

Maroochydore City Centre Priority Development Area

Precinct 2 (Community Facilities & Entertainment) 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 3.5 ha in area.

Figure 1 indicates the precinct location within the PDA.

1.7. Precinct Intent

The Community Facilities and Entertainment Precinct is intended to accommodate a high quality integrated development aimed at providing tourism, leisure and entertainment facilities.

The Community Facilities and Entertainment Precinct is intended to deliver a new entertainment and convention focus for Maroochydore and the Sunshine Coast.

Located on the edge of the central lake and the new city centre, this precinct will accommodate regional level community infrastructure for major entertainment, tourism and community facilities.

Integrated with high quality landscape and waterway treatments, public art and plaza spaces,

the built form will reflect contemporary, sub-tropical and coastal architecture, whilst incorporating sustainability and energy efficiency targets.

1.8. Development potential

The Development Scheme encourages a high quality integrated development aimed at providing tourism, leisure and entertainment facilities.

The maximum development yields for the precinct are the following:

- Retail – 15,000m² GFA;
- Commercial – 40,000m²; and,
- Residential - 100 units.

1.9. Plan of Development

Prior to the approval of the first development application for permissible development a Plan of Development for the whole of Precinct 2 must be approved.

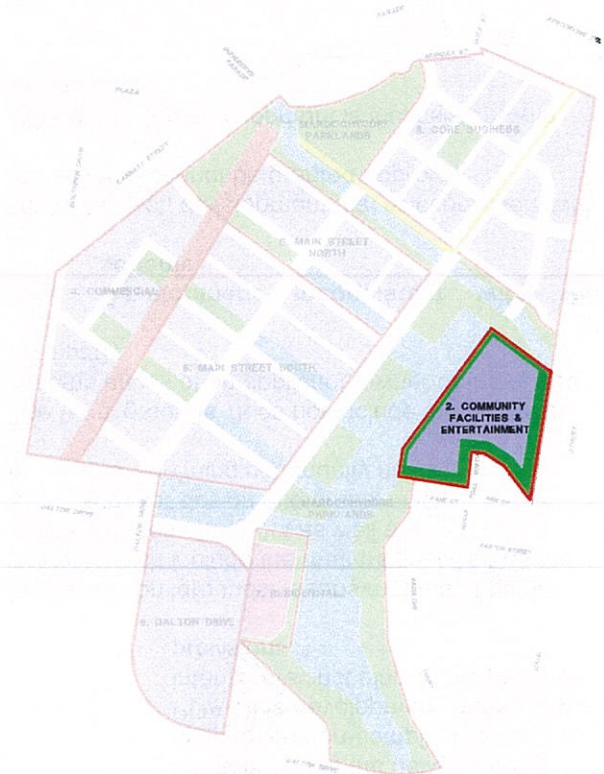


Figure 1 – Precinct 2 – Community Facilities and Entertainment

2. Precinct Plan

2.1. Key Outcomes

The key outcomes for the precinct are as follows:

- Achieves community facilities and infrastructure consisting of a key civic or entertainment development and supporting uses, local community centre, meeting spaces, administration space, urban open space infrastructure;
- Provides a built form which frames and activates the forecourt and the other elements of the adjoining urban open space to create a human scale and pedestrian friendly environment;
- Achieves an integrated facility that demonstrates iconic architecture with expansive high amenity public realm and may comprise the following uses:
 - premium hotel
 - arcades, pools, salons, gyms and other recreational facilities
 - meeting and conference spaces
 - theatre and convention facilities
 - entertainment and exhibition facilities
 - cinemas
 - boutique retail outlets
 - bars/restaurants
- Development is aligned along the Corso and provides for wide shaded pathways;
- Provides an iconic building in accordance with iconic building heights and design standards for key locations;
- Provides high quality, durable and robust public open spaces and landscape treatment;
- Incorporates public art and sculptural elements;
- Creates an active interface frontage to linear parklands and waterways;
- Provides wide pedestrian promenades and forecourt connecting to the southern part of the Maroochydore Parklands Precinct and the Corso;
- Provides bridge concourses to connect the facility to Park Esplanade;
- Provides a wide pedestrian promenade and forecourt adjacent to the facility, alongside or over the central lake;
- Provides landscape plazas for public access and open spaces for community use;
- Incorporates a landscaped buffer to provide separation between the community and entertainment facility and adjoining existing residential development; and
- Provide suitable acoustic treatment to minimise adverse impacts to adjoining residential development.

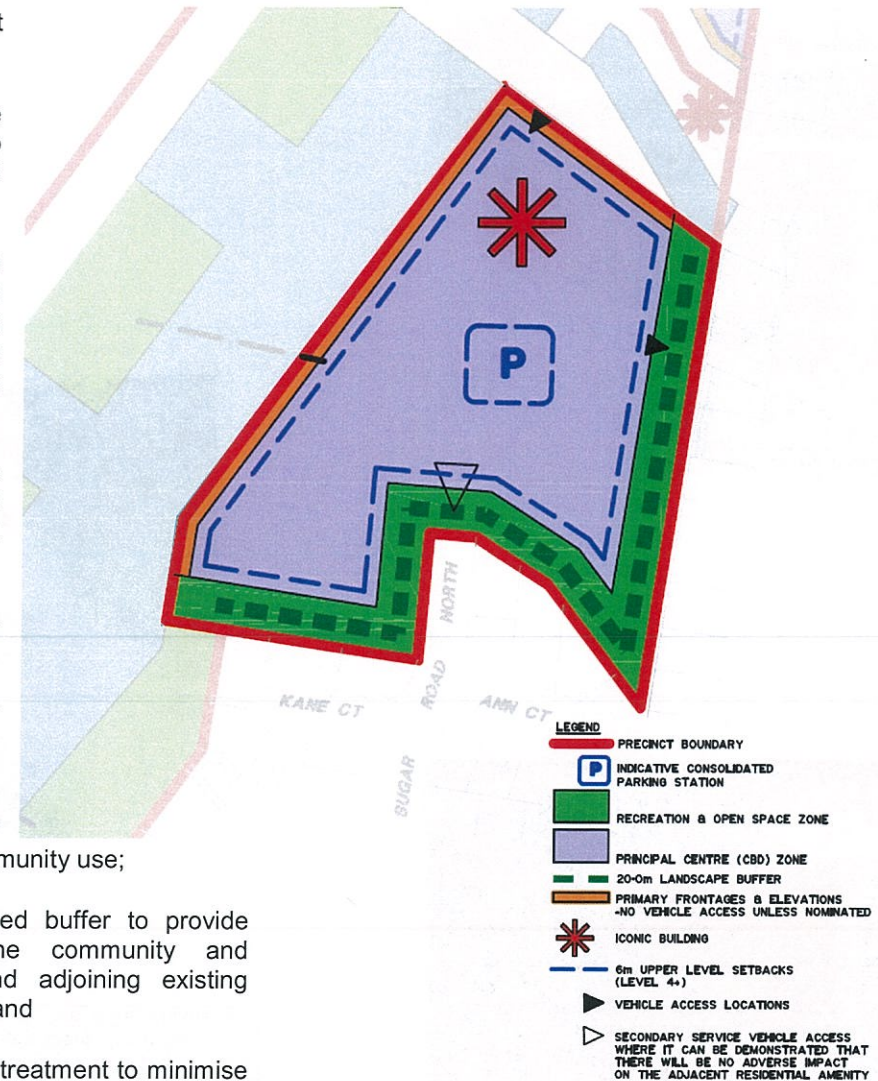


Figure 2 – Key Outcomes Plan

3. Development Criteria

3.1. Element 1 - Access, Movement and Parking

3.1.1. Access

The development is to provide for a well-designed street and movement network (refer Figure 2) which:

- i. Primarily connects to the Corso Esplanade; and,
- ii. Provides for limited direct connection to Maud Street

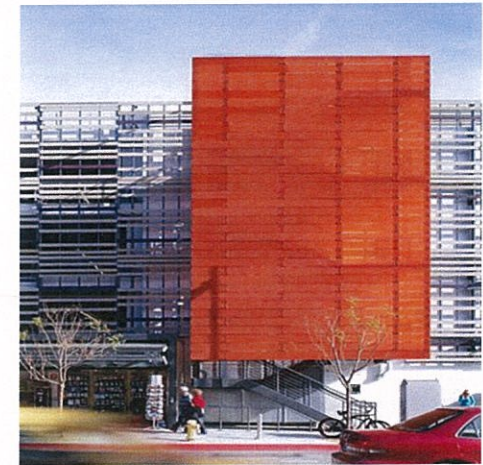
3.1.2. Parking

Development outcomes:

- i. Parking is to be provided onsite in a basement or podium which is screened and/or suitably sleeved.
- ii. For Residential development - provide on-site car parking for the development in accordance with Table 2 Column 2.
- iii. For Non Residential development – provide on-site car parking for the development in accordance with Table 2 Column 2.
- iv. Provide for an off-street consolidated parking station generally accommodating 500 spaces which are suitably sleeved and screened and is available to the general public.

Table 2: Precinct 2 - Car Parking Rates

Column 1	Column 2
Land Use	On Site Parking Rate
Residential	Maximum 1 space per dwelling unit
Non Residential	To be determined by an approved Car Parking Management Plan to be lodged with the Plan of Development.



3.2. Element 2 – Built Form

3.2.1. Building Height

Development outcomes:

- i. Maximum building heights are to comply with Figure 3 - Building Height Plan.
- ii. Iconic building in accordance with iconic building heights and design standards, as identified on Figure 3 –Building Height Plan.

3.2.2. Building Form

Development outcomes:

- i. A design outcome that architecturally integrates the variety of land uses proposed for the Precinct into a coherent and well planned urban, landscape and building form;
- ii. Hotel and residential components of buildings delivered as one or a number of complementary tower elements located toward the Northern portion of the Precinct;
- iii. The main building entry, or entries, along the northern Precinct frontage include elements such as forecourts, porte cocheres and foyers which are clearly identifiable, present an active building frontage and provide a grand entry experience;
- iv. Active spaces and open or glazed elevations, with appropriate shading, to the western frontage which maximises exposure to the lake and views to the north and backdrop of city centre;

- v. A pedestrianised interface with the lake incorporating outdoor spaces for events along with adequate provision for pedestrian and cycle connection along the western edge of the precinct. This may incorporate structures which partly extend over the lake itself; and

- vi. Back of house and servicing of the building/s and its uses should occur from the eastern and southern frontages and should be designed to minimise impact on the adjoining properties along Maud Street, Kane Court, Ann Court and Sugar Road North.

- vii. A signature building or buildings in terms of sustainability initiatives and incorporating sub-tropical design elements such as shading, indoor/outdoor spaces & integration of landscape/planting elements.

- viii. Provision of end of trip facilities for cyclists including lockers, change rooms and showers.

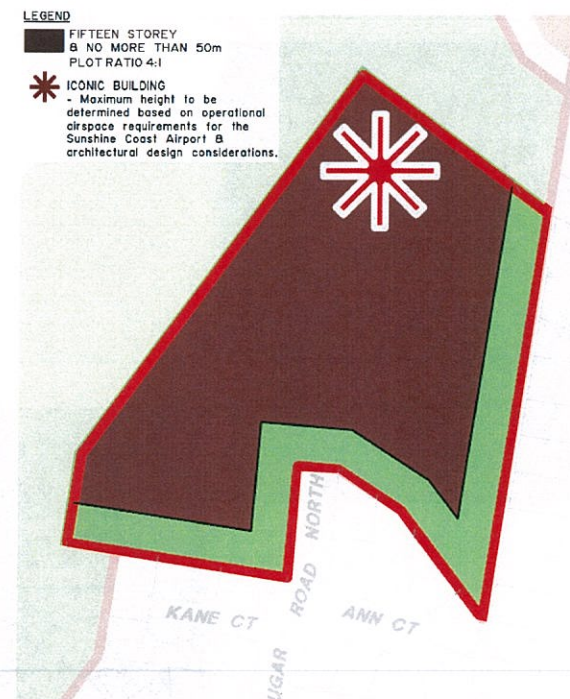


Figure 3 –Building Height Plan



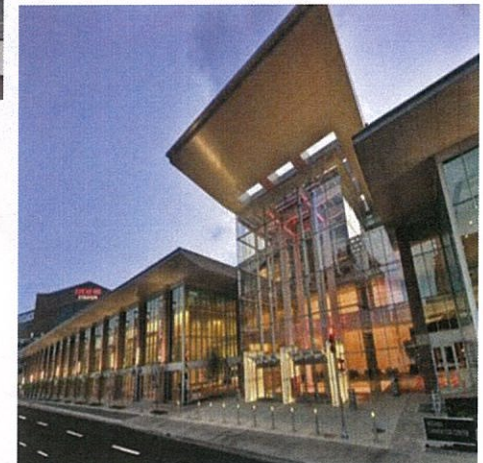
3.3. Element 3 – Land Use

3.3.1. Preferred Land Use

Preferred Land Uses within the Precinct include:

- Major recreation and entertainment facility
- Community Use (including: Public Amphitheatre and Civic Plaza/ gathering place)
- Hotel
- Office
- Shop
- Food and Drink Outlet
- Market
- Parking Station

The level of assessment for a use is in accordance with Precinct 2 – Community Facilities and Entertainment Precinct: Levels of Assessment in the Development Scheme.



3.4. Element 4 - 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.

