

Caloundra and Surrounds


Description

The proposed **Caloundra and Surrounds Local Plan Area (LPA)** is located in the south-eastern part of the Sunshine Coast. It includes the established communities of Caloundra, Kings Beach, Shelly Beach, Moffat Beach, Dicky Beach, Battery Hill, Currimundi, Aroona, Little Mountain, the southern part of Meridan Plains, Corbould Park, Caloundra West, Golden Beach and Pelican Waters and the large emerging community of Caloundra South (Aura). The eastern area comprises beachside suburbs and rocky headlands. The southern part adjoins the Pumicestone Passage, while to the west are hill side areas and coastal plains. The proposed boundary of the Caloundra and Surrounds LPA is identified on the **attached map**.


The area is a renowned tourist destination with high scenic amenity created by the coastline and back drop of the Glass House Mountains. There are opportunities for redevelopment and revitalisation around the town centre of Caloundra with proximity to employment, services, community, sport and recreation facilities and the potential for heavy rail and high frequency public transport. Constraints to further development include flooding, coastal hazards, bushfire, steep and unstable land, native vegetation, current transport infrastructure capacities, and major electricity infrastructure.

Role in the Sunshine Coast region


In a region-wide context Caloundra and Surrounds LPA provides:




Major employment, retail and services




Major new community / expansion area (Caloundra South)




Major industry (Sunshine Coast Industrial Park)




Major infrastrcutre, sport and recreation




Urban living (in parts)



Suburban living



Tourism (coastal)



Regional landscape (coast)

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

Draft vision statement

The Caloundra and Surrounds Local Plan Area is a diverse and naturally beautiful urban area accommodating a wide range of business, tourist related, residential, community, sport and recreation and industrial uses, serviced by new passenger rail and local mass transit systems.

Located at the southern gateway to the coastal corridor, Caloundra, known as a city of beaches, is a thriving and vibrant major centre. At its heart is a welcoming and legible town centre with an attractive gateway boulevard. It is a destination for business, tourists and locals with a thriving and authentic main street, active laneways and attractive links to Bulcock Beach and enriched community spaces. The town centre and immediate surrounds offer a range of well-designed medium and high-density residential housing options which are well connected to the centre and key nodes via high quality and amenity streets. An urban village has emerged around the Central Park area, capitalising on the extensive community, sport and recreation facilities in this area. With their stunning waterfront locations, Kings Beach, Bulcock Beach and Golden Beach Esplanade remain a key focus for medium-high density housing and visitor accommodation.

Currimundi centre accommodates an increasingly diverse mix of uses, framed by low - medium density housing. Redevelopment in this area has significantly improved visual amenity along the Nicklin Way. Other district scale centres are also located at Pelican Waters and Aroona. Some intensification has occurred around the centre and proposed heavy rail station at Aroona and in some streets in Currimundi and Battery Hill. Outside of these areas, the majority of the established low density suburban areas remain relatively unchanged. Smaller centres at Golden Beach, Moffat Beach and Dicky Beach serve local community and visitor needs. These centres retain their low key, beachside village character.

Industrial areas at Caloundra Road and Corbould Park continue to accommodate a wide range of local and regional scale industry and enterprise activities. Moffat Beach Business Park continues to provide local industry needs. Caloundra Aerodrome is a significant hub for general aviation and aerospace activities, aviation history and other related and complementary high value economic activities.

To the west, the large new master planned community of Caloundra South (known as Aura) continues to grow, as a series of well connected, transit oriented, walkable and thoughtfully designed neighbourhoods, supported by a railway station and major centre, as well as several smaller scale centres, and a significant business park.



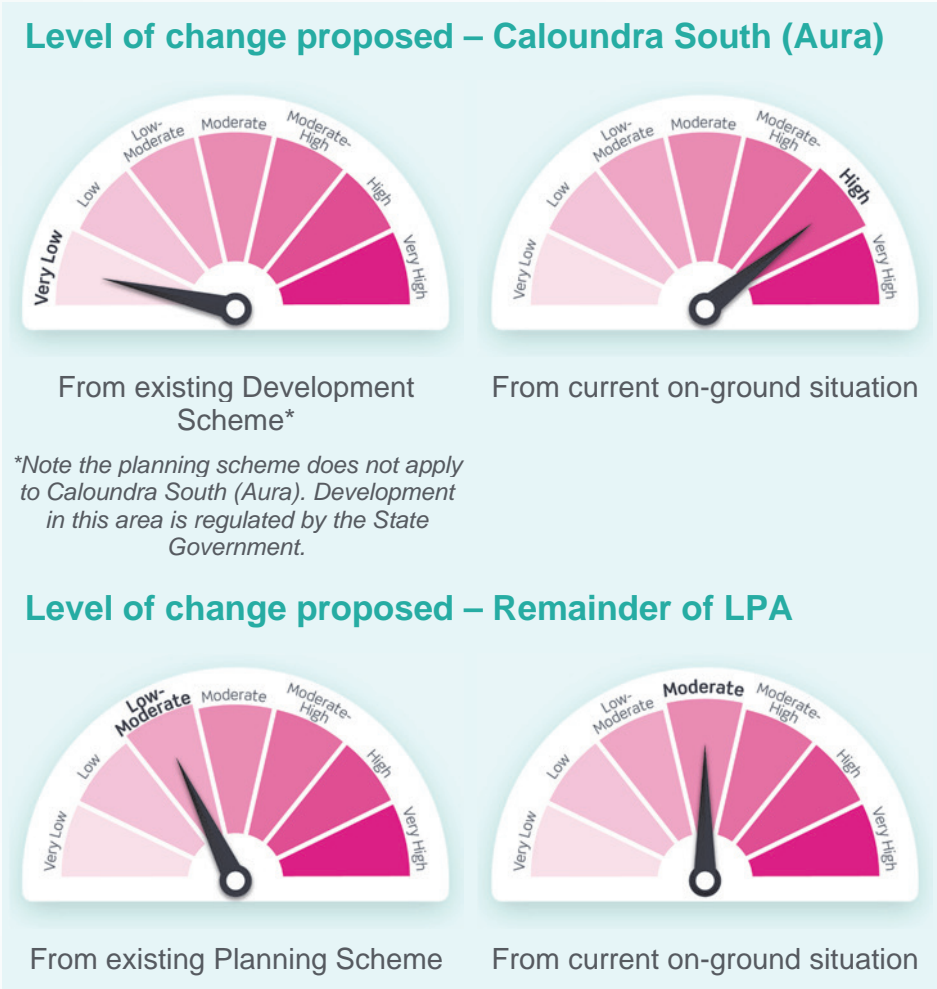
Caloundra and Surrounds

Proposed Planning Directions

The following are proposed planning directions for Caloundra and Surrounds LPA for the new planning scheme:

- Continue to develop Caloundra Centre in accordance with Caloundra Centre Master Plan and existing planning scheme provisions (**Map Ref. 1**)
- Investigate opportunities for additional medium density housing such as low-medium rise apartments, dual occupancies and townhouses around Caloundra Centre and Currimundi Centre
- Provide new mixed use development opportunities along Nicklin Way at Currimundi (**Map Ref. 2**)
- Investigate possible areas for additional low-medium density residential development in Currimundi (excluding beachfront areas) and Battery Hill to improve housing diversity
- Retain other existing low density housing areas with minimal change
- Continue to develop Pelican Waters in accordance with development approvals (**Map Ref. 3**)
- Retain the tourism focus of Kings Beach, Bulcock Beach and Golden Beach Esplanade (**Map Ref. 4**)
- Review provisions for Caloundra Aerodrome in accordance with new master plan currently being prepared (**Map Ref. 5**)
- Review future use of former Caloundra Sewage Treatment Plant site on Queen Street (possible community housing project) (**Map Ref. 6**)
- Retain Moffat Beach Industrial Area (**Map Ref. 7**)
- Continue to develop and consolidate existing industrial areas at Caloundra West and Corbould Park (**Map Ref. 8**), including a review of opportunities at Council’s waste management facility
- Continue to develop Caloundra South (Aura) in accordance with the State Governments’ Caloundra South Priority Development Area Development Scheme (**Map Ref. 9**)
- Continue to liaise with the State Government in relation to issues at Caloundra South (Aura) (e.g. street widths)
- Protect significant views in particular to and from the lighthouses, and to the Glass House Mountains
- Protect local coastal environmental and landscape features including local beaches, dunes, significant vegetation, rocky shorelines, headlands and Pumicestone Passage
- Provide walkable, shady streets and a high amenity public realm
- Include provisions to protect sea turtle sensitive areas

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.



Tell us what you think

- Do you agree with the proposed vision and proposed planning directions for your local area?
- Do you think the proposed boundaries of the local plan area are right?
- Is there anything in your local area that you particularly value and want to see protected or enhanced in the planning scheme?
- What types of development would you like to see encouraged or supported in your local area?

To have your say scan the QR code or go to haveyoursay.sunshinecoast.qld.gov.au



