

A photograph of a man lifting a young child into the air in a grassy field. The man is wearing a dark shirt and light-colored pants. The child is wearing a red and white plaid shirt and light-colored pants. The background is a soft-focus green field with some yellow flowers. The image is overlaid with a white border and text.

URBIS

**PLANNING REPORT
AURA – SOUTHERN LOCALITY
PRECINCT 15 (PART)**

**Prepared for:
Stockland Pty Ltd**

17 March 2022

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Kris Krpan
Associate Director	Dean Jones
Senior Consultant	Matt Ceccato
Project Code	P00372113
Report Number	Final V1

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We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

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SUMMARY

SITE DETAILS

Site Address	Lot 3 Bells Creek Road, Banya QLD 4551
Real Property Description	Lot 3 on SP317082 (Part)
Site Area	70.8741 hectares
Site Owner	Stockland Development Pty Limited
Assessing Authority	Economic Development Queensland ('EDQ')
Priority Development Area	Caloundra South Priority Development Area ('PDA')
Development Scheme	Caloundra South PDA Development Scheme
PDA Zone	Urban Living Zone

PROPOSAL DETAILS

Approval Sought	PDA Development Permit
Application Description	<ul style="list-style-type: none">▪ Reconfiguring a Lot in accordance with a Plan of Development▪ Material Change of Use in accordance with a Plan of Development▪ Operational Work in in accordance with a Plan of Development
Level of Assessment	Permissible Development

APPLICANT DETAILS

Applicant	Stockland Development Pty Limited C/- Urbis Pty Ltd
Contact Details	Dean Jones Matt Ceccato (07) 3007 3800 dejones@urbis.com.au or mceccato@urbis.com.au
Project Reference	P0037213

1. INTRODUCTION

Urbis Pty Ltd has been commissioned by Stockland Development Pty Limited to prepare this Planning Report to accompany a development application made over land located at Lot 3 Bells Creek Road, Banya, formally described as Lot 3 on SP317082 (Part).

The proposal seeks approval to continue development of the Aura master planned community which is contained within the Caloundra South Priority Development Area ('PDA'). This application seeks the Minister for Economic Development Queensland's ('MEDQ') approval for the following components of PDA assessable development:

- Development Permit for Reconfiguring a Lot in accordance with a Plan of Development;
- Development Permit for a Material Change of use in accordance with a Plan of Development; and
- Development Permit for Operational Work in accordance with a Plan of Development.

The Caloundra South PDA is subject to the Caloundra South Master Plan ('Master Plan') which guides the layout of the built and natural environment. The Master Plan incorporates various structural components including principles; land use areas; localities and precincts. The structural components enable development of the master plan to occur progressively and sequentially. Aura has been progressively constructed in accordance with the PDA Development Scheme and Master Plan and is renowned for providing housing diversity; a unique village identity; and a variety of lifestyle experiences.

Precinct 15 is Stockland's final phase of land release within the Aura central sub-precinct. This proposal seeks to deliver the initial land release phase within Precinct 15, being Sub-Precinct 15.2 which is located in the Southern Locality of the Master Plan area. The development will facilitate up to 1,134 additional dwellings; high-quality parkland and public spaces.

This report addresses the merits of the proposed development with regard to the provisions of the *Economic Development Act 2012* ('ED Act'), including the *Caloundra South Urban Development Area Development Scheme 2011* ('Development Scheme') and Caloundra South Master Plan ('Master Plan'). This report demonstrates the proposed development substantially complies with the relevant provisions of the ED Act and its subordinate guidelines. It is therefore recommended this development is approved, subject to reasonable and relevant conditions.

This Planning Report is accompanied by, and should be read in conjunction with the following information:

- **Appendix A** – Plan of Development prepared by Urbis
- **Appendix B** – Context Plan prepared by Urbis
- **Appendix C** – Landscape Master Plan Report prepared by Urbis
- **Appendix D** – Car Parking Plan prepared by Urbis
- **Appendix E** – Open Space Register prepared by Stockland
- **Appendix F** – Engineering Services Report prepared by Calibre
- **Appendix G** – Stormwater Quantity Management Plan prepared by Calibre
- **Appendix H** – Stormwater Quality Management Plan prepared by Design Flow
- **Appendix I** – Traffic Modelling Report prepared by PWC
- **Appendix J** – Property Searches prepared by Urbis

2. BACKGROUND AND SITE CONTEXT

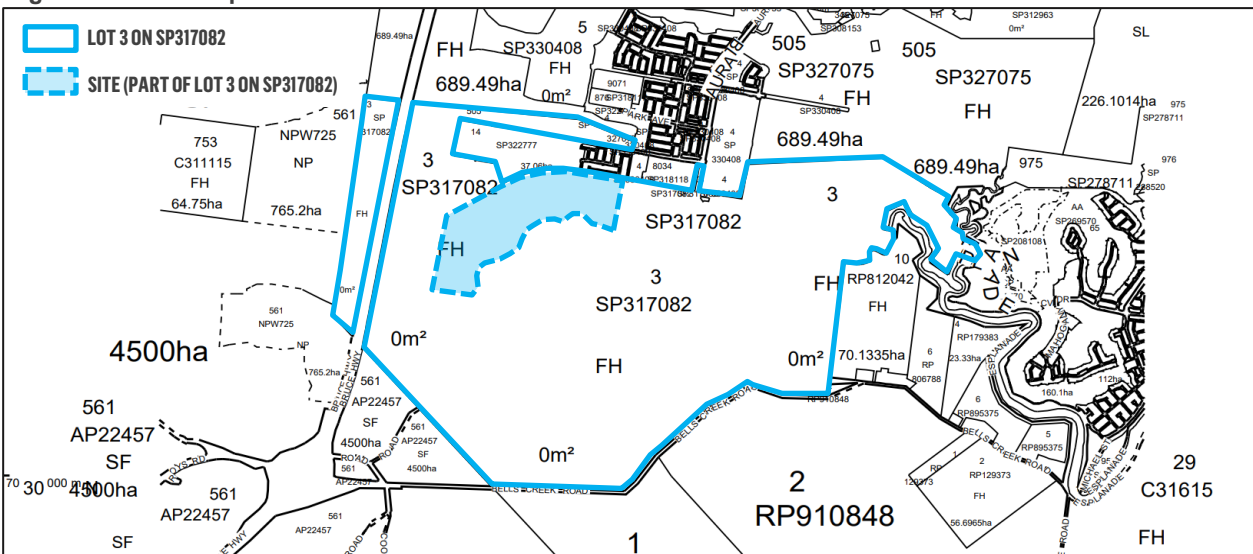
2.1. SITE DESCRIPTION AND CHARACTERISTICS

The site is located at Lot 3 Bells Creek Road, Banya and is formally described as Lot 3 on SP317082 (Part). The land to which this application relates is a 70.8741 hectares portion of the broader landholding, as identified in **Figure 1**. For the purpose of this report, the 'site' refers to land identified in 'blue' in the below image (being 'part' of Lot 3 on SP317082).

Lot 3 on SP317082 is bound by Bells Creek Road to the south; the Bruce Highway to the west (noting a small portion of the site is on the west side of the Bruce Highway); rural properties to the east; and an established and emerging master planned community to the north ('Aura'). Based on available aerial imagery (refer to **Figure 2**) the site does not contain any existing buildings or structures; and is predominately clear of any existing vegetation.

The site is not included on the Environmental Management Register ('EMR') or the Contaminated Land Register ('CLR'). A copy of the Property Searches is provided in **Appendix J**.

Figure 1 – SmartMap of Site



Source: Queensland Government, 2022

Figure 2 - Aerial Imagery of Site (13 November 2021)



Source: Queensland Government, 2022

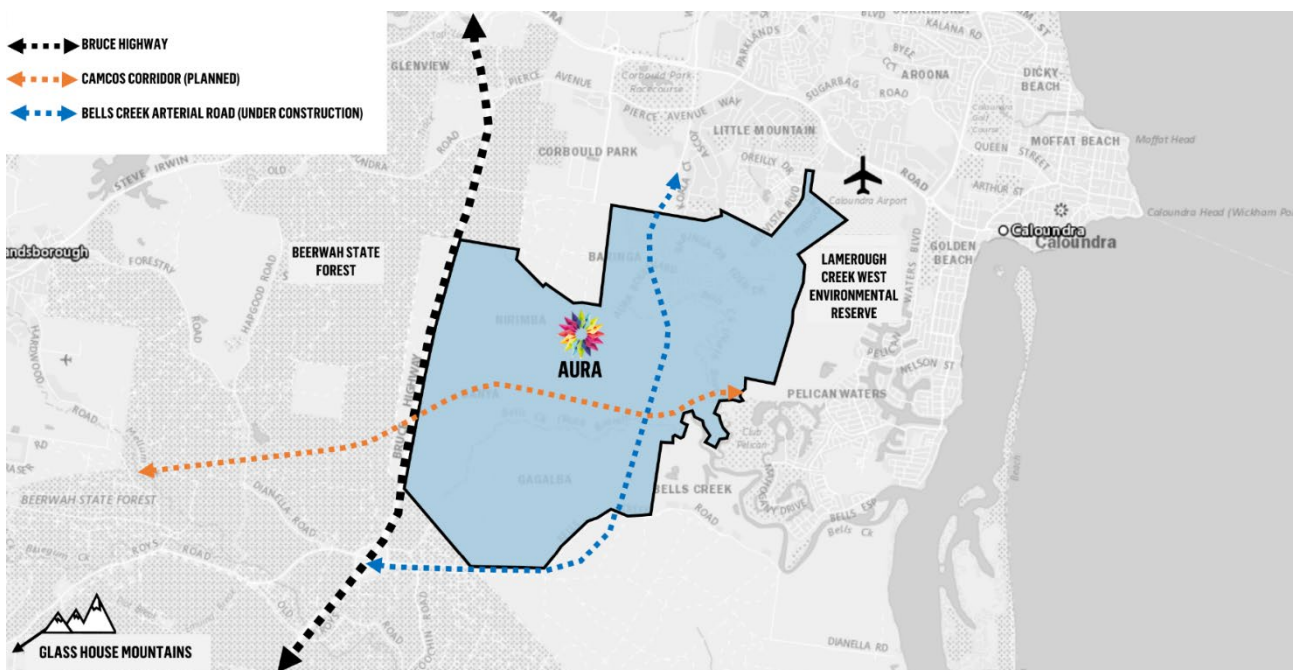
2.2. CONTEXT

The site is located within the southern end of the Sunshine Coast Region, approximately 9km south west of Caloundra and 23km south of Maroochydore. The site forms part of 'Aura' which is a master planned community situated within the Caloundra South PDA. Broadly, the locational context is on the periphery of the coastal plain which provides a predominately flat topography, with a gentle slope falling away from the Bruce Highway. The land composition of the site and surrounding areas is reflective of former land uses, which predominately comprised forestry and grazing. The undeveloped portions of the PDA are subsequently vacant, comprising remnants of vegetation along waterway corridors and peripheral areas.

The site is located proximal to key infrastructure, amenities and services, including the following:

- **Aura Master Planned Community** – The site is located within the Aura master planned community, providing a sequential continuation of the master planned community. Aura currently accommodates approximately 3800 completed dwellings (including the early release area of Bells Reach) and provides various community facilities including schools; early childcare; local parks; sport fields; and retail precincts (refer to Section 2.3 below for further detail).
- **CAMCOS** – The Caboolture to Maroochydore Corridor Study ('CAMCOS') is a planned transit corridor comprising a railway line connecting the Brisbane suburban network at Beerwah through to Maroochydore. The CAMCOS corridor is planned to extend through the Aura master planned community, north of the proposed development site (north of and adjacent to Precincts 15 and 16).
- **Bruce Highway** – The Bruce Highway abuts the western side of Aura, providing higher order connections to northern and southern localities. The highway is a State-controlled road which will be accessible via the future connection with Bells Creek Arterial Road (further detailed below).
- **Bells Creek Arterial Road** – The Bells Creek Arterial Road is located immediately adjoining the site to the south, planned to extend from the Bruce Highway to the Aura Boulevard intersection (at Baringa). The road infrastructure is currently under construction and is expected to be completed in late 2022/early 2023.
- **Environmental Reserve** – The Lamerough Creek West Environmental Reserve is located to the east of the existing and planned residential areas within Aura, offering natural landscapes and educational opportunities for the residential communities.
- **Glass House Mountains** – The Glass House Mountains are located to the south-west of Aura. The landmark hinterlands are visibly prominent from Aura, providing opportunities for vantage points and establishing a distinctive character to the master planned community.

Figure 3 - Site Context



Source: Urbis, 2022

2.3. AURA MASTER PLANNED COMMUNITY

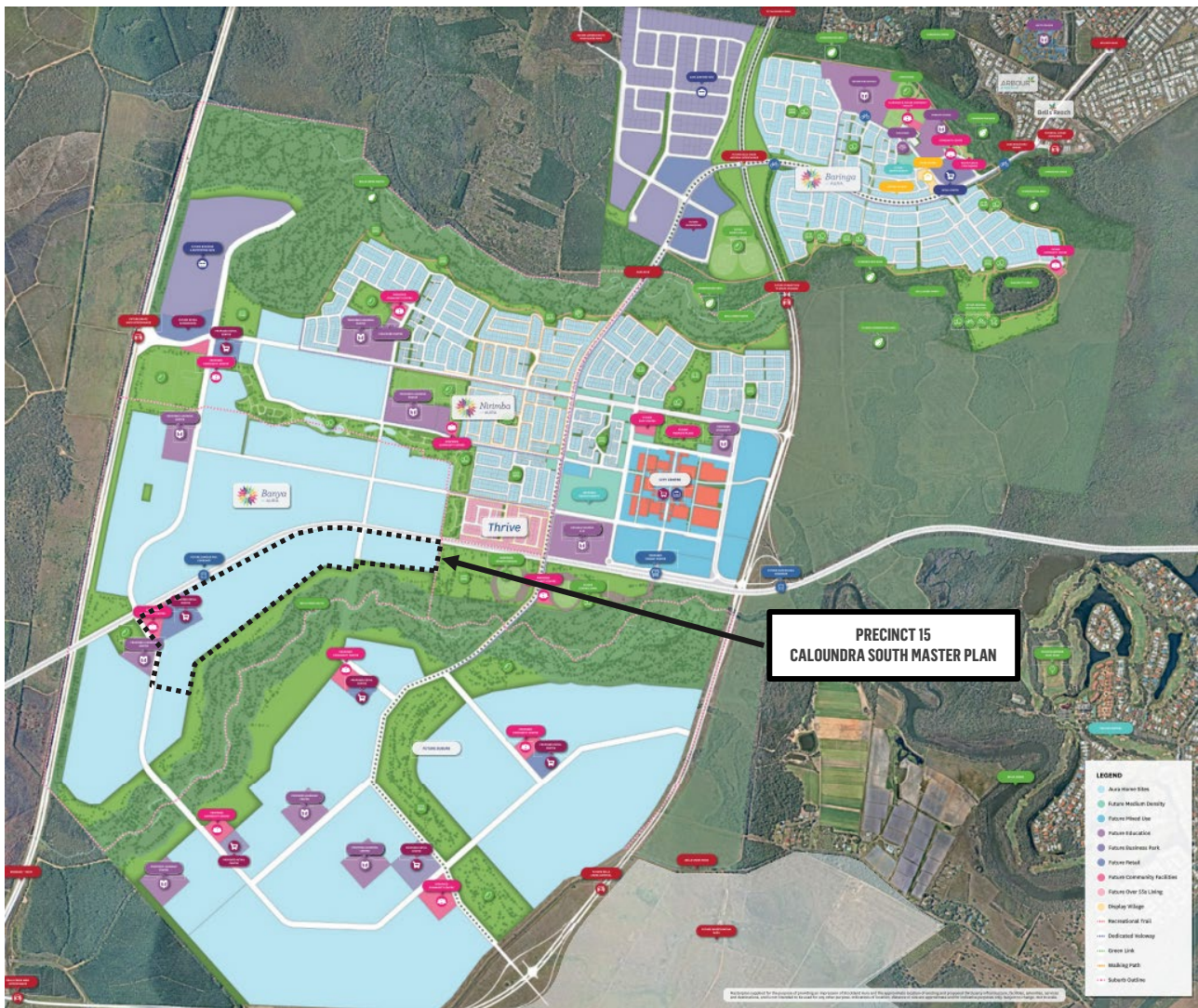
Aura is a master planned community facilitated by Stockland and is located within the southern end of the Sunshine Coast. Upon completion, Aura will be one of Australia's largest master planned communities. The initial stages of construction commenced in early 2016 towards the northern end of the master planned area.

Following completion of the initial stages, Aura has been sequentially delivered from the north, extending further to the south. To support the existing residential communities, various services and amenities have been delivered, including the Baringa Retail Precinct; three (3) schools; one (1) early learning centre; and a large number of parks and playgrounds.

Precinct 15 is Stockland's next phase of land release within the master planned community. This proposal seeks to deliver the initial land release phase within Precinct 15, being Precinct 15.2 which is located on the Southern Locality of the Master Plan (refer to **Figure 4** below). Precinct 15 aligns with Stockland's key vision for Aura to become Australia's most sustainable and liveable city, offering a wide range of home options and supporting a diverse range of lifestyle options. It is intended this phase of land release will provide a further residential supply delivered between 2022 and 2026.

The initial stages of Precinct 15 (to which this development application relates) will comprise over 1,134 residential dwellings. The initial phase is intended to be delivered in circa 2023 in response to the increased housing pressure, predominately resultant from COVID-19 trends; housing affordability demands; buyer expectations; and the opening of the Bells Creek Arterial Road providing access.

Figure 4 – Concept Image of Aura Master Planned Community



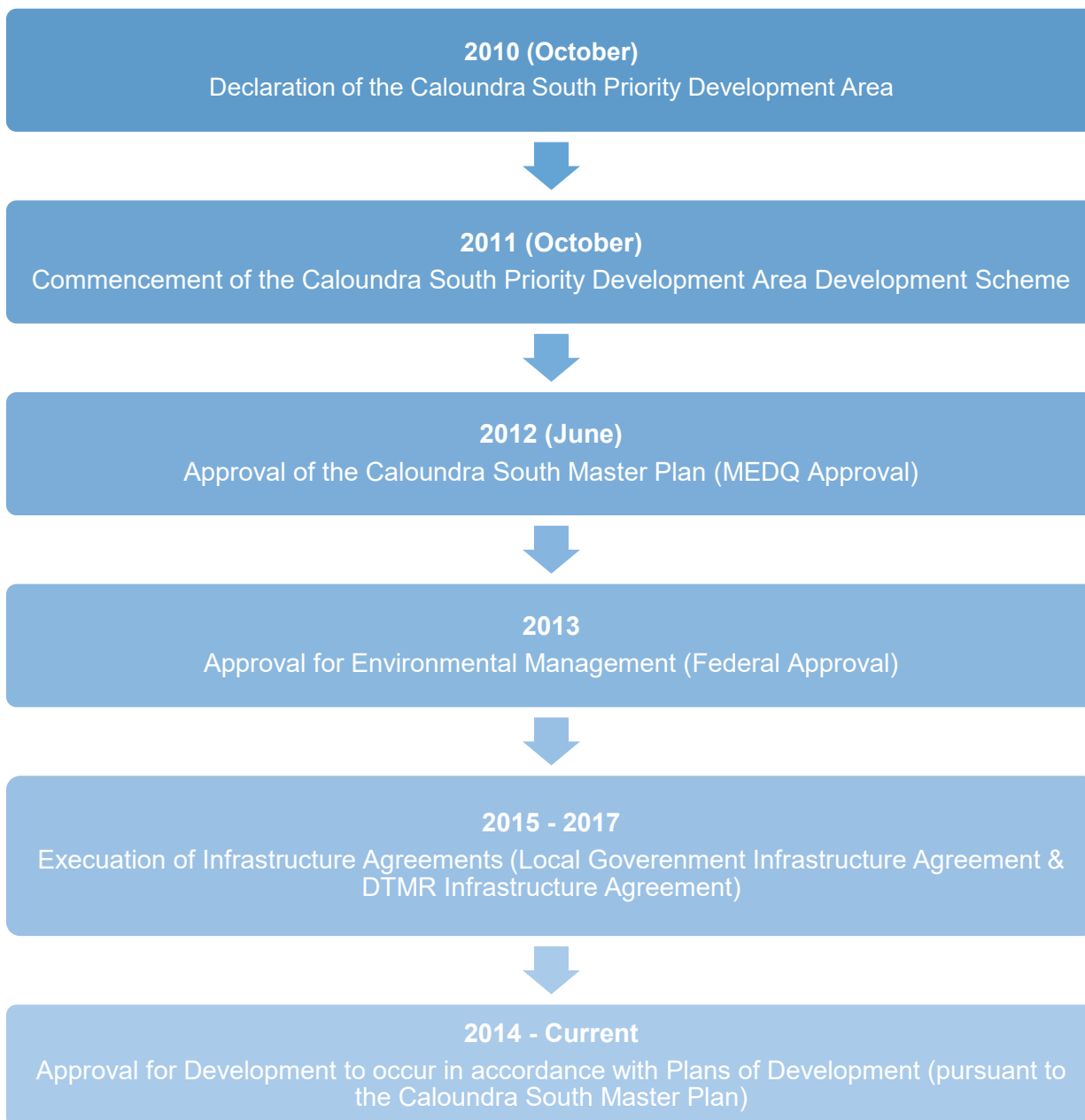
Source: Stockland, 20222

3. BACKGROUND AND APPROVAL HISTORY

Aura is subject to an extensive development approval history which reflects the current and sequential status of development occurring over the land. The declaration of the Caloundra South Priority Development Area, and commencement of the Caloundra South Priority Development Area Development Scheme, established the framework for the subsequent development approvals over the land.

Figure 5 below provides a chronological summary of the relevant background and approval history. The following sections of this Planning Report (Sections 3.1 – 3.3) provides a more detailed overview of the established planning framework and development approvals, as relevant to Aura.

Figure 5 – Overview of Approval History



Source: Urbis, 2022

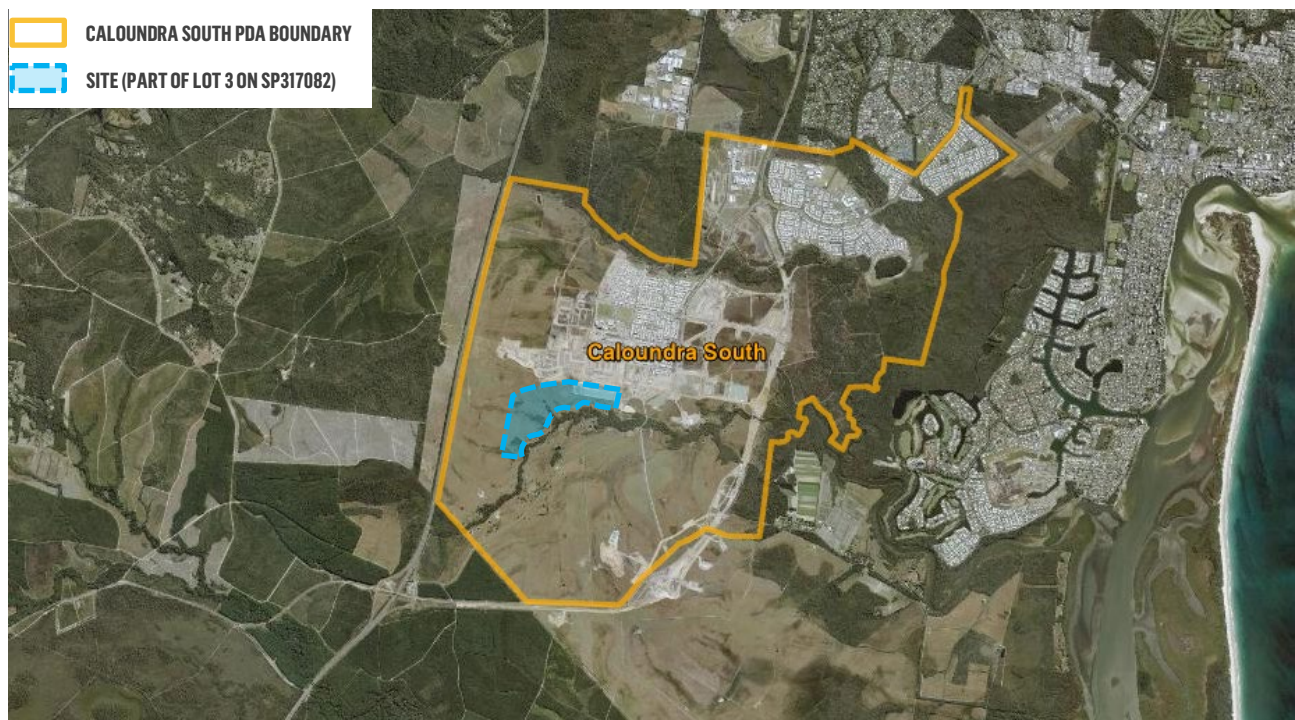
3.1. CALOUNDRA SOUTH PRIORITY DEVELOPMENT AREA

On 28 October 2010, the Caloundra South Priority Development Area ('PDA') was declared by the State government under the *Development Authority Act 2007*. The Caloundra South PDA comprises an area of approximately 2,310 hectares and is located at the southern part of the Sunshine Coast Region. The PDA boundary is identified in **Figure 6** below.

Subsequent to declaration of the PDA, the Caloundra South PDA Development Scheme was established, which commenced on 8 October 2011. The Development Scheme is the regulatory document (in lieu of the local categorising instrument) which assists with planning, carrying out, promoting, co-ordinating and controlling land development within the PDA. The Development Scheme provides land use outcomes; and details the infrastructure necessary to support the intended development for the PDA.

Development within the bounds of the PDA is subject to the Development Scheme; and development applications are to be determined by the Minister for Economic Development Queensland ('MEDQ').

Figure 6 – Caloundra South PDA Boundary



Source: Queensland Government, 2011

3.2. CALOUNDRA SOUTH MASTER PLAN (DEV2011/200)

In June 2012, the MEDQ granted development approval for the Caloundra South Master Plan (MEDQ Reference: DEV2011/200). Various changes to this development approval have been granted, with the latest approval dated 20 November 2018. The Master Plan was granted pursuant to and has been guided by the Caloundra South PDA Development Scheme.

The purpose of the Master Plan is to facilitate and guide the progressive and orderly development of the Caloundra South Priority Development Area. The key outcomes of the Master Plan are to provide greater housing choices for up to 50,000 residents across 20,000 dwellings whilst conserving up to 440 hectares of biodiversity. Unique communities will be established which promote active lifestyles, which will include up to 200km of cycling, walking and running paths. Upon completion, the Master Plan will also facilitate up to 20,000 full time jobs contributing to the employment targets for Aura and South-East Queensland.

The Master Plan is fostered around four (4) strategic values which are 'Green'; 'Talented'; 'Distinctive' and 'Happy and Healthy'. The strategic values have been integrated to form eight (8) overarching principles for future development within the Master Plan area, which are as follows:

- Environmentally Responsible
- A 15-minute Community
- Potential and Prosperity

- Village Life
- A Network of Community Hubs
- Distinctive Places
- An Urban Heart
- Delivery and Governance

The principles have been further refined to establish land use areas; localities; precincts; and development guidelines. As illustrated in **Figure 7** below, the site is contained within an Urban Living Area of the Southern Locality; and is further contained within Precinct 15 of the Master Plan.

As detailed in the following sections, various development approvals have been obtained and commenced over land to the north of the site (within the northern locality of the Master Plan). The application is made over part of Precinct 15 and intends to deliver the first phase of residential development within this Precinct.

Figure 7 – Caloundra South Master Plan Area



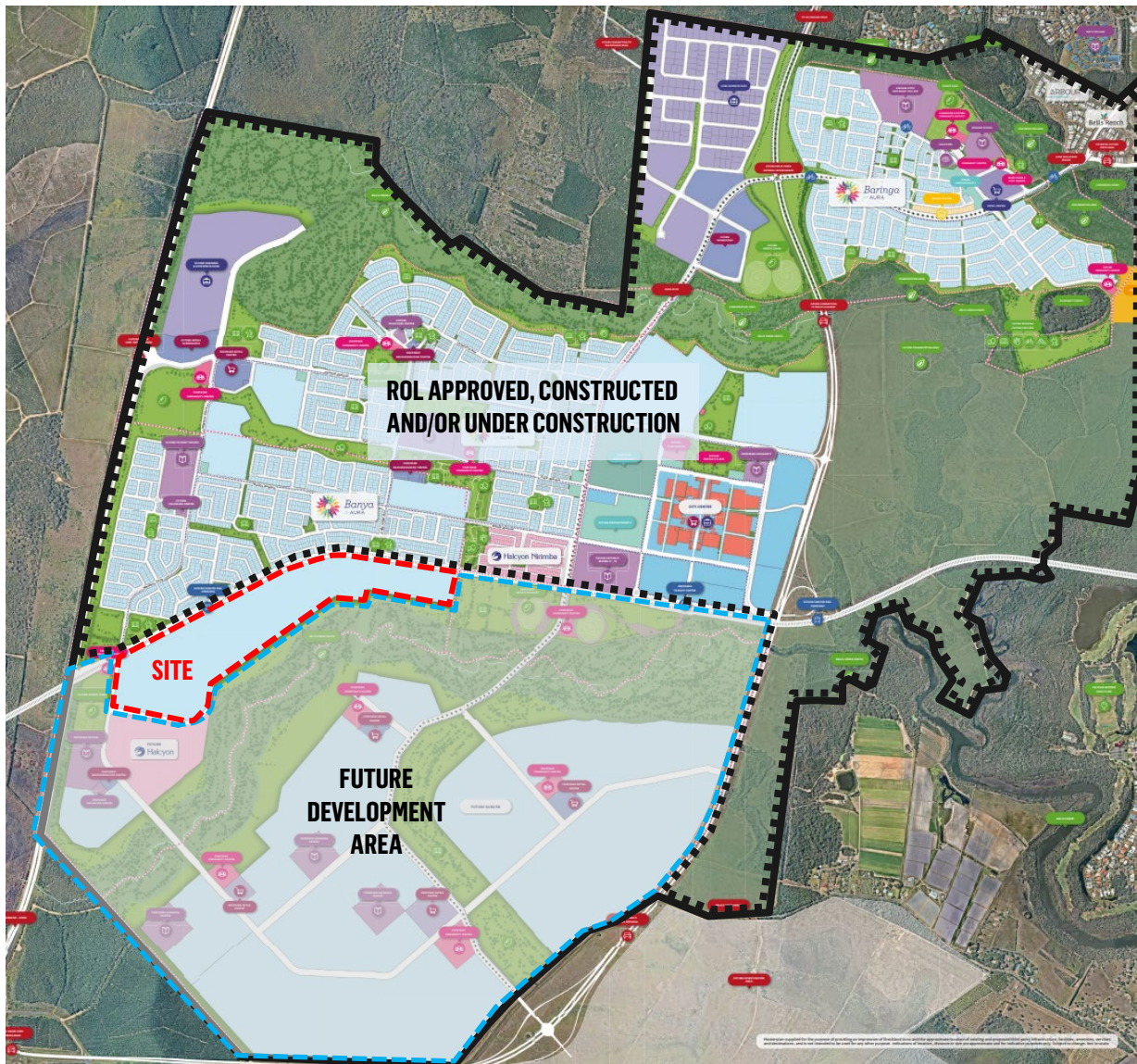
Source: Hassell, 2012

3.3. RELEVANT DEVELOPMENT APPROVALS

The below table provides an overview of the relevant development approvals which have been granted within the Aura master planned community.

The following sections should be read in conjunction with **Figure 8** below which conceptually illustrates the current status of development within Aura.

Figure 8 – Status of Development



Source: Urbis, 2022

Table 1 – Overview of Relevant Development Approvals and Applications

Description	MEDQ Reference	Approval Summary
Development Approvals		
Bells Reach (early Release area)	DEV2010/100, DEV2010/101 & DEV2013/426	Bells Reach was the first early release area in Aura, located to the east of Bellvista Boulevard. An extension to Bells Reach was approved in 2001 and comprised Precinct 1 of Aura (as identified in the Master Plan).
Baringa	DEV2013/430	Baringa is an established residential community located in the north-eastern corner of Aura (Precinct 2 of the Caloundra South Master Plan). Baringa was the second residential community established within Aura and provides a diverse housing mix, including various retail and community facilities, as well as both a State Primary and Secondary School. Baringa is virtually complete with all residential lots sold and only two (2) medium density residential sites remaining to be developed.
Business and Enterprise Park	DEV2013/439	<p>On 22 May 2015, MEDQ granted a PDA development approval over land located within the northern locality of Aura (Part of Lot 505 on 884348) comprising a Business and Enterprise Park. The development approval relates to Precincts 3 – 5 and Precinct 6 (part) of the Caloundra South Master Plan. Various changes have been sought to the PDA development approval, with the latest approval iteration granted on 6 December 2021.</p> <p>The development approval comprises various components, including:</p> <ul style="list-style-type: none"> ▪ Commercial development (hardware centres, bulky goods centres and/or ancillary and incidental uses, retail related uses); ▪ Industrial, business and training uses; and ▪ Smaller-scale non-industrial and community uses. <p>The development is currently under construction.</p>
Aura Town Centre	DEV2013/469	<p>On 10 November 2016, MEDQ granted a PDA development approval over land located centrally within Aura (Lot 505 on RP884348, Lot 3 on RP910849 and Lot 2000 on SP258776) comprising a Town Centre, including residential communities. Various changes have been sought to the PDA development approval, with the latest approval iteration granted on 1 November 2021.</p> <p>The development approval comprises various components, including:</p>

Description	MEDQ Reference	Approval Summary
		<ul style="list-style-type: none"> ▪ Approximately 5,000 dwellings; ▪ 90,000m2 retail GFA; ▪ 41,000m2 commercial GFA; ▪ 15.7 hectares of land for community facilities (schools, public plazas, civic centres and major sports facilities); ▪ Approximately 46 hectares of parkland; and ▪ 317 hectares of conservation land. <p>The Aura Town Centre is located within the northern locality and abutting the eastern PDA boundary. The first stage of the Retail component of town is expected to be completed in circa 2025.</p>
Precinct 6 (Part), Precinct 11 (Part) and Precinct 12 (Part)	DEV2017/906	<p>On 4 July 2018, MEDQ granted a PDA development approval over Precinct 6 (part), Precinct 11 (part) and Precinct 12 (part) of the Caloundra South Master Plan (Lot 505 on SP287462 and Lot 3 on RP910849). Various changes have been sought to the PDA development approval, with the latest approval iteration granted on 11 November 2021.</p> <p>The development approval comprises various components, including:</p> <ul style="list-style-type: none"> ▪ Approximately 1,300 dwellings (predominately comprising standard residential lots); ▪ P-12 private school; ▪ A neighbourhood centre; ▪ Community facilities including childcare and community centre; and ▪ Conservation buffer. <p>This development approval is under construction, with around half of the approval area having been completed.</p>
Precinct 11 (Part), Precinct 12 (Part), Precinct 13 (Part) and Precinct 14 (Part)	DEV2018/987	<p>On 9 February 2021, MEDQ granted a PDA development approval over Precinct 6 (part), Precinct 11 (part), Precinct 12 (part) and Precinct 14 (part) of the Caloundra South Master Plan (Lot 505 on SP287462 and Lot 3 on RP910849). Various changes have been sought to the PDA development approval, with the latest approval iteration granted on 16 September 2021. A change to the development approval is currently under assessment.</p>

Description	MEDQ Reference	Approval Summary
		<p>The development approval comprises various components, including:</p> <ul style="list-style-type: none"> ▪ Approximately 3,100 dwellings (predominately comprising standard residential lots); ▪ A neighbourhood centre and district centre; ▪ Community facilities including childcare and community centre; ▪ Major sports park; ▪ State Primary School; and ▪ Conservation buffer. <p>The development approval is currently under construction.</p>
Development Applications		
Management Subdivision for a Land Lease Community	DEV2021/1235	<p>On 22 November 2021, an application was properly made to subdivide land within the southern locality (south-west of the proposed 'site'). The land is described as Lot 3 on SP317082 and the proposal involves subdivision of one (1) lot, to create two (2) new lots. The purpose of this application is to facilitate the development and reconfiguration of the site, and excise a particular 'super lot' over which a future development application will be made for a Land Lease Community (LLC).</p> <p>This development application is currently under assessment by MEDQ.</p>
Precinct 18 (Part)	DEV2022/1265	<p>On 3 March 2022, an application was properly made to subdivide land over Precinct 18 (part) of the Caloundra South Master Plan (Lot on SP317082 (Part)).</p> <p>The development approval comprises various components, including:</p> <ul style="list-style-type: none"> ▪ Approximately 1,058 dwellings (predominately comprising standard residential lots); ▪ A neighbourhood centre; and ▪ A neighbourhood recreation park. <p>This development application is currently under assessment by MEDQ.</p>

4. DESIGN EVOLUTION

4.1. PROCESS OVERVIEW

The proposed development forms part of a master planned community and is driven by the South-East Queensland Regional Plan targets and more broadly, recent housing markets, trends and demands. Given the large number of factors influencing the proposed development and outcomes, it is critical a comprehensive and thorough design process is undertaken.

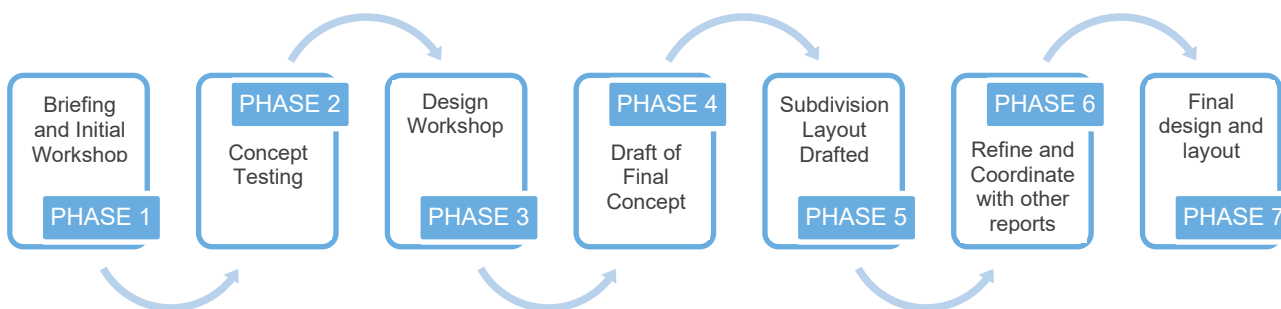
The design process for Precinct 15 has been fundamental in ensuring the development appropriately responds to key drivers; and both the site and contextual characteristics. As the proposal will be the initial phase of housing within Precinct 15, the process has been critical in establishing a unique vision, sense of place and identity which is to be implemented within Precinct 15.2. The design process has also ensured the development will integrate with approved and established communities (particularly Precincts 11, 12 and 14 directly to the north of the site); and foster connected, cohesive and functional neighbourhoods. The urban design process will inform and guide future development within the broader areas of the southern locality.

The design process enabled critical analysis and identification of key requirements for the proposed development, which are summarised as follows:

- Key planning outcomes are to be integrated at the initial phases to ensure alignment with overarching development outcomes; and to facilitate the early delivery of infrastructure.
- The proposed development concepts are to align with project delivery and staging requirements, to ensure amenity is provided in conjunction with residential communities. concepts to align with delivery and staging requirements.
- A range of housing typologies are to be accommodated and strategically located to form smaller precincts and villages.
- The proposed layout and products are to align with the emerging buyer market, which comprises a diverse mix of demographics and lifestyles, including young families, downsizers, empty nesters and mature families.
- The urban structure is to create an urban neighbourhood that is easily accessible, highly convenient and focused on an active, place based identity.

An overview of the design process which has been undertaken is provided in Figure 9 below.

Figure 9 – Overview of Design Process



Source: Urbis, 2022

5. PROPOSED DEVELOPMENT

5.1. GENERAL SUMMARY

The proposal seeks approval to establish a residential community, being the first phase of Precinct 15 within the southern locality of the Caloundra South Master Plan and more broadly forming part of the Aura master planned community. The development represents the eastern portion of the greater Precinct 15 and upon completion will deliver up to 1,134 dwellings comprising a variety of offerings in response to the market and end use demand (refer Figure 10).

The residential neighbourhoods are predominately of a low density nature and positioned to take advantage of view lines and connection to the Bells Creek corridor adjoining the southern end of the precinct. The residential streetscape is designed to provide high quality green spaces and corridors to integrate and reflect the ecological character into the urban environment. The development will also facilitate parkland and open space which are interactive, functional and suitable for both passive and active recreation.

Collectively, the development will create an innovative and sustainable community, where residents experience a sense of belonging and engagement. The development will contribute to the housing diversity of Aura, including more affordable options. The development will also provide facilities and amenities which provide a high standard of recreational and passive engagement opportunities for the community.

Figure 10 – Proposed Plan of Development



Source: Urbis, 2022

5.1.1. Context plan

While the proposal does not involve the inclusion of a Context Plan as part of development, Precinct 15.2 has been designed and structured in accordance with the Context Plan submitted with DEV2021/1235 which involves Reconfiguring a Lot (1 into 2 lots, and an access easement) including a Context Plan. This Application is currently being assessed by EDQ with a formal response to the Request for Information submitted on 4 March 2022 (with Traffic Modelling Report and Stormwater Quality Management Plan provided on 8 March 2022).

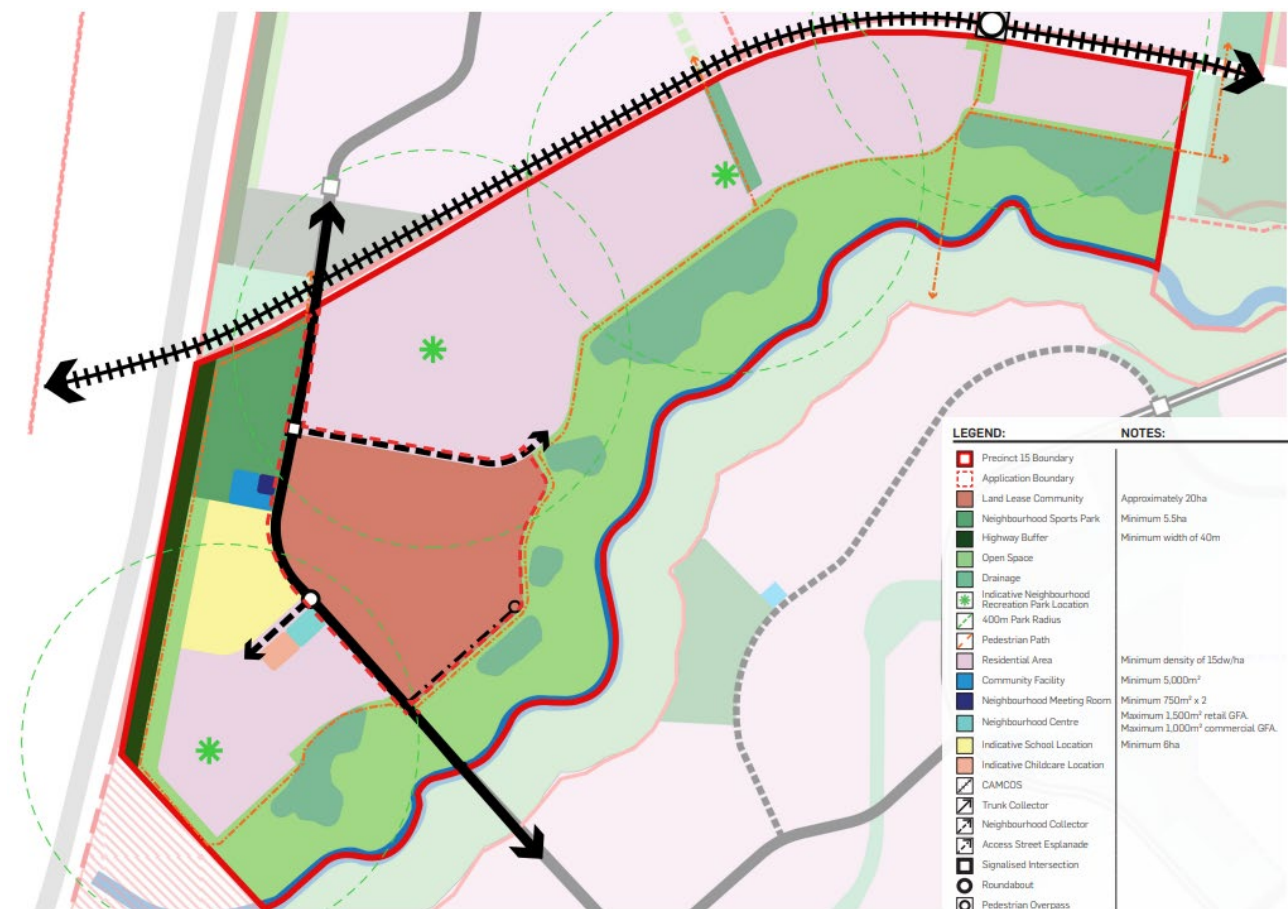
The key aspects of the proposal are illustrated in the Context Plan provided in **Appendix B**. The Context Plan provides an overview of the 'fixed' elements which will be provided within Precinct 15. Relevantly, the primary purpose of the Context Plan is to detail the proposed development and how it integrates with the broader locality.

The Context Plan provides various structural components, including:

- Land use designations, including residential areas; community uses areas; and designated neighbourhood centres and parkland.
- The higher order transport network which comprises trunk and non-trunk road infrastructure; and signalised intersections.
- Key pedestrian links and recreation spaces.

The below figure provides an extract of the Context Plan. The structural components are in accordance with the overarching statutory obligations, including the Caloundra South Development Scheme, Caloundra South Master Plan and the Local Government Infrastructure Agreement (LGIA). Preliminary feedback received from Sunshine Coast Council relating to the distribution of Sports Parks and the Community Facilities has also been included in the Context Plan.

Figure 11 – Context Plan



Source: Urbis, 2022

5.2. OVERVIEW OF PRECINCT 15.2

The proposed development will provide a mix of residential dwellings, tailored to the local context and market demands. The dwelling types will be predominately detached housing on standard residential allotments. As summarised in **Table 2** below, Precinct 15.2 will facilitate up to 1,134 residential dwellings.

A mix of housing products and lot typologies are proposed to ensure the development responds to a broad target market, including first home buyers; those looking to downsize; those looking to upsize; and large families. The typologies allow residents to remain in Aura through various life stages and are located to establish smaller sub-precincts and communities.

The below table should be read in conjunction with the 'Approved Reconfiguring Lot Plan' of the Plan of Development (Part 2) contained in **Appendix A**.

Table 2 – Residential Dwelling Summary

Precinct	Standard Residential Dwellings	Multiple Residential Dwellings (Duplex)	Multiple Residential Dwellings (other than Duplex)
Precinct 15.2	1,036 dwellings	24 x Multiple Residential (Duplex) Allotments (48 dwellings max.)	50 dwellings
Total Residential Dwellings	1,134 dwellings		

5.3. KEY ASPECTS OF PROPOSAL

5.3.1. Road Network

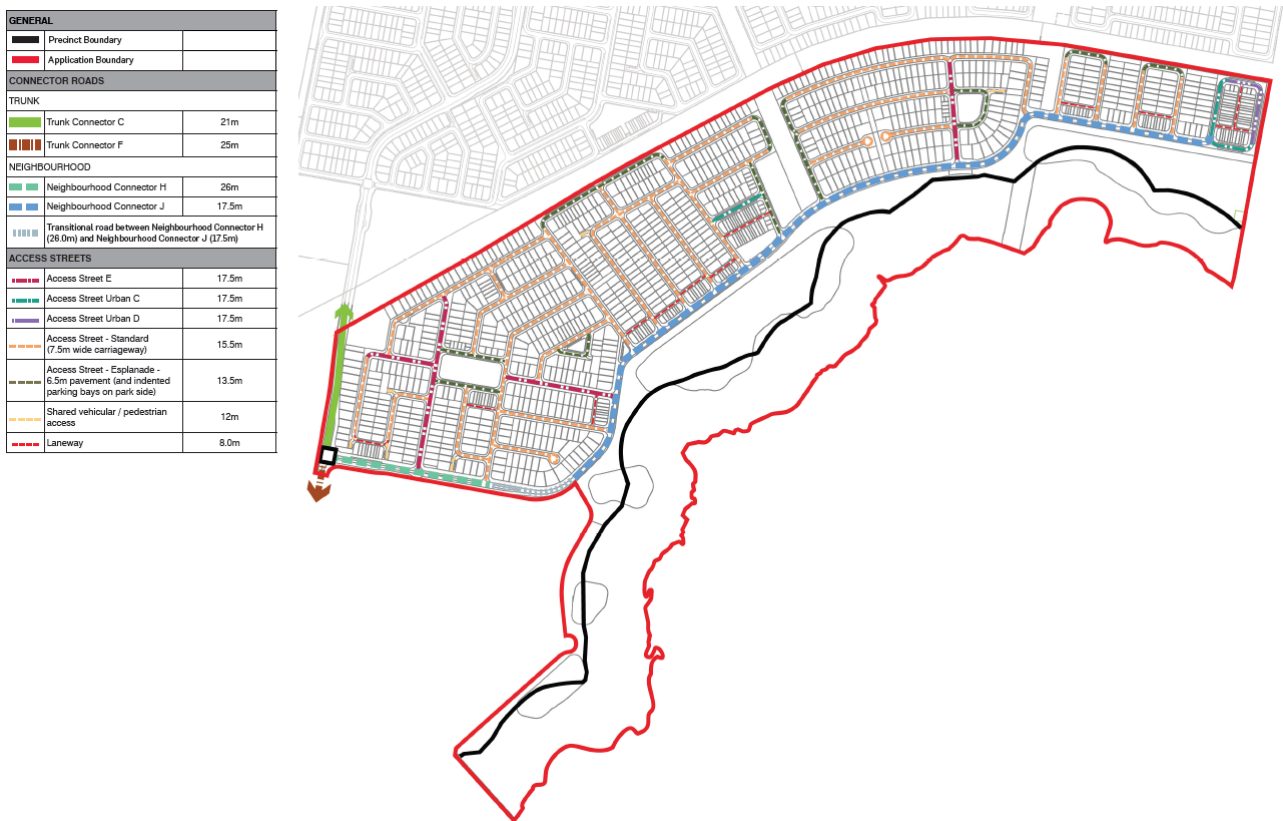
Access into the application area will initially be off Trunk Connector C, coming from Precinct 14 in the north and from P17 to the south, where access to Bells Creek Arterial will ultimately be provided through Precinct 18. The proposed road network consists of various typologies, including connector roads and access streets (refer to **Figure 12** below). The hierarchy provides a permeable network which disperses traffic efficiently, provides convenient routes and mitigates congestion. The proposed road typologies are consistent with approved and constructed roads within the broader Aura locality.

The road network comprises a higher order entrance road (neighbourhood connector H) which transitions to an esplanade neighbourhood connector A as vehicles travel north-east within the site along the Bells Creek corridor. Access streets stem off this neighbourhood connector providing access to the internal road network with Precinct 15.2. Additionally, an emergency vehicle access is also proposed for the site, over the Aura Brook in the eastern part of the site. This access is proposed to be trafficable in a 1% AEP plus climate change flood event and will provide access for emergency vehicles only.

The neighbourhood connector H incorporates a 1.8m wide pedestrian path and a parking bay / street planter on one side and a 2.5m pedestrian path on the opposite side. Neighbourhood connector A incorporates a 3m wide pedestrian path and a parking bay / street planter on one side and a 1.5m pedestrian path on the opposite side.

Road cross sections have been carefully selected to ensure that there is a surplus of on-street carparking in locations with higher densities. With terrace lots being generally located on roads with indented parking bays.

Figure 12 – Road Hierarchy



Source: Urbis, 2022

5.3.2. Neighbourhood Design

The establishment of well-planned streets positively affects movements, interactions, accessibility and use of neighbourhood. Subsequently, the proposed development is designed to provide residential blocks which have a length ranging between 100m – 200m and a maximum depth ranging between 25m – 80m. The proposed dimensions enable a grid-like street layout to be established, facilitating convenient routes to local parks and amenities. Additionally, esplanade roads have been provided along the full extent of the Bells Creek South corridor, ensuring all houses are provided with an outlook over the corridor and conservation areas.

The length of the residential blocks encourages walkability within the neighbourhoods, ultimately encouraging active transport and healthier communities. The design of the neighbourhoods also ensures a safe environment for residents by mitigating entrapment routes for vehicles and pedestrians.

Consideration has been given to the interface with the CAMCOS corridor adjoining the northern boundary of Precinct 15.2. Specifically, the number of residential lots directly abutting the future rail corridor has been minimised and broken up with esplanade roads and local linear parks adjoining the corridor providing a buffer where appropriate. This is a similar outcome to the approved POD for Precinct 11-14 adjoining the northern side of CAMCOS.

5.3.3. Open Space Networks

The proposed development provides a network of parks and open space, comprising:

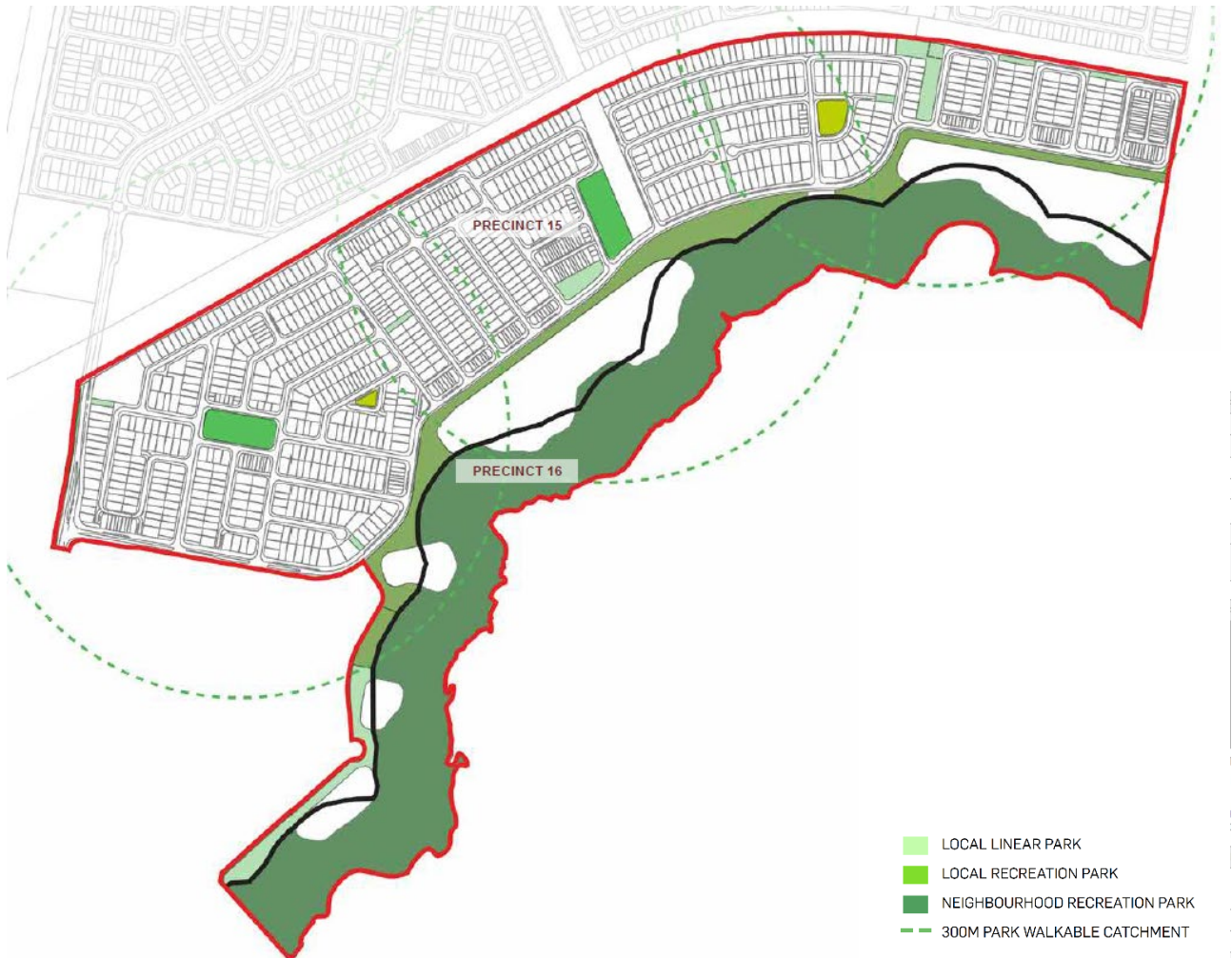
- Two (2) neighbourhood recreation parks located at the western and central part of the sub-precinct;
- Two (2) local recreation park located at the eastern part of the precinct and within the western precinct;
- One (1) district linear park adjoining the Bells Creek South Corridor; and
- Several District and local linear parks.

The above networks facilitate a high quality network of spaces which foster a healthy and active lifestyle for residents and visitors of Aura. Each network provides opportunities for both passive and active recreational

activities; and community interaction and engagement. The streetscape will incorporate treatments including shading, pathways and landscaping, providing additional opportunities for interactive and recreational activities.

The proposed development ensures residential communities are located within a walkable catchment of a dedicated area of open space. As illustrated in **Figure 13** below, a neighbourhood recreation park is located within 300m walking distance of all residential lots. The open space network is spatially distributed to promote active and healthy living within Aura.

Figure 13 – Open Space Networks



Source: Urbis, 2022

5.3.4. Connectivity

The proposed development provides a movement and open space network that ensures residential communities are well connected through a series of roads and pedestrian paths providing connection to the greater Aura development.

There will ultimately be two vehicular accesses into Precinct 15 (as a whole) as well as one emergency vehicle access across the Aura Brook. In the interim, Precinct 15 will be accessed via a trunk collector road, connecting to Precinct 14 to the north. Ultimately, an additional access will be created to Precinct 17 in the South, via a bridge connection.

An emergency vehicle access is proposed over the Aura Brook in the eastern part of the site. This access is proposed to be trafficable in a 1% AEP plus climate change flood event and will provide access for emergency vehicles only.

A 3m Off-road shared path is provided along the southern boundary of Precinct 15.2 generally in alignment with the Bells Creek South corridor and a pathway providing connection to the north of the site to Precinct 14 under CAMCOS. A cycle track coming down from Precincts 11 and 12 will be provided as a 3m wide shared path as it crosses the future CAMCOS. Additionally, provision has been made to reserve the ability for a future connection south to P18, across the Bells Creek South corridor.

5.3.5. Stormwater Strategy and Water Sensitive Urban Design

The development of Aura is focused on achieving Water Sensitive Urban Design ('WSUD') at a standard higher than the current best practice outcomes. Implementation of the proposed WSUD will ensure no net worsening of water quality to vital water channels and systems, including the Pumicestone Passage.

The proposed stormwater strategy will involve a comprehensive combination of treatment systems responding to the very high value receiving waters. It includes using rainwater tanks, gross pollutant traps and an innovative combination of end-of-line precinct scale wetland and bioretention basins and a vegetated conveyance waterway. The treatment systems have been all be located within the constraints of site levels, available space and requirements for environmental buffers (e.g. frog habitat).

For further detail, please refer to Section 7.7 of this report and the Stormwater Quality Management Plan in **Appendix G**.

5.3.6. Landscaping and Public Realm

Precinct 15.2 will set the tone for the broader Aura P15 precinct and deliver a unique arrival experience of deep green living, with direct frontage to Bells Creek South. A series of activated edges along a linear journey that accentuates the natural amenity of Bells Creek and forms a unified, recreational network inspired by water. Drawing inspiration from Bells Creek, water and water sensitive urban design principles, P15.2 will deliver a series of water bodies and water treatment catchments along the Aura P15 Bells Creek South riparian edge. The water bodies will be immersed in green space, inspired by the surrounding environment of Bells Creek South, delivering an urban design layout that threads the natural landscape into the residential village with a clear and direct focus on a vibrant and healthy living community experience.

The landscape will comprise a network of open space infrastructure in accordance with overarching master plan requirements (including the relevant Infrastructure Agreement); and tree architecture for both major and minor street typologies, accentuating boulevards and naturalising local streets. The open space areas comprise the following:

- Two neighbourhood recreation parks;
- A local recreation park;
- District linear park;
- Local linear park; and
- Drainage reserve / WSUD systems.

For further details, please refer to the Landscape Master Plan Report provided in **Appendix C**.

5.3.7. Staging

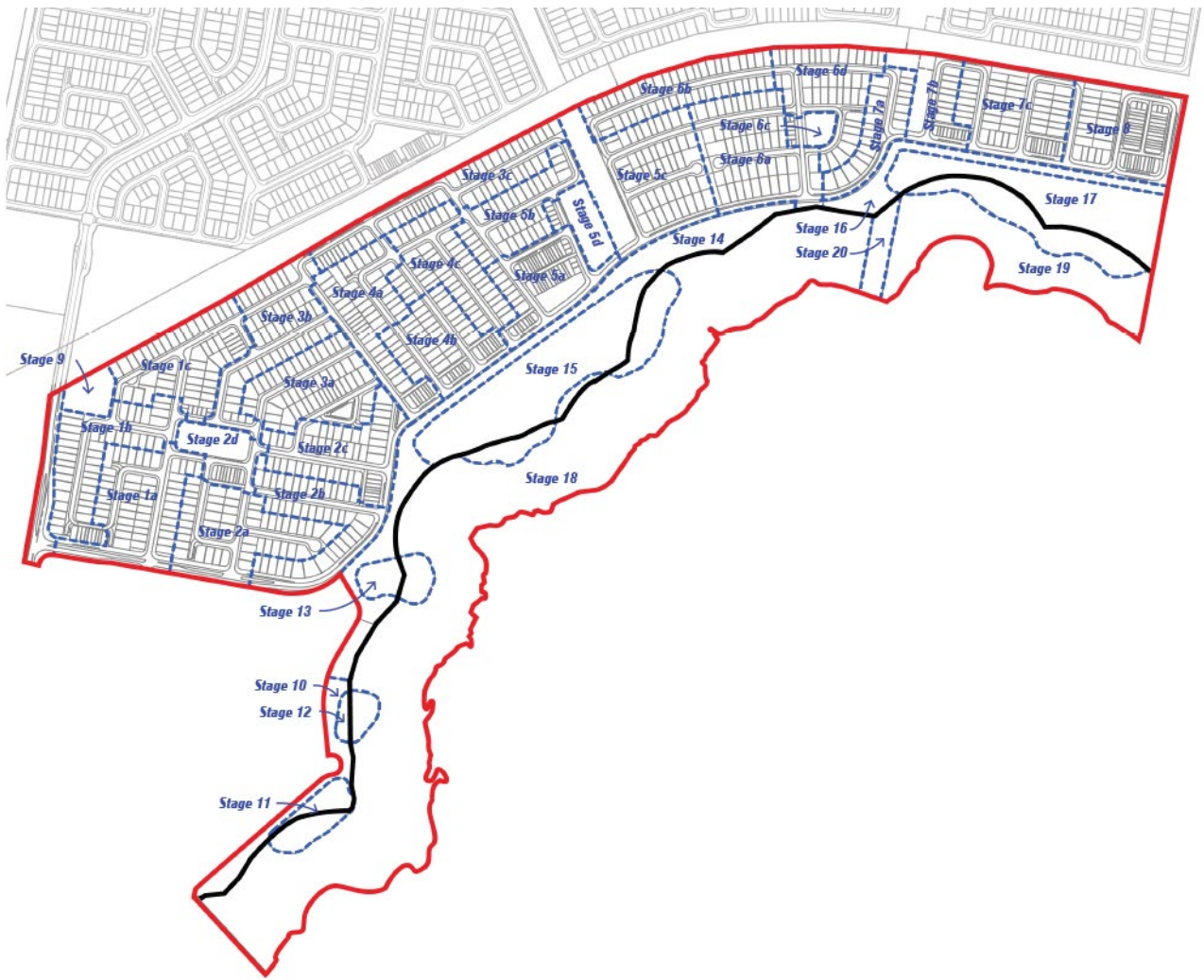
The proposed development will be delivered sequentially across 20 stages to ensure the aspects of development are commensurate with housing demand, construction timeframes and infrastructure requirements. The phases of delivery are summarised as follows:

- **The initial stages (1a-5d)** will occur within the western half of the site, comprising residential communities, generous landscape planting and neighbourhood recreation parks.
- **The following stages (5c-9)** will comprise the balance of the residential communities, extending from the drainage corridor dividing the site to the eastern boundary of the site. These stages comprise the Multiple Residential superlot situated on the eastern boundary adjoining the trunk connector road.
- **The final stages (10-20)** will comprise the district and local linear park and open space adjoining Bells Creek South, including all associated drainage.

The proposed staging methodology ensures an attractive and inviting point of entry is established for the new residential communities; and all relevant infrastructure (including roads and services) is provided in a functional and efficient manner.

For further detail regarding proposed staging, please refer to the Plan of Development (Part 2) contained in **Appendix A**.

Figure 14 – Indicative Staging Plan



Source: Urbis, 2022

6. PLAN OF DEVELOPMENT

6.1. OVERVIEW AND PURPOSE

The Plan of Development ('PoD') contained in **Appendix A** seeks to direct the future development of land included within the southern locality of the Caloundra South Master Plan, specifically, to guide development for proposed Precinct 15.2.

The PoD has been prepared in accordance with the requirements of the approved Caloundra South Master Plan, including the associated Infrastructure Agreements. The document integrates the following components:

- The vision of the Caloundra South Development Scheme;
- The principles, land use areas, localities, precinct entitlements and obligations of the Caloundra South Master Plan; and
- The land use requirements falling out of the LGIA and STIA..

The PoD differs from the plan of subdivision by containing detailed information, primarily to ensure dwelling houses (and other accepted land uses) can be constructed in a practical and efficient manner. The PoD describes how development may occur and specifies a set of assessment criteria and plans to which development must be in accordance with. Where development complies with the relevant criteria, it can progress to the operational work and building certification phases (i.e. does not necessitate future planning approval).

6.2. POD RELATIONSHIPS AND OPERATIONAL OVERVIEW

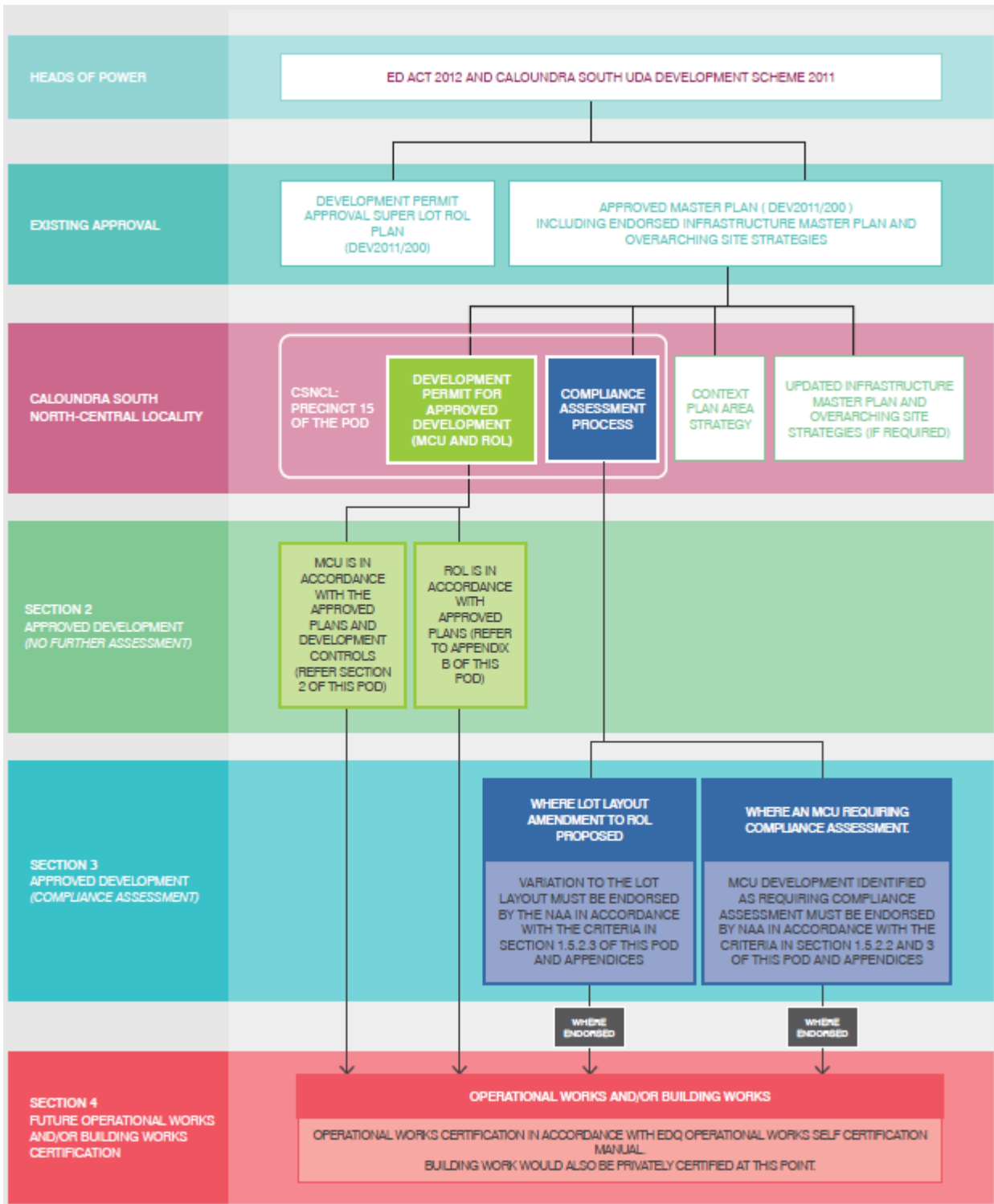
As an integrated document, the PoD will be utilised as the approval framework for carrying out of future development within Precinct 15 (Part) of the Caloundra South Master Plan, being Precinct 15.2. The PoD incorporates operational aspects which are consistent with associated development approvals (including existing development approvals across the master planned community) and the relevant statutory obligations.

The relationship of the proposed PoD with the associated approvals and relevant statutory obligations is summarised in **Figure 20** below. By way of overview:

- **Heads of Power** – The Economic Development Act 2012 ('ED Act') is the legislative framework which sets out the applicable process and assessment benchmarks for development applications. In accordance with the ED Act, the relevant development instrument is the Caloundra South Development Scheme.
- **Existing Approval** – Subsequent to the above, an approval has been obtained which provides a relevant and refined framework for assessment of the PoD. The relevant approval is the Development Permit for a super lot, which includes the Caloundra South Master Plan (MEDQ Reference: DEV2011/200).
- **Caloundra South Southern Locality** – This aspect reflects approvals sought as part of this development application, including Development Permits and assessment pathways for future development to occur.
- **Approved Development** – The PoD proposes two (2) types of approved development categories, comprising 'Approved Development – No Further Assessment' (further detailed in Section 6.3.1 below); and 'Approved Development – Compliance Assessment' (further detailed in Section 6.3.2 below).
- **Operational Works and Buildings Works Certification** – The PoD framework permits this phase to occur, where development meets the criteria for one of the two (2) types of approved development categories.

The PoD only approves development to the extent it is specified in the document. For clarity, if development is not in accordance with the PoD, it is to be assessed against the Caloundra South Urban Development Area Development Scheme (approved October 2011) and the Caloundra South Master Plan (June 2012, as amended).

Figure 15 – PoD Relationships and Operational Overview



Source: Urbis, 2022

6.3. ASSESSMENT PATHWAYS AND CATEGORIES

6.3.1. Approved development (No Further assessment)

The PoD identifies development which is 'exempt' (or subject to 'no further assessment') and which may proceed to operational works and building works certification phases without any further approval from the MEDQ, subject to complying with the specified criteria. Development which is exempt and not subject to further assessment is not required to undertake a compliance assessment process.

The following table provides a summary of the aspects of development which are 'Approved Development (No Further Assessment)'. The aspect of development (Column A) must comply with the Relevant Criteria (Column B) to qualify within this category.

The 'no further assessment' category ensures compliant house and land packages can be delivered without each stage of subdivision or house design requiring further approval from MEDQ. Relevantly, each aspect of 'exempt' development will be subject to the necessary operational work and building work certification from the relevant authorities and/or agencies.

For further detail, please refer to Section 2 of the Plan of Development – Part 1 contained in **Appendix A**.

Table 3 – Approved Development (No Further Assessment)

Column A: Aspect of Development	Column B: Relevant Criteria
Reconfiguration of a Lot	<ul style="list-style-type: none"> ▪ Reconfiguring a Lot Plans contained in Plan of Development – Part 2.
Advertising Devices	<ul style="list-style-type: none"> ▪ Table 4 of Section 2 of the Plan of Development – Part 1.
Car Park (where associated with a display home and/or sales office)	<ul style="list-style-type: none"> ▪ The use is provided in conjunction with a Display Home and/or Sales Office; and ▪ Complying with 'Car Parking Rates' in Plan of Development – Part 2.
Home Based Business	<ul style="list-style-type: none"> ▪ Home Based Business definition contained in Plan of Development – Part 2.
House or Display Home	<ul style="list-style-type: none"> ▪ Table 5 of Section 2 of the Plan of Development – Part 1, including: <ul style="list-style-type: none"> - The Approved Plan of Development in Plan of Development – Part 2 - Residential Development Controls in Plan of Development – Part 2 - Car Parking Rates in Plan of Development – Part 2
Secondary Dwellings	<ul style="list-style-type: none"> ▪ Table 6 of Section 2 of the Plan of Development – Part 1.
Multiple Residential (Duplex)	<ul style="list-style-type: none"> ▪ The land use is on land identified on the Approved Plan of Development in Plan of Development – Part 2; and ▪ Complying with the relevant Residential Development Controls in Plan of Development – Part 2.
Park	<ul style="list-style-type: none"> ▪ Schedule 1 of the Caloundra South Urban Development Area Development Scheme

Column A: Aspect of Development	Column B: Relevant Criteria
Sales Office (where not greater than 400m ²)	<ul style="list-style-type: none"> ▪ Table 7 of Section 2 of the Plan of Development – Part 1.

6.3.2. Approved Development (Compliance Assessment)

The PoD identifies development which is subject to compliance assessment against specific design criteria prior to proceeding to operational work and building work phases.

The following table provides an overview of the aspects of development which are ‘Approved Development ‘Compliance Assessment’ within Precinct 15.2. To summarise, Precinct 15.2 comprises one (1) lot which will occur as ‘Compliance Assessment. The PoD identifies suitable land uses for the lot, as set out in the below table. All of the identified land uses are required to undergo ‘compliance assessment’; and must comply with the ‘specific design criteria’ to enable compliance approval.

For further detail, please refer to Section 2 of the Plan of Development – Part 1 contained in **Appendix A**.

Table 4 – Approved Development (Compliance Assessment)

	Land uses subject to ‘Compliance Assessment’	Specific Design Criteria
Lot 8,000	<ul style="list-style-type: none"> ▪ Multiple Residential 	<ul style="list-style-type: none"> ▪ Table 10 (Sub-Precinct 15.2 Design Standards for Lot 8,000 only) of Plan of Development – Part 1 ▪ Table 14 (Specific Use Criteria) in Plan of Development – Part 1 (relevant parts only)

6.3.3. Variation to Approved Reconfiguration of a Lot

The PoD enables variation to the approved subdivision layout in limited circumstances, where meeting relevant design standards. The varied subdivision will be subject to ‘compliance assessment’ requiring approval from MEDQ. The design standards are specific to each precinct, including maximum lot yields; lot and block dimensions; access requirements; road hierarchy requirements; car parking rates; and relevant PDA Guidelines and Practice Notes.

Applications for compliance assessment to vary the lot layout must be in accordance with the ‘fixed elements’ identified in the PoD.

For further detail, please refer to Section 1.5.2.3 and Section 3.2.4 of the Plan of Development – Part 1 contained in **Appendix A**.

7. TECHNICAL AND SPECIALIST ASSESSMENT

This development application is accompanied by a range of technical documents which include a detailed analysis of the proposed development. The consultants responsible for preparing the technical and specialist assessments have been involved from the initial design phases, ensuring a collaborative approach in the assessment has been undertaken. The technical and specialist documentation comprises:

- Plan of Development
- Context Plan (for information purposes only – Context Plan lodged under DEV2021/1235)
- Landscape Master Plan Report
- Car Parking Plan
- Open Space Register
- Engineering Services Report
- Stormwater Quality Management Plan
- Traffic Modelling Report (for information purposes only)

The following sections provides a summary of each supporting technical and specialist document, including an overview of the purpose and key findings of each assessment, as it relates to the proposed development.

7.1. PLAN OF DEVELOPMENT

A Plan of Development ('PoD') has been prepared by Urbis and is provided in **Appendix A**. PoD's are required to accompany a development application within PDA's to demonstrate how the land will be utilised and how it contributes to achieving the PDA vision.

The PoD has been prepared in accordance with the Caloundra South Priority Development Area Development Scheme, and is consistent with the relevant vision, structural elements and PDA-wide criteria. The PoD also demonstrates compliance with the relevant outcomes of the Caloundra South Master Plan (MEDQ Reference: DEV2011/200). Relevantly, the Infrastructure Agreements associated with the Master Plan set out specific requirements to be delivered in associated with future development of the site. The PoD has been prepared in accordance with the specific requirements of the Infrastructure Agreement, which specifies minimum standards relating to open space, community facilities, major stormwater, conservation and major road infrastructure.

It is intended the PoD forms part of the approved development documentation associated with this development application. The PoD will be the overarching document, enabling future development to occur on the site by stipulating the relevant assessment pathway and design criteria for aspects of development.

For further detail regarding operational aspects and assessment categories of the PoD, please refer to Section 6 of this Planning Report.

7.2. CONTEXT PLAN

While the proposal does not involve the inclusion of a Context Plan as part of development, Precinct 15.2 has been designed and structured in accordance with the Context Plan submitted with DEV2021/1235 which involves Reconfiguring a Lot (1 into 2 lots, and an access easement) including a Context Plan. This Application is currently being assessed by EDQ with a formal response to the Request for Information submitted on 4 March 2022. This Context Plan has been prepared by Urbis and is provided in **Appendix B**.

The Context Plan provides a structural layout of Precinct 15. Whilst the PoD (described above) relates to the 'site specific' outcomes (for part of Precinct 15), the Context Plan provides a higher level plan which is inclusive of the entirety of Precinct 15, as described by the Caloundra South Master Plan.

The purpose of the Context Plan is to guide future development outcomes in areas surrounding the site. The Context Plan demonstrates the proposed development is integrated with and does not compromise any development outcomes of surrounding development planned adjacent to the site.

7.3. LANDSCAPE MASTER PLAN REPORT

A Landscape Master Plan Report has been prepared by Urbis and is provided in **Appendix C**. The report articulates the landscaping vision for Precinct 15.2 through detailed analysis of site and locational characteristics. The landscaping strategy is reflective of and integrates the values, place principles, thematic elements, and other environmental, civil, hydraulics and water sensitive urban design principles applied across the broader Caloundra South locality.

The Landscape Master Plan Report:

- Incorporates the requirements and standards as specified in the relevant Infrastructure Agreements.
- Graphically illustrates the overall planning and design principles for landscaping works.
- Conceptually identifies landscaping components which will be maintained by the developer, and components which will be dedicated to Council.

The purpose of the report is to guide future planning through conceptual layouts and detailing. Relevantly, the documentation is indicative only and will be progressed as part of the detailed design phases.

7.4. CAR PARKING PLAN

A Car Parking Plan has been prepared by Urbis and is provided in **Appendix D**. The plan provides a summary of proposed visitor spaces which will be allocated within Precinct 15.2.

The Car Parking Plan is provided in accordance with the 'On-street parking' rates specified in PDA Guideline 05: Neighbourhood Planning and Design, which anticipates a minimum of 0.75 spaces per house/dwelling (which equates to 795 car parking spaces). The Car Parking Plan demonstrates a total of 835 visitor car parking spaces will be provided across the precinct and therefore complying with the relevant PDA guideline.

7.5. OPEN SPACE REGISTER

An Open Space Register (v31) has been prepared by Stockland and is provided in **Appendix E**. The Register provides a summary of the open space provided across each Precinct in Aura, and confirming that the Local Open Space Requirements of 2.3ha/1000 population (as required by the LGIA) have been met within each application area.

The Register confirms that the Open Space requirements from the LGIA have been met for this application area, based on the expected population.

7.6. ENGINEERING SERVICES REPORT

An Engineering Services Report has been prepared by Calibre and is provided in **Appendix F**. The report provides an analysis of civil considerations, including topography and infrastructure, to inform engineering requirements associated with delivery of the proposed development. To summarise:

- Earthworks:
 - The report provides an assessment of required earthworks to facilitate the residential community, including an assessment against the Aura Regional Flood Model 2020 (Model ID245) prepared by BMT, to ensure minimum habitable floor levels for allotments achieve 500mm freeboard to the 1% AEP (100 year ARI) peak flood level.
 - The proposed earthworks strategy has been designed to meet the the following design objectives and principles:
 - To be in accordance with flood immunity requirements set by regional flood levels along Bells Creek North and Bells Creek South;
 - To be in accordance with local flood levels from the internal stormwater catchments and Aura Brook;
 - Optimise the use of developable area through efficient design;
 - Efficient Design and utilisation of the natural topography of the site as best as possible;
 - Be economical and cost effective;

- All allotments to be graded at minimum and 1 in 200 towards the road;
 - Roads to have minimum grade of 0.3%;
 - Cut/fill volumes to be developed to best match requirements of other Precincts; and
 - To be consistent with the Additional Geotechnical Investigation report for Aura Precincts 6-16 by Douglas Partner.
- The concept bulk earthworks design provides appropriate flood immunity for various land uses in accordance with the master plan as follows:
- Allotments and roads are designed for immunity to the 1% AEP (100 year ARI) peak flood level with climate change;
 - Major and district sports parks have been designed for 5% AEP (20 year ARI) flood immunity (with 1% AEP flood immunity for structures); and
 - Recreational areas have been designed for the 18% AEP (5 year ARI) flood immunity (with 1% AEP flood immunity for structures).
- Road and Networks:
 - An analysis of the proposed road network has been undertaken, which involves a Signalised intersection between North-South Trunk Connector road and East-West Neighbourhood Connector Road.
 - Modelling has been undertaken by a third party (PricewaterhouseCoopers) to ensure appropriate provision of vehicular traffic volumes.
 - An emergency vehicle access is also proposed over the Aura Brook in the eastern part of the site. This access is proposed to be trafficable in a 1% AEP plus climate change flood event and will provide access for emergency vehicles only.
 - The analysis has ensured a safe, convenient and efficient road network through incorporation of service and emergency vehicle access and intersection geometry analysis.
 - Infrastructure:
 - The documentation provides an analysis of existing and proposed infrastructure relevant to the site and demonstrates the proposed development can be serviced by urban infrastructure networks including water, wastewater, stormwater, electrical and telecommunications.
 - A Final Precinct Network Plan (FPNP) will be provided to Unitywater for approval. The primary objective of this FPNP will be to determine suitable staging of water and wastewater servicing strategies in support of the development. Refer Section 8.4.3 for further details.

7.7. STORMWATER QUANTITY MANAGEMENT PLAN

A Stormwater Quantity Management Plan has been undertaken by Calibre and provided in **Appendix G**. The purpose of the Stormwater Management Plan is to identify external drainage site opportunities and constraints and provide design solutions which comply with the relevant guidelines, demonstrating that the proposed development can mitigate any impacts.

The stormwater quantity management plan has reviewed external catchment flows from:

- Bruce Highway and Precinct 14 catchments;
- Baby Brook;
- Precinct 12 flows near Whale Park;
- Precinct 11 flows; and
- Aura Brook.

For each external catchment considered, this report has identified that a suitable solution which mitigates potential impacts is possible, whilst complying with the relevant guidelines.

7.8. STORMWATER QUALITY MANAGEMENT PLAN

A Stormwater Quality Management Plan has been undertaken by Design Flow and provided in **Appendix H**. The purpose of the management plan is to analyse stormwater quality management for the proposed development. An evidence-based approach has been adopted, whilst also considering analysis of locally relevant water quality data.

The proposed stormwater strategy will involve a comprehensive combination of treatment systems responding to the very high value receiving waters. It includes using rainwater tanks, gross pollutant traps and an innovative combination of precinct scale wetland and bioretention basins and a vegetated conveyance waterway. The treatment systems have been all be located within the constraints of site levels, available space and requirements for environmental buffers (e.g. frog habitat).

The treatment strategy meets the stormwater objectives for the Aura development, as defined in Aura Development Stormwater Quality Management Plan (DesignFlow g_ BMT, 2019), to ensure there are no adverse impacts on Bells Creek and Pumicestone Passage. This includes reducing annual pollutant loads by the required 95% for total suspended solids (TSS), 89% for total phosphorus (TP) and 68% for total nitrogen (TN).

7.9. TRAFFIC MODELLING REPORT

A Traffic Modelling Report has been prepared by PricewaterhouseCoopers and is provided in **Appendix I**. The report provides a Precinct Traffic Analysis of the transport network in accordance with the relevant Infrastructure Agreement. The analysis includes determination of:

- The volume and capacity of road links; and
- The capacity and operation of key intersections.

A visum traffic model has been prepared for the Aura master planned community in accordance with operator and statutory requirements. The Aura visum model was updated to reflect the traffic assumptions associated with the proposed development and has been utilised for the purpose of the traffic modelling report. The Traffic Modelling Report demonstrates the proposed traffic network will operate efficiently and will not result in any adverse traffic impacts to surrounding localities.

8. STATUTORY PLANNING FRAMEWORK

This development application requires assessment against the relevant provisions of the Economic Development Act 2012 ('ED Act'), including the Caloundra South Priority Development Area Development Scheme ('Development Scheme').

As detailed in Section 3.2 of this Planning Report, the land subject to this development application is subject to the 'Caloundra South Master Plan' which has been approved by MEDQ to provide refined outcomes for the locality, including the site. The approved Master Plan reflects the outcomes of the Development Scheme and contains the key planning outcomes for the site. Therefore, assessment of the proposed development application should be undertaken in consideration of the outcomes and requirements prescribed by the approved Caloundra South Master Plan.

Notwithstanding the above, the following sections provide an assessment of the statutory planning framework, including the relevant parts of the Development Scheme (Section 8.2) and Caloundra South Master Plan (Section 8.3).

Also of relevance to the assessment of this application is the Caloundra South PDA Infrastructure Agreement (Local Government Infrastructure) which sets out the location and standards relating to all future Council-owned assets within Aura. An assessment has also been provided below in relation to the requirements of the LGIA. The two other IA's, being the STIA (State Transport) and UWIA (Unitywater IA) are of relevance, but do not have any land use implications that are of relevance to this application.

8.1. ECONOMIC DEVELOPMENT ACT

The ED Act is the statutory instrument responsible for development assessment in the Caloundra South PDA. The ED Act operates independently of the *Planning Act 2016* ('Planning Act').

Section 87 of the ED Act sets out the provisions for the assessment manager in deciding the development application:

- (1) *In deciding the application, MEDQ must consider-*
 - (a) *the main purpose of this Act; and*
 - (b) *any relevant State interest; and*
 - (c) *any submissions made to it about the application, during submission period; and*
 - (d) *the following instruments;*
 - (i) *for an application for development in, or PDA-associated development for, a provisional priority development*
 - (A) *if a provisional land use plan is in effect for the area when the application is decided – the provisional land use plan; or*
 - (B) *otherwise – the draft provisional land use plan for the area;*
 - (ii) *for an application for development, in or PDA-associated development form another priority development area –*
 - (A) *if a development scheme is in effect for the area when the application is decided – the development scheme; or*
 - (B) *if a development scheme is not in effect for the area when the application is decided, but there is a proposed development scheme for the area – the interim land use plan for the area and the proposed development scheme; or*
 - (C) *if a development scheme is not in effect for the area when the application is decided and there is no proposed development scheme for the area – the interim land use plan for the area; and*
- (2) *Also, in deciding an application for development in, or PDA-associated development for, a priority development area other than a provision priority development area, if –*
 - (a) *there is –*
 - (i) *a development scheme or interim land use plan for the area; and*
 - (ii) *a proposed development scheme for the area; and*
 - (b) *the proposed development scheme was prepared after the development scheme or interim land use plan took effect; MEDQ may, subject to section 86, give the weight it considers appropriate to the proposed scheme.*

Therefore, the Development Scheme is the relevant planning instrument for determining and setting out the applicable planning and development controls for the site.

8.1.1. MEDQ Delegate

The Minister for Economic Development Queensland ('MEDQ') has the powers under the ED Act to assess and decide PDA development applications. Economic Development Queensland ('EDQ') is the MEDQ delegate for development applications in the Caloundra South PDA.

8.1.2. Notification Requirements

Under Section 84 of the ED Act, notification may be required if the assessment manager, within 20 business days after making the application, gives the Applicant notice that the Applicant must comply with this section. Additionally, section 3.2.10 of the Development Scheme specifies that a development application will require public notification in the following circumstances:

- includes a proposal for development which does not comply with the zone intents;
- is accompanied by a context plan required under section 3.2.8;
- is for development which, in the opinion of the MEDQ, may have undue impacts on the amenity or development potential of adjoining land under separate ownership, including development for a non-residential use adjacent to land approved for or accommodating a residential use in the urban living zone; or
- is for a use, a size or nature which, in the opinion of EDQ, warrants public notification.

The proposal does not include a Context Plan and Precinct 15.2 is in accordance with the Context Plan submitted with DEV2021/1235, which will require public notification to be completed by May 2022. Additionally, the site is contained in the Urban Living Zone of the Development Scheme whereby the proposed aspects of development (Reconfiguring a Lot, Material Change of use and Operational Works) are identified as 'PDA Assessable Development – Permissible Development'.

Having regard to the above, it is considered that public notification for the subject application is not required.

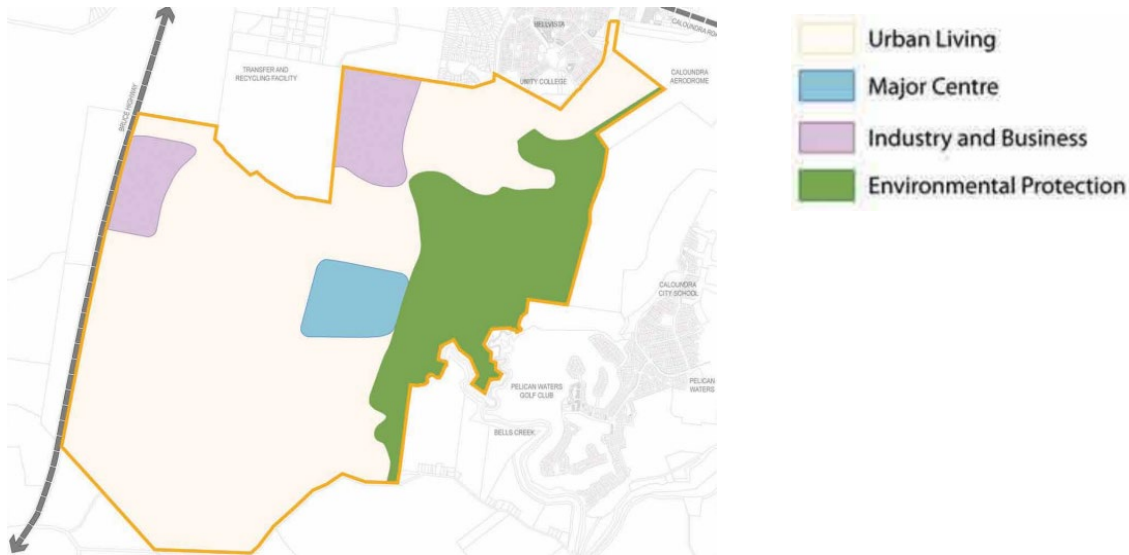
8.2. CALOUNDRA SOUTH DEVELOPMENT SCHEME

The Caloundra South PDA was declared on 28 October 2010. Once a site is declared under the ED Act, a development scheme for the PDA must be prepared. The Development Scheme was prepared and formally commenced on 8 October 2011.

8.2.1. Level of Assessment

The Development Scheme includes a level of assessment relevant to each zone designation. As illustrated in **Figure 20** below, the site is contained in the **Urban Living** Zone of the Development Scheme. Part 3.4 of the Development Scheme provides the category of assessment table for the Urban Living Zone. In accordance with Table 2 of the Development Scheme, the proposed aspects of development (Reconfiguring a Lot, Material Change of use and Operational Works) are identified as '**PDA Assessable Development – Permissible Development**'. Permissible Development is assessed against the requirements of the Development Scheme and requires a development application to be lodged, assessed and decided by MEDQ.

Figure 16 – Development Scheme Zone Plan



Source: Queensland Government, 2011

8.2.2. Development Consistent with the Development Scheme

Section 3.2.3 of the Development Scheme states that PDA assessable development is consistent with the land use plan if:

- (i) The development complies with all relevant PDA-wide criteria and the relevant zone intent; or
- (ii) The development does not comply with one or more of the PDA-wide criteria or zone intents but:
 - a. The development does not conflict with the PDA vision; and
 - b. There are sufficient grounds to justify the approval of the development despite the non-compliance with the PDA-wide criteria.

The development application forms part of a broader master planned area subject to previous development approval history which is relevant to the assessment of this development application. The following is relevant:

- A former development application (and subsequent development approval) for the ‘Caloundra South Master Plan’ provided thorough assessment against all components of the Caloundra South Development Scheme. The assessment determined the Caloundra South Master Plan substantially complies with the Caloundra South Development Scheme Land Use Plan.
- The site advances the outcomes of the Caloundra South Master Plan and therefore, by extension, complies with the Caloundra South Development Scheme Land Use Plan.

Therefore, where the proposed development complies with the Caloundra South Master Plan, it complies with the Caloundra South Development Scheme. Section 8.3 below provides a detailed assessment of the proposed development against the Caloundra South Master Plan (and subsequently demonstrates compliance).

Notwithstanding the above, **Table 7** below demonstrates the proposed development complies with the six (6) key themes of the Development Scheme Vision Statement.

Table 5 – Assessment of Proposal Against the Development Scheme Vision Statement

	Key Themes	Response
1.	A Vibrant Community	The proposed development contributes to Caloundra South providing a high quality neighbourhood with a discernible identity and sense of place, designed around a community focal point being the Bells Creek corridor adjoining the southern boundary of Precinct 15.2. Additionally, a network of open space facilities and linear parks provide a wide range of

	Key Themes	Response
		<p>opportunities for recreation, including community events that will bring people together.</p> <p>The development will provide a unique identity for the southern locality of Aura, inspired by the region's natural landscape; site characteristics; and the local context. The residential community is designed to incorporate key focal points to meet lifestyle and amenity needs for residents and visitors.</p> <p>The development will deliver an inclusive residential neighbourhood with defining attributes and values which establish a sense of place and bring the community together</p>
2.	An Inclusive Community	<p>The proposed development includes a diverse range of housing products which are responsive to lifestyle needs; market demand; and the local context. The diversity in products ensures the development provides a number of options for a variety of households and stages of life.</p> <p>The development provides various community gathering spaces which are inclusive of all ages and demographics, available for use by residents and visitors of the community. This includes a combination of large-scale parkland, pocket parks, future retail and commercial facilities (as part of Precinct 15 West); all of which are conveniently located, practical and engaging.</p>
3.	An Accessible Community	<p>The development is designed to integrate with the broader master planner community of Aura, to deliver a compact, well-planned community. The development is designed to provide low density residential development in proximity to amenities and services which are utilised on a daily basis, to promote active lifestyles and healthy community.</p> <p>The development provides a safe, efficient and convenient environment for pedestrians and cyclists. The transport network provides a clear delineation between pedestrian, cyclists and vehicular movements through materials, landscaping treatments, contraflow networks and street furniture. The location and design of the residential areas increase connectivity within the precincts through pedestrian linkages and green space networks.</p>
4.	A Connected Community	<p>The development is integrated with and contributes to the broader transport network, supporting a transit oriented development; and promoting pedestrian, bicycle and public transport modes. The road network provides permeable routes, providing convenient routes for residents to travel between their place of residence; place of employment; recreational facilities; and community facilities.</p> <p>The network is responsive to the natural attributes of the site and regional context by taking advantage of views to the Glass House Mountains and incorporating design elements which are inspired by key landmarks of the Moreton Bay Region. The greenspace networks further support</p>

	Key Themes	Response
		permeability of the transport network through the provision of green verges lining the residential communities.
5.	A Prosperous Community	<p>The development seeks to contribute to the overall growth of the Caloundra South region by adopting minimum net residential density targets, as identified by the Land Use Plan.</p> <p>The proposed neighbourhood centre provides for residents to be well-connected to employment opportunities within the immediate locality. The development will also contribute to education of younger generations through innovative design and greenspace features.</p>
6.	A Sustainable Community	<p>Aura is designed to accommodate a high standard of sustainable principles to ensure enhancement of natural processes and protection of key ecological features. The proposal is focused on achieving Water Sensitive Urban Design ('WSUD') at a standard higher than the current best practice outcomes. The integrated water cycle management and WSUD principles contribute to the water quality values of the Pumicestone Passage.</p> <p>The pedestrian networks provide promotes reduction in vehicular usage and encourages active travel. Cultural and community opportunities will be established through co-location of the services, amenities and recreational facilities.</p>

8.3. CALOUNDRA SOUTH MASTER PLAN

The Caloundra South Master Plan ('Master Plan') was approved by MEDQ in June 2012 (with the latest iteration approved on 20 November 2018) as the overarching document to guide future development within Aura. The Master Plan comprises 12 parts, which is further separated into two (2) categories, being:

- Explanatory Context (Parts 1 – 4 of the Master Plan); and
- Planning Content (Parts 5 – 12 of the Master Plan).

The following sections provide a detailed assessment of the proposal against the relevant 'Planning Content' of the Caloundra South Master Plan.

8.3.1. Principles

The Principles of the Caloundra South Master Plan are overarching strategic intents designed to inform the planning and development of the site. Collectively, the Principles are an extension to the PDA-wide criteria, as set out in the Development Scheme. Where a development application is accompanied by a Plan of Development ('PoD'), it must demonstrate how development achieves each Principle of the Master Plan.

Table 6 – Master Plan Principles

Principles	Response
Environmentally Responsible	
Caloundra South to be founded on the respect for its unique setting and a dedication to celebrating,	The proposed development supports the broader locality intent to retain and preserve ecological values; protect water quality; and be a leader in delivery of environmental sustainability. The following is relevant:

Principles	Response
<p>conserving and rehabilitating the natural assets of the site.</p>	<ul style="list-style-type: none"> ▪ Ecological Values – The Master Plan identifies key environmental protection zones in the southern precincts of the PDA and along existing waterway corridors. The development has been designed to promote and protect the Bells Creek South corridor adjoining the southern boundary of Precinct 15.2. The development seeks to provide a district linear park along the extent of the corridor to allow native vegetation to extend from the corridor into the linear open space to provide opportunities for the establishment of local flora and fauna habitats, refuges and movement. Additionally, this will foster environmental awareness and appreciation of the Aura’s rehabilitation program. The development incorporates a range of green spaces within parks and the streetscape to complement and support the broader environmental networks. The urban structure maximises views, as identified for the site within the Master Plan. This includes a local view corridor generally in alignment with the sub-arterial road running north-south through Precinct 15. ▪ Water Quality – The proposal implements leading practice Water Sensitive Urban Design (‘WSUD’) and innovative water management systems. The wetlands system provides a multi-faceted function providing visual and recreational amenity, whilst promoting environmental awareness. ▪ Environmental Sustainability – The layout of the proposal is responsive to South-East Queensland’s sub-tropical climate. Dwelling designs and lot orientation will take advantage of natural sunlight and shading to promote low energy use. The development will also promote innovate infrastructure and renewable energy technology.
15 Minute Community	
<p>Transport options to be provided that ensure the destinations within Caloundra South are accessible within 15 minutes.</p>	<p>Various transport options will be provided to ensure destinations within Caloundra South are accessible within a 15 minute timeframe. This will be achieved through delivery of regional and local transport infrastructure, and a complementary urban structure. The following is relevant:</p> <ul style="list-style-type: none"> ▪ Regional – The proposed development will be accessed via a trunk connector road at the western site boundary of Precinct 15.2 which provides connection to the Aura Town Centre. Additionally, a 2 way cycleway is provided along this road establishing an active transport connection to Caloundra Road and into the coastal pathway. The proposed developed will be well connected, providing residents with frequent and accessible transport services to regional destinations. ▪ Local – Residents will be able to access services, amenities and employment within 15 minutes through permeable

Principles	Response
	<p>pedestrian and cycle routes, promoting active transport within the local neighbourhoods.</p> <ul style="list-style-type: none"> ▪ Complementary Urban Structure – The urban structure comprises a sub-tropical landscape through landscaping treatments and furniture. The street layouts ensure active networks facilitate crime prevention through environmental design to promote safe and clean pathways and cycle paths.
Potential and Prosperity	
<p>Caloundra South is to offer quality and diverse education and new employment opportunities for the Sunshine Coast.</p>	<p>While not included as part of the development application, a neighbourhood centre and community facilities (include a childcare centre, community meeting rooms and school) will be provided as part of Precinct 15 – West.</p> <p>Precinct 15 as a whole will contribute to the educational and employment opportunities provided within the Sunshine Coast. The following is relevant:</p> <ul style="list-style-type: none"> ▪ Employment and Business Opportunity – The neighbourhood centre and community facilities offers a range of retail, commercial, community and residential land uses to achieve higher levels of self-sufficient employment. ▪ Excellence in Skills Development – The neighbourhood centre and community facilities will enhance local employment skills, offering opportunities for all ages and skillsets. ▪ Partnerships and Delivery – The neighbourhood centre and community facilities are co-located to provide partnerships and promote creativity, business incubation, research and development.
Village Life	
<p>Caloundra South is to be founded on an interconnected network of distinctive and compact villages that provide a diversity of homes, a unique village identity, and an active community heart that supports daily needs.</p>	<p>The development contributes to the broader networks of distinctive and compact villages. The proposed development facilities residential communities focused around public spaces. The following is relevant:</p> <ul style="list-style-type: none"> ▪ Character and Distinctiveness – AURA P15 has the longest direct frontage to Bells Creek. The vision is to embrace and harness all the lifestyle and environmental benefits of an existing landscape asset and develop a linear network of water-influenced activation. The AURA P15 vision and design philosophy is to build a community that truly lives a life of water sensitive and biophilic design principles. A community immersed in an environment woven by a biodiverse network of wetlands, WSUD systems, native vegetation, habitats and open space.

Principles	Response
	<ul style="list-style-type: none"> ▪ Diversity and Choice – The proposed development provides a mix lot typologies which cater to a range of demographics and housing and lifestyle needs. Each residential village is supported by community facilities, including parkland and a future neighbourhood centre (Precinct 15.3), to further provide diversity and choice within a self-contained locality. ▪ Village Delivery – A unique sense of place and identity for Precinct 15.2 will be established in the initial delivery phases. Relevantly, the initial phases comprise an attractive and inviting point of entry and recreational spaces for residents and visitors.
Network of Community Hubs	
<p>The village network of Caloundra South is to be framed around community hubs where people meet, enjoy amenities, access services, work, learn and share experiences.</p>	<p>The development provides a diverse range of publicly accessible spaces which residents and visitors can utilise to meet, socialise, access services, work, learn and share experiences. The following is relevant:</p> <ul style="list-style-type: none"> ▪ Form and Function – The district linear park and neighbourhood recreation parks are of a size, scale and function which will operate as the focal point of the residential village. ▪ Identity and Character – The public parkland and district linear park is responsive to various key factors including community need and the sub-tropical climate and provide a unique identity and character within the Precinct. ▪ Staging and Implementation – Community hubs will evolve and adapt in response to village changes ensuring the highest quality service and infrastructure is provided.
Distinctive Places	
<p>Caloundra South is to provide a ‘Life beyond the front door’ with new cultural amenities, entertainment, leisure and recreation opportunities for a varied and diverse community lifestyle.</p>	<p>The proposed development will be distinctive in nature, through delivery of amenities, recreational precincts and cultural amenities which cater to varied and diverse community lifestyles. The following is relevant:</p> <ul style="list-style-type: none"> ▪ Physical / Function – The development provides a diverse and distinctive range of facilities for sporting, recreational and cultural participation. This includes a district linear park and the integration of active and passive park areas and linear park networks. ▪ Social / Activity – The development provides high-quality built and physical aspects, including a hierarchy of parks all which offer a differing function.
An Urban Heart	

Principles	Response
A mixed use, accessible and vibrant urban town centre is to evolve at the heart of the Caloundra South community.	<p>The proposed development is not located within the 'Town Centre Precinct' (Precincts 8 – 9).</p> <p>Notwithstanding the above, the proposed development is designed to facilitate convenient connections to the town centre, which offers higher order amenities and facilities for the proposed residential community.</p>
Delivery and Governance	
Caloundra South community to investigate innovative delivery and governance approaches.	<p>The proposed development, in collaboration with previous and future stages, will provide innovative delivery and governance approaches. This will be achieved by implementing the following:</p> <ul style="list-style-type: none"> ▪ Ensuring the assessment process facilitates efficient, effective and transparent decision making. ▪ Community ownership is provided through the creation of genuinely great places to live; and ▪ Engagement is continued with the local community during and following completion of the project.

8.3.2. Land Use Areas

The site is located within the **Urban Living Land Use Area** of the Caloundra South Master Plan. The Master Plan identifies approved uses and development parameters, specific to the identified land use area which are reflected in the Plan of Development contained in **Appendix A**.

The purpose of the Urban Living Land Use Area is to provide for a diverse mix of housing, comprised predominantly of dwelling houses, which are supported by a range of community uses and small-scale services and facilities. Urban design and built form outcomes are to create a functional and attractive streetscape, an active and socially inclusive lifestyle and distinct neighbourhoods. The proposed development advances the purpose of the Urban Living Land Use Area by providing a mix of eight (8) residential lot typologies, comprising predominately dwelling houses. The urban landscape consists of various community uses and small-scale services and facilities, ensuring a visually interesting, safe, active and socially inclusive community.

8.3.3. Localities

The Caloundra South Master Plan identifies four (4) localities, comprising:

- Northern Locality
- The Town Centre Locality
- Central Locality; and
- Southern Locality

The site is located within the **Southern Locality** of the Caloundra South Master Plan. The Southern Locality is to, primarily, be developed as a series of interconnected compact residential villages comprising a mix of housing densities to support housing diversity and affordability. The key outcomes of the Southern Locality is expressed on the Precinct outcomes (as outlined in Section 8.3.4 below).

8.3.4. Precincts

The Caloundra South Master Plan identifies development obligations and entitlements to be provided within each specific precinct. The below table provides a comparison of the targets identified by the Master Plan and components proposed as part of this development application.

The following is relevant:

- The Development Obligations and Entitlements set out in the Master Plan relate to the 'entire' Precinct 15.
- This development application relates to 'part' of Precinct 15 only.

Therefore, not all obligations and entitlements for Precinct 15 are required to form part of this development application. The 'balance yield' (identified in the below table) represents the components to be provided in future development applications for Precinct 15.

Table 7 – Precinct 15: Development Obligations and Entitlements

	Master Plan Yield	Proposed Yield	Balance Yield
			Note – To be provided in future development applications for Precinct 15
Dwelling Yield	▪ 2,150 dwellings	▪ 1,134 dwellings	▪ 1,016 dwellings
Centres (GFA)	▪ Retail: 1,500m ² ▪ Commercial: 1,000m ²	▪ Nil	▪ Retail: 1,500m ² ▪ Commercial: 1,000m ²
Industry and Business (GFA)	▪ Nil	▪ Nil	▪ Nil
Infrastructure	▪ Nil	▪ Nil	▪ Nil

8.3.5. Sustainability

The Caloundra South Master Plan identifies seven (7) sustainability goals which are to be achieved to ensure Aura is development as a leader in sustainability and adopts best practice outcomes. The below table demonstrates the proposed development achieves the identifies sustainability goals.

Table 8 – Response to Sustainability Goals

Sustainability Goal	Response
(1) Biodiversity, Conservation and Ecological Values	The proposed development is located within areas identified as suitable for urban development (i.e. not located in any areas identified for conservation). The development is designed to ensure it does not result in any adverse impacts to nearby areas of ecological value.
(2) Economic Prosperity	Upon completion, the Master Plan will also facilitate up to 20,000 full time jobs contributing to the employment targets for Aura and South-East Queensland. The balance of Precinct 15 will provide a Neighbourhood Centre and Childcare Centre which contributes to the overall allocation of employment opportunities.
(3) Educational Choice	The proposal incorporates innovative areas which offer educational opportunities. This includes areas of publicly accessible open space, which will incorporate interactive boardwalks. Additionally, the balance of Precinct 15 will provide a school which contributes to the overall allocation of educational choice.

Sustainability Goal	Response
(4) Integrated Water Management	The proposal is designed to incorporate integrated water management principles, ultimately to minimise demand on the regions potable water supply network. The development of Precinct 15 is focused on achieving Water Sensitive Urban Design ('WSUD') at a standard higher than the current best practice outcomes. Implementation of the proposed WSUD will ensure no net worsening of water quality to vital water channels and systems, including the Pumicestone Passage.
(5) Social Capital and Community Development	The development provides a network of social, health and community infrastructure, providing a high public awareness and commitment to sustainability. The development is designed to provide permeable and safe neighbourhoods within a walkable catchment of services and amenities to reduce private vehicle usage.
(6) Energy, Carbon and Waste	The proposed development will reduce energy demand through building orientation (to provide natural heating and cooling); educational waste programs; and promotion of renewable energy sources.
(7) Climate Change Resilience	Through integration of the above components of development (outlined in the above responses), the proposed development will contribute to the climate change resilience facilitated within Aura.

8.3.6. Infrastructure Networks and Standards

The Caloundra South Master Plan identifies intended infrastructure networks of open space, roads, active transport and water quality management. Of relevance however, following approval of the Master Plan, associated Infrastructure Agreements have been established to set out detailed obligations associated with infrastructure networks and standards. A response to the relevant Infrastructure Agreement requirements is provided in Section 8.4 of this Planning Report.

8.4. RELEVANT INFRASTRUCTURE AGREEMENTS

Aura is subject to three (3) Infrastructure Agreements, which sets up a framework for the standards, obligations and offset arrangements associated with required infrastructure. The Infrastructure Agreements are as follows:

- Infrastructure Agreement (Local Government Infrastructure)
- Infrastructure Agreement (State Transport Infrastructure)
- Infrastructure Agreement (Water and Wastewater)

An assessment of the obligations of the relevant Infrastructure Agreements, as they relate to the proposed development, is provided in the following sections.

8.4.1. Infrastructure Agreement (Local Government Infrastructure)

The Infrastructure Agreement (Local Government Infrastructure) was executed on 2 November 2015 between Stockland Development Pty Ltd, MEDQ and the Sunshine Coast Regional Council.

The Infrastructure Agreement was established to identify the standards and delivery obligations for all future Council's owned infrastructure, including for Open Space, Community Facilities, Conservation, Stormwater

and Local Roads. The below table provides an overview of infrastructure identified within the application area (relevant to this development application). The following sections provide a more detailed summary of the relevant obligations.

Table 9 – Overview of Infrastructure Networks

Infrastructure Network		IA Map Reference Note – As per Schedule 2 of the IA	IA Requirements Note – As prescribed by the relevant map in the IA
1.	Open Space	<ul style="list-style-type: none"> ▪ Map 3: Open Space Infrastructure ▪ Map 4: Open Space Infrastructure – District Linear Network 	<ul style="list-style-type: none"> ▪ District Park (DS3) ▪ Local / District Linear Park
2.	Community Facilities	<ul style="list-style-type: none"> ▪ Map 5: Community Facilities Infrastructure network 	<ul style="list-style-type: none"> ▪ Not Applicable
3.	Conservation Infrastructure	<ul style="list-style-type: none"> ▪ Map 6: Conservation Infrastructure ▪ Map 7: Habitat Management Units 	<ul style="list-style-type: none"> ▪ Conservation Buffer – Frog Buffer ▪ HMU Stage 6
4.	Stormwater Infrastructure	<ul style="list-style-type: none"> ▪ Map 8: Indicative Stormwater Infrastructure Network 	<ul style="list-style-type: none"> ▪ Indicative Location of Swales and Drains ▪ Indicative Location of End of Line Bioretention / Wetlands
5.	Local Transport Infrastructure	<ul style="list-style-type: none"> ▪ Map 9: Local Transport Infrastructure ▪ Map 11: Pedestrian / Bicycle Network 	<ul style="list-style-type: none"> ▪ Pedestrian and Bicycle Networks ▪ Note: Local Transport Infrastructure (Trunk Connector) to be provided as part of other Precinct 15 development applications.

8.4.1.1. Open Space Infrastructure Network

As set out in **Table 11** above, the site is subject to open space infrastructure networks, comprising a District Sports Park (identified as ‘DS3’) and a Local / District Linear Park.

District Sports Park – DS3

Currently, Infrastructure Network 1, Part B (ICS), item 1.1.19 of the LGIA requires Stockland to provide either a Golf Course, in Precincts 15 and 16; or two District Sports Parks (each to a minimum area of 6.5 ha), generally located at Points DS3 (on Map 3) in Precincts 15 and 17.

However, it is noted that Stockland and Council have agreed on a revised approach that would involve the following, replacing the options above:

- (a) providing an “Emerging Sports Park” in Precinct 17 (5 ha); and
- (b) increasing the minimum size of the three Neighbourhood Sports Parks to be located at the following points (see ICS item 1.1.25), as summarised below
 - (i) Point NS3 in Precinct 15: from 4 ha to 5.5 ha (i.e. a 1.5 ha increase); and
 - (ii) Point NS4 in Precinct 17: from 4ha to 7.25 ha (i.e. a 3.25 ha increase), consequentially resulting in this park being reclassified as a District Sports Park; and
 - (iii) Point NS5 in Precinct 18: from 4ha to 7.25 ha (i.e. a 3.25 ha increase), as above consequentially resulting in this park being reclassified as a District Sports Park.

A Deed of Variation is currently being progressed which would formalise the above changes within the LGIA.

Having consideration to the above, the proposed development does not seek to provide a District Sports Park in the location of DS3.

District Linear Park

In accordance with Map 4 (Open Space Infrastructure Network), a District Linear Park is provided at the eastern end of Precinct 15 adjoining the Bells Creek South corridor.

The Infrastructure Agreement stipulates a 'Park Profile' for the District Linear Park, comprising key attributes such as dimensions, location and function. A response to the key attributes are provided in the below table.

Table 10 – Open Space Infrastructure Network

Key Attribute	Complies	Response
District Recreation Park (Linear)		
Functionality: Linear District recreation parks facilitate informal recreation opportunities and provide a recreational space between community and adjoining conservation open space. District Linear parks facilitate the pedestrian connection between residential uses and the overall open space network	✓	The district recreation park (linear) is provided along the northern edge of Bells Creek South corridor and will adjoin the neighbourhood connector road. This provides a recreational space between community and adjoining conservation open space. A 3m Off-road shared path is provided along the southern boundary of Precinct 15.2 generally in alignment with the Bells Creek South corridor, providing pedestrian connection between residential uses and the overall open space network. The park provides significant open space areas with varying width and form to allow informal and passive recreation.
Size: Size (length) not limited so long as routine access points are provided with high visibility from adjacent uses.	✓	The district recreation park (linear) is provided along the northern edge of Bells Creek South corridor and will adjoin the neighbourhood connector road providing a high level of visibility from the residential communities and will ensure the park can be access along the entire extent of the park.
Settings: Take advantage of natural features, views and provide open grassed areas provide for passive recreation.	✓	Precinct 15.2 has the longest direct frontage to Bells Creek South within Aura. The district recreation park (linear) takes advantage of this existing natural asset and views, providing opportunity for passive recreation and access to open grassed areas.
Width (minimum): Preferred minimum width of 15m	✓	The district recreation park (linear) achieves a varied width along its extent ranging from.
Shape: Provide appropriately sized and located entry and exit	✓	The district recreation park (linear) is provided along the northern edge of Bells Creek South corridor and will adjoin the neighbourhood connector road. Accordingly, the district linear

Key Attribute	Complies	Response
District Recreation Park (Linear)		
points to avoid entrapment issues.		park will be accessible along the extent of the park and ensure there are no entrapment issues.
Frontages: Minimum 50% of the park located adjacent to open space and conservation zones to ensure public access is integrated and continuous	✓	The district recreation park (linear) is provided along the northern edge of Bells Creek South corridor and will have frontage to the neighbourhood connector road ensuring public access is integrated and continuous.

Other Open Space

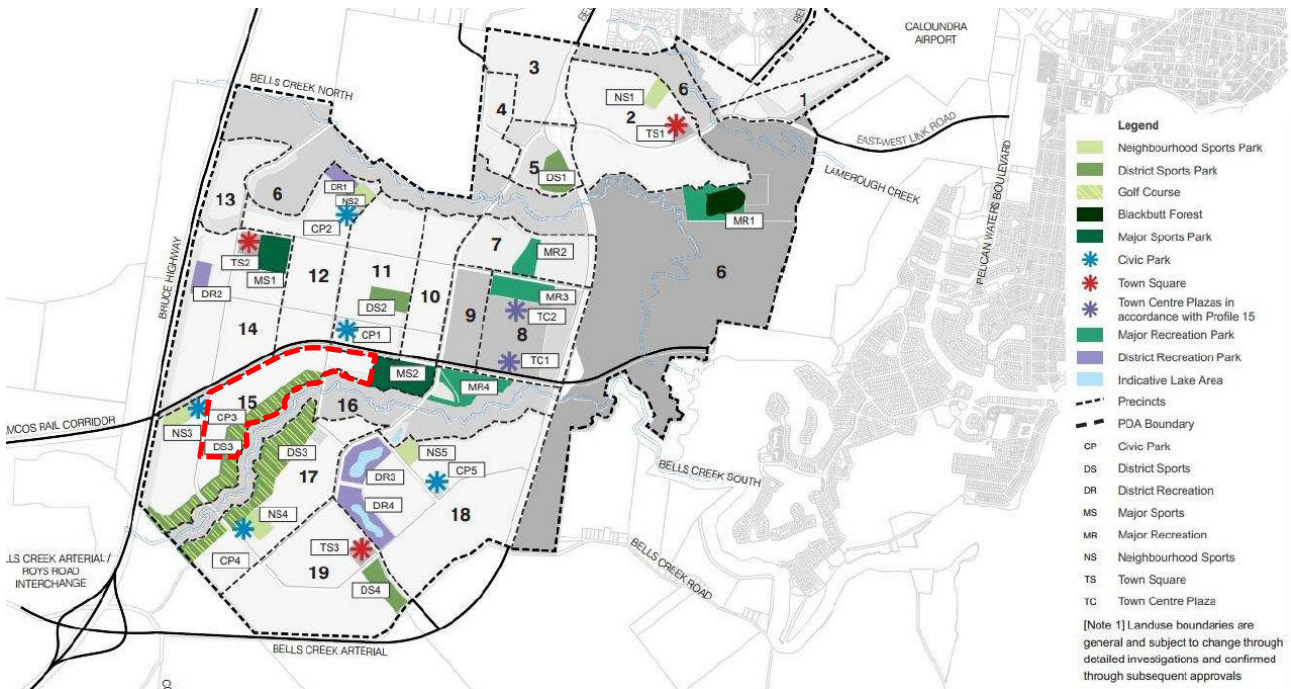
In addition to those marked on Maps 3 and 4, the LGIA also contains design requirements for the lower-order parks, to be provided at a combined rate of 1.3ha / 1000 population. This includes:

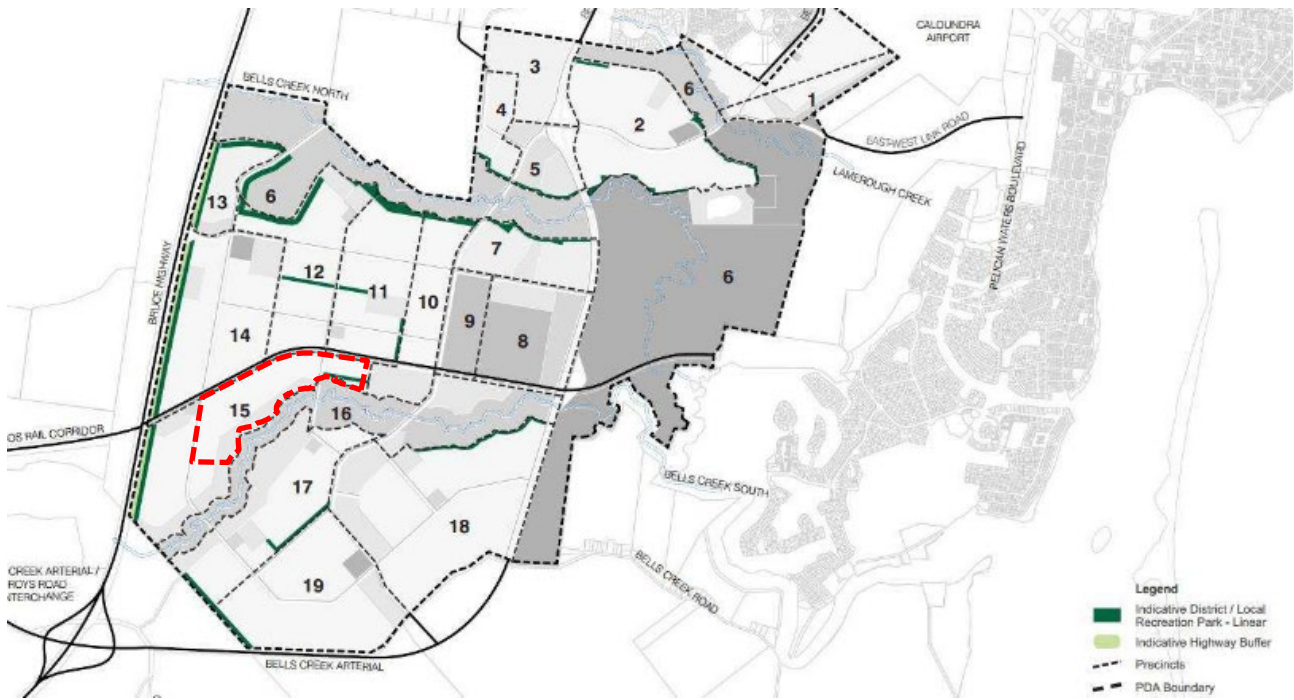
- Neighbourhood recreation parks;
- Local Linear Parks; and
- Local Recreation parks.

In each case, the above parks meet the minimum area, width and frontage dimensions set out in the LGIA.

The Open Space Plan included in the PoD confirms that the proposal meets the local open space requirement of the IA. The Open Space Register (attached in **Appendix E**) also confirms the rate of provision, by lot basis.

Figure 17 - Open Space Infrastructure Network





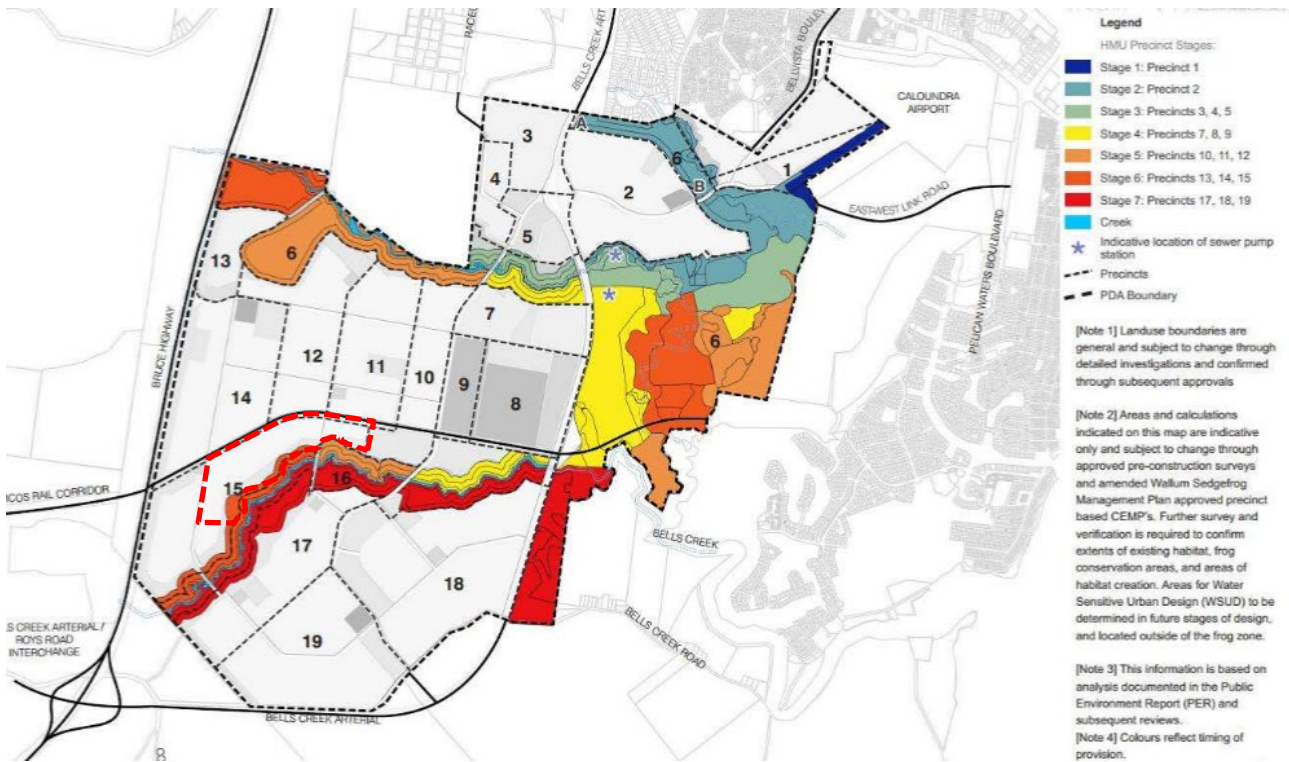
Source: Stockland, 2015

8.4.1.2. Conservation Infrastructure

As set out in **Table 11** above, the site is subject to Conservation Infrastructure associated with the Bells Creek South corridor adjoining the southern boundary of Precinct 15.2. This Conservation Infrastructure comprises a Conservation Buffer – Frog Buffer and Habitat Management Units (HMU) Stage 6. The proposed development will comprise a Frog Buffer a minimum of 50 metres from the boundary of each Frog Zone, generally as shown on Map 6. No filling or intrusive earthworks will occur in this area unless associated with the creation of habitat or essential WSUD. All development will be carried out in accordance with Part B – Infrastructure Contribution Schedule – Conservation Infrastructure and relevant approvals including the EPBC Approval over the site ensuring the long-term protection and enhancement of the conservation areas within Precinct 15.2.

Figure 18 - Conservation Infrastructure



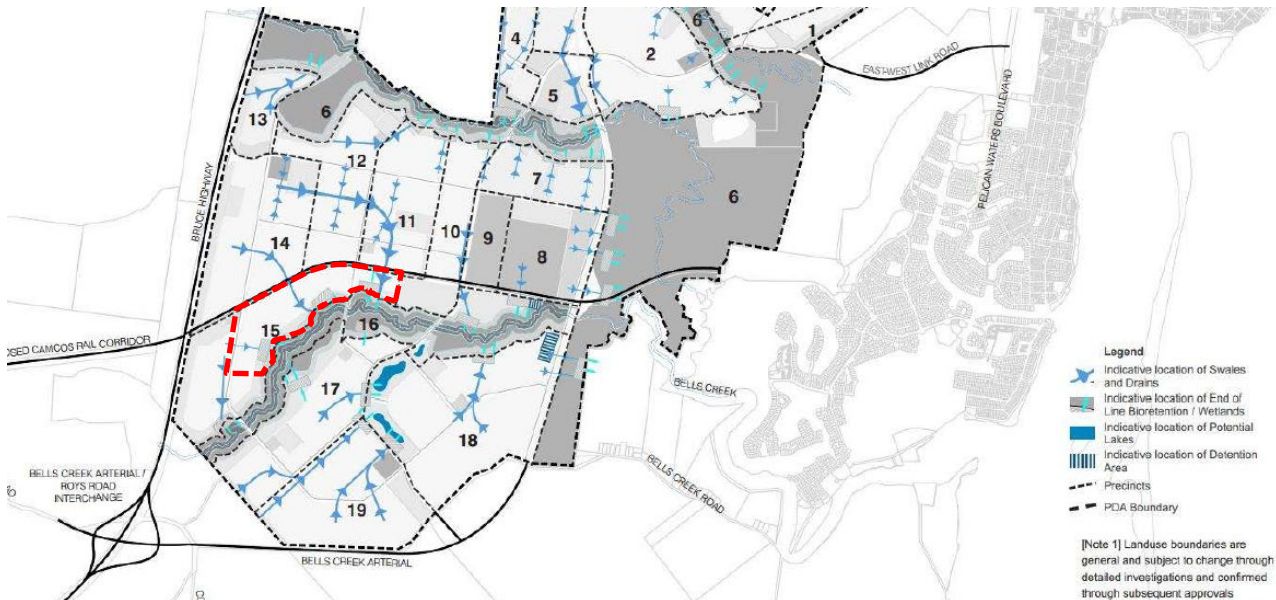


Source: Stockland, 2015

8.4.1.3. Stormwater Infrastructure Network

As set out in **Table 11** above, the site is subject to Stormwater Infrastructure Networks, comprising an Indicative Location of Swales and Drains and Indicative Location of End of Line Bioretention / Wetlands. The proposed development will comprise stormwater infrastructure generally in accordance with the location and specifications of the Infrastructure Agreement. For further detail regarding stormwater mitigation and treatment, please refer to the Stormwater Quality Management Plan contained in **Appendix H**.

Figure 19 - Stormwater Infrastructure Network



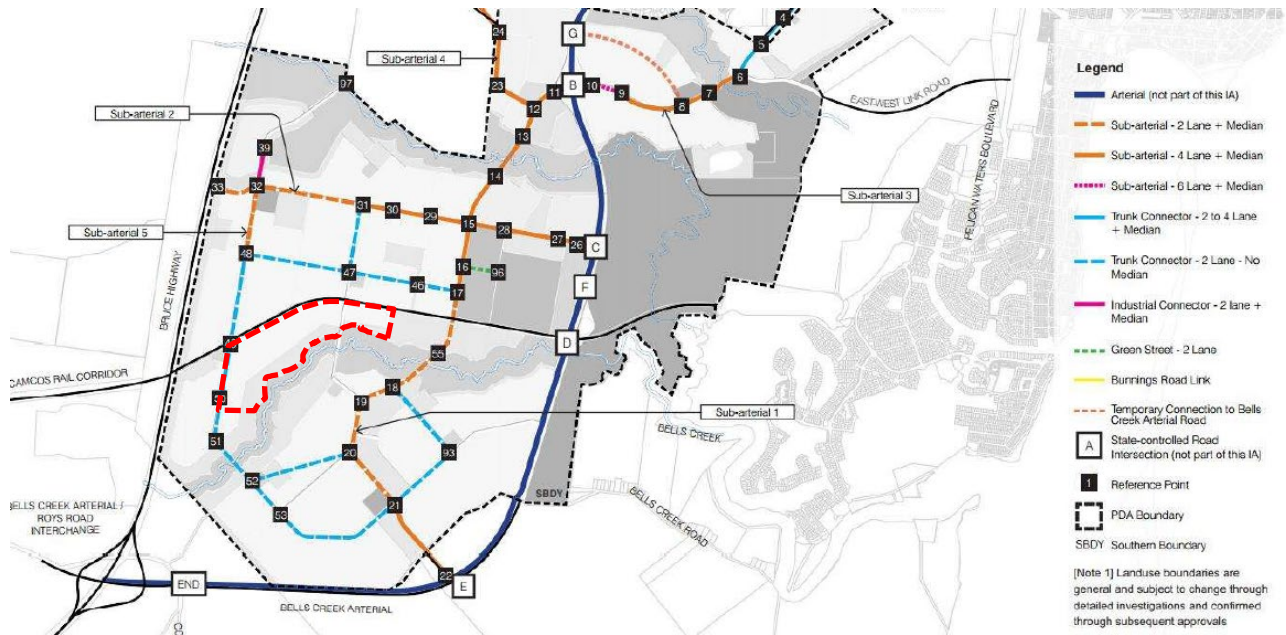
Source: Stockland, 2015

8.4.1.4. Local Transport Infrastructure Network (Roads and Pathways)

As set out in **Table 11** above, the site is subject to Local Transport Infrastructure Networks comprising a 'Trunk Connector' (Reference Points 49 to 50). The Infrastructure Agreement identifies road profiles for each

infrastructure network. However, it is noted that this Trunk Connector will be provided as part of other Precinct 15 development applications being the current LLC application and future Precinct 15 – West application.

Figure 20 - Local Transport Infrastructure Network



Source: Stockland, 2015

As further set out in **Table 11** above, the site is subject to Pedestrian and Bicycle Networks comprising a 3m wide off-road shared path (two way) and cycle track (two way) – one side only. The identified infrastructure is illustrated in **Figure 25** below.

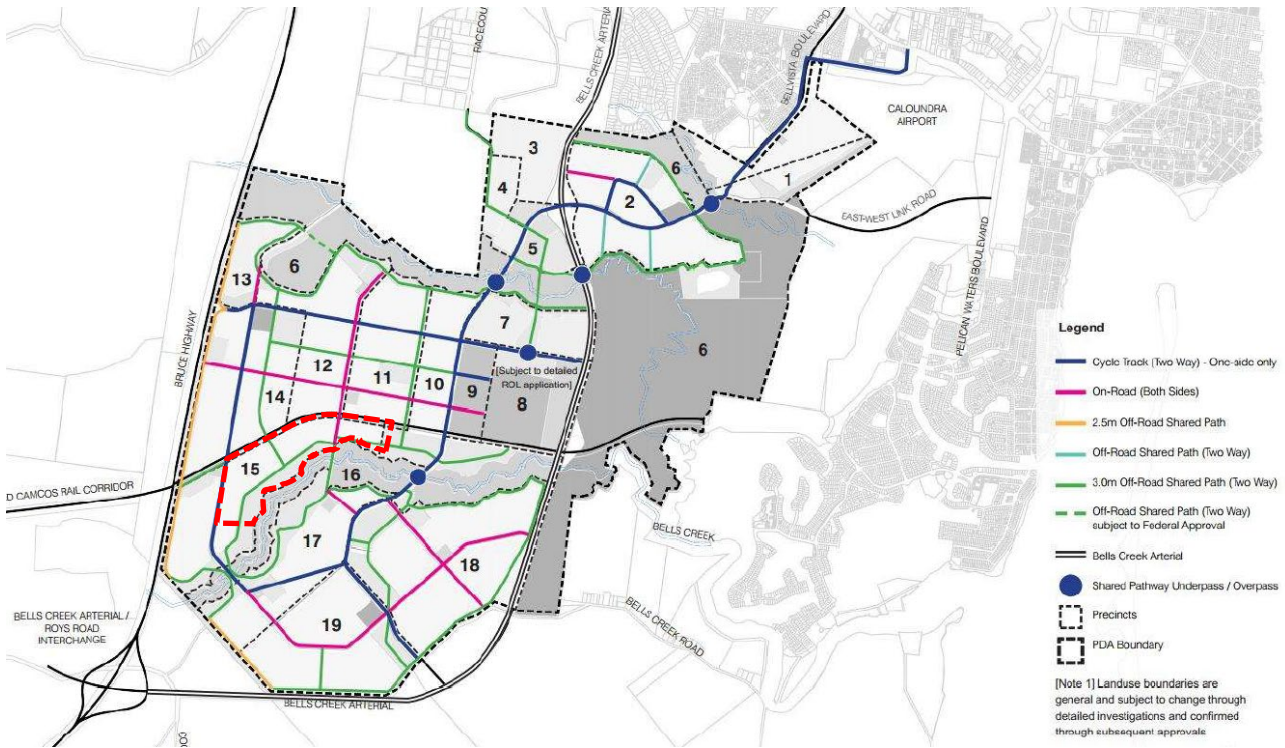
The development provides a pedestrian and bicycle network generally in accordance with the identified networks of the Infrastructure Agreement. This includes the following:

- Footpaths (both sides) within the neighbourhood connector roads;
- Footpath (both sides) within the access street B and access street urban A; and
- Footpath (one side) within the access street and access street esplanade.

The following is also relevant:

- The Infrastructure Agreement identifies networks which are to be established to ensure connectivity between precincts. The networks identified are indicative only, and subject to further detailed analysis to ensure the most appropriate alignments and networks are provided.
- The proposed street networks are responsive to outcomes of PDA Guidelines No.06 – Street and Movement Network by encouraging interconnectivity between communities and neighbourhoods. The development is designed to ensure a permeable network is established, which can cater for all users of the community.
- The proposed networks provide a dedicated network for pedestrians and bicycles which is clearly delineated from vehicular movements to ensure a safe and efficient environment.

Figure 21 – Pedestrian and Bicycle Networks



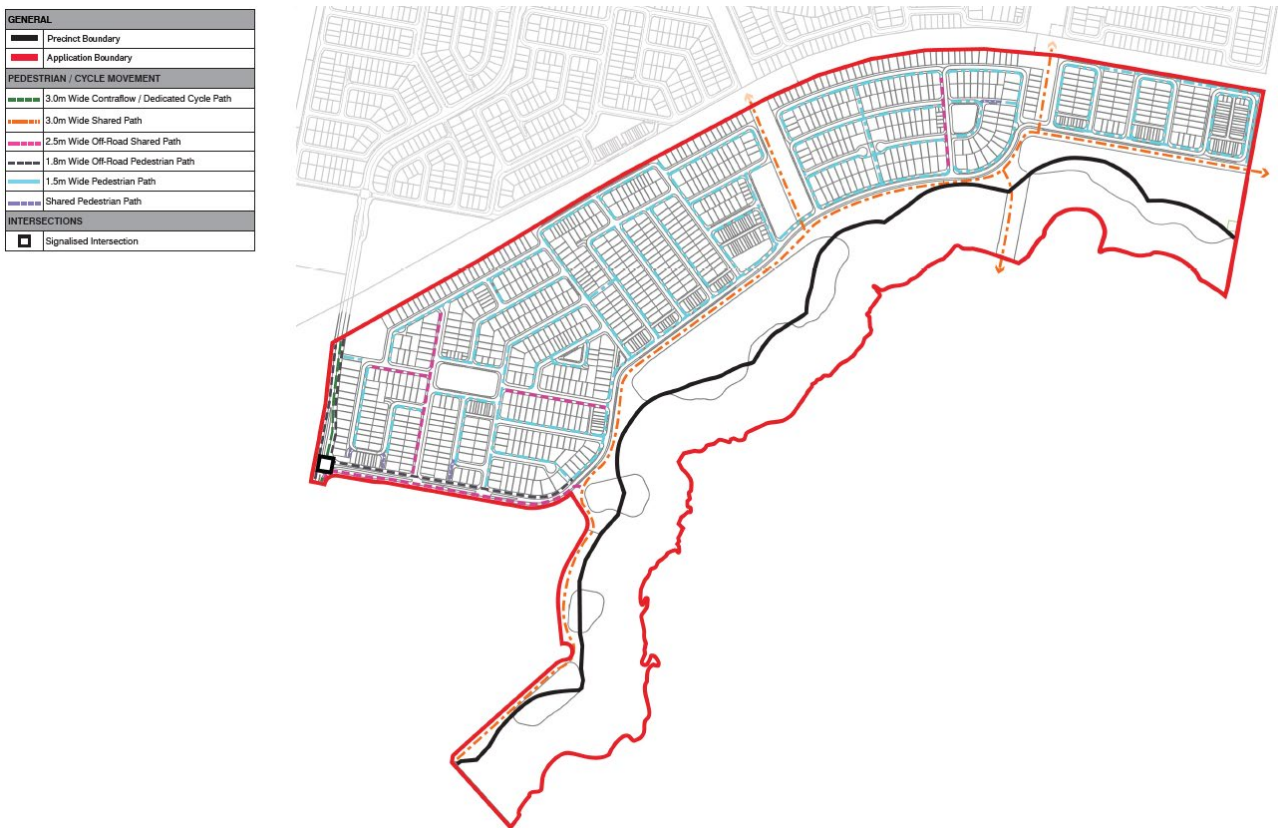
Source: Stockland, 2015

The cycle track (shown in Blue in the IA and **Figure 25** above) will be provided as a contraflow, as part of other Precinct 15 development applications being the current LLC application and future Precinct 15 – West application.

The 3m Off-road Shared Paths (indicated as a solid green line in the IA and **Figure 25** above) indicates a pathway running along the southern boundary of Precinct 15.2 generally in alignment with the Bells Creek South corridor and a pathway providing connection to the north of the site to Precinct 14 under CAMCOS. These 3m Shared Paths have been provided within the site as indicated as the Orange and Green dashed line below in **Figure 26** below.

The cycle track (as shown in the pink in the IA above) coming down from Precincts 11 and 12 will be provided as a 3m wide shared path as it crosses the future CAMCOS, as there is no road crossing the CAMCOS in this location. This aligns with what has been approved to the immediate north under DEV2018/987, being a 3m wide shared path.

Figure 22 – Proposed Pedestrian and Bicycle Networks



Source: Urbis, 2022

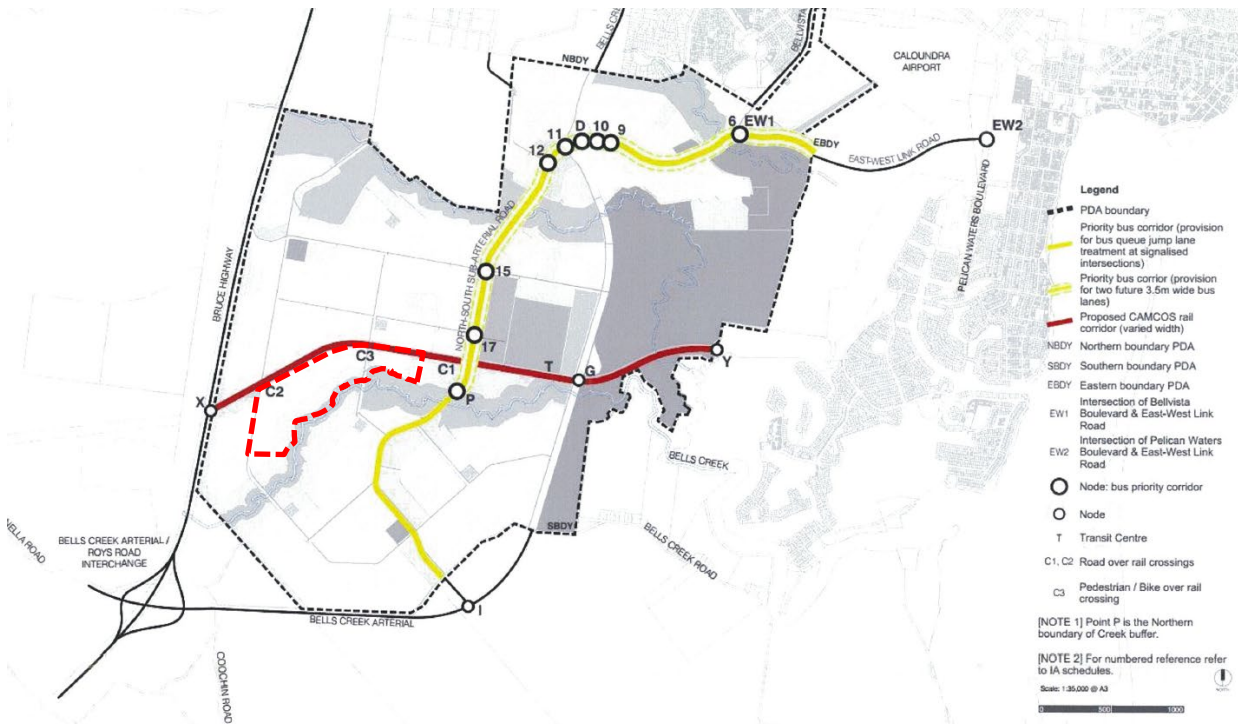
8.4.2. Infrastructure Agreement (State Transport Infrastructure)

The Infrastructure Agreement (State Transport Infrastructure) was executed on 28 September 2015 between Stockland Development Pty Ltd, MEDQ and the State of Queensland (acting through the Department of Transport and Main Roads).

The Infrastructure Agreement was established to identify obligations of State transport infrastructure, including the CAMCOS corridor; Bruce Highway interchanges, Bells Creek Arterial construction and bus infrastructure. It is relevant at the ROL application stage insofar as it identifies where land is to be provided for the CAMCOS corridor and CAMCOS crossings.

CAMCOS crossings in accordance with the SGIA have already been approved as part of the approved Plan of Development for Precincts 11, 12 & 14 (Parts) adjoining the site on the northern side of CAMCOS. There are no changes to this proposed as part of this application.

Figure 23 – Public Transport Network



Source: Stockland, 2015

8.4.3. Infrastructure Agreement (Water and Wastewater)

The Infrastructure Agreement (Water and Wastewater Infrastructure) was executed between Stockland Development Pty Ltd, MEDQ and northern SEQ Distributor-Retailer Authority trading as Unity Water in March 2017. The Infrastructure Agreement was established to identify obligations relevant to Unity Water.

The Infrastructure Agreement (Clause W2.3) stipulates that a Preliminary Precinct Network Plan (PPNP) is to accompany the first application for each precinct. However, it is noted that the broader Aura wide Precinct Network Plan underwent an ‘other change’ process with Unity Water to update assumptions and is required to be endorsed by Unity Water to provide the assumptions relevant to this application. Calibre have met with Unity Water to gain in-principal agreement to both the assumptions and timing of the P15 PPNP. Accordingly, the PPNP for Precinct 15.2 will be submitted to Unity Water for assessment and will be provided to EDQ as information only once available.

9. CONCLUSION

Urbis Pty Ltd have been commissioned by Stockland to prepare this Planning Report, to accompany a development application made over land located at Lot 3 Bells Creek Road, Banyu, formally described as Lot 3 on SP317082 (Part). The development application seeks approval for the following components of PDA Assessable Development:

- Development Permit for Reconfiguring a Lot in accordance with a Plan of Development;
- Development Permit for a Material Change of use in accordance with a Plan of Development; and
- Development Permit for Operational Work in accordance with a Plan of Development.

The development application, including this Planning Report and supporting appendices, has demonstrated the proposed development is consistent with the relevant matters prescribed by the *Economic Development Act 2012* ('ED Act'), including the *Caloundra South PDA Development Scheme*.

The following provides a summary of the grounds for approval, as relevant to the proposed development:

- The proposed development substantially complies with the relevant provisions of the ED Act.
- The proposed development supports the six (6) key themes of the Caloundra South Development Scheme; and is consistent with the intent for the site pursuant to the Caloundra South Master Plan by providing a well-planned residential community supported by complementary services and amenities.
- The proposal provides infrastructure networks which are generally in accordance with the obligations of the relevant Infrastructure Agreements.
- The proposed development will facilitate the sequential development of Aura, providing for the next phase of land release within the master planned community.
- The proposed development provides a diverse range of house and land typologies, including affordable housing options, to suit various demographics and lifestyle needs.
- The development will provide facilities and amenities which provide a high standard of recreational and passive educational opportunities for the community.
- The development will provide road networks and traffic movements which are consistent with local and State requirements; and which will facilitate safe, convenient and efficient manoeuvring within Precinct 15.
- The proposed development is focused around a network of water bodies which will contribute to achieving regional Water Sensitive Urban Design ('WSUD'); and establishing a unique identity for the precincts.

It is therefore recommended MEDQ approve this development application, subject to reasonable and relevant conditions.

DISCLAIMER

This report is dated 11 March 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Stockland Pty Ltd (**Instructing Party**) for the purpose of Development Application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

