

Maroochydore

Description

The proposed **Maroochydore Local Plan Area** (LPA) is located centrally on the Sunshine Coast along the coastline, south of the Maroochy River. It reflects the existing community of interest around Maroochydore and Kuluin as well as the industrial area of Kunda Park. The proposed local plan area includes the Maroochydore City Centre. The proposed boundary of the Maroochydore LPA is identified on the **attached map**.

There are significant opportunities for further growth and development due to proximity and accessibility to the emerging city centre which will attract significant business and infrastructure investment, including the potential for heavy rail and high frequency public transport. Constraints to further development primarily include flooding associated with the Maroochy River and coastal hazards, and current transport infrastructure capacities.

Role in the Sunshine Coast region

In a region-wide context, the Maroochydore LPA provides:

-  Major employment, retail and services (CBD)
-  Urban living
-  Suburban living (in parts)
-  Regional landscape (coast)
-  Major industry (Kunda Park)
-  Major infrastructure
-  Major sport and recreation
-  Tourism focus (coastal)

**the area may also provide other functions at a local level.*

Draft vision statement

The Maroochydore Local Plan Area supports a thriving mix of the highest level centre based activities, industry and enterprise activities, major community, recreational and sporting facilities and infrastructure, and a variety of urban residential neighbourhoods, providing new and diverse coastal live - work – play experiences, with high levels of access to jobs, entertainment, transport and services expected in the region’s pre-eminent centre.

Maroochydore city centre is the heart of the Sunshine Coast - a vibrant and exciting regional city centre built on smart technology which supports innovative business, investment and employment. A strong civic focus promotes community cohesion and identity, and regional shopping facilities, events and entertainment attract residents and visitors to the centre. The city centre is integrated with a mixed-use frame comprising a series of supporting business precincts, urban villages and other precincts.

The local plan area offers high levels of connectivity, via the Sunshine Coast Airport, an integrated public transport network offering passenger rail connections to Brisbane, and a local mass transit system connecting nearby centres. The submarine broadband cable offers excellent digital connectivity. High quality and amenity active transport connections are prioritised to promote active and healthy living, and a walkable city centre.

Maroochydore is a liveable coastal urban centre, providing a diversity of attractive and affordable housing in a high amenity environment. Within the city centre, multi-unit and mixed-use development provides higher density apartment living overlooking city streets and urban parkland. Higher density living areas are concentrated at key nodes focused along the main transit corridor of Aerodrome Road and are connected to the beaches via shady boulevards. Urban villages at Cotton Tree, Maroochydore Beach, and Bradman Avenue provide apartment living and tourist accommodation in identifiable and well-designed communities. Other areas close to the city centre provide lower scaled apartment living, townhouses, and duplexes as well as pockets of traditional low-density housing, providing a variety of residential options.

Maroochydore City is a healthy centre which embeds natural landscape elements into the design and use of buildings, streets and places, and connects with and recognises its picturesque coastal location. Resilience is improving, through sustainable flood management practices, appropriate built form and infrastructure to improve adaptability.

To the west of the Motorway, the nearby suburb of Kuluin continues to offer predominantly low rise, low density suburban development, with some intensification in key locations.

Kunda Park, along with the Fishermans Road and Commercial Road Industrial precinct in Kuluin, are thriving industrial areas, accommodating a wide range of local and regional scale industry and enterprise activities, and supporting the growth of the Maroochydore City Centre.

Redevelopment in the Kunda Park industrial area has improved visual amenity along Maroochydore Road as a key gateway to the City Centre.



Maroochyore

Proposed Planning Directions

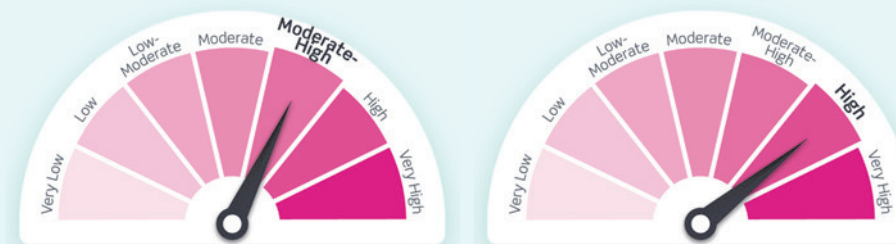
The following are proposed planning directions for Maroochyore Local Plan Area for the new planning scheme:

- Continue to develop Maroochyore as the largest centre and CBD for the Sunshine Coast with a concentration of high order retail, commercial, employment, services, administrative, community, cultural, recreational and entertainment activities as well as significant concentrations of residential development.
- Ensure planning for the Maroochyore City Centre Priority Development Area (PDA) and areas of Maroochyore outside the PDA is considered in an integrated manner to ensure a functional and cohesive City
- Review height limits on sites adjoining the PDA to facilitate built form integration with the PDA (**Map Ref. 1**)
- Maintain existing height limits for land immediately adjacent to Maroochyore Beach and Cotton Tree Esplanade
- Maintain tourism focus and open space values of Cotton Tree Esplanade showcasing its waterside setting (**Map Ref. 2**)
- Provide mixed use redevelopment opportunities along Aerodrome Road (**Map Ref. 3**)
- Encourage the transition of the Sunshine Coast Home Centre to a mixed-use node to facilitate residential uses located in multiple floors above the ground storey along with limited larger format retailing (**Map Ref. 4**)
- Provide additional areas for medium and low – medium density residential re-development close to the centre and transit stations
- Ensure appropriate transition to adjacent areas of low-density housing
- Maintain Ocean Street/Duporth Avenue as a vibrant food and music precinct (**Map Ref. 5**)
- Consolidate Kunda Park industrial area and investigate ways to improve built form outcomes along this section of Maroochyore Road (**Map Ref. 6**)
- Provide for the transition of the Wisers Road industrial area to large format retailing (e.g. showrooms) (**Map Ref. 7**)
- Allow for some limited low-medium density housing such as dual occupancies and townhouses in Kuluin to improve housing diversity
- Continue network planning and advocacy to other levels of government to ensure the timely delivery of infrastructure (roads, public and active transport, open space, community facilities, digital infrastructure etc) to keep pace with growth
- Protect Maroochy River, Maroochyore Beach, dunes and coastal environment
- Enhance the waterways as focal features for the city with extensive linear parklands and pedestrian connections

- Enhance public access to the Maroochy River
- Ensure new development in high flood/coastal hazard areas is compatible with the level of risk
- Build flood resilience and adaptability through protection of flood storage areas, dune and foreshore areas, design and location of buildings and infrastructure
- Ensure built form is responsive to raised floor levels to address flooding and ensures appropriate street address and pedestrian connectivity
- Provide walkable, shady streets and a high amenity public realm
- Investigate ways to leverage opportunities associated with the 2032 Olympics.

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed – Maroochyore



From existing Planning Scheme* From current on-ground situation

** Note: The planning scheme does not apply to the new Maroochyore City Centre Priority Development Area. Development in this area is regulated by the State Government.*



Image credit: SunCentral. Image is indicative only.

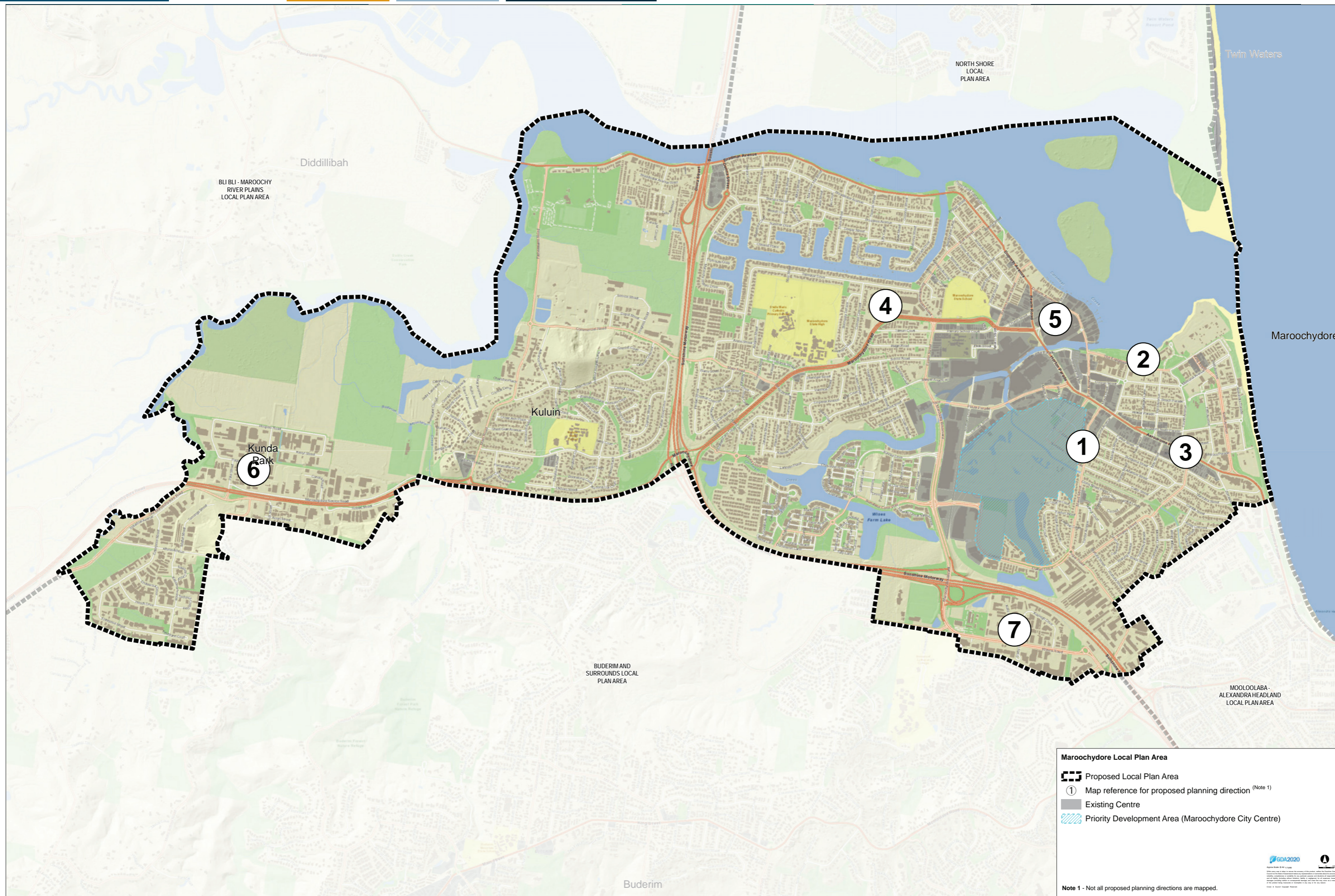


Tell us what you think

- Do you agree with the proposed vision and proposed planning directions for your local area?
- Do you think the proposed boundaries of the local plan area are right?
- Is there anything in your local area that you particularly value and want to see protected or enhanced in the planning scheme?
- What types of development would you like to see encouraged or supported in your local area?

To have your say scan the QR code or go to haveyoursay.sunshinecoast.qld.gov.au





Maroochydore Local Plan Area

- Proposed Local Plan Area
- Map reference for proposed planning direction (Note 1)
- Existing Centre
- Priority Development Area (Maroochydore City Centre)

Note 1 - Not all proposed planning directions are mapped.

GDA2020

Date: Tuesday, 9 November 2021

DRAFT Sunshine Coast Planning Scheme 2024