

**APPENDIX C**

**CALOUNDRA SOUTH MASTER PLAN  
ASSESSMENT**

# PRINCIPLES

The Principles of the Caloundra South Master Plan are overarching strategic intents designed to inform the planning and development of the site. Collectively, the Principles are an extension to the PDA-wide criteria, as set out in the Development Scheme. Where a development application is accompanied by a Plan of Development ('PoD'), it must demonstrate how development achieves each Principle of the Master Plan.

**Table 8 - Master Plan Principles**

Principles	Response
<b>Environmentally Responsible</b>	
<p>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.</p>	<p>The proposed development supports the broader locality intent to retain and preserve ecological values; protect water quality; and be a leader in delivery of environmental sustainability. The following is relevant:</p> <ul style="list-style-type: none"> <li>▪ Ecological Values – The Master Plan identifies key environmental protection zones in the eastern precincts of the PDA and along existing waterway corridors. Notwithstanding that the site does not contain any key environmental corridors, the development incorporates a range of green spaces within parks and the streetscape to complement and support the broader environmental networks. The urban structure maximises views, as identified for the site within the Master Plan. This includes significant views to the Glasshouse Mountains and local view corridors.</li> <li>▪ Water Quality – The proposal implements leading practice Water Sensitive Urban Design ('WSUD') and innovative water management systems. The wetlands system provides a multi-faceted function providing visual and recreational amenity, whilst promoting environmental awareness.</li> <li>▪ Environmental Sustainability – The layout of the proposal is responsive to South-East Queensland's sub-tropical climate. Dwelling designs and lot orientation will take advantage of natural sunlight and shading to promote low energy use. The development will also promote innovative infrastructure and renewable energy technology.</li> </ul>
<b>15 Minute Community</b>	
<p>Transport options to be provided that ensure the destinations within Caloundra South are accessible within 15 minutes.</p>	<p>Various transport options will be provided to ensure destinations within Caloundra South are accessible within a 15 minute timeframe. This will be achieved through delivery of regional and local transport infrastructure, and a complementary urban structure. The following is relevant:</p> <ul style="list-style-type: none"> <li>▪ Regional – The proposed development provides a 35m wide sub-arterial road at the south-eastern site boundary which is designed to provide dedicated bus lanes. The sub-arterial</li> </ul>

Principles	Response
	<p>road will accommodate a primary bus route, servicing the regional catchment.</p> <ul style="list-style-type: none"> <li>▪ Local – Residents will be able to access services, amenities and employment within 15 minutes through permeable pedestrian and cycle routes, promoting active transport within the local neighbourhoods.</li> <li>▪ Complementary Urban Structure – The urban structure comprises a sub-tropical landscape through landscaping treatments and furniture. The street layouts ensure active networks facilitate crime prevention through environmental design to promote safe and clean pathways and cycle paths.</li> </ul>
Potential and Prosperity	
<p>Caloundra South is to offer quality and diverse education and new employment opportunities for the Sunshine Coast.</p>	<p>The proposed Neighbourhood Centre contributes to the educational and employment opportunities provided within the Sunshine Coast. The following is relevant:</p> <ul style="list-style-type: none"> <li>▪ Employment and Business Opportunity – The neighbourhood centre and community facilities offer a range of retail, commercial, community and residential land uses to achieve higher levels of self-sufficient employment.</li> <li>▪ Excellence in Skills Development – The neighbourhood centre will enhance local employment skills, offering opportunities for all ages and skillsets. The State Primary School will contribute to the broader education offering and diversity in the Aura community, providing access to education.</li> <li>▪ Partnerships and Delivery – The neighbourhood centre and community facilities are located in proximity to a planned State Primary School which will be located to the north of the Neighbourhood Centre. Co-location of the land uses will provide partnerships to promote creativity, business incubation, research and development.</li> </ul>
Village Life	
<p>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.</p>	<p>The development contributes to the broader networks of distinctive and compact villages. The proposed development facilities residential communities focused around the neighbourhood centre and public spaces. The following is relevant:</p> <ul style="list-style-type: none"> <li>▪ Character and Distinctiveness – The natural features of the site and broader context have been reflected in the proposed landscaping palette. The combination of soft and hard elements, particularly within the entrance feature and public</li> </ul>

Principles	Response
	<p>spaces, incorporate water features and 'lily pad' shaped nodes to create a distinct character for Aura Lakes.</p> <ul style="list-style-type: none"> <li>▪ Diversity and Choice – The proposed development provides a mix of lot typologies which cater to a range of demographics and housing and lifestyle needs. Each residential village is supported by community facilities, including parkland, childcare centre, a neighbourhood centre and State Primary School to further provide diversity and choice within a self-contained locality.</li> <li>▪ Village Delivery – A unique sense of place and identity for Aura Lakes will be established in the initial delivery phases. Relevantly, the initial phases comprise the entrance feature which provides visual amenity and recreational spaces for residents and visitors.</li> </ul>
<b>Network of Community Hubs</b>	
<p>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.</p>	<p>The development provides a diverse range of publicly accessible spaces which residents and visitors can utilise to meet, socialise, access services, work, learn and share experiences. The following is relevant:</p> <ul style="list-style-type: none"> <li>▪ Form and Function – The neighbourhood centre is of a size, scale and function which will operate as the focal point of the residential village, without compromising or detracting from the higher order centres provided within other villages.</li> <li>▪ Identity and Character – The community facilities, including public parkland, childcare centre, neighbourhood centre and State Primary School are responsive to various key factors including community need and the sub-tropical climate. The community hubs are relevant to the village, to ensure a unique identity and character is established.</li> <li>▪ Staging and Implementation – Community hubs will evolve and adapt in response to village changes ensuring the highest quality service and infrastructure is provided.</li> </ul>
<b>Distinctive Places</b>	
<p>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.</p>	<p>The proposed development will be distinctive in nature, through delivery of amenities, recreational precincts and cultural amenities which cater to varied and diverse community lifestyles. The following is relevant:</p> <ul style="list-style-type: none"> <li>▪ Physical / Function – The development provides a diverse and distinctive range of facilities for sporting, recreational and cultural participation. This includes a lakes precinct and the integration of active and passive park areas along linear park networks.</li> </ul>

Principles	Response
	<ul style="list-style-type: none"> <li>▪ Social / Activity – The development provides high-quality built and physical aspects, including a hierarchy of parks all which offer a differing function.</li> </ul>
<b>An Urban Heart</b>	
<p>A mixed use, accessible and vibrant urban town centre is to evolve at the heart of the Caloundra South community.</p>	<p>The proposed development is not located within the ‘Town Centre Precinct’ (Precincts 8 – 9).</p> <p>Notwithstanding the above, the proposed development is designed to facilitate convenient connections to the town centre, which offers higher order amenities and facilities for the proposed residential community.</p>
<b>Delivery and Governance</b>	
<p>Caloundra South community to investigate innovative delivery and governance approaches.</p>	<p>The proposed development, in collaboration with previous and future stages, will provide innovative delivery and governance approaches. This will be achieved by implementing the following:</p> <ul style="list-style-type: none"> <li>▪ Ensuring the assessment process facilities efficient, effective and transparent decision making.</li> <li>▪ Community ownership is provided through the creation of genuinely great places to live; and</li> <li>▪ Engagement is continued with the local community during and following completion of the project.</li> </ul>

## LAND USE AREAS

The site is located within the **Urban Living Land Use Area** of the Caloundra South Master Plan. The site is further identified to contain a **Neighbourhood Centre Land Use Area**. The Master Plan identifies approved uses and development parameters, specific to the identified land use area which are reflected in the Plan of Development contained in **Appendix A**.

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. The proposed development advances the purpose of the Urban Living Land Use Area by providing a mix of residential lot typologies, comprising predominately dwelling houses. The urban landscape consists of various community uses and small-scale services and facilities, ensuring a visually interesting, safe, active and socially inclusive community.

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. The proposed development is consistent with the purpose of the Neighbourhood Centre Land Use Area by providing a mix of retail, commercial and community uses in a village setting. The Neighbourhood Centre is of a size, scale and function which services the proposal neighbourhood community, whilst complementing the higher order centres within the broader Caloundra South locality.

## LOCALITIES

The Caloundra South Master Plan identifies four (4) localities, comprising:

- Northern Locality
- The Town Centre Locality
- Central Locality; and
- Southern Locality

The site is located within the **Southern Locality** of the Caloundra South Master Plan. The Southern Locality is to, primarily, be developed as a series of interconnected compact residential villages comprising a mix of housing densities to support housing diversity and affordability. The key outcomes of the Southern Locality is expressed on the Precinct outcomes (as outlined in the Precincts section below).

## PRECINCTS

The Caloundra South Master Plan identifies development obligations and entitlements to be provided within each specific precinct. The below table provides a comparison of the targets identified by the Master Plan and components proposed as part of this development application.

The following is relevant:

- The Development Obligations and Entitlements set out in the Master Plan relate to the 'entire' Precinct 18.
- This development application relates to 'part' of Precinct 18 only.

Therefore, not all obligations and entitlements for Precinct 18 are required to form part of this development application. The 'balance yield' (identified in the below table) represents the components to be provided in future development applications for Precinct 18.

**Table 9 – Development Obligations and Entitlements**

	<b>Master Plan Yield</b>	<b>Proposed Yield</b>	<b>Balance Yield</b>
			Note – To be provided in future development applications for Precinct 18
Dwelling Yield	<ul style="list-style-type: none"> <li>▪ 2,350 dwellings</li> </ul>	<ul style="list-style-type: none"> <li>▪ 908 dwellings</li> </ul>	<ul style="list-style-type: none"> <li>▪ 1,442 dwellings</li> </ul>
Centres (GFA)	<ul style="list-style-type: none"> <li>▪ Retail: 1,500m<sup>2</sup></li> <li>▪ Commercial: 1,000m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>▪ Retail: 1,500m<sup>2</sup></li> <li>▪ Commercial: 1,000m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>▪ Nil</li> </ul>
Industry and Business (GFA)	<ul style="list-style-type: none"> <li>▪ Nil</li> </ul>	<ul style="list-style-type: none"> <li>▪ Nil</li> </ul>	<ul style="list-style-type: none"> <li>▪ Nil</li> </ul>
Infrastructure	<ul style="list-style-type: none"> <li>▪ P-6 Public Primary School: 4 hectares</li> </ul>	<ul style="list-style-type: none"> <li>▪ P-6 Public Primary School: 5 hectares</li> </ul>	<ul style="list-style-type: none"> <li>▪ Nil</li> </ul>

## SUSTAINABILITY

The Caloundra South Master Plan identifies seven (7) sustainability goals which are to be achieved to ensure Aura is development as a leader in sustainability and adopts best practice outcomes. The below table demonstrates the proposed development achieves the identified sustainability goals.

**Table 10 – Response to Sustainability Goals**

<b>Sustainability Goal</b>	<b>Response</b>
(1) Biodiversity, Conservation and Ecological Values	The proposed development is located within areas identified as suitable for urban development (i.e. not located in any areas identified for conservation). The development is designed to ensure it does not result in any adverse impacts to nearby areas of ecological value.
(2) Economic Prosperity	Upon completion, the Master Plan will also facilitate up to 20,000 full time jobs contributing to the employment targets for Aura and South-East Queensland. The proposed development provides a Neighbourhood Centre which contributes to the overall allocation of employment opportunities.
(3) Educational Choice	The proposal incorporates innovative areas which offer educational opportunities. This includes areas of publicly accessible open space, which will incorporate interactive boardwalks. The proposed Neighbourhood Centre will also provide substantial opportunities for learning and education for the Aura Lakes community. Additionally, a P-6 State Primary School is provided as part of the subject application further increasing access to education opportunities in the immediate locality and Aura more broadly.
(4) Integrated Water Management	The proposal is designed to incorporate integrated water management principles, ultimately to minimise demand on the regions potable water supply network. The development of Aura Lakes is focused on achieving Water Sensitive Urban Design ('WSUD') at a standard higher than the current best practice outcomes. Implementation of the proposed WSUD will ensure no net worsening of water quality to vital water channels and systems, including the Pumicestone Passage.
(5) Social Capital and Community Development	The development provides a network of social, health and community infrastructure, providing a high public awareness and commitment to sustainability. The development is designed to provide permeable and safe neighbourhoods within a walkable catchment of services and amenities to reduce private vehicle usage.
(6) Energy, Carbon and Waste	The proposed development will reduce energy demand through building orientation (to provide natural heating and cooling); educational waste programs; and promotion of renewable energy sources.
(7) Climate Change Resilience	Through integration of the above components of development (outlined in the above responses), the proposed development will contribute to the climate change resilience facilitated within Aura.

## **INFRASTRUCTURE NETWORKS AND STANDARDS**

The Caloundra South Master Plan identifies intended infrastructure networks of open space, roads, active transport and water quality management. Of relevance however, following approval of the Master Plan, associated Infrastructure Agreements have been established to set out detailed obligations associated with infrastructure networks and standards. A response to the relevant Infrastructure Agreement requirements is provided in **Appendix D** of this Planning Report.