

## Amendment Instrument

# Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted] – Caloundra Centre Master Plan

Public consultation version October 2018

Made under the *Planning Act 2016*, section 20 (Amending planning schemes under Minister's rules)

This amendment has effect on and from [to be inserted]

**Public Consultation Note:** Where hospitality areas are mentioned in this proposed amendment, please note that these are subject to a separate amendment that proposes to delete these areas. Refer to the proposed *Sunshine Coast Planning Scheme 2014 (Qualified State Interest Amendment) and Planning Scheme Policy (Amendment) – Special Entertainment Precincts*, which is on public display from 15 October to 9 November 2018 and can be downloaded from Council's website <https://haveyoursay.sunshinecoast.qld.gov.au/open-consultation>



## 1. Short title

This amendment instrument may be cited as the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* – Caloundra Centre Master Plan.

## 2. Commencement

This amendment instrument has effect on and from [to be inserted].

## 3. Purpose

The purpose of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]* is to reflect the adopted *Caloundra Centre Master Plan (March 2017)*, and respond to a small number of other matters related to development in the Caloundra Centre as directed by the Council, including amendments to:-

- (a) the Caloundra Local Plan Area Zone Map (Zone Map ZM45) relating to a small number of specific sites to facilitate delivery of the land use outcomes sought by the Master Plan;
- (b) the Caloundra Local Plan Area Height of buildings and structures overlay map (Overlay Map OVM45H) relating to a large number of sites within the Caloundra Centre;
- (c) the Caloundra Local Plan Precincts Map (Local Plan Map LPM45);
- (d) section 7.2.6 Caloundra local plan code, including Figure 7.2.6A (Caloundra Local Plan Elements);
- (e) the tables of assessment in section 5.5 (Categories of development and categories of assessment – material change of use) and section 5.9 (Categories of development and categories of assessment – local plans, Caloundra local plan); and
- (f) section 9.4.8 Transport and parking code Figures 9.4.8(A) and (C) to reflect proposed new road and public transport routes.

A number of other related and consequential amendments are also required to other parts of the planning scheme.

## 4. Amendment table

This amendment instrument amends the component of the Sunshine Coast Planning Scheme 2014 in Table 1, Column 1, in respect of the planning scheme provisions stated in Table 1, Column 2, in the manner stated in Table 1, Column 3.

**Table 1**                      **Amendment table**

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 3 (Strategic framework), Section 3.2 (Strategic Intent)	Section 3.2.1 (Shaping growth – an overview)	Amend as shown in <b>Appendix A</b>
Part 3 (Strategic framework), Section 3.2 (Strategic Intent)	Section 3.2.2 (A new economy)	Amend as shown in <b>Appendix A</b>
Part 3 (Strategic framework), Section 3.4 (Economic development)	Section 3.4.1 (Strategic outcomes, item (k))	Amend as shown in <b>Appendix A</b>
Part 5 (Tables of assessment), Section 5.5 (Categories of development and categories of assessment – material change of use)	Table 5.5.16 (Community facilities zone)	Amend as shown in <b>Appendix A</b>

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 5 (Tables of assessment), Section 5.9 Categories of development and categories of assessment – local plans	Section 5.9.2 (Caloundra local plan), Table 5.9.2 (Caloundra local plan: material change of use)	Amend as shown in <b>Appendix A</b>
Part 7 (Local plans)	Section 7.2.6 (Caloundra local plan code)	Amend as shown in <b>Appendix A</b>
Part 7 (Local plans), Section 7.2.6 (Caloundra local plan code)	Figure 7.2.6A (Caloundra Local Plan Elements)	Delete and insert new Figure 7.2.6A (Caloundra Local Plan Elements) as shown in <b>Appendix B</b>
Part 7 (Local plans), Section 7.2.6 (Caloundra local plan code)	Figure 7.2.6B (Caloundra Local Plan Elements - Inset)	Insert as shown in <b>Appendix B</b>
Part 9 (Development codes), Section 9.4.8 (Transport and parking code)	Figure 9.4.8A 2031 Functional Transport Hierarchy	Amend as shown in <b>Appendix B</b>
Part 9 (Development codes), Section 9.4.8 (Transport and parking code)	Figure 9.4.8C 2031 Strategic Network of Public Transport Links	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Zone Map ZM45 (Caloundra Local Plan Area)	Amend as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Local Plan Map LPM45 (Caloundra Local Plan Precincts)	Delete and insert new Local Plan Map LPM45 (Caloundra Local Plan Precincts) as shown in <b>Appendix B</b>
Schedule 2 (Mapping)	Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area)	Delete and insert new Height of Buildings and Structures Overlay Map OVM45H (Caloundra Local Plan Area) as shown in <b>Appendix B</b>

As a consequence of the amendments in Table 1, this amendment instrument also makes consequential amendments to the component of the *Sunshine Coast Planning Scheme 2014* in Table 2, Column 1, in respect of the planning scheme provisions stated in Table 2, Column 2, in the manner stated in Table 2, Column 3.

**Table 2 Consequential amendment table**

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 1 (About the planning scheme)	Table 1.2.2 (Local plans and local plan precincts)	Amend to reflect the proposed new / amended Caloundra local plan precincts and sub-precincts as identified on Local Plan Map LPM45 (Caloundra Local Plan Precincts).
Part 3 (Strategic framework), Schedule 2 Mapping	Strategic Framework Map 1 SFM1 (Land use elements) Strategic Framework Map 2	Amend to:- <ul style="list-style-type: none"> <li>include the proposed new road extension into Caloundra from the</li> </ul>

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	<p>SFM2 (Economic development elements)</p> <p>Strategic Framework Map 3 SFM3 (Transport elements)</p> <p>Strategic Framework Map 4 SFM4 (Infrastructure elements)</p>	<p>proposed intersection midway between Queen Street and Nicklin Way (linking Nicklin Way to Bowman Road) as a consequence of changes to the transport and parking code figures; and</p> <ul style="list-style-type: none"> <li>remove the Industrial Avenue sites from the 'Regional Industry and Enterprise Area' as a consequence of the proposed change of zone of these sites from Medium impact industry to Specialised centre zone.</li> </ul>
Schedule 2 (Mapping), Section SC2.1 Map Index	Table SC2.1.2 (Map index)	Amend gazettal date of amended maps (SFM1, SFM2, SFM3, SFM4, ZM45, LPM45 and OVM45H).



### 3.2 Strategic intent

#### 3.2.1 Shaping growth – an overview

In 2031, the Sunshine Coast is renowned for its vibrant economy, ecological values, unique character and strong sense of community. It is Australia's most sustainable community - vibrant, green and diverse healthy, smart, creative.

The pattern of settlement is characterised by well-defined urban and rural residential areas and the progressive transition towards a more compact, efficient and functional urban form.

The majority of new growth is located in the Sunshine Coast Enterprise Corridor, within and surrounding the mixed use *regional activity centres* of Maroochydore, Caloundra, Kawana and Sippy Downs and in the emerging communities of Palmview, Kawana Waters and Caloundra South. Significant new growth is also located in Nambour as the dominant major *regional activity centre* serving hinterland areas.

Major development areas at Maroochydore, Kawana Waters, Palmview and Caloundra South provide integrated, well planned communities which showcase sustainable development, *affordable living* and align *infrastructure* delivery with development. These major developments are the keystones for the shift towards a more sustainable and transit supportive pattern of settlement.

Over time and in conjunction with more detailed local planning initiatives there is an increase in the intensity of development and the proportion of the population living along the Maroochydore to Caloundra Priority Transit Corridor. This corridor links *regional activity centres* and the major development areas, and is part of the integrated transport system for the Sunshine Coast.

Other opportunities for infill development are provided in selected locations throughout the urban fabric, although many established low density residential neighbourhoods are retained in their current form in recognition of the high quality lifestyle and character offered by these areas.

Outside of defined urban and rural residential areas, rural and natural areas are protected and enhanced for their rural enterprise, landscape and environmental values. These areas separate the Sunshine Coast from other parts of metropolitan South East Queensland and provide the landscape setting and biological diversity for which the Sunshine Coast is renowned.

#### 3.2.2 A new economy

In 2031, the Sunshine Coast is a prosperous region with a high value economy of choice for business investment and employment. The region offers an enviable lifestyle and environment, and has a natural (competitive) advantage.

The Sunshine Coast is part of the global community and generates wealth through export, high-value industries and new investment.

A range of high-value industries are established, providing significant new employment opportunities in health and well-being; education; research and knowledge based industries and professional services; tourism, sport and leisure; agribusiness; aviation and aerospace; and clean technologies. High value industries are established in activity centres, employment areas and industry and enterprise areas. Entrepreneurship, talent and creativity, technology and innovative business practices are highly valued.

The traditional sectors of construction, retail and tourism are continuing to grow in response to the delivery of priority *infrastructure* and increased investment. While small business remains at the core of the economy, the Sunshine Coast is home to a number of large businesses which are strengthening the economy and enhancing career opportunities.

The Sunshine Coast Enterprise Corridor, stretching along the coastal strip between the Sunshine Coast Airport and Caloundra South and west to the Bruce Highway, is the leading location for economic development, and residential growth. Within this corridor, 'game changer' projects and associated priority investment areas including the Maroochydore City Centre, Sunshine Coast University Hospital and adjacent health precinct, the Sunshine Coast Airport and the University of the Sunshine Coast provide focal areas for business, investment and employment opportunities. Caloundra Centre provides a focus for new residential, business and employment opportunities.

Priority investment areas are also located at Nambour and Beerwah, providing focus areas for investment in the hinterland.

- (g) Activity centres are vibrant, mixed use places that provide a focus for business investment, employment, residential and community vitality. Buildings and places within activity centres contribute to the character and identity of their local area.
- (h) Activity centres are connected by an efficient and integrated *transport network* and are well-designed to encourage walking, cycling and public transport use as well as the efficient delivery of freight.
- (i) Maroochydore is the principal *regional activity centre* for the Sunshine Coast providing for the largest mix of high order retail, commercial, administrative, community, cultural, recreational, entertainment activities and a range of housing options to service the Sunshine Coast. Maroochydore is a well-designed place, focussed around central parkland, regional community facilities and a regional transport hub and is well connected to surrounding places. Maroochydore is the city centre of the Sunshine Coast.
- (j) Maroochydore is supported by well-designed and connected major *regional activity centres* at Kawana, Sippy Downs, Caloundra and Caloundra South and at Nambour and Beerwah.
- (k) Caloundra is the dominant major regional centre for the southern part of the region providing a wide mix of tourism, sport, recreation, cultural, community, education, health, commercial, employment, residential and service activities. Caloundra is known as the 'City of beaches' with a strong community heart focussed around a new town square and Bulcock Street. Development is encouraged to activate the centre with new residential, business and employment opportunities and improved connectivity.
- (l) Nambour is the dominant major regional centre for the hinterland communities. Beerwah is a smaller *regional activity centre* servicing the southern hinterland communities. These centres are priority investment areas for the Sunshine Coast hinterland.
- (m) Kawana Town Centre and the adjoining Sunshine Coast University Hospital provide significant business, residential, health, employment and education opportunities.
- (n) Sippy Downs Town Centre is a key location for research, education, learning, innovation and investment that supports an appropriate mix of university based business, employment, residential and community activities.
- (o) Caloundra South Town Centre is the centre servicing the growing Caloundra South community but is subservient to Caloundra.
- (p) The Sunshine Coast Airport is a specialist activity centre providing an expanded range of aviation, aerospace, business, tourism and employment opportunities which promote the region, attract investment and support tourism on the Sunshine Coast.
- (q) Regional employment areas are well-designed and connected, providing opportunities for high concentrations of specialised employment, including science and technology, health, education, training and professional services activities. Regional employment areas are located within and surrounding major *regional activity centres* and major institutions including the University of the Sunshine Coast and the Sunshine Coast University Hospital and the Sunshine Coast Airport.
- (r) Sub-regional employment areas provide opportunities for a diverse mix of science and technology based commercial activities and specialist services in appropriate locations. Health, education and training opportunities are also provided around sub-regional scale educational facilities and hospitals.
- (s) The Sunshine Coast's industry and enterprise areas provide opportunities for high value industry and related enterprise which contribute to the strength and diversity of the economy and improved employment opportunities. Industry and enterprise areas are well-designed and accessible to major transport routes to attract niche business and industry investment and are appropriately serviced and connected to contemporary, business grade telecommunications infrastructure as well as being connected to other centres, employment areas and communities. Industry and enterprise areas are protected from encroachment by *sensitive land uses*.
- (t) Rural lands are protected and support a range of innovative and sustainable agribusinesses which contribute to the Sunshine Coast economy including niche food and beverage product and

Table 5.5.16 Community facilities zone

Note—the level of assessment for a material change of use may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan 2009-2031.

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Community facility zone annotations</b>		
<b>Any use</b>	<b>Accepted development</b> if:- (a) annotated on a Community facilities zone; (b) located on <i>Council</i> owned or controlled land; and (c) not for a <i>renewable energy facility</i> or <i>utility installation (major utility)</i> ; <b>OR</b> (d) annotated on a Community facilities zone; and (e) in an existing building.	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Code assessment</b> if:- (a) annotated on a Community facilities zone; and (b) not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Community activities code or the relevant use code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Residential activities</b>		
<b>Caretaker's accommodation</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Caretaker's accommodation code</li> <li>Nuisance code</li> <li>Transport and parking code</li> </ul>
<b>Rooming accommodation</b>	<b>Code assessment</b> if:- (a) <u>located on Council owned or controlled land and conducted in association with a community use, educational establishment or sport and recreation activity; or</u> (b) conducted in association with a hospital on the same site.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Multi unit residential uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Short-term accommodation</b>	<b>Code assessment</b> if:- (a) <u>located on Council owned or controlled land and conducted in association with a community use, educational establishment or sport and recreation activity; or</u> (b) conducted in association with a hospital on the same site.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Multi unit residential uses code</li> <li><i>Prescribed other development codes</i></li> </ul>

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Business activities</b>		
<b>Food and drink outlet</b>	<b>Accepted development</b> if:- <ul style="list-style-type: none"> <li>(a) located on <i>Council</i> owned or controlled land;</li> <li>(b) conducted in association with a community use on the same <i>site</i>; and</li> <li>(c) having a <i>gross leasable floor area</i> not exceeding 100m<sup>2</sup>.</li> </ul>	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if associated with a <i>service station</i> on Lot 1 SP215755 at 227-237 Sippy Downs Drive, Sippy Downs.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Health care services</b>	<b>Accepted development</b> if:- <ul style="list-style-type: none"> <li>(a) in an existing building; and</li> <li>(b) conducted in association with a <i>hospital</i> on the same <i>site</i>.</li> </ul>	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if:- <ul style="list-style-type: none"> <li>(a) not in an existing building; and</li> <li>(b) conducted in association with a <i>hospital</i> on the same <i>site</i>.</li> </ul>	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Market</b>	<b>Accepted development</b> if:- <ul style="list-style-type: none"> <li>(a) conducted by a not-for-profit organisation; and</li> <li>(b) located on <i>Council</i> owned or controlled land.</li> </ul>	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Accepted development</b> if:- <ul style="list-style-type: none"> <li>(a) conducted by a not-for-profit organisation;</li> <li>(b) not on <i>Council</i> owned or controlled land; and</li> <li>(c) conducted in association with and subordinate to an educational establishment or community use on the same <i>site</i>.</li> </ul>	<ul style="list-style-type: none"> <li>Market code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Market code</li> <li>Safety and security code</li> <li>Transport and parking code</li> <li>Waste management code</li> </ul>

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Service station</b>	<b>Code assessment</b> if located on Lot 1 SP215755 at 227-237 Sippy Downs Drive, Sippy Downs.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Service station code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Shop</b>	<b>Accepted development</b> if:- (a) located on <i>Council</i> owned or controlled land; (b) conducted in association with a <i>community use</i> on the same <i>site</i> ; and (c) having a <i>gross leasable floor area</i> not exceeding 100m <sup>2</sup> .	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Uses in the community activity use class (where not provided for by a Community facilities zone annotation)</b>		
<b>Child care centre</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Child care centre code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Community care centre</b>	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Community activities code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Community use</b>	<b>Accepted development</b> if located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Community activities code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Educational establishment</b>	<b>Code assessment</b>	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Community activities code</li> <li><i>Prescribed other development codes</i></li> </ul>
<b>Emergency services</b>	<b>Accepted development</b>	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Sport and recreation activities</b>		
<b>Club</b>	<b>Accepted development</b> if:- (a) in an existing building; and (b) not exceeding a <i>gross floor area</i> of 300m <sup>2</sup> .	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if:- (a) not in an existing building; and (b) not exceeding a <i>gross floor area</i> of 300m <sup>2</sup> ; <u>or</u> (c) <u>located on Council owned or controlled land and not otherwise specified above.</u>	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Community activities code</li> <li><i>Prescribed other development codes</i></li> </ul>

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Indoor sport and recreation</b>	<b>Accepted development</b> if:- (a) in an existing building; (b) conducted in association with and subordinate to an educational establishment or community use on the same <i>site</i> ; and (c) involving any of the following:- (i) dance studio; (ii) health and fitness training; (iii) indoor sport; (iv) martial arts; or (v) performance arts.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if located on <i>Council</i> owned or controlled land and not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Sport and recreation uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
	<b>Accepted development</b> if:- (a) conducted in association with and subordinate to an educational establishment or community use on the same <i>site</i> ; and (b) requiring no building work or only <i>minor building work</i> to accommodate the use.	<ul style="list-style-type: none"> <li>Transport and parking code</li> </ul>
<b>Outdoor sport and recreation</b>	<b>Code assessment</b> if located on <i>Council</i> owned or controlled land and not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Sport and recreation uses code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
	<b>Accepted development</b>	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Park</b>	<b>Accepted development</b>	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
<b>Other activities</b>		
<b>Environment facility</b>	<b>Accepted development</b> if located on <i>Council</i> owned or controlled land.	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Parking station</b>	<b>Code assessment</b> if:- (a) <u>located on Council owned or controlled land; or</u> (b) conducted in association with a <i>hospital</i> on the same <i>site</i> .	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Applicable local plan code</li> <li>Business uses and centre design code</li> <li><i>Prescribed other development codes</i></li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>

COMMUNITY FACILITIES ZONE		
Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<i>Utility installation</i>	Accepted development if for a <i>local utility</i> .	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
Other defined uses		
All other uses defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
Undefined uses		
Any use not defined in Schedule 1 (Definitions)	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>

## 5.9.2 Caloundra local plan

**Table 5.9.2 Caloundra local plan: material change of use**

Note—this table identifies variations to the category of development and category of assessment for a defined use specified in [Table 5.5.2 \(Medium density residential zone\)](#), [Table 5.5.6 \(Major centre zone\)](#) and [Table 5.5.16 \(Community facilities zone\)](#). This table must be read in conjunction with [Table 5.5.2](#), [Table 5.5.6](#) and [Table 5.5.16](#).

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>MEDIUM DENSITY RESIDENTIAL ZONE – SUB-PRECINCT CAL LPSP-1D (CENTRAL PARK URBAN VILLAGE)</b>		
<b>Business activities</b>		
<b>Office</b>	<b>Code assessment if located:-</b> (a) on Lots 34, 35, 36, 37, 38 or 39 on RP56889 at 35, 37, 39, 41, 43 and 45 Bowman Road; and (b) at the ground floor of a mixed use building.	<ul style="list-style-type: none"> <li>Medium density residential zone code</li> <li>Caloundra local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
	<b>Impact assessment if not otherwise specified.</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Health care services</b>	<b>Code assessment if located:-</b> (a) on Lots 34, 35, 36, 37, 38 or 39 on RP56889 at 35, 37, 39, 41, 43 and 45 Bowman Road; and (b) at the ground floor of a mixed use building.	<ul style="list-style-type: none"> <li>Medium density residential zone code</li> <li>Caloundra local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
	<b>Impact assessment if not otherwise specified.</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>MAJOR CENTRE ZONE – SUB-PRECINCT CAL LPSP-1E (CALOUNDRA HOSPITALITY AREA)</b>		
<b>Nightclub entertainment facility</b>	<b>Code assessment if located on a site with frontage to Bulcock Street.</b>	<ul style="list-style-type: none"> <li>Major centre zone code</li> <li>Caloundra local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes</li> </ul>
	<b>Impact assessment if not otherwise specified.</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>COMMUNITY FACILITIES ZONE – SUB-PRECINCT CAL LPSP-1B9 (OMRAH AVENUE COMMUNITY AND CREATIVE HUB)</b>		
<b>Residential activities</b>		
<b>Dwelling house</b>	<b>Accepted development if on a lot currently occupied by a dwelling house.</b>	<ul style="list-style-type: none"> <li>Dwelling house code</li> </ul>
	<b>Impact assessment if not otherwise specified.</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Other defined uses</b>		
<b>All other uses defined in Schedule 1 (Definitions)</b>	<b>Impact assessment if:-</b> (a) located on properties fronting Omrah Avenue; and (b) not on Council owned or controlled land.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>



Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>COMMUNITY FACILITIES ZONE - PRECINCT CAL LPP-104 (CALOUNDRA AERODROME)</b>		
<b>Residential activities</b>		
<b>Caretaker's accommodation</b>	<b>Accepted development</b> if in an existing building.	<ul style="list-style-type: none"> <li>Caretaker's accommodation code</li> </ul>
	<b>Code assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Caloundra local plan code</li> <li>Caretaker's accommodation code</li> <li>Nuisance code</li> <li>Transport and parking code</li> </ul>
<b>Business activities</b>		
<b>Food and drink outlet</b>	<b>Accepted development</b> if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Code assessment</b> if not associated with air services.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Caloundra local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes.</li> </ul>
<b>Office</b>	<b>Accepted development</b> if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Code assessment</b> if not associated with air services.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Caloundra local plan code</li> <li>Business uses and centre design code</li> <li>Prescribed other development codes.</li> </ul>
<b>Low impact industry</b>	<b>Accepted development</b> if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Accepted development</b> if:- (a) not associated with air services; and (b) in an existing building.	<ul style="list-style-type: none"> <li>Industry uses code</li> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not associated with air services.	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Caloundra local plan code</li> <li>Industry uses code</li> <li>Prescribed other development codes.</li> </ul>
<b>Medium impact industry</b>	<b>Accepted development</b> if:- (a) located on Council owned or controlled land; and (b) associated with air services.	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<b>Accepted development if:-</b> (a) not associated with <i>air services</i> ; and (b) in an existing building.	<ul style="list-style-type: none"> <li>Industry uses code</li> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not associated with <i>air services</i> .	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Caloundra local plan code</li> <li>Industry uses code</li> <li><i>Prescribed other development codes.</i></li> </ul>
<b>Research and technology industry</b>	<b>Accepted development if:-</b> (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i> .	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Accepted development if:-</b> (a) not associated with <i>air services</i> ; and (b) in an existing building.	<ul style="list-style-type: none"> <li>Industry uses code</li> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not associated with <i>air services</i> .	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Caloundra local plan code</li> <li>Industry uses code</li> <li><i>Prescribed other development codes.</i></li> </ul>
<b>Service industry</b>	<b>Accepted development if:-</b> (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i> .	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Accepted development if:-</b> (a) not associated with <i>air services</i> ; and (b) in an existing building.	<ul style="list-style-type: none"> <li>Industry uses code</li> <li>Transport and parking code</li> </ul>
	<b>Code assessment</b> if not associated with <i>air services</i> .	<ul style="list-style-type: none"> <li>Community facilities zone code</li> <li>Caloundra local plan code</li> <li>Industry uses code</li> <li><i>Prescribed other development codes.</i></li> </ul>
<b>Community activities</b>		
<b>Community care centre</b>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Educational establishment</b>	<b>Accepted development if:-</b> (a) located on <i>Council</i> owned or controlled land; and (b) associated with <i>air services</i> .	<ul style="list-style-type: none"> <li>No requirements applicable</li> </ul>
	<b>Impact assessment</b> if not otherwise specified.	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Sport and recreation activities</b>		
<b>Club</b>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Indoor sport and recreation</b>	<b>Impact assessment</b>	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
<i>Outdoor sport and recreation</i>	Impact assessment	<ul style="list-style-type: none"> <li>The planning scheme</li> </ul>
<b>Other activities</b>		
<i>Telecommunications facility</i>	Code assessment	<ul style="list-style-type: none"> <li>Community zone code</li> <li>Caloundra local plan code</li> <li>facilities</li> <li>Telecommunications facility code</li> <li><i>Prescribed other development codes</i></li> </ul>

## 7.2.6 Caloundra local plan code

### 7.2.6.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Caloundra local plan area as shown on Map ZM45 contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Caloundra local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
  - (a) **section 7.2.6.3 (Purpose and overall outcomes)**;
  - (b) **Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
  - (c) **Figure 7.2.6A (Caloundra local plan elements) and Figure 7.2.6B (Caloundra local plan elements - Inset)**.

### 7.2.6.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Caloundra local plan code.

*The Caloundra local plan area is located in the south-eastern part of the Sunshine Coast and has a land area of approximately 1,251 hectares.*

*The local plan area includes ~~the~~ Caloundra ~~Town~~ Centre and the beachside neighbourhoods of Caloundra, Kings Beach, Shelly Beach, Moffat Beach, Dicky Beach, Battery Hill and part of Currimundi.*

*The local plan area is characterised by its beachside setting and frontage to the Pumicestone Passage as well as the spectacular coastal and hinterland views, particularly to the Glass House Mountains, Moreton Bay shipping channel and to and from the local headlands, beaches, that are available from headlands and other elevated parts of the local plan area.*

*The northern part of the local plan area is located on a dune and sand plain system. The rocky headlands of Moffat Beach and Caloundra Headland are the dominant landscape features in the central part of the local plan area. The western part of the local plan area is characterised by relatively flat terrain that rises up to the west, north and east.*

*Currimundi Lake, Bunbubah Creek, Coondibah Lagoon, Pumicestone Creek and Tooway Creek are the main waterways traversing the local plan area and are important environmental, recreation and local character elements.*

*Whilst the natural landscape of the local plan area has been substantially altered over time to accommodate urban development, pockets of remnant vegetation remain in the foreshore and creekside open space system including on the land which accommodates the Currimundi Conservation Centre and George Watson Park at Moffat Head. Ben Bennett Botanical Park is a noteworthy conservation reserve.*

*~~The~~ Caloundra ~~Town~~ Centre, located in the southern part of the local plan area, is a major regional activity centre and the dominant centre for the southern part of the Sunshine Coast. ~~The~~ Caloundra ~~Town~~ Centre provides a comprehensive range of centre based activities and is a major employment destination. It incorporates the traditional main street of Bulcock Street and adjoining areas to the north as well as the area north and south of Bowman Road. Smaller convenience centres are located at Currimundi (on Buderim Street), Moffat Beach and Dicky Beach.*

*The Caloundra West Industrial Estate, located in the western part of the local plan area, is a major industrial estate accommodating a range of predominantly service and transport related industries. Caloundra Aerodrome and the Queensland Air Museum located immediately opposite the Caloundra West Industrial Estate, provides general aviation services and related business, ~~and~~ industrial and tourism activities. The*

Moffat Beach Business Park is a smaller industrial area located centrally within the local plan area that caters for low impact industrial and compatible business activities.

The local plan area accommodates a full range of residential settings from traditional low density neighbourhoods comprised predominantly of dwelling houses to high density residential and tourist accommodation areas comprised of multi storey apartment buildings. Kings Beach and Bulcock Beach offer the most intensive residential accommodation and are a major focus for visitor accommodation. At Shelly Beach, ~~and~~ Moffat Beach and Dicky Beach small pockets of beachside character housing remain. The traditional beachside housing areas of Shelly Beach, ~~and~~ Moffat Beach and Dicky Beach are characterised by larger lots, despite the fact that some smaller lots exist within the areas a result of historical subdivision decisions that are not now supported. This planning scheme sets out how the character of this area is determined by its future and not how the past determines its future.

The local plan area also accommodates a large range of civic, community, sport and recreation activities including the Caloundra Courthouse, Caloundra Hospital, Caloundra Private Hospital, emergency services, the Events Centre, Caloundra office of the Sunshine Coast Council, Sunshine Coast Institute of TAFE, nine public and private schools, Caloundra Library, Caloundra Regional Gallery, Caloundra Community Centre, Central Park, Roy Henzell Park, Russell Barker Memorial Park, Grahame Stewart Park, Reserve 1000, Bicentennial Park, Bill Vernados Park, Felicity Park, the coastal foreshore parkland, Caloundra Golf Club, Currimundi Recreation Camp and the Caloundra Cemetery. In Caloundra Centre, consideration is being given to a new Town Square development, which in conjunction with the Caloundra Administration Building, could include new civic space, community facilities such as a redeveloped/relocated Caloundra Library and Caloundra Regional Gallery and associated car parking facilities.

Vehicle access is predominantly via Caloundra Road from the west and the Nicklin Way from the north. A new intersection and access road is proposed from Nicklin Way via Third Avenue and Oval Avenue and a new northern access road is proposed from Nicklin Way via Queen Street and Ulm Street into the Caloundra Town Centre. Other major roads in the local plan area include Buderim Street, Beerburum Street, Buccleugh Street, Tooway Parade, George Street, Regent Street and Bowman Road.

The Caloundra Bus interchange in Cooma Terrace currently caters for local and long distance bus services and links to the North Coast Rail Line. The proposed Dedicated Public Transport Corridor (CAMCOS) runs along the eastern side of the Caloundra Aerodrome with a proposed transit station planned for the area south of Caloundra Road. Council is currently investigating a potential route for light rail from Maroochydore to Caloundra and opportunities for associated transit oriented development. A new centrally located transit station and mixed use development is proposed in Omrah Avenue in conjunction with the Maroochydore to Caloundra Priority Transit Corridor. Further consideration is also being given to a Priority Transit Corridor from Caloundra to Beerwah. The proposed Dedicated Public Transport Corridor (CAMCOS) runs along the eastern side of the Caloundra Aerodrome with a proposed transit station planned for the area south of Caloundra Road. A network of pedestrian and cycle pathways are located along the coastal foreshore and key streets, facilitating connections between key attractors in the local plan area.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

### 7.2.6.3 Purpose and overall outcomes

- (1) The purpose of the Caloundra local plan code is to provide locally relevant planning provisions for the assessment of development within the Caloundra local plan area.
- (2) The purpose of the Caloundra local plan code will be achieved through the following overall outcomes:-
  - (a) The Caloundra local plan area is a mature and complex coastal urban area incorporating a diverse range of uses and activities that support the consolidation and development of Caloundra Town Centre and the adjoining Kings Beach and Bulcock Beach tourism focus areas, whilst maintaining the predominantly low density character of the traditional beachside suburbs and neighbourhoods of Moffat Beach, Dicky Beach, Currimundi, Shelly Beach and Battery Hill.
  - (b) Urban development within the Caloundra local plan area is limited to land within the urban growth management boundary so as to protect the integrity of foreshore and creekside environmental reserves.

- (c) Development recognises and reinforces the beachside location and setting of the local plan area by providing for high quality, contemporary sub-tropical building, landscape and streetscape design that:
  - (i) promotes a casual, outdoor lifestyle;
  - (ii) incorporates the colours, textures and landscape features of the natural coastal environment into the built form, landscaping and streetscapes;
  - (iii) creates light filled interior and exterior spaces that capitalise on sea breezes and significant viewlines;
  - (iv) reinforces connection with the natural environment through the provision of substantial landscaping and the incorporation and integration of greenery in building design; and
  - (v) optimises enjoyment of the coastal sub-tropical environment through utilisation of cross ventilation and design for shade and weather protection.
- (d) Taller buildings are designed and sited to achieve high levels of articulation in their composition and generous separation between towers, to avoid the creation of 'walls of development', maintain solar access, breezes and significant views.
- (e) The significant environmental values of Ben Bennett Botanical Park, Currimundi Recreation Reserve and other local environmental parks and reserves are protected and enhanced.
- (f) Significant views to important landscape features including beaches and waterways, headlands, the Glass House Mountains, Pumicestone Passage, Moreton Bay and Pacific Ocean are respected. Views to and from the heritage protected Caloundra lighthouses, located on the corner of Canberra Terrace and Arthur Street, are respected.
- (g) Development does not compromise the provision and operation of the Dedicated Public Transport Corridor (CAMCOS) and the associated Caloundra Transit Station, the Maroochydore to Caloundra Priority Transit Corridor (Light Rail) and proposed Omrah Avenue transit station, the CoastConnect Priority Public Transport and Bicycle Corridor, the two proposed new northern access roads into the Caloundra Centre or proposed new intersections and intersection upgrades.
- (h) Development facilitates safe, convenient, attractive and shaded pedestrian and cycle connections to and between key destinations within the local plan area. The coastal foreshore area and coastal path provides an important continuous pedestrian, cycle and open space link from Currimundi Creek to the Pumicestone Passage. A 'bush to beach' pedestrian and cycle circuit is provided from Moffat Beach, along Tooway Creek, Tooway Parade and William Street through Central Park and into the Caloundra Centre via Gosling Street and Bicentennial Park, linking to the coastal path at Bulcock Beach.
- (i) Development and streetscape upgrades incorporate water sensitive urban design principles to improve stormwater quality discharges to local waterways and the Pumicestone Passage.

#### Additional overall outcomes for development in Precinct CAL LPP-1 (Caloundra Central)

- (b)(i) The Caloundra Town Centre continues to be developed as a major regional activity centre and the dominant centre for the southern part of the Sunshine Coast, providing a full range of town centre activities to meet the needs of the Caloundra community, and communities in the southern part of the Sunshine Coast and visitors to the area, in accordance with the intent of the relevant sub-precinct and zones. Building on current business and tourism activities, new residential development, visitor accommodation, tourism, community, recreational and educational activities provide opportunities to strengthen and revitalise the Centre.
- (k) Opportunities for transit oriented development are provided within the town Centre and in designated areas adjacent to the Maroochydore to Caloundra Priority Transit Corridor (Light Rail), CoastConnect Priority Public Transport Corridor and Dedicated Public Transport Corridor (CAMCOS) in accordance with allocated zonings.

(e) —

- (d) Development in the Major centre zone contributes to the economic vitality of the Caloundra Town Centre by providing for a wide range and depth of business uses.

**Additional overall outcomes for development in Sub-precinct CAL LPSP-1a (Destination Centre)**

- (l) ~~Development in the Major centre zone in Sub-precinct CAL LPSP-1a (Bulcock Street Destination Centre) provides for the Major centre zone this part of the Caloundra Town Centre south of Omrah Avenue and Ormuz Avenue focussed on Bulcock Street, to be retained as the traditional 'main street' retail and entertainment area, accommodating a range of business uses and community uses with an emphasis on mixed use development with retail business uses and entertainment/catering business active uses at street level, together with multi-unit residential uses and/or commercial business uses located above street level. The Major centre zone in the area north of Ormuz Avenue and west of Minchinton Street supports the Bulcock Street retail and entertainment area by providing a range of smaller scale complementary business uses, community uses and multi-unit residential uses.~~
- (m) ~~Development ensures the traditional main street role and character of Bulcock Street is maintained, complemented by a network of attractive and activated laneways. New or extended large floor plate uses and car parking areas are sleeved and located behind smaller scale, fine grain shopfronts that address the street and reinforce Bulcock Street's established townscape character.~~
- (n) ~~Otranto Avenue, Tay Avenue, Minchinton Street and Knox Avenue connect Bulcock Street to the water, with development fronting these streets providing generous setbacks and built form, streetscape and landscape treatments which facilitate strong visual and pedestrian linkages to Pumicestone Passage, Bulcock Beach and Bulcock Esplanade. Development on land with frontage to Otranto Avenue contributes to the creation of a 'street park' linking the proposed new town square, Bulcock Street and Bulcock Beach and creating a focus area for entertainment/catering business uses, events and activities. Active uses including shops and/or restaurants/cafes with outdoor dining are located at street level and view lines to the water are maintained, enhanced and framed by built form and landscaping.~~
- (i)(o) ~~Public access through block pedestrian links are provided in key locations to allow convenient pedestrian access and enhanced permeability, with development addressing and activating pedestrian links wherever practicable. Strong linkages are also provided to the adjacent community uses, parkland, proposed town square and transit centre in Sub-precinct CAL LPSP-1b (Community and Creative Hub).~~
- (p) ~~Key site 1 (Top of Town) is developed as an exemplar mixed use development which anchors the eastern gateway into Bulcock Street and showcases the sites spectacular views and prominent location through outstanding design and public realm outcomes. Development seeking additional height allowance provides for a high standard hotel and amalgamation of sites.~~
- (q) ~~Key site 2 (Western Sites) provides an attractive and inviting gateway into Bulcock Street through mixed use development and public realm outcomes, and design which addresses and activates street frontages. Development seeking additional height allowance provides for exemplar design and amalgamation of sites and, where seeking the maximum additional height allowance, a high standard hotel or vertical retirement facility.~~
- (r) ~~Key site 3 (Bulcock/Maloja) contributes to an attractive and inviting gateway into Bulcock Street through high quality mixed use development and public realm outcomes, and design which addresses and activates street frontages, and the coastal path. Buildings are sensitively designed to preserve significant view corridors. Development seeking additional height allowance provides for exemplar design, a high standard hotel or vertical retirement facility and amalgamation of sites.~~
- (s) ~~Key site 4 (Cooma Terrace Bus Station) is developed as an exemplar mixed use development with street level and laneway activation.~~
- (e) ~~Development in Precincts CAL LPP 5 (Events Centre Hospitality Area), CAL LPP 6 (Bulcock Street Hospitality Area), CAL LPP 7 (Bulcock Beach Hospitality Area) and CAL LPP 8 (Kings Beach Hospitality Area) provides a range of business uses and entertainment activities including food and drink outlets, function facilities, bars and hotels that may operate after hours and include live music which creates a vibrant atmosphere. Nightclub entertainment facilities are only established in the Major centre zone in Precinct CAL LPP 6 (Bulcock Street Hospitality Area).~~



(f) The traditional main street character of Bulcock Street is maintained. New or extended large floor plate retail uses are sleeved and located behind smaller scale, fine grain shopfronts that address the street and reinforce Bulcock Street's established townscape character. Through block pedestrian links are provided to allow convenient pedestrian access with development addressing and activating pedestrian links and vehicular laneways, wherever practicable. Development in Precinct CAL LPP-1 (Bulcock Street) is integrated with the adjoining community uses in Felicity Park and Omrah Avenue and the mixed use tourist development at nearby Bulcock Beach.

Development in the Major centre zone in Precinct CAL LPP-2 (Ormuz Avenue) supports the Bulcock Street retail and entertainment area by providing a range of complementary business uses and multi-unit residential uses. Development in this precinct is integrated with and includes strong pedestrian connections to Bulcock Street and the adjoining community uses in Omrah Avenue.

#### **Additional overall outcomes for development in Sub-precinct CAL LPSP-1b (Community and Creative Hub)**

- (t) Development in Sub-precinct CAL LPSP-1b (Community and Creative Hub) contributes to the creation of a vibrant heart for Caloundra Centre, accommodating community, cultural, civic, educational and transit centre activities built around an activated town square and public spaces with lush landscaping. Mixed use residential development that supports the proposed Omrah Avenue transit centre, as well as creative and design industries and entertainment uses, are encouraged to establish in this sub-precinct. A new library/resource centre, art gallery, museum and other community facilities, and public car parking facilities, are provided in conjunction with redevelopment/refurbishment of public land and facilities in the sub-precinct, with strong connections to the new town square.
- (u) Key site 5 (Town Square Redevelopment) incorporates a large public multi use open space providing a central focus for community activities and events, as well as shaded parkland for passive recreation. The town square is framed by a signature mixed use development, with active uses at street level providing integration with the adjoining public spaces and Carter Lane.
- (v) Key site 6 (Kronks Motel) is redeveloped as a signature mixed use development with a focus on mixed use business and residential accommodation that incorporates high quality buildings, active street frontages to Ormuz Avenue/Minchinton Street and streetscaping as well as an attractive and safe pedestrian linkage through the site. Vertical retirement living and/or visitor accommodation is encouraged on this site.
- (w) Development on private land included in the Community facilities zone on the northern side of Omrah Avenue is limited to dwelling houses on existing lots in order to ensure the land is preserved for future parkland and complementary community and transit facilities to support civic and cultural functions in the Caloundra Centre, and the Maroochydore to Caloundra Priority Transit Corridor (Light Rail). Key Site 1 (Kronks Motel) is redeveloped as a signature mixed use development that incorporates high quality buildings, active street frontages and streetscaping.

#### **Additional overall outcomes for development in Sub-precinct CAL LPSP-1c (Gateway)**

- (x) Development in Sub-precinct CAL LPSP-1c (Gateway) accommodates a range of predominantly business uses, community uses and multi-unit residential uses, which support Sub-precinct CAL LPSP-1a (Destination centre) including larger format business and community uses that cannot practically be accommodated in Sub-precinct CAL LPSP-1a (Destination centre).
- (y) Development in Sub-precinct CAL LPSP-1c (Gateway) on land with frontage to Caloundra Road and Bowman Road between Nicklin Way and Bulcock Street and at the intersection of Bowman Road and Bulcock Street, achieves a high standard of urban design that provides built form, streetscape and landscape treatments which create an attractive boulevard and enhance the western gateway to Bulcock Street.
- (z) Development on sites adjoining Nicklin Way provides high quality buildings, landscaping and integrated signage that improves the visual appearance of Nicklin Way as a major gateway to Caloundra Centre.
- (aa) The government and medical hub established in the vicinity of West Terrace and Bowman Road, and comprising the Caloundra Hospital, Caloundra Courthouse, Caloundra Police



Station and other emergency services, is consolidated. The government and medical hub further reinforces this part of Caloundra as a focus for the provision of key community facilities.

- (bb) Key site 7 (Stockland Shopping Centre) is consolidated and further developed in accordance with an approved plan of development to create a more integrated and less internalised retail and entertainment based development which addresses public streets, is permeable and supports pedestrian connectivity to other parts of the Caloundra Centre.

**Addiitonal overall outcomes for development in Sub-precinct CAL LPSP-1d (Central Park Urban Village)**

- (cc) Development in Sub-precinct CAL LPSP-1d (Central Park Urban Village) provides a focus for housing renewal and consolidation focussed around Central Park and nearby sporting and community facilities and within close proximity to the Caloundra Centre and the Maroochydore to Caloundra Priority Transit Corridor (Light Rail) and proposed transit station.
- (dd) The Major centre zone north of Mayes Avenue provides for medium density residential uses, small scale business uses, and mixed use development outcomes that support and complement the role of Sub-precinct CAL LPSP1a (Destination Centre) as the primary focus for centre activities. Medium density residential development and mixed use development incorporating allied health care services, accommodation and sport and recreation related activities that support and capitalise on the location close to the Central Park sporting facilities and Caloundra Hospital are encouraged in this part of the Major centre zone. Business uses are focussed predominantly on Oval Avenue.
- (ee) In the Medium density residential zone, small scale allied health focused home based businesses that seek to capitalise on, and reinforce, Central Park and associated facilities as a significant destination for sport and recreation related activities are encouraged.
- (ff) Development on properties in the Medium density residential zone fronting the western side of Bowman Road between Gosling Street and Cowan Street may provide for residential development, or mixed use development with small scale offices or health care services located at street level, with residential above. Mixed use development is designed and configured in a manner that minimises adverse amenity impacts on adjoining residential properties.
- (gg) Development in the Medium density residential zone on sites with a height limit of 15 metres or 18 metres, provides for well designed medium rise and medium density housing types including apartments, townhouses, vertical retirement living, and student accommodation.
- (hh) Development is designed and configured in a manner which assists in the activation and connectivity of open space and recreational areas, particularly Central Park and Bicentennial Park and key pedestrian connections. Development provides frontage treatments and streetscapes which promote pedestrian activity and interaction with the street and adjoining parkland and a high level of amenity and connectivity with, and links to, other sub-precincts within Precinct CAL LPP-1 (Caloundra Central).

- (g) Development in the Major centre zone in Precinct CAL LPP-3 (Bowman Road/Oval Avenue) accommodates a range of large floor plate business uses and community uses that cannot practically be accommodated in other parts of the Caloundra Town Centre together with some fine grain business uses that support, or are complementary to, the adjoining government and medical hub. These small scale business uses predominantly occur in that part of Precinct CAL LPP-3 between West Terrace and Second Avenue through the redevelopment of this area.

- (h) Key Site 2 (Stockland Shopping Centre) is consolidated and further developed in accordance with an approved plan of development to create a more integrated and less internalised retail and entertainment based development which addresses public streets, is permeable and supports pedestrian connectivity to other parts of the Caloundra Town Centre.

Key Site 3 (Caloundra RSL Club) is consolidated and further developed as a major entertainment venue which supports pedestrian connectivity to surrounding development and provides an attractive street front address to Oval Avenue.

### Additional overall outcomes for development in Sub-precinct CAL LPSP-1e (Caloundra Hospitality Area)

- (ii) Development in Sub-precinct CAL LPSP-1e (Caloundra Hospitality Area) provides a range of business uses and entertainment activities including *food and drink outlets, function facilities, bars and hotels* that may operate after hours and include live music which creates a vibrant atmosphere. *Nightclub entertainment facilities are only established on sites included in the Major centre zone and with frontage to Bulcock Street.*

(i) —

- (j) ~~Development in the Specialised centre zone provides for the progressive refurbishment of sites adjoining Caloundra Road with high quality buildings, landscaping and integrated signage that improves the visual appearance of Caloundra Road as a landscaped boulevard and major gateway to Caloundra Town Centre.~~

### Additional overall outcomes for development in the remainder of the Caloundra local plan area

- (k)(jj) ~~The existing local centres at Currimundi (*Local centre zone*), and Moffat Beach (*Local centre zone*) and Dicky Beach (*Tourist accommodation zone*) are retained as local (not full service) activity centres providing for the basic convenience needs of residents of, and visitors to, the local area.~~

- (kk) ~~Development within the Local centre zone at Moffat Beach provides active street *frontages*, streetscape improvements and other urban elements that create vibrant streets and reflect the prevailing beachside character of the area.~~

(l) —

- (m) ~~Development in the Medium impact industry zone provides for the continued development and refurbishment of the Caloundra West Industrial Estate as an area accommodating a broad range of industry uses, while avoiding significant conflicts with nearby residential areas.~~

- (n) ~~Development in the Low impact Industry zone provides for the refurbishment and further development of the Moffat Beach Business Park, incorporating a range of *low impact industry uses* and complementary business uses in an attractive mixed use environment. The amenity of surrounding residential areas is maintained.~~

- (o) ~~Residential areas are characterised by high quality residential buildings that reflect a beachside setting. Development has a form, scale and level of intensity that minimises its physical and visual impact. In Kings Beach in particular, development responds to its waterfront, intermediate or ridgeline location through variations in *building height* and sensitive residential tower design.~~

- (ll) ~~Development in the Tourist accommodation zone at *Bulcock Beach*, Kings Beach, Dicky Beach, Currimundi and *Golden Beach* (*Oaks Oasis Resort site*) reinforces the role of Caloundra as a major coastal tourism destination and visitor accommodation area.~~

- (p)(mm) Development in Precinct CAL LPP-2 (Kings Beach Hospitality Area) provides a range of business uses and entertainment activities including *food and drink outlets, function facilities, bars and hotels* that may operate after hours and include live music which creates a vibrant atmosphere.

- (q)(nn) Key Site *84* (Kings Beach Tavern), Key Site *95* (Kings Beach Shops) and Key Site *106* (*Golden Beach* Oaks Oasis Resort), are developed as signature mixed used developments which:-

- (i) incorporate high density, predominantly visitor accommodation in comfortable and attractive living environments together with tourism, convenience, leisure and recreation related uses;
- (ii) are integrated with and contribute to the vibrancy of adjoining foreshore or parkland areas;
- (iii) create active street *frontages* that encourage pedestrian movement and interaction between private development and adjacent public spaces; and
- (iv) display an outstanding level of architectural and landscape design befitting their location and level of importance within the local plan area.

~~(oo) Residential areas are characterised by high quality residential buildings that reflect a beachside setting. Development has a form, scale and level of intensity that minimises its physical and visual impact. In Kings Beach in particular, development responds to its waterfront, intermediate or ridgeline location through variations in building height and sensitive residential tower design.~~

~~(r)(pp)~~ Development in the Low density residential zone and Medium density residential zone occurs in an integrated manner and creates walkable neighbourhoods with good pedestrian and cycle connectivity to activity centres, community facilities, recreation areas and other key destinations.

~~(s)(qq)~~ Development in Precinct CAL LPP-34 (Moffat Beach/Shelly Beach/Dicky Beach) is compatible with, and sympathetic to, the preferred character of the area, which is characterised by larger lots. To maintain the low density character and amenity of this area, any residential lot is to be a minimum of 700m<sup>2</sup> in area.

~~(t)~~ Development in the Medium density residential zone provides for a mix of residential housing types with dwellings that are generally of a domestic scale or are provided in small groups so as to reduce the perceived scale and mass of development.

~~(rr)~~

~~(u)~~ The government and medical hub established in the vicinity of West Terrace and Bowman Road adjacent to the Caloundra Town Centre, and comprising the Caloundra Hospital, Caloundra Courthouse, Caloundra Police Station and other emergency services, is consolidated. The government and medical hub further reinforces this part of Caloundra as the primary focus for the provision of major State government facilities.

~~(v)~~ Precinct CAL LPP-9 (Omrah Avenue) includes a number of dwelling houses on lots immediately to the south of Bicentennial Park. Development in this precinct is limited to dwelling houses on existing lots in order to ensure the land is preserved for a central park and complementary community facilities to support civic and cultural functions in the Caloundra Town Centre.

~~(ss)~~ Development in the Specialised centre zone provides for the progressive refurbishment of sites adjoining Caloundra Road with high quality buildings, landscaping and integrated signage that improves the visual appearance of Caloundra Road as a landscaped boulevard and major gateway to Caloundra Centre.

~~(tt)~~ Development in the Medium impact industry zone provides for the continued development and refurbishment of the Caloundra West Industrial Estate as an area accommodating a broad range of industry uses, while avoiding significant conflicts with nearby residential areas.

~~(uu)~~ Development in the Low impact Industry zone provides for the refurbishment and further development of the Moffat Beach Business Park, incorporating a range of low impact industry uses and complementary business uses in an attractive mixed use environment. The amenity of surrounding residential areas is maintained.

~~(w)(vv)~~ Development within Precinct CAL LPP-410 (Caloundra Aerodrome) provides for the establishment of a range of uses and activities that are compatible with the primary function of the aerodrome including aviation related business, tourism and industrial uses. The scale of development and operations recognises the location of the aerodrome within the urban fabric and the need to take into consideration impacts on nearby existing or proposed residential areas. Development at the Caloundra Aerodrome does not compromise the Sunshine Coast Activity Centres Network.

~~(x)~~ The significant environmental values of Ben Bennett Botanical Park, Currimundi Recreation Reserve and other local environmental parks and reserves are protected and enhanced.

~~(y)~~ Significant views to important landscape features including beaches and waterways, headlands and the Glass House Mountains are protected.

~~(z)~~ Views to and from the heritage protected Caloundra lighthouses, located on the corner of Canberra Terrace and Arthur Street, are retained.

~~(aa)~~ Development does not compromise the provision and operation of the Dedicated Public Transport Corridor (CAMCOS) and the Caloundra Transit Station, the CoastConnect Priority Public Transport and Bicycle Corridor or the proposed new northern access road into the Caloundra Town Centre.

## 7.2.6.4 Performance outcomes and acceptable outcomes

**Table 7.2.6.4.1 Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central)**

<u>Performance Outcomes</u>		<u>Acceptable Outcomes</u>	
<u>Land Uses and Locations Generally</u>			
<u><b>PO1</b></u>	<u>Development supports the role and function of the Caloundra Centre as:</u> <u>(a) a vibrant, mixed use transit oriented major regional activity centre, supporting a wide range of business, community and residential activities; and</u> <u>(b) the dominant major regional activity centre for the southern Sunshine Coast, subservient only to the Maroochydore Principal Regional Activity Centre.</u>	<u><b>AO1</b></u>	<u>No acceptable outcome provided.</u>
<u><b>PO2</b></u>	<u>Development supports an urban structure configured in a manner generally in accordance with <b>Figure 7.2.6C (Caloundra Centre Urban Structure)</b> and comprising the following sub-precincts identified on <b>Local Plan Map LPM45</b> and further described below:-</u> <u>(a) Sub-precinct LPSP CAL-1a (Destination Centre);</u> <u>(b) Sub-precinct LPSP CAL-1b (Community and Creative Hub);</u> <u>(c) Sub-precinct LPSP CAL-1c (Gateway); and</u> <u>(d) Sub-precinct LPSP CAL-1d (Central Park Urban Village).</u>	<u><b>AO2</b></u>	<u>No acceptable outcome provided.</u>
<u><b>Built Form Generally</b></u>			
<u><b>PO3</b></u>	<u>Development respects and emphasises the following important sightlines and views identified conceptually on <b>Figure 7.2.6A (Caloundra local plan elements)</b> and <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b>:-</u> <u>(a) views from Canberra Terrace, Arthur Street, Queen Street and Regent Street to the Glass House Mountains;</u> <u>(b) views along Otranto Avenue, Minchinton Street, Knox Avenue and Tay Avenue to the Pumicestone Passage; and</u> <u>(c) views to the Glass House Mountains, Pumicestone Passage, Bribie Island and the Pacific Ocean from Bulcock Esplanade and the coastal path.</u>	<u><b>AO3</b></u>	<u>No acceptable outcome provided.</u>

Performance Outcomes		Acceptable Outcomes	
<b>PO4</b>	<p>Development for a residential, business or community activity provides for contemporary subtropical coastal building design which incorporates the following features:-</p> <ul style="list-style-type: none"> <li>(a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing;</li> <li>(b) articulated, pitched, skillion or curved roof forms;</li> <li>(c) open or transparent balustrades;</li> <li>(d) orientation of living spaces to maximise natural ventilation, winter sun and summer shade;</li> <li>(e) utilisation of shade devices that minimise hot summer sunlight falling on openings and external living areas whilst admitting warm winter sunlight;</li> <li>(f) natural ventilation in lift lobbies, arrival areas and communal areas;</li> <li>(g) landscaping and signage integrated into the building design;</li> <li>(h) understated coastal colour schemes; and</li> <li>(i) low reflective roofing and cladding.</li> </ul> <p><u>Editor's Note—The National Construction Code contains requirements in relation to energy efficiency, shading and natural ventilation. Development must meet the relevant requirements of the National Construction Code.</u></p>	<b>AO4</b>	<p>No acceptable outcome provided.</p> <p><u>Note—Section 9.4.7 (Sustainable design code) sets out requirements for sustainable design including design for climate.</u></p> <p><u>Note—Figure 7.2.6D (Example of use of sun shading devices in building design) illustrates the use of vertical sun shading providing side boundary privacy and western screening.</u></p>
<b>PO5</b>	<p>Development for a residential, business or community activity provides for buildings that have clearly defined levels incorporating:-</p> <ul style="list-style-type: none"> <li>(a) a base (lower two storeys) where materials, textures, planting and architectural elements evoke the natural beachside setting, including use of timber, stone and coastal subtropical planting;</li> <li>(b) for buildings with more than two storeys, a “middle” which clearly articulates functional difference, has clearly articulated outdoor living spaces and building elements which create architectural interest, variation and a layered architecture of light and shade; and</li> <li>(c) a “top” incorporating roofscapes that are designed to contribute to the creation of an undulating and varied urban skyline, and are designed to be activated where practicable, particularly on buildings on Key Sites.</li> </ul>	<b>AO5</b>	<p>No acceptable outcome provided.</p> <p><u>Note—Figure 7.2.6E (Example detailing for base of mixed use buildings) illustrates the use of stone, timber and integrated coastal landscaping to ‘human interaction’ areas.</u></p> <p><u>Note—Figure 7.2.6F (Example detailing for middle of buildings) illustrates building articulation and the use of screens, blades and bris soleils that are designed to modulate strong sunlight and create a layered architecture of light and shade.</u></p> <p><u>Note—Figure 7.2.6G (Example detailing for building roofscapes) illustrates articulated roof form and activation of rooftop areas.</u></p> <p><u>Note—Section 9.4.3 (Business uses and centre design code) sets out additional requirements in relation to building features and articulation.</u></p>
<b>PO6</b>	<p>Buildings with podiums utilise podium levels as landscaped public, communal or private outdoor living and recreation spaces, which are designed to create comfortable microclimatic conditions having regard to:-</p> <ul style="list-style-type: none"> <li>(a) shade;</li> <li>(b) breezes;</li> <li>(c) orientation; and</li> </ul>	<b>AO6</b>	<p>No acceptable outcome provided.</p> <p><u>Note—Figure 7.2.6H (Example podium design) illustrates the design of podium areas for outdoor living and recreation.</u></p>

Performance Outcomes		Acceptable Outcomes	
	(d) <u>landscape treatment.</u>		
<b>PO7</b>	Buildings are designed to avoid the appearance of undifferentiated 'boxes' or 'walls' of development; and reduce apparent bulk and scale by: (a) <u>provision of slender building profiles for taller buildings; and</u> (b) <u>variation in volumetric massing and composition.</u>	<b>AO7</b>	<u>In partial fulfilment of performance outcome PO7: -</u>  Development on sites larger than 3,000m <sup>2</sup> , with a building height of 25 metres or greater, provides for a design which accommodates a minimum of two towers.  <u>Note—Figure 7.2.6I (Example of articulated building design)</u> illustrates variation in volumetric massing to reduce building bulk and scale.  <u>Note—Section 9.4.3 (Business use and centre design code)</u> sets out additional requirements in relation to building massing and composition.
<b>PO8</b>	Development provides for generous separation between towers which:- (a) <u>avoids or minimises the need for fixed screening to achieve visual privacy;</u> (b) <u>maintains solar access; and</u> (c) <u>maintains access to cooling breezes.</u>	<b>AO8</b>	<u>That part of a building above two storeys is separated from other buildings (whether or not on the same site) by at least 15 metres.</u>
<b>PO9</b>	Development for a residential use or mixed use ensures dwellings incorporate useable and comfortable outdoor private living spaces which:- (a) <u>are connected directly with indoor living spaces;</u> (b) <u>are large enough to accommodate a dining table or lounge setting; and</u> (c) <u>are designed to ensure privacy and weather protection whilst also maintaining a visual and physical connection with the street.</u>	<b>AO9</b>	<u>In partial fulfilment of performance outcome PO9: -</u>  <u>Outdoor living areas including verandahs, balconies, terraces and the like, have minimum internal dimensions of 3m x 4m.</u>
<b>PO10</b>	Development in Sub-precincts CAL LPSP - 1a (Destination Centre), and CAL LPSP-1b (Community and Creative Hub):- (a) <u>provides for car parking:-</u> (i) <u>below ground in a basement structure(s), or</u> (ii) <u>which is sleeved behind buildings or behind other uses in the same building;</u> (b) <u>minimises vehicular access across active street frontages; and</u> (c) <u>provides for loading docks and service areas to be located and screened so as to be visually unobtrusive.</u>	<b>AO10</b>	<u>No acceptable outcome provided.</u>  <u>Note—Figure 7.2.6J (Sleeving of parking areas)</u> illustrates how parking areas may be sleeved behind retail or commercial uses, or residential uses.
<b>Setbacks and Site Cover</b>			
<b>PO11</b>	Development in Sub-precinct CAL LPSP-1a (Destination Centre) and Sub-precinct CAL LPSP-1b (Community and Creative Hub) in the Major centre zone and Tourist accommodation zone, ensures that:- (a) <u>development south of Omrah Avenue and Ormuz Avenue creates an active urban streetscape through buildings which:</u> (i) <u>address and have a close relationship to the street;</u> (ii) <u>complement the existing scale of buildings in Bulcock Street through the creation of tower and podium forms which:</u> i. <u>deliver a close relationship</u>	<b>AO11</b>	<u>Development complies with the setbacks and site cover specified in Table 7.2.6.4.3 Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central).</u>  <b>OR</b>  <u>For development on council owned or controlled land, setbacks and site cover are determined via detailed site planning.</u>

Performance Outcomes		Acceptable Outcomes	
	<p><u>with Bulcock Street at street level, without dominating the streetscape or creating a tunnelling effect; and</u></p> <p><u>ii. are well set back from Bulcock Street above the podium;</u></p> <p><u>iii. preserve solar access to Bulcock Street, and significant views;</u></p> <p><u>(iii) protect and frame views to the waterfront on Otranto Avenue, Minchinton Street and Knox Avenue;</u></p> <p><u>(b) development north of Ormuz Avenue and east of Minchinton Street responds to the primarily residential nature of this area through buildings which:-</u></p> <p><u>(i) have generous front setbacks;</u></p> <p><u>(ii) address the street; and</u></p> <p><u>(iii) facilitate subtropical planting zones along street frontages;</u></p> <p><u>(c) development above two storeys comprises well spaced buildings facilitating visual privacy and generous separation between buildings; and</u></p> <p><u>(d) sufficient space is created on sites to facilitate integration of subtropical planting, deep planting zones and outdoor living spaces.</u></p>		
<b>PO12</b>	<p><u>Development in other areas within Precinct CAL LPP-1 (Caloundra Central):-</u></p> <p><u>(a) provides for buildings which address and have a close relationship with the street, in a manner consistent with the level of activity anticipated on the street;</u></p> <p><u>(b) provides for generous setbacks to Oval Avenue;</u></p> <p><u>(c) facilitates subtropical planting zones along street frontages;</u></p> <p><u>(d) ensures development above two storeys comprises well spaced buildings facilitating visual privacy and generous separation between buildings; and</u></p> <p><u>(e) ensures sufficient space is created on sites to facilitate integration of subtropical planting, deep planting zones and outdoor living spaces.</u></p>	<b>AO12</b>	<p><u>Development complies with the setbacks and site cover specified in Table 7.2.6.4.3 Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central).</u></p> <p><b>OR</b></p> <p><u>For development on council owned or controlled land, setbacks and site cover are determined via detailed site planning.</u></p>
<b>Street Frontages</b>			
<b>PO13</b>	<p><u>Development in the Major centre zone and Tourist accommodation zone facilitates vibrant and active streets and public spaces through providing for:-</u></p> <p><u>(a) primary active street frontages which provide a continuous active frontage at street level containing small-scale, active uses which foster casual, social and business interaction and encourage street oriented interactivity; and</u></p> <p><u>(b) secondary active street frontages which provide a significant proportion of active uses at street level.</u></p>	<b>AO13</b>	<p><u>Development provides primary active street frontages and secondary active street frontages where identified on Figure 7.2.6A (Caloundra local plan elements) and Figure 7.2.6B (Caloundra local plan elements - inset).</u></p> <p><u>Note—Section 9.4.3 (Business use and centre design code) sets out additional requirements addressing the relationship of buildings to streets and public spaces.</u></p>



<b>Performance Outcomes</b>		<b>Acceptable Outcomes</b>	
<b>PO14</b>	Development in the Major centre zone and Tourist accommodation zone provides for <u>building facades along laneways which:-</u> (a) <u>provide opportunities for small scale or micro active uses for part of the laneway frontage;</u> (b) <u>incorporate artwork to contribute to the laneway experience, particularly at entry points; and</u> (c) <u>maintain the primary role of laneways for servicing.</u>	<b>AO14</b>	Development provides laneway frontages, where identified on <b>Figure 7.2.6B (Caloundra local plan elements - Inset).</b>
<b>PO15</b>	Development in the High density residential zone and Medium density residential zone on streets identified as street addressing frontage on <b>Figure 7.2.6A (Caloundra local plan elements)</b> or <b>Figure 7.2.6B (Caloundra local plan elements - inset)</b> are designed to maximise casual surveillance and passive activation and promote a close relationship with the adjacent street or public space.	<b>AO15</b>	Development adjacent to a street addressing frontage, where identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> or <b>Figure 7.2.6B (Caloundra local plan elements (Inset)):-</b> (a) <u>orients indoor and outdoor living spaces towards the street or other public space;</u> (b) <u>may provide for building design which projects balconies and building entries forward of the main building setback line towards the street in accordance with the setbacks specified in Table 7.2.6.4.3 Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central);</u> (c) <u>provides no, or low boundary fences; and</u> (d) <u>provides front landscaping that is designed and configured in a manner that does not substantially block views to and from the street.</u>  <u>Note—for the purpose of item (d) above, street and shade trees which form a canopy at maturity are consistent with the outcome.</u>  <u>Note—Figure 7.2.6K (Example of development addressing a street addressing frontage) provides an example of development design to a street addressing frontage.</u>
<b>Landscape and Streetscape Character</b>			
<b>PO16</b>	Development provides for streetscape improvements which:- (a) <u>reflect the colours and textures of the local coastal environment;</u> (b) <u>complement existing or proposed streetscape works in Caloundra Centre to ensure continuity of streetscapes and landscape design;</u> (c) <u>provide attractive streets which enhance amenity and pedestrian accessibility; and</u> (d) <u>contribute to an enhanced entry experience into Caloundra Centre along major roads and public transport routes.</u>	<b>AO16.1</b>	Development adjacent to a <u>primary streetscape treatment area</u> on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> provides for streetscape improvements, public art and landscaping consistent with the plant species, composition, materials and palettes in the upgraded Bulcock Street streetscape.
		<b>AO16.2</b>	Development adjacent to a <u>boulevard treatment area</u> on <b>Figure 7.2.6A (Caloundra local plan elements)</b> or <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> provides for streetscape improvements which enhance the sense of arrival and entry to Caloundra Centre via continuous landscaped boulevards.
		<b>AO16.3</b>	Development adjacent to a <u>high amenity streetscape area</u> on <b>Figure 7.2.6A (Caloundra local plan elements)</b> or <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> provides for streetscape improvements which enhance the



Performance Outcomes		Acceptable Outcomes	
			<p><u>pedestrian experience including abundant shade trees, wide footpaths and verge landscaping.</u></p> <p><u>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes.</u></p> <p><u>Note—the Bulcock Street Master Plan provides further guidance regarding particular streetscape treatments in Bulcock Street.</u></p>
<b>PO17</b>	<p><u>Development provides landscapes, including deep planted landscapes, that:-</u></p> <p><u>(a) contribute to a memorable centre characterised by a relaxed, leafy sub-tropical coastal character;</u></p> <p><u>(b) are configured in a manner that contributes to the amenity of the street and surrounding development;</u></p> <p><u>(c) are integrated into the building design and assist to visually “breaking up” built form;</u></p> <p><u>(d) assist in creating a seamless transition connecting the building to the streetscape and/or any adjoining open space;</u></p> <p><u>(e) assist in maintaining comfortable microclimatic conditions;</u></p> <p><u>(f) are an appropriate scale having regard to the scale of building/s; and</u></p> <p><u>(g) are provided in viable configurations having regard to the requirements of the particular species proposed.</u></p>	<b>AO17</b>	<p><u>No acceptable outcome provided.</u></p> <p><u>Note—Figure 7.2.6L (Landscape integrated into the building design) provides an example of how landscapes may be incorporated into development on active street frontages.</u></p> <p><u>Note—Section 9.4.2 (Landscape code) sets out requirements for landscapes.</u></p>
<b>PO18</b>	<p><u>Development adjacent to a gateway/entry point where identified on Figure 7.2.6A (Caloundra local plan elements) or Figure 7.2.6B (Caloundra local plan elements - Inset) incorporates:-</u></p> <p><u>(a) architectural and landscape treatments which:-</u></p> <p><u>(i) enhance the sense of arrival to Caloundra Centre;</u></p> <p><u>(ii) reflect and reinforce the coastal urban character of Caloundra Centre;</u></p> <p><u>(iii) emphasise corner locations; and</u></p> <p><u>(iv) create a distinctive gateway environment;</u></p> <p><u>(b) building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades; and</u></p> <p><u>(c) substantial landscape treatments incorporating distinctive feature trees, public art and sophisticated landscape composition.</u></p>	<b>AO18</b>	<p><u>No acceptable outcome provided.</u></p>
<b>PO19</b>	<p><u>Development adjacent to the intersection of Caloundra Road, Bowman Road and Bulcock Street contributes to the creation of a memorable town centre gateway/entry to Bulcock Street that:-</u></p> <p><u>(a) identifies, respects and reinforces the gateway location through exemplar built form, landscape and streetscape design, particularly on corner locations;</u></p> <p><u>(b) contributes activity and amenity to the</u></p>	<b>AO19</b>	<p><u>No acceptable outcome provided.</u></p> <p><u>Note—Figure 7.2.6M (Western Gateway to Bulcock Street) provides illustrations of design outcomes for the Western Gateway to Bulcock Street.</u></p>

Performance Outcomes		Acceptable Outcomes	
	<p><u>gateway;</u></p> <p><u>(c) creates an attractive, safe and inviting streetscape and pedestrian link between Stockland Shopping Centre and Bulcock Street; and</u></p> <p><u>(d) incorporates landscaped build outs including shade trees, feature landscaping, attractive ground covers and entry signage.</u></p>		
<b>PO20</b>	<p><u>Development provides for the retention and enhancement of existing character trees and areas of significant vegetation contributing to the setting, character and sense of place of Caloundra Centre.</u></p>	<b>AO20</b>	<p><u>Development provides for the retention of character vegetation where identified on Figure 7.2.6A (Caloundra local plan elements) and Figure 7.2.6B (Caloundra local plan elements - Inset).</u></p> <p><u>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</u></p>
Connectivity and Movement			
<b>PO21</b>	<p><u>Development improves local connectivity by providing pedestrian and cycle connections to and between key destinations, including linkages:-</u></p> <p><u>(a) between the different sub-precincts within Precinct CAL LPP-1 (Caloundra Central);</u></p> <p><u>(b) between Stockland Shopping Centre and Bulcock Street;</u></p> <p><u>(c) between Bulcock Street and Bulcock Esplanade, in particular via Otranto Avenue, Minchinton Street, Knox Avenue and Tay Avenue; and</u></p> <p><u>(d) along the northern side of Maloja Avenue to complete the coastal path.</u></p>	<b>AO21</b>	<p><u>No acceptable outcome provided.</u></p>
<b>PO22</b>	<p><u>Development facilitates the provision of regional and local recreational pathways including continuous attractive pedestrian and cycle links:</u></p> <p><u>(a) along Bulcock Esplanade, Maloja Avenue and along the waterfront of the Caloundra Waterfront Holiday Park towards Golden Beach; and</u></p> <p><u>(b) from Tooway Creek through Sub-precinct CAL LPSP-1d (Central Park Urban Village), Gosling Street and Bicentennial Park to Bulcock Street and Bulcock Esplanade via Otranto Avenue.</u></p>	<b>AO22</b>	<p><u>Development integrates with and extends the coastal path and bush to beach path where identified on Figure 7.2.6A (Caloundra local plan elements) or Figure 7.2.6B (Caloundra local plan elements - Inset).</u></p>
<b>PO23</b>	<p><u>Development provides public access through block pedestrian linkages which:-</u></p> <p><u>(a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces;</u></p> <p><u>(b) provides a safe alternative to the street based pedestrian and cycle movement network;</u></p> <p><u>(c) are activated wherever possible; and</u></p> <p><u>(d) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</u></p>	<p><b>AO23.1</b></p> <p><b>AO23.2</b></p> <p><b>AO23.3</b></p>	<p><u>Development for a large floor plate use in the Major centre zone or Tourist accommodation zone, or on land otherwise identified as accommodating a through block pedestrian link on Figure 7.2.6A (Caloundra local plan elements) or Figure 7.2.6B (Caloundra local plan elements - Inset), provides visible, safe, comfortable and attractive through block pedestrian linkages.</u></p> <p><u>Development ensures pedestrian through block linkages provide for 24/7 public access.</u></p> <p><u>Development provides for the activation of</u></p>

Performance Outcomes		Acceptable Outcomes	
			<p><u>pedestrian linkages wherever possible, in accordance with the relevant zone provisions.</u></p> <p><u>Note—Figure 7.2.6N (Example of development addressing a pedestrian linkage) provides an example of development design to address a mid-block pedestrian linkage.</u></p>
<b>PO24</b>	<p><u>Development protects and where relevant provides for, the following transport corridors and infrastructure identified on Figure 7.2.6B (Caloundra local plan elements) and Figure 7.2.6C (Caloundra local plan elements - Inset):-</u></p> <p><u>(a) the Dedicated Public Transport Corridor (CAMCOS) and its associated future transit hub;</u></p> <p><u>(b) the Maroochydore to Caloundra Priority Transit Corridor (Light Rail) and its associated future transit stations;</u></p> <p><u>(c) the CoastConnect Priority Public Transport and Bicycle Corridor; and</u></p> <p><u>(d) the proposed new northern access roads into the Caloundra Centre via:</u></p> <p><u>(i) Third Avenue, Oval Avenue and Gosling Street; and</u></p> <p><u>(ii) Queen Street, Ulm Street and Minchinton Street; and</u></p> <p><u>(e) proposed new intersections and intersection upgrades.</u></p>	<b>AO24</b>	<u>No acceptable outcome provided.</u>
<b><u>Additional Performance Outcomes and Acceptable Outcomes for Development in Sub-precinct CAL LPSP-1a (Destination Centre)</u></b>			
<b>PO25</b>	<p><u>Development is sympathetic to, and enhances the role and character of, Bulcock Street as the traditional 'main street' for the Caloundra Centre.</u></p>	<b>AO25</b>	<u>No acceptable outcome provided.</u>
<b>PO26</b>	<p><u>Development in the Major centre zone south of Omrah Avenue and Ormuz Avenue, and in the Tourist accommodation zone:-</u></p> <p><u>(a) provides for predominantly small scale retail, catering and (in the case of the Major centre zone) commercial business uses, to be located adjacent to streets, with any large floor plate use to be sleeved behind small shopfronts or other fine grain uses at street level; and</u></p> <p><u>(b) provides for any residential use to be located above the street level and set back from the main building podium.</u></p>	<b>AO26</b>	<u>No acceptable outcome provided.</u>
<b>PO27</b>	<p><u>Development in the Major centre zone north of Ormuz Avenue and east of Minchinton Street provides for a range of smaller scale retail business uses, commercial business uses, entertainment/catering business uses and residential uses that support the Major centre zone surrounding Bulcock Street as the primary focus for centre activities.</u></p>	<b>AO27</b>	<u>No acceptable outcome provided.</u>
<b><u>Development on Key Site 1 (Top of Town)</u></b>			
<b>PO28</b>	<p><u>Development on Key Site 1 (Top of Town) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) provides for the site to be redeveloped as a high quality</u></p>	<b>AO28</b>	<p><u>No acceptable outcome provided.</u></p> <p><u>Note—Figure 7.2.6O provides illustrations of design outcomes for Key Site 1 (Top of Town).</u></p>

Performance Outcomes	Acceptable Outcomes
<p><u>mixed use integrated development that:-</u></p> <p><u>(a) creates a destination for locals and visitors;</u></p> <p><u>(b) marks the eastern gateway to Bulcock Street with exemplar architecture, streetscape and landscape design which:-</u></p> <p><u>(i) is highly articulated;</u></p> <p><u>(ii) epitomises coastal sub-tropical and sustainable design; and</u></p> <p><u>(iii) recognises the landmark nature of the site;</u></p> <p><u>(c) provides activation to Bulcock Street and Knox Avenue;</u></p> <p><u>(d) provides for a maximum of one larger eastern tower and one smaller western tower above the podium level, which are slender and separated from each other to maintain ventilation, solar access and views; and</u></p> <p><u>(e) incorporates a generous semi-public landscaped podium garden with views over the ocean, the street and the Glass House Mountains, providing opportunities for dining and entertainment.</u></p> <p><u>Note—for the purposes of this performance outcome, exemplar architecture will be demonstrated through a sub-tropical design response to create a landmark building, which results in a development with a form and function that epitomises the Sunshine Coast lifestyle and effectively links the development to public spaces through an integrated landscape and built-form response.</u></p> <p><u>Editor's note—an architectural and urban design peer review will be required to demonstrate the proposal meets the intent of the relevant planning scheme provisions and that best practice sub-tropical design principles have been appropriately considered and incorporated in the proposed design.</u></p>	
<p><b>PO29</b> <u>Development on part of Key Site 1 (Top of Town) identified in specific site note 1 on <b>Height of Buildings and Structures Overlay Map OVM25H</b> may provide for a maximum building height of 40 metres for one tower only, where:-</u></p> <p><u>(a) incorporating a minimum four star standard accommodation hotel component; and</u></p> <p><u>(b) all lots within the key site boundaries identified on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> are amalgamated to form a single integrated development site.</u></p> <p><u>Note—the minimum four star standard accommodation hotel component is to comprise a minimum of 50% of the apartments/suites in the overall development.</u></p> <p><u>Note—Council will undertake a review of the additional building height provisions within 4 years of the planning scheme amendment taking affect and it is Council's intent to remove the provisions if development has not substantially</u></p>	<p><b>AO29</b> <u>No acceptable outcome provided.</u></p>

Performance Outcomes		Acceptable Outcomes	
	commenced i.e. survey and engineering work is complete and construction of buildings has commenced on site.		
<b>Development on Key Site 2 (Western Sites)</b>			
<b>PO30</b>	<p>Development on Key Site 2 (Western Sites) identified on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> provides for the site to be redeveloped as a high quality mixed use integrated development that:-</p> <ul style="list-style-type: none"> <li>(a) comprises predominantly residential/accommodation development with retail and entertainment business activities at ground level fronting Bulcock Street and Bowman Road;</li> <li>(b) incorporates a maximum of two towers within the key site boundaries;</li> <li>(c) marks the western gateway to Bulcock Street with exemplar architecture, streetscape and landscape design which:- <ul style="list-style-type: none"> <li>(i) is highly articulated;</li> <li>(ii) epitomises coastal sub-tropical and sustainable design; and</li> <li>(iii) demonstrably responds to the location and primary views of the site as a gateway to Bulcock Street;</li> </ul> </li> <li>(d) provides primary activation to Bulcock Street and Bowman Road;</li> <li>(e) ensures passive activation of Omrah Avenue through building and landscape design that promotes casual surveillance of the street; and</li> <li>(f) provides a safe and welcoming mid block pedestrian linkage from Omrah Avenue to Bulcock Street as indicated on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b>, co-located with the building entry and other communal facilities and with a minimum width of 5 metres.</li> </ul> <p><u>Note—for the purposes of this performance outcome, exemplar architecture will be demonstrated through a sub-tropical design response to create a landmark building, which results in a development with a form and function that epitomises the Sunshine Coast lifestyle and effectively links the development to public spaces through an integrated landscape and built-form response.</u></p> <p><u>Editor's note—an architectural and urban design peer review will be required to demonstrate the proposal meets the intent of the relevant planning scheme provisions and that best practice sub-tropical design principles have been appropriately considered and incorporated in the proposed design.</u></p>	<b>AO30</b>	<p>No acceptable outcome provided.</p> <p><u>Note—Figure 7.2.6P provides illustrations of design outcomes for Key Site 2 (Western Sites).</u></p>
<b>PO31</b>	<p>Development on Key Site 2 (Western Sites) identified in specific site note 2 on <b>Height of Buildings and Structures Overlay Map OVM25H</b> may provide for a maximum building height of:-</p> <ul style="list-style-type: none"> <li>(a) 30 metres where lots within the key site are amalgamated to form a single integrated development site which is a</li> </ul>	<b>AO31</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>minimum of 2,500m<sup>2</sup> in area; or</p> <p>(b) 45 metres where:-</p> <p>(i) lots within the key site are amalgamated to form a single integrated development site which is a minimum of 2,500m<sup>2</sup> in area;</p> <p>(ii) for a single tower, incorporating a minimum four star standard accommodation hotel component; and</p> <p>(iii) for a second tower, incorporating integrated vertical retirement/residential care facilities including different levels of care.</p> <p><u>Note—the minimum four star standard accommodation hotel component is to comprise a minimum of 50% of the apartments/suites in the tower.</u></p> <p><u>Note—for the purposes of this performance outcome, the following physical components are required to be incorporated to demonstrate that the proposal will provide for and operate as an integrated vertical retirement/residential care facility component of the development:</u></p> <ul style="list-style-type: none"> <li>• <u>vertically integrated exemplar retirement/residential care facilities including different levels of care;</u></li> <li>• <u>flexible internal layout which can adapt to changing requirements;</u></li> <li>• <u>hotel like facilities including shared community recreation and open space components;</u></li> <li>• <u>high levels of accessibility for residents and visitors and strong connectivity with surrounding areas; and</u></li> <li>• <u>a focus on privacy whilst promoting community interaction.</u></li> </ul> <p><u>Note—the vertical retirement/residential care facility component is to comprise a minimum of 50% of the apartments/serviced units/rooming units in the tower.</u></p> <p><u>Note—Council will undertake a review of the additional building height provisions within 4 years of the planning scheme amendment taking affect and it is Council's intent to remove the provisions if development has not substantially commenced i.e. survey and engineering work is complete and construction of buildings has commenced on site.</u></p>		
<b>Development on Key Site 3 (Bulcock/Maloja)</b>			
<b>PO32</b>	<p>Development on Key Site 3 (Bulcock/Maloja) identified on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> provides for the site to be redeveloped as a high quality mixed use development that:-</p> <p>(a) comprises predominantly residential/accommodation development with retail and entertainment business activities at ground level fronting Bulcock Street and Maloja Avenue;</p> <p>(b) provides an integrated development for the whole, or a significant portion</p>	<b>AO32</b>	<p><u>No acceptable outcome provided.</u></p> <p><u>Note—Figure 7.2.6Q provides illustrations of design outcomes for Key Site 3 (Bulcock/Maloja).</u></p>

Performance Outcomes		Acceptable Outcomes	
	<p>of, the Key Site;</p> <p>(c) incorporates a maximum of two towers within the key site boundaries, which are located to maintain view corridors from Key Site 2 (Western Sites) to Pumicestone Passage;</p> <p>(d) marks the western gateway to Bulcock Street with exemplar architecture, streetscape and landscape design which:-</p> <p>(i) is highly articulated;</p> <p>(ii) epitomises coastal sub-tropical and sustainable design; and</p> <p>(iii) demonstrably responds to the location and primary views of the site as a gateway to Bulcock Street;</p> <p>(e) provides primary activation to Bulcock Street and secondary activation to Maloja Avenue and the coastal path;</p> <p>(f) provides for access, parking and servicing arrangements that are consolidated and shared so that a single vehicle crossing points is provided to the Key site along Maloja Avenue and no vehicular crossing points are provided along Bulcock Street;</p> <p>(g) provides a safe and welcoming mid block pedestrian linkage from Bulcock Street to Maloja Avenue as indicated on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> co-located with the building entry and other communal facilities and with a minimum width of 5 metres; and</p> <p>(h) provides a landscaped public civic plaza at ground level, adjacent to Bulcock Street, integrating with the pedestrian linkage.</p> <p><u>Note—for the purposes of this performance outcome, exemplar architecture will be demonstrated through a sub-tropical design response to create a landmark building, which results in a development with a form and function that epitomises the Sunshine Coast lifestyle and effectively links the development to public spaces through an integrated landscape and built-form response.</u></p> <p><u>Editor's note—an architectural and urban design peer review will be required to demonstrate the proposal meets the intent of the relevant planning scheme provisions and that best practice sub-tropical design principles have been appropriately considered and incorporated in the proposed design.</u></p>		
<b>PO33</b>	<p>Development on Key Site 3 (Bulcock/Maloja) identified in specific site note 3 on <b>Height of Buildings and Structures Overlay Map OVM25H</b> may provide for a maximum building height of 40 metres, where:-</p> <p>(a) all lots within the key site boundaries identified on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> are amalgamated to form a</p>	<b>AO33</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p><u>single integrated development site;</u></p> <p><u>(b) for a single tower, incorporating a minimum four star standard accommodation hotel component; and</u></p> <p><u>(c) for a second tower, incorporating integrated vertical retirement/residential care facilities including different levels of care.</u></p> <p><u>Note—the minimum four star standard accommodation hotel component is to comprise a minimum of 50% of the apartments/suites in the tower.</u></p> <p><u>Note—for the purposes of this performance outcome, the following physical components are required to be incorporated to demonstrate that the proposal will provide for and operate as an integrated vertical retirement/residential care facility component of the development:</u></p> <p><u>(a) vertically integrated exemplar retirement/residential care facilities including different levels of care;</u></p> <p><u>(b) flexible internal layout which can adapt to changing requirements;</u></p> <p><u>(c) hotel like facilities including shared community recreation and open space components;</u></p> <p><u>(d) high levels of accessibility for residents and visitors and strong connectivity with surrounding areas; and</u></p> <p><u>(e) a focus on privacy whilst promoting community interaction.</u></p> <p><u>Note—the vertical retirement/residential care facility component is to comprise a minimum of 50% of the apartments/serviced units/rooming units in the tower.</u></p> <p><u>Note—Council will undertake a review of the additional building height provisions within 4 years of the planning scheme amendment taking affect and it is Council's intent to remove the provisions if development has not substantially commenced i.e. survey and engineering work is complete and construction of buildings has commenced on site.</u></p>		
<b><u>Development on Key Site 4 (Cooma Terrace Bus Station)</u></b>			
<b><u>PO34</u></b>	<p><u>Development on Key Site 4 (Cooma Terrace Bus Station) identified on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> provides for the site to be redeveloped as a high quality mixed use integrated development that:-</u></p> <p><u>(a) showcases exemplar architecture, streetscape and landscape design which:-</u></p> <p><u>(i) is highly articulated; and</u></p> <p><u>(ii) epitomises coastal sub-tropical and sustainable design;</u></p> <p><u>(b) capitalises on views to the Pumicestone Passage and the Glass House Mountains;</u></p> <p><u>(c) provides for buildings that address and activate Cooma Terrace and Williamson Lane; and</u></p> <p><u>(d) provides for detailed site design, building setbacks and site cover to be determined as part of future site planning.</u></p>	<b><u>AO34</u></b>	<p><u>No acceptable outcome provided.</u></p> <p><u>Note—<b>Figure 7.2.6R</b> provides illustrations of design outcomes for Key Site 4 (Cooma Terrace Bus Station).</u></p>



Performance Outcomes		Acceptable Outcomes	
	<u>Editor's Note—Redevelopment of Key Site 4 is subject to further planning.</u>		
<b><u>Development on Lot 1 RP106064 (Cnr Leeding Terrace and The Esplanade)</u></b>			
<b><u>PO35</u></b>	<u>Development in the Tourist accommodation zone where on Lot 1 RP106064, located on the corner of Leeding Terrace and Bulcock Esplanade:-</u> <u>(a) may provide for residential uses or a mix of residential and business uses;</u> <u>(b) where business uses are proposed, maintains a primary active street frontage to Bulcock Esplanade;</u> <u>(c) provides for a maximum site cover of:-</u> <u>(i) 70% for that part of a building not exceeding 8.5 metres in height; and</u> <u>(ii) 35% for that part of a building exceeding 8.5 metres in height;</u> <u>(d) provides access from Leeding Terrace, other than where for permanent accommodation; and</u> <u>(e) maintains setbacks to Otranto Avenue in accordance with Table 7.2.6.4.3 (Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central) in order to maintain uninterrupted sight lines to the Pumicestone Passage and Bribie Island.</u>	<b><u>AO35</u></b>	<u>No acceptable outcome provided.</u>
<b><u>Additional Performance Outcomes and Acceptable Outcomes for Development in Sub-precinct CAL LPSP-1b (Community and Creative Hub)</u></b>			
<b><u>PO36</u></b>	<u>Development in Sub-precinct CAL LPP-1b (Community and Creative Hub) contributes to the creation of a community heart for Caloundra Centre, providing a focus for civic facilities and events, and accommodating a range of community, residential, business and entertainment uses.</u>	<b><u>AO36</u></b>	<u>No acceptable outcome provided.</u>
<b><u>Development on Key Site 5 (Town Square Redevelopment)</u></b>			
<b><u>PO37</u></b>	<u>Development on Key Site 5 (Town Square Redevelopment) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) provides for the site to be redeveloped as a signature mixed use integrated development that:-</u> <u>(a) incorporates a large multi use public open space (town square) which:-</u> <u>(i) is designed to accommodate daytime and nighttime community events and activities and provide for passive recreation, expanding on Felicity Park; and</u> <u>(ii) is framed by mixed use buildings accommodating a range of community, residential, accommodation, and business uses;</u> <u>(b) creates a focal point for the Caloundra Centre and a key destination for locals and visitors;</u> <u>(c) provides for buildings and landscaping which showcase exemplar architecture, streetscape and landscape design which:-</u>	<b><u>AO37</u></b>	<u>No acceptable outcome provided.</u>

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> <li>(i) <u>is highly articulated;</u></li> <li>(ii) <u>epitomises coastal sub-tropical and sustainable design; and</u></li> <li>(iii) <u>recognises the landmark nature of the site;</u></li> <li>(d) <u>provides for activation of the town square, Bulcock Street, Otranto Avenue and Carter Lane;</u></li> <li>(e) <u>connects and provides strong linkages with:-</u> <ul style="list-style-type: none"> <li>(i) <u>the Bulcock Street shopping area; and</u></li> <li>(ii) <u>community activities on Omrah Avenue including the proposed transit station, Council Administration Building, Events Centre and Bill Vernados Park; and</u></li> </ul> </li> <li>(f) <u>provides for detailed site design, building setbacks and site cover to be determined as part of future site planning.</u></li> </ul> <p><u>Editor's Note—Redevelopment of Key Site 5 is subject to further planning which is intended to be undertaken in conjunction with facilities review/refurbishment of the Caloundra Council Administration Building and/or other land for community purposes in Caloundra Centre.</u></p>		
<b><u>Development on Key Site 6 (Kronks Motel)</u></b>			
<b><u>PO38</u></b>	<p><u>Development provides for Key Site 5 (Kronks Motel) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) to be redeveloped as an integrated mixed use development incorporating the following:-</u></p> <ul style="list-style-type: none"> <li>(a) <u>a range of residential, business, community and indoor sport, recreation and entertainment uses;</u></li> <li>(b) <u>outstanding building, streetscape and landscape design which is highly articulated and epitomises coastal sub-tropical and sustainable design;</u></li> <li>(c) <u>a building form which:-</u> <ul style="list-style-type: none"> <li>(i) <u>provides for slim line towers above one or more podiums with significant spaces provided between towers to maintain and enhance sightlines, solar access and movement of cooling breezes;</u></li> <li>(ii) <u>steps down in height towards Kalinga Street, Orsova Terrace, Ormuz Avenue and Osterley Avenue to protect the amenity of surrounding low-rise development in this area; and</u></li> <li>(iii) <u>recognises and promotes a relationship with the Events Centre, Bill Vernados Park and Key Site 5 (Town Square Redevelopment);</u></li> </ul> </li> <li>(d) <u>active street frontages to Minchinton Street and Ormuz Avenue as indicated on Figure 7.2.6B (Caloundra local plan elements -</u></li> </ul>	<b><u>AO38</u></b>	<p><u>No acceptable outcome provided.</u></p> <p><u>Note—Figure 7.2.6S provides illustrations of design outcomes for Key Site 6 (Kronks Motel).</u></p>

Performance Outcomes		Acceptable Outcomes	
	<u><b>Inset):</b></u> (e) <u>mid block pedestrian linkages providing improved site permeability and connectivity as indicated conceptually on Figure 7.2.6B (Caloundra local plan elements - Inset); and</u> (f) <u>a pedestrian friendly street environment with continuous weather protection provided by lightweight structures cantilevered over footpath areas.</u>		
<b><u>Development in the Major Centre Zone (Future transit station site) (Lots 18, 19 and 20 on RP53738, Omrah Avenue)</u></b>			
<b><u>PO39</u></b>	<u>Development of the future transit station site (Lots 18, 19 and 20 on RP53738, Omrah Avenue):-</u> (a) <u>facilitates the efficient and effective provision of a transit station to support the proposed Maroochydore to Caloundra Priority Transit Corridor (Light Rail);</u> (b) <u>incorporates mixed use buildings designed around a public plaza which links the future transit station to the new town square public open space area, the Events Centre, Bicentennial Park and adjoining community uses;</u> (c) <u>provides for uses that activate the plaza and Omrah Avenue; and</u> (d) <u>provides for detailed site design, building setbacks and site cover to be determined as part of future site planning.</u>  <u>Editor's Note—Development of the future transit centre site is subject to further planning.</u>	<b><u>AO39</u></b>	<u>No acceptable outcome provided.</u>
<b><u>Development in the Community Facilities Zone (Omrah Avenue)</u></b>			
<b><u>PO40</u></b>	<u>Development in the Community facilities zone on private land with frontage to Omrah Avenue is limited to dwelling houses on lots currently occupied by dwelling houses in order to ensure land is preserved for future community purposes including parkland and community activities.</u>	<b><u>AO40</u></b>	<u>No acceptable outcome provided.</u>
<b><u>Additional Performance Outcomes and Acceptable Outcomes for Development in Sub-precinct CAL LPSP-1c (Gateway)</u></b>			
<b><u>PO41</u></b>	<u>Development in the Major centre zone in Sub-precinct CAL LPSP-1d (Gateway) provides for a range of large floor plate business uses and community uses that cannot practically be accommodated in other parts of the Caloundra Centre, as well as medical related and other small scale retail business uses, commercial business uses and catering business uses that are required to support the role and function of Caloundra Centre as a major regional activity centre and the operation of the adjoining State government medical facilities.</u>	<b><u>AO41</u></b>	<u>No acceptable outcome provided.</u>
<b><u>PO42</u></b>	<u>Development in the Specialised centre zone in Sub-precinct CAL LPSP-1d (Gateway) provides for Caloundra Road, and Nicklin Way to be maintained and</u>	<b><u>AO42</u></b>	<u>No acceptable outcome provided.</u>

Performance Outcomes		Acceptable Outcomes	
	enhanced as a landscaped boulevard and major entry routes to the Caloundra Centre, with buildings and other structures set well back from the street <i>frontage</i> and dense sub-tropical landscaping and street trees provided along the road <i>frontage</i> .		
<b>PO43</b>	Development in the Major centre zone in Sub-precinct CAL LPSP-1d (Gateway) creates pedestrian friendly active streetscapes, whilst accommodating parking for car-based businesses.	<b>AO43.1</b>	For development on a site with two street frontages, built form aligns to a minimum of 80% of the street frontage on both streets, in accordance with relevant <i>setbacks</i> .
		<b>AO43.2</b>	For development on a site with a single frontage:- (a) built form aligns to a minimum 60% of the street frontage in accordance with relevant <i>setbacks</i> ; and (b) at grade car parks are visible for a maximum of 40% of the street frontage.  Note—Figure 7.2.6T (Example of acceptable dual frontage site treatment - parking) provides an example of how onsite parking may be accommodated on sites with dual frontages.  Note—Figure 7.2.6U (Example of acceptable single frontage site treatment - parking) provides an example of how onsite parking may be accommodated on sites with a single frontage.
<b>Development on Key Site 7 (Stockland Shopping Centre)</b>			
<b>PO44</b>	Development provides for Key Site 7 (Stockland Shopping Centre) to be expanded and redeveloped as an outwardly focussed shopping centre incorporating the following:- (a) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design; (b) marks the Bowman Road/Bulcock Street Gateway with buildings which demonstrably respond to the corner location and primary views of the site as a gateway to Bulcock Street; (c) design which supports and responds to proposed intersection upgrades and improvements at the Bowman Road/Bulcock Street intersection; (d) buildings which address streets with a <i>primary active street frontage</i> provided to Bowman Road and a <i>secondary active street frontage</i> provided to First Avenue and Oval Avenue as identified on <b>Figure 7.2.6B (Caloundra local plan elements - Inset)</b> ; (e) improved through-site pedestrian and cycle links provided either as public thoroughfares or as another form of through-connection capable of providing extended after hours access; (f) improved pedestrian and cycle links across Bowman Road to Bicentennial Park, the proposed transit centre and other community facilities in Omrah Avenue, and Bulcock Street;	<b>AO44</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>(g) <u>improved public transport set down and circulation facilities;</u></p> <p>(h) <u>car parking areas that are sleeved behind buildings or landscaping and which do not dominate any street frontage;</u></p> <p>(i) <u>a landscaped civic plaza, at least 400m<sup>2</sup> in area, provided for public use on a prominent location within the site, adjoining a public street;</u></p> <p>(j) <u>a pedestrian friendly street environment with continuous weather protection provided by lightweight structures cantilevered over footpath areas and integrated with the civic plaza; and</u></p> <p>(k) <u>revised vehicle access and circulation arrangements with the existing major access point at the intersection of Bowman Road and Park Place removed.</u></p>		
<b><u>Additional Performance Outcomes and Acceptable Outcomes for Development in Sub-precinct CAL LPSP-1d (Central Park Urban Village)</u></b>			
<b><u>PO45</u></b>	<u>Development in Sub-precinct CAL LPSP-1d (Central Park Urban Village) contributes to the creation of a vibrant, leafy urban village focussed around Central Park and nearby community and sporting facilities and providing a range of medium density residential accommodation as well as limited business uses, in accordance with the relevant zone.</u>	<b><u>AO45</u></b>	<u>No acceptable outcome provided.</u>
<b><u>PO46</u></b>	<p><u>Development in Sub-precinct CAL LPSP-1d (Central Park Urban Village) provides built form that creates strong visual and physical connections to central park including:-</u></p> <p>(a) <u>interactive edges and outdoor living areas overlooking the street and park;</u></p> <p>(b) <u>streetscapes which promote pedestrian activity; and</u></p> <p>(c) <u>car parking and servicing areas to be provided in basement or semi-basement structures or sleeved behind buildings.</u></p>	<b><u>AO46</u></b>	<u>No acceptable outcome provided.</u>
<b><u>PO47</u></b>	<u>Development in the Major centre zone in Sub-precinct CAL LPSP-1d (Central Park Urban Village) provides predominantly for the establishment of residential uses, mixed uses, community uses, commercial business uses and health related activities, with any retail business use comprising a relatively small component of the total gross floor area of the overall development.</u>	<b><u>AO47</u></b>	<u>No acceptable outcome provided.</u>
<b><u>PO48</u></b>	<u>Development in the Major centre zone in Sub-precinct CAL LPSP-1d (Central Park Urban Village) on sites fronting Oval Avenue provides for buildings which address the street with a secondary active street frontage provided where identified on Figure 7.2.6A (Caloundra local plan elements) and Figure 7.2.6B (Caloundra local plan elements - Inset) with active uses such as cafés or shops located intermittently, generally on corner sites.</u>	<b><u>AO48</u></b>	<u>No acceptable outcome provided.</u>
<b><u>PO49</u></b>	<u>Development in the Major centre zone</u>	<b><u>AO49</u></b>	<u>No acceptable outcome provided.</u>

Performance Outcomes		Acceptable Outcomes	
	zone in Sub-precinct CAL LPSP-1d (Central Park Urban Village) on sites adjoining or immediately opposite Central Park is encouraged to provide for the establishment of sport and recreation uses, accommodation uses or health and well being related business uses that are related to and support sport and recreation activities.		
<b>PO50</b>	Development in the Medium density residential zone provides for a diverse range of well designed multi-generational housing including including apartments, townhouses, terrace houses, dual occupancies, vertical retirement/aged care and short term accommodation.	<b>AO50</b>	No acceptable outcome provided.
<b>PO51</b>	Development in the Medium density residential zone ensures multi unit residential development is located on a site which is large enough to accommodate an integrated, well designed development that provides sufficient area for:- (a) vehicle access, parking and manouvering areas; (b) communal and private open space; and (c) substantial landscaping, including areas for viable and consolidated deep planting	<b>AO51.1</b>  <b>AO51.2</b>	Development involving multi-unit residential uses occurs on a minimum development site of 1,000m <sup>2</sup> .  Development does not isolate excluded lots.
<b>Development on the Caloundra RSL Site (Lot 470 on SP194659, West Terrace/Oval Avenue)</b>			
<b>PO52</b>	Development on Lot 470 on SP194659 provides for the Caloundra RSL Club to be further developed as a major entertainment, recreation and community facility incorporating the following:- (a) a range of entertainment/catering business uses, indoor sport and recreation uses, outdoor sport and recreation uses, multi unit accommodation uses and community uses in a functionally efficient and integrated configuration; (b) outstanding building, streetscape and landscape design which is highly articulated and epitomises sub-tropical and sustainable design; (c) the maximum height limit of 18 metres to be achieved for one or two focal towers only, with development across the remainder of the site providing for a transition of building height to adjoining areas; (d) buildings which address all street frontages; (e) a pedestrian friendly street environment with continuous weather protection; and (f) improved through block pedestrian and cycle connections to surrounding public streets and spaces, particularly Central Park; and (g) car parking located in basement or semi-basement structures.	<b>AO52</b>	No acceptable outcome provided.
<b>Development on Lots 34 – 39 on RP56889 (Bowman Road)</b>			
<b>PO53</b>	Development in the Medium density residential zone on lots fronting Bowman	<b>AO53</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>Road between Gosling Street and Cowan Street (Lots 34, 35, 36, 37, 38 or 39 on RP56889):-</p> <p>(a) may provide for small scale office uses or health care services where:-</p> <p>(i) located at the ground floor of a mixed use building, with residential uses above; and</p> <p>(ii) providing secondary activation to Bowman Road and Gosling Street; and</p> <p>(b) minimises adverse impacts on, and creates an attractive interface to, adjoining residential properties.</p>		
<b>Development on Lot 30 SP300415, Lot 31 SP300415 and Lot 2 CP845406 (Queen Street/Allen Street)</b>			
<b>PO54</b>	<p>Development on council owned/controlled land on the corner of Queen Street and Allen Street (Lot 30 SP300415, Lot 31 SP300415 and Lot 2 CP845406):-</p> <p>(a) provides for the establishment of community activities including educational establishments and sport and recreation uses together with residential/accommodation uses;</p> <p>(b) maintains and enhances the streetscape character of Queen Street as an attractive landscaped boulevard;</p> <p>(c) supports the provision of the Maroochydore to Caloundra Priority Transit Corridor (Light Rail);</p> <p>(d) provides for detailed site design, building setbacks and site cover to be determined as part of future site planning.</p> <p>Editor's Note—Redevelopment of this site is subject to further planning.</p>	<b>AO54</b>	No acceptable outcome provided.
<b>Development on Lot 5 C27621 and Lot 2 RP124874 (Ulm Street)</b>			
<b>PO55</b>	<p>Development of council owned/controlled land on Ulm Street (Lot 5 C27621 and Lot 2 RP124874):-</p> <p>(a) provides for the establishment of community activities including educational establishments and sport and recreation uses together with residential/accommodation uses;</p> <p>(b) addresses the Central Park and Ulm Street frontage;</p> <p>(c) supports the provision of the Maroochydore to Caloundra Priority Transit Corridor (Light Rail);</p> <p>(d) enhances the streetscape character of Ulm Street; and</p> <p>(e) provides for detailed site design, building setbacks and site cover to be determined as part of future site planning.</p> <p>Editor's Note—Redevelopment of this site is subject to further planning.</p>	<b>AO55</b>	No acceptable outcome provided.
<b>Additional Performance Outcomes and Acceptable Outcomes for Development in Sub-Precinct CAL LPSP-1e (Caloundra Hospitality Area)</b>			
<b>PO56</b>	<p>Development in Sub-precinct CAL LPSP-1e (Caloundra Hospitality Area):-</p> <p>(a) provides for a range of entertainment/catering business uses</p>	<b>AO56</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p><u>and other business uses including food and drink outlets, function facilities, bars and hotels that may operate after hours and include live music which creates a vibrant atmosphere; and</u></p> <p><u>(b) may include nightclub entertainment facilities only where in the Major centre zone on sites with frontage to Bulcock Street.</u></p>		

**Table 7.2.6.4.2 Performance outcomes and acceptable outcomes for assessable development in the Caloundra Local Plan Area outside Precinct CAL LPP-1 (Caloundra Central)**

Performance Outcomes		Acceptable Outcomes	
Development in the Caloundra Local Plan Area Generally (All Zones)			
PO1	Development provides for buildings, structures and landscaping that are consistent with, and reflect the beachside character and setting of, the local plan area.	AO1.1	Development for residential, business or community activity provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (b)(c) large balconies; (e)(d) open or transparent balustrades; (d)(e) louvres; and (e)(f) landscaping integrated into the building design.
		AO1.2	Development uses understated coastal colour schemes and low-reflective roofing and cladding materials.
PO2	Development contributes to the establishment of an attractive and coherent streetscape character and gateways to enhance the sense of arrival to Caloundra Town Centre and other parts of the local plan area, including boulevard treatments along Caloundra and Bowman Roads.	AO2.1	Development adjacent to an identified primary streetscape treatment area, boulevard treatment area or gateway/entry point where identified on Figure 7.2.6A (Caloundra local plan elements):- (a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character of, the local plan area, and emphasise corner locations; and (b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.
		AO2.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of streetscapes and landscape design.  Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.  Note—a landscape master plan may provide



Performance Outcomes		Acceptable Outcomes	
			further guidance regarding particular streetscape treatments in a local plan area.  Note—streetscape materials and palettes can be referenced from the Council's Infrastructure and Guideline Standards for each centre as required.
<b>P03</b>	Development provides for the retention and enhancement of key landscape elements including significant views and vistas, existing character trees and areas of significant vegetation contributing to the setting, character and sense of place of the local plan area.	<b>AO3.1</b>   <b>AO3.2</b>   <b>AO3.3</b>	Development protects, emphasises and does not intrude upon the important sightlines and views to the Glass House Mountains, Pumicestone Passage, and Point Cartwright where identified on Figure 7.2.6A (Caloundra local plan elements).  Development within the Lighthouse View Protection Area identified on Figure 7.2.6A (Caloundra local plan elements) does not interrupt:- (a) views of the lighthouses from Kings Beach Park; and (b) views from the northern portion of the park at the corner of Canberra Terrace and Arthur Street (Lot 2 RP13520) to the coastline and ocean in the direction of the Kings Beach Bathing Pavilion.  Development provides for the retention of character vegetation where identified on Figure 7.2.6A (Caloundra local plan elements).  Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
<b>P04</b>	<del>Development on sites fronting Otranto Avenue, Minchinton Street and Knox Avenue south of Bulcock Street provides for buildings to be set back from street frontages so as to maintain uninterrupted sight lines to the Pumicestone Passage and Bribie Island.</del>	<b>A04</b>	<del>Development on sites fronting Otranto Avenue, Minchinton Street and Knox Avenue south of Bulcock Street provides for:</del> (a) <del>that part of any building or structure up to two storeys in height to be setback at least 4 metres from the street property boundary; and</del> (b) <del>that part of any building or structure exceeding two storeys in height to be setback at least 6 metres from the street property boundary.</del>
<b>P05</b>	<del>Development improves local connectivity by providing pedestrian and cycle connections to and between key destinations including linkages:-</del> (a) <del>between the different precincts of the Caloundra Town Centre and in particular between Stockland Shopping Centre in Precinct CAL LPP-3 (Bowman Road/Oval Avenue) and Precinct CAL LPP-1 (Bulcock Street);</del> (b) <del>between the different parts of Precinct CAL LPP-1 (Bulcock Street); and</del> (c) <del>along the Pumicestone Passage frontage of the Tripcony Hibiscus Caravan Park and the northern</del>	<b>A05</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<del>side of Maloja Avenue to complete the coastal path.</del>		
<b>PO6</b>	<del>Development provides for through block pedestrian linkages which:-</del> <del>(a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces;</del> <del>(b) provides a safe alternative to the street based pedestrian and cycle movement network; and</del> <del>(c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</del>	<b>AO6</b>	<del>Development for a large floor plate use in the Major centre zone or Tourist accommodation zone, or on land otherwise identified as accommodating a through block pedestrian link on Figure 7.2.6A (Caloundra local plan elements), provides visible, safe, comfortable and attractive through block pedestrian linkages.</del>
<b>PO47</b>	Development improves local connectivity and protects the following transport <del>corridors</del> <u>infrastructure</u> identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> :- <del>(a) the Dedicated Public Transport Corridor (CAMCOS) and its associated future transit hub;</del> <del>(b) the Maroochydore to Caloundra Priority Transit Corridor and associated transit stations;</del> <del>(b)(c) the CoastConnect Priority Public Transport and Bicycle Corridor; and</del> <del>(d) the proposed new northern access roads into the Caloundra Town Centre via Queen Street, Ulm Street and Minchinton Street; and</del> <del>(e)(e) proposed new intersections and intersection upgrades.</del>	<b>AO47</b>	No acceptable outcome provided.
<b>PO58</b>	Development facilitates the provision of a local ecological linkage connecting core habitat areas on the Caloundra Aerodrome site to core habitat areas north of Caloundra Road as identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> .	<b>AO58</b>	No acceptable outcome provided.  Editor's Note— <b>Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)</b> sets out requirements for the provision of ecological linkages.
<b><del>Development in the Major Centre Zone Generally (Caloundra Town Centre)</del></b>			
<b>PO9</b>	<del>Development in the Major centre zone supports the role and function of Caloundra Town Centre as the dominant major regional activity centre for the southern Sunshine Coast, subservient only to the Maroochydore Principal Regional Activity Centre.</del>	<b>AO9</b>	<del>No acceptable outcome provided.</del>
<b>PO10</b>	<del>Development in the Major centre zone:-</del> <del>(a) contributes to the creation of a contemporary coastal built form and streetscape;</del> <del>(b) creates vibrant and active streets and public spaces;</del> <del>(c) provides continuous weather protection for pedestrians along active or semi-active street front areas; and</del> <del>(d) provides integrated and functional parking and access arrangements that do not dominate the street.</del>	<b>AO10</b>	<del>Development:-</del> <del>(a) respects the layout, scale and character of development on adjoining sites;</del> <del>(b) provides primary active street frontages and secondary active street frontages where identified on Figure 7.2.6A (Caloundra local plan elements);</del> <del>(c) provides for buildings to be set back from street frontages as follows:-</del> <del>(i) for sites fronting Bulcock Street built to the street front boundary for the first two</del>

Performance Outcomes		Acceptable Outcomes	
			<p><del>storeys (up to 8.5 metres in height);</del></p> <p><del>(ii) for other sites identified as having active street frontage on Figure 7.2.6A (Caloundra local plan elements) — built to the street front boundary for the ground storey;</del></p> <p><del>(iii) for sites fronting Otranto Avenue, Minchinton Street and Knox Avenue south of Bulcock Street — in accordance with Acceptable outcome AO4; and</del></p> <p><del>(iv) for sites fronting Oval Avenue — 6 metres for the ground storey;</del></p> <p><del>(d) has building openings overlooking the street;</del></p> <p><del>(e) provides all weather protection to active street frontages in the form of continuous cantilevered awnings over footpath areas in conjunction with mature or semi-mature shade trees planted along the site frontage adjacent to the kerbside;</del></p> <p><del>(f) ensures that signage is integrated with buildings;</del></p> <p><del>(g) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</del></p> <p><del>(h) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive; and</del></p> <p><del>(i) provides for car parking below ground level in a basement structure(s) or which is sleeved behind buildings.</del></p>
<b>Development in the Major Centre Zone in Precinct CAL LPP-1 (Bulcock Street)</b>			
<b>PO11</b>	Development in the Major centre zone in Precinct CAL LPP-1 (Bulcock Street) <del>identified on Local Plan Precinct Map LPM45</del> is sympathetic to, and enhances the role and character of, Bulcock Street as the traditional 'main street' for the Caloundra Town Centre.	<b>AO11</b>	No acceptable outcome provided.
<b>PO12</b>	Development in the Major centre zone in Precinct CAL LPP-1 (Bulcock Street) <del>provides for predominantly small scale retail, catering and commercial business uses to be located adjacent to streets, with any large floor plate use to be sleeved behind small shopfronts or other fine grain uses at street level.</del>	<b>AO12</b>	No acceptable outcome provided.
<b>PO13</b>	Development in the Major centre zone in Precinct CAL LPP-1 (Bulcock Street) <del>provides for any residential use to be located above the street level and set back from the main building podium.</del>	<b>AO13</b>	No acceptable outcome provided.
<b>PO14</b>	Development in the Major centre zone in Precinct CAL LPP-1 (Bulcock Street) <del>on sites bounded by Bulcock Street, Tay Avenue and Maloja Avenue provides for:-</del> (a) <del>integrated development of the</del>	<b>AO14</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p><del>whole or a significant portion of the block;</del></p> <p><del>(b) access, parking and servicing arrangements that are consolidated and shared so that there is a reduction in vehicle crossing points along Maloja Avenue and no crossing points along Bulcock Street or Tay Avenue;</del></p> <p><del>(c) buildings that address both Bulcock Street and Maloja Avenue such that both street frontages are treated as secondary active street frontages to the greatest extent practicable having regard to (b) above;</del></p> <p><del>(d) pedestrian weather protection and other features along the Maloja Avenue frontage which appropriately respond to its southerly aspect; and</del></p> <p><del>(e) a centrally located mid-block connection from Bulcock Street to Maloja Avenue as a connecting link between the coastal path and Bulcock Street.</del></p>		
<b>Development in the Major Centre Zone in Precinct CAL LPP-2 (Ormuz Avenue)</b>			
<b>PO15</b>	<p><del>Development in the Major centre zone in Precinct CAL LPP-2 (Ormuz Avenue) identified on Local Plan Precinct Map LPM45 provides for a range of retail business uses, commercial business uses, entertainment/catering business uses and residential uses that are not necessarily suited to or capable of establishing within Precinct CAL LPP-1 (Bulcock Street) but which are required to support the depth of retailing and other services provided in the central part of the Caloundra Town Centre.</del></p>	<b>AO15</b>	<del>No acceptable outcome provided.</del>
<b>PO16</b>	<p><del>Development in the Major centre zone in Precinct CAL LPP-2 (Ormuz Avenue) provides for Key Site 1 (Kronks Motel) identified on Figure 7.2.6A (Caloundra local plan elements) to be redeveloped as an integrated mixed use development incorporating the following:-</del></p> <p><del>(a) a range of residential, business, community and indoor sport, recreation and entertainment uses;</del></p> <p><del>(b) outstanding building, streetscape and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</del></p> <p><del>(c) a building form which:-</del></p> <p><del>(i) provides for slim line towers above one or more podiums with significant spaces provided between towers to maintain and enhance sightlines, solar access and</del></p>	<b>AO16</b>	<del>No acceptable outcome provided.</del>

Performance Outcomes		Acceptable Outcomes	
	<p>movement of cooling breezes;</p> <p>(ii) steps down in height towards Kalinga Street, Orseva Terrace, Ormuz Avenue and Osterley Avenue to protect the amenity of surrounding low-rise development in this area; and</p> <p>(iii) recognises and promotes a relationship with the Events Centre;</p> <p>(d) a landscaped civic plaza at least 400m<sup>2</sup> in area, provided for public use and located in a prominent location on the subject site, preferably opposite Bill Venardos Park;</p> <p>(e) active street frontages to Minchinton Street and Ormuz Avenue; and</p> <p>(f) a pedestrian friendly street environment with continuous weather protection provided by lightweight structures cantilevered over footpath areas and integrated with the civic plaza.</p>		
<b>Development in the Major Centre Zone in Precinct CAL LPP-3 (Bowman Road/Oval Avenue)</b>			
<b>PO17</b>	Development in the Major centre zone in Precinct CAL LPP 3 (Bowman Road/Oval Avenue) identified on <b>Local Plan Precinct Map LPM45</b> provides for a range of large floor plate business uses and community uses that cannot practically be accommodated in other parts of the Caloundra Town Centre, as well as medical related and other small scale retail business uses, commercial business uses and catering business uses that are required to support the role and function of Caloundra Town Centre as a major regional activity centre and the operation of the adjoining State government medical facilities.	<b>AO17</b>	No acceptable outcome provided.
<b>PO18</b>	Development in the Major centre zone in Precinct CAL LPP 3 (Bowman Road/Oval Avenue) provides for any expansion of the existing Stockland Shopping Centre to occur within the boundaries of Key Site 2 (Stockland Shopping Centre) identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> , or on land immediately to the west of Key Site 2.	<b>AO18</b>	No acceptable outcome provided.
<b>PO19</b>	Development in the Major centre zone in Precinct CAL LPP 3 (Bowman Road/Oval Avenue) provides for Key Site 2 (Stockland Shopping Centre) to be expanded and redeveloped as an outwardly focussed shopping centre incorporating the following:- (a) outstanding building, streetscape and landscape design which is highly articulated and epitomises sub-tropical and sustainable	<b>AO19</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>design;</p> <p>(b) <del>buildings which address streets with a primary active street frontage provided to Bowman Road and a secondary active street frontage provided to First Avenue and Oval Avenue;</del></p> <p>(c) <del>improved through-site pedestrian and cycle links provided either as public thoroughfares or as another form of through-connection capable of providing extended afterhours access;</del></p> <p>(d) <del>improved pedestrian and cycle links across Bowman Road to Bicentennial Park and Precinct CAL LPP 1 (Bulcock Street);</del></p> <p>(e) <del>improved public transport set down and circulation facilities;</del></p> <p>(f) <del>car parking areas that are sleeved behind buildings or landscaping and which do not dominate any street frontage;</del></p> <p>(g) <del>a landscaped civic plaza, at least 400m<sup>2</sup> in area, provided for public use on a prominent location within the site, adjoining a public street;</del></p> <p>(h) <del>a pedestrian friendly street environment with continuous weather protection provided by lightweight structures cantilevered over footpath areas and integrated with the civic plaza; and</del></p> <p>(i) <del>revised vehicle access and circulation arrangements with the existing major access point at the intersection of Bowman Road and Park Place removed.</del></p>		
<b>PO20</b>	<p><del>Development provides for any expansion of the Stockland Shopping Centre incorporating land outside the boundaries of Key Site 2 to achieve, in addition to the requirements of Performance Outcome PO19 (above), the following:-</del></p> <p>(a) <del>integration with the existing Stockland Shopping Centre development in terms of common pedestrian/cycle connections, car parking access and circulation and streetscape and landscape treatments; and</del></p> <p>(b) <del>buildings which address streets with a secondary active street frontage provided to First Avenue and Oval Avenue.</del></p>	<b>AO20</b>	<del>No acceptable outcome provided.</del>
<b>PO21</b>	<p><del>Development in the Major centre zone in Precinct CAL LPP 3 (Bowman Road/Oval Avenue) provides for Key Site 3 (Caloundra RSL Club) identified on Figure 7.2.6A (Caloundra local plan elements) to be further developed as a major entertainment, recreation and community facility incorporating the following:-</del></p>	<b>AO21</b>	<del>No acceptable outcome provided.</del>

Performance Outcomes		Acceptable Outcomes	
	<del>(a) a range of entertainment/catering business uses, indoor sport and recreation uses, outdoor sport and recreation uses, multi-unit visitor accommodation uses and community uses in a functionally efficient and integrated configuration;</del> <del>(b) outstanding building, streetscape and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</del> <del>(c) the maximum height limit of 16 metres to be achieved for one or two focal towers only, with development across the remainder of the site providing for a transition of building height to adjoining areas;</del> <del>(d) buildings which address streets;</del> <del>(e) a pedestrian friendly street environment with continuous weather protection provided by lightweight structures cantilevered over footpath areas; and</del> <del>(f) improved through block pedestrian and cycle connections to surrounding public streets and spaces.</del>		
<b>PO22</b>	Development in the Major centre zone in Precinct CAL LPP 3 (Bowman Road/Oval Avenue) on sites fronting Oval Avenue provides for buildings which address the street with a secondary active street frontage provided where identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> with active uses such as cafés or shops located intermittently, generally on corner sites.	<b>AO22</b>	No acceptable outcome provided.
<b>PO23</b>	Development in the Major centre zone in Precinct CAL LPP 3 (Bowman Road/Oval Avenue) on sites located between West Terrace, Mayes Avenue, Second Avenue and Oval Avenue provides predominantly for the establishment of commercial business uses and health related activities, with any retail business use comprising a comparatively small component of the total gross floor area of the overall development.	<b>AO23</b>	No acceptable outcome provided.
<b>PO24</b>	Development in the Major centre zone in Precinct CAL LPP 3 (Bowman Road/Oval Avenue) on sites located between Oval Avenue and Olm Street are developed for a mix of commercial business uses and residential uses, with any retail business use comprising a comparatively small component of the total gross floor area of the overall development.	<b>AO24</b>	No acceptable outcome provided.
<b>PO25</b>	Development in the Major centre zone in Precinct CAL LPP 3 (Bowman Road/Oval Avenue) on sites adjoining	<b>AO25</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<del>or immediately opposite Central Park provide for the establishment of sport and recreation uses, accommodation uses or business uses that are related to and support sport and recreation activities.</del>		
<b><del>Development in Precincts CAL LPP-5 (Events Centre Hospitality Area), CAL LPP-6 (Bulcock Street Hospitality Area), Precinct CAL LPP-7 (Bulcock Beach Hospitality Area) and Precinct CAL LPP-8 (Kings Beach Hospitality Area)</del></b>			
<b><del>PO26</del></b>	<del>Development in Precincts CAL LPP-5 (Events Centre Hospitality Area), CAL LPP-6 (Bulcock Street Hospitality Area), CAL LPP-7 (Bulcock Beach Hospitality Area) and CAL LPP-8 (Kings Beach Hospitality Area) identified on Local Plan Precinct Map LPM45 provides for:- (a) a range of entertainment/catering business uses and other business uses including food and drink outlets, function facilities, bars and hotels that may operate after hours and include live music which creates a vibrant atmosphere; and (b) in the case of the Major centre zone in Precinct CAL LPP-6 (Bulcock Street Hospitality Area), may include nightclub entertainment facilities.</del>	<b><del>AO26</del></b>	<del>No acceptable outcome provided.</del>
<b><del>Development in the Specialised Centre Zone (Caloundra Road Showroom Area)</del></b>			
<b><del>PO627</del></b>	<del>Development in the Specialised centre zone provides for Caloundra Road to be maintained and enhanced as a landscaped boulevard and major entry route to the Caloundra Town Centre, with buildings and other structures set well back from the street frontage and dense sub-tropical landscaping and street trees provided along the road frontage.</del>	<b><del>AO627</del></b>	<del>No acceptable outcome provided.</del>
<b><del>Development in the Local Centre Zone (Currimundi and Moffat Beach Local Activity Centres)</del></b>			
<b><del>PO728</del></b>	<del>Development in the Local centre zone ensures that the Currimundi and Moffat Beach Local Centres function as local (not full service) activity centres only, providing for the basic convenience needs of residents and visitors.</del>	<b><del>AO728</del></b>	<del>No acceptable outcome provided.</del>
<b><del>PO829</del></b>	<del>Development in the Local centre zone:- (a) contributes to the creation of a contemporary coastal built form and streetscape; (b) creates vibrant and active streets and public spaces; (c) provides continuous weather protection for pedestrians along active or semi-active street front areas; (d) is of a domestic scale and appearance where there is an interface with the Low density residential zone; and (e) provides integrated and functional parking and access arrangements that do not dominate the street.</del>	<b><del>AO829</del></b>	<del>Development in the Local centre zone:- (a) respects the layout, scale (including height and setback) and character of development on adjoining sites; (b) provides for buildings to be set back from street frontages as follows:- (i) for sites fronting Seaview Terrace - built to the street front boundary; (ii) for sites fronting Buccleugh Street or Buderim Street - 3 metres from the street front boundary; and (iii) on sites with sole frontage to Roderick Street - a distance that is compatible with the character and scale of</del>



Performance Outcomes		Acceptable Outcomes	
			<p>residential development on the southern side of Roderick Street, but in any case not less than 3 metres;</p> <p>(c) provides <i>primary active street frontages</i> where identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b>;</p> <p>(d) provides all weather protection to active street <i>frontages</i> in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(e) ensures that signage is integrated with buildings;</p> <p>(f) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(g) provides for on-site car parking at the rear or to one side of the development.</p>
<b>Development in the Low Impact Industry Zone (Moffat Beach Business Park)</b>			
<b>PO930</b>	Development in the Low impact industry zone at Moffat Beach is designed and configured in a manner which protects the amenity of nearby and surrounding residential premises.	<b>AO930.1</b>	Development does not provide for any additional vehicular access from Nothling Street.
		<b>AO930.2</b>	<p>Development for industrial uses in that part of the Low impact industry zone located west of George Street, south of Nothling Street and north of Grigor Street West occurs on amalgamated sites with:-</p> <p>(a) all vehicular access gained via Grigor Street West;</p> <p>(b) a <i>landscape buffer</i> provided along Nothling Street with security fencing located behind landscaping; and</p> <p>(c) no or only minimal building openings provided to the Nothling Street <i>frontage</i> of the <i>site</i>.</p>
		<b>AO930.3</b>	<p>The layout and design of development in that part of the Low impact industry zone located opposite land included in the Low density residential zone (along William Street and George Street):-</p> <p>(a) incorporates attractive and sensitively designed street facades which are of a domestic scale;</p> <p>(b) provides for any larger access doors (e.g. roller doors) to be located side-on or to the rear of buildings;</p> <p>(c) provides a 3 metre wide densely planted buffer strip along the street <i>frontage</i>; and</p> <p>(d) provides for car parking and service areas to the side or rear of buildings, integrated with other vehicle movement areas.</p>
		<b>AO930.4</b>	Notwithstanding the maximum height of buildings and structures identified on the

Performance Outcomes		Acceptable Outcomes	
			applicable Height of Buildings and Structures Overlay Map, that part of a building or structure located within 20 metres of a street front boundary does not exceed 8.5 metres in height where located on a <i>site</i> opposite land included in the Low density residential zone (along William Street and George Street).
<b>PO1034</b>	Development in the Low impact industry zone ensures that new buildings in the Low impact industry zone:- (a) achieve a coherent overall built form and <i>streetscape</i> character; and (b) incorporate design features, building materials and/or colours that provide architectural interest and articulation to building facades visible from the street.	<b>AO1034</b>	No acceptable outcome provided.
<b>PO1132</b>	Development in the Low impact industry zone ensures that buildings are designed to provide for a range of potential users over the life of the building by allowing for adaptable floor plans and adequate floor to ceiling heights.	<b>AO1132</b>	No acceptable outcome provided.
<b>PO1233</b>	Development in the Low impact industry zone ensures that non-industrial uses are limited in scale and in type to those uses which:- (a) are compatible with existing industrial uses; (b) do not compromise the ongoing operation and use of this area as a predominantly industrial area; and (c) avoid significant land use conflicts.	<b>AO1233</b>	No acceptable outcome provided.
<b>Development in the Tourist Accommodation Zone (Kings Beach, Dicky Beach and Oaks Oasis Resort)</b>			
<b>PO1334</b>	Development in the Tourist accommodation zone:- (a) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; (b) contributes to the vitality of key streets and esplanades; (c) provides a continuous pedestrian friendly façade; and (d) provides integrated and functional parking and access arrangements that do not dominate the street.	<b>AO1334</b>	Development:- (a) provides <i>primary active street frontages</i> , built to the boundary or set back a maximum of 3 metres, where identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> ; (b) has building openings overlooking the street; (c) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (d) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive; (e) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings; and (f) minimises vehicular access across active street <i>frontage</i> .
<b>PO14</b>	<b>Development in Precinct CAL LPP-2</b>	<b>AO14</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p><u>(Kings Beach Hospitality Area):-</u>  <u>(a) provides for a range of entertainment/catering business uses and other business uses including food and drink outlets, function facilities, bars and hotels that may operate after hours and include live music which creates a vibrant atmosphere; and</u>  <u>(b) does not provide for the establishment of nightclub entertainment facilities.</u></p>		
<b>PO1535</b>	<p>Development in the Tourist accommodation zone provides for Key Site <b>84</b> (Kings Beach Tavern) identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> to be redeveloped as an integrated <i>mixed use development</i> that contributes to the role of Kings Beach as a tourism focus area and major visitor accommodation area, and that incorporates the following:-</p> <ul style="list-style-type: none"> <li>(a) predominantly multi-unit visitor accommodation in conjunction with retail business uses and entertainment/catering business uses;</li> <li>(b) a centrally located beer garden which enjoys water and parkside views and is immediately accessible from the street;</li> <li>(c) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</li> <li>(d) a building form which provides for two slim line towers of variable height above a two <i>storey</i> podium with significant spaces provided between towers to maintain and enhance sightlines, solar access and movement of cooling breezes;</li> <li>(e) a maximum <i>site cover</i> of 50% for the first two <i>storeys</i> and 35% for <i>storeys</i> above the second level, with any individual tower having a maximum <i>site cover</i> of 20%; and</li> <li>(f) <i>streetscape</i> improvements at street level which complement and reflects the <i>streetscape</i> treatments in Kings Beach Park.</li> </ul>	<b>AO1535</b>	<p>No acceptable outcome provided.</p> <p>Note—<b>Figure 7.2.6VB (Kings Beach Tavern preferred design treatment)</b> illustrates the preferred design treatment for Key Site <b>84</b> (Kings Beach Tavern).</p>
<b>PO1636</b>	<p>Development in the Tourist accommodation zone provides for Key Site <b>95</b> (Kings Beach Shops) identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> to be redeveloped as an integrated <i>mixed use development</i> that contributes to the role of Kings Beach as a tourism focus area and major tourist accommodation area, and that incorporates the following:-</p> <ul style="list-style-type: none"> <li>(a) predominantly multi-unit visitor accommodation in conjunction with retail business uses and</li> </ul>	<b>AO1636</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>catering business uses where identified as a <i>primary active street frontage</i> on <b>Figure 7.2.6A (Caloundra local plan elements)</b>, with <i>active uses</i> provided along a minimum of 75% of the <i>site frontage</i>;</p> <p>(b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</p> <p>(c) a maximum height of:-</p> <p>(i) 19 metres for Lot 230 RP43053 at 36 Esplanade Headland; and</p> <p>(ii) 16 metres for Lots 0 and 1-4 BUP3932 at 12 Princess Lane and Lots 0 and 1-6 BUP133 at 14 Princess Lane, unless either or both lots are amalgamated with Lot 230 RP43053, in which case a maximum height limit of 19 metres applies;</p> <p>(d) a maximum <i>site cover</i> of 70% for the first two <i>storeys</i> and 40% for storeys above the second <i>storey</i>;</p> <p>(e) a stepping back of the building form from all boundaries above the second <i>storey</i> with a minimum <i>setback</i> of 7.5 metres from the Esplanade;</p> <p>(f) vehicle <i>access</i> from Princess Lane;</p> <p>(g) opportunities for casual surveillance of public spaces, including Princess Lane; and</p> <p>(h) streetscape improvements at street level which complement and integrate with Kings Beach Park.</p>		
<b>PO1737</b>	<p>Development in the Tourist accommodation zone provides for Key Site <b>106 (Golden Beach Oaks Oasis Resort)</b> identified on <b>Figure 7.2.6A (Caloundra local plan elements)</b> to be further developed as an integrated <i>mixed use development</i> that complements, but does not compete with, the role of Caloundra <del>Town</del> Centre as a major regional activity centre, and incorporates the following:-</p> <p>(a) a mix of multi-unit permanent and visitor accommodation in conjunction with retail business uses and entertainment/catering business uses including a conference centre;</p> <p>(b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</p> <p>(c) a building form which:-</p> <p>(i) is arranged so as to maintain</p>	<b>AO1737</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>and enhance sightlines to, and strengthen visual associations with, Pumicestone Passage;</p> <p>(ii) provides for the maximum height limit of 21 metres to be achieved for two or three slim line towers only on that part of the <i>site</i> that is undeveloped as at the date of gazettal of the planning scheme; and</p> <p>(iii) steps down in height at the edges of the <i>site</i> to protect the amenity of surrounding low-rise residential development;</p> <p>(d) enhanced through block pedestrian connections with a prominent link to Short Street and the coastal walk; and</p> <p>(e) streetscape improvements at street level to improve the attractiveness of Park Place and North Street.</p>		
<b>PO38</b>	<p><del>Development in the Tourist accommodation zone where on Lot 1 RP106064, located on the corner of Leeding Terrace and The Esplanade, Bulcock Beach:-</del></p> <p><del>(a) may provide for residential uses or a mix of residential and business uses;</del></p> <p><del>(b) where business uses are proposed, maintains a primary active street frontage to The Esplanade;</del></p> <p><del>(c) provides for a maximum site cover of:-</del></p> <p><del>(i) 70% for that part of a building not exceeding 8.5 metres in height; and</del></p> <p><del>(ii) 35% for that part of a building exceeding 8.5 metres in height;</del></p> <p><del>(d) provides access from Leeding Terrace, other than where for permanent accommodation; and</del></p> <p><del>(e) maintains setbacks to Otranto Avenue in accordance with Acceptable Outcome AO4 in order to maintain uninterrupted sight lines to the Pumicestone Passage and Bribie Island.</del></p>	<b>AO38</b>	<del>No acceptable outcome provided.</del>
<b>Development in the High Density Residential Zone</b>			
<b>PO1839</b>	<p>Development in the High density residential zone on sites fronting Bombala Terrace, Canberra Terrace, Maltman Street South, Verney Street, or Queen Street is designed to minimise the physical and visual impacts of development on the prominent ridgeline that defines the western and northern boundaries of the Kings Beach area.</p>	<b>AO1839</b>	<p>Development provides for buildings which:-</p> <p>(a) are designed and located to respond to the natural topography, such as by stepping down the slope;</p> <p>(b) have a maximum <i>site cover</i> of 25% for that part of any building exceeding 6 <i>storeys</i> in height; and</p> <p>(c) are well spaced with a slender rather than bulky appearance.</p>
<b>Development in the Medium Density Residential Zone Generally</b>			

Performance Outcomes		Acceptable Outcomes	
<b>PO1940</b>	Development in the Medium density residential zone at the following locations is compatible with the predominantly detached housing character of these locations:- (a) Currimundi, in the vicinity of Currimundi Road, Hume Parade, Watson Street and Robe Street; (b) Dicky Beach, in the area bounded by Beerburum Street, Coolum Street, Tinbeerwah Street and Cooroora Street; (c) Dicky Beach, in the vicinity of Ngungun Street; (d) Dicky Beach, in the area bounded by Elizabeth Street, Wilson Avenue and Mackay Street; and (e) Moffat Beach, in the area bounded by Moffat Street, Bennett Street, Russell Street and Rinaldi Street.	<b>AO1940</b>	The layout and design of development ensures that:- (a) buildings have the appearance of one or more individual buildings on the <i>site</i> , with each building being the scale of a <i>dwelling house</i> ; (b) buildings step down in height for that part of a building within 4 metres of a side boundary shared with a <i>dwelling house</i> ; (c) buildings have living rooms and <i>dwelling</i> entries oriented to the street; and (d) buildings are set within densely landscaped grounds.
<b>Development in the Medium Density Residential Zone (Lot 0 BUP474 and Lot 1 RP135579, Canberra Terrace, Caloundra)</b>			
<b>PO2044</b>	Development is adequately set back from Canberra Terrace and Arthur Street in order to maintain views to and from the Caloundra Lighthouses.	<b>AO2044</b>	Development provides for buildings and structures to be set back from Canberra Terrace and Arthur Street as follows:- (a) at least 10 metres from Canberra Terrace and Arthur Street for Lot 0 BUP474 at 2 Canberra Tce, Caloundra; and (b) at least 15 metres from Canberra Terrace for Lot 1 RP135579 at 6 Canberra Tce, Caloundra.
<b>Development in the Low Density Residential Zone in Precinct CAL LPP-34 (Shelly Beach/Moffat Beach/Dicky Beach)</b>			
<b>PO2142</b>	Development for reconfiguring a lot in the Low density residential zone in Precinct CAL LPP-34 (Moffat Beach/Shelly Beach/Dicky Beach) <del>identified on Local Plan Precinct Map LPM45</del> maintains the preferred low density character and amenity of the area by providing for any residential lot to be a minimum of 700m <sup>2</sup> in area.	<b>AO2142</b>	No acceptable outcome provided.
<b>Development in the Community Facilities Zone</b>			
<b>Development in Precinct CAL LPP-9 (Omrah Avenue)</b>			
<b>PO43</b>	<del>Development in Precinct CAL LPP-9 (Omrah Avenue) identified on Local Plan Precinct Map LPM45 is limited to dwelling houses on lots currently occupied by dwelling houses in order to ensure land is preserved for future community purposes including park and community uses.</del>	<b>AO43</b>	<del>No acceptable outcome provided.</del>
<b>Development in Precinct CAL LPP-440 (Caloundra Aerodrome)</b>			
<b>PO2244</b>	Development in Precinct CAL LPP-440 (Caloundra Aerodrome) <del>identified on Local Plan Precinct Map LPM45</del> :- (a) occurs in an integrated manner in accordance with the approved Caloundra Aerodrome Master Plan; (b) provides for the operation of the aerodrome as a general aviation facility;	<b>AO2244</b>	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> <li>(c) provides for other uses that are compatible with and allied to the operation of the aerodrome;</li> <li>(d) maintains and enhances the <i>streetscape</i> character of Caloundra Road as a landscaped boulevard and major entry route to the Caloundra <del>Town</del> Centre;</li> <li>(e) provides for principal access to the aerodrome site to be from Caloundra Road via Pathfinder way;</li> <li>(f) provides an emergency access point to Caloundra Road in accordance with the approved Caloundra Aerodrome Master Plan;</li> <li>(g) retains existing <i>vegetation</i> supplemented by dense landscape planting to provide a 20 metre wide vegetated <i>buffer</i> adjacent to Caloundra Road within the aerodrome property;</li> <li>(h) improves access to and circulation within the aerodrome;</li> <li>(i) protects the adjoining Dedicated Public Transport Corridor (CAMCOS), proposed Caloundra Transit Station and opportunities for future transit oriented development; and</li> <li>(j) recognises the location of the aerodrome within the urban fabric and seeks to maintain the amenity of nearby residential areas.</li> </ul>		
<b><i>Development on the Tripeony Hibiscus Caravan Park Site (Lot 764 SP223350, Bulcock Street)</i></b>			
<b>PO45</b>	<p><del>Development of the Tripeony Hibiscus Caravan Park site (Lot 764 SP223350, Bulcock Street):-</del></p> <ul style="list-style-type: none"> <li><del>(a) provides visitor accommodation in the form of caravan/motorhome sites, camping sites and cabins;</del></li> <li><del>(b) provides for the extension of the coastal walk along the foreshore between Leach Park and Tripeony Lane;</del></li> <li><del>(c) enhances the streetscape character of Bowman Road/Bulcock Street, Park Place and Maloja Avenue;</del></li> <li><del>(d) improves access to the site; and</del></li> <li><del>(e) incorporates an attractive built form that is of a scale and intensity that is compatible with the character of the local area and protects the amenity of nearby residential premises.</del></li> </ul>	<b>AO45</b>	<del>No acceptable outcome provided.</del>
<b><i>Development on the Former Caloundra Sewage Treatment Plant Site (Lot 3 CP845406, Queen Street)</i></b>			
<b>PO46</b>	<p><del>Development of the former Caloundra Sewage Treatment Plant site (Lot 3 CP845406, Queen Street):-</del></p> <ul style="list-style-type: none"> <li><del>(a) provides for the establishment of community activities including educational establishments and sport and recreation uses together with residential uses that directly</del></li> </ul>	<b>AO46</b>	<del>No acceptable outcome provided.</del>

Performance Outcomes		Acceptable Outcomes	
	<p><del>support the other uses on the site;</del></p> <p><del>(b) maintains and enhances the streetscape character of Queen Street as an attractive landscaped boulevard;</del></p> <p><del>(c) provides street, pedestrian and cycle through block connections to improve connectivity to and between surrounding recreational and community facilities and public spaces;</del></p> <p><del>(d) provides an open space link through the site that contributes to a continual greenspace link between Tooway Creek and the environmental reserve located on Queen Street; and</del></p> <p><del>(e) protects the amenity of nearby residential areas.</del></p>		
<b>Development on the Former Caloundra Waste Management Facility Site (Lot 191 CG1783, Pelican Waters Boulevard)</b>			
<b>PO<del>2347</del></b>	<p>Development of the former Caloundra Waste Management Facility site (Lot 191 CG1783, Pelican Waters Boulevard):-</p> <p>(a) rehabilitates and remediates any contaminated land;</p> <p>(b) provides for a transit facility that takes maximum advantage of the site's proximity to Caloundra <del>Town</del> Centre, community facilities and public transport <i>infrastructure</i>;</p> <p>(c) provides for the establishment of the Dedicated Public Transport Corridor (CAMCOS) and the Caloundra Transit Station;</p> <p>(d) occurs in accordance with an approved plan of development prepared for the whole of the <i>site</i>;</p> <p>(e) incorporates outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design and the Sunshine Coast architectural style; and</p> <p>(f) provides street, pedestrian and cycle through-site connections to improve connectivity to and between surrounding areas and public spaces.</p>	<b>AO<del>2347</del></b>	No acceptable outcome provided.



**Table 7.2.6.4.3 Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central)<sup>1</sup>**

<b>Sub-precinct CAL LPSP-1a (Destination Centre) and Sub-precinct CAL LPSP-1b (Community and Creative Hub)</b>						
<b>Building component</b>	<b>Maximum Site Cover</b>	<b>Minimum Setbacks</b>				
		<b>Front</b>			<b>Side</b>	<b>Rear</b>
		<i>Primary and secondary active street frontages and laneways</i>	<i>Street addressing frontages</i>	<i>All other frontages</i>		
<i>Up to 8.5 metres</i>	<ul style="list-style-type: none"> <li>Sites identified on <b>Figure 7.2.6B – 90%</b></li> <li>Other sites within the <u>Major centre zone or Tourist accommodation zone – 70%</u></li> <li>Otherwise – <u>60%</u></li> </ul>	<ul style="list-style-type: none"> <li>0m; or</li> <li>Where planting zones are provided, up to 20% of the frontage may be <u>setback</u> up to 3m.</li> <li>Frontage to Otranto Avenue, Minchinton Street and Knox Avenue South of Bulcock Street – 4m</li> </ul>	<ul style="list-style-type: none"> <li>6m to main building line; and</li> <li>3m for building entries and front balconies.</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>Sites with a 90% <u>site cover</u> identified on <b>Figure 7.2.6B – 0m</b>; or</li> <li>Otherwise – <u>2m</u></li> </ul>	<ul style="list-style-type: none"> <li>Sites with a 90% <u>site cover</u> identified on <b>Figure 7.2.6B</b> or with a rear boundary to a laneway – 0m; or</li> <li>Otherwise – <u>6m</u></li> </ul>
<i>Above 8.5 metres</i>	<ul style="list-style-type: none"> <li>45%</li> </ul>	<ul style="list-style-type: none"> <li>Frontage to Bulcock Street – 10m</li> <li>Elsewhere – 6m</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>
<b>Sub-precinct CAL LPSP-1c (Gateway)</b>						
<i>Up to 8.5 metres</i>	<ul style="list-style-type: none"> <li>Sites within the Major centre zone – 70%</li> <li>Otherwise – 60%</li> </ul>	<ul style="list-style-type: none"> <li>0m; or</li> <li>Where planting zones are provided, up to 20% of the frontage may be <u>setback</u> up to 3m.</li> <li>Frontage to Oval Avenue – 6m</li> </ul>	<ul style="list-style-type: none"> <li>6m to main building line; and</li> <li>3m for building entries and front balconies.</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>2m</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>
<i>Above 8.5 metres</i>	<ul style="list-style-type: none"> <li>45%</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>In accordance with the relevant use code</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>
<b>Sub-precinct CAL LPSP-1d (Central Park Urban Village)</b>						
<i>All</i>	<ul style="list-style-type: none"> <li>50%</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>6m to main building line; and</li> <li>3m for building entries and front balconies.</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>	<ul style="list-style-type: none"> <li>In accordance with the relevant use code</li> </ul>	<ul style="list-style-type: none"> <li>6m</li> </ul>

<sup>1</sup> Note – for the purposes of these acceptable outcomes:-

- sun shading devices such as screens, sunhoods, *brise soleils* are excluded from *setback* requirements, provided that the maximum protrusion of any shading device is 1.5 metres;
- where site area is less than 1,500m<sup>2</sup>, front *setbacks* above 8.5 metres may be measured to the primary building line, so that balconies can protrude into the *setback* line by up to 2.5 metres, provided they are expressed as discrete architectural elements and are not enclosed.

Note – In accordance with Acceptable Outcome AO8, that part of a building above two storeys is required to be separated from other buildings (whether or not on the same site) by at least 15 metres.

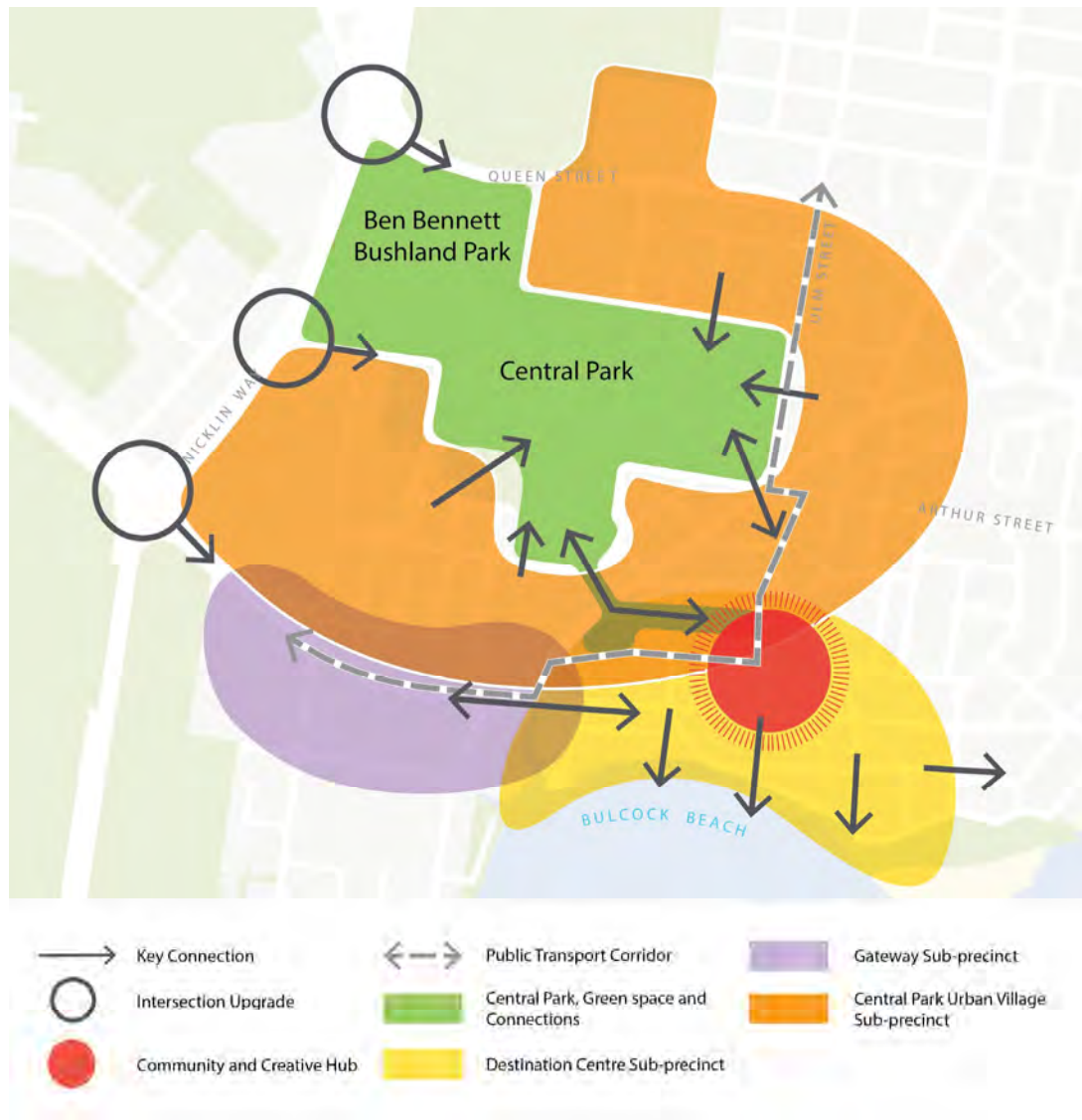
**Figure 7.2.6A Caloundra local plan elements**

<Figure to be inserted>

**Figure 7.2.6B Caloundra local plan elements – Inset**

<Figure to be inserted>

**Figure 7.2.6C Caloundra Centre Urban Structure**



**Figure 7.2.6D Example of use of sun shading devices in building design**



**Figure 7.2.6E Example detailing for base of mixed use buildings**





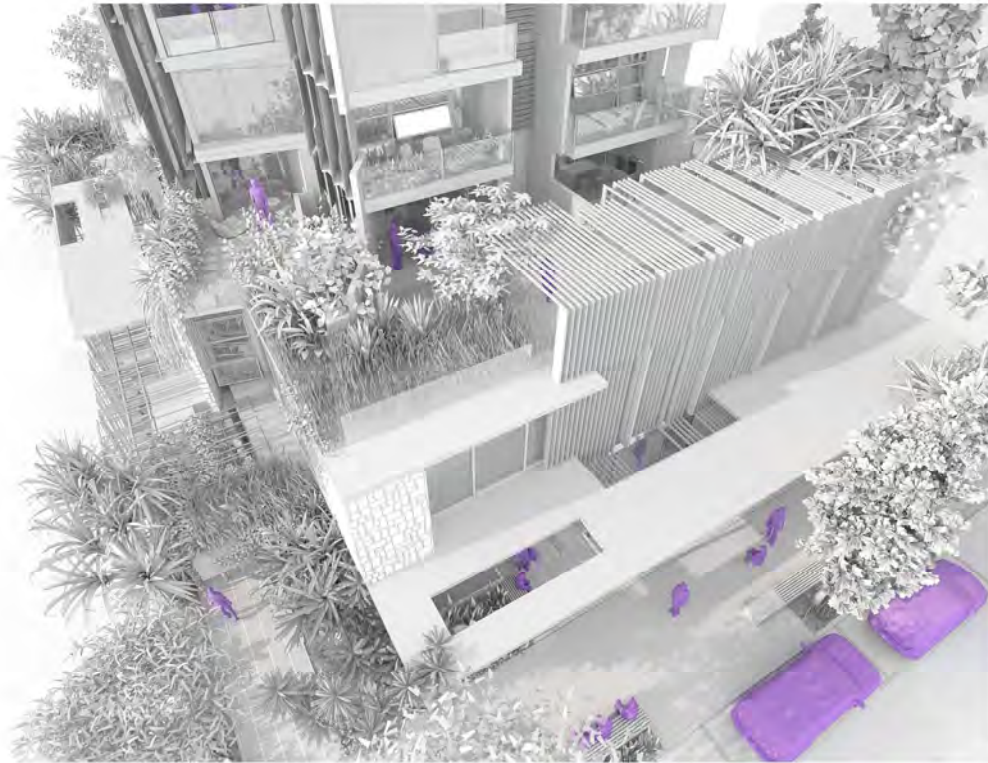
**Figure 7.2.6F Example detailing for middle of buildings**



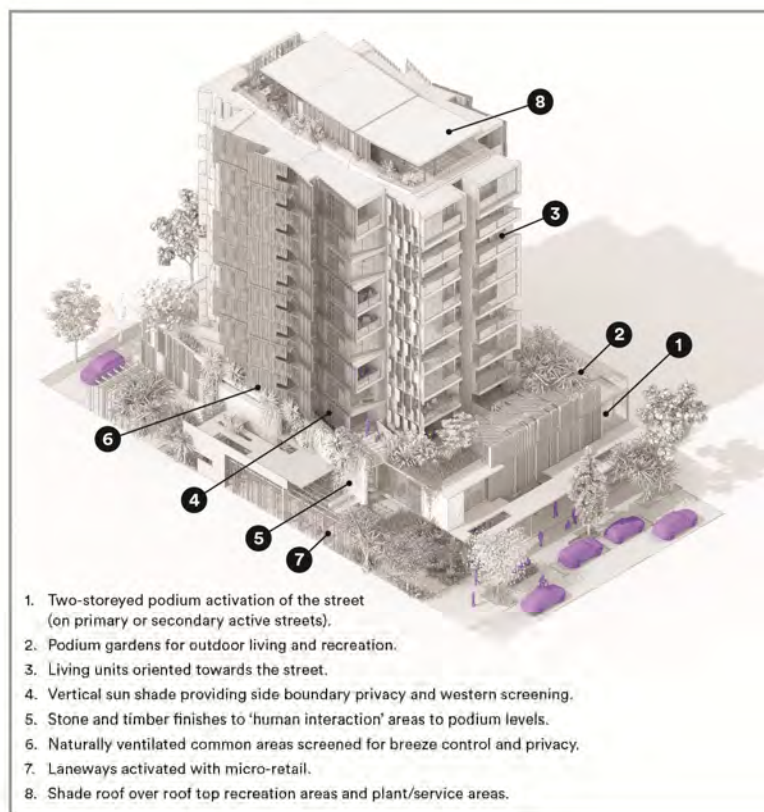
**Figure 7.2.6G Example detailing for building rooftop**



**Figure 7.2.6H Example podium design**

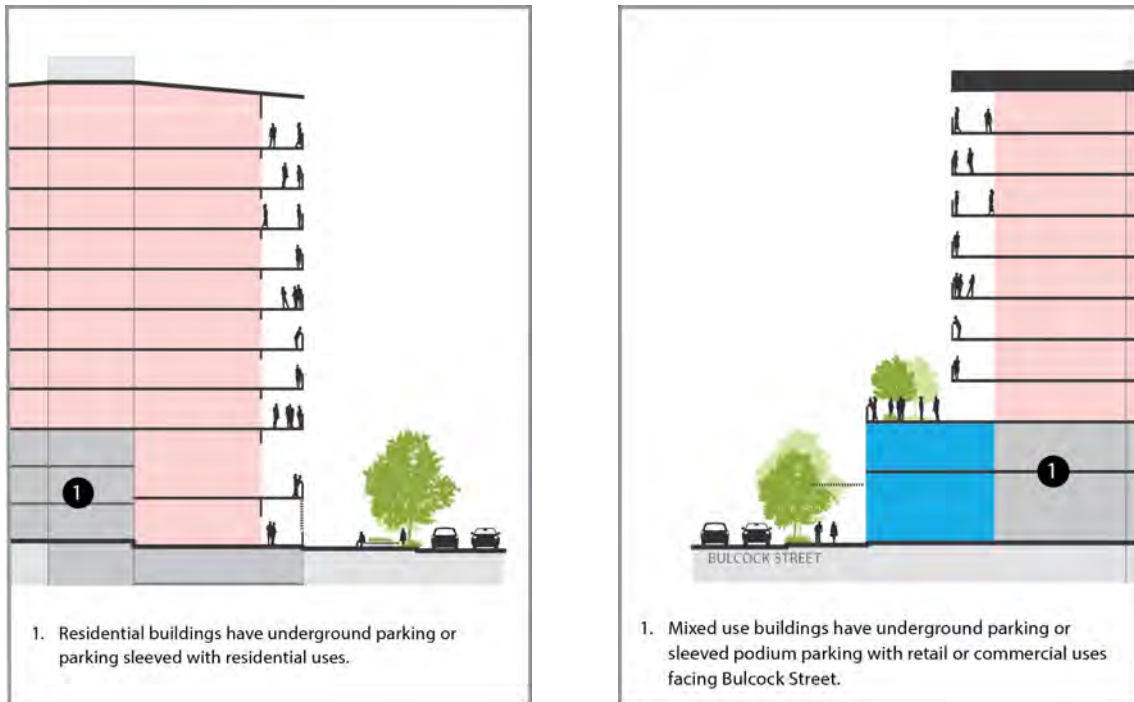


**Figure 7.2.6I Example of articulated building design**





**Figure 7.2.6J Sleeving of parking areas**



**Figure 7.2.6K Example of development addressing a street addressing frontage**

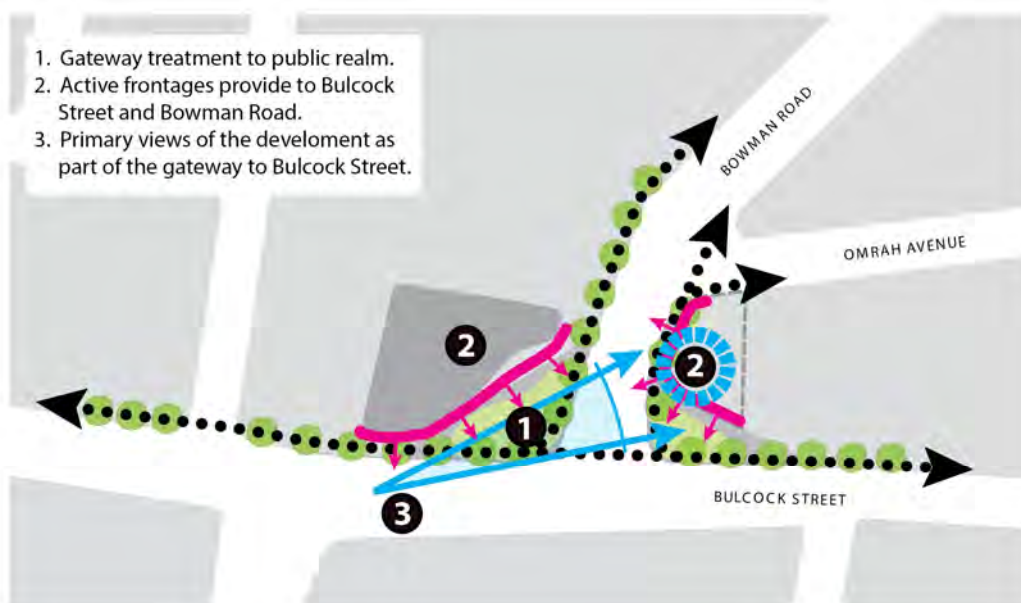




**Figure 7.2.6L Landscaping integrated into the building design**



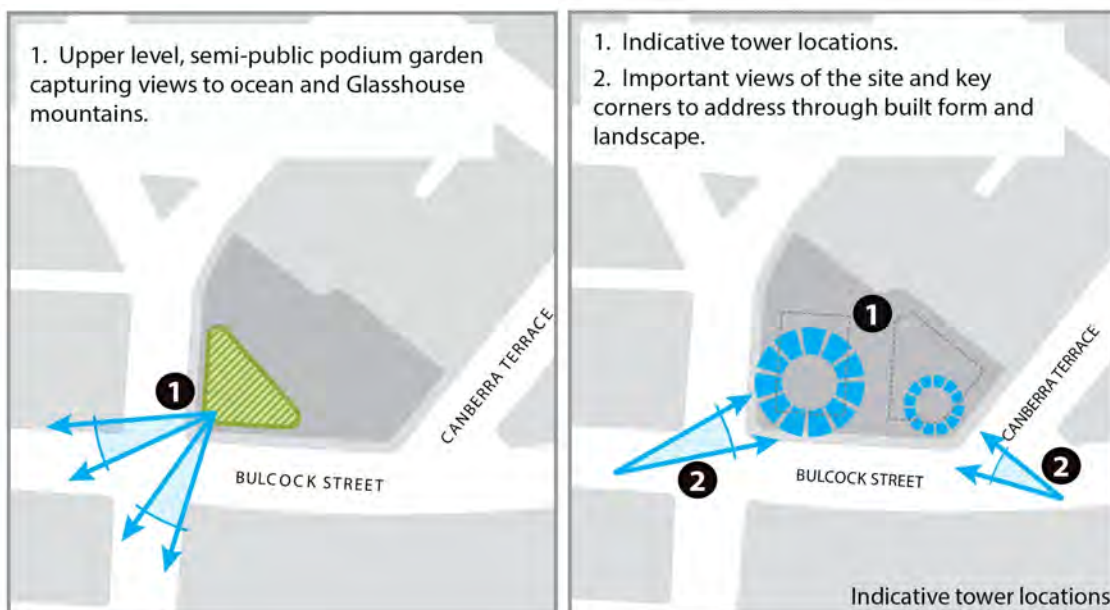
**Figure 7.2.6M Western gateway to Bulcock Street**



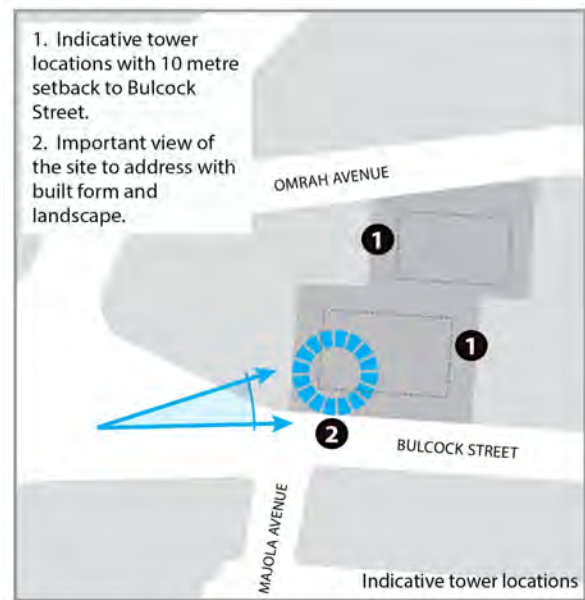
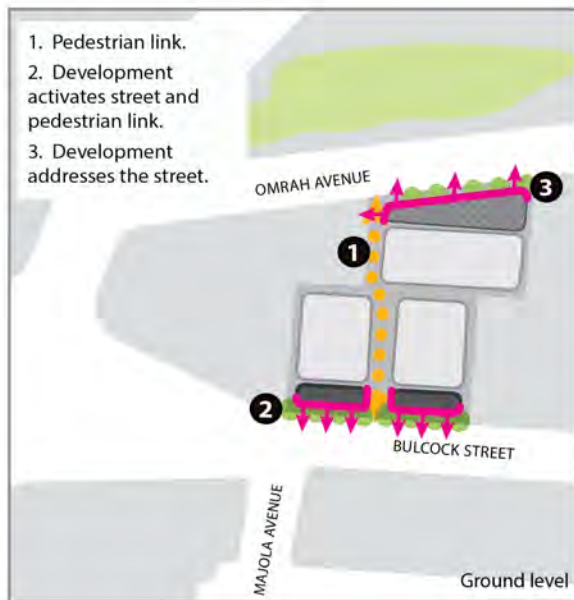
**Figure 7.2.6N Example of development addressing a pedestrian linkage**



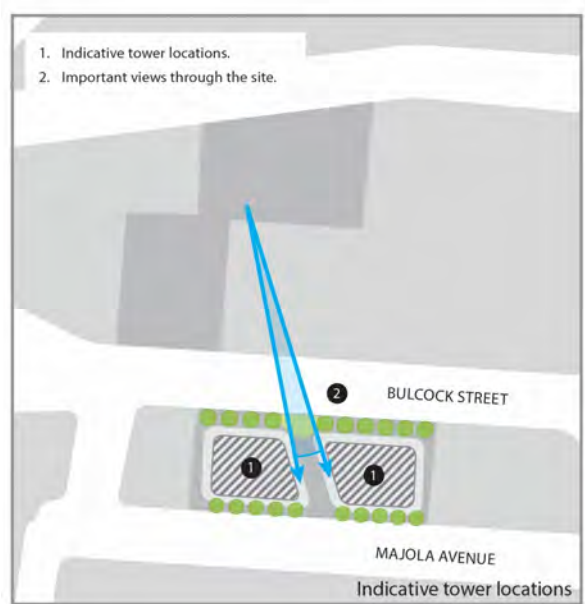
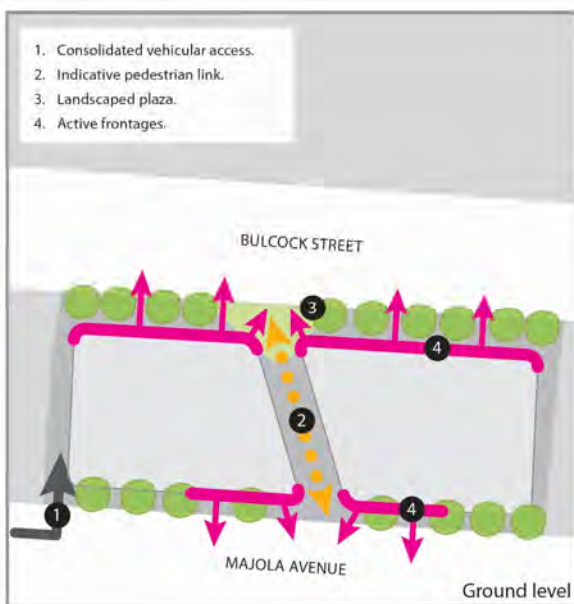
**Figure 7.2.6O Key Site 1 (Top of Town)**



**Figure 7.2.6P Key Site 2 (Western Sites)**

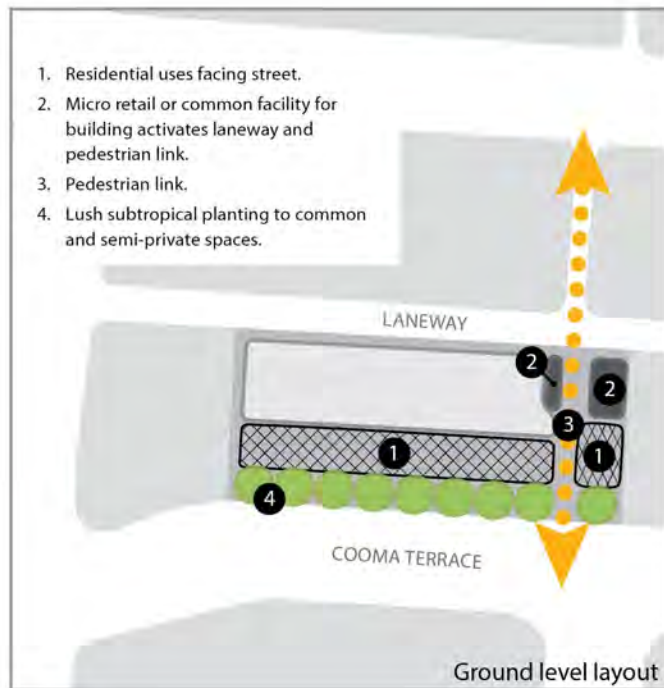


**Figure 7.2.6Q Key Site 3 (Bulcock/Maloja)**

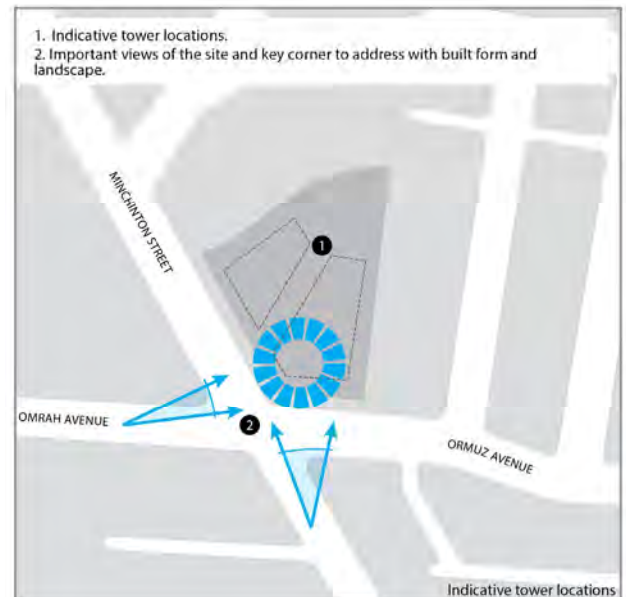
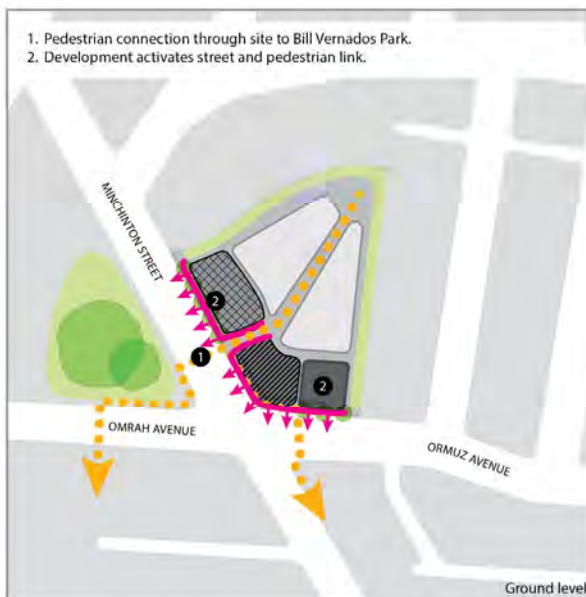




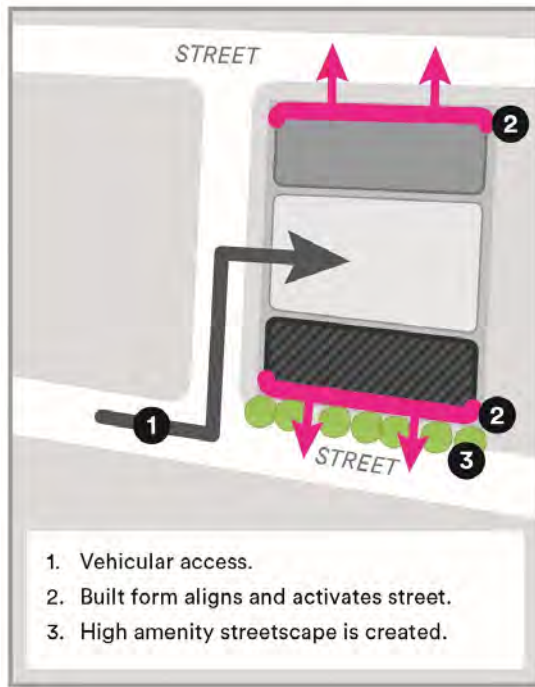
**Figure 7.2.6R Key Site 4 (Cooma Terrace Bus Station)**



**Figure 7.2.6S Key Site 6 (Kronks Motel)**



**Figure 7.2.6T Example of acceptable dual frontage site treatment (parking)**



**Figure 7.2.6U Example of acceptable single frontage site treatment (parking)**

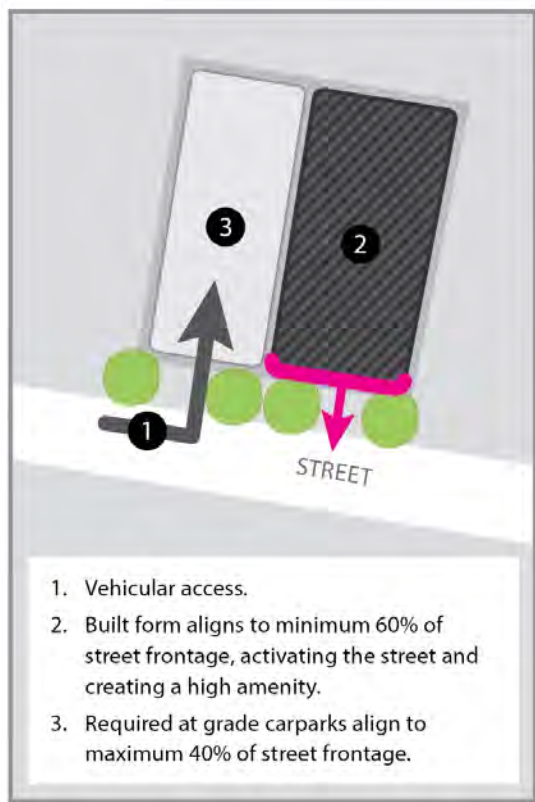
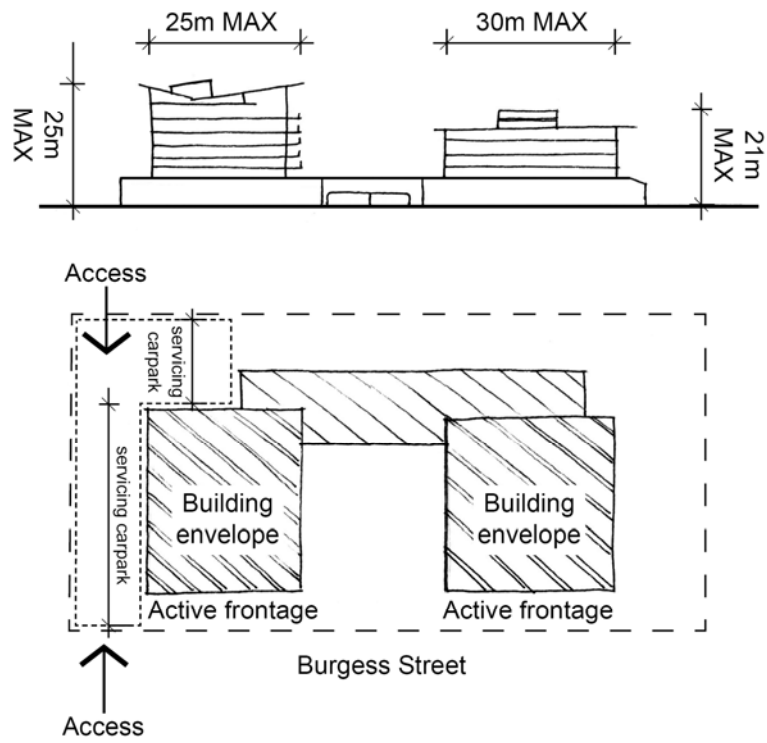


Figure 7.2.6VB Kings Beach Tavern preferred design treatment

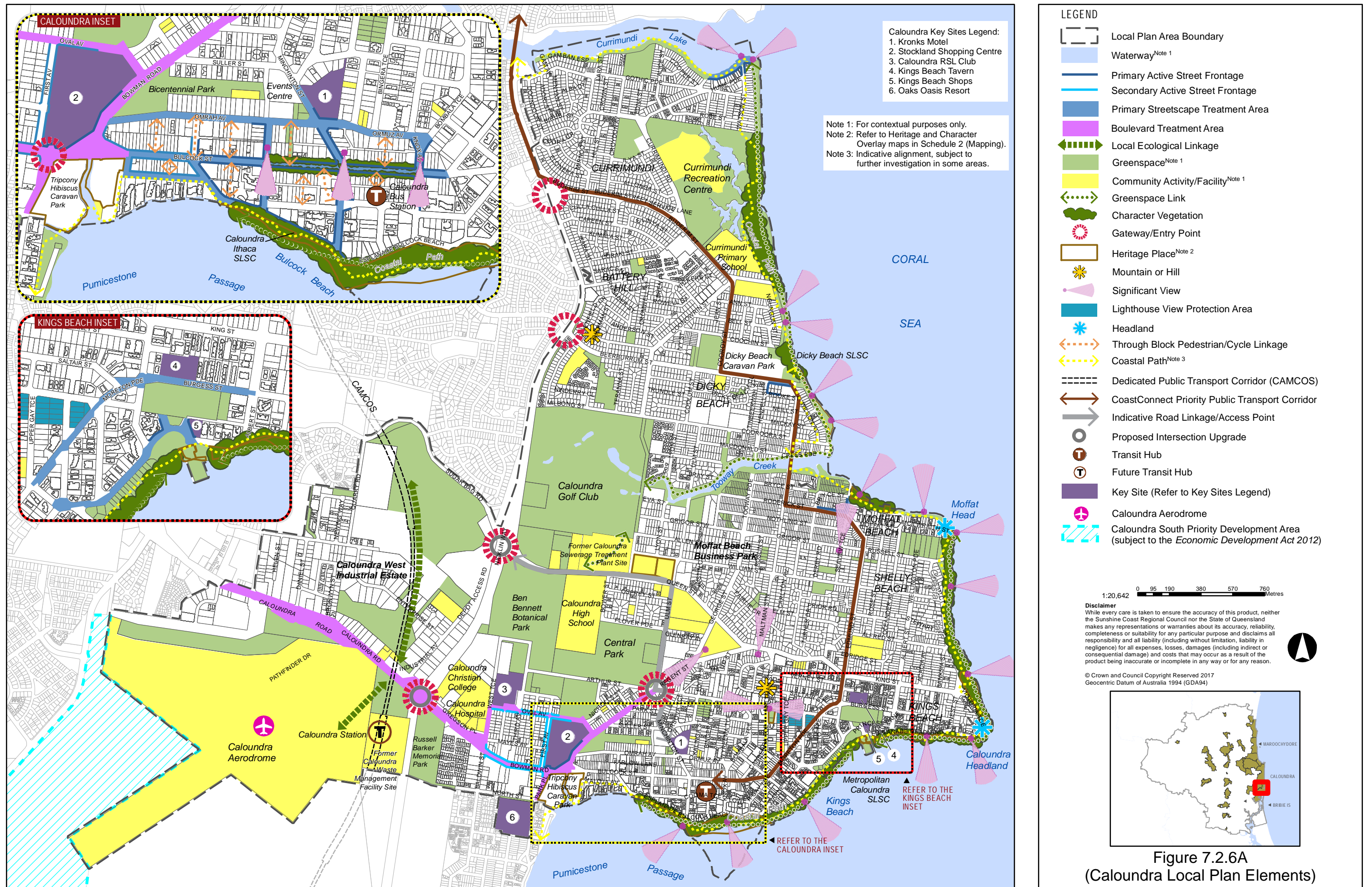


## **Appendix B:       Amendment schedule (mapping)**



# Sunshine Coast Planning Scheme 2014

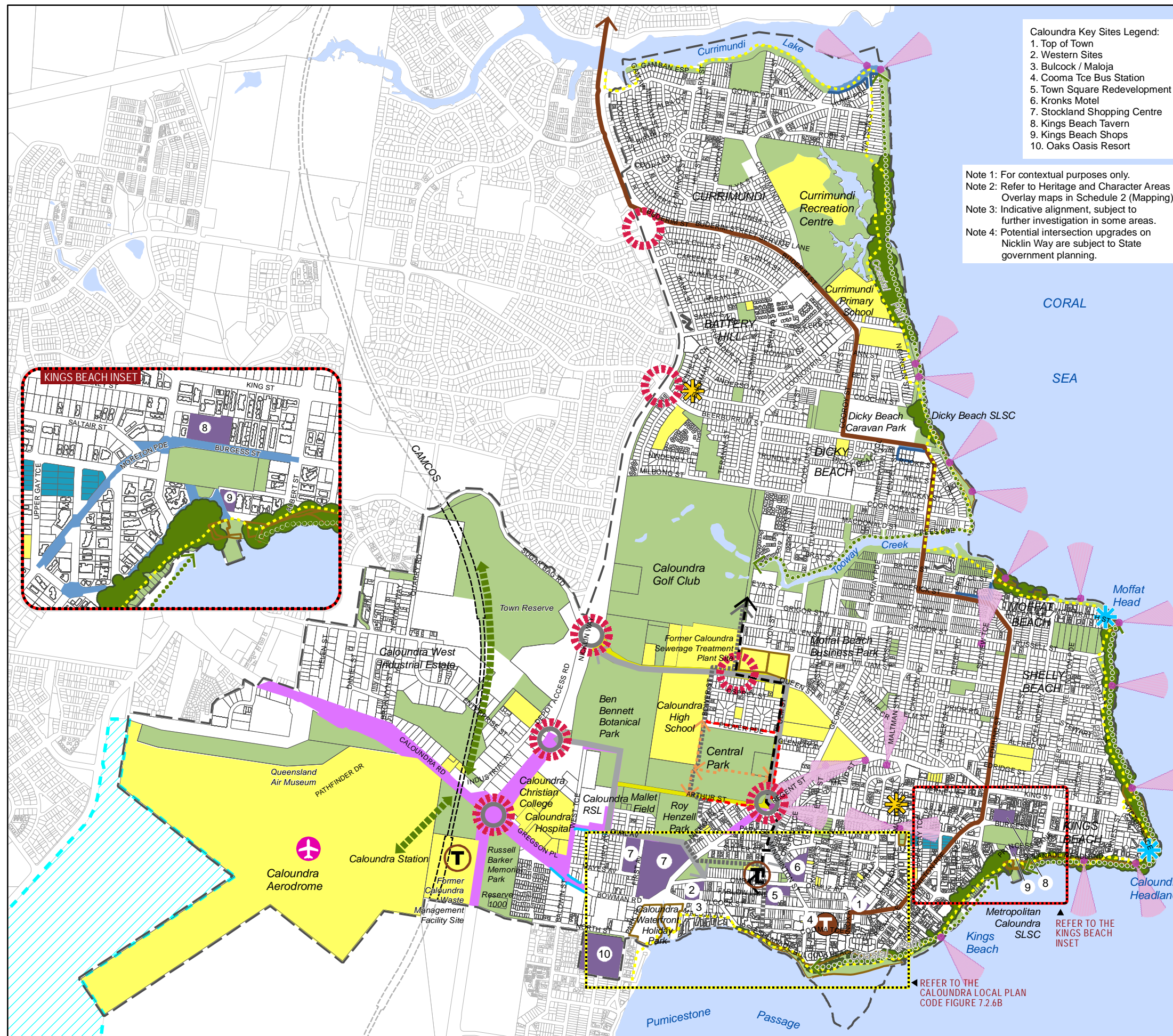
## Caloundra Local Area Plan





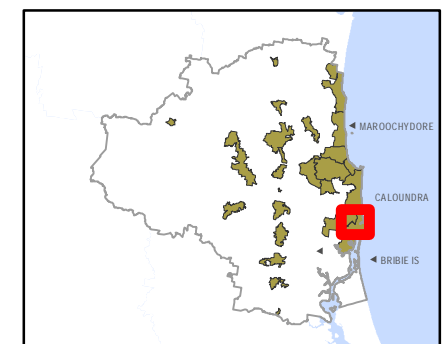
# Sunshine Coast Planning Scheme 2014

## Caloundra Local Area Plan



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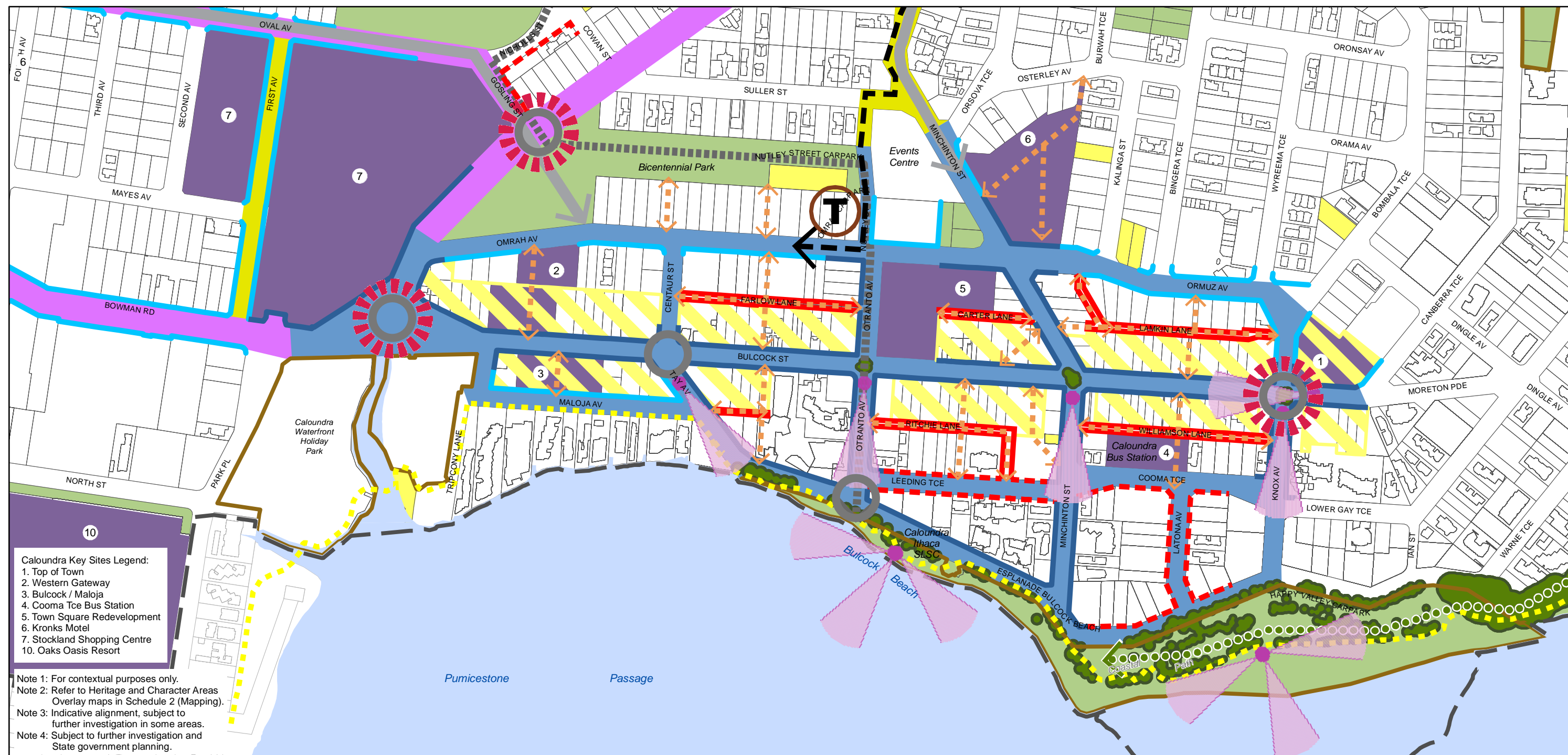


**Figure 7.2.6A**  
**(Caloundra Local Plan Elements)**



# Sunshine Coast Planning Scheme 2014

## Caloundra Local Area Plan



### LEGEND

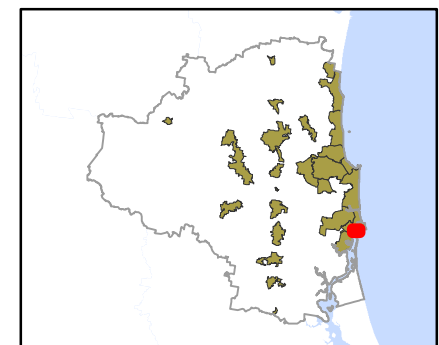
- |  |   |  |   |  |  |
|--|---|--|---|--|--|
|  | Local Plan Area Boundary                |  | Greenspace <sup>Note 1</sup>                  |  | Through Block Pedestrian/Cycle Linkage                           |
|  | Waterway <sup>Note 1</sup>              |  | Community Activity/Facility <sup>Note 1</sup> |  | Coastal Path <sup>Note 3</sup>                                   |
|  | Primary Active Street Frontage          |  | Greenspace Link                               |  | Bush to Beach Path <sup>Note 3</sup>                             |
|  | Secondary Active Street Frontage        |  | Character Vegetation                          |  | Priority Transit Corridor (Light Rail) for further investigation |
|  | Laneway Frontage                        |  | Gateway/Entry Point                           |  | Indicative Road Linkage/Access Point                             |
|  | Street Addressing Frontage              |  | Heritage Place <sup>Note 2</sup>              |  | Proposed Intersection Upgrade                                    |
|  | Maximum 90% Site Cover up to 8.5 metres |  | Significant View                              |  | Future Transit Hub <sup>Note 4</sup>                             |
|  | Primary Streetscape Treatment Area      |  |   |  | Key Site (Refer to Key Sites Legend)                             |
|  | Boulevard Treatment Area                |  |   |  |  |
|  | High Amenity Streetscape Area           |  |   |  |  |

1:4,200 0 15 30 60 90 120 Metres



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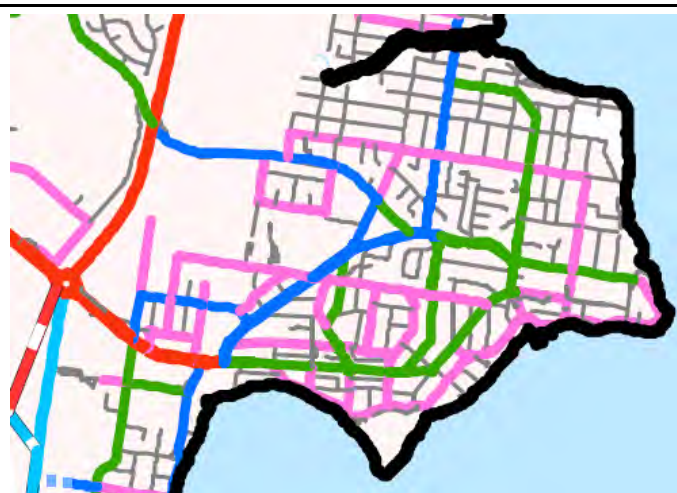
**Figure 7.2.6B**  
(Caloundra Local Plan Elements - Inset)

## Part 9 (Development codes)

### Part 9 (Development codes), Section 9.4.8 (Transport and Parking Code) Figures

#### Extract of Figure 9.4.8A 2031 Functional Transport Hierarchy

##### Existing



#### 2031 Functional Transport Hierarchy

##### Transport Hierarchy and Status (Note 1)

- Arterial Roads**
- Highway/Motorway, Current
  - Highway/Motorway, Future
  - Arterial, Current
  - Arterial, Future
  - Arterial Main Street, Current
- Sub-arterial Roads**
- Distributor, Current
  - Distributor, Future
  - Controlled Distributor, Current
  - Controlled Distributor, Future
  - Sub-arterial Main Street, Current
- District Streets**
- District Collector Street, Current
  - District Collector Street, Future
  - District Main Street, Future
- Neighbourhood Streets**
- Neighbourhood Collector Street, Current
  - Neighbourhood Collector Street, Future
- Local Streets (Access Streets, Places and Laneways)**
- Local, Current
  - Local, Future

##### Corridors Subject to Further Investigation

- Highway/Motorway, Subject to Investigation
- Arterial, Subject to Investigation
- Distributor, Subject to Investigation
- Controlled Distributor, Subject to Investigation
- District Collector, Subject to Investigation

##### Land Use Categories

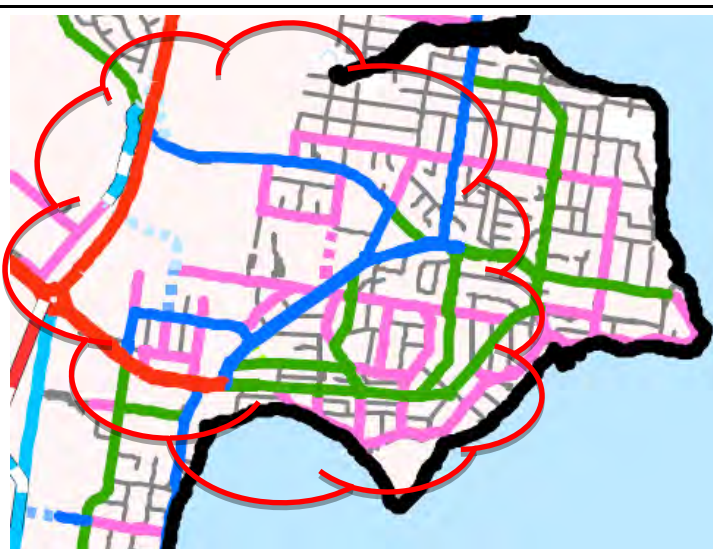
- Urban Area
- Rural Residential Area

##### Other Elements

- Local Government Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans) (Note 2)
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components) (Note 3)
- Priority Development Area (subject to the *Economic Development Act 2012*)
- Waterways and Waterbodies

Note 1: Certain corridors on this map are subject to further investigation and potential change.  
 Note 2: Where corridors are located within Declared Master Planned Areas, Part 10 (Other Plans) applies.  
 Note 3: Where corridors are located within Land within Development Control Plan 1 - Kawana Waters, Kawana Waters Development Agreement applies.

##### Proposed



#### 2031 Functional Transport Hierarchy

##### Transport Hierarchy and Status (Note 1)

- Arterial Roads**
- Highway/Motorway, Current
  - Highway/Motorway, Future
  - Arterial, Current
  - Arterial, Future
  - Arterial Main Street, Current
- Sub-arterial Roads**
- Distributor, Current
  - Distributor, Future
  - Controlled Distributor, Current
  - Controlled Distributor, Future
  - Sub-arterial Main Street, Current
- District Streets**
- District Collector Street, Current
  - District Collector Street, Future
  - District Main Street, Future
- Neighbourhood Streets**
- Neighbourhood Collector Street, Current
  - Neighbourhood Collector Street, Future
- Local Streets (Access Streets, Places and Laneways)**
- Local, Current
  - Local, Future

##### Corridors Subject to Further Investigation

- Highway/Motorway, Subject to Investigation
- Arterial, Subject to Investigation
- Distributor, Subject to Investigation
- Controlled Distributor, Subject to Investigation
- District Collector, Subject to Investigation

##### Land Use Categories

- Urban Area
- Rural Residential Area

##### Other Elements

- Local Government Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans) (Note 2)
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components) (Note 3)
- Priority Development Area (subject to the *Economic Development Act 2012*)
- Waterways and Waterbodies

Note 1: Certain corridors on this map are subject to further investigation and potential change.  
 Note 2: Where corridors are located within Declared Master Planned Areas, Part 10 (Other Plans) applies.  
 Note 3: Where corridors are located within Land within Development Control Plan 1 - Kawana Waters, Kawana Waters Development Agreement applies.



## Extract of Figure 9.4.8C 2031 Strategic Network of Public Transport Links

### Existing



### 2031 Strategic Network of Public Transport Links

#### Transit Hubs (Note 1)

- Regional Transit Hub
- Sub-Regional Transit Hub
- District Transit Hub
- Intra Regional Transit Hub
- Future Transit Hub
- Dedicated Transit Station

#### Strategic Public Transport Corridor Classification

- Dedicated Public Transport Corridor (Current)
- Dedicated Public Transport Corridor (Future)
- Public Transport Priority Corridor (Current)
- Public Transport Priority Corridor (Future)
- Public Transport Advantage Corridor
- Public Transport Advantage Corridor
- Other Public Transport Corridor (Current)
- Other Public Transport Corridor (Future)

#### Land Use Categories

- Urban Area
- Rural Residential Area

#### Other Elements

- Local Government Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans) (Note 2)
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components) (Note 3)
- Priority Development Area (subject to the Economic Development Act 2012)
- Waterways and Waterbodies
- Major Road
- Railway

Note 1 : Certain corridors on this map are subject to further investigation and potential change.

Note 2 : Where corridors are located within Declared Master Planned Areas, Part 10 (Other Plans) applies.

Note 3 : Where corridors are located within Land within Development Control Plan 1 - Kawana Waters, Kawana Waters Development Agreement applies.

### Proposed



### 2031 Strategic Network of Public Transport Links

#### Transit Hubs (Note 1)

- Regional Transit Hub
- Sub-Regional Transit Hub
- District Transit Hub
- Intra Regional Transit Hub
- Future Transit Hub
- Dedicated Transit Station

#### Strategic Public Transport Corridor Classification

- Dedicated Public Transport Corridor (Current)
- Dedicated Public Transport Corridor (Future)
- Public Transport Priority Corridor (Current)
- Public Transport Priority Corridor (Future)
- Public Transport Advantage Corridor (Current)
- Public Transport Advantage Corridor (Future)
- Other Public Transport Corridor (Current)
- Other Public Transport Corridor (Future)

#### Land Use Categories

- Urban Area
- Rural Residential Area

#### Other Elements

- Local Government Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans) (Note 2)
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components) (Note 3)
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- Major Road
- Railway

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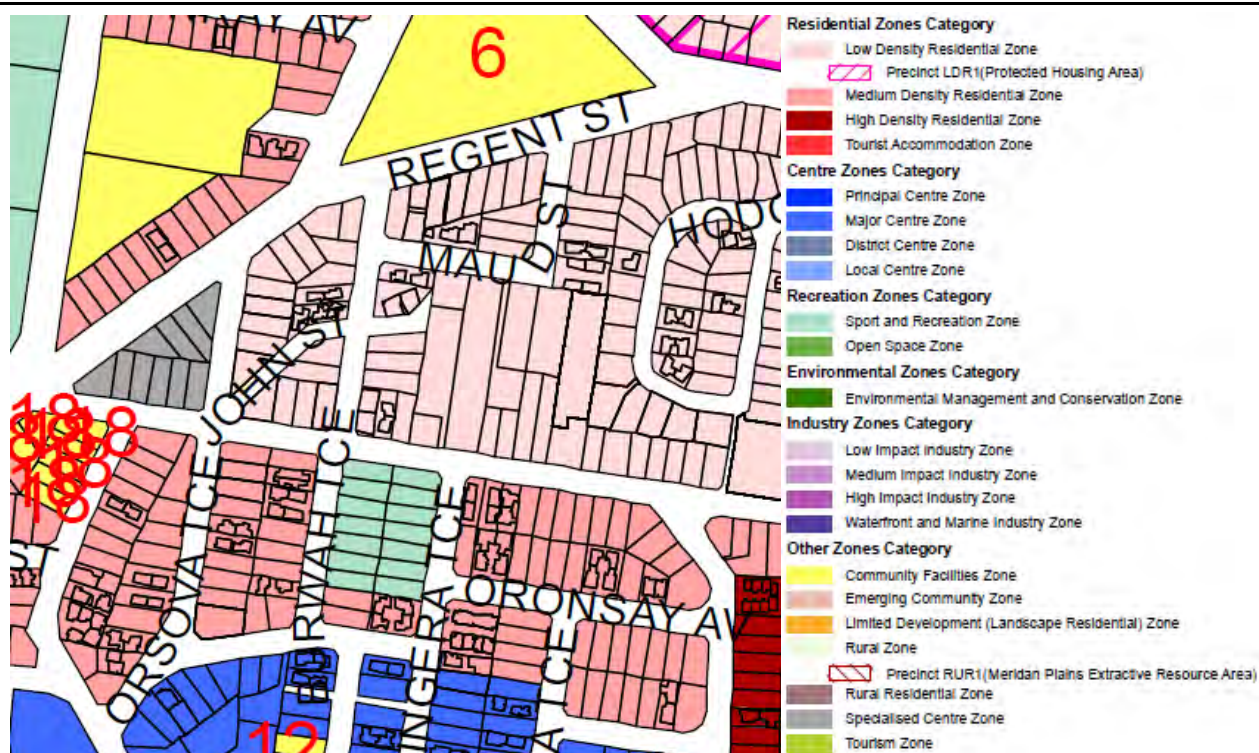
0 1.5 3 6 9 12  
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Figure 9.4.8C

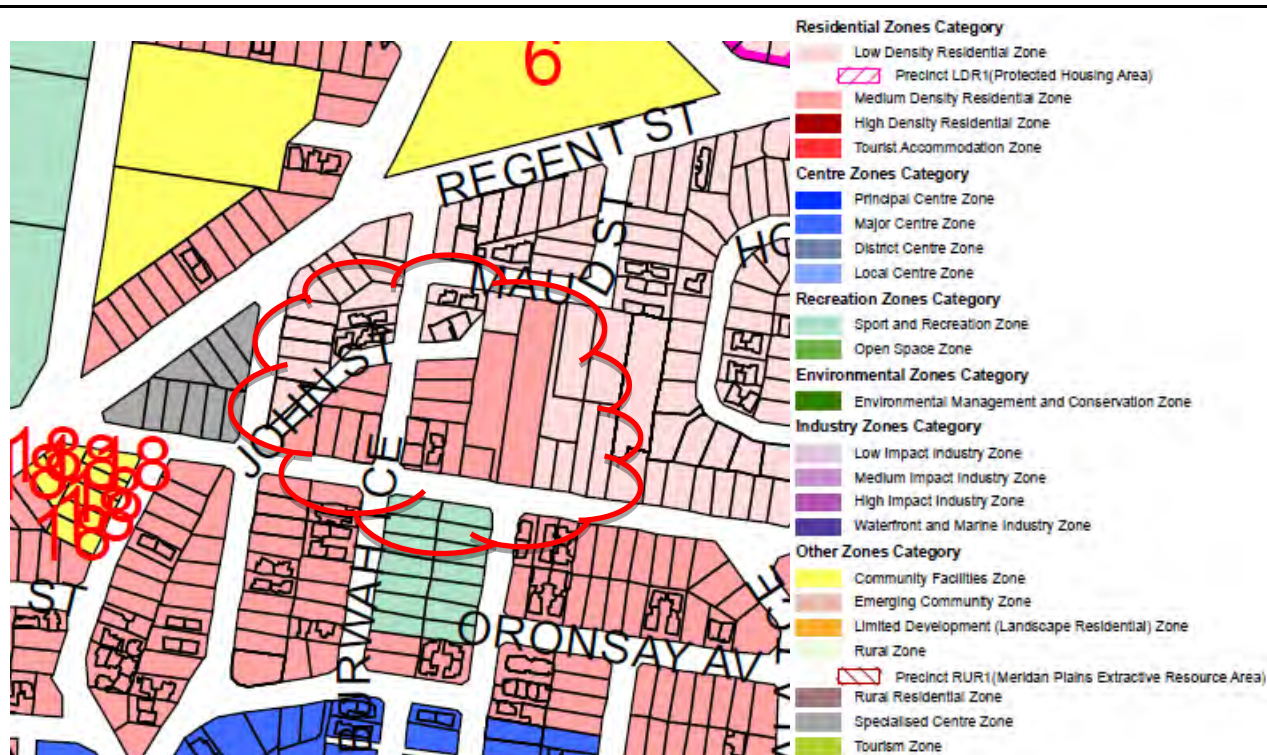


Extract of Zone Map ZM45 (Caloundra Local Plan Area)

Existing



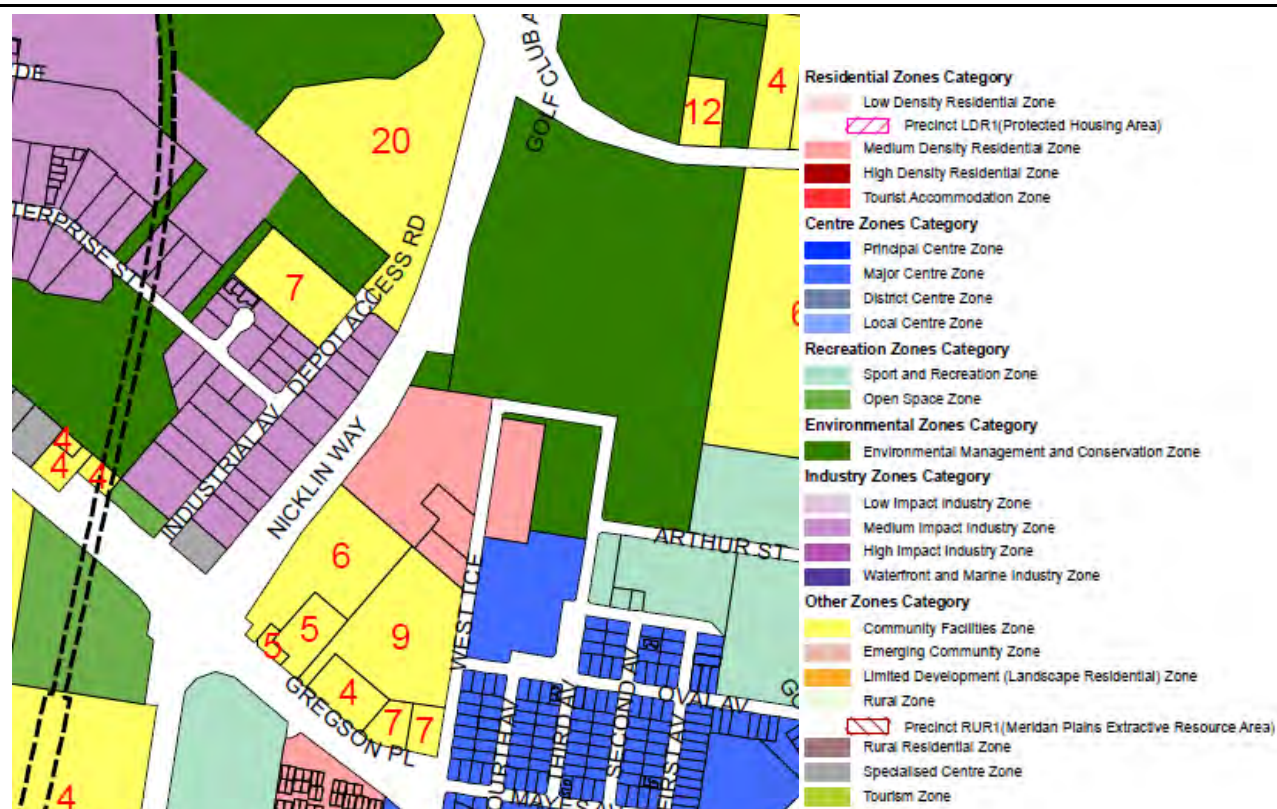
Proposed



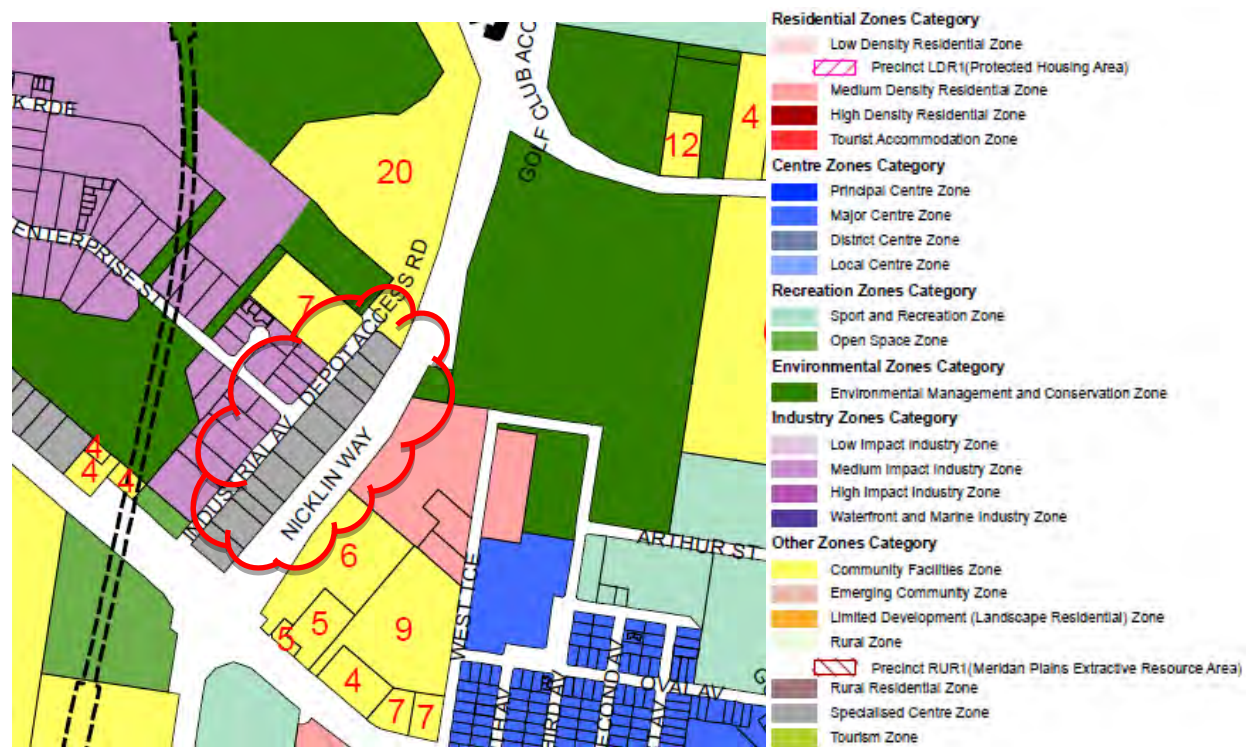


## Extract of Zone Map ZM45 (Caloundra Local Plan Area)

### Existing



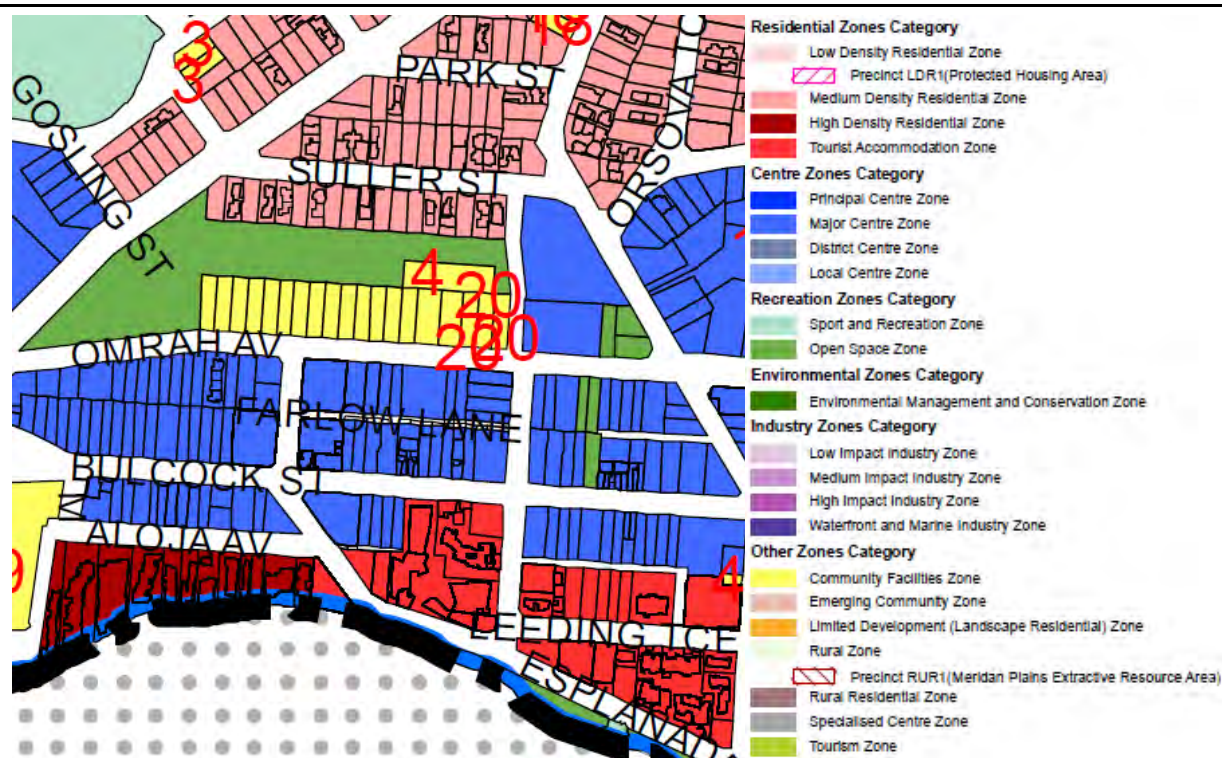
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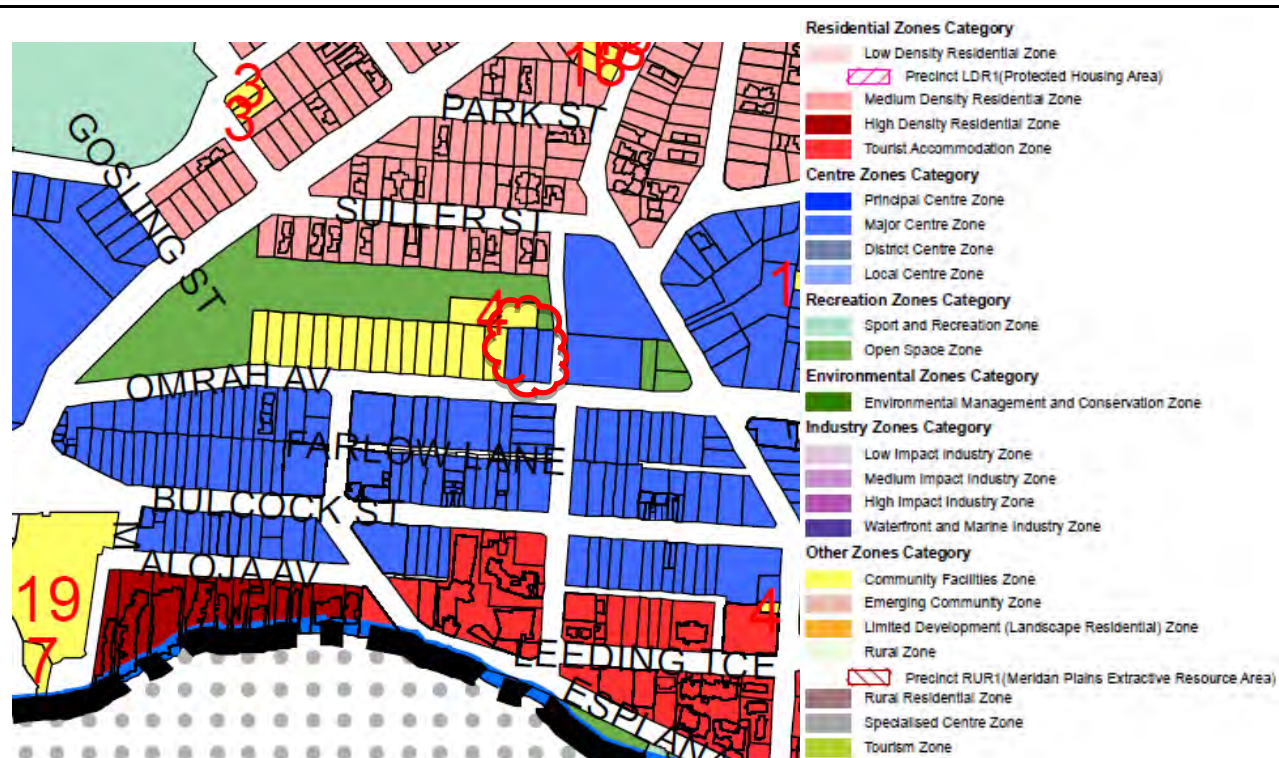


## Extract of Zone Map ZM45 (Caloundra Local Plan Area)

### Existing



### Proposed



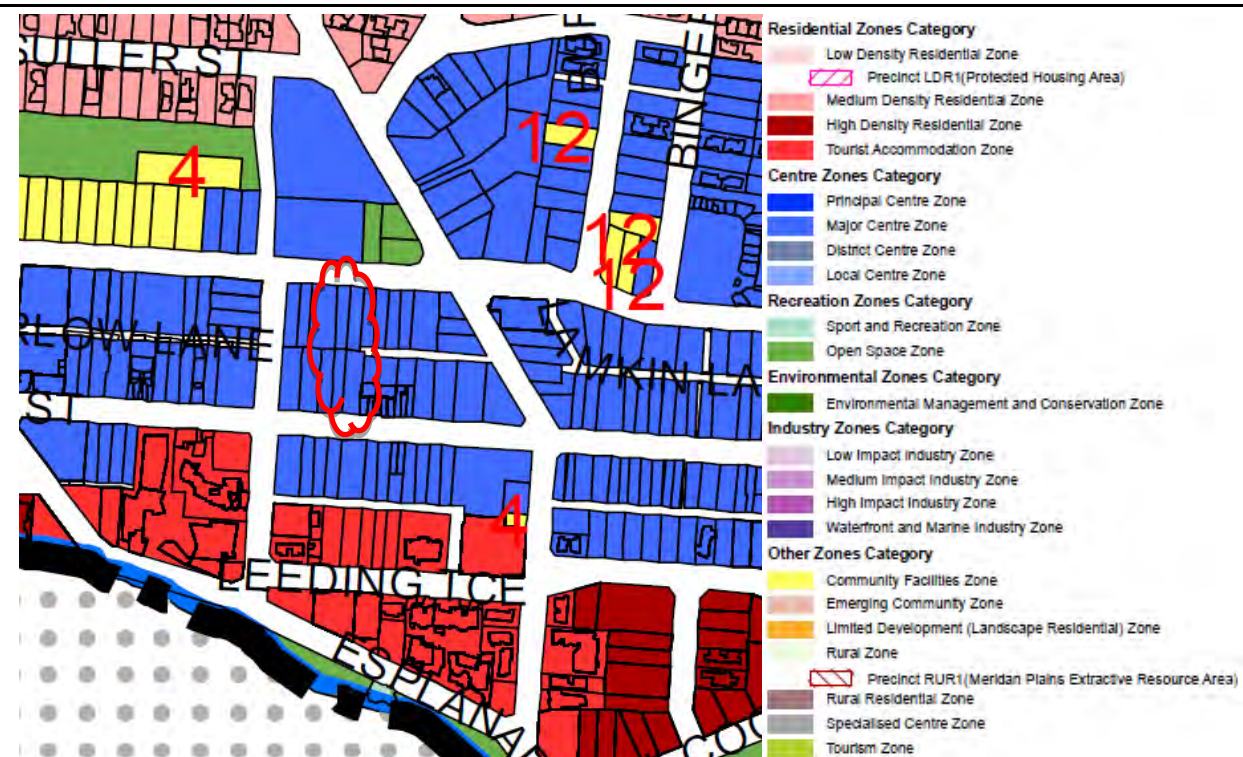


## Extract of Zone Map ZM45 (Caloundra Local Plan Area)

### Existing



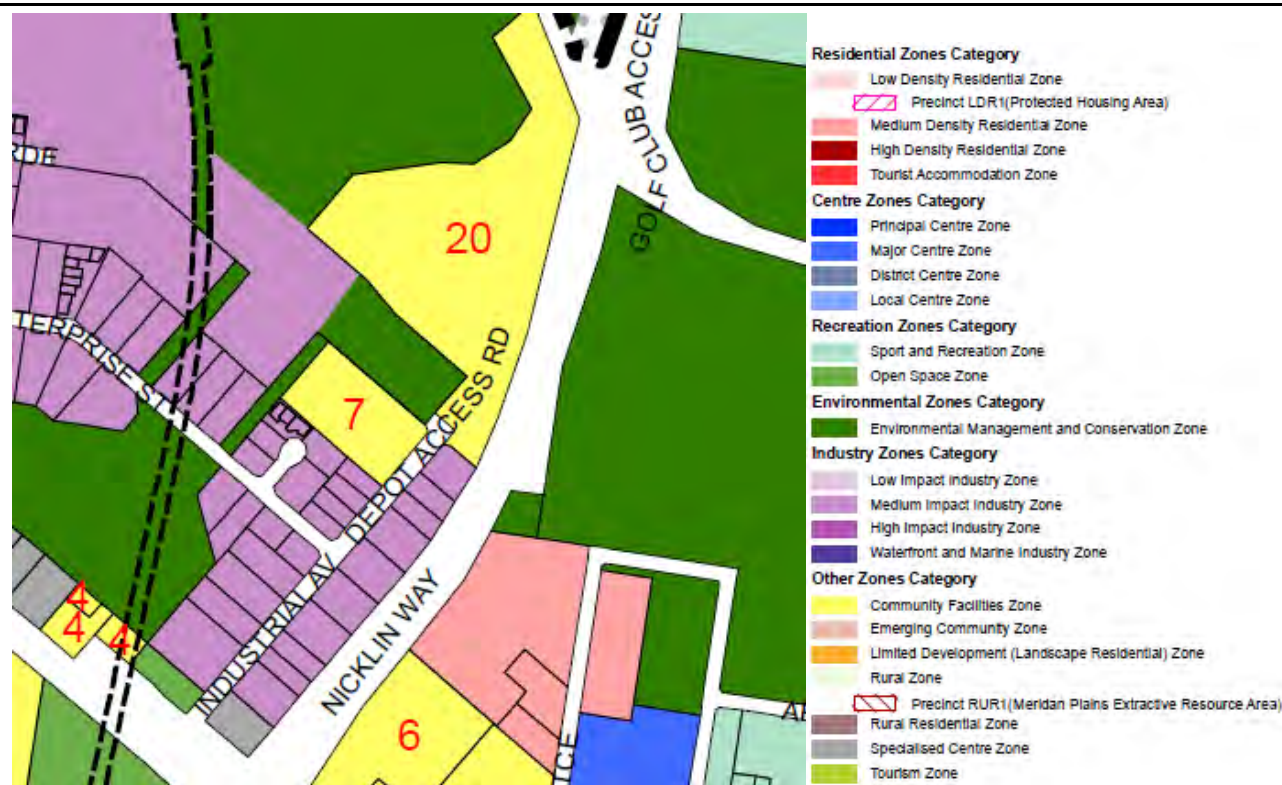
### Proposed



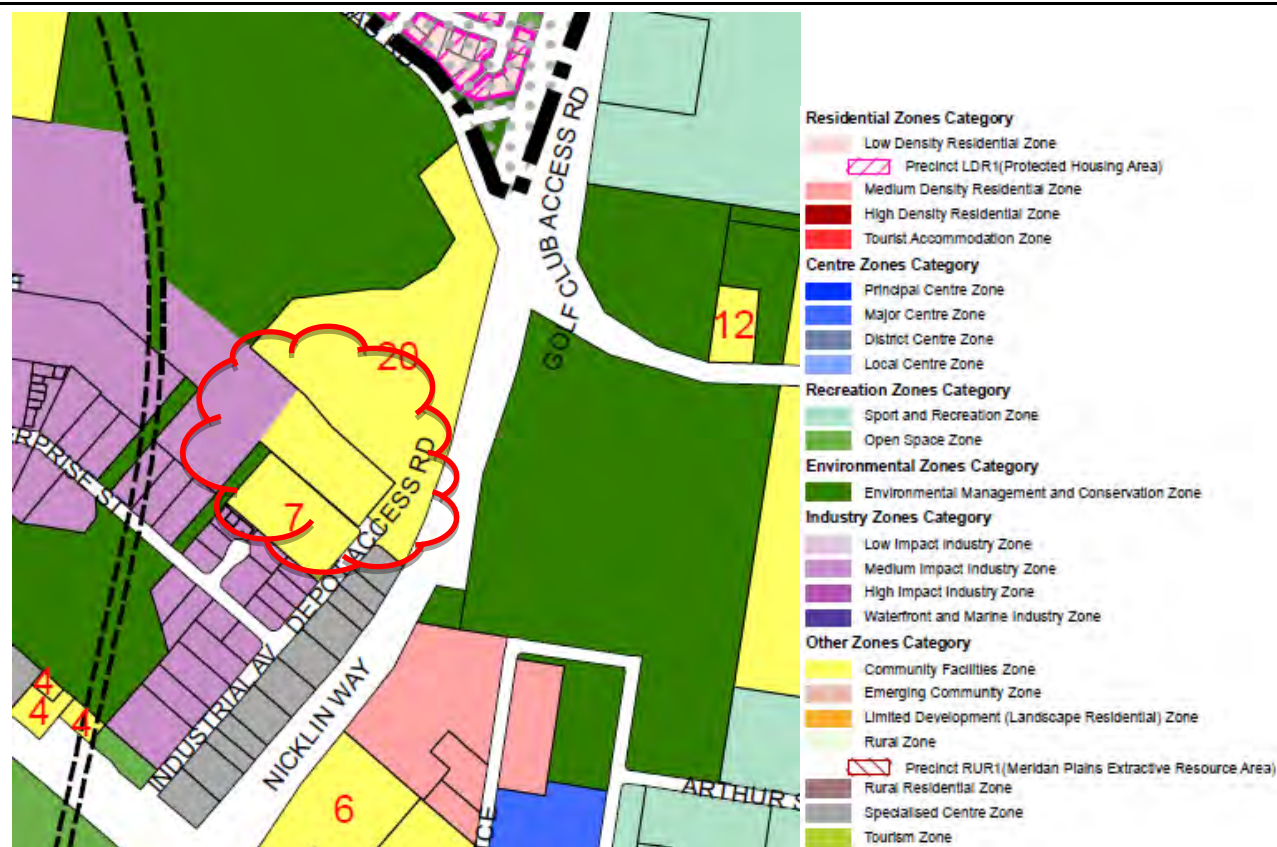


# Extract of Zone Map ZM45 (Caloundra Local Plan Area)

## Existing



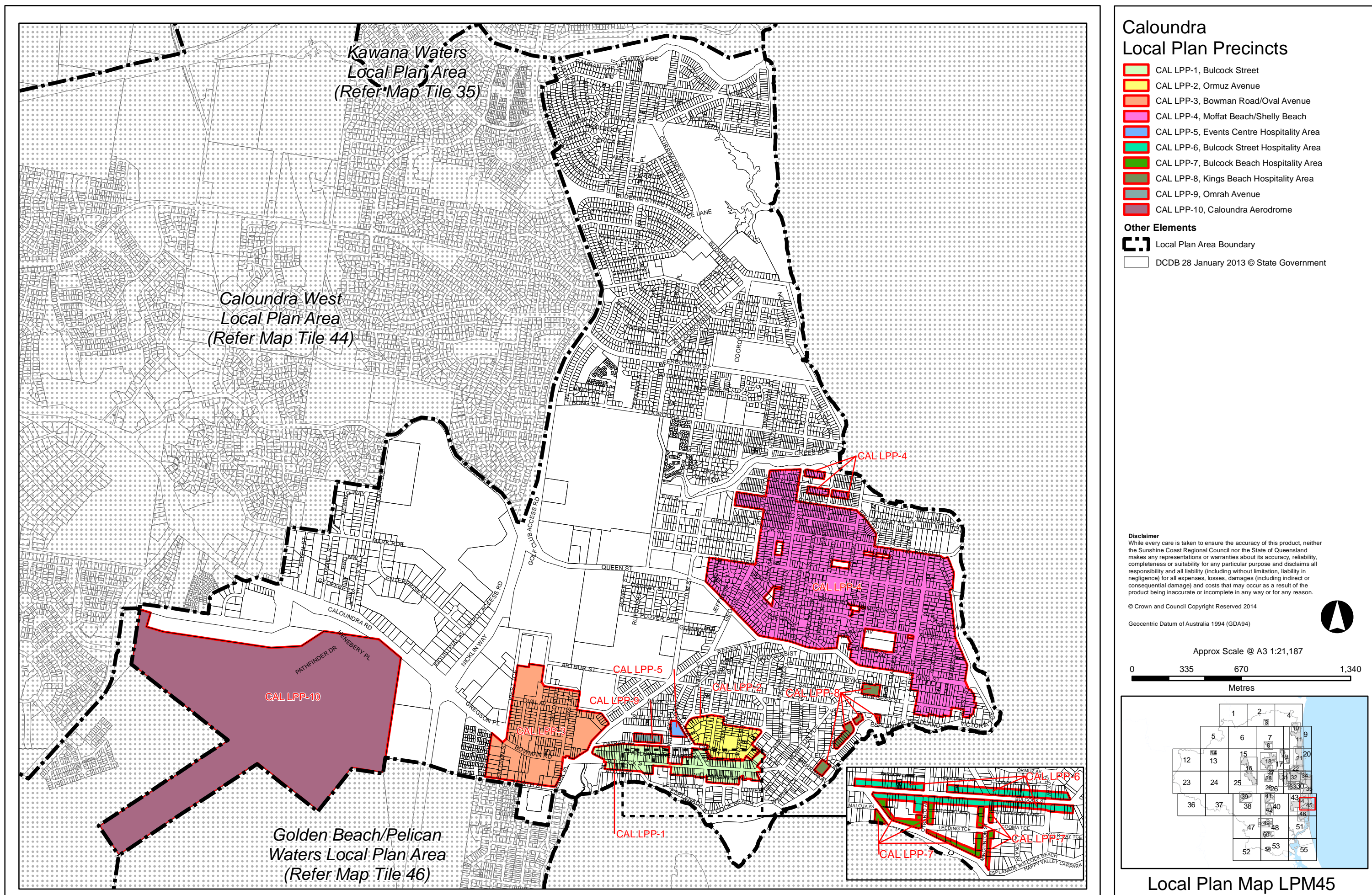
## Proposed





# Sunshine Coast Planning Scheme 2014

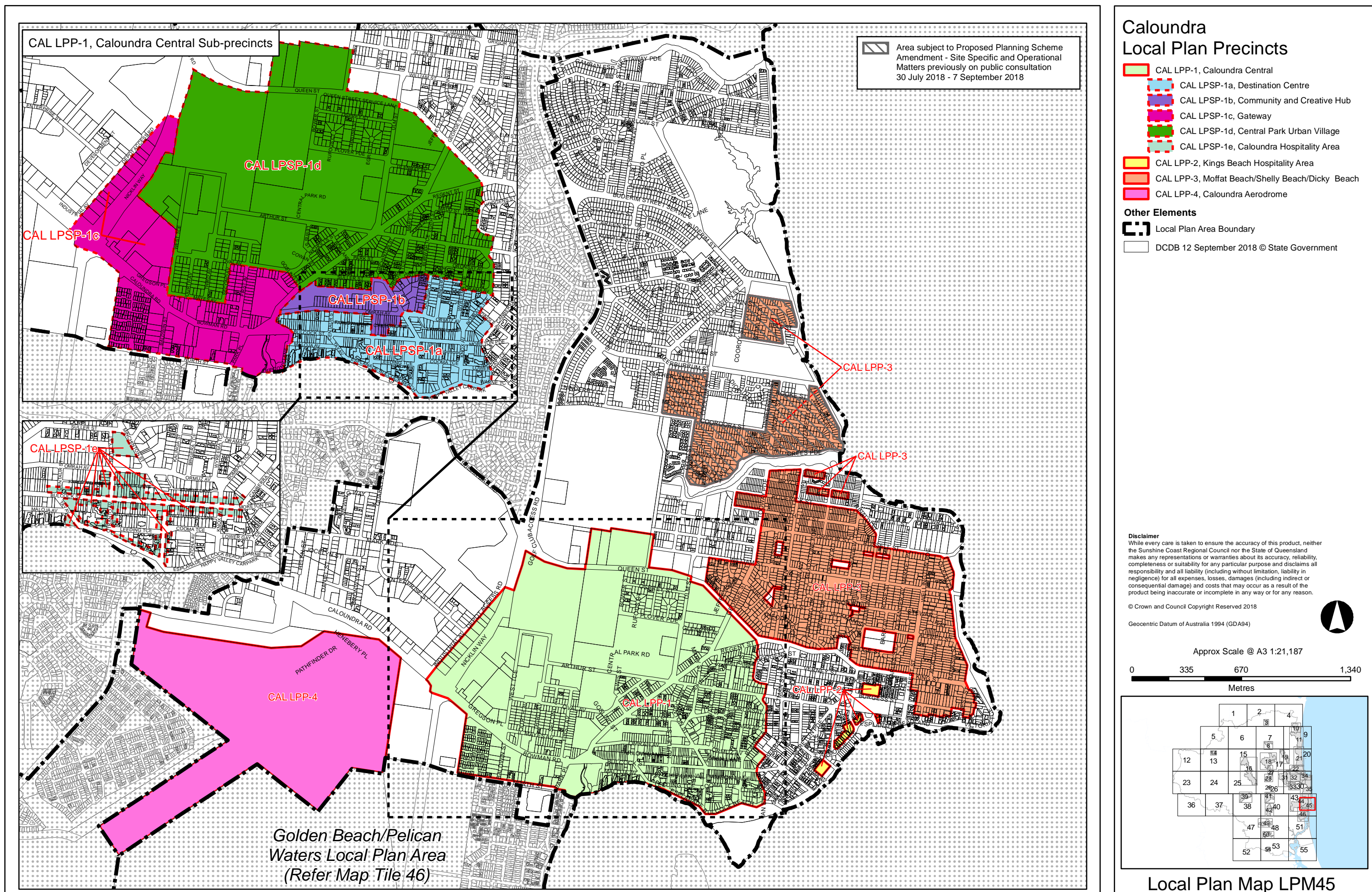
## Caloundra Local Plan Area





# Sunshine Coast Planning Scheme 2014

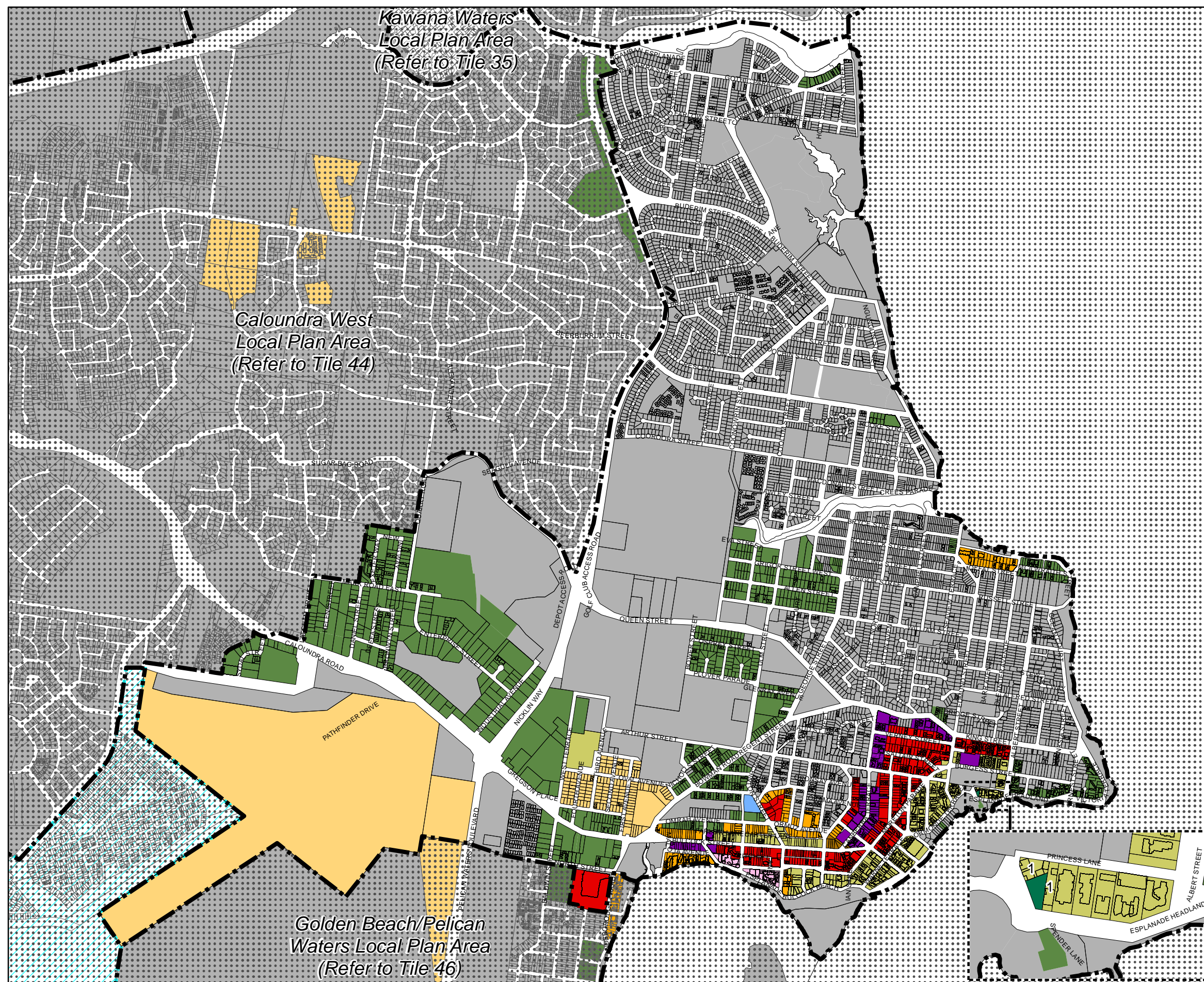
## Caloundra Local Plan Area





# Sunshine Coast Planning Scheme 2014

## Caloundra Local Plan Area








### Height of Buildings and Structures Overlay Map

#### Maximum Height of Buildings and Structures

6 metres	16 metres
8 metres	18 metres
8.5 metres	19 metres
9 metres	20 metres
10 metres	21 metres
11 metres	25 metres
12 metres	30 metres
13 metres	37.5 metres
14 metres	45 metres
15 metres	

#### Other Elements

-  Local Plan Area Boundary (see Part 10 - Other Plans)
-  Declared Master Planned Area (see Part 10 - Other Plans)
-  Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
-  Priority Development Area (subject to the *Economic Development Act 2012*)
-  DCDB 24 April 2018 © State Government

**Specific Site Note 1** – (Key Site 5 - Kings Beach Shops): Where development provides for the amalgamation of Lot 0 and Lots 1 - 4 BUP3932 at 12 Princess Lane and/or Lot 0 and Lots 1 - 6 BUP133 at 14 Princess Lane with Lot 230 RP43053 at 36 Esplanade Headland, Kings Beach a maximum height limit of 19 metres applies.

**Note 1** - For development on a site within a flooding and inundation area as identified on a Flood Hazard Overlay Map, the maximum height of a building or structure is calculated in accordance with the formula in PO2 in **Table 8.2.8.3.1 (Performance outcomes and acceptable outcomes for assessable development)** of the Height of buildings and structures overlay code.

**Note 2** - The Height of Buildings and Structures Overlay Maps show the maximum height limit for development on a particular site. A lower height limit may be required in a Local Plan Code or Use Code for certain parts of the site e.g. buildings may be required to be stepped, or observe lower height limits along site frontages.

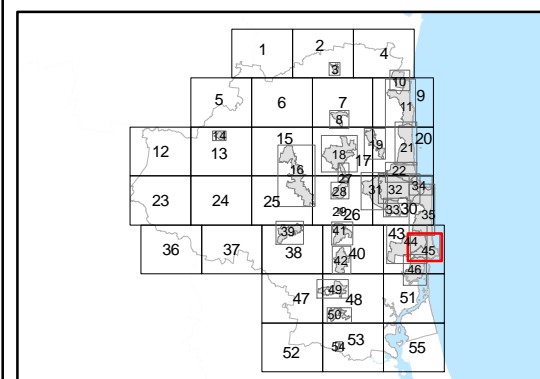
**Note 3** - In certain circumstances pre-existing development approvals may override the operation of an overlay.

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Approx Scale @ A3 1:21,199  
0 225 450 900  
Metres



### Overlay Map OVM45H

Amended 14 May 2018

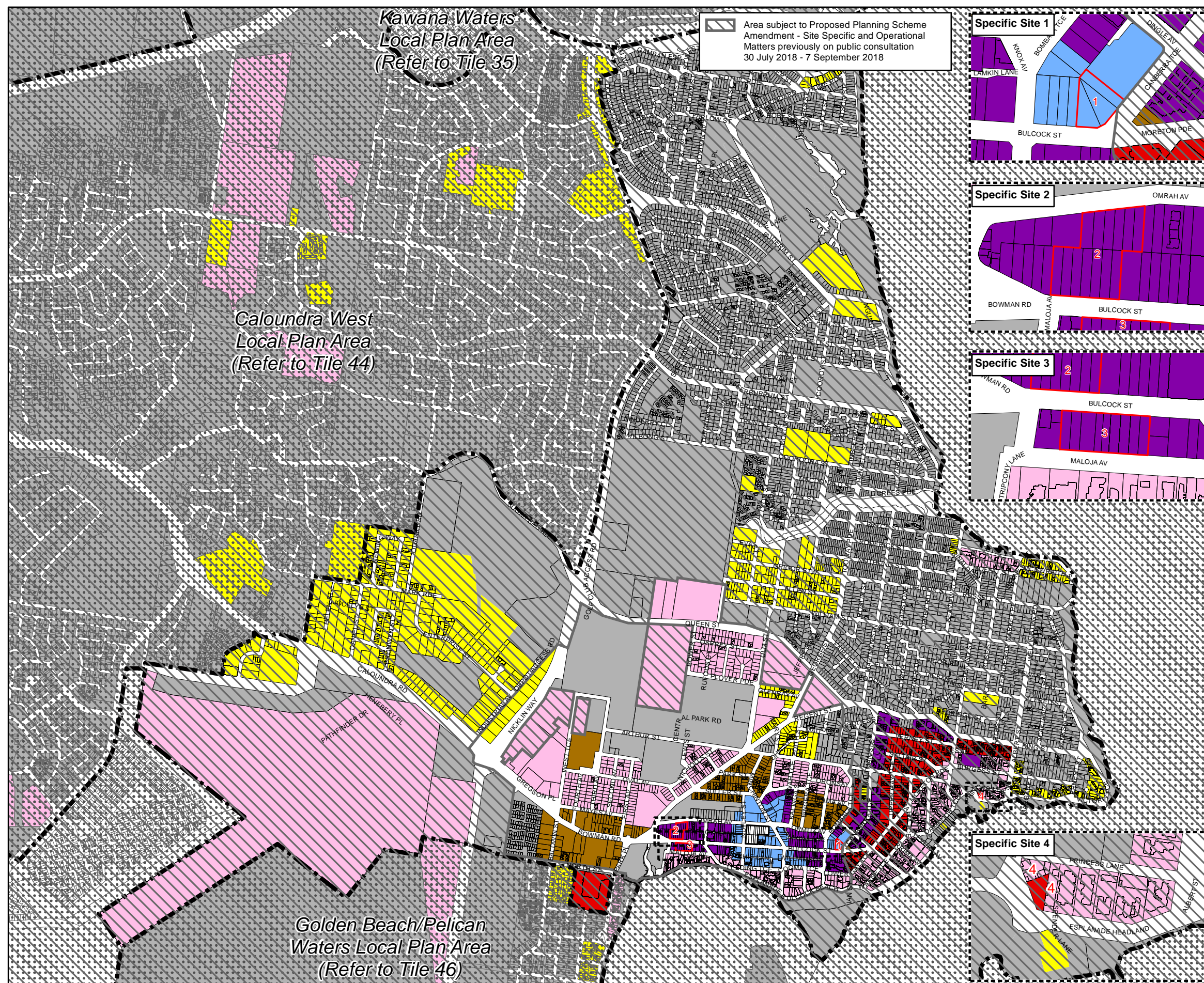
Sunshine Coast Planning Scheme 2014

Page AB-13



# Sunshine Coast Planning Scheme 2014

## Caloundra Local Plan Area



## Height of Buildings and Structures Overlay Map

### Maximum Height of Buildings and Structures

8.5 metres	21 metres
12 metres	25 metres
15 metres	30 metres
18 metres	37.5 metres
	Unspecified maximum height

### Other Elements

- Specific site note area
- Local Plan Area Boundary
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
- DCDB 12 September 2018 © State Government

**Specific Site Note 1** - (Part of Key Site 1 - Top of Town): Where a proposal provides for a minimum four-star standard accommodation hotel component, and site amalgamation in accordance with PO30 of Table 7.2.6.4.1 of the Caloundra Local Plan Code, the maximum height of buildings and structures may exceed a building height of 30 metres, up to a maximum of 40 metres.

**Specific Site Note 2** - (Key Site 2 - Western Sites): Where a proposal provides for site amalgamation in accordance with PO32 of Table 7.2.6.4.1 of the Caloundra Local Plan Code, the maximum height of buildings and structures may exceed a building height of 25 metres, up to a maximum of 30 metres. Where a proposal provides for site amalgamation and a minimum four-star standard accommodation hotel component (where for a single tower) or an integrated vertical retirement / residential care facility (where for a second tower) in accordance with PO31 of Table 7.2.6.4.1 of the Caloundra Local Plan Code, the maximum height of buildings and structures may exceed building height of 25 metres, up to a maximum of 45 metres.

**Specific Site Note 3** - (Key Site 3 - Bulcock / Maloja): Where a proposal provides for a minimum four-star standard accommodation hotel component (where for a single tower) or an integrated vertical retirement / residential care facility (where for a second tower), and site amalgamation in accordance with PO34 of Table 7.2.6.4.1 of the Caloundra Local Plan Code, the maximum height of buildings and structures may exceed a building height of 25 metres, up to a maximum of 40 metres.

**Specific Site Note 4** - (Key Site 5 - Kings Beach Shops): Where development provides for the amalgamation of Lot 0 and Lots 1 - 4 BUP3932 at 12 Princess Lane and/or Lot 0 and Lots 1 - 6 BUP133 at 14 Princess Lane with Lot 230 RP43063 at 36 Esplanade Headland, Kings Beach a maximum height limit of 21 metres applies.

**Note 1** - For development on a site within a flooding and inundation area as identified on a Flood Hazard Overlay Map, the maximum height of a building or structure is calculated in accordance with the formula in PO2 in Table 8.2.8.3.1 (Performance outcomes and acceptable outcomes for assessable development) of the Height of buildings and structures overlay code.

**Note 2** - The Height of Buildings and Structures Overlay Maps show the maximum height limit for development on a particular site. A lower height limit may be required in a Local Plan Code or Use Code for certain parts of the site e.g. buildings may be required to be stepped, or observe lower height limits along site frontages.

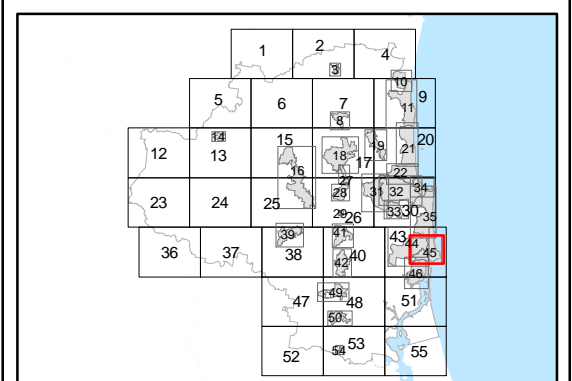
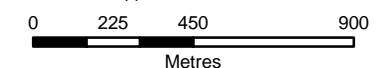
**Note 3** - In certain circumstances pre-existing development approvals may override the operation of an overlay.

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## Overlay Map OVM45H