

Sunshine Coast Identified Growth Areas

White Paper
March 2016

“The purpose of the South East Queensland Regional Plan 2009 - 2031 is to manage regional growth and change in the most sustainable way to protect and enhance quality of life in the region.” SEQRP extract

The Queensland Government’s South East Queensland Regional Plan 2009–2031 (SEQRP) was established to guide regional growth and development as the state’s population increases over the next 15 years and beyond. The SEQRP designates Caloundra South (Halls Creek) and Beerwah-Caloundra South Corridor (Beerwah East) as Identified Growth Areas (IGAs) for potential urban development post-2031 and states that further investigations are required to determine their suitability.

As the principal landholder within the Halls Creek area, Stockland has commissioned independent investigations and has conducted extensive consultation and engagement to assess both IGAs against the relevant SEQRP principles. These investigations are the most detailed and rigorous studies of the IGAs conducted to date, either publicly or privately funded, and are outlined in this White Paper to assist in informed and merit-based community assessment. Four major themes are identified:

- 1. Protecting the Inter-Urban Break:** Halls Creek IGA SEQRP Review Report (Urbis, 2014) and Moreton Bay-Sunshine Coast Inter-Urban Break: Identified Growth Area Analysis (Urbis, 2016)

KEY FINDING:

- the existing 23-kilometre Sunshine Coast-Moreton Bay inter-urban break separating north Caboolture and the Sunshine Coast, will not be impacted by development of the Halls Creek IGA.

- 2. Water quality:** Beerwah East Flood and Water Quality Constraint Report, (H2O Consult, December 2015 and WBM BMT, December 2015).

KEY FINDING:

- water quality is a prohibitive restraint to development at Beerwah East and its distance from Pumicestone Passage is irrelevant to water quality impacts. The majority of the site drains into Coochin Creek, an area of protected High Ecological Value, which ultimately drains to the section of the Passage most susceptible to environmental harm from adverse water quality changes.

- 3. Suitability for development:** Sunshine Coast Constraints Analysis and Comparative Assessment of three designated Investigation Areas post-2031 Report, (CH2M, January 2016).

KEY FINDING:

- a comparative assessment on the suitability of development for Halls Creek and Beerwah East against the SEQRP evaluation criteria shows Halls Creek generally meets SEQRP criteria for developing greenfield areas while Beerwah East faces challenges to compliance. Both Halls Creek and Beerwah East should be retained in the SEQRP for future investigation.

- 4. Community consultation and engagement:** Community Consultation Summary (The Hornery Institute/Stockland, 2015).

KEY FINDING:

- apart from engagement undertaken by Stockland, there has been limited consultation about both Sunshine Coast IGAs and there is limited community awareness of the IGAs and the investigation process. A survey found 50% of the local community are unaware of the IGAs and only 5% were aware of the role of IGAs. Community support exists for the principal of identifying future IGAs, with a transparent and independent assessment about development suitability.

The region’s long-term planning interests are best served with the retention of both the Halls Creek and Beerwah East IGAs in the SEQRP, to provide the opportunity for further thorough investigations and merit-based assessment, with extensive community consultation and involvement, to determine their suitability for future long-term development.

Purpose

The purpose of this White Paper is to provide a summary of the key findings of this substantive investigation process and to make the complete reports available in the interests of an informed and merit-based community assessment.

The population of the Sunshine Coast region is forecast to reach 469,873 by 2041¹, raising the challenge of how to effectively accommodate this expected increase in residents while minimising the impact of development on existing communities and the environment.

The Queensland Government's South East Queensland Regional Plan 2009–2031 (SEQRP) was established to guide regional growth and development. The preparation of the SEQRP included a comprehensive public consultation program and the review of 3,500 formal submissions.²

Identified Growth Areas

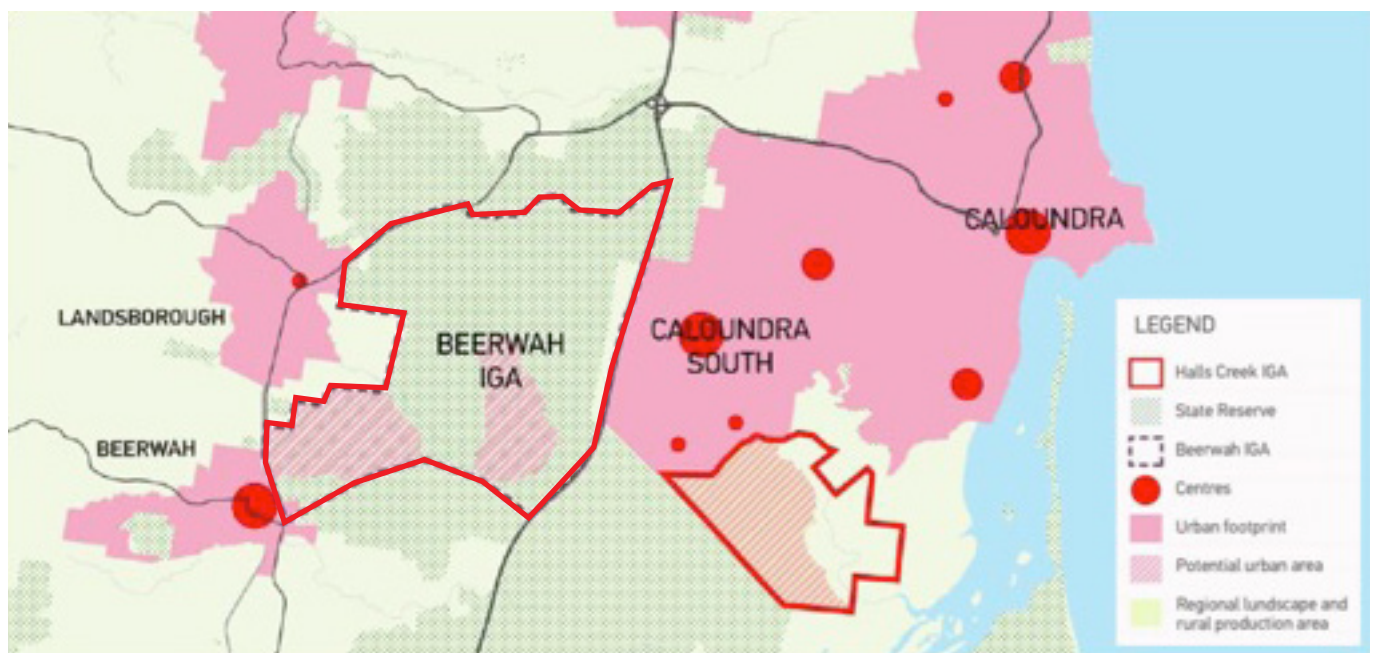
The SEQRP designates Caloundra South (Halls Creek) and Beerwah-Caloundra South Corridor (Beerwah East) as Identified Growth Areas (IGAs). The plan states that “further investigations are required to determine which of these IGAs will be seriously considered to accommodate long-term residential and employment growth on the Sunshine Coast”.³

As the principal landholder within the Halls Creek area, Stockland has commissioned comprehensive independent investigations to assess the development potential of both IGAs against the relevant SEQRP urban footprint principles and the requirements contained within the Sunshine Coast sub-regional narrative.

These investigations represent by far the most detailed and rigorous studies of the Halls Creek and Beerwah East IGAs conducted to date, either publicly or privately funded.

The SEQRP contains sub-regional narratives that have policy status and specify the appropriate approach to development for each local government area.⁴

The Sunshine Coast sub-regional narrative estimates that an additional 98,000 dwellings will be required by 2041 and can be accommodated by developing existing urban-zoned land and the major Regional Development Areas of Caloundra South and Palmview. It further identifies additional land at Halls Creek and Beerwah East as investigation areas to meet longer term residential and employment growth needs for the Sunshine Coast beyond 2041.



¹Queensland Treasury, Projected population, by local government area, Queensland, 2011 to 2036 – medium series

²South East Queensland Regional Plan 2009–2031 (SEQRP), p4

³SEQRP, p23

⁴SEQRP, p19

Halls Creek Identified Growth Area Site Context

- 85% cleared and used for cattle grazing
- Freehold, non-fragmented site in single ownership
- Form an extension of the Caloundra South PDA
- No coastal frontage to the Pumicestone Passage

The Halls Creek site is a 1,280-hectare parcel of land located to the south of the Aura Priority Development Area and Bells Creek Road. It is at a minimum of 1.7 kilometres east of the Bruce Highway.

The developable land is a degraded former pine plantation with more than 85% of the site cleared and now used for low-grade cattle grazing. The site is freehold, non-fragmented and in single ownership. It is a self-contained catchment draining into a degraded Melaleuca wetland. The area has no coastal frontage to Pumicestone Passage.

Development for urban purposes would have minimal impact on biodiversity or rural production values on the Sunshine Coast. The Investigation Area would form an extension of the Aura community and therefore benefit from and support existing and proposed trunk infrastructure and community services already committed to Aura. The shape of the developable land within Halls Creek would make for efficient servicing by public transport and reduce car dependency.⁵

Stockland has proposed to preserve and rehabilitate the site's existing degraded 139 hectares of wetland and create a 400-hectare conservation area, providing a 3-kilometre buffer to Pumicestone Passage.



85% of the Halls Creek IGA site is largely cleared

Beerwah East Identified Growth Area Site Context

- Largely active forestry plantation
- State-owned land under long-time forestry licence (expires 2109)
- Fragmented site with significant freehold lots
- Contains number of National Parks and riparian areas

The Beerwah East Identified Growth Area is located on the western side of the Bruce Highway on predominantly State-owned land. The majority of this land is comprised of active forestry plantation and under a long-term licence to the HQ Plantations Group (expires 2109). In addition, a significant number of freehold lots, in various ownership, are located within the IGA.

Under the Sunshine Coast Planning Scheme, significant land in the north and central-east is mapped as High Value Scenic Area and contains a number of National Parks, including Glass House Mountains National Park and Beerwah Forestry Reserve.

As this Investigation Area is a new development front, most of the transport infrastructure required to connect with the existing networks is not currently existing or planned. Required transport infrastructure will include the Beerwah East CAMCOS station, road interchanges and intersections, and a new bus network.

The Investigation Area is intersected by a number of major creek lines and tributaries, and riparian protection areas. The State-protected High Ecological Value (HEV) Coochin Creek is the largest catchment within the area, which ultimately drains into Pumicestone Passage at an area known as “The Skids”, given its shallow depths, long water retention times and tidal confluence.⁶



Beerwah East IGA site is largely comprised of active forestry land under a long-term licence

⁵Sunshine Coast Constraints Analysis and Comparative Assessment of three designated Investigation Areas post 2031, CH2M, January 2016
⁶CH2M report T

SEQRP policy includes both the identification and protection of Identified Growth Areas that could accommodate long-term growth beyond the life of the current plan.⁷

It states that further investigations will be required to determine the ability of each of the two residential and employment IGAs to comply with the nominated criteria for development as future urban areas.

To inform any decision about which IGA is most appropriate for development, Stockland has already commissioned a range of independent investigations into both IGAs, which have taken place principally over the past two years.

These investigations have been compiled into a collection of reports covering four major themes. The key themes and reports are listed below, summarised in the following pages, and attached in full as appendices to this White Paper.

- 1. Protecting the Inter-Urban Break:** Halls Creek IGA SEQRP Review Report (Urbis, 2014) and Moreton Bay-Sunshine Coast Inter-Urban Break: Identified Growth Area Analysis (Urbis, 2016).
- 2. Water quality:** Beerwah East Flood and Water Quality Constraint Report, (H2O Consult, December 2015) and WBM BMT, December 2015).
- 3. Suitability for development:** Sunshine Coast Constraints Analysis and Comparative Assessment of three designated Investigation Areas post 2031 Report, (CH2M, January 2016).
- 4. Community consultation and engagement:** Community Consultation Summary (The Hornery Institute/Stockland, 2015).

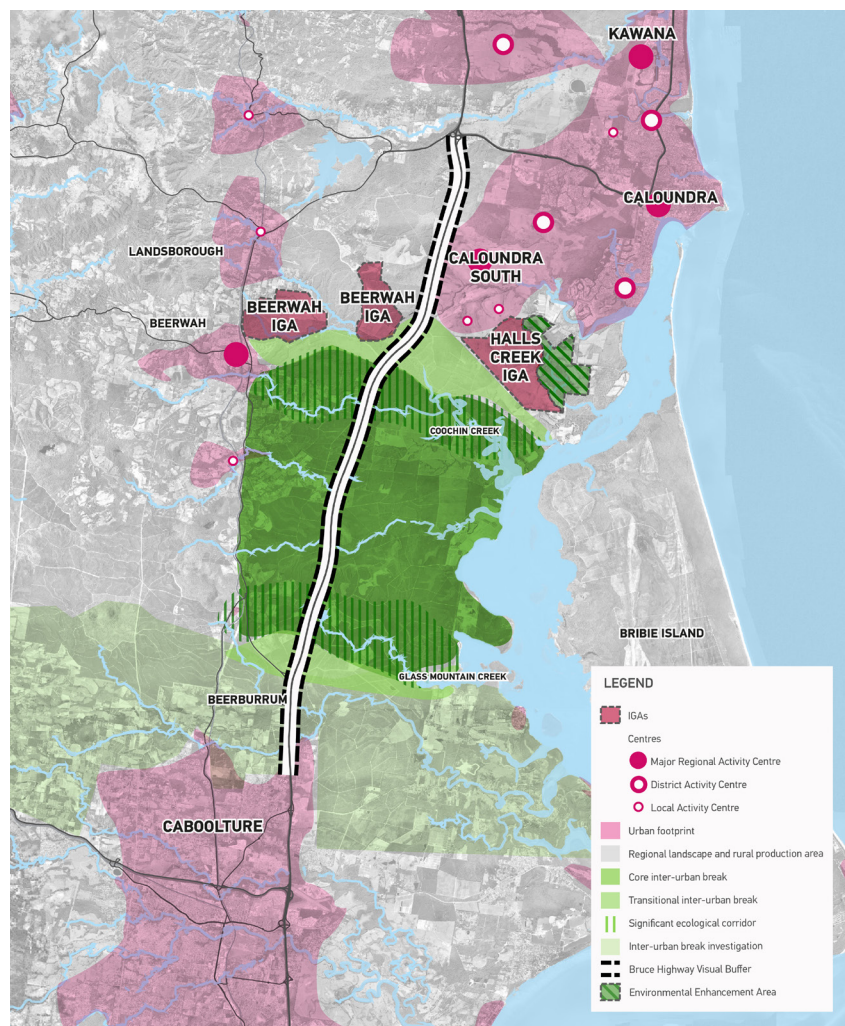
KEY FINDING:

- > the existing 23-kilometre Sunshine Coast-Moreton Bay inter-urban break separating north Caboolture and the Sunshine Coast, will not be impacted by the future development of the Halls Creek IGA.

Initial research undertaken by Urbis (Halls Creek IGA SEQRP Review Report, 2014) found that development of the Halls Creek IGA site would not impact on the region's existing 23-kilometre inter-urban break between the Moreton Bay Region and the Sunshine Coast. The report's findings showed:

- existing rural and forestry land uses from north Caboolture to the new Bells Creek interchange remain unchanged by the potential development of the Halls Creek IGA;
- the site is at least 1.7km from the Bruce Highway and will not be visible to motorists travelling north or south;
- the current travel experience of leaving the urban area of Caboolture and arriving at the Sunshine Coast will not be impacted by the Halls creek IGA; and
- the southern limit of the Halls Creek IGA is secured by State-protected Forest.

Urbis conducted further research aimed at providing preliminary criteria for defining an inter-urban break as it relates to the Halls Creek and Beerwah East IGAs, and then analysing each IGA against the defining criteria. (Moreton-Bay Sunshine Coast Inter-Urban Break – Identified Growth Analysis, January 2015). The Urbis investigation also reviewed and analysed case studies of a number of international greenbelt inter-urban breaks to help capture the most significant criteria. The study's conclusions and recommendations included:



⁷SEQRP, p104, 8.10.7

- additional work is required to crystallise the purpose of the Moreton Bay-Sunshine Coast inter-urban break as there is currently a lack of clarity around its overarching purpose. A collaborative approach to firming up the purpose would assist with better defining the break
- a preliminary inter-urban break was identified, building upon the mapping established by the Sunshine Coast Council Planning Scheme. The key elements identified are:
 - » maintenance of a core inter-urban break - two key east-west environmental (hydrological and ecological) corridors established by the Coochin Creek and Elimbah/Ningi Creek catchments form a natural and logical boundary for the core area of the break;
 - » creation of a transitional inter-urban break represents a transition area adjoining the ecological core corridor;
 - » retention of the current Bruce Highway visual 'non-urban' buffer to maintain a visual separation from Brisbane as viewed from the Highway;
- a future planning process is needed which identifies potential urban areas within the IGAs, parts of the IGAs constrained by environmental, agricultural or other factors, and areas which may form part of the inter-urban break;
- a consolidated and joint approach should be adopted to determine the form, function and criteria of the regional inter-urban break for both IGAs.

2. Water Quality – H2O Consult

KEY FINDING:

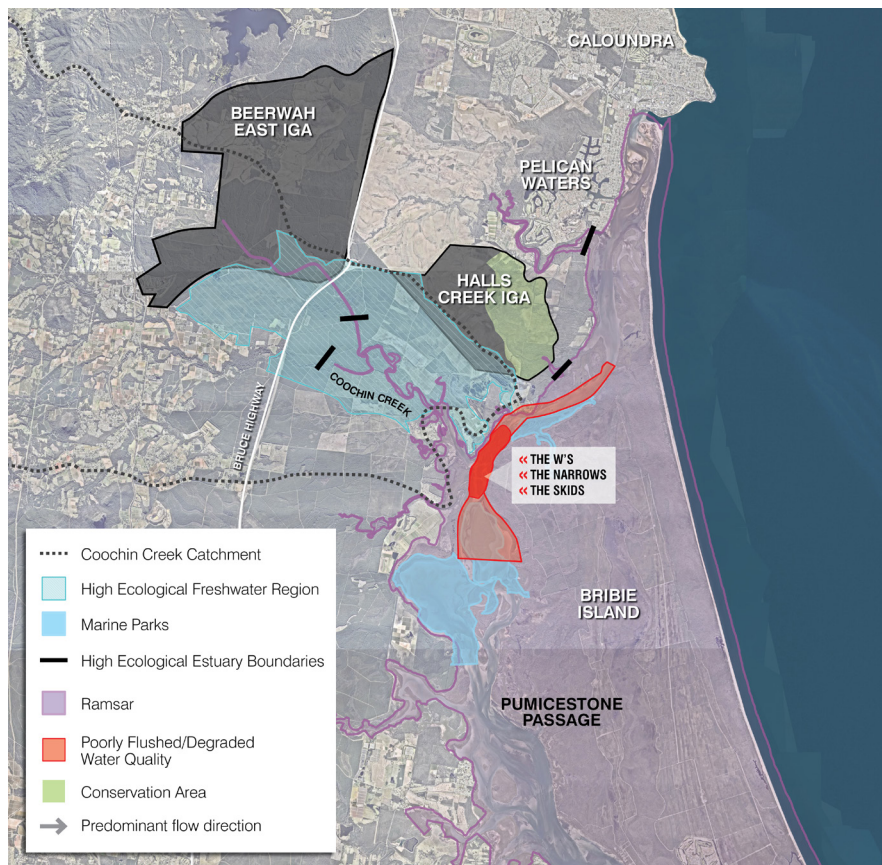
- water quality is a prohibitive constraint to development at the Beerwah East IGA and its distance from Pumicestone Passage is irrelevant to water quality impacts. The majority of the site drains into Coochin Creek, an area of protected **High Ecological Value**, which ultimately drains into the section of Pumicestone Passage most susceptible to environmental harm from adverse water quality changes.

Modelling by leading Australian water consultant, Tony McAlister of H2O Consult (Beerwah East Flood and Water Quality Constraint Report, December 2015) of the Beerwah East IGA concludes that water quality is a prohibitive constraint to development at the site and no large scale urban development should be allowed. The conclusion is based on the following reasons:

- there will be a major change in pollutant export rates associated with converting Beerwah East from forested land to urban residential land uses. This change will be too great to be managed via Water Sensitive Urban Design techniques to achieve no change in pollutant load from the site;
- the majority of Beerwah East drains in a southerly direction into Coochin Creek. The majority of Coochin Creek is protected under State legislation as an area of High Ecological Value – which requires a no change in water quality criteria to be upheld. Any changes in catchment pollutant exports from Beerwah East will adversely affect water quality due to the low water flows and volumes within Coochin Creek;
- Coochin Creek subsequently drains into Pumicestone Passage at its most poorly flushed section known as 'The Skids'. 'The Skids' is poorly flushed as it is located such that tidal flows from the north and south of the Passage largely cancel each other out. This area in its current state already has the worst water quality in Pumicestone Passage and no capacity to accept additional load from the catchment. Given its shallow depths and long water retention times, this area is the most susceptible part of the Passage to any potential adverse water quality change; and
- the actual 'distance' of Beerwah East from Pumicestone Passage is irrelevant in terms of water quality impacts. The key determining influence is surface water run-off, with all flows from Beerwah East eventually entering, and affecting Pumicestone Passage and potentially creating adverse and detectable water quality change.

Previous research and modelling by WBM BMT, ARUP, EcoSmart Ecology and Golders (2014-2015), found that development could occur at Halls Creek while protecting Pumicestone Passage. Their findings identified:

- Halls Creek IGA is highly disturbed and modified from previous forestry and current grazing – with 85% cleared;
- there are no High Ecological Values or Ramsar values within the site. It has no access to Pumicestone Passage;
- the site itself is a self-contained catchment draining to an onsite 139-hectare Melaleuca wetland providing additional treatment of stormwater prior to leaving the site and entering a well-flushed section of the Passage;
- water quality objectives for offsite receiving waters can be achieved, particularly through onsite planned rehabilitation and the application of Water Sensitive Urban Design techniques;
- planned site rehabilitation will separate the site from Pumicestone Passage by between 2.4 – 3.7kms;
- the site has high flood immunity, with no potential flooding impacts for downstream communities; and
- storm tide inundation from Pumicestone Passage can be addressed by shallow site filling (only 10% of the site) including an appropriate allowance for long-term sea level rise.



Beerwah East IGA drains into the HEV protected Coochin Creek and a poorly flushed section of the Pumicestone Passage

3. Suitability for Development – CH2M

KEY FINDINGS:

- > A comparative assessment on the suitability of development for Halls Creek and Beerwah East against the SEQRP evaluation criteria shows Halls Creek generally meets SEQRP criteria for developing greenfield areas while Beerwah East faces challenges to compliance;
- > Halls Creek site is already cleared and in single ownership making it ready for development when required post-2031. Development in this area could be efficiently serviced by infrastructure as an extension of the adjacent Aura community. However, the site does not have the capacity to meet all of the projected demand for 2041;
- > Beerwah East has the capacity to accommodate future growth demand but there are significant barriers to much of it being available to meet the SEQRP planning horizon post-2031, including a long-term licence in place to the Hancock Timber Resources Group (expires 2109) and the environmental risks to Pumicestone Passage; and
- > Both Halls Creek and Beerwah East need to be retained in the SEQRP going forward.

Brisbane-based environmental and engineering consultancy, CH2M, undertook a constraints analysis and comparative assessment of three designated Sunshine Coast Investigation Areas: Halls Creek, Beerwah East and the Sunshine Coast Council identified Canelands area (Sunshine Coast Constraints Analysis and Comparative Assessment of three designated Investigation Areas post 2031, January 2016).

The study firstly identified constraints to investigating each site for urban purposes and identifying the area of land potentially suitable for development; and secondly, assessed how the developable land performs against the SEQRP 2009-2031 policies that apply to development of greenfield areas in order to identify the challenges and opportunities for each area.

The study ruled out the Canelands as a potential Investigation Area due to flooding and Class A Agricultural Land constraints. The assessment findings identified:

- developable land within Halls Creek Investigation Area does not have the capacity to contain all the forecast new dwellings required for the Sunshine Coast, but it does present a logical sequence for land use and infrastructure development. Other opportunities include:
 - » flood free land with potential for rehabilitation of the existing wetland to provide a water quality buffer to the Pumicestone Passage;
 - » developable area is in single ownership and with freehold title ensuring no native title issues;

- » no cultural heritage issues; and
- » generally complies with the Strategic Directions and regional policies within the SEQRP relevant to developing greenfield areas.
- the developable land within the Beerwah East Investigation Area has the potential to cater for all the new dwellings required to accommodate the region's projected future growth. However, there are a number of land tenure and environmental challenges and constraints to developing the area including:
 - » the leasehold tenure of State land including long-term lease with Hancock Timber Group (expires 2109) which may give rise to native title issues;
 - » part of the Investigation Area drains into Coochin Creek which is a State-protected area of High Ecological Value. The potential conversion from forested to urban residential form will significantly increase stormwater flows and pollutant loads into Coochin Creek and ultimately Pumicestone Passage. The creek discharges into the most poorly flushed and most susceptible part of the Passage to water quality impacts known as "The Skids";
 - » the remainder of the Investigation Area runs into the Bells Creek South catchment, which runs through Aura and Pelican Water developments. Significant intervention would be required to manage water quality and flooding within the Beerwah East Investigation Area;
 - » land ownership, tenure and land use as well as the irregular shape of developable land within the Investigation Area make integrated development difficult to achieve; and
 - » development of the area will result in the loss of three sub-regional inter-urban breaks identified in the Sunshine Coast Council Planning Scheme (2014). The loss of plantation timber as a result of urban development will have an impact on the ecosystem services on the Sunshine Coast.

4. Community Consultation and Engagement

KEY FINDINGS:

- > although Stockland has undertaken community engagement there has been limited consultation about both Sunshine Coast IGAs and there is limited community awareness of the IGAs and the investigations process. A survey found 50% of the local community are unaware of the IGAs and only 5% were aware of the role of IGAs;
- > community consultation and engagement undertaken to date has identified that the majority of sample stakeholders are seeking the identification and protection of an inter-urban break within the future SEQRP to separate the Sunshine Coast from becoming a northern extension of Greater Brisbane; and
- > community support exists for the principal of identifying future IGAs, with a transparent and independent assessment about development suitability.

Preliminary engagement by a range of organisations including the State Government, The Hornery Institute (THI), University of the Sunshine Coast, Organisation of Southern Coast Associations of Residents (OSCAR) and Stockland has identified a relatively low level of public engagement or knowledge about the two IGAs. To date, Sunshine Coast Council has undertaken no specific community engagement on the IGAs.

University of Sunshine Coast:

In July 2014, the University of the Sunshine Coast (USC) surveyed more than 400 residents from Caloundra and surrounds to identify the level of public knowledge about the future of undeveloped areas, including the importance of an inter-urban break between the Sunshine Coast and Moreton-Bay regions. The survey found:

- limited community understanding with 5% of respondents aware of the role of IGAs;
- 50% were unaware of either the Halls Creek or Beerwah East IGAs;
- 60% of respondents indicated these were issues the community would like to know more about; and
- 80% supported protection of an inter-urban break

OSCAR ReachTEL Survey:

In October 2014, Organisation of Sunshine Coast Associations of Residents (OSCAR) commissioned a ReachTEL phone poll asking the following question to 1,114 Sunshine Coast residents:

Do you support extending urban development south of the Aura (Caloundra South) development area into Halls Creek?

The survey results were as follows:

- support: 27.9%;
- oppose: 41%;
- undecided: 20%; and
- don't know: 11%.

The poll did not ask if respondents knew about Halls Creek or understood IGAs. There was no question about Beerwah East.

The Hornery Institute (THI) / Stockland:

Throughout 2014 and 2015, Stockland undertook communication and engagement to inform the community about the Halls Creek IGA. This included guided site tours and on-site briefings with a broad sector of the Sunshine Coast community, including environment groups. The opportunity for guided site visits was advertised and promoted extensively (9 weeks colour half page and ¼ page ads). Total attendance at both sites was only 38 people, and 37 people completed a survey. All attendees were aged 45 years or over 60% were 70 years or over.

The accompanying survey was administered by The Hornery Institute, an independent social planning and community engagement specialist consultancy. The survey results were:⁸

- the majority of attendees (89%) supported the principle of identifying areas of land for further study to assess whether it is suitable for future development, ahead of need;
- the majority of attendees believed future population growth would be best managed through a mix of greenfield and infill development;
- 86.5% stated that they had never participated in a consultation activity regarding Beerwah East and 76% had never participated in a consultation activity regarding Halls Creek; and
- the majority of attendees (63%) agreed that further investigation is necessary to fully understand the challenges and opportunities associated with the potential future development of both sites.

State Government:

In 2014, the Member for Glasshouse, Andrew Powell and Member for Caloundra, Mark McArdle, undertook a survey about the IGAs and inter-urban break. The MPs and electoral officers distributed approximately 1,000 surveys at 12 information sessions held at Beerwah Library (6 sessions) and Caloundra Library (6 sessions), and from their offices. Information sessions generally attracted light attendance and three sessions recorded no attendance. A total of 141 surveys were returned or completed.

The survey results presented no outright majority. The key finding from the survey was community consensus for the regional inter-urban break to be protected. Results relating to the IGAs found:

- 40% preferred Beerwah East;
- 26% preferred Halls Creek;
- 14% preferred both IGAs; and
- 20% were undecided.



⁸Appendix 1: The Hornery Institute Community Survey Report (2014), Stockland Media Release (13 October 2014), Media Coverage (Sunshine Coast Daily and Caloundra Weekly) and Sunshine Coast Daily Advertisement

Conclusion

The SEQRP states that Identified Growth Areas are areas currently outside the urban footprint which, subject to further investigations, may accommodate growth beyond 2031. It further states that urban development within an IGA before 2031 would only occur in exceptional circumstances and subject to relevant investigations and achieving compliance with the urban footprint principles.

The SEQRP also seeks to limit further development or fragmentation of the Halls Creek and Beerwah East IGAs for the life of the plan (2009 – 2031) to protect the long-term viability of urban development of the IGAs.

Investigations into both Sunshine Coast IGAs conducted to date, and outlined in summary form in this White Paper, raise a substantial number of restraints to urban development at Beerwah East, both comparatively and independently to similar Halls Creek investigations.

Community consultation and engagement to date also identifies limited community awareness of the two IGAs and low level awareness of the role of IGAs.

The region's long-term planning interests are best served with the retention of both the Halls Creek and Beerwah East IGAs in the SEQRP, to provide the opportunity for further thorough investigations and merit-based assessment, with extensive community consultation and involvement, to determine their suitability for future long-term development.

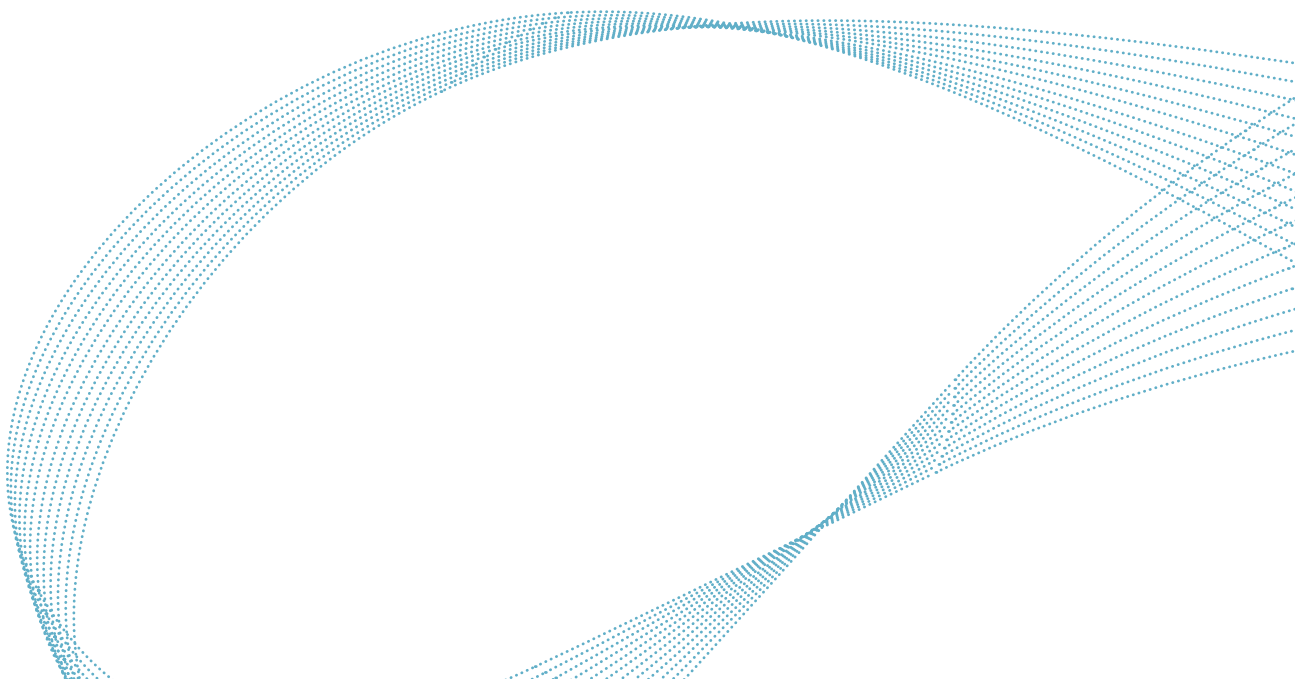
In summary:

- Extensive engagement conducted by Stockland identified there is limited knowledge about both the Halls Creek and Beerwah East IGAs and the inter-urban break;
- Independent technical investigations have revealed there are less land tenure and environmental challenges and constraints to developing the Halls Creek Investigation Area within the planning horizon; and
- The region's planning interests are best served with the retention of both IGAs in the SEQRP going forward to cater for long term growth post-2041 and ensure public consultation and detailed merit-based site assessments are undertaken to determine their development suitability.

Key Reference Materials

- The South East Queensland Regional Plan 2009-2031 (SEQRP)
- Protecting the Inter-Urban Break: Halls Creek IGA SEQRP Review Report (Urbis, 2014)
- Moreton Bay-Sunshine Coast Inter-Urban Break: Identified Growth Area Analysis (Urbis, 2016).
- Beerwah East Flood and Water Quality Constraint Report, (H2O Consult, December 2015)
- Halls Creek Environment Report, (WBM BMT, December 2015)
- Sunshine Coast Constraints Analysis and Comparative Assessment of three designated Investigation Areas post-2031 Report, (CH2M, January 2016)
- Community consultation and engagement: Community Consultation Summary (The Hornery Institute/Stockland, 2015)

Appendix



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13 October 2014

Media Release

STOCKLAND ANNOUNCES LATEST HALLS CREEK COMMUNITY OPEN DAY *Guided site tours, including 4WD transportation*

Stockland will host a Community Open Day at its Halls Creek site on Saturday, 25 October and is inviting Sunshine Coast residents to participate.

The Halls Creek Community Open Day offers 4WD transportation and a guided tour of the 1280-hectare Halls Creek site. Subject to the level of community interest, tours will be conducted at 10.00am and 12.30pm and take two hours. Bookings are essential.

Stockland Regional Manager for the Sunshine Coast, Ben Simpson, said the open day was an ideal opportunity for community members to gain a first-hand understanding of the Halls Creek site.

"We welcome the chance to engage with the local community about Halls Creek as the State Government's review of future urban development areas on the coast progresses," Mr Simpson said.

"Our consultation to date has shown the community wants to see the retention of the inter-urban break between Caboolture and Caloundra, along with the establishment of a significant green corridor separating our proposed future community from the Pumicestone Passage," he said.

"We fully support the retention of the inter-urban break and the creation of an environmental buffer zone between any future residential development and the Passage. We hope our guided tour of Halls Creek will demonstrate how we can achieve these objectives, while also explaining how we hope to rehabilitate this degraded former forestry and grazing land to create improved bio-diversity and enhanced environmental values."

Stockland supports the merits-based assessment of all Identified Growth Areas, as outlined in the South East Queensland Regional Plan (SEQRP), which anticipates the Sunshine Coast will grow from 170,000 people to around 508,000 people by 2031.

Further details about the tours and how to register can be found at www.caloundrasouthhalls creek.com.au. The website also features a virtual site tour, detailed information, maps and photographs of the site.

Stockland

Stockland (ASX: SGP) was founded in 1952 and has grown to become Australia's largest diversified property group – owning, developing and managing a large portfolio of shopping centres, residential communities, retirement living villages, office and industrial assets. Stockland was recognised by the S&P Dow Jones Sustainability Indices (DJSI) as the World Real Estate Industry Group Leader for 2013-14 and was also named one of the Global 100 Most Sustainable Corporations in the World at the World Economic Forum in Davos, Switzerland in 2013, for the fifth consecutive year.

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Stockland's offer to inspect Halls Creek

Community Open Day at its Halls Creek site on Saturday, with its two guided site tours for 50 people fully booked.

The Halls Creek Community Open Day included a guided tour of the 1240ha Halls Creek site and four-wheel drive transport from Bells Reach.

Participants heard from specialist, independent water management and environmental consultants.

Stockland regional manager for the Sunshine Coast, Ben Simpson, said it was great to see the community taking advantage of the chance to visit the site.

"We're very happy with the response to the community open day, with our tours fully booked, and it was a good opportunity to show the community this site," Mr Simpson said.

"As the State Government's review of future urban development areas on the Sunshine Coast progresses, we are keen to hear the views of the local community about Halls Creek," he said.

Mr Simpson said Stockland knew the community wanted an inter-urban break between Caboolture and Caloundra retained, as well as a significant green corridor separating the future Halls Creek community from the

Pumicestone Passage.

"Stockland fully supports the retention of the inter-urban break and the creation of an environmental buffer zone between any future re-

sidential development and the Passage," he said.

The South East Queensland Regional Plan anticipates the Sunshine Coast will grow from 170,000 people to about 508,000 people by 2031.

Further details about the site, including a virtual site tour, maps and photographs, are available at www.caloundrasouthhalls creek.com.au.

NEWS

Locals take up Stockland's offer to inspect Halls Creek

27th Oct 2014 2:29 PM

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The site of the proposed Halls Creek development, to the south of the 30,000 population Caloundra South development. Photo: Contributed



Register for Halls Creek tours

STOCKLAND will host a Community Open Day at its Halls Creek site and is inviting Sunshine Coast residents to participate.

The Halls Creek Community Open Day offers 4WD transportation and a guided tour of the 1280ha Halls Creek site.

Subject to the level of community interest, tours will be conducted at 10am and 12.30pm and take two

WHAT: Stockland Community Open Day

WHERE: Bells Reach Sales Office, Bells Reach Dr, Caloundra West

WHEN: Saturday, October 25, 10am and 12.30pm

hours. Bookings are essential.

Stockland regional

manager for the Sunshine Coast, Ben Simpson, said the open day was an ideal opportunity for community members to gain a first-hand understanding of the Halls Creek site.

"We welcome the chance to engage with the local community."

For information or to register, visit www.caloundrasouthhalls creek.com.au.

CaloundraWeekly

Coast drags its heels on vaccination

By ADAM DAVIES

THE Sunshine Coast continues to have one of the lowest immunisation rates in the state among children aged up to a year old.

The latest Sunshine Coast Hospital and Health Service figures, which cover Caloundra, Gympie and Nambour, show only 88.1% of children in that age bracket are fully immunised.

The Australian Medical Association Queensland has renewed its push for parents to immunise their children following reports this week of three people aboard a plane from Bali to Brisbane testing positive for measles.

AMA Queensland president Dr Shaun Rudd (pictured) said yesterday that it was a stark reminder of the dangers of the highly contagious disease.

He said people who thought it was not an issue were simply wrong.

"Immunisation rates in parts of Queensland are well below the safe



level to prevent diseases," he said. "You would not put your children in the car without doing up the seat-belt."

"People who fail to immunise their children are exposing them, and others, to a huge risk."

The executive director of national advocacy group The Parenthood, Fiona Sugden, said immunisation was the only way to stop children contracting diseases.

She said modern medical practitioners and science agreed that immunisation worked.

"People who peddle mistruths about immunisation are putting people's lives in danger," she said.

"Those people prey on those who are vulnerable in our communities, using scare tactics and lies."

Controversial anti-vaccination organisation Australian Vaccination-Skeptics Network claims there is no scientific proof immunisation works and that it can lead to adverse side effects.

It believes the decision to immunise should be left up to individual parents.

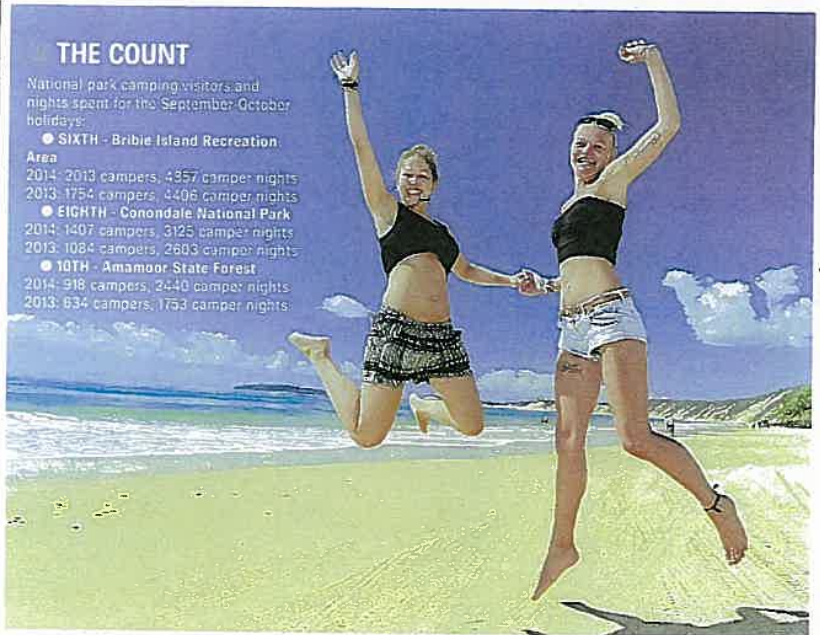
Founder Meryl Dorey could not be reached for comment.

— APN NEWSDESK

THE COUNT

National park camping visitors and nights spent for the September-October holidays:

- **SIXTH** - Bribie Island Recreation Area
2014: 2013 campers, 4357 camper nights
2013: 1754 campers, 4496 camper nights
- **EIGHTH** - Conondale National Park
2014: 1407 campers, 3125 camper nights
2013: 1084 campers, 2683 camper nights
- **TENTH** - Amamoor State Forest
2014: 918 campers, 2440 camper nights
2013: 634 campers, 1753 camper nights



OVER THE RAINBOW: Johanna Meimers from Germany and Emma Brewster from England were just two of the holiday campers who enjoyed Rainbow Beach and surrounding areas.
PHOTO: PATRICK WOODS

We play host to lots of happy campers

THE Sunshine Coast region is home to four of the state's most popular national parks.

More than 5000 people pitched a tent in Bribie Island Recreation Area, Conondale National Park, Amamoor State Forest and Jimna State Forest during the September-October school holidays.

The figures were up on the same period last year.

The four destinations ranked well on the Queensland-wide top 20 national park camping spots ladder.

Bribie was sixth with 2013 campers, Conondale eighth with 1407, Amamoor 10th with 918 and Jimna was 16th with 706.

The 5044 campers spent about 2.5 nights on average in the parks.

Fraser Island with 9290 campers, Cooloolia Recreation Area with 8373

and Inskip Peninsula Recreation Area with 7043 were the most popular Queensland parks.

There are 305 national parks across the state.

Sunshine Coast Destination chief Simon Ambrose said the parks were important marketing tools.

"They fit really nicely with our brand Naturally Refreshing," he said.
— APN NEWSDESK

Halls Creek Community Update

As the Sunshine Coast's largest private investor, Stockland has made a significant contribution to the economic, social and environmental prosperity of the region over the past decade. During this time our business activities and projects have contributed more than \$800 million direct investment enabling 5,000 homes to be built and over 4,600 jobs to be generated.

Since 2009, Halls Creek has been designated under the South East Queensland Regional Plan (SEQRP) as a location that could potentially accommodate growth post-2031.

Stockland welcomes the opportunity to engage with the local community about Halls Creek as the State Government's review of the SEQRP and future urban development areas on the Sunshine Coast progresses.



View of Halls Creek site (85% cleared) south of Bells Creek Road

Stockland is hosting guided

COMMUNITY SITE TOURS OF HALLS CREEK

on **Saturday 25 October 2014**
(10am tour now fully booked & limited spaces available on 12.30pm tour)

Our technical experts will be available to answer questions about the potential development site.

• **BOOKINGS ARE ESSENTIAL** •

BOOKINGS:

For further details and to register for the tour visit:
www.caloundrasouthhalls creek.com.au



Stockland

KEY FACTS

FACT1 Pumicestone Passage will be protected

- Stockland is committed to ensuring that the ecological values of the Pumicestone Passage are protected.
- Halls Creek has a contained run-off catchment which drains through a degraded 140ha wetland which we plan to rehabilitate. Our long term plan for the site is to undertake significant rehabilitation to create a dedicated 400ha conservation area, providing nearly one-third of the site and importantly, covering a 3 kilometre buffer to the Pumicestone Passage.
- At its nearest point the site is located 1.6kms from the Pumicestone Passage.

FACT2 Existing Inter-Urban Break will be maintained

- Any future development at Halls Creek would see the existing 23km inter-urban break between north Caboolture and the Bells Creek interchange retained, as well as the green belt between the Pumicestone Passage and the Glass House Mountains.
- The site is located 1.7kms from the Bruce Highway at its nearest point and is not visible to motorists.

FACT3 Site has low environmental value

- Halls Creek is a former plantation, with more than 85% of the site cleared. The site is degraded, and after many years of forestry activity, was heavily modified prior to Stockland taking ownership of the land. The site is currently being used for cattle grazing.

findings from the **Community Survey** completed by attendees at the **Beerwah East & Halls Creek Community Site Tour** Saturday 25 October 2014

BACKGROUND

Stockland delivered two community site tours on the Saturday 25 October 2014 at 10:00am and 12:30pm which provided the opportunity for interested persons to visit Beerwah East and Halls Creek Identified Growth Areas (IGA), as defined in the *South East Queensland Regional Plan 2009-2031*.

Stockland extended an open invitation through full page and half page advertisements in the *Sunshine Coast Daily* and *Caloundra Weekly* over a nine week period, inviting all interested persons to register to attend one of the community site tours. Tour details were forwarded to the electoral offices of Ministers Powell and McArdle and to the Caloundra Chamber of Commerce which on-forwarded the information to members via two e-news reminders. Stockland also promoted the tour on their website and circulated information to existing registered subscribers.

For each site tour, attendees boarded a bus at Bell Vista and travelled to Beerwah East to view the site. Attendees then travelled onto Halls Creek where they alighted the bus and received a presentation from a number of technical experts, asked questions and presented their thoughts and opinions on the future development of both Halls Creek and Beerwah East. The technical experts provided information and answered questions relating to planning processes, accommodating future growth on the Sunshine Coast, hydrology, environmental issues, and economic development. Following the presentation attendees returned to Bell Vista on the bus.

During the trip from Bell Vista to Halls Creek (including the visit to Beerwah East) all attendees were requested to complete Part 1 of a written Community Survey. On the return trip from Halls Creek to Bell Vista (following the information and Q&A session) attendees were requested to complete Part 2 of a written a Community Survey.

The survey tool was designed and administered by The Hornery Institute in partnership with Stockland and the analysis of the survey data was undertaken by The Hornery Institute – November 2014.

OVERVIEW OF THE FINDINGS

In summary:

- **37 people (19 males and 18 females) completed the survey.**
- **Attendees were mature, long term Sunshine Coast residents.**
- **The natural, environment, beaches, climate and lifestyle of the Sunshine Coast make it a great place to live learn work and play.**
- **Protecting water ways, water quality and the natural environment (in general), planning future infrastructure (roads, public transport and facilities) and providing employment opportunities are priority issues** when planning to accommodate future growth on the Sunshine Coast.
- **A mix of both greenfield development and redevelopment of existing urban areas through increased density** were the preferred approaches to accommodating the projected population growth on the Sunshine Coast.
- **Support was expressed for proactively planning ahead** to assess the suitability of land for future development, ahead of need.
- **Beerwah East – CHALLENGES** to future development include management of waste water and the water ways, the prohibitive cost of purchasing the existing timber leases and the environmental impacts associated with clearing the site.
- **Beerwah East – OPPORTUNITIES** for future development include its proximity to rail infrastructure, the site is large and flat and the potential job opportunities and flow-on benefits to the existing Beerwah community.
- **Halls Creek – CHALLENGES** to future development include the protection of the natural environment (and the need for rehabilitation) and potential impacts on Pumicestone Passage, existing community perceptions (including myths and misconceptions) and providing employment opportunities.
- **Halls Creek – OPPORTUNITIES** associated with the future development include job creation, the site is a logical extension of Caloundra South, it is in single ownership and provides the opportunity to leverage already planned infrastructure, and the site is currently cleared and 'fit for purpose'.
- It was interesting to note that attendees only made **limited mention of the inter-urban break** as an important issue for consideration.
- The majority of attendees expressed **support for further investigation** to fully understand the challenges and opportunities associated with the potential future development of Beerwah East and Halls Creek.
- The majority of attendees found the tour very informative, expressing their **thanks to Stockland** for the opportunity to attend and highlighting that staff were patient, polite and knowledgeable. Attendees also noted that the tour **helped to address the misinformation** which is currently circulating in relation to the Beerwah East and Halls Creek.

PART 1

The Attendees...

- In total 38 people attended the Beerwah East & Halls Creek Community Site Tour and 37 people (19 males and 18 females) completed the community survey.

- **Mature couples and singles attended** - All attendees were aged 45 years or older, with 59.3% of attendees being 70 years or older. *One attendee actually mentioned that there was a lack of younger people in attendance.*

The majority of attendees (59.5% - 22 persons) were currently living as part of a couple household without children, while 21.6% of attendees (8 persons) lived alone.

- **A high percentage of retirees attended** – the majority of attendees were retired (62.20% - 23 persons). A smaller (but noticeable) number of attendees worked in professions related to the construction and property development industry (six attendees) and five attendees worked in education.

- **Long term Sunshine Coast residents** – the majority of attendees (73.0% - 27 persons) had lived on the Sunshine Coast for five years or more; seven attendees had resided in the region for between two and five years; and 2 attendees were relative newcomers only living on the Sunshine Coast for between 6 and 12 months. One attendee did not live on the Sunshine Coast.

- **Living on the coast and in the hinterland** – attendees included persons who lived within the coastal strip (including Golden Beach, Pelican Beach, Shelley Beach, Moffat Beach and Caloundra) as well as hinterland residents (including Mooloolah, Maleny, Mt Ninderry and North Arm).

Reason for attending...

- The majority of attendees identified that their reason for attending the community site tour was to gain information and to be better informed.
- A number of attendees highlighted their concern regarding the impact of the development on Pumicestone Passage, while other attendees expressed a more general interest in environmental issues.
- A lesser number of attendees expressed a general interest in the future development proposal, while other attendees expressed concern about ongoing development on the Sunshine Coast.

	RESPONSES
THEMES - in order of most frequently cited	Greater understanding – to be better informed <ul style="list-style-type: none"> - To be better informed; increase understanding and knowledge; to seek and learn - so I can have an informed opinion - The truth; correct information; no others have this information - To see what is proposed; wanted to see the lie of the land - Been following debate in the local press - General interest in knowing what is planned in the area - Just moved to area & wanted to know more about our new home
	Concern for the Passage <ul style="list-style-type: none"> - Impact of further development on Bribie passage - My interests in Pumicestone Passage; interest in environmental impact on Pumicestone Passage - Ramsar Sanctuary
	An interest in environmental issues <ul style="list-style-type: none"> - Environmental & climate change concerns (x2) - Interest in environment - How will we remain sustainable?
	An interest in the future development <ul style="list-style-type: none"> - Interest in future development (x2) - Interested in growth - To find out future development for the Caloundra area - & possible investment
	Concerned by future development <ul style="list-style-type: none"> - Concerned about extent of development - if we continue developing. - Concerns RE changing Sunshine Coast development plan - Over population would be a problem for us - Concern about Sunshine Coast development

What's great about the Sunshine Coast...

- Most frequently it was identified that the natural environment, beaches, climate and lifestyle were the key components which made the Sunshine Coast a great place to live, learn, work and play.
- A number of attendees also mentioned their easy access to the beach, hinterland and Brisbane, and the range of facilities and nature based activities available on the Sunshine Coast also contributed to the appeal of the region.
- Mention was made (by two people) that the good aspects of the coast were 'going' and overcrowding was an issue.

THEMES - in order of most frequently cited

	RESPONSES
The natural environment	- Natural environment (x5), varied habitat, room for native flora and fauna, wetlands, forest areas, clean environment, clean air, Pumicestone Passage (x2), waterways (x2)
The beaches	- Beaches (x10), coastal environment, sea breezes, clean beaches, seaside atmosphere
The climate	- Climate (8), sunshine (x4), its year round enjoyable climate, weather
The lifestyle	- Lifestyle (x4), simpler life, relaxed/ easy/ uncongested lifestyle, casual and away from busy centres, rural community feel, rural and coastal atmosphere, holiday atmosphere, family orientated
Access to...	- Accessible, proximity to beach, hinterland (x2), close to Brisbane (x4), close access, close proximity,
Facilities	- Facilities – hospital (x2), infrastructure, facilities for retired people, good facilities, city services, the university, good shopping, entertainment
Nature based activities	- Nature based activities - bushwalking, bird observing, photography, education, esplanade walks, fishing, accessible national parks, natural areas close by to visit
An active community	- Active community, generosity of the public, involvement in the community & church, TAPP
Low density environment	- Low rise development, low key development, low density population
No traffic congestion	- Only local traffic to with no traffics congestion, traffic lights or endless roundabouts
Sense of separation	- Segregation from southern cities, contains separate locations giving village feel
Views	- Views
Council development policies	- Council development policies

Key issues for consideration when planning for the future...

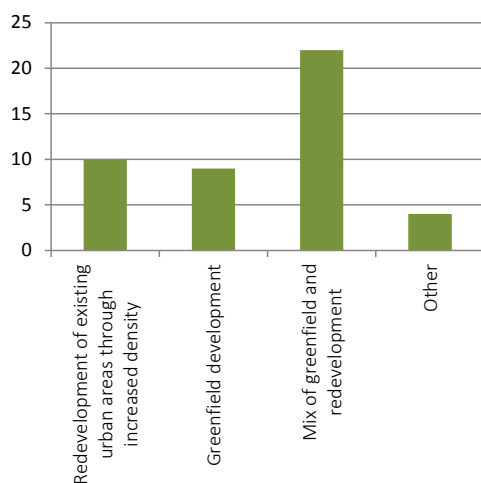
- Attendees identified that protecting the natural environment and more specifically water ways and water quality were the priority issues that should be considered when planning to accommodate future growth on the Sunshine Coast.
- In addition, planning for the provision of efficient roads and public transport, facilities (e.g. schools, services for the elderly) and future employment opportunities were identified as important.
- Consideration should also be given to the future housing typologies to better meet the community's needs and where higher density development should be located on Sunshine Coast.

THEMES - in order of most frequently cited

	RESPONSES
Protecting water ways and water quality	- Preservation of waterways (x4), Pumicestone Passage (x6), rising sea levels - Away from Pumicestone Passage area as is very fragile and needed for environment for wildlife both land and sea (x2).
Preservation of the natural environment	- The natural environment (x6), environment impacts (x2), environmentally stable - Effects on beaches, forests, animals, habitat loss, pollution, climate - Green/ environmentally sustainable and leader in related technology (e.g. solar power, water conservation) - Allocations for reserves and parks
Efficient roads and public transport	- Public transport needs to be improved, ensure efficient public transport - Transport (x2), improved roads (x4) - especially to Brisbane - Plan residential areas around current rail road infrastructure
Facilities	- Good facilities, services/ accessibility for the elderly, Facilities, having infrastructure ahead of need, school facilities, etc...
Provide employment opportunities	- Employment (x2), more employment focus, industry to provide employment
Low density development (except within specific areas)	- Low rise development, prefer low growth of population, 'not like the Gold Coast' - Keep highrise restricted to current areas of Mooloolaba, Cotton Tree and Maroochydyore
Housing types	- Higher densities for residential dwellings, type of development - house styles etc., rethinking current housing forms
Include interurban breaks	- Interurban breaks - peri urban growth, To retain discreet areas of green space between developments large enough to be valuable to the community
Carrying capacity	- Carrying capacity - When does our government say or accept that enough is enough?
The 'coastal' feeling	- To keep 'feeling' of Caloundra as a tourist destination - not part of greater Brisbane - Pace
Amenity	- Amenity
Council development policies	- Council development policies

Preferred options for accommodating future growth Sunshine Coast...

- Attendees identified a mix of both greenfield development and redevelopment of existing urban areas through increased density was their preferred approach to accommodating the projected population growth on the Sunshine Coast.
- In addition, it was recommended that future planning should be characterised by community involvement; located in area which are already degraded; protect Pumicestone Passage and not result in ribbon highrise development along the coastal strip (like the Gold Coast).
- Areas identified for redevelopment with increased density should be located near existing train stations.



Planning ahead...

- The majority of attendees (89.20%) thought that it was a good idea to identify areas of land for further study to assess whether it is suitable for future development, ahead of need.

It was identified that early identification and assessment of areas of land for future development would lead to better overall planning outcomes, including improved infrastructure and service provision and understanding and management of environmental impacts. Planning should be informed by timely community consultation.

PART 2

Beerwah East...

- The majority of attendees (26 persons - 70.30%) had never visited Beerwah East prior to the Community Site Tour and 86.5% had never participated in a consultation activity regarding the potential future development area.

Impressions of Beerwah East...

- Most frequently attendees identified that they felt Beerwah East was potentially suitable for long term development, however they also identified that the site was currently heavily vegetated and would require lots of work to get it to development stage.

	IMPRESSIONS
Potential for future development	<ul style="list-style-type: none"> - More viable/ appropriate for future development (x3), suitable for assessment (x2), great potential for growth/ housing development (x3), - I loved the country style living that hopefully will be developed - Potential transport corridor will almost certainly result in the development of housing
Heavily vegetated with creeks	<ul style="list-style-type: none"> - Forestry still growing, lots of trees, Need protect trees, a pity to do away with oxygen creation if it could be avoided, Rural undeveloped (happy cows grazing contentedly), good to see native riparian areas within the plantations, Lots of small creeks
Needs a lot of work	<ul style="list-style-type: none"> - Needs a lot more work than Halls Creek (x3), there are greater challenges to get to a development stage (x2)
An opportunity for Beerwah	<ul style="list-style-type: none"> - Close to major centre – Beerwah (x2), - It would be very good for the prosperity of Beerwah
A large area	<ul style="list-style-type: none"> - Large relatively flat site degraded by forestry, A large area
Environmental issues	<ul style="list-style-type: none"> - Environmental issues - land drains to Bells and Coochin Creeks
Very expensive option	<ul style="list-style-type: none"> - Very expensive to buy out forestry leases
Not suitable	<ul style="list-style-type: none"> - Not suitable, there are lots of better sites on the Sunshine Coast but the developer would not make the same profit
Along way away	<ul style="list-style-type: none"> - A long way away
Transport concerns	<ul style="list-style-type: none"> - I am concerned with regards to transport for any development.

THEMES - in order of most frequently cited

Halls Creek...

- The majority of attendees (33 persons - 89.20%) had never visited Halls Creek prior to the Community Site Tour and 75.70% had never participated in a consultation activity regarding the potential future development area.

Impressions of Halls Creek ...

- Most frequently attendees identified that they felt Halls Creek presented a great opportunity for development and is well suited to urban development, highlighting that the site is already ready cleared and degraded.
- A number of attendees also noted that the Halls Creek site is elevated, undulating and with good views and highlighted the importance their concern for the environment and the protection of Pumicestone Passage.

	IMPRESSIONS
A great opportunity and well suited for urban development	<ul style="list-style-type: none"> - Great opportunity (x2) for the area - but will it happen?, great block of land, impressed (x2) - Will prove to be a lovely spot to live, urban development seems to be an excellent choice of land use, looks good - Very well suited, suitable for purpose (x2), easier to develop, environmentally and for drainage
Already cleared	<ul style="list-style-type: none"> - Clear site/land (x4), already cleared for building and construction, wide open space - Degraded land, ecologically it has been destroyed
Elevated and undulating	<ul style="list-style-type: none"> - Elevated, higher land than I had thought (x3), very good views - High undulating (x2),
Concern for the environment and the protection of Pumicestone Passage	<ul style="list-style-type: none"> - has made provision for the Pumicestone Passage and water quality, Natural drainage, protect the precious wetland's corner and the passage - Still environmental concerns, When it is fully built-up and subject to cyclonic flooding the passage will suffer, Close to the Passage
Regenerate the site	<ul style="list-style-type: none"> - Could regenerate under the right conditions, re-attract native wildlife - it would be my hope that man is not the only species involved in life on the site
Proximity to Caloundra South	<ul style="list-style-type: none"> - Proximity to Caloundra South and the new interchange, I didn't realise that Halls Creek & Caloundra South are so close to one another
Suitable for farming	<ul style="list-style-type: none"> - Too open for development - more suitable for farming, Suitable for grazing
Very flat	<ul style="list-style-type: none"> - Very flat, almost level
Environment is being considered	<ul style="list-style-type: none"> - Environmental considerations seem to be well thought out
Needs infrastructure	<ul style="list-style-type: none"> - Infrastructure is needed first
Needs employment opportunities	<ul style="list-style-type: none"> - Currently have no industry to support employment after completion
A logical extension of Caloundra South	<ul style="list-style-type: none"> - A logical extension of Caloundra South
Visual buffer from highway	<ul style="list-style-type: none"> - Protection from the highway by forestry
Preferable to Beerwah East	<ul style="list-style-type: none"> - Preferable to Beerwah East

THEMES - in order of most frequently cited

Beerwah East... challenges and opportunities...

- Attendees identified that the major **CHALLENGES** facing the future, long term development of Beerwah East included the management of waste water and water ways, the prohibitive cost of purchasing the existing timber leases, clearing the pine forests and the potential environmental impacts of the development.

It was also noted that there would potentially be road and transport challenges and resistance from the local community.

- Attendees identified that the major **OPPORTUNITIES** associated with the future, long term development of Beerwah East included the proximity of the site to the existing and proposed rail infrastructure, the large and flat nature of the site and the job opportunities that will be generated by the development.

It was also identified that locating future urban growth on the western side of the highway and therefore supporting the growth of the Sunshine Coast's hinterland rail towns was an opportunity presented by the development of Beerwah East.

THEMES - in order of most frequently cited

	CHALLENGES
Water ways and waste water management	- Waste water disposal and stormwater management (x7), need same water safeguards as Caloundra South, the effects on Pumicestone Passage, management of waterways (x4), site has a couple of creeks so greater costs and consideration in planning required
Cost to purchase timber leases	- Timber lease – buy-out cost (x7), timing of any development given the long term lease, more cost/work to develop
Clearing the pine forests	- Pine forest, replacement of timber supply, forestry issue - can be dealt with over time/ progressively, clearing land, site clearing
Environmental impacts	- Environment 1st priority (x3), need greater environmental infrastructure
Road and transport	- Transport, how will the M1 cope with increased traffic?, road construction, roads
Community resistance	- Community resistance (x2), convincing locals of need for large development, community support
Developing no-impact industry	- Developing industry that is not 'intrusive (e.g. polluting & destructive of the environment) (x2)
Access to water	- Where do these people access water?
Change of Government	- Change of Government local Council
Vegetated	- Similar to Halls Creek except for more vegetation
Infrastructure	- Infrastructure

THEMES - in order of most frequently cited

	OPPORTUNITIES
Proximity to rail	- Connection to rail (x7), transport via rail to port/ airport/ Brisbane, nearby infrastructure
Large and flat	- Flat site, large site, will become available as trees harvested, large area of land which ultimately in the future will be needed (x2)
Job opportunities	- Local job creation seems a much better option (esp. for families), jobs (x2), as this develops work opportunities will be available (x2)
Support Beerwah and the hinterland	- Would be of benefit to Beerwah (x3), benefits to Beerwah township, supports hinterland communities
Growth west of the highway	- expansion on the west side of highway (x3),
Growth	- Growth for the area (x3)
Integrate rail and road	- Is good opportunity to integrate with road - (CAMCOS transport)
Community support	- People/ business want it
Distance from the passage	- Further away from the passage
Regional integration	- Better integrate railway towns with the Coast

Halls Creek

challenges and opportunities...

- Attendees identified that the major **CHALLENGES** facing the future, long term development of Halls Creek included the protection of the environment and Pumicestone Passage and the rehabilitation of the site (including the wetland) to provide habitat for native animals.

It was also noted that community perceptions and people's attitudes were going to be a major challenge; in particular overcoming current myths and misconceptions regarding the potential development of Halls Creek.

- Attendees identified that the major **OPPORTUNITIES** associated with the future, long term development of Halls Creek was the creation of job opportunities and associated prosperity for the community, and that the site was a southern extension of Caloundra South and had the potential to leverage and connect with the infrastructure being planned and delivered immediately to the north.
- It was also noted that the Halls Creek site was already cleared of much vegetation and presented the opportunity to include community facilities which responded to the community's needs and appetites.

THEMES - in order of most frequently cited

	CHALLENGES
Protection of the environment and the Passage	- Protection of environment, waterways and Pumicestone Passage (x10), drainage, containment during high rainfall (x2), keeping domestic animals out of natural areas
Community perceptions	- Community perception, People's attitude (x3), Community opposition(x2), explaining to people and overcoming myths and misconceptions
Habitat and wetland rehabilitation	- Plan for spaces for native animals to live and breed (x2), maintenance of wetland(x2)
Jobs	- Employment, Jobs
Transport connections	- Transport to port/airport rely on road, transport
Scale of development	- Next to Caloundra South - makes for a large built up area (x2), urban expansion
On the periphery of the Coast	- It is an appendage to the Sunshine Coast, distance from other locations on the Sunshine Coast, does not integrate as well as Beerwah East
Funding	- Market take up of Caloundra South, funding
Maintaining development standards over time	- But do not trust current State and Federal Governments to enforce environmental conditions, maintain standards over time & listen to people's needs and concerns
Inter-urban break	- Maintain SC independent feel/separation
Timing	- Inclusion as IGA in SEQRP is premature
Insect management	- Mosquitos & sand fly control
A sense of place	- To develop a sense of 'place' - my place

THEMES - in order of most frequently cited

	OPPORTUNITIES
Job opportunities and prosperity	- Jobs (x4), building work to support slow time, Industrial development which will create jobs, wealth creation and growth
An extension to Caloundra South	- Extension of Caloundra South (x3), owned by developer who owns Caloundra South (x2), flows into infrastructure already planned or in place
Fit for purpose	- Easy to develop, site is in a ready state for urban development, cleared site, looks ideal for purpose (apart from position)
Community facilities	- Creating facilities for a different demographics (i.e. retirees as opposed to young families), Shopping contained in area, community buildings
Stockland - creating a place to call home	- Stockland seem to have the interests of the community, good staff would help people to get the feel of home
Access to Bruce Highway & Brisbane	- Access to Bruce Highway, closer to Brisbane, will bring the 'Bruce' closer to Pelican Waters and Caloundra
Long term opportunity	- Long term planning opportunity, provides for more land to be available
Habitat management	- Wetland management, care about the needs of animals to move about safely
Ongoing maintenance	- Develop some arrangement with local Council about maintenance, trees suitable for the purpose
Affordable housing	- Reasonable cost of housing

Further investigation...

- The majority of attendees (24 persons) agreed that there needs to be further investigation to fully understand the challenges and opportunities associated with the potential future development of Beerwah East and Halls Creek.

In particular, attendees recommended that an overarching strategic planning approach should be adopted, there needs to be further mapping of the environmental impacts, balanced information on both sites needs to be provided to enable the community to make a balanced assessment, and to fully understand the associated employment and job opportunities.

- A lesser number of attendees (11 persons) stated that there did not need to be further investigation due to the thorough investigation that had already been undertaken and because there is currently no need to make a decision between the two potential development sites.

THEMES - in order of most frequently cited

	YES – further investigation into...
An overarching strategic approach	- Strategic inclusion, need an overall plan for schools (x2), shops, trains, bus (transport) (x3), simple explanations and maps of the whole Caloundra area so people can easily understand concepts and development
Understand the environmental issues	- Not destroying Pumicestone passage, ecosystem, Halls Creek area Coochin interface - recreation use of area also a great concern not just water run off, needs further explanation with less spin
Need information on both sites	- Information not provided on Beerwah East, It is hard to make a proper judgement with the site at Beerwah, has Beerwah East been explained at all?
Understand the employment opportunities	- Employment (x2)
Wait to see the impacts of Caloundra South	- First see what impact Caloundra South has on area
What next???	- my concern about Halls Creek would be what develops around the development

THEMES - in order of most frequently cited

	NO further investigation
It is well in hand	- think you have it well in hand, It seems that the challenges & opportunities are well understood by Stockland but potentially issues that need investigating might arise in the future that are as yet unknown, been well investigated (x2), I understand all relative studies have been investigated, very well informed
No need to make a decision at this time	- Both should remain on table, Both should remain on table, no need for decision at this time - issue for the future, no need for decision at this time - issue for the future
Both sites will be needed	- Both will eventually develop, Both will eventually develop
Added awareness	- Todays tour has made more aware

What surprised or interested you most?...

- Attendees identified that they found the community site tour very informative and that it was productive to dispel many of the myths and misconceptions that were currently circulating regarding the potential, long term development of Beerwah East and Halls Creek.
- A number of attendees as noted that they were surprised by the scale and location of each site, the elevated nature of the Halls Creek site.
- A small number of attendees expressed concern regarding the potential environmental impacts (in particular, the proximity to the Passage) of the project and perceived that the presentations were biased towards the development of Halls Creek.

THEMES - in order of most frequently cited

	IT SURPRISED ME...
Extent of information	- Very informative (x2), dispels myths and misconceptions, amount of research, great to get a good overview, study already undertaken, good to be able to see things as they are
The scale and location	- Extent of the area (x2), scale of sites, the scale of the development, extent of development, I now understand where Caloundra South and Halls Creek are situated with the highway and the Passage
Halls Creek elevation	- Interested to see landforms of each site (and drainage), Surprised about elevation and drainage of Halls Creek, The height of the land and its type - rolling plain
Environmental concerns	- That they would even think about building so close to the passage, the need for 'native creatures' environment (rehabilitation) to commence now to be ready for the future preservation of species
Biased towards Stockland	- Presentation slanted towards Stockland (Halls Creek), so one-sided - Stockland did not have people to talk that want Beerwah East as IGA
Community understanding	- Level of community understanding of process
The wetlands	- Possibilities of the Wetlands
No young people attending	- The lack of younger generation attending
Commitment to environment	- Depth of commitment to understand and develop results to maintain environment
Halls Creek – best option	- Halls Creek seems best option - development is not imminent
The project timing	- The time it takes to get a project up, the time lag before Caloundra City & Pelican Waters residents will get any benefit from the interchange
Proximity to existing roads	- To learn where Bells Creek Road travels and comes and crosses Caloundra Road

Community feedback...

- The majority of attendees found the Community Site Tour very informative and well organised, and noted that it helped to address the misinformation which is currently circulating in relation to the Beerwah East and Halls Creek Identified Growth Areas.
- Some of the attendees would have liked more time to explore each of the sites, while a lesser number thought that the presentation was biased towards the development of Halls Creek.

	COMMUNITY FEEDBACK
Very informative – helps to dismiss the myths	- Very useful – informative (x11), good/ enjoyable/ interesting (x4), Very informative - laid to rest misinformation, good opportunity – THANKS, an eye opener, changed my impression of Halls Creek, informative, well done, dismisses the myths which were circulating
Very well organised	- Very well organised (x6), very well presented, great - thanks heaps for Stockland & Fleur,
Very thorough (Stockland)	- I take my hat off to Stockland for being so thorough - I wish it didn't have to happen - but if it has to there's lots of business that would not give it the care Stockland is showing.
Too rushed	- Would have appreciated more time to walk about site, too rushed, a bit rushed (although it was several hours)
Biased presentation	- Highly orientated towards Halls Creek, Just one side presented. - Stockland is using its money to present its biased case for the development of its land - not what is better for the community,
Prefer printed material	- Presentations could have been given as printed material
Watch housing density	- Stockland will have to watch housing density in all of its projects

THEMES - in order of most frequently cited

Last words...

- The majority of attendees expressed their thanks to Stockland for the opportunity to attend the Community Site Tour and highlighted that the staff were patient, polite and knowledgeable.
- A small number of attendees recommended that the assessment of Beerwah East and Halls Creek to determine the appropriateness of each site for future development should be undertaken by an independent body.

	ADDITIONAL COMMENTS
Thank you	- Thank you (x4), thank you for having experts to talk from their field & listen to those present, all good, staff incredibly patient, polite and knowledgeable
Independent investigation needed	- The sites need to be investigated by an independent body - not Stockland, money involved, political involvement?
Flooding amelioration	- I was relieved for future owners of homes that future flooding does not seem to be an issue
Needs overall plan	- Need to see overall plan (model)
Keen to monitor progress	- We will be watching closely on progress
Green areas management	- Are cattle on the proposed future 'Green' areas?, is there a current rehab program (if not - why not?)
More questions...	- Still don't understand how Beerwah East site is being considered as it is government land.
Inter-urban break important	- Inter urban break is very important and should not be reduced.

THEMES - in order of most frequently cited