

Maroochydore City Centre Priority Development Area

Precinct 1 (Maroochydore Parklands) Plan

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

27 MAY 2016

MEDQ

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SunCentral[®]
Maroochydore

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1. Introduction

1.1. Document purpose

A Precinct Plan must be:

- a. lodged for approval as part of the first development application for a material change of use or reconfiguration of a lot within each of the precincts nominated on Map 4 (Zone and Precincts Plans); and
- b. approved before:
 - (i) permissible development can occur within that precinct;
 - (ii) any subsequent development application for permissible development can be approved for that precinct; and
 - (iii) any Plan of Development can be approved for that precinct.

Any amendment to an approved precinct plan will require a new precinct plan which must be accompanied by a PDA development application.

The Precinct Plan lodged for approval must demonstrate:

- a. how the precinct provisions are achieved, including maximum development yields, and the scale and distribution of land uses; or
- b. if one or more aspects of the precinct provisions are not achieved, other than maximum development yields, how the non-achievement is consistent with relevant aspects of the PDA-wide development criteria and zone intent; or
- c. if the maximum development yields are proposed to be exceeded, how an accompanying infrastructure network

analysis and economic impact assessment achieve the outcomes stated in the precinct provisions (see footnotes 17-24 in section 3.5 Precinct Provisions); or

- d. if none of the above applies:
 - (i) how the precinct plan does not conflict with the PDA vision; and
 - (ii) how there are sufficient grounds to justify approval of the precinct plan despite not achieving one or more relevant aspects of the precinct provisions, PDA wide development criteria, zone intents or stated outcomes from the infrastructure network analysis or economic impact assessment.

The term 'grounds' has the same meaning as in section 3.2.4.

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

1.2. Development Application

To the extent the PDA Vision, PDA-wide development criteria, zone intents, precinct provisions, precinct plans and the DSDIP guidelines are relevant, they are to be taken into account in the preparation of a PDA development application and the assessment of the application by the MEDQ.

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

1.3. Development consistent with the scheme

PDA assessable development is consistent with the scheme if:

- a. the development complies with all relevant PDA-wide development criteria, zone intent, precinct provisions and precinct plan; or
- b. the development does not comply with one or more of the relevant aspects of the PDA-wide development criteria, zone intents, precinct provisions or precinct plan but:
 - (i) the development does not conflict with the PDA vision; and
 - (ii) there are sufficient grounds to justify the approval of the development despite the non-compliance with the PDA-wide development criteria, zone intents, precinct plan or the precinct provisions.

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

- a. superior design outcomes; and
- b. overwhelming community need.

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

1.4. Development inconsistent with the scheme

Under the Act, development that is inconsistent with the scheme cannot be granted approval.

PDA prohibited development is inconsistent with the scheme.

1.5. Demonstrating development is consistent with the scheme

Development applications for PDA assessable development must demonstrate how the proposed development is consistent with the scheme in accordance with section 3.2.4. The application should also demonstrate that development will not compromise or unreasonably prejudice opportunities for the development of the remaining area in the precinct. Suggested ways applicants may demonstrate this is through a preliminary approval or Plan of Development (PoD).

1.6. Site and context

The precinct is 19.69ha in area, with a waterbody not less than 8.4ha.

Figure 1 indicates the precinct location within the PDA.

1.7. Precinct Intent

The Maroochydore Parklands Precinct is intended to become a major community and regional destination for informal recreation, respite and community activities.

It will comprise a major linear parkland and lake. It will be a high quality urban park with open lawns, shaded picnic areas, play equipment, public amenities and provide for passive recreation uses.

Adjacent retail, commercial, community and residential uses will address and overlook the parklands; providing surveillance, address and ownership of this key public open space asset.

1.8. Development potential

The Development Scheme comprises key urban open space elements, including the central east-west public promenade green spine – the 'Corso', - central parkland, the lakelands centre piece, a civic plaza, recreation parks and gathering spaces, and a community facilities building.

The maximum development yields for the precinct are the following:

- Retail – 1,000m² GFA; and,
- Commercial – 4,000m² GFA.

Refer Table 4 for indicative development yields for each sub precinct.

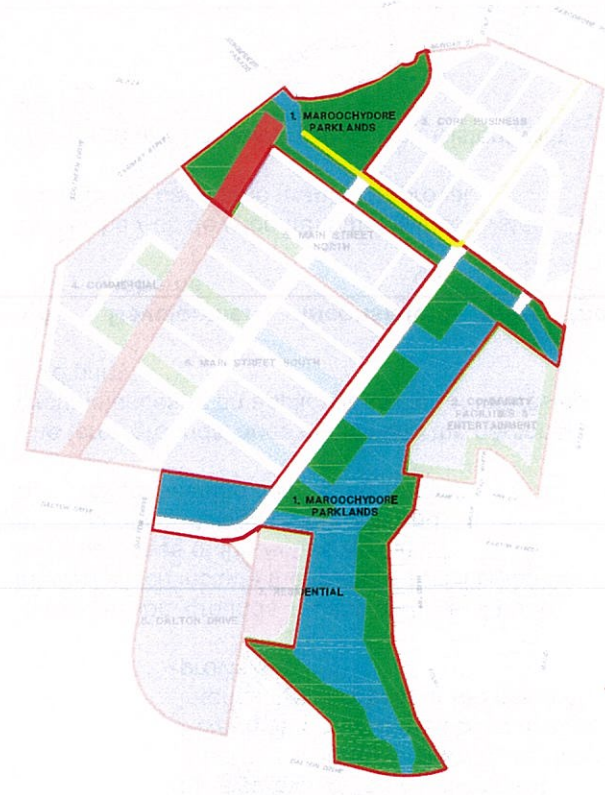


Figure 1 – Precinct 1 – Maroochydore Parklands

2. Precinct Plan

2.1. Key Outcomes

The key outcomes for the precinct are as follows:

- It comprises urban open space providing the 'Corso' civic spine, central parklands and lakelands centre piece in the PDA;
- Includes a lake that is appropriately sized and designed to provide for stormwater management and act as a defining feature of the central parklands;
- Realigns the Maud waterway to provide a key landscape and recreational feature, and stormwater conveyance;
- Connects internal precincts and external land uses;
- Accommodates a civic plaza, linear recreation park, local recreation park and gathering spaces;
- Integrates with adjacent development and built form and visually, functionally and physically integrates with the Community Facilities and Entertainment Precinct;
- Protects ecological values and incorporates appropriate erosion and sediment control techniques;
- Spaces are appropriately lit for use and safety;
- Incorporates landscaping with endemic species with a preference towards retaining existing remnant vegetation where possible; and,

- Ensures water quality and maintains aquatic ecosystem values through the implementation of on-site stormwater management measures.

2.2. Staging

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

Stage 2 may occur in a number of sub stages.

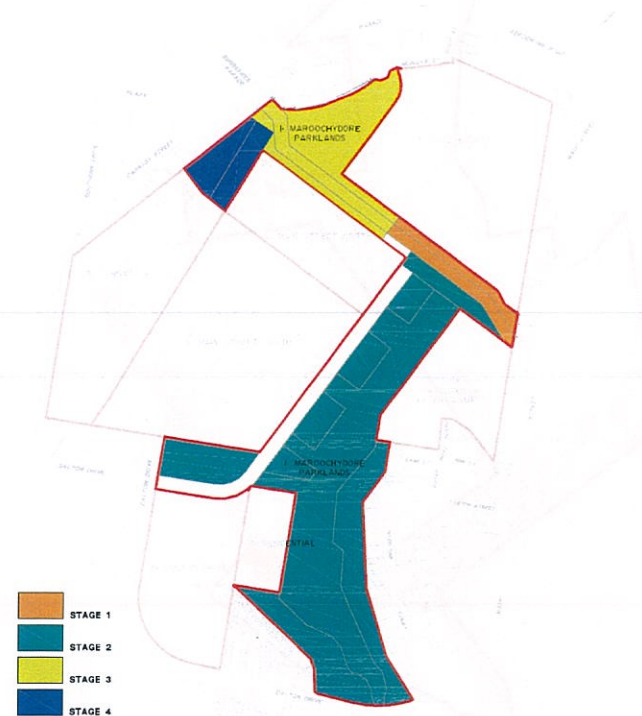


Figure 2 – Staging Plan

3. Development Criteria

3.1. Element 1 - Access, Movement and Parking

3.1.1. Street Network

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

- i. Creates an accessible precinct, well connected to the surrounding precincts and urban area, providing for future transit corridors for passenger and light rail;
- ii. Provides a range of street typologies that respond to the development intent of the precinct and are consistent with Figure 3 - Road Hierarchy Plan and the cross sections identified in Figures 4-7;
- iii. Provides a clear structure and maximises walking, cycling and public transport effectiveness in that pedestrian and cyclist links are direct, convenient, legible, comfortable and safe;
- iv. Connects to and takes into consideration impacts to existing networks, ensuring acceptable levels of amenity and minimising negative impacts of through traffic;
- v. Provides well designed lighting, pavement treatment and materials, clear sight lines and landscaping, generally consistent with the Austroads – Road Design Part 6A; and,
- vi. Streets are designed to fulfil a connecting role to major landmarks, key destinations, public transport, and existing transit

infrastructure, in addition to becoming unique places in themselves.

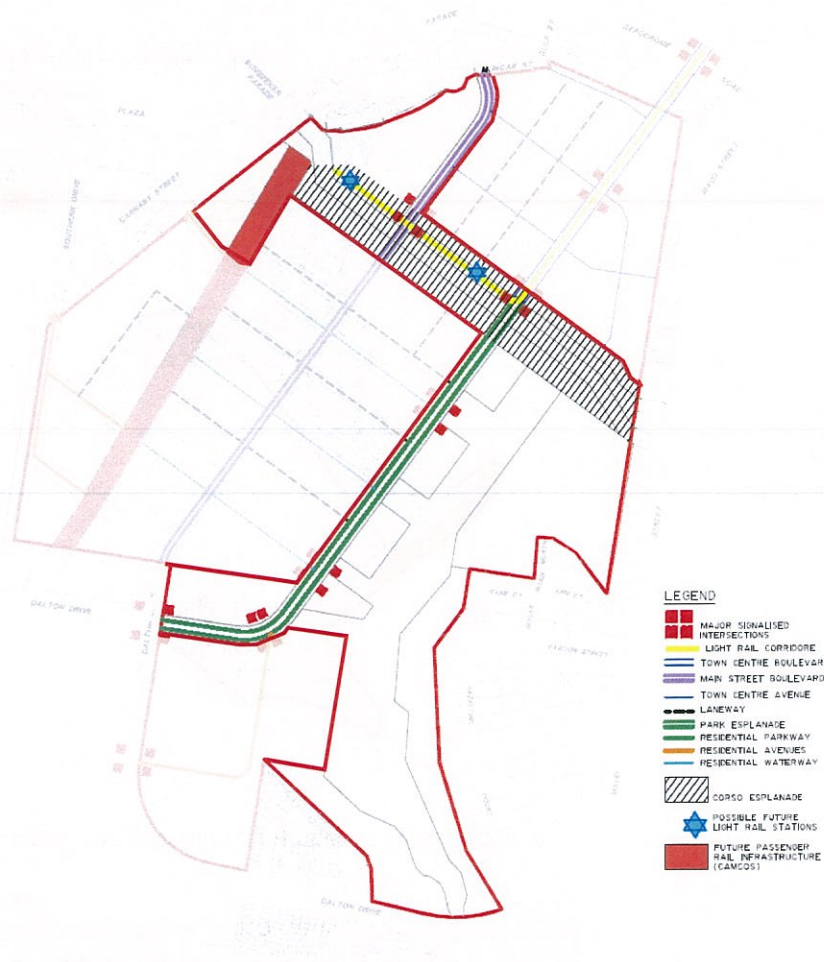


Figure 3 – Precinct Road Hierarchy Plan

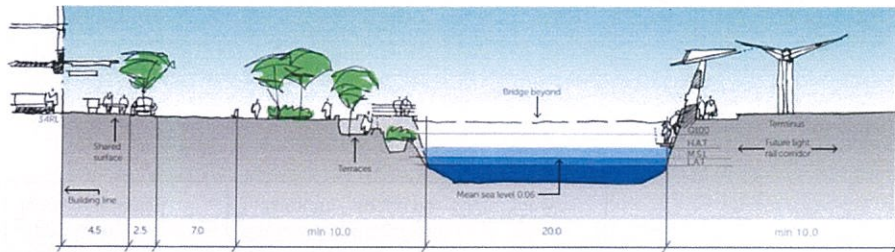


Figure 4 – Corso Esplanade (West of Main Street Boulevard) (Looking West)

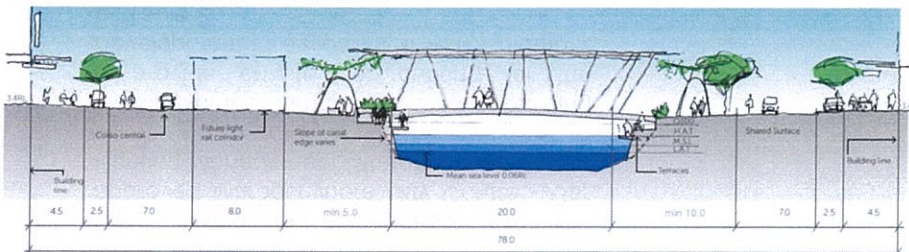


Figure 5 – Corso Esplanade (between Main Street Boulevard and Town Centre Boulevard) (Looking East)

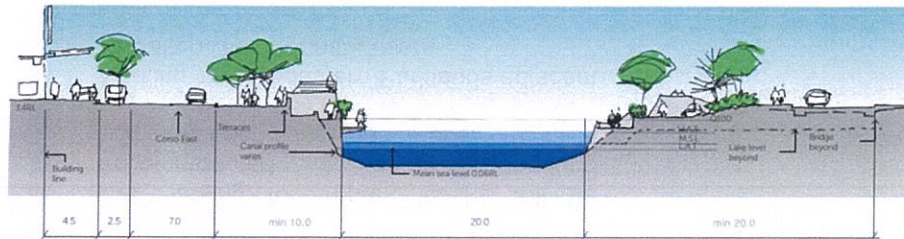


Figure 6 – Corso Esplanade (East of Town Centre Boulevard) (Looking East)

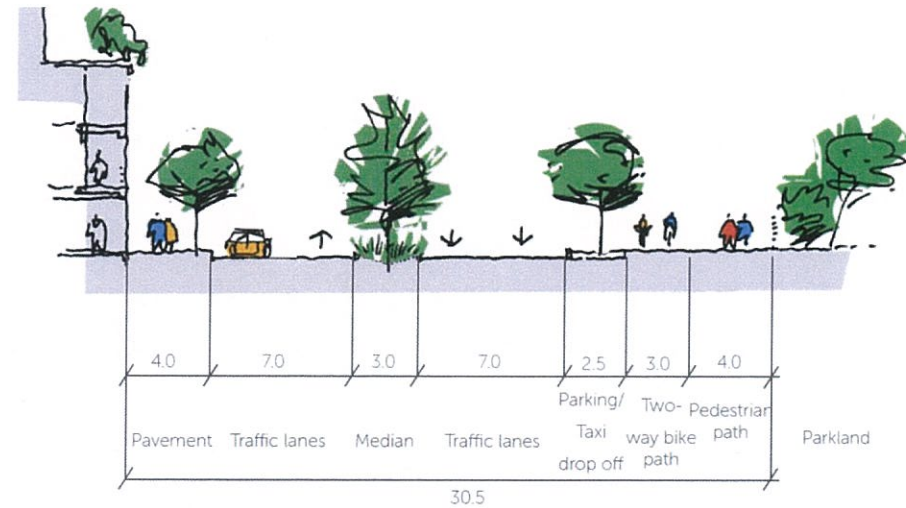


Figure 7 – Park Esplanade (Looking North)

3.1.2. Parking

Development provides sufficient:

- i. On-street short term parking for convenience parking for restaurant and retail uses.
- ii. Car parking for in-park kiosks will be accommodated in on-street parking adjoining open space/park areas.
- iii. Parking in the Southern Parklands adjacent to Dalton Drive for park users.
- iv. Parking for the Community Facilities Building is to be provided on-site in basements and podiums. All podium car parks are screened and/or suitably sleeved.
- v. Car parking in accordance with the approved Maroochydore City Centre - Car Parking Management Strategy.
- vi. Parking for the Community Facilities building – provide on-site car parking for the development in accordance with Column 2 of Table 2.

Table 2: Precinct 1 - Car Parking Rates

Column 1	Column 2
Land Use	On Site Parking Rate
Non Residential	Maximum 1 space per 200m ² GFA

3.1.3. Pedestrian / Cycle Network

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

Development outcomes

- i. Deliver active transport connections as identified in Figure 8 – Pedestrian & Cycle Network Plan, that provide opportunities to access other precincts and areas adjoining the PDA;
- ii. Provide cycle parking in the public realm at key nodes with safe and convenient access; and,
- iii. Walking and cycling are a key mode of transport.

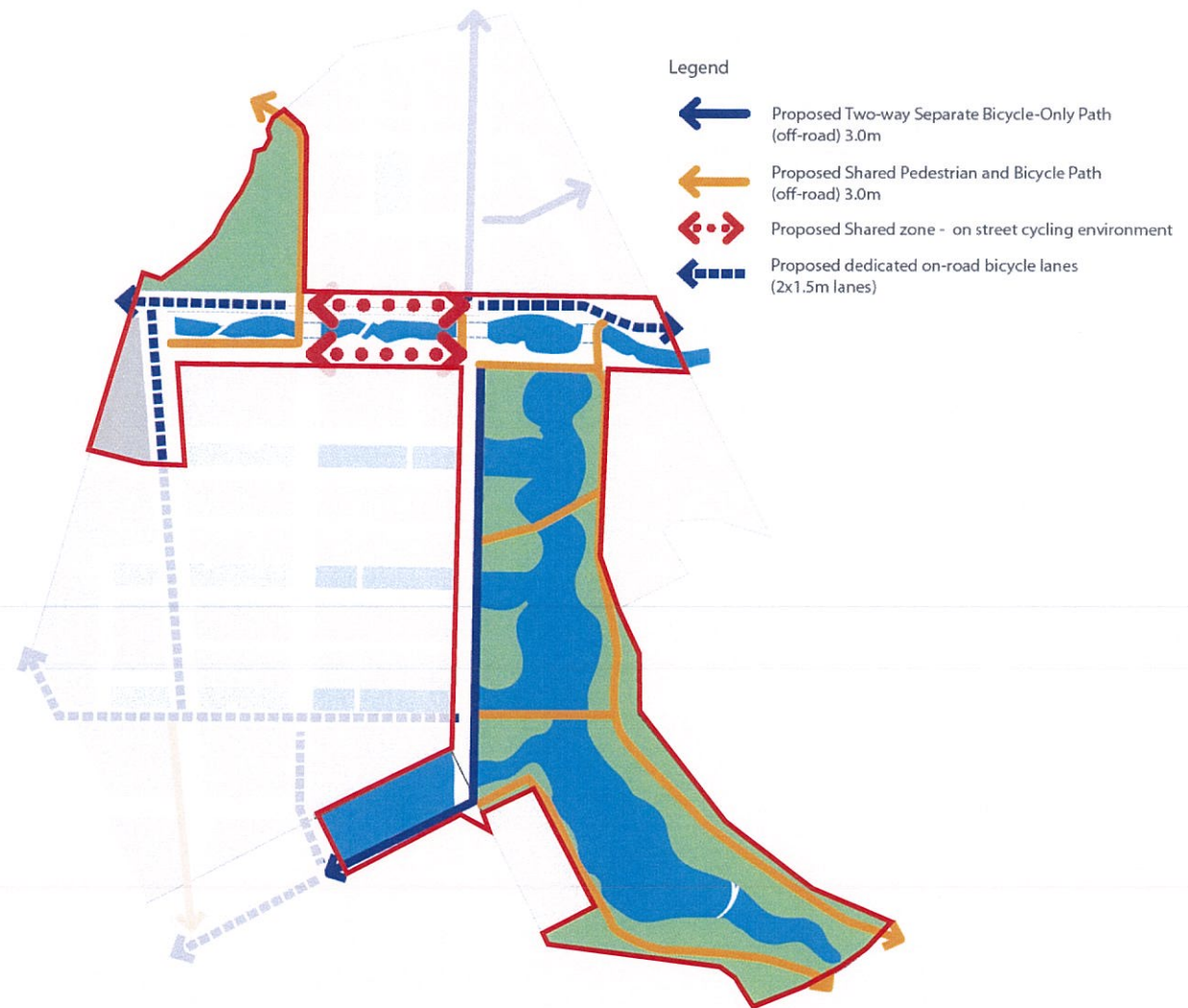


Figure 8 –Pedestrian & Cycle Network Plan

3.1.4. Public Transport

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

Development outcomes:

- i. Provide for a future light rail corridor within the Corso Esplanade (West).
- ii. Provide for bus stops at appropriate locations along the Park Esplanade and Corso Esplanade, in conjunction with Translink.
- iii. Provide for a bus station within the CAMCOS corridor integrated with the Transit Plaza, in conjunction with Translink.
- iv. Make adequate provision for public transport infrastructure including bus stops and indented bus bays at appropriate locations in conjunction with Translink.

3.2. Element 2 - Land Use and Activation

The Maroochydore City Centre PDA will create a new mixed use city 'heart' for Maroochydore with a range of land uses, activities and destinations that is integrated and well connected to the surrounding urban fabric through the establishment of 5 Core Elements, being:

- Central Parklands
- Southern Parklands
- The Corso
- Civic Plaza
- Transit Plaza

The precinct will provide for recreational lease/hire facilities and public berthing facility for non-motorised water craft.

The level of assessment for a use is in accordance with Precinct 1 – Maroochydore Parklands Precinct: Levels of Assessment in the Development Scheme.

Open Space and Community Uses will:

- Provide for a range of public park infrastructure required to service the local community as well as providing a wider regional and tourism destination.
- Include a civic plaza, transit plaza, public amphitheatre, major recreation park and local recreation parks.
- Include land designated for community uses.

3.2.1. Preferred Land Use

Preferred Land Uses within the Precinct include:

- Park
- Waterway
- Landing
- Community Facilities Building

Ancillary convenience uses may include:

- Food and drink outlet
- Kiosk

Development outcomes:

Central Parklands is to provide a series of parkland platforms focussed around the central lake and may incorporate:

- Open kick and throw areas
- Shaded picnic areas, benches and seating
- Public amenities / kiosk / concessions
- Outdoor stage and amphitheatre
- Boardwalk and lake side terraces
- Pedestrian and cycle paths

Southern Parklands is to provide a continuation of the central lake to the south, to create a more natural and passive area of open space (refer Figure 9), including a local park and may comprise:

- Multi-use path network
- Shaded picnic areas, benches and seating
- Fitness equipment
- Adventure play areas
- Informal kick about
- A variety of lakeside environments, hard and soft edges, boardwalks and walkways
- Buffer plants to existing residential areas
- Wetlands and bio-filtration devices
- Canoe and Kayak launch areas
- Sufficient off street parking

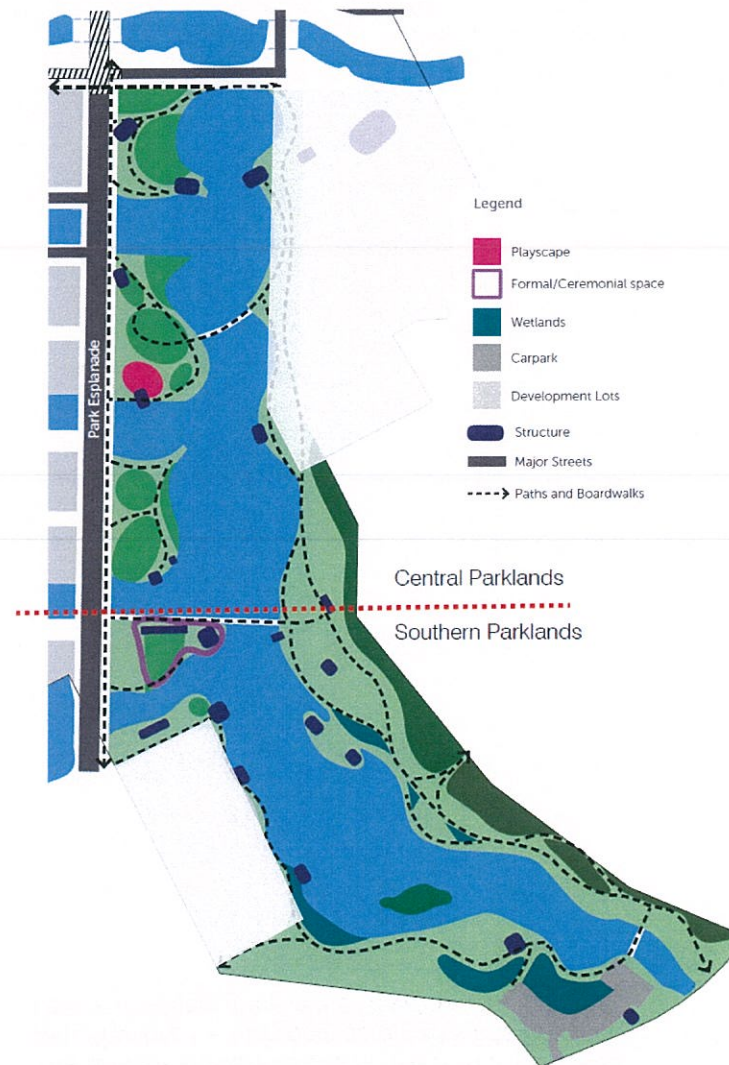


Figure 9 –Lake Parklands



The Corso is to provide a wide linear parklands including the realignment of Maud Canal and a linear park and plaza spaces that may comprise:

- The central public realm focus of the site
- Provision for future light rail route and station/platforms
- Seating, amenities, shaded areas
- Location for events
- Terraces, platforms, linking ramps and stairs
- Water's edge exploration
- Public amenities
- Boardwalks and promenades

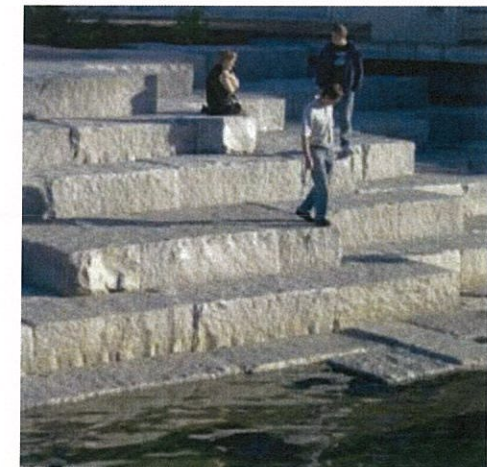
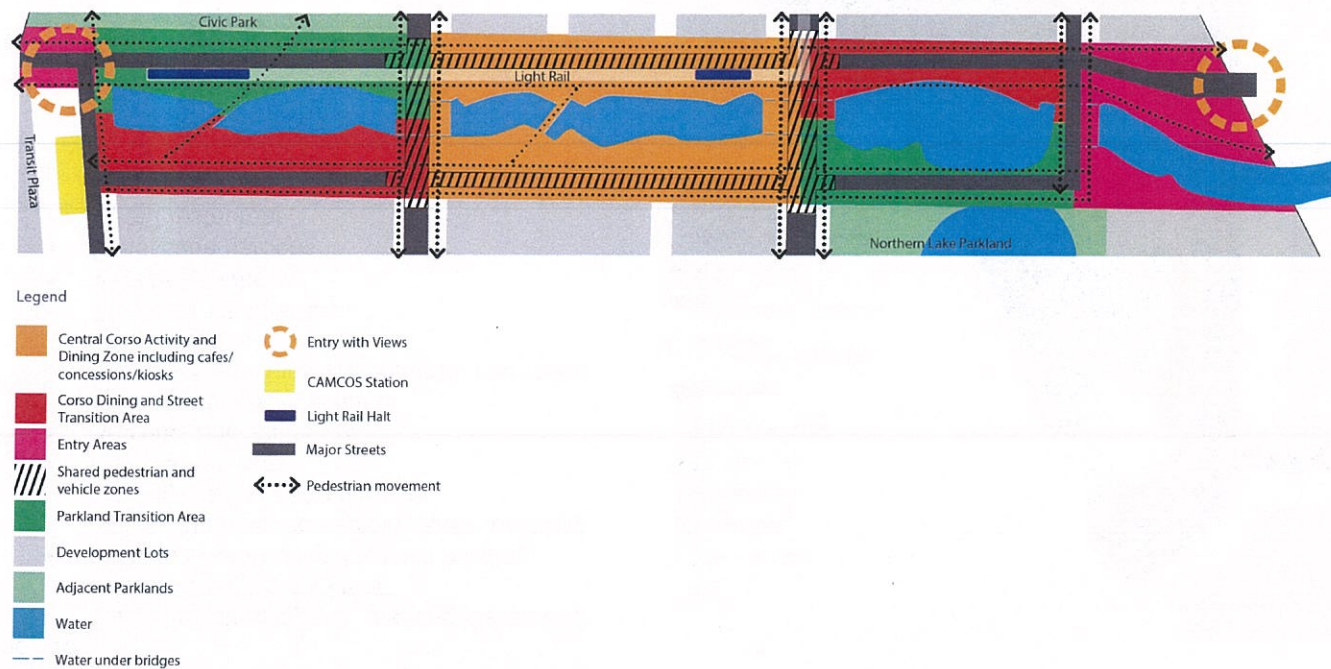
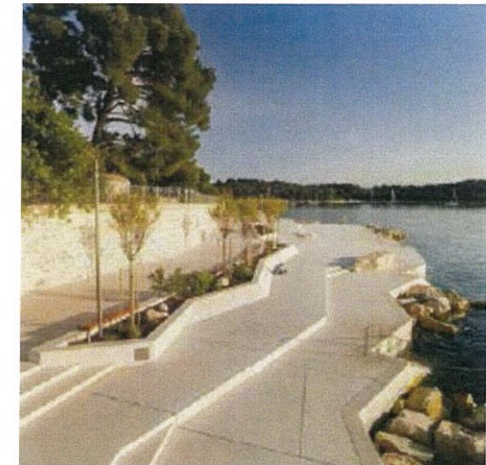


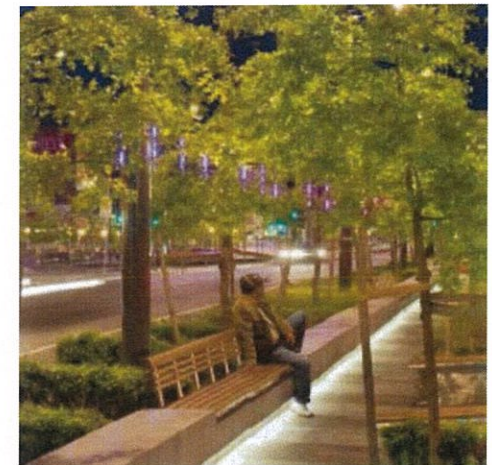
Figure 10 – The Corso

Civic Park is to be a highly accessible community gathering area and celebration space that may include:

- Main civic plaza space, meeting place, and destination urban parkland
- Multi use Community Facilities building
- Buffer planting to adjoin site including existing stormwater detention
- Public amenities
- Artworks and sculptures
- A plaza with water features
- Lawns for functions and informal recreation and relaxation
- Shaded seating areas
- Vine trellis/arbours
- Landscape gardens
- Café / restaurant



Figure 11 – Civic Park



Transit Plaza is to be a robust, attractive and shaded plaza space that is integrated with the transit interchange and adjacent retail uses that may comprise:

- Durable plaza space
- Shaded seating areas
- Public art sculpture court
- Landscaped gardens
- Small marketplace and convenience retail area
- Entry structure and arrival point
- Bus parking, layby areas and taxis drop off
- A building or buildings which provide Information / ticketing for public transport.

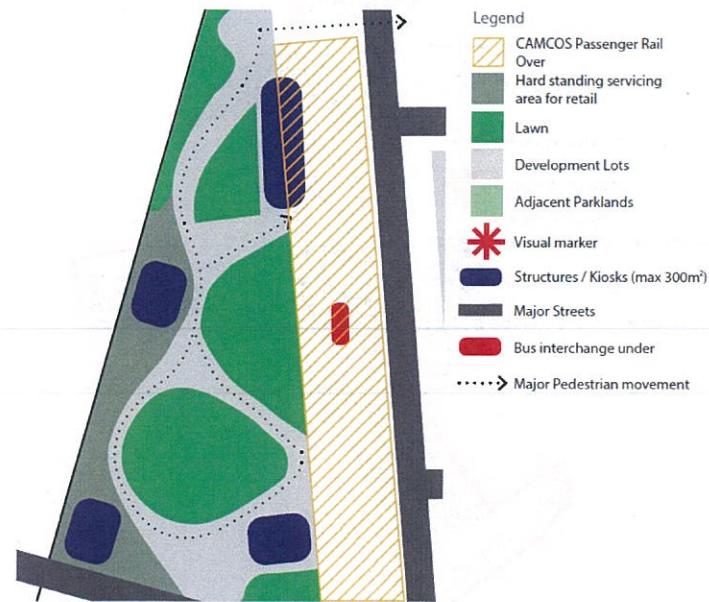
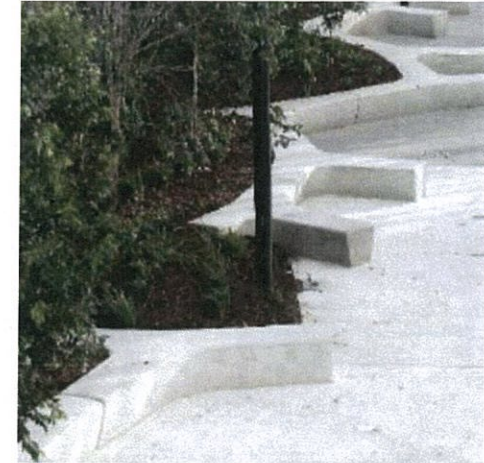


Figure 12 – Transit Plaza



3.2.2. Activation

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

- i. Community Facilities Building to present an entry gateway to the Main Street Boulevard (North) and Mungar Street buildings should have a strong interface with the Civic Plaza and provides for relatively clear windows and openings to the plaza to promote activation.
- ii. Establish a number of entrance features, at locations identified in Figure 13, which create iconic and unique signatures for the precinct.
- iii. Establish a number of cafes & kiosks which accommodate food & drink outlets, shops and public amenities with each not exceeding 100m² throughout the Precinct.
- iv. Provide a number of active play areas including kick about and structured children's play, in the locations generally identified in Figure 13.

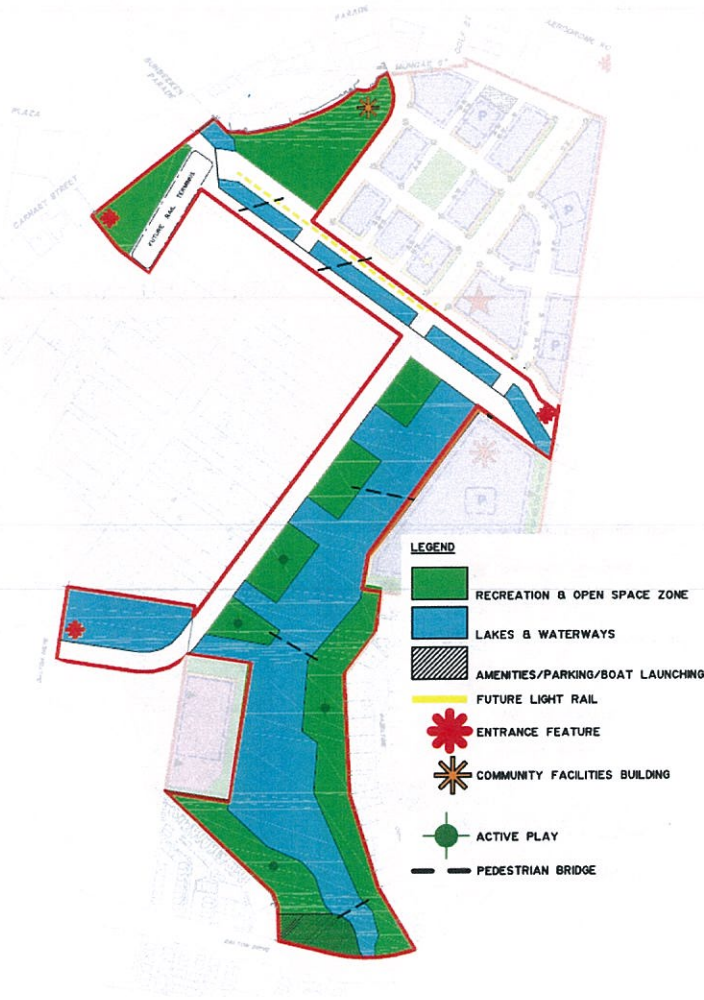
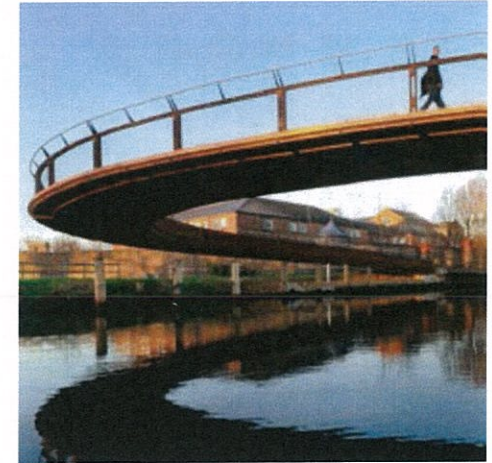


Figure 13 – Built Form Interfaces Plan



3.3. Element 3 - Built Form

Development is sensitive and integrates with the parkland setting and landscape theme appropriate to each sub-precinct.

3.3.1. Density

Development within the Precinct is reflective of the open space and parklands nature.

Development outcomes:

- i. Generally, the development is to accord with Table 4 – Indicative Development Yields for the sub-precincts as identified in Figure 14.
- ii. However, the indicative development yields for each sub-precinct may be varied between the sub-precincts on an application by application basis, provided the maximum development yields identified for Precinct 1 in the Development Scheme are not exceeded.
- iii. In order to demonstrate that yield across the precinct is maximised and that adequate yield is available for the development of the balance of the sub-precinct, development applications must be accompanied by a Precinct Yield Table which provides a breakdown of GFA (for commercial and retail land uses):
 - a. Development already approved and/or constructed (where applicable);
 - b. Development proposed in the subject development application; and,

c. The balance GFA.

Table 4 – Indicative Development Yields

Sub-Precinct	Retail (m ² GFA)	Commercial (m ² GFA)
1	200	-
2	100	-
3	200	-
4	200	4,000
5	300	-
Total	1,000	4,000

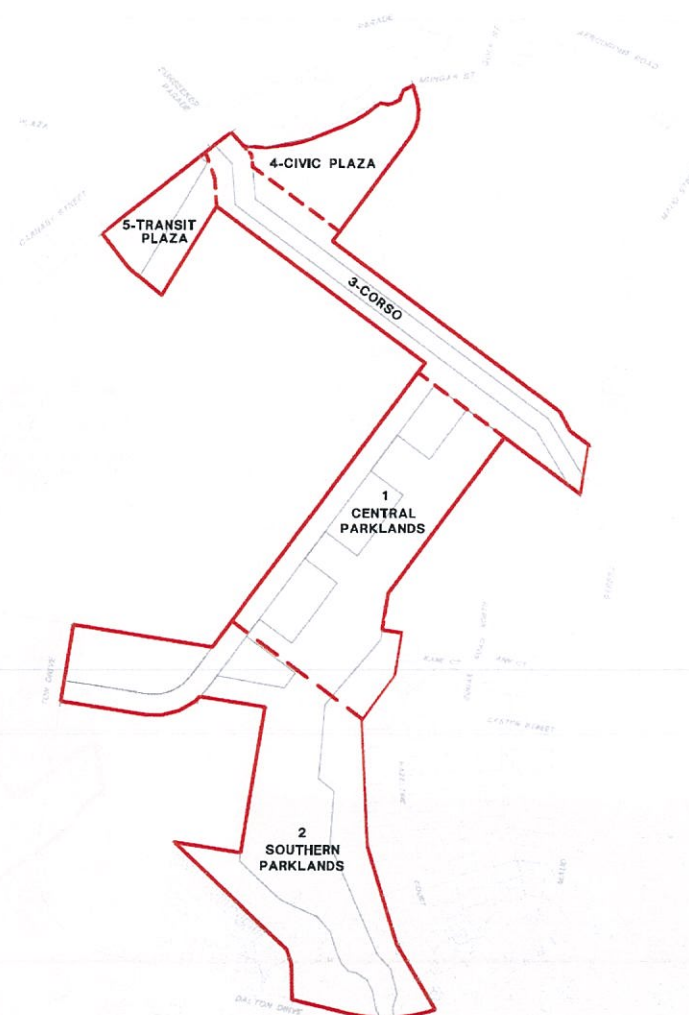


Figure 14 – Sub Precinct Plan

3.3.2. Building Height

Development outcomes:

- i. Maximum building heights are to comply with Figure 15 - Building Height Plan.
- ii. Maximum building heights for kiosks are two storeys to provide opportunities for second storey restaurant / café / bar with outlook over parklands.

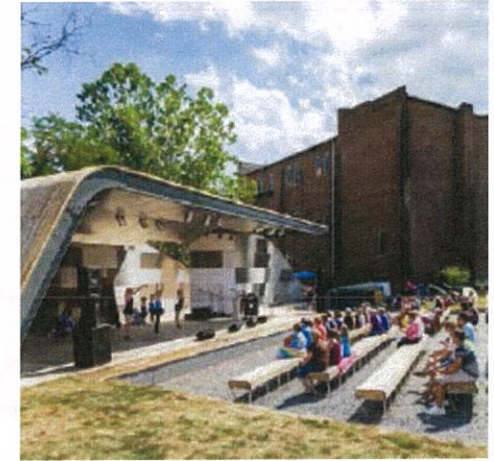
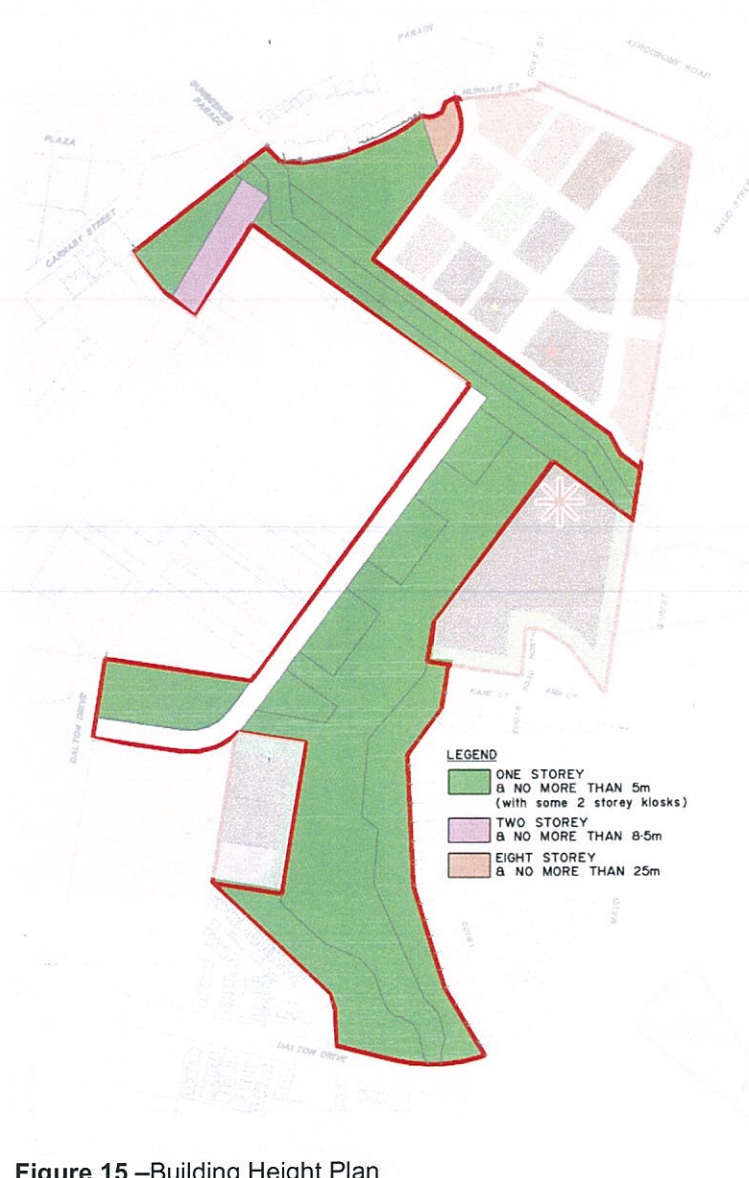


Figure 15 –Building Height Plan

3.4. Element 4 - Open Space and Public Realm

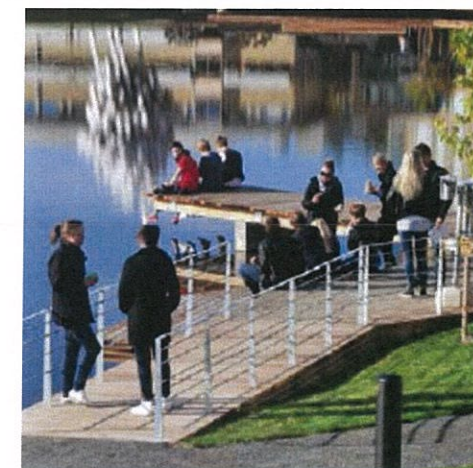
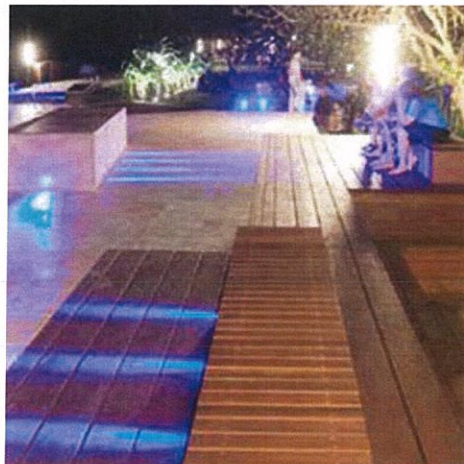
Development creates high quality, safe and enjoyable public open space, waterways, parklands and open space linkages that surrounding land uses and buildings are oriented around and connect to.

3.4.1. Open Space

Development outcomes:

- i. Provide Urban Parks, Waterfront Parks and Informal Open Space in accordance with Section 3.2.
- ii. Open Space integrates with and achieves active edges to built form, by a providing sympathetic interface based on applicable land use (e.g. for retail uses plaza areas providing for outdoor dining may be appropriate whereas for residential uses buffer/screen planting creating privacy may be sought).
- iii. District and Local Park facilities are provided in accordance with Council's specification and adopted standards of service.

- ii. At major vehicular thresholds into the precinct establish public art, lighting architecture and/or landscape elements that announce arrival.
- iii. Provide street tree plantings that provide a positive visual and amenity contribution to the public realm.
- iv. Provide co-ordinated signage, lighting, and street furniture throughout the Precinct.



3.4.2. Public Realm

Development outcomes:

- i. Provide a pedestrian friendly environment with an emphasis on safety, security and universal access, and that create engaging and memorable journey.

3.5. Element 5 - Infrastructure

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

Development outcomes:

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