

# CALOUNDRA SOUTH INVESTOR TOUR



NOVEMBER 2011

# CONTENT



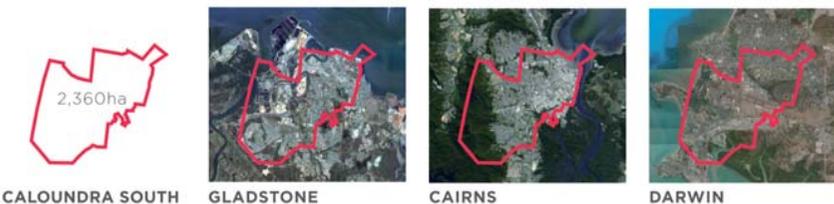
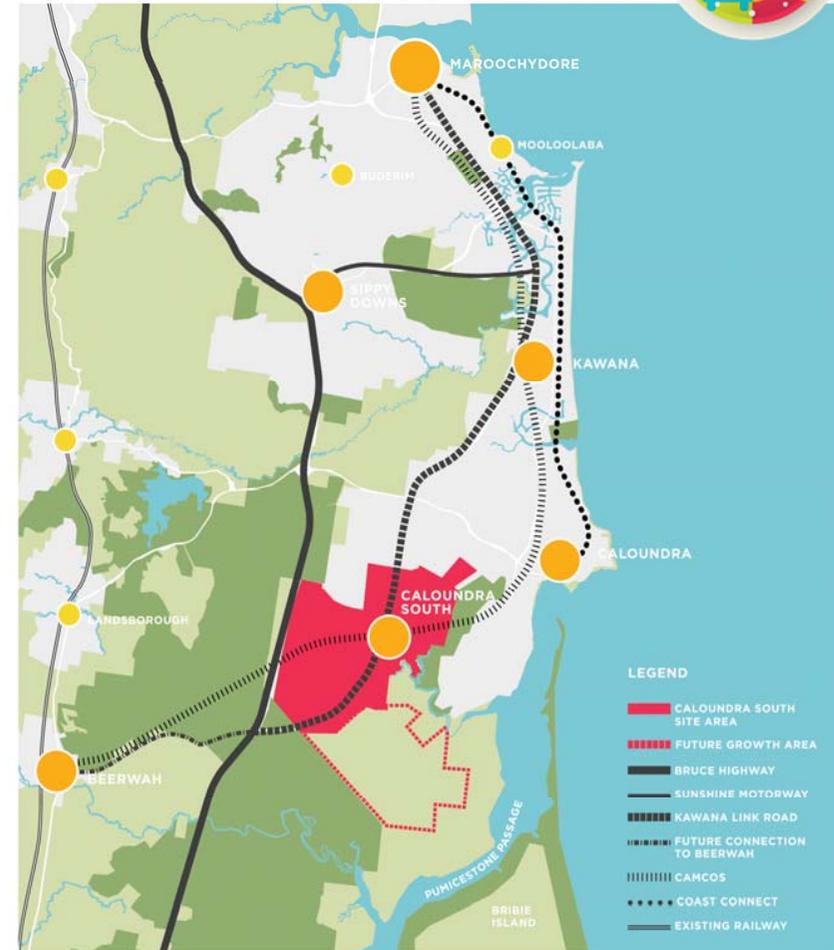
- Caloundra South overview
  - **Ben Allen, General Manager Sustainable Communities**
- Planning and Approvals status update
  - **Marc Wilkinson, QLD Planning and Approvals Manager**
- Masterplanning and delivery
  - **Ben Simpson, Project Director - Caloundra South**



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# PROJECT OVERVIEW

- **Location** - ideally placed at the gateway to the Sunshine Coast and close to Brisbane
- **Scale** - 2,360 hectares, home to 50,000 people
- **Value** - \$5bn end value
- **Ownership** - master developer and single ownership
- **Diversity** - opportunity to leverage 3-R synergies
- **Certainty** - Development Scheme approved by Urban Land Development Authority (ULDA)



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# SUNSHINE COAST GROWING RAPIDLY



- **Population growth**  
strong projected population growth (2.1% p.a.)
- **Trade area growth**  
strong trade area growth (71%)  
~132,000 growing to ~226,000 people by 2031<sup>1</sup>
- **Public infrastructure investment**  
Kawana Hospital - \$2.5bn investment, largest hospital project in Australia
- **Proximity to Brisbane**  
1 hr drive, direct access to highway
- **Lifestyle** – proximity to hinterland, waterways and beaches

**Population expected to grow to 500,000 by 2031<sup>2</sup>**



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1. Urbis
2. Office of Economic and Statistical Research (Qld)

# FUNDAMENTALLY UNDERSUPPLIED



## SUNSHINE COAST RESIDENTIAL DEMAND & SUPPLY (VACANT LOTS) 2011 - 2031<sup>1</sup>



### RESIDENTIAL

- Undersupplied by 6,000 lots (13%)
  - Major competitor land supply Exhausted by 2020
- Affordable market opportunity

## SUNSHINE COAST RETAIL DEMAND & SUPPLY (GFA) 2011 - 2031<sup>2</sup>



### RETAIL

- Undersupplied by 412,000m<sup>2</sup> (56%)
  - Growth of competitor holdings constrained
- 71% growth in trade area population expected

## SUNSHINE COAST COMMERCIAL/INDUSTRIAL DEMAND & SUPPLY (ha) 2011 - 2031<sup>2</sup>



### COMMERCIAL/INDUSTRIAL

- Undersupplied by 377ha (41%)
  - Superior access, location
  - Supporting infrastructure

Positioned to service undersupply, generate employment and deliver affordable product



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1. Office of Economic and Statistical Research (Qld)  
2. Urbis

# PLANNING AND APPROVALS

MARC WILKINSON, QLD PLANNING AND APPROVALS MANAGER



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# APPROVAL CAPABILITY



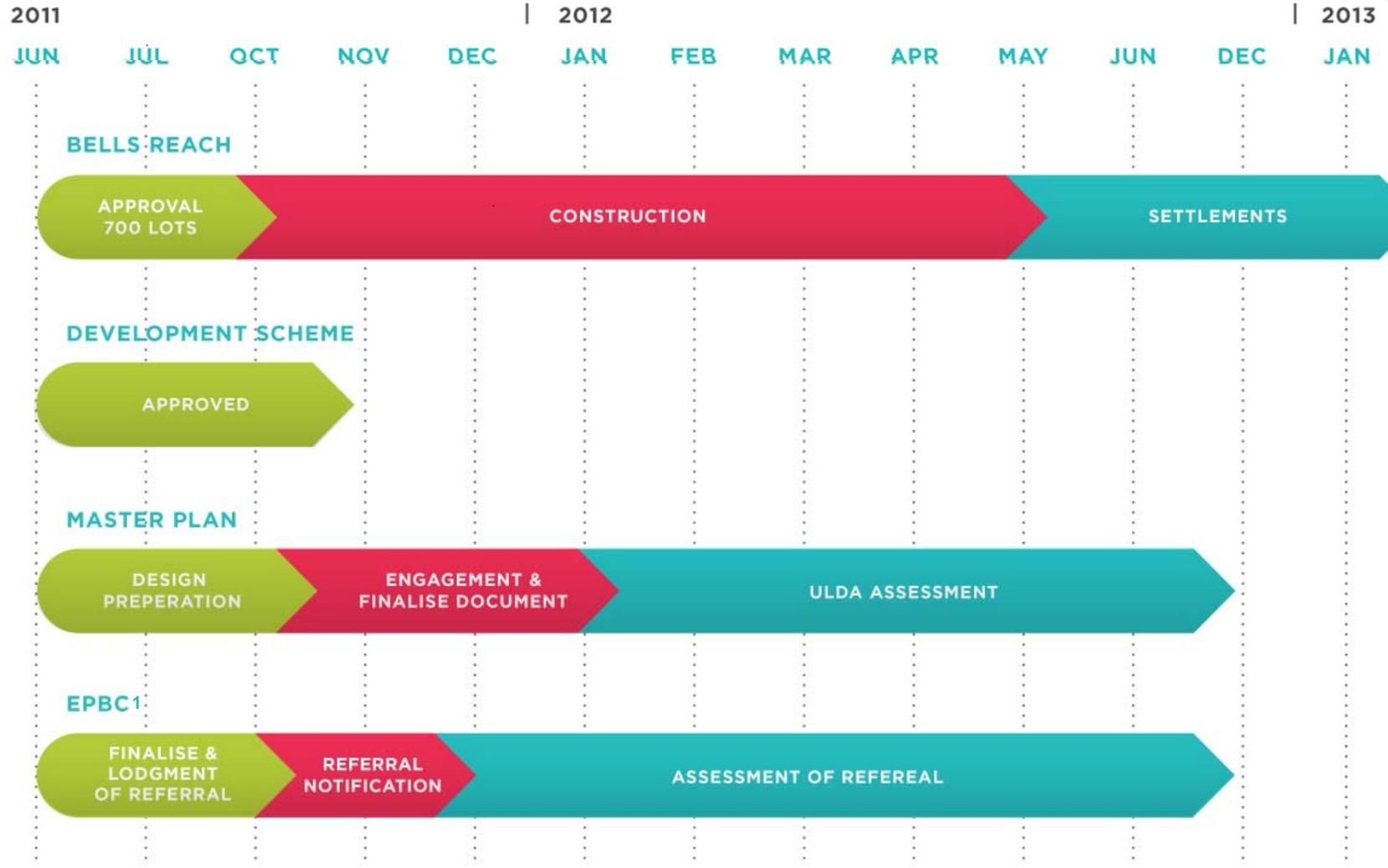
- **National Approval and Design Team**
  - National and State capability to ensure pipeline
  - Seen as valued partner to public authorities
- **Caloundra South**
  - Expertise in community building and government engagement has wider benefits across portfolio
  - Leverage of Caloundra South project has improved Stockland's capability to build value through community creation.
- **Competitive advantage**
  - Speed to market via specialist planning teams
  - Quality of approval to ensure value of product to market



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# APPROVAL TIMEFRAMES



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1. EPBC – Environmental Protection and Biodiversity Conservation Act 1999

# APPROVED DEVELOPMENT SCHEME



- Approved October 2011
- Secures development entitlements

## ***Commercial Property***

- 117,000m<sup>2</sup> Retail
- 65,000m<sup>2</sup> Commercial
- 650,000m<sup>2</sup> Industrial/service industry and showrooms

## ***Residential***

- 20,000 dwellings

## ***Retirement***

- Multiple villages



# APPROVAL PROCESS



**Bells Reach**  
(Early Release Area) ✓

**Development Scheme**  
Secure Development Rights ✓

**Master Plan Approval**  
Detailed Approval

**EPBC**  
Federal Approval



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# INFRASTRUCTURE



- **Infrastructure charge benchmarks**
  - Comparative charges of \$25,000/lot<sup>1</sup>
  - State-wide infrastructure cap \$28,000/lot
- **Key infrastructure**
  - Kawana arterial road extension
  - Rail connection to city line 2031
  - Bruce Highway Interchange – to be funded by Federal Government
  - Draft Infrastructure Agreement prepared
  - Water and sewer solution under development
  - Social infrastructure catered for



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1. Comparative charges for Ripley Valley Urban Development Area (UDA)

# COMMUNITY CONSULTATION



- **Extensive consultation**
  - Continual stakeholder engagement
- **Communication process**
  - Key concerns being addressed
  - Environmental benefits package developed
  - Public transport strategy to address community needs
  - Open space Master Plan to cater for environmental conservation
- **Statutory engagement process**
  - Caloundra South Master Plan and EPBC Report to be publicly exhibited
  - Engagement with all key stakeholders to continue



# DEVELOPMENT CERTAINTY



- **Current status**
  - Development Scheme approved
  - Master Plan in preparation
  - EPBC response in preparation
- **Land uses**
  - Preferred locations for main land uses
- **Infrastructure**
  - Location of major infrastructure identified
- **Future planning process**
  - ULDA main approval authority



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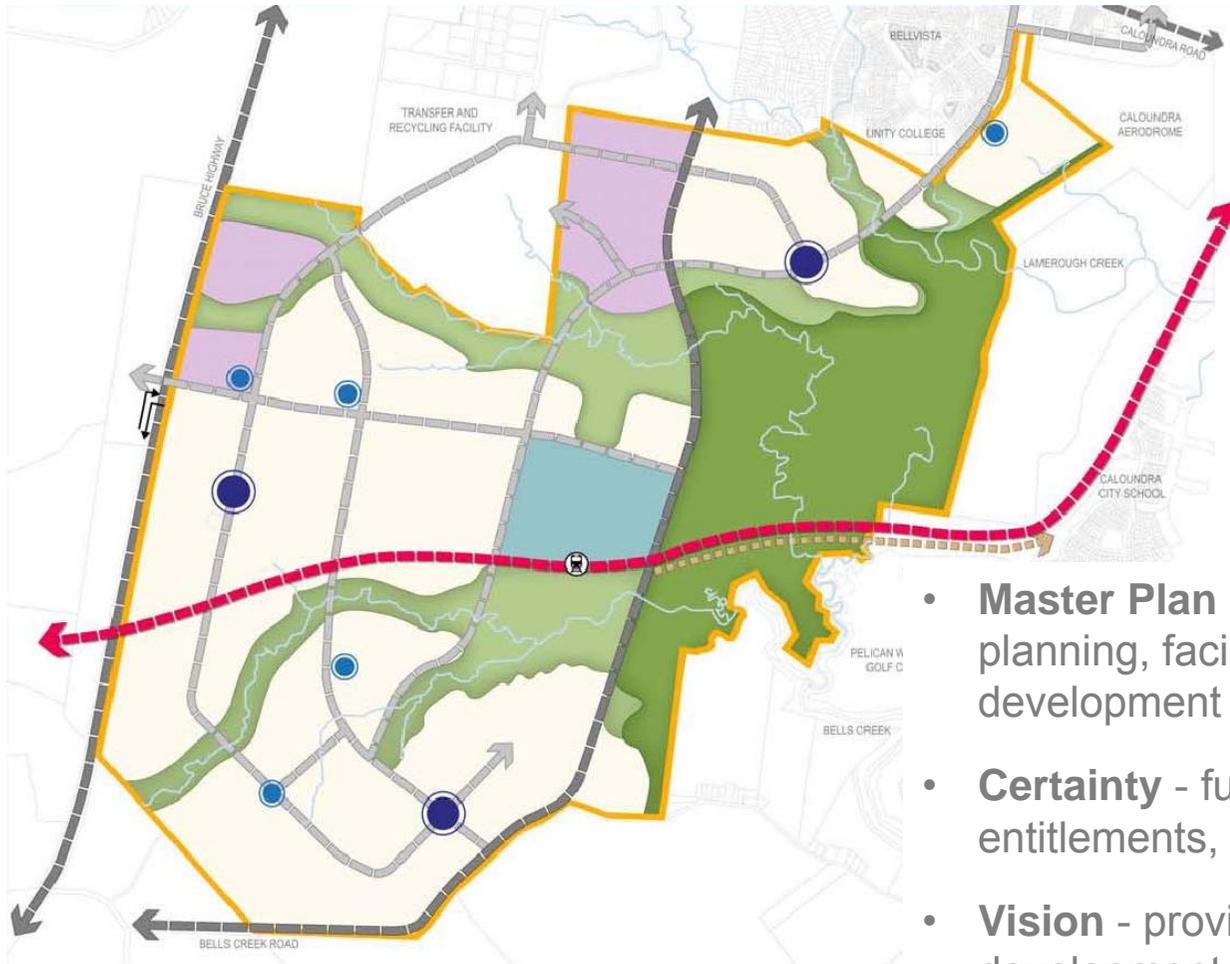
# MASTERPLANNING AND DELIVERY

BEN SIMPSON, PROJECT DIRECTOR – CALOUNDRA SOUTH



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# MASTER PLAN OUTCOMES



- **Master Plan purpose** – define next layer of planning, facilitate progressive and orderly development
- **Certainty** - further define development entitlements, allow for flexibility
- **Vision** - provides Stockland’s detailed development vision
- **Implementation** - identifies land uses, subdivision layout, community provisions, environmental features, sustainability and infrastructure outcomes



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# DEVELOPMENT STAGING



- **First stage commenced**  
Bells Reach provides immediate supply and FY12 settlements
- **Long term pipeline secured**  
25 – 35 year project
- **First residential settlements at Caloundra South**  
~300 lots sales per year from FY14, growing to ~900+ per year with multiple development fronts
- **Retail development and retirement living**  
Opportunity to commence FY15
- **Staging of development**  
Opportunity for multiple selling fronts through early delivery of requisite infrastructure to Bruce Highway and Caloundra Road



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# A UNIQUE CUSTOMER OPPORTUNITY



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# KEY TAKE OUTS



- **Strong market dynamics**
- **Certainty and flexibility in approval process**
- **A vibrant and sustainable community**



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