

ATTACHMENT 7

**SUNSHINE COAST TOURISM PRECINCTS ANALYSIS
KHA DEVELOPMENT MANAGERS**

SUNSHINE COAST TOURISM PRECINCTS ANALYSIS



1. Noosa Hastings Street Precinct
2. Coolum Beachfront Precinct
3. Marcoola Beachfront Precinct
4. Mooloolaba Esplanade Precinct
5. Caloundra Bulcock Beach Precinct

	Sekisui Yaroomba	Noosa Hastings Street	Coolum Beachfront	Marcoola Beachfront	Mooloolaba Esplanade	Caloundra Bulcock Beach
Total Area	18.8ha	7.2ha	2.8ha	8.0ha	1.9ha	11.8ha
Site Cover	16%	48%	38%	34%	90%	28%
Open Space	84%	42%	50%	51%	3%	51%
Carparking	0% All basement car parking	10%	12%	15%	7%	21%
Density	85du/ha	97du/ha	111du/ha	69du/ha	261du/ha	86du/ha
Yaroomba Precinct Comparison	Yaroomba proposal provides superior urban planning outcomes when compared with existing precincts	<ul style="list-style-type: none"> • Less density • only 33% of the site cover • 200% or double the amount of open space 	<ul style="list-style-type: none"> • Less density • Only 42% of the site cover • 68% more open space 	<ul style="list-style-type: none"> • Half the site cover • 57% more open space 	<ul style="list-style-type: none"> • Significantly less density (Mooloolaba is high density) • Vastly greater provision of open space • Only 18% of the site cover 	<ul style="list-style-type: none"> • Same density • Almost half the site cover • 17% more open space

1. NOOSA HASTINGS STREET PRECINCT



Site Cover 48% | Landscaped Area 38% | Carparking/Driveway/Roads 9.8% | Density 97du/ha | Total Area: 72,530m²

2. COOLUM BEACHFRONT PRECINCT

1. Coolum Caprice – 13 storeys – 80 units
2. Coolum Baywatch – 3 storeys – 19 units
3. The Beach Retreat Coolum – 4 storeys – 57 units
4. The Rocks at Coolum – 6 storeys – 10 units
5. Clubb Coolum Beach – 11 storeys – 68 units
6. Phoenix Apartments – 7 storeys – 12 units
7. Bondi Units – 4 storeys – 11 units
8. Coolum Terraces – 2 storeys – 10 units
9. Dwelling house – 1 storey – 1 unit
10. Quarterdeck Coolum – 3 storeys – 6 units
11. Dwelling house – 1 storey – 1 unit
12. Blue Fin Court – 3 storeys – 6 units
13. Marlin Court – 3 storeys – 6 units
14. Unit block – 2 storey – 4 units



15. Dwelling house – 2 storey – 1 unit
16. Surf dance – 3 storeys – 15 units
17. Dwelling house – 2 storeys – 1 unit
18. Dwelling house – 1 storey – 1 unit
19. Dwelling house – 1 storey – 1 unit
20. Dwelling house – 1 storey – 1 unit
21. Dolphin Units – 2 storeys – 4 units
22. Dwelling house – 1 storey – 1 unit
23. Dwelling house – 1 storey – 1 unit

Site Cover 38% | Landscaped Area 50% | Carparking/Driveway 12% | Density 111du/ha | Total Area: 28,563m²

3. MARCOOLA BEACHFRONT PRECINCT



- 1. Salerno On The Beach - 6 storeys – 32 units
- 2. Surfair – 7 storeys – 119 units
 - A – 75 units
 - B- 44 units
- 3. Ramada – 7 storeys – 119 units
- 4. San Marino – 6 storeys – 35 units
- 5. Atlantis Marcoola - 6 storeys – 74 units
- 6. Marcoola Beach Resort - 6 storeys – 124 units
- 7. Sand Dunes - 3 storeys – 48 units

Site Cover 34% | Landscaped Area 48% | Carparking/Driveway/Roads 15% | Density 69du/ha | Total Area: 79,720m²

4. MOOLOOLABA ESPLANADE PRECINCT



- 1. Syrenuse – 9 storeys – 23 units
- 2. Zanzibar – 10 storeys – 65 units
- 3. Sirocco – 10 storeys - 78 units
- 4. 77 The Esplanade – 5 storeys – 6 units
- 5. Malibu – 9 storeys – 18 units
- 6. Spinnaker – 6 storeys - 18 units
- 7. Sea Pearl – 12 storeys – 24 units
- 8. Pacific – 12 storeys – 33 units
- 9. Oceans – 10 storeys – 46 units
- 10. Mooloolaba International Commercial – 2 storeys – N/A
- 11. Mantra – 16 storeys – 201 units

Site Cover 90% | Landscaped Area 44% | Carparking/Driveway 7% | Density 261du/ha | Total Area: 19,573m²

5. CALOUNDRA BULCOCK BEACH PRECINCT



Site Cover 28% | Landscaped Area 51% | Carparking/Driveway/Roads 21% | Density 86du/ha | Total Area: 118,024m²

1. Tripcony Quays – 4 storeys – 18 units
2. Watermark Apartments – 4 storeys – 40 units
3. Anchorage on Maloja – 4 storey – 12 units
4. Pumicestone Lodge – 4 storeys – 15 units
5. Callaways – 4 storeys – 6 units
6. Pumicestone Quays – 3 storey – 7 units
7. Cetina Apartments – 4 storeys – 7 units
8. The Creel – 4 storeys – 9 units
9. Iona Lodge – 4 storeys – 3 units
10. Sunset Shoals – 3 storeys – 3 units
11. Pumicestone Chase – 4 storeys - 12 units
12. 2 Maloja - 4 storeys – 3 units
13. La Promenade Beachfront – 4 storeys – 23 units
14. Dwelling house – 1 storey – 1 unit
15. Wirruna – 4 storeys – 6 units
16. Grand Pacific Resort - 12 storeys – 113 units
17. Monaco Residential Apartments – 12 storeys – 89 units
18. Commercial/food outlets – 1 storey – N/A
19. Calenick - 4 storeys – 6 units
20. Tingira Sea - 4 storeys – 6 units
21. Balmara Court - 4 storeys – 4 units
22. Dwelling house – 2 storeys – 1 unit
23. Dwelling house – 2 storeys – 1 unit
24. Dwelling house – 2 storeys – 1 unit
25. Dwelling house – 2 storeys – 1 unit
26. Dwelling house – 2 storeys – 1 unit
27. The Waterford – 13 storeys – 33 units
28. Centrepont Caloundra – 16 storeys – 74 units
29. Vacant land
30. Allamanda – 5 storeys – 15 units
31. Cerulean – 6 storeys - 12 units
32. Cerulean North - 4 storeys – 3 units
33. Dwelling house – 2 storeys – 1 unit
34. Rumba Resort - 5 storeys – 74 units
35. Eaton - 4 storeys – 6 units
36. Belaire Place - 6 storeys – 21 units
37. Commercial/food outlets - 2 storeys – N/A
38. Windemere Heights - 4 storeys – 6 units

39. Pendrift – 4 storeys – 5 units
40. Tranquil Shores – 5 storeys – 21 units
41. Costa Solana – 4 storeys – 5 units
42. Boardwalk Apartments – 5 storeys – 7 units
43. Lowanna – 5 storeys – 14 units
44. Thelmern Court – 4 storeys – 3 units
45. Kookaburra Court 22 – 4 storeys – 6 units
46. Moondara – 4 storeys – 6 units
47. Wollombi – 4 storeys – 6 units
48. Sundowner – 4 storeys - 4 units
49. Dwelling house – 2 storeys – 1 unit
50. Star Lodge - 3 storeys – 7 units
51. Dwelling house – 2 storeys – 1 unit
52. Latona - 3 storeys – 5 units
53. Dusk at Home – 5 storeys – 38 units
54. Vacant land
55. Latona Views - 4 storeys – 6 units
56. Summervale Apartments - 4 storeys – 6 units
57. Jade Waters - 5 storeys – 7 units
58. Blue Horizon - 4 storeys – 7 units
59. Caloundra Sands - 4 storeys – 6 units
60. Driftwood Apartments - 4 storeys – 6 units
61. Joanne Apartments - 4 storeys – 18 units
62. Joanne Terrace Apartments - 5 storeys - 18 units
63. Aspect – 12 storeys – 101 units
64. Deep Water Cove – 4 storeys – 9 units
65. Dwelling house – 2 storeys – 1 unit
66. Pumicestone Apartments – 6 storeys – 12 units
67. Dwelling house – 2 storeys – 1 unit
68. Dwelling house – 1 storey – 1 unit
69. Dwelling house – 2 storeys – 1 unit
70. The Waterview - 7 storeys – 16 units
71. Viewpoint - 4 storeys – 6 units
72. Dwelling house – 2 storeys – 1 unit
73. Araluen - 7 storeys – 14 units
74. Luanda - 4 storeys – 12 units
75. Dwelling house - 3 storeys – 1 unit