



Mooloolaba / Alexandra Headland

Street tree strategy

Description of area and land use

The Mooloolaba / Alexandra Headland plan area is a coastal precinct located central to the Sunshine Coast with the Sunshine Motorway as the western boundary and the South Pacific Ocean to the east. The plan area encompasses the popular tourist hub of Mooloolaba and the relaxed seaside suburb of Alexandra Headlands. The surf, sand and vegetation that characterises the District Activity Centre provide an attractive setting for passive and active recreation, and many shopping and dining experiences. Land use in the locality is comprised of commercial and tourist-related enterprise and high, medium and low density residential living.

Trees and landscape character

Topographically diverse, the land is low lying at the southern extent of the plan area (where swampy river flats once supported mangrove communities), and steepens to the north where Mooloolaba meets Alexandra Headland. From the water, the Mooloolaba Spit is awash with the silver canopy of the horse tail sheoak while Norfolk Island pines frame the commercial precincts. Pandanus, coast banksia and cotton trees complete the foreshore palette while the ever present tuckeroo dominates local streetscapes. Swamp paperbark, ivory curl and golden penda are also well represented in the area.

Coastal foreshore complexes (fore-dune and coastal heath for example), paperbark and wallum woodland, mangrove and tidal salt marsh formed the vegetative cover of the majority of the area prior to settlement and clearing. Wet eucalypt forest grew in the area that is known as Alexandra Headland today. Significant natural areas where these plant communities prevail include the Alex Forest Conservation Area, Mooloolaba Environmental Reserve, and the extensive foreshore reserve of the plan area.

Canopy cover

Canopy cover statistics reported for road reserve areas (20% cover) and all land types (23% cover) are in the lowest percentile for the region. These statistics reflect the density and popularity of the coastal precinct, with the dominance of the built landscape evident in the plan area's *Foliage Cover and Shade* map.

The ever-changing landscape of this high profile precinct ensures that capital streetscape improvements are ongoing. The impact of private development on street trees is significant and has resulted in fragmentation of streetscapes in higher use areas. Infill and new street tree planting in these areas is now a priority.

Major opportunities and constraints

Current opportunities for new street tree plantings include the potential to build canopy, fill gaps in avenues and sustain vulnerable populations through succession tree planting.

As a part of the *Sunshine Coast Enterprise Corridor* where future higher density development on the Sunshine Coast will be focused, the existing constraints of reducing permeable spaces and increased competition for street trees will become even greater over time. Opportunity to establish extensive networks of street trees now that will soften the dense built form of the future, and shade and cool footpaths with closely spaced, compact trees should be taken wherever possible.

The potential to buffer the built environment also exists in the form of opportunities for the planting of large shade trees in landmark areas and strategic locations. Incomplete avenues present good opportunity to enhance the sense of arrival to the precinct, improve overall amenity and provide additional shade and cooling benefits to pedestrians.

A significant decline in the appearance of foreshore vegetation presents opportunity to rejuvenate esplanades and foreshore areas (where no open views to the water exist). Parkyn Parade (Mooloolaba Spit) is a priority area for street tree rejuvenation with good potential for increasing future sustainability and amenity, as well as increasing pedestrian comfort as an outcome of shading footpaths with street trees.

Retention and enhancement of significant views and vistas contributing to the setting, character and sense of place of Mooloolaba and Alexandra Headland are the greatest constraints to tree planting in the localities. Salt and wind exposure limits the species available for planting in open sites and where significant wind tunnelling occurs. Vandalism is also a potential constraint to planting in areas of intense use.

The small Emerald Woods flying fox roost adjoining Tepequar Drive is presently being managed by the maintenance of a 30m foraging and roosting buffer between adjoining residents and the small colony. Future street tree planting in this area will need to be considerate of the foraging potential of new tree plantings.

Adopt A Street Tree Program opportunities are plentiful with streets around the Mooloolaba State School considered a priority for shading and increasing pedestrian comfort through the addition of new street trees.

Tree planting strategies

Sunshine Coast native species form the base street tree palette for the plan area. Opportunities for the introduction of new species to add highlights are explored in an effort to increase species diversity and visual interest within the locality.

Infill planting to major thoroughfares and connecting streets seeks to shade footpaths and provide continuous tree canopy either through the planting of compact trees at close centres or larger trees that can provide increased shade and cooling benefits.

Tree canopy is built in the plan area through the planting of large canopy trees in strategic locations. Deep planting zones are reserved for the establishment of larger trees as densification of the locality intensifies.

New plantings are respectful of existing topography and the preservation of existing water views. The planting of succession trees occurs where no views exist so as to sustain tree canopy in areas where shade and cooling is needed the most.

New plantings in Tepequar Drive are considerate of the small colony roosting in the environmental reserve adjacent with all future street tree plantings to consist of non flying-fox attracting species (see planting palette in *Part A Street Tree Master Plan Report: Species Selection Guidelines*).

Parkyn Parade is treated as a priority area for the establishment of new shade tree and succession plantings.

Adopt A Street Tree Programs target streets surrounding the Mooloolaba State School.

Street tree plantings in the Mooloolaba town centre reflect the outcomes of the *Place Making Mooloolaba Master Plan* (December 2015) drawing on the area's natural strengths and building on its attractive qualities.

Street tree planting aligns with the *Mooloolaba Spit Futures Plan* (2009), *Alexandra Headlands Coast Connect Stages 1 & 2 Landscape Plan* (October 2012), *Alexandra Parade - Pacific Terrace to Mari Street Landscape Concept* (May 2010) and the *Nelson Park Landscape Master Plan* (March 2010).

Street tree palettes

Signature trees

Feature trees (large sites)

Callitris columellaris (Bribie Island pine)
Corymbia maculata (spotted gum)
Corymbia tessellaris (Moreton Bay ash)
Eucalyptus tereticornis (blue gum / forest red gum)
Ficus macrophylla (Moreton Bay fig)
Flindersia bennettiana (Bennett's ash)
Melaleuca quinquenervia (broad-leaved paperbark)
Syzygium forte (brown satinash)
Syzygium oleosum (blue lilly pilly)
See also *Locally native species for natural character features palettes* for use where appropriate.

Feature trees for coastal exposed locations

Araucaria heterophylla (Norfolk Island pine)
Alectryon coriaceous (beach alectryon)
Banksia integrifolia (coast banksia)
*Calophyllum inophyllum** (beauty leaf) (*trial sites)
Casuarina equisetifolia (horse tail sheoak)
Casuarina glauca (swamp sheoak)
*Cocos nucifera** (coconut) (trial locations - large garden beds only - regular and dwarf forms)
Corymbia tessellaris (Moreton Bay ash)
Hibiscus tiliaceus (cotton tree)
Melaleuca quinquenervia (broad-leaved paperbark)
Pandanus tectorius (screw palm)
Terminalia catappa (Indian almond)

Signature trees (cont.)

Trees for accent and highlights

Archontophoenix cunninghamiana (Piccabeen palm)
Brachychiton acerifolius (Illawarra flame tree)
Brachychiton bidwillii (little kurrajong - Maroochydore form)
Hymenosporum flavum (native frangipani) (use in groupings only)
Livistona australis (cabbage tree palm)
Magnolia 'Little Gem' (little gem magnolia)
Tabebuia argentea (trumpet tree)
Tabebuia palmeri (pink trumpet tree)

Trees for local streets

*Acronychia wilcoxiana** (silver aspen) (trial locations)
Backhousia citriodora (lemon myrtle)
Buckinghamia celcissima (ivory curl)
Banksia integrifolia (coast banksia)
Callistemon viridiflora (broad-leaved bottle brush)
*Cryptocarya glaucescens** (jackwood) (trial locations)
Cupaniopsis anacardioides (tuckeroo)
*Diospyros australis** (yellow persimmon) (trial locations)
Elaeocarpus obovatus (hard quandong)
Eucalyptus bancroftii (tumbledown gum) (local provenance)
Harpullia pendula (tulipwood)
Melaleuca quinquenervia (broad leaf paperbark) (where space permits)
Melaleuca (syn. *Callistemon*) *viminalis* 'Wild fire' (weeping crimson bottle brush)
Melaleuca (syn. *Callistemon*) *viridiflora* (broad-leaved bottle brush)
Mischarytera lautereriana (corduroy tamarind)
Petalostigma triloculare (long-leaved bitter bark)
*Syzygium crebrinerve** (purple cherry tree) (trial locations)
Syzygium (syn. *Acmena*) *hemilampra* (blue satinash)
Waterhousia floribunda (syn. *Syzygium floribundum*) (weeping lilly pilly)
Xanthostemon chrysanthus (golden penda)

Locally native species for natural character features

Woodland/open forest

Angophora leiocarpa (smooth barked apple)
Casuarina glauca (swamp sheoak)
Corymbia citriodora subsp. *citriodora* (lemon-scented gum)
Corymbia gummifera (red bloodwood)
Corymbia intermedia (pink bloodwood)
Corymbia trachyphloia (brown bloodwood)
Endiandra sieberi (corkwood)
Eucalyptus acmenoides (white mahogany)
Eucalyptus bancroftii (tumbledown gum)
Eucalyptus microcorys (tallowwood)
Eucalyptus seeana (narrow-leaved red gum)
Eucalyptus racemosa (scribbly gum)
Eucalyptus robusta (swamp gum)
Eucalyptus saligna (Sydney blue gum)
Eucalyptus siderophloia (grey ironbark)
Glochidion sumatranum (umbrella cheese tree)
Lophostemon confertus (brush box)
Lophostemon suaveolens (swamp box)
Melicope elleryana (pink euodia)
Syncarpia glomulifera (turpentine)

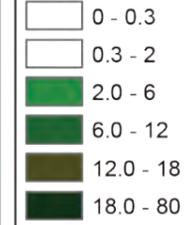
Foliage and Shade Cover

Mooloolaba / Alexandra Headland Local Plan Area

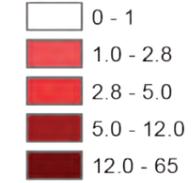


Legend

Vegetation Height (m)



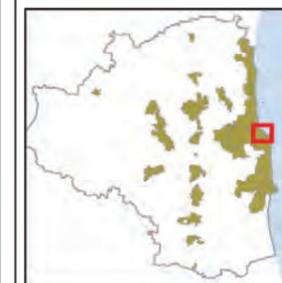
Building Height (m)



Canopy Shade

Water Bodies

Local Plan Area Boundary



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Priority Planting Plan

Mooloolaba / Alexandra Headland Local Plan Area



Legend

Priority planting locations

Nodes and Parkland perimeters

- Esplanade no view
- Park perimeter planting
- Space for group planting
- Space for single compact tree
- Space for single large canopy tree
- Vegetative screen or buffer

Priority planting locations

Major thoroughfares and Walkable routes

- Road verge - Key pedestrian route
- Road verge - Local access or residential street
- Road verge - Major thoroughfare
- Local Plan Area boundary
- Priority Development Area (Maroochydore City Centre)
- Priority Development Area (Caloundra South)
- Declared Master Planned Areas (Maroochydore & Palmview)



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