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MEDQ

CALOUNDRA SOUTH
BUSINESS AND INDUSTRY
CONTEXT PLAN AREA STRATEGY 3

April 2015



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01 Introduction

Project background

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

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

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

Purpose of this document and application

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

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

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

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

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

01 Introduction

- Context plan boundary line ———
- Urban Living ———
- District Centre ———
- Neighbourhood Centre ———
- Industry and Business ———
- Showroom ———
- Mixed Use ———
- Blackbutt Forest ———
- Waterways ———
- Community Hub ———
- Proposed community facility ———
- District sports park ——— SP
- District Centre ——— D
- State School ——— SP
- Eco Centre ———
- Neighbourhood recreation park ———
- Local Park ———
- Town square and esplanade ———
- Environmental Protection Zone ———
- Open space waterway buffer ———
- Linear recreation open space (indicative location) ———
- Regional recreation park ———
- Drainage corridor ———
- District sports park ——— D
- Proposed dedicated walking and cycling network ———
- External connection ———
- Proposed path network (off-road) ———
- Proposed trail network ———
- Cycle Centre ———
- Telco Tower ———

Council land

CPAS 3_Context plan map



01 Introduction

Planning and Development Principles

Development within this CPAS advances and is consistent with the Principles of the approved Master Plan (June 2012). The Principles act as overarching strategic intents and are an extension of the UDA-wide criteria as set out in the Caloundra South Development Scheme (October 2011).

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

02 The Context Plan Area

Located in the north-east corner of the Caloundra South Master Plan Area, the CPAS 3 is identified primarily for Industry, Business and Showroom type development and is bounded by:

- _ State Industry and Business Land to the north
- _ The Bells Creek Arterial extension and Urban Living areas to the east
- _ Bells Creek North and the Town Centre to the south
- _ Council land to the west, that is proposed to accommodate regional scale employment and industrial uses.

Note - It is envisaged that offset planting can occur within the Environmental Protection Zone shown within the UDA beyond the boundaries of this context plan.



Site location plan



03___Development constraints

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

Opportunities/constraints	Planning response	Document/Strategy addressing constraints
<ul style="list-style-type: none"> _Flood Management _Stormwater Management (including water quality) _Ground Water Management 	Flood mitigation and Water Sensitive Urban Design measures including Ephemeral Wetlands ensure protection of people and property from flooding, no adverse impacts on existing downstream or upstream communities and no net worsening of the quality of water within Bells Creek and Pumicestone Passage.	<ul style="list-style-type: none"> _Total Water Cycle Management Overarching Site Strategy _Stormwater Overarching Site Strategy _Integrated Water Management Plan Overarching Site Strategy
_Ecological Values	An open space waterway corridor consisting of a core revegetation corridor that enhances the biodiversity of Caloundra South and ensures important ecological values are protected while contributing to the high quality open space network.	<ul style="list-style-type: none"> _Natural Environment Overarching Site Strategy _Community Greenspace Infrastructure Master Plan
_Adjoining Local and State Government land earmarked for industrial development	Development within the Industry and Business, and Showroom Land Use Areas will contribute to the potential major employment hub by providing opportunities for a range of industrial, large format retailing and commercial operations as well as promote knowledge creation and entrepreneurial activity that complement the Local and State Government developments.	_Employment and Economic Development Overarching Site Strategy
_Noise, odour, dust and lighting impacts from Business and Industry Precincts	Extractive high impact and Noxious and hazardous industrial activities are not intended for these precincts. The Bells Creek Arterial and an adjacent 250m mitigation zone will act as a buffer to business and industry development to protect the amenity residential areas	<ul style="list-style-type: none"> _Caloundra South Master Plan (part 7) _Movement Network Infrastructure Master Plan
_Undulating terrain	The terrain directs drainage to the Bells Creek North corridor, providing the opportunity to utilise the linear drainage corridors for visual and recreational amenity and connectivity. The site's topography also allows for alignment of roads to maximise view corridors to Mount Beerwah.	<ul style="list-style-type: none"> _Integrated Water Management Plan Overarching Site Strategy _Movement Network Infrastructure Master Plan _Earthworks Infrastructure Master Plan _Caloundra South Master Plan (part 5) _Community Greenspace Infrastructure Master Plan _Earthworks Strategy

04____Significant environmental values

Significant environmental values identified through extensive technical investigations will be protected and mitigated within open space buffer and conservation areas alongside Bells Creek North.

Stormwater quality entering the waterways will also be managed through a combination of 'at source', linear and wetland treatment devices - and ongoing water quality monitoring.

The open space waterway corridor for Bells Creek North consists of a core revegetation corridor and conservation areas that protect remnant vegetation, provides fauna connectivity and refuge, and mitigates potential habitat fragmentation. Water quality will also be managed prior to runoff entering the waterways through a series of on site, linear and wetland treatment devices and ongoing water quality monitoring.



05 Elements

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Land Use Areas

The CPAS plan illustrates the development outcomes for the area.

The area is comprised of the following Land Use Areas:

- _Industry and Business
- _Showroom
- _Sport and Recreation
- _Open Space Buffer

The land is predominantly designated as Industry and Business, and Showroom which is to deliver a diverse range of employment and training opportunities that complement and reinforce the Sunshine Coast Industrial Park and contribute

towards economic development for the Sunshine Coast Region. Uses are to include large scale manufacturing, processing and service industries, large format retail spaces, as well as high value business, office commercial and health-related uses which promote knowledge creation and entrepreneurial activity in:

- _Industry
- _Science and technology
- _Research and development

The open space and recreation spaces form part of the green network for Caloundra South that protects important ecological values and environmentally significant areas.

The open space waterway corridor also provides key linkages to surrounding residential areas, educational, community hubs, and the Town Centre.

Development Entitlements

This CPA is located within the Northern Locality area and forms one of two enterprise villages as identified within the approved Caloundra South Master Plan.

The area is accessible from an extension to the Bells Creek Arterial road which provides a key linkage to surrounding destinations.

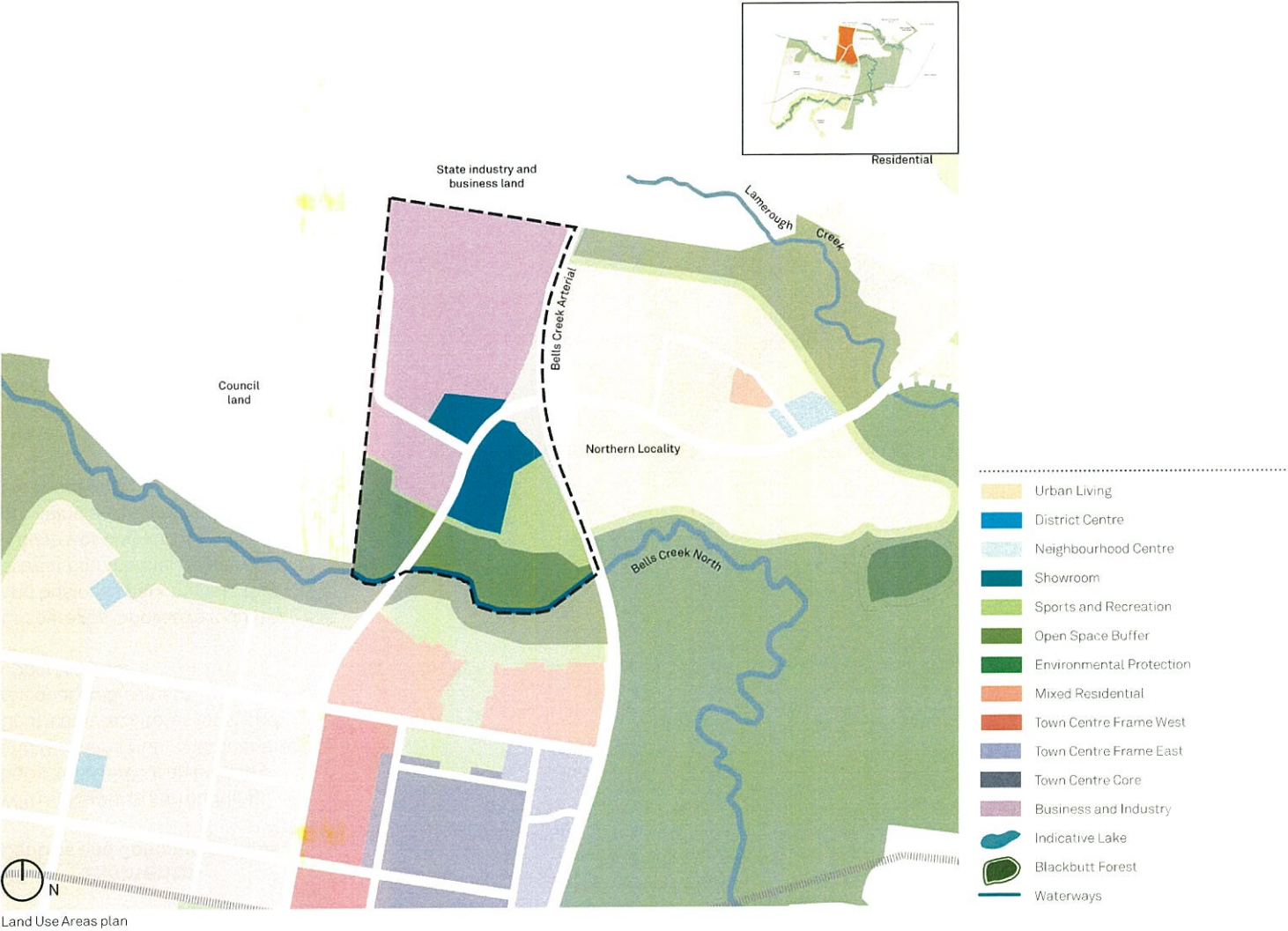
The following table indicates development entitlements and

obligations for CPAS 3. These entitlements will be further clarified through subsequent Development Applications or any Infrastructure Agreement.

Entitlements/ Obligations	
Industry and Business	GFA 330,000m²(Precinct 3) 80,000m² (Precinct 4)
Showroom	GFA 40,000m² (Precinct 5)
Community Facilities	750 m² of Land for neighbourhood meeting room to be co-located with the District Sports Park (Precinct 5)
Open Space and Parks	7.5 ha District Sports Park (Precinct 5)
Infra-structure	Bells Creek Arterial (Precinct 3 and 5)



05 Elements



05 Elements Centres and Community Hubs

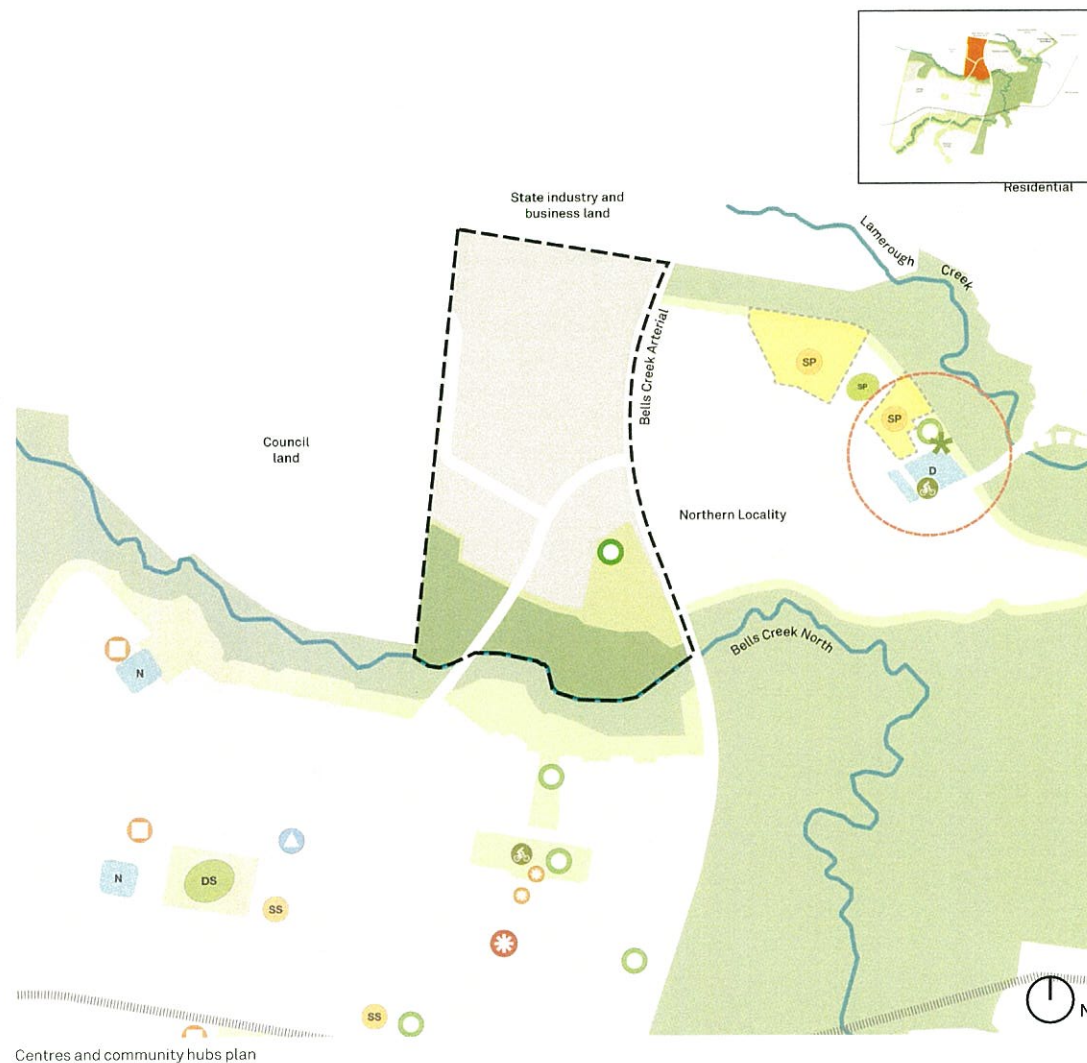
With linkages to surrounding hubs, this CPAS is an Industry and Business Hub for Caloundra South that facilitates local and regional employment opportunities.

Encourages innovative industry and business park models that attract commercial, research and industry opportunities while providing business incubation for the wider area.

The community facilities provided include a neighbourhood meeting room which is co-located with the District Sports Park.

The CPAS is further supported by neighbouring facilities including schools, a district centre and sports and recreation areas located in CPAS 2 to the east.

- Community Hub
- District community facility
- District sports park
- District Centre
- State School
- Regional recreation park
- Eco Centre
- Town square and esplanade





05 Elements

Green space network

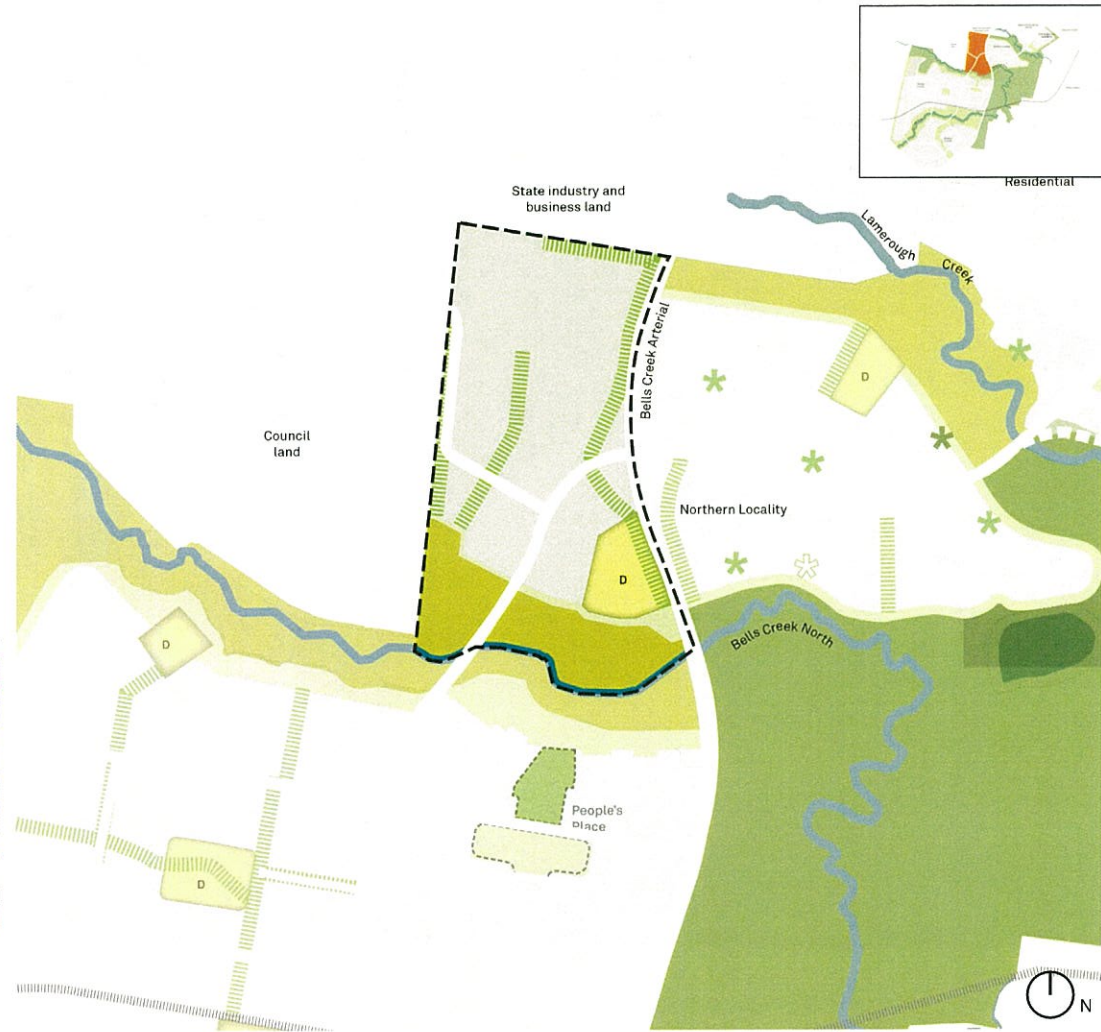
The green space network includes a 7.5 hectare District Sports Park adjacent to the Bells Creek Arterial and waterway corridor. The Sports Park is linked to the linear open space network and promotes shared use of facilities as well as informal and passive recreational spaces.

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

The green space in this CPAS provides important external linkages to areas of environmental significance downstream of the site in the Environmental Protection Zone.

The green space is accessible from the local public transport network and contributes to the active transport network with cycle and pathway connections to surrounding areas.

- Environmental Protection Zone
- Open space waterway buffer
- Linear recreation open space (indicative location)
- District sports park
- Regional recreation park
- Waterway
- Special places
- Drainage corridor
- Neighbourhood recreation park
- Local park
- Town square and esplanade



Green space network plan

05 Elements

Road network and public transport

The Arterial road access to the area will be via an extension to the Bells Creek Arterial from Caloundra Road to the north. Interim and ultimate intersections on the Bells Creek Arterial will be established to provide direct access to internal roads without compromising the functioning of the higher order road network.

A sub arterial road connection will be provided from the Bells Creek Arterial and through this area to the Town Centre and residential neighbourhoods to the south east.

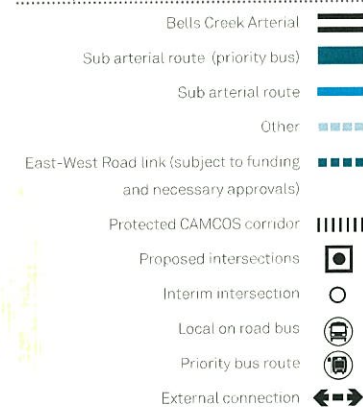
Alternate access will be provided to future industry land to the north and west.

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

It is intended that Caloundra South residents be able to access the Industry and Business, and Showroom Precincts within 15 minutes via a permeable road network that disperses traffic efficiently providing choice for commuters and mitigating congestion, and prioritises public transport.

Bus services will provide the community with connections to the future transit centre located in the Town Centre alongside the dedicated CAMCOS rail corridor.

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



Road network and public transport plan



05 Elements

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Pedestrian and cycle network

The Caloundra South pedestrian and cycle network will exist via dedicated walking and cycle pathways.

Proposed path networks will be provided on roads and within linear green spaces encouraging opportunities for alternative transport connectivity to the Town Centre, neighbouring residential areas and open spaces.

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

Pedestrian and cycle underpasses beneath the Bells Creek Arterial and Bells Creek North corridor will provide direct and continued linkages along open space corridors without the interruption of vehicle movements at grade.

- Proposed dedicated walking and cycling network
- Proposed path network (off-road)
- Proposed trail network
- Cycle Centre
- Underpass
- External connection



Pedestrian and cycle network plan

05 Elements

Water management

Bells Creek North is the key waterway pertinent to this CPA and an integrated approach to stormwater management will be implemented to protect this waterway.

The CPA will include 'at source' and linear treatment devices that flow to 'end of line' wetlands. These wetlands will be integrated into the Sports and Recreation areas and the open space buffer alongside Bells Creek North, with treated flows dispersed into the adjacent waterway. Additional management initiatives include education, rainwater tanks and rain gardens, and revegetation along the waterways.

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



