

7.2.20 Mooloolaba/Alexandra Headland local plan code

7.2.20.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Mooloolaba/Alexandra Headland local plan area as shown on Map ZM34 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Mooloolaba/Alexandra Headland local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.20.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.20.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements)**.

7.2.20.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Mooloolaba/Alexandra Headland local plan code.

The Mooloolaba/Alexandra Headland local plan area is located centrally in the eastern part of the Sunshine Coast to the south of Maroochydore and includes the coastal area from Alexandra Headland to Mooloolaba extending west to the Sunshine Motorway. The local plan area takes in a diverse range of land uses including tourist accommodation and associated services and events, business centres, marine industries, a variety of residential areas, as well as a range of community and sport and recreation uses. The local plan area has a land area of approximately 536 hectares.

The Mooloolaba/Alexandra Headland local plan area is a renowned and popular tourist destination and is characterised by its frontage to a spectacular natural coastline, which includes Alexandra Headland, Mooloolaba Beach, Mooloolaba Spit and the Mooloolah River. Extensive foreshore parklands include surf lifesaving clubs, playgrounds, barbeque facilities, tourist parks and the Coastal Path. Impressive water views are available from foreshore areas and particularly from Alexandra Headland.

Business and commercial uses are concentrated in the Mooloolaba District Centre focussed on Brisbane Road and Walan Street. This area provides a range of retail, business and entertainment venues at the main entry road into Mooloolaba. A range of local businesses extend along the southern part of Brisbane Road, providing local convenience shopping and business activities for the surrounding residential community.

The beachfront areas are characterised by medium rise residential development catering for visitor and permanent accommodation. These uses are supported by small scale boutique shopping, cafes, restaurants and tourist and entertainment facilities located at key nodes along Alexandra Parade and Mooloolaba Esplanade and at Underwater World/Mooloolaba Wharf. Other low to medium rise multiple dwellings are located around the activity centres. Traditional low rise residential areas are located on the slopes to the west of Alexandra Headland and around Mooloolaba Waters.

The Mooloolaba marina, boat ramp and Yacht Club are popular recreational boating facilities within the local plan area. The Mooloolaba State Boat Harbour caters for commercial fishing operations and associated marine industries, including seafood retail and wholesale operations. Community services such as Air Sea Rescue and the Coast Guard also operate in the Mooloolaba State Boat Harbour.

Pedestrian and cycle pathways are located along the foreshore and along major roads. The CoastConnect Priority Public Transport Corridor is intended to travel along Brisbane Road, Walan Street, Mooloolaba Esplanade and Alexandra Parade providing opportunities for transit oriented redevelopment. Alexandra Parade, Brisbane Road and Buderim Avenue provide the major road links into the local plan area.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.20.3 Purpose and overall outcomes

- (1) 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.
- (2) The purpose of the Mooloolaba/Alexandra Headland local plan code will be achieved through the following overall outcomes:-
 - (a) Mooloolaba/Alexandra Headland local plan area is a diverse coastal urban area with a strong focus on tourism. The local plan area comprises a number of urban and suburban residential areas and high density visitor accommodation areas supported by a district activity centre at Mooloolaba, community and sport and recreation facilities, a harbour and associated waterfront and marine uses.
 - (b) Urban development in the Mooloolaba/Alexandra Headland local plan area is limited to land within the urban growth management boundary so as to protect the environmental and landscape value of foreshore areas and the Mooloolah River.
 - (c) Development in the local plan area is sited and designed to protect significant environmental areas and retain the key landscape elements that contribute to the setting, character and identity of Mooloolaba and Alexandra Headland, including beaches and dunal systems, foreshore parkland, Alex Forest Conservation Area, Mooloolaba environmental reserve, Nelson Park, Charles Clarke Park (a *local heritage place*), character *vegetation* along the foreshore and views either to or from important landscape features.
 - (d) Development recognises and reinforces the beachside location of the local plan area by providing for high quality, contemporary sub-tropical building and landscape design that emphasises the casual, outdoor lifestyle. Development is of a scale and form which protects and enhances the existing character and identity of established parts of the local plan area.
 - (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.
 - (i) Development in the Tourist accommodation zone reinforces these areas, and in particular the *frontage* to Mooloolaba Esplanade, as the primary tourism focus areas with vibrant and pedestrian friendly active street *frontages* providing a range of small-scale boutique retail and outdoor dining experiences with residential accommodation above, and strong visual and pedestrian linkages with the foreshore areas and surrounding residential, business and community activities.
 - (j) Development in the District centre zone and Tourist accommodation zone recognises the character of these areas as vibrant, mixed use places, with a lively day time and night time economy. Residents and visitors in these zones should expect a reasonable level of ambient noise associated with the benefits of living or staying in a centre or core tourist area.

- (k) Development in the Tourism area zone on Key Site 2 (Underwater World/Mooloolaba Wharf) provides for an integrated, high quality *mixed use development* which complements the existing range of tourism facilities on the site and contributes to the vitality and attractiveness of Mooloolaba, and in particular Underwaterworld/Mooloolaba Wharf, as a visitor and entertainment destination, whilst maintaining the operation of the marina and protecting the amenity of surrounding residences. Development provides for Hancock Street to be enhanced with streetscaping, landscaping and public art to create an improved entrance from River Esplanade into the *site*, and includes an accessible, safe and integrated public parking facility.
- (l) Redevelopment of Key Site 2 (Underwater World/Mooloolaba Wharf) provides for a pedestrian friendly, activated village square or plaza which links to the Mooloolaba Town Park and provides improved pedestrian and visual connections through to the Mooloolah River.
- (m) Development in the Tourist accommodation zone on Key Site 3 (Club Eatery) provides for an integrated, high quality *mixed use development* which incorporates facilities capable of attracting and accommodating a five-star international standard accommodation hotel and reinforces the role of Mooloolaba as a premier tourist destination and visitor accommodation area. Development provides for exemplar architecture, streetscape and landscape design, through a sub-tropical design response that recognises the beachfront and landmark nature of the *site*.
- (n) Development in the Local centre zone along Brisbane Road functions as a local (not full service) activity centre servicing the local convenience needs of nearby residents and visitors. Development in this area supports the role of the Mooloolaba Town Centre (District centre zone) as the district activity centre for the local area and contributes to the establishment of a vibrant centre and entry boulevard to Mooloolaba.
- (o) Development in the Low density residential zone maintains the traditional beachside residential character of these parts of local plan area.
- (p) Development in the Medium density residential zone in Alexandra Headland respects the existing topography and contributes to a high level of residential amenity and design quality consistent with the scale and character of the *streetscape* and surrounding development.
- (q) Development in the Waterfront and marine industry zone provides for the continued operation of Mooloolaba State Boat Harbour and associated industries and small-scale complementary business uses, to support the ongoing viability of the commercial fishing operations at Mooloolaba.
- (r) The existing *tourist park* sites located on Mooloolaba Esplanade and Parkyn Parade are maintained or redeveloped as *tourist parks* to provide short term, affordable visitor accommodation to complement Mooloolaba's role as a tourism focus area.
- (s) The State government uses at Mooloolaba Spit are rationalised and provide for low key government functions which are dependent on water access, with a limited number of small scale business uses which contribute to the activation of the area and the attractiveness and safety of Mooloolaba Spit as well as improved access to adjoining parkland.
- (t) Development in the Sport and recreation zone at the Yacht Club and boat ramp contributes to tourism opportunities in Mooloolaba by providing for enhanced recreational boating opportunities and associated business uses and improving public access between Parkyn Parade and the Mooloolah River.
- (u) Development provides strong pedestrian and visual links to the coastal foreshore and Mooloolah River including through block pedestrian connections, and facilitates safe and convenient pedestrian and cycle connections to and between other key destinations within the local plan area. The coastal foreshore area provides an important continuous pedestrian, cycle and open space link from the mouth of the Mooloolah River north along the full length of the local plan area.
- (v) Development adjacent to the CoastConnect Priority Public Transport Corridor is for transit oriented development which is fully integrated with the corridor, in particular through the protection and provision of land required for major *infrastructure* in the corridor and the provision of works to minimise vehicle *access* points to roads in the corridor.

- (w) Development in the High density residential zone in the vicinity of Muraban Street and Naroo Court, Mooloolaba, provides for a future road link between Muraban Street and Naroo Court to improve local connectivity.

7.2.20.4 Performance outcomes and acceptable outcomes

Table 7.2.20.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Development in the Mooloolaba/Alexandra Headland Local Plan Area Generally (All Zones)			
PO1	Development provides for buildings, structures and landscaping that are consistent with and reflect and enhance the coastal urban character of Mooloolaba and Alexandra Headland in terms of form, composition and use of materials.	AO1.1	Development for a residential, business or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
		AO1.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
PO2	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> 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.	AO2.1	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; and (c) incorporates design elements such as varied roof forms, changes in materials, and variations of projected and recessed elements and facades.
		AO2.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design. Note— Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes. Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.

Performance Outcomes		Acceptable Outcomes	
			Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.
PO3	Development provides for the retention and enhancement of significant views and vistas contributing to the setting, character and sense of place of Mooloolaba and Alexandra Headland.	AO3	Development on sites fronting Mooloolaba Esplanade, Alexandra Parade and Parkyn Parade are designed to minimise the impact on significant views to and from important landmark sites and landscape features including Alexandra Headland Beach, Alexandra Headland, Mooloolaba Beach, Mooloolaba Spit, Point Cartwright, the Pacific Ocean and elevated parts of the local plan area including where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) .
PO4	Development protects and enhances the major open space links and scenic qualities offered by the foreshore park and reserve system, Alex Forest Conservation Area, Mooloolaba environmental reserve, Nelson Park, Charles Clarke Park and the character <i>vegetation</i> along the foreshore area.	AO4.1	Development protects and enhances the greenspace links identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) .
		AO4.2	Development provides for the retention and enhancement of character <i>vegetation</i> along the foreshore and Mooloolah River. Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO5	Development is fully integrated with the CoastConnect Priority Public Transport Corridor, including through the protection and provision of the land required for the major <i>infrastructure</i> corridor that is located on the premises and the provision of works to minimise vehicular <i>access</i> points to roads in the corridor.	AO5.1	Development on sites identified on Figure 7.2.20B (Brisbane Road upgrade) as subject to road widening provides for:- (a) development to be sufficiently set back to accommodate the protection of the major <i>infrastructure</i> corridor located on the premises that is required for road widening to service the Sunshine Coast; and (b) land to be provided as required to accommodate the protection of the major <i>infrastructure</i> corridor located on the premises that is required for road widening to service the Sunshine Coast.
		AO5.2	Development provides for integrated vehicular <i>access</i> which minimises the number of <i>access</i> points to Brisbane Road, Mooloolaba Esplanade, Alexandra Parade, Hancock Street, Walan Street and Venning Street in the CoastConnect Priority Public Transport Corridor.
PO6	Development improves pedestrian accessibility by providing through block linkages as shown on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) .	AO6	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
Development in the District Centre Zone Generally			
PO7	Development in the District centre zone:- (a) contributes to the creation of a contemporary, subtropical coastal built form and <i>streetscape</i> ; (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.	AO7	Development in the District centre zone:- (a) provides <i>primary active street frontages</i> , built to boundary, where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) ; (b) provides for any residential uses to be effectively integrated with business uses; (c) has building openings overlooking the street; (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 <i>site frontage</i> 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; (g) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive; and (h) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings.
PO8	Development in the District centre zone provides functional and integrated car parking and vehicular access, which rationalises the number of <i>access</i> points to Brisbane Road.	AO8	Development between Brisbane Road and Smith Street amalgamates sites to create <i>access</i> from Smith Street and rationalise <i>access</i> from Brisbane Road.
Development in the District Centre Zone (Key Site 1 – Brisbane Road Carpark)			
PO9	Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) :- (a) provides for the <i>site</i> to be redeveloped as a high quality, integrated, <i>mixed use development</i> incorporating a range of centre activities and residential accommodation; (b) provides for outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design and that recognises the landmark nature of the <i>site</i> ; (c) provides an attractive and pedestrian friendly central community meeting space such as a village square or plaza; and (d) effectively integrates with	AO9	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	visitor mixed use areas along Mooloolaba Esplanade and surrounding centre activities.		
PO10	Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) provides for well designed, accessible and integrated public car parking to meet the public parking needs.	AO10	No acceptable outcome provided.
PO11	Development in the District centre zone on Key Site 1 (Brisbane Road Carpark) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) , where integrating a multi-storey public car parking facility, may:- (a) increase <i>site cover</i> to a maximum of 90% for that part of the building up to 4 <i>storeys</i> and a maximum of 65% for that part of the building exceeding 4 <i>storeys</i> ; and (b) build to the <i>primary active street frontages</i> for that part of the building up to 4 <i>storeys</i> .	AO11	No acceptable outcome provided.
Development in the Tourist Accommodation Zone Generally			
PO12	Development in the Tourist accommodation zone provides a focus for high-density visitor accommodation and a range of <i>ancillary</i> retail and entertainment/catering uses that contribute to the tourism focus of the Mooloolaba/Alexandra Headland local plan area and support the role of the Mooloolaba Town Centre.	AO12	No acceptable outcome provided.
PO13	Development in the Tourist accommodation zone:- (a) contributes to the vitality of Mooloolaba Esplanade, Alexandra Parade and other key streets; (b) provides a continuous pedestrian friendly facade; (c) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; and (d) provides functional and integrated parking and access arrangements that do not dominate the street.	AO13.1	Development in the Tourist accommodation zone ensures that the ground <i>storey</i> level of premises on a site having a <i>primary active street frontage</i> where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) :- (a) is built to the front boundary; (b) provides a fine scale built form; (c) has building openings overlooking the street; (d) incorporates shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and business interaction for extended periods; (e) provides all weather protection in the form of continuous awnings and/or light verandah structures with non-load bearing posts over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (f) ensures that signage is integrated with the building; and

Performance Outcomes		Acceptable Outcomes	
		AO13.2	<p>(g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths.</p> <p>Development in the Tourist accommodation zone:-</p> <p>(a) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive;</p> <p>(b) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings; and</p> <p>(c) provides for vehicular <i>access</i> to be rationalised and minimises <i>access</i> across active street <i>frontages</i>.</p>
Development in the Tourist Accommodation Zone (Key Site 3 – Club Eatery)			
PO14	<p>Development in the Tourist accommodation zone on Key Site 3 (Club Eatery) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-</p> <p>(a) provides for the <i>site</i> to be redeveloped as a high quality, integrated, <i>mixed use development</i>; and</p> <p>(b) provides for exemplar architecture, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design and that recognises the beachfront and landmark nature of the <i>site</i>.</p> <p>Note—for the purposes of this performance outcome, exemplar architecture will be demonstrated through a sub-tropical design response to create a landmark building, which results in a development with a form and function that epitomises the Sunshine Coast lifestyle and effectively links the development to public spaces through an integrated landscape and built-form response.</p> <p>Editor's note—a peer review will be required to demonstrate best practice sub-tropical design principles have been appropriately considered and incorporated in the proposed design.</p>	AO14	No acceptable outcome provided.
PO15	<p>Development in the Tourist accommodation zone on Key Site 3 (Club Eatery) on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) where incorporating a five-star international standard accommodation hotel component may provide for:-</p> <p>(a) a maximum <i>building height</i> to RL 50m AHD, as identified in Specific Site Note 1 on the applicable Height of Buildings and Structures Overlay Map;</p>	AO15	No acceptable outcome provided.

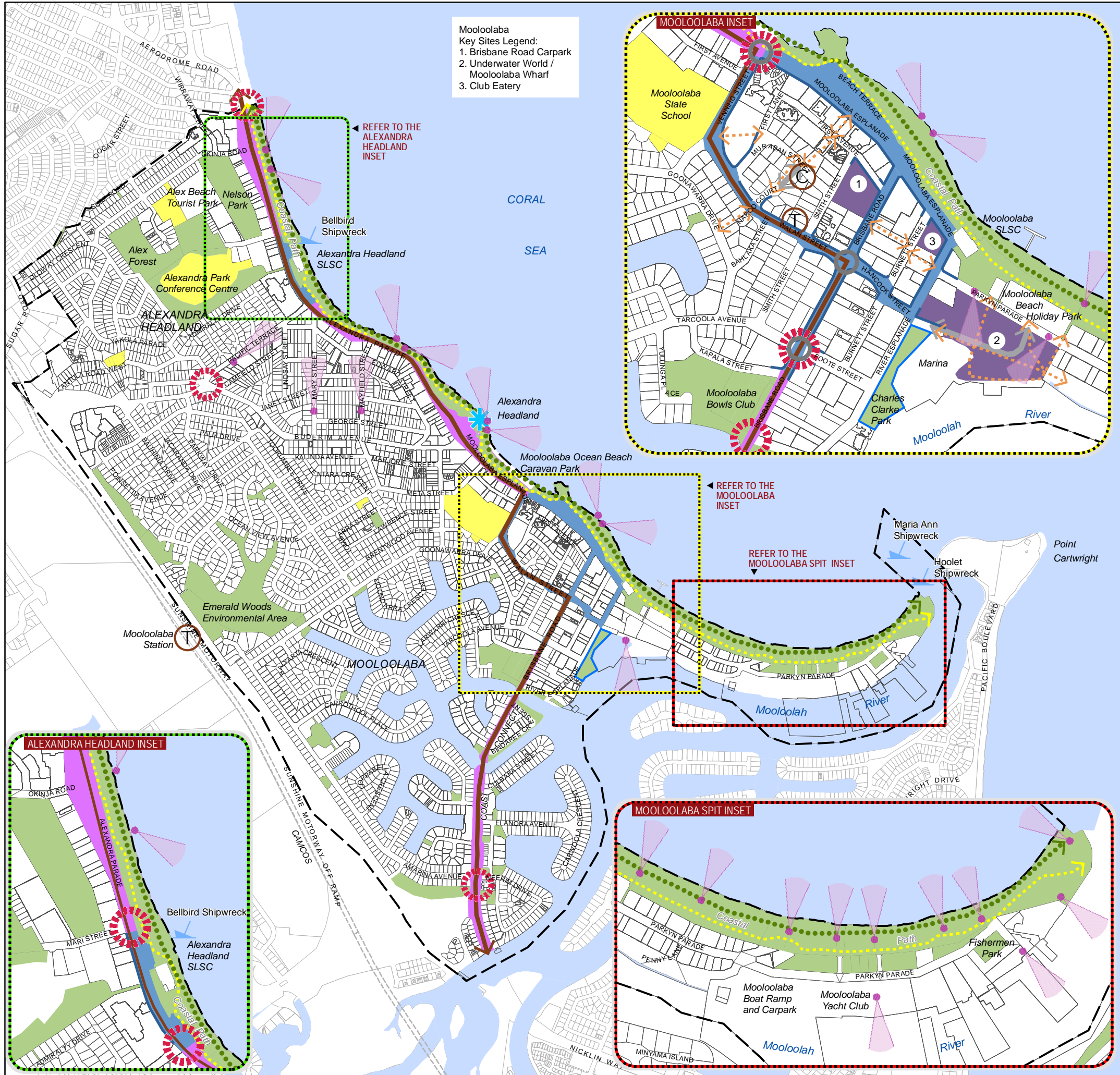
Performance Outcomes		Acceptable Outcomes	
	<p>and</p> <p>(b) a maximum <i>site cover</i> of 90% for that part of the building up to 2 <i>storeys</i> and a maximum <i>site cover</i> of 65% for that part of the building exceeding 2 <i>storeys</i>, provided the development includes a minimum building <i>setback</i> of 6.0m to River Esplanade (that includes a 10m by 10m corner truncation <i>setback</i> for the south east corner of the site) for the part of the building exceeding 2 <i>storeys</i>.</p> <p>Note—for the purposes of this performance outcome, the following physical components are required to be incorporated to demonstrate that the proposal will provide for and operate as a five-star international standard accommodation hotel component of the development:</p> <ul style="list-style-type: none"> • exemplar architecture and landscape design (refer PO14); • over-sized guest rooms; • expansive lobby; • multiple restaurants; • conference facilities; • wide passageways; • high ceiling heights; • dedicated service lift; • housekeeping and linen store on every floor; • covered porte cochere capable of bus set down; and • publicly accessible rooftop amenities and facilities (e.g. restaurant, day spa and pool). <p>Note—the five-star international standard accommodation hotel component is to comprise a minimum of 50% of the apartments/suites in the overall development.</p> <p>Note—for the purpose of determining <i>site cover</i> for this performance outcome, <i>site cover</i> shall be determined based upon the floor plane of each level and not the aggregate of all levels, when viewed in plan view.</p>		
Development in the Tourism Zone (Key Site 2 – Underwater World/Mooloolaba Wharf)			
PO16	<p>Development in the Tourism zone on Key Site 2 (Underwater World/Mooloolaba Wharf) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-</p> <p>(a) provides for the site to be redeveloped as a high quality, integrated, mixed use development providing for a range of uses that complement existing tourism uses and providing for the continued operation of the marina;</p> <p>(b) provides for outstanding</p>	AO16	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>building, <i>streetscape</i> and landscape design which is highly articulated, epitomises sub-tropical and sustainable design and recognises the landmark nature of the site;</p> <p>(c) provides for buildings which are sited and designed to minimise building bulk and achieve visual permeability through the site to maintain views to the Mooloolah River from the Mooloolaba Town Park, River Esplanade and Parkyn Parade;</p> <p>(d) complements the amenity of adjoining uses and provides strong links to open space on Parkyn Parade and River Esplanade;</p> <p>(e) incorporates <i>active uses</i> such as outdoor dining on terraces, in courtyards and on verandahs at ground and first <i>storey</i> levels;</p> <p>(f) provides an attractive and pedestrian friendly central community meeting space such as a village square or plaza which links to and effectively extends the Mooloolaba Town Park located on the northern side of Parkyn Parade;</p> <p>(g) provides an attractive address to all street <i>frontages</i> and to the Mooloolah River;</p> <p>(h) provides a <i>public open space</i> esplanade, and improved through block pedestrian and cycle access, including along the full length of the Mooloolah River frontage linking existing parklands along the wharf frontage to Charles Clarke Park; and</p> <p>(i) protects bank stability, water quality and hydrological processes within the Mooloolah River.</p>		
PO17	<p>Development in the Tourism zone on Key Site 2 (Underwater World/Mooloolaba Wharf) identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements):-</p> <p>(a) improves vehicular accessibility into and through the site with primary access provided for from a road other than Parkyn Parade;</p> <p>(b) improves pedestrian connectivity through the site and along the Mooloolah River frontage; and</p> <p>(c) provides for well designed, accessible and integrated public car parking.</p>	<p>AO17.1</p> <p>Development provides for vehicular site access which provides for:-</p> <p>(a) a road connection from Hancock Lane through to Parkyn Parade as indicated conceptually on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements);</p> <p>(b) improved primary access into the site through the upgrade of the Hancock Lane intersection and the creation of a landscaped entry boulevard;</p> <p>(c) improved secondary access from Parkyn Parade; and</p> <p>(d) improved facilities for tourist buses.</p> <p>AO17.2</p> <p>Development provides improved</p>	

Performance Outcomes		Acceptable Outcomes	
		AO17.3	<p>pedestrian linkages through the site and along the Mooloolah River frontage as indicated conceptually on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements).</p> <p>Development provides a well designed and integrated public carpark to service the development and meet public parking needs.</p>
Development in the Local Centre Zone (Brisbane Road)			
PO18	<p>Development in the Local centre zone:-</p> <p>(a) supports the role and function of the local business areas as local (not full service) activity centres providing basic convenience goods and services to local residents and visitors; and</p> <p>(b) does not detract from the role of the Mooloolaba Town Centre (District centre zone) as the district activity centre for the local plan area.</p>	AO18	No acceptable outcome provided.
PO19	<p>Development in the Local centre zone provides:-</p> <p>(a) a coherent and attractive streetfront address and achieves a high level of visual amenity, particularly along Brisbane Road;</p> <p>(b) a high level of comfort and convenience to pedestrians; and</p> <p>(c) functional and integrated car parking and vehicular access that does not dominate the street.</p>	AO19	<p>Development in the Local centre zone:-</p> <p>(a) provides <i>primary active street frontages</i>, built to boundary, where identified on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements);</p> <p>(b) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites;</p> <p>(c) reduces the dominance of signage elements, particularly along Brisbane Road;</p> <p>(d) has building openings overlooking the street;</p> <p>(e) 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 <i>site frontage</i> adjacent to the kerbside;</p> <p>(f) ensures that signage is integrated with the building;</p> <p>(g) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(h) provides on-site car parking in basements or at the rear or one side of the development, integrated with other vehicle movement areas.</p>
Development in the High Density Residential Zone (Muraban Street and Naroo Court, Mooloolaba)			
PO20	Development in the High density residential zone in the vicinity of Muraban Street and Naroo Court, Mooloolaba provides for a future road, pedestrian and cycle link between Muraban Street and Naroo	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Court as indicated on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) to improve local connectivity.		
Development in the High Density Residential Zone in Precinct MAH LPP-2 (Mooloolaba Heart Street Activation)			
PO21	Development in Precinct MAH LPP-2 (Mooloolaba Heart Street Activation) identified on Local Plan Map LPM34 provides for a range of <i>food and drink outlets</i> and small scale retailing businesses, which:- (a) are located at ground level of a <i>mixed use building</i> ; and (b) provide <i>primary active street frontages</i> , built to boundary, as indicated on Figure 7.2.20A (Mooloolaba/Alexandra Headland local plan elements) .	AO21	No acceptable outcome provided.
Development in the Medium Density Residential Zone at Alexandra Headland			
PO22	Development in the Medium density residential zone at Alexandra Headland is sited and designed in a manner which:- (a) is of a domestic scale that does not dominate the <i>streetscape</i> or skyline; (b) contributes positively to local <i>streetscape</i> character; and (c) respects the topography by providing for building forms which step down the slope.	AO22	No acceptable outcome provided.
Development in the Waterfront and Marine Industry Zone			
PO23	Development in the Waterfront and marine industry zone:- (a) provides for the continued operation of the Mooloolaba State Boat Harbour and associated industries and community harbour services; (b) provides for the establishment of predominantly <i>marine industry</i> uses and limited complementary <i>ancillary</i> business uses which support such uses; (c) does not provide for the establishment of a multi-storey boat storage facility; (d) provides for <i>ancillary</i> business uses to be located on the <i>frontage</i> to Parkyn Parade that contribute to the activation of this <i>frontage</i> ; (e) provides required car parking on site; (f) contributes to streetscape improvements along Parkyn Parade; and (g) protects bank stability, water quality and hydrological processes within the Mooloolah River.	AO23	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
Development in the Sport and Recreation Zone (The Yacht Club and Boat Ramp)			
PO24	Development in the Sport and recreation zone at The Yacht Club and boat ramp:- (a) provides for the continued operation of the Mooloolaba State Boat Harbour including enhanced recreational boating opportunities and associated <i>ancillary</i> uses; (b) improves public access between Parkyn Parade and the Mooloolah River; (c) provides required car-parking on site; (d) contributes to streetscape improvements along Parkyn Parade; and (e) protects bank stability, water quality and hydrological processes within the Mooloolah River.	AO24	No acceptable outcome provided.
Development in the Community Facilities Zone			
PO25	Development provides for the existing <i>tourist park</i> sites located on Mooloolaba Esplanade and Parkyn Parade to be retained or redeveloped as <i>tourist parks</i> .	AO25	No acceptable outcome provided.
PO26	Development in the Community facilities zone in Precinct MAH LPP-1 (Mooloolaba Spit Government Uses) identified on Local Plan Map LPM34 provides for:- (a) State Government uses to be rationalised and limited to uses dependant on water access such as maritime safety, water police, fisheries and associated functions; (b) building design which addresses the street and adjoining parkland; (c) a limited number of small scale business uses such as café's and restaurants located adjacent to the foreshore parkland which contribute to the activation of this frontage; and (d) improved pedestrian connections to the adjoining parkland, foreshore and Mooloolah River.	AO26	No acceptable outcome provided.



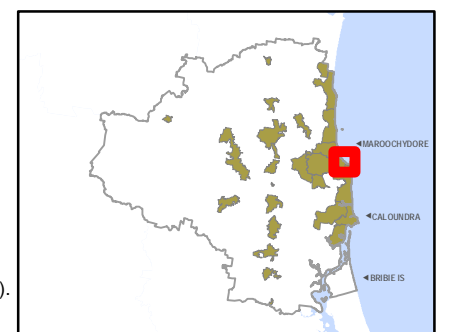
LEGEND

- | | | | |
|--|---|--|---|
| | Local Plan Area Boundary | | Significant View |
| | Waterway ^{Note 1} | | Through Block Pedestrian/Cycle Linkage |
| | Key Site | | Coastal Path ^{Note 4} |
| | Primary Active Street Frontage | | Dedicated Public Transport Corridor (CAMCOS) |
| | Primary Streetscape Treatment Area | | CoastConnect Priority Public Transport Corridor |
| | Boulevard Treatment Area | | Future Transit Hub |
| | Greenspace ^{Note 1} | | Intersection Upgrade |
| | Heritage Place ^{Note 2} | | Indicative Road Linkage/Access Point |
| | Heritage Place (Shipwreck) | | Future Community/Arts Hub |
| | Community Activity/Facility ^{Note 1} | | |
| | Greenspace Link | | |
| | Gateway/Entry Point | | |
| | Headland | | |

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Note 1: For contextual purposes only.
Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).
Note 4: Indicative alignment, subject to further investigation in some areas.

Figure 7.2.20A (Mooloolaba/Alexandra Headland Local Plan Elements)

Figure 7.2.20B Brisbane Road upgrade

