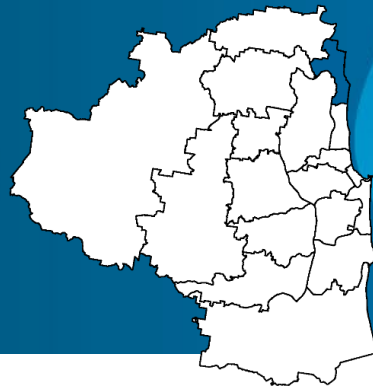


Proposed Sunshine Coast Planning Scheme Coolum - Peregrin Local Plan Area



Information Sheet



Location and setting

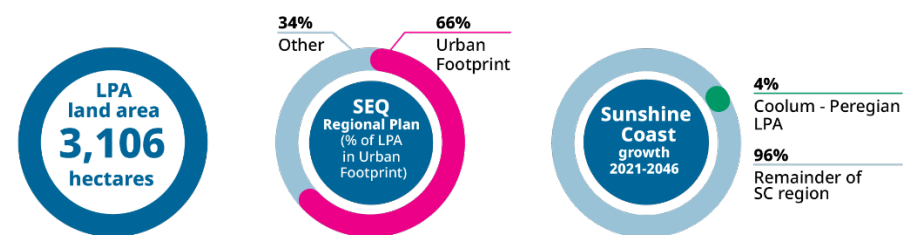
The proposed **Coolum - Peregrin Local Plan Area** (LPA) is situated in the north-eastern part of the Sunshine Coast along the coastline. Mount Coolum forms the southern boundary, the western boundary generally adjoins South Coolum Road and low-lying rural land, and the urban edge of Peregrin Springs. The northern boundary is formed by the northern part of the Peregrin Springs and Peregrin 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 - Peregrin LPA can be viewed in [ePlan](#).

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.

Share of region's growth

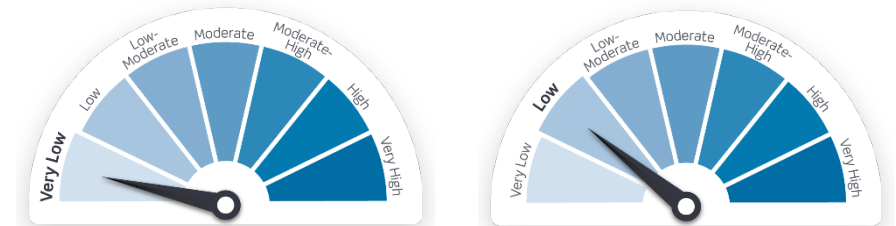
The proposed planning scheme sets the preferred location for future urban development within the State Government's South East Queensland Regional Plan 2023 (SEQ Regional Plan) Urban Footprint. The proposed planning scheme also seeks to encourage more compact urban growth in highly accessible communities 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.

What are the proposed changes?

Level of change proposed



From current Planning Scheme

From existing (on-ground) situation



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

Coolum - Peregian

Changes between the current and proposed planning schemes for the Coolum - Peregian LPA include:

Land use

- No zoning changes proposed for most properties.
- Some new areas of Low-Medium Density Residential Zone proposed west of Coolum Town Centre and along Yandina - Coolum Road and part of Greenoaks Drive to encourage housing supply and diversity.
- Coolum Resort - Emerging Community Zone changed to Tourist Accommodation Zone, Sport and Recreation Zone and Environmental Management and Conservation Zone to better reflect existing and preferred land uses.
- Yaroomba Beachside area - Some Emerging Community Zone and Open Space Zone land changed to Low Density Residential Zone, Open Space Zone and Community Facilities Zone to reflect existing development.
- Quanda Road industrial estate - proposed change to new Industry Zone and Environmental Management and Conservation Zone.
- General zone changes at Peregian Springs and Peregian Breeze estates to reflect more recent development that has occurred.

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. Mount Coolum), 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

- Building height limits generally proposed to be maintained for most properties
- New Low-Medium Density Residential Zone areas west of Coolum town centre - proposed height limit change from 8.5m to 3 storeys and 12m.

- Some Low Density Residential Zone land at the southern end of Pacific Terrace proposed building height limit change from 12m to 2 storeys and 8.5m to reflect zoning intentions.
- Local Centre Zone land east of South Coolum Road - proposed height limit change from 8.5m to 3 storeys and 12m consistent with the rest of the centre.
- Local Centre Zone at Suncoast Beach Drive, Mount Coolum - proposed height limit change from 12m to 2 storeys and 8.5m to protect views to Mount Coolum.
- Yaroomba Beachside area - Building height limit retained at 2 storeys and 8.5m on the Height Overlay Map with a note explaining that development in the area is currently regulated in accordance with an approved Master Plan and Plan of Development, which identifies specific provisions for building height.

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

Minimum lot size

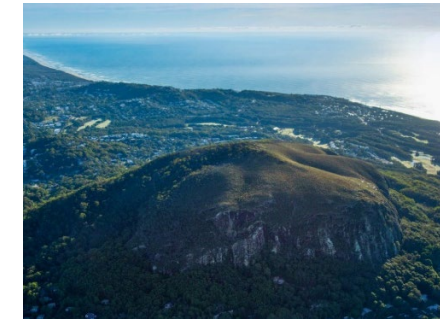
- Low Density Residential Zone generally - minimum lot size proposed to be reduced from 600m² to 450m².

Other matters

Yaroomba Beachside area

- Area proposed to be included in its own precinct separate to the Coolum Resort.
- Primarily intended for an integrated resort facility, with residential accommodation in discrete nodes and limited retail/business uses.
- Requirement for site master planning to be undertaken.
- Built form elements to be low-rise and compatible with the scale and character of surrounding areas and vegetation.

- New or substantially changed proposals in the Emerging Community Zone will continue to require an impact assessable development application and public notification.



Proposed vision

The Coolum - Peregian Local Plan in the proposed planning scheme sets out the following land use planning vision for the local plan area:

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, and all built form elements sitting below the treeline.

The Coolum Town Centre remains the largest centre in the local plan area, attracting tourists and locals alike with its relaxed beachside village character, and providing a wide range of facilities and services for a catchment extending from Marcoola to Peregian Springs. 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.

Coolum - Peregian

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.

The Coolum Resort continues to function as part of an integrated tourist and residential development, focused around an 18 hole championship golf course and large areas of open space.

Development in the Yaroomba Beachside area also continues to function as part of an integrated tourist and residential development, containing a mix of residential and beachside resort club uses, with public access provided to and through specific parts of the area.

Development at Coolum Resort and in the Yaroomba Beachside area sits lightly in the landscape, respects the scale and character of surrounding residential neighbourhoods and vegetation, and is screened and separated from surrounding roads by dense green corridors and lush subtropical landscaping.

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



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

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

Get to know the detail

The proposed Coolum - Peregian 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.

