

PDA-wide Development Criteria

Criteria extracted from Part 2.6 of the Maroochydore City Centre Priority Development Area Development Scheme – 15 March 2024.

2.6.1 Centre design and function

Criteria	Compliance	Comments
Development: 1. delivers the Vision for a city centre for Maroochydore and the Sunshine Coast, 2. delivers an identifiable 'heart' for the Sunshine Coast that will attract economic, commercial and social investment, whilst also creating an appealing place for residents, workers and visitors, 3. ensures that future transit infrastructure creates an accessible centre well connected to the surrounding urban area and sub-region, 4. delivers sites for significant community facilities, civic uses and an integrated exhibition and convention centre, all of which are connected to and set surrounding high quality parkland, waterways and landscaped Public realm, 5. prioritises retail and other activated uses on the ground floor of mixed use precincts, 6. provides sufficient car parking through an integrated layout and convenient car parking locations to address visitor, tenant and resident parking requirements, and 7. embraces new technologies, including digital and broadband, to expand business markets and compete nationally and globally.	Yes	1. As detailed in section 6.3.1 of the Town Planning Report, the development delivers the Vision for a city centre for Maroochydore and the Sunshine Coast; 2. As detailed in section 6.3.1 of the Town Planning Report, the development will attract economic, commercial and social investment, whilst also creating an appealing place for residents, workers and visitors; 3. The development will not inhibit the provision of future transit infrastructure, being wholly located within the site boundaries; 4. The site is not earmarked for a significant community facility; 5. The development provides active retail tenancies at ground level; 6. The development provides sufficient car parking to meet the needs of residents and retail tenants without exceeding the maximum parking rate prescribed for the city centre. The car park achieves an integrated and functional layout with accessibility in mind; 7. The development embraces new technologies and will incorporate these at detailed design stage.

2.6.2 Urban design

Criteria	Compliance	Comments
2.6.2.1 Urban form		
The form, type and arrangement of streets and open space: 1. achieves good neighbourhood planning and design outcomes, 2. supports overall legibility of urban form outcomes in a manner unique to the city centre, 3. provides lot sizes and urban forms that accommodate mixed-use, retail, commercial, residential and community functions, 4. delivers a street pattern that connects to the existing street network which is permeable and legible, promoting walking and cycling, 5. delivers a movement network that supports transit-oriented development principles, including active transport, public transport and travel by private vehicle, 6. ensures appropriate interface between development within and development adjoining the PDA by considering such matters as: a) the use of the development, b) the location of site access, c) separation between developments, d) building height to minimise overlooking and overshadowing, and 7. supports a range of residential types to provide opportunities for student, live-work and other forms of housing.	Yes	The development is located on a site in the city centre that has access to existing streets and public open spaces. The development provides bicycle parking and end-of-trip facilities to support active transport use, while also providing on-site car parking for residents in recognition that private vehicle ownership remains a predominant form of transport. The development achieves an appropriate interface to adjoining and surrounding development by ensuring: - the delivery of preferred land uses, anticipated in a city centre environment; - site access is from the lowest order/priority road; - suitable separation from the adjoining The Corso development, as discussed further in section 6.3.2.1 of the Town Planning Report; and - a compliant building height. Refer also to the shadow study included in the Urban Design Report at Appendix 3. The development provides a mix of unit types, sizes and price points. The residential work-from-home communal area at ground level also supports a live-work outcome within the city centre.

Criteria	Compliance	Comments
2.6.2.2 Placemaking		
Development is to: 1. contribute to a sense of place that promotes the character of the Sunshine Coast, 2. create a strong city centre identity expressed through architecture, urban design, landscaping and signage at key locations, 3. establish public spaces which contribute to a variety of activities in the Public realm, 4. provide for Landmark and Iconic buildings to create gateways and way-finding landmarks, 5. create an attractive and appealing place for residents and visitors which promotes walking and cycling, and is permeable, legible and connected to surrounding areas, 6. provide for new technologies in the Public realm which may include fibre optic to all lots, wi-fi connectivity, LED street lighting, smart lighting, smart traffic lights, smart parking systems and video surveillance of open space, streets and Public realm, and 7. provide a relaxed, casual, outdoors oriented centre, through maximising accessibility and connection to open space and water.	Yes	The development provides a public plaza at ground level, incorporating seating, shade and weather protection, substantial landscaping treatments and a feature public art installation, contributing to a high-quality public realm outcome. The development achieves an exemplar urban design outcome as the city centre's tallest landmark building. Refer to the Urban Design Report in Appendix 3. Through substantial landscaping, high-quality urban design, permeable building entrances, retail tenancies and lobby areas, the development will create an attractive and appealing place for residents and visitors. The development supports walking to and from the site, with covered walkways surrounding the built form. The development embraces new technologies and will incorporate these at detailed design stage.
2.6.2.3 Activation and surveillance		
Development is to: 1. provide a safe environment through the application of Crime Prevention Through Environmental Design (CPTED) principles throughout the city centre, 2. ensure the ground level of buildings are designed to avoid opportunities for entrapment or concealment,	Yes	Refer to the CPTED Report prepared by Architecture & Access in Appendix 12. The development achieves CPTED principles with the incorporation of active ground floor uses adjacent to the primary frontages, a staffed residential lobby, a residential work-from-home office space at ground level, clearly

Criteria	Compliance	Comments
3. orient private and communal open space towards the Public realm to encourage passive surveillance, 4. focus activity-based land uses on primary frontages, as identified on Map 5 – Frontages and Interfaces Map, and 5. incorporate land uses that provide opportunity for activation and surveillance at the ground level on Primary and Priority frontages, as identified on Map 5 – Frontages and Interfaces Map.		defined pedestrian entrances and passive surveillance through glazed floor to ceiling windows lining the ground level. The layout of the ground level generally avoids opportunities for entrapment or concealment. The private open space balconies overlook streets to encourage passive surveillance.
2.6.2.4 Sub-tropical design		
Development promotes sub-tropical design responses that: 1. ensure residential design provides safety, privacy and comfort and reflects the Sunshine Coast's sub-tropical climate in accordance with the principles of Sunshine Coast Design, being, i. work with the local climate, ii. create places that respect and incorporate landscape, iii. bring our cultures, arts and heritage to life, iv. capture and frame views and create vistas, v. strengthen and extend a network of great corridors, vi. be inspired by the natural and built environment, vii. create shady streets that put people first, viii. create welcoming places that can be enjoyed by everyone, ix. design places to be resilient and ready for change, and x. create and add value. 2. ensure optimum solar access and northly orientation for residential uses to take advantage of local climatic opportunities, 3. utilise energy efficient, climatically responsive design including appropriate shading, cross ventilation, natural lighting and passive cooling opportunities,	Yes	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 responsive subtropical design through consideration of building orientation and the incorporation of passive cooling initiatives, fixed shading devices and double-glazed windows. Extensive landscaping has also been integrated into the building design and facades, with the highest concentration of green space located at ground level, the Level 4 podium and the rooftop. These landscaped areas assist in reducing heat impacts and support the creation of welcoming, shaded spaces.

Criteria	Compliance	Comments
4. incorporate planting and landscaped elements within streets and buildings to create feature elevations and reduce heat island effects, 5. provide for weather protection on building edges, and 6. include architectural or design features such as awnings, colonnades, arcades or shade structures, as well as landscape features.		

2.6.3 Built form

Criteria	Compliance	Comments
2.6.3.1 Building design		
Development provides a form, design and detail of buildings that: 1. deliver high design standards and contribute to the overall city centre aesthetic, 2. promote the primacy of the city centre through built form of prominent, height, scale and mass, 3. provide for different elements of the built form to be distinct and recognisable, 4. are articulated and fenestrated for functionality, climatic response and architectural interest, 5. complement and enhance the role, function and quality of the Public realm, 6. support pedestrian connectivity, efficient human movement and transit-oriented development principles, 7. Public realm protects the visual and acoustic amenity of occupants of the building and neighbouring development, 8. ensure service cabinets do not visually dominate the street and are screened from view where practicable,	Yes	Refer to the Architectural Plans in Appendix 2 and the Urban Design Report in Appendix 3. The development provides a high-quality design that meets the standard expected of a landmark building within the city centre. By delivering the city centre's tallest building at 98.77 metres, the development promotes the primacy of the city centre through its height, scale and mass. The active ground level, podium and tower elements of the building are visually distinct and recognisable. The development is designed to screen services from the street. Where services interface with the street, they are architecturally treated to minimise visual impacts. End-of-trip facilities are provided at ground level in accordance with the Sunshine Coast Planning Scheme, as required by the Development Scheme.

Criteria	Compliance	Comments
9. when delivering a Parking station, including a Parking station in a location identified on Map 8 – Road hierarchy plan: a) apply integrated architectural responses that reduce or obscure the visibility of car parking from the Public realm, and b) provide floor to floor heights that allow for changes in land use over time, and 10. ensure End of trip facilities are provided in accordance with the Sunshine Coast Planning Scheme.		
2.6.3.1.1 Building heights		
Development provides for building heights as identified on Map 6 – Building heights map that: 1. deliver the nature of development articulated in the Vision of the development scheme, 2. maximise views and aspects, 3. feature and emphasise the iconic building and the landmark buildings, 4. do not encroach into the operational airspace of the Sunshine Coast Airport, 5. do not unreasonably overshadow the Public realm or communal open space.	Yes	The development maximises the allowable building height of 30 storeys and 100 metres (98.77m high building proposed), as envisaged by the Development Scheme and in accordance with Map 6 – <i>Building heights map</i>. The building height, together with the exemplar urban design outcome achieved, will support the building's function as a landmark within the city centre. As shown in the shadow study included in the Urban Design Report at Appendix 3, the development will not unreasonably overshadow the public realm. Communal open space is primarily located on the rooftop, with ample access to sunlight.
2.6.3.1.2 Building setbacks and tower separation		
Development features tower separations and setbacks as identified on Map 7 – Setbacks map that: 1. deliver a strong civic edge to Precinct 1: Maroochydore Parklands, 2. provide variation and separation in building form and design, 3. enable use of podium terraces,	Complies in part – refer to section 6.3.2.1 of the Town	The proposed development provides a complying podium setback and a complying tower setback to the First Avenue frontage. The proposed development results in non-complying setbacks to the Future Way and Sunshine Coast Parade frontages and non-complying tower separation distances. Refer to section 6.3.2.1 of the Town Planning Report.

Criteria	Compliance	Comments
4. deliver variation in setbacks at ground and podium level where providing publicly accessible plazas or squares, 5. utilise colonnades, awnings or the like at the ground level to enhance the building interface with the Public realm and streetscape, and 6. ensure adequate separation between buildings to: a) protect privacy, b) secure suitable orientation and outlook, c) maintain access to breezes and sunlight, and d) achieve tower separation distances a minimum of: i. 12 metres between non-habitable rooms, or ii. 18 metres between a habitable room and another habitable room or a non-habitable room.	Planning Report	
2.6.3.1.3 Building scale and mass		
Development features building design and dimensions that: 1. allow for large, consolidated floor plates for commercial development, 2. ensure floor to ceiling heights that enable: a) access to sunlight, b) natural ventilation, and c) changes in land uses over time, and 3. enable the podium and tower elements of a building to be visually distinguished.	Yes	Refer to the Architectural Plans in Appendix 2 and the Sustainability Report in Appendix 5. The development provides floor-to-ceiling heights of 3.15 metres for the residential units and 4.6 metres for the ground floor retail tenancies and lobby. This supports access to sunlight, ventilation and flexibility of use over time. The podium and tower elements are visually distinct, with varied external architectural treatments providing the primary distinction between these elements.
2.6.3.1.4 Private and communal open space		
Development provides private and communal open spaces within residential development that: 1. cater to a range of activities such as active or passive recreation and opportunities to work, gather or relax, 2. promote the active use of rooftops and podium terraces, 3. are appropriately landscaped,	Complies in part – refer to section 6.3.2.2 of the Town	The proposed development provides complying communal open space. The proposed development results in some instances of non-complying private open space areas and a reduction in deep planting. Refer to section 6.3.2.2 of the Town Planning Report.

Criteria	Compliance	Comments
4. for communal open spaces: a) promote universal access, b) allow sufficient space for a variety of uses for a range of different demographics, c) comprises a mix of indoor and outdoor areas, with a portion of outdoor areas to be open to the sky for solar access, d) includes landscaping, and e) delivers: i. a minimum 20 percent of the site area of a development, a part of which has a minimum area of 50m² and a minimum dimension of 5m, and ii. a minimum 5 percent as deep planting in outdoor communal open space areas, which can be included as part of the overall communal open space calculation for a development. 5. Private Open Space is designed to ensure: a) any plant and equipment or clothes drying areas are suitably screened, b) outdoor furniture can be accommodated and comfortably used, and c) the following minimum size and dimensions are achieved: i. 9m² for a one-bedroom dwelling, or ii. 12m² for a two or more-bedroom dwelling, and iii. a minimum dimension of 3 metres.	Planning Report	
2.6.3.1.5 Building materials		
Development utilises building materials that: 1. are high quality, durable, robust, low maintenance and avoid reflectivity and glare, 2. are suitable for sub-tropical and coastal environments.	Yes	The development achieves compliance with this criterion. Refer to the Urban Design Report in Appendix 3.
2.6.3.1.6 Energy efficiency		
Development promotes energy efficiency in built form and the public realm through the following approaches:	Yes	Refer to the Architectural Plans in Appendix 2 and the Sustainability Report in Appendix 5. The development incorporates the listed energy efficiency

Criteria	Compliance	Comments
1. site layout, building orientation and thermal design that reduces the need for mechanical cooling and heating, 2. use of natural light, 3. use of energy efficient lighting, plant and equipment, and 4. integration of at least one of the following energy efficiency measures: a. solar energy generation technology, b. integration of green roofs, green walls and other sustainable landscape elements, c. integration of smart technology which passively controls the use of electricity.		strategies. Notably, the development includes solar energy generation technology and a densely landscaped rooftop communal open space terrace.
2.6.3.2 Interface with Public realm		
2.6.3.2.1 Primary frontages		
Development on primary frontages, as identified on Map 5 – Frontages and interfaces map, contains the highest levels of human movement and activity in the PDA and delivers built form outcomes that: 1. provide colonnades in the locations identified on Map 5 – Frontages and interfaces map, 2. prioritise movement and activity between private areas and the Public realm, 3. provide weather protection in a form that results in a cohesive and integrated architectural outcome, 4. enable a strong visual and physical relationship between the Public realm and private areas through design responses such as: a) enabling building alignments as identified on Map 7 – Setbacks map, b) avoiding vehicle access and servicing, unless there is no other available site access point, c) presenting clear glazing, windows and building entries to the Public realm, and	Yes	The development provides active ground-level retail tenancies, a public pedestrian plaza, a staffed residential lobby with furnished lounge spaces and a work-from-home communal office at ground level adjacent to the primary frontages identified on Map 5 – <i>Frontages and interfaces map</i>. Awnings are also provided over the adjoining footpaths and are integrated into the high-quality urban design outcome. The built-to-boundary ground-level podium incorporates floor-to-ceiling glazing along the building facade where it interfaces with mapped primary frontages, including at ground-level building entrances. The glazing is not intended to be tinted to an extent that would cause reflection or inhibit sightlines into the building. Vehicle access is provided from Future Way, being the lowest-order road and not a primary frontage, in the preferred access location identified by the Development Scheme. This access point is also existing.

Criteria	Compliance	Comments
d) avoiding tinted or highly reflective glass that obscures views between the Public realm and the building interior.		
2.6.3.2.2 Priority frontages		
Development on priority frontages, as identified on Map 5 – Frontages and interfaces map, delivers built form outcomes that: 1. support movement and activity between private areas and Public realm, 2. provide weather protection in a form that results in a cohesive and integrated architectural outcome, and 3. enable a positive visual and physical relationship between the public and private realm through design responses such as: a) podium and tower setbacks as identified on Map 7 – Setbacks map, b) limiting vehicle access and servicing, c) featuring glazing, windows and door openings to the Public realm, and d) minimising tinted or high reflectivity glass which obscures views between the Public realm and the building interior.	N/A	The site does not have a priority frontage.
2.6.3.2.3 Podiums		
Development contains a podium that: 1. provides a strong interface with the street and Public realm by: a) reinforcing primary and priority frontages, and b) connecting the building to the street and framing the street and building entries, 2. balances the proportions of a building by: a) clearly differentiating the podium and the upper levels of a building, b) achieving minimum floor to floor heights of: i. 4.5m at ground level; ii. 3.4m for all other levels in the podium; and	Complies in part - refer to Section 6.3.2.3 of Town Planning Report	The podium does not exceed 20 metres in height (13.65m proposed) and the ground level is greater than 4.5 metres in height floor to floor (4.6m proposed). The proposed development results in non-complying floor to floor heights on podium Levels 1-3. Refer to section 6.3.2.3 of the Town Planning Report.

Criteria	Compliance	Comments
c) containing a maximum podium height of 20m 3. considers the scale and form of podiums on adjacent sites, 4. minimises the visibility of above ground parking and waste collection facilities, 5. includes articulation in the building façade, and landscape treatments to enhance visual appeal, and 6. provides integrated design elements for weather protection.		
2.6.3.2.4 Cross block links		
Where the site length is greater than 100m, development should provide a cross block link. A cross block link should: 1. promote permeability, connectivity and way finding, 2. have highly legible entry and exit points, 3. be accessible to people of all abilities, 4. contain integrated lighting, 5. be a safe and secure space that avoids potential for concealment or entrapment and provides clear sight lines, 6. integrate the design of any security infrastructure, such as doors, gates, secure entries and cameras, 7. contain integrated landscaping to complement the built form, and 8. integrate with public/breakout spaces to avoid tunnel/canyon design outcomes where possible.	N/A	The length of the site is not greater than 100 metres.
2.6.3.2.5 Colonnades		
Where development contains a colonnade as identified on Map 5 – Frontages and Interfaces Map, the colonnade: 1. ensures a strong interface between a building and the Public realm, 2. provides generous floor to ceiling heights, 3. is accessible to people of all abilities, 4. contains integrated lighting,	N/A	The site is not identified as being required to provide a colonnade (awnings only – provided).

Criteria	Compliance	Comments
5. provides weather protection, 6. is a safe and secure space that avoids potential for concealment or entrapment and provides clear sightlines, and 7. integrates the design of any security infrastructure, such as secure entries and cameras.		
2.6.3.2.6 Awnings		
Development contains awnings that: 1. provide weather protection, 2. ensure awning structures complement the building to which the structures are affixed, and 3. integrate with the Public realm and adjacent built form.	Yes	Refer to the Architectural Plans in Appendix 2. Awnings are provided over the footpaths adjoining the primary frontages.
2.6.3.2.7 Landscaping		
Development provides landscaping that: 1. promotes the sub-tropical climate and coastal location of the city centre, 2. contributes to local character, sense of place and way-finding, 3. integrates with and enhances the built form, including communal and Private open space areas, 4. considers the interface with the Public realm, and 5. seeks to maximise shade in the streetscape through large canopy planting.	Yes	Refer to the Architectural Plans in Appendix 2 and Landscape Report prepared by Urbis in Appendix 4. The development incorporates significant planting, including planters across multiple levels and large, dense landscaped garden beds at ground level, Level 4 and the rooftop terrace. On-site landscaping has been designed to integrate with and enhance the built form, including communal and private open space areas, and to reinforce the subtropical and coastal character of the city centre.
2.6.3.3 Affordable living		
Residential development (including residential components of a mixed-use development) should deliver housing to suit a variety of households including families, singles, couples, work-at-home occupiers, students, retirees, group accommodation households and people with special needs, by considering dwelling size, configuration, affordability, location, tenure and universal design	Yes	The development delivers a mix of unit sizes ranging from one-bedroom to four-bedroom dwellings, providing varied price points and housing options suited to a range of household types. The development will therefore contribute to housing choice and diversity within the city centre.

Criteria	Compliance	Comments
Development: 1. contributes to housing affordability, 2. achieves housing choice and diversity, 3. incorporates universal design, and 4. is suited to a range of household types. These outcomes are to be delivered in accordance with the Maroochydore City Centre PDA Affordable Living Strategy (referred to in Section 4 Implementation Strategy).		With respect to universal design and compliance with the Affordable Living Strategy, PDA Guideline No. 2 – <i>Accessible Housing</i> has been considered as part of this development application. It is understood that PDA Guideline No. 2 – <i>Accessible Housing</i> has been superseded by the more recent National Construction Code 2022 requirements for liveable housing design. Accordingly, the development has been designed in accordance with the NCC to ensure the units provide universal access outcomes that meet the needs of a range of end users.
2.6.3.4 Building parameter guidelines		
<i>Maximum building height</i> <u>Podium</u> 20m maximum, and For podiums to a maximum height of 16m, any parking included in the podium must be sleeved with active uses where at ground level of the podium where fronting a primary and priority frontage. For podiums with a height in excess of 16m and to a maximum height of 20m, any parking included in the podium must be sleeved with active uses where fronting a primary and priority frontage. Levels within the podium deliver minimum floor to floor heights of: • Ground level: 4.5m • Levels above the ground level: 3.4m <u>Tower</u> 100 metres maximum	Complies in part – refer to section 6.3.2.3 of the Town Planning Report	The podium has a maximum height of 13.65 metres and is sleeved with active uses at ground level where fronting a primary frontage. The minimum floor to floor heights of the podium have been addressed in section 6.3.2.3 of the Town Planning Report. The overall height of the building is 98.77 metres.

Criteria	Compliance	Comments
<i>Building envelope (setbacks)</i> <u>Podium</u> - 0m <u>Tower</u> - 0m to First Ave and 6m to Future Way and Sunshine Coast Pde (in accordance with Map 7 – Setbacks map)	Complies in part – refer to section 6.3.2.1 of the Town Planning Report	The podium is setback 0m to all boundaries. The tower setbacks have been addressed in section 6.3.2.1 of the Town Planning Report.
<i>Tower separation</i> Min 12 metres between habitable and non-habitable rooms, or Min 18 metres between a habitable room and another habitable room.	No – refer to section 6.3.2.1 of the Town Planning Report	The separation between towers has been addressed in section 6.3.2.1 of the Town Planning Report.
<i>Tower footprint</i> 1,200m² maximum GFA	Yes	The maximum footprint of the tower is 1,012m ² .
<i>Cross block links</i> Where the site length is greater than 100m, development is to provide a cross block link at a mid block location or where providing a direct link to a point of interest.	N/A	The site is not greater than 100 metres in length.
<i>Communal open space</i> a minimum 20% of the site area of a development, a part of which has a minimum area of 50m² and a minimum dimension of 5m, and a minimum 5% as deep planting in outdoor communal open space areas, which can be included as part of the overall communal open space calculation for a development.	Complies in part – refer to section 6.3.2.2 of the Town Planning Report	1,215.2m² (51% of site area) is provided as communal open space. Further, a 647m² area is provided as rooftop recreation (27% of site area), of which minimum 50m² has a minimum dimension of 5 metres. Deep planting outcomes are addressed in section 6.3.2.2 of the Town Planning Report.

Criteria	Compliance	Comments
<i>Private open space</i> Min 9m ² for a one-bedroom dwelling, or Min 12m ² for a two or more-bedroom dwelling, and Min dimension of 3 metres.	Complies in part – refer to section 6.3.2.2 of the Town Planning Report	All private open space balconies have an area of at least 12m ² . The outcome for a minimum 3 metre dimension has not been achieved. This is addressed in section 6.3.2.2 of the Town Planning Report.

2.6.4 Maximum development yields

Criteria	Compliance	Comments
1. The maximum development yields for the PDA are to be in accordance with Table 1 – Maximum development yields, 2. The maximum development yields for the PDA are derived from the capacity of the planned infrastructure networks for the PDA, and 3. Precinct development yields are able to be transferred from one precinct to another where the yields specified in Table 1 – Maximum development yields are not exceeded, and an assessment is undertaken which demonstrates infrastructure capacity is not compromised. Table 1 – Maximum development yields - Retail - 54,000m² GFA - Commercial - 186,000m² GFA - Residential - 4,000 Equivalent Dwellings (EDs)	Yes	The development will not result in the maximum development yields for the PDA being exceeded.

2.6.5 Street and movement network

Criteria	Compliance	Comments
Development delivers a well-designed street and movement network which creates an accessible, well connected, transit-oriented centre	Yes	The development is located on a site in the city centre that has access to existing streets and public transport facilities. The development provides

Criteria	Compliance	Comments
supporting a variety of movement options within the PDA and to the surrounding urban area and sub-region, including active transport, public transport and vehicle transport.		bicycle parking and end-of-trip facilities to support active transport use. Further, the development provides covered pedestrian footpaths surrounding the building to encourage walking as a mode of transport.
2.6.5.1 Transit-oriented development		
Development: 1. is designed based on the principles of transit-oriented development (TOD), with high density compact urban form suitable for a city centre environment, 2. incorporates a comprehensive active transport network, 3. provides for existing and future public transport, connecting to the Multi-modal transit interchange for the Sunshine Coast, 4. delivers high quality Public realm to encourage and support movement by means of active transport and public transport, and 5. provides on-site car parking at a rate that reflects a gradual shift away from travel by car to the PDA, recognising that TOD outcomes are realised over time as travel by active transport and public transport modes increases.	Yes	The development presents a high-density compact urban form that integrates with the surrounding active transport network, including through the provision of bicycle parking and end-of-trip facilities. The development also provides covered pedestrian footpaths and a high-quality pedestrian plaza adjacent to the building to encourage walking as a mode of transport. The development provides on-site car parking at a rate that does not exceed the maximum permitted.
2.6.5.2 Streets		
Development: 1. in the Core Business Precinct (Precinct 3) delivers a fine grained pattern of streets that maximises permeability and connectivity for all modes of travel in the busiest part of the PDA, 2. provides a range of street typologies as shown on Map 8 – Road hierarchy plan, and in accordance with Table 5 – Road hierarchy typologies.	N/A	The development is located on a site in the city centre that has access to existing streets.
2.6.5.3 Active transport		

Criteria	Compliance	Comments
Development: 1. incorporates a comprehensive and well-structured active transport network, 2. promotes delivery of active transport connections as identified in Map 9 – Active transport plan, that provide opportunities to access areas beyond the PDA, 3. ensures active transport links are direct, convenient, legible, comfortable, safe, and connected, linking all major land uses, key destinations, public transport locations, 4. provides appropriate lighting, pavement treatments, sight lines and landscaping, 5. provides publicly accessible end of trip facilities and secure undercover storage facilities for pedestrians, cyclists, and operators of personal mobility devices at Parking stations as identified on Map 8 – Road hierarchy plan and Map 9 – Active transport plan, and 6. Provides cycle parking in the Public realm.	Yes	The development integrates with the existing active transport network by providing secure and covered bicycle parking and end-of-trip facilities, including lockers and change rooms. The development also provides covered pedestrian footpaths and a pedestrian plaza adjacent to the building to encourage walking as a mode of transport. The development is not required to alter the active transport network delivered within the city centre to date or to deliver new external active transport infrastructure.
2.6.5.4 Public transport		
Development: 1. provides for bus services, future passenger rail and mass transit as the key integrated public transport hub for the Sunshine Coast, 2. creates an accessible centre, well connected to the surrounding urban area and sub-region, providing for future transit corridors for passenger rail, mass transit and rapid bus services, 3. makes adequate provision for public transport infrastructure including bus stops and indented bays along the routes as identified on Map 10 – Public transport map, in conjunction with Translink, and	N/A	The development is not required to deliver public transport facilities/services external to the site.

Criteria	Compliance	Comments
4. does not unreasonably constrain future provision of public transport infrastructure and does not adversely impact on existing or future public transport corridors.		
2.6.5.5 Vehicle access		
Development: 1. ensures vehicle access arrangements are safe and convenient for residents, workers, visitors and services providers, 2. locates vehicle access points with consideration for street typologies as identified on Map 8 – Road hierarchy plan and Primary and Priority frontages as identified on Map 5 – Frontages and interfaces map, and 3. connects to and takes into consideration impacts to existing networks, ensuring acceptable levels of amenity and minimising negative impacts on through traffic.	Yes	Refer to the Traffic Engineering Report prepared by Colliers in Appendix 6. Access to the development will be achieved directly from Future Way on the north-eastern frontage of the site, being the preferred driveway location nominated by the Development Scheme. The swept path analysis included in <i>Appendix B</i> of the Traffic Engineering Report at Appendix 6 confirms that the service vehicle area supports entry and exit in a forward gear for an SRV or MRV. Service vehicles are also provided with a dedicated standing bay that does not inhibit access to the basement car park for residents.
2.6.5.6 Car parking		
Development: 1. delivers Parking stations for public use in the locations as identified on Map 8 – Road hierarchy plan; 2. ensures a Parking station is designed to minimise its impact on the Public realm with consideration for the location, site constraints, architectural quality, and activation and surveillance at street level, 3. provides car parking in a range of locations and forms, such as on-site arrangements, off-street consolidated parking facilities and on-street convenience parking, to support the gradual achievement of TOD outcomes, 4. provides car parking in accordance with Table 2 – On-site car parking rates, and 5. may propose car parking provision that varies from the requirements of Table 2 – On-site car parking rates where it can be demonstrated that	Yes	Refer to the Traffic Engineering Report prepared by Colliers in Appendix 6. The proposed development provides car parking in accordance with Table 2 – On-site car parking rates and does not exceed the maximum number of on-site spaces permitted (265 permitted, 261 proposed).

Criteria	Compliance	Comments
the particular use, or combination of uses, requires a different rate of car parking provision to support development outcomes in accordance with the Vision. <i>Table 2 – On-site car parking rates:</i> Residential - maximum 1 space per dwelling, or maximum of 2 spaces per dwelling where the dwelling contains 3 or more bedrooms. Commercial - maximum 1 space per 60m² GFA		

2.6.6 Open space

Criteria	Compliance	Comments
Development incorporates: 1. a major central parkland providing a range of recreational opportunities including an amphitheatre, 2. a central waterbody, 3. parks and open space that are accessible for all 4. a wide variety of uses, activities, themes and purposes for open space areas during the day and at night, 5. high levels of access to a parkland that serves as a community focal point and gathering place, 6. the Maud waterway as a key landscape feature that supports inter-connectivity in the city centre and to the broader urban area, 7. opportunities for public art, 8. a public pedestrian promenade - The Corso - extending along the full frontage of the Maud waterway to the future Multi-modal transport interchange and convention centre, 9. safe and well-lit public open space by applying the principles of Crime Prevention Through Environmental Design (CPTED),	N/A	The site is not intended by the Development Scheme to deliver public open space.

Criteria	Compliance	Comments
10. shade structures, landscaping and directional signage in the Public realm, 11. safe public footpaths, cross block links and pathways that enable a high level of accessibility and provide quality networks for pedestrian, cyclist and the users of personal mobility devices, and 12. in the open space network permanent or temporary small scale retail outlets in a limited number of locations.		

2.6.7 Environment

Criteria	Compliance	Comments
Development: 1. is sensitive to environmental matters, 2. adequately addresses any environmentally significant matters, including any disturbance of marine plants, 3. seeks to incorporate tidal fish habitats and fish passage within the Maud waterway, 4. protects and retains ecological values, where possible, 5. implements planting strategies that utilise species that are predominantly endemic to the Sunshine Coast, and 6. achieves minimum acoustic environmental values for indoor and outdoor areas.	Yes	There are no significant environmental values evident on-site. The development incorporates planting that utilises native species (refer to the Landscape Report prepared by Urbis in Appendix 4). Refer to the Acoustic Report prepared by E-Lab Consulting in Appendix 11. The development achieves minimum acoustic environmental values for indoor and outdoor areas.

2.6.8 Community safety and development constraints

Criteria	Compliance	Comments
Development: 1. is sited, designed and constructed to avoid, mitigate, manage or otherwise overcome a development constraint,	Yes	The site is unconstrained.

Criteria	Compliance	Comments
2. ensures that people and property are safe from potential hazards including acid sulfate soils, flooding, coastal hazards such as storm tide inundation and erosion, with consideration for the projected impacts of climate change²⁴, 3. ensures the design and management of land uses avoids the attraction of wildlife that would present a risk to aviation activities associated with the Sunshine Coast airport²⁵, 4. ensures the design, siting, and layout of development, including development adjoining current and future transport corridors, address noise, vibration, lighting, air quality and emission impacts, and where necessary incorporate mitigation measures,²⁶ 5. minimises adverse impacts on amenity during construction, 6. avoids the generation of emissions that may cause adverse impacts to human health, safety or the environment, such as: noise, vibration, emissions, odour, heat and lighting, and 7. Ensure the siting, design, construction and operation of development supports community safety and gives appropriate consideration to development constraints by avoiding, to the greatest extent practicable, then managing or mitigating adverse impacts on people, property and the environment from contaminated land²⁷.		The development achieves minimum flood immunity requirements, as identified in section 6 (Flooding) of the Engineering Services Report in Appendix 8. The development comprises residential and commercial uses and is not expected to attract wildlife in a manner that would increase risk to aviation activities. Refer to the Acoustic Report prepared by E-Lab Consulting in Appendix 11. The development achieves minimum acoustic environmental values and mitigates noise impacts where necessary. The development is not of a nature that would produce excessive noise, vibration, light spill or air quality impacts. The land is not identified as being contaminated.

2.6.9 Flood and stormwater

Criteria	Compliance	Comments
Development: 1. is designed to avoid, minimise and mitigate the susceptibility to and the potential impacts of inundation by flood and or/ storm tide waters, 2. does not result in a material increase in flood levels on upstream, downstream or adjacent properties,	Yes	Refer to the Engineering Services Report in Appendix 8 and the Stormwater Management Plan in Appendix 9, both prepared by Projex Partners.

Criteria	Compliance	Comments
3. does not result in an increased risk to people and property, with specific consideration for sensitive uses and vulnerable uses, 4. ensures finished ground surface levels of new development lots are above the Defined Flood Event ²⁸ to protect the development from the risk of flooding, 5. allows undeveloped lots subject to subsequent building work to temporarily have lower ground surface levels, which may then be raised to above the defined flood event at the time of building work, 6. ensures all developed lots are free draining, all lots avoid pondage of stormwater and that stormwater does not cause adverse amenity impacts or other nuisance, 7. minimises adverse impacts on receiving waters and appropriately manages stormwater through the application of water sensitive urban design principles, and 8. provides an efficient drainage network ²⁹ that: a) provides capacity for stormwater discharge, b) minimises flood risk from major rainfall events, and c) does not result in adverse upstream or downstream impacts.		

Precinct 3: Core Business Precinct Criteria

Criteria extracted from Part 2.10 of the Maroochydore City Centre Priority Development Area Development Scheme – March 2024.

2.10.1 Precinct Provisions

Criteria	Compliance	Comments
2.10.1.2 Precinct outcomes		
Development in the Core Business Precinct: 1. accommodates the greatest concentration of office floor space within the PDA, 2. has a built form that reflects the Maroochydore City Centre Vision and establishes the city centre as the most identifiable and prominent place for business and commerce on the Sunshine Coast, 3. provides for office uses and residential accommodation as part of mixed-use buildings, that activate the ground floor with retail uses, 4. maximises access to public transport such as passenger rail, mass transit and bus services, 5. ensures building design promotes active frontages, 6. includes high quality, shaded streetscapes that promote active transport use, 7. includes public art, 8. contains a public Parking station provided with end-of-trip facilities, 9. ensures car parking structures are designed to minimise impacts on the Public realm, with consideration for architectural quality, activation and surveillance at street level, 10. provides quality public spaces and streets with a high level of accessibility for pedestrians, cyclists and personal mobility devices, and connections to surrounding precincts, 11. provides for diverse and active land uses that support both day-time and night-time economies,	Yes	The proposed development provides a built form that reflects the Maroochydore City Centre Vision and reinforces the city centre as the most identifiable and prominent place for business and commerce on the Sunshine Coast. This is achieved through an exemplar architectural design outcome and by maximising the 100 metre landmark building height allowance (building is 98.77m high). The predominantly residential development activates the ground floor through retail tenancies, a public pedestrian plaza, a residential lobby with furnished social meeting spaces and a residential work-from-home space, all positioned along the mapped primary frontages. The retail tenancies are also capable of supporting both day-time and night-time economies. A public art installation is provided within the pedestrian plaza. Car parking is provided within the basement and above-ground podium levels to minimise impacts on the public realm. The car park levels are integrated into the built form so they do not read as parking areas from the street. The covered pedestrian walkways surrounding the built form provide for safe, sheltered and protected pedestrian environments.

Criteria	Compliance	Comments
12. features Landmark buildings that promote wayfinding throughout the PDA, 13. provides safe, sheltered and protected pedestrian environments, 14. ensures podium and towers address The Corso and Precinct 1: Maroochydore Parklands Precinct by allowing for interaction between the street and built form to occur, providing high-quality transitions between the private and Public realm, and 15. if adjacent to The Corso, is oriented towards The Corso to maximise outlook, views, passive surveillance and assist in activating public areas.		
2.10.1.3 Precinct development yields		
Development yields for this precinct are in the order of: a) Retail: 10,000m2 GFA, b) Commercial: 105,000m2 GFA, and c) Residential: 700 EDs.	No – refer to section 6.3.3.1 of the Town Planning Report	The development will contribute to the existing exceedance of the maximum 700 EDs limit for Precinct 3. This is addressed in section 6.3.3.1 of the Town Planning Report.
2.10.1.4 Precinct elements		
Development in the Core Business Precinct: 1. provides Landmark buildings in accordance with Map 6 – Building heights map, 2. includes a public Parking station as identified on Map 8 – Road hierarchy plan with end-of-trip facilities as identified on Map 9 – Active transport plan. 3. provides opportunities for a future mass transit service to be established within the precinct, 4. promotes walking and cycling as the primary modes of transport, with motor vehicle access to sites reduced on primary frontages, and	Yes	The development delivers a landmark building up to 100 metres in height (98.77m proposed), consistent with Map 6 – <i>Building heights map</i> . The development provides bicycle parking and end-of-trip facilities to support active transport use. It also supports walking to and from the site through covered walkways surrounding the built form.

Criteria	Compliance	Comments
5. provide pedestrian and cycling linkages that connect the precinct to the broader PDA and greater Maroochydore.		
2.10.1.5 Preferred land uses		
Preferred uses within the Core Business Precinct: • Office, • Shop, • Multiple dwelling, • Food and drink outlet, • Indoor sport and recreation, • Outdoor sport and recreation, • Bar, • Childcare centre, • Short-term accommodation, • Function facility, • Nightclub entertainment facility, • Shopping centre, • Hotel, • Health care services, • Hospital, • Research and Technology industry, • Market, • Theatre, • Place of worship, • Parking station, • Community care centre, • Club, • Educational establishment, and • Telecommunications facility.	Yes	The development comprises Multiple Dwelling and Shop land uses.

