

25 June 2026

Development Assessment
Economic Development Queensland
PO Box 15009
CITY EAST QLD 4002

Dear Sir/Madam,

Change Application to PDA Approval for Precinct 15 (Part) of Aura at Lot 10 Bells Creek Road, Banya (EDQ Reference: DEV2023/1445)

1 Introduction

In accordance with Section 99 of the *Economic Development Act 2012* ('**ED Act**') and on behalf of *Stockland Development Pty Ltd* (the '**Applicant**'), we hereby wish to change Priority Development Area ('**PDA**') Development Approval for Precinct 15 (Parts) of Aura at Lot 10 Bells Creek Road, Banya also described as Lot 10 on SP349924 (previously Lot 10 on SP333886).

The proposal seeks approval for minor changes which are in response to construction and detailed design requirements. The amendments are generally limited to access arrangements, planning controls, servicing infrastructure, bushfire, and minor lot boundary refinements.

The following information is provided to accompany this change application:

- **Attachment A** – Owners Consent and Title Search;
- **Attachment B** – Amended Plan of Development, prepared by *Urbis*;
- **Attachment C** – Traffic Technical Memorandum, prepared by *Urbis*;
- **Attachment D** – Supplementary Traffic Technical Memorandum, prepared by *Urbis*;
- **Attachment E** – Bushfire Attack Level Assessment, prepared Covey;
- **Attachment F** – Existing Signage Approval (DEV2012/213).
- **Attachment G** – Latest Change Application Approval (DEV-2025-CAS-4153)

2 Background

On June 2012, the Minister for Economic Development Queensland ('**MEDQ**') granted development approval for the Caloundra South Master Plan (MEDQ Ref.: DEV2011/200). The Master Plan was granted pursuant to and has been guided by the Caloundra South PDA Development Scheme. This context has allowed the development of the Aura Master Planned Community, and guides development of the site.

The site relating to this application is subject to subsequent approval granted by MEDQ which approved a Plan of Development over land within the Aura masterplan area, referred to as Precinct 15 (Part) (MEDQ Ref.:

DEV2023/1445). Following this, subsequent Change applications have been lodged, with the latest being approved on 6 May 2026 (MEDQ Ref.: DEV-2025-CAS-4153).

The Currency Period for the approval is 6 years from the original decision date of 17 September 2024, being 17 September 2030. Therefore, the Development Approval has not lapsed.

3 Overview of Proposed Changes

The proposal seeks to accommodate minor changes to the following aspects of the Plan of Development (PoD):

- Neighbourhood centre access;
- Neighbourhood Centre / Community Facilities Lot Boundary Changes;
- Community Facilities Lot Bushfire Buffer Changes;
- Bushfire Attack Level Updates;
- Planning Control Changes to Urban Warehouse Allotments Type G and H;
- Signage Lot Easement Alignment Changes.

The amended plans with these changes can be found in **Attachment B**.

It is noted that all engineering aspects associated with these changes will be provided in accordance with the relevant PDA guidelines.

It is important to note that the proposed changes to Neighbourhood Centre Access and Bushfire Attack Levels were originally included in the most recent approved change application (MEDQ Ref.: DEV-2025-CAS-4153) but were removed in the Information Response to streamline the approval process and meet plan sealing timeframes.

The following section provides a full description of the proposed changes.

3.1 Neighbourhood Centre Access

3.1.1 Additional Retail Entry

The approved Plan of Development currently locates the entry to the Neighbourhood Centre (Lot 8102) at the north-western and eastern boundaries of the site, as shown in **Picture 1** of **Figure 1** below.

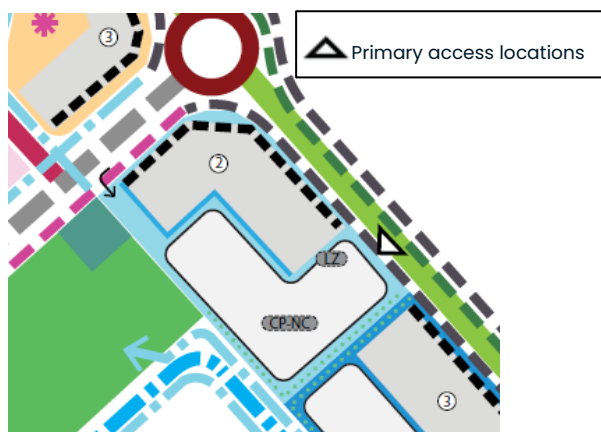
Given the Neighbourhood Centre is a high traffic generating land use, a revised access arrangement is proposed to include an additional entry from Access Street Urban D at the rear of the site. This will distribute traffic more effectively, with a significant proportion of vehicle trips expected to utilise the approved eastern access, as illustrated in **Picture 2**.

This change provides several key benefits that include:

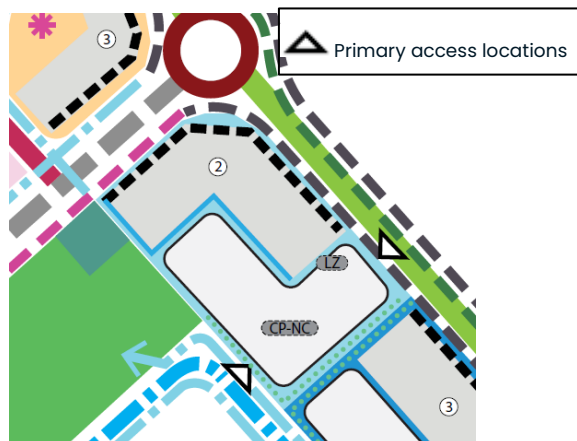
- Improved legibility on residential amenity, with both private vehicles and service/ delivery vehicles redirected away from the quieter residential street network.
- Enhanced street pedestrian safety, by limiting traffic volumes through residential areas and separating high-volume traffic from local pedestrian movements.
- Better accommodation of design and construction requirements, particularly in managing turning paths and pavement widths for retail service vehicles.

To support this proposed change, a Traffic Technical Memorandum has been prepared by *Urbis* (**Attachment C**), which demonstrates the functionality and appropriateness of this revised access arrangement.

Figure 1 – Relocated Retail Entry (Site Access)



Picture 1 – Approved
Source: Urbis



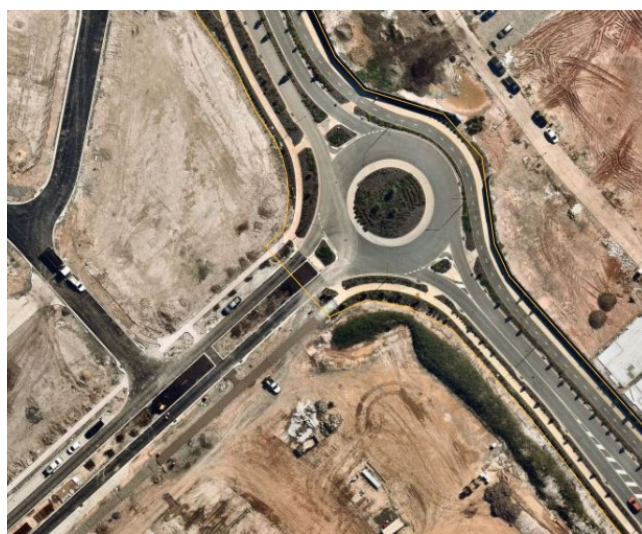
Picture 2 – Proposed
Source: Urbis

3.1.2 Removal of North-Western Access

In addition to the introduction of the rear access point, it is proposed to remove the previously approved left-in access located on the northern road frontage (refer to **Figure 1** above). The road layout delivered in this location includes a median crossing and pedestrian refuge that provides an important safety and connectivity function for local pedestrians. Refer to **Figure 2**.

The removal of this redundant access also enables an improved interface between the Neighbourhood Centre site and the adjoining neighbourhood recreation park. By eliminating the driveway connection previously positioned between these two uses, the outcome supports a more cohesive and pedestrian-friendly edge, avoids unnecessary vehicle movements in proximity to park users, and delivers a clearer and more intuitive access arrangement for the centre.

Figure 2 – Aerial Imagery Showing Median



Source: Nearmap, 2026

3.1.3 EDQ Concerns as Per Previous Change Application (DEV-2025-CAS-4153)

It is acknowledged that the abovementioned access arrangement was proposed as part of the previous Change Application for Aura P15 West (MEDQ Ref.: DEV-2025-CAS-4153), with EDQ issuing the following information request item:

Traffic – Potential Thoroughfare Through Centre

1. *Demonstrate how the design or PoD provision ensures the amended car parking area access/layout will not function as a thoroughfare or shortcut for 60+ residents travelling south.*

In response to EDQ's Information Request Item regarding the potential for the amended access arrangement to function as a thoroughfare or shortcut for residents travelling south, a Supplementary Technical Memorandum has been prepared by Urbis (**Attachment D**) to specifically address this item and support the conclusions of the Traffic Technical Memorandum submitted as **Attachment C**.

The supplementary memorandum confirms that the proposed additional Neighbourhood Centre access from the Trunk Connector represents a superior traffic and planning outcome by directing higher traffic generating movements to the higher order road network, rather than through lower order residential streets. The memorandum also identifies several shortcomings with the currently approved north-western access arrangement, including amenity, servicing, pedestrian safety and operational impacts associated with retail and service vehicle traffic utilising residential streets.

Importantly, the memorandum concludes that car parks are inherently low-speed, high-conflict environments that are unattractive and impractical for through traffic. A comparative route assessment demonstrates that travel via the formal road network remains faster, safer and more reliable than travelling through the Neighbourhood Centre car park, with the report concluding that the likelihood of rat-running is unlikely.

Accordingly, it is considered that this Information Request Item has been adequately addressed. For further detail, refer to the supplementary Technical Memorandum provided at **Attachment D**.

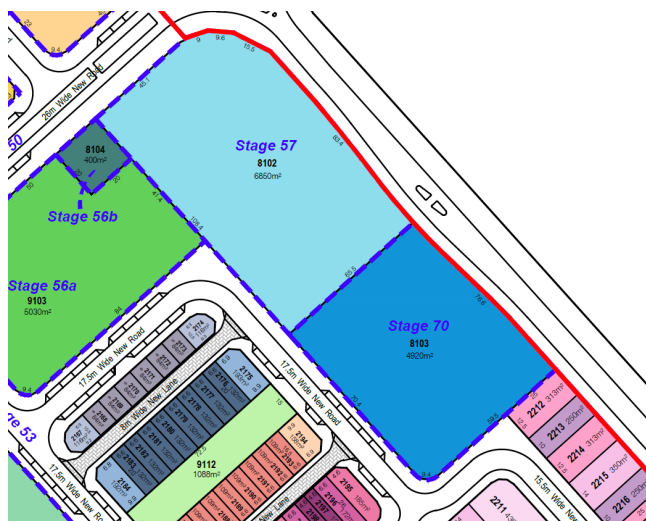
3.2 Neighbourhood Centre / Community Facilities Lot Boundary Changes

A review of the approved Plan of Development identified that previous amendments to the Precinct 15 (West) approval inadvertently reduced the area of the Community Facilities Lot (Lot 8103) to below the minimum 0.5 hectare requirement established under the relevant Infrastructure Agreement.

To rectify this issue, a minor adjustment is proposed to the shared boundary between the Neighbourhood Centre Lot (Lot 8102) and the Community Facilities Lot (Lot 8103). Specifically, the common boundary has been shifted approximately 1.35m north-west, resulting in an increase to the area of Lot 8103 and ensuring compliance with the minimum lot size requirement.

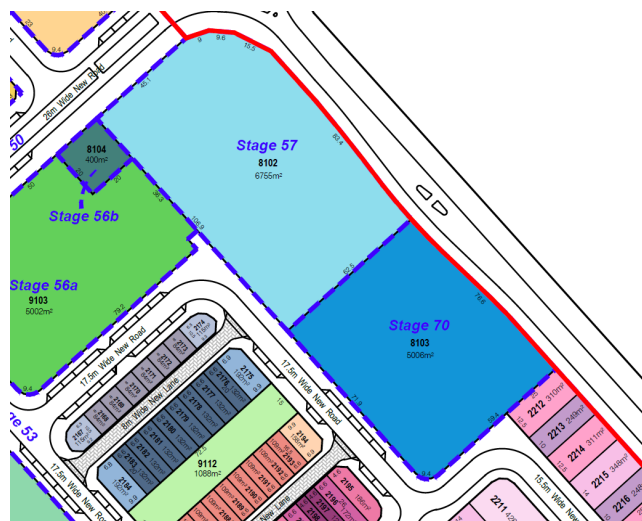
The proposed amendment is administrative in nature and does not alter the intended function, access arrangements or development potential of either lot. Rather, the change ensures consistency between the approved Plan of Development and the infrastructure obligations associated with the broader Aura development.

Figure 3 – PoD Comparison of Neighbourhood Centre Access Arrangements



Picture 3 – Existing

Source: Urbis



Picture 4 – Proposed

Source: Urbis

3.3 Community Facilities Lot Bushfire Buffer Changes

An updated Bushfire Hazard Assessment and Bushfire Attack Level (BAL) Plan has been prepared by Covey and is included as **Attachment E**. The assessment has identified that a minimum 2 metre setback is required along the south-eastern boundary of the Community Facilities Lot (Lot 8103) to achieve the appropriate bushfire management outcomes.

To give effect to this recommendation, amendments are proposed to *Table 10 – Design Standards for Sub-Precinct 15.3* through the inclusion of a new Design Standard DS2.5, which states:

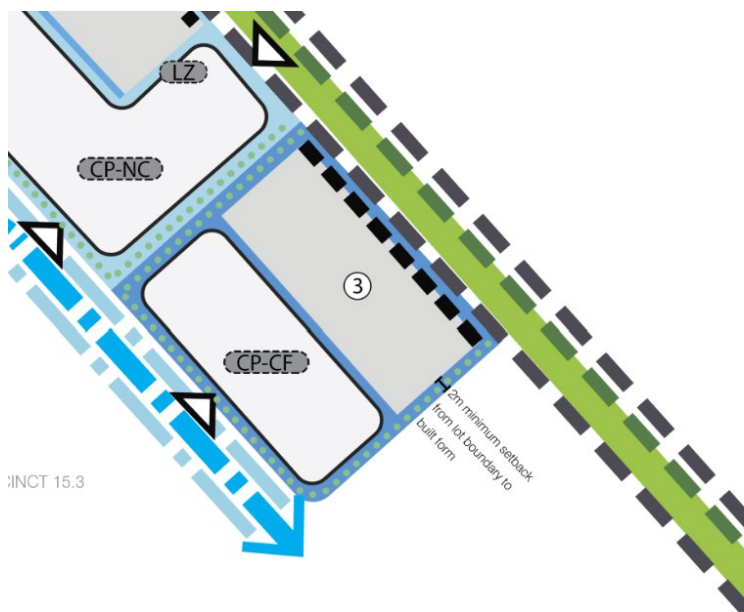
"The minimum setback between the south-eastern boundary of Lot 8103 (Community Facilities Lot) and the outermost projection of any building or structure is to be 2 metres, for bushfire management purposes."

In addition, corresponding annotations have been incorporated into the amended Plan of Development to clearly identify the extent of the required setback area.

These amendments ensure the approved planning controls appropriately respond to the findings of the updated bushfire assessment and provide a clear framework for future development of the Community Facilities Lot.

Figure 4 – Proposed Built Form Control (Table 10) and PoD Annotation

ELEMENT	DESIGN STANDARD
General	
Use	DS1.1 Land uses comprise the uses specified for the Sub-Precinct in Table 9 .
Built Form	DS2.1 The GFA of uses is in accordance with Table 8: Compliance Assessable Uses. DS2.2 Building height is consistent with that identified in Figure 8. DS2.3 The minimum setback from the wall of any building or structure to the vertical project of the boundary of the lot is in accordance with Section 3.2 Table 11. DS2.4 Development provides building separation distances to minimise impacts on residential amenity and privacy in accordance with Section 3.2 Table 11. DS2.5 The minimum setback between the south-eastern boundary of Lot 8103 (Community Facilities Lot) and the outermost projection of any building or structure is to be 2 metres, for bushfire management purposes. DS2.6 Where development is located on a 'Desired Building Frontage' identified by Appendix E: a. A building must: • Present a minimum of 70% of the building as active frontage; • Include a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct;



Picture 5 – Proposed Built Form Control (DS2.5)
Source: Urbis Ltd

Picture 6 – Proposed PoD Annotation
Source: Urbis Ltd

3.4 Bushfire Attack Level Assessment

3.4.1 Submission of Bushfire Attack Level Assessment – Response to Condition 37

Condition 37 of the existing approval requires the submission of a Bushfire Attack Level (BAL) assessment, undertaken by a qualified and accredited bushfire risk assessor, in accordance with Australian Standard AS3959–2018: Construction of buildings in bushfire-prone areas. The assessment must evaluate the development along the southern boundary adjoining Lot 561 on AP22457 and identify the corresponding BAL ratings for affected lots.

In response to this requirement, a Bushfire Hazard Assessment and BAL Plan has been prepared by Covey and is provided as **Attachment E**. The assessment demonstrates compliance with the relevant bushfire management standards and provides indicative BAL ratings to inform the development layout and design considerations across the development area.

The assessment also incorporates a comprehensive landscape and vegetation management strategy to reduce bushfire risk across key interface areas. This includes the use of low-threat landscaping treatments, managed Asset Protection Zones (APZs), reduced fuel planting palettes, and ongoing maintenance measures to minimise fuel loads and prevent continuous vegetation arrangements. Additional mitigation measures are also proposed within key interface areas, including the central drainage swale and acoustic wall interfaces. Further detail regarding these measures is provided within **Attachment E**.

A summary of the affected lots is provided as follows:

Indicative RHF / BAL Impact >12.5kW/m2 Summary – by lot:

12.5–19 kW/m2 (BAL19):

- Stage 51 lots: 2114–2120, 2131–2143 & 2154–2166
- Stage 53 lots: 2205–2229

- Stage 54 lots: 2230–2245, 2258–2269, 2282–2288, 2301, 2359–2364, 2399, 2412 & 2413
- Stage 55 lots: 2289–2300, 2306–2314, 2316–2325, 2338–2351, 2367–2372, 2375–2381, 2384–2394 & 2396–2398
- Stage 59 Lots: 8101
- Stage 60 Lots: 9100

19–29kW/m2 (BAL29):

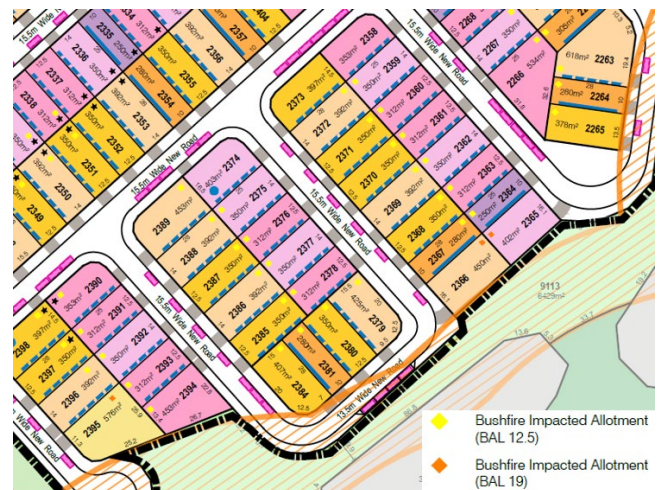
- Stage 54 lot: 2365
- Stage 55 lots: 2315, 2366 & 2395

All remaining lots are identified as either being greater than 100 metres from bushfire prone vegetation or not applicable. The report also confirms that all lots within the development are capable of achieving BAL 29 or lower. **It is therefore requested that Condition 37 be deleted and replaced with standard conditions** requiring compliance with the relevant BAL ratings shown within the BAL Assessment. As the revised design now satisfies this requirement, the existing condition is no longer necessary.

Figure 5 – Lots Affected by BAL



Picture 7 – Existing
Source: Urbis



Picture 8 – Proposed
Source: Urbis

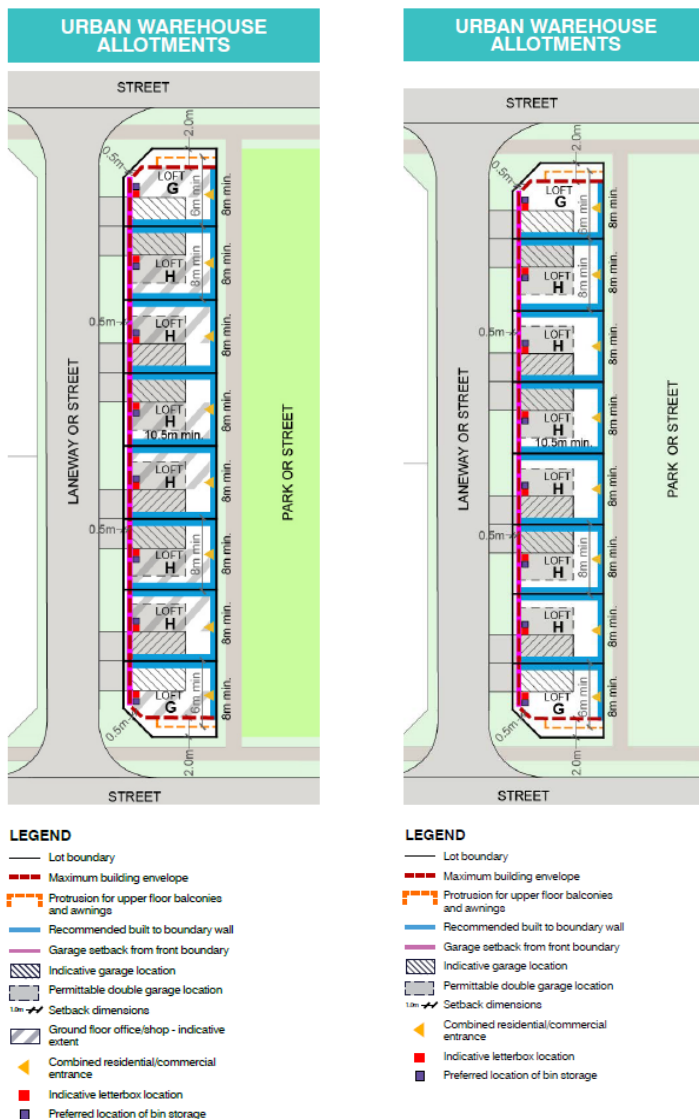
3.5 Planning Control Changes to Urban Warehouse Allotments Type G and H

The approved Plan of Development currently identifies Lots 2167 to 2174 (Urban Warehouse Allotments Type G and H) as being capable of accommodating a ground floor office or shop use as an "as of right" outcome.

Following further consideration of the intended development outcomes for this portion of the precinct, it is proposed to remove this provision and associated notation from the Plan of Development. This change is reflected through the removal of the relevant hatching and annotations applying to Lots 2167 to 2174.

The amendment does not alter the residential development intent of the allotments and is intended to simplify the planning controls applying to these lots. The change also provides greater consistency with the surrounding residential allotments and avoids the delivery of isolated non-residential activities outside of the designated Neighbourhood Centre.

Figure 6 – Proposed Urban Warehouse Allotment Changes



3.6 Signage Lot Easement Alignment Changes

As part of the previous Change Application (MEDQ Ref.: DEV-2025-CAS-4153), amendments were made to the approved signage lot access easement arrangement following concerns raised by Economic Development Queensland (EDQ) and Sunshine Coast Council (SCC) regarding maintenance vehicle access through the linear park corridor.

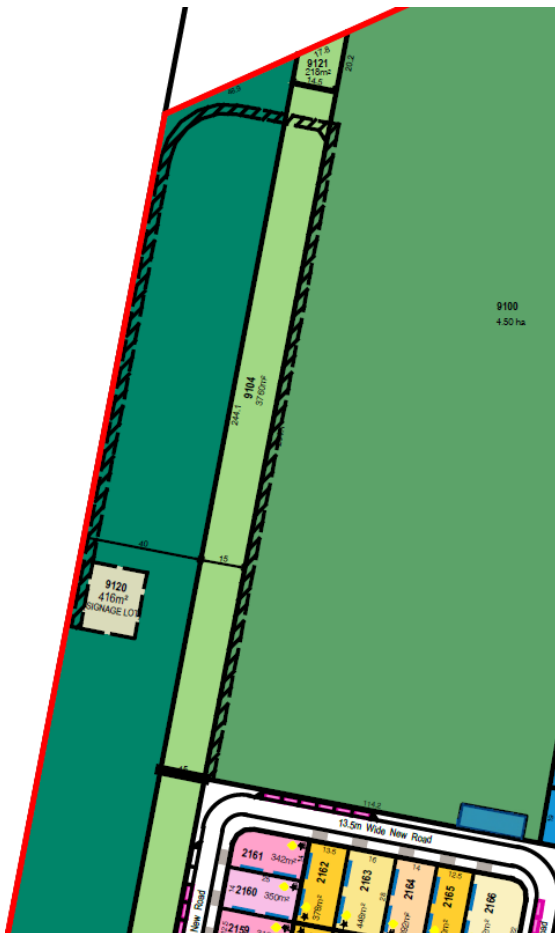
Specifically, concerns were raised that maintenance vehicles accessing the signage lot via the pedestrian pathway within the linear park may adversely affect the long-term structural integrity of the pathway. As a result, the approved easement alignment was relocated to run along the eastern boundary of the linear park within the adjoining Neighbourhood Sports Park land.

Since approval of this arrangement, Stockland has undertaken a further review of the access requirements and considers the revised alignment to be unnecessarily duplicative. The approved alignment would effectively require construction of a dedicated vehicle access route immediately adjacent to a pathway that is already capable of accommodating the limited maintenance access required for the signage lot.

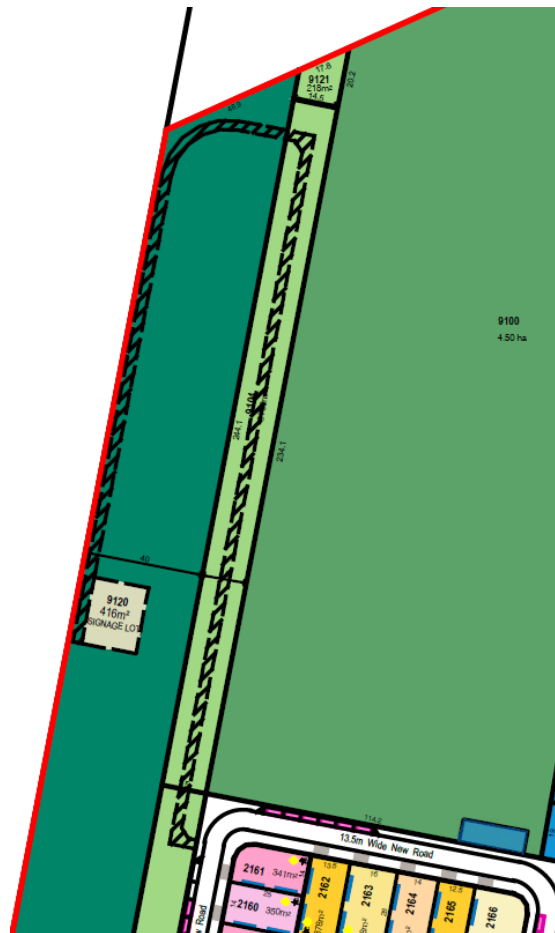
Importantly, maintenance access is anticipated to occur only infrequently and would be undertaken by a standard tray-back utility vehicle rather than heavy maintenance machinery. Given the scale and frequency of these movements, it is not considered that use of this pathway would result in adverse impacts to the structural integrity or ongoing operation of the linear park infrastructure.

Accordingly, the Applicant seeks to revert the access easement alignment to the previously approved alignment within the linear park corridor. This approach avoids unnecessary duplication of infrastructure, reduces disturbance within the Neighbourhood Sports Park and provides a more efficient and practical maintenance outcome whilst maintaining access to the signage lot.

Figure 7 – Proposed Easement Alignment



Picture 7 – Existing
Source: Urbis



Picture 8 – Proposed
Source: Urbis

4 Approval Package Amendments

The following sections provide a summary of amendments which are required to the approval package to reflect the proposed changes.

4.1 Approved Plans and Documents

It is requested the table of Approved Plans and Documents is updated to reference the Amended 'Plan of Development' (dated December 2025). This documentation has been amended in accordance with the changes detailed in **Section 3** of this letter.

For ease of reference, all proposed changes are ~~struck out~~ or in **green**.

Table 1 – Proposed Changes to Approved Plans and Documents

Approved Plans and Documents		Number	Date
1.	Plan of Development (Parts 1 and 2) – Aura Southern Locality Precinct 15 + 16 (Part), prepared by Urbis (Parts 1 and 2)	N/A	Part 1 – November 2025 Part 2 – 1 May 2026 June 2026
2.	Road Traffic Noise Assessment, prepared by Trinity Consultants	227401.0008R04 V07	15 April 2026
3.	Engineering Services Report, prepared by Egis	Engineering Report: 21-000307.3058 Rev D SQMP – 21- 000307.11.SWMP0 3F_01 Version F	24/07/2024 (amended in red on 30 May 2025).
4.	Aura P15 West: Landscape Master Plan	Rev 5	January 2024
5.	Traffic Technical Memorandum, prepared by Urbis	N/A	October 2025
6.	Bushfire Attack Level Assessment	N25-0320 Ltr Issue F	April 2026

4.2 PDA Development Conditions

To reflect the abovementioned changes, it is recommended the following condition is amended to reflect the abovementioned PoD changes (dated June 2026). **Section 3** above provides further information on the rationale for the proposed changes to the following conditions.

For ease of reference, all proposed changes are ~~struck out~~ or in **green**.

Table 2 – Proposed Changes to Condition 37

No.	Condition	Timing
37.	Bushfire Hazard Assessment and BAL Rating a) Submit to EDQ DA, a compliance assessment undertaken by a qualified and accredited bushfire risk assessor, a Bushfire Attack Level (BAL) assessment in accordance with Australian Standard AS3959–2018 (Construction of buildings in bushfire-prone areas). The assessment must include an evaluation of the development along the southern boundary adjoining Lot 561 on AP22457. b) The approved PoD must be amended to incorporate the findings of the BAL assessment*. The amended PoD must include: (i) The BAL rating for each affected lot; and (ii) Any required bushfire mitigation measures, including building setbacks, constructions standards, and landscaping treatments designed to reduce bushfire risks in accordance with the outcomes of the BAL assessment. a) Any required bushfire mitigation measures, including building setbacks, constructions standards, and landscaping treatments designed to reduce bushfire risks in accordance with the outcomes of the BAL assessment as determined by a building certifier in accordance with Australian Standard AS3959–2018 (Construction of buildings in bushfire-prone areas). b) All approved bushfire mitigation measures must be implemented and maintained in accordance with the approved BAL. <i>*Should the findings necessitate change to lot layout, this is to be lodged as a change to approval under section 99 of the ED Act.</i>	a) Within 12 months of the registration of the first Plan of Subdivision. b) Prior to survey plan endorsement for the relevant stage. a) Prior to issuing Building Approval for any dwelling on the affected lot. b) As required.

5 Assessment of Minor Change

In accordance with Section 99(2) of the ED Act, a request to Change a PDA Development Approval may be granted where MEDQ is satisfied the change would not result in the relevant development being ‘substantially different’.

As the ED Act does not define ‘substantially different’, it is considered relevant to adopt the definition of ‘substantially different development’ as defined in Schedule 1 of the *Development Assessment Rules* (**‘DA Rules’**). Relevantly, this definition is utilised as a benchmark to determine whether a proposed change (under the *Planning Act* 2016) can be defined as a ‘minor change’.

The below table provides an assessment of the proposed development against 'substantially different development' criteria of the DA Rules. The assessment demonstrates the proposed development does not result in 'substantially different' development and can be approved by MEDQ.

Table 3 – Assessment Against Substantially Different Development Criteria

Guideline Criteria	Response
Involves a new use	The proposal does not introduce any new land uses. The amendments are limited to refinements of the approved Plan of Development and maintain the existing development intent.
Results in the application applying to a new parcel of land	The proposal does not apply to any additional land and is confined to the area already subject to the existing PDA Development Approval.
Dramatically changes the built form in terms of scale, bulk or appearance	The proposal does not result in any material changes to the approved built form. The amendments are limited to access arrangements, planning controls, servicing infrastructure and minor lot boundary refinements.
Changes the ability of the proposed development to operate as intended	The proposal maintains the approved residential community and neighbourhood centre outcomes. The amendments improve functionality and respond to detailed design and servicing requirements without altering the intended operation of the development.
Removes a component that is integral to the operation of the development	The proposal does not remove any component integral to the operation of the approved development. Rather, the amendments refine the approved design while maintaining all key development outcomes.
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	The proposal does not increase traffic generation or adversely impact the surrounding transport network. The revised neighbourhood centre access will not result in any adverse traffic impacts and is supported by the accompanying Traffic Technical Memorandums (Attachment C and Attachment D).
Introduces new impacts or increases the severity of known impacts	The proposal does not introduce any new impacts or increase the severity of known impacts. The amendments respond to detailed design, bushfire and servicing requirements while maintaining the approved planning outcomes.
Removes an incentive or offset component that would have balanced a negative impact of the development	The proposal does not remove any approved incentive, mitigation measure or offset component associated with the development.
Impacts on infrastructure provisions	The proposal maintains the approved infrastructure outcomes and includes minor refinements to lot boundaries, servicing infrastructure and easement arrangements without changing the intended infrastructure demand or provision.

6 Conclusion

In summary, the assessment outlined in this letter demonstrates the proposed changes to the PDA development approval are not 'substantially different'. It is therefore recommended the proposed changes are endorsed by MEDQ.

We trust the information supplied to accompany this change application is sufficient in order for MEDQ to undertake an assessment of this request. If you require any further information, please don't hesitate to contact the undersigned, **Dan Wilson (Senior Consultant)** or **Karan Rao (Consultant)** on (07) 3007 3800.

Kind regards,

A handwritten signature in black ink, appearing to read "Kris Krpan", with a long vertical line extending downwards from the end of the signature.

Kris Krpan
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