



Information sheet

Sunshine Coast Planning Scheme 2014

Proposed Caloundra Centre Master Plan Planning Scheme Amendment – Zoning

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 the proposed changes to the zoning of land within the Caloundra Local Plan Area, as part of this proposed amendment.

What amendments are proposed?

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

The proposed amendment includes a range of changes, including changes to the zoning of a small number of properties in the Caloundra Local Plan Area, to help facilitate the land use outcomes sought by the *Caloundra Centre Master Plan*.

What is a zone?

Under the *Sunshine Coast Planning Scheme 2014* (the planning scheme), all properties on the Sunshine Coast are included in a zone.

Zones allocate land for a particular use (e.g. residential, business, industrial, recreational or environmental), which determines the type of development that may occur on the land. The zones are mapped and included in Schedule 2 (Mapping) of the planning scheme.

What are the details of the proposed zone changes?

It is proposed to change the zoning of the following properties:

Land at Arthur Street & Edith Street, Caloundra

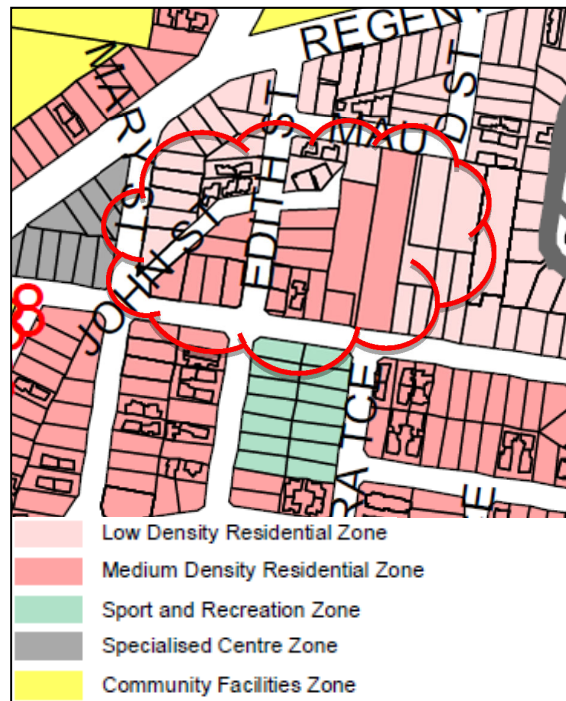
Under the planning scheme, the subject land (53, 55, 55A, 57, 59, 61, 63, 65, 67 and 69 Arthur Street and 5, 7, 9, 10, 11 and 12 Edith Street, Caloundra) is currently included in the Low density residential zone (refer to **Figure 1**).

Figure 1: Existing zoning of subject land (Arthur and Edith Streets, Caloundra)



It is proposed to change the zoning of the subject land from the Low density residential zone to the Medium density residential zone (refer to **Figure 2, overleaf**) to facilitate a range of residential uses (e.g. dwelling houses, dual occupancies, multiple dwellings (such as townhouses, terrace and row houses), residential care facilities and retirement facilities), as identified in the *Caloundra Centre Master Plan*.

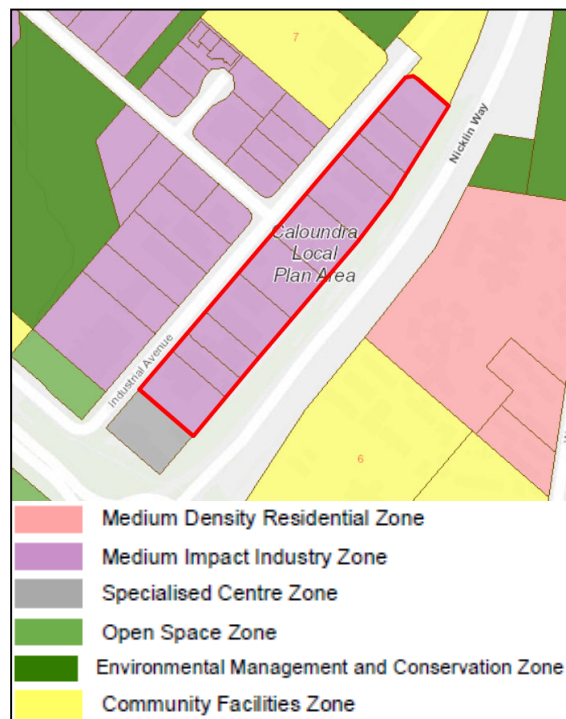
Figure 2: Proposed zoning of subject land (Arthur and Edith Streets, Caloundra)



Land at Industrial Avenue, Caloundra West

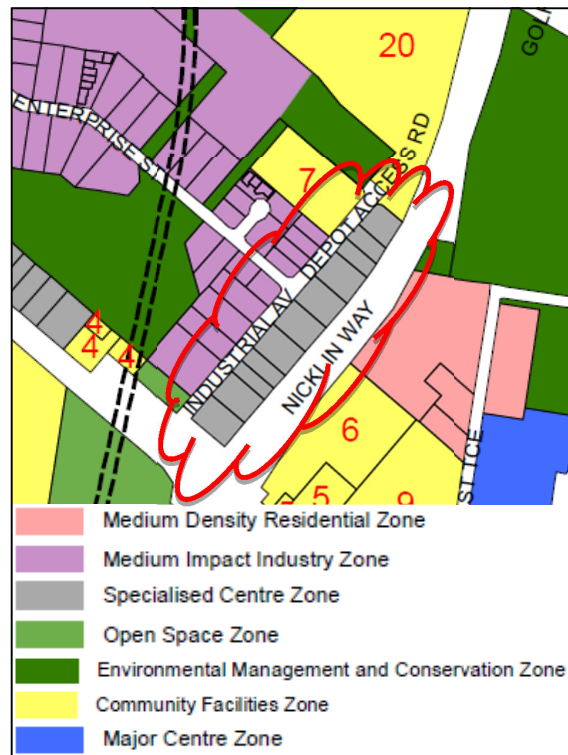
Under the planning scheme, the subject land (3, 5A, 5, 7, 9, 11, 13, 15, 17 and 19 Industrial Avenue, Caloundra West) is currently included in the Medium impact industry zone (refer to **Figure 3**).

Figure 3: Existing zoning of subject land (Industrial Avenue, Caloundra West)



It is proposed to change the zoning of the subject land from the Medium impact industry zone to the Specialised centre zone (refer to **Figure 4**), to provide opportunities for a range of large format retail activities (e.g. showrooms, garden centres, hardware and trade supplies and outdoor sales), which will benefit from high visibility to the Nicklin Way.

Figure 4: Proposed zoning of subject land (Industrial Avenue, Caloundra West)

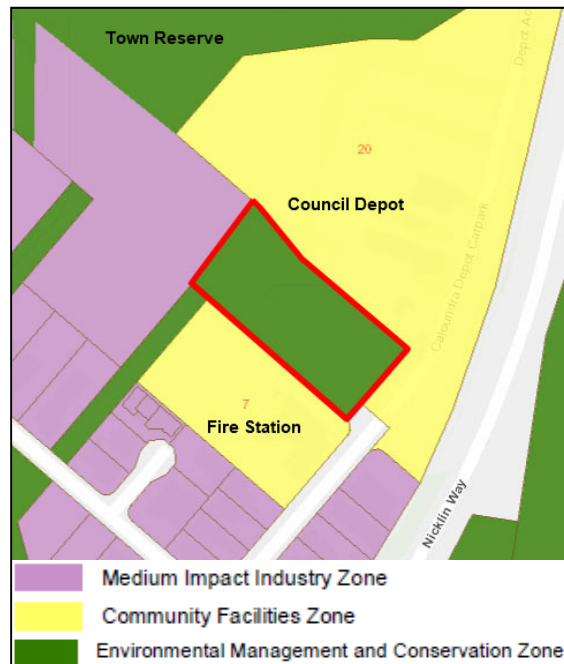


The proposed zone also provides the opportunity for redevelopment to provide improved building design and landscaping visible from the Nicklin Way, facilitating improvements to visual amenity along this key entry road into Caloundra. Planning is currently underway for a new proposed intersection on the Nicklin Way at the northern end of the subject land, which will improve access to the area.

Land at Mark Road East, Caloundra West

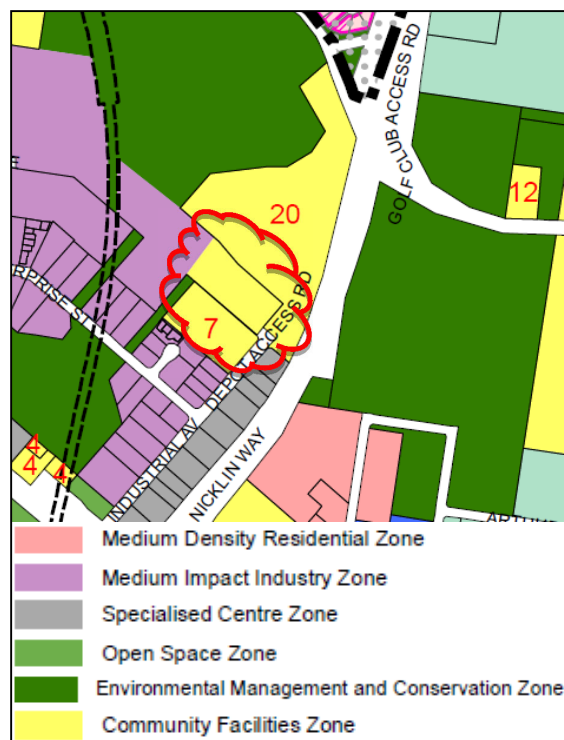
Under the planning scheme, the subject land (part of Lot 743 on SP262587 at Mark Road East, Caloundra West) is currently included in the Environmental management and conservation zone (refer to **Figure 5, overleaf**). The land forms part of the Town Reserve (under State Government ownership with Council as trustee) and is located adjacent to the current Council depot.

Figure 5: Existing zoning of subject land (Mark Road East, Caloundra West)



It is proposed to change the zone of the subject land from the Environmental management and conservation zone to the Community facilities zone (refer to **Figure 6**), to provide future opportunities for community use of the land.

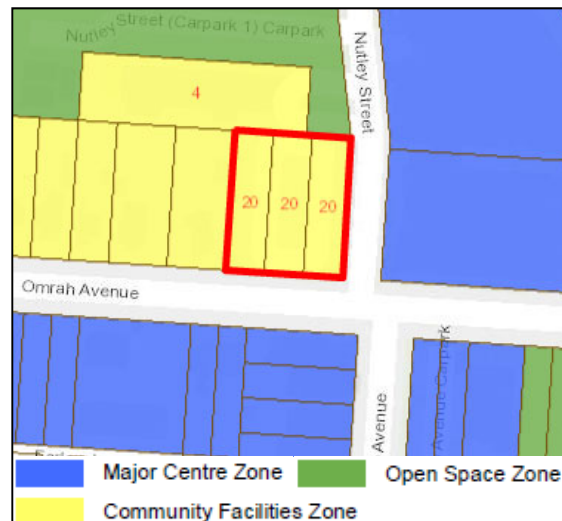
Figure 6: Proposed zoning of subject land (Mark Road East, Caloundra West)



Land at Omrah Avenue, Caloundra

Under the planning scheme, the subject land (13, 15 and 17 Omrah Avenue, Caloundra) is currently included in the Community facilities zone and Annotated 20. Utility installation (Local utility) (refer to **Figure 7**). The subject land is under Council ownership.

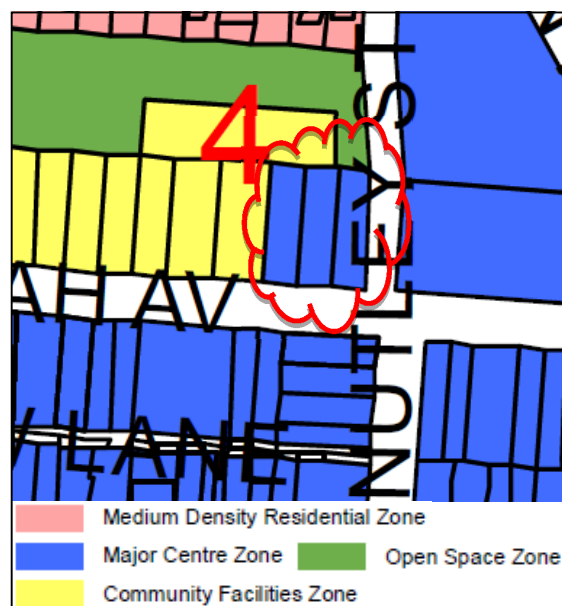
Figure 7: Existing zoning of subject land (Omrah Avenue, Caloundra)



The *Caloundra Centre Master Plan* identifies the subject land as having potential to accommodate a range of transit, accommodation and community activities.

It is proposed to change the zone of the subject land from the Community facilities zone to the Major centre zone (refer to **Figure 8**), to facilitate delivery of the land use outcomes sought by the *Caloundra Centre Master Plan*.

Figure 8: Proposed zoning of subject land (Omrah Avenue, Caloundra)



Felicity Park - Omrah Avenue, Caloundra

Under the planning scheme, the subject land (Felicity Park) is currently included in the Open space zone (refer to **Figure 9**). The subject land is under Council ownership.

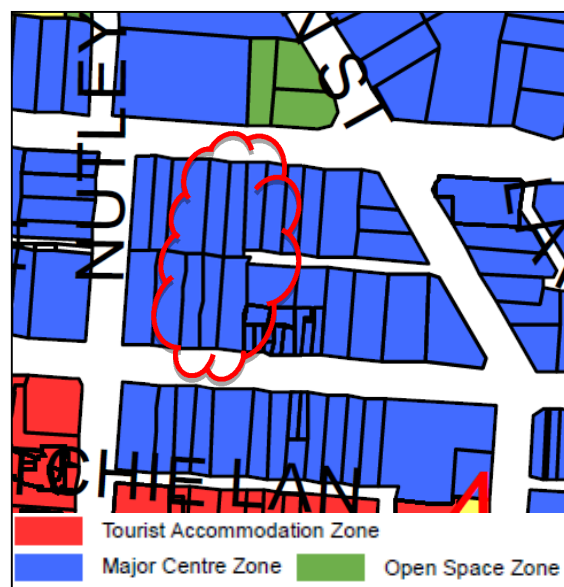
Figure 9: Existing zoning of subject land (Felicity Park, Caloundra)



The subject land forms part of the proposed new Key Site 5 (Town Square Redevelopment), which is intended to provide a focal point for community activities and events in Caloundra.

It is proposed to change the zone of the subject land from the Open space zone to the Major centre zone (refer to **Figure 10**), to provide for this area to be considered as part of the planning for the Town Square Redevelopment.

Figure 10: Proposed zoning of subject land (Felicity Park, Caloundra)



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