

6.2.5 Principal centre zone code

6.2.5.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Principal centre zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Principal centre zone code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

6.2.5.2 Purpose and overall outcomes

- (1) The purpose of the Principal centre zone code is to provide for the Maroochydore Principal Regional Activity Centre to be developed:-
 - (a) as the principal *regional activity centre* for the Sunshine Coast sub-region, characterised by diversity, efficiency, sophistication, ecological sustainability and a unique coastal, sub-tropical style;
 - (b) with key concentrations of highest order retail, commercial, residential and community facilities capable of servicing the Sunshine Coast sub-region; and
 - (c) at a scale and intensity that is commensurate with the role and function of the Principal Regional Activity Centre as specified in the *Sunshine Coast activity centre network* and the Maroochydore/Kuluin local plan code.

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

- (2) The purpose of the Principal centre zone code will be achieved through the following overall outcomes:-
 - (a) development provides for the widest range and highest order retail, commercial, residential and community facilities to be accommodated within the Maroochydore Principal Regional Activity Centre in an arrangement that produces mixed land use outcomes, supports public and *active transport* modes and creates a large number of jobs in a wide array of creative and successful enterprises;
 - (b) development recognises and reinforces the natural attributes of the Maroochydore Principal Regional Activity Centre by celebrating its waterfront setting and creating buildings, landscapes and a series of interconnected waterside public spaces that emphasise an outdoor lifestyle and a strong affinity with living on the coast;
 - (c) development supports the establishment of a community heart for Maroochydore and the Sunshine Coast sub-region through significant community facilities including regional and local level health, education, cultural and entertainment facilities together with other community support services which enrich community life;
 - (d) development provides for the establishment of diverse and high density in-centre residential activities, thus increasing the activity and vibrancy of the Maroochydore Principal Regional Activity Centre and offering high quality living environments that are close to public transport and everything the principal *regional activity centre* has to offer, including a vibrant day time and night time economy. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a centre;
 - (e) development provides for the establishment of a highly permeable street network that is convenient, attractive and pedestrian friendly and that allows for effective vehicle movement and circulation;

- (f) development provides for and supports the establishment of the dedicated public transport corridor (CAMCOS) and for the transit station and interchange (CAMCOS) as major elements of a multi-modal public transport system that provides high quality public transport access to the Maroochydore Principal Regional Activity Centre and connects Maroochydore to the regional public transport system;
- (g) development provides for the establishment of strong integration, linkages and connectivity across the Maroochydore Principal Regional Activity Centre (including the Maroochydore City Centre Priority Development Area) and in particular, the establishment of a public walkable waterfront, public pedestrian promenades and other urban elements to create a connected, permeable principal *regional activity centre*;
- (h) development is designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimise the use of water and energy;
- (i) development ensures that there is no unreasonable loss of amenity for surrounding premises, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking and public health and safety, having regard to the mixed use nature of the zone;
- (j) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (k) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding and storm tide inundation, where applicable;
- (l) development encourages public transport accessibility and use and provides for pedestrian, cycle and vehicular movement networks that maximise connectivity, permeability and ease of movement throughout and beyond the activity centre;
- (m) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water, sewerage, stormwater drainage and electricity and telecommunication infrastructure;
- (n) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*;
- (o) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*;
- (p) except where otherwise specified in the Maroochydore/Kuluin local plan code in **Part 7 (Local plans)**, development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.5.2.1 (Consistent uses and potentially consistent uses in the Principal centre zone)** to occur in the Principal centre zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.5.2.1** to occur in the Principal centre zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.5.2.1** is an inconsistent use and is not intended to occur in the Principal centre zone.

Note—the Maroochydore/Kuluin local plan code include supplementary tables of consistent uses and potentially consistent uses for land included in the Principal centre zone in Local plan precinct MAR LPP-2 – Aerodrome Road and Local plan precinct MAR LPP-3 – Maroochy Boulevard/Dalton Drive. The supplementary tables are to be used in place of **Table 6.2.5.2.1** for development in Local plan precinct MAR LPP-2 – Aerodrome Road and Local plan precinct MAR LPP-3 – Maroochy Boulevard/Dalton Drive.

Table 6.2.5.2.1 Consistent uses and potentially consistent uses in the Principal centre zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
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 <i>gross leasable floor area</i> of 450m ²) (i) <i>Hardware and trade supplies</i> (where not exceeding a <i>gross leasable floor area</i> of 450m ²) (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>Office</i> (o) <i>Sales office</i> (p) <i>Service station</i> (q) <i>Shop</i> (r) <i>Shopping centre</i> (s) <i>Theatre</i> (t) <i>Veterinary services</i>	(a) <i>Garden centre</i> (where exceeding a <i>gross leasable floor area</i> of 450m ²) (b) <i>Hardware and trade supplies</i> (where exceeding a <i>gross leasable floor area</i> of 450m ²) (c) <i>Tourist attraction</i>
Industrial activities	
(a) <i>Medium impact industry</i> (where for a micro-brewery) (b) <i>Service industry</i>	(a) <i>Low impact industry</i> (b) <i>Research and technology industry</i>
Community activities	
(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>	None
Sport and recreation activities	
(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>Outdoor sport and recreation</i> (where for a <i>prescribed rooftop use</i>) (e) <i>Park</i>	None
Other activities	
(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>)	None