

LOT 8006 CENTRAL AVENUE, NIRIMBA (AURA)

PROPOSED 32 UNITS

DEVCON INVESTMENTS PTY LTD

MCU Development Application



SITE ADDRESS	ZONING	HEIGHT LIMIT	SITE AREA	NO. UNITS	NO. CARPARKS	COS	LANDSCAPING	SITE COVER
Lot 8006 Corner Central Avenue & Aura Boulevard Aura Precinct 10	Medium Density Residential	5 storeys allowed 2 storeys proposed	4,011 m ²	32 Units 3 Bed x 1 Unit 2 Bed x 16 Units 1 Bed x 15 Units	42 Car spaces on site 10 Visitor spaces 3 Motorbikes, 8 Bicycle spaces 1 Shared MRV, VAN & AMB.	401 m ² 10% of Site Area	671 m ² 16.7% of Site Area	2,146 m ² 53.5% of Site Area
This scheme has been prepared as an example of development potential. This to be used as a guide only.								

REV	DESCRIPTION	DRN	DATE
P8	COS, POS, Bins, U06	JH	16/12/25
P9	Bin Store/CAD Base	JH	27/01/26
P10	Internal Unit Design	JH	12/02/26
P11	RFI Response	JH	20/03/26
P12	Crossover	JH	02/04/26

DEVELOPMENT SUMMARY

SITE INFORMATION

Site Address	Lot 8006 Central Avenue, Nirimba (Aura)
Site Area	4,011 m ²
Lot Number	Lot 8006
Local Authority	Economic Development Queensland
Zoning	Medium Density Residential
Land Use	Class 1a Multiple Unit
Building Height	5 Storey Max

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-CAS-4471

Date: 21 April 2026



DEVELOPMENT SUMMARY

Unit No.	Unit Type	GFA	POS	CARS
Unit 01	2 Bed - E	131 m ²	22 m ²	1
Unit 02	1 Bed - A	76 m ²	12 m ²	1
Unit 03	2 Bed - A	126 m ²	24 m ²	1
Unit 04	2 Bed - B	126 m ²	24 m ²	1
Unit 05	1 Bed - B	76 m ²	12 m ²	1
Unit 06	2 Bed - D	126 m ²	25 m ²	2
Unit 07	1 Bed - C	76 m ²	12 m ²	1
Unit 08	1 Bed - A	76 m ²	12 m ²	1
Unit 09	2 Bed - A	126 m ²	25 m ²	1
Unit 10	2 Bed - A	126 m ²	27 m ²	1
Unit 11	1 Bed - A	76 m ²	12 m ²	1
Unit 12	1 Bed - A	76 m ²	12 m ²	1
Unit 13	2 Bed - A	126 m ²	27 m ²	1
Unit 14	2 Bed - A	126 m ²	26 m ²	1
Unit 15	1 Bed - A	76 m ²	12 m ²	1
Unit 16	1 Bed - A	76 m ²	12 m ²	1
Unit 17	2 Bed - A	126 m ²	26 m ²	1
Unit 18	2 Bed - A	126 m ²	26 m ²	1
Unit 19	1 Bed - A	76 m ²	12 m ²	1
Unit 20	3 Bed - A	162 m ²	38 m ²	2
Unit 21	1 Bed - B	76 m ²	12 m ²	1
Unit 22	2 Bed - B	126 m ²	24 m ²	1
Unit 23	2 Bed - A	126 m ²	24 m ²	1
Unit 24	1 Bed - A	76 m ²	12 m ²	1
Unit 25	1 Bed - C	76 m ²	12 m ²	1
Unit 26	2 Bed - C	126 m ²	22 m ²	1
Unit 27	2 Bed - C	126 m ²	29 m ²	1
Unit 28	1 Bed - C	76 m ²	12 m ²	1
Unit 29	1 Bed - A	76 m ²	12 m ²	1
Unit 30	2 Bed - A	126 m ²	27 m ²	1
Unit 31	2 Bed - B	126 m ²	25 m ²	1
Unit 32	1 Bed - B	76 m ²	12 m ²	1



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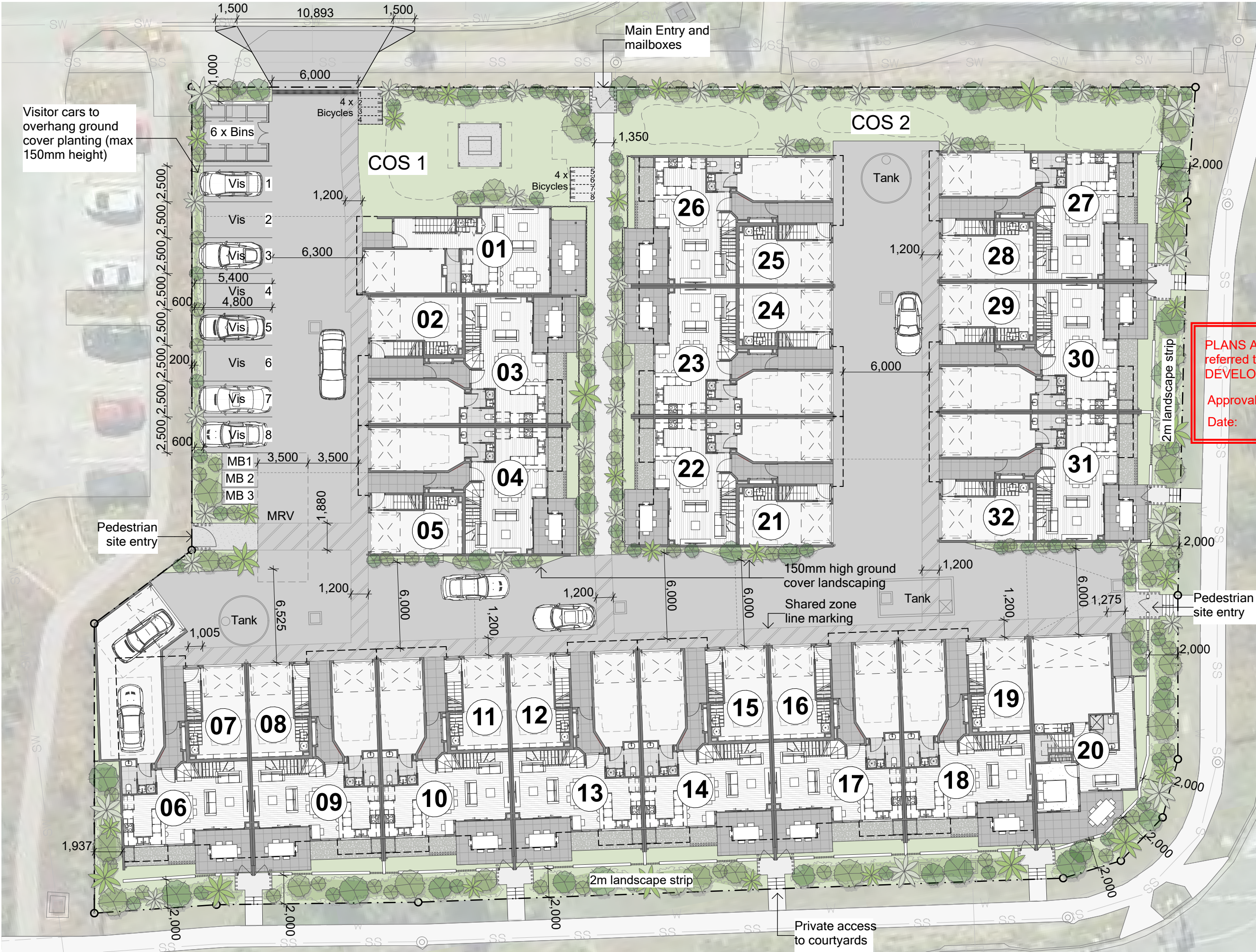
at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
COVER SHEET

date **2/04/2026** drawn **JH** scale **AS SHOWN @A1**

drawing no. **25017 SD01** revision **P12**





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P12	Crossover	JH	02/04/26

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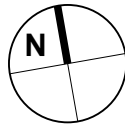
for
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at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
SITE PLAN - GROUND

date **2/04/2026** drawn **JH** scale **AS SHOWN @A1**

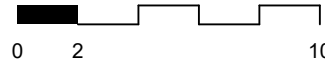
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SITE PLAN - GROUND
Scale 1:250

Scale 1:250



REV	DESCRIPTION	DRN	DATE
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PROPOSED 32 UNITS

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NIRIMBA (AURA)**

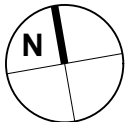
drawing
SITE PLAN - LEVEL 1

date **2/04/2026** drawn **JH** scale **AS SHOWN @A1**

drawing no. **25017 SD04** revision **P12**

SITE PLAN - LEVEL 1
Scale 1:250

Scale 1:250



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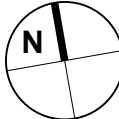
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at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
SITE PLAN - ROOF

date **2/04/2026** drawn **JH** scale **AS SHOWN @A1**

drawing no. **25017 SD05** revision **P12**

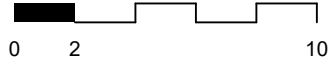


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SITE PLAN - ROOF
Scale 1:250

Scale 1:250



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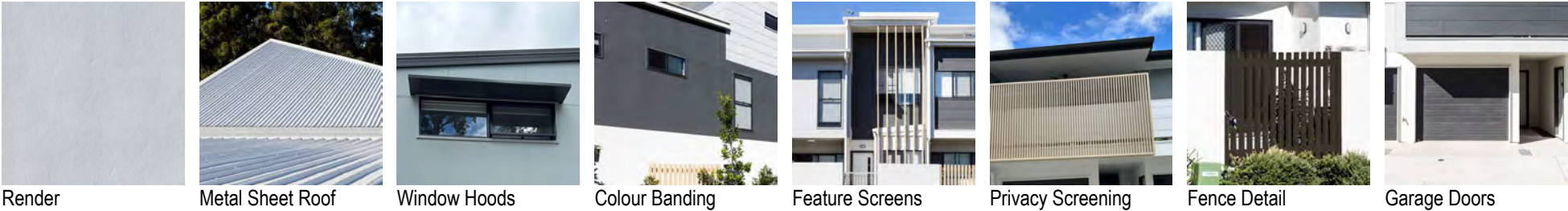
 **NORTH ELEVATION**
Scale 1:250



 **CENTRAL AVE (SOUTH)**
Scale 1:250



Material Palette



PLANS AND DOCUMENTS
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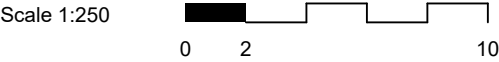
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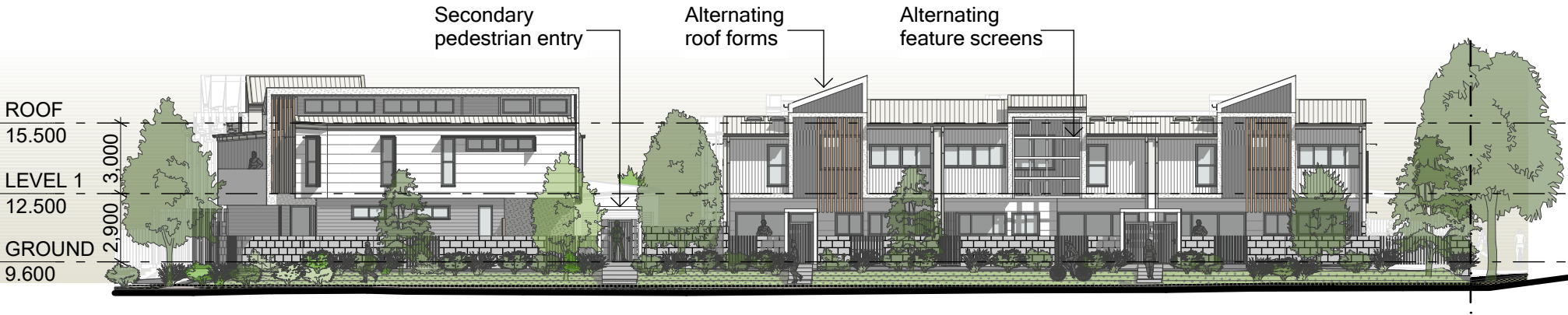
project
PROPOSED 32 UNITS
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DEVCON INVESTMENTS PTY LTD
at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
STREET ELEVATIONS
date **2/04/2026** drawn **JH** scale **AS SHOWN @A1**
drawing no. **25017 SD06** revision **P12**

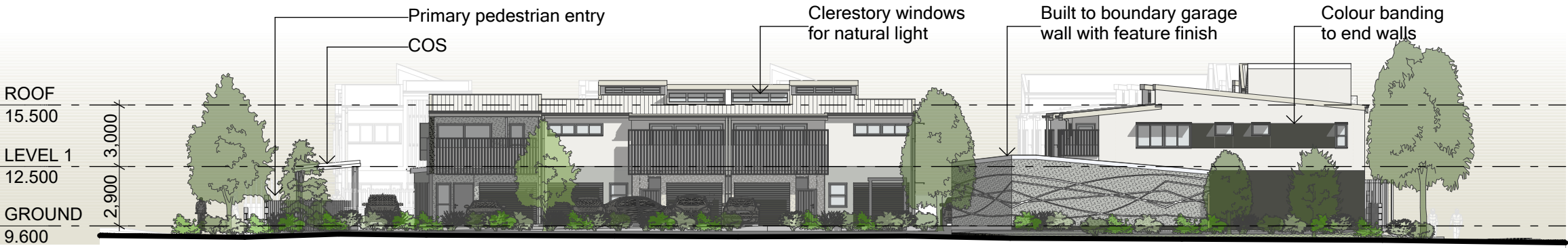


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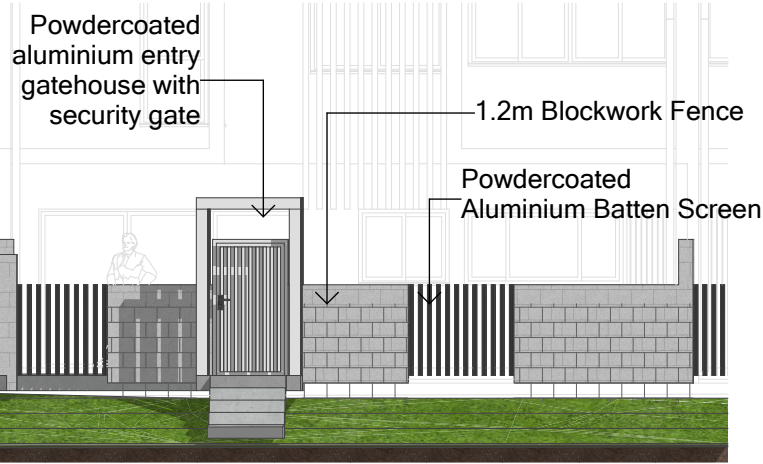
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AURA BLVD (EAST)
Scale 1:250



WEST ELEVATION
Scale 1:250



FENCE ELEVATION
Scale 1:100

Material Palette



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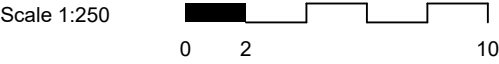
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**LOT 8006 CENTRAL AVENUE
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drawing
STREET ELEVATIONS

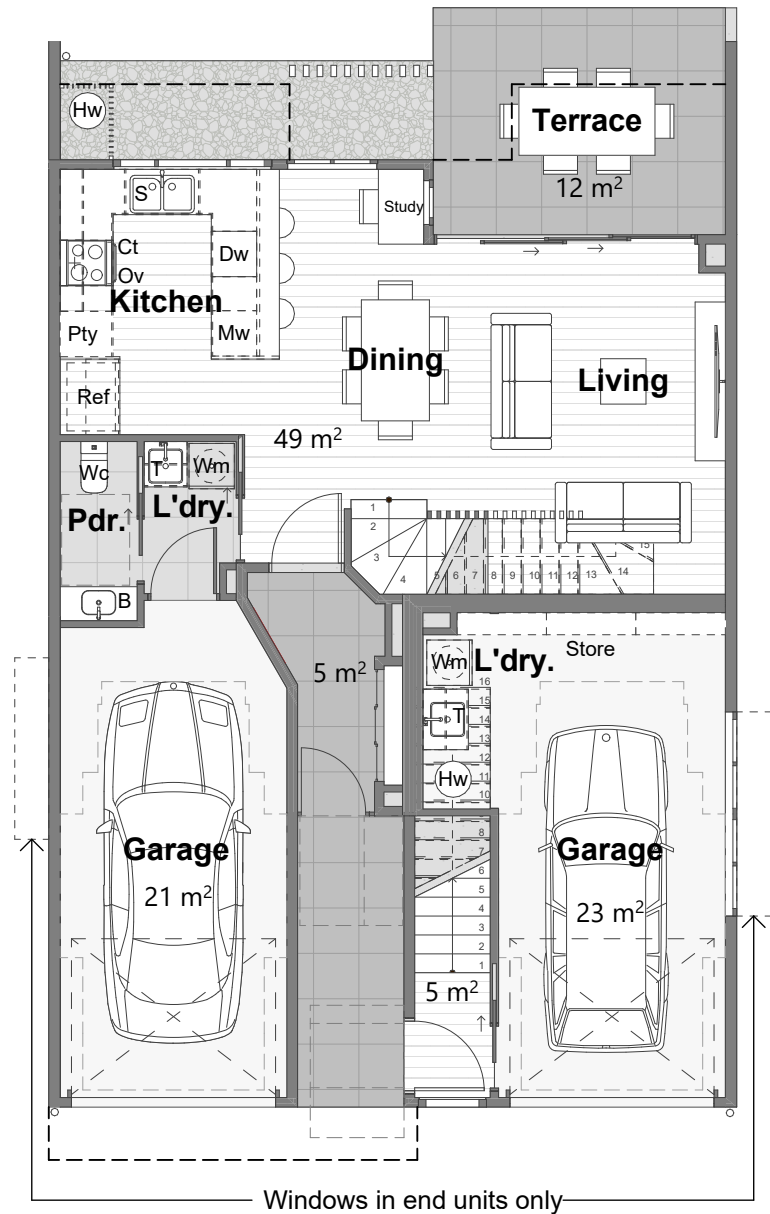
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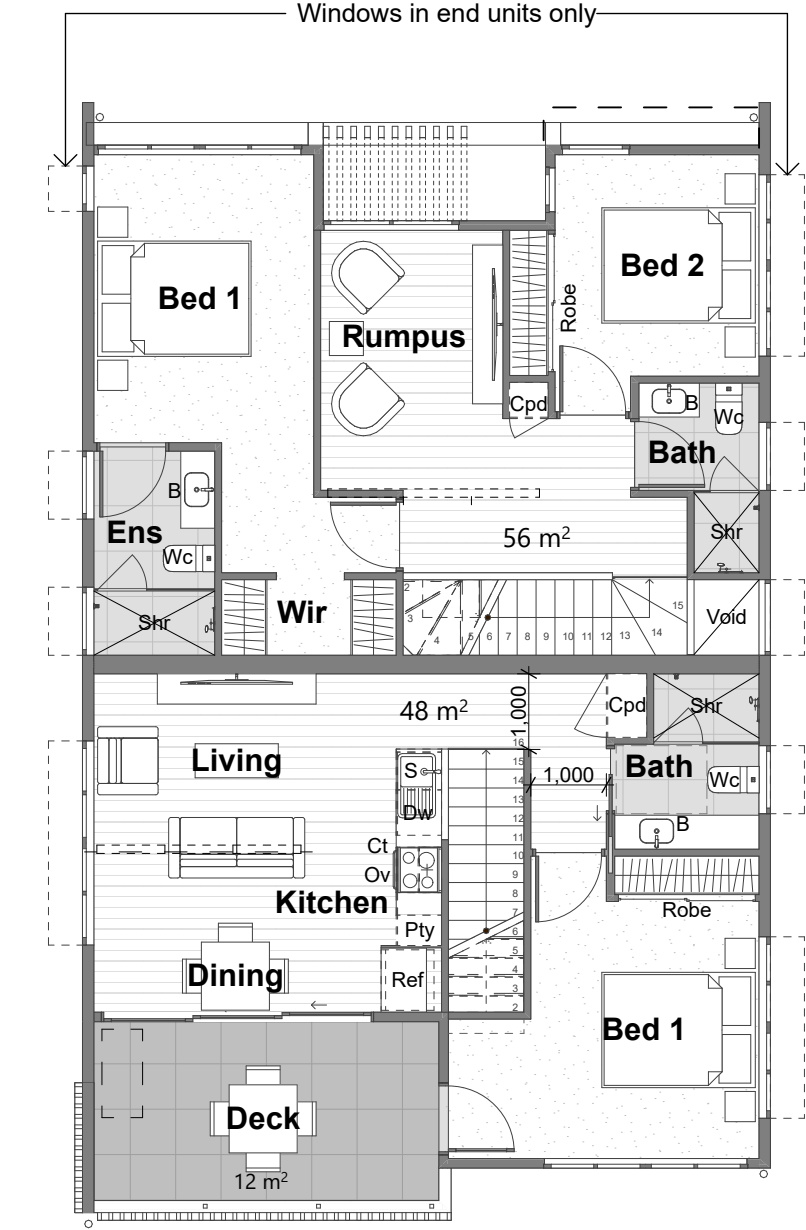
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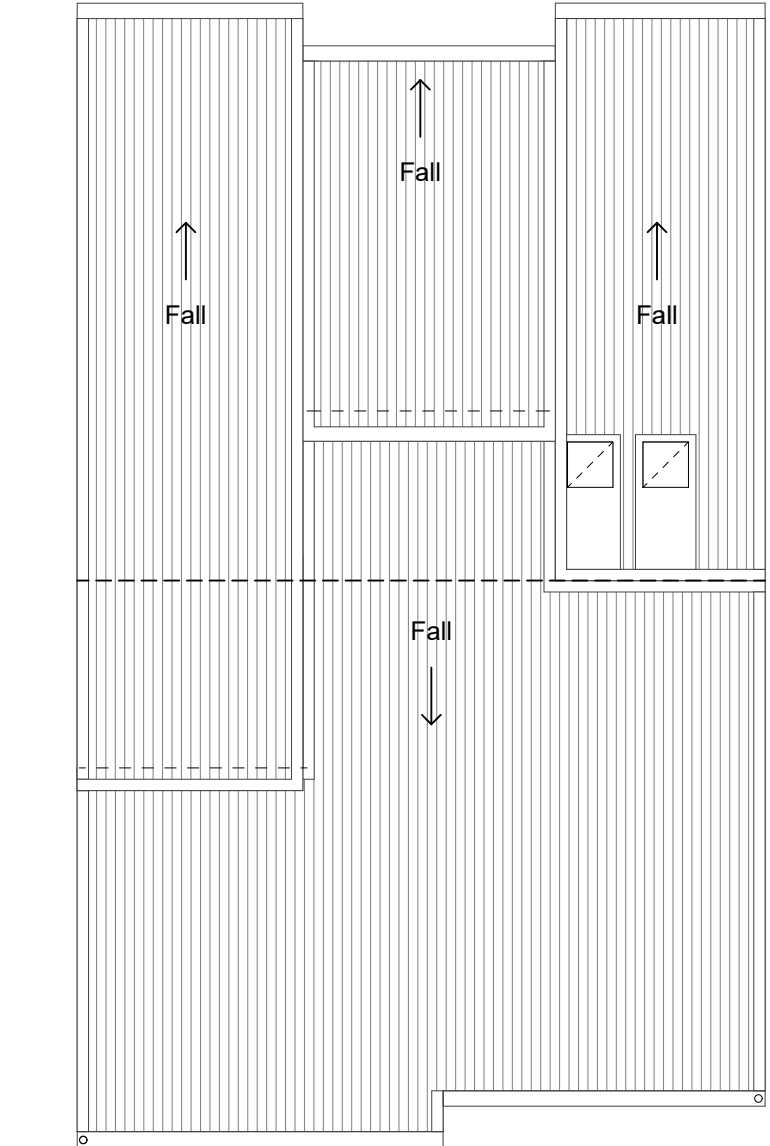
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GROUND FLOOR
Scale 1:100



LEVEL 1
Scale 1:100



ROOF
Scale 1:100

AREAS

UNIT TYPE 1	UNIT TYPE 2
1 Bed Standard Unit	2 Bed Standard Unit
Internal 53 m²	Internal 105 m²
Garage 23 m²	Garage 21 m²
External (Deck) 12 m²	External (Tce + Entry) 17 m² (min)
Total 88 m²	Total 143 m²

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PROPOSED 32 UNITS

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at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
UNIT TYPE 1 & 2

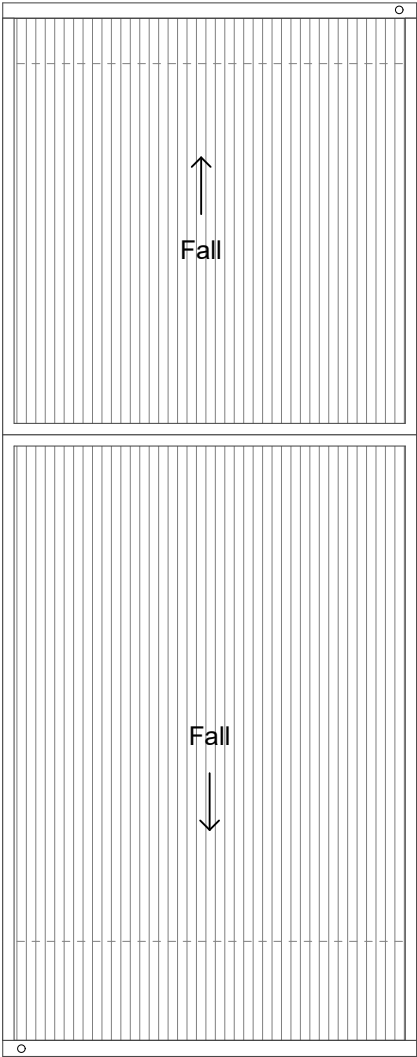
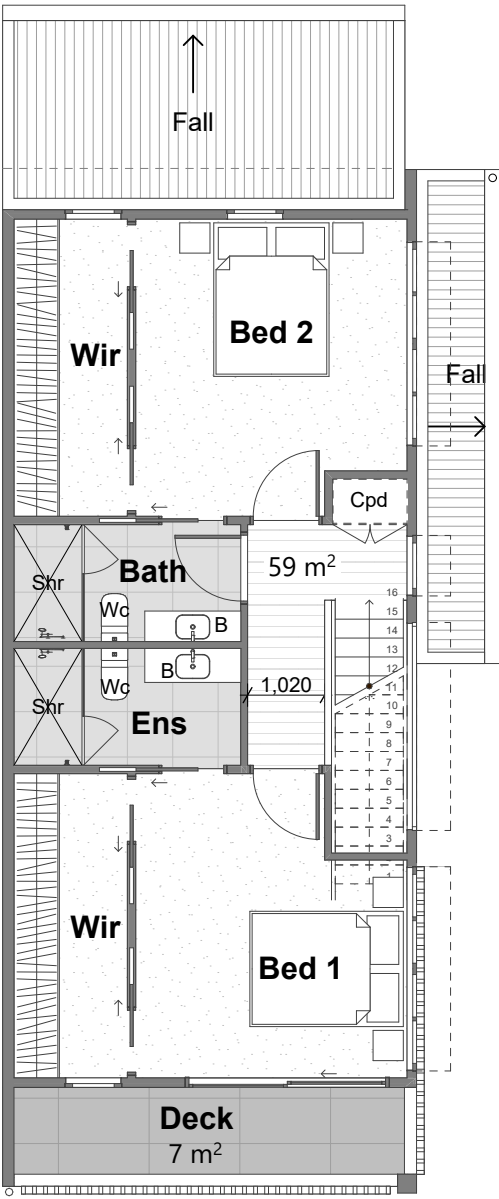
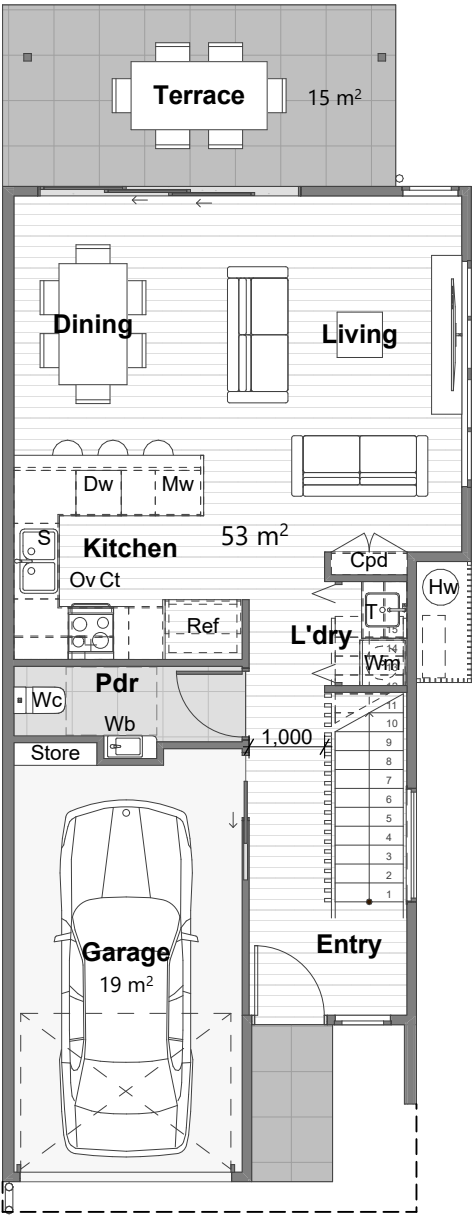
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drawing no. **25017 SD09** revision **P12**



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P12	Crossover	JH	02/04/26



GROUND FLOOR
Scale 1:100

LEVEL 1
Scale 1:100

ROOF
Scale 1:100

AREAS

UNIT TYPE 3
2 Bed End Unit

Internal	112 m ²
Garage	19 m ²
External (Deck + Tce)	22 m ²
Total	153 m²

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**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
UNIT TYPE 3 (01)

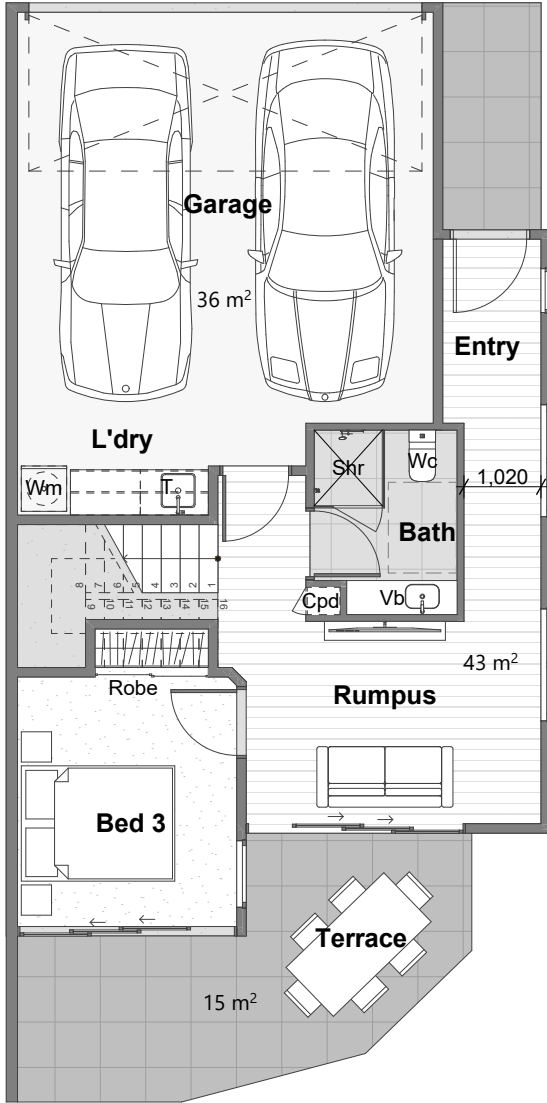
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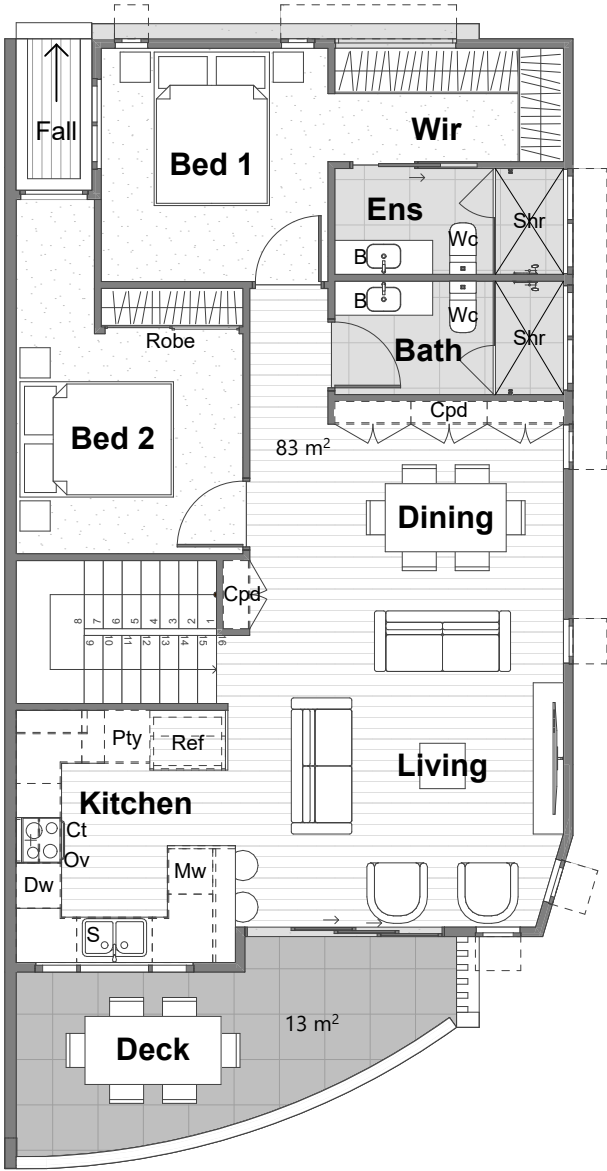


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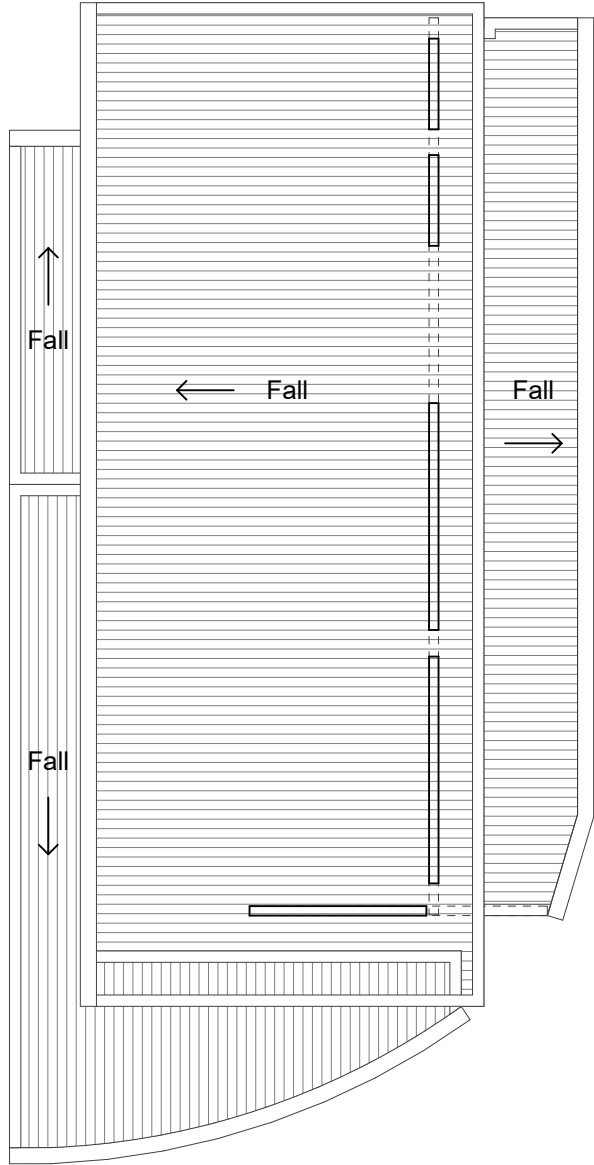
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GROUND FLOOR
Scale 1:100



LEVEL 1
Scale 1:100



ROOF
Scale 1:100

AREAS

UNIT TYPE 4

3 Bed Corner Unit

Internal	126 m ²
Garage	36 m ²
External (Deck + Tce)	28 m ²

Total 190 m²

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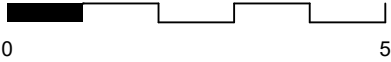
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NIRIMBA (AURA)**

drawing
UNIT TYPE 4

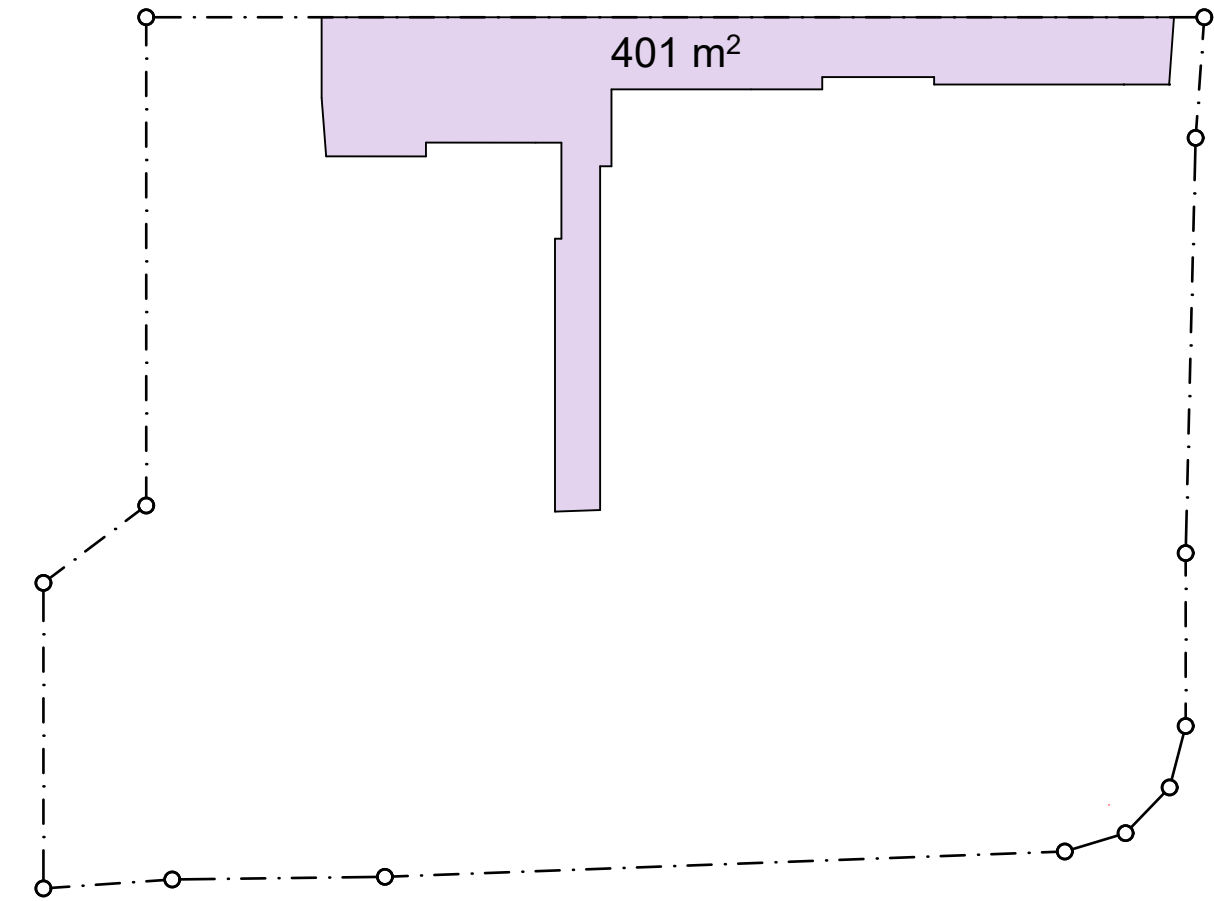
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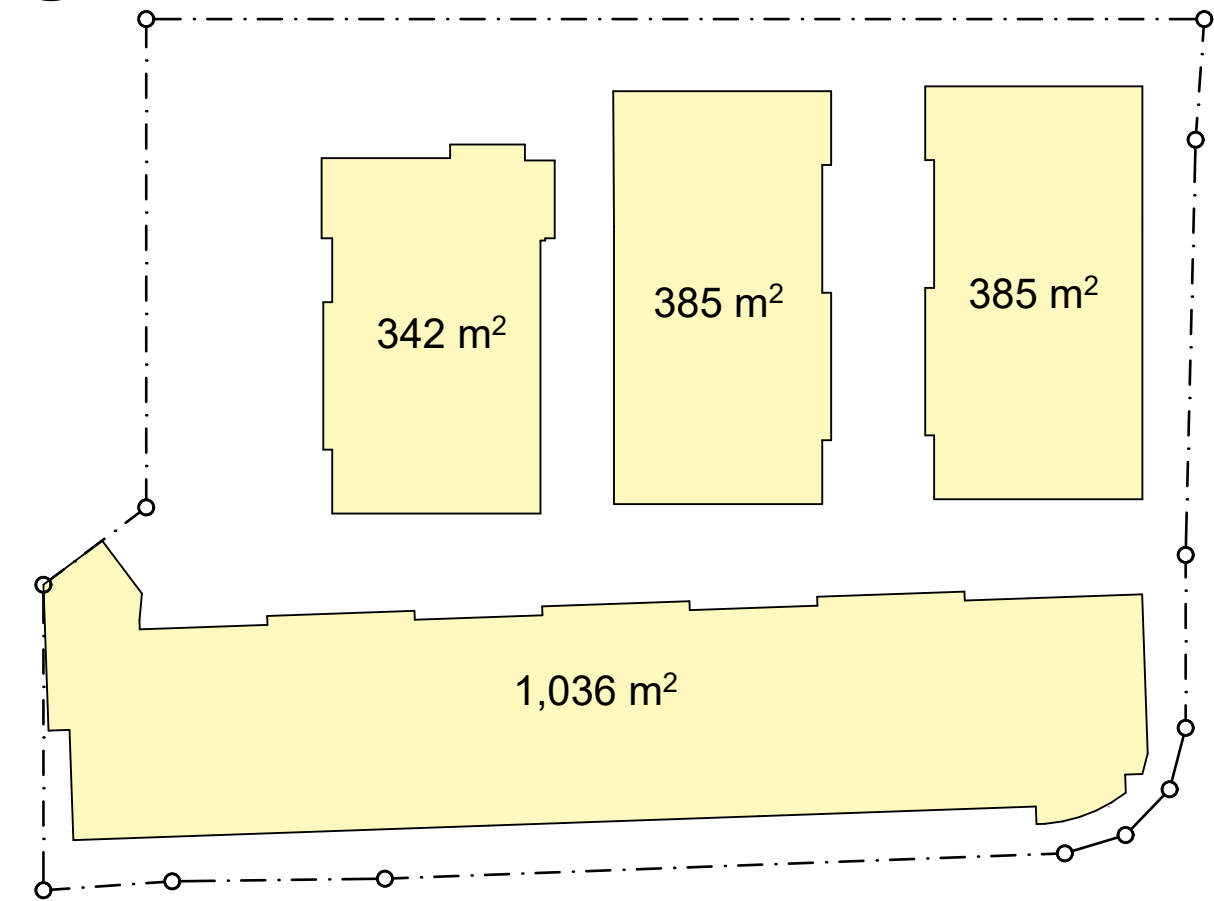
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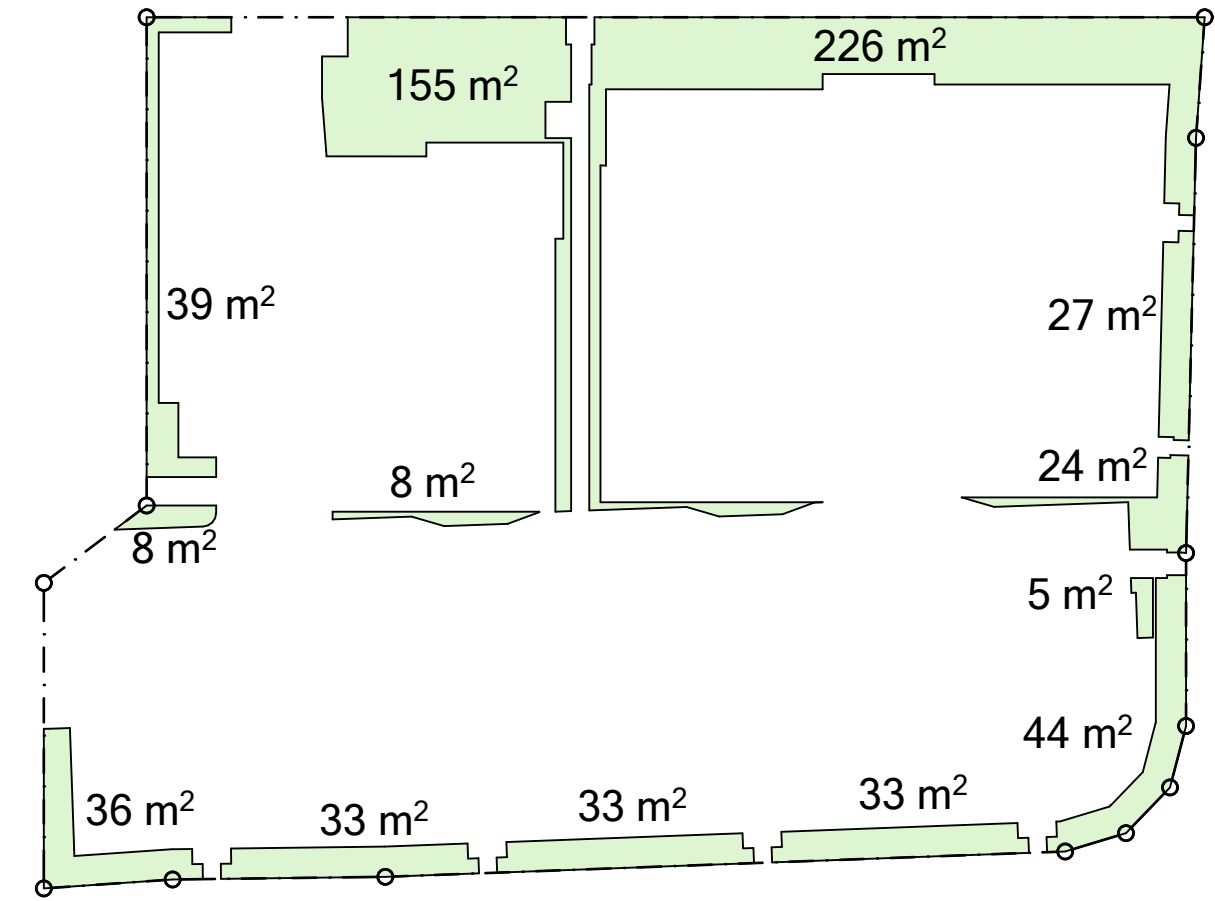
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COS PLAN
Scale 1:500



SITE COVER PLAN
Scale 1:500



LANDSCAPING PLAN
Scale 1:500

COS

Site Area	4,011 m ²
Site Cover	401 m ² 10%

SITE COVER

Site Area	4,011 m ²
Site Cover	2,146 m ² 53.5%

LANDSCAPING

Site Area	4,011 m ²
Landscaping	671 m ² 16.7%

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project
PROPOSED 32 UNITS

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DEVCON INVESTMENTS PTY LTD

at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
AREAS PLANS

date **2/04/2026** drawn **JH** scale **AS SHOWN @A1**

drawing no. **25017 SD12** revision **P12**





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for
DEVCON INVESTMENTS PTY LTD

drawing
PRIVATE OPEN SPACE

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ABN 23 123 917 724.

Contractors are to verify all dimensions and levels on site prior to commencing. Report all discrepancies to the Architect. Use figured dimensions in preference to scaled.



Unit No.	Type	Area
Unit 01	Terrace	15 m ²
	Balcony	7 m ²
Unit 02	Balcony	12 m ²
Unit 03	Terrace	24 m ²
Unit 04	Terrace	24 m ²
Unit 05	Balcony	12 m ²
Unit 06	Terrace	25 m ²
Unit 07	Balcony	12 m ²
Unit 08	Balcony	12 m ²
Unit 09	Terrace	25 m ²
Unit 10	Terrace	27 m ²
Unit 11	Balcony	12 m ²
Unit 12	Balcony	12 m ²
Unit 13	Terrace	27 m ²
Unit 14	Terrace	26 m ²
Unit 15	Balcony	12 m ²
Unit 16	Balcony	12 m ²
Unit 17	Terrace	26 m ²
Unit 18	Terrace	26 m ²
Unit 19	Balcony	12 m ²
Unit 20	Terrace	25 m ²
	Balcony	13 m ²
Unit 21	Balcony	12 m ²
Unit 22	Terrace	24 m ²
Unit 23	Terrace	24 m ²
Unit 24	Balcony	12 m ²
Unit 25	Balcony	12 m ²
Unit 26	Terrace	22 m ²
Unit 27	Terrace	29 m ²
Unit 28	Balcony	12 m ²
Unit 29	Balcony	12 m ²
Unit 30	Terrace	27 m ²
Unit 31	Terrace	25 m ²
Unit 32	Balcony	12 m ²





REV	DESCRIPTION	DRN	DATE
P8	COS, POS, Bins, U06	JH	16/12/25
P9	Bin Store/CAD Base	JH	27/01/26
P10	Internal Unit Design	JH	12/02/26
P11	RFI Response	JH	20/03/26
P12	Crossover	JH	02/04/26

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-CAS-4471
Date: 21 April 2026



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project
PROPOSED 32 UNITS

for
DEVCON INVESTMENTS PTY LTD

at
**LOT 8006 CENTRAL AVENUE
NIRIMBA (AURA)**

drawing
RENDERS

date **2/04/2026** drawn **JH** scale **AS SHOWN @A1**

drawing no. **25017 SD14** revision **P12**

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