

Draft Sunshine Coast Planning Scheme
Review of Submissions
Local Area Key Issues Paper No. 19: Mooloolaba building heights

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| Key Issue: | Maximum building height in Mooloolaba |
| No. of submissions: | 61 |
| Major issues raised: | Objection to maximum building heights on Mooloolaba Esplanade, Meta and Douglas Streets sites -seeking height increases up to 20 storeys Support for draft plan height limits of 25m on River Esplanade/Mooloolaba Esplanade Objection to maximum building heights on various sites within Mooloolaba |

1.0 INTRODUCTION

Council received 61 submissions for the Mooloolaba area regarding building heights. The majority of these submissions expressed concern about the limitations on building heights and the subsequent impact this would have on the feasibility of development in the area and sought an increase in building height, particularly along Mooloolaba Esplanade, Meta Street and Douglas Streets. A number of submissions were also received in support of the height restrictions.

Many of these submissions contained more than one of the above issues, but generally there was significant support for an increase in building height.

2.0 DRAFT SUNSHINE COAST PLANNING SCHEME

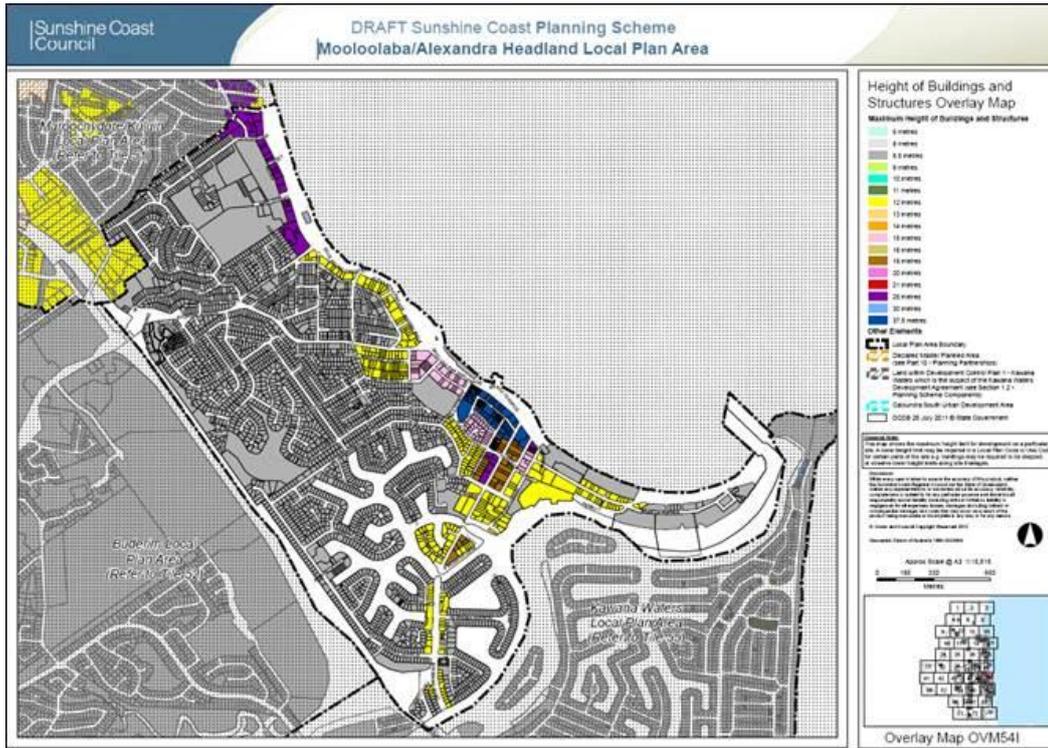
Under the draft planning scheme, Mooloolaba is designated as a District activity centre and a Tourism focus area providing an attractive and competitive proposition for tourism infrastructure and facilities investment. The maximum building height in the draft planning scheme in Mooloolaba ranges from 12 metres to 37.5 metres in some locations.

The Mooloolaba local plan code reinforces the 'medium rise' built form character in Mooloolaba, in that:

- the beachfront areas are characterised by medium rise residential development;
- development is of a scale which protects and enhances the existing character and identity of the local plan area; and
- development fronting Mooloolaba Esplanade, Alexandra Parade and Parkyn Parade are designed to minimise the impact on significant views.

Under the draft planning scheme, the maximum height of buildings in Mooloolaba/Alexandra Headlands Local plan area is shown on the following overlay map (refer **Figure 1** below).

Figure 1: Maximum Building Heights in Mooloolaba



3.0 SUBMISSIONS

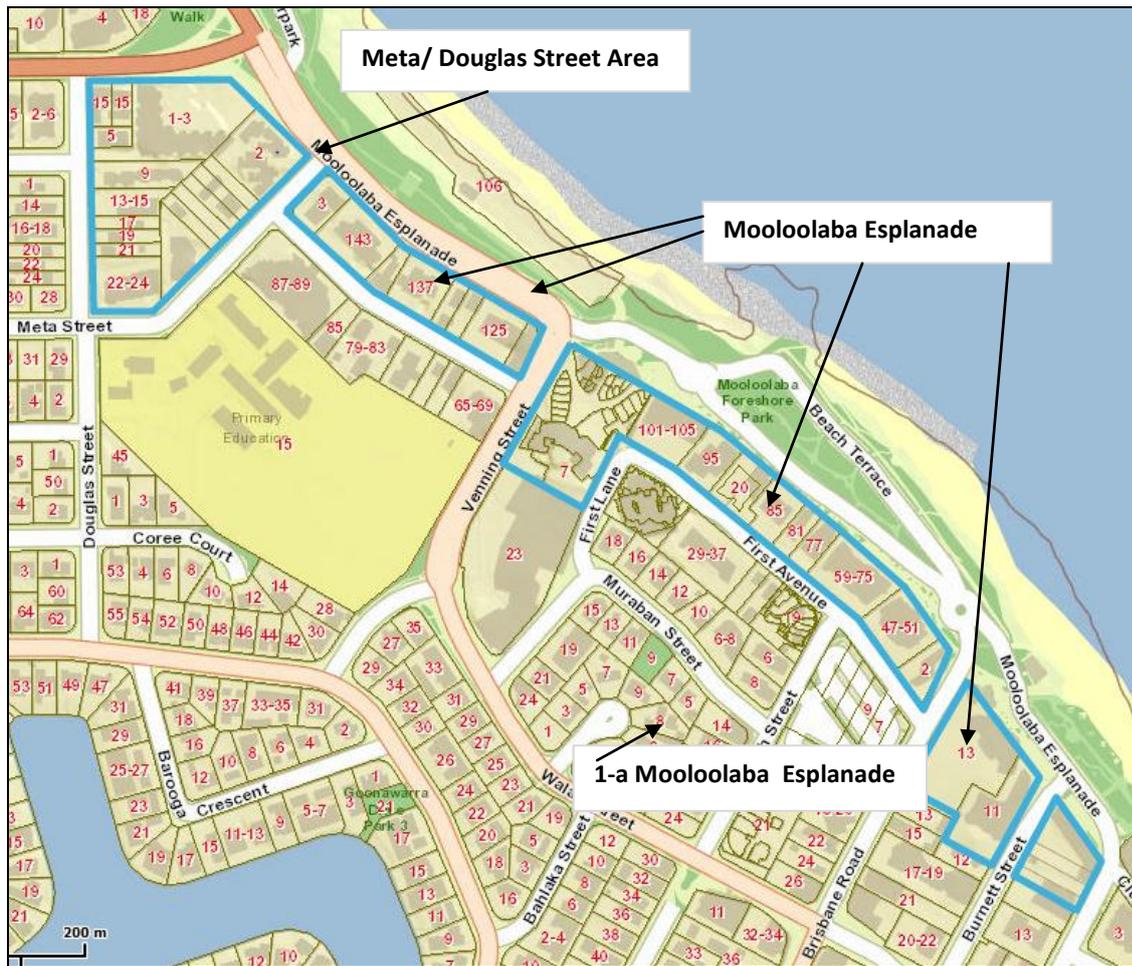
47 submitters requested increased building height limits for economic reasons including:

- to stimulate the local economy;
- retain employment in the building industry;
- retain school leavers; and
- promote tourism development.

The stated reasons for requests to increase building heights along Meta Street, Douglas Street and The Esplanade included:

- height limits should range from a minimum of 37.5m to match existing height limits along the Esplanade, up to a maximum of 20 storeys;
- height restrictions of 15m in the Meta and Douglas St area and 25m on Mooloolaba Esplanade will result in buildings which are at odds with existing development and will “lack the amenity and architectural appeal of medium rise buildings”;
- proposed height limits are below existing development and therefore new development will be out of character and scale; and
- height limits must be increased in order to stimulate the local economy, retain employment in the building industry, retain school leavers and promote tourism development.

Figure 1: Areas of concern identified by submissions



4.0 CONSIDERATION OF ISSUES

4.1 Overview

The draft planning scheme provisions intend to provide a more compact scale of development that will protect and enhance views and is characteristic of the scale of development on the Sunshine Coast as a whole. This is reinforced by the Height of Buildings and Structures Overlay Code that describes the Sunshine Coast as ‘a place with a predominantly low-rise built form’.

The draft planning scheme has increased the building height in some key areas of Mooloolaba and the maximum building heights are arranged such that the highest buildings are located in the Tourist accommodation zone along the foreshore closest to the District centre zone and on the Brisbane Road car park redevelopment site. Building heights in adjacent zones are intended to transition, stepping down to lower building heights approximate to the surrounding residential areas.

The Height of buildings and structures overlay code outlines this intent:

P02 Where adjoining land with a lower maximum building height as specified on a Height of Buildings and Structures Overlay Map, development provides for a transition of building height adjacent to this land to minimise amenity impacts and achieve a greater consistency of character and scale.

Numerous submitters expressed concern that proposed building height limits for Mooloolaba are below existing buildings and therefore new development will be out of character and scale. It is acknowledged that some existing buildings exceed the maximum building heights in the draft planning. Notwithstanding this, new development is intended to reflect the future desired built form of the draft planning scheme, rather than reflect historical decisions made for existing buildings.

In contrast to *Maroochy Plan 2000*, which provides a maximum 'impact assessable' building height limit, the draft planning scheme reinforces the intended built form with maximum building heights and does not allow for any favourable consideration for increased height based on the level of assessment.

Many submitters suggested the new planning scheme should provide the opportunity for major development (by increasing building height) to 'kick start' the economy for the Sunshine Coast and retain employment and tourism opportunities.

The draft planning scheme seeks to support a range of economic development outcomes through the identification of a hierarchy of centres and tourism focus areas. Mooloolaba is identified as District activity centre and a tourism focus area. The Planning Scheme allows for a range of business and tourism uses. The Planning Scheme also identifies opportunities for increased building height in activity centres and tourism focus areas including Mooloolaba.

4.2 Meta Street, Douglas Street and Mooloolaba Esplanade

53 submissions related to the height limits along Mooloolaba Esplanade, Meta and Douglas Streets.

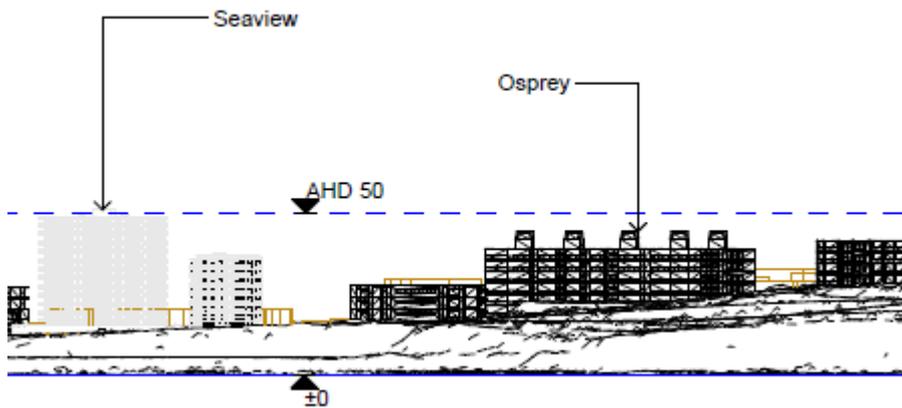
Under the draft planning scheme the height limits along The Esplanade, Meta and Douglas Streets generally reflect the *Maroochy Plan 2000* height limits. However, the height limits possible under the *Maroochy Plan 2000* through an impact assessable application are not available under the draft planning scheme.

Under the *Maroochy Plan 2000*, a possible height limit of up to 25m could have been achieved in the Meta/Douglas Street area and along Mooloolaba Esplanade west of Venning Street, through an impact assessable application. A possible height limit of up to 37.5m could have been achieved at 1 Mooloolaba Esplanade. Under the draft planning scheme, the maximum height limit for Meta and Douglas Streets and Mooloolaba Esplanade west of Venning Street is 15m and 25m for 1 Mooloolaba Esplanade.

The majority of these submitters believe the height limits should be between 10 storeys (37.5m) and 20 storeys, to match existing height limits along Mooloolaba Esplanade, otherwise new buildings will be at odds with existing development and will "lack the amenity and architectural appeal of medium rise buildings", and will be out of character and scale. The submissions also believed the height limits must be increased in order to stimulate the local economy, retain employment in the building industry, retain school leavers and promote tourism development.

16 of the 47 submissions for this area supported an increase in building heights for Meta and Douglas Street in particular.

As can be seen from the following elevation, there is a considerable variation in existing building heights in the Meta and Douglas Street area. The adjacent building (Seaview) is 13 storeys, to the north west (up the headland) Bellardoo is 3-4 storeys and Osprey is 8 storeys with a number of higher parapets.



There are also a number of existing approvals for buildings of 25m which have yet to be constructed.

As stated previously, the maximum building height in the draft planning scheme for Mooloolaba is 37.5m (in some locations), which is intended to reinforce the 'medium rise' built character form, minimise the impact on significant views and reflect the desired built form of the draft planning scheme, rather than reflect historical decisions made for existing buildings.

It is noted that under the draft planning scheme there is a considerable step down in the building height limit along Mooloolaba Esplanade, with the area from Burnett Street to Venning Street having a height limit of 37.5m, which then reduces to 15m west of Venning Street towards Buderim/Mooloolaba Avenue. Whilst the maximum building heights have been arranged such that the highest buildings are located in the Tourist accommodation zone, there is considered to be some scope to increase building heights in this area without compromising the built form character or impacting on significant views.

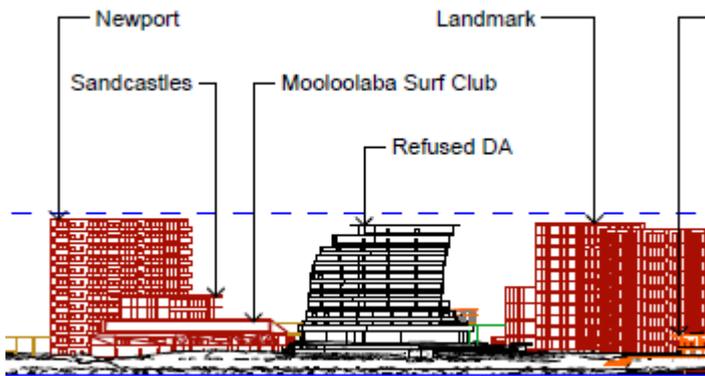
On this basis, It is recommended that the draft planning scheme be amended to include the area which fronts Mooloolaba Esplanade between Meta and Venning Streets within the 30m height limit.

It is recommended that there is no change to the height limit for the area bound by Meta, Douglas, The Esplanade and Buderim/Mooloolaba Avenue.

4.3 Mooloolaba Esplanade (Lot 100 on SP257414)

47 submissions supported an increase in height along Mooloolaba Esplanade, with 18 specifically supporting a height increase on this site. The height limits supported in the submissions ranged from 37.5m, 50m and up to 20 storeys, with the majority of submissions supporting at least 20 storeys.

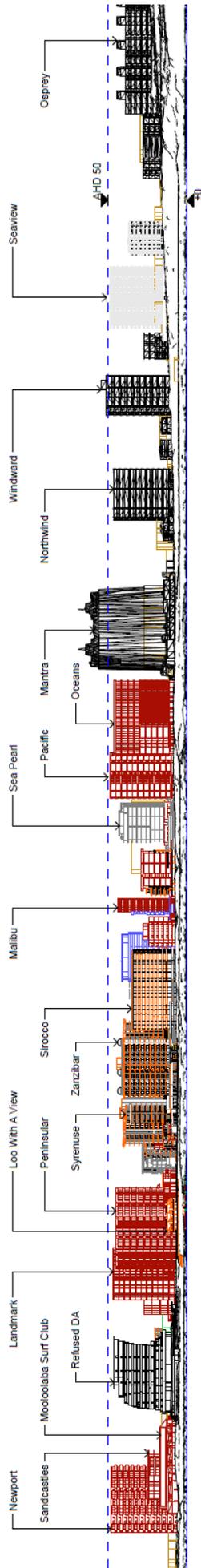
Under the Maroochy Plan 2000, the site has the ability to obtain a maximum building height of up to 37.5m through an impact assessable application that met specific criteria, but is now able to achieve a maximum height of 25 metres under the draft Planning Scheme. The buildings adjacent to this site, Newport and Landmark have heights greater than 25 metres, and the gap on this site appears inconsistent with the surrounds (the diagram below illustrates the height of 39 – 42 metres high building on the site, which was subject of a refused development application (DA)).



6 submissions were received from property owners along River Esplanade expressing their support for the proposed height limit of 25m for the subject site.

The Aegean development, which is located to the south of the subject site, will be the building most impacted by any development of the subject site, however even with the current 25m height limit, the Aegean will be affected.

In addition, the Newport and Mantra buildings are considered to 'bookend' Mooloolaba whether it is being viewed from Brisbane Road or the water, and so buildings under the height of these two along Mooloolaba Esplanade are considered appropriate.



The 6 submissions made by property owners from the Aegean also requested that the height limit of 25m be measured from the lowest point of land that slopes away from Mooloolaba Esplanade towards the south. The definition of 'height in metres' in the draft planning scheme is as follows:

The vertical height of a building or structure measured from the natural ground level to the top of the structure or building roof (apex) or parapet at any point including any roof top structure or lift housing but not including any non-load bearing antenna, aerial, flagpole or the like.

Having considered all these issues, it is considered that increasing the height on the subject sites would achieve an improved urban design outcome.

Therefore, it is recommended that the draft planning scheme be amended to include the subject site, 1-9 Mooloolaba Esplanade, Mooloolaba (Lot 100 SP257414) in the 37.5 metres height limit.

5.0 DIRECTION

It is recommended that:

- (a) the draft planning scheme be amended to include the area which fronts the Esplanade between Meta and Venning Streets within the 30 metres building height limit;**
- (b) the draft planning scheme be amended to include 1-9 Mooloolaba Esplanade, Mooloolaba (Lot 100 SP 257414) in the 37.5 metres building height limit; and**
- (c) the proposed changes to the building height limits in the draft planning scheme for Mooloolaba are indicated in Figure 2 below.**

Figure 2: Proposed changes to draft planning scheme

