

7.2.19 Maroochydhore/Kuluin local plan code

7.2.19.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Maroochydhore/Kuluin local plan area as shown on Map ZM22 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Maroochydhore/Kuluin local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.19.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.19.4.1 (Performance outcomes and acceptable outcomes for assessable development in the Maroochydhore/Kuluin local plan area generally)**;
 - (c) **Table 7.2.19.4.2 (Additional performance and acceptable outcomes for assessable development in the Principal centre zone)**; and
 - (d) **Figure 7.2.19A (Maroochydhore/Kuluin local plan elements)**.

7.2.19.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Maroochydhore/Kuluin local plan code.

The Maroochydhore/Kuluin local plan area is located centrally in the eastern part of the Sunshine Coast and takes in a land area of approximately 1,390 hectares.

The local plan area includes the Maroochydhore Principal Regional Activity Centre, established urban neighbourhoods of Maroochydhore and Cotton Tree, the suburban neighbourhoods of Maroochy Waters and Kuluin, the emerging community of Sunshine Cove as well as business and industry areas along Maroochydhore Road, Wisers Road, Sugar Road, Maud Street and Fishermans Road.

A significant part of the local plan area takes in the Maroochydhore Principal Regional Activity Centre. Part of the Maroochydhore Principal Regional Activity Centre is a priority development area subject to the Economic Development Act 2012 and does not form part of the local plan area. The Maroochydhore City Centre Priority Development Area (PDA) is intended to be developed as the new city centre and central business district for the Maroochydhore Principal Regional Activity Centre.

Most of the local plan area is situated on a coastal lowland plain that meets the banks of the Maroochy River and the Maroochydhore beachfront. The Maroochy River and the Maroochydhore beachfront are major environmental and character elements that define the coastal setting and character of the local plan area. Except for some small remnants of native vegetation retained in parks and reserves, the local plan area has been largely cleared of native vegetation to accommodate coastal urban development.

Owing to its low lying topography a significant part of the local plan area is potentially at risk from acid sulfate soils and coastal hazards, including river flooding and storm surge.

A range of residential forms are represented in the local plan area ranging from the medium and high intensity tourist accommodation and mixed use development located along the Maroochydhore beachfront to the low density predominantly permanent residential housing of Maroochy Waters and Kuluin.

Sunshine Cove, located immediately to the west of the Maroochydhore Principal Regional Activity Centre, is an emerging residential community set around a man-made waterway system connecting to Cornmeal Creek. When complete, this development will accommodate a variety of housing types as well as community facilities and public open space.

A number of local centres are distributed throughout the local plan area, primarily at Cotton Tree, Maroochy Waters and Kuluin but also at several other locations. Cotton Tree, and in particular the associated foreshore area and beaches, is also a renowned and popular tourist destination.

The local plan area includes a range of community, sport and recreational facilities including Maroochydore State High School, Maroochydore State School, Kuluin State School, Maroochydore Multisports Complex, Cotton Tree Park and a number of tourist parks.

A sewage treatment plant is located north of Commercial Road and an existing quarry to the south of Commercial Road has potential for reuse once quarry operations have ceased.

The Sunshine Motorway, Maroochydore Road and Maroochy Boulevard are the principal transport routes within the local plan area. Other major roads include Bradman Avenue, Aerodrome Road, Duporth Avenue, Dalton Drive, Sugar Road, the Esplanade, Sixth Avenue, Main Road and Fishermans Road. The local plan area, and in particular the Maroochydore Principal Regional Activity Centre, is planned to be serviced by key public transport infrastructure including the Dedicated Public Transport Corridor (CAMCOS), CoastConnect Priority Public Transport and Bicycle Corridor and potential future Sunshine Coast Light Rail Corridor.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.19.3 Purpose and overall outcomes

- (1) The purpose of the Maroochydore/Kuluin local plan code is to provide locally relevant planning provisions for the assessment of development within the Maroochydore/Kuluin local plan area.
- (2) The purpose of the Maroochydore/Kuluin local plan code will be achieved through the following overall outcomes:-
 - (a) The Maroochydore/Kuluin local plan area is a diverse coastal urban area comprising the Maroochydore Principal Regional Activity Centre, a number of urban and suburban residential neighbourhoods, high intensity visitor accommodation areas, business and industry areas and major community and sport and recreation facilities.

Editor's note—part of the Maroochydore Principal Regional Activity Centre is a priority development area subject to the *Economic Development Act 2012*.

- (b) Urban development in the Maroochydore/Kuluin local plan area is limited to land within the urban growth management boundary so as to protect environmental areas and landscape values.
- (c) Cotton Tree and areas adjacent to Maroochydore Beach are cosmopolitan and vibrant places with visitor accommodation and small scale *shops*, cafés and restaurants at street level that enliven the public realm and enhance the role and image of this area as a tourism focus area.
- (d) Kuluin and Maroochy Waters are established, predominantly low density residential neighbourhoods that offer a quiet, relaxed lifestyle in locations close to the beach and the services offered by the Maroochydore Principal Regional Activity Centre.
- (e) The Specialised centre zone adjacent to Wises Road, Sugar Road and Maroochydore Road provides for the large floor plate, bulky goods retail activities required to support the core retailing activities accommodated within the Maroochydore Principal Regional Activity Centre.
- (f) Industrial areas at Kuluin and north of Wises Road provide a range of low to *medium impact industry* uses.
- (g) Development supports the role and function of Maroochydore as the principal regional activity centre for the Sunshine Coast sub-region.
- (h) Development in the local plan area recognises and reinforces the natural attributes within and adjoining the local plan area by creating buildings, landscapes, a network of open space and pedestrian/cycle linkages that emphasise the outdoor lifestyle and the strong affinity that residents have with 'living on or near the coast', and facilitates the integration of the whole of the Maroochydore Principal Regional Activity Centre.
- (i) Development provides for the following key elements of the urban open space and pedestrian/cycle network:-

- (i) a public pedestrian promenade, to be available for public access at all times, along Cornmeal Creek and Maud Canal linking Sunshine Plaza to the proposed transit station and interchange (CAMCOS) and residential areas to the south-west;
 - (ii) a continuous high quality walkable waterfront and greenspace link, available for public access at all times, along the Cotton Tree foreshore, Cornmeal Creek and Maud Canal; and
 - (iii) a continuous high quality public pedestrian and cycle link along the Maroochy River and Maroochydoore Beach foreshore, integrating and extending the Coastal Path System.
- (j) Development contributes to the establishment of landscaped boulevards along major transport routes and attractive gateways to enhance the sense of entry to the local plan area and the Maroochydoore Principal Regional Activity Centre.
- (k) Development provides appropriate landscape buffering to the Sunshine Motorway in order to visually screen built form elements and maintain the visual amenity of the Motorway.
- (l) Development provides for community infrastructure and services that meet the needs of residents in the Maroochydoore Principal Regional Activity Centre and the Sunshine Coast sub-region.
- (m) The Principal centre zone in Precinct MAR LPP-1 (City Core) is developed as a mixed use retail core and contains the highest order retail uses in conjunction with a range of business uses and a significant quantity of residential *dwelling*s. In conjunction with development in the Maroochydoore City Centre Priority Development Area, Precinct MAR LPP-1 (City Core) is intended to be the most concentrated urban setting in the Maroochydoore Principal Regional Activity Centre and is to provide the greatest range and diversity of uses.
- (n) Development in the Principal centre zone in Precinct MAR LPP-1 (City Core) provides for mixed use premises which support a vibrant day time and night time economy. Residents in the precinct, and in the Principal centre zone generally, should expect a reasonable level of ambient noise associated with the benefits of living in a centre.
- (o) Development in the Principal centre zone in Sub-precinct MAR LPSP-1 (Ocean Street Food and Music Sub-Precinct) provides for a range of business uses and entertainment activities including *food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities* that may operate after hours and include live or *amplified music* which creates a vibrant atmosphere.
- (p) Development in the Principal centre zone on Key Site 1 (Sunshine Plaza) provides for expansion or redevelopment of the shopping centre and adjacent sites to provide for an integrated, high quality design which addresses and activates key street frontages, enhances connectivity through the *site*, in particular through the provision of the public pedestrian promenade and identified road links, and presents an attractive interface to surrounding areas through outstanding building, streetscape and landscape design.
- (q) Development in the Principal centre zone on Key Site 2 (Big Top) provides for an integrated, high quality *mixed use development* which contributes to the vibrancy of Ocean Street, Cornmeal Creek and Horton Parade, enhances pedestrian connectivity through and around the *site* and displays an outstanding level of architectural and landscape design befitting of its prominent location.
- (r) Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road) and Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive) occurs in accordance with **Table 7.2.19.4.3 (Maroochydoore/Kuluin local plan supplementary table of consistent and inconsistent uses in the Principal centre zone)** and in particular ensures that any retail business uses do not detract from or compete with the core retailing functions of Precinct MAR LPP-1 (City Core).
- (s) Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road):-
 - (i) predominantly comprises medium intensity residential activities and business activities, including smaller scale *showroom* uses;
 - (ii) recognises the role of Aerodrome Road as a gateway entry to the Maroochydoore Principal Regional Activity Centre and major tourist route and provides for it to be established as a landscaped boulevard with transit and pedestrian priority, limited lot access for vehicles and high quality building presentation;

- (iii) provides for the establishment of key transit nodes at major intersections along Aerodrome Road; and
 - (iv) provides for bicycle and pedestrian infrastructure which connects major transit stations within the Maroochydore Principal Regional Activity Centre to the Cotton Tree waterfront and the eastern surf beaches.
- (t) Development in the Principal centre zone in Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive):-
 - (i) comprises a mix of uses including medium intensity residential activities, business activities (including smaller scale *showroom* uses) as well as other supporting activities and infrastructure necessary to service the Maroochydore Principal Regional Activity Centre;
 - (ii) provides a built form which reinforces the gateway function of Maroochy Boulevard and contributes to a sense of arrival to the Maroochydore Principal Regional Activity Centre;
 - (iii) provides for Maroochy Boulevard and Dalton Drive to be established as landscaped boulevards incorporating public transport infrastructure, wide pedestrian paths and limited lot access for vehicles; and
 - (iv) reflects a high level of design detail in terms of the architectural quality of buildings, the type and size of signage, and the quality of landscape treatments both within the road reserve and within development sites.
- (u) Development in the Local centre zone supports the role and function of the local business areas as local (not full service) activity centres servicing the convenience needs of residents and visitors to the local plan area.
- (v) With the exception of the two local business areas situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street that are not intended to increase their building footprint or *gross floor area*, development in the Local centre zone provides for the expansion and enhancement of business uses.
- (w) Development in the Local centre zone provides for small scale uses, active street *frontages* and other urban elements that create vibrant streets and places.
- (x) Development in the Specialised centre zone provides for the progressive refurbishment of sites along Wisers Road and Sugar Road with buildings, landscaping and integrated signage that improve the visual appearance and the continuity of the *streetscape* along these *major roads*.
- (y) Development in the High density residential zone in Precinct MAR LPP-4 (Wharf Street) provides for predominantly high density residential uses. Limited *office* uses may be established in the precinct as part of mixed use premises, where the residential amenity of the area is maintained.
- (z) Development in the Low density residential zone in Precinct MAR LPP-5 (Maud Street/Sugar Road) provides for the establishment of business uses (being *offices*) in existing dwellings in a manner that maintains the amenity of existing residential uses and improves the visual appearance and continuity of the *streetscape* along these *major roads*. Whilst the conversion of existing dwelling stock is supported, new custom built *offices* are not developed in Precinct MAR LPP-6 (Maud Street/Sugar Road).
- (aa) Development improves local connectivity and access by providing identified public road links including links between Martins Drive and Fishermans Road, Pikki Street and Primary School Court, Southern Drive and Amaroo Street, Millwell Road East and Southern Drive and required road links into the Maroochydore City Centre Priority Development Area.
- (bb) Development in the Emerging community zone provides for the continued development of Sunshine Cove as an integrated residential community, providing a mix of dwelling types and live/work buildings in a waterside setting, supported by large areas of open space, a walkable waterfront and extensive cycle and pedestrian pathway networks connecting the development to the Maroochydore Principal Regional Activity Centre and other adjoining neighbourhoods.

Editor's note—development at Sunshine Cove is currently regulated in accordance with an approved master plan and plan of development.

- (cc) The existing *tourist park* sites located at Cotton Tree and Maroochydore Beach are maintained as *tourist parks* to provide short term, affordable visitor accommodation to complement Maroochydore's role as a tourism focus area.
- (dd) Development does not compromise or adversely impact upon the operation or functional efficiency of the major transport corridors within or adjoining the local plan area including the Dedicated Public Transport Corridor (CAMCOS) and CoastConnect Priority Public Transport and Bicycle Corridor.

7.2.19.4 Performance outcomes and acceptable outcomes

Table 7.2.19.4.1 Performance outcomes and acceptable outcomes for assessable development in the Maroochydore/Kuluin local plan area generally¹

Performance Outcomes		Acceptable Outcomes	
Development in the Maroochydore/Kuluin Local Plan Area Generally (All Zones)			
PO1	Development supports the role and function of Maroochydore as the principal regional activity centre for the Sunshine Coast by accommodating uses that are complementary to, but do not compete with the intended role of, the retail core (Principal centre zone and priority development area) as the primary focus for business and community activities within the principal regional activity centre.	AO1	No acceptable outcome provided.
PO2	Development provides for buildings, structures and landscaping that are consistent with, and reflect the coastal urban character of, the Maroochydore/Kuluin local plan area.	AO2.1	Development for a residential, business or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
		AO2.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
PO3	Development provides for the retention and enhancement of key landscape elements including significant views and vistas and existing character <i>vegetation</i> contributing to the setting, character and sense of place of the Maroochydore/Kuluin local plan area.	AO3.1	Development protects and emphasises, and does not intrude upon, important views to the Maroochy River, beaches and other areas where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) .
		AO3.2	Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> contributing to the setting and character of the local plan area including:- (a) <i>vegetation</i> adjacent to the Maroochy River foreshore and Maroochydore beach foredunes; (b) significant <i>vegetation</i> on the northern side of the Sunshine Motorway at the gateway

¹ Editor's note—Table 7.2.19.4.2 (Additional performance outcomes and acceptable outcomes for assessable development in the Principal centre zone) of this code provides additional assessment criteria for assessable development located in the Principal centre zone.

Performance Outcomes		Acceptable Outcomes	
			<p>intersection of Maroochy Boulevard; and</p> <p>(c) other character <i>vegetation</i> identified on Figure 7.2.19A (Maroochydhore/Kuluin local plan elements).</p> <p>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p>
PO4	<p>Development:-</p> <p>(a) provides for the establishment of landscaped boulevards along Maroochydhore Road, Maroochy Boulevard, Evans Street, Dalton Drive, Bradman Avenue, Duporth Avenue (part), Sixth Avenue, the Esplanade, Aerodrome Road and Alexandra Parade; and</p> <p>(b) contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways that enhance the sense of arrival to, and coastal urban character of, Maroochydhore/Kuluin.</p>	AO4.1	<p>Development adjacent to a primary streetscape treatment area, boulevard treatment area or gateway/entry point where identified on Figure 7.2.19A (Maroochydhore/Kuluin local plan elements):-</p> <p>(a) incorporates a high standard of urban design and architectural and landscape treatments which enhance the sense of arrival to, and the urban beachside character of, the local plan area and emphasise corner locations; and</p> <p>(b) incorporates design elements such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.</p>
		AO4.2	<p>Development on a <i>site</i> having a landscape setback as specified on Figure 7.2.19A (Maroochydhore/Kuluin local plan elements):-</p> <p>(a) provides for a 3 metre wide deep planted (in natural ground) continuous landscaping strip for at least 70% of the length of the <i>site frontage</i> boundary; and</p> <p>(b) has a built form which typically includes courtyard edges and interfaces.</p>
		AO4.3	<p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
PO5	<p>Development with <i>frontage</i> to Aerodrome Road or Alexandra Parade minimises direct vehicle access and gives priority to pedestrians and the CoastConnect Priority Public Transport and Bicycle Corridor.</p>	AO5	<p>Development on a <i>site</i> with <i>frontage</i> to Aerodrome Road or Alexandra Parade:-</p> <p>(a) provides for no additional vehicle access from these streets; and</p> <p>(b) rationalises existing vehicle access points wherever practicable.</p>

Performance Outcomes		Acceptable Outcomes	
PO6	Development provides a wide, vegetated <i>buffer</i> to the Sunshine Motorway to visually screen and soften built form elements.	AO6	Development provides a 10 metre wide mounded landscaped <i>buffer</i> along the Sunshine Motorway road <i>frontage</i> of a <i>site</i> where identified on Figure 7.2.19A (Maroochydoore/Kuluin local plan elements) .
PO7	Development protects and enhances the major open space links offered by the foreshore park and reserve system, Cornmeal Creek, Maud Canal and associated drainage systems.	AO7	Development provides for the retention and enhancement of the greenspace links identified on Figure 7.2.19A (Maroochydoore/Kuluin local plan elements) .
PO8	Development on land adjacent to the Maroochy River foreshore, between Cornmeal Creek and Picnic Point Esplanade, provides for a continuous public pedestrian and cycle link along the Maroochy River foreshore as an extension to the coastal walk.	AO8	No acceptable outcome provided.
PO9	Development ensures the Dalton Lakes Drainage Reserve continues to function as a water management area and <i>buffer</i> to the Sunshine Motorway and Maroochy Boulevard.	AO9	No acceptable outcome provided.
PO10	Development on land with frontage to Eudlo Creek facilitates the provision of a local ecological linkage as identified on Figure 7.2.19A (Maroochydoore/Kuluin local plan elements) .	AO10	No acceptable outcome provided. Editor's note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.
PO11	Development provides public road links where identified on Figure 7.2.19A (Maroochydoore/Kuluin local plan elements) to improve local connectivity, access and servicing arrangements.	AO11	No acceptable outcome provided.
PO12	Development does not compromise the provision and operation of <i>transport networks</i> including:- (a) the Dedicated Public Transport Corridor (CAMCOS), linking the North Coast Rail Line at Beerwah to Caloundra, Kawana Waters and Maroochydoore; (b) the Sunshine Motorway and any future connection to the Sunshine Motorway in the south eastern part of the local plan area; (c) the CoastConnect Priority Public Transport and Bicycle Corridor along Aerodrome Road and Alexandra Parade; and (d) Maroochydoore Road, Maroochy Boulevard, Maud Street/Sugar Road and Bradman Avenue.	AO12	No acceptable outcome provided.
Development in the Local Centre Zone Generally			
PO13	Development in the Local centre zone:- (a) supports the role of the Cotton Tree Local Centre, Maroochy Waters Local Centre, Kuluin Local Centre and other local centres in the local plan area as local (not full service) activity centres; and (b) provides a basic level of convenience goods and services to local residents and visitors.	AO13	No acceptable outcome provided.
Development in the Local Centre Zone (King Street, Cotton Tree)			
PO14	Development in the Local centre zone	AO14	Development in the Local centre zone at

Performance Outcomes		Acceptable Outcomes	
	<p>at Cotton Tree:-</p> <ul style="list-style-type: none"> (a) is sympathetic to the urban village character of Cotton Tree; (b) contributes to the vitality of King Street; (c) provides continuous weather protection for pedestrians; (d) complements the traditional main street form and <i>streetscape</i> of Cotton Tree; and (e) provides integrated and functional car parking and access arrangements that do not dominate the <i>streetscape</i>. 		<p>Cotton Tree:-</p> <ul style="list-style-type: none"> (a) provides <i>primary active street frontages</i>, built to the front boundary, where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements); (b) provides for any residential uses to be effectively integrated with business uses; (c) has building openings overlooking the street; (d) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with decorative non-load bearing posts over footpath area with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (e) ensures that signage is integrated with buildings; (f) includes provision for landscaping, shaded seating and consistent and simple paving materials on footpaths; and (g) provides for car parking in basements.
Development in the Local Centre Zone (Local Business Area along Maroochydore Road)			
PO15	<p>Development in the Local centre zone on sites situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street:-</p> <ul style="list-style-type: none"> (a) maintains, but does not increase, the existing scale of business uses; (b) improves the appearance of the <i>streetscape</i>; (c) minimises impacts on adjoining or nearby residential uses; and (d) does not impact upon the operational efficiency of Maroochydore Road as a major transport corridor. 	AO15	<p>Development in the Local centre zone on sites situated on the corner of Maroochydore Road and Main Road and Maroochydore Road and Turner Street:-</p> <ul style="list-style-type: none"> (a) does not involve any expansion to the <i>gross floor area</i> of business uses established on the <i>site</i>; (b) improves the appearance of buildings and landscaping on the <i>site</i>; (c) provides for buildings which have a scale and form that is compatible with nearby residential buildings; (d) does not provide for direct access to Maroochydore Road; and (e) does not provide for the establishment of high traffic generating uses.
Development in the Tourist Accommodation Zone (Cotton Tree Esplanade)			
PO16	<p>Development in the Tourist accommodation zone:-</p> <ul style="list-style-type: none"> (a) contributes to the vitality of key streets and esplanades; and (b) is sympathetic to the coastal character of Cotton Tree and Maroochydore. 	AO16	<p>Development in the Tourist accommodation zone:-</p> <ul style="list-style-type: none"> (a) provides <i>primary active street frontages</i>, built to the front boundary, where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements); (b) where active <i>frontages</i> are provided, incorporates all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with decorative non-load bearing posts over footpath area with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;

Performance Outcomes		Acceptable Outcomes	
			(c) ensures that signage is integrated with the building; and (d) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
Development in the High Density Residential Zone in Precinct MAR LPP-4 (Wharf Street)			
PO17	Development for an <i>office</i> in the High density residential zone in Precinct MAR LPP-4 (Wharf Street) identified on Local Plan Map LPM22:- (a) is small scale only and does not detract from the intended role and function of the Maroochydore Principal Regional Activity Centre as the primary location for centre activities; (b) forms part of a <i>mixed use development</i> ; and (c) maintains the amenity of adjacent or nearby residential premises.	AO17	No acceptable outcome provided.
Development in the Low Density Residential Zone in Precinct MAR LPP-5 (Maud Street/Sugar Road)			
PO18	Development in the Low density residential zone in Precinct MAR LPP-5 (Maud Street/Sugar Road) identified on Local Plan Map LPM22 provides for <i>offices</i> to be incorporated within existing dwelling houses, provided that such development:- (a) maintains the amenity of adjacent or nearby residential premises; and (b) provides an attractive and coherent <i>streetscape</i> address to Maud Street/Sugar Road; and (c) provides for car parking arrangements which are in keeping with a residential appearance and do not dominate the <i>streetscape</i> .	AO18	Development for an <i>office</i> in the Low density residential zone in Precinct MAR LPP-5 (Maud Street/Sugar Road):- (a) is limited to <i>dwelling houses</i> existing prior to the commencement of the planning scheme; (b) provides for all required car parking to be accommodated on site within, behind or beside the main building; (c) provides a minimum 2 metre wide densely planted landscaped strip along the full length of the front property boundary; and (d) avoids any material impact on the amenity of adjoining or nearby residential premises through the provision of landscape buffers, screen fencing and appropriate site layout.
Development in the Emerging Community Zone (Sunshine Cove)			
PO19	Development in the Emerging community zone at Sunshine Cove:- (a) contributes to the establishment of a walkable residential community in a waterside setting, comprising of a number of high quality, attractive, environmentally responsible and sustainable mixed density residential neighbourhoods; (b) provides for a range of lot sizes, dwelling types and live/work buildings, with the highest density of residential development provided in key locations; (c) provides for an interconnected open space network and community facilities that meet the needs of the local community; (d) provides an integrated, legible and permeable road, cycle and pathway network, including a walkable waterfront along canal edges connecting residential	AO19	No acceptable outcome provided. Editor's note—development at Sunshine Cove is currently regulated in accordance with an approved master plan and plan of development.

Performance Outcomes		Acceptable Outcomes	
	neighbourhoods to open space, community facilities and the Maroochydore Principal Regional Activity Centre; and (e) protects the function and visual amenity of Maroochy Boulevard and the Sunshine Motorway.		
Development in the Community Facilities Zone (Tourist Parks)			
PO20	Development provides for the existing <i>tourist park</i> sites located at Cotton Tree and Maroochydore Beach to be retained or redeveloped as <i>tourist parks</i> .	AO20	No acceptable outcome provided.

Table 7.2.19.4.2 Additional performance outcomes and acceptable outcomes for assessable development in the Principal centre zone

Performance Outcomes		Acceptable Outcomes	
Development in the Principal Centre Zone Generally			
Land Use Intent			
PO1	Development in the Principal centre zone provides for the Maroochydore Principal Regional Activity Centre to be established as the key focal point for commercial, business and higher order retailing uses in conjunction with recreational, cultural and entertainment facilities of regional significance and higher density residential development.	AO1	No acceptable outcome provided.
PO2	Development provides for a mix and intensity of uses that contribute to the establishment of the Maroochydore Principal Regional Activity Centre as the primary Central Business District for the Sunshine Coast sub-region.	AO2	No acceptable outcome provided.
PO3	<p>Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road) and Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive) provides for:-</p> <p>(a) a use listed as a consistent use in Column 1 of Table 7.2.19.4.3 (Maroochydore/Kuluin local plan supplementary table of consistent uses and potentially consistent uses in the Principal centre zone) to occur in the relevant precinct; and</p> <p>(b) a use listed as a potentially consistent use in Column 2 of Table 7.2.19.4.3 to occur in the relevant precinct only where further assessment has determined that the use is appropriate in the precinct having regard to such matters as its location, nature, scale and intensity.</p> <p>Note—a use not listed in Table 7.2.19.4.3 is an inconsistent use and is not intended to occur in the Principal centre zone in Precinct MAR LPP-2 or Precinct MAR LPP-3.</p>	AO3	No acceptable outcome provided.
Integration and Connectivity with the Maroochydore City Centre Priority Development Area			
PO4	Development in the Principal centre	AO4	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	zone provides for high levels of integration and connectivity with the key structural elements of the Maroochydore City Centre Priority Development Area, including open space, pedestrian, cyclist and vehicular linkages.		
Accessibility, Permeability and Legibility			
PO5	Development provides for a walkable waterfront and open space network along the full frontages of Cornmeal Creek and Maud Canal providing public access at all times and connectivity through the Principal Regional Activity Centre and beyond to the Maroochy River and foreshore and surrounding residential areas.	AO5	Development ensures that a walkable waterfront and open space network is provided in public ownership in accordance with the greenspace link and key pedestrian/cycle link identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) .
PO6	Development provides for a high amenity and functional pedestrian promenade, available for public access at all times, extending along the full frontage of Maud Canal from Cornmeal Creek to the proposed transit station and interchange (CAMCOS) and surrounding residential areas.	AO6.1	Development provides a pedestrian promenade in public ownership along the full frontage of the Maud Canal from Cornmeal Creek to the proposed transit station and interchange (CAMCOS), and surrounding residential areas.
		AO6.2	The pedestrian promenade is designed and constructed in accordance with the specifications shown on Figure 7.2.19B (Maroochydore Public Pedestrian Promenade Design) .
		AO6.3	Development provides for shade structures, landscaping and directional signage to be installed within the pedestrian promenade.
PO7	Development provides mid-block pedestrian connections which:- (a) are located to reflect the desired lines of pedestrian movement between major points of attraction and public spaces that are available for public access at all times; (b) provide a safe alternative to the street based pedestrian and cycle movement network; and (c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.	AO7.1	Development for a large floor plate use in the Principal centre zone, or on land otherwise identified as accommodating a through block pedestrian linkage on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) provides publicly accessible, visible, safe, comfortable and attractive through block pedestrian linkages.
		AO7.2	The pedestrian connections are subject to an easement in favour of the Council to ensure guaranteed 24 hour and 7 days per week public access.
Built Form			
PO8	Development provides for buildings that achieve the following:- (a) define the public domain and contribute to the character of the <i>streetscape</i> and urban open space; (b) have a scale, rhythm and proportions which respond to the building's use, its context including views and vistas and the preferred character of the area in which it is located; and (c) have a high architectural quality.	AO8	No acceptable outcome provided.
PO9	Development provides buildings that:- (a) are closely related to streets, public	AO9	Development for a building in the Principalcentre zone in Precinct MAR

Performance Outcomes		Acceptable Outcomes	
	<p>spaces and pedestrian routes;</p> <p>(b) maintain some area free of buildings at ground level to accommodate deep planted landscapes and facilitate pedestrian movement and other functions associated with the building;</p> <p>(c) exhibit well-defined podium and tower elements which provide a slender building profile above podium level; and</p> <p>(d) are sited and oriented to cause least environmental impact.</p>		<p>LPP-1 (City Core) provides for a maximum <i>site cover</i> of 90% for the podium element, and 50% for the tower element, where the following criteria are met:-</p> <p>(a) the site has a principal <i>frontage</i> of at least 20 metres;</p> <p>(b) deep planted landscapes are provided at the principal <i>frontage</i> of the site and are of a sufficient size and dimension to accommodate mature trees; and</p> <p>(c) the development demonstrates outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design.</p> <p>OR</p> <p>In all other circumstances, development complies with the <i>site cover</i> requirements of the applicable use code.</p>
PO10	<p>Development provides spaces between buildings which:-</p> <p>(a) allow for light and air penetration;</p> <p>(b) provide for an adequate level of privacy and outlook;</p> <p>(c) avoid wind tunnelling effects; and</p> <p>(d) sensitively respond to adjoining uses.</p>	<p>AO10.1</p> <p>AO10.2</p>	<p>Development ensures that a building which incorporates a tower element but not a podium element is <i>setback</i> a minimum of 6 metres from the side boundary.</p> <p>Development ensures that a building which incorporates a tower element and a podium element provides for the following:-</p> <p>(a) the podium element to have a maximum height of 16 metres and be built to the property boundary unless adjoining a residential use in which case the podium element may only be built to the property boundary up to 4.5 metres in height; and</p> <p>(b) the tower element to be <i>setback</i> 6 metres from the front of the podium element with a minimum separation distance of 15 metres between tower elements on the same <i>site</i>.</p>
PO11	<p>Development provides buildings that:-</p> <p>(a) are architecturally treated with facades and elevations that avoid large blank walls; and</p> <p>(b) incorporate roof forms, openings and <i>setbacks</i> that articulate vertical building surfaces and contribute positively to the Maroochydore Principal Regional Activity Centre <i>streetscape</i>.</p>	AO11	<p>Development ensures that a building incorporates architectural treatments of facades and elevations such that:-</p> <p>(a) semi-enclosed spaces and colonnades are provided at street level where abutting pedestrian routes, through the use of awnings, pergolas, or other devices that may be suspended, free standing, supported on columns or cantilevered;</p> <p>(b) blank or featureless walls extend for no more than 15 metres either in plane or elevation without including articulation or variation, such as stepping by a minimum of 0.6 metres, windows, balconies or other such features; and</p> <p>(c) top levels of buildings and roof forms that are shaped to:-</p>

Performance Outcomes		Acceptable Outcomes	
			<ul style="list-style-type: none"> (i) reduce their apparent bulk and provide visually attractive skyline silhouettes; (ii) screen mechanical plant from view; and (iii) provide roof-top terraces to take advantage of views where appropriate.
PO12	Development provides buildings that respect and reflect the distinctive character of their settings and express contemporary architectural practice.	AO12	Development ensures that a building is finished with external building materials and colours that:- <ul style="list-style-type: none"> (a) are robust and do not require high levels of maintenance; (b) complement their setting and be attractive to neighbouring premises; and (c) are not mirrored or highly reflective.
PO13	Development provides buildings with service structures and mechanical plant that are attractively presented and make a positive contribution to the Maroochydore Principal Regional Activity Centre <i>streetscape</i> .	AO13.1	Development ensures that building service structures, lift motor rooms and mechanical plant are designed as architectural features of the building or are effectively screened from the street or public open space.
		AO13.2	Development ensures that building roof tops allow for the future inclusion of satellite dishes and <i>telecommunications facilities</i> in an unobtrusive manner such that these services are not visible from the street or public open space.
		AO13.3	Development ensures that building caps and rooftops contribute to the architectural character of the building and create a coherent roofscape for the Maroochydore Principal Regional Activity Centre.
Active Streets and Public Spaces			
PO14	Development on a <i>site</i> identified as having an active <i>frontage</i> on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) provides a continuous pedestrian friendly façade and incorporates activities located at ground level that promote a vibrant and lively <i>streetscape</i> character.	AO14	Development provides <i>primary active street frontages</i> and <i>secondary active street frontages</i> where identified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) .
PO15	Development involving new or extended large floor plate retail uses is located and designed to contribute to vibrant and active streets and public places.	AO15	Development for a large format retail use (such as a <i>showroom</i> , <i>discount department store</i> , <i>department store</i> or a <i>supermarket</i>) provides a main entrance onto a public street with any external walls that would otherwise front the street, containing <i>sleeving</i> uses.
PO16	Development ensures that the ground floor level of a building:- <ul style="list-style-type: none"> (a) is adaptable, allowing for changes in land use over time; and (b) distinguish the commercial and sub-tropical identity of the Maroochydore Principal Regional Activity Centre. 	AO16	Development provides for business uses in premises having a primary active street frontage as specified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) to have a minimum floor to ceiling height of 3.5 metres at the ground floor level.
PO17	Development provides for footpaths and walkways intended primarily for pedestrians to be comfortable to use and adequately sheltered from	AO17	Development adjacent to a public street or other public and semi-public space provides adequate and appropriate shelter along or around such spaces

Performance Outcomes		Acceptable Outcomes	
	excessive sunlight and inclement weather.		with:- (a) a minimum shelter width of:- (i) 3.2 metres provided for <i>primary active street frontages</i> specified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) ; and (ii) 2.7 metres provided for <i>secondary active street frontages</i> specified on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) ; and (b) a shelter type that comprises one or more of the following:- (i) verandah; (ii) colonnade; (iii) awning; (iv) covered pergola; (v) arcade.
Housing Diversity			
PO18	Development ensures that a range of <i>dwelling</i> types and sizes are provided to facilitate social mix, meet changing demographic needs and provide opportunities for affordable living.	AO18	Development ensures at least 10% of all <i>dwelling</i> s on a <i>site</i> are equal to or less than 100m ² in <i>gross floor area</i> . Note—Acceptable Outcome AO18 is not intended to apply to sites fronting the Maroochy River.
Streetscapes, Public Spaces and Landscapes²			
PO19	Development provides attractive landscapes that contribute to the sub-tropical character, amenity, utility and safety of the Maroochydore Principal Regional Activity Centre including within public places and open space areas, <i>streetscapes</i> and streetscape interfaces.	AO19.1 AO19.2 AO19.3 AO19.4	Development provides landscaping on top of podium levels and car parks and on balconies and verandahs, where such front the street. Development provides planter boxes that are an integral part of the building structure, are appropriately drained and do not exceed 0.6 metres in height. Development provides for the use of primarily advanced trees and shrubs to soften large built form exteriors and to achieve screening of a minimum of 30% of the building elevation. Development provides footpath paving treatments and street furniture that integrate with adjoining development and setback areas and align with public footpaths.
PO20	Development which in order to comply with a minimum habitable floor level, has a ground storey that is different to the level of the adjoining street or other public space, provides for the following:- (a) a high level of non-discriminatory pedestrian access to maintain an active <i>frontage</i> ; (b) a ramp, stair or other element to facilitate pedestrian and vehicular access that is entirely accommodated within the <i>site</i> .	AO20	No acceptable outcome provided.
PO21	Development provides for art	AO21	No acceptable outcome provided.

² These provisions are intended to supplement the *Landscape code*.

Performance Outcomes		Acceptable Outcomes	
	installations to be incorporated where possible, as an essential element to engage users of the urban environment.		
Car Parking			
PO22	Development provides for or contributes to the provision of consolidated or shared car parking which serves a variety of nearby uses.	AO22	No acceptable outcome provided.
PO23	Development in Precinct MAR LPP-1 (City Core) and in Sub-precinct MAR LPSP-1 (Ocean Street Hospitality Area) provides car parking areas and service areas that are not visually dominant from a street or public open space.	AO23.1	Development provides car parking areas, service areas and access driveways that are located so that they will not dominate the <i>streetscape</i> or unduly intrude upon pedestrian use of footpaths, through:- (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the <i>site</i> , incorporated wholly within a building or below ground level, and shared driveways.
		AO23.2	Development provides vehicular access arrangements that do not ramp along boundary alignments edging the street, laneways, public open space and the like.
PO24	Development in a precinct other than Precinct MAR LPP-1 (City Core) and in Sub-precinct MAR LPSP-1 (Ocean Street Hospitality Area) provides ground level car parking areas and service areas that do not dominate the street <i>frontage</i> .	AO24.1	Development provides for any ground level car parking area to be:- (a) located behind or contained within a building and not visible from the street <i>frontage</i> ; or (b) screened by a minimum 3 metre wide landscape buffer containing continuous shade tree planting.
		AO24.2	Development provides for loading docks to be fully enclosed and manoeuvring areas for service vehicles to be <i>setback</i> a minimum of 5 metres and not be adjacent to or visible from the street.
Development in the Principal Centre Zone in Precinct MAR LPP-1 (City Core)			
PO25	Development in the Principal centre zone in Precinct MAR LPP-1 (City Core) identified on Local Plan Map LPM22 comprises a vibrant and high intensity mixed use core where the principal business and administrative functions are complemented by retailing, entertainment, education, community and cultural facilities, tourism and residences.	AO25	No acceptable outcome provided.
PO26	Development in the Principal centre zone in Precinct MAR LPP-1 (City Core) does not comprise <i>showrooms</i> so that it does not delay or compromise the following:- (a) the capacity of the existing and planned road transport infrastructure networks in the Maroochydore Principal Regional Activity Centre; (b) the employment potential of the Maroochydore Principal Regional Activity Centre; (c) the intended urban design outcomes for the Maroochydore Principal Regional Activity Centre; (d) the principle of a transit oriented	AO26	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	community through pedestrian and cycle paths and public transport; (e) the development of <i>showrooms</i> in other areas intended for this use by the planning scheme outside of the Maroochydore Principal Regional Activity Centre.		
Development in the Principal Centre Zone (Key Site 1 – Sunshine Plaza)			
PO27	<p>Development in the Principal centre zone on Key Site 1 (Sunshine Plaza) ensures that significant expansion or redevelopment of the Sunshine Plaza Shopping Centre or adjacent properties:-</p> <ul style="list-style-type: none"> (a) occurs in an integrated manner in accordance with a master plan or approved plan of development; (b) provides for outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design; (c) facilitates a high level of accessibility to the Maroochydore Station transit interchange and the transit station and interchange (CAMCOS); (d) provides for Cornmeal Creek and the Maud Canal to function as key elements of the urban open space infrastructure network and provides for development which reinforces and activates these links; (e) does not compromise the proposed road hierarchy and transport infrastructure necessary to service the Maroochydore Principal Regional Activity Centre; (f) provides strong linkages with surrounding development and, in particular, the provision of the public pedestrian promenade and other urban design elements and treatments necessary to create a high level of integration and connectivity; (g) provides public road links as indicated on Figure 7.2.19A (Maroochydore/Kuluin local plan elements) to improve local connectivity; and (h) minimises visual and amenity impacts associated with car parking and servicing areas. 	AO27	No acceptable outcome provided.
Development in the Principal Centre Zone (Key Site 2 – Big Top)			
PO28	<p>Development in the Principal centre zone on Key Site 2 (Big Top) ensures that redevelopment of the site:-</p> <ul style="list-style-type: none"> (a) provides for the <i>site</i> to be developed as a high quality, integrated, mixed use development incorporating a range of centre activities and residential accommodation; (b) provides for outstanding building, 	AO28	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p><i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</p> <p>(c) provides an attractive address to all street <i>frontages</i> and to Cornmeal Creek;</p> <p>(d) facilitates a high level of accessibility to the Maroochydore Station transit interchange;</p> <p>(e) provides for development which reinforces and activates the public pedestrian and urban open space link along Cornmeal Creek;</p> <p>(f) provides strong linkages with surrounding development and, in particular, the provision of through block pedestrian links connecting Ocean Street and Duporth Avenue with Cornmeal Creek Esplanade, and other urban design elements and treatments necessary to create a high level of integration and connectivity;</p> <p>(g) provides <i>primary active street frontages</i> to Cornmeal Creek, Ocean Street, Duporth Avenue and Horton Parade and the 'urban laneway' through the <i>site</i> connecting Ocean Street with Cornmeal Creek Esplanade;</p> <p>(h) maintains existing vehicular access points; and</p> <p>(i) provides integrated and functional car parking and access arrangements that do not dominate the street.</p>		
Development in the Principal Centre Zone in Sub-precinct MAR LPSP-1 (Ocean Street Food and Music Sub-Precinct)			
PO29	Development in the Principal centre zone in Sub-Precinct MAR LPSP-1 (Ocean Street Food and Music Sub-Precinct) identified on Local Plan Map LPM22 provides for a range of entertainment/catering business uses and other business uses including <i>food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities</i> that may operate after hours and include live or <i>amplified music</i> which creates a vibrant atmosphere.	AO29	No acceptable outcome provided.
Development in the Principal Centre Zone in Precinct MAR LPP-2 (Aerodrome Road)			
PO30	Development in the Principal centre zone in Precinct MAR LPP-2 (Aerodrome Road) identified on Local Plan Map LPM22 complies with the following:- <p>(a) development predominantly comprises medium intensity residential uses and commercial business uses with short term or permanent residential uses occurring generally at floor levels above the ground <i>storey</i>;</p> <p>(b) development does not detract</p>	AO30	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>from or compete with major retailing activities in Precinct MAR LPP-1 (City Core);</p> <p>(c) development facilitates and supports the creation of Aerodrome Road as an attractive landscaped boulevard with transit and pedestrian priority;</p> <p>(d) development with a <i>frontage</i> to Aerodrome Road provides for the consolidation of existing lot accesses along Aerodrome Road and for rear access to lots to be obtained from other streets where reasonably practicable;</p> <p>(e) development provides for bicycle and pedestrian infrastructure which connects the Maroochy Station transit interchange and the transit station and interchange (CAMCOS) to the Cotton Tree waterfront and the eastern surf beaches.</p>		
PO31	Development provides for all <i>showrooms</i> to have a maximum <i>gross leasable floor area</i> of 3,000m ² per tenancy.	AO31	No acceptable outcome provided.
Development in the Principal Centre Zone in Precinct in MAR LPP-3 (Maroochy Boulevard/Dalton Drive)			
PO32	<p>Development in the Principal centre zone in Precinct MAR LPP-3 (Maroochy Boulevard/Dalton Drive), identified on Local Plan Map LPM22, complies with the following:-</p> <p>(a) development predominantly comprises medium intensity business and residential activities including <i>offices</i> and smaller scale <i>shops</i> and <i>showrooms</i>;</p> <p>(b) development does not detract from or compete with major retailing activities in Precinct MAR LPP-1 (City Core).</p>	AO32	No acceptable outcome provided.
PO33	<p>Development provides for the following:-</p> <p>(a) all <i>showrooms</i> to have a maximum <i>gross leasable floor area</i> of 3,000m² per tenancy;</p> <p>(b) the total maximum <i>gross leasable floor area</i> of all retail business uses (other than <i>showroom</i>) to not exceed 20,000m² for the precinct.</p>	AO33	No acceptable outcome provided.
PO34	Development provides for Maroochy Boulevard and Dalton Drive to be established as attractive landscaped boulevards incorporating significant tree planting, public transport infrastructure, wide pedestrian paths and limited lot access for vehicles.	AO34	No acceptable outcome provided.
PO35	Development to the north of the Dalton Drive east-west extension is integrated with the adjoining development in the Priority Development Area, having regard to block size, access arrangements, intended uses, built form	AO35	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	and stormwater flow requirements.		
PO36	Development provides for appropriate buffering to the Sunshine Motorway and the Dedicated Transit Corridor (CAMCOS), such that development achieves a high level of amenity and the safety and efficiency of these major transport infrastructure elements is maintained.	AO36	No acceptable outcome provided.
PO37	Development provides a built form that is sympathetic to adjoining development, with a transitioning of building height, bulk and scale on the edges of the precinct.	AO37	No acceptable outcome provided.
PO38	Development fronting Dalton Drive or Maroochy Boulevard provides for the following:- (a) <i>showroom</i> development that maintains a strong built form along Dalton Drive and Maroochy Boulevard and incorporates land uses that activate these <i>frontages</i> ; (b) car parking that is located behind buildings and does not dominate the street <i>frontage</i> ; (c) consolidated access points to Dalton Drive and Maroochy Boulevard.	AO38	No acceptable outcome provided.
PO39	Development fronting Maroochy Boulevard provides for buildings to be of a consistent height that frames Maroochy Boulevard as the gateway entry to the Maroochy Regional Activity Centre.	AO39	Development fronting Maroochy Boulevard has a minimum height of 8 metres.

Table 7.2.19.4.3 Maroochy Regional Activity Centre local plan supplementary table of consistent uses and potentially consistent uses in the Principal centre zone

Note—this table overrides the consistent and potentially consistent uses specified in the zone codes in Part 6 (Zones) for the precincts specified.

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Principal centre zone (Precinct MAR LPP-1 – City Core)	
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dual occupancy</i> (where forming part of a <i>mixed use development</i>) (d) <i>Dwelling unit</i> (e) <i>Multiple dwelling</i> (f) <i>Residential care facility</i> (g) <i>Resort complex</i> (h) <i>Retirement facility</i> (i) <i>Rooming accommodation</i> (j) <i>Short-term accommodation</i>	None
Business activities	
(a) <i>Adult store</i> (b) <i>Agricultural supplies store</i> (c) <i>Bar</i> (d) <i>Car wash</i> (e) <i>Food and drink outlet</i> (f) <i>Function facility</i> (g) <i>Funeral parlour</i> (h) <i>Garden centre</i> (where not exceeding a gross leasable floor area of 450m ²) (i) <i>Hardware and trade supplies</i> (where not exceeding a gross leasable floor area of 450m ²)	(a) <i>Garden centre</i> (where exceeding a gross leasable floor area of 450m ²) (b) <i>Hardware and trade supplies</i> (where exceeding a gross leasable floor area of 450m ²) (c) <i>Nightclub entertainment facility</i> (where not located in Sub-Precinct MAR LPSP-1 – Ocean Street Food and Music Sub-Precinct) (d) <i>Tourist attraction</i>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<ul style="list-style-type: none"> (j) <i>Health care services</i> (k) <i>Home based business</i> (where other than a <i>high impact home based business activity</i>) (l) <i>Hotel</i> (m) <i>Market</i> (n) <i>Nightclub entertainment facility</i> (where located in Sub-Precinct MAR LPSP-1 – Ocean Street Food and Music Sub-Precinct) (o) <i>Office</i> (p) <i>Sales office</i> (q) <i>Service station</i> (r) <i>Shop</i> (s) <i>Shopping centre</i> (t) <i>Theatre</i> (u) <i>Veterinary services</i> 	
Industrial activities	
<ul style="list-style-type: none"> (a) <i>Medium impact industry</i> (where for a micro-brewery) (b) <i>Service industry</i> 	<ul style="list-style-type: none"> (a) <i>Low impact industry</i> (b) <i>Research and technology industry</i>
Community activities	
<ul style="list-style-type: none"> (a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Hospital</i> (g) <i>Place of worship</i> 	
Sport and recreation activities	
<ul style="list-style-type: none"> (a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Major sport, recreation and entertainment facility</i> (where for a convention and exhibition centre or entertainment centre) (d) <i>Park</i> 	
Other activities	
<ul style="list-style-type: none"> (a) <i>Major electricity infrastructure</i> (where for underground high voltage sub-transmission powerlines and associated transition structures) (b) <i>Parking station</i> (c) <i>Telecommunications facility</i> (where other than a freestanding tower) (d) <i>Utility installation</i> (where a <i>local utility</i>) 	
Principal centre zone (Precinct MAR LPP-2 – Aerodrome Road and Precinct MAR LPP-3 – Maroochy Boulevard/Dalton Drive)	
Residential activities	
<ul style="list-style-type: none"> (a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dual occupancy</i> (where forming part of a <i>mixed use development</i>) (d) <i>Dwelling unit</i> (e) <i>Multiple dwelling</i> (f) <i>Residential care facility</i> (g) <i>Resort complex</i> (h) <i>Retirement facility</i> (i) <i>Rooming accommodation</i> (j) <i>Short-term accommodation</i> 	None
Business activities	
<ul style="list-style-type: none"> (a) <i>Adult store</i> (b) <i>Agricultural supplies store</i> (c) <i>Bar</i> (d) <i>Car wash</i> (e) <i>Food and drink outlet</i> (f) <i>Function facility</i> (g) <i>Funeral parlour</i> (h) <i>Garden centre</i> (where not exceeding a gross leasable floor area of 450m²) (i) <i>Hardware and trade supplies</i> (where not exceeding a gross leasable floor area of 450m²) (j) <i>Health care services</i> (k) <i>Home based business</i> (where other than a <i>high impact home based business activity</i>) (l) <i>Hotel</i> (m) <i>Market</i> 	<ul style="list-style-type: none"> (a) <i>Garden centre</i> (where exceeding a gross leasable floor area of 450m²) (b) <i>Hardware and trade supplies</i> (where exceeding a gross leasable floor area of 450m²) (c) <i>Showroom</i> (where each individual tenancy exceeds a gross leasable floor area of 3,000m²) (d) <i>Tourist attraction</i>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(n) Office (o) Sales office (p) Service station (q) Shop (if not involving a <i>department store</i>) (r) Shopping centre (if not involving a <i>department store</i>) (s) Showroom (where each individual tenancy does not exceed a <i>gross leasable floor area</i> of 3,000m ²) (t) Theatre (u) Veterinary services	
Industrial activities	
(a) Medium impact industry (where for a micro-brewery) (b) Service industry	(a) Low impact industry (b) Research and technology industry
Community activities	
(a) Child care centre (b) Community care centre (c) Community use (d) Educational establishment (e) Emergency services (f) Hospital (g) Place of worship	None
Sport and recreation activities	
(a) Club (b) Indoor sport and recreation (c) Park	None
Other activities	
(a) Major <i>electricity infrastructure</i> (where for underground high voltage sub-transmission powerlines and associated transition structures) (b) Parking station (c) Telecommunications facility (where other than a freestanding tower) (d) Utility installation (where a <i>local utility</i>)	None

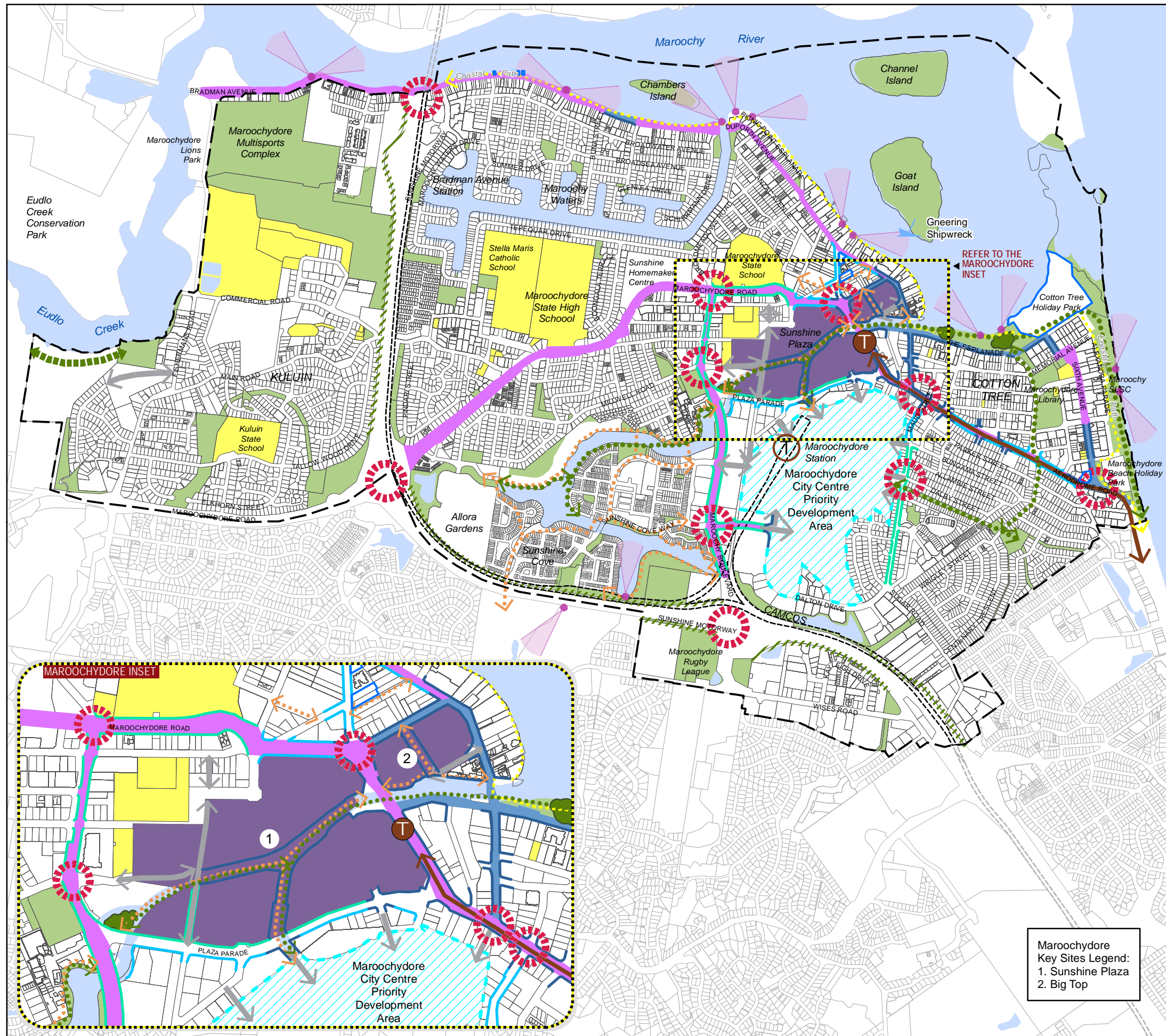
Table 7.2.19.4.4 Maroochydore/Kuluin local plan supplementary table of consistent uses and potentially consistent uses in the Open space zone

Note—this table overrides the consistent and potentially consistent uses specified in the zone codes in Part 6 (Zones) for Lot 6 SP239529.

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential activities	
Caretaker's accommodation	None
Business activities	
(a) Food and drink outlet (where located on Council owned or controlled land, conducted in association with an open space or sport and recreation use on the same site and having a <i>gross leasable floor area</i> not exceeding 100m ²) (b) Market	Food and drink outlet (where other than as specified in column 1)
Community activities	
(a) Community use (where located on Council owned or controlled land and undertaken by or on behalf of the Council) (b) Emergency services	None
Sport and recreation activities	
(a) Outdoor sport and recreation (where located on Council owned or controlled land, undertaken by or on behalf of the Council or a <i>not-for-profit organisation</i> and the <i>gross floor area</i> of any building associated with the use does not exceed 150m ²) (b) Park	Outdoor sport and recreation (where other than as specified in column 1)
Other activities	
(a) Environment facility (where located on Council owned or controlled land, undertaken by or on behalf of the Council) (b) Major <i>electricity infrastructure</i> (where for underground high voltage sub-transmission powerlines and associated transition structures)	None

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(c) <i>Utility installation (where a local utility)</i>	

Sunshine Coast Planning Scheme 2014 Maroochydore/Kuluin Local Plan Area



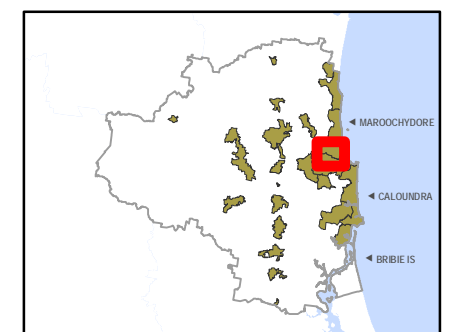
- LEGEND**
- Local Plan Area Boundary
 - Waterway^{Note 1}
 - Primary Active Street Frontage
 - Secondary Active Street Frontage
 - Landscape Setback
 - Primary Streetscape Treatment Area
 - Boulevard Treatment Area
 - Local Ecological Linkage
 - Greenspace^{Note 1}
 - Community Activity/Facility^{Note 1}
 - Greenspace Link
 - Character Vegetation
 - Landscape Buffer
 - Gateway/Entry Point
 - Significant View
 - Heritage Place^{Note 2}
 - Heritage Place (Shipwreck)
 - Key Pedestrian/Cycle Linkage
 - Coastal Path^{Note 4}
 - Dedicated Public Transport Corridor (CAMCOS)
 - CoastConnect Priority Public Transport Corridor
 - Transit Hub
 - Future Transit Hub
 - Indicative Road Linkage/Access Point
 - Key Site (Refer to Key Sites Legend)
 - Priority Development Area (subject to the *Economic Development Act 2012*)

Note 1: For contextual purposes only.
 Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).
 Note 4: Indicative alignment, subject to further investigation in some areas.

0 100 200 400 600 800 Metres
 1:21,116

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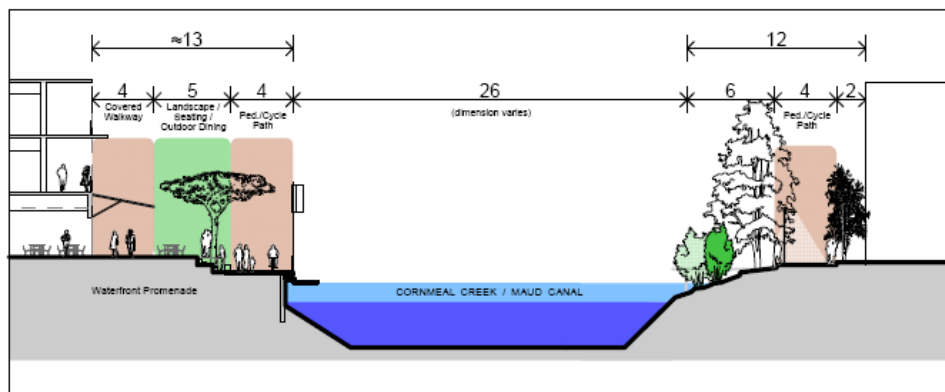
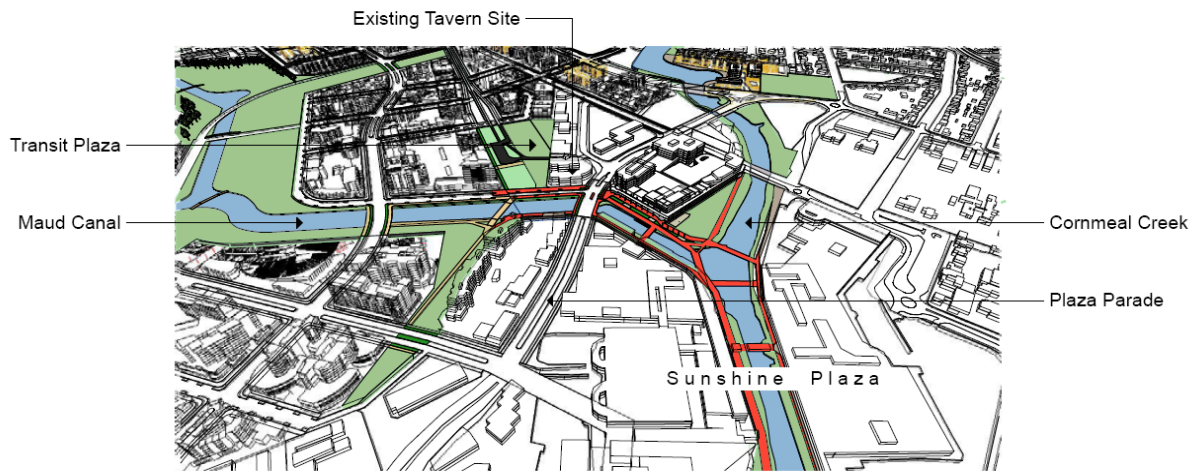
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Maroochydore
 Key Sites Legend:
 1. Sunshine Plaza
 2. Big Top

Figure 7.2.19A (Maroochydore/Kuluin
 Local Plan Elements)

Figure 7.2.19B Maroochydore Public Pedestrian Promenade Design



Public Pedestrian Promenade Indicative Section

