

ENDORSED

Date: 09/11/2016

MEDQ



CALOUNDRA SOUTH
TOWN CENTRE
CONTEXT PLAN AREA STRATEGY 4

May 2016



Contact

Toby Lodge Principal
tlodge@hassellstudio.com
Riley Flanigan Urban Planner
rflanigan@hassellstudio.com

HASSELL
36 Warry Street
Fortitude Valley QLD
Australia 4006
T +61 7 3914 4000
© June 2513

Font cover image: Caloundra South Master Plan

HASSELL Limited
ABN 24 007 711 435

Content

Section

| | | |
|----|---|-----------|
| 01 | Introduction | 4 |
| | Project background | 4 |
| | Purpose of the document | 4 |
| | Planning and development principles | 6 |
| 02 | The Context Plan Area | 7 |
| 03 | Development constraints | 8 |
| 04 | Significant environmental values | 9 |
| 05 | Elements | 10 |
| | Land use area | 10 |
| | Development entitlements | 10 |
| | Centres and community hubs | 12 |
| | Green space network | 14 |
| | Road network and public transport | 15 |
| | Pedestrian and cycle network | 16 |
| | Water management | 17 |

01 Introduction

4

Project background

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

The Minister for Economic Development QLD granted a Preliminary Approval (Master Plan) for Material Change of Use on the 15th of June 2012 for Caloundra South, which 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 logical and integrated land use and infrastructure outcomes that are consistent with the Caloundra South Master Plan, the MEDQ Development Scheme, as well as the relevant MEDQ Guidelines and any approved Strategies applicable to the Area.

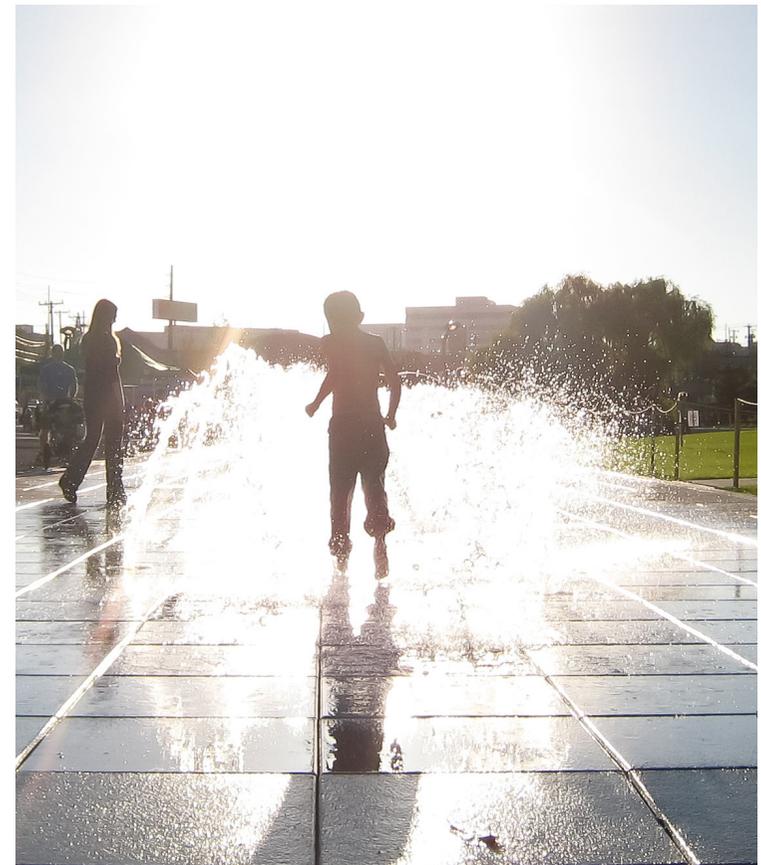
This Context Plan Area Strategy (CPAS) document forms part of the supporting information for the first development application within the CPAS as required by the Master Plan Approval Conditions and identifies the general land use distribution and infrastructure characteristics of the Area, the development outcomes and how they integrate with surrounding areas.

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

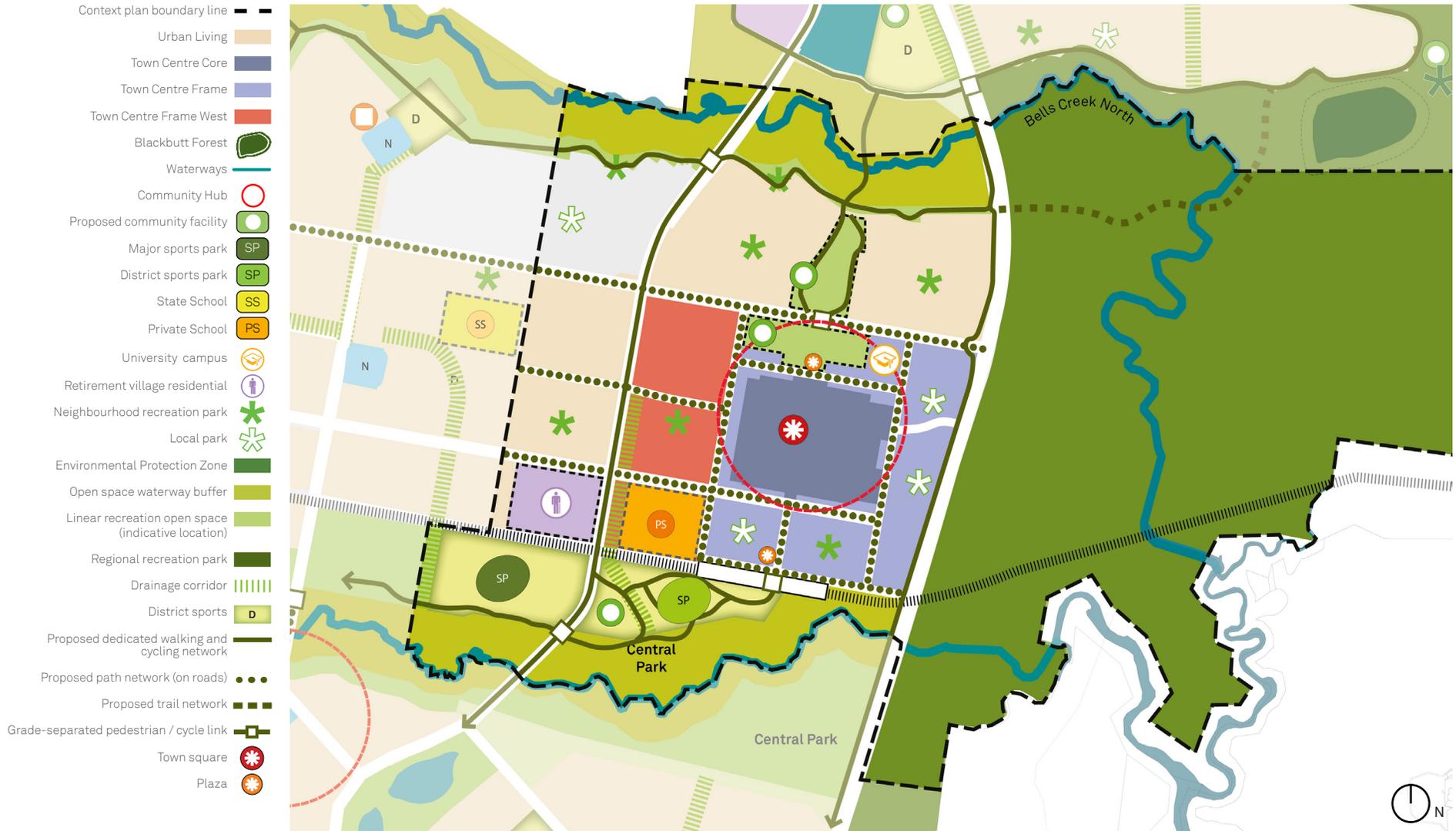
The Minister for Economic Development Queensland Guidelines are also relevant and applicable to inform development outcomes for this CPAS.

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

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



01 Introduction



CPAS 4_Context plan map

01 Introduction

6

Planning and Development Principles

Development within this CPAS advances and is consistent with the Principles of the approved Master Plan. The Principles act as overarching strategic intents and are an extension of the PDA-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 centre of the Caloundra South Master Plan Area, the CPAS 4 is identified primarily for Town Centre development and is bounded by:

- _Residential, Business and Industry, and Showroom precincts and Bells Creek North to the north
- _An extension to the Bells Creek Arterial and Environmental Protection Zone to the east
- _Bells Creek South, Central Park and residential neighbourhoods to the south
- _A residential community and business precincts to the west

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

8

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

| Development constraints | Planning response | Strategy addressing opportunities and constraints |
|--|---|--|
| <ul style="list-style-type: none"> _Flood management _Storm Water Management | <p>Flood mitigation and Water Sensitive Urban Design measures including Ephemeral Wetlands ensure protection of people and property from flooding, no adverse impacts on existing downstream or upstream communities and no net worsening of the quality of water entering the Pumicestone Passage.</p> | <ul style="list-style-type: none"> _Total Water Cycle Management Overarching Site Strategy _Stormwater Overarching Site Strategy _Integrated Water Management Plan Overarching Site Strategy |
| <ul style="list-style-type: none"> _Ecological Values | <p>Open space waterway corridors consisting of core revegetation corridors that enhance the biodiversity of Caloundra South and ensures important ecological values are protected while contributing to the high quality open space network.</p> | <ul style="list-style-type: none"> _Natural Environment Overarching Site Strategy _Community Greenspace Infrastructure Master Plan _Acid Frog Management Plan |
| <ul style="list-style-type: none"> _Undulating terrain | <p>The terrain directs drainage to the Bells Creek North and south corridors, utilising 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 the Blackall Ranges, Mount Beerburum, Mount Tibrogargan and Tunbubudla as well as creating local view corridors.</p> | <ul style="list-style-type: none"> _Integrated Water Management Plan Overarching Site Strategy Movement Network Infrastructure Master Plan _Earthworks Infrastructure Master Plan _Caloundra South Master Plan (part 5) |

04 Significant environmental values

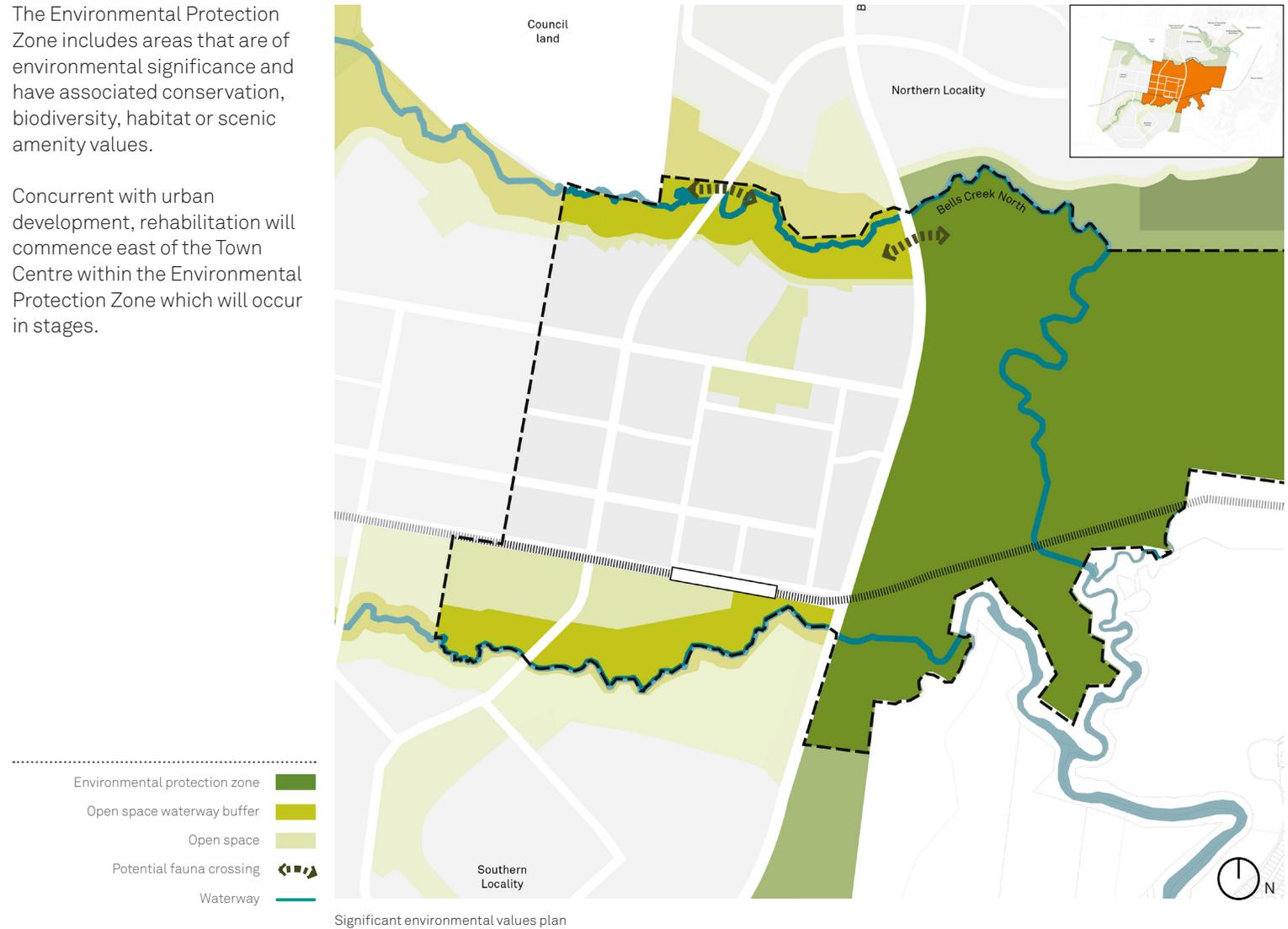
Significant environmental values identified through extensive technical investigations will be protected and mitigated within the Environmental Protection Zone, open space waterway buffer and waterway corridors.

A vegetated corridor will be established along Bells Creek North and Bells Creek South to provide a buffer to urban development, expand riparian vegetation, protect fauna habitats and provide for ecological connections throughout the site.

A core corridor has been specifically allocated that will protect remnant vegetation, provide fauna connectivity and refuge, and mitigate potential habitat fragmentation.

The Environmental Protection Zone includes areas that are of environmental significance and have associated conservation, biodiversity, habitat or scenic amenity values.

Concurrent with urban development, rehabilitation will commence east of the Town Centre within the Environmental Protection Zone which will occur in stages.



05 Elements

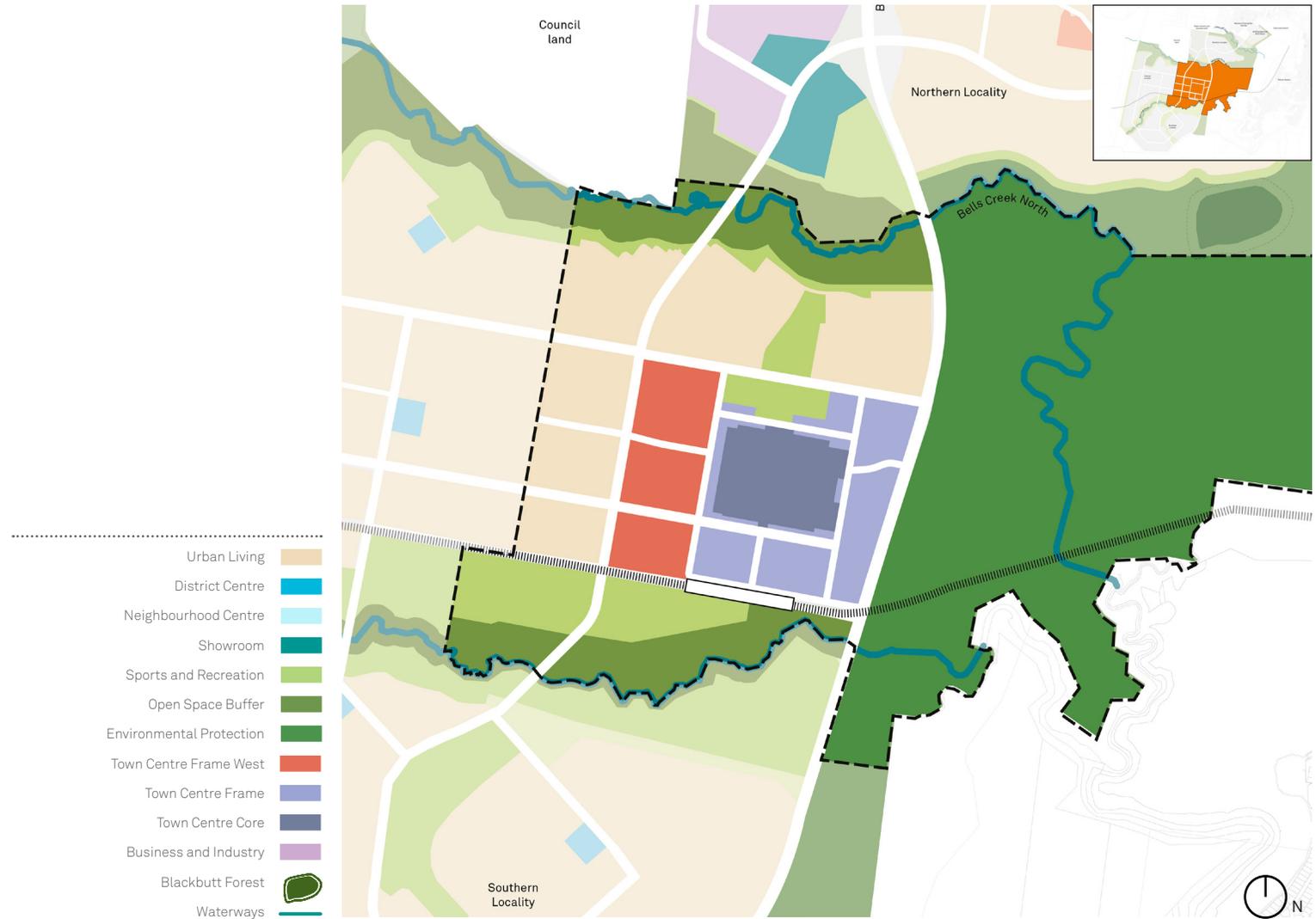
10

Land Use Areas and Development Entitlements

The overall CPAS plan for the Town Centre illustrates the development outcomes for the area.

The intent of the Town Centre is to provide the highest order retail and employment services for Caloundra South and to be an exemplar for community interaction, integrating mixed use, high quality, attractive and distinctive developments. The area is comprised of the following Land Use Areas:

- _Urban Living
- _Mixed Residential
- _Town Centre Core
- _Town Centre Frame West
- _Sport and Recreation
- _Open Space Buffer
- _Environmental Protection



Land Use Areas plan



05 Elements

12

Centres and Community Hubs

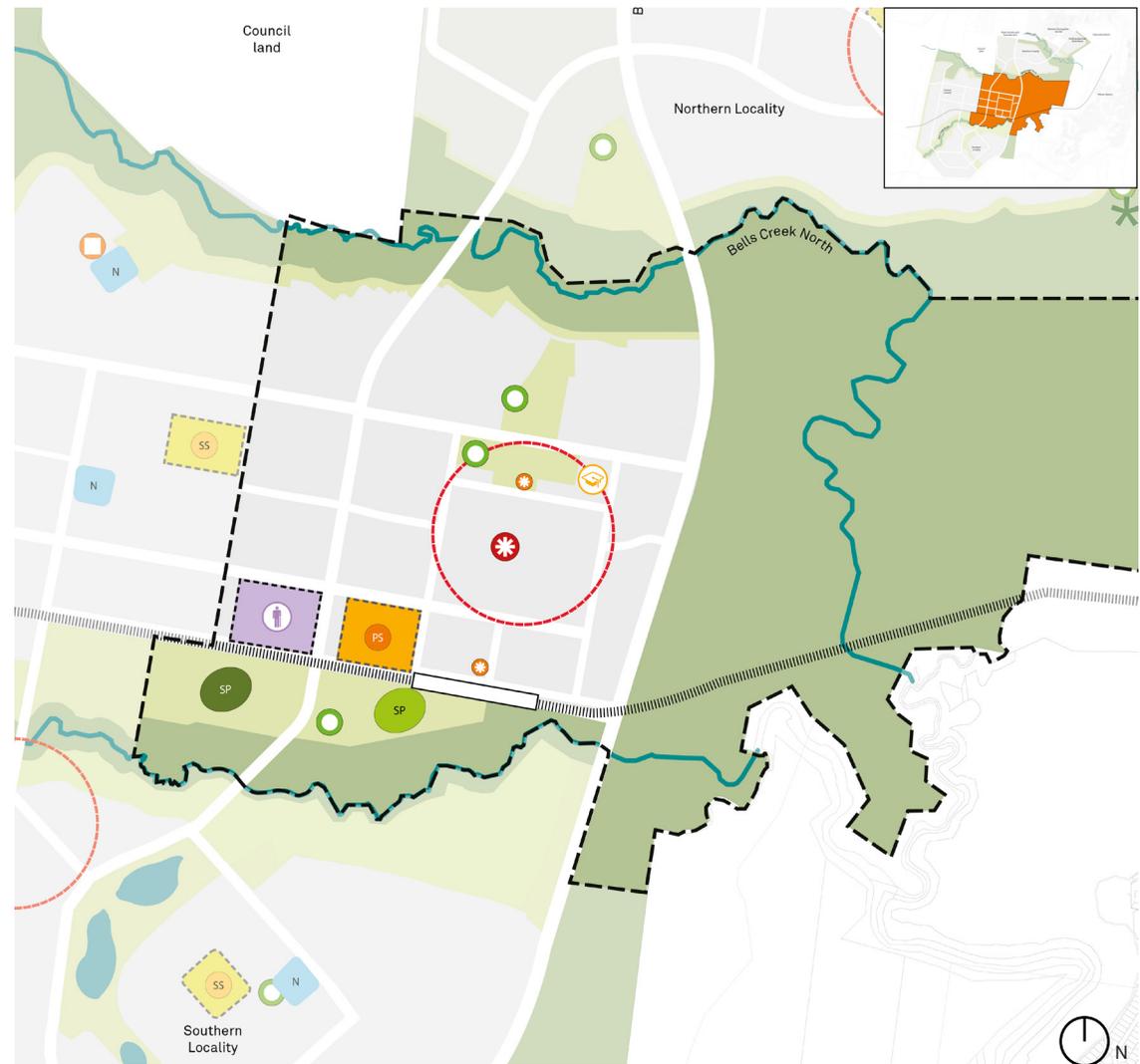
CPAS 4 encompasses the Town Centre being a focal point for the Caloundra South community. Some of the approved uses within this centre include:

- _Business
- _Car park
- _Child care centre
- _Community facility
- _Display Unit
- _Educational establishment
- _Food premises
- _Health care services
- _Indoor entertainment
- _Indoor sports and recreation
- _Market
- _Multiple residential
- _Sales office
- _Service station
- _Shop
- _Shopping centre
- _Short term accommodation
- _Showroom
- _Telecommunications facility
- _Town Centre
- _Utility installation
- _Veterinary hospital

The community facilities to be provided include:

- _Two neighbourhood meeting houses
- _State Government Health Centre
- _Police Station
- _Major Sports Facility (The People's Place)
- _Major Civic Centre/Cultural Centre (potentially incorporating art gallery and meeting rooms)
- _Land for a District Community Facility (Cultural facility, Performing Arts, Convention Centre)
- _State School
- _Private School

- Community Hub 
- District community facility 
- Major sports park 
- District sports park 
- State school 
- Private school 
- University campus 
- Retirement village residential 
- Town Square 
- Plaza 



Centres and community hubs plan



05 Elements

14

Green space network

A 15ha Major Sports Park adjacent to Central Park in the south of this CPAS will be developed with the highest level of embellishments to support regional sporting events. It will provide spaces and facilities for practicing and playing structured or organised sports, including spectator seating and parking for major sports events. This regional sports park caters to the wider catchment area and also provides a range of informal recreation areas that are easily accessible from the Transit Centre.

Two major recreation parks for Caloundra South make up the 12.7ha People's Place. The People's Place will contain extensive facilities and settings to cater for the varied recreation demands of a large population catchment. This captivating and engaging place for leisure, culture and creativity will be developed as a regional lifestyle and entertainment hub for the Town Centre and provide opportunities for integration of a range of uses.

The 10ha Central Park is located south of the Transit Centre and Town Centre core and incorporates Bells Creek South. The park provides for relaxation and recreation while supporting organised sports activities, festivals and events

The Environmental Protection Zone to the east will undergo progressive rehabilitation including the interpretive trail that contributes to an integrated open space network.

A range of linear, local and neighbourhood parks will play a vital role in providing amenity for the residential neighbourhoods and connectivity for active transport infrastructure, while assisting with water sensitive urban design solutions.



Green space network plan

05 Elements

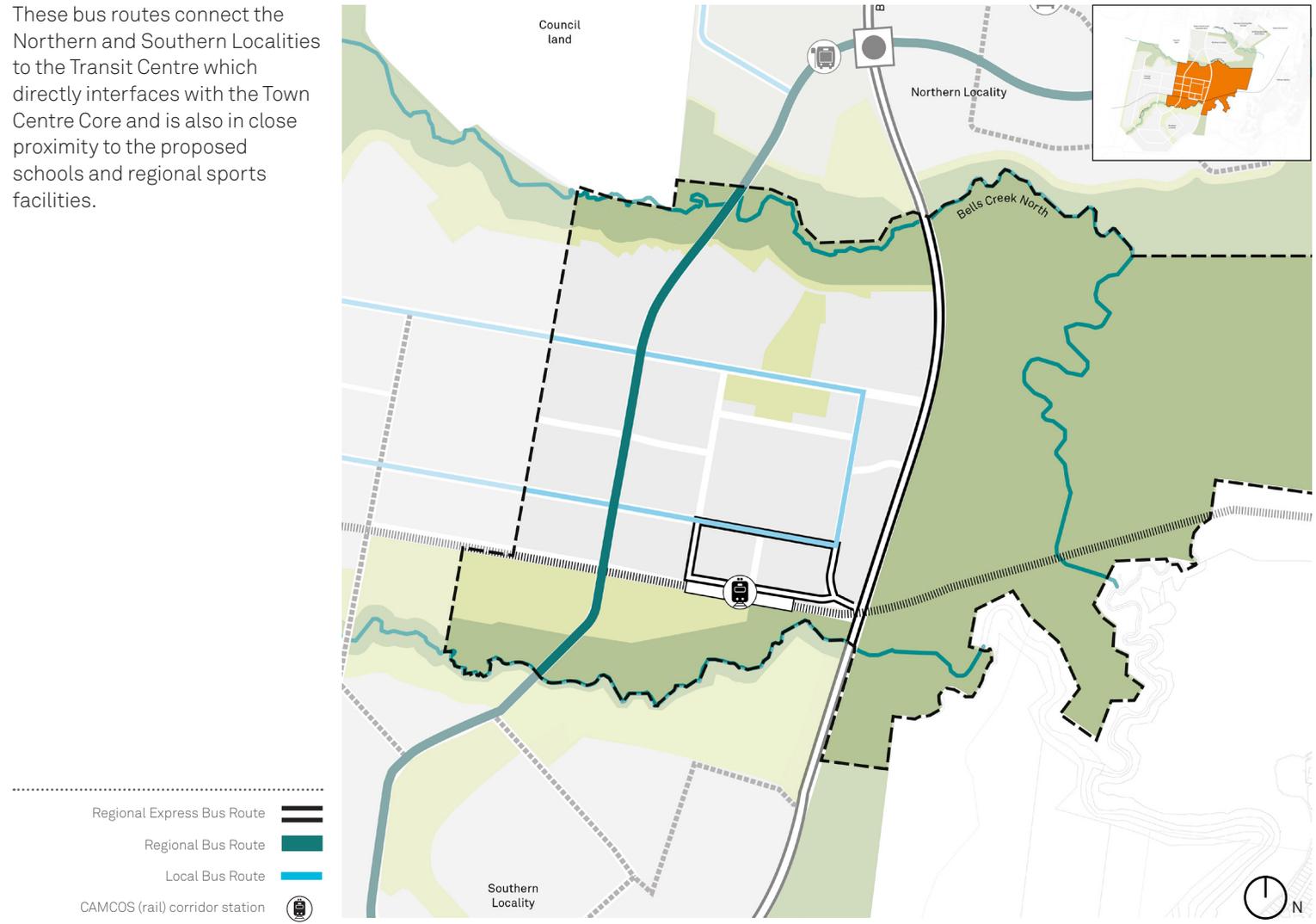
Road network and public transport

The Bells Creek Arterial will provide access to the Town Centre Core via the Business and Industry Locality and directly from the arterial in the south west of the Town Centre. These will distribute traffic throughout the Locality along streets that can efficiently deliver users to the surrounding residential neighbourhoods, Town Centre core and emergency services, and facilitate the active transit routes without compromising the functioning of the high order road network.

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

Express bus services will run along the Bells Creek Arterial and connect to the Train Station. Local services on other roads will provide the community with connections to the transit centre located in the Town Centre alongside the dedicated CAMCOS rail corridor.

These bus routes connect the Northern and Southern Localities to the Transit Centre which directly interfaces with the Town Centre Core and is also in close proximity to the proposed schools and regional sports facilities.



Road network and public transport plan

05 Elements

16

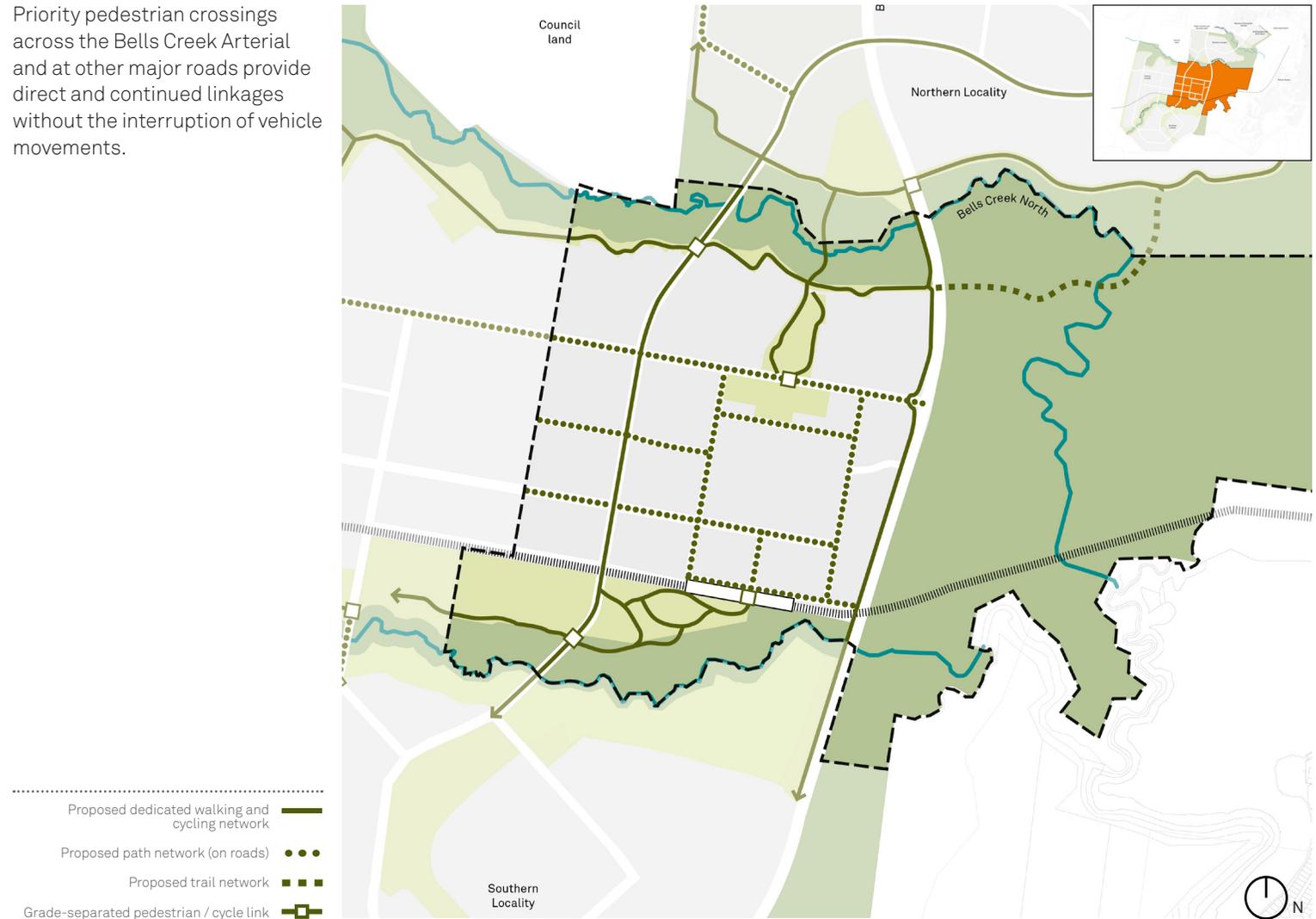
Pedestrian and cycle network

The Caloundra South pedestrian and cycle network within this CPAS is focused along the Bells Creek North and Bells Creek South open space corridors and active streets in the Town Centre core. The dedicated walking and cycle pathways link the periphery of residential areas to the Town Centre service, employment, school and community activities.

Path networks are provided on-road and within linear green spaces encouraging opportunities for connectivity from surrounding residential precincts and adjacent Business and Industry areas.

The proposed recreation trail network generally follows the alignment of creek systems to maximise the amenity provided by creek corridors for cyclists and pedestrians while protecting areas of ecological significance.

Priority pedestrian crossings across the Bells Creek Arterial and at other major roads provide direct and continued linkages without the interruption of vehicle movements.



Pedestrian and cycle network plan

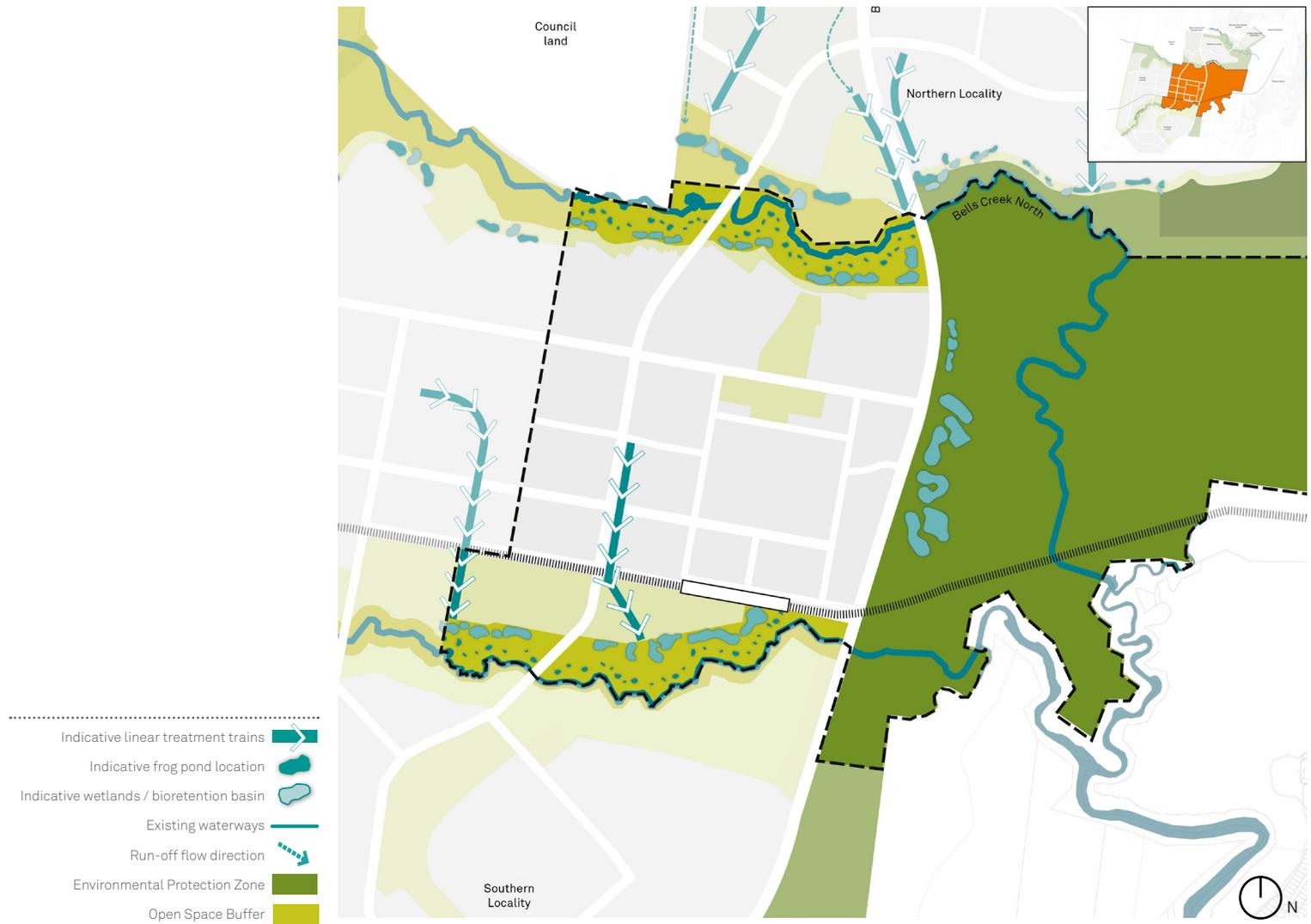
05 Elements

Water management

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

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

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



Water management plan