place design group.

TOWN PLANNING REPORT

Aura South Early Release Area

Halls Creek PDA

Prepared for Stockland Development Pty Limited

Disclaimer

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Table 1: Issue History			
Document Title	**Version**	**Date Issued**	**Issued To**
Draft Town Planning Report	1	13/08/2026	Internal
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Applicant Details

Table 2: Applicant Details	
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Attachments

Table 3: List of Attachments

Attachments	Name	Provided by:
Attachment 1	PDA Development Application Form	Place Design Group
Attachment 2	Property Searches	Place Design Group
Attachment 3	Landowner's Consent	Aura South Pty Limited & Stockland Development Pty Limited
Attachment 4	Reconfiguring of a Lot Plans	Place Design Group
Attachment 5	Plan of Development	Place Design Group
Attachment 6	Urban Design Statement	Place Design Group
Attachment 7	Landscape Concept Plan	Place Design Group
Attachment 8	Transport Impact Assessment	Jalahawi Consulting
Attachment 9	Engineering Services Report	KN Group
Attachment 10	Stormwater Quality Management Plan	Design Flow Consulting
Attachment 11	Flood Assessment	WaterTech
Attachment 12	Acoustic Impact Assessment	Stantec
Attachment 13	Environmental Assessment Report	SMEC
Attachment 14	Bushfire Management Plan	SMEC
Attachment 15	Responses to PDA-Development Requirements, Relevant PDA Guidelines and SDAP State Code 8	Place Design Group
Attachment 16	State Matters of Interest Report	Development Assessment Mapping

Site and Proposal Summary

Table 4: Site & Proposal Details	
Site Address	Bells Creek Road, Coochin Creek QLD 4519
Real Property Description	Lot 1 on SP332399 and Lot 2 on SP357748
Total PDA Site Area	1,241.59 ha
Landowner(s)	Aura South Pty Limited and Stockland Development Pty Limited
Applicant	Stockland Development Pty Limited
PDA Development Instrument	Halls Creek PDA Interim Land Use Plan, July 2026
Precinct	Precinct 1 – Early Release Area
Project	Aura South Early Release Area
ERA Site Area	87.95 ha
Proposed Development	PDA Development Permit for: - Reconfiguring a Lot in accordance with a Plan of Development - Material Change of Use in accordance with a Plan of Development - Operational Works in accordance with a Plan of Development
Key Elements	The proposed development is to establish the first precinct, known as the Early Release Area, within the Aura South masterplanned community. The Early Release Area development will comprise the following key elements: - delivery of approximately 1,051 new homes within a range of dwelling typologies including detached lots, terrace homes and apartments - 962 residential lots - 2 multiple dwelling lots - 9 enterprise and employment lots - 1 neighbourhood centre lot with up to 1,500m^2 retail GFA and allowance for addition non-residential uses such as a Child care centre. - 10ha District sports park - 2 signage lots - Open space, pedestrian and balance land. The proposal also includes associated infrastructure such as internal roads with pedestrian, cycling, and bus lanes, external intersection augmentations, and a pedestrian bridge and active transport corridor to connect to the neighbouring Aura's development's emerging suburb of Gagalba.
Level of Assessment	Permissible Development
Public Notification	20 business days
Assessment Manager	Minister for Economic Development Queensland
Local Government Area	Sunshine Coast Council
Easements	DA on SP336557 DB on SP336557 DC on SP336557 DD on SP336557
Development Assessment Mapping (DAMS)	SEQ Regional Plan Triggers - SEQ northern inter urban break

Table 4: Site & Proposal Details	
	- Urban Footprint Coastal Protection - Coastal management district - Coastal area - erosion prone area - Coastal area - medium storm tide inundation area Fish Habitat Areas - Queensland waterways for waterway barrier works Water Resources - Water resource planning area boundaries Native Vegetation Clearing - Regulated vegetation management map (Category A and B extract) Koala Habitat Area - Core koala habitat area State Transport Corridor - State-controlled road - Future State-controlled road
State Planning Policy (SPP) Interactive Mapping System (IMS)	Agriculture - Agricultural land classification - class A and B Biodiversity - MSES - Regulated vegetation (intersecting a watercourse) - MSES - High ecological significance wetlands - MSES - Regulated vegetation (category B) - MSES - Regulated vegetation (essential habitat) - MSES - Regulated vegetation (category C) - MSES - Wildlife habitat (koala habitat areas - core) - MSES - Wildlife habitat (endangered or vulnerable) - MSES - Regulated vegetation (wetland) - MSES - Wildlife habitat (special least concern animal) Coastal Environment - Coastal management district Natural Hazards Risk and Resilience - Flood hazard area - local government flood mapping area - Medium storm tide inundation area - Bushfire prone area - Erosion prone area Transport Infrastructure - Future State-controlled road - State-controlled road

1 Introduction

This following town planning report has been prepared by Place Design Group on behalf of Stockland Development Pty Limited (the applicant) in support of a PDA development application over land located at Bells Creek Road, Coochin Creek, and forming part of Lot 1 on SP332399 and Lot 2 on SP357748 (the site). The site is included within the recently declared Halls Creek Priority Development Area (**PDA**) and, in lieu of a Development Scheme, is currently subject to the provisions of the Halls Creek PDA Interim Land Use Plan (**ILUP**)

The applicant seeks a PDA Development Permit for:

- Reconfiguring a Lot in accordance with a Plan of Development;
- Material Change of Use in accordance with a Plan of Development; and
- Operational Works in accordance with a Plan of Development.

The proposed development is categorised as Permissible Development in accordance with the ILUP and seeks to deliver the initial phase of land release within the Halls Creek PDA, comprising 962 residential lots, 2 multiple dwelling lots, 9 enterprise and employment lots, 1 x neighbourhood centre lot, 2 signage lots, parks, and balance land.

The proposed development provides a logical extension of the existing Aura masterplanned community to the north, enabling early delivery of approximately 1,051 new homes, supported by a high-quality open space network, neighbourhood centre, providing convenience retail and associated amenities, and a range of enterprise and employment lots, providing for job creation and complimentary business and industry uses.

The proposed residential lots have been designed to accommodate a diverse range of dwelling houses, comprising attached and detached housing products, providing a high degree of housing quality and choice. Additional housing choice is provided via the proposed multiple dwelling lots, which are intended to enable more diversity via 2-3 storey medium density housing products. Supporting non-residential uses, comprising the proposed neighbourhood centre and range of enterprise and employment lots, will ensure future residents benefit from convenient access to a range of supporting local conveniences and employment opportunities. The future establishment of dwellings and non-residential uses over the proposed lots are to be regulated by the provisions of the proposed Plan of Development.

This Town Planning Report addresses the merits of the proposed development with respect to the provisions of the Eco*nomic Development Act 2012* (**ED Act**) and the ILUP. Based on the following assessment and findings of supporting technical analysis, it is considered that the proposed development complies with the ED Act and the relevant elements of the ILUP and should be approved, subject to reasonable and relevant conditions.

2 Site Characteristics and Context

2.1 Site Characteristics

2.1.1 Location and Property Description

The site is located at Bells Creek Road, Coochin Creek, and currently forms part of Lot 1 on SP332399 and Lot 2 on SP357748, which comprise two irregular shaped land parcels that sit between the Caloundra South PDA (Aura) to the north and Pumicestone Passage to the south. The portion of the site subject to this application comprises an area of approximately 87.95 ha. The site is currently vacant, having historically been used for agricultural purposes. The spatial extents of the site, Lot 1 on SP332399 and Lot 2 on SP357748 are shown in **Figure 1**.

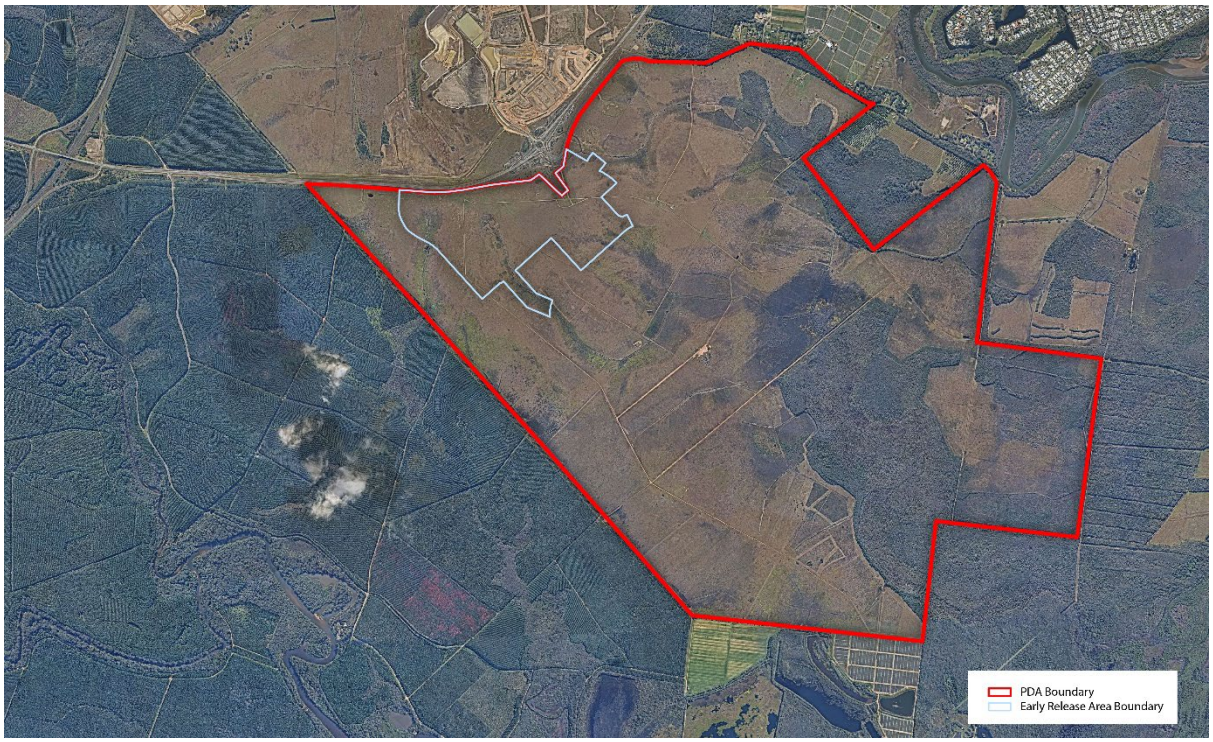


Figure 1: Aerial View of the site (Source: Place Design Group 2026)

2.1.2 Land Ownership, Easements Encumbrances and Interests

The registered owner of the Lot 1 on SP332399 and Lot 2 on SP357748 is Aura South Pty Limited and Stockland Development Pty Limited, as shown on the Title Search in **Attachment 2**. The site is burdened by several easements, as outlined in **Table 5**. The Easement Dealing Document is provided in **Attachment 2**.

Table 5: Easements

Easement	Purpose	Burdens	Benefits
DA on SP336557	Drainage	Lot 1 on SP332399	Sunshine Coast Council
DB on SP336557	Drainage	Lot 2 on SP357748	Sunshine Coast Council
DC on SP336557	Drainage	Lot 2 on SP357748	Sunshine Coast Council
DD on SP336557	Drainage	Lot 2 on SP357748	Sunshine Coast Council

2.1.3 Project Background and Relevant Approvals

The Halls Creek PDA was declared on 17 July 2026 and comprises 1,241 ha of land located in Coochin Creek, within the Sunshine Coast Local Government Area. The ILUP took effect on 17 July 2026. It regulates development within the PDA, until such time the Halls Creek Development Scheme is adopted.

The PDA was established to facilitate the creation of a new master planned community, known as Aura South. Aura South aims to accommodate up to 10,000 new homes and 48 ha of employment land, in addition to 633 hectares of land allocated to open space, recreation and environmental protection.

Prior to the declaration of the Halls Creek PDA, a Public Environment Report was prepared in accordance with the *Environment Protection and Biodiversity Conservation Act 1999* (**EPBC**), Regulations, and Significant Impact Guidelines to present the findings of several Environmental Impact Assessments (**EIAs**). These EIAs assessed the potential impacts Aura South may have on the environment and the site's suitability for development in consideration of the EPBC Act, specifically investigating:

- The ecological character of the site including listed threatened species and communities.
- Economic and social matters of future development over the site.
- The direct, indirect facilitated and cumulative impacts that may potentially result from Aura South.
- Mitigation and management measures required to support ecological enhancement and protection.

Through this assessment process it was concluded that:

- No significant direct, indirect, facilitated, or cumulative impacts for all Matters of National Environmental Significance (**MNES**)-listed flora species, migratory bird species, the Coastal Swamp threatened environmental community, or the Moreton Bay Ramsar Site (**MBRS**) will result.
- Aura South is consistent with Australia's international obligations relevant to managing the MBRS and is also consistent with Australia's responsibilities under relevant biodiversity treaties.
- While Aura South has the potential to generate a residual significant impact for the Wallum Sedge Frog, the delivery of an Offset Area will manage this impact to an acceptable level.
- No significant, direct, indirect, facilitated, or cumulative impacts for all other MNES-listed fauna species.
- In some cases, MNES will experience beneficial impacts from the implementation and delivery of Aura South.

Aura South received approval under the EPBC Act (EPBC Ref: 2023/09548) on 22 May 2026. The approved EPBC masterplan has informed the Halls Creek PDA declaration, including extent of developable area, management of key waterways and areas dedicated to environmental protection and prescribed buffers.

Since receiving Commonwealth Government approval under the EPBC Act, the applicant continues to provide comprehensive ongoing environmental monitoring and reporting in the form of compliance reports.

Relevant planning and environmental approvals are identified in **Table 6**.

Table 6: Key Planning and Environmental Approvals

Approval Date	Description of Approval
22 May 2026	EPBC Approval (Ref: 2023/09548) The PDA received approval under the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*
5 June 2023	Council ref: RAL19/0116.02 Minor Change to Development Permit for Reconfiguring a Lot (2 lots into 2 lots)

29 September 2022	Council ref: RAL19/0116.01 Minor Change to Development Permit for Reconfiguring a Lot (2 lots into 2 lots)
6 October 2020	Council ref: RAL19/0116 Development Permit for Reconfiguring a Lot (2 lots into 2 lots)
20 September 2019	Council ref: OPW19/0278 Development Permit for Operational Works (new road connection)
14 April 2014	Council ref: 2009/520025 Development Permit for Reconfiguring a Lot (2 lots into 25 lots) – Approval lapsed

2.1.4 Contaminated Land

In accordance with the requirements of the *Queensland Environmental Protection Act 1994* (**EPA Act**) the Department of Environment and Science (**DES**) maintains a register of sites identified as having previous or current notifiable activities or which are contaminated by hazardous materials. The Environmental Management Register (**EMR**) identifies 'low-risk' sites that have been used for an activity which is likely to cause land contamination, while the Contaminated Land Register (**CLR**) identifies 'risk' sites as requiring remediation.

As identified in relevant searches in **Attachment 2**, the site is not listed on either the EMR or the CLR.

2.1.5 Topography

In terms of elevation and topography, the site is best described as flat to gently sloping. Site contour levels range from 4m on AHD at the site's north-western corner to 2m on AHD at the site's northern and eastern boundaries.

2.1.6 Infrastructure and Services

Given the historic rural use of the site, the site does not currently benefit from urban services connections, infrastructure and sealed roads. Essential services and infrastructure, including reticulated sewer, water, stormwater, electricity, telecommunications and sealed roads are proposed in accordance with the enclosed Engineering Services Report, prepared by KN Group in **Attachment 9**, including reticulated sewer, water, electricity, telecommunications, stormwater and sealed roads.

2.1.7 Environmental Values

As outlined in the enclosed Environmental Assessment Report (**Attachment 13**) the site constitutes a low-constraint, low-impact development area strategically located within a highly modified and historically cleared portion of the broader Aura South site. Ecological surveys confirm that the site contains no permanent high-value environmental features, with vegetation consisting predominantly of non-remnant exotic grassland and disturbed alluvial heath. Habitat values are generally low, with only limited rainfall-dependent habitat available for wallum frog species. No threatened flora, koala habitat or essential habitat occurs within the site.

The Environmental Assessment Report also confirms that the broader Aura South project has been approved under the EPBC Act (EPBC 2023/09548), with the site for the ERA selected and configured to avoid matters of national, state and local environmental significance.

Additionally, waterway investigations confirm that mapped drainage features within the site are artificial or ephemeral drainage lines with no fisheries values, with only a small section of a regulated waterway occurring within a drainage corridor. The broader Aura South water management strategy will maintain hydrological processes, protect downstream environmental values, including the Coastal Swamp threatened environmental community, and deliver water quality outcomes through integrated stormwater management measures.

As outlined within Appendices D and E of the Environmental Assessment Report, existing waterway mapping is

considered inaccurate. Subsequent applications will be made to recognise the alterative waterways via a separate process under the *Fisheries Act 1994*. In summary, the Environmental Assessment Report concludes that the site occupies previously cleared, low-value land and can be developed with minimal environmental impact.

In terms of stormwater quality and discharges to the receiving environment, please refer to the enclosed Stormwater Quality Management Plan (**Attachment 10**).

2.2 Site Context

The site is strategically located in the suburb of Coochin Creek, about 7km south-west of Caloundra and 9km east of Beerwah, all situated within the high-growth Sunshine Coast Local Government Area. The site sits to the north and outside the Northern Inter-Urban break as defined in the Shaping SEQ Regional Plan.

The site has direct access to the State's higher order road network including Bells Creek Arterial Road and the Bruce Highway, providing access to regional economic clusters, major enterprise areas, and employment hubs across the Sunshine Coast and South East Queensland.

The site is also immediately south of the Aura master planned community, which is included in the Caloundra South PDA. The site's proximity to Aura will provide immediate access to established services, community facilities, education and employment opportunities while the development of Aura South progresses. The context of the site and surrounding areas is illustrated in **Figure 2**.



Figure 2: Context Map (Source: Place Design Group, 2026)

3 Proposed Development

3.1 Overview

This application relates to Precinct 1: Early Release Area, as shown within the Halls Creek ILUP. The proposed development will establish the first phase of a new benchmark in Australian master planned communities, known as Aura South.

As shown in the Reconfiguring a Lot Plans provided in **Attachment 4**, the proposed reconfiguration relates only to the portion of the site identified in the Halls Creek ILUP as the Early Release Area. The remainder of the site will comprise balance land, subject to future development applications following the adoption of the Halls Creek Development Scheme.

The Early Release Area will comprise the following key elements:

- Delivery of approximately 1,051 new homes within a range of dwelling typologies including detached lots, terrace homes and apartments
- 962 residential lots
- 2 multiple dwelling lots
- 9 enterprise and employment lots
- 1 neighbourhood centre lot with up to 1,500m^2 retail GFA
- 2 signage lots
- 10ha District sports park
- Open space, pedestrian and balance land

The proposal provides for a range of residential and non-residential land uses to be established over the proposed lots. The future establishment of these uses is to be regulated by the provisions of the proposed Plan of Development provided in **Attachment 5**.

Additionally, the proposal includes associated infrastructure such as internal roads with pedestrian, cycling, and bus lanes, external intersection augmentations, and a pedestrian bridge and active transport corridor to connect to the neighbouring Aura development's emerging suburb of Gagalba, and beyond that, to the Aura town centre.

3.2 Residential

The proposed development will deliver a total of 962 lots for residential, accommodating a diverse range of dwellings that respond to the local context and evolving housing market. The housing mix comprises both attached and detached dwellings, complemented by a range of lot sizes, housing products and dwelling typologies. Additionally, two medium density lots will accommodate Multiple dwellings. The mix of residential lots caters for a broad cross-section of the market, including first home buyers, downsizers, upsizers and larger families and results in a residential net density of 22.13 dwellings per hectare.

A key focus of the development is the delivery of diverse and accessible housing options that support affordability and enable residents to remain within Aura South as their housing needs change throughout different stages of life. The distribution of varying densities, lot sizes and dwelling typologies will establish a series of distinct neighbourhoods and smaller community clusters, contributing to a diverse and vibrant residential environment.

The proposed mix of lot sizes and typologies are summarised in **Table 7**.

Table 7: Proposed Lot Types				
Product mix		**Width**	**Depth**	**No. of lots**
Detached				
25m Deep Allotment				
Villa		10m	25m	142
Premium Villa		12.5m	25m	97
Courtyard		14m	25m	150
Premium Courtyard		16m	25m	79
28m Deep Allotment				
Villa		10m	28m	32
Premium Villa		12.5m	28m	49
Courtyard		14m	28m	40
Premium Courtyard		16m	28m	47
Attached				
21m Deep Rear Loaded Terrace Allotment				
Rear Loaded Terrace (4.6m)		4.6m	21m	40
Rear Loaded Terrace (6.6m)		6.6m	21m	32
Rear Loaded Terrace (9.0m)		9.0m	21m	24
25m Deep Rear Loaded Terrace Allotment				
Rear Loaded Terrace (4.6m)		4.6m	25m	53
Rear Loaded Terrace (6.6m)		6.6m	25m	32
Rear Loaded Terrace (9.0m)		9.0m	25m	32
25m Deep Front Loaded Terrace Allotment				
Front Loaded Terrace (7.5m)		7.5m	25m	39
Front Loaded Terrace (9.0m)		9.0m	25m	24
Other Terrace / Urban Allotment				
Rear Loaded Fonzie – Front Unit		8.0m	25m	8
Rear Loaded Fonzie – Micro Unit		4.7m	11.5m	8
Front Loaded Garden Home		8.5m	16m	30
Front Loaded Urban Loft		8.5m	12m	4
Totals	**20 distinct lot typologies**	**-**	**-**	**962**

Please note, the above table does not include the two Medium density lots.

3.3 Neighbourhood Centre

The neighbourhood centre will provide convenient access to local retail, services and employment opportunities, incorporating a range of uses to meet the everyday needs of the future community. The centre will comprise approximately 1,500m^2 of GFA and is anticipated to accommodate primarily retail, food and beverage and medical uses, with the potential for a child care centre.

The Early Release Area includes approximately half of the ultimate neighbourhood centre, with the balance to be delivered through a future development application once sufficient population has been established to support the centre's broader non-residential functions.

3.4 Enterprise Area

The enterprise area includes one super lot identified as the 'home supplies hub', which is intended to accommodate uses such as a garden centre, hardware and trade supplies, furniture stores, pool supplies and other associated uses. Additionally, there are an additional two super lots and six regular lots identified for 'Small to Medium Enterprises (SMEs), intended to accommodate uses such as large gyms, auto repair, trade, wholesale, e-commerce and business activities.

The enterprise area will support the everyday needs of residents while providing opportunities for local employment, business activity and retail and recreation activities. Its integration with the broader residential community will contribute to a well-connected and self-sufficient neighbourhood, reducing the need for residents to travel outside the community. The enterprise area will therefore play an important role in establishing a complete, vibrant and sustainable community that can grow and evolve alongside the future needs of its residents.

Importantly, the enterprise area is located adjacent the entrance off Bells Creek Arterial Road, which provides convenient access, with sufficient separation from residential areas within the PDA.

3.5 Key Elements

3.5.1 Urban Design

Aura South has been carefully designed around an integrated urban structure that supports a connected, diverse and highly liveable community. The neighbourhood centre will provide convenient access to retail, commercial, community and recreation services, complemented by an enterprise area accommodating larger-format commercial and light industrial activities and providing local employment and business opportunities. Distinctive neighbourhoods have been designed around these centres, transport networks and open spaces, creating a diverse range of housing and high-quality living environments that respond to the needs of the future community.

Connectivity, active movement and access to nature are fundamental to the community's design. An interconnected network of sub-arterial and connector streets will provide safe and convenient movement throughout the community, support public transport and protect the long-term function of the broader road network. This will be complemented by an extensive active transport network integrated through the street and open space network, together with a hierarchy of parks and open spaces that combines recreation, conservation, movement and sustainable stormwater management.

Collectively, these elements establish a strong framework for placemaking, with a distinctive community heart, memorable arrival experiences, connected neighbourhoods and centres, and an elevated presence of nature that will contribute to a vibrant and enduring community.

3.5.2 Public Realm and Landscaping

The Early Release Area establishes the landscape framework for Aura South, demonstrating how a nature-led community can be shaped by connected green infrastructure, integrated water systems and the unique character of the Sunshine Coast.

As the first stage of development, it delivers the landscape experiences that define the future community, creating

strong green and blue connections that extend beyond the site and establish the framework for the future Green Heart. Streets, parks, waterways and movement corridors are designed as interconnected landscape systems that restore ecological function, celebrate water and encourage everyday interaction with nature.

By embedding regenerative landscape principles from the outset, the Early Release Area creates a memorable first chapter for Aura South, one that establishes a distinctive identity, supports long-term environmental resilience and provides the landscape structure upon which future neighbourhoods will grow.

3.5.3 Parks and Open Space

The proposed development facilitates an expansive network of parks and open spaces that encourage a healthy and active lifestyle for the future residents of Aura South. The network of parks and open spaces will provide a range of opportunities for passive and active recreation, community interaction and social engagement, encouraging residents to spend time outdoors and engage with their local community.

The proposal will deliver a District Sports park, providing a high-quality destination for organised sport, recreation and community activity. The park is approximately 10ha and will offer a range of sporting fields, courts and supporting facilities, catering to multiple sporting organisations and a broad range of users. The park has been designed to support competition, training, informal recreation and spectator activities, while creating opportunities for community connection, healthy lifestyles and active participation. The park will form a key community asset and focal point within the broader open space network.

A major linear recreation park will also be delivered, forming a key green spine through the development, providing an attractive and connected setting for walking, cycling and informal recreation. The park will link residential neighbourhoods with the broader open space network and key destinations, creating convenient and enjoyable connections throughout the community. The major linear park will also provide an important function for managing stormwater, utilising best practice water sensitive urban design principles.

Additionally, the proposal provides for smaller parks and green spaces dispersed throughout the community in the form of neighbourhood recreation parks, local recreation parks and linear parks. Collectively, the parks, open spaces and streetscape network will contribute to a connected and attractive neighbourhood environment that promotes healthy lifestyles, community interaction and a strong sense of place.

An assessment of the proposed ERA's parks and open space elements against PDA Guideline 12 – Parks Planning and Design is provided at **Attachment 15**.

3.5.4 Advertising Devices

The proposal includes both temporary and permanent advertising devices, including estate entry sign, pylon signs, billboard signs, H frame signs and flagpoles. The proposed advertising devices will be regulated by the Plan of Development, which includes indicative locations of the signs and specific design parameters.

Two small lots have been included along the frontage to Bells Creek Arterial Road, which are for the purpose of accommodating advertising devices. These lots will remain under ownership by the Applicant, and the required easements will be provided to ensure access rights.

3.5.5 Staging

The proposed development will be delivered over 36 stages, as shown in the Reconfiguring of a Lot Plans provided in **Attachment 4**. The staging has been carefully considered to ensure the development can be delivered in a logical and orderly sequence. The staging methodology ensures an attractive and welcoming point of entry is established from Bells Creek Arterial Road, while providing all necessary infrastructure, including roads and services, in a functional and efficient manner.

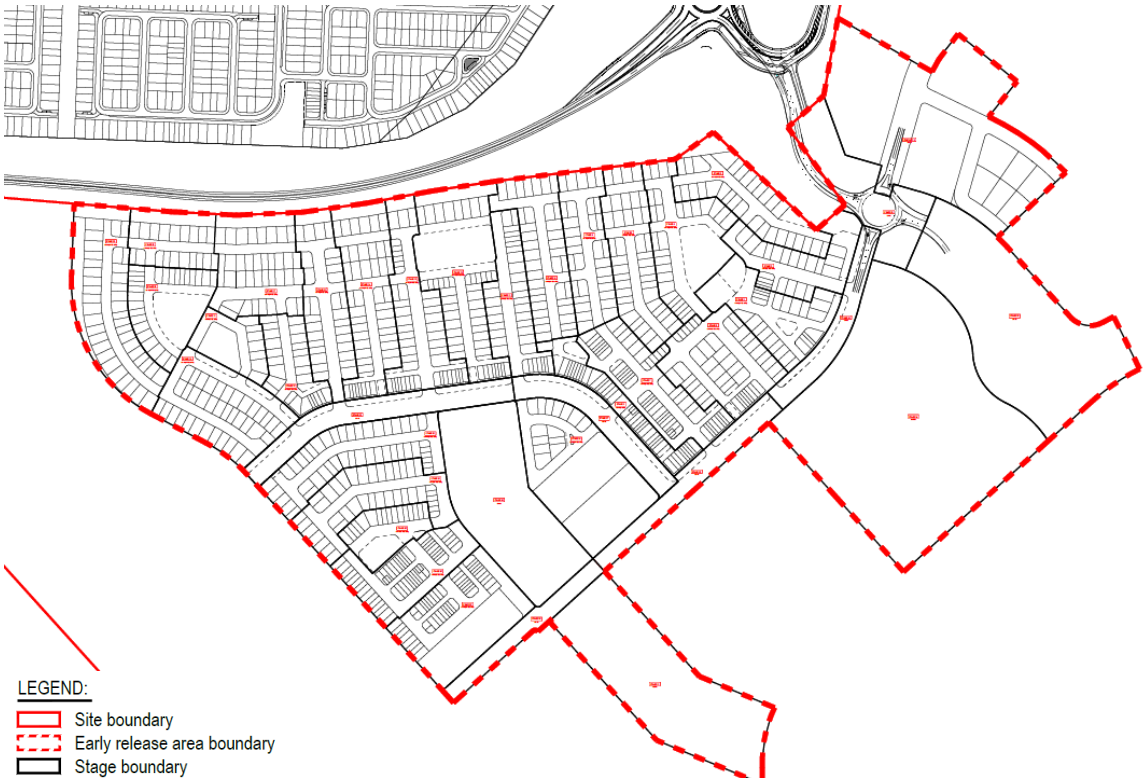


Figure 3: Extract of Proposed Reconfiguration Plan (Source: Place Design Group, 2026)

4 Plan of Development

The Plan of Development contained in **Attachment 5** regulates future development within Precinct 1: Early Release Area of the Halls Creek PDA.

The Plan of Development proposes two types of accepted development categories:

- Accepted Development (no further assessment); and
- Accepted Development (compliance assessment).

The Plan of Development outlines specific assessment criteria and plans in which development must be carried out in accordance with. Where development complies with the relevant criteria, it is deemed accepted development.

Specifically, the Plan of Development details a range of design parameters covering:

- Building height
- Site cover
- Building envelops and setbacks
- Mandatory and optional built-to-boundary wall locations
- Preferred driveway locations and driveway widths
- Advertising devices.

The Plan of Development framework permits the Operational Works and Building Certification phases to occur where development meets the criteria for one of the two types of accepted development categories.

Development that is not carried out in accordance with the approved Plan of Development remains PDA Assessable Development and requires PDA development approval.

5 Technical Documents

The proposed development is supported by a suite of technical assessments and reports. Key details of these are summarised below.

5.1 Landscape Concept Plan

The enclosed Landscape Concept Plan, prepared by Place Design Group and Urbis (**Attachment 7**). It establishes a landscape-led framework for the ERA, where the natural environment, water systems and interconnected open spaces form the organising structure of the community. The plan delivers a distinctive Sunshine Coast character while supporting ecological restoration, climate resilience, active lifestyles and high-quality public realm outcomes.

Key features of the Landscape Master Plan include the following:

- The ERA adopts a landscape-led planning approach, with development responding to the site's landscape, ecological systems and waterways, rather than landscape being retrofitted around development outcomes.
- Approximately 50% of the broader Aura South site is dedicated to open space and conservation areas, with the ERA establishing the landscape DNA for future development through connected green corridors, habitat restoration and integrated blue-green infrastructure.
- The plan is founded on three key pillars: Nature Led, Uniquely Sunshine Coast and A Sustainable Model for the Future, which collectively guide community design, public realm outcomes and long-term environmental performance.
- Six landscape drivers underpin the design vision, comprising Nature Led design, Rewilding the Landscape, Celebrating Water, Moving Through Nature, Creating a Cooler Subtropical Community, and Expressing Sunshine Coast Identity. These drivers promote ecological restoration, visible water systems, active movement, urban cooling and a strong sense of place.
- The open space network comprises a hierarchy of regional and local destinations, including a 10 ha District Sports Park, a Neighbourhood Recreation Park, four Local Recreation Parks, linear open space corridors and landscaped boulevards. The network provides recreation opportunities for a diverse range of users while supporting community wellbeing and social connection.
- A landmark landscape-led arrival experience is proposed at the Bells Creek Arterial Road interface, incorporating substantial landscape mounding, endemic planting, public art opportunities, active transport infrastructure and framed views towards the Glass House Mountains.
- The District Sports Park is designed as a major recreation and community destination incorporating organised sport, active recreation, community facilities, shaded spectator areas, plaza spaces and integrated landscape treatment. The concept provides flexibility for future sporting demands while maintaining a strong landscape character.
- Two landscaped Parkway Boulevards form the primary movement spines through the community, integrating walking and cycling infrastructure within heavily vegetated corridors and targeting more than 70% canopy coverage across key pedestrian routes to improve comfort, walkability and urban cooling outcomes.
- Extensive active transport infrastructure is integrated throughout the ERA, including shared pathways, cycleways, pedestrian links and future connections to the Veloway, Aura Town Centre, the future Green Heart and surrounding neighbourhoods.

- Linear open space corridors incorporate water sensitive urban design (WSUD) infrastructure, ecological habitat creation, walking trails, passive recreation opportunities and stormwater management functions, demonstrating the integration of essential infrastructure with landscape and community outcomes.
- Native and endemic planting palettes have been selected to reinforce Sunshine Coast character, improve biodiversity outcomes, support habitat restoration, increase urban tree canopy and strengthen climate resilience.
- Streets are conceived as landscape corridors, with generous tree planting, integrated public transport infrastructure, active transport facilities and high-quality public realm treatments contributing to a walkable and climate-responsive urban environment.

In summary, the Landscape Master Plan establishes a comprehensive landscape-led framework that integrates recreation, ecology, movement and water management into a connected blue-green network. The plan delivers a distinctive Sunshine Coast identity, supports biodiversity and climate resilience objectives, promotes active and healthy lifestyles, and establishes high-quality public realm outcomes that will guide the future development of Aura South.

5.2 Transport Impact Assessment

A Transport Impact Assessment has been prepared by Jalahawi Consulting and is provided in **Attachment 8**. The assessment concludes that the ERA can be delivered while maintaining the safe and efficient operation of the surrounding transport network and establishing an integrated transport system that prioritises active transport, public transport and walkable neighbourhood outcomes.

Key findings of the Transport Assessment include:

- Forecast background traffic modelling confirms the existing Bells Creek Arterial Road / Bells Creek Road roundabout continues to operate with acceptable levels of service and spare capacity under both 2032 and 2033 background traffic scenarios.
- The ERA will deliver approximately 1,051 dwellings, supported by a neighbourhood centre, sports and recreation facilities, active transport infrastructure and an enterprise precinct, establishing the foundation for the broader Aura South community.
- Detailed SIDRA modelling indicates the existing Bells Creek Arterial Road roundabout can accommodate forecast traffic associated with the ERA and early stages of the enterprise precinct through the 2032 design year, when approximately 985 Aura South dwellings are anticipated to be established.
- Under a highly conservative 2033 design scenario, assuming approximately 1,495 dwellings and no internalisation of trips to the future Aura Town Centre, The Wave transit network or the future Central Avenue interchange, the Bells Creek Arterial Road roundabout begins to approach or exceed practical capacity thresholds and would indicate the need for future network upgrades.
- Sensitivity testing incorporating a conservative 20% internalisation of trips demonstrates a substantial reduction in external traffic demand and confirms that the existing Bells Creek Arterial Road roundabout is capable of supporting completion of the ERA, including approximately 25,000m² of enterprise and employment floorspace, while longer-term transport solutions are progressed.
- The assessment confirms there is sufficient time for the Department of Transport and Main Roads and the project team to complete ongoing strategic and mesoscopic transport modelling to determine the ultimate transport infrastructure requirements and delivery program for the broader Halls Creek PDA.

- A new two-lane ERA entry roundabout and arrival boulevard will provide a safe and efficient principal access into Aura South and demonstrates excellent levels of service under both 2032 and 2033 design year scenarios.
- The proposed internal road hierarchy has been designed to accommodate both ERA traffic demands and future Aura South growth, comprising sub-arterial roads, neighbourhood connector roads and local streets that provide a safe, legible and highly connected transport network.
- Assessment of nine key internal intersections confirms all intersections operate within acceptable performance thresholds, with the proposed layouts capable of accommodating future traffic, public transport, pedestrian and cycling movements.
- The ERA incorporates an extensive active transport network, including a future two-way separated cycle path, shared pathways, pedestrian connections and future grade-separated active transport links across Bells Creek Arterial Road connecting Aura South with Gagalba, the Aura Town Centre and The Wave rail station.
- The road network has been designed to accommodate future public transport services from the earliest stages of development, including dedicated bus routes, indented bus stop facilities and connections to the future Aura Town Centre and The Wave transit network.
- The assessment confirms the ERA traffic will not materially impact the operation of the adjacent Gagalba precinct road network, with all assessed intersections continuing to operate within acceptable performance parameters under future development scenarios.
- The transport network supports the delivery of a highly walkable and connected community consistent with the Halls Creek PDA vision and 20-minute city principles, reducing reliance on private vehicle travel through integrated active transport, public transport and mixed-use neighbourhood outcomes.

In summary, the assessment concludes that the ERA can be appropriately serviced by the proposed road network, with acceptable impacts on the Bells Creek Arterial Road in the short to medium term, while supporting strong active transport, public transport and 20-minute city outcomes.

5.3 Engineering Services Report

An Engineering Services Report has been prepared by KN Group and is provided in **Attachment 9**. As detailed in the report, the ERA can be serviced through a coordinated and staged infrastructure delivery framework, which makes efficient use of existing committed infrastructure associated with the adjacent Aura masterplanned community located on the norther side of the Bells Creek Arterial Road.

Civil servicing investigations confirm that conventional engineering solutions can be utilised for roads, earthworks, water, sewer, stormwater and utilities, with servicing integrated into the broader Aura South and regional infrastructure networks. The report finds no significant engineering constraints that prevent development of the ERA and demonstrates that infrastructure can be delivered in an efficient and scalable manner to support both the ERA and the ultimate Aura South community.

Key findings relative to individual infrastructure networks including roads and transport, sewer, water, earthworks, electricity and telecommunications is provided as follows:

Roads & Transport

- Access to the ERA will be provided from the Bells Creek Arterial Road (BCA), with a primary interim signalised access intersection located at the north-eastern boundary and a secondary emergency access

connection at the north-western boundary.

- The internal road network comprises a hierarchy of trunk connector roads, neighbourhood connector roads and local streets designed to provide efficient east-west and north-south connectivity throughout the community.
- The transport network has been planned in accordance with the PDA Guideline 6 - Street and movement network and relevant industry standards to support private vehicles, active transport, public transport, servicing and emergency access requirements.
- Major roads and intersections have been designed to accommodate buses, waste collection vehicles, service vehicles and emergency vehicles in accordance with Austroads and Australian Standards.
- A comprehensive active transport network comprising shared pathways, pedestrian links, cycle facilities and future connections to the broader Aura network will provide access to schools, parks, centres and community facilities.
- Active transport connections across the BCA are proposed initially via at-grade crossings, with opportunities for a future grade-separated crossing to be investigated as part of the broader Aura South transport network.
- The transport framework is designed to facilitate future public transport services and support strategic regional infrastructure, including the proposed Bells Creek (Aura) rail station and The Wave project.

Water Supply

- The ERA can be serviced through a staged connection to the existing Aura water supply network, utilising available capacity within the broader Aura-Caloundra South water network.
- The ERA is expected to generate approximately 3,048 Equivalent Persons (EP), including a 10% design uplift for infrastructure planning purposes.
- Water demand generated by the ERA can be accommodated through extension of the existing Aura western trunk main via a DN630 PE100 supply main (513 mm internal diameter).
- Dual 450 mm internal diameter water mains beneath the BCA will connect Aura South to the Aura network, providing network resilience and redundancy while supporting future development stages.
- Hydraulic modelling confirms the proposed network achieves all applicable pressure, fire flow and level-of-service requirements under both interim and ultimate servicing scenarios.
- The ERA forms part of Aura South Infrastructure Stage 1 and can be serviced through the Aura network until approximately 10,778 EP is developed within Aura South.
- Beyond this threshold, Aura South will transition to a dedicated water supply system comprising a new 12.6 ML reservoir and a minimum 650 mm diameter trunk water main to support ultimate development of the Halls Creek PDA.

Sewerage

- The ERA forms part of the northern Aura South gravity sewer catchment and can be serviced without requiring construction of the proposed Aura South Sewer Pump Station during initial development stages.
- The development is expected to generate approximately 3,048 EP, equating to approximately 6.4 L/s Average Dry Weather Flow and 25.4 L/s Peak Wet Weather Flow.

- Wastewater from the ERA will discharge directly to the existing Aura sewerage network via the proposed DN750 GRP trunk gravity sewer.
- The internal sewerage network comprises conventional gravity infrastructure including DN180 NuSewer reticulation mains and DN250-DN400 collector mains connecting to the regional sewerage network.
- Hydraulic assessments confirm that both the local sewer reticulation network and downstream Aura regional infrastructure have sufficient capacity to accommodate ERA development.
- The northern gravity catchment, including the ERA and adjoining future development areas, is expected to accommodate approximately 5,000 EP before a pump station is required.
- The future Aura South Sewer Pump Station and rising mains will only be required once development expands beyond the northern gravity-serviced catchment.

Earthworks

- A concept bulk earthworks strategy has been prepared to respond to the site's natural topography while facilitating the orderly delivery of development infrastructure.
- The grading strategy has been designed to support conventional slab-on-ground construction, minimise retaining wall requirements and achieve efficient development outcomes.
- The ERA development footprint is located outside identified flood and coastal hazard overlays, enabling development platforms to be established without significant flood-related filling.
- Preliminary earthworks modelling indicates the ERA will require approximately 885,879m³ of imported fill, sourced from identified borrow pit locations within the broader PDA.
- The strategy maximises reuse of site-won material and reduces reliance on imported fill from external sources while minimising haulage impacts on the surrounding road network.
- Retaining walls are expected to be limited and generally remain below 1.5 metres in height throughout the development.
- Preliminary investigations indicate a generally low risk of acid sulfate soils within developable areas, with any future treatment requirements capable of being managed through detailed design and construction-stage management plans.
- Construction earthworks will be supported by a comprehensive erosion and sediment control framework incorporating sediment basins, staged clearing, drainage controls, stabilisation measures and ongoing CPESC auditing.

Stormwater Management

- Stormwater will be managed through an integrated framework comprising conventional drainage infrastructure, natural drainage corridors and Water Sensitive Urban Design (WSUD) measures.
- Existing drainage corridors and waterways have been incorporated within open space and environmental networks to maintain hydrological function, flood conveyance and ecological values.
- Flood investigations confirm that the ERA urban footprint is located outside identified flood and coastal hazard overlays and above defined flood event levels.
- Stormwater quantity management will be supported through drainage corridors, WSUD infrastructure, rainwater harvesting, infiltration measures and future water reuse initiatives to reduce runoff volumes and peak discharge rates.

- The proposed Greenheart Lake will ultimately function as a key regional detention, storage and stormwater harvesting asset within the broader Aura South drainage network.
- Stormwater quality outcomes will be achieved through a distributed treatment train approach incorporating bioretention systems, swales, wetlands, vegetated corridors and other WSUD measures integrated throughout the development.
- The stormwater strategy supports the protection of downstream environmental values, including the High Ecological Value waters of Pumicestone Passage and associated Ramsar-listed wetland systems.

Electricity & Telecommunications

- The ERA can be serviced through staged extensions of existing electricity and telecommunications infrastructure from the adjoining Aura community, without requiring major standalone infrastructure investment.
- Electrical supply will be provided from the existing Energex network within the Gagalba precinct via new infrastructure crossing the BCA.
- The existing Bells Creek Substation, currently under construction, has sufficient capacity to support ultimate development demand associated with Aura South.
- Initial servicing can be provided through connection to existing 11kV feeders CLD1A and CLD28A, with future network augmentation to occur in line with development demand.
- All development lots will be serviced with underground electricity infrastructure including distribution feeders, pad-mounted transformers, ring main units and reticulation networks.
- Telecommunications infrastructure will be supplied by NBN Co through extension of the existing fibre-ready pit and pipe network established within Gagalba and the BCA corridor.
- Additional conduit infrastructure within the BCA corridor will facilitate the orderly expansion of electricity and telecommunications services into future stages of Aura South.

5.4 Stormwater Quality Management Plan

A Stormwater Quality Management Plan has been prepared by Design Flow and is provided in Attachment 10. It outlines an integrated water-sensitive urban design (WSUD) framework for the ERA, ensuring stormwater runoff is appropriately managed while supporting environmental protection, water reuse, landscape outcomes and long-term community resilience.

The stormwater quality strategy has been developed in recognition of the site's sensitive downstream receiving environments, including the Threatened Ecological Community (TEC) wetland and the Ramsar-listed Pumicestone Passage. The proposed treatment network incorporates a comprehensive treatment train approach designed to protect ecological values, achieve EPBC approval requirements and integrate stormwater management within the broader blue-green landscape framework proposed for Aura South.

Key findings of the Stormwater Quality Management Plan include the following:

- The site ultimately drains to the TEC wetland and the High Ecological Value waters of the Pumicestone Passage, requiring a robust stormwater treatment strategy that minimises pollutant export and manages runoff volumes.
- The stormwater management framework adopts a comprehensive WSUD treatment train incorporating rainwater tanks, gross pollutant traps, sediment basins, bioretention systems, vegetated drainage

corridors and associated water quality treatment infrastructure.

- The stormwater treatment network has been integrated with the ERA's broader landscape and open space framework, allowing drainage corridors and WSUD infrastructure to perform both environmental and public realm functions.
- Precinct-scale bioretention systems are proposed as the primary stormwater treatment measure and are strategically located throughout the development within open space areas and linear drainage corridors.
- Rainwater tanks are proposed across residential, commercial, community and employment-generating land uses to reduce potable water demand, support water conservation objectives and reduce stormwater runoff volumes. Rainwater tank requirements have been incorporated within the proposed Parameters of Development to ensure implementation through future development and building approvals.
- The stormwater strategy supports the broader Aura South vision for integrated blue-green infrastructure by combining stormwater treatment outcomes with landscape amenity, urban cooling, habitat creation and ecological connectivity.
- MUSIC modelling demonstrates that the proposed stormwater management system achieves or exceeds all applicable water quality objectives and pollutant reduction targets established through the EPBC assessment and approval process, including:
    - Approximately 93% reduction in Total Suspended Solids (target 90%);
    - Approximately 88% reduction in Total Phosphorus (target 85%);
    - Approximately 68% reduction in Total Nitrogen (target 65%); and
    - Approximately 100% reduction in Gross Pollutants (target 90%).
- Modelling also confirms the stormwater management system can achieve the required stormwater flow reduction target of 23%, thereby assisting in maintaining downstream hydrologic performance and protecting sensitive receiving environments.
- The integrated treatment network provides a resilient and adaptable long-term stormwater management solution that supports future community growth while maintaining compliance with environmental obligations and water quality performance objectives.

In summary, the Stormwater Quality Management Plan demonstrates that the ERA can achieve the required stormwater quality and flow performance standards through an integrated WSUD approach. The proposed strategy not only protects downstream environmental values, including the TEC wetland and Pumicestone Passage, but also contributes to the broader landscape-led vision for Aura South by incorporating stormwater management within a connected blue-green infrastructure network that delivers ecological, recreational and amenity benefits.

5.5 Flood Assessment

A Flooding Assessment, prepared by WaterTech, is provided in **Attachment 11**. The report concludes that the Aura ERA can be developed in accordance with the applicable flood immunity requirements and flood management objectives for the locality. The assessment demonstrates that the proposed development achieves the relevant flood immunity standards identified within the Halls Creek PDA ILUP and can be delivered without causing adverse impacts to surrounding properties or the broader floodplain.

Key findings include:

- The ERA achieves the applicable flood immunity standards prescribed by the Halls Creek PDA ILUP.
- The ERA is not identified as flood-prone land within the Sunshine Coast Council Flood Hazard Overlay Mapping.
- Site levels, road infrastructure and development areas have been designed to achieve the required flood immunity outcomes and maintain safe access during flood events.
- Hydraulic modelling confirms that the proposed development does not result in adverse off-site flooding impacts, changes to flood behaviour, or increased flood levels on adjoining land.
- The proposed flood management approach ensures the development can be delivered while maintaining the performance of the broader catchment and floodplain system.
- The assessment confirms there are no flooding constraints that would prevent the orderly development of the ERA.

In summary, the ERA achieves the relevant flood immunity requirements, is consistent with the intent of the Halls Creek PDA ILUP and can be developed without generating unacceptable off-site flooding impacts.

5.6 Acoustic Report

An Acoustic Report has been prepared by Stantec and is enclosed at **Attachment 12**. The report demonstrates that the Aura South ERA is capable of achieving relevant State and local noise standards. While traffic noise from Bells Creek Arterial Road affects some lots adjoining the arterial road network, modelling confirms that the proposed acoustic barriers and building design requirements will mitigate impacts to acceptable levels. The assessment concludes that the development can be delivered with an appropriate level of residential amenity and without unacceptable acoustic impacts.

Affected lots are identified in the report, with the enclosed Plan of Development (**Attachment 5**) cross referring the Acoustic Report to ensure acoustic treatments, where required, are applied at the construction and certification stage.

5.7 Environmental Assessment Report

The enclosed Environmental Assessment Report, prepared by SMEC (**Attachment 13**), concludes that the ERA is a low-impact development area located within previously cleared land that avoids significant ecological, waterway and coastal environmental values. Ecological investigations identified predominantly non-remnant vegetation with limited habitat values, no threatened ecological communities and no threatened flora species within the development footprint.

Furthermore, the assessment confirms that potential impacts to temporary frog habitat and other environmental values can be appropriately managed through the approved EPBC offset framework, environmental rehabilitation measures and integrated water management strategy. Overall, the report demonstrates that the ERA can proceed without unacceptable impacts on matters of environmental significance and is consistent with the environmental planning framework established for Aura South.

Key findings of the Environmental Assessment Report include the following:

- The ERA is located predominantly within Category X (non-remnant vegetation) comprising exotic grassland and disturbed wallum heath vegetation.

- Ecological surveys confirmed the site contains low habitat values, with no remnant vegetation and no threatened ecological communities within the ERA.
- The Coastal Swamp Sclerophyll Forest Threatened Ecological Community occurs elsewhere within the Halls Creek PDA but are located outside the ERA and will not be impacted.
- No threatened flora species were identified within the ERA. Species such as Mt Emu She-oak and Christmas Bells occur within the broader Halls Creek PDA but are absent from the ERA.
- Habitat within the ERA is largely limited to ephemeral, rainfall-dependent areas that may provide temporary habitat for acid frog species including the Wallum Froglet, Wallum Sedge Frog, Wallum Rocket Frog and Tusked Frog.
- The Wallum Froglet was recorded during surveys, while other wallum frog species are considered likely to occur during wet periods.
- Detailed investigations confirmed that most mapped waterways within the ERA are artificial or ephemeral drainage features with no fisheries value.
- WSUD measures, bioretention systems and rainwater harvesting ensure no adverse downstream impacts.

5.8 Bushfire Management Plan

The enclosed Bushfire Hazard Assessment, prepared by SMEC (**Attachment 14**) concludes that, while the site of the ERA is identified within State and local bushfire mapping overlays, detailed field investigations confirm that the land is not exposed to hazardous vegetation and presents a low bushfire risk.

Moreover, the assessment found that the site of the ERA is predominantly comprised of managed exotic grassland and disturbed heath vegetation that are subject to ongoing grazing and slashing, resulting in low fuel loads and classification as Vegetation Prone Type 2 (grassland fire). In accordance with the Bushfire Resilient Communities Technical Reference Guide, these vegetation communities are unlikely to generate significant bushfire impacts and are exempt from further bushfire assessment. Accordingly, the development area is not considered bushfire-prone, does not require a Bushfire Management Plan, and is consistent with the bushfire risk management objectives of the State Planning Policy and the Halls Creek PDA ILUP.

6 Statutory Planning Provisions

6.1 Economic Development Act 2012

6.1.1 Purpose of the Act

The main purpose of the ED Act is to facilitate the following in the State:

a. economic development;

b. development for community purposes;

c. the provision of diverse housing, including, for example, social housing and affordable housing;

d. the provision of premises for commercial or industrial uses.

The proposed development is considered consistent with the purpose of the ED Act as it seeks to deliver a range of residential lots to accommodate a variety of housing products as well as new park for community enjoyment.

6.1.2 PDA Declaration and Development Instrument

The Halls Creek PDA was declared on 17 July 2026 and an ILUP was given effect to regulate development in the PDA in a temporary capacity until a development scheme is finalised. Relevant elements of the ILUP are addressed in the following sections of this report.

6.2 Halls Creek PDA ILUP

Section 2 – Development Assessment Procedures of the ILUP outlines matters relating to its operation and interpretation, such as:

- How PDA assessable development achieves consistency with the ILUP
- PDA assessable development that is required to undergo public notification.

Pursuant to *section 2.5 – Notice of applications* of the ILUP, public notification may be required where, in the opinion of the MEDQ, development may:

1. have adverse impacts on the amenity or development potential of adjoining land under separate ownership; or
2. is for a use or of a size or nature which warrants public notification; or
3. compromises the implementation of the ILUP.

Based on prior engagement with EDQ, and the scale of the proposed development, it is anticipated that public notification will be required.

6.3 PDA Development Requirements

PDA development requirements apply to all PDA assessable development. Relevant PDA development requirements are listed below and are addressed the following sections of this report:

– *Section 4.1: Structural Elements*, and

– *Section 4.2: PDA-wide Criteria*, and

– *Section 4.3: Precinct Provisions*.

6.3.1 Structural Elements

An assessment of the proposed development against PDA Structural Elements is provided in **Attachment 15**. As demonstrated by this assessment, the proposed development generally complies with all relevant criteria.

6.3.2 PDA-Wide Criteria

An assessment of the proposed development against relevant PDA-wide Criteria is provided in **Attachment 15**. As demonstrated by this assessment, the proposed development complies with all relevant criteria.

6.3.3 Precinct Provisions

As shown in **Figure 4**, the site is included in Precinct 1: Early Release Area, which is to deliver a new residential neighbourhood and enterprise precinct in accordance section 4.3.1 of the Halls Creek ILUP, specifically:

'The residential neighbourhood comprises a mix of lot sizes and dwelling types supported by a legible, street network, open space and recreation areas, creating a highly liveable, well-connected community.

The enterprise precinct supports local employment, innovation and economic activity comprising land for a broad range of enterprise and employment uses that are compatible with the adjacent land uses.'

The development will deliver 962 residential lots, accommodating both attached and detached dwellings, complemented by a range of lot sizes and dwelling typologies, in addition to two medium density lots. The proposal provides a significant open space network, in addition to a neighbourhood centre, to create a highly liveable and well-connected community.

The proposed development will also deliver 9 enterprise lots, with a range of enterprise and employment land uses subject to compliance assessment to ensure compatibility with the adjacent residential uses. As such, the proposed development complies with the intended development of Precinct 1.

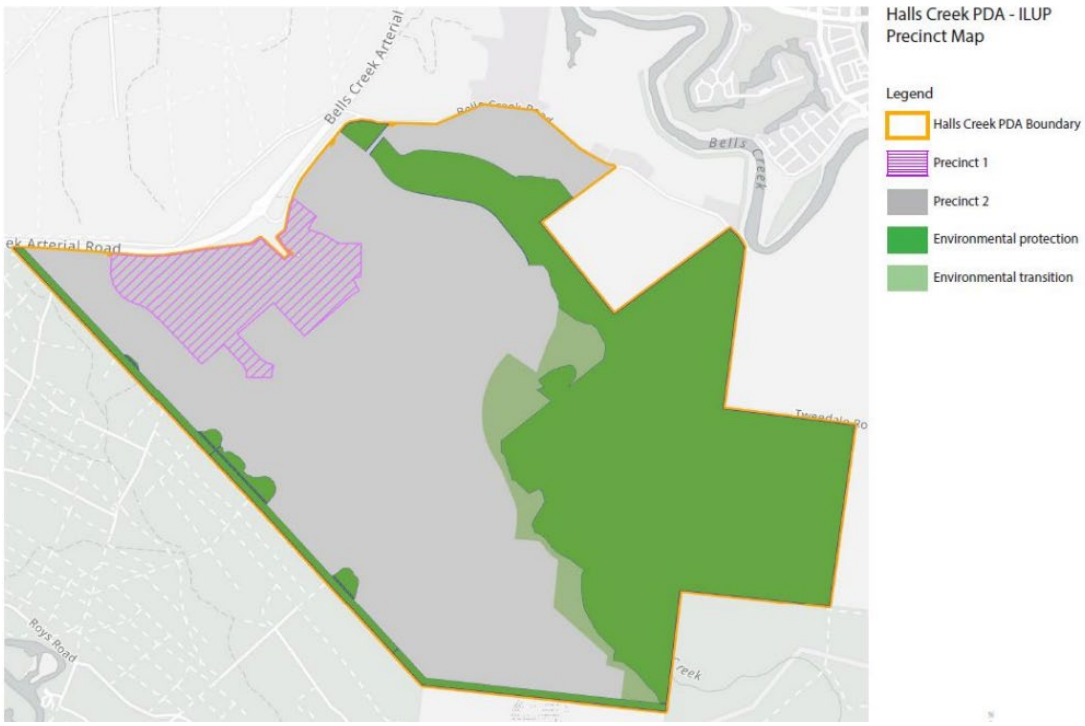


Figure 4: PDA Precinct Plan (Source: Halls Creek ILUP, 2026)

6.4 State Interests Assessment

In accordance with section 87 of the ED Act, the MEDQ must consider relevant state interests when deciding a PDA development application.

For the purposes of identifying and addressing relevant state interests in a PDA context, the following provides guidance and are considered in section 3.4.1 of this report.

- *State Planning Policy* (SPP) and associated interactive mapping system (**IMS**)
- *State Development and Assessment Provisions* (**SDAP**) and associated development assessment mapping system (DAMS)
- Referral agency triggers under Schedule 10 of the *Planning Regulation 2017* (**Planning Regulation**).

6.4.1 SPP IMS, DAMS and the Planning Regulation

A review of the SPP IMS, DAMS and the Planning Regulation has been undertaken to identify state interests relevant to the assessment of the proposed development.

Drawing on the guidance provided by the SPP IMS, DAMS and Planning Regulation, relevant state interests are identified in **Table 10**, with associated mapping (if applicable) provided in **Attachment 16.**

Table 10: **State Interests**

Matter of Interest	Schedule 10 of the Planning Regulation	Assessment Benchmarks
Infrastructure related referrals – State transport infrastructure generally	Schedule 10, Part 9, Division 4, Subdivision 1, Table 1. Item 1	State Code 6 – Protection of State transport networks Response prepared by Jalhawi Consulting provided in the Traffic Impact Assessment in **Attachment 8**.
Infrastructure related referral – State transport corridors and future State transport corridors	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1. Item 1 Schedule 10, Part 9, Division 4, Subdivision 2, Table 4. Item 1	State Code 1 – Development in a State-controlled road environment Response prepared by Jalhawi Consulting provided in the Traffic Impact Assessment in **Attachment 8**.
Waterway barrier works	Schedule 10, Part 6, Division 4, Subdivision 3, Table 1. Item 1	As outlined within Appendices D and E of the Environmental Assessment Report in **Attachment 13**, existing waterway mapping is considered inaccurate. Subsequent applications will be made to recognise the alterative waterways via a separate process under the *Fisheries Act 1994*.
Tidal works or work in a coastal management district	Schedule 10, Part 17, Division 3, Table 5. Item 1	State Code 8 – Coastal development and tidal works Response prepared by Place Design Group and provided in **Attachment 15**.

7 Conclusion

This town planning assessment report has been prepared on behalf of Stockland Development Pty Limited to accompany a development application for a Development Permit for Reconfiguration of a Lot, Material Change of Use and Operational Work in accordance with a Plan of Development over land Bells Creek Road, Coochin Creek QLD 4519.

As demonstrated in the preceding assessment, the proposed development complies with relevant elements of the Halls Creek PDA ILUP and should be favourably considered, subject to reasonable and relevant conditions.

Should you have any queries or require further information, please contact Owen Haslam on (07) 3852 3922 or owen.h@placedesigngroup.com