

30 June 2026

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

Dear Sir/Madam,

Change Application to PDA Approval for Precinct 11, 12 and 6 (Part) of Aura at Bellvista Boulevard, Caloundra West and Bells Creek Road, Bells Creek, formally described as Lot 4 SP357739, Lot 5 SP353735, Lot 505 SP347399 (Part) (EDQ Ref.: DEV2017/906/102)

1 Introduction

In accordance with Section 99 of the *Economic Development Act 2012* (the '**ED Act**') and on behalf of *Stockland Development Pty Ltd* (the '**Applicant**'), we hereby seek to change the Priority Development Area ('**PDA**') Development Approval for Precinct 11, 12 and 6 (Part) of Aura (MEDQ Ref.: DEV2017/906/102).

The proposal seeks approval for minor changes in response to construction and detailed design requirements. These changes comprise updates to the drainage lot extent to reflect the final channel and Water Sensitive Urban Design (WSUD), along with amendments to the Small Office, Home Office (SOHO) lot development controls to improve functionality and built form outcomes.

The following information is provided to accompany this change application:

- **Attachment A** – Owner's Consent and Title Search;
- **Attachment B** – PDA Development Application Form;
- **Attachment C** – Amended Plan of Development, prepared by *Urbis*.

2 Background

In 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 enabled the delivery of the Aura Master Planned Community and continues to guide development across the site.

The land subject to this application forms part of Precincts 11, 12 and 6 (Part) within the Aura Master Planned Community and is subject to a subsequent development approval granted on 5 July 2018 (MEDQ Ref.: DEV2017/906). Since this time, a number of change applications have been approved, with the most recent approval issued on 14 December 2023 (MEDQ Ref.: DEV2017/906/102).

The currency period for the approval is 20 years from the original date of decision of 4 July 2018, being 4 July 2038. Accordingly, the development approval remains current and has not lapsed.

3 Overview of Proposed Changes

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

- Update to the extent of a drainage lot (WSUD N2) and associated Conservation Lot 9073; and
- Amendments to SOHO lot development controls

The amended plans reflecting these changes are provided in **Attachment C**. It is noted that all engineering aspects associated with these amendments will be delivered in accordance with the relevant PDA guidelines.

The following sections provide a detailed description of the proposed changes.

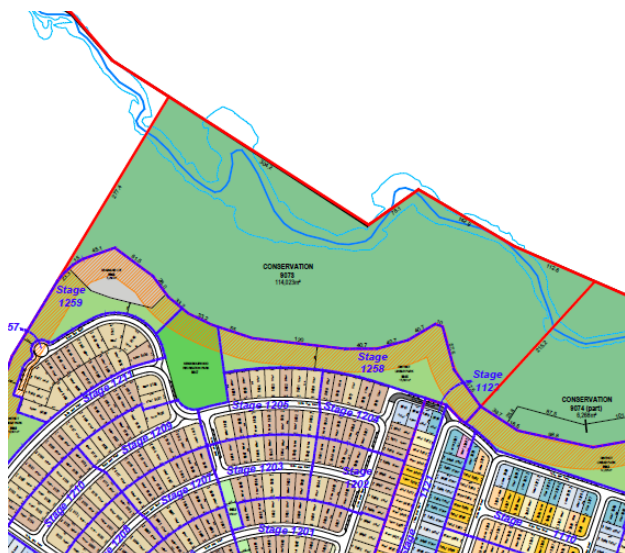
3.1 Drainage Lot Extent

An amendment is proposed to the extent of the drainage lot (WSUD N2) to reflect updated linework associated with the final channel design and Water Sensitive Urban Design (WSUD) outcomes. As a result of these refinements, the adjoining Conservation Lot 9073 has been correspondingly adjusted to accommodate the increased extent of the drainage infrastructure.

This change ensures that the PoD accurately reflects the detailed design and as-constructed outcomes for the drainage network, providing a coordinated interface between conservation areas and stormwater infrastructure. The revised configuration maintains the intended function of both the drainage and conservation lots, while facilitating efficient delivery and plan sealing.

Refer to **Figure 1** below and **Attachment C** for the amended PoD plans illustrating the updated lot configuration.

Figure 1 – Conservation Lot – Lot 9073



Picture 1 – Approved

Source: Urbis



Picture 2 – Proposed

Source: Urbis

3.2 SOHO Lot Control

Amendments are proposed to the development controls applying to SOHO allotments to improve functionality, flexibility, and built form outcomes. These changes respond to detailed design considerations and aim to better support the intended mixed-use nature of these lots.

The proposed amendments include:

- Removal of the requirement for a gated entry onto the street frontage;
- Removal of the requirement for front fencing where identified as “Home Office” allotments, to maximise active frontages and glazing opportunities;
- Clarification of parking arrangements to reflect access for both the home office/ground floor use and the primary dwelling; and
- Relocation of letterboxes to the rear laneway.

In particular, the PoD has been updated to include a control specifying that where allotments are identified as “Home Office” on the SOHO Allotments diagram, front fencing is not mandatory. This supports a more open and activated streetscape, consistent with the intended character of the SOHO precinct.

These amendments collectively enhance the usability of the ground floor for commercial or office purposes, improve passive surveillance, and deliver a more engaging and contemporary built form outcome as illustrated in **Figure 1** below.

Refer to **Attachment C** for the amended PoD provisions and associated diagrams.

Approved Plans and Documents	Number	Date
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1.	Aura North-Central Locality Precincts 11, 12 and 6 (Parts), prepared by Urbis (Parts 1 and 2)	N/A	December 2023 May 2026
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4.2 PDA Development Conditions

No change to the current conditions of approval is identified from the proposed amendments sought.

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 2 – Assessment against Substantially Different Development Criteria

Guidelines Criteria	Response
Involves a new use	The proposal does not seek to include any new land uses. All future land uses are subject to the provision of the PoD.
Results in the application applying to a new parcel of land	The proposal does not result in the application applying to a new parcel of land.
Dramatically changes the built form in terms of scale, bulk or appearance	The proposal does not involve any dramatic changes to the built form. Of note, the proposal does not seek any material changes to the 'Built form' design controls, as stipulated in the PoD.
Changes the ability of the proposed development to operate as intended	The proposal does not change the ability of the approved development to operate as intended, being for a residential community.
Removes a component that is integral to the operation of the development	The proposal does not involve removal of any components which are integral to the operation of the development.

Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	The proposal does not involve removal of any components which are integral to the operation of the development.
Introduces new impacts or increase the severity of known impacts	The proposal does not introduce any new impacts and does not increase the severity of known impacts.
Removes an incentive or offset component that would have balanced a negative impact of the development	The proposal does not remove an incentive or offset component.
Impacts on infrastructure provisions	The proposed changes ensure the development is consistent with intended infrastructure provision, location and/or demand.

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 or **Beth Foley (Senior Consultant)** on (07) 3007 3800.

Kind regards,



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