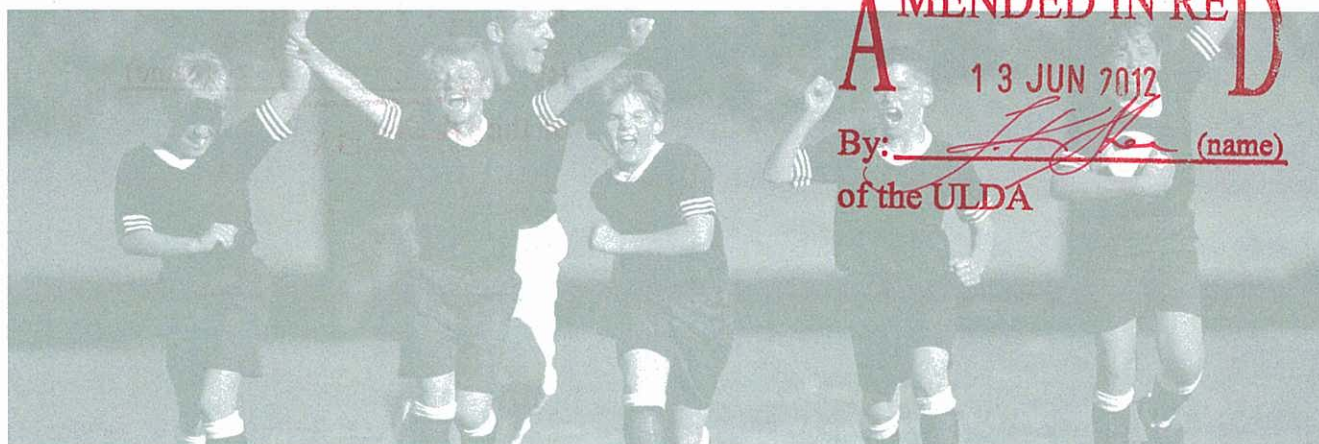




6.5

Industry and Business Zone

Table 15 SPORT AND RECREATION LAND USE AREA

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

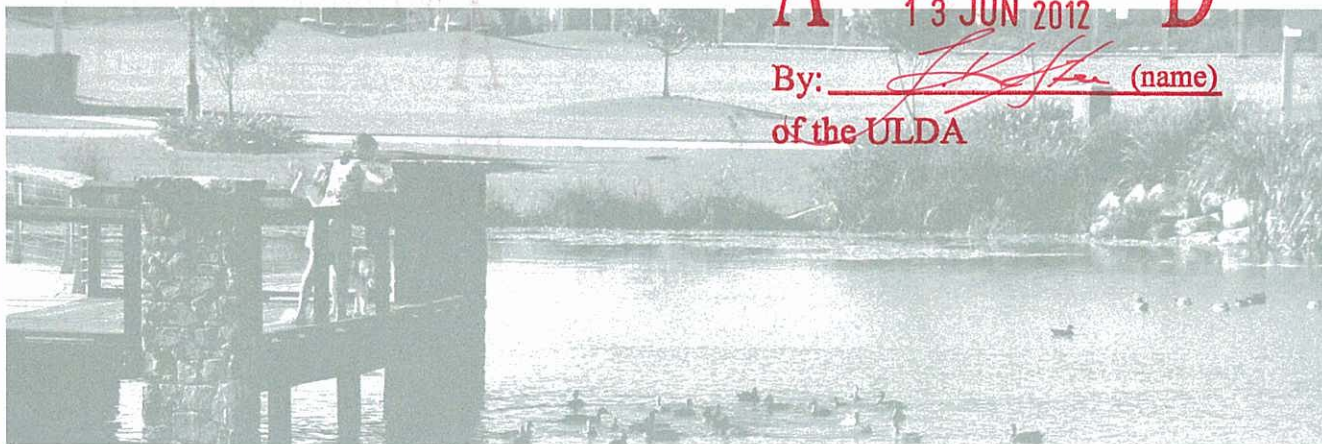
⁸ ULDA Guidelines are intended to be used to assess future development applications. If there is any inconsistency between the ULDA Guidelines and this Master Plan, the Master Plan prevails.

6.0 LAND USE AREAS

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6.6 Environmental Protection Zone Intent

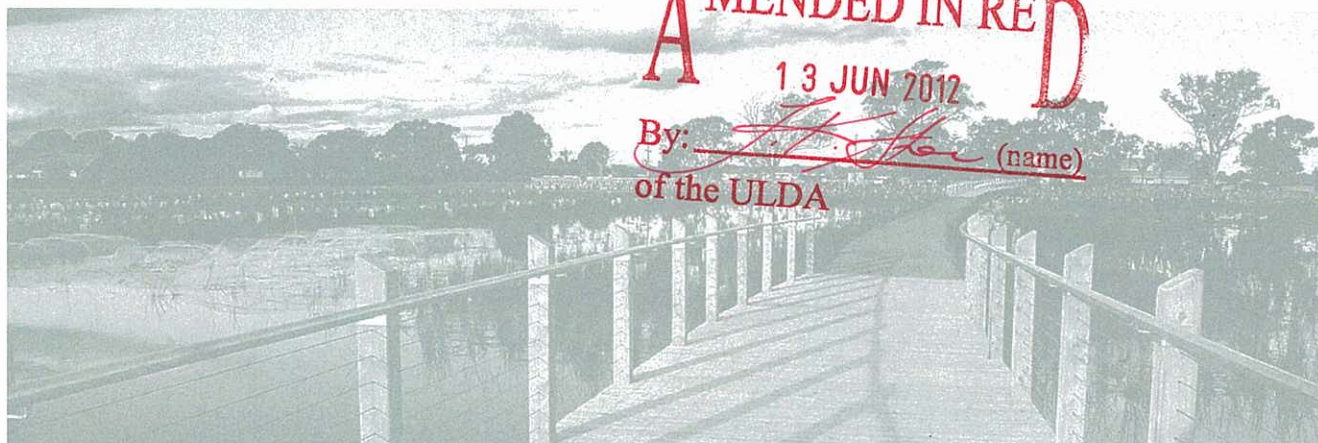
The Environmental Protection Zone has been retained as an Environmental Protection Land Use Area. It is intended that this Zone be protected for conservation and rehabilitation purposes ~~with opportunities for passive recreation, road infrastructure and water quality and quantity management, where appropriate.~~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

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

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

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

The Environmental Protection Zone provides opportunities for habitat improvement.



6.6

Environmental Protection Zone Intent

Table 16 ENVIRONMENTAL PROTECTION LAND USE AREA

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

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



7.0 LOCALITIES

7.1

Purpose and Application of this Part of the Master Plan

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

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

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

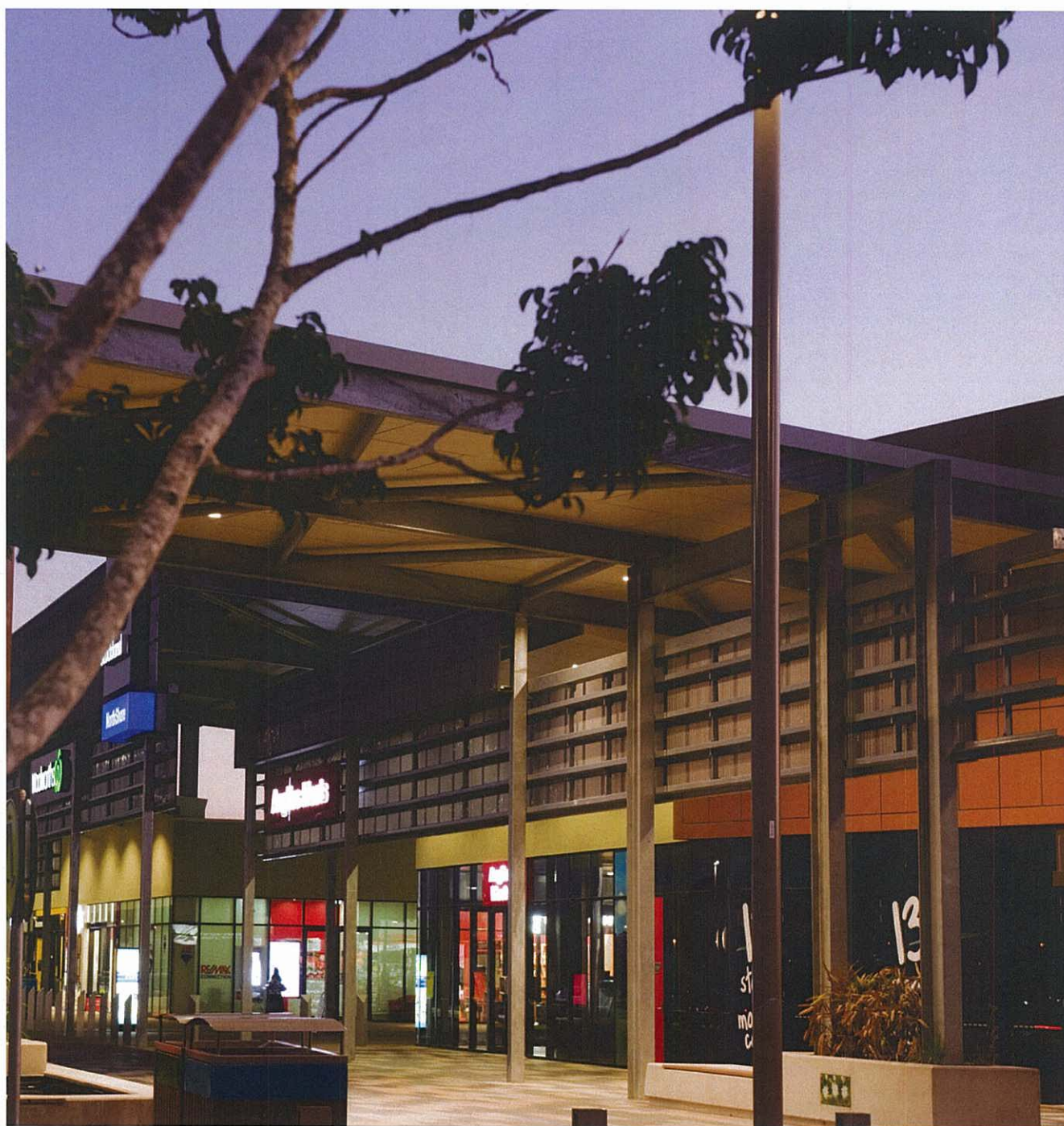
Subsequent development applications will need to demonstrate how the intent of the Locality in which the application is located has been addressed. Identified outcomes within a Locality may be varied if the alternate outcome is consistent with the Development Scheme, the Principles (Part 5) and Land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

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

Map 19
Localities

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





7.0

LOCALITIES

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7.2

Northern Locality

7.2.1

Local Context and Character

The Northern Locality is located within the north eastern corner of the Caloundra South Master Plan Area (refer to Map 19 - Localities) and is bounded by:

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

This locality is characterised by slightly undulating terrain with a central ridge line resulting in drainage to both Lamerough Creek and Bells Creek North. Both waterways flow through a series of wetlands to the east of the site, before draining into the northern reaches of the Pumicestone Passage. The central ridge line within the residential areas is intended to be retained to maximise views to the Glass House Mountains and the Caloundra skyline. Careful design and introduction of rehabilitation and environmental buffers is to protect the water quality values of Lamerough Creek, Bells Creek North and the Pumicestone Passage.

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

7.2.2

Development Outcomes

Residential Neighbourhoods

Residential areas east of the Bellvista Boulevard extension are intended to be developed as lower density and will be required to integrate local native species into its landscaping to extend the native ecological values into the urban areas. A design and environmental covenant will be prepared to inform development outcomes including landscape treatment, siting requirements, setbacks in recognition of the proximity to adjoining conservation areas. A 30 metre open space buffer is to be established along the northern edge of the Blackbutt forest to protect it from 'edge effects'.

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



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

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

Community Hubs

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

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

Map 20

Northern Locality Concept Plan

Land use	Elements
Environmental Protection	Locality Boundary
Open Space Buffer	Indicative Road Alignment
Sport and Recreation	State Primary School (P-9)
Urban Living	Potential Private School
District Centre	Potential Retirement Village
Showroom	Potential Sewerage Treatment Plant and 500 m buffer
Industry and Business	Potential Major Community Facility
	Indicative Lake
	Blackbutt Forest and 30 m Buffer
	Waterway
	Community Hub general extent
	Road with dedicated public transit lanes
	Kawana Arterial Extension
	Sports Park

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

Business and Industry

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

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

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

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

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

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

The Environment and Open Space

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

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

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

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

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

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

Infrastructure

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

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

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

7.0 LOCALITIES

7.3 The Town Centre

7.3.1

Local Context and Character

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

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

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

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

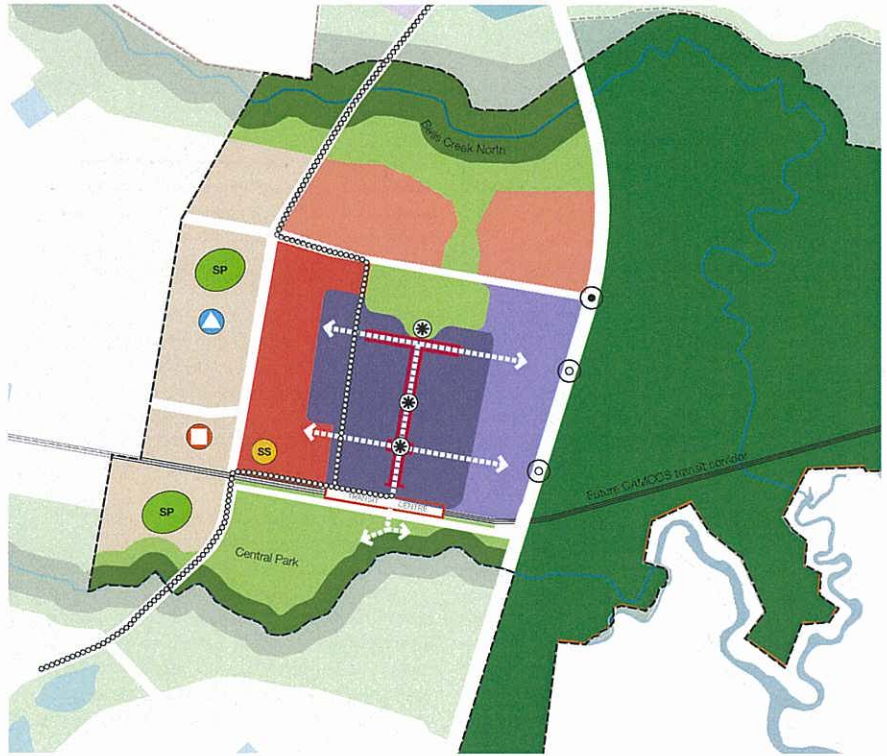
7.3.2

Development Outcomes

Town Centre Core

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

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



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

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

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

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

Map 21

Town Centre Locality Concept Plan

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

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

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

Town Centre Frame East

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

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

Town Centre Frame West

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

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

Residential Neighbourhoods

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

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

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

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

The Environment and Open Space

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

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

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

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

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

Infrastructure

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

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

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

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

7.0 LOCALITIES

7.4 Central Locality

7.4.1

Local Context and Intent

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

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

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

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

7.4.2

Development Outcomes

Residential Neighbourhoods

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

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



Community Hubs

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

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

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

Map 22

Central Locality Concept Plan

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

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

Business and Industry

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

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

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

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

The Environment and Open Space

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

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

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

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

Infrastructure

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

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

7.0 LOCALITIES

7.5 Southern Locality

7.5.1 Local Context and Intent

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

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

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

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

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

7.5.2 Development Intent

Residential Neighbourhoods

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



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

Community Hubs

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

Map 23
Southern Locality Concept Plan

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

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

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

The Environment and Open Space

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

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

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

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

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

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

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

Infrastructure

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

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

7.0 LOCALITIES

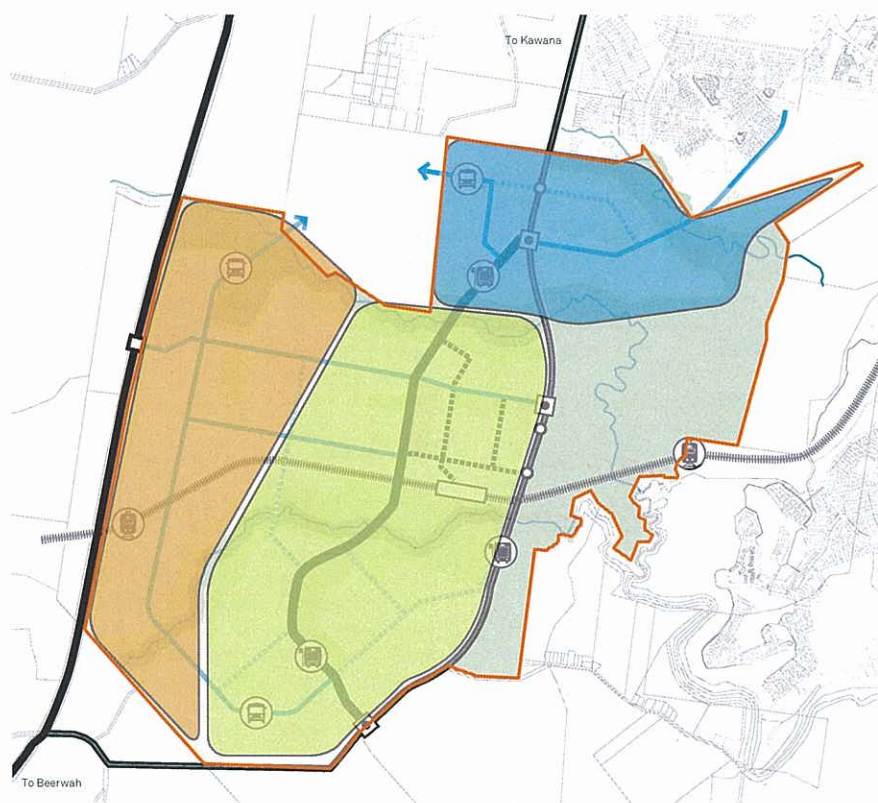
7.6 Development Phasing and Delivery

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

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

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

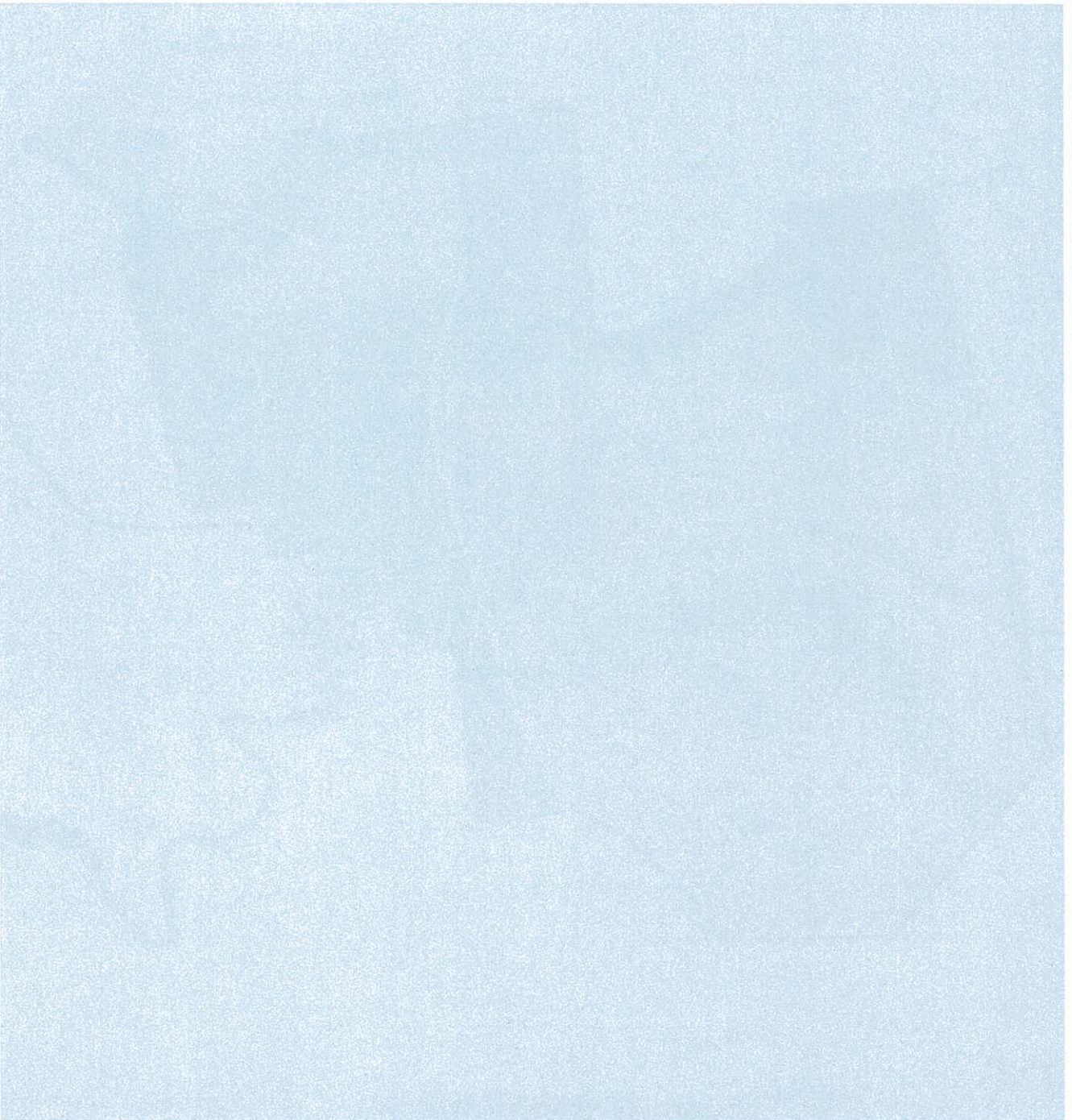
More detailed staging plans are to be provided with the first application within each Locality.



Map 24
Indicative Development Phasing

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

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



Map 25

Caloundra South Precincts

Land Use	
	Site Boundary
	Precinct 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



8.0 PRECINCTS

8.1

Purpose and Application of this Part of the Master Plan

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

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

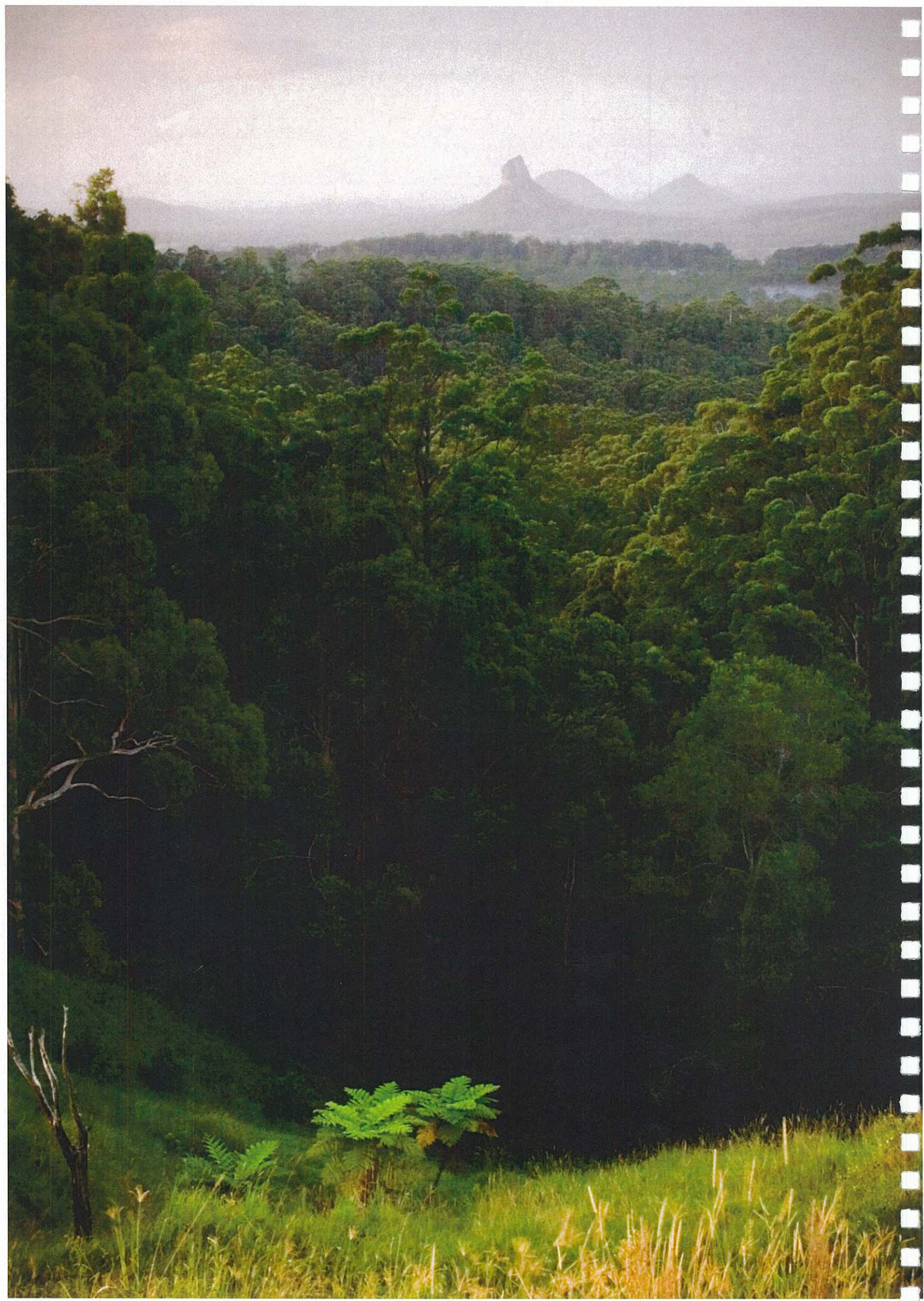
Development in a Precinct must generally be consistent with the development obligations for that Precinct within the development entitlements for that Precinct and achieves the nominated obligations.¹⁷ The location of the entitlements and obligations within each Precinct is intended to be defined in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

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

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

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

¹⁷ Subject to the notes in Tables 17 – 19



8.0 PRECINCTS

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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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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 60 80 m wide corridor for the Kawana Arterial extension KA 80 A maximum 60 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) X	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 750 m ² Land for 1 Public Primary local school (kindergarten to be co-located or clustered) ^{P-6}	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	5,000 m ² land for a local Community Facility clustered with Neighbourhood Hub 750 m ² 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

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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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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.

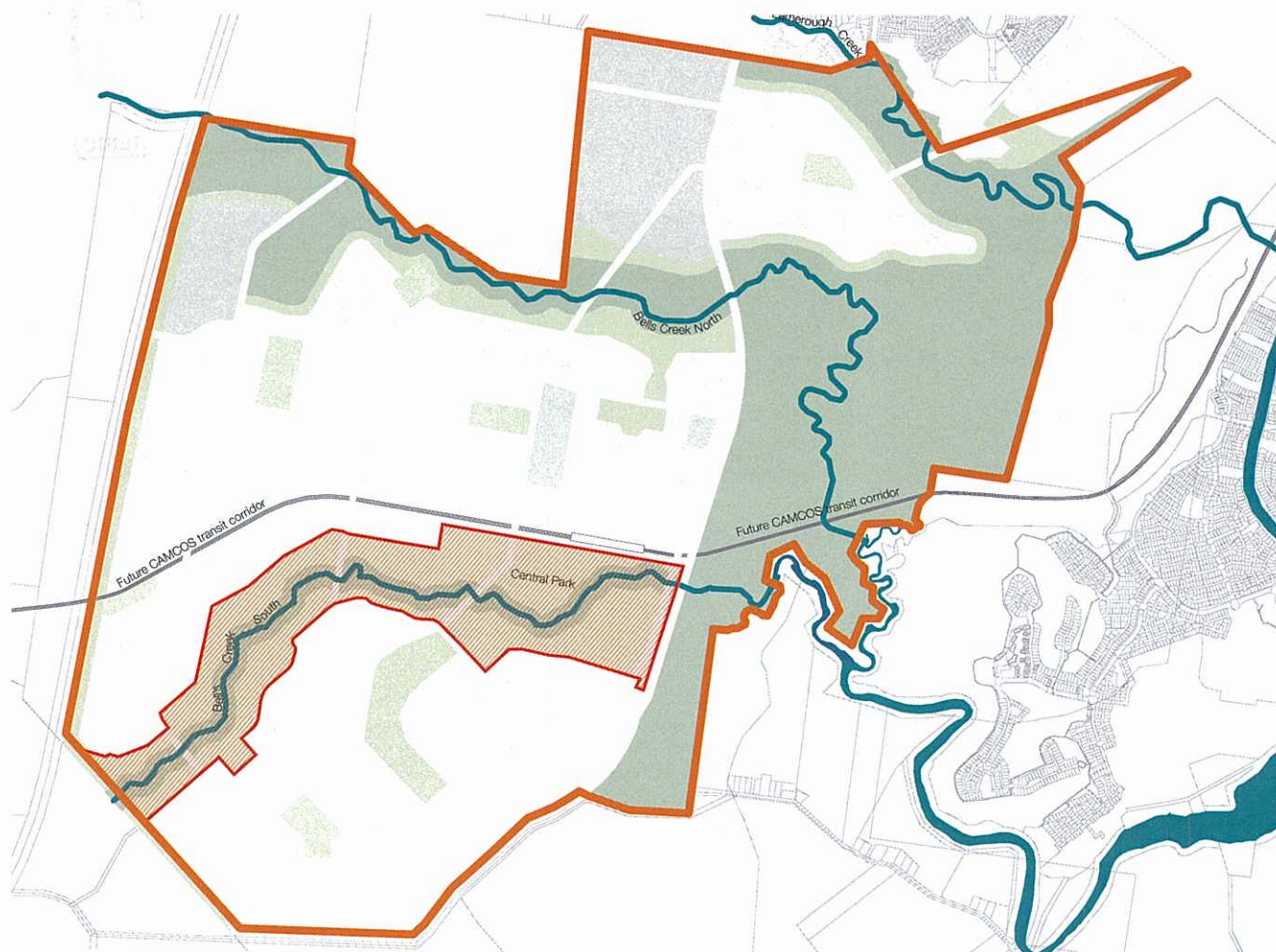
11.2.2

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:

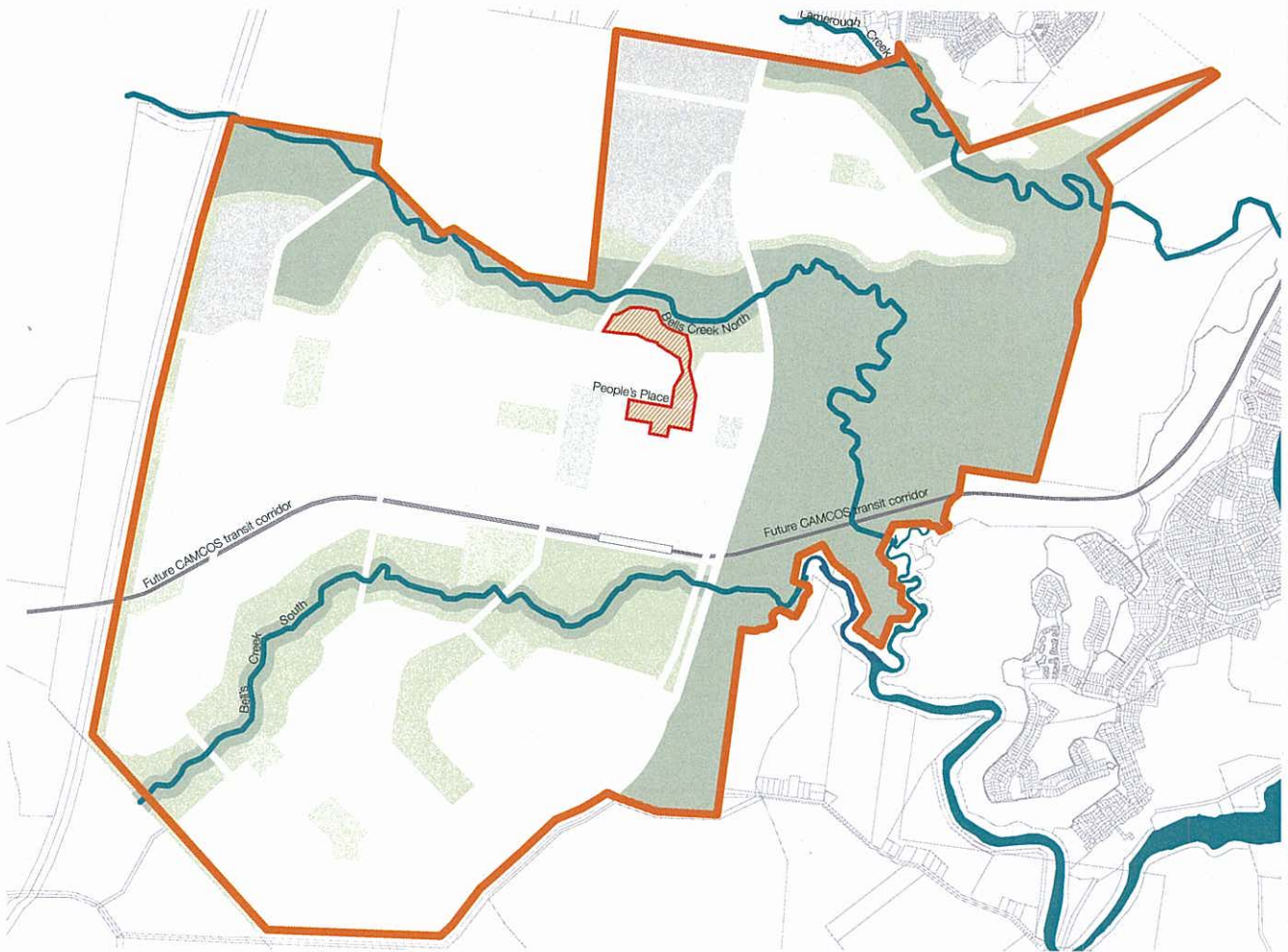
1. Created as a higher order entertainment, leisure and cultural hub providing a community focus for:
 - potential integration of creative, cultural and entertainment uses including opportunities for art galleries, a community meeting hall and performing arts spaces;
 - potential incorporation of an 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

11.0 DESIGN STANDARDS SPECIAL PLACES



11.4 Active Streets

11.4.1

Locational Context and Character

Two intimate active streets are progressively to be developed within the Town Centre to provide opportunity for a range of retail, commercial, community and residential uses. These include an east-west active street along the southern edge of the People's Place and a north south main street connecting the Transit Centre/ Central Park and the People's Place (refer Map 28 - Town Centre Active and Main Streets Location and Context).

The precise form and location of these streets will be determined through secondary development applications for Precinct 8, as outlined in Part 8 of this Master Plan.

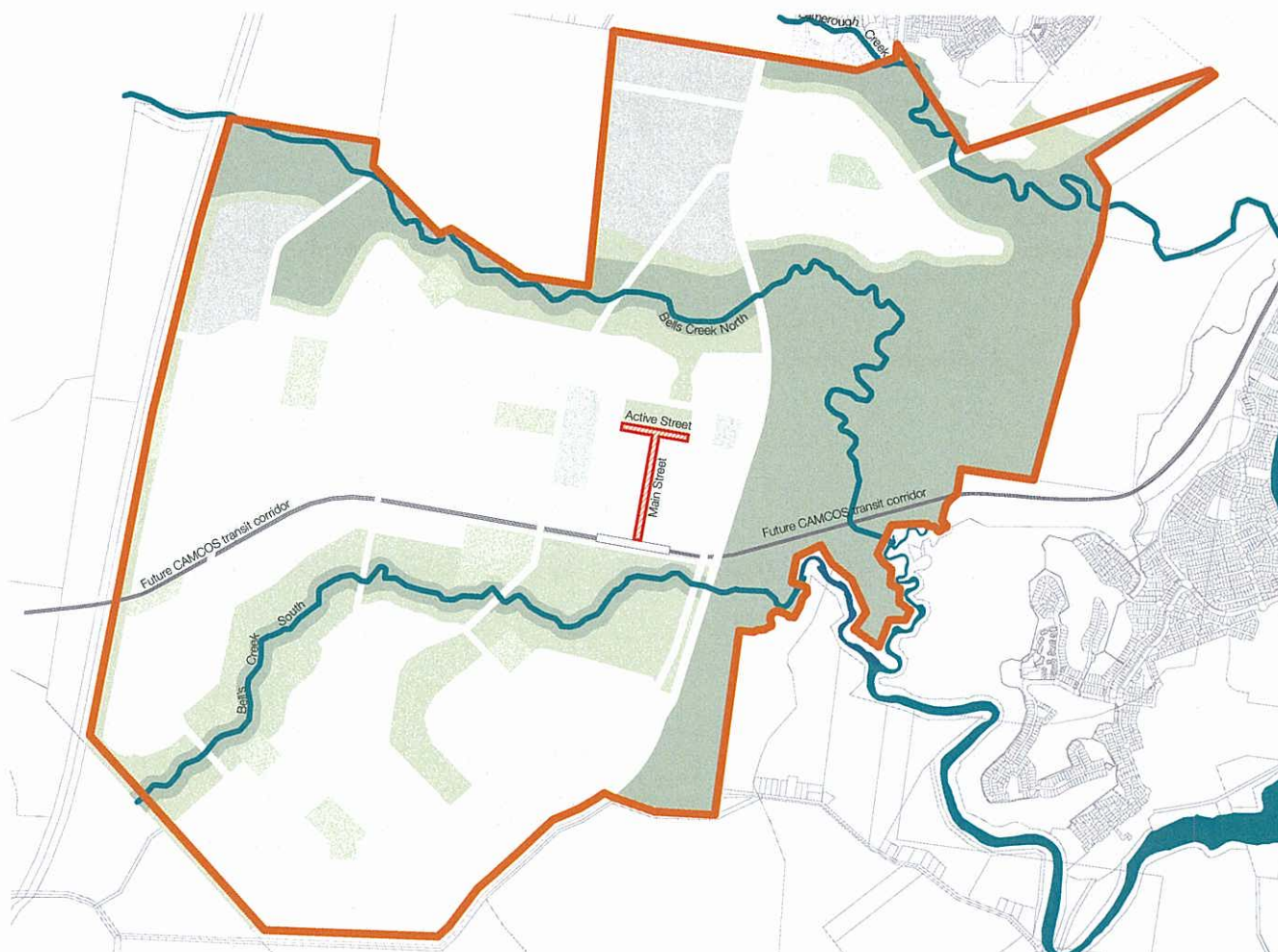
11.4.2

Active Street Design Intent

A Concept Plan will be lodged with the first subsequent application covering Precinct 8. The Plan will demonstrate achievement of the following design principles and development outcomes outlined in Table 25. The two active streets are to:

1. Be developed as compact and active main streets that:
 - achieve built form and height on corners and key intersections that contribute to the main street experience;
 - maintain street width, streetscape and built form that provide a pedestrian focused setting;
 - are climatically responsive through the use of awnings and landscaping.
2. Establish a centrally located Town Square that can be adapted to suit a number of purposes and is designed to:
 - achieve strong thematic landscaping and planting that assists in defining the Town Square;
 - maximise permeable edges and connections to surrounding uses;
 - provide an active edge with a range of uses including retail, community, entertainment, residential and commercial uses.

3. Maximise north-south connectivity to public transport by terminating the north-south Main Street with Station Square at its southern end.
4. Be developed as mixed use active streets with a focus on:
 - ground floor retail, dining and community services;
 - vertical integration of uses around key nodes;
 - activation through the use of transparent and interactive facades;
 - buildings that are built to boundary and indented for outdoor dining.



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

12.0 INFRASTRUCTURE NETWORKS AND STANDARDS

12.1

Purpose and Application of this Part of the Master Plan

The purpose of this Part is to identify the intended infrastructure networks of open space, roads, active transport and water quality management, that are to be delivered for Caloundra South.

Development Standards are nominated for parks and open space, the road and active transport network, and water quality management. These Standards identify the intended service provision that subsequent applications must achieve.

The infrastructure delivery commitment provided within this Part of Master Plan will also provide certainty in relation to the standards of service and development triggers for a range of infrastructure elements.