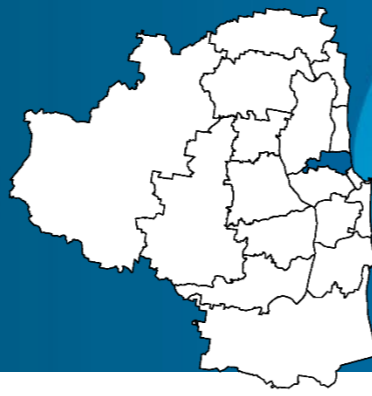


# Proposed Sunshine Coast Planning Scheme Maroochydore Local Plan Area



## Information Sheet



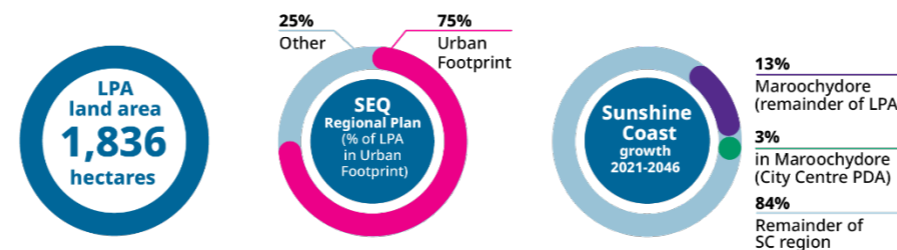
### Location and setting

The proposed **Maroochydore Local Plan Area** (LPA) is located centrally on the Sunshine Coast along the coastline, south of the Maroochy River. It includes the existing community of interest around Maroochydore and Kuluin as well as the industrial area of Kunda Park. The proposed local plan area also includes the Maroochydore City Centre. The proposed boundary of the Maroochydore LPA can be viewed in [ePlan](#).

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

### Share of region's growth

The proposed planning scheme sets the preferred location for future urban development within the State Government's South East Queensland Regional Plan 2023 (SEQ Regional Plan) Urban Footprint. The proposed planning scheme also seeks to encourage more compact urban growth in highly accessible communities close to existing and planned public transport. Planned growth will vary across the region depending on the location and, in some cases, will be further managed by requirements in local plans.

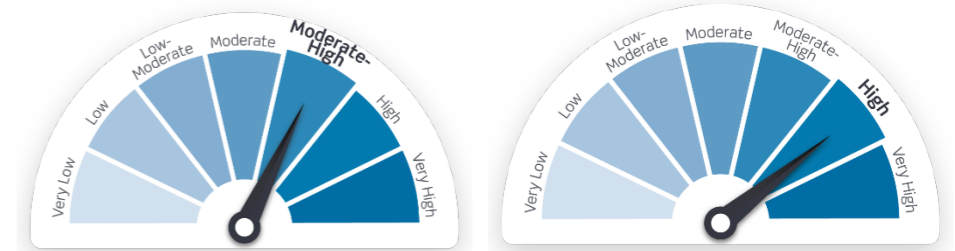


Explainer: The projected growth percentages depicted in this infographic are estimates of the percentage of total population growth for the region (from 2021-2046) that could potentially be accommodated in the LPA, based on the proposed planning scheme zones and height limits. These infographics are intended to provide an indication of relative growth across the Sunshine Coast, to assist the community to understand where growth is proposed to be accommodated under the proposed planning scheme.

**Disclaimer** The content of this information sheet deals with technical matters in a summary way only and has been prepared to assist the community to understand locally specific changes in the proposed planning scheme. Not all proposed changes are listed. Please refer to the other Information Sheets and the proposed planning scheme [ePlan](#) for further detail. © Sunshine Coast Regional Council 2025

### What are the proposed changes?

#### Level of change proposed



#### From current Planning Scheme

#### From existing (on-ground) situation

Explainer: The planning scheme does not apply to the Maroochydore City Centre Priority Development Area. Development in this area is regulated by the State Government.

Changes between the current and proposed planning schemes for the Maroochydore LPA include:

#### Land use

- General increase in building height and density around the city centre to support Maroochydore as the Principal Regional Activity Centre.
- Maud Street / Red Bill Lane - proposed change from Low Density Residential Zone to Principal Centre Zone and Community Facilities Zone.
- Proposed changes along Aerodrome Road and adjacent properties (from Principal Centre Zone, Local Centre Zone and Medium Density Residential Zone) to Mixed Use Zone.
- Sunshine Homemaker Centre - proposed change from Specialised Centre Zone to Mixed Use Zone.
- Hinkler Parade - proposed change from Medium Density Residential Zone to High Density Residential Zone.

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- Proposed Medium Density Residential Zone at Bungama Street, Allambie Street, Dalby Street, Emperor Avenue, Valencia Street and Ellendale Street areas.
- Proposed conversion at Alexandra Parade, Maroochydore, from High Density Residential Zone to Medium Density Residential Zone (with 12m height retained).
- Proposed conversion of existing High Density Residential Zone land (height changed from 12m or 15m to 4 storeys and 15m or 6 storeys and 22m) to Medium Density Residential Zone (e.g. Anzac Avenue area).
- New areas of Low-Medium Density Residential Zone (Boongala Terrace, Coinda Crescent, south of Main Drive area, Millwell Road / Turner Street area, parts of Kuluin).
- Proposed change from Low Impact Industry Zone to Specialised Centre Zone at Kayleigh Drive and Kelly Court.
- Some changes to include or exclude land in the Limited Development Zone to recognise development opportunities or constraints.

Explainer: Some properties have been converted to an equivalent new zone under the proposed planning scheme. For example, residential zones are proposed to better align to building height categories. Similarly, smaller local centres have been included in the new Neighbourhood Centre Zone (e.g. Cotton Tree Parade, Maud Street and Bradman Avenue, Maroochydore), and Medium and High Impact Industry Zoned land has been combined into a new general Industry Zone. For further information, refer to the relevant [Zone Information Sheets](#).

### Building height limits

- Proposed increases in building height limit mainly around Maroochydore City Centre core and immediate surrounding areas (except for riverfront and beachfront areas).
- Proposed building height limit increase at the Sunshine Plaza (change from 25m to 10 storeys and 35m).
- Proposed building height limit changes in Ocean Street, Duporth Avenue, and Cornmeal Parade (change from 40m to 14 storeys and 47m and 18 storeys and 60m).

- Proposed building height limit changes in Duporth Avenue / Broadmeadows Road (8.5m and 12m to 4 storeys and 15m and 6 storeys and 22m).
- Building height limits along the riverfront have generally been retained, except for an increase along Cotton Tree Parade (east of King Street) from 12m to 8 storeys and 28m for consistency with neighbouring sites and small increase along Duporth Avenue from 40m to 14 storeys and 47m.
- Proposed building height limit changes along Aerodrome Road and adjacent properties (18m to 10 storeys and 35m), with transition to lower building heights south of Parker Street.
- Proposed building height limit changes in Cotton Tree (generally from 12m to a mix of height limits up to 10 storeys and 35m).
- Proposed building height limit changes east of Evans Street (change from 12m to 8 storeys and 28m) and west of Evans Street (change from 12m to 4 storeys and 15m or 6 storeys and 22m).
- Proposed building height limit changes in the Millwell Road area, Boongala Terrace, Coinda Crescent and Main Road area (change from 8.5m to 3 storeys and 12m).
- Proposed building height limit changes at the Sunshine Homemaker Centre (change from 12m to 6 storeys and 22m)

Explainer: Under the proposed planning scheme, building height is measured in storeys for some uses to encourage better design outcomes. In some areas, this means the maximum height in metres has increased to retain the yield in storeys that could have been achieved under the current planning scheme height in metres allowance. For further information, refer to the [Building Height Information Sheet](#).

### Minimum lot size

- Minimum lot size proposed to be reduced from 600m<sup>2</sup> to 450m<sup>2</sup> for most of the Low Density Residential Zone, other than on canal frontages (proposed 800m<sup>2</sup>).

### Other matters

- Proposed provisions to improve the integration of surrounding areas with the emerging city centre and the Maroochydore City Centre Priority Development Area.
- Proposed provisions for new Cotton Tree Urban Village.
- Proposed provisions for new mixed use areas along Aerodrome Road and the Sunshine Homemaker Centre.
- Proposed provisions to enhance key active transport linkages to city centre, riverfront and the beach, including along Cornmeal Creek, Maud Canal and connecting streets.
- Proposed provisions that require street addressing frontages to create urban villages.

Explainer: Maroochydore City Centre Priority Development Area is regulated by the State Government under its own development scheme, meaning that this area is not zoned in the proposed planning scheme. Some proposed overlay mapping is included in this area for information purposes only.



### Proposed vision

The Maroochydore Local Plan in the proposed planning scheme sets out the following land use planning vision for the local plan area:

The Maroochydore Local Plan Area supports a thriving mix of the highest order centre-based activities, industry and enterprise activities, major community, recreational and sporting facilities

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and infrastructure, and a variety of urban residential neighbourhoods, providing new and diverse coastal live - work - play experiences, with high levels of access to jobs, entertainment, transport and services expected in the region's pre-eminent centre.

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

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

Maroochydore is a liveable coastal urban centre, providing a diversity of attractive and affordable housing in a high amenity environment. Within the City Centre, multi-unit and mixed-use development provides higher density apartment living overlooking city streets and urban parkland. Higher density living areas are concentrated at key nodes focused along the main transit corridor of Aerodrome Road and are connected to the beaches via shaded boulevards. A cosmopolitan urban village at Cotton Tree provides apartment living and tourist accommodation in an identifiable and well-designed neighbourhood with a focus on the riverfront and beachfront and high amenity green street connections to the rapid transit system along Aerodrome Road. Other areas close to the City Centre provide lower scaled apartment living, townhouses, and duplexes as well as pockets of traditional low-density housing, providing a variety of residential options.

Maroochydore City is a healthy centre which embeds natural landscape elements into the design and use of buildings, streets and

places, and connects with and recognises its picturesque coastal location. Resilience is improving, through sustainable flood management practices, appropriate built form and infrastructure to improve adaptability.

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

Kunda Park and Kuluin industrial areas are thriving employment areas, accommodating a wide range of local and regional scale industry and enterprise activities, and supporting the growth of the Maroochydore City Centre.

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



### Role in the Sunshine Coast region

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



Major employment, retail and services (CBD)



Urban living



Suburban living (in parts)



Regional landscape (coast)



Major industry (Kunda Park)



Major infrastructure



Major sport and recreation



Tourism focus (coastal)

Note: The area may also provide other functions at a local level.

### Get to know the detail

The proposed Maroochydore Local Plan includes detailed assessment provisions for development which seek to achieve the intended vision for the local plan area. A complete version of the proposed Local Plan can be viewed in [ePlan](#).

Visit [haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme](https://haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme) to view the proposed planning scheme and provide your feedback using the online submission form.

