

Maroochydore City Centre Priority Development Area

Precinct 3 (Core Business) Plan

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

27 MAY 2016

MEDQ

13 March 2016



SunCentral[®]
Maroochydore

CONTENTS

1.	Introduction	2	3.3.6. Building Orientation and Siting	15
1.1.	Document purpose	2	3.3.7. Address & Interfaces	15
1.2.	Development Application	2	3.3.8. Subtropical Landscape Design	16
1.3.	Development consistent with the scheme	2	3.3.9. Building Innovation	16
1.4.	Development inconsistent with the scheme	2	3.4. Element 4 - Open Space and Public Realm	17
1.5.	Demonstrating development is consistent with the scheme	3	3.4.1. Open Space	17
1.6.	Site and context	3	3.4.2. Public Realm	17
1.7.	Precinct Intent	3	3.5. Element 5 - Infrastructure	18
1.8.	Development potential	3		
2.	Precinct Plan	4		
2.1.	Key Outcomes	4		
2.2.	Staging	4		
3.	Development Criteria	5		
3.1.	Element 1 - Access, Movement and Parking	5		
3.1.1.	Street Network	5		
3.1.2.	Parking	8		
3.1.3.	Pedestrian / Cycle Network	9		
3.1.4.	Public Transport	10		
3.2.	Element 2 - Land Use and Activation	11		
3.2.1.	Preferred Land Use	11		
3.2.2.	Activation	12		
3.3.	Element 3 - Built Form	13		
3.3.1.	Density	13		
3.3.2.	Building Height	14		
3.3.3.	Building Setbacks	15		
3.3.4.	Awnings	15		
3.3.5.	Building Articulation	15		

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).

- Retail – 30,000m² GFA;
- Commercial – 50,000m² GFA; and,
- approximately 600 residential dwellings.

This development yield is to be distributed in accordance with Section 3.3.1 of this Precinct Plan.

1.6. Site and context

The precinct is 9.23 ha in area.

Figure 1 indicates the precinct location within the PDA.

1.7. Precinct Intent

The Core Business Precinct is intended to be the primary mixed use hub within the PDA, capitalising on the proposed transit infrastructure and proximity to the existing business and retail activity in areas adjoining the PDA.

1.8. Development potential

The Development Scheme encourages a highly pedestrianized and high intensity mixed use core with the highest concentration of retail and commercial floor space in the PDA.

The maximum development yields for the precinct are the following:

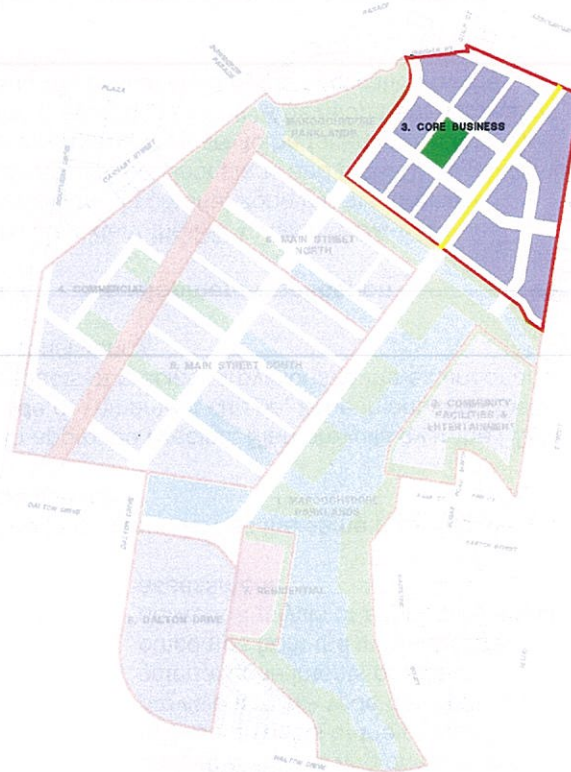


Figure 1 – Precinct 3 – Core Business

2. Precinct Plan

2.1. Key Outcomes

The key outcomes for the precinct are as follows:

- Ensures architectural design elements reflect Maroochydore's contemporary coastal identity but with a unique translation of it's future urbanisation and commercial identity in the City Centre.
- Achieves a high intensity mixed-use business core that accommodates the highest concentration of retail and office floor space within the PDA;
- Provides short term or permanent residential accommodation or office uses as part of mixed-use buildings located on floor levels above any retail floors;
- Ensures lots that are of a type and scale consistent with the desired built form outcomes of the precinct;
- Ensures buildings address and overlook the street and open spaces, with specific attention to the interfaces and outlook from the first three levels
- Achieves a range of building types, uses, densities and heights within the Precinct Plan that will respond to future market conditions and building economics.
- Incorporates primarily transit orientated development optimising access to public transit convenience (CAMCOS, light rail, cycle ways and buses);

- Achieves active retail frontages where nominated (refer Figure 13);
- Displays high quality, sub-tropical landscape design;
- Ensures the incorporation of public art and gateway elements;
- Sleeves or screens car parking from street view;
- Delivers quality public spaces and streets with a high level of pedestrian and cyclist accessibility, and connection to surrounding precincts; and,
- Provides for sculptural and articulated architectural building design.

2.2. Staging

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

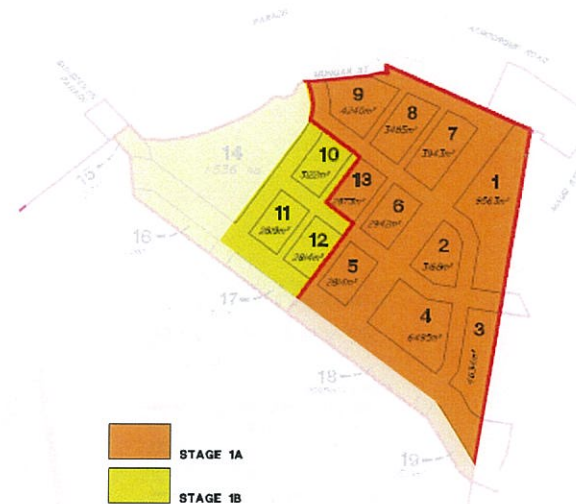
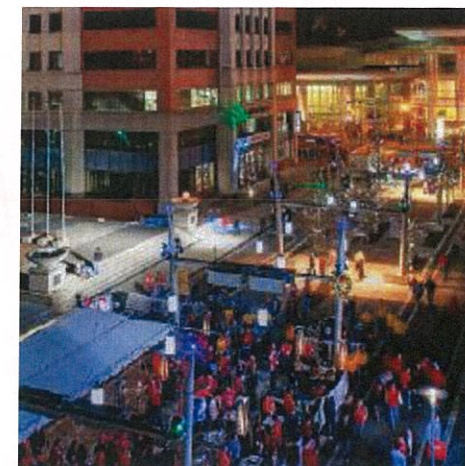


Figure 2 – Staging Plan



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 light rail;
- ii. Provides a range of street typologies that respond to the development intent of the precinct and are consistent the Figure 3 - Road Hierarchy Plan and the cross sections identified in Table 1 and Figures 4-10;
- 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; and,
- vi. Streets are designed to fulfil a connecting role in addition to becoming unique places in themselves.

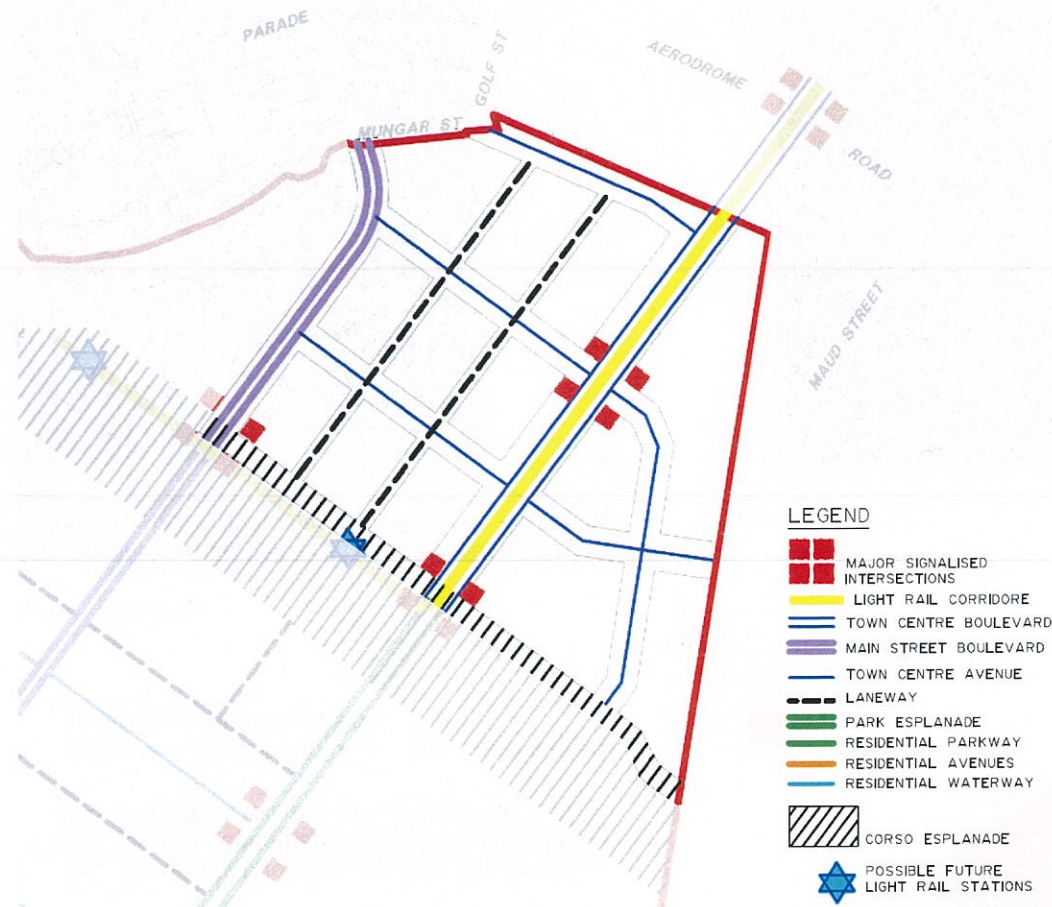


Figure 3 – Precinct Road Hierarchy Plan

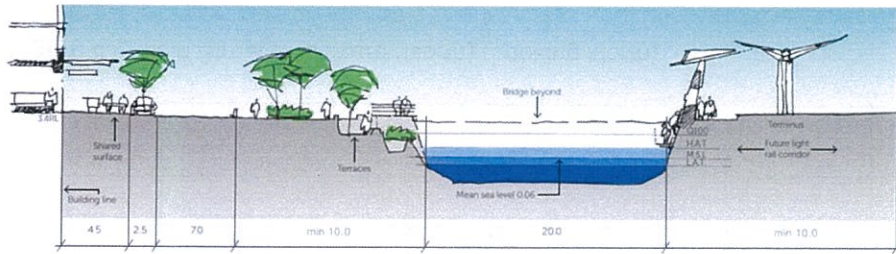


Figure 4 – Corso Esplanade (West of Main Street Boulevard) (Looking West)

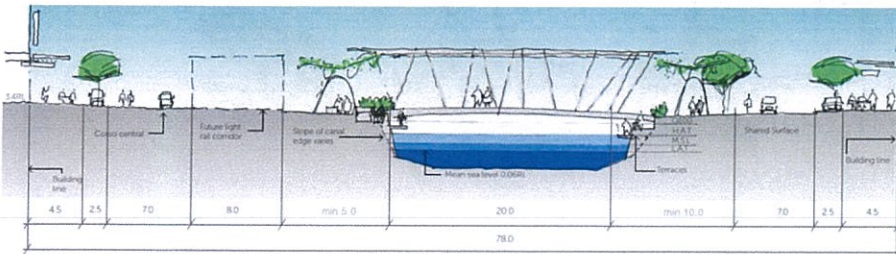


Figure 5 – Corso Esplanade (between Main Street Boulevard and Town Centre Boulevard) (Looking East)

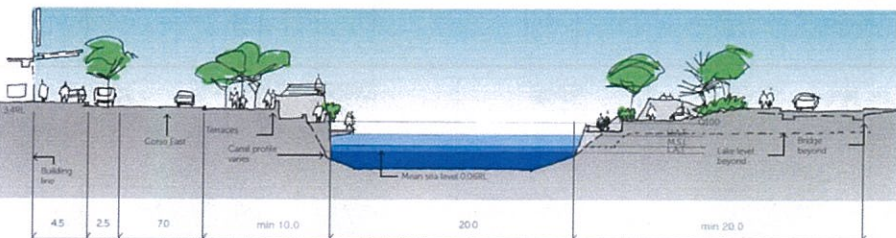
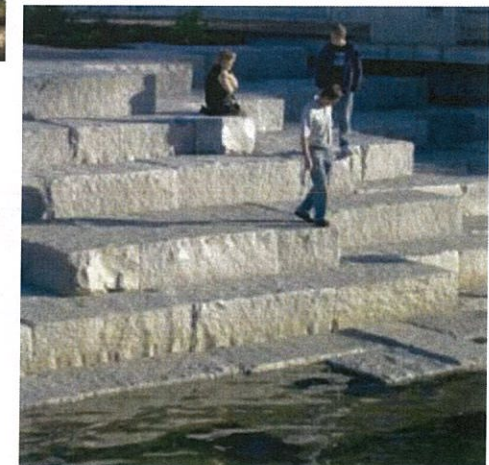
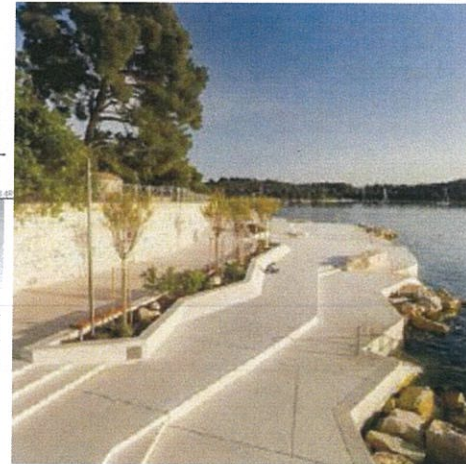


Figure 6 – Corso Esplanade (East of Town Centre Boulevard) (Looking East)



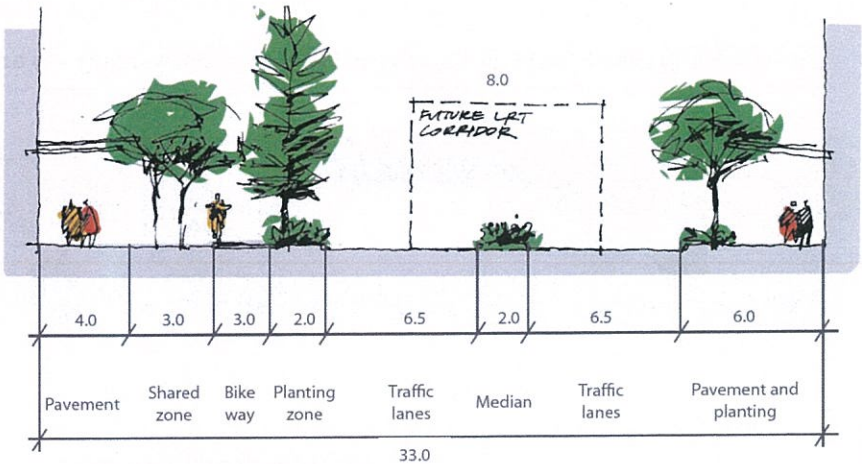


Figure 7 – Town Centre Boulevard (Looking North)

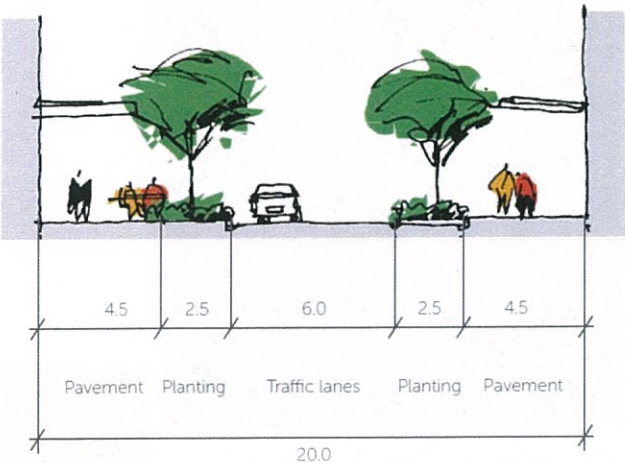


Figure 9 – Town Centre Avenue

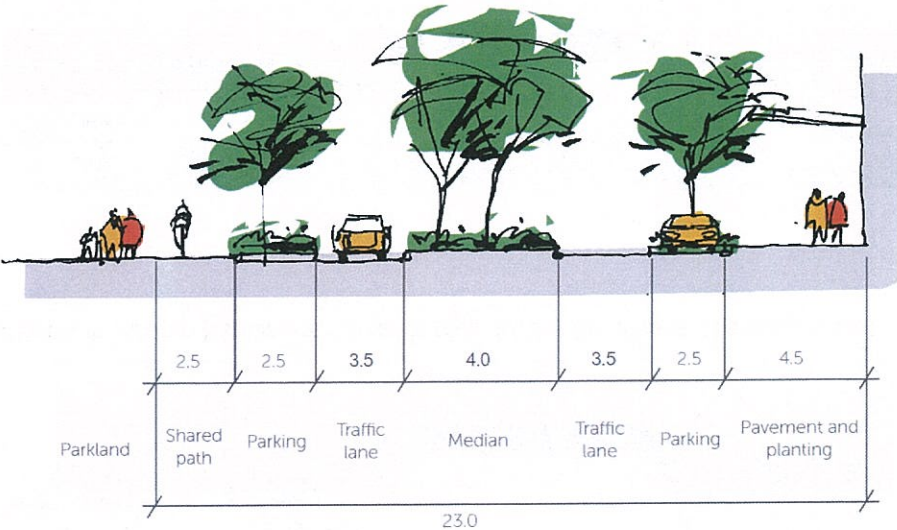


Figure 8 – Main Street Boulevard (North) (Looking North)

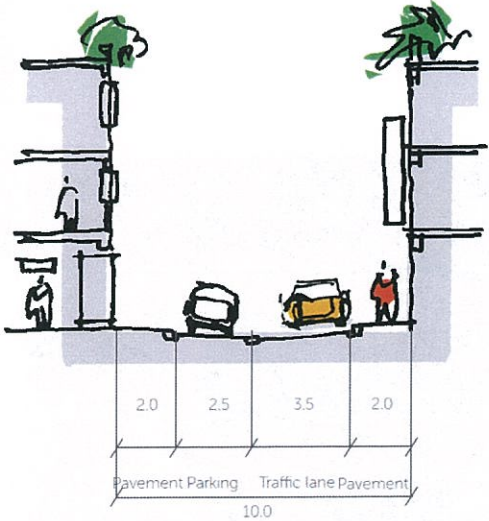


Figure 10 - Laneways

3.1.2. Parking

Development outcomes:

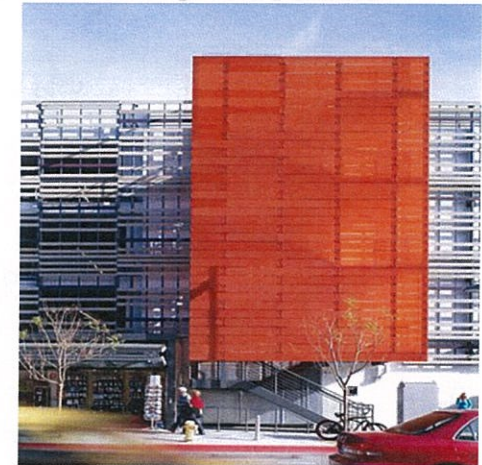
- i. Parking is to be provided in a combination of on site development parking, off street consolidated parking and on street convenience parking.
- ii. For Residential development - provide on-site car parking for the development in accordance with Table 2 Column 2.
- iii. For Non Residential development – provide on-site car parking for the development in accordance with Table 2 Column 2.
- iv. Provide onsite parking in basements and podiums. All podium car parks are sleeved with residential and/or non-residential uses on primary frontages as indicated in Figure 13 and screened on all other frontages;
- v. Provide for up to three off-street consolidated parking stations providing a total of 1,000 spaces in the general locations identified in Figure 11, which are suitably sleeved and screened.

Table 2: Precinct 3 - Car Parking Rates

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



Figure 11 – Consolidated Parking Locations



3.1.3. Pedestrian / Cycle Network

Development is to create a 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 12 – Pedestrian & Cycle Network Plan, that provide opportunities to access other precincts and areas adjoining the PDA;
- ii. Provide end of trip facilities for pedestrians and cyclists, as part of development for non-residential uses including secure undercover bicycle storage facilities, showers and lockers, in accordance with Queensland Development Code MP4.1 – Sustainable Buildings.
- iii. Provide cycle parking integrated into the public realm.

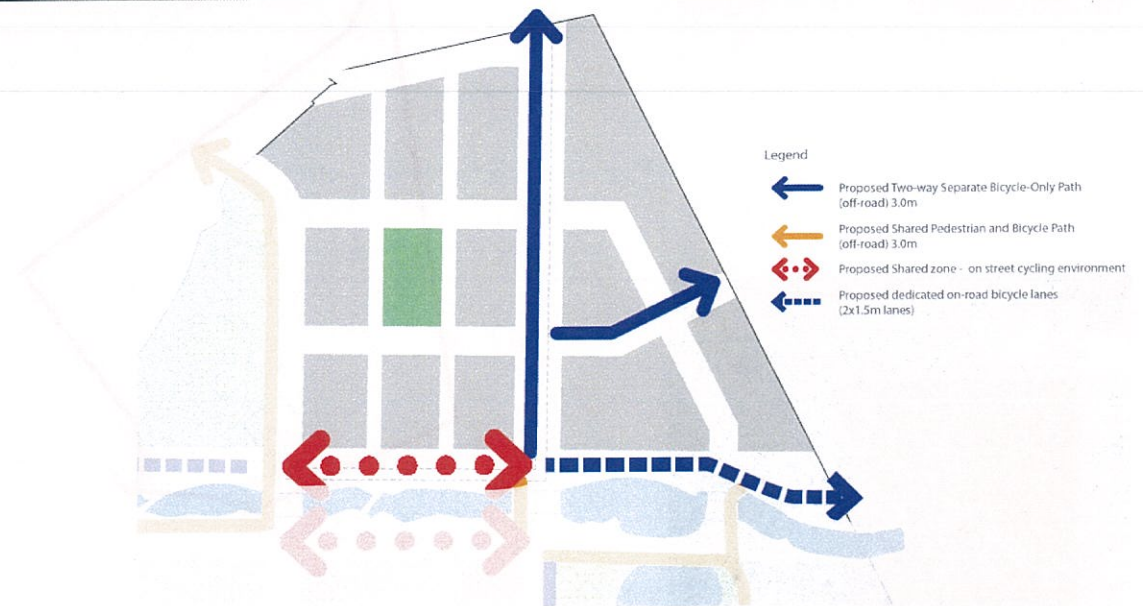


Figure 12 –Pedestrian & Cycle Network Plan

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 Town Centre Boulevard and Corso Esplanade as indicated in Figures 5 & 7; and,
- ii. Provide for bus stops at appropriate locations along the Town Centre Boulevard, Main Street Boulevard and Corso Esplanade 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 are integrated and well connected to the surrounding urban fabric and supportive of Maroochydore's role as the Principal Regional Activity Centre of the Sunshine Coast.

Mixed Use Core Business

- Contains the highest order retail uses and most concentrated urban setting
- Provides the greatest range and diversity of uses.
- Provides a significant quantity of residential dwellings located above lower level retail and commercial uses
- Incorporates active and vibrant retail street frontages.
- Facilitates connection to the Sunshine Plaza Precinct via landscaped and pedestrianized plazas and intersection crossings, along the Corso and via Mungar Street.

3.2.1. Preferred Land Use

Preferred Land Uses within the Precinct include:

- Shop
- Shopping Centre
- Office
- Hotel
- Multiple Dwelling
- Market
- Indoor Sport and Recreation
- Food and Drink Outlet
- Theatre
- Short-term accommodation
- Place of Worship
- Education Establishment

The level of assessment for a use is in accordance with Precinct 3 Core Business Precinct: Levels of Assessment in the Development Scheme.



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.

Development outcomes:

- i. Where fronting a primary frontage (as identified in Figure 13) the ground storey level:
 - a. Buildings are to be built to the street frontage boundary;
 - b. Present a minimum 65% of building frontage as windows/glazed doors and a maximum of 35% as solid façade; and
 - c. Provide clear or relatively clear windows and, where provided, grille or translucent security screens rather than solid shutters, screens or roller-doors.

In addition, where fronting a Priority Active Frontage (as identified in Figure 13) ground level is to incorporate activities that are likely to foster casual, social and business interaction for extended periods such as shopfronts, indoor /outdoor cafes and restaurants;

- ii. Building entries and key ground floor plazas are to be located generally in the locations identified in Figure 13.
- iii. Buildings are accessed and serviced generally in the locations identified in Figure 13.



Figure 13 – Built Form Interfaces Plan

3.3. Element 3 - Built Form

Development is to create a defined and recognisable City Centre within the Maroochydore City Centre PDA, defined by the intensity, appearance, height, scale and mass of the built form.

3.3.1. Density

More intense forms of mixed use development are expected fronting the Town Centre Boulevard, while smaller mixed-use buildings are located off the intersecting Town Centre Avenues.

Development outcomes:

- i. The mixed use development is to accord with Table 4 – Indicative Development Yields for the sub-precincts as identified in Figure 14.
- ii. The indicative development yields for each sub-precinct may be varied between the sub-precincts on an application by application basis, providing the maximum development yields identified for Precinct 3 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) and number of residential dwellings for:

- a. Development already approved and/or constructed (where applicable);
- b. Development proposed in the subject development application; and,
- c. The balance GFA or residential dwellings.

Table 4 – Indicative Development Yields

Sub-Precinct	Retail (m ² GFA)	Commercial (m ² GFA)	Residential (dwellings)
1	9,000	16,000	200
2	14,000	17,000	260
3	7,000	17,000	140
Total	30,000	50,000	600

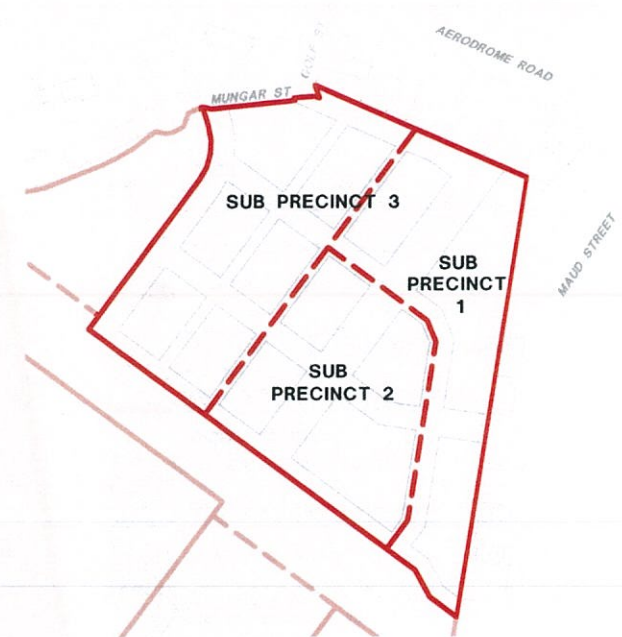


Figure 14 – Sub Precinct Plan



3.3.2. Building Height

Achieve a focussed development within a compact, higher density, mixed use City Centre core of up to 15 storeys in height, with iconic land mark buildings integrated within the mixed use Core Business, of between 20-25 storeys.

Development outcomes:

- i. Buildings provide a maximum 3 storey podium height.
- ii. Maximum building heights are to comply with Figure 15 - Building Height Plan.
- iii. Landmark buildings up to 20 and 25 storeys in height, as identified on Figure 15 – Building Height Plan, are located on the intersecting Town Centre Boulevard and Corso Esplanade.
- iv. Development is to be generally consistent with PDA Guideline No.8 – Medium and high rise buildings (March 2014) with respect to separation between towers.



Figure 15 – Building Height Plan

3.3.3. Building Setbacks

Development provides for buildings which create an attractive street front address and coherent streetscape alignment with other buildings.

Development outcomes:

- i. Development is generally built to the street frontage to a maximum 3 storey podium with a 6m setback to tower elements above 4 storey, as indicated in Figure 13.
- ii. Otherwise setbacks are as identified in PDA Guidelines No. 8 – Medium and high rise buildings (March 2014).

3.3.4. Awnings

Development provides for weather protection along road frontages.

Development outcomes:

- i. Development is to provide a continuous awning along the entire road frontage for a minimum 3 metres over footpath, for all road frontages except Laneways as indicated in Figure 3.

3.3.5. Building Articulation

Development provides for articulated building form.

Development outcomes:

- i. The first 3 levels display a scale that interfaces and addresses the street with

upper levels differentiated through setbacks, materials, articulation, balconies or architectural elements.

- ii. Avoidance of long blank frontages or elevations.
- iii. Windows and balconies provide a visual interest through continuous vertical pattern or architectural outcomes such as horizontal or vertical repetitious pattern.
- iv. Buildings include recessed or protruding vertical elements to break up building mass.
- v. Specific attention is given to corner elevations, especially at key intersections or prominent vistas to create interest.
- vi. Roof forms should be articulated to break up building mass, as viewed against the skyline screening roof plant and equipment.
- vii. Roof pitch should provide visual interest and create a profile to the top floor and overall building mass.
- viii. Mezzanine and split level floorplates create enclosed building entries and foyers in key locations, visible from the street.
- ix. Screening outcomes for residential apartments and towers that create privacy and reduce heat load.

3.3.6. Building Orientation and Siting

Development provides for the siting and orientation of buildings having regard to solar access and pedestrian permeability.

Development outcomes:

- i. Allow cross ventilation and natural lighting through narrower floor plate widths and building orientation.
- ii. Integrate indoor and outdoor spaces at ground, podium and roof level, through balconies, recesses, use of glass and wide openings.
- iii. Urban blocks should be legible and permeable, with mid-block linkages provided where feasible.

3.3.7. Address & Interfaces

Development provides for building to address and interface with the public realm.

Development outcomes:

- i. Podium levels along the main street frontages allow roof gardens, terraces and courtyards, overlooking the street and providing vertical relief.
- ii. Plazas, public open space and private courtyards are integrated into development parcels creating value adding frontages, landscape amenity and place making opportunities.
- iii. Main street frontages include recesses to provide informal dining or defined building entries.
- iv. Corner elevations are articulated to provide visual interest and gateway effects.

- v. Residential balconies and commercial windows overlook streets and park lands providing passive surveillance.
- vi. Residential balconies and ground floor courtyards provide semi-transparent fencing, landscaping and balustrade designs that balance privacy with passive surveillance to the street.
- vii. Equitable access is provided between public and private spaces and changes of grade.

3.3.8. Subtropical Landscape Design and Open Space

Development provides for and incorporates subtropical landscape elements.

Development outcomes:

- i. Communal open space should be useable, add value to the development and contribute to the identity of overall City Centre.
- ii. Landscape design should consider integration of the ground plane with the first three levels to effectively anchor buildings within their setting.
- iii. Upper level podiums, roof gardens and internal courtyards present the opportunity for sub-tropical design that integrates indoor and outdoor space and overlooks the street.
- iv. For development involving 10 or more dwellings, at least 10% of the area of the site is provided as communal open space, exclusive of required landscape strips and clothes drying areas. This may be provided at ground, podium or roof level.

- v. Each ground floor dwelling or rooming unit has a courtyard or similar private open space area directly accessible from the main living area which is not less than 20m² in area with a minimum dimension of 3.5m.
- vi. Each dwelling or rooming unit above ground level has a balcony or similar private open space area directly accessible from the main living area which is not less than 12m² in area with a minimum dimension of 3.0m.

3.3.9. Building Innovation

Development is to incorporate the innovative use of building materials, systems and technologies to achieve architectural and artistic outcomes.

Development outcomes:

- i. Buildings should incorporate best practice energy efficiency, relative to use and location.
- ii. Floor plates and ceiling heights should provide for flexibility and adaptation considering future technologies and uses.
- iii. Buildings should integrate artistic and sculptural elements to create vibrancy and character.
- iv. A range of building materials, patterns and colours should be incorporated into the architectural design to create visual interest and uniqueness.

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 an Urban Square (approximately 2,800m² in area) as identified in Figure 16.
- ii. Built form integrates with and achieves active edges to public open spaces, as identified in Figure 13.
- iii. Within the Urban Square provide opportunities for shaded seating and informal recreation, capacity for small, local events, and shelter for bandstand and/or kiosks, public amenities, and open lawns generally in accordance with Figure 16.

3.4.2. Public Realm

Development outcomes:

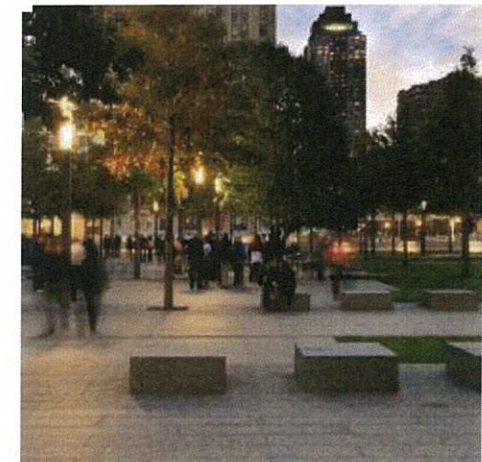
- i. Provide key ground floor plazas as identified on Figure 13.
- ii. Provide a pedestrian friendly environment with an emphasis on safety and security.
- iii. Provide public art and gateway elements including signage elements and structures.
- iv. Provide street tree plantings that provide a positive visual and amenity contribution to

the public realm and shaded pedestrian verges.

- v. Provide signage, lighting, and street furniture.



Figure 16 –Urban Square



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.

