

A.1 Caloundra South Masterplan Assessment (DEV2011/200/31)

LAND USE AREAS

INDUSTRY AND BUSINESS LAND USE AREA		COMMENT
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.	The proposed design aligns with this purpose though the provision of light industry and commercial land.
Development Parameters	Maximum building heights: 15 m Greater heights may be permitted adjacent to the Bells Creek Arterial where buildings are unable to be seen when travelling on the Bells Creek Arterial and by residential neighbourhoods within and external to the PDA boundary. Maximum site cover: 70% Minimum lot size: No minimum	Whilst no buildings are proposed through this application the PoD of Appendix D would implement a maximum height of 15m for most proposed lots, and a maximum site cover of 70%. Provision is being made for data centre/s on some specific lots. This will allow up to 30m building height on those specific appropriately located lots; however, these lots are located internal to the subject site and located away from the Bruce Highway.
Approved Uses	• Agricultural supply store • Bulk landscape supplies Business where: - a maximum of 2,500m² 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	The approved uses from the Master Plan are implemented in the PoD document. Car wash and data centre uses are also proposed and have been separately identified as specific uses.

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	• Emergency services • Food premises where: - up to a maximum of 250m² GFA in a single location • Funeral parlour • Garden centre • Indoor sport and recreation where: - excluding convention centre, amusement and leisure centre - maximum of 2,000m² GFA • Low impact industry • Outdoor sales • Research and technology facility • Service industry • Service station where: - not within 50m of a sensitive use • Shop where: - up to a maximum of 250m² GFA in a single location • Telecommunication facility • Utility installation • Veterinary hospital • Warehouse • Wholesale nursery	
Applicable EDQ Guidelines	Industry and business development is undertaken generally in accordance with EDQ Guideline 10 (April 2011).	Refer to Appendix O
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.	The Showroom land use area is provided for by Sub-Precinct 13.1 in the PoD where a mix of retail, industry and show room uses are provided for.

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Development Parameters	Maximum building heights: 15 m Greater heights may be permitted adjacent to the Bells Creek Arterial where building are unable to be seen when travelling on the Bells Creek Arterial and by residential neighbourhoods, within and external to the PDA boundary Maximum site cover: 70%	The PoD adopts the maximum height 15m building height parameter, except for proposed potential data centre sites where a maximum building height of 30m is sought. Data centres are an increasing necessarily activity in urban areas, and Precinct 13 represents an appropriate location for them in Aura (being a commercial/industrial area on the periphery of the PDA). The 70% site cover parameters is reflected in the PoD for Sub-Precinct 13.2. In Sub-Precinct 13.1 site cover will be limited by the 20,000m² GFA cap.
Approved Uses	• Business where: - a maximum of 5,000 m2 GFA, if not ancillary to an industrial use • Emergency services • Food premises where: - up to an maximum of 250 m2 GFA in a single location • Funeral parlour • Garden centre • Outdoor sales • 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	The approved uses (uses subject to compliance assessment) within Sub-Precinct 13.1 align with the approved land uses of the Master Plan with the exception of the carwash and the data centre uses that have been specifically identified as specific uses . The approved use parameters of the Master Plan are reflected in the PoD in relation to service station locations, and the shop GFA. The PoD allows for up to 600m² of GFA for food premises where the Masterplan allows for only 250m² however this remains small in scale. It will ensure that Food and drink outlets will remain a sub-servient use in Precinct 13, but will also ensure that some variety and choice of food and drink options to serve the local workforce.

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Applicable EDQ Guidelines	Industry and business development is undertaken generally in accordance with EDQ Guideline 10 (November 2011).	Refer to Appendix O
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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.	Sub-Precinct 13.3 provides for the Open Space buffer land use area to the north of the site and designates this land for conservation.
Development Parameters	Bells Creek North The 200 m wide open space creek corridor will comprise : • a vegetated core ecological corridor; • 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 core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs.	The conservation area in the northern aspect of the site generally aligns with the Master Plan Open Space Buffer.
Approved uses	Park	The PoD allocates Sub-Precinct 13.3 to cover the Open Space Buffer land use area but does not specify uses subject to compliance assessment for this area.
Applicable EDQ Guidelines	Open Space parkland and associated facilities are provided generally in accordance with EDQ Guideline 12 (November 2011).	Provision of open space has been made in accordance with Map 22.

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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	The proposal allocates a single linear park and a highway buffer within the Sport and Recreation Land Use Area.
Development Parameters	Corridors: A 30 m sport and recreation buffer to any fauna habitat areas in the Open Space Buffer Land Use Area	The interface between the proposed lots and the conservation land in the site's north comprises linear park. The park is also adjoined by two stormwater treatment lots with at least 60m of depth. The park and stormwater treatment lots are provided along an esplanade which, with the road width included, provides a buffer of 30m+ between the conservation area and any built form. It is considered that the arrangement sufficiently achieves the purpose of the sport and recreation buffer while other parks across can make
Approved Uses	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 premises for conducting large scale functions ie. convention centre, amusement and leisure centre; and • maximum GFA of 2,000 m². Outdoor sport and recreation excluding: • a golf course.	N/A. The application does not propose any such uses and they are not provided for in the PoD.

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Applicable EDQ Guidelines	Sport and Recreation parkland and associated facilities are provided generally in accordance with EDQ Guideline 12 (November 2011).	N/A. No Sport and Recreation parkland and associated facilities are proposed
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Localities

Central locality

7.4.2

Development Outcomes - 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

Comment:

Complies.

The area is proposed to be developed in accordance with the underlying land use, providing for a range of industry and commercial employment opportunities across the site. As per the PoD requirements and landscaping concepts attached to the application, the gateway aspect of the site, along with general amenity and visual appearance have been a key consideration.

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7.4.2 Development Outcomes - The Environment and Open Space	A vegetated corridor of approximately 200m will be established along Bells Creek North to provide a buffer to urban development, expand riparian vegetation and provide for ecological connections through the site. These 200 m wide corridors will be measured 100 m either side of the creek centreline, with a core corridor. 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. Three sports parks, comprising a Neighbourhood, District and Major scale are to be provided within this locality, as set out in the LGIA and Aura Sports Network Plan.	A corridor of at least 200m is provided to Bells Creek North. A landscaped buffer will achieve screening from the Bruce Highway. Refer to the appended landscape concept plans. The flood reporting of Appendix J has appropriately considered the constraints of the area and the proposal has been designed in accordance with the flood report recommendations. With regard to open space, the proposal is generally in accordance with Map 22 as a compliant highway buffer is being provided. Linear park is proposed at the interface between the development footprint and the open space buffer.
7.4.2 Development Outcomes - 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 Bells Creek 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.	Current development approval DEV- 2026-CAS-4997 provides for the construction of Central Avenue to the site frontage. This will provide access to Precinct 13. Highway interchange construction commencement is also imminent. As per the traffic reporting of Appendix K and the engineering servicing reporting of Appendix G the development can be appropriately serviced by infrastructure.

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Precincts

**Central locality -
Precinct 13**

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 (maximum ha or metres)	Infrastructure other than stipulated in the IAS (maximum ha)
13	Nil	Nil	180,000 m ² Industry and Commercial Uses 20,000 m ² Showroom	Nil	Refer to LGIA	Nil

Comment:
The PoD reflects these GFA limits to ensure that these entitlements are adhered to.