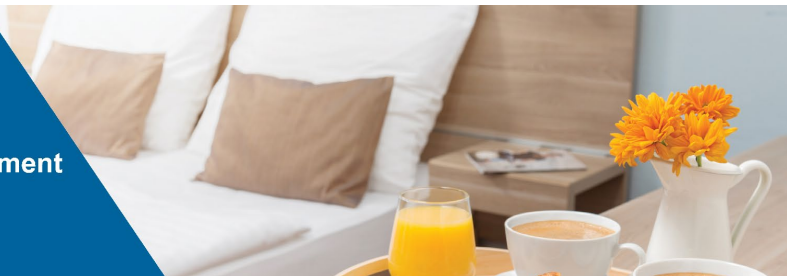


Proposed Temporary Local Planning Instrument (Accommodation Hotel Incentive Measures) Consultation Report



Total no. of responses: 1087

**No. of responses support/strongly support the
proposed TLPI: 526 (48%)**

**No. of responses opposed/strongly opposed the
proposed TLPI: 545 (50%)**

**No. of responses that neither support nor
opposed the proposed TLPI: 16 (2%)**

Key issues raised:

- Economic benefits, need and urgency
- Sufficiency of incentives
- Impact on local businesses
- Use of a TLPI
- Extent of area covered by TLPI
- Height allowance
- Land use changes
- Code versus impact assessment
- On-site car parking
- Environmental impacts

INTRODUCTION

The proposed *Temporary Local Planning Instrument (TLPI) - Accommodation Hotel Incentive Measures* was placed on informal community consultation from 10 September to 8 October 2022.

The proposed TLPI seeks to introduce a targeted and time limited set of planning provisions to encourage the development of upscale accommodation hotels (4.0-star and above) by providing a height allowance and reduced on-site car parking requirements.

Part A of this Report provides:

- an overview of the community consultation process undertaken; and
- an overview of the feedback received, and key themes/issues raised during the community consultation process.

Part B of this Report considers the key themes/issues raised and outlines Council's response to the key economic and planning issues.

Part C of this Report considers the requests received seeking additional sites to be included in the proposed TLPI.

PART A

OVERVIEW OF COMMUNITY CONSULTATION PROCESS

At the Ordinary Meeting of Council, held on 29 August 2024, Council resolved to defer consideration of the proposed Temporary Local Planning Instrument (Accommodation Hotel Incentive Measures) to allow for community consultation to occur.

The proposed TLPI was placed on informal community consultation from 10 September to 8 October 2022.

The consultation and communication strategy implemented during the community consultation period included:

- media release published on Council's 'OurSC' webpage on 10 September 2024;
- media release sent to all local media outlets on 10 September 2024, including radio, online and TV coverage;
- dedicated webpage on Council's 'Have Your Say', including a copy of the proposed Temporary Local Planning Instrument and online Feedback Form;
- social media posts including Facebook and LinkedIn;
- briefings to key stakeholder groups, including Organisation Sunshine Coast Association of Residents (OSCAR) and member groups (e.g. Development Watch, Sunshine Coast Environment Council (SCEC), Caloundra Residents Association and Beach Matters), Chamber of Commerce, Sunshine Coast Property Council and Property Council Hotel Working Group; along with State bodies including Queensland Tourism

Industry Council and the Urban Development Institute of Australia (UDIA) Queensland; and

- response to all inbound telephone and email enquiries.

OVERVIEW OF FEEDBACK

During the community consultation period, Council received a total of 1087 responses, with 1075 responses received through Council's Have Your Say website, which consisted of:

- 476 responses (44%) strongly supporting the proposed TLPI;
- 41 responses (4%) supporting the proposed TLPI ;
- 474 responses (44%) strongly opposing the proposed TLPI;
- 68 responses (6%) opposing the proposed TLPI; and
- 16 responses (2%) neither supporting nor opposing the proposed TLPI.

Council also received 12 responses outside of the Have Your Say website, which are not included in the above breakdown. Of the 12 responses received, 9 indicated support whilst 3 opposed the TLPI.

2 responses were received which did not relate to the proposed TLPI.

Some of the feedback received also indicated support or opposition to the Accommodation Hotel Incentives Policy, which was adopted by Council on 29 August 2024.

Overall, the feedback received, whether in support or opposition to the proposed TLPI, recognised the need for a higher-level of hotel accommodation in some circumstances on the Sunshine Coast and supported some Council initiatives to try and attract such development. Most of the feedback received in opposition to the proposed TLPI felt that the TLPI went too far and would significantly impact the Sunshine Coast. Conversely, some of the feedback received in support, particularly from the hotel and development industry, felt that the proposed TLPI did not go far enough to incentivise hotel development.

PART B

SUMMARY OF KEY THEMES RAISED DURING COMMUNITY CONSULTATION

This section of the report provides a summary of the key themes raised by respondents during the community consultation period.

Key themes in support of the TLPI

The top 5 key themes in support of the proposed TLPI include:

- *Economic benefits* – respondents recognised the urgent need for quality hotels and the economic benefits hotels provide to the region, including increased visitor spending and job creation.
- *Tourism Industry growth* – respondents noted that new quality hotels would enhance the Sunshine Coast's appeal as a tourist destination, attracting more visitors and improving the region's reputation.
- *Job creation* – respondents indicated support for the creation of jobs, both during construction and ongoing.
- *Infrastructure development* – respondents outlined that the proposal would provide a catalyst for improved infrastructure, benefiting the broader community.
- *Increased investment* – respondents supported the proposed TLPI to attract investment to the region, fostering economic development and growth and supported increased investment.

The support outlined for the proposed TLPI, is acknowledged, and noted.

Some respondents in support also requested that the proposed TLPI be amended to:

- broaden the area that the TLPI applies to (refer Consideration of key issues and responses in **Part B**);
- increase the height allowances (refer Consideration of key issues and responses in **Part B**); and
- include additional sites (refer to **Part C**).

Key themes in opposition to the TLPI

The top 5 key themes in opposition to the proposed TLPI include:

- *Environmental concerns* – respondents were concerned about the impact on wildlife and coastal areas.
- *Infrastructure strain* – respondents were concerned about the strain on existing infrastructure, including roads, public transport, and utilities.
- *Parking issues* – respondents raised concern about reduced on-site parking requirements, fearing that it would exacerbate existing parking problems.
- *Increased building height* – respondents raised concern about the additional building height allowance and impact on character and amenity, with some respondents fearing overdevelopment and becoming the Gold Coast in terms of high rise development.
- *Lack of community consultation* – respondents felt that there had been insufficient community consultation on the proposal and raised concern about trust and accountability in Council decisions. Requested more transparent and inclusive decision-making processes.

CONSIDERATION OF KEY ISSUES AND RESPONSES

This section of the report provides a summary of the key economic and planning issues identified in the feedback received and outlines Council's response to these issues.

The key economic and planning issues are as follows:

Economic benefits, need and urgency

Many respondents recognised the need for upscale accommodation hotels on the Sunshine Coast and those in favour of the proposed TLPI highlighted the economic benefits, including increased visitor spending and job creation, while some respondents in opposition questioned the economic need and urgency for the proposed planning initiatives.

Some respondents in opposition, also queried the estimated number of hotel rooms required, which

changed from 1800 rooms (in the 2021 Demand Study) to 2,450 rooms (in the 2024 Invest SC Hotel Prospectus), representing an increase in the gap by 650 rooms. It was claimed that the latest study does not consider new hotel DA's that have been approved providing for at least 670 new hotel rooms.

Response

The research identifies a shortfall in the region, with only 1% of the region's hotels of luxury standard, with the last one built in 1989. Tourism plays a pivotal role in continued economic growth, with almost 10% of residents employed in the tourism sector. Acting now to attract upscale hotel development seeks to maintain our visitor interest whilst providing significant opportunities for residents and local businesses, tapping into latent demand in the luxury, business, health, and education markets that we have not been able to capture currently. If Council does not act now, there is risk that this market share will be lost to competitors, placing greater strain on employment and businesses.

There is currently only one hotel that is under construction which has been included in the latest research. The increase in the demand model forecast is due to the significant growth in the tourism sector post the Covid pandemic. The initial report reflected the data available in 2019.

Recommendation: No change to the proposed TLPI in response to this issue.

Sufficiency of incentives

Some respondents raised doubt about whether the incentives were sufficient to attract hotel investors and therefore the cost to Council and ratepayers cannot be justified.

Response

The proposed TLPI, together with the Accommodation Hotel Incentives Strategic Policy (adopted by Council on 29 August 2024), provides a package of modest but practical incentives that may assist within attracting hotel investment and stimulate the delivery of accommodation hotels on the Sunshine Coast. The package of incentives has been developed in conjunction with hotel industry experts who have advised that if implemented, the

package would make the Sunshine Coast nationally competitive amongst comparable regions.

Recommendation: No change to the proposed TLPI in response to this issue.

Impact on local businesses

Some respondents raised concern about the influx of large hotel chains overshadowing small, family-owned establishments and sought measures to help small local businesses thrive alongside new developments and further promotion of local tourism.

Response

Research conducted by Tourism Australia highlights the additional impact of a High Value Traveller, in both spending 2-3 times more in the region and staying for longer periods of time. Upscale hotels will bring a new visitor that will have a greater capacity to spend. Further, from a hospitality perspective, the proposed TLPI applies to full-service hotels, upscale and above. These products do not have kitchen facilities within them, providing local hospitality businesses greater opportunity to attract new customers with larger spend capacities.

Recommendation: No change to the proposed TLPI in response to this issue.

Use of a TLPI

Some respondents did not support the use of a TLPI as a mechanism for changing the planning regime to encourage hotel development, particularly when Council is currently in the process of preparing a new planning scheme.

Some respondents in support of the proposed TLPI noted the temporary nature of the proposed TLPI and recommended that Council also integrate the planning initiatives into the proposed planning scheme.

Response

The mechanisms available to Council, under the *Planning Act 2016*, to respond to emerging or urgent planning matters is through a planning scheme amendment or a TLPI. TLPI's are typically used to address urgent or emergent planning issues that require immediate intervention. Although TLPI's are

not used frequently there are several circumstances where this (and other) Councils have employed a TLPI in the past.

A planning scheme amendment, that is not of a minor or administrative nature, would typically take longer to implement and unlike a TLPI, would have permanent effect. Council is also in the early stages of the plan making process for preparing a new planning scheme, with the first state interest review process, formal community consultation and final state interest review process yet to be completed.

In recognition of the need for new upscale accommodation hotels, the urgency of the issue and the significant barriers associated within this type of development, it is prudent that Council implements planning initiatives to encourage development and the timely delivery of accommodation hotels ahead of the Brisbane 2032 Olympic and Paralympic Games (the Games), which are less than 8 years away. Noting that it can take over 5 years from planning to opening an accommodation hotel, it is imperative that the proposed planning initiatives are implemented now and without any further delay to facilitate the delivery of accommodation hotels ahead of the Games.

Having regard to the timing associated with undertaking a planning scheme amendment as well as the uncertainty around the timing of a new planning scheme and the preference for temporary, targeted and time limited planning initiatives, the preparation of a TLPI is considered an appropriate mechanism to employ.

Recommendation: No change to the proposed TLPI in response to this issue.

Extent of area covered by TLPI

Some respondents acknowledged the need for and economic benefits that new hotels would provide to the Sunshine Coast but expressed concern about the extent of the areas/zones covered.

Some respondents did not support the TLPI applying to the coastal/beachfront areas at Maroochydore, Cotton Tree, Alexandra Headland, and Caloundra and suggested that the scope of the TLPI be reduced to only apply to limited areas, such as:

- the Principal centre zone and Major centre zones;

- a smaller footprint area of the Major centre zone in Caloundra (excluding the Mayes Estate area), to be consistent with the outcomes of the *Caloundra Centre Master Plan 2017*, plus other key areas most suitable for hotel development; or
- the Maroochydore City Centre Priority Development Area, the Sunshine Coast Airport Priority Development Area and potentially in the Caloundra South PDA.

Some respondents questioned the demand for major hotels at Beerwah, Sippy Downs, or Nambour, while some questioned why no zones to the north of region are identified in the TLPI.

Some of the respondents in support of the proposed TLPI raised concern that the scope of the TLPI was too narrow and would limit potential opportunities on other sites that may be appropriate. It was suggested that the scope of the TLPI should include all major activity centres or centre zones and all high density residential zones/precincts and tourism zoned land.

Response

The proposed TLPI has an intentionally narrow focus, applying only to nominated major centre and tourism locations where:

- either 'short-term accommodation' or a 'resort complex' may reasonably be expected to occur under the *Sunshine Coast Planning Scheme 2024* (the Planning Scheme);
- for the High density residential zone only, the site is close to a Games venue; and
- the additional building height allowance is unlikely to have an adverse impact on the character and amenity of the local area.

The nominated sites and areas include:

- Maroochydore Principal centre zone and Tourist accommodation zone;
- Caloundra, Sippy Downs, Beerwah, and Nambour Major centre zones;
- Cotton Tree Local centre zone;
- Mooloolaba District centre zone, Tourist accommodation zone and Tourism zone; and
- one High density residential zoned site at Alexandra Headland.

The Mayes Estate area is included within the Central Park Urban Village Sub-precinct of the Caloundra Major centre zone under the Planning Scheme and is intended to provide for a mix of uses, including accommodation uses which capitalise on the health, education, sport, and recreation activities in and around Central Park. This is consistent with the outcomes of the *Caloundra Centre Master Plan 2017*.

It is not intended that an additional height allowance be provided more broadly across other centre, high density residential or tourism zones. However, the proposed TLPI also does not preclude the opportunity for an accommodation hotel in other appropriate locations, subject to compliance with and approval under the Planning Scheme.

Priority Development Areas (PDAs) are declared by the State Government under the *Economic Development Act 2012*. Sunshine Coast currently has three PDAs – Maroochydore City Centre, Caloundra South, and Sunshine Coast Airport. Development in these areas is not regulated by the Planning Scheme, with each area instead having a specific localised planning instrument called a development scheme administered by Economic Development Queensland. Therefore, the proposed TLPI does not apply to these areas.

Recommendation: No change to the proposed TLPI in response to this issue.

Height allowance

Some respondents expressed opposition to the proposed height allowance (including the height allowance for a hotel rooftop use), on the basis that it:

- results in development that is substantially different to what is existing or planned in relevant areas and is therefore inconsistent with community expectations;
- undermines the integrity of the Planning Scheme;
- sets a precedent for further increased height of all types of development along the coastal corridor;
- results in high rise development, with a fear of overdevelopment and becoming like the Gold Coast;

- results in high rise development along the beachfront, with a fear of overshadowing the beach and impacts on wildlife;
- results in development that is inconsistent with local character and impacts the amenity of existing residents; and
- is inconsistent with the regional direction outcomes of the preliminary consultation process for the new planning scheme where 81% of respondents supported the maximum building heights should be maintained.

Some feedback indicated support for the proposed TLPI if it was modified to provide an additional height allowance of 3 metres for 5.0-star hotel accommodation only, and no rooftop use (other than for solar panels).

Some feedback in support of the proposed TLPI indicated the accommodation hotel height allowance of 3 metres and 7 metres is not sufficient to support project feasibility and that the TLPI needed to provide greater flexibility for higher buildings.

Response

The existing maximum building heights specified on the Height of Buildings and Structures Overlay Map, under the Planning Scheme, varies across zones and local plan areas. For instance:

- in the Maroochydore Principal centre zone, the existing maximum building height varies from 18 metres to 40 metres across the zone;
- in the Mooloolaba District centre zone, the existing maximum building height varies from 18 metres to 45 metres across the zone, with some sites with an existing height allowance for a hotel up to a maximum of RL 50m AHD; and
- in the Caloundra Major centre zone, the existing maximum building height varies from 15 metres to 30 metres across the zone, with some key sites identified with an existing height allowance for a hotel up to a maximum of 45 metres.

Therefore, the overall maximum building height for an accommodation hotel proposal under the TLPI will depend on where the site is located and what the existing maximum building height is for that site as mapped on the applicable Height of Buildings and Structures Overlay Map and whether an existing height allowance for a hotel already exists.

The Planning Scheme currently provides an additional height allowance of 3 metres (5 metres for a lift overrun) above the maximum building height, for *prescribed rooftop uses* in nominated key tourism locations of Maroochydore, Mooloolaba/Alexandra Headland, and Coolumb. The proposed accommodation hotel rooftop use height allowance is generally consistent with this current provision but broadens its geographic application and eligibility criteria.

Having regard to the existing maximum building heights specified under the Planning Scheme, it is not anticipated that the proposed TLPI will result in development that is substantially different to what is currently provided for under the Planning Scheme within the nominated zones and local plan areas.

The proposed height allowance has also been carefully designed to balance a range of factors, with a particular focus on the public interest. It is considered that the proposed height allowance represents an appropriate balance of different needs and perspectives, including as expressed in the feedback provided during the informal consultation process.

The proposed TLPI also includes specific outcomes which seek to ensure proposals for a hotel do not adversely impact upon significant views and vistas, the character of a local area and amenity. The proposed TLPI also requires a visual assessment of proposals comparing the proposed building height outcome under the TLPI with the building height outcome provided for under the existing height limits specified in the Planning Scheme as if the TLPI did not apply. Proposals for an accommodation hotel will also be assessed against other relevant provisions within the Planning Scheme, including applicable Local plan codes, Development codes (e.g. Multi-unit residential uses code) and Overlay codes, which provide a range of requirements (e.g. siting and design, local character, protection of significant views and vistas and protection of significant environmental areas (including Matters of State Environmental Significance) etc).

It is also anticipated that only a small number of development applications for upscale hotels will be considered under the proposed TLPI.

Recommendation: No change to the proposed TLPI in response to this issue.

Land use changes

Some respondents indicated that the proposed TLPI included undisclosed land use changes for land included in the High density residential zone at Mari Street, Alexandra Headland and for the land included in the Tourism zone at the Mooloolaba Wharf, on the basis that:

- the High density residential zone provides for residential activities for permanent residents and does not provide for hotel bars, licenced restaurants, functions and the like;
- the inclusion of the one High density residential zoned site is perceived as a special favour for a selected developer;
- the Mooloolaba Wharf site is a protected tourism site;
- the inclusion of these sites in the TLPI bypasses the requirement for impact assessment.

Response

The proposed TLPI does not amend or affect the zoning or the Tables of assessment as specified in the Planning Scheme.

An accommodation hotel can fit within the Planning Scheme definitions of either 'resort complex' or 'short-term accommodation'. Whilst 'resort complex' may not be an anticipated use in the High density residential zone, 'short-term accommodation' is identified as a consistent use and subject to code assessment in this zone. Under the Tables of assessment for the High density residential zone, other uses not considered to be ancillary to a short-term accommodation use or are not currently subject to code assessment, will remain impact assessable notwithstanding the additional building height allowances provided for under the proposed TLPI.

The site at Mari Street, Alexandra Headland currently adjoins the existing Mirage Resort complex (which is currently used for short-term accommodation purposes) and is located within an area earmarked to host the marathon, race walk, road cycling and kiteboarding events for the Brisbane 2032 Olympic and Paralympic Games (Refer: <https://q2032.au/map/sunshine-coast>). It is

reasonable to consider that an accommodation hotel on this site would complement the adjoining and surrounding uses and future Olympic and Paralympic events.



The Mooloolaba Wharf site is included in the Tourism zone under the current planning scheme. The Tourism zone code and the Mooloolaba Local plan code provide for the Wharf site to be redeveloped as a high quality, integrated, mixed use development providing for a range of uses that complement existing tourism uses. It is reasonable to consider that an accommodation hotel is a use that would complement the existing tourism uses established on the site. Under the Tables of assessment for the Tourism zone, the establishment of an accommodation hotel on this site will remain impact assessable notwithstanding the additional building height allowances provided for under the proposed TLPI.

Recommendation: No change to the proposed TLPI in response to this issue.

Code versus Impact assessment

Some respondents were concerned that the proposed TLPI changes the requirement for an accommodation hotel proposal, where it exceeds the maximum building height, from impact to code assessment, thereby:

- resulting in only specific codes being considered and avoids consideration of the whole of the planning scheme and other relevant matters; and
- removing the right for impacted parties to have a say and appeal.

Response

Development that complies with the total height allowance under the TLPI will not trigger impact assessment. However, impact assessment will be triggered if the proposal exceeds the total maximum height allowance.

Code assessment is a 'bounded assessment' and must only be carried out against the assessment benchmarks nominated in the Planning Scheme, having regard to any matters prescribed by regulation. Impact assessment is broader than code assessment and requires the development application to be publicly notified. Impact assessment must be carried out against the relevant assessment benchmarks set out in the Planning Scheme, having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise. Generally, there is more scope for discretion in an impact assessment application compared to a code assessment application.

The community will retain the right to make a formal submission to any impact assessable application that may be made for an accommodation hotel and will also be able to make community comment about any code assessable application for an accommodation hotel.

Council ordinarily considers all formal submissions and community comments as part of the development assessment processes, noting that only formal submissions establish a third-party appeal right.

Recommendation: No change to the proposed TLPI in response to this issue.

On-site car parking

Some respondents objected to the reduced on-site car parking requirement, with reference to it being a 66% reduction from the existing car parking rate and were concerned that it would set a precedent for reduced on-site car parking and exacerbates on-street parking and traffic congestion issues, especially during peak tourist seasons. Some respondents indicated that Council and the hotels should consider the provision of other parking options (e.g. car parking stations) for travellers arriving by or hiring a vehicle for their stay.

Some respondents indicated that the implementation of improved public and active transport should proceed any reduction in car parking rates and questioned how visitors would currently get around the region without a car.

Some respondents also raised concern about traffic and public transport more generally.

Some respondents also requested that the TLPI include reference to bicycle parking spaces and consider mandating bicycle hire facilities at hotels.

Response

The *Sunshine Coast Planning Scheme 2014* only includes requirements for on-site car parking for new development and seeks to minimise impacts to on-street parking by requiring sufficient car parking to be provided on-site for the proposed use, including visitor and service vehicle requirements.

The proposed minimum on-site car parking rate of 1 space per 3 rooming units is for the hotel rooms only and is more reflective of the actual car parking generated by most upscale accommodation hotels and more consistent with hotel development in other similar local government areas.

The total amount of car parking generated by a proposed accommodation hotel development will depend on the number of rooms proposed and if there are any other uses proposed (e.g. restaurants, shops etc). The minimum on-site car parking requirements for any other use associated with the proposed hotel development, including visitor parking and service vehicle requirements will need to be in accordance with the current requirements under the Planning Scheme, as set out in the Transport and Parking Code. This code also includes requirements for motorcycle/scooter and cycle spaces to be provided for the proposed uses.

While it is acknowledged that other similar local government areas may have access to better public transport networks than currently provided on the Sunshine Coast, Council is continuing to advocate for state funding of key transport projects that will alleviate growth in traffic congestion and improve public transport opportunities over time.

Recommendation: No change to the proposed TLPI in response to this issue.

Environmental impacts

Some respondents raised concern:

- about the location and lighting impacts of hotel development on the coastline, abutting sea turtle nesting areas and migratory shorebird paths and roosting areas) and that restrictions should be imposed to mitigate light pollution; and
- that the TLPI removes consideration of environmental matters and bypasses consideration of state interests (including the State Planning Policy Biodiversity Policy (2) relating to Matters of State Environmental Significance (MSES).

Response

The proposed TLPI only affects the operation of the current planning scheme in relation to building height and car parking. Other provisions in the current planning scheme, including Zone codes and Overlay codes (e.g. the Biodiversity, waterways and wetlands overlay code and the Coastal protection overlay code) continue to apply, which include requirements for the protection of ecological important areas (including Matters of State Environmental Significance (MSES)) and coastal landforms.

The State government will have the opportunity to assess the impact of the proposed TLPI on State interests as part of the State approval process for the proposed TLPI. However, it considered that the making of the TLPI would not adversely affect State interests.

In relation to the potential lighting impacts of accommodation hotels located along the coastline on priority species, it is recommended that specific provisions be included in the proposed TLPI, which require development for an accommodation hotel, where located within the nominated zones in the Maroochydore/Kuluin, Mooloolaba/Alexandra Headlands and Caloundra Local plan areas, to manage and mitigate lighting impacts.

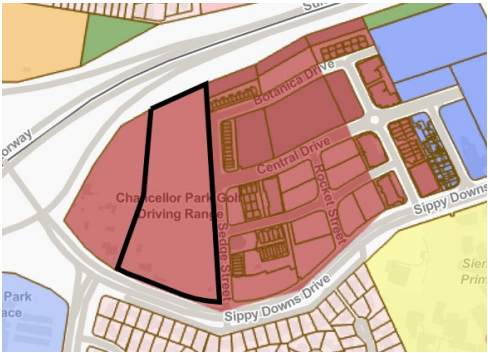
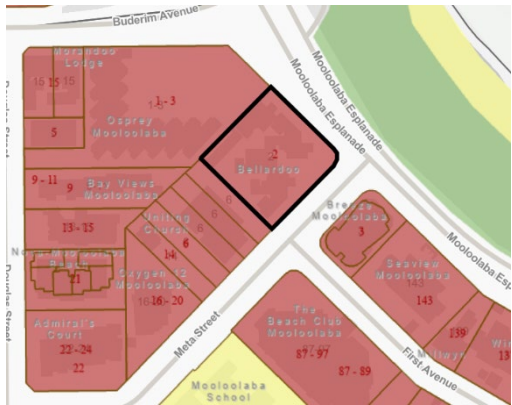
Recommendation: Amend the proposed TLPI to incorporate specific provisions relating to lighting to manage and mitigate the impacts on priority species.

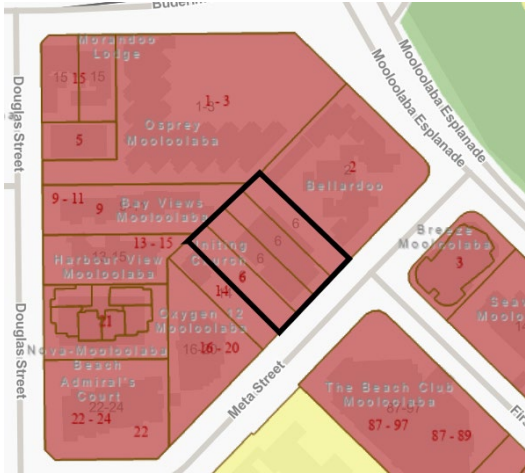
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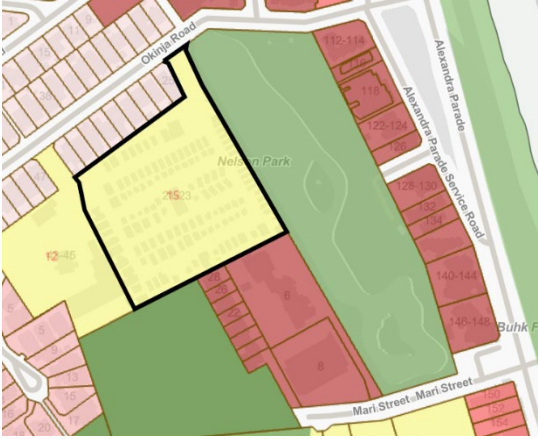
ADDITIONAL SITE REQUESTS

Several representations were received requesting additional sites be included in the proposed TLPI, which are considered in **Table 1** over.

Table 1: Additional Site Requests

Site details	Site location	Current zoning and height	Comments
15 Sippy Downs Drive, Sippy Downs Lot 1 SP305080 Total land area: 41,870m²		Zone: High Density Residential Zone and located within the Sippy Downs West Neighbourhood Sub-precinct of the Sippy Downs Town Centre Precinct Building height: 25 metres	- Privately owned - Site located on the periphery of the Sippy Downs Town Centre within an area intended for high density residential housing. - TLPI not intended to apply more broadly to the High density residential zoned land. Recommendation: No change to the proposed amendment in response to this request.
2 Meta Street, Mooloolaba (Bellardoo) Lot 1 RP165217 Total land area: 2,517m²		Zone: High Density Residential Zone Building height: 15 metres	- Privately owned - Currently developed for multiple dwellings - Site located within a High density residential zoned area. - TLPI not intended to apply more broadly to the High density residential zoned land. Recommendation: No change to the proposed amendment in response to this request.

Site details	Site location	Current zoning and height	Comments
6 Meta Street, Mooloolaba Lots 45, 46, 47 & 48 RP27709 Total land area: 2,068m²		Zone: High Density Residential Zone Building height: 15 metres	- Privately owned - Existing use - Uniting Church - Site located within a High density residential zoned area. - TLPI not intended to apply more broadly to the High density residential zoned land. Recommendation: No change to the proposed amendment in response to this request.
7 & 11 Mari Street, Alexandra Headland Lot 4 SP164701 & Lot 5 RP175211 Total land area: 4,741m²		Zone: Community Facilities Zone Building height: 8 metres	- Privately owned - Vacant - Short-term accommodation and Resort complex are subject to impact assessment in the Community facilities zone where not located on Council owned or controlled land - Part of Lot 4 affected by flooding and drainage issues Recommendation: No change to the proposed amendment in response to this request. Zoning and future use of the site to be considered as part of the New

Site details	Site location	Current zoning and height	Comments
			Planning Scheme process.
21-23 Okinja Road, Alexandra Headland (Alex Beach Top Tourist Park) Lot 4 RP161024 Total land area: 25,810m²		Zone: Community facilities zone (annotated for Residential care facility/Retirement facility) Building height: 21 metres	- Privately owned - Current use – tourist park/cabin stays - Short-term accommodation and Resort complex are subject to impact assessment in the Community facilities zone where not located on Council owned or controlled land Recommendation: No change to the proposed amendment in response to this request. Zoning and future use of the site to be considered as part of the New Planning Scheme process.