

### 5.1.5 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - ROUND 3A AMENDMENT TO SUNSHINE COAST PLANNING SCHEME 2014

<b>File No:</b>	<b>Statutory Meetings</b>
<b>Author:</b>	<b>Senior Strategic Planner Planning and Environment Department</b>
<b>Attachments:</b>	<b>Att 1 - Response to submissions .....Pg 439 / 703</b> <a href="#">↔</a> <b>Att 2 - Key Issues Paper: Mooloolaba Masterplan and Key Site Review ..... 343</b> <a href="#">↓</a> <b>Att 3 - Explanatory Memorandum: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) - Mooloolaba Masterplan and Key Site Review..... 349</b> <a href="#">↓</a> <b>Att 4 - Amendment Instrument: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) - Mooloolaba Masterplan and Key Site Review ..... 365</b> <a href="#">↓</a>

This report is confidential in accordance with section 275 (h) of the *Local Government Regulation 2012* as it contains information relating to other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

#### PURPOSE

The purpose of this report is to:

- present to Council the outcomes from the community consultation on the proposed Round 3A planning scheme amendment (Mooloolaba Masterplan and Key Site Review); and
- seek Council's endorsement to proceed with the Round 3A proposed planning scheme amendment, subject to changes, and to forward the proposed amendment to the Planning Minister seeking approval to adopt the proposed amendment.

#### EXECUTIVE SUMMARY

The proposed Round 3A *Sunshine Coast Planning Scheme 2014 (Major Amendment) – Mooloolaba Masterplan and Key Site Review* was placed on formal community consultation from 31 October 2016 to 9 December 2016.

During the consultation period, Council received a total of 1,929 submissions, of which 536 submissions (28%) supported the proposed amendment and 1,393 submissions (72%) objected to the proposed amendment.

Support for the proposed amendment was primarily based upon the positive economic, employment and built-form/public realm improvements which would result from the proposed amendment.

Objections to the proposed amendment were primarily based upon built form concerns (incompatible building height and site cover), impacts upon the character and amenity of Mooloolaba and the lack of infrastructure to support the proposed increase in density.

**Attachment 1 – Response to Submissions** provides a summary of submissions and proposed responses and recommendations for all submissions received in relation to the proposed amendment. Where possible, the responses to submissions have been addressed through a Key Issues Paper (refer to **Attachment 2 – Key Issues Paper: Mooloolaba Master Plan and Key Site Review**).

Having considered all properly made submissions, the following provides a summary of the changes proposed to the publicly notified version of the proposed amendment:

- strengthening the provisions relating to the Club Eatery site regarding delivery of a landmark building of exceptional urban design, that includes a sub-tropical design response
- including a requirement for an architectural peer review of any submitted design for the Club Eatery site
- strengthening provisions for the Club Eatery site to ensure the development operates as a five-star international standard accommodation hotel
- requirement for the five-star international hotel component to be a minimum 50% of the development, by number of apartments/suites and
- amended provisions relating to pedestrian and road linkages to apply to all zones to reflect the new pedestrian and road linkage locations.

**Attachment 3 – Explanatory Memorandum: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) and Attachment 4 – Amendment Instrument: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment)** provide details on the changes to the proposed planning scheme amendment.

It is considered that the changes to proposed planning scheme amendment do not make it significantly different to the version that was placed on public consultation and therefore re-notification of the proposed amendment is not required. The proposed planning scheme amendment, with changes, will also remain in compliance with the *South East Queensland Regional Plan 2009-2031* and the *State Planning Policy*.

In accordance with *Statutory guideline 01/16: Making and amending local planning instruments*, it is recommended that Council proceed with the proposed Round 3A planning scheme amendment, with changes, and seek the Planning Minister's approval for Council to adopt the proposed amendment.

## OFFICER RECOMMENDATION

That Council:

- (a) having considered all properly made submissions about the proposed Round 3A Sunshine Coast Planning Scheme 2014 (Major Amendment) – Mooloolaba Masterplan and Key Site Review, decide to proceed with the proposed planning scheme amendment, with changes
- (b) delegate authority to the Chief Executive Officer to make all decisions to progress the proposed Round 3A planning scheme amendment in accordance with the *Sustainable Planning Act 2009*, including authority to:
  - (i) write to the Minister for Infrastructure and Planning seeking approval to adopt the proposed Round 3A planning scheme amendment
  - (ii) advise each person in writing who made a properly made submission about the proposed Round 3A planning scheme amendment, detailing how their submission has been dealt with and
  - (iii) make terminology or other operational changes, where required, to align the proposed Round 3A planning scheme amendments with the new *Planning Act 2016* and
- (c) adopt the Round 3A planning scheme amendment, subject to receiving advice from the Minister for Infrastructure and Planning that Council may adopt the *Sunshine Coast Planning Scheme 2014 (Major Amendment) – Mooloolaba Masterplan and Key Site Review*

## FINANCE AND RESOURCING

There are sufficient funds allocated in the Planning and Environment Department 2016/2017 budget to finalise the proposed planning scheme amendment. If Council decides to process with the proposed amendment external costs related to public notices will be in the order of \$5,000 to adopt and commence the proposed amendment.

## CORPORATE PLAN

<b>Corporate Plan Goal:</b>	<b><i>A smart economy</i></b>
<b>Outcome:</b>	1.1 - Strong economic leadership, collaboration and identity
<b>Operational Activity:</b>	1.1.1.4 - Administer the Sunshine Coast Planning Scheme including progression of Council nominated investigations and priority amendments, responding to changes to Queensland's planning legislation and the two year review of the Planning Scheme

## CONSULTATION

### Portfolio Councillor Consultation

Council officers provided a briefing to the Portfolio Councillor, held on Wednesday 8 February 2017, on the outcomes of the community consultation of the proposed Round 3A planning scheme amendment.

### Internal Consultation

An overview of the submissions received during the public exhibition of the proposed amendment and preliminary recommendations were discussed with Councillors at the Land Use Planning Workshop held on 13 February 2017.

A summary of the outcomes from this workshop is as follows:

- officer recommendations noted;
- request to reinforce need for exceptional urban design outcomes and guaranteed proportion of hotel component for Club Eatery (ARIA) site;
- request for further details about change in expected residential density for Mooloolaba arising from proposed amendment; and
- officer recommendations relating to amendment to be submitted to a future Ordinary Meeting for Council consideration.

### External Consultation

The proposed planning scheme amendment was sent to the Department of Local Government, Infrastructure and Planning for a first State interest review, on 8 July 2016. By letter dated 20 September 2016, the Planning Minister advised that Council could publicly consult on the proposed planning scheme amendment, with no conditions.

If Council decides to proceed with the proposed amendment, the amendment will need to be re-submitted to the Planning Minister to seek approval to adopt the amendment.

### Community Engagement

The proposed planning scheme amendment was publicly notified for 30 business days from 31 October 2016 until 9 December 2016. During this period, Council officers responded to various telephone and counter enquires regarding the proposed planning scheme amendment. The public consultation of the proposed planning scheme amendment was in accordance with the requirements of *Statutory guideline 01/16 – Making and amending local planning instruments*.

Council officers have also provided written responses to questions received from the Mooloolaba Spit Protection Association on two separate occasions, in regard to the proposed planning scheme amendment.

During the community consultation period, Council received 1,929 submissions, of which 536 submissions (28%) were in support and 1,394 submissions (72%) objected to the proposed amendment.

For each submission, a proposed response has been prepared, including a summary of the issues raised in the submission and a response to each issue (refer to **Attachment 1 – Response to Submissions**). Where possible, common issues raised in submissions have been addressed through a Key Issues Paper (refer **Attachment 2 – Key Issues Paper: Mooloolaba Masterplan and Key Site Review**). It is proposed that each submitter will receive an individual response to their submission although the majority of these responses will refer directly to the Key Issues Paper.

## PROPOSAL

This report presents to Council the outcomes from the community consultation of the proposed Round 3A *Sunshine Coast Planning Scheme 2014 (Major Amendment) – Mooloolaba Masterplan and Key Site Review*.

### Background

At the Ordinary Meeting held on 16 June 2016, Council resolved to prepare and delegate authority to the Chief Executive Officer to progress the proposed planning scheme amendment (Mooloolaba Masterplan and Key Site Review).

The proposed planning scheme amendment includes the following elements, in response to the outcomes of an earlier Planning Matters Workshop and the *Place Making Mooloolaba Master Plan*:

- amend the Height of buildings and structures overlay for a number of specific sites within the Mooloolaba/Alexandra Headland local plan area, as follows:
  - (a) new Key Site 3 – Club Eatery, height incentives to RL 50m AHD for the delivery of a five-star international standard hotel only; and
  - (b) reflecting existing building height along the southern side of First Avenue, between Meta Street and Venning Street;
- amend the Mooloolaba/Alexandra Headland local plan code, to include specific provisions relating to Key Site 1 – Brisbane Road Carpark and new Key Site 3 – Club Eatery;
- amend the Mooloolaba/Alexandra Headland Local Plan Precincts map (Figure 7.2.20A) to add new Key Site 3 – Club Eatery; and
- amend the Mooloolaba/Alexandra Headland Local Plan Precincts map (LMP34), to expand the hospitality precinct to include new Key Site 3 – Club Eatery.



---

Outcomes of community consultation and consideration of issues

In response to community consultation on the proposed planning scheme amendment, Council received a total of 1,929 submissions, of which 536 submissions (28%) were in support and 1,393 submissions (72%) objected to the proposed amendment.

Of the submissions in support, 246 were pro-forma submissions which outlined the following matters:

- proposed building height increases are consistent with the character of Mooloolaba and will not significantly impact amenity;
- support for the proposed height increases to provide jobs, decrease urban sprawl and protect environmental areas;
- support for the increased street activation to improve amenity and stimulate the local economy;
- support for a five-star hotel to increase the tourism offering and quality of accommodation and retail businesses in Mooloolaba;
- support for increased height and site cover on the Club Eatery site, based upon a high quality, articulated design that will complement the area; and
- support for the proposed site cover and setback amendments relating to the Brisbane Road Carpark, to help offset the loss of foreshore parking.

Of the submissions objecting to the proposed planning scheme amendment, 1,316 were pro-forma submissions which outlined the following concerns:

- increased building height and site cover on the Club Eatery site will result in a very tall and bulky building, not in keeping with sub-tropical building design and landscape design and will risk casting shadows on the beach;
- 90% site cover for the Brisbane Road carpark site will not be consistent with the sub-tropical landscape and would result in the loss of visual amenity;
- increased density proposed for Walan Street and First Avenue will significantly worsen existing traffic issues without road widening to Brisbane Road; and
- lack of commitment to providing additional road infrastructure before proposing additional density shows little consideration for the community and visitors.

In addition to the above concerns raised in the pro-forma submissions objecting to the proposed amendment, the following additional concerns were raised by individual submitters:

- height increase on the Club Eatery site is inconsistent with the existing streetscape;
- Mooloolaba building height transect is misleading;
- additional parking required;
- questioning the need for the proposed planning scheme amendment – the current planning scheme provisions should be maintained;
- need to protect Mooloolaba's character and natural environment;
- don't turn Mooloolaba into another Gold Coast; and
- need to limit growth.

Each submission has been summarised and a proposed response provided (refer **Attachment 1 – Response to submissions**). Where possible, the responses to submissions have been addressed through a Key Issues Paper (refer **Attachment 2 – Key Issues Paper: Mooloolaba Masterplan and Key Site Review**).

Consideration of the issues raised in submissions are summarised as follows:

- whilst the proposed building height on the Club Eatery site may result in a building approximately 10m higher than the predominant height of buildings along the Esplanade, the incentive height does not exceed the height of the tallest buildings in Mooloolaba;
- additional building height and site cover on the Club Eatery site only applies to proposed development incorporating a 5-star international standard accommodation hotel;
- additional building height and site cover on the Club Eatery site is ameliorated by additional airspace afforded by 3 street frontages;
- shadow analysis has determined that the proposed height on the Club Eatery site only increases shadow effects during the summer months after 4pm, by which time existing buildings and vegetation is casting shadows on the beach (i.e. no increase in shadow duration);
- the proposed podium provisions on the Brisbane Road Carpark site are required to accommodate 500 public car parks and will not be detrimental to the character of Mooloolaba; and
- proposed increase in density does not substantially change the ultimate density of Mooloolaba (additional 5-6% or 200-250 dwellings) and therefore will not significantly worsen existing traffic issues.

#### Other submissions of note

##### *Aria*

Both Aria and Aria's planning consultant provided written submissions supporting the proposed amendment and did not request changes to the amendment. Aria's submission focused upon 6 industry organisations that supported the proposed amendment (collectively representing over 1,400 members).

##### *Aegean*

A submission was made on behalf of the Aegean Body Corporate objecting to the proposed amendment as it relates to Key Site 3 – Club Eatery.

The submission outlines the following reasons for objecting to the proposed amendment:

- proposed building height and site cover are inappropriate in the circumstances;
- Key Site 3 does not have sufficient site area to accommodate a bona fide five-star standard residential hotel;
- reference to a 'five-star international standard residential hotel' creates confusion with the land use definitions;
- the provisions provide no guarantee that the development will operate as short-term accommodation at a five-star standard;
- level of assessment should be impact assessable for development seeking to utilise the incentive provisions; and
- there is a lack of coordination between development timeframes and infrastructure planning timeframes.

The following response is proposed to address these concerns:

- the proposed height and site cover provisions are considered appropriate given the building height of existing buildings in Mooloolaba (such as Newport) and the additional airspace afforded by three street frontages;
- the proposed provisions are capable of providing sufficient floor area to accommodate the additional facilities of a five-star standard residential hotel;

- the proposed term 'five-star international standard residential hotel' refers to a standard of accommodation and not a land use term, which are clearly identified in the planning scheme;
- changes are proposed to ensure the development includes a minimum 50% of five-star accommodation by number of apartments/suites and continues to operate at or above a five-star standard;
- the level of assessment is proposed to remain as code assessable, to avoid raising the communities expectations that an alternate outcome could be achieved (through lodging submissions) than what is provided for under the amendment. Further, impact assessment would be a dis-incentive for a proponent to take up the proposed incentive provisions, such that it would defeat the purpose of providing incentive provisions; and
- the planned infrastructure planning timeframes are based upon legislative requirements, the legislated payment timing of infrastructure charges and Council's prudent allocation of funds to competing projects.

s.47(3)(b)

s.47(3)(b)

Access deferred due to third party review rights

*Rem Rafter (land owner adjoining Brisbane Road Carpark) – 13 Smith Street*

A submission was made on behalf of the owner of the adjoining site to the south of the Brisbane Road Carpark site (13 Smith Street) objecting to the proposed planning scheme amendment, as it relates to the Brisbane Road Carpark.

The submitter objects on the grounds that the amendment will negatively impact the redevelopment potential of this site through adverse amenity impacts. This is primarily due to proposed increased podium height from 2 storeys to 4 storeys on the Brisbane Road Carpark site. The submission also contends that the proposed amendment is contrary to the *Sustainable Planning Act 2009* (SPA), the Strategic framework and the outcomes sought by the Mooloolaba/Alexandra Headland local plan code.

No changes to the amendment are proposed in response to this submission on the following grounds:

- the redevelopment potential of the subject site is already significantly constrained due to its small size and limited amalgamation opportunities;
- the proposed amendment does not alter the setback requirement to adjoining property boundaries, only frontage boundaries;

- the amendment is not contrary to SPA as the amendment advances the purpose of the Act, when the amendment is considered in conjunction with the positive outcomes and community benefits associated with the relocation of foreshore parking;
- the amendment is not inconsistent with the Strategic framework or the Mooloolaba/Alexandra Headland local plan code

#### Recommended changes to the proposed amendment

Having considered all of the submissions and the discussions during the Land Use Planning Workshop held on 13 February 2017, the following changes are recommended to the public consultation version of the proposed amendment:

- strengthening the provisions relating to the Club Eatery site and delivery of a landmark building of exceptional urban design, that includes a sub-tropical design response;
- including a requirement for an architectural peer review of any submitted design for the Club Eatery site;
- strengthening provisions for the Club Eatery site to ensure the development operates as a five-star international standard accommodation hotel; and
- requirement for a five-star international hotel component to be a minimum 50% of the development, by number of apartments/suites.

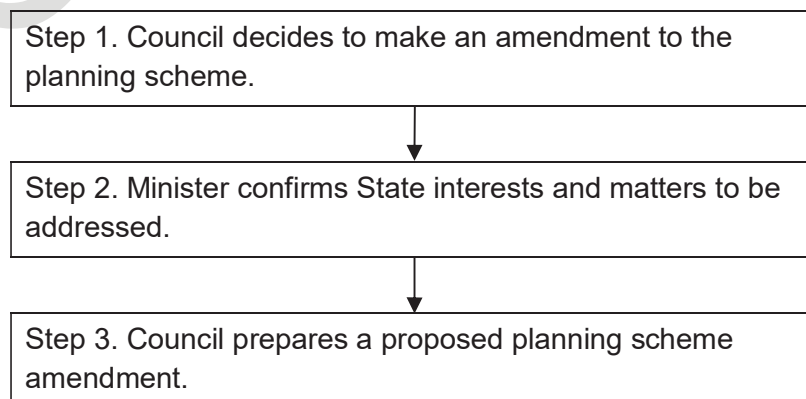
In addition to the proposed changes in response to submissions, it is proposed to amend the Mooloolaba/Alexandra Headland local plan code to ensure that new pedestrian through block linkages and road linkages are appropriately referenced in the code provisions.

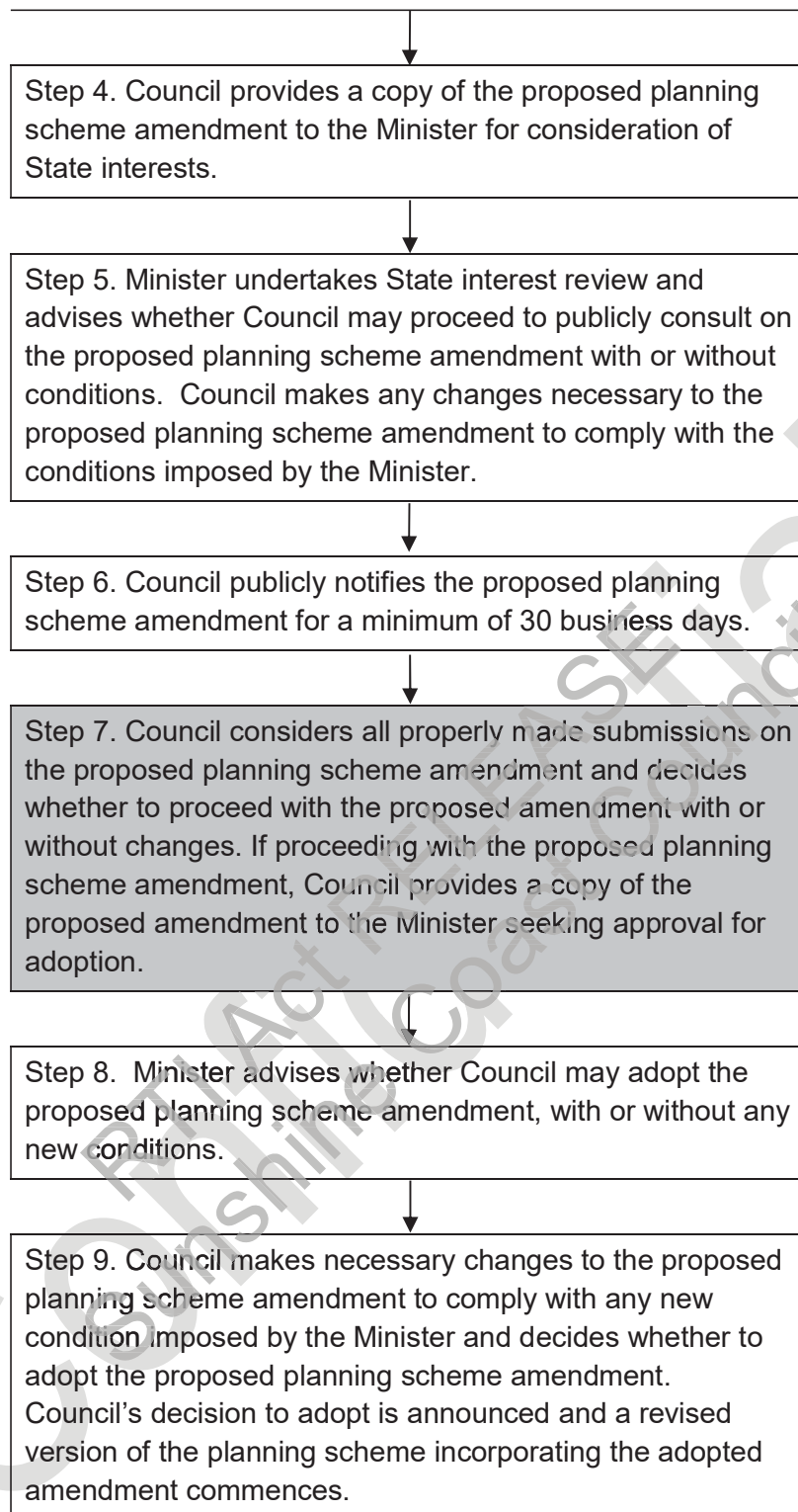
**Attachment 3 (Explanatory Memorandum: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Mooloolaba Masterplan and Key Site Review)** and **Attachment 4 (Amendment Instrument: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Mooloolaba Masterplan and Key Site Review)** provides details on the changes to the proposed planning scheme amendment.

#### Process for amending a planning scheme

*Statutory guideline 01/16: Making and amending local planning instruments* sets out the minimum requirements that a local government must follow when making a proposed planning scheme amendment.

The Round 3A proposed planning scheme amendment constitutes a 'major amendment' under Section 2.3A of *Statutory guideline 01/16: Making and amending local planning instruments*. The process for undertaking a proposed 'major amendment' to a planning scheme involves the following steps, of which this report is for Council's consideration of Step 7:





### Conclusion

Having considered all submissions received, it is recommended that Council proceed with the proposed Round 3A planning scheme amendment, with changes.

The recommended changes are not considered to make the proposed planning scheme amendment significantly different to the version that was place on public consultation, such that Council can now proceed to seek the Planning Minister's approval for Council to adopt the proposed amendment in accordance with *Statutory guideline 01/16: Making and amending local planning instruments*.



### New Planning Act 2016

New planning legislation commences in Queensland on 3 July 2017. The new *Planning Act 2016* introduces new terminology, development assessment rules and categories of development and assessment. While chapter 8 of the Act provides for the legal transition of instruments and terminology, it is preferable to amend the *Sunshine Coast Planning Scheme 2014* to help ensure a seamless transition to, and interpretation of, new terminology. The Planning Minister has issued a specific process for an 'alignment amendment'. An alignment amendment does not contain any policy changes and does not need to be publicly notified. It is intended to present an alignment amendment for the *Sunshine Coast Planning Scheme 2014* to Council for consideration in the coming months.

Given the proposed Round 3A amendment is likely to come into effect after the commencement of the new Act on 3 July 2017, some changes may be required to the proposed amendment to align with the new Act and the alignment amendment to the planning scheme. Any required changes are expected to be minor. To this end, delegation is sought for the Chief Executive Officer to make these changes prior to adoption and commencement of the amendment.

### **Legal**

*Statutory Guideline 01/16 – Making and amending local planning instruments* sets out the process, under the *Sustainable Planning Act 2009*, that a local government must follow when making a planning scheme amendment. Where necessary, legal advice may be sought to provide drafting, procedural and general advice during the amendment process to ensure compliance with the Act and associated legislation.

### **Policy**

The proposed planning scheme amendment is advancing the vision and key place making opportunities of the *Place Making Mooloolaba Master Plan*, through facilitating land use outcomes sought by the Mooloolaba Master Plan.

The proposed planning scheme amendment aligns with Council's policy contained in the Sunshine Coast Corporate Plan 2017-2021, to implement the *Sunshine Coast Planning Scheme 2014* (including progression of priority amendments to the planning scheme).

### **Risk**

The progression of the proposed planning scheme amendment will reduce risk associated with missed opportunities to deliver upon the *Vision and Key Place Making Opportunities* of the Mooloolaba Master Plan.

It is also noted that the proposed planning scheme amendment involves changes to building height and planning scheme provisions for a number of key sites. There is a risk that Council's decision to proceed with the proposed planning scheme amendment may be of concern to some members of the community. However, the response to submissions has sought to address and respond to these concerns.

### Previous Council Resolution

At the Ordinary Meeting held on 16 June 2016, Council made the following resolution that was subsequently modified at the Ordinary Meeting held on 18 August 2016 (refer to strikethrough and underlined text):

#### Council Resolution (OM16/108)

*That Council:*

- (a) *note the discussions held in confidential session in relation to the proposed Round 3A Amendments to the Sunshine Coast Planning Scheme 2014 and other land use matters*
- (b) *decide to make the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) relating to the Mooloolaba Masterplan Key Site Review, under the Sustainable Planning Act 2009*
- (c) *delegate authority to the Chief Executive Officer to progress the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) relating to the Mooloolaba Masterplan Key Site Review, under the Sustainable Planning Act 2009) and*
- (d) *make the proposed amendment available for viewing on Council's website, once the Minister has issued approval for public exhibition. Amendment has been forwarded, and acknowledgement of receipt, from the Minister for the State interest review.*

### Related Documentation

The following documents relate to this report:

- *Place Making Mooloolaba Master Plan;*
- *Sunshine Coast Planning Scheme 2014;*
- *Sustainable Planning Act 2009; and*
- *Statutory Guideline 01/16 – Making and amending local planning instruments.*

### Critical Dates

There are no critical dates for the implementation of this amendment. However, there is a desire to progress and implement the Round 3A proposed planning scheme amendment as soon as practicable.

### Implementation

If Council decides to proceed with the proposed Mooloolaba Masterplan and Key Site Review planning scheme amendment, with changes, the following actions will be required:

- write to the Planning Minister seeking approval to adopt the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) – Mooloolaba Masterplan and Key Site Review* as included in **Attachment 3 (Explanatory Memorandum: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Mooloolaba Masterplan and Key Site Review)** and **Attachment 4 (Amendment Instrument: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Mooloolaba Masterplan and Key Site Review)** of this report;
- provide a response to each person who made a properly made submission about the proposed planning scheme amendment, outlining how their submission has been dealt with; and
- once approval is received from the Planning Minister, place an adoption notice in the Queensland Government Gazette and the Sunshine Coast Daily and prepare the amended planning scheme for commencement.

RTI Act RELEASE  
Sunshine Coast Council



## Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment)

### Review of Submissions

## Key Issues Paper: Mooloolaba Masterplan and Key Site Review

No. of submissions: 1,929

#### Key issues raised in support

- positive economic and employment benefits created by a five-star hotel
- positive built form and streetscape improvements associated with the proposed five-star hotel
- benefits relating to enhancing Mooloolaba's reputation as a premier tourist destination

#### Key issues raised in opposition:

- increased building height and site cover on the Club Eatery site is not consistent with the character of Mooloolaba
- 90% site cover for the Brisbane Road carpark site is not consistent with sub-tropical design
- increased density will worsen existing traffic problems
- additional road infrastructure should be provided before proposing additional density
- shadows from high-rise will be cast on the beach
- additional car parking required

#### INTRODUCTION

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) - Mooloolaba Masterplan and Key Site Review* was placed on formal public consultation from 31 October 2016 to 9 December 2016.

During the public consultation period for the proposed amendment, 1,929 submissions were received by Council. Approximately 28% of submissions were in support of the proposed planning scheme amendment and 72% were against.

This paper considers the key issues raised by submitters.

#### OVERVIEW OF PROPOSED PLANNING SCHEME AMENDMENT

The proposed Mooloolaba Masterplan and Key Site Review planning scheme amendment was prepared in response to Council's resolution to adopt the *Place Making Mooloolaba Master Plan* at an Ordinary Meeting of Council held on 10 December 2015. This resolution (OM15/246) also included a direction to take into consideration the vision and recommendations of the *Place Making Mooloolaba Master Plan* in relation to future planning scheme amendments.

The proposed amendment generally relates to the town centre of Mooloolaba within the Mooloolaba/Alexandra Head and local plan area (refer to **Figure 1**).

**Figure 1: Area subject to the proposed planning scheme amendment**





#### SUMMARY OF SUBMISSIONS IN SUPPORT

Council received 536 submissions in support of the proposed planning scheme amendment, of which 246 were pro-forma submissions. The pro-forma submissions outlined the following matters:

- proposed building height increases are consistent with the character of Mooloolaba and will not significantly impact amenity;
- support for the proposed height increases to provide jobs, decrease urban sprawl and protect environmental areas;
- support for the increased street activation to improve amenity and stimulate the local economy;
- support for a five-star hotel to increase the tourism offering and quality of accommodation and retail businesses in Mooloolaba;
- support for increased height and site cover on the Club Eatery site, based upon a high quality, articulated design that will complement the area; and
- support for the proposed site cover and setback amendments relating to the Brisbane Road Carpark, to help offset the loss of foreshore parking.

#### SUMMARY OF SUBMISSIONS AGAINST

Council received 1,393 submissions objecting to the proposed amendment, of which 1,316 were pro-forma submissions. The pro-forma submissions outlined the following concerns:

- increased building height and site cover on the Club Eatery site will result in a very tall and bulky building, not in keeping with sub-tropical building design and landscape design and will risk casting shadows on the beach;
- 90% site cover for the Brisbane Road carpark site will not be consistent with the sub-tropical landscape and would result in the loss of visual amenity;
- increased density proposed for Walan Street and First Avenue will significantly worsen existing traffic issues without road widening to Brisbane Road; and
- lack of commitment to providing additional road infrastructure before proposing additional density shows little consideration for the community and visitors.

In addition to the items raised in the pro-forma submissions objecting to the proposed amendment, the following additional comments were raised by individual submitters:

- height increase on the Club Eatery site is inconsistent with the existing streetscape;
- increased site cover will reduce view lines;

- Mooloolaba building height transect is misleading;
- additional parking required;
- questioning the need for the proposed planning scheme amendment – the current planning scheme provisions should be maintained;
- need to protect Mooloolaba's character and natural environment;
- don't turn Mooloolaba into another Gold Coast;
- need to limit growth;
- opposed to closure of Caravan Park; and
- Breeze development sets an undesirable precedent.

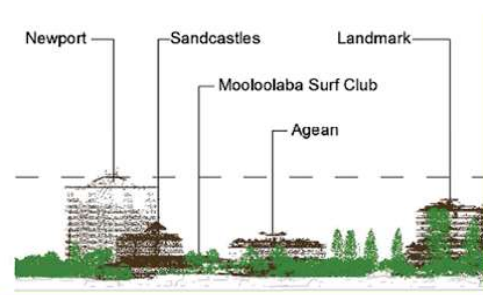
#### CONSIDERATION OF KEY ISSUES

***Increased building height and site cover for the Club Eatery site will result in a very tall and bulky building, not in keeping with sub-tropical building and landscape design and will risk casting shadows on the beach.***

The proposed amendment provides incentive provisions on the Club Eatery site for increased building height and site cover for a development which includes a five-star residential hotel component. If a development proposal does not include a five-star hotel component then the current height and site cover provisions will apply.

Whilst the proposed height limit of 50m AHD is higher than existing buildings directly fronting the Mooloolaba Esplanade in the vicinity of Key Site 3, the proposed height is consistent with other buildings within Mooloolaba, including the nearby Newport building (refer **Figure 2**). The proposed building height is considered to be consistent with the character of the Mooloolaba skyline and would not be out of character with the existing built form of the area.

**Figure 2: Extract of Mooloolaba height transect**





Further, this site has three road frontages which affords additional airspace to reduce the appearance of the bulk and scale that could be achieved through the proposed planning provisions.

The proposed maximum building height on the Club Eatery site has been modelled in regard to potential shadow effects. This modelling shows that due to the orientation of the beach (north-east), afternoon shadows are only cast towards the beach during the summer months. The modelling also shows that the additional height will only cast additional shadow on to Mooloolaba Beach beyond 4pm, at which time the foreshore vegetation is already casting shadows on the beach (refer Figure 3).

Figure 3: Club Eatery Site shadow analysis



December 21 (Summer Solstice) – 3:30pm



December 21 (Summer Solstice) – 4:00pm

**Shadow of building massing**

- Proposed key site provisions
- Existing key site provisions

The modelling has shown that it is inevitable that shadows from buildings and foreshore vegetation will be cast on Mooloolaba Beach after 4pm in the summer months. The proposed building

height has therefore been shown to not detrimentally impact upon the amenity of Mooloolaba Beach through not worsening the duration of existing shadow effects.

**90% site cover for the Brisbane Road carpark site will not be consistent with the sub-tropical landscape and would result in the loss of visual amenity. A site cover of 60% would produce a more favourable outcome.**

The proposed 90% site cover for the podium levels of Key Site 1 – Brisbane Road Carpark is required to accommodate approximately 500 public car parks in addition to the re-development of this site for a mixed use development.

The proposed site cover and podium height is consistent with the built form provisions of the Principal centre zone in Maroochydore. The application of these building parameters on only one site in Mooloolaba is not considered to be detrimental to the existing or planned built form character of Mooloolaba as a whole.

Further, the construction of a conventional multi-storey carpark would likely result in an outcome that does not provide for public realm improvement or a built form consistent with the reasonable expectations of the community. It is considered that the proposal to provide these public car parks within a mixed use development will result in a higher standard of built form and result in active street frontages and significant public realm improvements.

The planning scheme refers to 'contemporary sub-tropical building and landscape design' and whilst the proposed increased podium parameters reduces the ability to incorporate landscaping at ground level within the site, the relocation of foreshore car parks provides a positive benefit in the reduction of roads and carparks within the foreshore reserve. This will provide greater opportunity to include soft landscaping to offset this loss on the Brisbane Road Carpark site.

In regard to the proposition that a 60% site cover would result in a better outcome, the planning scheme already allows for 70% site cover for the podium levels. Further, the amendment includes extending street activation (i.e. outdoor footpath dining) along First Avenue such that this site requires street activation to 2 street frontages. Street activation as envisaged by the planning scheme can only be achieved by buildings being built to the street frontage, with awnings overhanging the footpath to provide the shade

and all weather environment conducive to outdoor dining.

This will necessitate a greater than the standard 70% site cover to achieve a built form consistent with the proposed street activation.

***Increased density proposed at Walan/Muraban/Smith Street and First Avenue will significantly worsen existing traffic issues without road widening to Brisbane Road.***

Council has planned for and is actively acquiring the required land resumptions to upgrade intersections on Walan Street and Brisbane Road and undertake the necessary road widening to these roads. It is not feasible for Council to fund these works upfront as development infrastructure charges are required to be collected to fund these works, which can only be collected once each development is completed (of which only a portion of the total charge is for the transport network).

It is important to note that the proposed increase in ultimate population capacity within Mooloolaba is not substantially altered as a result of the proposed amendment (5-6% or 200-250 dwellings) and is unlikely to affect the population growth figures for the Mooloolaba area or create any additional population increase within the life of the planning scheme.

Further, the ultimate population of Mooloolaba is not expected to be reached until after 2041, based on current population growth projections

***Lack of commitment to providing additional road infrastructure before proposing additional density shows little consideration for the community and visitors.***

As provided above, Council is committed to the delivery of the necessary road infrastructure required in Mooloolaba. However, Council like all organisations has budgetary constraints and needs to ensure the financial sustainability of Council through astute allocation of funds.

**The Mooloolaba building height transect is misleading**

The intent of the Mooloolaba building height transect is to depict the height of individual buildings relative to the height of other buildings in Mooloolaba, regardless of whether they are located on the Esplanade or not.

This is primarily to form a basis for determining the character of Mooloolaba as expressed through building height as a collective and not an individual streetscape.

**Height increase on the Club Eatery site is inconsistent with the existing streetscape**

It is acknowledged that the proposed building height is higher than the height of buildings directly adjoining the development; hence, Council's decision to retain the current height limit and only apply the proposed maximum height through an incentive provision for the development of a five-star international standard hotel.

As detailed in the Mooloolaba building height transect, the proposed building height (50m AHD) is a height consistent with the taller buildings in Mooloolaba. This demonstrates that the proposed building height will not be out of character with the built form of Mooloolaba.

**Increased site cover will reduce view lines**

View lines between buildings and along road corridors are provided by a combination of site cover and building setback provisions.

The existing setback provisions in the planning scheme are not proposed to be amended other than for the podium setback along Brisbane Road and First Avenue for the Brisbane Road Carpark site. This change is unlikely to significantly impact upon existing development or future development due to the orientation of Brisbane Road, the prevailing view line along Brisbane Road, and the lack of building separation of existing buildings fronting the Mooloolaba Esplanade.

Setbacks on the Club Eatery site are not proposed to be amended; however, the amendment requires a minimum 6 metre setback to River Esplanade to protect, to the greatest extent possible, view lines along River Esplanade for the adjacent Aegean development.

The assessment of any development application will need to consider the protection of view lines, where a proposal seeks to reduce the specified 6 metre road boundary setbacks.

**Additional parking required**

Council recognises the need for additional car parking at Mooloolaba. Council is proactively seeking a joint venture partnership to develop a multi-level carpark at the Brisbane Road carpark,



which is proposed to provide for a minimum of 500 public carparks.

Individual developments will be required to provide on-site car parking in accordance with the planning scheme.

**Questioning the need for the proposed planning scheme amendment – the current planning scheme provisions should be maintained**

This proposed amendment is in response to Council adopting the Place Making Mooloolaba Master Plan and is the first land use planning step towards realising the transformative vision for Mooloolaba.

The Place Making Mooloolaba Master Plan was adopted by Council in December 2015 and was informed by extensive community consultation. The Mooloolaba Master Plan provides a transformative vision for Mooloolaba by promoting innovative urban design, place development and place management outcomes that will set a strong strategic direction for Mooloolaba, whilst maintaining natural assets and enhancing lifestyle.

Local government planning schemes describe a council's plan for the future direction of a particular local government area and provide a detailed direction for the area focusing on community input. Planning schemes are regularly updated to respond appropriately to changes at a local, regional or state level.

**Need to protect Mooloolaba's character and natural environment**

With regard to protecting the current character of Mooloolaba as a popular tourist destination and attractive location for permanent residency, the proposed changes relate only to a small number of sites located close to the beachfront. Council will ensure that future development reinforces the beachside location of Mooloolaba through the provision of high quality, contemporary sub-tropical building and landscape design.

**Don't turn Mooloolaba into another Gold Coast**

With regard to avoiding densities and heights similar to the Gold Coast, the densities and heights allowed under the *Sunshine Coast Planning Scheme 2014* in no way reflect what can be achieved under the *Gold Coast City Plan 2016*.

Building height under the *Sunshine Coast Planning Scheme 2014* limits building heights to achieve a low to mid rise built form. This is not the case on the Gold Coast where in some locations there is no height limit and buildings are approaching 300 metres in height.

On the Sunshine Coast, the planning scheme generally limits building height to 37.5 metres, whilst only allowing for a building of 45 metre high on the Brisbane Road Carpark site and a building of a similar height on the Club Eatery Site.

Council is committed to retaining the unique character of the Sunshine Coast, typified by low to medium rise development, and in particular within Mooloolaba. This will be achieved through balancing the protection of the area's natural assets, character and lifestyle against accommodating population growth in what is one of Queensland's fastest growing regions. This is being achieved through using restraint in allocating building height and ensuring that an appropriate building height is achieved that can sustain long term population growth, without the need for incremental height increases.

**Need to limit growth**

The Sunshine Coast population growth targets are set by the Queensland Government and Council's obligation to accommodate this growth is a requirement of the *Sustainable Planning Act 2009*, as articulated by the *South East Queensland Regional Plan 2009-2031 (SEQRP)*.

The SEQRP requires Council to achieve specified infill targets, which seeks to limit urban sprawl and move towards a more compact urban form. This is to ensure population growth is accommodated whilst maximising the protection of natural environments and providing for an urban form that allows for efficient public transport networks.

**Opposition to closure of Caravan Park**

With regard to the closure of the Mooloolaba Esplanade (Northern) Beachside Caravan Park, Council resolved at the Ordinary Meeting of 10 December 2015, to close the park when the lease expires on 30 June 2017. This is consistent with the recommendations from the Place Making Mooloolaba Master Plan. Further, it is noted that the closure of the Caravan Park is not a matter related to the planning scheme amendment.

**Breeze development sets an undesirable precedent**

The proposed planning scheme amendment was prepared prior to the issues arising from the Breeze development. Notwithstanding this, there are learnings from this matter that will be incorporated into the assessment and conditioning of future development applications.

**SUMMARY**

Whilst the submissions raise a number of valid concerns, it is considered that the justification provided above adequately addresses these concerns.

It is acknowledged that building height and transport infrastructure are key issues in Mooloolaba. In preparing the proposed amendment, building height and impacts upon the transport network have been carefully considered in arriving at the decision to prepare the proposed amendment.

Whilst the proposal is altering the height and ultimate population capacity of Mooloolaba, the amendment is considered not to detrimentally impact upon the unique character of Mooloolaba.

Council is committed to addressing issues regarding traffic management and parking through the active acquisition of properties to upgrade Brisbane Road and Walan Street and to also construct additional public car parking in Mooloolaba.

**RECOMMENDATION**

**That no changes are made to the proposed Mooloolaba Masterplan and Key Site Review amendment, specifically in relation to the submissions addressed by this Key Issues Paper.**

However, modifications to the public consultation version of the amendment are proposed in response to other submissions received but not specifically addressed through this Key Issues Paper, which are summarised as follows:

- strengthening the provisions relating to the Club Eatery Site and delivery of a landmark building that includes a sub-tropical design response;
- including a requirement for an architectural peer review of any submitted design for the Club Eatery site;

- strengthening provisions for the Club Eatery site to ensure the development operates at a five-star or higher standard; and
- requirement for a five-star international hotel component to be a minimum 50% of the development, by number of apartments/suites.

In addition to the proposed changes to the planning scheme amendment in response to submissions, it is proposed to amend the Mooloolaba Alexandra Headland local plan code to ensure the new pedestrian through block linkages and road linkages are appropriately referenced in the code provisions.



## Explanatory Memorandum

### Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Mooloolaba Masterplan and Key Site Review

Post Notification Ministerial Review Version

April 2017

RTI Act RELEASED  
Sunshine Coast Council





**1. Short title**

The amendment instrument to which this explanatory memorandum relates is the proposed amendment to the *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* relating to the Mooloolaba Masterplan and Key Site Review.

**2. Type of local planning instrument**

The proposed amendment to the *Sunshine Coast Planning Scheme 2014* constitutes a 'major amendment' in accordance with Section 2.3A.4 of *Statutory guideline 04/14: Making and amending local planning instruments*.

**3. Entity making the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment)**

The entity making the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* is the Sunshine Coast Regional Council.




**4. Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment)**

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* generally applies to the planning scheme area with a particular focus on the Mooloolaba town centre within the Mooloolaba/Alexandra Headland local plan area (refer to **Figure 1 – Mooloolaba Town Centre**) and the specific sites identified in **Table 4.1 – Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment)**.

Figure 1 – Mooloolaba Town Centre



Table 4.1 Land affected by the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment)

Property Description	Address	Ownership Category	Map of Subject Land
Lot 0 on SP133630, Lot 38 and 39 on RP52440, Lot 77 on RP891727, Lot 0 on SP187087, Lot 32 on RP52440, and Lot 26 on RP901071	65-69, 71, 73, 77, 79-83, 85 and 87-97 First Avenue, Mooloolaba	Various	
Lots 407 to 417 on RP129684, Lot 418 and Lot 419 on RP129683, Lot 420 on RP22317, Lot 422 on RP129683, Lot 424 on RP129684, Lots 573 to Lot 575 on RP129684, Lots 96 to 101 on RP73433,	16, 18, 20 and 24 Walan Street, 5, 7, 9, 11, 13, 15, 19 and 21 Muraban Street, 14, 16, 18, 20, 22, 24 Smith Street, 1, 3, 4, 5, 6, 7, 8 and 9 Naroo Court, Mooloolaba	Various	
Lot 100 on SP257414	River Esplanade, Mooloolaba	Private	



Property Description	Address	Ownership Category	Map of Subject Land
Lots 64 to 69 on RP52440, Lot 73, Lot 92 and Lot 93 on RP73433	7, 9, 13, 15 First Avenue, 11 Smith Street, Brisbane Road Carpark, Mooloolaba	Council	

## 5. Purpose of the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment)

The purpose of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment)* No. [to be inserted] is to:-

- amend the Height of buildings and structures overlay for a number of specific sites within the Mooloolaba/Alexandra Headland local plan area;
- amend the Mooloolaba/Alexandra Headland local plan code, to include specific provisions relating to Key Site 1 – Brisbane Road Carpark, new Key Site 3 – Club Eatery and active street frontages to land in the High density residential zone fronting Walan Street;
- amend the Mooloolaba/Alexandra Headland Local Plan Elements map (Figure 7.2.20A) to include additional road and pedestrian linkages, additional active street frontages, additional Gateway / Entry Points and add new Key Site 3 – Club Eatery;
- amend the Mooloolaba/Alexandra Headland Local Plan Precincts map (LMP34), to expand the hospitality precinct to include new Key Site 3 – Club Eatery and create a new Mooloolaba Heart Street Activation precinct along Walan Street; and
- amend the Mooloolaba/Alexandra Headland local plan table of assessment relating to business activities in the High density residential zone for the new Mooloolaba Heart Street Activation precinct along Walan Street.

## 6. Reasons for the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment)

Council has prepared the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment)* No. [to be inserted] in response to Council's resolution to adopt the *Place Making Mooloolaba Master Plan* at an Ordinary Meeting of Council held on 10 December 2015 (OM15/246) and to take into consideration the vision and recommendations of the *Place Making Mooloolaba Master Plan*, in relation to future planning scheme amendments.

## 7. Details of the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment)

The details of the proposed amendment to the *Sunshine Coast Planning Scheme 2014 (Major Amendment)* are outlined in **Table 7.1** below and **Appendix 1**.

Table 7.1 provides a summary of the proposed amendments to the *Sunshine Coast Planning Scheme 2014*.

Appendix 1 – Details of Proposed Amendment (Site Specific) provides further details of those aspects of the proposed amendment relating to specific sites.

Table 7.1 Summary of proposed planning scheme amendments

Planning Scheme Part	Summary of Amendment
Part 5 (Tables of assessment)	<ul style="list-style-type: none"> <li>Amend section 5.9.9 (Mooloolaba/Alexandra Headland local plan) table of assessment for Business activities in the High density residential zone, to reflect new active street frontages to Walan Street.</li> </ul>
Part 7 (Local plans)	<ul style="list-style-type: none"> <li>Amend section 7.2.20 (Mooloolaba/Alexandra Headland local plan code) to:           <ul style="list-style-type: none"> <li>incorporate relevant provisions relating to:-               <ul style="list-style-type: none"> <li>Key Site 1 – Brisbane Road Carpark, to include a new Performance Outcome to allow for increased site cover and podium height to provide for an integrated multi storey car park facility;</li> <li>A new Key Site 3 – Club Eatery, to provide for a high quality, integrated, mixed use development and to provide height and site cover incentives for the development of a five-star international standard accommodation hotel;</li> <li>inclusion of new Mooloolaba Heart Street Activation Precinct (MAH LPP-3) in the High density residential zone along Walan Street;</li> <li>the new pedestrian through block linkages and road linkages shown on amended Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements); and</li> </ul> </li> </ul> </li> <li>Amend Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) to incorporate relevant outcomes from the Place Making Mooloolaba Masterplan relating to primary active street frontages, gateway/entry points, indicative road linkages/access points, future community/arts hub and to add new Key Site 3 – Club Eatery.</li> </ul>
Schedule 2 (Mapping)	<ul style="list-style-type: none"> <li>Amend Local Plan Precincts Map LPM34 (Mooloolaba/Alexandra Headland local plan area) to include:-           <ul style="list-style-type: none"> <li>Lot 100 on SP257414 (Club Eatery) in the Mooloolaba Hospitality Area (Precinct MAH LPP-1) (refer <b>Appendix 1</b>); and</li> <li>Lot 418 and Lot 419 on RP129683, Lot 409, Lot 410, Lot 416 and Lot 417 on RP129684, Lot 407 and Lot 408 on RP129864, Lot 100 and Lot 101 on RP73433 in the Mooloolaba Heart Street Activation (Precinct MAH LPP-3) (refer to <b>Appendix 1</b>)</li> </ul> </li> <li>Amend Height of Buildings and Structures Overlay Map OVM34H (Mooloolaba/Alexandra Headland local plan area) to reflect proposed height changes for several specific sites (refer <b>Appendix 1</b>).</li> </ul>

## 8. Compliance with the Sustainable Planning Act 2009

The *Sunshine Coast Planning Scheme 2014* complies with the purpose and Section 88 (Key elements of planning scheme) of the *Sustainable Planning Act 2009*. In particular the *Sunshine Coast Planning Scheme 2014* appropriately reflects the standard planning scheme provisions in version 3.0 of the Queensland Planning Provisions and coordinates and integrates State and regional matters through compliance with State planning instruments. The proposed *Sunshine*

*Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* does not materially affect this compliance.

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* has been prepared in accordance with:-

- (a) Part 5 (Making, amending or repealing local planning instruments) of the *Sustainable Planning Act 2009*; and
- (b) *Statutory guideline 01/16: Making and amending local planning instruments.*

## 9. Compliance with State planning instruments

At the time of the gazettal of the *Sunshine Coast Planning Scheme 2014* in May 2014, the Minister identified that the *South East Queensland Regional Plan 2009-2031* and the *State Planning Policy* were appropriately reflected in the planning scheme. The proposed amendment to the *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* primarily addresses local issues and does not adversely affect the planning scheme's compliance with State planning instruments.

Particular aspects of the proposed amendment that have been identified as potentially relevant to State planning instruments are detailed in **Table 9.1** below.

RTI Act RELEASE  
Sunshine Coast Council



Table 9.1 Compliance with State planning instruments

Summary of proposed amendment	State Interest	Summary of Compliance
Proposed building height increases	State Planning Policy April 2016 – liveable communities	The proposal to reinstate building heights from the superseded <i>Maroochy Plan 2000</i> to some areas located within the High density residential zone and Tourist accommodation zone provides for additional housing for both permanent residents and visitors and results in positive urban design outcomes and public realm improvements. This relatively minor increase in the ultimate population capacity of Mooloolaba will also take advantage of both existing and planned infrastructure.
Proposed site cover/podium height provisions for Key Site 1 – Brisbane Road Carpark	State Planning Policy April 2016 – liveable communities and tourism	The proposed site cover provisions for Key Site 1 – Brisbane Road Carpark, are intended to provide for the integration of a multi storey public car park in the redevelopment of the site for a high quality mixed use development. It is intended that the Brisbane Road multi storey car park facility will provide for the relocation and consolidation of car parking from the Mooloolaba foreshore to create an enhanced public realm and open space area along the foreshore and reinforce Mooloolaba as a premier tourist and event destination.
Proposed new Key Site 3 – Club Eatery	State Planning Policy April 2016 – tourism	The proposal to provide height and site cover incentives for proposed new Key Site 3 is intended to encourage the delivery of a five-star international standard hotel. This will reinforce Mooloolaba as the premier tourist destination of the Sunshine Coast, whilst providing for a built form that is compatible with development along the Mooloolaba Esplanade.

## 10. Consultation with government agencies

Council has consulted various State agencies in the preparation of the *Place Making Mooloolaba Master Plan* which is the basis for this planning scheme amendment.

In accordance with the *Sustainable Planning Act 2009* and *Statutory guideline 06/16: Making and amending local planning instruments*, Council sent a copy of the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) to the Minister for Infrastructure, Local Government and Planning (the Planning Minister), by letter dated 8 July 2016, for consideration of State interests and to seek approval for Council to proceed to public consultation.

## 11. Public consultation

No preliminary public consultation has been undertaken in relation to the preparation of the proposed planning scheme amendment. However, an extensive community consultation process was carried out with key stakeholders and the broader community during the preparation of the *Place Making Mooloolaba Master Plan* in 2015.

In accordance with *Statutory guideline 01/16: Making and amending local planning instruments*, Council must undertake public consultation during Stage 3 of the process for making a planning scheme 'major' amendment.

On 20 September 2016, Council received advice from the Planning Minister that the amendment appropriately integrates state interests and that Council may undertake public consultation on the proposed amendment with no conditions.

The proposed *Sunshine Coast Planning Scheme 2014 (Major amendment)* was on public consultation from **31 October 2016 to 9 December 2016**.

The consultation and communication strategy implemented during the public notification period involved the following:

- Media statement issued prior to the commencement of the public consultation period, advising of the proposed amendments and public consultation period;
- Notice placed in the *Sunshine Coast Daily* on Saturday, 29 October 2016;
- Notice published on Council's website and a copy placed at Council offices prior to the consultation period commencing;
- Copy of the proposed amendment, including a summary information sheet published on Council's website and made available for viewing at Council's offices during the consultation period;
- Letters sent to directly affected land owners and adjoining land owners advising of the proposed amendment, including a summary information sheet about the proposed amendment and public consultation period;
- Newsflash issued to all regular planning scheme users and community members that have previously expressed an interest in receiving information about planning and development matters; and
- Various phone, email and counter enquiries.

## 12. Consideration of public submission

Council received a total of 1,929 submissions, of which 536 (28%) submissions were in support and 1,393 (78%) submissions objected to the proposed amendment.

Of the submissions in support, 246 were pro-forma submissions, which outlined the following matters:

- proposed building height increases are consistent with the character of Mooloolaba and will not significantly impact amenity;
- support for the proposed height increases to provide jobs, decrease urban sprawl and protect environmental areas;
- support for the increased street activation to improve amenity and stimulate the local economy;
- support for a five-star hotel to increase the tourism offering and quality of accommodation and retail businesses in Mooloolaba;
- support for increased height and site cover on the Club Eatery site, based upon a high quality, articulated design that will complement the area; and
- support for the proposed site cover and setback amendments relating to the Brisbane Road Carpark, to help offset the loss of foreshore parking.

Of the submissions objecting to the proposed amendment, 1,316 were pro-forma submissions, which outlined the following concerns:

- increased building height and site cover on the Club Eatery site will result in a very tall and bulky building, not in keeping with sub-tropical building design and landscape design and will risk casting shadows on the beach;
- 90% site cover for the Brisbane Road carpark site will not be consistent with the sub-tropical landscape and would result in the loss of visual amenity;
- increased density proposed for Walan Street and First Avenue will significantly worsen existing traffic issues without road widening to Brisbane Road;
- lack of commitment to providing additional road infrastructure before proposing additional density shows little consideration for the community and visitors.

In addition to the above items raised in the pro-forma submissions objecting to the proposed amendment, the following additional were raised by individual submitters:

- height increase on the Club Eatery site is inconsistent with the existing streetscape;
- Mooloolaba building height transect is misleading;
- additional parking required;
- questioning the need for the planning scheme amendment – the current planning scheme provisions should be maintained;
- need to protect Mooloolaba's character and natural environment;
- don't turn Mooloolaba into another Gold Coast; and
- need to limit growth.

Having considered all of the submissions, it proposed that Council proceed with the proposed planning scheme amendment with the following changes to the public consultation version of the amendment:

- strengthening the provisions relating to the Club Eatery site and delivery of a landmark building of exceptional urban design, that includes a sub-tropical design response;
- including a requirement for an architectural peer review of any submitted design for the Club Eatery site;
- strengthening wording for the Club Eatery site to ensure the development operates as a five-star international standard accommodation hotel; and
- requirement for the five-star international hotel component to be a minimum 50% of the development, by number of apartments/suites.

In addition to the proposed changes in response to submissions, it is proposed to amend the Mooloolaba/Alexandra Headland local plan code to duplicate the pedestrian linkage provision from the District centre zone, to apply to all zones in the local plan area, to be reflective of the locations of the new pedestrian through block linkages shown on Figure 7.2.20A (Mooloolaba/Alexandra Headland Local Plan Elements). The road connection provisions relating to Key Site 2 – Underwater World/Mooloolaba Wharf are also proposed to be amended to reflect the new road linkage proposed to be included on Figure 7.2.20A (Mooloolaba/Alexandra Headland Local Plan Elements).

The proposed changes are not considered to result in the amendment being significantly different to the version placed on public consultation, such that Council can proceed to seek the Planning Minister's approval to adopt the proposed amendment.

Further, the proposed changes to the public consultation version of the proposed planning scheme amendment do not relate to a State interest or affect the amendments compliance with the *South East Queensland Regional Plan 2009-2031* or the State Planning Policy.

### 13. Background studies and reports

The Place Making Mooloolaba Masterplan informed the preparation of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]*.




Appendix 1: Details of Proposed Amendment (Site Specific)

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Lot 0 on SP133630, Lot 38 and 39 on RP52440, Lot 77 on RP891727, Lot 0 on SP187087, Lot 32 on RP52440, and Lot 26 on RP901071, First Avenue, Mooloolaba</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</p>  <p>Legend:                  Low Density Residential Zone                  Precinct LDR1 (Protected Housing Area)                  Medium Density Residential Zone                  High Density Residential Zone                  Tourist Accommodation                  District Centre Zone                  Open Space Zone                  Community Facilities Zone</p>	<p>Under the Sunshine Coast Planning Scheme 2014, the subject land is included in the High density residential zone (refer to Figure 1) with a maximum building height limit of 15 metres (refer to Figure 2).</p> <p>Under the superseded Maroochy Plan 2000 a maximum building height limit of 4 storeys (but not more than 15 metres) applied to the subject land. The superseded Maroochy Plan 2000 also provided the opportunity for development of the subject land to potentially achieve a maximum acceptable building height of 6 storeys (but not more than 25 metres), through an impact assessable development application.</p> <p>The predominant built form along the southern side of First Avenue consists of multi-unit residential buildings of between 6 to 8 storeys in height. Along the northern side of First Avenue, the predominant built form ranges in height from 10-12 storeys (which is approximately 30 metres).</p> <p><b>Figure 3: Corner of First Avenue and Venning Street, looking north-east along First Avenue</b></p> 	<p>It is proposed that the subject land is included in the 25m height increment on the Height of Buildings and Structures Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area).</p>
		<p>It is proposed to amend the maximum building height limit for the subject land to reinstate the maximum acceptable building height limit of 25 metres (as provided for under the superseded</p>	




SPECIAL MEETING CONFIDENTIAL AGENDA  
 Item 5.1.5 Round 3A Amendment to Sunshine Coast Planning Scheme 2014  
 Attachment 3 Explanatory Memorandum: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) - Mooloolaba Masterplan and Key Site Review

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p><b>Figure 2: Extract of Sunshine Coast Planning Scheme 2014 – Height of buildings and structures overlay</b></p> 	<p>Maroochy Plan 2000), which is more reflective of the predominant built form along the southern side of First Avenue and provides an appropriate transition in building height from the Mooloolaba Esplanade through to the Mooloolaba State School.</p>	

Explanatory Memorandum to the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment)  
 Post Notification Ministerial Review Version (April 2017)

Page A1-2

SPECIAL MEETING CONFIDENTIAL AGENDA  
 Item 5.1.5 Round 3A Amendment to Sunshine Coast Planning Scheme 2014  
 Attachment 3 Explanatory Memorandum: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) - Mooloolaba Masterplan and Key Site Review

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Lots 407 to 409                      RP129684, Lot 418 and Lot 419 on                      RP129683, Lot 420 on                      RP22317, Lot 422 on                      RP129683, Lot 424 on                      RP129684, Lots 573 to Lot 575 on                      RP129684, Lots 96 to 101 on                      RP73433, Lots 410 to 417 on                      RP129684</p>	<p>Sunshine Coast Planning Scheme 2014                      Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</p> 	<p>Under the <i>Sunshine Coast Planning Scheme 2014</i>, the subject land is included in the High density residential zone (refer to <b>Figure 1</b>) with a maximum building height limit of 15 metres (refer to <b>Figure 2</b>).</p> <p>Under the superseded <i>Maroochy Plan 2000</i> a maximum building height limit of 3 storeys (but not more than 12 metres) applied to the subject land. The superseded <i>Maroochy Plan 2000</i> also provided the opportunity for development of the subject land to potentially achieve a maximum acceptable building height of 6 storeys (but not more than 25 metres), through an impact assessable development application.</p> <p>The Place Making Mooloolaba Masterplan (adopted by Council on 10 December 2015) identifies the Murabam/Smith Street area as the 'Heart of Mooloolaba' with the intent of this area providing for high density, residential and mixed use tourist accommodation and a community hub with improved pedestrian connectivity. The 'Mooloolaba Heart' concept requires creating a new focus area away from the Mooloolaba Esplanade.</p> <p>To provide for higher density residential development on the subject land, it is proposed to amend the maximum building height limit to reinstate the maximum acceptable building height limit of 25 metres (as provided for under the superseded <i>Maroochy Plan 2000</i>) and still provide an appropriate transition of building height to the medium density development to the south.</p> <p>It is also proposed to include the land along the frontage of Watan Street in a new local plan precinct to provide for business activities (such as small food and drink outlets and retail uses) to support the activation of this street frontage (refer to <b>Figure 3</b>).</p>	<p>It is proposed that:</p> <p>(a) the subject land is included in the 25m height increment on the Height of Buildings and Structures Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area); and</p> <p>(b) Lot 418 and Lot 419 on RP129683, Lot 409, Lot 410, Lot 416 and Lot 417 on RP129684, Lot 407 and Lot 408 on RP129684, Lot 100 and Lot 101 on RP73433 are included in the Mooloolaba Heart Street Activation (Precinct MAH LPP-3) on Local Plan Map LPW34 (Mooloolaba/Alexandra Headland Local Plan Precincts).</p>

Explanatory Memorandum to the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment)  
 Post Notification Ministerial Review Version (April 2017)

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
	<p>Figure 2: Extract of Sunshine Coast Planning Scheme 2014 – Height of buildings and structures overlay</p>	<p>Figure 3: Proposed Mooloolaba Heart Street Activation Precinct</p>	

Explanatory Memorandum to the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment)  
 Post Notification Ministerial Review Version (April 2017)

Page A1-4



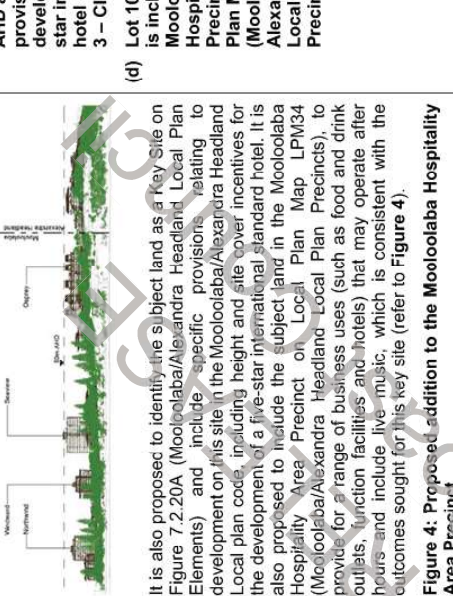
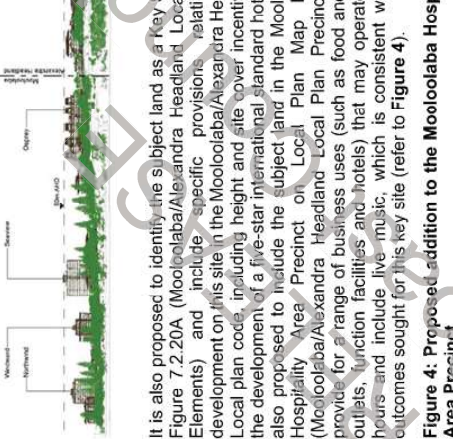
SPECIAL MEETING CONFIDENTIAL AGENDA  
 Item 5.1.5 Round 3A Amendment to Sunshine Coast Planning Scheme 2014  
 Attachment 3 Explanatory Memorandum: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) - Mooloolaba Masterplan and Key Site Review

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Lot 100 on SP257414, River Esplanade</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</p> 	<p>Under the Sunshine Coast Planning Scheme 2014, the subject land is included in the Tourist accommodation zone (refer to Figure 1) with a maximum building height limit of 37.5 metres applying to Lot 100 on SP257414 (Club Eatery site) (refer to Figure 2).</p> <p>The Club Eatery site is one of the last remaining beachfront lots with significant redevelopment opportunities (refer to Figure 3).</p> <p><b>Figure 3: Club Eatery Site</b></p>  <p>It is proposed to retain the current 37.5 metre maximum building height limit that applies to this site. However, recognising the site's landmark location, it is proposed to include height incentives for the delivery of a five-star international standard accommodation hotel on this site.</p> <p>A maximum building height to RL 50m AHD is proposed, which is consistent with the height of existing buildings along the Mooloolaba Esplanade, as shown in the below transect.</p> 	<p>It is proposed that:</p> <p>(a) Lot 100 on SP257414 is identified as a Key Site (Key Site 3 – Club Eatery) with specific provisions included in the Mooloolaba/Alexandra Headland Local plan code for this site, including height and site cover incentives for the development of a five-star international standard residential hotel;</p> <p>(b) Lot 100 on SP257414 is retained in the 37.5 metre height increment on the Height of Buildings and Structures Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area);</p> <p>(c) a Specific Note is included on the Height of Buildings and Structures Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area) to include a maximum height of RL 50m</p>

Explanatory Memorandum to the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment)  
 Post Notification Ministerial Review Version (April 2017)

Page A1-5



SPECIAL MEETING CONFIDENTIAL AGENDA  
 Item 5.1.5 Round 3A Amendment to Sunshine Coast Planning Scheme 2014  
 Attachment 3 Explanatory Memorandum: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) - Mooloolaba Masterplan and Key Site Review

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p><b>Figure 2: Extract of Sunshine Coast Planning Scheme 2014 – Height of buildings and structures overlay</b></p>  <p>Legend:              8.5 metres (grey)              15 metres (pink)              25 metres (purple)              45 metres (brown)              12 metres (yellow)              18 metres (orange)              37.5 metres (blue)</p>	<p>It is also proposed to identify the subject land as a Key Site on Figure 7.2.20A (Mooloolaba/Alexandra Headland Local Plan Elements) and include specific provisions relating to development on this site in the Mooloolaba/Alexandra Headland Local plan code, including height and site cover incentives for the development of a five-star international standard hotel. It is also proposed to include the subject land in the Mooloolaba Hospitality Area Precinct on Local Plan LPW34 (Mooloolaba/Alexandra Headland Local Plan Precincts), to provide for a range of business uses (such as food and drink outlets, function facilities and hotels) that may operate after hours and include live music, which is consistent with the outcomes sought for this key site (refer to Figure 4).</p> <p><b>Figure 4: Proposed addition to the Mooloolaba Hospitality Area Precinct</b></p> 	<p>It is also proposed to identify the subject land as a Key Site on Figure 7.2.20A (Mooloolaba/Alexandra Headland Local Plan Elements) and include specific provisions relating to development on this site in the Mooloolaba/Alexandra Headland Local plan code, including height and site cover incentives for the development of a five-star international standard hotel. It is also proposed to include the subject land in the Mooloolaba Hospitality Area Precinct on Local Plan LPW34 (Mooloolaba/Alexandra Headland Local Plan Precincts), to provide for a range of business uses (such as food and drink outlets, function facilities and hotels) that may operate after hours and include live music, which is consistent with the outcomes sought for this key site (refer to Figure 4).</p> <p><b>Figure 4: Proposed addition to the Mooloolaba Hospitality Area Precinct</b></p>	<p>AHD as an incentive provision for the development of a 5 star international hotel on the Key Site 3 – Club Eatery, and Lot 100 on SP257414 is included in the Mooloolaba Hospitality Area Precinct on Local Plan LPW34 (Mooloolaba/Alexandra Headland Local Plan Precincts).</p>

Explanatory Memorandum to the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment)  
 Post Notification Ministerial Review Version (April 2017)

Page A1-6

SPECIAL MEETING CONFIDENTIAL AGENDA  
 Item 5.1.5 Round 3A Amendment to Sunshine Coast Planning Scheme 2014  
 Attachment 3 Explanatory Memorandum: Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) - Mooloolaba Masterplan and Key Site Review

Property Description	Sunshine Coast Planning Scheme 2014	Summary	Proposed Amendment
<p>Lots 64 to 69 on RP52440, Lot 73, Lot 92 and Lot 93 on RP73433</p>	<p>Figure 1: Extract of Sunshine Coast Planning Scheme 2014 – Zoning</p> 	<p> MAH LPP-1, Mooloolaba Hospitality Area</p> <p>Under the Sunshine Coast Planning Scheme 2014, the subject land is included in the District centre zone (refer to Figure 1) and identified as a key site (Key Site 1 – Brisbane Road Carpark) in the Mooloolaba/Alexandra Headland Local plan code. The Mooloolaba/Alexandra Headland Local plan code includes specific provisions for the redevelopment of this key site.</p> <p>The Place Making Mooloolaba Master Plan (adopted by Council on 10 December 2015) recommends the relocation and consolidation of car parking along the Mooloolaba foreshore into a new Brisbane Road multi storey car park facility, to provide for an enhanced public realm and open space area along the foreshore. In order to accommodate this additional car parking, it is proposed to increase site cover and podium height for development on this key site. It is therefore proposed to include a new performance outcome in the Mooloolaba/Alexandra Headland Local plan code relating to site cover and podium height requirements for development in the District centre zone (Key Site 1 – Brisbane Road Carpark).</p>	<p>It is proposed that the Mooloolaba/Alexandra Headland Local plan code is amended to include a new performance outcome relating to site cover and podium height for development in the District centre zone (Key Site 1 – Brisbane Road Carpark). This also includes setback provisions to reflect the new podium height.</p>

Explanatory Memorandum to the proposed Sunshine Coast Planning Scheme 2014 (Major Amendment)  
 Post Notification Ministerial Review Version (April 2017)

Page A1-7





## Amendment Instrument

### Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Mooloolaba Masterplan and Key Site Review

Post Notification Ministerial Review Version

April 2017

Made under the *Sustainable Planning Act 2009*, section 117 (Process for preparing, making or amending local planning instruments)

This amendment has effect on and from [to be inserted]



## 1. Short title

This amendment instrument may be cited as the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]*.

## 2. Commencement

This amendment instrument has effect on and from [to be inserted].

## 3. Purpose

The purpose of this amendment instrument is to:

- (a) amend the Height of buildings and structures overlay for a number of specific sites within the Mooloolaba/Alexandra Headland local plan area;
- (b) amend the Mooloolaba/Alexandra Headland local plan code, to include specific provisions relating to Key Site 1 – Brisbane Road Carpark, new Key Site 3 – Club Eatery and active street frontages to land in the High density residential zone fronting Walan Street;
- (c) amend the Mooloolaba/Alexandra Headland Local Plan Elements map (Figure 7.2.20A) to include additional road and pedestrian linkages, additional active street frontages, additional Gateway / Entry Points and add new Key Site 3 – Club Eatery;
- (d) amend the Mooloolaba/Alexandra Headland Local Plan Precincts map (LMP34), to expand the hospitality precinct to include new Key Site 3 – Club Eatery and create a new Mooloolaba Heart Street Activation precinct along Walan Street; and
- (e) amend the Mooloolaba/Alexandra Headland local plan table of assessment relating to business activities in the High density residential zone for the new Mooloolaba Heart Street Activation precinct along Walan Street.

## 4. Amendment table

This amendment instrument amends the component of the *Sunshine Coast Planning Scheme 2014* in Table 1, Column 1, in respect of the planning scheme provisions stated in Table 1, Column 2, in the manner stated in Table 1, Column 3.

**Table 1 Amendment table**

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 1 (About the Planning Scheme)	Table 1.2.2 Local plans and local plan precincts	Amend as shown in <b>Appendix A</b>
Part 5 (Tables of Assessment), section 5.9 (Levels of assessment – local plans)	Section 5.9.9 (Mooloolaba/Alexandra Headland local plan), Table 5.9.9 (Mooloolaba/Alexandra Headland local plan: material change of use)	Amend as shown in <b>Appendix A</b>
Part 7 (Local plans)	Section 7.1 (Preliminary)	Amend as shown in <b>Appendix A</b>
Part 7 (Local plans), section 7.2.20 (Mooloolaba/Alexandra Headland local plan code)	Section 7.2.20.3 (Purpose and overall outcomes)	Amend as shown in <b>Appendix A</b>
Part 7 (Local plans), section 7.2.20 (Mooloolaba/Alexandra Headland local plan code)	Section 7.2.20.4 (Assessment criteria), Table 7.2.20.4.1 (Criteria for assessable development)	Amend as shown in <b>Appendix A</b>

Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]  
Post Notification Ministerial Review Version (April 2017)

Page 1

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 7 (Local plans), section 7.2.20 (Mooloolaba/Alexandra Headland local plan code)	Figure 7.2.20A (Mooloolaba/Alexandra Headland Local Plan Elements)	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Local Plan Map LPM34 (Mooloolaba/Alexandra Headland Local Plan Precincts)	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM34H (Mooloolaba/Alexandra Headland Local Plan Area)	Amend as shown in <b>Appendix B</b>

RTI Act RELEASE  
Sunshine Coast Council



## Appendix A Amendment schedule (text)

### Part 1 (About the planning scheme) - Section 1.2 (Planning scheme components)

Local plans and local plan precincts	
(i)	Precinct MAH LPP-1 (Mooloolaba Hospitality Area)
(ii)	Precinct MAH LPP-2 (Mooloolaba Spit Government Uses)
(ii)(iii)	Precinct MAH LPP-3 (Mooloolaba Heart Street Activation)
(u)	Mooloolah local plan
(v)	Nambour local plan, including:-
(i)	Precinct NAM LPP-1 (Nambour Hospitality Area)
(ii)	Precinct NAM LPP-2 (Former Mill Site and Hospitality Area)
(iii)	Precinct NAM LPP-3 (Town Centre Frame)
(iv)	Precinct NAM LPP-4 (Nambour Health Hub)
(w)	Palmwoods local plan
(x)	Peregian South local plan
(y)	Sippy Downs local plan, including:-
(i)	Precinct SID LPP-1 (Sippy Downs Town Centre)
(z)	Woombye local plan
(aa)	Yandina local plan

(viii) the overlays specified in **Table 1.2.3 (Overlays)** below (Part 8);

**Table 1.2.3 Overlays**

Overlays	
(a)	Acid sulfate soils overlay
(b)	Airport environs overlay
(c)	Biodiversity, waterways and wetlands overlay
(d)	Bushfire hazard overlay
(e)	Coastal protection overlay
(f)	Extractive resources overlay
(g)	Flood hazard overlay
(h)	Height of buildings and structures overlay
(i)	Heritage and character areas overlay
(j)	Landslide hazard and steep land overlay
(k)	Regional infrastructure overlay
(l)	Scenic amenity overlay
(m)	Water resource catchments overlay

(ix) the development codes specified in **Table 1.2.4 (Development codes)** below (Part 9);

**Table 1.2.4 Development codes**

Development codes	
<b>Statewide codes</b>	
(a)	Community residence code
(b)	Forestry for wood production code
(c)	Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code
<b>Use codes</b>	
(d)	Business uses and centre design code
(e)	Caretaker's accommodation code
(f)	Child care centre code
(g)	Community activities code
(h)	Dual occupancy code
(i)	Dwelling house code
(j)	Extractive industry code
(k)	Home based business code

## Part 5 (Tables of assessment) - Section 5.9 (Levels of assessment - local plans)

## 5.9.9 Mooloolaba/Alexandra Headland local plan

Table 5.9.9 Mooloolaba/Alexandra Headland local plan: material change of use

Note – This table identifies variations to the level of assessment for a defined use specified in Table 5.5.16 (Community facilities zone). This table must be read in conjunction with Table 5.5.16.

Defined use	Level of assessment	Assessment criteria
<b>COMMUNITY FACILITIES ZONE - PRECINCT MAH LPP - 2 (MOOLOOLABA SPIT GOVERNMENT USES)</b>		
<b>Business activities</b>		
<b>Food and drink outlet</b>	<p><b>Self assessable</b> if in an existing building.</p> <p><b>Code assessable</b> if not otherwise specified.</p>	<ul style="list-style-type: none"> <li>Transport and parking code</li> <li>Community facilities zone code</li> <li>Mooloolaba/Alexandra Headland local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
<b>Shop</b>	<p><b>Self assessable</b> if in an existing building.</p> <p><b>Code assessable</b> if not otherwise specified.</p>	<ul style="list-style-type: none"> <li>Transport and parking code</li> <li>Community facilities zone code</li> <li>Mooloolaba/Alexandra Headland local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
<b>HIGH DENSITY RESIDENTIAL ZONE - PRECINCT MAH LPP - 3 (MOOLOOLABA HEART STREET ACTIVATION)</b>		
<b>Business activities</b>		
<b>Food and drink outlet</b>	<p><b>Self assessable if:</b></p> <p>(a) in an existing building in a tenancy that has been approved for non-residential use; and</p> <p>(b) not incorporating a drive-through facility.</p> <p><b>Code assessable</b> if forming part of a mixed use building.</p> <p><b>Impact assessable</b> if not otherwise specified.</p>	<ul style="list-style-type: none"> <li>Transport and parking code</li> <li>High density residential zone code</li> <li>Applicable local plan code</li> <li>The planning scheme</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
<b>Shop</b>	<p><b>Self assessable if:</b></p> <p>(a) in an existing building in a tenancy that has been approved for non-residential use; and</p> <p>(b) not exceeding a gross leasable floor area of 300m<sup>2</sup>.</p> <p><b>Code assessable if:</b></p> <p>(a) located at the ground storey of a mixed use building; and</p> <p>(b) not exceeding a gross leasable floor area of 300m<sup>2</sup>.</p> <p><b>Impact assessable</b> if not otherwise specified.</p>	<ul style="list-style-type: none"> <li>Transport and parking code</li> <li>High density residential zone code</li> <li>Applicable local plan code</li> <li>The planning scheme</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>

Part 5

**Part 7 (Local plans) - Section 7.1 (Preliminary)**

- (i) Precinct EUM LPP-1 (Eumundi Butter Factory);
- (k) Forest Glen/Kunda Park/Tanawha local plan code;
- (l) Glass House Mountains local plan code;
- (m) Golden Beach/Pelican Waters local plan code;
- (n) Kawana Waters local plan code, including:-
  - (i) Precinct KAW LPP-1 (South of Point Cartwright Drive);
  - (ii) Precinct KAW LPP-2 (North of Point Cartwright Drive);
  - (iii) Precinct KAW LPP-3 (Nicklin Way North Minyama);
  - (iv) Precinct KAW LPP-4 (Buddina Urban Village), including:
    - (A) Sub-precinct KAW LPSP-4a (Urban Village Residential);
    - (B) Sub-precinct KAW LPSP-4b (Bermagui Crescent/Iluka Avenue);
    - (C) Sub-precinct KAW LPSP-4c (Pacific Boulevard);
  - (v) Precinct KAW LPP-5 (Nicklin Way Warana);
  - (vi) Precinct KAW LPP-6 (Regatta Boulevard Wurtulla);
- (o) Kenilworth local plan code;
- (p) Landsborough local plan code, including:-
  - (i) Precinct LAN LPP-1 (Landsborough Town West);
  - (ii) Precinct LAN LPP-2 (Landsborough Town East);
- (q) Maleny local plan code, including:-
  - (i) Precinct MAL LPP-1 (Maleny Community Precinct);
  - (ii) Precinct MAL LPP-2 (Maleny West);
  - (iii) Precinct MAL LPP-3 (Walkers Creek);
  - (iv) Precinct MAL LPP-4 (Maleny North);
- (r) Maroochy North Shore local plan code, including:-
  - (i) Precinct MNS LPP-1 (Sunshine Coast Airport);
  - (ii) Precinct MNS LPP-2 (Town of Seaside);
  - (iii) Precinct MNS LPP-3 (Marcoola Tourist Accommodation);
- (s) Maroochydhore/Kuluin local plan code, including:-
  - (i) Precinct MAR LPP-1 (Evans Street);
  - (ii) Precinct MAR LPP-2 (Wharf Street);
  - (iii) Precinct MAR LPP-3 (Maud Street/Sugar Road);
- (t) Mooloolaba/Alexandra Headland local plan code, including:-
  - (i) Precinct MAH LPP-1 (Mooloolaba Hospitality Area);
  - (ii) Precinct MAH LPP-2 (Mooloolaba Spit Government Uses);
  - (iii)(iii) Precinct MAH LPP-3 (Mooloolaba Heart Street Activation);
- (u) Mooloolah local plan code;
- (v) Nambour local plan code, including:-
  - (i) Precinct NAM LPP-1 (Nambour Hospitality Area);
  - (ii) Precinct NAM LPP-2 (Former Mill Site and Hospitality Area);
  - (iii) Precinct NAM LPP-3 (Town Centre Frame);
  - (iv) Precinct NAM LPP-4 (Nambour Health Hub);
- (w) Palmwoods local plan code;
- (x) Peregrin South local plan code;
- (y) Sippy Downs local plan code, including:-



**Part 7 (Local plans) - Section 7.2.20 (Mooloolaba/Alexandra Headland local plan code)****7.2.19.5 Mooloolaba/Alexandra Headland local plan code****7.2.19.6 Application**

This code applies to assessable development:-

- (a) within the Mooloolaba/Alexandra Headland local plan area as shown on Map ZM34 contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Mooloolaba/Alexandra Headland local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.

**7.2.19.7 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 Mooloolaba/Alexandra Headland local plan code.

*The Mooloolaba/Alexandra Headland local plan area is located centrally in the eastern part of the Sunshine Coast to the south of Maroochydore and includes the coastal area from Alexandra Headland to Mooloolaba extending west to the Sunshine Motorway. The local plan area takes in a diverse range of land uses including tourist accommodation and associated services and events, business centres, marine industries, a variety of residential areas, as well as a range of community and sport and recreation uses. The local plan area has a land area of approximately 536 hectares.*

*The Mooloolaba/Alexandra Headland local plan area is a renowned and popular tourist destination and is characterised by its frontage to a spectacular natural coastline, which includes Alexandra Headland, Mooloolaba Beach, Mooloolaba Spit and the Mooloolah River. Extensive foreshore parklands include surf lifesaving clubs, playgrounds, barbeque facilities, tourist parks and the Coastal Path. Impressive water views are available from foreshore areas and particularly from Alexandra Headland.*

*Business and commercial uses are concentrated in the Mooloolaba District Centre focussed on Brisbane Road and Walan Street. This area provides a range of retail, business and entertainment venues at the main entry road into Mooloolaba. A range of local businesses extend along the southern part of Brisbane Road, providing local convenience shopping and business activities for the surrounding residential community.*

*The beachfront areas are characterised by medium rise residential development catering for visitor and permanent accommodation. These uses are supported by small scale boutique shopping, cafes, restaurants and tourist and entertainment facilities located at key nodes along Alexandra Parade and Mooloolaba Esplanade and at Underwater World/Mooloolaba Wharf. Other low to medium rise multiple dwellings are located around the activity centres. Traditional low rise residential areas are located on the slopes to the west of Alexandra Headland and around Mooloolaba Waters.*

*The Mooloolaba marina, boat ramp and Yacht Club are popular recreational boating facilities within the local plan area. The Mooloolaba State Boat Harbour caters for commercial fishing operations and associated marine industries, including seafood retail and wholesale operations. Community services such as Air Sea Rescue and the Coast Guard also operate in the Mooloolaba State Boat Harbour.*

*Pedestrian and cycle pathways are located along the foreshore and along major roads. The CoastConnect Priority Public Transport Corridor is intended to travel along Brisbane Road, Walan Street, Mooloolaba Esplanade and Alexandra Parade providing opportunities for transit oriented redevelopment. Alexandra Parade, Brisbane Road and Buderim Avenue provide the major road links into the local plan area.*

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

**7.2.19.8 Purpose and overall outcomes**

- (1) The purpose of the Mooloolaba/Alexandra Headland local plan code is to provide locally relevant planning provisions for the assessment of development within the Mooloolaba/Alexandra Headland local plan code.
- (2) The purpose of the Mooloolaba/Alexandra Headland local plan code will be achieved through the following overall outcomes:-

- (a) Mooloolaba/Alexandra Headland local plan area is a diverse coastal urban area with a strong focus on tourism. The local plan area comprises a number of urban and suburban residential areas and high density visitor accommodation areas supported by a district activity centre at Mooloolaba, community and sport and recreation facilities, a harbour and associated waterfront and marine uses.
- (b) Urban development in the Mooloolaba/Alexandra Headland local plan area is limited to land within the urban growth management boundary so as to protect the environmental and landscape value of foreshore areas and the Mooloolah River.
- (c) Development in the local plan area is sited and designed to protect significant environmental areas and retain the key landscape elements that contribute to the setting, character and identity of Mooloolaba and Alexandra Headland, including beaches and dunal systems, foreshore parkland, Alex Forest Conservation Area, Mooloolaba environmental reserve, Nelson Park, Charles Clarke Park, character *vegetation* along the foreshore and views either to or from important landscape features.
- (d) Development recognises and reinforces the beachside location of the local plan area by providing for high quality, contemporary sub-tropical building and landscape design that emphasises the casual, outdoor lifestyle. Development is of a scale and form which protects and enhances the existing character and identity of established parts of the local plan area.
- (e) Development on land with *frontage* to Alexandra Parade, Brisbane Road, Mooloolaba Esplanade and River Esplanade achieves a high standard of urban design and contributes to *streetscape*, landscape, public art and public space improvements which enhance gateway locations, create attractive boulevards along these roads and promote the beachside character of the local plan area.
- (f) Development in the District centre zone contributes to the Mooloolaba Town Centre's role as a district activity centre providing a range of business, community and residential uses to service the needs of residents and visitors. Mixed uses and uses which enhance the tourism focus and district level role and function of the Mooloolaba Town Centre are encouraged.
- (g) Development in the District centre zone contributes to the economic vitality of Mooloolaba Town Centre through the provision of improved *streetscape* and landscape treatments, active street *frontages* and improved public spaces.
- (h) Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) provides for an integrated, high quality *mixed use development* incorporating a range of centre activities and residential accommodation. Development provides for significant *streetscape* and landscape improvements to all *frontages*, strong pedestrian connections to the adjoining tourist accommodation area, a new road link between Smith Street and Brisbane Road to improve accessibility, and a well-designed and integrated public carpark.
- (i) Development in the Tourist accommodation zone reinforces these areas, and in particular the *frontage* to Mooloolaba Esplanade, as the primary tourism focus areas with vibrant and pedestrian friendly active street *frontages* providing a range of small-scale boutique retail and outdoor dining experiences with residential accommodation above, and strong visual and pedestrian linkages with the foreshore areas and surrounding residential, business and community activities.
- (j) Development in Precinct MAH LPP-1 (Mooloolaba Hospitality Area) provides a range of entertainment activities including food and drink outlets, function facilities, bars and hotels that may operate after hours and include live music which creates a vibrant atmosphere.
- (k) Development in the Tourism area zone on Key Site 2 (Underwater World/Mooloolaba Wharf) provides for an integrated, high quality *mixed use development* which complements the existing range of tourism facilities on the site and contributes to the vitality and attractiveness of Mooloolaba, and in particular Underwaterworld/Mooloolaba Wharf, as a visitor and entertainment destination, whilst maintaining the operation of the marina and protecting the amenity of surrounding residences. Development provides for Hancock Street to be enhanced with streetscaping, landscaping and public art to create an improved entrance from River Esplanade into the site, and includes an accessible, safe and integrated public parking facility.
- (l) Redevelopment of Key Site 2 (Underwater World/Mooloolaba Wharf) provides for a pedestrian friendly, activated village square or plaza which links to the Mooloolaba Town Park and provides improved pedestrian and visual connections through to the Mooloolah River.



- (t)(m) Development in the Tourist accommodation zone on Key Site 3 (Club Eatery) provides for an integrated, high quality mixed use development which incorporates facilities capable of attracting and accommodating a five-star international standard accommodation hotel and reinforces the role of Mooloolaba as a premier tourist destination and visitor accommodation area. Development provides for outstanding building exemplar architecture, streetscape and landscape design, through a sub-tropical design response that recognises the beachfront and landmark nature of the site.
- (n)(n) Development in the Local centre zone along Brisbane Road functions as a local (not full service) activity centre servicing the local convenience needs of nearby residents and visitors. Development in this area supports the role of the Mooloolaba Town Centre (District centre zone) as the district activity centre for the local area and contributes to the establishment of a vibrant centre and entry boulevard to Mooloolaba.
- (o)(o) Development in the Low density residential zone maintains the traditional beachside residential character of these parts of local plan area.
- (p)(p) Development in the Medium density residential zone in Alexandra Headland respects the existing topography and contributes to a high level of residential amenity and design quality consistent with the scale and character of the streetscape and surrounding development.
- (q)(q) Development in the Waterfront and marine industry zone provides for the continued operation of Mooloolaba State Boat Harbour and associated industries and small-scale complementary business uses, to support the ongoing viability of the commercial fishing operations at Mooloolaba.
- (r)(r) The existing tourist park sites located on Mooloolaba Esplanade and Parkyn Parade are maintained or redeveloped as tourist parks to provide short term, affordable visitor accommodation to complement Mooloolaba's role as a tourism focus area.
- (s)(s) The State government uses at Mooloolaba Spit are rationalised and provide for low key government functions which are dependent on water access, with a limited number of small scale business uses which contribute to the activation of the area and the attractiveness and safety of Mooloolaba Spit as well as improved access to adjoining parkland.
- (t)(t) Development in the Sport and recreation zone at the Yacht Club and boat ramp contributes to tourism opportunities in Mooloolaba by providing for enhanced recreational boating opportunities and associated business uses and improving public access between Parkyn Parade and the Mooloolah River.
- (u)(u) Development provides strong pedestrian and visual links to the coastal foreshore and Mooloolah River including through block pedestrian connections, and facilitates safe and convenient pedestrian and cycle connections to and between other key destinations within the local plan area. The coastal foreshore area provides an important continuous pedestrian, cycle and open space link from the mouth of the Mooloolah River north along the full length of the local plan area.
- (v)(v) Development adjacent to the CoastConnect Priority Public Transport Corridor is for transit oriented development which is fully integrated with the corridor, in particular through the protection and provision of land required for major infrastructure in the corridor and the provision of works to minimise vehicle access points to roads in the corridor.
- (w)(w) Development in the High density residential zone in the vicinity of Muraban Street and Naroo Court, Mooloolaba, provides for a future road link between Muraban Street and Naroo Court to improve local connectivity.

### 7.2.19.9 Assessment criteria

Table 7.2.20.4.1 Criteria for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Mooloolaba/Alexandra Headland Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that are	AO1.1	Development for a residential, business or community activity provides for



Performance Outcomes		Acceptable Outcomes	
	consistent with and reflect and enhance the coastal urban character of Mooloolaba and Alexandra Headland in terms of form, composition and use of materials.		<p>building design which incorporates the following features:-</p> <ul style="list-style-type: none"> <li>(a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing;</li> <li>(b) articulated, pitched, skillion or curved roof forms;</li> <li>(c) open or transparent balustrades; and</li> <li>(d) landscaping integrated into the building design.</li> </ul> <p><b>AO1.2</b> Development uses understated colour schemes and low-reflective roofing and cladding materials.</p>
<b>PO2</b>	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the sense of entry to, and the beachside character of, Mooloolaba and Alexandra Headland, including boulevard treatments along Alexandra Parade, Brisbane Road, Mooloolaba Esplanade and River Esplanade.	<b>AO2.1</b>	<p>Development adjacent to a primary streetscape treatment area, boulevard treatment area or gateway/entry point identified on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b>:-</p> <ul style="list-style-type: none"> <li>(a) provides landscaping, public art and public space improvements;</li> <li>(b) incorporates a high standard of urban design and architectural and landscape treatments which enhance the sense of arrival to, and the beachside character of, Mooloolaba and Alexandra Headland, and emphasise corner locations; and</li> <li>(c) incorporates design elements such as varied roof forms, changes in materials, and variations of projected and recessed elements and facades.</li> </ul> <p><b>AO2.2</b> 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—<b>Section 9.4.2 (Landscape code)</b> 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>
<b>PO3</b>	Development provides for the retention and enhancement of significant views and vistas contributing to the setting, character and sense of place of Mooloolaba and Alexandra Headland.	<b>AO3</b>	Development on sites fronting Mooloolaba Esplanade, Alexandra Parade and Parkyn Parade are designed to minimise the impact on significant views to and from important landmark sites and landscape features including Alexandra Headland Beach, Alexandra Headland, Mooloolaba

Performance Outcomes		Acceptable Outcomes	
			Beach, Mooloolaba Spit, Point Cartwright, the Pacific Ocean and elevated parts of the local plan area including where identified on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> .
PO4	Development protects and enhances the major open space links and scenic qualities offered by the foreshore park and reserve system, Alex Forest Conservation Area, Mooloolaba environmental reserve, Nelson Park, Charles Clarke Park and the character <i>vegetation</i> along the foreshore area.	AO4.1	Development protects and enhances the greenspace links identified on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> .
		AO4.2	Development provides for the retention and enhancement of character <i>vegetation</i> along the foreshore and Mooloolah River.  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.
PO5	Development is fully integrated with the CoastConnect Priority Public Transport Corridor, including through the protection and provision of the land required for the major <i>infrastructure</i> corridor that is located on the premises and the provision of works to minimise vehicular access points to roads in the corridor.	AO5.1	Development on sites identified on <b>Figure 7.2.20B (Brisbane Road upgrade)</b> as subject to road widening provides for:- (a) development to be sufficiently set back to accommodate the protection of the major <i>infrastructure</i> corridor located on the premises that is required for road widening to service the Sunshine Coast; and (b) land to be provided as required to accommodate the protection of the major <i>infrastructure</i> corridor located on the premises that is required for road widening to service the Sunshine Coast.
		AO5.2	Development provides for integrated vehicular <i>access</i> which minimises the number of <i>access</i> points to Brisbane Road, Mooloolaba Esplanade, Alexandra Parade, Hancock Street, Walan Street and Venning Street in the CoastConnect Priority Public Transport Corridor.
PO6	Development improves pedestrian accessibility by providing through block linkages as shown on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> .	AO6	No acceptable outcome provided.
<b>Development in the District Centre Zone Generally</b>			
PO6PO7	Development in the District centre zone:- (a) contributes to the creation of a contemporary, subtropical coastal built form and <i>streetscape</i> ; (b) provides for any new or extended large floor plate retail uses to be sleeved and located behind smaller scale, fine grain built form elements;	AO6AO7	Development in the District centre zone:- (a) provides <i>primary active street frontages</i> , built to boundary, where identified on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> ; (b) provides for any residential uses to be effectively integrated with business uses; (c) has building openings overlooking

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> <li>(c) creates vibrant and active streets and public spaces;</li> <li>(d) provides a continuous pedestrian friendly facade including all weather protection for pedestrians; and;</li> <li>(e) provides integrated and functional parking and access arrangements that do not dominate the street.</li> </ul>		<ul style="list-style-type: none"> <li>(d) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</li> <li>(e) ensures that signage is integrated with buildings;</li> <li>(f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</li> <li>(g) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive; and</li> <li>(h) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings.</li> </ul>
<b>PO7PO8</b>	Development in the District centre zone provides functional and integrated car parking and vehicular access, which rationalises the number of access points to Brisbane Road.	<b>AO7AO8</b>	Development between Brisbane Road and Smith Street amalgamates sites to create access from Smith Street and rationalise access from Brisbane Road.
<b>Development in the District Centre Zone (Key Site 1 – Brisbane Road Carpark)</b>			
<b>PO8PO9</b>	Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) identified on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> :- <ul style="list-style-type: none"> <li>(a) provides for the <i>site</i> to be redeveloped as a high quality, integrated, <i>mixed use development</i> incorporating a range of centre activities and residential accommodation;</li> <li>(b) provides for outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design and that recognises the landmark nature of the <i>site</i>;</li> <li>(c) provides an attractive and pedestrian friendly central community meeting space such as a village square or plaza; and</li> <li>(d) effectively integrates with visitor mixed use areas along Mooloolaba Esplanade and surrounding centre activities.</li> </ul>	<b>AO8AO9</b>	No acceptable outcome provided.
<b>PO9PO10</b>	Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) identified on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> :- <ul style="list-style-type: none"> <li>(a) improves pedestrian and vehicular accessibility between Smith Street and Brisbane Road as an extension of Muraban Street; and</li> </ul>	<b>AO9-110.1</b>  <b>AO9-210.2</b>	<p>Development provides for a new road link between Smith Street and Brisbane Road to improve accessibility as indicated on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b>.</p> <p>Development provides through block pedestrian linkages through the <i>site</i>.</p>



Performance Outcomes		Acceptable Outcomes	
	(b) provides for well designed, accessible and integrated public car parking.	<b>AO9.310.3</b>	Development provides a well designed and integrated public carpark to service the development and meet public parking needs.
<b>PO11</b>	Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements), where integrating a multi-storey public car parking facility, may:- (a) increase site cover to a maximum of 90% for that part of the building up to 4 storeys and a maximum of 65% for that part of the building exceeding 4 storeys; and (b) build to the primary active street frontages for that part of the building up to 4 storeys.	<b>AO11</b>	No acceptable outcome provided.
<b>Development in the Tourist Accommodation Zone Generally</b>			
<b>PO1120</b>	Development in the Tourist accommodation zone provides a focus for high-density visitor accommodation and a range of ancillary retail and entertainment/catering uses that contribute to the tourism focus of the Mooloolaba/Alexandra Headland local plan area and support the role of the Mooloolaba Town Centre.	<b>AO1120</b>	No acceptable outcome provided.
<b>PO134</b>	Development in the Tourist accommodation zone:- (a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets; (b) provides a continuous pedestrian friendly facade; (c) contributes to the creation of a contemporary coastal built form and streetscape; and (d) provides functional and integrated parking and access arrangements that do not dominate the street.	<b>AO134.1</b>	Development in the Tourist accommodation zone ensures that the ground storey level of premises on a site having a primary active street frontage where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):- (a) is built to the front boundary; (b) provides a fine scale built form; (c) has building openings overlooking the street; (d) incorporates shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and business interaction for extended periods; (e) provides all weather protection in the form of continuous awnings and/or light verandah structures with non-load bearing posts over footpath areas with mature or semi-mature shade trees planted along the site frontage adjacent to the kerbside; (f) ensures that signage is integrated with the building; and (g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.
		<b>AO134.2</b>	Development in the Tourist accommodation zone:- (a) provides for loading docks and

RTI RELEASED  
Sunshine Coast Council

Part 7

Performance Outcomes		Acceptable Outcomes	
			<p>service areas to be located and screened so as to be visually unobtrusive;</p> <p>(b) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings; and</p> <p>(c) provides for vehicular access to be rationalised and minimises access across active street frontages.</p>
<b>Development in the Tourist Accommodation Zone (Key Site 3 – Club Eatery)</b>			
<b>PO14</b>	<p>Development in the Tourist accommodation zone on Key Site 3 (Club Eatery) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-</p> <p>(a) provides for the site to be redeveloped as a high quality, integrated, <i>mixed use development</i>; and</p> <p>(b) provides for outstanding <i>building exemplar architecture, streetscape and landscape design</i> which is highly articulated and epitomises sub-tropical and sustainable design and that recognises the <i>beachfront and landmark nature of the site</i>.</p> <p>Note—for the purposes of this performance outcome, exemplar architecture will be demonstrated through a sub-tropical design response to create a landmark building, which results in a development with a form and function that epitomises the Sunshine Coast lifestyle and effectively links the development to public spaces through an integrated landscape and built-form response.</p> <p>Editor's note—a peer review will be required to demonstrate best practice sub-tropical design principles have been appropriately considered and incorporated in the proposed design.</p>	<b>AO14</b>	No acceptable outcome provided.
<b>PO15</b>	<p>Development in the Tourist accommodation zone on Key Site 3 (Club Eatery) on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) where incorporating a five-star international standard accommodation hotel component may provide for:-</p> <p>(a) a maximum <i>building height</i> to RL 50m AHD, as identified in Specific Site Note 1 on the applicable <b>Height of Buildings and Structures Overlay Map</b>; and</p> <p>(b) a maximum <i>site cover</i> of 90% for that part of the building up to 2 storeys and a maximum <i>site cover</i> of 65% for that part of the building exceeding 2 storeys, provided the development</p>	<b>AO15</b>	No acceptable outcome provided.

SM CONFIDENTIAL RELEASE  
Sunshine Coast Council

Part 7

Performance Outcomes		Acceptable Outcomes	
	<p>includes a minimum building setback of 6.0m to River Esplanade (that includes a 10m by 10m corner truncation setback for the south east corner of the site) for the part of the building exceeding 2 storeys.</p> <p>Note—for the purposes of this performance outcome, the following physical components are required to be incorporated to demonstrate that the proposal will provide for and operate as a five-star international standard accommodation hotel component of the development:</p> <ul style="list-style-type: none"> <li>exemplar architecture and landscape design (refer PO14);</li> <li>over-sized guest rooms;</li> <li>expansive lobby;</li> <li>multiple restaurants;</li> <li>conference facilities;</li> <li>wide passageways;</li> <li>high ceiling heights;</li> <li>dedicated service lift;</li> <li>housekeeping and linen store on every floor;</li> <li>covered porte cochere capable of bus set down; and</li> <li>publicly accessible rooftop amenities and facilities (e.g. restaurant, day spa and pool).</li> </ul> <p>Note—the five-star international standard accommodation hotel component is to comprise a minimum of 50% of the apartments/suites in the overall development.</p> <p>Note—for the purpose of determining site cover for this performance outcome, site cover shall be determined based upon the floor plane of each level and not the aggregate of all levels when viewed in plan view.</p>		
<b>Development in Precinct MAH LPP-1 (Mooloolaba Hospitality Area)</b>			
<b>PO162</b>	Development in Precinct MAH LPP-1 (Mooloolaba Hospitality Area) identified on Local Plan Map LPM34 provides for a range of entertainment/catering business uses and other business uses including food and drink outlets, function facilities, bars and hotels that may operate after hours and include live music which creates a vibrant atmosphere.	<b>AO162</b>	No acceptable outcome provided.
<b>Development in the Tourism Zone (Key Site 2 – Underwater World/Mooloolaba Wharf)</b>			
<b>PO173</b>	Development in the Tourism zone on Key Site 2 (Underwater World/Mooloolaba Wharf) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):- (a) provides for the site to be redeveloped as a high quality, integrated, mixed use development providing for a	<b>AO173</b>	No acceptable outcome provided.



Performance Outcomes		Acceptable Outcomes	
	<p>range of uses that complement existing tourism uses and providing for the continued operation of the marina;</p> <p>(b) provides for outstanding building, <i>streetscape</i> and landscape design which is highly articulated, epitomises sub-tropical and sustainable design and recognises the landmark nature of the site;</p> <p>(c) provides for buildings which are sited and designed to minimise building bulk and achieve visual permeability through the site to maintain views to the Mooloolah River from the Mooloolaba Town Park, River Esplanade and Parkyn Parade;</p> <p>(d) complements the amenity of adjoining uses and provides strong links to open space on Parkyn Parade and River Esplanade;</p> <p>(e) incorporates <i>active uses</i> such as outdoor dining on terraces, in courtyards and on verandahs at ground and first <i>storey</i> levels;</p> <p>(f) provides an attractive and pedestrian friendly central community meeting space such as a village square or plaza which links to and effectively extends the Mooloolaba Town Park located on the northern side of Parkyn Parade;</p> <p>(g) provides an attractive address to all street <i>frontages</i> and to the Mooloolah River;</p> <p>(h) provides a <i>public open space</i> esplanade, and improved through block pedestrian and cycle access, including along the full length of the Mooloolah River frontage linking existing parklands along the wharf frontage to Charles Clarke Park; and</p> <p>(i) protects bank stability, water quality and hydrological processes within the Mooloolah River.</p>		
<b>PO184</b>	<p>Development in the Tourism zone on Key Site 2 (Underwater World/Mooloolaba Wharf) identified on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b>:-</p> <p>(a) improves vehicular accessibility into and through the site with primary access provided for from a road other than Parkyn Parade;</p> <p>(b) improves pedestrian connectivity through the site and along the Mooloolah River</p>	<b>AO184.1</b>	<p>Development provides for vehicular site access which provides for:-</p> <p>(a) a road connection from Hancock Lane through to Parkyn Parade as indicated conceptually on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements);</p> <p>(a)(b) improved primary access into the site through the upgrade of the Hancock Lane intersection and the creation of a landscaped entry boulevard;</p> <p>(b)(c) improved secondary access from Parkyn Parade; and</p>

Performance Outcomes		Acceptable Outcomes	
	(c) frontage; and provides for well designed, accessible and integrated public car parking.	AO184.2	(e)(d)improved facilities for tourist buses. Development provides improved pedestrian linkages through the site and along the Mooloolah River frontage as indicated conceptually on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> .
		AO184.3	Development provides a well designed and integrated public carpark to service the development and meet public parking needs.
<b>Development in the Local Centre Zone (Brisbane Road)</b>			
PO195	Development in the Local centre zone:- (a) supports the role and function of the local business areas as local (not full service) activity centres providing basic convenience goods and services to local residents and visitors; and (b) does not detract from the role of the Mooloolaba Town Centre (District centre zone) as the district activity centre for the local plan area.	AO195	No acceptable outcome provided.
PO1620	Development in the Local centre zone provides:- (a) a coherent and attractive streetfront address and achieves a high level of visual amenity, particularly along Brisbane Road; (b) a high level of comfort and convenience to pedestrians; and (c) functional and integrated car parking and vehicular access that does not dominate the street.	AO1620	Development in the Local centre zone:- (a) provides <i>primary active street frontages</i> , built to boundary, where identified on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> ; (b) respects the layout, scale (including height and <i>setback</i> ) and character of development on adjoining sites; (c) reduces the dominance of signage elements, particularly along Brisbane Road; (d) has building openings overlooking the street; (e) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (f) ensures that signage is integrated with the building; (g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (h) provides on-site car parking in basements or at the rear or one side of the development, integrated with other vehicle movement areas.
<b>Development in the High Density Residential Zone (Muraban Street and Naroo Court, Mooloolaba)</b>			
PO17PO21	Development in the High density residential zone in the vicinity of Muraban Street and Naroo Court, Mooloolaba provides for a future	AO17AO21	No acceptable outcome provided.

Part 7

Performance Outcomes		Acceptable Outcomes	
	road, pedestrian and cycle link between Muraban Street and Naroo Court as indicated on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> to improve local connectivity.		
<b>Development in the High Density Residential Zone in Precinct MAH LPP-3 (Mooloolaba Heart Street Activation)</b>			
<b>PO22</b>	Development in Precinct MAH LPP-3 (Mooloolaba Heart Street Activation) identified on <b>Local Plan Map LPM34</b> provides for a range of <i>food and drink outlets</i> and small scale retailing businesses, which: (a) are located at ground level of a <i>mixed use building</i> ; and (b) provide <i>primary active street frontages</i> , built to boundary, as indicated on <b>Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)</b> .	<b>AO22</b>	No acceptable outcome provided.
<b>Development in the Medium Density Residential Zone at Alexandra Headland</b>			
<b>PO2348</b>	Development in the Medium density residential zone at Alexandra Headland is sited and designed in a manner which:- (a) is of a domestic scale that does not dominate the <i>streetscape</i> or skyline; (b) contributes positively to local <i>streetscape</i> character; and (c) respects the topography by providing for building forms which step down the slope.	<b>AO2348</b>	No acceptable outcome provided.
<b>Development in the Waterfront and Marine Industry Zone</b>			
<b>PO2419</b>	Development in the Waterfront and marine industry zone:- (a) provides for the continued operation of the Mooloolaba State Boat Harbour and associated industries and community harbour services; (b) provides for the establishment of predominantly <i>marine industry</i> uses and limited complementary <i>ancillary</i> business uses which support such uses; (c) does not provide for the establishment of a multi-storey boat storage facility; (d) provides for <i>ancillary</i> business uses to be located on the <i>frontage</i> to Parkyn Parade that contribute to the activation of this <i>frontage</i> ; (e) provides required car parking on site; (f) contributes to streetscape improvements along Parkyn Parade; and (g) protects bank stability, water quality and hydrological processes within the Mooloolah River.	<b>AO2419</b>	No acceptable outcome provided.



Performance Outcomes		Acceptable Outcomes	
<b>Development in the Sport and Recreation Zone (The Yacht Club and Boat Ramp)</b>			
<b>PO2520</b>	Development in the Sport and recreation zone at The Yacht Club and boat ramp:- (a) provides for the continued operation of the Mooloolaba State Boat Harbour including enhanced recreational boating opportunities and associated ancillary uses; (b) improves public access between Parkyn Parade and the Mooloolah River; (c) provides required car-parking on site; (d) contributes to streetscape improvements along Parkyn Parade; and (e) protects bank stability, water quality and hydrological processes within the Mooloolah River.	<b>AO2520</b>	No acceptable outcome provided.
<b>Development in the Community Facilities Zone</b>			
<b>PO2621</b>	Development provides for the existing <i>tourist park</i> sites located on Mooloolaba Esplanade and Parkyn Parade to be retained or redeveloped as <i>tourist parks</i> .	<b>AO2621</b>	No acceptable outcome provided.
<b>PO2722</b>	Development in the Community facilities zone in Precinct MAH LPP-2 (Mooloolaba Spit Government Uses) identified on <b>Local Plan Map LPM34</b> provides for:- (a) State Government uses to be rationalised and limited to uses dependant on water access such as maritime safety, water police, fisheries and associated functions; (b) building design which addresses the street and adjoining parkland; (c) a limited number of small scale business uses such as café's and restaurants located adjacent to the foreshore parkland which contribute to the activation of this frontage; and (d) improved pedestrian connections to the adjoining parkland, foreshore and Mooloolah River.	<b>AO2722</b>	No acceptable outcome provided.

Part 7

Appendix B Amendment schedule (mapping)

