

**Caloundra South  
Urban Development Area  
Development Scheme**

# Contents

## Caloundra South Urban Development Area Development Scheme

Introduction .....	1	Introduction .....	1	3.2.10 Notification requirements .....	8
Strategic Context .....	2	1.1 The Urban Land Development Authority .....	1	3.2.11 Interim use .....	8
Land Use Plan .....	6	1.2 Urban Development Area .....	1	3.2.12 Relationship with local government planning scheme and other legislation	9
Infrastructure Plan .....	33	1.3 Application of the development scheme .....	1	3.2.13 Land not included in a zone .....	9
Implementation Strategy .....	38	1.4 Elements of the development scheme .....	1	3.3 UDA-wide criteria .....	11
Schedules .....	44	1.5 Acknowledgements .....	1	3.3.1 Neighbourhoods .....	11
		Strategic Context .....	2	3.3.2 Centres .....	11
		2.1 Background .....	2	3.3.3 Housing diversity and affordability .....	12
		2.2 Vision statement .....	2	3.3.4 Employment opportunities .....	12
		Land Use Plan .....	6	3.3.5 Movement network .....	12
		3.1 Components of the land use plan .....	6	3.3.6 Community greenspace network .....	13
		3.1.1 Components of the land use plan .....	6	3.3.7 Community facilities .....	14
		3.1.2 UDA development requirements .....	6	3.3.8 Natural values .....	14
		3.1.3 Levels of assessment .....	6	3.3.9 Community safety and development constraints .....	15
		3.1.4 Schedules .....	6	3.3.10 Service infrastructure .....	16
		3.2 Development assessment .....	7	3.3.11 General requirements .....	17
		3.2.1 Interpretation .....	7	3.4 Zone provisions .....	23
		3.2.2 Requirements for self-assessable development .....	7	3.4.1 Zone map .....	23
		3.2.3 Development consistent with the land use plan .....	7	3.4.2 Zone intents .....	23
		3.2.4 Development approval .....	7	Infrastructure Plan .....	33
		3.2.5 Infrastructure agreements .....	7	Infrastructure Plan .....	33
		3.2.6 Consideration in principle .....	7	Implementation Strategy .....	38
		3.2.7 Development application .....	7	Implementation Strategy .....	38
		3.2.8 Context plans .....	7	Schedules .....	44
		3.2.9 Plan of Development .....	8	Schedule 1: Exempt development .....	44
				Schedule 2: Definitions .....	46
				Schedule 3: Self-assessable provisions .....	52

## 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 ULDA 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 Application of the development scheme

The Caloundra South UDA Development Scheme (the scheme) is applicable to all development on land within the boundaries of the UDA.

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:

- (i) a vision
- (ii) a land use plan
- (iii) an infrastructure plan
- (iv) an implementation strategy.

The vision for the UDA is expressed through the vision statement and Map 2 - Vision.

The land use plan regulates 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, facilities and services. The Regional Plan identifies an additional 98,000 dwellings will be required

in the Sunshine Coast local government area by 2031.

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.

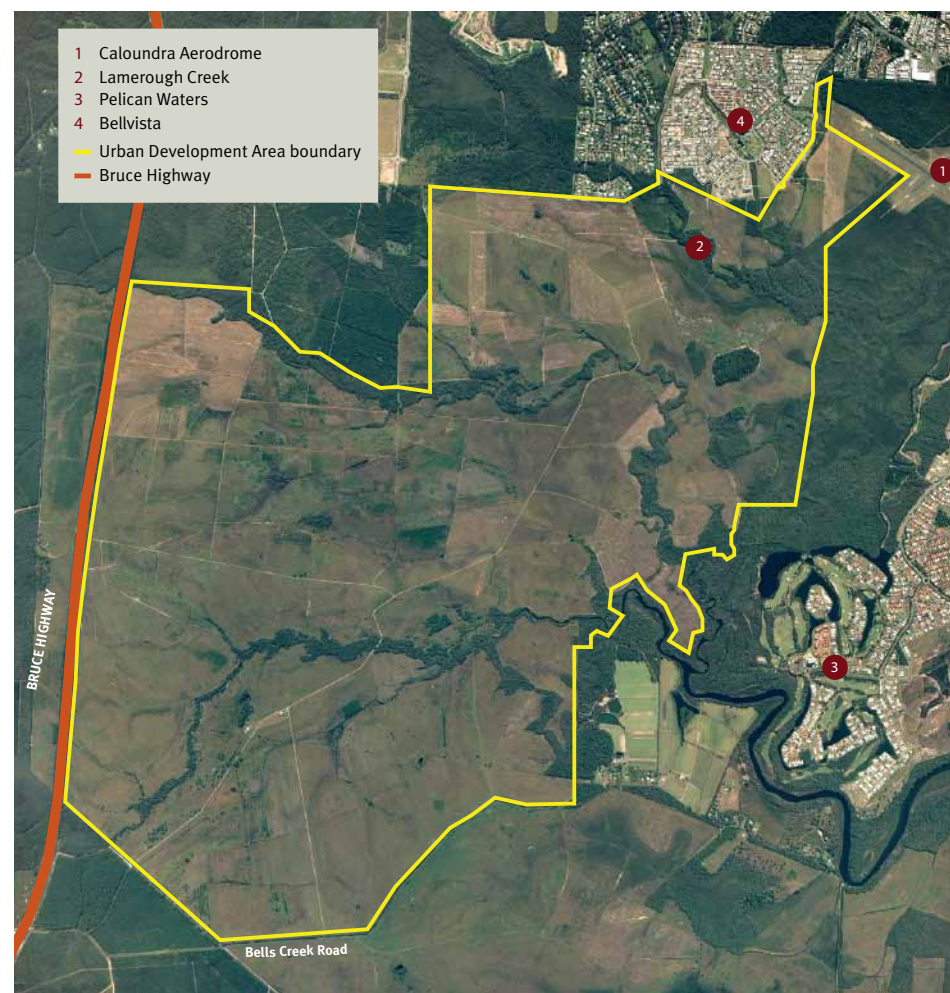
The UDA is serviced by a number of existing and future regional transport linkages. The Bells Creek Road intersection on the Bruce Highway provides opportunity for the future provision of an interchange to access the UDA and provide linkages to west of the highway.

## 2.2 Vision statement

Caloundra South will provide an attractive lifestyle in a well designed urban community for approximately 50,000 residents, in 20,000 dwellings and providing the employment opportunities of approximately 15,000 jobs.

The vision for Caloundra South is expressed through six key themes:

**Map 1: Caloundra South UDA boundary**



**A vibrant community**

- » 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 serves a sub-regional catchment and develops 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 is 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, school, community facility or neighbourhood centre.
- » Centres and open space facilities provide a wide range of opportunities for recreation, including community events that bring people together.

**An inclusive community**

- » Caloundra South 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.
- » Caloundra South will have early provision of a range of services and community facilities preferably co-located near schools or district and neighbourhood centres.
- » 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 vehicles.

- » 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 is 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.
- » Residential uses, work from home opportunities and non-residential uses to serve the community needs will be provided within well designed, walkable neighbourhoods.

**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 Glass House Mountains.
- » The road network provides an efficient system where the function of streets is clearly identified, allowing for a permeable street network.
- » A community 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**

- » 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.

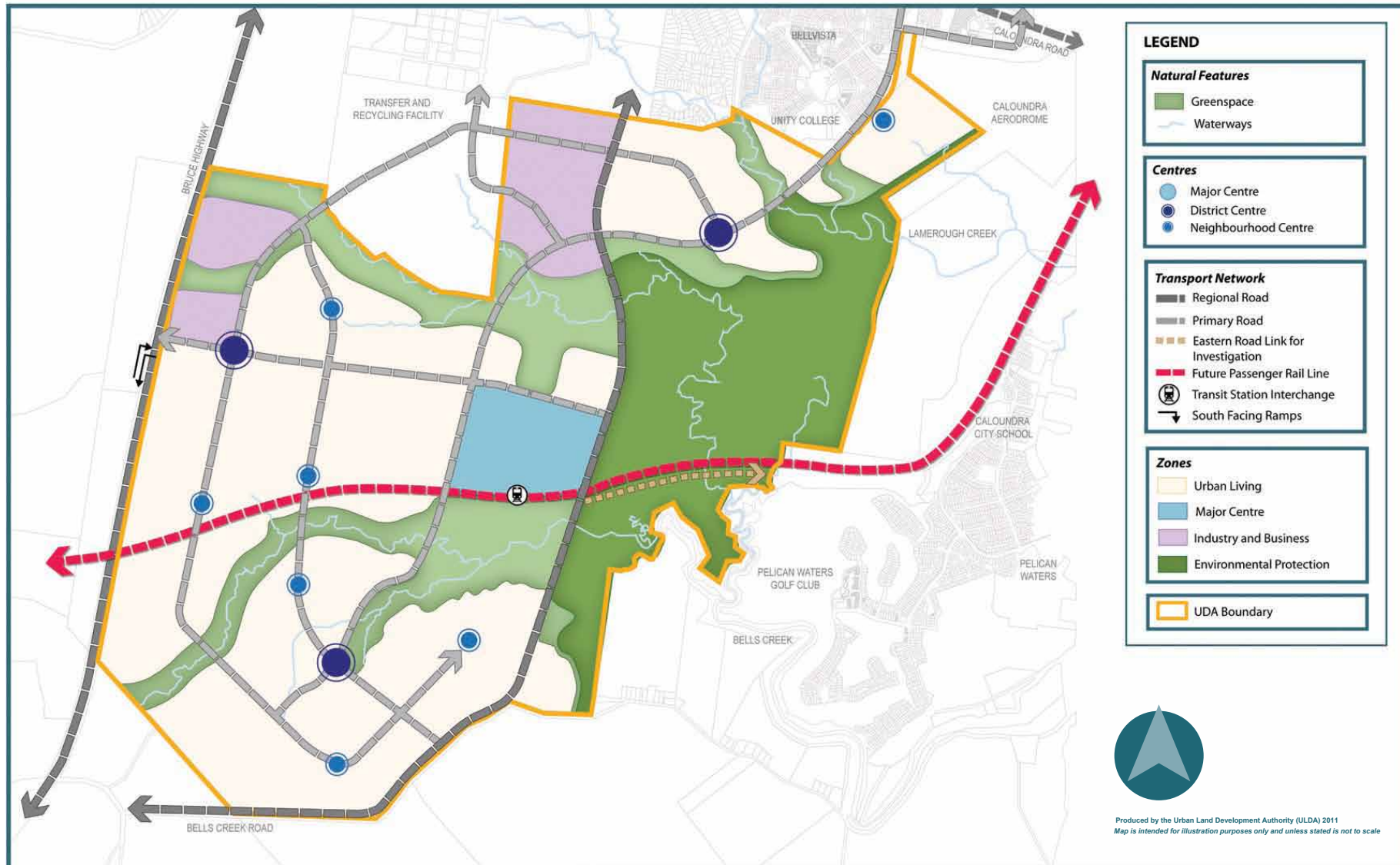
- » A mix of land uses facilitates the delivery of jobs that contribute to a high level of self containment within the Sunshine Coast region. This is promoted through the provision of local employment opportunities through a network of centres and the development of industrial areas which contributes 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 fosters life long learning opportunities through a network for public and private schools and strong links to universities.
- » Caloundra South's wide range of education and training opportunities means that the community is well equipped to compete in the global economy.
- » Integrated water cycle management and water sensitive urban design contributes to the water quality values of the Pumicestone Passage and the Bells and Lamerough Creek riparian corridors.
- » 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.
- » Cultural and community services, open space, sport and recreational facilities meet the needs of the community and encourage active, healthy lifestyles.

#### **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 natural ecosystems and biodiversity values through the protection of ecologically important areas and the establishment of buffers to these areas.
- » 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 is indicative only. Details of development, including greenspace, will be resolved through development applications and context planning.

Map 2 - Vision



## 3.1 Components of the land use plan

### 3.1.1 Components of the land use plan

The land use plan establishes the UDA development requirements which regulate development to achieve the vision for the UDA.

### 3.1.2 UDA development requirements

The UDA development requirements are expressed as:

- (i) UDA-wide criteria (see section 3.3)
- (ii) zone provisions (see section 3.4)
- (iii) self-assessable provisions (see schedule 3).

Refer to Figure 1.

The UDA-wide criteria apply to all UDA assessable development in the UDA and do not apply to exempt or UDA-self assessable development.

The zone provisions for each zone apply to:

- (i) land in that zone (zone intent and zone map)
- (ii) all development in that zone (Table 2 - levels of assessment).

Self-assessable provisions:

- (i) do not apply to exempt development, and
- (ii) apply to UDA self-assessable development.

ULDA guidelines provide guidance on how to achieve the UDA-wide criteria. The guidelines are available on the ULDA website at [www.uda.qld.gov.au](http://www.uda.qld.gov.au)

### 3.1.3 Levels of assessment

Table 2 - Levels of assessment prescribe 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).

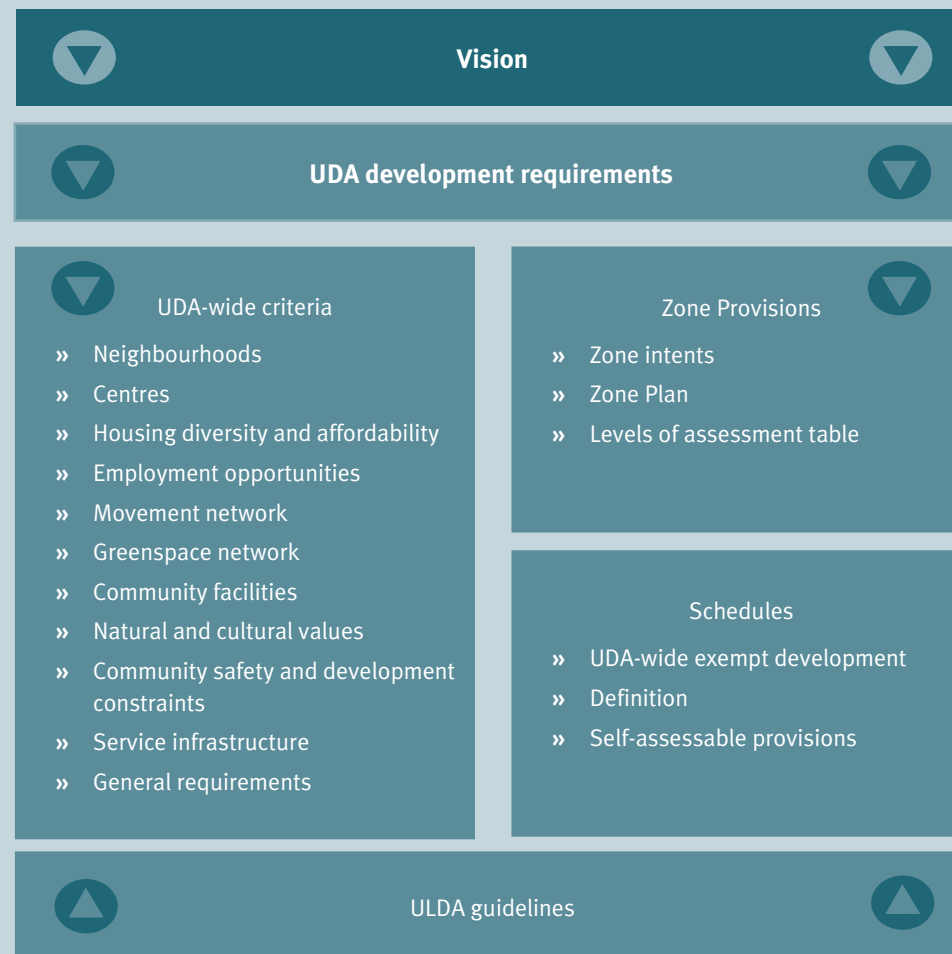
### 3.1.4 Schedules

Schedule 1 identifies development that is exempt from assessment for the whole of the 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 Interpretation

Under the ULDA Act, section 6 development is development defined under the *Sustainable Planning Act 2009*, section 7.

Schedule 2 defines particular words used in this scheme, including uses and administrative terms.

### 3.2.2 Requirements for self-assessable development

UDA self-assessable development must comply with the applicable schedule (see schedule 3).

Under the ULDA Act, section 43, UDA self-assessable development must comply with the requirements under the development scheme for carrying out the UDA self-assessable development.

### 3.2.3 Development consistent with the land use plan

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

- (i) the development complies with all relevant UDA-wide criteria and the relevant zone intent, 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 justify the approval of the development despite the non compliance with the UDA-wide criteria or zone intents.

UDA prohibited development is inconsistent with the land use plan. Under the ULDA Act, section 56 UDA assessable development that is inconsistent with the land use plan cannot be granted approval.

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.

### 3.2.4 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 before UDA assessable development is undertaken.

### 3.2.5 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.

### 3.2.6 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.

### 3.2.7 Development application

To the extent the UDA-wide criteria, zone intents and ULDA guidelines 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.

### 3.2.8 Context plans

The scheme maps provide a broad spatial framework to guide development of the UDA. Context plans provide the intermediate level of spatial planning between the scheme maps and individual development proposals. Context plans are required to ensure that the development proposal will not prejudice the achievement of the UDA vision, UDA-wide criteria and zone intents in a broader area around the development site.

Context plans are prepared by applicants and are required to accompany a UDA development application for:

- (i) the first permissible development in the relevant context plan area, or
- (ii) a later permissible development that is materially inconsistent with the existing ULDA-endorsed context plan for the context plan area.

However, a context plan is not required if:

- (i) in the ULDA's opinion the proposed development is of a nature or scale, or will operate for such period of time, that the UDA vision, UDA-wide criteria and zone intents will not be compromised, or
- (ii) the ULDA has undertaken more detailed planning for the broader area around the development site, has consulted with the community about the more detailed plan and the development proposal is materially consistent with the more detailed planning intentions for the area.

Applicants should discuss the requirement for a context plan with the ULDA in pre-application meetings.

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

The ULDA will assess the submitted context plan as part of the development assessment process for the UDA development application. The ULDA may request the applicant to change a context plan. A context plan may cover two or more contiguous context plan areas.

If the ULDA is satisfied that the context plan is consistent with the achievement of the UDA vision, UDA-wide criteria and zone intents the ULDA will signify that it has endorsed the context plan by placing the UDA endorsed context plan on the ULDA website. Once endorsed by the ULDA the context plan supersedes any previous ULDA-

endorsed context plan for the same context plan area. This process will allow context plans to evolve in response to changing market conditions or improved information and to progressively reflect the development intentions of various landowners in the context plan area.

A context plan should:

- (i) resolve if required, any development constraints that may determine the extent of developable area or appropriate uses
- (i) identify the location of major network infrastructure, including transport, within the context plan area
- (ii) resolve the boundaries of centres, community greenspace network and sites for major community infrastructure such as parks and schools, and
- (iii) demonstrate that the development proposal:
  - a. does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner consistent with the UDA vision, UDA-wide criteria and zone intents, and
  - b. is consistent with existing and approved development in the context plan area and adjoining context plan areas.

A ULDA practice note provides details on how

to prepare a context plan, and identifies the specific areas for which context plans are required (the context plan areas).

### 3.2.9 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 uses as well as operational work.

A PoD is prepared by an applicant and may include maps, graphics and text that collectively demonstrate how proposed uses, works and lots will contribute towards the achievement of the vision and will 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.

Under Table 2 - Levels of assessment, development approved in accordance with a PoD is exempt development and 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.

### 3.2.10 Notification requirements

A UDA development application will require public notification<sup>1</sup> if the application:

- » includes a proposal for development which does not comply with the zone intents
- » is accompanied by a context plan required under section 3.2.8, or
- » is for 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.

### 3.2.11 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 if 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.

<sup>1</sup> The ULDA practice note provides further guidance.

The ULDA may approve an interim use if 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 or
- » plans showing how the development could transition from the proposed interim use to an appropriate longer term use<sup>2</sup>.

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

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

### **3.2.12 Relationship with local government planning scheme and other legislation**

This scheme may apply a provision of a planning instrument, a plan, policy or code made under the 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.

### **3.2.13 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.

<sup>2</sup> The applicable ULDA guideline provides examples of how this might be achieved for centres.

**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 (storeys)	2*** (9m)	3	5	5	5	10	6	Area adjacent to Bruce Hwy - 15m  Area adjacent to Kawana Arterial - 15m *
Minimum net residential density	15	20	35	35	35	60	40	N/A
Gross Floor Area								
» Retail and indoor entertainment use categories	N/A	1,500m²	8,000m²	5,000m²	5,000m²	90,000m²		650,000m²
» Commercial use categories	N/A	1,000m²	4,000m²	2,000m²	2,000m²	50,000m²		
Total						140,000m²		
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 Industry and Business Zone may be considered adjacent to the Kawana Arterial where unable to be seen when travelling on the Kawana Arterial and by residential neighbourhoods, within and external to the UDA boundary.

\*\*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.

\*\*\* With opportunity for 3 storeys in appropriate locations.

### 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, scenic amenity and views, and use natural features such as waterways, or man made features such as the built form and public parks, to provide local identity and character
- » have a centrally located focal point which must comprise of at least a local recreation 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

- » locate higher density residential close to centres, transit nodes, recreation and corridor parks, 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
- » do not prejudice future core industry and enterprise precincts adjoining the northern boundary outside the UDA<sup>3</sup>.

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.

<sup>3</sup> The context planning process will resolve any development constraints and manage the interface between industrial land and sensitive land uses, consistent with State Planning Policy 5/10: Air, Noise and Hazardous Materials

#### 3.3.2 Centres

Development delivers centres that:

- » provide for knowledge, community and commerce, accommodating a range of employment, education, cultural and community, retail, community greenspace, entertainment, sport and recreational opportunities 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 comprising major, district and neighbourhood centres and are focal points for their catchments providing 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 local recreation or civic park as a central focal point for community activities
- » are located to maximise accessibility 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 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 250m<sup>2</sup> 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 and the centres hierarchy.

The delivery of the major centre must not prejudice the network of centres on the Sunshine Coast. Maroochydore as the Principal Regional Activity Centre is to be the most significant location for economic and employment growth on the Sunshine Coast.

A development application within the major centre that seeks to exceed the requirements in Table 1 must be accompanied by an Economic Impact Assessment. This must demonstrate how the proposed centre development will complement and not compromise the network of centres on the Sunshine Coast. Furthermore, any analysis must demonstrate:

- » transport infrastructure can service the future development and not jeopardise the road hierarchy and movement network
- » growth contributes to self containment within the Sunshine Coast sub-region providing opportunities for economic

growth and increased employment opportunities.

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
- » industrial uses that do not prejudice adjoining land uses outside the UDA
- » 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

- » industry and business areas with access from a connector or higher order road that does not require heavy vehicles to pass through residential areas, and in which lots generally have access from the internal street network only.

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 and 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
- » a transit station interchange 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<sup>4</sup>. The active transport network provides safe and direct links to key destinations including centres, public transport stops, parks and schools

An eastern road link from Caloundra South to the east is desirable to deliver a connected and permeable movement network.

Investigations into the preferred route are ongoing.

The current focus of investigations of the preferred route for the Eastern Road Link is on securing an adequate road network to service the Caloundra South development and east-west road trips in the general locality. Particular attention is being given to identifying an alignment that minimises its impacts on the Pelican Waters community and on the environmental values of the area as well as effectively integrates with the existing and future road access in and around Caloundra City.

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

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

### 3.3.6 Community greenspace network

Development contributes to the provision of an integrated, high quality, regional community greenspace network that caters for a range of environmental needs by:

- » retaining where possible locally significant wetlands, remnant vegetation and habitat for fauna
- » protecting important landscape and visual quality values including scenic amenity areas

- » enhancing wetland communities as part of the rehabilitation of ecological corridors
- » providing ecological corridors and linkages, including to areas outside the neighbourhood or community
- » providing new planting that comprises predominantly endemic species.

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

- » 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 immediate waterway corridor adjacent to the creek top of bank is to be retained for environmental protection and rehabilitation purposes. 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 of Lamerough Creek, Bells Creek North and Bells Creek South will be subject to extensive rehabilitation works to enhance flora and fauna habitat values. Vegetated buffers planted with endemic species 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.

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 with endemic species, linear open space, boulevard streets and larger lots. The appropriate response will be determined at the development application stage.

Development delivers parks that:

- » contribute to the achievement of an integrated, high quality greenspace network 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

<sup>4</sup> Where active transport enters the on-road environment treatment should be consistent with the Austroads: "Cycling Aspects of Austroads Guides (March 2011)".

- » retain existing significant vegetation to the greatest extent practicable
- » contains landscaping and planting with endemic species
- » are shaped and embellished to suit their anticipated use
- » support the community's recreational needs and provide opportunities for community and special events.

The initial development application lodged over Caloundra South must be accompanied with an open space strategy for the entire UDA. This will address the recreational and sporting open space requirements for this community as set out in the applicable ULDA guideline.

The community greenspace network is distributed generally in accordance with Map 4- Community greenspace network.

The community greenspace and open space network is 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 and reduce physical and social isolation
- » community services and uses where accessibility to the facility's target market is maximised through 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 Fish Habitat Area 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 minimises 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
- » incorporates native vegetation and natural elements through the built environment.

Land in the greenspace and 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). Revegetation is to be primarily comprised of endemic species. This is to be linked to development stages with the majority of land in the Environmental protection zone rehabilitated before filling and earthworks occurs in association with the major centre.

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.

*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 North, Bells Creek South and Lamerough Creek.

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 techniques<sup>5</sup>. This is to achieve no net worsening of water quality levels at the site's boundaries. Where planting occurs in water

sensitive urban design features such as bioretention areas and wetlands, the species used are endemic to the area.

A 'multi barrier' water sensitive urban design (WSUD) treatment train approach to stormwater quantity and quality management is to be used that achieves a no net long term worsening of down stream water quality.

This treatment train is expected to include:

1. rainwater tanks
2. roadside bioretention and swale systems
3. lateral bioretention systems that will be heavily vegetated delivering treated site runoff to regional wetland style waterbodies.

An 'adaptive management approach' is to be adopted and may result in changes to the nature and design of treatment measures implemented.

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.

The process is to comply with the water quality monitoring and compliance regime described in Section 5.4 within the Implementation Strategy.

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. Development is sited, designed and constructed to avoid or minimise impacts on natural and cultural values.

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

### 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, flooding<sup>6</sup> and 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.

*Development adjoining the Bruce Highway*

A buffer is to be provided between the limit of development, the Bruce Highway corridor and the south west boundary of the site fulfilling the following:

- » provision of a predominantly landscaped treatment that achieves a natural and

<sup>5</sup> This includes the site development protecting downstream receiving waters by demonstrating that stormwater discharges from the site do not contribute to changes in receiving water quality as it relates to:

(i) The water quality objectives specified in the Pumicestone Passage Environmental Values and Water Quality Objectives set by DERM in the Environmental Protection (Water) Policy 1999, in particular the area within Basin No. 141 designated as area PLE - Pumicestone Passage North (Enclosed Coastal/Lower Estuary), and

(ii) the water discharge requirements specified in the State Planning Policy 4/10 Guideline Healthy Waters and its supporting document 'Urban Stormwater Quality Planning Guidelines 2010'.

<sup>6</sup> 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 at the time of lodgement.

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 requirements<sup>7</sup>.

The visual buffer is designed to achieve the principles and standards set out in the applicable ULDA guideline.

#### *Development located near the Caloundra Aerodrome*

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

- » Justify that the proposed land use is suitable on amenity grounds based on the extent of aircraft noise at the subject

<sup>7</sup> 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 Code and Section MP 4.4 'Buildings in a Transport Noise Corridor'.

site and information about future noise projections from the aerodrome operator comprising both fixed wing aircraft and helicopter movements. This will include information about:

- » Areas forecast to be exposed to above 20 noise events a day exceeding 70dB(A)
- » The Transparent Noise Information Package (TNIP) N70 contour forecast for the year 2030
- » Inclusion of a variety of appropriate noise attenuation measures
- » Provision of suitable levels of indoor residential amenity (by appropriate building siting and construction) to comply with the indoor design sound levels from the applicable Australian Standard<sup>8</sup>.

<sup>8</sup> Refer to Section 3.2 Noise Reduction Requirements and Table 3.3 Indoor Design Sound Levels for Determination of Aircraft Noise Reduction of Australian Standard 2021: 2000 'Acoustics - Aircraft Noise Intrusion - Building Siting and Construction'.

#### *Flooding and Flood Management*

To ensure protection from flooding:

- » development achieves an appropriate level of flood immunity<sup>9</sup>
- » 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. Development is sited, designed and constructed to avoid, minimise or withstand the incidences of a development constraint.

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

<sup>9</sup> 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 safety efficiency and ease of maintenance<sup>10</sup>
- » 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.

<sup>10</sup> Energex's draft Electricity Overlay Code, Community Infrastructure Code and Safe tree guideline provide guidance on how to achieve this criterion.

### 3.3.11 General requirements

#### *Site area and landscaping:*

Sites have sufficient dimensions to accommodate:

- » buildings,
- » parking,
- » access and circulation areas
- » water treatment and retention areas if required 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 scheme<sup>11</sup>. 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.

End of trip facilities for pedestrians<sup>12</sup> and cyclists, including secure undercover bicycle storage facilities, showers and lockers are to be provided as part of development.

#### *Advertising devices<sup>13</sup>:*

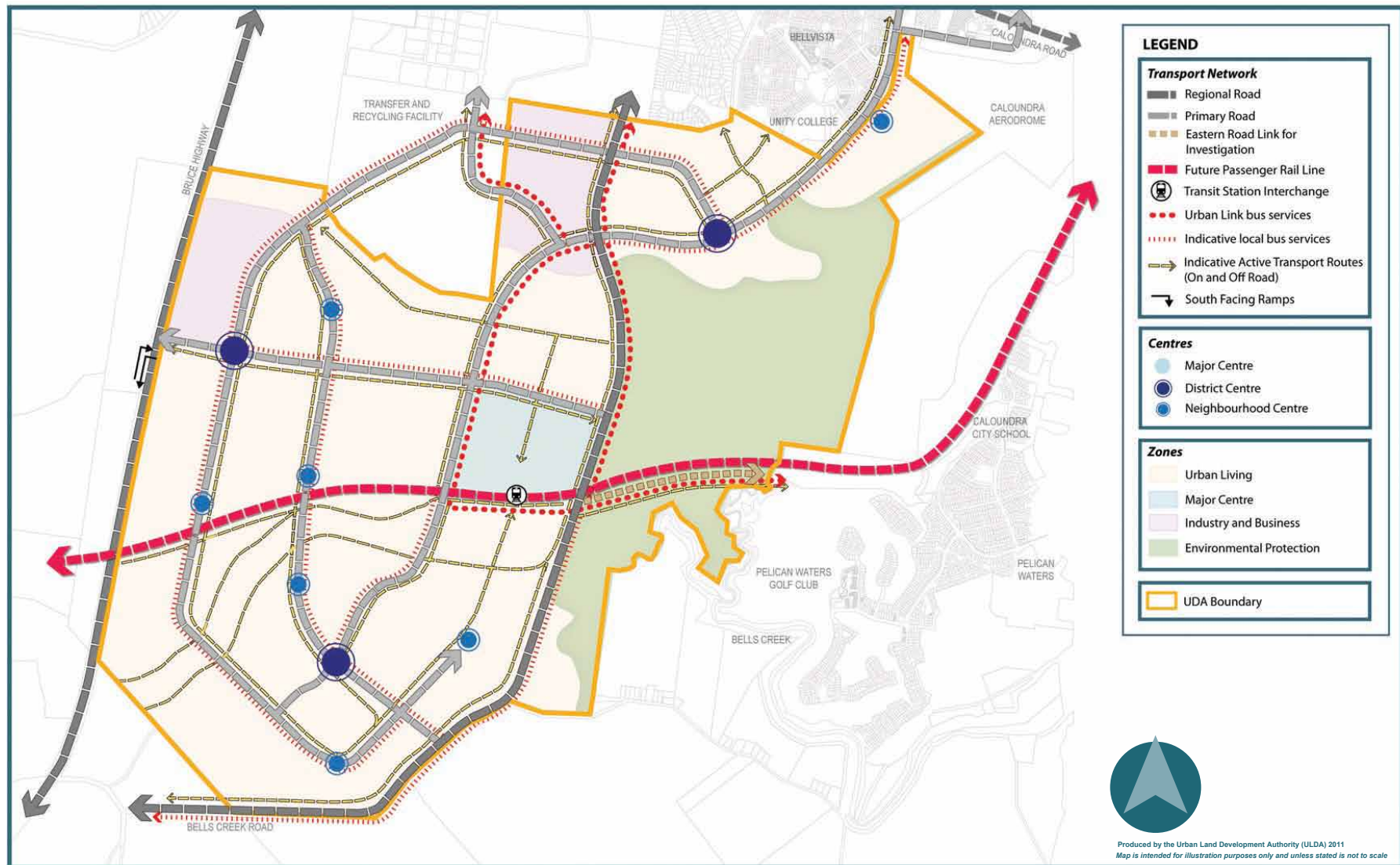
- » cater for the needs of display homes and businesses to clearly identify the location and the goods or services which are supplied to the public
- » are consistent with the scale and design of existing buildings and other works on the site and in the locality, and complement the local streetscape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

<sup>11</sup> Refer to Sunshine Coast Regional Council's Planning Scheme

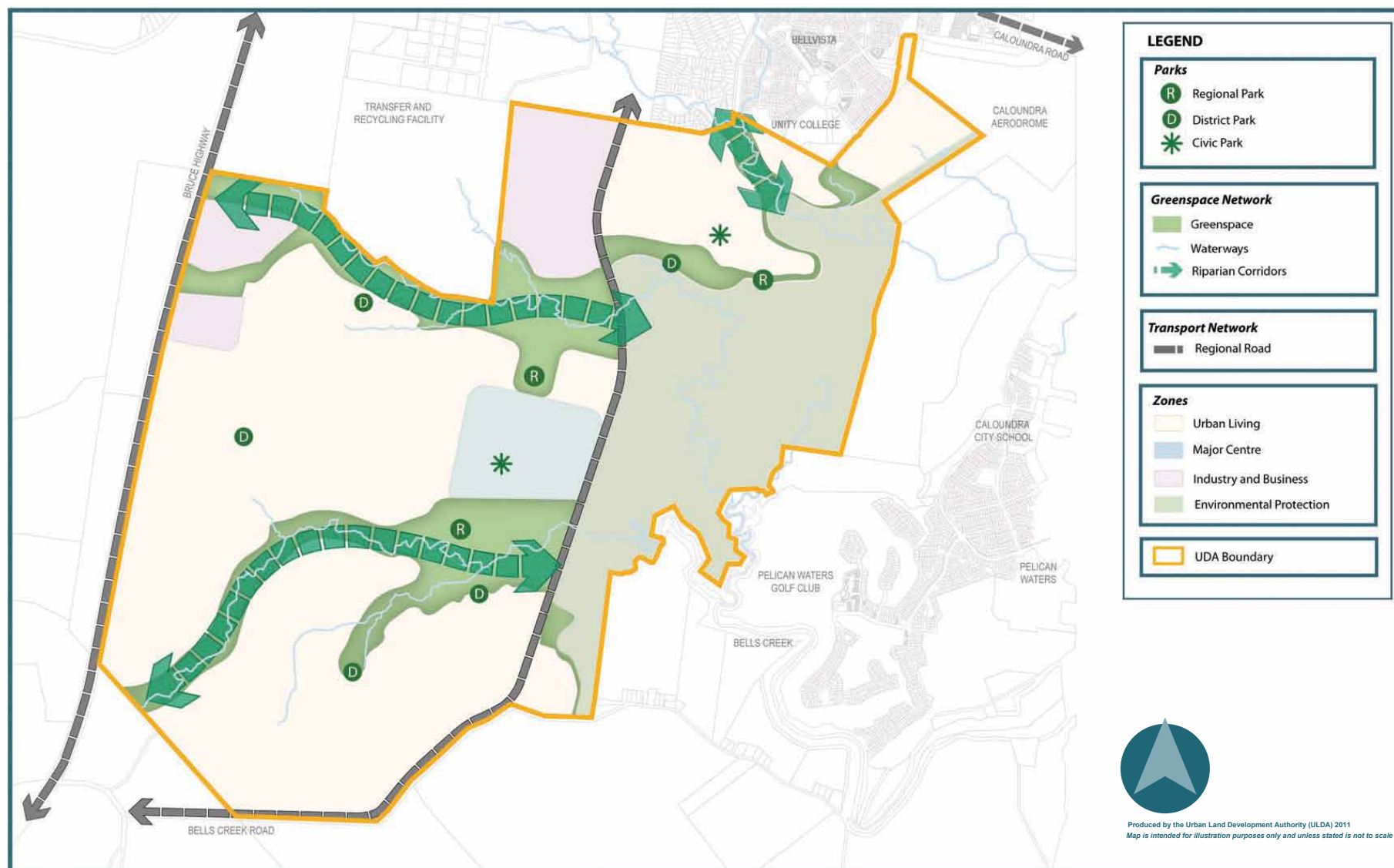
<sup>12</sup> Refer to the Queensland Development Code 4.1 - Sustainable Buildings

<sup>13</sup> Refer to Sunshine Coast Regional Council's Planning Scheme

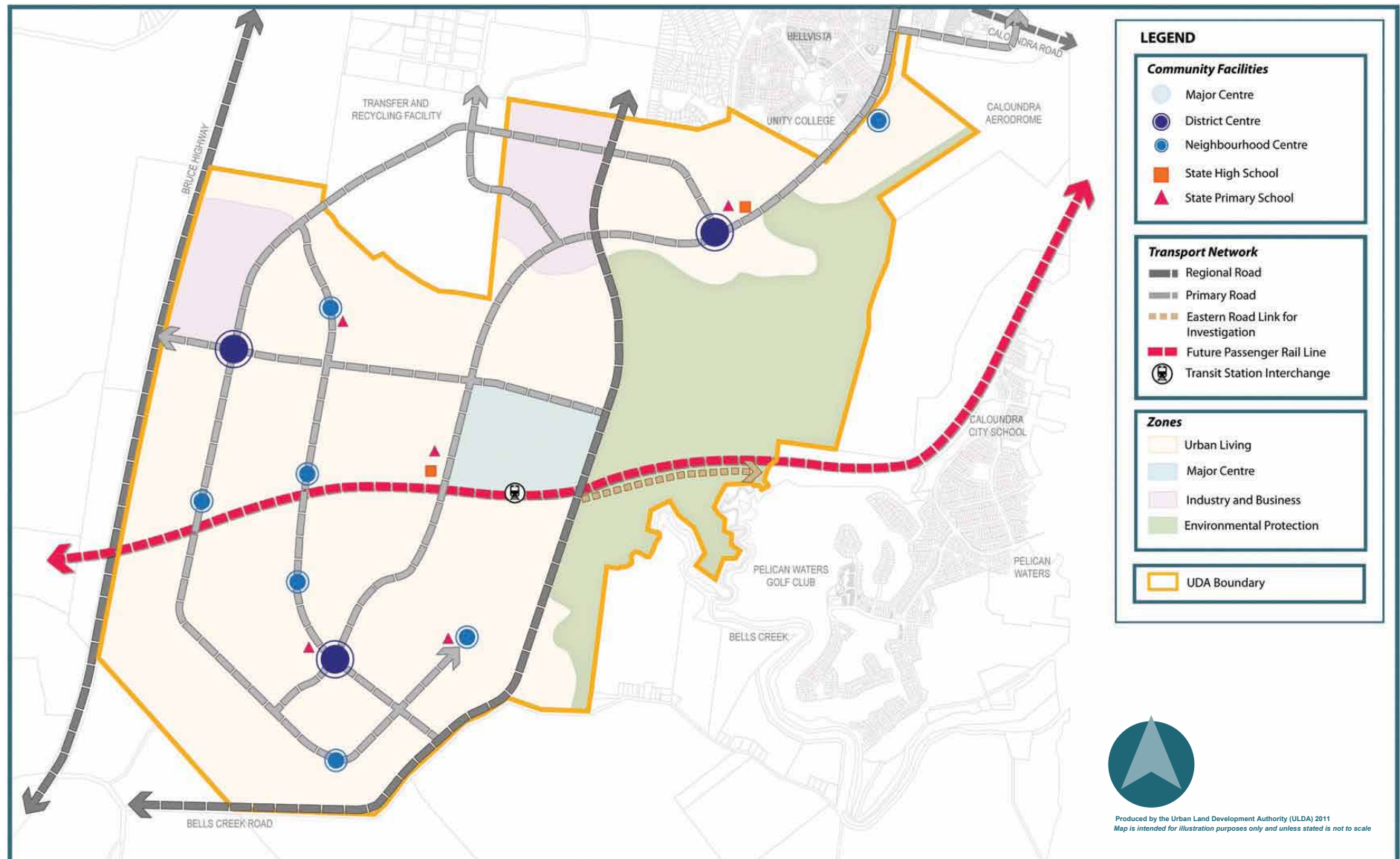
Map 3 - Centres and transport network



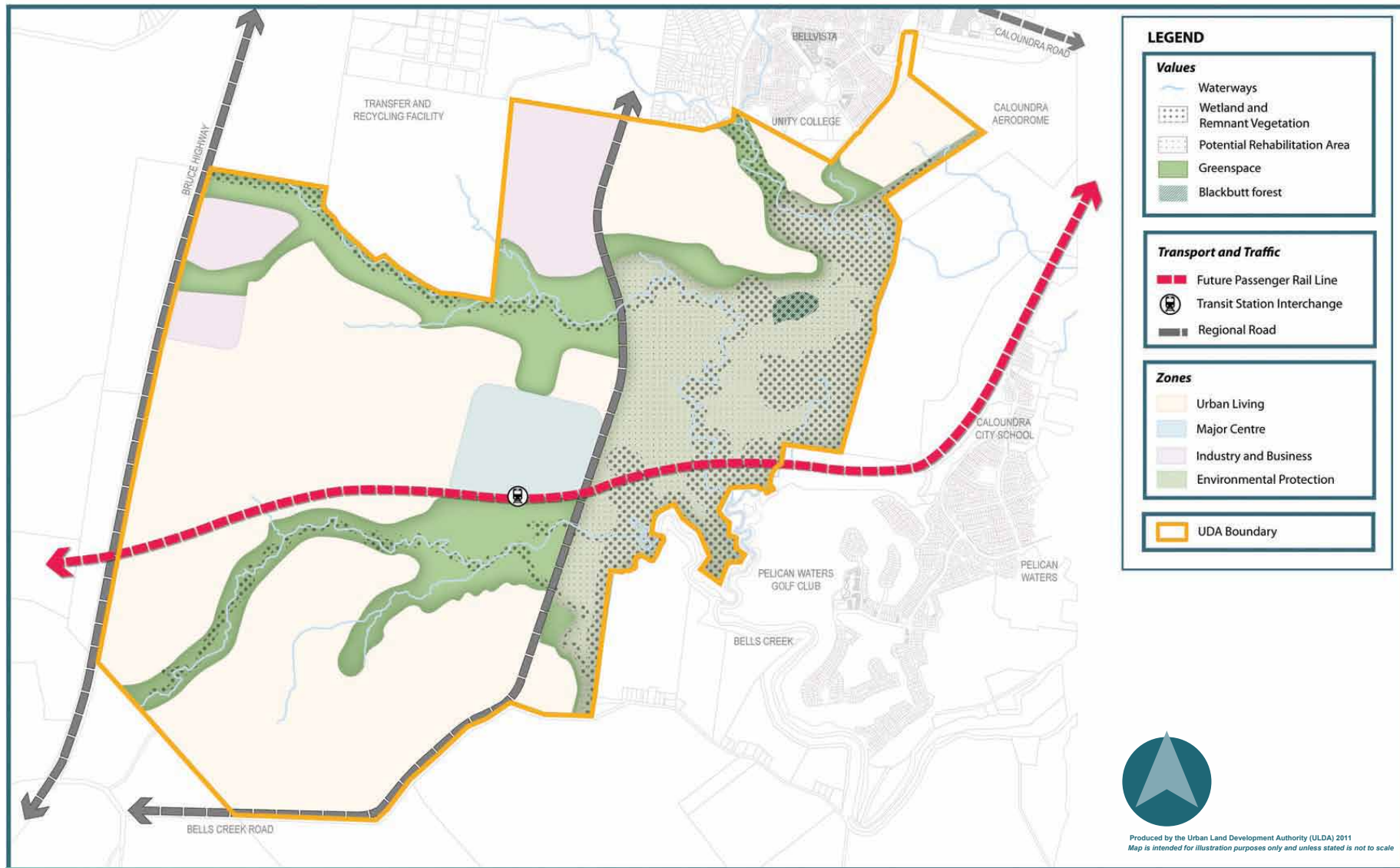
Map 4 - Community greenspace network



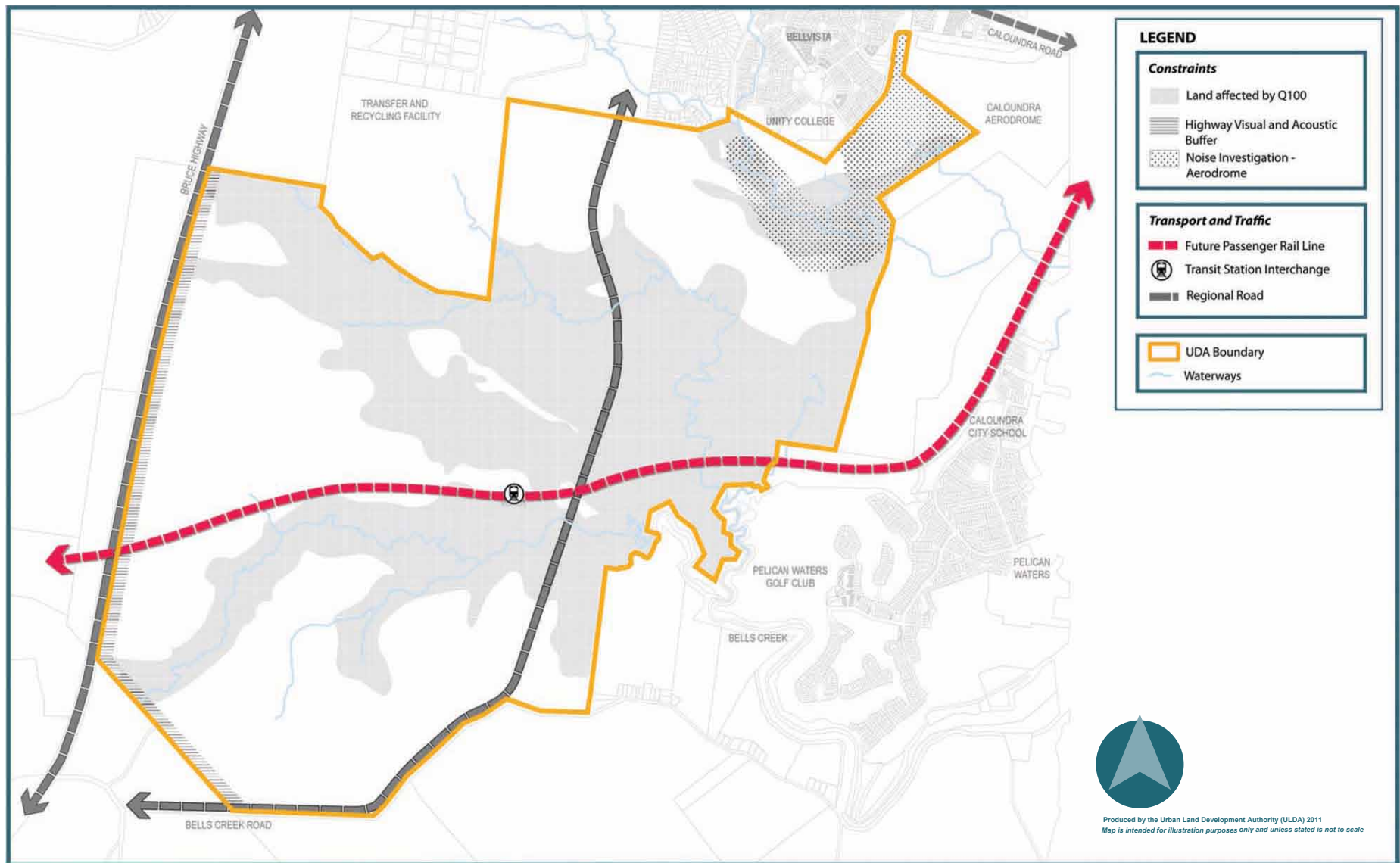
Map 5 - Community facilities



Map 6 - Natural Values



Map 7 - Development constraints



## 3.4 Zone provisions

### 3.4.1 Zone map

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

- » Urban living
- » Major centre
- » Industry and business
- » 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.

### 3.4.2 Zone intents

#### 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
- » a community greenspace network 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.

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.

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

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

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

#### Major centre zone

The major centre zone provides the focus of the UDA, and accommodates the greatest mix of land uses and highest densities in the UDA.

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

The core is located adjacent to the future railway station/transit interchange. The highest density development is focussed within the 400 metre primary walking catchment of the future railway station/transit interchange.

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

The exact boundaries between the 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.

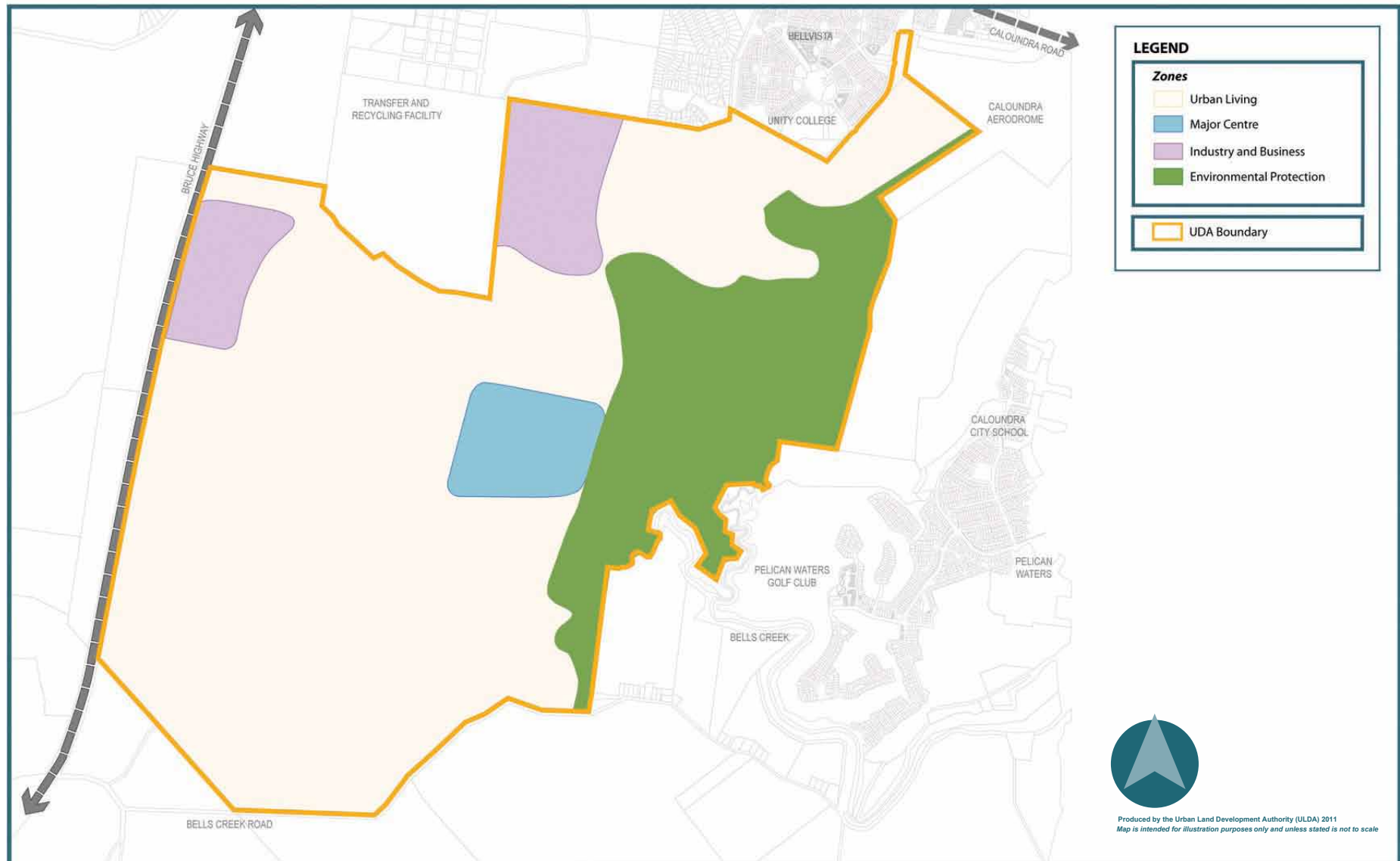
#### Core

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 civic park or plaza which is integrated with the 'main street' and centrally accessible from the public transport interchange
- » buildings, streets and parks that optimise physical and visual connections to the Bells Creek community greenspace network.

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 long term uses in the core.

#### *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 low impact 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 retailing such as showrooms, that is unsuitable for the core
- » 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 and cyclist 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 uses 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 and medium 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 zone where it can be demonstrated that the use:

- » supports or otherwise has a clear nexus with the primary uses within the zone and is not the predominant use
- » does not compete / undermine the vitality and performance of the centres network

- » 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, may locate in the zone where such uses do not compromise 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, bicycle and pedestrian networks 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.

The environmental protection zone provides opportunities for habitat improvement.

Table 2 - Levels of assessment

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. An environmentally relevant activity if:<div><div>(i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i>, and</div><div>(ii) the activity complies with that code.</div></div></div> <div>2. If the land is not on the Environmental Management Register or Contaminated Land Register:<div><div>(i) development specified in schedule 1</div><div>(ii) development for Home based business</div><div>(iii) development for a sales office where not greater than 150m<sup>2</sup></div><div>(iv) material change of use, where not involving building work (other than minor building work) or operational work, for a use other than Car park, where:<div><div>(a) any existing use and the proposed use are both included in either the Commercial use or Retail use categories in schedule 2. Where complying with the parking rates in the planning scheme.</div></div></div></div></div>	<div>1. If the land is not on the Environmental Management Register or Contaminated Land Register:<div><div>(i) Material change of use for a House or Display home where:<div><div>(a) the lot is 400m<sup>2</sup> or more</div><div>(b) the lot frontage is 12.5 metres or more</div><div>(c) it complies with the applicable self assessable provisions in schedule 3, and</div><div>(d) the house is situated outside a development constraint area depicted on Map 7.</div></div></div></div></div>	<div>1. Reconfiguring a lot that is not mentioned in schedule 1</div> <div>2. Making a material change of use if<div><div>(i) the use is not defined in schedule 2, or</div><div>(ii) the change of use is not mentioned in columns 1, 2, or 3B.</div></div></div> <div>3. Operational work or building work if the work is not mentioned in columns 1, 2, or 3B.</div>	<div>Development for:</div> <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></div>	

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 (continued)			
(v) material change of use if in accordance with an approved Plan of Development (PoD).  (vi) operational work or building work in accordance with an approved PoD.			

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. An environmentally relevant activity if:<div><div>(i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i>, and</div><div>(ii) the activity complies with that code.</div></div></div> <div>2. If the land is not on the Environmental Management Register or Contaminated Land Register:<div><div>(i) development specified in schedule 1</div><div>(ii) development for Home based business</div><div>(iii) making a material change of use where complying with the parking rates in the planning scheme and not involving building work (other than minor building work) for:<div><div>(a) Commercial uses (other than Car park)</div><div>(b) Community facility</div><div>(c) Educational establishment</div><div>(d) Emergency services</div><div>(e) Fast food premises</div><div>(f) Food premises</div><div>(g) Market</div><div>(h) Multiple residential</div><div>(i) Other residential</div></div></div></div></div>	Nil.	<div>1. Reconfiguring a lot that is not mentioned in schedule 1</div> <div>2. Making a material change of use if<div><div>(i) the use is not defined in schedule 2, or</div><div>(ii) the change of use is not mentioned in columns 1, 2, or 3B.</div></div></div> <div>3. Operational work or building work if the work is not mentioned in columns 1, 2, or 3B.</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></div>	

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 (continued)			
(j) Place of assembly (k) Research and technology facility (l) Shop (m) Showroom (n) Sport, recreation and entertainment (o) Warehouse (iv) material change of use if in accordance with an approved Plan of Development (PoD) (v) operational work or building work in accordance with an approved PoD.			

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			
1. An environmentally relevant activity if: (i) a code of environmental compliance has been made for that activity under the <i>Environmental Protection Regulation 2008</i> , and (ii) the activity complies with that code. 2. If the land is not on the Environmental Management Register or Contaminated Land Register: (i) development specified in schedule 1 (ii) making a material change of use where complying with the car parking rates in the planning scheme and not involving building work (other than minor building work) or operational work for: (a) Emergency services (b) Low impact industry (c) Research and technology facility (d) Service industry (e) Showroom (f) Warehouse.	Nil.	1. Reconfiguring a lot that is not mentioned in schedule 1 2. Making a material change of use if (i) the use is not defined in schedule 2, or (ii) the change of use is not mentioned in columns 1, 2, or 3B. 3. Operational work or building work if the work is not mentioned in columns 1, 2, or 3B.	Development for: 1. Extractive industry 2. High impact industry 3. Noxious and hazardous industry 4. Residential 5. Rural 6. Tourist park.

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 two 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 authority's 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.

For larger sites, to ensure the UDA communities evolves over time to achieve innovation and best practice, a tiered infrastructure agreement approach is required with a head infrastructure agreement and numerous secondary infrastructure agreements.

The overarching head infrastructure

agreement will contain commitments for the whole UDA and address the applicant's responsibilities in relation to the delivery of:

- » key infrastructure items delivered within the site
- » key infrastructure items delivered external to the site (eg. road upgrades, trunk water and sewerage infrastructure)
- » affordable housing
- » public transport
- » strategies to achieve ecological sustainability outcomes contained in the implementation strategy.

Separate agreements with individual utilities and the local authority may also be required.

The head infrastructure agreement will include provisions to identify the monitoring, compliance and enforcement system that will apply over the UDA's life.

Secondary infrastructure agreements will support the head infrastructure agreement and generally cover the same geographic areas as the context plans. Like context plans, these secondary infrastructure agreements will be progressively entered into at relevant points in the future which will ensure they include best practice standards and practices that are contemporary to that time. Secondary infrastructure agreements will address:

- » area specific infrastructure delivery obligations (eg. transport, water, open space, community facilities)
- » delivery of environmental protection

areas

- » water quality measures
- » housing types and percentages
- » pedestrian and cycle network facilities
- » location and size of community land and facilities.

The combination of context plans and a tiered infrastructure agreement approach provides the mechanism to review the appropriateness of development standards and practices and to incorporate improvements in technology and practices in future context plans and secondary infrastructure agreements.

### 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 as agreed with the relevant entities. A total water cycle management plan is to be approved and implemented with each stage of the development. 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 as 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.
Active Transport	Active transport infrastructure required to service the development.	To be constructed at the time the development is being undertaken.
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 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 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 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\*:

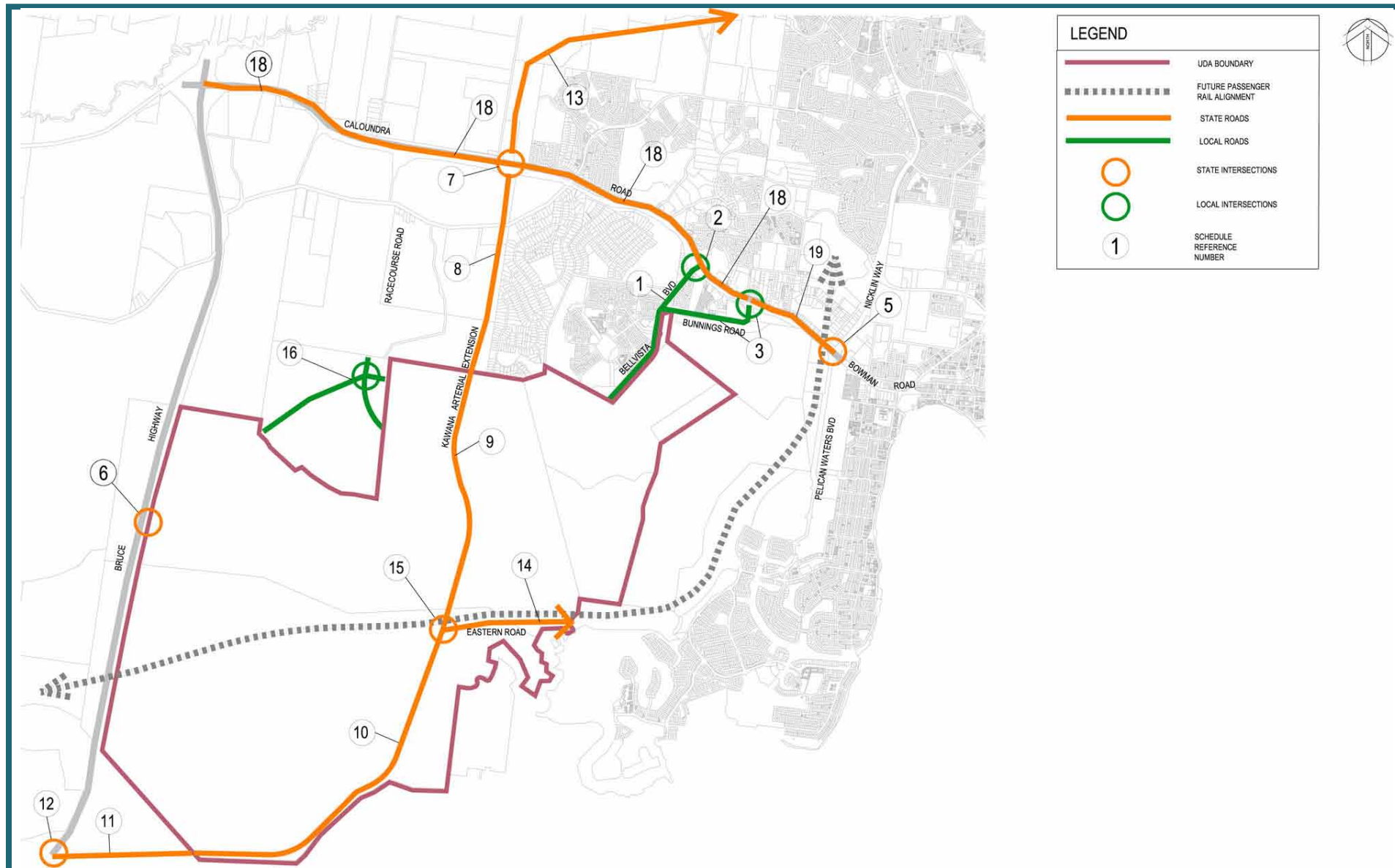
Plan Ref.	Description
Roadworks (refer to map 9)	
1	Upgrade Bellvista Boulevard to Caloundra Road
2	Upgrade Bellvista Boulevard/Caloundra Road intersection
3	Bunnings Road - new road and intersection with Caloundra Road
4	Upgrade of Bowman Road from Nicklin Way East
5	Nicklin Way/Caloundra Road interchange
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 the industrial estate
17	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 - 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.
3. Water quality monitoring and compliance regime.

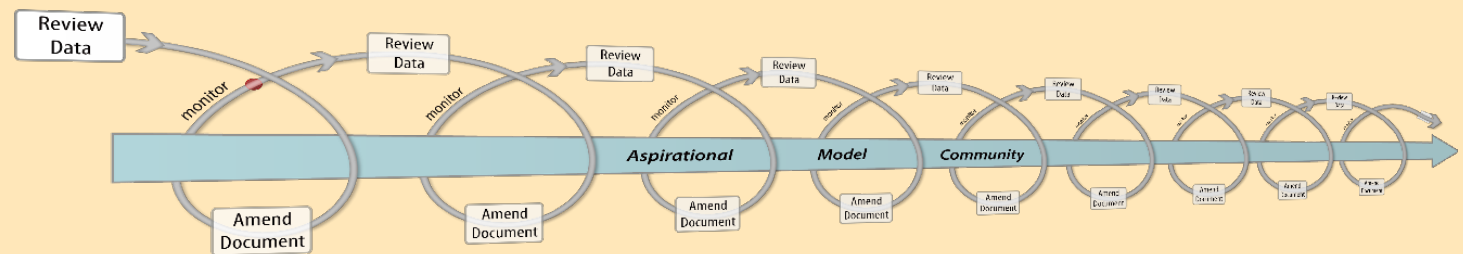


Figure 1

## 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 which is typically the income of first home buyers and key workers.

ULDA actions	Stretch targets	Goals
<p>The ULDA will:</p> <ul style="list-style-type: none"> <li>» work with developers to produce suitable housing designs to meet defined price points</li> <li>» monitor dwelling prices and amount of accessible housing produced</li> <li>» include in landowner development agreements: <ul style="list-style-type: none"> <li>» 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</li> <li>» where subsidy is required to achieve these price points, additional provisions will be required to ensure the retention of the affordability over time.</li> </ul> </li> </ul>	<p>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> <p>Greater than 10% accessible housing</p>	<p>Neighbourhoods include a diversity of housing, including that which is affordable for households on low to moderate incomes, and accessible to reflect changing requirements as the community matures.</p>
<p>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.</p>	<p>5% Social housing</p>	

### 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"> <li>» community education to promote the protection and enhancement of the natural environment</li> <li>» demand optimisation for water and energy efficiency and demand management strategies, including builder education</li> <li>» reducing, recycling and reusing demolition, construction and household waste</li> <li>» addressing urban heat island effect to ensure urban amenity and lower energy use in dwellings and buildings.</li> </ul> <p>Demonstration projects to:</p> <ul style="list-style-type: none"> <li>» deliver alternative technology and service model projects for local renewable energy, water self sufficiency, and waste avoidance and recovery</li> <li>» deliver affordable sustainable housing projects that reduces energy use and inputs to achieve zero emissions</li> <li>» facilitate for early introduction of electric vehicles and associated infrastructure.</li> </ul>	<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"> <li>» 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)</li> <li>» 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)</li> <li>» maximise local sustainable water harvesting and the efficient utilisation of local water, wastewater, and stormwater resources while protecting the ecosystem health of natural waterways</li> <li>» have sustainable transport with zero emission private vehicles, active travel and public transport that is safe and equitable for all members of the community</li> <li>» have a sustainable waste avoidance and resource recovery that eliminates waste from household and commercial activities</li> <li>» support growth of regional connected economy through the provision of diverse sustainable livelihoods linked with public transport and other sustainable transport.</li> </ul>

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 (including the TransLink Transit Authority) and the Council to facilitate the commencement of a public transport service to connect the 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"> <li>» deliver active transport strategies such as walking school bus services</li> <li>» facilitate pilot community urban agriculture projects</li> </ul> <p>The ULDA will work with government agencies, the council and the landowner to:</p> <ul style="list-style-type: none"> <li>» formulate and implement diverse and connected employment generation strategies</li> <li>» 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</li> <li>» facilitate wireless internet connection for all centres for knowledge, community and commerce, and major transport stations.</li> </ul> <p>ULDA actions will be subject to monitoring and feedback processes.</p>		<ul style="list-style-type: none"> <li>» provide services, facilities and infrastructure that meet the social, communication, recreational and entertainment needs of residents creating opportunities for social interaction and networking from the outset of development.</li> </ul>

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"> <li>» outline specific community infrastructure and community development requirements in a Development Agreement, prior to the commencement of development</li> <li>» facilitate the development of a Community Development Strategy within twelve months of the gazettal of the Development Scheme</li> <li>» 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</li> <li>» investigate the establishment of a Community Development Fund in conjunction with the Infrastructure Framework, and other potential sources of funds</li> <li>» 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</li> <li>» monitor the delivery of community infrastructure.</li> </ul>		

#### 5.4 Water quality monitoring and compliance regime

The ULDA will monitor compliance with the formal water quality standards specified in the scheme, including the following:

- » Development protects downstream receiving waters by demonstrating water quality discharges from the site comply with:
  - » the water quality objectives specified in the *Pumicestone Passage Environmental Values and Water Quality Objectives* set by DERM in the *Environmental Protection (Water) Policy 1999*, in particular the area within Basin No. 141 designated as area PLE - Pumicestone Passage North (Enclosed Coastal/Lower Estuary), and
  - » the water discharge limits specified in the *State Planning Policy 4/10 Guideline Healthy Waters* and its supporting document '*Urban Stormwater Quality Planning Guidelines 2010*'.

A water quality monitoring regime is to be established at the outset of development, and submitted to ULDA for endorsement and approval. The regime is to establish the process for water quality monitoring for construction and operational phases of development, including:

- » water quality data collection (via automated system)
- » water quality monitoring (frequency and process)
- » reporting (frequency and process)
- » corrective action, if required.

Annual water quality reporting is required to demonstrate compliance with the site's water quality objectives.

Water quality monitoring and reporting is required to be conducted throughout the duration of development of the site, or until such time as water quality monitoring within the localised catchment within the development site is deemed to be consistently meeting the desired water quality objectives. This will be undertaken over a 12 month post development monitoring period.

### 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.
<b>Building work</b>
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.
<b>Material change of use of premises</b>
Making a material change of use of premises for a Park.
<b>Reconfiguring a lot</b>
Subdivision involving road widening and truncations required as a condition of development approval.
<b>Operational work</b>
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:
(a) not exceeding 50m <sup>3</sup> 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:
(a) other than Significant vegetation, or
(b) Significant vegetation where:
» the clearing is consistent with an approved Plan of Development
» 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.
» 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:

- » do not exceed 5m<sup>2</sup> 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 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

Means the use of premises for the temporary 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

##### Display home

Means the temporary use of premises for the promotion and/ or sale of land and/ or houses within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

##### 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 50m<sup>2</sup>
- » 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 residential use
- » 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 or Multiple residential and the setback is the same as, or greater than, buildings on adjoining properties
- » car parking is in accordance with the planning scheme
- » there is no display of goods
- » number of employees does not exceed 4.

### House

Means a residential use of premises containing one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.

The secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence, and may be constructed under the primary dwelling, attached to it or free standing.

### 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, community and other uses 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.

**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 *Urban Land Development Authority Act 2007*.

**Minor building work or demolition work**

Means:

- » internal building work
- » demolition work
- » external building work up to 25m<sup>2</sup> 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 25m<sup>2</sup>
- » raising a house where the resultant height does not exceed 9m.

**Operational work**

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

**Reconfiguring a lot**

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

**Administrative definitions****Accessible housing**

Housing in accordance with the applicable ULDA guideline.

**Affordable housing**

Affordable housing<sup>1</sup> 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*.

**Building work**

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

**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 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*.

**Environmentally relevant activities**

As defined in the *Environmental Protection Act 1994*.

**Community 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 outside of 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**

Means:

- » the existing level of the site providing it has not been unlawfully altered; or
- » where the land has been unlawfully altered the level of land prior to the alteration; or
- » the 'as-constructed' level of the land in accordance with an approval for filling and excavation.

**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 local roads and half the width of local roads bordering the site. Average net residential density means net residential density calculated for a whole neighbourhood.

**Planning scheme**

The planning scheme for the Sunshine Coast Regional Council.

**Plan of Development**

See section 3.2.

**Plot ratio**

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

<sup>1</sup> Refer to the ULDA Affordable Housing Strategy

**Premises**

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

**Private open space**

An outdoor area for the exclusive use of occupants.

**Public housing**

As defined in the *Sustainable Planning Act 2009*.

**Public interest**

Refers to an outcomes 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.

**Sensitive uses**

Means any of the following: Child care centre, Educational establishment, Health care services, Hospital, House, Multiple residential, Other residential, Relocatable home park and Short term accommodation.

**Setback**

The shortest distance measured horizontally from the wall of the building or structure to the vertical projection of the boundary of the lot (ie. excluding eaves).

**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 including vegetation mapped as endangered remnant vegetation on the regional ecosystem maps prepared under the *Vegetation Management Act 1999*
- » 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 zone<sup>2</sup>.

**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:

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

<sup>2</sup> 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 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 <sup>2</sup> to 450m <sup>2</sup> - 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 <sup>2</sup> . Where on a lot more than 450m <sup>2</sup> - 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 <sup>2</sup> 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 <sup>2</sup> 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.
Front fencing	Up to 1.8m high, with a minimum 50% transparency for that part of the fence exceeding 1.2m in height.
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 dwelling on a lot	
Floor area of secondary dwelling	Minimum 45m <sup>2</sup> to maximum 75m <sup>2</sup>
Design and siting of buildings and structures	Where on a lot 400m <sup>2</sup> to 450m <sup>2</sup> - 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 <sup>2</sup> . Where on a lot more than 450m <sup>2</sup> - 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 <sup>2</sup> and over.
Materials and detailing	Materials, detailing, colours and roof form are consistent with those of the primary house.
Outdoor living space	Minimum 9m <sup>2</sup> with a minimum dimension of 3m 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.

*This page has intentionally been left blank*



## Contact Us

**Visit our website at:** [www.ulda.qld.gov.au](http://www.ulda.qld.gov.au)

**Write to us at:**

Urban Land Development Authority

GPO Box 2202

Brisbane QLD 4001

**Telephone us:** 1300 130 215

**Fax us:** (07) 302 44199

---