



LEGEND

Application Boundary

Precinct Boundary

ROAD HIERARCHY

Sub-Arterial Road

Trunk Road

Higher Order Road

Indicative Lower Order Road Connection

Temporary Access Location

Pedestrian Connection to P15

Indicative Signalised Intersections

LAND USES

Residential

Mixed Residential

State Primary School

State High School

Private School

District Community Centre

Local Community Centre

Neighbourhood Meeting Room

Neighbourhood Centre

District Centre

District Sports Park

Neighbourhood Sports Park

Emerging Sports Park

District Recreation Park

District Linear Park

Drainage and Detention

Conservation

Indicative Lake

Indicative Downstream Detention System

Neighbourhood Centre Integrated with Mixed Residential Precinct

Town Square

Civic Park

Lifestyle Buffer

ENDORSED

Date: 2 August 2024

MEDQ

0 20 40 60 80 120

1:5,000 @ A1

AURA LAKES

SITE CONTEXT PLAN

P17, P18 & P19

PLAN REF:

AU12885-14E

DATE:

19 JUNE 2024

CLIENT:

STOCKLAND

DRAWN BY:

MD / JC

CHECKED BY:

MD / PHE

DISCLAIMER

The contents of this plan are conceptual and for discussion purposes only. All areas and dimensions are approximate and subject to relevant studies, survey, engineering and Council approval.

The information used in this plan is drawn from the following sources:

Site Boundaries: Urbis & RPS Survey.

Adjoining Context Area Information: Urbis.

Environmental Buffers: RPS Survey.

URBAN DESIGN

Level 8

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TABLE 1: LAND USE ENTITLEMENTS

ELEMENT	OVERALL OUTCOMES
RESIDENTIAL ELEMENTS	
Residential	A Minimum net residential density of 15 dwellings per hectare is to be achieved (unless it can be demonstrated this density cannot be achieved due to site constraints). No minimum lot size applicable.
OTHER LAND USE ELEMENTS	
District Centre	<p>Retail GFA does not exceed 5,000m²</p> <p>Commercial GFA does not exceed 2,000m²</p> <p>Note: A Development application that seeks to exceed these gross floor areas must be accompanied by an economic impact assessment that demonstrates how the proposed additional area will compliment and not compromise the network of centres on the Sunshine Coast. This analysis must also demonstrate that:</p> <ul style="list-style-type: none">a. Transport infrastructure can service the additional gross floor area and not jeopardise the road hierarchy and movement network; andb. The additional gross floor area provides for increased employment opportunities and contributes to self-containment within the PDA.
Neighbourhood Centre	<p>Retail GFA does not exceed 1,500m²</p> <p>Commercial GFA does not exceed 1,000m²</p> <p>Note: A Development application that seeks to exceed these gross floor areas must be accompanied by an economic impact assessment that demonstrates how the proposed additional area will compliment and not compromise the network of centres on the Sunshine Coast. This analysis must also demonstrate that:</p> <ul style="list-style-type: none">a. Transport infrastructure can service the additional gross floor area and not jeopardise the road hierarchy and movement network; andb. The additional gross floor area provides for increased employment opportunities and contributes to self-containment within the PDA.
Community Facilities	<p>Dedication / transfer a minimum of the following community facilities (or a lesser amount as otherwise agreed) for a Community Facility.</p> <ul style="list-style-type: none">• 3 x 5,000m² land dedication for a Local Community Centre• 5 x 750m² land dedication for a Neighbourhood Meeting Room• 1 ha land dedication for a District Community Centre
School	<p>Dedication / transfer a minimum of the following School Sites (or a lesser amount as otherwise agreed) for a State Primary School, State High School, and Private School.</p> <ul style="list-style-type: none">• 2 x 4 ha land dedication for a State Primary School• 1 x 8 ha land dedication for a State High School• 1 x 6 ha for a Private School
Open Space	<ul style="list-style-type: none">• 1 x 6.5 ha Neighbourhood Sports Park• 1 x 7.25 ha District Sports Park• 1 x 9.25 ha District Sports Park• 1 x 5 ha Emerging Sports Park• 2 x 6.5 ha District Recreation Parks
Other Uses	<p>Other than in identified centres, non-residential uses may be approved in the urban living zone where it is demonstrated to the satisfaction of the EDQ that:</p> <ul style="list-style-type: none">• The proposed use has appropriate vehicular access that will not result in excessive numbers of vehicles passing through residential areas• Cater for the needs of the immediate community and are consistent with or do not compete/undermine the vitality of the centres hierarchy• Noise, dust, emissions will not affect residential or other sensitive uses.