

# Kawana Waters Master Planned Development Area

16 October 2024

This fact sheet provides information about the background of Kawana Waters Master Planned Development Area and more specifically the history of Birtinya Town Centre.

## Background

Kawana Waters is a master planned development area located between Currimundi Creek and the Mooloolah River (covering 1,613 hectares).

The area has been progressively developed under a Crown Land Development Lease since the 1960s by a succession of master developers. Stockland is the current master developer with responsibility for managing and progressing development outcomes under the Crown Land Development Lease.

In the mid-1990s a new master planning process was introduced for the remaining undeveloped areas of Kawana Waters to improve development outcomes and address shortcomings in the provisions governing infrastructure delivery. Development Control Plan 1 – Kawana Waters and the Kawana Waters Development Agreement were established at that time. The area covered by Development Control Plan 1 – Kawana Waters is shown on **Diagram 1**.

## Who is developing Kawana Waters?

Stockland is the master developer and is responsible for master planning, developing the land and providing the required infrastructure to support the development area.

The Kawana Waters Development Agreement is a tripartite agreement between Council, the

Minister for Resources and Stockland. The agreement sets out each party's obligations for the delivery of infrastructure.

Generally, the master developer is required to deliver the required infrastructure at no cost to Council.

## When will the development be complete?

Over 90 per cent of the Kawana Waters area has now been developed. It is anticipated the area will be fully developed by the mid-2030s.

Some key sites are yet to be developed by third party developers for example, the land located on the corner of Nicklin Way and Lake Kawana Boulevard. The last remaining area to be developed by Stockland, as the master developer, is the Birtinya Town Centre.

The Birtinya Town Centre master planning has been evolving for more than 20 years and has been required to respond to changing market conditions and planning directions.

## Birtinya Town Centre

Birtinya Town Centre is the last remaining greenfield site in the Kawana Waters master planned area. It is intended to be developed as a Major Regional Activity Centre comprising a medium to high density transit-oriented precinct that provides diversity in housing choice, along with a range of commercial and retail outcomes in an area that benefits from high levels of public and active transport infrastructure.

In common with many parts of the country, the Sunshine Coast is currently in the grips of a

housing crisis - a crisis characterised by a chronic undersupply of accommodation and dramatically declining housing affordability.

Birtinya Town Centre has the capacity to make a more significant contribution to the provision of residential development in a well-located and fully serviced precinct.

The town centre is also well positioned to take advantage of, and contribute to, the events that will be hosted at the Kawana Sports Precinct during the Brisbane 2032 Olympic and Paralympic Games.

Stockland has commenced the construction of two pedestrian and cycle bridges connecting the town centre to nearby areas, providing a platform to proceed with the development of the town centre during 2025.

## Need further information?

Further details on the proposed amendment (including the complete TLPI amendment) can be:

- downloaded from Council's website
- viewed at a Council pop-up session.

Scan the QR code below for more information and to share your views:



Submissions must be received by Council by no later than 5pm, 12 November 2024.

Diagram 1: Land covered by Development Control Plan

