

Option 1 - Another location on 6 Park Street, Coolum Beach (known as Jack Morgan Park)

An aerial of the site is located below.



<b>Landowner</b>	Sunshine Coast Regional Council
<b>RP Description</b>	Lot 7 RP893289
<b>Land Area</b>	2.6 ha (26,220 m <sup>2</sup> )
<b>Existing Use of Land</b>	Community Facilities and Park
<b>Zone under Sunshine Coast Planning Scheme 2014</b>	Community Facilities Zone (Community Use)
<b>Overlays under Sunshine Coast Planning Scheme 2014</b>	<ul style="list-style-type: none"> <li>• Acid sulfate soils overlay                             <ul style="list-style-type: none"> <li>○ Area 2 : land above 5m AHD and below 20m AHD</li> </ul> </li> <li>• Airport environs overlay</li> <li>• Coastal protection overlay                             <ul style="list-style-type: none"> <li>○ Coastal Protection Area</li> </ul> </li> <li>• Height of buildings and structures overlay</li> <li>• Regional infrastructure overlay                             <ul style="list-style-type: none"> <li>○ Major Road Corridor and Buffer</li> </ul> </li> </ul>

The site is included in the Community Facilities Zone, which supports a community use.

The site is largely free from site constraints, and has the available footprint to accommodate the building in the current location or in an alternative location on the site.

However, the Jack Morgan Park Coolum Landscape Plan identifies that the building is to be relocated off site for the following reasons:

- the building takes up valuable open space
- the building blocks a major pedestrian axis and viewline which links the beach to the park and onwards to west Coolum
- the park is concealed behind buildings and is unknown, under-utilised and lacks passive surveillance
- the building provides no activation or outlook to the park as there are blank walls facing public areas.

Despite the outcomes of the Jack Morgan Park Landscape Plan, the site is still potentially feasible for the building on a permanent basis.

Option 2 - 1815 - 1927 David Low Way, Coolum Beach (known as Lions and Norrie Job Park)

An aerial of the site is located below.



<b>Landowner</b>	State of Queensland – Reserve for Parks and Recreation under control of Council as Trustee
<b>RP Description</b>	Lot 879 SP104269
<b>Land Area</b>	22 ha
<b>Existing Use of Land</b>	Vacant
<b>Zone under Sunshine Coast Planning Scheme 2014</b>	Environmental Management and Conservation Zone
<b>Overlays under Sunshine Coast Planning Scheme 2014</b>	<ul style="list-style-type: none"> <li>Acid sulfate soils overlay</li> </ul>

	<ul style="list-style-type: none"> <li>○ Area 1 : land at or below 5m AHD</li> <li>○ Area 2 : land above 5m AHD and below 20m AHD</li> <li>● Airport environs overlay</li> <li>● Biodiversity, waterways and wetlands overlay <ul style="list-style-type: none"> <li>○ Native Vegetation Area</li> <li>○ Riparian Protection Area</li> <li>○ Natural Waterbodies</li> <li>○ Stream Order 5 and above</li> <li>○ Wetlands</li> </ul> </li> <li>● Bushfire hazard overlay <ul style="list-style-type: none"> <li>○ Medium Bushfire Hazard Area</li> </ul> </li> <li>● Coastal protection overlay <ul style="list-style-type: none"> <li>○ Coastal Protection Area</li> </ul> </li> <li>● Flood hazard overlay <ul style="list-style-type: none"> <li>○ Flooding and Inundation Area</li> </ul> </li> <li>● Height of buildings and structures overlay</li> <li>● Landslide hazard and steep land overlay <ul style="list-style-type: none"> <li>○ Slope 15-20%</li> </ul> </li> <li>● Regional infrastructure overlay <ul style="list-style-type: none"> <li>○ Major Road Corridor and Buffer</li> </ul> </li> <li>● Scenic amenity overlay</li> </ul>
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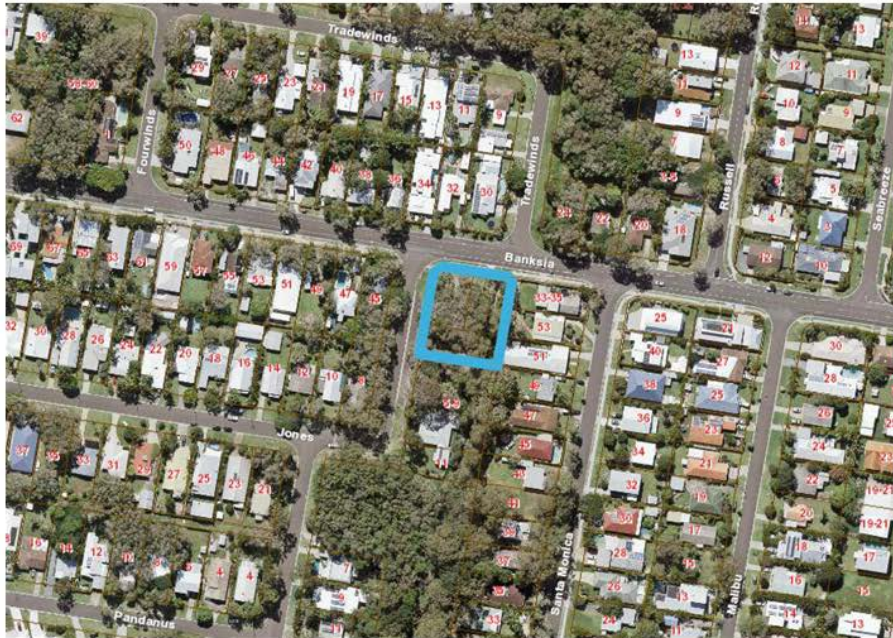
Lions and Norrie Job Park are included in the Environmental Management and Conservation zone. This zone is not supportive of a community use under *Sunshine Coast Planning Scheme 2014*.

This site is not feasible for the building.



*Option 3 - Banksia Avenue and Jones Parade, Coolum Beach*

An aerial of the site is located below.



<b>Landowner</b>	Sunshine Coast Regional Council
<b>RP Description</b>	Lot 34 RP90559 Lot 33 RP90559 Lot 357 RP91490
<b>Land Area</b>	599 m <sup>2</sup> 607 m <sup>2</sup> 615 m <sup>2</sup> Total – 1,821 m <sup>2</sup>
<b>Existing Use of Land</b>	Vacant – Stormwater and Drainage on eastern side of allotment
<b>Zone under Sunshine Coast Planning Scheme 2014</b>	Open Space zone
<b>Overlays under Sunshine Coast Planning Scheme 2014</b>	<ul style="list-style-type: none"> <li>• Acid sulfate soils overlay                             <ul style="list-style-type: none"> <li>○ Area 1 : land at or below 5m AHD</li> </ul> </li> <li>• Airport environs overlay</li> <li>• Biodiversity, waterways and wetlands overlay                             <ul style="list-style-type: none"> <li>○ Native Vegetation Area</li> <li>○ Wetlands</li> </ul> </li> <li>• Flood hazard overlay                             <ul style="list-style-type: none"> <li>○ Drainage Deficient Areas</li> <li>○ Flooding and Inundation Area</li> </ul> </li> <li>• Height of buildings and structures overlay</li> </ul>

The site is included in the Open Space Zone, which supports a community use.

The site is currently vegetated and is affected by the Native Vegetation Area of the Biodiversity, waterways and wetlands overlay. The clearing of vegetation from this site would require vegetation offsets under the applicable Biodiversity, waterways and wetlands overlay code. The site is located within the Regional Ecosystem of RE12.3.5: *Melaleuca quinquenervia open forest on coastal alluvium*. This Regional Ecosystem has a Vegetation Management Act class 'Of Least Concern'. The Elizabeth Street drain roost for flying foxes is in close proximity. Prior to any vegetation clearing on this site, it would be necessary to ensure no flying foxes are present.

The site is drainage deficient and would require minimal fill to direct site drainage to the drain that runs along the eastern boundary of the site. Approximately two thirds of this site is not impacted by the flood and inundation area overlay.

The site is located less than 500 metres from the current location of the Coolum Community Centre building.

Should council be willing to clear the vegetation on the site, the site is capable of accommodating, and is feasible for, the building on a permanent basis.

*Option 4 - 24 Banksia Avenue, Coolum Beach*

An aerial of the site is located below.



<b>Landowner</b>	Sunshine Coast Regional Council
<b>RP Description</b>	Lot 12 RP87102
<b>Land Area</b>	647 m <sup>2</sup>
<b>Existing Use of Land</b>	Drainage Reserve
<b>Zone under Sunshine Coast Planning Scheme 2014</b>	Open Space zone
<b>Overlays under Sunshine Coast Planning Scheme 2014</b>	<ul style="list-style-type: none"> <li>• Acid sulfate soils overlay                             <ul style="list-style-type: none"> <li>○ Area 1 : land at or below 5m AHD</li> </ul> </li> <li>• Airport environs overlay</li> <li>• Biodiversity, waterways and wetlands overlay                             <ul style="list-style-type: none"> <li>○ Native Vegetation Area</li> <li>○ Wetlands</li> </ul> </li> <li>• Flood hazard overlay                             <ul style="list-style-type: none"> <li>○ Drainage Deficient Areas</li> <li>○ Flooding and Inundation Area</li> </ul> </li> <li>• Height of buildings and structures overlay</li> </ul>

The site is included in the Open Space Zone, which supports a community use. However, the entire site falls within the flood and inundation area overlay of the *Sunshine Coast Planning Scheme 2014* and is predominantly a drain. In addition, the site is too small to accommodate the building and required parking.

This site is not feasible for the building.



*Option 5 - 58 – 60 Banksia Avenue, Coolum Beach*

An aerial of the site is located below.



<b>Landowner</b>	Sunshine Coast Regional Council
<b>RP Description</b>	Lot 26 RP89622
<b>Land Area</b>	2868 m <sup>2</sup>
<b>Existing Use of Land</b>	Drainage Reserve
<b>Zone under Sunshine Coast Planning Scheme 2014</b>	Open Space zone
<b>Overlays under Sunshine Coast Planning Scheme 2014</b>	<ul style="list-style-type: none"> <li>• Acid sulfate soils overlay                             <ul style="list-style-type: none"> <li>○ Area 1 : land at or below 5m AHD</li> </ul> </li> <li>• Airport environs overlay</li> <li>• Biodiversity, waterways and wetlands overlay                             <ul style="list-style-type: none"> <li>○ Native Vegetation Area</li> </ul> </li> <li>• Flood hazard overlay                             <ul style="list-style-type: none"> <li>○ Drainage Deficient Areas</li> <li>○ Flooding and Inundation Area</li> </ul> </li> <li>• Height of buildings and structures overlay</li> </ul>

The site is included in the Open Space Zone, which supports a community use. The entire site falls within the flood and inundation area overlay and functions as a local park. Typical local park embellishments exist on the site

This site is not feasible for the building.



*Option 6 - 11 Magenta Drive, Coolum Beach*

An aerial of the site is located below.



<b>Landowner</b>	State Of Queensland - Reserve for Park and Gardens under control of Council as Trustee
<b>RP Description</b>	Lot 42 SP154796
<b>Land Area</b>	7,655 m <sup>2</sup>
<b>Existing Use of Land</b>	Open Space
<b>Zone under Sunshine Coast Planning Scheme 2014</b>	Open Space zone
<b>Overlays under Sunshine Coast Planning Scheme 2014</b>	<ul style="list-style-type: none"> <li>• Acid sulfate soils overlay                             <ul style="list-style-type: none"> <li>○ Area 1 : land at or below 5m AHD</li> </ul> </li> <li>• Airport environs overlay</li> <li>• Flood hazard overlay                             <ul style="list-style-type: none"> <li>○ Flooding and Inundation Area</li> </ul> </li> <li>• Height of buildings and structures overlay</li> </ul>

The site is included in the Open Space Zone, which supports a community use. The site is approximately 1.5 kms from the current location of the building. With the exception of the most northern part of the land, the site falls within the flood and inundation area overlay. Typical local park embellishments exist in the northern part of the land.

This site is not feasible for the building.

Option 7 - 25 Elizabeth Street, Coolum Beach

An aerial of the site is located below.



<b>Landowner</b>	State Of Queensland (Represented by Department of Emergency Services) Sunshine Coast Regional Council
<b>RP Description</b>	Lot 1 RP142916 Lot 360 SP107422
<b>Land Area</b>	1,528 m <sup>2</sup> 3 ha (30,350 m <sup>2</sup> )
<b>Existing Use of Land</b>	SES - Fire Station Elizabeth Street Drainage Reserve
<b>Zone under Sunshine Coast Planning Scheme 2014</b>	Community Facilities Zone (Emergency Services) Community Facilities Zone and Open Space Zone
<b>Overlays under Sunshine Coast Planning Scheme 2014</b>	<ul style="list-style-type: none"> <li>• Acid sulfate soils overlay                             <ul style="list-style-type: none"> <li>○ Area 1 : land at or below 5m AHD</li> </ul> </li> <li>• Airport environs overlay</li> <li>• Biodiversity, waterways and wetlands overlay                             <ul style="list-style-type: none"> <li>○ Native Vegetation Area</li> <li>○ Stream Order 1 – 2</li> <li>○ Stream Order 3 – 4</li> <li>○ Wetlands</li> </ul> </li> </ul>

	<ul style="list-style-type: none"><li>• Flood hazard overlay<ul style="list-style-type: none"><li>○ Drainage Deficient Areas</li><li>○ Flooding and Inundation Area</li></ul></li><li>• Height of buildings and structures overlay</li></ul>
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The site is included in the Community Facilities Zone, which supports a community use. However, the land is fully subscribed by Queensland Fire Services. The site is not capable of accommodating the building and any associated car parking.

This site is not feasible for the building.



