



# Uncover Caloundra

Past, present and future





# Historic Caloundra CBD

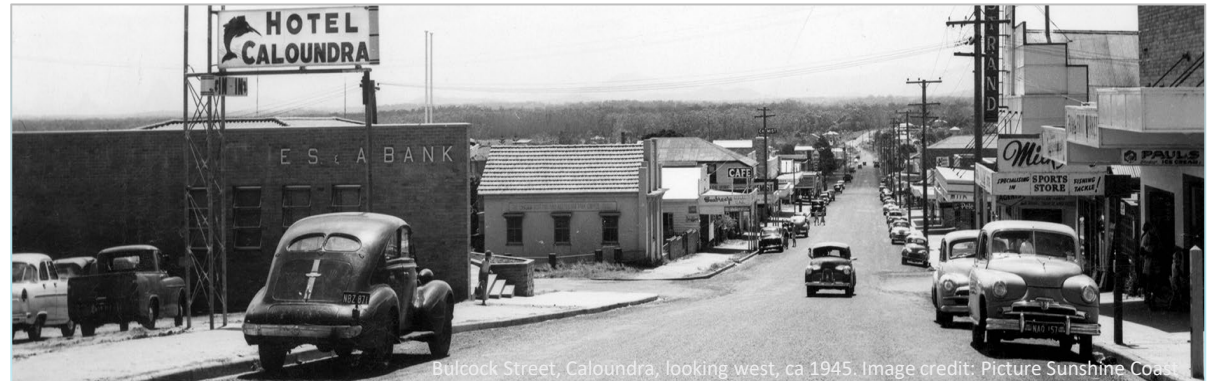
The 1896 Caloundra Lighthouse is Caloundra's oldest building and guided ships into Moreton Bay

Bulcock Estate land sold for 40 pound a block in 1917

Electricity arrived in 1942

Tytherleigh's store was an early landmark on Bulcock Street

After 1945, Caloundra quickly grew from quiet village to coastal hub



Bulcock Street, Caloundra, looking west, ca 1945. Image credit: Picture Sunshine Coast



# Change & challenges

Population growth and change

271 residents in 1933 to 96,305 2021 census

Coastal Identity: City of Beaches

Growth Challenges





# A 20 Year Vision for a Premier Coastal Destination

A long-term roadmap to revitalise the Caloundra CBD





# CBD Development



## **Holiday Inn & Suites**

51-55 Bulcock Street  
12 Storeys  
Approved under TLPI  
160 suites  
Fitness centre  
Roof top restaurant and sky  
bar  
Carparks provided: 86



## **Eden (under construction)**

Knox Avenue, Bulcock Street  
and Canberra Terrace (top of  
town)  
10 Storeys  
179 Apartments multiple  
restaurants and conference  
facilities  
Carparks provided: 377



# CBD Development



## RCQ Building (recently approved)

126/140 Bulcock Street  
12 Storeys, three towers  
mixed-use complex  
74 residential, 81 short-term  
accommodation  
Retail food & drink outlets  
Carparks provided: 197



## City Centre

Including the new district  
Library+ building, new town  
square, streetscape works  
and expanded open space  
connecting Bulcock Street



# Library+

A new community anchor with modern learning and community spaces

Library+ continues to exceed expectations, proving itself a vibrant community hub and a powerhouse for library engagement. Since the opening on 22 September 2025, we have recorded:

- 123,024 visits
- 31,512 loans
- 2,798 new memberships
- 11,505 reactivated memberships



# Kings Beach Surf Lifesaving Facility



PERSPECTIVE VIEW

[View video - new Kings Beach Surf Lifesaving Facility](#)



PERSPECTIVE VIEW

Construction of the new Kings Beach Surf Life Saving Facility is scheduled to begin in mid-2026 for 12 months. This project will replace the ageing "boatshed" building on Ormonde Terrace with a modern, purpose-built facility designed to better support volunteer operations and local beach safety.



# CTCU Corridor

Joint project: Council +  
State Government

1.6 km corridor  
upgrade; tenders  
progressing



The Caloundra Transport Corridor Upgrade (CTCU) is designed to significantly improve how people move in and around Caloundra. By creating a new connection between Omrah Avenue and Nicklin Way, the project provides an essential alternative route into the CBD, easing pressure on some of the region's busiest intersections.



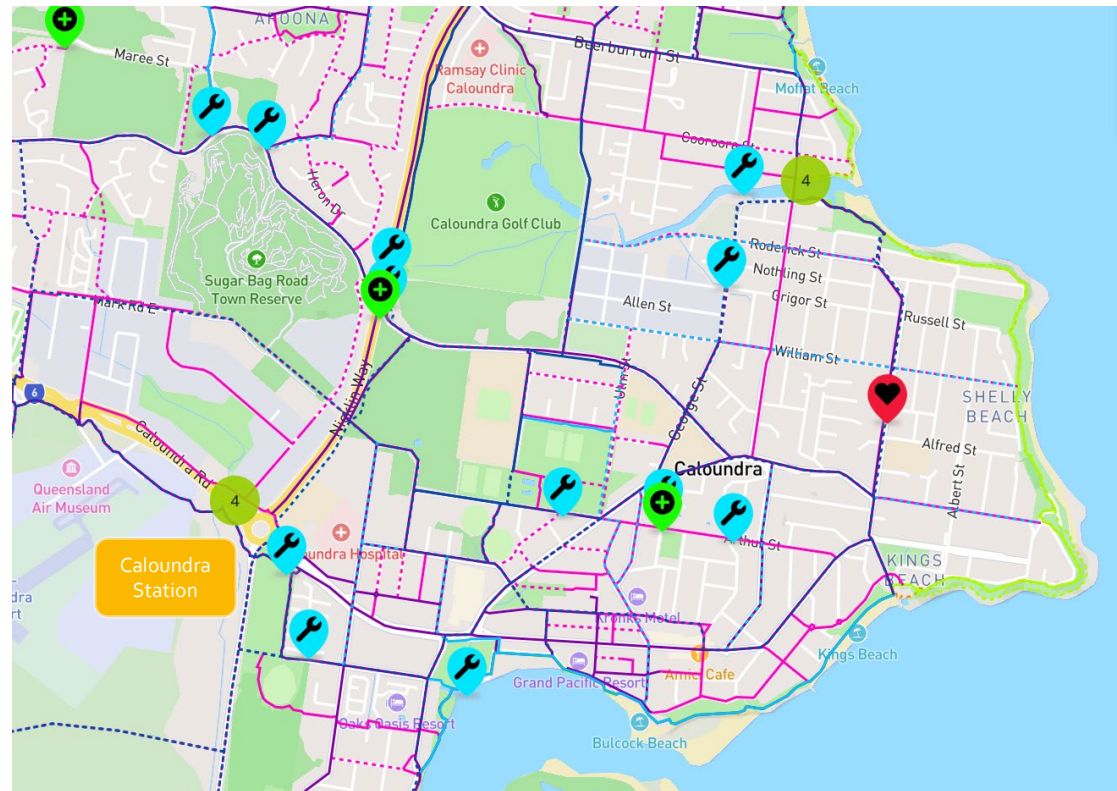
# Active Transport

**Connect Caloundra** event hosted by Kendall Morton –  
Council working with State on Active Transport





# Active Transport Plan





# Schools Active Infrastructure Pilot program (SATIP)





# Protecting our Golden Beach foreshores

## Strengthening our Coast: Jellicoe Seawall delivered





# Protecting our Golden Beach foreshores

**Strengthening our Coast: TS Onslow Rockwall to be completed by end of the month**





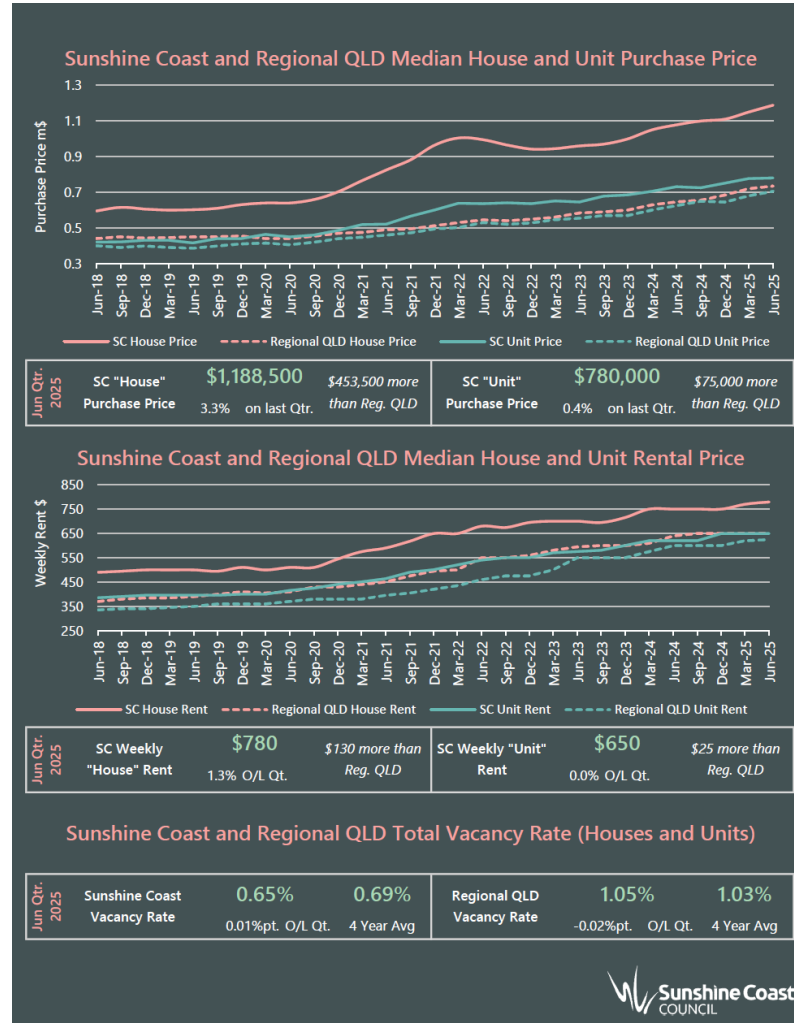
# Protecting our Golden Beach foreshores

**Diamond Head Seawall Construction:** Scheduled to start following Moffat Beach seawall completion



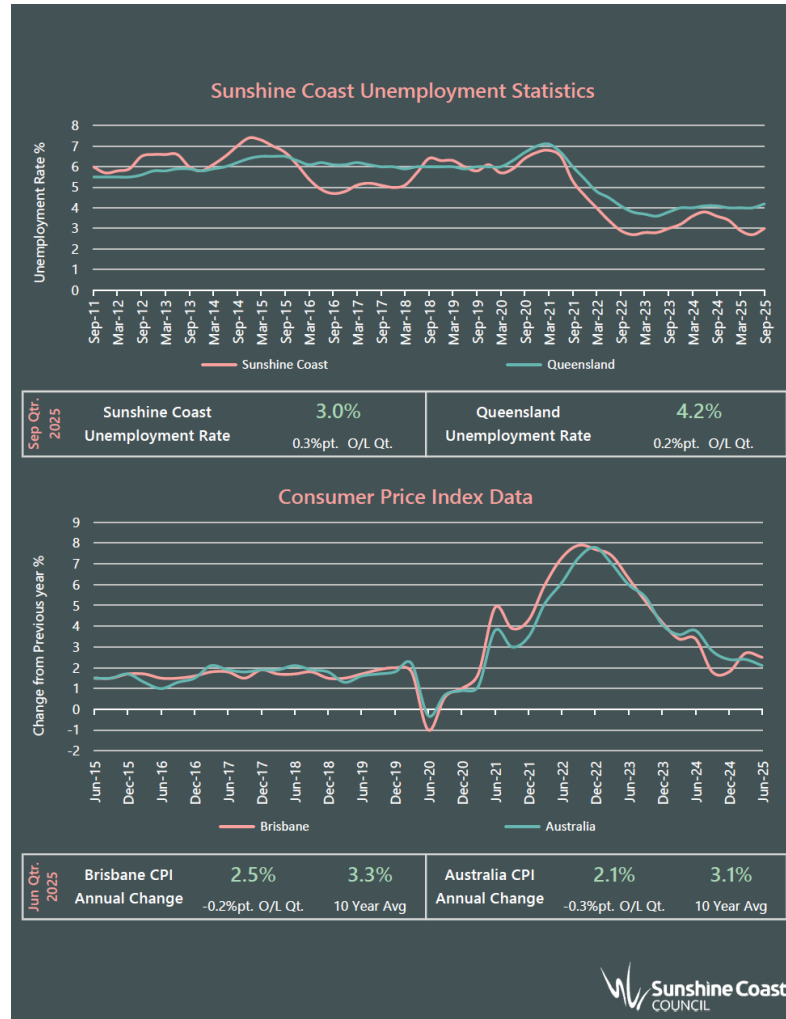


# Economic Profile: Housing Sector overview





# Economic Profile: Unemployment & CPI



# Uncover Caloundra event – Future growth of Caloundra

Tuesday, 17 March 2026

# South East Queensland Regional Plan 2023

Sets the region-wide planning framework for managing forecast population growth in SEQ.

Requires that Council plans for an additional **84,800 dwellings** and **219,100 people** between 2021 and 2046.

**Caloundra and surrounds (excluding Caloundra South) proposed to accommodate <10% of total population growth for the region (from 2021-2046).**

State government has commenced early work on a **review of the SEQ Regional Plan.**



## Housing

147,200 (2021)  
232,000 (2046)



## Population

346,600 (2021)  
565,700 (2046)

## Proposed planning scheme

Council's proposed land use plan to help shape forecast growth to 2046.

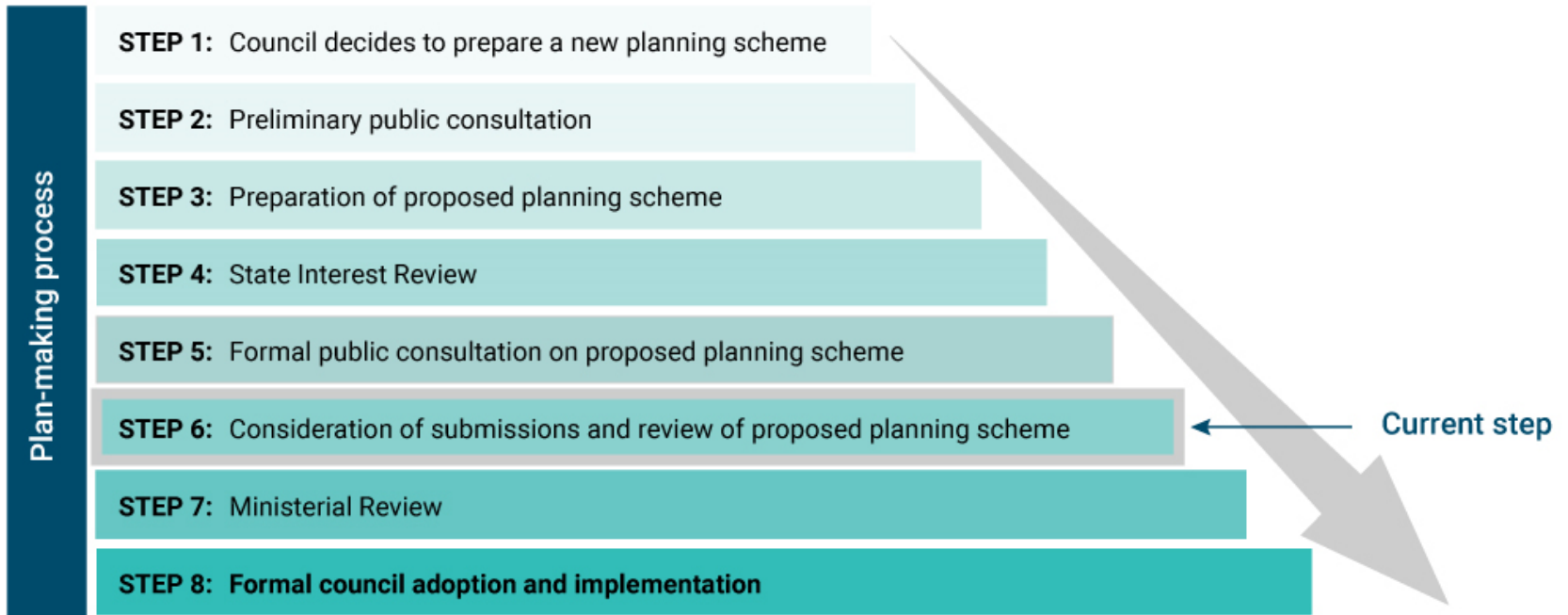
Subject to **formal public consultation** between July and September last year.

Approximately **4,600 submissions received** – currently under consideration.

Caloundra is strategically located at the southern end of the **Coastal Corridor** extending north to Maroochydore.

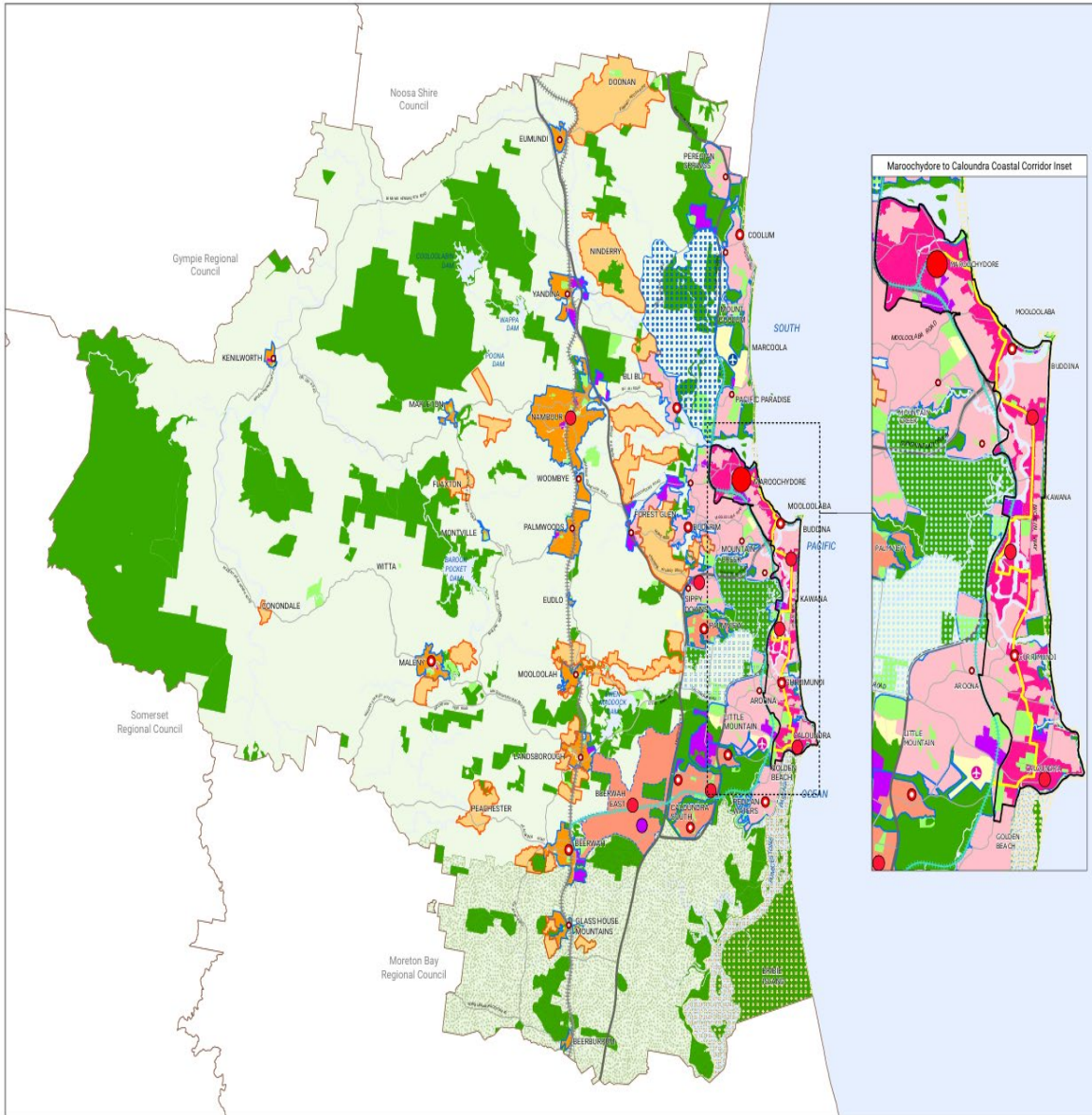
Proposed to be serviced by **new and improved public transport** = The Wave + Dedicated Rapid Transit Corridor.





# Proposed planning scheme (cont'd)

Plan-making process



## Legend

### 2046 Land Use Categories

#### Urban Areas

- Urban Living Area
- Suburban Living Area
- New Communities
- Hinterland Living Area
- Industry and Enterprise Area
- Indicative Future Industry and Enterprise Area

#### Other Areas

- Rural Residential Area
- Rural Area
- Major Sport, Recreation and Open Space Area
- Major Community Infrastructure Area
- Major Conservation Area

#### Local Growth Management Boundaries

- Urban Growth Management Boundary
- Rural Residential Growth Management Boundary
- Indicative Urban Growth Management Boundary

#### 2046 Activity Centre Network

- Principal Regional Activity Centre
- Major Regional Activity Centre
- District Activity Centre
- Local Activity Centre <sup>Note 1</sup>

#### Major Green Frame Elements

- Blue Heart
- Lower Mooloolah River Greenspace
- Regional Inter-Urban Break
- Coastline

#### Major Transport Infrastructure Elements

- North Coast Rail Line
- Direct Sunshine Coast Rail Line
- Dedicated Rapid Transit Corridor
- Highways and Motorways
- Major Roads
- Sunshine Coast Airport
- Caloundra Aerodrome

#### Other Elements

- Maroochydhore to Caloundra Coastal Corridor

# Proposed planning scheme (cont'd)

Current planning scheme provisions largely carried forward (including outcomes from Caloundra Centre Master Plan).

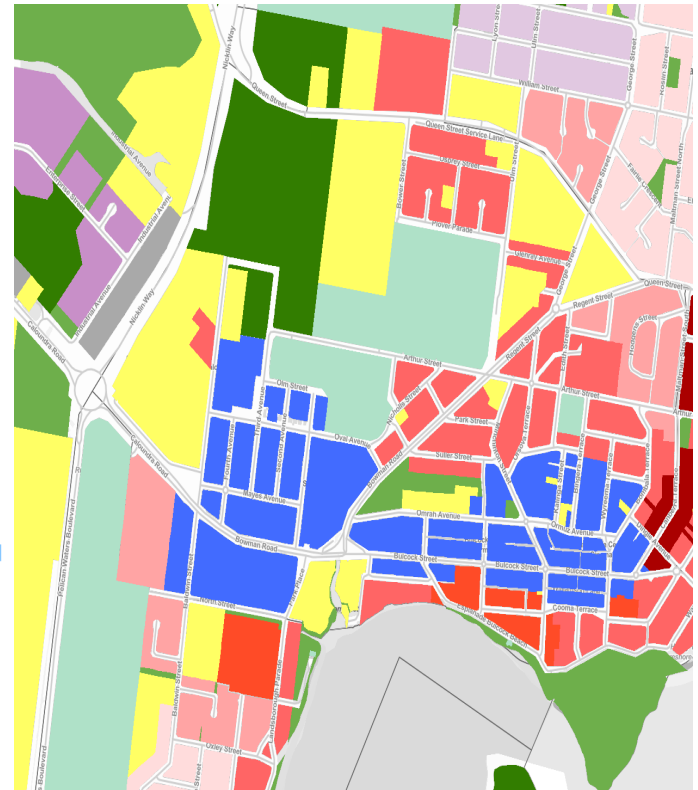
Caloundra and Surrounds Local Plan provides local planning direction.

Caloundra recognised as the dominant **major regional activity centre** for the southern Sunshine Coast.

Opportunities for increased residential density, mixed-use development and diversity of housing types.

## Zones

-  Low Density Residential Zone
-  Low-Medium Density Residential Zone
-  Medium Density Residential Zone
-  High Density Residential Zone
-  Tourist Accommodation Zone
-  Mixed Use Zone
-  Principal Centre Zone
-  Major Centre Zone
-  District Centre Zone
-  Local Centre Zone
-  Neighbourhood Centre Zone
-  Low Impact Industry Zone
-  Industry Zone
-  Waterfront and Marine Industry Zone
-  Sport and Recreation Zone
-  Open Space Zone
-  Environmental Management and Conservation Zone
-  Community Facilities Zone
-  Emerging Community Zone
-  Innovation Zone
-  Limited Development Zone
-  Rural Residential Zone
-  Rural Zone
-  Specialised Centre Zone
-  Tourism Zone





# The Wave

Comprising:

**Stage 1** – Heavy passenger rail line (Beerwah to Caloundra)

**Stage 2** – Heavy passenger rail line (Caloundra to Birtinya)

**Stage 3** – Metro-style service (Birtinya to Maroochydore and Sunshine Coast Airport)

# The Wave (Rail) Stage 1 – Caloundra Station

Elevated station south of Caloundra Rd with improved multi-modal connectivity.

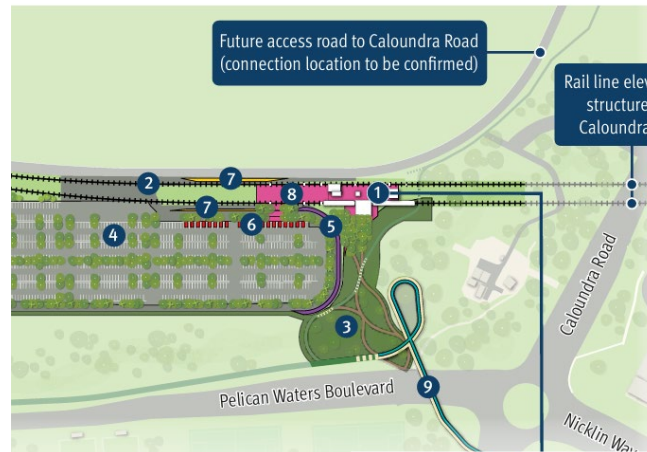
Two-track, island-platform station future-proofed for 9-car trains, with lifts, escalators and stairs

Park 'n' ride on the eastern side sized for high demand; bus interchange and kiss 'n' ride beneath station.

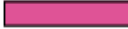
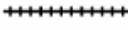







Includes ticket office, toilets, end-of-trip facilities, CCTV and lighting.

Proposed active transport links, including bridges over Pelican Waters Blvd and Caloundra Rd.

ation map (updated concept layout)



## Legend

-  1 Station platforms (elevated static – see inset)
-  2 Dual track
-  3 Landscaping
-  4 Park 'n' ride (street level)
-  5 Kiss 'n' ride
-  6 Disability parking bays and static
-  7 Bus bays
-  8 Cycle storage
-  9 Pedestrian and bicycle (active tra

## Accommodation hotel incentives

Strategic Policy –  
Accommodation Hotel  
Incentives.

Supported by a **Temporary  
Local Planning Instrument  
(TLPI)**, which:

some additional building  
height allowance  
reduced on-site parking  
rates.

In Caloundra, the TLPI  
applies to land included in  
the **Principal Centre Zone**.

TLPI provisions have been  
incorporated into the  
proposed planning scheme.



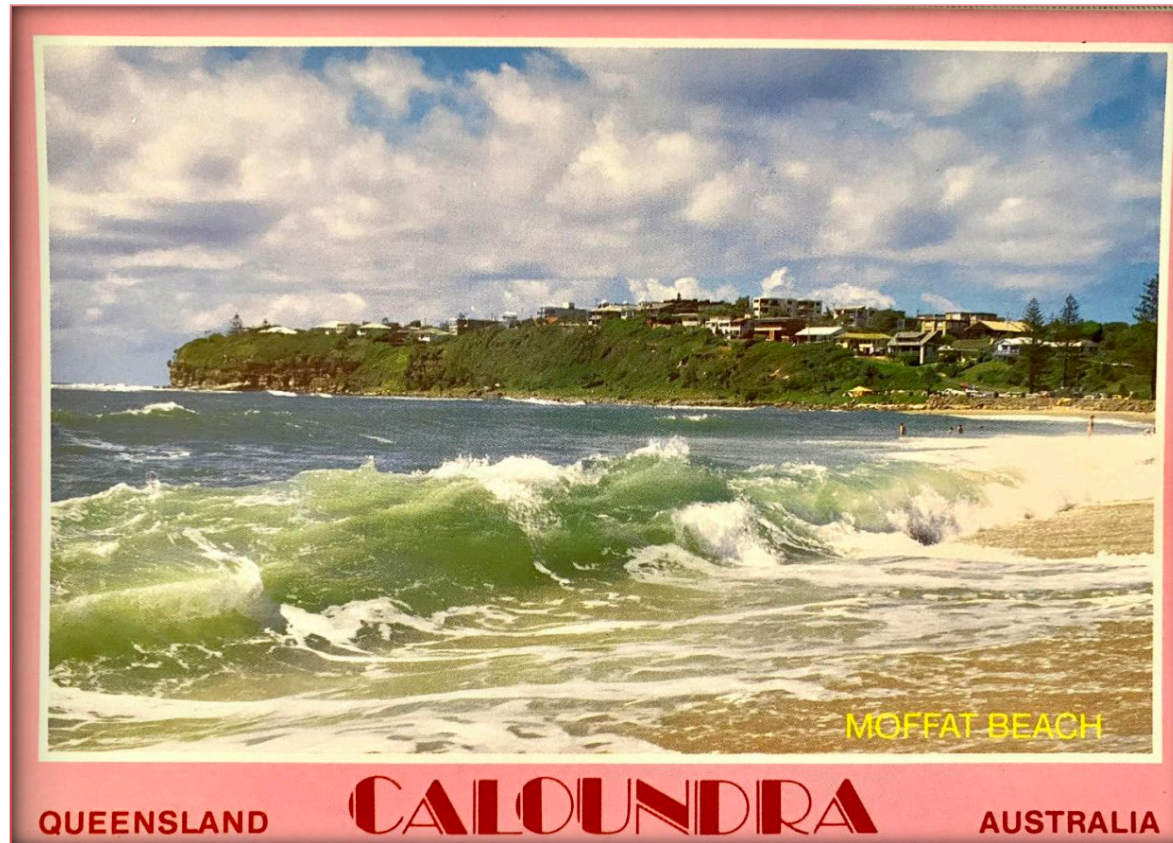
Thanks for your time



[sunshinecoast.qld.gov.au](http://sunshinecoast.qld.gov.au)

*Honours Research  
Project – UniSC*

*Jack Walker & Dr  
Javier Leon*





- • Moffat Beach is one of the Sunshine Coast's most iconic surf breaks
- • Surfing contributes to local culture, wellbeing, and the economy
- • Coastal change, development, and water quality can affect surf conditions
- • Very little scientific data exists on surf use and value



1. Measure how often surfers use Moffat Beach



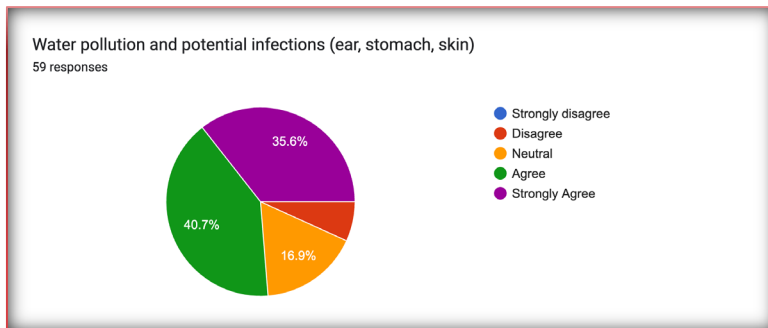
2. Understand the economic and social value of surfing



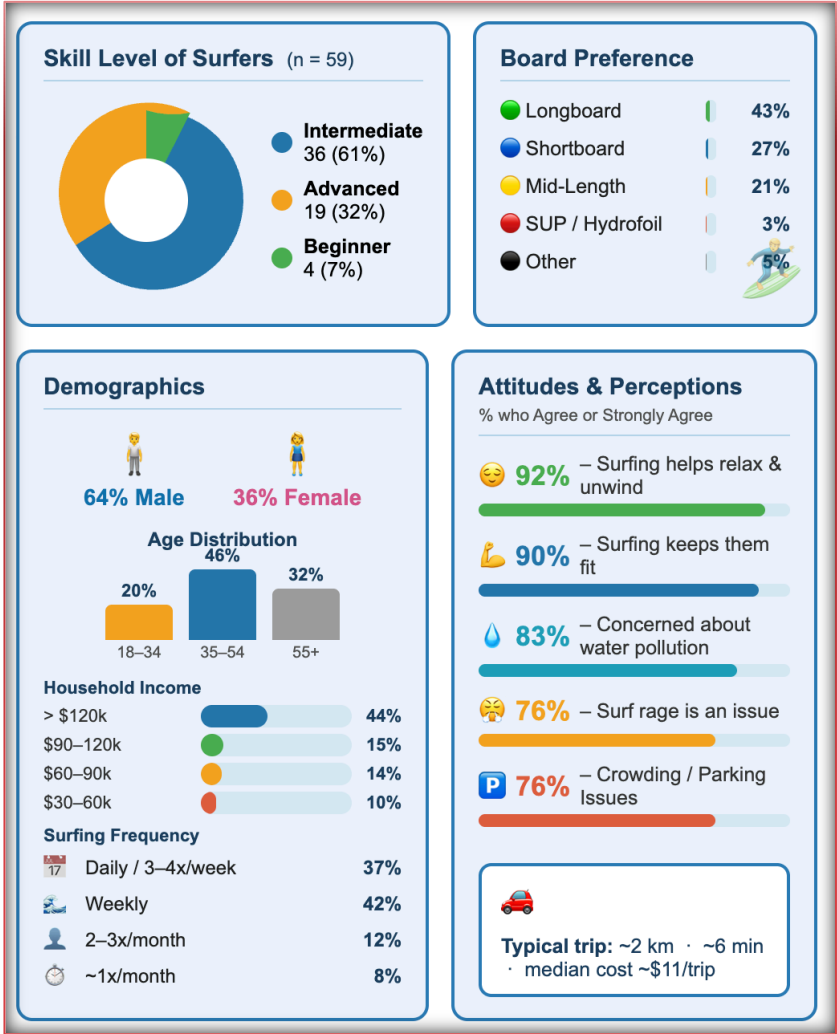
3. Monitor water quality and environmental conditions



4. Provide data to support future coastal planning



- **In-Person Surveys**
  - Surveys conducted directly with surfers at Moffat and nearby beaches
- Collected data on surfer demographics, skill level, and board preference
- Recorded surfing frequency, travel distance, and attitudes toward surfing
- **Community surveys**
  - Understanding surfer experiences and spending
- **Water quality testing**
  - Monitoring conditions that affect ocean health



- Initial responses already coming from local surfers
- Many respondents surf multiple times per week
- Moffat Beach is a primary break for many local surfers
- Ongoing responses will strengthen the dataset

- Jack Walker – Honours Researcher
- Email: Jawo72@student.usc.edu.au
- University of the Sunshine Coast
  
- Survey Link:
- [https://docs.google.com/forms/d/1Gc9\\_gU11EHo1UlbRAHrqWGtDcmaWI7F2ahYoQB5Nszo](https://docs.google.com/forms/d/1Gc9_gU11EHo1UlbRAHrqWGtDcmaWI7F2ahYoQB5Nszo)







We'd love to hear your thoughts on *Uncover Caloundra*.

Please feel free to share your feedback by scanning the QR code.



Next Steps &  
Feedback

