

# **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.

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 <b>Appendix A</b>
	Section 7.2.20 (Mooloolaba/Alexandra Headland local plan code), Section 7.2.20.4 (Performance outcomes and acceptable outcomes)	Amend as shown in <b>Appendix A</b>
	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 A</b>

#### Table 1 Amendment table

### 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

Part 7

<ul> <li>coastal built form and streetscape;</li> <li>(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;</li> <li>(c) creates wibrant and active streets and public spaces;</li> <li>(d) provides a continuous pedestrians; and; functional parking and access arrangements that do not dominate the street.</li> <li>(e) provides integrated and functional parking and access arrangements that do not dominate the street.</li> <li>(f) includes provision of landscap state state integrated and functional parking and access arrangements that do not dominate the street.</li> <li>(f) includes provision of landscap state state graze at the kertistide;</li> <li>(g) provides for car parking and vehicular access, which rationalises the number of access points to Brisbane Road.</li> <li>PO8 Development in the District centre zone provides functional and vehicular access, which rationalises the Road.</li> <li>PO9 Development in the District centre Xone provides for the street access from Snith Street analgamates stee rationalise access from Snith Street rationalise access from Snith Street rationalise access from Snith Street analgamates stee rationalise for the street access from Snith Street rationalise access from Snith Street analgamates stee rationalise for the street use of development in the District centre Zone (Key Site 1 - Brisbare Road Carpark)</li> <li>PO9 Development in the District centre access from Snith Street analgamates stee access from Snith Street analgamates stee access from Snith Street access from Snith S</li></ul>	Performance	Outcomes	Acceptable (	Dutcomes
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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 Smith Street amalgamates site create access from Brisbane Road.         PO9       Development in the District Centre Zone (Key Site 1 – Brisbane Road Carpark)       AO9       No acceptable outcome provided.         PO9       Development in the District Centre Zone (Key Site 1 – Brisbane Road Carpark) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):- <ul> <li>(a) provides for the site to be redeveloped as a high quality, integrated, mixed use development incorporating a range of centre activities and residential accommodation;</li> <li>(b) provides for outstanding building, streetscape and landscape design which is highly articulated and epitomises sub-tropical and sustainable design and that recognises the landmark nature of the site;             <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</li> </li></ul>				screened so as to be visually
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recognises the landmark nature of the <i>site</i> ; (c) provides an attractive and pedestrian friendly central community meeting space such as a village square or plaza; and (d) effectively integrates with				
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<ul> <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</li> </ul>				
<ul> <li>pedestrian friendly central community meeting space such as a village square or plaza; and</li> <li>(d) effectively integrates with</li> </ul>				
community meeting space such as a village square or plaza; and (d) effectively integrates with				
as a village square or plaza; and (d) effectively integrates with				
and (d) effectively integrates with				
(d) effectively integrates with				
		visitor mixed use areas along		
Mooloolaba Esplanade and				
surrounding centre activities.				
	PO10		AO10 <mark>.1</mark>	No acceptable outcome provided
zone on Key Site 1 (Brisbane Road				

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renormane	e Outcomes	Acceptable	Outcomes
		Acceptable	link between Smith Street and Brisbane
	7.2.20A (Mooloolaba/Alexandra		Road to improve accessibility as
	Headland local plan elements)		indicated on Figure 7.2.20A
	(a) improves pedestrian and		(Mooloolaba/Alexandra Headland
	vehicular accessibility between		local plan elements).
	Smith Street and Brisbane	AO10.2	
	Road as an extension of		Development provides through block
	Muraban Street; and		pedestrian linkages through the site.
	provides for well designed,	A010.3	pedeedlan innagee through the one.
	1 U U	101010	Development provides a well designed
	accessible and integrated public car		
	parking to meet the public parking		and integrated public carpark to service
	<u>needs</u> .		the development and meet public
			parking needs.
PO11	Development in the District centre	AO11	No acceptable outcome provided.
	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.		
	nt in the Tourist Accommodation Zon		
PO12	Development in the Tourist	AO12	No acceptable outcome provided.
	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.		
PO13		AO13.1	Development in the Tourist
	Development in the Tourist		
	•		accommodation zone ensures that the
	accommodation zone:-		accommodation zone ensures that the ground storey level of premises on a
	accommodation zone:- (a) contributes to the vitality of		ground storey level of premises on a
	accommodation zone:- (a) contributes to the vitality of Mooloolaba Esplanade,		ground storey level of premises on a site having a primary active street
	accommodation zone:- (a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other		ground storey level of premises on a site having a <i>primary active street</i> <i>frontage</i> where identified on <b>Figure</b>
	accommodation zone:- (a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets;		ground storey level of premises on a site having a <i>primary active street</i> <i>frontage</i> where identified on <b>Figure</b> <b>7.2.20A</b> (Mooloolaba/Alexandra
	<ul> <li>accommodation zone:-</li> <li>(a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets;</li> <li>(b) provides a continuous</li> </ul>		ground storey level of premises on a site having a <i>primary active street</i> <i>frontage</i> where identified on <b>Figure</b> <b>7.2.20A</b> (Mooloolaba/Alexandra Headland local plan elements):-
	<ul> <li>accommodation zone:-         <ul> <li>(a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets;</li> <li>(b) provides a continuous pedestrian friendly facade;</li> </ul> </li> </ul>		ground storey level of premises on a site having a <i>primary active street</i> <i>frontage</i> where identified on <b>Figure</b> <b>7.2.20A</b> (Mooloolaba/Alexandra
	<ul> <li>accommodation zone:-</li> <li>(a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets;</li> <li>(b) provides a continuous</li> </ul>		ground storey level of premises on a site having a <i>primary active street</i> <i>frontage</i> where identified on <b>Figure</b> <b>7.2.20A</b> (Mooloolaba/Alexandra Headland local plan elements):-
	<ul> <li>accommodation zone:-</li> <li>(a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets;</li> <li>(b) provides a continuous pedestrian friendly facade;</li> <li>(c) contributes to the creation of a</li> </ul>		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;
	<ul> <li>accommodation zone:-</li> <li>(a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets;</li> <li>(b) provides a continuous pedestrian friendly facade;</li> <li>(c) contributes to the creation of a contemporary coastal built form</li> </ul>		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
	<ul> <li>accommodation zone:-</li> <li>(a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets;</li> <li>(b) provides a continuous pedestrian friendly facade;</li> <li>(c) contributes to the creation of a contemporary coastal built form and <i>streetscape</i>; and</li> </ul>		<ul> <li>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):-</li> <li>(a) is built to the front boundary;</li> <li>(b) provides a fine scale built form;</li> <li>(c) has building openings overlooking the street;</li> </ul>
	<ul> <li>accommodation zone:-</li> <li>(a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets;</li> <li>(b) provides a continuous pedestrian friendly facade;</li> <li>(c) contributes to the creation of a contemporary coastal built form and <i>streetscape</i>; and</li> <li>(d) provides functional and</li> </ul>		<ul> <li>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):-</li> <li>(a) is built to the front boundary;</li> <li>(b) provides a fine scale built form;</li> <li>(c) has building openings overlooking the street;</li> <li>(d) incorporates shopfronts,</li> </ul>
	<ul> <li>accommodation zone:-</li> <li>(a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets;</li> <li>(b) provides a continuous pedestrian friendly facade;</li> <li>(c) contributes to the creation of a contemporary coastal built form and streetscape; and</li> <li>(d) provides functional and integrated parking and access</li> </ul>		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
	<ul> <li>accommodation zone:-</li> <li>(a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets;</li> <li>(b) provides a continuous pedestrian friendly facade;</li> <li>(c) contributes to the creation of a contemporary coastal built form and streetscape; and</li> <li>(d) provides functional and integrated parking and access arrangements that do not</li> </ul>		<ul> <li>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):-</li> <li>(a) is built to the front boundary;</li> <li>(b) provides a fine scale built form;</li> <li>(c) has building openings overlooking the street;</li> <li>(d) incorporates shopfronts, indoor/outdoor cafes and restaurants and other activities</li> </ul>
	<ul> <li>accommodation zone:-</li> <li>(a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets;</li> <li>(b) provides a continuous pedestrian friendly facade;</li> <li>(c) contributes to the creation of a contemporary coastal built form and streetscape; and</li> <li>(d) provides functional and integrated parking and access</li> </ul>		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
	<ul> <li>accommodation zone:-</li> <li>(a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets;</li> <li>(b) provides a continuous pedestrian friendly facade;</li> <li>(c) contributes to the creation of a contemporary coastal built form and streetscape; and</li> <li>(d) provides functional and integrated parking and access arrangements that do not</li> </ul>		<ul> <li>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):-</li> <li>(a) is built to the front boundary;</li> <li>(b) provides a fine scale built form;</li> <li>(c) has building openings overlooking the street;</li> <li>(d) incorporates shopfronts, indoor/outdoor cafes and restaurants and other activities</li> </ul>
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Part 7

I

