

**Maroochydore City Centre  
Priority Development Area  
Development Scheme –  
Proposed Amendment No. 2**

**Submissions Report**

**August 2019**



**Queensland  
Government**

**The Department of State Development, Manufacturing, Infrastructure and Planning improves productivity and quality of life in Queensland by leading economic strategy, industry development, infrastructure and planning, for the benefit of all.**

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# 1. Introduction

The Maroochydore City Centre Priority Development Area (PDA) was declared on 19 July 2013. The *Maroochydore City Centre Priority Development Area (PDA) Development Scheme (development scheme)* was adopted on 11 July 2014, and last amended in April 2016.

The Minister for Economic Development Queensland (**MEDQ**) has delegated functions and powers for plan making in the Maroochydore City Centre PDA to the Sunshine Coast Regional Council (**SCRC**).

The public notification and submission period for the proposed *Maroochydore City Centre Priority Development Area (PDA) Development Scheme Amendment No. 2 (proposed amended development scheme)* was from 23 November 2018 to 14 January 2019.

Following the end of the public notification period, submissions received were considered by the SCRC and the MEDQ and the proposed amended development scheme was further amended as considered appropriate in response to issues raised. This report has been prepared to summarise the submissions that have been considered, and provide information on the merits of the submissions and the extent to which the development scheme has been amended.

The MEDQ and SCRC engaged with state agencies in the drafting of proposed amended development scheme and have incorporated comments where appropriate.

## 2. Overview of public notification process

### 2.1 Community engagement

Public notification (the submission period) for the proposed amended development scheme was from 23 November 2018 to 14 January 2019. During the public notification period the SCRC, on behalf of MEDQ, undertook the following community engagement initiatives:

- a dedicated SCRC 'Have Your Say' website for the amendment no. 2 providing information sheets, FAQ's and online submission form
- a dedicated web page for the Maroochydore City Centre PDA on the DSDMIP website
- a community mail out delivered to over 1400 residents in the Maroochydore area
- a drop-in community information session on the evening of the 5 December 2018 at the SunCentral Offices, 9 Golf Street, Maroochydore
- meetings with the Organisation Sunshine Coast Association of Residents (OSCAR), Sunshine Coast Environment Council (SCEC) and other key stakeholders
- public notice in The Sunshine Coast Daily
- public notice in the Government Gazette.

During the public notification period:

- the EDQ website and 'Have your say' website received more than 2000 visits
- 1480 individual information sheets were viewed or downloaded
- the proposed amended development scheme was also viewed or downloaded 95 times, and
- approximately 35 people attended the community information session.

### 2.2 Submission registration and review process

Submissions were received by post, email and via SCRC's Have Your Say online submission page. Once a submission was received, they were registered and reviewed.

Table 1 below provides an overview of the submission registration and review process.

**Table 1: Submission registration and review process**

Steps	Action/detail
Registration of submissions	Submissions were registered and given a submission number. Submissions made via the 'Have Your Say' website received an automatic acknowledgement notice.
Classification of submissions	Submissions were classified by number and section relevant to the proposed amended development scheme.
Summarising submission issues	Each submission was read and the different matters raised were entered into the submissions database under headings based on the sections of the proposed amended development scheme.  Each submission often covered a number of topics; therefore allowance was made for the same or similar comments being raised in a number of submissions. This included receipt of multiple submissions with similar views on a particular topic or submissions having different views on the same topic. For this

Steps	Action/detail
	<p>reason, comments across submissions on particular topics were identified and these comments were summarised under common headings based on common issues topics in the submissions report.</p>
<p>Evaluation and responses to issues</p>	<p>Once all comments were summarised, they were assessed and responses were prepared.</p> <p>Relevant changes to the proposed amended development scheme were identified.</p> <p>In evaluating submissions, allowance was made for the same or similar comments being raised in different submissions. For this reason, assessment of comments and resulting development scheme changes were made in relation to sections of the development scheme rather than on submission by submission basis.</p>
<p>Submissions report</p>	<p>The submissions report was prepared which collates steps 3 and 4 above, providing a summary of the submissions considered, information about the merits of the submissions, recommendations on amendments to the proposed amended development scheme to reflect submissions and further amendments to the proposed amended development scheme.</p> <p>To facilitate presentation and review of issues, issues were summarised.</p>
<p>MEDQ approval</p>	<p>The final submissions report and proposed amended development scheme were submitted to the MEDQ for review and approval.</p>
<p>Publishing and notification of development scheme amendment.</p>	<p>As soon as practicable after the MEDQ approved the development scheme amendment, the MEDQ published:</p> <ul style="list-style-type: none"> <li>• a gazette notice which established the date the development scheme amendment came into effect</li> <li>• the development scheme amendment and submissions report on the department's website, and</li> <li>• a notice in at least one newspaper circulating in the local area, stating the development scheme amendment had been approved and it was available on the department's website, along with the submissions report.</li> </ul> <p>In addition, the MEDQ notified State agencies, Sunshine Coast Regional Council, and submitters that the development scheme amendment was in effect.</p>

## 3. Overview of submissions

### 3.1 Submission numbers

A total of 45 submissions were received during the submission period, of which two were received after the submission period had closed.

### 3.2 Submitter location

The origin of submitter respondents is shown in table 2. Of the responses, 49 per cent did not provide a specified location, 27 per cent were outside the mail out area, 15 per cent were within the mail out area and 9 per cent were outside the Sunshine Coast Council local government area.

**Table 2: Breakdown of submission by submitter location**

Location	Number of respondents
Within mail out area	7
Outside mail out area	12
Outside SCRC local government area	4
Location not specified	22
<b>Total submissions</b>	<b>45</b>

### 3.3 Submission method

There were three different methods of receiving submissions – post, email and online via the SCRC ‘Have your say’ web site. Of the submissions, 29 per cent were received via email and 71 per cent of submissions were received via the ‘Have your say’ website. No submissions were received via the post. Table 3 below provides a breakdown by submission method.

**Table 3: Breakdown of submissions by submission method**

Method of submission	Number of submissions received
Post	0
Email	13
Online submission	32
<b>Total submissions</b>	<b>45</b>

### 3.4 Submission type

Of the submissions received, 82 per cent were from private individuals and 18 per cent were received from not-for-profit or commercial organisations. There were no pro-forma submissions. Table 4 below breaks down the type of submission.

**Table 4: Breakdown of submissions by submission type**

Type of submission	Number of submissions received
Private individual	37
Pro forma	0
Organisation	8
<b>Total submissions</b>	<b>45</b>

### **3.5 Overarching areas of support**

Submitters raised a range of different opinions on different matters. Below is a summary of the overarching areas of support identified during the consultation period:

- amendment will create a new, vibrant 'CBD heart' for the region
- amendment will enable Maroochydore City to progress economically and socially through the creation of new job opportunities
- amendment will reduce urban sprawl
- amendment will go to ensuring housing affordability and sustaining current lifestyles
- amendment will go to implementing SEQ Regional Plan 2017 population targets.

### **3.6 Overarching areas of concern**

Submitters raised a range of different opinions on different matters. Below is a summary of the overarching areas of concern identified during the consultation period:

- increased density will have a detrimental impact on Sunshine Coast lifestyle and amenity
- objection to increasing heights within the PDA
- increase in traffic congestion
- insufficient car parking requirement to meet increased demand
- existing infrastructure will not cope with the increased density
- need additional open space areas to serve the additional resident population
- need to remove exclusions from height definition to protect amenity
- past community sentiment expressed no need or desire for increased building height
- sets legal precedent for other multi-storey buildings to seek additional height elsewhere in the local government area
- land adjoining the PDA should have the same controls as land inside the PDA, and
- SEQ Regional Plan 2017 population predictions are not accurate therefore cannot be relied on.

## 4. Summary of merits of submissions relating to Proposed Amended Development Scheme content

### 4.1 Vision and structural elements

Matter #	Summary of issue/comment	Response	Amendment Y/N
<b>Vision – Section 2.3 and Section 2.3.1 Structural Elements</b>			
1.	Concern that the vision statement (section 2.3) which includes “a sustainable new centre”, is not accompanied with an appropriate schedule of measures and requirements to achieve these outcomes.	The proposed amended development scheme includes PDA-wide criteria relating to urban design and sustainability (section 2.4.1) and environment and open space (section 2.4.5) which includes measures to address solar design, energy efficiency, green walls/roofs, recycling, waste generation, landscaping and water sensitive urban design.	<b>N</b>
2.	Concern that there is not a quadruple bottom line or holistic approach to planning.	The proposed amended development scheme embodies sustainability as a core theme in all layers of the instrument, from the vision, PDA-wide criteria, to the precinct provisions.	<b>N</b>
3.	Supports the establishment of the Maroochydore City Centre as the centrally located CBD for the region. The development will generate jobs (e.g. possible innovation centre location) and will provide an ideal place for people to live, work, recreate and educate. The proposal will also take pressure off/reduce urban sprawl.	Support noted.	<b>N</b>
4.	Supports the proposed amendment package due to economic and social benefits to the Maroochydore and Sunshine Coast Region, including the creation of more jobs.	Support noted.	<b>N</b>

## 4.2 PDA-wide criteria

Matter #	Summary of issue/comment	Response	Amendment Y/N
<b>PDA-Wide Criteria</b>			
Urban design and sustainability (section 2.4.1)			
5.	<p>Concern regarding the proposed increase in building heights as it will:</p> <ul style="list-style-type: none"> <li>• add more traffic to a poor road network</li> <li>• not improve the ambience of the area</li> <li>• change the visual amenity and character that should typify seaside areas</li> <li>• set an expectation or legal precedent for developers of other multi-storey buildings in other locations</li> <li>• result in a built form similar to the Gold Coast which is not supported</li> <li>• increase overshadowing and over-crowding</li> <li>• result in overloaded infrastructure</li> <li>• result in a loss of privacy (both in the PDA area and surrounding areas)</li> <li>• result in light spill that will exacerbate glow in the coastal zone and impact on turtle movements/nesting</li> <li>• impact on liveability</li> <li>• impact on certainty as SCRC has previously increased heights in the CBD and undertaken alignments with the SEQ Regional Plan 2017</li> <li>• represent unnecessary increases that are not required based on the current population density</li> <li>• impact on the "clean, green" image of the Sunshine Coast which relies on harmony with its natural surroundings.</li> </ul>	<p>Building heights within the proposed amended development scheme provide opportunities for landmark buildings to be established as defining features of the city centre. Traditional CBD areas have the highest buildings in a city as an urban marker to signify the pre-eminence of the centre, as well as to maximise investment in public transport and other assets.</p> <p>Building heights within the proposed amended development scheme were increased to accommodate the additional yield as required by the SEQ Regional Plan 2017, to promote best practice sustainable building construction and to encourage roof top bars and restaurants to establish within the city centre.</p> <p>The amendments to specific building height provisions and maps will promote best practice sustainable commercial design and sub-tropical residential design. Where commercial and residential development can better accommodate greater floor to floor heights, development can provide greater natural light penetration reducing the need for artificial lighting and ventilation. Open</p>	<b>N</b>

Matter #	Summary of issue/comment	Response	Amendment Y/N
		<p>plan office space having greater floor to floor height reduces the need for partitions and service columns.</p> <p>While maximum building heights have been increased, it is unlikely that these maximum heights will be achieved consistently over a precinct due to the specification of maximum allowable gross floor areas for each precinct which serves to distribute the intensity/form of development.</p>	
6.	<p>Concern regarding the reliance on both storeys and metres for building height as it is:</p> <ul style="list-style-type: none"> <li>contrary to the planning scheme which relies only on height in metres</li> <li>would restrict the number of storeys allowed</li> <li>would not restrict the number of storeys allowed (e.g. BCA allows minimum ceiling heights of 2.4m; SCRC frequently allows 4 storey residential in 12 m restricted areas; a proposal for 8 storey buildings enjoys 33 m of height which conceivably would fit in 11 storeys using the same proportions)</li> <li>sets a legal precedent for other multi-storey buildings to increase as the height of a building is governed by metres instead of storeys.</li> </ul>	<p>By providing height restrictions in both metres and storeys, SCRC seeks to incentivise the provision of best practice sustainable commercial and sub-tropical residential design by accommodating greater floor to floor heights and to encourage more publicly accessible rooftop uses. Where commercial and residential development can better accommodate greater floor to floor heights, development can provide greater natural light penetration reducing the need for artificial lighting and ventilation. Open plan office space having greater floor to floor height reduces the need for partitions and service columns.</p> <p>The general effect of the proposed amendment is to provide an allowance for some additional building height for these rooftop uses where the</p>	N

Matter #	Summary of issue/comment	Response	Amendment Y/N
		built form is appropriately designed to minimise the impression of building height.	
7.	Concern that the PDA integrates poorly with the existing town centre, highlighting concerns regarding Maud Street (southern end ) which has a poor visual environment and remains at 8.5 m despite being dominated by commercial uses. The proposed height brackets are not consistent with the remainder of the town centre and further change to the existing areas would be appropriate.	The proposed development scheme includes a number of statements and provisions that seek to achieve integration with the surrounding areas, including Map 3 – Structural Elements Plan and section 2.4.1(e) which requires an appropriate interface with existing residential and commercial development adjoining the PDA boundary by: <ul style="list-style-type: none"> <li>i. considering densities through minimum lot sizes and the location of property boundaries</li> <li>ii. access arrangements</li> <li>iii. uses, and</li> <li>iv. height.</li> </ul>	<b>N</b>
8.	Concern that the amendments will facilitate development that is more about bulk and height than adherence to good design principles and achievement of high levels of attractiveness.	The proposed amended development scheme includes built form and urban design requirements in section 2.4.1, with provisions relating to site responsiveness, building detail and sub-tropical design.	<b>N</b>
9.	Concern about the visual amenity impact with the dominance of the built environment, particularly against the backdrop of Cotton Tree and the Maroochy River (from both land and sea).	Traditional CBD areas have the highest buildings in a city as an urban marker to signify the pre-eminence of the centre, as well as to maximise investment in public transport and other assets.	<b>N</b>
10.	Concern as to why plot ratios are to be increased.	The proposed amended development scheme proposes to increase plot ratio to facilitate additional residential yield in line with the SEQ Regional Plan 2017 targets.	<b>N</b>

Matter #	Summary of issue/comment	Response	Amendment Y/N
11.	Concern that none of the images in the scheme depict any buildings with the maximum number of storeys permitted in the Precinct being discussed.	While maximum building heights have been increased, it is unlikely that these maximum heights will be achieved consistently over a precinct due to the specification of maximum allowable gross floor areas for each precinct which serves to distribute the intensity/form of development. The images in the proposed development scheme are included as extrinsic material to present an artist's impression of the ultimate development and are indicative only.	N
12.	Concern about the lack of requirements regarding visual amenity of the built form.	The proposed amended development scheme includes design outcomes sought for the built form in the vision (section 2.3) and urban design and sustainability (section 2.4.1).	N
13.	Concern that development will not meet the requirements of the SCRC Liveability Strategy.	The proposed amended development scheme includes a footnote reference to the Sunshine Coast Environment and Liveability Strategy under the urban design and sustainability policy (section 2.4.1).	N
14.	Concern regarding how the amendment will integrate the Landmark and Iconic Buildings within their respective precincts. Precincts 2, 3, 6 of the amendment will accommodate Landmark and or Iconic Buildings intended to be of high quality architectural design but is unclear on how it will integrate with the remaining space within the allotment. Guidance material is required on the Landmark and Iconic Buildings within the relevant precinct to ensure there is no misconception on delivering development over those sites and provide guidance on intended design forms.	Section 2.2.11 Content of a Precinct Plan outlines the role of precinct plans in demonstrating how development achieves the requirements of the development scheme at an intermediate level of spatial planning between the broad spatial framework in Map 3- Structural Elements Plan and the precinct provisions, individual development proposals and plans of development. This section requires the precinct plan to demonstrate that the development	Y

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		<p>proposal does not prejudice the ability for the surrounding land to be developed in an orderly and efficient manner consistent with the vision, PDA-wide criteria, zone intents and precinct provisions.</p> <p>It is considered that there is sufficient guidance provided within the development scheme and respective precinct plans in relation to the Landmark and Iconic Building sites.</p>	
15.	Suggests removing all references to hotel facilities as the centre needs permanent residents.	The proposed amended development scheme provides for the establishment of a wide range of land uses consistent with the higher order function of the area as the Sunshine Coast's Central Business District.	<b>N</b>
16.	Concern that the Maroochydoore Town Centre should be developed with Town Centre facilities, not just high rise residential living.	The proposed amended development scheme provides for the establishment of a wide range of land uses consistent with the higher order function of the area as a Central Business District.	<b>N</b>
17.	Concern that the proposed development scheme does not include sufficient provisions regarding sustainability, including provisions from the Sunshine Coast Council's Environment and Liveability Strategy (Part A page 64) and requirements relating to embedded networks, provision of solar for dwellings/apartments/high rise developments and the lack of an integrated public transport strategy.	The proposed amended development scheme includes PDA-wide criteria relating to urban design and sustainability (section 2.4.1) and environment and open space (section 2.4.5) which includes measures to address solar design, energy efficiency, green walls/roofs, recycling, waste generation, landscaping and water sensitive urban design.	<b>N</b>

Matter #	Summary of issue/comment	Response	Amendment Y/N
		Section 2.4.1 urban design and sustainability-Affordable Living includes a footnote referencing the Sunshine Coast Environment and Liveability Strategy 2017.	
18.	Supports proposed building height increases from 8 to 15 storeys in precincts 5 and 6 and the increase in maximum height in metres for the 8, 15, 20 and 25-storey buildings in order to better promote best practice sustainable and subtropical design.	Support noted.	N
19.	Supports efforts to increase residential density in the PDA to accommodate diverse, integrated, and affordable housing typologies in the region.	Support noted.	N
20.	Support the proposed height/plot ratio amendments.	Support noted.	N
<b>PDA-wide criteria</b> Centres design and function (section 2.4.2)			
21.	Nil		
<b>PDA-wide criteria</b> Maximum development yields (section 2.4.3)			
22.	Concern regarding the proposal to amend the maximum residential development yield from 2000 residential dwellings to 4000 residential Equivalent Dwellings as: <ul style="list-style-type: none"> <li>the area's infrastructure was originally designed for 2000 residential dwellings</li> </ul>	The proposed increase in residential dwellings from 2000 to 4000 Equivalent Dwellings is a response to the policy directions of the current SEQ Regional Plan 2017 and the Strategic framework of the Sunshine Coast Planning	N

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	<ul style="list-style-type: none"> <li>• there is no justification for the proposed increase</li> <li>• there is insufficient employment in Maroochydore to justify the increase in dwellings (based on an average 2 people per dwelling – quarter not employed, there would be a requirement for 6000 new jobs);</li> <li>• the proposal would further exacerbate current traffic and access problems (e.g. Dalton Drive, Maud Street and Okinja Road/submission letter #TIM1804318R)</li> <li>• the new roads appear extremely small and narrow and cannot have been planned or constructed with double the number of residential dwellings</li> <li>• the proposal would further exacerbate car parking, particularly close to the beaches</li> <li>• too many people living in the CBD area will ruin the coastal lifestyle and may create another Gold Coast</li> <li>• the proposed buildings may create overshadowing</li> <li>• the proposal would reduce the capacity of locals to continue to enjoy their access to beaches and river areas such as Cotton Tree</li> <li>• low-density living is what residents of the Sunshine Coast prefer</li> <li>• the Sunshine Coast cannot sustain such a population increase while maintaining the safety of all and the environmental beauty of the area</li> <li>• SCRC has a responsibility to advocate for stabilising domestic population rates to ensure the region’s natural and liveability values are not further eroded, and</li> </ul>	<p>Scheme 2014, both of which anticipate that over time consolidation will occur within existing urban areas particularly along the Maroochydore to Caloundra high frequency public transport corridor. This consolidated form of development helps establish a greater diversity of housing, encourages more sustainable forms of transport and avoids the need to rely on further identification of new greenfield areas at the periphery of existing urban areas. The Maroochydore City Centre provides an ideal opportunity to locate future population growth in a sustainable location that strengthens Maroochydore’s role as the pre-eminent City Centre for the Sunshine Coast and a critical component of a sustainable transport system for the broader Sunshine Coast.</p> <p>The impact of the proposed residential density increase on engineering services was considered in a technical memorandum commissioned by Consulting Engineers in July 2018 which updated previous assessments. The technical memorandum found that previously recommended water infrastructure is sufficient to supply the increased residential demand, the increased pressures remaining within acceptable levels. The Consulting Engineering assessments found that electrical and telecommunications</p>	

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	<ul style="list-style-type: none"> <li>concern about how the proposal will affect the overall vision, sustainability features and other inherent components of SunCentral and the 'Smart City' brand.</li> </ul>	infrastructure will have sufficient capacity to accommodate the increased yield.	
23.	Requests that SCRC consider the merits of even more dwellings within the PDA, noting that the Maroochydore PDA is to deliver only 4 per cent of the consolidation growth target in the SEQ Regional Plan 2017.	The proposed amendments have been designed to align with current targets included in the SEQ Regional Plan 2017. SCRC and the State will monitor the achievement of these targets over time.	<b>N</b>
24.	Concern with the target for 2000 additional equivalent dwellings in precincts 5 and 6 as it is unlikely to be achieved by the increases in the number of storeys and plot ratios alone due to constraints such as the plot ratio, setback, open space, deep planting, landscaping and the like. Greater investigation is required in respect of how the 4000 EDs will be practically achieved within the PDA.	The proposed amendments have been designed to align with current targets included in the SEQ Regional Plan 2017. SCRC and the state will monitor the achievement of these targets over time. Modelling has shown that by increasing the maximum building heights and plot ratios as proposed, the additional residential yield can be practically achieved within the PDA.	<b>N</b>
25.	Concern that Sunshine Coast is experiencing 20 per cent A-Grade office vacancy, and notes that as the Maroochydore CBD project is developed, it is critical that the delivery of new office stock does not flood an already oversupplied market.	The proposed amended development scheme provides for the establishment of commercial uses consistent with the higher order function of the area as Sunshine Coast's Central Business District.	<b>N</b>
26.	Concern that the Maroochydore CBD is to provide an additional 190,000 m <sup>2</sup> of retail and commercial floor area. This will have the effect of nearly doubling the amount of office space available on the Sunshine Coast. Increased demand on the Sunshine Coast in 2017 saw an absorption of 7130 m <sup>2</sup> of office space which was considered to be a strong result. If this strong level of absorption	A maximum development yield of 165,000 m <sup>2</sup> of commercial GFA is proposed in section 2.4.3 of the proposed amended development scheme. SCRC will monitor the achievement of the GFA targets in the proposed amended development scheme. This amendment does not seek to	<b>N</b>

Matter #	Summary of issue/comment	Response	Amendment Y/N
	was replicated in every future year it would take until 2039 for demand to meet this additional supply. There is further scope to moderate proposed plans for commercial development in favour of other uses.	amend the commercial or retail yields for the PDA.	
27.	Supports the proposed residential density increase and height/ plot ratio amendments, as this may also be key to sustaining and minimising human impacts to the environment.	Support noted.	N
28.	Supports the increase in residential dwellings from 2000 to 4000 as it is critical in maintaining housing affordability, lifestyle and the delivery of a more dynamic and vibrant CBD.	Support noted.	N
<b>PDA-Wide Criteria</b> Street and movement network (section 2.4.4)			
29.	Concern that existing roads in the area are already congested during peak times and that the road network will not cope with the proposed increase in dwellings, citing concerns with: <ul style="list-style-type: none"> <li>• Sugar Road</li> <li>• Maud Street (traffic lights not synchronised and the interval of change is too long)</li> <li>• Bungama Street (shortest vehicle route to nearby beaches)</li> <li>• Plaza Parade, Maroochydore Way and Evans Street</li> </ul>	A Consulting Engineer's traffic report was commissioned regarding the impact of a potential increase in residential yield in the PDA on the internal road infrastructure. The high level analysis documented in this report indicates that the overall traffic impact associated with the proposed increased residential yield is anticipated to be minor and noted a number of key design considerations regarding key intersection layouts.  Further, SCRC has prepared a Local Government Infrastructure Plan (LGIP) for planned road upgrade works for Maroochydore and has negotiated an Infrastructure Agreement (IA) between SCRC, EDQ and DTMR. This work was supported by significant traffic modelling undertaken by DTMR and SCRC utilising a "one	N

Matter #	Summary of issue/comment	Response	Amendment Y/N
		<p>network" approach to ascertain the impacts of the development upon the SCRC and state-controlled road transport networks. The Infrastructure Contributions Schedule (schedule 3) of the Infrastructure Agreement identifies required upgrades to both the SCRC and the state-controlled road transport networks which are to be delivered in conjunction with the development and which will provide increased capacity in the overall road network.</p> <p>To improve access into the centre, the proposed transport upgrades include new connections into the City Centre with new intersections proposed at Maroochy Boulevard, Plaza Parade and Horton Parade and Wisers Road. New active transport connections are also proposed connecting the PDA to the broader Maroochydore area.</p> <p>Planning for the PDA also recognises the protected corridor for CAMCOS into the City Centre. The proposed amended development scheme recognises the Priority Public Transport Corridor (Light Rail) along Aerodrome Road and into the PDA.</p>	
30.	<p>Concern that proposed car parking rates are not adequate, with submissions identifying the following:</p> <ul style="list-style-type: none"> <li>car parking rates should require more than one allocated car park per unit and commercial property</li> </ul>	<p>To acknowledge the higher occupancy rates for 3 bedroom dwellings, it is proposed to increase the car parking rate for 3+ bedroom dwellings to 2 car spaces for residential development in Precinct 3</p>	Y

Matter #	Summary of issue/comment	Response	Amendment Y/N
	<ul style="list-style-type: none"> <li>• car parking rates for 3 bedroom units should be required to have 1.5 - 2 spaces consistent with other codes</li> <li>• car parking rates at 1 space per dwelling are inadequate as the majority of dwellings will be 2 bedrooms or more and Integrated Transport Strategy is an aspirational document that depends on a number of factors outside of SCRC's control;</li> <li>• car parking rates should be higher for residential development as every household has two cars</li> <li>• office parking requirements are expensive to meet</li> <li>• SCRC should lead by example and exceed the minimum provisions, noting lack of trains/carpooling success, and</li> <li>• PDA parking should be increased commensurate with not only the increased residences, but allow for their visitors and for off-street parking for workers during the construction phases.</li> </ul>	<p>only. This is to encourage residential development in the early stages of the development of the core business precinct to establish a vibrant mixed use centre. Other car parking rates are not proposed to be amended as the proposed amended development scheme seeks to provide adequate parking for development, prior to the provision of mass transport solutions (e.g. light rail, rail or high frequency buses). In the longer term, after the provision of the high capacity mass transit public transport service, a reduced parking rate is intended to apply to commercial and retail development in the PDA. It is considered that this approach has a number of advantages including:</p> <ul style="list-style-type: none"> <li>• more flexibility in future years to respond to potentially lower rates of private vehicle use as improved public transport eventuates, and</li> <li>• enhanced urban design outcomes for development of individual sites, as a result of the lesser quantum of parking to be provided on site.</li> </ul> <p>It is proposed to amend the on-site car parking rates for 3 + bedroom dwellings in Table 2 accordingly.</p>	

Matter #	Summary of issue/comment	Response	Amendment Y/N
31.	Concern that the existing car parking in the town centre is unsatisfactory (e.g. Cornmeal Creek, First Avenue & Cornmeal Parade) and should be addressed prior to new buildings being developed. Suggests a one way road system connecting Esplanade and Cornmeal Parade parallel to the creek would facilitate a carpark in this location and complement the existing one way street of Ocean Street.	The submission relates to land located outside of the PDA area and as such cannot be addressed as part of this amendment process.	N
32.	Concern regarding stringent approach to zoning, including restricting residential development from some areas is contrary to modern town planning principles and may force people to be reliant on cars.	Residential land uses (multiple dwellings) are preferred in most precincts except for Precinct 1 (Maroochydore Parklands Precinct). The PDA is to be developed as a mixed use centre providing a range of dwelling types and sizes to facilitate social mix, meet changing demographic needs and opportunities for affordable living.	N
33.	Concern that the proposed residential density increases may double the motor vehicle traffic to the nearest beach via Bungama Street. Suggest restricting access into Bungama Street from Future Way at the Maud Street intersection for all traffic with the exception of public buses and to allow the traffic coming from Future Way to enter in both directions of Maud Street and not into Bungama Street. Motorists should use Bungama Street only in East/West direction returning from the nearest beach (except buses).	The Consulting Engineer's traffic analysis undertaken in 2018 has identified that the overall traffic impact associated with the proposed increased residential yield is anticipated to be minor, noting that the report identifies some key intersection design considerations.	N
34.	Suggest providing a local loop bus network servicing surrounding areas (e.g. Buderim, Caloundra to Coolum) to reduce congestion and other traffic issues (e.g. parking), while also connecting the centre to a wider range of clients.	The Maroochydore City Centre is designed using the principles of transit oriented development with high density, compact urban form. The design incorporates a comprehensive active transport network and provides for bus services and future	N

Matter #	Summary of issue/comment	Response	Amendment Y/N
		passenger and light rail, as the primary transit hub for the Sunshine Coast.	
35.	Concern that the amendment has not sufficiently responded to the opportunity to permit reduced on-site car parking provision given the site's proximity to the future light rail or passenger rail. Allowing flexibility in reduced car parking (e.g. car sharing schemes in development proposals), where in proximity to future public transport infrastructure can reduce traffic congestion and promote the multi-modal public transport system.	The proposed amended development scheme seeks to support active and public transport is to be encouraged by managing car parking quantity and supply, in accordance with the PDA wide criteria relating to the street and movement network (section 2.4.4). Further, road reserves typically provide on-street parking bays which allows flexibility in the use of the space within the road reserve to accommodate a range of possible outcomes in the future, the operation of which can be monitored, and refined upgrades planned and delivered by SCRC as required.	N
36.	Concern that there is insufficient transport infrastructure, including light rail, to support the travel needed for residents to get to work with the roads connecting transport hubs already congested and it will worsen.	The infrastructure plan in section 3.0 documents infrastructure that is planned to be provided to enable the vision of the PDA to be delivered. It includes the protection of land for the CAMCOS rail corridor and interchange and secures a light rail corridor and station to service the city centre.	N
37.	Supports cascading approach for car parking rates for non-residential land uses within the proposed development scheme.	Support noted.	N
38.	Supports acknowledgement of growth along the proposed transport corridor between Maroochydore and Caloundra (CAMCOS).	Support noted.	N
<b>PDA-wide criteria</b> Environment and open space (section 2.4.5)			

Matter #	Summary of issue/comment	Response	Amendment Y/N
39.	Requests the quantification of the 'significant range and amount of public open space' as referred to on Map 3 – Structural Elements Plan text.	<p>The proposed amended development scheme includes the Maroochydore Parklands Precinct that comprises a range of urban open space and recreation infrastructure including</p> <ul style="list-style-type: none"> <li>• Public promenade (The Corso) (1.2Ha)</li> <li>• Urban Square (2800 sqm)</li> <li>• Civic Park (10,800 sqm)</li> <li>• Major recreation park (4.96Ha)</li> <li>• Local recreational parks (x 5) (total 18,400 sqm)</li> </ul> <p>The quantum of this urban open space is detailed in the Maroochydore City Centre Infrastructure Agreement 2017 (refer Drawing 2 Community Infrastructure Network map). In addition to the urban open space is an 8.2 Ha central lake and waterway canals. The precinct plans provide further guidance on the location and extent of public open space.</p>	N
40.	Concern that the trees along the boundary between Horton Apartments and the riverbank/lake are protected, due to importance for bird life. Submission seeks assurance that these trees are not going to be removed.	The proposed amended development scheme in section 2.4.5 seeks to ensure development protects and retains where possible existing mature trees, including hollow bearing trees, remnant vegetation and fauna habitat.	N
41.	Concern with the proposal to replace the parkland around the lake near Dalton Drive as this area should be retained as parkland for recreation, green space and to preserve views of the lake from surrounding residences.	SCRC propose to amend the legend in the building height map to change the light pink colour for the 8.5 m (2 storey) (the urban open space) to light green to help alleviate the submitters concerns that the pink colouring related to urban development of the open space.	Y

Matter #	Summary of issue/comment	Response	Amendment Y/N
42.	Concern that there will be insufficient green space areas for living in the CBD to be pleasant. Suggests that a substantial park would be essential and that the heat island aspects of having higher buildings would need to be managed.	The proposed amended development scheme includes Precinct 1- Maroochydore Parklands Precinct intended to become a major community parkland for informal recreation activities and high quality urban open space. The Parklands Precinct will comprise high quality parkland, waterways and landscaped boulevards. The proposed amended development scheme includes measures to incorporate sub-tropical design, including green walls or roofs where possible to reduce heat island effects (section 2.4.1). It also includes PDA criteria relating to energy efficient, climatically responsive design including appropriate solar orientation, shading, cross ventilation and passive cooling techniques. The open space areas will be extensively landscaped, as supported by the PDA-wide criteria (section 2.4.1 and 2.4.5)	N
43.	Concern that additional residential dwellings are proposed when the area is already crowded and does not provide extra green space for additional residents. Suggests that more green spaces and trees are needed.	SCRC's Environment and Liveability Strategy identifies that population is expected to increase significantly by 2041, particularly around the Maroochydore Principal Activity Centre where higher densities are anticipated. This district currently has a shortfall of district recreation parks and sports grounds and land is significantly constrained.  In order to offset this shortfall in the catchment, In addition to the delivery of the civic recreational parks in the Maroochydore Parklands Precinct,	N

Matter #	Summary of issue/comment	Response	Amendment Y/N
		<p>SCRC is investigating opportunities for additional District Sports Fields to the north of the catchment.</p> <p>In addition to the above, SCRC is undertaking future open space network planning for the broader Maroochydore City Centre area with a focus on creating new and enhancing existing 'green' connections from the city centre to the beach and waterways</p>	
44.	<p>Concern about the proposal's impact on turtles, noting that the Recovery Plan for Marine Turtles in Australia (Commonwealth of Australia 2017) identifies Pumicestone Passage to Double Island Point (including the Sunshine Coast) as habitat critical to the survival of the endangered Loggerhead Turtle. Among other threats, the Recovery Plan identifies light pollution as a significant threat to marine turtles because it disrupts critical behaviours. The Maroochydore CBD project, being only about one kilometre from the beach and towering over the surrounding natural landscape, does nothing to implement the recovery plan and thus is in breach of its legislative responsibilities for threatened species.</p>	<p>Considering already approved development will significantly increase both direct light and sky glow in the immediate and surrounding areas, the additional light contribution from the increases in height and residential density in the PDA is not considered to be significant. Given the existing urban development in Maroochydore and the distance the proposed development is from the nearest coastline (1.4km), lighting restrictions are not intended to be imposed on development.</p>	N
45.	<p>Concern that the development does not provide connectivity for wildlife or areas for habitat and relies on areas like the developing Maroochy North Shore for green zones. Light spill will increase impacting endangered nesting turtles beaches on North Shore beaches. The former Horton Park Golf Course and adjoining areas were habitat for native wildlife and connectivity and zones for wildlife appear limited at best in the plans for the CBD.</p>	<p>The proposed amended development scheme incorporates measures to improve the site's ecological values with provisions seeking the incorporation of landscaping with endemic species (section 2.4.5) and the identification of a Parklands Precinct. Due to the location of the development with respect to the coastline, lighting</p>	N

Matter #	Summary of issue/comment	Response	Amendment Y/N
		restrictions are not intended to be imposed on development.	
46.	Concern that the proposal reduces the opportunity to incorporate sustainable design principles and adequate provision of open space/landscaping. Open space/landscaping is required to offset the heat sink; create desirable micro-climatic conditions; reflect water sensitivity and to provide well-being, aesthetic and liveability.	The proposed amended development scheme includes measures to incorporate sub-tropical design, including green walls or roofs where possible to reduce heat island effects (section 2.4.1). The open space areas will be extensively landscaped, as supported by the PDA-wide criteria (section 2.4.1 and 2.4.5). It is recommended that the PDA-wide criteria in section 2.4.1 Built form (d)(iv) be amended to remove reference to “heat sink” and replace with “heat island “.	Y
<b>PDA-Wide Criteria</b> Community safety and development constraints (section 2.4.6)			
47.	Concern that the proposed amendments will worsen the effects of flooding in that: <ul style="list-style-type: none"> <li>• it will result in multi-storey high rise development on a flood plain that already lacks adequate infrastructure</li> <li>• it does not include revised flood modelling to determine the risk and necessary immunity given that the modelling and flood mitigation was designed for the original development concept. The site is vulnerable to climate change, sea level rise, storm surge and weather impacts. It would seem prudent to avoid more risk exposure rather than exacerbating the risk to people and property.</li> </ul>	The Cornmeal Creek Flood Study (Cardno, 2013 and updated addendum to this flood study dated 17 September 2017) was undertaken to inform the development of the master planning of the PDA. The study was used to establish minimum floor and development levels for the PDA which would provide adequate flooding immunity taking into account climate change impacts together with storm surge events.  The study also demonstrated through extensive flood modelling that the form of the development both ultimate and as stages progress would not	N

Matter #	Summary of issue/comment	Response	Amendment Y/N
		result in any adverse flood impacts external to the site. This has been achieved through the construction of the lake system, deepening and widening of Maud Canal and the shaping of the development lots with the MCC development to maintain equivalent pre-development flood storage.	

### 4.3 Precinct provisions

Matter #	Summary of issue/comment	Response	Amendment Y/N
<b>General comments</b>			
All precincts			
48.	Nil		
<b>Precinct provisions</b>			
Precinct 1 – Maroochydore Parklands Precinct			
49.	Supports the Open Space Provisions (clause 2.4.5) and Environment and the Precinct Outcomes for Precinct 1, however, would like to see the “Precinct Outcomes” inclusively protect mature non-endemic trees planted on the former golf course (e.g. <i>Delonix Regia</i> - Poinciana tree).	Support noted. The proposed amended development scheme in section 2.4.5 – environment (d) seeks to protect and retain where possible ecological values and existing mature trees.	<b>N</b>
<b>Precinct provisions</b>			

Matter #	Summary of issue/comment	Response	Amendment Y/N
<b>Precinct 2 – Community and Convention Precinct</b>			
50.	Concern that for Precinct 2 increasing the dwellings from 100 to 500 will reduce the facilities earmarked for community facilities and entertainment precinct. Space to enhance the enjoyment of life for residents now and into the future should not be compromised for short term gain through increased residential dwellings.	The proposed amended development scheme increases residential yield in precinct 2 by 400 dwellings. Residential dwelling yields are proposed to be increased in precinct 2, precinct 4, precinct 5 and precinct 6, to distribute the required increases in residential dwellings necessary to assist SCRC in meeting urban consolidation targets under the SEQ Regional Plan 2017, to ensure land in the urban footprint is effectively utilised and supports the primacy of the Maroochydore CBD. The increased residential yield is not considered to compromise the precinct intent to accommodate a high quality integrated development aimed at providing tourism, leisure, exhibition and convention facilities for the region.	<b>N</b>
<b>Precinct provisions</b>			
<b>Precinct 3 – Core Business Precinct</b>			
51.	Nil		
<b>Precinct provisions</b>			
<b>Precinct 4 – Commercial Precinct</b>			
52.	Concern that no justification has been provided for why an additional 350 dwellings is proposed for precinct 4.	The proposed amended development scheme increases residential yield in precinct 4 by 350 dwellings. Residential dwelling yields are proposed to be increased in precinct 2, precinct 4, precinct 5 and precinct 6, to distribute the required increases in residential dwellings necessary to assist SCRC in meeting urban consolidation targets under the SEQ Regional Plan 2017, to ensure land in the	<b>N</b>

Matter #	Summary of issue/comment	Response	Amendment Y/N
		urban footprint is effectively utilised and supports the primacy of the Maroochydore CBD.	
<b>Precinct provisions</b> Precinct 5 – Main Street South Precinct			
53.	Concern that the footnotes to the document provide for increased densities above those in the provisions, for example Note 23 to “Precinct Options” for Precinct 5 provides an option for any “ <i>plan that seeks to exceed the maximum development yield.</i> ” (page 40). Developers will use these (small print) options to seek and potentially gain maximum (or greater) yield.	For PDA assessable development to be considered consistent with the land use plan, it must comply with all relevant provisions in the following (development requirements): <ul style="list-style-type: none"> <li>• PDA-wide criteria (section 2.4)</li> <li>• Zone intents (section 2.5)</li> <li>• Precinct provision (section 2.6-2.14) and</li> <li>• Precinct plans</li> </ul> The footnote provides flexibility to transfer yield between precincts (subject to infrastructure network analysis) as long as the Maximum Development yields for the PDA are not exceeded and the proposal is otherwise consistent with the Land Use Plan.	<b>N</b>
54.	Concern with the proposed building height changes (Map 6, page 51), specifically as applying to precinct 5 as 40 per cent of the extra proposed dwellings will be included into precinct 5. There is no step-back, with 15 storey buildings (nominally 63 m high, including prescribed roof top structures) fronting the boulevard and adjacent lake and park creating overshadowing and traffic concerns.	A range of maximum building heights are proposed across the new city centre. In precinct 5 the maximum building height is 15 storeys. The precinct built form provisions in section 2.11 seek to ensure that built form: <ol style="list-style-type: none"> <li>a. provides sculptural and articulated architectural building design</li> <li>b. provides high quality sub-tropical landscape design</li> </ol>	<b>N</b>

Matter #	Summary of issue/comment	Response	Amendment Y/N
		<ul style="list-style-type: none"> <li>c. creates active interfaces and frontages to linear parklands and waterway areas</li> <li>d. provides primary frontages and elevations where nominated</li> <li>e. incorporates public art and gateway elements, upon entering the precinct from the south</li> <li>f. ensures that carparking is sleeved or screened from street view, and</li> <li>g. provides a maximum 3 storey podium height and up to 15 storey building height in compliance with Map 6 - Maximum Building Height.</li> </ul>	
55.	<p>Concern with the plot ratio changes in precinct 5 (Map 6, Page 51) to 4.0 (from 2.5 – 3.0) as it suggests more than a 33 per cent increase in building footprints, with corresponding loss of open space and conflicts with the scheme’s own provisions regarding built form in clause 2.4.1 Built form (pages 13 &amp; 14).</p>	<p>Residential dwelling yields are proposed to be increased in precinct 2, precinct 4, precinct 5 and precinct 6, to distribute the required increases in residential dwellings necessary to assist SCRC in meeting urban consolidation targets under the SEQ Regional Plan 2017, to ensure land in the urban footprint is effectively utilised and supports the primacy of the Maroochydore CBD.</p>	<b>N</b>
56.	<p>Concern that precinct 5 which provides for the doubling of the number of residents from 800 to 1600 has not been offset by any decrease in the commercial floor space. This population increase can only be achieved by increased height in buildings which residents do not want.</p>	<p>Residential dwelling yields are proposed to be increased in precinct 2, precinct 4, precinct 5 (by 800 dwellings) and precinct 6, to distribute the required increases in residential dwellings necessary to assist SCRC in meeting urban consolidation targets under the SEQ Regional Plan 2017, to ensure land in the urban footprint is effectively utilised and supports the primacy of the Maroochydore CBD.</p>	<b>N</b>

Matter #	Summary of issue/comment	Response	Amendment Y/N
		Modelling has shown that in order to ensure the additional residential yield can be practically achieved within the PDA, increases to the maximum building heights and plot ratios are required.	
<b>Precinct provisions</b> Precinct 6 – Main Street North Precinct			
57.	Nil.		
<b>Precinct provisions</b> Precinct 7 – Residential Precinct and Precinct 8 – Dalton Drive Precinct			
58.	Concern regarding the proposed amendment package as it effects the site at 53-91 Dalton Drive, Maroochydore (formally described as Lot 1 on SP202103), which forms the full area of precinct 8 (Dalton Drive Precinct) and precinct 7 (Residential Precinct). Requests that the proposed amended development scheme reflect a distribution of retail, commercial and the increased residential yield throughout the centre precincts in an equitable manner based on locational benefits, investment to date (including a Spotlight and other LFR tenancies including food and drink outlet and a farmer’s market - refer DEV2018/960 decision notice dated 21 November 2018) and sound planning practice. The submission seeks the following amendments to precincts 7 and 8: <ul style="list-style-type: none"> <li>○ An adjustment in residential allocation to 300 dwellings for precinct 8 and 320 dwellings for precinct 7.</li> </ul>	<p>The proposed amended development scheme’s intent for precinct 7 is for medium intensity residential development which is in keeping with the residential land uses existing in Dalton Drive and Hazeltine Court, surrounding the southern lake. The precinct is to comprise of 2 storey development in that part of the precinct located closest to the existing residential development to the south and up to a maximum height of 8 storeys for the balance of the precinct.</p> <p>The intent for precinct 8 is 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 and compatible with existing adjoining uses, with a maximum of 6 storeys. It is noted that precinct 8 is not covered by</p>	<b>N</b>

Matter #	Summary of issue/comment	Response	Amendment Y/N
	<ul style="list-style-type: none"> <li>○ Adjust the total retail and commercial development yield to 27,000 m<sup>2</sup> for precinct 8 and 3800 m<sup>2</sup> for precinct 7.</li> <li>○ Adjust the building height provision to 14 storeys/50 m while maintaining the plot ratio of 3 for precinct 7.</li> <li>○ Adjust the building height provision to 10 storeys, 38 m while maintaining the plot ratio of 2 for precinct 8;</li> </ul> <p>Maintain the existing parking ratios to precincts 7 and 8 due to a need to offset the car parking demand from the inner-city centre areas into the fringe of locations to support the more car dependent uses proposed.</p>	<p>the Maroochydore City Centre Infrastructure Agreement 2017.</p> <p>For both precincts 7 and 8, the proposed amended development scheme has been designed to provide for flexibility to respond to new market opportunities. This includes opportunities to exceed the maximum development yield specified in precincts 7 and 8 where accompanied by an infrastructure network analysis, economic impact assessment, centres hierarchy assessment and provide increased employment opportunities.</p> <p>The submitter's future development plans are noted, however, the request for additional yield and building height represents a significant departure from the current provisions for precincts 7 and 8 and requires further detailed consideration and assessment of the impacts of the proposal, in particular infrastructure demand.</p> <p>Further, the submission proposes development yields and building heights that are a significant departure from the proposed amended development scheme as publicly notified. Given the significant departures from the proposed amended development scheme as publicly notified and the need for further consideration of infrastructure demand (<i>noting that precinct 8 is not covered by</i></p>	

Matter #	Summary of issue/comment	Response	Amendment Y/N
		<i>the Maroochydore City Centre Infrastructure Agreement 2017</i> ) the submitter's request would require further consideration through a future amendment to the development scheme	
<b>Mapping</b>			
59.	Concern that the diagrams (page 2 of paper on Building Height, Map 6) indicate discrepancies between the existing and proposed plans. On the existing plan legend, pale pink (maximum 2 storeys) is shown on only one small area, whereas on the proposed plan there is pale pink colouring in many places, including a pale pink shaded area along the boundary between the resident and the lake, which should be a designated green space/parkland. Submission notes that SCRC has advised that the shading on the proposed plan is an error and notes that error should be corrected.	The pale pink mapping on map 6 sought to indicate that building heights are a maximum of 2 storeys within the parkland areas, not that this land was intended for residential development. SCRC propose to amend the building height map to change the light pink colour for the 8.5 m (2 storey) (the urban open space) to light green to address submitter concerns.	Y

## 4.4 Infrastructure, automated waste collection, implementation and funding

Matter #	Summary of issue/comment	Response	Amendment Y/N
<b>Infrastructure Plan (section 3.0)</b>			
60.	Concern regarding different infrastructure charges applying to private developers versus SCRC. Private developers are required to pay 100 per cent of internal sewer and water works, 100 per cent Unitywater private works quotations and still contribute \$28,000 per dwelling, whereas each time SCRC develops in town centre the infrastructure will be available and contributions will be limited per dwelling.	On the 26 May 2017 the Maroochydore City Centre Infrastructure Agreement 2017 ( <b>Maroochydore IA</b> ) was executed which states the infrastructure obligations in respect of the PDA, including infrastructure contributions to be provided by the persons stated in the infrastructure contributions schedule. The SCRC is to provide the relevant infrastructure contributions in the way stated in the infrastructure contributions schedule.	<b>N</b>
61.	Concern whether the infrastructure agreements that are in place are adequate for the outcome desired for the CBD and the demographic requirements e.g. health, social, senior care, government services, and schools.	The infrastructure plan (section 3) describes infrastructure required to support achievement of the land use plan and states applicable development charges (section 3). Infrastructure agreements have been entered into for the PDA to provide for the provision of infrastructure contributions in accordance with the infrastructure plan.	<b>N</b>
62.	Concern about how traffic issues and transport (including access to educational, aged care and health facilities etc) for the extra 2000 dwellings will be adequately dealt with.	SCRC's LGIP for planned road upgrade works for Maroochydore and further the Maroochydore IA was supported by significant traffic modelling undertaken by DTMR and SCRC utilising a "one network" approach to ascertain the impacts of the development upon the SCRC and state-controlled road transport networks.	<b>N</b>

Matter #	Summary of issue/comment	Response	Amendment Y/N
		The infrastructure contributions schedule (schedule 3 of the Maroochydore IA) identifies required upgrades to both the SCRC and the state-controlled road transport networks which are to be delivered in conjunction with the development and which will provide increased capacity in the overall road network.	
63.	Concern regarding the timing of the delivery of new roads and CAMCOS to support the numbers of proposed residents, as well as commercial needs.	The infrastructure contributions schedule in schedule 3 of the Maroochydore IA identifies the infrastructure contributions for the state-controlled road transport infrastructure network to be provided by the SCRC to the State.	<b>N</b>
64.	Suggests that a new version of the infrastructure plan be commissioned to confirm all essential services and concern whether there is sufficient infrastructure (roads, parking, waste management, broadband) to cope with the planned increase in dwellings from 2000 to 4000 is proposed	Consultants have undertaken a high level assessment of the impact on the local infrastructure networks (water, sewer, stormwater, electricity, smart city, local transport network within the PDA) for this potential increase in residential yield within the Maroochydore City Centre (July 2018). The assessment has found that the increase in population yield as envisaged can be managed.	<b>N</b>

## 4.4 Implementation strategy

Matter #	Summary of issue/comment	Response	Amendment Y/N
<b>Implementation Strategy (section 4.0)</b>			
65.	Concern regarding the Implementation Strategy (section 4.2) and whether the referenced urban design advisory panel undertook a detailed design review for each associated development application.	The development assessment process under the Act ensures a thorough and complete assessment of an application. Expert design advice will be sought on an as needs basis.	<b>N</b>
66.	Supports the proposed implementation strategy, including the desire to be a smart city, but notes that this should be defined by technical innovation, first class pathways, parks and playground facilities, innovative and sustainable design principles in the built form, not more high rises and deficit of green space.	Support noted.	<b>N</b>

## 4.5 Other matters

Matter #	Summary of issue/comment	Response	Amendment Y/N
<b>Schedule 2 - Definitions</b>			
67.	<p>Building height and storey: Concern regarding the definition of building height and storey:</p> <ul style="list-style-type: none"> <li>• The definition should not exclude load-bearing antennae, aerials, chimneys, lift or machinery rooms, flagpole, signage, telecommunications facilities or the like and to allow for roof top bars and restaurants. Any of these exclusions affect amenity and view lines for other residential areas, including Buderim and other nearby or elevated areas.</li> <li>• The definition should not exclude roof top plant, roof top bars and restaurants. The special entertainment precinct proposed for the CBD mitigates the need for height definitions to exclude roof-top infrastructure.</li> <li>• The definition should not exclude load-bearing antennae, aerials, chimneys, lift or machinery rooms, flagpole, signage, telecommunications facilities or the like and allow for roof top bars and restaurants, as this will allow for further light spill, degrading the quality and attractiveness of the beaches for turtle nesting. Sea-finding behaviour by hatchlings is also adversely impacted by both direct light and glow.</li> <li>• The changes may create an incentive or opportunity for developers to maximise the heights of new and existing structures (e.g. flagpole on Riparian Plaza is 50 metres tall). A “Prescribed roof top structure” (pages 70 &amp; 71) will have a maximum height of 3 metres. If this 3 metres of “roof top structures” is added to the allowed building height (as proposed on map 6, page 51), this change will effectively</li> </ul>	<p>The amendments to the definition of building height and storey in the proposed amended development scheme are proposed to:</p> <ul style="list-style-type: none"> <li>• encourage visually interesting rooftops</li> <li>• encourage centralised service areas (e.g. lifts and building plant) to reduce their visual impacts, when viewed from public places and adjoining sites</li> <li>• permit roof top bars and restaurants consistent with an amendment to the Sunshine Coast Planning Scheme, and</li> <li>• promote best practice sustainable commercial design and sub-tropical residential design, which can better accommodate greater floor to floor heights, natural light and ventilation.</li> </ul>	<b>N</b>

Matter #	Summary of issue/comment	Response	Amendment Y/N
	<p>mean a potential 44 per cent increase in height for 8 storey buildings. 15 storey buildings will increase in height to almost the height of a current building of 19 storeys. This will contradict a number of aspects of section 2.4.1 Built form.</p> <ul style="list-style-type: none"> <li>• Concern about the exclusion of roof tops bars and facilities from height calculation described in Schedule 2 Definitions Building Height (a) (i) and specifically (ii) page 70.</li> <li>• The definition of storey does not align with the planning scheme.</li> </ul>		
68.	<p>Equivalent dwelling: Concern regarding the definition of "equivalent dwelling":</p> <ul style="list-style-type: none"> <li>• The existing infrastructure charge which is limited to \$28,000 is based on a home which can have anywhere from 1-6 bedrooms and units of 3+ bedrooms. The structuring of equivalent dwellings should be based on 3 bedroom places not 2.</li> <li>• There is no justification provided for changing the term "dwelling" to "equivalent dwelling" and the numbers/formulas used do not appear realistic.</li> </ul>	<p>It is proposed to amend the term "dwellings" to "equivalent dwellings" or "EDs" as this more acutely captures the many forms of residential development that may establish in the future. This, in turn, provides a more accurate measure for calculating maximum development yield for residential uses.</p> <p>For the purposes of calculating infrastructure charges refer to the definition of equivalent dwelling included in SCRC's Adopted Infrastructure Charges Resolution.</p>	<b>N</b>
69.	<p>Equivalent dwelling: Supports adopting Equivalent dwellings (ED) as a better methodology to calculate maximum dwelling yield and increase of the maximum dwelling yield as part of this amendment.</p>	Support noted.	<b>N</b>

Matter #	Summary of issue/comment	Response	Amendment Y/N
70.	Storey: Supports proposed residential density increases but notes that this should be accompanied with changes to the “storey” definition.	The definition of storey has been amended.	N
71.	Building Height: Supports amendment to the building height definition to align with the Sunshine Coast Planning Scheme 2014, which permits rooftop bars and restaurants.	Support noted.	N
<b>General comments on the Proposed Development Scheme</b>			
72.	Concern regarding SCRC playing the role of a developer and giving preferential treatment to their own projects.	Development assessment in the Maroochydore City Centre PDA is conducted by Economic Development Queensland (EDQ). Development applications are assessed against the development scheme.	N
73.	Concern that SCRC-owned land has been given special development privileges, while nearby properties in Mungar Street have not benefited from the proposed amendments. Suggests that a level of fairness should be shown in the proposed amendments.	Mungar Street is located outside of the PDA area and as such cannot be addressed as part of this amendment process.	N
74.	Concern that the continual amendment process is expensive and provides no certainty.	The Maroochydore City Centre PDA Development Scheme came into effect in 2014. Given a number of years have passed, it is important the Maroochydore City Centre PDA Development Scheme remains a relevant and ‘up-to-date’ planning document and to also reflect the amendments in the SEQ Regional Plan 2017.	N
75.	Concern with lack of community consultation/engagement regarding the proposed amendments.	Consultation on the proposed amendments took place between 23 November 2018 to 14 January 2019 in accordance with the provisions of the	N

Matter #	Summary of issue/comment	Response	Amendment Y/N
		<i>Economic Development Act 2012</i> . The public notification program exceeded statutory requirements.	
76.	Supports development assessment within the Maroochydore City Centre PDA being undertaken by EDQ not SCRC, particularly as SCRC is developer of land in the PDA.	Support noted.	<b>N</b>
77.	Concern about the potential precedent of development scheme amendments in the CBD to “leak” into other areas of the local government.	The development scheme and Sunshine Coast Planning Scheme are prepared under separate statutes, being the <i>Economic Development Act 2012</i> and <i>Planning Act 2016</i> respectively.	<b>N</b>
78.	Concern that proposal relies upon the population projections in the SEQ Regional Plan 2017, noting that these are untested and that population projections in the current SEQ Regional Plan 2017 are less than the previous SEQ Regional Plan.	On 11 August 2017, the State Government released the SEQ Regional Plan 2017. The SEQ Regional Plan 2017 provides for broad policy direction to 2041 in terms of dwelling and employment targets, centres hierarchy and a range of other matters that local governments must implement over time through changes to their planning instruments. In particular, the SEQ Regional Plan 2017: <ul style="list-style-type: none"> <li>• sets dwelling targets for consolidation of development in existing urban areas</li> <li>• provides guidance as to the distribution of growth, recognising that further growth and urban renewal will occur along the proposed passenger transport corridor between Maroochydore and Caloundra, and</li> <li>• recognises Maroochydore as the Principal Regional Activity Centre for the Northern subregion and, as a guide, that Principal</li> </ul>	<b>N</b>

Matter #	Summary of issue/comment	Response	Amendment Y/N
		<p>Regional Activity Centres should have net residential densities in the range of 150-400 dwellings per hectare within 400 metres of the centre. Current planning provisions in Maroochydore would suggest residential density outcomes at the lower end of this scale.</p> <p>In response, SCRC has reviewed the residential yield targets for the Maroochydore City Centre PDA to ensure the development scheme advances the SEQ Regional Plan 2017 growth management objectives and infill targets.</p>	
79.	<p>Supports the State Government's Land Supply and Development Monitoring Report. Monitoring and reporting on the implementation of the SEQ Regional Plan 2017 will ensure South East Queensland remains on track towards an affordable future. If the Growth Monitoring Program identifies that the Sunshine Coast's 'consolidation' is not achieving the dwelling targets, policymakers will be encouraged to ensure that more 'expansion' areas are brought online.</p>	<p>SCRC continues to review the SEQ Regional Plan 2017 indicators and measures relating to consolidation targets, as published on DSDMIP's website.</p>	<b>N</b>
80.	<p>Supports alignment of the proposed development scheme with other development schemes in Queensland to provide a consistent format across the state.</p>	<p>Support noted.</p>	<b>N</b>
81.	<p>Supports updating the proposed development scheme to respond to the SEQ Regional Plan 2017 and the dwelling benchmarks set for consolidation of development in the existing urban areas, noting that the Land Supply and Development Monitoring (LSDM) Report developed by the DSDMIP approximates that the</p>	<p>Support noted.</p>	<b>N</b>

Matter #	Summary of issue/comment	Response	Amendment Y/N
	Sunshine Coast's current capacity of planned dwelling supply (Consolidation) is 14,300 less than SEQ Regional Plan 2017's 2041 dwelling supply benchmark of 53,700.		
82.	Requests information referred to in newspaper regarding that a range of environmental matters including fish habitat, coastal protection and flooding were considered when the development scheme for the PDA was drafted (Sunshine Coast Daily, 181012).	The Maroochydore City Centre PDA Development Scheme was approved by the State Government on 11 July 2014 and subsequently amended in April 2016. The preparation of the PDA development scheme was supported by a number of background studies and was the subject of State Agency referral, including referral to the Department of Agriculture and Fisheries.	<b>N</b>
83.	Requests the requirements mandated by EDQ with regards to the following " <i>EDQ's role as development assessment manager is to make decision on development applications including any conditions required to mitigate any relevant impacts on the environment</i> ".	Economic Development Queensland is the authority responsible for assessing all development applications located within the PDA. Under section 73 of the Act, PDA assessable development cannot be carried out without a PDA development permit. Column 3A in the levels of assessment tables identifies PDA assessable development that is permissible development under the development scheme. Column 3B in the levels of assessment tables identifies PDA assessable development that is prohibited development under the development scheme. To the extent the vision, PDA-wide criteria, zone intents, precinct provisions, precinct plans maps and the guidance material are relevant, they are to be taken into account in the assessment of the application by the MEDQ.	<b>N</b>

Matter #	Summary of issue/comment	Response	Amendment Y/N
84.	Concern regarding whether PDA development applications are publicly notified and whether the triggers for public notification in section 2.2.14 give the community the opportunity to provide input as subsequent development applications are submitted.	<p>In accordance with section 2.2.14 of the proposed amended development scheme, a PDA development application will require public notification if the application:</p> <ul style="list-style-type: none"> <li>• is for development which in the opinion of the MEDQ may have adverse impacts on the amenity or development potential of adjoining land use under separate ownership; or</li> <li>• is of a use or of a size or of a nature which in the opinion of the MEDQ, warrants public notification.</li> </ul> <p>For development to require public notification it must first be PDA assessable development under the proposed amended development scheme (Column 3A and 3B in the levels of assessment table) and then meet the above tests.</p>	<b>N</b>
85.	Concern that precinct plans (footnote 6 page 8) may be lodged and approved as a PDA preliminary approval (applicants can discuss with MEDQ).	<p>Precinct plans demonstrate how development achieves the requirements of the development scheme. Footnote 6 indicates that it may be appropriate that a precinct plan is lodged and approved as a PDA preliminary approval.</p> <p>Any subsequent assessable development under the precinct plan may be determined by the MEDQ under section 2.2.14 to require public notification.</p>	<b>N</b>
86.	Requests a marked up version of the proposed development scheme against current development scheme (effective July 2014	Section 5 – Schedules of the proposed amended development scheme includes a list of all	<b>N</b>

Matter #	Summary of issue/comment	Response	Amendment Y/N
	and last amended April 2016) to clearly identify the proposed changes.	amendments made to the development scheme (refer Schedule 3- Amendments).	

## 5. List of all amendments to the development scheme

Amendment #	Section details	Nature of/reason for amendment
1	Throughout the document	To reflect changes made by the <i>Economic Development and Other Legislation Amendment Act 2019</i> , PDA self-assessable development and PDA exempt development have been changed to PDA accepted development.
2	Throughout the document	Formatting and editorial amendments
<b>Section 2.0</b>		
3	Section 2.4.1 Urban design and sustainability	Amend the PDA-wide criteria in section 2.4.1 Urban design and sustainability - Built Form (d) (iv) to remove reference to “heat sink” and replace with “heat island “.
4	Section 2.4.4 Street and Movement Network	Amend Table 2: On-site car parking rates to increase the car parking rate for residential development as follows:  <i>For Precinct 3 only, Residential: Maximum 1 space per dwelling or maximum 2 spaces per dwelling where 3 or more bedrooms are provided.</i>
<b>Maps</b>		
5	Map 4 - Zones and Precincts Plan	Amend the legend in Map 4 to refer to “ <i>Future passenger rail infrastructure (CAMCOS) and interchange</i> ” to correct an error as identified by SCRC.
6	Map 5 – Precinct Development Principles Plan	Amend the legend in Map 5 to refer to “ <i>Future passenger rail infrastructure (CAMCOS) and interchange</i> ” to correct an error as identified by SCRC.
7	Map 6 - Building Heights	Amend colouring in Map 6 from pink to green where the underlying zone is Recreation and Open Space.
8	Map 8 - Active Transport	Amend the legend in Map 8 to swap the “ <i>Proposed on-road shared zone</i> ” and “ <i>Proposed on-road dedicated bicycle lanes (2 x 1.5 m lanes)</i> ” to correct an error.
<b>Schedules</b>		

<b>9</b>	Schedule 1: PDA accepted development	Schedule 1 has been amended to include development prescribed in Schedule 7 of the Planning Regulation 2017.
<b>10</b>	Schedule 3: Amendments	Update Schedule 3 to list all amendments to the Development Scheme in Amendment No. 2.