

6.0

LAND USE AREAS

Map 18
Land Use Areas

Land Use	
 Site Boundary	 Showroom
 Town Centre Frame West	 Sport and Recreation
 Town Centre Frame East	 Open Space Buffer
 Town Centre Core	 Environmental Protection
 Mixed Residential	 Highway buffer
 Urban Living	 Indicative Road Alignment
 District Centre	 Indicative Lakes
 Neighbourhood Centre	 Blackbutt Forest
 Industry and Business	 Transit Centre
	 Waterways



6.2

Nominated Land Use Areas

The nominated Land Use Areas complement the Zone intents outlined in Section 3.4.2 of the Development Scheme. Each of the Land Use Areas is identified within a Development Scheme Zone (refer to Table 1) and the associated provisions nominated by the Development Scheme.

Within the Urban Living Zone, the identified District and Neighbourhood Centres, Greenspace and Natural Values (shown on Maps 3-6 of the Development Scheme) are further recognised through the identification of Land Use Areas for these types of uses. Similarly, Land Use Areas are nominated within the Major Centre Zone to describe the intended mix of business activity, core and frame areas, major community facilities and higher residential densities.

The Industry and Business Zone is retained as a Land Use Area definition within the Development Scheme Zone, to maintain land use flexibility for future business creation. A Showroom Land Use Area is also identified within the Industry and Business Zone in recognition of a need to separately nominate areas which are considered most appropriate for Showrooms.

The allocation of Open Space Buffer and Sport and Recreation Land Use Areas is also important to ensure appropriate co-location of complementary uses and enhancement of greenspace corridors.

The Environmental Protection Zone has been retained as an Environmental Protection Land Use Area and reflects the intent of this Zone as nominated within the Development Scheme.

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Urban Living Zone Intent

The intent of the Urban Living Zone within the Caloundra South Development Scheme is for it to be developed as villages focused on identifiable and accessible centres. The Zone is intended to comprise a mix of residential development including houses, multiple residential and other residential and live-work opportunities through home based business. The Urban Living Zone is also intended to accommodate a wide range of other non-residential uses, including:

- district centres and neighbourhood centres;
- a community greenspace network comprising parks, environmental areas and open space corridors along waterways;
- local employment areas such as small scale low impact industry, service industry and local shops;
- specific facilities and institutions such as educational establishments, child care centres and community facilities.

Other than in identified centres, approved land uses which are non-residential and that comply with the relevant controls under the Master Plan may be incorporated in development within the Urban Living Zone where it is demonstrated, to the satisfaction of the ULDA, that:

- the proposed use has appropriate vehicular access, and does not result in excessive vehicles through residential areas;
- the proposed use will cater for the needs of the immediate community and/or will not compete with, or undermine the vitality of, the centres hierarchy;
- any impacts associated with the use (e.g. noise, dust, emissions) will not affect residential or other sensitive uses.

The Urban Living Zone may also accommodate interim uses which include:

- Agriculture;
- Agricultural supply store;
- Animal keeping and husbandry;
- Intensive horticulture.

In accordance with the Development Scheme, interim uses may occur if appropriately developed and operated and where located in areas which will not compromise the Zone intent in the long-term and the achievement of the vision for the UDA.

The land uses and associated development outcomes nominated for approval in Tables 1 - 16 comply with and complement the outcomes sought by the Development Scheme and provide additional clarity around the form and function of future development.

Table 1 Development Scheme Zones and Master Plan Land Use Areas

	Urban Living Zone	Major Centre Zone	Industry and Business Zone	Environmental Protection Zone
LAND USE AREAS	Urban Living	Town Centre Core	Industry and Business	Environmental Protection
	Mixed Residential	Town Centre Frame East	Showroom	
	District Centres	Town Centre Frame West	Open Space Buffer	
	Neighbourhood Centres	Sport and Recreation	Sport and Recreation	
	Open Space Buffer			
	Sport and Recreation			

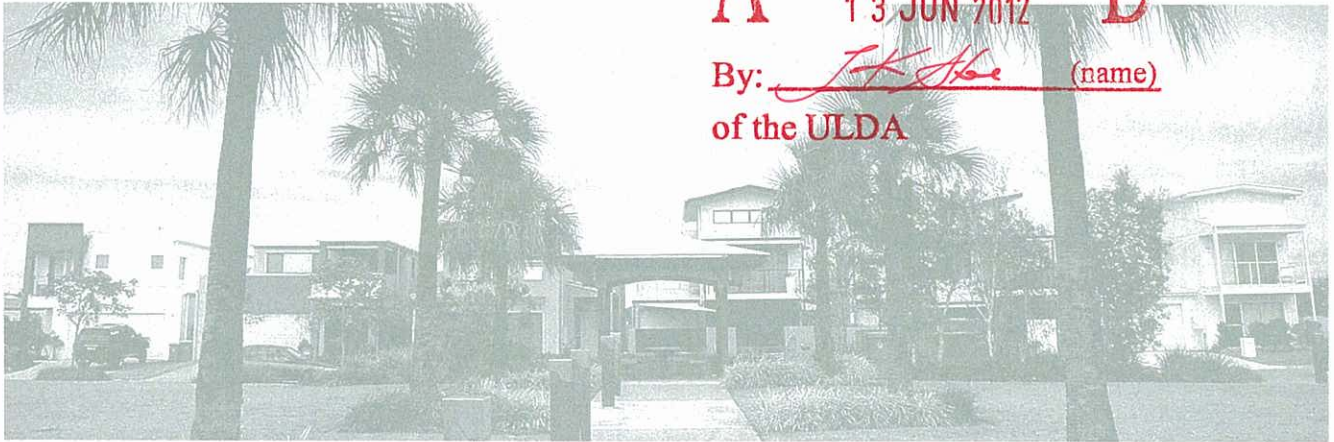
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LAND USE AREAS

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Urban Living Zone

Table 2 URBAN LIVING LAND USE AREA

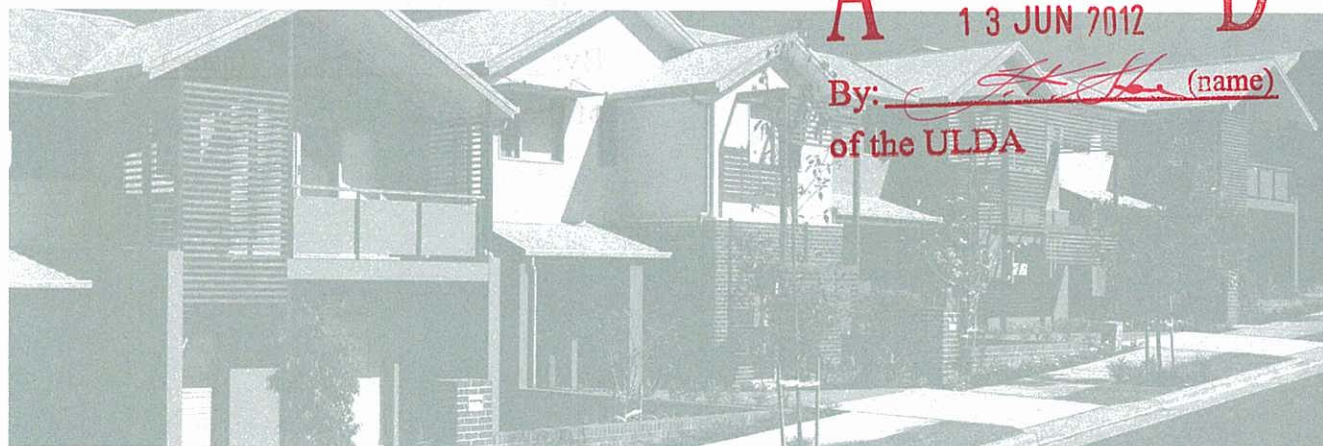
Purpose	The purpose of the Urban Living Land Use Area is to provide for a diverse mix of housing, comprised predominantly of dwelling houses, which are supported by a range of community uses and small-scale services and facilities. Urban design and built form outcomes are to create a functional and attractive streetscape, an active and socially inclusive lifestyle and distinct neighbourhoods.	
Development Parameters	Residential density Minimum 15 dwellings/ha	Areas of increased density are acceptable in certain locations where amenity and infrastructure support this outcome. Suitable locations include (but are not limited to) nominated community hubs, open space and higher order transport routes that link with community hubs. Areas of increased density are acceptable where approved in a subsequent PoD.
	Maximum building heights 2 storeys (9 m)	Opportunity for 3 storey development may be acceptable in certain locations where approved in a subsequent PoD.
Approved Uses	Child care centre where: - located adjacent to a neighbourhood centre, district centre or primary school; - located on a sub arterial, collector or neighbourhood street; - shown on an endorsed Context Plan Area Strategy or approved Plan of Development. Community Facility where: - located adjacent to a centre, educational establishment (primary and secondary school) or land within the Sport and Recreation Land Use Area. Display home or House where: - the lot is 400 m² or less; - the frontage is 12.5 metres or less; - consistent with an approved Plan of Development. Business, Food Premises and shop where: - shown on an endorsed Context Plan Area Strategy or approved Plan of Development; - up to a maximum of 250 m² GFA; - where not extending an existing centre, <i>approved business, food premises or shop.</i> Educational establishment where: - adjacent to a centre or sports park; - shown on an endorsed Context Plan Area Strategy and approved Plan of Development; - early learning, primary or secondary schools only. Multiple residential where: - contains a maximum of 12 dwellings; <i>OR</i> <i>greater than 12 dwellings</i> → where shown on an endorsed Context Plan Area Strategy or approved Plan of Development. Other residential where: - retirement living only; - within 400m walking distance of a public transport stop; - contains a maximum of 12 dwellings; <i>OR</i> <i>greater than 12 dwellings</i> → where shown on an endorsed Context Plan Area Strategy or approved Plan of Development.	
Applicable Master Plan Design Standards	Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines ²	Neighbourhood layout and design is undertaken generally in accordance with: ULDA Guideline 1 - Residential 30 (March 2010) ULDA Guideline 5 - Neighbourhood Planning and Design (November 2011) ULDA Guideline 6 - Street and Movement Network (April 2012)	

² ULDA Guidelines are intended to be used to assess future development applications. If there is any inconsistency between the ULDA Guidelines and this Master Plan, the Master Plan prevails.

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6.3 Urban Living Zone

Table 3 MIXED RESIDENTIAL LAND USE AREA

Purpose	The purpose of the Mixed Residential Land Use Area is to provide for a range and mix of dwelling types adjacent to the Town Centre including medium to high density detached and attached dwellings supported by community facilities, open spaces and neighbouring centre activities.	
Development Parameters	Residential density Minimum 25 dwellings / ha	Areas of increased density are acceptable in certain locations adjoining high quality amenity.
	Maximum building heights 3 storeys	Opportunity for development up to 6 storeys is acceptable adjoining open space.
	Site cover Maximum 75%	Opportunity for up to 85% site cover may be acceptable in certain locations for row or terraced housing.
Approved Uses	Business premises where: - up to maximum of 250 m² GFA in a single location; - not extending an existing centre, <i>approved business, food premise or shop</i> Community facility where: - located adjacent to a centre, educational establishment (primary and secondary school) or land within the Sport and Recreation Land Use Area. Display home or House where: - the lot is 400 m² or less; - the frontage is 12.5 metres or less; - consistent with an approved Plan of Development.	Display Unit Food premises where: - up to maximum of 250 m² GFA in a single location; - not extending an existing centre, <i>approved business, food premise or shop.</i> Multiple Residential Other Residential Shop where: - up to maximum of 250 m² GFA in a single location; - not extending an existing centre, <i>approved business, food premise or shop</i>
	Infrastructure Networks and Standards (Part 12)	
Applicable Master Plan Design Standards		
Applicable ULDA Guidelines	Neighbourhood layout and design is undertaken generally in accordance with: ULDA Guideline 1 - Residential 30 (March 2010) ULDA Guideline 5 - Neighbourhood Planning and Design (November 2011) ULDA Guideline 6 - Street and Movement Network (April 2012) ULDA Guideline 8 - Medium and High Rise Buildings (April 2011)	

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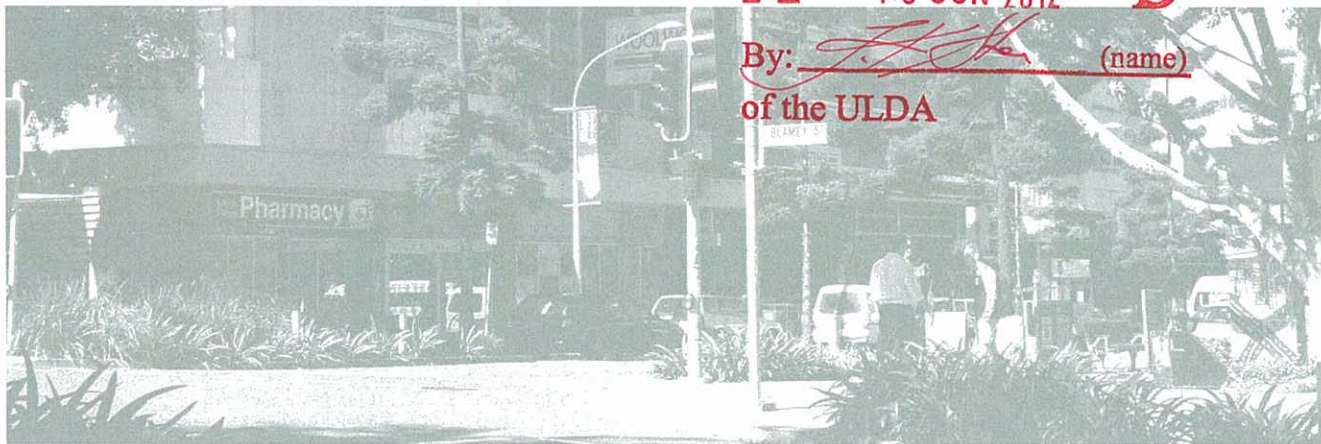
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6.3

Urban Living Zone

Table 4 DISTRICT CENTRES LAND USE AREA

Purpose	The purpose of the District Centre Land Use Area is to provide for centre activities including supermarket retail shopping in an urban form that clusters and integrates a mix of uses and activities within a compact urban form that serves as focal point for community life.	
Development Parameters		
District Centres	Residential density Minimum 35 dwellings/ha	Areas of increased density may be acceptable in certain locations where approved in a subsequent PoD.
	Maximum building heights 5 storeys	Opportunity for development in excess of 5 storeys may be acceptable where approved in a subsequent PoD.
	Site cover COMMERCIAL - up to 100%	Subject to appropriate consideration of urban form setbacks and urban services such as parking and delivery facilities (which may be provided via a common access/service arrangement).
	RETAIL - up to 100%	
	RESIDENTIAL (integrated with other centre land uses) - up to 80%	
Approved Uses	Business Car park (other than a multi-level facility) where: - incorporating landscaping along the sites boundaries to enhance the visual appeal Child care centre Community facility Display Unit Educational establishment Emergency services Fast food premises where: - not adjoining a residential use Food premises Health care services Indoor sport and recreation where: - excluding convention centre, amusement and leisure centres <i>premises for conducting large scale functions i.e.</i>	Market Multiple residential Place of assembly where: - maximum 500 m² GFA Sales Office Service Industry where: - not adjoining residential uses; - maximum 500 m² GFA. Service station where: - not adjoining a sensitive use, as defined in the Development Scheme Shop Shopping centre Short-term accommodation Showroom Telecommunications facility and Utility installation where: - integrated within a building; - not located adjoining a residential use. Veterinary hospital
Applicable Master Plan Design Elements	Infrastructure Networks and Standards (Part 12) <i>shown on an endorsed context plan area strategy and approved PoD</i>	
Applicable ULDA Guidelines ⁴	Centre layout and design is undertaken generally in accordance with: ULDA Guideline 5 - Neighbourhood Planning and Design (November 2011) ULDA Guideline 6 - Street and Movement Network (April 2012) ULDA Guideline 8 - Medium and High Rise Buildings (April 2011) ULDA Guideline 9 - Centres (November 2011)	

premises for conducting large scale functions i.e.

shown on an endorsed context plan area strategy and approved PoD

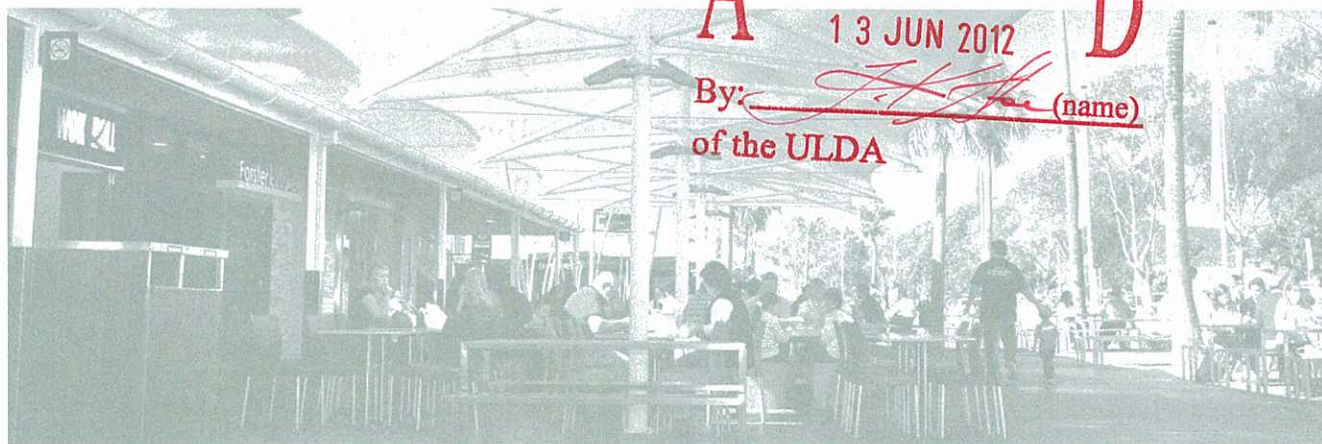
Living Land Use Area

⁴ ULDA Guidelines are intended to be used to assess future development applications. If there is any inconsistency between the ULDA Guidelines and this Master Plan, the Master Plan prevails.

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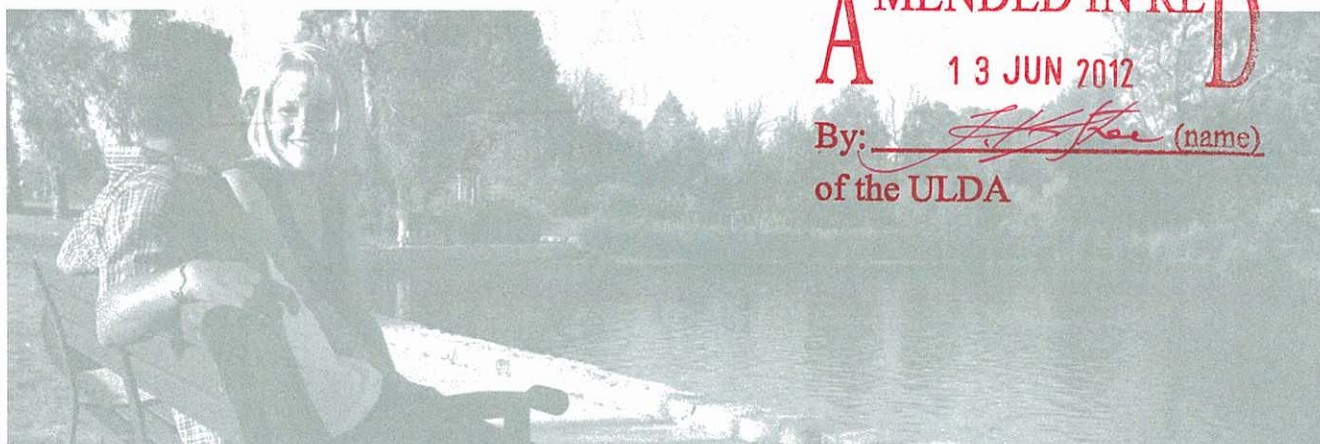
6.3 Urban Living Zone

Table 5 NEIGHBOURHOOD CENTRES LAND USE AREA

Purpose	The purpose of the Neighbourhood Centre Land Use Area is to provide for centre activities including local retail services in a village setting that integrates a mix of uses and activities within an urban form to meet the needs of local residents that also provides opportunities for community interaction.	
Development Parameters	Residential density Minimum 20 dwellings/ha	Areas of increased density may be acceptable in certain locations where approved in a subsequent PoD
	Maximum building heights 3 storeys	
	Site cover COMMERCIAL - up to 100%.	Subject to appropriate consideration to urban form setbacks and urban services such as parking and delivery facilities (which may be provided via a common access / service arrangement).
	RETAIL - up to 100%	
Approved Uses	RESIDENTIAL (integrated with other centre land uses) - up to 80%	Subject to appropriate consideration to urban form setbacks and urban services such as parking and communal open space.
	Business	Service industry where: • not located adjacent to a residential use; • maximum 250 m ² GFA.
	Child care centre	Shop
	Community facility	Shopping centre
	Display unit	Telecommunications facility and utility installation where: • integrated within a building; • part of a mixed use development; • integrated with a building; • not located adjoining the Urban Living Land Use Area; • shown on an endorsed context plan area strategy and approved PoD.
	Educational establishment	
	Fast food premises where: • where not adjoining a residential use	
	Food premises	Utility installation where: • part of a mixed use development
	Health care services	
	Market	
	Multiple residential	
Applicable Master Plan Design Elements	Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines ⁵	Centre layout and design is undertaken generally in accordance with: ULDA Guideline 5 - Neighbourhood Planning and Design (November 2011) ULDA Guideline 6 - Street and Movement Network (April 2012) ULDA Guideline 8 - Medium and High Rise Buildings (April 2011) ULDA Guideline 9 - Centres (November 2011)	

⁵ ULDA Guidelines are intended to be used to assess future development applications. If there is any inconsistency between the ULDA Guidelines and this Master Plan, the Master Plan prevails.

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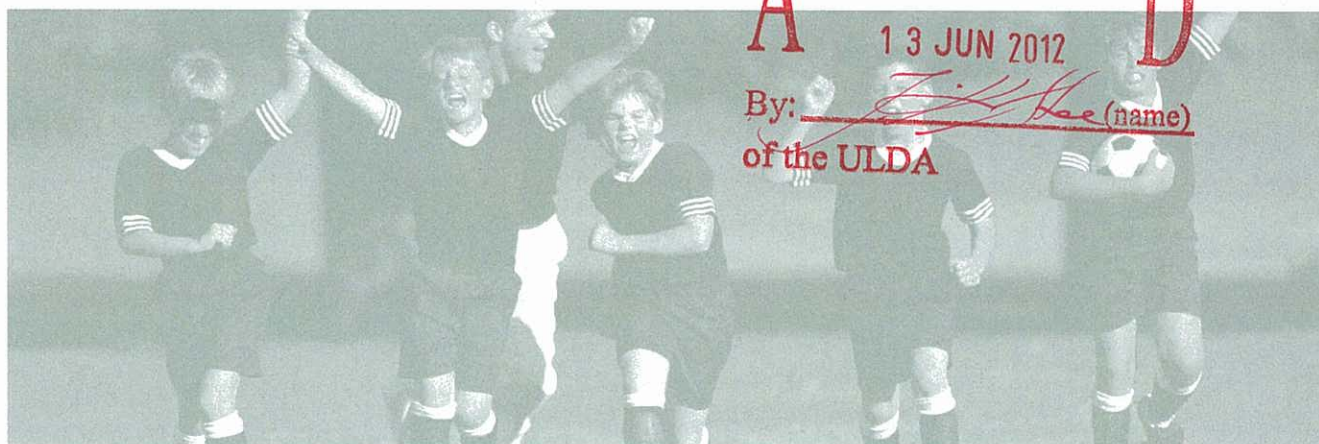
By: J. H. Rae (name)
of the ULDA

6.3 Urban Living Zone

Table 6 OPEN SPACE BUFFER LAND USE AREA

Purpose	The purpose of the Open Space Buffer Land Use Area is to provide for the protection and rehabilitation of the major waterways within the site and for a range of appropriately located passive recreation, educational and leisure activities that promote an active and diverse lifestyle whilst recognising the ecological values of the area.	
Development Parameters	Lamerough Creek	The 200 m wide open space creek corridor will comprise : • a 100 m wide core ecological corridor, being 50 m either side of the creek-centreline; • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the 100 m core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs
	Bells Creek North	The 200 m wide open space creek corridor will comprise : • a 100 m wide core ecological corridor, being 50 m either side of the creek-centreline; • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the 100 m core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs.
	Bells Creek South	The 100 m wide open space creek corridor will comprise : • a 50 m wide core corridor, being 25 m either side of the creek-centreline; • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the 50 m core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs.
Approved Uses	Park Outdoor sport and recreation where: • located outside the core ecological corridor; • excluding public swimming pools, stadiums and golf course.	
Applicable Master Plan Design Elements	Design Standards (Part 11) Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines⁶	Open Space parkland and associated facilities are provided generally in accordance with ULDA Guideline 12 (November 2011).	

⁶ ULDA Guidelines are intended to be used to assess future development applications. If there is any inconsistency between the ULDA Guidelines and this Master Plan, the Master Plan prevails.



6.3 Urban Living Zone

Table 7 SPORT AND RECREATION LAND USE AREA

Purpose	The purpose of the Sport and Recreation Land Use Area is to provide for a range of sporting, recreation, leisure, cultural and educational facilities and community meeting spaces that provide for a diverse and active lifestyle. A hierarchy of Major, District, Neighbourhood and Local Parks will be provided across the site. This Land Use Area also provides an additional open space buffer and could provide opportunities for fauna corridor.
Development Parameters	Building heights 21 m Corridors A 30 m sport and recreation buffer to any fauna habitat areas in the Open Space Buffer Land Use Area
Approved Uses⁷	Community facility where: - located adjacent to a centre or educational establishment - co-located with a Major or District Park Indoor sport and recreation where: - excluding convention centre, amusement and leisure centre; and - maximum GFA of 2,000 m². Outdoor sport and recreation including: - a golf course where shown on an endorsed Context Plan Area Strategy and approved PoD <i>premises for conducting large scale functions it.</i> <i>excluding</i>
Applicable Master Plan Design Elements	Design Standards (Part 11) Infrastructure Networks and Standards (Part 12)
Applicable ULDA Guidelines⁸	Sport and Recreation parkland and associated facilities are provided generally in accordance with ULDA Guideline 12 (November 2011).

⁷ It is noted that a Park is exempt development under the ULDA Development Scheme

⁸ ULDA Guidelines are intended to be used to assess future development applications. If there is any inconsistency between the ULDA Guidelines and this Master Plan, the Master Plan prevails.

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6.4

Major Centre Zone Intent

The Caloundra South Development Scheme states that the Major Centre Zone is intended to provide the focus of the UDA and accommodate the greatest mix of land uses and the highest residential densities in the UDA.

This Zone is within the Town Centre Locality (refer Part 7, Localities) and as such has been divided into the Town Centre Core, Town Centre Frame East and Town Centre Frame West. A Sport and Recreation Land Use Area has also been allocated within the Major Centre Zone to encompass part of the People's Place.

The 'core', as referred to in the Development Scheme, is located adjacent to the future Transit Centre and comprises the highest density retail, commercial and residential development.

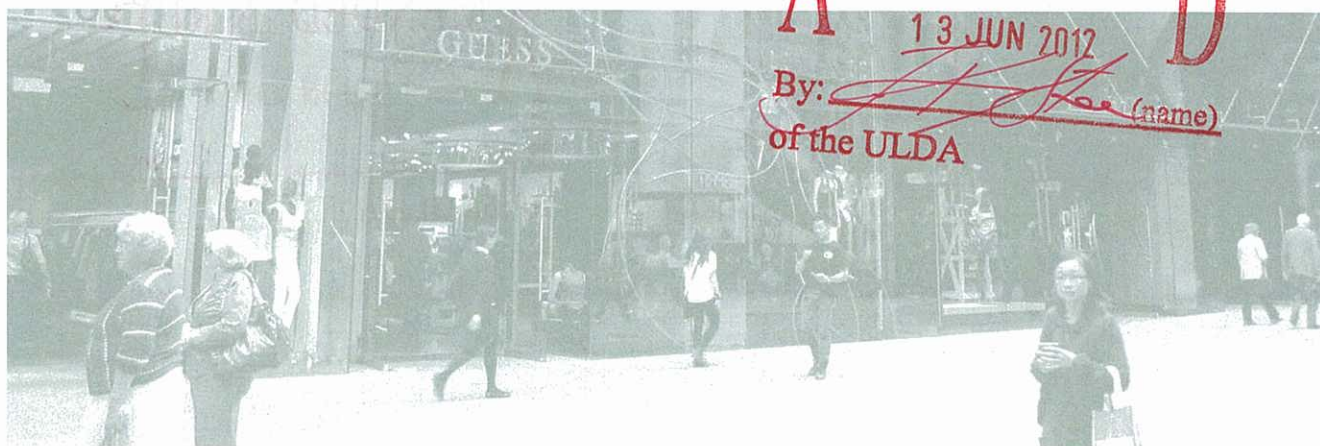
The 'frame' occupies the balance area of the Major Centre Zone, where development includes a range of retail, commercial and community uses that are less dense in nature to the core. The Town Centre Frame West also includes permanent residential uses that will provide a transition to the Urban Living areas to the west.

Interim uses within the Major Centre Zone may include:

- bulk landscape supplies;
- warehouse.

In accordance with the Development Scheme, interim uses may occur if appropriately developed and operated and where located in areas which will not compromise the Zone intent in the long-term.

The land uses and associated development outcomes nominated in the following table are intended to complement the outcomes sought by the Development Scheme and provide additional clarity around the form and function of future development.



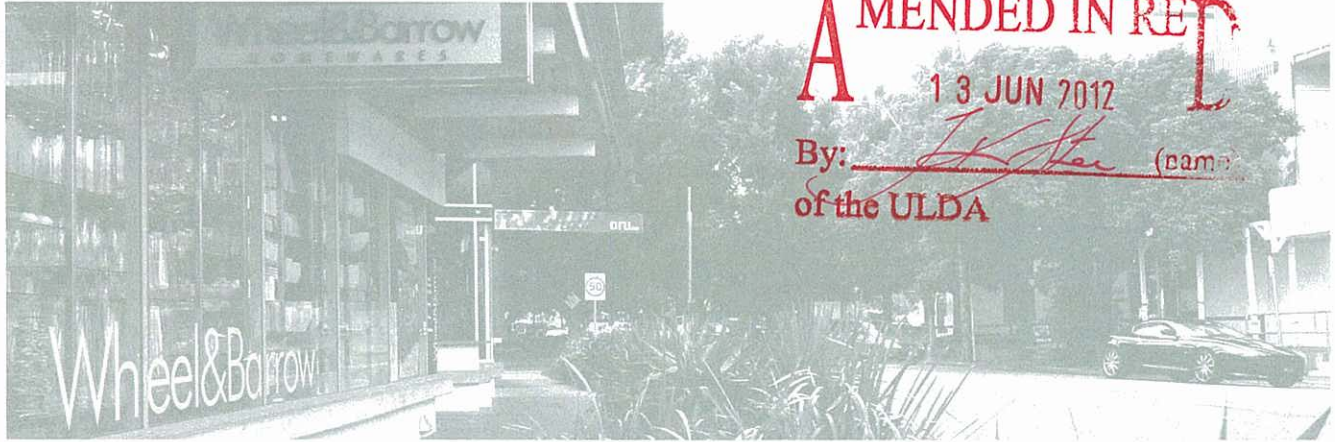
6.4 Major Centre Zone Intent

Table 8 TOWN CENTRE CORE LAND USE AREA

Purpose	The Town Centre Core Land Use Area is the retail, commercial, transit and cultural focal point of Caloundra South, acting as the heart of the community and a significant destination for the broader region. Large format retail buildings that are integrated to ensure active streets may also be appropriate. Mixed use and high density residential development will be supported to provide housing diversity where there is a high level of amenity.	
Development Parameters	Residential density Minimum 60 dwellings/ha	Areas of increased density may be acceptable in certain locations where approved in a subsequent PoD.
	Maximum building heights 10 storeys	
	Site cover - Up to 100%.	Subject to appropriate consideration to urban form setbacks and urban services such as parking and delivery facilities (which may be provided via a common access/service arrangement).
	Car parking Minimum	Retail and Commercial uses - minimum 4.5 spaces per 100 m² GFA - (minimum 1 space per 30 m² GFA above ground floor)
Approved Uses	Business Car park (other than a multi level facility) where: - incorporating landscaping along its boundaries to enhance its visual appeal Community facility Display unit Educational establishment where: - excluding those involving ovals for sporting recreational purposes Fast food premises Food premises Health care services Indoor entertainment	Indoor Sport and Recreation where: - gymnasium only; - maximum GFA 3,000 m²; - not located on ground level. Market Multiple residential Sales office Shop Shopping centre Short term accommodation Showroom where: maximum 2,000 m² GFA Telecommunications facility Utility installation where: integrated in a building
Applicable Master Plan Design Elements	Design Standards (Part 11) Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines⁹	Centre layout and design is undertaken generally in accordance with: ULDA Guideline 6 – Street and Movement Network (April 2012) ULDA Guideline 8 – Medium and High Rise Buildings (April 2011) ULDA Guideline 11 – Community Facilities (November 2011)	

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6.0 LAND USE AREAS

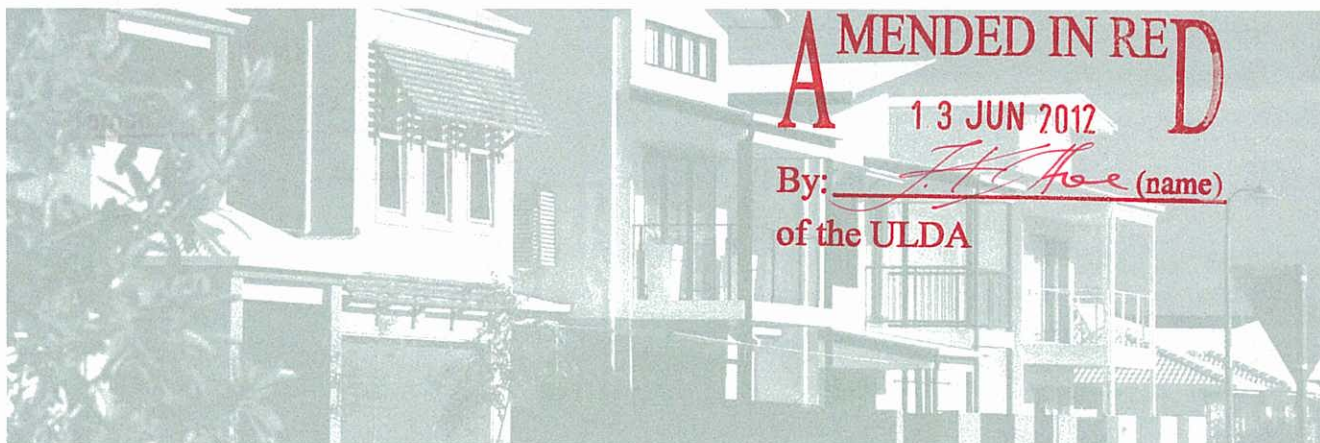


6.4 Major Centre Zone

Table 9 TOWN CENTRE FRAME EAST LAND USE AREA

Purpose	The Town Centre Frame East Land Use Area provides a supporting form to the more intense core with opportunities for larger format retail activities, education and community facilities, and clusters of commercial and business uses and residential uses.		
Development Parameters	Residential density Minimum 40 dwellings/ha	Individual areas of increased density may be acceptable in certain locations where approved in a subsequent PoD.	
	Maximum building heights 6 storeys		
	Site cover Up to 100%.	Subject to appropriate consideration to urban form, setbacks and urban services such as parking and delivery facilities (which may be provided via a common access/service arrangement).	
	Car parking Minimum	Retail and Commercial uses minimum 4.5 spaces per 100 m² GFA (minimum 1 space per 30 m² GFA above ground floor)	
Approved Uses	Business	Health care services	Service station where:
	Car park	Indoor entertainment	• not adjoining a residential use;
	Child care centre	Indoor sport and recreation where:	• shown on an endorsed Context Plan Area Strategy and approved PoD.
	Community facility	• gymnasium only;	Shop
	Display unit	• maximum 3,000 m ² GFA;	Shopping centre
	Educational establishment	• not located at ground level	Short-term accommodation
	• excluding those including ovals for sporting / recreational uses	Market	Showroom
	Emergency services	Multiple residential	Telecommunication facility
	Fast food premises	Sales office	Utility installation
	Food premises	Service industry where:	Veterinary hospital
		• not adjoining residential uses	
Applicable Master Plan Design Elements	Design Standards (Part 11)		
	Infrastructure Networks and Standards (Part 12)		
Applicable ULDA Guidelines ¹⁰	Centre layout and design is undertaken generally in accordance with: ULDA Guideline 6 – Street and Movement Network (April 2012) ULDA Guideline 8 – Medium and High Rise Buildings (April 2011) ULDA Guideline 9 – Centres (November 2011) ULDA Guideline 11 – Community Facilities (November 2011)		

¹⁰ ULDA Guidelines are intended to be used to assess future development applications. If there is any inconsistency between the ULDA Guidelines and this Master Plan, the Master Plan prevails.



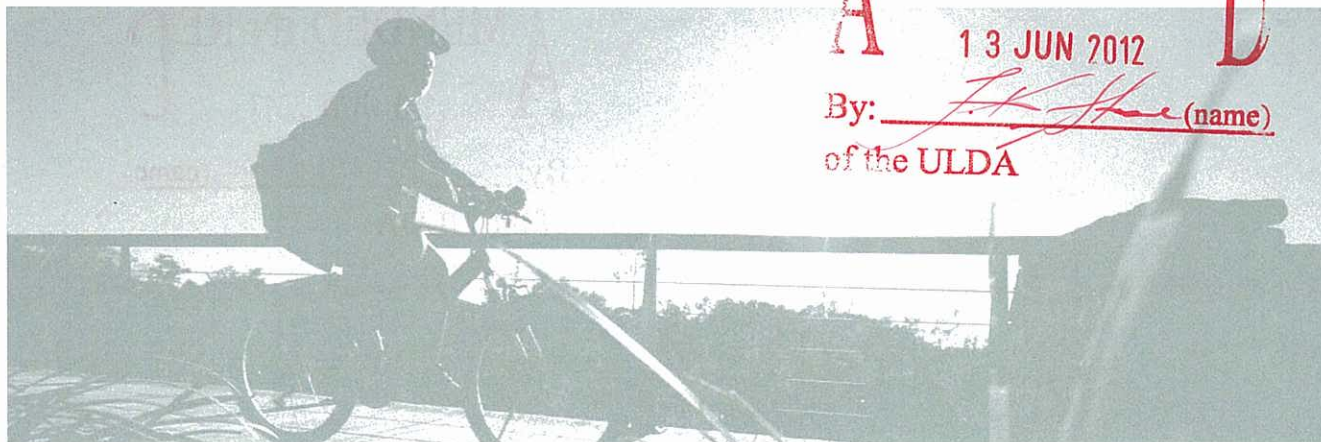
6.4 Major Centre Zone

Table 10 TOWN CENTRE FRAME WEST LAND USE AREA

Purpose	The Town Centre West Land Use Area provides a transition area adjacent to the core with opportunities for commercial sleeving, education, mixed use development and a range and mix of dwelling types in a variety of residential formats.	
Development Parameters	Residential density Minimum 40 dwellings/ha	Individual areas of increased density may be acceptable where approved in a subsequent PoD.
	Maximum building heights 6 storeys	
	Site cover Up to 100%	Subject to appropriate consideration to urban form setbacks and urban services such as parking and delivery facilities (which may be provided via a common access/service arrangement).
Approved Uses	Car parking Minimum	Retail and Commercial uses – minimum 4.5 spaces per 100 m² GFA (minimum 1 space per 30 m² GFA above ground floor)
	Business Car park Child care centre Community facility Display Unit on Home <i>Display</i> Education establishment • excluding those including ovals for sporting and recreation uses Fast food premises Food premises	House where • minimum density of 40dw/ha Market Multiple residential Other residential Sales office Shop Shopping Centre Short-term accommodation Telecommunication facility Utility Installation
Applicable Master Plan Design Elements	Design Standards (Part 11) Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines ¹¹	Neighbourhood layout and design is undertaken generally in accordance with: ULDA Guideline 1 – Residential 30 (March 2010) ULDA Guideline 5 – Neighbourhood Planning and Design (November 2011) ULDA Guideline 6 – Street and Movement Network (April 2012) ULDA Guideline 8 – Medium and High Rise Buildings (April 2011) ULDA Guideline 9 – Centres (November 2011)	

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6.0 LAND USE AREAS

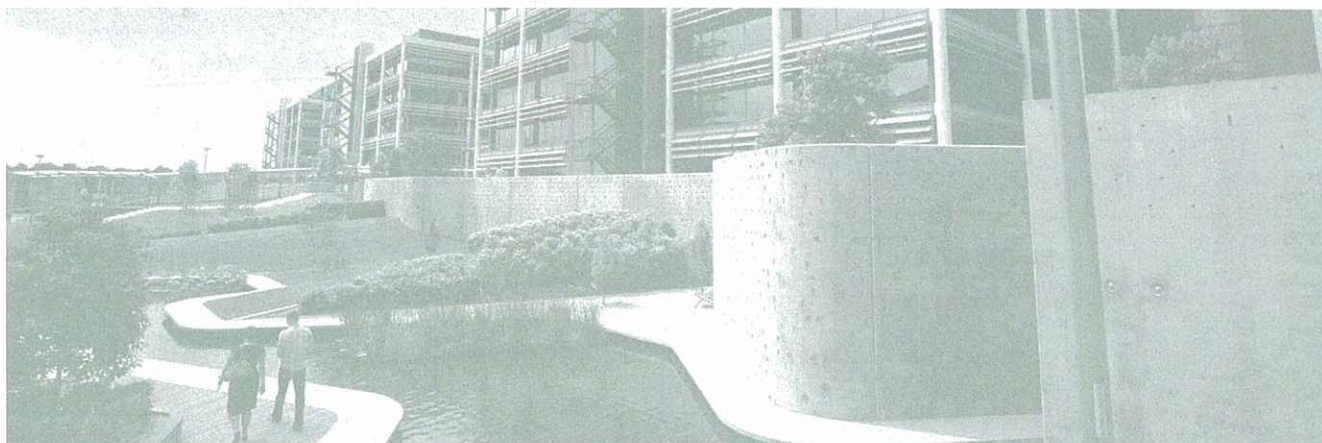


6.4 Major Centre Zone

Table 11 SPORT AND RECREATION LAND USE AREA

Purpose	Sport and Recreation space within the Major Centre includes the 'People's Place', providing for a mixture of passive and active city-wide recreational opportunities.
Development Parameters	Building heights 10 storeys
Approved Uses	Community facility Food premises where: • up to maximum of 250 m² GFA in a single location. Indoor sport and recreation where: • maximum 2000 m² GFA; • excluding convention centre, amusement and leisure centre. <i>premises for conducting large scale functions i.e.</i> Outdoor sport and recreation • aquatic facility uses only Shop where: • up to maximum of 250 m² GFA in a single location Utility Installation where: • integrated within a building
Applicable Master Plan Design Elements	Design Standards (Part 11) Infrastructure Networks and Standards (Part 12)
Applicable ULDA Guidelines ¹²	Sport and Recreation Parkland and associated facilities are provided generally in accordance with ULDA Guideline 12 (November 2011)

¹² ULDA Guidelines are intended to be used to assess future development applications. If there is any inconsistency between the ULDA Guidelines and this Master Plan, the Master Plan prevails.



6.5 Industry and Business Zone Intent

The Caloundra South Development Scheme states that the Industry and Business Zone (the Zone) accommodates industrial uses which do not generate dust, noise and odour emissions beyond the Zone. The Zone provides for a wide range of compatible industrial uses including low and medium impact industry, research and technology facilities, and service industry activities.

A limited range of other uses may also be acceptable in the Industry and Business Zone where it can be demonstrated that the use:

- supports or otherwise has a clear nexus with the primary uses within the Zone and is not the predominant use;
- does not compete / undermine the vitality and performance of the centre's network;
- provides a service to the workforce within the Zone;
- will not prejudice the establishment or operation of the primary uses within the Zone.

The Industry and Business Zone, located adjacent to the Bruce Highway, has an emphasis on low impact industry and research and technology facilities with a limited range of business and commercial uses. Uses are not to rely on highway frontage for exposure and visibility.

Non-industrial uses, such as commercial and trade retail activities, may locate in the Zone where such uses do not compromise the intended industrial/business character of the local area. Uses that promote knowledge creation and entrepreneurial activity in industry, science and technology and research and development are encouraged.

The location, design, operation and management of uses and works contribute to the amenity, built form, landscaping and streetscape which enhance the industrial character of the area.

Development of the approved uses will need to avoid adverse impact on neighbouring sensitive uses, being residential dwellings and community facilities. The interface between different industry and business uses will also need to be considered as part of a Plan of Development in subsequent applications within this Zone. Development will have linkages to existing and proposed transport infrastructure, public transport services, bicycle and pedestrian networks and community facilities and will maximise the sustainable and efficient use of essential services, including water, sewer, energy, and telecommunications infrastructure.

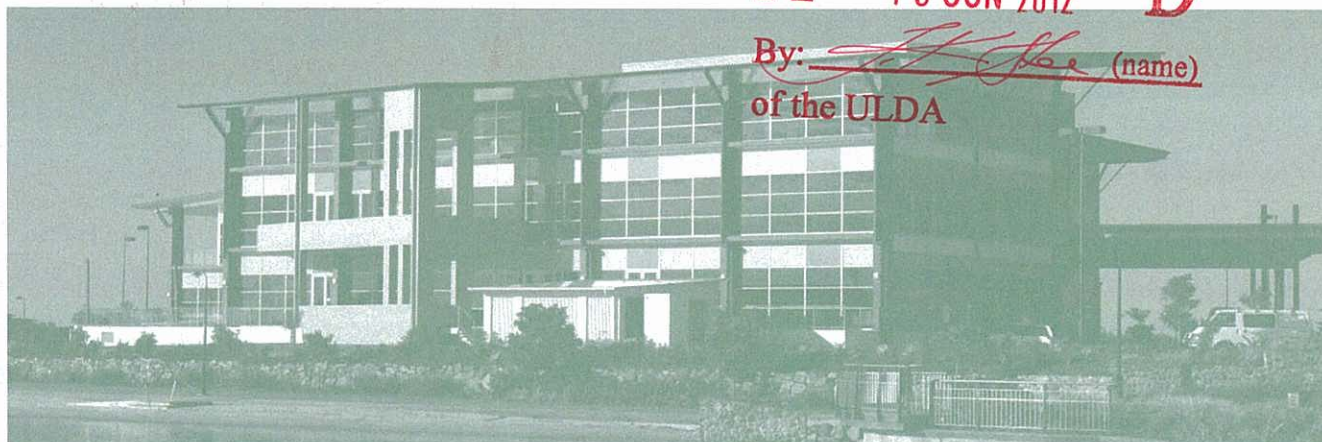
In accordance with the Development Scheme, interim uses may occur if appropriately developed and operated and where located in areas which will not compromise the Zone intent in the long-term and the achievement of the vision for the UDA.

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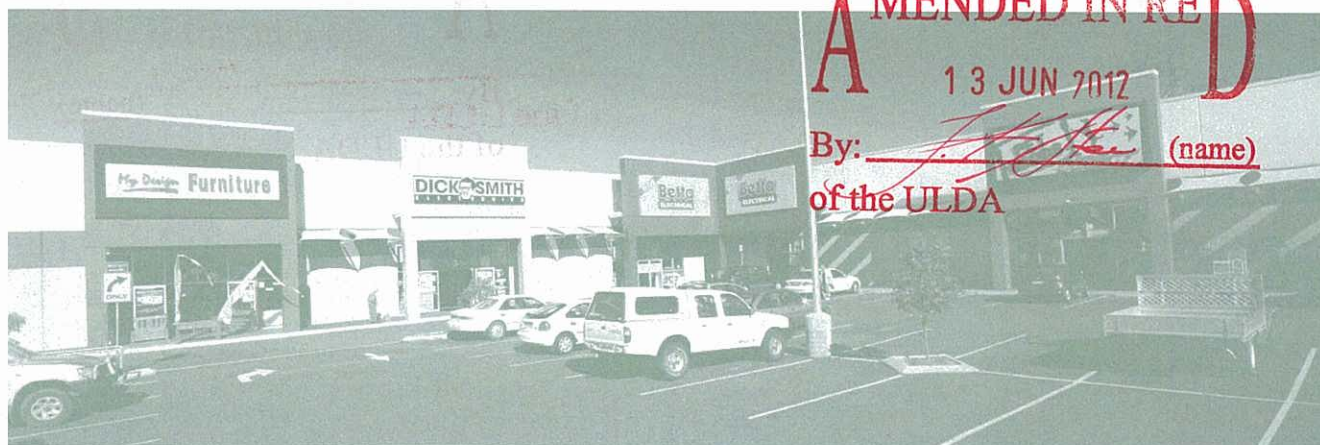


6.5 Industry and Business Zone

Table 12 INDUSTRY AND BUSINESS LAND USE AREA

Purpose	The Industry and Business Land Use Area will provide for the establishment of a range of industrial and business land use activities to provide service and employment opportunities for the region.	
Development Parameters	Maximum building heights 15 m	Greater heights may be permitted adjacent to the Kawana Arterial where buildings are unable to be seen when travelling on the Kawana Arterial and by residential neighbourhoods within and external to the UDA boundary.
	Maximum site cover 70%	
	Minimum lot size No minimum	
Approved Uses	Agricultural supply store Bulk landscape supplies Business where: • a maximum of 5,000 2,500 m ² GFA per site, if not ancillary to an industrial use Car park Crematorium Educational establishment, where: • not a primary or secondary school and demonstrates a nexus with an industrial site or business use Emergency services Food premises where: • up to a maximum of 250 m ² GFA in a single location Funeral parlour Garden centre Indoor sport and recreation where: • excluding convention centre, amusement and leisure centre • maximum of 2,000 m ² GFA	Low impact industry Outdoor sales Research and technology facility Service industry Service station where: • not within 50 m of a sensitive use Shop where: • up to a maximum of 250 m ² GFA in a single location Telecommunication facility Utility installation Veterinary hospital Warehouse Wholesale nursery
Applicable Master Plan Design Elements	Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines ¹³	Industry and business development is undertaken generally in accordance with ULDA Guideline 10 (April 2011).	

¹³ ULDA Guidelines are intended to be used to assess future development applications. If there is any inconsistency between the ULDA Guidelines and this Master Plan, the Master Plan prevails.



6.5

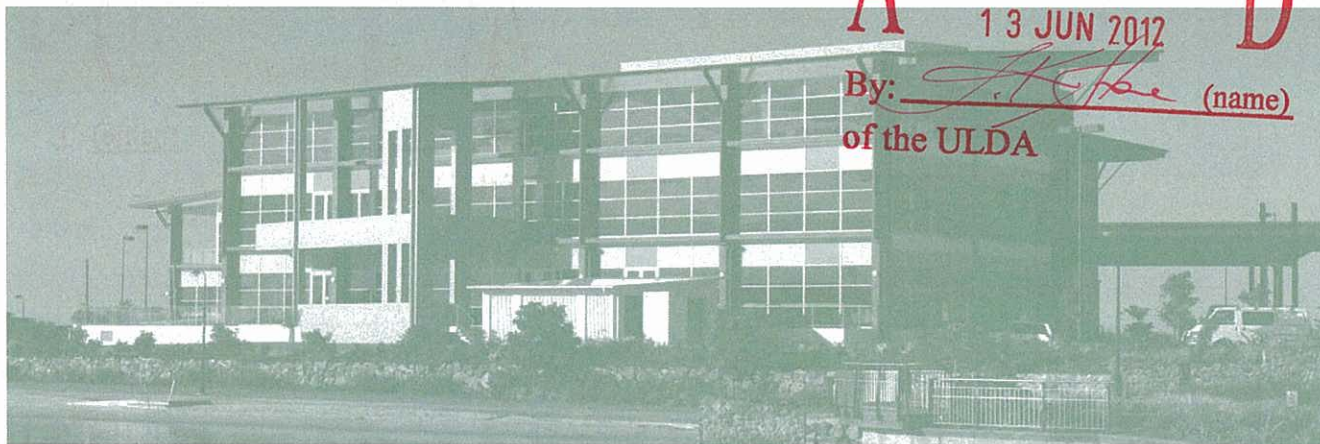
Industry and Business Zone

Table 13 SHOWROOM LAND USE AREA

Purpose	The Showroom Land Use Area shall predominately offer goods within a large format retail showroom built form, complemented by a range of Business and Industrial uses.	
Development Parameters	Maximum building heights 15 m	Greater heights may be permitted adjacent to the Kawana Arterial where building are unable to be seen when travelling on the Kawana Arterial and by residential neighbourhoods, within and external to the UDA boundary.
	Maximum site cover 70%	
Approved Uses	Business where: - a maximum of 5,000 m² GFA, if not ancillary to an industrial use Community facility where: a maximum 1,000 m² GFA; adjacent to open space; Emergency services Food premises where: - up to an maximum of 250 m² GFA in a single location Funeral parlour Garden centre	Outdoor sales Place of assembly where: a maximum of 1,000 m² GFA Research and technology facility Service industry Service Station where: - not ^{within} 50 m of a sensitive site Shop where: - up to a minimum of 250 m² GFA in a single location Showroom Veterinary hospital Warehouse
	Applicable Master Plan Design Elements	Infrastructure Networks and Standards (Part 12)
Applicable ULDA Guidelines ¹⁴	Industry and business development is undertaken generally in accordance with ULDA Guideline 10 (November 2011).	

¹⁴ ULDA Guidelines are intended to be used to assess future development applications. If there is any inconsistency between the ULDA Guidelines and this Master Plan, the Master Plan prevails.

6.0 LAND USE AREAS

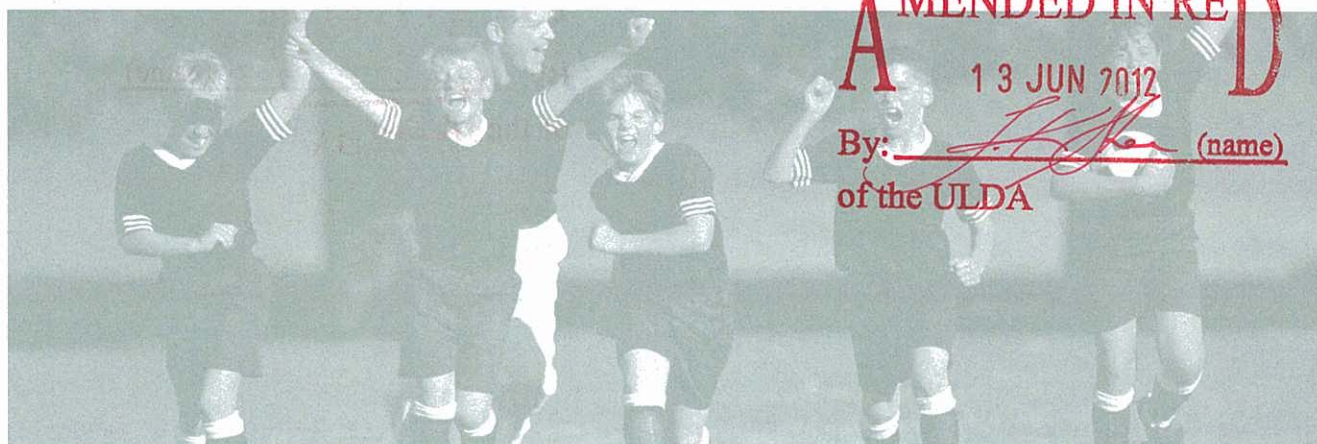


6.5 Industry and Business Zone

Table 14 OPEN SPACE BUFFER LAND USE AREA

Purpose	The purpose of the Open Space Buffer Land Use Area is to provide for the protection and rehabilitation of the major waterways within the site and for a range of appropriately located passive recreation, educational and leisure activities that promote an active and diverse lifestyle whilst recognising the ecological values of the area.	
Development Parameters	Lamerough Creek	The 200 m wide open space creek corridor will comprise: • a 100 m wide ^{vegetated} core ecological corridor, being 50 m either side of the creek centreline. • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the 100 m core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs
	Bells Creek North	The 200 m wide open space creek corridor will comprise: • a 100 m wide ^{vegetated} core ecological corridor, being 50 m either side of the creek centreline. • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the 100 m core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs.
	Bells Creek South	The 100 m wide open space creek corridor will comprise: • a 50 m wide ^{vegetated} core corridor, being 25 m either side of the creek centreline. • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the 50 m core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs.
Approved Uses	Park Outdoor sport and recreation where: • located outside the core ecological corridor. • excluding public swimming pools, stadiums and golf course	
Applicable Master Plan Design Elements	Design Standards (Part 11) Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines⁶	Open Space parkland and associated facilities are provided generally in accordance with ULDA Guideline 12 (November 2011).	

⁶ ULDA Guidelines are intended to be used to assess future development applications. If there is any inconsistency between the ULDA Guidelines and this Master Plan, the Master Plan prevails.



6.5

Industry and Business Zone

Table 15 SPORT AND RECREATION LAND USE AREA

Purpose	The purpose of the Sport and Recreation Land Use Area is to provide for a range of sporting, recreation, leisure, cultural and educational facilities and community meeting spaces that provide for a diverse and active lifestyle. A hierarchy of Major, District, Neighbourhood and Local Parks will be provided across the site. This Land Use Area also provides an additional open space buffer and could provide opportunities for fauna corridor.
Development Parameters	Building heights 21 m Corridors A 30 m sport and recreation buffer to any fauna habitat areas in the Open Space Buffer Land Use Area
Approved Uses	Community facility where: - located adjacent to a centre or educational establishment - co-located with a Major or District Park <i>premises for conducting large scale functions i.e.</i> Indoor sport and recreation where: excluding convention centre, amusement and leisure centre; and - maximum GFA of 2,000 m². Outdoor sport and recreation including <i>excluding</i> - a golf course where shown on an endorsed Context Plan Area Strategy and approved PoD
Applicable Master Plan Design Elements	Design Standards (Part 11) Infrastructure Networks and Standards (Part 12)
Applicable ULDA Guidelines ^a	Sport and Recreation parkland and associated facilities are provided generally in accordance with ULDA Guideline 12 (November 2011).

^a It is noted that a Park is exempt development under the ULDA Development Scheme

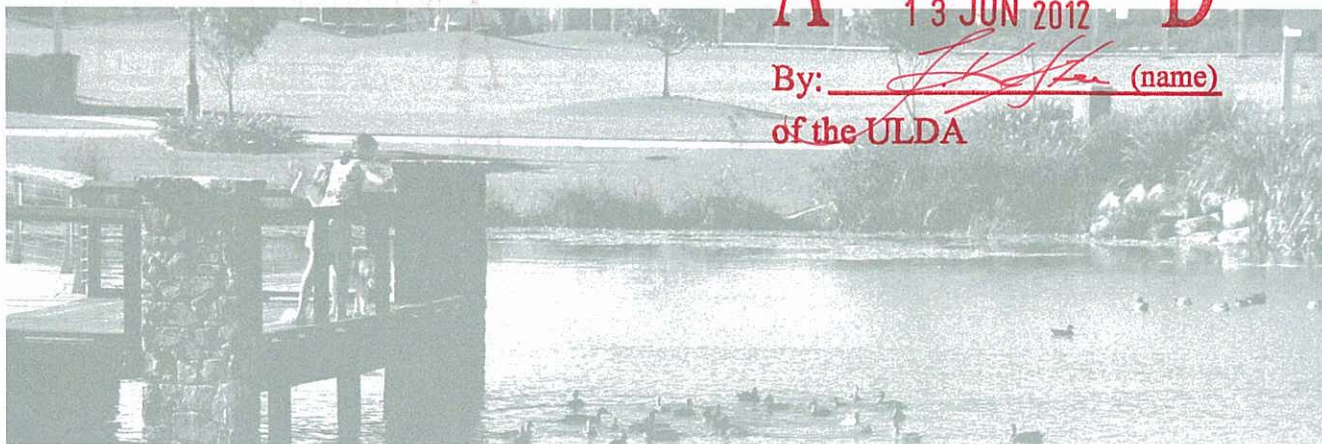
^b ULDA Guidelines are intended to be used to assess future development applications. If there is any inconsistency between the ULDA Guidelines and this Master Plan, the Master Plan prevails.

6.0 LAND USE AREAS

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6.6 Environmental Protection Zone Intent

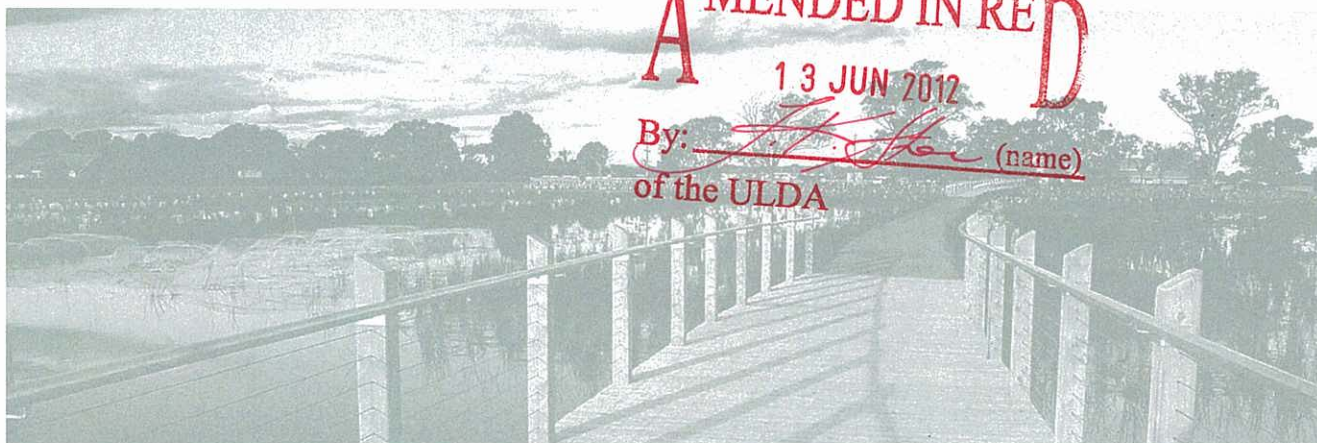
The Environmental Protection Zone has been retained as an Environmental Protection Land Use Area. It is intended that this Zone be protected for conservation and rehabilitation purposes ~~with opportunities for passive recreation, road infrastructure and water quality and quantity management, where appropriate.~~ Other uses may also be considered as noted as permissible development within the Development Scheme.

This area includes the Blackbutt Forest and adjacent potential Eco Sanctuary, which is envisaged to accommodate passive recreation with an educational and interpretive centre that will be designed to showcase the natural environment and maximise environmental integrity and stewardship.

The Environmental Protection Zone includes areas that are of environmental significance and have associated conservation, biodiversity, habitat or scenic amenity values. The Zone may also provide for buffers between incompatible land uses and includes land constrained by features such as saline and dispersive soils, bushfire risk, erosion and flooding. The Zone may accommodate elements for an integrated open space network providing for multi-purpose functions that respond to community needs provided they do not compromise environmental values.

The Zone allows only a limited range of low-impact, low-intensity land uses to protect areas identified as having significant values for biological diversity, water catchment, ecological functioning or cultural values.

The Environmental Protection Zone provides opportunities for habitat improvement.



6.6

Environmental Protection Zone Intent

Table 16 ENVIRONMENTAL PROTECTION LAND USE AREA

Purpose	To protect and enhance the environmental values of the location, whilst permitting low impact passive recreational uses that respond to community needs. Essential trunk infrastructure may also be accommodated in relation to transport and services.	
Development Parameters	Maximum building heights 9 m	
Approved Uses	Outdoor sport and recreation where: activities are related to conservation and environmental outcomes and thus have minimal impact on the ecological values	Park where: shown on an endorsed Context Plan Area Strategy and approved PoD
Applicable Master Plan Design Elements	Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines¹⁵	N/A	

¹⁵ ULDA Guidelines are intended to be used to assess future development applications. If there is any inconsistency between the ULDA Guidelines and this Master Plan, the Master Plan prevails.



7.0 LOCALITIES

7.1

Purpose and Application of this Part of the Master Plan

The Master Plan divides the UDA into four Localities (refer Map 19 – Localities) to enable a more detailed articulation of the proposed land uses, infrastructure networks and development outcomes. These Localities are described as:

**Northern Locality;
The Town Centre Locality;
Central Locality; and
Southern Locality.**

These Localities are intended to provide individual character and respond to the needs of the different communities created within Caloundra South. The boundaries of the Localities are defined by key natural and physical features, and recognise where it is necessary to co-locate land uses and deliver major infrastructure elements. Further, they recognise, at a more detailed level than the Development Scheme, how the identified Land Use Areas, higher order road infrastructure, major community facilities and greenspace areas could be functionally distributed in relation to key infrastructure elements.

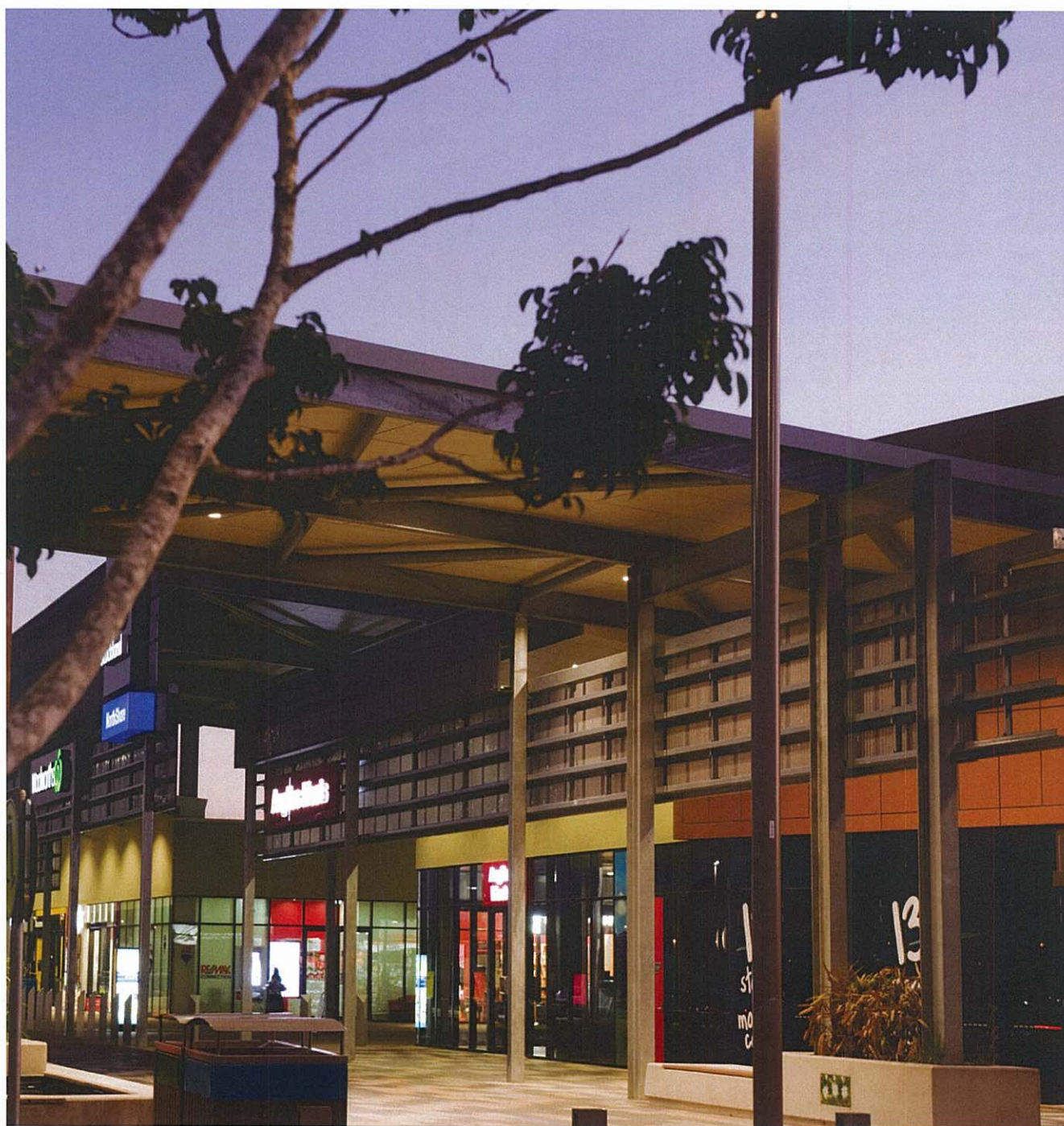
Subsequent development applications will need to demonstrate how the intent of the Locality in which the application is located has been addressed. Identified outcomes within a Locality may be varied if the alternate outcome is consistent with the Development Scheme, the Principles (Part 5) and Land Use Areas purposes (Part 6) in this Master Plan.

The Locality Concept Plans, are an indicative representation of the intended spatial location of land uses, to be refined in subsequent development applications provided the intent of the Locality is achieved.

Map 19
Localities

Land Use	
	Site Boundary
	Locality Boundary
	Town Centre Frame West
	Town Centre Frame East
	Town Centre Core
	Mixed Residential
	Urban Living
	District Centre
	Neighbourhood Centre
	Industry and Business
	Showroom
	Sport and Recreation
	Open Space Buffer
	Environmental Protection
	Highway buffer
	Indicative Road Alignment
	Indicative Lakes
	Blackbutt Forest
	Transit Centre
	Waterways





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7.2.1 Local Context and Character

- the existing Little Mountain and Bellvista communities and the emerging Bells Reach community to the north;
- a large wetland area to the east (unallocated State Land);
- part of Bells Creek North and the Town Centre Locality to the south;
- State and local government lands to the west that are proposed to accommodate regional scale employment and industrial uses.

This locality will provide opportunity for residential development and a significant scaled industrial and business area generally in accordance with Map 20 - Northern Locality Concept Plan.

7.2.2 Development Outcomes Residential Neighbourhoods

An ecological corridor for fauna movement is to be established along the northern boundary of this Locality adjoining the rural residential lots to the north and along Lamerough Creek.



Map 20
Northern Locality Concept Plan

Land use	Elements
	Environmental Protection
	Open Space Buffer
	Sport and Recreation
	Urban Living
	District Centre
	Showroom
	Industry and Business
	Locality Boundary
	Indicative Road Alignment
	State Primary School
	Potential Private School
	Potential Retirement Village
	Potential Sewerage Treatment Plant and 500 m buffer
	Potential Major Community Facility
	Indicative Lake
	Blackbutt Forest and 30 m Buffer
	Waterway
	Community Hub general extent
	Road with dedicated public transit lanes
	Kawana Arterial Extension
	Sports Park

This will include opportunities for Acid Frog habitat creation. Should a retirement village be provided, it is to be established in proximity to the District Centre to take advantage of the services and access to public transport.

Development of land adjoining the Caloundra Aerodrome is to comply with section 3.3.9 of the Development Scheme.

Community Hubs

The Community Hub has the potential to create a signature gateway experience from the extension of Bellvista Boulevard. Features of this hub are likely to include:

- a potential lake on the western side of Bellvista Boulevard adjoining the northern side of the hub, forming an arrival statement from Bellvista and the forthcoming Bells Reach community;
- an integrated mix of land uses including education, retail, residential and sports and recreation;
- an active street;
- higher density residential within or adjoining the hub;
- a potential retirement village.

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Community facilities such as schools and land for local and district community facilities (refer Part 8 - Precincts) including opportunities for a library, meeting spaces/facilities are to be clustered with the Community Hub to maximise community access to social infrastructure. The location of the Community Hub will allow for easy access for the majority of the Northern Locality community.

Business and Industry

The land located to the west of the Kawana Arterial Extension is to be developed as a major, regional-scale industrial and business hub positioned to attract and deliver a range of employment uses. It is intended that this land be developed in accordance with subsequent Context Plans, which demonstrate the appropriate accommodation of a range of industry and business employment opportunities including:

- large-scale manufacturing, processing and service industries in the western and northern parts of the zone;
- large format retailing (bulky goods) predominantly within the Showroom Land Use Area;
- higher value business, office and commercial and health-related uses which promote knowledge creation, and entrepreneurial activity in industry, science and technology and research and development.

Uses that promote knowledge creation and entrepreneurial activity in industry, science and technology and research and development will be encouraged. A research and technology facility will be encouraged to provide education and training opportunities and assist in attracting and retaining new industries and value added employment.

Development adjoining the Kawana Arterial is to achieve a high standard of design outcome and is to incorporate sub-tropical design principles in recognition of its gateway location.

Business and Industry uses within 250 m of the residential land uses to the east of the Kawana Arterial extension are to be designed to mitigate noise, odour and lighting impacts of their operation to protect the residential amenity of this area.

A wastewater treatment plant is proposed within the south western parts of the industrial and business hub. Residential developments are not to be located within 500 m of this facility.

The Environment and Open Space

Waterway corridors of at least 200 m will be established along Lamerough Creek and Bells Creek North to provide a buffer to urban development. These 200 m wide corridors will be measured 100 m either side of the creek centreline, ~~with a dedicated 100 m wide core corridor of 50 m either side of the creek centreline to be specifically allocated for planting and rehabilitation.~~ Stormwater management devices, fauna refuge areas, pedestrian / cyclist paths and passive open space may be located within the outer edges of these corridors. Within these corridors vegetation will be retained (including fauna refuges), enhanced and expanded together with rehabilitation (including fauna refuges) within the greater Environmental Protection Zone to the east.

The flood carrying capacity of the catchment will be protected to ensure no adverse impacts on existing upstream or downstream communities, including demonstrating no adverse impacts to flooding within the Koala Court area to the north. Water sensitive urban design measures will be incorporated to ensure that water which leaves the site achieves a no net worsening of the quality of water entering Pumicestone Passage.

Staged rehabilitation of land east of the Blackbutt Forest is to commence with the first works on site. This will include the opportunity for ~~a~~ ^{potential} community education and interpretive facility and interpretive recreation trails.

Pedestrian and cycle paths along both Lamerough Creek and Bells Creek North are to provide recreational access and connectivity between the residential villages (refer Map 11 - Active Transport). Riparian vegetation will be preserved and consolidated along these waterway corridors.

A hierarchy of active open space areas and a range of recreation facilities will be established to meet the needs of the Northern Locality community. A District Sports Park will be provided to the west of the Kawana Arterial extension.

A lake may be potentially located adjacent to the District Centre to introduce a high level of amenity at the entrance to this Locality.

Infrastructure

To enable development to commence south of Lamerough Creek and support the establishment of the first Industry and Business uses, new roads and services will need to be connected to this Land Use Area. These include the potential construction of the first link of the Kawana Arterial extension south of Caloundra Road into the site.

Pedestrian and cycle pathways will link residential neighbourhoods, the Community Hub, the environment and open space and assist reduced motor vehicle reliance. The Caloundra South cycle network will commence here and connect through to the Caloundra Road pedestrian / cycle network that links into the Coastal Pathway network.

The community will be serviced by high quality telecommunications and public transport infrastructure.

7.0 LOCALITIES

7.3 The Town Centre

7.3.1

Local Context and Character

The Town Centre Locality is situated within the centre of the Caloundra South Master Plan Area (refer to Map 19 - Localities), and is bounded by:

- the Northern Locality and part of Bells Creek North to the north;
- an extension to the Kawana Arterial (with conservation area beyond) to the east;
- a CAMCOS transit corridor to the south;
- a large, predominantly residential community (Central Locality) to the west.

This Locality is characterised by relatively flat terrain that predominately drains into Bells Creek (North and South). Both waterways flow through a series of wetlands before draining into the Pumicestone Passage. Development within this locality will be designed to protect the water quality of Bells Creek and the Pumicestone Passage.

The Locality will provide the highest order retail and employment services for Caloundra South. It is to be developed to be an exemplar for community interaction with each part of the Locality containing high quality central meeting places. The Town Centre will be an integrated mixed use community with a number of high quality, attractive and distinctive developments. Night time recreation and entertainment activity will be a feature of this Locality, primarily focused around the People's Place and two key active streets. This Locality will provide opportunities for development to occur generally in accordance with Map 21 - Town Centre Locality Concept Plan

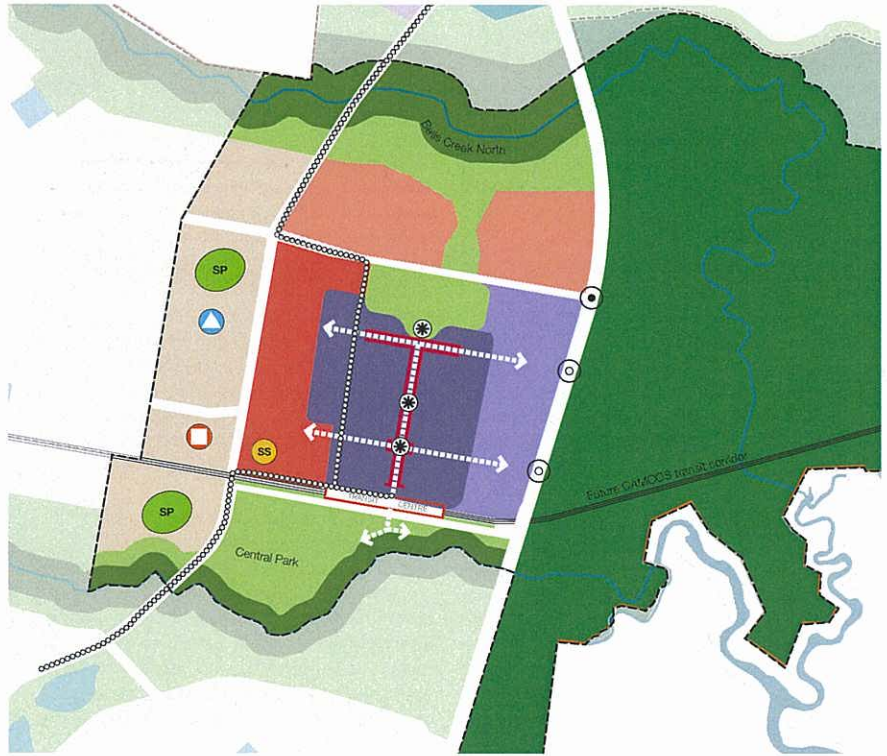
7.3.2

Development Outcomes

Town Centre Core

The Town Centre Core will be developed as the retail and commercial hub for Caloundra South and provide the highest order retail and commercial uses as well as residential and community uses. Development is to provide for a range of employment and business opportunities.

The northern end of the Town Centre Core is anchored by the 'People's Place' (refer Part 11 - Design Standards - Special Places) providing a mixture of leisure, recreational, cultural and commercial opportunities. The 'People's Place' will be complemented by higher density residential, with ground level commercial and retail uses developed along its southern edge to ensure an active street is developed. Land for sub-regional and regional cultural, community and civic uses (i.e. Library, Meeting hall, Community Centre) are encouraged to be



located within the Town Centre Core to reinforce its role as a major community node.

Active streets are to be developed to create interest and pedestrian movement within the Town Centre Core. An east-west street along the southern edge of the 'People's Place' will provide a range of outdoor dining, commercial, community and shop front retail uses at ground and upper floors. A north-south street: "The Main Street" will connect from a plaza at the 'People's Place' to the Transit Centre and Central Park (refer Part 11 - Design Standards - Special Places). Development is to be designed to ensure that buildings address these streets and are to be a minimum of two storeys in height with a minimum of 3 storeys at the key nodes to reinforce the urban nature of the town centre.

The Transit Centre will host a public transport terminus for the CAMCOS transit corridor and local and sub-regional transport services.

Active edges are to contain shop fronts to activate streets and secondary active edges which require buildings to address the street and may include active shop fronts. These are to be developed generally in accordance with Map 21 - Town Centre Locality Concept Plan.

Map 21

Town Centre Locality Concept Plan

Land Use	Elements
--- Locality Boundary	⊙ Ultimate Intersection location (roundabout)
■ Town Centre Frame West	⊖ Interim Intersection (roundabout - indicative location)
■ Town Centre Frame East	⊗ Key Node/Plaza (min. 3 storeys)
■ Town Centre Core	— Key Active Edges
■ Mixed Residential	SS State Secondary School
■ Sport and Recreation	⬡ Potential Private School <i>State Primary School</i>
■ Open Space Buffer	⬡ Potential Retirement Village
■ Environmental Protection	⬢ Sports Park
■ Urban Living	⬢ Indicative Transit Centre
	— Waterways
	⊞⊞⊞⊞ Road with dedicated public transport as per other localities

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A mix of higher density residential, retail and commercial, community and civic uses are to be provided adjoining and immediately north of the Transit Centre.

Land provision should also accommodate the establishment of a potential performing arts facility to be clustered with the State secondary school to maximise opportunity to co-share facilities and its location adjoining the Transit Centre.

Town Centre Frame East

The Town Centre Frame East Land Use Area is to be predominantly developed for a range of commercial large format retail and community uses. A commercial and office precinct is intended to be established adjoining the People's Place and is to be developed with a high quality built form that addresses the Kawana Arterial Extension and street located along the northern boundary in response to its gateway location. There is potential for tertiary learning and TAFE educational facilities to be accommodated within this Land Use Area.

A health precinct to be developed within this Land Use Area should be located adjoining the Transit Centre in conjunction with medium and higher density residential uses to take advantage of its location adjoining Central Park and public transport.

Town Centre Frame West

The Town Centre Frame West Land Use Area is to be predominantly developed for low rise detached, semi attached and attached houses.

A public secondary school is proposed to be developed within 400 m of the Transit Centre and is will be designed to be urban in form to maximise its location in proximity of the Transit Centre and Town Centre Core.

Residential Neighbourhoods

Two residential villages are to be developed to the north of the Town Centre Core and Frame Land Use Areas.

The residential villages north of the Town Centre Locality will provide a range of low and medium density residential dwellings. Higher density residential development in the form of semi-detached and attached low rise dwellings and some multi unit dwellings are to maximise the opportunity of the connecting park. This park provides an opportunity to extend the greenspace from Bells Creek North into the Town Centre Core Land Use Area. The parkland is to be designed to provide for passive and informal recreation and small scale festivals and events that facilitate community interaction.

The western residential neighbourhood will focus on providing a range of low density residential dwellings with higher density residential development focused towards Bells Creek North to maximise the amenity offered.

A regional scale sports facility is proposed to be developed and is to provide the highest order recreational facilities for the community.

The Environment and Open Space

A vegetated corridor of ~~up to~~ ^{approximately} 200 m wide will be established along Bells Creek North and ~~up to~~ ^{approximately} 100 m wide along Bells Creek South to provide a buffer to urban development, expand riparian vegetation and provide for ecological connections thought the site. These 100 m and 200 m wide corridors will be measured 50-100 m either side of the creek centreline. A ~~100 m wide~~ ^{may} core corridor of 50 metres either side of the creek centreline shall be specifically allocated for planting and rehabilitation (including fauna refuges). Stormwater management devices, fauna refuge areas, pedestrian / cyclist paths and passive open space ~~can be~~ ^{may} located within the outer edges of these corridors.

Prior to development commencing in this Locality, rehabilitation will need to have commenced east of the Town Centre within the Environmental Protection Land Use Area. This will occur in stages ~~as agreed in subsequent PoDs~~. This will include the expansion of the interpretive trail through the environmental protection areas connecting the Northern Locality Community Hub to the Town Centre.

The flood carrying capacity of the catchment will be protected to ensure no adverse impacts on existing upstream or downstream communities. Water sensitive urban design measures will be designed to achieve a no net worsening of the water quality entering the Pumicestone Passage.

Flood management will include works adjoining Bells Creek South to create compensatory flood storage capacity and retention of larger flood events to protect upstream and down stream areas.

In addition to the People's Place and Central Park, a major regional sports facility is intended to be located within this Locality, in close proximity to the Transit Centre. It is envisaged that this facility will be developed with the highest level of embellishments to support regional sporting events. The People's Place is to be developed as a regional lifestyle, entertainment and cultural hub for the Town Centre providing opportunities for integration of a range of community, leisure and entertainment uses.

Infrastructure

Provision will be made for the delivery of an effective and efficient transport system structured around a network of cycle and pedestrian routes. Dedicated public transport boulevards will be established along nominated sub-arterial roads.

A dedicated bus lane, running parallel to the north-south 'Main Street' will initially connect the Northern Locality to the Transit Centre in the Town Centre, and in turn public transport connections to the Central and Southern Localities. This Transit Centre will directly interface with the Town Centre Core and be in close proximity the proposed public school at the southern end of the Locality. It is also intended to service the major regional sports facility.

Access from the Kawana Arterial Extension into the Town Centre Locality is proposed to be initially provided at two locations, with interim intersections at the north and south of the 'Town Centre Frame East'. These intersections will provide access throughout the Locality along streets that can effectively distribute traffic to the residential neighbourhoods, and to the active and transit orientated areas within the Town Centre Core. Ultimately, a single interchange will provide access from the Kawana Arterial into the Town Centre, and this interchange will be located at the northern end of the Town Centre. There is opportunity for a temporary intersection for the initial stages of the Town Centre, with an upgrade to a single split interchange when the development is advanced.

The community will be serviced by high quality telecommunications and public transport infrastructure and will be staged to support the needs and growth of the new community.

7.0 LOCALITIES

7.4 Central Locality

7.4.1

Local Context and Intent

The Central Locality is located adjacent the Town Centre Locality (refer to Map 19 - Localities) and is bounded by:

- part of Bells Creek North to the north;
- the Town Centre to the east;
- a future railway line and the Southern Locality to the south;
- the Bruce Highway to the west.

The Central Locality is characterised by undulating topography with a central ridge providing an opportunity to locate parks to take advantage of views of the Glass House Mountains. Careful design and introduction of rehabilitation and environmental buffers, connecting with open space will be designed to protect the water quality of Bells Creek (north and south) and the Pumicestone Passage.

This Locality will largely be for residential development generally in accordance with Map 22 - Central Locality Concept Plan. It is intended that the Locality will be progressively developed in a parkland setting creating identifiable, distinctive landscape characters for each village. This Locality will provide opportunities for a range of other land use development outcomes to occur generally in accordance with Map 22 - Central Locality Concept Plan.

7.4.2

Development Outcomes

Residential Neighbourhoods

The Central Locality is intended to contain a number of identifiable villages, each serviced by a community hub. Each of these villages (refer Map 14 - Village Hierarchy Plan) is to reinforce the Locality's parkland character and have their own identity and residential lifestyle. This is to be achieved through each village using a different palette of hard and soft landscaping and the use of different signature trees that helps celebrate the different seasons and represent the varied plant life of sub-tropical areas.

The Central Locality will become a series of interconnected residential villages each with a mix of low and medium density housing (including the provision of detached, semi attached and attached housing) that support the delivery of housing diversity and affordability. Should a retirement village be established it is to be located in proximity of the District Centre to take advantage of the services and access to public transport.



Community Hubs

The Central Locality contains three Community Hubs with the highest order Community Hub being a district scale mixed use centre located in the western section. The district scale Community Hub is intended to accommodate supermarket based retail, district scale community facilities (i.e. library, community centre and meeting spaces), education, and recreation uses.

A public primary school at the north eastern edge of this locality will provide the opportunity to cluster with a private school and district sports park.

The two smaller scale Community Hubs can provide for the day to day retail needs of the immediate village for which they serve with each to incorporate land for a local community facility (refer Part 8 - Precincts). The Community Hubs are intended to be pedestrian friendly and focused around a tree lined active street, incorporating sub-tropical architecture and a public plaza.

Map 22

Central Locality Concept Plan

Land Use	Elements
Open Space Buffer	Locality Boundary
Sport and Recreation	Indicative Road Alignment
Urban Living	Highway buffer
D District Centre	State Primary School
N Neighbourhood Centre	Potential Retirement Village
Industry and Business	Potential Private School
Showroom	Bruce Highway Interchange
	Waterway
	Community Hub general extent
	Sports Park

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Other community facilities such as schools (refer Map 12 - Education and Employment) and land for community facilities (refer Part 8 - Precincts) are intended to be clustered with the Community Hubs, generally in accordance with Map 22 - Central Locality Concept Plan to maximise community access to social infrastructure.

Business and Industry

The Industry and Business Zone located in the north west of the Locality is to be developed as an industrial and business area positioned to attract a range of employment opportunities. It is intended that this Land Use Area be developed to accommodate a range of industry and business employment opportunities that do not impact on the amenity of the residential areas to the east, including:

- logistics, transportation, warehousing, manufacturing, processing and service industries
- large format retailing (bulky goods) consolidated within the Showroom Land Use Area; and
- higher value business and commercial and health related uses that promote knowledge creation, and entrepreneurial activity in industry, science and technology and research and development

Development adjoining the Bruce Highway interchange is to respond to its gateway location by addressing the new east-west road and achieving a high standard of design outcome and be consistent with sub-tropical design principles.

Opportunities exist to investigate innovative governance and ownership models for the delivery and management of this Land Use Area including community titling, independent assessment panels and cooperative management schemes.

The Environment and Open Space

A vegetated corridor of ~~up to 200 m~~ ^{approximately 200 m} will be established along Bells Creek North to provide a buffer to urban development, expand riparian vegetation and provide for ecological connections though the site. These 200 m wide corridors will be measured 100 m either side of the creek centreline, with a ~~dedicated 100 m wide~~ ^{dedicated} core corridor of 50 m either side of the creek centreline. Stormwater management devices, fauna refuge areas, pedestrian / cyclist paths and passive open space may be located within the outer edges of these corridors.

Investigations are required to create a safe fauna crossing at the Bruce Highway in the vicinity of the Bells Creek North riparian corridor to facilitate bioregional habitat connectivity. A vegetation buffer is to be established along the Bruce Highway that when completed will ensure that buildings are not visible from the Bruce Highway.

Development is to respond to the site constraints and protect the flood carrying capacity of the catchment to avoid adverse impact upstream or downstream on adjoining properties. Water sensitive urban design measures will be designed to achieve a no net worsening to the water quality entering the Pumicestone Passage.

The development of open space is to occur generally in accordance with Map 22 - Central Locality Concept Plan to meet the passive and active recreational needs of the community. This will include the establishment of a major east west linear open space park connecting the District Centre to the Town Centre.

Infrastructure

For development to occur in this Locality, it is envisaged that major infrastructure will need to be provided. This includes the progressive establishment of the east-west road connecting the Kawana Arterial to the Bruce Highway, road connections north through Council's land and water and sewer trunk infrastructure, including the connection to the potential onsite waste water treatment plant.

Development will need to ensure the protection of major infrastructure corridors including the protection of the future CAMCOS transit corridor to support the longer term delivery of this high quality public transport network. A major east-west sub arterial road corridor is to be developed that connects the District Centre within the Central Locality to the Town Centre to the east. The design of this road corridor is to incorporate boulevard trees to encourage walking and cycling. It is anticipated that this road will connect the Bruce Highway with the establishment of a new interchange providing a access from the highway into Caloundra South.

7.0 LOCALITIES

7.5 Southern Locality

7.5.1 Local Context and Intent

The Southern Locality is located along the southern boundary of the Caloundra South Master Plan Area (refer to Map 19 - Localities) and is bounded by:

- the CAMCOS transit corridor and Central Locality to the north;
- Conservation land to the east;
- Bells Creek Road and undeveloped former pine plantation land to the south;
- State Forest and the Bruce Highway to the west.

The topography is characterised by undulating terrain that drains to Bells Creek South and flows through a series of wetlands and potential interconnecting lake system before draining into the Pumicestone Passage. Development of the Southern Locality will protect the water quality of the Pumicestone Passage. The protection of the Pumicestone Passage will be provided through the implementation of innovative and integrated water management systems within a series of interconnected open space corridors.

In recognition of this Locality's proximity to the Pumicestone Passage, it is intended that development incorporates extensive wetlands to provide habitat for flora and fauna. The creation of these wetlands and other potential major lakes within the centre of this Locality provide an opportunity to reconstruct natural habitat and attract birdlife and other wildlife thus providing refuges and habitat extension for migratory birds that use the Ramsar sanctuary.

This Locality will also provide opportunities for development to occur generally in accordance with Map 23 - Southern Locality Concept Plan.

7.5.2 Development Intent

Residential Neighbourhoods

The Southern Locality contains five villages (refer Map 14 - Village Hierarchy Plan) each serviced by a Community Hub. The villages are to be connected by a network of pedestrian and cycle paths (refer Map 11 - Active Transport) and are to be developed to have a parkland character including different palette of hard and soft landscaping, and a unique signature landscape tree to support the creation of distinctive villages each with a unique character, identity and lifestyle offering.



The Southern Locality is to be developed as a series of interconnected compact residential villages each with a mix of low and medium density housing (including the provision of detached, semi attached and attached housing) that support the delivery of housing diversity and affordability. Should a retirement village be developed it should be located in proximity of the District Centre to take advantage of the services and access to public transport.

Community Hubs

The Southern Locality contains five Community Hubs with the highest order Community Hub being a District Centre located centrally within the Locality. The district scale Community Hub is intended to accommodate supermarket based retail, community facilities (i.e. library, community centre and meeting spaces), education, and recreation uses. The four smaller scale Community Hubs are to provide for the day to day retail needs of the immediate village for which they serve with each to incorporate land for a local community facility (refer Part 8 - Precincts). The community hubs are intended to be pedestrian friendly and focused around a tree lined active street, incorporating sub-tropical architecture and a public plaza.

Map 23
Southern Locality Concept Plan

Land Use	Elements
Environmental Protection	Locality Boundary
Open Space Buffer	Highway buffer
Sport and Recreation	Indicative Road Alignment
Urban Living	State Primary School
District Centre	State Primary and Secondary School
Neighbourhood Centre	Potential Retirement Village
	Potential Private School
	Waterway
	Indicative Lakes
	Community Hub general extent
	Road with dedicated public transit lanes
	Potential Golf Course location
	Sports Park
	Interchange

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 of the ULDA

Other community facilities such as schools and land for community facilities (refer Part 8 Precincts) are intended to be clustered with the Community Hubs, generally in accordance with Map 23 – Southern Locality Concept Plan to maximise community access to social infrastructure.

There is the potential to establish two private schools (refer Map 12 – Education and Employment) within this Locality, one adjoining the District Centre and the other adjoining the eastern Neighbourhood Centre north of Bells Creek south.

The Environment and Open Space

A vegetated corridor of ~~up to 100 m wide~~ ^{approximately} is to be established along Bells Creek South to provide a buffer to urban development, expand riparian vegetation and provide for ecological connections though the site. This 100 m wide corridors will be measured 50 m either side of the creek centreline and stormwater management devices is not permitted within a ~~50 m~~ ^{intended} core corridor, ~~being 25 m either side of the creek centreline.~~

Stormwater management devices, fauna refuge areas, pedestrian / cyclist paths and passive open space may be located within the outer edges of these corridors. ~~A Golf Course may be established along the Bells Creek South corridor. The only Golf Course infrastructure permitted within the core 100 m corridor shall be pathways and bridge structures.~~

The flood carrying capacity of the catchment will be protected to avoid adverse upstream or downstream impacts. Water sensitive urban design measures will be designed to achieve a no net worsening of the water quality entering the Pumicestone Passage.

The provision of open space is to occur generally in accordance with Map 23 – Southern Locality Concept Plan to meet the passive and active recreational needs of the Southern Locality community. This will include the progressive development of Central Park (refer Part 11 – Design Standards – Special Places) that runs east west through this Locality. Central Park is to be rehabilitated to establish a conservation core area and provide opportunities for the creation of wetlands and activate its edge with passive open space and recreation. This may include the establishment of a publically accessible golf course in the western part of Central Park and a mixture of passive and active recreation opportunities including a high quality cycling circuit suitable for advanced training events, fitness trails and nodal points for passive recreation.

A stand of Eucalyptus are located south of Bells Creek South within the Sport and Recreation Land Use Area. Planning for the use of this area is to ensure that these trees can be safely retained and integrated within this open space area.

A major recreation park is to be developed centrally within this Locality and may incorporate potential lakes and wetland. This park is to be designed to maximise the views to the Glass House Mountains to the south west. The indicative lake locations shown on Map 23 – Southern Locality Concept Plan as being sited within this Sport and Recreation area are to function primarily to the purpose of localised stormwater detention, non-motorised/ low-impact recreation activities and the enhancement of local visual amenity.

Three District Sports Parks are proposed as part of the Community Hubs and will facilitate co-share of open space with schools. Pedestrian and cycle paths are to be provided along Bells Creek South and within the linear open space corridors to provide recreational access and pedestrian connectivity between the residential villages within the Locality (refer Map 11 – Active Transport).

Infrastructure

A major north-south sub-arterial road corridor will connect the District Centre within the Southern Locality to the Town Centre. The road corridor will complement the locality's parkland setting and incorporate boulevard trees and allow for walking and cycling. This road will also access the Kawana Arterial Extension in the south and east and the CAMCOS corridor in the north.

The community will be serviced by high quality telecommunications and public transport infrastructure. Infrastructure will be delivered and staged to support the needs and growth of the new community.

7.0 LOCALITIES

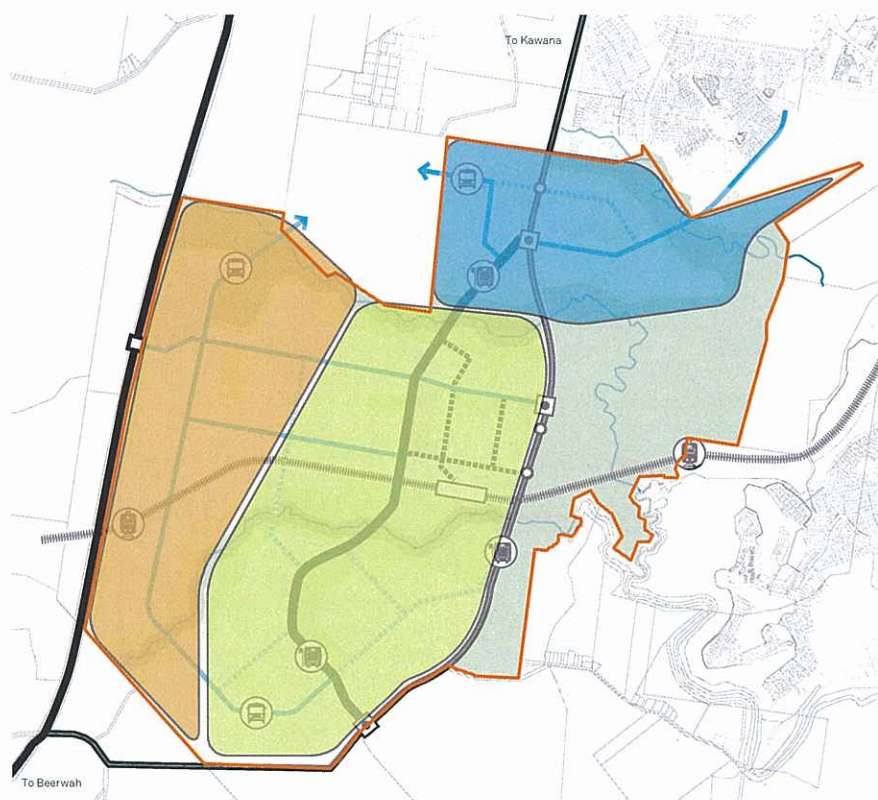
7.6 Development Phasing and Delivery

The phasing of development¹⁶ within the Master Plan Area is intended to commence with the Northern Locality. As part of the development of the Northern Locality, the first phase of the Kawana Arterial Extension would be established (refer Map 24 - Indicative Development Phasing).

Medium-term development will require the extension of the Kawana Arterial, which will also enable the establishment of a trunk infrastructure spine road to service the broader Master Plan Area. This will enable the establishment of a trunk infrastructure corridor that will influence the sequencing and staging of development in the Master Plan Area. Consequently, medium-term development within the four Localities will occur along and off this trunk infrastructure corridor.

Should the southern Bruce Highway interchange be established in the early years, development in the Southern Locality may be forthcoming in the short to medium-term, accessed via the new interchange.¹⁷

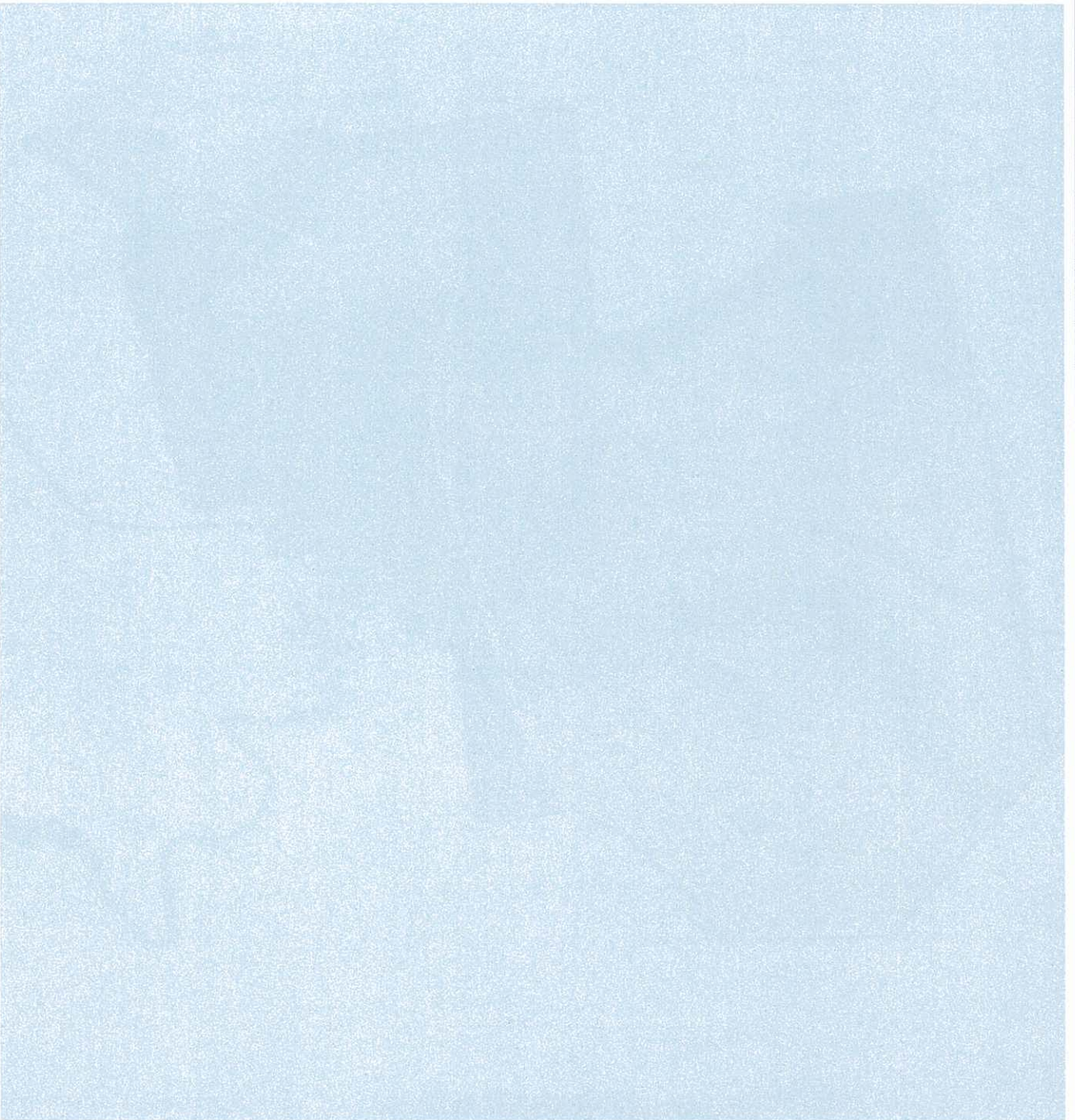
More detailed staging plans are to be provided with the first application within each Locality.



Map 24
Indicative Development
Phasing

- Ongoing rehabilitation
- Early phase
- Medium term phase
- Long term phase
- Site boundary

¹⁶ The staging and delivery of the project will be determined in subsequent applications. The final staging arrangement will be subject to timing for the delivery of key interchanges on the Bruce Highway.



Map 25

Caloundra South Precincts

Land Use	
Site Boundary	Showroom
Precinct Boundary	Sport and Recreation
Town Centre Frame West	Open Space Buffer
Town Centre Frame East	Environmental Protection
Town Centre Core	Highway buffer
Mixed Residential	Indicative Road Alignment
Urban Living	Indicative Lakes
District Centre	Blackbutt Forest
Neighbourhood Centre	Transit Centre
Industry and Business	Waterways



8.0 PRECINCTS

8.1

Purpose and Application of this Part of the Master Plan

This Master Plan divides the four Caloundra South Localities into 19 Precincts as shown on Map 25 – Caloundra South Precincts. This enables the Development Scheme outcomes to be appropriately, logically and functionally proportioned across the UDA. The Precincts provide a spatial reference to the appropriate allocation of land uses throughout each of the Localities.

Development obligations and entitlements have been identified for each of the Precincts within a Locality, and are set out in Parts 8.2 to 8.5 below. This enables a level of development certainty in consideration of infrastructure delivery and timing.

Development in a Precinct must generally be consistent with the development obligations for that Precinct within the development entitlements for that Precinct and achieves the nominated obligations.¹⁷ The location of the entitlements and obligations within each Precinct is intended to be defined in a Plan of Development lodged with subsequent development applications.

Where subsequent Plans of Development are submitted for part of the Precinct, the application will need to address how the remaining obligations are able to be accommodated within the balance of the Precinct.

Both residential and non-residential land use outcomes are nominated for each Precinct to provide greater certainty on the delivery of dwelling yield and key community and open space infrastructure. This dispersion of land uses across the site, as proportioned by each Precinct, is in accordance with the UDA-wide Criteria and Zone provisions of the Development Scheme.

The precise Precinct boundaries are intended to be aligned with the accompanying 'Reconfiguring of a Lot' application to create 'Super Lots'. This has the purpose of providing each Precinct with the potential for individual title and assist in the sequenced delivery of infrastructure for the nominated land uses.

¹⁷ Subject to the notes in Tables 17 – 19