

3.7 Planning Area No.7 – Alexandra Headland/Cotton Tree

3.7.1 Location and Role

This Planning Area includes the coastal urban areas of Alexandra Headland and Cotton Tree, immediately east and south-east of the Maroochy Regional Centre and north of the Mooloolaba tourism node.

The Planning Area contains popular and attractive beaches and has frontage to the mouth of the Maroochy River. It provides a comprehensive range of permanent and visitor accommodation and tourist, entertainment and related business activities.

3.7.2 Vision Statement

(1) It is intended that:

Alexandra Headland and Cotton Tree emerge as urbane, beach-oriented, residential environments with high levels of amenity for residents, interest and excitement for visitors, and a quality built environment that takes advantage of the area's topography and views.

(2) This means that:

- (a) the area should remain predominantly residential in character;
- (b) along the waterfront, higher density development is acceptable, as are street level commercial uses which generate pedestrian activity and interest, are mainly tourist/entertainment oriented, and are of a nature and scale which complement the roles of the nearby Centres;
- (c) mid and higher rise buildings are to be sited and designed to avoid unacceptable micro-climatic effects and to retain ocean views from lands to the rear;
- (d) premises should be developed in ways which respect the area's topography and significant environmental values; and
- (e) traffic should be managed and public spaces (including streets) further developed to enhance residential amenity and pedestrian comfort and safety.

3.7.3 Key Character Elements

(1) Location of Uses and Activities

- (a) The area should have a predominantly residential character, with both permanent and visitor accommodation provided. At street level in waterfront areas, an active, interesting and comfortable public domain is intended, with suitable commercial uses being those which generate high levels of pedestrian activity.

- (b) In waterfront areas, mixed use development with residential premises above and/or behind tourist and leisure-oriented commercial uses are considered desirable.
- (c) Appropriately high densities of residential use which support and are supported by the area's beachfront facilities and services will be encouraged in immediately surrounding areas. Lower residential densities are provided for in areas further removed from the waterside.

(2) Design Intent

- (a) This Planning Area enjoys extensive beach frontage and elevated hinterland areas with ocean views. Premises will be developed to take advantage of such views. Buildings and structures should be sited and designed to maximise available views from the area as a whole. Tall, wide and otherwise bulky buildings should be avoided, especially on sites along the beachfront.
- (b) The area should be developed with premises having a transition of scale and density from most intense along the waterfront, to lower scale and less intense to the west.
- (c) Buildings and landscaping should express an urban but relaxed, sub-tropical coastal character with an emphasis on outdoor living and airy, shady public and private open spaces.
- (d) Given the prominence of much of the area, high standards of siting, design and finishes will be sought in the development of new premises.

(3) Environmental Values

- (a) The Planning Area contains an area of significant remnant vegetation (Alex Forest). Development is to be managed to avoid impacts on such vegetation.
- (b) The beaches, sand dunes and riverfront represent significant visual and recreational landscape assets which could be capitalised upon in surrounding development provided the environmental values of these features are respected and a sustainable form of development is proposed.
- (c) Migratory bird species which are subject to the CAMBA and JAMBA international agreements also utilise beaches, sand dunes and estuarine environments and their needs should be respected by future development;
- (d) Council will ensure that the quality of water entering the Maroochy River is of an acceptable standard by requiring suitable measures to be put in place, when sites are being developed, to control erosion and sedimentation and prevent off-site discharges of polluted waters.
- (e) Some parts of the Planning Area are either in or

adjacent to a declared Fish Habitat Area. These Fish Habitat Areas are located along major waterways in the Shire and are declared by the State government as being critical breeding and feeding areas for fish. The values of Fish Habitat Areas are to be protected, and any development that could affect any such area is to meet State government requirements.

(4) Access and Movement

- (a) The role of Alexandra Parade as the main vehicle access route to and through the area is to continue, with a visually more attractive road corridor sought. Opportunities to enhance pedestrian access to the beach across this road are also to be sought and implemented. This will require liaison with the responsible State Government department.
- (b) Car parking is intended to maximise the efficiency of use of on-street parking spaces and to provide a framework to create more off-street parking as development occurs and thus creates demand. Particular consideration will be given to on-site visitor parking, especially on the more heavily trafficked roads. Residential kerb space is to be protected.
- (c) Development of a clearly defined and easy to understand pedestrian and bikeway network to facilitate commuter and recreational walking and cycling is intended, especially to provide and strengthen links to the beach and foreshore areas.

3.7.4 Statements of Desired Precinct Character

(1) Cotton Tree Foreshore (Outdoor Recreation) (Precinct Class = Special Purpose)

Intent

This Precinct is situated beside the mouth of the Maroochy River and contains the Cotton Tree Caravan Park and naturally vegetated lands around the river mouth and extending to the beach front.

It is intended that the Precinct continue to be used for low key tourist and recreational use that respects the environmental values and natural coastal and rivermouth processes. Few if any substantial new buildings are expected in this Precinct with greater priority given to managing pedestrian access and activity over time.

Dune and beach areas are intended to remain as strictly conservation zones, and any works will need to have consideration for Beach Protection Authority requirements. No new permanent structures or other built elements are intended in the Precinct which may

impede natural coastal or estuarine processes, or which significantly restrict views of the beach and ocean.

The Precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State Government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Any further development and use of land along the Maroochy River should provide for the protection of the quality of water in the river by protecting the river banks from erosion, and preventing any unacceptable levels of sedimentation and other pollutants from entering the river.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Special Purposes Precinct Class, in this case a caravan park, and open space intended for conservation and compatible recreational purposes.

Landscape and Built Form

New development in this Precinct should be in keeping with the waterside landscape and natural landforms of the locality. This means any buildings and other structures should be minimal, low rise and have a very small site coverage. Tree planting and other landscaping treatments should be in keeping with the informal seaside character of the Precinct and be used as a strong unifying element, as well as providing shade.

New development should also frame or enhance important views and vistas, or at least not intrude upon them.

Development is to have regard to the declared Fish Habitat Area within, or close to, the Precinct. Development over or near the declared area is to protect the area's ecological integrity and comply with the relevant requirements of the State government.

(2) Cotton Tree Parade (Precinct Class = Multi-storey Residential)

Intent

This Precinct is one of the most prominent and aesthetically sensitive areas of Cotton Tree. Its commanding position adjacent to the South Channel of the Maroochy River and Maroochy Beach enables medium and lower height buildings to enjoy expansive views of the estuary, the coastline and ranges to the north and west. The Precinct is almost surrounded by parklands and the beach. These facilitate distant views, and, when combined with the Precinct's location on the Point, emphasise the degree to which development in the Precinct is exposed to a wider audience. Thus

development in the Precinct influences not only the character and amenity of its environs but also informs the character of this part of the Sunshine Coast.

Consequently future development should incorporate uses, and exhibit qualities of design and finish, which address the Precinct's prominence and its contribution to the important image, tourism and recreational role of this part of the Sunshine Coast.

Future development and streetscape improvement works should transform the Precinct into a cosmopolitan and vibrant place which provides good quality accommodation, shopping and recreation services for a wide range of permanent and visiting residents. Development should be predominantly for residential purposes. However boutique and convenience shops, cafes and similar compatible activities and services which enliven the public realm and the 'livability' of the Precinct should be encouraged along certain street frontages. Mixed-use premises providing housing above appropriate street level retail and service uses are desirable.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Multi-storey Residential Precinct Class.

Also considered consistent with the intent and desired character of this Precinct are mixed-use premises comprising medium density residential accommodation above and/or at the rear of small non-residential uses compatible with the amenity of residential uses, such as:

- cafes and restaurants and local shops serving the 'day to day' needs of residents,
- small offices, consulting rooms,
- compatible community services facilities.

Retail uses should:

- be limited to the frontages of King Street and Cotton Tree Parade.

Landscape and Built Form

New development should transform the Precinct into a place characterised by attractive boulevards and public spaces defined by elegant medium scale buildings. Existing under-capitalised and inappropriate premises should be renovated or redeveloped to strengthen the role, character and amenity of the Precinct. The amenity of buildings and adjacent spaces should be enhanced by lush subtropical landscaping in spaces between buildings as well as on terraces or roof gardens.

Buildings should be designed to take advantage of the climate and incorporate generous verandahs, balconies and terraces. Buildings over two storeys (or 8.5 metres

whichever is the lesser) in height should incorporate setbacks above that level and/or appropriately shaped towers above podia in a manner which creates relative building lines to adjacent streets.

Buildings and spaces along the frontages of King Street and Cotton Tree Parade should be shaped to create attractive spaces to accommodate shopping and indoor/outdoor cafes and define a comfortable pedestrian environment. Buildings should be located close to the street frontages to enhance the continuity of the retail/recreation experience. Development adjacent to the Precinct's other street frontages should be more exclusively residential in its scale, character and amenity.

Preferred Maximum Density

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
600 to 699 ²	1.0	225
700 to 799	1.0	200
800 to 899	1.0	140
900 to 999	1.0	131
1000 to 1099	1.0	123
1100 to 1199	1.1	115
1200 to 1299	1.2	109
1300 to 1399	1.3	103
1400 to 1499	1.4	98
1500 to 1599	1.5	93
1600 to 1699	1.6	89
1700 +	1.7	85
Non-residential gross floor area	Up to a maximum plot ratio of 0.5 (for land up to 40 metres back from King Street)	
	Up to a maximum plot ratio of 0.2 (for sites fronting Cotton Tree Parade)	

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

Maximum building height

- Overall 6 storeys (but not more than 25 metres)
- Podium level 2 storeys (but not more than 8.5metres) within 10 metres of a street frontage

Building siting

- Buildings are to be sited in accordance with the following provisions:
 - King Street and land at the intersections of King Street and Cotton Tree Parade buildings may abut the street frontage
 - Cotton Tree Parade
 - buildings may abut up to 50% of the frontage, with no more than 75% of the front face of the building being within 6 metres of the street frontage
 - Other street frontages
 - setbacks should vary between 6 and 10 metres

(3) Fifth Avenue (Precinct Class = Mixed Housing)

Intent

This Precinct is intended to provide a pleasant environment for a mix of permanent residents and visitors. Its extensive frontage to the adjacent playing fields and proximity to Maroochydore Beach and the services in the Cotton Tree Parade and Sixth Avenue Precincts suggest it is well suited for a range of medium density accommodation. A considerable amount of infill redevelopment of older under-capitalised property should be encouraged to take advantage of the Precinct's locational attributes and create distinctive new townscapes. Such premises should be low rise and exhibit a distinctive residential character that creates a transition from the larger scale development along Sixth Avenue to the more suburban development to the west.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Mixed Housing Precinct Class.

Landscape and Built Form

New premises should be low rise and contribute to a high standard of residential amenity. Buildings should exhibit a residential character and be designed to take advantage of views over the adjacent park. New buildings should be set in well landscaped grounds and incorporate planting which complements its environs.

Preferred Maximum Density

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
600 to 699 ²	1.0	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	171
1000 to 1099	1.0	164
1100 to 1199	1.0	157
1200 to 1299	1.0	150
1300 to 1399	1.0	144
1400 to 1499	1.0	138
1500 to 1599	1.1	133
1600 to 1699	1.1	129
1700 to 1799	1.1	124
1800 +	1.2	120

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

Maximum building height

- 3 storeys (but not more than 12 metres)

(4) Sixth Avenue (Precinct Class = Multi-storey Residential)

Intent

This Precinct has the potential to become one of the most vital and cosmopolitan areas along this part of the Sunshine Coast. However, this will require a substantial amount of well-designed new development to address the discordant nature of the existing townscape and contribute to a more urbane and high amenity environment.

Existing development in this Precinct consists of a mix of low scale residential and commercial buildings interrupted by a number of high-rise apartment buildings and some vacant land. The resultant townscape is fragmented and the high-rise buildings are dramatically out of scale with their environs. This is regrettable since the buildings dominate the skyline and are inconsistent with the prevailing character of most development along the coast.

New development and streetscape improvement works should transform Sixth Avenue into a major urban boulevard of high amenity. Development in the Precinct

should complement the range of accommodation and services available in the adjacent Cotton Tree Parade Precinct and the nearby Maroochydore Regional Centre. New development should replace under-capitalised sites and form compatible and relatively continuous edges of residential and mixed-use buildings along street frontages.

The ‘boulevard’ potential of Sixth Avenue should be realised by streetscape improvements and development of new mixed-use buildings providing residential accommodation and a range of appropriate shops and cafes fronting the street. The street should become the ‘main street’ of Cotton Tree and an attractive promenade for local residents and visitors. The density, scale and design of new development in this Precinct should mediate between the ‘over-development’ exhibited by past high-rise buildings and the lower scale predominantly residential environments in Precincts to the west and east.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Multi-storey Residential Precinct Class.

Also considered consistent with the intent and desired character of this Precinct are mixed-use premises comprising medium density residential accommodation above and/or at the rear of small non-residential uses compatible with the amenity of residential uses, such as:

- cafes and restaurants and local shops serving the ‘day to day’ needs of residents,
- small offices, consulting rooms,
- compatible community services facilities.

Non-residential uses should:

- be limited to premises on the frontages of Sixth Avenue and Aerodrome Road, and

Landscape and Built Form

New development should transform Sixth Avenue into an elegant boulevard. It should be defined by a relatively continuous edge of buildings comprising low and medium scale buildings with any higher-rise built form being substantially set back above appropriately designed podia. Existing under-capitalised and inappropriate facilities should be renovated or redeveloped in a manner that will complement the desired role, character and amenity of the Precinct. The character of the street and buildings should be complemented by lush subtropical landscaping. This should be used in spaces between buildings as well as on terraces or roof gardens.

Buildings should be designed to take advantage of the climate and incorporate generous verandahs, balconies

and terraces. Buildings should also be designed to mitigate the adverse micro-climatic impacts of the Precinct’s east-west orientation and take advantage of views along the coast.

Buildings and spaces along the frontages of Sixth Avenue and Aerodrome Road should be shaped to create attractive spaces to accommodate shopping and indoor/outdoor cafes and define a comfortable pedestrian environment. Buildings should be located close to the street frontages to enhance the continuity of the retail/recreation experience and provide shelter for pedestrians. The scale and height of buildings should reduce in proportion to their proximity to adjacent predominantly residential Precincts and not be detrimental to their character and amenity.

Preferred Maximum Density

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
600 to 699 ²	1.0	225
700 to 799	1.0	200
800 to 899	1.0	140
900 to 999	1.0	131
1000 to 1099	1.0	123
1100 to 1199	1.1	115
1200 to 1299	1.2	109
1300 to 1399	1.3	103
1400 to 1499	1.4	98
1500 to 1599	1.5	93
1600 to 1699	1.6	89
1700 to 1799	1.7	85
1800 to 1899	1.8	82
1900 to 1999	1.9	78
2000 +	2.0	75
Non-residential gross floor area	Up to a maximum plot ratio of 0.2	

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

Council may give favourable consideration to an application for impact assessable development where the development has regard to the Precinct description and the height and density provisions as follows:

Maximum Acceptable Building Height	Maximum Acceptable Site Area per Dwelling for Calculating the DUF ¹	Maximum Acceptable Plot Ratio
10 storeys (but not more than 37.5m)	60	2.5

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this Planning Scheme)

Maximum building height (for code or impact assessment)

- Overall 10 storeys (but not more than 37.5metres)
- Podium level 2 storeys (but not more than 8.5 metres) - within 10 metres of a street frontage

Building siting

Buildings are to be sited in accordance with the following provisions:

- Sixth Avenue and Aerodrome Road frontages -
 - buildings may abut up to 50% of the frontage, with no more than 75% of the front face of the building being within 6 metres of the frontage
- Other street frontages -
 - setbacks varying between 6 and 10 metres.

(5) Cotton Tree Esplanade (Precinct Class = Mixed Housing)

Intent

This Precinct offers a distinctive seaside residential environment of high amenity. The Esplanade enjoys excellent views over adjacent beachfront parkland to the coast. While many of the buildings in the Precinct are relatively recent and of high quality, considerable opportunities exist for additional infill redevelopment and refurbishment of older residential buildings.

Future development should provide a mix of medium density accommodation suited to permanent residents and tourists. New development should generally be exclusively residential. However some small-scale shops to serve local residents and beach visitors may be appropriate on corner sites. Any such uses should be integrated within the overall residential amenity of the locality and not detract from the character of the Precinct.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Multi-storey Residential Precinct Class.

Mixed-use development comprising medium density residential accommodation above and/or adjacent to small scale shops compatible with the amenity of residential uses may be considered. Any non-residential uses should:

- be restricted to cafes, restaurants and convenience stores, and
- not exceed 150 square metres gross floor area in any one premises, and
- be limited to premises on corner sites along Alexandra Parade.

Landscape and Built Form

New premises should be in keeping with the low to medium scale and overall residential character of recently developed medium-density residential premises. The amenity of buildings and adjacent spaces - and particularly the frontage to Alexandra Parade - should be enhanced by lush subtropical landscaping in spaces between buildings as well as on terraces or roof gardens.

Buildings should be designed to take advantage of the climate and incorporate generous verandahs, balconies and terraces. Buildings should also be designed to mitigate the adverse micro-climatic impacts of the Precinct's east-west orientation and take advantage of views along the coast. Buildings should be composed to achieve a compatible and attractive streetscape along the frontage to the Alexandra Parade. Premises on corner sites should properly address both street frontages and give emphasis to Cotton Tree's grid street pattern.

Preferred Maximum Density

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
600 to 699 ²	1.0	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	171
1000 to 1099	1.0	164
1100 to 1199	1.0	157
1200 to 1299	1.0	150
1300 to 1399	1.0	144
1400 to 1499	1.0	138
1500 to 1599	1.1	133
1600 to 1699	1.1	129
1700 to 1799	1.2	124
1800 +	1.2	120
Non-residential gross floor area	Up to a maximum plot ratio of 0.1 (but not more than 150 m ²)	

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

Maximum building height (through code or impact assessment)

- 3 storeys (but not more than 12 metres)

Building siting

- Setbacks to street frontages on corner sites fronting The Esplanade may be less than 4.5 metres for up to 25% of that frontage

(6) Alexandra Parade North (Precinct Class = Multi-storey Residential)

Intent

This Precinct enjoys an extensive frontage to the popular Alexandra Headland beach. Over recent decades the majority of the Precinct has been developed for medium density housing to take advantage of the beach and ocean views. The Precinct now contains a considerable variety of buildings and architectural expression. Premises are very visible from the foreshore and the adjoining Alexandra Heights Precinct due to the nature of the terrain in the area. Therefore the form and quality of development influences the character and amenity of both the Precinct and its wider environs.

The beach and this Precinct are very popular with visitors and local residents and they are important contributors to the overall character and image of this part of the Sunshine Coast. Consequently, new development should be of high quality design to reflect the Precinct's prominence and role.

A substantial amount of redevelopment has occurred recently. New buildings include medium rise apartment buildings, some of which incorporate street level shops. Some of the taller new recent buildings conflict with the scale and character of older development due to their massing and long facades. However, well-designed low to medium scale mixed use residential developments are generally appropriate in this Precinct if issues of scale and character are handled with sensitivity having regard to neighbouring development.

Future development and additional streetscape improvement works should enhance the role and image of the Precinct as a popular destination for residents and visitors. New residential and mixed used development should contribute to the evolution of an attractive 'urban edge' to the ocean and backdrop to the beach. The 'Parade' should become an appealing promenade.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Multi-storey Residential Precinct Class.

The following uses (at ground storey level) may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Art and craft centre
- Fast food store
- Indoor recreation
- Medical centre
- Restaurant
- Shop.

Non-residential uses should:

- be only in premises located on corner sites along the frontage to Alexandra Parade.

Landscape and Built Form

New premises should provide a transition of scale and density between the higher density premises in the nearby Sixth Avenue Precinct (at Cotton Tree) and the lower density premises in the adjacent Alexandra Parade South Precinct. Existing under-capitalised and inappropriate buildings should be replaced by high quality new premises. These should address Alexandra Parade and help transform the road into a sub-tropical foreshore boulevard.

The amenity of buildings and adjacent spaces should be enhanced by lush subtropical landscaping along Alexandra Parade and on the foreshore as well as in spaces between buildings and on terraces or roof gardens. Buildings shall be designed to take advantage of the climate and incorporate generous verandahs, balconies and terraces. Buildings should also be designed to mitigate the adverse micro-climatic impacts of the Precinct's east-west orientation and take advantage of views along the coast.

Buildings over two storeys (or 8.5 metres whichever is the lesser) in height should incorporate setbacks above that level and/or appropriately shaped towers above podia. This should be achieved in a manner that creates significant spaces between taller building elements to allow views to the ocean from higher land to the west of the Precinct. New buildings should also have relatively similar building lines to Alexandra Parade and adjacent streets.

Buildings and spaces along Alexandra Parade should be designed to create attractive spaces to accommodate small-scale boutique and convenience shopping and indoor/outdoor cafes and define a comfortable pedestrian environment. Lower levels of new buildings should be located close to the street frontages to enhance the continuity of the pedestrian promenade along the Parade and the retail/recreation experience.

The scale and form of development adjacent to adjoining residential Precincts should reduce to be more compatible with their domestic scale, character and amenity.

Preferred Maximum Density

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
600 to 699 ²	1.0	225
700 to 799	1.0	200
800 to 899	1.0	140
900 to 999	1.0	131
1000 to 1099	1.0	123
1100 to 1199	1.1	115
1200 to 1299	1.2	109
1300 to 1399	1.3	103
1400 to 1499	1.4	98
1500 to 1599	1.5	93
1600 to 1699	1.6	89
1700 +	1.7	85
Non-residential gross floor area	Up to a maximum plot ratio of 0.1 (on corner sites only)	

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

Maximum building height

- 6 storeys (but not more than 25 metres)

Building siting

- Setbacks to street frontages on corner sites fronting Alexandra Parade may be less than 4.5 metres for up to 25% of that frontage.

(7) Alexandra Forest (Precinct Class = Special Purpose)

Intent

This Precinct includes a significant area of remnant native vegetation commonly referred to as the Alex Forest.

The vegetation should be managed in a manner which:

- provides, to the greatest possible extent, for the permanent preservation of the area's natural condition and the protection of the area's environmental values; and
- ensures that the only use of the area is nature-based and ecologically sustainable.

To this end, the primary goal for management of land within the Precinct will be nature conservation. Management will be specifically aimed at protecting species diversity in a manner that is sustainable.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Special Purposes Precinct Class, in this case an area of open space intended to be managed for nature conservation purposes.

(8) Alexandra Central (Precinct Class = Mixed Housing)

Intent

This Precinct includes the existing caravan park, youth camp site, bowling alley, Nelson Park and land approved for predominantly low rise multi storey residential purposes. The existing uses and approvals are intended to continue.

Future development should continue to comprise a mix of residential accommodation. Redevelopment of existing uses and vacant sites should be undertaken with considerable respect for the local terrain and the amenity of adjacent residents and conservation of mature vegetation. Future development on sites adjoining Nelson Park should address the Park through use of appropriate design and landscaping.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Mixed Housing Precinct Class.

Landscape and Built Form

New premises should be low rise and contribute to a high standard of residential amenity. Premises should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise their impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in well landscaped grounds.

Landscaping should assist re-forestation of steeper slopes and soften the visual impact of urban development, particularly when viewed from the north and east.

Preferred Maximum Density

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
600 to 699 ²	1.0	225
700 to 799	1.0	200
800 to 899	1.0	180
900 to 999	1.0	177
1000 to 1099	1.0	174
1100 to 1199	1.0	171
1200 to 1299	1.0	169
1300 to 1399	1.0	166
1400 to 1499	1.0	164
1500 to 1599	1.0	161
1600 to 1699	1.0	159
1700 to 1799	1.0	157
1800 to 1899	1.0	154
1900 to 1999	1.0	152
2000 +	1.0	150

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

Maximum building height (all premises)

- 2 storeys (but not more than 8.5 metres)

(9) Alexandra Heights (Precinct Class = Neighbourhood Residential)

Intent

This Precinct comprises the hill and slopes extending west from Alexandra Headland. Splendid views along the coast and to the Buderim escarpment account for the Precinct's increasing popularity as a prestigious residential area. The Precinct is distinguished from its surroundings by its elevation, a significant amount of mature native and exotic vegetation, an irregular street pattern and mix of housing types and ages. The majority of housing comprises single detached dwellings on large well-landscaped lots.

The Precinct contains several medium density residential premises, most of which detract from the overall low-density and heavily vegetated character of the Precinct. Future development should be for low-density residential premises that conserves and enhances this predominant character.

No further reconfiguration of land into smaller lots or parcels for medium density residential premises should occur.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class.

Landscape and Built Form

New premises should be low density and contribute to a high standard of residential amenity. New development or redevelopment of existing dwellings should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in extensively landscaped grounds. New planting should complement the remnant vegetation to ensure the 'hill' remains a notable landmark in the area.

(10) Mooloolaba Road East (Precinct Class = Mixed Housing)

Intent

This Precinct contains a diverse range of residential accommodation. These comprise large older 'Queenslanders', modest more recent dwellings, some small lot housing and extensive medium density apartments and other multiple dwelling units of varying quality. The elevated south-west part of the Precinct enjoys very attractive views to Cotton Tree and the northern Sunshine Coast. Continuing redevelopment of older dwellings on large lots is expected as people seek

to take advantage of the Precinct's views. However the Precinct is somewhat distant from day to day urban services. In addition much of the land is steep and difficult to develop without impacts on the character and amenity of adjoining properties.

Future development should continue to be for a mix of residential accommodation. Redevelopment of existing single dwellings and vacant sites should be undertaken with respect for the local terrain and the amenity of adjacent residents and conservation of significant vegetation.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Mixed housing Precinct Class.

Landscape and Built Form

New premises should be low rise and contribute to a high standard of residential amenity. They should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise their impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds. Landscaping should assist re-forestation of the steeper slopes and soften the visual impact of urban development, particularly when viewed from the north and east.

Maximum building height

- 2 storeys (but not more than 8.5 metres or 10 metres where the slope exceeds 15%)

(11) Alexandra Parade South *(Precinct Class = Mixed Housing)*

Intent

This Precinct has superb views to the northern beaches and mountains along the Sunshine Coast. The Precinct's increasing elevation toward the southern headland and curvilinear frontage results in potentially interesting townscapes. The style and character of many of the existing older existing buildings results in a townscape that is quite disparate and unappealing. However, some recent redevelopment indicates that a new generation of development and architectural design will more appropriately respond to the opportunities and demands of this unique headland location.

Future development should predominantly comprise a range of medium density accommodation, primarily for long stay residents. Mixed-use development incorporating small-scale cafes and other local shops may be considered on appropriate corner sites if demand warrants such facilities and potential adverse impacts on residential amenity are avoided. Any such uses should be integrated within the overall residential development and not detract from the dominant residential character of the Precinct.

Preferred Maximum Density for multi-unit residential premises

SLOPE	0-15%		16-20%		21-25%	
	Max. plot ratio	Site area per dwelling for calculating the DUF ¹	Max. plot ratio	Site area per dwelling for calculating the DUF ¹	Max. plot ratio	Site area per dwelling for calculating the DUF ¹
Site area (m ²)						
600 to 699 ²	1.0	225	1.0	240	1.0	300
700 to 799	1.0	200	1.0	240	1.0	300
800 to 899	1.0	180	1.0	240	1.0	300
900 to 999	1.0	173	1.0	230	1.0	290
1000 to 1099	1.0	166	1.0	222	1.0	281
1100 to 1199	1.0	160	1.0	213	1.0	273
1200 to 1299	1.0	155	1.0	206	1.0	265
1300 to 1399	1.0	149	1.0	199	1.0	257
1400 to 1499	1.0	144	1.0	192	1.0	250
1500 to 1599	1.0	140	1.0	186	1.0	243
1600 to 1699	1.0	140	1.0	180	1.0	237
1700 to 1799	1.0	140	1.0	180	1.0	231
1800 +	1.0	140	1.0	180	1.0	225

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

3. STATEMENTS OF DESIRED CHARACTER FOR PLANNING AREAS AND PRECINCTS

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Mixed Housing Precinct Class.

The following uses (at ground storey level) may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Art and craft centre
- Fast food store
- Medical centre
- Restaurant
- Shop.

Non-residential uses should:

- not exceed 150 square metres gross floor area in any one premises, and
- be only in premises located on corner sites along the frontage to Alexandra Parade.

Landscape and Built Form

New development should maintain the low to medium scale of two and three storey buildings exhibited by

recently developed medium density residential premises. The amenity of buildings and adjacent spaces - and particularly the frontage to Alexandra Parade - should be enhanced by lush subtropical landscaping in spaces between buildings as well as on terraces or roof gardens.

Buildings shall be designed to take advantage of the climate and incorporate generous verandahs, balconies and terraces. Buildings adjacent to Alexandra Parade should also be designed to mitigate the adverse micro-climatic impacts of the Precinct's east-west orientation and take advantage of views along the coast.

Buildings should be composed to achieve a harmonious townscape along the frontage to Alexandra Parade. Development fronting Buderim Avenue and adjacent to the intersection of Alexandra Parade and Buderim Avenue should create an attractive 'gateway' to the coast.

Maximum building height

- 3 storeys (but not more than 12.0 metres)

Building siting

- Setbacks to street frontages on corner sites fronting Alexandra Parade may be less than 4.5 metres for up to 25% of that frontage.

Preferred Maximum Density for multi-unit residential premises

SLOPE	0-15%		16-20%		21-25%	
	Max. plot ratio	Site area per dwelling for calculating the DUF ¹	Max. plot ratio	Site area per dwelling for calculating the DUF ¹	Max. plot ratio	Site area per dwelling for calculating the DUF ¹
600 to 699 ²	1.0	200	1.0	240	1.0	300
700 to 799	1.0	190	1.0	240	1.0	300
800 to 899	1.0	180	1.0	240	1.0	300
900 to 999	1.0	173	1.0	230	1.0	290
1000 to 1099	1.0	166	1.0	222	1.0	281
1100 to 1199	1.0	160	1.0	213	1.0	273
1200 to 1299	1.0	155	1.0	206	1.0	265
1300 to 1399	1.0	149	1.0	199	1.0	257
1400 to 1499	1.0	144	1.0	192	1.0	250
1500 to 1599	1.0	140	1.0	186	1.0	243
1600 to 1699	1.0	135	1.0	180	1.0	237
1700 to 1799	1.0	135	1.0	175	1.0	231
1800 +	1.0	135	1.0	175	1.0	225
Non-residential gross floor area			Up to a maximum plot ratio of 0.1 (but not more than 150 m ²), on corner sites only.			

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

(12) Alexandra Heights West
(Precinct Class = Mixed Housing)

Intent

This Precinct comprises a ‘village’ of medium-density housing which has been completed very recently. It is a rare example along the Sunshine Coast of the successful development of interesting small-lot housing set along attractive private streetscapes. Further construction is not envisaged but if redevelopment occurs new development should be compatible with the form and character of the existing ‘village’.

The northern part of this Precinct comprises a mix of housing and larger development sites on elevated sloping land. An approval exists for development of a hospital on land in this Precinct.

The further development of a mix of residential and community uses within this Precinct is intended where the constraints and opportunities associated with the area’s topography, vehicle access and other environmental characteristics are taken into proper account.

Given the heavily trafficked nature of the Mooloolaba-Buderim Road, the amalgamation of the existing small lots fronting this road is desired if proposed for development for multi-unit residential purposes.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Mixed Housing Precinct Class, and the approved hospital use.

A retirement village may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed.

Landscape and Built Form

Any new development in the southern part of this Precinct should be compatible with the low to medium scale and overall residential and landscape character of the established “village”. Elsewhere in the Precinct, buildings should be designed to be responsive to the topography and climate, and incorporate generous verandahs, balconies and terraces and private outdoor spaces that included sheltered areas. Generous landscaping should also be provided and contribute to a well-vegetated appearance of the area in views from the lower lands to the east.

Preferred Maximum Density

Slope of land	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
0-15%	0.6	180
16-20%	0.5	240
21-25%	0.45	300

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

Maximum building height:

- 2 storeys (but no more than 8.5 metres)

(13) Alexandra Headland Foreshore (Outdoor Recreation)
(Precinct Class = Special Purpose)

Intent

This Precinct includes the beachfront coastal management area, stretching from Mooloolaba in the south to Cotton Tree in the north. The Precinct also includes a caravan park, surf life saving club facilities and associated car parking and parkland facilities.

Alexandra Headland Beach is one of the Shire’s most popular foreshore areas and is heavily used particularly during holiday periods. Council will continue to monitor and upgrade facilities in this area. The provision and maintenance of a safe pedestrian link between the foreshore and the areas to the west across Alexandra Parade is important.

The land in this Precinct should be managed to allow for continuing recreational use in way which:

- provides, to the greatest possible extent, for the permanent preservation of the area’s natural processes and the protection of the area’s environmental resources and values;
- presents the area’s natural resources and their environmental values; and
- provides for the dominant uses of the area to be nature-based and ecologically sustainable.

Dune and beach areas are intended to remain as conservation zones. No new permanent structures or other built elements are intended in the Precinct which may impede natural coastal or estuarine processes, or which significantly restrict views of the beach and ocean.

The intended nature conservation management of the landscapes in this Precinct will be best achieved by the exclusion of most forms of development and maintenance of its predominantly natural setting. Nature-based recreation uses are to be continued and enhanced, along with uses connected with ecosystem monitoring.

Few if any new buildings or substantial structures are expected in this Precinct with greater priority given to managing pedestrian access and activity over time. A network of pedestrian and cycling paths is intended which is visible but separate from Alexandra Parade, with dedicated crossings to the Precincts to the west at controlled points.

The surf life saving club facilities are intended to be maintained and upgraded as necessary, having particular regard to environmental and traffic impacts in particular.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) in a Special Purposes Precinct Class, in this case nature conservation management, and outdoor recreation facilities.

Informal and low key recreation and education uses may also be considered to be consistent with the intent and desired character of this Precinct.

Landscape and Built Form

New development in this Precinct should be in keeping with the seaside landscapes and natural landforms of the locality. Any public buildings and other structures erected in the Precinct should be minimal, low rise and have a very small site coverage. Tree planting and other landscaping treatments should be in keeping with the natural open space and beachside character of the Precinct.

Any new development should also frame or enhance important views and vistas, or at least not intrude upon them.

