

5.0 PRINCIPLES

5.1

Purpose and Application of this Part of the Master Plan

The Principles are overarching strategic intents designed to inform the planning and development of the site through subsequent Development Permit applications and approvals. They are an extension to the UDA-wide criteria, as set out in the Caloundra South Development Scheme October 2011.

Plans of Development (PoD) lodged with subsequent development applications in the Master Plan Area will need to demonstrate how development achieves these Principles.

Each of the eight Principles include an overarching aspiration.

The sub-sections within each Principle guide the preparation of future PoDs and Context Area Planning Strategies for subsequent development applications. Subsequent applications will therefore need to demonstrate how they are generally consistent with the outcomes sought within each of the Principles.

Where subsequent development applications are inconsistent with other parts of this Master Plan, they will need to demonstrate compliance with these Principles.

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5.2 Environmentally Responsible

ASPIRATION

Caloundra South to be founded on the respect for its unique setting and a dedication to celebrating, conserving and rehabilitating the natural assets of the site.





5.2.1

ECOLOGICAL VALUES

Caloundra South will be recognised for protection, enhancement and community awareness of the site's ecological values through:

- rehabilitation of the Environmental Protection Zone and major creek corridors, including establishing an 'interpretive' education network (refer to Map 7 - Ecological Values);
- establishment of a potential Interpretive Facility in the northern part of the site to foster environmental awareness and appreciation of the site's rehabilitation program (refer to Map 7 - Ecological Values);
- urban structure and site planning that maximises views of the Glass House Mountains through alignment of major roads and open space (refer to Map 8 - View Corridors);
- use of native vegetation extending from the major creek corridors into the urban park areas, linear and open space corridors to provide opportunities for the establishment of local flora and fauna habitats, refuges and movement.

5.2.2

WATER QUALITY

Development will ensure the protection of water quality values within the Pumicestone Passage through:

- implementation of leading practice water sensitive urban design (WSUD) and innovative water management systems;
- implementation of a water quality monitoring and reporting program to promote a continual cycle of improvement in WSUD standards and water-aware living;
- implementation of flood mitigation measures to ensure protection of people and property from flooding and the impacts of climate change and to avoid offsite impacts;
- the use of water and associated treatment trains that provide visual and recreational amenity promote environmental awareness (refer to Map 9 - Water Management).

5.2.3

ENVIRONMENTAL SUSTAINABILITY

Caloundra South will be a leader in the delivery of environmental sustainability through:

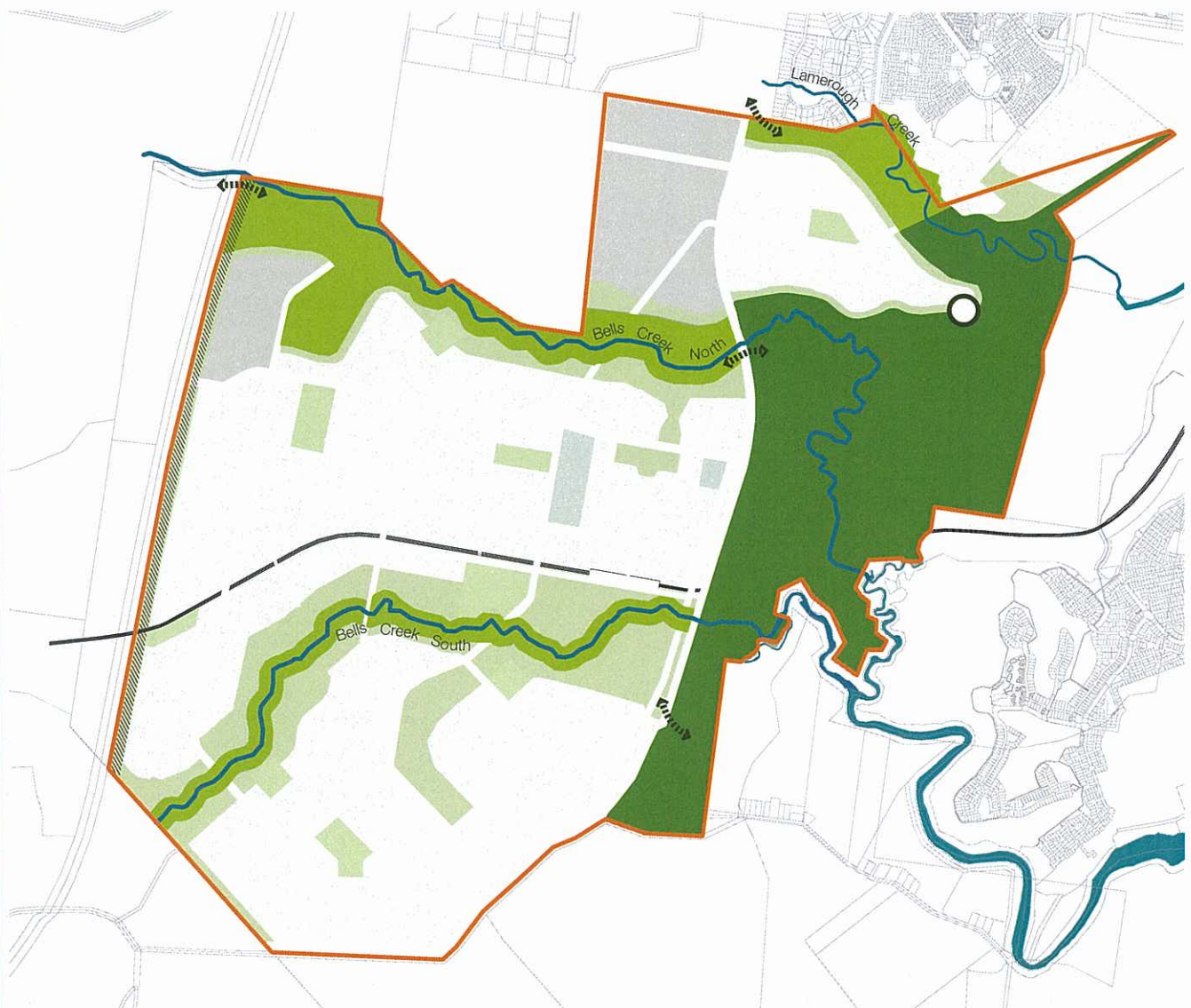
- buildings of subtropical design with high energy efficiency and low energy use through the application of passive solar design coupled with encouraging the use of renewable energy technology;
- the provision of water cycle infrastructure which maximises resource efficiency and minimises whole of lifecycle costs;
- early provision of public transport services.



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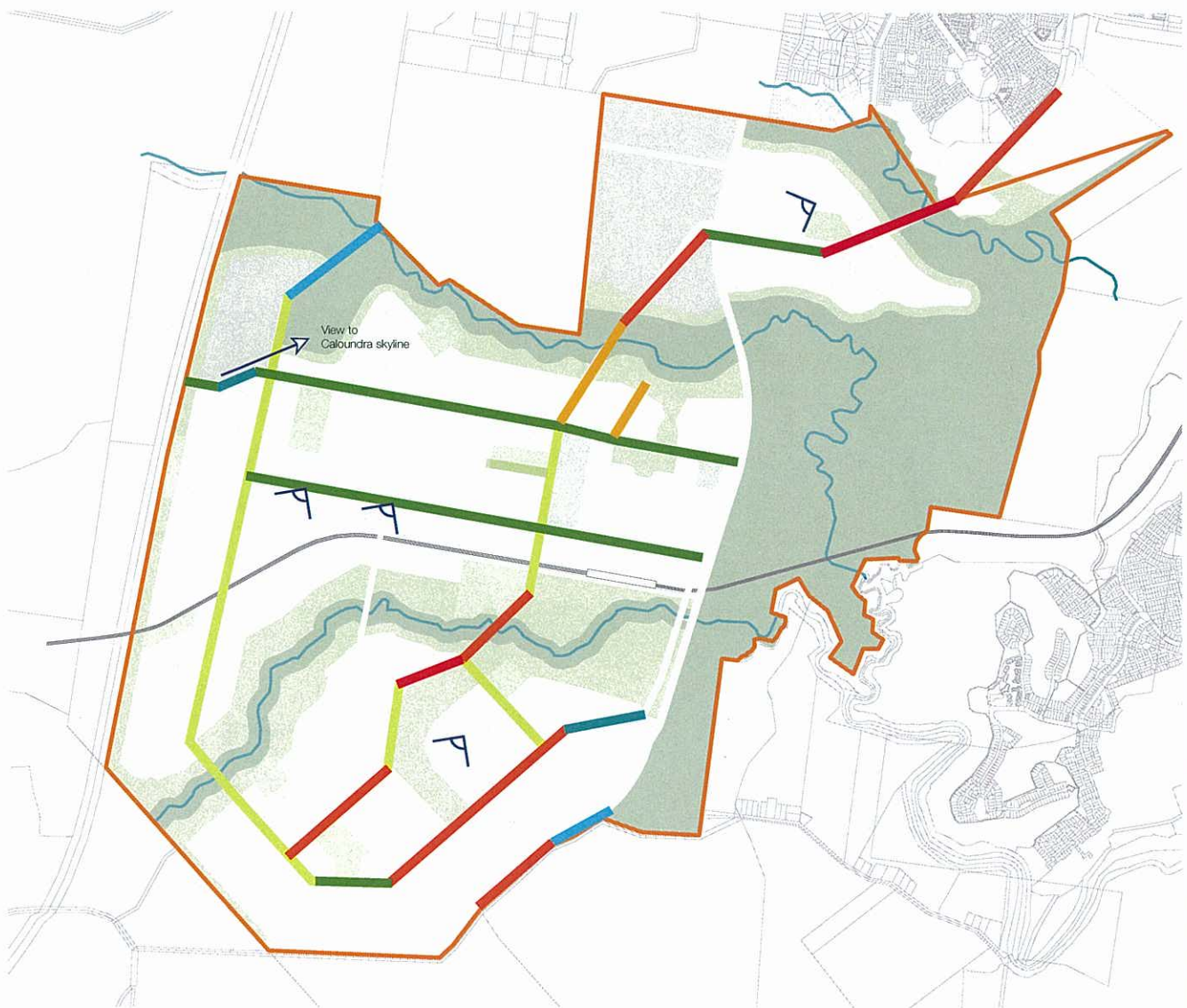
Map 7
Ecological Values



- Environmental Protection Zone
- Open space buffers
- Potential interpretive facility
- Highway buffer
- Sport and Recreation
- Waterway
- Site boundary
- Potential fauna crossing



Map 8
View Corridors

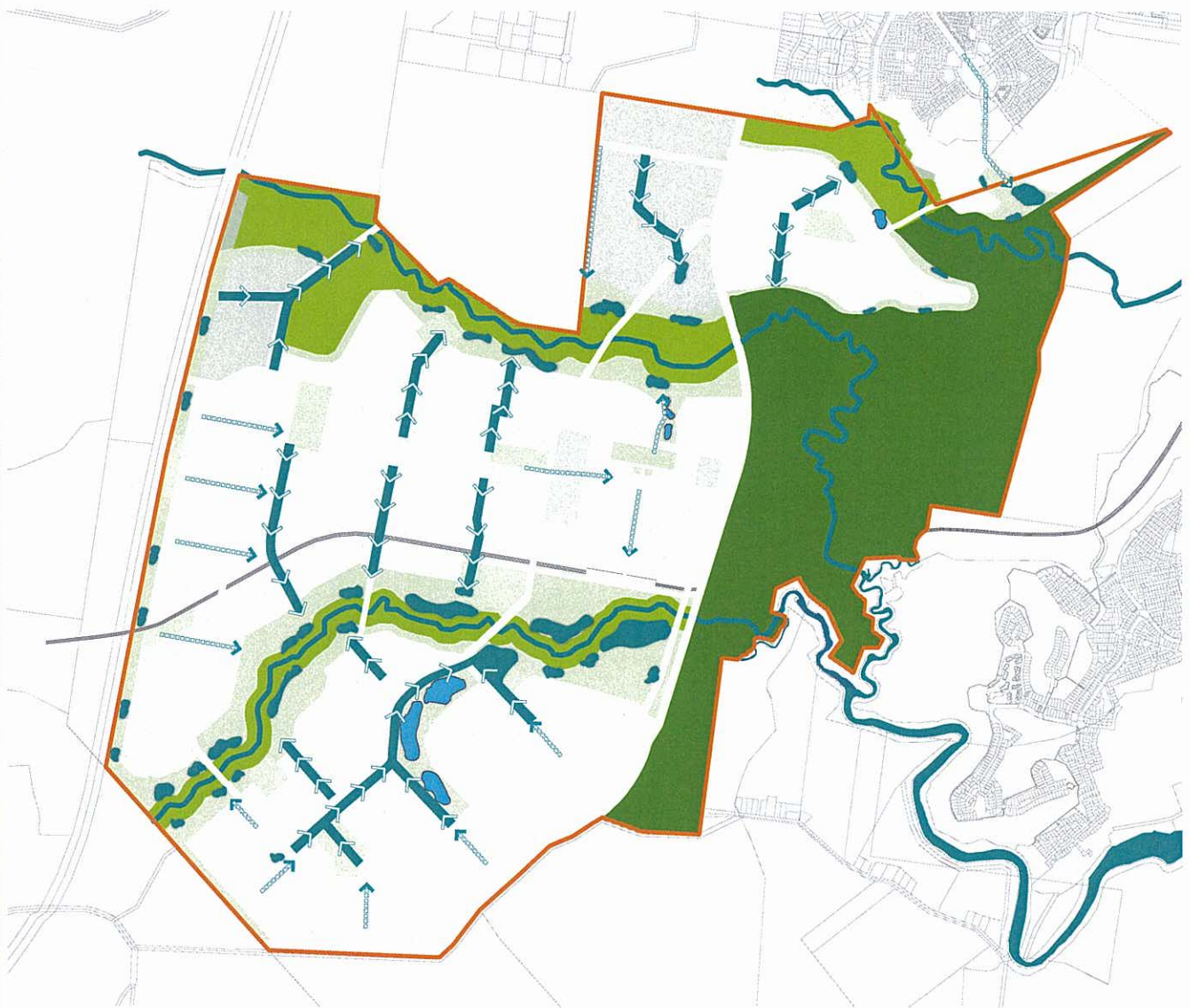


- | | |
|---|--|
| Blackall Ranges view corridor | Mount Coochin (235m) view corridor |
| Mount Beerwah (556m) view corridor | Local view corridor |
| Mount Coonwrin (377m) view corridor | Significant views to Glass House Mountains |
| Mount Tibrogargan (364m) and Tunbubudla view corridor | Site boundary |
| Mount Beerburum (278m) view corridor | |

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Map 9
Water Management



- Indicative linear treatment trains (including small ephemeral wetlands in some locations)
- Potential lake locations
- Run-off flow direction
- Indicative ephemeral wetland location
- Site boundary
- Existing waterways

NOTE: Water Management Network is subject to detailed assessment and design



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5.3 15 Minute Community

ASPIRATION

Transport options to be provided that ensure the destinations within Caloundra South are accessible within 15 minutes.



5.3.1

REGIONAL

The form and structure of Caloundra South should support frequent and accessible transport services to enable residents to access regional destinations in approximately 15 minutes through:

- Provision of a dedicated high frequency bus corridor connected to the Kawana Arterial, enabling high speed transport connections to Kawana and Beerwah (refer Map 10 - Public Transport and Road Network);
- establishment of a road network that provides connection to the Caloundra Business District;
- provision of an integrated Transit Centre in the Caloundra South Town Centre and allocation of the CAMCOS corridor enabling connections to Beerwah, Caloundra and Kawana (refer to Map 10 - Public Transport and Road Network);
- establishment of cycle paths connecting Caloundra South to Caloundra Road and into the coastal pathway (refer to Map 11 - Active Transport).

5.3.2

LOCAL

Residents are able to access services and employment within 15 minutes through:

- an interconnected path and cycle way system linking residential areas to local employment precincts, schools and centres;
- establishment of a dedicated walking and cycle network connecting community hubs, employment precincts and the Town Centre (refer to Map 11 - Active Transport);
- a primary road network based on an 800m grid supporting a frequent and accessible local public transport system (refer to Map 11 - Active Transport);
- a permeable road network that disperses traffic efficiently, providing choice and mitigating congestion.

5.3.3

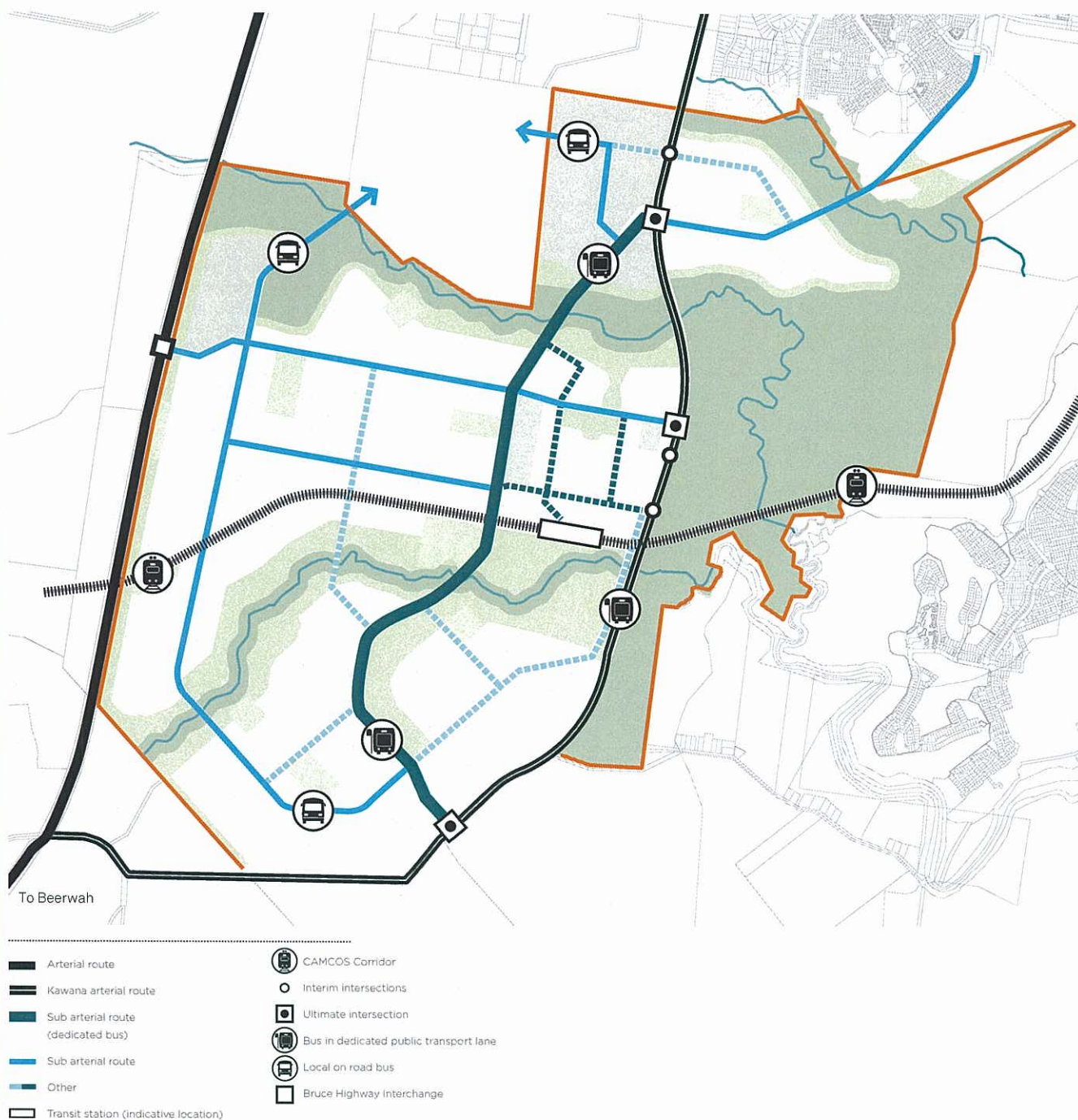
COMPLEMENTARY URBAN STRUCTURE

Caloundra South is designed as a network of destinations whereby local trips are undertaken by walking or cycling through the provision of:

- sub-tropical landscape and urban form that provides shade and a comfortable, and equitable environment;
- appropriate densities and compact urban structure in the immediate proximity of hubs that support active living and public transport;
- Crime Prevention Through Environment Design (CPTED) elements to promote a safe and clean environment.

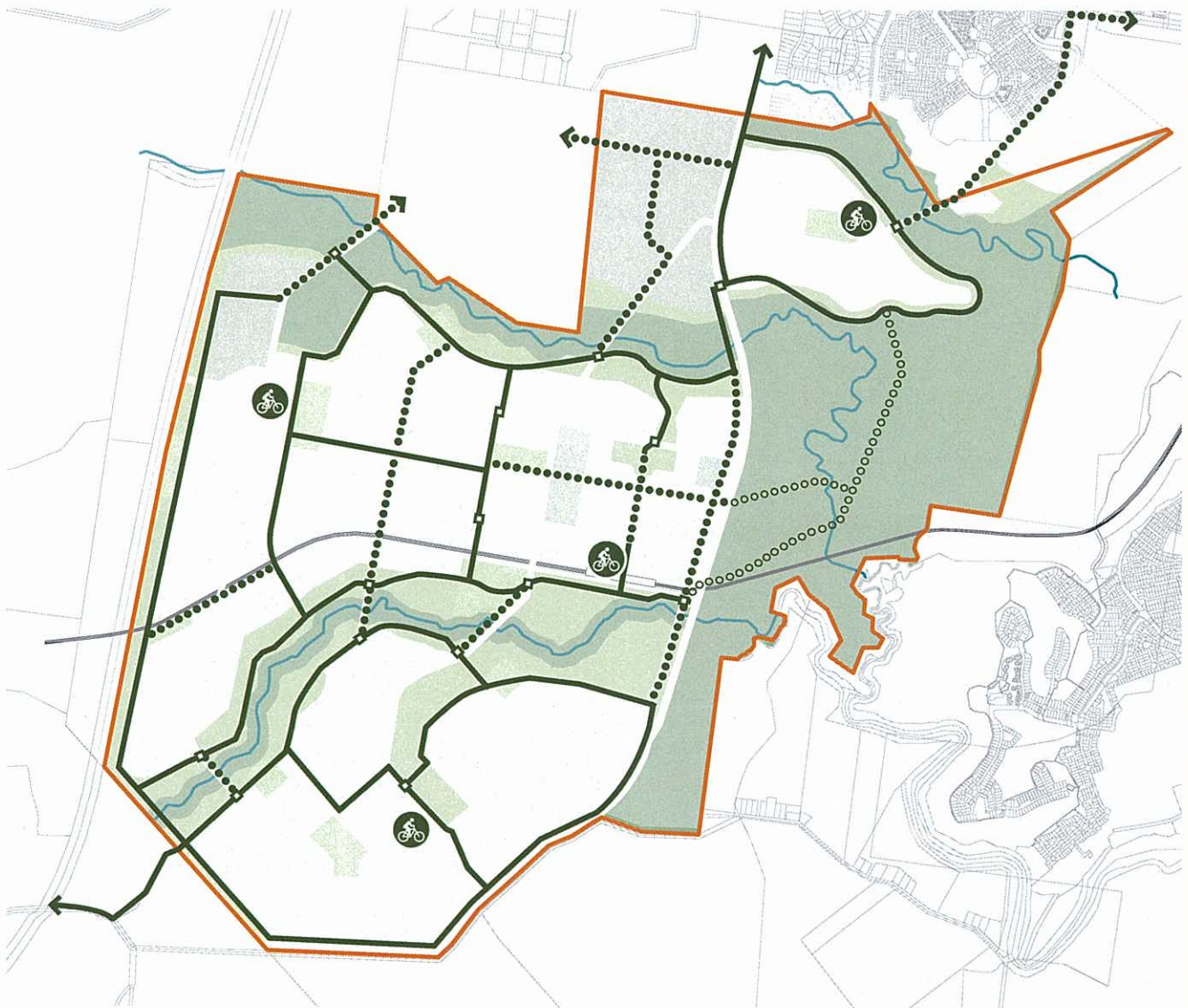
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Map 10
Public Transport and
Road Network





Map 11
Active Transport



- Indicative dedicated walking and cycling network (off road)
- Indicative path network (on roads)
- - - - Indicative trail network
- 🚲 Cycle end of trip facility
- ⏏ Under pass

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5.4 Potential and prosperity

ASPIRATION

Caloundra South is to offer quality and diverse education and new employment opportunities for the Sunshine Coast.





5.4.1

EMPLOYMENT AND BUSINESS OPPORTUNITY

A diversity and depth of new businesses are to provide local and regional employment and economic opportunity enabling the Sunshine Coast to achieve higher levels of self-sufficient employment through:

- early delivery of Industry and Business areas and the Town Centre to create employment nodes and facilitate employment generating activities (refer Map 12 - Education and Employment);
- infrastructure delivery ensuring new businesses can access necessary transport, technology and telecommunications connectivity;
- implementation of an Economic Development Strategy to attract a range of commercial, research and industry opportunities;
- linking employment sectors with education programs;
- investigating the establishment of alternative and innovative industry and business park models;
- establishment of business incubation centres.

5.4.2

EXCELLENCE IN SKILLS DEVELOPMENT

Local and regional enterprise opportunity is to be enhanced with local employment skills development through:

- whole of life education and learning opportunities that allow residents to access learning and training opportunities;
- planning for holistic and integrated learning infrastructure, including early years, school, vocational, university, adult and continuing professional development (refer Map 12 - Education and Employment);
- investigating urban models of education infrastructure, which contribute to a vibrant and compact environment that promotes knowledge sharing, skills retention and work experience.

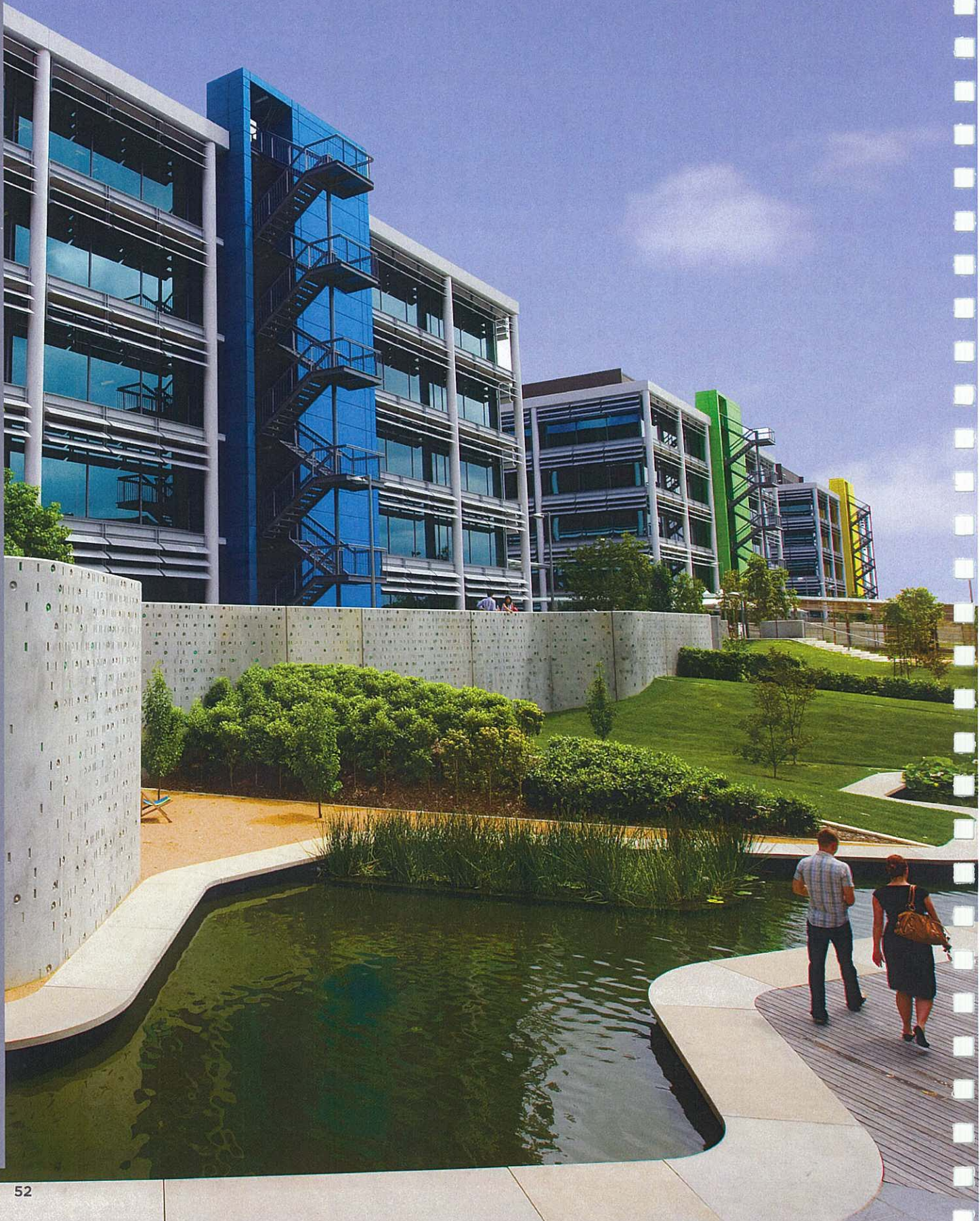
5.4.3

PARTNERSHIPS AND DELIVERY

Businesses and education innovation and integration are to be facilitated through:

- delivery of employment and education partnerships;
- flexible enterprise precincts that support and foster creativity, business incubation, research and development;
- collaboration and partnership to attract private sector funding.





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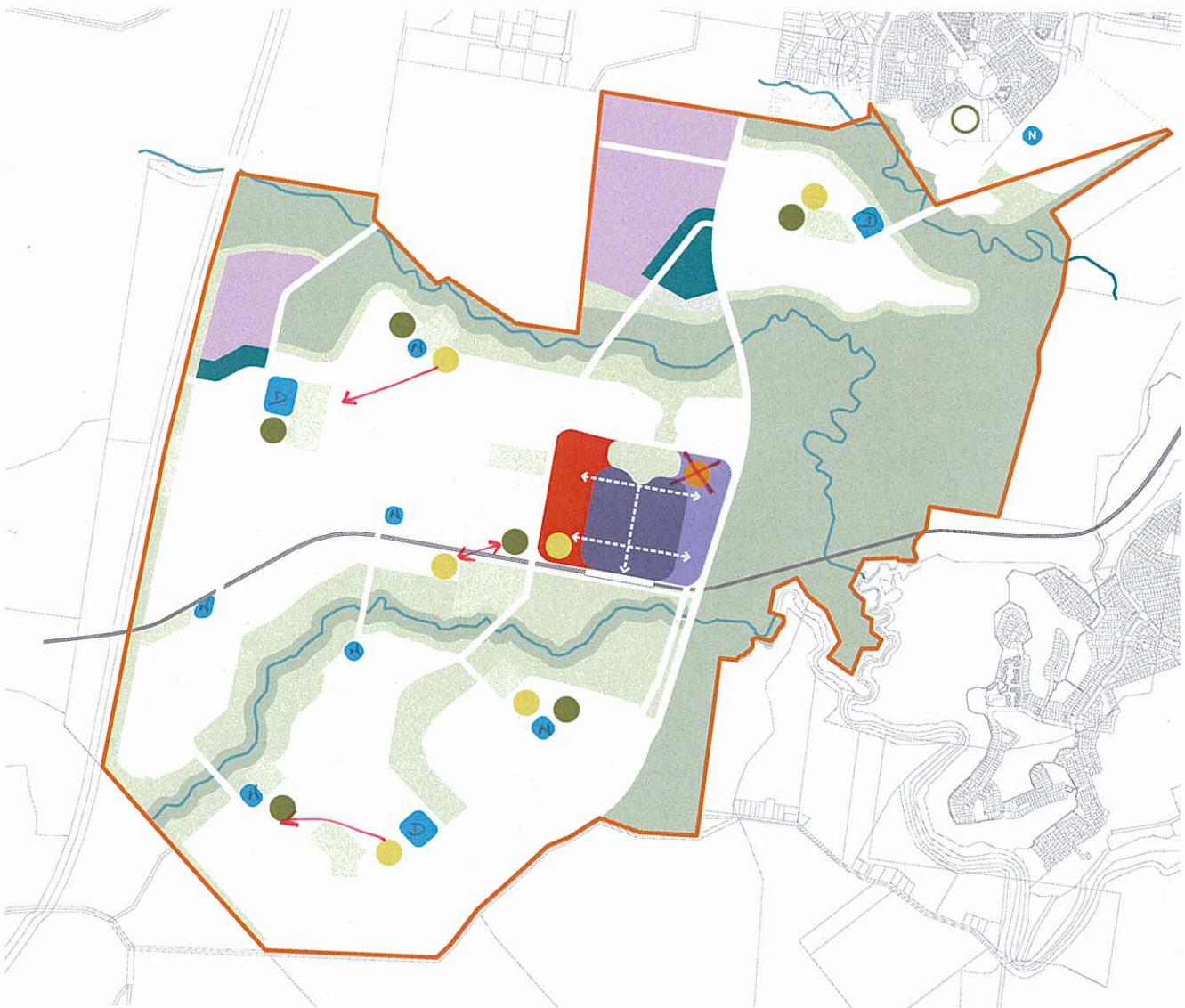
13 JUN 2012

By: J. K. Lee (name)
of the ULPA



Map 12

Education and Employment



- | | |
|--|---|
| Town Centre Core | Public school (indicative locations) |
| Town Centre frame East | Potential tertiary institution |
| Town Centre frame West | Existing private school |
| Centre (D: District, N: Neighbourhood) | Potential private school site |
| Industry and Business | Site boundary |
| Showroom | |

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5.5 Village Life

ASPIRATION

Caloundra South is to be founded on an interconnected network of distinctive and compact villages that provide a diversity of homes, a unique village identity, and an active community heart that supports daily needs.





5.5.1

CHARACTER AND DISTINCTIVENESS

A network of discrete and distinctive neighbourhoods (refer Map 13 - Neighbourhood Network Plan) and villages are to be established through:

- a different palette of hard and soft landscaping for each village;
- neighbourhood design that maximises each village's unique topography, urban structure, open spaces and community hubs (refer to Map 14 - Village Hierarchy Plan);
- an appropriately designed hierarchy of streets and paths to promote cycling and walking.

5.5.2

DIVERSITY AND CHOICE

Each village is to provide a diversity of lifestyle experiences and choice through:

- the promotion of higher density residential development within or adjoining community hubs and park areas;
- a mix of housing within each village including detached, semi-detached, small lot, respite and retirement housing;
- a range of local community services, recreational, cultural and local employment opportunities.

5.5.3

VILLAGE DELIVERY

Village identification, activity and functionality is to be established early through:

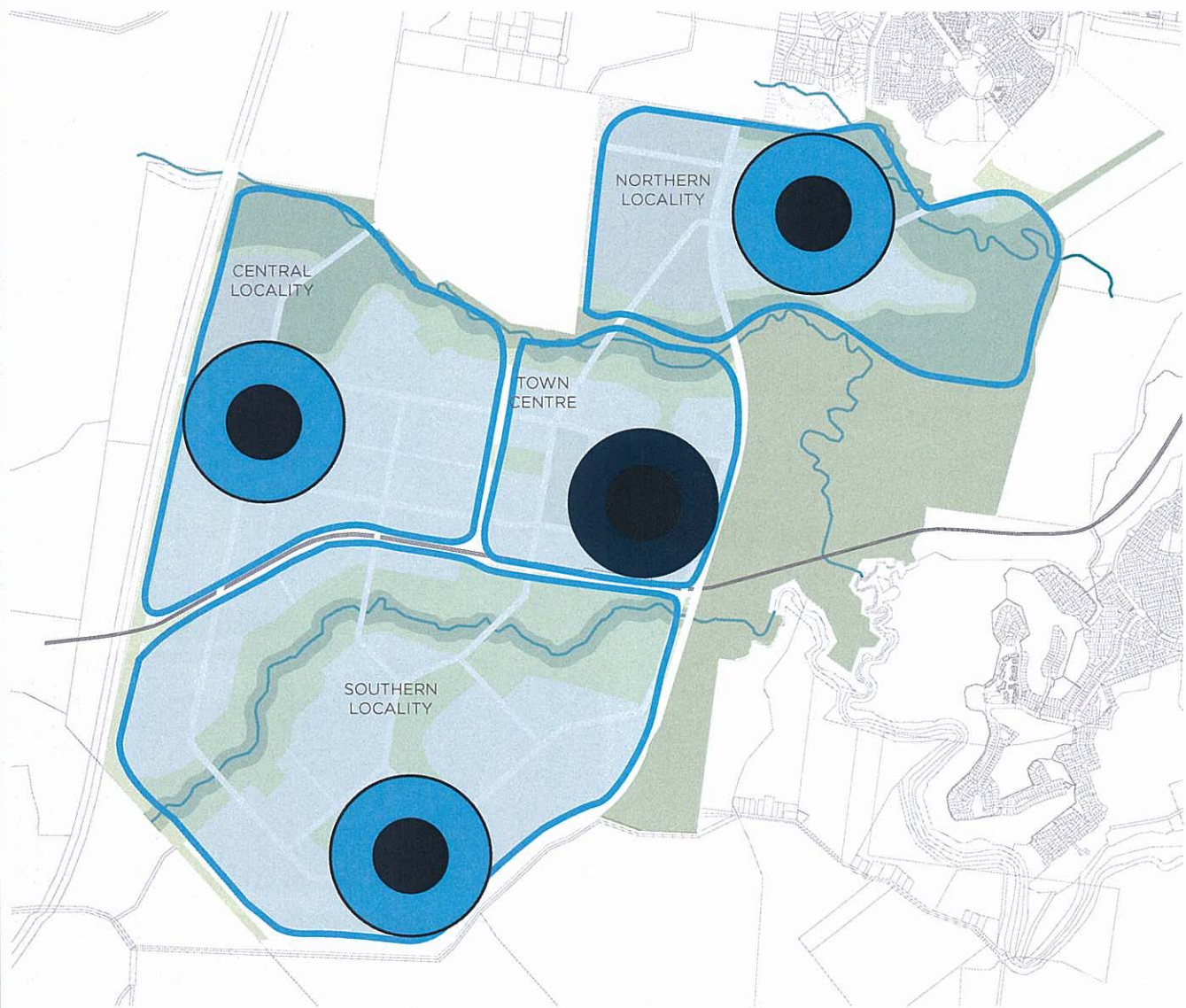
- the early establishment of residential homes with community facilities, parkland or retail centres to form a focal point in the first stage of each village;
- providing connectivity between villages via a network of paths and cycle ways.



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Map 13
Neighbourhood
Network Plan



- Locality area
- Town centre
- District centre

Map 14
Village
Hierarchy Plan



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5.6 Network of Community Hubs

ASPIRATION

The village network of Caloundra South is to be framed around community hubs where people meet, enjoy amenities, access services, work, learn and share experiences.





5.6.1

FORM AND FUNCTION

Community hubs (refer Map 15 - Community Hubs) are to be the focal point for every village and are to be designed to encourage social interaction by:

- establishing active streets and compact urban form to promote vitality in a contained central place;
- utilising modern technology to allow people to work and interact within a variety of urban spaces;
- locating education and parkland uses in immediate proximity to centres to form an expanded area of community interest;
- providing opportunities for a range of services including retail, recreation, community, cultural, education and residential land uses;
- integrating public transport and end of trip facilities into each hub.

5.6.2

IDENTITY AND CHARACTER

The character and identity of community hubs are to be relevant to their village and are to be defined by:

- the needs of the community;
- the scale and level of community services;
- an individualised design response to the local micro-climate;
- investigating opportunities for clustering and co-location of community and education facilities to be promoted as the focal point for the community;
- integrating a range of local open spaces (i.e. community gardens, central plazas and local playgrounds);
- a diversity of employment and learning opportunities;
- public and events spaces which cater to a variety of audiences;
- preparing a Public Arts Strategy for each hub that integrates art within the public realm.

5.6.3

STAGING AND IMPLEMENTATION

Community hubs are to evolve to complement their villages through:

- early delivery of community hub elements to provide services and facilities for founding residents;
- the first stage being an active street;
- ensuring that high quality service and road infrastructure are included in the early stage.

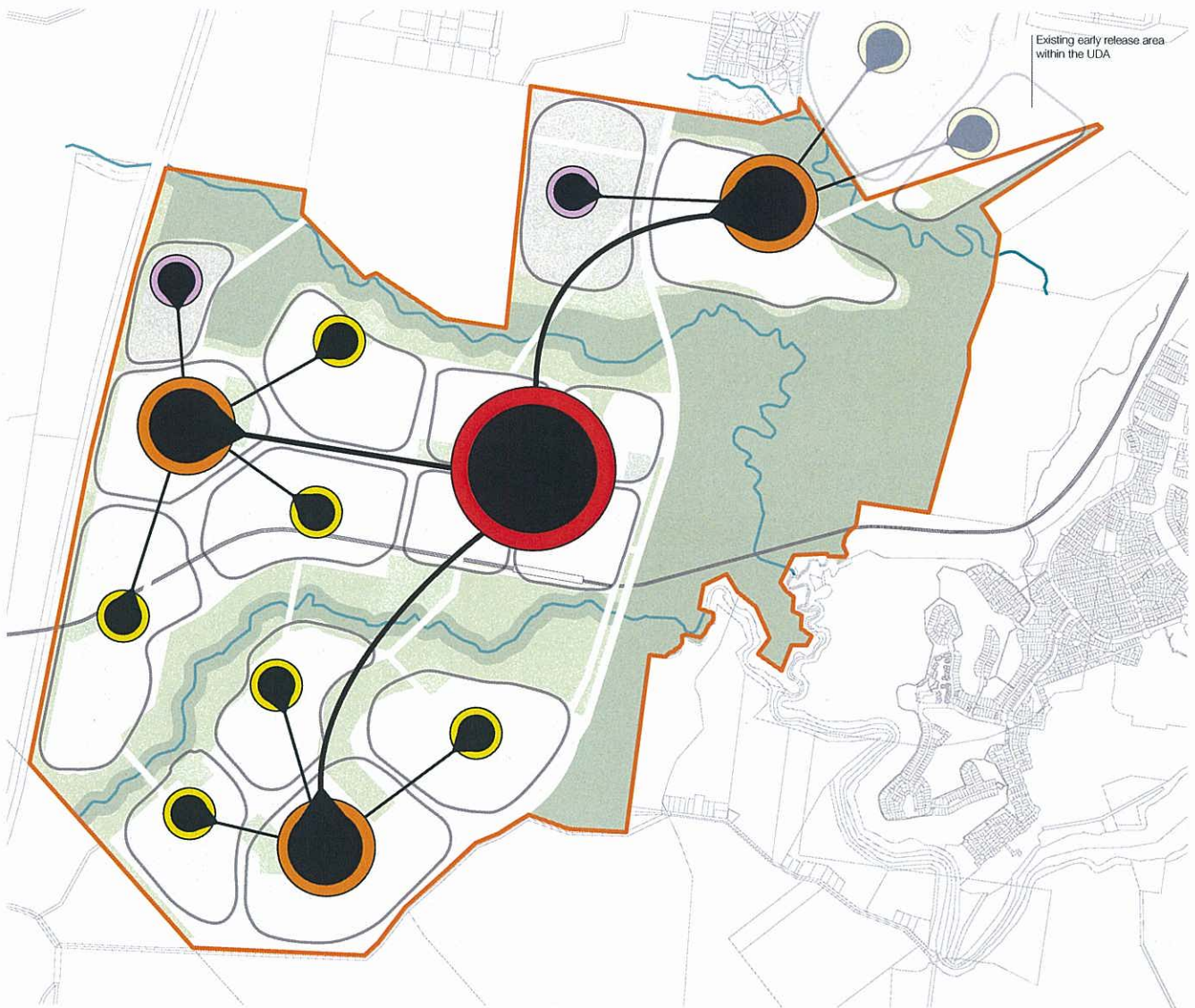




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Map 15
COMMUNITY HUBS



- Town Centre hub
- District hub
- Neighbourhood hub
- Industry and Business hub
- Site boundary

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5.7 Distinctive Places

ASPIRATION

Caloundra South is to provide a 'Life beyond the front door' with new cultural amenities, entertainment, leisure and recreation opportunities for a varied and diverse community lifestyle.





5.7.1

PHYSICAL / FUNCTION

Caloundra South is to provide a diverse and distinctive range of facilities for sporting, recreational and cultural participation through:

- a network and hierarchy of parks, sporting and recreational amenities (refer to Map 16 - Open Space);
- the integration of active and passive park areas along the linear park network;
- specific sporting activities in district sports parks.

5.7.2

SOCIAL / ACTIVITY

Progressive development of a network of built and natural places to encourage community interaction through:

- access to high quality, active and passive parks;
- a hierarchy of parks connected to form an integrated and accessible system;
- establishment of a community garden to promote local food creation, sub-tropical gardening, education and community interaction.

5.7.3

SPECIAL PLACES

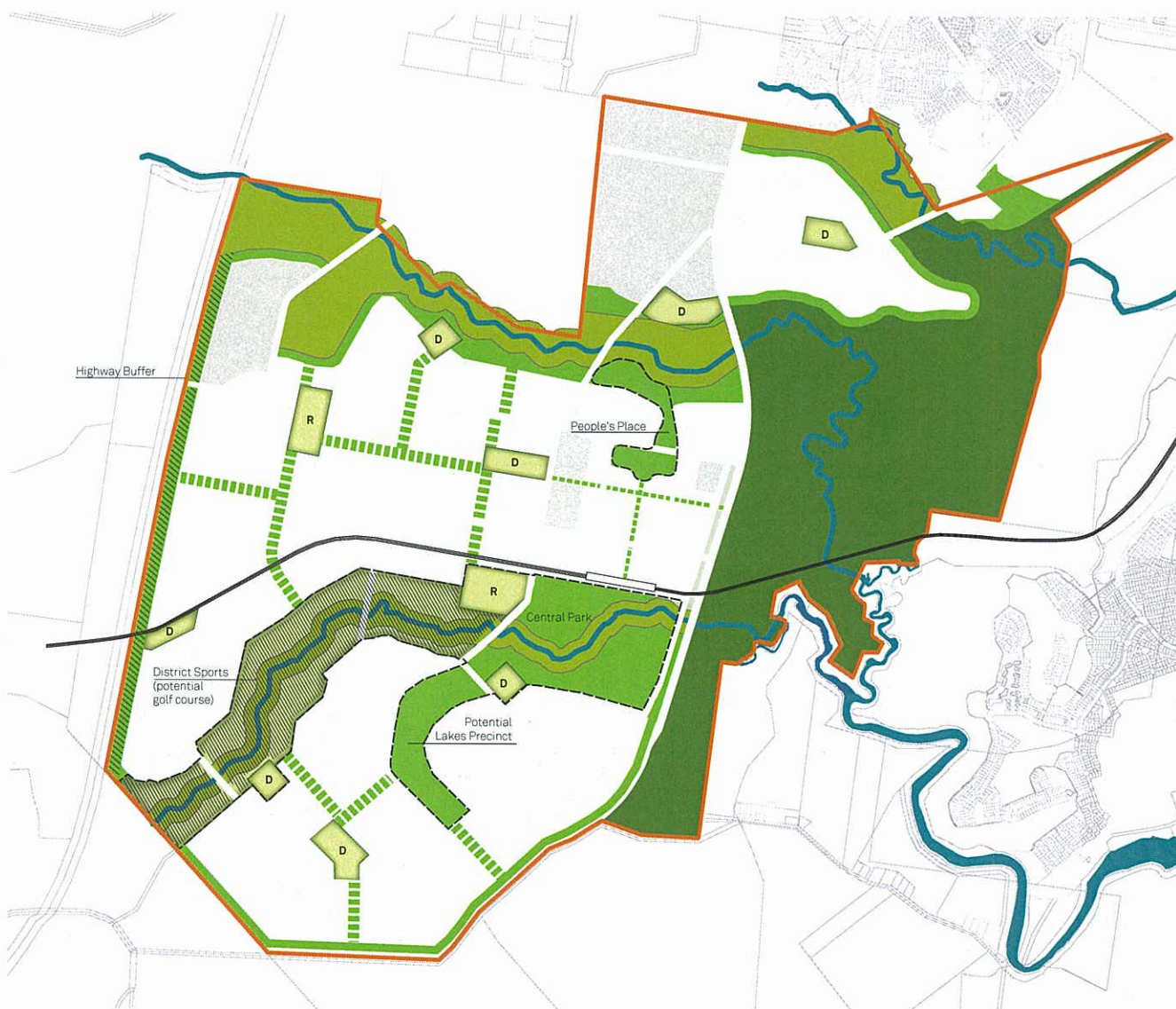
The delivery of iconic destinations to attract people from within and beyond the region through the provision of:

- a 'People's Place' and 'Central Park' within and alongside the Town Centre providing a community focus for relaxation, recreation and celebration (refer to Map 16 - Open Space);
- a Town Centre providing a high level of activity and amenity with priority for pedestrians, cyclists and public transport;
- a potential major sporting precinct in proximity to the Town Centre, capable of hosting major sporting, cultural and recreation events;
- land for regional cultural facilities (i.e. a performing arts centre, art gallery) within the People's Place;
- land for regional community facilities (i.e. potential convention centre) within the Town Centre;
- open space areas designed to support festivals and events.



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Map 16
OPEN SPACE



- | | |
|---------------------------------------|-----------------------|
| Environmental Protection Zone | Highway buffer |
| Open space buffer | Potential golf course |
| Sport and Recreation | Waterway |
| Regional sports (indicative location) | Special places |
| District sports (indicative location) | Linear open space |
| | Site boundary |

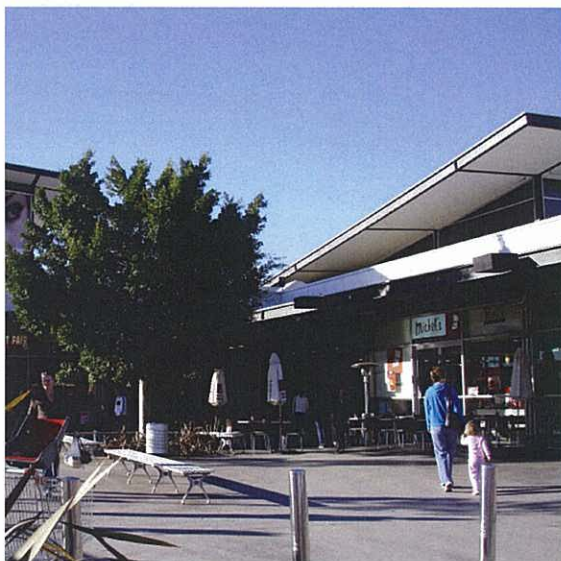
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5.8 An Urban Heart

ASPIRATION

A mixed use, accessible and vibrant urban town centre is to evolve at the heart of the Caloundra South community.





5.8.1

FORM AND FUNCTION

A destination offering higher order services, facilities and urban experiences for the Caloundra South community and the Sunshine Coast is provided through:

- the progressive development of a mix of lifestyle, commercial, retail, civic, education, community, residential and recreational uses for residents, workers and visitors;
- encouraging housing diversity through a mix of forms, types and sizes, with a focus on mid-rise apartments, sleeving sites and above active ground floor uses within the core and low rise and terrace housing outside the core;
- sub-tropical architecture built form;
- retaining visual connectivity between the Transit Centre through the core to the People's Place to form a continuous and active spine;
- street level activation focused on the incorporation of main street outcomes;
- non-active functions (such as car parking and servicing) being recessed from high activity pedestrian areas and screened as required to ensure attractive main streets;
- high quality urban design integrating buildings, streetscape, function and movement.

5.8.2

IDENTITY AND CHARACTER

A vibrant Town Centre with a rich mix and layering of uses is provided through:

- the provision of an intense, urban core supporting the establishment of the Transit Centre;
- the identification of the town centre in different quarters with distinctive function and purpose;
- the development of a walkable environment;
- the establishment of intimate main streets with slow speed environments providing for pedestrian amenity and safety.

5.8.3

PARTNERSHIPS AND DELIVERY

An authentic, identifiable Town Centre is established through:

- ensuring a mix of housing, shopping, civic, park or community uses are delivered within the first stage;
- investigating governance strategies to manage car parking, precinct wide environmental systems and community facilities;
- investigating options to establish an independent Design Review Panel guiding development, operation and management of the Town Centre;
- investigating opportunities to privately govern and maintain unique public spaces and facilities within the Town Centre environment.

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5.9 Delivery and Governance

ASPIRATION

Caloundra South community to investigate innovative delivery and governance approaches.



5.9.1

PARTNERING

Investigate partnership arrangements that foster innovation and excellence to ensure:

- service infrastructure is located to minimise impacts on residents and is staged to maximise efficient delivery (refer to Map 17 - Infrastructure Network);
- there is an efficient use of public and private capital through co-location and infrastructure sharing;
- private and public sector partnering arrangements are pursued to assist funding major community and recreational facilities;
- opportunities are investigated for community assets that are owned, funded and managed through cooperative models where return is reinvested into the community.

5.9.2

GOVERNANCE

Governance to be representative of community needs and wants through:

- decision making that is efficient, effective and accountable;
- an inclusive stakeholder engagement program where local people are actively involved;
- fostering community ownership.

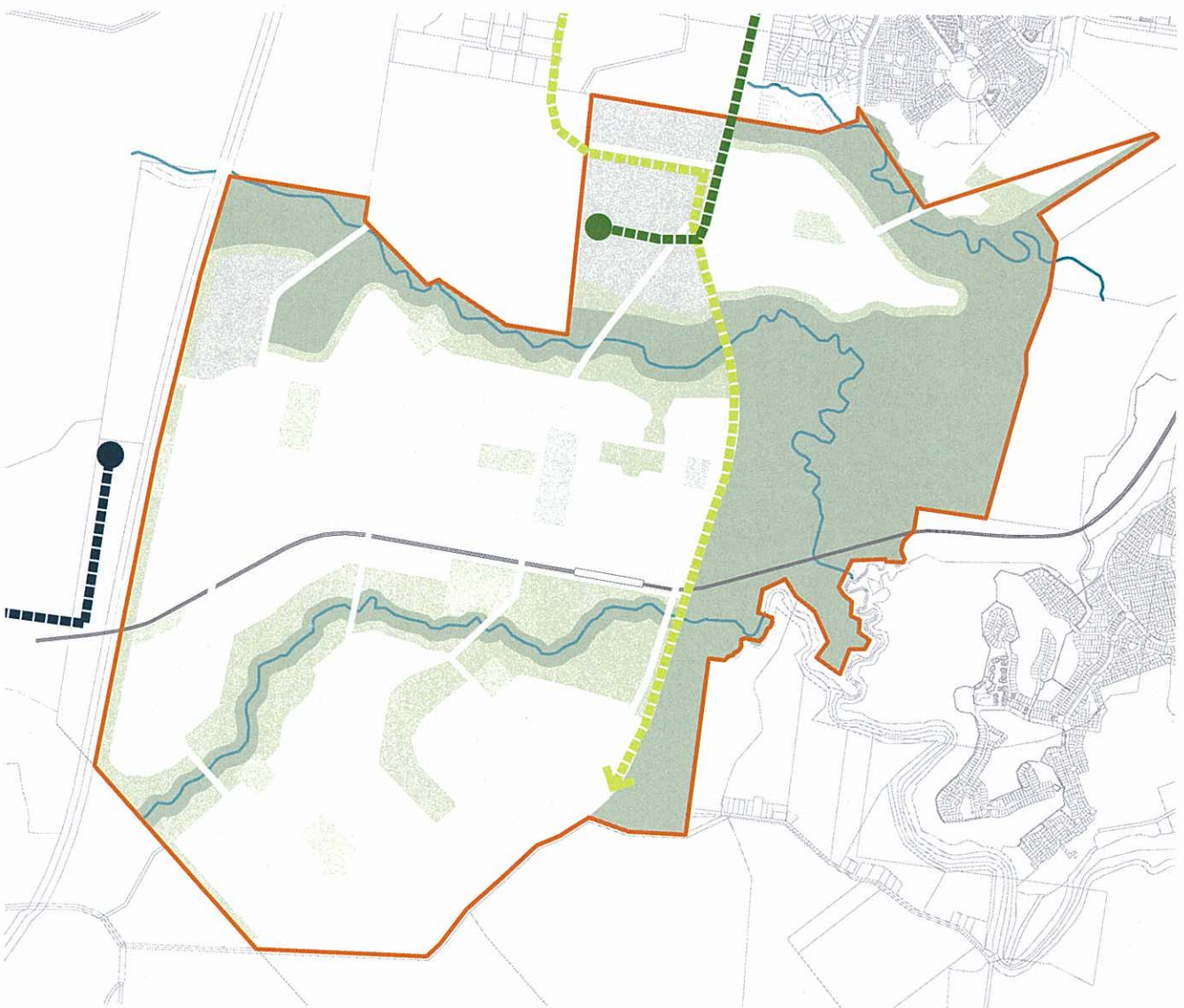




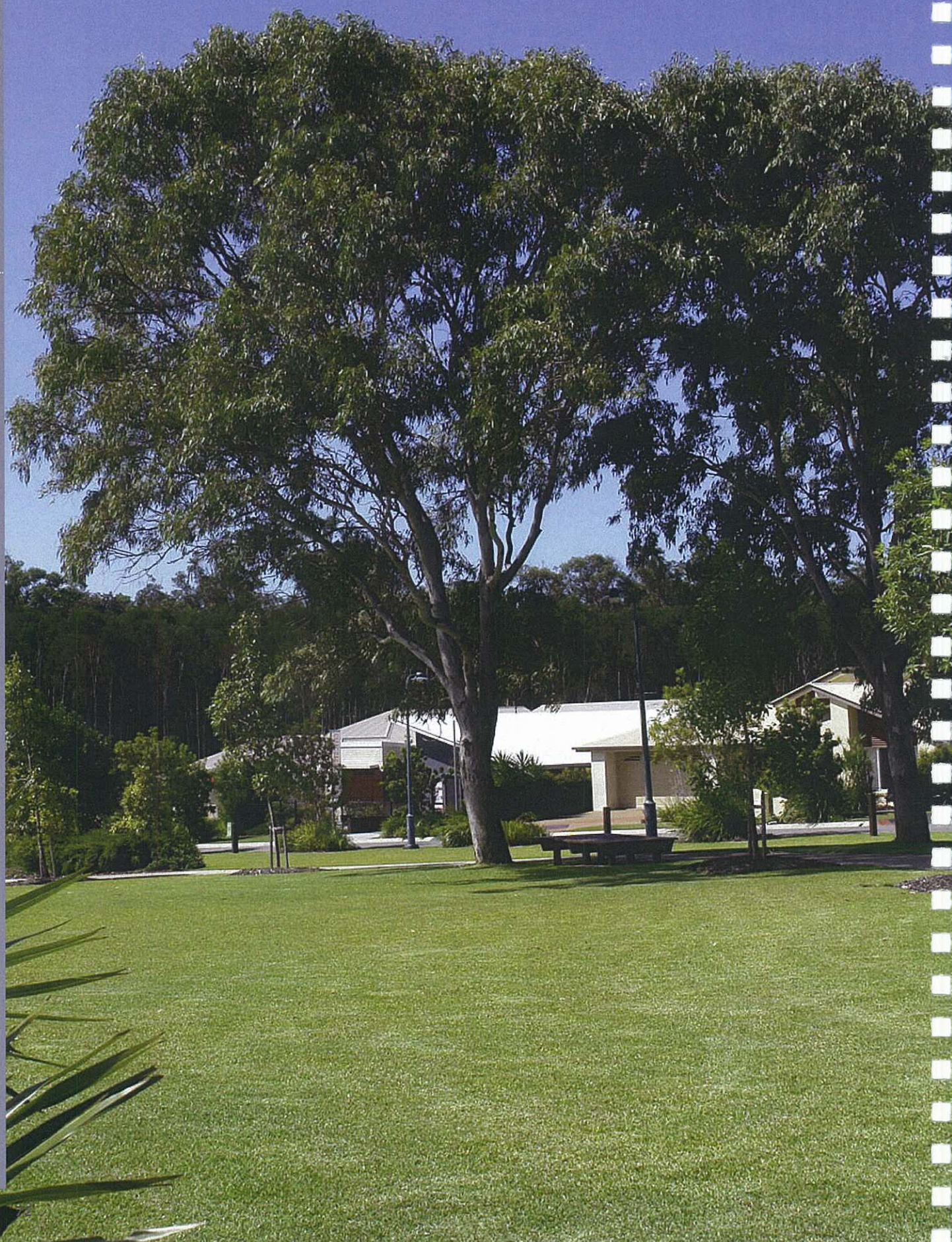
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Map 17

INFRASTRUCTURE NETWORK – Water, Sewer, Power



- Indicative sewer main location
- Potential sewer treatment plant location
- Indicative electricity easement within Kawana Arterial Corridor
- Indicative water supply main location
- Potential water reservoir location
- Site boundary



6.0 LAND USE AREAS

6.1

Purpose and Application of this Part of the Master Plan

This Master Plan expands upon the Development Scheme nominated Zones by creating the Land Use Areas. These Land Use Areas identify the types and general distribution of land uses across the Master Plan Area.

Development within each nominated Land Use Area is described by a purpose, development parameters, approved uses, applicable Master Plan Design Standards and applicable ULDA Design Guidelines.

Part 7 of this Master Plan describes the general spatial allocation of land users within a Locality. Subsequent development applications for the Approved Uses will be required to demonstrate the achievement of the Land Use Area development parameters.

Development within the Land Use Areas must also be generally consistent with the development obligations and entitlements of the Precinct (Part 8).

It is intended that the specific location and form of a land use within a Land Use Area will be nominated by Context Plan Area Strategies and Plans of Development lodged with subsequent development applications. They are to be generally consistent with the nominated Land Use Area, purpose, development parameters, approved uses, design standards and guidelines outlines in this Part of the Master Plan.

UDA exempt development, or UDA self-assessable development, as defined in the Development Scheme, may be undertaken in accordance with the Development Scheme.

The Land Use Areas' approved uses table *may* also include uses which are exempt and self-assessable under the Development Scheme (e.g. park), and are noted in this Master Plan only to illustrate those uses are intended to be developed within the Land Use Areas. It is not intended that these uses require a development approval when they are not required under the Development Scheme.

Development proposals for land uses which are not included in the list of Approved Uses for the relevant Land Use Area must demonstrate that the use is generally consistent with the purpose of the Land Use Area, the endorsed Context Plan and the Development Scheme.

Development within each nominated Land Use Area is generally to be in accordance with the development parameters applicable to the Master Plan design standards and ULDA Guidelines for that Land Use Area. Note that if there is any inconsistency between the ULDA Guidelines and the Master Plan, the Master Plan prevails.