

RELATIONSHIP TO THE SPIT

The Spit is an important part of Mooloolaba and a key contributor to the natural beauty of the town. The Spit is cherished by local residents and visitors alike for its:

- / Outstanding natural beauty
- / North facing, family friendly beach & shady foreshore
- / Relaxed atmosphere
- / Affordable accommodation
- / Commercial boating & fishing industry
- / Seafood

The Mooloolaba Master Plan recognises the importance of the role that The Spit plays in defining Mooloolaba's unique identity.

Mooloolaba Spit Futures Plan (2009)

In 2009 the Department of Environment and Resource Management (DERM) and Sunshine Coast Council (SCC) jointly commissioned the *Mooloolaba Spit Futures Plan*. The purpose of the plan was to ensure a sustainable future and balanced use of the Spit while acknowledging the different aspirations of its stakeholders.

Although The Spit is not part of the Mooloolaba Place Making Master Plan study area, there is a project overlap on the Wharf site between the two studies.

This section of the report provides an overview of the vision, guiding principles and precincts of the 2009 Mooloolaba Spit master plan and outlines the synergies between the two documents.

Vision

The Mooloolaba Spit Futures Plan vision is:

To preserve the unique and fragile environmental characteristics of the Mooloolaba Spit for present and future generations to achieve a balance between diverse competing uses and to maintain:

- / Safe boating access for maritime industry, recreational uses and operators
- / A safe beach and parkland environment for residents and visitors

Guiding Principles

A number of general guiding principles for future use and development on The Spit were prepared in relation to:

Public Benefit

- / Provide public car parking consistent with the whole of Mooloolaba traffic and parking strategy to be undertaken by Council
- / Provide additional open space and enhance the existing open space
- / Improve accessibility through the provision of additional public thoroughfares, footpaths and cycle paths
- / Improve aesthetics and scenic values on the Spit by providing view corridors between buildings
- / Upgrade public facilities such as BBQs, playground equipment, picnic areas, shade trees, toilets and public art
- / Reconfigure the road network to improve traffic movement in and around the Spit

Development

- / Enhance the urban design outcomes on the Spit
- / No development on existing open space or parkland
- / Any significant development or redevelopment should be focused at the western end of the Spit only
- / Maintain the integrity and functioning of the State Boat Harbour
- / No development on the northern side of Parkyn Parade (apart from public amenities and small scale kiosks and excluding residential properties)
- / Any development of the Spit and within the Boat Harbour will not lead to a deterioration of the existing traffic and parking situation and will need to be carried out in the context of an integrated traffic management and mobility strategy for the Spit and wider Mooloolaba area
- / Development on the Spit will be consistent with the SCC's Planning Scheme for the area and
- / Future planning for development will need to address climate change mitigation and adaptation measure to be put in place, including the ability of development to withstand the long term impacts of climate change such as sea level rise and extreme weather events

Landscape and Amenity

- / Maintain and enhance the sense of place for the Spit
- / Protect the area's natural vegetation

- / Enhance the visual amenity of the car parks, boat trailer and storage areas
- / Enhance the existing open space and provide additional public facilities and open space areas

Access and Mobility

- / Improve disability access
- / Maintain and enhance access for commercial vehicles related to the commercial fishing industry
- / Improve connectivity between the beach and river
- / Improve accessibility to open space areas within the Spit
- / Improve the accessibility and connectivity of the walking/cycle trails
- / Ensure that any development options implement the requirements of Council's whole of Mooloolaba traffic and parking strategy
- / Improve traffic accessibility to the Spit and traffic movement within the Spit
- / Consider alternate methods of moving people around the Spit.

Public Safety

- / Enhance the level of safety for all users of the Spit;
- / Adopt urban design strategies to reduce opportunities for anti-social behaviour;
- / Maintain safe access to beach areas;
- / Create active frontages wherever possible to reduce areas with poor surveillance; and
- / Develop strategies with Police and youth groups to address problems of anti-social behaviour

Marine Areas

- / Maintain and enhance the functionality of the Boat Harbour
- / Enhance public access to the river frontage where safe to do so
- / Preserve and upgrade the rock wall fronting the river
- / Consider the potential opportunities for a river based public transport system
- / Address the land-side and water-side implications of any development within the Boat Harbour

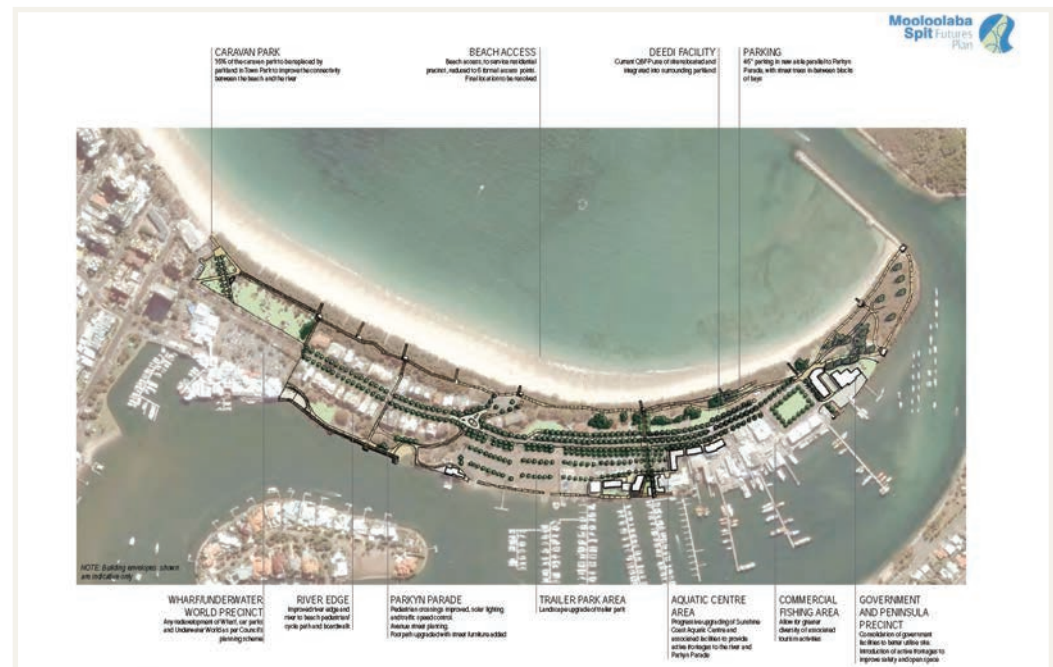


Fig 2: Key plan elements (excerpt from Mooloolaba Spit Futures Plan)

Study Precincts

Specific guiding principles were also developed for key 'Study Precincts' on The Spit, including:

SEALIFE Mooloolaba (Underwater World Site)

- / Ensure that any development options are consistent with the Planning Scheme and implement the requirements of council's whole of Mooloolaba traffic and parking strategy
- / Recognise the regional significance of the Wharf and SEALIFE Mooloolaba facilities to Queensland's tourism industry
- / Improve public accessibility between the Esplanade and the Wharf

The Residential Precinct

- / Maintain the current amenity, nature and intensity of residential development

The Boating and Commercial Fishing Precinct

- / Recognise the regional significance of the Boat Harbour to the recreational and boating commercial fishing industry
- / Enhance the amenity of the boat trailer parking area

- / Support the commercial fishing industry as an essential iconic component of The Spit, maintaining viability by allowing lessees to diversify their activities to include tourism related activities

The Government and Peninsula Precinct

- / Rationalise and consolidate government marine oriented facilities
- / Improve public access to the eastern end of the Spit

Comparison of Key initiatives

The Spit Futures Plan is aims to retain and protect the character and natural beauty of The Spit through controlled development, while enhancing public and boating amenity, accessibility and safety.

This light touch approach aligns within the aspirations of the Place Making Mooloolaba vision and Master Plan outcomes and allows The Spit to be a quieter, passive recreational space to that of the central and northern sections of Mooloolaba foreshore, the Heart and Wharf, which cater for more active, vibrant and diverse activities and experiences.

There are a number of synergies between the two documents, with both documents proposing similar strategic outcomes:

- / The Wharf - both plans propose enhanced physical and visual connections between the ocean and river, the need to enhance the tourism experience and the need for future development to respect the existing Planning Scheme with regard to development scale.
- / Landscape Strategy - both plans look to provide a variety of open space experiences with a range of recreation activities, improvements to existing parks, and improvements to the quality and extent of dune vegetation and shade trees.
- / Mobility, Parking and Traffic Management - both plans propose to create a primary cycle and pedestrian promenade that links the foreshore to the river, as well as improved public transport connections between the Heart, Wharf and The Spit by way of a bus route to help alleviate car parking pressures. Rationalisation of traffic movements and the creation of pedestrian priority crossings are also proposed.

- / Safety, Anti-Social Behaviour and Crime Prevention Strategy - both plans address safety issues through a combination of enhanced public realm, lighting and night time activation to improve casual surveillance.

Implementation and Recommendations

Both documents recognise the importance and need for a specific project implementation committee to coordinate and drive project implementation across Mooloolaba. In the case of the Place Making Mooloolaba Master Plan, a Taskforce consisting of councillors, officers and community representatives has been established.

Important steps towards realising the vision for Mooloolaba and The Spit rely on staged implementation including:

- / Further detailed consultation and technical studies
- / Programming: a staged approach to implementation
- / Cost
- / Funding: developer contributions & state or federal government grants

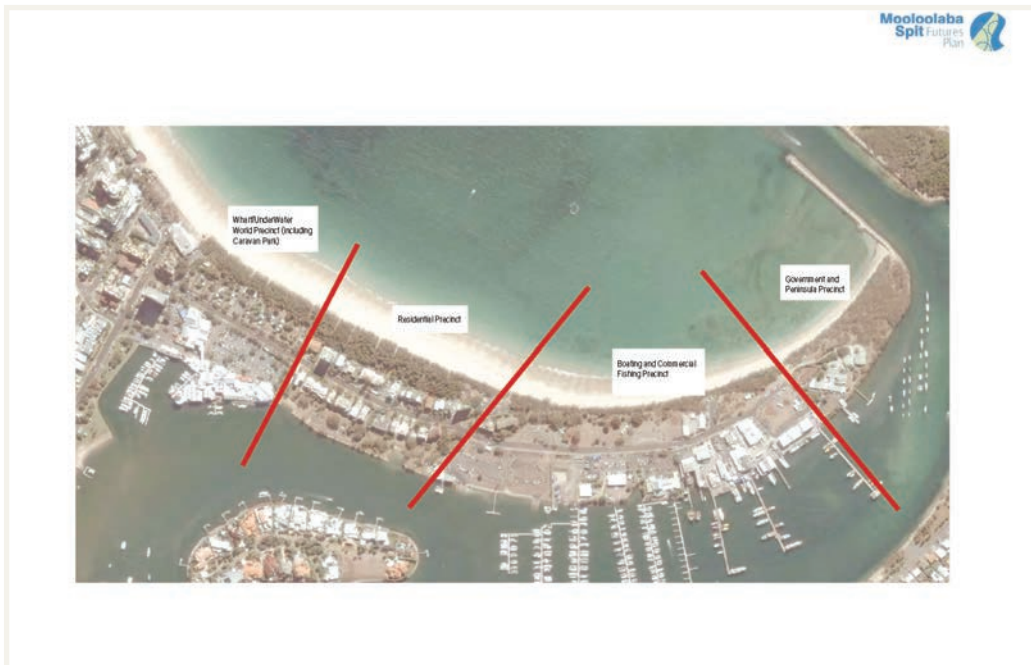


Fig 3: Study precincts (excerpt from Mooloolaba Spit Futures Plan)

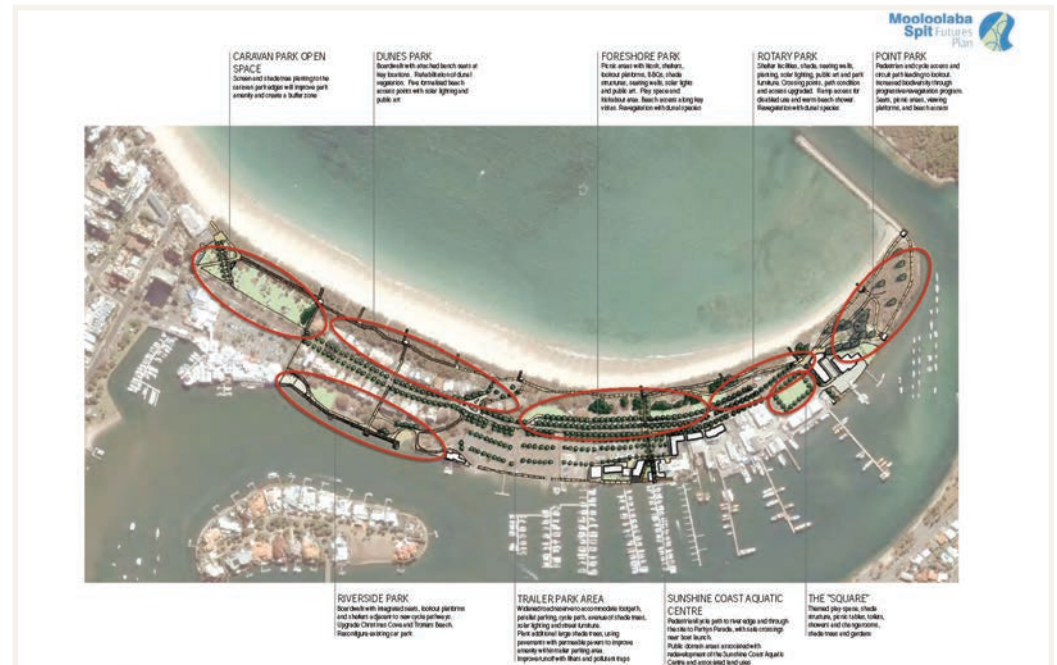


Fig 12: Key landscape elements (excerpt from Mooloolaba Spit Futures Plan)

Vision

*“Immerse yourself in,
on and under the water
at Mooloolaba”*

immersion

*... in water
... in nature
... in life
... in community*

Mooloolaba’s vibrant and active foreshore provides a place for everyone to stroll, swim, exercise, cycle, play, dine or simply enjoy the view. It is both a quiet place to escape and an exciting place to experience world class events and athletes.

The heart of Mooloolaba is an authentic, alternative destination away from the water. It is a walkable hub of subtropical streets activated by a mix of local business and residential accommodation. It is Mooloolaba’s transport hub, for bus, public car parking and future light rail and is activated by day and by night.

The wharf is a gateway to the delights of the Pacific Ocean. It is a place where boating, fisheries, seafood, aquatic tourism, education and conservation combine with residential and entertainment uses.

PRINCIPLES

Overarching planning and design principles have been established to translate the vision and assist in creating directions and strategies for desired outcomes.



Enhance the Waterfront Experience

The foreshore parklands and public spaces are of a quality that befits the world class natural beauty of the beach, river and headland, and are a platform for relaxed recreation and vibrant events that:

- / Respect the natural beauty of the beach, rock pools, headland and coastal vegetation
- / Cater for active and healthy lifestyle uses
- / Deliver quiet places to enjoy the view
- / Provide shady spaces and relaxed beach character
- / Create a family friendly focus and enhanced amenity
- / Improved access to the beach and interface with the riverfront

Future development of the foreshore public realm will:

- / Attract residents and visitors
- / Reduce foreshore clutter
- / Relocate foreshore car parking
- / Provide flexible spaces for a range of activities and events
- / Provide improved access to open space and the beach for all abilities and ages
- / Improve the congested pathway networks and provide wider paths for the diversity of recreational users
- / Improve the sustainable qualities of the foreshore by integrating Water Sensitive Urban Design (WSUD) and Environmentally Sustainable Design (ESD)



Connect and Activate

Activating Mooloolaba's urban areas and connecting waterfronts will help to define clear, legible and attractive links that:

- / Provide the ability to enjoy all of Mooloolaba's waterfront edges by linking the river, canals and marina to the ocean via a recreational pedestrian and cycle loop
- / Enhance the headland experience through improved access that is responsive to the landform and provides new vantage points
- / Improve commuter and recreational cycle routes to and through the town
- / Create new east – west cross-block links through the Heart of Mooloolaba
- / Increase and enhance the use of existing laneway links from First Avenue to Mooloolaba Esplanade
- / Promote more sustainable transport options with improved access to public transport by providing an integrated transport network
- / Consolidate car parking to reduce the impact of vehicles along the Esplanade and foreshore
- / Create a network of active, pedestrian orientated urban streets and lanes
- / Provide opportunities for enhanced recreational boating on the river and canals
- / Integrate smart technologies to improve technical efficiency



Integrate Distinctive Destinations

Celebrating the diversity and distinctiveness of the unique precincts across Mooloolaba, which will enable:

- / A series of complementary precincts to be established, each with a distinct character and point of difference
- / Flexible spaces that cater to a variety of users and uses and encourage events that enhance community interaction and experiences
- / Vibrant places by day and by night
- / Authentic places that appeal to locals and visitors alike
- / Amenity that exhibits a distinct Sunshine Coast subtropical character and identity



Protect and shape the future

The Master Plan will shape a more sustainable future for Mooloolaba by promoting:

- / Public space renewal that provides a platform for community success and a catalyst for enhanced economic development
- / Investment and attractions with the potential for capturing value uplift
- / The creation and use of more sustainable transport options to get to and around Mooloolaba
- / Walking versus driving to enhance street activation and local business trading
- / The integration of residential, employment, tourism, education, community and recreational land uses
- / Protection and enhancement of regional biodiversity and the natural qualities of the foreshore
- / Strategies that look to address environmental challenges such as climate change and sea level rise to ensure there is resilience from storm surges and drought on the foreshore and wider town
- / Rehabilitate river and canal banks to not only protect the water courses from bank erosion but act as a filter to clean waterways and act as a carbon sink to sequester carbon dioxide from the atmosphere

STRENGTHENING AND UNIFYING THE MOOLOOLABA EXPERIENCE

The Master Plan aims to enhance the quality of connectivity to Mooloolaba's waterfronts, town centre and southern residential areas by creating an integrated walkable open space and town structure that embraces the relaxed, healthy and active lifestyle of its residents and visitors.

A strong hierarchy of connections provide a journey of discovery where distinctive destinations unfold along the foreshore and in the Heart of Mooloolaba, where diverse and unique experiences evolve from day to night and throughout the year.



Great Waterfront Walks

Continuous promenades that take in Mooloolaba's stunning ocean and river views and unlock previously inaccessible vantage points



Discover Mooloolaba's Laneways

Fine grain cross-town links through active streets and pedestrian lanes that lead visitors to discover an alternative experience to the beach



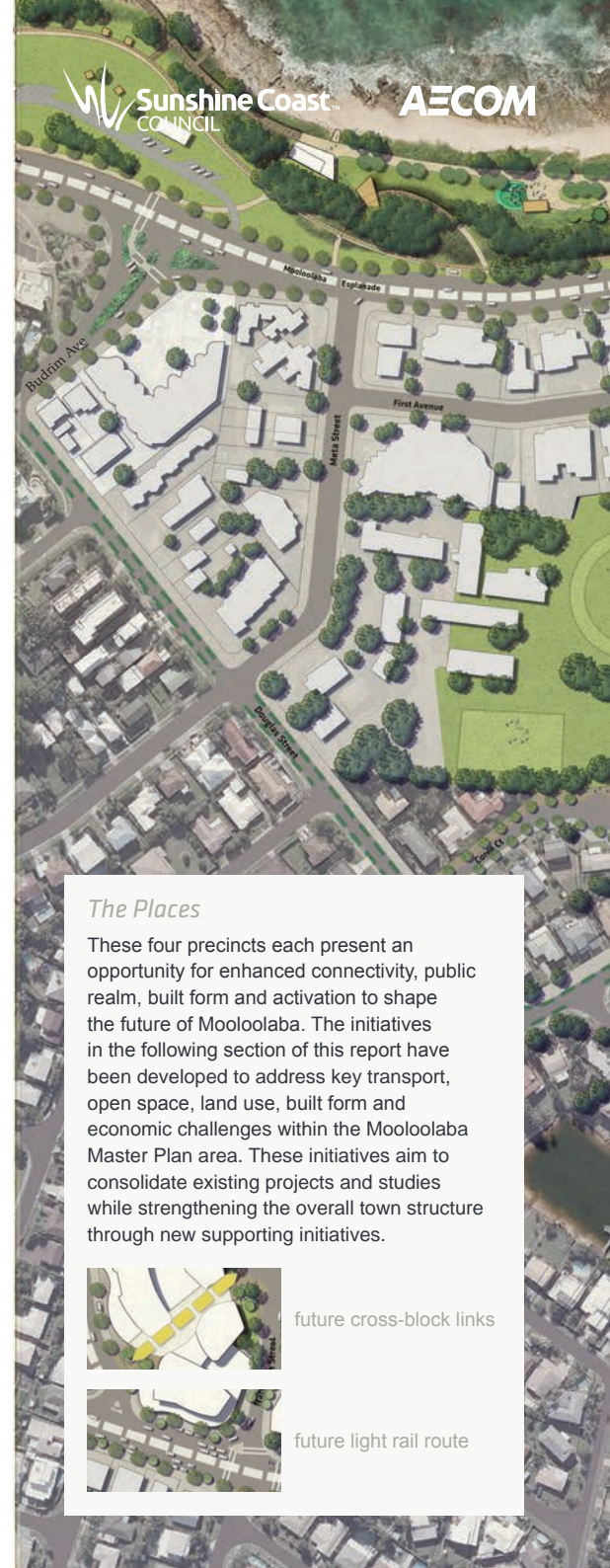
Mooloolaba Loop

A town loop from your doorstep that takes in the ocean, river, canals and leafy residential streets for a daily walk or guided tourist walk



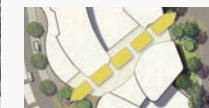
Distinctive Destinations

A mix of vibrant and quiet, exciting and relaxing, permanent and changing experiences unfold throughout Mooloolaba



The Places

These four precincts each present an opportunity for enhanced connectivity, public realm, built form and activation to shape the future of Mooloolaba. The initiatives in the following section of this report have been developed to address key transport, open space, land use, built form and economic challenges within the Mooloolaba Master Plan area. These initiatives aim to consolidate existing projects and studies while strengthening the overall town structure through new supporting initiatives.



future cross-block links



future light rail route

FORESHORE &
ESPLANADE

THE MOOLOOLABA
HEART

THE
WHARF

SOUTHERN
GATEWAY

Scale 1: 4,000 @ A4



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

A VIBRANT NIGHT TIME MOOLOOLABA EXPERIENCE

The Master Plan enhances the night time experience of Mooloolaba by creating vibrant feature lighting schemes along key walking routes providing dynamic experiences and destinations throughout the town.

A combination of light, colour, movement and activity combine to create a platform for exciting events and memorable experiences in the public realm that take advantage of the subtropical climate.

***Well Lit Connections***

Continuous well lit connections that are safe and inviting and entice night time strolls around Mooloolaba

***Enhanced Destinations***

Vibrant architectural lighting and use of colour enhances key destinations and wayfinding

***Artistic Illumination***

Art in the form of illuminated elements, catenary lighting, projection and interactive digital installations add a new layer of excitement to the public realm

***Night Time Activation***

Mooloolaba's night time experience is amplified by events, night markets, food trucks, music and roving entertainment