PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2011/200

Date: 8 November 2016

Queensland Government

~~PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 15 / 6 / 12~~

AMENDED IN RED

By: M.Clayton

Date: 8 November 2016

Queensland Government

CALOUNDRA SOUTH
MASTER PLAN

Stockland

AMENDED IN RED

13 JUN 2012

By: _____ (name)

of the ULDA

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated \ \

CALOUNDRA SOUTH
MASTER PLAN

Stockland

CALOUNDRA SOUTH GOALS

Places of Distinction

2

new regional scale parklands to celebrate the culture and lifestyle aspiration of the coast

Energy

2,000

solar PV systems

Learning

20

educational centres of excellence providing learning from early childhood to tertiary

Employment

20,000+

jobs for the Sunshine Coast

Cycle City

200

kilometres of cycling and pedestrian paths

Biodiversity

2,000,000

trees and plants planted

Water

2,000,000,000+

litres of water captured for reuse

OUR COMMITMENT

Caloundra South will be an exceptional coastal community that will attract global opportunities to the Sunshine Coast and set new standards for Australian mixed use development.

At the heart of this commitment is the desire to create an innovative and sustainable community where people feel a sense of engagement, belonging and pride.

This will provide long term benefits to the Sunshine Coast, delivering the diverse range of housing, jobs and business growth needed to sustain future prosperity for this community and the region.

The success of Caloundra South will be founded on a commitment, by the Master Developer in partnership with our stakeholders, to deliver the following aspirations:

1. **LEARNING:** Create a knowledge-based urban development with learning centres in every neighbourhood, focused on providing educational excellence to attract and nurture talented people, build intellectual capital, harness economic opportunities and foster innovation.

2. **EMPLOYMENT:** Attract new business investment and industry to the Sunshine Coast, generating more diverse employment opportunities for the region.

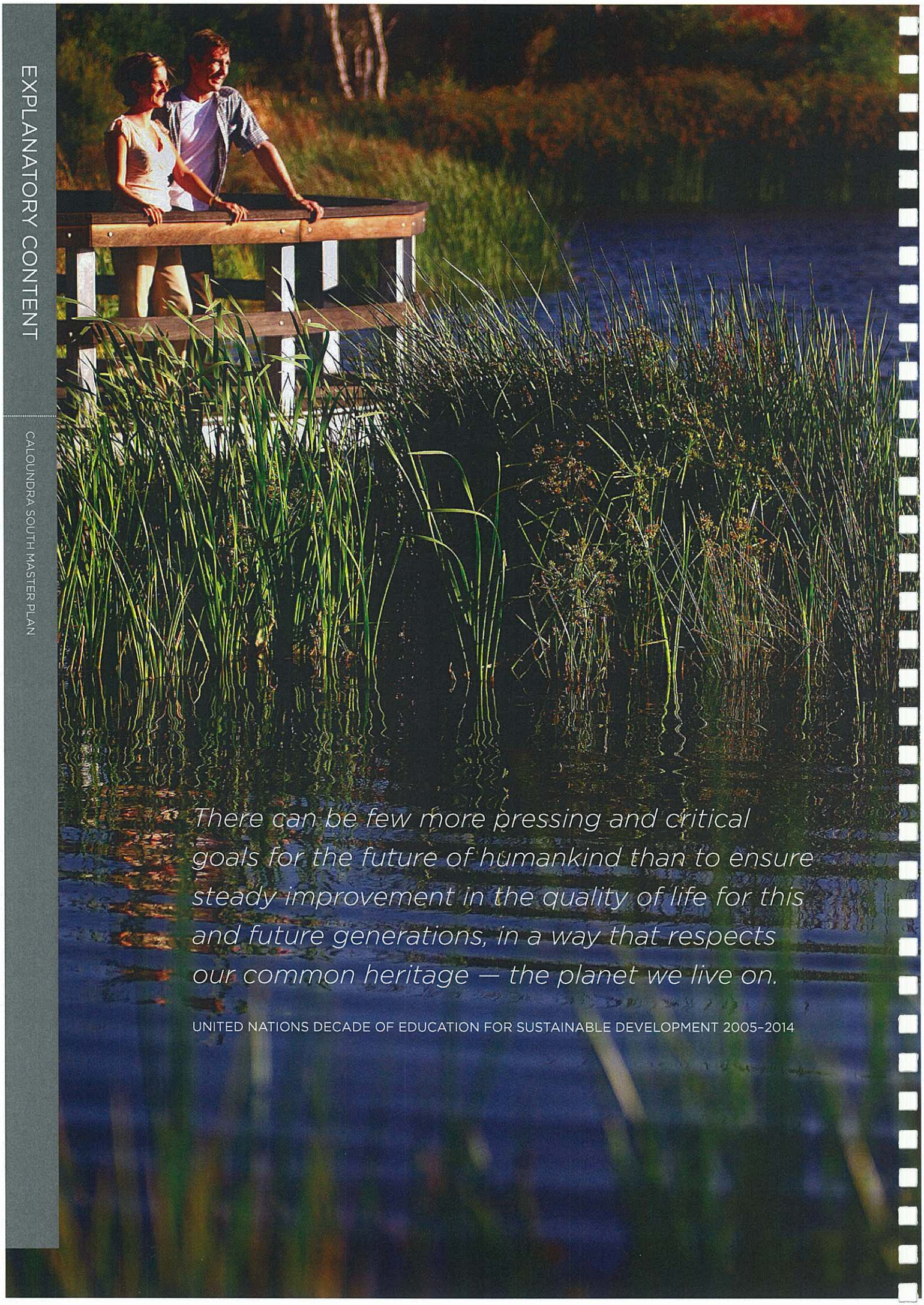
3. **PLACES OF DISTINCTION:** Create a network of distinctive villages and communities with housing diversity including more affordable options, as well as new cultural, community, social and leisure facilities.

4. **A CYCLING COMMUNITY:** Create a pedestrian and cycling community structured around a signature cycling circuit that integrates with quality open spaces, connecting all centres to encourage most local trips to be taken by walking or cycling.

5. **BIODIVERSITY:** Enhance regional biodiversity values and re-establish ecological connections with a new 440 hectare Environmental Protection Area and the rehabilitation of Lamerough Creek and Bells Creek (north and south) providing improved opportunities for fauna connectivity through the site.

6. **WATER:** Minimise demand on water resources through innovation and demand management, focusing on the protection and enhancement of the region's waterways.

7. **ENERGY:** Adopt best practice and integrate renewable energy opportunities to maximise energy efficiency.



There can be few more pressing and critical goals for the future of humankind than to ensure steady improvement in the quality of life for this and future generations, in a way that respects our common heritage — the planet we live on.

UNITED NATIONS DECADE OF EDUCATION FOR SUSTAINABLE DEVELOPMENT 2005–2014

A sustainable future for the Sunshine Coast will depend on the region's ability to manage growth to protect quality of life for residents and achieve better environmental, social and economic outcomes. The scale and location of Caloundra South provides a unique opportunity to start to address a number of the region's future challenges including managing our water, protecting our biodiversity, maximising green energy generation and minimising waste.

WATER MANAGEMENT

The Caloundra South community will set new best practice in the management and use of water. This includes:

- A commitment to ensure that the development of Caloundra South will have no net impact on the downstream water quality of the Pumicestone Passage. This will require setting new standards for urban development in managing and treating stormwater including the installation of up to three times as much urban stormwater treatment infrastructure compared to existing Green Field development in South-East Queensland;
- Upfront planning to ensure the demand on the region's potable water network from Caloundra South is minimised. At Caloundra South, a roof water capture and reuse initiative will be established and will see up to 100% of all roof water captured. In addition to this, opportunities for urban stormwater harvesting will be investigated and demand management initiatives will be implemented.

BIODIVERSITY ENHANCEMENT

Historically Caloundra South has been used for grazing and pine plantation, resulting in the majority of the site having been previously cleared of vegetation. The development of Caloundra South will see a new conservation area of approximately 440 hectares rehabilitated and protected together with the re-establishment of riparian corridors to Bells Creek North, Bells Creek South and Lamerough Creek.

SUSTAINABLE ENERGY

Caloundra South will use renewable energy sources and minimise energy demand through the development of energy efficient building design that targets a reduction in energy use and encourages the integration of renewable energy sources. Opportunities for carbon sequestration and offset associated with the rehabilitation of Caloundra South will also be investigated.

WASTE MINIMISATION

Caloundra South will seek to minimise the amount of waste generated through construction and operation of the community. This will be achieved through implementing education programs that seek to maximise reuse and recycling of building materials, household and business waste, encourage building design and construction techniques which minimise future waste generation.

These sustainability initiatives are intended to be delivered as part of an overall integrated master planning approach which combines social, cultural, environmental and economic outcomes. These initiatives will help create an exceptional community that provides holistic benefits for the Sunshine Coast region.

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1.0 THE MASTER PLAN EXPLAINED

1.1
Caloundra South Master Plan Development

The Caloundra South Master Plan is based upon four strategic values of Green, Talented, Distinctive and Happy & Healthy that have been integrated to create eight principles (refer Part 5).

Caloundra South Values

Green

Talented

Distinctive

Happy & Healthy

CALOUNDRA SOUTH PRINCIPLES

1. Environmentally responsible
2. A 15 Minute Community
3. Potential & Prosperity
4. Village Life
5. A Network of Community Hubs
6. Distinctive Places
7. An Urban Heart
8. Delivery & Governance

1.0 THE MASTER PLAN EXPLAINED

1.2 Green

Caloundra South can provide a lasting green legacy for future generations through rehabilitation of 440ha, the creation of buffers and permanent conservation areas seeking to set new standards. The essence of Green is the community members will feel that:

"I will be responsible for the way I live and choose to care for my local environment; my choices determine the quality of the natural environment that we have now and into the future."

Key goals for Green include:

- target self-sufficiency in water, energy and waste management through minimising demand, maximising reuse and applying new technology;
- apply innovation and creativity in green building design and sustainable living;
- undertake one of the Queensland's largest ever urban wetland rehabilitation and conservation programs;
- using information collected from each stage of development to ensure continual improvement in environmental performance;
- focus on local produce through a network of city farms and local markets.

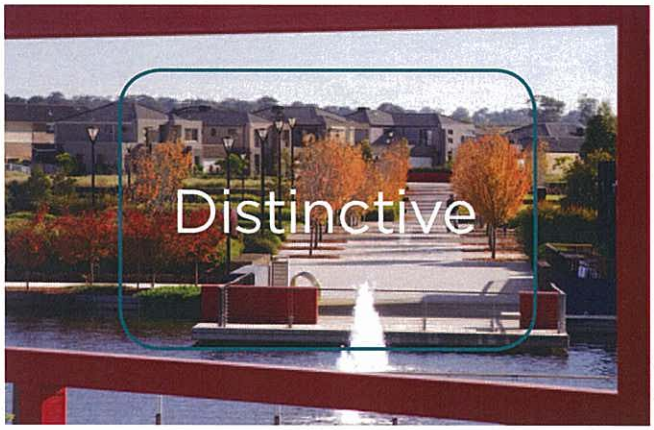
1.3 Talented

Caloundra South can become a place that invests in human potential, supports the development of talented people and leverages this talent to provide opportunities for others. The essence of Talented is the community members will feel that:

"I am surrounded by opportunity and waiting to be recognised; I see great things ahead for me; I can be successful on my own terms and create my own path; I am open minded to take risks and experiment."

Key goals for Talented include:

- a whole of life learning and training network delivering educational excellence, infrastructure and programs for nurturing talent and building intellectual capital;
- a business culture in which enterprise and innovation thrive;
- economic depth and diversity which generates employment and career pathways and continuous skill development.



1.4 Distinctive

Caloundra South can become a regional destination because of its high quality and distinctive urban design, amenity and unique sense of community. The essence of Distinctive is the community members will feel that:

"I am inspired by my surroundings and feel proud of where I live. The character of this place is authentic and matches the spirit of the people who live here."

Key goals for Distinctive include:

- application of contemporary quality subtropical architecture and urban design and future innovation where built form takes risks, generates interest and appeal whilst creating a lasting legacy for the community;
- a permeable transport network facilitates access and leverages views to the Glass House Mountains to the south west and hinterland to the west;
- establishment of a new town centre providing a vibrant urban scene delivering services and urban living options and life through the day and into the evening;
- attracting new cultural, arts, performance and entertainment facilities thus becoming an important node in the cultural network of the Sunshine Coast;
- provision of a network of community-oriented places and open space facilitating opportunities for community interaction and celebration;
- linear parklands combined with the waterways and a hierarchy of formal and active open spaces provide an interconnected green and blue tapestry that defines a network of distinctive villages;
- a network of residential villages and commercial addresses each leveraging its own distinctive character.

1.5 Happy and Healthy

Caloundra South can become a place that thrives because of its community, where people are happy and healthy, and feel that they belong. The essence of Happy and Healthy is the community members will feel that:

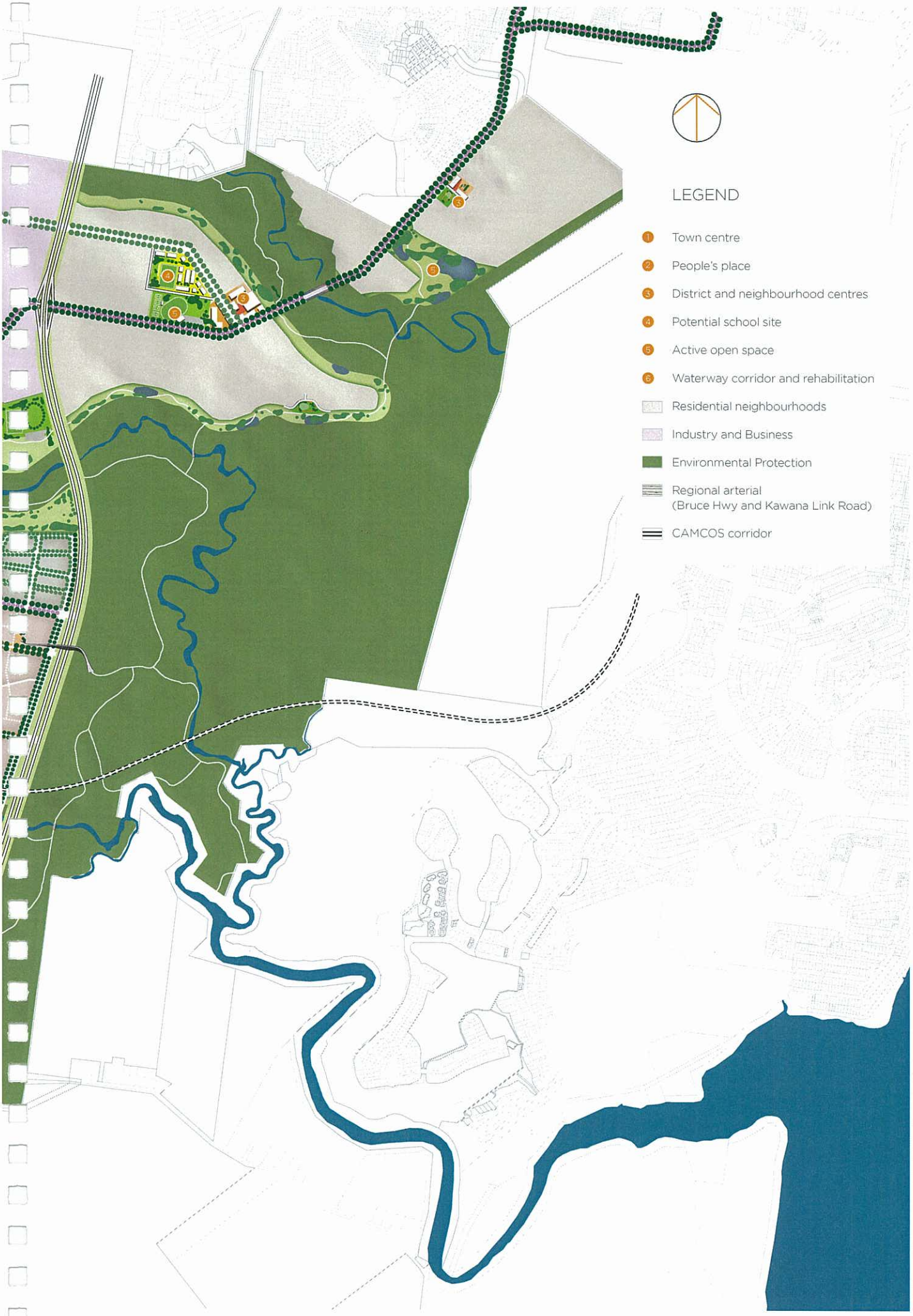
"I feel confident, included and relaxed, I feel like I belong, I am balancing my life and have all that I need to thrive, I am active and enjoying life the way I want to."

Key goals for Happy and Healthy include:

- a balanced, affordable and high quality lifestyle providing a range and choice of housing, recreational, cultural and employment opportunities;
- an emphasis on community development through the facilitation of social and cultural networks and a distinct sense of civic identity and pride;
- investment in a high quality network of open spaces and recreation facilities to foster a healthy, active outdoors lifestyle;
- whole of life social and human services accessible within 15 minutes;
- meet the social, education, community and recreational needs of the community as well as providing a net regional benefit through responding to the needs of the wider Sunshine Coast Community.

1.6
Illustrative Master Plan

The Caloundra South Illustrative Master Plan demonstrates the potential built and natural layout of the new community.


LEGEND
1 Town centre
2 People's place
3 District and neighbourhood centres
4 Potential school site
5 Active open space
6 Waterway corridor and rehabilitation
Residential neighbourhoods
Industry and Business
Environmental Protection
Regional arterial
(Bruce Hwy and Kawana Link Road)
CAMCOS corridor

1.0 THE MASTER PLAN EXPLAINED

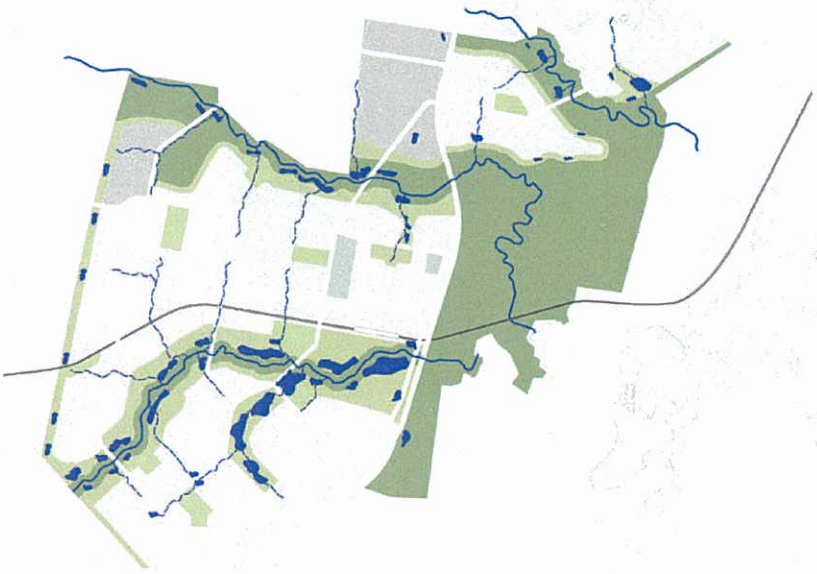
1.7 Illustrative Master Plan Facets

The Caloundra South Illustrative Master Plan demonstrates the potential built and natural layout of the new community. The Illustrative Master Plan has been founded on the following plan outcomes and guided by the Caloundra South Development Scheme.

WATER MANAGEMENT

A Next Generation integrated water management network underpinning the design, structure and form of Caloundra South.

- up to 70ha of wetlands created;
- revegetation of Lamerough Creek and Bells Creek (north and south);
- invest in water management education.



ENVIRONMENTAL PROTECTION

Regionally significant habitat is protected and enhanced through the retention of remnant vegetation, rehabilitation of waterway corridors and dedication of approximately 440 hectares of land for environmental protection and conservation.

- 2 million trees and plants re-established;
- re-establish ecological and biodiversity corridors along Lamerough Creek and Bells Creek (north and south);
- expansion of frog habitats.

PARKLANDS

A network of linear parklands that link to the waterways and a hierarchy of formal and active open spaces provide an interconnected green and blue tapestry that defines a network of distinctive villages.

- a new regional lifestyle & recreation hub;
- 10 sports parks;
- network of linear open space parklands integrated with a signature Cycling Circuit;
- parks positioned to maximise views to the Glass House Mountains.

CENTRES

A hierarchy of centres provide a focus for community living and meets the needs of residents, workers and visitors at local, district and sub-regional level.

- 1 town centre;
- 3 district centres;
- 6 neighbourhood centres.

1.0 THE MASTER PLAN EXPLAINED

1.7 Illustrative Master Plan Facets

COMMUNITY

Community facilities and schools are co-located with centres to maximise integration and capacity and reinforce a strong focus at the heart of each village. Enterprise, business and commercial uses are integrated within centres and as distinctive enterprise villages to facilitate a jobs housing balance and help to diversify the regional Sunshine Coast economy.

- 1 Potential Tertiary/TAFE training facility;
- 2 Public Secondary Schools;
- 5 Public Primary Schools;
- Up to 8 Private Schools;
- 4 Early Learning & Kindergartens.

ROAD NETWORK

A permeable transport network facilitates access to the site and captures views to the Glass House Mountains to the south west and hinterland to the west.

- 800m grid road network;
- major roads aligned to maximise views to the Glass House Mountains;
- new connection to the Bruce Highway;
- new Regional Arterial Road connecting to Beerwah and Kawana.

PUBLIC TRANSPORT

Dedicated and priority public transport routes and vehicle linkages are organised as an interconnected grid over the site. They connect centres and employment and key community uses.

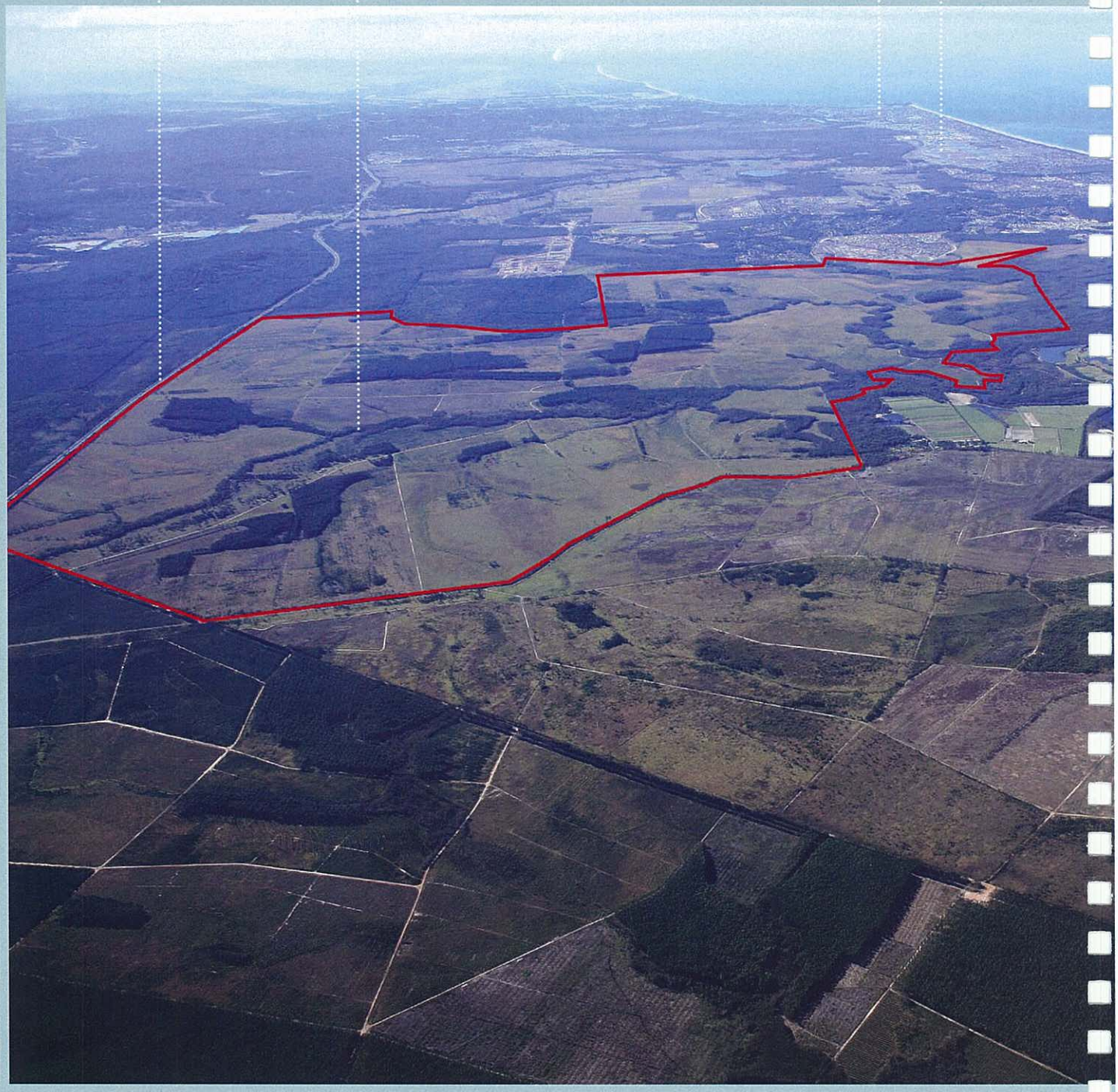
- major transit station in the Town Centre;
- bus stops at all centres;
- most homes within 400m of a bus stop.

2.0 STRUCTURE OF THE MASTER PLAN

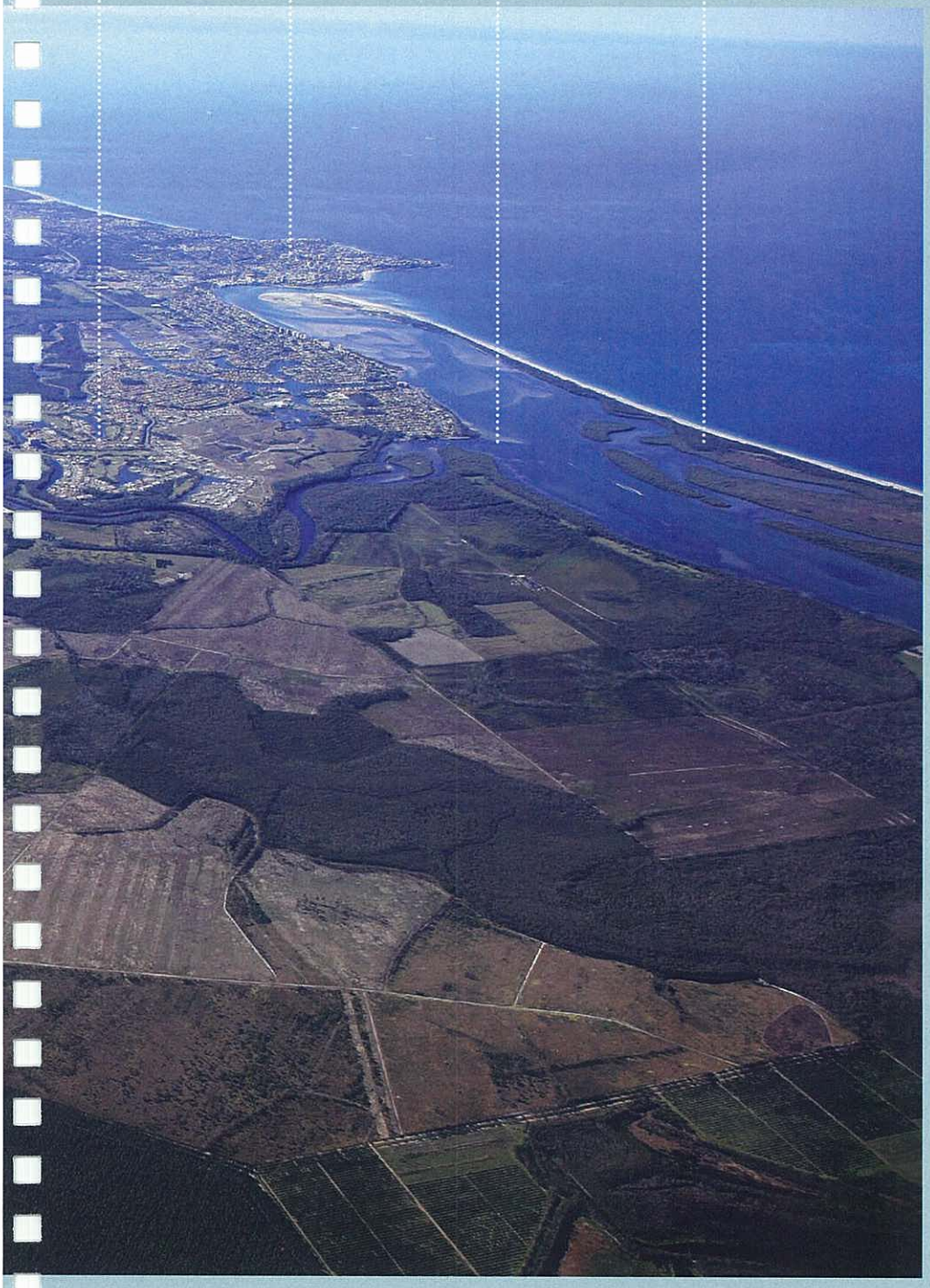
EXPLANATORY CONTENT
Context and understanding of the Master Plan Material
Change of Use (MCU) purpose and function

PLANNING CONTENT
Providing development outcomes to be achieved by the Master Plan MCU and subsequent development applications

MASTER PLAN COMPONENTS	PURPOSE AND RELATIONSHIP TO THE DEVELOPMENT SCHEME
PART 1 The Master Plan Explained	Part 1 describes Caloundra South as An Exceptional Community including specific delivery areas, goals and values, which in turn inform the more detailed design and regulatory components of the Master Plan.
PART 2 Structure of the Master Plan	Part 2 explains the structure of the Master Plan document.
PART 3 Regional Context	Part 3 explains the regional context including location, site conditions and economic and social context.
PART 4 Purpose of the Master Plan	Part 4 explains the purpose of the Master Plan and outlines the statutory context.
PART 5 Principles	Part 5 identifies the core principles that inform planning and delivery. The principles set aspirations and outcomes (implementing the UDA-wide criteria).
PART 6 Land Use Areas	Part 6 identifies Land Use Areas (LUA) for the Caloundra South UDA. LUAs provide a more detailed representation of the ULDA Development Scheme Zone provisions. Within each LUA specific outcomes are identified to regulate development.
PART 7 Localities	Part 7 identifies how the Master Plan area is divided into four Localities which specify the character, key development outcomes and spatial land use areas for each Locality.
PART 8 Precincts	Part 8 identifies how each of the 4 Localities is divided into Precincts (19 Precincts in total). The purpose of each precinct is to specify intended development entitlements & obligations for each Precinct. Precincts provide control for development yields and development obligations.
PARTS 9 and 10 Housing Diversity and Affordability, and Sustainability	Parts 9 and 10 outline the housing and sustainability initiatives and outcomes that are to be achieved through the development and how these objectives will be implemented.
PART 11 Design Standards – Special Places	Part 11 nominates design standards for specific Special Places throughout the site, intended to be of local and regional significance. These standards will provide design parameters for the urban form and other development outcomes.
PART 12 Infrastructure Networks and Standards	Part 12 summarises the infrastructure and open space deliverables across the site. These establish the outcomes to be achieved.
PART 13 Administration	Part 13 provides definitions of key administrative terms


BRUCE HIGHWAY
CALOUNDRA SOUTH URBAN DEVELOPMENT AREA
MOOLOOLABA
KAWANA

3.0 REGIONAL CONTEXT



3.0 REGIONAL CONTEXT

3.1 A unique opportunity to positively shape the future of the Sunshine Coast

The Sunshine Coast has a number of existing and future challenges consistent with many comparable coastal regions of Australia. Caloundra South, on the southern edge of the Sunshine Coast is the largest urban greenfield site in a single ownership in South East Queensland which provides a unique opportunity to undertake long-term planning and investment to meet regional needs.

The South East Queensland Regional Plan 2009 – 2031 identifies the need for the site to contribute housing to meet the projected regional increase of 170,000 additional people by 2031. Caloundra South could eventually accommodate 50,000 residents, thereby carefully managing future population growth. The project has the potential to accommodate almost one third of the Sunshine Coast's growth over the next 20-30 years in a way that protects the environment and increases more sustainable living.

The Sunshine Coast experiences a general lack of housing availability and choice. Affordability is measured by the relationship between average household income compared with cost of living. Caloundra South's network of villages will provide greater housing choice and availability, and combined with a range of distinctive placemaking elements, attracts a wider range of audiences to the Sunshine Coast.

Caloundra South can also contribute to the depth and diversification of the Sunshine Coast economy through job creation during construction and the facilitation of new industry. A project, the size of Caloundra South, can provide land and opportunities for business diversity. Through the scale of the project, Caloundra South has the potential to attract productive, high-value adding and environmentally responsible enterprises. The establishment of three major employment nodes on the site can provide the opportunity to generate up to 20,000 full-time jobs upon completion of the project.

Caloundra South can also facilitate regional educational excellence through the delivery of 8 primary schools, 4 secondary schools, along with TAFE and tertiary learning facilities.

This plan illustrates the commitment to protect receiving environments through a range of initiatives including implementation of leading water sensitive urban design and the establishment of one of Australia's largest urban wetland rehabilitation program. This will include establishing substantial buffers around the waterways and protection and enhancement of important remnant vegetation.

There is a unique opportunity to implement broad-scale adoption of new design and technologies to improve regional sustainability and liveability. Buildings will have water and energy efficiencies and improved levels of public and active transport patronage will be facilitated to reduce the current high reliance on private vehicle use. Essential services will be located in close proximity and well connected through infrastructure and transport services.

Caloundra South is therefore a project of local and strategic importance with the potential to facilitate positive regional change.

Residents

50,000

Dwellings

20,000

Full time jobs
post construction

20,000

Biodiversity

440ha

Cycling community
Up to 200km of cycling, walking and running paths

200km

3.0 REGIONAL CONTEXT

3.2 Strategic location

Caloundra South has a 4km frontage along the Bruce Highway that is the Queensland's primary north-south motorway. Caloundra South is one hour's drive north of the state's capital, Brisbane and 16 kilometres south of Maroochydore - the principal centre on the Sunshine Coast.

The Bruce Highway ensures that Caloundra South is within close reach of these major activity generators, airports and other South East Queensland destinations. The proposed Kawana Arterial Road extension will create a major new entry point to the Sunshine Coast. The natural and urban form at Caloundra South can create an inspiring arrival to the Sunshine Coast.

Map 1
Site Location and Context

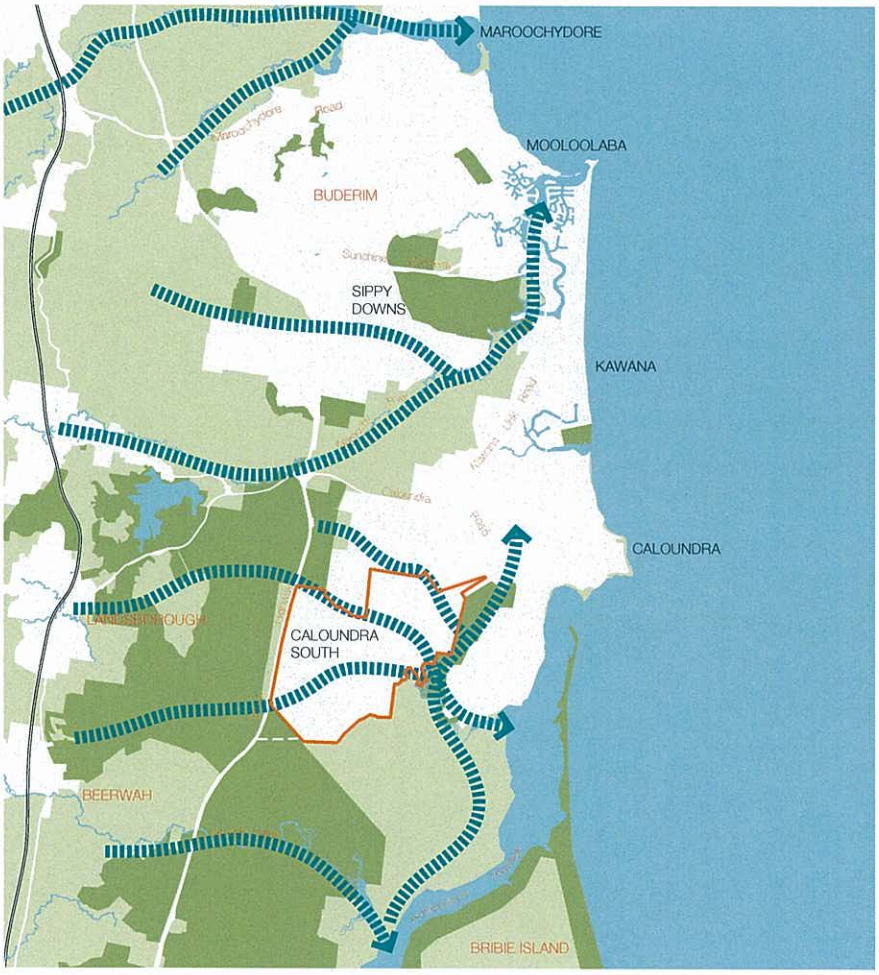
Site Boundary

3.2.1
The Environment

The site, previously operated as a pine plantation, is now largely cleared and currently consists of vacant rural land. It is within the catchment for the Pumicestone Passage, which forms part of the Moreton Bay Ramsar Wetland and is traversed by three waterways - Lamerough Creek, Bells Creek North and Bells Creek South. The site has been largely degraded by previous land uses, being predominantly forestry and farming practices. The pre-existing pine plantation has been cleared from the site and as a consequence the site hydrology has been significantly altered, remnant vegetation is fragmented and fire regimes changed. The ecological values of Caloundra South are concentrated along the waterways and within a small area of wetland in the east, where vegetation has been retained.

The Master Plan will require the need to rehabilitate and protect both 440ha of land and the major waterways that traverse the site.

This ecological outcome will significantly improve the biodiversity, ecology and wildlife corridors within and adjoining site.



Map 2
Environmental Connectivity

Major green corridors

3.0 REGIONAL CONTEXT

3.2.2 Regional Transport and Infrastructure

Existing travel patterns on the Sunshine Coast demonstrate a heavy reliance on the private car as the primary transport mode. The implementation of an integrated transport strategy (rail, bus and road) will make public transport more convenient and reliable, increase road network capacity, and link the Sunshine Coast with Brisbane via the regional railway. The size and location of Caloundra South can facilitate this vital public transport link from the regional railway to the Sunshine Coast. It will also make a considerable contribution to the critical mass of people required to create a viable public transport network for the region.

The location of the site, including its context, is shown on Map 3 – Transport Context.

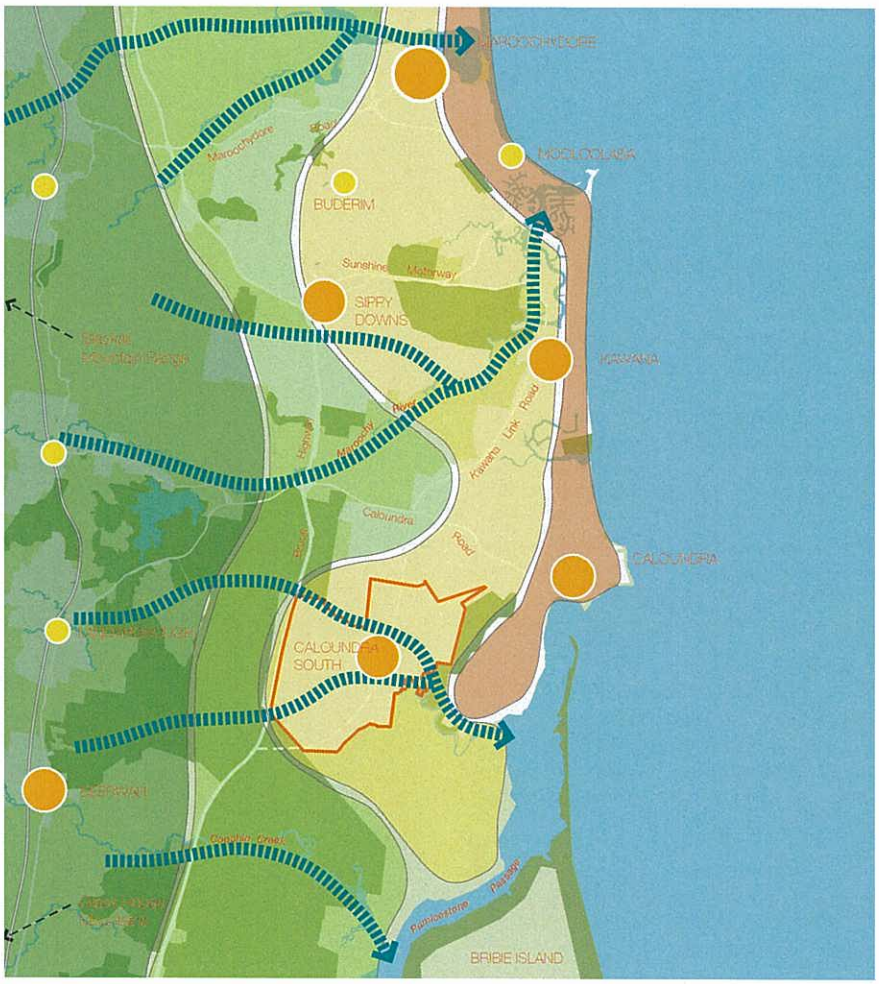
Map 3
Transport Context

- Bruce Highway
- Sunshine Motorway and Caloundra Road
- Kawana Arterial (existing)
- Kawana Arterial Road extension (proposed)
- Proposed connection to Beerwah
- CoastConnect
- Protected CAMCOS corridor
- Existing railway
- Principal/Major Activity Centre

3.3
Regional Landscape Context

Caloundra South is located between the foothills of the Blackall Ranges and Glass House Mountains, and the coastline and Pumicestone Passage (refer Map 4 - Landcape Context). The planning for Caloundra South will provide an opportunity to:

- strengthen the habitat linkages from the foothills to the coast through rehabilitating the waterways of Lamerough Creek, Bells Creek North and Bells Creek South, along with the establishment of a permanent Environmental Protection Zone;
- maximise panoramic views to the Glass House Mountains in the west and the Caloundra skyline to the east through the orientation of key roads to pick up major views and the location of major public spaces and viewing opportunities; and
- implement controls on building heights to protect view corridors.



Map 4
Landscape Context

- Rural hinterland and townships
- Productive lands and highway
- Coastal fringe
- Intensive coastal spine
- Waterway corridor
- Principal Activity Centre
- Major Activity Centre
- Other centres

3.0 REGIONAL CONTEXT

3.4 Economic Context

3.4.1 Generating Economic Diversity and a Net Employment Dividend

To realise long-term regional economic benefit, the Caloundra South project will need to attract commercial enterprise to the Sunshine Coast and deliver regional-scale employment opportunities. Fostering and retaining talented people with the skills necessary to work in these businesses is a primary goal.

Through the development of three major employment nodes there is an opportunity for Caloundra South to facilitate a third of the economic demand on the Sunshine Coast over the next 20 years. The 20,000 jobs projected (EFT) to be created by the project can provide 6,000 surplus jobs, above the jobs requirements of Caloundra South residents.

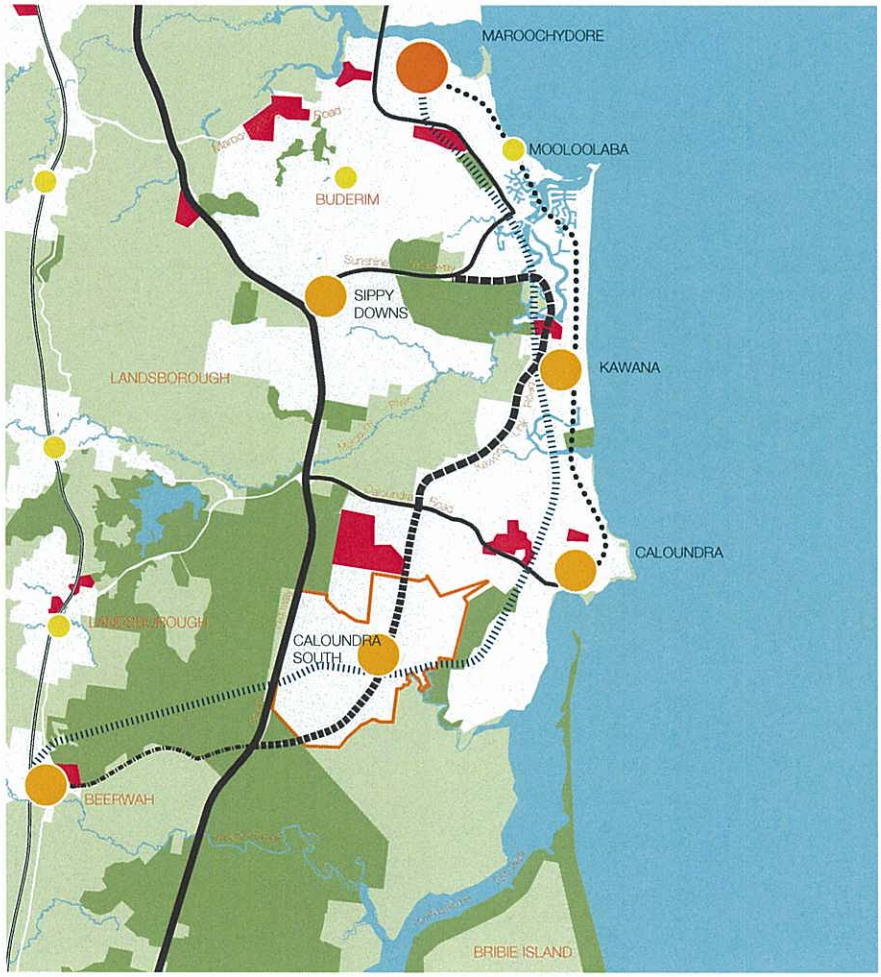
3.4.2 A new town centre

The South East Queensland Regional Plan 2009 – 2031 identifies Maroochydore as the Principal Activity Centre on the Sunshine Coast supported by Major Activity Centres at Caloundra, Kawana Waters and Sippy Downs (refer Map 5 - Economic Context).

Caloundra South is nominated as requiring an additional Major Activity Centre that provides the opportunity for the creation of a significant new iconic town centre.

The town centre will be developed as a leisure, retail, commercial and community destination positioned alongside regional recreation and education facilities. The town centre provides opportunity to attract and establish:

- a full range of high quality retail services including department stores;
- cultural and performing arts facilities;
- major sports and recreational facilities;
- a new lifestyle and leisure destination for the Sunshine Coast.



Map 5
Economic Context

- Business and enterprise land
- Bruce Highway
- Caloundra Road and Sunshine Motorway
- Kawana Arterial (existing)
- Kawana Arterial Road extension (proposed)
- Future connection to Beerwah
- CoastConnect
- Protected CAMCOS corridor
- Existing railway
- Principal Activity Centre
- Major Activity Centre
- Other centres

3.5
Social Context

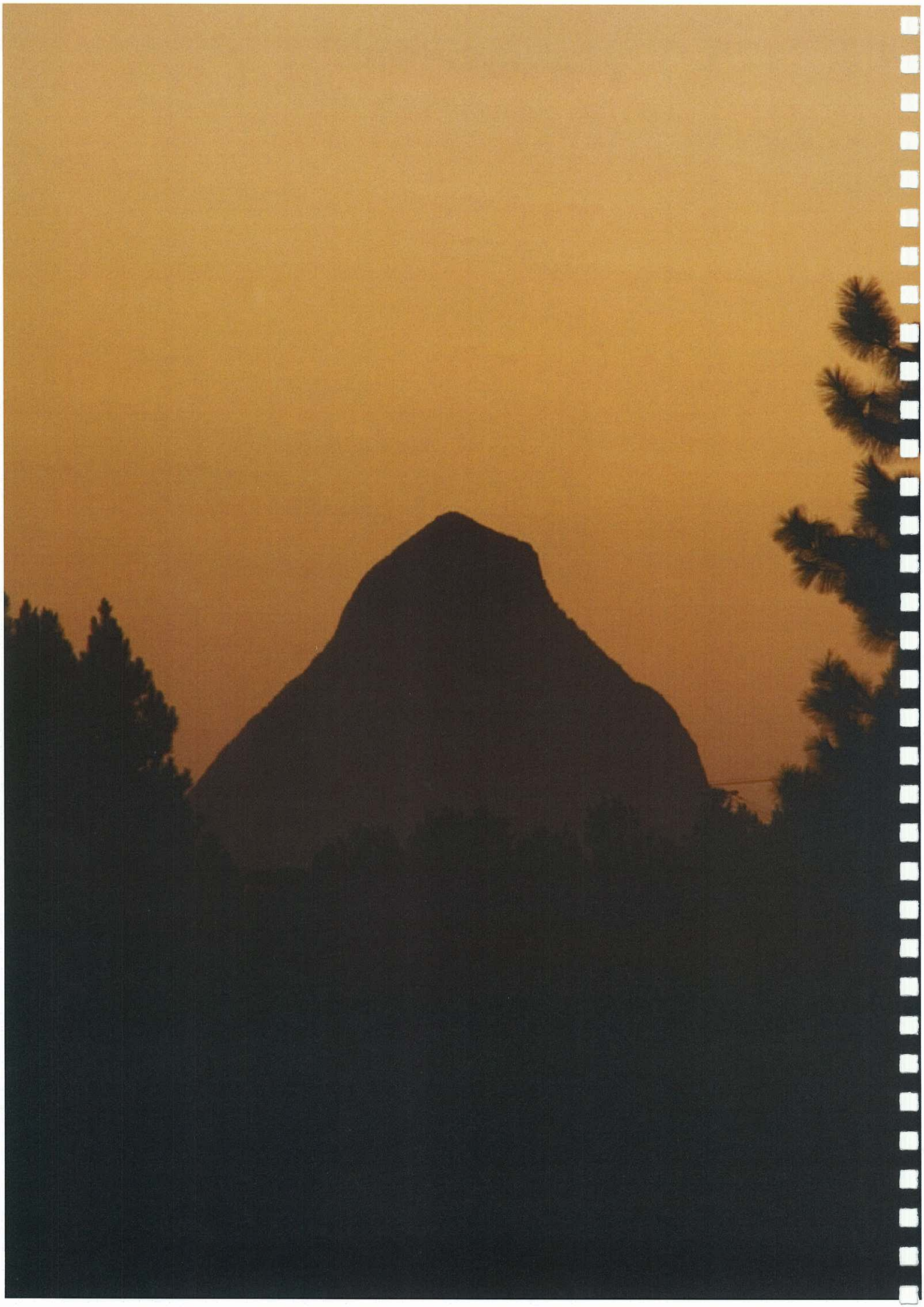
3.5.1
A catalyst for regional change

On the Sunshine Coast, demographic patterns are inclined towards young families and a growing proportion of retirees. To ensure the region becomes more socially sustainable, priority will need to be given to:

- retaining and attracting school leavers, university graduates and young professionals;
- improving opportunities for new vocational skills training and employment;
- providing community, health and social services to meet the needs of the community.

Caloundra South provides the opportunity to achieve these outcomes through planning for:

- the progressive delivery of a network of educational learning services;
- whole of life social and human services network that deliver local and district self containment and a net gain to the regional network;
- a new cultural node for the region, focusing on creative industries and performing arts;
- a signature destination for the local, regional and visitor communities centralised around a major recreational precinct, sporting infrastructure and a significant wetland rehabilitation and conservation program;
- a community development approach that encourages active engagement with the community to build strong social capital.



4.0 PURPOSE OF THE MASTER PLAN

This document may be cited as the Caloundra South Master Plan (the Master Plan).

The purpose of the Master Plan is to facilitate and guide the progressive and orderly development of the Caloundra South Urban Development Area (the Master Plan Area).

The Master Plan identifies the intended land use, community, environmental, sustainability and infrastructure outcomes for the site. The Master Plan is consistent with the intended development outcomes for the site, as outlined in the Caloundra South Urban Development Area Development Scheme, October 2011 (the Development Scheme).

The Master Plan:

1. articulates the development Principles for the Master Plan Area;
2. nominates the land uses that may be undertaken within specific Land Use Areas consistent with the Development Scheme's identified Zones;
3. identifies development parameters associated with different land uses;
4. divides the site into Localities with their own unique character and gives direction on the site's development progression;
5. divides the Localities into Precincts and allocates development obligations and entitlements for each Precinct;
6. identifies design parameters for nominated Special Places and Infrastructure Networks;
7. describes how the Development Scheme's Implementation Strategies on Housing Affordability and Sustainability are to be addressed.

It is the intention of this Master Plan to provide a 'whole-of-site', land use plan that translates the development and controls of the Development Scheme into a workable development framework over the life of the development.

The Master Plan nominates land uses within spatially identified Land Use Areas and Precincts with nominated constraint criteria such as maximum development yields, site density, building height etc. A degree of flexibility is intended to be maintained in the final development outcome by enabling future development detail to be delivered in accordance with a design based Plan of Development, that can be approved in association with future Reconfiguring of Lot (RoL) development applications and Material Change of Use applications. The ability for future applications to present final design detail at the time of their lodgement subsequent to this Master Plan, facilitates future design innovation by enabling outcome flexibility to respond to site circumstances.

4.0 PURPOSE OF THE MASTER PLAN

4.1 Land to which this Master Plan Relates

The Master Plan Area is situated to the south-west of Caloundra and covers approximately 2,310 hectares (refer Map 1 - Site Location & Context).

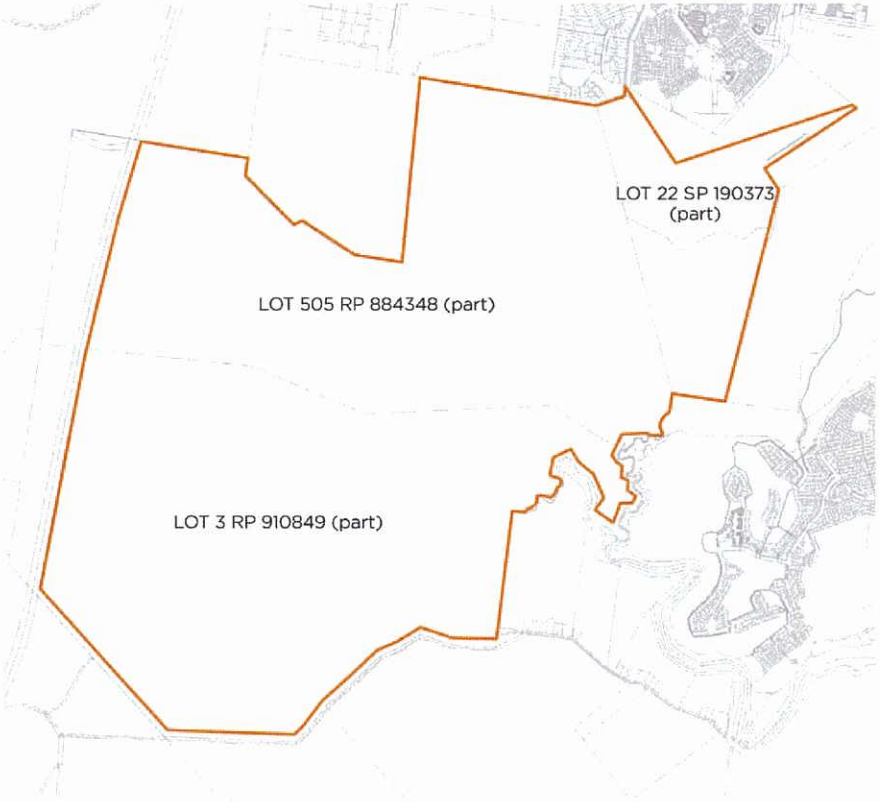
The Master Plan Area is generally bounded by the residential communities of Bellvista and Little Mountain to the north, and Pelican Waters and rural properties adjoining the Pumicestone Passage to the east. The new Bells Reach development project also bounds the site. The 65ha site is an advance land release within the Caloundra South Urban Development Area and the project was approved by the ULDA in September 2011. Accordingly, the Bells Reach development site is not included within this Master Plan Area.

Bells Creek Road currently borders the Master Plan Area to the south, beyond which is further former pine plantation land identified in the South East Queensland Regional Plan 2009-2031 (SEQRP 2009-2031) as an 'Identified Growth Area'. To the west is the Bruce Highway and State owned forestry land which is also designated an 'Identified Growth Area'.

Specifically, the land is formally described as (refer Map 6 - Cadastral Plan):

- Lot 22 SP190373 (part);
- Lot 505 RP884348 (part);
- Lot 3 RP910849 (part).

Map 6 **Cadastral Plan**



4.2 Material Change of Use

This Master Plan is to be approved as part of a UDA Development Application for a Material Change of Use (Master Plan MCU).

The Master Plan MCU application seeks a preliminary approval for a change of land use from vacant land (rural purposes) to the range of land uses for the nominated Land Use Areas and in accordance with the provisions of this Master Plan.

This Master Plan (which forms the foundation of the MCU application) is consistent with the Development Scheme, but establishes a greater level of planning detail. It establishes an approved network of spatially allocated land uses, development entitlements and obligations, whilst providing guidance for the preparation, approval and implementation of future development applications.

Development in the Master Plan area is to be carried out as provided in this Master Plan. Development that complies with this Master Plan is consistent with the Development Scheme.

Whilst it is the intention of this application to better identify the spatial allocation of land uses beyond the level of detail provided by the Development Scheme, it is not the objective to provide a level of design detail that will be presented within a Plan of Development, as specified by Section 3.2.9 of the Development Scheme. This is due mainly to the scale and intended life span of the development and the preference to accommodate flexibility in relation to evolving technologies, trends and preferences which will occur over this time.

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4.3 Accompanying Super Lot RoL Application

Accompanying this Master Plan MCU is a Reconfiguration of a Lot (RoL) application to divide the land into 20 Lots (Super Lots), being 19 'Super Lots' within the UDA and 1 lot west of the Bruce Highway. These Super Lots are intended for further subdivision.

The RoL's Super Lots align with the Master Plan's Precinct boundaries, providing relevance and context between the two components of the application. They provide certainty in relation to the spatial location and extent of key development obligations and infrastructure requirements (such as identifying conservation areas, waterway corridors and major transport corridors).

It is not intended that the Super Lot RoL be accompanied by the detailed planning associated with a Plan of Development (PoD). Rather, the Super Lot RoL is intended to provide implementation mechanisms by which high level planning outcomes provide certainty of spatial boundaries of precincts (and thereby the development outcomes within), development staging.

4.4 Infrastructure Delivery

Development within the Master Plan area is to be undertaken in accordance with the Infrastructure Agreement (IA) mechanism between the State and the Master Developer. The responsibilities of each party in relation to the provision and delivery of infrastructure will need to be defined and will prevail over all subsequent Infrastructure Plans and Infrastructure Charges notices prepared by the State or the Council.

Infrastructure obligations for the site and desired standards of service for district and local infrastructure will ~~need to~~ be ~~specified in the IA~~ conditioned of these desired standards of service will relate to each of the following infrastructure types:

- conservation and rehabilitation;
- road transport;
- public transport;
- bicycle and pedestrian;
- urban open space;
- community facilities;
- energy;
- telecommunication.

Future development applications are required to be consistent with the Caloundra South IA.

4.5 Compliance with ULDA Planning Framework

4.5.1 Caloundra South Urban Development Area Development Scheme (the Development Scheme)

This Master Plan is consistent with the objectives of the Development Scheme. It represents a more detailed interpretation of the Development Scheme's Land Use Plan, by demonstrating how appropriate land uses can be distributed around the site.

The Development Scheme nominates key development outcomes for the site, including:

- a Town Centre, accommodating:
  - 140,000m² of retail and commercial Gross Floor Area (GFA)[1];
  - cultural and entertainment, sporting and recreational facilities;
  - infrastructure to support the delivery of high quality, accessible and frequent public transport services and facilities;
  - minimum site residential densities of 40 dwellings per hectare;
- delivery of two major employment precincts with a maximum development GFA of 650,000m²;
- rehabilitation and protection of land identified as having high ecological value, including land within the Environmental Protection Zone;
- provision of approximately 20,000 dwellings that provide a mix of housing choices and typologies aimed at all sections of the community and corresponding affordability levels;
- provision of significant new transport infrastructure for the Sunshine Coast, including the Kawana Arterial Extension.

These outcomes are delivered in this Master Plan through the following mechanisms :

- allocation of approved land uses within specific Land Use Areas;
- development obligations for specific Precincts;
- design intents and parameters for Special Places, open space and parks, and roads.

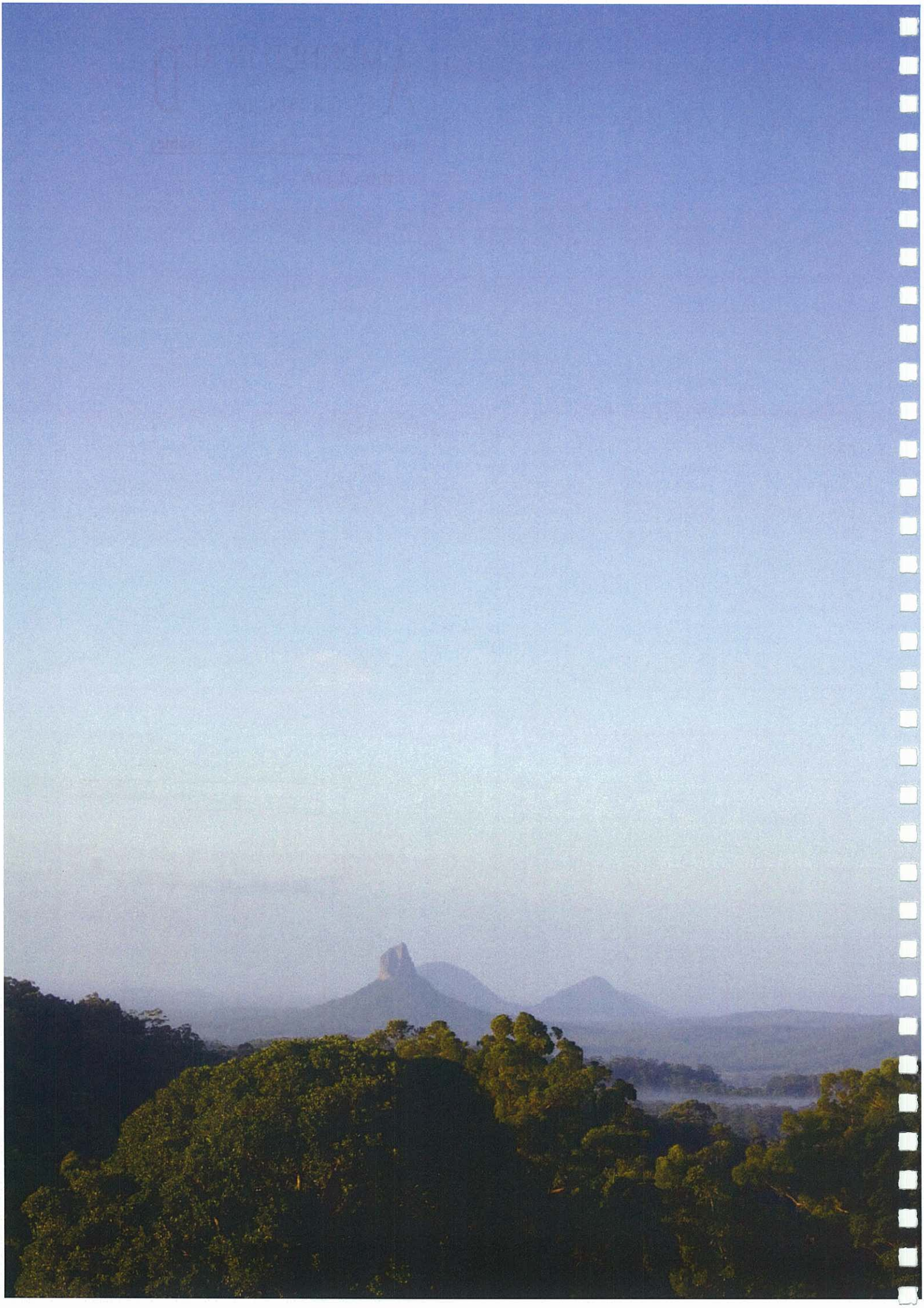
Master Plan approved land uses cannot commence without subsequent ~~RoL~~ Applications ~~under Column 1 of the Development Scheme's Table 2 - Levels of Assessment and accompanied by a Plan of Development~~.

This will enable:

- specific site issues and constraints to be resolved with development being responsive to those issues;
- specific site development outcomes to be responsive to the market and community needs of the time;
- opportunities for innovative development outcomes that reflect changing demographics, social norms, urban trends, technologies and evolving environmental considerations.

[1] In accordance with Section 3.3.2 of the Development Scheme a development application within the major centre that seeks to exceed this requirement 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:
- transport infrastructure can service the future development and not jeopardise the road hierarchy and movement network;
- growth contributes to self containment within the Sunshine Coast sub-region providing opportunities for economic growth and increased employment opportunities.



4.0 PURPOSE OF THE MASTER PLAN

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The Development Scheme includes an Implementation Strategy, which identifies a suite of actions, goals and stretch targets for Caloundra South. The Implementation Strategy focuses on affordable, accessible and social housing, ecological sustainability and water quality monitoring and compliance.

Parts 9 and 10 of this Master Plan provide further guidance and clarification as to how sustainability and housing targets can be achieved. Part 12 identifies how water quality objectives will be achieved. The approach to each development application lodged subsequent to the approval of the Master Plan is to demonstrate advancement of these components of the Implementation Strategy.

Implementation of the Master Plan development outcomes will be required by a condition of approval of the Master Plan MCU. The Master Plan will be the document against which subsequent development applications will be assessed and it is intended that where development, the subject of those subsequent development applications, is consistent with the Master Plan, it would be consistent with the Development Scheme and may be approved.

4.6 South East Queensland Regional Plan 2009-2031

The South East Queensland Regional Plan 2009-2031 (SEQRP 2009-2031) identifies the project site as within the Urban Footprint and specifically, within a 'Regional Development Area' (Table 6 - nominated as Caloundra South).

The Master Plan has been developed to ensure that land uses and infrastructure are integrated to achieve sustainable urban outcomes and ensure relevant Regional Policies contained in the SEQRP 2009-2031 are implemented.

4.7 Sunshine Coast Regional Council's Planning Scheme

The Council's Planning Scheme only applies to the extent it is adopted into the Development Scheme and then only to the extent the provisions so adopted are consistent with the Development Scheme.

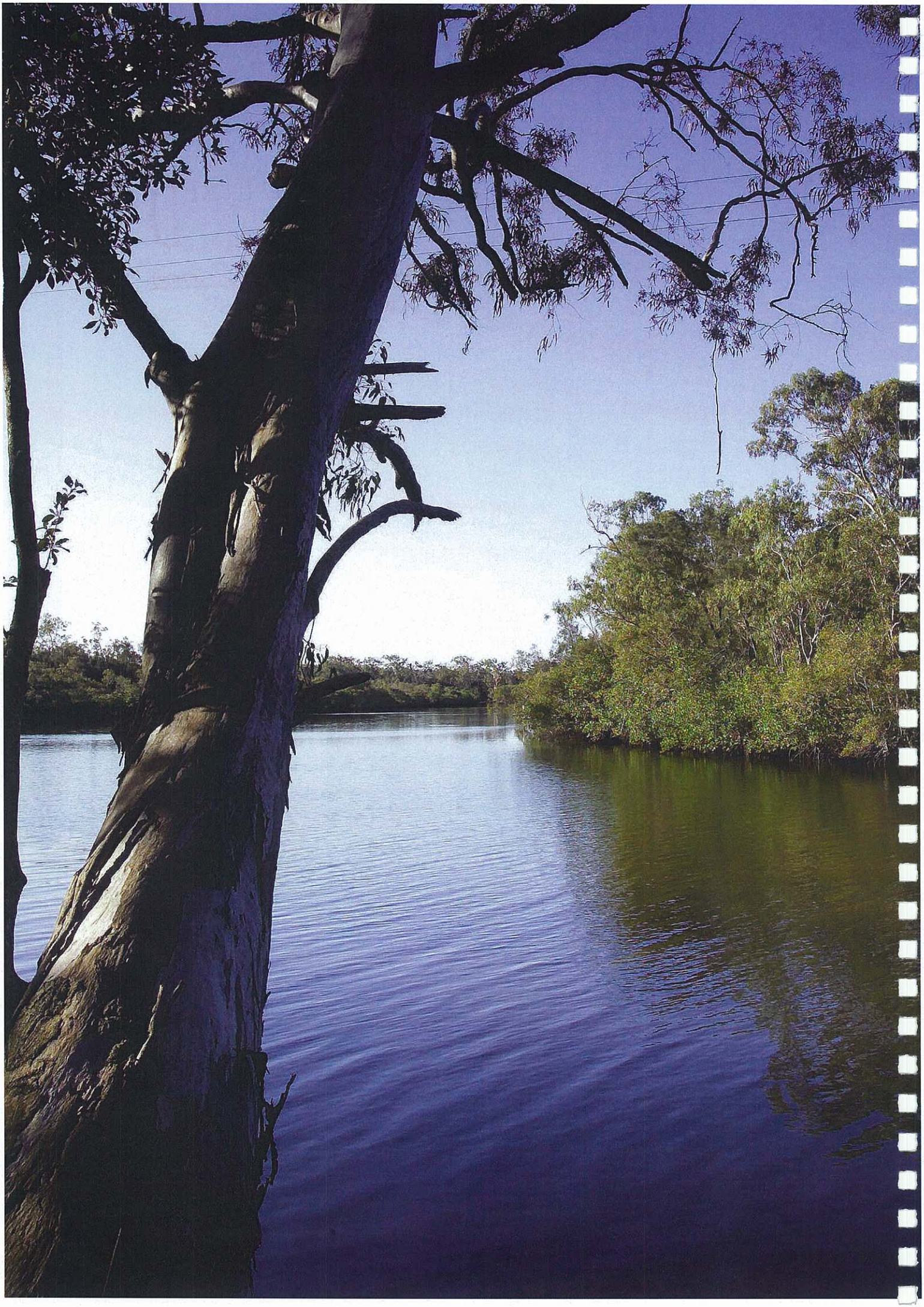
Where not nominated in Part 6, car parking rates will be addressed at the time of making subsequent RoL applications. Alternate controls may be provided within any of the Plans of Development (PoDs) accompanying these applications.

The appropriate car parking rates for each application area will be determined after considering:

- the specific future land uses, the relevant Council's Planning Scheme provisions for equivalent land uses;
- proximity to public transport facilities;
- the availability of on-street parking;
- overall accessibility, as set out in Section 3.3.11 of the Development Scheme.

Advertising devices will also be addressed as part of subsequent RoL applications (with an accompanying PoD). Amended controls for future advertising devices (where not already exempt under Schedule 1 of the Development Scheme) will be considered in the context of:

- detailed design (e.g. PoD) and further to the consideration of Council's Planning Scheme;
- the likely built form;
- the range of uses proposed and the intended character of the locality, as set out in Section 3.3.11 of the Development Scheme.



5.0 PRINCIPLES

5.1
Purpose and Application of this Part of the Master Plan

The Principles are overarching strategic intents designed to inform the planning and development of the site through subsequent Development Permit applications and approvals. They are an extension to the UDA-wide criteria, as set out in the Caloundra South Development Scheme October 2011.

Plans of Development (PoD) lodged with subsequent development applications in the Master Plan Area will need to demonstrate how development achieves these Principles.

Each of the eight Principles include an overarching aspiration.

The sub-sections within each Principle guide the preparation of future PoDs and Context Area Planning Strategies for subsequent development applications. Subsequent applications will therefore need to demonstrate how they are generally consistent with the outcomes sought within each of the Principles.

Where subsequent development applications are inconsistent with other parts of this Master Plan, they will need to demonstrate compliance with these Principles.

5.0 PRINCIPLES

5.2 Environmentally Responsible

ASPIRATION

Caloundra South to be founded on the respect for its unique setting and a dedication to celebrating, conserving and rehabilitating the natural assets of the site.

5.2.1
ECOLOGICAL VALUES

Caloundra South will be recognised for protection, enhancement and community awareness of the site's ecological values through:

- rehabilitation of the Environmental Protection Zone and major creek corridors, including establishing an 'interpretive' education network (refer to Map 7 - Ecological Values);
- establishment of a potential Interpretive Facility in the northern part of the site to foster environmental awareness and appreciation of the site's rehabilitation program (refer to Map 7 - Ecological Values);
- urban structure and site planning that maximises views of the Glass House Mountains through alignment of major roads and open space (refer to Map 8 - View Corridors);
- use of native vegetation extending from the major creek corridors into the urban park areas, linear and open space corridors to provide opportunities for the establishment of local flora and fauna habitats, refuges and movement.

5.2.2
WATER QUALITY

Development will ensure the protection of water quality values within the Pumicestone Passage through:

- implementation of leading practice water sensitive urban design (WSUD) and innovative water management systems;
- implementation of a water quality monitoring and reporting program to promote a continual cycle of improvement in WSUD standards and water-aware living;
- implementation of flood mitigation measures to ensure protection of people and property from flooding and the impacts of climate change and to avoid offsite impacts;
- the use of water and associated treatment trains that provide visual and recreational amenity promote environmental awareness (refer to Map 9 - Water Management).

5.2.3
ENVIRONMENTAL SUSTAINABILITY

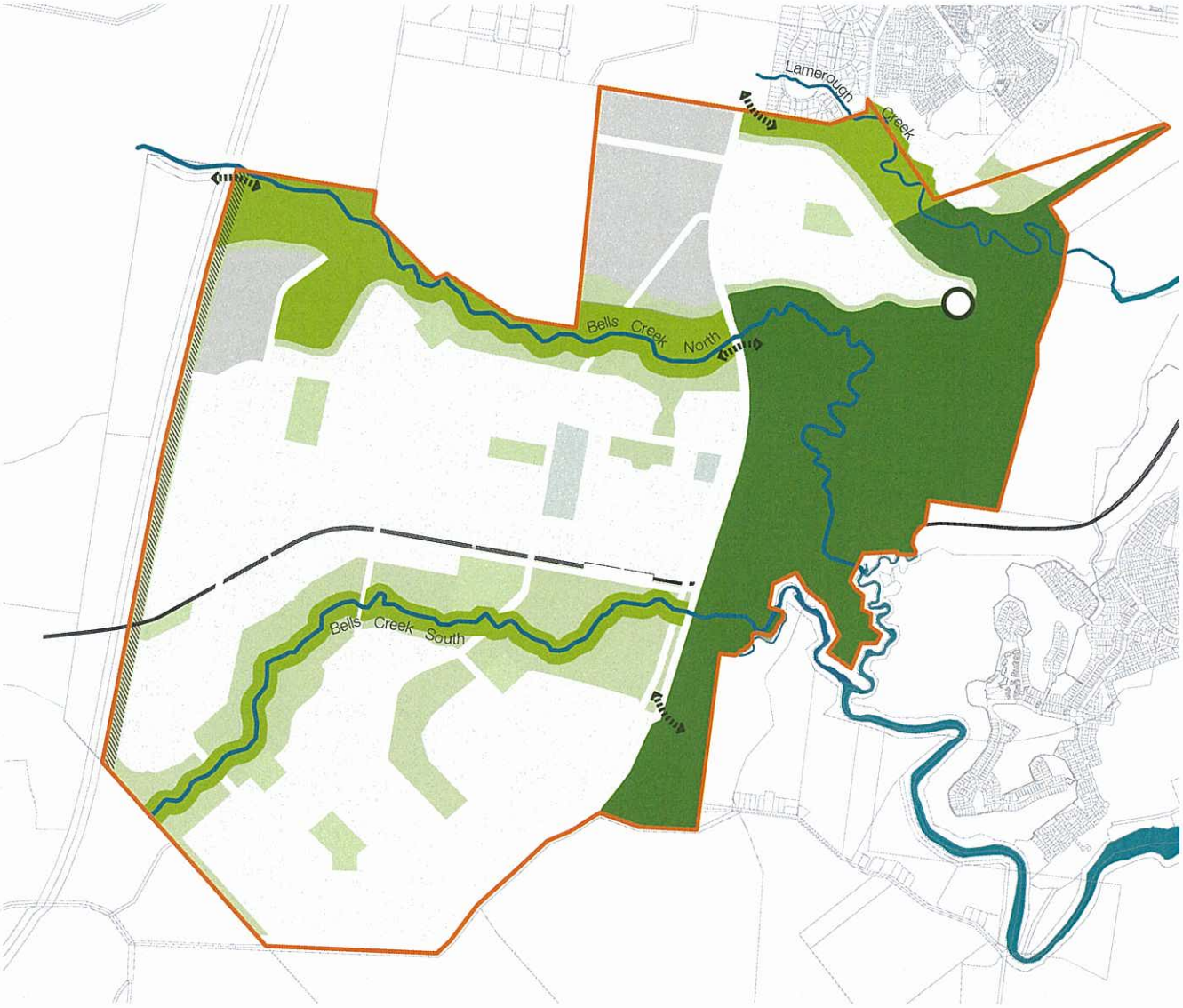
Caloundra South will be a leader in the delivery of environmental sustainability through:

- buildings of subtropical design with high energy efficiency and low energy use through the application of passive solar design coupled with encouraging the use of renewable energy technology;
- the provision of water cycle infrastructure which maximises resource efficiency and minimises whole of lifecycle costs;
- early provision of public transport services.

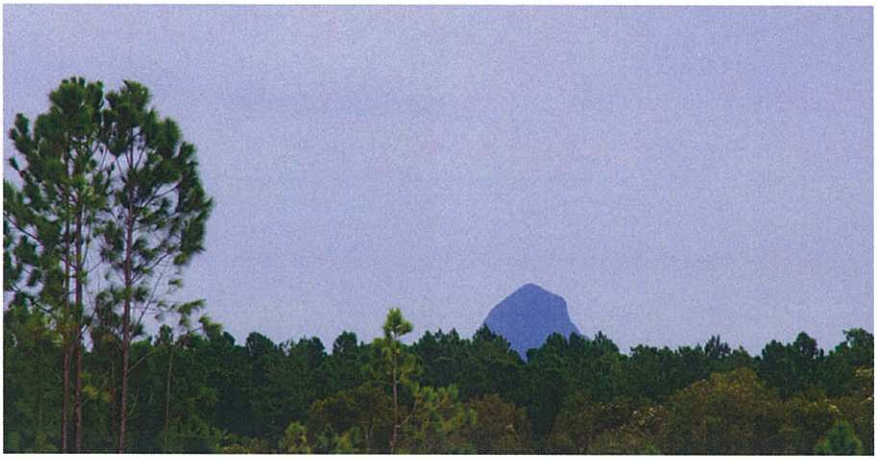
5.0 PRINCIPLES

Map 7

Ecological Values

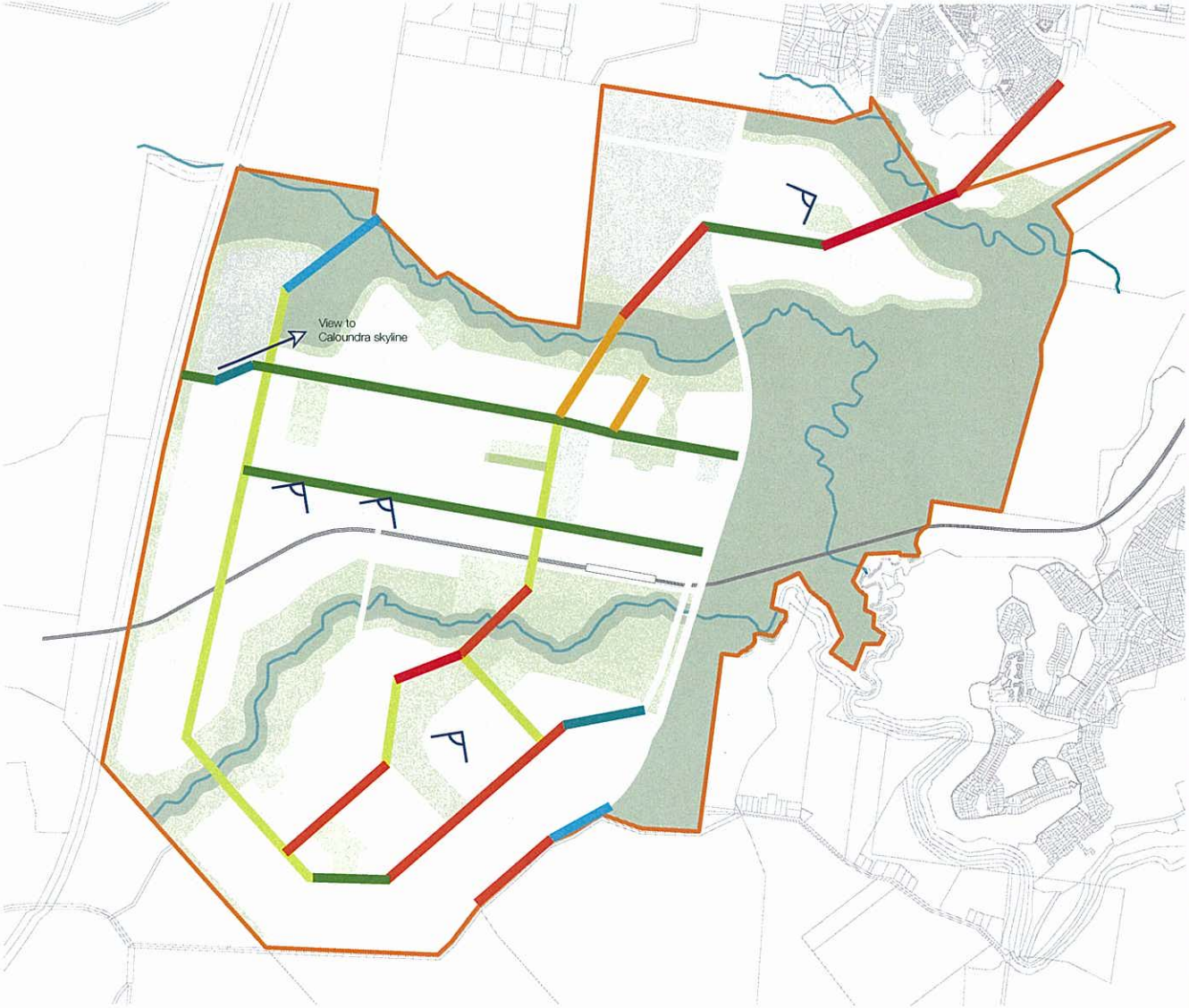


- Environmental Protection Zone
- Open space buffers
- Potential interpretive facility
- Highway buffer
- Sport and Recreation
- Waterway
- Site boundary
- Potential fauna crossing



Map 8

View Corridors

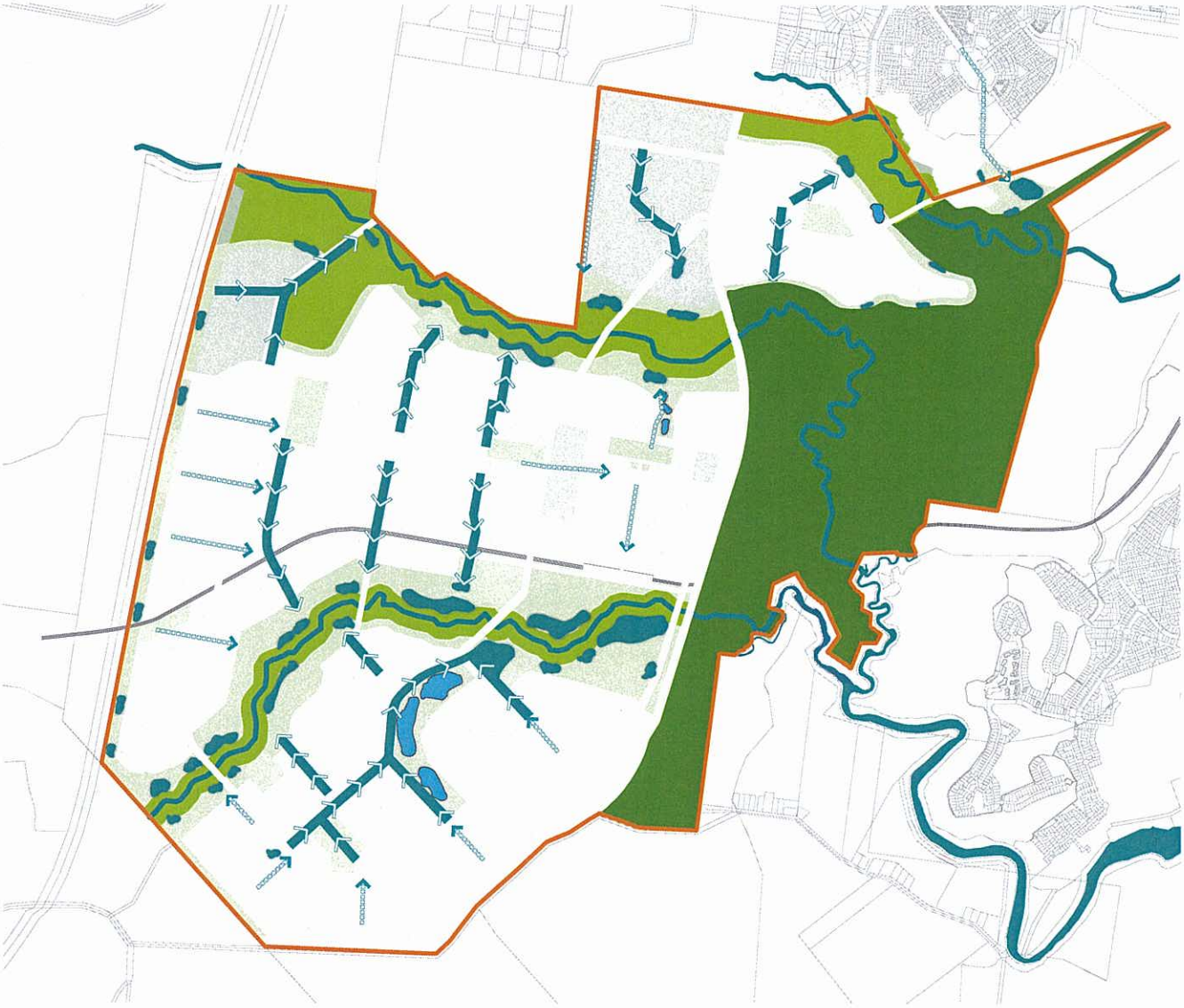


- Blackall Ranges view corridor
- Mount Beerwah (556m) view corridor
- Mount Coonwrin (377m) view corridor
- Mount Tibrogargan (364m) and Tunbubudla view corridor
- Mount Beerburrum (278m) view corridor
- Mount Coochin (235m) view corridor
- Local view corridor
- Significant views to Glass House Mountains
- Site boundary

5.0 PRINCIPLES

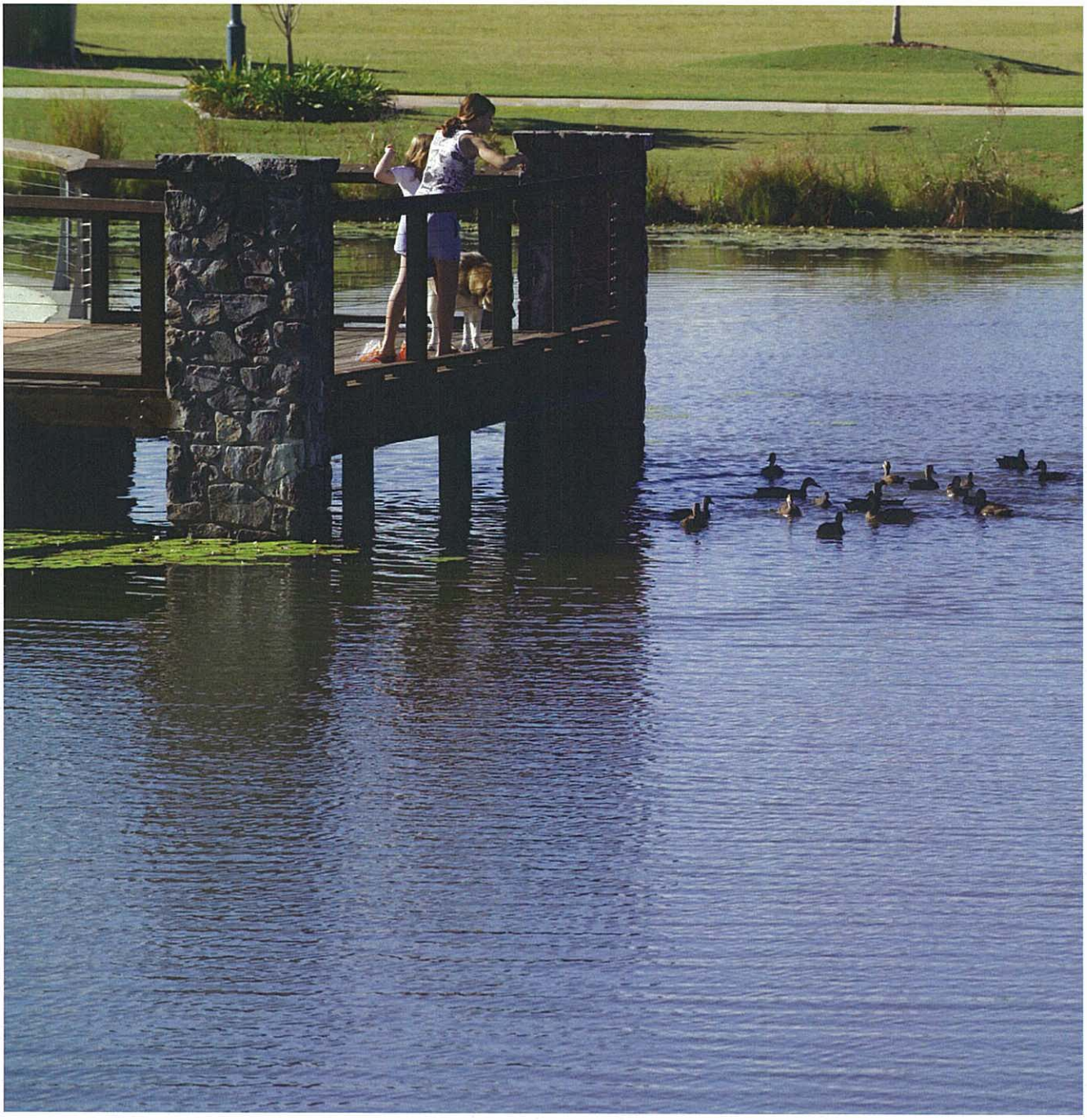
Map 9

Water Management



- Indicative linear treatment trains (including small ephemeral wetlands in some locations)
- Indicative ephemeral wetland location
- Existing waterways
- Potential lake locations
- Run-off flow direction
- Site boundary

NOTE: Water Management Network is subject to detailed assessment and design



5.0 PRINCIPLES

5.3
15 Minute Community

ASPIRATION

Transport options to be provided that ensure the destinations within Caloundra South are accessible within 15 minutes.

5.3.1
REGIONAL

The form and structure of Caloundra South should support frequent and accessible transport services to enable residents to access regional destinations in approximately 15 minutes through:

- Provision of a dedicated high frequency bus corridor connected to the Kawana Arterial, enabling high speed transport connections to Kawana and Beerwah (refer Map 10 - Public Transport and Road Network);
- establishment of a road network that provides connection to the Caloundra Business District;
- provision of an integrated Transit Centre in the Caloundra South Town Centre and allocation of the CAMCOS corridor enabling connections to Beerwah, Caloundra and Kawana (refer to Map 10 - Public Transport and Road Network);
- establishment of cycle paths connecting Caloundra South to Caloundra Road and into the coastal pathway (refer to Map 11 - Active Transport).

5.3.2
LOCAL

Residents are able to access services and employment within 15 minutes through:

- an interconnected path and cycle way system linking residential areas to local employment precincts, schools and centres;
- establishment of a dedicated walking and cycle network connecting community hubs, employment precincts and the Town Centre (refer to Map 11 - Active Transport);
- a primary road network based on an 800m grid supporting a frequent and accessible local public transport system (refer to Map 11 - Active Transport);
- a permeable road network that disperses traffic efficiently, providing choice and mitigating congestion.

5.3.3
COMPLEMENTARY URBAN STRUCTURE

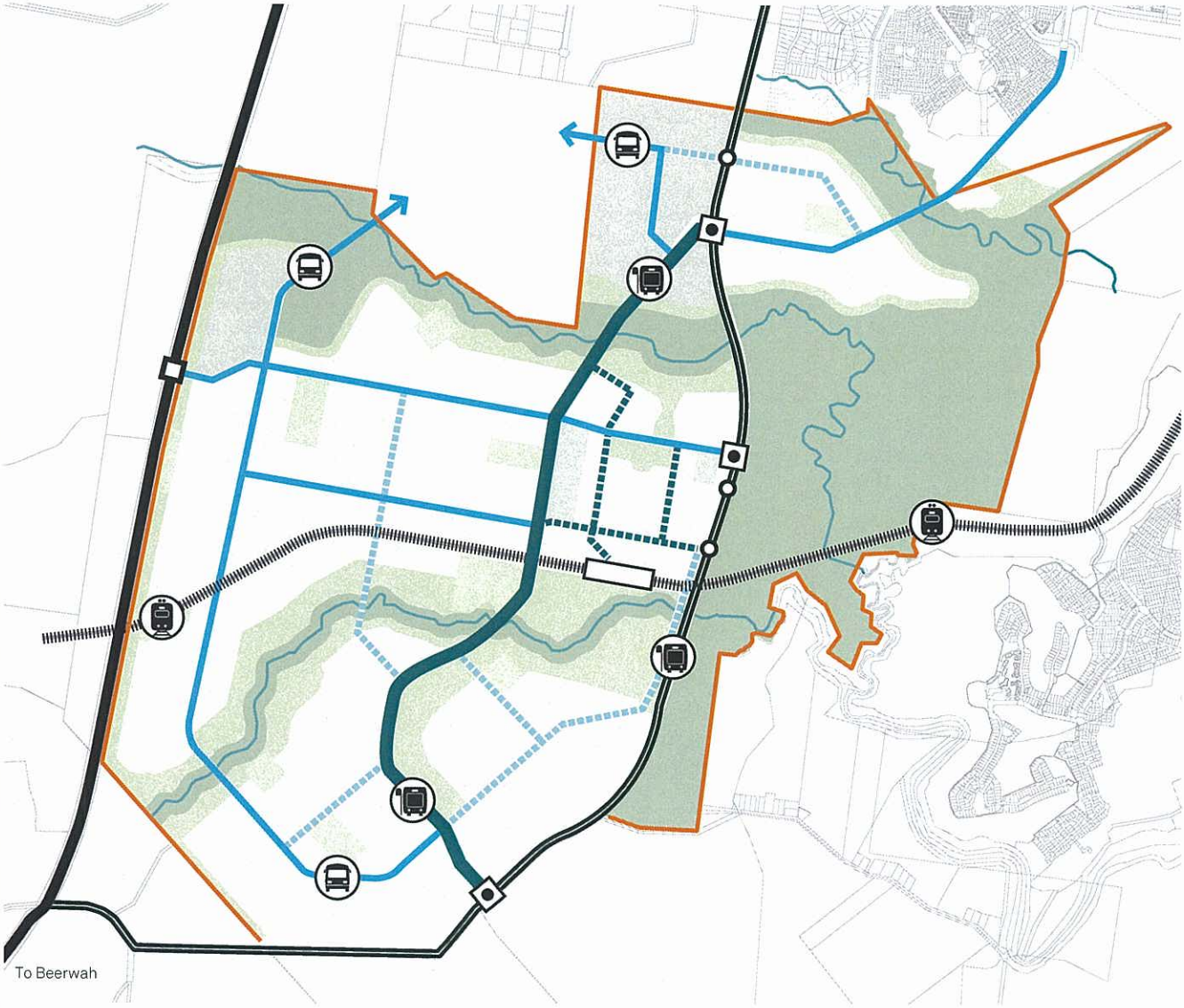
Caloundra South is designed as a network of destinations whereby local trips are undertaken by walking or cycling through the provision of:

- sub-tropical landscape and urban form that provides shade and a comfortable, and equitable environment;
- appropriate densities and compact urban structure in the immediate proximity of hubs that support active living and public transport;
- Crime Prevention Through Environment Design (CPTED) elements to promote a safe and clean environment.

5.0 PRINCIPLES

Map 10

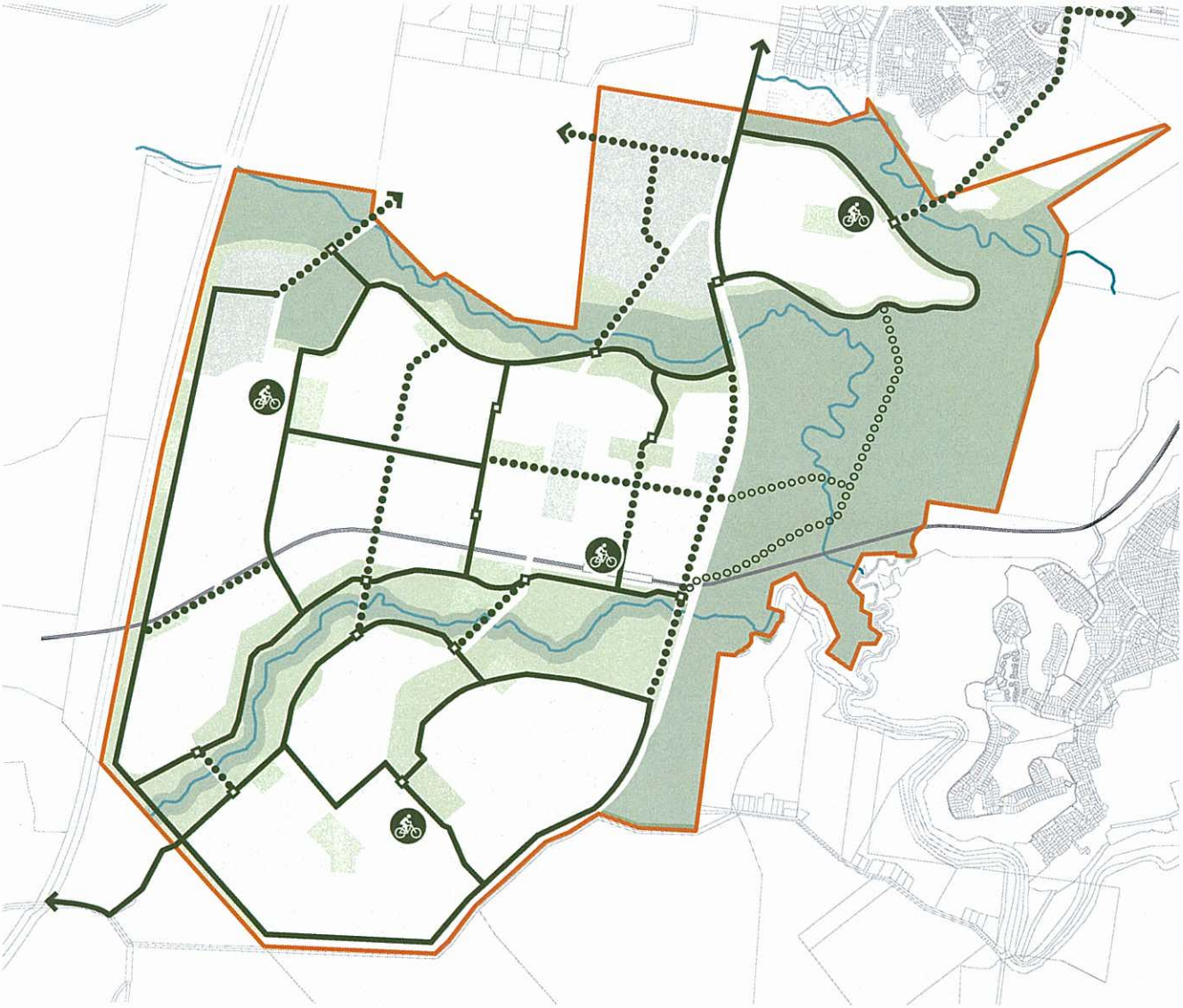
Public Transport and Road Network



- Arterial route
- Kawana arterial route
- Sub arterial route (dedicated bus)
- Sub arterial route
- Other
- Transit station (indicative location)
- CAMCOS Corridor
- Interim intersections
- Ultimate intersection
- Bus in dedicated public transport lane
- Local on road bus
- Bruce Highway Interchange

Map 11

Active Transport



- Indicative dedicated walking and cycling network (off road)
- Indicative path network (on roads)
- Indicative trail network
- Cycle end of trip facility
- Under pass

5.0 PRINCIPLES

5.4
Potential and prosperity

ASPIRATION

Caloundra South is to offer quality and diverse education and new employment opportunities for the Sunshine Coast.

5.4.1

EMPLOYMENT AND BUSINESS OPPORTUNITY

A diversity and depth of new businesses are to provide local and regional employment and economic opportunity enabling the Sunshine Coast to achieve higher levels of self-sufficient employment through:

- early delivery of Industry and Business areas and the Town Centre to create employment nodes and facilitate employment generating activities (refer Map 12 - Education and Employment);
- infrastructure delivery ensuring new businesses can access necessary transport, technology and telecommunications connectivity;
- implementation of an Economic Development Strategy to attract a range of commercial, research and industry opportunities;
- linking employment sectors with education programs;
- investigating the establishment of alternative and innovative industry and business park models;
- establishment of business incubation centres.

5.4.2

EXCELLENCE IN SKILLS DEVELOPMENT

Local and regional enterprise opportunity is to be enhanced with local employment skills development through:

- whole of life education and learning opportunities that allow residents to access learning and training opportunities;
- planning for holistic and integrated learning infrastructure, including early years, school, vocational, university, adult and continuing professional development (refer Map 12 - Education and Employment);
- investigating urban models of education infrastructure, which contribute to a vibrant and compact environment that promotes knowledge sharing, skills retention and work experience.

5.4.3

PARTNERSHIPS AND DELIVERY

Businesses and education innovation and integration are to be facilitated through:

- delivery of employment and education partnerships;
- flexible enterprise precincts that support and foster creativity, business incubation, research and development;
- collaboration and partnership to attract private sector funding.

5.0 PRINCIPLES

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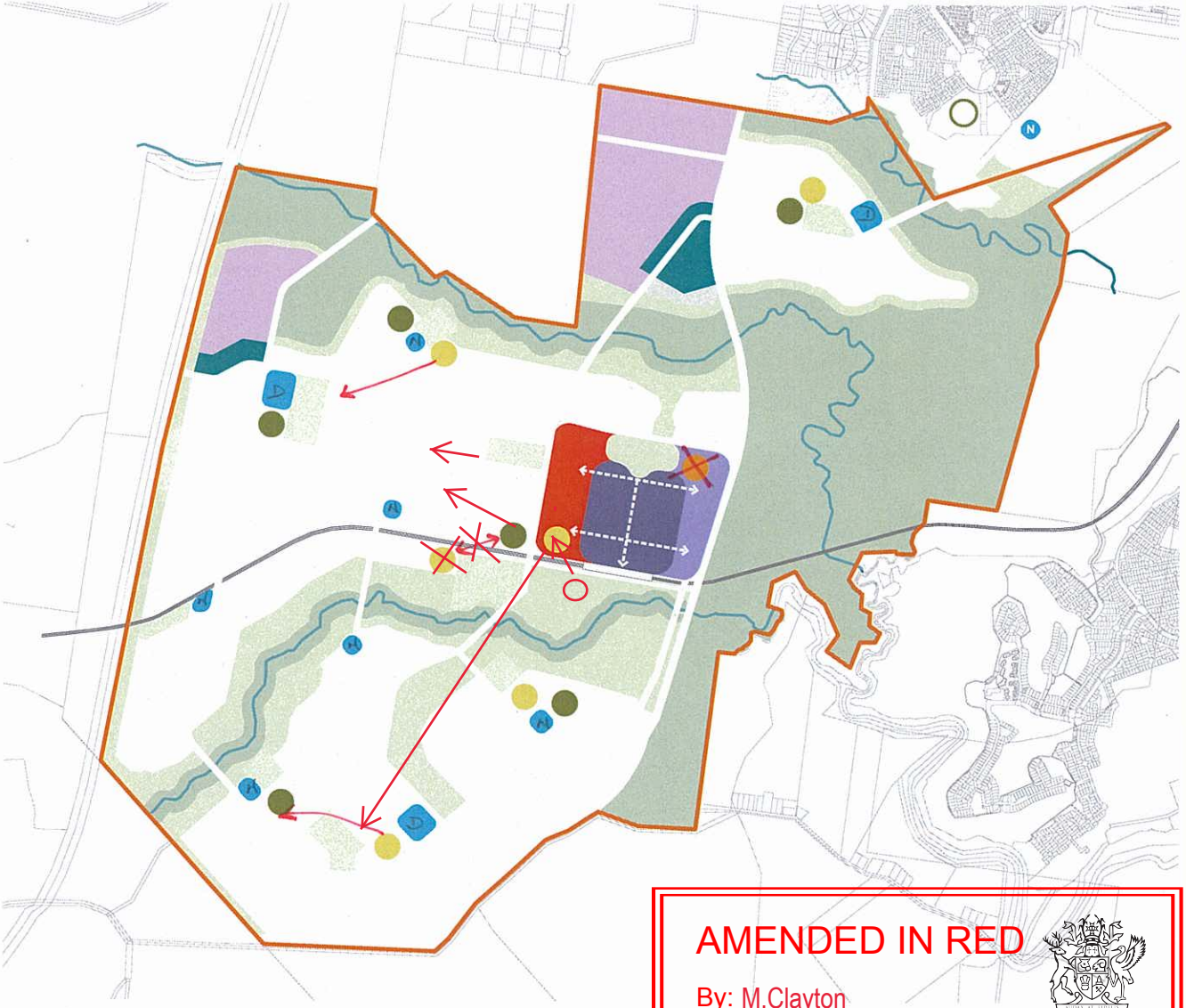
By: (name)
of the ULDA

Map 12

Education and Employment



Town Centre Core
Town Centre frame East
Town Centre frame West
Centre (D: District, N: Neighbourhood)
Industry and Business
Showroom

Public school (indicative locations)
~~Potential tertiary institution~~
Existing private school
~~Potential private school site~~ State Primary school site
Site boundary
Private School site

AMENDED IN RED
By: M.Clayton
Date: 8 November 2016

Queensland Government

Prepared by HASSELL for STOCKLAND

5.0 PRINCIPLES

5.5 Village Life

ASPIRATION

Caloundra South is to be founded on an interconnected network of distinctive and compact villages that provide a diversity of homes, a unique village identity, and an active community heart that supports daily needs.

5.5.1

CHARACTER AND DISTINCTIVENESS

A network of discrete and distinctive neighbourhoods (refer Map 13 - Neighbourhood Network Plan) and villages are to be established through:

- a different palette of hard and soft landscaping for each village;
- neighbourhood design that maximises each village's unique topography, urban structure, open spaces and community hubs (refer to Map 14 - Village Hierarchy Plan);
- an appropriately designed hierarchy of streets and paths to promote cycling and walking.

5.5.2

DIVERSITY AND CHOICE

Each village is to provide a diversity of lifestyle experiences and choice through:

- the promotion of higher density residential development within or adjoining community hubs and park areas;
- a mix of housing within each village including detached, semi-detached, small lot, respite and retirement housing;
- a range of local community services, recreational, cultural and local employment opportunities.

5.5.3

VILLAGE DELIVERY

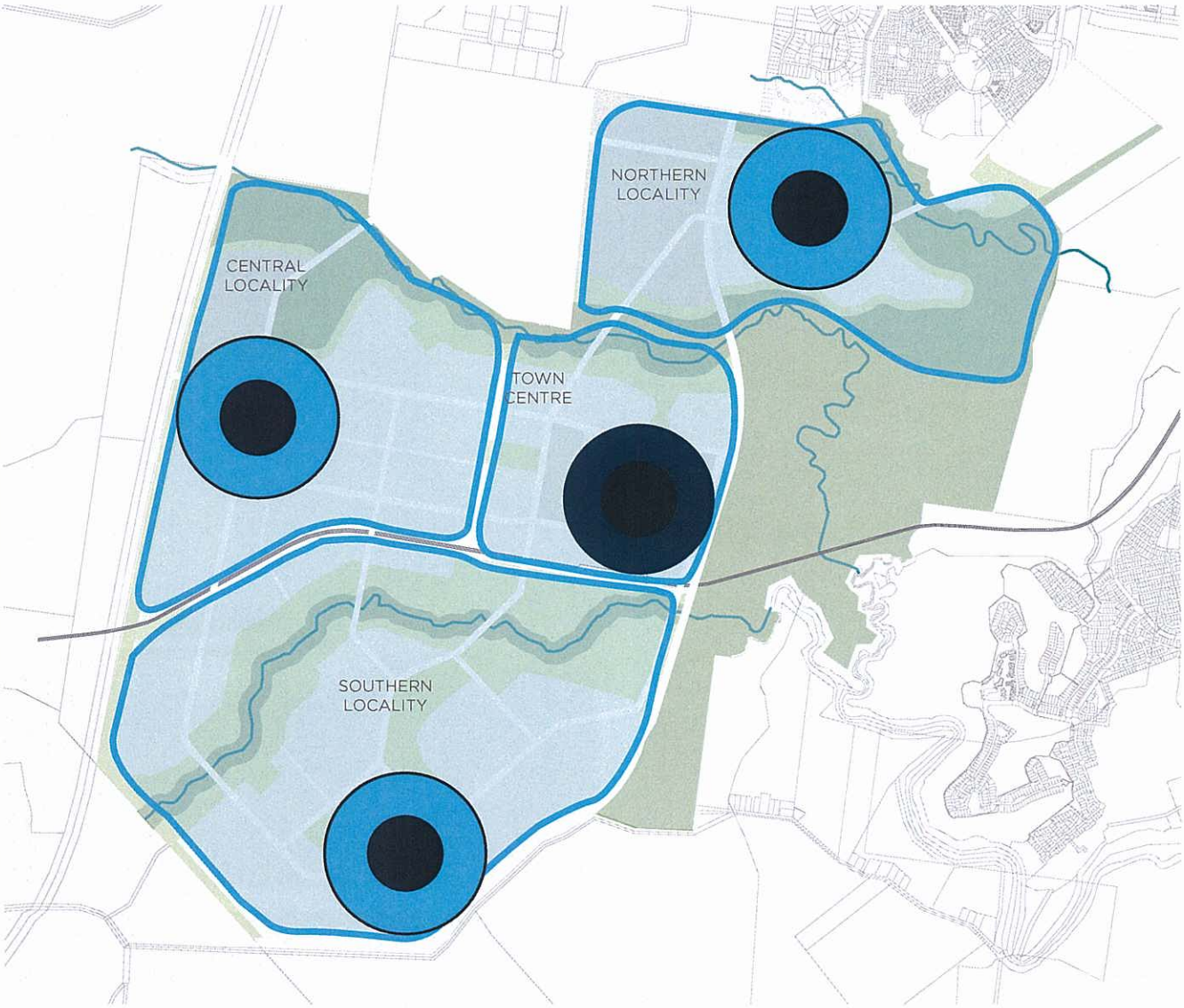
Village identification, activity and functionality is to be established early through:

- the early establishment of residential homes with community facilities, parkland or retail centres to form a focal point in the first stage of each village;
- providing connectivity between villages via a network of paths and cycle ways.

5.0 PRINCIPLES

Map 13

Neighbourhood Network Plan



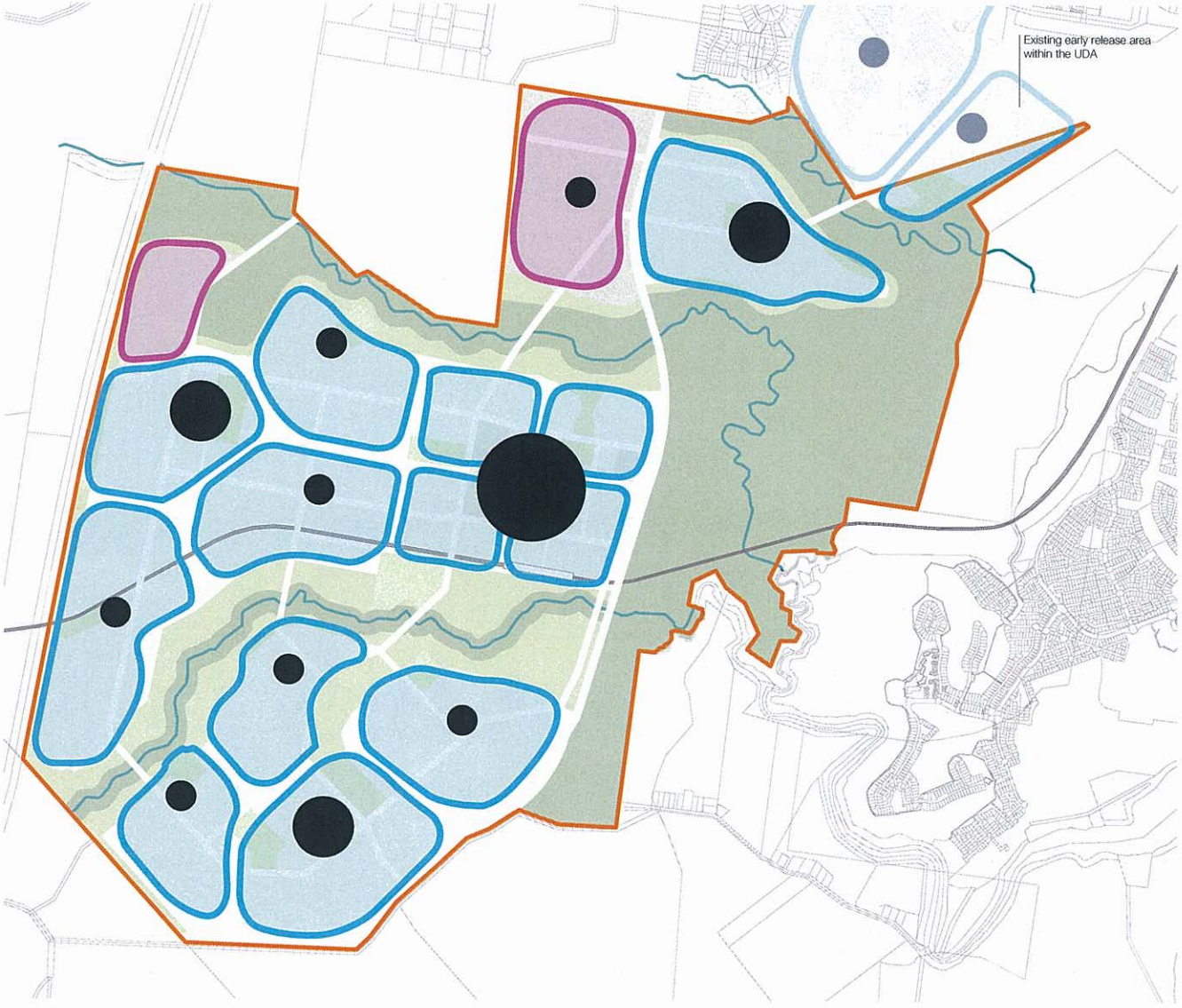
Locality area

Town centre

District centre

Map 14

Village Hierarchy Plan



Indicative village location
Enterprise villages
Site boundary
Town centre
District centre
Neighbourhood centre

5.0 PRINCIPLES

5.6 Network of Community Hubs

ASPIRATION

The village network of Caloundra South is to be framed around community hubs where people meet, enjoy amenities, access services, work, learn and share experiences.

5.6.1

FORM AND FUNCTION

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

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

5.6.2

IDENTITY AND CHARACTER

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

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

5.6.3

STAGING AND IMPLEMENTATION

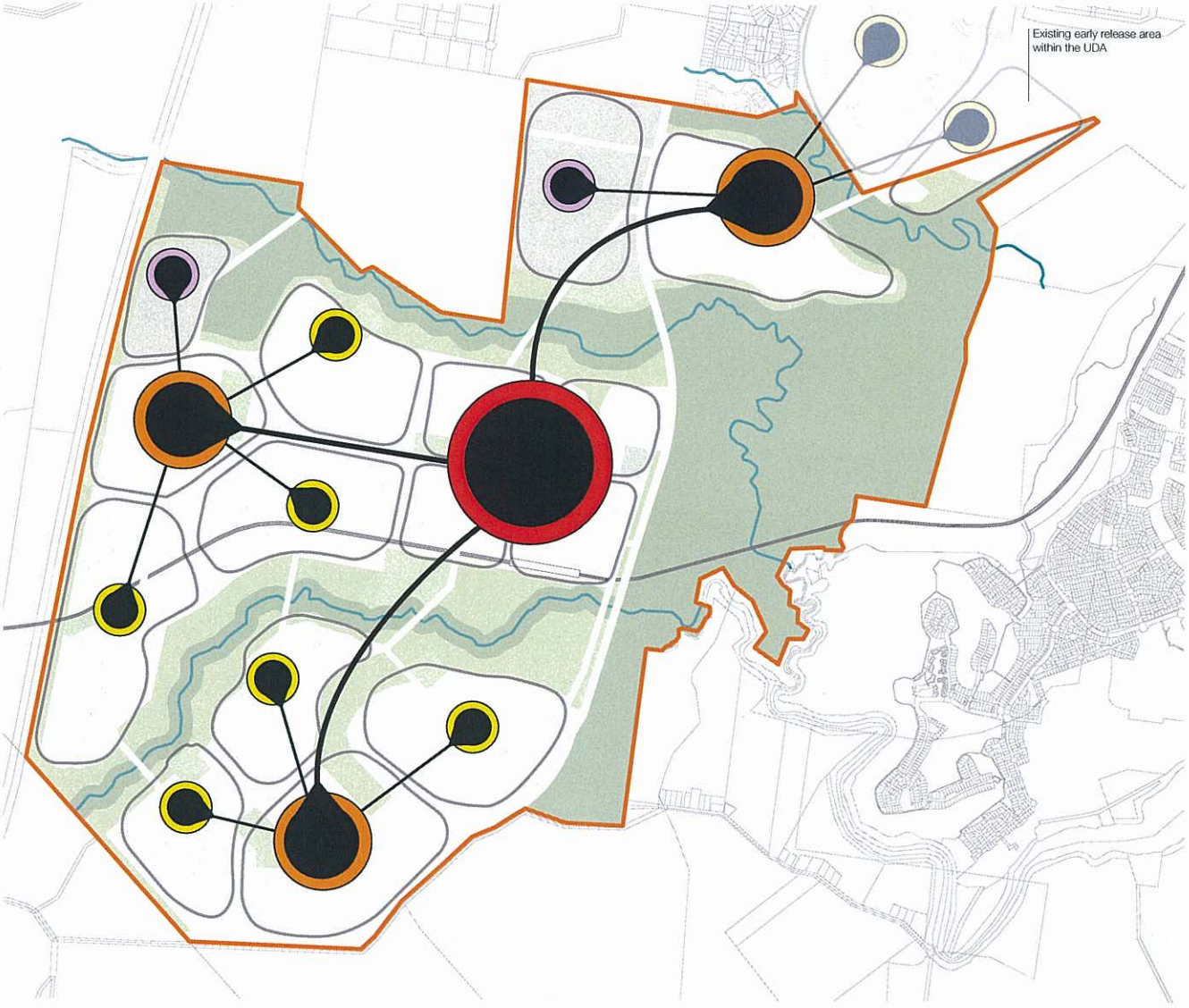
Community hubs are to evolve to complement their villages through:

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

5.0 PRINCIPLES

Map 15

COMMUNITY HUBS



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

5.0 PRINCIPLES

5.7 Distinctive Places

ASPIRATION

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

5.7.1

PHYSICAL / FUNCTION

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

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

5.7.2

SOCIAL / ACTIVITY

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

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

5.7.3

SPECIAL PLACES

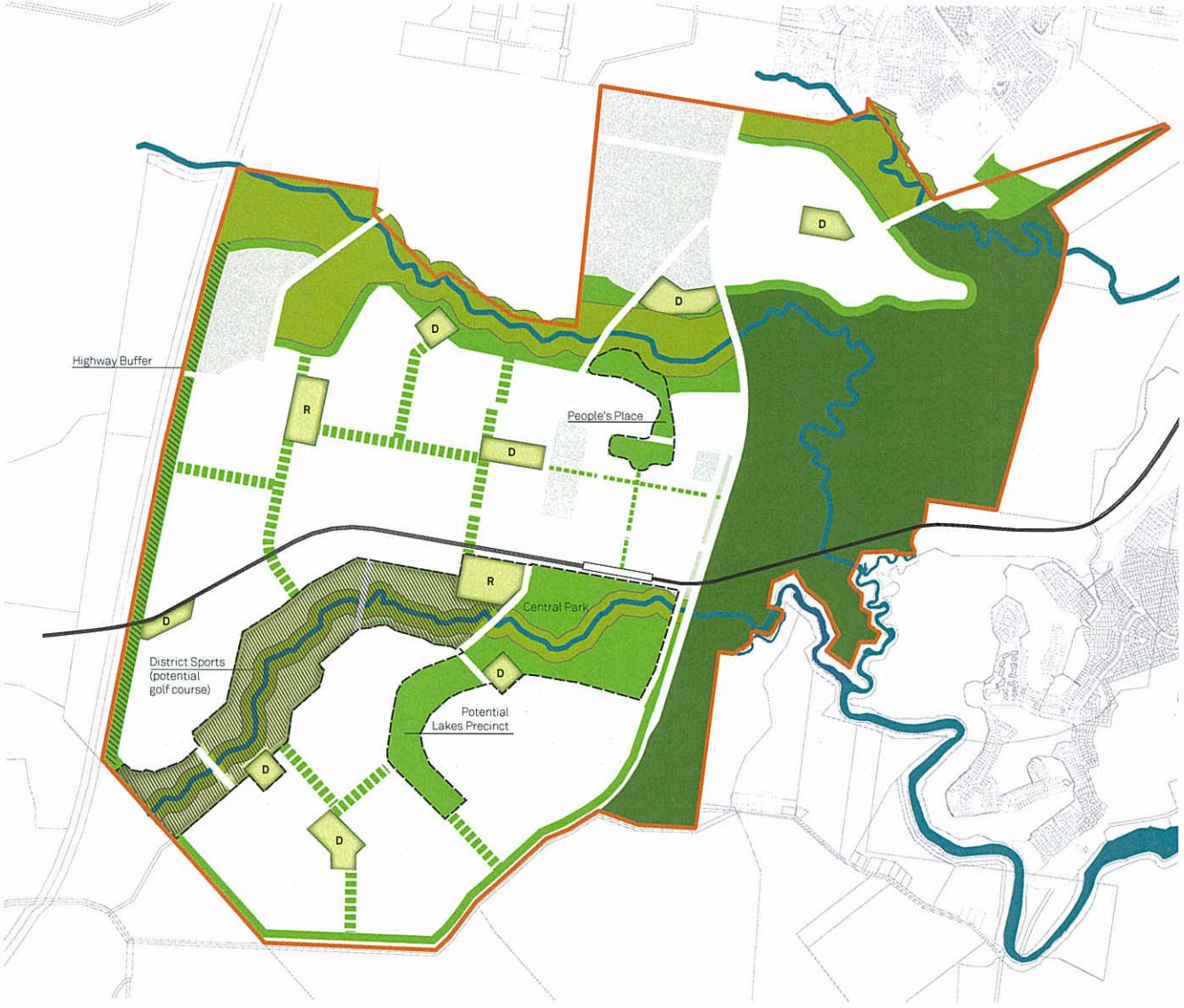
The delivery of iconic destinations to attract people from within and beyond the region through the provision of:

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

5.0 PRINCIPLES

Map 16

OPEN SPACE



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

5.0 PRINCIPLES

5.8 An Urban Heart

ASPIRATION

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

5.8.1

FORM AND FUNCTION

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

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

5.8.2

IDENTITY AND CHARACTER

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

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

5.8.3

PARTNERSHIPS AND DELIVERY

An authentic, identifiable Town Centre is established through:

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

5.0 PRINCIPLES

5.9 Delivery and Governance

ASPIRATION

Caloundra South community to investigate innovative delivery and governance approaches.

5.9.1

PARTNERING

Investigate partnership arrangements that foster innovation and excellence to ensure:

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

5.9.2

GOVERNANCE

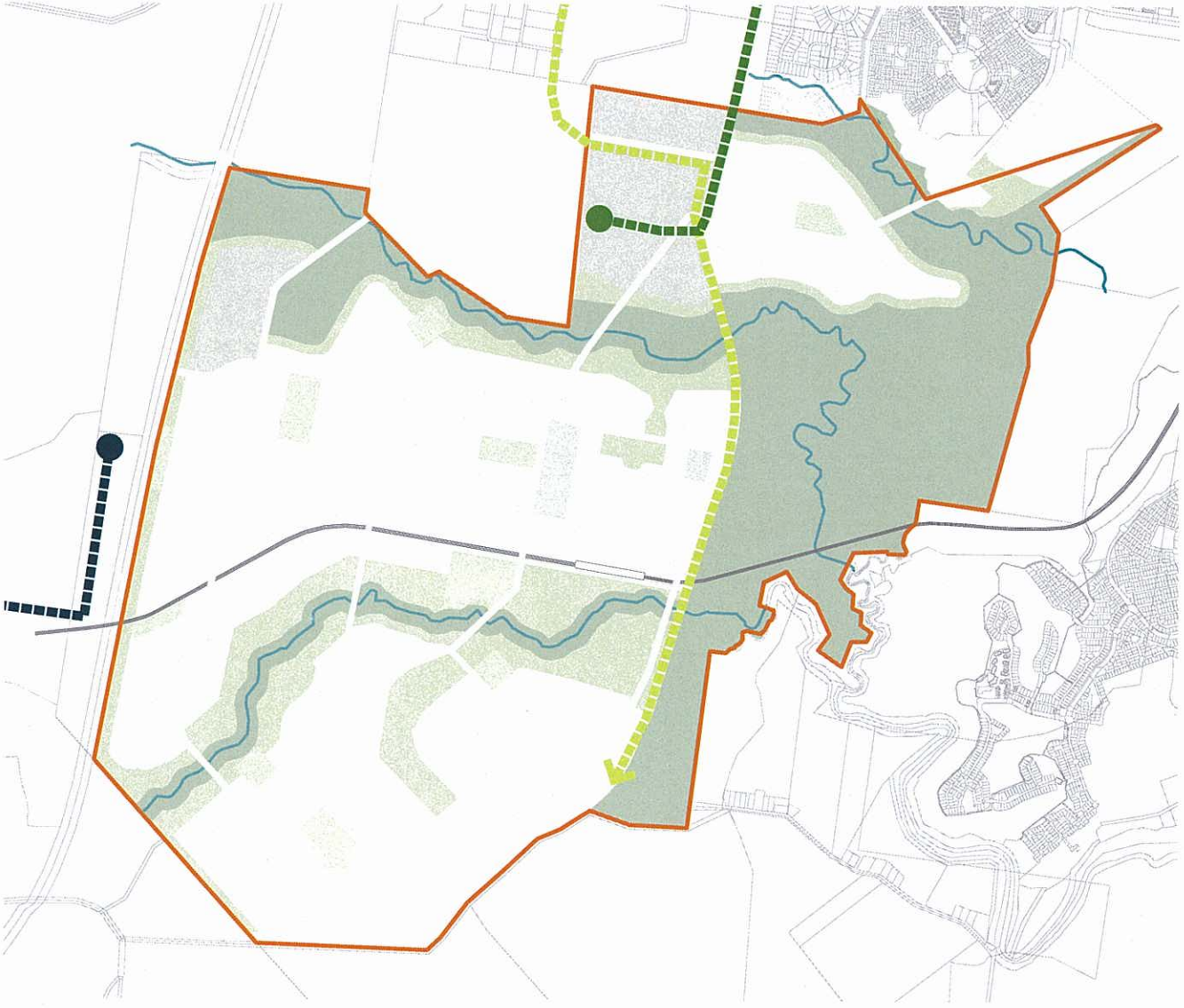
Governance to be representative of community needs and wants through:

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

5.0 PRINCIPLES

Map 17

INFRASTRUCTURE NETWORK – Water, Sewer, Power



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

PLANNING CONTENT

CALOUNDRA SOUTH MASTER PLAN

6.0 LAND USE AREAS

6.1 Purpose and Application of this Part of the Master Plan

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

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

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

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

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

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

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

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

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

6.0 LAND USE AREAS

Map 18
Land Use Areas

6.2 Nominated Land Use Areas

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

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

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

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

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

6.3 Urban Living Zone Intent

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

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

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

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

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

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

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

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

Table 1 **Development Scheme Zones and Master Plan Land Use Areas**

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

6.0 LAND USE AREAS

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13 JUN 2012
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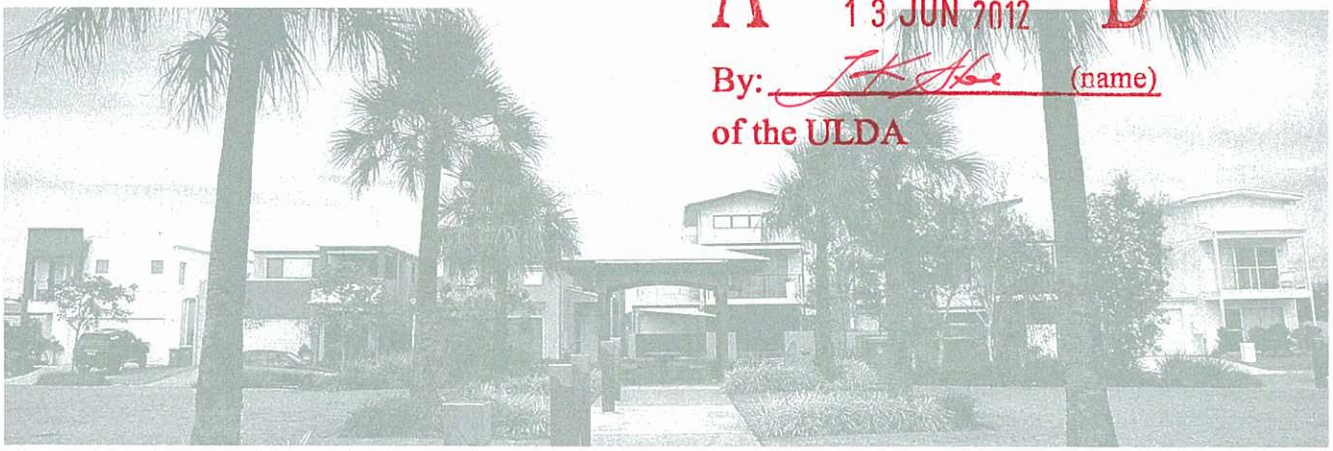
of the ULDA



6.3 Urban Living Zone

Table 2 URBAN LIVING LAND USE AREA

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

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

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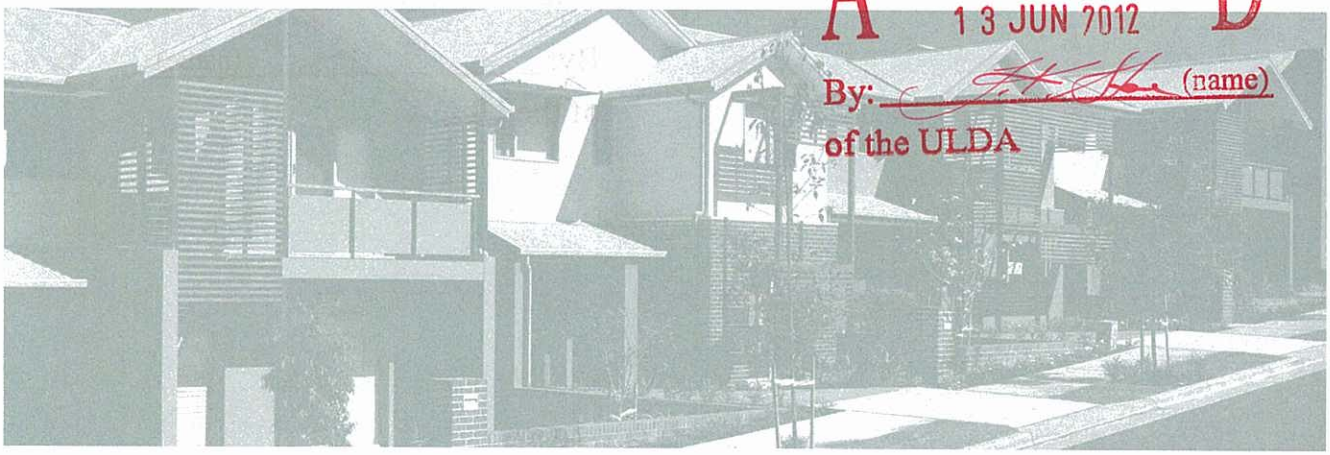

6.3
Urban Living Zone

Table 3 MIXED RESIDENTIAL LAND USE AREA

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

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

6.0 LAND USE AREAS

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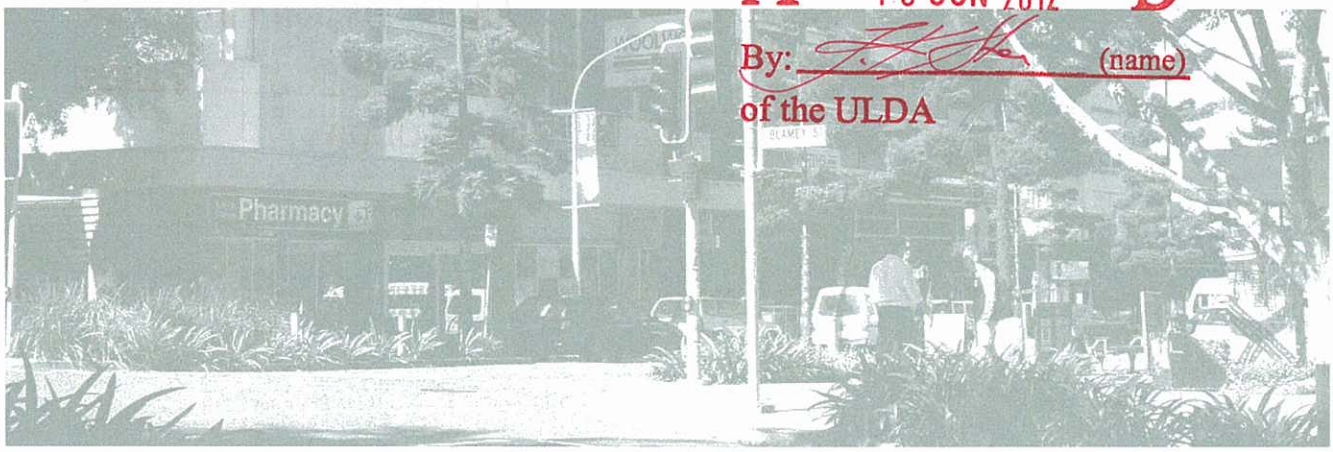

6.3 Urban Living Zone

Table 4 DISTRICT CENTRES LAND USE AREA

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

premises for conducting large scale functions ie.

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

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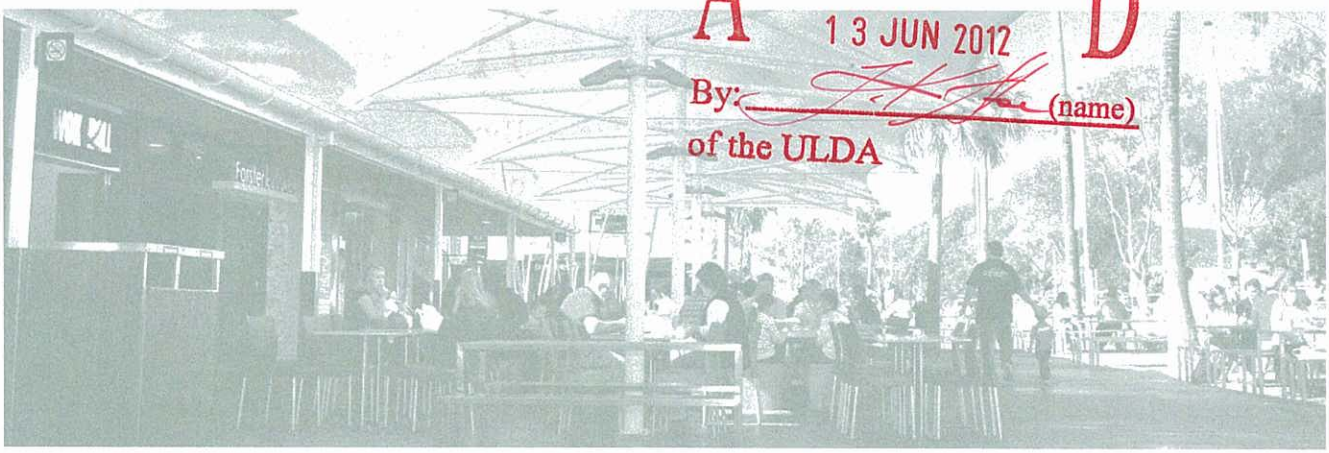


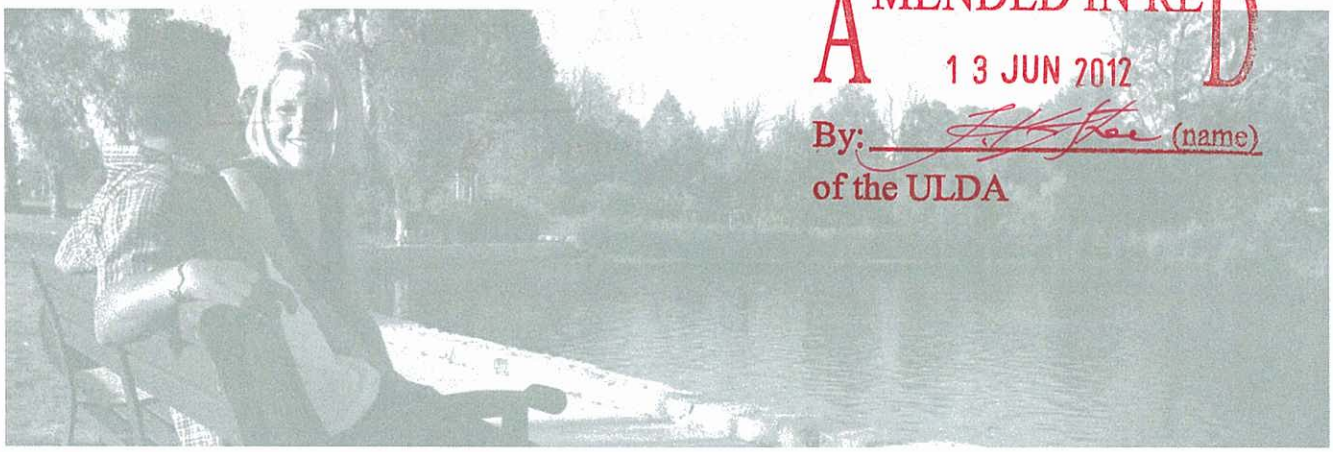
6.3
Urban Living Zone

Table 5 NEIGHBOURHOOD CENTRES LAND USE AREA

Purpose	The purpose of the Neighbourhood Centre Land Use Area is to provide for centre activities including local retail services in a village setting that integrates a mix of uses and activities within an urban form to meet the needs of local residents that also provides opportunities for community interaction.	
Development Parameters	Residential density Minimum 20 dwellings/ha	Areas of increased density may be acceptable in certain locations where approved in a subsequent PoD
	Maximum building heights 3 storeys	
	Site cover COMMERCIAL – up to 100%.	Subject to appropriate consideration to urban form setbacks and urban services such as parking and delivery facilities (which may be provided via a common access / service arrangement).
	RETAIL – up to 100%	
	RESIDENTIAL (integrated with other centre land uses) – up to 80%	Subject to appropriate consideration to urban form setbacks and urban services such as parking and communal open space.
Approved Uses	Business Child care centre Community facility Display unit Educational establishment Fast food premises where: • where not adjoining a residential use Food premises Health care services Market Multiple residential	Service industry where: • not located adjacent to a residential use; • maximum 250 m² GFA. Shop Shopping centre Telecommunications facility and utility installation where: • integrated within a building; • part of a mixed use development; ~~• integrated with a building;~~ • not located adjoining the Urban Living Land Use Area; • shown on an endorsed context plan area strategy and approved PoD. ~~Utility installation where:~~ ~~• part of a mixed use development.~~
Applicable Master Plan Design Elements	Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines [5]	Centre layout and design is undertaken generally in accordance with: ULDA Guideline 5 – Neighbourhood Planning and Design (November 2011) ULDA Guideline 6 – Street and Movement Network (April 2012) ULDA Guideline 8 – Medium and High Rise Buildings (April 2011) ~~ULDA Guideline 9 – Centres (November 2011).~~	

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

6.0 LAND USE AREAS



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6.3 Urban Living Zone

Table 6 **OPEN SPACE BUFFER LAND USE AREA**		
Purpose	The purpose of the Open Space Buffer Land Use Area is to provide for the protection and rehabilitation of the major waterways within the site and for a range of appropriately located passive recreation, educational and leisure activities that promote an active and diverse lifestyle whilst recognising the ecological values of the area.	
Development Parameters	Lamerough Creek	The 200 m wide open space creek corridor will comprise : • a ~~100 m wide~~ vegetated core ecological corridor, ~~being 50 m either side of the creek centreline~~; • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the ~~100 m~~ core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs
	Bells Creek North	The 200 m wide open space creek corridor will comprise : • a ~~100 m wide~~ vegetated core ecological corridor, ~~being 50 m either side of the creek centreline~~; • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the ~~100 m~~ core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs.
	Bells Creek South	The 100 m wide open space creek corridor will comprise : • a ~~50m wide~~ vegetated core corridor, ~~being 25 m either side of the creek centreline;~~ • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the ~~50 m~~ core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs.
Approved Uses	Park ~~Outdoor sport and recreation where:~~ ~~• located outside the core ecological corridor;~~ ~~• excluding public swimming pools, stadiums and golf course.~~	
Applicable Master Plan Design Elements	Design Standards (Part 11) Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines [6]	Open Space parkland and associated facilities are provided generally in accordance with ULDA Guideline 12 (November 2011).	

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

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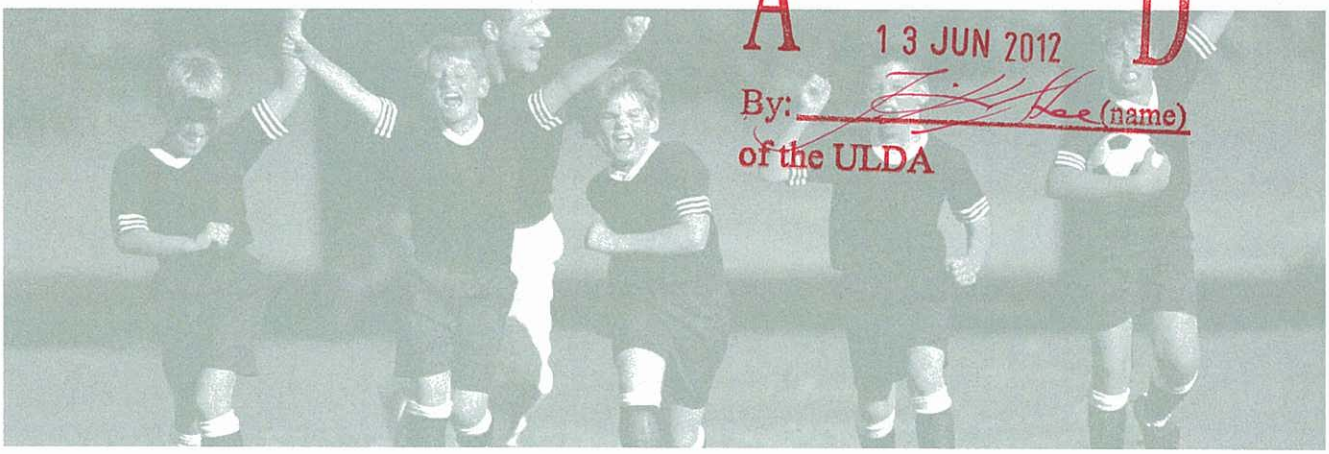

6.3
Urban Living Zone

Table 7 SPORT AND RECREATION LAND USE AREA

Purpose	The purpose of the Sport and Recreation Land Use Area is to provide for a range of sporting, recreation, leisure, cultural and educational facilities and community meeting spaces that provide for a diverse and active lifestyle. A hierarchy of Major, District, Neighbourhood and Local Parks will be provided across the site. This Land Use Area also provides an additional open space buffer and could provide opportunities for fauna corridor.
Development Parameters	~~Building heights~~ ~~21 m~~ Corridors A 30 m sport and recreation buffer to any fauna habitat areas in the Open Space Buffer Land Use Area
Approved Uses [7]	Community facility where: • located adjacent to a centre or educational establishment • co-located with a Major or District Park Indoor sport and recreation where: • excluding convention centre, amusement and leisure centre; and • maximum GFA of 2,000 m². Outdoor sport and recreation ~~including~~ excluding • a golf course ~~where shown on an endorsed Context Plan Area Strategy and approved PoD~~
Applicable Master Plan Design Elements	Design Standards (Part 11) Infrastructure Networks and Standards (Part 12)
Applicable ULDA Guidelines [8]	Sport and Recreation parkland and associated facilities are provided generally in accordance with ULDA Guideline 12 (November 2011).

premises for conducting large scale functions ie.

[7] It is noted that a Park is exempt development under the ULDA Development Scheme
[8] ULDA Guidelines are intended to be used to assess future development applications. If there is any inconsistency between the ULDA Guidelines and this Master Plan, the Master Plan prevails.

6.0 LAND USE AREAS

6.4 Major Centre Zone Intent

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

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

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

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

Interim uses within the Major Centre Zone may include:

- bulk landscape supplies;
- warehouse.

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

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

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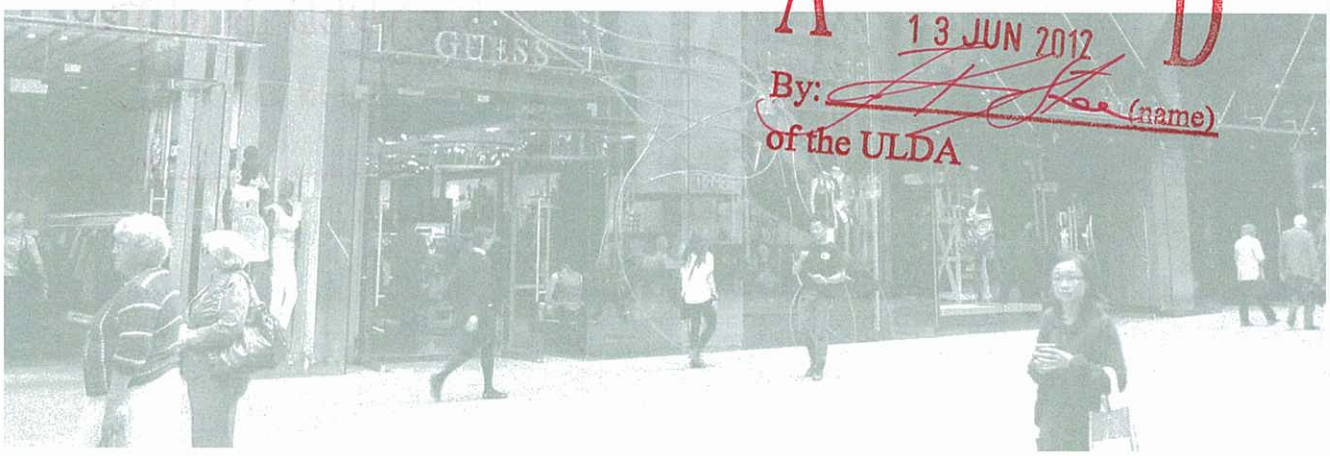


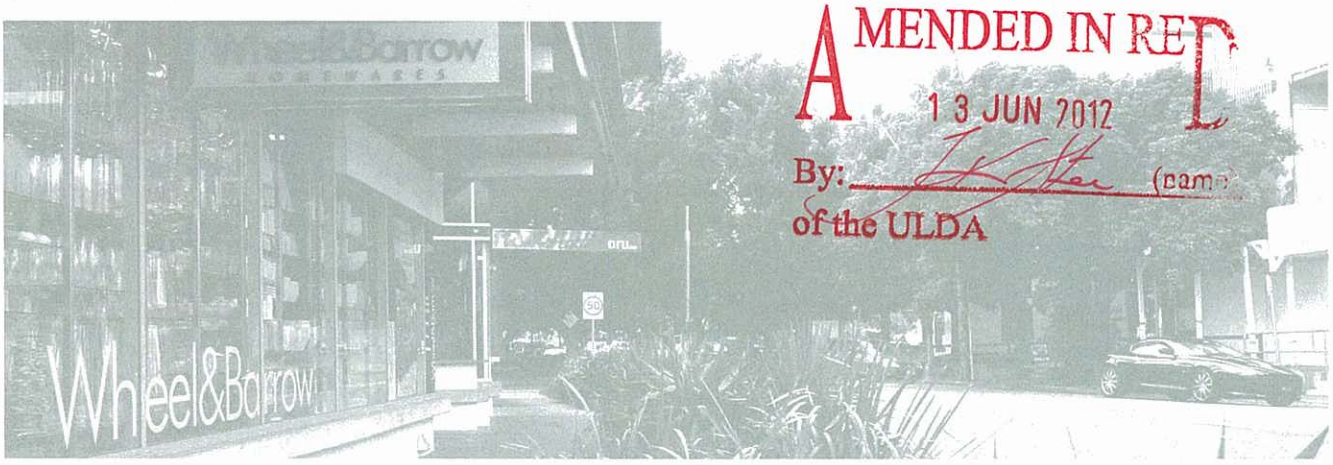
6.4
Major Centre Zone Intent

Table 8 TOWN CENTRE CORE LAND USE AREA

Purpose	The Town Centre Core Land Use Area is the retail, commercial, transit and cultural focal point of Caloundra South, acting as the heart of the community and a significant destination for the broader region. ~~Large format retail buildings that are integrated to ensure active streets may also be appropriate~~. Mixed use and high density residential development will be supported to provide housing diversity where there is a high level of amenity.	
Development Parameters	Residential density Minimum 60 dwellings/ha	Areas of increased density may be acceptable in certain locations where approved in a subsequent PoD.
	Maximum building heights 10 storeys	
	Site cover - Up to 100%.	Subject to appropriate consideration to urban form setbacks and urban services such as parking and delivery facilities (which may be provided via a common access/service arrangement).
	~~Car parking~~ ~~Minimum~~	~~Retail and Commercial uses – minimum 4.5 spaces per 100 m² GFA (minimum 1 space per 30 m² GFA above ground floor).~~
Approved Uses	Business Car park (other than a multi level facility) where: • incorporating landscaping along its boundaries to enhance its visual appeal Community facility Display unit Educational establishment where: • excluding those involving ovals for sporting recreational purposes Fast food premises Food premises Health care services Indoor entertainment	Indoor Sport and Recreation where: • gymnasium only; • maximum GFA 3,000 m²; • not located on ground level. Market Multiple residential Sales office Shop Shopping centre Short term accommodation ~~Showroom where:~~ ~~• maximum 2,000 m² GFA~~ Telecommunications facility ~~Utility installation where:~~ ~~• integrated in a building~~
Applicable Master Plan Design Elements	Design Standards (Part 11) Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines [9]	Centre layout and design is undertaken generally in accordance with: ULDA Guideline 6 – Street and Movement Network (April 2012) ULDA Guideline 8 – Medium and High Rise Buildings (April 2011) ~~ULDA Guideline 11 – Community Facilities (November 2011)~~	

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

6.0 LAND USE AREAS



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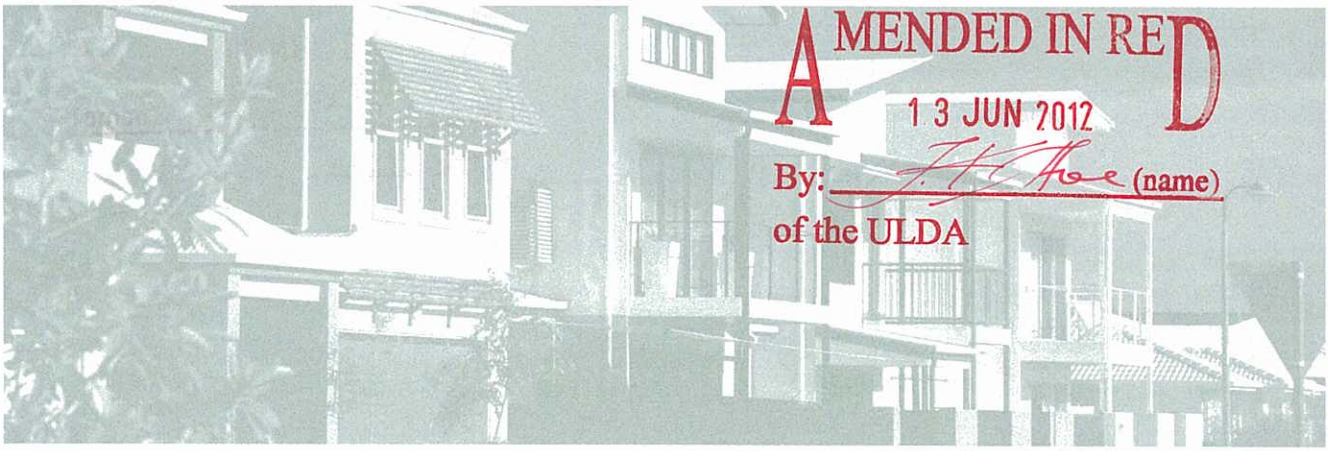
of the ULDA

6.4 Major Centre Zone

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

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



6.4
Major Centre Zone

Table 10 TOWN CENTRE FRAME WEST LAND USE AREA

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

[1] 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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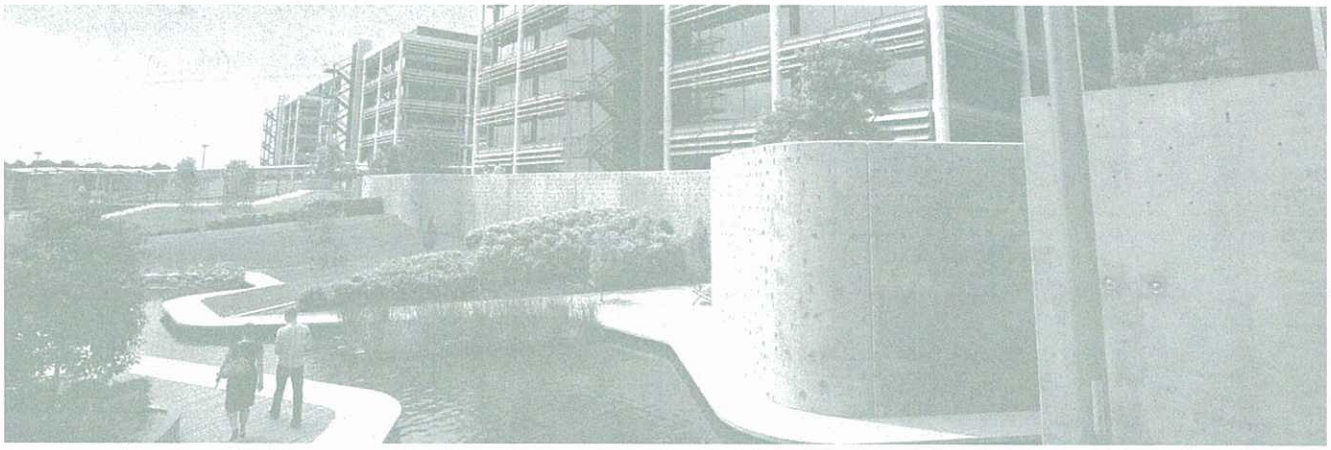
6.4 Major Centre Zone

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

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



6.5
Industry and Business Zone Intent

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

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

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

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

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

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

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

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

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

6.0 LAND USE AREAS

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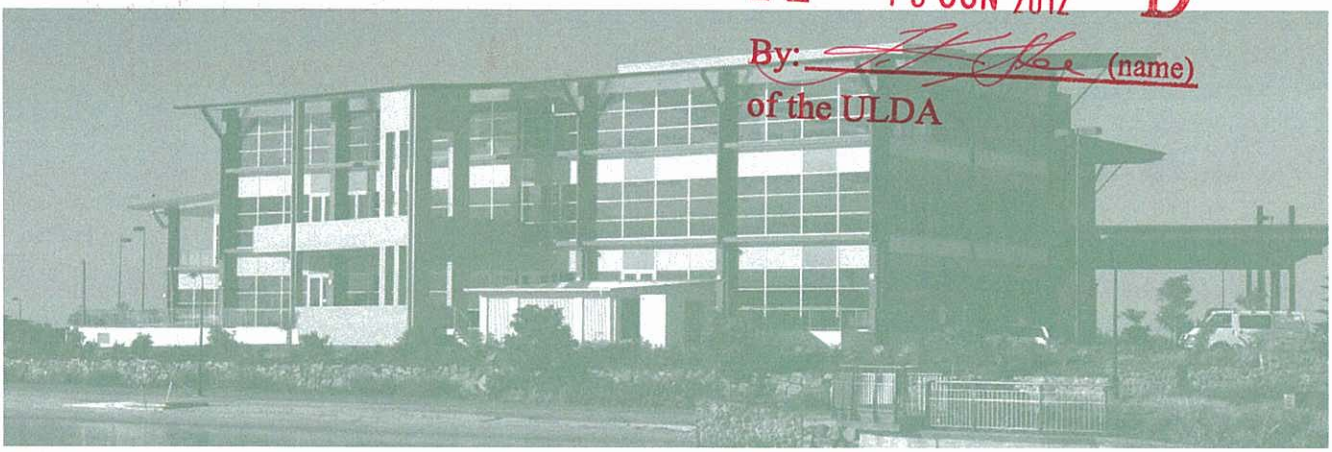
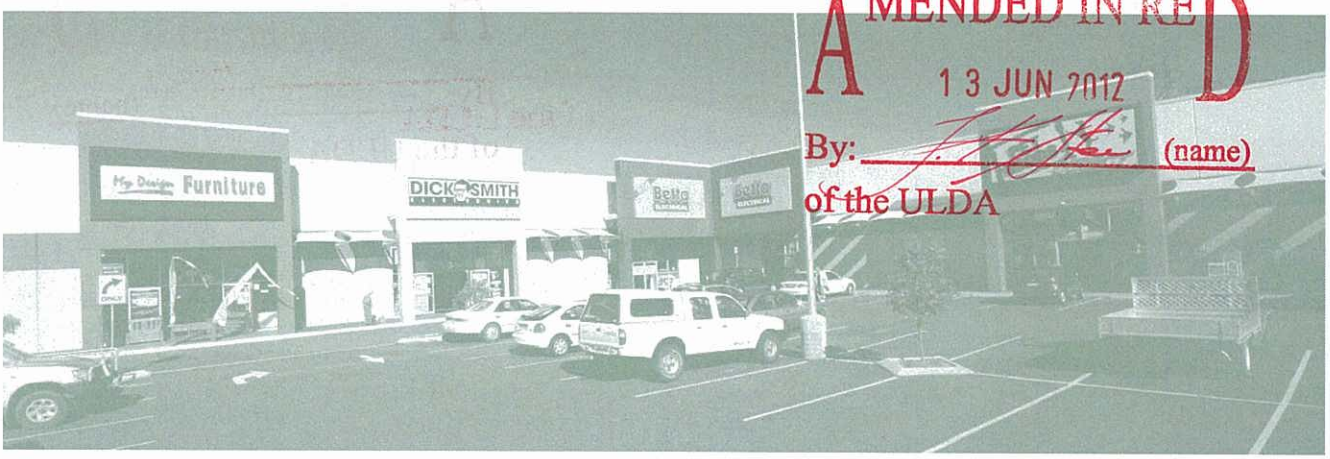


6.5 Industry and Business Zone

Table 12 INDUSTRY AND BUSINESS LAND USE AREA

Purpose	The Industry and Business Land Use Area will provide for the establishment of a range of industrial and business land use activities to provide service and employment opportunities for the region.	
Development Parameters	Maximum building heights 15 m	Greater heights may be permitted adjacent to the Kawana Arterial where buildings are unable to be seen when travelling on the Kawana Arterial and by residential neighbourhoods within and external to the UDA boundary.
	Maximum site cover 70%	
	Minimum lot size No minimum	
Approved Uses	Agricultural supply store Bulk landscape supplies Business where: • a maximum of ~~5,000~~ 2500 m² GFA per site, if not ancillary to an industrial use Car park Crematorium Educational establishment, where : • not a primary or secondary school and demonstrates a nexus with an industrial site or business use Emergency services Food premises where: • up to a maximum of 250 m² GFA in a single location Funeral parlour Garden centre Indoor sport and recreation where: • excluding convention centre, amusement and leisure centre • maximum of 2,000 m² GFA	Low impact industry Outdoor sales Research and technology facility Service industry Service station where: • not within 50 m of a sensitive use Shop where: • up to a maximum of 250 m² GFA in a single location Telecommunication facility Utility installation Veterinary hospital Warehouse Wholesale nursery
Applicable Master Plan Design Elements	Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines [13]	Industry and business development is undertaken generally in accordance with ULDA Guideline 10 (April 2011).	

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



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of the ULDA

6.5
Industry and Business Zone

Table 13 SHOWROOM LAND USE AREA

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

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

6.0 LAND USE AREAS

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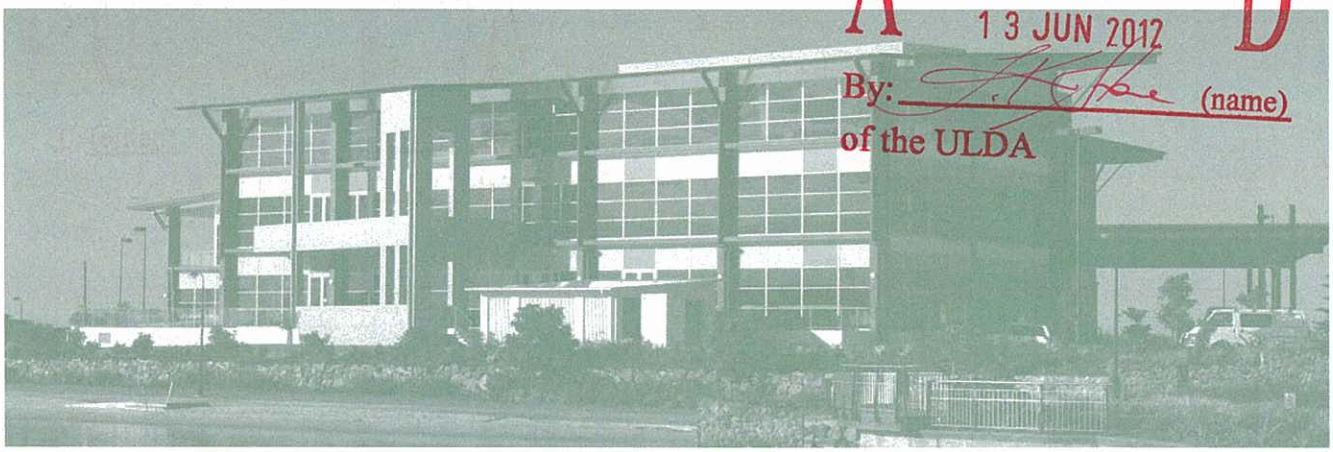
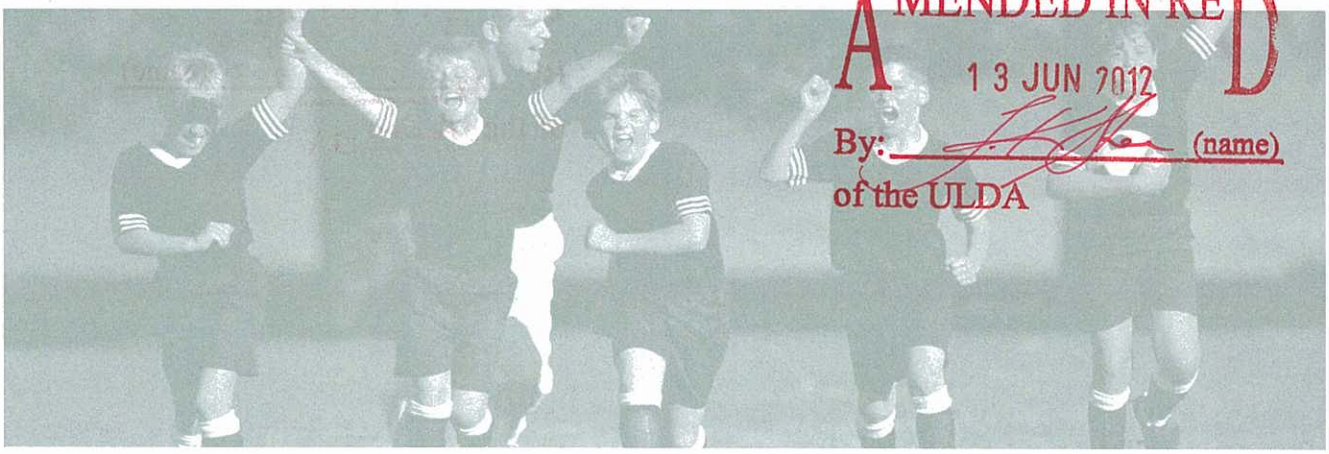


6.5 Industry and Business Zone

Table 14 OPEN SPACE BUFFER LAND USE AREA

Purpose	The purpose of the Open Space Buffer Land Use Area is to provide for the protection and rehabilitation of the major waterways within the site and for a range of appropriately located passive recreation, educational and leisure activities that promote an active and diverse lifestyle whilst recognising the ecological values of the area.	
Development Parameters	Lamerough Creek	The 200 m wide open space creek corridor will comprise : • a ~~100 m wide~~ vegetated core ecological corridor, ~~being 50 m either side of the creek centreline;~~ • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the ~~100 m~~ core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs
	Bells Creek North	The 200 m wide open space creek corridor will comprise : • a ~~100 m wide~~ vegetated core ecological corridor, ~~being 50 m either side of the creek centreline;~~ • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the ~~100 m~~ core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs.
	Bells Creek South	The 100 m wide open space creek corridor will comprise : • a ~~50 m wide~~ vegetated core ecological corridor, ~~being 25 m either side of the creek centreline;~~ • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the ~~50 m~~ core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs.
Approved Uses	Park ~~Outdoor sport and recreation where:~~ • ~~located outside the core ecological corridor;~~ • ~~excluding public swimming pools, stadiums and golf course~~	
Applicable Master Plan Design Elements	Design Standards (Part 11) Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines [6]	Open Space parkland and associated facilities are provided generally in accordance with ULDA Guideline 12 (November 2011).	

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



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6.5
Industry and Business Zone

Table 15 SPORT AND RECREATION LAND USE AREA

Purpose	The purpose of the Sport and Recreation Land Use Area is to provide for a range of sporting, recreation, leisure, cultural and educational facilities and community meeting spaces that provide for a diverse and active lifestyle. A hierarchy of Major, District, Neighbourhood and Local Parks will be provided across the site. This Land Use Area also provides an additional open space buffer and could provide opportunities for fauna corridor.
Development Parameters	~~Building heights~~ ~~21 m~~ Corridors A 30 m sport and recreation buffer to any fauna habitat areas in the Open Space Buffer Land Use Area
Approved Uses [7]	Community facility where: • located adjacent to a centre or educational establishment • co-located with a Major or District Park Indoor sport and recreation where: • excluding convention centre, amusement and leisure centre; and • maximum GFA of 2,000 m². Outdoor sport and recreation ~~including:~~ excluding • a golf course ~~where shown on an endorsed Context Plan Area Strategy and approved PoD~~
Applicable Master Plan Design Elements	Design Standards (Part 11) Infrastructure Networks and Standards (Part 12)
Applicable ULDA Guidelines [8]	Sport and Recreation parkland and associated facilities are provided generally in accordance with ULDA Guideline 12 (November 2011).

premises for conducting large scale functions ie.

[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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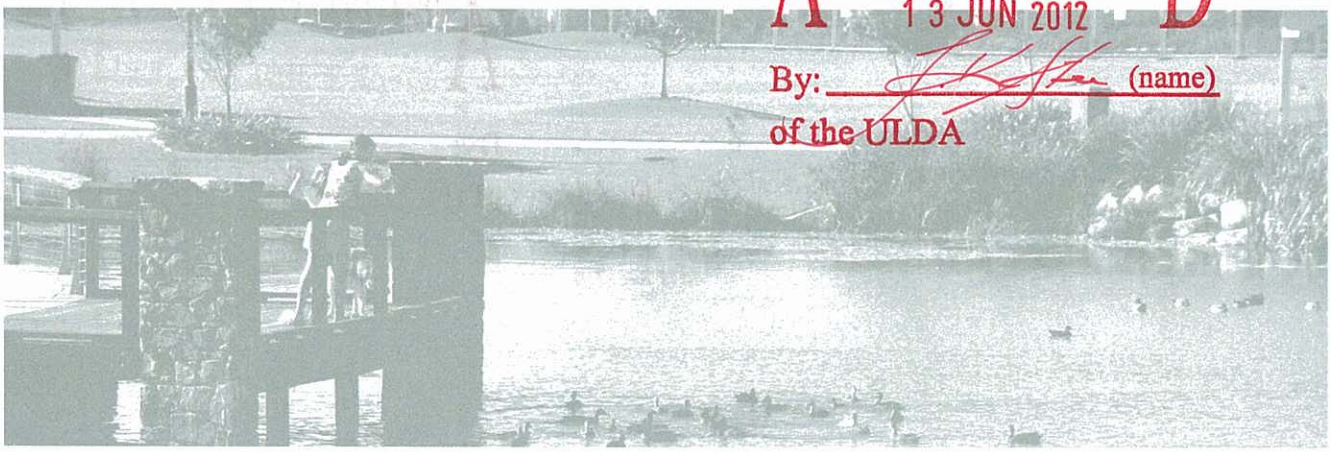


6.6 Environmental Protection Zone Intent

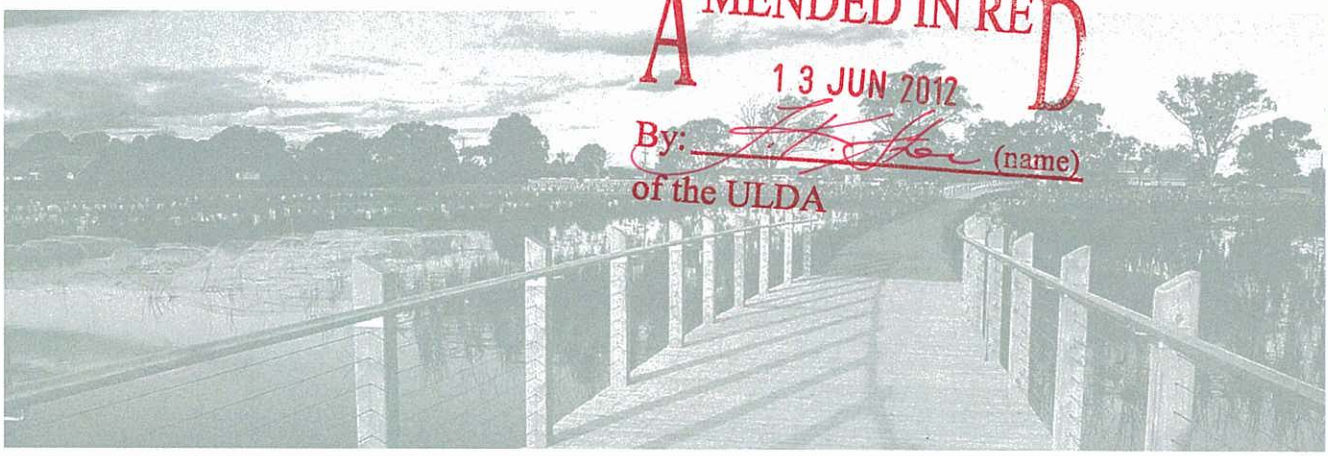
The Environmental Protection Zone has been retained as an Environmental Protection Land Use Area. It is intended that this Zone be protected for conservation and rehabilitation purposes ~~with opportunities for passive recreation, road infrastructure and water quality and quantity management, where appropriate.~~ 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 vales.

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 Guidelines [d]	N/A	

[d] 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.

7.0 LOCALITIES

Map 19
Localities

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

Secondary (P-9)

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By: (name)
of the ULDA

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

AMENDED IN RED
By: M.Clayton
Date: 8 November 2016

Queensland Government

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

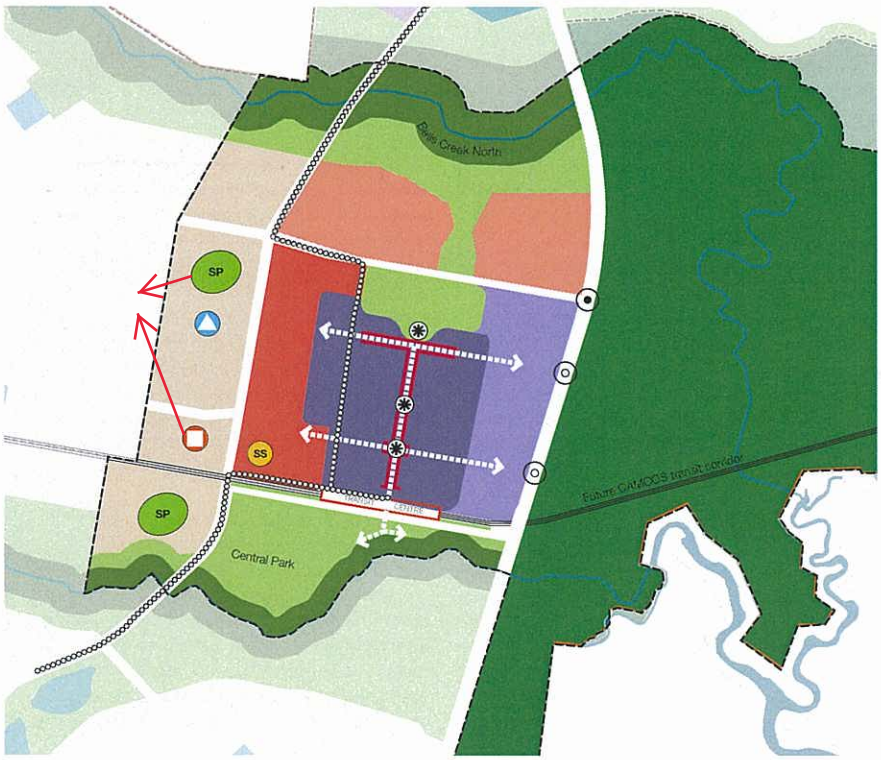
The Town Centre Core will be developed as the retail and commercial hub for Caloundra South and provide the highest order retail and commercial uses as well as residential and community uses. Development is to provide for a range of employment and business opportunities.

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
- Locality Boundary
- Town Centre Frame West
- Town Centre Frame East
- Town Centre Core
- Mixed Residential
- Sport and Recreation
- Open Space Buffer
- Environmental Protection
- Urban Living

Elements
- Ultimate Intersection location (roundabout)
- Interim Intersection (roundabout - indicative location)
- Key Node/Plaza (min. 3 storeys)
- Key Active Edges
- ~~State Secondary School~~ Private School
- ~~Potential Private School~~ State Primary School
- Potential Retirement Village
- Sports Park
- Indicative Transit Centre
- Waterways
- Road with dedicated public transport as per other localities

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

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

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

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

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

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

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

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

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

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

The Environment and Open Space
A vegetated corridor of ~~up to~~ approximately 200 m wide will be established along Bells Creek North and ~~up to~~ approximately 100 m wide along Bells Creek South to provide a buffer to urban development, expand riparian vegetation and provide for ecological connections thought the site. These 100 m and 200 m wide corridors will be measured 50-100 m either side of the creek centreline. A ~~100 m wide~~ 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~~ may be 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 componsatory 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

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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~~ 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 / cylist 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

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Date: 8 November 2016

Queensland Government

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

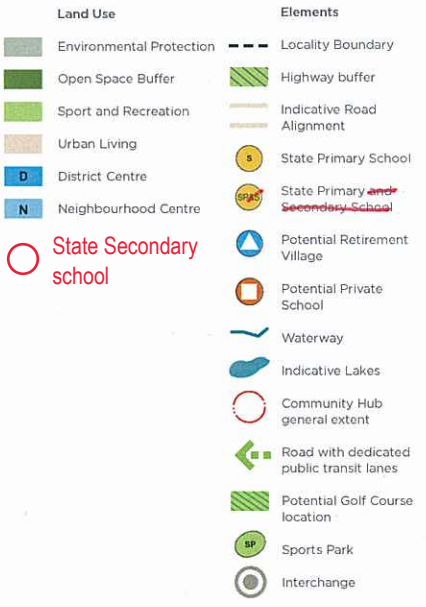
The Southern Locality contains five villages (refer Map 14 - Village Hierarchy Plan) each serviced by a Community Hub. The villages are to be connected by a network of pedestrian and cycle paths (refer Map 11 - Active Transport) and are to be developed to have a parkland character including different 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



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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~~ approximately 100 m wide 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~~ core corridor, ~~being 25 m either side of the creek centreline~~.

Stormwater management devices, fauna refuge areas, pedestrian / cylist 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~~ intended 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

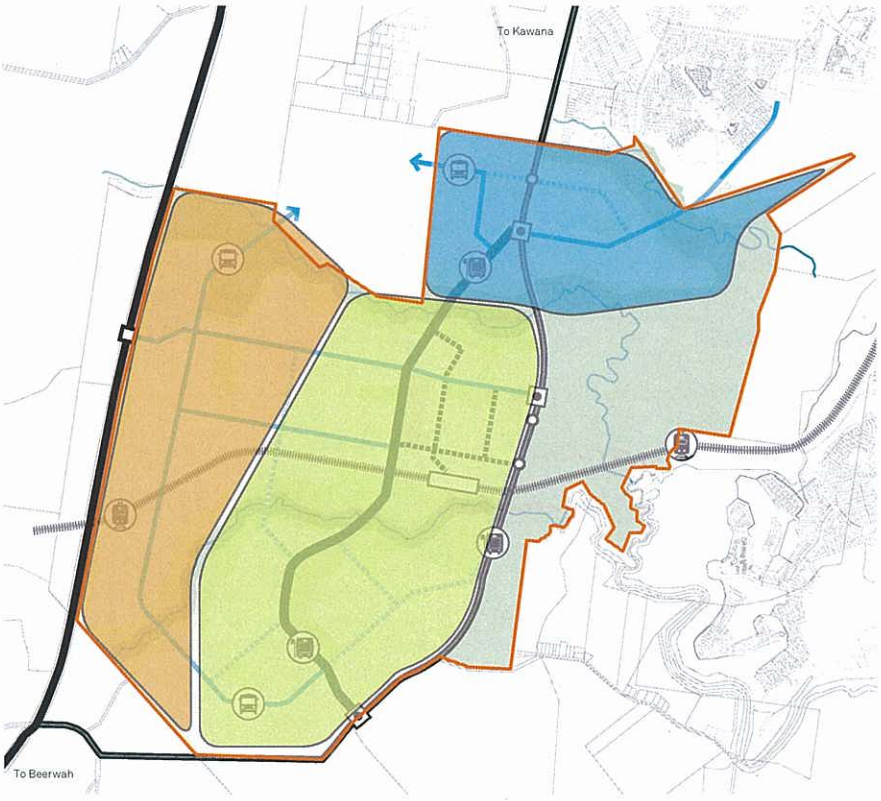
7.6 Development Phasing and Delivery

The phasing of development[16] 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]

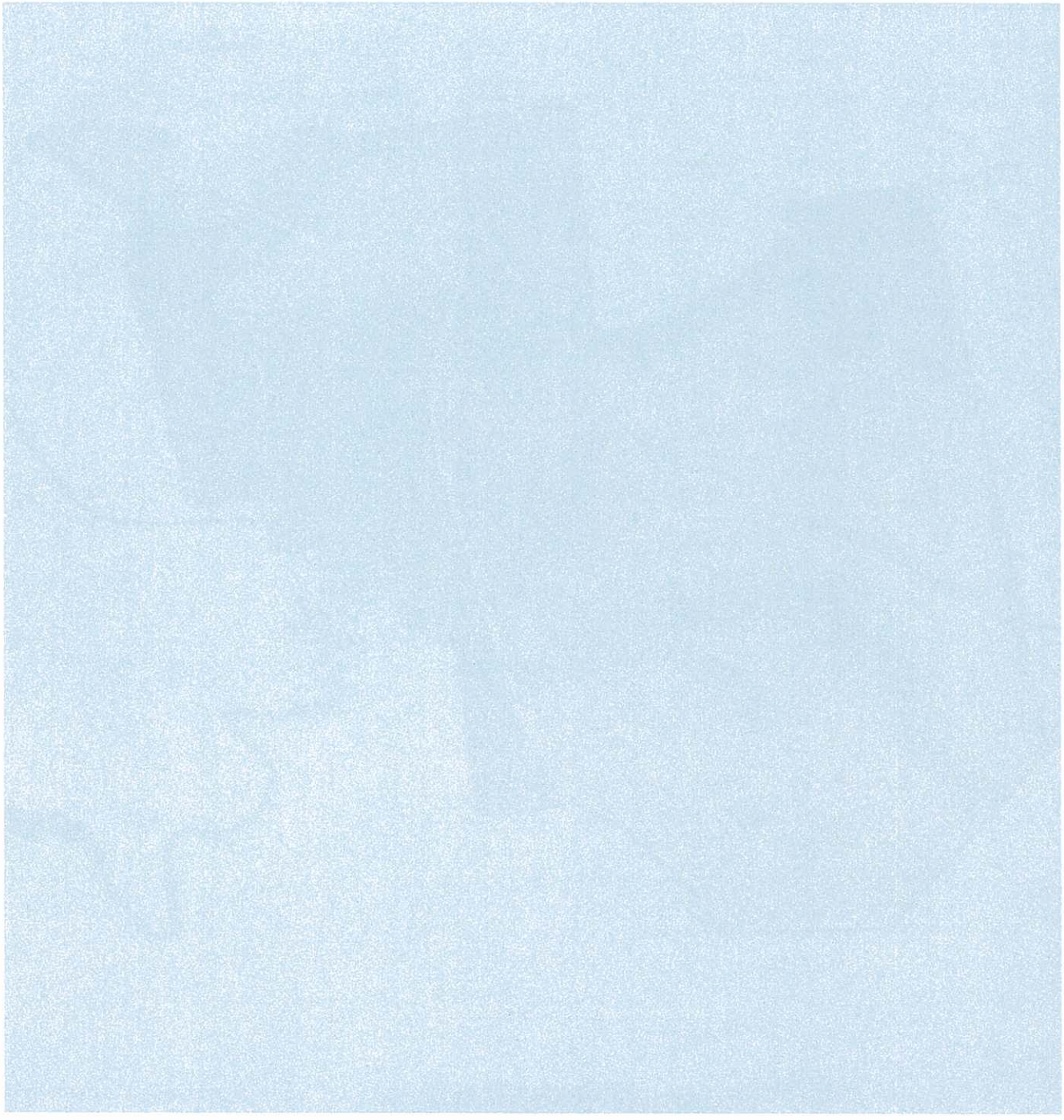
More detailed staging plans are to be provided with the first application within each Locality.



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

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.

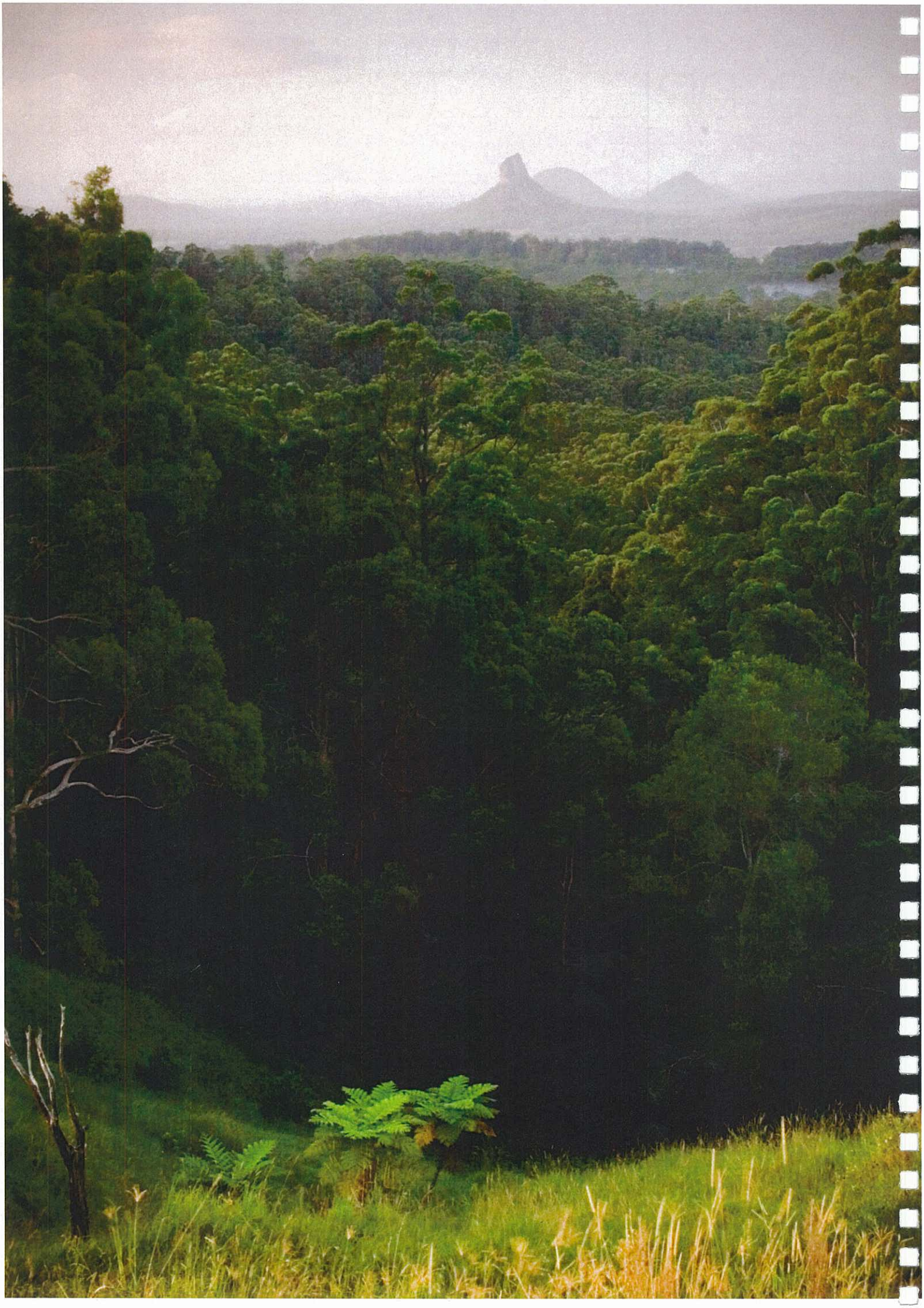
Development in a Precinct must generally be consistent with the development obligations for that Precinct within the development entitlements for that Precinct and achieves the nominated obligations.[17] The location of the entitlements and obligations within each Precinct is intended to be defined in 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 [18]	Centres (GFA)	Industry and Business (GFA)	Community Facilities (maximum ha)	Open Space and Parks [19] (maximum ha or metres)	Infrastructure
	Entitlements			Obligations		
NORTHERN LOCALITY						
1	250 dwellings [20]	Nil	Nil	5,000 m² land for a local community facility ~~or alternate site within Bellvista to be provided~~	30 m environmental protection buffer to Caloundra Aerodrome	Nil
2	1,600 dwellings	8,000 m² retail uses 4,000 m² commercial uses	Nil	Land for 1 ~~Primary~~ School (Kindergarden to be co-located or clustered) 8ha P-9 (*) 1 ha for district community facilities including library, community meeting space and youth space to be clustered with the District Hub 4,000 m² of land for an Interpretive Facility (within Sport and Recreation Land Use Area) incorporating neighbourhood meeting room	4 ha Neighbourhood Sports Park 30 m Recreation Buffer to the Blackbutt Forest 500 m² town square within the District Hub Progressive rehabilitation of the Environmental Protection Zone	Nil
3	Nil	Nil	330,000 m² Industrial & Commercial Uses	Nil	Nil	KA A maximum ~~60~~ 80 m wide corridor for the Kawana Arterial extension
4	Nil	Nil	80,000 m² Industrial & Commercial Uses	Nil	Nil	Nil
5	Nil	Nil	40,000 m² Showroom	750 m² of Land for neighbourhood meeting room to be co-located with the District Sports Park	7.5 ha District Sports Park	KA A maximum ~~60~~ 80 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

[18] 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.

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

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

8.0 PRECINCTS

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By: M.Clayton
Date: 8 November 2016
Queensland Government

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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[21]	Centres (GFA)[22]	Industry and Business (GFA)	Community Facilities (maximum ha)	Open Space and Parks[23] (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 m² 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 ~~KA~~ 80 A maximum ~~60~~ m wide corridor for the Kawana Arterial extension
8	1,900 dwellings	90,000 m² GFA retail uses 30,000 m² GFA Commercial Uses	Nil	State Government Health Centre ~~2 ha for a health hub in an urban form (should a suburban form be required this facility would be located within Precinct 19 at 4 ha)~~ 0.6 ha for Police Station to be located within the Town Centre frame 1.8 ha Major Sports Facility 1.5 ha for Major Civic Centre / Cultural Centre (potentially incorporating art gallery, meeting rooms) ~~preferably clustered with the People's Place~~	4,000 m² Plazas within the Town Centre 5 ha land for major recreation park being the southern part of the Peoples Place	Land for CAMCOS Corridor and 5,000 m² Transit Centre ~~KA~~ 80 A maximum ~~60~~ m wide corridor for the Kawana Arterial extension
9	800 dwellings	20,000 m² Commercial Uses	Nil	~~8ha land 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 m² land for a neighbourhood meeting house 4ha P-6 Primary School (*)	~~7.5 District Sports Park~~ 15 ha Major Sports Park	Land for CAMCOS Corridor

(*) P-6 ~~State School~~ of 4ha and ~~Secondary School~~ of 8ha are to be ~~co-located~~ with 4ha each of a ~~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 ~~to~~ 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 ~~5~~ 26 outlined in Part ~~12~~ 12.2 of this Master Plan and as specified within this table.

[24] ~~Incorporating community health services and respite services~~

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Date: 8 November 2016

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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 m² Retail Uses 1,000 m² Commercial Uses	Nil	5,000 m² land for a local Community Facility clustered with a Neighbourhood Hub ~~750 m²~~ Land for 1 Public Primary local school (kindergarten to be co-located or clustered) (*)	400 m² town square/ civic park to be integrated with the Neighbourhood Hub	Nil
12	1,500 dwellings	1,500 m² Retail Uses 1,000 m² Commercial Uses	Nil	5,000 m² land for a Community Facility clustered with Neighbourhood Hub 750 m² Land for neighbourhood meeting room to be co-located with the District Sports Park	400 m² town square/ civic park to be integrated with the Neighbourhood Hub 4 ha District Sports Park	Nil
13	Nil	Nil	180,000 m² Industry and Commercial Uses 20,000 m² Showroom	Nil	Maximum 40 m visual buffer adjoining Bruce Highway [27]	Nil
14	2,000 dwellings	5,000 m² Retail Uses 2,000 m² Commercial Uses	Nil	~~5,000 m²~~ land for a ~~local~~ Community Facility clustered with Neighbourhood Hub 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 m² town square within the District Hub	Nil

750m² Neighbourhood Meeting Room
4ha
P-6
7.5ha District Sports park
4ha land for one P-6 Public Primary School
1 ha
district
750m²

(*) Two P-6 State Schools of 4ha ~~is~~ are 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 ~~7.6~~ 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 m² Retail Uses 1,000 m² Commercial Use	Nil	5,000 m² land for a local Community Facility clustered with a Neighbourhood Hub ~~Land for 1 Public Primary School~~ 2 x 750 m² Land for neighbourhood meeting room to be co-located with the District Sports Park	4 ha District Sports Park 400 m² town square/ civic park to be intergrated with the Neighbourhood Hub Maximum 80m buffer adjoining the Bruce Highway	
16	Nil	Nil	Nil	Nil	Progressive development of Central Park in accordance with Part 11 Special Places	~~IKA~~ A maximum 80 ~~60~~m wide corridor for the Kawana Arterial extension
17	2,000 dwellings	3,000 m² Retail Uses 2,000 m² Commercial Uses	Nil	Two 5,000 m² land for a local Community Facility clustered with each a Neighbourhood Hub 2 x 750 m² Land for neighbourhood meeting room to be co-located with the District Sports Park 4ha for P-6 Primary Public School (*)	4 ha District Sports Park 400 m² town square within the Neighbourhood Hub Major Recreation Park (including potential lakes) Maximum 40 m visual and recreationl buffer to the adjoining forestry	Nil
18	2,400 dwellings	1,500 m² Retail Uses 1,000 m² Commercial Uses	Nil	5,000 m² land for a local Community Facility clustered with a Neighbourhood Hub 4ha Land for 1 Public Primary School (*) 2 x 750 m² Land for neighbourhood meeting room to be co-located with the District Sports or Recreation Park	4 ha District Sports Park 400 m² town square within the Neighbourhood Hub Major Recreation Park (including potential lakes) [29]	~~IKA~~ A maximum 80 ~~60~~m wide corridor for the Kawana Arterial extension
19	1,650 dwellings	5,000 m² Retail Uses 2,000 m² Commercial Uses	Nil	6,000 m² land for Urban Fire & Rescue 5,000 m² land for Ambulance Station 8ha for P7-12 State Secondary school 750 m² Land for neighbourhood meeting room to be co-located with the District Sports Park ~~Land for 1 P-12 Public School~~ Primary District and P7-12 State Secondary school of 8ha are 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 m² town square within the Neighbourhood Hub	Nil

Two (*) 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 is available for public use.

[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

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.

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.

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.

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~~ characteristics	• 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: i. maximise the accessibility of affordable housing to low and moderate income people ii. provide flexible accommodation solutions to enable "ageing in place" iii. provide flexible accommodation solutions for independent living arrangements within a dwelling house iv. 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.
- indentifies 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 deilvery 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 though 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

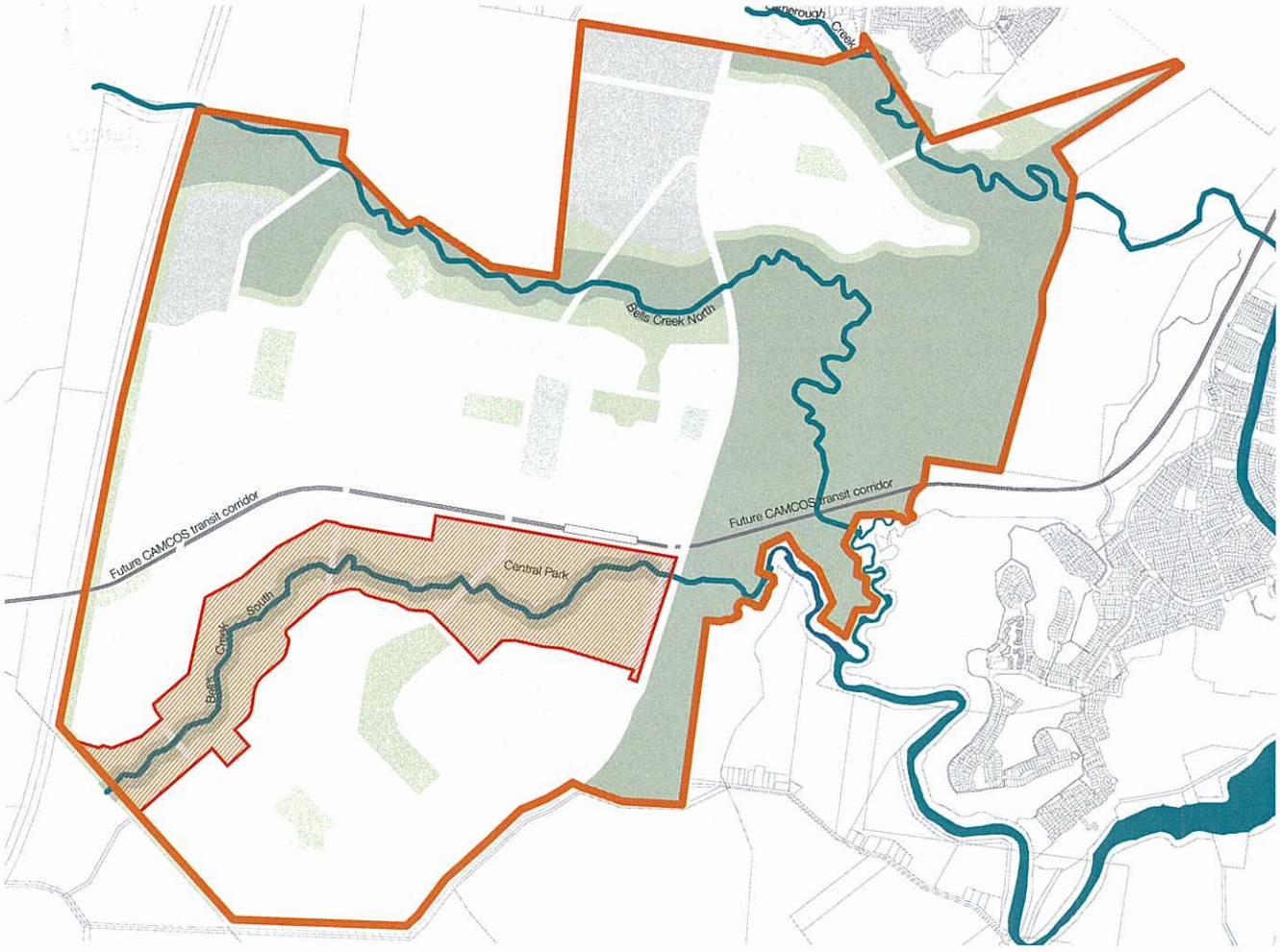
Central Park is intended to be delivered in stages. An overall Concept Plan will be prepared to accompany any subsequent application covering any part of Central Park. Subsequent development applications over the remaining parts of Central Park are to be in accordance with the overall Concept Plan. The 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

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11.3 The People's Place

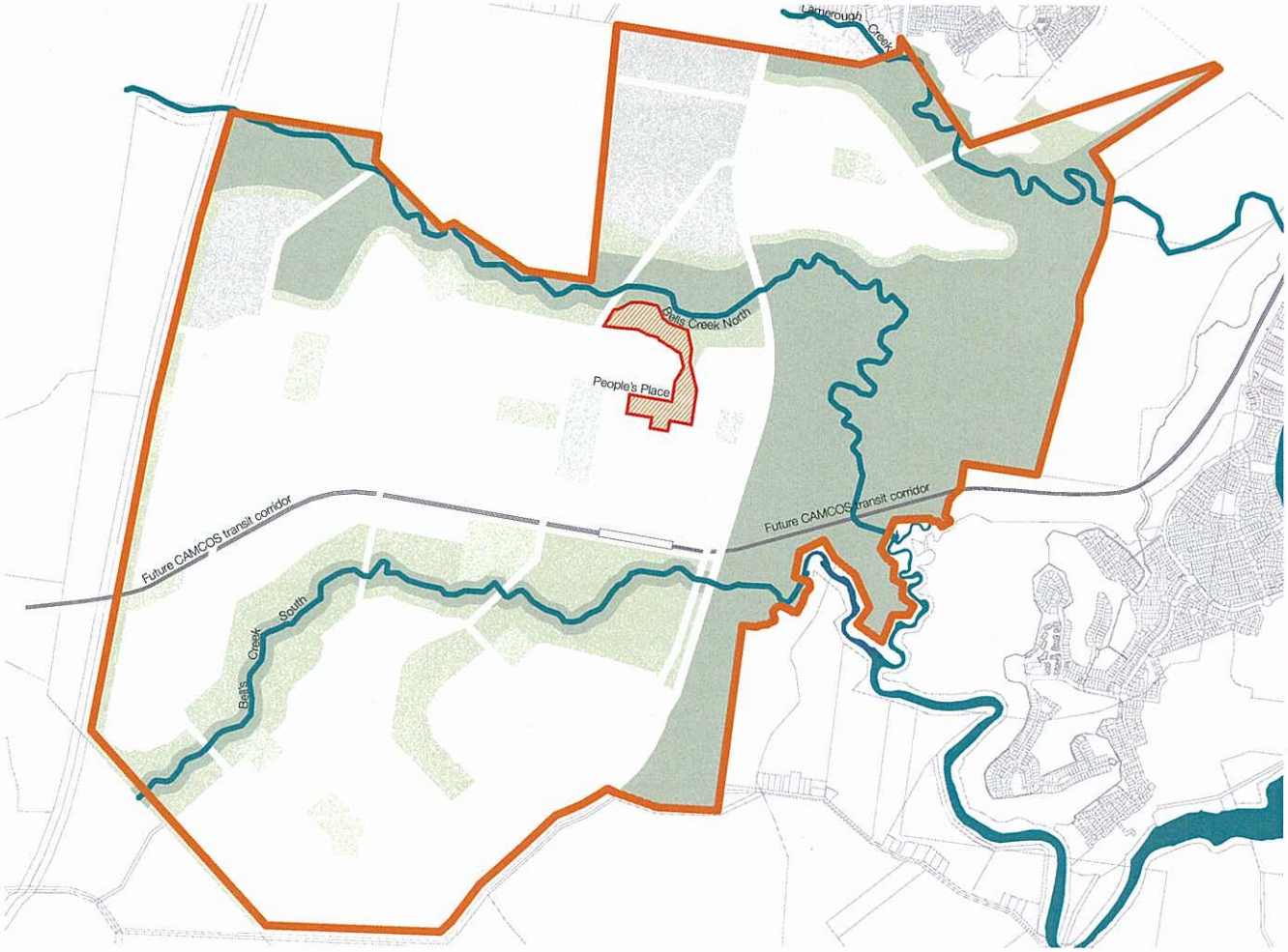
11.3.1
Locational Context and Character
The People's Place is located within the Town Centre Locality, adjoining the northern boundary of the Town Centre Core (refer Map 27 - People's Place Location and Context). The People's Place is to provide high quality public urban amenity catering for a mixture of passive and active recreational opportunities including formal gardens, major community facilities, aquatic facilities and events spaces.

11.3.2
People's Place Design Intent
People's Place is intended to be delivered in stages. An overall Concept Plan will be prepared to accompany any subsequent application covering any part of Central Park. Subsequent development applications over the remaining parts of Central Park are to be in accordance with the overall Concept Plan. The Plan will demonstrate achievement of the following design principles and development outcomes outlined in Table 24 below. The People's Place is to be:

1. Created as a higher order entertainment, leisure and cultural hub providing a community focus for:
   - potential integration of creative, cultural and entertainment uses including opportunities for art galleries, a community meeting hall and performing arts spaces;
   - potential incorporation of an aquatic and water play facility that demonstrates leading practice in sustainable water use;
   - provides pedestrian and cycle connectivity to link the recreational park at the north to the Town Centre and main street.
2. Progressively developed in stages, with the first stage commencing with the initial stage of the Town Centre; incorporating uses identified in Table 24 below, as relevant and appropriate to the location.
3. Delivered to maximise the development outcomes along the southern edge of the People's Place:
   - leveraging contemporary subtropical design architecture that activates the ground level and addresses the park;
   - exploring the opportunity for a compact commercial area within the park;
   - minimum height of 3 storeys immediately adjoining the park;
   - ensuring buildings do not run the length of the park boundary.

Table 24
Summary of potential development outcomes for People's Place

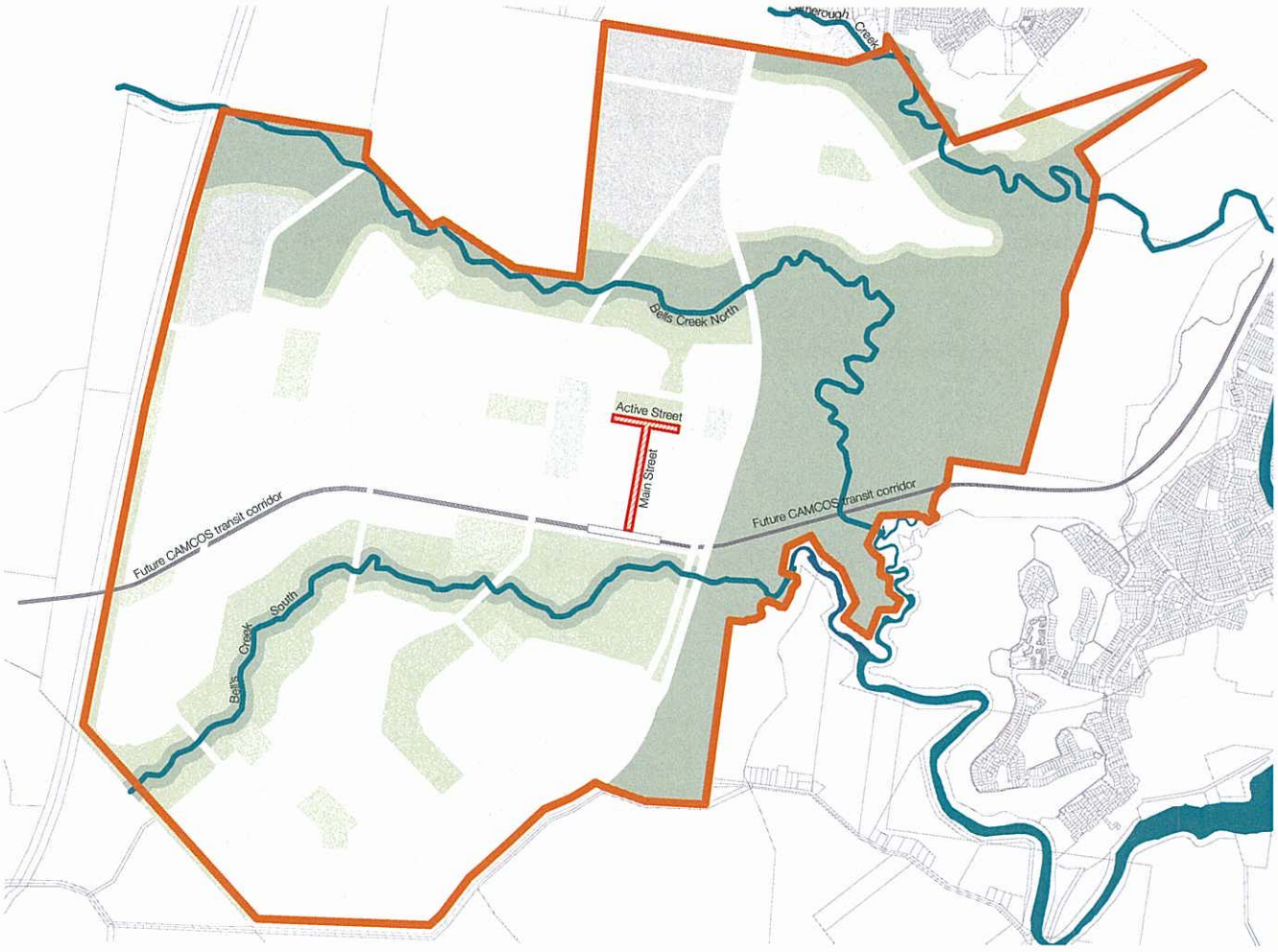
Site Area	Minimum 10 ha
USES	
1. **Integrated Community Facility (1 – 1.5 ha)**	Opportunities to accommodate Library, Community Meeting Hall, Performing Art Space & Art Gallery
2. **Aquatic & Water Play precinct (1 ha)**	Opportunity for aquatic facility, lagoon pool, water play
3. **Parklands & Gardens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



Map 27 **People's Place Location and Context**

Site Boundary

People's Place



Map 28 **Town Centre Active and Main Streets Location and Context**

Site Boundary

Active and Main Streets

Table 25

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

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

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12.2 Parks and Open Space

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

Table 26 **Park Provisions**

Open Space Type	Park Type	Rate of Provision	Provision of Park	Minimum Size	Flood Immunity	Accessablity Requirements
Sports	Major Sports	0.6 ha per 1,000 persons	As per Part 8 of the Caloundra South Master Plan	1 at 15ha 1 at 10ha	All formal playing surfaces (fields and courts) are above the 20 year Average Recurrence Interval (ARI) flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI	Consistent with the ULDA Guideline No 12 (November 2011)
	District Sports	1.2ha land per 1,000 persons	As per Part 8 of the Caloundra South Master Plan (including partial contribution of the Golf Course)*	7.5ha District Sports Park 4 ha District Sports Park (Neighbourhood level)		
Recreation	Major Recreation ~~(6)~~	0.5 ha per 1,000 persons	As per Part 8 of the Caloundra South Master Plan	10 ha	Maximum 30 per cent of any park is below the 5 year ARI flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	Consistent with the ULDA Guideline No 12 (November 2011)
	District Recreation ~~(5)~~	0.5 ha land per 1,000 persons	As per Caloundra South Open Space Strategy	5 ha		
	Major Linear	0.5 ha land per 1,000 persons	To be determined as part of subsequent applications	N/A		
Local Parks	Local Recreation	0.0-0.2 ha per 1,000 persons	To be determined as part of subsequent applications	500m²	Maximum 30 per cent of any park is below the 5 year ARI flood level.	Consistent with the ULDA Guideline No 12 (November 2011)
	Neighbourhood Recreation ~~(1)~~	0.5 - 1.1 ha land per 1,000 persons	To be determined as part of subsequent applications	5,000m²		
	Local Linear ~~(2)~~ ~~(3)~~	0.0 - 0.8 ha land per 1000 persons	To be determined as part of subsequent applications	N/A		
Total of Parks ~~(4)~~		**4.6ha / 1,000 persons**		N/A	N/A	
Community	Community Land	0.2 ha land per 1,000 persons	As per Part 8 of the Caloundra South Master Plan	N/A	N/A	

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

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

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Typical Concept Plan 01

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

12.2
Parks and Open Space

DISTRICT SPORTS PARK

Function	A large park that provides spaces and facilities for practising and playing structured or organised sports. District Sports Parks may accommodate organisations that share the sports facilities and will also provide some informal recreation activities and spaces.
Development Standards	
Minimum Size **Minimum Width**	7.5 ha 25 m
Flood Immunity	All formal playing surfaces above Q20 Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.
~~**Maximum Building / Structure Height**~~	~~21 m~~
Preferred Embellishments	• Shaded spectator seating (trees and/or shade structures) for at least one third of one boundary of all formal sports fields • On-site car parking • Clubhouse and toilets • Community meeting rooms • End of trip cycle facilities • Outdoor sports fields and hard courts • Passive recreational areas including tables and chairs and informal recreational spaces • Play areas/facilities • Lighting for night sport • Pedestrian pathways • Landscaping and turfing • Recycle Bins
Other key outcomes	• Highly visible and well signed entrances • Located adjacent to a centre and linked to the linear open space network • Where possible, located adjacent to educational facilities to allow shared use • Connected to active transit network • Design to provide for future flexibility and optimise siting and orientation of sports fields and facilities • Promote shared use of facilities for different sports and group high maintenance facilities together to create activity nodes within the park • Provision of informal and passive recreational opportunities which complement the sports areas and facilities • Potential Golf Course • Direct access from the higher order road network and public transport

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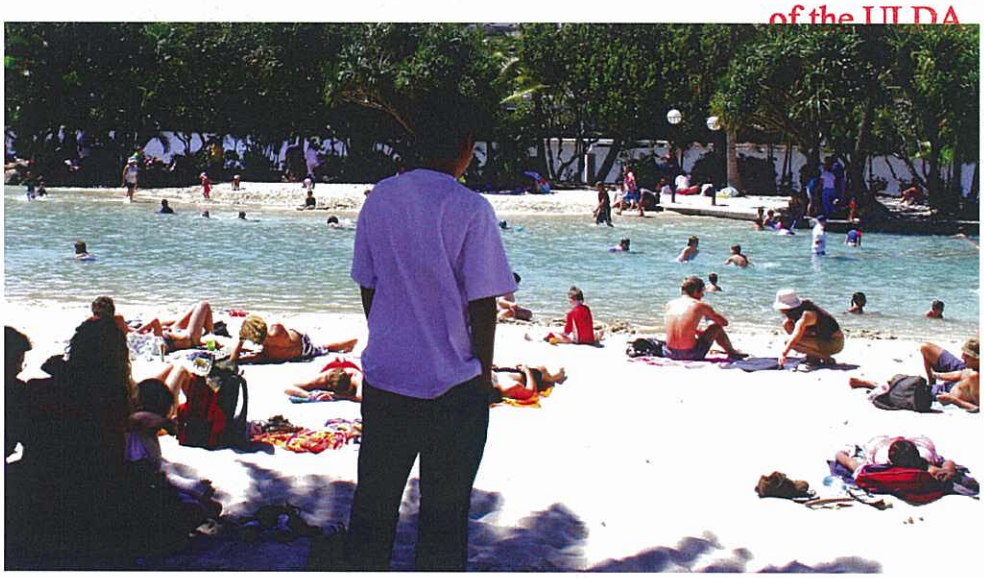

12.2
Parks and Open Space

MAJOR RECREATIONAL PARK

Function	A large park with extensive facilities and settings to cater for the varied recreation demands of a large population catchment. Major recreation parks provide a range of active and passive recreation opportunities to cater for the whole community, and should be capable of supporting a large community event and multiple activities undertaken simultaneously. **Central park:** A large-scale parkland space providing passive recreation, relaxation and escape from urban life and designed to showcase the natural environment and maximise environmental integrity and stewardship. **People's Place:** A captivating and engaging place for leisure, culture and creativity. **Eco Sanctuary:** An educational and interpretive centre designed to showcase the natural environment and maximise environmental integrity and stewardship.
Development Standards	
Minimum Size **Minimum Width**	10 ha 10 m
Flood Immunity	Maximum 30% of park below the 5 year ARI flood level Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.
~~**Maximum Building / Structure Height**~~	~~21 m~~
Preferred Embellishments	• Regional play facility • Community events/performance spaces • BBQ, seating and toilet facilities • End of trip cycle facilities • Passive recreational areas and informal recreational spaces • Lighting to allow safe night time use • Pedestrian pathways, board walks and interpretive trails • Landscaping and turfing • Integrated public art • Recycling Bins • internal access road and parking
Other key outcomes	• Locate built facilities and high use facilities adjacent to the town centre and major sports facilities • Maximise opportunities for users to connect with water and nature • Network of pedestrian and cycle routes to provide access throughout the entire park which are connected to the broader active transit network • Access from trunk collector or higher order road and by frequent public transport • Provide a multitude of passive recreational spaces of varying scale, form and function • Wetland and water treatment devices

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Typical Concept Plan 04 **Neighbourhood Recreational Park**

12.2
Parks and Open Space

NEIGHBOURHOOD RECREATIONAL PARK

Function	A moderately sized park that provides a focal point for a neighbourhood. Provision of places and facilities for passive and active recreation activities and a range of local community activities and events.
Development Standards	
Minimum Size **Minimum Width**	0.5 ha 10 m
Flood Immunity	Maximum 30% of park area below 5 year ARI flood level Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.
Maximum Building / Structure Height	9 m
Preferred Embellishments	• A kick about space minimum dimensions 50 m x 30 m • Play space • Bicycle parking • On street car parking • Lighting • Table and chairs, seating and shade structure • Half court or similar active function • Landscaping and turfing • Pedestrian and cycle paths • Recycling Bins
Other key outcomes	• 90% of dwellings within 400 m of a neighbourhood recreational park or other park providing equivalent informal recreational opportunities • Central accessible location within neighbourhood • Linked to the linear open space network via boulevard linkages or linear parklands • Minimum 50% of park perimeter to have road frontage

Typical Concept Plan 06 **Local Recreational Park**

12.2
Parks and Open Space

LOCAL RECREATIONAL PARK	
Function	A small park that provides visual amenity and passive recreation opportunities and may provide seating, a small grassed area, play equipment for young children and a meeting point for nearby residents.
Development Standards	
Minimum Size	500 m^2
Flood Immunity	Max 30% below 5 year ARI Flood Level Amenities and other buildings (including areas designated for these facilities) are above the 100 year ARI.
Maximum Building / Structure Height	9 m
Preferred Embellishments	• Landscaping and turfing • Pathways and seating • Small grassed area. • Recycling Bins
Other key outcomes	• Provides respite from urban form • Provides a meeting point for nearby residents • Facilitates the retention of pockets of existing vegetation • Where possible link into the linear open space network • Minimum 50% of park area to have road frontage • Optional: simple play equipment

12.4
Roads and Active Transport

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

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

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

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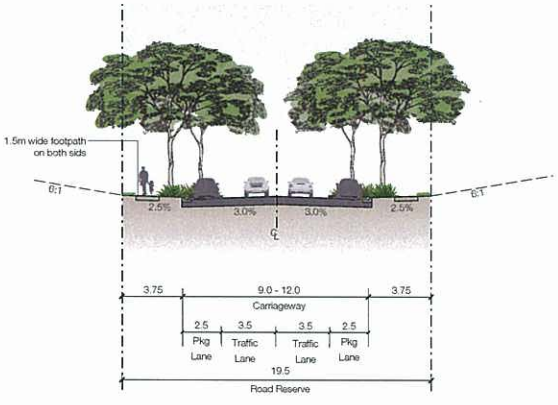
12.4
Roads and Active Transport

NEIGHBOURHOOD STREET NETWORK

Neighbourhood Connector Street

Function	Neighbourhood Connector Streets connect neighbourhood destinations including shops and parks, provide access to the surrounding road network and can include a bus and cycling route.
Development Standards	
Minimum road reserve width	20 m – where no bicycle lanes 23 m – where bicycle lanes required as part of a cycle network
Typical features	• ~~Minimum 18 m reserve width~~ • Minimum intersection spacing 120 m • Minimum 2.5 m parking lanes parallel both sides of street • Designed to accommodate bus routes through increased lane widths where required as part of the overall network • 1 general traffic lane in each direction (3.5 m wide) • 1.5 m wide footpaths on both sides • 50 kmh design speed unless sign posted otherwise • Refer indicative Section No. 02 • Direct property access • Roll-over kerb and channel • Opportunities for WSUD including biopods and linear treatment trains
Provision	For roads that generate less than 7,500 vehicles per day, or up to 10,000 vehicles per day subject to traffic assessment

Section 02 **Neighbourhood Connector Street**



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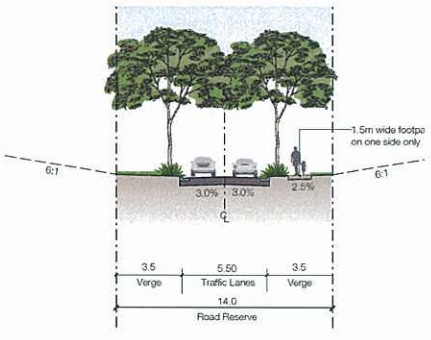
12.4
Roads and Active Transport

Neighbourhood Access Street (5.5 m)

Function	Provide direct access to residential property. Also allow for vehicle, pedestrian and cyclist connectivity.
Development Standards	
Minimum road reserve width	13 ~~14.0~~ m
Typical features	• Direct property access (vehicle access may be via rear lane) • 5.5 m carriageway width • 1.5 m footpath on one ~~side only~~ or both sides • On-street parking (not marked) • Minimum 1 traffic lane with passing opportunities • Posted speed 50 km/h, unless sign-posted otherwise • Refer indicative Section No. 04 • Roll-over kerb and channel • Maximum length of Block is 150 m • Opportunities for WSUD including biopods and linear treatment trains
Provision	For roads that generate less than 2,500 vehicles per day

Section 04 **Neighbourhood Access Street (5.5 metres)**



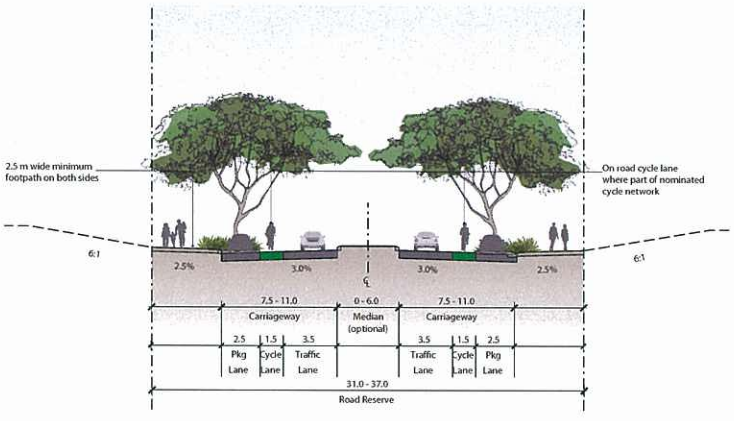
12.4
Roads and Active Transport

CENTRE STREET NETWORK

Centre Connector Street

Function	Centre connector streets provide limited property access and provide routes via access streets to centre destinations. They also accommodate a high level of pedestrian and cycle activity.
Development Standards	
Road reserve width	31–37 m
Typical features	• Designed to accommodate bus routes in the parking lane, with separate marking • 1.5 m wide on-road dedicated bicycle lanes both sides • 2.5 m footpaths on both sides • 2.5 m on-street parking both sides • 2 traffic lanes in each direction (3.5 m wide each) • Carriageway width 15–22 metres (excluding median) • Optional median (0–6 m) • Limited property access • No traffic calming • Posted speed of 60 km/h • Refer indicative Section No. 06 • Minimum 100 m intersection spacing • Opportunities for WSUD including biopods and linear treatment trains • Upright kerb type
Provision	For roads that generate less than 10,000 vehicles per day.

Section 06 **Connector Street**

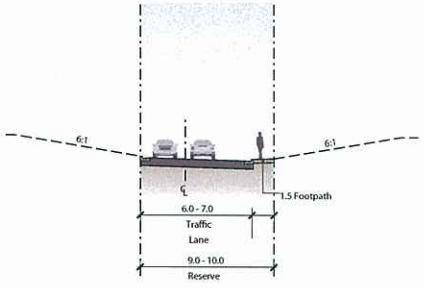


12.4
Roads and Active Transport

Centre Lane

Function	Centre lanes provide access to the rear of buildings, including access for loading and delivery vehicles. Centre lands are not intended as an alternative route option for through traffic and should not be designed as such.
Development Standards	
Road reserve width	9–10 m
Typical features	• 2 traffic lanes (3–3.5 m), one in each direction • Not on bus routes • No provision for cycleway • Minimum 1.5m footpath – may be shared surface and may be on one side only • No on-street parking - short-term loading/unloading excepted • 6-7m carriageway • No median • Direct property access • No traffic calming • Posted speed 50 km/h unless sign posted otherwise • Refer indicative Section No. 08 • Minimum intersection spacing 50 m • Opportunities for WSUD including biopods and linear treatment trains
Provision	For roads that generate less than 1,000 vehicles per day.

Section 08 **Centre Lane**

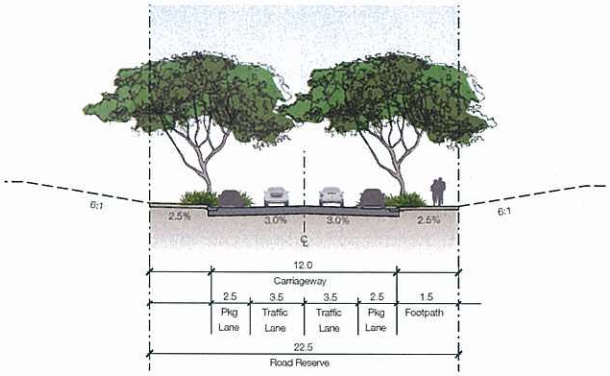


12.4
Roads and Active Transport

Industrial Access Street

Function	Industrial Access Streets provide direct access to properties. Parking lanes on both sides to cater for employees and a footpath on one side of the street.
Development Standards	
Road reserve width	22.5 m
Typical features	• 2 traffic lanes (1 each direction) • No priority bus routes • No provision for cycle way • 1.5 m footpath on one side • 2.5 m on-street parking on both sides • 12 m carriageway width (including parking) • No median • Direct property access • No traffic calming • Posted speed 50 km/h unless sign posted otherwise • Refer indicative Section No. 10 • Minimum intersection spacing 100 m • Roll-over kerb • Opportunities for WSUD including biopods and linear treatment trains
Provision	For roads that generate less than 5,000 vehicles per day.

Section 10 **Industrial Access Street**



12.5
Water Quality Management and Compliance Regime

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

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

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

12.5.1
Objectives

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

Table 28 **Water Quality Management Standards**

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

12.5.3
Implementation and Compliance

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

Table 29 **Examples of Water Quality Management Initiatives**

EDUCATION

Goal	Initiative	Implementation
Community education and support is a key factor in the success of this strategy. An education program is to be implemented to increase residents' understanding and acceptance of water quality objectives and WSUD applications. Through community awareness and leadership, potential pollutant loads can be decreased at source.	An education program is expected to include a combination of: • educational signage installed at appropriate locations (e.g. Village entries and adjacent to WSUD assets, explaining the process for treating and cleaning storm water); • public advertising and displays; • training and educational programs; • modules within school curricula; • WSUD information pack provided to each purchaser of land within Caloundra South.	Outcome to be achieved at all stages of development

RAINWATER TANKS AND DEMAND REDUCTION

Goal	Initiative	Implementation
Development is to be designed to reduce peak and volumetric stormwater discharges from the site.	Development on each lot is to ensure that: • rainwater tanks are used to capture roof water • minimum 70% of rain water from roofs is captured for reuse; • all buildings use water efficient appliances and products to reduce potable water consumption	Outcome identified in subsequent applications

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12.5
Water Quality Management

EPHEMERAL WETLANDS

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

REHABILITATION AND PROTECTION OF WATERWAYS

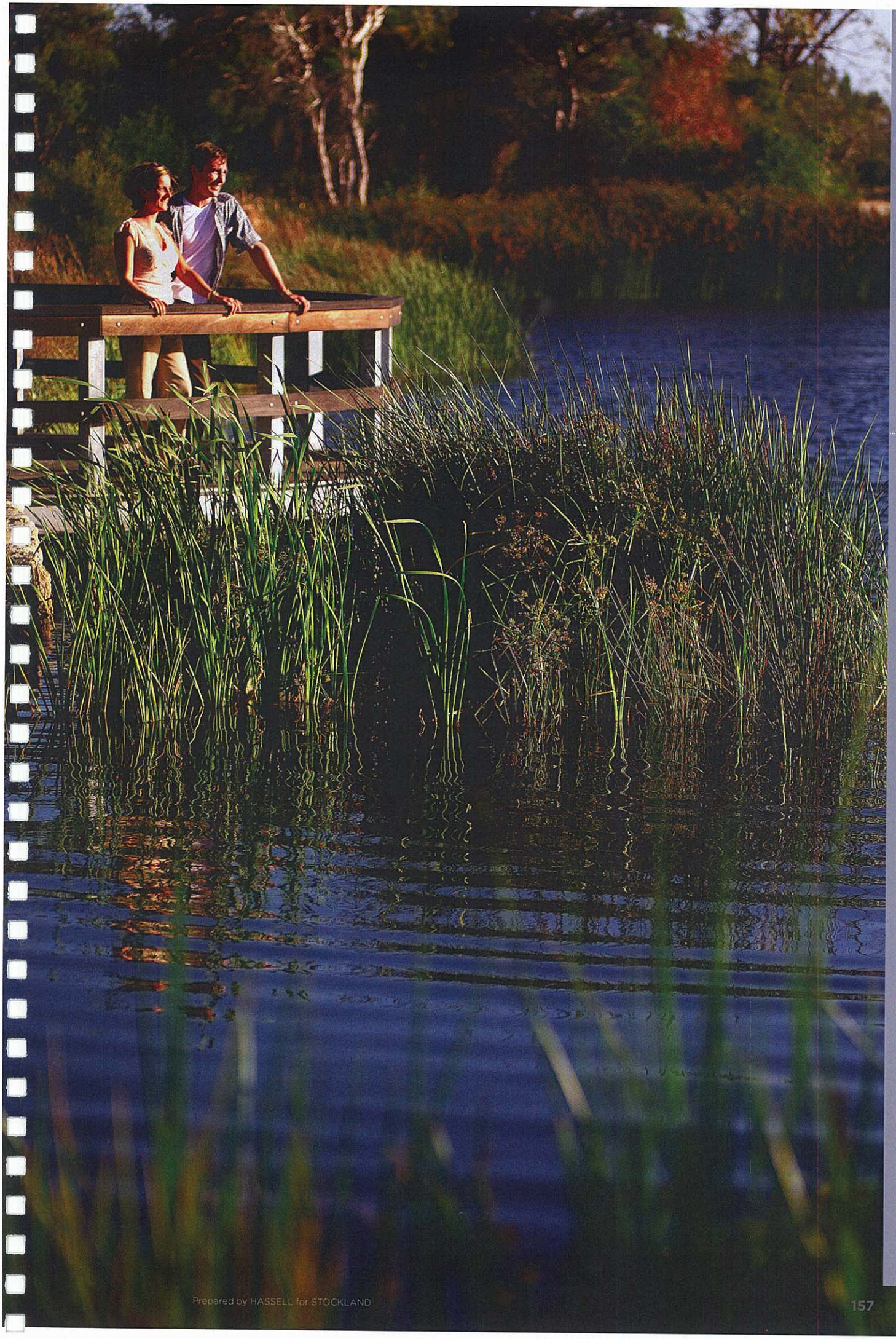
Goal	Initiative	Implementation
Rehabilitation of the environmental protection zone and riparian corridor improves the health of the waterway areas through improved catchment hydrology, reduced pollutant loads and provides additional stormwater treatment	The creation of a ~~100m wide~~ rehabilitated ecological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

Examples of ephemeral wetlands

12.5
Water Quality Management

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN - Cont.

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



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

5.0 PRINCIPLES

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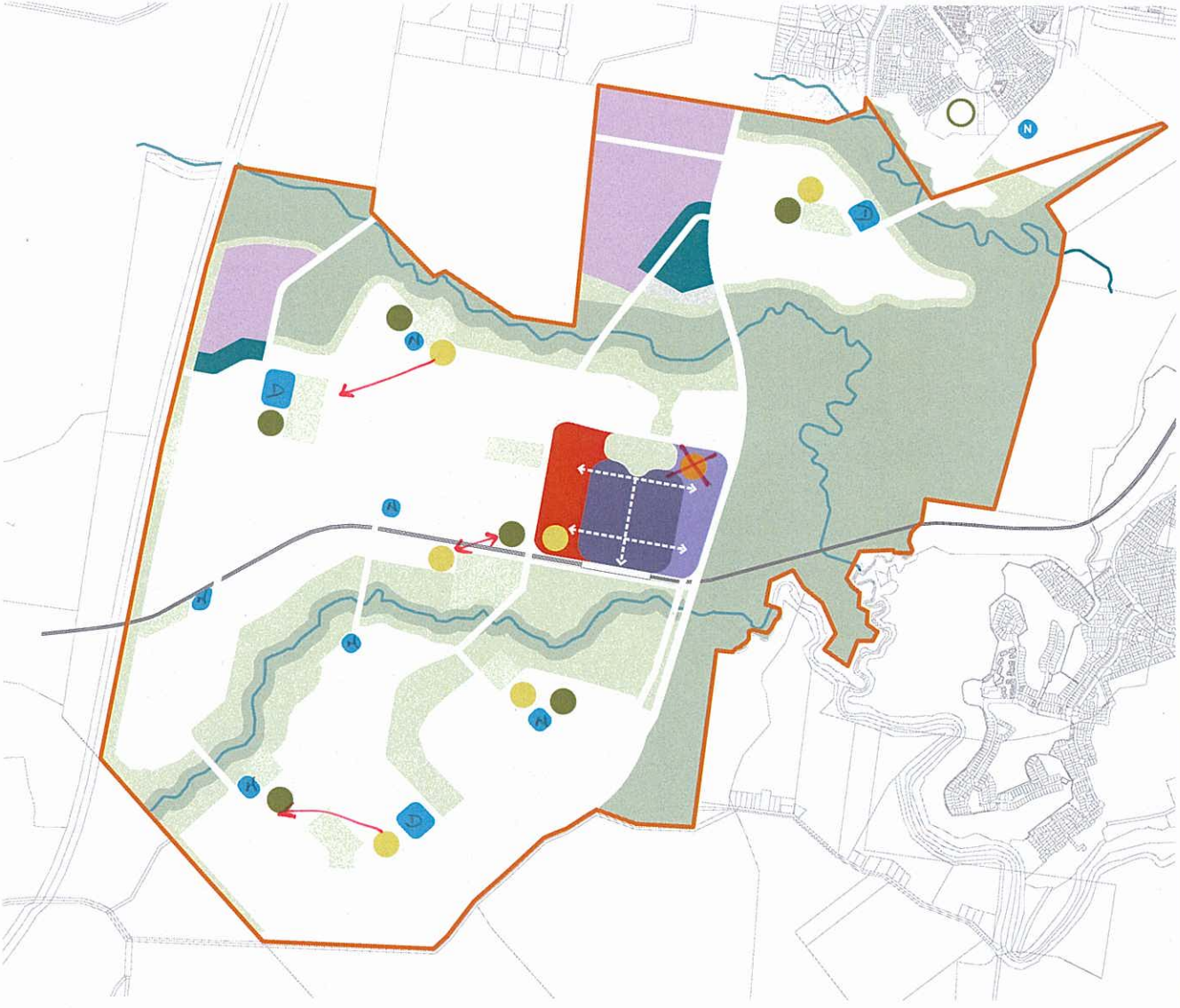
Map 12

Education and Employment



Town Centre Core
Town Centre frame East
Town Centre frame West
Centre (D: District, N: Neighbourhood)
Industry and Business
Showroom

Public school (indicative locations)
~~Potential tertiary institution~~
Existing private school
Potential private school site
Site boundary

5.0 PRINCIPLES

5.5 Village Life

ASPIRATION

Caloundra South is to be founded on an interconnected network of distinctive and compact villages that provide a diversity of homes, a unique village identity, and an active community heart that supports daily needs.

5.5.1

CHARACTER AND DISTINCTIVENESS

A network of discrete and distinctive neighbourhoods (refer Map 13 - Neighbourhood Network Plan) and villages are to be established through:

- a different palette of hard and soft landscaping for each village;
- neighbourhood design that maximises each village's unique topography, urban structure, open spaces and community hubs (refer to Map 14 - Village Hierarchy Plan);
- an appropriately designed hierarchy of streets and paths to promote cycling and walking.

5.5.2

DIVERSITY AND CHOICE

Each village is to provide a diversity of lifestyle experiences and choice through:

- the promotion of higher density residential development within or adjoining community hubs and park areas;
- a mix of housing within each village including detached, semi-detached, small lot, respite and retirement housing;
- a range of local community services, recreational, cultural and local employment opportunities.

5.5.3

VILLAGE DELIVERY

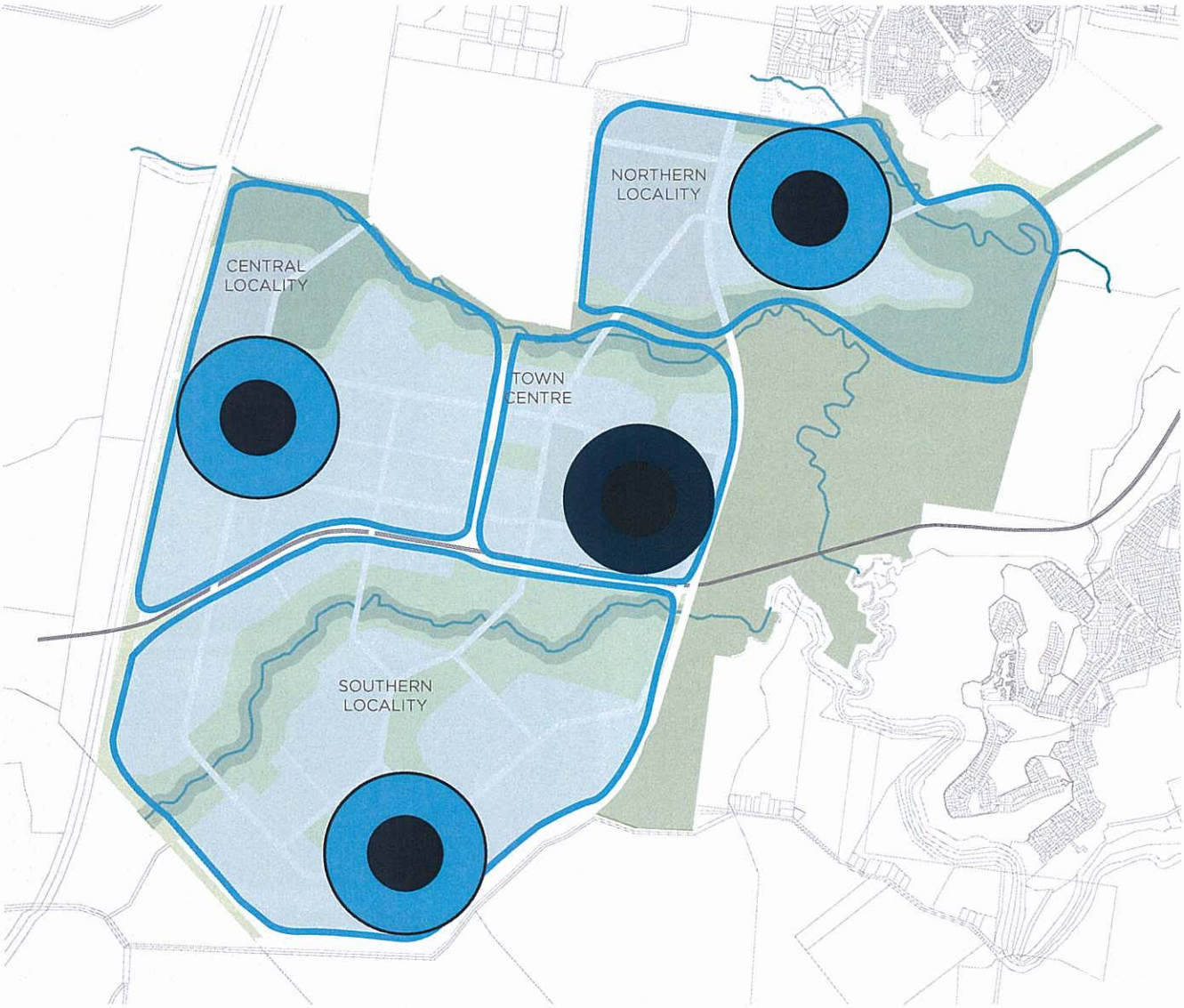
Village identification, activity and functionality is to be established early through:

- the early establishment of residential homes with community facilities, parkland or retail centres to form a focal point in the first stage of each village;
- providing connectivity between villages via a network of paths and cycle ways.

5.0 PRINCIPLES

Map 13

Neighbourhood Network Plan



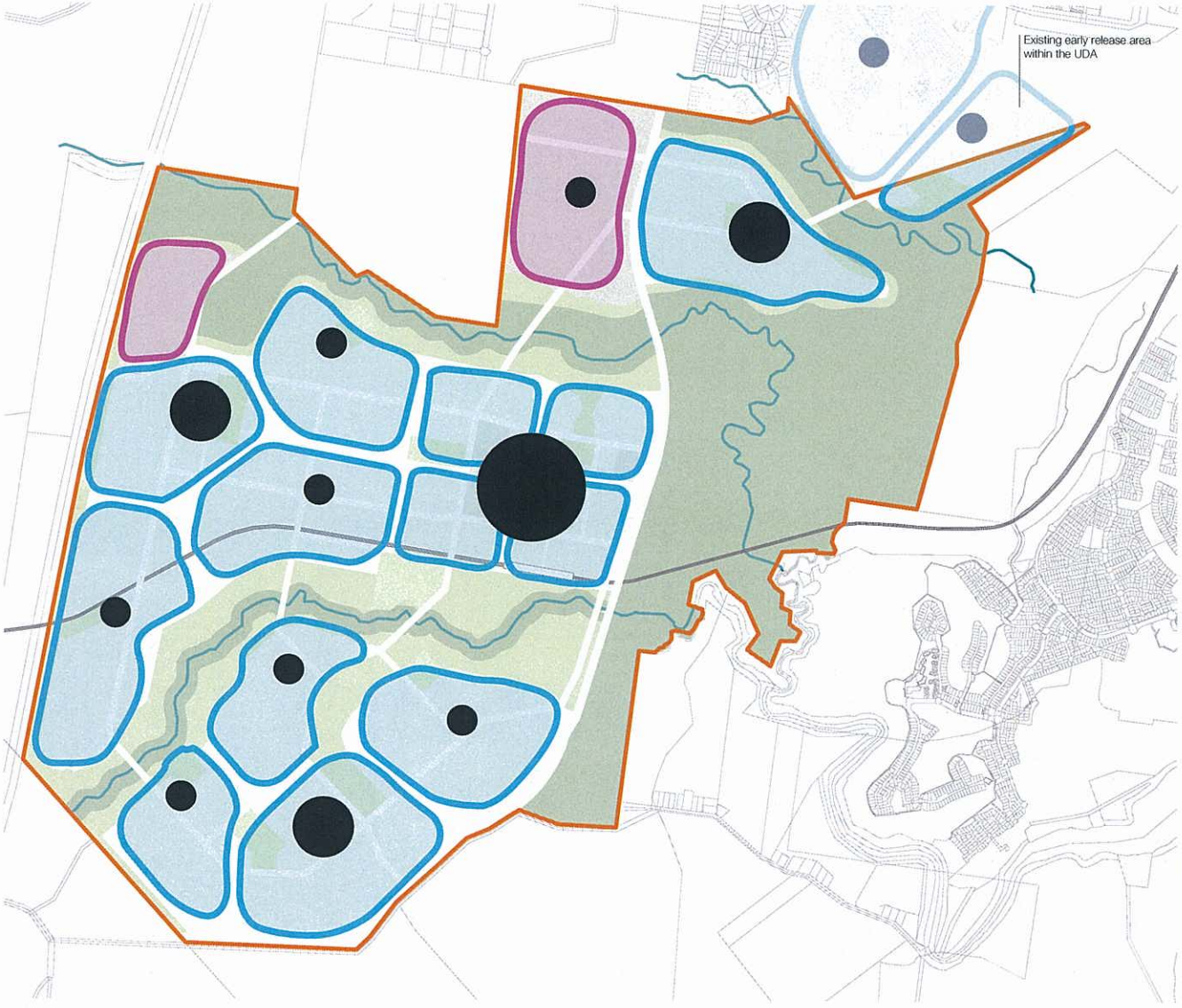
Locality area

Town centre

District centre

Map 14

Village Hierarchy Plan



Indicative village location
Enterprise villages
Site boundary
Town centre
District centre
Neighbourhood centre

5.0 PRINCIPLES

5.6 Network of Community Hubs

ASPIRATION

The village network of Caloundra South is to be framed around community hubs where people meet, enjoy amenities, access services, work, learn and share experiences.

5.6.1

FORM AND FUNCTION

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

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

5.6.2

IDENTITY AND CHARACTER

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

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

5.6.3

STAGING AND IMPLEMENTATION

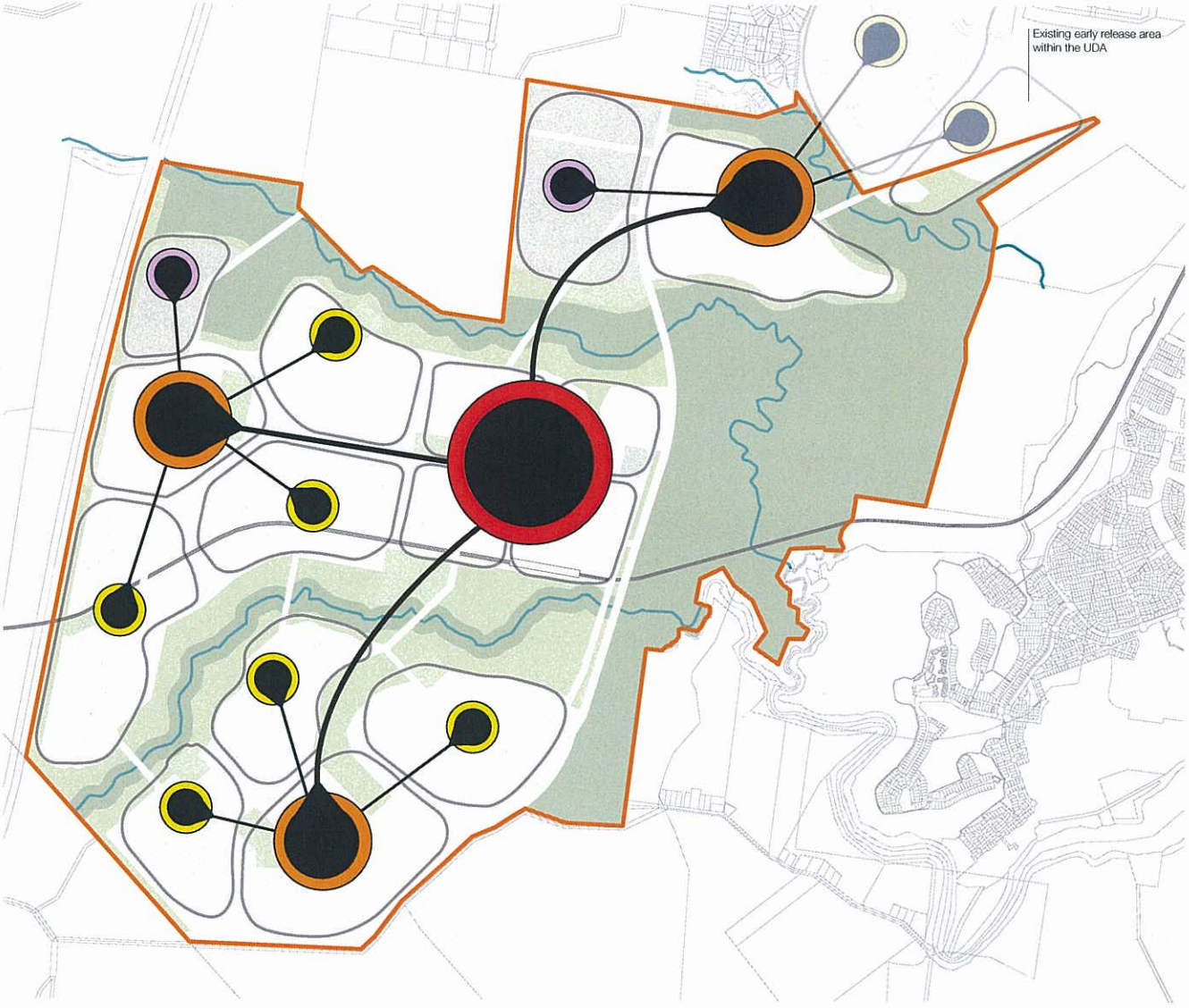
Community hubs are to evolve to complement their villages through:

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

5.0 PRINCIPLES

Map 15

COMMUNITY HUBS



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

5.0 PRINCIPLES

5.7 Distinctive Places

ASPIRATION

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

5.7.1

PHYSICAL / FUNCTION

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

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

5.7.2

SOCIAL / ACTIVITY

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

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

5.7.3

SPECIAL PLACES

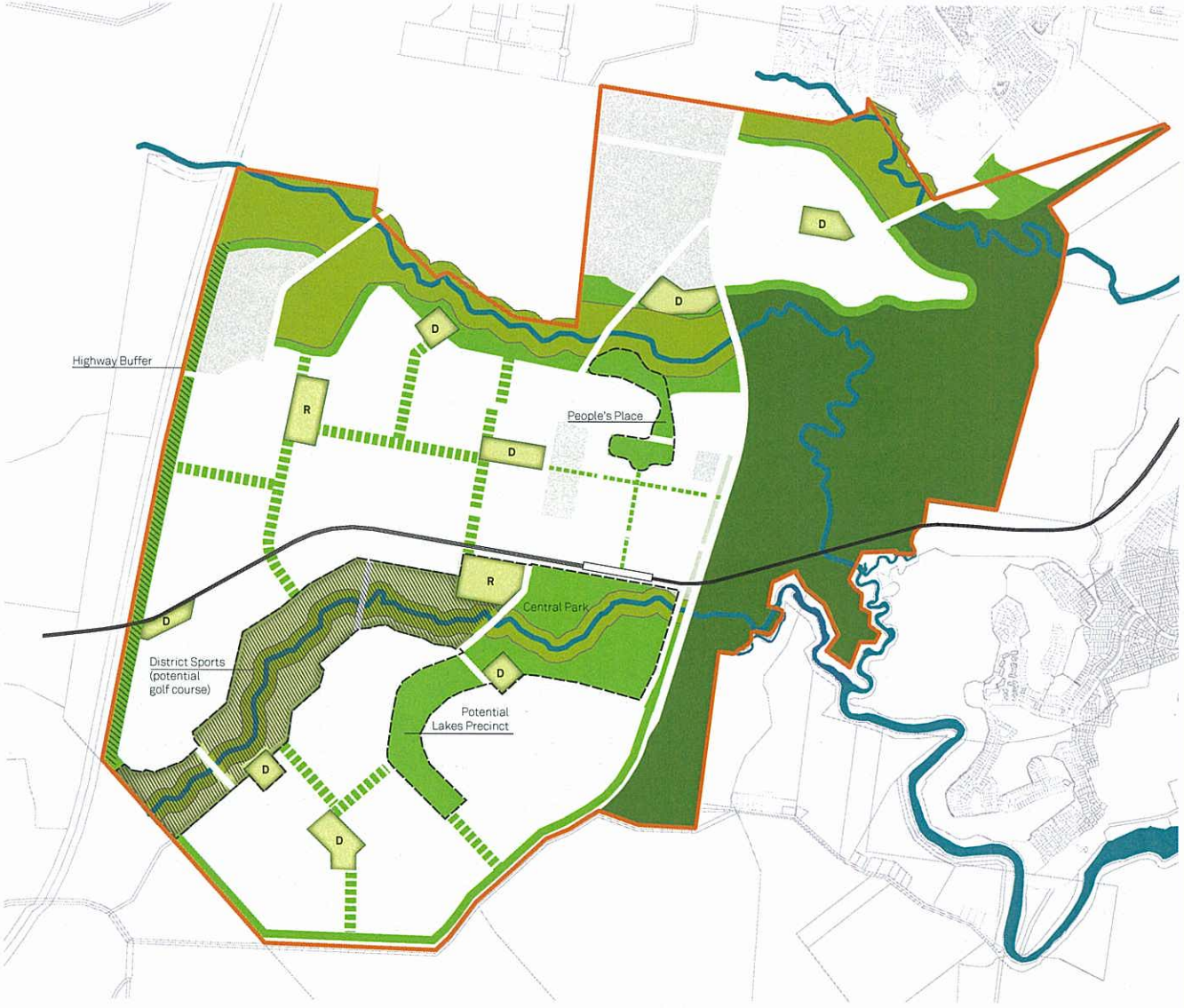
The delivery of iconic destinations to attract people from within and beyond the region through the provision of:

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

5.0 PRINCIPLES

Map 16

OPEN SPACE



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

5.0 PRINCIPLES

5.8 An Urban Heart

ASPIRATION

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

5.8.1

FORM AND FUNCTION

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

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

5.8.2

IDENTITY AND CHARACTER

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

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

5.8.3

PARTNERSHIPS AND DELIVERY

An authentic, identifiable Town Centre is established through:

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

5.0 PRINCIPLES

5.9 Delivery and Governance

ASPIRATION

Caloundra South community to investigate innovative delivery and governance approaches.

5.9.1

PARTNERING

Investigate partnership arrangements that foster innovation and excellence to ensure:

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

5.9.2

GOVERNANCE

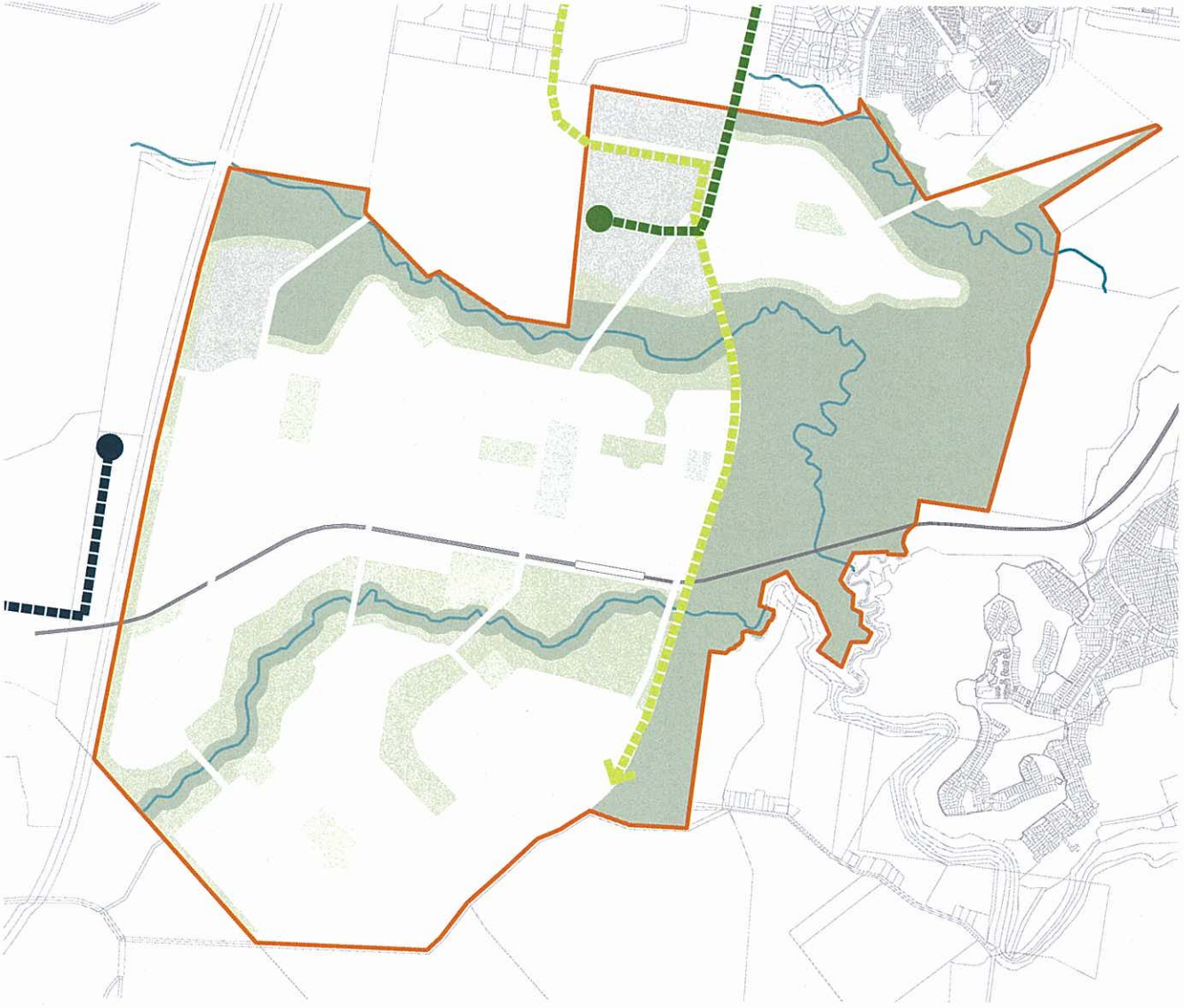
Governance to be representative of community needs and wants through:

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

5.0 PRINCIPLES

Map 17

INFRASTRUCTURE NETWORK – Water, Sewer, Power



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

PLANNING CONTENT

CALOUNDRA SOUTH MASTER PLAN

6.0 LAND USE AREAS

6.1 Purpose and Application of this Part of the Master Plan

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

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

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

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

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

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

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

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

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

6.0 LAND USE AREAS

Map 18
Land Use Areas

6.2 Nominated Land Use Areas

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

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

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

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

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

6.3 Urban Living Zone Intent

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

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

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

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

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

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

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

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

Table 1 **Development Scheme Zones and Master Plan Land Use Areas**

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

6.0 LAND USE AREAS

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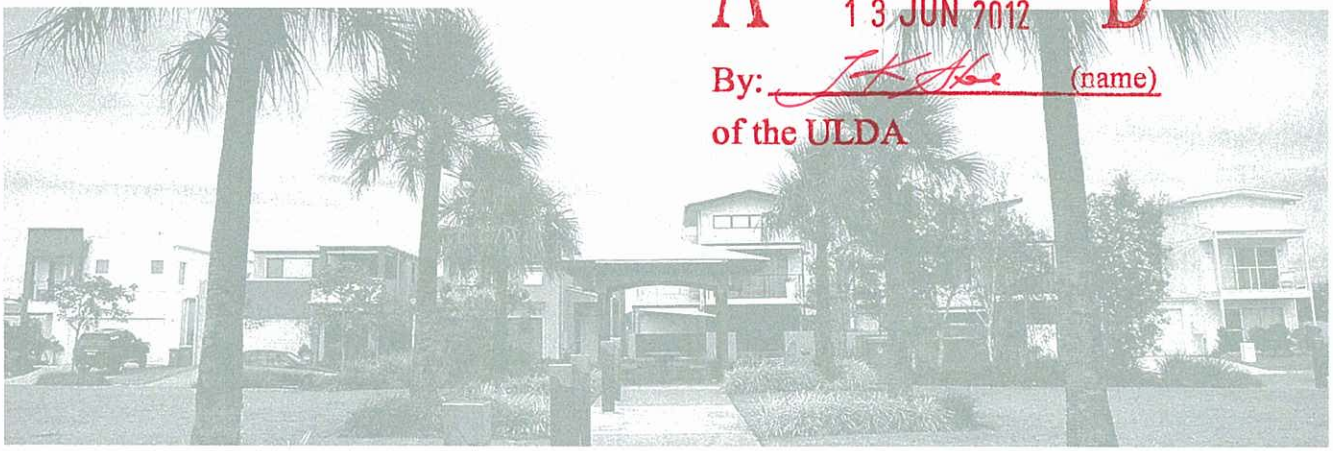
13 JUN 2012
By: [signature] (name)
of the ULDA



6.3 Urban Living Zone

Table 2 URBAN LIVING LAND USE AREA

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

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

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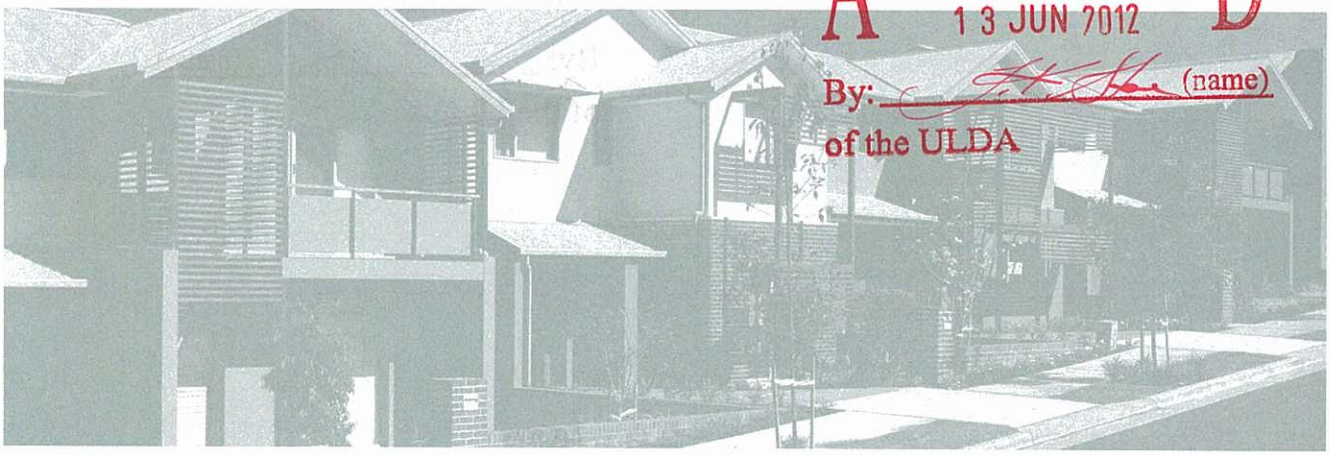

6.3
Urban Living Zone

Table 3 MIXED RESIDENTIAL LAND USE AREA

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

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

6.0 LAND USE AREAS

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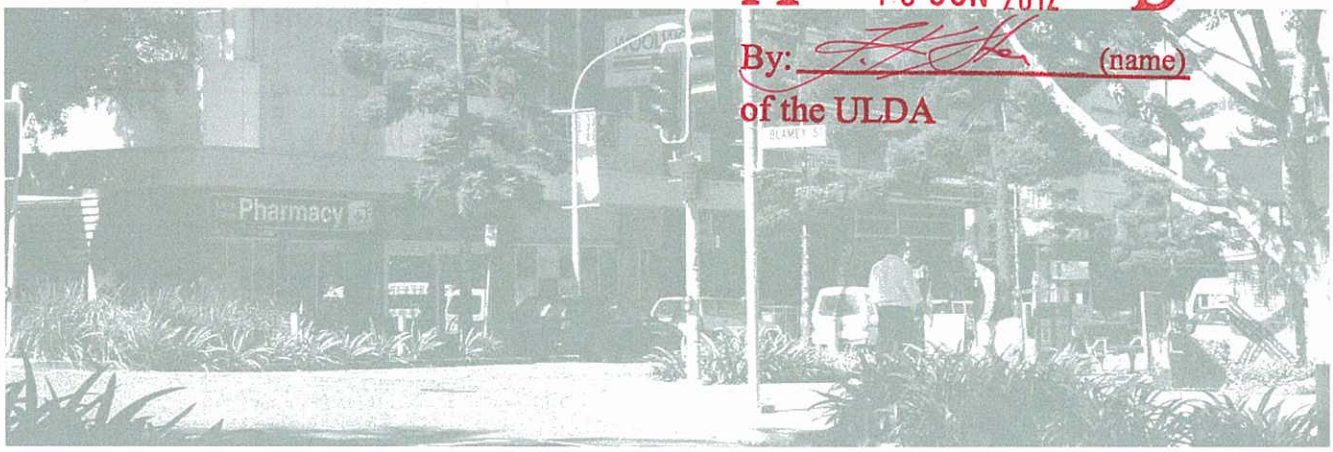

6.3 Urban Living Zone

Table 4 DISTRICT CENTRES LAND USE AREA

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

premises for conducting large scale functions ie.

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

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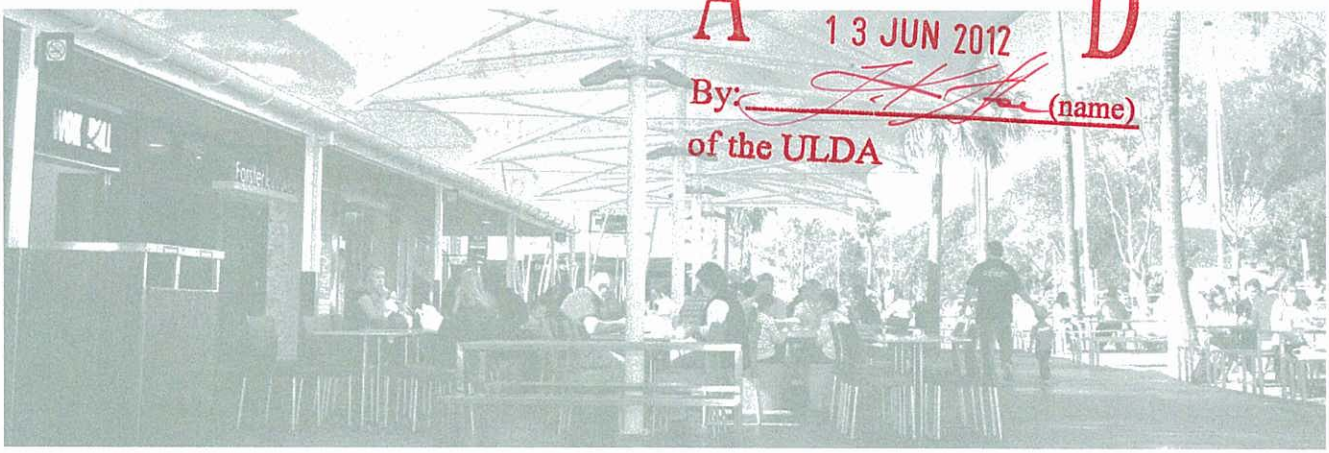


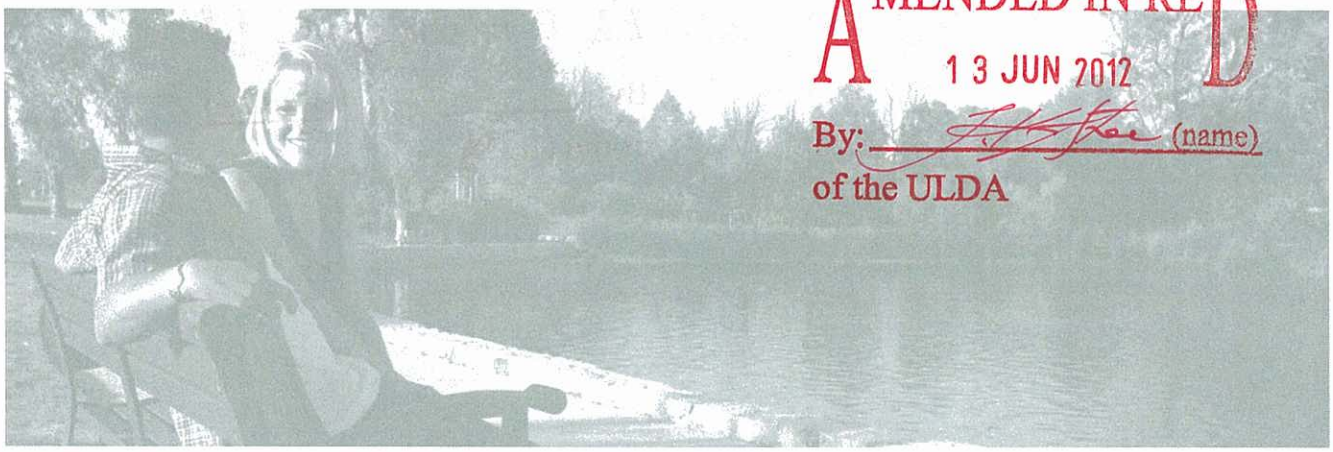
6.3
Urban Living Zone

Table 5 NEIGHBOURHOOD CENTRES LAND USE AREA

Purpose	The purpose of the Neighbourhood Centre Land Use Area is to provide for centre activities including local retail services in a village setting that integrates a mix of uses and activities within an urban form to meet the needs of local residents that also provides opportunities for community interaction.	
Development Parameters	Residential density Minimum 20 dwellings/ha	Areas of increased density may be acceptable in certain locations where approved in a subsequent PoD
	Maximum building heights 3 storeys	
	Site cover COMMERCIAL – up to 100%.	Subject to appropriate consideration to urban form setbacks and urban services such as parking and delivery facilities (which may be provided via a common access / service arrangement).
	RETAIL – up to 100%	
	RESIDENTIAL (integrated with other centre land uses) – up to 80%	Subject to appropriate consideration to urban form setbacks and urban services such as parking and communal open space.
Approved Uses	Business Child care centre Community facility Display unit Educational establishment Fast food premises where: • where not adjoining a residential use Food premises Health care services Market Multiple residential	Service industry where: • not located adjacent to a residential use; • maximum 250 m² GFA. Shop Shopping centre Telecommunications facility and utility installation where: • integrated within a building; • part of a mixed use development; ~~• integrated with a building;~~ • not located adjoining the Urban Living Land Use Area; • shown on an endorsed context plan area strategy and approved PoD. ~~Utility installation where:~~ ~~• part of a mixed use development.~~
Applicable Master Plan Design Elements	Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines [5]	Centre layout and design is undertaken generally in accordance with: ULDA Guideline 5 – Neighbourhood Planning and Design (November 2011) ULDA Guideline 6 – Street and Movement Network (April 2012) ULDA Guideline 8 – Medium and High Rise Buildings (April 2011) ~~ULDA Guideline 9 – Centres (November 2011).~~	

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

6.0 LAND USE AREAS



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6.3 Urban Living Zone

Table 6 **OPEN SPACE BUFFER LAND USE AREA**		
Purpose	The purpose of the Open Space Buffer Land Use Area is to provide for the protection and rehabilitation of the major waterways within the site and for a range of appropriately located passive recreation, educational and leisure activities that promote an active and diverse lifestyle whilst recognising the ecological values of the area.	
Development Parameters	Lamerough Creek	The 200 m wide open space creek corridor will comprise : • a ~~100 m wide~~ vegetated core ecological corridor, ~~being 50 m either side of the creek centreline~~; • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the ~~100 m~~ core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs
	Bells Creek North	The 200 m wide open space creek corridor will comprise : • a ~~100 m wide~~ vegetated core ecological corridor, ~~being 50 m either side of the creek centreline~~; • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the ~~100 m~~ core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs.
	Bells Creek South	The 100 m wide open space creek corridor will comprise : • a ~~50m wide~~ vegetated core corridor, ~~being 25 m either side of the creek centreline;~~ • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the ~~50 m~~ core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs.
Approved Uses	Park ~~Outdoor sport and recreation where:~~ ~~• located outside the core ecological corridor;~~ ~~• excluding public swimming pools, stadiums and golf course.~~	
Applicable Master Plan Design Elements	Design Standards (Part 11) Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines [6]	Open Space parkland and associated facilities are provided generally in accordance with ULDA Guideline 12 (November 2011).	

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

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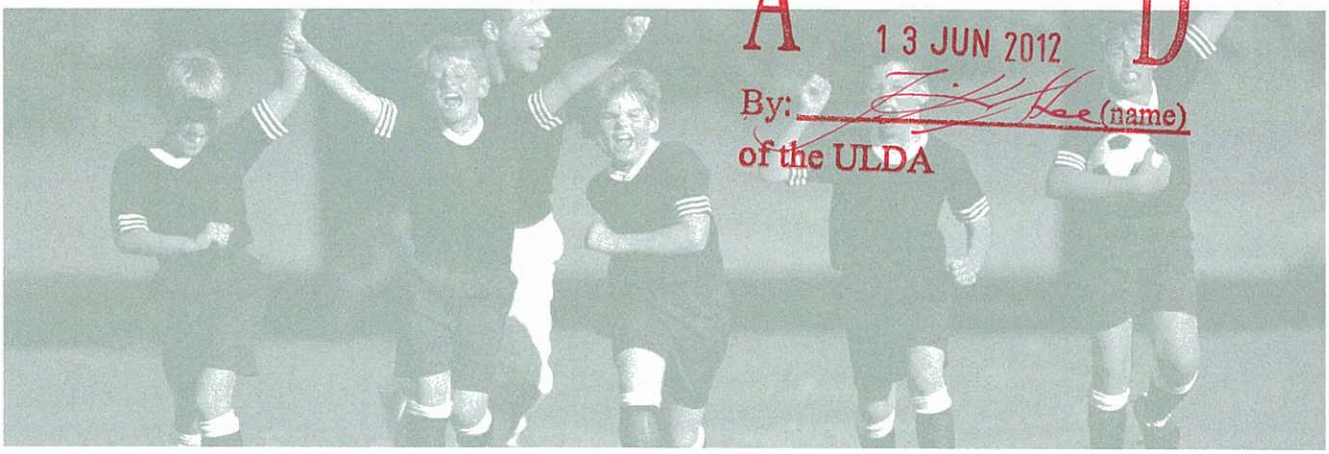

6.3
Urban Living Zone

Table 7 SPORT AND RECREATION LAND USE AREA

Purpose	The purpose of the Sport and Recreation Land Use Area is to provide for a range of sporting, recreation, leisure, cultural and educational facilities and community meeting spaces that provide for a diverse and active lifestyle. A hierarchy of Major, District, Neighbourhood and Local Parks will be provided across the site. This Land Use Area also provides an additional open space buffer and could provide opportunities for fauna corridor.
Development Parameters	~~Building heights~~ ~~21 m~~ Corridors A 30 m sport and recreation buffer to any fauna habitat areas in the Open Space Buffer Land Use Area
Approved Uses [7]	Community facility where: • located adjacent to a centre or educational establishment • co-located with a Major or District Park Indoor sport and recreation where: • excluding convention centre, amusement and leisure centre; and • maximum GFA of 2,000 m². Outdoor sport and recreation ~~including~~ excluding • a golf course ~~where shown on an endorsed Context Plan Area Strategy and approved PoD~~
Applicable Master Plan Design Elements	Design Standards (Part 11) Infrastructure Networks and Standards (Part 12)
Applicable ULDA Guidelines [8]	Sport and Recreation parkland and associated facilities are provided generally in accordance with ULDA Guideline 12 (November 2011).

premises for conducting large scale functions ie.

[7] It is noted that a Park is exempt development under the ULDA Development Scheme
[8] ULDA Guidelines are intended to be used to assess future development applications. If there is any inconsistency between the ULDA Guidelines and this Master Plan, the Master Plan prevails.

6.0 LAND USE AREAS

6.4 Major Centre Zone Intent

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

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

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

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

Interim uses within the Major Centre Zone may include:

- bulk landscape supplies;
- warehouse.

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

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

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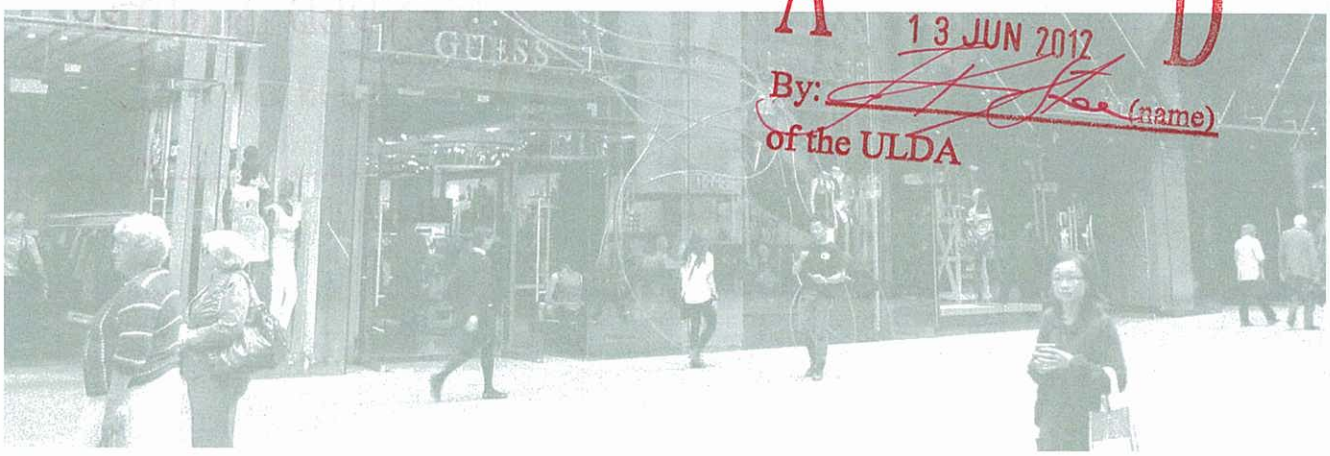
of the ULDA



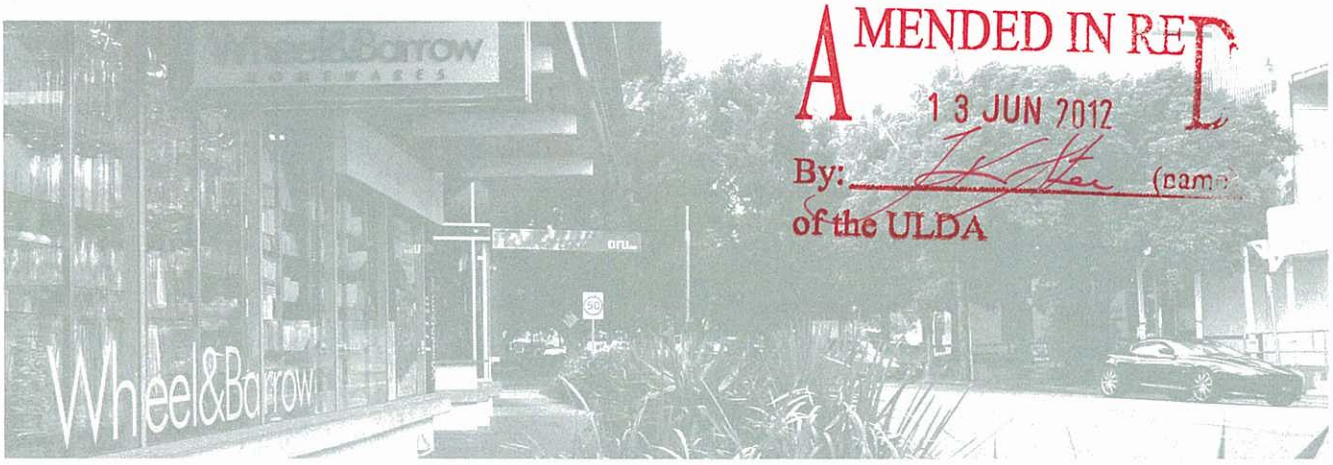
6.4
Major Centre Zone Intent

Table 8 TOWN CENTRE CORE LAND USE AREA

Purpose	The Town Centre Core Land Use Area is the retail, commercial, transit and cultural focal point of Caloundra South, acting as the heart of the community and a significant destination for the broader region. ~~Large format retail buildings that are integrated to ensure active streets may also be appropriate~~. Mixed use and high density residential development will be supported to provide housing diversity where there is a high level of amenity.	
Development Parameters	Residential density Minimum 60 dwellings/ha	Areas of increased density may be acceptable in certain locations where approved in a subsequent PoD.
	Maximum building heights 10 storeys	
	Site cover - Up to 100%.	Subject to appropriate consideration to urban form setbacks and urban services such as parking and delivery facilities (which may be provided via a common access/service arrangement).
	~~Car parking~~ ~~Minimum~~	~~Retail and Commercial uses – minimum 4.5 spaces per 100 m² GFA (minimum 1 space per 30 m² GFA above ground floor).~~
Approved Uses	Business Car park (other than a multi level facility) where: • incorporating landscaping along its boundaries to enhance its visual appeal Community facility Display unit Educational establishment where: • excluding those involving ovals for sporting recreational purposes Fast food premises Food premises Health care services Indoor entertainment	Indoor Sport and Recreation where: • gymnasium only; • maximum GFA 3,000 m²; • not located on ground level. Market Multiple residential Sales office Shop Shopping centre Short term accommodation ~~Showroom where:~~ ~~• maximum 2,000 m² GFA~~ Telecommunications facility ~~Utility installation where:~~ ~~• integrated in a building~~
Applicable Master Plan Design Elements	Design Standards (Part 11) Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines [9]	Centre layout and design is undertaken generally in accordance with: ULDA Guideline 6 – Street and Movement Network (April 2012) ULDA Guideline 8 – Medium and High Rise Buildings (April 2011) ~~ULDA Guideline 11 – Community Facilities (November 2011)~~	

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

6.0 LAND USE AREAS



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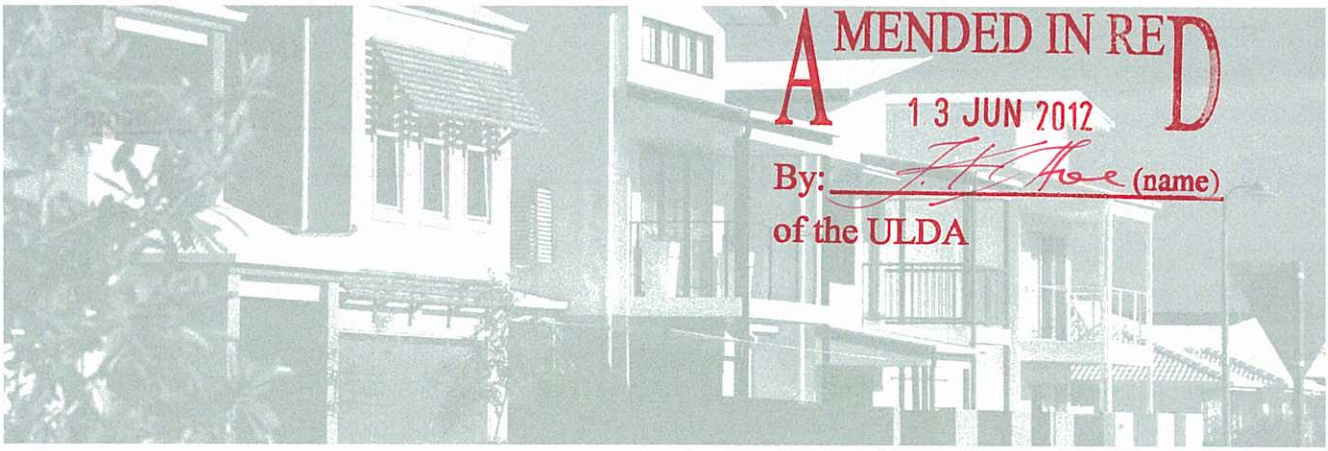
6.4 Major Centre Zone

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

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



6.4
Major Centre Zone

Table 10 TOWN CENTRE FRAME WEST LAND USE AREA

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

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

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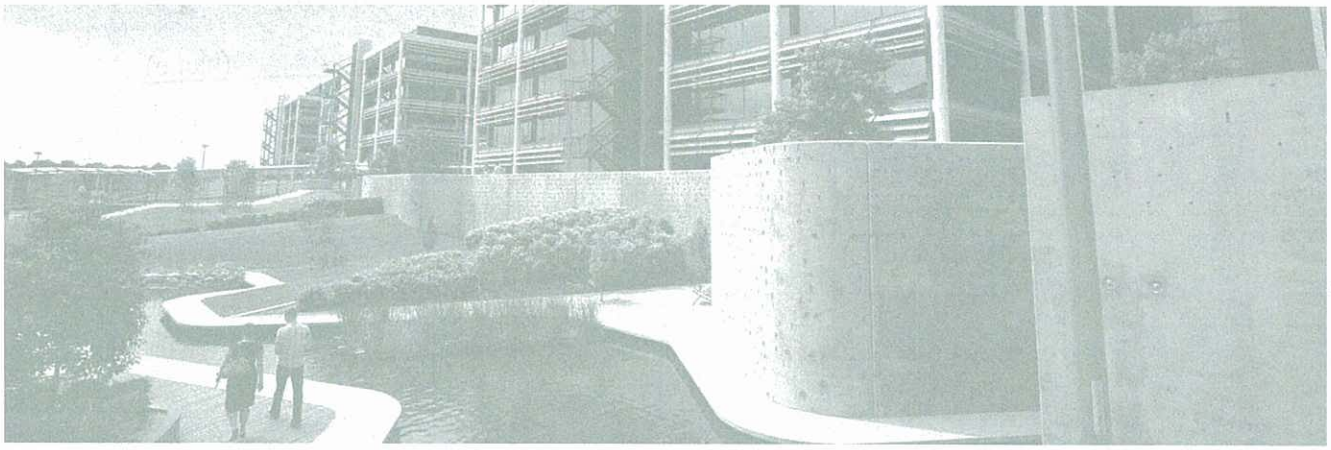
6.4 Major Centre Zone

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

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



6.5
Industry and Business Zone Intent

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

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

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

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

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

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

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

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

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

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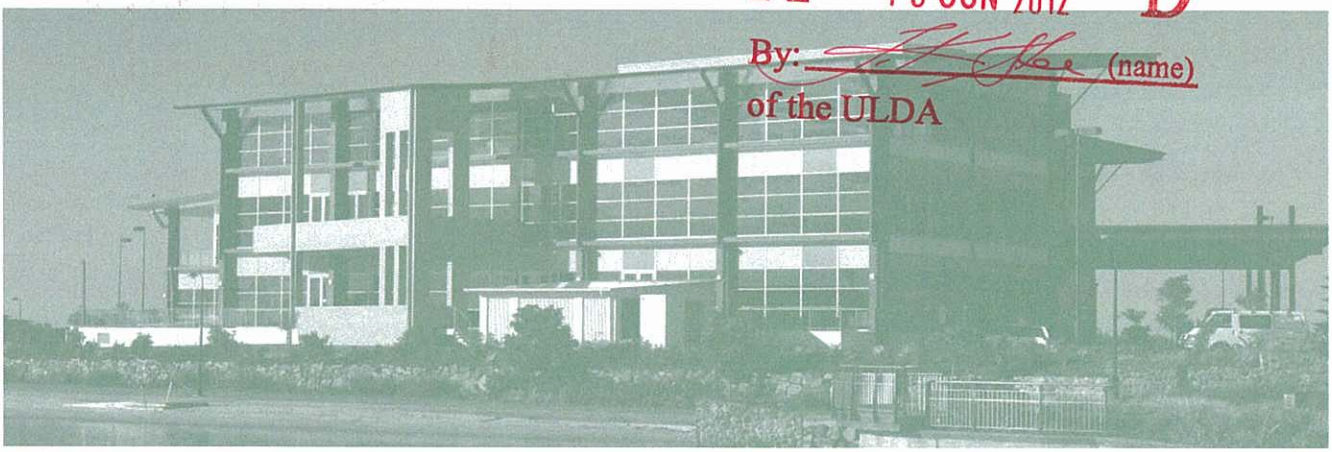
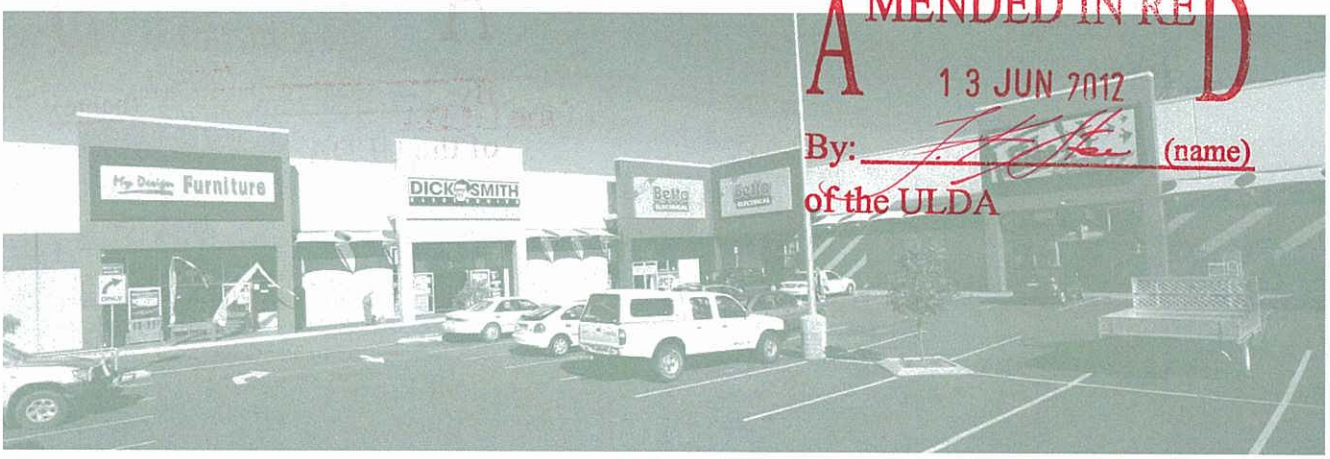


6.5 Industry and Business Zone

Table 12 INDUSTRY AND BUSINESS LAND USE AREA

Purpose	The Industry and Business Land Use Area will provide for the establishment of a range of industrial and business land use activities to provide service and employment opportunities for the region.	
Development Parameters	Maximum building heights 15 m	Greater heights may be permitted adjacent to the Kawana Arterial where buildings are unable to be seen when travelling on the Kawana Arterial and by residential neighbourhoods within and external to the UDA boundary.
	Maximum site cover 70%	
	Minimum lot size No minimum	
Approved Uses	Agricultural supply store Bulk landscape supplies Business where: • a maximum of ~~5,000~~ 2500 m² GFA per site, if not ancillary to an industrial use Car park Crematorium Educational establishment, where : • not a primary or secondary school and demonstrates a nexus with an industrial site or business use Emergency services Food premises where: • up to a maximum of 250 m² GFA in a single location Funeral parlour Garden centre Indoor sport and recreation where: • excluding convention centre, amusement and leisure centre • maximum of 2,000 m² GFA	Low impact industry Outdoor sales Research and technology facility Service industry Service station where: • not within 50 m of a sensitive use Shop where: • up to a maximum of 250 m² GFA in a single location Telecommunication facility Utility installation Veterinary hospital Warehouse Wholesale nursery
Applicable Master Plan Design Elements	Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines [13]	Industry and business development is undertaken generally in accordance with ULDA Guideline 10 (April 2011).	

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



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6.5
Industry and Business Zone

Table 13 SHOWROOM LAND USE AREA

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

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

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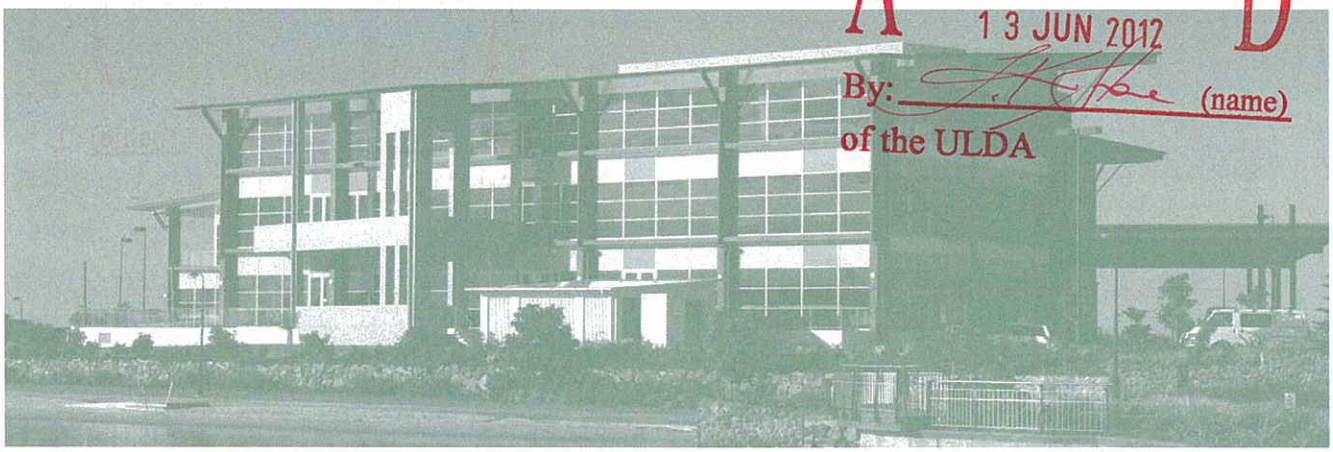
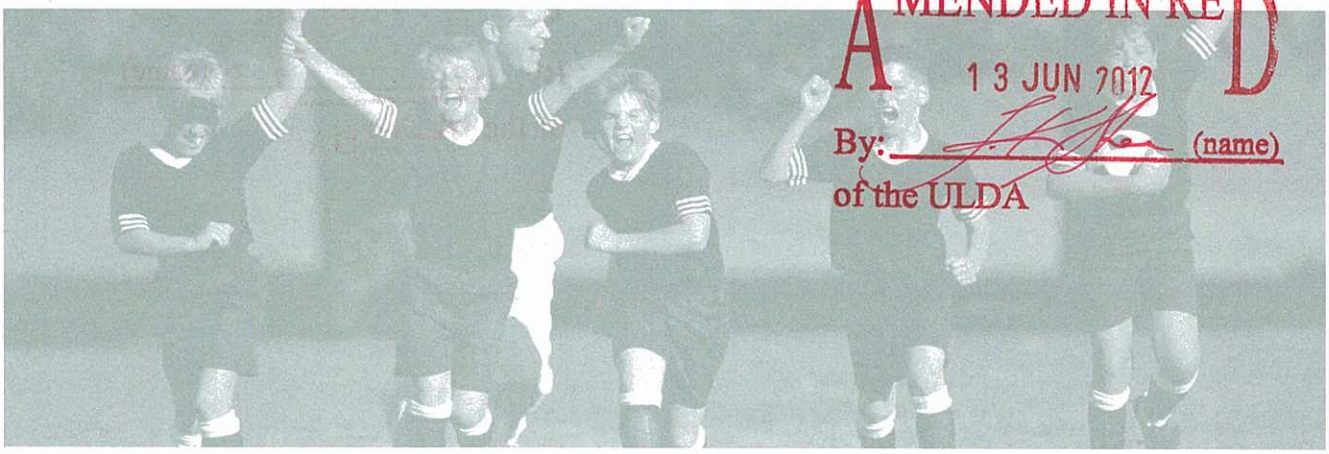


6.5 Industry and Business Zone

Table 14 OPEN SPACE BUFFER LAND USE AREA

Purpose	The purpose of the Open Space Buffer Land Use Area is to provide for the protection and rehabilitation of the major waterways within the site and for a range of appropriately located passive recreation, educational and leisure activities that promote an active and diverse lifestyle whilst recognising the ecological values of the area.	
Development Parameters	Lamerough Creek	The 200 m wide open space creek corridor will comprise : • a ~~100 m wide~~ vegetated core ecological corridor, ~~being 50 m either side of the creek centreline;~~ • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the ~~100 m~~ core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs
	Bells Creek North	The 200 m wide open space creek corridor will comprise : • a ~~100 m wide~~ vegetated core ecological corridor, ~~being 50 m either side of the creek centreline;~~ • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the ~~100 m~~ core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs.
	Bells Creek South	The 100 m wide open space creek corridor will comprise : • a ~~50 m wide~~ vegetated core ecological corridor, ~~being 25 m either side of the creek centreline;~~ • footpaths, bridges and crossings, where appropriately located to minimise environmental disturbance; • environmental interpretation trail and observation stops; • passive recreation and water quality management devices where they are located outside the ~~50 m~~ core ecological corridor; • opportunities for fauna movement and refuge, including for Acid Frogs.
Approved Uses	Park ~~Outdoor sport and recreation where:~~ • ~~located outside the core ecological corridor;~~ • ~~excluding public swimming pools, stadiums and golf course~~	
Applicable Master Plan Design Elements	Design Standards (Part 11) Infrastructure Networks and Standards (Part 12)	
Applicable ULDA Guidelines [6]	Open Space parkland and associated facilities are provided generally in accordance with ULDA Guideline 12 (November 2011).	

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



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6.5
Industry and Business Zone

Table 15 SPORT AND RECREATION LAND USE AREA

Purpose	The purpose of the Sport and Recreation Land Use Area is to provide for a range of sporting, recreation, leisure, cultural and educational facilities and community meeting spaces that provide for a diverse and active lifestyle. A hierarchy of Major, District, Neighbourhood and Local Parks will be provided across the site. This Land Use Area also provides an additional open space buffer and could provide opportunities for fauna corridor.
Development Parameters	~~Building heights~~ ~~21 m~~ Corridors A 30 m sport and recreation buffer to any fauna habitat areas in the Open Space Buffer Land Use Area
Approved Uses [7]	Community facility where: • located adjacent to a centre or educational establishment • co-located with a Major or District Park Indoor sport and recreation where: • excluding convention centre, amusement and leisure centre; and • maximum GFA of 2,000 m². Outdoor sport and recreation ~~including:~~ excluding • a golf course ~~where shown on an endorsed Context Plan Area Strategy and approved PoD~~
Applicable Master Plan Design Elements	Design Standards (Part 11) Infrastructure Networks and Standards (Part 12)
Applicable ULDA Guidelines [8]	Sport and Recreation parkland and associated facilities are provided generally in accordance with ULDA Guideline 12 (November 2011).

premises for conducting large scale functions ie.

[7] It is noted that a Park is exempt development under the ULDA Development Scheme
[8] ULDA Guidelines are intended to be used to assess future development applications. If there is any inconsistency between the ULDA Guidelines and this Master Plan, the Master Plan prevails.

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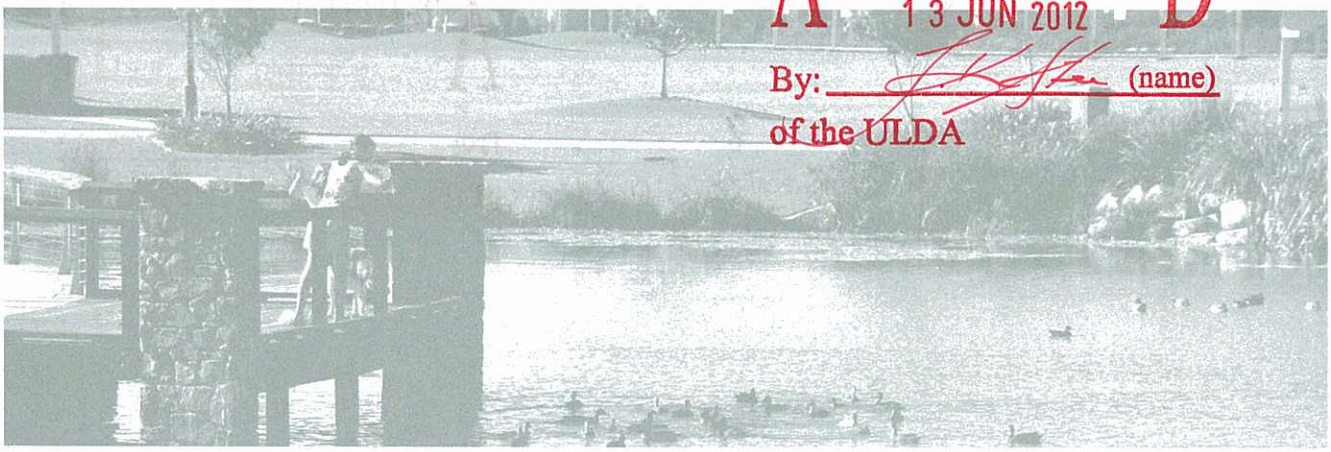


6.6 Environmental Protection Zone Intent

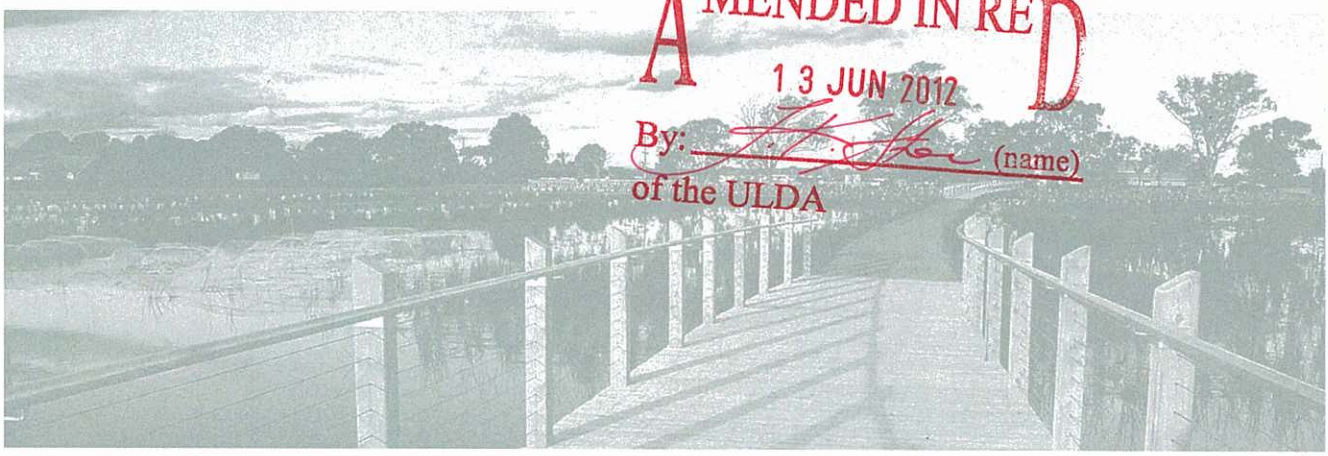
The Environmental Protection Zone has been retained as an Environmental Protection Land Use Area. It is intended that this Zone be protected for conservation and rehabilitation purposes ~~with opportunities for passive recreation, road infrastructure and water quality and quantity management, where appropriate.~~ 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 vales.

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 Guidelines [d]	N/A	

[d] 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.

7.0 LOCALITIES

Map 19
Localities

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

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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

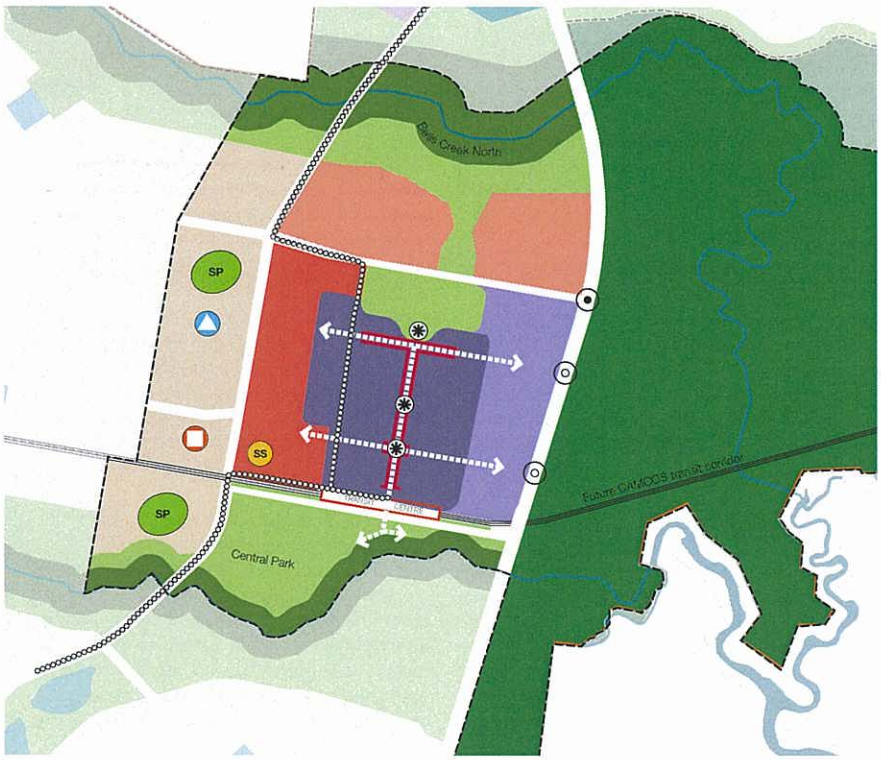
The Town Centre Core will be developed as the retail and commercial hub for Caloundra South and provide the highest order retail and commercial uses as well as residential and community uses. Development is to provide for a range of employment and business opportunities.

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

- Locality Boundary
- Town Centre Frame West
- Town Centre Frame East
- Town Centre Core
- Mixed Residential
- Sport and Recreation
- Open Space Buffer
- Environmental Protection
- Urban Living

Elements

- Ultimate Intersection location (roundabout)
- Interim Intersection (roundabout - indicative location)
- Key Node/Plaza (min. 3 storeys)
- Key Active Edges
- SS State Secondary School
- ~~Potential Private School~~ State Primary School
- Potential Retirement Village
- SP Sports Park
- Indicative Transit Centre
- Waterways
- Road with dedicated public transport as per other localities

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

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

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

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

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

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

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

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

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

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

The Environment and Open Space
A vegetated corridor of ~~up to~~ approximately 200 m wide will be established along Bells Creek North and ~~up to~~ approximately 100 m wide along Bells Creek South to provide a buffer to urban development, expand riparian vegetation and provide for ecological connections thought the site. These 100 m and 200 m wide corridors will be measured 50-100 m either side of the creek centreline. A ~~100 m wide~~ 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~~ may be 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 componsatory 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

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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~~ 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 / cylist 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

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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~~ approximately 100 m wide 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~~ core corridor, ~~being 25 m either side of the creek centreline~~.

Stormwater management devices, fauna refuge areas, pedestrian / cylist 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~~ intended 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

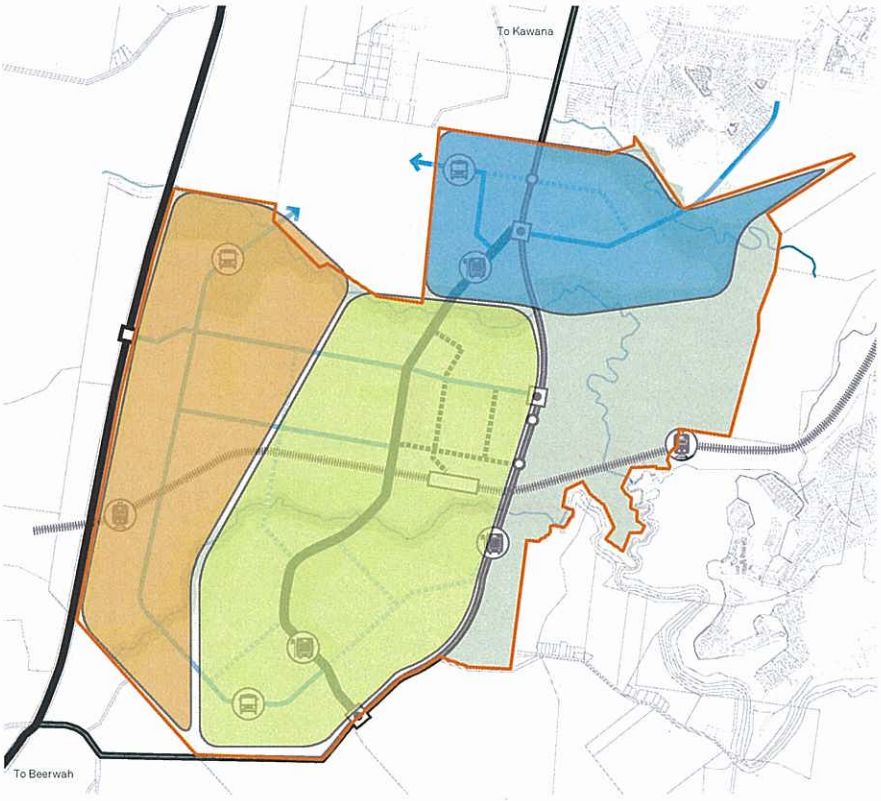
7.6 Development Phasing and Delivery

The phasing of development[16] 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]

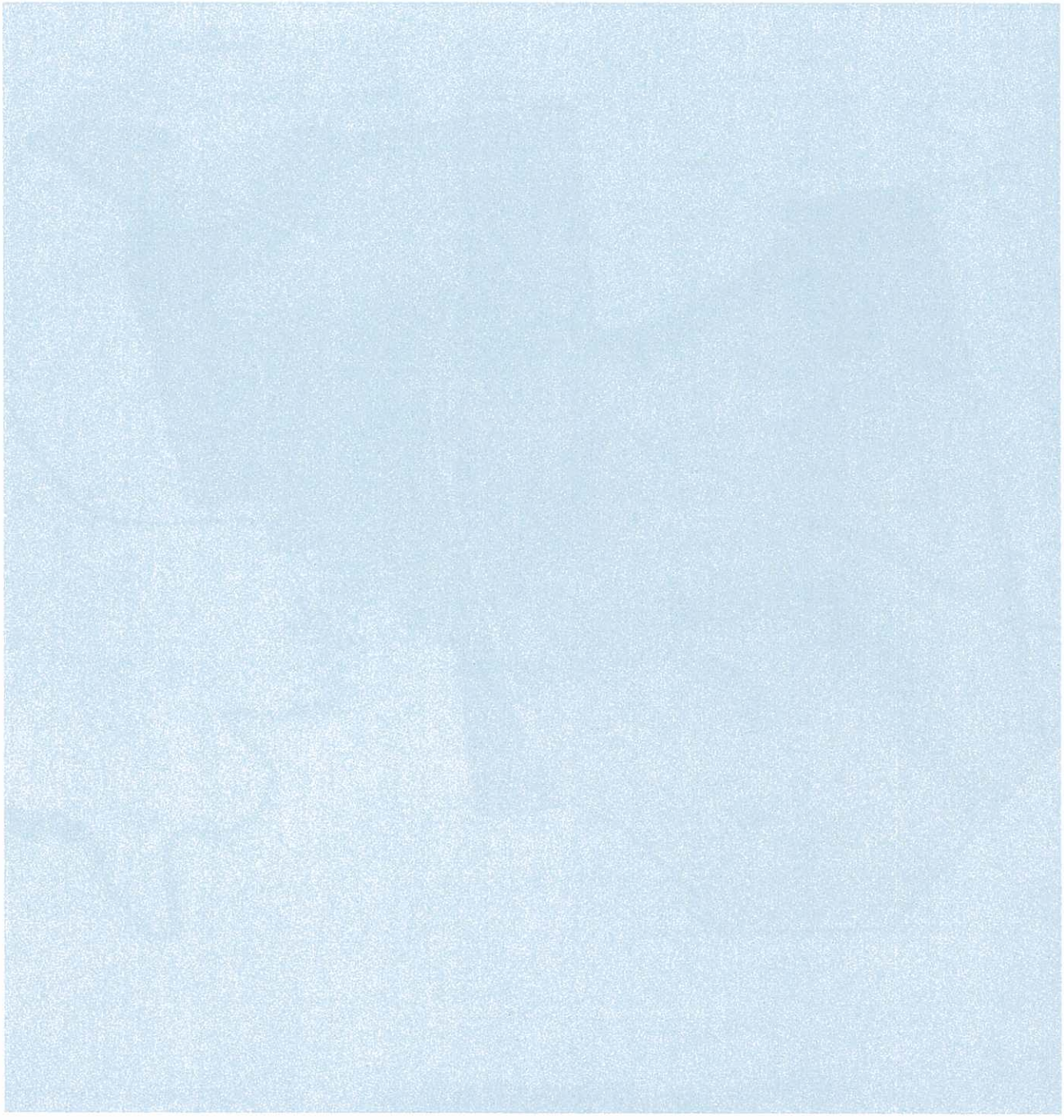
More detailed staging plans are to be provided with the first application within each Locality.



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

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.

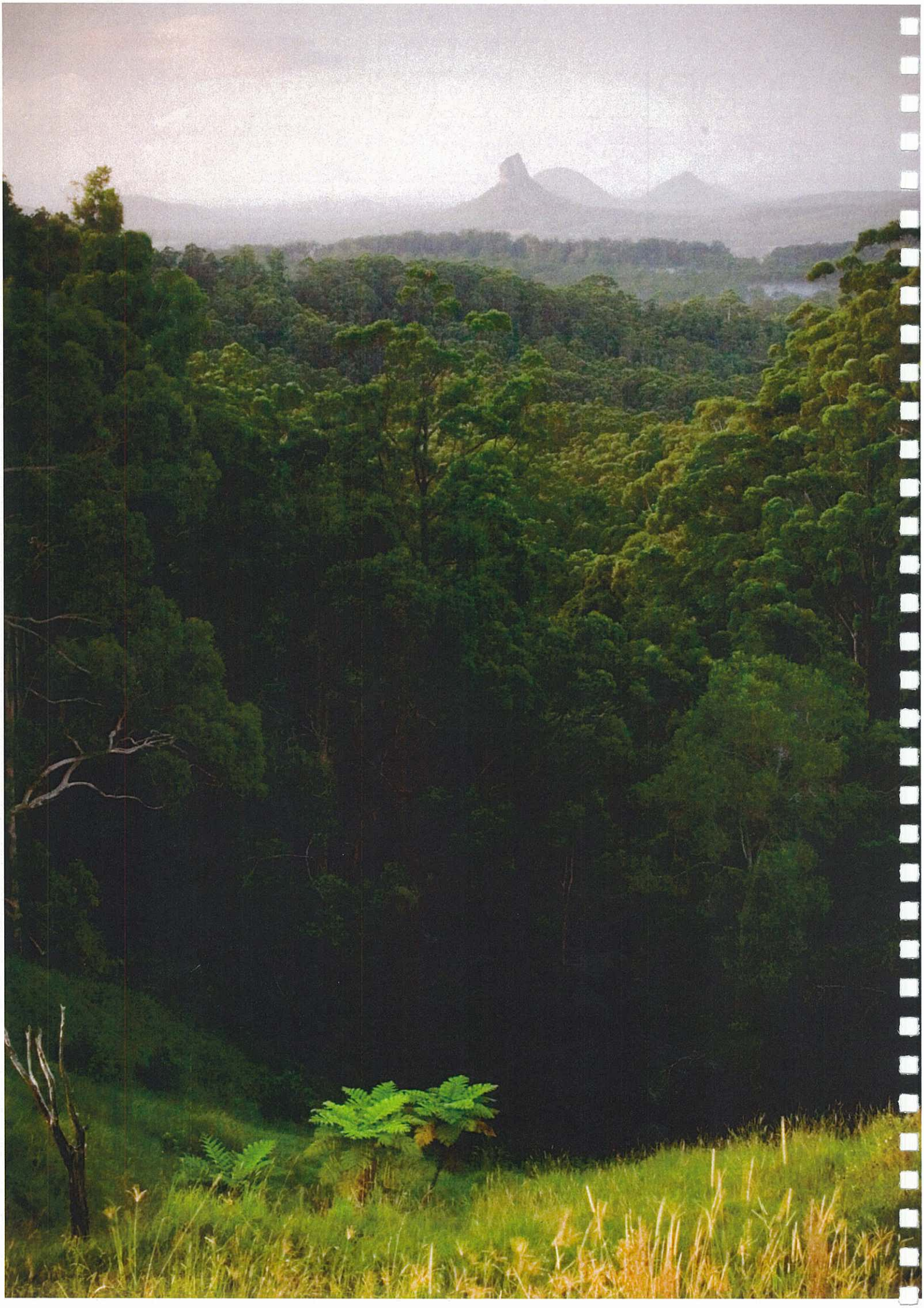
Development in a Precinct must generally be consistent with the development obligations for that Precinct within the development entitlements for that Precinct and achieves the nominated obligations.[17] The location of the entitlements and obligations within each Precinct is intended to be defined in 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 [18]	Centres (GFA)	Industry and Business (GFA)	Community Facilities (maximum ha)	Open Space and Parks [19] (maximum ha or metres)	Infrastructure
	Entitlements			Obligations		
NORTHERN LOCALITY						
1	250 dwellings [20]	Nil	Nil	5,000 m² land for a local community facility ~~or alternate site within Bellvista to be provided~~	30 m environmental protection buffer to Caloundra Aerodrome	Nil
2	1,600 dwellings	8,000 m² retail uses 4,000 m² commercial uses	Nil	Land for 1 ~~Primary~~ School (Kindergarden to be co-located or clustered) 8ha P-9 (*) 1 ha for district community facilities including library, community meeting space and youth space to be clustered with the District Hub 4,000 m² of land for an Interpretive Facility (within Sport and Recreation Land Use Area) incorporating neighbourhood meeting room	4 ha Neighbourhood Sports Park 30 m Recreation Buffer to the Blackbutt Forest 500 m² town square within the District Hub Progressive rehabilitation of the Environmental Protection Zone	Nil
3	Nil	Nil	330,000 m² Industrial & Commercial Uses	Nil	Nil	KA A maximum ~~60~~ 80 m wide corridor for the Kawana Arterial extension
4	Nil	Nil	80,000 m² Industrial & Commercial Uses	Nil	Nil	Nil
5	Nil	Nil	40,000 m² Showroom	750 m² of Land for neighbourhood meeting room to be co-located with the District Sports Park	7.5 ha District Sports Park	KA A maximum ~~60~~ 80 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

[18] 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.

[19] 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[21]	Centres (GFA)[22]	Industry and Business (GFA)	Community Facilities (maximum ha)	Open Space and Parks[23] (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 m² 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 ~~KA~~ 80 A maximum ~~60~~ m wide corridor for the Kawana Arterial extension
8	1,900 dwellings	90,000 m² GFA retail uses 30,000 m² GFA Commercial Uses	Nil	State Government Health Centre ~~2 ha for a health hub in an urban form (should a suburban form be required this facility would be located within Precinct 19 at 4 ha)~~ 0.6 ha for Police Station to be located within the Town Centre frame 1.8 ha Major Sports Facility 1.5 ha for Major Civic Centre / Cultural Centre (potentially incorporating art gallery, meeting rooms) ~~preferably clustered with the People's Place~~	4,000 m² Plazas within the Town Centre 5 ha land for major recreation park being the southern part of the Peoples Place	Land for CAMCOS Corridor and 5,000 m² Transit Centre ~~KA~~ 80 A maximum ~~60~~ m wide corridor for the Kawana Arterial extension
9	800 dwellings	20,000 m² Commercial Uses	Nil	8ha land for 1 Public Secondary School (*) 1 ha land for Community Facility (opportunity for Cultural Facility / Performing Arts/ Convention Centre)	Nil	Land for CAMCOS Corridor
10	900 dwellings	Nil	Nil	750 m² land for a neighbourhood meeting house 4ha P-6 Primary (*) School	15 ha Major Sports Park 7.5 District Sports Park	Land for CAMCOS Corridor

(*) P-6 State School of 4ha and Secondary School of 8ha are to be co-located with 4ha each of a 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.

[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 12.2 outlined in Part 12.2 of this Master Plan and as specified within this table. 26

[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 m² Retail Uses 1,000 m² Commercial Uses	Nil	5,000 m² land for a local Community Facility clustered with a Neighbourhood Hub ~~750 m²~~ Land for 1 Public Primary local school (kindergarten to be co-located or clustered) (*)	400 m² town square/ civic park to be integrated with the Neighbourhood Hub	Nil
12	1,500 dwellings	1,500 m² Retail Uses 1,000 m² Commercial Uses	Nil	5,000 m² land for a Community Facility clustered with Neighbourhood Hub 750 m² Land for neighbourhood meeting room to be co-located with the District Sports Park	400 m² town square/ civic park to be integrated with the Neighbourhood Hub 4 ha District Sports Park	Nil
13	Nil	Nil	180,000 m² Industry and Commercial Uses 20,000 m² Showroom	Nil	Maximum 40 m visual buffer adjoining Bruce Highway[27]	Nil
14	2,000 dwellings	5,000 m² Retail Uses 2,000 m² Commercial Uses	Nil	~~5,000 m²~~ land for a ~~local~~ Community Facility clustered with Neighbourhood Hub 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 m² 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 m² Retail Uses 1,000 m² Commercial Use	Nil	5,000 m² land for a local Community Facility clustered with a Neighbourhood Hub Land for 1 Public Primary School 2 x 750 m² Land for neighbourhood meeting room to be co-located with the District Sports Park	4 ha District Sports Park 400 m² town square/ civic park to be intergrated with the Neighbourhood Hub Maximum 80m buffer adjoining the Bruce Highway	
16	Nil	Nil	Nil	Nil	Progressive development of Central Park in accordance with Part 11 Special Places	~~NA~~ A maximum 80 ~~60~~m wide corridor for the Kawana Arterial extension
17	2,000 dwellings	3,000 m² Retail Uses 2,000 m² Commercial Uses	Nil	Two 5,000 m² land for a local Community Facility clustered with each a Neighbourhood Hub 2 x 750 m² Land for neighbourhood meeting room to be co-located with the District Sports Park 4ha for P-6 Primary Public School (*)	4 ha District Sports Park 400 m² town square within the Neighbourhood Hub Major Recreation Park (including potential lakes) Maximum 40 m visual and recreationl buffer to the adjoining forestry	Nil
18	2,400 dwellings	1,500 m² Retail Uses 1,000 m² Commercial Uses	Nil	5,000 m² land for a local Community Facility clustered with a Neighbourhood Hub 4ha Land for 1 Public Primary School (*) 2 x 750 m² Land for neighbourhood meeting room to be co-located with the District Sports or Recreation Park	4 ha District Sports Park 400 m² town square within the Neighbourhood Hub Major Recreation Park (including potential lakes) [29]	~~NA~~ A maximum 80 ~~60~~m wide corridor for the Kawana Arterial extension
19	1,650 dwellings	5,000 m² Retail Uses 2,000 m² Commercial Uses	Nil	6,000 m² land for Urban Fire & Rescue 5,000 m² land for Ambulance Station 750 m² Land for neighbourhood meeting room to be co-located with the District Sports Park ~~Land for 1 P-12 Public School~~ Primary 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 m² 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 is available for public use.

[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

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.

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.

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.

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~~ characteristics	• 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: i. maximise the accessibility of affordable housing to low and moderate income people ii. provide flexible accommodation solutions to enable "ageing in place" iii. provide flexible accommodation solutions for independent living arrangements within a dwelling house iv. 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.
- indentifies 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 deilvery 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 though 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

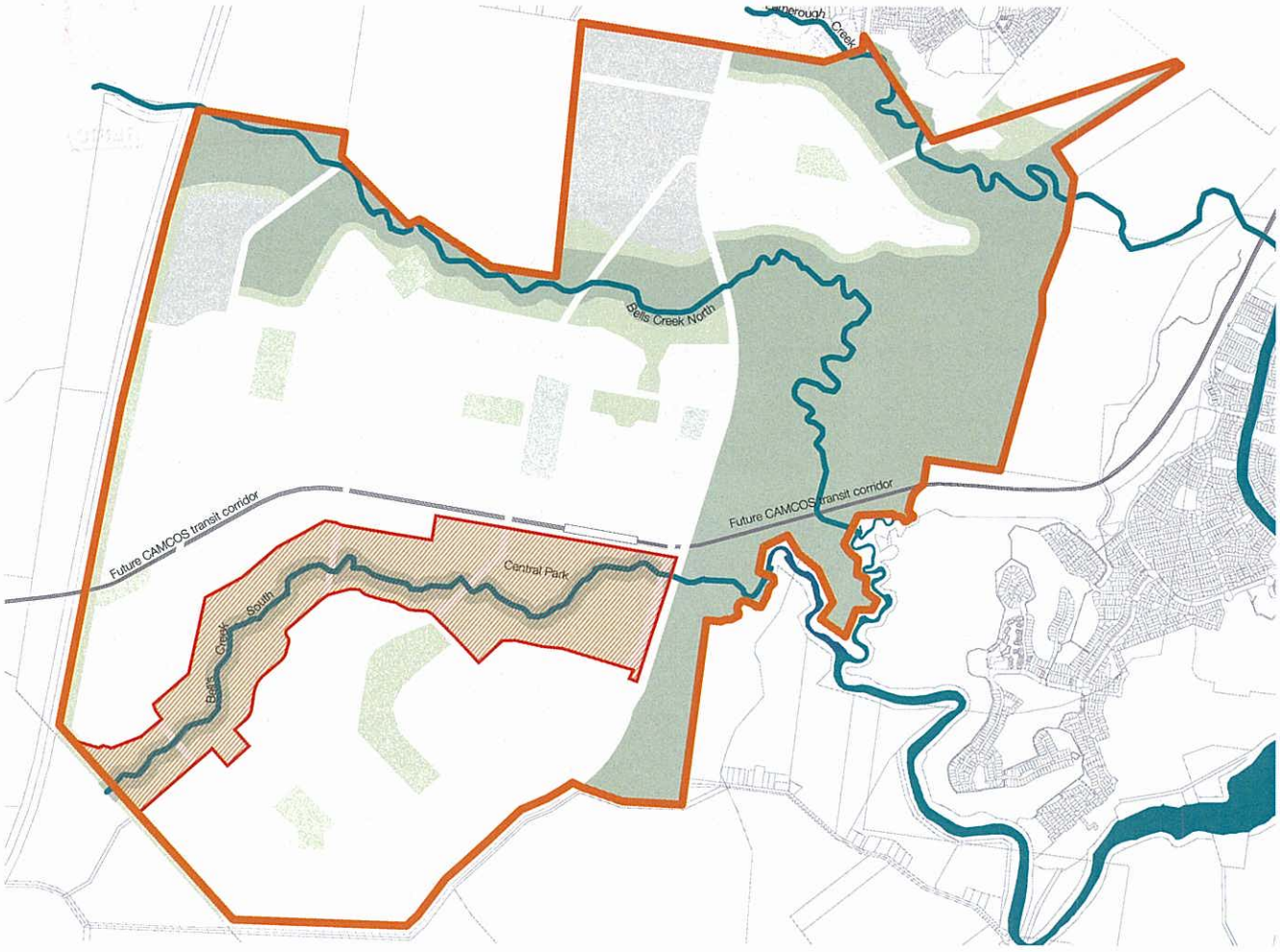
Central Park is intended to be delivered in stages. An overall Concept Plan will be prepared to accompany any subsequent application covering any part of Central Park. Subsequent development applications over the remaining parts of Central Park are to be in accordance with the overall Concept Plan. The 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

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11.3 The People's Place

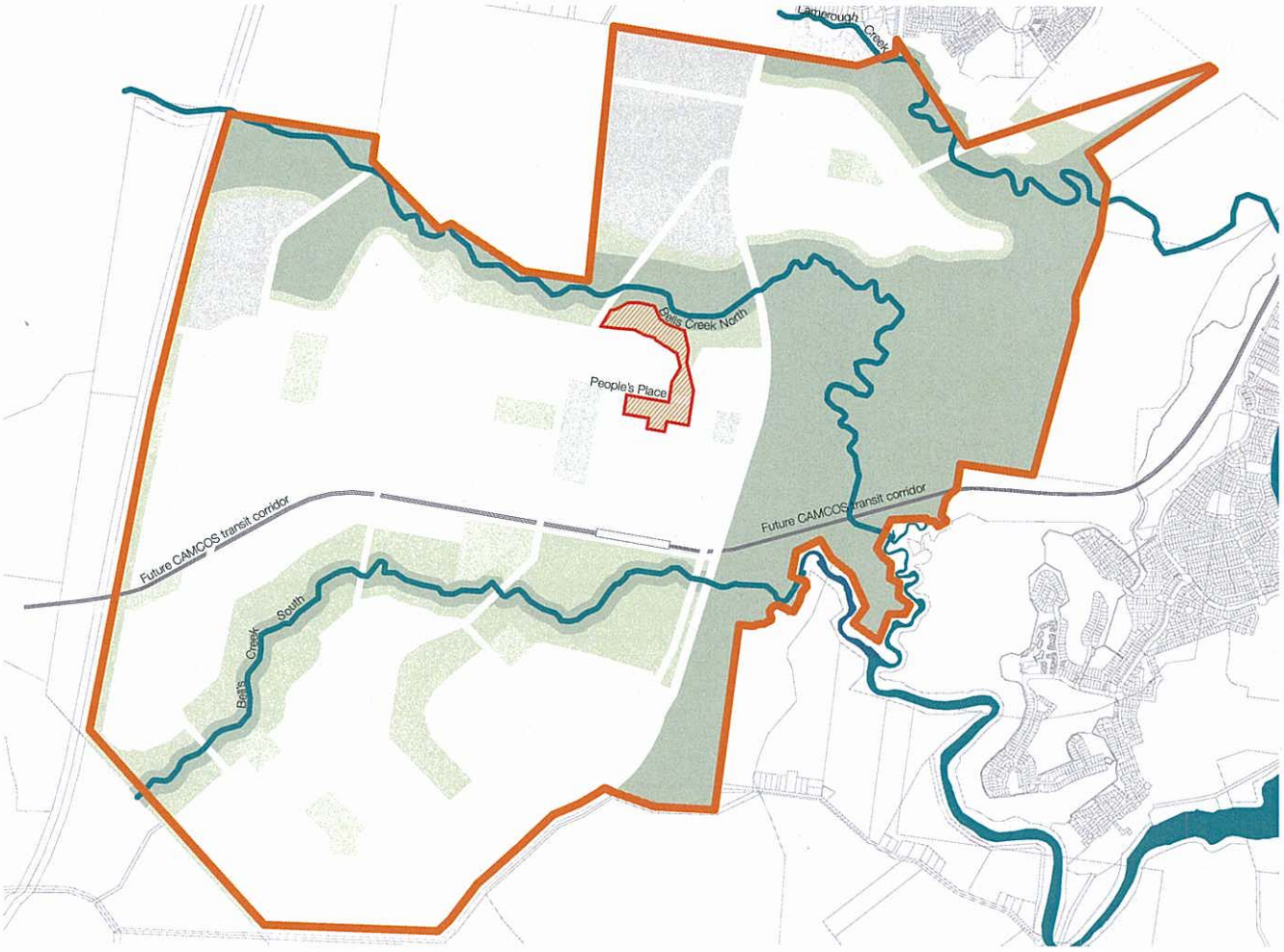
11.3.1
Locational Context and Character
The People's Place is located within the Town Centre Locality, adjoining the northern boundary of the Town Centre Core (refer Map 27 - People's Place Location and Context). The People's Place is to provide high quality public urban amenity catering for a mixture 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.

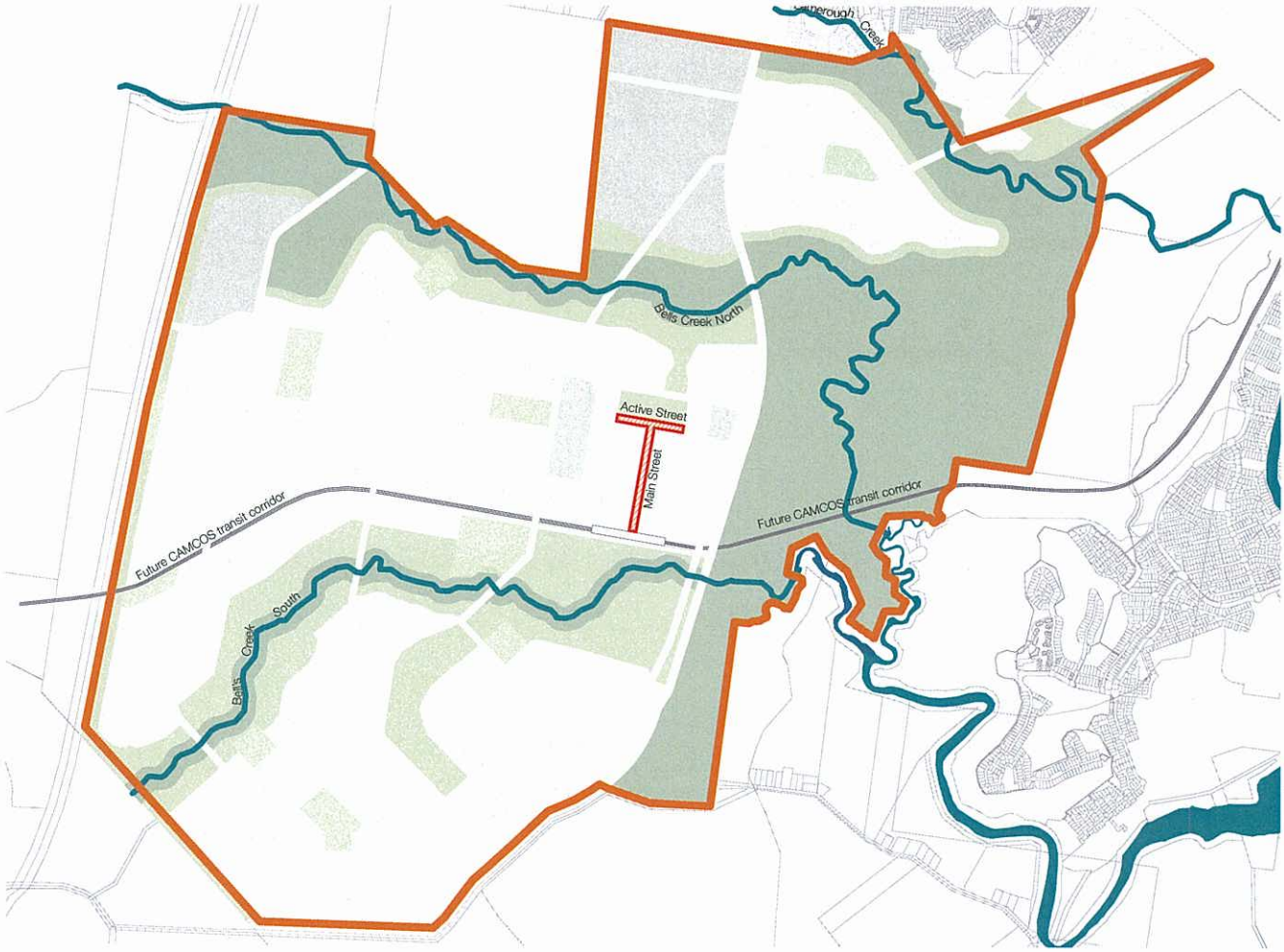
11.4.2
Active Street Design Intent
A Concept Plan will be lodged with the first subsequent application covering Precinct 8. The Plan will demonstrate achievement of the following design principles and development outcomes outlined in Table 25. The two active streets are to:

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.

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12.2
Parks and Open Space

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

Table 26 **Park Provisions**

Open Space Type	Park Type	Rate of Provision	Provision of Park	Minimum Size	Flood Immunity	Accessablity Requirements
Sports	Major Sports	0.6 ha per 1,000 persons	As per Part 8 of the Caloundra South Master Plan	1 at 15ha 1 at 10ha	All formal playing surfaces (fields and courts) are above the 20 year Average Recurrence Interval (ARI) flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI	Consistent with the ULDA Guideline No 12 (November 2011)
	District Sports	1.2ha land per 1,000 persons	As per Part 8 of the Caloundra South Master Plan (including partial contribution of the Golf Course)*	7.5ha District Sports Park 4 ha District Sports Park (Neighbourhood level)		
Recreation	Major Recreation ~~(6)~~	0.5 ha per 1,000 persons	As per Part 8 of the Caloundra South Master Plan	10 ha	Maximum 30 per cent of any park is below the 5 year ARI flood level. Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.	Consistent with the ULDA Guideline No 12 (November 2011)
	District Recreation ~~(5)~~	0.5 ha land per 1,000 persons	As per Caloundra South Open Space Strategy	5 ha		
	Major Linear	0.5 ha land per 1,000 persons	To be determined as part of subsequent applications	N/A		
Local Parks	Local Recreation	0.0-0.2 ha per 1,000 persons	To be determined as part of subsequent applications	500m²	Maximum 30 per cent of any park is below the 5 year ARI flood level.	Consistent with the ULDA Guideline No 12 (November 2011)
	Neighbourhood Recreation ~~(1)~~	0.5 - 1.1 ha land per 1,000 persons	To be determined as part of subsequent applications	5,000m²		
	Local Linear ~~(2)~~ ~~(3)~~	0.0 - 0.8 ha land per 1000 persons	To be determined as part of subsequent applications	N/A		
Total of Parks ~~(4)~~		**4.6ha / 1,000 persons**		N/A	N/A	
Community	Community Land	0.2 ha land per 1,000 persons	As per Part 8 of the Caloundra South Master Plan	N/A	N/A	

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

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

12.0 INFRASTRUCTURE NETWORKS AND STANDARDS

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12.2 Parks and Open Space

MAJOR SPORTS PARK	
Function	A large park that provides spaces and facilities for practising and playing structured or organised sports, including spectator seating and parking for major sports events. Major sports parks cater to a large catchment and normally accommodate several organisations that share the sports facilities. Major sports parks also provide a range of informal recreation activities and spaces.
Development Standards	
Minimum Size **Minimum Width**	1 at 10 ha, 1 at 15 ha 25 m
Flood Immunity	All formal playing surfaces to be above Q20 Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.
~~**Maximum Building / Structure Height**~~	~~21 m~~
Preferred Embellishments	• Shaded spectator seating (trees and/or shade structures) for at least one third of one boundary of all formal sports fields • Internal access road and car parking • End of trip cycle facilities • Outdoor sports fields and hard courts and clubhouse • Passive recreational areas including tables and chairs and informal recreational spaces • Lighting for night sport • Pedestrian pathways and forecourts • Landscaping and turfing • Community events space • Toilets
Other key outcomes	• Highly visible and well signed entrances • Centrally located, adjacent to the Town Centre or District Centre and linked to the linear open space network • Accessible via high frequency public transport capable of large capacity crowds • Excellent connections to active transit network • Direct access from trunk collector or higher order road with onsite car parking and internal access road • Design to provide for future flexibility and optimise siting and orientation of sports fields and facilities • Provision of informal and passive recreational opportunities which complement the sports areas and facilities • Promote shared use of facilities for different sports and group high maintenance embellishments together to create activity nodes • Potential Stadium capable of holding large-scale sporting events • Potential indoor sports centre and aquatic centre

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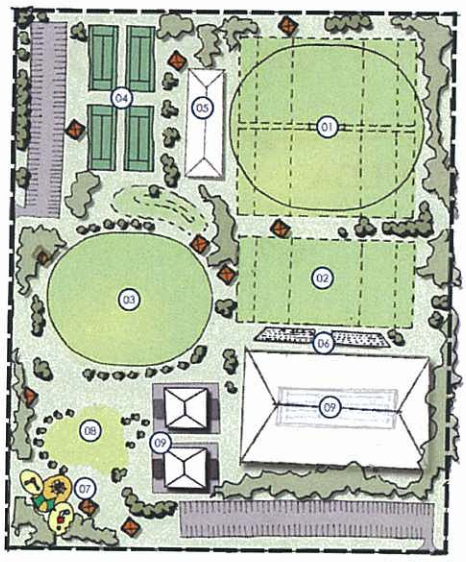

Typical Concept Plan 01

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

12.2
Parks and Open Space

DISTRICT SPORTS PARK

Function	A large park that provides spaces and facilities for practising and playing structured or organised sports. District Sports Parks may accommodate organisations that share the sports facilities and will also provide some informal recreation activities and spaces.
Development Standards	
Minimum Size **Minimum Width**	7.5 ha 25 m
Flood Immunity	All formal playing surfaces above Q20 Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.
~~**Maximum Building / Structure Height**~~	~~21 m~~
Preferred Embellishments	• Shaded spectator seating (trees and/or shade structures) for at least one third of one boundary of all formal sports fields • On-site car parking • Clubhouse and toilets • Community meeting rooms • End of trip cycle facilities • Outdoor sports fields and hard courts • Passive recreational areas including tables and chairs and informal recreational spaces • Play areas/facilities • Lighting for night sport • Pedestrian pathways • Landscaping and turfing • Recycle Bins
Other key outcomes	• Highly visible and well signed entrances • Located adjacent to a centre and linked to the linear open space network • Where possible, located adjacent to educational facilities to allow shared use • Connected to active transit network • Design to provide for future flexibility and optimise siting and orientation of sports fields and facilities • Promote shared use of facilities for different sports and group high maintenance facilities together to create activity nodes within the park • Provision of informal and passive recreational opportunities which complement the sports areas and facilities • Potential Golf Course • ~~Direct access~~ from the higher order road network and public transport

12.0 INFRASTRUCTURE NETWORKS AND STANDARDS

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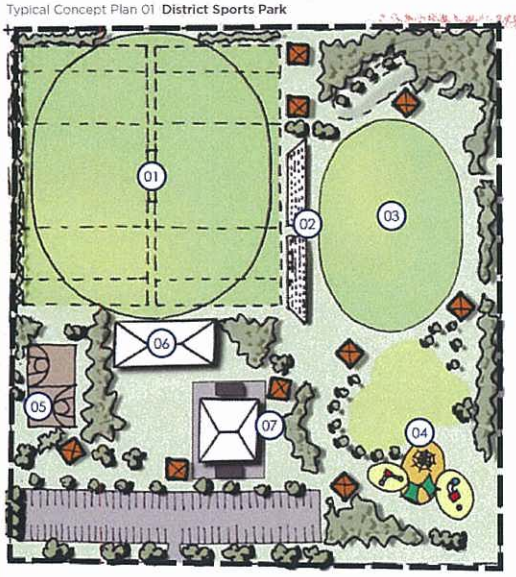
Typical Concept Plan 01 **District Sports Park**



Typical Concept Plan

01 Multipurpose Oval with incorporated field for Union, Soccer and League
02 Spectator seating (100)
03 Practice Oval
04 Play Area
05 Basketball halfcourts
06 Amenities building
07 BBQ area

12.2 Parks and Open Space

DISTRICT SPORTS PARK: NEIGHBOURHOOD LEVEL

Function	A park that provides spaces to facilitate practising and playing structured or organised sports with the opportunity for organisations to share the sports facilities. These parks also provide some informal recreation activities and spaces for the immediate area and visitors to the park.
Development Standards	
Minimum Size **Minimum Width**	4 ha 25 m
Flood Immunity	All formal playing surfaces to be above Q20 Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.
~~**Maximum Building / Structure Height**~~	~~21 m~~
Preferred Embellishments	• Shaded spectator seating (trees and/or shade structures) for at least one third of one boundary of all formal sports fields • Car parking on site or adjacent streets • Small clubhouse and toilets • Community meeting room • Cycle parking • Outdoor sports fields and hard courts • Passive recreational areas including tables and chairs and informal recreational spaces • Simple play area • Pedestrian pathways • Landscaping and turfing.
Other key outcomes	• Highly visible and well signed entrances • Located adjacent to or near Neighbourhoods or District Centres and linked to the linear open space network • Where possible, located adjacent to educational facilities to allow shared use • Connected to active transit network • Direct access from local public transport • Design to provide future flexibility and optimise siting and orientation of sports fields and facilities • Promote shared use of facilities for different sports and group high maintenance facilities together to create activity nodes within the park • Provision of informal and passive recreational opportunities which complement the sports facilities • Road frontage to 25% of park

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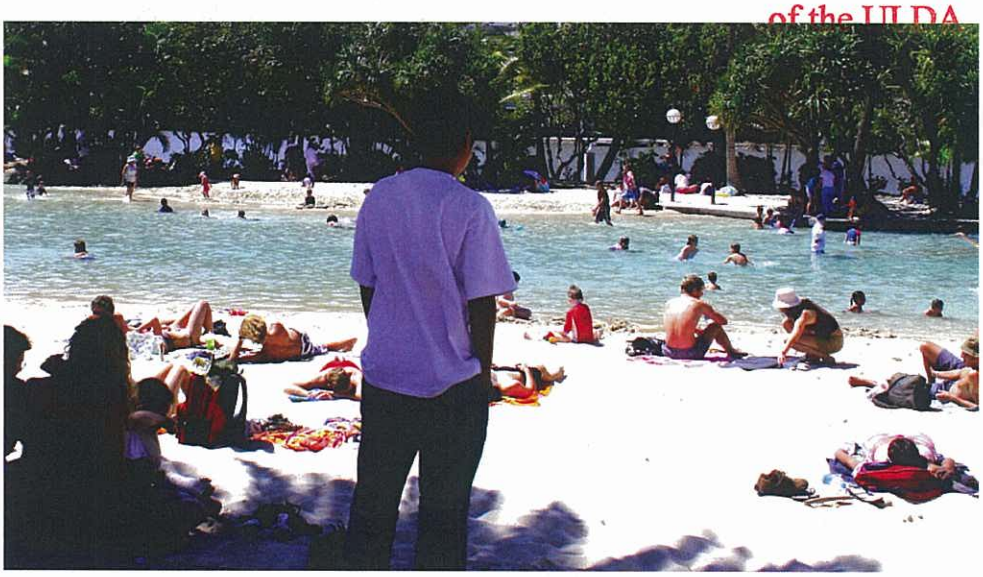

12.2
Parks and Open Space

MAJOR RECREATIONAL PARK

Function	A large park with extensive facilities and settings to cater for the varied recreation demands of a large population catchment. Major recreation parks provide a range of active and passive recreation opportunities to cater for the whole community, and should be capable of supporting a large community event and multiple activities undertaken simultaneously. **Central park:** A large-scale parkland space providing passive recreation, relaxation and escape from urban life and designed to showcase the natural environment and maximise environmental integrity and stewardship. **People's Place:** A captivating and engaging place for leisure, culture and creativity. **Eco Sanctuary:** An educational and interpretive centre designed to showcase the natural environment and maximise environmental integrity and stewardship.
Development Standards	
Minimum Size **Minimum Width**	10 ha 10 m
Flood Immunity	Maximum 30% of park below the 5 year ARI flood level Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.
~~**Maximum Building / Structure Height**~~	~~21 m~~
Preferred Embellishments	• Regional play facility • Community events/performance spaces • BBQ, seating and toilet facilities • End of trip cycle facilities • Passive recreational areas and informal recreational spaces • Lighting to allow safe night time use • Pedestrian pathways, board walks and interpretive trails • Landscaping and turfing • Integrated public art • Recycling Bins • internal access road and parking
Other key outcomes	• Locate built facilities and high use facilities adjacent to the town centre and major sports facilities • Maximise opportunities for users to connect with water and nature • Network of pedestrian and cycle routes to provide access throughout the entire park which are connected to the broader active transit network • Access from trunk collector or higher order road and by frequent public transport • Provide a multitude of passive recreational spaces of varying scale, form and function • Wetland and water treatment devices

12.0 INFRASTRUCTURE NETWORKS AND STANDARDS

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Typical Concept Plan 03 **District Recreational Park**

12.2 Parks and Open Space

DISTRICT RECREATIONAL PARK (including major linear open space)

Function	A large park that caters for the varied active and passive recreational needs and community activities. District recreation parks should provide a variety of settings, spaces and facilities to cater for all age groups and levels of ability in the community.
Development Standards	
Minimum Size **Minimum Width**	5 ha (District Recreational) 10 m (Major Linear)
Flood Immunity	Maximum 30% of park below the 5 year ARI flood level Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.
Maximum Building / Structure Height	9 m
Preferred Embellishments	• Play facilities at nodal points along the corridor for a range of ages • Car parking at nodal points • Smaller scale active recreational facilities (eg bowls clubs, tennis courts) at nodal points • Network of cycle ways and pathways along and across corridor • Kick about spaces and BBQ and seating facilities • Lighting to key pathways and linkages • Landscaping and turfing • Integrated public art • Access from local public transport network and connector or higher order road network • Toilets
Other key outcomes	• Located adjacent to the waterway corridors and providing informal recreational opportunities • Network of pedestrian and cycle routes to provide access along and across the park which are connected to the broader active transit network • Provide for a multitude of passive recreational spaces and smaller scale active recreational functions of varying scale, form and function • Create nodal points of activity by grouping high use activities (e.g. play facilities, BBQs etc.) together at key locations along the corridor • Potential lakes • Integrated wetland and water treatment facilities • Ability to host community events • Road frontage to minimum 25% of park

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Typical Concept Plan 04 **Neighbourhood Recreational Park**

12.2
Parks and Open Space

NEIGHBOURHOOD RECREATIONAL PARK

Function	A moderately sized park that provides a focal point for a neighbourhood. Provision of places and facilities for passive and active recreation activities and a range of local community activities and events.
Development Standards	
Minimum Size **Minimum Width**	0.5 ha 10 m
Flood Immunity	Maximum 30% of park area below 5 year ARI flood level Clubhouses, toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.
Maximum Building / Structure Height	9 m
Preferred Embellishments	• A kick about space minimum dimensions 50 m x 30 m • Play space • Bicycle parking • On street car parking • Lighting • Table and chairs, seating and shade structure • Half court or similar active function • Landscaping and turfing • Pedestrian and cycle paths • Recycling Bins
Other key outcomes	• 90% of dwellings within 400 m of a neighbourhood recreational park or other park providing equivalent informal recreational opportunities • Central accessible location within neighbourhood • Linked to the linear open space network via boulevard linkages or linear parklands • Minimum 50% of park perimeter to have road frontage

12.0 INFRASTRUCTURE NETWORKS AND STANDARDS

Typical Concept Plan 05 **Local Linear Park**

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12.2 Parks and Open Space

LOCAL LINEAR PARK	
Function	A long, relatively narrow Park providing informal recreational opportunities and utilised as a linking element in the overall parks and open space network. Also used to link neighbourhoods or destinations such as schools or centres.
Development Standards	
Minimum Width	~~10~~ 15 m (10m for short distances to respond to physical constraints)
Flood Immunity	Maximum 30% of park below 5 year ARI flood level Toilet and amenities blocks and other buildings (and areas designated for these facilities) are above the 100 year ARI.
Maximum Building / Structure Height	9 m
Preferred Embellishments	• Cycle and walking paths • Landscaping and turfing • Passive recreational kick about spaces • Tables and seating (uncovered) • Fencing/bollards
Other key outcomes	• Provision of off road cycle and pedestrian pathways to allow seamless access to district and regional active and passive open space hubs • Integrated storm water management and treatment system (if required) • Paths located and designed to maximise passive surveillance opportunities

Typical Concept Plan 06 **Local Recreational Park**

12.2
Parks and Open Space

LOCAL RECREATIONAL PARK

Function	A small park that provides visual amenity and passive recreation opportunities and may provide seating, a small grassed area, play equipment for young children and a meeting point for nearby residents.
Development Standards	
Minimum Size	500 m²
Flood Immunity	Max 30% below 5 year ARI Flood Level Amenities and other buildings (including areas designated for these facilities) are above the 100 year ARI.
Maximum Building / Structure Height	9 m
Preferred Embellishments	• Landscaping and turfing • Pathways and seating • Small grassed area. • Recycling Bins
Other key outcomes	• Provides respite from urban form • Provides a meeting point for nearby residents • Facilitates the retention of pockets of existing vegetation • Where possible link into the linear open space network • Minimum 50% of park area to have road frontage • Optional: simple play equipment

12.0 INFRASTRUCTURE NETWORKS AND STANDARDS

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Concept Plan 07 **Bruce Highway Buffer**

12.3 Bruce Highway Buffer

The buffer to the Bruce Highway will provide an acoustic, aesthetic and open space function for the Caloundra South community. ~~This buffer will comprise a mix of passive recreation, pedestrian and cycle trails, intensive landscaping, formal sports fields and informal play spaces, and therefore will play an important role in the overall open space network~~. Sections of the buffer may also be widened to accommodate ~~district scale parks~~ open space.

The buffer will also include required acoustic treatments, water sensitive urban design improvements and signage.

BRUCE HIGHWAY BUFFER	
Function	As per Section 3.3.9 of the Development Scheme (Oct 2011) ~~A linear park space provided as part of the Bruce Highway buffer corridor that caters for the varied active and passive recreational needs and community activities of a group of neighbourhoods. Provides informal recreation opportunities particularly for walking and cycling and is used as a linking element in the overall parks network.~~
Development Standards	
Minimum size	N/A
Maximum Building / Structure Height	N/A
Maximum width	80 metres. Widths of less than 80 m may be acceptable where it can be demonstrated that acoustic and visual amenity is achieved (i.e. adjoining business and industry areas), development is screened from the Bruce Highway, and sports and recreation is co-located.
Flood Immunity	N/A
Preferred Embellishments	• Vegetation and mounding buffer that when established ensures buildings are not visible from the Bruce Highway.
Other key outcomes	• Co-location of recreation and sporting land uses within or adjoining the Bruce Highway buffer to maximise opportunities for the buffer area.

12.4
Roads and Active Transport

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

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

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

12.0 INFRASTRUCTURE NETWORKS AND STANDARDS

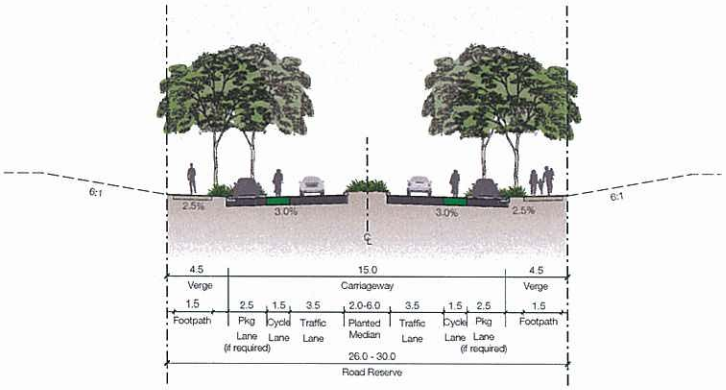
12.4 Roads and Active Transport

Roads and active transport networks are to be developed generally in accordance with the following standards and provisions in Table 27:

Table 27 **Road Provisions**

TRUNK CONNECTOR	
Function	Distributes traffic volumes from the arterial network to the connector network. Pedestrian, cycle and bus transport modes are supported.
Development Standards	
Minimum road reserve width	26.0 - 30.0 m (depending on median section)
Typical features	• Minimum intersection spacing 300 m • Limited property access • Designed to accommodate bus routes (stops allowed for in parking lane, separate lane marking or alternatively in off road bays) • On-road dedicated bicycle lanes both sides • 1 general traffic lane in each direction • Minimum 1.5 m footpaths both sides • 60-70 km/h design speed and posting • Refer indicative Section No. 01 • 2-6 m wide planted median • 2.5 m minimum parking to one or both sides if required • Minimum 15 m carriageway width • Upright kerbs • Opportunities for WSUD including biopods and linear treatment trains
Provision	For roads that generate less than 10,000 vehicles per day.

Section 01 **Trunk Collector (minimum)**



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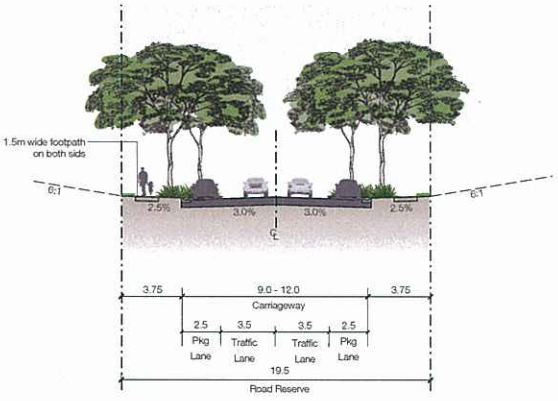
12.4
Roads and Active Transport

NEIGHBOURHOOD STREET NETWORK

Neighbourhood Connector Street

Function	Neighbourhood Connector Streets connect neighbourhood destinations including shops and parks, provide access to the surrounding road network and can include a bus and cycling route.
Development Standards	
Minimum road reserve width	20 m – where no bicycle lanes 23 m – where bicycle lanes required as part of a cycle network
Typical features	• ~~Minimum 18 m reserve width~~ • Minimum intersection spacing 120 m • Minimum 2.5 m parking lanes parallel both sides of street • Designed to accommodate bus routes through increased lane widths where required as part of the overall network • 1 general traffic lane in each direction (3.5 m wide) • 1.5 m wide footpaths on both sides • 50 kmh design speed unless sign posted otherwise • Refer indicative Section No. 02 • Direct property access • Roll-over kerb and channel • Opportunities for WSUD including biopods and linear treatment trains
Provision	For roads that generate less than 7,500 vehicles per day, or up to 10,000 vehicles per day subject to traffic assessment

Section 02 **Neighbourhood Connector Street**



12.0 INFRASTRUCTURE NETWORKS AND STANDARDS

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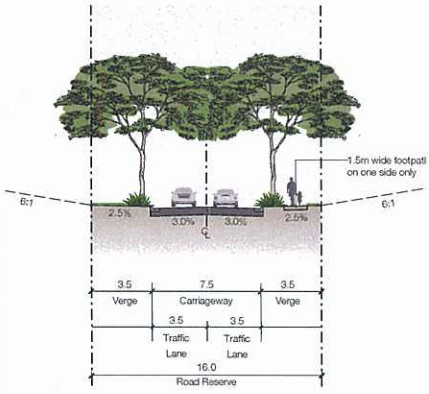
12.4 Roads and Active Transport

Neighbourhood Access Street (7.5 m)

Function	Provide direct residential property access. Also allow for vehicle, pedestrian and cyclist connectivity.
Development Standards	
Minimum road reserve width	~~16.~~15.0 m
Typical features	• Direct property access (vehicle access may be via rear lane) • Minimum 7.5 m carriageway width • 1.5 m footpath on one ~~side only~~ or both sides • On-street parking (not marked) • Minimum 1 traffic lane with passing opportunities • Posted speed 50 km/h, unless sign posted otherwise • Refer indicative Section No. 03 • Roll-over kerb and channel • Maximum length of Block is 150 m • Opportunities for WSUD including biopods and linear treatment trains
Provision	For roads that generate less than 5,000 vehicles per day

Section 03 **Neighbourhood Access Street (7.5 metres)**



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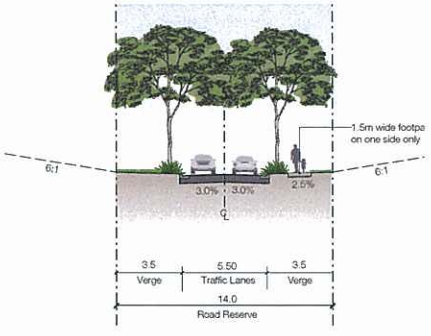
12.4
Roads and Active Transport

Neighbourhood Access Street (5.5 m)

Function	Provide direct access to residential property. Also allow for vehicle, pedestrian and cyclist connectivity.
Development Standards	
Minimum road reserve width	13 ~~14.0~~ m
Typical features	• Direct property access (vehicle access may be via rear lane) • 5.5 m carriageway width • 1.5 m footpath on one ~~side only~~ or both sides • On-street parking (not marked) • Minimum 1 traffic lane with passing opportunities • Posted speed 50 km/h, unless sign-posted otherwise • Refer indicative Section No. 04 • Roll-over kerb and channel • Maximum length of Block is 150 m • Opportunities for WSUD including biopods and linear treatment trains
Provision	For roads that generate less than 2,500 vehicles per day

Section 04 **Neighbourhood Access Street (5.5 metres)**



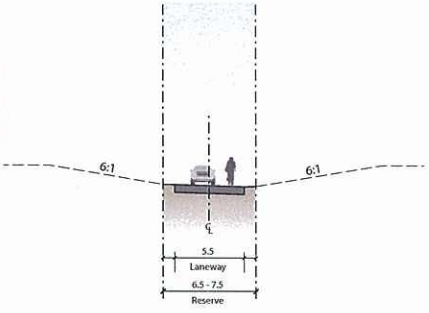
12.0 INFRASTRUCTURE NETWORKS AND STANDARDS

12.4 Roads and Active Transport

Neighbourhood Lane

Function	Lanes provide direct access to properties including for refuse collection and other service vehicles. Lanes typically provide rear access to garages but can also provide "front door" access to loft apartments and other small dwellings.
Development Standards	
Road reserve width	6.5–7.5 m
Typical features	• 5.5 m carriageway width • 2 traffic lanes (1 each direction) • Refer indicative Section No. 05 • No parking or footpaths • Posted speed 50 km/h, unless sign posted otherwise • Opportunities for WSUD including biopods and linear treatment trains • Flush kerb type
Provision	For roads that generate less than 500 vehicles per day.

Section 05 **Neighbourhood Lane**



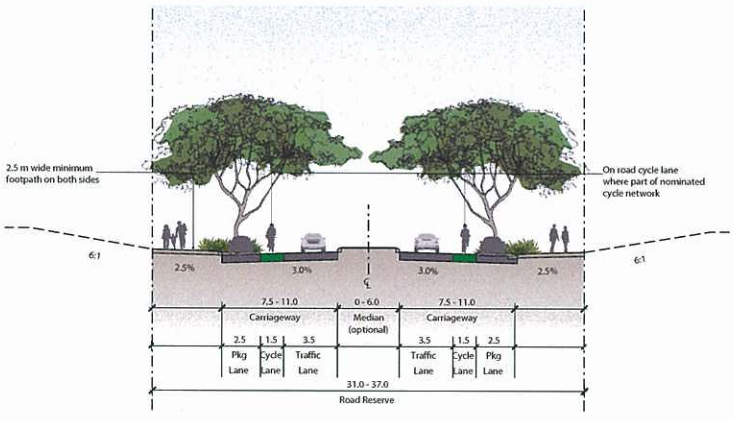
12.4
Roads and Active Transport

CENTRE STREET NETWORK

Centre Connector Street

Function	Centre connector streets provide limited property access and provide routes via access streets to centre destinations. They also accommodate a high level of pedestrian and cycle activity.
Development Standards	
Road reserve width	31–37 m
Typical features	• Designed to accommodate bus routes in the parking lane, with separate marking • 1.5 m wide on-road dedicated bicycle lanes both sides • 2.5 m footpaths on both sides • 2.5 m on-street parking both sides • 2 traffic lanes in each direction (3.5 m wide each) • Carriageway width 15–22 metres (excluding median) • Optional median (0–6 m) • Limited property access • No traffic calming • Posted speed of 60 km/h • Refer indicative Section No. 06 • Minimum 100 m intersection spacing • Opportunities for WSUD including biopods and linear treatment trains • Upright kerb type
Provision	For roads that generate less than 10,000 vehicles per day.

Section 06 **Connector Street**

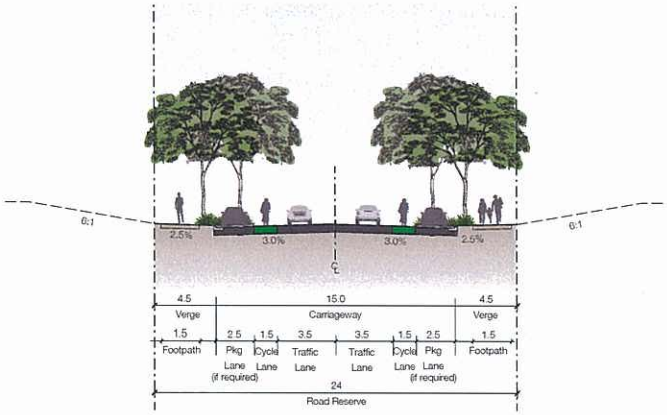


12.0 INFRASTRUCTURE NETWORKS AND STANDARDS

12.4 Roads and Active Transport

Centre Access Street	
Function	Centre Access Streets provide direct property access to commercial centre activities, and support a high level of pedestrian and cycle activity.
Development Standards	
Road reserve width	24 m
Typical features	• 2 traffic lanes (1 each direction) • Minimum 1.5 m wide footpaths both sides • 2.5m on-street parking both sides • 1.5 m cycle lane both sides • 15 m carriageway width (including parking) • No median • Direct property access • Posted speed 50 km/h unless sign posted otherwise • Refer indicative Section No. 07 • Minimum intersection spacing 100 m • Opportunities for WSUD including biopods and linear treatment trains • Upright kerb type
Provision	For roads that generate less than 5,000 vehicles per day.

Section 07 **Centres Access Street**

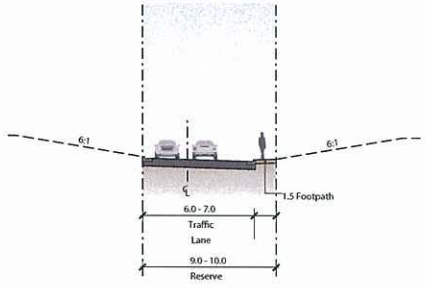


12.4
Roads and Active Transport

Centre Lane

Function	Centre lanes provide access to the rear of buildings, including access for loading and delivery vehicles. Centre lands are not intended as an alternative route option for through traffic and should not be designed as such.
Development Standards	
Road reserve width	9–10 m
Typical features	• 2 traffic lanes (3–3.5 m), one in each direction • Not on bus routes • No provision for cycleway • Minimum 1.5m footpath – may be shared surface and may be on one side only • No on-street parking - short-term loading/unloading excepted • 6-7m carriageway • No median • Direct property access • No traffic calming • Posted speed 50 km/h unless sign posted otherwise • Refer indicative Section No. 08 • Minimum intersection spacing 50 m • Opportunities for WSUD including biopods and linear treatment trains
Provision	For roads that generate less than 1,000 vehicles per day.

Section 08 **Centre Lane**



12.0 INFRASTRUCTURE NETWORKS AND STANDARDS

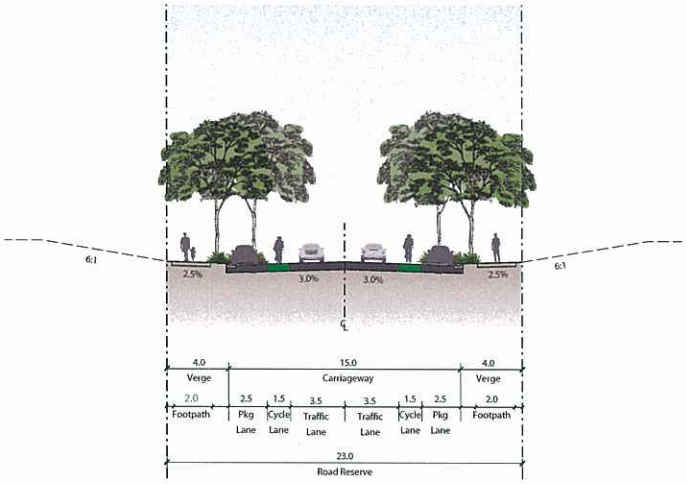
12.4 Roads and Active Transport

INDUSTRIAL STREET NETWORK

Industrial Connector Street

Function	Provides routes via access streets to industrial destinations. Low requirement for cyclists and pedestrian accessibility.
Development Standards	
Road reserve width	25 m
Typical features	• 2 traffic lanes (1 each direction) • 1.5 m wide cycle lane both sides • 1.5 m wide footpaths, minimum 1 side • 2.5 m on-street parking both sides • 1.5 m cycle lane both sides • 15 m carriageway width • No median • Limited direct property access • Posted speed 60 km/h • Refer indicative Section No. 09 • Minimum intersection spacing 150 m • Opportunities for WSUD including biopods and linear treatment trains
Provision	For roads that generate less than 7,500 vehicles per day.

Section 09 **Industrial Connector Street**

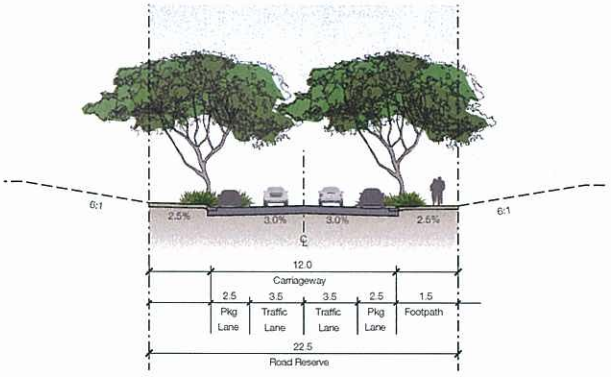


12.4
Roads and Active Transport

Industrial Access Street

Function	Industrial Access Streets provide direct access to properties. Parking lanes on both sides to cater for employees and a footpath on one side of the street.
Development Standards	
Road reserve width	22.5 m
Typical features	• 2 traffic lanes (1 each direction) • No priority bus routes • No provision for cycle way • 1.5 m footpath on one side • 2.5 m on-street parking on both sides • 12 m carriageway width (including parking) • No median • Direct property access • No traffic calming • Posted speed 50 km/h unless sign posted otherwise • Refer indicative Section No. 10 • Minimum intersection spacing 100 m • Roll-over kerb • Opportunities for WSUD including biopods and linear treatment trains
Provision	For roads that generate less than 5,000 vehicles per day.

Section 10 **Industrial Access Street**



12.0 INFRASTRUCTURE NETWORKS AND STANDARDS

12.4 Roads and Active Transport

Minimum Widths of Infrastructure Elements within Road Corridors	
Infrastructure Element	**Width (Metres)**
Road (general traffic lane)	3 - 3.5
Parking Lanes	2.1 - 2.5
Parking Lanes (where shared with cycle lanes)	4.0 - 4.5
Parking Lanes (where shared with bus bays)	3.5
Dual use paths	2 - 3.5
Footpaths	1.5 - 4.5
Recreation paths	1.5 - 3.5
Cycle Commuter paths	3
Cycle lanes	1.5
Bus lanes	3.5 - 4.0
Median	2 - 6
Verge	0 - 6
Laneways 2-way shared	4.5

12.5
Water Quality Management and Compliance Regime

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

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

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

12.5.1
Objectives

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

Table 28 **Water Quality Management Standards**

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

12.0 INFRASTRUCTURE NETWORKS AND STANDARDS

12.5 Water Quality Management

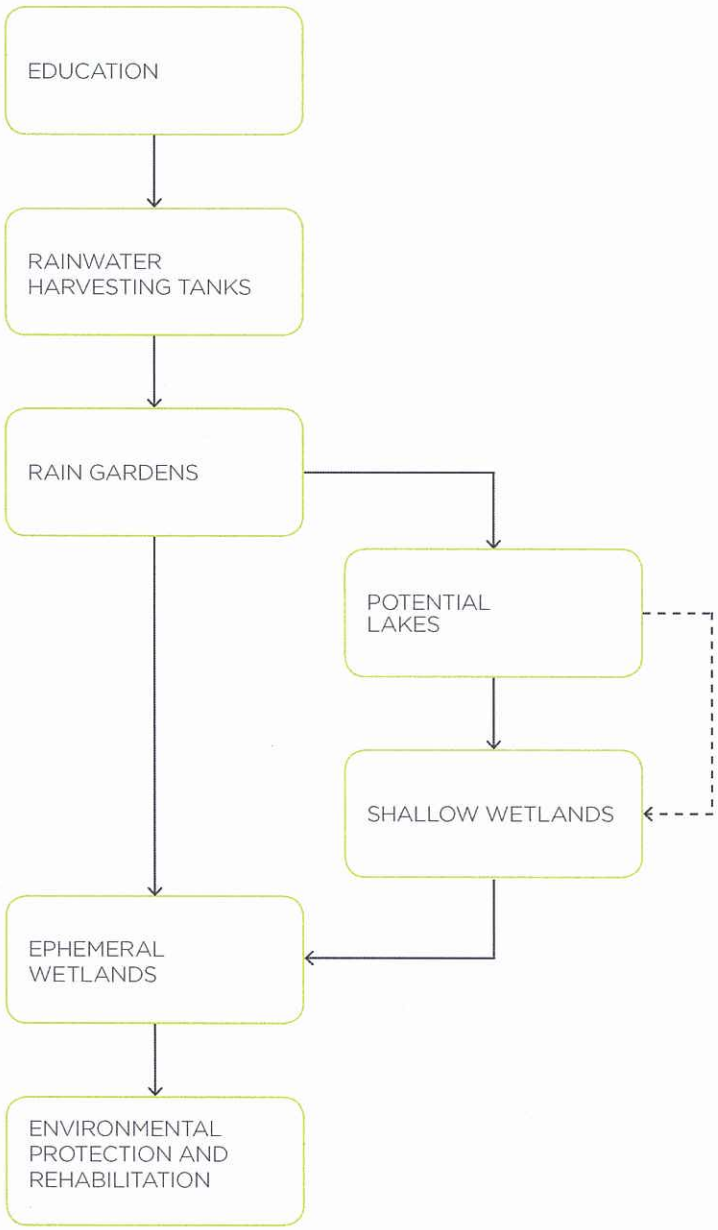
12.5.2 Water Quality Management Approach

All development will be required to implement Water Sensitive Urban Design (WSUD) 'Beyond Current Best Practice' (i.e. achieving a higher level of WSUD than the 'best practice' requirements typically imposed on development projects. This is to achieve no net worsening of the water quality entering the Pumicestone Passage. This will require an integrated and holistic approach to stormwater and water demand management. It is anticipated that the WSUD strategy will include a combination of the following:

- Education;
- Rainwater tanks and demand reduction strategies;
- Rain gardens;
- Potential lakes;
- Shallow wetlands;
- Ephemeral wetlands; and
- Rehabilitation and protection of waterways.

The application of initiatives and other options will be considered in conjunction with subsequent applications, including the need to ensure section 3.3.8 of the Development Scheme is achieved.

Stormwater Treatment Train for Caloundra South



12.5.3
Implementation and Compliance

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

Table 29 **Examples of Water Quality Management Initiatives**

EDUCATION

Goal	Initiative	Implementation
Community education and support is a key factor in the success of this strategy. An education program is to be implemented to increase residents' understanding and acceptance of water quality objectives and WSUD applications. Through community awareness and leadership, potential pollutant loads can be decreased at source.	An education program is expected to include a combination of: • educational signage installed at appropriate locations (e.g. Village entries and adjacent to WSUD assets, explaining the process for treating and cleaning storm water); • public advertising and displays; • training and educational programs; • modules within school curricula; • WSUD information pack provided to each purchaser of land within Caloundra South.	Outcome to be achieved at all stages of development

RAINWATER TANKS AND DEMAND REDUCTION

Goal	Initiative	Implementation
Development is to be designed to reduce peak and volumetric stormwater discharges from the site.	Development on each lot is to ensure that: • rainwater tanks are used to capture roof water • minimum 70% of rain water from roofs is captured for reuse; • all buildings use water efficient appliances and products to reduce potable water consumption	Outcome identified in subsequent applications

12.0 INFRASTRUCTURE NETWORKS AND STANDARDS

12.5 Water Quality Management

RAIN GARDENS

Goal	Initiative	Implementation
Rain Gardens (bioretention system) are to be designed and located to maximise the treatment of urban storm water prior to the discharge of urban storm water to down stream lakes, shallow wetlands and ephemeral wetlands[32]	Development is to ensure that: • rain gardens are integrated into the streetscapes urban open space and linear corridors to maximise receipt of stormwater • they are designed to have a filter depth of approximately 0.6m and estimated definition depth of 0.2m	Outcome identified in subsequent applications

LAKES

Goal	Initiative	Implementation
Lakes are to be designed and maintained to protect the water quality outcomes of the site and enhance the community's understanding and engagement with the water cycle.	Lakes will be designed and operated with careful consideration to best practice design guidelines and experience to maximise their sustainability and minimise any risk of operational problems. It is anticipated that 'polishing' of lake waters will be provided by recirculation of lake waters through 'shallow wetlands'. Development is to establish shallow wetlands integrated within or adjacent to the proposed lakes. These shallow wetlands will be densely vegetated and provide treatment to incoming stormwater flows and recirculated lake waters.	Outcome identified in subsequent applications

Example of Rain Gardens

Example of Lakes

[32] Alternate Strategies may be implemented with highly urbanised areas (i.e Town Centre) and could include the use of Tree Pits and Rain Vaults.

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13 JUN 2012
By: (name)
of the ULDA

12.5
Water Quality Management

EPHEMERAL WETLANDS

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

REHABILITATION AND PROTECTION OF WATERWAYS

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

Examples of ephemeral wetlands

12.0 INFRASTRUCTURE NETWORKS AND STANDARDS

12.5 Water Quality Management

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN [33]

Goal	Initiative	Implementation
A detailed Construction Environment Management Plan (CEMP) must be prepared for each phase of construction, detailing how relevant water quality objectives will be achieved.	Consistent with industry best practice, the Construction and Environmental Management Plan (CEMP) is expected, as a minimum, to include the following requirements: • construction works will be staged in manageable parcels so that the construction area at any one time will be minimised; • soil erosion risk mapping will be undertaken to identify those areas of the development footprint which may be more at risk of generating unacceptable levels of sediment during the construction stage. Special care and additional measures will be applied to this area during works; • all erosion and sediment controls (such as shake down pads, sediment fences, sediment basins etc) are to be installed prior to any soil disturbance and will remain in place until the area of disturbance is fully stabilised; • all exposed areas will be stabilised in a timely manner and their extent minimised via the use of appropriate techniques such as mulching, temporary turfing etc.; • rainfall forecasts will be reviewed on a daily basis and where predictions are for heavy rains, precautionary measures will be put in place (eg. emptying of sediment basins); • all 'clean' water above the works areas will be diverted around areas of disturbance via stabilised flow paths; • work in wet weather that could impact water quality will be minimised; • appropriate erosion and sediment control measures will be implemented along construction haul roads; • sediment basins will be installed to capture runoff from disturbed areas; basins will be of appropriate size so that suspended solids can be held and treated prior to discharge (at a level greater than that required under current state and local government guidance);	To be prepared and lodged with the Operational Works Certification

[33] It is acknowledged that environmental management is a dynamic and evolving field and there is likely to be innovation across such a long-term project. Continued research, applied expert guidance and consultation with the community and regulators will occur over time and associated improvements and amendments made, as required, to construction and management practices.

12.5
Water Quality Management

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN - Cont.

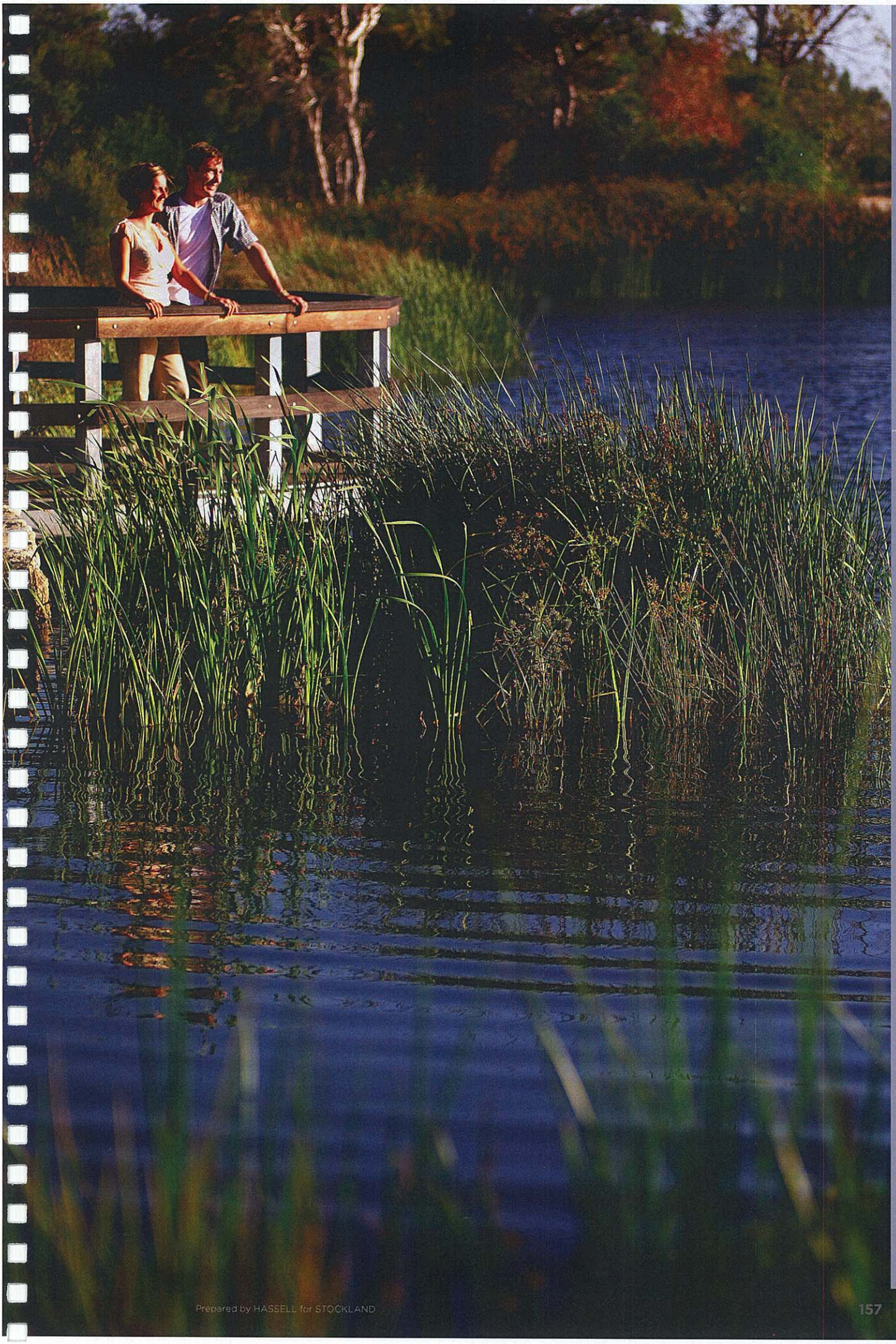
Goal	Initiative	Implementation
	• sediment fences will be installed to provide further protection and retention of runoff from disturbed areas. They will be placed along contours and will include overflow weirs to prevent scour and failure of devices; • all construction staff are to be trained by a suitably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

12.0 INFRASTRUCTURE NETWORKS AND STANDARDS

12.5 Water Quality Management

MONITORING OPERATIONAL PHASE

Goal	Initiative	Implementation
Establish a best practice water quality management program and reporting framework during the operational phase of the project.	Water quality monitoring of the site is to include the use of the following: • telemetered monitoring with turbidity sensors to be located down stream of development; • event-based and ambient water quality monitoring within Bells Creek North, Bells Creek South and Lamerough Creek; • lake water (and sediment) quality monitoring; • ecosystem health monitoring of Bells Creek.	Annual reporting following commencement of activities on site



13.0 ADMINISTRATION

AMENDED IN RED
13 JUN 2012
By: [signature] (name)
of the ULDA

13.1 Currency and amendments particulars

In accordance with Section 76(4)(b) of the Urban Land Development Authority Act 2007, an alternative currency period is able to be granted for the development approval.

The development will be carried out over a number of stages and will take place over an extended timeframe. Therefore, a currency period of forty (40) years is requested in this instance.

13.2 Definitions

Unless otherwise defined by this Master Plan, the definitions of the Caloundra South Urban Development Area Development Scheme October 2011 apply. In addition to those terms defined in the Development Scheme, the following definitions apply to the Caloundra South Master Plan. Where there is a conflict between these definitions and others, these definitions prevail.

Term	Definition
Act	The *Urban Land Development Authority Act 2007.*
Adjacent	Situated near; very close; proximal
Active Street / Uses	Contiguous string of business or retail land uses that open directly to, or addressed to the street, footpath or other public open space to the effect of creating active, people-orientated street frontages.
Arts Strategy	A policy and action plan developed in accordance with *Artbeat* to support the planning and delivery of arts and cultural infrastructure.
Associated Activity	An activity that is: (a) allied to the main activity on the same site; (b) compatible with the main activity on the same site; and (c) subordinate to the main activity on the same site.
Best Practice	A method or technique that can be substantiated as producing results superior to those achieved by other conventional or outdated means, such as to be recognised as achieving an agreed benchmark capable of evolving as improved methods become available.
Caloundra South Development Scheme	The Caloundra South Urban Development Area Development Scheme (as approved October 2011)
CAMCOS	Proposed rail line connecting the Brisbane suburban network at Beerwah with Maroochydore (as identified by the 'Caloundra and Maroochydore Corridor Study').
Central Park	A major sport and recreation space located proximal and to the south of the Town Centre, providing a regional hub for major sports, passive, recreation and environmental protection/amenity purposes.
Coast Connect	A bus corridor from Caloundra to Maroochydore including bus priority lanes, bus stations in key activity areas, bus stop upgrades, and bus queue bypasses.
Cycle End of Trip Facility	Dedicated amenities that are publicly accessible for bike storage area, lockers and change facilities
Dedicated high frequency bus corridor	A high frequency "Urbanlink" bus service identified for strategic corridors as defined by the Queensland Department of Transport and Main Roads publication *Connecting SEQ 2031 - An Integrated Regional Transport Plan for SEQ.*
Display Home (or Display Unit)	Means the temporary use of premises for the promotion and/or sale of land and/or houses units within an estate, where such premises are located within the estate which is proposed to be promoted or sold.
Eco sanctuary	The natural value area which is the target of land rehabilitation east of the Town Centre and within the Environmental Protection Zone, for the purpose of delivering an interpretive experience trail through the conservation areas connecting the northern Community Hub to the Town Centre.
Enabling infrastructure and works	Infrastructure and works essential to prepare a precinct for building work.
Explanatory Content	Content that is not intended to be used to assess subsequent applications.

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

Term	Definition
Plan of Development (PoD)	A PoD may accompany an application for a Material Change of Use or Reconfiguration a Lot and may deal with residential or non-residential uses as well as operational work. A PoD is prepared by an applicant and may include maps, graphics and text. A PoD cannot include land beyond the boundary of land the subject of the Application.
Planning Content	Content that is to be used to inform subsequent applications to the extent outlined in the relevant Part of the Master Plan.
Precinct	Provides a spatial reference to the appropriate allocation of land uses throughout each of the Localities. Refer Part 8.
Road	A local government road or a State-controlled road.
Shopfront	The ground level façade for the display and retailing of goods and personal services with a pedestrian entry point to the premises.
Super Lot	A lot created from a parent lot or lots, with the intention of being further subdivided at a point in the future and for the purpose of accommodating particular development facilitated by the Master Plan, but to also be the subject of further development applications.
Temporary or Interim Land Uses	Uses that operate for not more than 10 years, and are directly associated with an approved and complementary land use or are directly related to the construction within the Master Plan Area (such as borrow pits, stockpiles, crushing and screening plants, storage yards).
Transit Centre	Accommodates the major passenger terminal within the Town Centre Core, for servicing by a dedicated high frequency bus corridor connected to the Kawana Arterial road, together with the CAMCOS transit corridor and local and sub-regional transport services.
Waterway	A passage for water or a body of water, including all orders of perennial and ephemeral streams (lined or unlined), rivers and other wetlands, and bays.