



## Proposed Planning Scheme Amendment – Site Specific and Editorial Matters

## Information sheet Sunshine Coast Planning Scheme 2014

### Mooloolaba

Council is proposing an amendment to the *Sunshine Coast Planning Scheme 2014* (the Planning Scheme), which includes changes to the zoning, maximum building height, local plan precincts/elements and/or planning scheme provisions for specific sites located at Buderim, Maroochydore, Mooloolaba, Peregian South, Woombye and Yandina.

This information sheet provides details on the proposed changes relating to specific sites in Mooloolaba.

#### What land at Mooloolaba does the proposed amendment relate to?

The proposed amendment relates to specific sites located at:

- 13 and 21 Smith Street, Mooloolaba; and
- 52 Amarina Avenue, Mooloolaba.

#### What is proposed in the amendment at Mooloolaba?

##### *13 and 21 Smith Street, Mooloolaba*

The proposed amendment relates to land located at 13 and 21 Smith Street, Mooloolaba (legally described as Lot 91 on RP73433 and Lot 0 on SP173707) (refer to **Figure 1**).

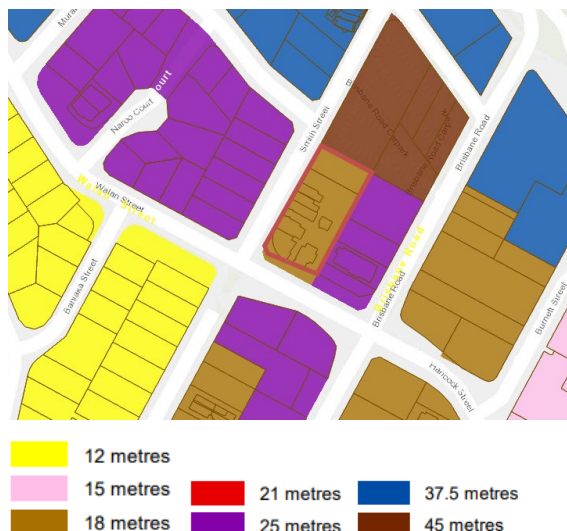
**Figure 1: Land subject to proposed amendment**



Under the Planning Scheme, the subject land is currently included in the District centre zone in the

Mooloolaba/Alexandra Headland Local plan area and has a maximum building height of 18 metres (refer to **Figure 2**).

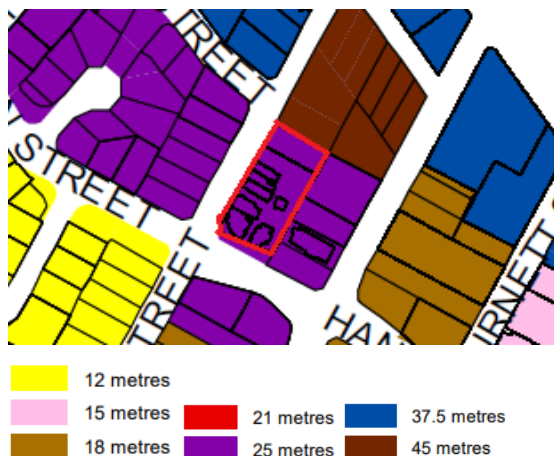
**Figure 2: Current maximum building height**



The northern side boundary of 13 Smith Street adjoins the Brisbane Road Car Park, which currently has a maximum building height of 45 metres. The Pandanus Mooloolaba Apartments, located at 21 Smith Street currently has a maximum building height of 18 metres. Land to the south-east and north-west currently has a maximum building height of 25 metres.

It is proposed to increase the maximum building height for 13 and 21 Smith Street, from 18 metres to 25 metres to be consistent with the 25 metre maximum building height for the surrounding land (refer to **Figure 3**).

**Figure 3: Proposed maximum building height**



## 52 Amarina Avenue, Mooloolaba

The proposed amendment relates to land located at 52 Amarina Avenue, Mooloolaba (legally described as Lot 142 on SP318724) (refer to **Figure 4**).

**Figure 4: Land subject to proposed amendment**



Under the *Sunshine Coast Planning Scheme 2014*, the subject land is currently included in the Community facilities zone and annotated 20. Utility installation (Local utility) (refer to **Figure 5**).

**Figure 3: Current Zoning**



Low Density Residential Zone  
Precinct LDR1 (Protected Housing Area)  
Community Facilities Zone  
20. Utility installation (Local utility)

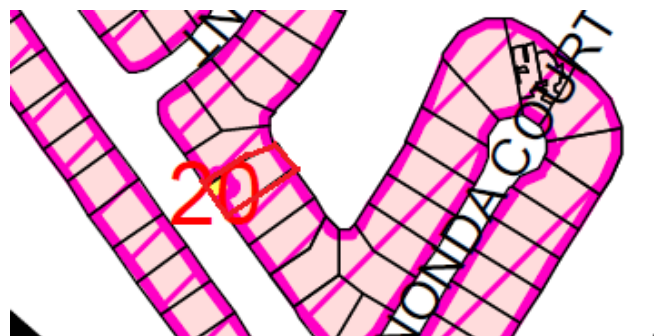
52 Amarina Avenue, Mooloolaba (Lot 142 on SP318724) is currently under Council ownership and has been identified as being underutilised and surplus to Council's requirements.

It is proposed that Lot 142 SP318724 be included in the Low density residential zone - Precinct LDR-1 (Protected Housing Area) (refer to **Figure 4**), which is reflective of the previous residential designation under the former *Maroochy Plan 2000* and is consistent with

the existing prevailing zoning of adjoining land under the Planning Scheme. The proposed zoning change will enable the land to be more easily developed for residential purposes in the future.

52A Amarina Avenue (legally described as Lot 900 on SP318724), located in the north-west corner, is currently under the ownership of the Northern SEQ Distributor-Retailer Authority and currently houses Unitywater infrastructure in the form of a pumping station. It is proposed to retain this lot in the Community facilities zone, annotated 20. Utility installation (Local utility).

**Figure 4: Proposed Zoning**



Low Density Residential Zone  
Precinct LDR1 (Protected Housing Area)  
Community Facilities Zone  
20. Utility installation (Local utility)

## How can I find out more or make a submission?

The proposed amendment is on public consultation from **Monday, 21 November to Monday, 19 December 2022** (inclusive).

For further details on the proposed amendment (full documentation) can be:

- viewed and/or purchased at Council's Development Information Counter at 54 First Avenue, Maroochydore;
- viewed at Council's administration buildings in Caloundra and Nambour; and
- downloaded from Council's website: <https://haveyoursay.sunshinecoast.qld.gov.au>

Any person may make a written submission to Council about the proposed amendment during the consultation period. The website also provides details on how to make a submission. Submissions are to be received by Council no later than **4:30pm on Monday, 19 December 2022**.

**For further information, please contact Council's Strategic Planning Branch on (07) 5420 8953 or email [planningscheme@sunshinecoast.qld.gov.au](mailto:planningscheme@sunshinecoast.qld.gov.au)**