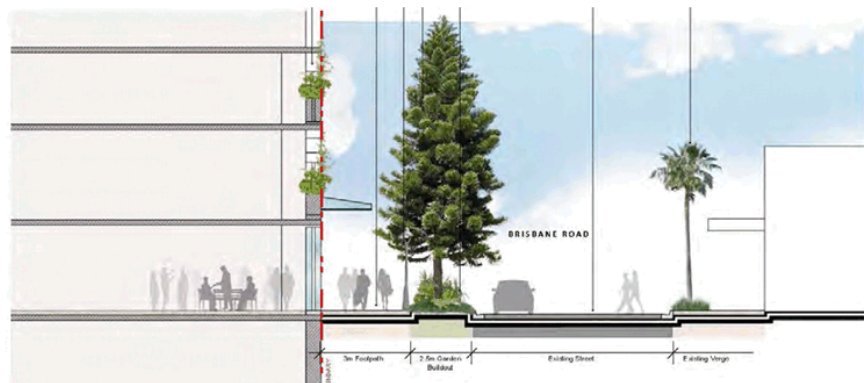


Brisbane Road Carpark Redevelopment



independent landscape assessment report



Prepared for Ethos Urban /
Sunshine Coast Council

9 February 2018

Item 8.5.1 Development Application for a Material Change of Use (Mixed Use Development) - Brisbane Rd & 7, 9, 13 & 15 First Ave, 11 Smith St, Mooloolaba

Attachment 6 Landscape Architecture Assessment

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Independent Landscape Assessment



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Compliance with Planning Scheme, Codes and Policies

The applicable codes and policies applicable for this development are:

- (1) Mooloolaba/Alexandra Headland Local Plan Code
- (2) Mooloolaba Precincts Design Palette
- (3) Placemaking Mooloolaba Master plan
- (4) Mooloolaba Alexandria Headland local plan
- (5) Sunshine Coast Planning Scheme 2014 Landscape Code

Each code / document noted above is referred to below, and findings noted accordingly.

The codes and policies have been used to primarily assess the streetscape / ground level landscapes.

The podium landscape is not specifically covered in these codes, however we note some general comments for podium and facade landscapes here.

Podium and facade landscape

The podium landscape proposal provides an appropriate design that will provide interest, a cooling microclimate, visual amenity and screening in a mix of integrated use areas, including recreational public and private open spaces, communal facilities and circulation spaces.

The proposed facade planters provide suitable and adequate articulation of the built form, visual amenity and interest from all aspects.

Findings:

Provide separate plant palettes for street level areas and podium level landscapes to enable assessment of plant suitability of the two different microclimate situations.

Street level landscapes

1. Mooloolaba/Alexandra Headland Local Plan Code

The development site is within the area covered by the Mooloolaba/Alexandra Headland Local Plan Code - Development in the District Centre Zone (Key site 1 - Brisbane Road Carpark), Performance Outcomes P09 and P10.

Requirements of Code

The development of the site is to provide *'outstanding streetscape and landscape design which is highly articulated and epitomises subtropical and sustainable design that recognises the landmark nature of the site....provides an attractive and pedestrian friendly central community meeting space.... improves pedestrian and vehicular accessibility between Smith St and Brisbane Road as an extension of Muraban Street'*.

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Key Issue:

'Outstanding' is a subjective requirement however the submission needs to illustrate a substantial level of conceptual detail to adequately show how the streetscape design will function, including a layout that illustrates uses, crossing points, hard landscape materials, proposed plant species, locations and planting bed and street tree arrangements, street furniture including rubbish bins, bollards, raised planters and seat walls, and bicycle rack locations. The design needs to illustrate how integrated traffic and pedestrian movement will function through the shared zone.

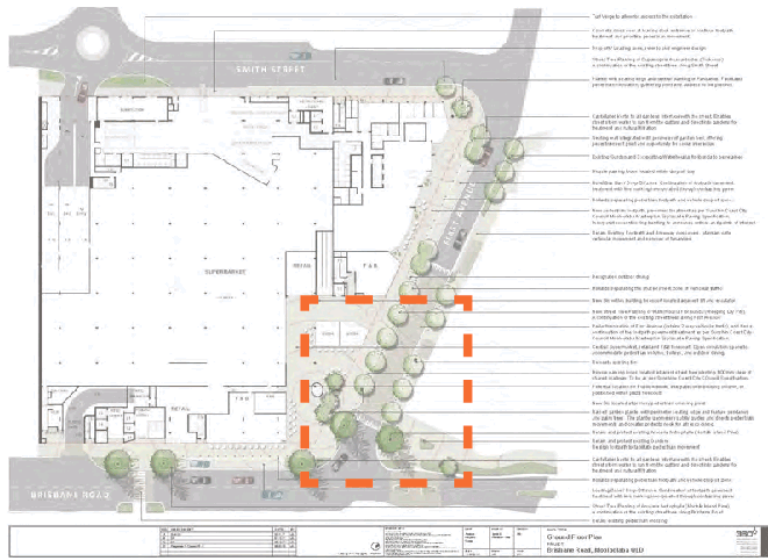
There will be requirements for traffic engineering that intersect with landscape requirements and these need to be addressed together.

The design is to be well articulated, with sufficient detail in eg pavement patterning and materials, to illustrate a highly articulated design outcome.

Findings:

The design illustrates a site layout (ground level) that shows the proposed shared zone and pedestrian areas, including all elements noted above. However, a finer level of detail (as an enlargement plan) should be provided to show a more detailed level of design to illustrate 'outstanding and highly articulated landmark' design . At present the level of detail (1:400 at A3) does not provide sufficient information to portray these qualities.

An enlargement plan at eg 1:200 or better for the suggested area below would show more detail to describe the level of design articulation.



suggested enlargement area

2. Mooloolaba Centre Design Palette (CDP)

The development site is within the area covered by the Mooloolaba Centre Design Palette, Version 2

Requirements of CPD

a. Street Character

'Mooloolaba features contemporary urban design and attractive tree-lined boulevards which contribute significantly to the appeal for both locals and tourists. Closed tree canopies over passive public space areas create cool and comfortable spaces which enhance the culturally vibrant and memorable coastal experience.'

Findings:

The proposed scheme (largely) complies with the requirement. Tree canopies of the species nominated may not fully 'close' over time, but the species are appropriate and continue the existing species character.

b. Planting Theme

'Street tree planting should provide shady comfortable urban spaces and reinforce pedestrian connectivity to the foreshore through visually linking the centre to the beach. The planting style is to match the existing formal layout, and recognise the 'iconic' Norfolk Island pines as a feature along the esplanade.'

Findings:

The proposed scheme complies with the requirement., however further information is required to ensure that species proposed for street level areas are suitable. The species palette for the podium areas will be very different to that at street level. Provide separated plant palettes for street level and podium level.

c. Artworks

'A strong nautical theme has been brought through the design of streetscape elements and into some public art installations. Through the creative development of streetscape furniture, balustrades and public buildings, designers and artists have combined to develop integrated artistic outcomes that are functional, robust and add to the high quality of the town centre. All artworks must comply with council's art policies and guidelines.'

Findings:

Insufficient information provided. Refer recommendations in this report.

d. Gateway and Entry Features

'The newly completed bridge at Tuckers Creek features light poles of a graduated colour scheme to identify the location as a gateway to Mooloolaba. The same colour scheme treatment is expected to be used at other gateway locations (where suitable) along Brisbane Road to emphasise the transition into the core streetscape area.'

Findings:

Insufficient information provided.

e. Materials Palette

'The centre's materials palette is strongly influenced by the coastal environment. The pavement colours, plant palette and timber furniture respond to the landscape, lifestyle and climate of this beachside activity centre.

Timber: Local hardwood species preferred but plantation hardwood species would be an acceptable substitute. Finished with Intergrain 'Ultradeck' or approved equivalent.

Steel: Marine grade 316 SS, polished (no. 8 finish, Ra <0.5 micrometers, to be passivated with acid or electropolished).

Stone: 150mm to 200mm Thick Hanson 'Glasshouse Mountains Stone' - Rhyolite in Granitic Composition.

Pathway: Paved areas - A combination of Urbanstone 'Rocky Road' as the feature/banding course with 'Mooloolaba Rock' and 'Mooloolaba Sand' as the body of pavers'.

Findings:

The scheme has included the CDP materials schedule as the proposed palette of treatments to be adopted.

3. Placemaking Mooloolaba Master Plan (2015)

The development site is within the area covered by the Placemaking Mooloolaba Master plan, which covers the foreshore and esplanade, the Mooloolaba Heart (CBD), Southern Gateway, and the Wharf precincts. The project site is located within the **Mooloolaba Heart**, and the **Foreshore Esplanade** precincts.

Requirements of the Master Plan**a. First Avenue Shared Plaza Zone**

'Enhance streetscape treatments and high quality finishes to First Avenue to promote safe pedestrian crossings from the Brisbane Road car park site to the Esplanade. Consider shared use of this road and flexibility for short term road closures to hold pop up events, markets etc'.

Findings:

The scheme shows First Avenue as a (partial) shared zone, which complies with the requirement.

b. First Avenue Public Forecourt (to carpark development)

'A shared zone and public plaza to the eastern end of First Avenue as an arrival experience for visitors using the multistorey car park, including improved way finding.....between Esplanade and First Avenue'.

'Future redevelopment of Brisbane Road carpark site to include active street frontages and integrate a compact public plaza connecting First Avenue and Brisbane Road to the foreshore and Esplanade'

Findings:

The scheme provides for a public plaza at the First Avenue / Brisbane Rd corner.

c. Brisbane Road

- Provide a compact, low speed street connection to the foreshore Esplanade
- Create a strong iconic street tree boulevard along the Brisbane Rd corridor
- Create an active street frontage and shady covered pathway to complement the other side of the

street.

- Kerb build outs to define parking bays, reduce the perceived width of the street and capture and cleanse pavement runoff.
- Signature street trees... as a continuation of the Southern Gateway corridor treatment.

Findings:

The scheme provides for build outs and signature street trees on Brisbane Road.

d. The Mooloolaba Heart

'First Avenue shared zone and public forecourt to integrated carpark development.'

'First Avenue wall treatments including vertical gardens, wall art and pop up kiosks and food trucks...'

'A shared zone and public plaza... as an arrival experience for visitors'

'Suitable streetscape, access and egress treatments on Brisbane Road, Smith St and First Avenue front-ages'.

Findings:

The scheme is compliant, but further information is sought to illustrate the 'arrival experience'. In particular, further tree planting and build out treatment to the Smith St loading bay is required. Refer recommendations in this report.

4. Mooloolaba/Alexandra Headland Local Plan Code 7.2.20 (2017)

The purpose of the Mooloolaba/Alexandra Headland local plan code is to provide locally relevant planning provisions for the assessment of development within the Mooloolaba/Alexandra Headland local plan code.

(e) Development on land with frontage to Alexandra Parade, Brisbane Road, Mooloolaba Esplanade and River Esplanade achieves a high standard of urban design and contributes to streetscape, landscape, public art and public space improvements which enhance gateway locations, create attractive boulevards along these roads and promote the beachside character of the local plan area.

(f) Development in the District centre zone contributes to the Mooloolaba Town Centre's role as a district activity centre providing a range of business, community and residential uses to service the needs of residents and visitors. Mixed uses and uses which enhance the tourism focus and district level role and function of the Mooloolaba Town Centre are encouraged.

(g) Development in the District centre zone contributes to the economic vitality of Mooloolaba Town Centre through the provision of improved streetscape and landscape treatments, active street frontages and improved public spaces.

(h) Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) provides for an integrated, high quality mixed use development incorporating a range of centre activities and residential accommodation. Development provides for significant streetscape and landscape improvements to all frontages, strong pedestrian connections to the adjoining tourist accommodation area, and a well-designed and integrated public carpark.

Performance outcomes and acceptable outcomes

Requirements of Code

P02 *Development contributes to the establishment of attractive and coherent streetscapes and*

gateways to enhance the sense of entry to, and the beachside character of, Mooloolaba and Alexandra Headland, including boulevard treatments along Alexandra Parade, Brisbane Road, Mooloolaba Esplanade and River Esplanade.

A02.1 Development adjacent to a primary streetscape treatment area, boulevard treatment area or gateway/entry point identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-

- (a) provides landscaping, public art and public space improvements;
- (b) incorporates a high standard of urban design and architectural and landscape treatments which enhance the sense of arrival to, and the beachside character of, Mooloolaba and Alexandra Headland, and emphasise corner locations;

Findings:

The scheme provides the intent of the code. More information required for 'high level of landscape treatments' - Refer recommendations in this report.

A02.2 Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of streetscapes and landscape design.

Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.

Findings:

The scheme provides the intent of the code.

Refer also following section 5. in this report.

P07 Development in the District centre zone:-

- (a) contributes to the creation of a contemporary, subtropical coastal built form and streetscape;
- (b) provides for any new or extended large floor plate retail uses to be sleeved and located behind smaller scale, fine grain built form elements;
- (c) creates vibrant and active streets and public spaces;
- (d) provides a continuous pedestrian friendly facade including all weather protection for pedestrians; and;
- (e) provides integrated and functional parking and access arrangements that do not dominate the street.

A07 d) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the site frontage adjacent to the kerbside;

- (e) ensures that signage is integrated with buildings;
- (f) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;

Findings:

The scheme provides the intent of the code.

P09 Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) :-

- (a) provides for the site to be redeveloped as a high quality, integrated, mixed use development incorporating a range of centre activities and residential accommodation;
- (b) provides for outstanding building, streetscape and landscape design which is highly articulated

and epitomises sub-tropical and sustainable design and that recognises the landmark nature of the site;

(c) provides an attractive and pedestrian friendly central community meeting space such as a village square or plaza; and

(d) effectively integrates with visitor mixed use areas along Mooloolaba Esplanade and surrounding centre activities.

Findings:

Further information required. Refer to Section 1 in this report, and the recommendations in this report.

5. Sunshine Coast Planning Scheme 2014 Landscape Code (Section 9.4.2)

Performance outcomes and acceptable outcomes

Requirements of Code

P03 Landscape Design

Development provides for landscapes that contribute to and create a high quality landscape character for the site, street, local area and the Sunshine Coast, by:-

- (a) promoting the character of the Sunshine Coast as a sub-tropical environment;
- (b) being sensitive to site conditions, natural landforms and landscape characteristics;
- (c) protecting and enhancing native vegetation, wildlife habitat and ecological values;
- (d) protecting and framing significant views, vistas and areas of high scenic quality; and
- (e) being of an appropriate scale to integrate successfully with development.

Findings:

The scheme is compliant.

P025 Streetscape Landscapes

Development provides for streetscape landscapes that:-

- (a) ensures the provision of shade trees at regular intervals;
- (b) contributes to the continuity and character of existing and proposed streetscapes;
- (c) in established urban areas, towns and villages, incorporates landscape design (including planting, pavements, furniture, structures, etc.) that reflect and enhance the character of the streetscape; and
- (d) in new or establishing urban areas, incorporates landscape design that is consistent with and complementary to the natural landscape character of the local area.

Findings:

The scheme is compliant.

P032 Furniture and Fixtures

Development provides for all furniture and fixtures used in open space or landscapes to:-

- (a) be appropriately located within open space or the landscape;
- (b) be fit for purpose, durable and safe;
- (c) be vandal resistant with parts that are easily replaceable;
- (d) be easy to maintain; and

(e) comply with any relevant building, engineering, plumbing or electrical standards.

Required outcome:

Landscape furniture and fixtures:-

- (a) comply with the furniture and fixture range design developed for the local area; or
- (b) where no range design exists, reflect a coordinated or themed design aesthetic.

Findings:

The scheme is compliant, excepting P032 (a) in relation to placement of bicycle racks in the drop off bay of First Avenue. Refer to recommendations in this report.

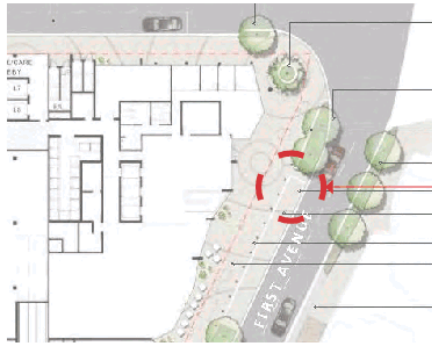
P034 Fencing Walls and Screening

Development provides for all fences, walls and screening structures used in landscapes, where interfacing with public use areas, to be:-

- (a) appropriately located within the landscape;
- (b) fit for purpose, durable and safe;
- (c) integrated within the landscape;
- (d) vandal and graffiti resistant where fronting a public space; and
- (e) articulated, screened by planting, coloured and textured so as to blend in with the character of the local area.

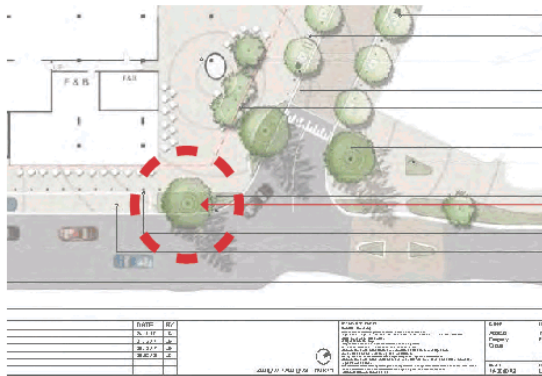
Findings:

The scheme is compliant.



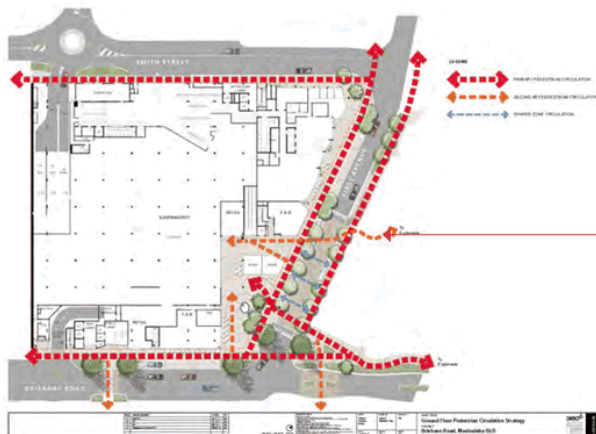
2. Bicycle hoops currently located within drop off bay, in potential conflict with vehicular traffic.

Recommendation:
Relocate into pedestrian zone.



3. Araucaria heterophylla may infringe traffic sightlines.

Recommendation:
Ensure compliance and relocate if necessary.

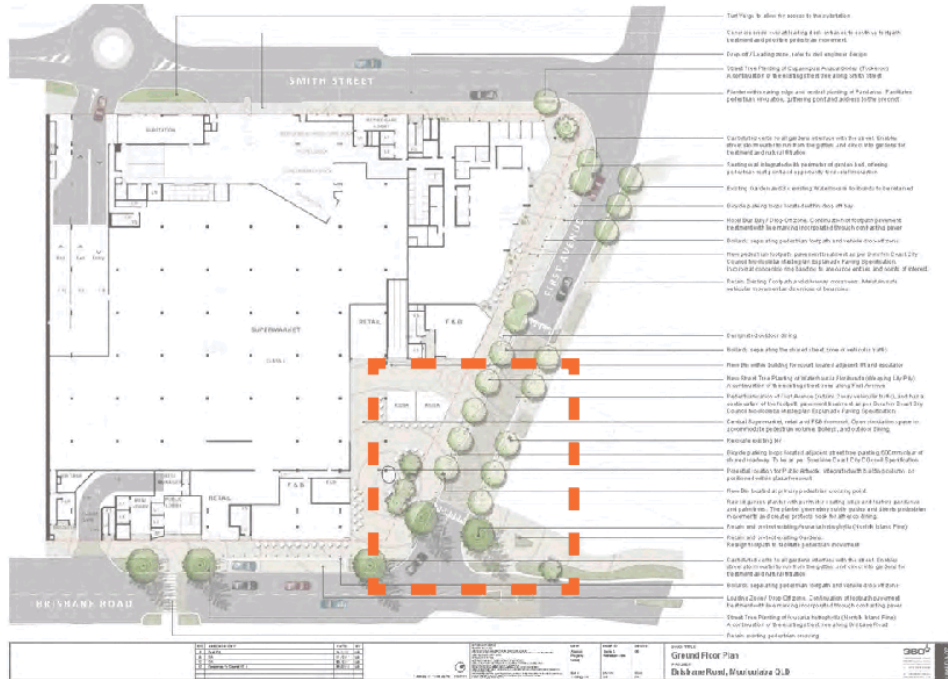


4. Secondary pedestrian movement in this thoroughfare (as indicated on Applicant plan) may not be clear of obstructions.

Recommendation:
Ensure pedestrian movement is not impeded by outdoor dining and /or other obstructions.

More detailed information

To ensure that this design adequately fulfills the requirement of a 'landmark, outstanding streetscape and landscape design which is highly articulated', the applicant is encouraged to provide a more detailed enlargement plan of the area indicated below, to be provided as part of detailed design within a subsequent Operational Works landscape application.



Conclusion

The Applicants landscape report goes a long way to addressing all the requirements of the codes and policies relevant to this area of Mooloolaba and the Sunshine Coast. Only minor amendments and some additional detail information is required. refer to Landscape Concept Plan amended in red

End of report

