity between local and regional centres and coastal attractions.</i>	The subject site is positioned adjacent to the future mass transit corridor along First Avenue, which will promote the use of active and public transport systems to access the site and wider City Centre. It is noted that the development is designed to connect with, and not inhibit the delivery of, critical transport infrastructure in the City Centre.
A Sustainable New Centre <i>The growth and development of the city centre provides the opportunity to implement new technologies, processes and environmental targets that will promote a cleaner, healthier and socially responsive future for Maroochydore. These will include subtropical design, energy efficiency, water cycle management, transit infrastructure, and social and community facilities.</i>	The proposed development supports the delivery of a cleaner, healthier and socially responsive City Centre through the incorporation of subtropical and sustainable design principles, as detailed within the Sustainability Report in Appendix 5. The design promotes energy and water efficiency through targeted building services, use of energy efficient building materials and the incorporation of ample landscaping to reduce heat island effects. The site's location within the City Centre supports public transport use, walking and cycling, while the provision of shared residential amenities and active ground floor uses contributes to social interaction and community wellbeing consistent with the vision for Maroochydore. Of note, the ground floor public plaza will contribute a high quality social meeting space to the City Centre.

Theme	Consistency with Theme
A Beautiful and Attractive Centre <i>Coastal contemporary buildings will overlook parklands, a large central lake, unique waterways and landscaped streets. Buildings are positioned to create a sense of openness and enable access to sunlight, breezes and vistas. These places will create ideal settings for retailing, offices, entertainment uses, restaurants, and new residential accommodation.</i>	The proposed development responds to the coastal contemporary character envisaged for the City Centre through a refined architectural form that engages with surrounding streetscapes and outlooks. As identified within the Sustainability Report in Appendix 5, the building maximises access to sunlight, prevailing breezes and key vistas, contributing to a sense of openness. Active ground floor retail tenancies and the residential lobby are provided with ample window glazing and landscaped building edges to create an attractive and vibrant setting suited to retailing, living and urban activity. Further, the inclusion of a public plaza with ample landscaping and space for a possible future art installation or landscape feature will support the creation of an attractive centre. Being the tallest building in the city centre (and wider region), the proposed development will have access to the most extensive views in the City Centre.
A Vibrant and Engaging Centre <i>A variety of activities, uses and lifestyle opportunities in the city centre will provide a range of safe, active and enjoyable places that are used frequently, both day and night, at all times of the year and by a wide cross section of the community. The city centre will include local, regional and tourism focused destinations and activities.</i>	The proposed development delivers a diverse mix of residential and active ground floor retail uses that contribute to a safe, vibrant and engaging City Centre environment throughout the day and evening. Street-level activation, passive surveillance and high-quality public realm interfaces support frequent use by residents, workers and visitors. The development strengthens Maroochydore City Centre's role as a local and regional destination, supporting lifestyle, tourism and economic activity and providing attractive urban spaces that are accessible and enjoyable for a broad cross-section of the community.
A Safe and Inclusive Centre <i>The Public realm will be a safe, inclusive and appealing environment for residents, visitors and workers in the city centre, both day and night. Careful planning and design will ensure local streets, parkland and open spaces are integrated with surrounding land uses, have a wide range of activities and will be highly valued by the community.</i>	The proposed development contributes positively to the public realm by delivering active ground floor uses, a staffed residential lobby, clearly defined pedestrian entrances and passive surveillance that enhance safety and inclusivity throughout the day and night. The building is carefully integrated with surrounding streets and public spaces, supporting a diverse range of activities and users. High-quality architectural

Theme	Consistency with Theme
	presentation, landscaping and activation reinforce the relationship between adjoining land uses and public spaces, creating an appealing and valued environment for residents, workers and visitors within the City Centre.

70. Overall, the proposed development satisfies the PDA vision by contributing a landmark, mixed-use tower within the Maroochydore City Centre, delivering a high-density residential development with active ground level retail uses and an integrated podium and tower form rising to thirty (30) storeys and 98.77 metres in height. The scale and intensity of the development capitalise on the City Centre's intended role as the Sunshine Coast's primary urban and economic hub. By delivering a high-quality built form, activating the public realm and increasing the residential population within the City Centre, the proposal advances the intent to establish a vibrant city heart for Maroochydore and support ongoing economic growth and investment across the region.

6.3.2 PDA-Wide Development Criteria – Section 2.6

71. A comprehensive assessment of the development against the PDA-wide development criteria has been carried out and is provided in **Appendix 12**. Where the proposed development does not comply with an outcome sought by the Development Scheme, justification has been provided below:

6.3.2.1 Building setbacks and tower separation

72. Section 2.6.3.1.2 of the Development Scheme relates to building setbacks and tower separation, requiring the following:
- 0m setback to podium
 - 0-6m setback to tower fronting First Avenue
 - 6m setback to tower fronting Sunshine Coast Parade and Future Way
 - Tower separation of minimum 12 metres between non-habitable rooms
 - Tower separation of minimum 18 metres between a habitable room and another habitable room or a non-habitable room.
73. It is noted that the balconies/windows of The Corso development reach a height of 31.6 metres AHD for the north tower and 49 metres AHD for the south tower. Accordingly, the development interfaces with The Corso units up to Level 8 at the northern end of the tower and up to Level 14 of at the southern end.
74. The proposed development provides a complying setback of 0 metres to the podium on all boundaries and 1.15 metres from the tower to the First Avenue frontage. The following non-compliant setbacks are proposed:
- Tower: 4.4m~7m to Future Way in lieu of 6 metres
 - Tower: 4.36m~7m to Sunshine Coast Parade in lieu of 6 metres
 - Intrusions between habitable rooms and non-habitable balconies (to The Corso units) are proposed over Levels 4-14
75. The reduced front setbacks from the tower to the Future Way and Sunshine Coast Parade frontages should be supported on the basis that an average 6 metre setback is achieved to both frontages. As shown in **Figure 6** below, the front setbacks range from 4.36 metres to over 7 metres, with a central recess on each elevation that is set back 10-11 metres. This angled floor plate layout provides substantial

articulation to the northern and southern building facades, ensuring that the reduced tower setbacks do not create an unacceptable impression of bulk when viewed from the street or from the upper levels of nearby tall buildings.

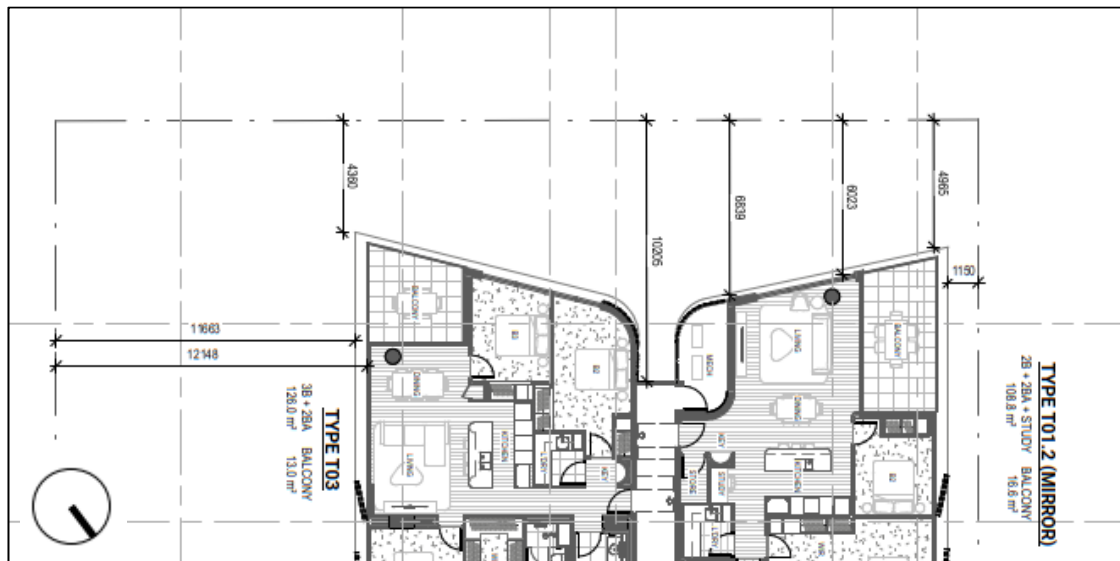


Figure 6 Varied Front Setbacks (Source: Plus Studio 2026)

76. It is further noted that the adjoining building known as 'The Corso' development provides front setbacks ranging from 1.8 metres to 3 metres to Future Way and 3 metres to Sunshine Coast Parade. As such, the proposed development will be set back behind the adjoining development on both frontages and will therefore maintain a coherent streetscape of built form.
77. Regarding tower separation, the development encroaches into the preferred separation distances between the habitable rooms and balconies of the proposed development and the adjoining 'The Corso' unit development to the east. The encroachments relate to Levels 4 to 14 of the proposed development, as highlighted in **Figures 7** and **8** below. It is noted that the communal terrace level of the adjoining 'The Corso' development is located on Level 3, adjacent to the Level 3 podium car park of the proposed development.
78. As shown below, the dense landscaping on Level 4 will aid the maintenance of privacy between the buildings. Further, the windows and balconies on Levels 5-14 will be provided with screening devices and tinted glazing to control views. As shown on the approved plans for the adjoining development 'The Corso' (ref DEV2020/1121), the western elevation of the existing building is provided with privacy treatments (including windows with opaque glazing below 1.5m, solid balcony balustrades and fixed screening devices) to ensure that privacy is maintained between The Corso units and a future development on the subject site.
79. Finally, the proposed development is suitably set back from the adjoining towers to the east to maintain sunlight and access to breezes between the units. Please also refer to the Acoustic Report prepared by E-Lab Consulting in **Appendix 11**, which demonstrates that the development achieves minimum acoustic environmental values for indoor and outdoor areas.

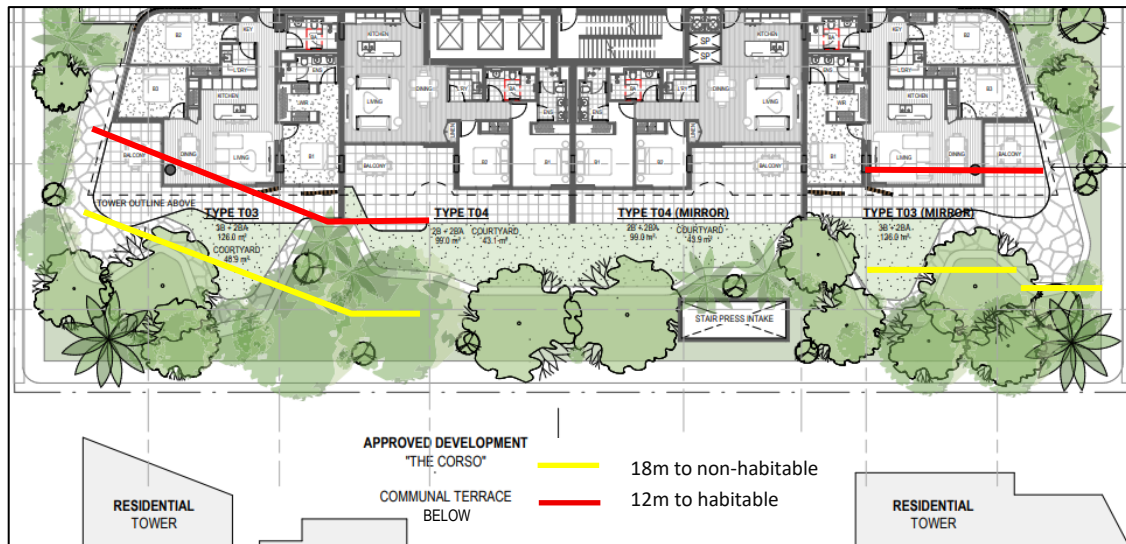


Figure 7 Level 4 Encroachment into Tower Separation Setbacks (Source: Plus Studio 2026)

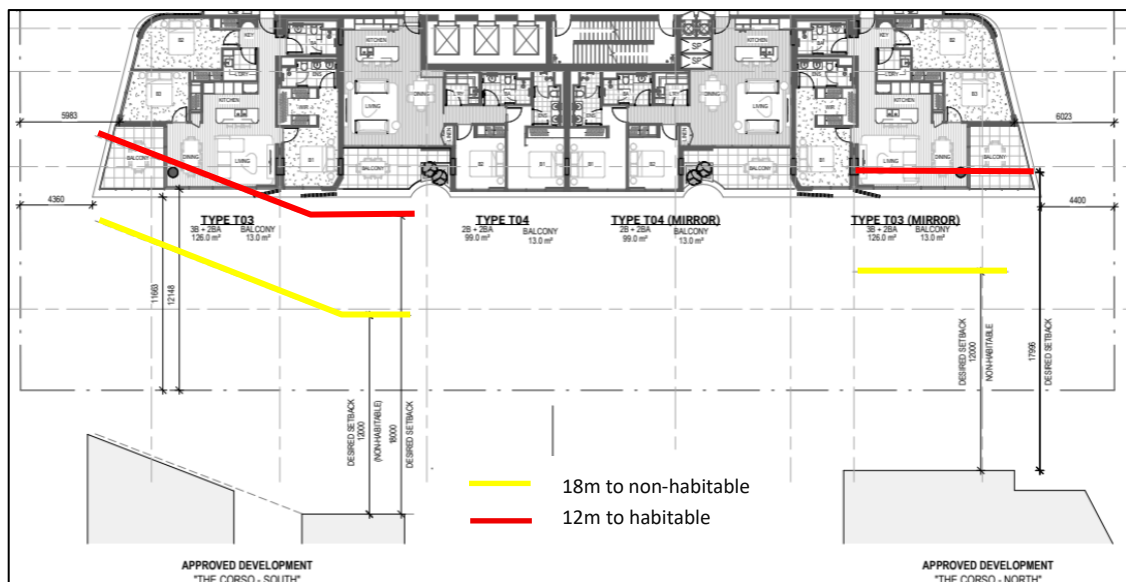


Figure 8 Levels 5-14 Encroachment into Tower Separation Setbacks (Source: Plus Studio 2026)

80. The proposed development generally complies with Section 2.6.3.1.2 of the Development Scheme as follows:

- The development provides a positive interface with Precinct 1: Maroochydore Parklands and activates the Sunshine Coast Parade frontage, with the retail tenancies overlooking the park;
- The development provides variation in the built form with substantially articulated elevations, varied front setbacks to curved and angled façade elements, a stepped floor layout and separation both within the built form (east and west wings) and to the adjoining development 'The Corso';
- The development utilises varied external building materials;
- Open space terraces are provided on the Level 4 podium;
- The ground level building wall is setback from First Avenue and the corner of Sunshine Coast Parade to deliver a publicly accessible plaza;

- Awnings are provided over the footpaths and plaza at ground level to enhance the building interface with the public realm and streetscape; and,
- As detailed above, the building is designed in a way that protects the privacy of The Corso residents and maintains access to breezes and sunlight.

6.3.2.2 Private and communal open space

81. Section 2.6.3.1.4 of the Development Scheme relates to private and communal open spaces, requiring the following:
 - Communal open space equal to an area that is 20% of the site area (minimum 475.2m²);
 - Communal open space to include an area that is minimum 50m² and a minimum dimension of 5 metres;
 - 5% of the site dedicated to deep planting;
 - Private open space for one (1) bedroom units – minimum 9m² with a dimension of 3 metres; and,
 - Private open space for two (2)+ bedroom units – minimum 12m² with a dimension of 3 metres
82. The proposed development provides complying communal open space overall with 1,215.2m² (51% of site area) provided as communal open space on the ground level and rooftop. The rooftop communal open space area is a dedicated recreation space for the exclusive use of residential occupants and is 647m² (27% of site area) in size. The area is furnished, comprises a pool and is provided with a range of high-end amenities. Not included in the communal open space calculation is the gym, private dining room, saunas and bathroom facilities. The communal open space area on the rooftop includes a minimum 50m² section with min dimension of 5 metres.
83. Further, the private open space areas for the proposed units are all a minimum 13m² in size, in accordance with the minimum requirement.
84. The following non-compliant outcomes are proposed:
 - Less than 1% (23m²) of the site is dedicated to deep planting at ground level in lieu of 5%;
 - A number of private open space balconies do not achieve the minimum 3 metre dimension (approx. 2.14m min dimension proposed for some);
85. The reduced deep planting outcome should be supported on the basis that the site incorporates substantial landscaping, primarily at ground level, on Level 4 and on the rooftop terrace, the combination of which exceeds the broader landscaping expectations of the Development Scheme. Specifically, the following is achieved with regard to onsite landscaping:
 - 1,236.6m² landscaping onsite across all levels (equal to 52% of site area);
 - 489m² of the total COS on the ground level and rooftop terrace is landscaped (equal to 20.5% of site area);
 - 276m² of the ground level (11.61% of site area) will be landscaped with garden beds that are provided with a sufficient media depth to accommodate mature plants, particularly in the public plaza area;
 - The landscaped garden beds comprise dense planting outcomes to achieve visually striking greenspace areas throughout the building levels; and,
 - The landscaping outcome proposed (refer to the Landscape Report prepared by Urbis in **Appendix 4**) achieves a diverse mix of species and accommodates trees, shrubs and ground plants.

86. Further, whilst some private open space balconies will not achieve a minimum 3 metre dimension, all balconies are capable of accommodating a table and chairs, as depicted on the floor layout plans provided in the suite of Architectural Plans in **Appendix 2**.
87. The proposed development generally complies with Section 2.6.3.1.4 of the Development Scheme as follows:
- The communal open spaces provided accommodate recreational activities with ample amenities and furnishings provided to support a range of activities, both at ground level in the public plaza and on the rooftop level;
 - Both the ground level and rooftop provide places for residents to gather and relax indoors and outdoors;
 - The communal residential work-from-home area accommodates space for residents to work outside of private living spaces. Residents can also use any number of other communal spaces to work if preferred;
 - The private open space balconies are provided with sufficient area for furnishings to support private relaxation and social meeting;
 - The rooftop provides active uses;
 - The Level 4 podium terrace provides active private open space areas;
 - All communal open space areas are densely landscaped to deliver high amenity recreation space for resident enjoyment;
 - The communal open space areas all accommodate universal access via lift and do not contain steps (ramp up to the pool on the rooftop terrace);
 - The rooftop communal open space terrace uses landscaped garden beds to create separated areas for multiple groups to enjoy;
 - The extensive range of communal facilities onsite allow sufficient space for a variety of uses for a range of different demographics;
 - The ground level and rooftop communal areas include a mix of indoor and outdoor areas, with most of the rooftop outdoor area being open to the sky;
 - Clothes drying areas on the private open space will be suitably screened (EDQ to condition as such); and,
 - As shown on the Architectural Plans in **Appendix 2**, outdoor furniture can be accommodated and comfortably used on the private open space balconies.

6.3.2.3 Podiums

88. Section 2.6.3.2.3 of the Development Scheme relates to podium design, requiring the following:
- Floor to floor height of 4.5 metres at ground level;
 - Floor to floor height of 3.4 metres for all other levels in the podium; and,
 - A maximum podium height of 20 metres.
89. The proposed development provides a podium height of 13.65 metres and a complying floor-to-floor height of 4.6 metres for the ground level. The floor-to-floor heights of the Levels 1-3 car parks are non-compliant at 2.85-3.35 metres.
90. The proposed development generally complies with Section 2.6.3.2.3 of the Development Scheme as follows:

- The overall scale, form and use of the podium meets the expectation for buildings in the City Centre;
- The ground level provides activation of the primary frontage, with respect to the retail tenancies, residential lobby and lounge spaces, residential work-from-home communal office space, landscaped public plaza and glazed building elevations;
- At ground level, the provision of glazed walls/building entrances, awnings over the footpath and integration of the public plaza into the building entrances and retail Tenancy 01, connects the building to the street;
- A combination of landscaping and the walls/awnings on the building work together to frame the street and building entries;
- External architectural treatments and varied podium/tower building setbacks have been utilised to clearly differentiate the podium and the upper levels;
- The podium considers the scale and form of the adjoining 'The Corso' podium, which is three (3) storeys high, with the top of the wall ranging from 15.2m-17.1m AHD. The proposed podium is four (4) storeys high and up to 17.3m AHD. The adjoining development is setback sufficiently form the common boundary to maintain access to sunlight and breezes;
- All car parking and service areas are contained within the podium walls/behind fixed screening, such that they are not visible from street view;
- The podium facades comprise substantial articulation, with the use of a mix of external building materials, including three-dimensional pre-cast concrete and exposed brickwork to achieve a visually interesting and textured appearance;
- The podium comprises substantial landscape treatments, particularly at ground level and on the terrace of Level 4 to enhance the visual appeal of the development overall and soften the appearance of bulk at street level; and
- Awnings fixed to the podium provide an integrated design for weather protection.

6.3.3 Precinct 3: Core Business Precinct Criteria – Section 2.10

91. A comprehensive assessment of the development against the Precinct 3: Core Business Precinct Criteria contained within the Development Scheme has been carried out and is provided in **Appendix 13**. Where the proposed development does not comply with an outcome sought by the Development Scheme, justification has been provided below:

6.3.3.1 Precinct Development Yields

92. The Development Scheme identifies a residential yield of up to 700 equivalent dwellings within Precinct 3. It is understood that this precinct yield has been exceeded by development approved within the City Centre to date. The proposed development will contribute a further 216.8 equivalent dwellings.
93. As discussed during pre-lodgement, section 2.6.4 (*Maximum development yields*) of the Development Scheme permits up to 4,000 equivalent dwellings across the entire City Centre and allows precinct development yields to be transferred from one precinct to another. It is understood that EDQ is supportive of the proposed development utilising available dwelling capacity within the broader City Centre to achieve the scale of development proposed.

7 Conclusion and Recommendations

94. This Town Planning Report demonstrates that the proposed Development Application for a Multiple Dwelling and Shop over Lot 30 on SP305312, within the Maroochydore City Centre Priority Development Area, warrants approval subject to reasonable and relevant conditions on the following basis:
- ▶ The proposed development is of a scale and overall design that demonstrates a high level of compliance with the PDA Development Scheme and the Precinct 3 (Core Business) provisions;
 - ▶ The architectural approach clearly articulates and separates the key built-form elements of podium and tower, allowing each to be read with clarity;
 - ▶ All proposed land uses are Permissible Development within the Core Business Precinct with shop and multiple dwelling being preferred uses;
 - ▶ The proposed development satisfies the intent and purpose of the Core Business Precinct, with the development contributing to the delivery of a mixed use residential, retail and community-oriented premises within the service core of the PDA;
 - ▶ The proposal features a high-end architecturally designed development, which promotes an active ground level, screened podium car parking and useable floor plates on the upper levels;
 - ▶ The development is consistent with the Vision statement for the PDA and satisfies all relevant development criteria, or otherwise provides acceptable performance outcomes that will result in a positive contribution to the City Centre without unacceptable adverse amenity impacts on the precinct or adjoining development;
 - ▶ This application complies with the outcomes sought by the Maroochydore City Centre Priority Development Area; and,
 - ▶ This application does not contravene the development requirements specified within the *Economic Development Act 2012*, or *Economic Development Regulation 2013*.
95. On the basis of the assessment contained within this report, it is respectfully requested that EDQ favourably consider the development proposal and approve the application subject to reasonable and relevant conditions.

ADAMS + SPARKES

TOWN PLANNING



Cameron Adams

MANAGING DIRECTOR