

CALOUNDRA SOUTH PDA FACT SHEET



VISION

Caloundra South PDA (also known as Aura and developed by Stockland) will be a world-class, sustainable, and transit-oriented community, offering diverse housing, vibrant mixed-use centres, and high-quality infrastructure. Integrated public transport, extensive open spaces, energy-efficient design, and employment hubs will deliver a connected, self-sufficient, and environmentally conscious community for all life stages.

~50,000 residents

~20,000 residential dwellings

~20,000 onsite jobs



OVERVIEW

- **Location:** South of Caloundra, bordered by Bruce Highway (west) and Bells Creek Arterial (east and south)
- **Total Area:** >2,300 hectares of greenfield land
- **Key Residential Suburbs:** Nimimba, Gagalba, Banya, Baringa, part of Caloundra West, and Bells Creek
- **PDA Declared:** October 22, 2010



KEY PRECINCTS

- **1 Major City Centre:** 90 hectares – retail, dining, entertainment, commercial/office space, living and transit hub
- **3 District Centres:** Retail, business, and commercial spaces
- **6 Neighbourhood Centres:** Local retail and business hubs
- **1 Emergency Services Precinct**



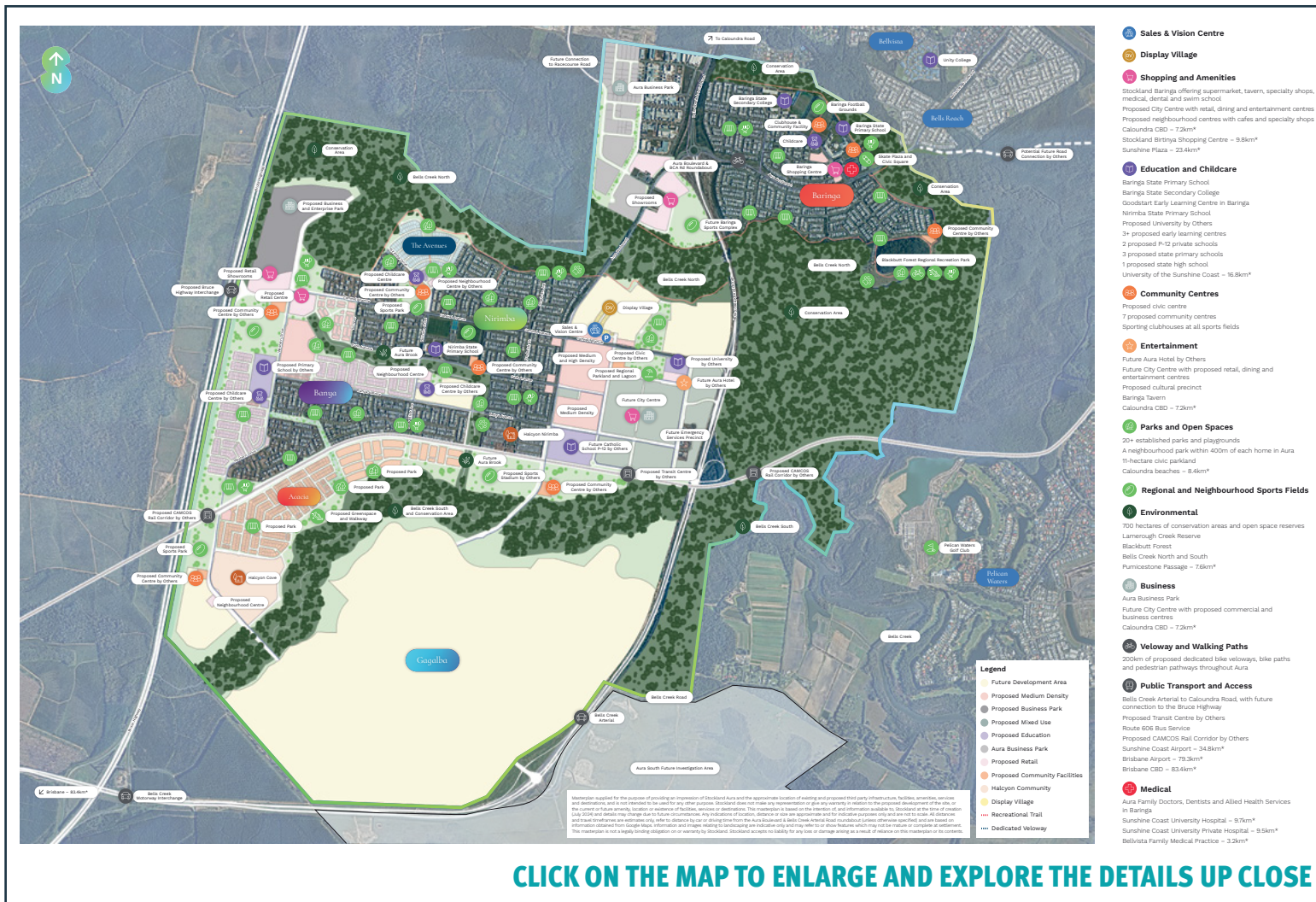
KEY STAKEHOLDERS

- **Major Developer:** Stockland
- **Partnerships:** EDQ, Sunshine Coast Council, Department of Transport and Main Roads, Unity Water



TOTAL PROJECT VALUE AND PRIVATE SECTOR INVESTMENT

\$5.3 BILLION



PLANNING & REGULATORY FRAMEWORK

- **Development Schemes & Plans:**
 - Caloundra South Development Scheme
 - Caloundra South Master Plan
 - Federal Government Environment Approval (EPBC Act)
- **Infrastructure Agreements:** Several agreements in place with Stockland, Sunshine Coast Council, Department of Transport and Main Roads, Unity Water and the Minister for Economic Development.



EMPLOYMENT & BUSINESS

- **3 Major Employment Nodes**
- **Aura Business Park:** 1,000+ local jobs
- **Retail:** 110,000sqm+
- **Showroom Space:** 60,000sqm
- **Industrial & Commercial Space:** 500,000sqm



HOUSING TYPOLOGIES

- **Detached homesites**
- **Terrace housing**
- **Apartments**
- **Land Lease Communities and Retirement Living**
- **Social and affordable housing**



SUSTAINABILITY

- **6-Star Green Star Community certification**
- **Water Sensitive Urban Design:** Integrated water cycle management to protect Pumicestone Passage, Bells Creek, and Lamerough Creek
- **Active, Integrated Transport Network:** Extensive off-road cycle and pedestrian networks



RECREATION & OPEN SPACE

- **700 hectares** of conservation land and open space reserves
- **11 hectares** Parkland and Lagoon
- **70 hectares** of sports parks
- **Over 200km** of walking paths and cycling veloways upon completion
- **Currently 19+ playgrounds**, 2 dog parks and a skate park



EDUCATION & LEARNING

20 learning centres within a 20km radius, including:

- **5 State Primary Schools**
- **2 State High Schools**
- **2 Private P-12 Schools**
- **1 University/TAFE** (Future Provision)
- **8+ Early Learning / Childcare Centres** upon completion



TRANSPORT & CONNECTIVITY

- **2 highway interchanges** to Bruce Highway
- **Transit Centre:** Connection to buses and future rail

