

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

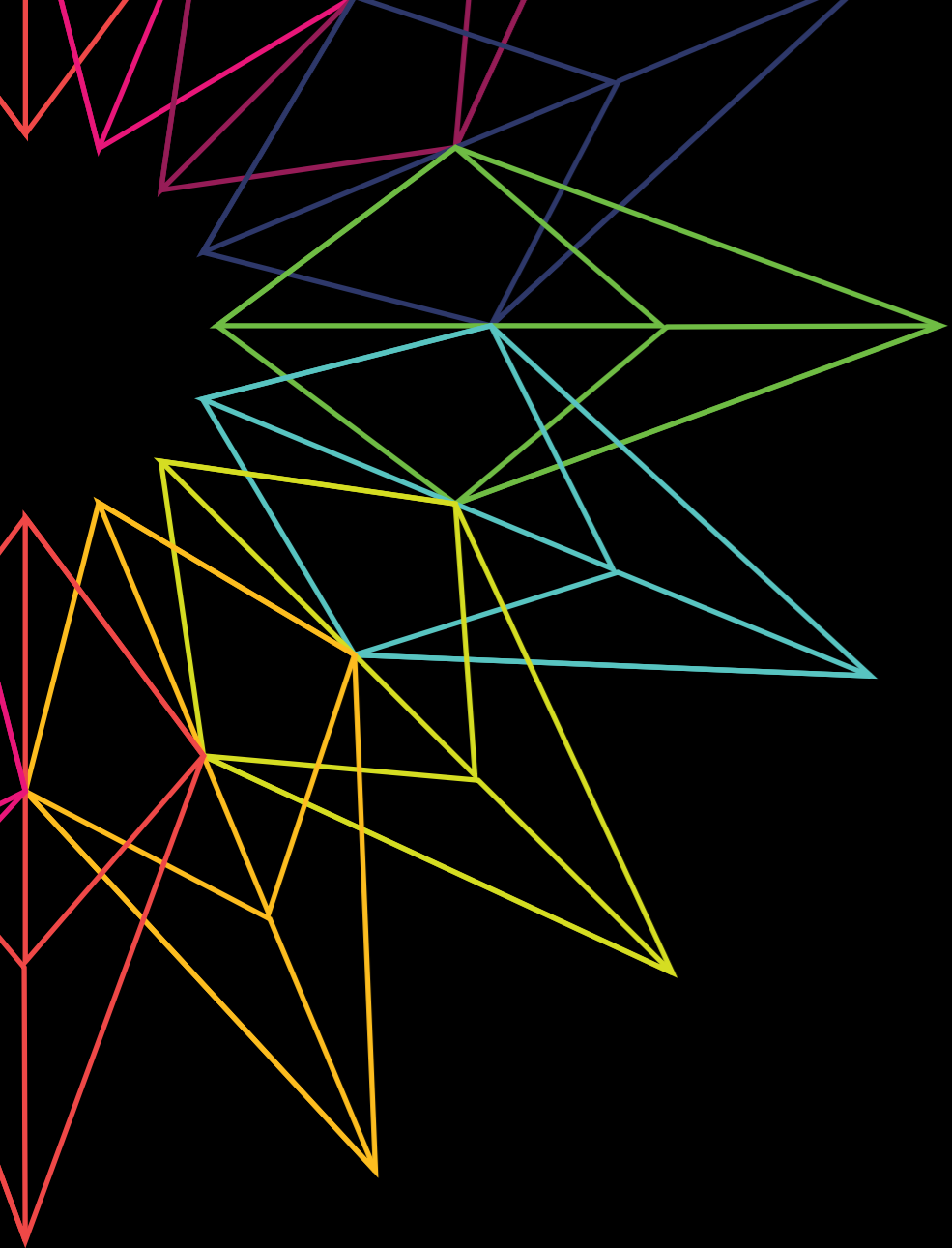


Queensland
Government

Approval no: DEV20213/469

Date: 28 March 2024

ATTACHMENT C REVISED AURA CITY CENTRE STREET TYPOLOGIES REPORT



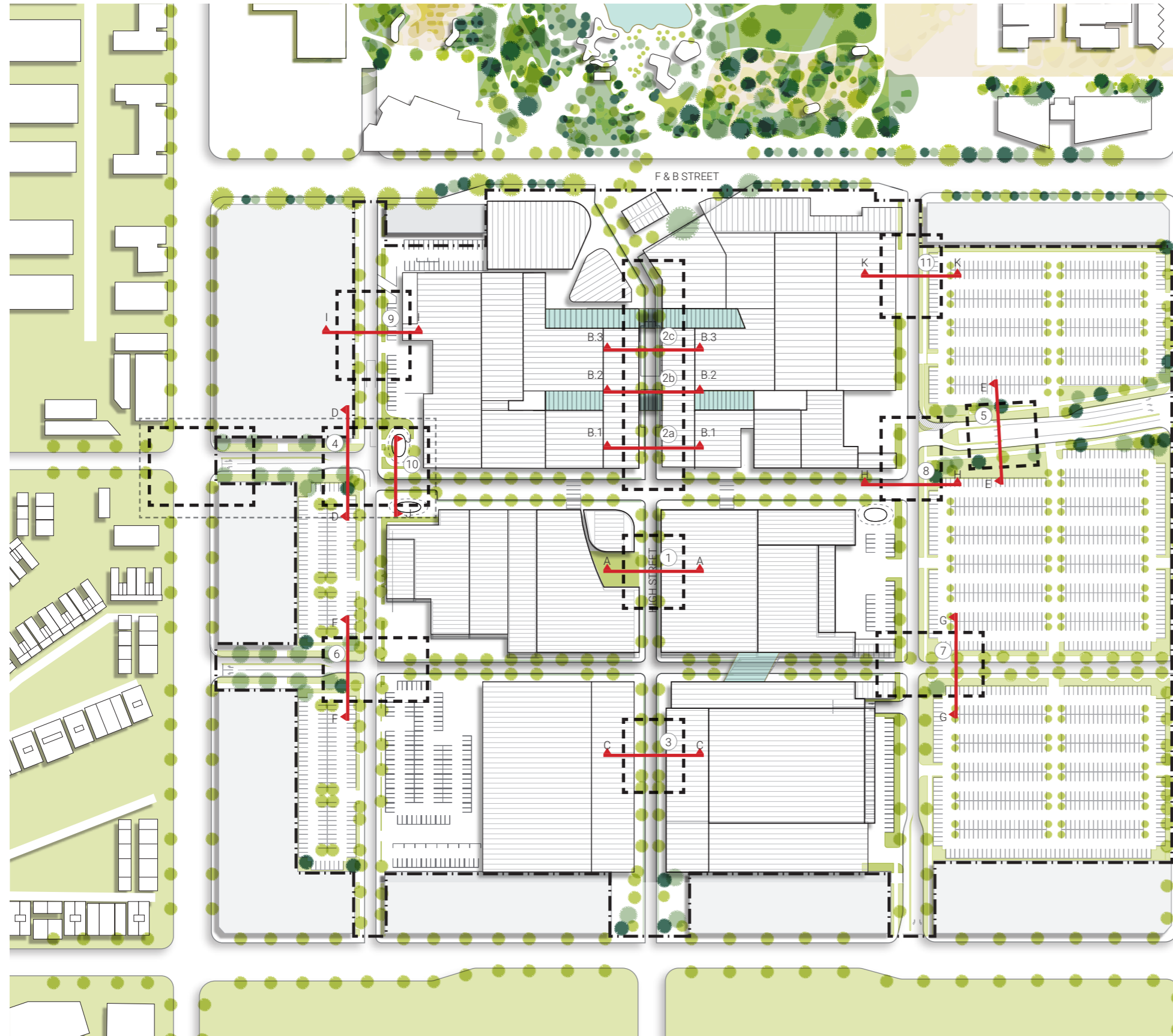
AURA

CITY CENTRE
30.03.2023

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INDICATIVE PLAN



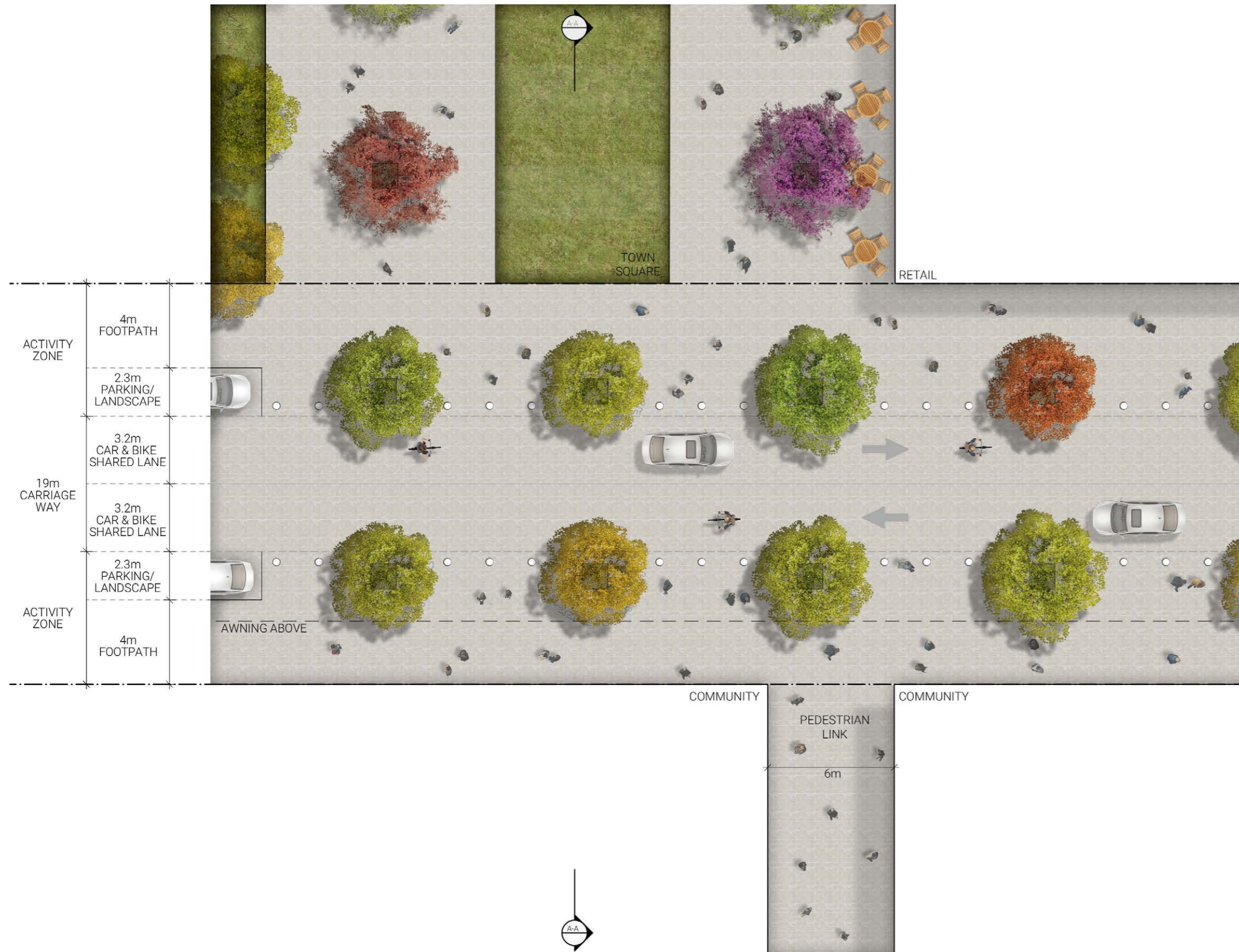
The city centre is accessed from the Bells Creek Arterial road with a direct link from the east to the northern zone. A future rail connection is proposed to the south of the development providing a direct public transport link into the city centre core areas.

The city centre core is conceived as the vibrant heart of the new community of Aura City. The layout is street based and offers the comfort and amenity with the interest and attractiveness of a well established street based retail experience.

LEGEND

- ① Private main street section (A-A)
- ②a Private main street section (B-B.1)
- ②b Private main street section (B-B.2)
- ②c Private main street section (B-B.3)
- ③ Private main street section (C-C)
- ④ Primary internal road section (D-D)
- ⑤ Primary internal road section (E-E)
- ⑥ Secondary internal road section (F-F)
- ⑦ Secondary internal road section (G-G)
- ⑧ Secondary internal road section (H-H)
- ⑨ Secondary internal road section (I-I)
- ⑩ Secondary internal road section (J-J)
- ⑪ Secondary internal road section (K-K)

PRIVATE MAIN STREET TYPOLOGY (A-A)

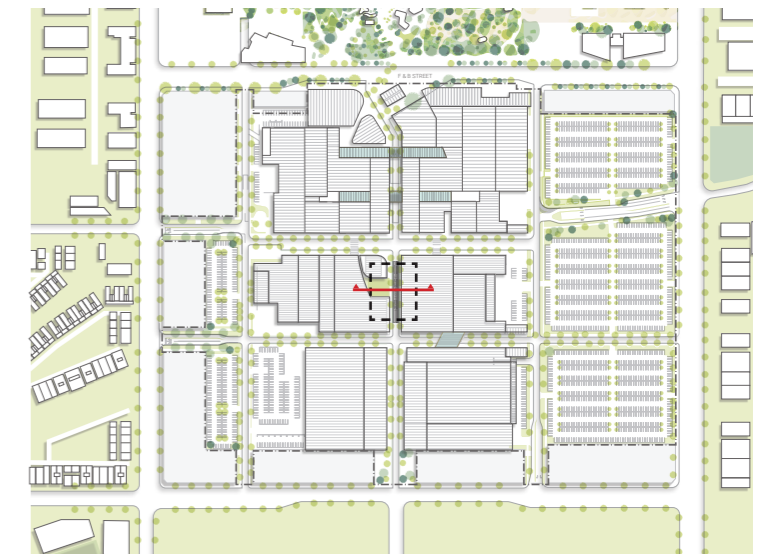


Activity Zone

Activity Zones are flexible/ multi-use connections between the pedestrian corridor/built form and roadway.

These zones may contain:

- additional planting
- trees
- street furniture
- utilities/ services
- outdoor dining
- retail break-out space



PRIVATE MAIN STREET TYPOLOGY (A-A)

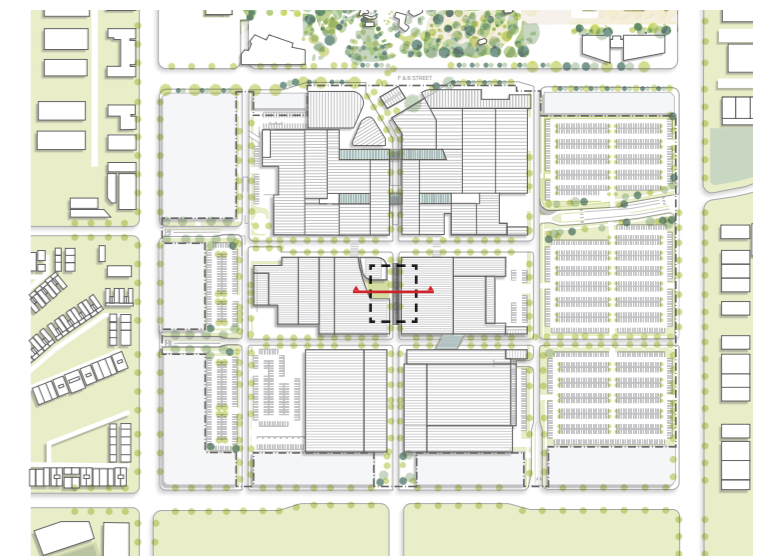


Activity Zone

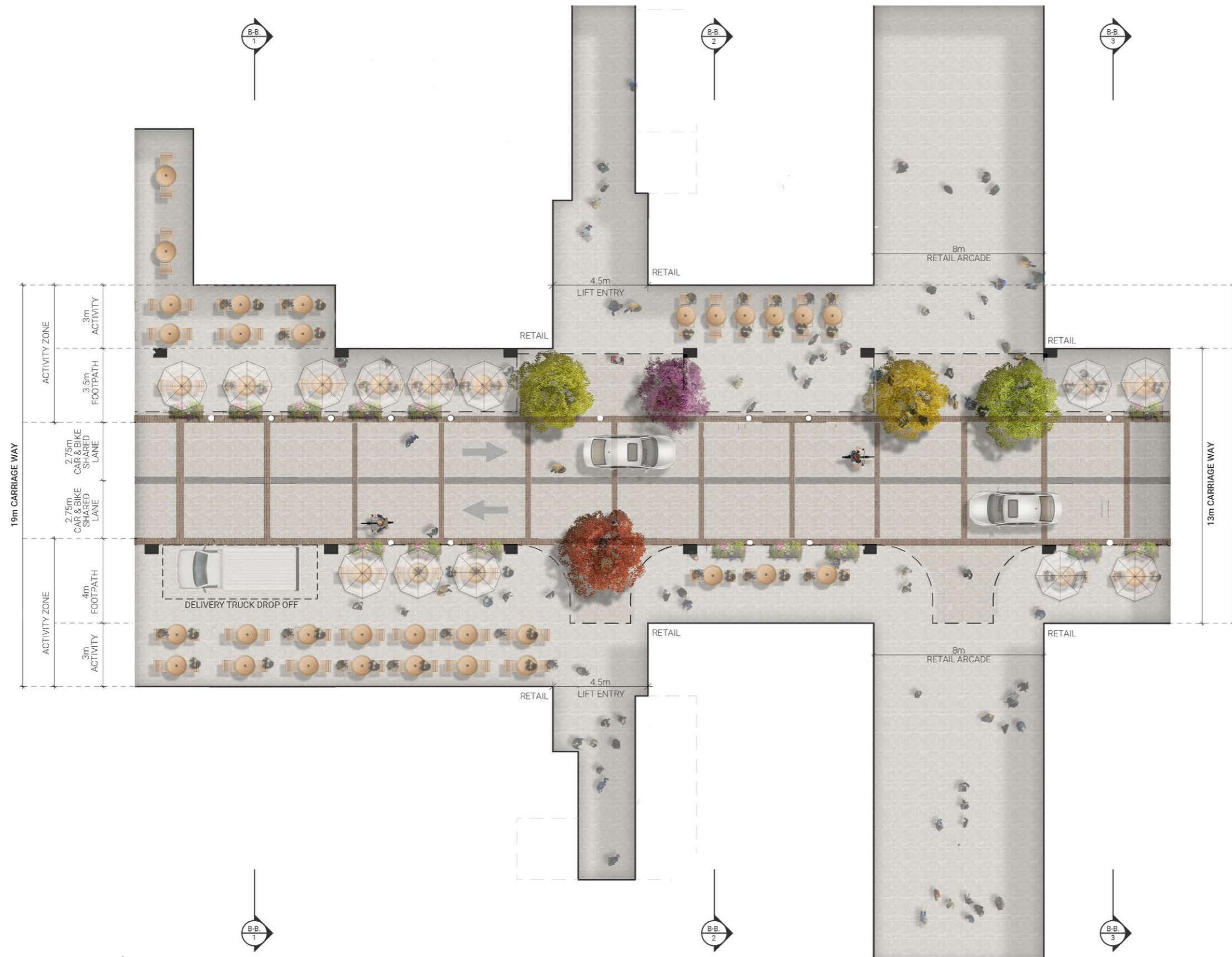
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PRIVATE MAIN STREET TYPOLOGY (B-B TWO WAY)- 19/16M/13M



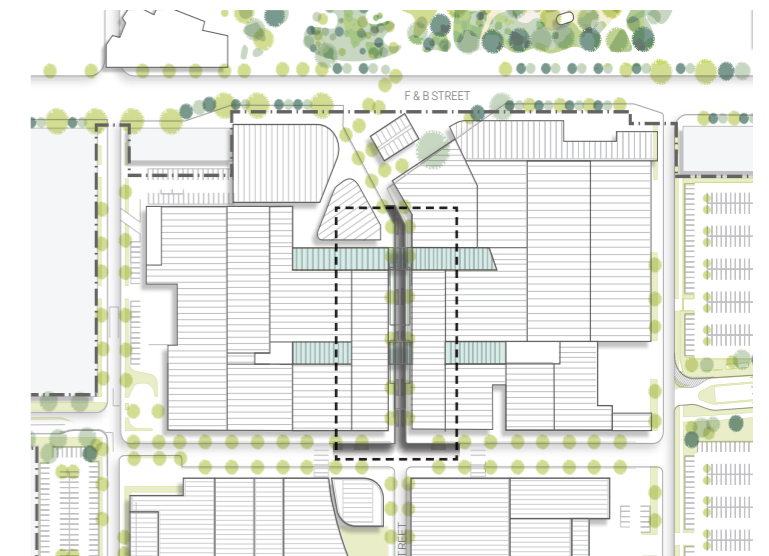
Two-way to operate when east-west pedestrian connection becomes operational.

Activity Zone

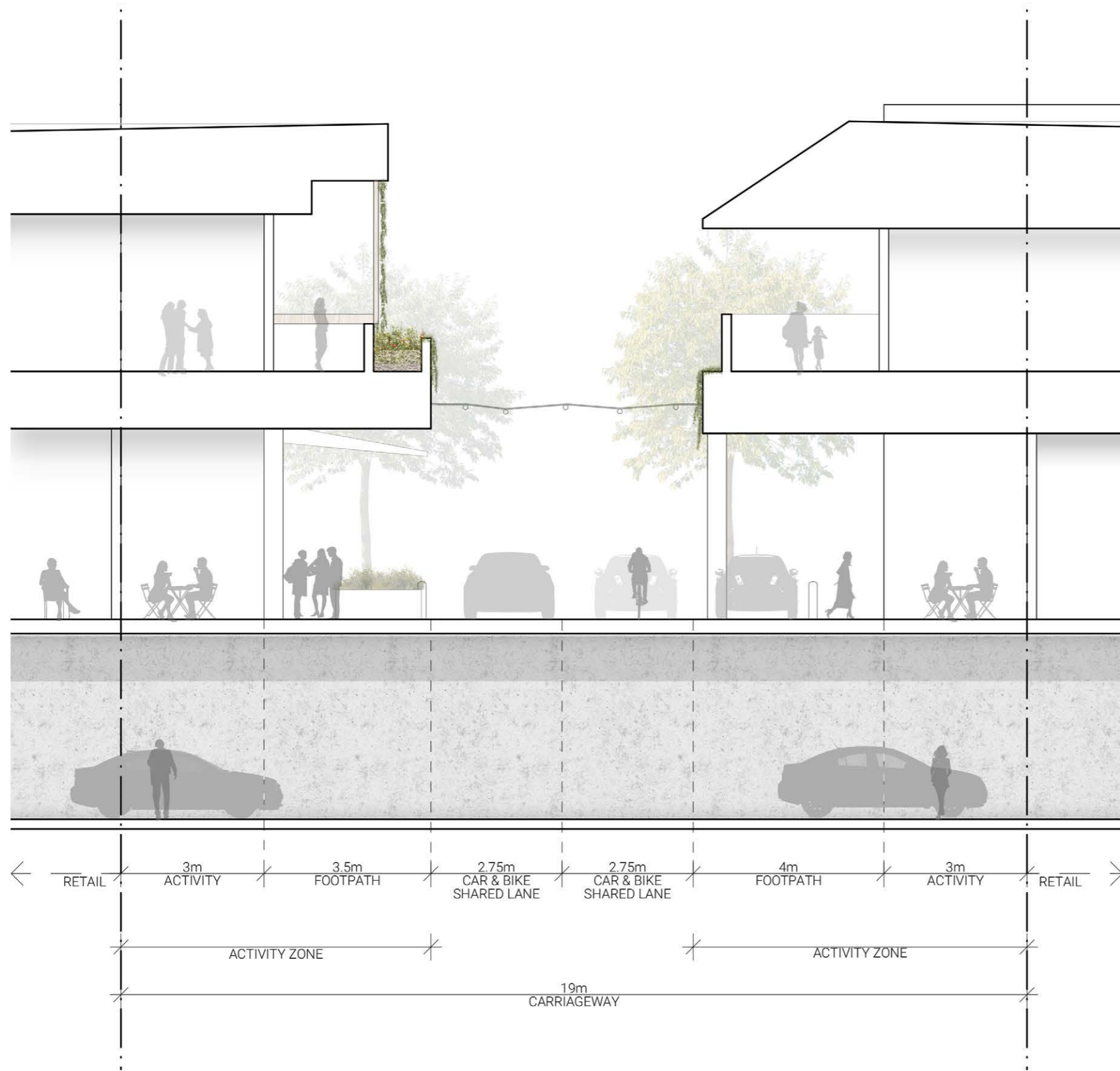
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PRIVATE MAIN STREET TYPOLOGY (B-B.1 TWO WAY) - 19M



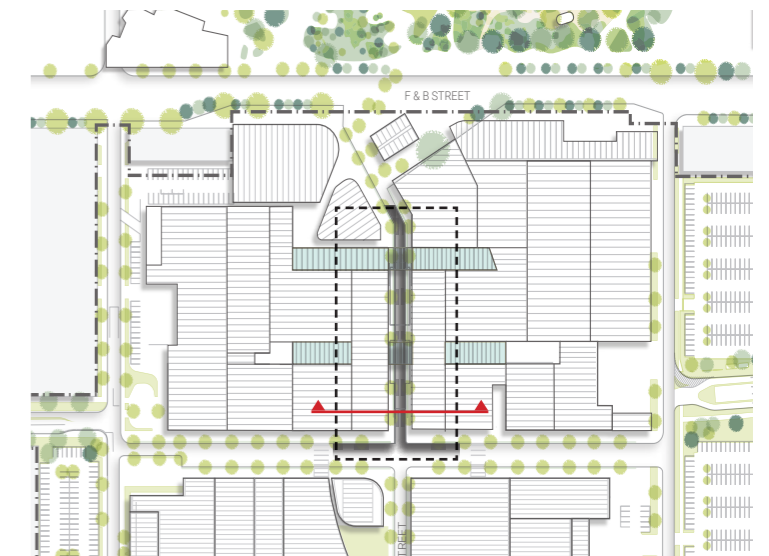
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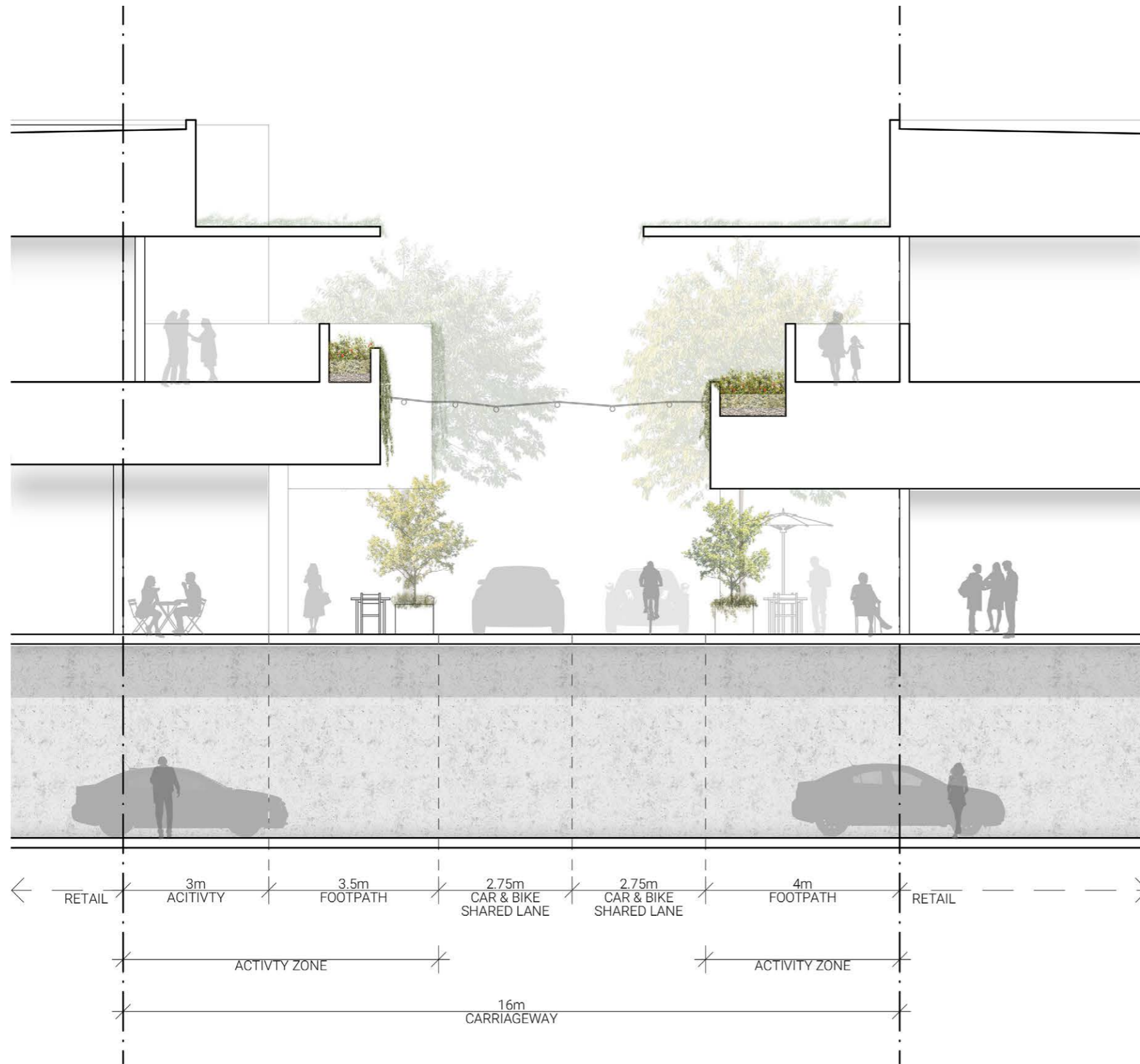
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PRIVATE MAIN STREET TYPOLOGY (B-B.2 TWO WAY) - 16M



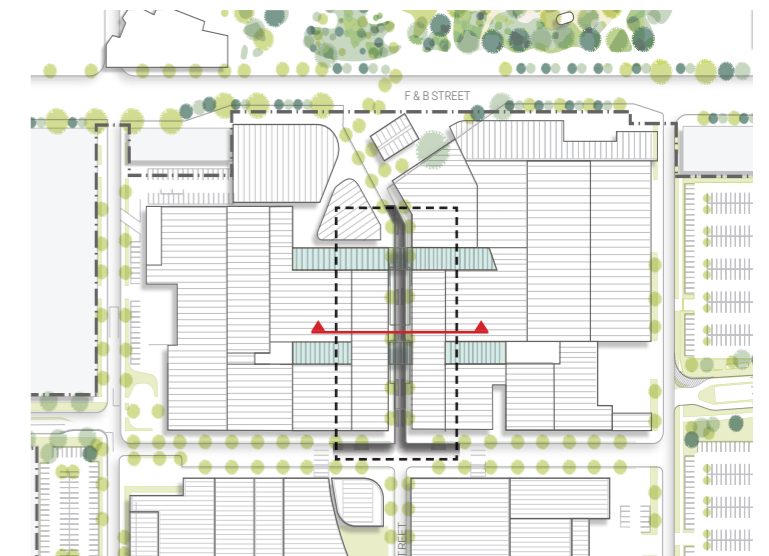
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Activity Zone

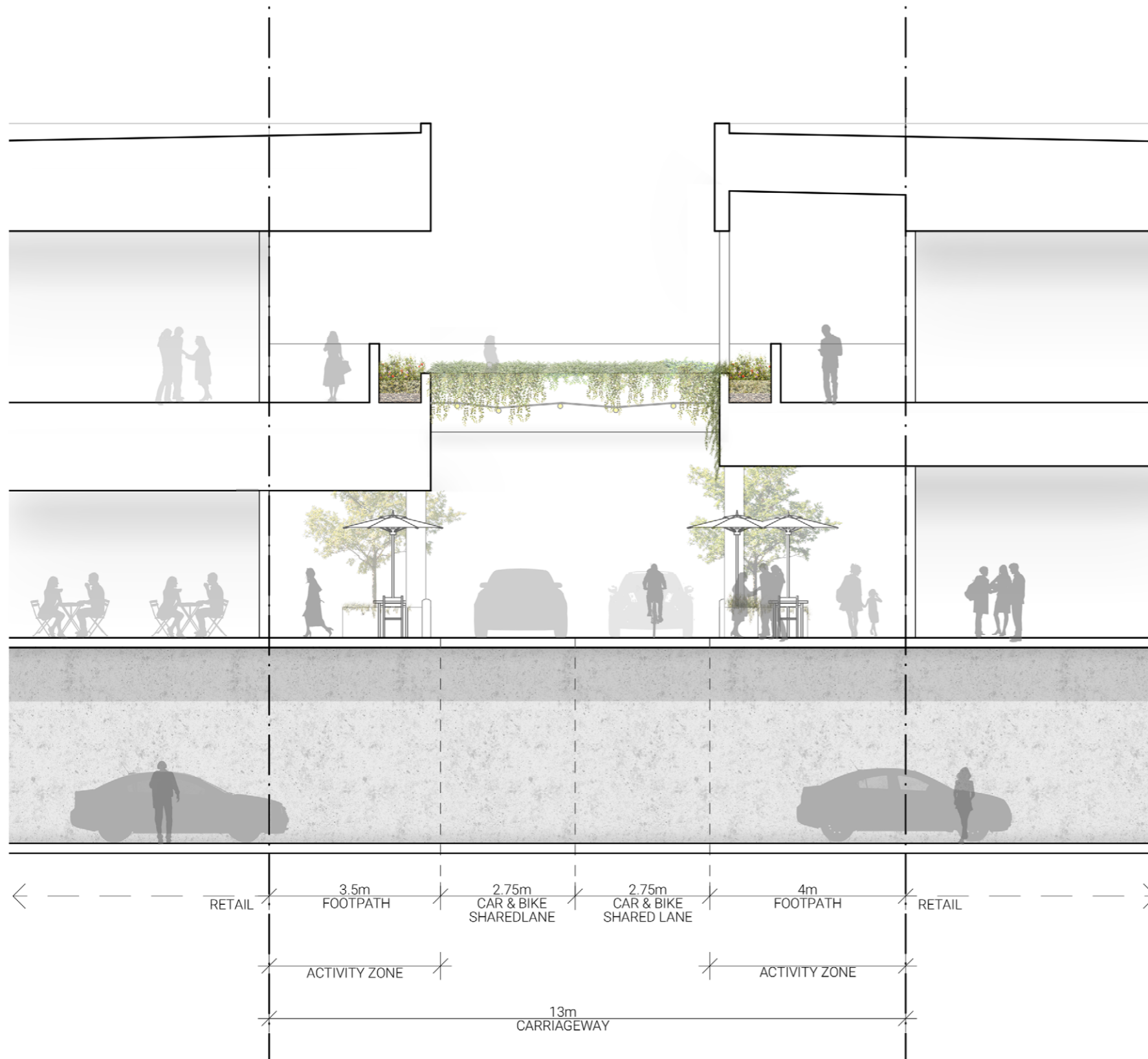
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PRIVATE MAIN STREET TYPOLOGY (B-B.3 TWO WAY) - 13M



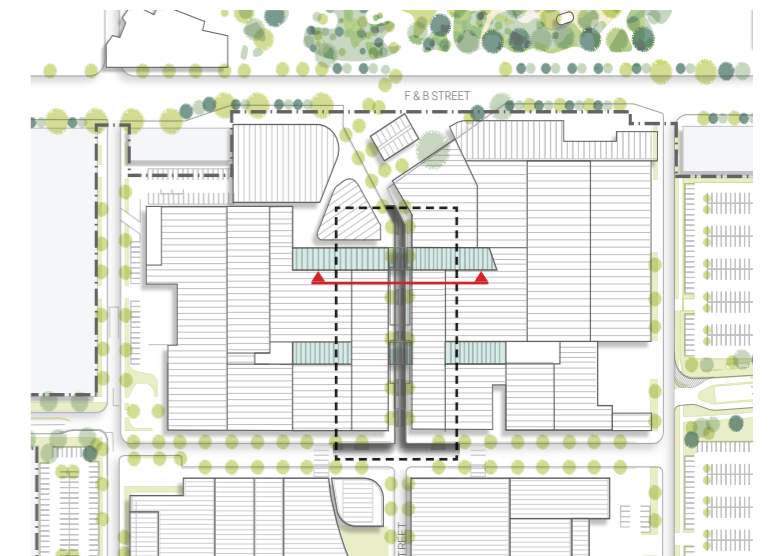
Two-way to operate when east-west pedestrian connection becomes operational.

Activity Zone

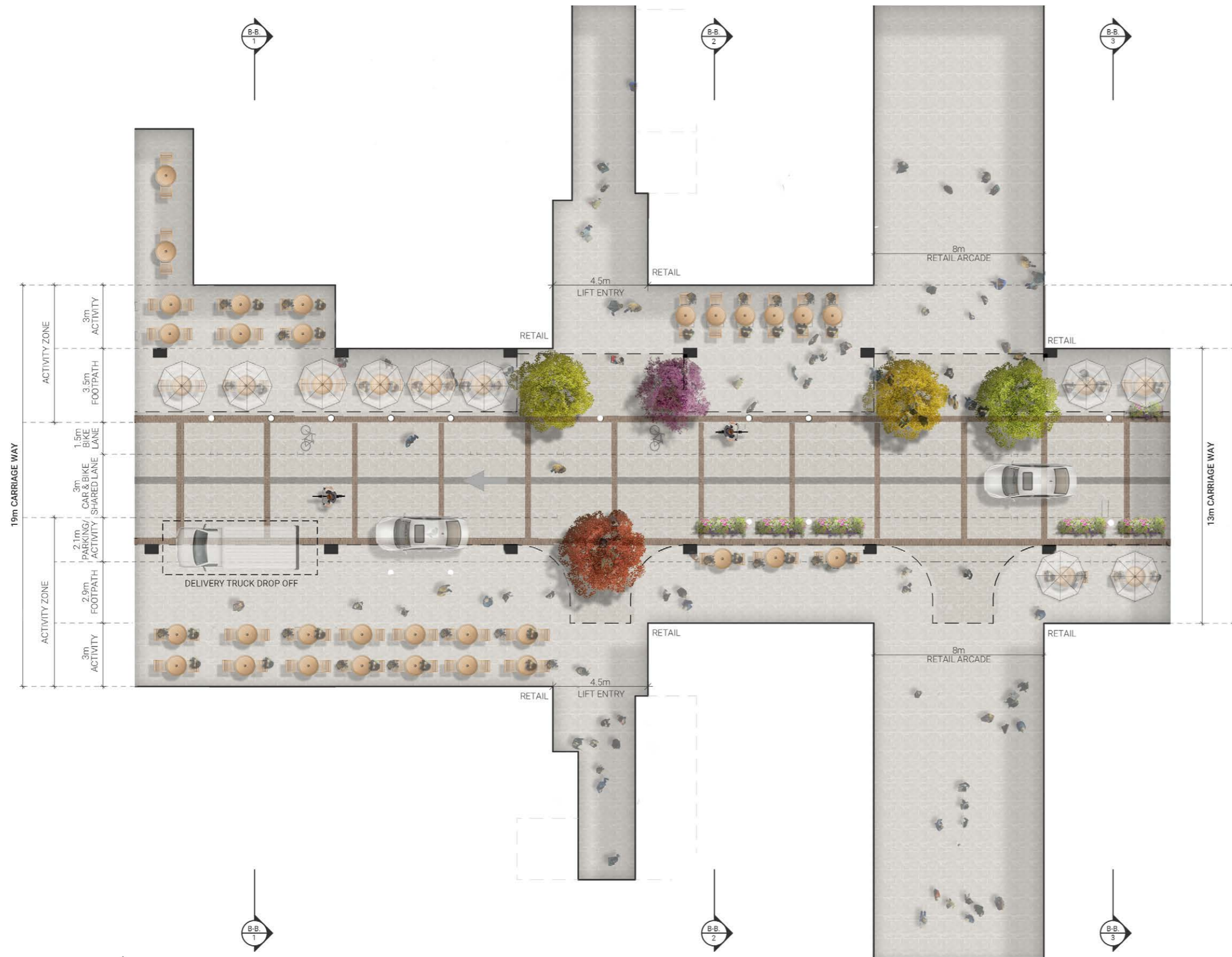
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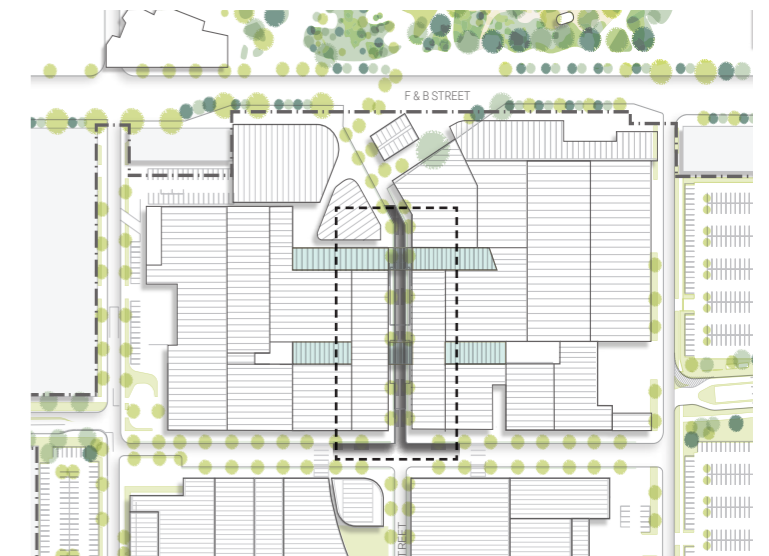
One-way to operate whilst interim car parking areas are operational to the south of stage 1 of the shopping centre.

Activity Zone

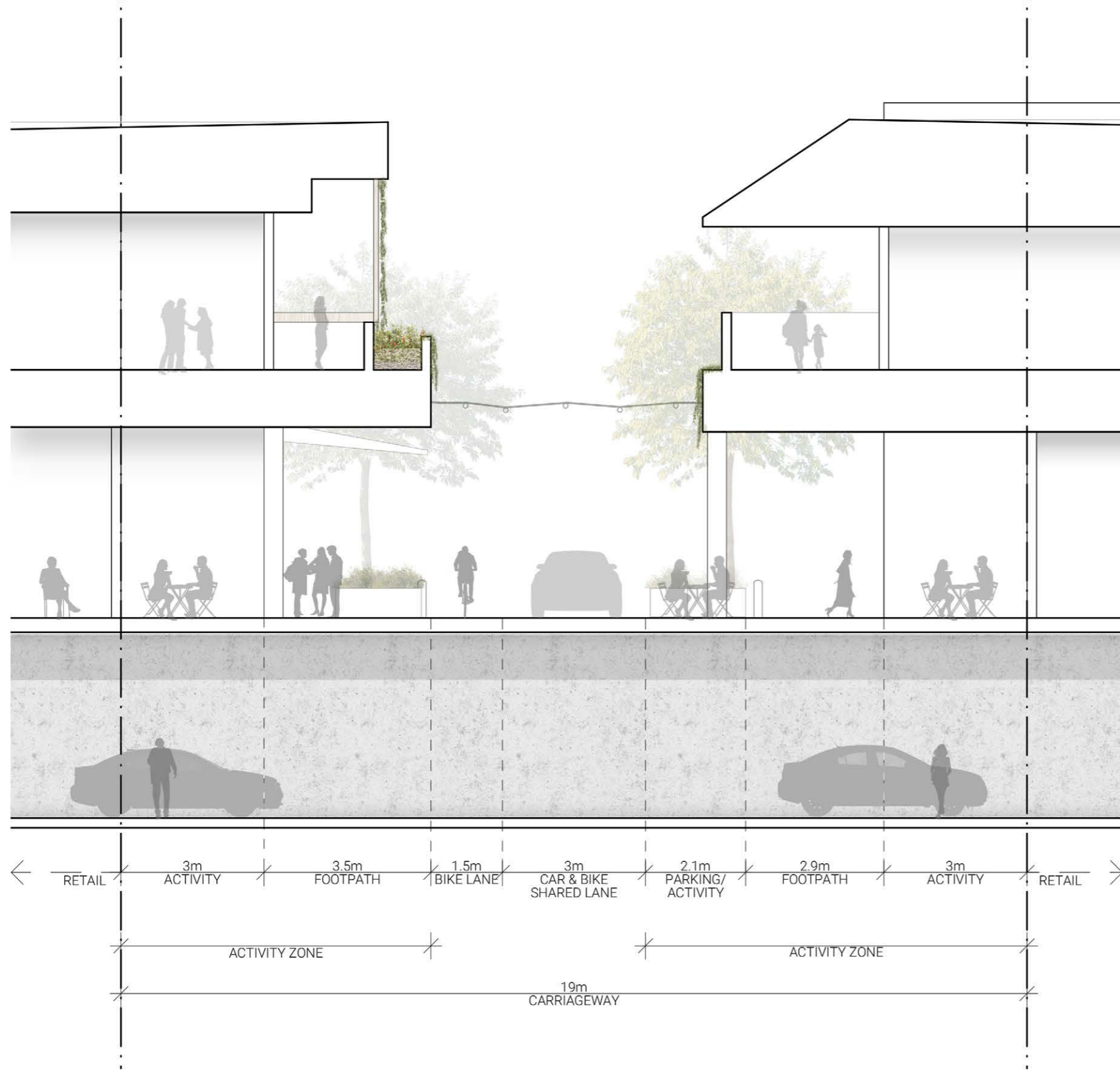
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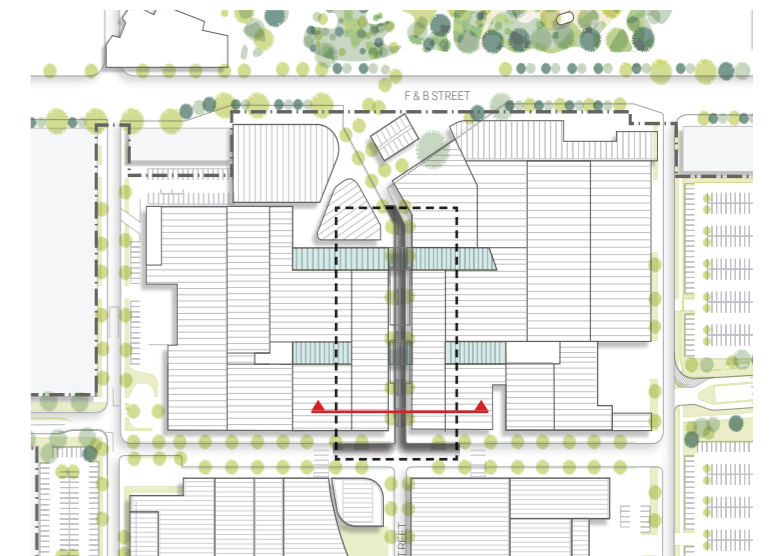
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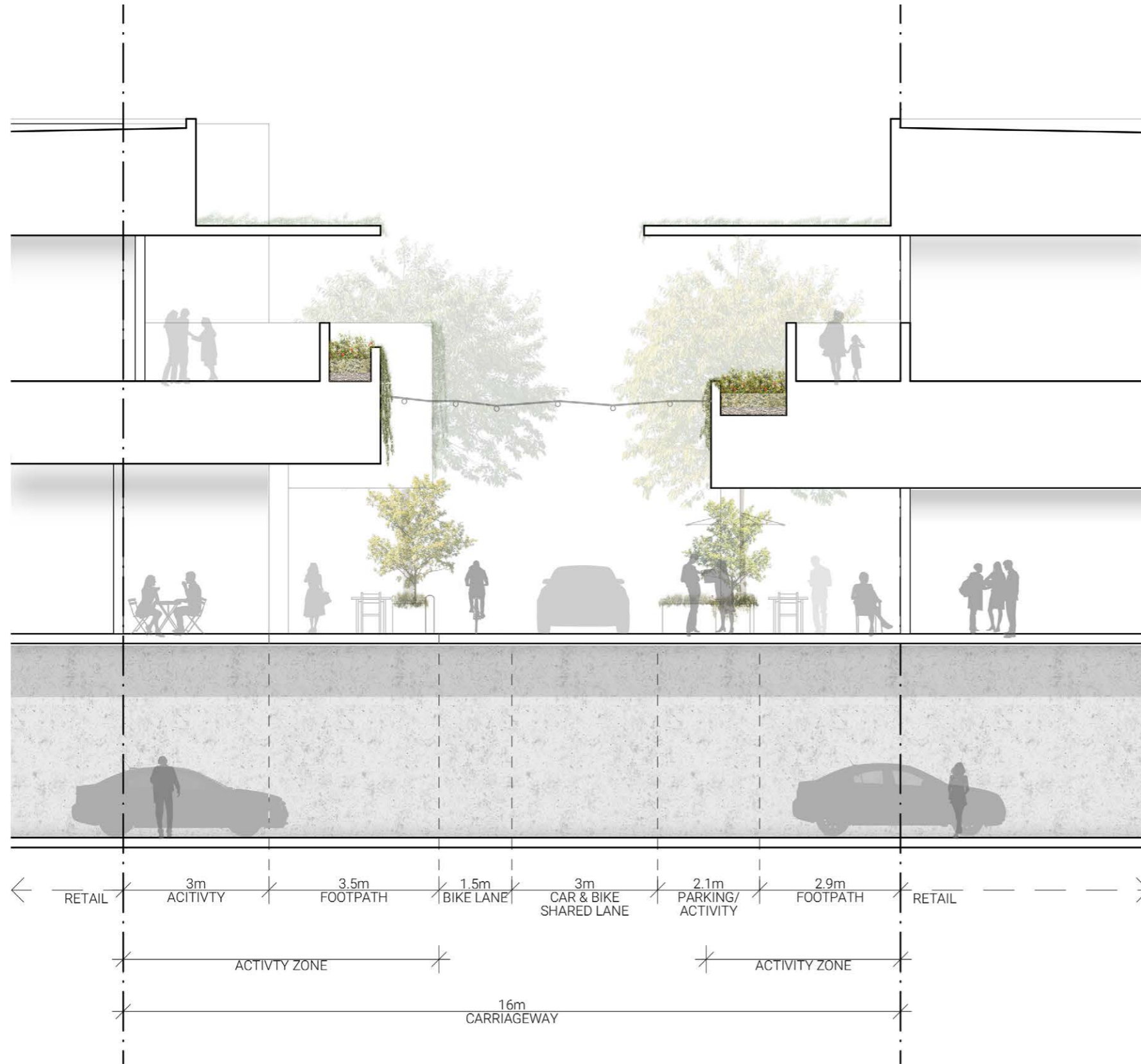
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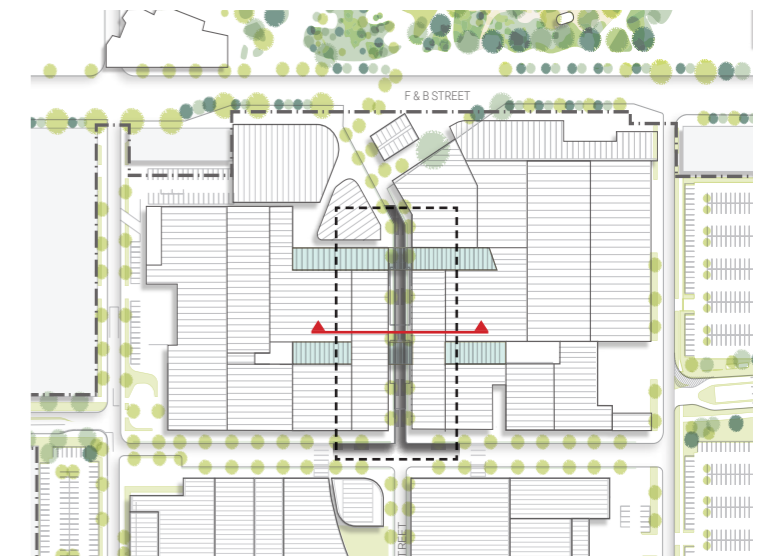
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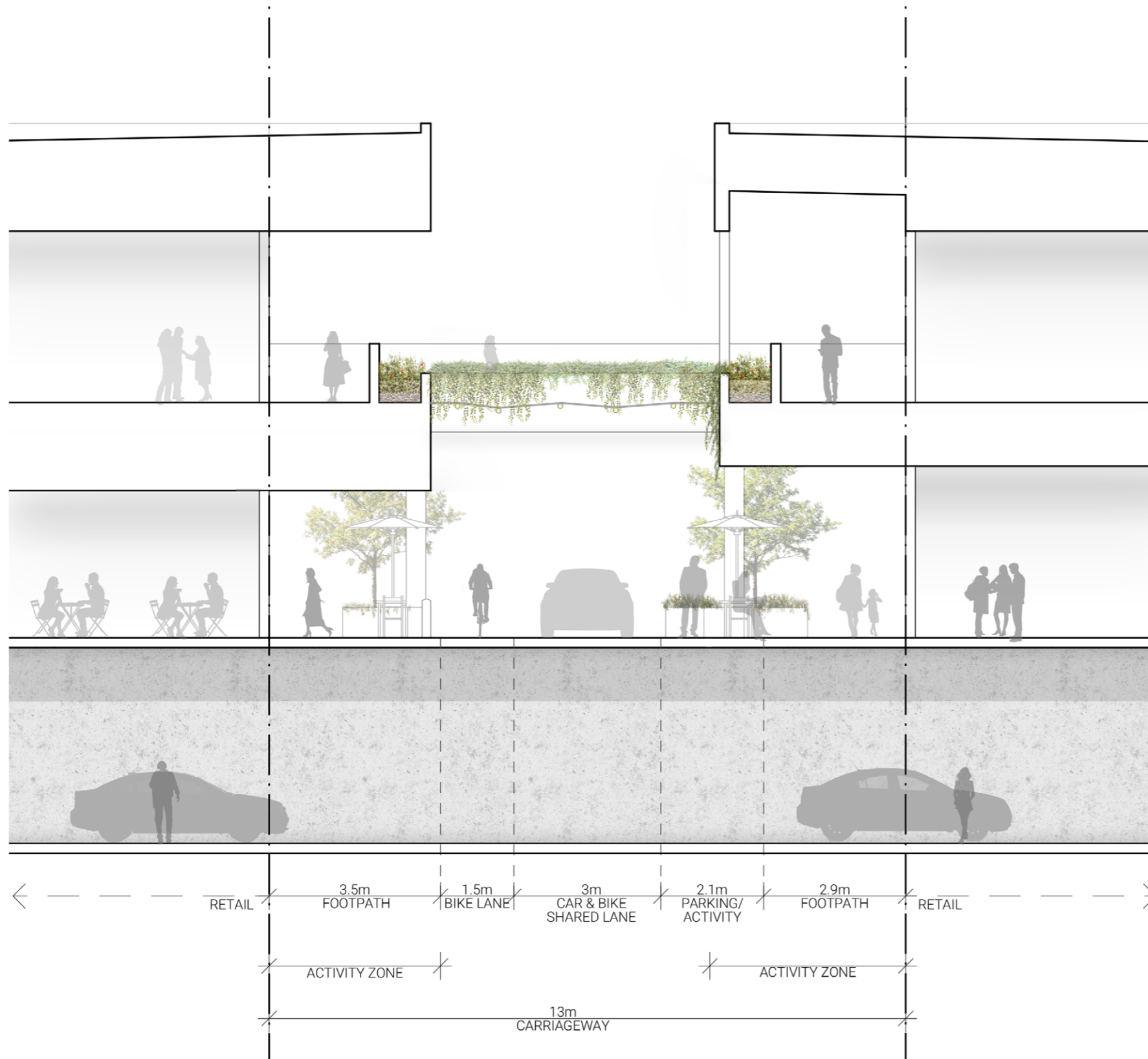
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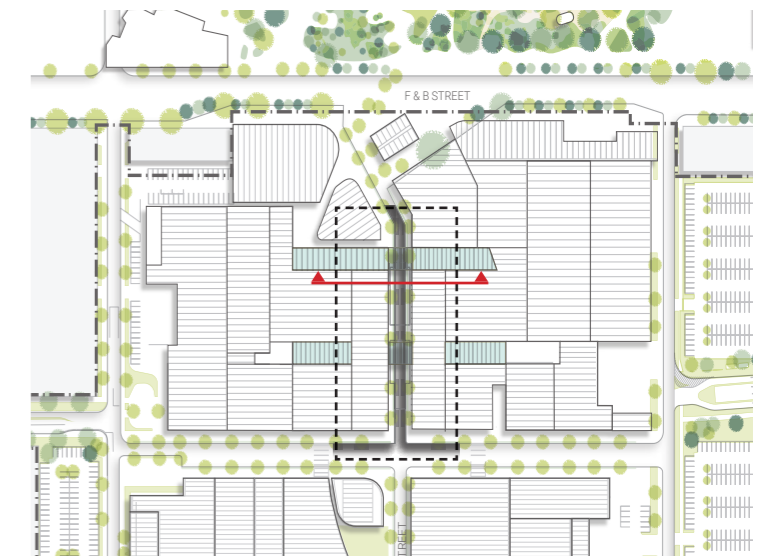
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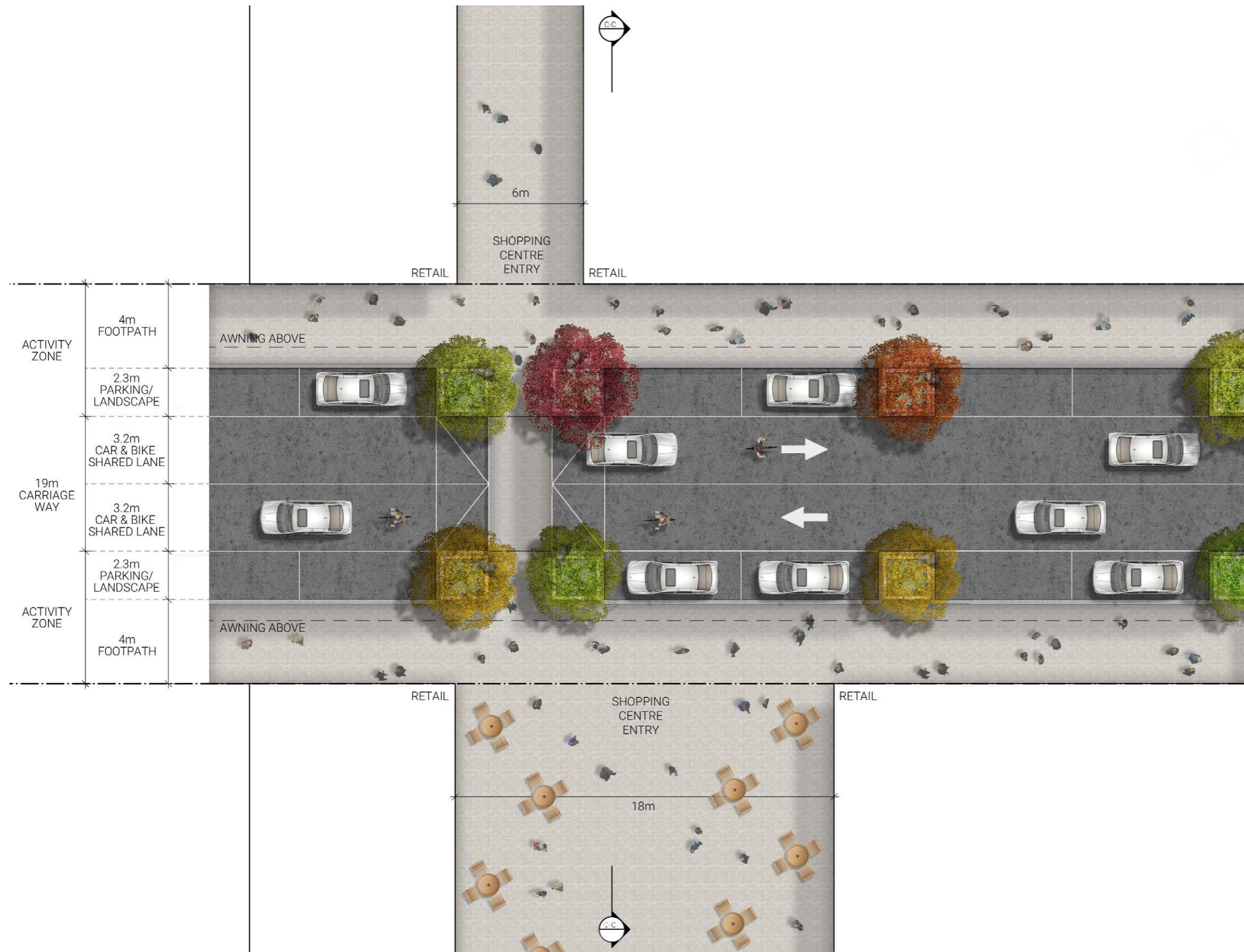
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PRIVATE MAIN STREET TYPOLOGY (C-C)



Activity Zone

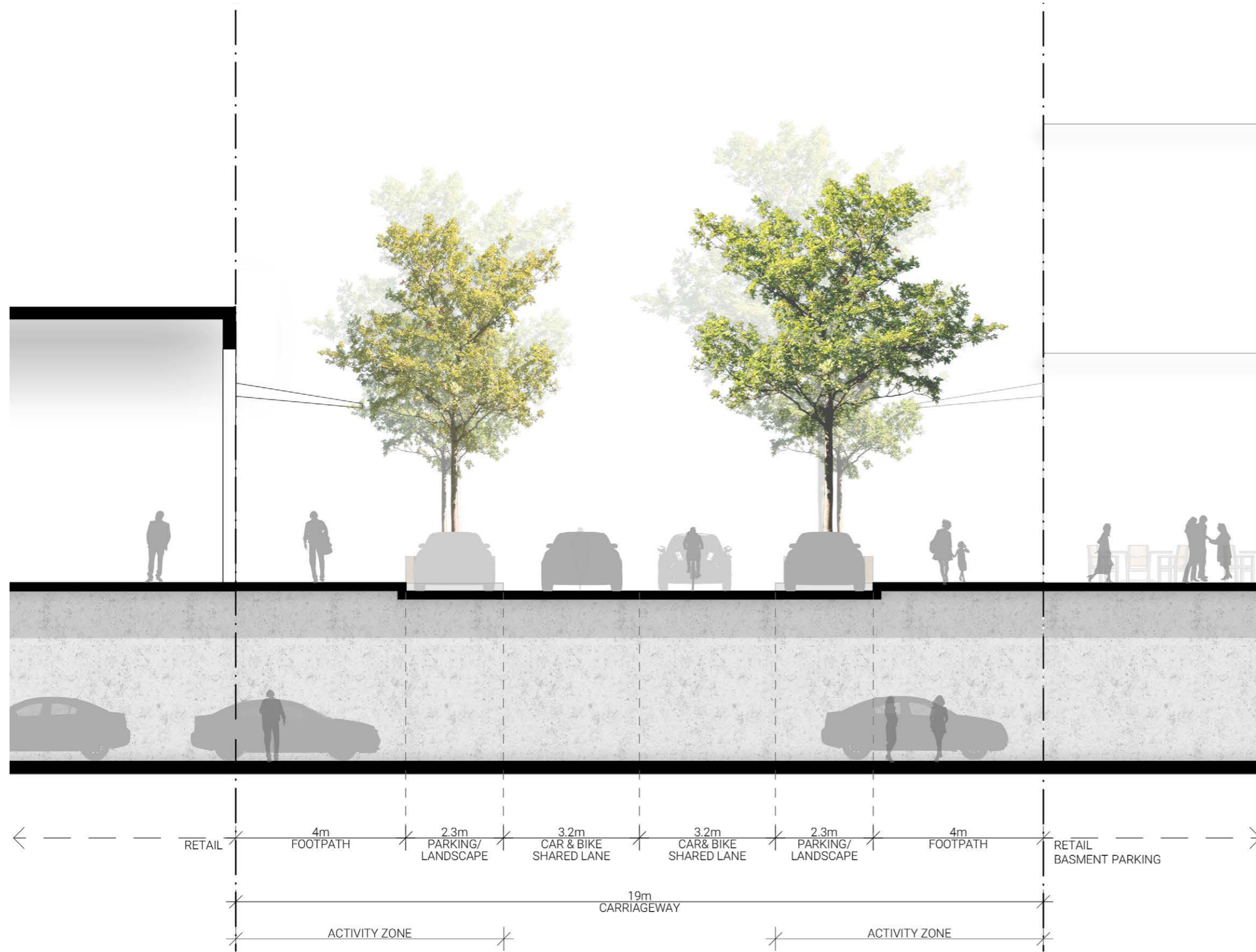
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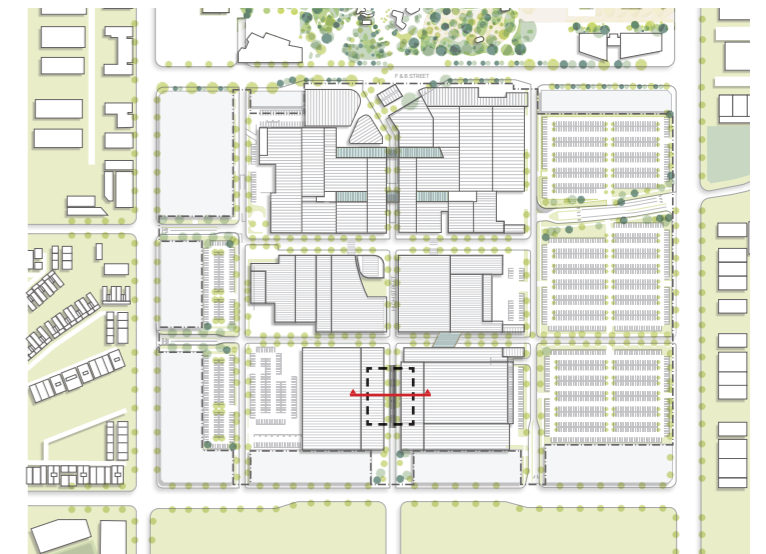


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PRIMARY INTERNAL ROAD TYPOLOGY (D-D)



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Activity Zone

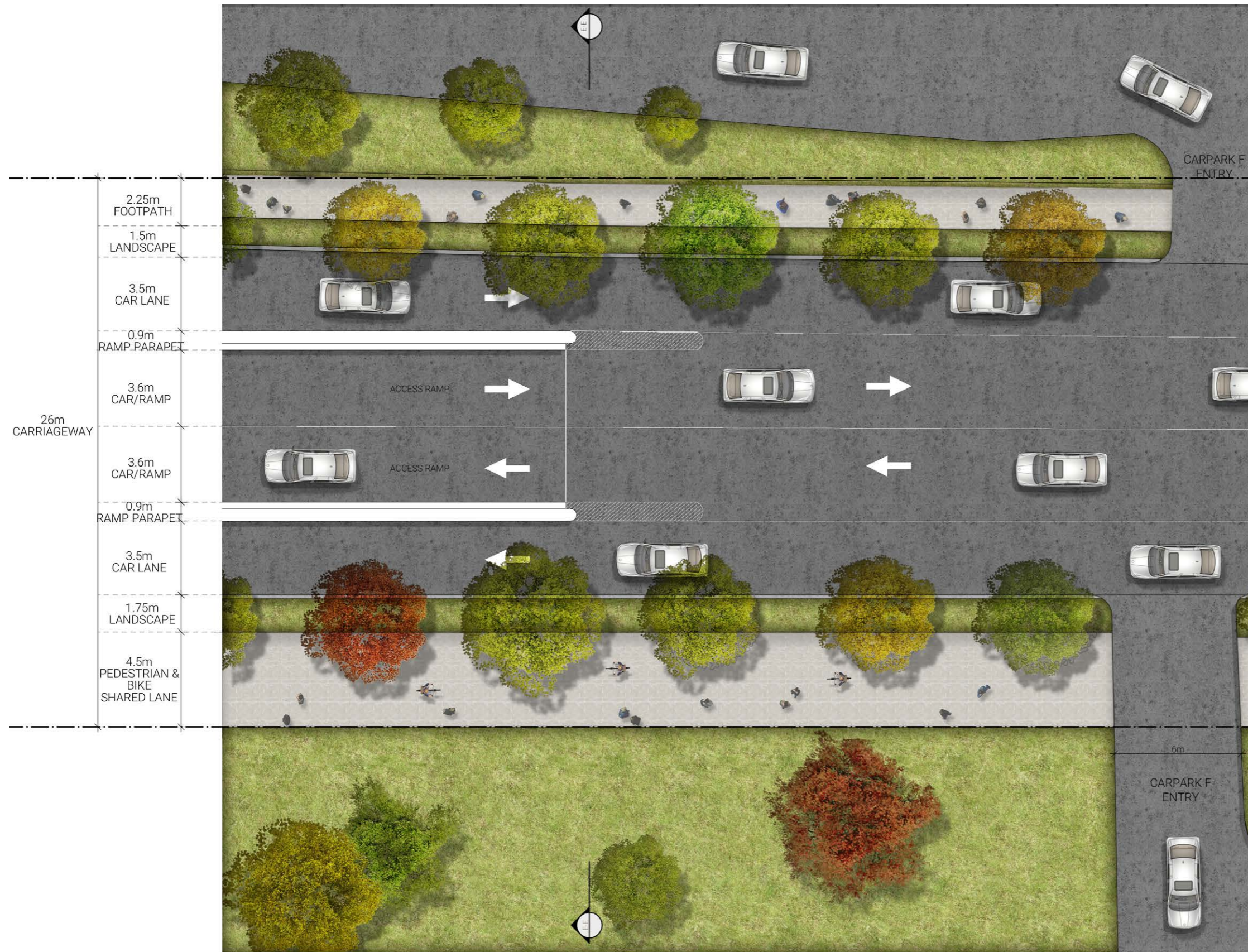
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PRIMARY INTERNAL ROAD TYPOLOGY (E-E)



Activity Zone

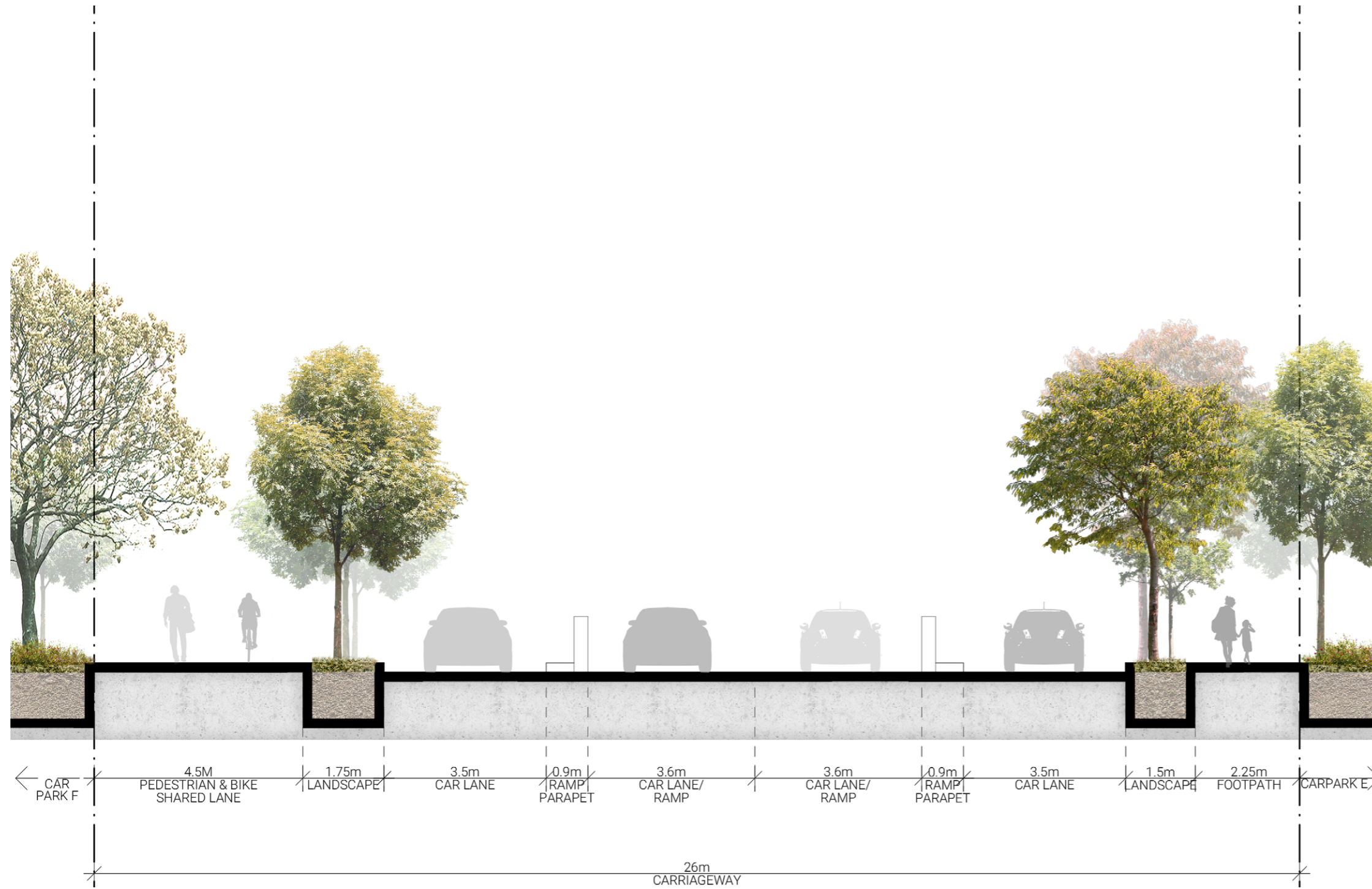
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PRIMARY INTERNAL ROAD TYPOLOGY (E-E)



Activity Zone

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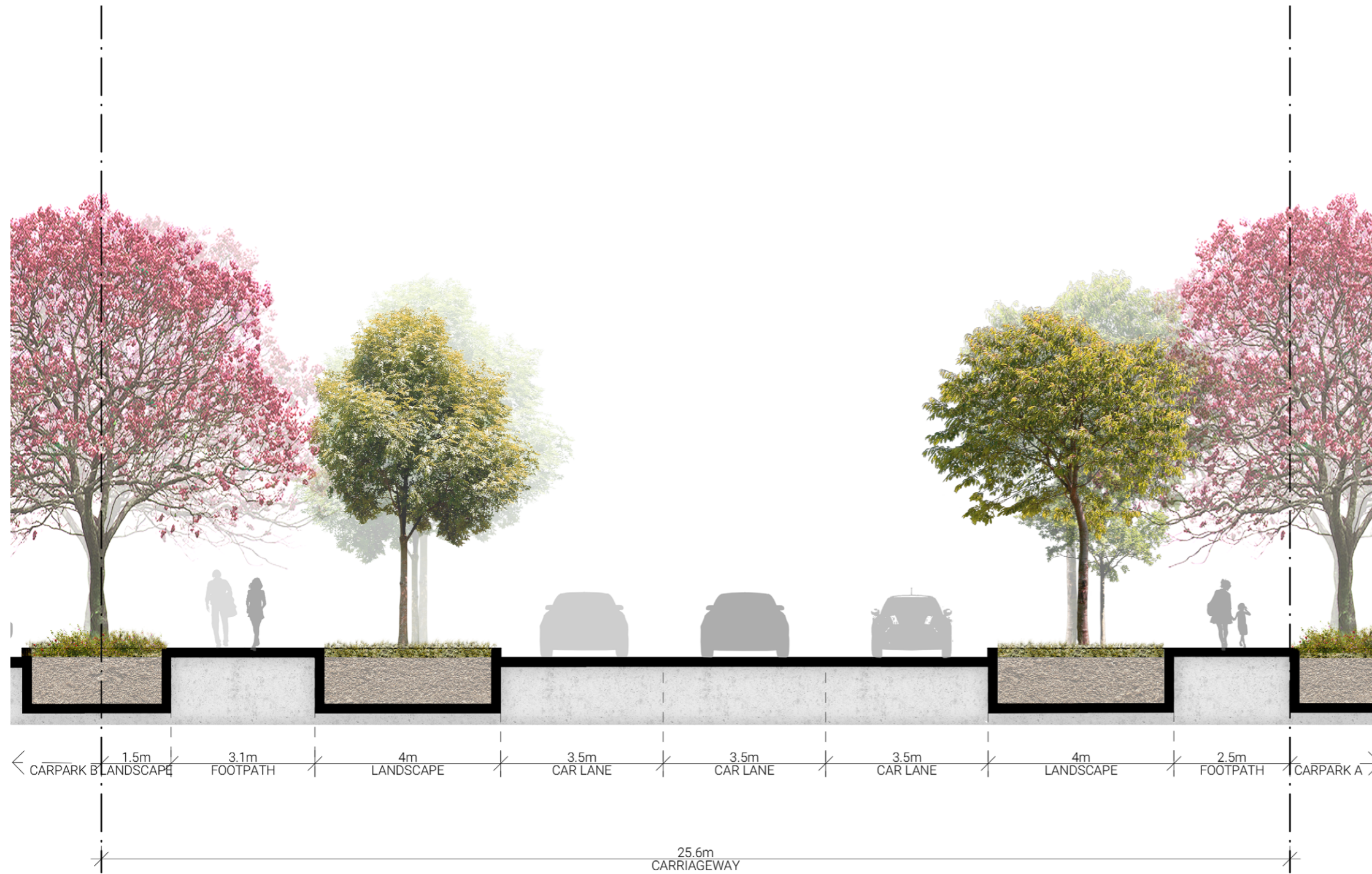
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SECONDARY INTERNAL ROAD TYPOLOGY (F-F)



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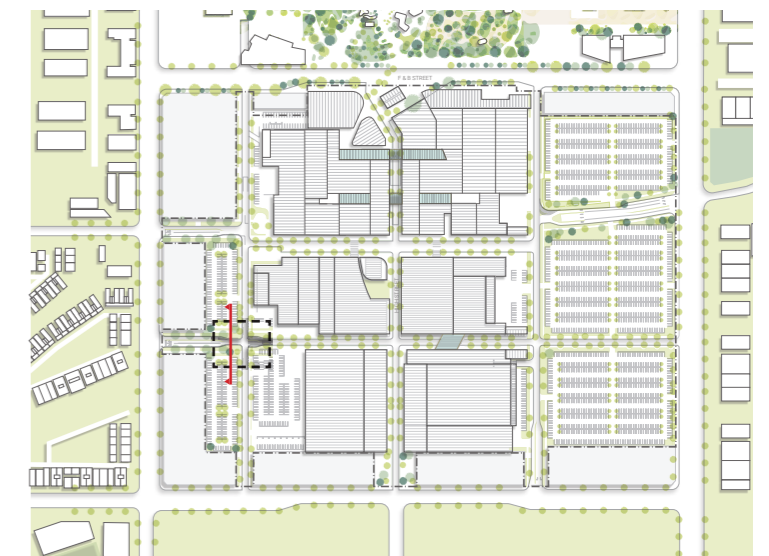


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SECONDARY INTERNAL ROAD TYPOLOGY (G-G)

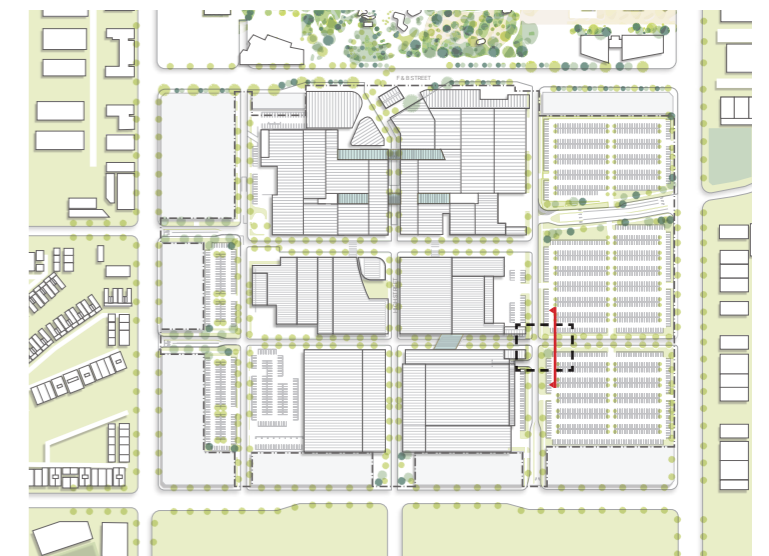


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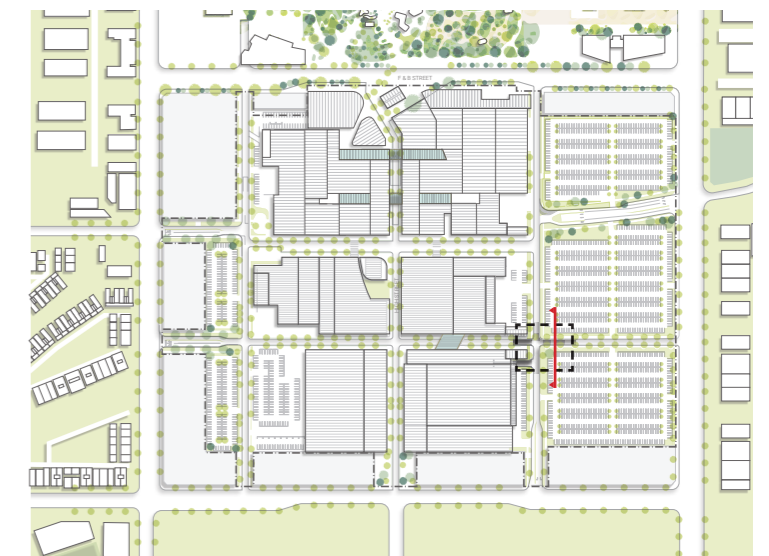


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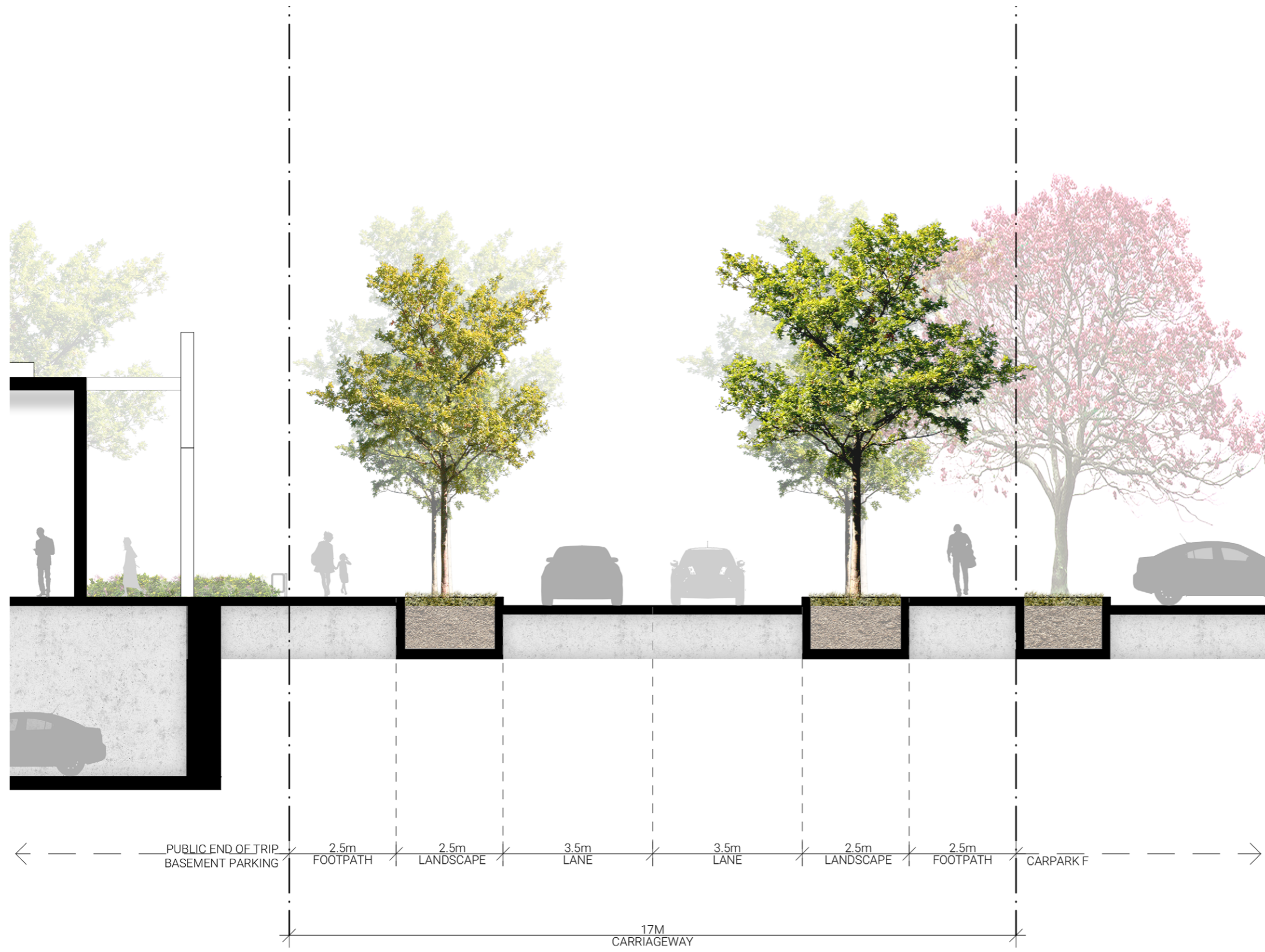
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SECONDARY INTERNAL ROAD TYPOLOGY (H-H)



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Activity Zone

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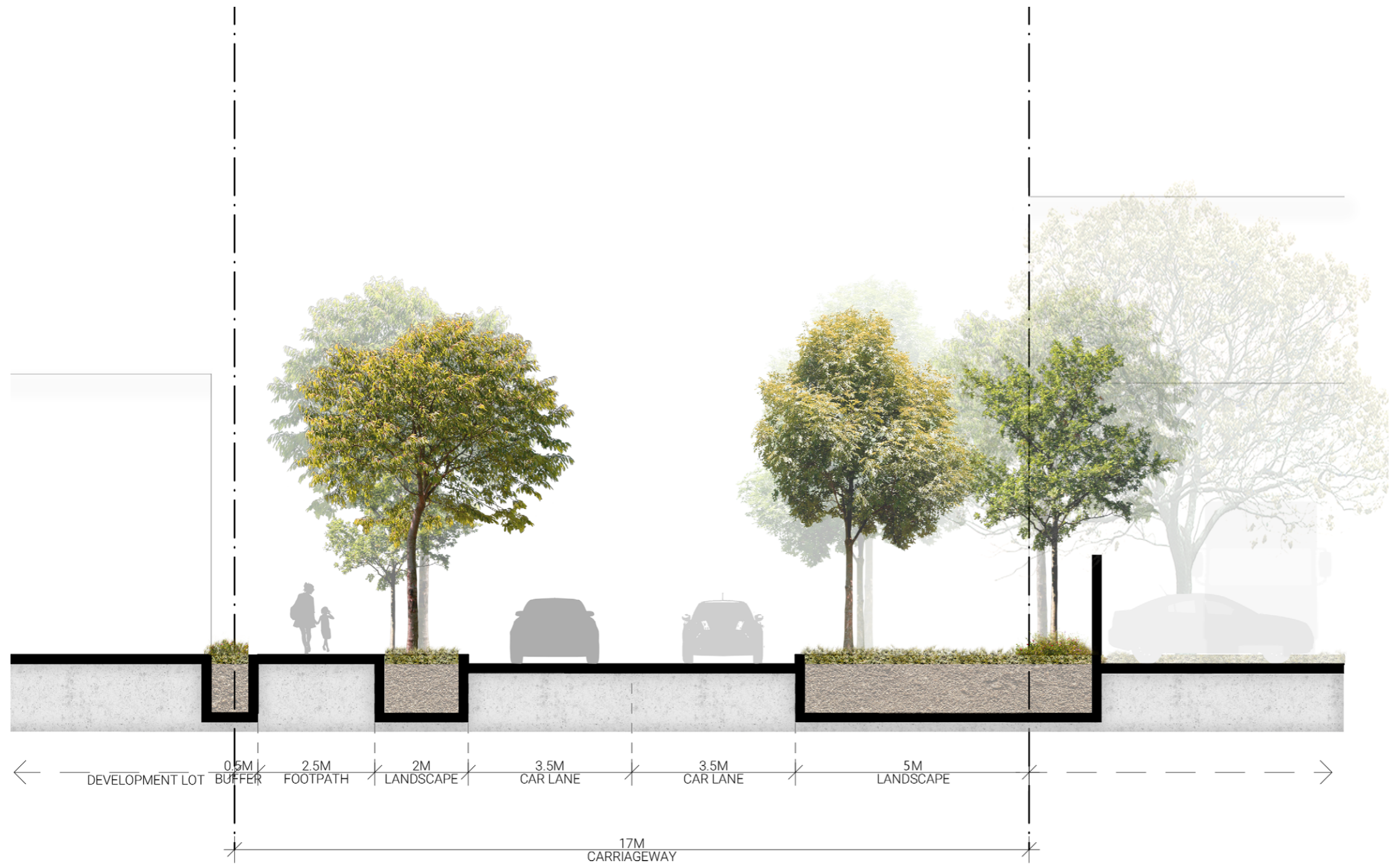
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SECONDARY INTERNAL ROAD TYPOLOGY (I-I)



SECONDARY INTERNAL ROAD TYPOLOGY (I-I)



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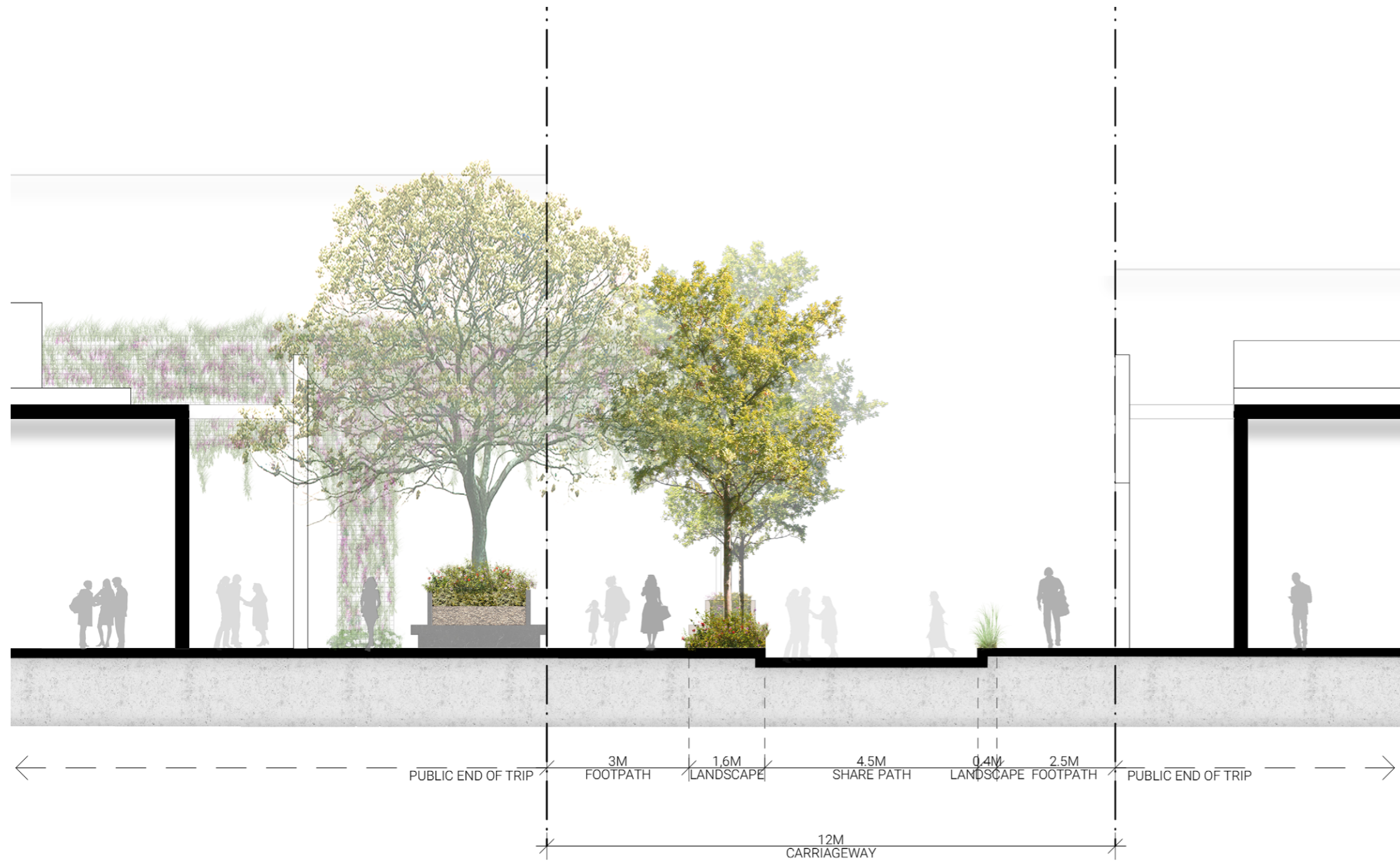
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SECONDARY INTERNAL ROAD TYPOLOGY (J-J)



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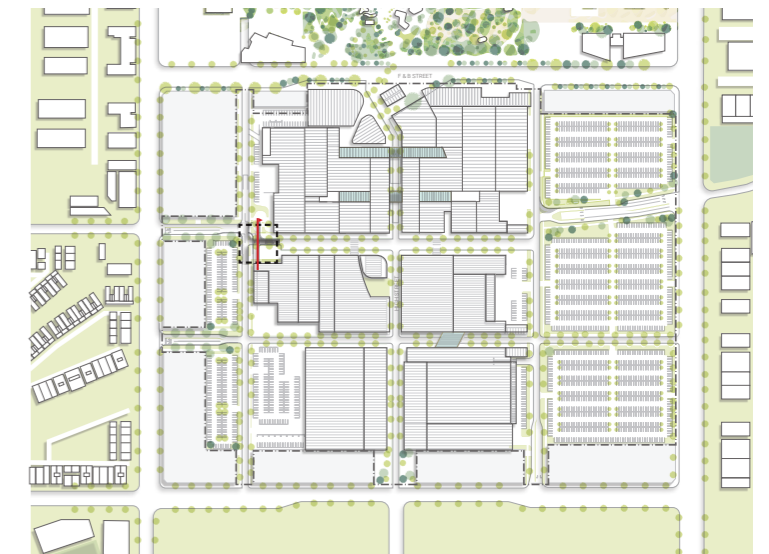


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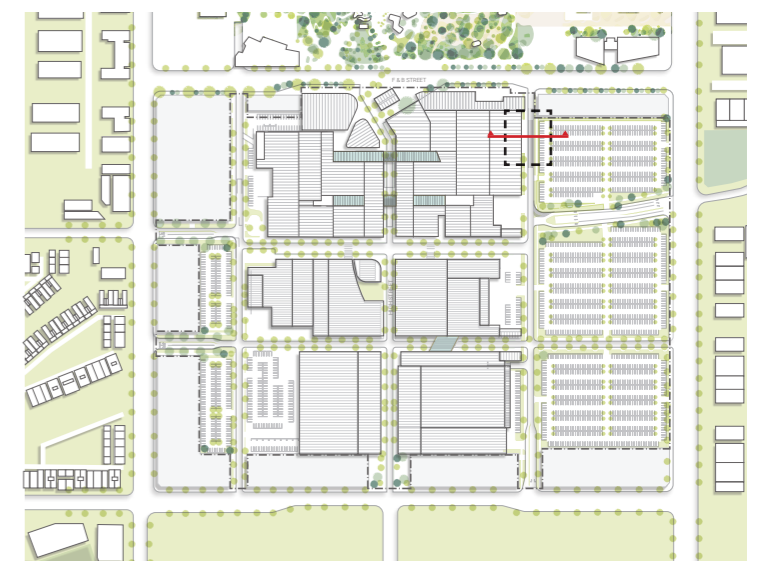


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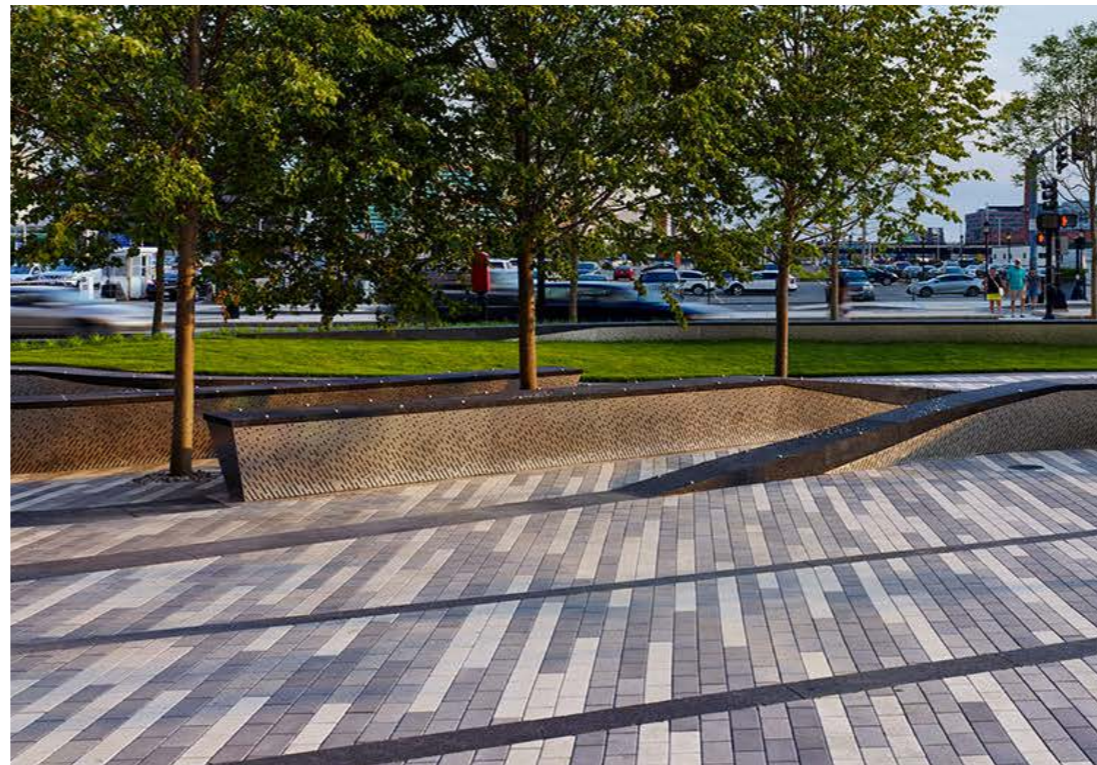
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HARD-SCAPE CHARACTER



The hard-scape design will deliver high quality urban material and timeless detailing while complimenting its lush sub-tropical planting.



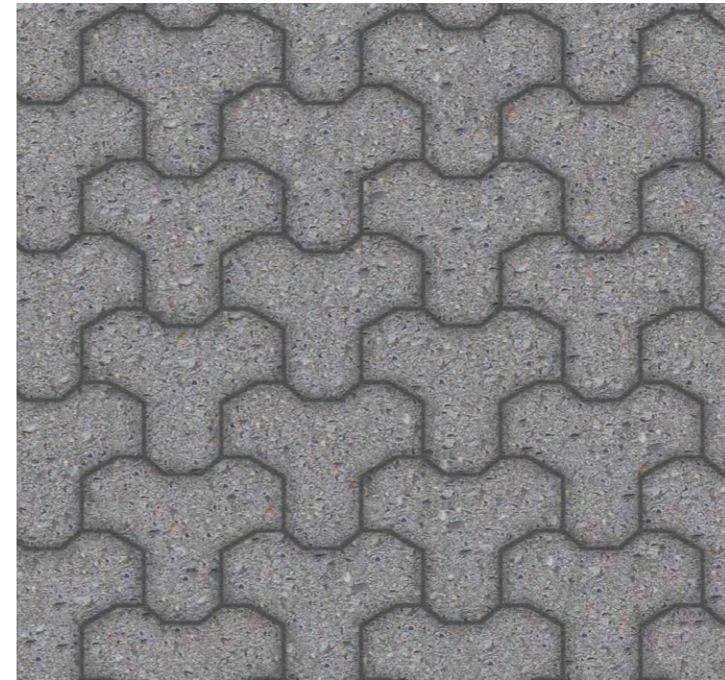
HARD-SCAPE CHARACTER



STONE PAVERS



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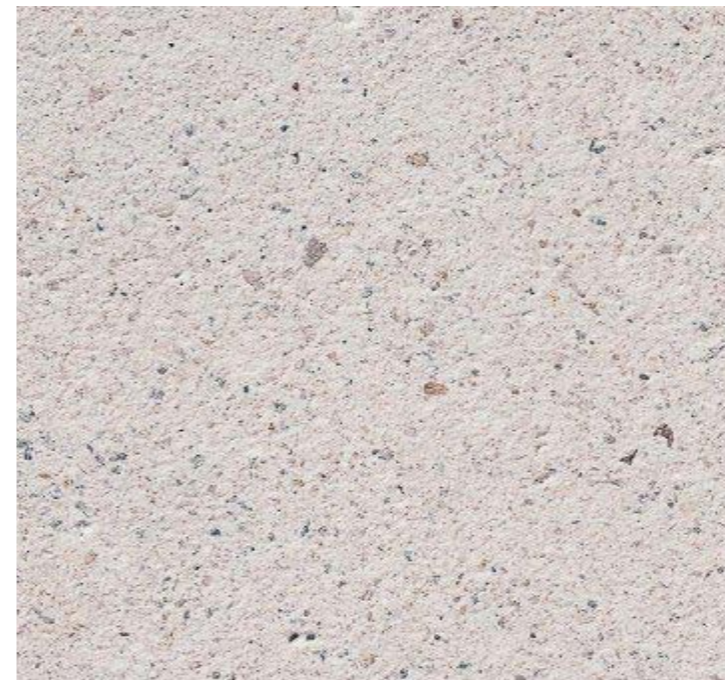
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EXPOSED COLOURED AGGREGATE



ASPHALT



COLOUR CONCRETE

SOFT-SCAPE CHARACTER



At the core of creating a truly sub-tropical landscape is the intensity, variety and abundance of planting. The Environmental story will capture the essence of the sunshine coast landscape while the planting surrounding the town centre will create a verdant oasis that will inspire and engage the residents and guests.



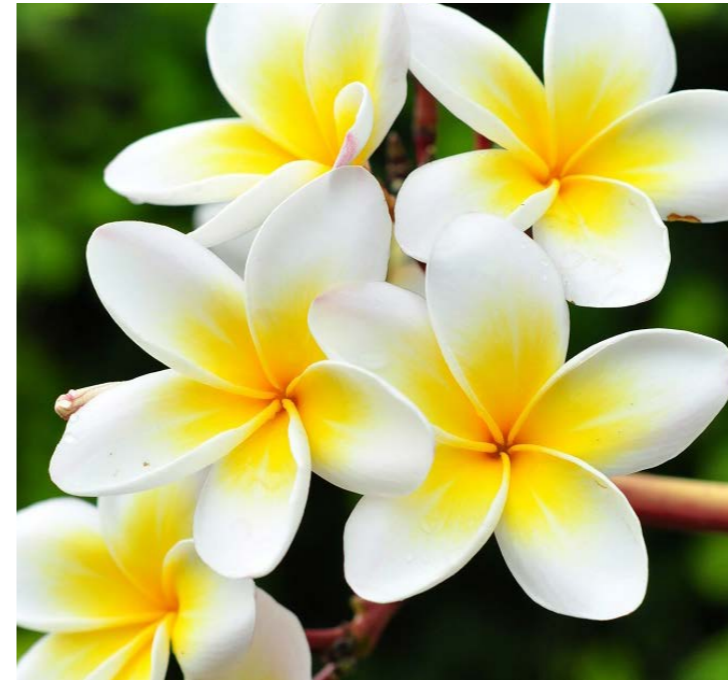
SOFT-SCAPE CHARACTER



HELICONIA



ROYAL POINCIANA



FRANGIPANI

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MIXED FERNS



JACARANDA



LEMON MYRTLE

STOCKLAND

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Tel +61 2 8823 7000
sydney@plusarchitecture.com.au

NOMINATED ARCHITECT (NSW)

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