

NOTICE OF MOTION

SUBMITTED BY COUNCILLOR: Councillor John Connolly

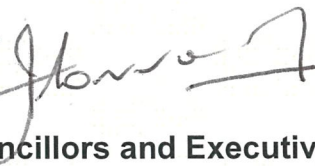
COUNCIL MEETING: Ordinary Meeting 17 October 2019

I hereby notify of my intention to move the following motion at the Ordinary Meeting to take place on Thursday 17 October 2019:

That Council

- (a) decide to amend the *Sunshine Coast Planning Scheme 2014*, under section 20 (Amending planning schemes under Minister's rules) of the *Planning Act 2016* to change the maximum height for properties fronting Brisbane Road/First Avenue/Smith Street/Walan Street as identified on Attachment 1: Mooloolaba/Alexandra Headland Local Plan Area Overlay Map Extract
- (b) direct the Chief Executive Officer and delegate him the authority to carry out the statutory process to prepare and progress the proposed planning scheme amendment, noting that a further report will be presented to the Council following public consultation on the proposed planning scheme amendment

Councillor



Date

30/9/2019

To all Councillors and Executive

I hereby notify that Councillor J Connolly intends to move the motion as shown above at the Ordinary Meeting to be held on 17 October 2019.

.....
Chief Executive Officer



.....
Date

1/10/19

COUNCILLOR COMMENT

This proposed motion seeks to provide a response to changes in land use and built form outcomes planned for the Brisbane Road Car Park site.

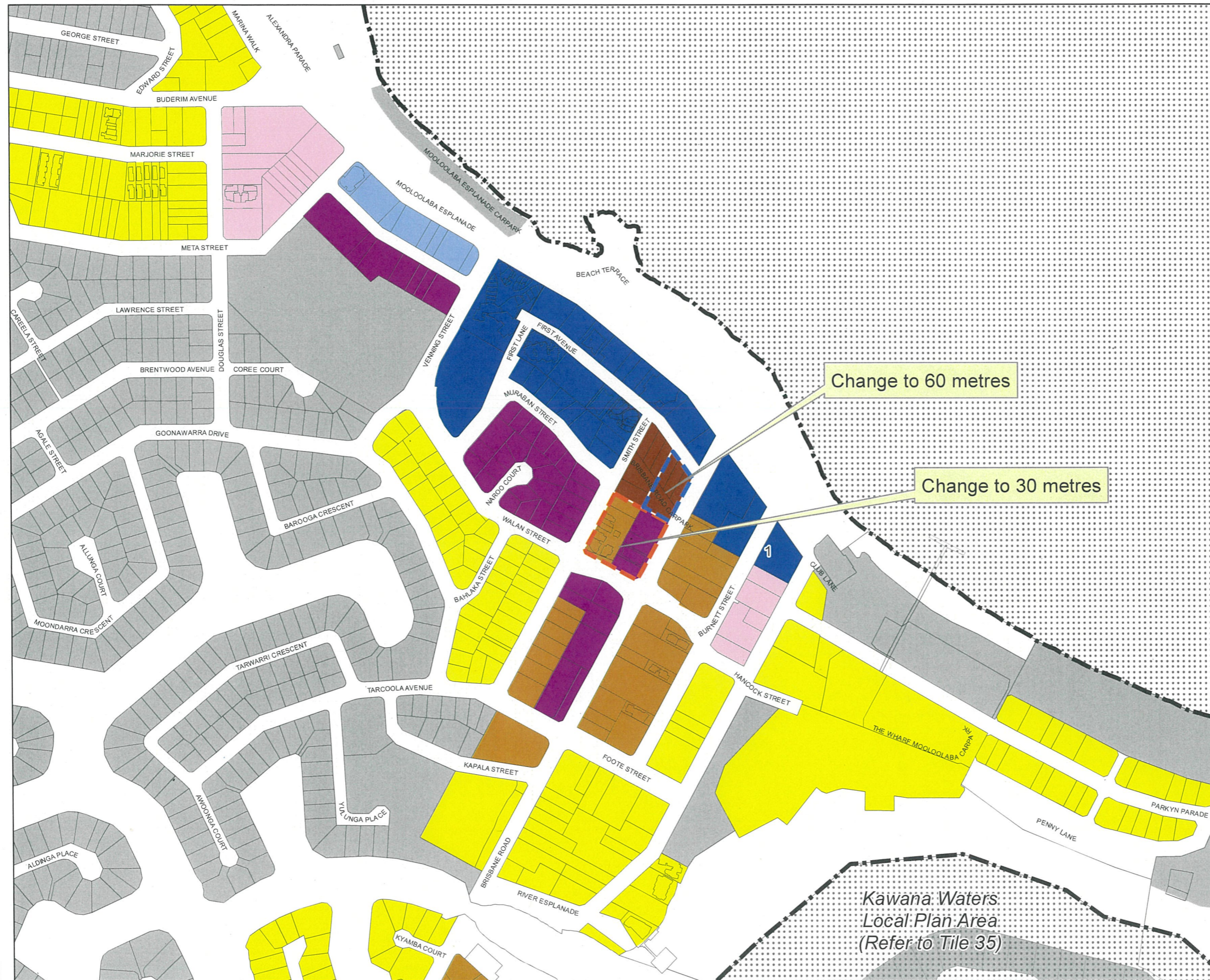
The proposal involves changes to the specified maximum height limits for the south-eastern portion of the Brisbane Road Car Park Site and properties immediately to the south of the Brisbane Road Car Park Site.

The proposed increase in building height for the south-eastern portion of the Brisbane Road Car Park Site appropriately recognises the opportunity represented by this site and will allow for a better quality mixed use and tourism accommodation development to occur on this site in the future. The change in allowable building height proposed is modest and will not significantly alter the focus or balance of building height in the Mooloolaba locality.

The proposed increase in building height for land to the south of the Brisbane Road Car Park Site rationalises the number of building height increments applying in this area, reflects the height of a number of existing buildings in this area and increases the practical height limit for a small number of isolated sites that are proximate to the Brisbane Road Carpark Site.

The proposed amendments to building height are considered to be in the public interest as they promote the redevelopment of the Brisbane Road Car Park Site and appropriately recognise the impact of this redevelopment on the local area in the public interest and in accordance with the principles of good planning practice.

It is acknowledged that the limited nature of the proposed amendment (relating to a relatively small number of sites only) and the process for progressing the proposed amendment (via this Notice of Motion) are different to Council's normal practice. However, the public interest benefit associated with the efficient development of the Brisbane Road Car Park Site and addressing apparent inconsistencies in the Height of buildings and structures overlay in the surrounding area justify the approach adopted by this Notice of Motion.



Height of Buildings and Structures Overlay Map

Maximum Height of Buildings and Structures

6 metres	15 metres
8 metres	16 metres
8.5 metres	18 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres

Other Elements

- Local Plan Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans)
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
- Priority Development Area (subject to the Economic Development Act 2012)
- DCDB 21 May 2018 © State Government

Specific Site Note 1 – (Key Site 3 – Club Eatery) Where a proposal provides for a five-star international standard accommodation hotel component in accordance with PO15 of the Mooloolaba/Alexandra Headland local plan code, the maximum height of buildings and structures may exceed a building height of 37.5 metres, up to a maximum of RL 50m AHD.

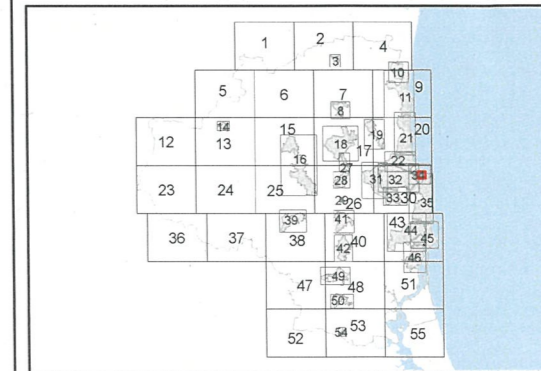
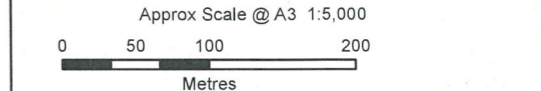
Note 1 - For development on a site within a flooding and inundation area as identified on a Flood Hazard Overlay Map, the maximum height of a building or structure is calculated in accordance with the formula in PO2 in Table 8.2.8.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Height of Buildings and Structures overlay code.

Note 2 - The Height of Buildings and Structures Overlay Maps show the maximum height limit for development on a particular site. A lower height limit may be required in a Local Plan Code or Use Code for certain parts of the site e.g. buildings may be required to be stepped, or observe lower height limits along site frontages.

Note 3 - In certain circumstances pre-existing development approvals may override the operation of an overlay.

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Overlay Map Extract OVMH