

Amendment Instrument

Proposed Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) No. 11 – Muraban Street Extension

Made under the *Planning Act 2016*, section 20 (Amending planning schemes under Minister's rules)

This amendment has effect on and from 5 March 2018



1. Short title

This amendment instrument may be cited as the *Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) No. 11*.

2. Commencement

This amendment instrument has effect on and from 5 March 2018.

3. Purpose

The purpose of this amendment instrument is to delete the requirement for the Muraban Street extension through Key Site 1 (Brisbane Road Carpark) from the Mooloolaba/Alexandra Headland local plan code.

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 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 Appendix A
	Section 7.2.20 (Mooloolaba/Alexandra Headland local plan code), Section 7.2.20.4 (Performance outcomes and acceptable outcomes)	Amend as shown in Appendix A
	Section 7.2.20 (Mooloolaba/Alexandra Headland local plan code), Figure 7.2.20A (Mooloolaba/Alexandra Headland Local Plan Elements)	Amend as shown in Appendix A

Appendix A Amendment schedule (text)

Part 7 (Local Plans) - 7.2.20 Mooloolaba/Alexandra Headland local plan code

7.2.20.3 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

Performance Outcomes		Acceptable Outcomes	
	<p>coastal built form and <i>streetscape</i>;</p> <p>(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;</p> <p>(c) creates vibrant and active streets and public spaces;</p> <p>(d) provides a continuous pedestrian friendly facade including all weather protection for pedestrians; and;</p> <p>(e) provides integrated and functional parking and access arrangements that do not dominate the street.</p>		<p>identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements);</p> <p>(b) provides for any residential uses to be effectively integrated with business uses;</p> <p>(c) has building openings overlooking the street;</p> <p>(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;</p> <p>(e) ensures that signage is integrated with buildings;</p> <p>(f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</p> <p>(g) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive; and</p> <p>(h) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings.</p>
PO8	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.	AO8	Development between Brisbane Road and Smith Street amalgamates sites to create access from Smith Street and rationalise access from Brisbane Road.
Development in the District Centre Zone (Key Site 1 – Brisbane Road Carpark)			
PO9	<p>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):-</p> <p>(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;</p> <p>(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>;</p> <p>(c) provides an attractive and pedestrian friendly central community meeting space such as a village square or plaza; and</p> <p>(d) effectively integrates with visitor mixed use areas along Mooloolaba Esplanade and surrounding centre activities.</p>	AO9	No acceptable outcome provided.
PO10	Development in the District centre zone on Key Site 1 (Brisbane Road	AO10-4	No acceptable outcome provided. Development provides for a new road

Performance Outcomes		Acceptable Outcomes	
	<p>Carpark) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-</p> <p>(a) improves pedestrian and vehicular accessibility between Smith Street and Brisbane Road as an extension of Muraban Street; and</p> <p>provides for well designed, accessible and integrated public car parking <u>to meet the public parking needs.</u></p>	<p>AO10.2</p> <p>AO10.3</p>	<p>link between Smith Street and Brisbane Road to improve accessibility as indicated on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements).</p> <p>Development provides through block pedestrian linkages through the site.</p> <p>Development provides a well designed and integrated public carpark to service the development and meet public parking needs.</p>
PO11	<p>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:-</p> <p>(a) increase <i>site cover</i> 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</p> <p>(b) build to the <i>primary active street frontages</i> for that part of the building up to 4 storeys.</p>	AO11	No acceptable outcome provided.
Development in the Tourist Accommodation Zone Generally			
PO12	<p>Development in the Tourist accommodation zone provides a focus for high-density visitor accommodation and a range of <i>ancillary</i> 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.</p>	AO12	No acceptable outcome provided.
PO13	<p>Development in the Tourist accommodation zone:-</p> <p>(a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets;</p> <p>(b) provides a continuous pedestrian friendly facade;</p> <p>(c) contributes to the creation of a contemporary coastal built form and <i>streetscape</i>; and</p> <p>(d) provides functional and integrated parking and access arrangements that do not dominate the street.</p>	AO13.1	<p>Development in the Tourist accommodation zone ensures that the ground <i>storey</i> level of premises on a site having a <i>primary active street frontage</i> where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-</p> <p>(a) is built to the front boundary;</p> <p>(b) provides a fine scale built form;</p> <p>(c) has building openings overlooking the street;</p> <p>(d) incorporates shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and business interaction for extended periods;</p> <p>(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 <i>site frontage</i> adjacent to the kerbside;</p> <p>(f) ensures that signage is integrated</p>

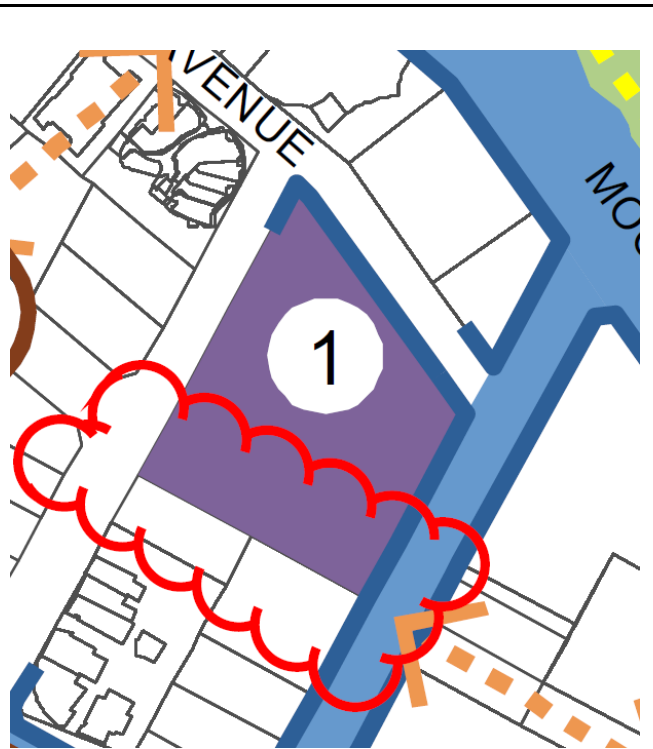
Extract of Figure 7.2.20A (Mooloolaba/Alexandra Headland Local Plan Elements)

Existing



- Through Block Pedestrian/Cycle Linkage
- Indicative Road Linkage/Access Point
- Key Site
- Primary Active Street Frontage
- Primary Streetscape Treatment Area

Amendment



- Through Block Pedestrian/Cycle Linkage
- Key Site
- Primary Active Street Frontage
- Primary Streetscape Treatment Area