

Proposed Sunshine Coast Planning Scheme

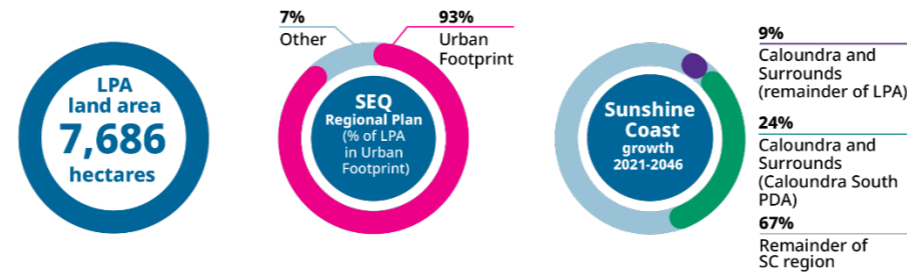
Caloundra and Surrounds Local Plan Area



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.

Share of region's growth

The proposed planning scheme sets the preferred location for future urban development within the State Government's South East Queensland Regional Plan 2023 (SEQ Regional Plan) Urban Footprint. The proposed planning scheme also seeks to encourage more compact urban growth in highly accessible communities close to existing and planned public transport. Planned growth will vary across the region depending on the location and, in some cases, will be further managed by requirements in local plans.



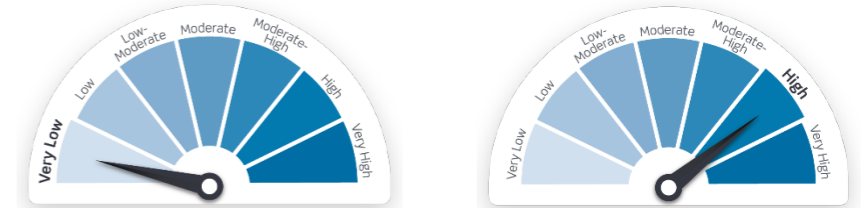
Explainer: The projected growth percentages depicted in this infographic are estimates of the percentage of total population growth for the region (from 2021-2046) that could potentially be accommodated in the LPA, based on the proposed planning scheme zones and height limits. These infographics are intended to provide an indication of relative growth across the Sunshine Coast, to assist the community to understand where growth is proposed to be accommodated under the proposed planning scheme.

Location and setting

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 can be viewed in [ePlan](#).

What are the proposed changes?

Level of change proposed – Caloundra South (Aura)

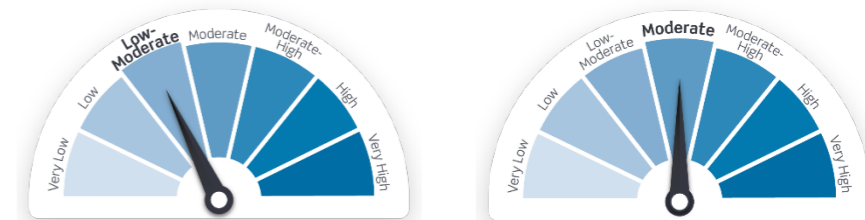


From existing Development Scheme

From existing (on-ground) situation

Explainer: The planning scheme does not apply to Caloundra South (Aura). Development in this area is regulated by the State Government.

Level of change proposed - Remainder of LPA



From current Planning Scheme

From existing (on-ground) situation



Credit: Visit SC

Disclaimer The content of this information sheet deals with technical matters in a summary way only and has been prepared to assist the community to understand locally specific changes in the proposed planning scheme. Not all proposed changes are listed. Please refer to the other Information Sheets and the proposed planning scheme [ePlan](#) for further detail. © Sunshine Coast Regional Council 2025

Caloundra and Surrounds

Changes between the current and proposed planning schemes for the Caloundra and Surrounds LPA include:

Land use

- No zoning changes proposed for most properties.
- Some new areas of Low-Medium Density Residential Zone and Medium Density Residential Zone are proposed close to centres and/or proposed transit routes in Caloundra, Aroona, Battery Hill, Currimundi and Golden Beach to encourage housing supply and diversity.
- Proposed change from Specialised Centre Zone to Mixed Use Zone and District Centre Zone along Nicklin Way at Currimundi to provide greater opportunities for redevelopment.
- Proposed extension of Tourist Accommodation Zone at Golden Beach.
- Proposed zoning changes to align with recent subdivisions and development approvals (e.g. at Pelican Waters and Meridan Plains).
- Proposed change from Medium Density Residential Zone to Low Density Residential Zone at Edmund Street, Windsor Avenue and Bennett Street, Moffat Beach.
- Council landholding at Corbould Park (Sustainability Park) included the Industry Zone and Environmental Management and Conservation Zone.
- Change from Limited Development Zone to Local Centre Zone and Environmental Management and Conservation Zone near Parklands Marketplace.
- Fully developed parts of the area subject to the Kawana Waters Development Control Plan (e.g. Creekside estate) have been allocated a zone to reflect existing/approved uses.
- Some changes to include or exclude land in the Limited Development Zone to recognise development opportunities or constraints.

Explainer: Some properties have been converted to an equivalent new zone under the proposed planning scheme. For example, residential zones are proposed to better align to building height categories. Similarly, smaller local centres have been included in the new Neighbourhood Centre Zone (e.g. Moffat Beach and Currimundi), and Medium and High Impact Industry Zoned land has been combined into a new general Industry Zone. For further information, refer to the relevant [Zone Information Sheets](#).

Building height limits

- Some building height limit increases proposed for specific areas/sites in the Caloundra Centre, including Caloundra Shopping Centre.
- Proposed building height limit increases at Currimundi Centre (to 4 - 6 storeys) and surrounding areas (to 3 - 4 storeys) depending on proposed zoning
- Building height limit at Oasis Resort proposed to be reduced to minimise impacts on view lines to Pumicestone Passage, ocean and islands.
- Some proposed building height limit increases in areas surrounding Golden Beach centre (to 4 storeys and 15m).
- Sustainability Park, Corbould Park - proposed building height limit increase to 6 storeys and 22m.

Explainer: Under the proposed planning scheme, building height is measured in storeys for some uses to encourage better design outcomes. In some areas, this means the maximum height in metres has increased to retain the yield in storeys that could have been achieved under the current planning scheme height in metres allowance. For further information, refer to the [Building Height Information Sheet](#).

Minimum lot size

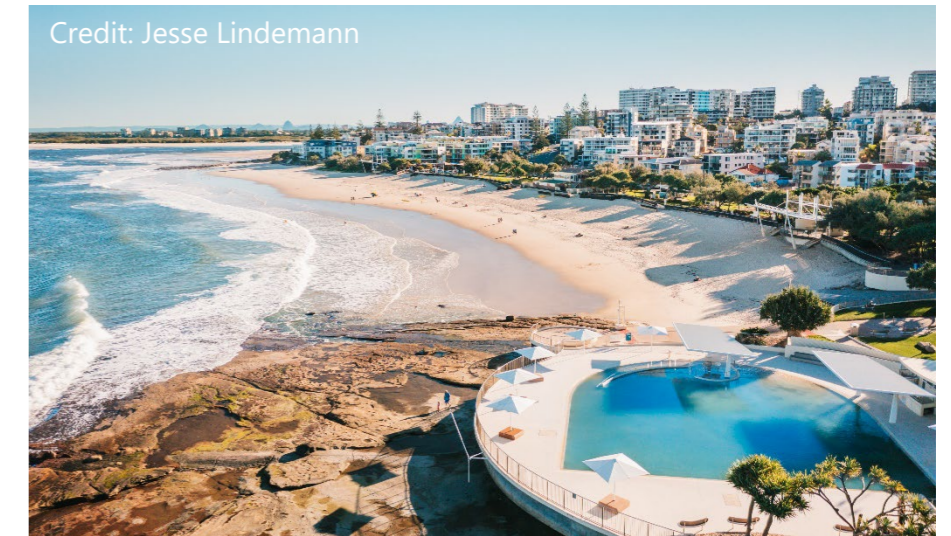
- Minimum lot size proposed to be reduced from 600m² to 450m² for most of the Low Density Residential Zone, other than on canal frontages (proposed 800m²) and the Moffat Beach/Shelly Beach/Dicky Beach Precinct (retained at 700m²).
- No changes proposed to the minimum lot size for the Rural Residential Zone.

Other matters

- The proposed planning scheme largely carries forward existing planning scheme provisions, including outcomes from the Caloundra Centre Master Plan.
- Specific local character precinct retained in Moffat Beach, Shelly Beach and Dicky Beach.
- Continued protection of significant views, environmental and landscape features.
- Latest master planning for Caloundra Aerodrome reflected.

- Moffat Beach Business Park proposed to be retained in the Low Impact Industry Zone.

Explainer: Caloundra South (Aura) is regulated by the State Government under its own development scheme, meaning that this area is not zoned in the proposed planning scheme. Some proposed overlay mapping is included in this area for information purposes only.



Proposed vision

The Caloundra and Surrounds Local Plan in the proposed planning scheme sets out the following land use planning vision for the local plan area:

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 a new Direct Sunshine Coast Rail Line,

Caloundra and Surrounds

linking Beerwah to Caloundra, Maroochydore and the Sunshine Coast and a new Dedicated Rapid Transit Corridor along the Maroochydore to Caloundra Coastal Corridor.

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. A vibrant community and creative hub is centred around The Events Centre, district library, Caloundra Regional Gallery and redeveloped town square providing a focus for community, cultural, civic and educational activities and events.

The Caloundra 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 high 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 Nicklin Way. A district scale centre is also located at Pelican Waters. Some intensification has occurred around the Currimundi centre and proposed transit 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 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.



Role in the Sunshine Coast region

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



Major employment, retail and services



Major new community / expansion area (Caloundra South)



Major industry (Sunshine Coast Industrial Park)



Major infrastructure, sport and recreation



Urban living (in parts)



Suburban living



Tourism (coastal)



Regional landscape (coast)

Note: The area may also provide other functions at a local level.

Get to know the detail

The proposed Caloundra and Surrounds Local Plan includes detailed assessment provisions for development which seek to achieve the intended vision for the local plan area. A complete version of the proposed Local Plan can be viewed in [ePlan](#).

Visit haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme to view the proposed planning scheme and provide your feedback using the online submission form.

