

Economic Development Queensland

Halls Creek

Priority Development Area

Proposed Development Scheme

For Consultation - September 2026

Copyright

This publication is protected by the Copyright Act 1968.

Licence

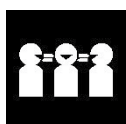


This work, except as identified below, is licensed by Economic Development Queensland under a Creative Commons Attribution-No Derivative Works (CC BY-ND) 4.0 Australia licence. To view a copy of this licence, visit: <http://creativecommons.org.au/>

You are free to copy and communicate this publication, as long as you attribute it as follows:

© Economic Development Queensland, September 2026.

Third party material that is not licensed under a Creative Commons licence is referenced within this document. All content not licensed under a Creative Commons licence is all rights reserved. Please contact Economic Development Queensland, the copyright owner, if you wish to use this material.



The Queensland Government is committed to providing accessible services to Queenslanders of all cultural and linguistic backgrounds. If you have difficulty understanding this publication and need a translator, please call the Translating and Interpreting Service (TIS National) on 13 14 50 and ask them to contact Economic Development Queensland on (07) 3452 7880.

Disclaimer

While every care has been taken in preparing this publication, to the extent permitted by law, the State of Queensland accepts no responsibility and disclaims all liability (including without limitation, liability in negligence) for all expenses, losses (including direct and indirect loss), damages and costs incurred as a result of decisions or actions taken as a result of any data, information, statement or advice, expressed or implied, contained within. To the best of our knowledge, the content was correct at the time of publishing.

Any references to legislation are not an interpretation of the law. They are to be used as a guide only. The information in this publication is general and does not take into account individual circumstances or situations. Where appropriate, independent legal advice should be sought.

Copies of this publication are available on our website at www.edq.qld.gov.au and further copies are available upon request to:

Economic Development Queensland

GPO Box 2202, Brisbane,
Queensland 4001

1 William Street Brisbane Qld 4001
(Australia)

Phone: (07) 3452 7880

Email: contact@edq.qld.gov.au

Web: www.edq.qld.gov.au

Table of Contents

1.0	Introduction	5
1.1	Economic Development Act.....	5
1.2	Application of the Development Scheme	5
1.3	Content of the Development Scheme	5
2.0	Land Use Plan.....	8
2.1	Components	8
2.2	Development Assessment Procedures	9
2.3	PDA Vision	12
2.4	PDA Structural Elements	12
2.5	PDA-wide criteria.....	19
3.0	Infrastructure Plan	23
3.1	Purpose	23
3.2	Infrastructure Networks	24
3.3	Development Charges, Credits and Exemptions.....	28
3.4	Infrastructure Offsets and Refunds.....	32
3.5	Indexation	36
4.0	Implementation Strategy	37
4.1	Purpose	37
4.2	Implementation Objectives and Actions.....	37
5.0	Schedules.....	39
5.1	Schedule 1: Categories of Development.....	39
5.2	Schedule 2: PDA Accepted Development.....	40
5.3	Schedule 3: PDA Associated Development.....	42
5.4	Schedule 4: Definitions.....	43

Maps

Map 1: Halls Creek PDA Boundary (cadastral)	6
Map 2: Halls Creek PDA Boundary (aerial).....	7
Map 3: Structural Elements Plan.....	13

Tables

Table 1: Industrial and Enterprise areas	15
Table 2: Centres hierarchy	16
Table 3: General planning and design criteria for Local Government community facility network.....	26
Table 4: Land Establishment Design Standards for Local Government Community Facilities Network.....	26
Table 5: Charge Categories and Uses.....	29

Table 6: Categories of Development	39
Table 7: PDA Accepted Development	40
Table 8: PDA Associated Development	42

PROPOSED - for public notification

1.0 Introduction

1.1 Economic Development Act

The *Economic Development Act 2012* (the ED Act)¹ establishes the Minister for Economic Development Queensland (MEDQ) as a corporation sole to exercise the powers and functions of the ED Act.

The main purpose of the ED Act² is to facilitate economic development, development for community purposes, provision of diverse housing, and provision of premises for commercial or industrial uses. The ED Act³ seeks to achieve this by establishing the MEDQ and providing for a streamlined planning and development framework for particular parts of the State declared as priority development areas.

The Halls Creek Priority Development Area (PDA) was declared by regulation⁴ on 17 July 2026.

The PDA includes approximately 1,231 ha of land within Coochin Creek in the Sunshine Coast Local Government Area (LGA).

1.2 Application of the Development Scheme

The Halls Creek PDA Development Scheme (the Scheme) applies to the development in the Halls Creek PDA and Halls Creek PDA-associated development.⁵

The PDA boundary is identified on **Map 1** and **Map 2**.

From the date of approval, this Scheme replaces the Halls Creek PDA Interim Land Use Plan (ILUP), which commenced on declaration of the PDA.

1.3 Content of the Development Scheme

The Scheme consists of the following:

1. Introduction (section 1) – explaining the context of the PDA,
2. Land Use Plan (section 2) – regulating development in the PDA,
3. Infrastructure Plan (section 3) – describing the infrastructure required to support the Land Use Plan,
4. Implementation Strategy (section 4) – describing the objectives and actions that complement the Land Use Plan and Infrastructure Plan to achieve the main purposes of the ED Act, and
5. Schedules (section 5) – detailing Assessable Development, Accepted Development, PDA Associated Development and Definitions.

¹ Section 8 of the ED Act.

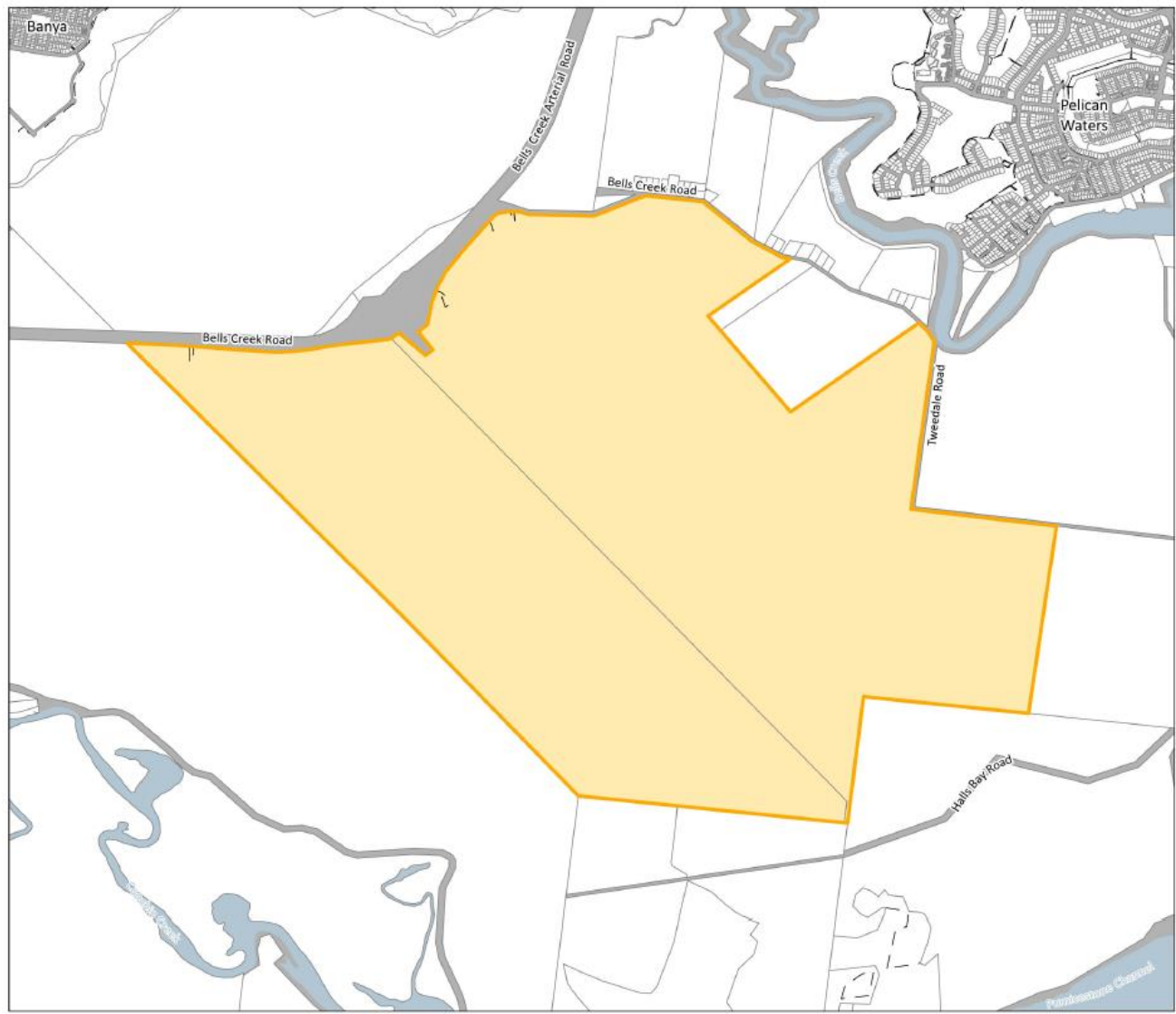
² Section 3 of the ED Act.

³ Section 4 of the ED Act.

⁴ Section 37 of the ED Act.

⁵ Section 2.2.14 PDA-associated development.

Map 1: Halls Creek PDA Boundary (cadastral)



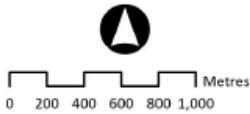
Key

- Halls Creek PDA boundary
- Parcel boundaries
- Road dedications
- Easements
- Waterbody

Map No. PDA 26
Halls Creek
Priority Development Area

Declared by Regulation on: 17/07/2026

OFFICIAL



Map 2: Halls Creek PDA Boundary (aerial)

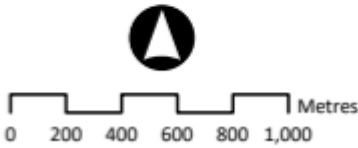


Key

- Halls Creek PDA boundary
- Parcel boundaries
- Easements

Map No. PDA 26
Halls Creek
Aerial Imagery

OFFICIAL



2.0 Land Use Plan

2.1 Components

The Land Use Plan consists of the:

1. PDA Vision (section 2.3), and
2. PDA Development Requirements (sections 2.4 - 2.5).

The PDA Vision identifies the overall outcomes to be achieved in the PDA.

The PDA Development Requirements establish the outcomes sought to achieve the PDA Vision. They apply to all PDA Assessable Development and consist of:

1. PDA Structural elements, comprising a Structural Elements Plan (Map 3), and Structural Elements Criteria (section 2.4), and
2. PDA-wide criteria (section 2.5).

The outlined Structural Elements Criteria are one way of demonstrating that development is consistent with the relevant PDA Development Requirements. The MEDQ will consider alternative performance-based solutions that are consistent with the PDA Vision.

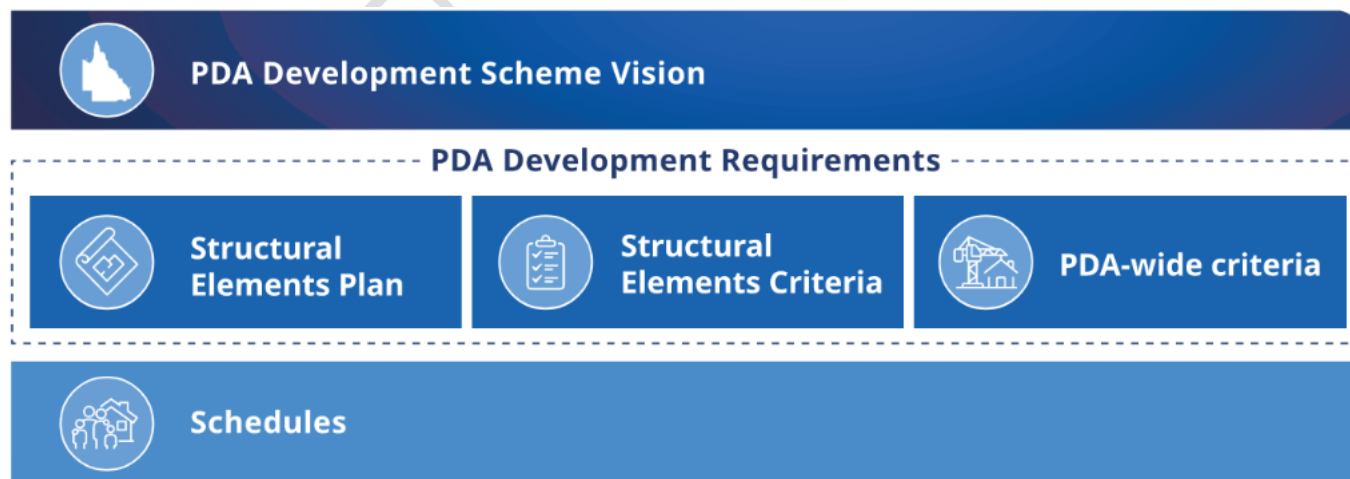
Guidance material assists in interpretation of the PDA Development Requirements. Guidance material includes the EDQ guidelines⁶ and any other documents or guidelines referenced in the Scheme. Where relevant, an applicant may be requested to demonstrate how the guidance material has been considered in the preparation of a PDA development application.

The application of the Scheme also relies on the following schedules:

- Schedule 1 – Categories of Development
- Schedule 2 – PDA Accepted Development
- Schedule 3 – PDA Associated Development
- Schedule 4 – Definitions

Figure 1 below illustrates components of the Land Use Plan and their relationship to each other.

Figure 1: Land Use Plan Components and Relationships



⁶ Available at www.edq.qld.gov.au

2.2 Development Assessment Procedures

2.2.1 Categories of Development

Schedule 1 of the Scheme identifies development that is either:

1. PDA Accepted Development (Column 1), or
2. PDA Assessable Development (Column 2).

PDA development approval is not required for PDA Accepted Development.

PDA development approval is required prior to commencing PDA Assessable Development.

2.2.2 Interpretation

The interpretation of terms and definitions relies on:

1. The ED Act, including section 33 which defines development,
2. Schedule 4 – Definitions, which applies the Use definitions and administrative terms from the Sunshine Coast Planning Scheme 2014 (Planning Scheme), unless otherwise defined in the Scheme or the ED Act, and
3. The Acts Interpretation Act 1954.

A reference in the Scheme to any planning scheme or act includes any regulation or statutory instrument made under the referenced act, as amended or replaced.

A reference to a specific guideline, document or standard means the latest version of that guideline, document or standard, unless otherwise specified in the Scheme.

2.2.3 Development inconsistent with the Land Use Plan

Development inconsistent with the Scheme cannot be granted PDA development approval.⁷

PDA Assessable Development identified in Schedule 1 as Prohibited Development is inconsistent with the Scheme.

2.2.4 Development consistent with the Land Use Plan

PDA Assessable Development is consistent with the Land Use Plan if it is consistent with the relevant PDA Development Requirements.

Development that is inconsistent with the relevant PDA Development Requirements may be consistent with the Scheme if:

1. the development is an interim use,
2. the development supports the achievement of the PDA Vision (section 2.3) and there are grounds in the opinion of the MEDQ to justify the approval of the development despite an inconsistency with the relevant PDA Development Requirements.

In this section, 'grounds' means matters of public interest, which include the matters specified as the main purposes of the ED Act. 'Grounds' does not include the personal circumstances of an applicant, owner or interested third party.

2.2.5 Notice of applications

A PDA development application will require public notification if, in the opinion of the MEDQ, the development:

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

⁷ Section 86 of the ED Act.

Public notification may also be required for a PDA development application for PDA-associated development⁸.

2.2.6 State interests

Relevant matters of State interest have been considered in the preparation of the Scheme. State interests will be considered further during the assessment of a PDA development application.⁹

2.2.7 Relationship with other legislation

In addition to assessment against the Scheme, development may require assessment against other Commonwealth or State legislation, for example the *Environmental Protection and Biodiversity Conservation Act 1999*, the *Transport Infrastructure Act 1994*, *Environmental Protection Act 1994*, *Nature Conservation Act 1992*, *Plumbing and Drainage Act 2018*, *Building Act 1975* and the *Planning Act 2016* (Planning Act) including subordinate legislation.

2.2.8 Local Laws and By-laws

Relevant local laws made under the *Local Government Act 2009* apply in the PDA unless replaced by a By-law made under the ED Act.

2.2.9 Relationship with Sunshine Coast Planning Scheme (Planning Scheme)

Schedule 6 of the *Planning Regulation 2017* prohibits a local planning scheme from making development in a PDA or PDA-associated development assessable under the Planning Act.

However, the Scheme references various parts of the Sunshine Coast Planning Scheme (the Planning Scheme) as guidance material. If there is a conflict between the Scheme and the Planning Scheme, or an assessment benchmark prescribed by regulation under another Act, the Scheme prevails to the extent of any inconsistency.¹⁰

The Scheme applies the Use definitions (including Defined activity groups and Industry thresholds) as well as the administrative terms and definitions from the Planning Scheme, unless otherwise specified in Schedule 4 of the Scheme.

2.2.10 Interim Uses

An interim use is a land use that because of its nature, scale, form or intensity, is not an appropriate long-term use of the land, but may be appropriate for a short or medium-term period as the PDA develops.

An interim use:

1. may be subject to a limited duration, and
2. must not prejudice or delay appropriate long term uses, or infrastructure delivery envisaged by the PDA Development Requirements and the PDA Vision.

Relevant PDA Development Requirements also apply to PDA assessable development that is an interim use. MEDQ may impose PDA development conditions that limits the operation, management or duration of an interim use, or the provision of infrastructure for an interim use.

Information to support a PDA development application for an interim use may include:

1. a suitability assessment,
2. an infrastructure demand assessment, and
3. plans of how the development could transition from the proposed interim use to an appropriate long-term use.

⁸ Section 84 of the ED Act.

⁹ See EDQ Practice note 14: State interests in development assessment in priority development areas. Under Section 87 of the ED Act State interests must be considered in deciding a PDA development application. The State Planning Policy (SPP) and State Development Assessment Provisions (SDAP) provide guidance for identifying and considering State interest.

¹⁰ Section 71 of the ED Act.

2.2.11 Context plan

The MEDQ may require a Context Plan to be submitted with a development application explaining how the proposed development:

1. integrates with surrounding land, and
2. does not prejudice the orderly and efficient development of surrounding land in a manner consistent with the Scheme.

A Context Plan does not form part of a PDA development approval, so it does not prescribe or set future development outcomes. Its role is to assist with the assessment of a PDA development application by demonstrating that the proposed development can proceed without compromising the future development potential of surrounding land or strategic infrastructure as required or anticipated by the Scheme.

2.2.12 PDA Master Plan Development Application

A PDA Master Plan Development Application may be lodged to define the specific land uses, development and infrastructure framework for the PDA area.

The Master Plan must include the following details:

1. the identification of precinct boundaries,
2. the distribution, scale and density of land use activities,
3. the location and extent of the District Centre and Neighbourhood centres, public open space and community infrastructure,
4. the integration of open space and green networks,
5. resolution of any development constraints (if required),
6. a development framework that supports the orderly and efficient development of the area, and
7. any other matter required by MEDQ.

An Infrastructure Master Plan (IMP) must accompany the PDA Master Plan Development Application to:

1. demonstrate how the proposed development will be serviced by relevant development infrastructure, including transport (road, public passenger transport infrastructure, active), stormwater, open space, community facilities, green infrastructure, water supply, wastewater, and State infrastructure networks, within the development site, within and external to the PDA,
2. detail how the proposed delivery of development infrastructure, both within and external to the development site, will cater for any increased demand on the relevant infrastructure networks,
3. indicate how and when infrastructure will be provided or if not known, how and when the provision of infrastructure is to be determined,
4. confirm how the proposed development will preserve land (including the dedication / transfer) required for the delivery of future ultimate infrastructure required,
5. have regard to the EDQ Infrastructure Funding Framework Appendix 5: Infrastructure Charging Framework for Halls Creek PDA, and
6. have regard to any relevant Infrastructure Agreement.

Additional requirements for delivering infrastructure may also be considered at development assessment stage.

The Master Plan is to be supported by technical investigations commensurate with the Halls Creek PDA scale and complexity.

2.2.13 Plans of Development¹¹

A Plan of Development¹² (PoD) may be lodged and approved with a PDA development application.

A PoD:

1. may establish criteria for future development within the area to which it applies,
2. may include concept designs and deal with the sequencing of development,
3. cannot apply to land that is not the subject of the PDA development application.

Schedule 1 Categories of development and Schedule 2 PDA accepted development make development carried out in accordance with an approved PoD PDA accepted development.

Development that is not carried out in accordance with an approved PoD remains PDA Assessable Development and requires PDA development approval, unless another provision of the Scheme applies.

The approval of a PoD does not prevent the making of a development application for development that is not in accordance with the PoD.

Where a subsequent PDA development approval is inconsistent with an approved PoD, or would render the PoD inoperable, the PoD may require amendment to ensure it remains compatible with approved development.

2.2.14 PDA-associated development

Schedule 3 identifies development external to the PDA that is PDA-associated development. The development specified in Schedule 3 as PDA-associated development is PDA-assessable development. Under section 84(1)(c) of the ED Act, notice of application may be required for an application for PDA-associated development.

2.3 PDA Vision

The vision for the Halls Creek PDA is a community that is shaped by, connected to and enriched by its natural coastal setting, while delivering the homes, jobs, services and infrastructure needed to support a thriving coastal community.

The PDA will accelerate housing delivery, boosting supply at scale and pace while offering a mix of dwellings that reflect varied household structures, life stages and needs. It will create neighbourhoods with different housing options, ensuring Halls Creek grows as a welcoming community for everyone.

Walkable streets, quality public spaces and strong connections to schools, community facilities and employment areas will support healthy, active and socially connected lifestyles.

Efficient transport links, including public transport, active transport networks and strategic road connections, will ensure seamless movement between Halls Creek, Caloundra South, the Sunshine Coast hinterland and the wider region. This connectivity will support access to jobs, education, services and recreation, while also enabling Halls Creek to contribute meaningfully to the region's economic development.

Economic opportunity will be embedded throughout the PDA. A District Centre, supported by local employment areas including industrial and commercial uses, will underpin economic activity and deliver a diverse economy, encouraging innovation, small business growth and local job creation.

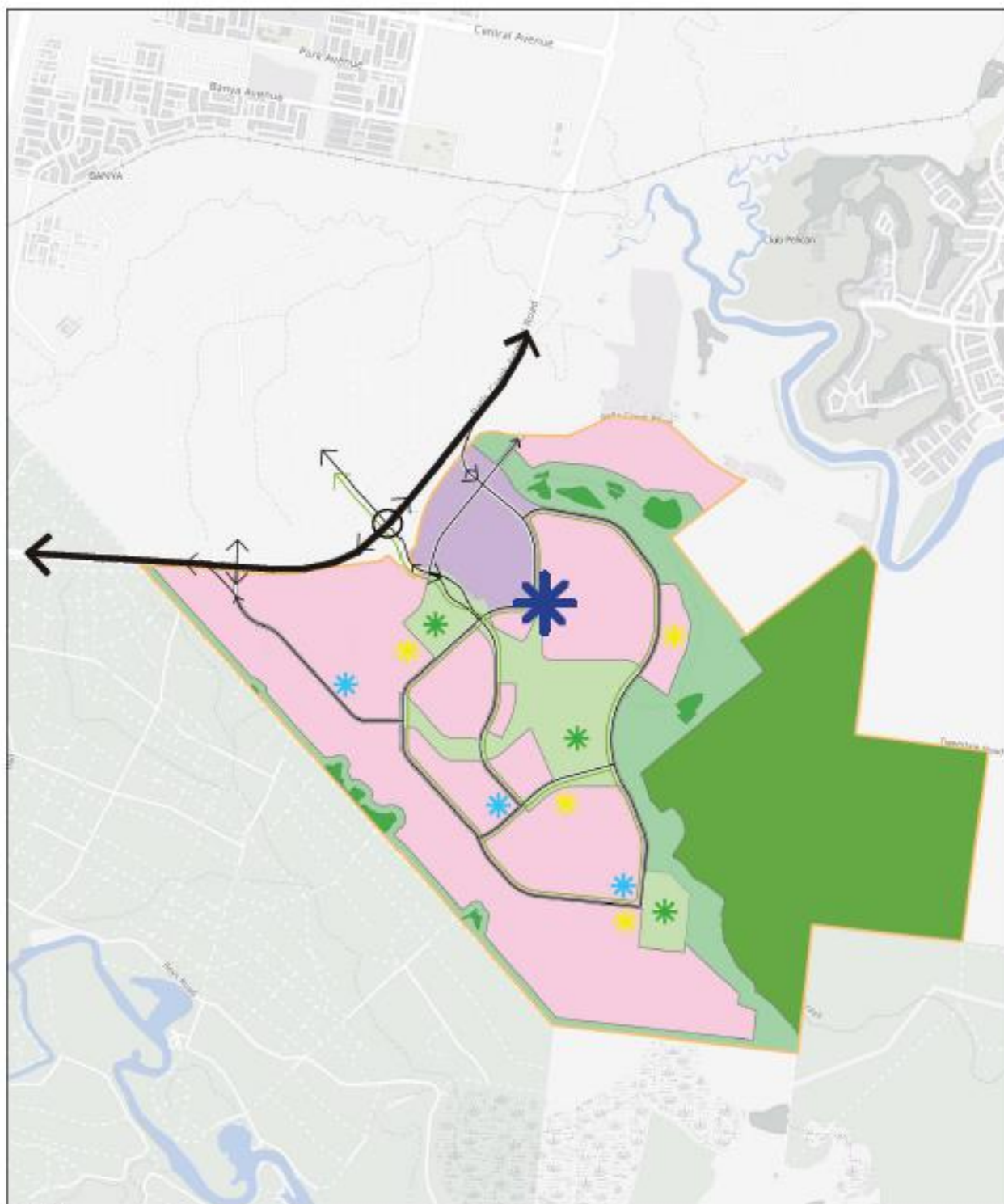
2.4 PDA Structural Elements

The Halls Creek Structural Elements support the delivery of the Halls Creek Vision. These are required to be considered in the preparation of a PDA development application and the assessment of PDA Assessable Development.

Map 3 provides a spatial depiction of the key Structural Elements of the Halls Creek PDA.

¹¹ See Practice Note 10: Plans of Development

Map 3: Structural Elements Plan



Legend

PDA Boundary	Parks	Urban Living	State Controlled Road
Multipurpose green space	Enterprise and Employment	Neighbourhood Centre	Future State Controlled Road Interchange
Environmental protection and rehabilitation	District Centre	Education	Primary Road Network
Sports Park			Primary Active Transport and Veloway
			Access Points

2.4.1 Structural Elements Criteria

2.4.1.1 Urban Living

Development supports the delivery of well-designed neighbourhoods by:

1. delivering a range of lot sizes distributed throughout the neighbourhood that can support a variety of homes, targeting an average net residential density of 20-25 dwellings per hectare,
2. contemplating a building height and form that maintains human scale within residential areas through:
 - a. low rise detached dwellings ranging up to 3 storeys¹³,
 - b. medium rise multiple dwellings ranging up to 5 storeys¹⁴,
3. providing housing choice to meet community needs¹⁵,
4. orientating blocks and lots having regard to site topography, prevailing breezes and thermal comfort,
5. enabling buildings to be adequately setback from lot boundaries to provide privacy to occupants and adjoining residents, maintain high levels of amenity and create suitable transitions and variation in height and form,
6. using sustainable and locally inspired materials and incorporating finishes, including roofs, that minimise heat retention,
7. facilitating housing outcomes that provide for secondary dwellings, dual occupancies, terraces and multiple dwellings, particularly where in proximity to centres, schools and other activity nodes,
8. providing integrated and legible movement networks that promote walkability, connect to parks, schools and centres, and support public and active transport modes,
9. providing adequate car parking, access, bicycle parking and other servicing¹⁶,
10. incorporating Crime Prevention Through Environmental Design (CPTED) principles to ensure safety and passive surveillance of streets and open spaces and mid-block links,
11. accommodating a range of other non-residential activities to cater to the needs of local residents,
12. delivering neighbourhood parks at a rate¹⁷ which services the anticipated population of the PDA, designed and sited to service the needs of the community and complement the residential character of the area,
13. supporting the delivery of schools and a range of complementary community facilities¹⁸, and
14. maintaining and enhancing local landscape character, scenic amenity and important cultural landscapes by retaining mature vegetation and integrating natural features such as waterways.

2.4.1.2 Industrial and Enterprise Area¹⁹

Development delivers an Industrial and Enterprise area that supports a diverse range of activities and contributes to meeting the employment needs and economic growth of the Sunshine Coast region.

Development facilitates Industry and Enterprise by:

1. providing a logical and legible subdivision pattern which is efficient for industrial uses and responds to local characteristics,
2. delivering a localised employment precinct in accordance with Map 3 and Table 1 to support a diverse range of economic activities, including technology and knowledge-based opportunities,

¹³ See EDQ PDA guideline no. 01: Residential 30 and no.07 Low rise buildings.

¹⁴ See EDQ PDA guideline no. 08: Medium and high rise buildings.

¹⁵ See EDQ PDA guideline no. 02: Accessible housing.

¹⁶ Refer to the Sunshine Coast Planning Scheme.

¹⁷ See Section 3 Infrastructure Plan.

¹⁸ See Section 2.4.1.5 Education and Community Facilities.

¹⁹ See EDQ PDA guideline no. 10: Industry and business areas.

3. enabling low and medium rise building heights, ranging up to 5 storeys within the business park²⁰,
4. locating:
 - a. higher impact uses centrally within the business park to provide maximum separation from potential sensitive uses outside the Enterprise area, and
 - b. low impact and low intensity industry, service and business activities in the periphery of the business park, to provide an appropriate transition to Urban living areas within the PDA and Rural residential areas outside of the PDA²¹,
5. ensuring development is of an appropriate size and form, and is well-articulated, comprising a variety of materials and a distinct industrial- commercial appearance²²,
6. protecting and retaining significant waterways and other natural elements as a feature of the area and incorporating them into the broader open space network, including the active transport network,
7. ensuring access to the area is available from a connector or higher order road, and does not require heavy vehicles to pass through residential areas,
8. delivering a connected and legible movement network that supports efficient freight access and integration with surrounding land uses,
9. creating a highly connected, legible and permeable grid network that promotes safe movements and provides direct pedestrian and cyclist access to the service core,
10. ensuring activities involving the use, storage and disposal of hazardous chemicals and other hazardous materials are appropriate located and minimise health and safety risks to surrounding land uses and individuals²³, and
11. promoting passive surveillance and activation of the street frontage with clearly identifiable and accessible entrances to the building and landscaping to promote high-amenity streetscapes.

Table 1: Industrial and Enterprise areas

Type	No.	Role	Target Gross Floor Area (GFA)
Business Park	1	Localised employment precinct that supports a range of light industrial, service industrial, large format retail, commercial uses, and bulky goods retail	The Business Park may accommodate: Up to 250,000m²

2.4.1.3 Centres

The Structural Elements Plan identifies potential activity centre locations that will complement the existing network of centres within Sunshine Coast Council by providing vibrant, accessible destinations that support population growth and the diverse needs of the community.

Development delivers activity centres that²⁴ :

1. are delivered in accordance with Table 2, to complement the existing network of centres within the Sunshine Coast region, to support anticipated population growth within the PDA,

²⁰ See EDQ PDA guideline no. 08: Medium and high rise buildings.

²¹ See EDQ PDA guideline no 18: Development interfaces for further guidance.

²² See EDQ PDA guideline no. 10: Industry and business areas.

²³ Development Applications may be referred to the Queensland Government Major Hazard Facilities Unit for advice at the discretion of EDQ.

²⁴ See EDQ PDA guideline no 08: Medium and high-rise buildings and no. 09: Centres.

2. service the retail and commercial needs of the community, generally in the locations shown on the Structural Elements Plan (Map 3),
3. provide a mix of uses that support economic activity, community interaction, and day-to-day convenience for residents and workers,
4. ensures built form reinforces the role and identity of each centre, with appropriate scale, massing, and articulation,
5. contemplates a building height and form that maintains human scale through:
 - a. low-to-medium rise²⁵ buildings up to 3 storeys within Neighbourhood Centres, and
 - b. medium-to-high rise²⁶ buildings up to 8 storeys within the District Centre,
6. delivers active frontages that provide a high-quality public realm and a safe environment through the application of CPTED principles including passive surveillance of the street and public spaces,
7. are in proximity to community infrastructure such as State schools, parks and community facilities,
8. incorporate public and civic spaces that are safe, inclusive, and contribute to a sense of place,
9. ensure car parking does not dominate the street, with rates provided in accordance with the Sunshine Coast Planning Scheme,
10. provide access to centres via multiple transport modes such as walking, cycling, public transport and private vehicles, with priority given to active and public transport, and
11. incorporate landscaping and semi-mature planting along boundaries, streets, in hard-stand areas, along major pathways, in the public realm and open space areas to create amenity, reduce heat exposure and to provide buffers to sensitive land uses.

Table 2: Centres hierarchy

Type	No.	Role	Target Gross Floor Area (GFA)
District Centre	1	Anchored by two full-line supermarkets, providing convenient access to daily and weekly shopping, speciality retail and essential services	The District Centre may accommodate: Up to 25,000m²
Neighbourhood Centre	3	Local centres are the intermediate tier, providing a wide range of goods and services that support the community	Each Neighbourhood Centre may accommodate: Up to 3,200m² (retail not exceeding 1,500m²)

²⁵ See EDQ PDA guideline no. 07: Low rise buildings and no. 08: Medium and high rise buildings.

²⁶ See EDQ PDA guideline no. 08: Medium and high rise buildings.

2.4.1.4 District Centre

Development within the District Centre:

1. provides for the widest range and highest intensity of uses, including residential and non-residential activities, to cater for the needs of the Halls Creek PDA catchment,
2. provides for a range of retail and commercial activities, residential and community activities, health, education, cultural and entertainment facilities,
3. accommodates and facilitates the delivery of community facilities, including civic and cultural facilities, civic spaces and parks and open space,
4. promotes a compact urban form comprising mixed used buildings that provide for retail and commercial uses at the ground plane, with residential or commercial uses above,
5. facilitates the delivery of a pedestrian orientated main street that is the primary focus for fine grain specialised retail activity, and
6. facilitates the delivery of an active transport and movement focused green boulevard.

2.4.1.5 Education and Community Facilities²⁷

Development facilitates Education and Community facilities by:

1. recognising and protecting land required for State schools identified on the Structural Elements Plan (Map 3),
2. aligning school site planning with population forecasts to ensure timely delivery of new schools in accordance with the Department of Education New School Site Selection Guidelines (September 2023),
3. locating community facilities within centres or accessible locations to support walkable catchments and integration with public and active transport networks and key community destinations,
4. encouraging the co-location of schools and community facilities with centres, open space and other community infrastructure to support efficient service delivery and daily activities,
5. contemplating a range of low and medium rise building heights up to 4 storeys^{28 29}, and
6. ensuring facilities are delivered in a timely manner and incorporate high quality, flexible and inclusive design that supports safe, well-connected environments, social interaction and community wellbeing.

2.4.1.6 Green Network³⁰

The Green Network shown on the PDA Structural Elements Plan (Map 3) supports the delivery of the Halls Creek Vision. These are required to be considered in the preparation of a PDA development application and the assessment of PDA Assessable Development.

The Environmental Protection and rehabilitation area is designed to protect, connect, and enhance areas with significant natural environmental values. It will ensure the long-term preservation of ecological integrity, consistent with the *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act) approval. This includes the creation of green corridors and biodiversity nodes, further complemented by a dedicated offset area.

The multipurpose area provides a buffer between areas of environmental value and development areas, while allowing compatible uses when these do not compromise environmental protection, habitat connectivity or the requirements of the EPBC Act approval.

The Green Network:

²⁷ See EDQ PDA guideline no. 11: Community facilities.

²⁸ See EDQ PDA guideline no.07: Low rise buildings.

²⁹ See EDQ PDA guideline no. 08: Medium and high rise buildings.

³⁰ See EDQ PDA guidelines no.14: Environmental values and sustainable resource use

1. provides for multipurpose green spaces that support compatible uses such as informal community recreation, active transport, flood mitigation, habitat connectivity and stormwater management consistent with the EPBC Act approval,
2. supports ecological connectivity and avoids fragmentation of areas of environmental significance to ensure ecological processes and areas of significant habitat is maintained,
3. ensures development is located, designed, constructed and operated to avoid where possible,
 - a. environmental values of receiving waters,
 - b. significant vegetation, wetlands and waterways, and
 - c. fauna movement corridors.
2. incorporates appropriate buffers to ensure mitigation of adverse impacts on areas containing matters of State or National environmental significance, waterways, significant vegetation and habitat of adjoining conservation areas are management, including (but not limited to):
 - a. Wallum Sedge Frog (WSF) offset area,
 - b. Mt Emu She-oak habitat and buffer,
 - c. Coastal Swamp Threatened Ecological Community (TEC) primary buffer and secondary buffer,
 - d. Northern Inter-Urban Break and forestry buffer,
 - e. lifestyle buffer, and
 - f. Bells Creek Arterial Road buffer.
4. ensures development:
 - a. does not cause unacceptable impact on the habitat of threatened and endangered species,
 - b. protects downstream environmental values, ensuring minimised impact on existing significant, native flora and fauna, and
 - c. implements contemporary, best practice erosion and sediment control measures during all development phases.
5. manages water quality to:
 - a. achieve the water quality objectives under the Environmental Protection (*Water and Wetland Biodiversity*) Policy 2019 and management of prescribed water contaminants under section 440ZG of the *Environment Protection Act 1994*,
 - b. ensure development will not adversely affect the hydrology of wetland and heathland ecosystems, and
 - c. prevent water quality deterioration within Pumicestone Passage and its tributaries.

2.4.1.7 Parks

The PDA will deliver parks that function as multi-purpose destinations, serve multiple neighbourhoods and support community gathering and events by:

1. delivering a green heart as the primary civic and public recreation space, incorporating parkland, waterbodies connected to Halls Creek, and supported by an integrated active transport network,
2. providing a range of parks generally consistent with the Structural Elements Plan (Map 3) and EDQ Guideline No. 12: Park planning and design to service the anticipated population,
3. locating and designing parks to maximise accessibility, connectivity and safety, and support integration with centres, schools and community infrastructure, and
4. ensuring parks are of an appropriate size, configuration and quality.

2.5 PDA-wide criteria

2.5.1 Transport and Connectivity

2.5.1.1 General

Development provides an effective, efficient and integrated movement network and delivers a high level of safety and accessibility, maintains residential amenity and promotes the use of public and active transport modes for local trips.

2.5.1.2 Roads³¹

Development delivers a road network that:

1. connects centres within the PDA with the neighbourhoods they serve and is well integrated with the external road network,
2. accommodates a range of users including cars, service vehicles, pedestrians, cyclists and public transport,
3. has a functional hierarchy to provide multiple access routes to and through neighbourhoods and minimises traffic impacts on residential areas, and
4. is a complete and connected network of new roads and road upgrades within the PDA and sub-regional road and intersections external to the PDA, including local road connections with Caloundra South PDA.

2.5.1.3 Public and Active Transport

Development contributes to:

1. providing a public transport network and supporting infrastructure that:
 - a. is reliable and accessible and links Halls Creek with surrounding centres, employment areas and key destinations,
 - b. connects residents to key destinations with the PDA and is integrated with the active transport network, and
 - c. is delivered in stages to facilitate viable public transport services.
2. a continuous and legible active transport network that provides safe, direct and convenient walking and cycling connections to and through key destinations, including on and offroad connections.

2.5.2 Community Safety, Natural Hazards and Development Constraints

2.5.2.1 Natural Hazards

Development:

1. is designed and located to avoid natural hazard, or incorporates mitigation measures to achieve an acceptable level of risk that protects personal safety and property,
2. supports disaster management operations in natural hazard areas and does not hinder response capacity or capability,
3. ensures community infrastructure is sited and designed to maintain required level of functionality during and immediately after a natural hazard event, and
4. avoids, both directly and indirectly, any increase in the exposure or severity of natural hazards and prevents potential damage on the site or to surrounding property.

³¹ See EDQ PDA guideline No. 13: Engineering standards.

2.5.2.2 Bushfire

Development in the PDA avoids areas of bushfire hazard³² to the greatest extent practical and if avoidance cannot be achieved then manages potential impacts from bushfire hazard using measures that minimise and mitigate the risk to life and property from bushfire hazard to a tolerable level or acceptable level by:

1. ensuring development involving new premises for vulnerable uses, difficult to evacuate uses and assembly uses is not located in areas of bushfire risk,
2. locating development in areas of lowest risk from bushfire,
3. avoiding potential for entrapment during a bushfire by providing alternate egress routes that are not subject to the same or higher level of hazard, and
4. providing effective separation from sources of bushfire risk.

2.5.2.3 Flood Risk Management ^{33,34}

Development minimises the risk to life, property, community, economic development and the environment from the flood hazard by:

1. avoiding flood hazard areas or incorporating mitigation measures to protect people from flood events up to and including the probable maximum flood level,
2. protecting floodplain storage, maintaining waterway flood conveyance capacity, retaining or enhancing vegetation that mitigate flood hazard,
3. avoiding an increase hazard exposure or severity and preventing potential damage on the site or to surrounding properties and infrastructure,
4. supporting disaster management operations, and not hindering or unduly burdening response or recovery capacity and capability,
5. ensuring essential network and community infrastructure maintains effective function during, and immediately after, future flood and storm-tide events³⁵,
6. avoiding risks to public health and safety and the environment by appropriately locating hazardous materials and preventing their release during flood events,
7. providing a flood resilient public realm, and
8. ensuring habitable rooms and non-habitable rooms achieve an acceptable level of flood immunity.

2.5.2.4 Emissions^{36, 37}

Development considers constraints by avoiding, or where this is not reasonably possible, minimising and mitigating impacts of:

1. emissions on the natural environment, residential amenity and public health,

³² See the State Planning Policy and associated mapping for State interest Natural Hazards, risk and resilience – Bushfire prone areas.

³³ See Council's most up to date flood mapping, available via Council's website, as amended from time to time. It is recommended that applicants contact Council for confirmation of the most up to date pre-development mapping for assessment purposes.

³⁴ See the requirements, standards and guidance identified in the Planning Scheme Flood overlay code and Flood planning scheme policy for guidance. Flood reports and plans are to be prepared by a suitable qualified Registered Professional Engineer Queensland.

³⁵ See EDQ PDA guideline no. 15: Protection from flood and storm tide inundation.

³⁶ See the *Environmental Protection Act 1994* and relevant policies relating to the management of emissions.

³⁷ See Transport and Main Roads 2013 Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Transport Noise Management : Code of Practice, Development Affected by Environmental Emissions from Transport Policy, Department of Transport and Main Roads 2016, Transport Noise Management: Code of Practice: Volume 2 – Construction Noise and Vibration, and where relevant, the Queensland Development Code Mandatory Part 4.4 "Buildings in a Transport Noise Corridor", each as amended or replaced from time to time.

2. noise and vibration, and
3. light nuisance.

2.5.2.5 Contaminated Land³⁸

Development:

1. avoids, or where not practical, minimises and mitigates adverse impacts on people, property and the environment from contaminated land,
2. ensures all land is suitable for its proposed future use, and sensitive uses are to be protected from the impacts of previous hazardous activities, and
3. ensures that good practice management measures are implemented to prevent contamination spreading beyond its existing extent due to development activities.

2.5.2.6 Acid Sulfate Soils³⁹

Development that may disturb potential or actual acid sulfate soils (ASS) mitigates environmental risks from ASS by:

1. ensuring actual or potential ASS is treated in accordance with current best practice in Queensland,
2. ensuring the disturbance of ASS is:
 - a. avoided to the greatest extent practical, and is
 - b. managed to reduce risks posed to the natural and built environments from the release of acid and metal contaminants and protect human health.

2.5.3 Reconfiguration of a lot – lot layout

1. Lots must have an appropriate area and dimensions for the siting and construction of potential buildings, the provision of outdoor space, landscaping, services and convenient vehicle access and parking.
2. Lot size and dimensions demonstrate consideration of siting buildings to:
 - a. protect, where possible, natural or cultural features,
 - b. address site constraints including slope, soil erosion, waterways, vegetation, flooding and drainage,
 - c. retain, where possible, special features such as views,
 - d. ensure reasonable buffers between existing or potential incompatible land uses, and
 - e. facilitate cross ventilation and passive cooling.
3. Extensions to roads and new roads are responsive to topography and natural features.
4. Lot reconfiguration protects significant environmental and landscape values and waterways providing movement corridors for wildlife.
5. A range of functional parklands and open space links are available for the use and enjoyment of residents and visitors.

2.5.4 Infrastructure

Development:

1. supports the efficient, effective and economic delivery, operation and lifecycle performance of infrastructure by:

³⁸ Development on contaminated land under the EPA 1994 must be in accordance with a site management plan under chapter 7 part 8 of the Act. Removal of contaminated soil from contaminated land under the EPA must be in accordance with a site disposal permit under the Act.

³⁹ See the Acid sulfate soils overlay map in the Planning Scheme.

- a. ensuring the timely and coordinated delivery to support land uses and works,
 - b. prioritising and supporting active transport networks,
 - c. ensuring all connections and access arrangements comply with the standards and requirements of the relevant infrastructure entity,
 - d. allows for future technological advancements, and
 - e. locating and designing infrastructure and services to maximise operational efficiency, resilience and ease of maintenance.
2. enables sustainable, integrated and localised systems for water, wastewater, stormwater re-use, waste, energy or other utilities, provided they:
- a. do not adversely affect the amenity, character or visual quality of the area,
 - b. do not cause environmental harm, nuisance or unacceptable off-site impacts,
 - c. deliver a level of service, environmental performance and whole-of-life cost equal to or better than conventional servicing solutions,
 - d. do not constrain or undermine the intended development outcomes of the PDA, and
 - e. do not impede or conflict with the delivery of planned infrastructure required to achieve the PDA Vision.

3.0 Infrastructure Plan

3.1 Purpose

The purpose of the Infrastructure Plan is to ensure that the Vision is achieved through:

1. integrating infrastructure delivery with outcomes established in the land use plan,
2. identifying the infrastructure responsibilities of the local government, State Government, water supply and sewer provider or developers,
3. identifying trunk infrastructure and associated schedules of works,
4. providing a basis for imposing conditions on development approvals that will increase demand on the relevant infrastructure networks,
5. identifying Development Charges for trunk infrastructure provision for the following PDA networks:
 - a. transport
 - b. land for local government community facilities
 - c. parks
 - d. stormwater
 - e. sewerage
 - f. water supply
6. setting out how credits, offsets and refunds are treated in relation to Development Charges.

3.1.1 Infrastructure Networks

The following infrastructure networks require enhancements or additions to support growth in the PDA:

1. Local Government transport,
2. Local Government community facilities,
3. parks,
4. stormwater,
5. sewerage,
6. water supply,
7. State Roads and transport facilities,
8. State community facilities,
9. electricity and gas, and
10. telecommunications.

3.1.2 Infrastructure categories

The infrastructure planned for the PDA will fall into one of the following categories:

1. Trunk infrastructure (Municipal and sub-regional infrastructure),
2. non-trunk infrastructure, and
3. other infrastructure.

3.1.3 Trunk Infrastructure

Trunk infrastructure is the higher order shared infrastructure that is planned to service the wider catchments in (Municipal) or external to (Sub-regional) the PDA. Trunk infrastructure may be delivered by the relevant infrastructure provider, including Sunshine Coast Council (SCC), or by developers if required by an Infrastructure Agreement or a condition of a PDA development approval. Trunk infrastructure may be wholly or partially funded by development charges.

3.1.4 Non-trunk Infrastructure

Non-trunk infrastructure is the lower order infrastructure which generally services a single development site, is internal to a development site, or connects the development site to trunk infrastructure and protects or maintains the safety or efficiency of the infrastructure network of which the non-trunk infrastructure is a component. Non-trunk infrastructure will be provided by the developer, in accordance with the ultimate asset owner's requirements and as specified in a condition of a PDA development approval. Non-trunk infrastructure will not be eligible for a Development Charges offset.

3.1.5 Other Infrastructure

Other infrastructure may include:

1. State community facilities, State transport facilities and State-controlled road infrastructure,
2. Council infrastructure items that are not funded from Halls Creek PDA development charges, or
3. provision of new items or upgrades to the electricity, gas or telecommunications networks.

Other infrastructure will be delivered by the State government, SCC, other infrastructure providers or by developers who may be required to have regard to, deliver or preserve land for the purposes of enabling and/or providing this infrastructure by an Infrastructure Agreement or condition of a PDA development approval.

State expenditure on infrastructure (including public passenger transport servicing and/or infrastructure) will be subject to normal budgetary processes and any subsequent approved state agency investment program. The provision of infrastructure (including public passenger transport servicing and/or infrastructure) by the State and other providers is not determined by the PDA declaration and follows separate planning processes governed by other legislation.

3.2 Infrastructure Networks

3.2.1 Transport Network

3.2.1.1 Desired Standard of Service

The Halls Creek PDA transport network (including active transport network) is to be designed taking into consideration the SCC Planning Scheme Desired Standards of Service (Council's DSS) and EDQ Guidelines.

3.2.1.2 Transport Network Asset Types

The following asset types are trunk infrastructure for the Halls Creek PDA:

1. Road Network:
 - a. Arterial roads
 - b. Sub-arterial roads
 - c. District Collector roads
 - d. Industrial Connector
 - e. Intersections, at intersecting trunk roads
 - f. Bridges associated with trunk roads
 - g. Culverts associated with trunk roads

2. Active transport network
 - a. In trunk road corridor:
 - i. Footpaths
 - ii. Cycle paths
 - b. Off Road:
 - i. Footpaths
 - ii. Cycle paths
 - iii. Shared paths.

3.2.1.3 Transport Network Design Criteria⁴⁰

Internal and trunk roads, including the active transport network, required to service the development are to be delivered in a timely manner, concurrent with development, and prior to the point at which additional demand is generated by subsequent development within the PDA.⁴¹

3.2.2 Land for Local Government Community Facilities Network

3.2.2.1 Desired Standard of Service

The Halls Creek PDA Local Government Community Facilities Network is to be designed having regard to EDQ Guideline No.11: Community facilities and the SCC Desired Standard of Service (Council's DSS).

3.2.2.2 Local Government Community Facility Asset Types

The following asset types are trunk infrastructure for the Halls Creek PDA Local Government Community Facilities Network:

1. Major Community Centre/Hub
2. Major Sporting Facilities
3. Central Library
4. District Community Centre/Hub
5. District Sporting Facilities
6. Local Community Centre/Hub

All other community facility asset types are considered non-trunk or 'other infrastructure'.

3.2.2.3 Public Accessibility

Land for community facilities are to be located within or adjacent to Activity Centres, and in proximity to State schools and parks.

3.2.2.4 General Planning and Design Criteria

Table 3 sets out general planning and design criteria for providing community facilities within the Halls Creek PDA, unless otherwise varied by a future Infrastructure Agreement.

⁴⁰ See EDQ Guideline no. 06 Street and movement network.

⁴¹ Dimensions and potential solutions to protect for inclusion of bus stops within road corridor cross-sections can be found in the relevant sections of Department of Transport and Main Roads Public Transport Infrastructure Manuals (PTIM) and Austroads.

Table 3: General planning and design criteria for Local Government community facility network

Measure	Planning criteria	Design criteria
Functional network	Land for a network of community facilities is established to provide for the development of community facilities.	Land for community facilities is provided at a local and district level.
Land quality / suitability	Land for community facilities is provided at a standard, size and configuration that supports a diverse range of community services.	The minimum flood immunity for land for community facilities is 1% AEP.

3.2.2.5 Rate of Provision and Minimum size

The rate of provision and minimum size land for the Local Government Community Facility Network is to be provided having regard to EDQ Guideline No.11: Community facilities, unless otherwise varied by a future Infrastructure Agreement.

3.2.2.6 Land Establishment Design Standards for Local Government Community Facilities Network

Table 4 identifies land establishment design standards for Local Government Community Facilities within Halls Creek PDA.

Table 4: Land Establishment Design Standards for Local Government Community Facilities Network

Establishment item	Description
Clearing and Grubbing	The removal of vegetation, trees, roots, stumps and debris from the site.
Bulk Earthworks	- An allowance of one metre cut and fill. - The removal of any unsuitable material. - Installation of sediment and erosion control devices, including surface drainage and grassing to stabilise the site.
Service Connections	- Services including electricity, sewerage, potable water, telephony, broadband and stormwater. - The connection to non-potable water, if adjacent to a supply system.

3.2.3 Park Network

3.2.3.1 Desired Standard of Service

The Halls Creek Parks Network is to be designed having regard to EDQ Guideline No. 12: Park planning and design and the SCC Desired Standard of Service (Council's DSS).

3.2.3.2 Park Asset Type

The following asset types are trunk infrastructure for the Halls Creek PDA Parks Network:

1. Major Recreation Park
2. District Recreation Park
3. Neighbourhood Recreation Park
4. Local Linear Park
5. Local Recreation Park
6. Major Sports Park
7. District Sports Park

All other park asset types identified in the SCC Planning Scheme are considered non-trunk infrastructure.

3.2.3.3 Land Provision for Parks Network

The rate of provision for the Halls Creek Parks Network is to be provided having regard to EDQ Guideline No 12: Park planning and design, unless otherwise varied by a future Infrastructure Agreement.

3.2.3.4 Facilities / Embellishment Standards

The Halls Creek Facilities / Embellishment Standards are to be designed having regard to EDQ Guideline No. 12: Park planning and design, unless otherwise varied by a future Infrastructure Agreement.

3.2.4 Stormwater Network

3.2.4.1 Desired Standard of Service

The Halls Creek PDA stormwater network is to be designed having regard to the standards identified in the SCC Planning Scheme Policy for Development Works and Desired Standards of Service (Council's DSS).

3.2.4.2 Asset Type

The following asset types are trunk infrastructure for the Halls Creek PDA Stormwater Network:

1. Stormwater Quantity Devices
 - a. Detention Areas
2. Stormwater Quality Devices
 - a. Constructed Wetlands
 - b. End-of-line Bioretention Systems
 - c. Vegetated Swales

All other stormwater asset types identified in the SCC Planning Scheme are considered non-trunk or other infrastructure.

3.2.5 Sewerage and Water Supply Network

3.2.5.1 Desired Standard of Service

The Halls Creek PDA sewerage and water supply network is to be designed having regard to the SEQ Water Supply and Sewerage Design and Construction Code design criteria.

3.2.6 State infrastructure and facilities⁴²

The following State infrastructure and facilities may be required for the Halls Creek PDA and are considered 'Other Infrastructure':

1. Transport
 - a. Public passenger transport infrastructure
 - b. Roads and intersections
 - c. Active transport
2. Health
 - a. Community Health Centre
3. Civic:
 - a. Community centres/ civic centres
 - b. Community meeting room / neighbourhood house
 - c. Youth centre / services
4. Emergency services:
 - a. Police Station
 - b. Fire Station
 - c. Ambulance Station
 - d. State Emergency Services Facility
5. Education
 - a. Primary Schools
 - b. Secondary Schools.

3.3 Development Charges, Credits and Exemptions

Development Charges for development proposed within the Halls Creek PDA will either be:

1. In accordance with the Infrastructure Funding Framework: Appendix 5, or
2. In accordance with an infrastructure agreement negotiated with the MEDQ.

Development charges offsets and refunds may be provided through an infrastructure agreement.

⁴² See EDQ PDA guideline no. 11: Community facilities.

3.3.1 Charges Categories

Table 5 allocates uses defined in the PDA development scheme into charge categories.

Where a use type is not listed in Table 9 (including where a use is unknown), the MEDQ will apply the charge rate for a similar charge category.

Table 5: Charge Categories and Uses

Charge Category	Use type under the PDA development scheme
Residential Development	
Residential	Caretaker's accommodation, Dual occupancy, Dwelling house, Multiple dwelling, Dwelling unit
Accommodation (long-term)	Community residence, Retirement facility, Rooming accommodation (boarding house, hostel, monastery), Non-resident workforce accommodation, Rural workers' accommodation
Accommodation (short-term)	Hotel (residential component), Short-term accommodation
Non-Residential Development	
Commercial (bulk goods)	Agricultural supplies store, Bulk landscape supplies, Garden centre, Hardware and trade supplies, Outdoor sales, Showroom
Commercial (retail)	Adult store, Food and drink outlet, Service industry, Service station, Shop, Shopping centre
Commercial (office)	Office, Sales office
Education facility	Childcare centre, Community care centre, educational establishment
Entertainment	Hotel (non-residential component), Nightclub Entertainment facility
Essential services	Emergency services, Health care services, Residential care facility, Veterinary services
Indoor sport and recreation facility	Indoor sport and recreation
Industry	Low impact industry, Research and technology industry, Warehouse
Place of assembly	Club, Community use, Function facility, Funeral parlour, Place of worship

Other uses	Air services, Animal keeping, Car wash, Crematorium, Environment facility, Undefined use
Minor uses	Home based business, Landing, Market, Park, Roadside stall, Substation, Telecommunications facility, Temporary use

3.3.2 Development Charges for Reconfiguring a Lot or Material Change of Use

The following types of charges (the sum of which is equal to the Development Charge) apply to development in the PDA:

1. Municipal charge – applicable to the trunk infrastructure typically within and providing service only to the PDA and includes trunk roads, sewer, water supply, serviced land for municipal community facilities, parks and open space.
2. Sub-regional charge – provides a contribution towards trunk infrastructure which is external to the PDA but is required to service the PDA and is shared with other development areas. Sub-regional infrastructure includes trunk roads, parks, sewer and water supply infrastructure required to service the PDA and provides necessary external connections to the wider infrastructure networks.

3.3.3 Base Development Charges Rates

The Base Development Charges Rates applying to a Material Change of Use (MCU) or Reconfiguring a Lot (ROL) are the rates specified in the Infrastructure Funding Framework in effect on the date the relevant development application is properly made, unless otherwise agreed in an Infrastructure Agreement entered into with the MEDQ.

3.3.4 Calculating a Development Charge Rate

A Development Charge Rate for each use type is equal to the sum of the indexed Base Development Charge Rates for the use type. Base Development Charge Rates are indexed in accordance with Section 3.3.5.

3.3.5 Calculating a Development Charge

A Development Charge is equal to the sum of all charge types applicable to the development type, as follows:

$$DC = MC + SRC$$

Where: DC = Development Charge

MC = Municipal Charge

SRC = Sub-regional Charge

A Development Charge will be calculated by:

1. multiplying the proposed development demand by the applicable Development Charge Rate set out in section 3.3.3
2. subtracting from it the applicable Credit calculated in accordance with section 3.3.5, as follows:

$$DC = (DD \times DCR) - C$$

Where: DC = Development Charge

DD = The Development Demand represented by the demand unit (i.e. number of lots, dwellings, GFA and /or impervious area)

DCR = the applicable Development Charge Rate.

C = the value of any applicable Credit, represented in dollars.

3.3.6 Credits for Development Charges

A Credit may be applied to the calculation of Development Charge.

A Credit for a Development Charge is an amount which is the greater of the following:

1. the Development Charge for each existing lot, calculated using the rate set down at Section 3.3.3, or
2. if the premises are subject to an Existing Lawful Use and is serviced by Trunk Infrastructure, the Development Charge for the Existing Lawful Use calculated using the charge set down at Section 3.3.3 or
3. if the premises were subject to a Previous Lawful Use and is serviced by Trunk Infrastructure, the Development Charge for the Previous Lawful Use calculated using the charge at Section 3.3.3.

A Credit is not available:

1. where the Existing Lawful Use or Previous Lawful Use commenced as accepted development, and charges were not levied, or
2. where the Existing Lawful Use or Previous Lawful Use was an interim use and charges were not levied.

3.3.7 Development Charges for interim uses

Where a PDA development approval includes a use, which is deemed to be an interim use, Development Charges will be applied in accordance with the following principles:

1. where the approval is for an interim use that has a duration of less than six years, charges will not be levied,
2. where the approval is for an interim use that has a duration period of more than six years, charges are applicable in accordance with Section 3.3.3, and
3. where the approval is an extension of an interim use duration period and the total duration period of the use is more than six years, charges are applicable in accordance with Section 3.3.3.

3.3.8 Development Exempt from Development Charges

Development Charges do not apply to development undertaken by the State, Sunshine Coast Council, or another entity representing the State, for the following purposes:

1. education
2. emergency services
3. health care services
4. social housing
5. a community use

3.3.9 Exemptions for Non for Profits or Charitable Organisations

On application, the MEDQ may exempt Development Charges deemed payable for not-for-profit or charitable organisations to assist with the delivery of these facilities within the PDA.

An exemption of 100% of infrastructure charges can be approved to a maximum of \$150,000.00 per application. The exemption is available to organisations and groups that meet the following criteria:

1. there is no profit or gain by individual members of the group,
2. the organisations' constitution or governing documents prevent it from distributing profits or assets for the benefit of particular persons, both while it is operating and on winding up,
3. profits can still be incurred, but are used to carry out the purpose of the organisation or group,
4. make a vital contribution to the wider region, through the provision of community programs and services,

5. the organisation or group is incorporated under the Associations Incorporation Act 1981 (Queensland) or registered under the Collections Act 1966 or registered as a non-profit organisation or charitable group by the Australian Taxation Office,
6. the application is made at conclusion of the decision stage,
7. the applicant is the owner or approved user (with owner consent) of the premises that are the subject of the application.

The MEDQ may consider, by exception, an application for exemption, where there is a primary wide community benefit and where a strict application of the infrastructure charges could cause hardship and reduce valuable services to the community. This consideration will include an assessment of community need and the financial capacity of the organisation or association through analysis of financial records and a report to the MEDQ.

If the MEDQ determines that an organisation meets the eligibility requirements, the MEDQ will provide a notice granting the exemption to the applicant.

3.3.10 Payment of Development Charges

A Development Charge is payable at the following time:

1. if the Development Charge applies for development, that is reconfiguring a lot, prior to the MEDQ approving the plan of subdivision,
2. if the Development Charge applies for development that is a material change of use, prior to the earlier of the following:
 - a. endorsement of a building format plan
 - b. the certificate of classification or final inspection certificate being issued for a building or structure, or
 - c. commencement of use.

3.4 Infrastructure Offsets and Refunds

3.4.1 Application for an Offset

This section applies where an applicant:

1. is required to, in accordance with a PDA development approved, provide a Land Contribution or Works Contribution,
2. requests the value of that Infrastructure Contribution be offset against Development Charges (an Infrastructure Offset), and/or
3. requests a refund for the value of that Infrastructure Contribution that exceeds the Development Charges (an Infrastructure Refund).

An applicant may lodge an application with the MEDQ for the following types of offset claim:

1. Provisional Offset (section 3.4.3), or
2. Final offset (section 3.4.4).

3.4.2 Works Contribution Cost Estimate

The value of a Works Contribution is established in the Schedules of Works set out in Section 3. An Infrastructure Offset claim for a Works Contribution may include the following:

1. the construction cost for the works,
2. construction on-costs for the works which do not exceed a total of 15 per cent of the construction cost for the following:
 - a. detailed design for the works including but not limited to RPEQ certification, survey, geotechnical, architectural, environmental and landscape design,

- b. project management fees including but not limited to procurement and contract administration, and portable long service leave payment for a construction contract for the work, and
 - c. the payment of 2% of the total value of the construction works at the final offset assessment stage to recover EDQ's infrastructure planning costs for the PDA. The applicant is entitled to claim an offset of that 2% against the final offset project owner's costs.
3. for a provisional offset, a reasonable contingency allowance that reflects both the complexity of the Infrastructure Contribution and the extent of the design work completed.

An Infrastructure Offset claim for a Works Contribution may not include the cost of the following:

1. master planning of the Works Contribution or for the development,
2. carrying out temporary infrastructure works unless it is an agreed part of the Works Contribution, and it can be demonstrated that temporary or sacrificial works provide a more cost-effective solution than delivery of the ultimate design,
3. relocation of utilities, unless specifically identified as a cost factor within the cost estimate for the infrastructure item and constructed in the location required for the ultimate infrastructure alignment. Unidentified relocation of works may be considered Trunk at the sole discretion of MEDQ,
4. carrying out other infrastructure works which are not part of the agreed Works Contribution,
5. decommissioning, removal and rehabilitation of infrastructure identified in points 2 and 3 above unless it is an agreed part of the works,
6. additional costs for the Trunk Infrastructure that have not been previously agreed with EDQ,
7. part of the Works Contribution provided by another party,
8. the cost of GST to the extent that GST is payable, and an input tax credit can be claimed for the work,
9. a cost attributable directly or indirectly to the failure of an applicant or a person engaged by the applicant to perform and fulfil a relevant approval for the work,
10. a cost caused or contributed to by a negligent or wilful act or omission by the applicant or a person engaged by the applicant,
11. a cost of carrying out Non-Trunk Infrastructure works which is only made necessary by the development and does not contribute to the function of the Works Contribution,
12. a cost of carrying out Trunk Infrastructure works which relates to another infrastructure network,
13. the cost involved in a redesign, where that redesign is a result of failing by the applicant or a person engaged by the applicant,
14. a cost of carrying out infrastructure works more than the standard of service for the network of development infrastructure in the infrastructure plan, and
15. a cost of maintaining an infrastructure asset where required by a condition of approval unless specifically identified as an inclusion within the Infrastructure Planning and Background Report.

3.4.3 Provisional Offset Claim

Once a PDA development approval is issued, or later, (but prior to the provision of land or the commencement of works which constitute the contribution which is the subject of the offset request), an applicant may submit a provisional offset claim for MEDQ assessment and decision.

The MEDQ will require the applicant to provide all relevant information that will assist in deciding the Provisional Offset claim. The applicant must comply with any request for further information from the MEDQ.

A Provisional Offset claim is required where an applicant seeks to vary the scope, timing or cost of infrastructure land and works listed in the Schedule of Works in Section 3.

In assessing the Provisional Offset claim the MEDQ shall:

1. determine whether an offset will be given for the contribution against Development Charges,

2. for a Works Contribution, determine the Provisional Offset Value based on the applicant's estimated cost of works pursuant to section 3.4.2, and
3. for a Land Contribution, determine the Provisional Offset Value to be offset against Development Charges with reference to the process outlined in section 3.4 .3.

Having decided the request, the MEDQ must give notice to the applicant stating the following:

1. whether a Provisional Offset will be given for the contribution,
2. if a Provisional Offset is to be given,
3. the Provisional Offset Value for the Works Contribution, and/or
4. the Provisional Offset Value for the Land Contribution.

A Provisional Offset Value has a currency period of 2 years from the date of decision.

The MEDQ will not accept and apply an approved Provisional Offset claim against Development Charges which are levied upon a PDA development approval. A Final Offset Value must be approved prior to an offset being applied to a Development Charge.

3.4.4 Final Offset Claim

An applicant may submit a final offset claim for MEDQ assessment and decision at the following times:

1. for an infrastructure Works Contribution:
 - a. for a complete Works Contribution, when the works have been accepted as on-maintenance, or
 - b. for a partially complete Works Contribution, when the MEDQ has agreed to accept an uncompleted works bond for the contribution. However, an offset for a partially completed Works Contribution can only be for the value of the completed portion and not the uncompleted portion of the works.
2. for a Land Contribution, when the Infrastructure Contribution has been provided.

In assessing the final offset claim the MEDQ shall determine the amount of the Final Offset Value that is applicable to the Development Charges (the Infrastructure Offset), and the amount of any Unused Infrastructure Offset.

Having decided the request, the MEDQ must give a notice to the applicant stating the following:

1. whether a final offset will be given for the contribution,
2. if a final offset is to be given:
 - a. the Final Offset Value for the Works Contribution,
 - b. the Final Offset Value for the Land Contribution,
 - c. the Unused Infrastructure Offset amount of the Works and/ or Land Contribution, or
3. where an applicant's offset claim has not been accepted, the MEDQ will provide written notice of reasons for rejecting the applicant's request.

3.4.5 Using an Offset

A Final Offset Value cannot exceed the Development Charges for that development approval.

Where the value of a Works and/or Land Contribution for a development approval (the original development approval) exceeds the Development Charges for that approval, the excess amount (the Unused Infrastructure Offset) may be applied to reduce Development Charges for any future PDA development approval provided the future development approval:

1. is for land located in the Halls Creek PDA, and
2. is issued to the applicant for the original development approval.

However, this clause 3.4.5, does not apply where a refund for the Unused Infrastructure Offset has been given in accordance with clause 3.4.6 below.

3.4.6 Infrastructure Refunds

A refund (Infrastructure Refund) may apply where a notice has been issued by the MEDQ stating the amount of an Unused Infrastructure Offset in accordance with section 3.4.5 and the stated amount (or part thereof) remains unused.

An applicant may submit a request to the MEDQ for an Infrastructure Refund. The request must contain the following information for each Infrastructure Contribution the subject of the proposed refund:

1. that the Infrastructure Contribution has been lawfully completed,
2. that the applicant seeks an Infrastructure Refund of the Unused Infrastructure Offset, and
3. the value of the Unused Infrastructure Offset.

The MEDQ may require the applicant to provide any further information that will assist in deciding a request for an Infrastructure Refund.

The applicant must comply with any request for further information from the MEDQ.

3.4.7 Entitlement to an Infrastructure Refund

Any Infrastructure Refund is to accord with the following terms, unless otherwise agreed with the MEDQ:

1. the Infrastructure Refund is not to exceed the value of the Unused Infrastructure Offset,
2. the Infrastructure Refund will only be made available when sufficient Development Charges have been collected by the MEDQ for the infrastructure item which is the subject of the Infrastructure Refund,
3. the Infrastructure Refund may be made over a series of payments.

3.4.8 Determining a Request for an Infrastructure Refund

Having decided the request, the MEDQ must give a notice to the applicant stating the following:

1. whether an Infrastructure Refund is available or not,
2. if an Infrastructure Refund is not available, the reason, and
3. if an Infrastructure Refund is available, the value of the refund, including indexation and details of the timing for payment of the refund.

3.5 Indexation

3.5.1 Indexation of Development Charges, Trunk Infrastructure Estimated Costs and Unused Infrastructure Offsets

Development Charges, Trunk Infrastructure Estimated Costs and Unused Infrastructure Offsets will be subject to indexation. Indexation is applicable on 1 July each year. Indexation rates are calculated in accordance with the following formula:

$$= \frac{x}{y} - 1$$

Where:

x is the 3-yearly PPI average index value for March in the current calendar year.

Y is the 3-yearly PPI average Index value for March in the previous calendar year.

The 3-yearly PPI average has the meaning given to it by the *Planning Act 2016*. A PPI calculation spreadsheet is available on the Queensland Government's planning website.

4.0 Implementation Strategy

4.1 Purpose

The ED Act requires a Development Scheme to include an Implementation Strategy to achieve the main purposes of the ED Act for the PDA, to the extent that they are not achieved by the Land Use Plan or Infrastructure Plan. The Implementation Strategy fulfils this requirement by identifying objectives and actions that support the achievement of the strategic intent and outcomes for the PDA, including the delivery of economic development and development for community purposes within the PDA.

4.2 Implementation Objectives and Actions

4.2.1 Master Plan

Objective

An application may be lodged over the entire Halls Creek PDA area seeking development approval of a masterplan. The masterplan is intended to establish an integrated framework for land use, development outcomes and the infrastructure required to support and service development across the PDA.

Actions

The masterplan is to align with the PDA Vision, PDA Wide Criteria, Structural Elements Plan (Map 3) and demonstrate how the applicable Development Requirements are to be achieved. It should demonstrate how development can proceed in a coordinated and orderly manner across the PDA, support housing delivery, employment land, and green network alongside services and infrastructure.

4.2.2 Project Funding Prioritisation

Objective

Funding is required to unlock development and accelerate essential infrastructure delivery. Projects selected should enable provision of land for housing by bringing forward infrastructure that may otherwise be delayed. Funding of sub-regional infrastructure will also support growth within the Halls Creek PDA.

Action

EDQ will partner with Sunshine Coast Regional Council and Unitywater to prioritise projects that align with planned growth and support new residential activities.

4.2.3 Sub-regional Water and Sewer Infrastructure

Objective

Water and wastewater infrastructure is required to unlock delivery of homes in the Halls Creek PDA. The extensive network within the PDA requires sub-regional network augmentation.

Actions

EDQ and Unitywater will investigate innovative and cost-effective ways to fund and deliver sub-regional water and wastewater infrastructure to support development within the Halls Creek PDA.

4.2.4 Schools Network Delivery

Objective

Development within the PDA will be supported by the timely provision of State school infrastructure to meet the needs of a growing population. New school delivery will be staged in line with demand, ensuring efficient use of public investment while maintaining access to high-quality education infrastructure for future communities.

Actions

EDQ will work with Sunshine Coast Council and Department of Education (DoE) to support school network planning, providing suitable sites in the Scheme.

DoE will monitor population growth and projected student yield to inform planning for new schools in the PDA.

PROPOSED - for public notification

5.0 Schedules

5.1 Schedule 1: Categories of Development

Table 6: Categories of Development

Column 1 – PDA accepted development	Column 2 – PDA assessable development	
	Column 2A – Permissible development	Column 2B – Prohibited development
All development specified in Schedule 2	Any development not specified in Schedule 2 or Column 1 or 2B	Extractive Industry High Impact Industry Intensive Animal Husbandry Noxious and hazardous industry
PDA-associated Development		
All development specified in Schedule 3	PDA-associated development not specified in Schedule 3	Nil

5.2 Schedule 2: PDA Accepted Development

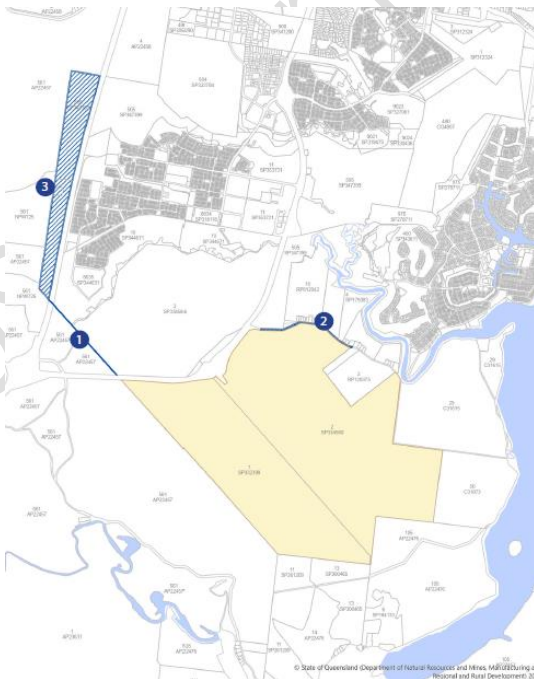
Table 7: PDA Accepted Development

Building work
Carrying out minor building work associated with a use that results in an increase in the gross floor area of the building(s) of less than 5% of the existing area, or 50m ² , whichever is the lesser.
Carrying out building work associated with an approved material change of use.
Carrying out building work associated with a material change of use that is PDA accepted development.
Reconfiguring a lot
Reconfiguring a lot for road widening and truncations required as a condition of PDA development approval.
Material change of use
Making a material change of use for a home-based business if complying with all acceptable outcomes in <i>Sunshine Coast Planning Scheme 2014</i> Home-based business code.
Making a material change of use of premises for a sales office within Precinct 1 if complying with all acceptable outcomes in the <i>Sunshine Coast Planning Scheme 2014</i> Sales office code.
Making a material change of use of premises for a park if undertaken by a public sector entity.
Operational work
Operational work in accordance with the conditions of a PDA development approval.
Operational work carried out by or on behalf of Sunshine Coast Council.
Carrying out operational work that is clearing of vegetation, other than Significant vegetation unless the clearing of Significant vegetation is: a. carried out by or on behalf of Sunshine Coast Council or a public-sector entity, where the works are authorised under a State law, or b. carried out in accordance with the conditions of a PDA development approval for a material change of use or reconfiguring a lot.
Operational work involving engineering work and/or landscape work associated with a material change of use that is PDA accepted development.
Operational work involving filling or excavation where not in accordance with an existing approval and: a. involving cumulative filling or excavation of not more than 50m³ of material; or b. top dressing to a depth of less than 100 vertical millimetres from ground level.
Carrying out operational work associated with placing an advertising device on premises. <i>Note—the Sunshine Coast Planning Scheme 2014 Advertising devices code, as amended from time to time, applies in the PDA.</i>
Operational work associated with a material change of use that is PDA accepted development.
Carrying out operational work associated with decontamination of land where not involving the clearing of significant vegetation.
Plumbing and drainage work

All plumbing and drainage work.
All aspects of development
Development prescribed in Schedule 7 of the <i>Planning Regulation 2017</i> .
Development prescribed in Schedule 6 of the <i>Planning Regulation 2017</i> , other than part 3 Section 18 and part 5 Section 28.
Development consistent with an approved plan of development.
Development consistent with an approved Ministerial Infrastructure Designation.
Telecommunications facility – where undertaken by a Public sector entity, except when involving: a. works above the surface of the ground, or b. the erection, alteration or reconstruction of a building.
Utility installation – where undertaken by a Public sector entity, except when involving: a. a maintenance depot, storage depot or other depot to service the utility installation, or b. a waste management service, or c. the erection, alteration or reconstruction of a building.

5.3 Schedule 3: PDA Associated Development

Table 8: PDA Associated Development

PDA Associated Development	
Description of PDA-associated development	All aspects of development associated with infrastructure required to service the development that: - provides development infrastructure to address the impacts of any development within and external to the PDA, whether the development infrastructure has another function or purpose, and - includes one or more of the following: - roadworks - active transport and pedestrian connections - landscape and footpath works - stormwater works - water connection service works - sewer connection service works - public transport infrastructure works - associated ancillary works, or - open space
Description of PDA-associated land	The land identified on Map 4 below, including: - External trunk water main (Western loop outside Aura), - Bells Creek Road, and - Water and sewerage facilities on Lot 3 on SP334586, Lot 800 on SP332408 and Lot 505 on SP357764  Legend - PDA Boundary - Watercourse - Parcel boundaries - PDA-associated land 1 External trunk water main (western loop outside Aura) 2 Bells Creek Road 3 Water supply and sewage services

5.4 Schedule 4: Definitions

Unless defined below or in the *Economic Development Act 2012*, the definitions in section 7 and administrative terms in Schedule 4 of the *Planning Regulation 2017* and Schedule 1 of the *Sunshine Coast Planning Scheme* apply to all development.

Net residential density means the number of dwellings or single dwelling lots, or a combination, divided by the area of the lots and local roads and parks (i.e. the overall englobo site) minus the following:

- a. encumbered areas (e.g. areas subject to flooding, protected vegetation, heritage etc).
- b. non-residential sites (e.g. centres, industrial, community facilities, education/health facilities, district and higher order public open space, significant stormwater management infrastructure), and
- c. non-local transport (e.g. sub-arterial, arterial, and State roads, railway corridors etc.).

Significant Vegetation means mature vegetation, except those listed as pest vegetation by state or local government, including its root zone⁴³ that:

- a) is significant in its local cultural or historical value,
- b) is significant in its ecological value at local, state or national levels,
- c) is essential for preserving natural landforms, or
- d) makes a significant contribution to local landscape character or amenity, such as shade provision, sub-tropical nature and sense of place.

Sunshine Coast Planning Scheme means the Sunshine Coast Planning Scheme 2014, as amended and replaced from time to time.

⁴³ The zone of the soil and roots described by the vertical projection of the foliage limit of the tree, to the depth of 1m and including buttress roots on and above the soil surface.

DELIVERING
FOR QUEENSLAND



Queensland
Government

Economic Development Queensland

edq.qld.gov.au