

Mooloolaba – Alexandra Headland


Description

The proposed **Mooloolaba – Alexandra Headland Local Plan Area** (LPA) is located centrally on the Sunshine Coast along the coastline. It comprises the existing communities of Mooloolaba and Alexandra Headland. The proposed local plan area has high scenic coastal amenity and is a renowned tourist and beach destination. The proposed boundary of the Mooloolaba – Alexandra Headland LPA is identified on the **attached map**.


There are opportunities for redevelopment and revitalisation in areas close to the main centres and public transport routes, including potential high frequency public transport. Constraints to further development primarily include flooding associated with the Mooloolah River, coastal hazards and current transport infrastructure capacities.

Role in the Sunshine Coast region


In a region-wide context, the Mooloolaba – Alexandra Headland LPA provides:




Tourism focus (coastal)




Suburban living



Urban living (in parts)



Major infrastructure



Regional landscape (coast)

**the area may also provide other functions at a local level.*

Draft vision statement

The Mooloolaba - Alexandra Headland Local Plan Area remains a world class beachfront destination that embraces and retains its outstanding natural beauty. With a profile boosted by its key role the 2032 Olympics, it showcases the best of the Sunshine Coast and is used and loved equally by residents and visitors.

Mooloolaba and Alexandra Headland’s waterfronts, centres, tourist and residential areas are connected by an integrated walkable network of open space, streets and laneways that foster a relaxed, healthy and active lifestyle. A series of local mass transit stations provide fast and convenient connections for residents and visitors to Maroochydore, and south to Kawana and Caloundra, and are a catalyst for targeted redevelopment. Outside these identified areas, the majority of existing low-density housing areas in Mooloolaba and Alexandra Headland are retained with minimal change.

The heart of Mooloolaba is a walkable hub of subtropical streets activated by a mix of business, tourist and residential accommodation, education, community and recreational uses. It is activated by day and by night. The Spit and Mooloolah River are protected for their recreation, boating, fisheries, aquatic tourism and conservation values.


Brisbane Road creates an attractive gateway to Mooloolaba. It forms a vibrant mixed use corridor which connects surrounding residents with services and transport options. Older residential areas adjacent to this corridor are revitalised, with a range of low-medium density housing including lower scaled apartment living, townhouses, and duplexes.

Alexandra Headland remains a sought-after oceanfront tourist destination which is framed by an active and connected residential community, parks and natural areas. It creates a distinctive transition between Maroochydore city centre and the heart of Mooloolaba, with Alexandra Parade forming an attractive boulevard that celebrates its ocean front location.

An aerial photograph showing the coastline of Mooloolaba and Alexandra Headland. The image captures the urban areas, the Mooloolah River, and the beachfront. In the top right corner, there is a small inset map of the Sunshine Coast region, with a red dot indicating the location of the Mooloolaba – Alexandra Headland Local Plan Area.

NEW

SUNSHINE COAST
PLANNING SCHEME PROJECT

Sunshine Coast
COUNCIL

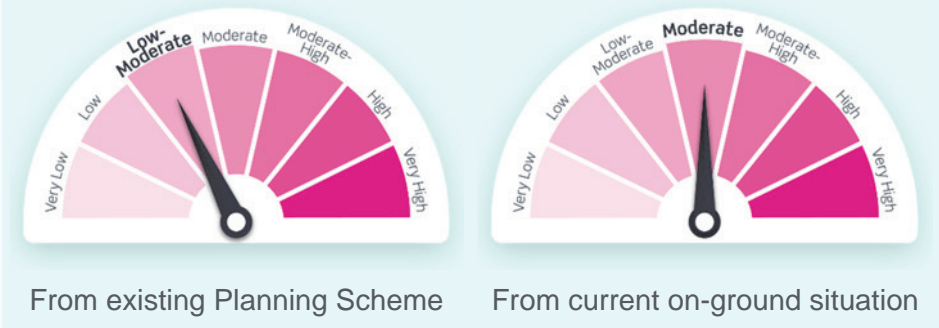
Proposed Planning Directions

The following are proposed planning directions for Mooloolaba – Alexandra Headland Local Plan Area for the new planning scheme:

- Focus areas of increased density/height along key corridors and in nodes (e.g. close to centres and transit stations)
- Provide opportunities for mixed use redevelopment along Brisbane Road and in the vicinity of Naroo Court / Walan Street / Muraban Street / First Avenue / Smith Street (**Map Ref. 1**)
- Investigate possible areas for additional low-medium density residential development, such as duplexes and townhouses, to improve housing diversity (**Map Ref. 2**)
- No increase in height limits on the Spit east of the Mooloolaba Wharf site, or on top of Alexandra Headland (**Map Ref. 3**)
- Protect local coastal environmental and landscape features including local beaches, dunes and Alexandra Headland
- Continue to support the tourism focus of Mooloolaba and enhance a vibrant night-time economy in a manner that is compatible with short-term and permanent residential amenity
- Review provisions relating to the Mooloolaba Wharf site (**Map Ref. 4**)
- Improve regulation of short-term accommodation uses in residential areas
- Continue to protect the open space, recreational and maritime values of the Spit, Mooloolah River and river mouth (**Map Ref. 5**)
- Ensure new development in high flood/coastal hazard areas is compatible with the level of risk
- Provide walkable, shady streets and a high amenity public realm
- Investigate ways to leverage opportunities associated with the 2032 Olympics.

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed



Tell us what you think

- Do you agree with the proposed vision and proposed planning directions for your local area?
- Do you think the proposed boundaries of the local plan area are right?
- Is there anything in your local area that you particularly value and want to see protected or enhanced in the planning scheme?
- What types of development would you like to see encouraged or supported in your local area?

To have your say scan the QR code or go to haveyoursay.sunshinecoast.qld.gov.au



