



Information sheet

Sunshine Coast Planning Scheme 2014

Proposed Caloundra Centre Master Plan Planning Scheme Amendment – Building Height

Council is proposing an amendment to the *Sunshine Coast Planning Scheme 2014*, referred to as the *Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment) – Caloundra Centre Master Plan*.

This information sheet provides details on proposed changes to maximum building heights for properties located in the southern part of the Caloundra Local Plan Area, as part of this amendment.

About the proposed amendment

The proposed amendment has been prepared to facilitate the implementation of the *Caloundra Centre Master Plan* (adopted by Council in March 2017), and to respond to a small number of other matters related to development in the Caloundra Centre.



The proposed amendment includes changes to the maximum building height requirements for a number of properties within the Caloundra Centre as identified on the relevant Height of buildings and structures overlay map (Overlay Map OVM45H).

Height of buildings and structures overlay

The Height of buildings and structures overlay map (contained in schedule 2 (Mapping) of the *Sunshine Coast Planning Scheme 2014*) identifies the maximum height of buildings and structures for all properties across the Sunshine Coast.

The maximum building heights specified on the Height of buildings and structures overlay map only apply to new development. The maximum building heights specified do not affect an existing lawful use.

What are the details of the proposed height changes?

It is proposed to amend the Height of buildings and structures overlay map, relating to the Caloundra Local Plan Area, to reflect the proposed building heights identified in the *Caloundra Centre Master Plan* and to respond to a small number of other height related matters, including:

- increasing the maximum building height for most properties in the Caloundra Centre to facilitate mixed use and transit oriented development;
- adding specific building height incentive provisions for several key sites namely, Key Site 1 (Top of Town), Key Site 2 (Western Sites) and Key Site 3 (Bulcock/Maloja);
- adding an 'unspecified maximum height' category for Key Site 5 (Town Square Redevelopment); and
- amending the maximum building height for:
 - 54 Canberra Terrace, from 25 metres to 30 metres, to be consistent with the proposed building height of the adjoining Key Site 1 (Top of Town);
 - 10, 12, 14, 16, 18 and 20 Canberra Terrace, from 25 metres to 12 metres, to protect views from the Caloundra Lighthouses;
 - 19 Omrah Avenue, from 11 metres to 8.5 metres, to be consistent with the height of the remaining private properties along this section of Omrah Avenue; and
 - land in the High density residential zone bounded by Cooma Terrace, Lower Gay Terrace, Ian Street, The Esplanade and Minchinton Street, from 16 to 15 metres, to be consistent with the proposed building height increment review (which is part of a separate amendment package that was publicly notified on 30 July to 7 September 2018).

The proposed Height of buildings and structures overlay map is shown in **Map 1**, attached to this information sheet. The proposed change in the maximum building height (in metres) from the existing and proposed Height of buildings and structures overlay map, is shown in **Map 2**, attached to this information sheet.

What are the specific height provisions for the key sites?

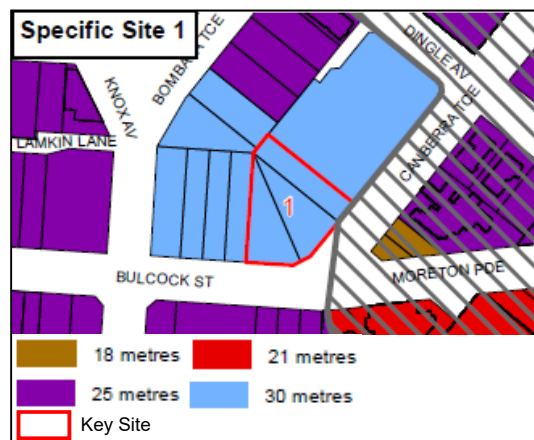
The *Caloundra Centre Master Plan* identifies a number of sites within the Caloundra Centre which have the potential to be redeveloped as transformative/catalyst projects that can help drive revitalisation of the Caloundra Centre and contribute to Caloundra's vitality and character. These transformative sites are proposed to be identified as Key Sites in the planning scheme.

Key Site 1 (Top of Town)

Key Site 1 (Top of Town), located on the corner of Bulcock Street and Canberra Terrace, currently has a maximum building height of 18 metres. It is proposed to include Key Site 1 (Top of Town) in the 30 metre maximum building height category (refer to **Figure 1**).

It is also proposed to include a Specific Site Note on the Height of buildings and structures overlay map, which specifies that development on part of Key Site 1 (Top of Town) may exceed a building height of 30 metres, up to a maximum height of 40 metres, where development provides for a minimum four-star hotel and the amalgamation of lots in accordance with specific requirements in the Caloundra local plan code (refer to **Map 1**).

Figure 1: Key Site 1 (Top of Town) Proposed Maximum Building Height



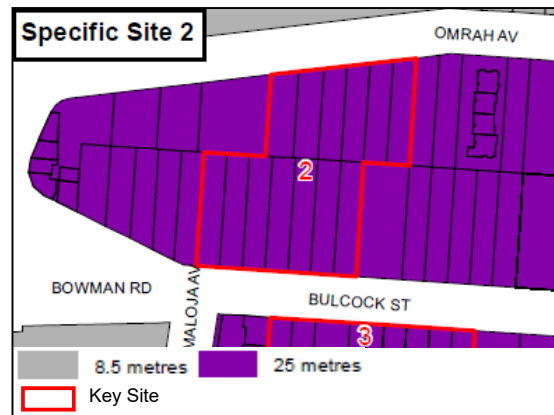
Key Site 2 (Western Sites)

Key Site 2 (Western Sites), located between Omrah Avenue and Bulcock Street, currently has a maximum building height of 11 metres adjacent to Omrah Avenue and 14 metres adjacent to Bulcock Street. It is proposed to include Key Site 2 (Western Sites) in the 25 metre maximum building height category (refer to **Figure 2**).

It is also proposed to include a Specific Site Note for Key Site 2 (Western Sites) on the Height of buildings and structures overlay map, which specifies that:

- where a proposal provides for site amalgamation, in accordance with specific requirements in the Caloundra local plan code, the maximum height of buildings and structures may exceed a building height of 25 metres, up to maximum height of 30 metres; or
- 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 specific requirements in the Caloundra local plan code, the maximum height of buildings and structures may exceed a building height of 25 metres, up to maximum height of 45 metres (refer to **Map 1**).

Figure 2: Key Site 2 (Western Sites) Proposed Maximum Building Height

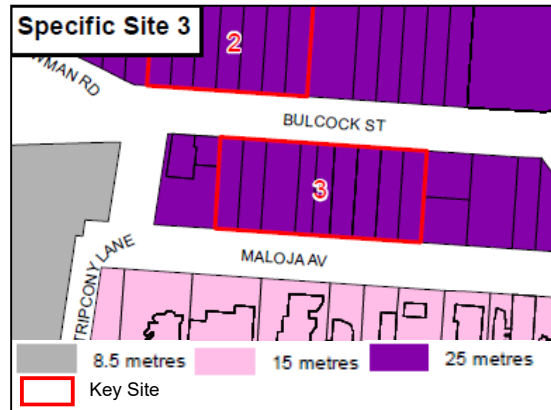


Key Site 3 (Bulcock/Maloja)

Key Site 3 (Bulcock Beach/Maloja), located between Bulcock Street and Maloja Avenue, currently has a maximum building height of 25 metres (refer to **Figure 3**).

It is proposed to add a Specific Site Note for Key Site 3 (Bulcock/Maloja), on the Height of buildings and structures overlay map, which specifies that 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 specific requirements in the Caloundra local plan code, the maximum height of buildings and structures may exceed a building height of 25 metres, up to a maximum height of 40 metres (refer to **Map 1**).

Figure 3: Key Site 3 (Bulcock/Maloja) Existing and Proposed Maximum Building Height

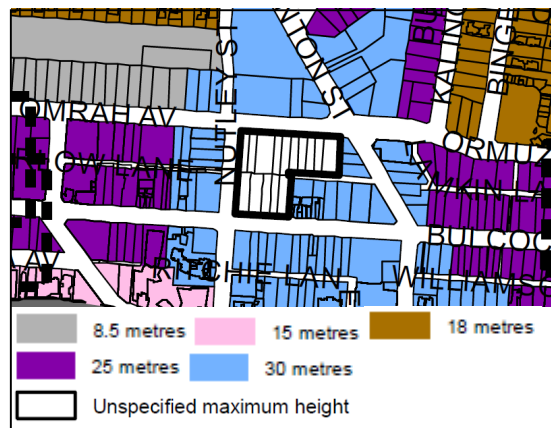


Key Site 5 (Town Square Redevelopment)

Key Site 5 (Town Square Redevelopment), located on the corner of Omrah Avenue, Ontranto Avenue and Bulcock Street, is currently included partly in the 14 metre and partly in the 16 metre maximum building height categories. It is proposed to include Key Site 5 (Town Square Redevelopment) in an 'Unspecified maximum height' category (refer to **Figure 4** and **Map 1**).

Key Site 5 (Town Square Redevelopment) consists of council owned land (including Felicity Park) that is intended to be developed as a signature mixed use development that incorporates a large multi-use public open space (town square). Redevelopment of this site is subject to further site/master planning.

Figure 4: Key Site 5 (Town Square Redevelopment)



Need further information?

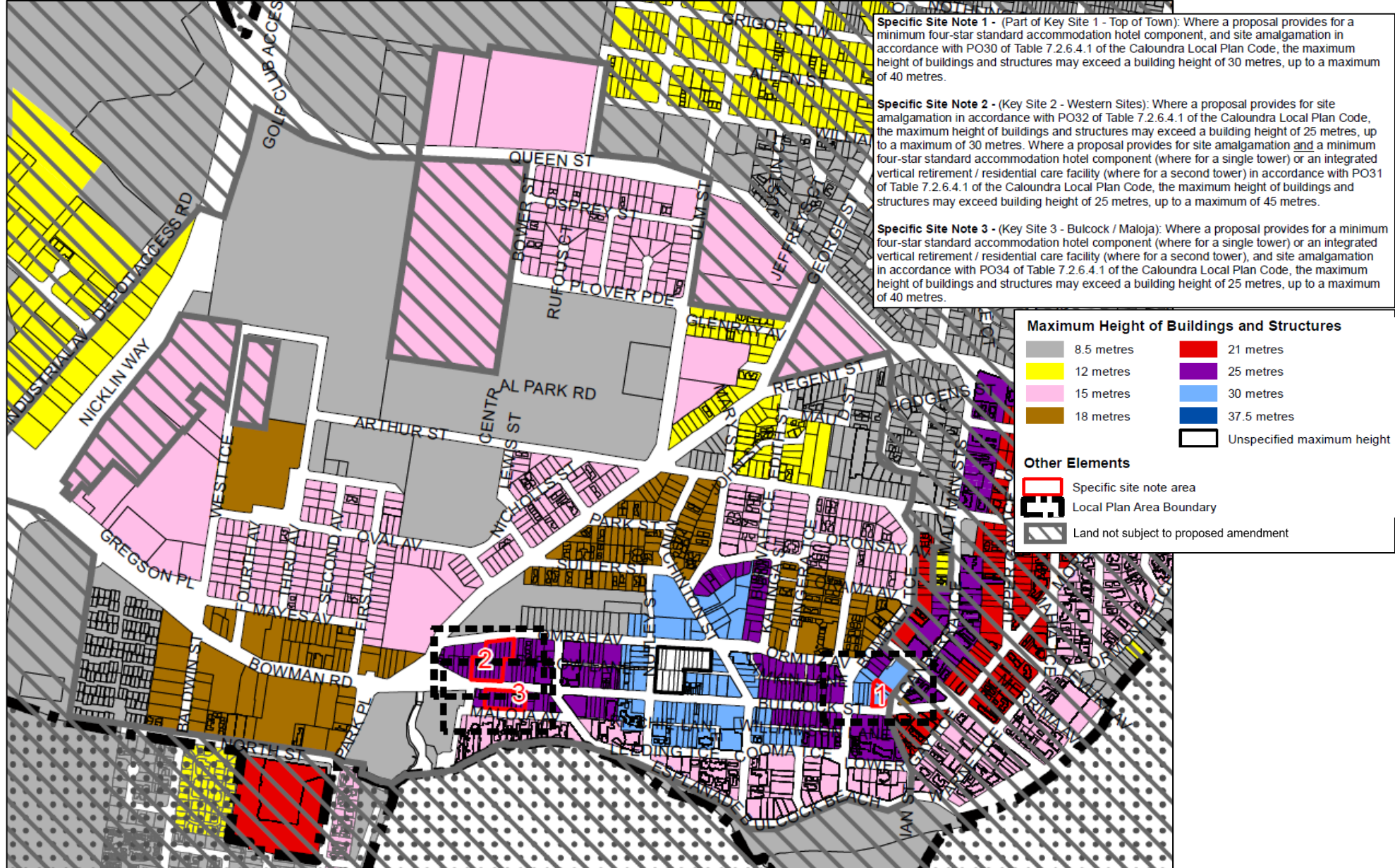
Further details on the proposed amendment (full documentation) can be:

- viewed and/or purchased at Council's Development Information Counter in Maroochydore or at Council's administration buildings in Nambour and Caloundra;
- viewed at the Caloundra library; or
- downloaded from Council's website - <https://haveyoursay.sunshinecoast.qld.gov.au/open-consultation>

The website also provides details on how to make a written submission about the proposed amendment. Submissions must be received by Council no later than **4:30pm on Friday, 9 November 2018**.

For further information, please contact Council's Strategic Planning Branch on (07) 5420 8953 or email planningscheme@sunshinecoast.qld.gov.au

Map 1: Extract of Proposed Caloundra Local Plan Height of Buildings and Structures Overlay Map (Overlay Map OVM45H)



Map 2: Change in height (in metres) from the existing and proposed Caloundra Local Plan Height of Buildings and Structures Overlay Map

