



Caloundra South
Urban Development Area
Proposed Development Scheme

Caloundra South Urban Development Area Development Scheme

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1.1 The Urban Land Development Authority

The Urban Land Development Authority (ULDA) is a statutory authority under the *Urban Land Development Authority Act 2007* (the Act) and a key element of the Queensland Housing Affordability Strategy.

The role of the ULDA is to facilitate:

- (i) the availability of land for urban purposes
- (ii) the provision of a range of housing options to address diverse community needs
- (iii) the provision of infrastructure for urban purposes
- (iv) planning principles that give effect to ecological sustainability and best practice urban design
- (v) the provision of an ongoing availability of affordable housing options for low to moderate income households.

The ULDA works with local and state governments, community, local landowners and the development industry to deliver commercially viable developments that include diverse, affordable, sustainable housing and use best-practice urban design principles.

1.2 Urban Development Area

The Caloundra South Urban Development Area (UDA) was declared by regulation on 22 October 2010.

1.3 Purpose of the development scheme

The Caloundra South UDA Development Scheme (the scheme) has been prepared in accordance with the Act and is applicable to all development on land within the boundaries of the UDA. It is a statutory instrument and has the force of law.

The purpose of the scheme is to:

- » establish the vision for the UDA
- » regulate development to achieve the vision
- » identify infrastructure and other strategies and mechanisms to achieve the vision.

From the date of approval under a regulation, the scheme replaces the Caloundra South Urban Development Area Interim Land Use Plan which commenced upon declaration.

1.4 Elements of the development scheme

The scheme consists of:

- » a vision
- » a land use plan
- » an infrastructure plan
- » an implementation strategy.

The vision for the UDA seeks to achieve the purposes of the Act and provides the basis for the land use plan, infrastructure plan and implementation strategy.

Map 2 - Vision represents how Caloundra South may develop over time to meet the vision in the scheme.

The land use plan regulates development and states the preferred form of development in the UDA.

The infrastructure plan details the infrastructure necessary to support the land use plan for the UDA.

The implementation strategy describes other strategies and mechanisms that the ULDA will use to complement the land use plan and infrastructure plan to achieve the outcomes for the UDA.

1.5 Acknowledgements

The scheme draws on the extensive planning work that has been undertaken in the preparation of the Caloundra South Structure Plan by Sunshine Coast Regional Council, in collaboration with the landowner and key State agencies.

Prior to the declaration of Caloundra South, Sunshine Coast Regional Council undertook public consultation on a draft Structure Plan for Caloundra South. Submissions on the draft Structure Plan have been considered in the preparation of the scheme.

2.1 Background

Caloundra South is located at the southern limit of the Sunshine Coast Region, immediately south of Caloundra. Caloundra South UDA comprises approximately 2310 hectares generally defined by:

- » Caloundra Aerodrome, Bellvista residential estate, the Sunshine Coast Regional Industrial Park and the northern branch of Bells Creek in the north;
- » Caloundra Conservation Park, Bells Creek and the western edge of the Golden Beach and Pelican Waters neighbourhoods in the east;
- » Bells Creek Road in the south; and
- » Bruce Highway in the west.

The UDA is characterised by a predominantly flat to gently undulating topography which reflects its location on the margins of the coastal plain. The land slopes generally from west to east with a ridgeline along the southern boundary. The site is traversed by Lamerough Creek and the northern and southern arms of Bells Creek which all drain east to Pumicestone Passage.

The *South East Queensland Regional Plan 2009-2031* (Regional Plan) identifies Caloundra South as a Regional Development Area to be developed as a compact community supported by public transport, housing choice and affordability, employment opportunities and facilities and services. The Regional Plan identifies an additional 98,000 dwellings will be required

in the Sunshine Coast local government area by 2031. Caloundra South UDA provides an opportunity to provide approximately 20,000 dwellings to accommodate a population of approximately 50,000 persons.

While most of the UDA has been cleared for previous land uses including forestry and grazing, stands of remnant vegetation remain in waterway corridors and some peripheral areas. Views south-west towards the Glass House Mountains are possible from the site.

Pumicestone Passage is a significant environmental feature within the Sunshine Coast sub-region. Wetlands associated with Pumicestone Passage, to the south east of the UDA, are recognised as being of national and international significance.

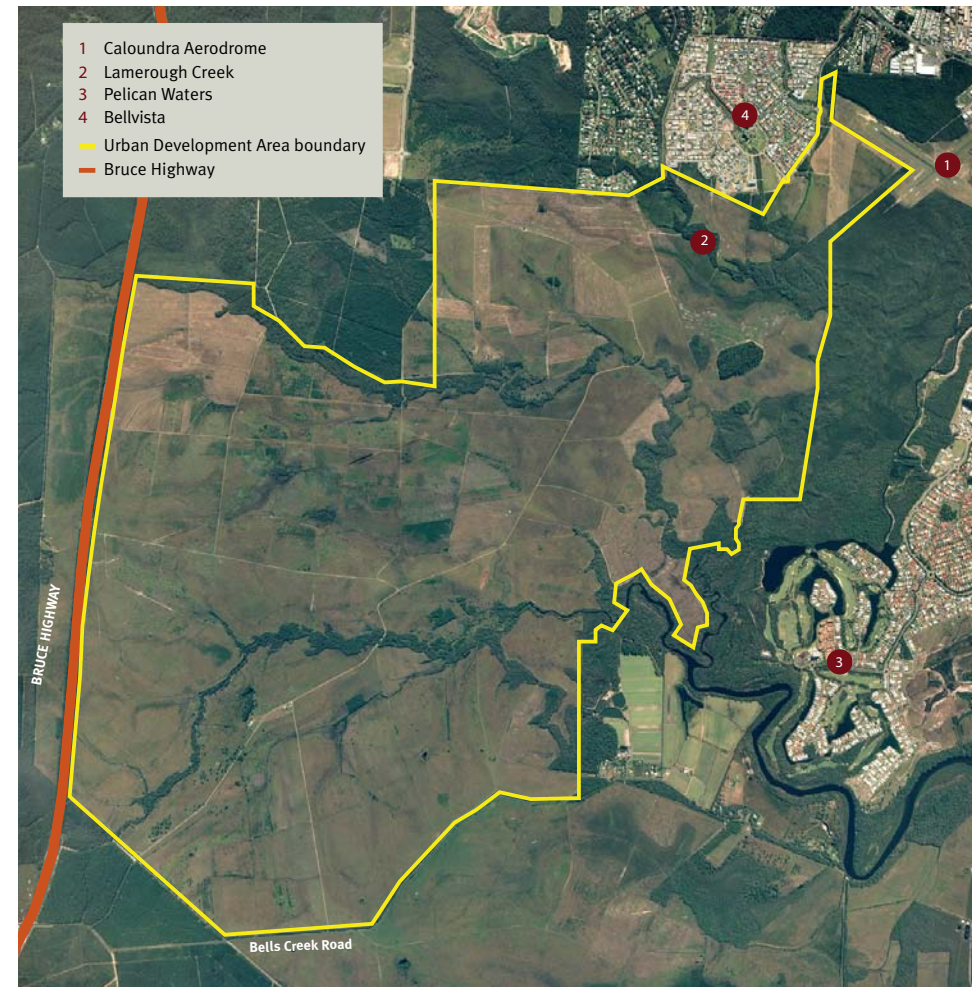
The UDA is serviced by a number of existing and future regional transport linkages. The Bells Creek Road intersection on the Bruce Highway provides opportunity for the future provision of an interchange to access the UDA and provide linkages to west of the highway.

2.2 Vision

A vibrant community

- » Caloundra South provides attractive lifestyles for up to 50,000 residents and approximately 15,000 jobs, in a variety of neighbourhoods, mixed-use centres and industrial areas.

Map 1: Caloundra South UDA boundary



- » Caloundra South is a significant community within the Sunshine Coast and the South East Queensland region. It achieves the potential identified in the Regional Plan, providing a wide range of housing choices and employment opportunities, supported by community services and a variety of transport modes.
- » Caloundra South is serviced by a network of centres, the major centre being the Caloundra South Major Regional Activity Centre (MRAC). The network of centres within Caloundra South complements the hierarchy of centres that supports Maroochydore as the Principal Regional Activity Centre and nearby Caloundra as a MRAC.
- » The Caloundra South MRAC will serve a sub-regional catchment and develop as a high quality town centre providing a diverse range of retail, business and commercial, civic, health, community, educational, recreational and entertainment facilities in conjunction with more intensive residential development. This will be supported by district and neighbourhood centres that provide a focus for the community.
- » Residents live in neighbourhoods which have a discernable identity and sense of place, and are designed around a community focal point which may be a local park or neighbourhood centre.

- » Residential uses, work from home opportunities and non-residential uses to serve the community needs will be provided within well designed, walkable neighbourhoods.
- » The natural contours and features provide an integrated and linked greenspace network that provides safely linked nodes of open space to all parts of the community.

An inclusive community

- » Each neighbourhood provides a diversity of housing, including affordable and accessible housing, to cater for a variety of households and changing requirements as the community matures.
- » Caloundra South meets the social, community, recreational and entertainment needs of residents through the provision of new services in accessible locations, including multi-purpose community facilities located in centres throughout the UDA.
- » There is a wide range of community groups catering for a variety of activities and interests, and providing opportunities for life-long learning and recreation.
- » People have a multitude of opportunities for social interaction in the centres and parks that provide the focus for communities throughout Caloundra South.

An accessible community

- » Caloundra South is a compact, well planned community with higher density residential development within and adjacent to centres and major transport nodes to enhance accessibility to services and facilities, and reduce demand for travel by private vehicle.
- » Caloundra South is serviced by an integrated public transport system that connects neighbourhoods and centres, linking with the future bus rapid transit and rail service to provide good access to work, education and other opportunities elsewhere in the region.
- » Caloundra South has been designed for walking and cycling. It has a network of pathways built around several major off-road spines along the greenspace corridors including Bells and Lamerough Creeks, and along major roads. These spines are supplemented by a comprehensive network of smaller links and safe, legible street layouts that link to and between centres, parkland and other community facilities.

A connected community

- » Caloundra South is serviced by an integrated transport infrastructure network which supports transit oriented development, promotes pedestrian, bicycle and public transport modes over private vehicle use, provides for the integration between public transport modes and connects Caloundra South to the sub-regional transport network.
- » High quality and frequent public transport services are provided that connect Caloundra South to other parts of the Sunshine Coast and the rail line that connects to Brisbane and other destinations within South East Queensland.
- » The road network provides for convenient movement for residents between their homes, employment, recreation, leisure, retail and community facilities and takes account of the topography, natural vegetation and where possible views and vistas to the Glasshouse Mountains.
- » The road network provides an efficient system where the function of streets is clearly identified.
- » A greenspace network will follow the Bells and Lamerough Creek systems. The network includes an integrated pedestrian and cycle network linking neighbourhoods, community facilities, public transport nodes and places of employment to the greenspace network.

A prosperous community

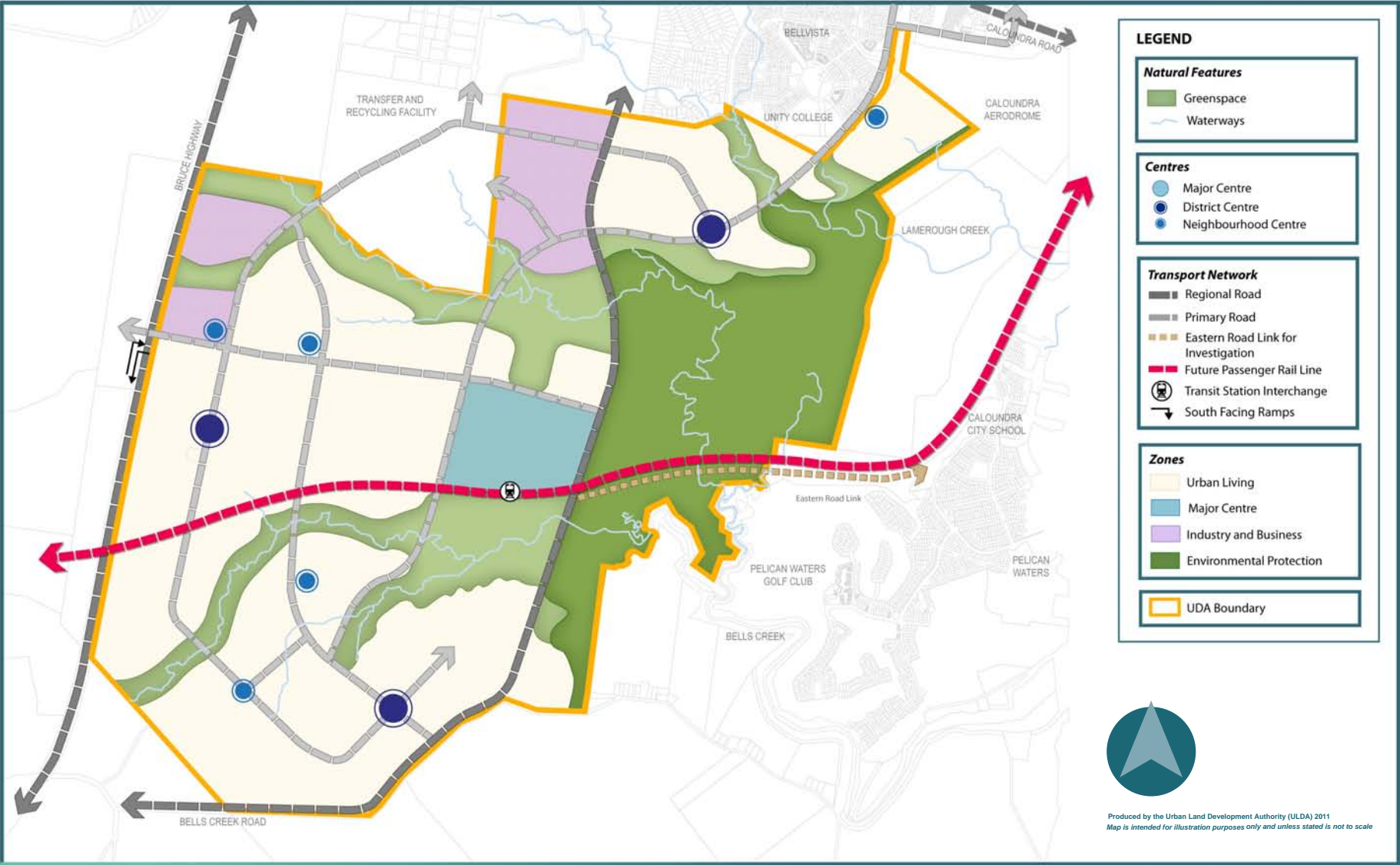
- » A mix of land uses facilitates the delivery of jobs that contribute to a high level of self containment within the Sunshine Coast region. This is promoted through the provision of local employment opportunities through a network of centres and the development of industrial areas which contributes to a resilient economy.
- » Caloundra South provides opportunities for a wide range of employment activities to establish in the community, including work-from-home opportunities and start-up opportunities for local entrepreneurs.
- » Caloundra South's wide range of education and training opportunities means that the community is well equipped to compete in the global economy.
- » The majority of land to the east of Kawana Arterial along Lamerough Creek, Bells Creek North and Bells Creek South are protected and rehabilitated.
- » Integrated water cycle management contributes to the water quality values of the Pumicestone Passage and the Bells and Lamerough Creek riparian corridors and their tributaries.
- » Buildings and other development respond positively to the key environmental issues of climate change, energy efficiency and waste management.
- » A comprehensive greenspace network ensures important ecological and scenic values are protected and enhanced, and adequate parks and recreation opportunities are provided.
- » Residents take advantage of opportunities to move around using active and public transport, thus reducing private motorised travel and its impacts on the environment.

A sustainable community

- » Development protects and supports the regional and national biodiversity values external to the UDA in the Pumicestone Passage.
- » Development within Caloundra South provides for the enhancement of local and regional natural ecosystems and biodiversity values through the protection of ecologically important areas and the establishment of buffers to these areas.
- » Cultural and community services, open space, sport and recreational facilities meet the needs of the community and encourage active, healthy lifestyles.
- » Development provides a visual and acoustic buffer adjacent to the Bruce Highway ensuring the character and visual values of this gateway to the Sunshine Coast are sustained.

Map 2 - Vision represents how Caloundra South may develop over time to meet the vision in the scheme.

Map 2 - Vision



3.1 Operation of the land use plan

The land use plan establishes the UDA development requirements which regulate development to ensure the achievement of the vision for the UDA.

3.1.1 UDA development requirements

The UDA development requirements are expressed as:

- (i) UDA-wide criteria
- (ii) zone provisions
- (iii) self-assessable provisions.

Refer to Figure 1.

The UDA development requirements apply to all UDA assessable development in the UDA to the extent relevant.

The zone provisions consist of:

- » the zone plan
- » a zone intent for each zone
- » a level of assessment table for each zone.

The ULDA has prepared a number of guidelines providing more detail regarding how to achieve the UDA development requirements. The guidelines are available on the ULDA website at www.ulda.qld.gov.au

3.1.2 Levels of assessment

The levels of assessment prescribes for each zone:

- (i) UDA exempt development (column 1)

- (ii) UDA self assessable development (column 2)
- (iii) UDA assessable development which is permissible (column 3A)
- (iv) UDA assessable development which is prohibited (column 3B).

3.1.3 Meaning of development

Development is as defined under the *Sustainable Planning Act 2009* (SPA), section 7 and 10.

For the purposes of administering the scheme in relation to an environmentally relevant activity (ERA), material change of use of premises for an ERA also has the meaning in the SPA, section 10, material change of use (b) - (e).

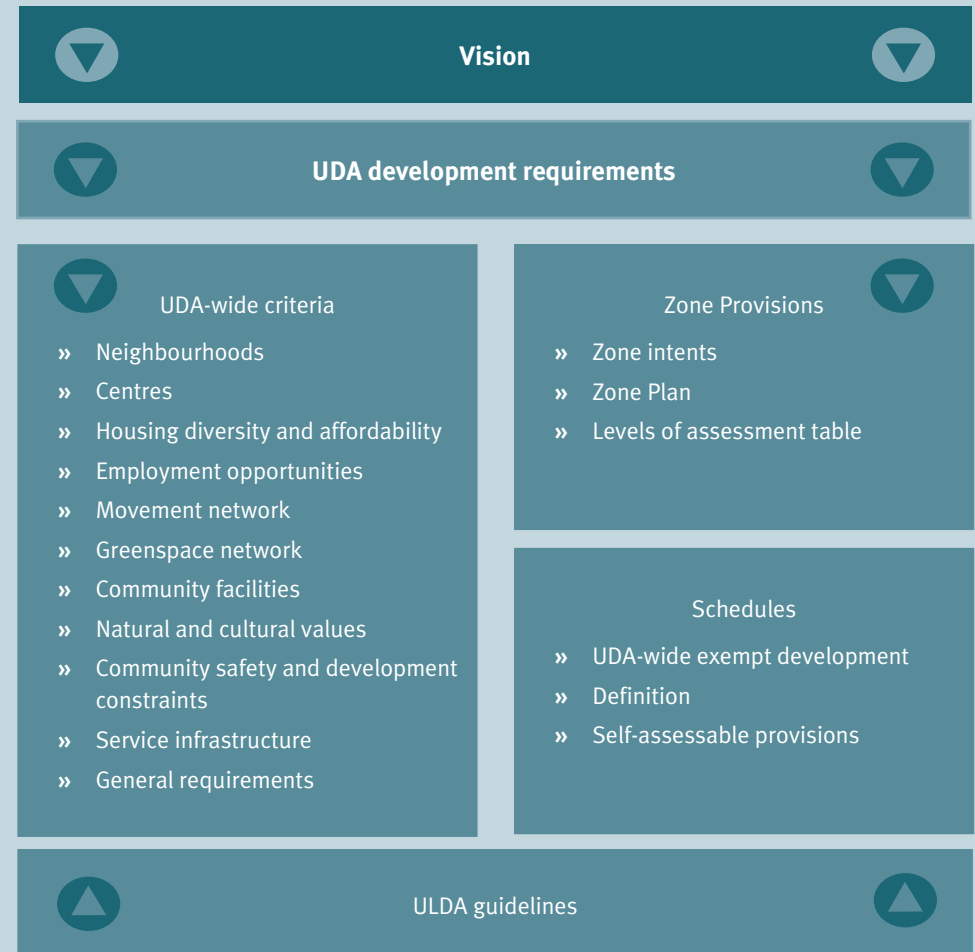
3.1.4 Schedules

Schedule 1 identifies development that is exempt from assessment for the whole UDA.

Schedule 2 provides the use and administrative definitions required to interpret and apply the scheme.

Schedule 3 sets out the specific requirements applying to self-assessable development and are referenced in the levels of assessment table.

Figure 1: Components of the land use plan and their relationship



3.2 Development assessment

3.2.1 Development consistent with the land use plan

UDA self-assessable development must comply with the applicable provisions.

UDA assessable development is consistent with the land use plan if:

- (i) the development complies with the UDA development requirements, or
- (ii) the development does not comply with one or more of the UDA-wide criteria, or zone intents but:
 - a. the development does not conflict with the UDA vision, and
 - b. there are sufficient grounds to approve the development despite the non compliance with the UDA-wide criteria and zone intents.

Otherwise, the UDA assessable development is inconsistent with the land use plan and must be refused.

In this section 'grounds' means matters of public interest which include the matters specified as the main purposes of the Act as well as:

- (i) superior outcomes
- (ii) overwhelming community need.

'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

3.2.2 Development approval

Identification of development as UDA assessable development does not mean that a UDA development approval (with or without conditions) will be granted.

UDA assessable development requires a UDA development application to be lodged with the ULDA for assessment and decision.

Approval is required for UDA assessable development to be undertaken.

3.2.3 Infrastructure agreements

A UDA development condition may require the land owner to enter into an infrastructure agreement, under section 97 of the Act, to address the provisions and requirements of the infrastructure plan and implementation strategy.

3.2.4 Consideration in principle

A request may be made to the ULDA for consideration in principle for proposed development.

In considering the request, the ULDA may decide to:

- (i) support all or part of the proposed development, with or without qualifications that may amend the proposed development
- (ii) oppose all or part of the proposed development
- (iii) give no indication of either support or opposition to all or part of the proposed development.

The ULDA, when considering a development application:

- (i) is not bound by any decision made regarding an application for consideration in principle
- (ii) may give such weight as it considers appropriate to the decision in respect of the application for consideration in principle.

3.2.5 Development application

To the extent the UDA development requirements are relevant, they are to be taken into account in the preparation of a UDA development application and the assessment of the application by the ULDA.

The infrastructure plan and implementation strategy may include further information which should be taken into account in the preparation, design and feasibility of development proposals.

3.2.6 Context plans

The ULDA may require an applicant to submit a context plan as part of a UDA development application.

A context plan may be required to ensure a proposed development:

- » contributes towards the achievement of the vision and UDA development requirements
- » does not prejudice the ability for surrounding land to be developed in a

way consistent with the vision and UDA development requirements

- » is consistent with existing, approved or proposed development in the vicinity.

However, a context plan may not be required where, in the opinion of the ULDA, the proposed development will not compromise the UDA development requirements and will not unreasonably prejudice the opportunities for development of the remaining area.

A context plan is part of the supporting information for a UDA development application and will not form part of any development approval.

For further advice on preparing a context plan refer to the applicable ULDA Practice Note available on the ULDA website.

3.2.7 Plan of Development

A Plan of Development (PoD) may accompany an application for a material change of use or reconfiguring a lot and may deal with residential or non-residential development as well as operational work.

A PoD is prepared by an applicant and may include maps, graphics and text that collectively demonstrate how future development (i.e. lot and building design) will contribute towards the achievement of the vision and be consistent with the relevant UDA development requirements.

The PoD can not include land beyond the boundary of the land the subject of the application, but may cover only part of the land the subject of the application.

Development approved in accordance with a PoD requires no further development approval under the scheme.

For further advice on preparing a PoD, refer to the applicable ULDA Practice Note available on the ULDA website.

3.2.8 Notification requirements

A UDA development application will require public notification if the application includes:

- » a proposal for development which does not comply with one or more of the UDA-wide criteria or zone intents
- » development which, in the opinion of the ULDA, may have undue impacts on the amenity or development potential of adjoining land under separate ownership, including development for a non-residential use adjacent to land approved for or accommodating a residential use in the urban living zone.

The ULDA may require public notification in other circumstances if the development application is for a use, a size or nature which, in the opinion of the ULDA, warrants public notification.

3.2.9 Interim use

An interim use is a land use that, because of its nature, scale, form or intensity, is not an appropriate long term use of the land. Interim land uses may occur where appropriately developed and operated and where located in areas which will not compromise the zone intent in the long term. Possible interim uses are identified in the zone provisions.

The ULDA may approve an interim use where it can be demonstrated that the interim use will not preclude or delay an appropriate long term use or intensity of development. Information to support an application for an interim use may include:

- » a context plan
- » a schedule of land supply and projected take-up rates
- » plans showing how the development could transition from the proposed interim use to an appropriate longer term use¹.

The ULDA may impose a condition of approval that limits the duration of an interim use.

Interim uses will only be approved where it can be demonstrated that the use will not prejudice the achievement of the vision for the UDA.

¹ The applicable ULDA guideline provides examples of how this might be achieved.

3.2.10 Relationship with local government planning scheme and other legislation

This scheme may apply a provision of a planning instrument, or a plan, policy or code made under the *Sustainable Planning Act 2009* (SPA) or another Act. However, the scheme prevails to the extent of any inconsistency with those instruments.

Other legislation

In addition to assessment against the scheme, development may require assessment against other legislation including for example the *Plumbing and Drainage Act 2002* and SPA.

3.2.11 Land not included in a zone

This section applies to land which is not shown in the land use plan as being included in a zone (unallocated land).

Where the unallocated land adjoins land in a zone, the unallocated land is deemed to be included in that zone.

Where the unallocated land adjoins land included in different zones, the unallocated land is deemed to be included in those zones with the centreline of the unallocated land being the boundary between the zones.

3.3 UDA-wide criteria

3.3.1 Neighbourhoods

Development delivers neighbourhoods that:

- » are compact and walkable, comprising the area within a 5 minute walk (400 metre radius) of a community focal point. A cluster of neighbourhoods supports a neighbourhood centre
- » have a highly permeable, legible street pattern designed to promote walking and cycling as the primary modes for local movement
- » contain a variety of dwelling types including affordable and accessible housing
- » are designed to respond to local site characteristics, settings, landmarks and views, and use natural features to provide local identity and character
- » have a centrally located focal point which must comprise of at least a neighbourhood park but which can also include a public transport stop, community facility, local shop or similar
- » are interconnected and provide good access to public transport, parks, schools and other community facilities and neighbourhood centres
- » provide a safe environment through the application of Crime Prevention Through Environmental Design (CPTED) principles such as passive surveillance of public spaces, and a legible street network that minimises traffic impacts on residential areas

Table 1 - Height, gross floor area and density provisions

| Zones | Urban living zone | | | | | Major centre zone | | Industry and business zone |
|--|-------------------|------------------------------|-----------------------|-----------------------|----------------------|-------------------|-----------|--|
| | Neighbourhoods | Neighbourhood centres (each) | District centre north | District centre south | District centre west | Core | Frame | |
| Maximum building height | 2 storeys (9m) | 3 storeys | 5 storeys | 5 storeys | 5 storeys | 10 storeys | 6 storeys | Area adjacent to Bruce Hwy - 11m Area adjacent to Kawana Arterial - 15m * |
| Minimum net residential density | 15 | 25 | 35 | 35 | 35 | 60 | 40 | N/A |
| Indicative Gross Floor Area | | | | | | | | |
| » Retail and entertainment | N/A | 1,500m² | 8,000m² | 5,000m² | 5,000m² | 70,000m² ** | | 650,000m² |
| » Commercial | N/A | 1,000m² | 4,000m² | 2,000m² | 2,000m² | 50,000m² *** | | |
| Total | | | | | | 120,000m² | | |
| Community services**** (indicative GFA) | | 500-1,800m² | 3,000-8,000m² | 3,000-8,000m² | 3,000-8,000m² | 10,000 - 30,000m² | | |

*Greater heights in the Industrial and Business Zone adjacent to the Kawana Arterial may be considered where unable to be seen when travelling on the Kawana Arterial and by residential neighbourhoods, within and external to the UDA boundary.

**Does not include low intensity uses such as showrooms and outdoor sales.

***Greater commercial gross floor area will only be supported post 2031 if the following can be demonstrated:

- The additional commercial floorspace does not compromise Maroochydhore as the Principal Regional Activity Centre for the Sunshine Coast.
- Transport infrastructure can service the future development and not jeopardise the road hierarchy and movement network.
- The additional commercial floor space contributes to self containment within the Sunshine Coast sub region providing opportunities for economic growth and increased employment opportunities.

****Includes community facilities as well as privately delivered services such as health, child care, aged care and respite services, sport and recreation and youth services

- » locates higher density residential close to centres, transit nodes, local parks and green corridors, or along busier streets that lead directly to centres
- » are designed to promote optimum solar access and use of prevailing breezes
- » locate urban neighbourhoods around transport nodes and higher order centres to maximise accessibility
- » appropriately interface with existing residential development adjoining the UDA boundary, by
 - » considering densities through minimum lot sizes and the location of property boundaries
 - » access arrangements
 - » uses
 - » height.

Neighbourhoods are designed to achieve:

- » the standards set out in the applicable ULDA guideline
- » the minimum net residential densities and specific requirements in Table 1.

3.3.2 Centres

Development delivers centres that:

- » are for knowledge, community and commerce, accommodating a range of employment, education, cultural and community, retail, open space, entertainment, sport and recreational facilities which meet the needs of the community, encourage community interaction and active, healthy lifestyles
- » are commensurate with their role in the Regional Plan and the UDA centres network
- » comprise of major, district and neighbourhood centres. Centres are focal points for their catchments and provide a wide range of services and facilities
- » respond to local site characteristics, settings, landmarks and views, and use natural features to provide specific identity and character
- » are active places characterised by a high quality public realm and safe, attractive pedestrian areas
- » have a park, plaza or square as a central focal point for community activities
- » are located to maximise accessibility. They provide a focus for linear greenspace and the road network, and act as hubs for feeder public transport and walking and cycling networks
- » ensure higher order centres are designed around planned public transport services. Public and active transport is given priority within centres
- » have a permeable road network that provides vehicle access into centres through a network of low-speed urban streets
- » contain a core and frame in the major centre, where the core accommodates the highest order mixed use activities. The frame accommodates lower intensity and car dependent uses (i.e. showrooms) on the periphery of the centre to support the core

- » locate higher density development, including residential, and key community facilities in the core of the centre. The core is the area within the 400 metre primary walking catchment of the major transit node or central focal point
- » the frame and district centres can also include urban neighbourhoods with higher density residential development
- » contain commercial, retail and other uses which require high levels of accessibility.

The major centre is the focal point of the community. It will provide a wide range of facilities and services, including most higher-order services. It has the greatest mix of uses and the highest development densities within the UDA.

The staging and timing of the delivery of the major centre must not prejudice the delivery of the Maroochydore centre.

The highest density of activities and key community facilities are in the core of the major centre close to the major transit node.

District centres are the intermediate tier in the centres hierarchy and provide a wide range of goods and services with relatively high densities.

Neighbourhood centres provide a range of services and activities to meet day-to-day needs. Neighbourhood centres are located on collector or higher order roads with good access by public and active transport.

Small scale shop or office activities with an aggregate gross floor area of 250m² or less are acceptable outside a centre where the development will not constitute an incremental expansion to a designated centre, and will not have a detrimental impact on residential amenity.

Map 3 - Centres and transport network indicates the general distribution of centres within the UDA.

Centres are designed to achieve:

- » the principles and design standards set out in the applicable ULDA guideline
- » the specific requirements in Table 1.

3.3.3 Housing diversity and affordability

Development delivers:

- » housing choice and diversity to meet the needs of the community, through a mix of densities, types, designs, tenures and levels of affordability, to cater for a range of lifestyles, incomes and life cycle needs
- » residential development that complements or enhances the character of the neighbourhood and streetscape, and contributes to the creation of an attractive and safe environment
- » dwellings that provide appropriate levels of amenity and privacy, and adequate outdoor areas and car parking to meet varying household needs

- » energy efficient, climatically responsive design including appropriate solar orientation, shading, cross ventilation, natural lighting and passive cooling techniques.

The ULDA's applicable guidelines provide additional information on how to achieve these criteria.

3.3.4 Employment opportunities

Development delivers:

- » a diverse range of employment and training opportunities that complement and reinforce the Sunshine Coast Industrial Park to the north of the UDA and contributes towards self containment in the Sunshine Coast Region
- » low and medium impact industry including research and technology facilities, service industry and warehouses
- » an appealing industrial and business environment providing a high level of amenity
- » non-industrial uses which are limited in scale and type to those uses that are compatible and able to demonstrate a nexus with industrial uses. Non-industrial uses are not to duplicate commercial or retail uses intended for the centres network
- » appropriate transitioning of land uses at the interface with residential neighbourhoods

- » an appropriate height of buildings, structures and advertising devices that does not impact upon the amenity of the area, in particular the visual amenity of the Bruce Highway as an important gateway to the Sunshine Coast
- » a road network that does not provide direct access from the primary road network nor encourage industrial traffic through residential neighbourhoods.

The applicable ULDA guideline provides additional information on how to achieve these criteria.

3.3.5 Movement network

Development contributes to:

- » an effective, efficient and integrated movement network that provides a high level of safety and accessibility, maintains residential amenity and promotes the use of public and active transport particularly for local trips
- » a major road network that provides effective links between centres and the neighbourhoods they serve, and to the external road network
- » a road network that accommodates a range of users including cars, service vehicles, pedestrians, cyclists and public transport
- » a road network that has a functional hierarchy, facilitates longer travel movements, provides multiple access routes to and through neighbourhoods and minimises traffic impacts on residential areas

- » the provision of a public transport network that is readily accessible to the community (90% of all dwellings should be within 400 metres of a potential public transport service), and provides effective links to centres, the rail station, public transport interchange and key external destinations
- » the delivery of a future rail line which follows the protected corridor is integrated into the urban fabric. Opportunity to slightly move the corridor will only be considered where it does not compromise the geometry and operation of heavy rail
- » The transit station interchange will be integrated into the major centre, greenspace network and pedestrian cycle network, creating an important focal point for residents, workers and visitors to Caloundra South
- » a comprehensive active transport (walking and cycling) network based around major active transport spines, supplemented with local links and a safe and permeable street network within neighbourhoods. The active transport network provides safe and direct links to key destinations including centres, public transport stops, parks and schools
- » elements of the movement network should be delivered generally in accordance with Map 3 - Centres and transport network.

Map 3 - Centres and transport network identifies the preliminary road and public transport network for the UDA.

The applicable ULDA guideline provides additional information to assist in achieving these criteria.

3.3.6 Greenspace network

Development contributes to natural green space areas by:

- » retaining where possible locally significant wetlands, remnant vegetation and habitat for fauna
- » protecting important landscape and visual quality values
- » enhancing wetland communities as part of stormwater management
- » providing ecological corridors and linkages, including to areas outside the neighbourhood or community.

Development delivers parks that:

- » contribute to the achievement of a network of greenspace that caters for a variety of recreation functions and experiences to meet the needs of residents and visitors
- » are accessible for users
- » provide for multiple purposes and uses including recreational, sporting, ecological and stormwater management functions

- » incorporate existing natural features where possible and are landscaped to assist in creating neighbourhood identity and wayfinding
- » retain existing significant vegetation to the greatest extent practicable
- » are shaped and embellished to suit their anticipated use
- » support the community's recreational needs and provide opportunities for community and special events.

The riparian corridors are a sufficient width to protect and improve the ecological function of these corridors and includes:

- » approximately 100m across Bells Creek South
- » approximately 200m across Lamerough Creek
- » approximately 200m across Bells Creek North recognising that part of the corridor is located outside the UDA boundary

The outer edges of these corridors away from the creek top of bank may include:

- » stormwater management devices
- » fauna refuge areas
- » pedestrian / cyclist paths
- » passive open space.

The riparian corridors will be subject to extensive rehabilitation works to enhance flora and fauna habitat values. Vegetated buffers will extend from the creek top of bank. The corridors will contain a diversity of habitat types to provide wildlife connectivity

and linear habitat. Fauna refuge areas are to be located adjacent to Bells Creek North and Bells Creek South to provide a safe haven for fauna during heavy rainfall. For land in the northern part of the UDA in the vicinity of Lamerough Creek, a Flora and Fauna Management Plan is required to address the Acid Frog habitat and management of flora values.

Development adjacent to the greenspace network which contains or is within close proximity to valuable ecological features, such as the Blackbutt Forest in the north east of the site, must address potential edge effects. This will vary dependent upon the nature of the ecological feature but may include a variety of treatments such as additional planting, linear open space, boulevard streets and larger lots. The appropriate response will be determined at the development application stage.

The greenspace networks are distributed generally in accordance with Map 4- Greenspace network.

Greenspace networks are located and designed to achieve the principles and design standards set out in the applicable ULDA guideline.

3.3.7 Community facilities

Development facilitates the delivery of:

- » sustainable communities with a strong community identity and access to services and community facilities that meet diverse needs, maximise potential

for community development and enhance community wellbeing

- » a range of services and community uses such as schools, child care centres and medical facilities that are accessible and appropriate to the needs of the community
- » services and community uses where accessibility to the facility's target market is maximised though good access to public transport, pedestrian and cycle paths
- » a hierarchy of services and community uses in neighbourhood, district and major centres. Neighbourhood level community facilities and services are located within walking distance for most residents, meet everyday needs and are provided early in development. District level community facilities and services serve a broader population catchment, reflect the diverse needs of the population and are provided in response to population growth thresholds. Major level of services and community uses are of a higher order and accessed by a sub-regional population.

Map 5 - Community facilities. indicates the general distribution of community facilities within the UDA.

Community facilities are designed to achieve the principles and standards set out in the applicable ULDA guideline.

3.3.8 Natural values

Caloundra South UDA is located within the catchment that connects to the Pumicestone Passage and the internationally recognised RAMSAR wetlands. Pumicestone Passage is a significant environmental feature within the region and forms part of the Moreton Bay State Marine Park.

Development responds to the natural features of the land and delivers:

- » protection of significant environmental and ecological values
- » minimal emissions to land, water and atmosphere
- » efficient use of land and resources.

The design, siting and layout of development:

- » avoids and/or offsets development impacts on areas of biodiversity value
- » maintains and improves ecological connectivity in the local urban context
- » incorporates landscaping with endemic species that contribute to the bushland character and flora and fauna habitat, and fauna movement
- » minimises adverse impacts on natural landforms and the visual amenity of the site
- » maintains the ecological health and environmental values of surface and groundwater, including wetlands and waterways in and adjacent to the UDA
- » maintains the functioning and

characteristics of the hydrological network, including surface and groundwater

- » incorporates total water cycle management and water sensitive urban design principles to appropriately manage floodwater and stormwater
- » manages air quality, noise and hazardous materials according to current standards
- » occurs in accordance with best practice techniques for the management of acid sulphate soils
- » promotes innovative and efficient use of energy and water
- » maximises recycling opportunities and reduces waste generation.

Protection of Water Quality in Pumicestone Passage, Bells Creek and Lamerough Creek

Development protects the water quality of surface and groundwater and the ecological condition of the Pumicestone Passage, Bells Creek and Lamerough Creek and their tributaries.

In order to protect the ecological condition of the Pumicestone Passage, Bells Creek and Lamerough Creek, development is to incorporate best practice stormwater management, water management solutions and sediment and erosion control techniques².

A water quality monitoring program must be developed at the outset of development, except for the provision of community infrastructure located south of Bellvista. This is to be endorsed by the ULDA and set out requirements and processes for water quality monitoring including, but not limited to:

- » setting monitoring program objectives
- » identification of appropriate monitoring locations
- » specification of parameters for monitoring
- » designing an effective sampling program (including frequency and dry/wet weather monitoring)
- » undertaking data analysis
- » reporting.

² This includes the site achieving:

(i) Water Quality Objectives for Basin No. 141 in the *Pumicestone Passage Environmental Values and Water Quality Objectives set by DERM, and the Environmental Protection (Water) Policy 2009*, in particular the area within Basin No. 141 designated as area PLE - Pumicestone Passage North (Enclosed Coastal/Lower Estuary) and

(ii) Regional Plan Implementation Guidelines No. 7, *Water sensitive urban design: Design objectives for urban stormwater management* (November 2009) by the Department of Infrastructure and Planning.

The adoption of the formal Water Quality Objectives for Pumicestone Passage necessitates the adoption of water treatment measures that are more stringent than those required elsewhere in South East Queensland for other catchments and developments.

Protection of Groundwater Resources

Development incorporates best practice groundwater management which:

- » substantially maintains the regional (large scale) flow paths and water quality of groundwater;
- » protects downstream groundwater dependent ecosystems; and
- » provides for artificial groundwater recharge infiltration systems that involve passive engineering solutions, such as seasonal wetlands where necessary, to avoid any adverse impacts of development.

Development complies with a Groundwater Management Plan, established at the outset, documenting measures to comply with the groundwater management criteria stated above.

Map 6 - Natural values shows the key natural and cultural values in the UDA.³

³ The information contained within these maps is may be subject to review. Applicants should check Sunshine Coast Regional Council's planning scheme for the most up to date information.

3.3.9 Community safety and development constraints

Development ensures that people and property are safe from potential hazards and disturbances including landslip, bushfire, noise and flooding⁴ including the predicted effects of climate change.

Future residents are to be provided with a level of amenity that addresses noise sources. Sensitive uses to nearby noise sources such as the Caloundra Aerodrome and the Bruce Highway are to be protected. The preferred means to control noise impacts will be determined at the development application stage.

⁴ The Queensland Floods Commission of Inquiry is investigating the January 2011 flood disaster, including a review of existing provisions relating to flooding and flood risk mitigation.

Consequently the provisions of this development scheme with respect to the management of flooding and flood risk mitigation may be subject to change at the direction of the Queensland Government in the near future.

This should be taken into account by applicants and assessment managers when considering development in this UDA. Applicants are advised to make relevant enquiries regarding the status of the provisions relating to flooding to the time of lodgement.

Development adjoining the Bruce Highway

A buffer is to be provided between the limit of development and the Bruce Highway, fulfilling the following:

- » provision of a predominantly landscaped treatment that achieves a natural and rural edge as viewed from the Bruce Highway
- » provision of visual separation between development and the highway. Acoustic walls are not visually prominent and do not result in a continuous, monotonous stretch of acoustic wall along the length of the site's frontage to the Bruce Highway
- » inclusion of a variety of techniques at different locations including separation distances, mounding, landscaping, noise attenuation measures and recreational opportunities
- » compliance with the applicable noise standards and requirements⁵.

⁵ This includes the Department of Transport and Main Road Traffic Noise Management: Code of Practice with respect to external road traffic noise levels and the Queensland Development and Section MP 4.4 'Buildings in a Transport Noise Corridor'.

Development located near the Caloundra Aerodrome

Development located near the Aerodrome must not prejudice the ongoing operations of the Aerodrome⁶. Nearby future development that has the potential to receive intrusive noise is required to address the following:

- » justify that the proposed land use is suitable based on the extent of noise at the subject site and information about future noise projections from the Sunshine Coast Airport Corporation comprising both fixed wing aircraft movements and helicopter movements. This will include information about:
 - » areas forecast to be exposed to between 20 and 50 noise events a day exceeding 70 dB(A)
 - » any available Transparent Noise Information Package (TNIP) to generate N70 contours
- » inclusion of a variety of techniques including separation distances, mounding, landscaping and other noise attenuation measures
- » provision of suitable levels of indoor residential amenity to comply with the applicable Australian Standard⁷
- » provision of suitable levels of outdoor residential amenity.

⁶ It is possible that investigations will show that certain areas around the aerodrome are not suitable for residential development. In this instance non-residential uses, not impacted by aircraft noise and consistent with the vision, will be required instead.

⁷ Refer to AS 2021 : 2000 "Acoustics - Aircraft Noise Intrusion - Building Siting and Construction

Flooding and Flood Management

- » Development occurs in areas that are flood free or filled to achieve an acceptable flood event⁸.
- » Development ensures that stormwater run off at the site's boundaries does not exceed that which presently exists, and there is 'no net worsening' of flood conditions at the site's boundaries.

Any seasonal wetlands installed for stormwater management purposes are to be subject to a maintenance arrangement between ULDA and the land owner confirming the maintenance obligations.

Map 7 - Development constraints shows the key community safety and development constraints affecting the UDA.

⁸ As identified on Map 7, parts of the UDA are subject to inundation by a Q100 flood event. For information about how to address potential flooding, refer to:

- i) the Queensland Coastal Plan
- ii) Sunshine Coast Regional Council for habitable floor levels
- iii) State Planning Policy 1/03 and associated guideline for siting requirements for key elements of community infrastructure and
- iv) the applicable ULDA guideline addressing flooding.

3.3.10 Service infrastructure

The UDA delivers efficient and effective use of infrastructure and services.

Development ensures infrastructure and services are:

- » provided in a timely, orderly, integrated and coordinated manner to support urban uses and works
- » available or capable of being made available (including key infrastructure such as roads, public and active transport, water supply, sewerage, drainage, park network, community facilities, medical facilities and GP services, electricity and telecommunications)
- » designed to allow for future developments in information technology and providing access to technology in neighbourhood facilities
- » located and designed to maximise efficiency and ease of maintenance
- » located and designed to consider total life-cycle costs.

Infrastructure is designed to achieve the principles and standards set out in the applicable ULDA guideline.

3.3.11 General requirements

Site area and landscaping:

- » sites have sufficient dimensions to accommodate buildings, parking, access and circulation areas and landscaping
- » landscaping is provided to enhance the visual amenity of the locality.

Sub-tropical design measures

Development provides built forms that respond to the subtropical environment, including eaves, roof overhangs and sun shading devices.

Parking and end of trip facilities:

Parking is provided in accordance with the rates and standards set out in the planning scheme⁹. The ULDA will consider proposals for a reduced number of car parking spaces where it can be justified due to factors including:

- » availability of on-street car parking
- » public transport accessibility
- » overall accessibility, including, for residential development, location within or adjoining a centre
- » potential for sharing car parking spaces by different uses and activities
- » target markets for residential development.

⁹ Refer to Sunshine Coast Regional Council's Planning Scheme

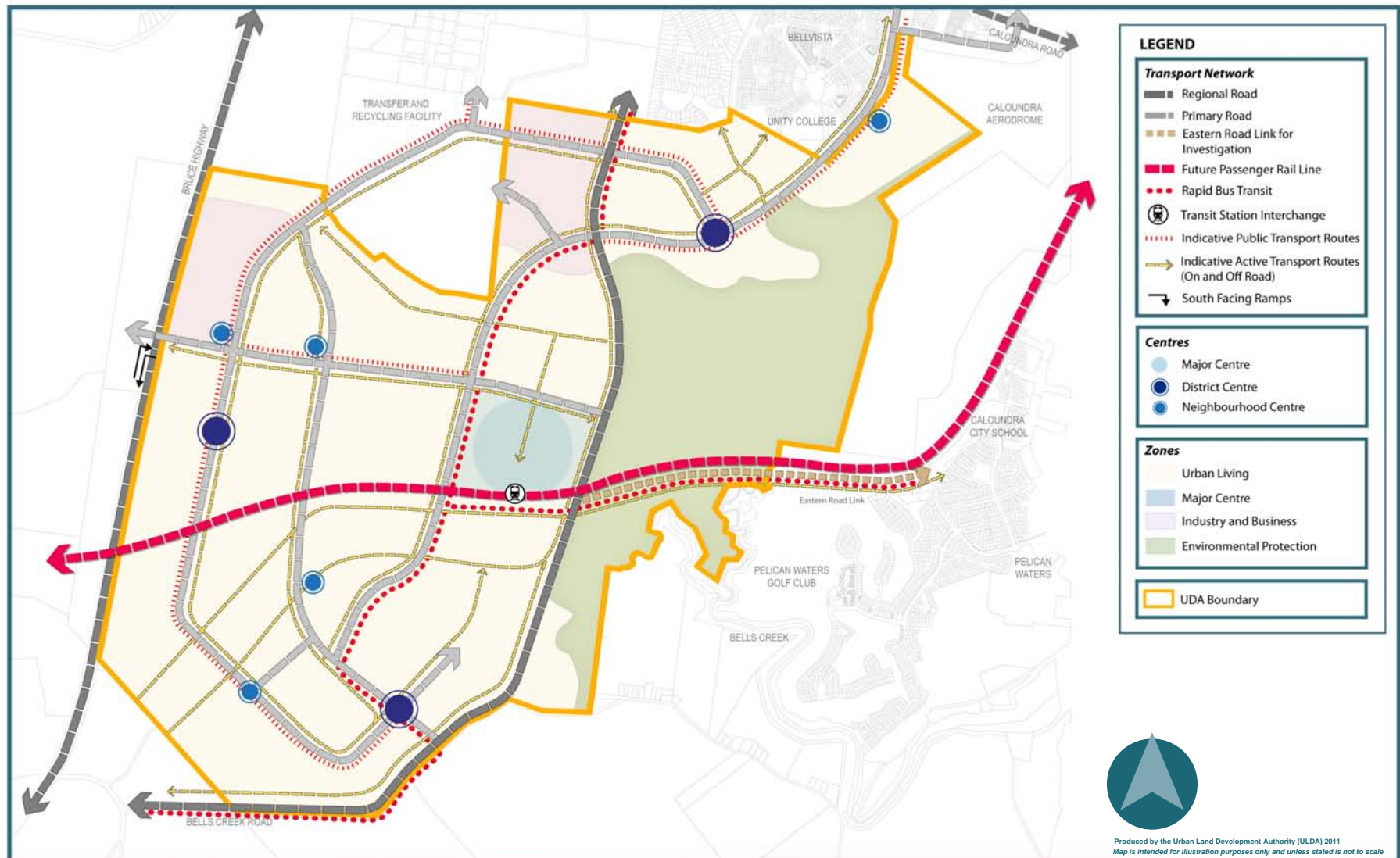
End of trip facilities for pedestrians and cyclists, including secure undercover bicycle storage facilities, showers and lockers are to be provided as part of development in accordance with the relevant requirements of section MP 4.1 Sustainable Buildings of Queensland Development Code.

Advertising devices¹⁰:

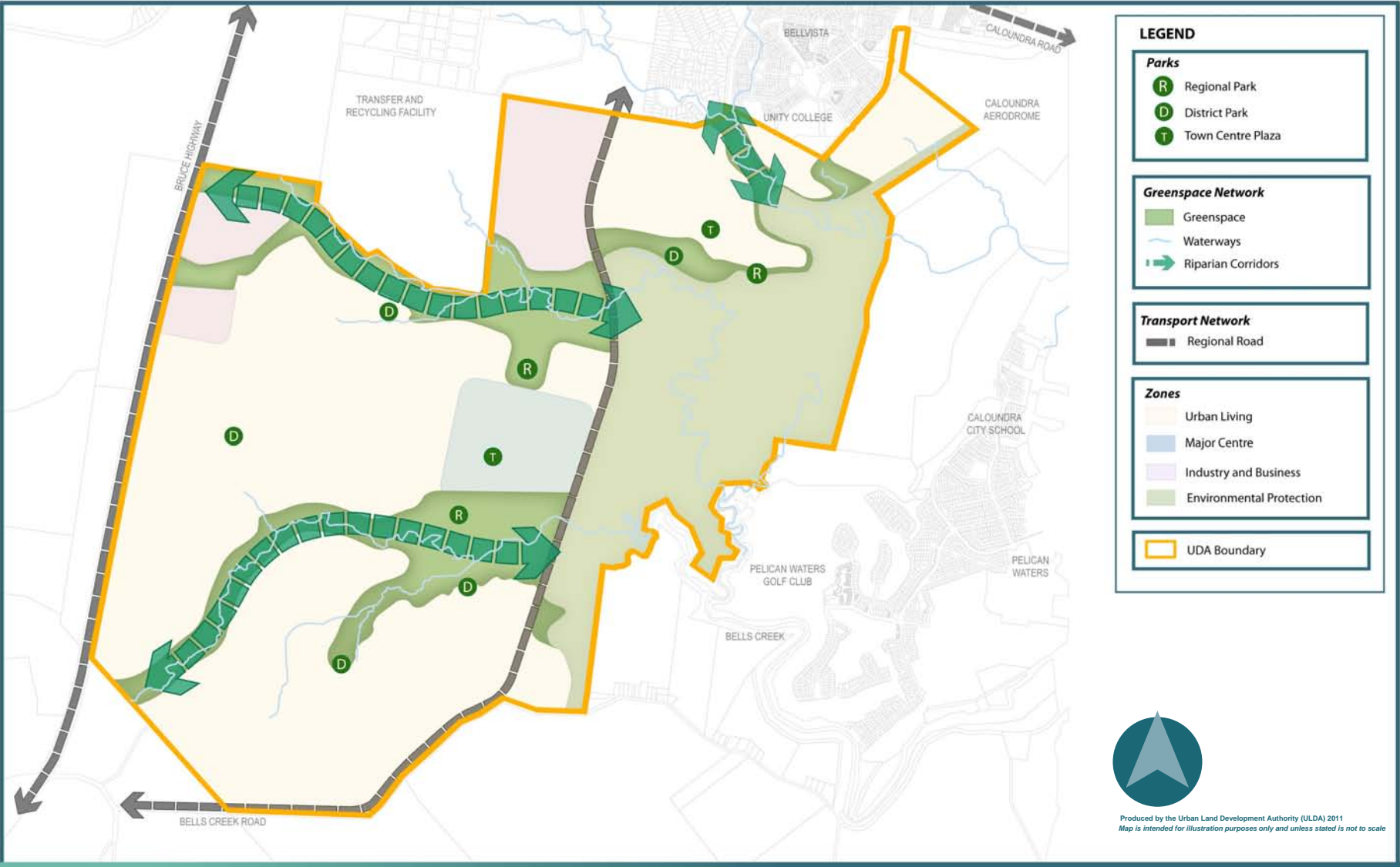
- » cater for the needs of display homes and businesses to clearly identify the location and the goods or services which are supplied to the public
- » are consistent with the scale and design of existing buildings and other works on the site and in the locality, and complement the local streetscape
- » where appropriate, reflect the character of the area
- » are sited and provided on premises having regard to safety and amenity.

¹⁰ Refer to Sunshine Coast Regional Council's Planning Scheme

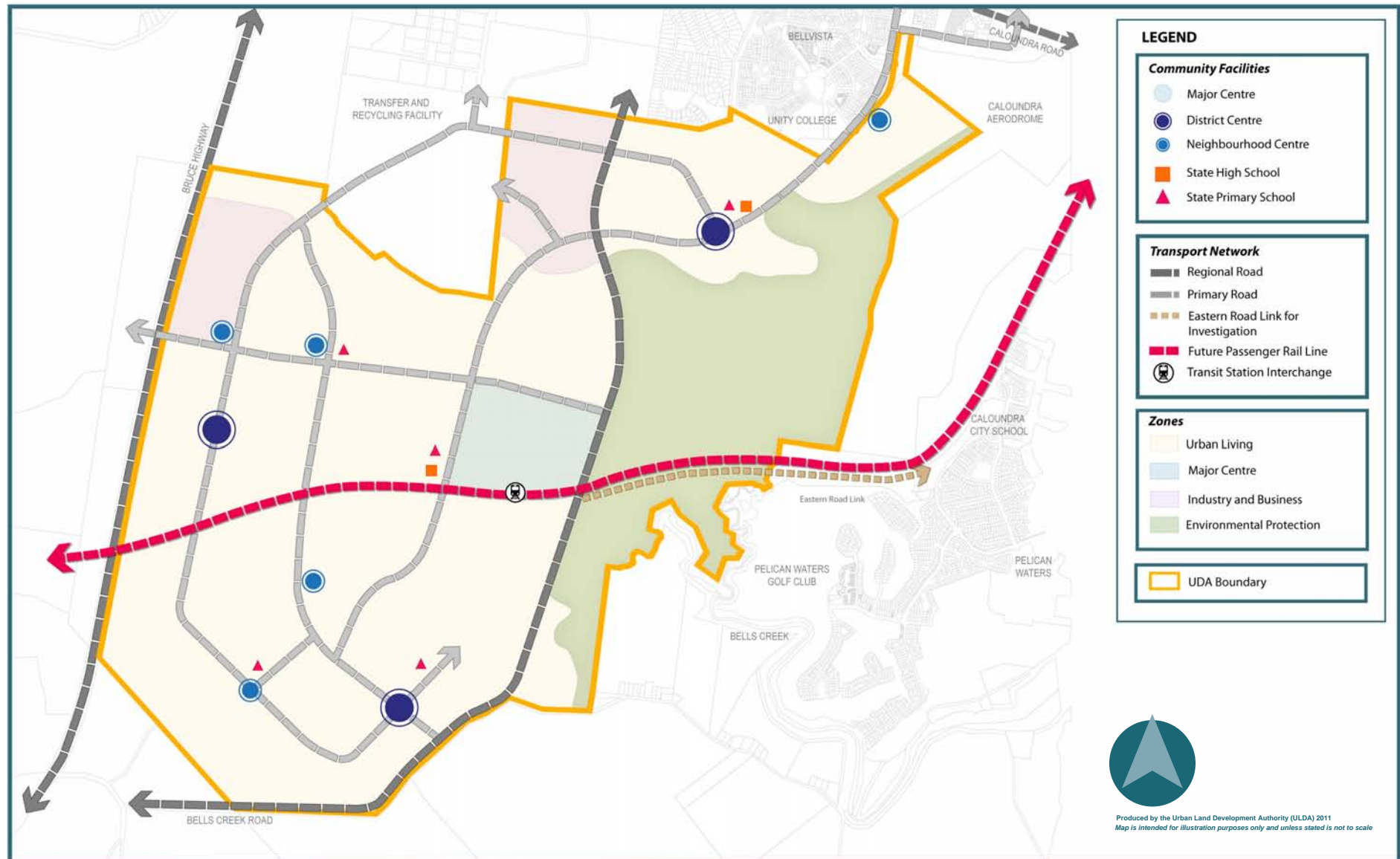
Map 3 - Centres and transport network



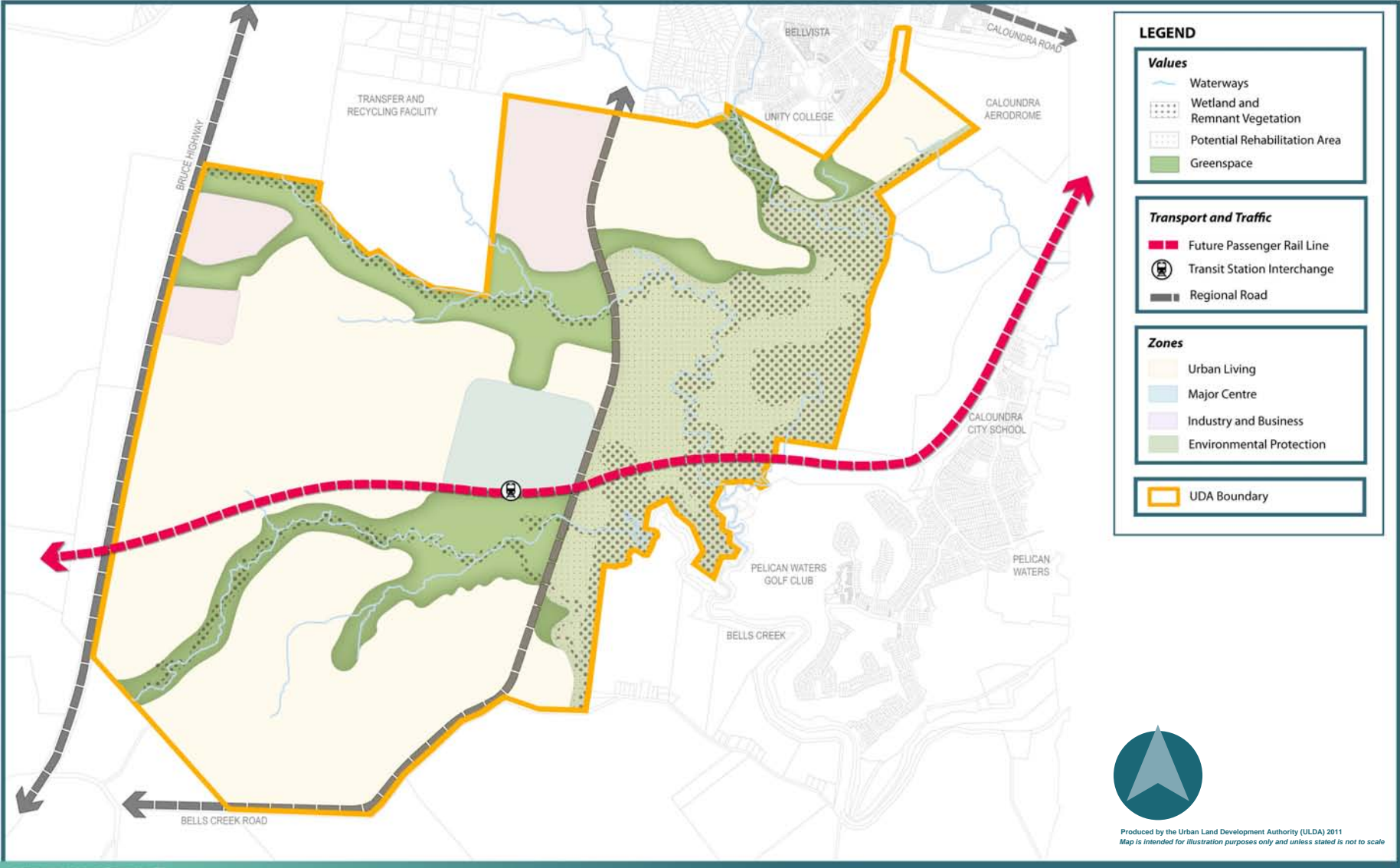
Map 4 - Greenspace network



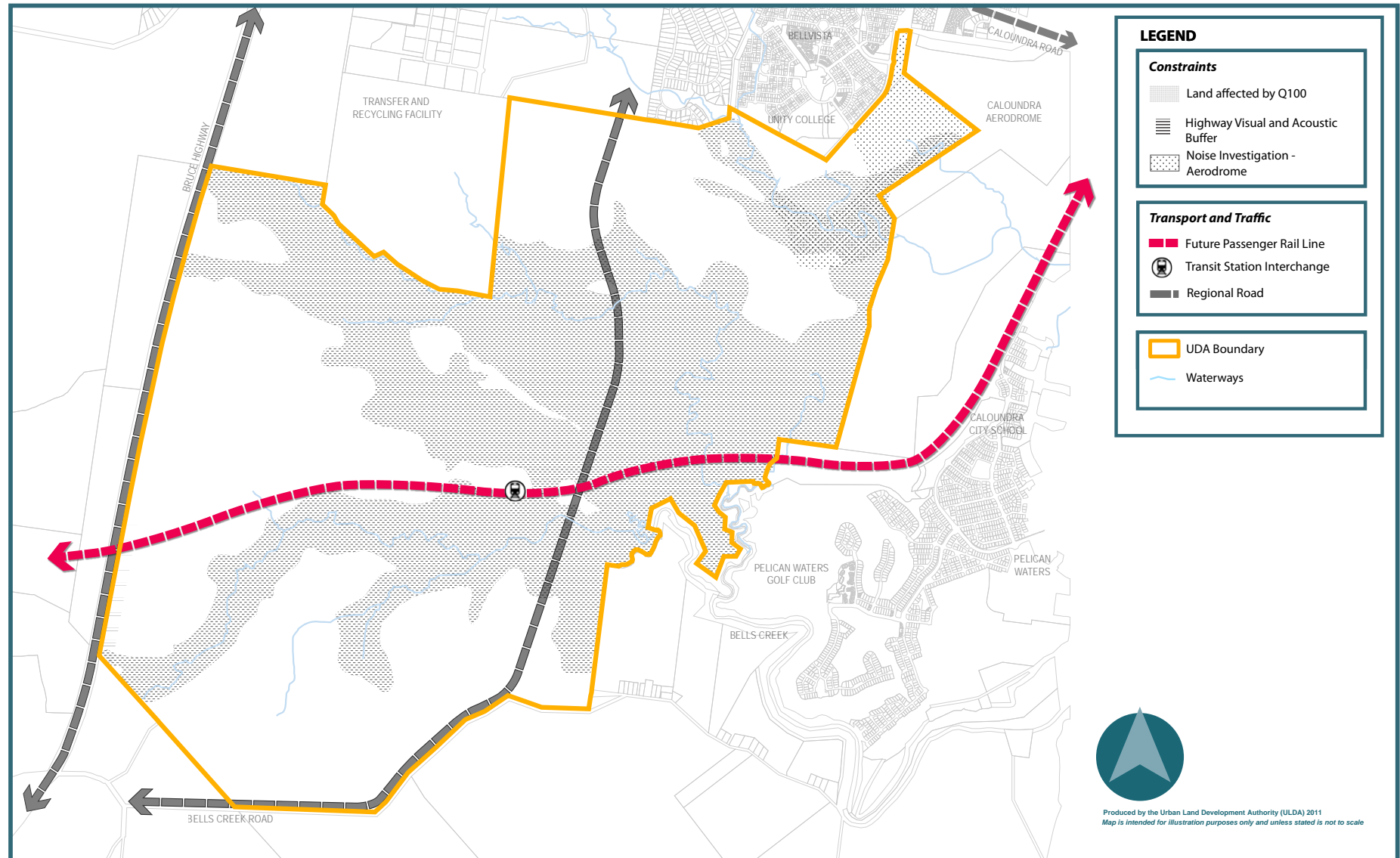
Map 5 - Community facilities



Map 6 - Natural Values



Map 7 - Development constraints



3.4 Zone provisions

Map 8 shows the location and boundaries of zones in the UDA. The UDA contains four zones:

- » Urban living
- » Major centre
- » Industry and business (1)
- » Environmental protection

Inclusion of land within these zones, excluding the Environmental protection zone, does not imply that all such lands can be developed for urban purposes. Some land may not be available or appropriate to be developed due to local site conditions or other constraints.

Urban living zone

The urban living zone applies to most of the area intended for urban development in the UDA. The majority of the zone is intended to be developed as neighbourhoods focused on identifiable and accessible centres and comprising of 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. These other uses include:

- » district centres and neighbourhood centres

- » greenspace areas 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.

The UDA-wide criteria provide guidance about the preferred nature and locations for some of these uses, but their actual location, nature and extent will be determined through more detailed local area planning and preparation of context plans by applicants as outlined in section 3.2.6.

Other than in identified centres, non residential uses may also be approved in the urban living zone where it is demonstrated to the satisfaction of the ULDA that:

- » the proposed use has appropriate vehicular access that will not result in excessive numbers of vehicles passing through residential areas
- » cater for the needs of the immediate community and or do not compete/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, either by treatment within the premises or buffering from incompatible uses.

Reference should be made to Table 1 and applicable ULDA guidelines for further detail.

The urban living zone may also accommodate interim uses which include:

- » Agriculture
- » Agriculture supply store
- » Animal keeping and husbandry
- » Intensive horticulture.

Major centre zone

The major centre zone provides the focus of the UDA, and is located adjacent to the future railway station and transit interchange. The major centre accommodates the greatest mix of land uses and highest densities in the UDA.

Land within the major centre zone falls into two categories: the core and the frame.

The core is located adjacent to the future railway station/transit interchange and adjoins the Bells Creek corridor that contains recreation and active transport opportunities. The highest density development is focussed within the 400 metre primary walking catchment of the future railway station/transit interchange.

The frame component occupies the less accessible balance area of the major centre zone.

The exact boundaries between the major core and frame will be determined through the context planning as part of the development assessment process.

Interim uses may include:

- » Bulk landscape supplies
- » Warehouse

Other industrial uses and rural uses are not envisaged in the Major Centre Frame Zone.

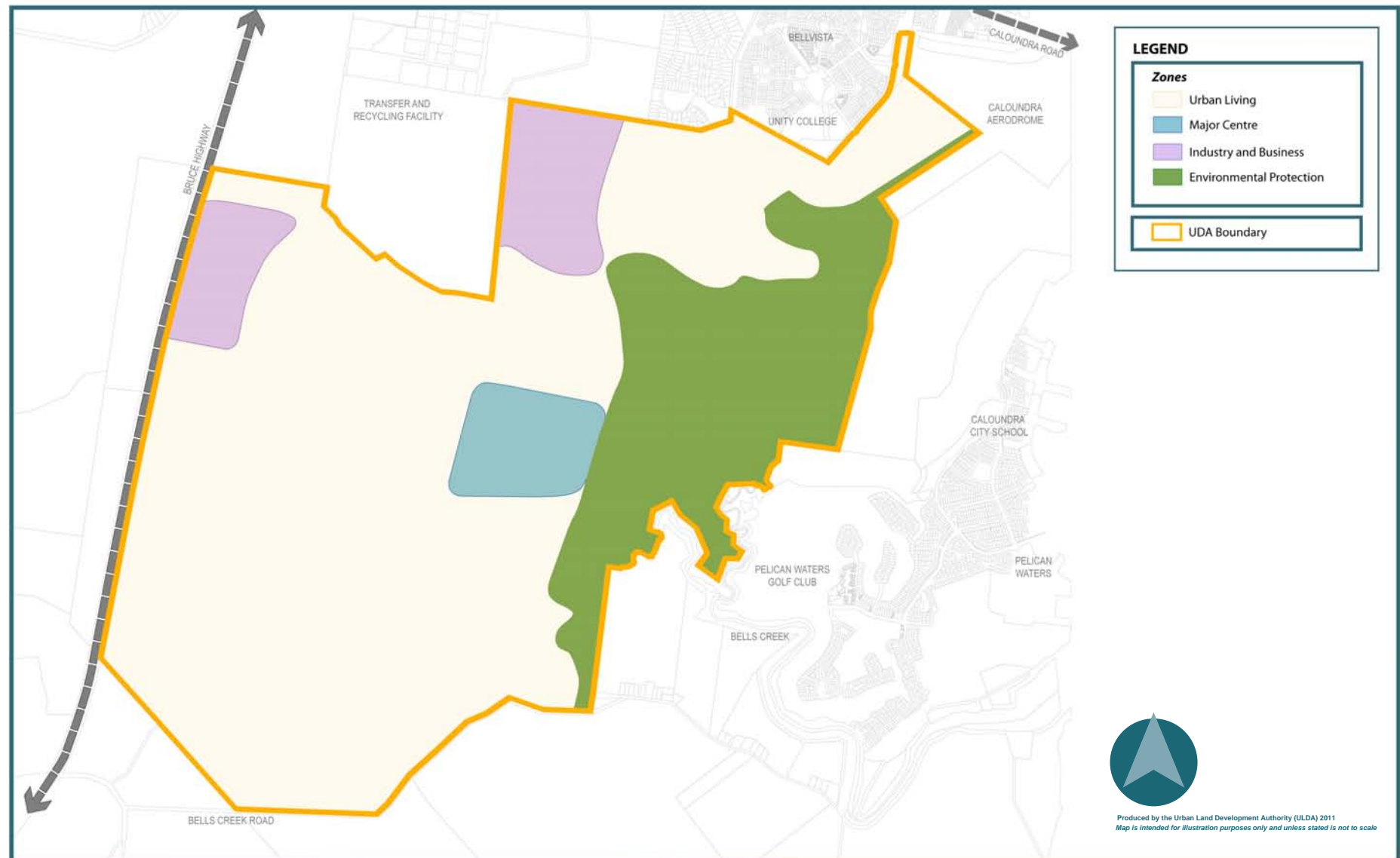
Core

The core accommodates the highest order mixed use centre activities providing a mix of commercial, business, professional, community, entertainment, retail and high density residential activities. The core is the most intense urban setting and is capable of servicing the whole UDA.

Development within the core delivers:

- » safe, attractive and permeable movement networks for pedestrians and cyclists
- » ground floor areas which are used primarily for retail, 'shop front' and other active uses
- » upper floor levels which are used for a variety of uses including retail, offices, entertainment and residential uses
- » buildings fronting streets that are a minimum two storeys in height
- » lower intensity uses which are 'sleeved' by active street frontage uses
- » parking in basements or where provided at ground level, screened from streets and other public areas by buildings or landscaping

Map 8 - Zones



- » high quality design that recognises the importance of streetscape and public realm and contributes to the overall attractiveness of the core
- » views to the Glasshouse Mountains are provided from key streets and public spaces
- » a plaza which is integrated with the 'main street', is centrally accessible from major transport facilities
- » buildings, streets and parks that optimise physical and visual connections to the Bells Creek greenspace corridor.

The core is the principal focus of retail activities in the UDA. It includes a vibrant retail precinct anchored by a public 'Main Street'. The retail component includes:

- » speciality retail
- » department stores, discount department stores and supermarkets
- » entertainment, recreation, leisure, cultural and community facilities
- » food, beverage and dining facilities, including alfresco dining
- » convenience retail for workers, residents and visitors.

The core also accommodates major civic buildings, educational and health facilities. The core delivers a safe, attractive public realm with a variety of urban parks, plazas and squares that provide recreation spaces and places for community events and promote opportunities for community interaction.

Uses other than retail, residential and commercial should not have any off-site impacts that may affect the amenity of adjoining areas whether developed or not.

Lower intensity uses and uses that do not require high levels of public transport accessibility, such as showrooms, warehouses and service stations are not appropriate uses in the core.

The initial development application for the core must be accompanied by an Economic Impact Assessment. This must demonstrate that the proposed development will not have a significant adverse effect on the economic vitality of the centres network on the Sunshine Coast.

Frame

The frame accommodates a mix of land uses including:

- » uses that support activities in the frame but are not suitable for the core (such as service industry and light industry)
- » uses that benefit from a central accessible location within the UDA but are low intensity uses (such as warehouses, outdoor sales, showrooms and service stations)
- » residential uses, including short term and tourist accommodation, taking advantage of proximity to the range of employment opportunities, services and facilities located in the core.

Retail development that has the potential to detract from the vitality and viability of the core is not suitable for the frame. Retail development will only be approved in the frame where it is:

- » low intensity 'big box' retailing that is not suitable for the core or other designated centres
- » small scale retail to meet the needs of a local catchment of residents or workers
- » retailing activity that has a nexus with a use that is not suitable for the core.

The frame will incorporate residential neighbourhoods and will incorporate a wide variety of dwelling types ranging from small precincts of houses to multi-level apartment buildings, with densities increasing with proximity to the core.

Key roads in the frame, including those providing direct access to the core, are pedestrian friendly with high quality streetscapes and a distinct urban feel. Any large format retail/commercial buildings should ultimately be sleeved along these streets by smaller-scale shops, food premises and businesses to ensure active frontages and visual interest.

Phasing of development in the core

The desired long-term layout, mix of uses and intensity of development will only be delivered in the long term. However it is important to ensure that the active, pedestrian friendly character of key 'Main Street' elements is established as part of the initial stage of development of the core. Staging of development and interim uses may be acceptable where they do not compromise the delivery of the desired long term outcomes.

Some land within the core may not be suitable for development until the Caloundra South community reaches certain population thresholds. These areas should be retained for longer term development. Context plans should demonstrate how earlier development takes into account longer term development areas and maintains integrity and compactness of earlier development.

The applicable ULDA guideline provides more information on achieving these requirements including indicative staging of development.

Industry and business zone

The industry and business zone accommodates industrial activities 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 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 (1) zone where it can be demonstrated that the use:

- » supports or otherwise has a clear nexus with the primary uses within the zone
- » 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, are encouraged to locate in the zone where such uses support and complement 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 enhances the industrial character of the area.

Development has linkages to existing and proposed transport infrastructure, public transport services, and community facilities and maximises the sustainable and efficient use of essential services, including water, sewer, energy, and telecommunications infrastructure.

The zone may accommodate unanticipated interim land uses that do not compromise the long term use of the land for its intended purpose and may include:

- » Agriculture
- » Agricultural supply store
- » Animal keeping and husbandry
- » Intensive horticulture

Environmental protection zone

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 of an integrated open space network providing for multi-purpose functions that respond to community needs provided they do not compromise environmental values.

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

Land in the environmental protection zone provides opportunities for habitat improvement and is to be protected through a staged Rehabilitation Plan. The Rehabilitation Plan is to be developed from the outset (except for the provision of community infrastructure located south of Bellvista). This is to be linked to development stages with the majority of land rehabilitated before filling and earthworks occurs in association with the major centre.

Reference should be made to the applicable ULDA guidelines for further detail.

Level of assessment tables

| Column 1 Exempt development | | Column 2 UDA self-assessable development | Column 3 – UDA assessable development | |
|---|--|--|---|---|
| | | | Column 3A Permissible development | Column 3B Prohibited development |
| In the Urban living zone | | | | |
| <div>1 Development specified in Schedule 1</div> <div>2. If the land is not on the Environmental Management Register or Contaminated Land Register, material change of use, for a use other than Car park, where:<div>» not involving building work (other than minor building work) and</div><div>» both the existing use and the proposed use are included in either the Commercial use or Retail use categories in Schedule 2.</div></div> | | <div>Environmentally relevant activities complying with a code of environmental compliance made under the <i>Environmental Protection Regulation 2008</i>.</div> <div>Material change of use for a House where:<div>» the lot is 400m² or more</div><div>» the lot frontage is 12.5 metres or more</div><div>» it complies with the applicable self assessable provisions in Schedule 3</div><div>» the house is situated outside a development constraint area depicted on Map 7.</div></div> | <div>Development not in accordance with an approved Plan of Development (PoD)* and:</div> <div>1. not mentioned in Columns 1, 2 or 3B or</div> <div>2. not defined in Schedule 2.</div> | <div>Development for:</div> <div>1. Extractive industry</div> <div>2. High impact industry</div> <div>3. Medium impact industry</div> <div>4. Noxious and hazardous industry.</div> |
| * Development in accordance with an approved Plan of Development (PoD) requires no further approval under this Scheme. | | | | |

| Column 1 Exempt development | | Column 2 UDA self-assessable development | Column 3 – UDA assessable development | |
|---|--|--|---|--|
| | | | Column 3A Permissible development | Column 3B Prohibited development |
| In the Major centre zone | | | | |
| <div>1 Development specified in Schedule 1</div> <div>2. If the land is not on the Environmental Management Register or Contaminated Land Register, material change of use where not involving building work (other than minor building work) for:<div>» Commercial uses (other than Car park)</div><div>» Community facility</div><div>» Educational establishment</div><div>» Emergency services</div><div>» Fast food premises</div><div>» Food premises</div><div>» Market</div><div>» Multiple residential</div><div>» Other residential</div><div>» Place of assembly</div><div>» Research and technology facility</div><div>» Shop</div><div>» Showroom</div><div>» Sport, recreation and entertainment</div><div>» Warehouse.</div></div> | | Environmentally relevant activities complying with a code of environmental compliance made under the <i>Environmental Protection Regulation 2008</i> . | <div>Development not in accordance with an approved Plan of Development (PoD)* and:</div> <div>1. not mentioned in Columns 1, 2 or 3B or</div> <div>2. not defined in Schedule 2.</div> | <div>Development for:</div> <div>1. Extractive industry</div> <div>2. High impact industry</div> <div>3. Noxious and hazardous industry.</div> |
| * Development in accordance with an approved Plan of Development (PoD) requires no further approval under this Scheme | | | | |

| Column 1 Exempt development | Column 2 UDA self-assessable development | Column 3 – UDA assessable development | |
|--|--|---|---|
| | | Column 3A Permissible development | Column 3B Prohibited development |
| In the Industry and business zone | | | |
| <ol style="list-style-type: none"> 1. Development specified in Schedule 1 2. If the land is not on the Environmental Management Register or Contaminated Land Register, making a material change of use where not involving building work (other than minor building work) for: <ul style="list-style-type: none"> » Emergency services » Low impact industry » Research and technology facility » Service industry » Showroom » Warehouse. | Environmentally relevant activities where complying with a code of environmental compliance made under the <i>Environmental Protection Regulation 2008</i> . | Development not in accordance with an approved Plan of Development (PoD)* and: <ol style="list-style-type: none"> 1. not mentioned in Columns 1, 2 or 3B or 2. not defined in Schedule 2. | Development for: <ol style="list-style-type: none"> 1. Child care centre 2. Extractive industry 3. High impact industry 4. Noxious and hazardous industry 5. Residential 6. Rural 7. Tourist park. |
| * Development in accordance with an approved Plan of Development (PoD) requires no further approval under this Scheme | | | |

| Column 1 Exempt development | | Column 2 UDA self-assessable development | Column 3 – UDA assessable development | |
|--------------------------------------|-----|---|---------------------------------------|-------------------------------------|
| | | | Column 3A Permissible development | Column 3B Prohibited development |
| In the Environmental Protection Zone | | | | |
| Nil | Nil | <div>1. Operational work</div> <div>2. Development for:<div>» Emergency Services</div><div>» Environmentally relevant activities</div><div>» Park</div><div>» Telecommunication facility</div><div>» Tourist attraction</div><div>» Utility installation.</div></div> <div>All other development, including development not defined in Schedule 2, other than development mentioned in Columns 1, 2 and 3A.</div> | | |

Infrastructure Plan

4.1 Approach

Infrastructure requirements to achieve the planning outcomes will be delivered through the development assessment process, imposed as conditions of a UDA approval for development and delivered as part of the building and operational works on the site.

Infrastructure delivery is divided into 2 components:

1. Local infrastructure will include all internal works and external water and sewerage connections required to deliver the development including:
 - a. transport (including roads, public transport and active transport)
 - b. community facilities (including parks and plazas, community facility sites, State school sites)
 - c. network infrastructure (including water supply and sewerage, stormwater management, telecommunications and power).
2. Sub-regional infrastructure which includes major trunk works for connection to council and state's transport network systems and the local water authorities treatment system. These works are detailed in section 4.3 below.

In this UDA the developer will be required to deliver all local infrastructure required to service the development along with appropriate contribution to the sub-regional infrastructure.

Listed below is the infrastructure currently associated with the Caloundra South UDA. These infrastructure requirements reflect current understanding. However, further detailed infrastructure investigations will occur as the development continues and the infrastructure requirements and delivery responsibilities may be amended to reflect the outcomes of these investigations.

State expenditure for investment in infrastructure will be subject to consideration through normal budgetary processes and will be part of an approved state agency capital works program.

4.2 Infrastructure agreements

A UDA development condition may require the land owner to enter into an infrastructure agreement, under section 97 of the Act, to address the provisions and requirements of the infrastructure plan and implementation strategy.

4.3 Local infrastructure

4.3.1 Transport and network infrastructure

| Infrastructure | Description of works | When required |
|-----------------------------|---|--|
| Water, sewerage, stormwater | Internal reticulation and trunk works required to service the development in accordance with a master plan agreed with the relevant entities. For Caloundra South, the developer is also to construct works in relation to the provision of water supply from the Northern Regional Pipeline to the site. The developer may also be required to provide an interim waste water solution until the final treatment plant is constructed. | To be constructed at the time the development is being undertaken and delivered before improvements are demanded by additional loading from developments within the UDA. |
| Roads | Internal and trunk roads required to service the development and in accordance with a master plan agreed with the relevant entity. | To be constructed at the time the development is being undertaken and delivered before improvements are demanded by additional loading from developments within the UDA. |
| Public transport | The developer is to provide, or subsidise, an interim public transport service for up to 5 years or until the fare box income exceeds 30% of running costs, whichever is sooner. This service is to provide a minimum of half hourly services in peak time and hourly services at other times from 6.00am to 9.00pm on weekdays and 8.00 am to 5.00pm on weekends. | On the completion of the 200th lot for the development. |
| Other networks | Network infrastructure improvements will be undertaken in conjunction with the relevant responsible authority for items including but not limited to; Telephony, Broadband and Energy. | Delivered before improvements are demanded by additional loading from developments within the UDA. |

4.3.2 Community infrastructure

| Infrastructure | Description of works | When required |
|---|---|--|
| Parks, open space, playing fields, plazas | To be delivered in accordance with the requirements of the Development Scheme and ULDA guidelines | To be provided at the time the adjacent development is being undertaken. |
| State school sites | To be delivered in accordance with the requirements of the Development Scheme and ULDA guidelines | To be provided at the time the adjacent development is being undertaken. |
| Community facilities | To be delivered in accordance with the requirements of the Development Scheme and ULDA guidelines | To be provided at the time the adjacent development is being undertaken. |

4.4 Sub-regional infrastructure

4.4.1 The timing of the provision of Sub-Regional Infrastructure is dependent on the rates of development for the UDA. The estimated development rates are shown below:

| Year | Dwellings developed |
|---------------------|---------------------|
| 2015 (0 - 4 years) | 1,330 |
| 2021 (5 - 10 years) | 5,130 |
| 2045 (Ultimate) | 20,000 |

4.4.2 The following sub-regional infrastructure is planned for the development of Caloundra South*:

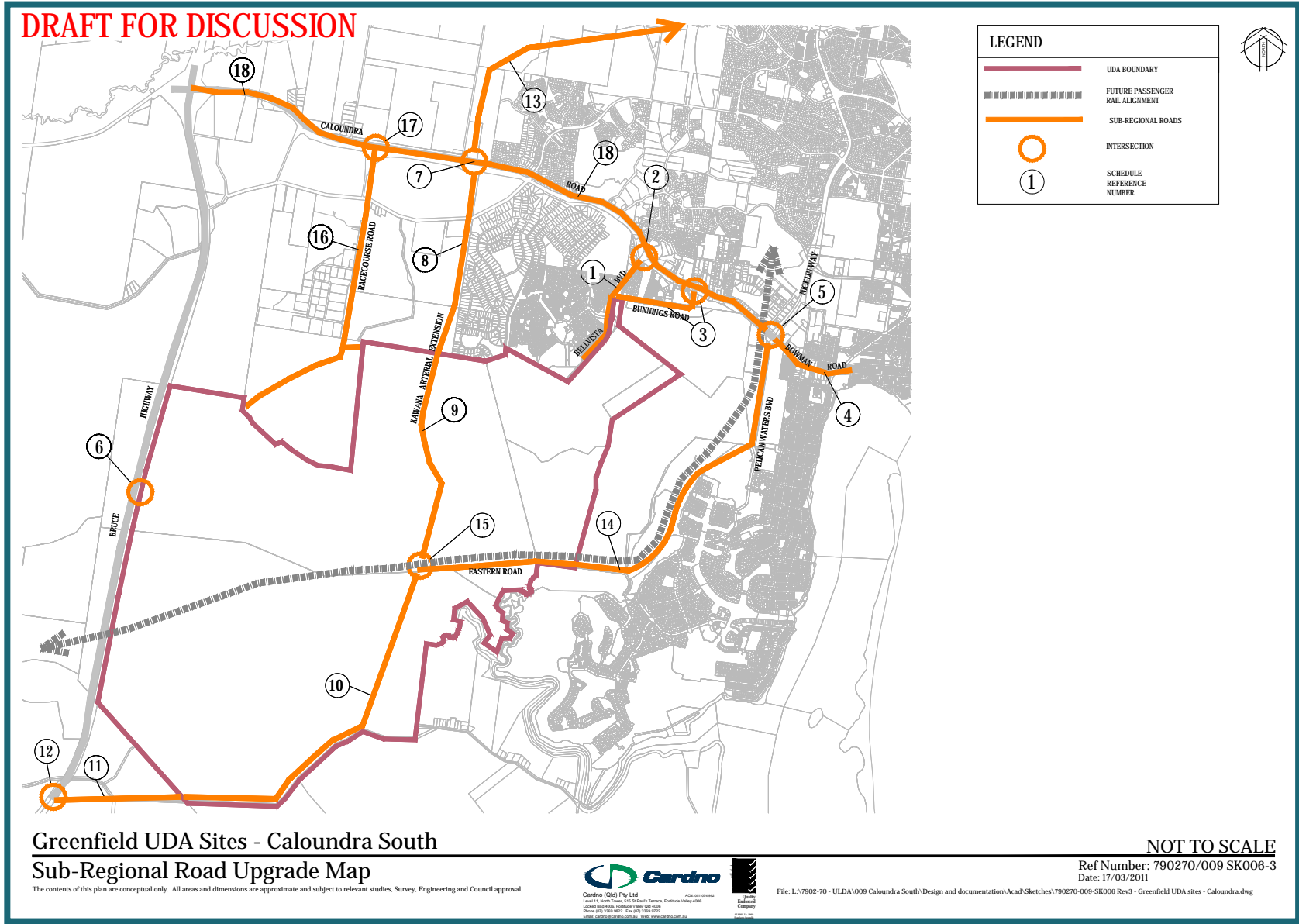
| Plan Ref. | Description |
|----------------------------|---|
| Roadworks (refer to map 9) | |
| 1 | Upgrade Bellvista Boulevard to Caloundra Road |
| 2 | Upgrade Bellvista Boulevard/Caloundra Road intersection |
| 3 | Bunnings Road - new road and intersection with Caloundra Road |
| 4 | Upgrade of Bowman Road from Nicklin Way East |
| 5 | Nicklin Way/Caloundra Road interchange |
| 6 | Northern bridge across the Bruce Highway |
| 7 | Intersection of Caloundra Road and Kawana Arterial |
| 8 | Kawana Arterial extension - from Caloundra Road to the northern boundary of the UDA |
| 9 | Kawana Arterial extension - from northern boundary of the UDA to the Major centre |
| 10 | Kawana Arterial extension - from the Major centre to the southern boundary of the UDA |
| 11 | Kawana Arterial extension - from Bruce Highway to the southern boundary of the UDA |
| 12 | Southern interchange with Bruce Highway |
| 13 | Upgrade of Kawana Arterial north of Caloundra Road |
| 14 | New eastern road from Major centre to Pelican Waters Boulevard |
| 15 | Intersection of Kawana Arterial extension and new eastern road |
| 16 | Racecourse Road - connecting northern boundaries of the UDA to Caloundra Road via the industrial estate |
| 17 | Intersection of Caloundra Road and Racecourse Road |
| 18 | Upgrade Caloundra Road |

| Plan Ref. | Description |
|------------------------|--|
| Water and wastewater** | |
| | Stage 1 waste water treatment plant (1,300 lots) |
| | Stage 2 waste water treatment plant (4,000 lots) |
| | Ultimate waste water treatment plant |
| | Sewerage outfall |
| | Stage 1 potable water storage (20ML) |
| | Stage 2 potable water storage upgrade (20ML) |
| | Stage 1 potable water from NP to reservoir |
| | Stage 2 potable water from NP to reservoir |
| | Potable mains from reservoir to UDA |

* Further investigation will determine the timing and entity responsible for delivery.

** The infrastructure items in this table have been identified by Unity Water. The ULDA will work with Unity Water to ensure that innovative solutions to the water and wastewater strategies are investigated to achieve the goals and targets identified in the Implementation Strategy. Consequently the actual infrastructure items constructed may vary from this table as a result of these investigations.

Map 9 - Local and sub-regional road infrastructure



Implementation Strategy

5.1 Introduction

The *Urban Land Development Authority Act 2007* (the Act) requires a development scheme to include an implementation strategy to "achieve the main purposes of the Act for this area, to the extent that they are not achieved by the land use plan or infrastructure plan." The implementation strategy for the Caloundra South UDA Development Scheme (the scheme) fulfils this requirement by identifying a suite of goals, actions and commitments that support the achievement of the vision for the Caloundra South community.

Fulfilling the vision for the Caloundra South community will take approximately 30 to 40 years. Many things within our society will change and evolve during this time including; technologies, prevailing economic conditions, socio-demographic trends and attitudes and preferences towards housing. The Urban Land Development Authority (ULDA) also expects that Caloundra South will become a 'model' new community embracing or even exceeding 'best practice' in ecological sustainability.

This implementation strategy responds to the challenge of delivering a 'model' community over a lengthy time period by establishing targets and goals, underpinned by a commitment to a cycle of data monitoring, review and, if warranted, amendment

of standards, guidelines or targets. This approach establishes a cycle of continuous adoption of 'best practice' over time through a rigorous process of monitoring and review. This cycle is depicted in the following diagram as an ever tightening review spiral over time heading closer and closer to the 'model' community aspiration (Figure 1).

Achieving the targets specified in this implementation strategy will not necessarily follow a linear path and there will be a range of actions and innovations driving change. Consequently, following a formal review of data against the specified 'targets' the ULDA may decide to:

- » amend an aspect of the implementation strategy (this may include amending existing targets or incorporating new targets)

- » amend existing, or create new, ULDA guidelines and standards that express minimum development requirements that are relevant to the targets.

This strategy focuses on:

1. Housing affordability - which is addressed by expressing 'stretch' targets which are supported by a series of actions. Data relevant to these targets will be regularly collected and will be initially reviewed five years after approval of the development scheme. Subsequent reviews of performance against housing affordability targets should be reviewed every two years thereafter.
2. Ecological sustainability - which is addressed by setting goals for a range of long term sustainability aspirations. 2016 'stretch' targets for a suite of sustainability criteria are also specified. These goals and targets are complemented by a range of actions aimed at stimulating development and behavioural outcomes that will contribute towards the targets. Data relevant to these targets will be regularly collected and will be initially reviewed five years after approval of the development scheme. Subsequent reviews of performance against ecological sustainability targets should be reviewed every two years thereafter.

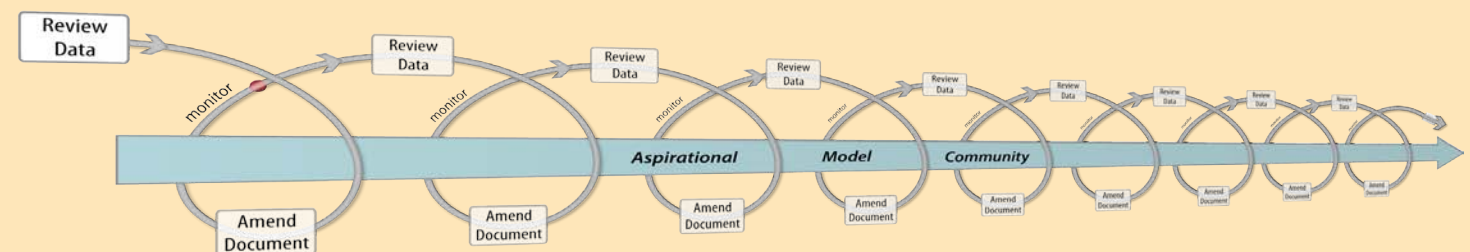


Figure 1

5.2 Housing options

Facilitating the provision of housing that is affordable to households on low to moderate incomes is set out as a core purpose in the Act.

The ULDA Housing Strategy defines low to moderate income households as a range between \$41,000 p.a. and \$94,000 p.a which is typically the income of first home buyers and key workers.

In 2011, these income thresholds will require dwelling prices to be under \$540k for a household with an income of \$94k to afford to purchase and under \$260k for a household on \$45k to afford to rent.

For the lower dwelling price point to be achieved will require land prices per detached housing lot to be no greater than \$150k.

| Element | Stretch targets | ULDA actions |
|-----------------|--|--|
| Housing options | Greater than 25% housing that is affordable for key workers and first time home buyers in accordance with the income targets in the ULDA Housing Strategy. | <p>The ULDA will:</p> <ul style="list-style-type: none"> » work with developers to produce suitable housing designs to meet defined price points » monitor dwelling prices and amount of accessible housing produced » include in landowner development agreements: <ul style="list-style-type: none"> » provisions requiring the land owner deliver housing to achieve nominated price points and accessibility targets where the monitoring process indicates targets are not being achieved » where subsidy is required to achieve these price points, additional provisions will be required to ensure the retention of the affordability over time. |
| | Greater than 10% accessible housing | |
| | 5% Social housing | The ULDA will work with the Department of Communities, Not for Profit providers and the land owner to identify opportunities for the inclusion of social housing projects progressively over the life of the project. |

5.3 Ecological sustainability

The ULDA Act defines ecological sustainability as a balance that integrates:

- » protection of ecological processes and natural systems
- » economic development
- » maintenance of the cultural, economic, physical and social wellbeing of people and communities.

The achievement of ecological sustainability is required by the land use plan and can lead to reduced development and housing costs, including ongoing living costs. Energy, transport, water and access to services are major cost burdens on all household budgets. The land use plan is supported by guidelines which provides development standards to ensure the minimisation of adverse impacts on ecological processes and natural systems. The infrastructure plan identifies the key infrastructure required with standards set by the applicable guideline.

This element of the implementation strategy will be critical to achieve continuous improvement in all aspects of ecological sustainability as technology and community needs change during the life of the UDA.

There are aspirations for a growing community that cannot be achieved by the land use or infrastructure plans alone. This element of the implementation strategy is critical to achieve innovation and continuous improvement in ecological sustainability. This will be achieved by delivering affordable,

| ULDA actions | Stretch targets | Goals |
|---|---|--|
| <p>The ULDA will work with landowners, council, government agencies, utility providers and other organisations to develop:</p> <p>Strategies for:</p> <ul style="list-style-type: none"> » community education to promote the protection and enhancement of the natural environment » demand optimisation for water and energy efficiency and demand management strategies, including builder education » reducing, recycling and reusing demolition, construction and household waste » addressing urban heat island effect to ensure urban amenity and lower energy use in dwellings and buildings. <p>Demonstration projects to:</p> <ul style="list-style-type: none"> » deliver alternative technology and service model projects for local renewable energy, water self sufficiency, and waste avoidance and recovery » deliver affordable sustainable housing projects that reduces energy use and inputs to achieve zero emissions » facilitate for early introduction of electric vehicles and associated infrastructure. <p>The ULDA will work with the landowner to monitor compliance with the formal Water Quality Objectives for Basin No. 141 as described in the Pumicestone Passage Environmental Values and Water Quality Objectives document as required under the Environmental Protection (Water) Policy 2009</p> | <p><u>Natural resources and environment</u></p> <p><u>By 2016</u></p> <p>Potable water usage reduction to an average of 140 litres per person per day</p> <p>Average household energy usage reduction to 15 kilowatt hours (kWh) per day</p> <p>20% peak energy demand reduction from 5 kilovolt ampere (kVa) to 4kVa average diversified maximum demand</p> <p>Household waste reduction to 150kg per person per year</p> <p>75% reduction in demolition and construction waste</p> <p><u>Active and Public Transport</u></p> <p><u>By 2016</u></p> <p>Achieve 20% share of all trips as active transport (walking and cycling) trips</p> <p><u>Economic sustainability</u></p> <p><u>By 2016</u></p> <p>100% wireless internet connection for all centres</p> | <p>Communities that:</p> <ul style="list-style-type: none"> » are in a harmonised, built and natural environment that provides a socially inclusive, resilient and affordable place to live (in terms of set up and living costs) » generate no net green house gas emissions with all new buildings (being carbon neutral as a result of their normal use through a combination of thermal and energy efficiency and use of renewable energy from either centralised, community or direct sources) » maximise local sustainable water harvesting and the efficient utilisation of local water, wastewater, and stormwater resources while protecting the ecosystem health of natural waterways » have sustainable transport with zero emission private vehicles, active travel and public transport that is safe and equitable for all members of the community » have a sustainable waste avoidance and resource recovery that eliminates waste from household and commercial activities » support growth of regional connected economy through the provision of diverse sustainable livelihoods linked with public transport and other sustainable transport. |

sustainable living through early provision of community facilities and services, an early focus on demand management and ongoing technology, and service integration innovations during the life of the UDA.

| ULDA actions | Stretch targets | Goals |
|---|-----------------|---|
| <p>The ULDA will work with the Department of Transport and Main Roads and the council to facilitate the commencement of a public transport service to connect UDA with education, health and retail centres in the regional area from the time the first residents move into the project.</p> <p>The ULDA will work with landowners, education providers and the community to:</p> <ul style="list-style-type: none"> » deliver active transport strategies such as walking school bus services » facilitate pilot community urban agriculture projects <p>The ULDA will work with government agencies, the council and the landowner to:</p> <ul style="list-style-type: none"> » formulate and implement diverse and connected employment generation strategies » facilitate the concept design and development of centres for knowledge, community and commerce by establishing reference working groups including the council, relevant state agencies and the land owner ahead of the development of each neighbourhood » facilitate wireless internet connection for all centres for knowledge, community and commerce, and major transport stations <p>ULDA actions will be subject to monitoring and feedback processes.</p> | | <ul style="list-style-type: none"> » provide services, facilities and infrastructure that meet the social, communication, recreational and entertainment needs of residents creating opportunities for social interaction and networking from outset of development. |

| ULDA actions | Stretch targets | Goals |
|--|-----------------|-------|
| <p>The ULDA will work with the landowner, government agencies, Sunshine Coast Regional Council and other organisations as required to:</p> <ul style="list-style-type: none"> » outline specific community infrastructure and community development requirements in a Development Agreement, prior to the commencement of development » facilitate the development of a Community Development Strategy within twelve months of the gazettal of the Development Scheme » facilitate the delivery of community, health and recreational services and facilities as identified in the community development strategy in anticipation of the demands of the growing population » investigate the establishment of a Community Development Fund in conjunction with the Infrastructure Framework, and other potential sources of funds » identify a range of service delivery options delivered in a timely manner to meet the education needs of the community as determined by the Department of Education and Training » monitor the delivery of community infrastructure. | | |

Schedule 1: Exempt development

| |
|---|
| Development prescribed in Schedule 4 of the <i>Sustainable Planning Regulation 2009</i> , other than Table 2, item 2 and Table 5, item 14. |
| Building work |
| Minor building and demolition work. |
| Carrying out building work associated with a material change of use that is UDA exempt or self assessable development. |
| Carrying out building work associated with an approved material change of use. |
| Material change of use of premises |
| Making a material change of use of premises for a Park. |
| Reconfiguring a lot |
| Subdivision involving road widening and truncations required as a condition of development approval. |
| Operational work |
| Erecting no more than one (1) satellite dish on premises, where the satellite dish has no dimension greater than 1.8 metres. |
| Filling or excavation where: <ul style="list-style-type: none"> a. not exceeding 50m³ in volume or b. top dressing to a depth of less than 100 vertical millimetres from ground level. |
| Carrying out operational work if consistent with an approved Plan for Development for a precinct. |
| Carrying out operational work associated with a material change of use that is UDA exempt development (excluding Park). |
| Carrying out operational work associated with an approved material change of use. |
| Carrying out operational work associated with the decontamination of land. |
| Carrying out operational work that is clearing of vegetation: <ul style="list-style-type: none"> (a) other than Significant vegetation and Significant vegetation where the clearing is consistent with an approved Plan of Development (b) carried out by or on behalf of Sunshine Coast Regional Council or a public sector entity, where the works being undertaken are authorised under a state law (c) in accordance with the conditions of a UDA development approval for a material change of use or reconfiguring a lot. |
| Carrying out operational work that is the placing of advertising devices that: <ul style="list-style-type: none"> » do not exceed 5m² for commercial, industrial, recreational or entertainment use » are attached to a front fence or facade of a main building » do not project more than 150mm from front facade or front fence » are not illuminated » contain the name of business or operator, the use of premises, contact details or name and address of building and » comprise no more than two signs. |

| |
|--|
| Plumbing or drainage work |
| Carrying out plumbing or drainage work. |
| All aspects of development |
| Development for a Home based business. |
| Development undertaken by the state, or a statutory body representing the state, for the purposes of public housing. |

Schedule 2: Definitions

Use definitions

Commercial use category

Business

Means the use of premises for administration, clerical, technical, professional or veterinarian clinic or other business activity where any goods or materials made, sold or hired on the premises are ancillary.

Car park

Means the use of premises for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

Health care services

Means the use of premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

Sales office / display home

Means the use of premises (including a caravan or relocatable home structure) for the promotion and/or sale of land and/or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

Industrial use category

Extractive industry

Means the use of premises for extraction of sand, gravel, soil, rock, stone or similar substance from land. The term includes ancillary storage, loading or cartage and any crushing, screening, washing, blending or other treatment processes of material extracted from the site.

High impact industry

Means the use of premises for industrial activities that have significant off-site impacts on non-industrial uses including air, noise or odour emissions that are not easily controlled or contained.

These uses may operate outdoors, but do not involve the manufacture of agricultural chemicals, pharmaceutical products, explosives or fertilisers.

Low impact industry

Means the use of premises for industrial activities which have negligible impacts on surrounding non-industrial uses.

The manufacturing aspects of the use are undertaken indoors.

Any off site impacts including air, noise and odour emissions are able to be readily mitigated.

Medium impact industry

Means the use of premises for industrial activities that have offsite air, noise and odour emissions.

Despite mitigation measures these activities would still have noticeable impacts on non-industrial uses.

The primary (noise, odour and air emitting) aspects of the use are undertaken indoors.

Noxious and hazardous industry

Means the use of premises for industrial activities that have the potential for extreme, adverse impacts on other land uses. This includes the potential for fire, explosion or toxic release.

These uses may involve the production of organic and inorganic chemicals, and the storage and production of explosives.

Research and technology facility

Means the use of premises for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and component.

The use may include emerging industries such as energy, aerospace, and biotechnology.

Service Industry

Means the use of premises for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.

Warehouse

Means the use of premises for the storage of goods whether or not in a building, including self storage facilities or storage yards.

Residential use category

Home based business

Means the use of premises for a House or Multiple residential for an occupation or business activity as a secondary use where:

- » the floor area used specifically for the home business does not exceed 50m²
- » any visitor accommodation does not exceed 4 visitors
- » there is no hiring out of materials, goods, appliances or vehicles
- » there is only one sign related to the Home business, located within the premises or on a fence facing the road
- » there is no repairing or servicing of vehicles not normally associated with a house
- » there is no industrial use of premises
- » the maximum height of a new building, structure or object does not exceed the height of the house and the setback is the same as, or greater than, buildings on adjoining properties.

House

Means the use of premises for residential purposes where freestanding on its own lot used as one self contained dwelling (primary house). The term includes secondary house.

Secondary house means a self contained dwelling unit, containing no more than 2 bedrooms, used for residential purposes where located in conjunction with a primary house on the one lot.

Multiple residential

Means the use of premises for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its own lot subject to community title schemes. The term multiple residential does not include House.

Other residential

Means the use of premises for the accommodation and care of aged and retired people, small groups of disadvantaged persons or persons who are being nursed, require ongoing supervision/support or are convalescing. This term may include but is not limited to ancillary dining and recreation facilities, administration offices, laundries, kitchens, ancillary medical facilities and residential accommodation for management and staff.

Relocatable home park

Means the use of premises for relocatable dwellings that provide long term residential accommodation.

The term includes ancillary facilities such as amenities, laundries, kitchens and recreation facility for persons associated with the development. It also includes a manager's office and residence.

Short term accommodation

Means the use of premises comprising primarily accommodation units for short-term accommodation, generally for travellers and visitors, such as motel or backpackers. The use may include dining, laundry and recreational facilities which cater exclusively for the occupants of the premises, a manager's office and residence. The term does not include Other residential, Hotel or Tourist park.

Retail use category**Bulk landscape supplies**

Means premises used for bulk storage and sale of landscaping and gardening supplies including soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.

Fast food premises

Means the use of premises for the preparation and sale of food to the public generally for immediate consumption off the premises. The term may include drive through facilities and ancillary facilities for the consumption of food on the premises.

Food premises

Means the use of premises for the preparation and sale of food and drink to the public for consumption on or off the site. The term includes a cafe, restaurant, coffee shop, bistro, tea room, milk bar, snack bar, kiosk, take-away, but does not include fast food premises as separately defined.

Garden Centre

Means the use of premises for the sale of plants and includes gardening and landscaping products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary cafe or coffee shop.

Market

Means the use of premises for the display and sale of goods to the public on a regular but infrequent basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use includes ancillary food and beverage sales and ancillary entertainment provided for the enjoyment of customers.

Outdoor sales

Means the used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans.

Service station

Means the use of premises for the retail sale of fuel including petrol, liquid petroleum and automotive distillate to refuel motor vehicles.

Shop

Means the use of premises for the display, sale or hire of goods or the provision of personal services or betting to the public.

Shopping centre

Means the use of premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.

Showroom

Means the use of premises primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:

- » a large area for handling, display or storage and
- » direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.

Rural use category

Agriculture

Means the use of premises for commercial purposes for the growing and harvesting of trees, crops, pastures, flowers, fruit, turf, vegetables and the like for commercial or business purposes.

The definition includes the storage and packing of produce grown on the subject site and the repair and servicing of machinery and other ancillary activities.

Agricultural supply store

Means the use of premises for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.

Animal keeping and husbandry

Means the use of premises for keeping, depasturing, grazing or stabling of any animal, bird, insect and reptile. The term includes the use of land for keeping, breeding, stabling, training or boarding animals.

Intensive animal industries

Means the use of premises for the intensive breeding of animals or animal products in an enclosure that may require the provision of food and water either mechanically or by hand.

The use includes the ancillary storage and packing of feed and produce.

Intensive horticulture

Means the use of premises for the intensive cultivation of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.

The use includes the storage and packing of produce and plants grown on the subject site.

Wholesale nursery

Means the use of premises for the sale of plants where the plants are grown on or adjacent to the site.

The use may include sale of gardening materials where these are ancillary to the primary use.

Service and community use category

Cemetery

Means the use of premises for the interment of the dead. The term does not include a crematorium or funeral parlour.

Child care centre

Means the use of premises for the minding or care, but not residence of children generally under school age. The use includes but is not limited to a kindergarten, creche or early childhood centre.

Community facility

Means the use of premises for social or community purposes, such as a community centre, library, public building or the like.

Crematorium

Means the use of premises for cremating bodies and may include the interment of the ashes. The term does not include a funeral parlour or cemetery.

Educational establishment

Means the use of premises for systematic training and instruction, including any other ancillary uses. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre.

This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

Emergency Services

Means the use of premises for by government bodies or community organisations to provide essential emergency services, disaster management services and including management support facilities for the protection of persons, property and the environment.

Environmentally relevant activities

As defined in the *Environmental Protection Act 1994*.

Funeral parlour

Means the use of premises for arranging and conducting funerals, memorial services and the like, but does not include burial and cremation. The definition includes the storage and preparation of bodies for burial or cremation and includes a mortuary and funeral chapel. The term does not include a cemetery or crematorium.

Hospital

Means the use of premises for medical or surgical care or treatment of patients whether or not residing on the premises.

The use may include accommodation for employees and ancillary activities directly serving the needs of patients and visitors.

Place of assembly

Means the use of premises for worship and activities of a religious organisation, community or association.

Telecommunications facility

Means the use of premises for systems that carry communications by means of radio, including guided or unguided electromagnetic energy whether such facility is manned or remotely controlled.

The term does not include low impact facilities that are exempt from State planning laws under the *Telecommunications Act 1994* and specified in the Telecommunications (Low-impact facilities) Determination 1997.

Utility Installation

Means the use of premises to provide the public with the following services:

- » supply of water, hydraulic power, electricity or gas
- » sewerage or drainage services
- » transport services including road rail or water
- » waste management facilities
- » network infrastructure.

The use includes maintenance and storage depots and other facilities for the operation of the use.

Veterinary hospital

Means the use of premises for the treatment of sick or injured animals where such animals are accommodated overnight or for long stay periods on the premises. The term does not include animal keeping and husbandry or veterinary clinic.

Sport, recreation and entertainment use category**Indoor entertainment**

Means the use of premises for public entertainment predominantly within a building.

The term includes facilities commonly described as cinema, nightclub, adult entertainment, theatre and hotel.

Indoor sport and recreation

Means the use of premises for leisure, sport, recreation or conducting large scale receptions, displays and functions, predominantly within a building.

The term includes facilities commonly described as sports centre, gymnasium, convention centres, amusement and leisure centres.

Outdoor sport and recreation

Means the use of premises for recreation or sport activity, or other leisure past-time, which is conducted wholly or mainly outside of a building.

The term includes facilities such as (outdoor) public swimming pools, golf courses and driving ranges, outdoor courts and sportsgrounds and the like. The term also includes the provision of a clubhouse and other ancillary facilities.

Park

Means the use of premises by the public for free recreation and enjoyment and may be used for community events.

Facilities may include children's playground equipment, informal sports fields, ancillary vehicle parking and other public conveniences.

Tourism use category**Tourist attraction**

Means the use of premises for providing on site entertainment, recreation or similar facilities for the general public.

The use may include provision of food and drink for consumption on site.

Tourist park

Means the use of premises to provide accommodation in caravans, self contained cabins, tents and similar structures for the touring or holidaying public.

The use may include a manager's residence and office, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of occupants of the tourist park.

Other development**Filling or excavation**

Means removal or importation of material to or from a lot that will change the ground level of the land.

Material change of use

As defined in the *Sustainable Planning Act 2009*.

Minor building or demolition work

Means

- » internal building or demolition work
- » external building work up to 25m² for roofs over existing decks or paved areas, sun hoods, carports and the like
- » demolition where not involving a place of cultural heritage listed building under the *Queensland Heritage Act 1992*
- » building work that increases the approved Gross Floor Area (GFA) or lawfully existing GFA at the time of commencement of this scheme by no more than 25m²
- » raising a house where the resultant height does not exceed 9m.

Operational work

As defined in the *Sustainable Planning Act 2009*.

Reconfiguring a lot

As defined in the *Sustainable Planning Act 2009*.

Administrative definitions

Accessible housing

Accessible housing incorporates flexibility and choice in moving to, from and within a dwelling, including gently sloping pathways from public spaces to private spaces, level entries, wider doorways and passageways, and appropriately sized bathrooms, bedrooms living areas and vehicle parking arrangements. Accessible housing also means having the ability to readily adapt the dwelling with features and fittings as needs change throughout life, including such elements as showers without hobs and additional structural supports in walls to allow for the easy installation of grab rails.

Affordable housing

Affordable housing¹ means private rental housing and home purchase options (including housing aimed at the first home owners market) for low to moderate income households.

Basement

A storey below ground level or where the underside of the ceiling projects no more than one metre above ground level.

Building

As defined in the *Building Act 1975*.

¹ Refer to the ULDA Affordable Housing Strategy

Building height

The maximum vertical distance between the natural ground level and the roof or parapet at any point but not including anything projecting from a building such as an antenna, aerial, chimney, flagpole or the like.

Caretaker's accommodation

The residential use of part of a premises where in connection with a non residential use on the same premises.

Contaminated Land Register

As defined in the *Environmental Protection Act 1994*.

Development scheme

As defined in the *Urban Land Development Authority Act 2007*.

Dwelling

Any "building" or part thereof comprising a self-contained unit principally for residential accommodation and includes any reasonably associated building.

Dwelling unit

Means a building or part of a building used or capable of being used as a self contained residence which must include:

- » food preparation facilities
- » a bath or shower
- » a toilet and wash basin.

The term includes works ancillary to a dwelling.

Environmental Management Register

As defined in the *Environmental Protection Act 1994* (note: amendments are to be made to reflect SPA's provisions that material change of use includes ERAs).

Greenspace network

An integrated greenspace network including both active and passive recreation, linear/ riparian corridors, parks and private and public sporting recreation facilities.

Gross floor area (GFA)

The total floor area of all storeys of a building, including mezzanines, measured from the external walls or the centre of a common wall, excluding area used for:

- » building services
- » ground floor public lobby
- » a public mall in a shopping complex
- » the parking, loading and manoeuvring of motor vehicles
- » private balconies whether roofed or not.

Ground level

The level on a site which precedes development excluding any site works that are subject to a related development approval, unless approved by the ULDA or established as part of a reconfiguration of the land preceding development.

Grounds

Grounds means matters of public interest which include the matters specified as the main purposes of the Act as well as:

- » superior outcomes and
- » overwhelming community need.

Grounds does not include the personal circumstances of an applicant, owner or interested third party.

High water mark

Refers to the ordinary high water mark at spring tides.

Interim Uses

Refer to section 3.2.9.

Mezzanine

An intermediate floor within a room.

Neighbourhood centre

Means the use of premises for servicing the convenience needs of the community. The term includes Business, Medical centre, Retail and Community facility which ultimately function as an integrated complex. It may include a key open space area (such as park or plaza).

Net residential density

Net residential density means the total number of dwellings divided by the combined area of residential lots, local parks, internal roads and half the width of roads bordering the site. Average net residential density means net residential density calculated for a whole neighbourhood.

Noise sensitive use

Means any of the following:

- » House, Multiple residential, Other residential
- » Childcare centre, Community facility, Hospital or Place of assembly
- » Park.

Planning scheme

The planning scheme for the former Caloundra City Council.

Plan of Development

Means a detailed plan, including graphics, text and tables that collectively accompanies a development application. A Plan of Development details lot layout, the form and density of development, landscape intent and building control requirements.

Plot ratio

The ratio between the gross floor area of a building and the total area of the site.

Premises

As defined in the *Sustainable Planning Act 2009*.

Private open space

An outdoor area for the exclusive use of occupants.

Public benefit

Refers to an outcome that benefits the wider community rather than local, site specific or land ownership desires.

Public housing

As defined in the *Sustainable Planning Act 2009*.

Public interest

Refers to an outcome that benefits the wider community rather than local, site specific or land ownership desires.

Public realm

Refers to spaces that are used by the general public, including streets, squares, plazas and parks.

Secondary house

Means a self-contained dwelling where used in conjunction with a house on the same lot and where subordinate to a primary house.

Sensitive uses

Means any of the following: Home based business, House, Multiple residential, Other residential, Relocatable home or caravan park, Caretakers accommodation, Car park, Child care centre, Community facility, Educational establishment, Club, Indoor sport entertainment and recreation, Outdoor sport and recreation, Park.

Setback

The shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot.

Significant vegetation

Means all vegetation, except those listed as pest vegetation by State or local government, that is significant in its:

- » ecological value at local, state or national levels
- » contribution to the preservation of natural landforms
- » contribution to the character of the landscape
- » cultural or historical value
- » amenity value to the general public.

Note: vegetation may be living or dead and the term includes their root zone².

Site cover

The proportion of the site covered by buildings, including roof overhangs.

Storey

A space within a building which is situated between one floor level and the floor level next above or if there is no floor above, the ceiling or roof above. This does not mean:

1. a space that contains only:
 - a. a lift shaft, stairway or meter room
 - b. a bathroom, shower room, laundry, toilet or other sanitary compartment
 - c. accommodation intended for not more than 3 vehicles
 - d. a combination of the above
2. a mezzanine

Urban Design

Refers to the holistic design of urban environments, including the overall townscape, individual buildings, street networks, streetscapes, parks and other public spaces.

² The root zone is described by the vertical projection of the foliage to a depth of 1 metre below the surface and including buttress roots on and above the soil surface.

Schedule 3: Self-assessable provisions

Self-assessable provisions for House - primary and secondary in the urban living zone

| Elements | Self-assessable provisions |
|---|--|
| For the primary house on a lot. | |
| Design and siting of buildings and structures | Where on a lot 400m ² to 450m ² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.1 - Design and siting standards for single detached housing - on lots under 450m ² . Where on a lot more than 450m ² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.2 - Design and siting standards for single detached housing - on lots 450m ² and over. Note: The 9m building height limit in the development scheme prevails over the 8.5 m height limit in the QDC. |
| Outdoor living space | Minimum 16m ² with a minimum dimension of 4m and directly accessible from a main living room. |
| Car parking | Minimum 1 covered space 5m x 3m. |
| Driveway | Minimum 3m wide. |
| Front entry | Pedestrian entry and door visible from and addressing the street. |
| Street surveillance | Minimum one habitable room fronting the street with large windows or balconies facing the street. |
| Fencing (street front) | Maximum 1.2 metres high. |
| Fencing (other) | Up to 1.8m high. Minimum 50% transparency over 1.2m in height. |
| Verandahs | Minimum of 50% building frontage, not screened. |
| Building articulation | Minimum 0.5m wall articulation every 10m plus roof overhangs (eaves) and at least one of the following: a verandah, window hoods / screens, or awnings and shade structures. |
| Road access | The lot has physical access to a sealed road or constructed road. |
| Infrastructure services | The lot is connected to a reticulated water supply network and a reticulated electricity network. The lot is connected to a reticulated sewerage network or is capable of providing for on site effluent and disposal in accordance with the Queensland Plumbing and Wastewater Code. |
| For the secondary house on a lot | |
| Floor area of secondary house | Minimum 45m ² to maximum 75m ² |
| Design and siting of buildings and structures | Where on a lot 400m ² to 450m ² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.1 - Design and siting standards for single detached housing - on lots under 450m ² . Where on a lot more than 450m ² - the acceptable solutions in Element 1 of the Queensland Development Code (QDC), MP1.2 - Design and siting standards for single detached housing - on lots 450m ² and over. |
| Materials and detailing | Materials, detailing, colours and roof form are consistent with those of the primary house. |
| Outdoor living space | Minimum 16m ² with a minimum dimension of 4m and directly accessible from a main living area. If the lot is on a corner, not located within the corner setback. |
| Car parking | Minimum one space 5m x 3m. |
| Driveway | Shared minimum driveway with the primary house. However if the lot is on a corner, a separate driveway must be provided with a minimum width of 3m. |
| Front entry | If the lot is on a corner - dedicated pedestrian entry and door visible from and addressing the secondary street. |
| Street surveillance | If the lot is on a corner - minimum of 1 habitable room fronting the secondary street with large windows or balconies facing the street. |
| Fencing (street front) | If the lot is on a corner - maximum 1.2 m high on secondary frontage. |
| Fencing (other) | Up to 1.8m high - minimum 50% transparency over 1.2m in height. |
| Verandahs | If the lot is on a corner - Minimum 50% of building frontage, not screened. |



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