

# Coolum – Peregian





## Description

The proposed **Coolum – Peregian Local Plan Area** (LPA) is located in the north-eastern part of the Sunshine Coast along the coastline. Mount Coolum forms the southern boundary, the western boundary generally adjoins South Coolum Road and low -lying rural land, and the urban edge of Peregian Springs. The northern boundary is formed by the northern part of the Peregian Springs and Peregian Breeze estates, and Coolum Beach. It includes the coastal township of Coolum Beach and the surrounding communities of Point Arkwright, Yaroomba, and Mount Coolum. The local plan area also includes tourist resorts, tourist accommodation and the Coolum industrial area. Significant environmental and landscape features include Mount Coolum, Emu Mountain, Point Arkwright, Point Perry, the Coolum Bays, and Noosa National Park, Yaroomba Bushland Park, the beach and dune system. The proposed boundary of the Coolum – Peregian LPA is identified on the **attached map**.

Opportunities for further growth and development in this local plan area are relatively limited due to physical and environmental constraints such as flooding, steep and unstable land and native vegetation. Significant remaining development sites include the former golf course land at beachside Yaroomba, and future stages of the Coolum industrial area at Quanda Road.

## Role in the Sunshine Coast region

In a region-wide context, the Coolum – Peregian LPA provides:

-  Regional Landscape (coast)
-  Major industry (Quanda Road)
-  Tourism focus (coastal)
-  Suburban living

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

## Draft vision statement

*The Coolum – Peregian Local Plan Area remains a relaxed coastal community, defined by its picturesque beachside setting and notable natural features including Mount Coolum, Emu Mountain, Point Arkwright, Point Perry and Noosa National Park, ridgelines, beaches and foreshores. These features remain clearly dominant and undiminished in the landscape.*

*Development is low-key and predominantly low rise, with most of the local plan area retaining its traditional suburban character. The Coolum Town Centre remains the largest centre in the local plan area, attracting tourists and locals alike with its relaxed beachside village character. Tourist accommodation, small scale boutique retail and outdoor dining venues cluster along the Esplanade, with Birtwill Street remaining the primary commercial area.*

*Smaller centres located at Coolum West, Mount Coolum, Peregian Springs and Peregian Breeze also offer local goods and services. Modern, visually appealing industrial areas in the vicinity of Quanda Road, service local and regional industry needs.*

*Some streets closest to the Coolum Town Centre have redeveloped over time to offer a greater range of housing types including well designed townhouses, duplexes and low-rise units.*

*Newer developments in Peregian Springs and Peregian Beach (Peregian Breeze Estate) have matured into leafy, walkable and family friendly suburbs.*





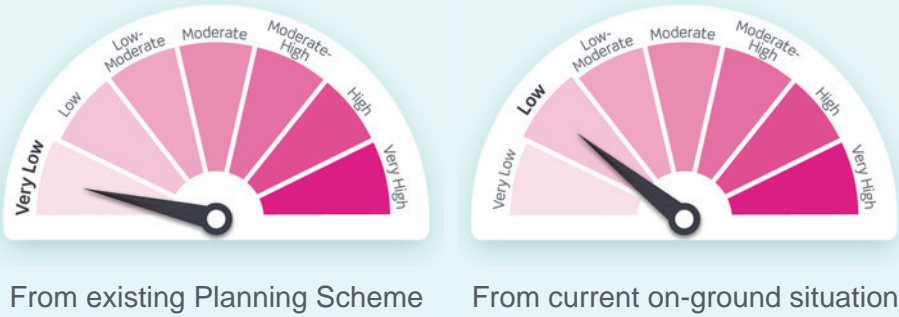
Proposed Planning Directions

The following are proposed planning directions for the Coolum – Peregian Local Plan Area for the new planning scheme:

- No or minimal change in maximum allowable building heights
- No or minimal change to growth management boundaries
- Retain large urban minimum lot sizes
- Investigate possible areas for additional low-medium density residential development close to the Coolum Town Centre to improve housing diversity
- Peregian Springs and Peregian Breeze estates continue to develop in accordance with existing development approvals. Allocate zones to reflect existing and approved land uses (**Map Ref. 1**)
- Retain and strengthen existing intent for the Palmer Coolum Resort site to remain as a golf course and tourist accommodation (**Map Ref. 2**)
- Yaroomba Beach development site - await appeal outcome (**Map Ref. 3**)
- Investigate options to allow limited indoor sport and recreation uses in Quanda Road industrial area, where such uses do not alienate the future use of premises for industrial purposes (**Map Ref. 4**)
- Protect local coastal environmental and landscape features including local beaches, dunes, significant vegetation, prominent ridgelines, Point Arkwright, Point Perry, the Coolum Bays, Mount Coolum and Emu Mountain
- Include new 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.

Level of change proposed



Tell us what you think

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

To have your say scan the QR code or go to [haveyoursay.sunshinecoast.qld.gov.au](https://haveyoursay.sunshinecoast.qld.gov.au)





