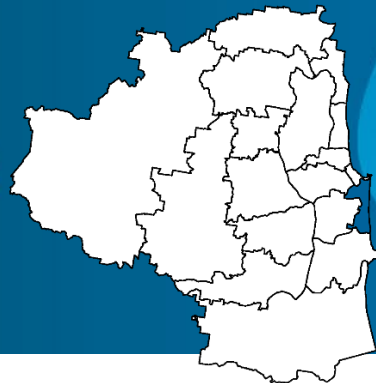


Proposed Sunshine Coast Planning Scheme

Kawana Waters Local Plan Area



Information Sheet



Location and setting

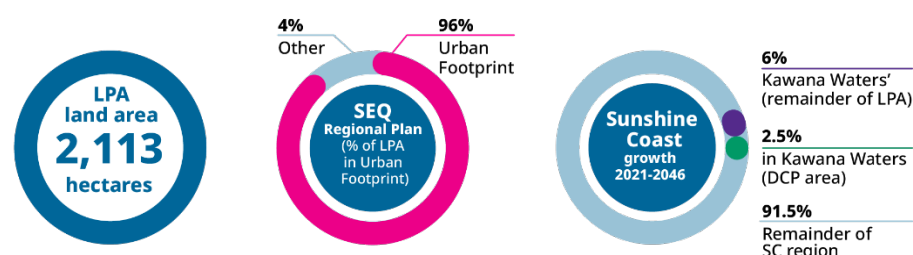
The proposed **Kawana Waters Local Plan Area** (LPA) is located centrally on the Sunshine Coast along the coastline, south of the Mooloolah River and north of Currimundi Lake. It reflects the existing coastal suburbs of Buddina, Minyama, Parrearra, Mountain Creek (Brightwater), Warana, Bokarina, Birtinya, Wurtulla and Meridan Plains (Kawana Forest Estate). The proposed local plan area also includes Kawana Shoppingworld, the developing Kawana Town Centre and the Sunshine Coast University Hospital. The proposed boundary of the Kawana Waters LPA can be viewed in [ePlan](#).

There are significant opportunities for further growth and development in this local plan area due to proximity and accessibility to retail, business and health services and infrastructure investment (including planned public transport). Constraints to further

development include flooding associated with the Mooloolah River, coastal hazards, and current transport infrastructure capacities.

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.

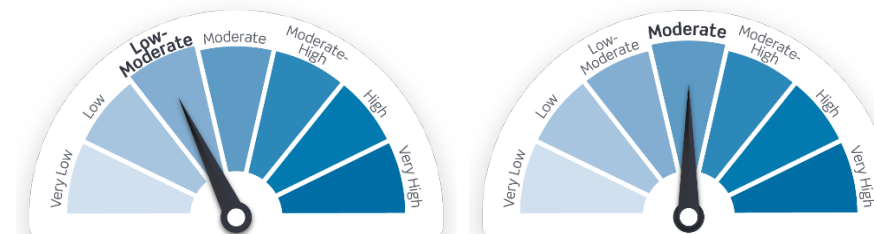


Explainer: The projected growth percentages depicted in this infographic are estimates of the percentage of total population growth for the region (from 2021-2046) that could potentially be accommodated in the LPA, based on the proposed planning scheme zones and height limits. These infographics are 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.

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

What are the proposed changes?

Level of change proposed



From current Planning Scheme

From existing (on-ground) situation

Changes between the current and proposed planning schemes for the Kawana Waters 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 proposed close to centres (around Kawana Shoppingworld), proposed transit routes (e.g. along Nicklin Way and Regatta Boulevard) and proposed urban villages (at Minyama, Buddina, Warana, Bokarina and Wurtulla) to encourage housing supply and diversity.
- New urban villages proposed at Jessica Park Urban Village (Neighbourhood Centre Zone, Mixed Use Zone, Medium Density Residential Zone, Open Space Zone) and Riveraine Avenue Urban Village (Medium Density Residential Zone).
- New east-west beachside urban villages (Kawana Beachside Urban Villages) proposed at Koorin Drive, Palkana Drive, Minkara Street, Wyanda Drive, Thunderbird Drive, Wurley Drive, Moondara Drive and Piringa Street (Neighbourhood Centre Zone, Medium Density Residential Zone and Low-Medium Density Residential Zone).

Kawana Waters

- Kawana Shoppingworld and surrounds - proposed change from District Centre Zone to Major Centre Zone to better reflect scale and function of existing centre.
- Specialised Centre Zone/District Centre Zone along Nicklin Way generally changed to Mixed Use Zone to facilitate mixed use residential development.
- Current Industry Zone and Specialised Centre Zone at Warana proposed to be changed to Mixed Use Zone (east of Tandem Avenue) to support Kawana sports precinct.
- Brightwater Estate and fully developed parts of Kawana Waters Development Control Plan Area (e.g. Kawana Island and Kawana Forest) allocated a zone to reflect existing/approved uses.

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. Palkana Drive, Warana), 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

- Proposed building height changes are seeking to create focal points around activity centres and urban villages, reinforce local sense of place and avoid a uniform “wall of buildings” along Nicklin Way.
- Proposed height limit increases for Kawana Shoppingworld and surrounds and neighbouring residential areas (heights ranging from 3 to 10 storeys depending on proposed zoning).
- Proposed increases in building height limits mainly limited to centres and in nodes close to Nicklin Way from 6 storeys and 22m to 3-4 storeys and 12-15m for medium and low-medium density residential areas.
- Kawana Aquatic Centre - proposed change from 8.5m to 6 storeys and 22m (consistent with Sunshine Coast Stadium site).

- Kawana Waters Police Station - proposed change from 8.5m to 4 storeys and 15m (consistent with Kawana Waters State College site).
- Jessica Park Urban Village - proposed change to 8 storeys and 28m (fronting Nicklin Way and Jessica Boulevard) and 4 storeys and 15m (elsewhere).
- Buddina Urban Village - reduced building height in northern part from 21m to 3 storeys and 12m (consistent with Council resolution) and small increase in Tumut Street and Narooma Court from 12m to 4 storeys and 15m.
- New Kawana Beachside Urban Villages - proposed changes to a range of heights from 6 storeys and 22m in neighbourhood centres along Nicklin Way, 3-4 storeys and 12-15m for medium and low-medium density residential areas and transitioning to 2 storeys and 8.5m towards the beachfront.
- Riveraine Avenue Urban Village area - proposed changes to 4 storeys and 15m and 6 storeys and 22m.
- Proposed height limit increases for Mixed Use Zone at Kawana Sports Precinct, Warana (from 12m and 15m to 4 storeys and 15m, 6 storeys and 22m and 8 storeys and 28m).
- Brightwater Estate and fully developed parts of Kawana Development Control Plan Area (e.g. Kawana Island and Kawana Forest) allocated a height category to reflect existing/approved uses.

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 Minyama Island (retained at 1,500m²).

Other matters

- Floorspace and other caps on centre-based activities at Kawana Shoppingworld and surrounds proposed to be removed (no longer required/relevant).
- Proposed new Local Plan Precincts and associated local plan code provisions for the new Kawana Sports Precinct (to support Sunshine Coast Stadium and mixed use area) and the new Industry Interface Area Precinct (to protect the amenity of Lake Parrearra and the new mixed use area).
- New provisions aimed at reducing direct vehicular access to Nicklin Way and Main Drive.
- New mid-block pedestrian linkages proposed in areas of increased density to enhance permeability and connectivity.



Proposed vision

The Kawana Waters Local Plan in the proposed planning scheme sets out the following land use planning vision for the local plan area:

The Kawana Waters Local Plan Area will become a series of distinctive, predominantly low-medium rise, leafy coastal villages focussed around existing centres and transit nodes. Outside these compact and defined urban villages, the majority of the existing low-density housing areas in Buddina, Minyama, Parrearra, Warana, Wurtulla, and Bokarina are retained with minimal change.

Neighbourhoods along the coastal corridor enjoy easy, walkable access to public transit, hubs of community activity, local shops, open space and interconnected walking and riding networks. Building height and intensity varies from Bokarina to the Mooloolah River, with the highest buildings at the major centres of Kawana Town Centre at Birtinya and Kawana Shoppingworld and surrounds, marking them as important destinations for services, shopping, work and entertainment. In between these major centres, building heights are lower, and transition up and down to create recognisable focal points at the gateways to the urban villages, reinforcing local identity.

Kawana Town Centre at Birtinya continues to consolidate its role as an economic, health and service cluster of regional significance. It will emerge as a vibrant, mixed use centre, offering high value employment and an engaging, high amenity urban lifestyle for residents. It seamlessly connects people to major regional recreation, education and community facilities.

In the northern part of the local plan area, the major centre based on Kawana Shoppingworld serves a wide catchment and forms the community heart of the northern part of the local plan area. It will become increasingly mixed use, pedestrian friendly and permeable.

New housing opportunities are created within and around these two major centres, taking advantage of easy access to the rapid transit stations and centre facilities. In Minyama, a new urban village is focussed around Jessica Park. Public accessibility to the marina and waterfront has improved and these areas continue to contribute strongly to local lifestyle and amenity. At Buddina Urban Village, improved connections and enhancement of streets between the beach and the shopping centre provide a focus for community life.

In between the major centres, a series of smaller urban villages at Koorin Drive, Riveraine Avenue, Palkana Drive, Minkara Street, Wyanda Drive, Thunderbird Drive, Bokarina Boulevard, Moondara Drive and Piringa Street provide a focus for community life. These east-west streets also create improved connections from the river and lakes to the beach, and are framed by attractive, low to medium-rise, sub-tropical buildings which add to a sense of vitality and community life. They are improved by enhanced place making and active

transport infrastructure and anchored by mixed use neighbourhood activity centres, often in combination with rapid transit stations.

Leveraging off the Brisbane 2032 Olympic and Paralympic Games, Sunshine Coast Stadium and surrounds has become the pre-eminent sporting precinct on the Sunshine Coast. Supporting the growth of this precinct, the area along and north of Main Drive and east of Tandem Avenue is transitioning from industrial activities to an eclectic mixed use residential precinct focussed around a vibrant dining precinct on Bearing Avenue and accommodating opportunities for visitor accommodation and housing benefitting from proximity to the river and optimising water views.

Existing car-oriented commercial strips along Nicklin Way are consolidated and revitalised to form attractive mixed use precincts supporting active pedestrian environments and creating improved visual amenity and built form outcomes along Nicklin Way, particularly around the new rapid transit stations. Commercial activities in these areas are focussed on local service functions and smaller scale retail showrooms with residential apartments above.

Interconnected linear open space networks are provided throughout the local plan area to enhance people’s access to green space and the waterfront. Active transport infrastructure is enhanced, and a high level of amenity is created along shaded streets and in public open spaces to support community life, walking and riding.

With a diverse array of natural assets, the area is an increasingly sought-after visitor destination. This has allowed the townships and the local rural economy to increasingly benefit from the visitor and day trip market, offering a range of small scale and low impact nature

and rural-based tourism opportunities, as well as cultural tourism opportunities for Traditional Custodians.

Role in the Sunshine Coast region

In a region wide context, the Kawana Waters LPA provides:

-  Major employment, retail and services
-  Major infrastructure
-  Major sport and recreation
-  Suburban living
-  Urban living (in parts)
-  Regional landscape (coast)

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

Get to know the detail

The proposed Kawana Waters 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.

