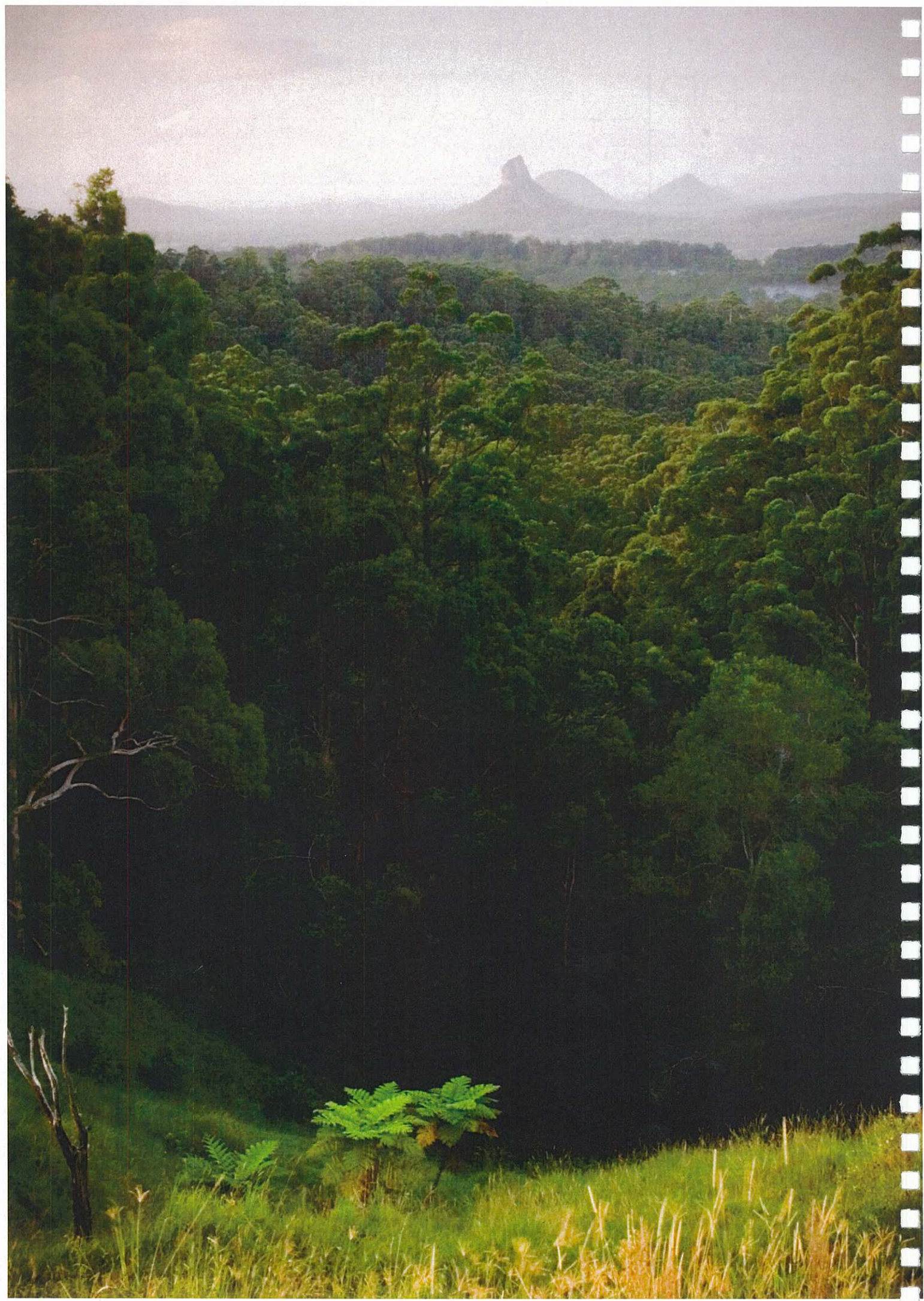




8.0 PRECINCTS

AMENDED IN RED
13 JUN 2012
 By: J. H. H. (name)
 of the ULDA

8.2 Northern Locality

The intent of the Northern Locality is to provide opportunities for residential development, supported by a range of complementary centres and community and recreational facilities. A significant scaled industrial and business hub will also be provided. Housing will have ready access to the District Centre services and the amenity delivered by way of surrounding open space and conservation areas.

The Kawana Arterial and Bellvista Boulevard road links will also be critical to the delivery of the Precincts within this Locality. A total of six Precincts is identified within this Locality. A summary of the development obligations and entitlements in each of the Precincts 1 - 6 is summarised below in Table 17.

Precinct 6 is partly in the Northern Locality and partly in the Town Centre Locality.

Table 17
 Development Obligations and Entitlements for Precincts 1 - 6

Precinct	Dwelling Yield ¹⁷	Centres (GFA)	Industry and Business (GFA)	Community Facilities (maximum ha)	Open Space and Parks ¹⁸ (maximum ha or metres)	Infrastructure
Entitlements				Obligations		
NORTHERN LOCALITY						
1	250 dwellings ²⁰	Nil	Nil	5,000 m ² land for a local community facility or <i>alternate site within Bellvista to be provided</i>	30 m environmental protection buffer to Caloundra Aerodrome	Nil
2	1,600 dwellings	8,000 m ² retail uses 4,000 m ² commercial uses	Nil	<i>8ha P-9</i> Land for 1 Primary <i>State</i> School (Kindergarten to be co-located or clustered) <i>Land for 1 Secondary School</i> 1 ha for community facilities including library, community meeting space and youth space to be clustered with the District Hub 4,000 m ² of land for an Interpretive Facility (within Sport and Recreation Land Use Area) <i>incorporating neighbourhood meeting room</i>	4 ha Neighbourhood Sports Park 30 m Recreation Buffer to the Blackbutt Forest 500 m ² town square within the District Hub Progressive rehabilitation of the Environmental Protection Zone	Nil
3	Nil	Nil	330,000 m ² Industrial & Commercial Uses	Nil	Nil	KA 80 A maximum 60 m wide corridor for the Kawana Arterial extension
4	Nil	Nil	80,000 m ² Industrial & Commercial Uses	Nil	Nil	Nil
5	Nil	Nil	40,000 m ² Showroom	750 m ² of Land for neighbourhood meeting room to be co-located with the District Sports Park	7.5 ha District Sports Park	KA 80 A maximum 60 m wide corridor for the Kawana Arterial extension
6	Nil	Nil	Nil	Nil	Commencement of rehabilitation of northern part of this Precinct in conjunction with staged delivery of Town Centre Locality	

** P-9 (Prep to Grade 9) State School of 8ha is to be co-located with 4ha Neighbourhood Sports Park. An agreement will be required to allow for use of the park by the school at appropriate times while ensuring recreation space is available for public use*

¹⁷ The development yields nominated within Table 17 are approximates. To provide sufficient flexibility in the planning and delivery of such a long term project the development yields can be varied by up to 15% above or below the total yield specified within the Locality. Where the yields are to be varied, the application for the relevant Precinct is to summarise yields across the balance of the Locality.

¹⁸ Open Space provision is to be generally consistent with Table 26 outlined in Part 12.2 of this Master Plan and as specified within this table

²⁰ Subject to achievement of Acoustic Controls as outlined in Section 3.3.9 of the Caloundra South Development Scheme

8.0 PRECINCTS

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

8.3

Town Centre Locality

As described within Part 7.4 of this Master Plan, the Town Centre Locality will provide the core activity, retail and employment centre for Caloundra South. It will become an exemplar

for community interaction with each quadrant of the Locality containing a high quality central meeting place. Adjacent to the Town Centre Core will be a residential community of varying densities, as well as regional level recreation facilities.

A total of five Precincts is identified within this Locality. A summary of the development obligations to be accommodated in each of the Precincts 6-10 is summarised below in Table 18.

Table 18

Development Obligations and Entitlements for Precincts 6-10

Precinct	Dwelling Yield	Centres (GFA)	Industry and Business (GFA)	Community Facilities (maximum ha)	Open Space and Parks ²¹ (maximum ha or metres)	Infrastructure
TOWN CENTRE LOCALITY						
6	Nil	Nil	Nil	Nil	Progressive Rehabilitation of Environmental Protection Zone	Land for CAMCOS Corridor
7	1,200 dwellings	Nil	Nil	750 m ² land for a neighbourhood meeting house	6 ha of major recreation park being the northern part of the People's Place (including potential lakes)	Priority pedestrian/cycle crossing between northern and southern parts of the People's Place
8	1,900 dwellings	90,000 m ² GFA retail uses 30,000 m ² GFA Commercial Uses	Nil	2 ha for a health hub in an urban form (should a suburban form be required this facility would be located within Precinct 10 at 4 ha) 0.6 ha for Police Station to be located within the Town Centre frame 1.5 ha for Major Civic Centre / Cultural Centre (potentially incorporating art gallery, meeting rooms) preferably clustered with the People's Place	4,000 m ² Plazas within the Town Centre 5 ha land for major recreation park being the southern part of the Peoples Place	KA 80 A maximum 80 m wide corridor for the Kawana Arterial extension KA 80 A maximum 80 m wide corridor for the Kawana Arterial extension
9	800 dwellings	20,000 m ² Commercial Uses	Nil	1.8 ha → Major Sports Facility 8 ha and for 1 Public Secondary School 1 ha land for Community Facility (opportunity for Cultural Facility / Performing Arts/ Convention Centre)	Nil	Land for CAMCOS Corridor
10	900 dwellings	Nil	Nil	750 m ² land for a neighbourhood meeting house 4 ha P-6 Primary School	15 ha Major Sports Park 7.5 District Sports Park	Land for CAMCOS Corridor

* P-6 State School of 4 ha and Secondary School of 8 ha are to be co-located with 4 ha each of a regional +/- district sports park. An agreement will be required to allow for use of the park by the school at appropriate times while ensuring recreation space is available for public use.

²¹ The dwelling yields nominated within Table 18 are approximates. To support detailed planning the dwelling targets can be varied by up to 15% above or below the total yield specified within the Locality. Where the targets are to be varied, the application for the relevant Precinct is to summarise yields across the balance of the Locality.

²² In accordance with Section 3.3.2 of the Development Scheme, a development application within the Town Centre that seeks to exceed the nominated Retail or Commercial GFAs must be accompanied by an Economic Impact Assessment. This must demonstrate how the proposed centre development will complement and not compromise the network of centres on the Sunshine Coast. Furthermore, any analysis must demonstrate how:

• transport infrastructure can service the future development and not jeopardise the road hierarchy and movement network
• potential increases can be contained within the Sunshine Coast sub-region and provide opportunities for economic growth and increased employment opportunities.

²³ Open Space provision is to be generally consistent with Table 1 outlined in Part 12.3 of this Master Plan and as specified within this table.

²⁴ Incorporating community health services and respite services

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8.4 Central Locality

As described within Part 7.5 of this Master Plan, the Central Locality will predominately provide residential development, progressively developed in a parkland setting with distinctive landscape characters for each village.

This Locality will also provide opportunity for a sub-regional scaled industrial and business hub.

A total of four Precincts is identified within the Central Locality. A summary of the development

obligations and entitlements in each of the Precincts 11-14 is summarised below in Table 19.

Table 19

Development Obligations and Entitlements for Precincts 11-14

Precinct	Dwelling Yield ²⁵	Centres (GFA)	Industry and Business (GFA)	Community Facilities (maximum ha)	Open Space and Parks ²⁶ (maximum ha or metres)	Infrastructure
CENTRAL LOCALITY						
11	1,250 dwellings	1,500 m ² Retail Uses 1,000 m ² Commercial Uses	Nil	5,000 m ² land for a local Community Facility clustered with a Neighbourhood Hub <i>750m² Neighbourhood Meeting Room → 4ha</i> 250 m ² Land for 1 Public Primary local school (kindergarten to be co-located or clustered) <i>P-6</i>	400 m ² town square/civic park to be integrated with the Neighbourhood Hub	Nil
12	1,500 dwellings	1,500 m ² Retail Uses 1,000 m ² Commercial Uses	Nil	5,000 m ² land for a Community Facility clustered with Neighbourhood Hub 750 m ² Land for neighbourhood meeting room to be co-located with the District Sports Park	400 m ² town square/civic park to be integrated with the Neighbourhood Hub 4 ha District Sports Park	Nil
13	Nil	Nil	180,000 m ² Industry and Commercial Uses 20,000 m ² Showroom	Nil	Maximum 40 m visual buffer adjoining Bruce Highway ²⁷	Nil
14	2,000 dwellings	5,000 m ² Retail Uses 2,000 m ² Commercial Uses	Nil	<i>1 ha</i> 5,000 m ² land for a local Community Facility clustered with Neighbourhood Hub <i>750m²</i> Land for neighbourhood meeting room to be co-located with the District Sports Park	10 ha Regional Sports Park Maximum 80 m visual and recreation buffer adjoining the Bruce Highway 500 m ² town square within the District Hub	Nil

** P-6 State School of 4ha is to be co-located with regional &/or district sports park. An agreement will be required to allow for use of the park by the school at appropriate times while ensuring recreation space is available for public use.*

²⁵ The dwelling yields nominated within Table 19 are approximates. To support detailed planning the dwelling yields can be varied by up to 15% above or below the total yield specified within the Locality. Where the yields are to be varied, the application for the relevant Precinct is to summarise yields across the balance of the Locality.

²⁶ Open Space provision is to be generally consistent with Table 26 outlined in Part 12.2 of this Master Plan and as specified within this table.

²⁷ Refer Part 12.3 of this Master Plan

8.0 PRECINCTS

AMENDED IN RED

13 JUN 2012

By: F. F. Lee (name)
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8.5

Southern Locality

As described within Part 7.5 of this Master Plan, the Southern Locality is to be developed as a series of interconnected residential villages 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. A range of complementary community uses, Centres and open space and recreation uses are also proposed.

A total of five Precincts is identified within the Southern Locality. A summary of the development obligations and entitlements to be accommodated in each of the Precincts 15-19 is summarised below in Table 20.

Table 20

Development Obligations and Entitlements for Precincts 15-19

Precinct	Dwelling Yield ²⁸	Centres (GFA)	Industry and Business (GFA)	Community Facilities (maximum ha)	Open Space and Parks ²⁹ (maximum ha or metres)	Infrastructure
SOUTHERN LOCALITY						
15	2,150 dwellings	1,500 m ² Retail Uses 1,000 m ² Commercial Use	Nil	5,000 m ² land for a local Community Facility clustered with a Neighbourhood Hub Land for 1 Public Primary School 2 x 750 m ² Land for neighbourhood meeting room to be co-located with the District Sports Park	4 ha District Sports Park 400 m ² town square/ civic park to be integrated with the Neighbourhood Hub <i>Maximum 80m buffer adjoining the Bruce Highway</i>	
16	Nil	Nil	Nil	Nil	Progressive development of Central Park in accordance with Part 11 Special Places	KA A maximum 80m wide corridor for the Kawana Arterial extension
17	2,000 dwellings	3,000 m ² Retail Uses 2,000 m ² Commercial Uses	Nil	Two 5,000 m ² land for a local Community Facility clustered with each a Neighbourhood Hub 2 x 750 m ² Land for neighbourhood meeting room to be co-located with the District Sports Park <i>4ha for P-6 Primary Public School</i>	4 ha District Sports Park 400 m ² town square within the Neighbourhood Hub Major Recreation Park (including potential lakes) Maximum 40 m visual and recreational buffer to the adjoining forestry	Nil
18	2,400 dwellings	1,500 m ² Retail Uses 1,000 m ² Commercial Uses	Nil	5,000 m ² land for a local Community Facility clustered with a Neighbourhood Hub <i>4ha</i> Land for 1 Public Primary School 2 x 750 m ² Land for neighbourhood meeting room to be co-located with the District Sports or Recreation Park	4 ha District Sports Park 400 m ² town square within the Neighbourhood Hub Major Recreation Park (including potential lakes) ²⁹	KA A maximum 80m wide corridor for the Kawana Arterial extension
19	1,650 dwellings	5,000 m ² Retail Uses 2,000 m ² Commercial Uses	Nil	6,000 m ² land for Urban Fire & Rescue 5,000 m ² land for Ambulance Station 750 m ² Land for neighbourhood meeting room to be co-located with the District Sports Park Land for P-12 Public School <i>Primary District</i> 1 ha land for Community Facilities to be clustered with the District Hub	7.5 ha District Sports Park Maximum 40 m visual and recreational buffer to the adjoining forestry land ³⁰ 500 m ² town square within the Neighbourhood Hub	Nil

** P-6 Primary State School of 4ha is to be co-located with regional & district sports park. An agreement will be required to allow for use of the park by the school at appropriate times while ensuring recreation space*

²⁸ The dwelling yields nominated within Table 20 are approximates. To support detailed planning the dwelling targets can be varied by up to 15% above or below the total yield specified within the locality. Where the targets are to be varied, the application for the relevant Precinct is to summarise yields across the balance of the Locality.

²⁹ Open Space provision is to be generally consistent with Table 26 outlined in Part 12.2 of this master plan and as specified within this table.

³⁰ Refer Part 12.3 of this Master Plan

is available for public use.



9.0 HOUSING DIVERSITY AND AFFORDABILITY

9.1

Purpose and Application of this Part of the Master Plan

For each subsequent development application prepared for a Precinct, the application is to identify how:

- development delivers the ULDA Housing Choice Implementation Strategy outlined in Section 5.2 of the Development Scheme
- implementation of the Housing Affordability Targets outlined in Table 21 are achieved.

More affordable housing is generally delivered through smaller allotment sizes, more modest housing size, higher density and more efficient multiple dwellings. As illustrated in this Master Plan, higher density areas are accompanied by open space, community facilities and services and support public transport.

The Caloundra South housing diversity and affordability framework is tailored to complement the Housing Implementation Strategies of the Development Scheme. The distinctive nature of the numerous villages will provide housing diversity and variety.

9.2

Overview

The provision of housing diversity and affordability is one of the primary outcomes for the Caloundra South Development Scheme.

One of the Principles of Caloundra South is that spatial land use and community structure is focused on Village Life (refer Part 5.4). Through the creation of integrated villages, Caloundra South offers opportunities for distinctive communities each with a community hub, open space and a diverse mix of housing options, which reflect different family structures, income levels and lifestyle preferences.

Housing affordability is closely linked to housing diversity. A diverse community requires a mix of different housing needs for lifestyle and affordability requirements. Housing diversity includes provision of a wide range of accommodation solutions from traditional detached housing to higher density multiple dwellings.

Access to affordable housing is vital for an inclusive and diverse community. Housing availability at Caloundra South will provide flexibility to meet accommodation requirements for different life stages and different physical capacities – from parents with children to the elderly. The provision of accessible and adaptable housing within a community means that a broader cross section of the community is able to be accommodated, multi-generational families are able to be housed in proximity and people can “age in place” enabling elderly people to remain connected within their communities as their physical circumstances change. Such outcomes are integral to the community envisaged at Caloundra South.

The following section outlines a framework for the consideration and implementation of housing diversity and affordability within Caloundra South.

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13 JUN 2012
 By: *J. H. [Signature]* (name)
 of the ULDA

9.2.1

Caloundra South Housing Diversity and Affordability Key Performance Targets

Table 21 outlines the Caloundra South key performance targets to be addressed with each secondary application for residential development.

Table 21 also identifies the long-term targets to be achieved for the project. The implementation approaches provide suggestions for achieving the targets.

Table 21
Housing Key Performance Targets

Element	Performance Targets	Implementation Approaches
Housing Diversity	Within each Locality, Caloundra South provides a diversity of housing product that maximises the range of accommodation alternatives available, according to the targeted demographic market <i>characteristics</i>	- Provide a wide range of allotment sizes from large traditional allotments for detached dwellings to small lots for attached and semi-attached row housing. - Provide a wide variety of housing types ranging from traditional detached dwellings to small lot attached dwellings. - Provide a wide range of housing density opportunities with higher density development closely aligned with the hubs and areas of amenity. - Provide a wide variety of accommodation configurations suitable for a single person to larger families.
Housing Affordability	25% of the housing is affordable for key workers and first time home buyers.	In accordance with the Development Scheme Implementation Strategy 5.2
Housing Accessibility	Across the entire Caloundra South community, seek to establish partnerships that identify opportunity for inclusion of up to 10% of the cumulative housing stock designed as accessible housing.	In accordance with the Development Scheme Implementation Strategy 5.2
Social Housing	Across the entire Caloundra South community, 5% of the cumulative housing stock is social housing.	In accordance with the Development Scheme Implementation Strategy 5.2
Housing Innovation	Caloundra South has a focus on providing innovative accommodation solutions to: - maximise the accessibility of affordable housing to low and moderate income people - provide flexible accommodation solutions to enable "ageing in place" - provide flexible accommodation solutions for independent living arrangements within a dwelling house - improve the integration of the workplace into the residential community.	- Developing and maintaining close relationships with government agencies to identify community housing needs. - Undertake a marketplace assessment to inform likely customer requirements and lot mix and identify requirements for other housing types (i.e. aged housing, independent living, ancillary dwellings, and small lot densification). - Maintain close working relationships with development partners to deliver innovative housing products that meet community needs and development objectives. - Promote housing products that support establishment of home based businesses that integrate into the residential community in appropriate targeted areas.

10.0 SUSTAINABILITY

10.1

Overview

Caloundra South is to be an exemplar community demonstrating leadership in sustainability through embracing 'best practice' outcomes and piloting emerging technologies and innovations. Sustainability is a dynamic and evolving field and there will be change across such a long-term project. Research, expert guidance and consultation with the community will be ongoing as Caloundra South is delivered.

10.2

Purpose and Application of this Part of the Master Plan

This Part of the Master Plan consolidates the key sustainable elements that are embedded throughout the document and provides a summary of the intended aspirations – extending upon those outlined in the Development Scheme - which seek to ensure that development of Caloundra South delivers leading (evidence based) sustainability practice. This will involve pursuing a broad sustainability agenda that would include:

- enhancement of the communities' biodiversity, conservation and ecological values
- a diversity of employment options and educational choice
- minimising potable water demand through innovative integrated water management approach
- investment in social infrastructure and community development for the life of the project
- encouraging the adoption of renewable energy technologies and waste management programmes
- transport choice
- monitoring and adaptive learning

A Sustainability Strategy is to be prepared with the initial secondary application (with an accompanying PoD) lodged within a Locality to identify the approach to advance sustainable community development. The Sustainability Strategy is to:

- incorporate an analysis of the now, new and next sustainability approach that:
 - identifies the existing (now) or current standard approach for technologies or best practice implementation;
 - identifies the emerging (new) opportunities for piloting of technologies or implementation approaches;
 - identifies over the horizon (next) opportunities that might be suitable for further investigation and research;
- in undertaking the above analysis, identify how the proposed actions are progressively achieving:
 - the stretch targets outlined in Part 5 Implementation Strategy of the Development Scheme;
 - the sustainability goals outlined within the Table 22;
- provide guidance on longer term reporting requirements for the progressive implementation of the Sustainability Strategy for each Locality.

- identifies the technology and practices that are deemed to be suitable for implementation or piloting having regard to a balanced assessment of:
 - proven performance based on similar implementation within developments;
 - a consideration of the implementation cost associated with innovation;
 - consideration of the environmental benefits that accrue from innovation;
 - the community's willingness to adopt and accept the financial cost of its implementation where above 'best practice';
 - future infrastructure and asset ownership and long-term responsibilities.

Table 22 outlines the Caloundra South goals to be addressed within the Sustainability Strategy. The goals outlined in this table identify the long-term opportunities envisaged for the project together with suggested implementation approaches.

It is important to recognise that the suggested implementation approaches are higher order outcomes and do not represent a mandatory outcome to achieve the desired goal. They can be considered to be a component of an evolving Sustainability Strategy that undergoes continual improvement as development is delivered progressively.

Table 22
Sustainability Goals

Element	Goals	Implementation opportunities
Biodiversity, Conservation & Ecological Values	Development of Caloundra South protects and supports the regional biodiversity values in the Pumicestone Passage. Within the Caloundra South UDA, biodiversity values are protected and supported through the retention and enhancement of ecologically important areas and the establishment of 2 million trees and plants. Wildlife connection is enhanced through the delivery of an urban form that provides opportunities for the establishment of local flora and fauna habitats and connectivity.	440 hectares of land are protected and rehabilitated for conservation and ecological purposes within the Environmental Protection Zone. Land is protected and rehabilitated as waterway buffers for Lamerough and Bells Creek North and South and habitat corridors and refuges are established to improve connectivity.
	The Caloundra South development is recognised for its protection, enhancement and community awareness of the site's ecological values.	A community partnership program is established to undertake rehabilitation of the Environmental Protection Zone and waterway buffers.
Economic Prosperity	Over the life of the project (30 years estimated) Caloundra South achieves higher levels of employment self-sufficiency for the Sunshine Coast Region through the creation of approximately 20,000 long-term jobs and assists in delivering greater diversity of value added industries, as benchmarked to the 2011 Sunshine Coast Economic profile.	An Economic Development Strategy is developed to facilitate the attraction of higher proportions of value added jobs. In accordance with ULDA Implementation Strategy 5.3.
Educational Choice	Caloundra South has a focus on providing facilities to support a culture of life long learning. Through the delivery of facilities and infrastructure the quality of learning and education is enhanced.	Investigate partnerships that establish innovative education delivery models.
Integrated Water Management	Potable Water Usage: Over the life of the project (30 years estimated) Caloundra South seeks to minimise demand on the region's potable water supply network through adopting innovative demand management approaches and storm water harvesting.	Investigate options to capture, treat urban stormwater for potable and non potable reuse including up to 70% from houses. Implement demand management to minimise internal household potable water use.
	Waste Water Management: Waste water discharge from the site is minimised through innovative demand management. Opportunities for reuse should be investigated.	Investigate suitability to establish a sealed (i.e. PEP) sewer system to minimise sub-surface infiltration and wet weather flow volumes. Investigate opportunities for beneficial reuse of treated waste water.
	Water Sensitive Urban Design (WSUD): WSUD is implemented to ensure development achieves a no net worsening in pollutant loads discharged from the site (relative to existing conditions) and so protect water quality values within the Pumicestone Passage.	Implementation of the initiatives for WSUD outlined in Part 12.3 of this Master Plan.
Social Capital and Community Development	Over the life of the project Caloundra South achieves:- - a self-sustaining network of social, health and community infrastructure - high public awareness and commitment to sustainability through education and stewardship of sustainable design features - integrated active transport targeted at reducing private vehicle usage by 30% based on comparable greenfield developments at 2012.	A Community Development Strategy is prepared that outlines Community Development requirements and provides a framework for longer term delivery.
Energy, Carbon and Waste	Demand Management: - Caloundra South seeks to reduce energy demand of the community compared to a conventional contemporary development. Energy supply: - Caloundra South seeks to substantially increase the use of renewable energy sources through encouraging the adoption of renewable energy sources and achieving a higher proportion of renewable energy generation than comparable greenfield areas. Waste: - Caloundra South will maximise resource and waste reduction and recycling opportunities the construction and operation phases of the development.	

11.0 DESIGN STANDARDS

SPECIAL PLACES

11.1 Purpose and Application of this Part of the Master Plan

The purpose of this Part of the Master Plan is to provide design intent and development outcomes for key places which contribute to the achievement of the vision for Caloundra South. Specific guidance is therefore provided to ensure these areas complement the intended outcomes of the Development Scheme. These Special Places will be of a regional scale and significance and will deliver a high level of amenity for the Caloundra South and wider Sunshine Coast community.

The delivery of each of the Special Places will be facilitated through the preparation of a Concept Plan provided as a part of subsequent development applications where that application includes an identified Special Place as described in this Part of the Master Plan.

11.2 Central Park

11.2.1

Locational Context and Character

Central Park is proposed within the southern part of Caloundra South and frames the northern and southern edges of Bells Creek South (refer Map 26 - Central Park Location and Context). It is intended that Central Park provides:

- a minimum 100 m wide revegetated ecological corridor along Bells Creek South, extending environmental values from the Environmental Protection Zone into the site and west to the Bruce Highway;
- a network of ephemeral wetlands to facilitate water quality management and further enhance environmental values and expanding habitat for flora and fauna associated with the adjoining Ramsar wetland;
- an active and passive open space edge allowing opportunities for organised sports activities, casual recreation as well as events proximate to the southern edge of the Town Centre;
- potential lakes.

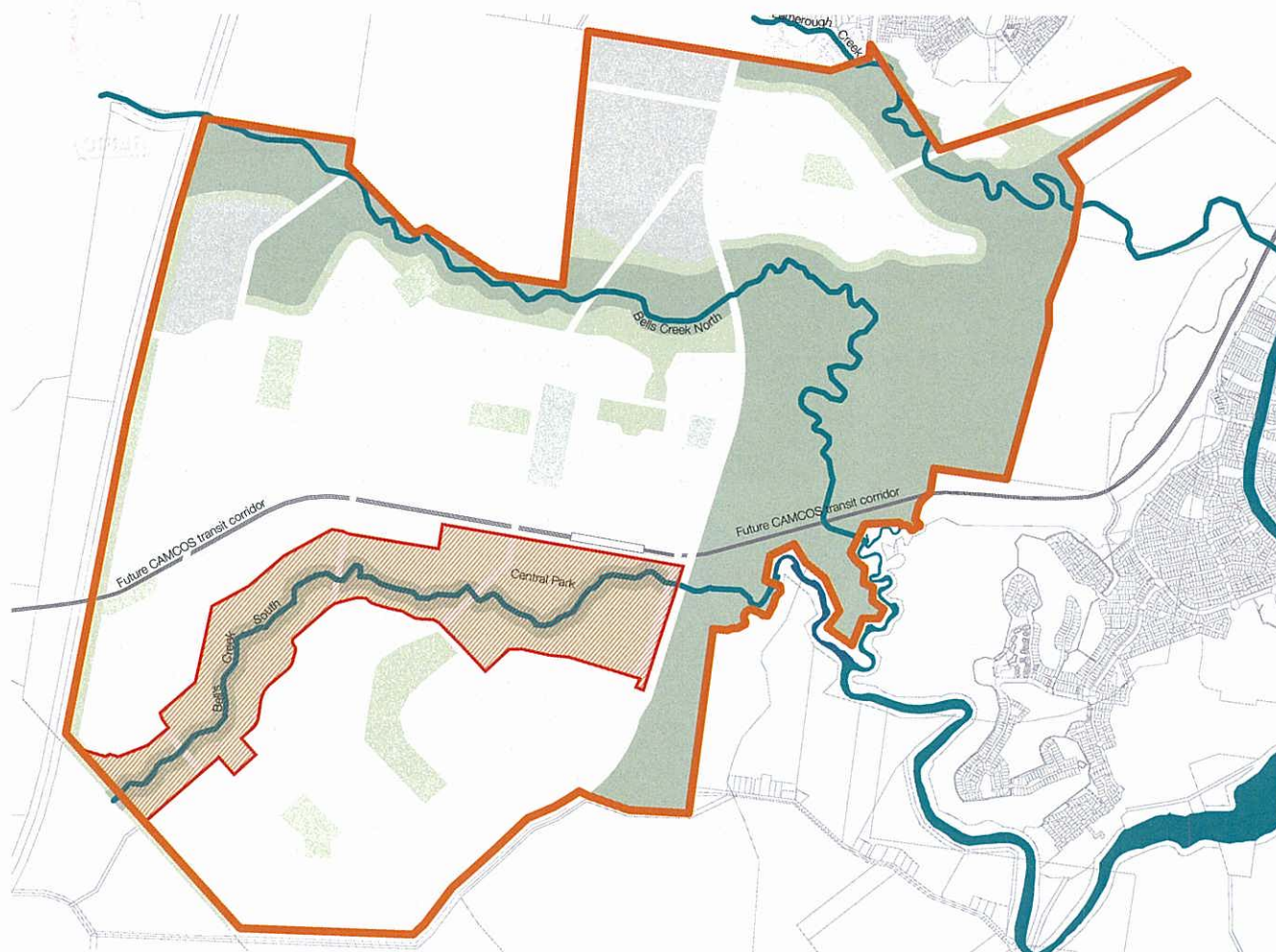
11.2.2

Central Park Design Intent

Central Park is intended to be delivered in stages. An overall Concept Plan will be prepared to accompany any subsequent application covering any part of Central Park. Subsequent development applications over the remaining parts of Central Park are to be in accordance with the overall Concept Plan. The Plan will demonstrate achievement of the following design principles and development outcomes. It is proposed that the Central Park is created:

1. As a regional hub for major sports, recreation and environment protection to:
 - accommodate a range of major sporting facilities and everyday sport and recreation;
 - retain and expand upon the natural environment showcased as a significant element;
 - to ensure ecological elements are protected and celebrated;
 - integrate passive recreation opportunities;
 - active sport - walking trails, skate park, mountain bike trails
2. With varied edge to the park that:
 - concentrates built facilities to the edge of the park to maximise relationships with the Town Centre and adjoining Neighbourhood Centres;
 - extends the open space, pedestrian and cycleway network into the surrounding urban areas.
3. With a 'deep green heart' that:
 - protects and celebrates the natural values of Bells Creek South in recognition of its connection to the Pumicestone Passage;
 - provides opportunity for passive recreation enabling users to connect with water and nature.
4. To reinforce a hierarchical access network that provides:
 - pedestrian linkages to public transport facilities;
 - a network of pedestrian and cycle paths to provide safe access throughout the park;
 - infrastructure for sporting and recreational events and activities;
 - vehicular access to parking and facilities at the edge of the park;
 - opportunity for limited vehicular access to facilities and enable maintenance and surveillance.





Map 26 Central Park Location and Context

- Site Boundary
 Central Park

Table 23

Summary of potential development outcomes for Central Park

Uses	Development Outcome
1. Major Sports Park (15 ha)	• Good pedestrian access to the Transit Centre • Meets the Development Standards set out in Part 12.2
2. Potential Golf Course (up to 62 ha)	• Located in the western part of Central Park • Publicly accessible • Cluster clubhouse and district sports precinct to maximise sports infrastructure delivery • Integrates network of public walkways and pedestrian paths to maximise public access • Designed to protect the water quality of Bells Creek South
3. District Sports Parks (totalling 8 ha) Neighbourhood Level	• Two neighbourhood level District Sports Parks are to adjoin and activate the edge of Central Park in proximity to Neighbourhood Centres • Meets the Development Standards set out in Part 12.2
4. Potential Lakes (8 – 16 ha)	• Achieves water quality to allow for secondary contact in accordance with ANZECC guidelines and to sustain any native fauna and flora species that may use the water body • Public access is provided along the full frontage of the lakes • Does not have a detrimental impact on the hydrologic regime or ground and surface water quality
5. Waterway Corridor	• Minimum 50 metres each side of Bells Creek South, centreline
6. Recreational precincts	• Provides for a range of passive recreational opportunities including walking, cycling, BBQ and picnic facilities, shade shelters, dog off leash areas • Meets the Development Standards set out in Part 12.2
7. Built Form / Shelters	Responds to sub tropical climate and character

11.0 DESIGN STANDARDS SPECIAL PLACES

RECOMMENDED IN RED
13 JUN 2012
[Signature] (name)
The ULDA



11.3 The People's Place

11.3.1

Locational Context and Character

The People's Place is located within the Town Centre Locality, adjoining the northern boundary of the Town Centre Core (refer Map 27 - People's Place Location and Context). The People's Place is to provide high quality public urban amenity catering for a mixture of passive and active recreational opportunities including formal gardens, major community facilities, aquatic facilities and events spaces.

11.3.2

People's Place Design Intent

People's Place is intended to be delivered in stages. An overall Concept Plan will be prepared to accompany any subsequent application covering any part of Central Park. Subsequent development applications over the remaining parts of Central Park are to be in accordance with the overall Concept Plan. The Plan will demonstrate achievement of the following design principles and development outcomes outlined in Table 24 below. The People's Place is to be:

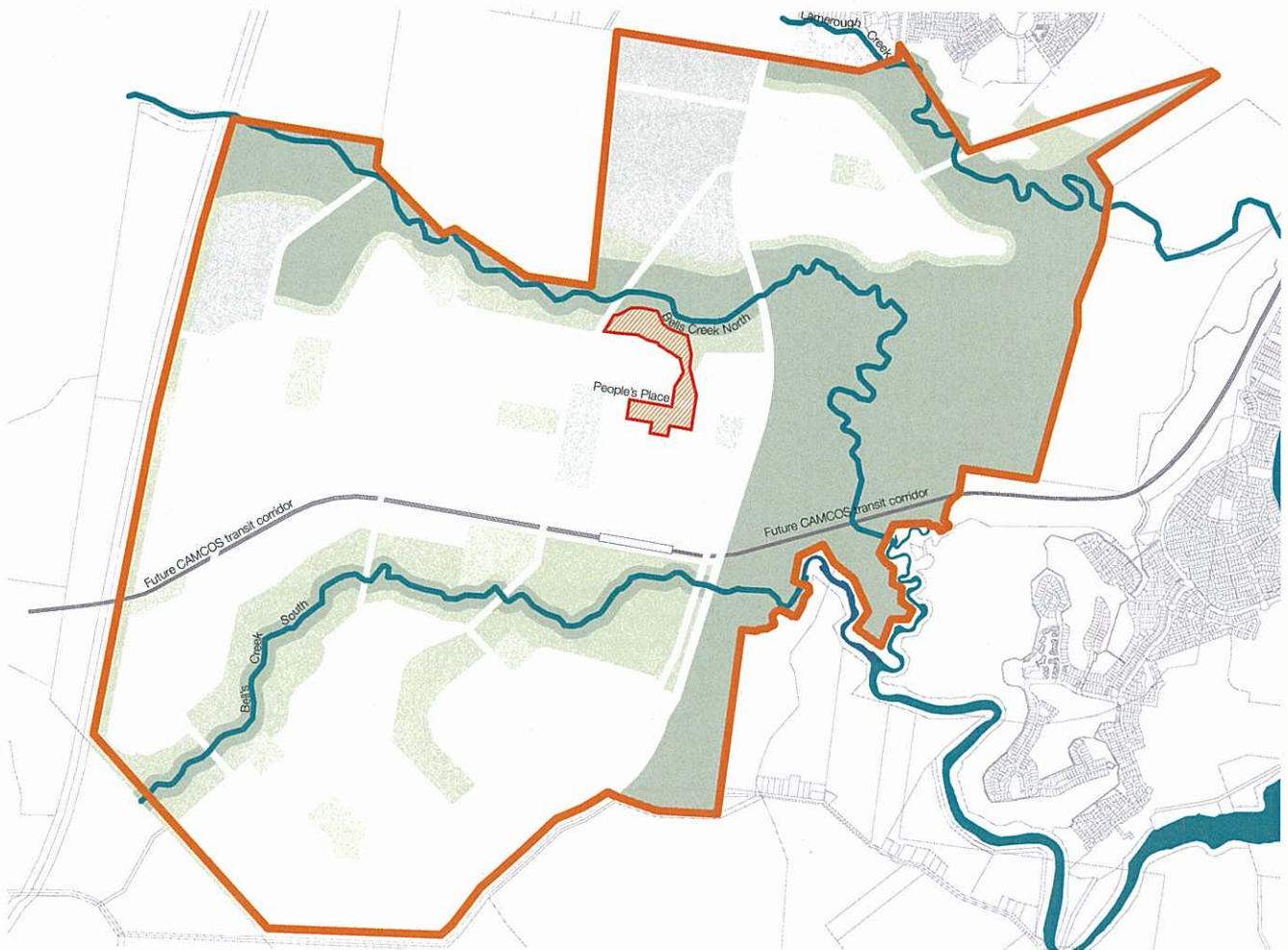
1. Created as a higher order entertainment, leisure and cultural hub providing a community focus for:
 - potential integration of creative, cultural and entertainment uses including opportunities for art galleries, a community meeting hall and performing arts spaces;
 - potential incorporation of an aquatic and water play facility that demonstrates leading practice in sustainable water use;
 - provides pedestrian and cycle connectivity to link the recreational park at the north to the Town Centre and main street.

2. Progressively developed in stages, with the first stage commencing with the initial stage of the Town Centre; incorporating uses identified in Table 24 below, as relevant and appropriate to the location.
3. Delivered to maximise the development outcomes along the southern edge of the People's Place:
 - leveraging contemporary subtropical design architecture that activates the ground level and addresses the park;
 - exploring the opportunity for a compact commercial area within the park;
 - minimum height of 3 storeys immediately adjoining the park;
 - ensuring buildings do not run the length of the park boundary.

Table 24

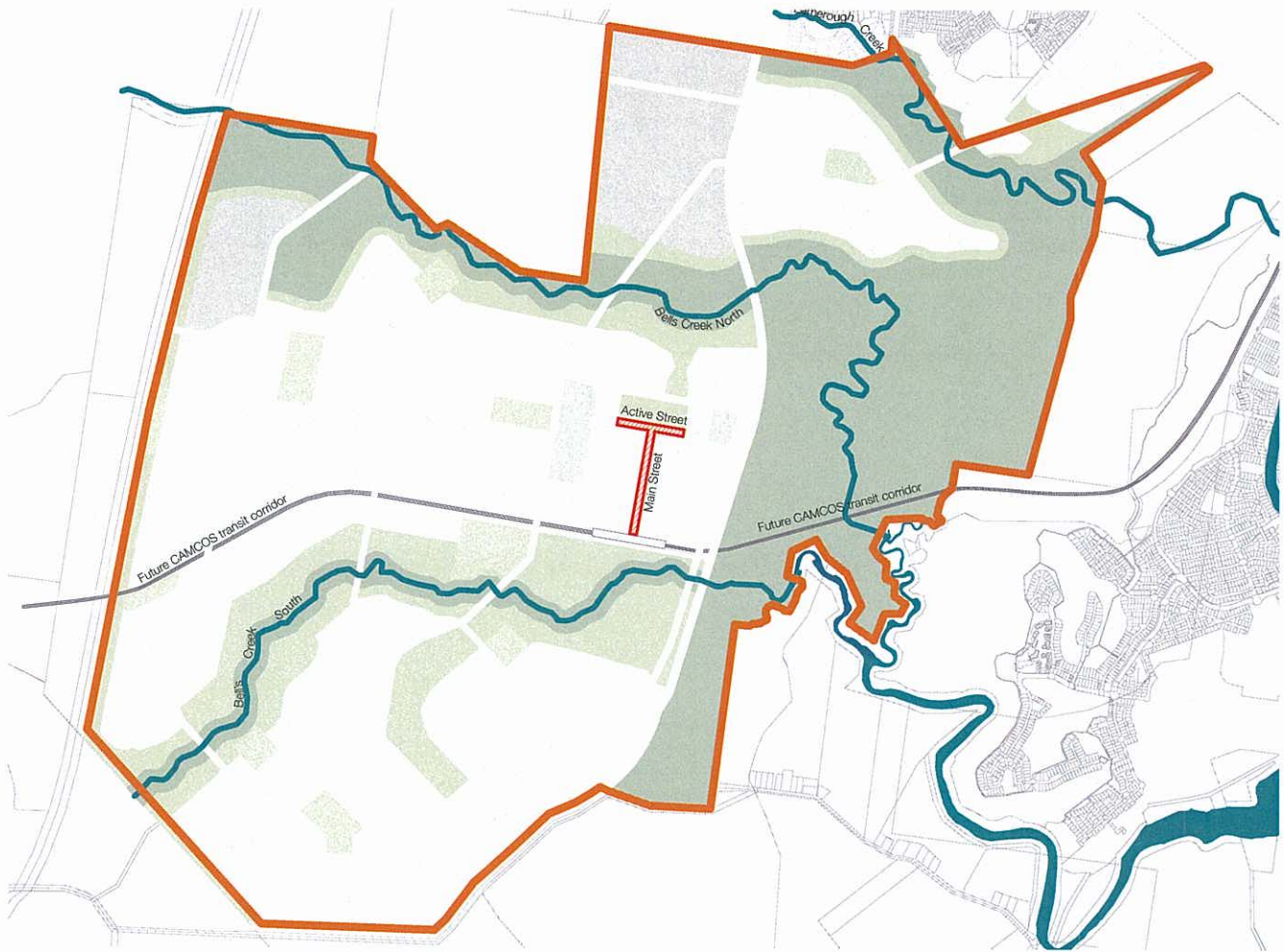
Summary of potential development outcomes for People's Place

Site Area	Minimum 10 ha
USES	
1. Integrated Community Facility (1 - 1.5 ha)	Opportunities to accommodate Library, Community Meeting Hall, Performing Art Space & Art Gallery
2. Aquatic & Water Play precinct (1 ha)	Opportunity for aquatic facility, lagoon pool, water play
3. Parklands & Gardens (2-3 ha)	Landscaped parklands providing opportunity for passive recreational uses including walking, BBQ and picnic facilities, children's play
4. Performance Space (0.5 - 1 ha)	Opportunities for events, open air movies and performances
5. Mixed Use precinct (2 ha)	Opportunities for a range of retail, commercial, short term accommodation and entertainment venues



Map 27 People's Place Location and Context

- Site Boundary
- People's Place



Map 28 Town Centre Active and Main Streets Location and Context

- Site Boundary
- Active and Main Streets

Table 25
Summary of potential development outcomes for the Main Street and Active Street

Scale	400 - 600 m length
Building Height	Minimum 2 Storeys to street frontages Minimum 3 Storeys on major corners
Building Setback (front)	0 - 3 m for retail, commercial and public access uses
Town Square	- Centrally located along Main Street 800 - 4,000 m²
Station Square	- Located at southern end of Main Street 800 - 4,000 m²
Width and Function of Main and Active Streets	Minimum 24 m wide road reserve 2 traffic lanes Minimum 4 m wide footpaths with 6 m for outdoor dining Performs as a through route for traffic but is low speed and provides an intimate character for pedestrians Provides regular safe pedestrian crossing points

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12.2

Parks and Open Space

The Open Space Strategy for Caloundra South is centred around the creation of an integrated network of linked open space nodes and corridors. The provision of open space is to be generally in accordance with Table 26 ³¹ and the more specific Development Standards for each type of park.

Table 26 Park Provisions

Open Space Type	Park Type	Rate of Provision	Provision of Park	Minimum Size	Flood Immunity	Accessibility Requirements
Sports	Major Sports	0.6 ha per 1,000 persons	As per Part 8 of the Caloundra South Master Plan	1 at 15ha 1 at 10ha	All formal playing surfaces (fields and courts) are above the 20 year Average Recurrence Interval (ARI) flood level.	Consistent with the ULDA Guideline No 12 (November 2011)
	District Sports	1.2ha land per 1,000 persons	As per Part 8 of the Caloundra South Master Plan (including partial contribution of the Golf Course)	7.5ha District Sports Park 4 ha District Sports Park (Neighbourhood level)	Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI	
Recreation	Major Recreation (6)	0.5 ha per 1,000 persons	As per Part 8 of the Caloundra South Master Plan	10 ha	Maximum 30 per cent of any park is below the 5 year ARI flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	Consistent with the ULDA Guideline No 12 (November 2011)
	District Recreation (5)	0.5 ha land per 1,000 persons	As per Caloundra South Open Space Strategy	5 ha		
	Major Linear	0.5 ha land per 1,000 persons	To be determined as part of subsequent applications	N/A		
Local Parks	Local Recreation	0.0-0.2 ha per 1,000 persons	To be determined as part of subsequent applications	500m ²	Maximum 30 per cent of any park is below the 5 year ARI flood level.	Consistent with the ULDA Guideline No 12 (November 2011)
	Neighbourhood Recreation (1)	0.5 - 1.1 ha land per 1,000 persons	To be determined as part of subsequent applications	5,000m ²		
	Local Linear (2) (3)	0.0 - 0.8 ha land per 1000 persons	To be determined as part of subsequent applications	N/A		
Total of Parks (4)		4.6ha / 1,000 persons		N/A	N/A	
Community	Community Land	0.2 ha land per 1,000 persons	As per Part 8 of the Caloundra South Master Plan	N/A	N/A	

³¹ Subject to ongoing detailed planning of the Caloundra South Open Space Strategy and the agreement of the ULDA, the actual land requirement for each nominated use may be less than the stipulated provisions as long as the desired community sporting and recreational outcomes of the relevant ULDA guidelines are achieved.

altered

Prepared by HASSELL for STOCKLAND

** To be determined at subsequent stages. Should golf course not be developed, sports park shortfall to be addressed through alternative open space network.*

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Typical Concept Plan 01

- 01 Multipurpose Oval with incorporated field for Union, Soccer and League
- 02 Rugby Field
- 03 Cricket Oval
- 04 Tennis Court
- 05 Clubhouse
- 06 Spectacular Seating (100)
- 07 Play Area
- 08 Passive Open Space
- 09 BBQ Facilities
- 10 Indoor 50m Swimming Pool

12.2

Parks and Open Space

DISTRICT SPORTS PARK

Function

A large park that provides spaces and facilities for practising and playing structured or organised sports. District Sports Parks may accommodate organisations that share the sports facilities and will also provide some informal recreation activities and spaces.

Development Standards

Minimum Size 7.5 ha
Minimum Width 25 m

Flood Immunity

All formal playing surfaces above Q20

Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.

Maximum Building / Structure Height 21 m

Preferred Embellishments

- Shaded spectator seating (trees and/or shade structures) for at least one third of one boundary of all formal sports fields
- On-site car parking
- Clubhouse and toilets
- Community meeting rooms
- End of trip cycle facilities
- Outdoor sports fields and hard courts
- Passive recreational areas including tables and chairs and informal recreational spaces
- Play areas/facilities
- Lighting for night sport
- Pedestrian pathways
- Landscaping and turfing
- Recycle Bins

Other key outcomes

- Highly visible and well signed entrances
- Located adjacent to a centre and linked to the linear open space network
- Where possible, located adjacent to educational facilities to allow shared use
- Connected to active transit network
- Design to provide for future flexibility and optimise siting and orientation of sports fields and facilities
- Promote shared use of facilities for different sports and group high maintenance facilities together to create activity nodes within the park
- Provision of informal and passive recreational opportunities which complement the sports areas and facilities
- Potential Golf Course

Direct access from the higher order road network and public transport

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12.2

Parks and Open Space

MAJOR RECREATIONAL PARK

Function

A large park with extensive facilities and settings to cater for the varied recreation demands of a large population catchment. Major recreation parks provide a range of active and passive recreation opportunities to cater for the whole community, and should be capable of supporting a large community event and multiple activities undertaken simultaneously.

Central park: A large-scale parkland space providing passive recreation, relaxation and escape from urban life and designed to showcase the natural environment and maximise environmental integrity and stewardship.

People's Place: A captivating and engaging place for leisure, culture and creativity.

Eco Sanctuary: An educational and interpretive centre designed to showcase the natural environment and maximise environmental integrity and stewardship.

Development Standards

Minimum Size 10 ha
Minimum Width 10 m

Flood Immunity Maximum 30% of park below the 5 year ARI flood level
Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.

~~Maximum Building / Structure Height 21 m~~

Preferred Embellishments

- Regional play facility
- Community events/performance spaces
- BBQ, seating and toilet facilities
- End of trip cycle facilities
- Passive recreational areas and informal recreational spaces
- Lighting to allow safe night time use
- Pedestrian pathways, board walks and interpretive trails
- Landscaping and turfing
- Integrated public art
- Recycling Bins
- *Internal access road and parking*

Other key outcomes

- Locate built facilities and high use facilities adjacent to the town centre and major sports facilities
- Maximise opportunities for users to connect with water and nature
- Network of pedestrian and cycle routes to provide access throughout the entire park which are connected to the broader active transit network
- Access from trunk collector or higher order road and by frequent public transport
- Provide a multitude of passive recreational spaces of varying scale, form and function
- Wetland and water treatment devices

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Typical Concept Plan 04 Neighbourhood Recreational Park



12.2

Parks and Open Space

NEIGHBOURHOOD RECREATIONAL PARK

Function A moderately sized park that provides a focal point for a neighbourhood. Provision of places and facilities for passive and active recreation activities and a range of local community activities and events.

Development Standards

Minimum Size 0.5 ha
Minimum Width 10 m

Flood Immunity Maximum 30% of park area below 5 year ARI flood level
Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.

Maximum Building / Structure Height 9 m

Preferred Embellishments

- A kick about space minimum dimensions 50 m x 30 m
- Play space
- Bicycle parking
- On street car parking
- Lighting
- Table and chairs, seating and shade structure
- Half court or similar active function
- Landscaping and turfing
- Pedestrian and cycle paths
- Recycling Bins

Other key outcomes

- 90% of dwellings within 400 m of a neighbourhood recreational park or other park providing equivalent informal recreational opportunities
- Central accessible location within neighbourhood
- Linked to the linear open space network via boulevard linkages or linear parklands

• Minimum 50% of park perimeter to have road frontage

Typical Concept Plan 06 Local Recreational Park



12.2

Parks and Open Space

LOCAL RECREATIONAL PARK

Function

A small park that provides visual amenity and passive recreation opportunities and may provide seating, a small grassed area, play equipment for young children and a meeting point for nearby residents.

Development Standards

Minimum Size

500 m²

Flood Immunity

Max 30% below 5 year ARI Flood Level
Amenities and other buildings (including areas designated for these facilities) are above the 100 year ARI.

Maximum Building / Structure Height

9 m

Preferred Embellishments

- Landscaping and turfing
- Pathways and seating
- Small grassed area.
- Recycling Bins

Other key outcomes

- Provides respite from urban form
- Provides a meeting point for nearby residents
- Facilitates the retention of pockets of existing vegetation
- Where possible link into the linear open space network
- Minimum 50% of park area to have road frontage
- Optional: simple play equipment

12.4

Roads and Active Transport

The Integrated transport strategy is centred around promoting the use of more sustainable options. Roads and active transport networks are to be developed generally in accordance with the following standards. In considering these standards the following is to be recognised:

- Slope varies, including allowance for shaping for WSUD drainage management solutions
- Profiles may be 2-way or 1-way cross fall
- Shoulder may be widened to 2.0 m for interim 2-way traffic function
- Earthwork to finish 0.5 m below design pavement levels
- Possible WSUD treatment in median and/or verge

A traffic assessment report is to be submitted with subsequent applications (in each Context Plan Area Strategy) in order that the appropriate road network hierarchy can be determined.

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12.4

Roads and Active Transport

NEIGHBOURHOOD STREET NETWORK

Neighbourhood Connector Street

Function Neighbourhood Connector Streets connect neighbourhood destinations including shops and parks, provide access to the surrounding road network and can include a bus and cycling route.

Development Standards

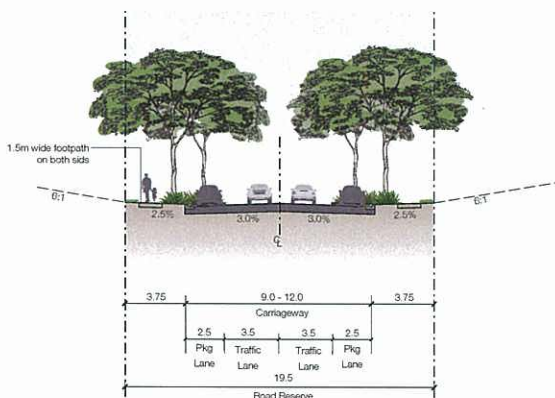
Minimum road reserve width 20 m – where no bicycle lanes
23 m – where bicycle lanes required as part of a cycle network

Typical features

- ~~Minimum 18 m reserve width~~
- Minimum intersection spacing 120 m
- Minimum 2.5 m parking lanes parallel both sides of street
- Designed to accommodate bus routes through increased lane widths where required as part of the overall network
- 1 general traffic lane in each direction (3.5 m wide)
- 1.5 m wide footpaths on both sides
- 50 kmh design speed unless sign posted otherwise
- Refer indicative Section No. 02
- Direct property access
- Roll-over kerb and channel
- Opportunities for WSUD including biopods and linear treatment trains

Provision For roads that generate less than 7,500 vehicles per day, or up to 10,000 vehicles per day subject to traffic assessment

Section 02 Neighbourhood Connector Street



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12.4 Roads and Active Transport

Neighbourhood Access Street (5.5 m)

Function Provide direct access to residential property. Also allow for vehicle, pedestrian and cyclist connectivity.

Development Standards

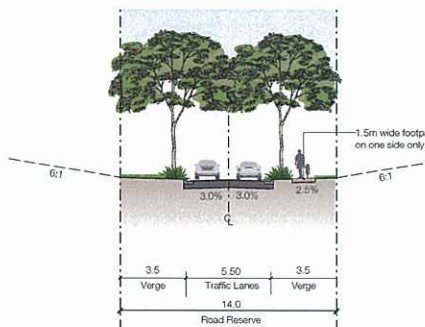
Minimum road reserve width ~~44.0~~ ¹³ m

Typical features

- Direct property access (vehicle access may be via rear lane)
- 5.5 m carriageway width
- 1.5 m footpath on one ~~side only~~ *or both sides*
- On-street parking (not marked)
- Minimum 1 traffic lane with passing opportunities
- Posted speed 50 km/h, unless sign-posted otherwise
- Refer indicative Section No. 04
- Roll-over kerb and channel
- Maximum length of Block is 150 m
- Opportunities for WSUD including biopods and linear treatment trains

Provision For roads that generate less than 2,500 vehicles per day

Section 04 Neighbourhood Access Street (5.5 metres)



12.4

Roads and Active Transport

CENTRE STREET NETWORK

Centre Connector Street

Function Centre connector streets provide limited property access and provide routes via access streets to centre destinations. They also accommodate a high level of pedestrian and cycle activity.

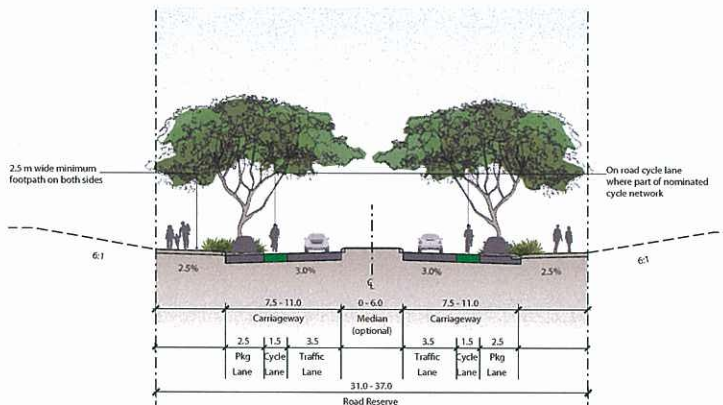
Development Standards

Road reserve width 31–37 m

- Typical features**
- Designed to accommodate bus routes in the parking lane, with separate marking
 - 1.5 m wide on-road dedicated bicycle lanes both sides
 - 2.5 m footpaths on both sides
 - 2.5 m on-street parking both sides
 - 2 traffic lanes in each direction (3.5 m wide each)
 - Carriageway width 15–22 metres (excluding median)
 - Optional median (0–6 m)
 - Limited property access
 - No traffic calming
 - Posted speed of 60 km/h
 - Refer indicative Section No. 06
 - Minimum 100 m intersection spacing
 - Opportunities for WSUD including biopods and linear treatment trains
 - Upright kerb type

Provision For roads that generate less than 10,000 vehicles per day.

Section 06 Connector Street



12.4

Roads and Active Transport

Centre Lane

Function

Centre lanes provide access to the rear of buildings, including access for loading and delivery vehicles. Centre lands are not intended as an alternative route option for through traffic and should not be designed as such.

Development Standards

Road reserve width

9-10 m

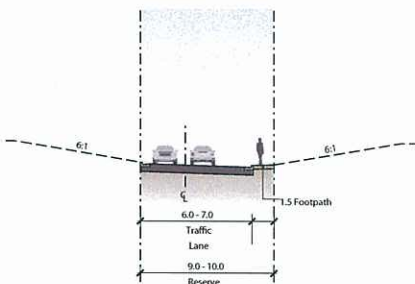
Typical features

- 2 traffic lanes (3-3.5 m), one in each direction
- Not on bus routes
- No provision for cycleway
- Minimum 1.5m footpath - may be shared surface and may be on one side only
- No on-street parking - short-term loading/unloading excepted
- 6-7m carriageway
- No median
- Direct property access
- No traffic calming
- Posted speed 50 km/h unless sign posted otherwise
- Refer indicative Section No. 08
- Minimum intersection spacing 50 m
- Opportunities for WSUD including biopods and linear treatment trains

Provision

For roads that generate less than 1,000 vehicles per day.

Section 08 Centre Lane



12.4

Roads and Active Transport

Industrial Access Street

Function Industrial Access Streets provide direct access to properties. Parking lanes on both sides to cater for employees and a footpath on one side of the street.

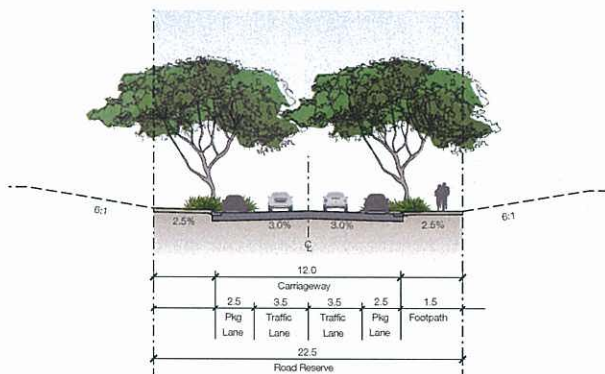
Development Standards

Road reserve width 22.5 m

- Typical features**
- 2 traffic lanes (1 each direction)
 - No priority bus routes
 - No provision for cycle way
 - 1.5 m footpath on one side
 - 2.5 m on-street parking on both sides
 - 12 m carriageway width (including parking)
 - No median
 - Direct property access
 - No traffic calming
 - Posted speed 50 km/h unless sign posted otherwise
 - Refer indicative Section No. 10
 - Minimum intersection spacing 100 m
 - Roll-over kerb
 - Opportunities for WSUD including biopods and linear treatment trains

Provision For roads that generate less than 5,000 vehicles per day.

Section 10 Industrial Access Street



12.5

Water Quality Management and Compliance Regime

This section of the Master Plan further outlines the commitment to protecting the health of Pumicestone Passage.

Local waterways and Pumicestone Passage will be protected through the adoption and mandatory implementation of the following Water Quality strategy.

This Master Plan requires subsequent development applications to detail (for the purpose of demonstrating compliance) the appropriate best practice environmental controls. This is to be relevant to the specific design detail of each development proposal, including achieving water quality objectives.

12.5.1

Objectives

There is a number of government standards which set the framework for water quality management and compliance at Caloundra South (refer to Table 28).

Table 28 Water Quality Management Standards

AUTHORITY	OBJECTIVES / STANDARDS
Development Scheme	Development protecting downstream receiving waters by demonstrating that stormwater discharges from the site do not contribute to change in receiving water quality as it relates to: - the water quality objectives specified in the Pumicestone Passage Environmental Values and Water Quality Objectives set in the Environmental Protection (Water) Policy 1999, in particular the area within Basin No. 141 designated as area PLE - Pumicestone Passage North (Enclosed Coastal/Lower Estuary); - the water discharge requirements specified in the State Planning Policy 4/10 Guideline Healthy Waters and its supporting document 'Urban Stormwater Quality Planning Guidelines 2010'.
DEHP	DEHP has defined adjacent sections of Pumicestone Passage as having High Ecological Value (HEV) status in the Environmental Protection Policy (EPP) – Water (2009). The commensurate Water Quality Objective (WQO) which accompanies this designation is of the nature of 'no change', but more specifically is quantified as: "maintain existing water quality (20th, 50th and 80th percentiles)".
SEWPaC	The Federal Department of Sustainability, Environment, Water, Population and Communities (SEWPaC), with others, has defined sections of Pumicestone Passage and associated waterways as having RAMSAR wetland status. The associated significant criteria which accompany this designation are aimed at: - protecting important wetlands; - achieving a no net worsening in the hydrological regime of the wetland (e.g. volume, timing, duration and frequency of surface and groundwater flows); - protecting the habitat or lifecycle of native species associated with Pumicestone Passage and Bells Creek; - achieving a no net worsening in the water quality of the wetland (e.g. salinity, pollutants, nutrients and water temperature) which may adversely impact on biodiversity, ecological integrity, social amenity or human health.

12.5.3

Implementation and Compliance

The following Table 29 provides examples of the water quality management initiatives that could be implemented and at which stage of the development the outcomes may be demonstrated.

Table 29 Examples of Water Quality Management Initiatives

EDUCATION		
Goal	Initiative	Implementation
Community education and support is a key factor in the success of this strategy. An education program is to be implemented to increase residents' understanding and acceptance of water quality objectives and WSUD applications. Through community awareness and leadership, potential pollutant loads can be decreased at source.	An education program is expected to include a combination of: - educational signage installed at appropriate locations (e.g. Village entries and adjacent to WSUD assets, explaining the process for treating and cleaning storm water); - public advertising and displays; - training and educational programs; - modules within school curricula; - WSUD information pack provided to each purchaser of land within Caloundra South.	Outcome to be achieved at all stages of development
RAINWATER TANKS AND DEMAND REDUCTION		
Goal	Initiative	Implementation
Development is to be designed to reduce peak and volumetric stormwater discharges from the site.	Development on each lot is to ensure that: - rainwater tanks are used to capture roof water - minimum 70% of rain water from roofs is captured for reuse; - all buildings use water efficient appliances and products to reduce potable water consumption	Outcome identified in subsequent applications

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12.5

Water Quality Management

EPHEMERAL WETLANDS

Goal	Initiative	Implementation
Development is to establish ephemeral wetlands that are integrated within the open space network, provide treatment of urban storm water and maximise infiltration into the in-situ soil.	Ephemeral Wetlands within the open space network; - provide additional stormwater treatment prior to discharge to Bells Creek (North & South) and Lamerough Creek; - are densely vegetated; - are designed to allow infiltration of the stormwater inflows into the in-situ soil; - are designed to achieve flood immunity from a 2 year ARI flood event in Bells Creek (North & South) and Lamerough Creek; - are located a minimum of 50 metres from the centre line <i>on the water edges</i> of Bells Creek (North & South) and Lamerough Creek.	Outcome identified with Reconfiguration of a Lot application

REHABILITATION AND PROTECTION OF WATERWAYS

Goal	Initiative	Implementation
Rehabilitation of the environmental protection zone and riparian corridor improves the health of the waterway areas through improved catchment hydrology, reduced pollutant loads and provides additional stormwater treatment	The creation of a 100m wide rehabilitated ecological corridor along each creek line to improve water quality and waterway ecosystem health.	Rehabilitation to commence with the first stage of development

Examples of ephemeral wetlands



12.5

Water Quality Management

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN - Cont.

Goal	Initiative	Implementation
	- sediment fences will be installed to provide further protection and retention of runoff from disturbed areas. They will be placed along contours and will include overflow weirs to prevent scour and failure of devices; - all construction staff are to be trained by a suitably qualified person in the requirements of the CEMP; - at all times, a vegetated or grassed buffer will be preserved between those parcels of land being developed and those waterway corridors passing through the site; - the principal contractor will be required to implement and report on an erosion and sediment control monitoring regime that will be regularly audited by an independent third party; - ensure that when contracting site earthworks and building works, there are appropriate contractual penalties applied to site contractors in the event of unacceptable runoff contamination in order to encourage greater diligence; - detailed Erosion and Sediment Control Plans will be developed for each phase of construction works and submitted in subsequent applications for review and approval prior to any development commencing; - robust event-based monitoring campaigns will also be initiated downstream of those areas being developed using telemetered turbidity sensors. Should these sensors detect turbidity levels in site runoff which exceed predefined threshold levels, alarm signals will be sent to Master Developer/site construction personnel so that they can investigate the cause and urgently undertake appropriate corrective actions; - ambient monitoring programs in site waterways will also be conducted as a further quality control mechanism for site sediment and erosion control.	



Term	Definition
Infrastructure Lot	Any lot created to coincide with and to accommodate an item of infrastructure required for development within the Master Plan Area.
Main Street	"The Main Street" is located in the Town Centre Core with high levels of pedestrian use and amenity, connecting the plaza of the People's Place to the Transit Centre and Central Park.
Master Developer	Is reference to Stockland Development Pty Ltd (ACN 000064835)
Master Plan	The approved Caloundra South Master Plan for the site.
Master Plan Area	The Area shown on Master Plan Map 2 - Environmental Connectivity Plan being: • Lot 22 SP190373 (part) • Lot 505 RP884348 (part) • Lot 3 RP910849 (part)
Minister	The Minister responsible for implementing the Act.
Mixed Use Centre	A balanced mix of different but co-dependent land uses including and not limited to a range or retail, commercial, residential, short-term accommodation and entertainment venues, etc. which promote efficient access for users.
MMTC	Abbreviation of the Multi-Modal Transport Corridor as required and defined by the Queensland Department of Transport and Main Roads.
Nominated Assessing Authority	Pursuant to Section 58 of the <i>Urban Land Development Authority Act 2007</i> (the Act) means: (i) for operational works:- a. the Chief Executive Officer of the Urban Land Development Authority (ULDA) or their delegate; b. a Certifier as agreed to by the ULDA; or c. if the site is no longer within a declared Urban Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area. (ii) for other matters:- a. the Chief Executive Officer of the Urban Land Development Authority (ULDA) or their delegate; or b. if the site is no longer within a declared Urban Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area.
Now, New and Next Sustainability Approach	Now: the existing or current standard approach for technologies or best practice implementation. New: the emerging opportunities for piloting of technologies or implementation approaches. Next: over the horizon opportunities that might be suitable for further investigation and research.
Peoples Place	An area of public space located within the Town Centre, adjoining the northern boundary of the Town Centre Core, for the provision of a mixture of passive and active recreational opportunities including formal gardens, major community facilities, aquatic facilities and events spaces. Refer Part 11.3.

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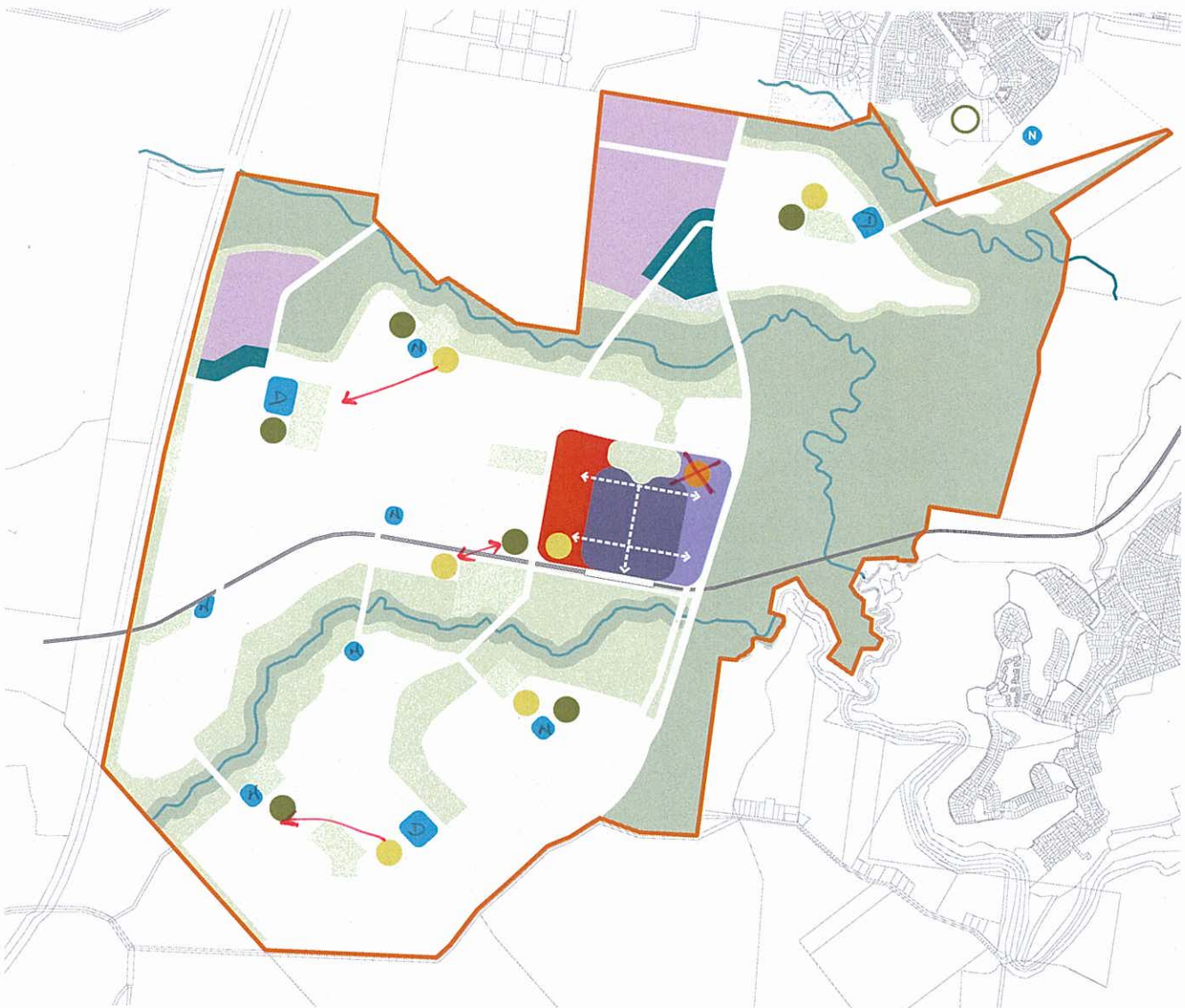
13 JUN 2012

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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 | |

5.0 PRINCIPLES

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

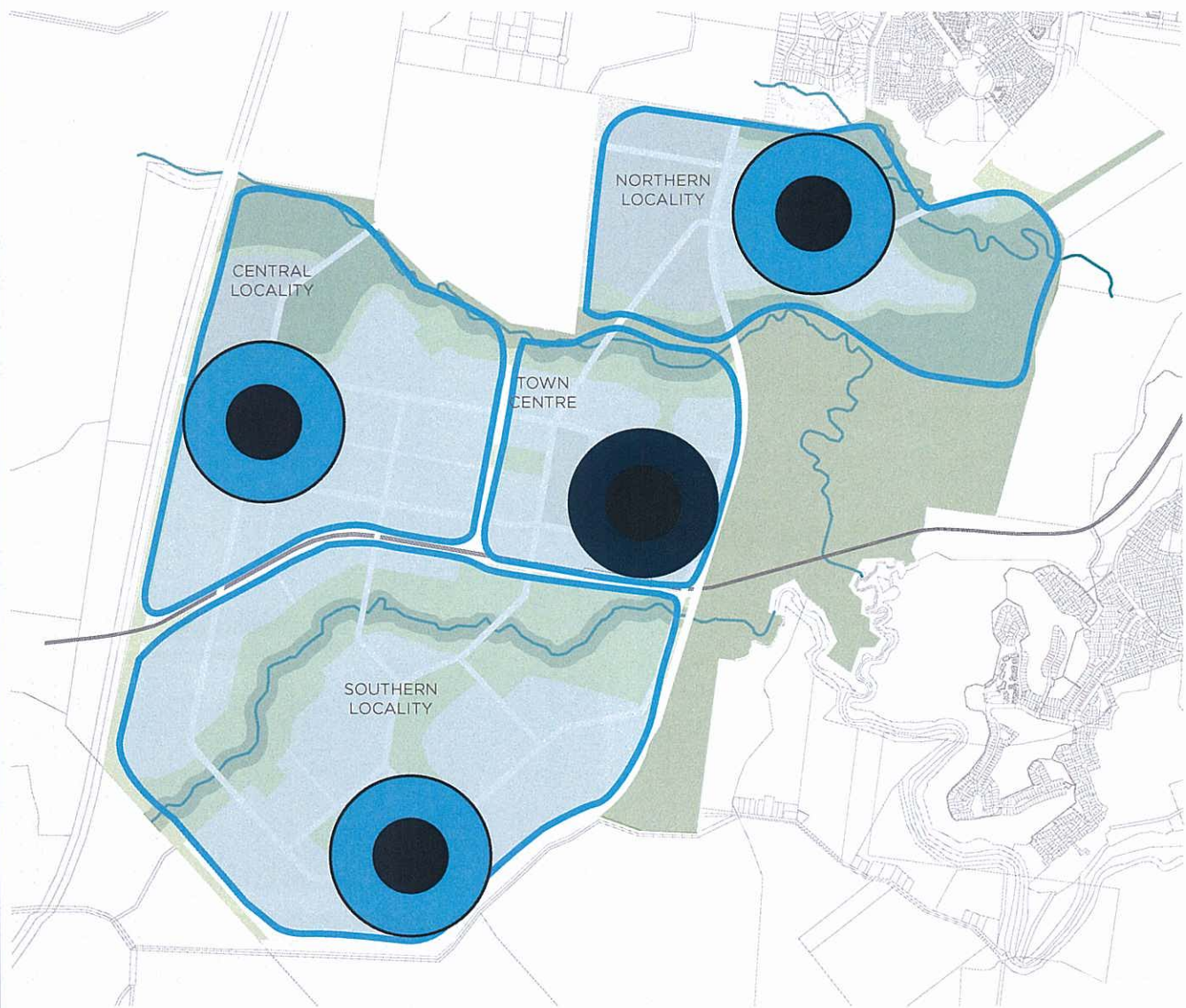
Village identification, activity and functionality is to be established early through:

- 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.



5.0 PRINCIPLES

Map 13
Neighbourhood
Network Plan



- Locality area
- Town centre
- District centre

Map 14
Village
Hierarchy Plan



5.0 PRINCIPLES

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.

