




PROJECT PROFILE

CREEKWOOD

Caloundra - Sunshine Coast

Residential Estate - Transit Orientated Development (TOD)

FAST FACTS

CLIENT	AV Jennings
SCALE	800+ mixed density residential dwellings, open space and parklands
DISCIPLINES	  
HIGHLIGHTS	<ul style="list-style-type: none"> • Master Planning which supersedes current planning scheme to create a development based on TOD principles & water sensitive urban design features • Structure Planning to support alternative transport modes & a variety of housing types



The Creekwood Site initially presented a number of challenges that had to be solved before development could occur. These included stormwater drainage constraints due to the nearby waterway, the flat grades present on the site and the need for the proposal to integrate with proposed Meridian Plains Transport Hub. Adept at working as part of a multi-disciplinary project team, JFP responded to these challenges by intergrating several Water Sensitive Urban Design features into the layout and focussing the Urban Design on the proposed Transport Hub.

The proposal could be described as groundbreaking, in a sense that it was introducing TOD style principles to the Sunshine Coast. To pioneer this new style of development, JFP had to draft precise planning arguments so as to encourage Council to adopt this innovative urban form. JFP was also able to negotiate multi-layered planning approvals for a creative product mix; which included rear loaded dwellings, loft dwellings and multi-story mixed use residential precincts.

Involvement with the Creekwood Project has demonstrated JFP's experience with a wide range of residential product types and how to best negotiate multi-layered approvals from Council.