

7.2.6 Caloundra local plan code

7.2.6.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Caloundra local plan area as shown on Map ZM45 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Caloundra local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.6.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.6.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.6A (Caloundra local plan elements) and Figure 7.2.6B (Caloundra local plan elements - Inset)**.

7.2.6.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Caloundra local plan code.

The Caloundra local plan area is located in the south-eastern part of the Sunshine Coast and has a land area of approximately 1,251 hectares.

The local plan area includes Caloundra Centre and the beachside neighbourhoods of Caloundra, Kings Beach, Shelly Beach, Moffat Beach, Dicky Beach, Battery Hill and part of Currimundi.

The local plan area is characterised by its beachside setting and frontage to the Pumicestone Passage as well as the spectacular coastal and hinterland views, particularly to the Glass House Mountains, Moreton Bay shipping channel and to and from the local headlands, beaches, and other elevated parts of the local plan area.

The northern part of the local plan area is located on a dune and sand plain system. The rocky headlands of Moffat Beach and Caloundra Headland are the dominant landscape features in the central part of the local plan area. The western part of the local plan area is characterised by relatively flat terrain that rises up to the west, north and east.

Currimundi Lake, Bunbubah Creek, Coondibah Lagoon, Pumicestone Creek and Tooway Creek are the main waterways traversing the local plan area and are important environmental, recreation and local character elements.

Whilst the natural landscape of the local plan area has been substantially altered over time to accommodate urban development, pockets of remnant vegetation remain in the foreshore and creekside open space system including on the land which accommodates the Currimundi Conservation Centre and George Watson Park at Moffat Head. Ben Bennett Botanical Park is a noteworthy conservation reserve.

Caloundra Centre, located in the southern part of the local plan area, is a major regional activity centre and the dominant centre for the southern part of the Sunshine Coast. Caloundra Centre provides a comprehensive range of centre based activities and is a major employment destination. It incorporates the traditional main street of Bulcock Street and adjoining areas to the north as well as the area north and south of Bowman Road. Smaller convenience centres are located at Currimundi (on Buderim Street), Moffat Beach and Dicky Beach.

The Caloundra West Industrial Estate, located in the western part of the local plan area, is a major industrial estate accommodating a range of predominantly service and transport related industries. Caloundra Aerodrome and the Queensland Air Museum located immediately opposite the Caloundra West Industrial Estate, provides general aviation services and related business, industrial and tourism activities. The Moffat

Beach Business Park is a smaller industrial area located centrally within the local plan area that caters for low impact industrial and compatible business activities.

The local plan area accommodates a full range of residential settings from traditional low density neighbourhoods comprised predominantly of dwelling houses to high density residential and tourist accommodation areas comprised of multi storey apartment buildings. Kings Beach and Bulcock Beach offer the most intensive residential accommodation and are a major focus for visitor accommodation. At Shelly Beach, Moffat Beach and Dicky Beach pockets of beachside character housing remain. The traditional beachside housing areas of Shelly Beach, Moffat Beach and Dicky Beach are characterised by larger lots, despite the fact that some smaller lots exist within the areas a result of historical subdivision decisions that are not now supported by this planning scheme. This local plan code determines the character of the area based on the vision set out for its future rather than previous planning decisions.

The local plan area also accommodates a large range of civic, community, sport and recreation activities including the Caloundra Courthouse, Caloundra Hospital, Caloundra Private Hospital, emergency services, the Events Centre, Caloundra office of the Sunshine Coast Council, Sunshine Coast Institute of TAFE, nine public and private schools, Caloundra Library, Caloundra Regional Gallery, Caloundra Community Centre, Central Park, Roy Henzell Park, Russell Barker Memorial Park, Grahame Stewart Park, Reserve 1000, Bicentennial Park, Bill Vernados Park, Felicity Park, the coastal foreshore parkland, Caloundra Golf Club, Currimundi Recreation Camp and the Caloundra Cemetery. In the Caloundra Centre, consideration is being given to a new Town Square development, which in conjunction with the Caloundra Administration Building, could include new civic space, community facilities such as a redeveloped/relocated Caloundra Library and Caloundra Regional Gallery and associated car parking facilities.

Vehicle access is predominantly via Caloundra Road from the west and the Nicklin Way from the north. A new intersection and access road is proposed from Nicklin Way via Third Avenue and Oval Avenue and a new northern access road is proposed from Nicklin Way via Queen Street and Ulm Street into the Caloundra Centre. Other major roads in the local plan area include Buderim Street, Beerburum Street, Buccleugh Street, Tooway Parade, George Street, Regent Street and Bowman Road.

The Caloundra Bus interchange in Cooma Terrace currently caters for local and long distance bus services and links to the North Coast Rail Line. The proposed Dedicated Public Transport Corridor (CAMCOS) runs along the eastern side of the Caloundra Aerodrome with a proposed transit station planned for the area south of Caloundra Road. Council is currently investigating a potential route for light rail from Maroochydore to Caloundra and opportunities for associated transit oriented development. A new centrally located transit station and mixed use development is proposed in Omrah Avenue in conjunction with the Maroochydore to Caloundra Priority Transit Corridor. Further consideration is also being given to a Priority Transit Corridor from Caloundra to Beerwah. A network of pedestrian and cycle pathways are located along the coastal foreshore and key streets, facilitating connections between key attractors in the local plan area.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.6.3 Purpose and overall outcomes

- (1) The purpose of the Caloundra local plan code is to provide locally relevant planning provisions for the assessment of development within the Caloundra local plan area.
- (2) The purpose of the Caloundra local plan code will be achieved through the following overall outcomes:-
 - (a) The Caloundra local plan area is a mature and complex coastal urban area incorporating a diverse range of uses and activities that support the consolidation and development of Caloundra Centre and the adjoining Kings Beach and Bulcock Beach tourism focus areas, whilst maintaining the predominantly low density character of the traditional beachside suburbs and neighbourhoods of Moffat Beach, Dicky Beach, Currimundi, Shelly Beach and Battery Hill.
 - (b) Urban development within the Caloundra local plan area is limited to land within the urban growth management boundary so as to protect the integrity of foreshore and creekside environmental reserves.
 - (c) Development recognises and reinforces the beachside location and setting of the local plan area by providing for high quality, contemporary sub-tropical building, landscape and streetscape design that:
 - (i) promotes a casual, outdoor lifestyle;

- (ii) incorporates the colours, textures and landscape features of the natural coastal environment into the built form, landscaping and streetscapes;
 - (iii) creates light filled interior and exterior spaces that capitalise on sea breezes and significant viewlines;
 - (iv) reinforces connection with the natural environment through the provision of substantial landscaping and the incorporation and integration of greenery in building design; and
 - (v) optimises enjoyment of the coastal sub-tropical environment through utilisation of cross ventilation and design for shade and weather protection.
- (d) Taller buildings are designed and sited to achieve high levels of articulation in their composition and generous separation between towers, to avoid the creation of 'walls of development', maintain solar access, breezes and significant views.
 - (e) Development within the local plan area protects and retains buildings identified as having cultural heritage or *streetscape* significance and the *character area* at Moffat Beach as important elements of local character and identity.
 - (f) The significant environmental values of Ben Bennett Botanical Park, Currimundi Recreation Reserve and other local environmental parks and reserves are protected and enhanced.
 - (g) Significant views to important landscape features including beaches and *waterways*, headlands, the Glass House Mountains, Pumicestone Passage, Moreton Bay and Pacific Ocean are respected. Views to and from the heritage protected Caloundra lighthouses, located on the corner of Canberra Terrace and Arthur Street, are respected.
 - (h) Development does not compromise the provision and operation of the Dedicated Public Transport Corridor (CAMCOS) and the associated Caloundra Transit Station, the Maroochydore to Caloundra Priority Transit Corridor (Light Rail) and proposed Omrah Avenue transit station, the CoastConnect Priority Public Transport and Bicycle Corridor, the two proposed new northern access roads into the Caloundra Centre or proposed new intersections and intersection upgrades.
 - (i) Development facilitates safe, convenient, attractive and shaded pedestrian and cycle connections to and between key destinations within the local plan area. The coastal foreshore area and coastal path provides an important continuous pedestrian, cycle and open space link from Currimundi Creek to the Pumicestone Passage. A 'bush to beach' pedestrian and cycle circuit is provided from Moffat Beach, along Tooway Creek, Tooway Parade and William Street through Central Park and into the Caloundra Centre via Gosling Street and Bicentennial Park, linking to the coastal path at Bulcock Beach.
 - (j) Development and streetscape upgrades incorporate water sensitive urban design principles to improve stormwater quality discharges to local waterways and the Pumicestone Passage.

Additional overall outcomes for development in Precinct CAL LPP-1 (Caloundra Central)

- (k) Caloundra continues to be developed as a major regional activity centre and the dominant centre for the southern part of the Sunshine Coast, providing a full range of town centre activities to meet the needs of the Caloundra community, communities in the southern part of the Sunshine Coast and visitors to the area, in accordance with the intent of the relevant sub-precinct and zones. Building on current business and tourism activities, new residential development, visitor accommodation, tourism, community, recreational and educational activities provide opportunities to strengthen and revitalise the Centre.
- (l) Opportunities for transit oriented development are provided within the Centre and in designated areas adjacent to the Maroochydore to Caloundra Priority Transit Corridor (Light Rail), CoastConnect Priority Public Transport Corridor and Dedicated Public Transport Corridor (CAMCOS) in accordance with allocated zonings.
- (m) Development in Precinct CAL LPP-1 (Caloundra Central) in the Major centre zone and Tourist accommodation zone recognises the character of these areas as vibrant, mixed use places with a lively day time and night time economy. Residents and visitors in these zones should expect a reasonable level of ambient noise associated with the benefits of living or staying in a centre or core tourist area.

Additional overall outcomes for development in Sub-precinct CAL LPSP-1a (Destination Centre)

- (n) Development in Sub-precinct CAL LPSP-1a (Destination Centre) provides for the Major centre zone south of Omrah Avenue and Ormuz Avenue focussed on Bulcock Street, to be retained as the traditional retail and entertainment area, accommodating a range of business uses and community uses with an emphasis on *mixed use development* with *active uses* at street level, together with multi-unit residential uses and/or commercial business uses located above street level. The Major centre zone in the area north of Ormuz Avenue and west of Minchinton Street supports the Bulcock Street retail and entertainment area by providing a range of smaller scale complementary business uses, community uses and multi-unit residential uses.
- (o) Development ensures the traditional main street role and character of Bulcock Street is maintained, complemented by a network of attractive and activated laneways. New or extended large floor plate uses and car parking areas are sleeved and located behind smaller scale, fine grain shopfronts that address the street and reinforce Bulcock Street's established townscape character.
- (p) Otranto Avenue, Tay Avenue, Minchinton Street and Knox Avenue connect Bulcock Street to the water, with development fronting these streets providing generous *setbacks* and built form, streetscape and landscape treatments which facilitate strong visual and pedestrian linkages to Pumicestone Passage, Bulcock Beach and Bulcock Esplanade. Development on land with frontage to Otranto Avenue contributes to the creation of a 'street park' linking the proposed new town square, Bulcock Street and Bulcock Beach and creating a focus area for entertainment/catering business uses, events and activities. *Active uses* including shops and/or restaurants/cafes with outdoor dining are located at street level and view lines to the water are maintained, enhanced and framed by built form and landscaping.
- (q) Public access through block pedestrian links are provided in key locations to allow convenient pedestrian access and enhanced permeability, with development addressing and activating pedestrian links wherever practicable. Strong linkages are also provided to the adjacent community uses, parkland, proposed town square and transit centre in Sub-precinct CAL LPSP-1b (Community and Creative Hub).
- (r) Key site 1 (Top of Town) is developed as an exemplar mixed use development which anchors the eastern gateway into Bulcock Street and showcases the sites spectacular views and prominent location through outstanding design and public realm outcomes. Development seeking additional height allowance provides for a high standard hotel and amalgamation of sites.
- (s) Key site 2 (Western Sites) provides an attractive and inviting gateway into Bulcock Street through mixed use development and public realm outcomes, and design which addresses and activates street frontages. Development seeking additional height allowance provides for exemplar design and amalgamation of sites and, where seeking the maximum additional height allowance, a high standard hotel or vertical *retirement facility*.
- (t) Key site 3 (Bulcock/Maloja) contributes to an attractive and inviting gateway into Bulcock Street through high quality mixed use development and public realm outcomes, and design which addresses and activates street frontages, and the coastal path. Buildings are sensitively designed to preserve significant view corridors. Development seeking additional height allowance provides for exemplar design, a high standard hotel or vertical *retirement facility* and amalgamation of sites.
- (u) Key site 4 (Cooma Terrace Bus Station) is developed as an exemplar mixed use development with street level and laneway activation.

Additional overall outcomes for development in Sub-precinct CAL LPSP-1b (Community and Creative Hub)

- (v) Development in Sub-precinct CAL LPSP-1b (Community and Creative Hub) contributes to the creation of a vibrant heart for Caloundra Centre, accommodating community, cultural, civic, educational and transit centre activities built around an activated town square and public spaces with lush landscaping. Mixed use residential development that supports the proposed Omrah Avenue transit centre, as well as creative and design industries and entertainment uses, are encouraged to establish in this sub-precinct. A new library/resource centre, art gallery, museum and other community facilities, and public car parking facilities, are provided

in conjunction with redevelopment/refurbishment of public land and facilities in the sub-precinct, with strong connections to the new town square.

- (w) Key site 5 (Town Square Redevelopment) incorporates a large public multi use open space providing a central focus for community activities and events, as well as shaded parkland for passive recreation. The town square is framed by a signature mixed use development, with *active uses* at street level providing integration with the adjoining public spaces and Carter Lane.
- (x) Key site 6 (Kronks Motel) is redeveloped as a signature mixed use development with a focus on mixed use business and residential accommodation that incorporates high quality buildings, active street frontages to Ormuz Avenue/Minchinton Street and streetscaping as well as an attractive and safe pedestrian linkage through the site. Vertical retirement living and/or visitor accommodation is encouraged on this site.
- (y) Development on private land included in the Community facilities zone on the northern side of Omrah Avenue is limited to *dwelling houses* on existing lots in order to ensure the land is preserved for future parkland and complementary community and transit facilities to support civic and cultural functions in the Caloundra Centre, and the Maroochydhore to Caloundra Priority Transit Corridor (Light Rail).

Additional overall outcomes for development in Sub-precinct CAL LPSP-1c (Gateway)

- (z) Development in Sub-precinct CAL LPSP-1c (Gateway) accommodates a range of predominantly business uses, community uses and multi-unit residential uses, which support Sub-precinct CAL LPSP-1a (Destination centre) including larger format business and community uses that cannot practically be accommodated in Sub-precinct CAL LPSP-1a (Destination centre).
- (aa) Development in Sub-precinct CAL LPSP-1c (Gateway) on land with *frontage* to Caloundra Road and Bowman Road between Nicklin Way and Bulcock Street and at the intersection of Bowman Road and Bulcock Street, achieves a high standard of urban design that provides built form, streetscape and landscape treatments which create an attractive boulevard and enhance the western gateway to Bulcock Street.
- (bb) Development on sites adjoining Nicklin Way provides high quality buildings, landscaping and integrated signage that improves the visual appearance of Nicklin Way as a major gateway to Caloundra Centre.
- (cc) The government and medical hub established in the vicinity of West Terrace and Bowman Road, and comprising the Caloundra Hospital, Caloundra Courthouse, Caloundra Police Station and other *emergency services*, is consolidated. The government and medical hub further reinforces this part of Caloundra as a focus for the provision of key community facilities.
- (dd) Key site 7 (Stockland Shopping Centre) is consolidated and further developed in accordance with an approved plan of development to create a more integrated and less internalised retail and entertainment based development which addresses public streets, is permeable and supports pedestrian connectivity to other parts of the Caloundra Centre.

Additional overall outcomes for development in Sub-precinct CAL LPSP-1d (Central Park Urban Village)

- (ee) Development in Sub-precinct CAL LPSP-1d (Central Park Urban Village) provides a focus for housing renewal and consolidation focussed around Central Park and nearby sporting and community facilities and within close proximity to the Caloundra Centre and the Maroochydhore to Caloundra Priority Transit Corridor (Light Rail) and proposed transit station.
- (ff) The Major centre zone north of Mayes Avenue provides for medium density residential uses, small scale business uses, and mixed use development outcomes that support and complement the role of Sub-precinct CAL LPSP-1a (Destination Centre) as the primary focus for centre activities. Medium density residential development and mixed use development incorporating allied health care services, accommodation and sport and recreation related activities that support and capitalise on the location close to the Central Park sporting facilities and Caloundra Hospital are encouraged in this part of the Major centre zone. Business uses are focussed predominantly on Oval Avenue.

- (gg) In the Medium density residential zone, small scale allied health focused home based businesses that seek to capitalise on, and reinforce, Central Park and associated facilities as a significant destination for sport and recreation related activities are encouraged.
- (hh) Development on properties in the Medium density residential zone fronting the western side of Bowman Road between Gosling Street and Cowan Street may provide for residential development, or mixed use development with small scale offices or health care services located at street level, with residential above or behind non-residential uses. Mixed use development is designed and configured in a manner that minimises adverse amenity impacts on adjoining residential properties.
- (ii) Development in the Medium density residential zone on sites with a height limit of 15 metres or 18 metres, provides for well designed medium rise and medium density housing types including apartments, townhouses, vertical retirement living, and student accommodation.
- (jj) Development is designed and configured in a manner which assists in the activation and connectivity of open space and recreational areas, particularly Central Park and Bicentennial Park and key pedestrian connections. Development provides frontage treatments and streetscapes which promote pedestrian activity and interaction with the street and adjoining parkland and a high level of amenity and connectivity with, and links to, other sub-precincts within Precinct CAL LPP-1 (Caloundra Central).

Additional overall outcomes for development in the remainder of the Caloundra local plan area

- (kk) The existing local centres at Currimundi (Local centre zone), Moffat Beach (Local centre zone) and Dicky Beach (Tourist accommodation zone) are retained as local (not full service) activity centres providing for the basic convenience needs of residents of, and visitors to, the local area.
- (ll) Development within the Local centre zone at Moffat Beach provides active street *frontages*, streetscape improvements and other urban elements that create vibrant streets and reflect the prevailing beachside character of the area.
- (mm) Development in the Tourist accommodation zone at Kings Beach, Dicky Beach, Currimundi and Oaks Oasis Resort reinforces the role of Caloundra as a major coastal tourism destination and visitor accommodation area.
- (nn) Development in the Tourist accommodation zone recognises the character of these areas as vibrant, mixed use places with a lively day time and night time economy. Residents and visitors should expect a reasonable level of ambient noise associated with the benefits of living or staying in a core tourist area.
- (oo) Key Site 8 (Kings Beach Tavern), Key Site 9 (Kings Beach Shops) and Key Site 10 (Oaks Oasis Resort), are developed as signature mixed used developments which:-
 - (i) incorporate high density, predominantly visitor accommodation in comfortable and attractive living environments together with tourism, convenience, leisure and recreation related uses;
 - (ii) are integrated with and contribute to the vibrancy of adjoining foreshore or parkland areas;
 - (iii) create active street *frontages* that encourage pedestrian movement and interaction between private development and adjacent public spaces; and
 - (iv) display an outstanding level of architectural and landscape design befitting their location and level of importance within the local plan area.
- (pp) Residential areas are characterised by high quality residential buildings that reflect a beachside setting. Development has a form, scale and level of intensity that minimises its physical and visual impact. In Kings Beach in particular, development responds to its waterfront, intermediate or ridgeline location through variations in *building height* and sensitive residential tower design.
- (qq) Development in the Low density residential zone and Medium density residential zone occurs in an integrated manner and creates walkable neighbourhoods with good pedestrian and cycle connectivity to activity centres, community facilities, recreation areas and other key destinations.

- (rr) Development in Precinct CAL LPP-2 (Moffat Beach/Shelly Beach/Dicky Beach) is compatible with, and sympathetic to, the preferred character of the area, which is characterised by larger lots. To maintain the low density character and amenity of this area, any residential lot is to be a minimum of 700m² in area.
- (ss) Development in the Medium density residential zone provides for a mix of residential housing types with *dwelling*s that are generally of a domestic scale or are provided in small groups so as to reduce the perceived scale and mass of development.
- (tt) Development in the Specialised centre zone provides for the progressive refurbishment of sites adjoining Caloundra Road with high quality buildings, landscaping and integrated signage that improves the visual appearance of Caloundra Road as a landscaped boulevard and major gateway to Caloundra Centre.
- (uu) Development in the Medium impact industry zone provides for the continued development and refurbishment of the Caloundra West Industrial Estate as an area accommodating a broad range of industry uses, while avoiding significant conflicts with nearby residential areas.
- (vv) Development in the Low impact Industry zone provides for the refurbishment and further development of the Moffat Beach Business Park, incorporating a range of *low impact industry* uses and complementary business uses in an attractive mixed use environment. The amenity of surrounding residential areas is maintained.
- (ww) Development within Precinct CAL LPP-3 (Caloundra Aerodrome) provides for the establishment of a range of uses and activities that are compatible with the primary function of the aerodrome including aviation related business, tourism and industrial uses. The scale of development and operations recognises the location of the aerodrome within the urban fabric and the need to take into consideration impacts on nearby existing or proposed residential areas. Development at the Caloundra Aerodrome does not compromise the Sunshine Coast Activity Centre Network.

7.2.6.4 Performance outcomes and acceptable outcomes

Table 7.2.6.4.1 Performance outcomes and acceptable outcomes for assessable development within Precinct CAL LPP-1 (Caloundra Central)

Performance Outcomes		Acceptable Outcomes	
<i>Land Uses and Locations Generally</i>			
PO1	Development supports the role and function of the Caloundra Centre as: <ul style="list-style-type: none"> (a) a vibrant, mixed use transit oriented major regional activity centre, supporting a wide range of business, community and residential activities; and (b) the dominant major regional activity centre for the southern Sunshine Coast, subservient only to the Maroochydhore Principal Regional Activity Centre. 	AO1	No acceptable outcome provided.
PO2	Development supports an urban structure configured in a manner generally in accordance with Figure 7.2.6C (Caloundra Centre Urban Structure) and comprising the following sub-precincts identified on Local Plan Map LPM45 and further described below:- <ul style="list-style-type: none"> (a) Sub-precinct LPSP CAL-1a (Destination Centre); (b) Sub-precinct LPSP CAL-1b (Community and Creative Hub); (c) Sub-precinct LPSP CAL-1c (Gateway); and (d) Sub-precinct LPSP CAL-1d 	AO2	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	(Central Park Urban Village).		
Built Form Generally			
PO3	<p>Development respects and emphasises the following important sightlines and views identified conceptually on Figure 7.2.6A (Caloundra local plan elements) and Figure 7.2.6B (Caloundra local plan elements - Inset):-</p> <ul style="list-style-type: none"> (a) views from Canberra Terrace, Arthur Street, Queen Street and Regent Street to the Glass House Mountains; (b) views along Otranto Avenue, Minchinton Street, Knox Avenue and Tay Avenue to the Pumicestone Passage; and (c) views to the Glass House Mountains, Pumicestone Passage, Bribie Island and the Pacific Ocean from Bulcock Esplanade and the coastal path. 	AO3	No acceptable outcome provided.
PO4	<p>Development for a residential, business or community activity provides for contemporary subtropical coastal building design which incorporates the following features:-</p> <ul style="list-style-type: none"> (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; (d) orientation of living spaces to maximise natural ventilation, winter sun and summer shade; (e) utilisation of shade devices that minimise hot summer sunlight falling on openings and external living areas whilst admitting warm winter sunlight; (f) natural ventilation in lift lobbies, arrival areas and communal areas; (g) landscaping and signage integrated into the building design; (h) understated coastal colour schemes; and (i) low reflective glazing, roofing and cladding. <p>Editor's Note—The National Construction Code contains requirements in relation to energy efficiency, shading and natural ventilation. Development must meet the relevant requirements of the National Construction Code.</p>	AO4	<p>No acceptable outcome provided.</p> <p>Note—Section 9.4.7 (Sustainable design code) sets out requirements for sustainable design including design for climate.</p> <p>Note—Figure 7.2.6D (Example of use of sun shading devices in building design) illustrates the use of vertical sun shading providing side boundary privacy and western screening.</p>
PO5	<p>Development for a residential, business or community activity provides for buildings that have clearly defined levels incorporating:-</p> <ul style="list-style-type: none"> (a) a base (lower two storeys) where 	AO5	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6E (Example detailing for base of mixed use buildings) illustrates the use of stone, timber and integrated coastal landscaping to 'human interaction' areas.</p>

Performance Outcomes		Acceptable Outcomes	
	<p>materials, textures, planting and architectural elements evoke the natural beachside setting, including use of timber, stone and coastal subtropical planting;</p> <p>(b) for buildings with more than two storeys, a “middle” which clearly articulates functional difference, has clearly articulated outdoor living spaces and building elements which create architectural interest, variation and a layered architecture of light and shade; and</p> <p>(c) a “top” incorporating roofscapes that are designed to contribute to the creation of an undulating and varied urban skyline, and are designed to be activated where practicable, particularly on buildings on Key Sites.</p>		<p>Note—Figure 7.2.6F (Example detailing for middle of buildings) illustrates building articulation and the use of screens, blades and <i>bris soleils</i> that are designed to modulate strong sunlight and create a layered architecture of light and shade.</p> <p>Note—Figure 7.2.6G (Example detailing for building rooftops) illustrates articulated roof form and activation of rooftop areas.</p> <p>Note—Section 9.4.3 (Business uses and centre design code) sets out additional requirements in relation to building features and articulation.</p>
PO6	<p>Buildings with podiums utilise podium levels as landscaped public, communal or private outdoor living and recreation spaces, which are designed to create comfortable microclimatic conditions having regard to:-</p> <p>(a) shade;</p> <p>(b) breezes;</p> <p>(c) orientation; and</p> <p>(d) landscape treatment.</p>	AO6	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6H (Example podium design) illustrates the design of podium areas for outdoor living and recreation.</p>
PO7	<p>Buildings are designed to avoid the appearance of undifferentiated ‘boxes’ or ‘walls’ of development; and reduce apparent bulk and scale by:</p> <p>(a) provision of slender building profiles for taller buildings; and</p> <p>(b) variation in volumetric massing and composition.</p>	AO7	<p><i>In partial fulfilment of performance outcome PO7:-</i></p> <p>Development on sites larger than 3,000m², with a building height of 25 metres or greater, provides for a design which accommodates a minimum of two towers.</p> <p>Note—Figure 7.2.6I (Example of articulated building design) illustrates variation in volumetric massing to reduce building bulk and scale.</p> <p>Note—Section 9.4.3 (Business use and centre design code) sets out additional requirements in relation to building massing and composition.</p>
PO8	<p>Development provides for generous separation between towers which:-</p> <p>(a) avoids or minimises the need for fixed screening to achieve visual privacy;</p> <p>(b) maintains solar access; and</p> <p>(c) maintains access to cooling breezes.</p>	AO8	<p>That part of a building above two storeys is separated from other buildings (whether or not on the same <i>site</i>) by at least 12 metres.</p>
PO9	<p>Development for a residential use or mixed use ensures dwellings incorporate useable and comfortable outdoor private living spaces which:-</p> <p>(a) are connected directly with indoor living spaces;</p> <p>(b) are large enough to accommodate a dining table or lounge setting; and</p>	AO9	<p><i>In partial fulfilment of performance outcome PO9:-</i></p> <p>Outdoor living areas including verandahs, balconies, terraces and the like, have minimum internal dimensions of 3m x 4m.</p>

Performance Outcomes		Acceptable Outcomes	
	(c) are designed to ensure privacy and weather protection whilst also maintaining a visual and physical connection with the street.		
PO10	<p>Development in Sub-precincts CAL LPSP-1a (Destination Centre), and CAL LPSP-1b (Community and Creative Hub):-</p> <p>(a) provides for car parking:-</p> <p>(i) below ground in a basement structure(s); or</p> <p>(ii) which is sleeved behind buildings or behind other uses in the same building;</p> <p>(b) minimises vehicular access across active street frontages; and</p> <p>(c) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive.</p>	AO10	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6J (Sleeving of parking areas) illustrates how parking areas may be sleeved behind retail or commercial uses, or residential uses.</p>
Setbacks and Site Cover			
PO11	<p>Development in Sub-precinct CAL LPSP-1a (Destination Centre) and Sub-precinct CAL LPSP-1b (Community and Creative Hub) in the Major centre zone and Tourist accommodation zone, ensures that:-</p> <p>(a) development south of Omrah Avenue and Ormuz Avenue creates an active urban streetscape through buildings which:</p> <p>(i) address and have a close relationship to the street;</p> <p>(ii) complement the existing scale of buildings in Bulcock Street through the creation of tower and podium forms which:</p> <p>(A) deliver a close relationship with Bulcock Street at street level, without dominating the streetscape or creating a tunnelling effect;</p> <p>(B) are well set back from Bulcock Street above the podium; and</p> <p>(C) preserve solar access to Bulcock Street, and significant views;</p> <p>(iii) protect and frame views to the waterfront on Otranto Avenue, Minchinton Street and Knox Avenue;</p> <p>(b) development north of Ormuz Avenue and east of Minchinton Street responds to the primarily residential nature of this area through buildings which:-</p> <p>(i) have generous front setbacks;</p> <p>(ii) address the street; and</p>	AO11	<p>Development complies with the <i>setbacks</i> and <i>site cover</i> specified in Table 7.2.6.4.3 Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central).</p> <p>OR</p> <p>For development on <i>council</i> owned or controlled land, <i>setbacks</i> and <i>site cover</i> are determined via detailed site planning.</p>

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (iii) facilitate subtropical planting zones along street frontages; (c) development above two storeys comprises well spaced buildings facilitating visual privacy and generous separation between buildings; and (d) sufficient space is created on sites to facilitate integration of subtropical planting, deep planting zones and outdoor living spaces. 		
PO12	<p>Development in other areas within Precinct CAL LPP-1 (Caloundra Central):-</p> <ul style="list-style-type: none"> (a) provides for buildings which address and have a close relationship with the street, in a manner consistent with the level of activity anticipated on the street; (b) provides for generous setbacks to Oval Avenue; (c) facilitates subtropical planting zones along street frontages; (d) ensures development above two storeys comprises well spaced buildings facilitating visual privacy and generous separation between buildings; and (e) ensures sufficient space is created on sites to facilitate integration of subtropical planting, deep planting zones and outdoor living spaces. 	AO12	<p>Development complies with the setbacks and site cover specified in Table 7.2.6.4.3 Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central).</p> <p>OR</p> <p>For development on council owned or controlled land, setbacks and site cover are determined via detailed site planning.</p>
Street Frontages			
PO13	<p>Development in the Major centre zone and Tourist accommodation zone facilitates vibrant and active streets and public spaces through providing for:-</p> <ul style="list-style-type: none"> (a) primary active street frontages which provide a continuous active frontage at street level containing small-scale, active uses which foster casual, social and business interaction and encourage street oriented interactivity; and (b) secondary active street frontages which provide a significant proportion of active uses at street level. 	AO13	<p>Development provides primary active street frontages and secondary active street frontages where identified on Figure 7.2.6A (Caloundra local plan elements) and Figure 7.2.6B (Caloundra local plan elements - Inset).</p> <p>Note—Section 9.4.3 (Business use and centre design code) sets out additional requirements addressing the relationship of buildings to streets and public spaces.</p>
PO14	<p>Development in the Major centre zone and Tourist accommodation zone provides for building facades along laneways which:-</p> <ul style="list-style-type: none"> (a) provide opportunities for small scale or micro active uses for part of the laneway frontage; (b) incorporate artwork to contribute to the laneway experience, particularly at entry points; and (c) maintain the primary role of laneways for servicing. 	AO14	<p>Development provides laneway frontages, where identified on Figure 7.2.6B (Caloundra local plan elements - Inset).</p>

Performance Outcomes		Acceptable Outcomes	
<p>PO15</p>	<p>Development in the High density residential zone and Medium density residential zone on streets identified as a street addressing frontage on Figure 7.2.6A (Caloundra local plan elements) or Figure 7.2.6B (Caloundra local plan elements - Inset) are designed to maximise casual surveillance and passive activation and promote a close relationship with the adjacent street or public space.</p>	<p>AO15</p>	<p>Development adjacent to a street addressing frontage, where identified on Figure 7.2.6A (Caloundra local plan elements) or Figure 7.2.6B (Caloundra local plan elements - Inset):-</p> <ul style="list-style-type: none"> (a) orients indoor and outdoor living spaces towards the street or other public space; (b) may provide for building design which projects balconies and building entries forward of the main building <i>setback</i> line towards the street in accordance with the <i>setbacks</i> specified in Table 7.2.6.4.3 Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central); (c) provides no, or low boundary fences; and (d) provides front landscaping that is designed and configured in a manner that does not substantially block views to and from the street. <p>Note—for the purpose of item (d) above, street and shade trees which form a canopy at maturity are consistent with the outcome.</p> <p>Note—Figure 7.2.6K (Example of development addressing a street addressing frontage) provides an example of development design to a street addressing frontage.</p>
Landscape and Streetscape Character			
<p>PO16</p>	<p>Development provides for streetscape improvements which:-</p> <ul style="list-style-type: none"> (a) reflect the colours and textures of the local coastal environment; (b) complement existing or proposed streetscape works in Caloundra Centre to ensure continuity of <i>streetscapes</i> and landscape design; (c) provide attractive streets which enhance amenity and pedestrian accessibility; and (d) contribute to an enhanced entry experience into Caloundra Centre along major roads and public transport routes. 	<p>AO16.1</p> <p>AO16.2</p> <p>AO16.3</p>	<p>Development adjacent to a <i>primary streetscape treatment area</i> on Figure 7.2.6B (Caloundra local plan elements - Inset) provides for streetscape improvements, public art and landscaping consistent with the plant species, composition, materials and palettes in the upgraded Bulcock Street streetscape.</p> <p>Development adjacent to a <i>boulevard treatment area</i> on Figure 7.2.6A (Caloundra local plan elements) or Figure 7.2.6B (Caloundra local plan elements - Inset) provides for streetscape improvements which enhance the sense of arrival and entry to Caloundra Centre via continuous landscaped boulevards.</p> <p>Development adjacent to a <i>high amenity streetscape area</i> on Figure 7.2.6A (Caloundra local plan elements) or Figure 7.2.6B (Caloundra local plan elements - Inset) provides for streetscape improvements which enhance the pedestrian experience including abundant shade trees, wide footpaths and verge landscaping.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes.</p> <p>Note—the Bulcock Street Master Plan provides</p>

Performance Outcomes		Acceptable Outcomes	
			further guidance regarding particular streetscape treatments in Bulcock Street.
PO17	<p>Development provides landscapes, including deep planted landscapes, that:-</p> <ul style="list-style-type: none"> (a) contribute to a memorable centre characterised by a relaxed, leafy sub-tropical coastal character; (b) are configured in a manner that contributes to the amenity of the street and surrounding development; (c) are integrated into the building design and assist to visually “breaking up” built form; (d) assist in creating a seamless transition connecting the building to the streetscape and/or any adjoining open space; (e) assist in maintaining comfortable microclimatic conditions; (f) are an appropriate scale having regard to the scale of building/s; and (g) are provided in viable configurations having regard to the requirements of the particular species proposed. 	AO17	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6L (Landscape integrated into the building design) provides an example of how landscapes may be incorporated into development on active street frontages.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for landscapes.</p>
PO18	<p>Development adjacent to a gateway/entry point where identified on Figure 7.2.6A (Caloundra local plan elements) or Figure 7.2.6B (Caloundra local plan elements - Inset) incorporates:-</p> <ul style="list-style-type: none"> (a) architectural and landscape treatments which:- <ul style="list-style-type: none"> (i) enhance the sense of arrival to Caloundra Centre; (ii) reflect and reinforce the coastal urban character of Caloundra Centre; (iii) emphasise corner locations; and (iv) create a distinctive gateway environment; (b) building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades; and (c) substantial landscape treatments incorporating distinctive feature trees, public art and sophisticated landscape composition. 	AO18	No acceptable outcome provided.
PO19	<p>Development adjacent to the intersection of Caloundra Road, Bowman Road and Bulcock Street contributes to the creation of a memorable town centre gateway/entry to Bulcock Street that:-</p> <ul style="list-style-type: none"> (a) identifies, respects and reinforces the gateway location through exemplar built form, landscape and streetscape design, particularly on corner 	AO19	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6M (Western Gateway to Bulcock Street) provides illustrations of design outcomes for the Western Gateway to Bulcock Street.</p>

Performance Outcomes		Acceptable Outcomes	
	<p>locations;</p> <p>(b) contributes activity and amenity to the gateway;</p> <p>(c) creates an attractive, safe and inviting streetscape and pedestrian link between Stockland Shopping Centre and Bulcock Street; and</p> <p>(d) incorporates landscaped build outs including shade trees, feature landscaping, attractive ground covers and entry signage.</p>		
PO20	Development provides for the retention and enhancement of existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of Caloundra Centre.	AO20	<p>Development provides for the retention of character <i>vegetation</i> where identified on Figure 7.2.6A (Caloundra local plan elements) and Figure 7.2.6B (Caloundra local plan elements - Inset).</p> <p>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p>
Connectivity and Movement			
PO21	<p>Development improves local connectivity by providing pedestrian and cycle connections to and between key destinations, including linkages:-</p> <p>(a) between the different sub-precincts within Precinct CAL LPP-1 (Caloundra Central);</p> <p>(b) between Stockland Shopping Centre and Bulcock Street;</p> <p>(c) between Bulcock Street and Bulcock Esplanade, in particular via Otranto Avenue, Minchinton Street, Knox Avenue and Tay Avenue; and</p> <p>(d) along the northern side of Maloja Avenue to complete the coastal path.</p>	AO21	No acceptable outcome provided.
PO22	<p>Development facilitates the provision of regional and local recreational pathways including continuous attractive pedestrian and cycle links:</p> <p>(a) along Bulcock Esplanade, Maloja Avenue and along the waterfront of the Caloundra Waterfront Holiday Park towards Golden Beach; and</p> <p>(b) from Tooway Creek through Sub-precinct CAL LPSP-1d (Central Park Urban Village), Gosling Street and Bicentennial Park to Bulcock Street and Bulcock Esplanade via Otranto Avenue.</p>	AO22	Development integrates with and extends the coastal path and bush to beach path where identified on Figure 7.2.6A (Caloundra local plan elements) or Figure 7.2.6B (Caloundra local plan elements - Inset) .
PO23	<p>Development provides public access through block pedestrian linkages which:-</p> <p>(a) are located to reflect the desire lines of pedestrian movement between major points of attraction and public spaces;</p>	AO23.1	Development for a large floor plate use in the Major centre zone or Tourist accommodation zone, or on land otherwise identified as accommodating a through block pedestrian link on Figure 7.2.6A (Caloundra local plan elements) or Figure 7.2.6B (Caloundra local plan elements - Inset) .

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (b) provides a safe alternative to the street based pedestrian and cycle movement network; (c) are activated wherever possible; and (d) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function. 	<p>AO23.2</p> <p>AO23.3</p>	<p>elements - Inset), provides visible, safe, comfortable and attractive through block pedestrian linkages.</p> <p>Development ensures pedestrian through block linkages provide for 24/7 public access.</p> <p>Development provides for the activation of pedestrian linkages wherever possible, in accordance with the relevant zone provisions.</p> <p>Note—Figure 7.2.6N (Example of development addressing a pedestrian linkage) provides an example of development design to address a mid-block pedestrian linkage.</p>
PO24	<p>Development protects and where relevant provides for, the following transport corridors and infrastructure identified on Figure 7.2.6A (Caloundra local plan elements) and Figure 7.2.6B (Caloundra local plan elements - Inset):-</p> <ul style="list-style-type: none"> (a) the Dedicated Public Transport Corridor (CAMCOS) and its associated future transit hub; (b) the Maroochydore to Caloundra Priority Transit Corridor (Light Rail) and its associated future transit stations; (c) the CoastConnect Priority Public Transport and Bicycle Corridor; and (d) the proposed new northern access roads into the Caloundra Centre via:- <ul style="list-style-type: none"> (i) Third Avenue, Oval Avenue and Gosling Street; and (ii) Queen Street, Ulm Street and Minchinton Street; and (e) proposed new intersections and intersection upgrades. 	AO24	No acceptable outcome provided.
Additional Performance Outcomes and Acceptable Outcomes for Development in Sub-precinct CAL LPSP-1a (Destination Centre)			
PO25	Development is sympathetic to, and enhances the role and character of, Bulcock Street as the traditional 'main street' for the Caloundra Centre.	AO25	No acceptable outcome provided.
PO26	<p>Development in the Major centre zone south of Omrah Avenue and Ormuz Avenue, and in the Tourist accommodation zone:-</p> <ul style="list-style-type: none"> (a) provides for predominantly small scale retail, catering and (in the case of the Major centre zone) commercial business uses, to be located adjacent to streets, with any large floor plate use to be sleeved behind small shopfronts or other fine grain uses at street level; and (b) provides for any residential use to be located above the street level and set back from the main 	AO26	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	building podium.		
PO27	Development in the Major centre zone north of Ormuz Avenue and east of Minchinton Street provides for a range of smaller scale retail business uses, commercial business uses, entertainment/catering business uses and residential uses that support the Major centre zone surrounding Bulcock Street as the primary focus for centre activities.	AO27	No acceptable outcome provided.
Development on Key Site 1 (Top of Town)			
PO28	<p>Development on Key Site 1 (Top of Town) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) provides for the site to be redeveloped as a high quality mixed use integrated development that:-</p> <ul style="list-style-type: none"> (a) creates a destination for locals and visitors; (b) marks the eastern gateway to Bulcock Street with exemplar architecture, streetscape and landscape design which:- <ul style="list-style-type: none"> (i) is highly articulated; (ii) epitomises coastal sub-tropical and sustainable design; and (iii) recognises the landmark nature of the site; (c) provides activation to Bulcock Street and Knox Avenue; (d) provides for a maximum of one larger eastern tower addressing the corner of Canberra Terrace and Bulcock Street and one smaller western tower above the podium level, which are slender and separated from each other to maintain ventilation, solar access and views; and (e) incorporates a generous semi-public landscaped podium garden with views over the ocean, the street and the Glass House Mountains, providing opportunities for dining and entertainment. <p>Note—for the purposes of this performance outcome, exemplar architecture will be demonstrated through a sub-tropical design response to create a landmark building, which results in a development with a form and function that epitomises the Sunshine Coast lifestyle and effectively links the development to public spaces through an integrated landscape and built-form response.</p> <p>Editor's note—an architectural and urban design peer review will be required to demonstrate the proposal meets the intent of the relevant planning scheme provisions and that best practice sub-tropical design principles have been appropriately considered and incorporated in the proposed design.</p>	AO28	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6O (Key Site 1 (Top of Town)) provides illustrations of design outcomes for Key Site 1 (Top of Town).</p>

Performance Outcomes		Acceptable Outcomes	
<p>PO29</p>	<p>Development on Key Site 1 (Top of Town) identified in specific site note 1 on Height of Buildings and Structures Overlay Map OVM25H may provide for a maximum building height of 40 metres for the larger eastern tower, where:-</p> <ul style="list-style-type: none"> (a) incorporating a minimum four star standard accommodation hotel component; and (b) lots within the key site are amalgamated to form a single integrated development site which is a minimum of 3,500m² in area. <p>Note—the minimum four star standard accommodation hotel is to comprise a material component (e.g. 50% of the apartments/suites) of the overall development.</p> <p>Editor's note—Council will undertake a review of the additional building height provisions within 4 years of the planning scheme amendment taking affect and it is Council's intent to remove the provisions if development has not substantially commenced i.e. survey and engineering work is complete and construction of buildings has commenced on site.</p>	<p>AO29</p>	<p>No acceptable outcome provided.</p>
Development on Key Site 2 (Western Sites)			
<p>PO30</p>	<p>Development on Key Site 2 (Western Sites) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) provides for the site to be redeveloped as a high quality mixed use integrated development that:-</p> <ul style="list-style-type: none"> (a) comprises predominantly residential/accommodation development with retail and entertainment business activities at ground level fronting Bulcock Street; (b) incorporates a maximum of two towers within the key site boundaries; (c) marks the western gateway to Bulcock Street with exemplar architecture, streetscape and landscape design which:- <ul style="list-style-type: none"> (i) is highly articulated; (ii) epitomises coastal sub-tropical and sustainable design; and (iii) demonstrably responds to the location and primary views of the site as a gateway to Bulcock Street; (d) provides primary activation to Bulcock Street; (e) ensures passive activation of Omrah Avenue through building and landscape design that promotes casual surveillance of the street; and (f) provides a safe and welcoming 	<p>AO30</p>	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6P (Key Site 2 (Western Sites)) provides illustrations of design outcomes for Key Site 2 (Western Sites).</p>

Performance Outcomes		Acceptable Outcomes	
	<p>mid block pedestrian linkage from Omrah Avenue to Bulcock Street as indicated on Figure 7.2.6B (Caloundra local plan elements - Inset), co-located with the building entry and other communal facilities and with a minimum width of 5 metres.</p> <p>Note—for the purposes of this performance outcome, exemplar architecture will be demonstrated through a sub-tropical design response to create a landmark building, which results in a development with a form and function that epitomises the Sunshine Coast lifestyle and effectively links the development to public spaces through an integrated landscape and built-form response.</p> <p>Editor's note—an architectural and urban design peer review will be required to demonstrate the proposal meets the intent of the relevant planning scheme provisions and that best practice sub-tropical design principles have been appropriately considered and incorporated in the proposed design.</p>		
PO31	<p>Development on Key Site 2 (Western Sites) identified in specific site note 2 on Height of Buildings and Structures Overlay Map OVM25H may provide for a maximum building height of:-</p> <p>(a) 30 metres where lots within the key site are amalgamated to form a single integrated development site which is a minimum of 2,500m² in area; or</p> <p>(b) 45 metres where:-</p> <p>(i) lots within the key site are amalgamated to form a single integrated development site which is a minimum of 2,500m² in area; and</p> <p>(ii) the tower incorporates a minimum four star standard accommodation hotel component and/or vertical <i>retirement facility</i>.</p> <p>Note—the minimum four star standard accommodation hotel is to comprise a material component (e.g. 50% of the apartments/suites) of the overall development.</p> <p>Note—for the purposes of this performance outcome, the following physical components are required to be incorporated to demonstrate that the proposal will provide for and operate as a vertical <i>retirement facility</i>:-</p> <ul style="list-style-type: none"> • flexible internal layout which can adapt to changing requirements; • hotel like facilities including shared community recreation and open space components; • high levels of accessibility for 	AO31	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>residents and visitors and strong connectivity with surrounding areas; and</p> <ul style="list-style-type: none"> a focus on privacy whilst promoting community interaction. <p>Editor's note—Council will undertake a review of the additional building height provisions within 4 years of the planning scheme amendment taking affect and it is Council's intent to remove the provisions if development has not substantially commenced i.e. survey and engineering work is complete and construction of buildings has commenced on site.</p>		
Development on Key Site 3 (Bulcock/Maloja)			
PO32	<p>Development on Key Site 3 (Bulcock/Maloja) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) provides for the site to be redeveloped as a high quality mixed use development that:-</p> <ol style="list-style-type: none"> comprises predominantly residential/accommodation development with retail and entertainment business activities at ground level fronting Bulcock Street and Maloja Avenue; provides an integrated development for the whole, or a significant portion of, the Key Site; incorporates a maximum of two towers within the key site boundaries, which are located to maintain view corridors from Key Site 2 (Western Sites) to Pumicestone Passage; marks the western gateway to Bulcock Street with exemplar architecture, streetscape and landscape design which:- <ol style="list-style-type: none"> is highly articulated; epitomises coastal sub-tropical and sustainable design; and demonstrably responds to the location and primary views of the site as a gateway to Bulcock Street; provides primary activation to Bulcock Street and secondary activation to Maloja Avenue and the coastal path; provides for access, parking and servicing arrangements that are consolidated and shared so that a single vehicle crossing point is provided to the Key site along Maloja Avenue and no vehicular crossing points are provided along Bulcock Street; provides a safe and welcoming mid block pedestrian linkage from Bulcock Street to Maloja Avenue as indicated on Figure 7.2.6B (Caloundra local plan elements 	AO32	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6Q (Key Site 3 (Bulcock/Maloja)) provides illustrations of design outcomes for Key Site 3 (Bulcock/Maloja).</p>

Performance Outcomes		Acceptable Outcomes	
	<p>- Inset) co-located with the building entry and other communal facilities and with a minimum width of 5 metres; and</p> <p>(h) provides a landscaped public civic plaza at ground level, adjacent to Bulcock Street, integrating with the pedestrian linkage.</p> <p>Note—for the purposes of this performance outcome, exemplar architecture will be demonstrated through a sub-tropical design response to create a landmark building, which results in a development with a form and function that epitomises the Sunshine Coast lifestyle and effectively links the development to public spaces through an integrated landscape and built-form response.</p> <p>Editor's note—an architectural and urban design peer review will be required to demonstrate the proposal meets the intent of the relevant planning scheme provisions and that best practice sub-tropical design principles have been appropriately considered and incorporated in the proposed design.</p>		
PO33	<p>Development on Key Site 3 (Bulcock/Maloja) identified in specific site note 3 on Height of Buildings and Structures Overlay Map OVM25H may provide for a maximum building height of 40 metres, where:-</p> <p>(a) all lots within the key site are amalgamated to form a single integrated development site; and</p> <p>(b) the tower incorporates a minimum four star standard accommodation hotel component and/or vertical <i>retirement facility</i>.</p> <p>Note—the minimum four star standard accommodation hotel is to comprise a material component (e.g. 50% of the apartments/suites) of the overall development.</p> <p>Note—for the purposes of this performance outcome, the following physical components are required to be incorporated to demonstrate that the proposal will provide for and operate as a vertical <i>retirement facility</i>:-</p> <p>(a) flexible internal layout which can adapt to changing requirements;</p> <p>(b) hotel like facilities including shared community recreation and open space components;</p> <p>(c) high levels of accessibility for residents and visitors and strong connectivity with surrounding areas; and</p> <p>(d) a focus on privacy whilst promoting community interaction.</p> <p>Editor's note—Council will undertake a review of the additional building height provisions within 4 years of the planning scheme amendment taking affect and it is</p>	AO33	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Council's intent to remove the provisions if development has not substantially commenced i.e. survey and engineering work is complete and construction of buildings has commenced on site.		
Development on Key Site 4 (Cooma Terrace Bus Station)			
PO34	<p>Development on Key Site 4 (Cooma Terrace Bus Station) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) provides for the site to be redeveloped as a high quality mixed use integrated development that:-</p> <ul style="list-style-type: none"> (a) showcases exemplar architecture, streetscape and landscape design which:- <ul style="list-style-type: none"> (i) is highly articulated; and (ii) epitomises coastal sub-tropical and sustainable design; (b) capitalises on views to the Pumicestone Passage and the Glass House Mountains; (c) provides for buildings that address and activate Cooma Terrace and Williamson Lane; and (d) provides for detailed site design, building <i>setbacks</i> and <i>site cover</i> to be determined as part of future site planning. <p>Editor's Note—Redevelopment of Key Site 4 is subject to further planning.</p>	AO34	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6R (Key Site 4 (Cooma Terrace Bus Station)) provides illustrations of design outcomes for Key Site 4 (Cooma Terrace Bus Station).</p>
Development on Lot 1 RP106064 (Cnr Leeding Terrace and The Esplanade)			
PO35	<p>Development in the Tourist accommodation zone where on Lot 1 RP106064, located on the corner of Leeding Terrace and Bulcock Esplanade:-</p> <ul style="list-style-type: none"> (a) may provide for residential uses or a mix of residential and business uses; (b) where business uses are proposed, maintains a <i>primary active street frontage</i> to Bulcock Esplanade; (c) provides for a maximum <i>site cover</i> of:- <ul style="list-style-type: none"> (i) 70% for that part of a building not exceeding 8.5 metres in height; and (ii) 35% for that part of a building exceeding 8.5 metres in height; (d) provides <i>access</i> from Leeding Terrace, other than where for permanent accommodation; and (e) maintains <i>setbacks</i> to Otranto Avenue in accordance with Table 7.2.6.4.3 (Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central)) in order to maintain uninterrupted sight lines to the Pumicestone Passage and 	AO35	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Bribie Island.		
Additional Performance Outcomes and Acceptable Outcomes for Development in Sub-precinct CAL LPSP-1b (Community and Creative Hub)			
PO36	Development in Sub-precinct CAL LPP-1b (Community and Creative Hub) contributes to the creation of a community heart for Caloundra Centre, providing a focus for civic facilities and events, and accommodating a range of community, residential, business and entertainment uses.	AO36	No acceptable outcome provided.
Development on Key Site 5 (Town Square Redevelopment)			
PO37	<p>Development on Key Site 5 (Town Square Redevelopment) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) provides for the site to be redeveloped as a signature mixed use integrated development that:-</p> <ul style="list-style-type: none"> (a) incorporates a large multi use public open space (town square) which:- <ul style="list-style-type: none"> (i) is designed to accommodate daytime and nighttime community events and activities and provide for passive recreation, expanding on Felicity Park; and (ii) is framed by mixed use buildings accommodating a range of community, residential, accommodation, and business uses; (b) creates a focal point for the Caloundra Centre and a key destination for locals and visitors; (c) provides for buildings and landscaping which showcase exemplar architecture, streetscape and landscape design which:- <ul style="list-style-type: none"> (i) is highly articulated; (ii) epitomises coastal sub-tropical and sustainable design; and (iii) recognises the landmark nature of the site; (d) provides for activation of the town square, Bulcock Street, Otranto Avenue and Carter Lane; (e) connects and provides strong linkages with:- <ul style="list-style-type: none"> (i) the Bulcock Street shopping area; and (ii) community activities on Omrah Avenue including the proposed transit station, Council Administration Building, Events Centre and Bill Vernados Park; and (f) provides for detailed site design, building <i>setbacks</i> and <i>site cover</i> to be determined as part of future site planning. 	AO37	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Editor's Note—Redevelopment of Key Site 5 is subject to further planning which is intended to be undertaken in conjunction with facilities review/refurbishment of the Caloundra Council Administration Building and/or other land for community purposes in Caloundra Centre.		
Development on Key Site 6 (Kronks Motel)			
PO38	<p>Development provides for Key Site 5 (Kronks Motel) identified on Figure 7.2.6B (Caloundra local plan elements - Inset) to be redeveloped as an integrated <i>mixed use development</i> incorporating the following:-</p> <ul style="list-style-type: none"> (a) a range of residential, business, community and indoor sport, recreation and entertainment uses; (b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises coastal sub-tropical and sustainable design; (c) a building form which:- <ul style="list-style-type: none"> (i) provides for slim line towers above one or more podiums with significant spaces provided between towers to maintain and enhance sightlines, solar access and movement of cooling breezes; (ii) steps down in height towards Kalinga Street, Orsova Terrace, Ormuz Avenue and Osterley Avenue to protect the amenity of surrounding low-rise development in this area; and (iii) recognises and promotes a relationship with the Events Centre, Bill Vernados Park and Key Site 5 (Town Square Redevelopment); (d) active street <i>frontages</i> to Minchinton Street and Ormuz Avenue as indicated on Figure 7.2.6B (Caloundra local plan elements - Inset); (e) mid block pedestrian linkages providing improved site permeability and connectivity as indicated conceptually on Figure 7.2.6B (Caloundra local plan elements - Inset); and (f) a pedestrian friendly street environment with continuous weather protection provided by lightweight structures cantilevered over footpath areas. 	AO38	<p>No acceptable outcome provided.</p> <p>Note—Figure 7.2.6S (Key Site 6 (Kronks Motel)) provides illustrations of design outcomes for Key Site 6 (Kronks Motel).</p>
Development in the Major Centre Zone (Future transit station site) (Lots 18, 19 and 20 on RP53738, Omrah Avenue)			
PO39	Development of the future transit	AO39	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>station site (Lots 18, 19 and 20 on RP53738, Omrah Avenue):-</p> <p>(a) facilitates the efficient and effective provision of a transit station to support the proposed Maroochydore to Caloundra Priority Transit Corridor (Light Rail);</p> <p>(b) incorporates mixed use buildings designed around a public plaza which links the future transit station to the new town square public open space area, the Events Centre, Bicentennial Park and adjoining community uses;</p> <p>(c) provides for uses that activate the plaza and Omrah Avenue; and</p> <p>(d) provides for detailed site design, building <i>setbacks</i> and <i>site cover</i> to be determined as part of future site planning.</p> <p>Editor's Note—Development of the future transit centre site is subject to further planning.</p>		
Development in the Community Facilities Zone (Omrah Avenue)			
PO40	Development in the Community facilities zone on private land with <i>frontage</i> to Omrah Avenue is limited to <i>dwelling houses</i> on lots currently occupied by <i>dwelling houses</i> in order to ensure land is preserved for future community purposes including parkland and community activities.	AO40	No acceptable outcome provided.
Additional Performance Outcomes and Acceptable Outcomes for Development in Sub-precinct CAL LPSP-1c (Gateway)			
PO41	Development in the Major centre zone in Sub-precinct CAL LPSP-1d (Gateway) provides for a range of large floor plate business uses and community uses that cannot practically be accommodated in other parts of the Caloundra Centre, as well as medical related and other small scale retail business uses, commercial business uses and catering business uses that are required to support the role and function of Caloundra Centre as a major regional activity centre and the operation of the adjoining State government medical facilities.	AO41	No acceptable outcome provided.
PO42	Development in the Specialised centre zone in Sub-precinct CAL LPSP-1d (Gateway) provides for Caloundra Road, and Nicklin Way to be maintained and enhanced as a landscaped boulevard and major entry routes to the Caloundra Centre, with buildings and other structures set well back from the street <i>frontage</i> and dense sub-tropical landscaping and street trees provided along the road <i>frontage</i> .	AO42	No acceptable outcome provided.
PO43	Development in the Major centre zone	AO43.1	For development on a site with two street

Performance Outcomes		Acceptable Outcomes	
	in Sub-precinct CAL LPSP-1d (Gateway) creates pedestrian friendly active streetscapes, whilst accommodating parking for car-based businesses.	AO43.2	<p>frontages, built form aligns to a minimum of 80% of the street frontage on both streets, in accordance with relevant <i>setbacks</i>.</p> <p>For development on a site with a single frontage:-</p> <p>(a) built form aligns to a minimum 60% of the street frontage in accordance with relevant <i>setbacks</i>; and</p> <p>(b) at grade car parks are visible for a maximum of 40% of the street frontage.</p> <p>Note—Figure 7.2.6T (Example of acceptable dual frontage site treatment (parking)) provides an example of how onsite parking may be accommodated on sites with dual frontages.</p> <p>Note—Figure 7.2.6U (Example of acceptable single frontage site treatment (parking)) provides an example of how onsite parking may be accommodated on sites with a single frontage.</p>
Development on Key Site 7 (Stockland Shopping Centre)			
PO44	<p>Development provides for Key Site 7 (Stockland Shopping Centre) to be expanded and redeveloped in a manner that increases the outward focus of the <i>shopping centre</i> and which incorporates the following:-</p> <p>(a) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</p> <p>(b) marks the Bowman Road/Bulcock Street Gateway with buildings which demonstrably respond to the corner location and primary views of the site as a gateway to Bulcock Street;</p> <p>(c) design which supports and responds to proposed intersection upgrades and improvements at the Bowman Road/Bulcock Street intersection;</p> <p>(d) buildings which address streets with a <i>primary active street frontage</i> provided to Bowman Road and a <i>secondary active street frontage</i> provided to First Avenue and Oval Avenue as identified on Figure 7.2.6B (Caloundra local plan elements - Inset);</p> <p>(e) improved through-site pedestrian and cycle links provided either as public thoroughfares or as another form of through-connection capable of providing extended after hours access;</p> <p>(f) improved pedestrian and cycle links across Bowman Road to</p>	AO44	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>Bicentennial Park, the proposed transit centre and other community facilities in Omrah Avenue, and Bulcock Street;</p> <p>(g) improved public transport set down and circulation facilities;</p> <p>(h) car parking areas that are sleeved behind buildings or landscaping and which do not dominate any street <i>frontage</i>;</p> <p>(i) a landscaped civic plaza, at least 400m² in area, provided for public use on a prominent location within the <i>site</i>, adjoining a public street;</p> <p>(j) a pedestrian friendly street environment with continuous weather protection provided by lightweight structures cantilevered over footpath areas and integrated with the civic plaza; and</p> <p>(k) revised vehicle access and circulation arrangements with the existing major access point at the intersection of Bowman Road and Park Place removed.</p>		
Additional Performance Outcomes and Acceptable Outcomes for Development in Sub-precinct CAL LPSP-1d (Central Park Urban Village)			
PO45	Development in Sub-precinct CAL LPSP-1d (Central Park Urban Village) contributes to the creation of a vibrant, leafy urban village focussed around Central Park and nearby community and sporting facilities and providing a range of medium density residential accommodation as well as limited business uses, in accordance with the relevant zone.	AO45	No acceptable outcome provided.
PO46	Development in Sub-precinct CAL LPSP-1d (Central Park Urban Village) provides built form that creates strong visual and physical connections to central park including:- (a) interactive edges and outdoor living areas overlooking the street and park; (b) streetscapes which promote pedestrian activity; and (c) car parking and servicing areas to be provided in basement or semi-basement structures or sleeved behind buildings.	AO46	No acceptable outcome provided.
PO47	Development in the Major centre zone in Sub-precinct CAL LPSP-1d (Central Park Urban Village) provides predominantly for the establishment of residential uses, mixed uses, community uses, commercial business uses and health related activities, with any retail business use comprising a relatively small component of the total <i>gross floor area</i> of the overall development.	AO47	No acceptable outcome provided.
PO48	Development in the Major centre zone in Sub-precinct CAL LPSP-1d	AO48	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	(Central Park Urban Village) on <i>sites</i> fronting Oval Avenue provides for buildings which address the street with a <i>secondary active street frontage</i> provided where identified on Figure 7.2.6A (Caloundra local plan elements) and Figure 7.2.6B (Caloundra local plan elements - Inset) with <i>active uses</i> such as <i>cafés</i> or <i>shops</i> located intermittently, generally on corner sites.		
PO49	Development in the Major centre zone in Sub-precinct CAL LPSP-1d (Central Park Urban Village) on <i>sites</i> adjoining or immediately opposite Central Park is encouraged to provide for the establishment of sport and recreation uses, accommodation uses or health and well being related business uses that are related to and support sport and recreation activities.	AO49	No acceptable outcome provided.
PO50	Development in the Medium density residential zone provides for a diverse range of well designed multi-generational housing including apartments, townhouses, terrace houses, dual occupancies, vertical retirement/aged care and short term accommodation.	AO50	No acceptable outcome provided.
PO51	Development in the Medium density residential zone ensures multi-unit residential development is located on a <i>site</i> which is large enough to accommodate an integrated, well designed development that provides sufficient area for:- (a) vehicle access, parking and manouvering areas; (b) communal and private open space; and (c) substantial landscaping, including areas for viable and consolidated deep planting.	AO51.1 AO51.2	Development involving multi-unit residential uses occurs on a minimum development <i>site</i> of 1,000m ² . Development does not isolate excluded lots.
Development on the Caloundra RSL Site (Lot 470 on SP194659, West Terrace/Oval Avenue)			
PO52	Development on Lot 470 on SP194659 provides for the Caloundra RSL Club to be further developed as a major entertainment, recreation and community facility incorporating the following:- (a) a range of entertainment/catering business uses, <i>indoor sport and recreation</i> uses, <i>outdoor sport and recreation</i> uses, multi-unit accommodation uses and community uses in a functionally efficient and integrated configuration; (b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design; (c) the maximum height limit of 18 metres to be achieved for one or	AO52	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>two focal towers only, with development across the remainder of the <i>site</i> providing for a transition of <i>building height</i> to adjoining areas;</p> <p>(d) buildings which address all street frontages;</p> <p>(e) a pedestrian friendly street environment with continuous weather protection;</p> <p>(f) improved through block pedestrian and cycle connections to surrounding public streets and spaces, particularly Central Park; and</p> <p>(g) car parking located in basement or semi-basement structures.</p>		
Development on Lots 34 – 39 on RP56889 (Bowman Road)			
PO53	<p>Development in the Medium density residential zone on lots fronting Bowman Road between Gosling Street and Cowan Street (Lots 34, 35, 36, 37, 38 or 39 on RP56889):-</p> <p>(a) may provide for small scale office uses or health care services where:-</p> <p>(i) located at the ground floor of a mixed use development, with residential uses above or behind non-residential uses; and</p> <p>(ii) providing secondary activation to Bowman Road and Gosling Street; and</p> <p>(b) minimises adverse impacts on, and creates an attractive interface to, adjoining residential properties.</p>	AO53	No acceptable outcome provided.
Development on Lot 30 SP300415, Lot 31 SP300415 and Lot 2 CP845406 (Queen Street/Allen Street)			
PO54	<p>Development on council owned/controlled land on the corner of Queen Street and Allen Street (Lot 30 SP300415, Lot 31 SP300415 and Lot 2 CP845406):-</p> <p>(a) provides for the establishment of community activities including educational establishments and sport and recreation uses together with residential/accommodation uses;</p> <p>(b) maintains and enhances the streetscape character of Queen Street as an attractive landscaped boulevard;</p> <p>(c) supports the provision of the Maroochydore to Caloundra Priority Transit Corridor (Light Rail); and</p> <p>(d) provides for detailed site design, building <i>setbacks</i> and <i>site cover</i> to be determined as part of future site planning.</p> <p>Editor's Note—Redevelopment of this site is subject to further planning.</p>	AO54	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
Development on Lot 5 C27621 and Lot 2 RP124874 (Ulm Street)			
PO55	<p>Development of council owned/controlled land on Ulm Street (Lot 5 C27621 and Lot 2 RP124874):-</p> <ul style="list-style-type: none"> (a) provides for the establishment of community activities including educational establishments and sport and recreation uses together with residential/accommodation uses; (b) addresses the Central Park and Ulm Street frontage; (c) supports the provision of the Maroochydore to Caloundra Priority Transit Corridor (Light Rail); (d) enhances the streetscape character of Ulm Street; and (e) provides for detailed site design, building setbacks and site cover to be determined as part of future site planning. <p>Editor's Note—Redevelopment of this site is subject to further planning.</p>	AO55	No acceptable outcome provided.

Table 7.2.6.4.2 Performance outcomes and acceptable outcomes for assessable development in the Caloundra Local Plan Area outside Precinct CAL LPP-1 (Caloundra Central)

Performance Outcomes		Acceptable Outcomes	
Development in the Caloundra Local Plan Area Generally (All Zones)			
PO1	Development provides for buildings, structures and landscaping that are consistent with, and reflect the beachside character and setting of, the local plan area.	AO1.1	<p>Development for residential, business or community activity provides for building design which incorporates the following features:-</p> <ul style="list-style-type: none"> (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) large balconies; (d) open or transparent balustrades; (e) louvres; and (f) landscaping integrated into the building design.
		AO1.2	Development uses understated coastal colour schemes and low-reflective roofing and cladding materials.
PO2	Development contributes to the establishment of an attractive and coherent streetscape character and gateways to enhance the sense of arrival to Caloundra and other parts of the local plan area, including boulevard treatments along Caloundra Road.	AO2.1	<p>Development adjacent to an identified primary streetscape treatment area, boulevard treatment area or gateway/entry point where identified on Figure 7.2.6A (Caloundra local plan elements):-</p> <ul style="list-style-type: none"> (a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character of, the local plan area, and emphasise corner locations; and (b) incorporates building materials

Performance Outcomes		Acceptable Outcomes	
		AO2.2	<p>such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.</p> <p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
PO3	Development provides for the retention and enhancement of key landscape elements including significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of the local plan area.	AO3.1	Development protects, emphasises and does not intrude upon the important sightlines and views to the Glass House Mountains, Pumicestone Passage, and Point Cartwright where identified on Figure 7.2.6A (Caloundra local plan elements) .
		AO3.2	Development within the Lighthouse View Protection Area identified on Figure 7.2.6A (Caloundra local plan elements) does not interrupt:- <ul style="list-style-type: none"> (a) views of coastal waters obtained from the viewing platforms of either of the Caloundra Lighthouse structures; (b) views of the lighthouses from Kings Beach Park; and (c) views from the northern portion of the park at the corner of Canberra Terrace and Arthur Street (Lot 2 RP135230) to the coastline and ocean in the direction of the Kings Beach Bathing Pavilion.
		AO3.3	Development provides for the retention of character <i>vegetation</i> where identified on Figure 7.2.6A (Caloundra local plan elements) . <p>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p>
PO4	Development improves local connectivity and protects the following transport infrastructure identified on Figure 7.2.6A (Caloundra local plan elements) :- <ul style="list-style-type: none"> (a) the Dedicated Public Transport Corridor (CAMCOS) and its associated future transit hub; (b) the Maroochydore to Caloundra 	AO4	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>Priority Transit Corridor and associated transit stations;</p> <p>(c) the CoastConnect Priority Public Transport and Bicycle Corridor;</p> <p>(d) the proposed new northern access roads into the Caloundra Centre; and</p> <p>(e) proposed new intersections and intersection upgrades.</p>		
PO5	Development facilitates the provision of a local ecological linkage connecting core habitat areas on the Caloundra Aerodrome site to core habitat areas north of Caloundra Road as identified on Figure 7.2.6A (Caloundra local plan elements) .	AO5	<p>No acceptable outcome provided.</p> <p>Editor's Note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>
Development in the Specialised Centre Zone (Caloundra Road Showroom Area)			
PO6	Development in the Specialised centre zone provides for Caloundra Road to be maintained and enhanced as a landscaped boulevard and major entry route to the Caloundra Centre, with buildings and other structures set well back from the street <i>frontage</i> and dense sub-tropical landscaping and street trees provided along the road <i>frontage</i> .	AO6	No acceptable outcome provided.
Development in the Local Centre Zone (Currimundi and Moffat Beach Local Activity Centres)			
PO7	Development in the Local centre zone ensures that the Currimundi and Moffat Beach Local Centres function as local (not full service) activity centres only, providing for the basic convenience needs of residents and visitors.	AO7	No acceptable outcome provided.
PO8	<p>Development in the Local centre zone:-</p> <p>(a) contributes to the creation of a contemporary coastal built form and <i>streetscape</i>, where development is located outside of the Moffat Beach <i>character area</i>;</p> <p>(b) contributes to the maintenance of a traditional local character where located in the Moffat Beach <i>character area</i>;</p> <p>(c) creates vibrant and active streets and public spaces;</p> <p>(d) provides continuous weather protection for pedestrians along active or semi-active street front areas;</p> <p>(e) is of a domestic scale and appearance where there is an interface with the Low density residential zone; and</p> <p>(f) provides integrated and functional parking and access arrangements that do not dominate the street.</p>	AO8	<p>Development in the Local centre zone:-</p> <p>(a) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites;</p> <p>(b) provides for buildings to be set back from street <i>frontages</i> as follows:-</p> <p>(i) for sites fronting Seaview Terrace - built to the street front boundary;</p> <p>(ii) for sites fronting Buccleugh Street or Buderim Street - 3 metres from the street front boundary; and</p> <p>(iii) on sites with sole <i>frontage</i> to Roderick Street - a distance that is compatible with the character and scale of residential development on the southern side of Roderick Street, but in any case not less than 3 metres;</p> <p>(c) provides <i>primary active street frontages</i> where identified on Figure 7.2.6A (Caloundra local plan elements);</p> <p>(d) provides all weather protection to active street <i>frontages</i> in the form of continuous cantilevered awnings and/or light verandah</p>

Performance Outcomes		Acceptable Outcomes	
			<p>structures with non-load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside;</p> <p>(e) ensures that signage is integrated with buildings;</p> <p>(f) includes the provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and</p> <p>(g) provides for on-site car parking at the rear or to one side of the development.</p>
Development in the Low Impact Industry Zone (Moffat Beach Business Park)			
PO9	Development in the Low impact industry zone at Moffat Beach is designed and configured in a manner which protects the amenity of nearby and surrounding residential premises.	AO9.1	Development does not provide for any additional vehicular access from Nothing Street.
		AO9.2	<p>Development for industrial uses in that part of the Low impact industry zone located west of George Street, south of Nothing Street and north of Grigor Street West occurs on amalgamated sites with:-</p> <p>(a) all vehicular access gained via Grigor Street West;</p> <p>(b) a <i>landscape buffer</i> provided along Nothing Street with security fencing located behind landscaping; and</p> <p>(c) no or only minimal building openings provided to the Nothing Street <i>frontage</i> of the <i>site</i>.</p>
		AO9.3	<p>The layout and design of development in that part of the Low impact industry zone located opposite land included in the Low density residential zone (along William Street and George Street):-</p> <p>(a) incorporates attractive and sensitively designed street facades which are of a domestic scale;</p> <p>(b) provides for any larger access doors (e.g. roller doors) to be located side-on or to the rear of buildings;</p> <p>(c) provides a 3 metre wide densely planted buffer strip along the street <i>frontage</i>; and</p> <p>(d) provides for car parking and service areas to the side or rear of buildings, integrated with other vehicle movement areas.</p>
		AO9.4	Notwithstanding the maximum height of buildings and structures identified on the applicable Height of Buildings and Structures Overlay Map, that part of a building or structure located within 20 metres of a street front boundary does not exceed 8.5 metres in height where located on a <i>site</i> opposite land included in the Low density residential zone

Performance Outcomes		Acceptable Outcomes	
			(along William Street and George Street).
PO10	Development in the Low impact industry zone ensures that new buildings in the Low impact industry zone:- (a) achieve a coherent overall built form and <i>streetscape</i> character; and (b) incorporate design features, building materials and/or colours that provide architectural interest and articulation to building facades visible from the street.	AO10	No acceptable outcome provided.
PO11	Development in the Low impact industry zone ensures that buildings are designed to provide for a range of potential users over the life of the building by allowing for adaptable floor plans and adequate floor to ceiling heights.	AO11	No acceptable outcome provided.
PO12	Development in the Low impact industry zone ensures that non-industrial uses are limited in scale and in type to those uses which:- (a) are compatible with existing industrial uses; (b) do not compromise the ongoing operation and use of this area as a predominantly industrial area; and (c) avoid significant land use conflicts.	AO12	No acceptable outcome provided.
Development in the Tourist Accommodation Zone (Kings Beach, Dicky Beach and Oaks Oasis Resort)			
PO13	Development in the Tourist accommodation zone:- (a) contributes to the creation of a contemporary coastal built form and <i>streetscape</i> ; (b) contributes to the vitality of key streets and esplanades; (c) provides a continuous pedestrian friendly façade; and (d) provides integrated and functional parking and access arrangements that do not dominate the street.	AO13	Development:- (a) provides <i>primary active street frontages</i> , built to the boundary or set back a maximum of 3 metres, where identified on Figure 7.2.6A (Caloundra local plan elements) ; (b) has building openings overlooking the street; (c) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (d) provides for loading docks and service areas to be located and screened so as to be visually unobtrusive; (e) provides for car parking below ground level in a <i>basement</i> structure(s) or which is sleeved behind buildings; and (f) minimises vehicular <i>access</i> across active street <i>frontage</i> .
PO14	Development in the Tourist accommodation zone provides for Key Site 8 (Kings Beach Tavern) identified on Figure 7.2.6A (Caloundra local plan elements) to	AO14	No acceptable outcome provided. Note— Figure 7.2.6V (Kings Beach Tavern preferred design treatment) illustrates the preferred design treatment for Key Site 8

Performance Outcomes		Acceptable Outcomes	
	<p>be redeveloped as an integrated <i>mixed use development</i> that contributes to the role of Kings Beach as a tourism focus area and major visitor accommodation area, and that incorporates the following:-</p> <ul style="list-style-type: none"> (a) predominantly multi-unit visitor accommodation in conjunction with retail business uses and entertainment/catering business uses; (b) a centrally located beer garden which enjoys water and parkside views and is immediately accessible from the street; (c) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design; (d) a building form which provides for two slim line towers of variable height above a two <i>storey</i> podium with significant spaces provided between towers to maintain and enhance sightlines, solar access and movement of cooling breezes; (e) a maximum <i>site cover</i> of 50% for the first two <i>storeys</i> and 35% for <i>storeys</i> above the second level, with any individual tower having a maximum <i>site cover</i> of 20%; and (f) streetscape improvements at street level which complement and reflects the streetscape treatments in Kings Beach Park. 		(Kings Beach Tavern).
PO15	<p>Development in the Tourist accommodation zone provides for Key Site 9 (Kings Beach Shops) identified on Figure 7.2.6A (Caloundra local plan elements) to be redeveloped as an integrated <i>mixed use development</i> that contributes to the role of Kings Beach as a tourism focus area and major tourist accommodation area, and that incorporates the following:-</p> <ul style="list-style-type: none"> (a) predominantly multi-unit visitor accommodation in conjunction with retail business uses and catering business uses where identified as a <i>primary active street frontage</i> on Figure 7.2.6A (Caloundra local plan elements), with <i>active uses</i> provided along a minimum of 75% of the <i>site frontage</i>; (b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design; (c) a maximum height of:- <ul style="list-style-type: none"> (i) 19 metres for Lot 230 	AO15	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>RP43053 at 36 Esplanade Headland; and</p> <p>(ii) 16 metres for Lots 0 and 1-4 BUP3932 at 12 Princess Lane and Lots 0 and 1-6 BUP133 at 14 Princess Lane, unless either or both lots are amalgamated with Lot 230 RP43053, in which case a maximum height limit of 19 metres applies;</p> <p>(d) a maximum <i>site cover</i> of 70% for the first two <i>storeys</i> and 40% for <i>storeys</i> above the second <i>storey</i>;</p> <p>(e) a stepping back of the building form from all boundaries above the second <i>storey</i> with a minimum <i>setback</i> of 7.5 metres from the Esplanade;</p> <p>(f) vehicle <i>access</i> from Princess Lane;</p> <p>(g) opportunities for casual surveillance of public spaces, including Princess Lane; and</p> <p>(h) streetscape improvements at street level which complement and integrate with Kings Beach Park.</p>		
PO16	<p>Development in the Tourist accommodation zone provides for Key Site 10 (Oaks Oasis Resort) identified on Figure 7.2.6A (Caloundra local plan elements) to be further developed as an integrated <i>mixed use development</i> that complements, but does not compete with, the role of Caloundra Centre as a major regional activity centre, and incorporates the following:-</p> <p>(a) a mix of multi-unit permanent and visitor accommodation in conjunction with retail business uses and entertainment/catering business uses including a conference centre;</p> <p>(b) outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design;</p> <p>(c) a building form which:-</p> <p>(i) is arranged so as to maintain and enhance sightlines to, and strengthen visual associations with, Pumicestone Passage;</p> <p>(ii) provides for the maximum height limit of 21 metres to be achieved for two or three slim line towers only on that part of the <i>site</i> that is undeveloped as at the date of gazettal of the planning scheme; and</p> <p>(iii) steps down in height at the</p>	AO16	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>edges of the <i>site</i> to protect the amenity of surrounding low-rise residential development;</p> <p>(d) enhanced through block pedestrian connections with a prominent link to Short Street and the coastal walk; and</p> <p>(e) streetscape improvements at street level to improve the attractiveness of Park Place and North Street.</p>		
Development in the High Density Residential Zone			
PO17	Development in the High density residential zone on sites fronting Bombala Terrace, Canberra Terrace, Maltman Street South, Verney Street, or Queen Street is designed to minimise the physical and visual impacts of development on the prominent ridgeline that defines the western and northern boundaries of the Kings Beach area.	AO17	Development provides for buildings which:- (a) are designed and located to respond to the natural topography, such as by stepping down the slope; (b) have a maximum <i>site cover</i> of 25% for that part of any building exceeding 6 <i>storeys</i> in height; and (c) are well spaced with a slender rather than bulky appearance.
Development in the Medium Density Residential Zone Generally			
PO18	Development in the Medium density residential zone at the following locations is compatible with the predominantly detached housing character of these locations:- (a) Currimundi, in the vicinity of Currimundi Road, Hume Parade, Watson Street and Robe Street; (b) Dicky Beach, in the area bounded by Beerburrum Street, Coolum Street, Tinbeerwah Street and Cooroora Street; (c) Dicky Beach, in the vicinity of Ngungun Street; (d) Dicky Beach, in the area bounded by Elizabeth Street, Wilson Avenue and Mackay Street; and (e) Moffat Beach, in the area bounded by Moffat Street, Bennett Street, Russell Street and Rinaldi Street.	AO18	The layout and design of development ensures that:- (a) buildings have the appearance of one or more individual buildings on the <i>site</i> , with each building being the scale of a <i>dwelling house</i> ; (b) buildings step down in height for that part of a building within 4 metres of a side boundary shared with a <i>dwelling house</i> ; (c) buildings have living rooms and <i>dwelling</i> entries oriented to the street; and (d) buildings are set within densely landscaped grounds.
Development in the Medium Density Residential Zone (Lot 0 BUP474 and Lot 1 RP135579, Canberra Terrace, Caloundra)			
PO19	Development is adequately set back from Canberra Terrace and Arthur Street in order to maintain views to and from the Caloundra Lighthouses.	AO19	Development provides for buildings and structures to be set back from Canberra Terrace and Arthur Street as follows:- (a) at least 10 metres from Canberra Terrace and Arthur Street for Lot 0 BUP474 at 2 Canberra Tce, Caloundra; and (b) at least 15 metres from Canberra Terrace for Lot 1 RP135579 at 6 Canberra Tce, Caloundra.
Development in the Low Density Residential Zone in Precinct CAL LPP-3 (Shelly Beach/Moffat Beach/Dicky Beach)			
PO20	Development for reconfiguring a lot in the Low density residential zone in Precinct CAL LPP-2 (Moffat	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Beach/Shelly Beach/Dicky Beach) maintains the preferred low density character and amenity of the area by providing for any residential lot to be a minimum of 700m ² in area.		
Development in the Community Facilities Zone			
Development in Precinct CAL LPP-3 (Caloundra Aerodrome)			
PO21	<p>Development in Precinct CAL LPP-3 (Caloundra Aerodrome):-</p> <ul style="list-style-type: none"> (a) occurs in an intergrated manner in accordance with the approved Caloundra Aerodrome Master Plan; (b) provides for the operation of the aerodrome as a general aviation facility; (c) provides for other uses that are compatible with and allied to the operation of the aerodrome; (d) maintains and enhances the <i>streetscape</i> character of Caloundra Road as a landscaped boulevard and major entry route to the Caloundra Centre; (e) provides for principal access to the aerodrome site to be from Caloundra Road via Pathfinder way; (f) provides an emergency access point to Caloundra Road in accordance with the approved Caloundra Aerodrome Master Plan; (g) retains existing <i>vegetation</i> supplemented by dense landscape planting to provide a 20 metre wide vegetated <i>buffer</i> adjacent to Caloundra Road within the aerodrome property; (h) improves access to and circulation within the aerodrome; (i) protects the adjoining Dedicated Public Transport Corridor (CAMCOS), proposed Caloundra Transit Station and opportunities for future transit orientated development; and (j) recognises the location of the aerodrome within the urban fabric and seeks to maintain the amenity of nearby residential areas. 	AO21	No acceptable outcome provided.
Development on the Former Caloundra Waste Management Facility Site (Lot 191 CG1783, Pelican Waters Boulevard)			
PO22	<p>Development of the former Caloundra Waste Management Facility site (Lot 191 CG1783, Pelican Waters Boulevard):-</p> <ul style="list-style-type: none"> (a) rehabilitates and remediates any contaminated land; (b) provides for a transit facility that takes maximum advantage of the site's proximity to Caloundra Centre, community facilities and public transport <i>infrastructure</i>; 	AO22	No acceptable outcome provided.

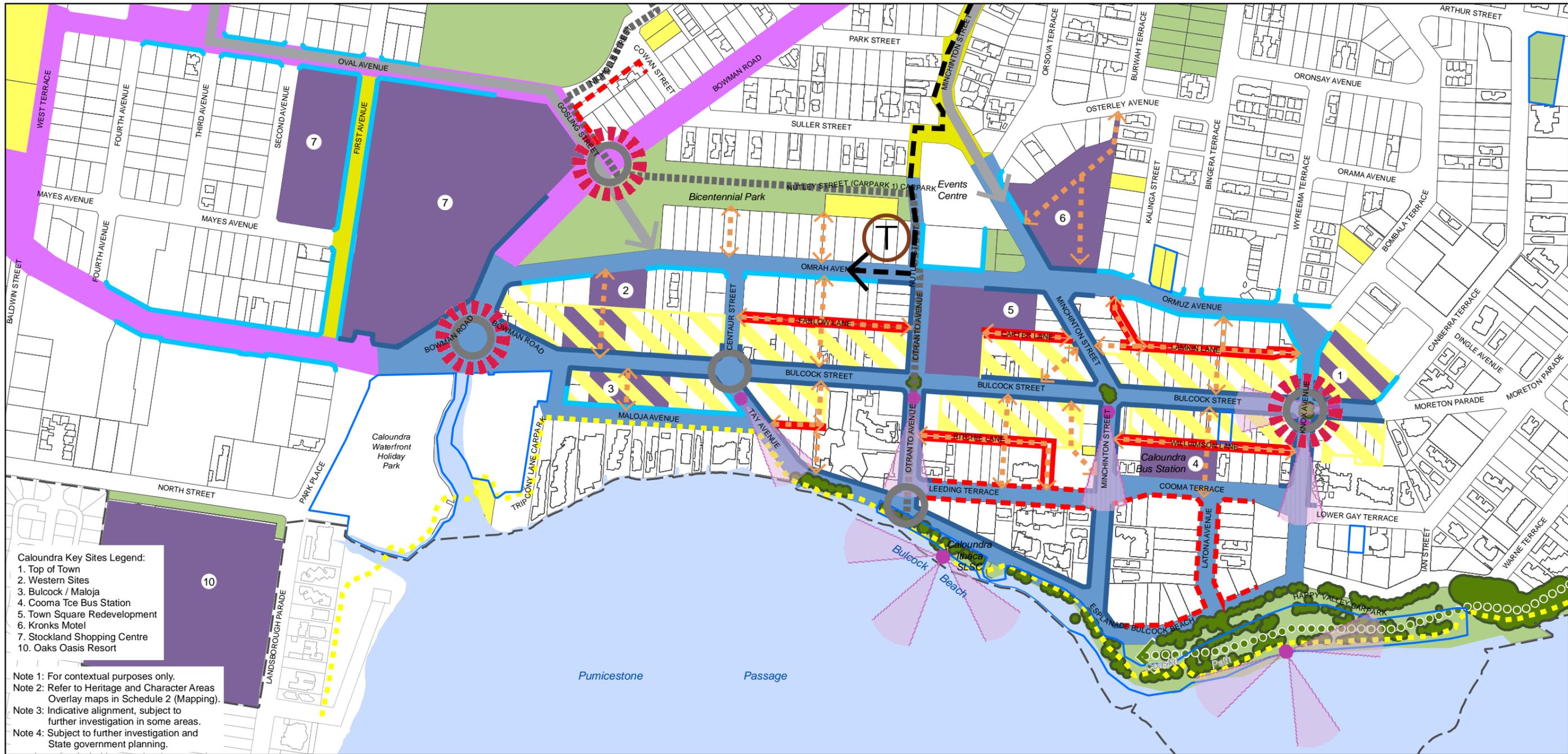
Performance Outcomes	Acceptable Outcomes	
<ul style="list-style-type: none"> (c) provides for the establishment of the Dedicated Public Transport Corridor (CAMCOS) and the Caloundra Transit Station; (d) occurs in accordance with an approved plan of development prepared for the whole of the <i>site</i>; (e) incorporates outstanding building, <i>streetscape</i> and landscape design which is highly articulated and epitomises sub-tropical and sustainable design and the Sunshine Coast architectural style; and (f) provides street, pedestrian and cycle through-site connections to improve connectivity to and between surrounding areas and public spaces. 		

Table 7.2.6.4.3 Site cover and setbacks for development in Precinct CAL LPP-1 (Caloundra Central)¹

Sub-precinct CAL LPSP-1a (Destination Centre) and Sub-precinct CAL LPSP-1b (Community and Creative Hub)						
Building component	Maximum Site Cover	Minimum Setbacks				
		Front			Side	Rear
		Primary and secondary active street frontages and laneways	Street addressing frontages	All other frontages		
Up to 8.5 metres	<ul style="list-style-type: none"> Sites identified on Figure 7.2.6B – 90% Other sites within the Major centre zone or Tourist accommodation zone – 70% Otherwise – 60% 	<ul style="list-style-type: none"> 0m; or Where planting zones are provided, up to 20% of the frontage may be <i>setback</i> up to 3m. Frontage to Otranto Avenue, Minchinton Street and Knox Avenue South of Bulcock Street – 4m 	<ul style="list-style-type: none"> 6m to main building line; and 3m for building entries and front balconies. 	<ul style="list-style-type: none"> 6m 	<ul style="list-style-type: none"> Sites with a 90% <i>site cover</i> identified on Figure 7.2.6B – 0m; or Otherwise - 2m 	<ul style="list-style-type: none"> Sites with a 90% <i>site cover</i> identified on Figure 7.2.6B or with a rear boundary to a laneway – 0m; or Otherwise - 6m
Above 8.5 metres	<ul style="list-style-type: none"> 45% 	<ul style="list-style-type: none"> Frontage to Bulcock Street – 10m Elsewhere – 6m 	<ul style="list-style-type: none"> 6m 	<ul style="list-style-type: none"> 6m 	<ul style="list-style-type: none"> 6m 	<ul style="list-style-type: none"> 6m
Sub-precinct CAL LPSP-1c (Gateway)						
Up to 8.5 metres	<ul style="list-style-type: none"> Sites within the Major centre zone – 70% Otherwise – 60% 	<ul style="list-style-type: none"> 0m; or Where planting zones are provided, up to 20% of the frontage may be <i>setback</i> up to 3m. Frontage to Oval Avenue – 6m 	<ul style="list-style-type: none"> 6m to main building line; and 3m for building entries and front balconies. 	<ul style="list-style-type: none"> 6m 	<ul style="list-style-type: none"> 2m 	<ul style="list-style-type: none"> 6m
Above 8.5 metres	<ul style="list-style-type: none"> 45% 	<ul style="list-style-type: none"> 6m 	<ul style="list-style-type: none"> 6m 	<ul style="list-style-type: none"> 6m 	<ul style="list-style-type: none"> In accordance with the relevant use code 	<ul style="list-style-type: none"> 6m
Sub-precinct CAL LPSP-1d (Central Park Urban Village)						
All	<ul style="list-style-type: none"> 50% 	<ul style="list-style-type: none"> 6m 	<ul style="list-style-type: none"> 6m to main building line; and 3m for building entries and front balconies. 	<ul style="list-style-type: none"> 6m 	<ul style="list-style-type: none"> In accordance with the relevant use code 	<ul style="list-style-type: none"> 6m

¹ Note—for the purposes of these acceptable outcomes:-

- sun shading devices such as screens, sunhoods, *brise soleils* are excluded from *setback* requirements, provided that the maximum protrusion of any shading device is 1.5 metres;
- where site area is less than 1,500m², front *setbacks* above 8.5 metres may be measured to the primary building line, so that balconies can protrude into the *setback* line by up to 2.5 metres, provided they are expressed as discrete architectural elements and are not enclosed.



- Caloundra Key Sites Legend:**
1. Top of Town
 2. Western Sites
 3. Bulcock / Maloja
 4. Cooma Tce Bus Station
 5. Town Square Redevelopment
 6. Kronks Motel
 7. Stockland Shopping Centre
 10. Oaks Oasis Resort

Note 1: For contextual purposes only.
 Note 2: Refer to Heritage and Character Areas Overlay maps in Schedule 2 (Mapping).
 Note 3: Indicative alignment, subject to further investigation in some areas.
 Note 4: Subject to further investigation and State government planning.

LEGEND			
	Local Plan Area Boundary		Greenspace ^{Note 1}
	Waterway ^{Note 1}		Community Activity/Facility ^{Note 1}
	Primary Active Street Frontage		Greenspace Link
	Secondary Active Street Frontage		Character Vegetation
	Laneway Frontage		Gateway/Entry Point
	Street Addressing Frontage		Heritage Place ^{Note 2}
	Maximum 90% Site Cover up to 8.5 metres		Significant View
	Primary Streetscape Treatment Area		Through Block Pedestrian/Cycle Linkage
	Boulevard Treatment Area		Coastal Path ^{Note 3}
	High Amenity Streetscape Area		Bush to Beach Path ^{Note 3}
			Priority Transit Corridor (Light Rail) for further investigation
			Indicative Road Linkage/Access Point
			Proposed Intersection Upgrade
			Future Transit Hub ^{Note 4}
			Key Site (Refer to Key Sites Legend)

1:4,500

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Figure 7.2.6B
 (Caloundra Local Plan Elements - Inset)

Figure 7.2.6C Caloundra Centre Urban Structure

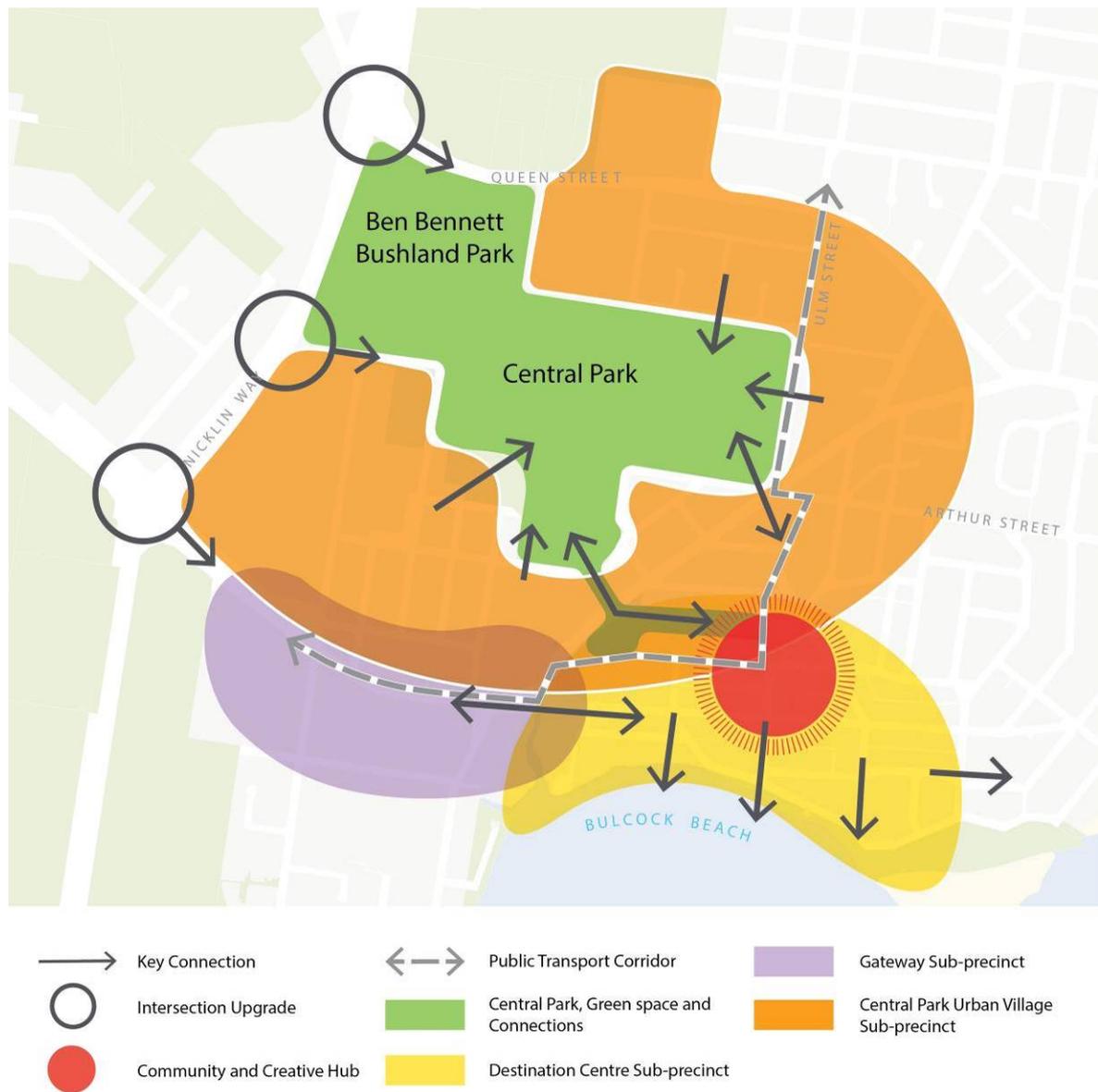


Figure 7.2.6D Example of use of sun shading devices in building design



Figure 7.2.6E Example detailing for base of mixed use buildings



Figure 7.2.6F Example detailing for middle of buildings



Figure 7.2.6G Example detailing for building rooftops



Figure 7.2.6H Example podium design

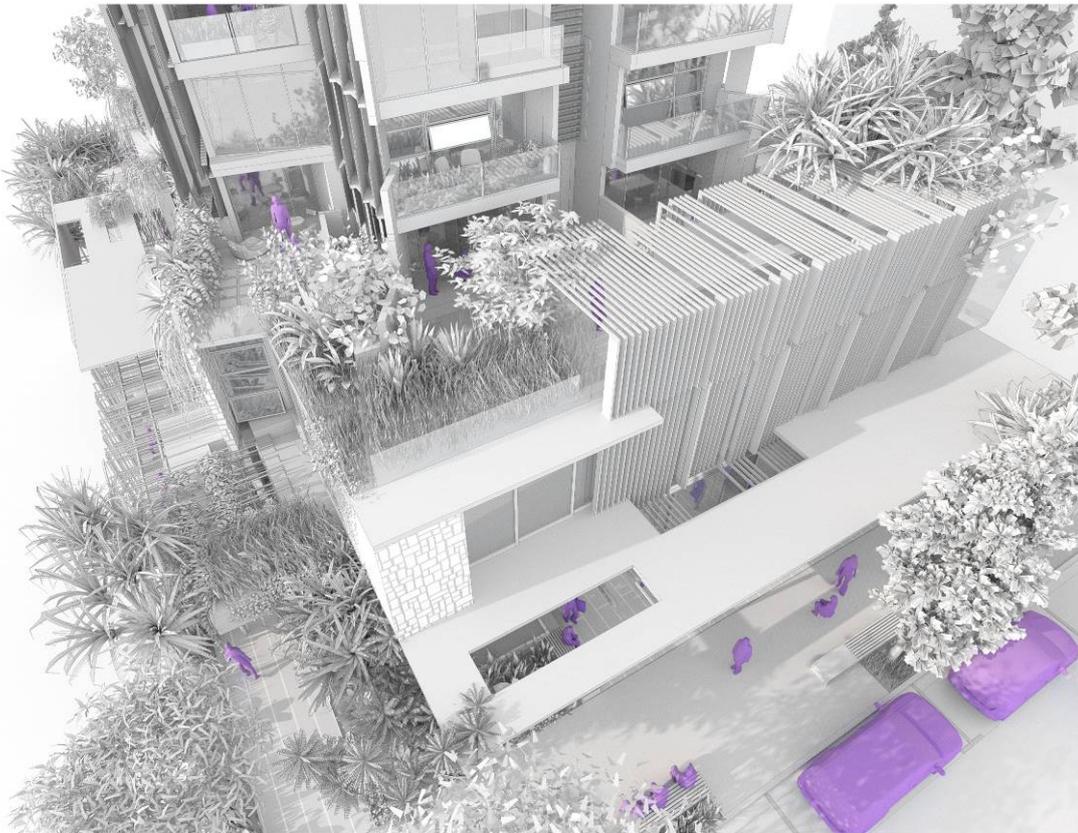


Figure 7.2.6I Example of articulated building design

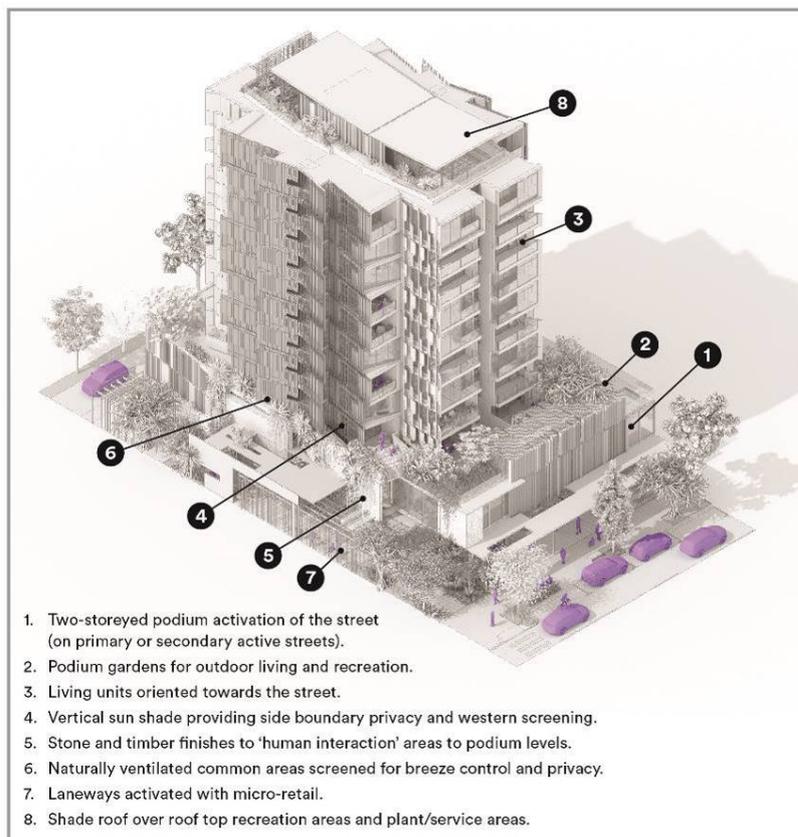


Figure 7.2.6J Sleevling of parking areas

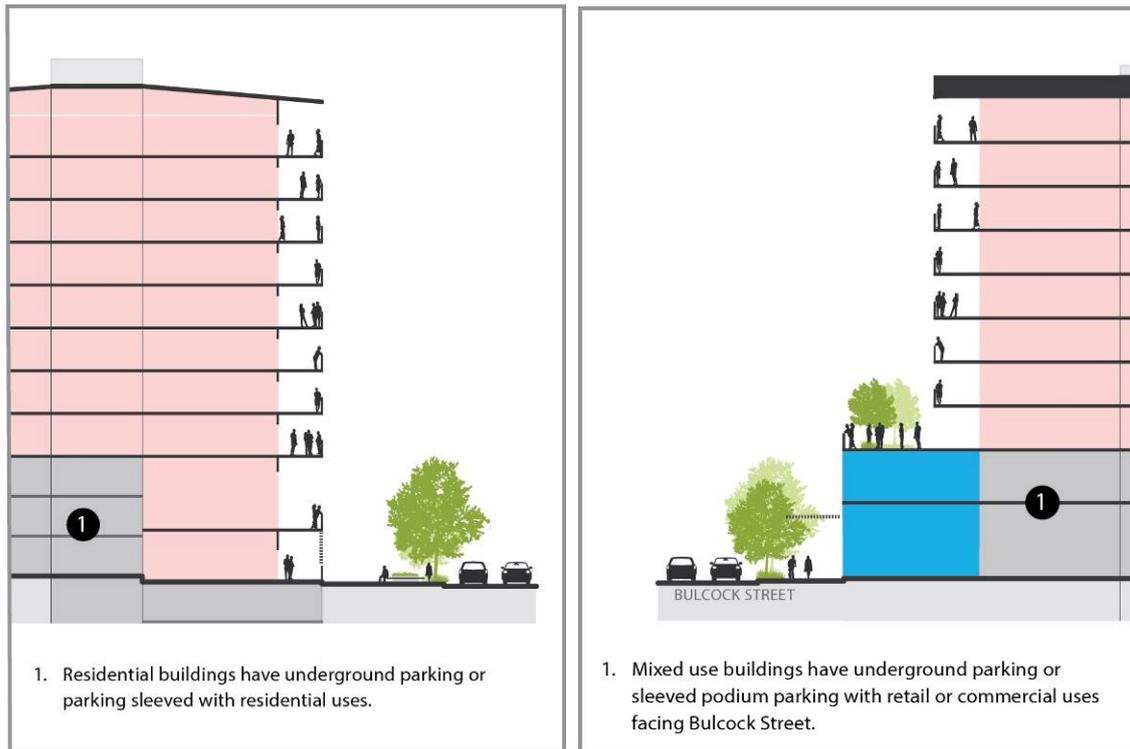


Figure 7.2.6K Example of development addressing a street addressing frontage



Figure 7.2.6L Landscaping integrated into the building design



Figure 7.2.6M Western gateway to Bulcock Street

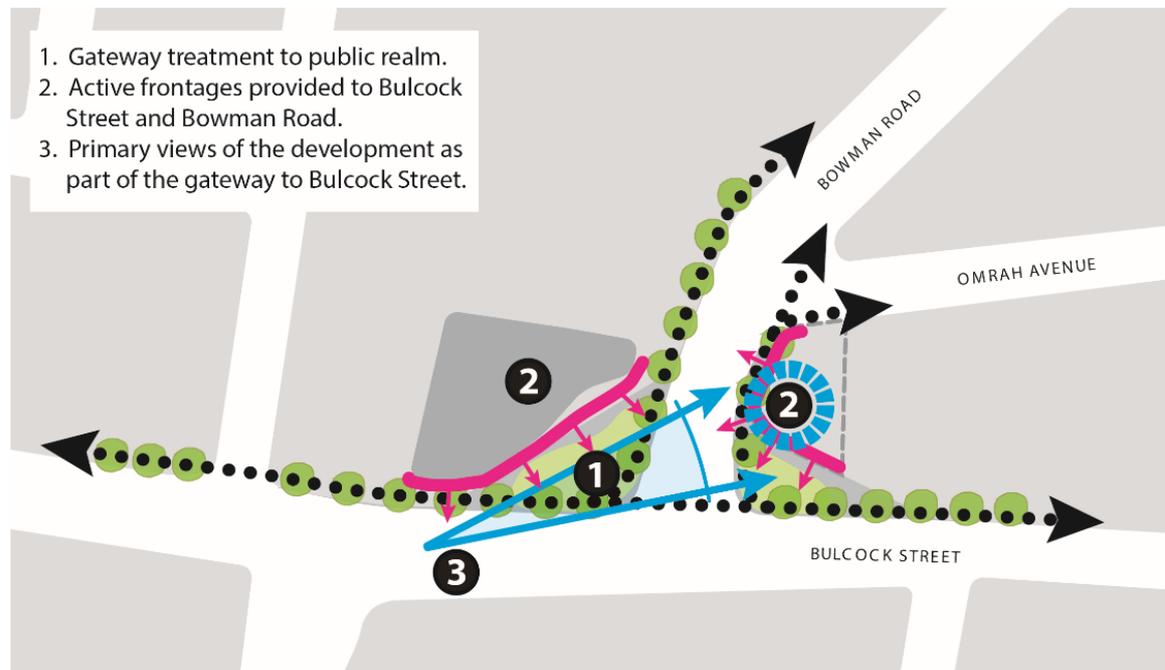


Figure 7.2.6N Example of development addressing a pedestrian linkage



Figure 7.2.6O Key Site 1 (Top of Town)

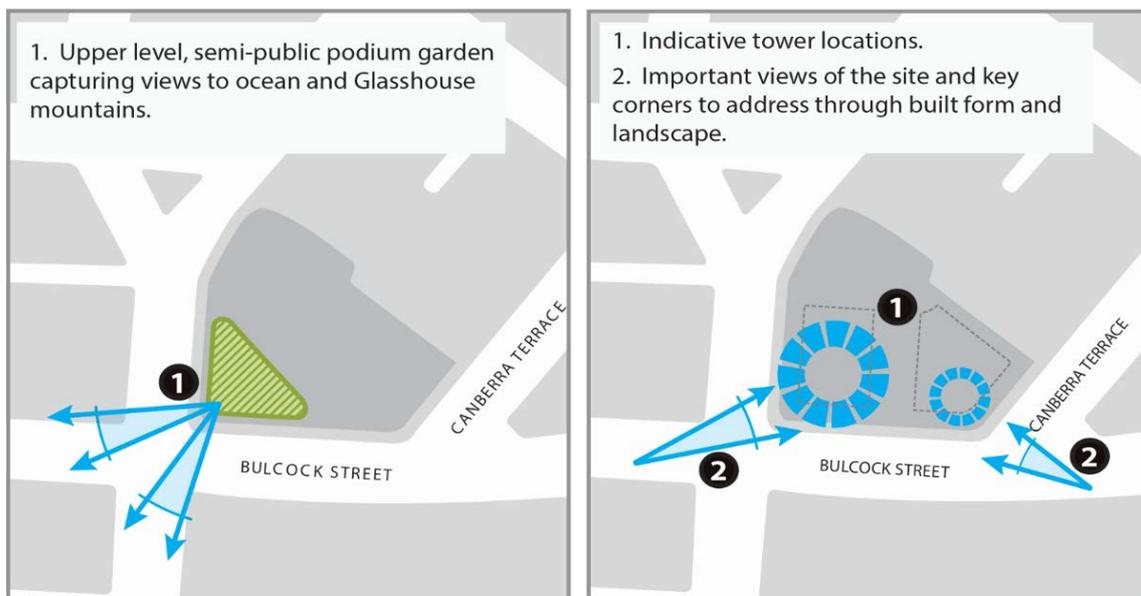


Figure 7.2.6P Key Site 2 (Western Sites)

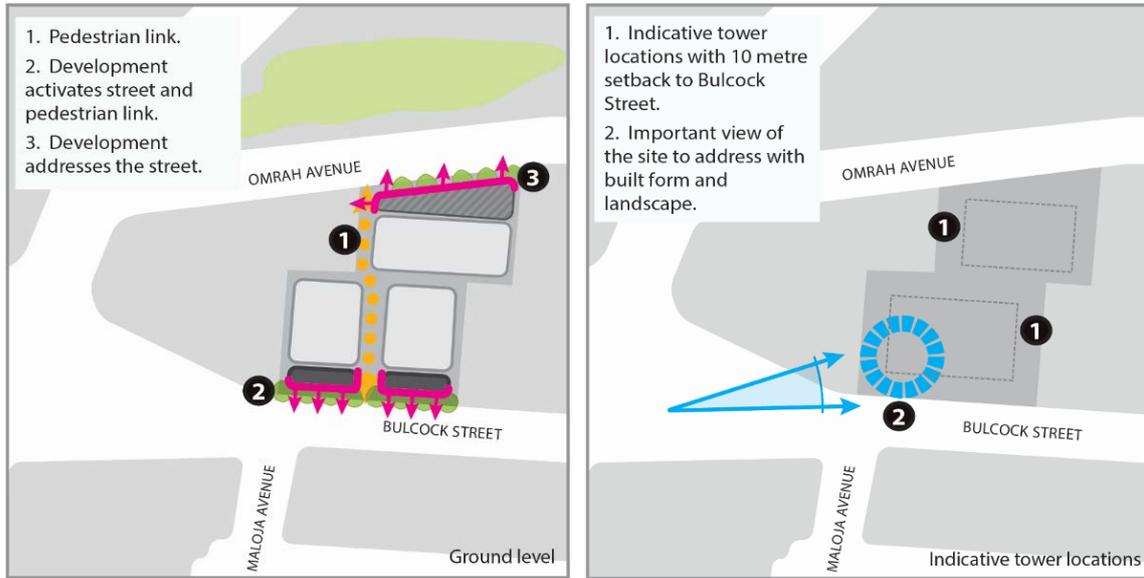


Figure 7.2.6Q Key Site 3 (Bulcock/Maloja)



Figure 7.2.6R Key Site 4 (Cooma Terrace Bus Station)

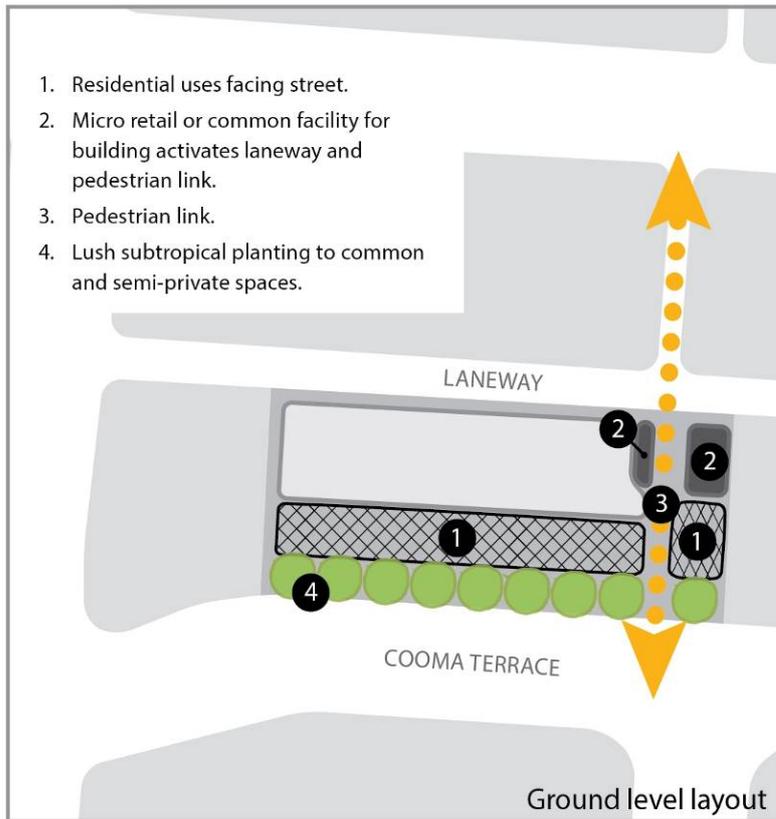


Figure 7.2.6S Key Site 6 (Kronks Motel)

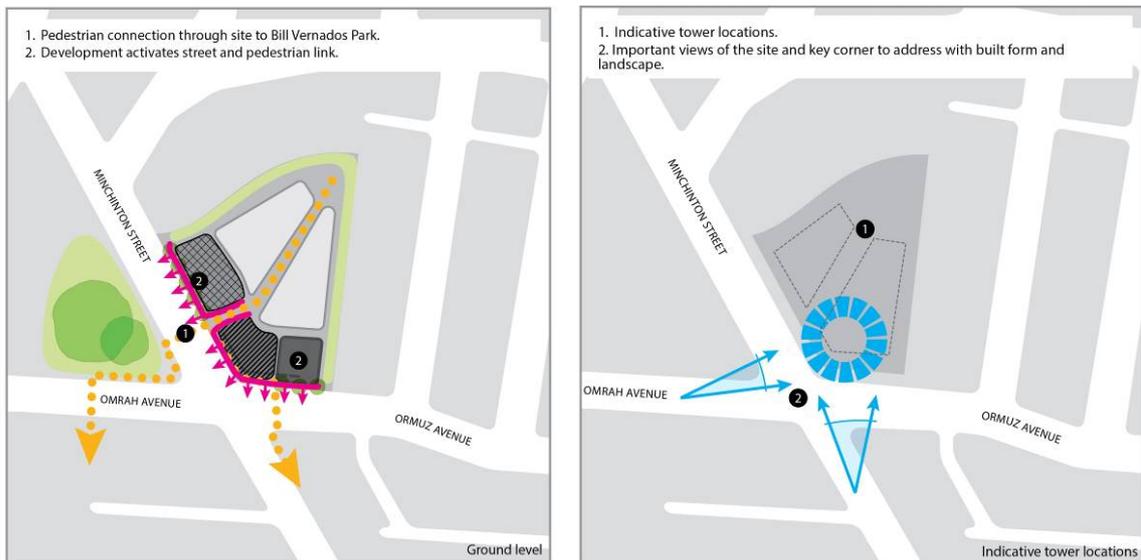


Figure 7.2.6T Example of acceptable dual frontage site treatment (parking)

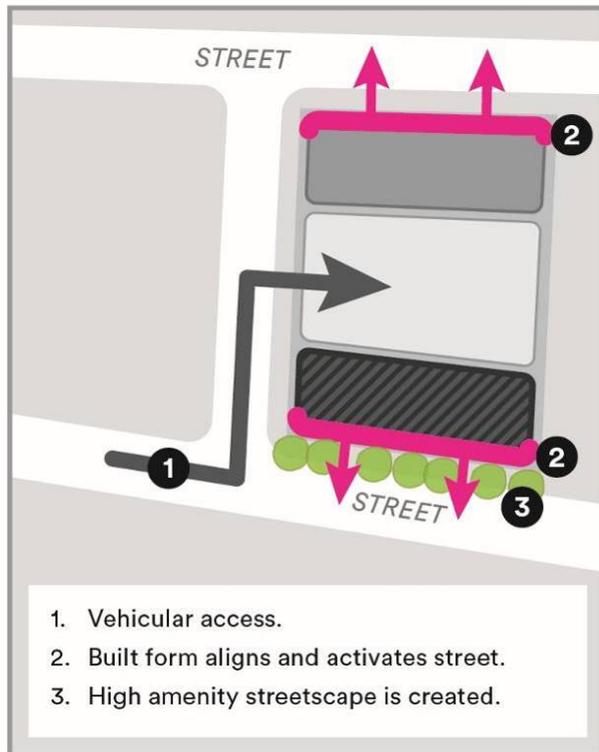


Figure 7.2.6U Example of acceptable single frontage site treatment (parking)

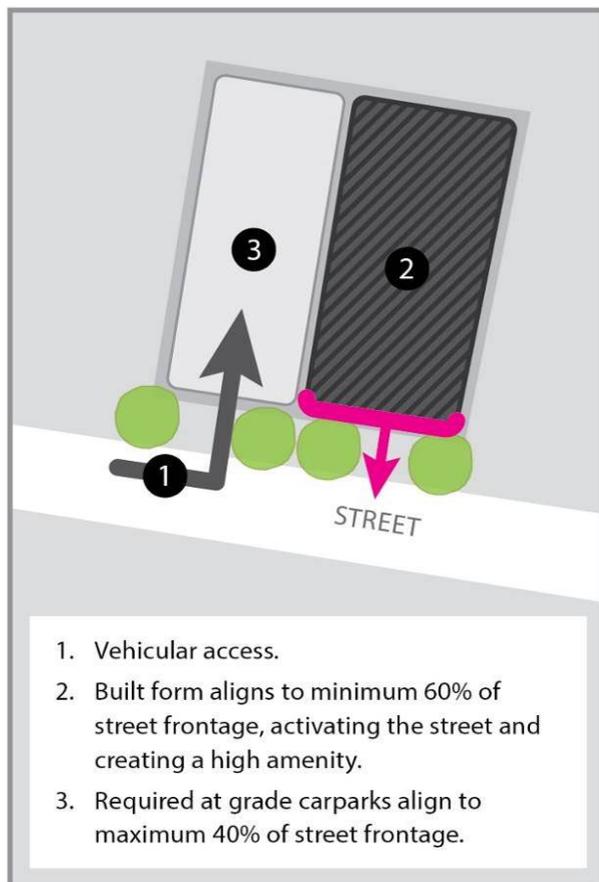


Figure 7.2.6V Kings Beach Tavern preferred design treatment

