

ENDORSED

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CALOUNDRA SOUTH
NORTHERN LOCALITY_

CONTEXT PLAN AREA STRATEGY 2

December 2012



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Content

Section

01_____Introduction	4
Project background	4
Purpose of the document	4
Planning and development principles	6
02_____The Context Plan Area	7
03_____Opportunities and constraints	8
04_____Significant environmental values	9
05_____Elements	10
Land use area	10
Development entitlements	10
Centres and community hubs	12
Green space network	14
Road network and public transport	16
Pedestrian and cycle network	17
Water management	18
Service infrastructure	19

01 Introduction

Project background

The Caloundra South UDA Development Scheme was adopted by State Government in October 2011 with one of the key intents to meet the region's affordable housing needs and address the high level of housing stress on the Sunshine Coast in a way that protects the environment and increases more sustainable living. The Development Scheme consists of a vision, land use plan, infrastructure plan and implementation strategies, and nominates key development outcomes within four (4) zones including a town centre, two employment precincts, environmental protection areas, residential density and diversity outcomes, and key transport and service infrastructure networks.

The ULDA approved Preliminary Approval (Master Plan) was approved on the 15th of June 2012 and represented the next level of detailed planning, identifying the intended land use, community, environmental, sustainability and infrastructure outcomes for the site.

As identified within the Master Plan, the 2,310ha site will provide 440ha of conservation land, new district and regional sporting and community facilities, a centrally located Town Centre and hierarchy of district and neighbourhood centres, approximately 20,000 new dwellings and deliver up to 20,000 full time jobs. Caloundra South is a project of local importance with the potential to facilitate positive regional change.

Purpose of this document and application

It is intended that this document demonstrate that development will result in a logical and integrated land use and infrastructure outcomes that are consistent with the Caloundra South Master Plan, the ULDA Development Scheme, as well as the relevant ULDA Guidelines and any approved Strategies applicable to the Area.

This Context Plan Area Strategy (CPAS) document forms part of the supporting information for the first development application

within the CPAS and identifies the general land use distribution and infrastructure characteristics of the Area, the development outcomes and how they integrate with surrounding areas.

A range of Infrastructure Master Plans and Overarching Site Strategies provide guidance to the intended development outcomes within the CPAS as approved.

The ULDA Guidelines are also relevant and applicable to inform development outcomes for this CPAS.

Compliance with the Caloundra South ULDA Development Scheme, Preliminary Approval (Master Plan) and ULDA Guidelines will be demonstrated through development applications within this CPAS.

This CPAS map illustrates the elements of community, centres, connectivity and open space which are also addressed individually in the later parts of this document.



01 Introduction



CPAS 2_Context plan map

01 Introduction

6

Planning and Development Principles

Development within this CPAS advances and is consistent with the Principles of the approved Master Plan. The Principles act as overarching strategic intents and are an extension of the UDA-wide criteria as set out in the Caloundra South Development Scheme October 2011.

Principle	Element	Objective
ENVIRONMENTALLY RESPONSIBLE	Ecological Values	Caloundra South will be recognised for protection, enhancement and community awareness of the site's ecological values
	Water Quality	Development will ensure the protection of water quality values within the Pumicestone Passage
	Environmental Sustainability	Caloundra South will be a leader in the delivery of environmental sustainability
15 MINUTE COMMUNITY	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
	Local	Residents are able to access services and employment within 15 minutes
	Complementary urban Structure	Caloundra South is designed as a network of destinations whereby local trips are undertaken by walking or cycling
POTENTIAL AND PROSPERITY	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
	Excellence In Skills Development	Local and regional enterprise opportunity is to be enhanced with local employment skills development
	Partnerships And Delivery	Businesses and education innovation and integration are to be facilitated
VILLAGE LIFE	Character And Distinctiveness	A network of discrete and distinctive neighbourhoods and villages are to be established
	Diversity And Choice	Each village is to provide a diversity of lifestyle experiences and choice through:
	Village Delivery	Village identification, activity and functionality is to be established early
NETWORK OF COMMUNITY HUBS	Form And Function	Community hubs are to be the focal point for every village and are to be designed to encourage social interaction
	Identity And Character	The character and identity of community hubs are to be relevant to their village
	Staging And Implementation	Community hubs are to evolve to complement their villages
DISTINCTIVE PLACES	Physical / Function	Caloundra South is to provide a diverse and distinctive range of facilities for sporting, recreational and cultural participation
	Social / Activity	Progressive development of a network of built and natural places to encourage community interaction
	Special Places	The delivery of iconic destinations to attract people from within and beyond the region
AN URBAN HEART	Form And Function	A destination offering higher order services, facilities and urban experiences for the Caloundra South community and the Sunshine Coast
	Identity And Character	A vibrant Town Centre with a rich mix and layering of uses
	Partnerships And Delivery	An authentic, identifiable Town Centre is established
DELIVERY AND GOVERNANCE	Partnering	Investigate partnership arrangements that foster innovation and excellence
	Governance	Governance to be representative of community needs and wants

02 ____ The Context Plan Area

Located in the north-east corner of the Caloundra South Master Plan Area, the CPAS 2 is identified primarily for residential development and is bounded by:

- _ The existing Little Mountain and Bellvista communities and the emerging Bells Reach community to the north
- _ A large conservation area to the east
- _ Bells Creek North and the Environmental Protection Zone to the south
- _ The Business and Industry and Showroom precincts to the West (CPAS 3)



03 Opportunities and constraints

8

The following table describes the approved strategies listed in the Caloundra South Master Plan and Development Scheme and how they address the site opportunities or mitigate site constraints.

Opportunities/constraints	Planning response	Strategy addressing opportunities and constraints
<ul style="list-style-type: none"> _ Flood levels of 0 - 2m affecting the northern area of the CPAS adjacent to Lamerough Creek and the Souther area adjacent to Bells Creek North. _ Pollutant export loads from the site that require Storm Water Management 	Flood mitigation and Water Sensitive Urban Design measures including Ephemeral Wetlands ensure protection of people and property from flooding, no adverse impacts on existing downstream or upstream communities and no net worsening of the quality of water entering the Pumicestone Passage.	<ul style="list-style-type: none"> _ Total Water Cycle Management Overarching Site Strategy _ Stormwater Overarching Site Strategy _ Integrated Water Management Plan Overarching Site Strategy
<ul style="list-style-type: none"> _ Ecological Values associated with the Bells Creek North remnant vegetation corridor _ The Environmental Protection Zone 	Open space waterway corridors along Bells Creek North and Lamerough Creek consist of a core revegetation corridor that enhances the biodiversity of Caloundra South. The Environmental Protection Zone ensures important ecological values are protected while contributing to the high quality open space network.	<ul style="list-style-type: none"> _ Natural Environment Overarching Site Strategy _ Community Greenspace Infrastructure Master Plan
<ul style="list-style-type: none"> _ Noise, odour, dust and lighting impacts from adjacent Business and Industry development operations _ Caloundra South Aerodrome noise impacts 	The Kawana Arterial will act as a buffer from business and industry development to protect the amenity of residential areas to the east and mitigate any noise, odour, dust and lighting impacts. Development occurring within the Caloundra Aerodrome impact zone are suited to the extent of aircraft noise and include a variety of appropriate noise attenuation measure to mitigate these impacts.	<ul style="list-style-type: none"> _ Caloundra South Master Plan (part 7) _ Movement Network Infrastructure Master Plan _ Caloundra South Urban Development Area Development Scheme
<ul style="list-style-type: none"> _ Undulating terrain impact on drainage, view corridors and road alignments 	The terrain directs drainage to the Bells Creek North and Lamerough Creek corridors, providing the opportunity to utilise the linear drainage corridors for visual and recreational amenity and connectivity. The site's topography also allows for alignment of roads to maximise the Blackfall Ranges view corridor, the Mount Beerwah (556m) view corridor and significant view to the Glass House Mountains.	<ul style="list-style-type: none"> _ Integrated Water Management Plan Overarching Site Strategy Movement Network Infrastructure Master Plan _ Earthworks Infrastructure Master Plan _ Caloundra South Master Plan (part 5)

04 Significant environmental values

Significant environmental values identified through extensive technical investigations will be protected and mitigated within the Environmental Protection Zone, open space waterway buffer and conservation areas.

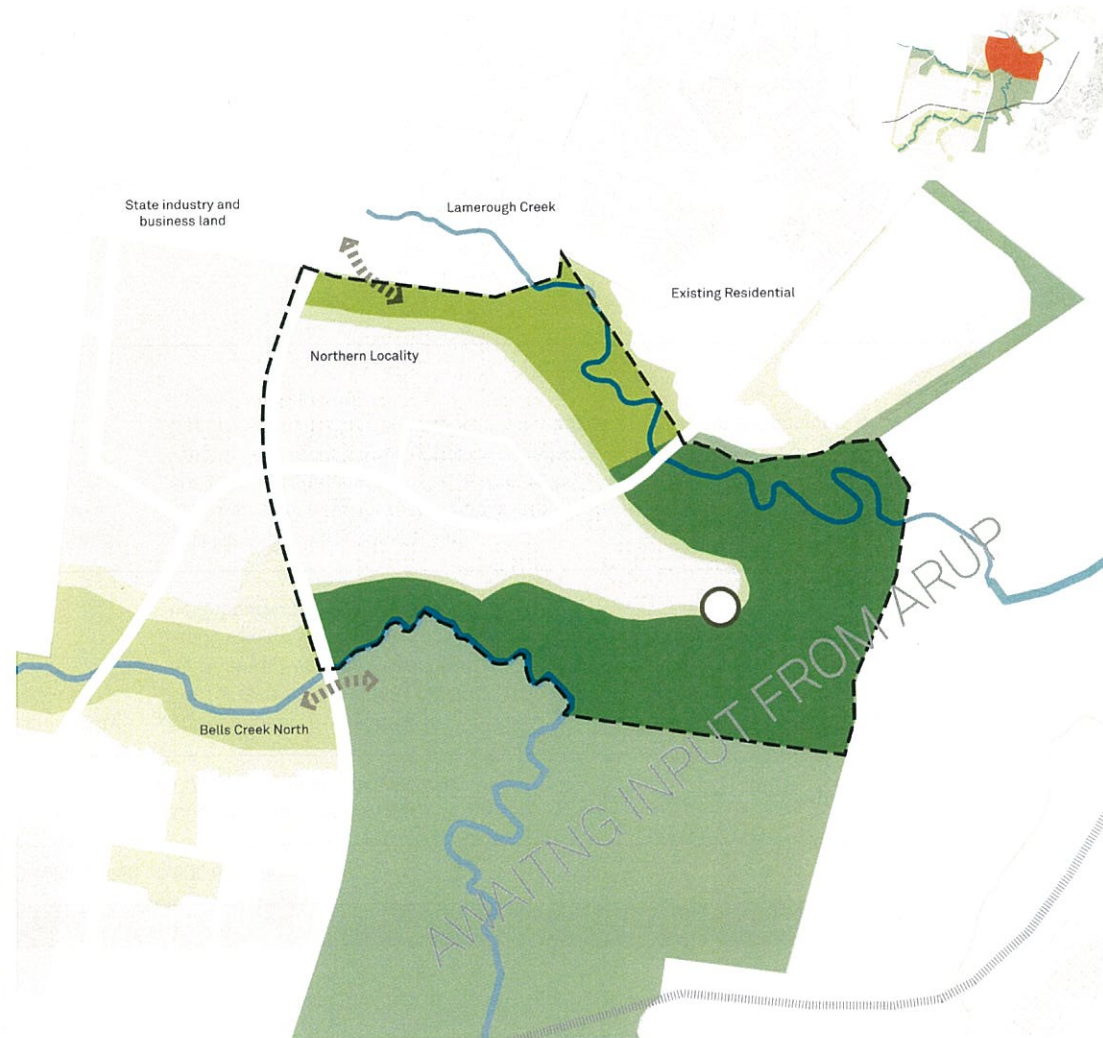
The open space waterway corridor for Bells Creek North and Lamerough Creek will be a minimum of 200 metres wide and consists of a core revegetation corridor and conservation areas that protect remnant vegetation, provides fauna connectivity and refuge, and mitigates potential habitat fragmentation.

Water quality will also be managed prior to runoff entering the waterways through a series of on site, linear and wetland treatment devices and ongoing water quality monitoring.

The Environmental Protection Zone includes areas that are of environmental significance and have associated conservation, biodiversity, habitat or scenic amenity values. The area will include an Eco Sanctuary with an educational and interpretive centre designed to showcase

Blackbutt Forest, the natural environment and maximise environmental integrity and stewardship.

Staged rehabilitation of land will commence with the first works on site.



Significant environmental values plan

05 Elements

10

Land Use Areas

The overall CPAS plan for the Northern Locality illustrates all the corresponding land uses which demonstrate the development outcomes for the area.

The area is comprised of the following Land Use Areas:

- _ Urban Living
- _ District Centre
- _ Environmental Protection
- _ Sport and Recreation
- _ Open Space Buffer

The area is largely dedicated to Urban Living which is to deliver a diverse mix of residential development including multiple residential, other residential and live-work opportunities but comprised predominantly of dwelling houses.

The District Centre provides for centre activities including supermarket retail shopping in an urban form that clusters and integrates a mix of uses and activities. The compact urban form serves as a focal point for community life

The Open Space Buffer, Sports and Recreation and Environmental Protection Land Use Areas form part of the green network for Caloundra South that protects important ecological values and provides appropriate recreation opportunities.

This greenspace corridor provides key linkages to surrounding industry and business areas, residential areas and the town centre.

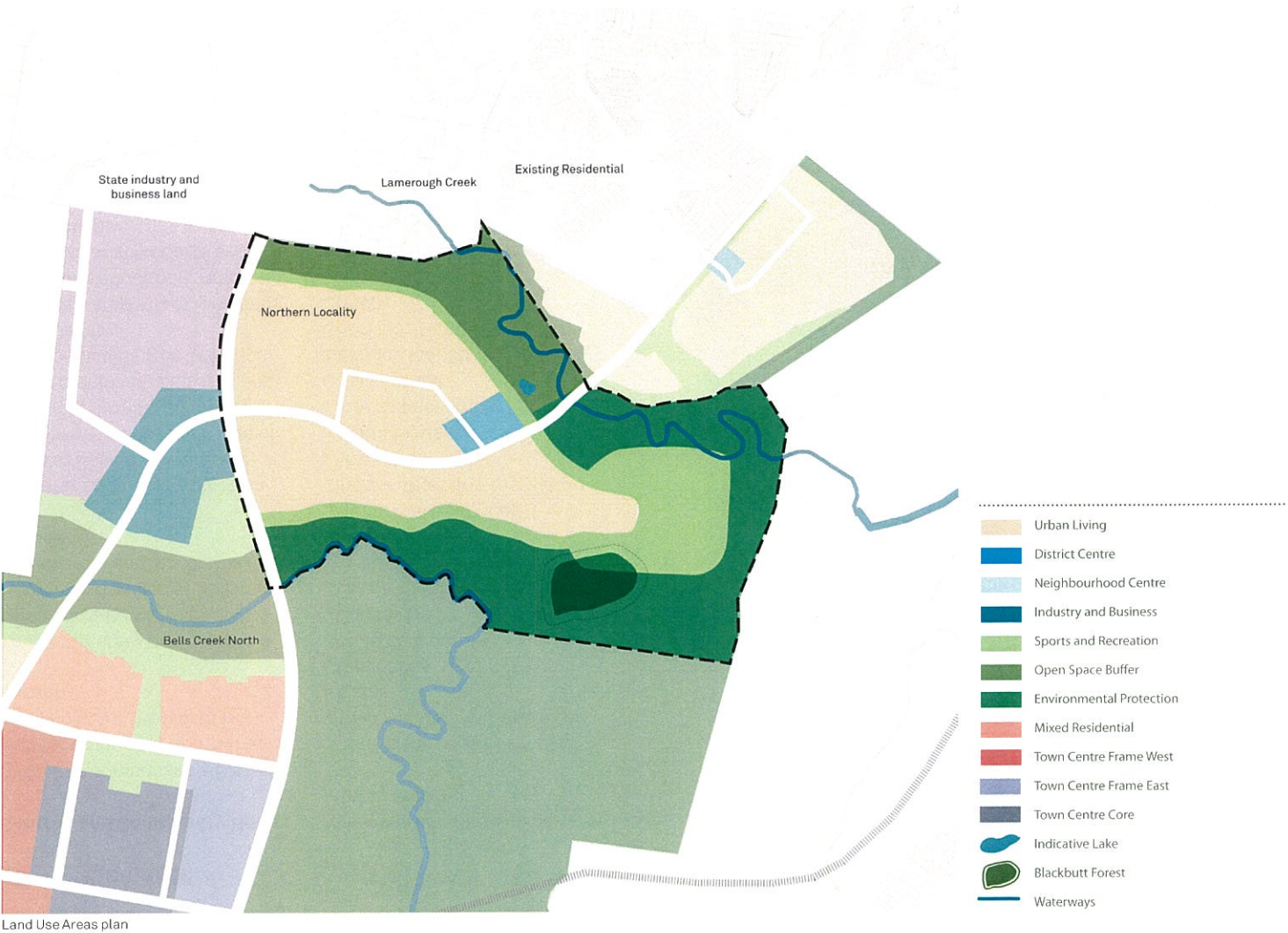
Development Entitlements

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.

The following table indicates development entitlements and obligations for CPAS 3. These entitlements will be further clarified through subsequent Development Applications or any Infrastructure Agreement.

Entitlements/Obligations	
Dwelling yield	1,600 dwellings
Centres	8,000sqm retail uses 4,000sqm commercial uses
Community facilities	_ 8ha of and for 1 P-9 school _ 1ha for district community facilities including library, community meeting space and youth space to be clustered with the District Hub _ 4,000sqm for Interpretive Facility (within Sport and Recreation Land Use Area) incorporating neighbourhood meeting room
Open Space and Parks	_ 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 _ Commencement of rehabilitation of northern part of Precinct 6 in conjunction with staged delivery of Town Centre Locality

05 Elements



05 Elements

12

Centres and Community Hubs

CPAS 2 encompasses a District Hub for Caloundra South that is a focal point for the Northern Locality.

The Community Hub creates a signature gateway experience from the extension of Bellvista Boulevard. Features of this hub include:

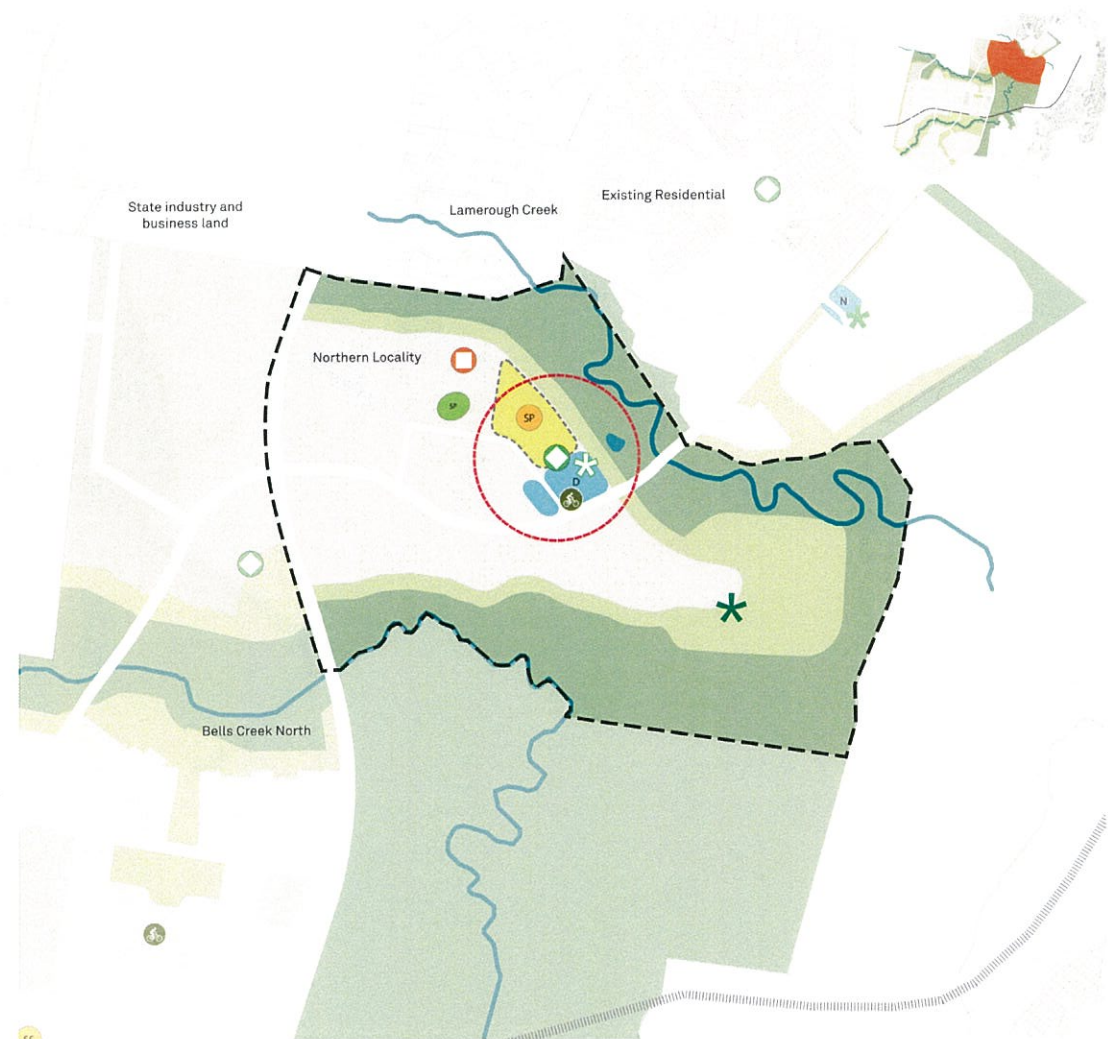
- _a water body on the western side of Bellvista Boulevard adjoining the northern side of the hub, forming an arrival statement from Bellvista and the forthcoming Bells Reach community;
- _an integrated mix of land uses including education, retail, residential and sports and recreation;
- _an active street;
- _higher density residential within or adjoining the hub

Community facilities such as schools and land for local and district community facilities provide opportunities for a library and meeting spaces/facilities and are clustered with the hub to

maximise access to social infrastructure.

Some of the uses permitted within the District Centre can include:

- _Business
- _Child care centre
- _Display Unit
- _Educational establishment
- _Emergency services
- _Food premises
- _Health care services
- _Indoor sport and recreation
- _Market
- _Multiple residential
- _Place of assembly
- _Sales office
- _Service Industry
- _Service station
- _Shop
- _Shopping centre
- _Short term accommodation
- _Showroom



Centres and community hubs plan



05 Elements

14

Green space network

The Major Recreational Park of 10 hectares located within the Sports and Recreation and Environmental Protection Land Use Areas has extensive facilities and provides a range of recreation opportunities including an educational and interpretive centre.

A 4 hectare District Sports Park is to be co-located with education facilities in the north of the Precinct to allow for coordinated use by the school and the public.

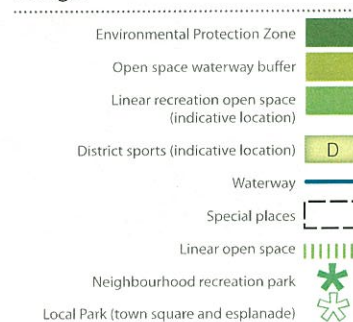
The CPAS has 4 Neighbourhood Parks with a minimum size of 0.5 hectares and minimum width of 10m. These parks provide a focal point for the community.

A 500sqm Local Civic Park with a town square and esplanade provides a distinctive place with visual amenity and passive recreation opportunities for the local community. It includes feature and formal seating, a multi-use lawn, amphitheatre/look out space, canopy structures, featured tree architecture, a meeting point, a

key gateway point and a shared link to the pedestrian and cycle trail.

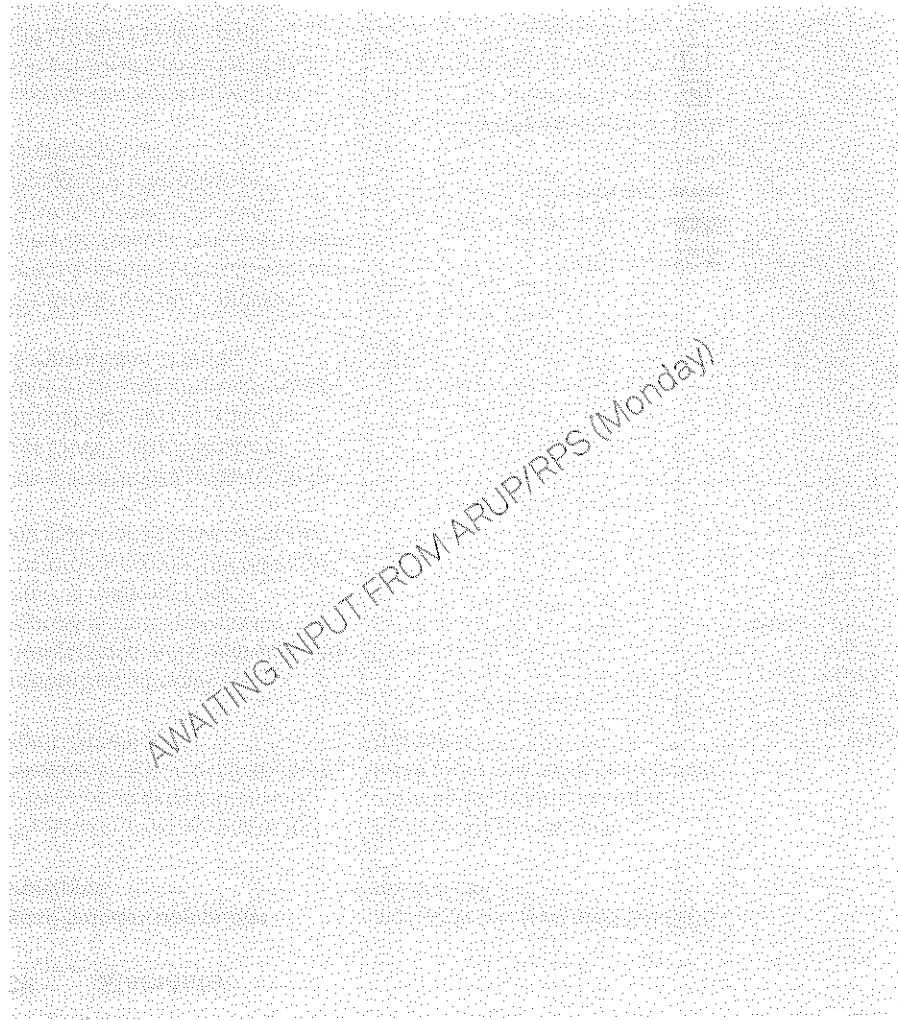
Local linear open space is a minimum of 15m in width (or 10m for short distances to respond to physical constraints). It provides informal recreational opportunities along parkland that can be utilised as a linking element and drainage corridor.

An open space buffer protects and rehabilitates the Lamerough Creek waterway. The minimum 200m wide corridor includes appropriately located footpaths, BBQ areas, playgrounds, observation stops, water quality management devices, revegetation and conservation areas for fauna movement and refuge.

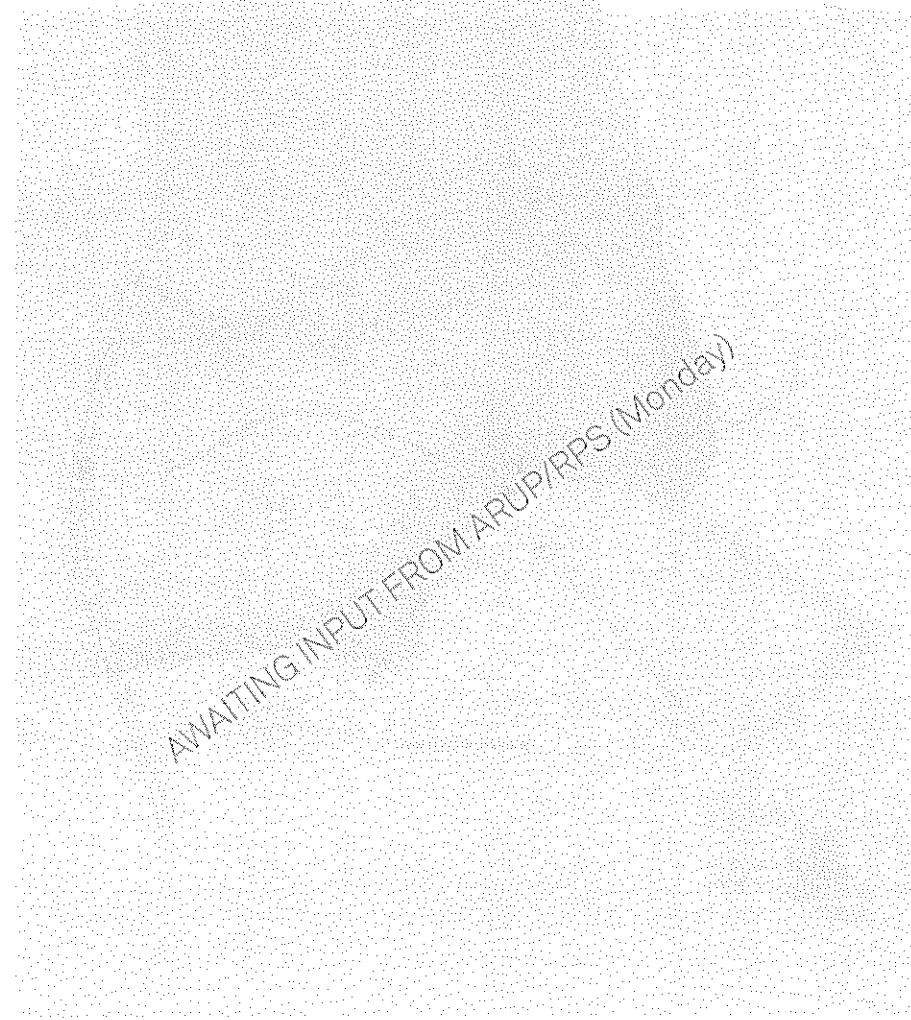


Green space network plan

05 Elements



Typical linear cross section



Typical buffer/waterway corridor cross section

05 Elements

Road network and public transport

The Arterial road access to the area is via an extension to the Kawana Arterial from Caloundra Road to the north.

Interim and ultimate intersections will be established to provide direct access to internal roads without compromising the functioning of the higher order road network.

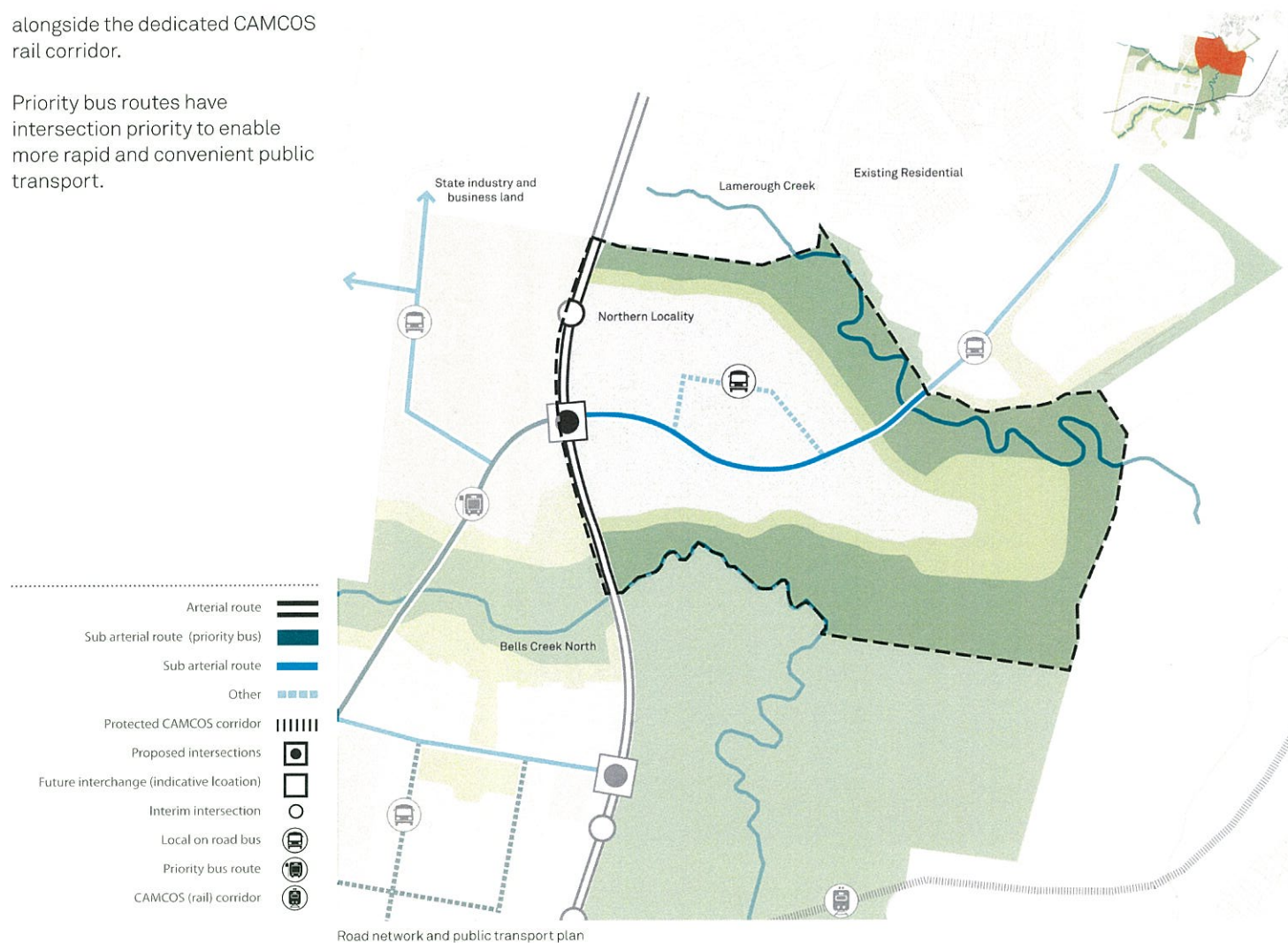
The sub arterial access route for this CPAS is an extension of Bellvista Boulevard from the Bells Reach community through to the Kawana Arterial.

The Kawana Arterial provides direct external connectivity from Beerwah through to Kawana with secondary roads providing linkages into the adjacent neighbourhoods.

Express bus services will run along the Kawana Arterial and sub arterial routes. Local services on other roads will provide the community with connections to the transit centre located in the Town Centre

alongside the dedicated CAMCOS rail corridor.

Priority bus routes have intersection priority to enable more rapid and convenient public transport.



05 Elements

Pedestrian and cycle network

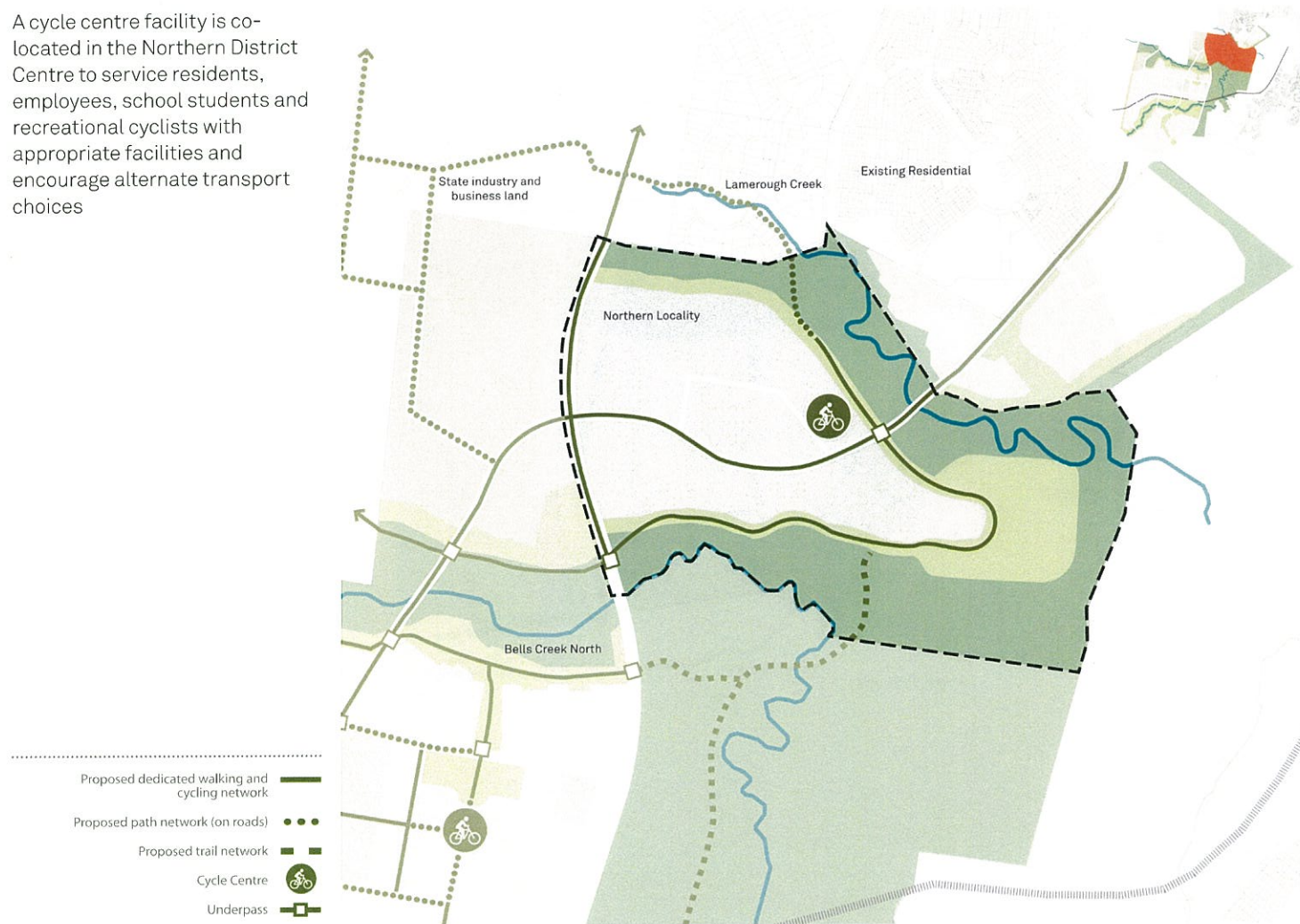
The Caloundra South pedestrian and cycle network extends from this area, continuing through the wider community via dedicated walking and cycle pathways.

Proposed path networks are provided on roads and within linear green spaces encouraging opportunities for alternative connectivity to the Town Centre, adjacent Business and Industry areas and open spaces.

Interconnected pedestrian and cycle paths along Lamerough Creek and Bells Creek North waterway corridors also provide dedicated key linkages between residential neighbourhoods, employment precincts, community hubs and active open space areas.

Pedestrian and cycle underpasses beneath the Kawana Arterial and Bellvista Boulevard provide direct and continued linkages without the interruption of vehicle movements at grade.

A cycle centre facility is co-located in the Northern District Centre to service residents, employees, school students and recreational cyclists with appropriate facilities and encourage alternate transport choices



Pedestrian and cycle network plan

05 Elements

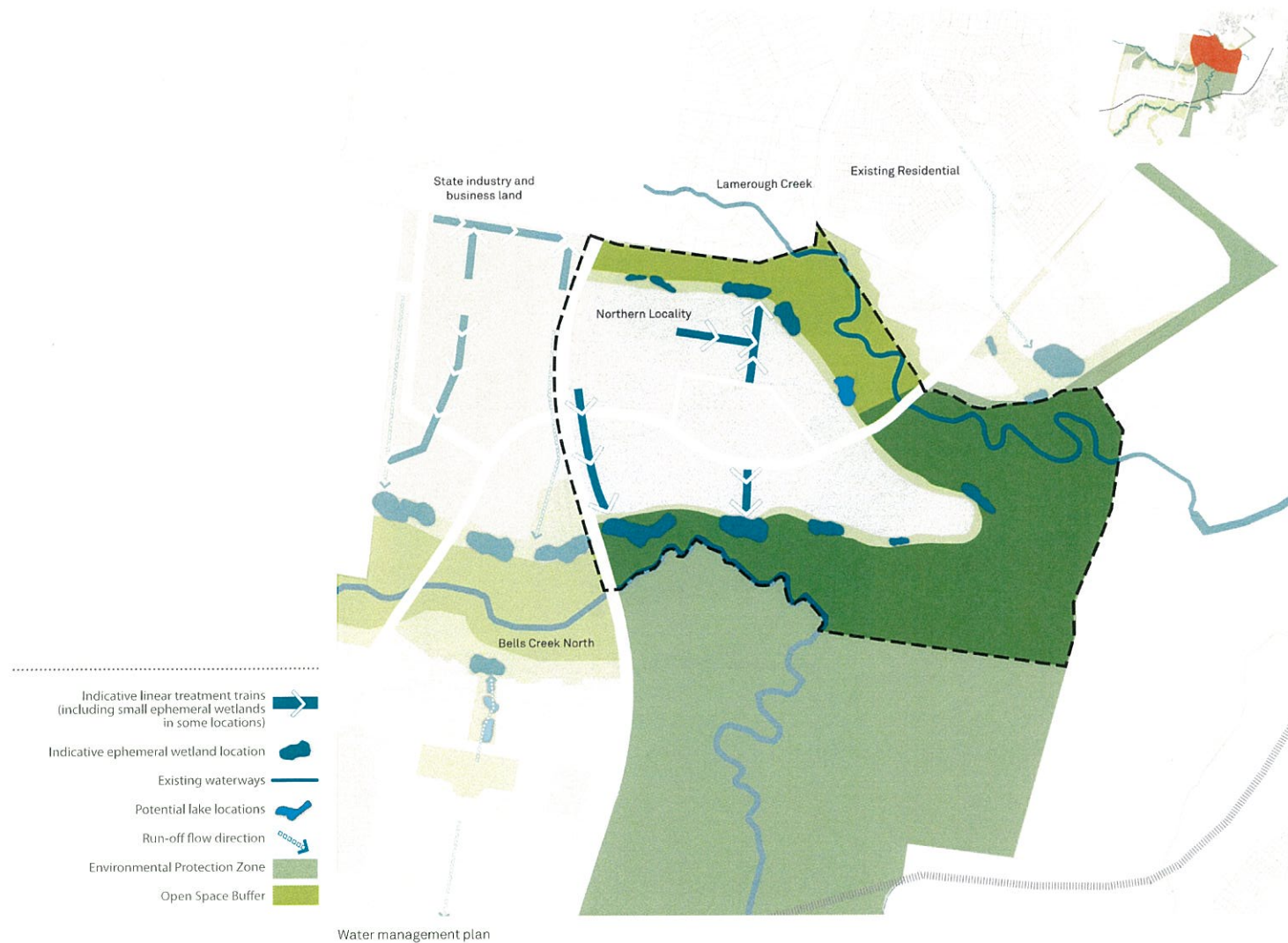
18

Water management

Lamerough Creek and Bells Creek North are key waterway systems pertinent to this CPAS and an integrated approach to water quality and stormwater management will be implemented to protect these waterways.

The CPAS contains onsite and linear treatment trains that drain into end of line wetlands. These wetlands integrate with the open space buffer alongside Lamerough Creek and Bells Creek North before being dispersed into the adjacent waterway. Additional management initiatives include education, rainwater tanks and rain gardens, and revegetation along the waterways.

These best practice Water Sensitive Urban Design (WSUD) initiatives are incorporated to ensure that water which leaves the site achieves a no net worsening of the quality of water entering Pumicestone Passage.



05 Elements

Service infrastructure

Service infrastructure provision is to be staged across the Northern Locality.

A proposed sewer rising main extends from the Kawana Arterial and connects to existing infrastructure north of the development site. The wastewater will discharge to the existing wastewater network near Bellvista Boulevard.

The electricity easement has the potential to run parallel to the Kawana Arterial, travelling west and parallel to Bells Creek North before connecting externally to Racecourse Road.

A Telecommunications Towers is proposed to be located in the open space buffer adjacent to Lamerough Creek.

The water supply main runs perpendicular to Bellvista Boulevard Extension and other major collector road alignments within the area.

