

Kawana Waters

Description

The proposed **Kawana Waters Local Plan Area (LPA)** is located centrally on the Sunshine Coast along the coastline, south of the Mooloolah River and north of Currimundi Lake. It reflects the existing coastal suburbs of Buddina, Minyama, Parrearra, Mountain Creek (Brightwater), Warana, Bokarina, Birtinya, Wurtulla and Meridan Plains (Kawana Forest Estate). The proposed local plan area also includes Kawana Shoppingworld, the developing Kawana Town Centre and the Sunshine Coast University Hospital. The proposed boundary of the Kawana Waters LPA is identified on the **attached map**.

There are significant opportunities for further growth and development in this local plan area due to proximity and accessibility to retail, business and health services and infrastructure investment, including the potential for heavy rail and high frequency public transport. Constraints to further development 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 Kawana Waters LPA provides:

-  Major employment, retail and services
-  Major infrastructure
-  Major sport and recreation
-  Suburban living
-  Urban living (in parts)
-  Regional landscape (coast)

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

Draft vision statement

The Kawana Waters local plan area will become a series of distinctive, predominantly low-medium rise, leafy coastal villages focussed around existing centres and transit nodes. Outside these compact and defined urban villages, the majority of the existing low-density housing areas in Buddina, Minyama, Parrearra, Warana, Wurtulla, and Bokarina are retained with minimal change.

Neighbourhoods along the coastal corridor enjoy easy, walkable access to public transit, hubs of community activity, local shops, open space and interconnected walking and cycling networks. Building height and intensity varies from Bokarina to the Mooloolah River, with the highest buildings at the major centres of Kawana Town Centre at Birtinya and Kawana Shoppingworld and surrounds, marking them as important destinations for services, shopping, work and entertainment. In between these major centres, building heights are lower, and transition up and down to create recognisable focal points and reinforce local identity.

Kawana Town Centre at Birtinya continues to consolidate its role as an economic, health and service cluster of regional significance. It will emerge as a vibrant, mixed use centre, offering high value employment and an engaging, high amenity urban lifestyle for residents. It seamlessly connects people to major regional recreation, education and community facilities.

In the northern part of the local plan area, the major centre based on Kawana Shoppingworld serves a wide catchment. But it also forms the community heart of Minyama and Buddina neighbourhoods. It will become increasingly mixed use, pedestrian friendly and permeable.

New housing opportunities are created within and in the frame of this centre, taking advantage of easy access to the mass transit stations and centre facilities. In Minyama, Jessica Park, the marina and waterfront will contribute to local lifestyle and amenity. Between Buddina and Koorin Drive, improved connections and enhancement of streets between the beach and the centre provide a focus for community life.

In between these major centres, a series of smaller urban villages formed around existing local centres at Palkana Drive, Minkara Street, Wyanda Drive, Thunderbird Drive, Bokarina Boulevard, Moondara Drive and Piringa Street provide a focus for community life. These streets also create improved connections from the river and lake to the beach, and will be framed by attractive, low to mid-rise, sub-tropical buildings which add to a sense of vitality and community life. They will be improved by enhanced place making and active transport infrastructure and will be

anchored by local centres, often in combination with mass transit stations.

Production Avenue also forms an important east-west connector and supports a partial transition from industrial activities to a mixed use area which accommodates opportunities for visitor accommodation and housing benefitting from proximity to the river and optimising water views.

Existing car-oriented commercial strips along Nicklin Way are consolidated and revitalised to form attractive mixed use precincts supporting active pedestrian environments and creating improved visual amenity and built form along Nicklin Way, particularly around the new stations. Commercial activities in these areas are focussed on local service functions and smaller scale retail showrooms and offices with apartments above.

Interconnected linear open space networks are provided throughout the local plan area to enhance people's access to green space. Active transport infrastructure will be enhanced, and a high level of amenity is created along shaded streets and in public open spaces to support community life, walking and cycling.



Kawana Waters

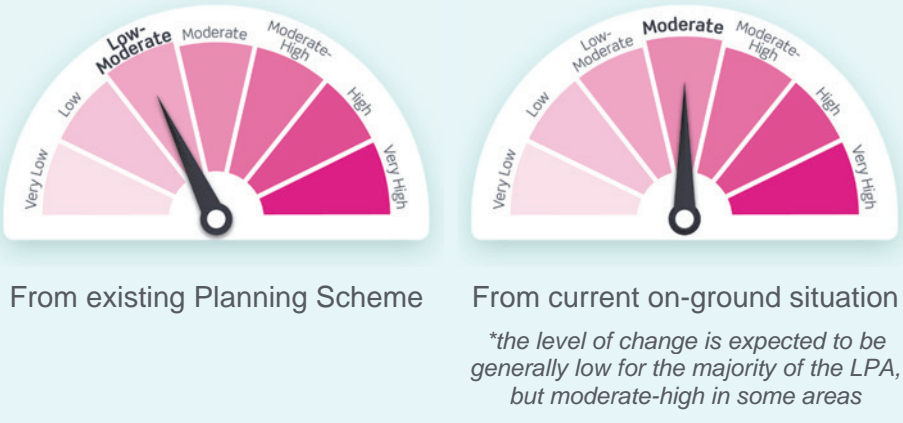
Proposed Planning Directions

The following are proposed planning directions for the Kawana Waters Local Plan Area for the new planning scheme:

- Focus areas of increased density/height in nodes along the Nicklin Way corridor (e.g. close to existing centres)
- No high rise development outside major centres
- Retain most parts of the existing low density housing areas in Buddina, Minyama, Parrearra, Warana, Wurtulla, and Bokarina with minimal change
- Ensure appropriate transition between areas of higher density and low-density housing areas
- No increase in height limits along the beachfront. Reduce current height limits in parts of Buddina Urban Village (**Map Ref. 1**)
- Reflect Kawana Shoppingworld and surrounding commercial areas as part of the Kawana Major Regional Activity Centre (which also includes the new town centre at Birtinya) in accordance with the South East Queensland Regional Plan 2017 (Shaping SEQ) (**Map Ref. 2**)
- Progressively transition developed areas such as Kawana Island, Kawana Forest and Creekside which are currently subject to the historical Kawana Waters Development Control Plan (DCP), into the planning scheme proper to standardise planning provisions for the area (**Map Ref. 3**)
- Consider potential transition of all or part of Kawana Industrial Area to a wider mix of uses in the longer term to support the stadium precinct (**Map Ref. 4**)
- Investigate options to allow for limited indoor sport and recreation uses in Kawana Industrial Area
- Review provisions relating to the development of dual occupancies (duplexes)
- Protect local beaches, dunes, Point Cartwright and Mooloolah River
- Include provisions to protect sea turtle sensitive areas
- Provide walkable, shady streets and a high amenity public realm
- Provide for a series of interconnected linear open space networks, with a focus on connections to the beach, river and Lake Kawana
- 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



