

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 15 / 6 / 12

CALOUNDRA SOUTH
MASTER PLAN



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13 JUN 2012
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PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated \ \

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2007-01-11

CALOUNDRA SOUTH MASTER PLAN



CALOUNDRA SOUTH GOALS

Places of Distinction

2

new regional scale parklands to celebrate the culture and lifestyle aspiration of the coast

Energy

2,000

solar PV systems

Learning

20

educational centres of excellence providing learning from early childhood to tertiary

Employment

20,000+

jobs for the Sunshine Coast

Cycle City

200

kilometres of cycling and pedestrian paths

Biodiversity

2,000,000

trees and plants planted

Water

2,000,000,000+

litres of water captured for reuse

OUR COMMITMENT

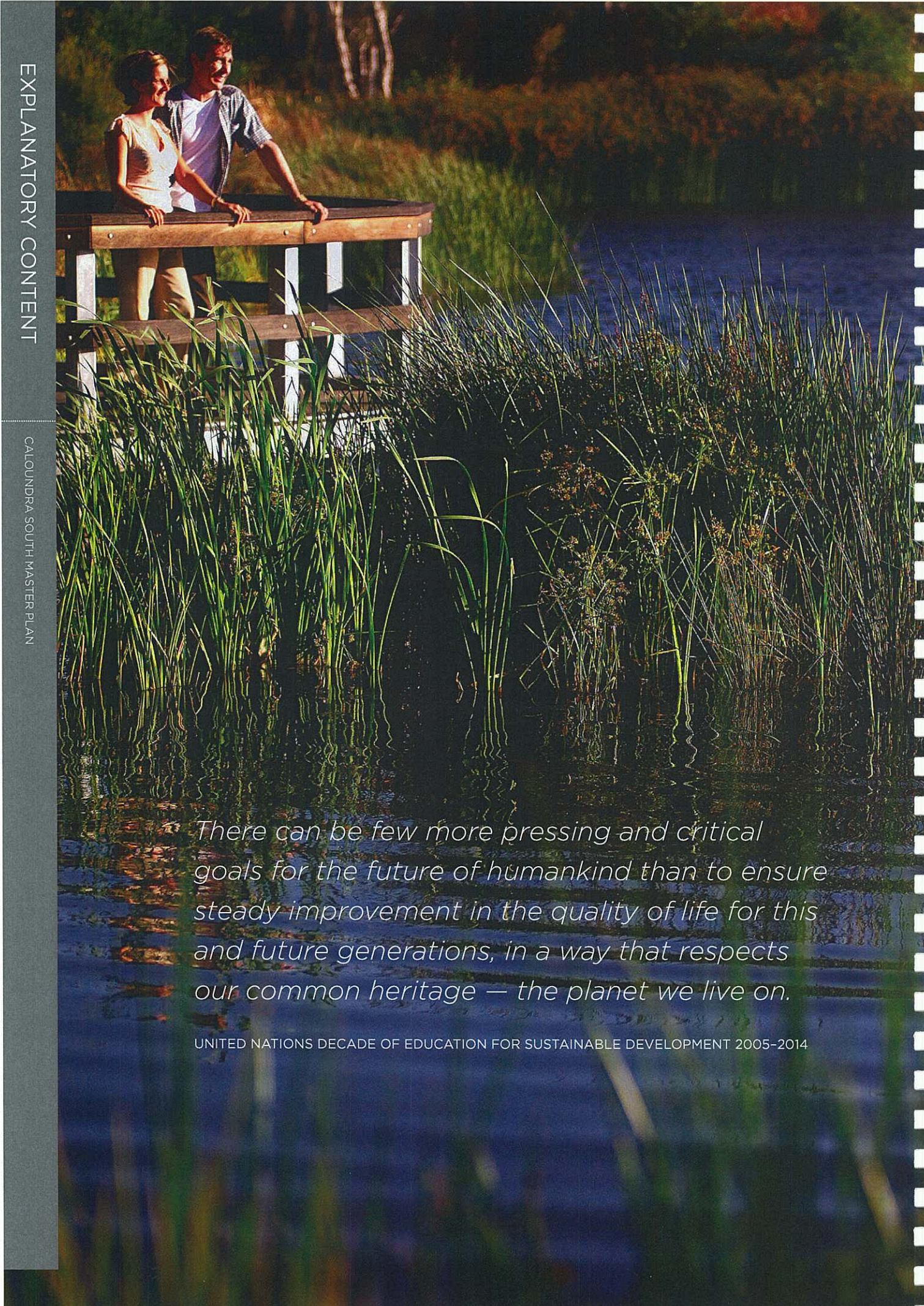
Caloundra South will be an exceptional coastal community that will attract global opportunities to the Sunshine Coast and set new standards for Australian mixed use development.

At the heart of this commitment is the desire to create an innovative and sustainable community where people feel a sense of engagement, belonging and pride.

This will provide long term benefits to the Sunshine Coast, delivering the diverse range of housing, jobs and business growth needed to sustain future prosperity for this community and the region.

The success of Caloundra South will be founded on a commitment, by the Master Developer in partnership with our stakeholders, to deliver the following aspirations:

- 1 LEARNING:** Create a knowledge-based urban development with learning centres in every neighbourhood, focused on providing educational excellence to attract and nurture talented people, build intellectual capital, harness economic opportunities and foster innovation.
- 2 EMPLOYMENT:** Attract new business investment and industry to the Sunshine Coast, generating more diverse employment opportunities for the region.
- 3 PLACES OF DISTINCTION:** Create a network of distinctive villages and communities with housing diversity including more affordable options, as well as new cultural, community, social and leisure facilities.
- 4 A CYCLING COMMUNITY:** Create a pedestrian and cycling community structured around a signature cycling circuit that integrates with quality open spaces, connecting all centres to encourage most local trips to be taken by walking or cycling.
- 5 BIODIVERSITY:** Enhance regional biodiversity values and re-establish ecological connections with a new 440 hectare Environmental Protection Area and the rehabilitation of Lamerough Creek and Bells Creek (north and south) providing improved opportunities for fauna connectivity through the site.
- 6 WATER:** Minimise demand on water resources through innovation and demand management, focusing on the protection and enhancement of the region's waterways.
- 7 ENERGY:** Adopt best practice and integrate renewable energy opportunities to maximise energy efficiency.

A photograph of a man and a woman standing on a wooden deck, looking out over a body of water. The water is dark and reflects the surrounding greenery. Tall reeds and grasses grow in the water, and the background shows a forested hillside. The image has a film strip border on the right side.

There can be few more pressing and critical goals for the future of humankind than to ensure steady improvement in the quality of life for this and future generations, in a way that respects our common heritage — the planet we live on.

UNITED NATIONS DECADE OF EDUCATION FOR SUSTAINABLE DEVELOPMENT 2005-2014

A sustainable future for the Sunshine Coast will depend on the region's ability to manage growth to protect quality of life for residents and achieve better environmental, social and economic outcomes. The scale and location of Caloundra South provides a unique opportunity to start to address a number of the region's future challenges including managing our water, protecting our biodiversity, maximising green energy generation and minimising waste.

WATER MANAGEMENT

The Caloundra South community will set new best practice in the management and use of water. This includes:

- A commitment to ensure that the development of Caloundra South will have no net impact on the downstream water quality of the Pumicestone Passage. This will require setting new standards for urban development in managing and treating stormwater including the installation of up to three times as much urban stormwater treatment infrastructure compared to existing Green Field development in South-East Queensland;
- Upfront planning to ensure the demand on the region's potable water network from Caloundra South is minimised. At Caloundra South, a roof water capture and reuse initiative will be established and will see up to 100% of all roof water captured. In addition to this, opportunities for urban stormwater harvesting will be investigated and demand management initiatives will be implemented.

BIODIVERSITY ENHANCEMENT

Historically Caloundra South has been used for grazing and pine plantation, resulting in the majority of the site having been previously cleared of vegetation. The development of Caloundra South will see a new conservation area of approximately 440 hectares rehabilitated and protected together with the re-establishment of riparian corridors to Bells Creek North, Bells Creek South and Lamerough Creek.

SUSTAINABLE ENERGY

Caloundra South will use renewable energy sources and minimise energy demand through the development of energy efficient building design that targets a reduction in energy use and encourages the integration of renewable energy sources. Opportunities for carbon sequestration and offset associated with the rehabilitation of Caloundra South will also be investigated.

WASTE MINIMISATION

Caloundra South will seek to minimise the amount of waste generated through construction and operation of the community. This will be achieved through implementing education programs that seek to maximise reuse and recycling of building materials, household and business waste, encourage building design and construction techniques which minimise future waste generation.

These sustainability initiatives are intended to be delivered as part of an overall integrated master planning approach which combines social, cultural, environmental and economic outcomes. These initiatives will help create an exceptional community that provides holistic benefits for the Sunshine Coast region.

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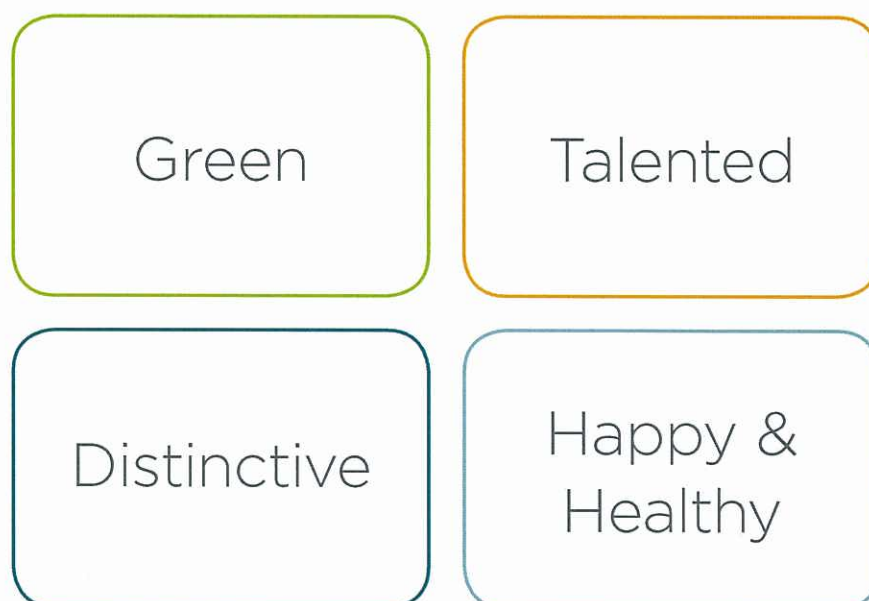
1.0 THE MASTER PLAN EXPLAINED

1.1

Caloundra South Master Plan Development

The Caloundra South Master Plan is based upon four strategic values of Green, Talented, Distinctive and Happy & Healthy that have been integrated to create eight principles (refer Part 5).

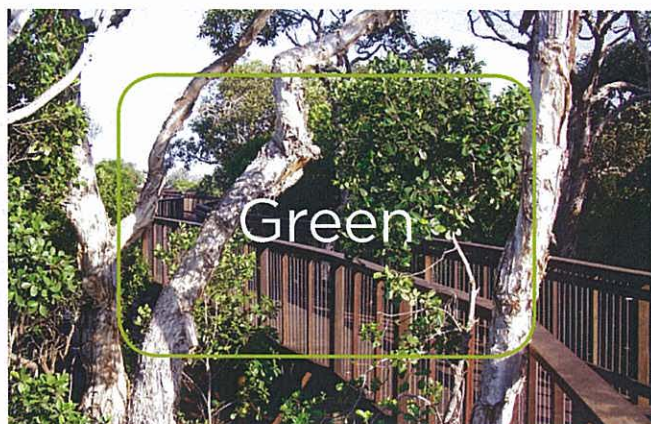
Caloundra South Values



CALOUNDRA SOUTH PRINCIPLES

1. Environmentally responsible
2. A 15 Minute Community
3. Potential & Prosperity
4. Village Life
5. A Network of Community Hubs
6. Distinctive Places
7. An Urban Heart
8. Delivery & Governance

1.0 THE MASTER PLAN EXPLAINED



1.2 Green

Caloundra South can provide a lasting green legacy for future generations through rehabilitation of 440ha, the creation of buffers and permanent conservation areas seeking to set new standards. The essence of Green is the community members will feel that:

“I will be responsible for the way I live and choose to care for my local environment; my choices determine the quality of the natural environment that we have now and into the future.”

Key goals for Green include:

- target self-sufficiency in water, energy and waste management through minimising demand, maximising reuse and applying new technology;
- apply innovation and creativity in green building design and sustainable living;
- undertake one of the Queensland's largest ever urban wetland rehabilitation and conservation programs;
- using information collected from each stage of development to ensure continual improvement in environmental performance;
- focus on local produce through a network of city farms and local markets.



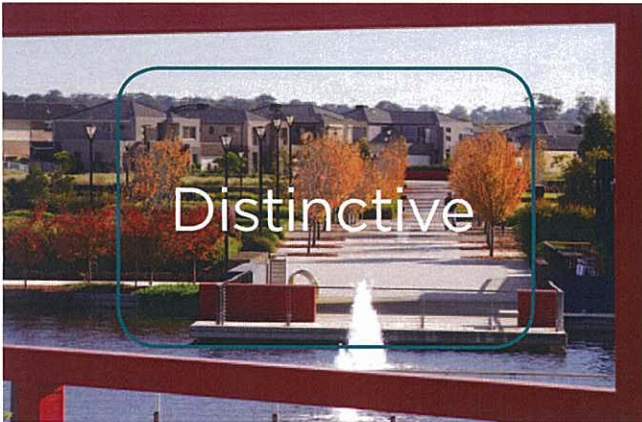
1.3 Talented

Caloundra South can become a place that invests in human potential, supports the development of talented people and leverages this talent to provide opportunities for others. The essence of Talented is the community members will feel that:

“I am surrounded by opportunity and waiting to be recognised; I see great things ahead for me; I can be successful on my own terms and create my own path; I am open minded to take risks and experiment.”

Key goals for Talented include:

- a whole of life learning and training network delivering educational excellence, infrastructure and programs for nurturing talent and building intellectual capital;
- a business culture in which enterprise and innovation thrive;
- economic depth and diversity which generates employment and career pathways and continuous skill development.



1.4 Distinctive

Caloundra South can become a regional destination because of its high quality and distinctive urban design, amenity and unique sense of community. The essence of Distinctive is the community members will feel that:

“I am inspired by my surroundings and feel proud of where I live. The character of this place is authentic and matches the spirit of the people who live here.”

Key goals for Distinctive include:

- application of contemporary quality subtropical architecture and urban design and future innovation where built form takes risks, generates interest and appeal whilst creating a lasting legacy for the community;
- a permeable transport network facilitates access and leverages views to the Glass House Mountains to the south west and hinterland to the west;
- establishment of a new town centre providing a vibrant urban scene delivering services and urban living options and life through the day and into the evening;
- attracting new cultural, arts, performance and entertainment facilities thus becoming an important node in the cultural network of the Sunshine Coast;
- provision of a network of community-oriented places and open space facilitating opportunities for community interaction and celebration;
- linear parklands combined with the waterways and a hierarchy of formal and active open spaces provide an interconnected green and blue tapestry that defines a network of distinctive villages;
- a network of residential villages and commercial addresses each leveraging its own distinctive character.



1.5 Happy and Healthy

Caloundra South can become a place that thrives because of its community, where people are happy and healthy, and feel that they belong. The essence of Happy and Healthy is the community members will feel that:

“I feel confident, included and relaxed, I feel like I belong, I am balancing my life and have all that I need to thrive, I am active and enjoying life the way I want to.”

Key goals for Happy and Healthy include:

- a balanced, affordable and high quality lifestyle providing a range and choice of housing, recreational, cultural and employment opportunities;
- an emphasis on community development through the facilitation of social and cultural networks and a distinct sense of civic identity and pride;
- investment in a high quality network of open spaces and recreation facilities to foster a healthy, active outdoors lifestyle;
- whole of life social and human services accessible within 15 minutes;
- meet the social, education, community and recreational needs of the community as well as providing a net regional benefit through responding to the needs of the wider Sunshine Coast Community.

1.6 Illustrative Master Plan

The Caloundra South Illustrative Master Plan demonstrates the potential built and natural layout of the new community.





LEGEND

- 1 Town centre
- 2 People's place
- 3 District and neighbourhood centres
- 4 Potential school site
- 5 Active open space
- 6 Waterway corridor and rehabilitation
- Residential neighbourhoods
- Industry and Business
- Environmental Protection
- Regional arterial
(Bruce Hwy and Kawana Link Road)
- CAMCOS corridor

1.0 THE MASTER PLAN EXPLAINED

1.7

Illustrative Master Plan Facets

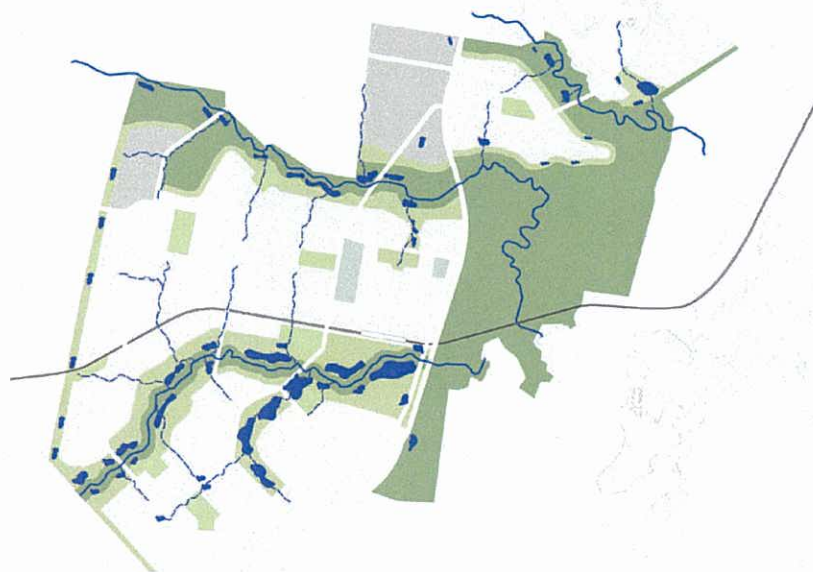
The Caloundra South Illustrative Master Plan demonstrates the potential built and natural layout of the new community. The Illustrative Master Plan has been founded on the following plan outcomes and guided by the Caloundra South Development Scheme.



WATER MANAGEMENT

A Next Generation integrated water management network underpinning the design, structure and form of Caloundra South.

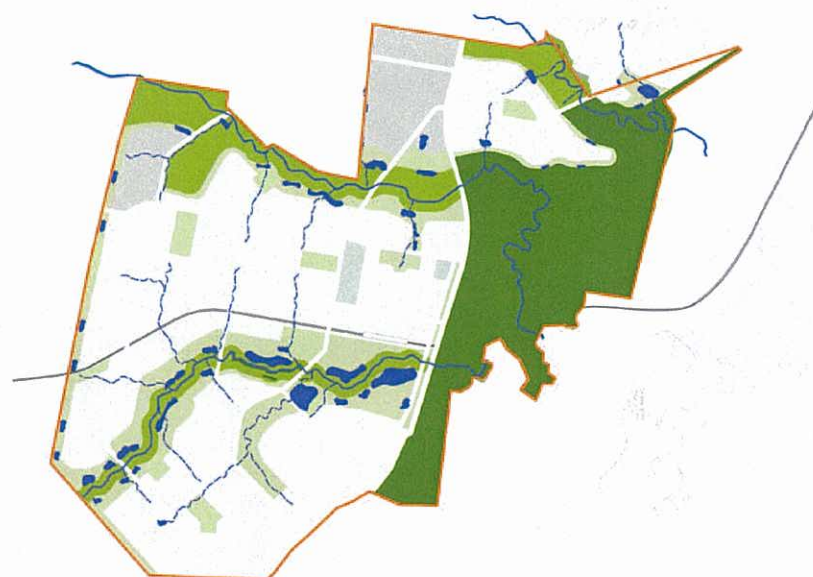
- up to 70ha of wetlands created;
- revegetation of Lamerough Creek and Bells Creek (north and south);
- invest in water management education.



ENVIRONMENTAL PROTECTION

Regionally significant habitat is protected and enhanced through the retention of remnant vegetation, rehabilitation of waterway corridors and dedication of approximately 440 hectares of land for environmental protection and conservation.

- 2 million trees and plants re-established;
- re-establish ecological and biodiversity corridors along Lamerough Creek and Bells Creek (north and south);
- expansion of frog habitats.





PARKLANDS

A network of linear parklands that link to the waterways and a hierarchy of formal and active open spaces provide an interconnected green and blue tapestry that defines a network of distinctive villages.

- a new regional lifestyle & recreation hub;
- 10 sports parks;
- network of linear open space parklands integrated with a signature Cycling Circuit;
- parks positioned to maximise views to the Glass House Mountains.



CENTRES

A hierarchy of centres provide a focus for community living and meets the needs of residents, workers and visitors at local, district and sub-regional level.

- 1 town centre;
- 3 district centres;
- 6 neighbourhood centres.



1.0 THE MASTER PLAN EXPLAINED

1.7

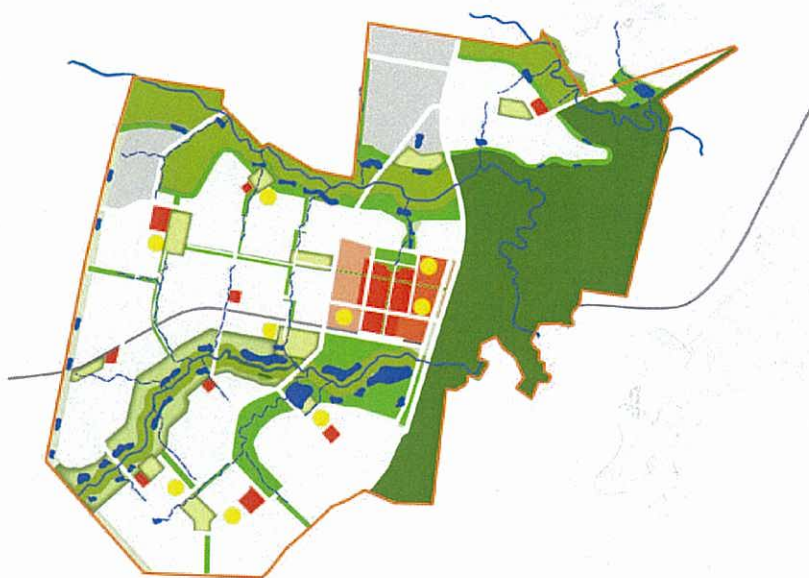
Illustrative Master Plan Facets



COMMUNITY

Community facilities and schools are co-located with centres to maximise integration and capacity and reinforce a strong focus at the heart of each village. Enterprise, business and commercial uses are integrated within centres and as distinctive enterprise villages to facilitate a jobs housing balance and help to diversify the regional Sunshine Coast economy.

- 1 Potential Tertiary/TAFE training facility;
- 2 Public Secondary Schools;
- 5 Public Primary Schools;
- Up to 8 Private Schools;
- 4 Early Learning & Kindergartens.



ROAD NETWORK

A permeable transport network facilitates access to the site and captures views to the Glass House Mountains to the south west and hinterland to the west.

- 800m grid road network;
- major roads aligned to maximise views to the Glass House Mountains;
- new connection to the Bruce Highway;
- new Regional Arterial Road connecting to Beerwah and Kawana.



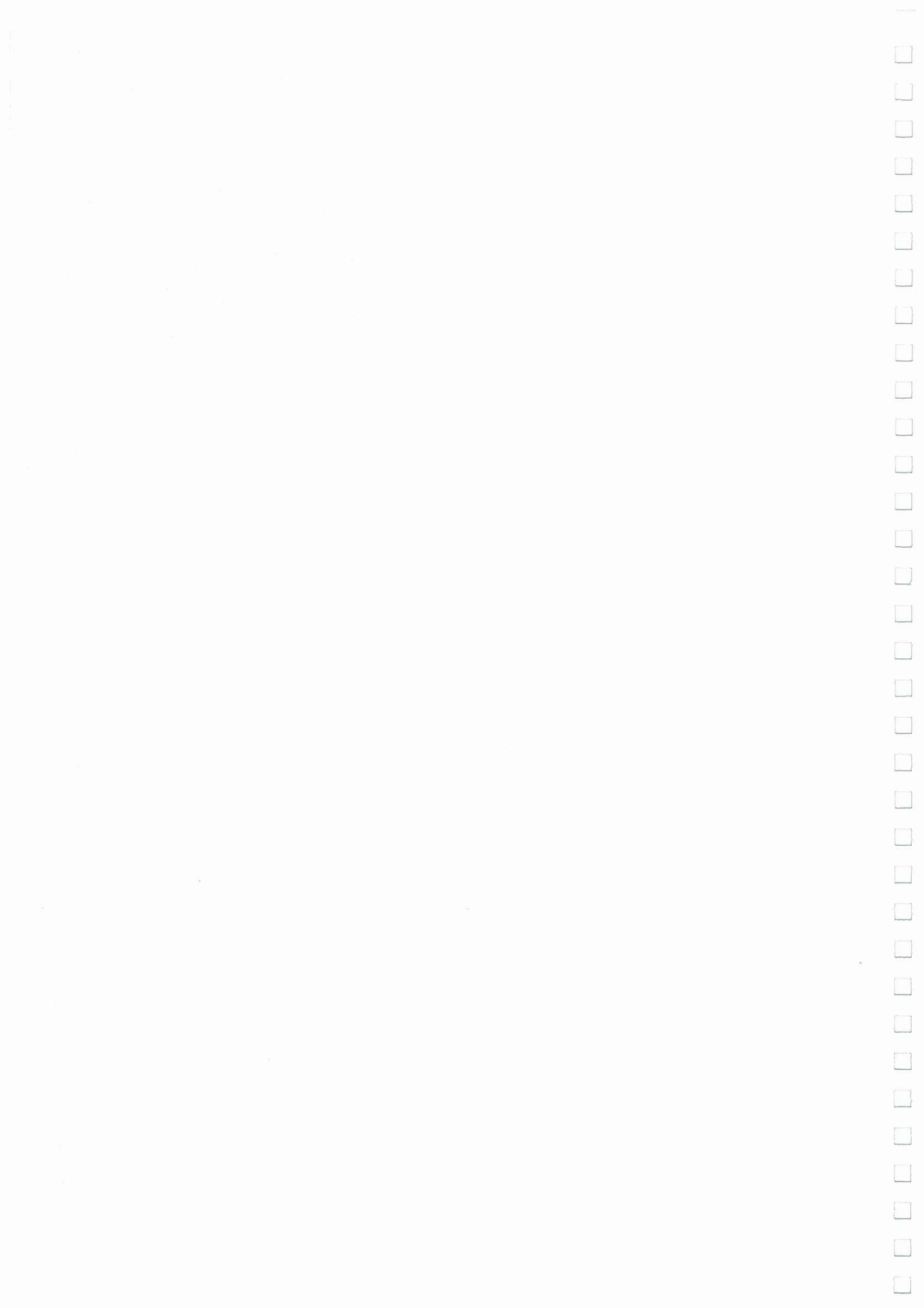


PUBLIC TRANSPORT

Dedicated and priority public transport routes and vehicle linkages are organised as an interconnected grid over the site. They connect centres and employment and key community uses.

- major transit station in the Town Centre;
- bus stops at all centres;
- most homes within 400m of a bus stop.





2.0 STRUCTURE OF THE MASTER PLAN

EXPLANATORY CONTENT

Context and understanding of the Master Plan Material
Change of Use (MCU) purpose and function

MASTER PLAN COMPONENTS

PART 1 The Master Plan Explained

PART 2 Structure of the Master Plan

PART 3 Regional Context

PART 4 Purpose of the Master Plan

PART 5 Principles

PART 6 Land Use Areas

PART 7 Localities

PART 8 Precincts

PARTS 9 Housing Diversity and Affordability, and Sustainability

PART 11 Design Standards - Special Places

PART 12 Infrastructure Networks and Standards

PART 13 Administration

PURPOSE AND RELATIONSHIP TO THE DEVELOPMENT SCHEME

Part 1 describes Caloundra South as An Exceptional Community including specific delivery areas, goals and values, which in turn inform the more detailed design and regulatory components of the Master Plan.

Part 2 explains the structure of the Master Plan document.

Part 3 explains the regional context including location, site conditions and economic and social context.

Part 4 explains the purpose of the Master Plan and outlines the statutory context.

Part 5 identifies the core principles that inform planning and delivery. The principles set aspirations and outcomes (implementing the UDA-wide criteria).

Part 6 identifies Land Use Areas (LUA) for the Caloundra South UDA. LUAs provide a more detailed representation of the ULDA Development Scheme Zone provisions. Within each LUA specific outcomes are identified to regulate development.

Part 7 identifies how the Master Plan area is divided into four Localities which specify the character, key development outcomes and spatial land use areas for each Locality.

Part 8 identifies how each of the 4 Localities is divided into Precincts (19 Precincts in total). The purpose of each precinct is to specify intended development entitlements & obligations for each Precinct. Precincts provide control for development yields and development obligations.

Parts 9 and 10 outline the housing and sustainability initiatives and outcomes that are to be achieved through the development and how these objectives will be implemented.

Part 11 nominates design standards for specific Special Places throughout the site, intended to be of local and regional significance. These standards will provide design parameters for the urban form and other development outcomes.

Part 12 summarises the infrastructure and open space deliverables across the site. These establish the outcomes to be achieved.

Part 13 provides definitions of key administrative terms

PLANNING CONTENT

Providing development outcomes to be achieved by the Master Plan MCU and subsequent development applications



3.0 REGIONAL CONTEXT

PELICAN
WATERS

CALOUNDRA

PUMICESTONE
PASSAGE

BRIEBIE
ISLAND



3.0 REGIONAL CONTEXT

3.1

A unique opportunity to positively shape the future of the Sunshine Coast

The Sunshine Coast has a number of existing and future challenges consistent with many comparable coastal regions of Australia. Caloundra South, on the southern edge of the Sunshine Coast is the largest urban greenfield site in a single ownership in South East Queensland which provides a unique opportunity to undertake long-term planning and investment to meet regional needs.

The South East Queensland Regional Plan 2009 – 2031 identifies the need for the site to contribute housing to meet the projected regional increase of 170,000 additional people by 2031. Caloundra South could eventually accommodate 50,000 residents, thereby carefully managing future population growth. The project has the potential to accommodate almost one third of the Sunshine Coast's growth over the next 20-30 years in a way that protects the environment and increases more sustainable living.

The Sunshine Coast experiences a general lack of housing availability and choice. Affordability is measured by the relationship between average household income compared with cost of living. Caloundra South's network of villages will provide greater housing choice and availability, and combined with a range of distinctive placemaking elements, attracts a wider range of audiences to the Sunshine Coast.

Caloundra South can also contribute to the depth and diversification of the Sunshine Coast economy through job creation during construction and the facilitation of new industry. A project, the size of Caloundra South, can provide land and opportunities for business diversity. Through the scale of the project, Caloundra South has the potential to attract productive, high-value adding and environmentally responsible enterprises. The establishment of three major employment nodes on the site can provide the opportunity to generate up to 20,000 full-time jobs upon completion of the project.

Caloundra South can also facilitate regional educational excellence through the delivery of 8 primary schools, 4 secondary schools, along with TAFE and tertiary learning facilities.

This plan illustrates the commitment to protect receiving environments through a range of initiatives including implementation of leading water sensitive urban design and the establishment of one of Australia's largest urban wetland rehabilitation program. This will include establishing substantial buffers around the waterways and protection and enhancement of important remnant vegetation.

There is a unique opportunity to implement broad-scale adoption of new design and technologies to improve regional sustainability and liveability. Buildings will have water and energy efficiencies and improved levels of public and active transport patronage will be facilitated to reduce the current high reliance on private vehicle use. Essential services will be located in close proximity and well connected through infrastructure and transport services.

Caloundra South is therefore a project of local and strategic importance with the potential to facilitate positive regional change.



Residents

50,000

Dwellings

20,000

Full time jobs
post construction

20,000

Biodiversity

440ha

Cycling community

Up to 200km of cycling, walking
and running paths

200km



3.0 REGIONAL CONTEXT



3.2 Strategic location

Caloundra South has a 4km frontage along the Bruce Highway that is the Queensland's primary north-south motorway. Caloundra South is one hour's drive north of the state's capital, Brisbane and 16 kilometres south of Maroochydore - the principal centre on the Sunshine Coast.

The Bruce Highway ensures that Caloundra South is within close reach of these major activity generators, airports and other South East Queensland destinations. The proposed Kawana Arterial Road extension will create a major new entry point to the Sunshine Coast. The natural and urban form at Caloundra South can create an inspiring arrival to the Sunshine Coast.



Map 1
Site Location and
Context

Site Boundary



3.2.1

The Environment

The site, previously operated as a pine plantation, is now largely cleared and currently consists of vacant rural land. It is within the catchment for the Pumicestone Passage, which forms part of the Moreton Bay Ramsar Wetland and is traversed by three waterways - Lamerough Creek, Bells Creek North and Bells Creek South. The site has been largely degraded by previous land uses, being predominantly forestry and farming practices. The pre-existing pine plantation has been cleared from the site and as a consequence the site hydrology has been significantly altered, remnant vegetation is fragmented and fire regimes changed. The ecological values of Caloundra South are concentrated along the waterways and within a small area of wetland in the east, where vegetation has been retained.

The Master Plan will require the need to rehabilitate and protect both 440ha of land and the major waterways that traverse the site.

This ecological outcome will significantly improve the biodiversity, ecology and wildlife corridors within and adjoining site.



Map 2

Environmental Connectivity

Major green corridors

3.0 REGIONAL CONTEXT

3.2.2

Regional Transport and Infrastructure

Existing travel patterns on the Sunshine Coast demonstrate a heavy reliance on the private car as the primary transport mode. The implementation of an integrated transport strategy (rail, bus and road) will make public transport more convenient and reliable, increase road network capacity, and link the Sunshine Coast with Brisbane via the regional railway. The size and location of Caloundra South can facilitate this vital public transport link from the regional railway to the Sunshine Coast. It will also make a considerable contribution to the critical mass of people required to create a viable public transport network for the region.

The location of the site, including its context, is shown on Map 3 – Transport Context.



Map 3

Transport Context

- | | |
|---|---------------------------------|
| Bruce Highway | CoastConnect |
| Sunshine Motorway and Caloundra Road | Protected CAMCOS corridor |
| Kawana Arterial (existing) | Existing railway |
| Kawana Arterial Road extension (proposed) | Principal/Major Activity Centre |
| Proposed connection to Beerwah | |



3.3 Regional Landscape Context

Caloundra South is located between the foothills of the Blackall Ranges and Glass House Mountains, and the coastline and Pumicestone Passage (refer Map 4 - Landscape Context). The planning for Caloundra South will provide an opportunity to:

- strengthen the habitat linkages from the foothills to the coast through rehabilitating the waterways of Lamerough Creek, Bells Creek North and Bells Creek South, along with the establishment of a permanent Environmental Protection Zone;
- maximise panoramic views to the Glass House Mountains in the west and the Caloundra skyline to the east through the orientation of key roads to pick up major views and the location of major public spaces and viewing opportunities; and
- implement controls on building heights to protect view corridors.



Map 4

Landscape Context

- Rural hinterland and townships
- Productive lands and highway
- Coastal fringe
- Intensive coastal spine
- Waterway corridor
- Principal Activity Centre
- Major Activity Centre
- Other centres

3.0 REGIONAL CONTEXT



3.4 Economic Context

3.4.1 Generating Economic Diversity and a Net Employment Dividend

To realise long-term regional economic benefit, the Caloundra South project will need to attract commercial enterprise to the Sunshine Coast and deliver regional-scale employment opportunities. Fostering and retaining talented people with the skills necessary to work in these businesses is a primary goal.

Through the development of three major employment nodes there is an opportunity for Caloundra South to facilitate a third of the economic demand on the Sunshine Coast over the next 20 years. The 20,000 jobs projected (EFT) to be created by the project can provide 6,000 surplus jobs, above the jobs requirements of Caloundra South residents.

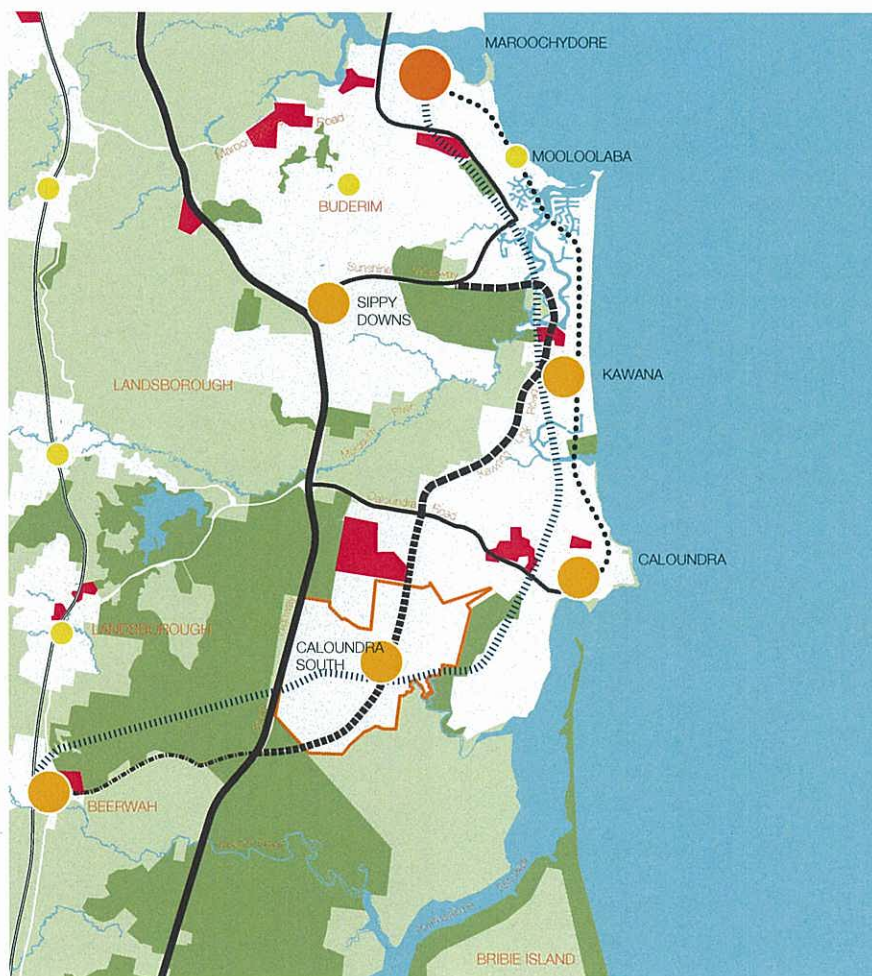
3.4.2 A new town centre

The South East Queensland Regional Plan 2009 – 2031 identifies Maroochydore as the Principal Activity Centre on the Sunshine Coast supported by Major Activity Centres at Caloundra, Kawana Waters and Sippy Downs (refer Map 5 - Economic Context).

Caloundra South is nominated as requiring an additional Major Activity Centre that provides the opportunity for the creation of a significant new iconic town centre.

The town centre will be developed as a leisure, retail, commercial and community destination positioned alongside regional recreation and education facilities. The town centre provides opportunity to attract and establish:

- a full range of high quality retail services including department stores;
- cultural and performing arts facilities;
- major sports and recreational facilities;
- a new lifestyle and leisure destination for the Sunshine Coast.



Map 5
Economic Context



3.5 Social Context

3.5.1

A catalyst for regional change

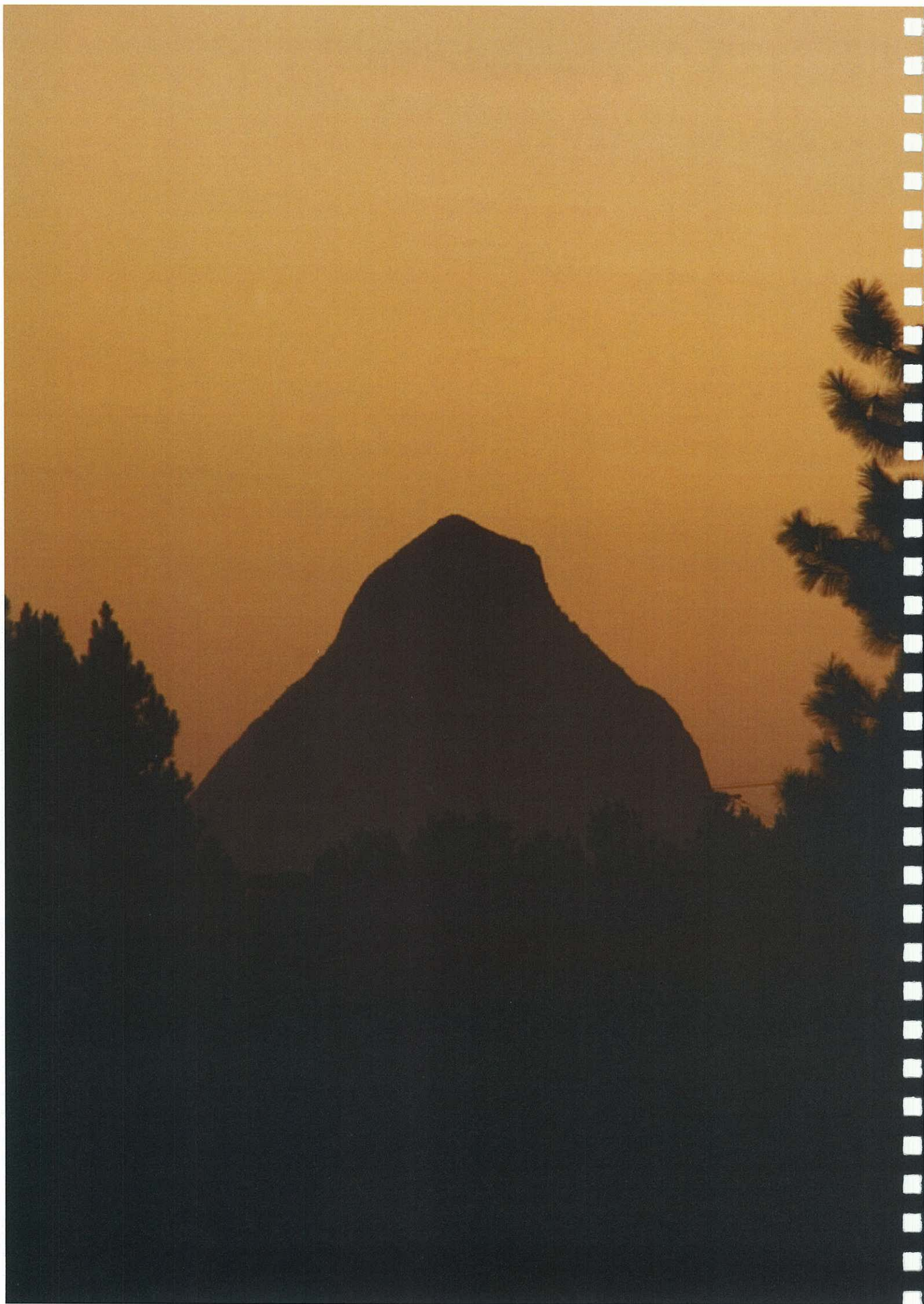
On the Sunshine Coast, demographic patterns are inclined towards young families and a growing proportion of retirees. To ensure the region becomes more socially sustainable, priority will need to be given to:

- retaining and attracting school leavers, university graduates and young professionals;
- improving opportunities for new vocational skills training and employment;
- providing community, health and social services to meet the needs of the community.

Caloundra South provides the opportunity to achieve these outcomes through planning for:

- the progressive delivery of a network of educational learning services;
- whole of life social and human services network that deliver local and district self containment and a net gain to the regional network;
- a new cultural node for the region, focusing on creative industries and performing arts;
- a signature destination for the local, regional and visitor communities centralised around a major recreational precinct, sporting infrastructure and a significant wetland rehabilitation and conservation program;
- a community development approach that encourages active engagement with the community to build strong social capital.





4.0 PURPOSE OF THE MASTER PLAN

This document may be cited as the Caloundra South Master Plan (the Master Plan).

The purpose of the Master Plan is to facilitate and guide the progressive and orderly development of the Caloundra South Urban Development Area (the Master Plan Area).

The Master Plan identifies the intended land use, community, environmental, sustainability and infrastructure outcomes for the site. The Master Plan is consistent with the intended development outcomes for the site, as outlined in the Caloundra South Urban Development Area Development Scheme, October 2011 (the Development Scheme).

The Master Plan:

1. articulates the development Principles for the Master Plan Area;
2. nominates the land uses that may be undertaken within specific Land Use Areas consistent with the Development Scheme's identified Zones;
3. identifies development parameters associated with different land uses;
4. divides the site into Localities with their own unique character and gives direction on the site's development progression;
5. divides the Localities into Precincts and allocates development obligations and entitlements for each Precinct;
6. identifies design parameters for nominated Special Places and Infrastructure Networks;
7. describes how the Development Scheme's Implementation Strategies on Housing Affordability and Sustainability are to be addressed.

It is the intention of this Master Plan to provide a 'whole-of-site', land use plan that translates the development and controls of the Development Scheme into a workable development framework over the life of the development.

The Master Plan nominates land uses within spatially identified Land Use Areas and Precincts with nominated constraint criteria such as maximum development yields, site density, building height etc. A degree of flexibility is intended to be maintained in the final development outcome by enabling future development detail to be delivered in accordance with a design based Plan of Development, that can be approved in association with future Reconfiguring of Lot (RoL) development applications and Material Change of Use applications. The ability for future applications to present final design detail at the time of their lodgement subsequent to this Master Plan, facilitates future design innovation by enabling outcome flexibility to respond to site circumstances.

4.0 PURPOSE OF THE MASTER PLAN

4.1 Land to which this Master Plan Relates

The Master Plan Area is situated to the south-west of Caloundra and covers approximately 2,310 hectares (refer Map 1 - Site Location & Context).

The Master Plan Area is generally bounded by the residential communities of Bellvista and Little Mountain to the north, and Pelican Waters and rural properties adjoining the Pumicestone Passage to the east. The new Bells Reach development project also bounds the site. The 65ha site is an advance land release within the Caloundra South Urban Development Area and the project was approved by the ULDA in September 2011. Accordingly, the Bells Reach development site is not included within this Master Plan Area.

Bells Creek Road currently borders the Master Plan Area to the south, beyond which is further former pine plantation land identified in the South East Queensland Regional Plan 2009-2031 (SEGRP 2009-2031) as an 'Identified Growth Area'. To the west is the Bruce Highway and State owned forestry land which is also designated an 'Identified Growth Area'.

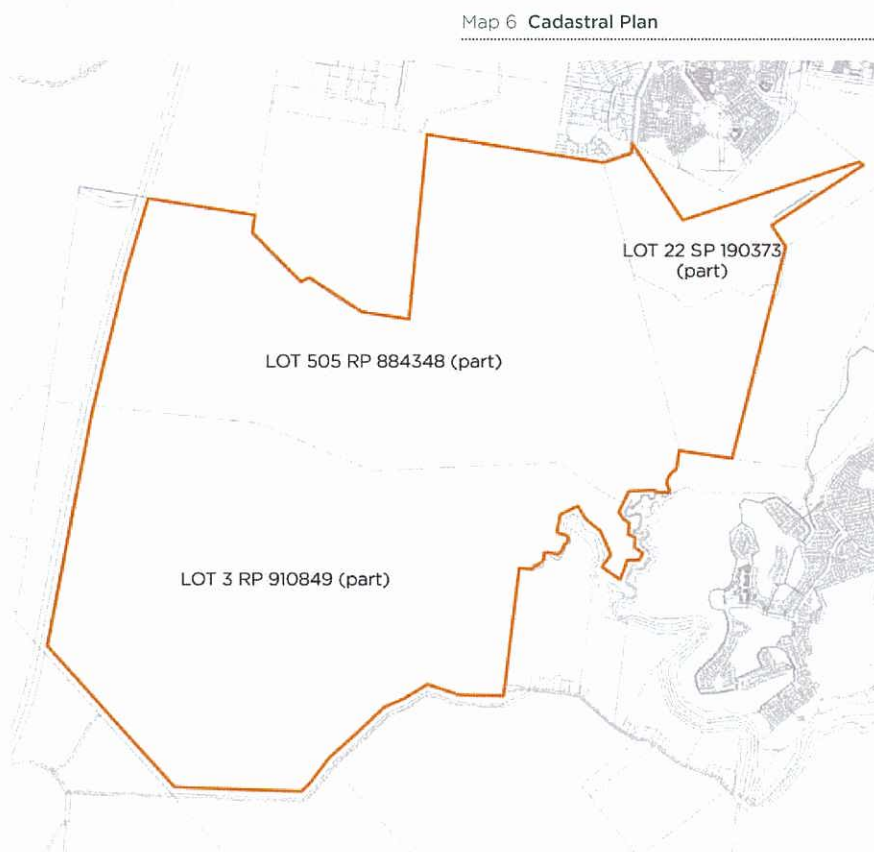
Specifically, the land is formally described as (refer Map 6 - Cadastral Plan):

- Lot 22 SP190373 (part);
- Lot 505 RP884348 (part);
- Lot 3 RP910849 (part).

4.2 Material Change of Use

This Master Plan is to be approved as part of a UDA Development Application for a Material Change of Use (Master Plan MCU).

The Master Plan MCU application seeks approval for a change of land use from vacant land (rural purposes) to the range of land uses for the nominated Land Use Areas and in accordance with the provisions of this Master Plan.



This Master Plan (which forms the foundation of the MCU application) is consistent with the Development Scheme, but establishes a greater level of planning detail. It establishes an approved network of spatially allocated land uses, development entitlements and obligations, whilst providing guidance for the preparation, approval and implementation of future development applications.

Development in the Master Plan area is to be carried out as provided in this Master Plan. Development that complies with this Master Plan is consistent with the Development Scheme.

Whilst it is the intention of this application to better identify the spatial allocation of land uses beyond the level of detail provided by the Development Scheme, it is not the objective to provide a level of design detail that will be presented within a Plan of Development, as specified by Section 3.2.9 of the Development Scheme. This is due mainly to the scale and intended life span of the development and the preference to accommodate flexibility in relation to evolving technologies, trends and preferences which will occur over this time.

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13 JUN 2012

By: J. H. H. (name)
of the ULDA

4.3

Accompanying Super Lot RoL Application

Accompanying this Master Plan MCU is a Reconfiguration of a Lot (RoL) application to divide the land into 20 Lots (Super Lots), being 19 'Super Lots' within the UDA and 1 lot west of the Bruce Highway. These Super Lots are intended for further subdivision.

The RoL's Super Lots align with the Master Plan's Precinct boundaries, providing relevance and context between the two components of the application. They provide certainty in relation to the spatial location and extent of key development obligations and infrastructure requirements (such as identifying conservation areas, waterway corridors and major transport corridors).

It is not intended that the Super Lot RoL be accompanied by the detailed planning associated with a Plan of Development (PoD). Rather, the Super Lot RoL is intended to provide implementation mechanisms by which high level planning outcomes provide certainty of spatial boundaries of precincts (and thereby the development outcomes within), development staging.

4.4

Infrastructure Delivery

Development within the Master Plan area is to be undertaken in accordance with the Infrastructure Agreement (IA) mechanism between the State and the Master Developer. The responsibilities of each party in relation to the provision and delivery of infrastructure will need to be defined and will prevail over all subsequent Infrastructure Plans and Infrastructure Charges notices prepared by the State or the Council.

Infrastructure obligations for the site and desired standards of service for district and local infrastructure will ~~need to be specified in the IA~~ ^{and need} these desired standards of service will relate to each of the following infrastructure types:

- conservation and rehabilitation;
- road transport;
- public transport;
- bicycle and pedestrian;
- urban open space;
- community facilities;
- energy;
- telecommunication.

Future development applications are required to be consistent with the Caloundra South IA.

4.5

Compliance with ULDA Planning Framework

4.5.1

Caloundra South Urban Development Area Development Scheme (the Development Scheme)

This Master Plan is consistent with the objectives of the Development Scheme. It represents a more detailed interpretation of the Development Scheme's Land Use Plan, by demonstrating how appropriate land uses can be distributed around the site.

The Development Scheme nominates key development outcomes for the site, including:

- a Town Centre, accommodating:
 - 140,000m² of retail and commercial Gross Floor Area (GFA);
 - cultural and entertainment, sporting and recreational facilities;
 - infrastructure to support the delivery of high quality, accessible and frequent public transport services and facilities;
 - minimum site residential densities of 40 dwellings per hectare;

- delivery of two major employment precincts with a maximum development GFA of 650,000m²;
- rehabilitation and protection of land identified as having high ecological value, including land within the Environmental Protection Zone;
- provision of approximately 20,000 dwellings that provide a mix of housing choices and typologies aimed at all sections of the community and corresponding affordability levels;
- provision of significant new transport infrastructure for the Sunshine Coast, including the Kawana Arterial Extension.

These outcomes are delivered in this Master Plan through the following mechanisms:

- allocation of approved land uses within specific Land Use Areas;
- development obligations for specific Precincts;
- design intents and parameters for Special Places, open space and parks, and roads.

Master Plan approved land uses cannot commence without subsequent ~~RoL Applications under Column 1 of the Development Scheme's Table 2 - Levels of Assessment and accompanied by a Plan of Development.~~

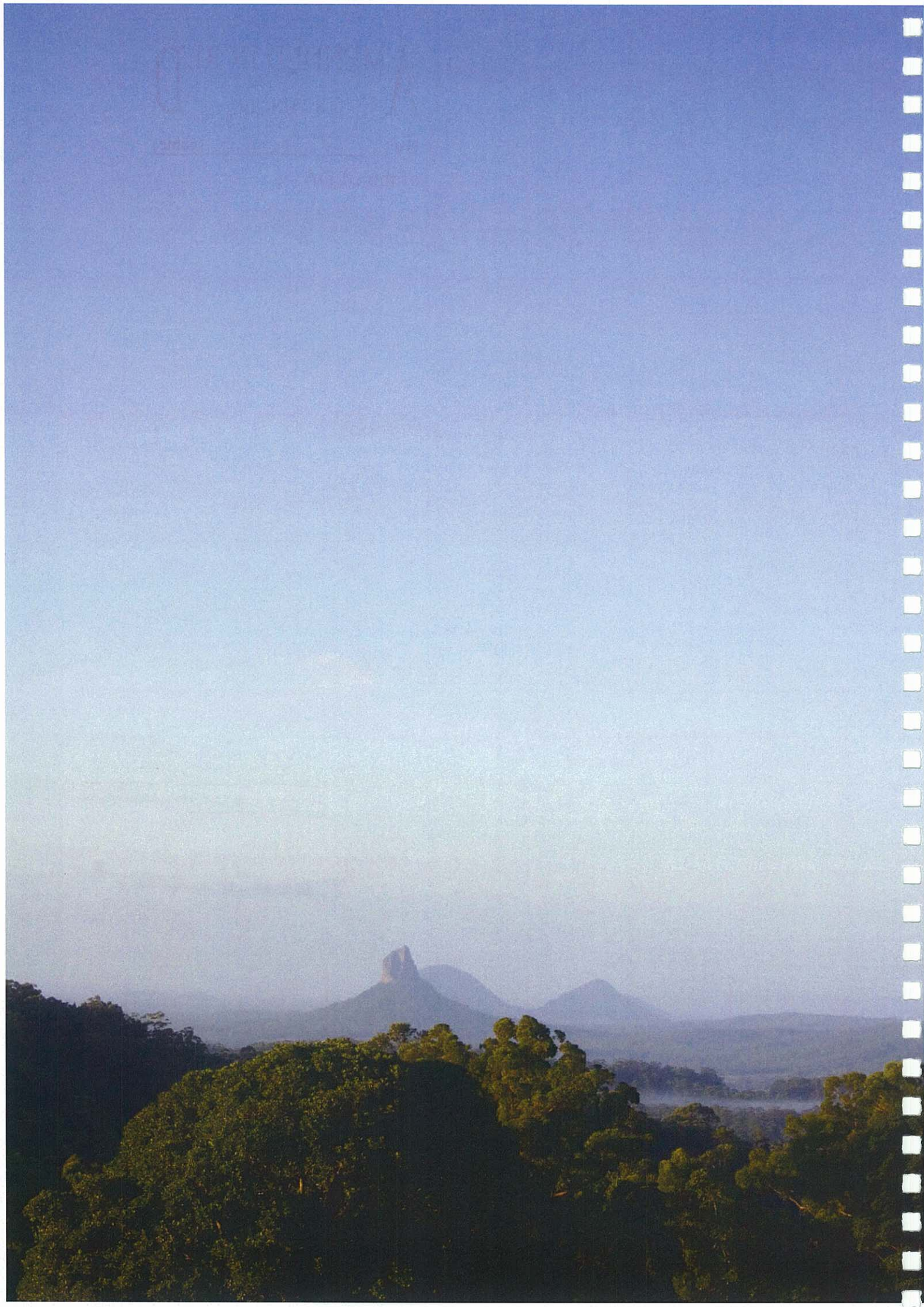
This will enable:

- specific site issues and constraints to be resolved with development being responsive to those issues;
- specific site development outcomes to be responsive to the market and community needs of the time;
- opportunities for innovative development outcomes that reflect changing demographics, social norms, urban trends, technologies and evolving environmental considerations.

¹ In accordance with Section 3.3.2 of the Development Scheme a development application within the major centre that seeks to exceed this requirement must be accompanied by an Economic Impact Assessment. This must demonstrate how the proposed centre development will complement and not compromise the network of centres on the Sunshine Coast.

Furthermore, any analysis must demonstrate:

- transport infrastructure can service the future development and not jeopardise the road hierarchy and movement network;
- growth contributes to self containment within the Sunshine Coast sub-region providing opportunities for economic growth and increased employment opportunities.



4.0

PURPOSE OF THE MASTER PLAN

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The Development Scheme includes an Implementation Strategy, which identifies a suite of actions, goals and stretch targets for Caloundra South. The Implementation Strategy focuses on affordable, accessible and social housing, ecological sustainability and water quality monitoring and compliance.

Parts 9 and 10 of this Master Plan provide further guidance and clarification as to how sustainability and housing targets can be achieved. Part 12 identifies how water quality objectives will be achieved. The approach to each development application lodged subsequent to the approval of the Master Plan is to demonstrate advancement of these components of the Implementation Strategy.

Implementation of the Master Plan development outcomes will be required by a condition of approval of the Master Plan MCU. The Master Plan will be the document against which subsequent development applications will be assessed and it is intended that where development, the subject of those subsequent development applications, is consistent with the Master Plan, it would be consistent with the Development Scheme and may be approved.

4.6

South East Queensland Regional Plan 2009-2031

The South East Queensland Regional Plan 2009-2031 (SEQRP 2009-2031) identifies the project site as within the Urban Footprint and specifically, within a 'Regional Development Area' (Table 6 - nominated as Caloundra South).

The Master Plan has been developed to ensure that land uses and infrastructure are integrated to achieve sustainable urban outcomes and ensure relevant Regional Policies contained in the SEQRP 2009-2031 are implemented.

4.7

Sunshine Coast Regional Council's Planning Scheme

The Council's Planning Scheme only applies to the extent it is adopted into the Development Scheme and then only to the extent the provisions so adopted are consistent with the Development Scheme.

Where not nominated in Part 6, car parking rates will be addressed at the time of making subsequent RoL applications. Alternate controls may be provided within any of the Plans of Development (PoDs) accompanying these applications.

The appropriate car parking rates for each application area will be determined after considering:

- the specific future land uses, the relevant Council's Planning Scheme provisions for equivalent land uses;
- proximity to public transport facilities;
- the availability of on-street parking;
- overall accessibility, as set out in Section 3.3.11 of the Development Scheme.

Advertising devices will also be addressed as part of subsequent ~~RoL~~ applications (with an accompanying PoD). Amended controls for future advertising devices (where not already exempt under Schedule 1 of the Development Scheme) will be considered in the context of:

- detailed design (e.g. PoD) and further to the consideration of Council's Planning Scheme;
- the likely built form;
- the range of uses proposed and the intended character of the locality, as set out in Section 3.3.11 of the Development Scheme.

