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23 October 2023

The Minister for Economic Development Queensland

Lodged with Sunshine Coast Regional Council

Email: MaroochyDoreCityCentre@sunshinecoast.qld.gov.au

Dear Minister

SUBJECT: Proposed Amendments to the MaroochyDore PDA

The Organisation Sunshine Coast Association of Residents Inc. (OSCAR) appreciates the opportunity to respond to the proposed Amendments to the MaroochyDore PDA.

OSCAR is a non-partisan and not-for-profit umbrella/peak organisation covering resident and community organisations on the Sunshine Coast and Noosa local government areas (LGAs) in South East Queensland.

OSCAR currently has 35+ active member groups from the Pumicestone Passage to Noosa and from the Coast to the hinterland and ranges.

OSCAR aims to support member organisations by:

- 1 Advocating to local and state government and the public on policy issues that are of regional significance and concern to our members;
- 2 Acting to resolve issues of strategic or region-wide relevance that are referred by member organisations;
- 3 Representing the member organisations on region-wide matters of interest to the community;
- 4 Maintaining awareness and responsiveness through frequent and regular ordinary meetings and dialogue with member organisations; and
- 5 Practising professional, honest and ethical conduct.

Further information about OSCAR can be found on our website at:

<https://www.oscar.org.au/>

Our response to the specific details of the proposed amendments follows.

Yours sincerely

Melva Hobson PSM
President

Email mail@oscar.org.au (NB this is our preferred form of communication)

Proposed Amendments to the Maroochydore PDA

Overall OSCAR supports the proposed amendments, with some qualifications relating to a number of them.

1 Consolidation of parkland and waterways areas

- *Replacing the structural elements plan with a new plan that illustrates the consolidation of the parkland and waterway areas and new master plan layout*
- *Amending the number and location of the precincts to align with the new masterplan layout*

OSCAR response:

This is a better option than the original proposal, by reducing the number of dispersed water bodies throughout the site.

The proposed amendment also creates an accessible precinct for both active (walking and cycling) and passive recreation.

2 Relocation Precinct 2 and Community Facility from Precinct 1 to 4

- *Relocating the Precinct 2 – Community and Convention Precinct functions so the convention centre and hotel are adjacent to the transit station, the public amphitheatre is a focus of the central parkland and providing for community and residential uses east of the Corso*
- *Relocating the land for a community facility from the Civic Park in Precinct 1 to the land for community and residential purposes to the east of the Corso in Precinct 4*

OSCAR response:

OSCAR strongly endorses the proposal to move community and convention functions adjacent to the transit station.

We also support moving the Community facility from Precinct 1 to 4 to allow greater open (park) space in Precinct 1 and less competition between open space and community facilities.

Please see the notes at the end of the comments that relate to all Precincts and activities.

3 Adjustments to development yields for retail and commercial facilities

- *Adjusting the PDA maximum development yields for the retail and commercial use categories by enabling 21,000m² of retail gross floor area (GFA) to be converted to commercial GFA and adjusting the respective precinct GFA allowances accordingly, while ensuring the maximum non-residential development yield for the PDA is not exceeded.*

OSCAR response:

This proposed amendment raises questions about the initial development proposal relating to retail activity. One asks the question- why was retail other than cafes etc even considered in the original proposal, given the proximity of the Sunshine Coast Plaza as it was in 2014 and what it is now must have been foreshadowed in 2014?

One comment made by a community member is that the proposed reduction in retail GFA is all about yield and that what was initially determined should be what still applies!!

However, in the interests of ratepayers, we support the common sense reduction of retail in favour of commercial activity. Being realists we also are bold to say that we do not anticipate any of the regional offices of large corporations being established in this space PDA, but we are happy to be proved wrong!

4 Car parking rates

- *Applying the Precinct 3 car parking rate for residential development for three or more bedroom dwellings to all precincts.*

OSCAR response:

OSCAR strongly supports this proposal. It will be many years before cars will be needed less and to propose that over the next decade, retired couples and/or younger families and those in share house living arrangements will only use one car is optimistic at best and unrealistic in reality.

5 Further general and specific reviews

- *Reviewing the PDA-wide development criteria provisions to ensure they remain fit for purpose and promote the attainment of the PDA vision*
- *Undertaking a general review of the development scheme content and structure to ensure the efficacy of the instrument.*

OSCAR response:

The original proposal is now more than 10 years old and recognising that the Sunshine Coast has always been and is still a multi-nodal area, from Caloundra to Peregian Springs and the coast to the hinterland, some residents from areas outside Maroochydore have commented “Why would we go to Maroochydore?”.

Given that ratepayer funds are involved in this initiative and we hope that this initiative will make a return in favour of ratepayers, we endorse the above 2 proposals on the condition that there is **no less** residential provision and that access from outside the immediate area does not become more problematic owing to lack of parking facilities.

6 Overall/general comments

Other issues raised by OSCAR members include:

- *Road networks both into/out of and within the PDA area have several “right-hand” turns in most or all roads. This may act as a deterrent to future public transport, particularly within the site, being autonomous transport. Maybe this should be considered in a future review of the project.*
- *OSCAR commends the change to the facilities such as the Convention and Entertainment Centre being located near the Major Transit Centre. However, given the state of the PT system now between Peregian Springs (and Noosa), hinterland towns and villages, there needs to be car parking facilities near the Transit Centre. Otherwise, this PDA development will be nothing but a Maroochydore-centric development. If it is to serve the whole of the Sunshine Coast then frequent, regular and accessible transport must be ensured or car parking available at reasonable rates.*
- *We note on the plans there is provision for “iconic” buildings of up to 80-100m high. OSCAR asks the question – what is considered “iconic”? Is a building more iconic than*

the view to Mt Coolum, Mt Ninderry, the Glass House mountains or the view from the hinterland to the ocean? As an example, one only has to travel along Bradman Ave into Maroochydore to see the impact high-density buildings have along the river. Such "iconic", natural views should not be intended only for those who can afford to live in such locations.

Conclusion

The success or failure of many components of this project depends on the provision of public transport regular, frequent, accessible and cheap from Peregrine Springs to Brisbane either by bus or train, including the Direct SC Rail.

If such public transport does not eventuate at all or at least within the next 10 years, then being realistic the Project Team should have contingencies in place to stage various components of the project. This should be made very clear to the State that there are now only 8 years to have at least the Direct SC Rail to Maroochydore and the "regional Olympic village" in place. Other PT improvements, particularly internal bus routes can be timetabled to meet specific needs for the Olympics.

However, the long-term success of this project is effective and efficient PT-dependent!! Is that realistic??

This submission is made by the Organisation Sunshine Coast Association of Residents (OSCAR), submitted by:

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