
TOWN PLANNING REPORT

Aura Precinct 4 (Stage 22A)

**Proposed Reconfiguring a Lot (1 into 14 Lots),
Material Change of Use and Operational Works in
accordance with a Plan of Development**

PDA Development Application to EDQ

On behalf of Stockland Development Pty Ltd

20th September 2024



Evolve Planning

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Application Summary

Site Details	
Site Address/ Property Description	Part of Lot 345 SP341002 Precinct 4 (Stage 22A)
Site Area	6.758ha
Priority Development Area	Caloundra South (Aura)
Precinct	Precinct 4
Land Owner	Stockland Development Pty Ltd
Planning Framework	
Development Scheme	Caloundra South PDA Development Scheme, October 2011
Approved Master Plan	Caloundra South Master Plan, approved 20 November 2018 (EDQ Approval reference DEV2011/200)
Approved Plan of Development Reference	Northern Locality – Business & Industry Area Plan of Development - Precincts 3, 4, 5 & Part 6 EDQ Reference DEV2013/439
Proposal Details	
Application type	PDA Development Application for Development Permit for: <ul style="list-style-type: none"> • Reconfiguring a Lot (1 into 14 lots); • Material Change of Use in accordance with a Plan of Development; and • Operational Works (Advertising Devices)

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1 Introduction

Evolve Planning has been engaged by Stockland Development Pty Ltd to prepare and submit a Priority Development Area (PDA) Development Application for a Development Permit for a Material Change of Use, Reconfiguring a Lot and Operational Works to the Minister for Economic Development Queensland (MEDQ). The application seeks approval for a new Business Park, comprising predominantly commercial/office uses across 14 lots within Precinct 4 (Stages 22A) at Aura.

The application is lodged over proposed Lot 1194, which sits within part of Balance Lot 345 SP341002.

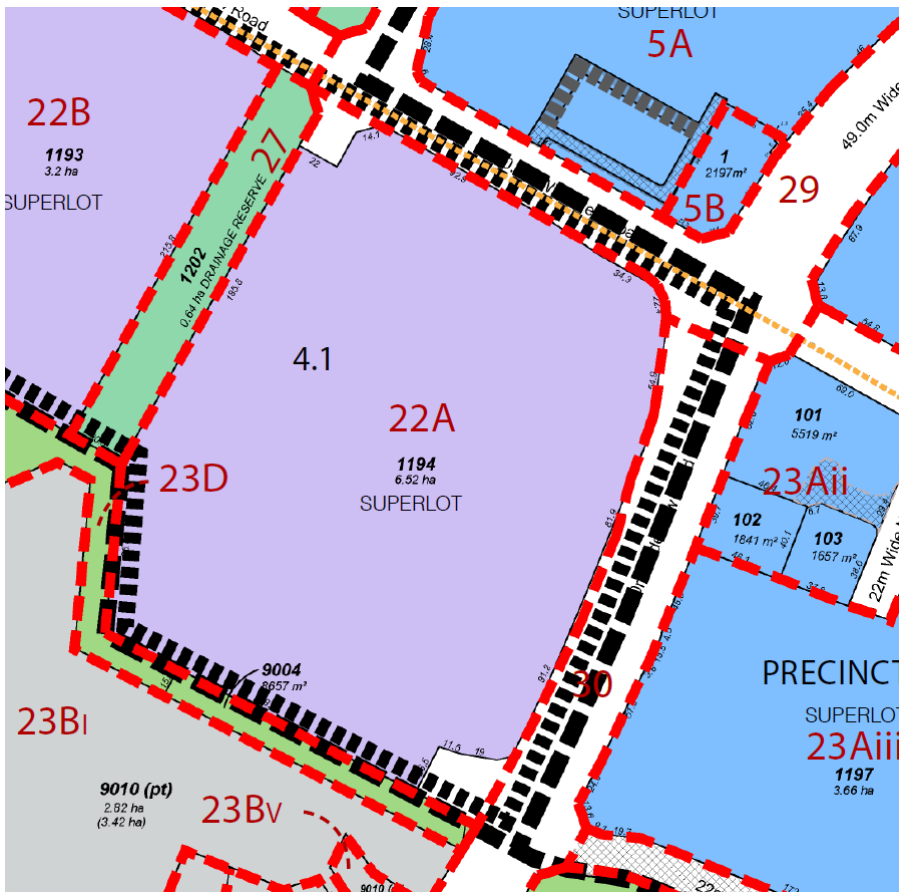


Figure 1: Extract from Approved Plan of Development for Aura Precinct 4 (Source: Urbis)

The Proposed development could have been considered for submission under the Compliance Assessment process established in Section 3.2.4 of the higher order Plan of Development Approval DEV2013/439, however a new, more detailed, Plan of Development written exclusively for this Stage forms part of the application material, with additional land uses proposed on some lots than what is currently permitted within DEV2013/439, and this cannot be considered by EDQ

as part of a Compliance Assessment application. As a result, a Material Change of Use (MCU) application is required to be submitted for this proposal.

This report includes a description of the subject site, an overview of the proposed development, summary of the technical issues relating to the proposed development and detailed commentary on the statutory planning framework and requirements that apply to the proposed development. This report is to be read in conjunction with the following Attachments, which form the PDA Development Application:

Attachment 1 – Aura Business Park Stage 22A Plan of Development, prepared by RPS, dated 20th September 2024

Attachment 2 – Engineering Technical Memorandum, prepared by SMEC

Attachment 3 – Landscape Master Plan, prepared by Aecom, dated 20th September 2024

The proposal complies with all the relevant Planning controls set out in the higher order approved Development Scheme and Master Plan, and is therefore recommended to be approved by MEDQ and a Development Permit issued.

2 Location and Site Description

2.1 Site Location

The application site has an area of 6.758ha and is located within Precinct 4 in Aura. The site is currently vacant land and forms part of the balance area of land within the future Business and Industry Park. The site has two road frontages, being Aura Boulevard (Sub-Arterial Road to the east) and Graf Drive (Sub-Arterial road to the north).



Figure 2: Aerial Photograph of the site June 2024 (Source: Nearmap)

The site comprises proposed Lot 1194, which currently forms part of balance Lot 345. The site is generally flat.

2.2 Surrounding Context

The site is located within the Aura Business Park, and is surrounded by emerging Commercial, Showroom and Fast Food uses.

The Graf Drive frontage has a 3m wide Cycle Path/Contraflow along with a 1.8m wide pedestrian path adjoining.

To the north, across Graf Drive, is an existing McDonalds Restaurant with Drive-thru facility. Beyond that site is vacant land that has been approved by EDQ for a Showroom development over Lot 1195. Beyond these areas is the balance of the existing Business Park that is predominantly Industrial Hardware & Trade supplies (including a Mitre 10) and Light industrial uses. To the east, across Aura Boulevard, is a KFC, an EG Fuels outlet with Oporto Drive-thru and a Sparkletown Carwash. Beyond these uses is vacant land which is intended to comprise Showrooms and other associated uses, along with a District Sports Field which is under construction to accommodate 2 x AFL fields and tennis courts.

To the immediate west is an open drainage channel, beyond which will be an extension to the Business Park in the future. To the south are a series of large, planted end-of-line WSUD basins with a Conservation area beyond.

The site fronts both Aura Boulevard and Graf Drive, both of which are Sub-Arterial Roads. Aura Boulevard provides a road connection between Precinct 2 (Baringa) and the balance of Aura further south (Precincts 7-14). Graf Drive is only partly constructed and currently provides the only access into the Business Park.

Both Aura Boulevard and Graf Drive are constructed in their interim design, being one lane in each direction. The extension of Graf Drive through to Racecourse Road has commenced construction. The duplication of these two roads adjoining the full length of the application site has been approved by EDQ, with the works expected to be completed by the end of 2025. As part of these works, a signalised intersection will be provided in the NW corner of the site.

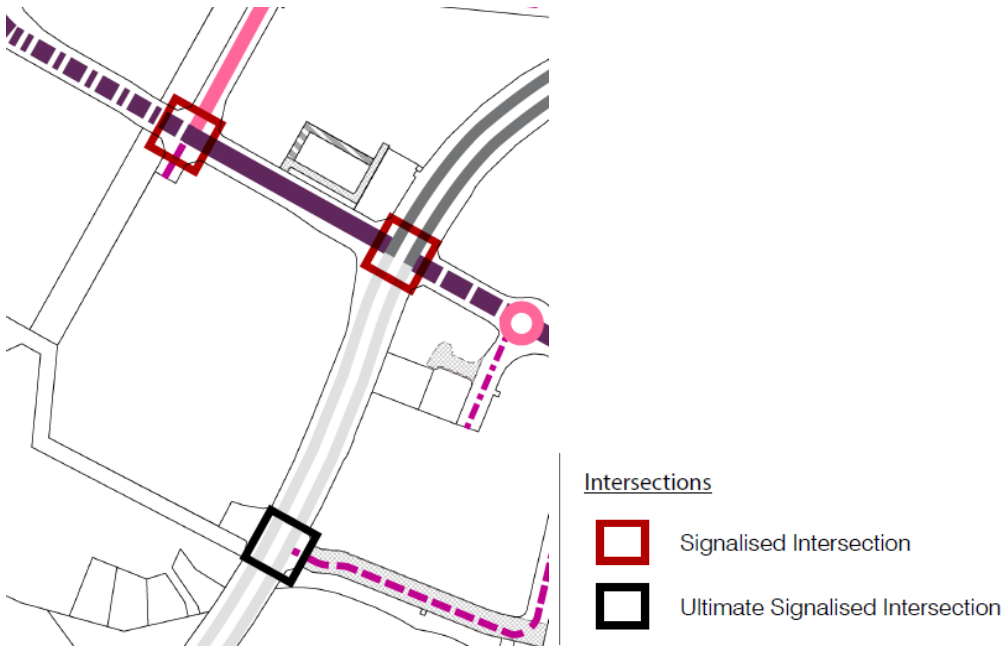


Figure 4: Signalised Intersections

2.3 Pre-Lodgement Meeting

A Pre-Lodgement meeting for the current proposal was held between the Applicant and EDQ on 2nd September 2024.

Compared to the plans presented and discussed at the Pre-Lodgement Meeting, the following responses, comments and amendments have been made to the proposal. A summary is provided below in **Table 1**.

Table 1: Pre-Lodgement feedback and response

EDQ Item raised	Proposed Design response in submitted Plans
ROL Plan / Connectivity Plan	
<i>Confirm overall site area (less additional road dedication) – DEV2013/439/142 has lot 1194 as 6.52 Ha with the Aura Boulevard / Farmers Crescent (South) intersection dedicated as an existing road reserve</i>	The total site area is 6.758ha. This <u>includes</u> the two road stubs off Graf Drive and Aura Blvd, as their profile has changed a little since the DEV2013/439/142 Approval. They have therefore been absorbed into the application boundary.

<p><i>Provide a staging plan</i></p>	<p>A formal Staging Plan is provided as Appendix C to the Plan of Development. The intended staging and roll out of the project is discussed below in Section 3.1.</p>
<p><i>Confirm if the Linear Park 7m pedestrian link is intended to be creditable, and if so how it meets the Park Profile 1 criteria</i></p>	<p>The 7m wide Linear Park is not intended to be creditable. It is shown on the ROL Plan as "Linear Park (Pedestrian Link)" which will be delivered as non-creditable road reserve. It therefore does not need to meet the Park Profile 1 criteria.</p>
<p><i>Provide minimum Linear Park 7m pedestrian link edge between Lots 5 and 6 with activated setbacks to the adjoining boundaries. Alternatively, provide certainty on the lot that will contain the proposed '2m pedestrian path' within the (side) setback</i></p>	<p>The Design Controls (DS2.9) identify that a minimum 2m wide path is to be located on Lot 5. Design Standard DS3.6 requires landscaping to be designed with CPTED principles in mind to reduce areas of possible concealment close to footpaths, parking areas and other publicly accessible spaces.</p>

<p>landscape requirement and include a development control outcome that ensures appropriate setback and CPTED outcomes for these lots.</p>	
<p>Update the ROL Plan to include shared parking and access easement for Lots' 1 to 4.</p>	<p>The PoD supports a vehicle access between Lots 1 and 4, and Lots 2 and 3, (refer Table 3 DS4.6 in Attachment 1) however a parking and access easement is not mandatory to the functioning of these lots, and they can work independent to each other. To enable maximum flexibility in the end user and the future design of the lots, it is not proposed to identify the easement location at this time.</p>
<p>Land Uses</p>	
<p>Confirm suitability of 'Sensitive uses' immediately adjacent to proposed Low Impact Industry, Service Industry; Research & Technology Facility; and Warehouse (excluding self storage) uses (i.e. Child care centre, Educational establishment, Health care services, Hospital, Short term accommodation).</p> <ul style="list-style-type: none"> - Confirm how the proposed sensitive uses can manage the noise impacts within the Compliance Assessment framework - Investigate a GFA cap on Industry uses tied to minimum provision of a co-located /complimentary land use e.g. 50%. 	<p>Proposed Sensitive Land Uses include Child Care Centre, Educational establishment, Health Care Services and Hospital. Sensitive land uses are, as indicated by their title, sensitive to emissions from some Industrial uses, including gas, noise, dust and odour.</p> <p>The most likely proposed land uses to be sensitive to other Industrial uses is the Child Care Centre (proposed for Lot 10) because these all have an outdoor play area component which cannot easily mitigate offsite nuisance. The remaining Sensitive Land uses, being Educational, Health Care services (eg Medical Centre and allied health) and a Hospital operate indoors only, where mitigation measures can be put in place to the buildings.</p> <p>The Industrial uses proposed within this development are of a low impact nature. No hazardous land uses are permitted, and as such no health and safety risk to any children or staff is likely to occur.</p> <p>Low Impact Industry and Service Industry uses have, by definition, little to no off-site impacts. <u>There are no Extractive Industries, High Impact Industry or Noxious and hazardous Industrial uses permitted on the site.</u></p> <p>Low impact industry (Lots 11-13) <i>Means the use of premises for industrial activities which have negligible impacts on surrounding non-industrial uses. The manufacturing aspects of the use are undertaken indoors. Any off site impacts including air, noise and odour emissions are able to be readily mitigated.</i></p> <p>Service Industry (Lots 11-13)</p>

	<p><i>Means the use of premises for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.</i></p> <p>A Specific Use Design Control has been added to the Plan of Development (Table 4 DS3.1) for a Child Care Centre, requiring the submission of a Noise Impact Assessment with any Compliance Assessment application, to manage land use interfaces for this use.</p> <p>A cap on the Industrial GFA is not proposed in order to retain flexibility in the end users, and particularly given the nature of approved Industrial uses in this precinct are of a low impact only.</p>
<p><i>Provide commentary on potential for Short-Term Accommodation use for Lots 5 to 8 to support activation of the Commercial Precinct adjacent the 'Village Heart' e.g Industry and Business users travelling from interstate etc.</i></p>	<p>None proposed as part of this application as these uses will be encouraged for the City Centre in Precinct 8. If these uses do emerge then they will need to follow an MCU application for the specific application and are not intended to be approved under this PoD.</p>
<p><i>Provide commentary on potential for consolidation of a small-format '18/7' convenience 'Shop' use to cater for the immediate needs of the Industry & Business Commercial Precinct e.g. up to 750m² GFA.</i></p>	<p>The Plan of Development proposes to permit Shops on Lot 10, without a GFA limit (however the GFA is still limited somewhat by DS1.1 of Table 3 of the PoD). This would cater for a convenience shop with longer trading hours.</p>
<p><i>Overall, EDQ supports the Commercial Business Park establishing in this location however the key to its success will be additional flexibility in the achieving the intended mix of land uses to support activity from morning to evenings.</i></p>	<p>Agree.</p>
<p>POD Development Controls</p>	
<p><i>Subject to further detail, consider inclusion of 'Approved Development no Further Assessment' provisions for the proposed early release lots' 1 to 4 for 'Commercial' uses i.e. Business and Health Care Services.</i></p>	<p>Agree. This has been added to Table 1 ' List of Approved Development (No Further Assessment) and Design Standards.</p>
<p><i>- Provide further detailed Design Standards (DS) for the Development Controls</i></p>	<p>Done. Refer PoD in Attachment 1</p>
<p><i>- Confirm the Built Form criteria including Primary Frontage; Secondary Frontage; Key Corner Site; Active Frontage; Shopfront type; and</i></p>	<p>Done. Refer PoD in Attachment 1</p>

<i>Commercial type aspects plus awning treatments / minimum requirements (where required)</i>	
<i>- Confirm minimum landscaping 10% provision, fencing controls and shade tree provisions for at-grade car parking</i>	Done. Refer PoD in Attachment 1
<i>- Reconfirm the overall maximum height limit/s in metres / storeys and confirm compliance with the Development Scheme intent.</i>	Done. Refer PoD in Attachment 1
<i>- For Lots' 5 to 8 to Aura Boulevard include a design standard for a dedicated lobby to the street from Graf Drive and Aura Boulevard</i>	Lots 5 to 8 have an identified Primary Frontage to Graf Drive and Aura Boulevard. DS1.6 (e)(i) requires clear, legible entry points to buildings along these frontage for pedestrians. A dedicated Lobby is not included in the requirement as this may be on either street frontage.
<i>- For Lots' 5 to 8 to Aura Boulevard and Graf Drive, where car parking visible to either street frontage as building undercroft or as a multi-storey structure, EDQ has concerns on how car parking addresses the streetscape and delivers the key place elements. Consider a Design Standard for treatment of the areas.</i>	Done. Refer PoD in Attachment 1 as DS4.2: <i>"Multi-deck parking or podium structures are to including high quality finishes to road frontages, including openings or semi-transparent screening devices. Blank walls are to be avoided."</i>
<i>For lots' 5 & 6 and 11-13 provide bespoke setbacks and built form design controls to ensure appropriate overlooking of the proposed pedestrian links.</i>	Agree. This has been included in DS1.10 and DS2.9 Any building facing this edge is to include windows, particularly at upper floor level, to endure overlooking of the adjoining pedestrian path.

3 Proposed Development

The proposal is for the Reconfiguration of a Lot to create 14 Commercial lots, along with a Material Change of use to establish a range of permissible uses on each of the lots. The final component of the application is for Operational Works approval for Advertising Devices.

The site lies within Sub-Precinct 4.1 of the higher order Precinct 3/4/5 Approval (DEV2013/439) which was identified as being suitable to accommodate an office-based Business Park. The higher order approval showed this lot as a Superlot, intended to be subdivided into up to 15 lots. This Precinct is intended to provide for a high concentration of employment-generating opportunities, predominantly delivering a Business Park, with a higher concentration of Office buildings and Research and Technology uses.

A central Village Heart is intended to provide an opportunity for a mixed use meeting place and complimentary supporting uses for workers within the precinct, including a Village Green Space, food premises, retail, office, co-working spaces, as well as providing convenient access to a child care centre and small scale indoor sport and recreation uses.

The western edge provides an opportunity for the provision of boutique Manufacturing and Technology, as a transition between the Business Park and the more traditional Industrial uses beyond.

Building design and orientation positively contributes to the visual amenity of the surrounding landscape, and achieves a high standard of Urban Design. Aura Boulevard and Graf Drive are to have a strong built form presence, with access and servicing from the internal streets.



Figure 5: *Illustrative Intent Plan*

One of the goals for the Aura Development as a whole, set early in the Development Scheme, was for the project to create 15,000 jobs. This target is embedded into the Development Scheme, and the endorsed Employment and Economic Development OSS. The early phases of development in the Business Park have been focused on accommodating Low Impact industrial uses. As the community grows and matures, it has entered the next phase of economic growth, with a stronger

focus on increasing employment numbers. Stage 22A is intended to accommodate up to 30,000m² of Commercial/office GFA.

In preparing the Master Plan for Stage 22A, a study tour was undertaken in early 2024 by the design team, Stockland and commercial property agents, of a number of Business/Office Parks in Brisbane to determine aspects that would be suitable for the Aura Business Park. This included visiting sites at Eight Mile Plains, Cannon Hill, Morningside, Hamilton and North Lakes. One aspect that was a clear attractor for both Businesses and workers was the addition of a village heart, providing supporting uses for workers such as a Child Care Centre, food premises and recreational/fitness opportunities for workers through Indoor Sport and Recreation facilities. The Village Heart now forms a central hub within the proposed development, providing an informal meeting area for workers and visitors, and reducing the needs for additional vehicle trips.

There are three components to this application, being:

- Reconfiguring a Lot
- Material Change (in accordance with a Plan of Development)
- Operational Works (Advertising Signage)

3.1 Reconfiguring a Lot

Layout and Design – lot sizes and dimensions.

The proposal is for the Reconfiguring of a Lot from 1 into 14 lots, along with new road. The proposed layout on included in **Figure 6** below.

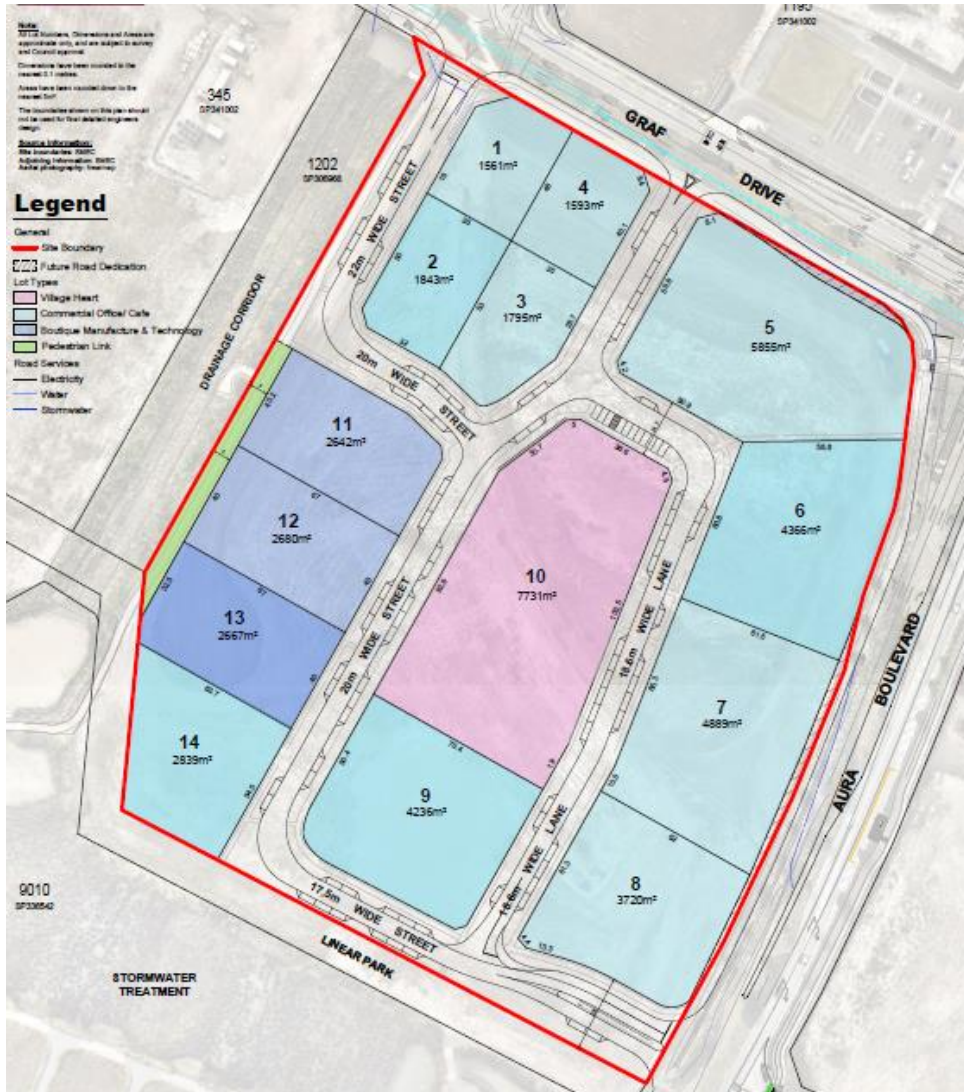


Figure 6: Proposed ROL Plan (Source: RPS)

The proposal provides a wide range of lot sizes, ranging from 1561m² to 7731m², with long road frontages of a minimum 30m (lot 1) extending up to 290m (Lot 10). All lots are regular in shape and with the exception of Lots 12-14, they all have more than one road frontage. To this end, specific frontage and design controls have been written into the Plan of Development to guide the future development of each proposed lot.

Road Network

There are five new road types proposed as part of this application, these being:

- 28m wide Commercial Access Street
- 22m wide Commercial Access Street
- 20m wide Commercial Access Street
- 18.6m wide Commercial Access Lane; and

-
- 17.5m wide Commercial Access Street

All proposed Roads have on-street indented parking on both sides. Profiles for these roads are set out as Appendices to the Plan of Development, contained in **Attachment 1**.

Staging

Whilst a formal staging plan is provided in the PoD (refer **Attachment 1**), the development is proposed to commence at the northern end off Graf Drive, with roads, services and lots being progressively delivered from north to south, responding to market demand for the different lot types.

Pedestrian Connectivity

The site has an existing Contraflow along its northern boundary, and will ultimately accommodate a 2m wide pedestrian path along the eastern Aura Boulevard frontage, which will be constructed as part of the Aura Blvd duplication works. Along the southern edge of the site, in the adjoining future Linear Park area, will be a 3m shared Pedestrian/Cycle path. This will provide an east-west connection across the southern edge of the Business Park. Refer **Figure 7** below.

The western boundary of the site abuts a Drainage Corridor. A 3m wide shared path, will be provided within the first section of this road, continuing as a 3m shared public pedestrian pathway through a pedestrian link, which will provide access to the southern Linear Path as well as providing a permanent Council maintenance access to the end-of-line WSUD system further south. This will provide a full pedestrian and cycle friendly network around the perimeter of the site.

Internal to the development, a series of 1.5m and 1.8m wide pedestrian paths will be provided on each side of the proposed internal roads, with the exception only of the 17.5m wide street along the southern edge of the site, where the 3m pathway through the adjoining Linear Park will accommodate the pathway, rather than have it in road reserve.

One additional pedestrian path is proposed within private land in the NE corner, providing a connection from the Village Heart through the Aura Boulevard/Graf Drive signalised intersection. This provides the opportunity for a strong pedestrian connection both into and out of the site to surrounding development to the north and east.

Legend

- General
- Site Boundary
- Path Facilities:
- 3m Cycle Path
- 3m Shared Pedestrian / Cycle Path
- 3m Pedestrian / Cycle Path
- 5m Maintenance Track
- Full Width Path Where Shop Fronts Adjoining
- 2.0m Pedestrian Path
- 1.5m Pedestrian Path
- 1.5m Pedestrian Path
- 2m Pedestrian Path
- Signalised Intersection
- Left in / Left Out Only
- Raised Cycle and Pedestrian Crossing

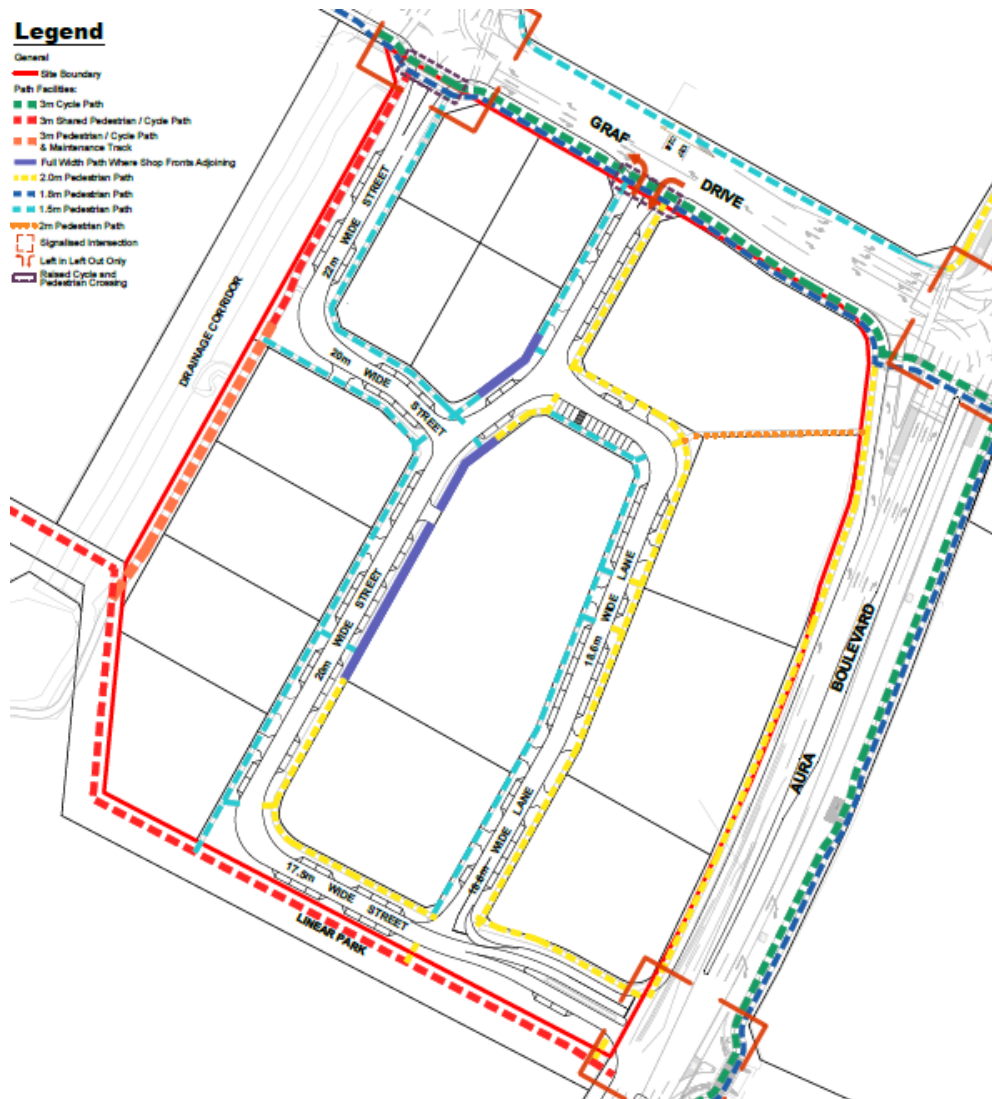


Figure 7: Connectivity Plan (Source: RPS)

Stormwater Drainage

The entire site drains south towards the existing end-of-line WSUD system which has been built to accommodate and treat the stormwater discharge from the wider Precincts 3, 4 & 5 Business Park.

Stormwater Management on specific lots will be required through the provision of Gross Pollutant management. This is included as a requirement in the Plan of Development (included in **Attachment 1**) for all future development proposals on each of the proposed 14 lots.

The Engineering Tech Memo included in **Attachment 2** provides further details regarding this.

Access, Traffic and Parking

The site contains three proposed entry points from the adjoining Sub-Arterial road, two of which are from future signalised intersections, and the third is a left-in/left-out to Graf Drive. The Engineering Tech Memo, included in **Attachment 2**, shows the proposed intersection layouts.

The proposal includes the equivalent of up to 30,000m² GFA of Commercial uses, which was anticipated in the approved Aura Precincts 3-5 Traffic Modelling Refresh, August 2023 (approved by EDQ in January 2024).

On-street parking is proposed on all proposed Streets and Laneways, being predominantly parallel parking, with one run of perpendicular parking adjoining the north of Lot 10 where the future “Village Heart” will be located.

Waste Servicing

Given the nature of the intended uses, it is expected that on-site waste collection will occur on each Lot, rather than kerbside collection. This will be addressed in each of the subsequent applications for individual lots.

Water & Sewer

Water and sewer is available to the site from two existing points off Graf Drive, with sewer available off Aura Boulevard in the South-east corner, as shown in the Engineering Tech Memo included in **Attachment 2**.

Landscaping and Public Realm

A Landscape Master Plan has been prepared for the site by Aecom, and is included in **Attachment 3** to this report. The Master Plan illustrates the relationship between the landscape and the proposed built environment. The planting design responds to a variety of settings, including the adjoining linear park, the central commercial hub, the entrances to the precinct, and the access streets.

3.2 Material Change of Use

The second component to this application is a Material Change of Use, in accordance with a Plan of Development (PoD) (refer **Attachment 1**).

3.3 Proposed Plan of Development

A Plan of Development ('PoD') has been prepared by RPS and is provided in **Attachment 1**. 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). 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.

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).

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 Stage 22A. 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 as follows:

- **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 Master Plan 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 Northern Locality - Business and Industry Area Precinct 3, 4, 5 and Part 6** – a Higher order Plan of Development has been approved over Precincts 3, 4 and 5, including Stages 22A which is shown as one Superlot. EDQ Reference DEV2013/439.
- **Precinct 4 Stage 22A Plan of Development** - This aspect reflects approvals sought as part of this development application, including Development Permits and assessment pathways for future development to occur, being
 - **Approved Development** – The PoD proposes two (2) types of approved development categories, comprising:
 - ‘Approved Development – No Further Assessment’; and
 - ‘Approved Development – Compliance Assessment’
 - **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 (3 April 2019, as amended).

ASSESSMENT PATHWAYS AND CATEGORIES

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 2** (as taken from the PoD) provides a summary of the aspects of development which are ‘Approved Development (No Further Assessment)’. The Aspect of Development must comply with the Relevant Criteria to qualify within this category. They comprise:

- Reconfiguration of a Lot;
- Material Change of use, for Business Use and Health Care Services only on Lots 1-4 only. This will enable the fast track release of the delivery of these lots where complying with the Design Standards in Table 3; and
- Advertising Devices.

USES	DESIGN STANDARDS
Reconfiguring a Lot	Reconfiguring a Lot plans have been prepared for Stage 22A which reflect the proposed lot layout. These plans are included in Appendix B of the PoD for ease of reference. Reconfiguring a Lot undertaken in accordance with these plans is Approved Development (No Further Assessment) and can proceed to operational works certification and Plan Sealing
Material Change of Use (Lots 1, 2, 3 and 4 only) where for: - Business - Health Care Services	Design Standards in Table 3
Advertising Devices	<p>The following Advertising Devices are Approved (no Further Assessment) and can proceed to certification of operational works and building works:</p> <ul style="list-style-type: none"> (a) Advertising devices in accordance with the location and controls in Appendix E; (b) One Freestanding Pylon sign on each street frontage no greater than 6.0m in height. Freestanding signs may include multiple panels with one panel per occupancy; and (c) All other Advertising Devices are to be designed generally in accordance with the Planning Scheme requirements as set out in the Development Scheme

Table 2: *Approved Development (No Further Assessment) (Source: RPS)*

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 PoD identifies suitable **land uses** for each of the 14 proposed Lots, as set out in the below **Table 3** (as taken from the PoD). All of the identified land uses are required to undergo 'Compliance Assessment'; and must comply with the '**specific design criteria**' to enable compliance approval.

TYPE OF DEVELOPMENT	ALLOTMENT														POD ASSESSMENT REQUIREMENTS
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
COMMERCIAL USES															
Business	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Table 3
Health Care Services	✓	✓	✓	✓	✓	✓	✓	✓	✓					✓	
INDUSTRY USES															
Low Impact Industry											✓	✓	✓		Table 3
Research and Technology Facility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Service Industry											✓	✓	✓		
Warehouse (excluding Self Storage)											✓	✓	✓		
RETAIL USES															
Food Premises					✓				✓	✓					Table 3
Shop			✓						✓	✓					Table 3 and Table 4
SPORT, RECREATION AND ENTERTAINMENT USES															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Indoor Entertainment (where a hotel)										✓					Table 3
Indoor Sport and Recreation where: a. Excluding convention centre, amusement and leisure centre; and b. Maximum of 2,000 m2 GFA										✓					Table 3 and Table 4
SERVICE, COMMUNITY AND OTHER USES															
Child Care Centre										✓					Table 3
Educational Establishment (Where not a primary or secondary school)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Hospital									✓	✓					
Place of Assembly														✓	

Table 3: Uses subject to Compliance Assessment

In recognition of the different roles and functions of the different lots, different land uses are permissible on each lot. Lots 1-9 and 14 have a predominantly Business/Office focus, while Lot 10 (the Village Heart) is able to accommodate a wider range of complementary and supporting land uses. Similarly, Lots 11-13 are permitted to accommodate both Industrial and Business Uses, to give some options for suitable uses that may cross over both land uses.

The uses listed above in **Table 3** were all approved uses in the higher order P3/4/5 Approval (DEV2013/439) and/or the Approved Master Plan (DEV2011/100), with the exception of 3 land uses as set out and discussed further below:

Land Use Proposed	Permissible Development in the Development Scheme	Approved in Master Plan in Industry & Business Land Use Area? (DEV2011/100)	Approved in P3/4/5 Plan of Development for Sub-Precinct 4.1 (DEV2013/439)
Commercial Uses			
Business	✓	✓ (where a maximum of 2,500m ² per site, if not ancillary to an Industrial Use)	✓ (where a maximum of 2,500m ² per site, if not ancillary to an Industrial Use)
Health Care Services	✓	✗	✗
Industry Uses			
Low Impact Industry	✓	✓	✓
Research and Technology Facility	✓	✓	✓
Service Industry	✓	✓	✓
Warehouse (excl Self Storage)	✓	✓	✓
Retail Uses			
Food Premises	✓	✓ (where up to a maximum of 250m ² GFA in a single location)	✓
Shop	✓	✓ (maximum 250m ² per lot)	✗
Sport, Recreation and Entertainment Uses			
Indoor Entertainment	✓	✗	✓ Where a hotel and where in Sub-Precinct 4.1
Indoor Sport and Recreation where: a) Excluding convention centre, amusement and leisure centre; and b) Maximum of 2,000 m ² GFA	✓	✓	✓
Service, Community and Other Uses			
Child Care Centre	✓	✗	✗
Educational Establishment	✓	✓ (not a primary or secondary school and demonstrates a	✓ (not a primary or secondary school and demonstrates a nexus with

		nexus with an Industrial site or business use)	an Industrial site or business use)
Hospital	✓	✗	✗
Place of Assembly	✓	✗	✓

Of the above proposed land uses, the majority have been approved already for this site through higher order Approvals, through the Approved Master Plan and/or the P3/4/5 Approved Plan of Development. This includes **Shop** (maximum 250m² per lot), **Indoor Entertainment** (where a hotel in Sub-Precinct 4.1) and a **Place of Assembly**.

In relation to the proposed **Shop** (maximum 250m² per lot) use, this is only proposed to be approved on three of the proposed lots, being Lots 2, 9 and 10. The **Indoor Entertainment** (where a hotel) use is only proposed to be approved on Lot 10 (the “Village Heart”). The **Place of Assembly** is only proposed to be approved on Lot 14, where there is a large amenity outlook to the south and west.

The three use that are not currently approved uses in either the Master Plan Approval or the P3/4/5 Approved PoD are the proposed **Child Care Centre, Health Care Services and Hospital Uses**.

Both the Development Scheme and the Master Plan state that

“A limited range of other uses may also be acceptable in the industry and business zone where it can be demonstrated that the use:

- *supports or otherwise has a clear nexus with the primary uses within the zone and is not the predominant use*
- *does not compete / undermine the vitality and performance of the centres network*
- *provides a service to the workforce within the zone*
- *will not prejudice the establishment or operation of the primary uses within the zone.*

In support of the proposed addition of these three uses, the following is provided:

Child Care Centre – As set out above in **Table 3**, a Child Care Centre is proposed to be approved (subject to Compliance Assessment) as part of the Village Heart, being on Lot 10 only. The addition of one potential Child Care facility within a Business Park setting has become commonplace in recent years, and provides a convenient service for full-time office based working parents. Despite not being specifically listed as an approved use in either the higher order approvals, a Child Care Centre is considered to be a suitable supporting use on proposed Lot 10, and is requested to be approved as part of the PoD.

Health Care Services – Aura has experienced a high demand for additional health care services, and more particularly Allied Health services. This includes professionals such as Audiologists and

speech language pathologists, Physical therapists, occupational therapists and respiratory therapists, Diagnostic medical personnel, Imaging specialists, Nutritionists and dietitians.

There is currently limited opportunity for these uses to be located in Aura at the current time, with only the Baringa District Centre capable of accommodating these uses. The Business Park (Precincts 3-5) currently does not allow for these uses to occur under the current approval framework. Future opportunities will become available within the City Centre (Precinct 8) however that will be some years away. The additional of Health Care Services as an approved use is proposed on Lots 1-10 and 14. These uses generally like to co-locate together for efficiencies for patients, and the built forms generally present to a high standard. It is therefore requested that this use be included as an Approved Use subject to Compliance Assessment.

Hospital – It is commonplace to now see a number of Private Hospitals, day surgery clinics and other facilities that provide medical or surgical care, be located in Business Parks. At Aura, it is proposed to permit this use only on Lots 9, 10 and 14. With over 15,000 residents now living in Aura, there are no Hospital facilities in the vicinity of the site, and the use is only permitted in Sub-Precinct 8.4 in the City Centre (which will cover the future State Health site).

Indoor Entertainment, Sshop and Place of Assembly are uses that have already been approved in either the Master Plan or the P3/4/5 Approval such that a further justification for their inclusion in the proposed PoD is not required.

Design Standards

All Compliance Assessable uses are required to meet all relevant Stage 22A Design Standards, as set out in Table 3 of the PoD, and the Plan of Development Plan included in Attachment 1 (Refer Figure 8 below). The PoD Plan identifies frontage requirements for all lots, minimum building heights, landscape setbacks, preferred vehicle access points, along with the general location of the Village Heart and interfaces.

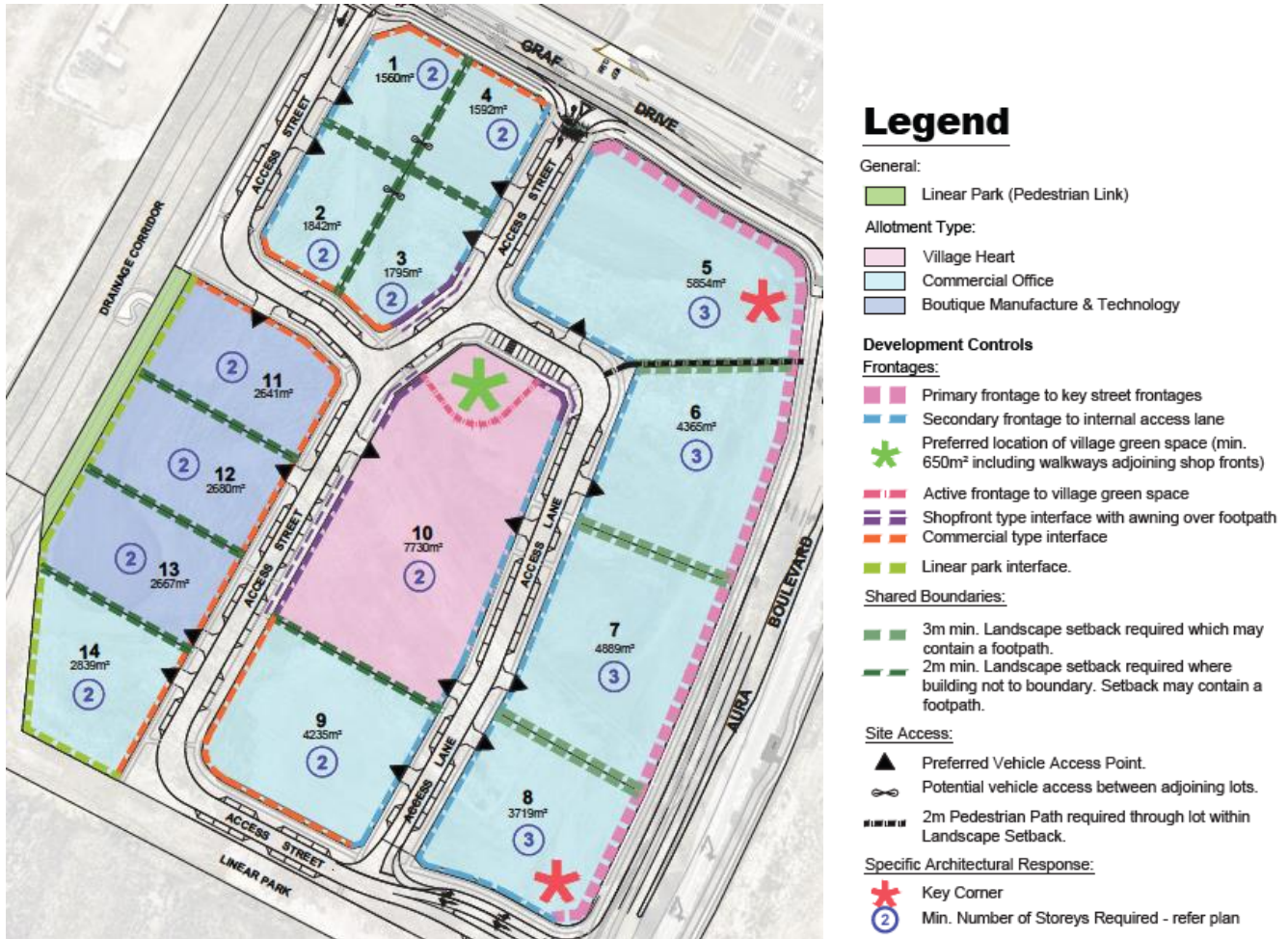


Figure 8 – Plan of Development

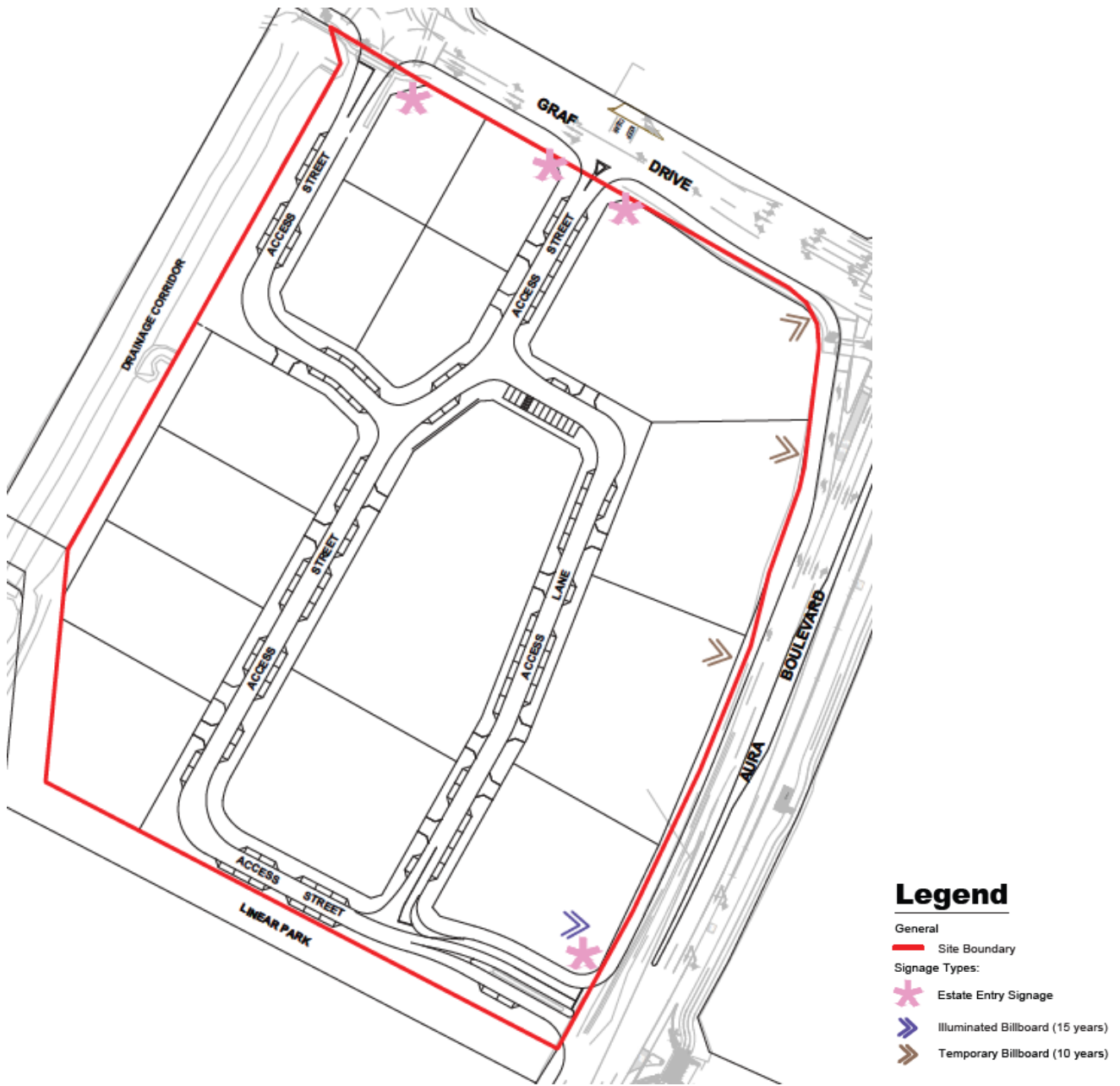
The Design Standards in Table 3 of the PoD provide a detailed requirements in terms of setbacks, building materials and overall design intent. In drafting the Design Standards for the Plan of Development, noting that this document will provide the approval framework for all development on the proposed lots moving forward, consideration was given to the following:

- The higher order P3/4/5 Approved Plan of Development (DEV2013/439) which included a Plan of Development for this site showing Primary and Secondary Frontages, and Design Standard that apply to the broader Business Park uses;
- EDQ Guideline for Industry & Business Areas;
- Learnings from on-the-ground site tours of Brisbane Office Parks;
- Current and draft Stockland Design Guidelines for Sunshine Coast projects, including Aura.

3.4 Operational Works - Advertising Signage

The application also includes Operational Works for the purposes of Advertising signage forming part of the proposed development. This covers the following signage types, which are made Approved Development (No Further Assessment).

1. 1 x Freestanding Pylon sign of up to 6m in height on each street frontage, consolidating the tenancies that may occupy a future building on each lot; and
2. Advertising Devices in accordance with the controls and locations in **Figure 9**:
 - Estate Entry Signs – located at the entry to the estate from Graf Drive and Aura Boulevard
 - Billboard Signs (Illuminated) – this Billboard is already approved under the higher order P3/4/5 POD Approval in this location (DEV2013/439)
 - Billboard Sign (Temporary – 10 years) – until these sites are developed in their entirety, it is requested that temporary Billboards be permitted on these lots, assisting to promote the development of the Business Park.



Legend

- General
- Site Boundary
- Signage Types:
- Estate Entry Signage
- Illuminated Billboard (15 years)
- Temporary Billboard (10 years)

Figure 9 – Signage Plan

4 Planning Framework

The site is located within Precinct 4 at Aura. The below table summarises the higher-order Planning Framework and Development approvals that are relevant to this site and the proposal.

Planning Framework	
Development Scheme	Caloundra South PDA Development Scheme, October 2011
Approved Master Plan	Caloundra South Master Plan, approved 20 November 2018 (EDQ Approval reference DEV2011/200)
Approved Plan of Development	Caloundra South Northern Locality – Business and Industry Area Plan of Development – Precinct 3, 4, 5 and part 6 (EDQ Reference DEV2013/439) <ul style="list-style-type: none">• Located in Precinct 4.1

5 Compliance with Planning Framework

This section provides a detailed assessment against the relevant provisions of the higher-order Approvals, comprising:

1. Caloundra South PDA Development Scheme (October 2011)
2. Caloundra South Approved Master Plan (DEV2011/200)
3. Precincts 3, 4, 5 and part 6 Approved Plan of Development for the Caloundra South Northern Locality – Business and Industry Area Plan of Development (EDQ Reference DEV2013/439).

Caloundra South PDA Development Scheme, October 2011

The site is located within the Industry and Business Zone under the Caloundra South PDA Development Scheme. The Industry and Business Zone accommodates industrial uses which do not generate dust, noise and odour emissions beyond the zone. The zone provides for a wide range of compatible industrial uses including low and medium impact industry, research and technology facilities, and service industry activities. All proposed uses comprise Permissible Development under the Caloundra South Development Scheme.

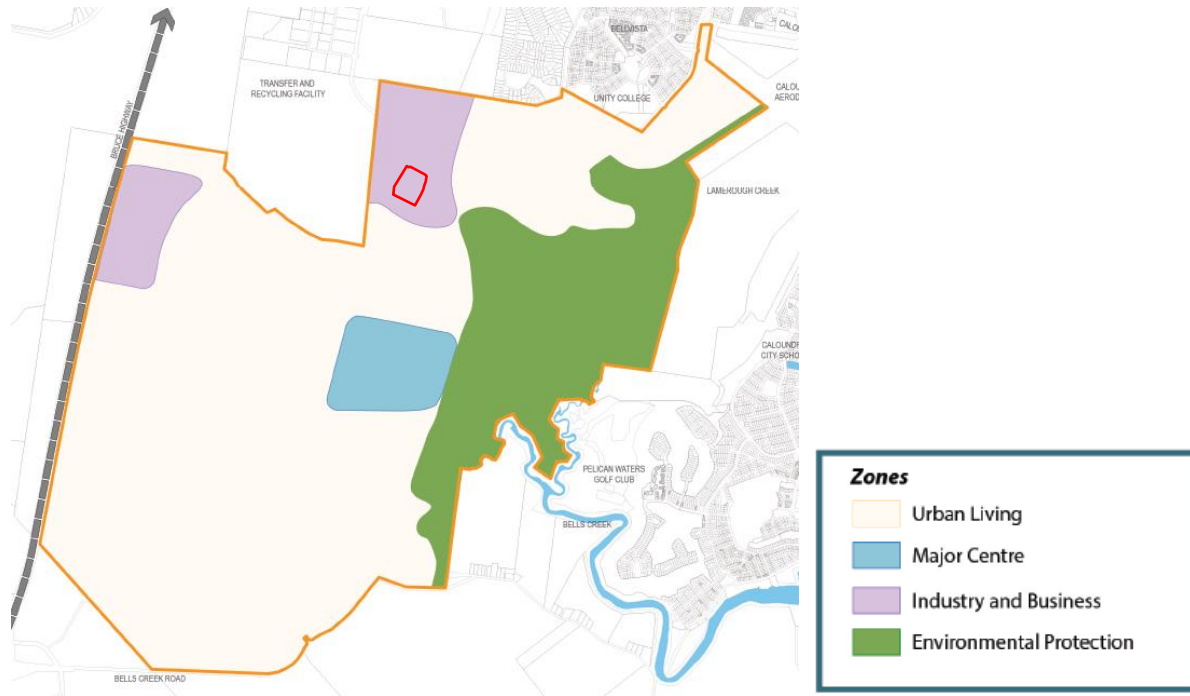


Figure 10 – Development Scheme Zones

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:

- An existing development approval for the ‘Caloundra South Master Plan’ provided thorough assessment against all components of the Caloundra South Development Scheme (DEV2011/100). 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.

As part of the Vision for Caloundra South, as set out in the Development Scheme, is the idea of a “Prosperous Community” which will be delivered through, *inter alia* (as relevant):

“A mix of land uses facilitates the delivery of jobs that contribute to a high level of self containment within the Sunshine Coast region. This is promoted through the provision of local employment opportunities through a network of centres and the development of industrial areas which contributes to a resilient economy.” and

“Caloundra South provides opportunities for a wide range of employment activities to establish in the community, including work-from-home opportunities and start-up opportunities for local entrepreneurs.”

The UDA-wide criteria includes the following under “Employment Opportunities”, ensuring that Development delivers the following

UDA-wide criteria	Proposals compliance
A diverse range of employment and training opportunities that complement and reinforce the Sunshine Coast Industrial Park to the north of the UDA and contributes towards self containment in the Sunshine Coast Region	✓ The proposal is for a range of high employment generating land uses, contributing towards self-containment of both Aura and the Sunshine Coast.
Low and medium impact industry including research and technology facilities, service industry and warehouses	✓ All of these land uses are proposed as part of this application.
An appealing industrial and business environment providing a high level of amenity	✓ Creating a high amenity Business Park and well planned Business Park is a key component of this proposal, with particular attention paid to creating walkable and green streets.
Non-industrial uses which are limited in scale and type to those uses that are compatible and able to demonstrate a nexus with industrial uses. Non-industrial uses are not to duplicate commercial or retail uses intended for the centres network	✓ There are a small number of non-industrial uses proposed in the Village Heart, which are complementary to the predominantly office-based uses.
Industrial uses that do not prejudice adjoining land uses outside the UDA	✓ Industrial uses are permitted along the western edge of the application area, adjoining a drainage reserve.
appropriate transitioning of land uses at the interface with residential neighbourhoods	✓ There are no residential neighbourhoods within close proximity to the site. The

	nearest residential dwelling is over 500m away from the site.
An appropriate height of buildings, structures and advertising devices that does not impact upon the amenity of the area, in particular the visual amenity of the Bruce Highway as an important gateway to the Sunshine Coast	✓ The height limit of 15m remains across this site, as set out in the Development Scheme.
Industry and business areas with access from a connector or higher order road that does not require heavy vehicles to pass through residential areas, and in which lots generally have access from the internal street network only.	✓ The proposed lot layout has all lots accessed by vehicles from the internal street network only.

Caloundra South Master Plan (DEV2011/200)

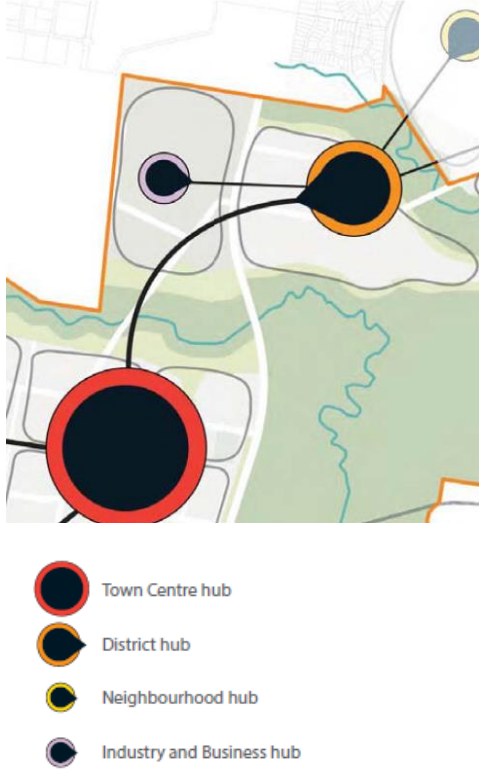
The approved Caloundra South Master Plan provides further guidance on how the development at Aura is to occur and allocates approved land uses and yields to each Precinct.

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 4 - Master Plan Principles

Potential and Prosperity	Response
<i>Caloundra South is to offer quality and diverse education and new employment opportunities for the Sunshine Coast.</i>	<p>The addition of Business uses across the site will provide significantly more diversity and depth to the Business Park, which has traditionally been Low Impact Industrial uses.</p> <p>The high-employing Business Uses provide local and regional employment and economic opportunity enabling the Sunshine Coast to achieve higher levels of self-sufficient employment.</p> <p>The proposal provides a flexible enterprise precinct that supports and foster creativity, business incubation, research and development;</p>

Network of Community Hubs	Response
<p><i>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.</i></p>	<p>Community hubs are to be the focal point for every village and are to be designed to encourage social interaction. The “Village Heart” that forms part of this proposal represents the “Industry and Business Hub” identified in Map 15 of the Master Plan.</p>  <p>The PoD sets out how this is to be achieved, including a wider range of complementary lands uses permissible, establishing active streets and compact urban form to promote vitality in a contained central place.</p>

LAND USE AREAS

The site is located within the **Industry and Business 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 **Attachment 1**.

The purpose of the Industry and Business Land Use Area is to provide for the establishment of a range of industrial and business land use activities to provide service and employment

opportunities for the region. The proposed development advances the purpose of the Industry and Business Land Use Area by providing 14 new lots dedicated to accommodating high employment-generating uses, widening the job opportunities for Aura Residents and the broader Sunshine Coast region.

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 **Northern Locality** of the Caloundra South Master Plan. The Northern Locality is to, primarily, provide opportunity for residential development and a significant scaled industrial and business area

Development Outcomes for this Business and Industry Area are to:

- *“be developed as a major, regional-scale industrial and business hub positioned to attract and deliver a range of employment uses. It is intended that this land be developed in accordance with subsequent Context Plans, which demonstrate the appropriate accommodation of a range of industry and business employment opportunities including:*
 - *large-scale manufacturing, processing and service industries in the western and northern parts of the zone;*
 - *large format retailing (bulky goods) predominantly within the Showroom Land Use Area;*
 - *higher value business, office and commercial and health-related uses which promote knowledge creation, and entrepreneurial activity in industry, science and technology and research and development.*

Uses that promote knowledge creation and entrepreneurial activity in industry, science and technology and research and development will be encouraged. A research and technology facility will be encouraged to provide education and training opportunities and assist in attracting and retaining new industries and value added employment.

Development adjoining the Bells Creek Arterial is to achieve a high standard of design outcome and is to incorporate sub-tropical design principles in recognition of its gateway location.

Business and Industry uses within 250 m of the residential land uses to the east of the Bells Creek Arterial extension are to be designed to mitigate noise, odour and lighting impacts of their operation to protect the residential amenity of this area.”

The proposal contributes to all of the outcomes for the Northern Locality Business Park, as set out in the higher order Master Plan.

Precincts 3/4/5 Approved Plan of Development (DEV2013/439)

The site comprises approved SuperLot 1194 which has been approved as part of the higher order PDA Development Approval DEV2013/439. The approved land uses and relevant design controls for this Lot, as set out in the P3/4/5 Approved Plan of Development have been carried forward, replicated, and expanded upon in the currently proposed PoD, to create a standalone PoD for Stage 22A providing the framework for all future development on the site.

The proposal is consistent with what was anticipated for Stage 22A, being a future reconfiguration of up to 15 Lots, and refines the objectives for this Stage, as set out in the P34/5 Approval.

6 Conclusion

This PDA development application seeks approval for the following:

- 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*, and the approved *Caloundra South Master Plan*.

The proposed development supports the 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 employment generating uses, supported by complementary services and amenities, consistent with the higher order approval framework.

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