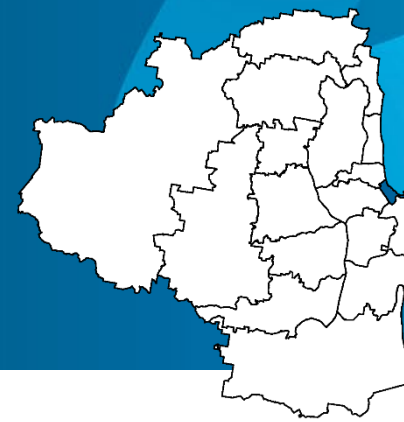


Proposed Sunshine Coast Planning Scheme Mooloolaba - Alexandra Headland Local Plan Area

Information Sheet



Location and setting

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 can be viewed in [ePlan](#).

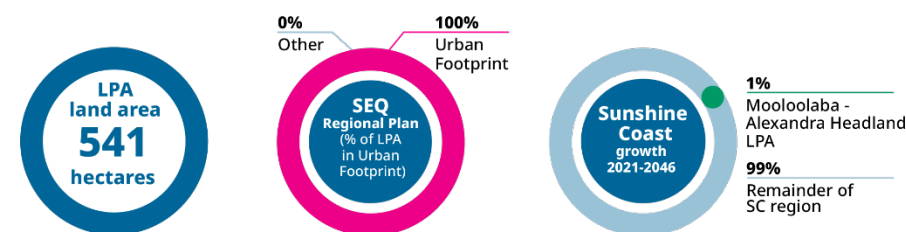
There are opportunities for redevelopment and revitalisation in areas close to the main centres and public transport routes, including potential high frequency public transport. Constraints to further development primarily include flooding associated with the

Mooloolah River, coastal hazards and current transport infrastructure capacities.

There are significant opportunities for further growth and development due to proximity and accessibility to the emerging city centre which will attract significant business and infrastructure investment, including the potential for heavy rail and high frequency public transport. Constraints to further development primarily include flooding associated with the Maroochy River and coastal hazards, and current transport infrastructure capacities.

Share of region's growth

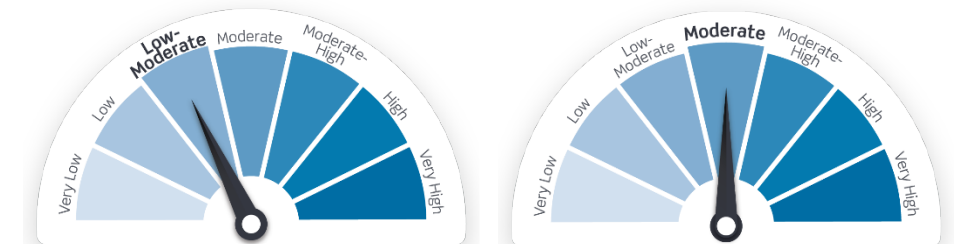
The proposed planning scheme sets the preferred location for future urban development within the State Government's South East Queensland Regional Plan 2023 (SEQ Regional Plan) Urban Footprint. The proposed planning scheme also seeks to encourage more compact urban growth in highly accessible communities close to existing and planned public transport. Planned growth will vary across the region depending on the location and, in some cases, will be further managed by requirements in local plans.



Explainer: The projected growth percentages depicted in this infographic are estimates of the percentage of total population growth for the region (from 2021-2046) that could potentially be accommodated in the LPA, based on the proposed planning scheme zones and height limits. These infographics are intended to provide an indication of relative growth across the Sunshine Coast, to assist the community to understand where growth is proposed to be accommodated under the proposed planning scheme.

What are the proposed changes?

Level of change proposed



From current Planning Scheme

From existing (on-ground) situation

Changes between the current and proposed planning schemes for the Mooloolaba - Alexandra Headland LPA include:

Land use

- Okinja Road, Alexandra Headland – Community Facilities Zone (Alex Beach Tourist Park) proposed change to High Density Residential Zone.
- Mari Street, Alexandra Headland – Community Facilities Zone proposed change to Tourist Accommodation Zone.
- Some new Medium Density Residential Zone proposed in Mooloolaba (Kalinda Avenue, Lentara Crescent, Meta Street, Lawrence Street, Brentwood Avenue, Goonawarra Drive, Pettigrew Street, Careela Street, Ulaka Court and Douglas Street).

Disclaimer The content of this information sheet deals with technical matters in a summary way only and has been prepared to assist the community to understand locally specific changes in the proposed planning scheme. Not all proposed changes are listed. Please refer to the other Information Sheets and the proposed planning scheme [ePlan](#) for further detail. © Sunshine Coast Regional Council 2025

Mooloolaba - Alexandra Headland

- Some new Low-Medium Density Residential Zone proposed in the Mooloolaba canals area (Goonawarra Drive, Quondong Street, Yallanga Place, Barooga Crescent, Tarwarri Crescent, Tarcoola Avenue, Yulunga Place) and Medium Density Residential Zone (Amarina Avenue and Coorumbong Close).
- Muruban Street, Walan Street, Smith Street and Naroo Court, Mooloolaba - proposed change from High Density Residential Zone to Mixed Use Zone.
- Proposed change from the District Centre Zone to Tourist Accommodation Zone (Brisbane Road, Burnett Street and River Esplanade, Mooloolaba).
- Tarcoola Avenue and Foote Street, Mooloolaba, proposed change from Local Centre Zone to District Centre Zone.
- Mooloolaba Bowls Club - proposed change from Sport and Recreation Zone to High Density Residential Zone.

Explainer: Some properties have been converted to an equivalent new zone under the proposed planning scheme. For example, residential zones are proposed to better align to building height categories. Similarly, smaller local centres have been included in the new Neighbourhood Centre Zone (e.g. Brisbane Road, Mooloolaba). For further information, refer to the [Zone Information Sheets](#).



Building height limits

- Okinja Road, Alexandra Headland (new High Density Residential Zone), proposed change from 21m to 7 storeys and 25m.
- Mari Street, Alexandra Headland - High Density Residential Zone proposed change from 18m to 7 storeys and 25m, Alexandra Park Conference Centre site changed from 8.5m to 3 storeys and 12m, new Tourist Accommodation Zone changed from 8.5m to 7 storeys and 25m.
- Alexandra Headland - Medium Density Residential Zone proposed change from 8.5m to 3 storeys and 12m or 4 storeys and 15m.
- South of Buderim Avenue / Mooloolaba Esplanade / Walan Street, Mooloolaba – general uplift in building height limits proposed.
- Proposed changes west/south of Walan Street, Mooloolaba, from 12m to 6 storeys and 22m.
- Proposed changes at Brisbane Road, Mooloolaba (eastern side, change from 18m to 8 storeys and 28m).
- Proposed changes at Brisbane Road / Foote Street / River Esplanade, Mooloolaba, from 12m to 7 storeys and 25m.
- Proposed changes at Parkyn Parade / Mooloolaba Wharf from 12m to 7 storeys and 25m (no change east of Wharf site).
- Proposed changes at Brisbane Road area (Mooloolaba), south of Mayes Canal, with general uplift to 6 storeys and 22m along Brisbane Road and 3 storeys and 12m on western side

Explainer: Under the proposed planning scheme, building height is measured in storeys for some uses to encourage better design outcomes. In some areas, this means the maximum height in metres has increased to retain the yield in storeys that could have been achieved under the current planning scheme height in metres allowance. For further information, refer to the [Building Height Information Sheet](#).

Minimum lot size

- Minimum lot size proposed to be reduced from 600m² to 450m² for most of the Low Density Residential Zone, other than on canal frontages (proposed 800m²).

Other matters

- Proposed provisions for the new mixed use area (Mooloolaba Heart) and enhancement of active street frontages to support walkability and permeability.
- Key site provisions reviewed for the hotel site adjacent to Brisbane Road Carpark and Club Eatery site on the Esplanade.
- Gateway locations at key vantage points are provided/maintained.
- Proposed provisions to enhance linkage streets (Mari and Mayfield Streets) to provide beach connection and walkable attractive frontages.



Credit: Visit SC

Proposed vision

The Mooloolaba - Alexandra Headland Local Plan in the proposed planning scheme sets out the following land use planning vision for the local plan area:

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 in the Brisbane 2032 Olympic and Paralympic Games, 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 and walkable network of open space, streets and laneways that foster a relaxed, healthy and active lifestyle. A series of local rapid transit stations provide fast and convenient connections for residents and visitors to Maroochydore, and south to Kawana Waters 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 urban neighbourhood 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 to medium density housing including apartments, 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.

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)

Note: The area may also provide other functions at a local level.

Get to know the detail

The proposed Mooloolaba - Alexandra Headland Local Plan includes detailed assessment provisions for development which seek to achieve the intended vision for the local plan area. A complete version of the proposed Local Plan can be viewed in [ePlan](#).

Visit haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme to view the proposed planning scheme and provide your feedback using the online submission form.

