

Precinct Plan for Maroochydore City Centre Priority Development Area Development Scheme

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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Precinct 8: Dalton Drive Precinct

AMENDED IN RED

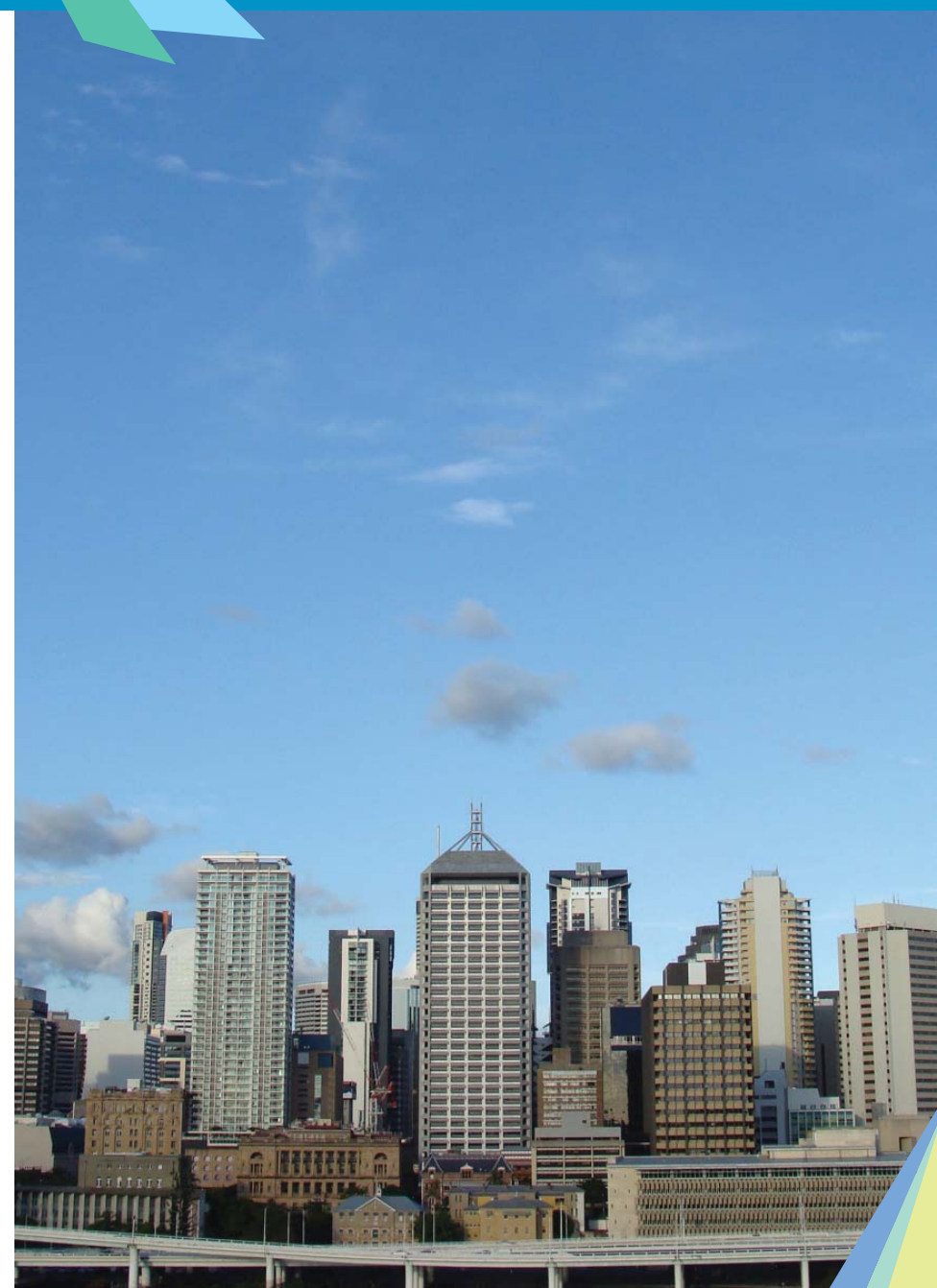
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MAY 2016

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1 | INTRODUCTION

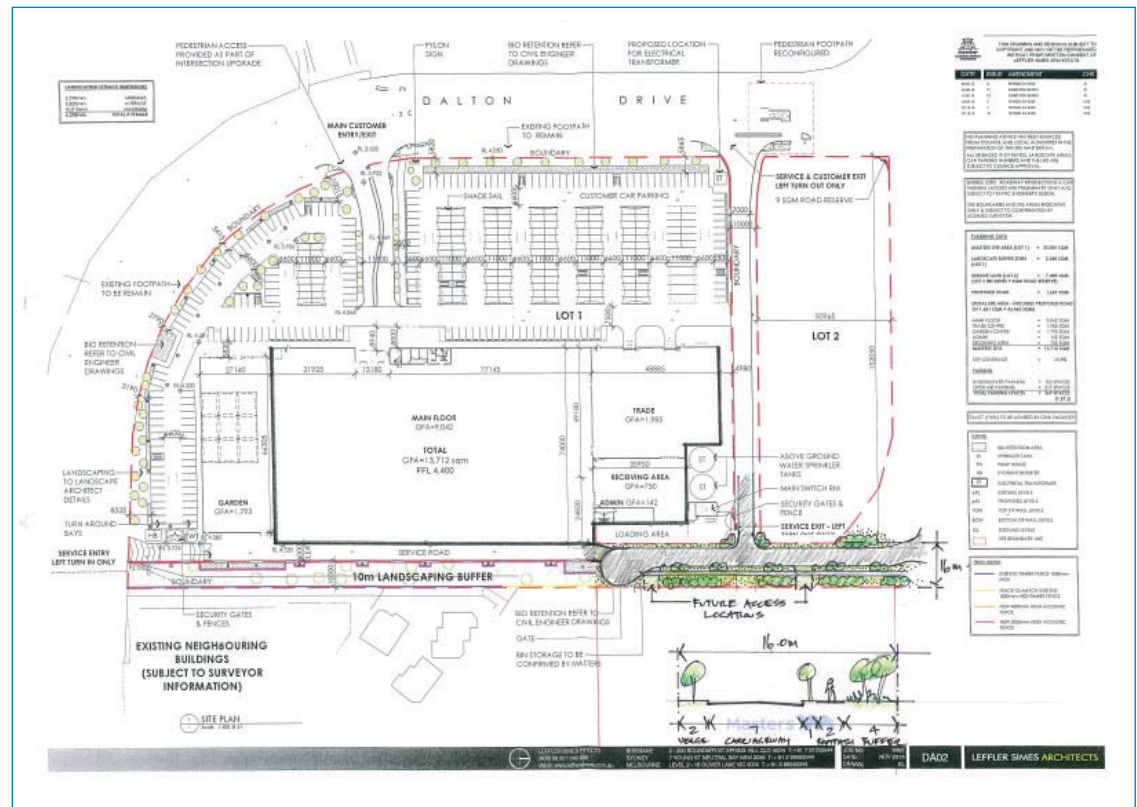
1.1 Purpose

The purpose of the Dalton Drive Precinct Plan (the Precinct Plan) is to provide an overarching structure for future development within 'Precinct 8: Dalton Drive Precinct' of the Maroochydore City Centre Priority Development Area Development Scheme (the development scheme).

In accordance with s3.2.7 of the development scheme, the Precinct Plan demonstrates how the precinct intent and precinct outcomes will be achieved by development within the Precinct (refer to **Figure 1**). In particular, the Precinct Plan:-

- nominates the sub-Precincts which apply to the Precinct;
- identifies the scale, intensity, and maximum yields that are envisaged for the Precinct and each sub-Precinct;
- identifies the scale and distribution of land uses across the Precinct;
- provides for an appropriate separation of land uses within and adjacent to the Precinct to provide for an appropriate level of amenity; and
- provides for a movement network that is consistent with the intended road network of the Maroochydore PDA whilst maintaining access to the Precinct and adjoining land uses.

Figure 1. Precinct 8 - Dalton Drive with indicative development concept



1 | INTRODUCTION

1.2 Site and Context

Precinct 8: Dalton Drive Precinct (the Precinct) is located on the southern periphery of the Maroochydore City Centre Priority Development Area (the Maroochydore PDA) (refer to **Figure 2**).

Figure 2 - Location and Context



The Maroochydore PDA is intended to emerge as the new and recognisable City Centre for the Sunshine Coast region and will function as the business, community services, and employment focus for the region.

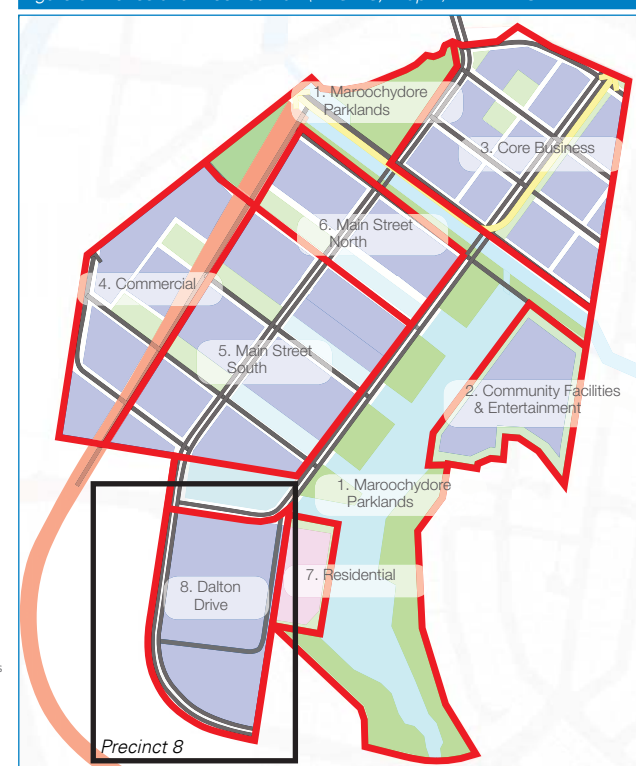
The Precinct has a total site area of approximately 4.346 hectares, and is strategically located at the southern gateway to the Maroochydore PDA on Dalton Drive (refer to **Figure 3**). Dalton Drive functions as the south-western boundary of the Maroochydore PDA, and an extension of Dalton Drive along the northern boundary of the Precinct is intended to ultimately function as a primary boulevard that extends northwards through the Maroochydore PDA.

Adjacent to the east of the Precinct is Precinct 7: Residential which intended to accommodate medium intensity residential uses. Land to the north is included within Precinct 1: Maroochydore Parklands Precinct, and is intended to accommodate a waterbody as part of the broader waterway system of the Maroochydore PDA.

Recognising the role of Dalton Drive as a primary arrival corridor for the Maroochydore PDA, the Precinct is intended to accommodate a range of land uses which deliver a scale, character, intensity and

function of development suited to the periphery of the new City Centre, compatible with existing adjoining uses, with a high quality built form and extensive landscaping along key frontages.

Figure 3 - Zones and Precinct Plan (PDS DS, Map 4) EXTRACT



Note: Figure 3 is an extract of the Maroochy PDA Development Scheme and does not accurately show the proposed precinct outcomes. These are subject to refinement through more detailed site investigations and planning.

1 | INTRODUCTION

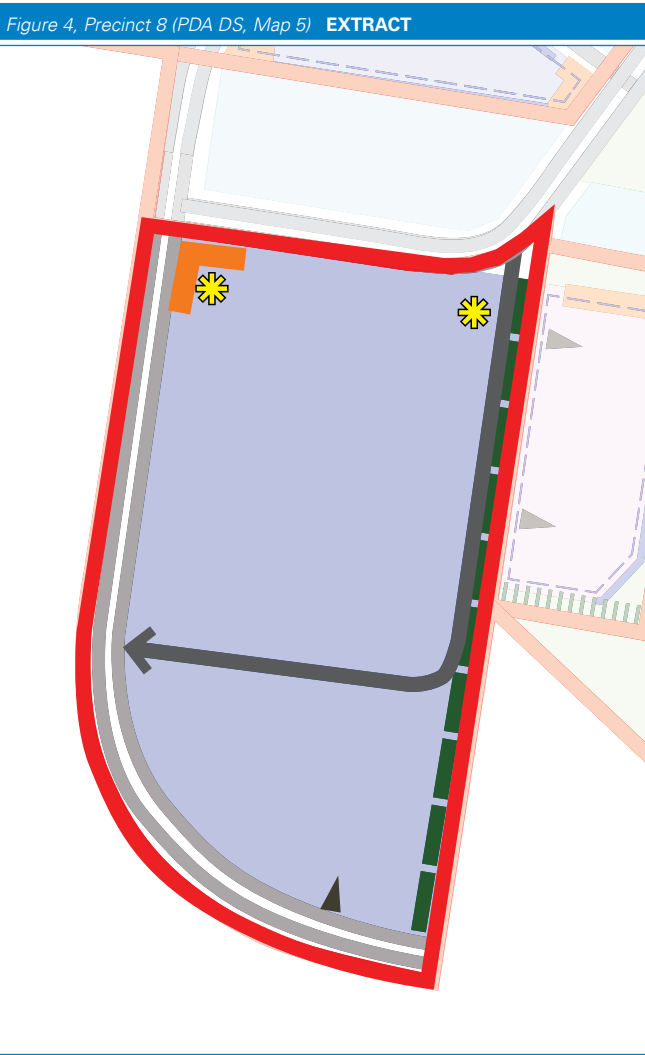
1.3 Development yield

The development scheme provides for a mix of retail, commercial, and residential land uses within the Precinct with the following development yields.

Land use category	Maximum Yield
Retail	In the order of 10,000m ² GFA
Commercial	In the order of 15,000m ² GFA
Residential	Approximately 50 medium density residential dwellings

It is noted that Schedule 2 of the development scheme identifies land use categories and provides definitions for individual land use types.

Figure 4 is an extract of the Maroochy PDA Development Scheme and does not accurately show the proposed precinct outcomes. These are subject to refinement through more detailed site investigations and planning.



2 | LAND USE STRUCTURE

2.1 Sub-Precincts

Under the Precinct Plan, Precinct 8: Dalton Drive Precinct is divided into two (2) sub-precincts (refer to **Figure 5**):-

- Sub-Precinct A – Bulky goods retail; and
- Sub-Precinct B – City edge mixed use.

2.2 Land Use and Developmental Potential

Table 2.1 provides further detail regarding development within the two Sub-Precincts.

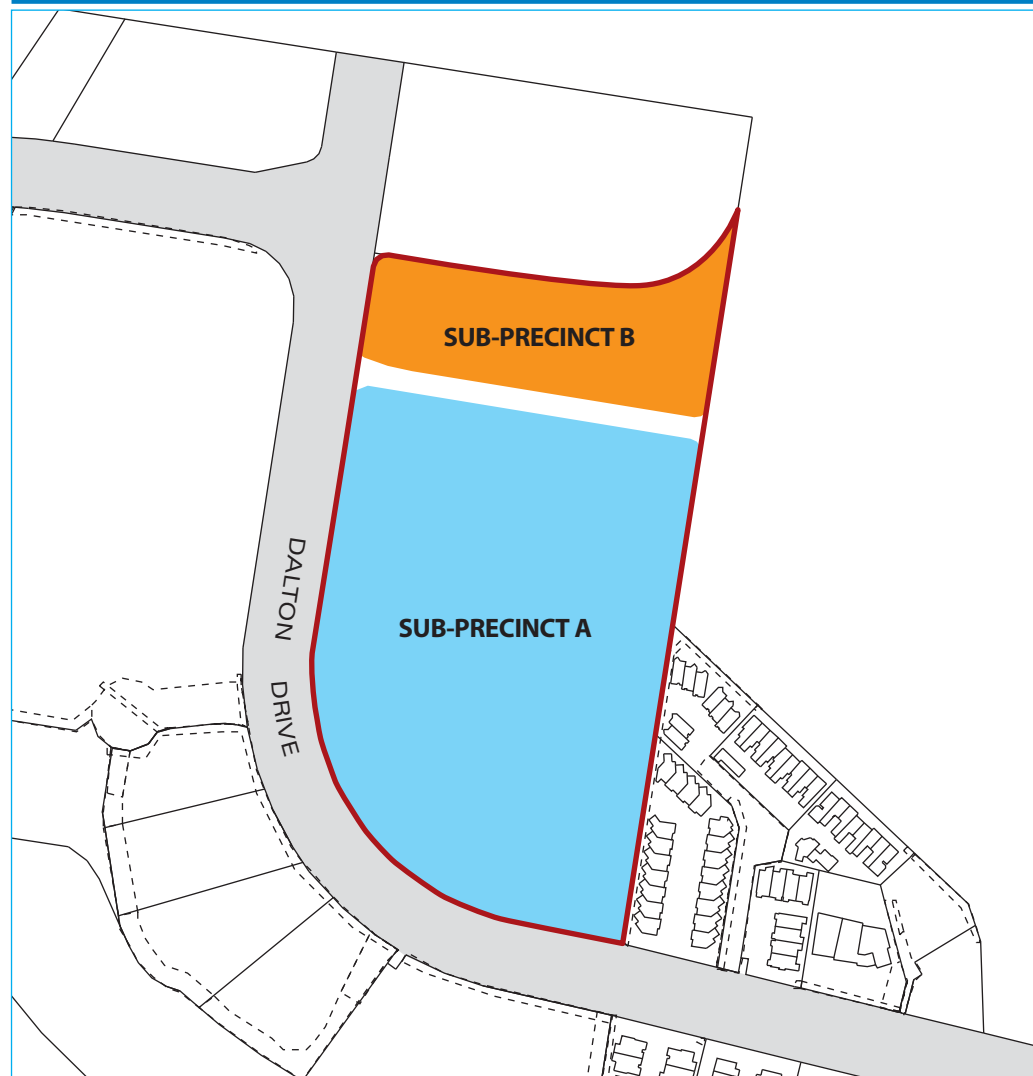
Table 2.1 – Sub-Precinct Land Use and Development Potential

	Sub-Precinct A – Bulky goods retail	Sub-Precinct B – City edge mixed use
Total Area	3.368ha	7,062m ²
Intended land use	Bulky goods retail and associated services, including Garden centre, Hardware and trade supplies, Shop, Showroom, Food and drink outlet	Mixed use commercial and retail uses including Health care services, Office, Food and drink outlet, Community use
Development yield	Retail: 8,500m ² GFA Commercial: 4,500m ² GFA	Retail: 1,500m ² GFA Commercial: 10,500m ² GFA

LEGEND

- Sub-Precinct A
- Sub-Precinct B

Figure 5 - Sub-precincts showing indicative building footprints



3 | MOVEMENT NETWORK

3.1 Principles

This movement strategy for the Precinct provides for an integrated street and movement network based on the following principles:-

- direct and legible access from the street network is provided to the Precinct and Sub-Precincts;
- direct, safe and efficient vehicle access to adjoining Precincts is provided for by the movement network;
- the movement network supports the provision and use of public transport on Dalton Drive and Park Esplanade and active transport modes along major roads and the internal access road within the Maroochy PDA (see Section 3.2 Access for further detail);
- car parking areas are provided that are appropriate to service Precinct and Sub-Precinct needs whilst facilitating a high quality streetscape;
- car parking spaces are provided in accordance with Table 1 in section 3.3.4 of the Maroochy PDA Development Scheme;
- the movement network is integrated with the surrounding road network and contributes to the establishment of the desired road network for the Maroochy PDA (refer to **Figure 6**);
- incorporates street tree planting and lighting that delivers the outcomes sought in section 3.3.4 of the Maroochy PDA Development Scheme.

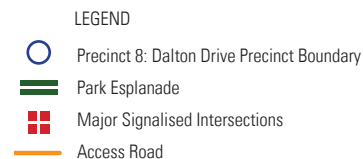
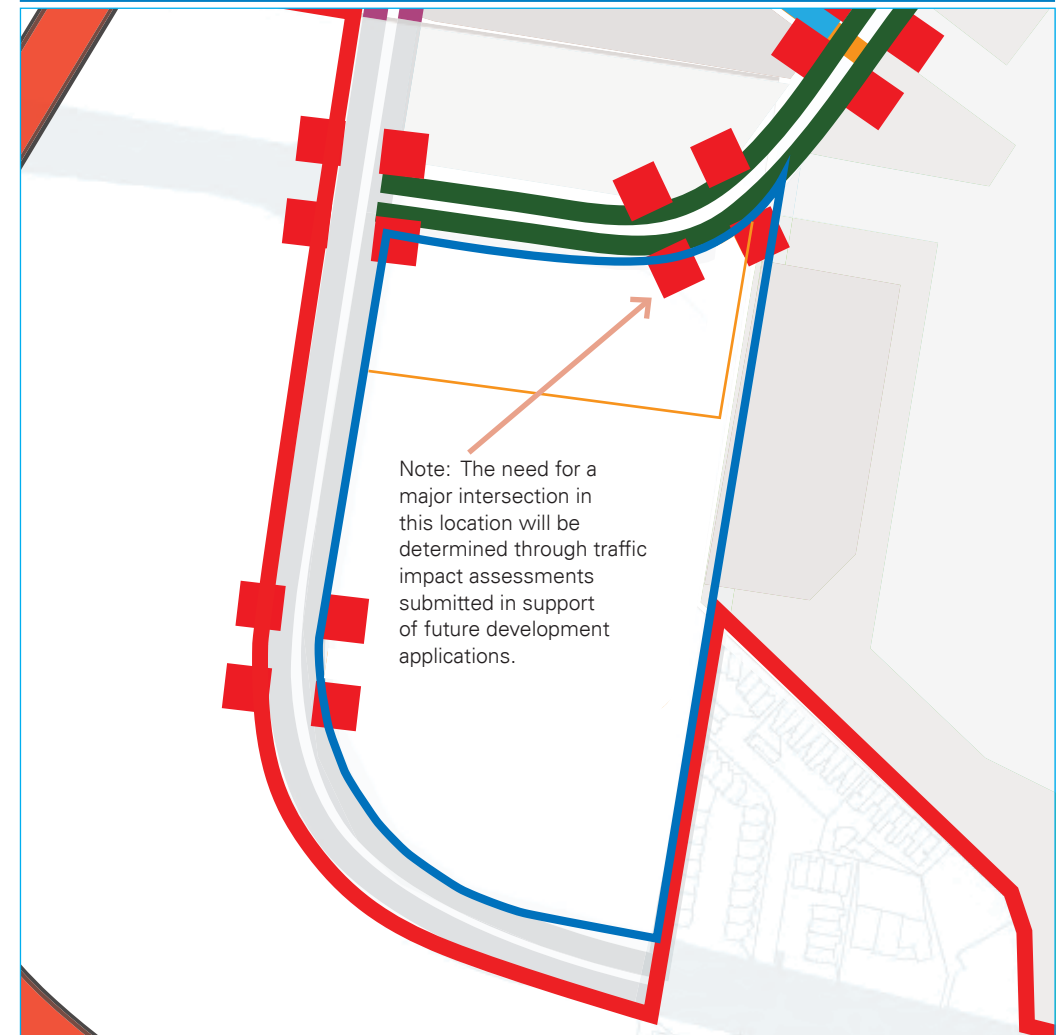


Figure 6. Road Hierarchy (PDA DS Map 7) **EXTRACT**



Note: Figure 6 is an extract of the Maroochy PDA Development Scheme and does not accurately show the proposed precinct outcomes. These are subject to refinement through more detailed site investigations and planning.

3 | MOVEMENT NETWORK

3.2 Access

Precinct access is provided in accordance with Table 3.1 and **Figure 7**.

Table 3.1

	Location	Purpose
A1	Western boundary from Dalton Drive	Primary access (entry and exit) to Sub-Precinct A from existing major signalised intersection.
A2	North-eastern corner from Un-named Park Esplanade	Primary access to adjoining Precinct 7 AND Access to Sub-Precinct A and B
A3	South-eastern corner from Dalton Drive	Service vehicle access (entry only) to Sub-Precinct A
A4	Dalton Drive near boundary of Sub-Precinct A and Sub-Precinct B	Access (entry and exit) to Sub-Precinct A and B Access to adjoining Precinct 7 Service vehicle access for Sub-Precinct A and B

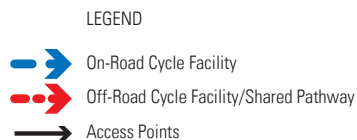
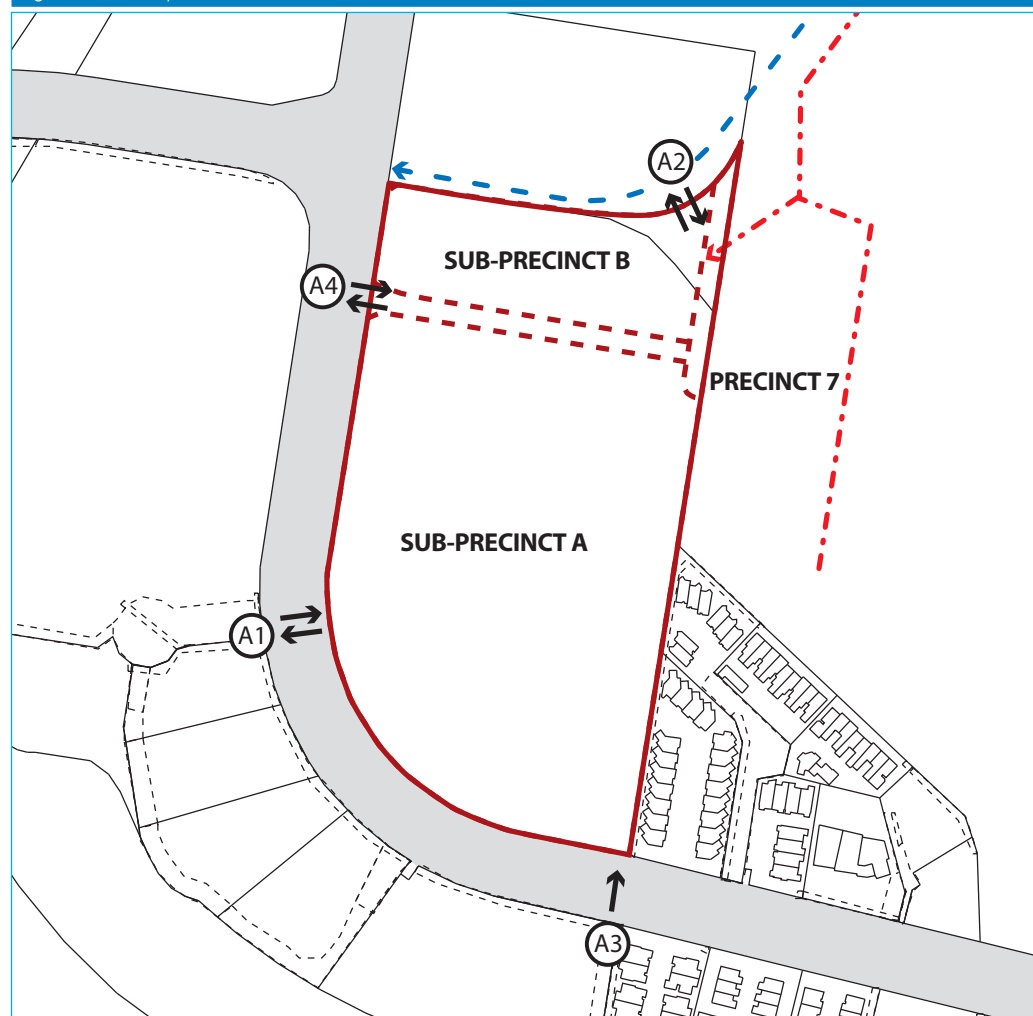


Figure 7 - Access points



Note: The On-Road Cycle Facility and Off-Road Cycle Facility shown in Figure 7 are based on Map 8, Section 3 of the Maroochy PDA Development Scheme. They are intended to provide an indication of broader network connections and will be subject to refinement through more detailed site investigations and planning.

3 | MOVEMENT NETWORK

3.3 Connectivity to Adjoining Precincts

The Precinct has frontage and access to the constructed Dalton Drive to the south and west, and to the un-named Park Esplanade to the north, which provides for development within the Precinct to have access to the major road network and support safe and efficient vehicular and pedestrian movement throughout the Maroochydore PDA.

Development within the Precinct is located and designed to maintain access and connectivity to the adjoining Precinct 7: Residential Precinct through the following:-

- Provision of access A2 at the north-eastern corner of the Precinct (refer to Figure 7 - Access Points);
- Provision of access A4 at the western edge of the Precinct (refer to Figure 7 - Access Points); and
- Provision of internal movement network in accordance with **Figure 8**.

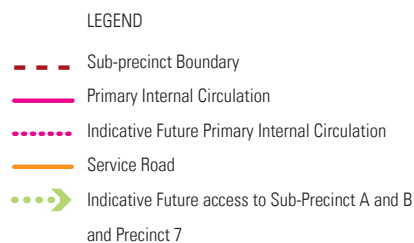
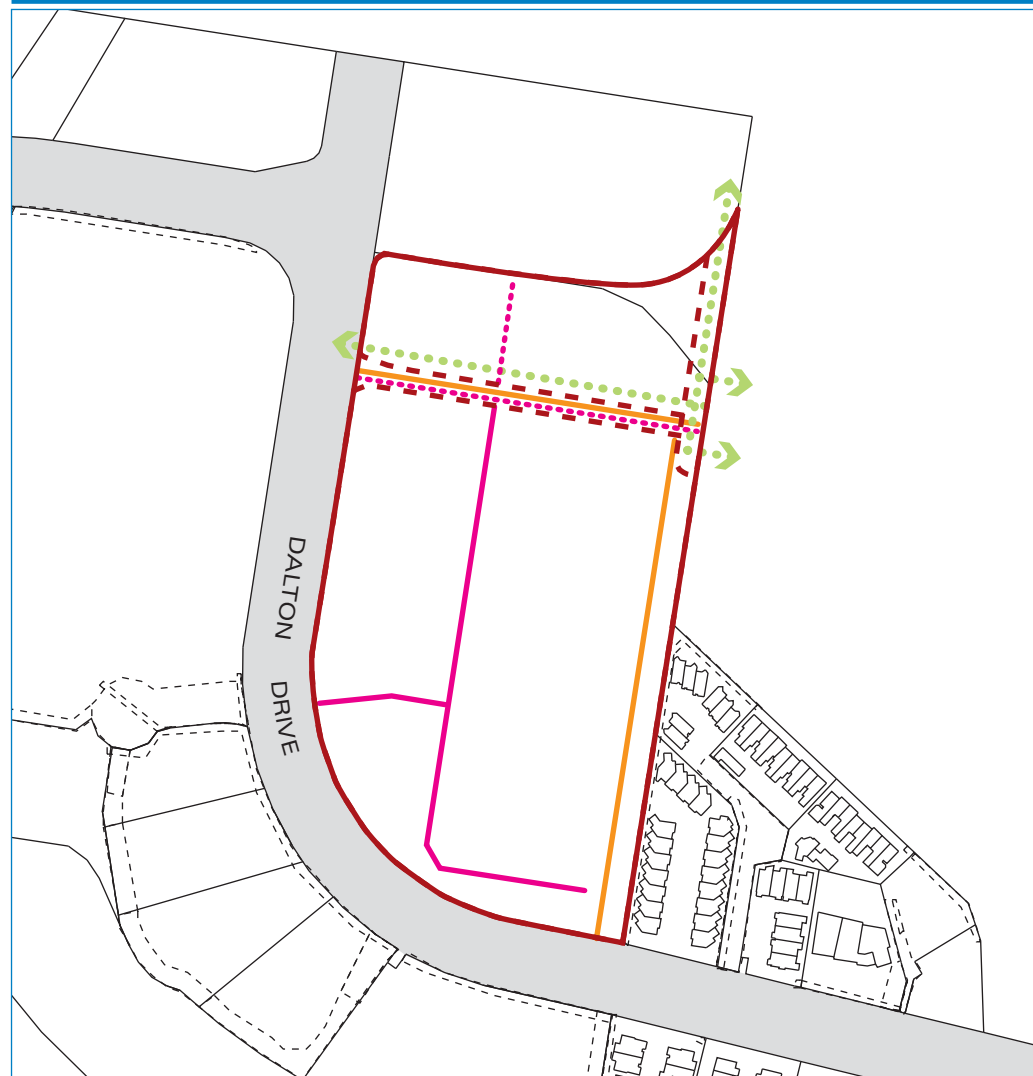


Figure 8 - Internal movement

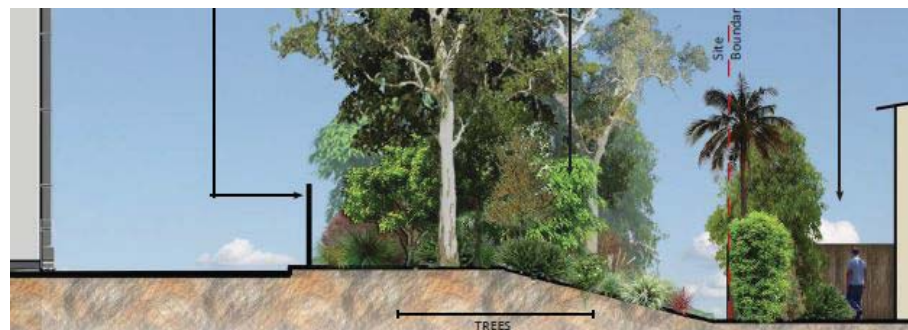
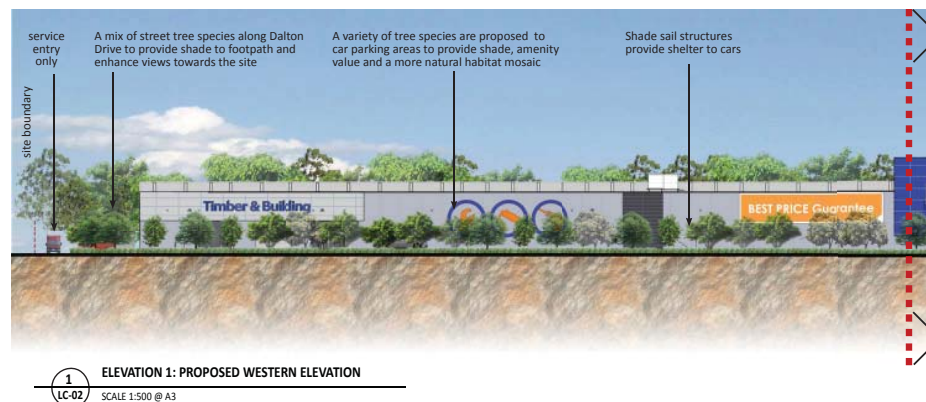


4 | BUILT FORM AND URBAN DESIGN

4.1 Principles

The urban form principles for the Precinct are the following:-

- the scale, height and intensity of buildings and structures are compatible with the location of the Precinct on the edge of the Maroochydore PDA;
- development form and frontage treatment activates the intersection of Dalton Drive and the unnamed Park Boulevard and supports the corner's function as a key gateway site;
- frontage treatment and building design at the intersection of the unnamed Park Boulevard and Access A2 delineates the edge of the Precinct and reinforces the transition between the Precinct and adjoining development;
- development is appropriately separated and buffered from adjoining Precinct 7 to the east to protect the residential amenity of future development; and
- the streetscape of Dalton Drive is established as a high quality landscaped boulevard responsive to subtropical design outcomes in accordance with section 3.3.1 of the Maroochydore PDA Development Scheme; and
- development reflects Crime Prevention Through Environmental Design (CPTED) principles e.g. minimises opportunities for concealment.



4 | BUILT FORM AND URBAN DESIGN

4.2 Urban form and development parameters

The urban form for the sub-Precincts is in accordance with Table 4.1 and **Figure 9**.

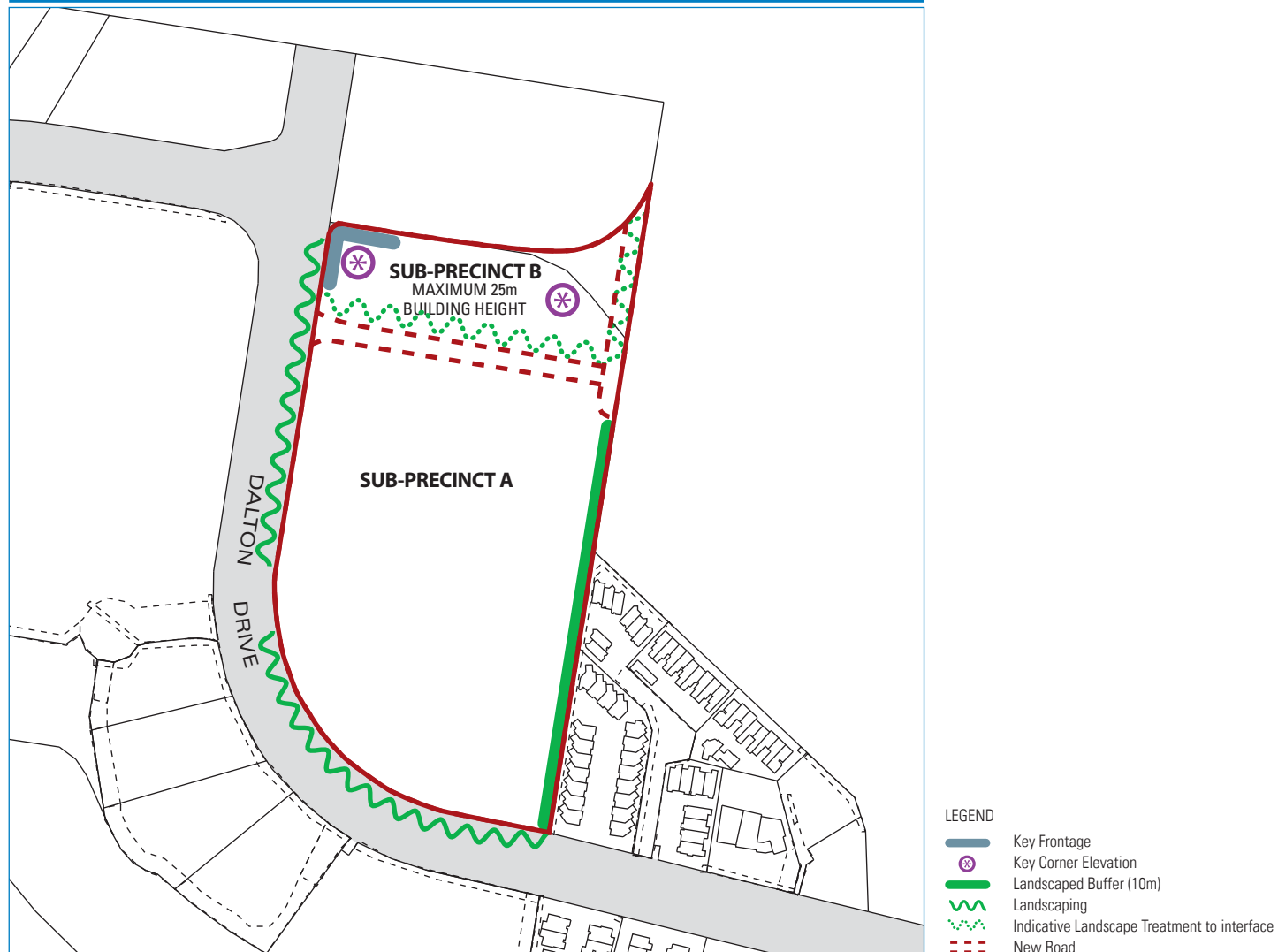
Table 4.1

Theme	Sub-Precinct A – Bulky Goods Retail	Sub-Precinct B – City Edge Mixed Use	Theme	Sub-Precinct A – Bulky Goods Retail	Sub-Precinct B – City Edge Mixed Use
Interface to adjoining	<ul style="list-style-type: none"> - High quality landscaped buffer of 10m width along the eastern boundary. - 4m acoustic fence adjacent to loading area. - 2m good neighbour fence elsewhere. 	Mixed use development interface, with active commercial/retail uses at ground floor addressing the Park Boulevard frontage, and commercial uses above. Landscaping may be provided along the interface between Sub-Precinct A and Sub-Precinct B to clearly define the boundary between the sub-precincts and maintain an appropriate amenity for future uses in Sub-Precinct B.	Place Making	<ul style="list-style-type: none"> - Buildings clearly define public, semi-public and private spaces. - Development provides for shared access and circulation routes, where appropriate. - Development provides footpaths, walkways and other spaces intended for primarily pedestrian use to be comfortable to use. - Development provides for the premises to be attractively landscaped consistent with the function, location and setting of the premises. 	
Building height	Maximum 14m	Maximum 25m	Building Form	<ul style="list-style-type: none"> - Building form is responsive to the Sub-Precinct's location at the southern periphery of the Priority Development Area and the preferred uses within the Precinct, specifically those that require large format building footprints. - Buildings provide visual interest through form and façade design, incorporating vertical and horizontal articulation. - Mechanical plant and services equipment are screened from view. 	<ul style="list-style-type: none"> - Building form is responsive to the Sub-Precinct's location at the southern periphery of the Priority Development Area, the preferred uses within the Precinct, and the key frontage location at the intersection of Dalton Drive and the unnamed Parkland Boulevard. - Buildings provide visual interest through form and façade design, incorporating vertical and horizontal articulation where no blank wall is longer than 30 metres. - Mechanical plant and services equipment are screened from view.
Key frontages	Nil	Primary frontage to Dalton Drive/Park Boulevard intersection – high quality built form addresses the intersection to reinforce a sense of arrival and support and activate gateway location into the Maroochydore PDA.	Activation	Opportunity for building activation in this Sub-Precinct is highly constrained as a result of building form and functional layout required to accommodate the preferred large format retail uses. To counter this, large format buildings are articulated to provide visual interest.	Building activation in the Sub-Precinct responds to the nominated key frontage and key building elevation at the intersection of Dalton Drive and the unnamed Parkland Boulevard. <small>Buildings are to provide opportunities to overlook the street and provide frontages that are visually and physically permeable through the use of windows and entrances.</small>
Key corner treatment	Nil	Primary frontage to Dalton Drive/Park Boulevard intersection and intersection of Access 2 and Park Boulevard – plazas, building entries and corner elevations support sense of arrival and establishment of a defined access into the Precinct.	Setbacks	<ul style="list-style-type: none"> - Building setback to the eastern boundary is a minimum of 10 metres. - Building setback to other boundaries allows for boundary landscaping, vehicle circulation and car parking areas. 	<ul style="list-style-type: none"> - Building setback to the northern boundary is no less than 2 metres. - Building setbacks to other boundaries allows for boundary landscaping of 2 metres in width where not zero lot line, vehicle circulation and car parking areas.
Streetscape	Landscaping to Dalton Drive frontage: <ul style="list-style-type: none"> - ensures provision of shade trees at regular intervals; - contributes to the continuity and character of existing and proposed streetscapes; and - incorporates plant species well matched to the required function. 	Landscaping to north-eastern key corner frontage to compliment the key corner elevations.			

4 | BUILT FORM AND URBAN DESIGN

4.2 Urban form and development parameters

Figure 9 - Building height, key corners, key frontages and 10m landscaped setback



5 | PRECINCT PLAN

The Precinct Plan provides further detail regarding the structure for future development within 'Precinct 8: Dalton Drive Precinct' of the Maroochydore City Centre Priority Development Area Development Scheme (the development scheme).

The Precinct Plan is to be read in conjunction with the development scheme. Future development within the Precinct is to be in accordance with this Precinct Plan and the Development Scheme.

To the extent of any conflict between the Precinct Plan and the development scheme, the Precinct Plan prevails.



Figure 10 - Consolidated Precinct Plan

