

# Maroochydore City Centre Priority Development Area Development Scheme amendment no. 1

**Minister for Economic Development Queensland  
Submissions report**

Under the *Economic Development Act 2012*

April 2016



**Queensland  
Government**

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# 1 Introduction

The Maroochydney City Centre Priority Development Area (PDA) was declared on 19 July 2013. Planning for the Maroochydney City Centre PDA was undertaken by the Sunshine Coast Council (SCC).

A number of provisions within the Maroochydney City Centre PDA Development Scheme (DS) describe the intended role and application of 'precinct plans'. An unintended consequence of these provisions is that planning proposals which may improve the operation and efficiency of the area cannot currently be considered. Accordingly, to address this matter and to ensure the efficient statutory operation of the DS, a series of changes were suggested which form the basis of the amendment. The amendment was jointly prepared by Economic Development Queensland (EDQ) and the SCC.

The public notification and submission period for the proposed amendments to the Maroochydney City Centre PDA DS occurred from 4 December 2015 to 24 December 2015.

Following the end of the public notification period, submissions were considered by the Minister for Economic Development Queensland (MEDQ). This report has been prepared to summarise the submissions received, provide information on the merits of the submissions and their relationship to the proposed amendment to the DS.

## 2 Overview of public notification process

### 2.1 Community engagement

The public notification and submission period for the Maroochydore City Centre PDA proposed development scheme amendment occurred from 4 December to 24 December 2015.

As required under the [Economic Development Act 2012](#) (ED Act), a notice was placed in the Government Gazette as well as an advertisement in the Sunshine Coast Daily advising of the timing of the notification process and detailing how to view the proposed amendments and prepare a submission.

During the notification period the SCC wrote to all surrounding residents advising them of the proposed amendment and the timeframes for consultation. EDQ also wrote to the landowners within the PDA.

The MEDQ made the [proposed amendments](#) available to view on the Department of Infrastructure, Local Government and Planning's (DILGP) website. The MEDQ will publish a notice in the local newspaper advising the public of the approval of the development scheme amendment. Additionally, each person who made a submission during the submission period will be notified that their submission has been assessed and that this report and the amended DS can be viewed on [DILGP's website](#).

### 2.2 Submission registration and review process

Submissions were received by hard copy submission. Once received, submissions were registered and reviewed. This process was established to:

- consider all submissions in an objective, equitable and fair manner
- assist in the preparation of the submissions report
- provide guidance and advice to the MEDQ in respect of preparing the final amendments
- enable the MEDQ to comply with the requirements of the ED Act.

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

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

Steps	Action/detail
1. Registration and acknowledgement of submissions.	Submissions were registered as they were received. A letter or email of acknowledgement was sent to submitters as submissions were recorded.
2. Classification of submissions.	Submissions were classified by location, submitter and submission type.  For further information see section 3.
3. Summarising submission issues.	Submissions were reviewed upon receipt to identify the issues that were being raised and which parts of the proposed amendments they related to. These were then summarised and collated for inclusion in the submissions report.
4. Evaluation and responses to issues.	The issues raised in all submissions were summarised and evaluated at the completion of the public notification period.
5. Submissions report.	The submissions report was prepared which collates steps 3 and 4 above, therefore providing a summary of the submissions considered, information about the merits of the submissions, and recommendations regarding weather changes should be made to the proposed amendments to reflect submissions.
6. Council consideration of submissions.	The SCC was consulted in relation to the matters raised by the submissions at the completion of the consultation process.
7. MEDQ approval.	The final submissions report and amended development scheme were submitted to the MEDQ for review and approval.

Steps	Action/detail
8. Governor in Council approval and adoption of development scheme and notice to submitters.	<p>After the MEDQ approved the submissions report and amended development scheme, the <i>Economic Development Regulation 2013</i> was amended by the Governor in Council. Accordingly, the amended development scheme now supersedes the original development scheme. As soon as practicable after the development scheme takes effect, the MEDQ is required to publish the amended scheme and submissions report on <a href="#">DILGP's website</a>. The MEDQ will also publish in at least one newspaper circulating in the local area, a notice stating the amended scheme has been approved and it can be inspected on <a href="#">DILGP's website</a>, along with the submissions report. Additionally EDQ will notify each person who made a submission within the submission period, that the amended development scheme has been approved and is available on <a href="#">DILGP's website</a> along with the submissions report.</p>

## 3 Overview of submissions

### 3.1 Submitter type

A total of two properly made submissions were received during the submission period. One submission was made by a private individual and the other was on behalf of a commercial organisation. No submissions were received after the submission period had closed.

### 3.2 Submitter location

The origin of submitters is shown in Table 2. All submissions originated from outside the PDA.

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

Location	Number of submissions received
Maroochydore	1
Alexandra Headland	1
<b>Total submissions</b>	<b>2</b>

### 3.3 Submission type

Both submissions were categorised as 'letter and hard copy submission form' type. Table 3 below provides a list of submissions by type.

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

Type of submission	Number of submissions received
Letter or hard copy submission form	2
Email	0
Online submission	0
<b>Total submissions</b>	<b>2</b>

### 3.4 Overarching areas of support

One of the submissions supported the proposed amendments to the development scheme noting the changes would have a beneficial effect on the future of the Maroochydore City Centre providing for greater flexibility needed to facilitate economic development.

### 3.5 Overarching areas of concern

One of the submissions raised concerns with the lack of detailed information in the development scheme regarding impacts on views and vistas from adjoining residential areas.



## 4 Summary and merits of submissions relating to amendments

### 4.1 Site planning and land use

Matter #	Summary of issue/comment	Response	Changes Y/N
<b>General</b>			
1	Supportive of the flexibility the amendment will afford planning within the precincts and removal of an unreasonable level of restriction.	Noted	N
2.	Concerned that views from adjoining multi-unit apartments may be adversely impacted by the development scheme.	<p>Noted:</p> <p>The amendments to the development scheme are not directly related to the provision of open space and associated view corridors. Further, the development scheme is a high level document which is intended to provide a framework for future development. Development applications are intended to provide specific detail on the design of built form and the public realm. Development applications within the PDA can be viewed on <a href="#">DILGP's website</a>.</p>	N

## 5 Summary of changes to proposed amendment

Based on all the submissions there are no changes required to the proposed amendment. However, a number of text updates have been made to reflect changes in the naming of government organisations and associated website addresses.

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