



5.6.1

FORM AND FUNCTION

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

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

5.6.2

IDENTITY AND CHARACTER

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

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

5.6.3

STAGING AND IMPLEMENTATION

Community hubs are to evolve to complement their villages through:

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

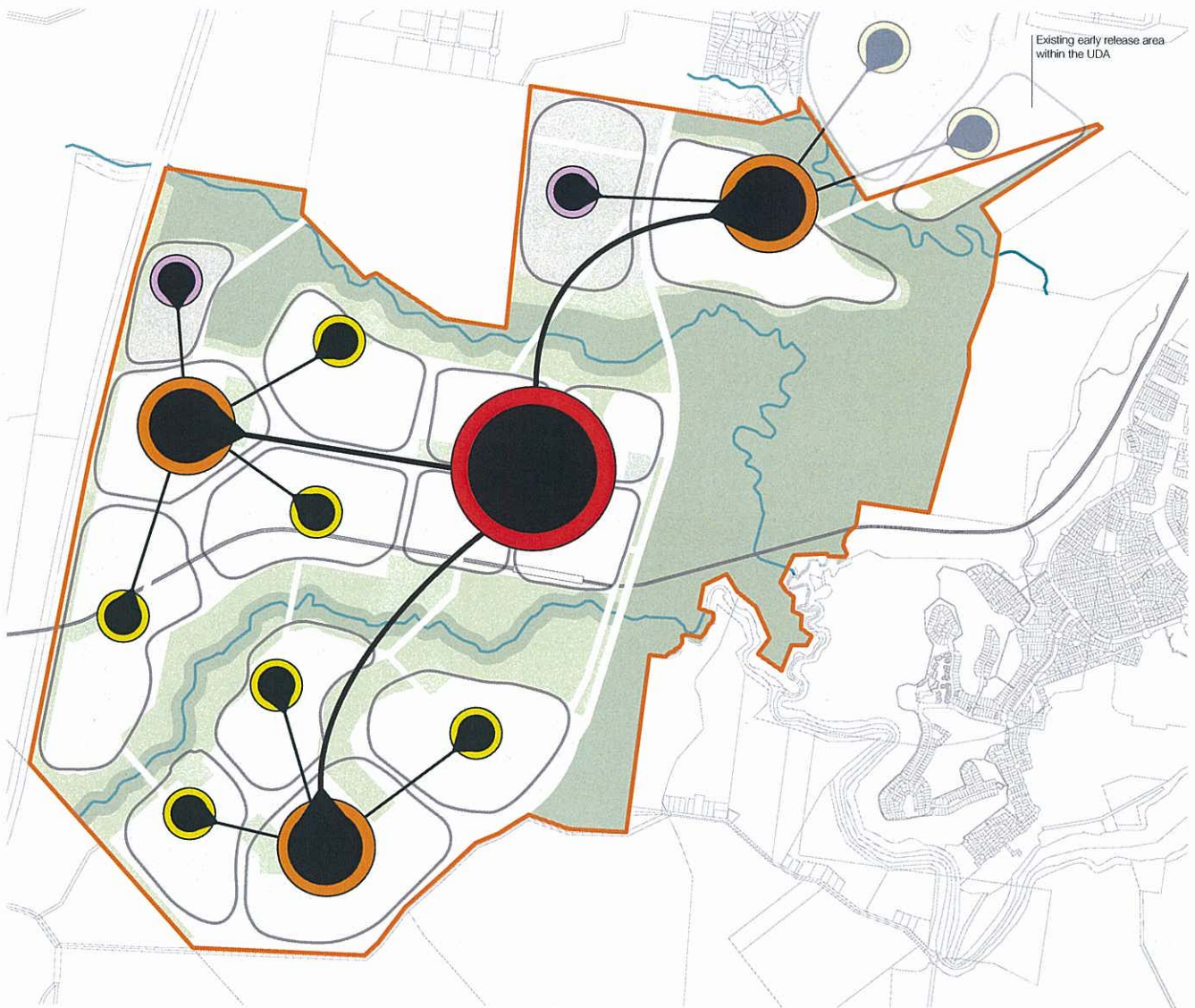




5.0 PRINCIPLES



Map 15
COMMUNITY HUBS



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

5.0 PRINCIPLES

5.7 Distinctive Places

ASPIRATION

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





5.7.1

PHYSICAL / FUNCTION

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

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

5.7.2

SOCIAL / ACTIVITY

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

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

5.7.3

SPECIAL PLACES

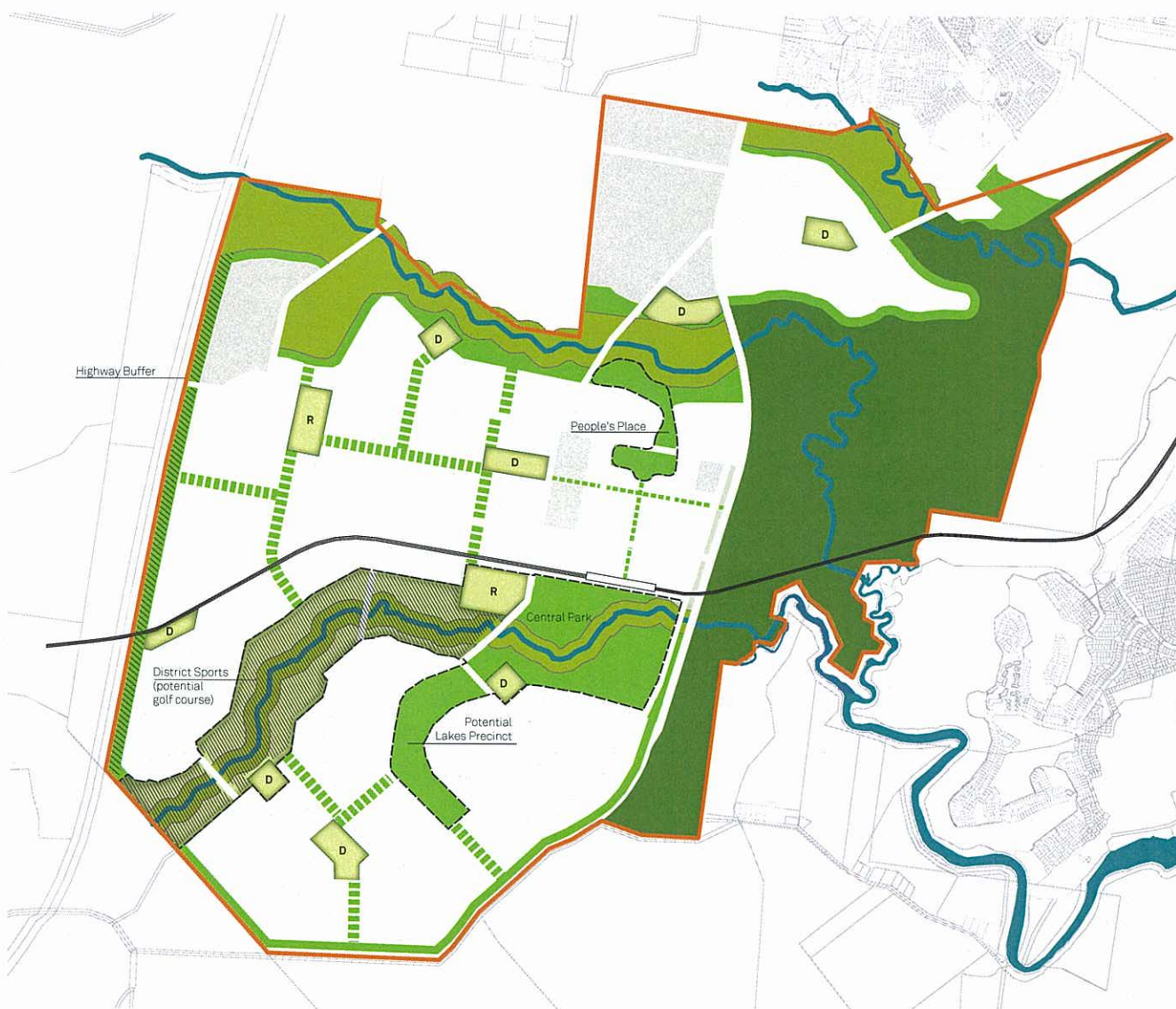
The delivery of iconic destinations to attract people from within and beyond the region through the provision of:

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



5.0 PRINCIPLES

Map 16
OPEN SPACE



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

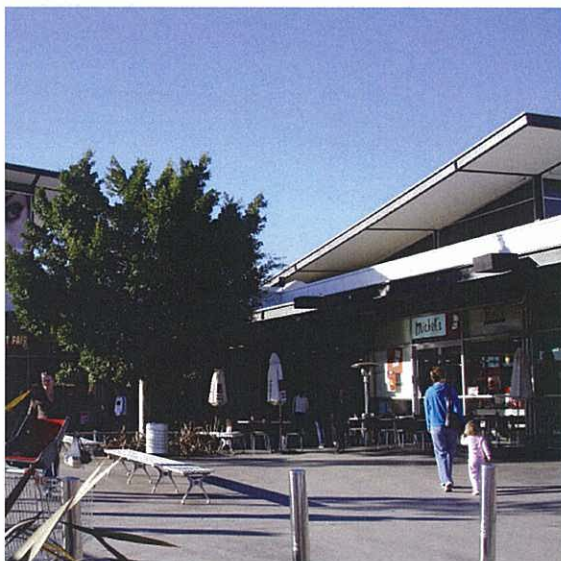
5.0 PRINCIPLES

5.8 An Urban Heart

ASPIRATION

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





5.8.1

FORM AND FUNCTION

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

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

5.8.2

IDENTITY AND CHARACTER

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

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

5.8.3

PARTNERSHIPS AND DELIVERY

An authentic, identifiable Town Centre is established through:

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

5.0 PRINCIPLES

5.9 Delivery and Governance

ASPIRATION

Caloundra South community to investigate innovative delivery and governance approaches.



5.9.1

PARTNERING

Investigate partnership arrangements that foster innovation and excellence to ensure:

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

5.9.2

GOVERNANCE

Governance to be representative of community needs and wants through:

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

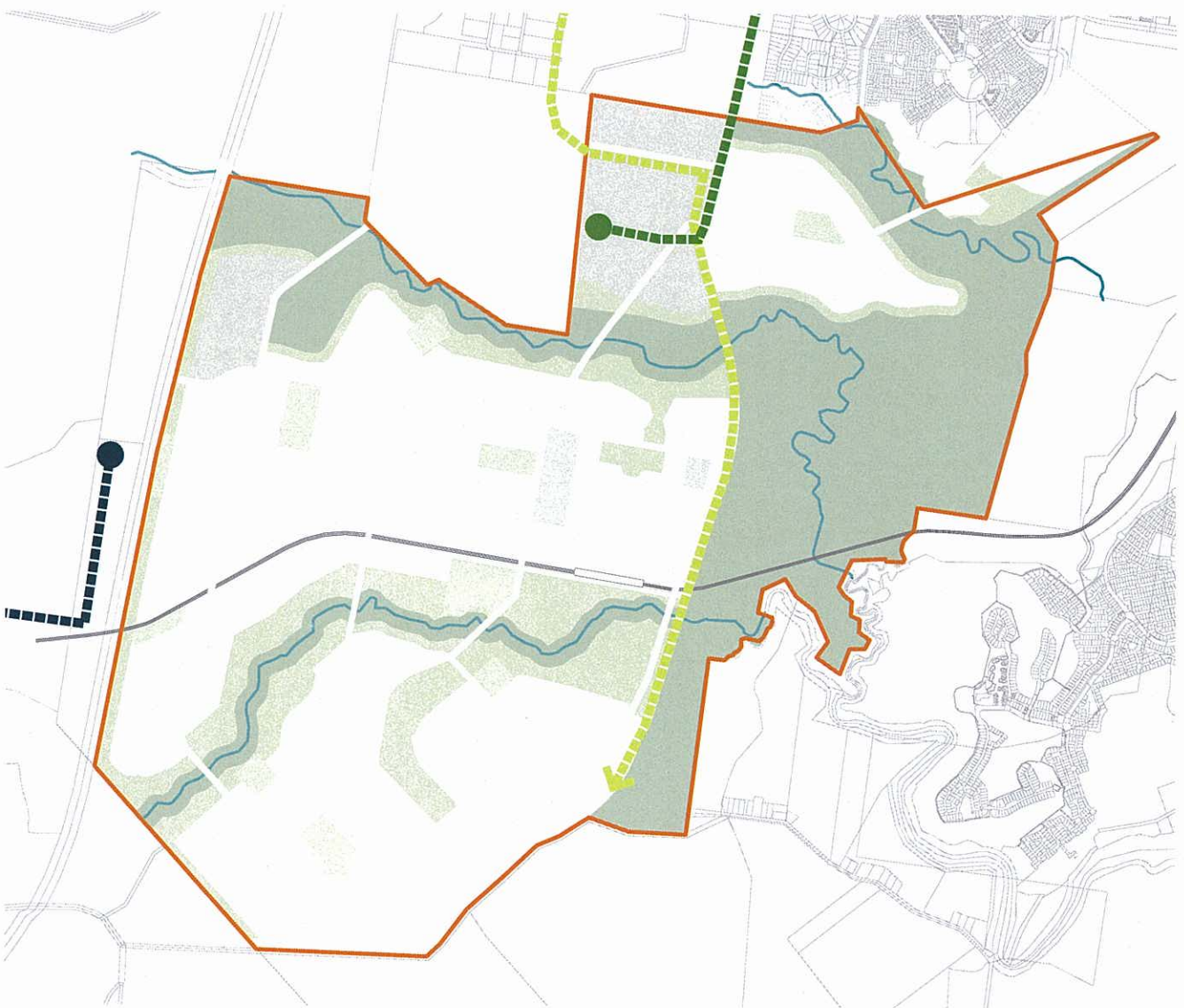




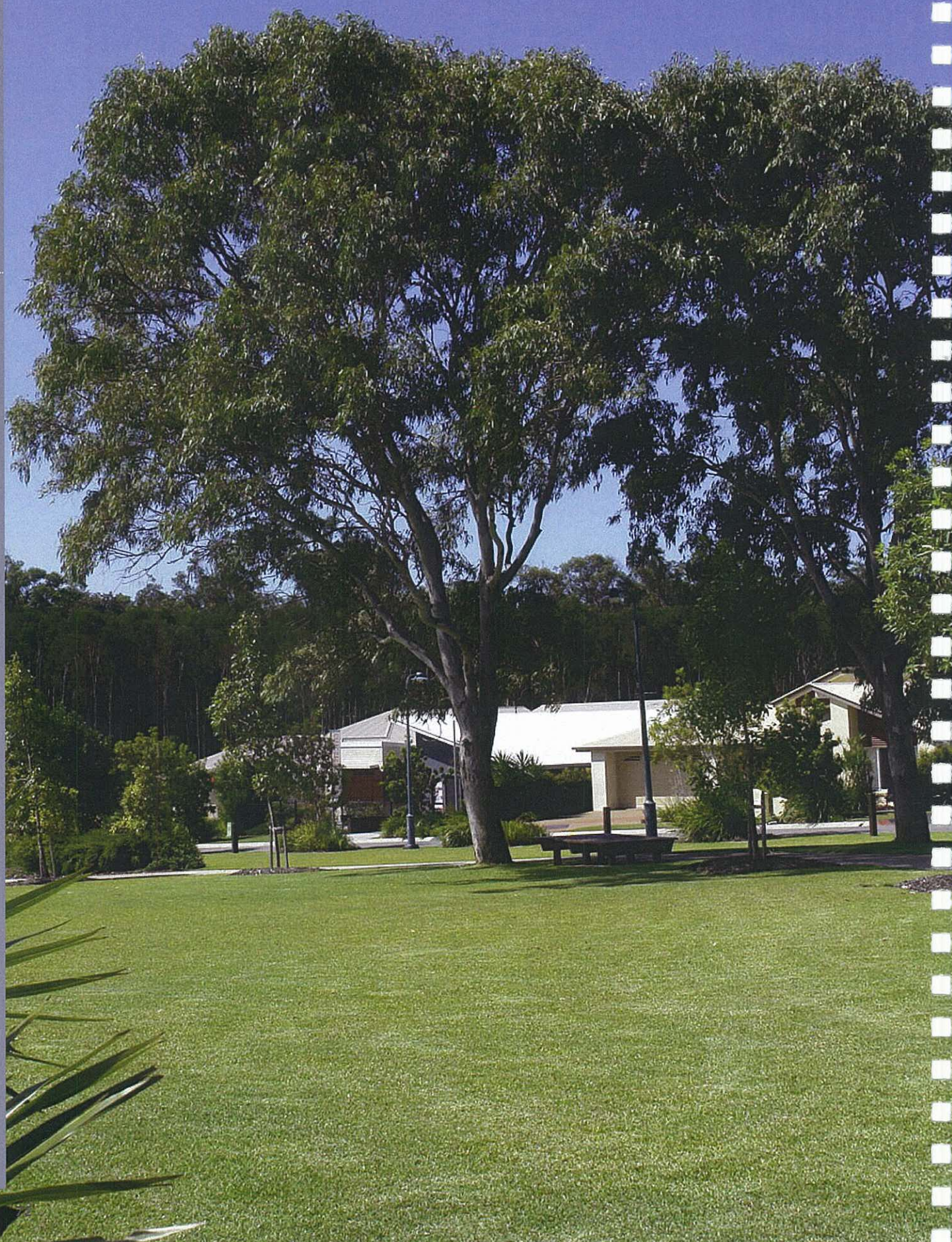
5.0 PRINCIPLES

Map 17

INFRASTRUCTURE NETWORK – Water, Sewer, Power



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



6.0 LAND USE AREAS

6.1

Purpose and Application of this Part of the Master Plan

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

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

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

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

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

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

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

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

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

6.0

LAND USE AREAS

Map 18
Land Use Areas

Land Use	
	Site 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



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.

6.3

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

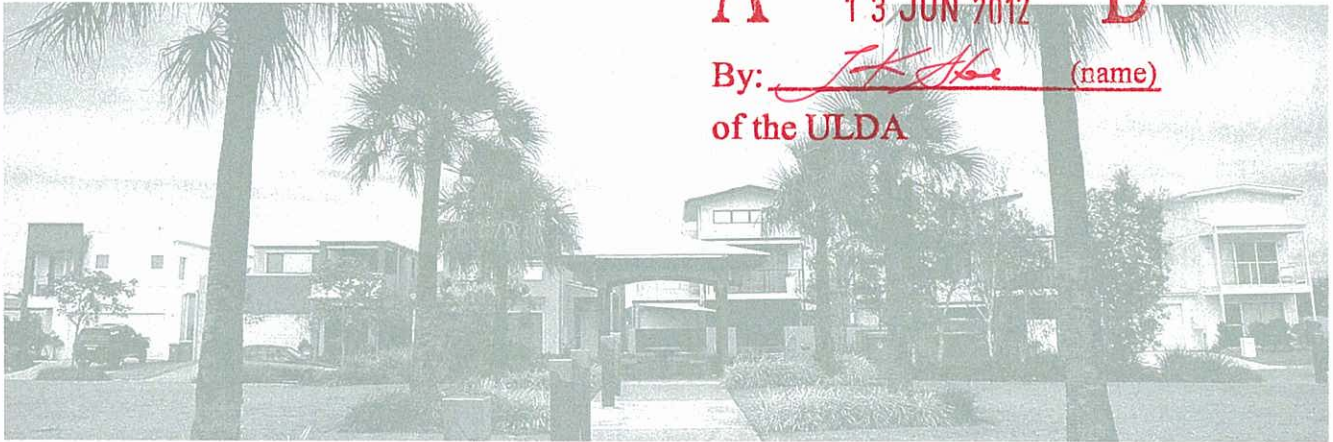
	Urban Living Zone	Major Centre Zone	Industry and Business Zone	Environmental Protection Zone
LAND USE AREAS	Urban Living	Town Centre Core	Industry and Business	Environmental Protection
	Mixed Residential	Town Centre Frame East	Showroom	
	District Centres	Town Centre Frame West	Open Space Buffer	
	Neighbourhood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

6.0

LAND USE AREAS

AMENDED IN RED
13 JUN 2012

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



6.3

Urban Living Zone

Table 2 URBAN LIVING LAND USE AREA

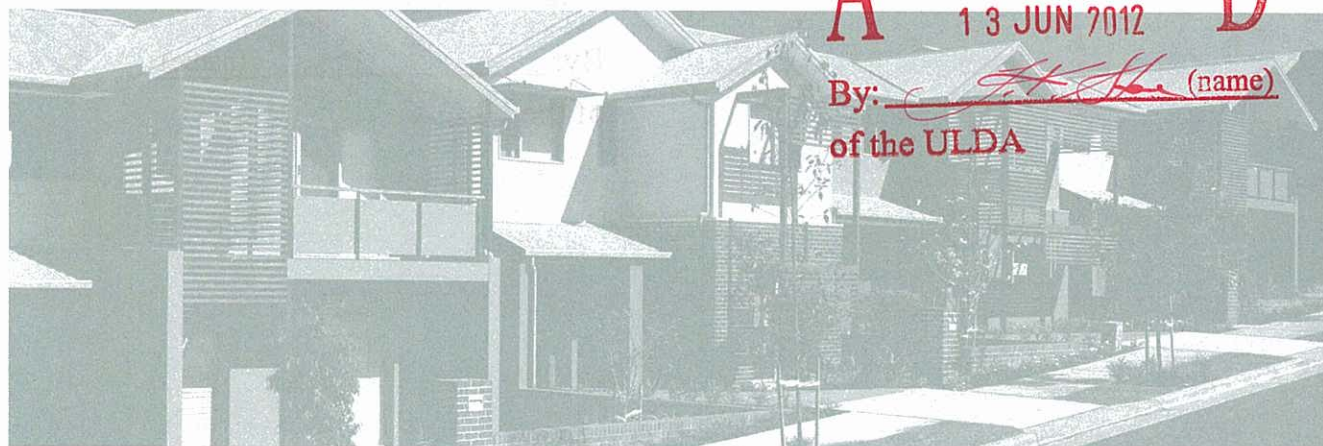
Purpose	The purpose of the Urban Living Land Use Area is to provide for a diverse mix of housing, comprised predominantly of dwelling houses, which are supported by a range of community uses and small-scale services and facilities. Urban design and built form outcomes are to create a functional and attractive 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.

AMENDED IN RED

13 JUN 2012

By: *H. K. L.* (name)
of the ULDA



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)	

³ 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.

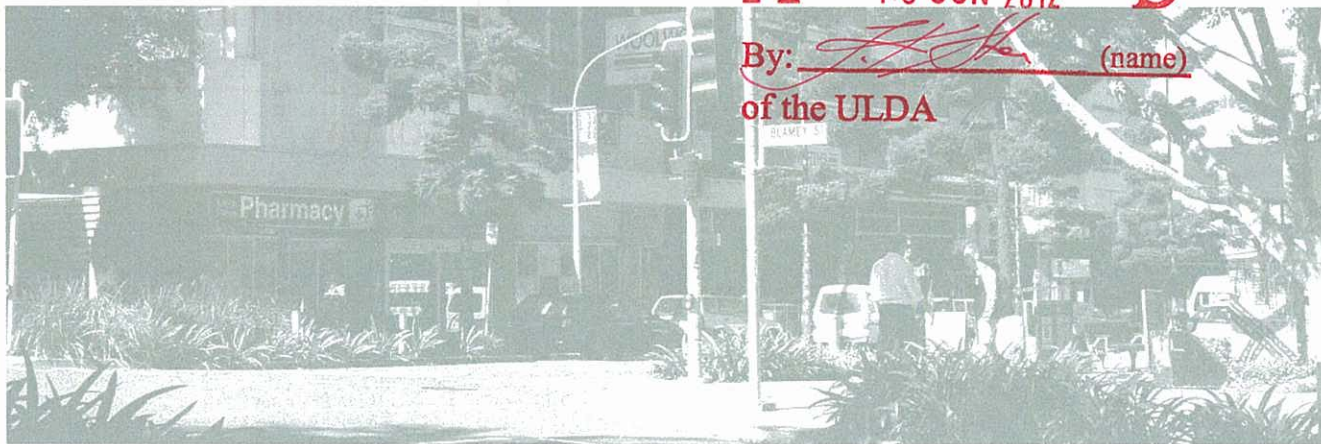
6.0

LAND USE AREAS

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13 JUN 2012

By: [Signature] (name)
of the ULDA



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	Residential density	
District Centres	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%	Subject to appropriate consideration to urban form setbacks and urban services such as parking and communal open space.
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	Market Multiple residential Place of assembly where: • maximum 500 m ² GFA Sales Office Service Industry where: • not adjoining residential uses; • maximum 500 m ² 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	Infrastructure Networks and Standards (Part 12)	
Design Elements		
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

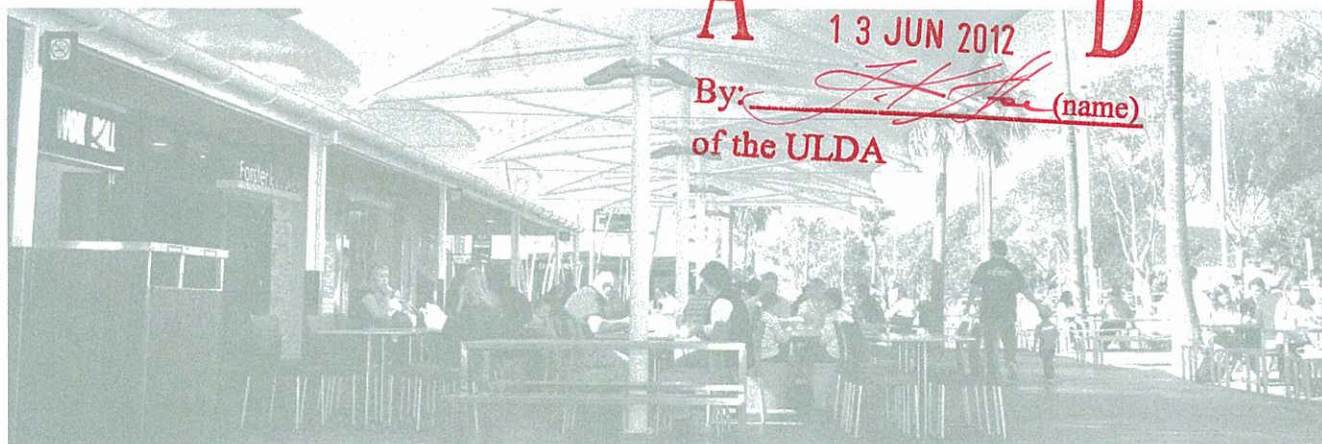
the Urban Living Land Use Area

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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13 JUN 2012

By: J.H. [Signature] (name)
of the ULDA



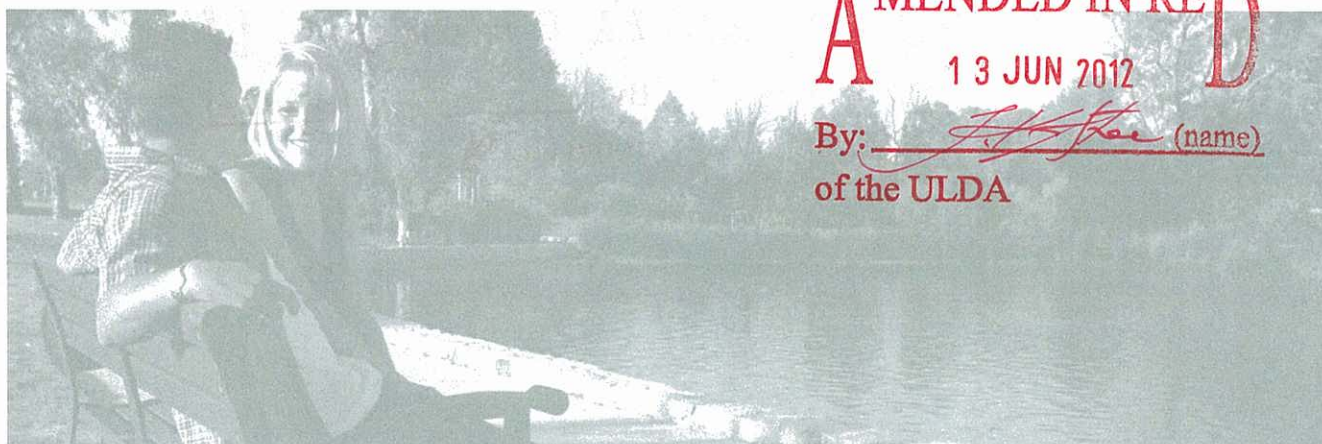
6.3 Urban Living Zone

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;
	Educational establishment	• not located adjoining the Urban Living Land Use Area;
	Fast food premises where: • where not adjoining a residential use	• shown on an endorsed context plan area strategy and approved PoD.
	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.

6.0 LAND USE AREAS



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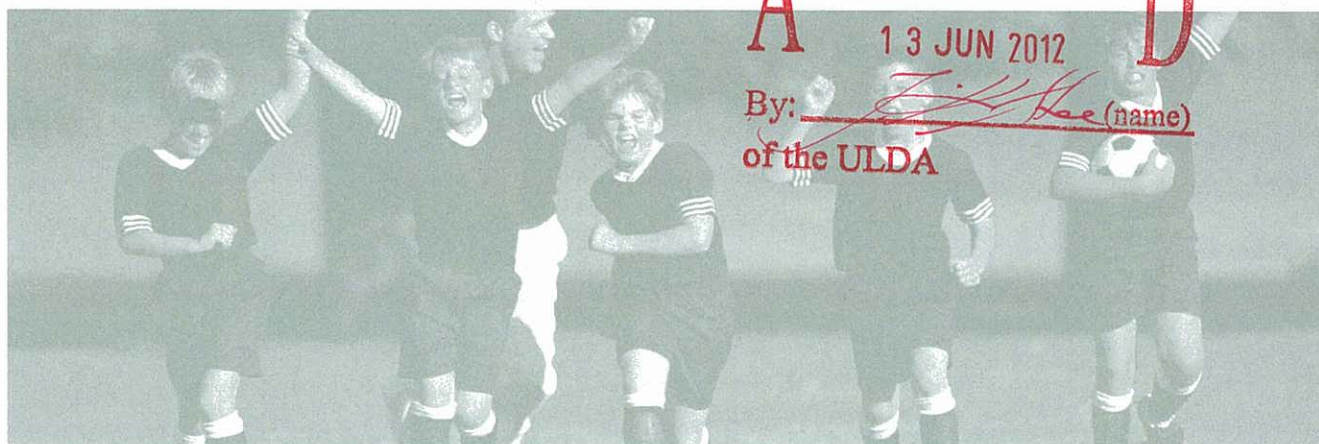
By: J. H. Roe (name)
of the ULDA

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.

6.0 LAND USE AREAS



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.

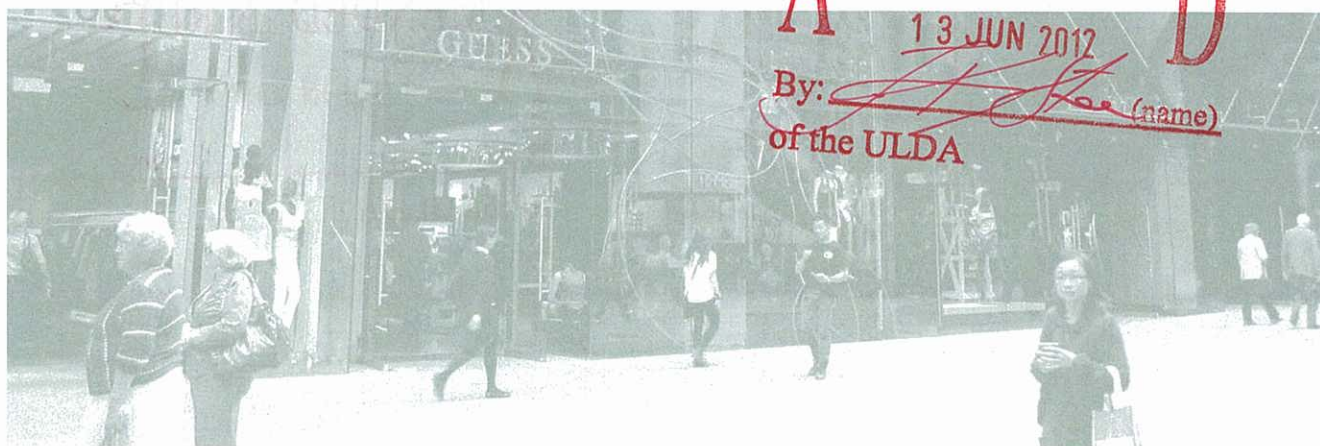
The 'frame' occupies the balance area of the Major Centre Zone, where development includes a range of retail, commercial and community uses that are less dense in nature to the core. The Town Centre Frame West also includes permanent residential uses that will provide a transition to the Urban Living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



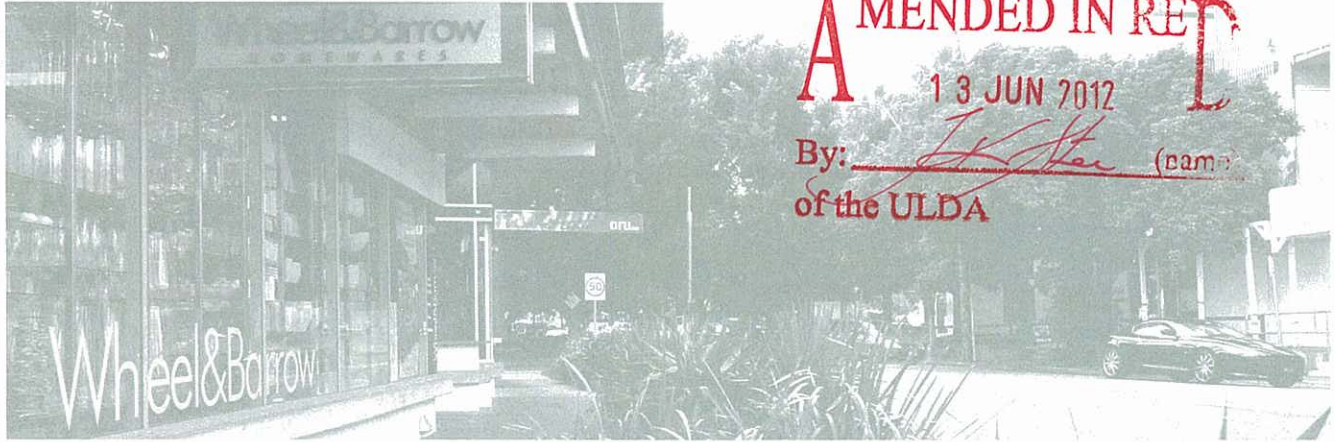
6.4 Major Centre Zone Intent

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)	

⁹ 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

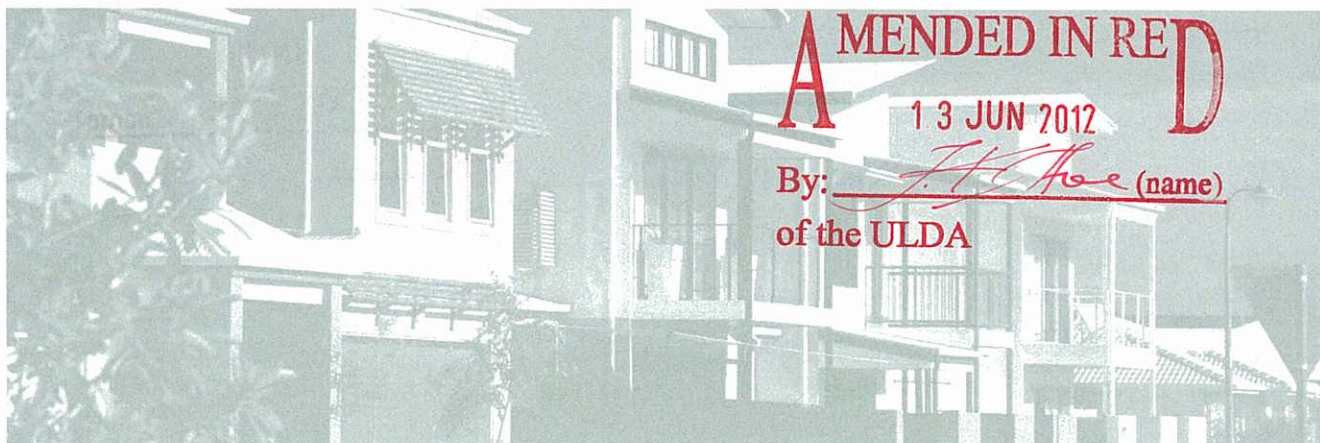


6.4 Major Centre Zone

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.



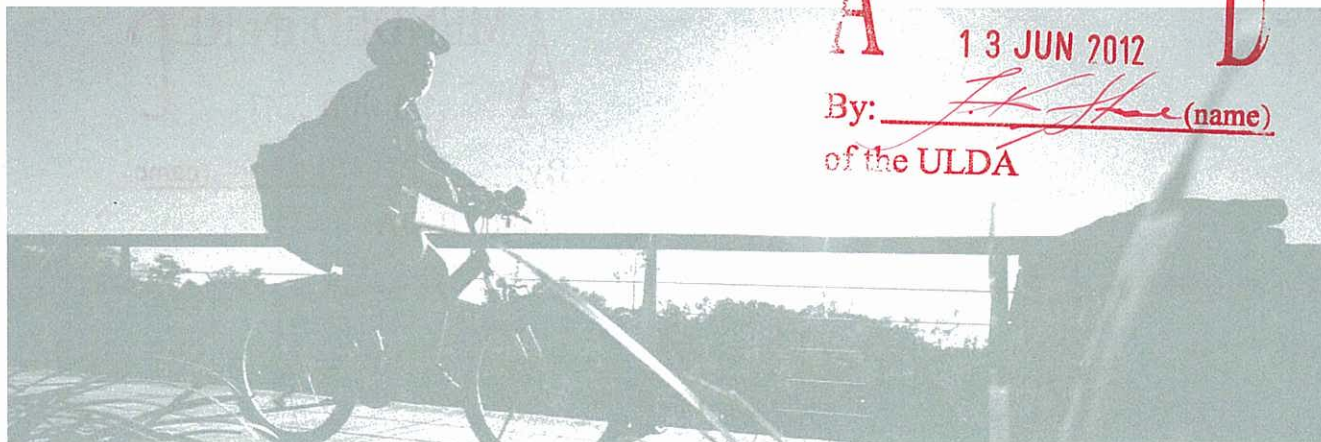
6.4 Major Centre Zone

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)	

¹¹ 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

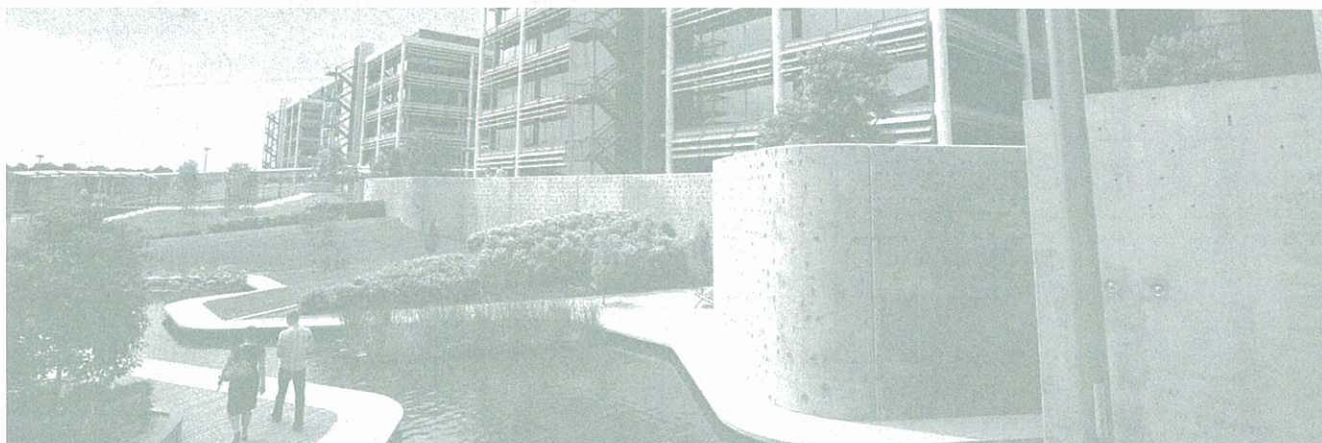


6.4 Major Centre Zone

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.

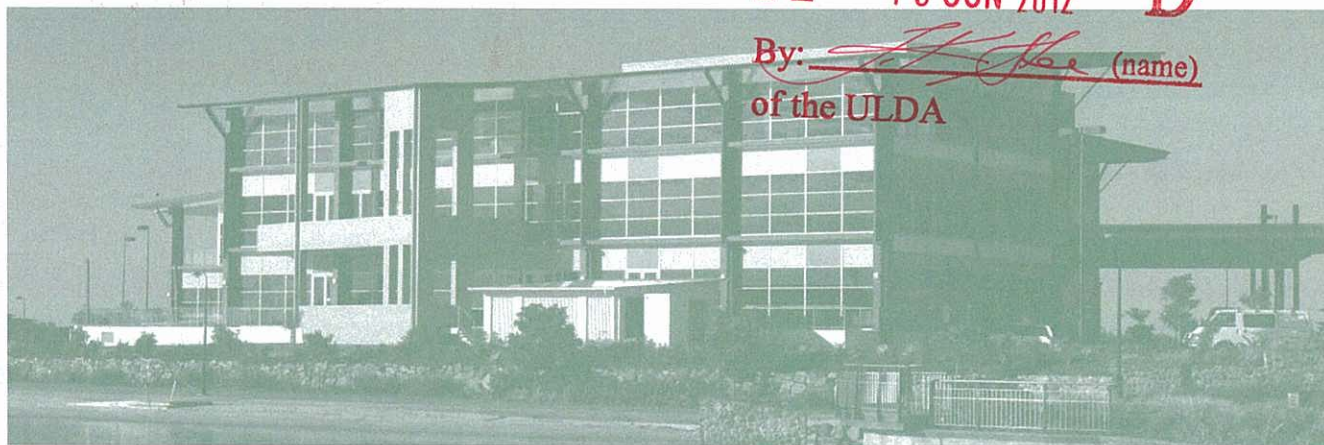
In accordance with the Development Scheme, interim uses may occur if appropriately developed and operated and where located in areas which will not compromise the Zone intent in the long-term and the achievement of the vision for the UDA.

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.

6.0 LAND USE AREAS

AMENDED IN RED
13 JUN 2012

By: [Signature] (name)
of the ULDA

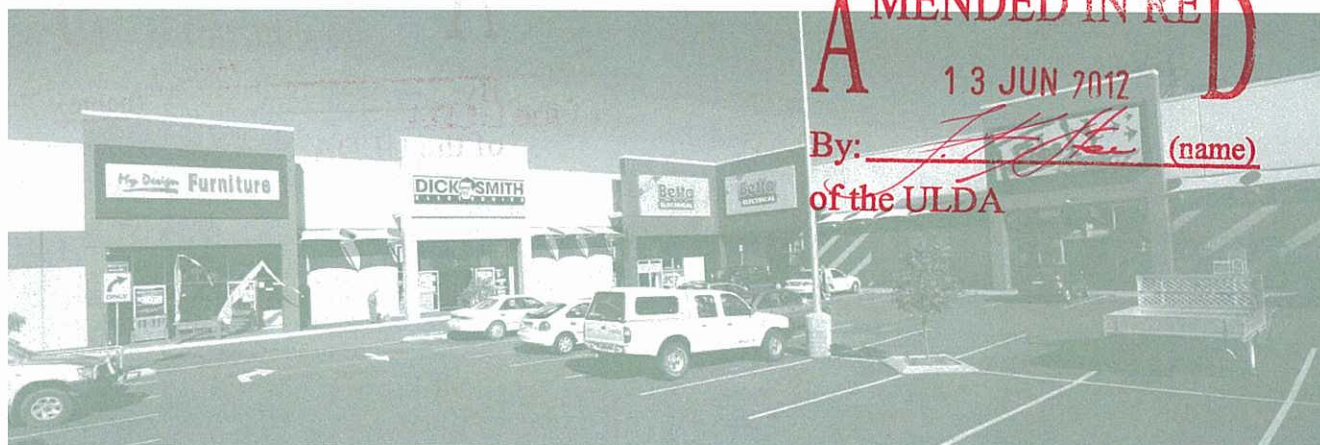


6.5 Industry and Business Zone

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

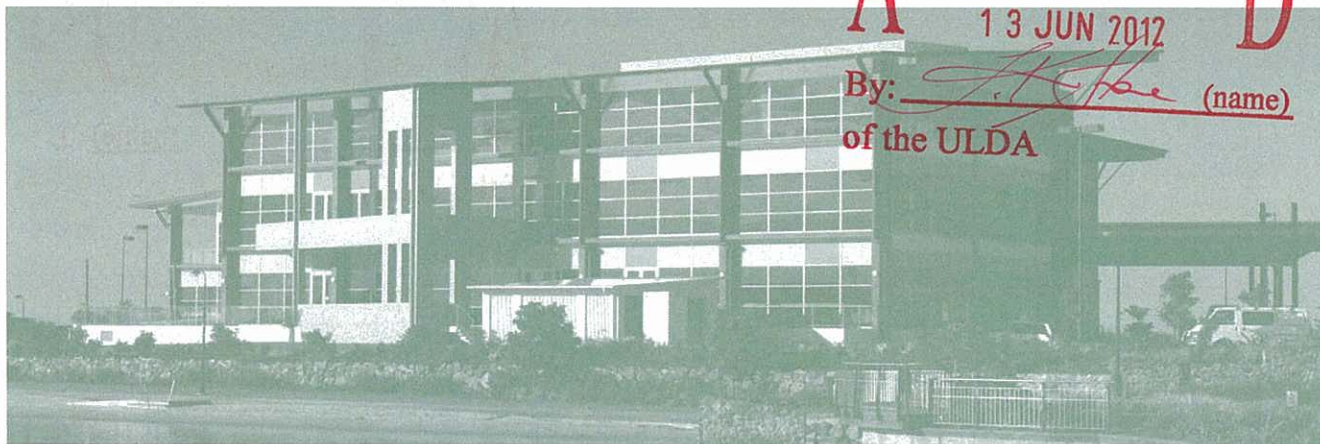
Industry and Business Zone

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.