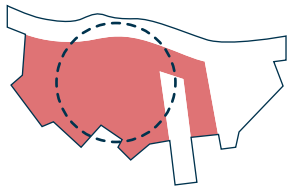


THE MOOLOOLABA HEART



MOOLOOLABA'S HEART

The Heart of Mooloolaba is a permeable, pedestrian friendly, mixed use development core that provides an alternative destination to the waterfront for visitors and locals.

The Heart offers a place to live or holiday in a garden setting with all of the benefits of urban living at your doorstep.

It is a place to meet or explore a finer urban grain of streets and pedestrian lanes and discover unexpected retail, culinary and cultural delights.

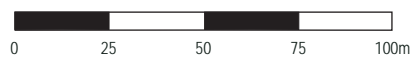
Access to Mooloolaba's water, natural environments and open spaces is enhanced by the creation of compact and vibrant pedestrian lanes that are the stage for an array of community activities and events.

The Mooloolaba State School will provide enhanced and flexible community open space outside of school hours with potential for temporary public car parking or caravan and camping accommodation during the school holidays.

The heart is connected to the broader Sunshine Coast attractions by high quality cycleway infrastructure and public transport links.

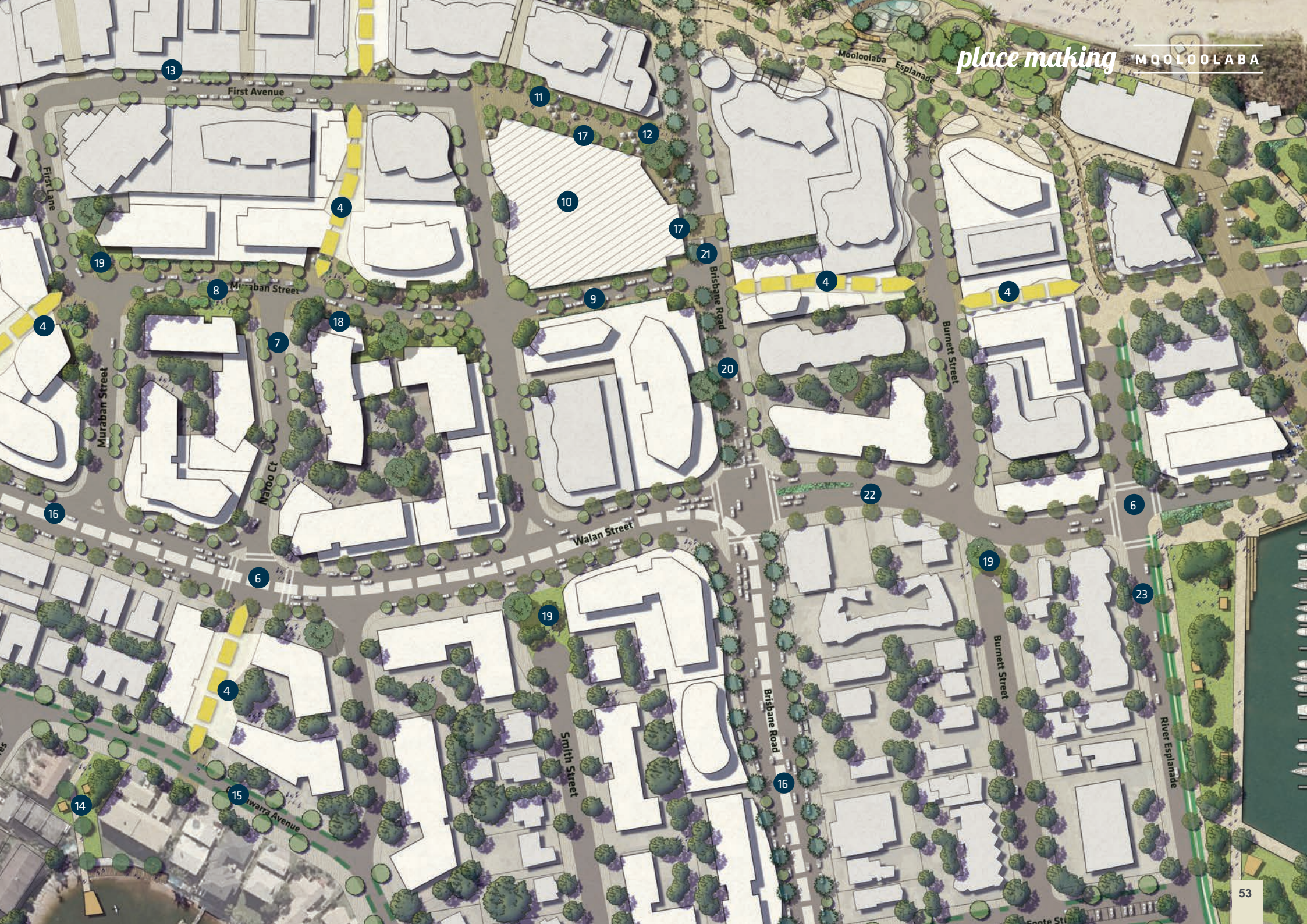
- 1 Flexible community event use of school oval
- 2 Enhanced streetscape
- 3 District cycle route
- 4 Future cross-block pedestrian link
- 5 Existing school buildings
- 6 New signalised intersection
- 7 Naroo Court street extension
- 8 Muraban Street shady pedestrian spine and active street frontage
- 9 New street to access public carpark
- 10 Brisbane Road car park site with redevelopment potential integrating multistorey public car parking
- 11 First Avenue shared zone with driveway access to existing hotels
- 12 First Avenue public forecourt to integrated carpark development
- 13 First Avenue wall treatments including vertical gardens, wall art and pop-up commercial pods
- 14 Pocket park expansion and upgrade to improve waterfront access
- 15 Streetscape improvements along the 'Mooloolaba Loop' walking route
- 16 Brisbane Road and Walan Street widening, boulevard streetscape treatment and future light rail corridor
- 17 Active retail sleeve to integrated public carpark development
- 18 Community hub
- 19 Pocket park enhancement of existing grassy road reserve areas
- 20 Signature avenue tree axis to beach
- 21 New pedestrian crossing
- 22 Streetscape planting upgrade connection to the Wharf
- 23 Existing River Esplanade bus stops

Scale 1: 2,000 @ A4



The drawings shown in this report are indicative and intended to communicate conceptual ideas only







Muraban Street looking west

The drawings shown in this report are indicative and intended to communicate conceptual ideas only

Cross-block Links

A key initiative of the Master Plan is to enhance permeability into the heart of Mooloolaba by exploring the potential to create a series of publicly accessible cross-block links through future development sites.

These connections have the potential to be open air laneways or covered links with active retail or commercial frontages, building foyers, dining lighting and artwork to enhance their attractiveness, vibrancy and surveillance.

The cross-block links shown within this Master Plan are indicative only and subject to further consideration and discussions with interested parties.



Scale 1: 1,000 @ A4



The drawings shown in this report are indicative and intended to communicate conceptual ideas only

Brisbane Road (northern section)

The northern section of Brisbane Road provides a compact, low speed street connection to the foreshore Esplanade.

The redevelopment of the Brisbane Road car park site will create an active street frontage and shady covered pathway to complement the opposite side of the street.

Kerb build outs along the street will define car parking bays, reduce the perceived width of the street, and capture and cleanse pavement runoff.

Signature street trees will form an axis to the beach as a continuation of the Southern Gateway corridor treatment.

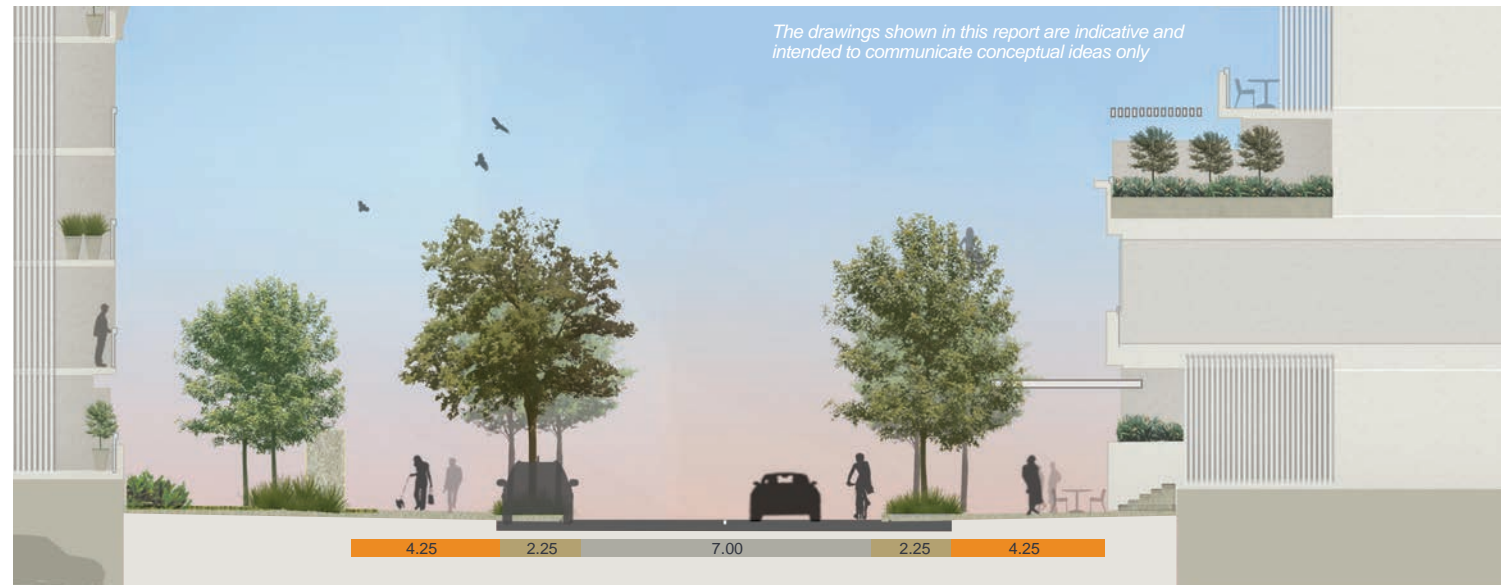


Muraban Street

Muraban Street will form a key east to west pedestrian connection through the heart of Mooloolaba and also defines the boundary between the taller building zone to the north and the garden living quarter to the south.

The street will become a lush, landscaped corridor, particularly to the southern side where sun exposure is greater and building setbacks allow for deep planting and a residential front garden interface.

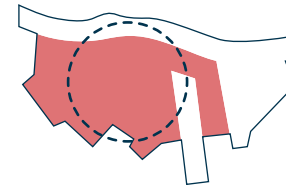
Variable setbacks to new development are to accommodate outdoor dining and under cover pedestrian movements.



- Carriageway
- Parking / planting zone
- Footpath



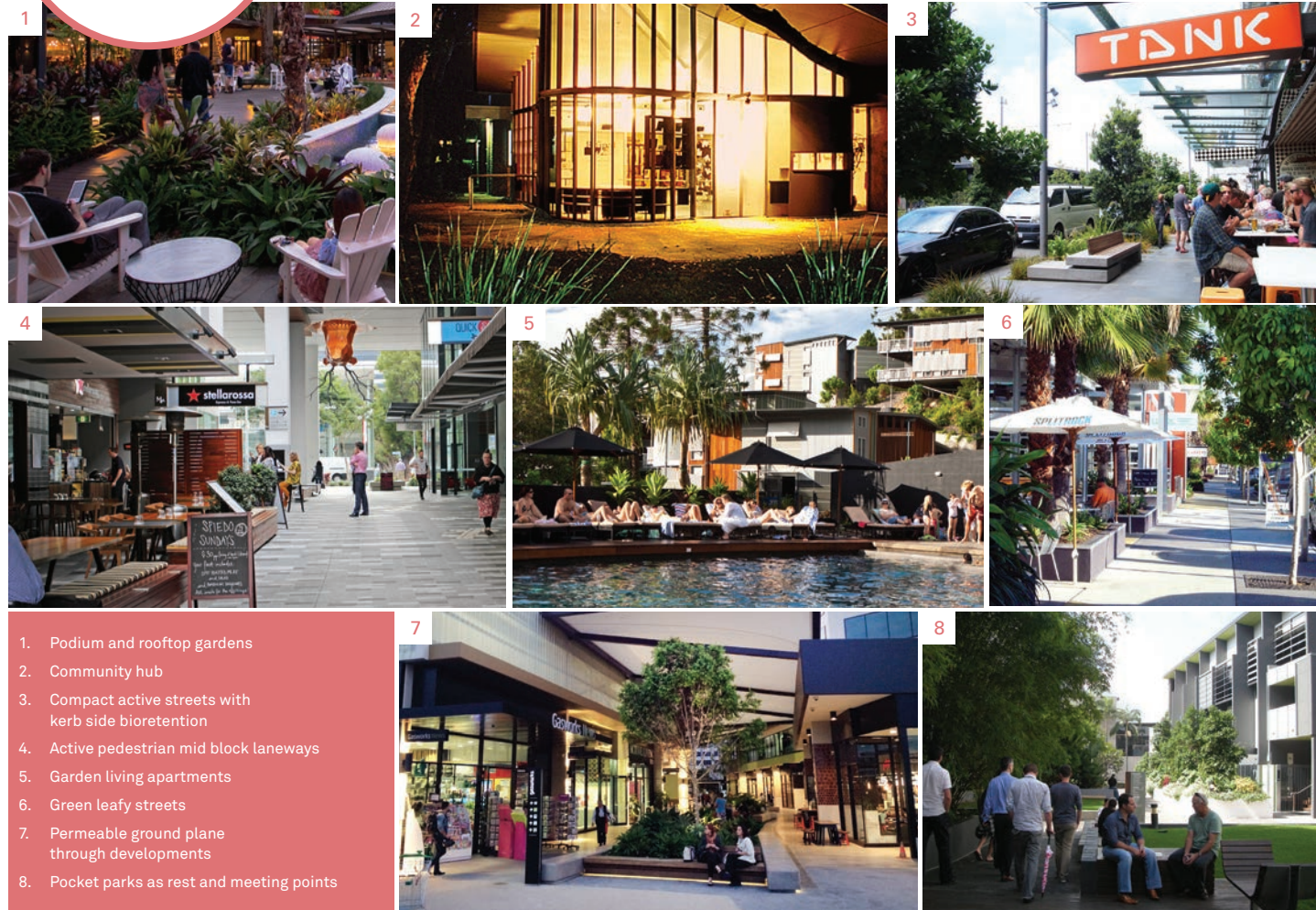
THE MOOLOOLABA HEART



Character

Specific Opportunities include:

- / Redevelopment of the Brisbane Road car park site to include public car park and street level retail with potential for conference facilities and hotel / residential accommodation above
- / A shared zone and public plaza to the eastern end of First Avenue as an arrival experience for visitors exiting the new multistorey public car park on foot
- / Brisbane Road widening and integration of the future light rail system to provide an improved transport mode within an enhanced boulevard streetscape experience
- / East to west cross-block pedestrian connections linking school to the Wharf via Muraban Street
- / North to south central pedestrian connection linking First Avenue to southern canal residential area
- / Improved wayfinding and presence of existing links through buildings between Esplanade and First Avenue
- / Unlocking the school oval site for community recreational and event uses during school holidays and after-hours
- / Opportunity for central community facilities in a community hub development, such as a community art space / gallery, small performance space, meeting rooms, etc.
- / New local street connections to increase permeability and ease traffic load on the Brisbane Road and Walan Street intersection
- / Public transport stops on Walan and Venning Streets to align with key destinations and pedestrian links
- / Enhanced public access to and use of the canal
- / Low speed streets
- / Opportunities for temporary street closures for community events
- / First Avenue activation in the form of wall art, pop-up kiosks and food trucks



1. Podium and rooftop gardens
2. Community hub
3. Compact active streets with kerb side bioretention
4. Active pedestrian mid block laneways
5. Garden living apartments
6. Green leafy streets
7. Permeable ground plane through developments
8. Pocket parks as rest and meeting points

Activity

1. Community use of school oval
2. Outdoor night life
3. Food Trucks
4. Street closures for community events
5. Community art space
6. Pop-up kiosks to inactive street frontages
7. Wall art to existing blank facades on First Avenue

Materiality

1. Subtle use of water and planting to soften laneways
2. Canopy tree groves to street corners
3. Atmospheric night lighting
4. Vertical planting to sides of buildings
5. Pocket parks
6. Shade trees in plaza spaces



Elevated view of wharf site looking east

The drawings shown in this report are indicative and intended to communicate conceptual ideas only

THE WHARF

THE WHARF

Mooloolaba would benefit from redevelopment of the wharf site into a vibrant entertainment and water themed leisure precinct that embraces its Mooloolah River frontage and integrates activities that promote experiences in, on and under the water.

The precinct could expand boating and marina facilities for locals and visitors, introduce riverfront dining along and over the water's edge, and enhance the SEALIFE Mooloolaba (Underwater World) experience with active public realm interfaces.

A new High Street connects the Wharf site to surrounding streets, creating an attractive, active, shady and walkable experience into the precinct.

A linear pedestrian spine reinforces a strong connection between the beach and marina, drawing pedestrians between the two destinations via a plaza with potential to include outdoor attractions such as sea life tank and a programmed, interactive light and water display.

New residential and resort development would support the holiday accommodation offer within the precinct and include integrated public car parking capacity.

Redevelopment of the wharf should incorporate a strong and active pedestrian spine leading from the beach front down to the marina edge.

A new waterfront boardwalk dining precinct takes advantage of river views while a contemporary pier and boat pontoon creates a high quality arrival experience for cruise ship transferring passengers at a consolidated departure point for day cruises / dive boats.

Note: The Wharf site contains a mix of privately held, state and local government tenures and leases. Resolution of these lease arrangements would be required between government bodies and a potential developer in order to realise the vision of the Wharf precinct suggested by this Master Plan.

The proposals contained within this Master Plan are suggestions only and propose a vision for what the Wharf site could become.

The framework for redeveloping this site will require a separate process to the Mooloolaba Master Plan. A future detailed Master Plan study is recommended for developing the Wharf site and to address more detailed site and leasing aspects of the properties.



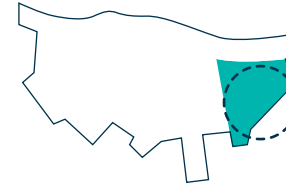
- 1 New signalled intersection
- 2 New High Street through the Wharf
- 3 Pedestrian prioritised crossing zone
- 4 SEALIFE Mooloolaba (Underwater World) with active plaza interface and entry
- 5 Public transport stop
- 6 Drop-off and loading zone
- 7 Pedestrian plaza with interactive water spine
- 8 Potential mixed use redevelopment of existing multistorey car park to include public parking
- 9 Resort / residential redevelopment of existing car park site to include public car parking
- 10 Marina redevelopment with entertainment facilities and waterfront residential apartments
- 11 Public pier
- 12 Pontoon for tour boat arrival and departures
- 13 Public access over water boardwalk and river edge dining
- 14 Floating commercial tenancy
- 15 Riverfront parkland pedestrian walkway
- 16 Parkyn Parade streetscape improvements
- 17 Pedestrian prioritised crossing zone and foreshore access pathway
- 18 Removal of existing signalled intersection and installation of pedestrian prioritised crossing zone
- 19 Off-road bidirectional cycleway
- 20 Terraced marina seating edge and water touch point
- 21 Riverfront parkland promenade and picnic shelters
- 22 Public boat pontoon and kayak launch point
- 23 Marina reconfiguration to increase berths
- 24 New large boat marina berths
- 25 Streetscape planting upgrade connection to the Heart
- 26 Mid-block pedestrian connection through to the Heart
- 27 River beach
- 28 Riverfront Parkland Parking
- 29 Beach access path

Scale 1: 2,000 @ A4



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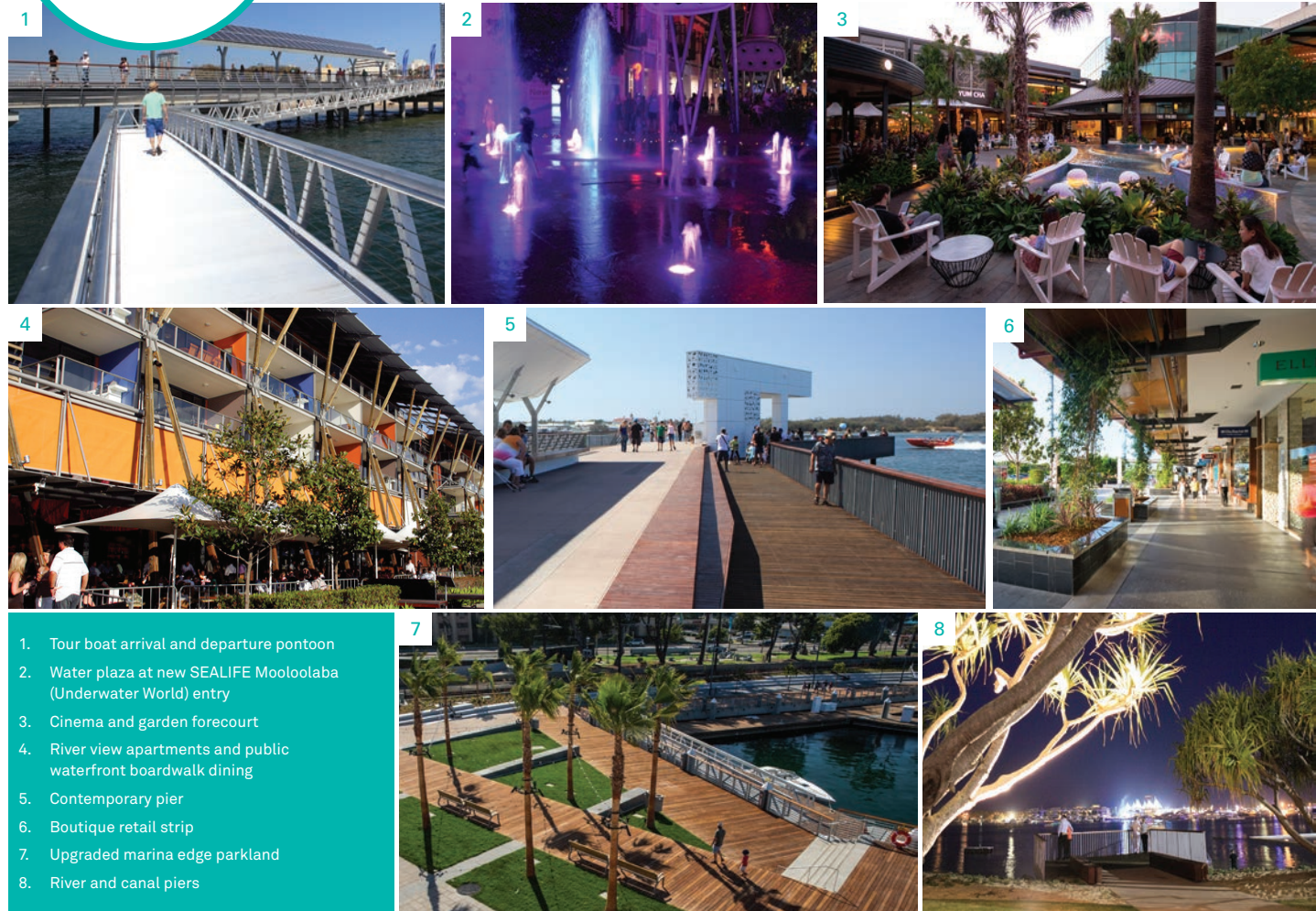
THE WHARF



Character

Specific Opportunities include:

- / Reinvigorate the Wharf as a mixed use precinct
- / Potential redevelopment including a new entertainment facilities and hotel / residential accommodation overlooking the river
- / Improved public and active transport connections to the Wharf and The Spit
- / Enhanced pedestrian links to the Mooloolaba Heart and the Esplanade
- / Opportunity for marina berth reconfiguration and expansion
- / Create a pedestrian / parkland spine linking Mooloolaba Beach and Mooloolaba Surf Club to the Wharf
- / A new central plaza arrival point for the Wharf precinct
- / Upgraded riverfront parkland and public pedestrian boardwalk connection along the marina edge
- / Integration of SEALIFE Mooloolaba (Underwater World) and enhancement of its entry and street interface
- / Opportunity for a new pier as an arrival point for transferring passengers to and from offshore cruise ships and for tourist boat day trips
- / Public plazas and open space demonstrate integrated water sensitive urban design as a commitment to waterway quality preservation
- / Integration of public car parking into developments



1. Tour boat arrival and departure pontoon
2. Water plaza at new SEALIFE Mooloolaba (Underwater World) entry
3. Cinema and garden forecourt
4. River view apartments and public waterfront boardwalk dining
5. Contemporary pier
6. Boutique retail strip
7. Upgraded marina edge parkland
8. River and canal piers

Activity



1. River edge promenade picnics
2. Cinema for night activation of pedestrian spine to pier
3. Waterfront dining
4. Fishing opportunities
5. Night time interactive water and light show

Materiality



1. Reflective lighting on the water
2. Resort pools and subtropical gardens
3. Wharf boardwalk seating edge
4. Lighting to water plaza
5. Reuse of wharf piles in the riverfront parklands
6. Contemporary pier detailing

