PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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Stantec

Aura Lakes Precinct Engineering Services Report Development Application 2 (DA2)

AMENDED IN RED

By: Kate Wilson

Date: 19 June 2026

Queensland Government

Prepared for Stockland Development Pty Ltd

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Prepared by

Sophie Jones

Approved by



Lloyd Harriott

SPRINGFIELD CENTRAL

Level 6, 145 Sinnathamby Boulevard, Springfield Central, QLD 4300

p 07 3381 0111 www.stantec.com

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1 Introduction

Stantec has been commissioned by Stockland Development Pty Ltd to provide an engineering assessment of the proposed development application within the Aura Lakes Development, located within precinct 17-19 of the Caloundra South Priority Development Area (PDA).

This reporting describes the second development application within the Precinct 17-19 area following on from the initial approved development within Precinct 18. For the purpose of this report, the site area and works proposed within this application will be referred to as 'DA2' (Development Application 2). While the analysis herein will support the overall development strategy, this engineering servicing report has been prepared to assess the impacts of the 2,761 lots within DA2 over and above the existing approved development within Development Application 1 (DA1).

This engineering services report has been updated to address the Economic Development Queensland (EDQ) Request for Information dated 1st April 2025, which includes the following items:

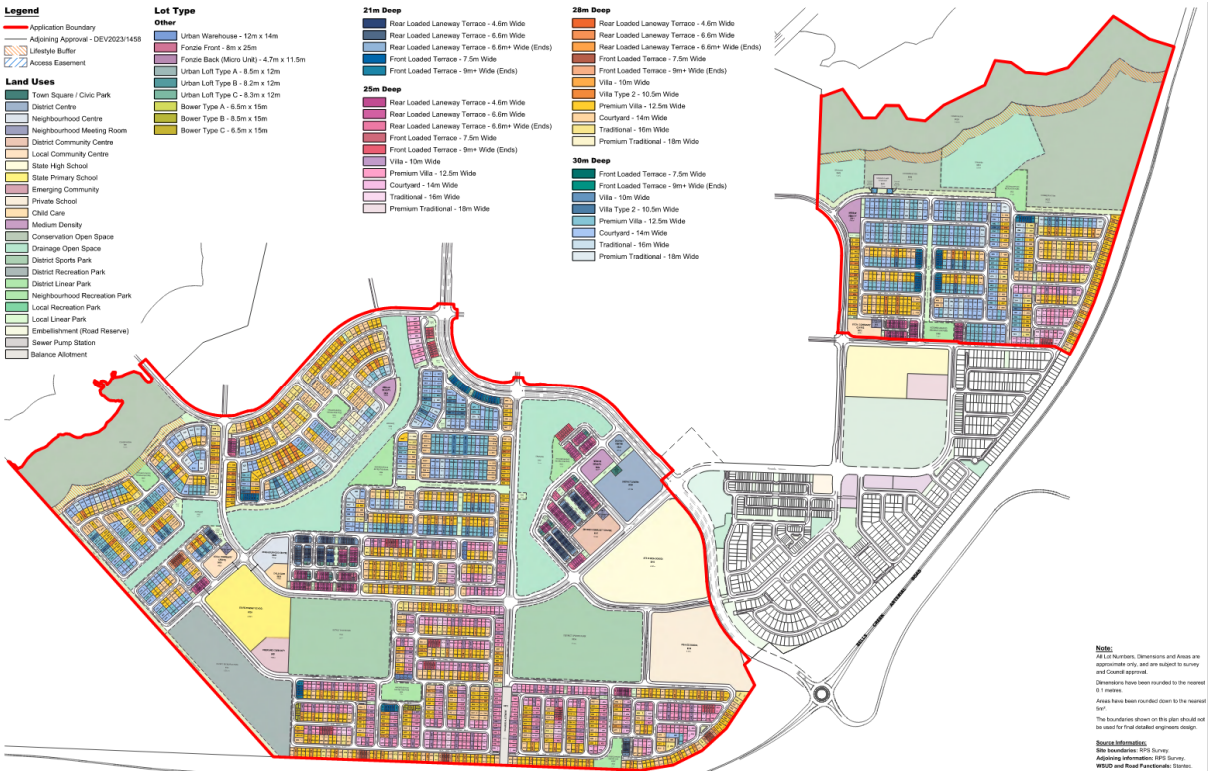
- Stormwater management devices updated to reflect Bligh Tanner, Aura Precinct 17-19, Stormwater Management Plan, version 2.1.
- Intersection layouts amended based on Urbis TIA and current SIDRA modelling.
- Adjust sewer and water network EP figures, based on primary and secondary school enrolments and FTE's provided and amended development yield.
- Amended bulk earthworks, stormwater catchment and reining wall extents for consistency with the new DA2 development layout, and
- Provision of concept WSUD designs.

This development forms part of approved precinct 17, 18 and 19 of the Caloundra South Priority Development Area (PDA). The site is located within Gagalba in the Sunshine Coast and is proposed to be accessed via Aura Boulevard, which runs along the southern boundary of the precinct.

The site is undeveloped, although the site has been cleared through the historical use as a pine plantation. Portions of the site have been utilised throughout the previously bulk earthworks operations completed as part of the Bells Creek Arterial construction works.

The development under the current proposal generally consists of 280 hectares of the following types of lots low density lots, 3 medium density sites, urban villages, 3 schools, 1 childcare centre, 2 district sports parks, 1 emerging community lot, 1 district centre, 1 district recreation park, neighbourhood recreation parks and community centres. The site is contained within 2 separate areas of the wider precinct. The proposed layout of the precinct is generally described below in **Figure 1-1**

Figure 1-1 Proposed DA2 Development – Aura Lakes – Proposal Plan – Revision E - RPS



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

2 Existing Site Characteristics

The Aura Precinct 17-19 development is located east of the Bruce Highway, north of the Bells Creek Road/Roys Road overpass. The development footprint for the precinct covers an area of approximately 446ha, excluding environmental and open space buffers surrounding the site. The land area subject to the current application is approximately 280.4 hectares located north/east of the Bells Creek Arterial access roundabout.

The site adjoins the land previously approved for the first Development Application within Precinct 18 and will gain access from the initial stages of Aura Boulevard detailed under cover of this application.

The site consists of largely undeveloped land and has been previously cleared to accommodate farming and pine plantation activity. Ground cover consists mostly of grasses and low shrub cover with more dense vegetation located adjacent to the existing Bells Creek South. The natural topography of the site is gently undulating with natural grades between 0 and 5% with existing levels ranging between approximately RL. 21 and RL. 3.5.

The site naturally grades towards the northern boundary of the site via two overland flow corridors which discharge to Bells Creek South. The stormwater catchments within the site are self-contained with the Bells Creek Arterial generally representing the crest of the topography within this area.

3 Bulk Earthworks Strategy

3.1 General Principals

Significant bulk earthworks are required across the entire Precinct 17-19 site in order to provide a suitable development profile for the subdivision which aligns with the objectives of the greater Aura masterplan. The development of the proposed bulk earthworks design for the DA2 development has taken into a number of factors into consideration including the following:

- Development of proposed stormwater catchment boundaries which align with the layout but generally reflect the pre-development conditions. Stormwater catchments have been shaped to direct flows to areas in which stormwater quality management devices may be appropriately positioned;
- Providing a well-resolved interface with key roadway corridors including Bells Creek Arterial Road and Aura Boulevard. All major roadways have been master planned in order to ensure that the initial alignments and levels will be well-integrated with the ultimate development form and required bridge connections to connect with existing precincts of the Aura development;
- Ensuring that the site generally grades internally away from the Bells Creek Arterial Road corridor to control stormwater flows and ensure that catchments reporting to the ultimate lake areas are maximised;
- Allowing for the staged delivery of erosion and sediment control facilities within the site in order to manage the impacts of bulk earthworks; and
- Optimise the use of developable area through efficient design.

All excess earthworks material from DA2 will be transported internally to the development for use within the Town Centre development area (Precincts 7 to 9).

Proposed earthworks and erosion control arrangements are included on the relevant plans within **Appendix B**.

3.2 Design Constraints

The existing development site is largely cleared land without significant internal constraints. The constraints upon the bulk earthworks design for the wider development are located predominantly to the perimeter of the site in the form of existing infrastructure and environmental corridors. The bulk earthworks design has been developed to tie in with the following elements:

- The existing development levels within the site areas previously approved as part of the First Development Approval within this area;
- Bells Creek Arterial design levels provided by KBR which bounds the southern boundary of Precinct 19 and Precinct 17 (Part) and bounds the eastern boundary of Precinct 18 (Part) of the site. This data has been cross-checked against ultimate design long-sections for the BCA corridor provided by TMR and confirmed to be accurate against the proposed long-term planning for this corridor as discussed in section 3.5 of this report;
- Proposed bridge levels to cross from Precinct 17 into Precinct 15 in accordance with regional flood modelling allowances;
- Existing and proposed frog habitat areas identified in the overall environmental management plans. The location of retained and recently constructed habitats has been provided by RPS in line with recent on site studies;
- Achieving freeboard to the 1% AEP 2100 RCP8.5 climate change scenario flood model levels as provided by BMT;
- Achieving adequate stormwater drainage capacity downstream of the proposed development areas and providing adequate flood storage within the site in order to satisfy the requirement of the regional flood and detention strategy;
- The overall bulk earthworks balance for the Precinct 17-19 site is required to have a net export of material in order to service the requirements of the Aura Town Centre; and
- Aligning proposed major flow paths and open space corridors within the development site with the significant existing gully traversing the centre of the development site in order to achieve an efficient bulk earthworks design outcome.

The bulk earthworks design for this initial application has been aligned with an overall development model which considers the above methodology.

3.3 Erosion and Sediment Control Strategy

In addition to the requirements of the CEMP, establishment of erosion and sediment controls within the site which are able to be maintained for the duration of proposed bulk earthworks operation represent the most efficient design outcome in terms of stormwater treatment and achieving longevity out of the facilities established.

Bulk earthworks within precincts in the higher elevation zones of the site are proposed to be prioritised, including the proposed first development area, with significant regional HES sediment basins aligned with existing overland flow corridors in the downstream areas of the site in order to manage and mitigate the impacts of bulk earthworks operations upon the downstream waterways throughout the construction period.

Prior to the commencement of bulk earthworks within each of the respective major stormwater drainage catchments in DA2, sediment basins will be established downstream in order to treat run-off water prior to discharge into the receiving waterways. The positioning of the basins is to be selected in order to allow for the devices to remain throughout future development stages to cater for staged earthworks completion. Clean water flows from developed catchments shall be diverted away from sediment basins and towards ultimate WSUD devices at such time that the catchments are appropriately developed. Precincts 19 and 17 (Part) ultimately flow into the Lake via the stormwater channels shown in drawing CD-SK1300.

3.4 Retaining Walls and Acoustic Fences

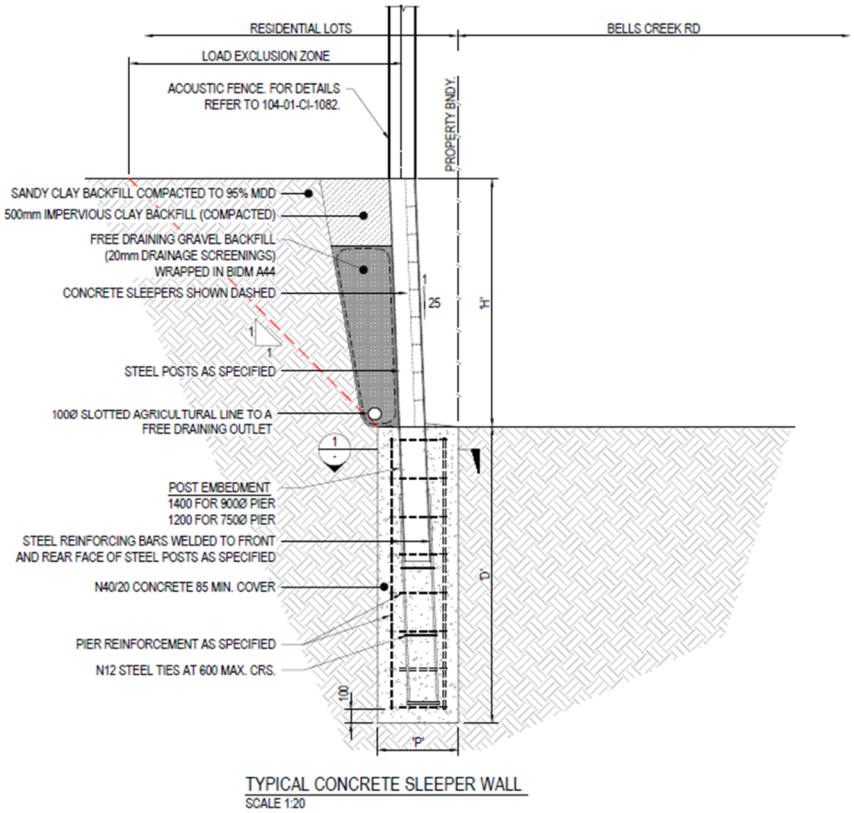
Retaining walls have been included within the overall design in locations where necessary to correct level differences between the allotment profiles and surrounding road network and existing terrain.

Generally, retaining walls have been designed with a maximum overall height of 2.5m with tiered retaining wall solutions employed in areas that the overall height difference is greater than 1.5m in accordance with design preferences of EDQ and SCC. There is one location within the overall design that present exceptions to this approach:

1. The proposed site boundary retaining walls between the development and the Bells Creek Arterial corridor contains some areas in which retaining walls are necessary in order to manage the relationship between the existing BCA levels and the proposed development site. Providing a development profile in which the allotments drain away from the BCA corridor is an important design element to ensure that internal stormwater management and treatment objectives are achieved. The proposed treatment to this interface is a single tier wall to eliminate the introduction of non-maintainable areas between the BCA property and rear of lot acoustic fences which will be located at the top of the retaining wall formation. Intermediate steps within the retaining wall foundation will not be readily accessible by the property owner as the rear boundary will be restricted by the solid acoustic barrier fence.

All retaining walls and acoustic barriers at this interface are to be wholly contained within private property in accordance with the following typical design detail.

Figure 3-1 Proposed Boundary Wall Treatment



Acoustic fences are required to be extended along the Bells Creek Arterial site frontage in accordance with the below figures:

Figure 3-2 Precinct 18 North Acoustic Fence Treatment

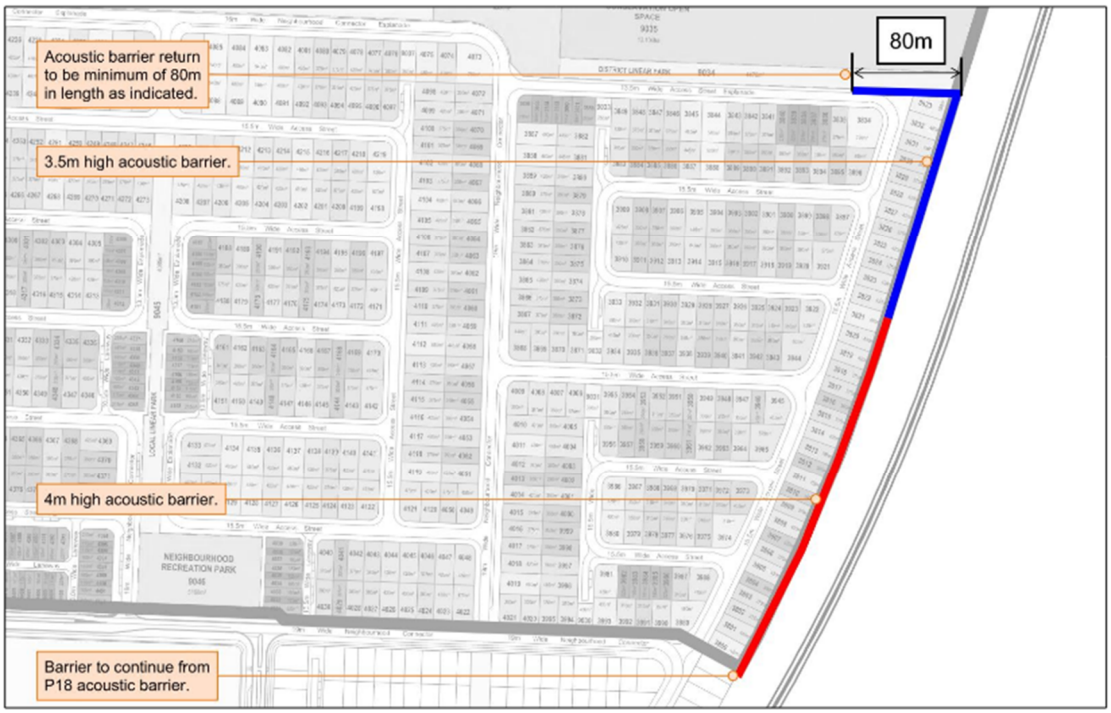
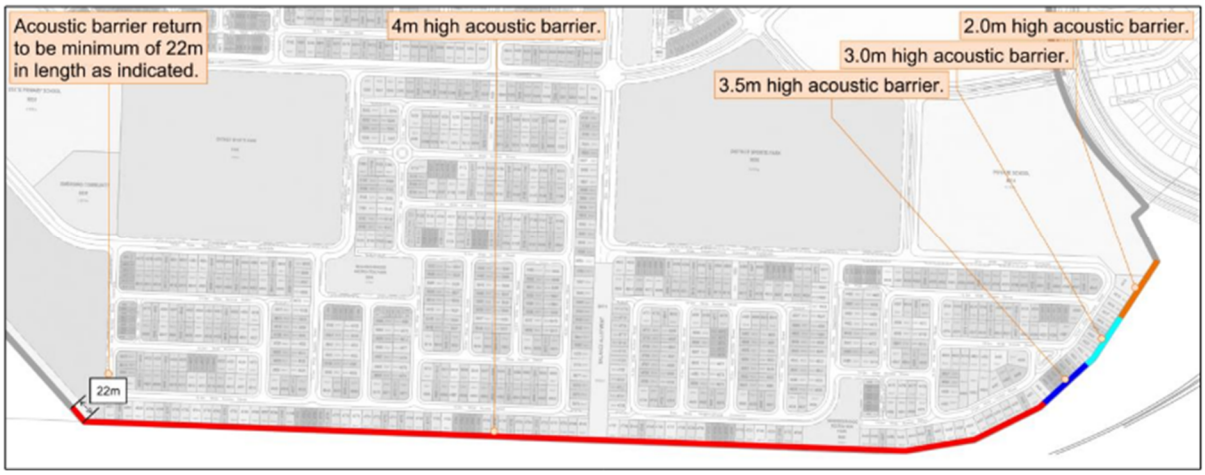


Figure 3-3 Precinct 19 Acoustic Fence Treatment

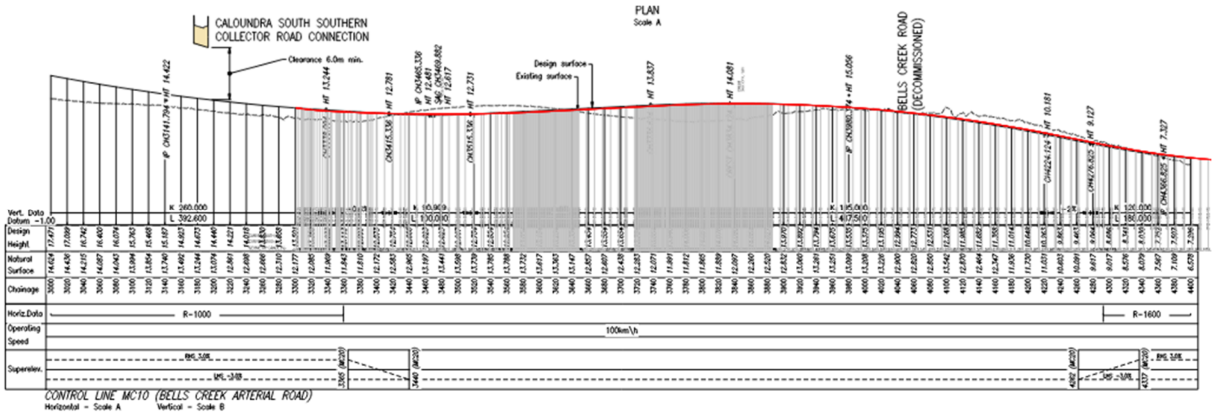


The final civil design of the combined BCA retaining and acoustic wall should refer to the approved acoustic impact report at the time of design, to ensure acoustic wall heights are accurately captured prior to constructed should any changes be made from the images referenced above.

3.5 Interface of Proposed Design with Bells Creek Arterial Corridor

The levels of the Bells Creek Arterial corridor included within the engineering design have been sourced from the “issue for construction” design model information produced by KBR as part of the recent construction works. The levels within this model have been verified against recent aerial drone survey data of the Bells Creek Arterial corridor as well as against ultimate roadway design long sections provided by the Department of Transport and Main Roads. Figure 3-3 below shows the ultimate DTMR long section (Black) overlayed with the levels of the Bells Creek Arterial Corridor from the Stantec engineering design model (Red), confirming an accurate representation of the levels for this corridor within the engineering design model.

Figure 3-4 Ultimate DTMR Long Section (Black) with Levels of the Bells Creek Arterial Corridor from Stantec Model (Red)



4 Road and Movement Network

Access to the development will be primarily provided by the existing roundabout intersection with Bells Creek Arterial located to the south of the development site.

The road network within the proposed development has been designed in conjunction with modelling performed by PWC and Urbis to ensure that appropriate provision for vehicular traffic volumes are provided throughout the site. In addition to vehicle capacity, the road network has been designed to consider the following elements:

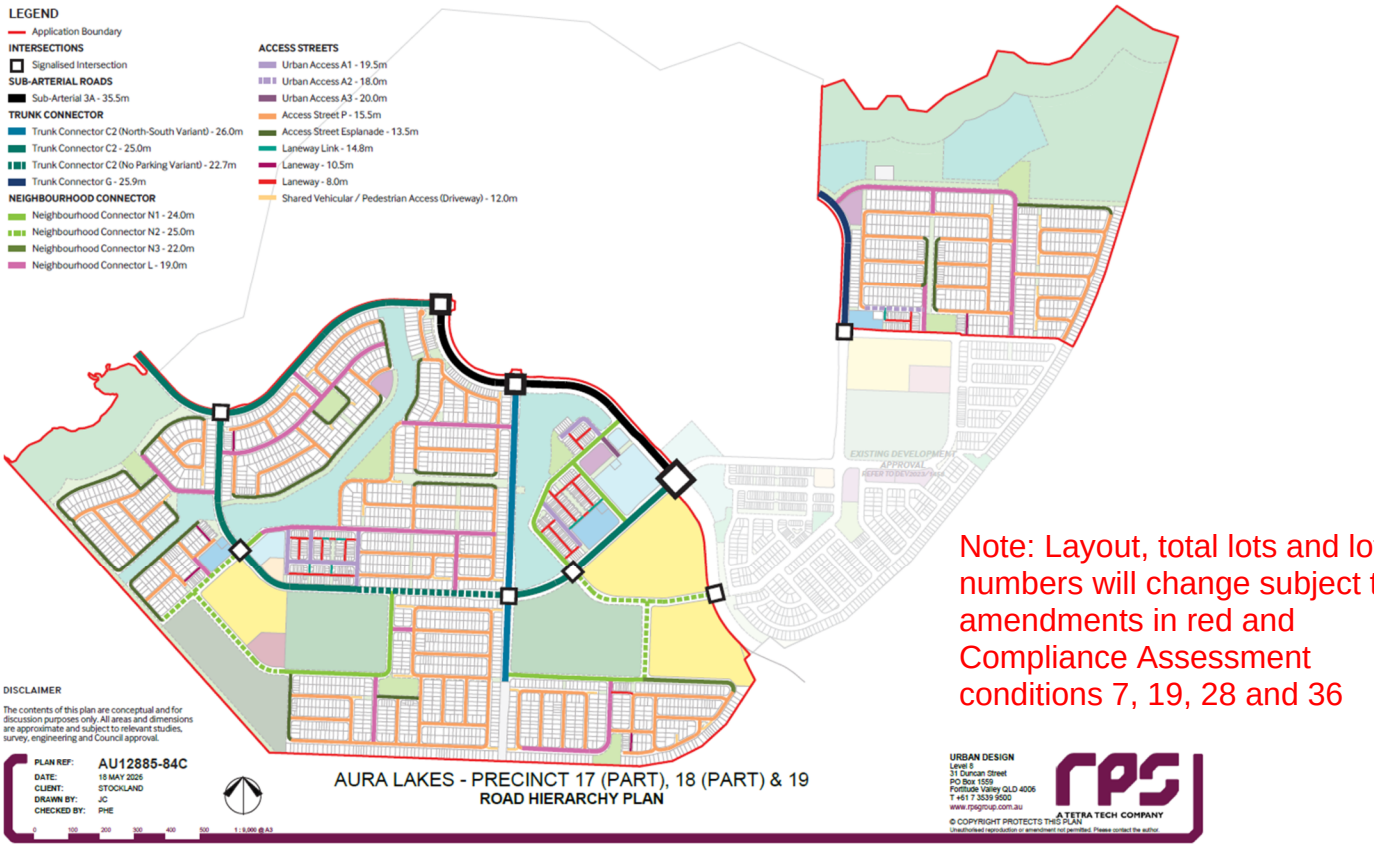
- Separated Cycle Track movements;
- Service vehicle access provisions;
- Intersection geometry requirements; and
- Public Transport Access.

4.1 Road Hierarchy Concept Plan

A road hierarchy concept plan has been put together which demonstrates the appropriate road cross section based on the environmental capacity the road is exposed to as well as achieving effective cross sectional widths which are equal to or greater than the required road reserve widths within the Local Government Infrastructure Agreement. The Economic Development Queensland (EDQ) *Street and movement network PDA guideline no.06 (2019)* and the Institute of Public Works Engineering Australia (IPWEA) *Street Design Manual: Walkable Neighbourhoods* are used as reference to determine an appropriate road classification based on traffic volumes estimated for the Aura development.

The proposed road hierarchy is outlined in **Figure 4-1** and Error! Reference source not found. for reference.

Figure 4-1 Proposed Road Hierarchy



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Typical road cross sections corresponding with each of the street types nominated above are included within **Appendix A** of this report.

4.2 Sub-Arterial Road Construction

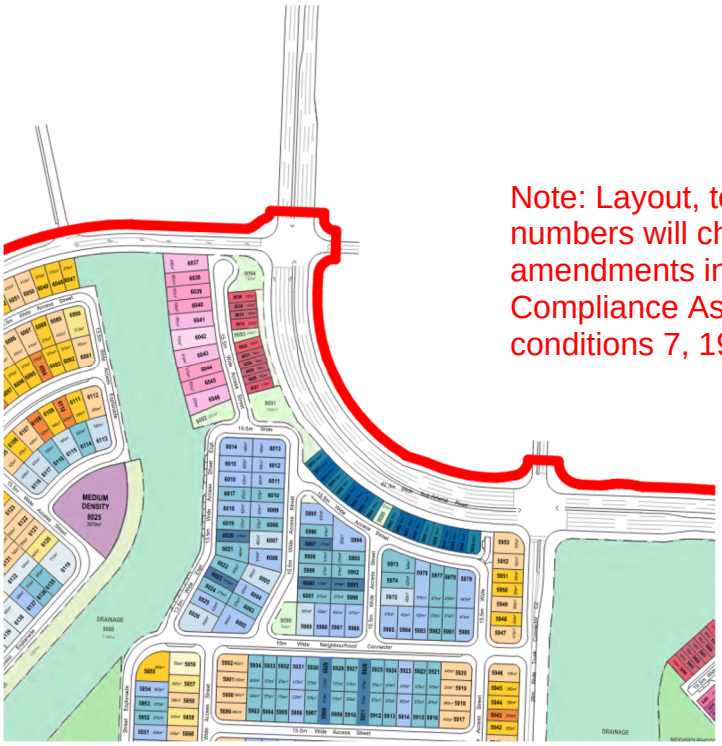
4.2.1 Design Criteria

The proposed sub-arterial roadway (Aura Boulevard) access from Bells Creek Arterial is to be designed and delivered in accordance with the provisions of the Local Government Infrastructure Agreement and Sunshine Coast Council design standards.

Accordingly, curve radii for Aura Boulevard have been designed in accordance with a speed environment of design 70 km/h, to be sign posted at 60 km/h. The area of roadway directly adjacent to the proposed mixed-use precinct, located within the northern area of this development application for Precinct 19, is noted as containing the tightest roadway geometry. This area confirmed to be compliant with the required design speed environment with the application of superelevation to the roadway corridor.

Alternatively, an adversely cross-falling road profile can be retained with a reduced speed environment of 60 km/h design speed which would be consistent with the surrounding urban environment, levels of activity adjacent to this section of roadway, and is supported by the signalised intersection configuration in this area.

Figure 4-2 Roadway Geometry Surrounding Proposed Mixed-Use Site



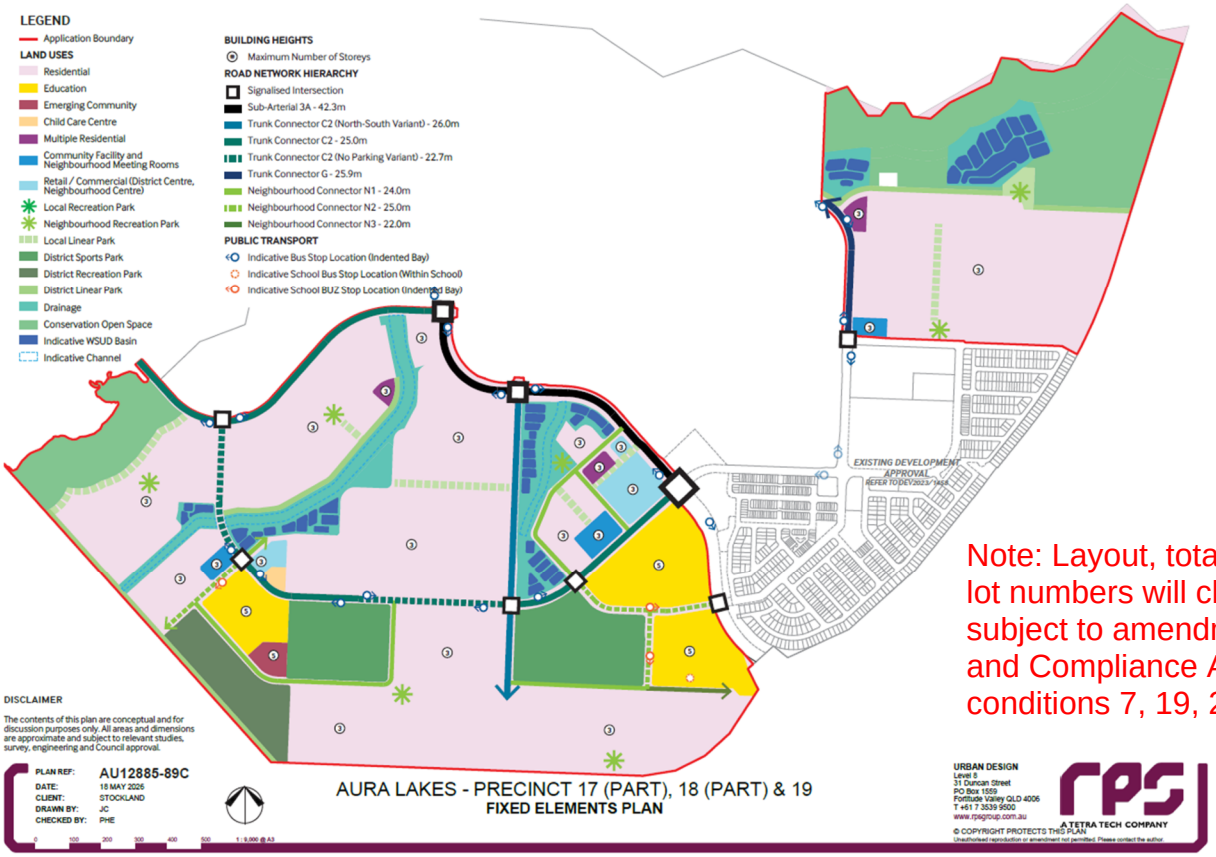
In accordance with the provisions of the Sunshine Coast Council Planning Scheme Policy intersections have been provided within a minimum 300 meter spacing throughout the sub-arterial roadway corridor.

The configuration of intersections throughout the corridor have been proposed in order to provide suitable levels of access to each of the areas within the development. It is not recommended to remove any of the proposed intersections within the proposed context plan given the anticipated catchments reporting to each location expected to be in excess of 300 allotments and requiring a neighbourhood connector hierarchy of roadway.

Additionally, given the ultimate traffic volumes, required intersection configurations, interactions with bus-jump lanes and future 6-lane roadway cross-sections it is not recommended that intersections within this corridor be established as priority controlled unsignalized intersections.

4.2.2 Aura Boulevard Cross-Section and Staging

Figure 4-3 Overall Alignment and Proposed Intersection Locations for Sub-Arterial Roadway

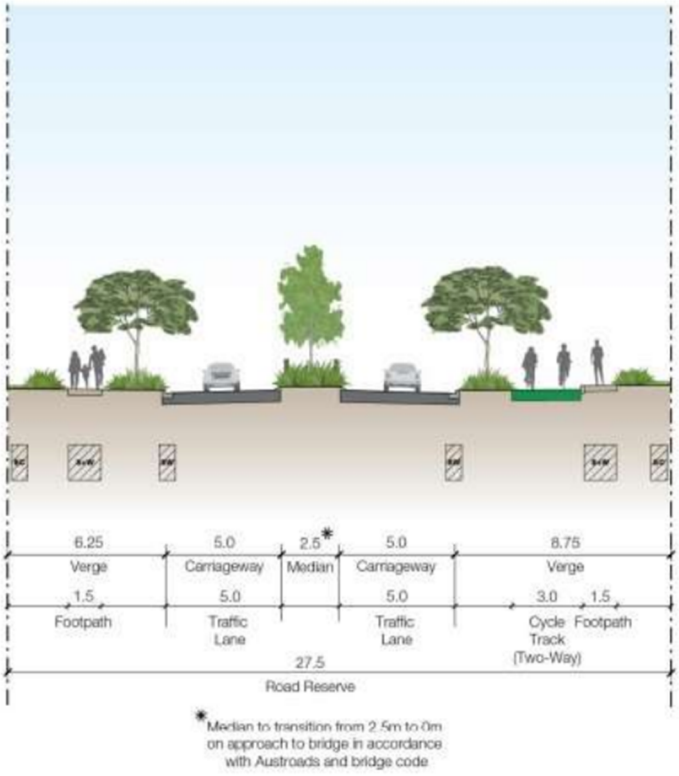


Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

The Infrastructure Agreement requirements for Aura Boulevard within this development application area requires the construction of a dual carriageway roadway with 1 travel lane in each direction, as shown in Figure 4.5 below.

The proposed cross-section for Aura Boulevard included within this submission proposes the initial establishment of 1 travel lanes in each direction.

Figure 4-4 Aura Boulevard Minimum Configuration (Local Government Infrastructure Agreement)



The roadway functional design has been tested in order to confirm that this will be able to accommodate an ultimate 6 lane configuration of Aura Boulevard without the requirement to increase the overall road reserve width.

The proposed roadway cross-section in this development application seeks to establish the outside kerbs and associated drainage on the ultimate alignment for this roadway corridor in order to ensure a simplified approach to road upgrade in the future.

Should detail design require superelevation on the tighter curves, inside kerbs and associated drainage will be established with appropriate transitions of crossfall. Additional lanes may be added to the road cross-section in the future by reducing the width of the median provided verge.

The construction of Aura Boulevard (1 travel lane in each direction) is proposed to be carried out in stages corresponding with development stage delivery. Please refer to RPS, Overall Plan – Staging, in Appendix A for proposed staging.

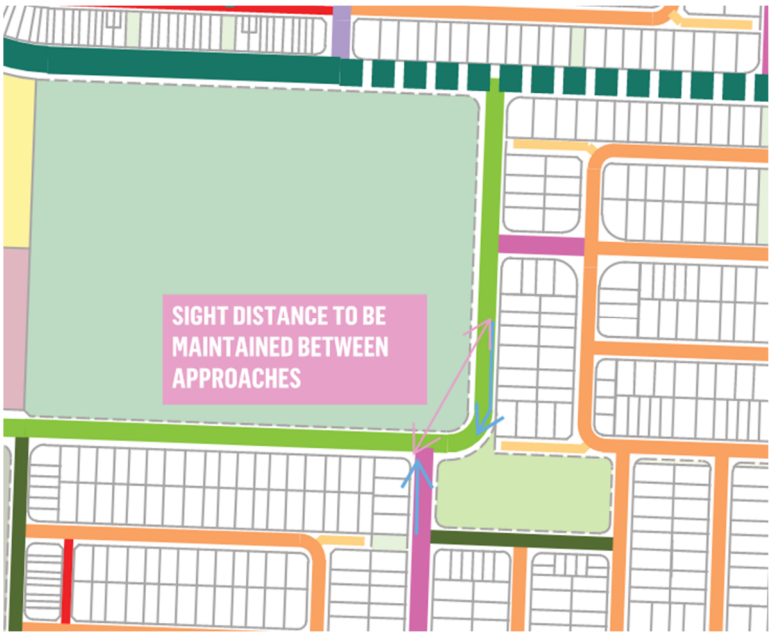
4.2.3 Provision of Secondary Access

The extent of development works within this application is expected to trigger the requirement for a roadway connection to Precinct 15 via a bridge crossing of Bells Creek South. In accordance with the requirements of the overall Aura Flooding and Detention Strategy this bridge crossing is to feature a 37m wide clear span.

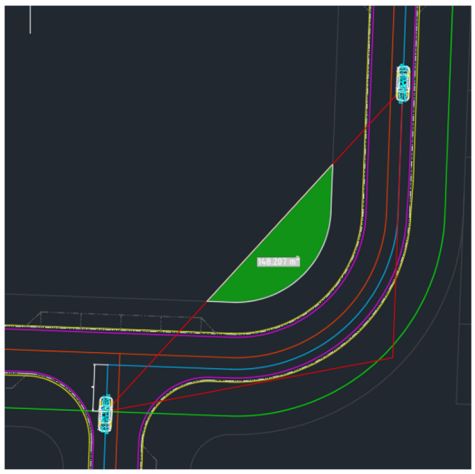
Stockland has confirmed that the western bridge connection to Precinct 15 will be operational by 2031, which is consistent with the Traffic Model scenario provided.

4.3 Sight Distance Considerations

The proposed sweeping turn on the south eastern boundary of the proposed will require coordination between landscape and civil to maintain sight distances.



Based upon a safe intersection sight distance analysis (the critical design criteria in this location), the following area of the Precinct 19 District Sports Park will need to remain free of visual obstructions to achieve a sight distance of 149m.



4.4 Commercial Vehicle Access

4.4.1 Design Vehicle

The design vehicles for the proposed development have been determined based on proposed uses utilising the internal road. In accordance with *AS2890.2: Off-street Commercial Vehicle Facilities*, the following service vehicle requirements are specified for the proposed development:

- Trunk and Neighbourhood connectors: Articulated Vehicle (AV) and Refuse Collection Vehicle (RCV)
- Internal roads: Heavy Rigid Vehicle (HRV) and Refuse Collection Vehicle (RCV)

On the basis of the above, the largest service vehicle required to be accommodated by the proposed development is an AV with an HRV for servicing within the PDA.

4.4.2 Servicing Arrangements

Stantec has undertaken a swept path assessment to demonstrate the suitability of the internal road layout and access roundabouts to safely accommodate a side loading collection vehicle (Garbage and/or recycle truck) and a front loading collection vehicle as per Table SC6.18D of Sunshine Coast Planning Scheme 2014 Schedule 6 Section 6.18. The design vehicle specifications adopted have been included in **Table 4-1** below.

Table 4-1 Waste Vehicle Specifications as per Table SC6.18d of Sunshine Coast Planning Scheme 2014.

	Side loading collection vehicle		Front loading collection vehicle
			
	Garbage truck	Recycling truck	Front loading collection vehicle
Length overall	8.70m	9.90m	9.90m
Front overhang	1.42m	0.85m	1.42m
Wheelbase	5.00m	5.30m	5.84m
Rear overhang	2.30m	2.65m	2.64m
Turning circle (curb to curb)	16.40m	18.70m	22.10m
Turning circle (wall to wall)	N/A	N/A	23.66m
Front of vehicle to collection arm	18.14m	19.20m	N/A
Maximum reach of side arm	2.70m	3.30m	N/A
Travel height	2.00m	1.70M	3.64
Clearance height for loading	4.00M	3.80M	6.10m

The swept paths can be found at **Appendix B** in sketches 1025 to 1028.

The swept path assessment undertaken on the internal layout indicates that the streets generally allow safe access for a side loading collection vehicle and a front-loading collection vehicle, as illustrated on drawings included within **Appendix B**. Slow points within access streets have been tested for design vehicle compliance and are demonstrated to be serviceable.

4.5 Active Transport Access

Active transport facilities will be provided in line with the road cross sections and the available road reserve. Separated Cycle Tracks will be provided at on Sub-Arterial and Trunk Connector street types. Shared paths for cyclists and pedestrians will also be provided on Neighbourhood Connectors.

For Neighbourhood Access Streets, a shared pathway for both pedestrians and cyclists will be implemented. Further, for all road hierarchies, footpaths will be provided on either one or both sides of the road, dependant on the road type and space allowance. Additionally, it is noted that the access roads are of low speed (40km/h) environment, therefore these roads are categorised as bicycle friendly.

Active transport connection to the broader network within the PDA will be provided via the sub-arterial roads.

Further, Bells Creek Arterial Road has been identified by TMR as a Future Principal Route within the South East Queensland Principal Cycle Network. It is expected that seamless active transport connection to this arterial road will be provided from the development via the Sub-arterial Aura Boulevard and through the development via the trunk and neighbourhood connectors.

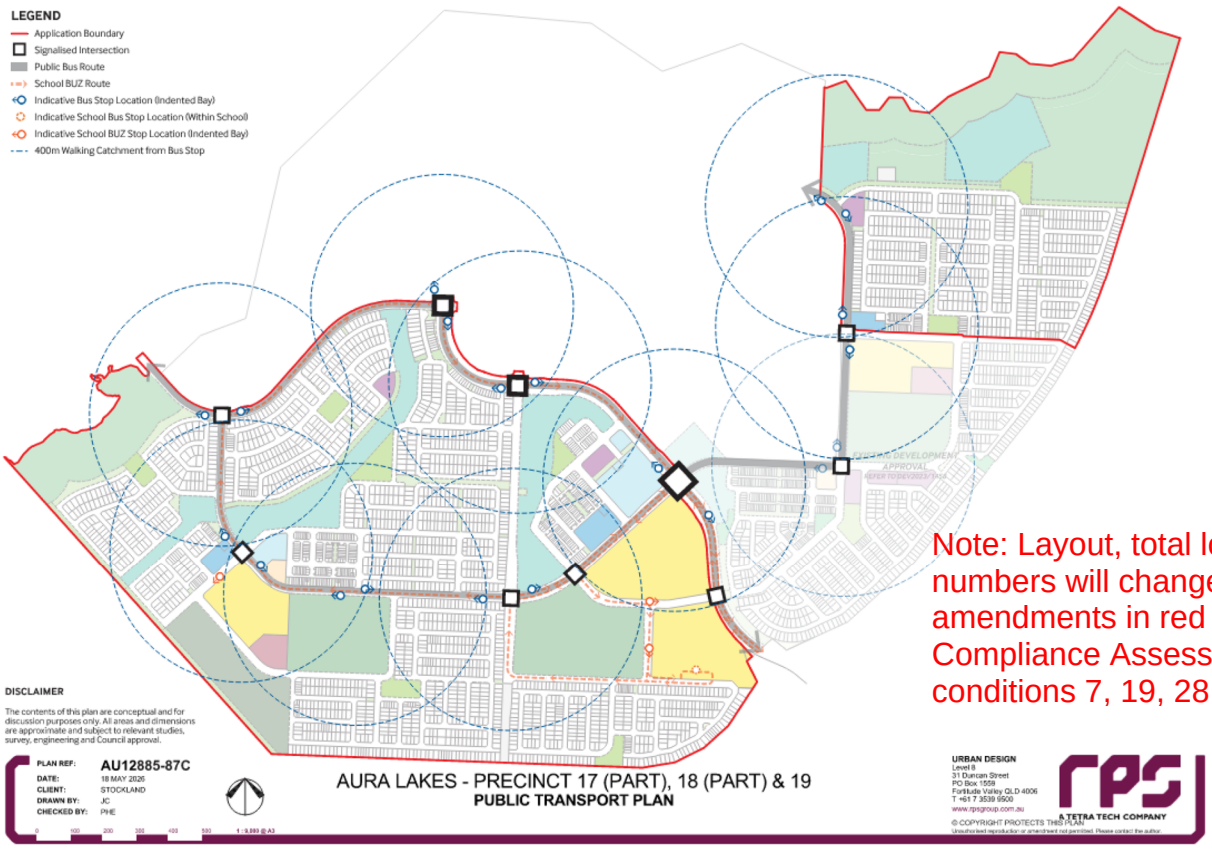
4.6 Public Transport Access

The Caloundra South Priority Development Area Infrastructure agreement indicates that a priority bus and a rail corridor to be completed in the future. At this stage, details regarding the operation of these services (e.g. routes, number of services, frequencies, location of bus stops) are unknown albeit it is expected that further collector services will be provided to satisfy the demand for public transport generated by the precincts and ensure 400m walkable catchments.

It is also anticipated that these services will link to the existing public transport network to ensure connectivity to the greater South East Queensland area.

Figure 4-6 below indicatively shows the proposed bus stop locations shown in red which comply with a servicing radius of 400m along trunk connector and sub-arterial roadways.

Figure 4-5 Public Transport Network



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

4.7 School Site Infrastructure

In addition to the active and public transport infrastructure provided for the development, additional provisions have been made at each of the proposed school sites in order to ensure adequate standards of service are achieved including:

- Each of the school sites is serviced by the shared footpath network (3m width) to connect the schools to the active transport network;
- Separate on-street bus parking is provided at each of the school site locations with a provision of 3 bays on street bays at each site; and
- All sites are positioned in proximity to Separated Cycle Track network.

The road network supports access to each of the school sites from multiple approaches in order to assist in distributing peak traffic loads throughout the surrounding road network.

5 Water & Sewer Assessment

5.1 Development Population

The following table shows the Equivalent Population (EP) derived for the proposed development for water and sewerage services. The EP is calculated in accordance with the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure), Ref 40769743v9.

Table 5-1 Estimated Development EP Demand

Land Use	Yield	Rate	Total Equivalent Persons
Detached Dwellings	2,261 dwellings	2.7 EP / dwelling	6,105 EP
Attached Dwellings* *also for multiple dwellings & detached lots under 190m^2	515 dwellings	1.8 EP / dwelling	927 EP
Medium Density	83 dwellings	1.8 EP / dwelling	149 EP
Childcare	150 students and staff	0.15 EP / student	23 EP
Primary School	1,258 students and staff	0.1 EP / person	126 EP
High School	1,990 students and staff	0.1 EP / person	200 EP
Private School	1,500 students and staff	0.1 EP / person	150 EP
District / Neighbourhood Lots	9 lots	2.7 EP / lot	24 EP
Neighbourhood Rec Park	8 lots	0.33 EP / lot	3 EP
Emerging Community	1 lot	1.8 EP / lot	2 EP
TOTAL			**7,709 EP**

The above proposed network loads within this precinct are consistent and within the allowances included within the Water and Wastewater master plans for the development site.

5.2 Water

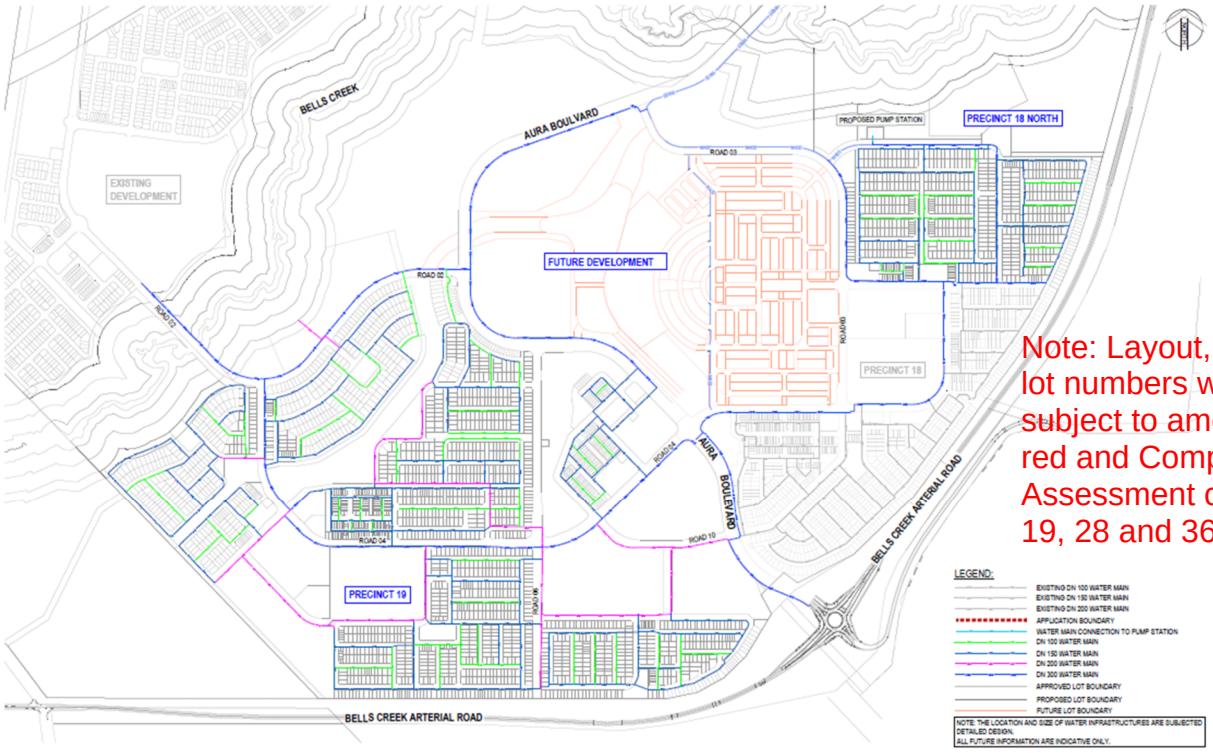
The overall site strategy for water reticulation servicing for Aura has been prepared by Parsons Brinckerhoff in the *Caloundra South Water and Wastewater Infrastructure Plan*. This strategy has been recently updated in the *Aura and Aura South Water and Wastewater Infrastructure Master Plan* prepared by Calibre Professional Services.

Trunk water servicing within the proposed development site is detailed in the *Aura Lakes Precincts 17 to 19 Water & Wastewater Final Precinct Network Plan* prepared by Stantec.

A staged approach to servicing has been adopted based upon the anticipated development phasing. The water supply for this development application is to be connected to the Aura Town Centre. A proposed water pipeline is to be provided across the Bells Creek South corridor via tunnel bore. It is proposed that this connection be generally in accordance with the requirements of the water supply mater plan, however, the alignment is to be off-set from the ultimate bridge alignment in order for this supply to remain uninterrupted at such time in the future that this connection is completed.

As per the FPNP prepared by Stantec, Aure & Aura Lakes have been sectioned into 5 Phases. Under Phase 2 of the plan (22,000 – 30,000 EP), precincts 18 and 19 can be serviced by the DN355 Bells Creek crossing (North of Precinct 18). The second crossing at Bells Creek South (West of Precinct 17) is required when the bridge crossing is triggered.

The wider water network to service the Precinct 17-19 development including proposed sewerage pump station is shown in **Figure 5-1** below:



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Figure 5-1 Proposed Water Reticulation Network

The proposed internal water network is shown indicatively on the engineering conceptual drawings included within **Appendix B**.

All water infrastructure is proposed to be designed generally in accordance with Unitywater Standards, The SEQ Water Supply and Sewerage Design and Construction Code or as otherwise agreed with Unitywater.

5.3 Sewerage

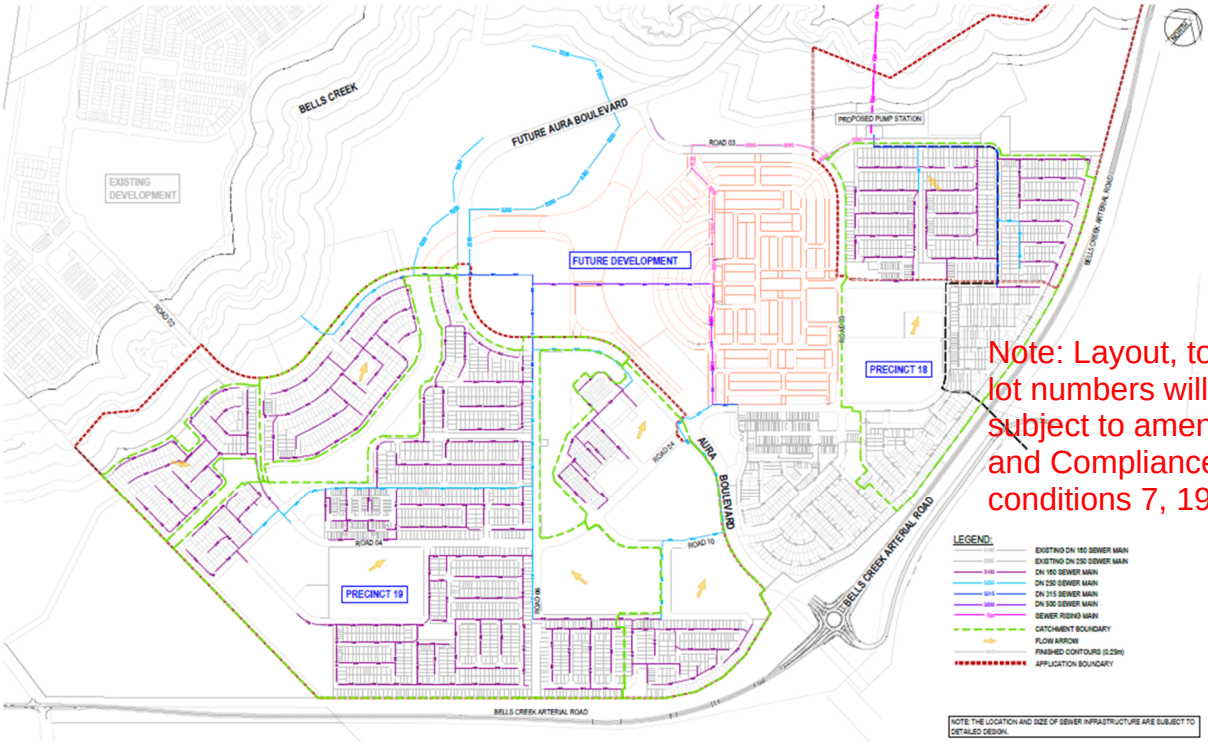
The overall site strategy for sewerage servicing for Aura has been prepared by Parsons Brinckerhoff in the *Caloundra South Water and Wastewater Infrastructure Plan*. This strategy has been recently updated in the *Aura and Aura South Water and Wastewater Infrastructure Master Plan* prepared by Calibre Professional Services.

Trunk sewerage servicing within the proposed development site is detailed in the *Aura Lakes – Precincts 17 to 19 Final Precinct Network Plan* prepared by Stantec.

A staged approach to servicing has been adopted based upon the anticipated development phasing.

The development is proposed to be serviced via a sewerage pump station located on the northern boundary of Precinct 18 adjacent to Bells Creek South. The pump station and associated infrastructure will be designed to be staged in consultation with Unitywater. The initial operation of the pump station will see flows from the precinct conveyed to existing pump station SPS-MC103 located within the Aura Town Centre. Upgrades to the pump station and associated trunk network will be required in the future to service the ultimate development loads. At such time that capacity triggers are reached, the outfall from the new pump station will need to be reconfigured to convey flows directly to SPS001 in the northeastern area of the Aura Town Centre.

The wider sewerage network to service the Precinct 17-19 development including proposed sewerage pump station is shown in **Figure 5-2** below:



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Figure 5-2 Proposed Sewerage Network

The proposed internal sewer network is shown indicatively on the engineering conceptual drawings included within **Appendix B**.

All sewer infrastructure is proposed to be designed generally in accordance with Unitywater Standards, The SEQ Water Supply and Sewerage Design and Construction Code or as otherwise agreed with Unitywater.

6 Stormwater Assessment

6.1 Flooding Assessment

In support of this application a number of development scenarios have been modelled by BMT in order to demonstrate that a compliant flooding outcome is maintained within the existing development and surrounding waterways consistent with the approved overall Flood Risk Management Strategy.

The scenarios considered as part of this assessment are as follows:

- Existing conditions (Development Application 1 area completed);
- Developed Conditions proposed by this application; and
- Ultimate development form of the Precinct 17-19 Area.

The proposed development included within each of the staged scenarios features interim stormwater drainage outfall channels which will allow drainage networks, open channels and any stormwater quality devices to be free draining. Interim drainage channels included outside of the extent of the proposed development footprint are anticipated in future application to be superseded with piped drainage, formalised open channel systems or provision of mitigation lakes in accordance with the ultimate development model.

6.1.1 Assessment of Staged Flood Impacts

The analysis of the staged assessment of flood impacts are being completed by BMT and will be provided under separate cover.

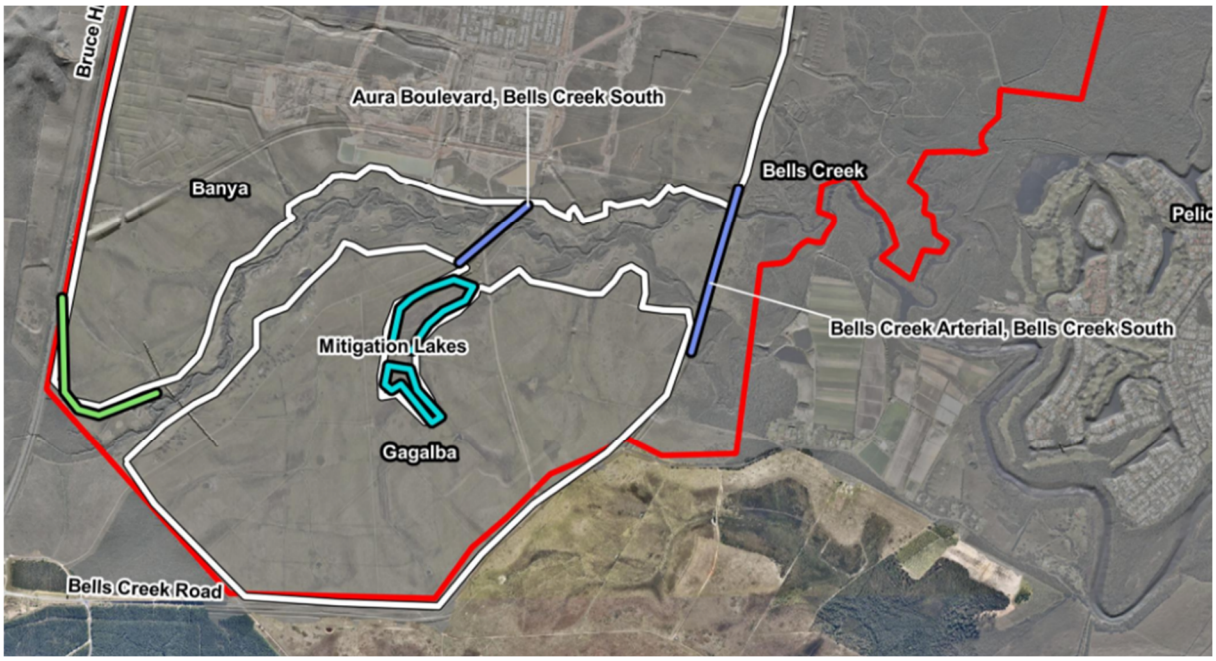
6.1.2 Flood Mitigation Devides

The overall Aura Precinct 17-19 area will ultimately contain three flood mitigation devices in accordance with the BMT Flood Risk Management Strategy as shown in Figure 6-1 below.

The crossing of Bells Creek South by Bells Creek Arterial is completed on site.

The Aura Boulevard crossing of Bells Creek South and the provision of the ultimate form of the mitigation lakes within Gagalba are to be detailed and constructed under cover of future applications.

Figure 6-1 Proposed Retaining Wall Interface Between Drainage Corridor and Road 03



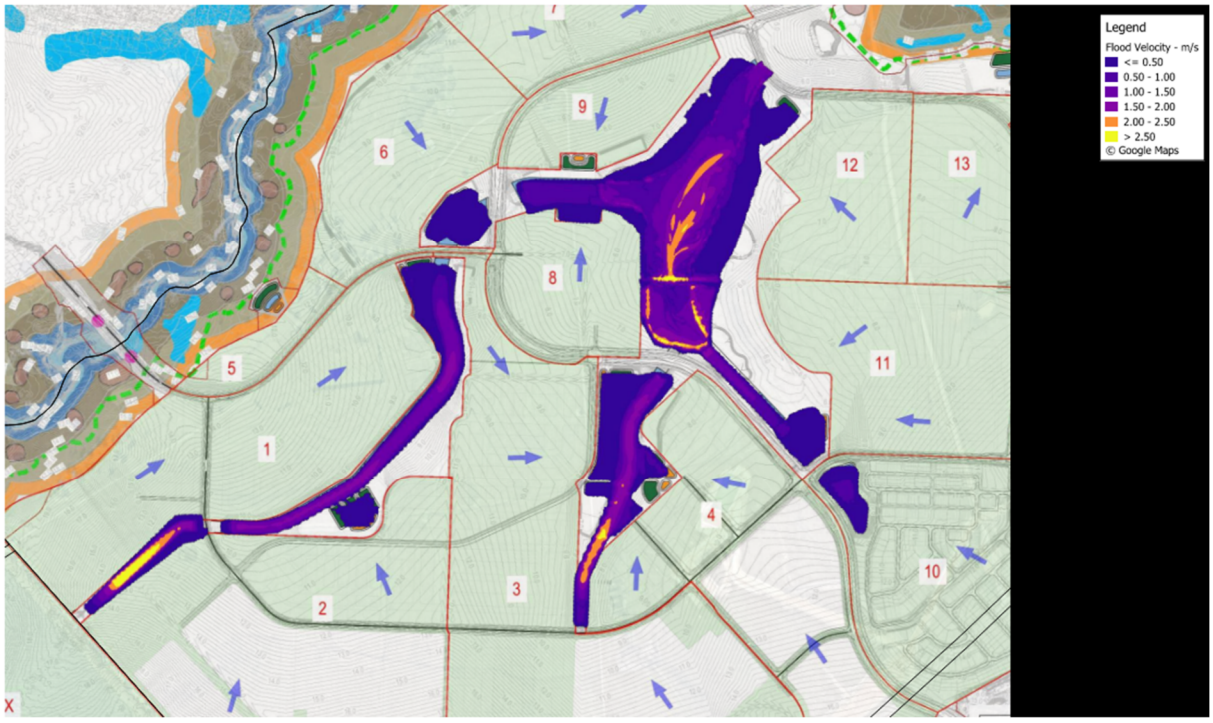
The ultimate development proposal, including the provision of the above mitigation devices is confirmed to meet the requirements of the overall Flood Risk Management Strategy. An extract of the ultimate 1% AEP flood extents (including provision for climate change) is shown below in Figure 6-2.

6.1.3 Local Hydraulic Modelling Results

Further to the regional flood impacts TUFLOW modelling has been completed for the precinct in order to verify the performance of major open channels for local storm events. The results of this modelling demonstrate that the channels are adequately sized for this purpose, that the proposed WSUD devices remain immune to design storm events and that the velocities within the channels remain at suitable levels to avoid significant scour effects

An extract of the worst case flood extent and velocity scenario (1% AEP event) is included below in Figure 6-3

Figure 6-2 Local Open Channel Conveyance Extents and Velocities 1% AEP Local Event



Both local and regional storm modelling has considered the presence of major drainage crossings of the proposed open channel network. The size and configuration of the crossings has been verified through this process and the required culvert crossings are detailed in the engineering sketch drawings. Crossings are provided throughout the open channel network in order to support both roadway crossings as well as pedestrian and open space connections as required.

6.2 Stormwater Channels and Catchments

In accordance with the requirements of the infrastructure agreement stormwater catchments within the proposed development have been limited to 30 hectares in size. All stormwater conveyance over and above this catchment size are proposed to be conveyed by major stormwater open channels. The stormwater drainage strategy sketch (SK1300) included within this package demonstrates the proposed delineation of drainage networks within this application. End of line WSUD devices are proposed to contain multiple stormwater drainage inlets from individual contributing catchments.

6.3 Stormwater Quality

The stormwater quality management strategy for the development, consistent with previously supplied reporting seeks to apply an evidence based approach to stormwater quality management, the details of this proposal are outlined in detail in the water quality strategy reporting prepared by Bligh Tanner.

The water quality strategy has been developed by Bligh Tanner and includes the following treatment devices:

- Rainwater tanks utilised within the development;
- End of line sediment forebays;
- End of line bioretention basins and

- End of line wetlands.

The stormwater catchments within Precinct 18 north following a conventional format with proposed WSUD devices located on the perimeter of the development and adjacent to the environmental corridors.

The balance site areas are to be treated by stormwater quality treatment devices which are located on the high bank of proposed major overland flow channels through the development. The open channels ultimately are proposed to discharge into a future lake at the northern boundary of the site.

The stormwater quality management strategy within the Precinct 19 areas of this development application assume that major recreation/sports parks and school sites are treated in end of line WSUD devices.

The stormwater quality treatment devices located within catchments contributing to the lake seek to achieve the required water quality targets as a pre-treatment ahead of the lake area and will ultimately form part of a water lake management strategy to be provided under cover of future applications.

The proposed arrangement is intended to sit within a wider stormwater management system in the future which supports the operation of potential future lake areas which may result in further efficiencies to the treatment system. At this time the benefits of this have not been considered as part of the proposed strategy for the initial stages of development.

As per the stormwater quality management plan, all catchments have been sized to be below 30 hectares. Stormwater Quality Management devices included within the preliminary engineering drawings have also been sized in accordance with the requirements of the stormwater quality management plan to cater for the contributing upstream catchments as per Table 6-1 below:

Table 6-1 Catchment Area Quantities

Catchment ID	Catchment Area	Residential	School	Commercial	Open space	Road reserve
1A	11.83	7.41	0.00	0.00	0.03	4.39
1B	28.93	16.26	0.00	0.00	1.23	11.43
2A	28.82	9.18	0.00	1.13	8.13	10.38
2B	19.65	2.47	4.00	1.53	7.68	3.97
3B-1	4.12	2.33	0.00	0.00	0.00	1.79
3B-2	29.89	18.09	0.00	0.00	0.38	11.43
4A	17.00	1.07	8.09	2.70	0.22	4.93
4B	26.58	9.36	0.00	0.00	9.85	7.38
4C	4.98	1.65	0.00	1.07	0.26	2.00
5	3.19	1.19	0.23	0.07	0.38	1.33
6	16.51	6.41	1.24	0.36	2.04	6.46
7	14.45	5.21	1.00	0.29	1.66	6.29
8	14.30	3.55	0.68	0.20	1.13	8.79
9	9.19	2.99	0.58	0.17	0.95	4.50
10	33.18	11.77	5.93	0.35	2.82	12.06
11	19.61	7.31	1.41	0.41	2.32	8.16
12	13.20	4.92	0.95	0.28	1.56	5.49
13	12.89	4.80	0.93	0.27	1.53	5.36
14-1	20.96	9.18	5.00	0.57	1.15	5.06
14-2	29.66	13.42	0.00	0.00	6.74	9.50
14-3	14.54	10.43	0.00	0.00	0.11	4.01

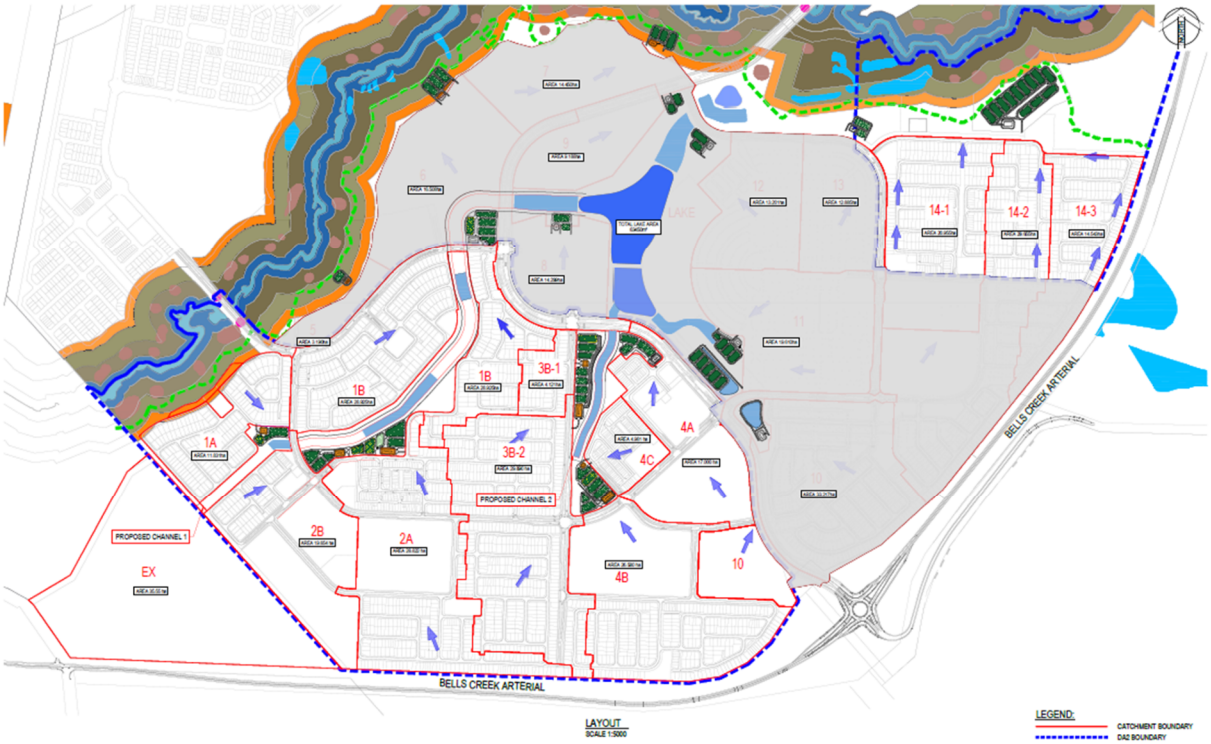
*It is noted that the P18 North Catchment is treated by bioretention basins sized at 2.5% of the contributing catchment given it's relationship with the creek corridor and lack of downstream wetlands to be provided in the future as is the case in the lake catchments.

It is confirmed that the reserves detailed within the proposal documentation are sufficient to accommodate the above treatment devices.

Detailed information regarding the WSUD is provided under separate cover of reporting prepared by Bligh Tanner.

The proposed stormwater plan is shown in **Figure 6-2** below and included within **Appendix B**.

Figure 6-3 Proposed Stormwater Plan



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

7 Electrical & Telecommunications Assessment

The Aura Town Centre is serviced by NBN, Low Voltage Power and High Voltage power services within the road reserve corridors. The proposed trunk electrical and telecommunications network within the Aura Town Centre is ultimately proposed to be extended across the future bridge corridor (Aura Boulevard Extension) in conjunction with connections extended from Precinct 15 development lands in order to service the ultimate Precinct 17-19 development.

8 Conclusion

Based upon the assessment within the above memo, the proposed infrastructure detailed within the reporting to support this ROL application is adequate to service the proposed development.

Appendices



Appendix A: ROL Proposal Layout

Legend

- Application Boundary
- Adjoining Approval - DEV2023/1458
- Lifestyle Buffer
- Access Easement

Land Uses

- Town Square / Civic Park
- District Centre
- Neighbourhood Centre
- Neighbourhood Meeting Room
- District Community Centre
- Local Community Centre
- State High School
- State Primary School
- Emerging Community
- Private School
- Child Care
- Medium Density
- Conservation Open Space
- Drainage Open Space
- District Sports Park
- District Recreation Park
- District Linear Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)
- Sewer Pump Station
- Balance Allotment

Lot Type

Other

- Urban Warehouse - 12m x 14m
- Fonzie Front - 8m x 25m
- Fonzie Back (Micro Unit) - 4.7m x 11.5m
- Urban Loft Type A - 8.5m x 12m
- Urban Loft Type B - 8.2m x 12m
- Urban Loft Type C - 8.3m x 12m
- Bower Type A - 6.5m x 15m
- Bower Type B - 8.5m x 15m
- Bower Type C - 6.5m x 15m

21m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)

25m Deep

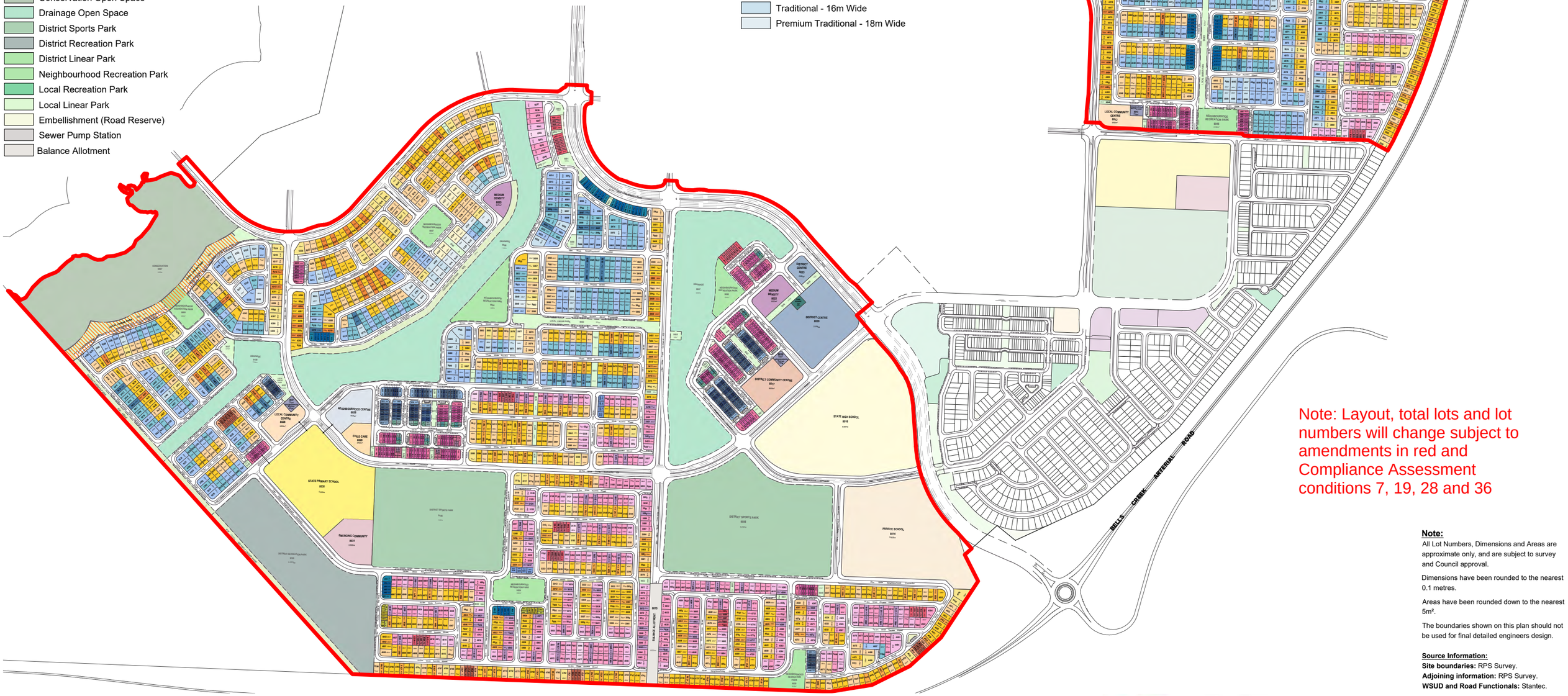
- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

28m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 53
Rev No: E
DATE: 18 MAY 2026
SHEET: 1 OF 15
DRAWN BY: JC
CHECKED BY: PHE

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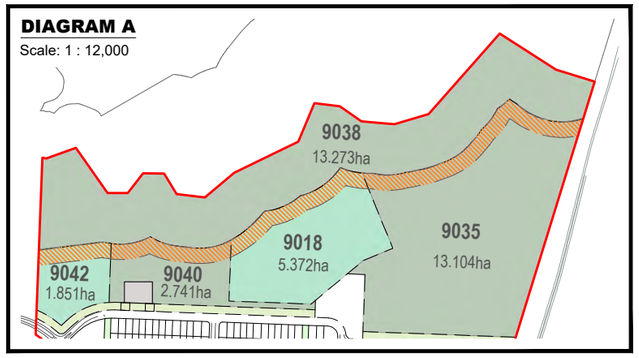
AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19

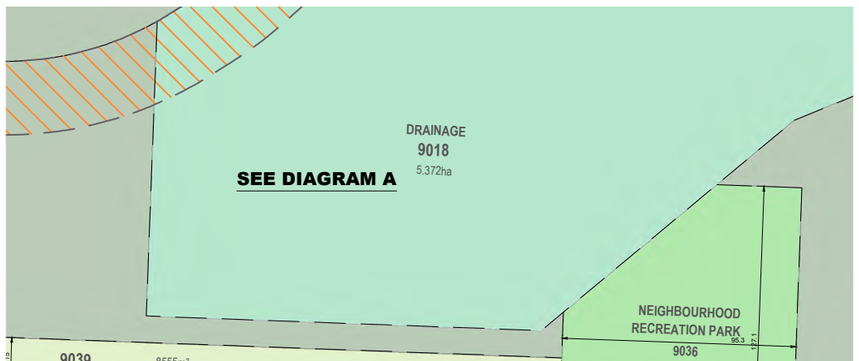
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URBAN DESIGN
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Fortitude Valley QLD 4006
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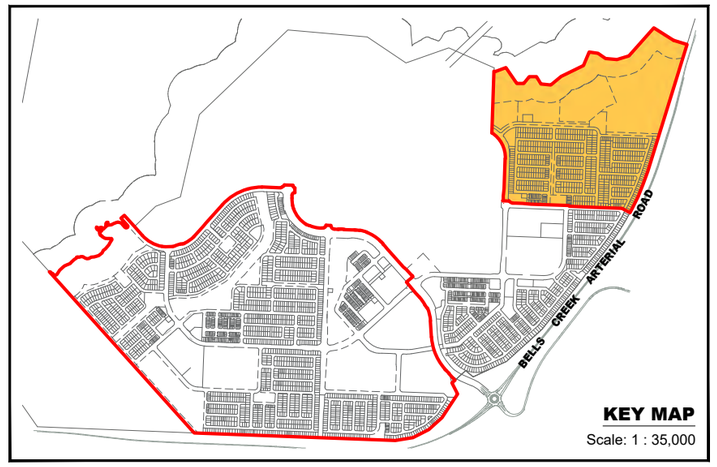


Legend

- Application Boundary
- Adjoining Approval - DEV2023/1458
- Lifestyle Buffer

Land Uses

- Local Community Centre
- Neighbourhood Meeting Room
- District Linear Park
- Neighbourhood Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)
- Drainage Open Space
- Sewer Pump Station



KEY MAP
Scale: 1 : 35,000



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Lot Type

21m Deep
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)

25m Deep
- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
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- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
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- Premium Traditional - 18m Wide

28m Deep
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- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep
- Front Loaded Terrace - 7.5m Wide
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- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 54
Rev No: E
DATE: 18 MAY 2026
SHEET: 2 OF 15
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 120 140 1 : 2,500 @ A3

AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE NORTH-EAST & GATEWAY PLUS NORTH-EAST

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URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
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Areas have been rounded down to the nearest 5m².

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Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 55
Rev No: E
DATE: 18 MAY 2026
SHEET: 3 OF 15
DRAWN BY: JC
CHECKED BY: PHE

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

0 20 40 60 80 100 120 140 **1 : 2,500 @ A3**

AURA LAKES

PROPOSAL PLAN

PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19 EDUCATION

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Legend

Application Boundary

Lot Type

21m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

25m Deep

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28m Deep

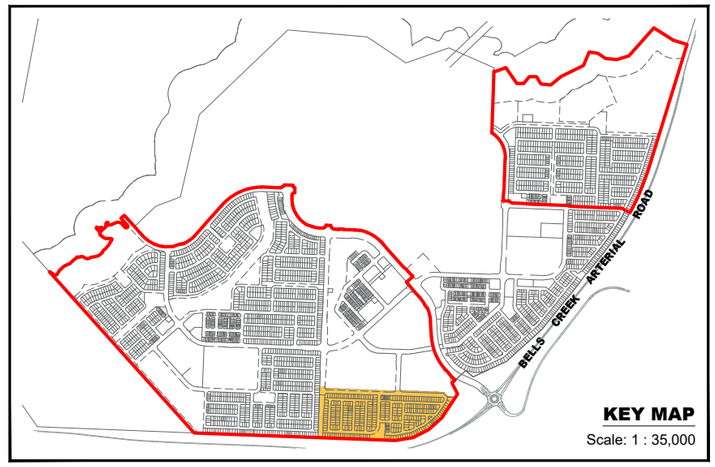
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- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

Land Uses

- Neighbourhood Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)
- Balance Allotment



KEY MAP
Scale: 1 : 35,000



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

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PLAN REF: AU12885 – 56
Rev No: E
DATE: 18 MAY 2026
SHEET: 4 OF 15
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 2,000 @ A3

AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
GATEWAY EAST

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Legend

Application Boundary

Land Uses

- Neighbourhood Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)

Lot Type

Other

- Bower Type A - 6.5m x 15m
- Bower Type B - 8.5m x 15m
- Bower Type C - 6.5m x 15m

21m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
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KEY MAP
Scale: 1 : 35,000



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

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Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 57
Rev No: E
DATE: 18 MAY 2026
SHEET: 5 OF 15
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 2,000 @ A3

AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
GATEWAY WEST

Stockland
AURA

URBAN DESIGN
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Legend

Application Boundary

Land Uses

- District Sports Park
- Local Linear Park
- Embellishment (Road Reserve)

Lot Type

Other

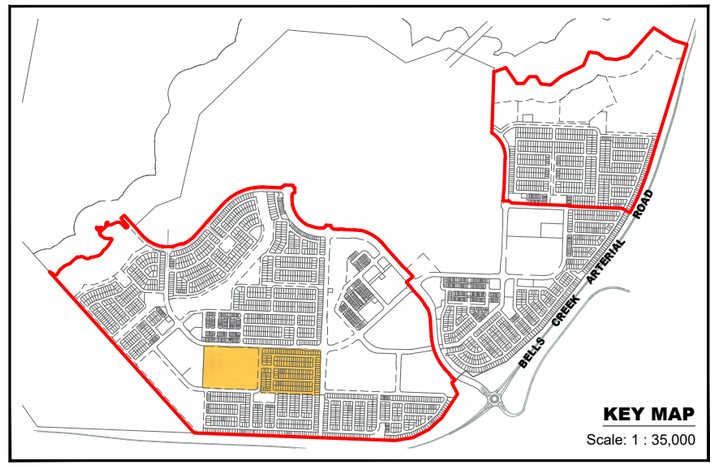
- Urban Warehouse - 12m x 14m

25m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

28m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide



KEY MAP
Scale: 1 : 35,000

DISTRICT SPORTS PARK
9106
7.250ha

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PLAN REF: AU12885 – 58
Rev No: E
DATE: 18 MAY 2026
SHEET: 6 OF 15
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 2,000 @ A3

AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
GATEWAY CENTRAL

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Legend

Application Boundary

Land Uses

- District Community Centre
- Neighbourhood Meeting Room
- Medium Density
- Local Linear Park
- Embellishment (Road Reserve)

Lot Type

21m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

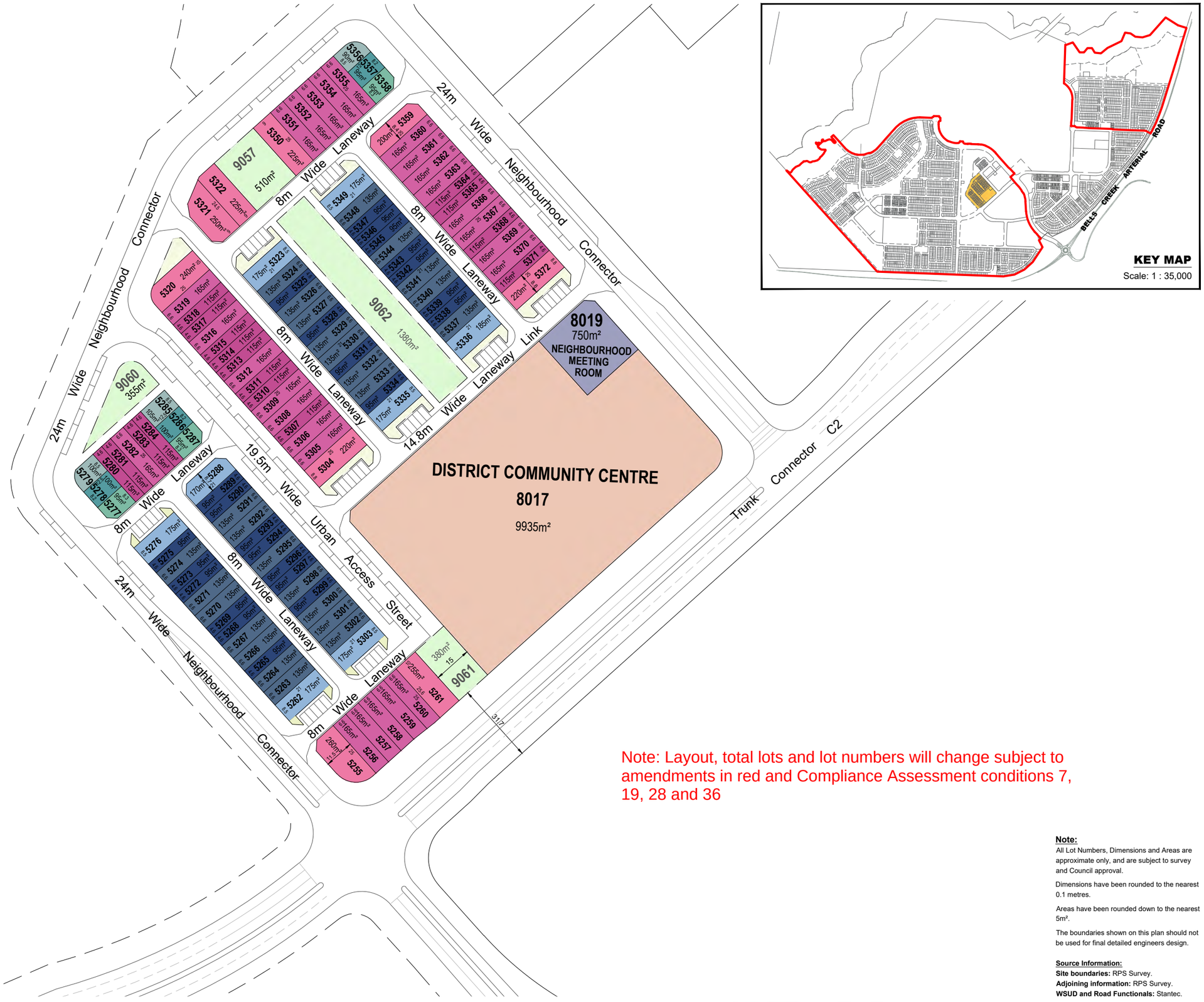
25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

Other

- Urban Loft Type A - 8.5m x 12m
- Urban Loft Type B - 8.2m x 12m
- Urban Loft Type C - 8.3m x 12m





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Areas have been rounded down to the nearest 5m².

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Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 59
Rev No: E
DATE: 18 MAY 2026
SHEET: 7 OF 15
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 1,500 @ A3

AURA LAKES

PROPOSAL PLAN

PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19 URBAN VILLAGE 1 - SOUTH

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Legend

Application Boundary

Land Uses

- District Centre
- Medium Density
- Town Square
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)

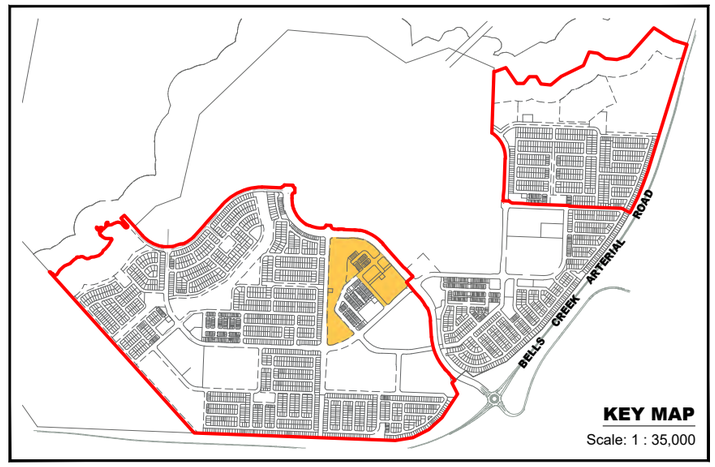
Lot Type

Other

- Urban Loft Type A - 8.5m x 12m
- Urban Loft Type B - 8.2m x 12m
- Urban Loft Type C - 8.3m x 12m

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)



KEY MAP
Scale: 1 : 35,000

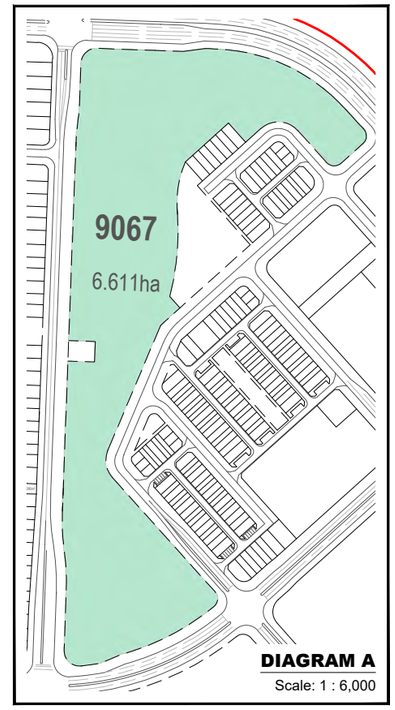


DIAGRAM A
Scale: 1 : 6,000

DRAINAGE
9067
6.663ha

NEIGHBOURHOOD RECREATION PARK
9063
5345m²

SEE DIAGRAM A

9068
520m²

26m Wide Trunk Connector C2

19.5m Wide Urban Access Street

8m Wide Laneway

Neighbourhood Connector

42.3m Wide Sub-Arterial Road

DISTRICT CENTRE
8023
2585m²

9065
740m²

MEDIUM DENSITY
8022
5020m²

9064
1430m²

TOWN SQUARE
8021
600m²

DISTRICT CENTRE
8020
2.378ha

20m Wide

24m Wide Neighbourhood Connector

8m Wide Laneway Link

36.5

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Note:
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Areas have been rounded down to the nearest 5m².

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Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 60
Rev No: E
DATE: 18 MAY 2026
SHEET: 8 OF 15
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 1,500 @ A3

AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
URBAN VILLAGE 1 - NORTH

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Legend

Application Boundary

Land Uses

Local Linear Park

Lot Type

Other

- Urban Warehouse - 12m x 14m
- Bower Type A - 6.5m x 15m
- Bower Type B - 8.5m x 15m
- Bower Type C - 6.5m x 15m

25m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

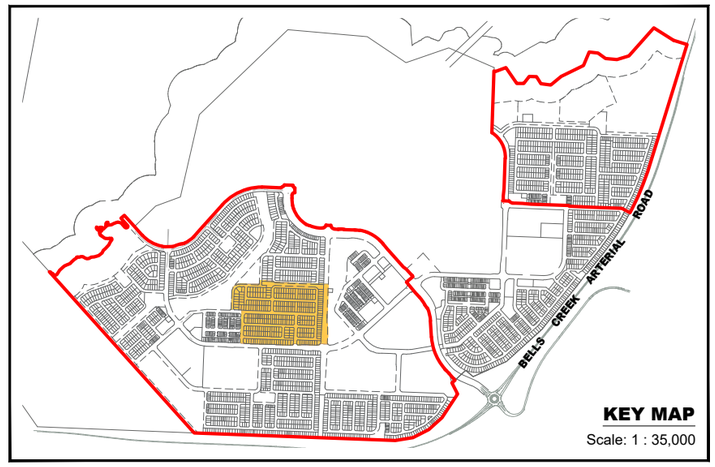
28m Deep

- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

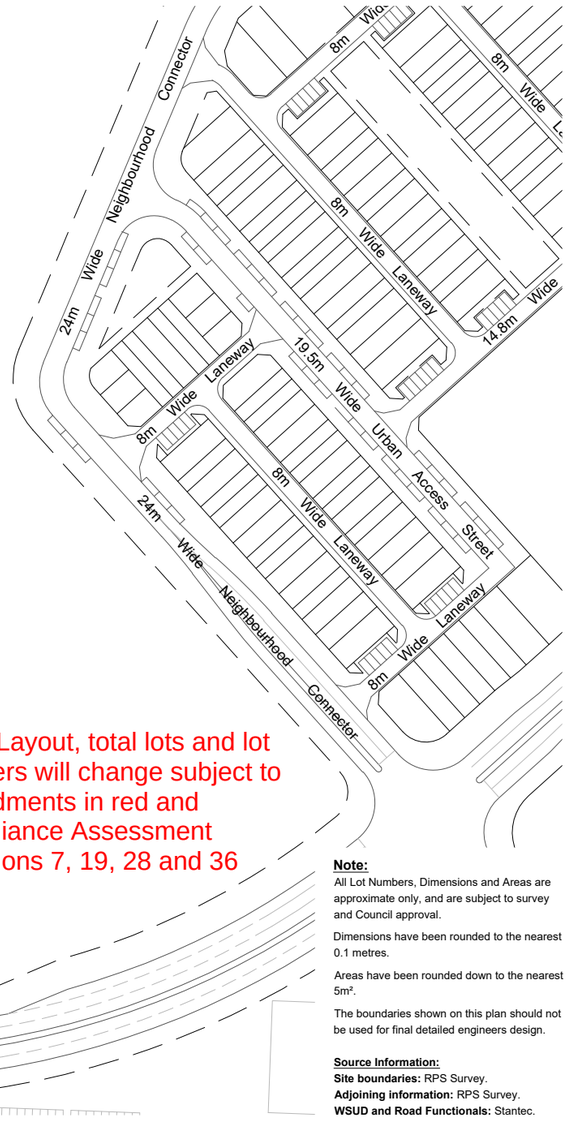
30m Deep

- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide





KEY MAP
Scale: 1 : 35,000



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

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Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 61
Rev No: E
DATE: 18 MAY 2026
SHEET: 9 OF 15
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 **1 : 2,000 @ A3**

AURA LAKES

PROPOSAL PLAN

PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19 GATEWAY PLUS CENTRAL & LIFESTYLE CENTRAL (PART)

Stockland
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Legend

Land Uses

- Child Care
- Neighbourhood Centre
- Local Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)

Lot Type

Other

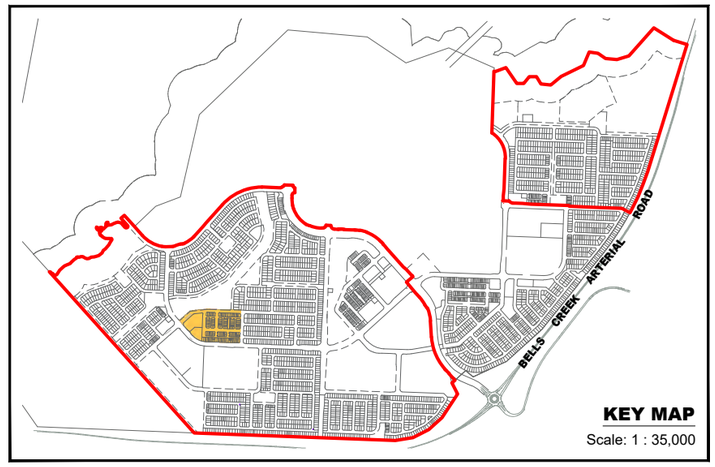
- Fonzie Front - 8m x 25m
- Fonzie Back - 4.7m x 11.5m
- Urban Loft Type A - 8.5m x 12m
- Urban Loft Type B - 8.2m x 12m
- Urban Loft Type C - 8.3m x 12m

21m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)



KEY MAP
Scale: 1 : 35,000

NEIGHBOURHOOD CENTRE
8026
7530m²

CHILD CARE
8029
3750m²

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WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 62
Rev No: E
DATE: 18 MAY 2026
SHEET: 10 OF 15
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 1,500 @ A3

AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
URBAN VILLAGE 2

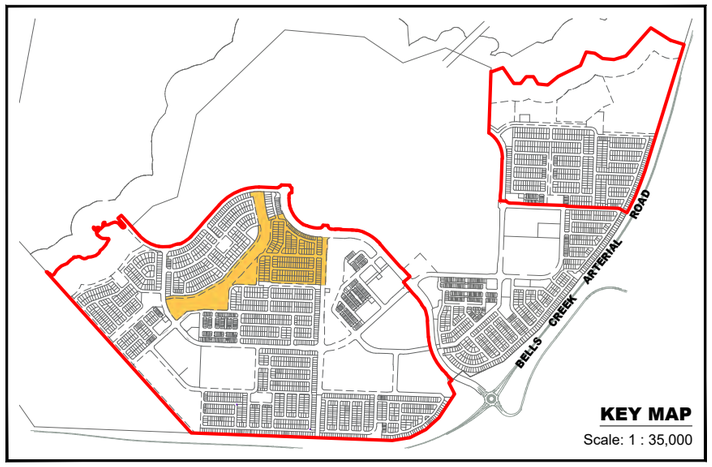
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DIAGRAM A
Scale: 1 : 6,000



KEY MAP
Scale: 1 : 35,000

SEE DIAGRAM A



Legend

Application Boundary

Land Uses

- Neighbourhood Recreation Park
- District Linear Park
- Local Linear Park
- Embellishment (Road Reserve)
- Drainage Open Space

Lot Types

21m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)

28m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

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WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 63
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DATE: 18 MAY 2026
SHEET: 11 OF 15
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 2,000 @ A3

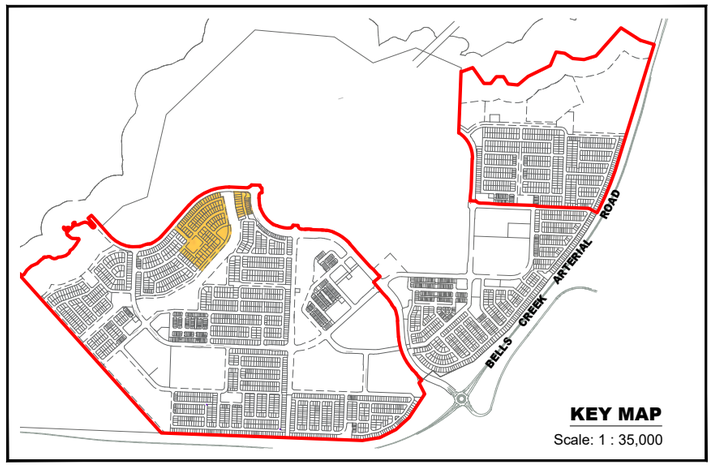
AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE CENTRAL (PART)

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Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Legend

Application Boundary

Land Uses

- Neighbourhood Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)
- Medium Density

Lot Types

25m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

28m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

MEDIUM DENSITY 8025 3570m²

NEIGHBOURHOOD RECREATION PARK 9087 5030m²

9086 867m²

9094 765m²

9093 240m²

9095 295m²

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WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 64
Rev No: E
DATE: 18 MAY 2026
SHEET: 12 OF 15
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 2,000 @ A3

AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE NORTH-WEST (PART) & LIFESTYLE CENTRAL (PART)

Stockland AURA

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Legend

Application Boundary

Land Uses

Local Linear Park

Lot Types

21m Deep

Front Loaded Terrace - 7.5m Wide
Front Loaded Terrace - 9m+ Wide (Ends)

25m Deep

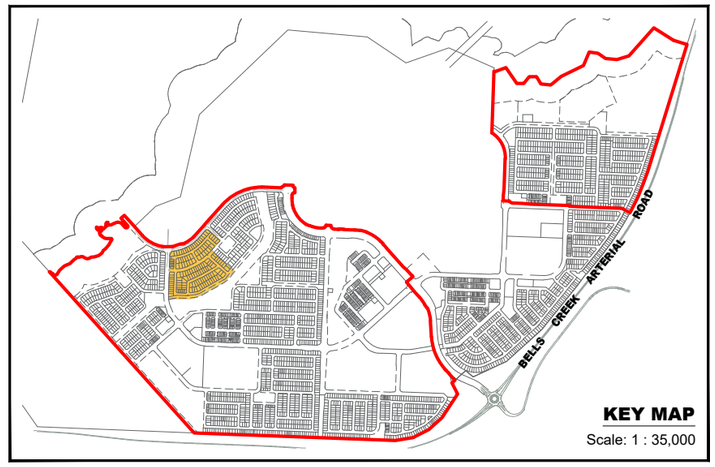
Rear Loaded Laneway Terrace - 4.6m Wide
Rear Loaded Laneway Terrace - 6.6m Wide
Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
Courtyard - 14m Wide
Traditional - 16m Wide

28m Deep

Villa Type 2 - 10.5m Wide
Premium Villa - 12.5m Wide
Courtyard - 14m Wide
Traditional - 16m Wide
Premium Traditional - 18m Wide

30m Deep

Villa Type 2 - 10.5m Wide
Premium Villa - 12.5m Wide
Courtyard - 14m Wide
Traditional - 16m Wide
Premium Traditional - 18m Wide



KEY MAP
Scale: 1 : 35,000

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WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 65
Rev No: E
DATE: 18 MAY 2026
SHEET: 13 OF 15
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 2,000 @ A3

AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE NORTH-WEST

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DIAGRAM A
Scale: 1 : 6,000





KEY MAP
Scale: 1 : 35,000

Legend

- Application Boundary
- Lifestyle Buffer

Land Uses

- Conservation Open Space
- District Linear Park
- Drainage Open Space
- Neighbourhood Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)

Lot Types

28m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
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WSUD and Road Functionals: Stantec.

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PLAN REF: AU12885 – 66
Rev No: E
DATE: 18 MAY 2026
SHEET: 14 OF 15
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 2,000 @ A3

AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE WEST (PART)

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Legend

Application Boundary

Land Uses

- State Primary School
- Local Community Centre
- Emerging Community
- Neighbourhood Meeting Room
- District Linear Park
- Local Linear Park
- Embellishment (Road Reserve)
- District Recreation Park

Lot Types

21m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

25m Deep

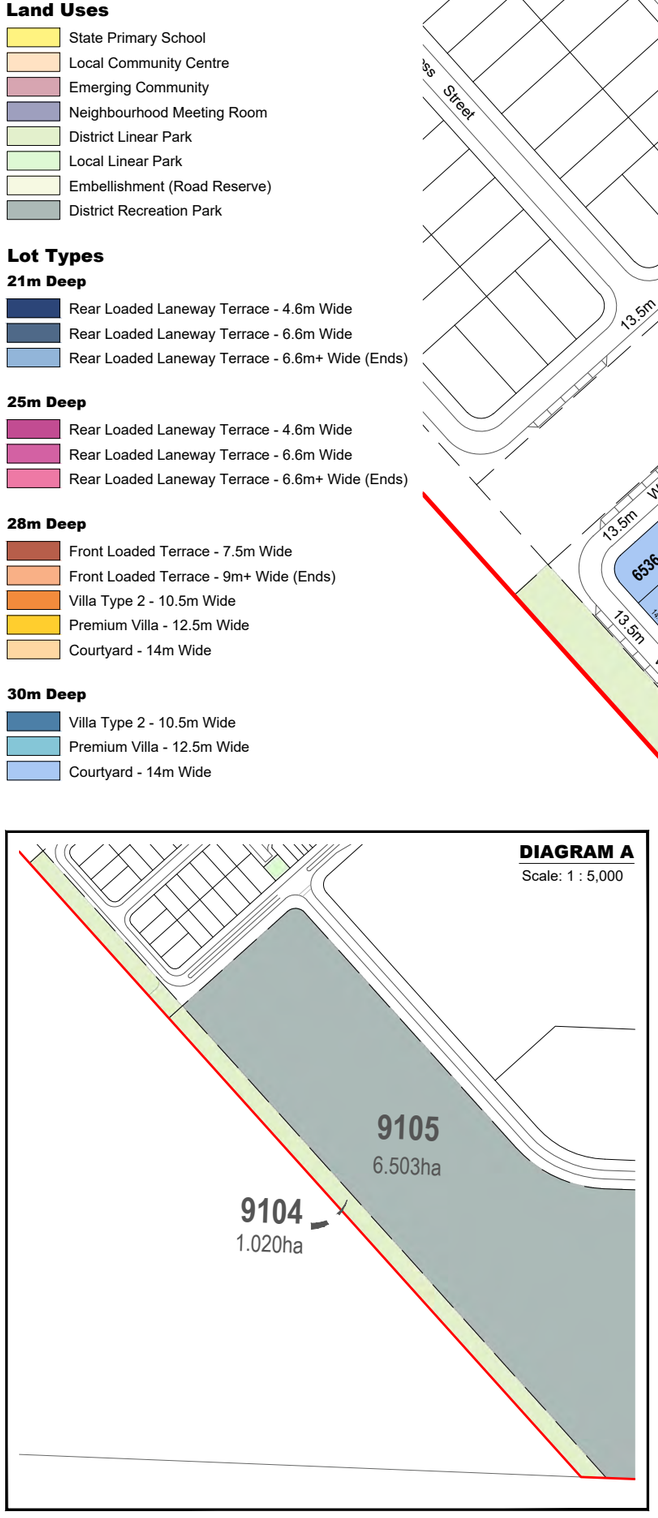
- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

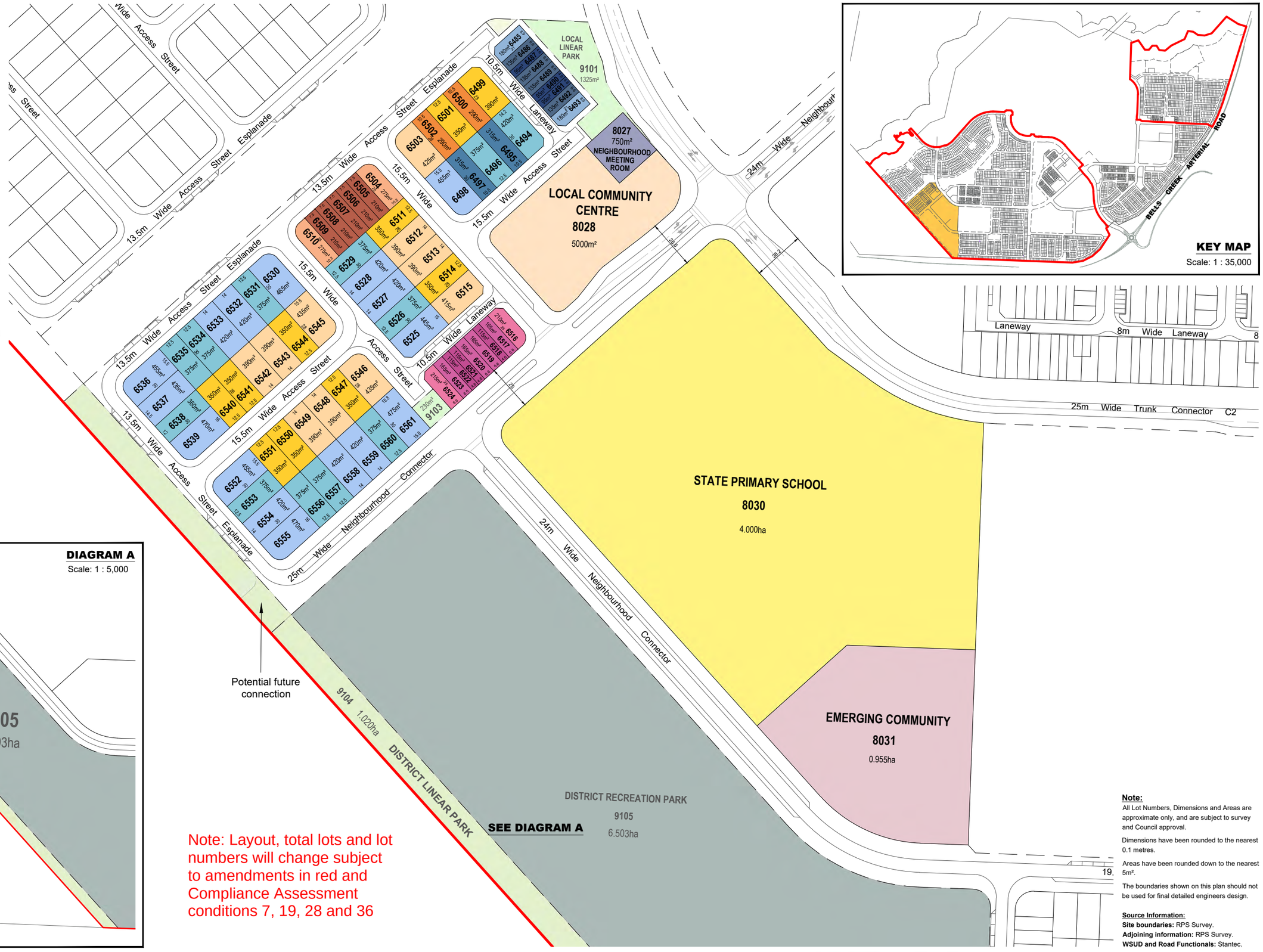
28m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide

30m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide





Note:

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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 67
Rev No: E
DATE: 18 MAY 2026
SHEET: 15 OF 15
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 2,000 @ A3

AURA LAKES

PROPOSAL PLAN

PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19 LIFESTYLE WEST (PART)

Stockland AURA

URBAN DESIGN
Level 8
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Legend

- Application Boundary
- Adjoining Approval - DEV2023/1458
- Lifestyle Buffer

Development Controls

- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Driveway Location
- Bin Pads
- Multiple Dwelling Allotment (Duplex Lot)
- Lots Potentially Impacted By Road Traffic Noise
- Alternate Location for Private Open Space (For Lots Adjoining BCA Acoustic Fence)
- On-Street Carparking
- On-Street Car parking for Neigbourhood Park

Land Uses

- Conservation Open Space
- Drainage Open Space
- District Sports Park
- District Recreation Park
- District Linear Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)

Lot Type

Other

- Urban Warehouse - 12m x 14m
- Fonzie Front - 8m x 25m
- Urban Loft Type A - 8.5m x 12m
- Urban Loft Type B - 8.2m x 12m
- Urban Loft Type C - 8.3m x 12m
- Bower Type A - 6.5m x 15m
- Bower Type B - 8.5m x 15m
- Bower Type C - 6.5m x 15m

21m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)

25m Deep

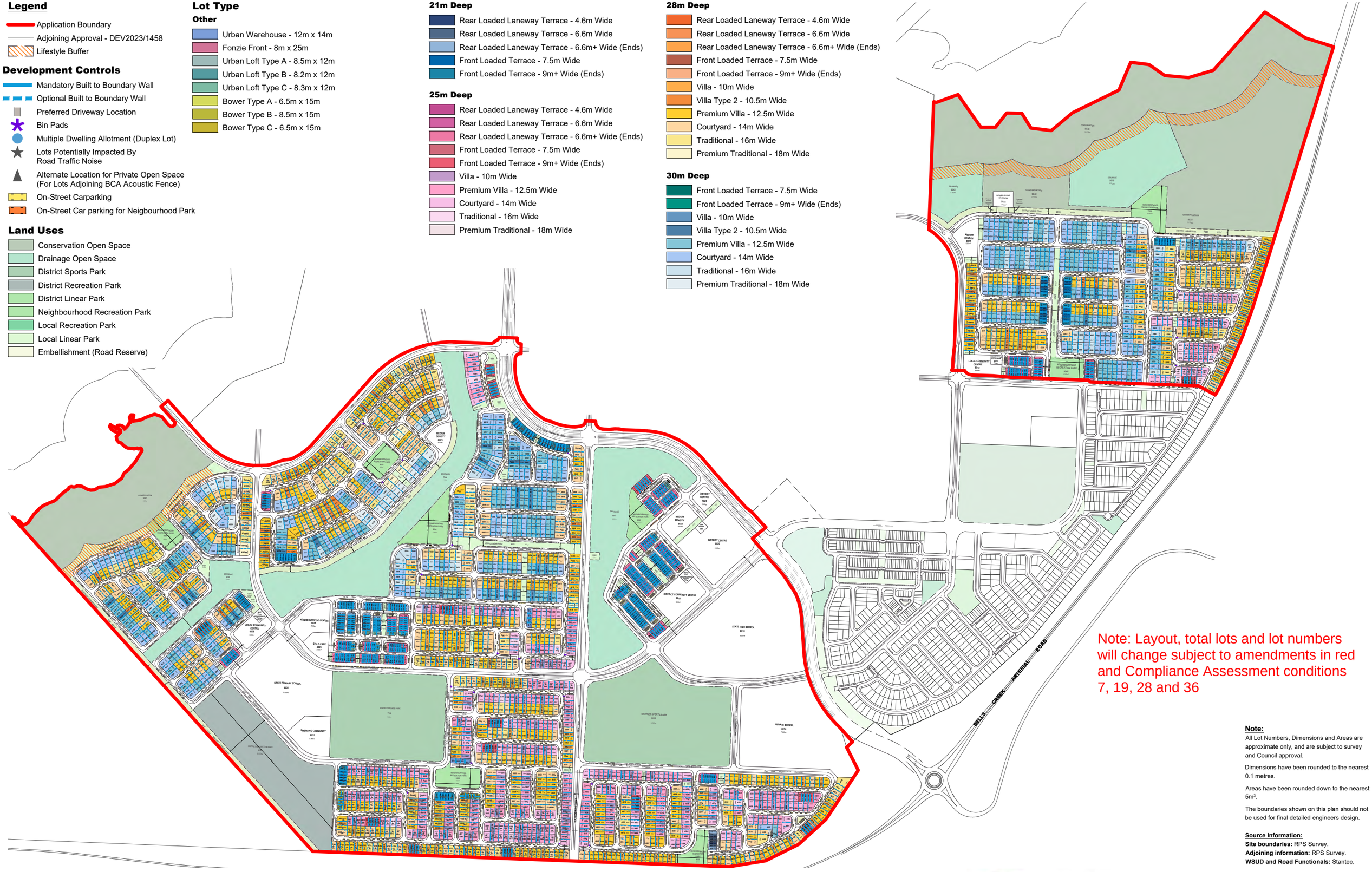
- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

28m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 68
Rev No: E
DATE: 18 MAY 2026
SHEET: 1 OF 14
DRAWN BY: JC
CHECKED BY: PHE

0 90 180 270 360 450 **1 : 9,000 @ A3**

AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19

Stockland
AURA

URBAN DESIGN
Level 8
31 Duncan Street
PO Box 1559
Fortitude Valley QLD 4006
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Legend

- Application Boundary
- Adjoining Approval - DEV2023/1458
- Lifestyle Buffer

Development Controls

- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Driveway Location
- Bin Pads
- Multiple Dwelling Allotment (Duplex Lot)
- Lots Potentially Impacted By Road Traffic Noise
- Alternate Location for Private Open Space (For Lots Adjoining BCA Acoustic Fence)
- On-Street Carparking
- On-Street Car parking for Neigbourhood Recreation Park

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	496
Total Residential Dwellings	619
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	465
Parking Ratio Achieved	0.80

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

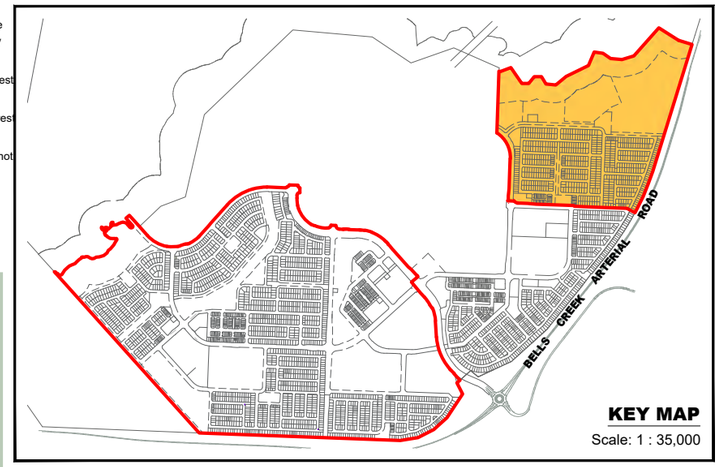
Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.



KEY MAP
Scale: 1 : 35,000

DRAINAGE 9018 5.372ha

NEIGHBOURHOOD RECREATION PARK 9036 8280m²

CONSERVATION 9035 3.104ha

DISTRICT LINEAR PARK 9039 8555m²

DISTRICT LINEAR PARK 9034 4470m²

MEDIUM DENSITY 8011 5245m²

LOCAL COMMUNITY CENTRE 8012 4945m²

NEIGHBOURHOOD MEETING ROOM 8013 750m²

NEIGHBOURHOOD RECREATION PARK 9046 5160m²

LOCAL LINEAR PARK 9045 4470m²

Bins pads to service Lots 4191-4193 only.

Bins pads to service Lots 3883-3884 only.

Bins pads to service Lots 3997-3999 only.

Bin pads to service Lots 3990 & 3991 only.

Lot Type

21m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

28m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace 6.6m+ Wide (Ends)
- Villa - 10m Wide
- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

Land Uses

- Conservation Open Space
- District Linear Park
- Neighbourhood Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)
- Drainage Open Space

PLAN REF: AU12885 – 69
Rev No: E
DATE: 18 MAY 2026
SHEET: 2 OF 14
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 120 140 1 : 2,500 @ A3

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE NORTH-EAST & GATEWAY PLUS NORTH-EAST

Stockland
AURA

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Legend

Application Boundary

Lot Type

21m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

28m Deep

- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

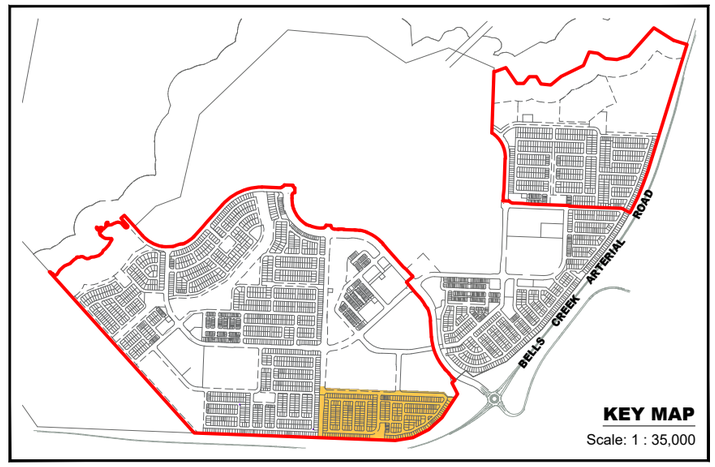
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

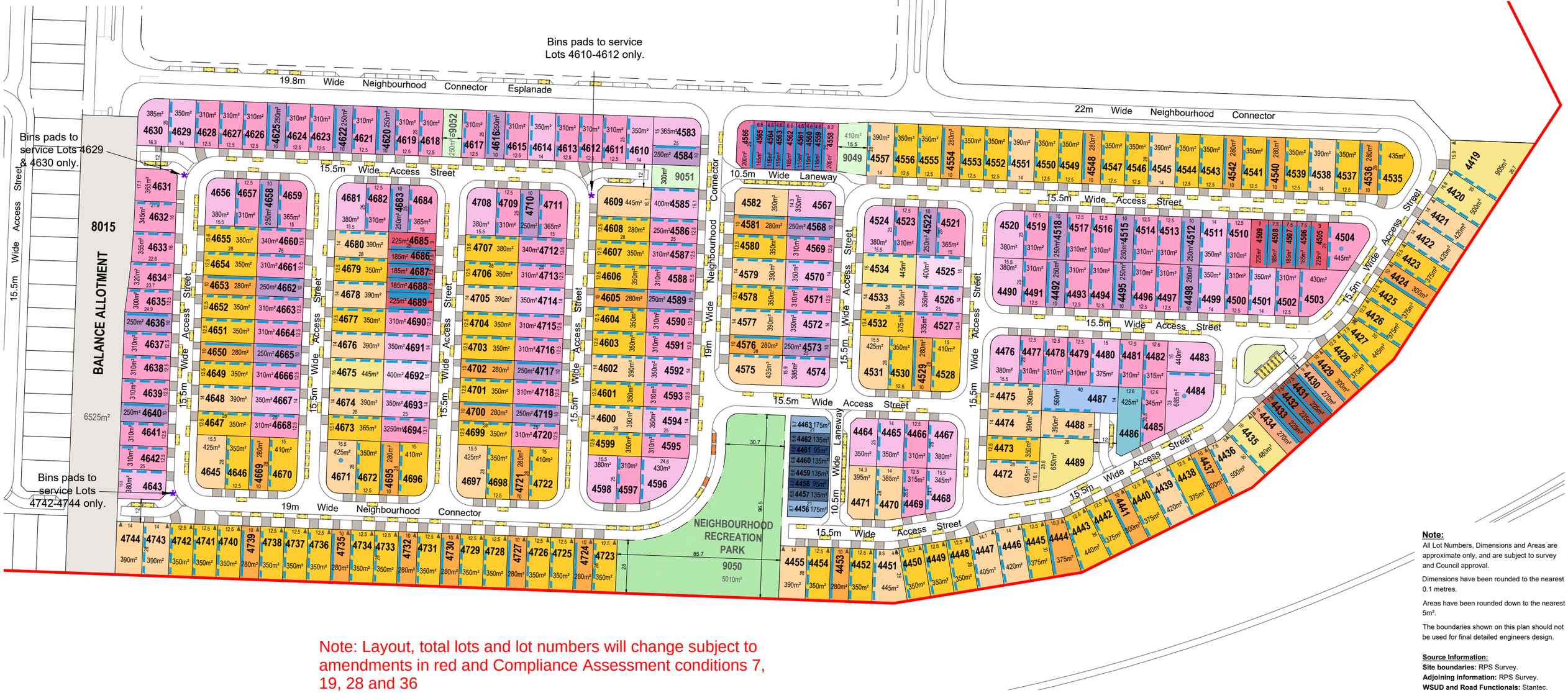
Development Controls

- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Driveway Location
- Bin Pads
- Multiple Dwelling Allotment (Duplex Lot)
- Lots Potentially Impacted By Road Traffic Noise
- Alternate Location for Private Open Space (For Lots Adjoining BCA Acoustic Fence)
- On-Street Carparking
- On-Street Carparking Neighbourhood Recreation Park

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	245
Total Residential Dwellings	325
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	244
Parking Ratio Achieved	0.75





Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 70
Rev No: E
DATE: 18 MAY 2026
SHEET: 3 OF 14
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 2,000 @ A3

AURA LAKES

PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
GATEWAY EAST

Stockland
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Legend

Application Boundary

Lot Type

Other

- Bower Type A - 6.5m x 15m
- Bower Type B - 8.5m x 15m
- Bower Type C - 6.5m x 15m

21m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

28m Deep

- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

30m Deep

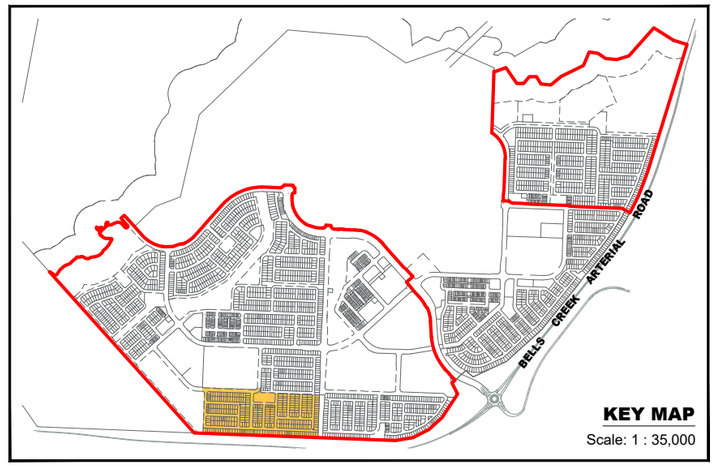
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

Development Controls

- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Driveway Location
- Bin Pads
- Lots Potentially Impacted By Road Traffic Noise
- Multiple Dwelling Allotment (Duplex Lot)
- Alternate Location for Private Open Space (For Lots Adjoining BCA Acoustic Fence)
- On-Street Carparking
- On-Street Carparking for Neighbourhood Recreation Park

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	259
Total Residential Dwellings	333
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	250
Parking Ratio Achieved	0.77



KEY MAP
Scale: 1 : 35,000

Bins pads to service Lots 4880-4882 only.

Bins pads to service Lots 4745 & 4747 only.

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 71
Rev No: E
DATE: 18 MAY 2026
SHEET: 4 OF 14
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 2,000 @ A3

AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
GATEWAY WEST

Stockland
AURA

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Legend

Application Boundary

Land Uses

- District Sports Park
- Local Linear Park
- Embellishment (Road Reserve)

Lot Type

Other

- Urban Warehouse - 12m x 14m

25m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

28m Deep

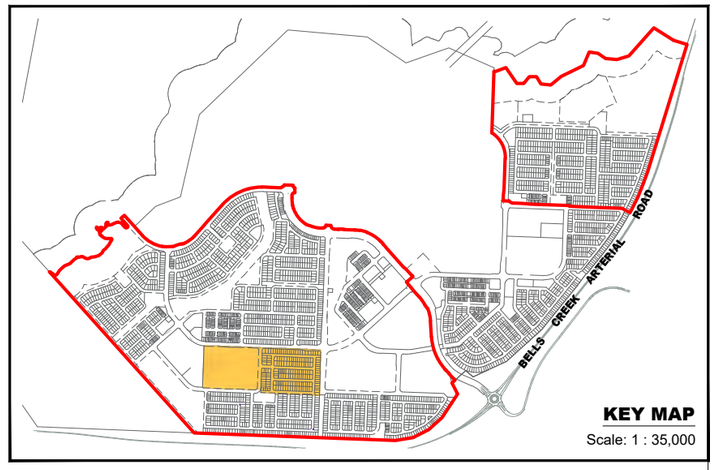
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

Development Controls

- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Driveway Location
- Bin Pads
- Lots Potentially Impacted By Road Traffic Noise
- On-Street Carparking

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided 136
Total Residential Dwellings 177
Total On-Street Visitor Parking Spaces Required 133
(based on 0.75 per dwelling)
Parking Ratio Achieved 0.76



KEY MAP
Scale: 1 : 35,000

DISTRICT SPORTS PARK
9106
7.250ha

Bins pads to service Lots 5116 & 5117 only.
Bins pads to service Lots 5114 & 5115 only.
Bins pads to service Lots 5094 & 5095 only.
Bins pads to service Lots 5230-5233 only.

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Areas have been rounded down to the nearest 5m².

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Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 72
Rev No: E
DATE: 18 MAY 2026
SHEET: 5 OF 14
DRAWN BY: JC
CHECKED BY: PHE

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

0 20 40 60 80 100 1 : 2,000 @ A3

AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
GATEWAY CENTRAL

Stockland
AURA

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Legend

Application Boundary

Land Uses

Local Linear Park

Embellishment (Road Reserve)

Lot Type

21m Deep

Rear Loaded Laneway Terrace - 4.6m Wide

Rear Loaded Laneway Terrace - 6.6m Wide

Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

25m Deep

Rear Loaded Laneway Terrace - 4.6m Wide

Rear Loaded Laneway Terrace - 6.6m Wide

Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

Other

Urban Loft Type A - 8.5m x 12m

Urban Loft Type B - 8.2m x 12m

Urban Loft Type C - 8.3m x 12m

Development Controls

Mandatory Built to Boundary Wall

Optional Built to Boundary Wall

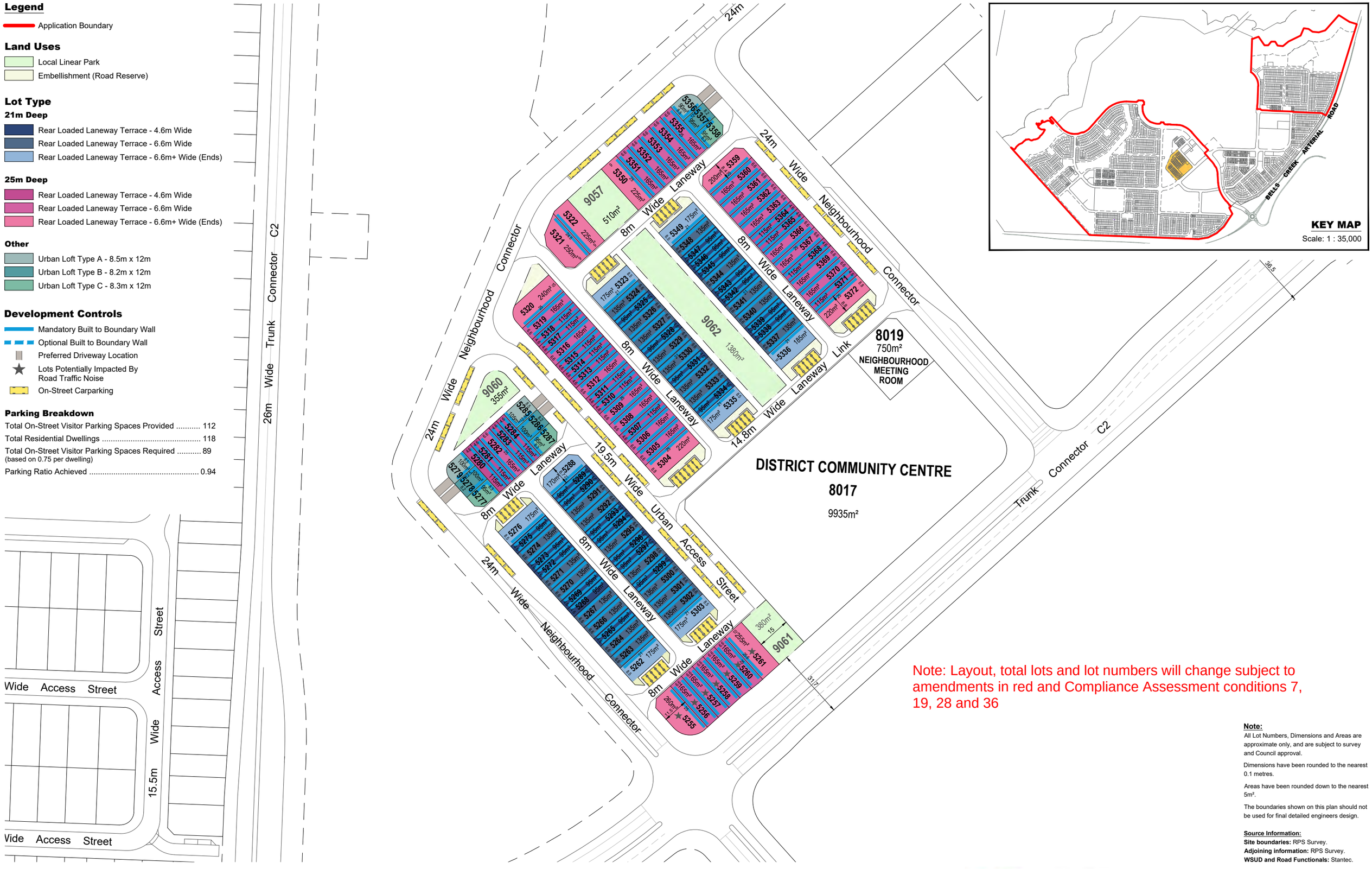
Preferred Driveway Location

Lots Potentially Impacted By Road Traffic Noise

On-Street Carparking

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	112
Total Residential Dwellings	118
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	89
Parking Ratio Achieved	0.94



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

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Areas have been rounded down to the nearest 5m².

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Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 73
Rev No: E
DATE: 18 MAY 2026
SHEET: 6 OF 14
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 1,500 @ A3

AURA LAKES

PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
URBAN VILLAGE 1 - SOUTH

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Legend

Application Boundary

Land Uses

- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Park
- Drainage Open Space
- Embellishment (Road Reserve)

Lot Type

Other

- Urban Loft Type A - 8.5m x 12m
- Urban Loft Type B - 8.2m x 12m
- Urban Loft Type C - 8.3m x 12m

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)

21m Deep

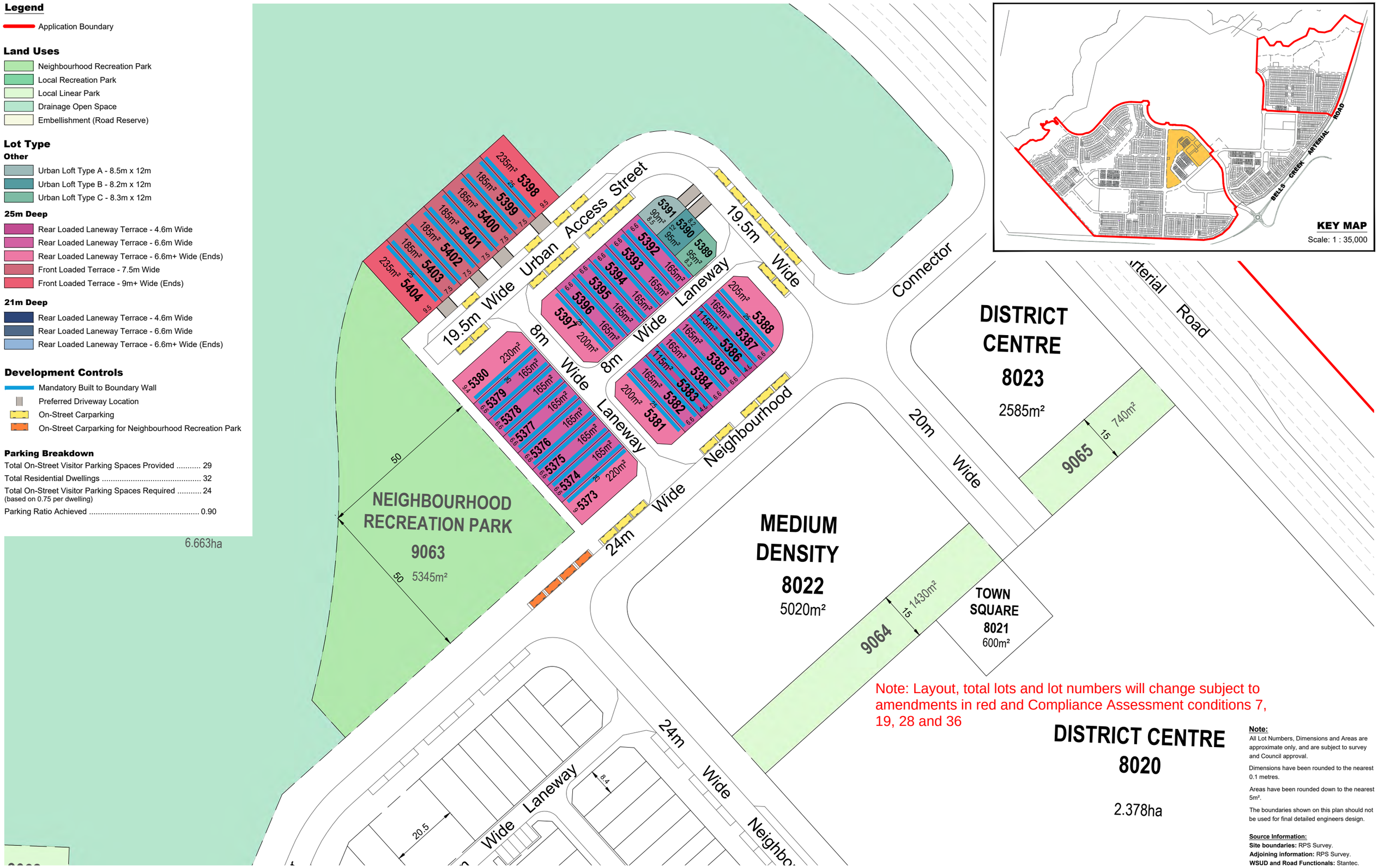
- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

Development Controls

- Mandatory Built to Boundary Wall
- Preferred Driveway Location
- On-Street Carparking
- On-Street Carparking for Neighbourhood Recreation Park

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	29
Total Residential Dwellings	32
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	24
Parking Ratio Achieved	0.90



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

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Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 74
Rev No: E
DATE: 18 MAY 2026
SHEET: 7 OF 14
DRAWN BY: JC
CHECKED BY: PHE

0 10 20 30 40 50 1 : 1,000 @ A3

AURA LAKES

PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
URBAN VILLAGE 1 - NORTH

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Legend

Application Boundary

Development Controls

- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Driveway Location
- Bin Pads
- Multiple Dwelling Allotment (Duplex Lot)
- Lots Potentially Impacted By Road Traffic Noise
- On-Street Carparking

Land Uses

- Local Linear Park

Lot Type

Other

- Urban Warehouse - 12m x 14m
- Bower Type A - 6.5m x 15m
- Bower Type B - 8.5m x 15m
- Bower Type C - 6.5m x 15m

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

28m Deep

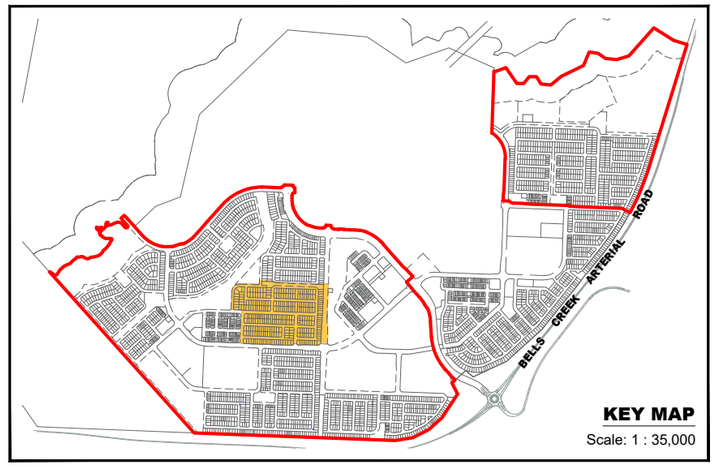
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	233
Total Residential Dwellings	295
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	222
Parking Ratio Achieved	0.78



KEY MAP
Scale: 1 : 35,000

Bins pads to service Lots 5677-5679 only.

Bins pads to service Lots 5695-5697 only.

Bins pads to service Lots 5427 & 5428 only.

Bins pads to service Lots 5567 & 5568 only.

Bins pads to service Lots 5565 & 5566 only.

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 75
Rev No: E
DATE: 18 MAY 2026
SHEET: 8 OF 14
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 2,000 @ A3

AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
GATEWAY PLUS CENTRAL & LIFESTYLE CENTRAL (PART)

Stockland
AURA

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Fortitude Valley QLD 4006
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Legend

Land Uses

- Local Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)

Lot Type

Other

- Fonzie Front - 8m x 25m
- Fonzie Back - 4.7m x 11.5m
- Urban Loft Type A - 8.5m x 12m
- Urban Loft Type B - 8.2m x 12m
- Urban Loft Type C - 8.3m x 12m

21m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

25m Deep

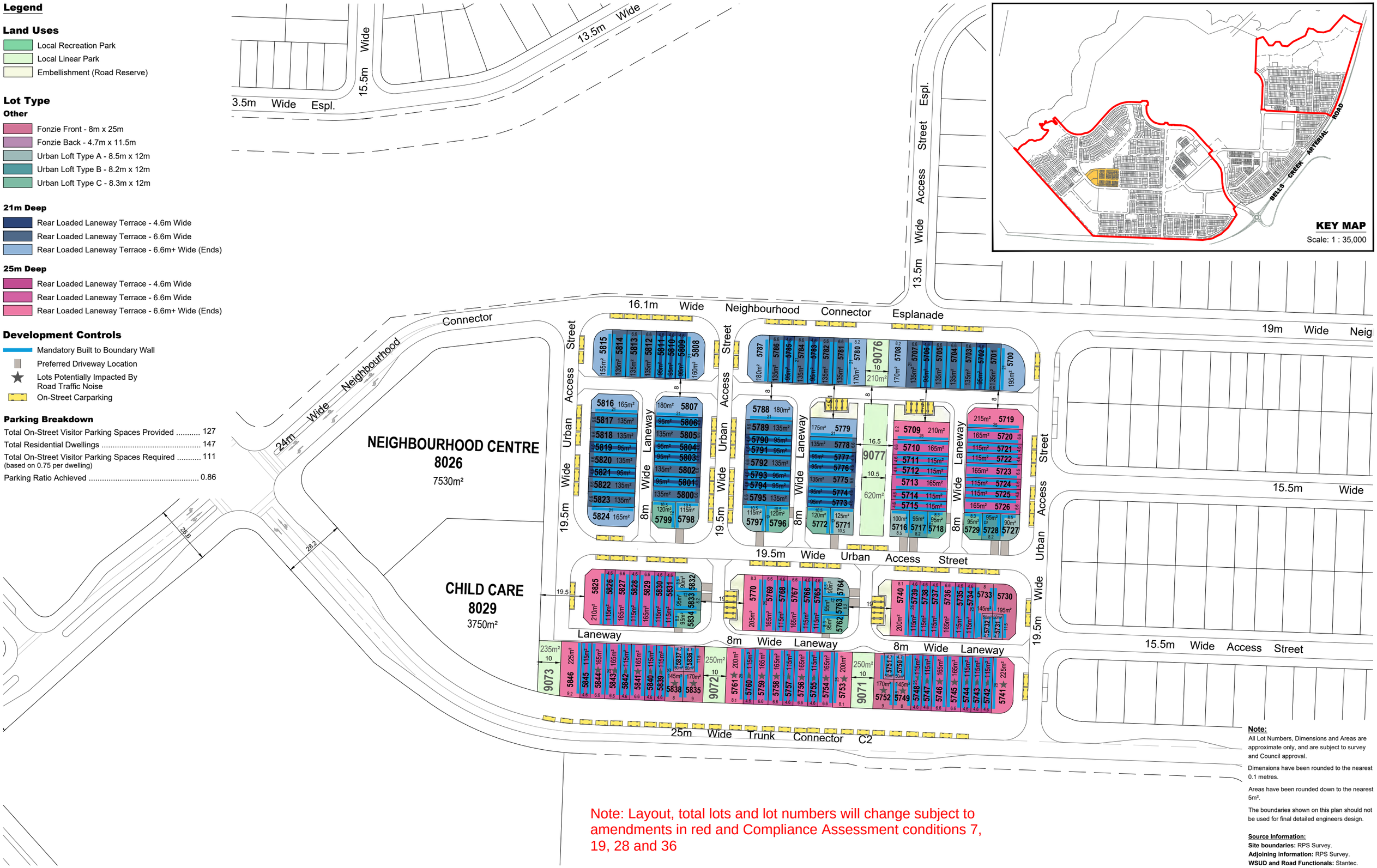
- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

Development Controls

- Mandatory Built to Boundary Wall
- Preferred Driveway Location
- Lots Potentially Impacted By Road Traffic Noise
- On-Street Carparking

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	127
Total Residential Dwellings	147
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	111
Parking Ratio Achieved	0.86



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Note:

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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 76
Rev No: E
DATE: 18 MAY 2026
SHEET: 9 OF 14
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 1,500 @ A3

AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
URBAN VILLAGE 2

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31 Duncan Street
PO Box 1559
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Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	136
Total Residential Dwellings	180
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	136
Parking Ratio Achieved	0.75

Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

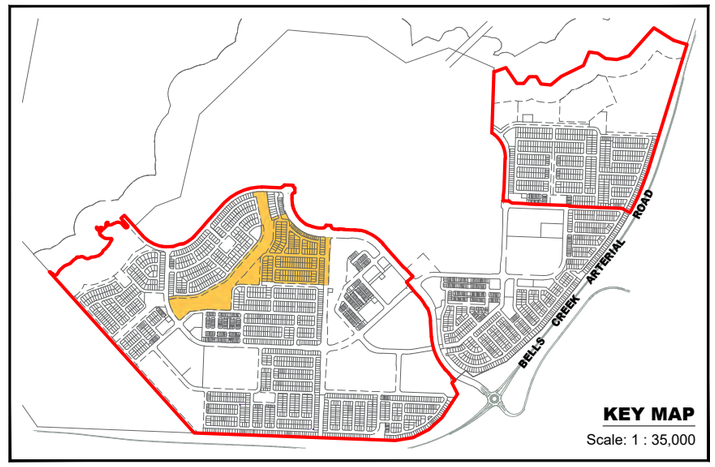
Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.



KEY MAP
Scale: 1 : 35,000

Bins pads to service Lots 5952 & 5953 only.

Legend

Application Boundary

Land Uses

- District Linear Park
- Neighbourhood Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)
- Drainage Open Space

Lot Types

21m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)

28m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

Development Controls

- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Driveway Location
- Bin Pads
- Lots Potentially Impacted By Road Traffic Noise
- On-Street Carparking
- On-Street Carparking for Neighbourhood Recreation Park

PLAN REF: AU12885 – 77
Rev No: E
DATE: 18 MAY 2026
SHEET: 10 OF 14
DRAWN BY: JC
CHECKED BY: PHE

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

0 20 40 60 80 100 1 : 2,000 @ A3

AURA LAKES

PLAN OF DEVELOPMENT

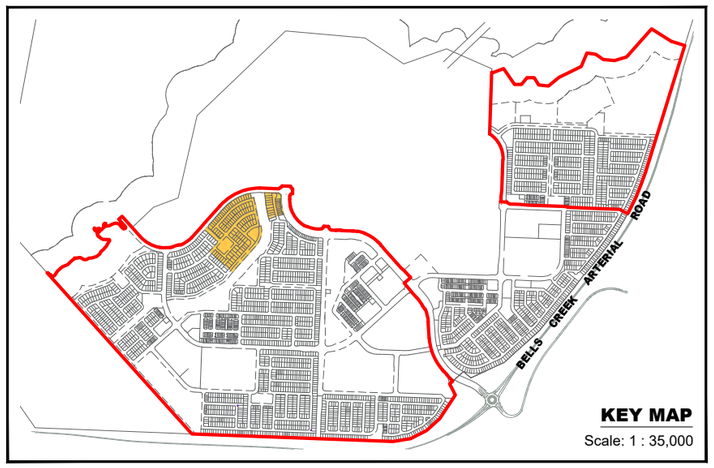
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19 LIFESTYLE CENTRAL (PART)

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Legend

- Application Boundary

Development Controls

- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Driveway Location
- Bin Pads
- Multiple Dwelling Allotment (Duplex Lot)
- Lots Potentially Impacted By Road Traffic Noise
- On-Street Carparking
- On-Street Carparking for Neighbourhood Recreation Park

Land Uses

- Neighbourhood Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)

Lot Types

25m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide

28m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	108
Total Residential Dwellings	131
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	99
Parking Ratio Achieved	0.82



Note:
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE NORTH-WEST (PART) & LIFESTYLE CENTRAL (PART)

PLAN REF: AU12885 – 78
Rev No: E
DATE: 18 MAY 2026
SHEET: 11 OF 14
DRAWN BY: JC
CHECKED BY: PHE

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Legend

Application Boundary

Land Uses

Local Linear Park

Lot Types

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Courtyard - 14m Wide
- Traditional - 16m Wide

28m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

Development Controls

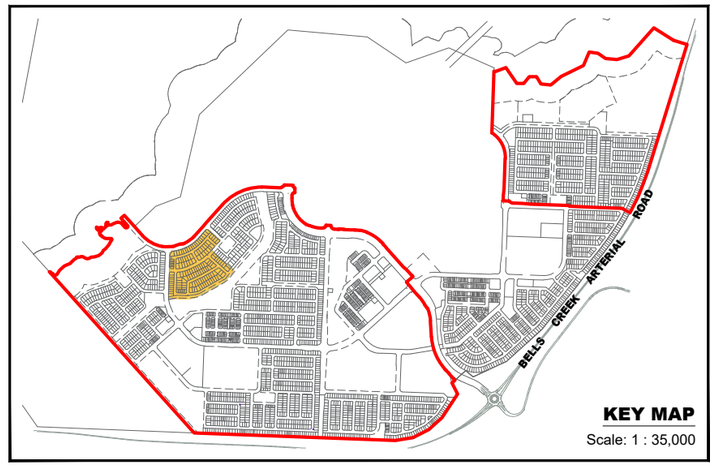
- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Driveway Location
- Bin Pads
- Multiple Dwelling Allotment (Duplex Lot)
- Lots Potentially Impacted By Road Traffic Noise
- On-Street Carparking

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	115
Total Residential Dwellings	147
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	111
Parking Ratio Achieved	0.78

Bins pads to service Lots 6240 & 6241 only.

Bins pads to service Lots 6258 only.



KEY MAP
Scale: 1 : 35,000

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Note:
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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 79
Rev No: E
DATE: 18 MAY 2026
SHEET: 12 OF 14
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 2,000 @ A3

AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE NORTH-WEST

Stockland
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CONSERVATION
9097
8.626ha

NEIGHBOURHOOD RECREATION PARK
9099
5280m²

LOCAL LINEAR PARK
9096
5955m²

LOCAL LINEAR PARK
9098
5955m²

DISTRICT LINEAR PARK
9102
525m²

9107
1276m²

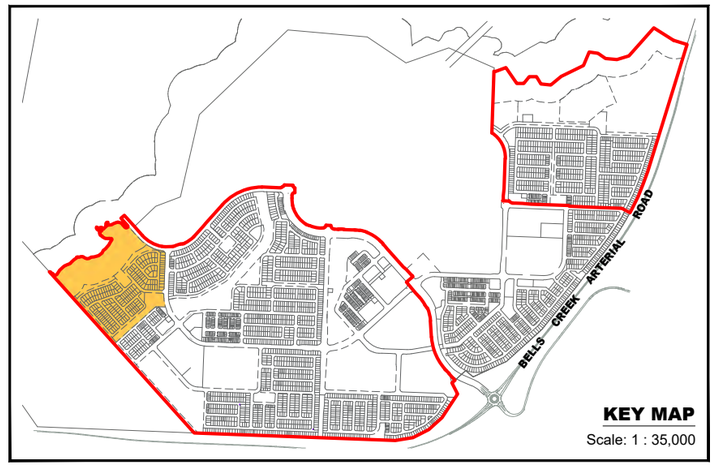
9108
260m²

DRAINAGE
9100
1.843ha

Bins pads to service Lots 6469-6470 only.

Bins pads to service Lots 6307 & 6308 only.

Bins pads to service Lots 6305 & 6306 only.



KEY MAP
Scale: 1 : 35,000

Legend

- Application Boundary
- Lifestyle Buffer

Land Uses

- Conservation Open Space
- Drainage Open Space
- Neighbourhood Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)

Lot Types

28m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

Development Controls

- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Driveway Location
- Bin Pads
- Multiple Dwelling Allotment (Duplex Lot)
- Lots Potentially Impacted By Road Traffic Noise
- On-Street Carparking
- On-Street Carparking for Neighbourhood Recreation Park

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	143
Total Residential Dwellings	180
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	135
Parking Ratio Achieved	0.79

Note:
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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

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Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

PLAN REF: AU12885 – 80
Rev No: E
DATE: 18 MAY 2026
SHEET: 13 OF 14
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 2,000 @ A3

AURA LAKES
PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE WEST (PART)

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Legend

Application Boundary

Land Uses

- Local Linear Park
- Embellishment (Road Reserve)
- District Recreation Park

Lot Types

21m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

25m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)

28m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide

30m Deep

- Villa Type 2 - 10.5m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide

Development Controls

- Mandatory Built to Boundary Wall
- Optional Built to Boundary Wall
- Preferred Driveway Location
- On-Street Carparking



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Parking Breakdown

Total On-Street Visitor Parking Spaces Provided	58
Total Residential Dwellings	77
Total On-Street Visitor Parking Spaces Required (based on 0.75 per dwelling)	58
Parking Ratio Achieved	0.75

Note:

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Areas have been rounded down to the nearest 5m².

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Source Information:

Site boundaries: RPS Survey.
Adjoining information: RPS Survey.
WSUD and Road Functionals: Stantec.

PLAN REF: AU12885 – 81
Rev No: E
DATE: 18 MAY 2026
SHEET: 14 OF 14
DRAWN BY: JC
CHECKED BY: PHE

0 20 40 60 80 100 1 : 1,500 @ A3

AURA LAKES

PLAN OF DEVELOPMENT
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
LIFESTYLE WEST (PART)

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Yield Breakdown

Precinct	Gateway Plus North - East	Gateway East	Gateway West	Gateway Central	Gateway Plus Central	Lifestyle North-East	Lifestyle Central	Lifestyle North-West	Lifestyle West	Urban Village 1	Urban Village 2	Overall	
Lot Type	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**Yield**	**%**
Other													
Urban Warehouse - 12m x 14m	—	—	—	4	4	—	—	—	—	—	—	**8**	**0.3%**
Fonzie Front - 8m x 25m	—	—	—	—	—	—	—	—	—	—	6	**6**	**0.2%**
Fonzie Back - 4.7m x 11.5m	—	—	—	—	—	—	—	—	—	—	6	**6**	**0.2%**
Urban Mini Micro - 4.5m x 12m	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Urban Loft Type A - 8.5m x 12m	—	—	4	—	—	—	—	—	—	4	7	**15**	**0.5%**
Urban Loft Type B - 8.2m x 12m	—	—	4	—	—	—	—	—	—	4	4	**12**	**0.4%**
Urban Loft Type C - 8.3m x 12m	—	—	6	—	—	—	—	—	—	4	7	**17**	**0.6%**
Urban Loft Type D - 7.5m x 12m	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Urban Loft Type E - 8.5m x 12m	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Bower Type A - 6.5m x 15m	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Bower Type B - 8.5m x 15m	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Bower Type C - 7.5m x 15m	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Sub-total	**—**	**—**	**14**	**4**	**4**	**—**	**—**	**—**	**—**	**12**	**30**	**64**	**2.3%**
21m Deep													
Rear Loaded Laneway Terrace - 4.6m x 21m	—	2	—	—	—	—	—	—	3	24	21	**50**	**1.8%**
Rear Loaded Laneway Terrace - 6.6m x 21m	—	4	—	—	—	—	—	—	4	26	25	**59**	**2.1%**
Rear Loaded Laneway Terrace - 6.6m+ x 21m (Ends)	—	2	—	—	—	—	—	—	2	8	11	**23**	**0.8%**
Front Loaded Terrace - 7.5m x 21m	5	—	8	—	—	20	11	5	—	—	—	**49**	**1.8%**
Front Loaded Terrace - 9m+ x 21m (Ends)	2	—	4	—	—	8	8	2	—	—	—	**24**	**0.9%**
Sub-total	**7**	**8**	**12**	**—**	**—**	**28**	**19**	**7**	**9**	**58**	**57**	**205**	**7.4%**
25m Deep													
Rear Loaded Laneway Terrace - 4.6m x 25m	—	5	—	—	—	13	—	—	3	18	32	**71**	**2.6%**
Rear Loaded Laneway Terrace - 6.6m x 25m	—	2	—	—	—	18	—	5	4	41	19	**89**	**3.2%**
Rear Loaded Laneway Terrace - 6.6m+ x 25m (Ends)	—	2	—	—	—	8	—	2	2	14	9	**37**	**1.3%**
Front Loaded Terrace - 7.5m x 25m	3	6	3	6	3	—	6	—	—	5	—	**32**	**1.2%**
Front Loaded Terrace - 9m+ x 25m (Ends)	2	4	2	4	2	—	4	—	—	2	—	**20**	**0.7%**
Villa - 10m x 25m	3	24	30	14	13	—	—	—	—	—	—	**84**	**3.0%**
Premium Villa - 12.5m x 25m	22	79	84	39	26	—	5	—	—	—	—	**255**	**9.2%**
Courtyard - 14m x 25m	22	37	32	19	13	—	4	—	—	—	—	**127**	**4.6%**
Traditional - 16m x 25m	7	2	3	2	3	—	1	—	—	—	—	**18**	**0.7%**
Premium Traditional - 18m x 25m	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Sub-total	**59**	**161**	**154**	**84**	**60**	**39**	**20**	**7**	**9**	**80**	**60**	**733**	**26.5%**
28m Deep													
Rear Loaded Laneway Terrace - 4.6m x 28m	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Rear Loaded Laneway Terrace - 6.6m x 28m	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Rear Loaded Laneway Terrace - 6.6m+ x 28m (Ends)	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Front Loaded Terrace - 7.5m x 28m	—	3	6	—	—	—	—	—	5	—	—	**14**	**0.5%**
Front Loaded Terrace - 9m+ x 28m (Ends)	—	2	4	—	—	—	—	—	2	—	—	**8**	**0.3%**
Villa Type 1 - 10m x 28m	17	28	29	21	31	—	—	—	—	—	—	**126**	**4.6%**
Villa Type 2 - 10.5m x 28m	—	—	—	—	—	15	3	24	10	—	—	**52**	**1.9%**
Premium Villa - 12.5m x 28m	61	77	74	38	76	67	11	77	58	—	—	**539**	**19.5%**
Courtyard - 14m x 28m	33	38	35	26	50	32	26	57	43	—	—	**340**	**12.3%**
Traditional - 16m x 28m	12	6	5	4	9	1	3	16	10	—	—	**66**	**2.4%**
Premium Traditional - 18m x 28m	—	—	—	—	1	—	2	7	2	—	—	**12**	**0.4%**
Sub-total	**123**	**154**	**153**	**89**	**167**	**115**	**45**	**181**	**130**	**—**	**—**	**1157**	**41.9%**
30m Deep													
Front Loaded Terrace - 7.5m x 30m	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Front Loaded Terrace - 9m+ x 30m (Ends)	—	—	—	—	—	—	—	—	—	—	—	**—**	**0.0%**
Villa Type 1 - 10m x 30m	3	—	—	—	10	—	—	—	—	—	—	**13**	**0.5%**
Villa Type 2 - 10.5m x 30m	—	—	—	—	—	5	9	2	8	—	—	**24**	**0.9%**
Premium Villa - 12.5m x 30m	18	1	—	—	27	97	57	22	46	—	—	**268**	**9.7%**
Courtyard - 14m x 30m	9	1	—	—	20	89	41	18	46	—	—	**224**	**8.1%**
Traditional - 16m x 30m	5	—	—	—	6	20	8	11	6	—	—	**56**	**2.0%**
Premium Traditional - 18m x 30m	1	—	—	—	1	1	1	10	3	—	—	**17**	**0.6%**
Sub-total	**36**	**2**	**—**	**—**	**64**	**212**	**116**	**63**	**109**	**—**	**—**	**602**	**21.8%**
Total Residential Allotments	**225**	**325**	**333**	**177**	**295**	**394**	**200**	**258**	**257**	**150**	**147**	**2761**	**100.0%**

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

PLAN REF: AU12885 – 83 E
Rev No:
DATE: 18 MAY 2026
SHEET: 1 OF 1
DRAWN BY: JC
CHECKED BY: PHE

AURA LAKES
PROPOSAL PLAN
PRECINCT 17 (PART), PRECINCT 18 (PART) & PRECINCT 19
DEVELOPMENT STATISTICS

Stockland
AURA

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Legend

- Application Boundary
- Stage Boundary
- Adjoining Approval - DEV2023/1458
- Balance Allotment

Land Uses

- Town Square / Civic Park
- District Centre
- Neighbourhood Centre
- Neighbourhood Meeting Room
- District Community Centre
- Local Community Centre
- State High School
- State Primary School
- Emerging Community
- Private School
- Child Care
- Medium Density
- Conservation Open Space
- Drainage Open Space
- District Sports Park
- District Recreation Park
- District Linear Park
- Neighbourhood Recreation Park
- Local Recreation Park
- Local Linear Park
- Embellishment (Road Reserve)
- Sewer Pump Station

Lot Type

Other

- Urban Warehouse - 12m x 14m
- Fonzie Front - 8m x 25m
- Fonzie Back (Micro Unit) - 4.7m x 11.5m
- Urban Loft Type A - 8.5m x 12m
- Urban Loft Type B - 8.2m x 12m
- Urban Loft Type C - 8.3m x 12m
- Bower Type A - 6.5m x 15m
- Bower Type B - 8.5m x 15m
- Bower Type C - 6.5m x 15m

21m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)

25m Deep

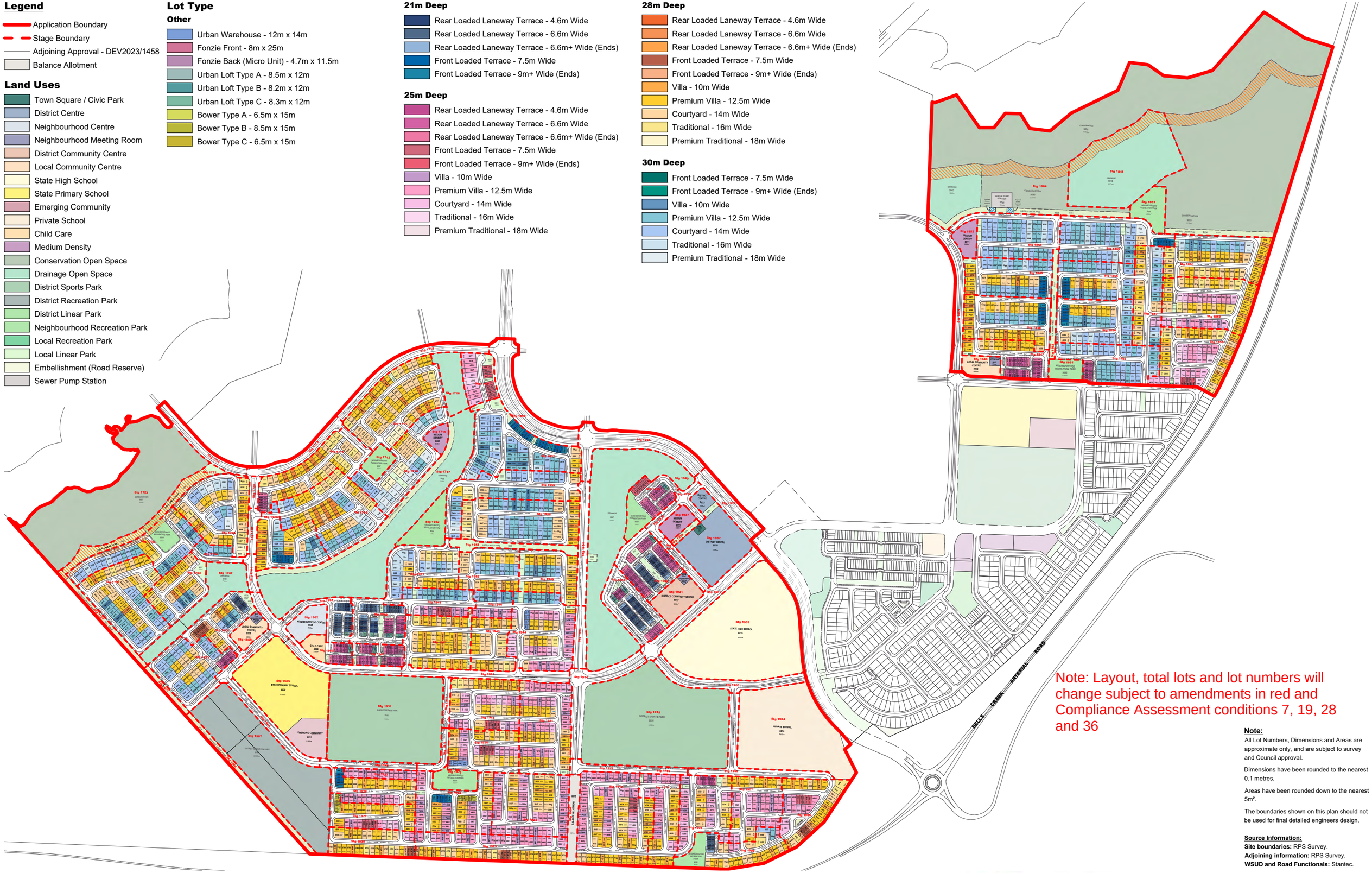
- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

28m Deep

- Rear Loaded Laneway Terrace - 4.6m Wide
- Rear Loaded Laneway Terrace - 6.6m Wide
- Rear Loaded Laneway Terrace - 6.6m+ Wide (Ends)
- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide

30m Deep

- Front Loaded Terrace - 7.5m Wide
- Front Loaded Terrace - 9m+ Wide (Ends)
- Villa - 10m Wide
- Premium Villa - 12.5m Wide
- Courtyard - 14m Wide
- Traditional - 16m Wide
- Premium Traditional - 18m Wide



SUB-ARTERIAL 3A
42.3m



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DATE: 18 MAY 2026
CLIENT: STOCKLAND
DRAWN BY: JC
CHECKED BY: MD

0 2 4 6 8 10 **1 : 150 @ A3**

AURA LAKES - DA2
ROAD CROSS SECTIONS

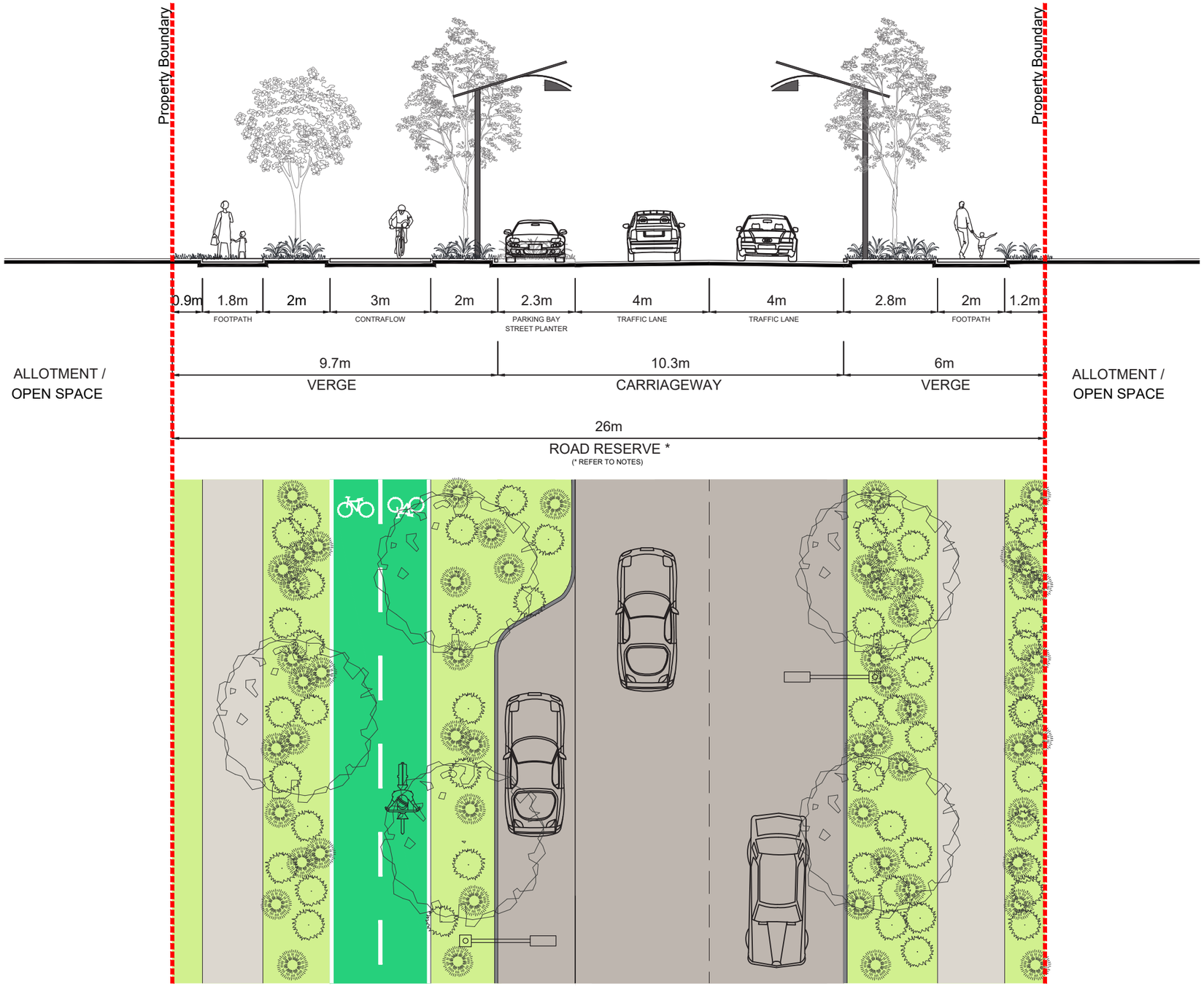
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TRUNK CONNECTOR C2 [NORTH-SOUTH VARIANT]

26m



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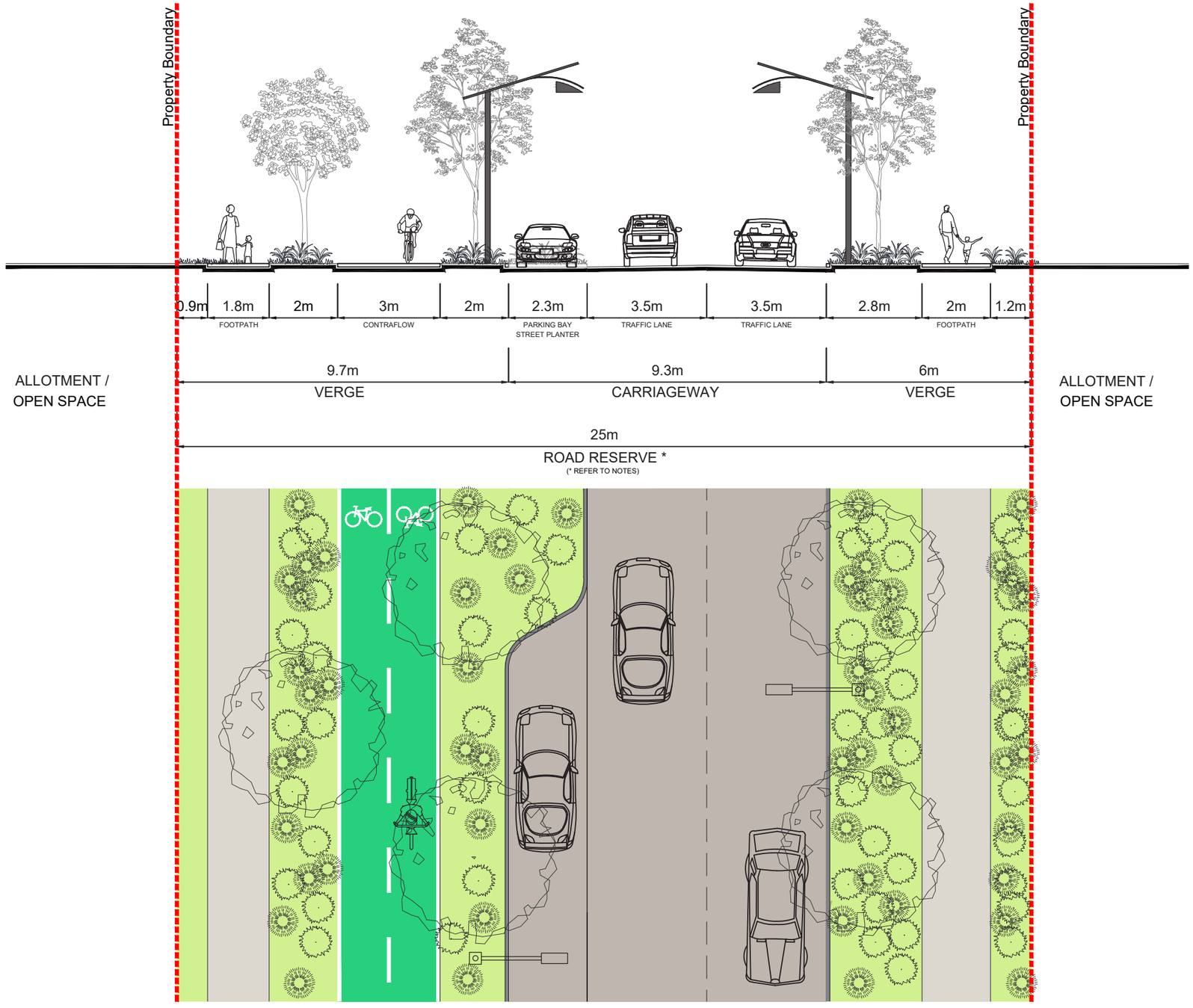
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TRUNK CONNECTOR C2
25m



NOTES

* Road cross section where road crosses culvert to be reviewed in detailed design.

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ROAD CROSS SECTIONS

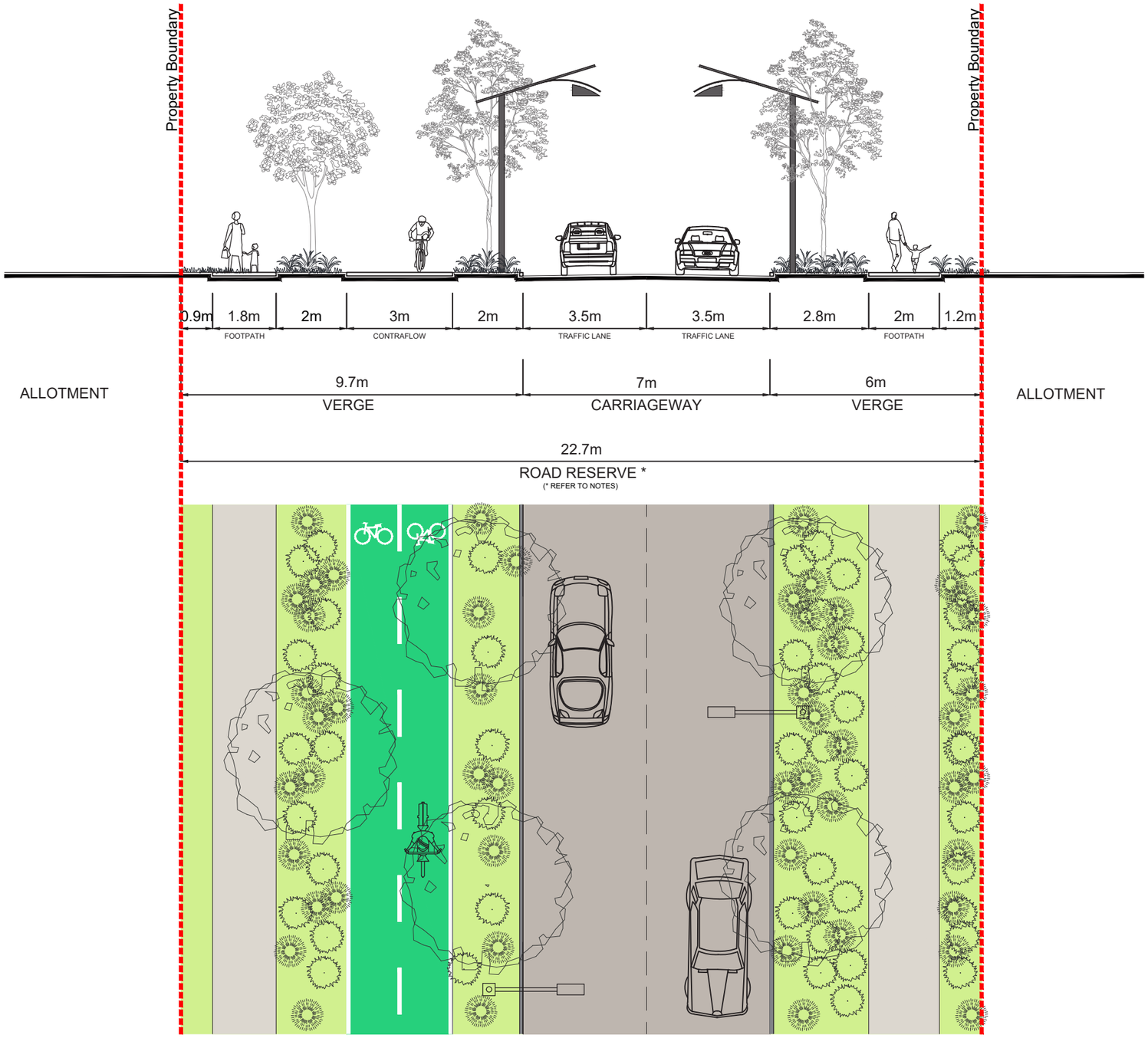
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TRUNK CONNECTOR C2 [NO PARKING VARIANT]

22.7m



NOTES

* Road cross section where road crosses culvert to be reviewed in detailed design.

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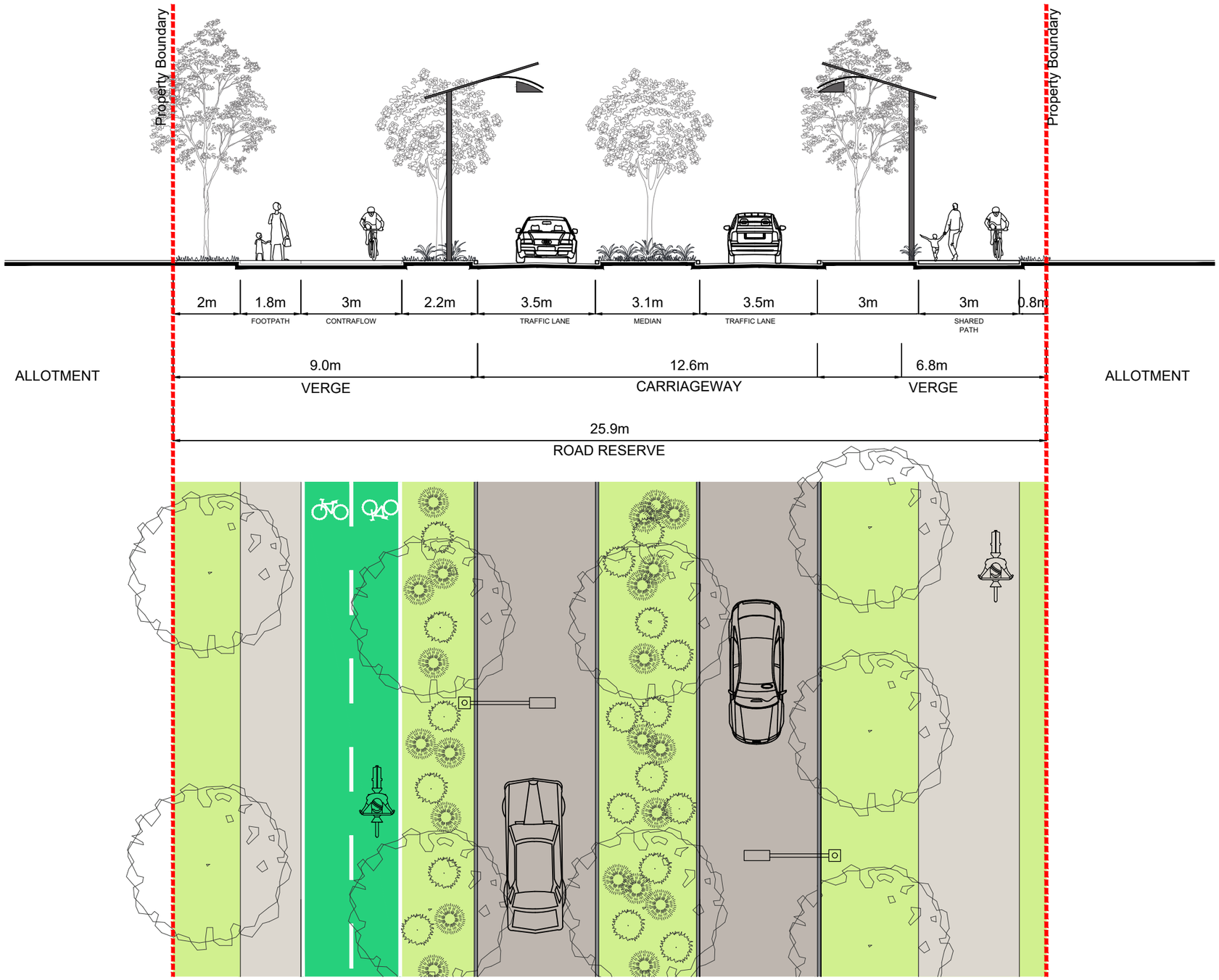
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ROAD CROSS SECTIONS

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TRUNK CONNECTOR G
25.9m



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0 2 4 6 8 10 **1 : 150 @ A3**

AURA LAKES - DA2
ROAD CROSS SECTIONS

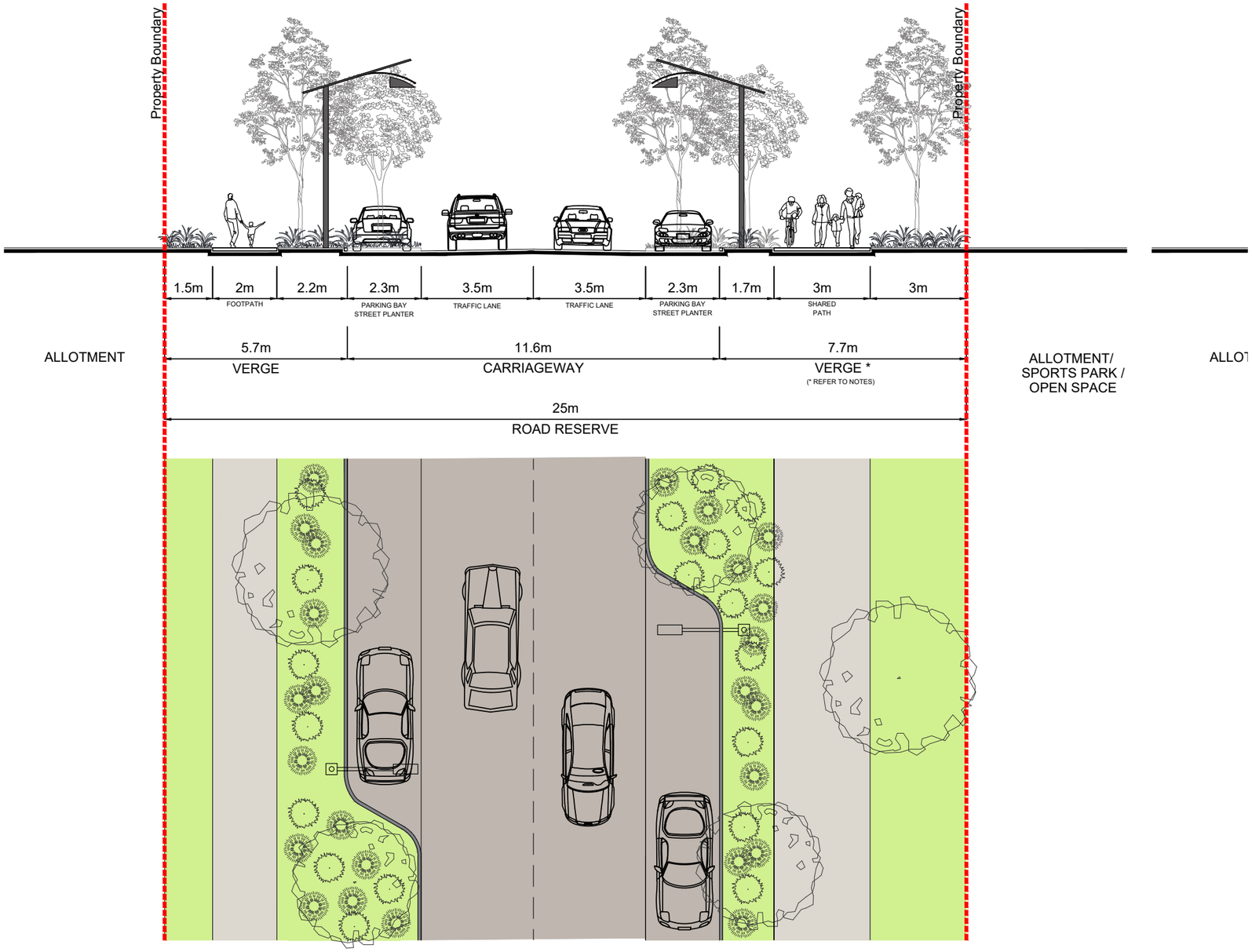
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NEIGHBOURHOOD CONNECTOR N1

25m



NOTES

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AURA LAKES - DA2
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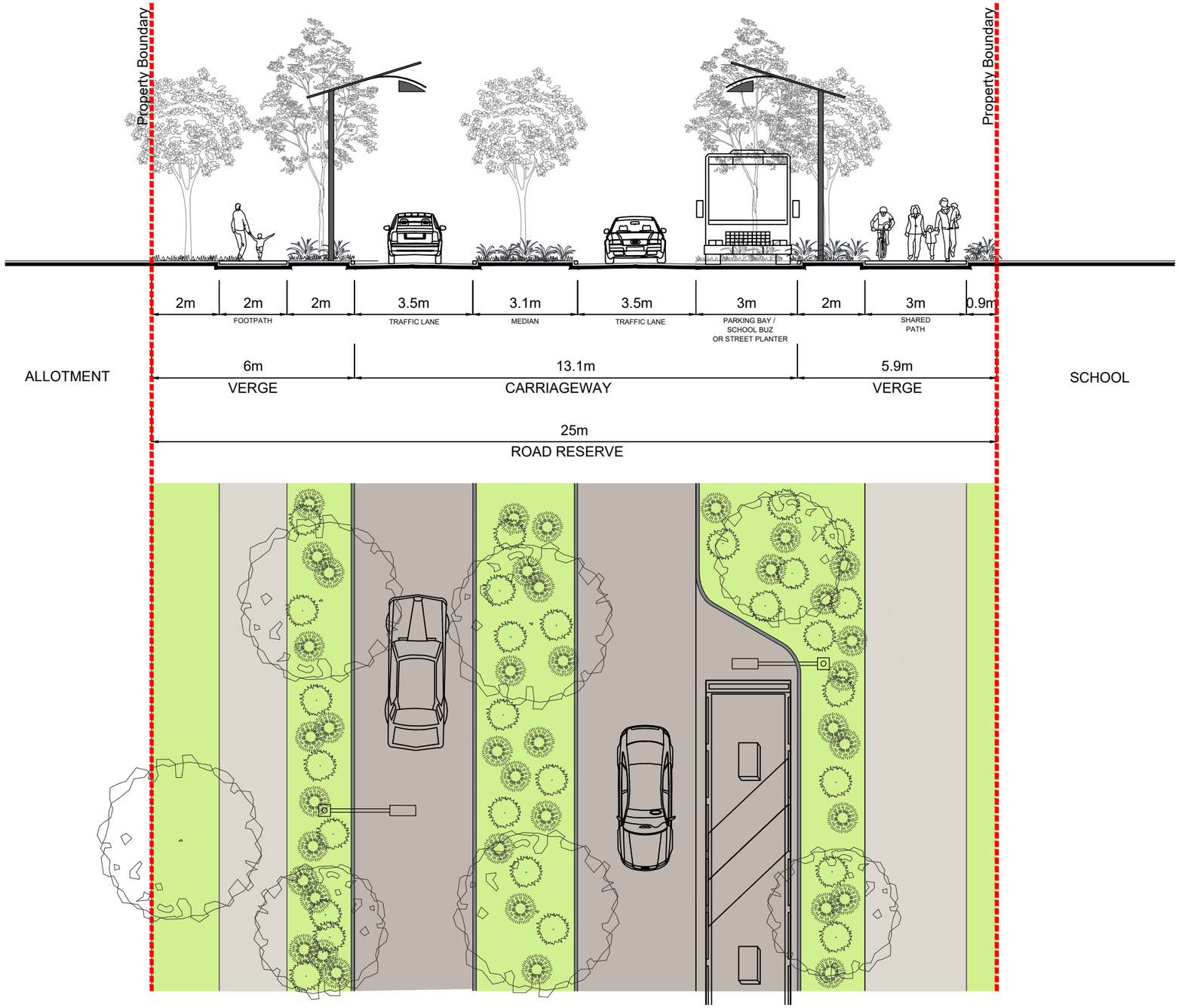
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NEIGHBOURHOOD CONNECTOR N2

25m



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AURA LAKES - DA2
ROAD CROSS SECTIONS

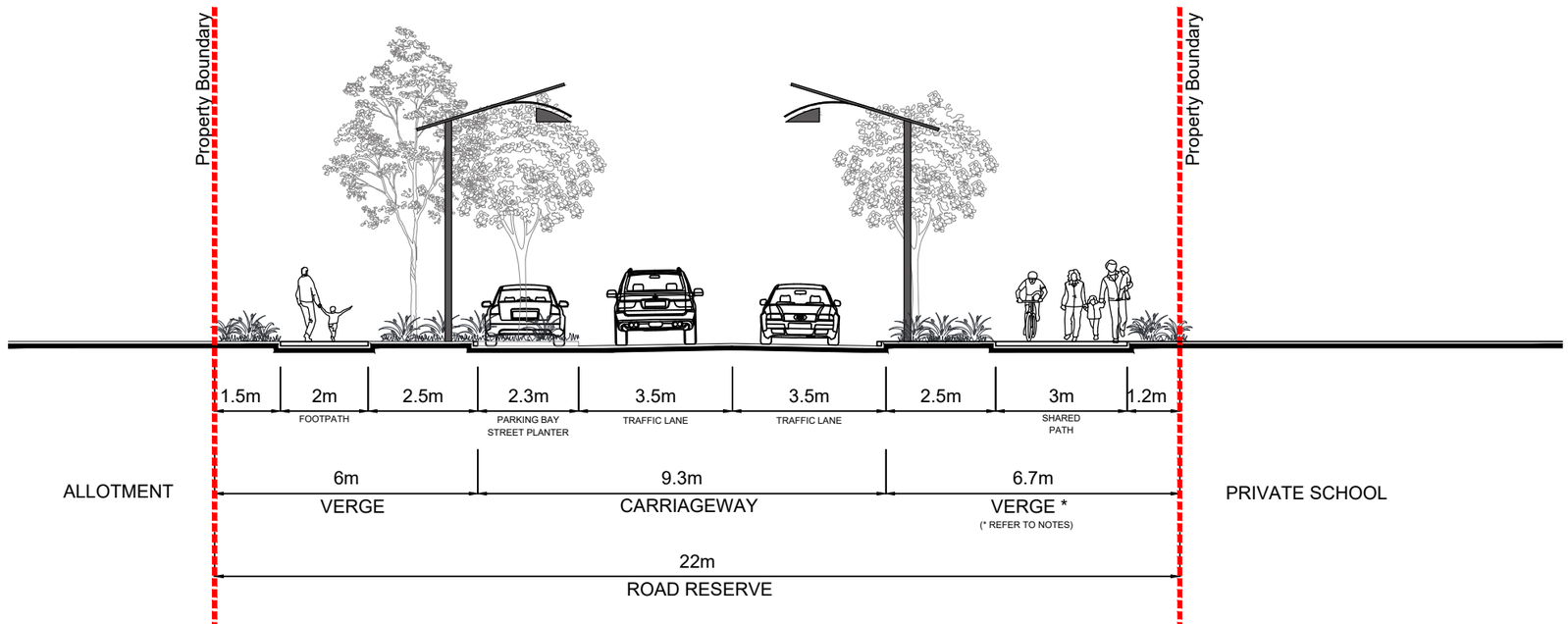
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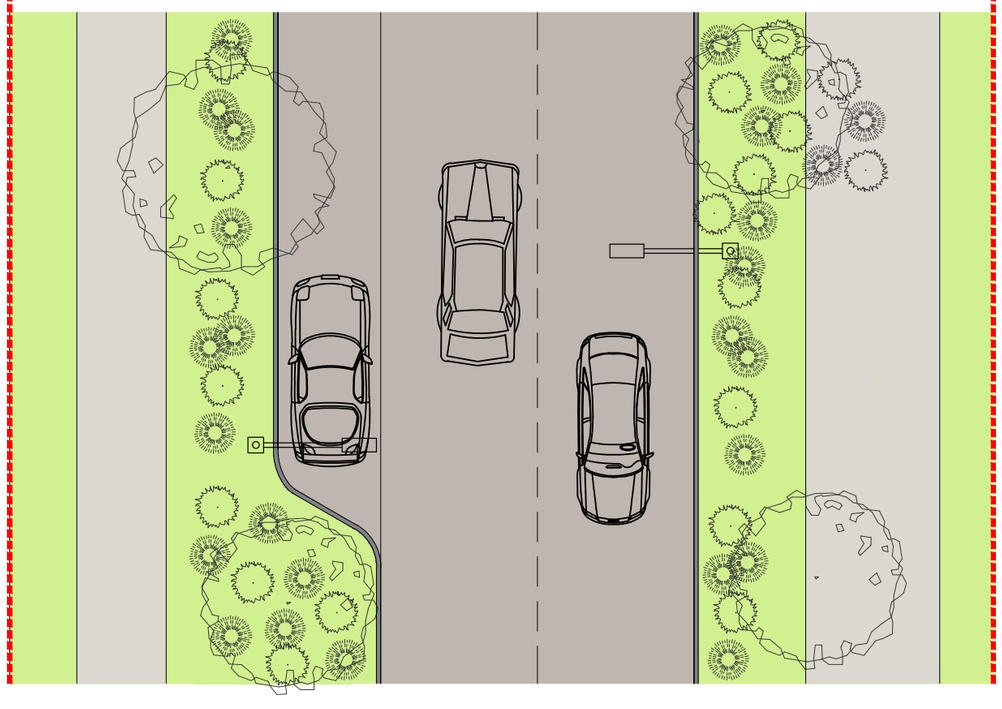
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NEIGHBOURHOOD CONNECTOR N3

22m





NOTES

* Where road cross section is adopted adjoining open space, verge width may be reduced / footpath may be located within open space.

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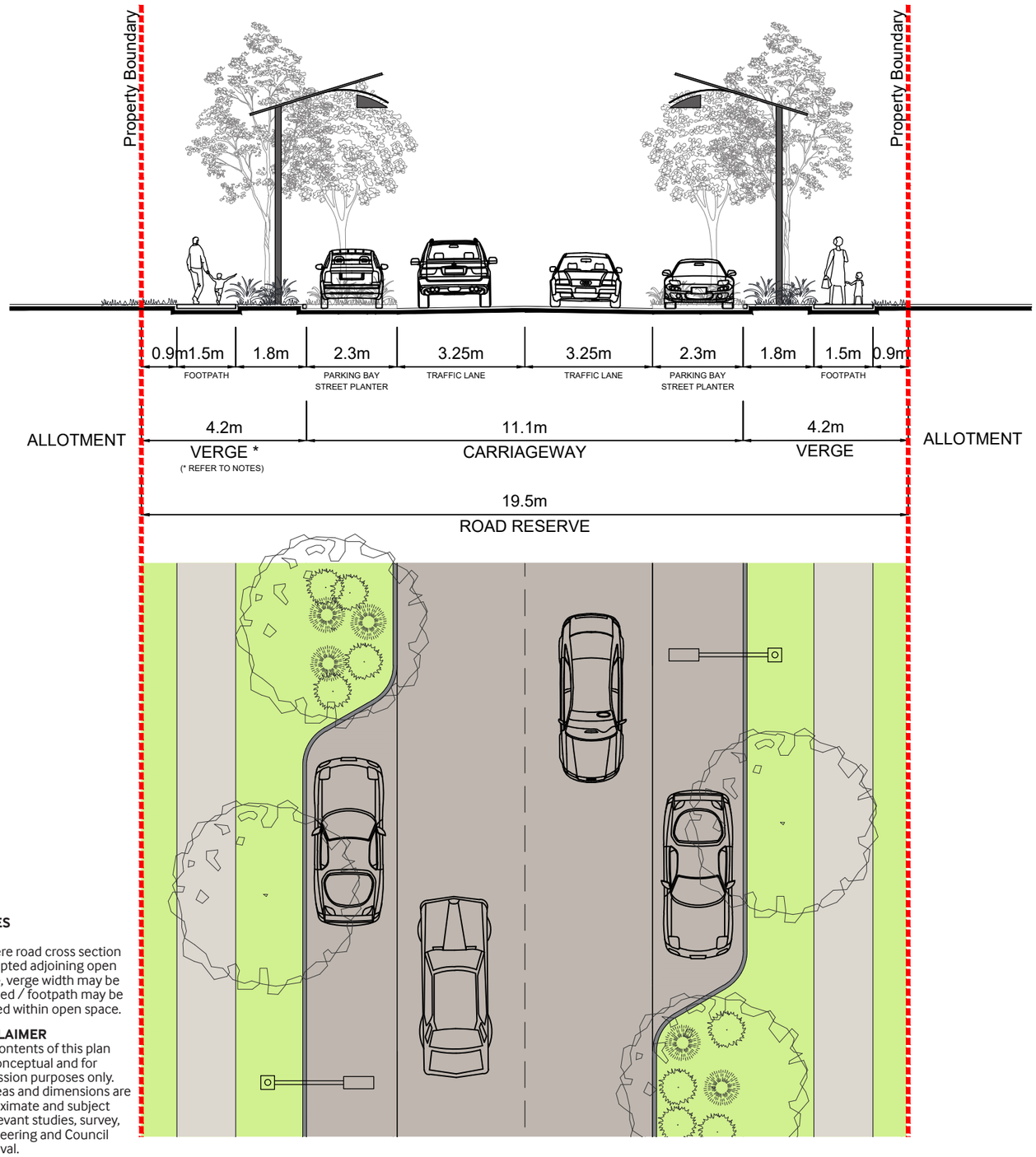
AURA LAKES - DA2
ROAD CROSS SECTIONS

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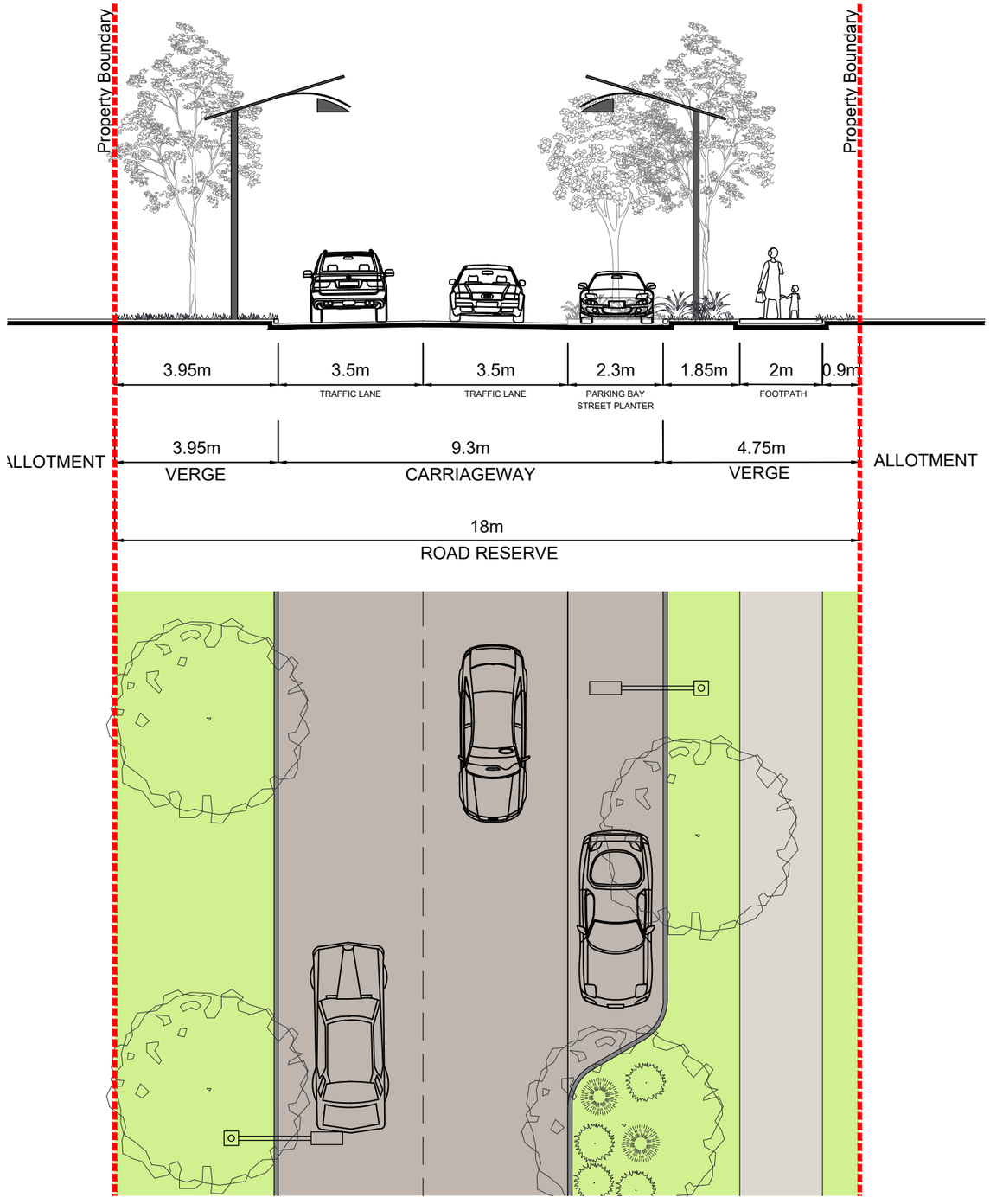
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URBAN ACCESS A1
19.5m



URBAN ACCESS A2
18m



NOTES

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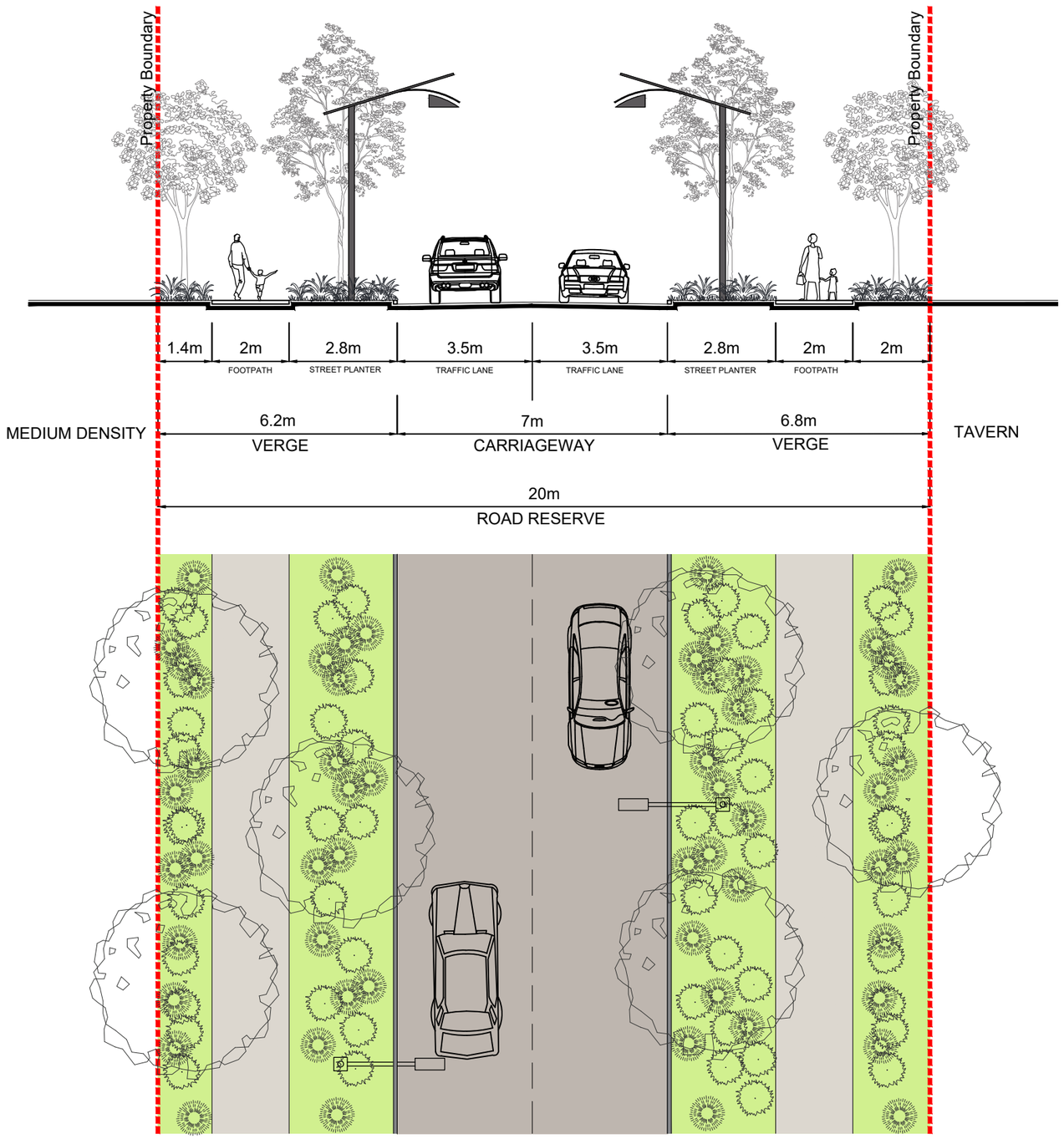
AURA LAKES - DA2
ROAD CROSS SECTIONS

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URBAN ACCESS A3
20m



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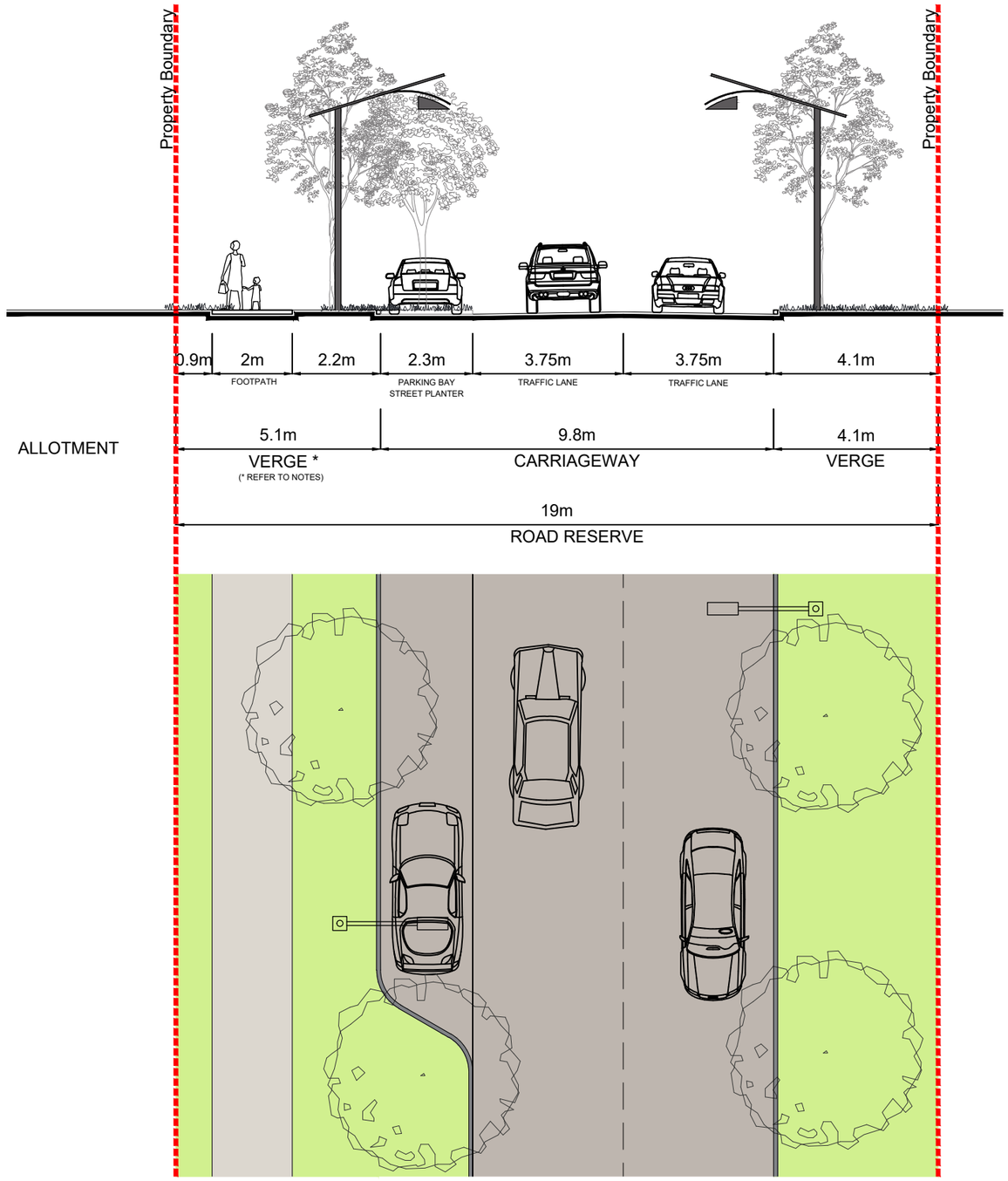
AURA LAKES - DA2
ROAD CROSS SECTIONS

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NEIGHBOURHOOD CONNECTOR L
19m



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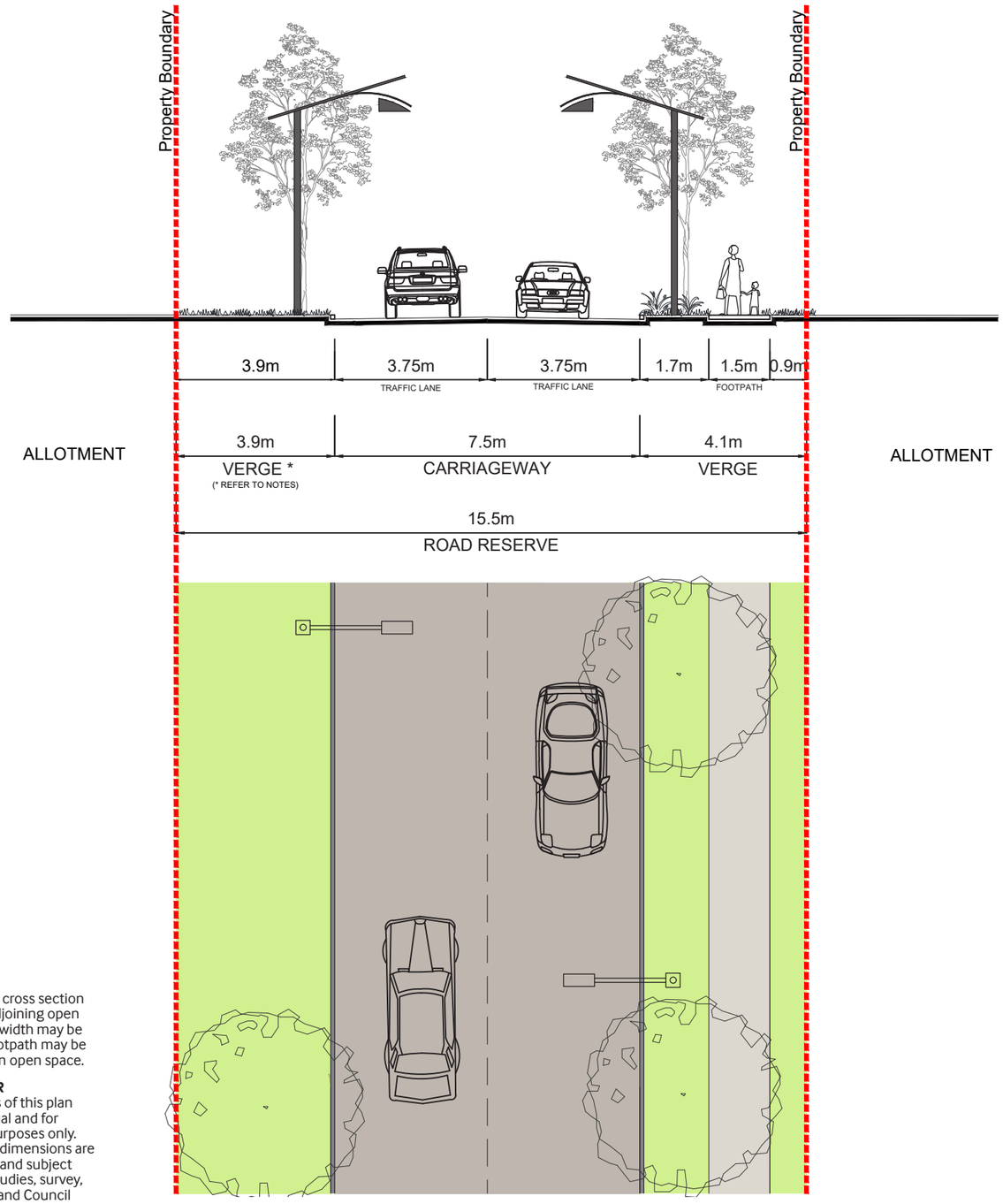
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ROAD CROSS SECTIONS

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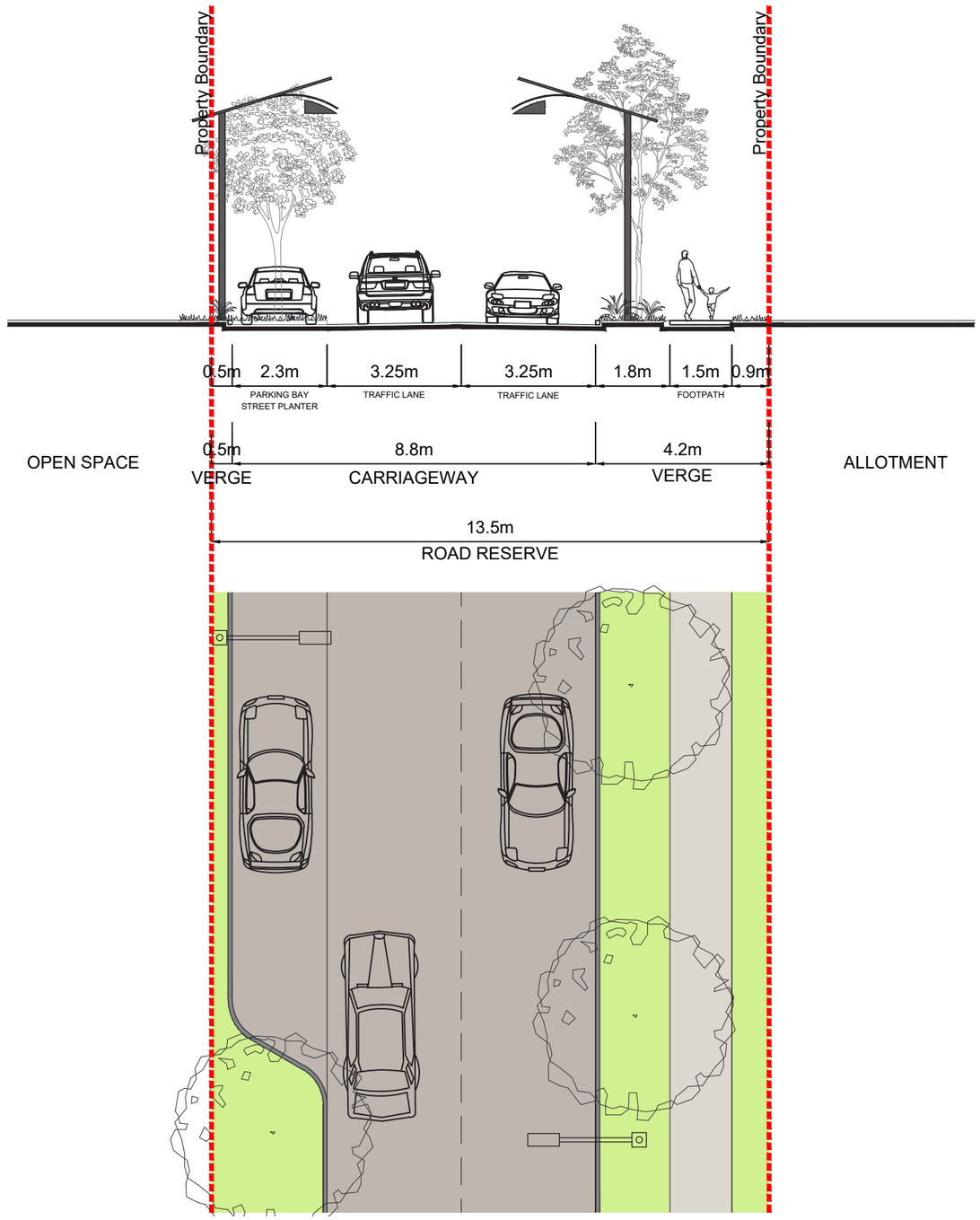
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ACCESS STREET P
15.5m



ACCESS STREET ESPLANADE
13.5m



NOTES

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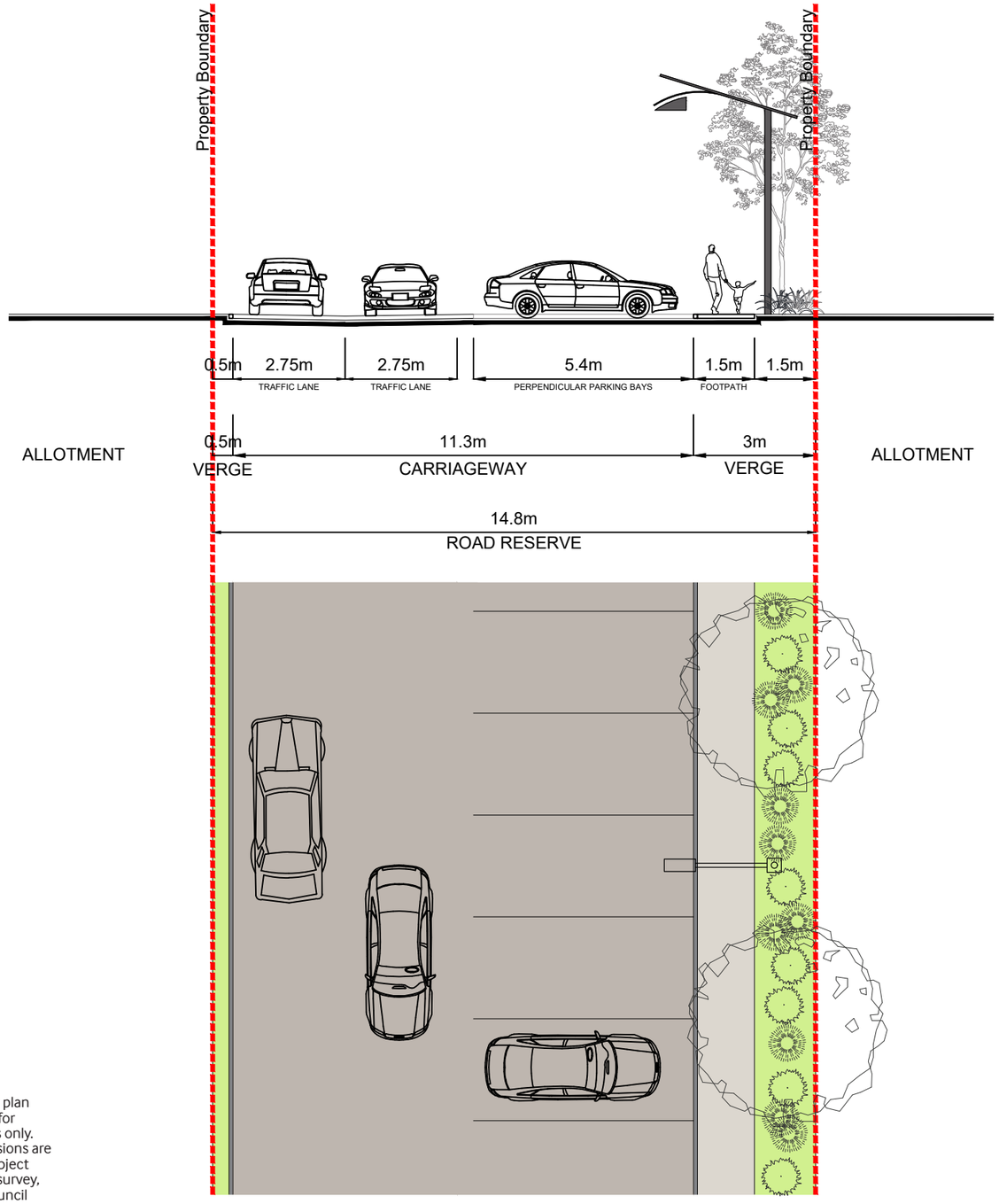
AURA LAKES - DA2
ROAD CROSS SECTIONS

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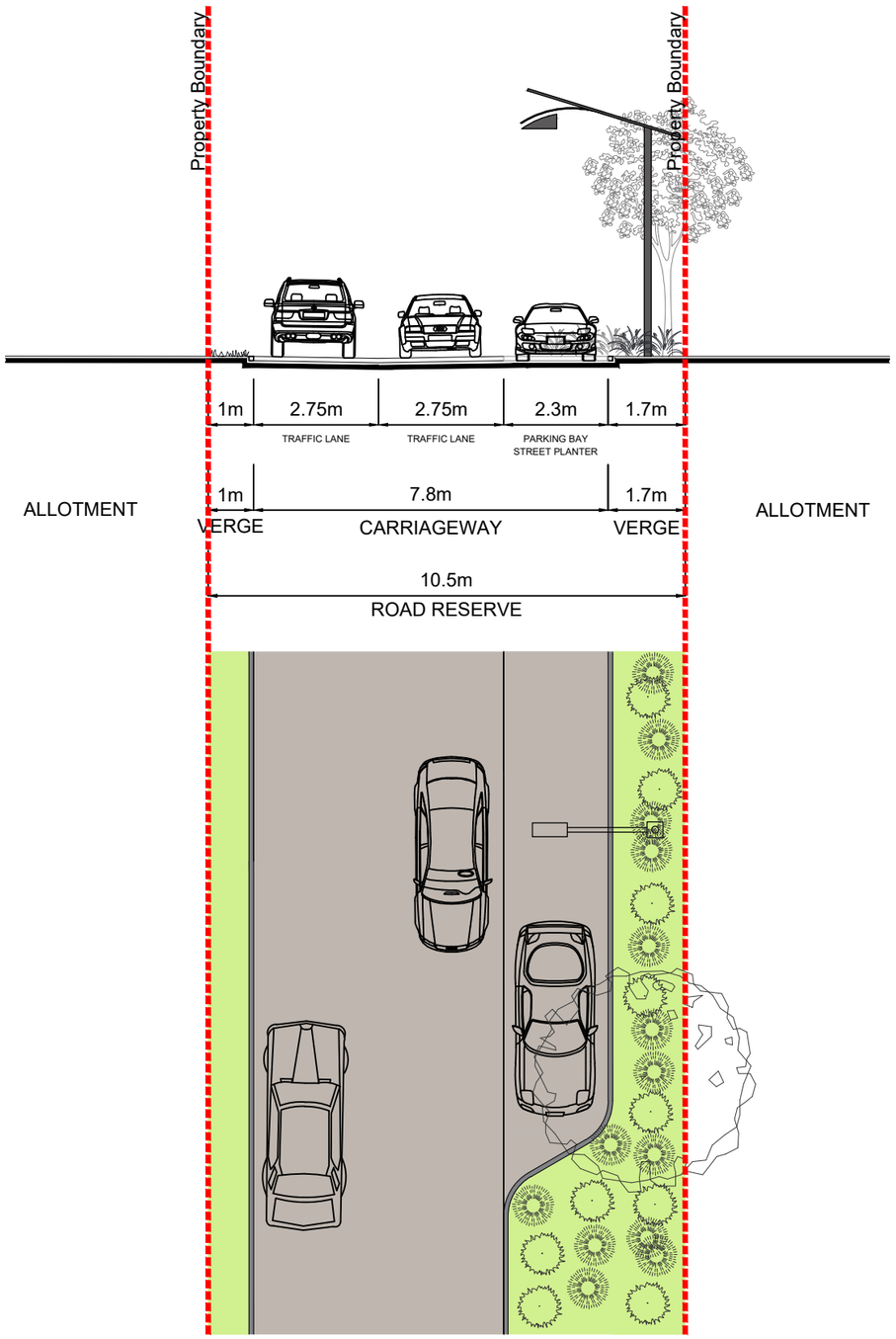
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LANEWAY LINK
14.8m



LANEWAY
10.5m



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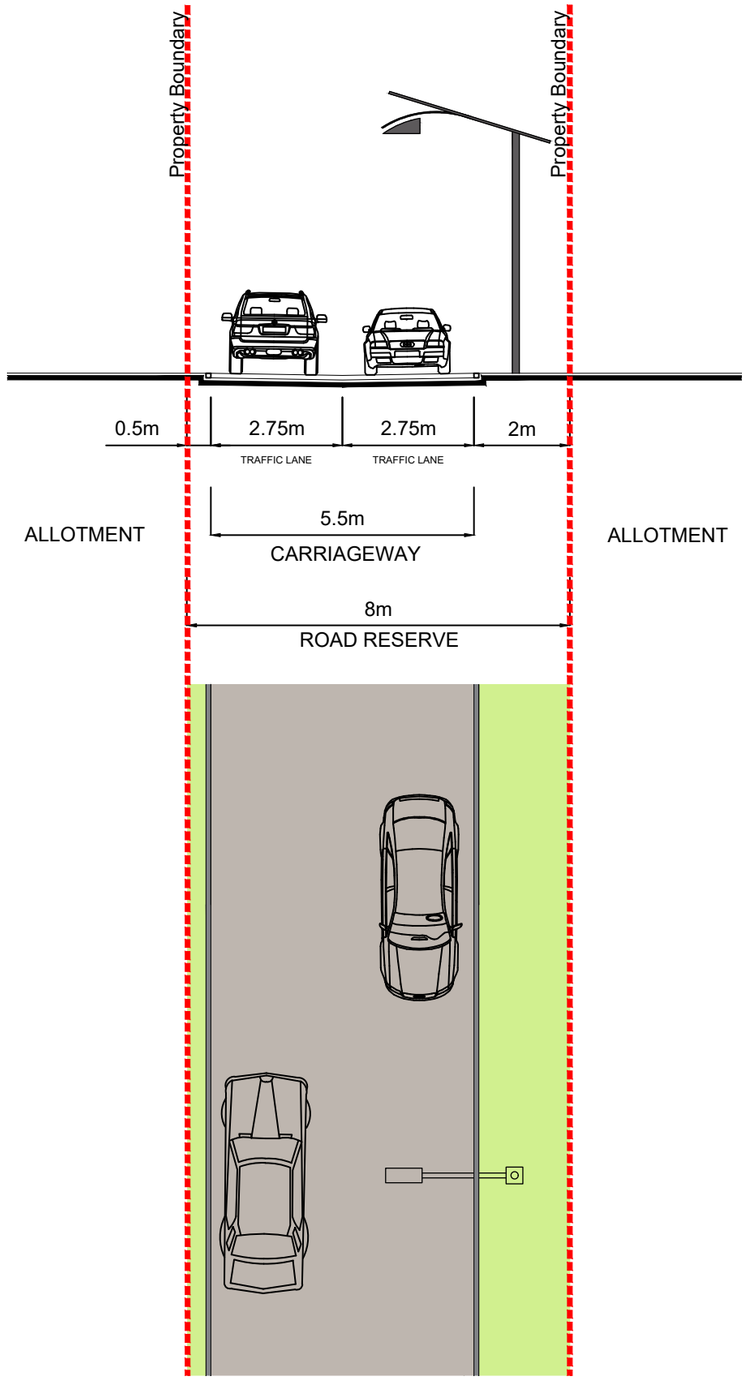
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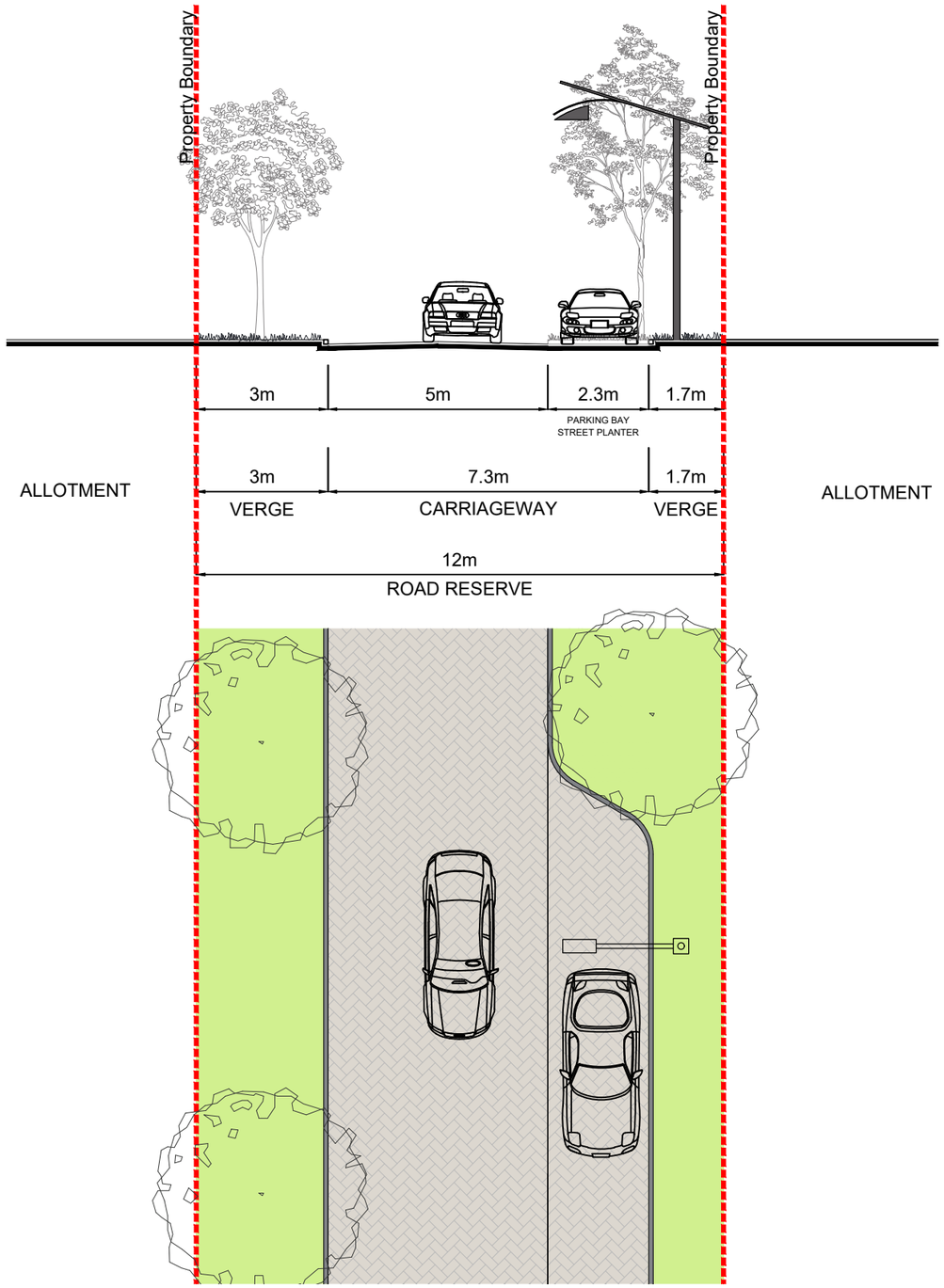
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LANEWAY
8m



SHARED VEHICULAR / PEDESTRIAN ACCESS (DRIVEWAY)
12m



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Appendix B: Precinct 17-19 Stantec Engineering Master Plan Sketches

Stantec

Stockland

AURA

STOCKLAND DEVELOPMENT PTY LTD
AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2

Project Number: 304701171-200

SCHEDULE OF DRAWINGS		
DRAWING No.	REV.	DESCRIPTION
304701171-200-CD-SK1000	3	COVER SHEET & SCHEDULE OF DRAWINGS
304701171-200-CD-SK1010	3	BULK EARTHWORKS PLAN
304701171-200-CD-SK1011	3	LOT GRADING PLAN & RETAINING WALL
304701171-200-CD-SK1020	3	FUNCTIONAL LAYOUT KEY PLAN
304701171-200-CD-SK1021	3	INTERSECTION LAYOUT PLAN SHEET 1
304701171-200-CD-SK1022	3	INTERSECTION LAYOUT PLAN SHEET 2
304701171-200-CD-SK1023	3	INTERSECTION LAYOUT PLAN SHEET 3
304701171-200-CD-SK1025	3	SWEPT PATH ANALYSIS SHEET 1
304701171-200-CD-SK1026	3	SWEPT PATH ANALYSIS SHEET 2
304701171-200-CD-SK1027	3	SWEPT PATH ANALYSIS SHEET 3
304701171-200-CD-SK1028	3	SWEPT PATH ANALYSIS SHEET 4
304701171-200-CD-SK1050	3	AURA BOULEVARD PLAN - ULTIMATE DESIGN
304701171-200-CD-SK1110	3	ROAD HIERARCHY PLAN
304701171-200-CD-SK1115	3	PATHWAY CONNECTIVITY PLAN
304701171-200-CD-SK1130	3	TYPICAL SECTIONS SHEET 1
304701171-200-CD-SK1131	3	TYPICAL SECTIONS SHEET 2
304701171-200-CD-SK1132	3	TYPICAL SECTIONS SHEET 3
304701171-200-CD-SK1300	3	STORMWATER PLAN
304701171-200-CD-SK1301	3	MASTER DRAINAGE PLAN - PHASE 1
304701171-200-CD-SK1302	3	MASTER DRAINAGE PLAN - PHASE 2
304701171-200-CD-SK1303	3	MASTER DRAINAGE PLAN - ULTIMATE DESIGN
304701171-200-CD-SK1304	3	STORMWATER TREATMENT PLAN
304701171-200-CD-SK1400	3	SEWER PLAN
304701171-200-CD-SK1500	3	WATER PLAN
304701171-200-CD-SK1600	1	WSUD 1A - CONCEPT LAYOUT
304701171-200-CD-SK1601	1	WSUD 1B - CONCEPT LAYOUT
304701171-200-CD-SK1602	1	WSUD 2A - 2B - CONCEPT LAYOUT
304701171-200-CD-SK1603	1	WSUD 3B-1 - 3B-2 - CONCEPT LAYOUT
304701171-200-CD-SK1604	1	WSUD 4A - CONCEPT LAYOUT
304701171-200-CD-SK1605	1	WSUD 4B - 4C - CONCEPT LAYOUT

Plotted: 5/22/2024 12:14:22 AM By: HARRIOTT, LLOYD
ORIGINAL SHEET - ISO A1 V:\AU\SDG\PROJECTS\304701171\200\MASTERPLANNING\DRAWINGS\304701171-200-CD-SK1000.DWG

EARTHWORKS VOLUMES

DATE: 22/05/2026
Volumes from tin "S EXSTING" to tin "P19 DSGN"
- (with no plan polygon)

CUT VOLUMES ARE NEGATIVE
FILL VOLUMES ARE POSITIVE

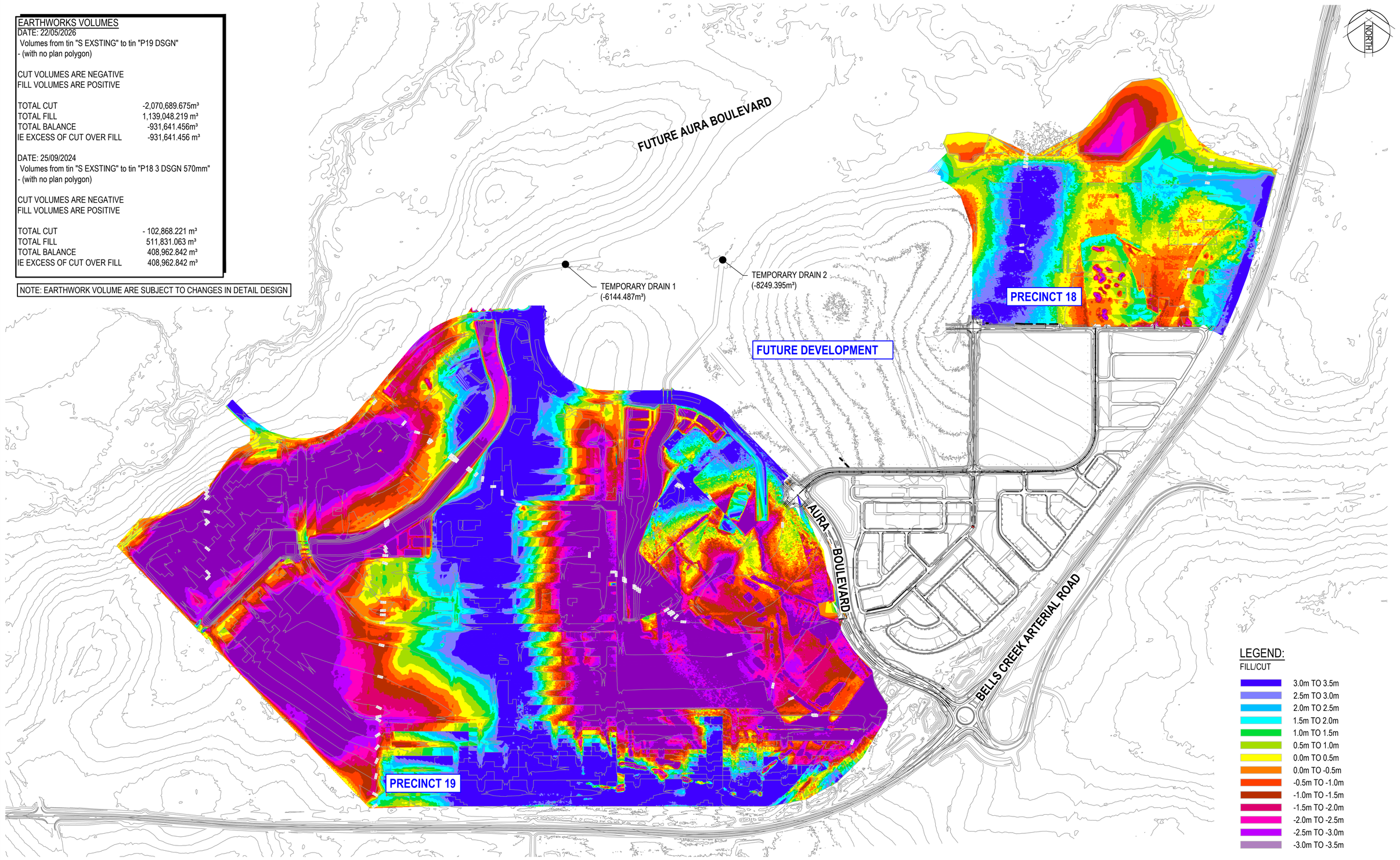
TOTAL CUT	-2,070,689.675m³
TOTAL FILL	1,139,048.219 m³
TOTAL BALANCE	-931,641.456m³
IE EXCESS OF CUT OVER FILL	-931,641.456 m³

DATE: 25/09/2024
Volumes from tin "S EXSTING" to tin "P18 3 DSGN 570mm"
- (with no plan polygon)

CUT VOLUMES ARE NEGATIVE
FILL VOLUMES ARE POSITIVE

TOTAL CUT	- 102,868.221 m³
TOTAL FILL	511,831.063 m³
TOTAL BALANCE	408,962.842 m³
IE EXCESS OF CUT OVER FILL	408,962.842 m³

NOTE: EARTHWORK VOLUME ARE SUBJECT TO CHANGES IN DETAIL DESIGN



Notes

0 100 200 300 400 500m
SCALE 1:5000 @A1

3	RFI ISSUE FOR APPROVAL	SS	LH	2026.05.22
2	ISSUE FOR INFORMATION	SS	AG	2024.12.06
1	ISSUE FOR INFORMATION	SS	AG	2024.11.08
Issued/Revision		By	Appd	YYYY.MM.DD

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Notes

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304701171-200-CD-SK1010

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Springfield Central QLD 4300
Tel: 07 3381 0111
Web: www.stantec.com/au

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Client/Project Logo
AURA
Stockland

Client/Project
STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	YYYY.MM.DD	KL	SS	LH	2026.05.20
		Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
BULK EARTHWORKS PLAN

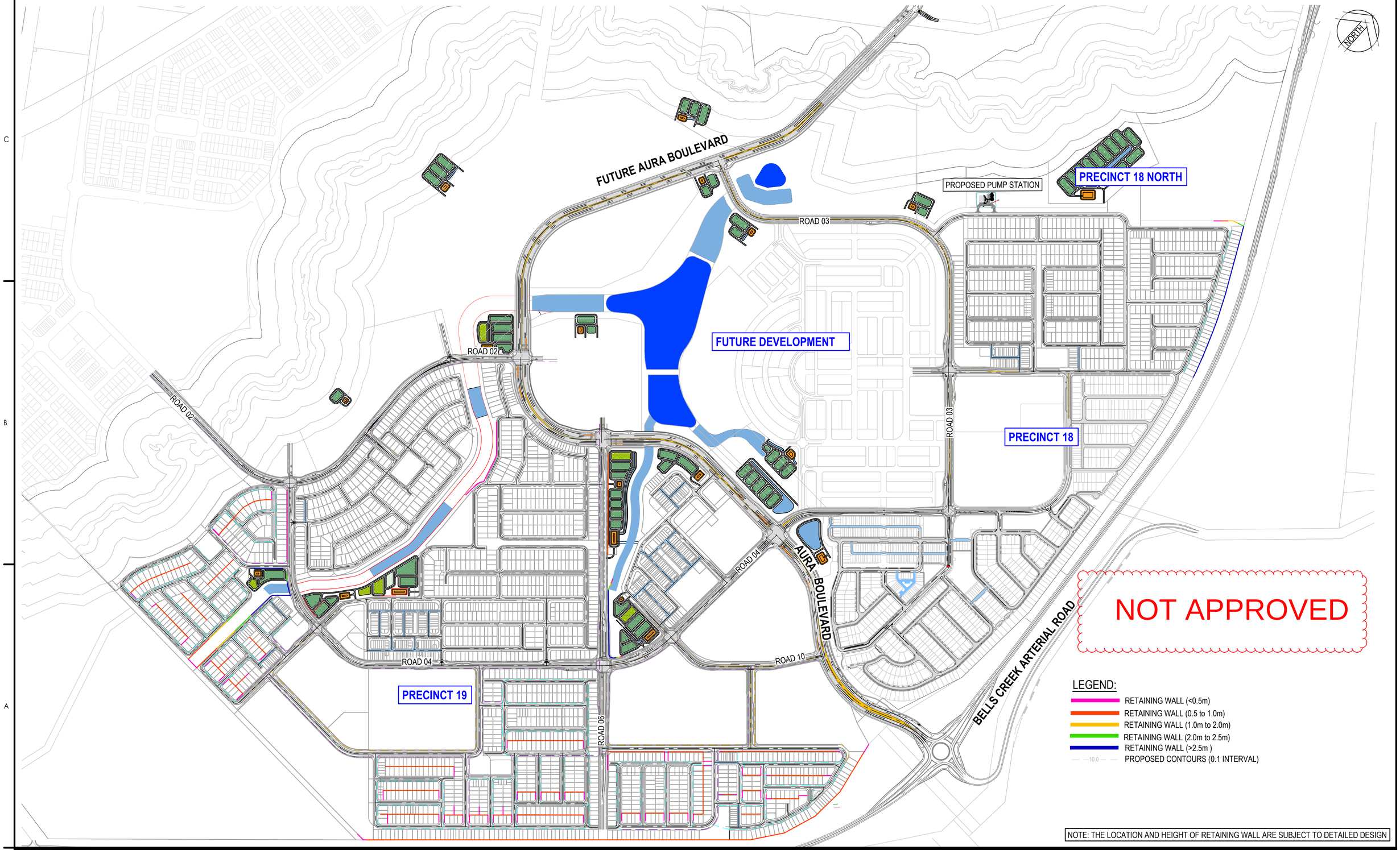
Project No.
304701171-200

Scale
AS SHOWN A1

Revision
3

Drawing No.
CD-SK1010

Plotted: 5/22/2026 5:15:52 PM By: HARPOTT, LLOYD
J:\JOBS\304701171\AUD_PROJECTS_WORK\171_DOP_MASTER PLANNING DRAWINGS
ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



NOT APPROVED

LEGEND:

- RETAINING WALL (<0.5m)
- RETAINING WALL (0.5 to 1.0m)
- RETAINING WALL (1.0m to 2.0m)
- RETAINING WALL (2.0m to 2.5m)
- RETAINING WALL (>2.5m)
- 10.0 PROPOSED CONTOURS (0.1 INTERVAL)

NOTE: THE LOCATION AND HEIGHT OF RETAINING WALL ARE SUBJECT TO DETAILED DESIGN

Notes

0 50 100 150 200m

SCALE 1:2000 @A1

3	RFI ISSUED	SS	LH	2026.05.22
2	CONCEPT APPROVAL	SS	AG	2024.12.06
1	ISSUE FOR INFORMATION	SS	AG	2024.11.08
Issued/Revision		By	Appd	YYYY.MM.DD

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Notes

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Client/Project Logo

AURA

Stockland

Client/Project

STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	KL	SS	LH	2026.05.22
			Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

LOT GRADING PLAN & RETAINING WALL

Project No. 304701171-200

Scale AS SHOWN A1

Revision 3

Drawing No. CD-SK1011

Plotted: 22/05/2026 5:30:07 PM, By: SHI, SHANYAO
L:\AU\BNE\PROJ\171\SHARED_PROJECTS\304701171\300_MASTERPLANNING\DRAWINGS

ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD

DESIGN NOTES:

- AURA BOULEVARD (SUB ARTERIAL ROAD) ARE DESIGNED WITH A DESIGN SPEED OF 70kmph AND A POSTED SPEED OF 60kmph. ANY SECTION OF ROAD THAT HAS A RADIUS LESS THAN 220m WILL BE SUPER-ELEVATED.
- MAJOR COLLECTOR AND MAIN ROADS ARE DESIGNED WITH A DESIGN SPEED OF 60kmph AND A POSTED SPEED OF 50kmph. ANY SECTION OF ROAD THAT HAS A RADIUS LESS THAN 120m WILL BE SUPER-ELEVATED.
- KERB TYPE ADOPTED ARE TYPE B1, M1 FOR ROAD AND SM3 WITH 200mm EXTENSION FOR TRAFFIC MEDIAN.
- TRAFFIC ANALYSIS TO BE TAKEN FOR ALL MAJOR INTERSECTIONS IN DETAILED DESIGN STAGE. 15m KERB RETURN ADOPTED FOR MAJOR INTERSECTION AND 10m FOR MINOR INTERSECTION
- TYPICAL DESIGN FOR MAJOR INTERSECTION IS 19m SEMI TRAILER, AND 9.8m SERVICE VEHICLE FOR MINOR INTERSECTION. THIS MAY VARIES DEPENDS ON THE FUNCTIONALITY OF THE INTERSECTION. TO BE CONFIRMED IN DETAIL DESIGN STAGE.
- ROAD FUNCTIONAL LAYOUT STILL SUBJECTED TO CHANGES WITH THE CONFIRMATION OF FINAL LOT LAYOUT.

NORTH

FUTURE AURA BOULEVARD

PRECINCT 18 NORTH

FUTURE DEVELOPMENT

PRECINCT 18

PRECINCT 19

AURA BOULEVARD

BELLS CREEK ARTERIAL ROAD

NOT APPROVED

LEGEND:

- APPLICATION BOUNDARY
- APPROVED LOT BOUNDARY
- PROPOSED LOT BOUNDARY

NOTE: CONFIGURATION ALONG AURA BLVD ARE SUBJECT TO CHANGES. BUS STOPS WILL BE INCORPORATED INTO THIS DRAWING ONCE LOCATION CONFIRMED ALL FUTURE INFORMATION ARE INDICATIVE ONLY.

Notes

0 100 200 300 400 500m

SCALE 1:5000 @A1

3	RFI ISSUE. FOR APPROVAL	SS	LH	2026.05.20
2	CONCEPT APPROVAL	SS	AG	2024.12.06
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Client/Project Logo

AURA

Stockland

Client/Project

STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	KL	SS	LH	2026.05.20
			Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

FUNCTIONAL LAYOUT KEY PLAN

Project No. 304701171-200

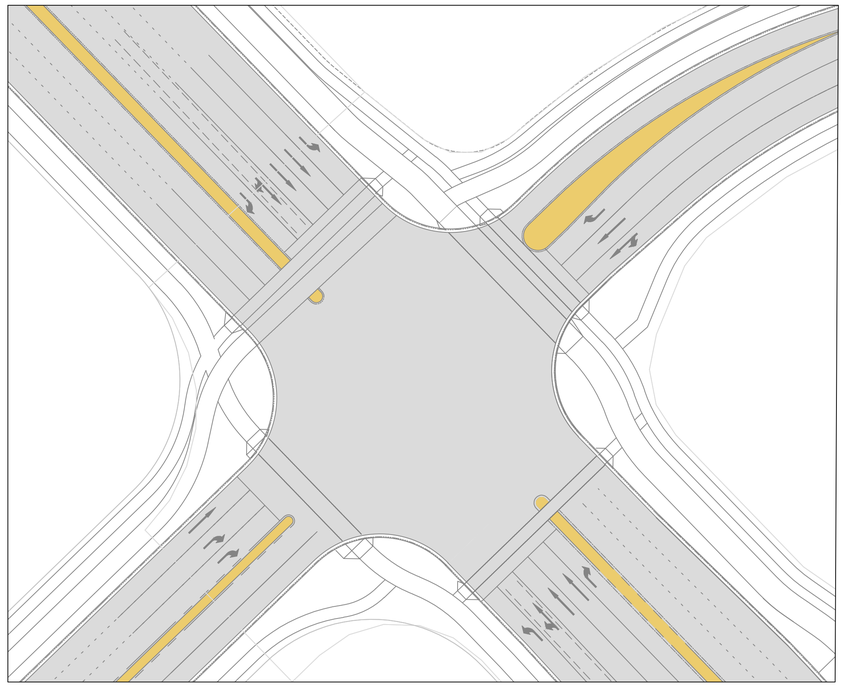
Scale AS SHOWN A1

Revision 3

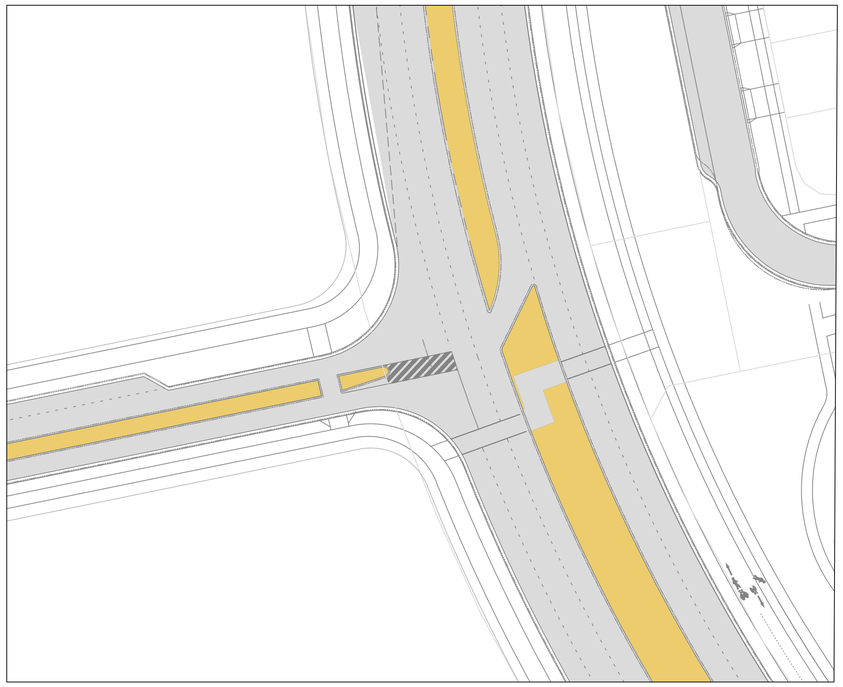
Drawing No. CD-SK1020

Plotted: 5/7/2026 11:43:21 PM, By: HARROTT, LLOYD
M:\2024\304701171\300_MASTERPLAN\ENG\DRAWINGS

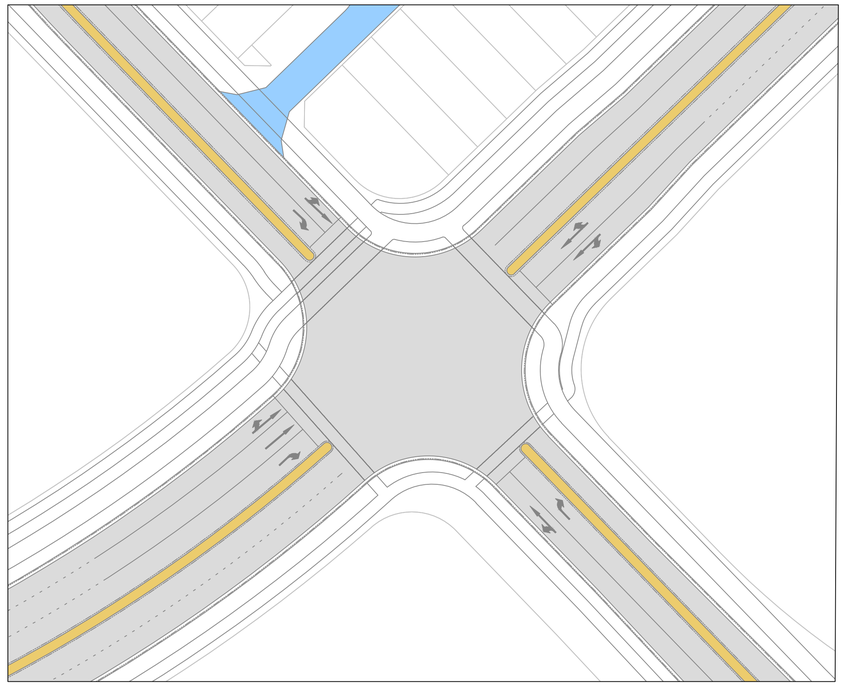
ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



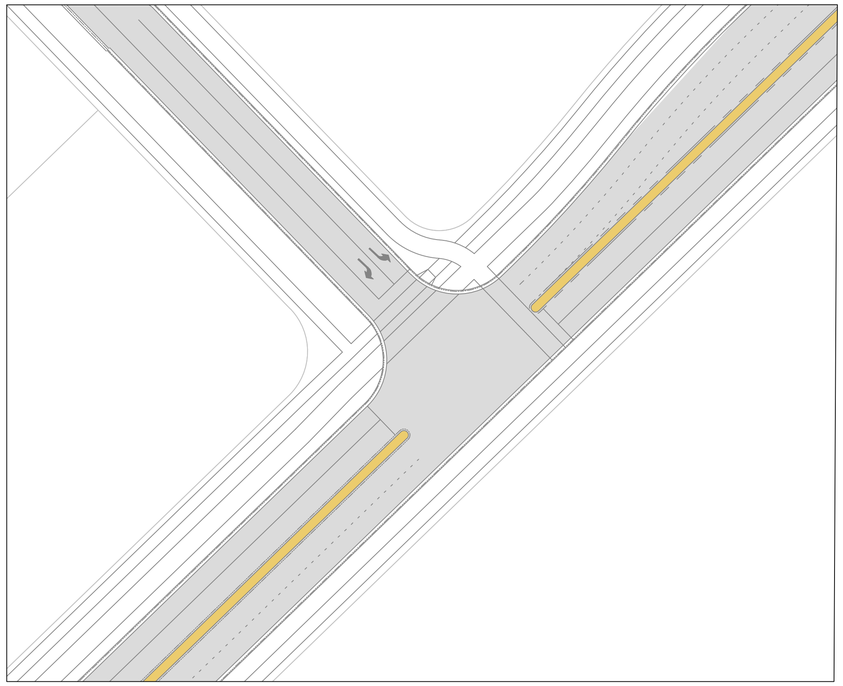
Location 1
Scale 1 : 500



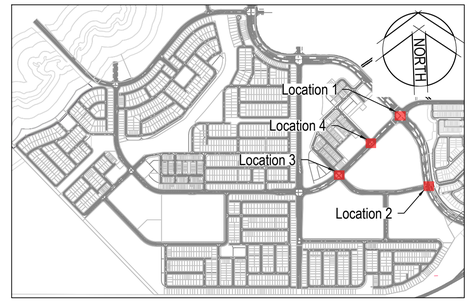
Location 2
Scale 1 : 500



Location 3
Scale 1 : 500



Location 4
Scale 1 : 500



KEY PLAN
SCALE N.T.S

NOT APPROVED

Notes

0 10 20 30 40 50m
SCALE 1:500 @A1

3	RFI ISSUE. FOR APPROVAL	SS	LH	2026.05.20
2	ISSUE FOR INFORMATION	SS	AG	2024.12.06
1	ISSUE FOR INFORMATION	SS	AG	2024.11.08
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Notes

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Stantec
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Client/Project Logo
AURA
Stockland

Client/Project
STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	KL	SS	LH	2026.05.20
			Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
INTERSECTION LAYOUT PLAN
SHEET 1

Project No.
304701171-200

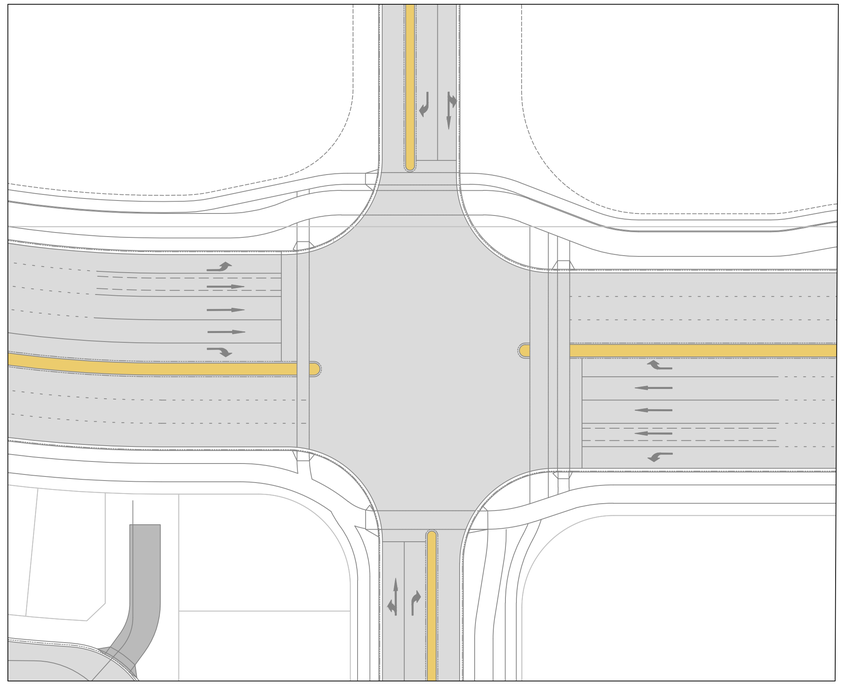
Scale
AS SHOWN A1

Revision
3

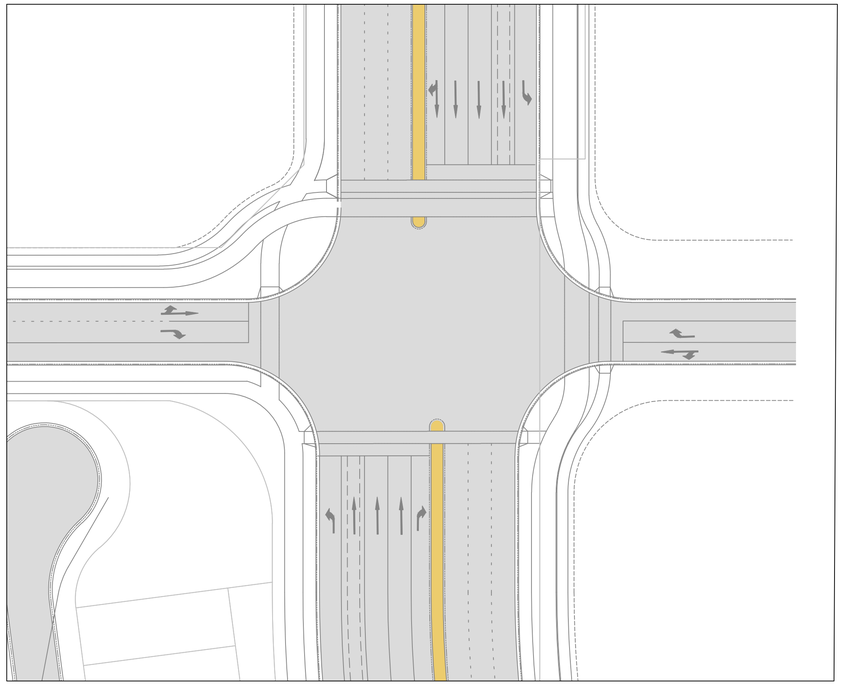
Drawing No.
CD-SK1021

Plotted: 5/22/2026 4:12:42 PM By: HARROT, LUCYD
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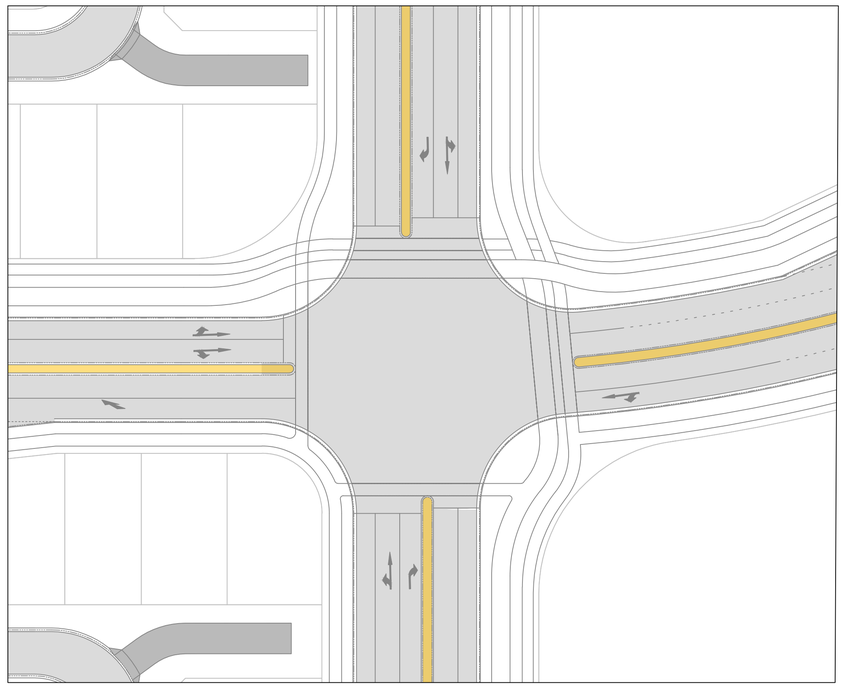
ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



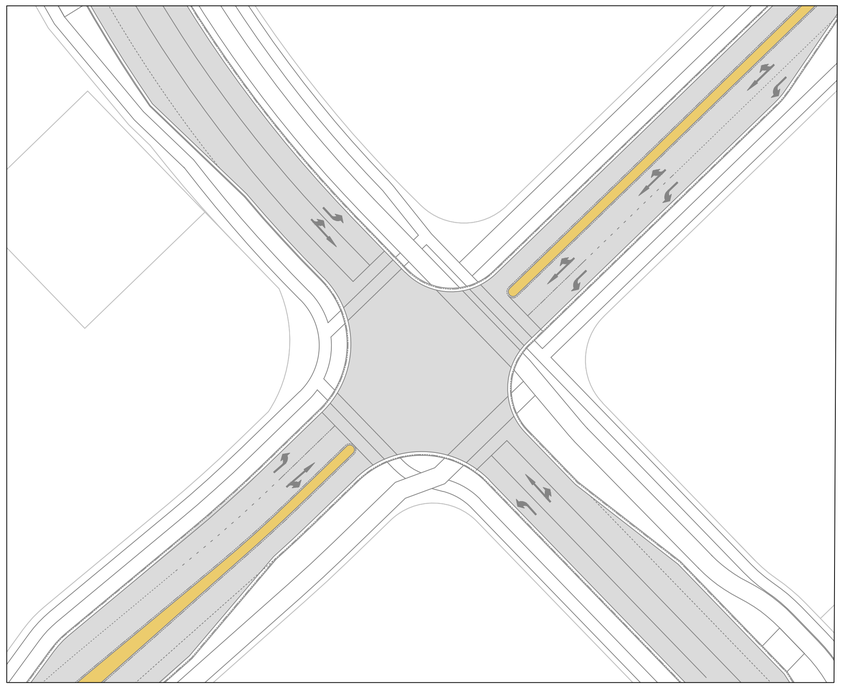
Location 5
Scale 1 : 500



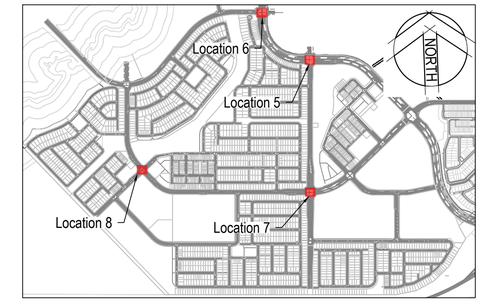
Location 6
Scale 1 : 500



Location 7
Scale 1 : 500



Location 8
Scale 1 : 500



KEY PLAN
SCALE N.T.S

NOT APPROVED

Notes

0 10 20 30 40 50m
SCALE 1:500 @A1

3	RFI ISSUE FOR APPROVAL	SS	LH	2026.05.20
2	ISSUE FOR INFORMATION	SS	AG	2024.12.06
1	ISSUE FOR INFORMATION	SS	AG	2024.11.08
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Notes

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Client/Project Logo

AURA

Stockland

Client/Project
STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	KL Dwn.	SS Dsgn.	LH Chkd.	2026.05.20 YYYY.MM.DD

Title
INTERSECTION LAYOUT PLAN
SHEET 2

Project No.
304701171-200

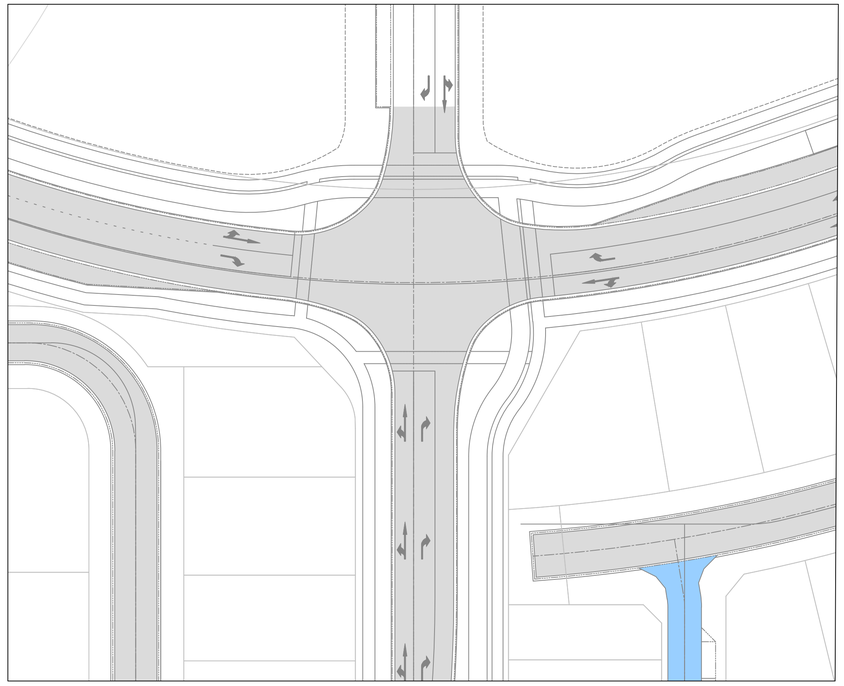
Scale
AS SHOWN A1

Revision
3

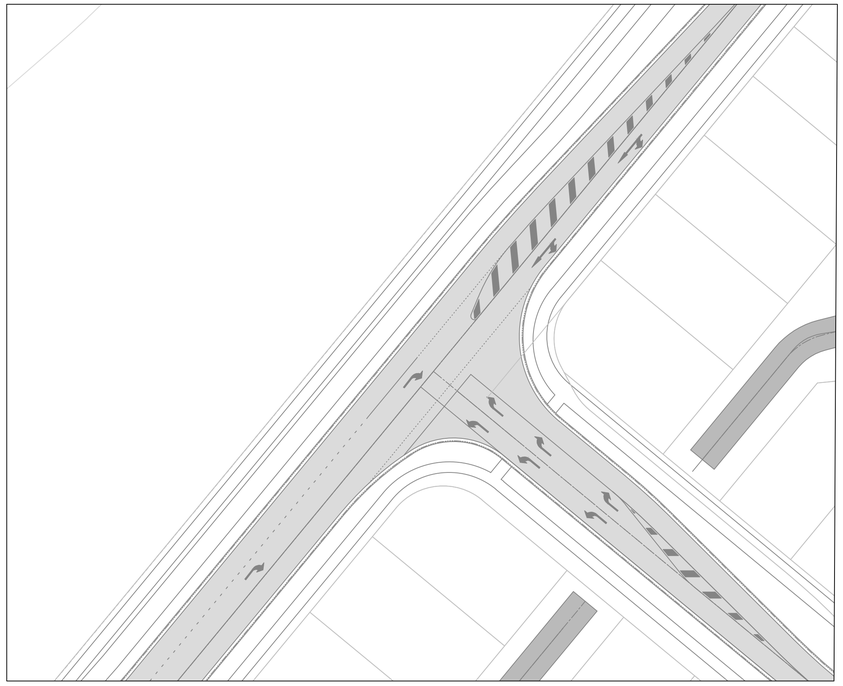
Drawing No.
CD-SK1022

Plotted: 5/22/2026 4:14:44 PM, By: HARBOTT, LLOYD
AUTODESK PERSON:\\SAVED PROJECTS\304701171\200\MASTER\MARKUP DRAWINGS

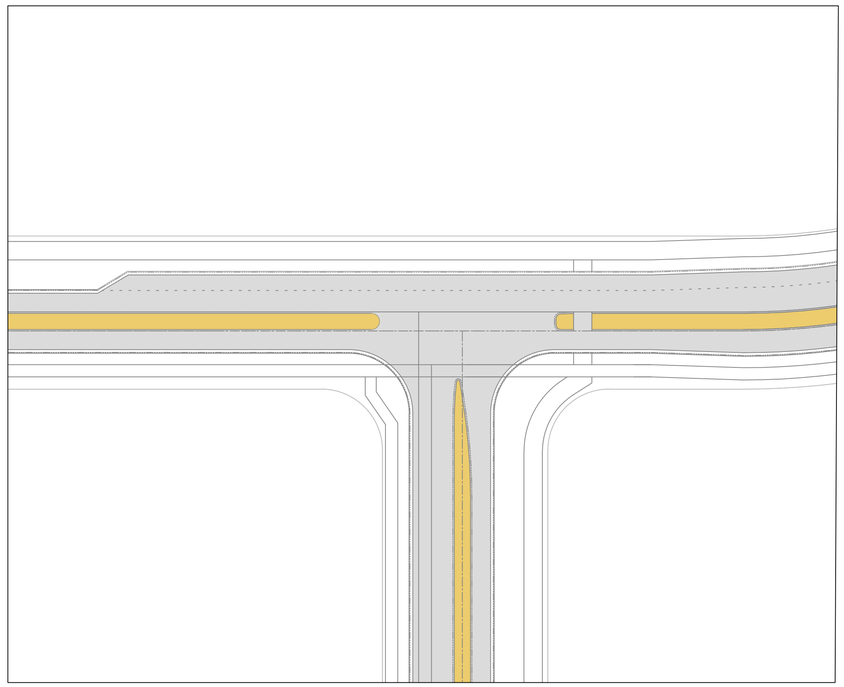
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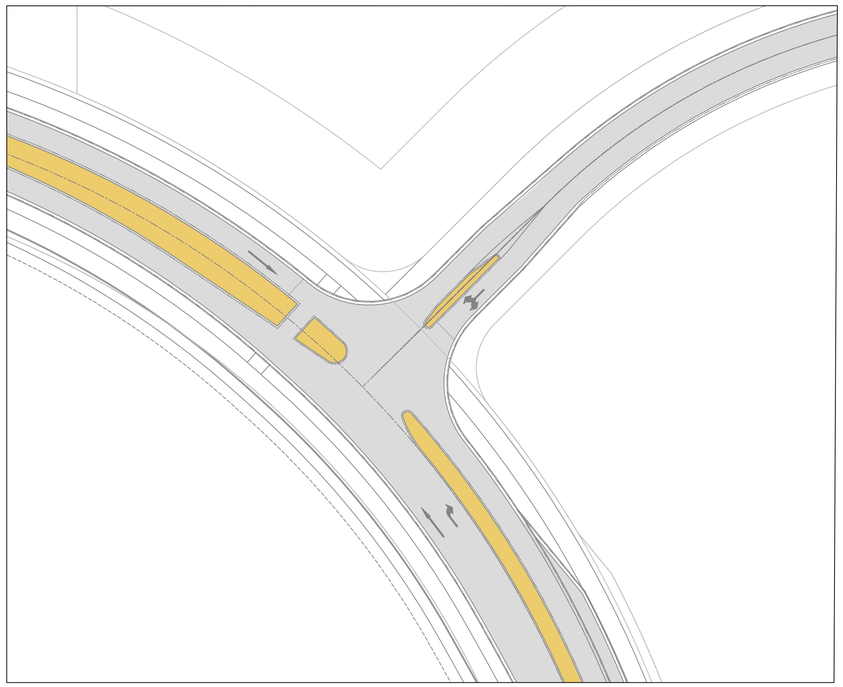
Location 9
Scale 1 : 500



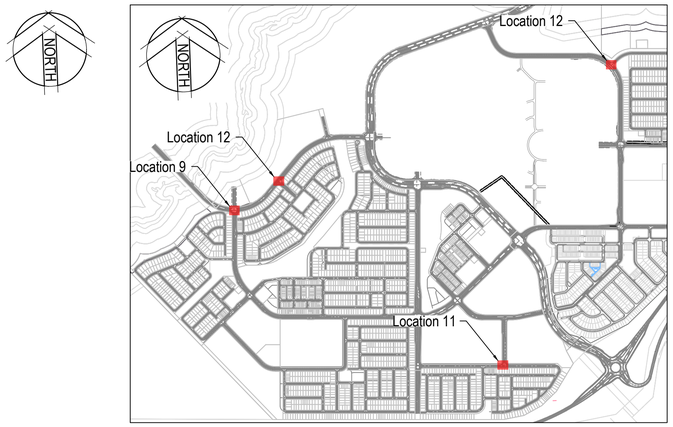
Location 10
Scale 1 : 500



Location 11
Scale 1 : 500



Location 12
Scale 1 : 500



KEY PLAN
SCALE N.T.S

NOT APPROVED

Notes

0 10 20 30 40 50m
SCALE 1:500 @A1

3	RFI ISSUE. FOR APPROVAL.	SS	LH	2026.05.20
2	ISSUE FOR INFORMATION	SS	AG	2024.12.06
1	ISSUE FOR INFORMATION	SS	AG	2024.11.08
Issued/Revision		By	Appd	YYYY.MM.DD

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Notes

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304701171-200-CD-SK1020

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AURA
Stockland

Client/Project
STOCKLAND DEVELOPMENT PTY LTD
AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	KL	SS	LH	2026.05.20
			Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
INTERSECTION LAYOUT PLAN
SHEET 3

Project No.
304701171-200

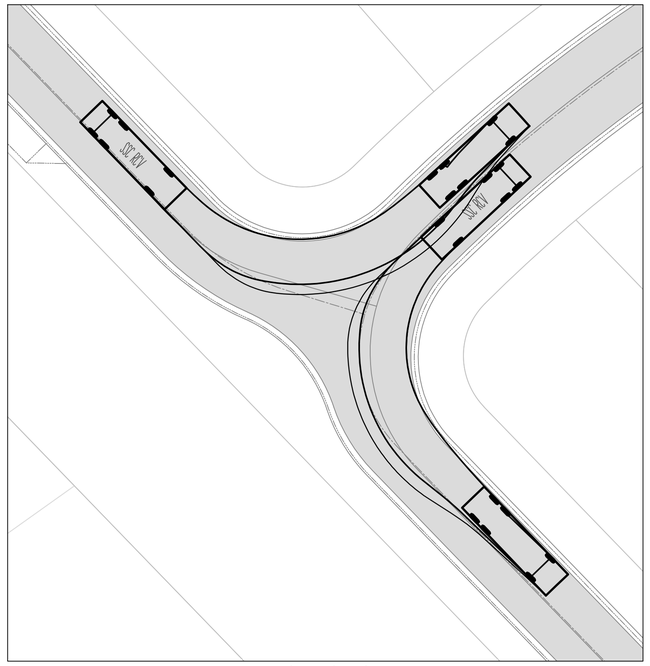
Scale
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Revision
3

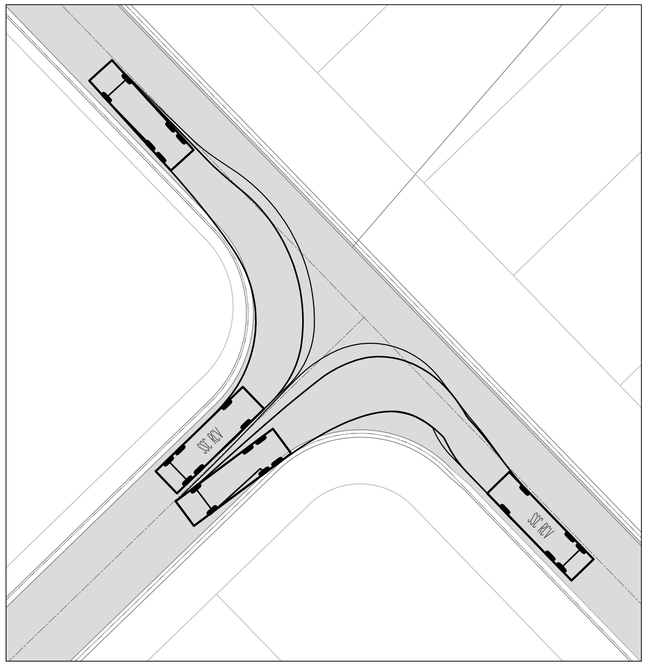
Drawing No.
CD-SK1023

Plotted: 2/22/2024 4:16:18 PM By: HARROP, LLOYD
V:\300\304701171\MASTER\ARCH\DRAWINGS\CD\SK1023.DWG MASTER ARCH DRAWING

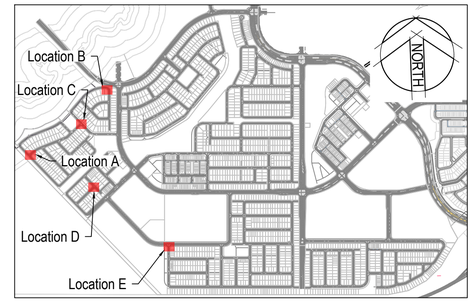
ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



Location A
Scale 1 : 250



Location C
Scale 1 : 250

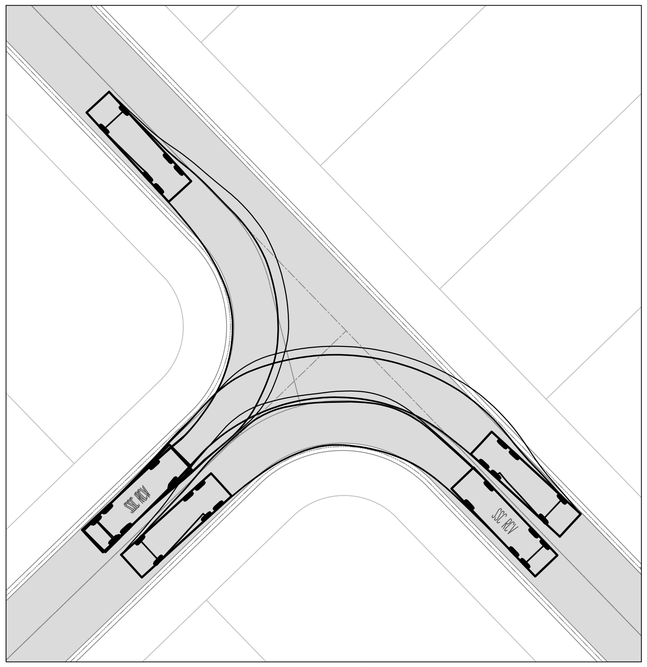


KEY PLAN
SCALE N.T.S

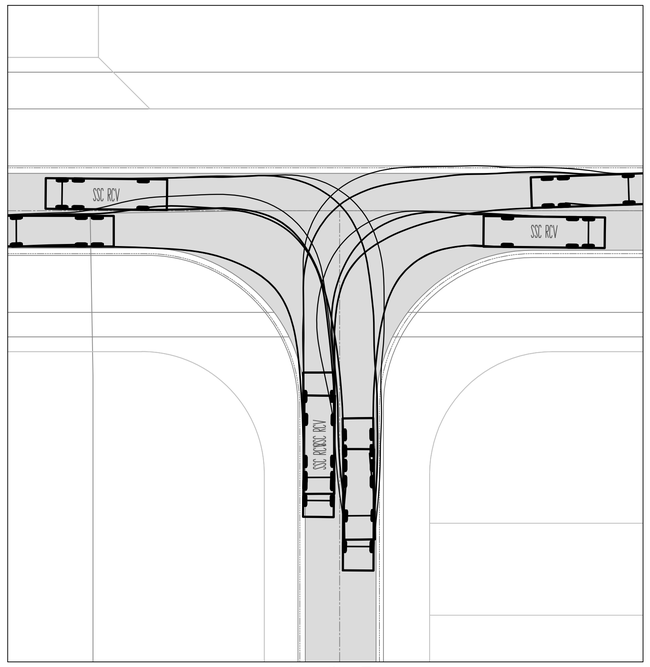
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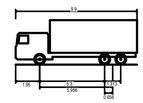
Location B
Scale 1 : 250



Location D
Scale 1 : 250



Location E
Scale 1 : 250



SSC RCV	
Overall Length	9.900m
Overall Width	2.500m
Overall Body Height	3.632m
Min Body Ground Clearance	0.427m
Track Width	2.500m
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	39.40°

Notes

0 5 10 15 20 25m
SCALE 1:250 @A1

3	RFI ISSUE. FOR APPROVAL	SS	LH	2026.05.20
2	ISSUE FOR INFORMATION	SS	AG	2024.12.06
1	ISSUE FOR INFORMATION	SS	AG	2024.11.08
Issued/Revision		By	Appd	YYYY.MM.DD

Issue Status

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Notes

File Name:
304701171-200-CD-SK1020

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Springfield Central QLD 4300
Tel: 07 3381 0111
Web: www.stantec.com/au

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Client/Project Logo
AURA
Stockland

Client/Project
STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	KL	SS	LH	2026.05.20
			Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
SWEPT PATH ANALYSIS
SHEET 1

Project No.
304701171-200

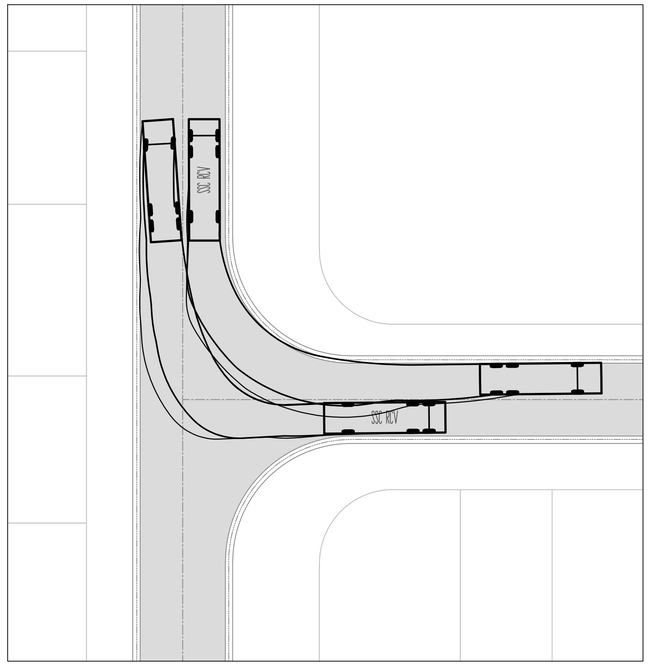
Scale
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Revision
3

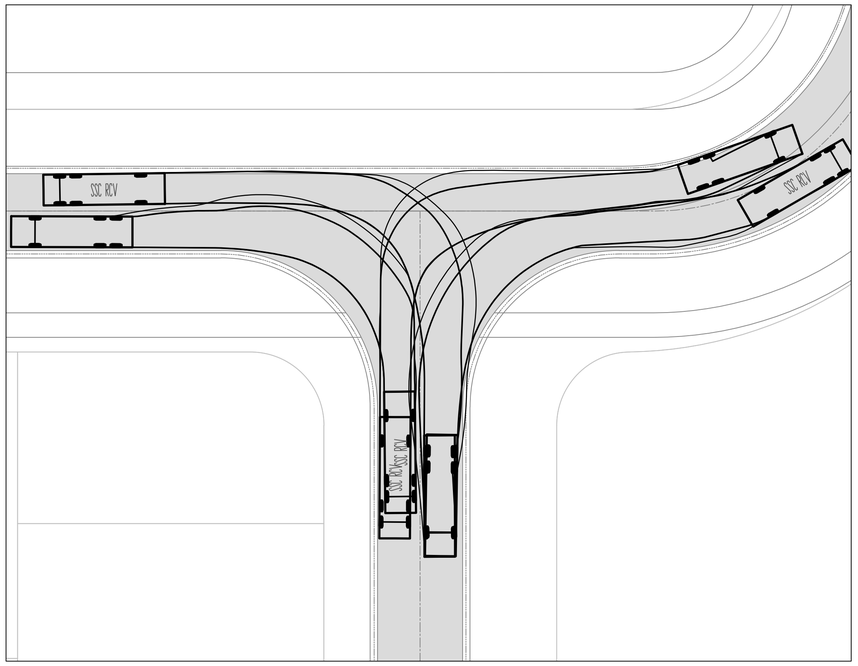
Drawing No.
CD-SK1025

Plotted: 5/22/2026 4:17:54 PM By: HARROTT, LLOYD
LA:\2023-PP\302\LA\ARD_PROJECTS_WORK\171-200_MASTER_A\ARD\DRAWINGS

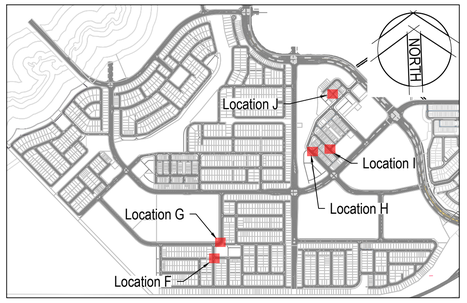
ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



Location F
Scale 1 : 250

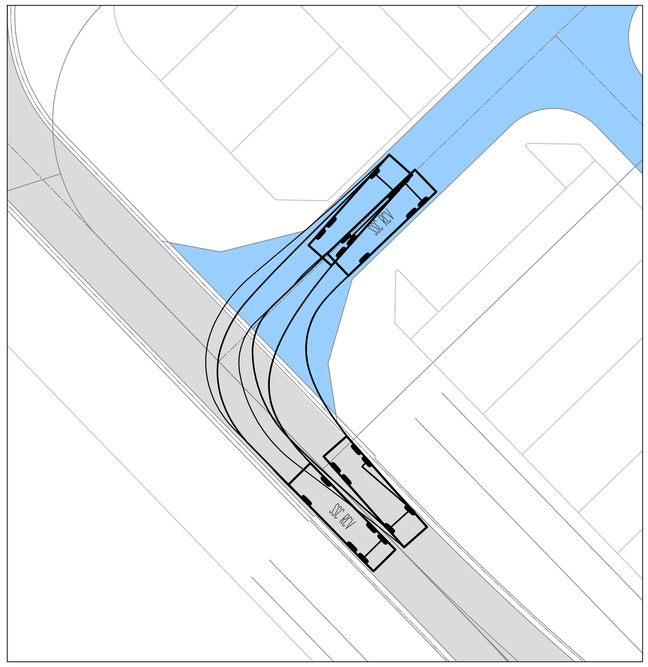


Location G
Scale 1 : 250

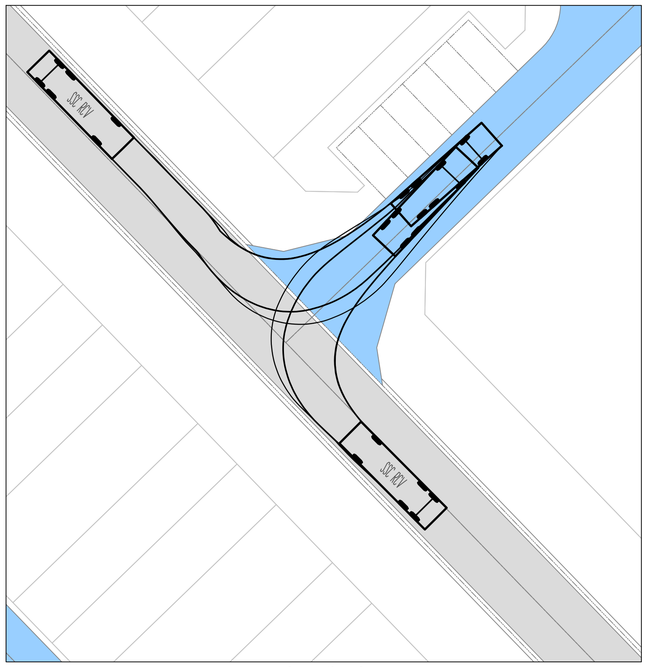


KEY PLAN
SCALE N.T.S

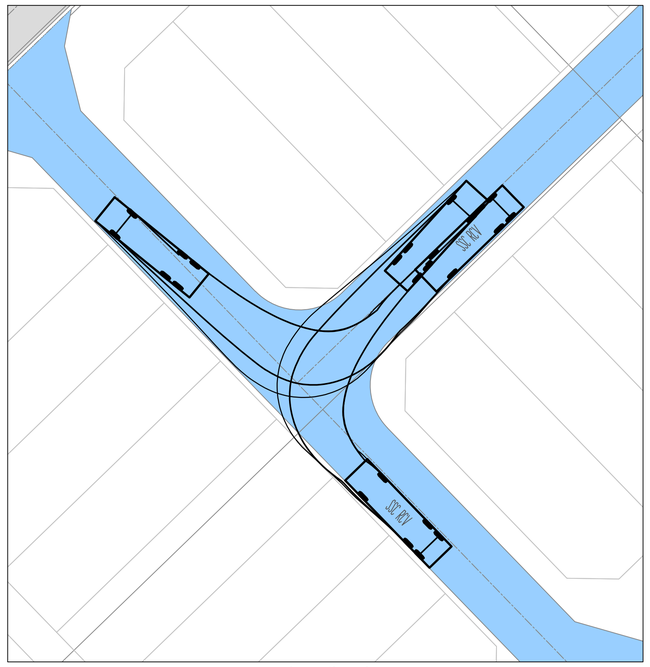
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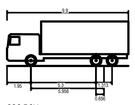
Location H
Scale 1 : 250



Location I
Scale 1 : 250



Location J
Scale 1 : 250



SSC RCV	
Overall Length	9.900m
Overall Width	2.500m
Overall Body Height	3.632m
Min Body Ground Clearance	0.427m
Track Width	2.500m
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	39.40°

Notes

0 5 10 15 20 25m
SCALE 1:250 @A1

Issued/Revision		By	Appd	YYYY.MM.DD
3	RFI ISSUE. FOR APPROVAL	SS	LH	2026.05.20
2	ISSUE FOR INFORMATION	SS	AG	2024.12.06
1	ISSUE FOR INFORMATION	SS	AG	2024.11.08

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Notes

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Client/Project Logo

AURA

Stockland

Client/Project
STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
			KL	SS	LH	2026.05.20

Title
SWEPT PATH ANALYSIS
SHEET 2

Project No.
304701171-200

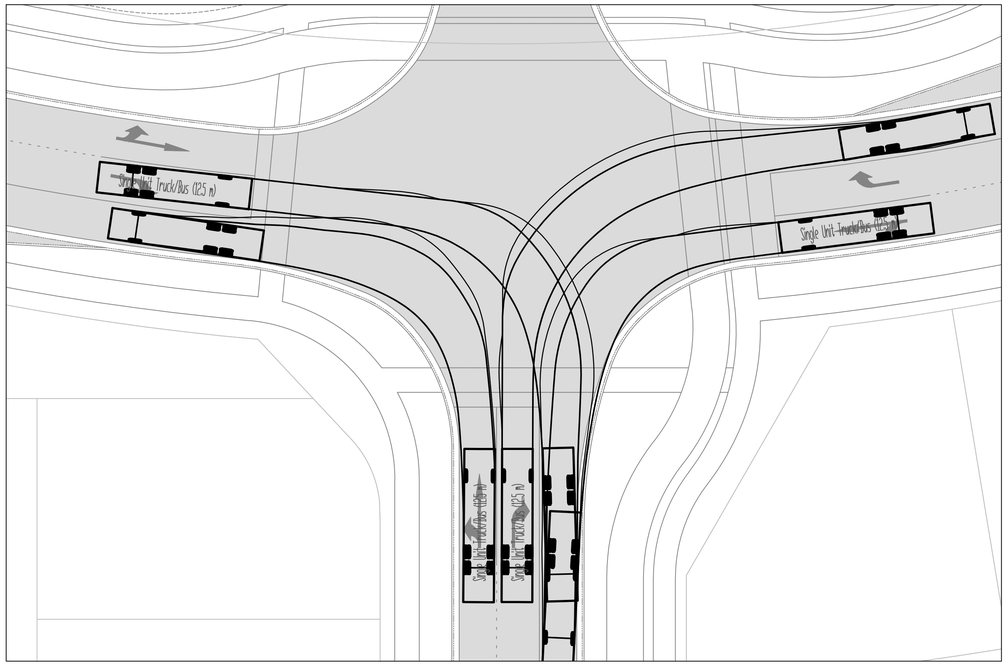
Scale
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Revision
3

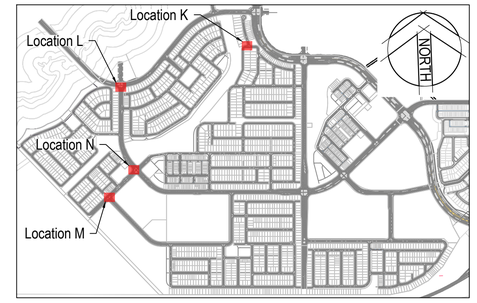
Drawing No.
CD-SK1026

Plotted: 5/22/2026 4:19:34 PM By: HARROTT, LLOYD
V:\2030\ENVI\SYDNEY\MASTER_PROJECTS\304701171\200 MASTER\ARANGUREN\DRAWINGS

ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD

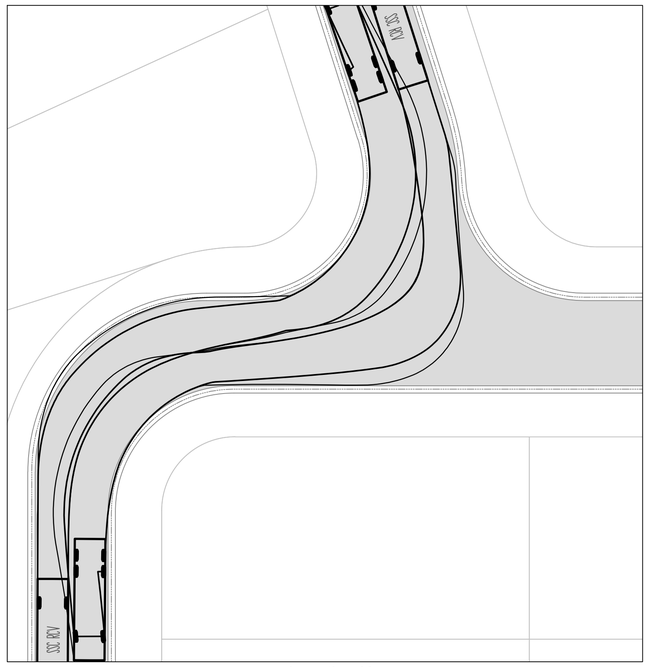


Location L
Scale 1 : 250

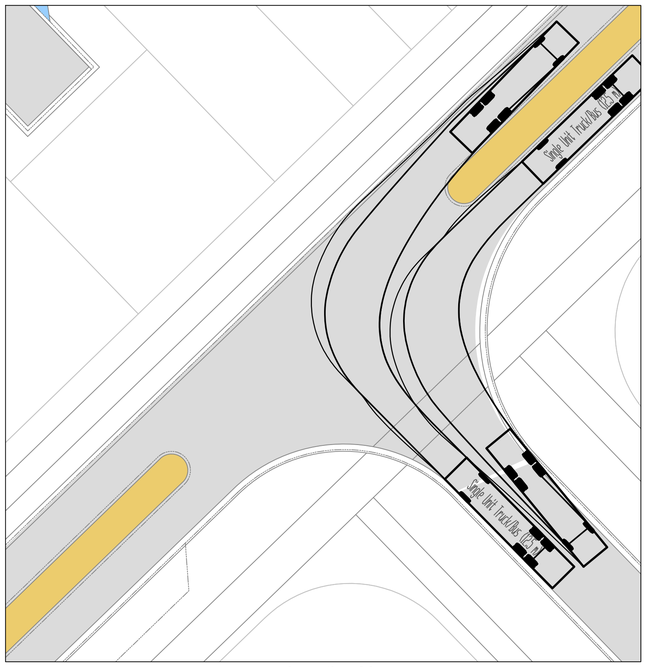


KEY PLAN
SCALE N.T.S

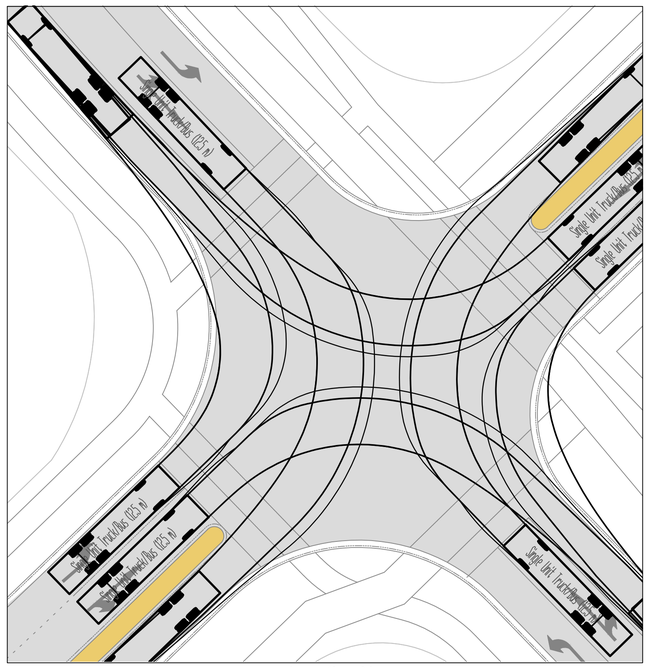
NOT APPROVED



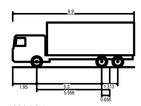
Location K
Scale 1 : 250



Location M
Scale 1 : 250

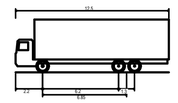


Location N
Scale 1 : 250



SSC RCV

Overall Length	9.900m
Overall Width	2.500m
Overall Body Height	3.632m
Min Body Ground Clearance	0.427m
Track Width	2.500m
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	39.40°



Single Unit Truck/Bus (12.5 m)

Overall Length	12.500m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.490m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	12.500m

Notes

0 5 10 15 20 25m
SCALE 1:250 @A1

3	RFI ISSUE. FOR APPROVAL	SS	LH	2026.05.20
2	ISSUE FOR INFORMATION	SS	AG	2024.12.06
1	ISSUE FOR INFORMATION	SS	AG	2024.11.08
Issued/Revision		By	Appd	YYYY.MM.DD

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Notes

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Client/Project Logo
AURA
Stockland

Client/Project
STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	KL	SS	LH	2026.05.20
			Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
SWEPT PATH ANALYSIS
SHEET 3

Project No.
304701171-200

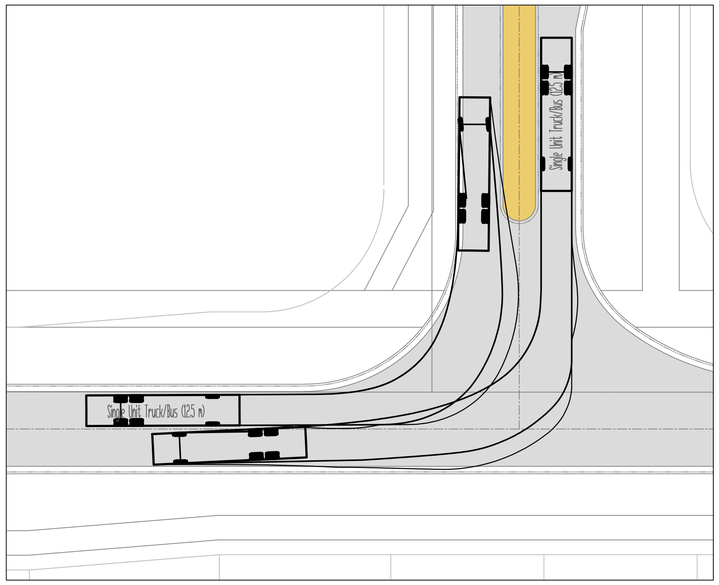
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Revision
3

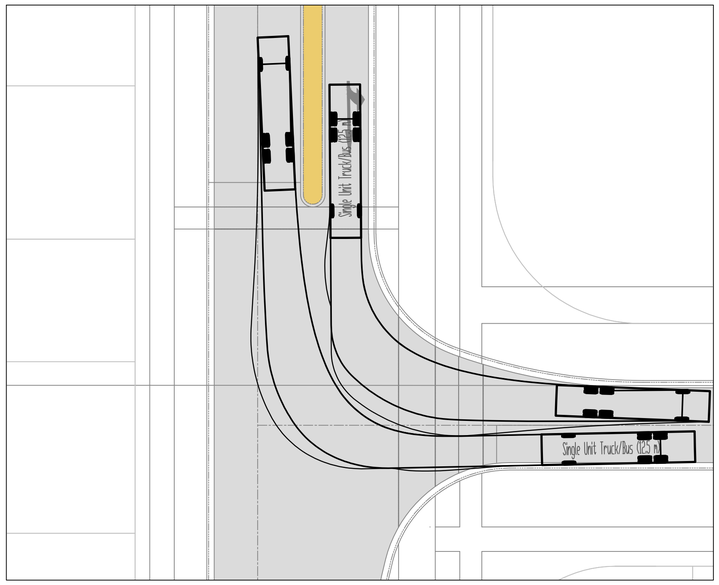
Drawing No.
CD-SK1027

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V:\300\sydney\projects\304701171\300_MASTER\ARM\CD\SK\CD-SK1020.dwg

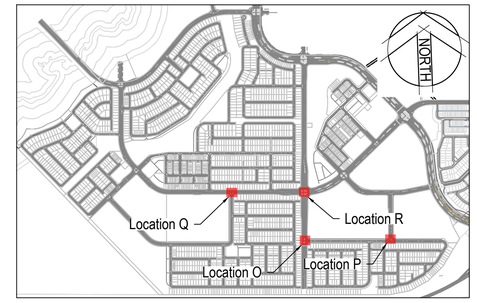
ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



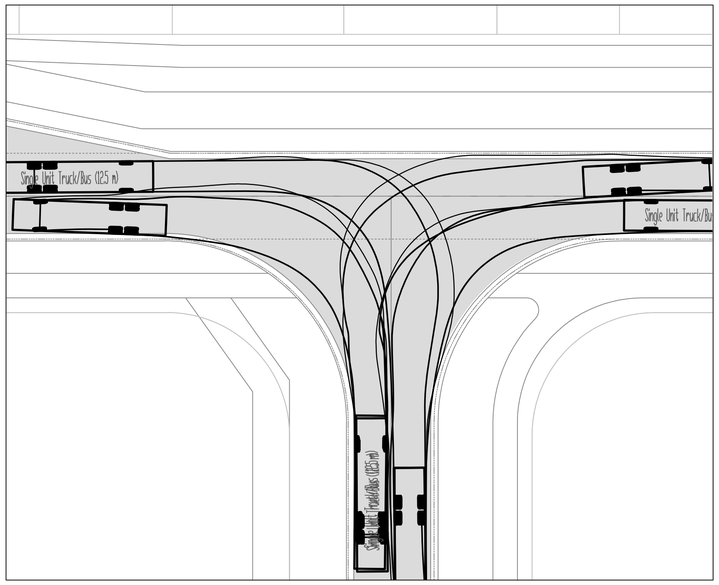
Location O
Scale 1 : 250



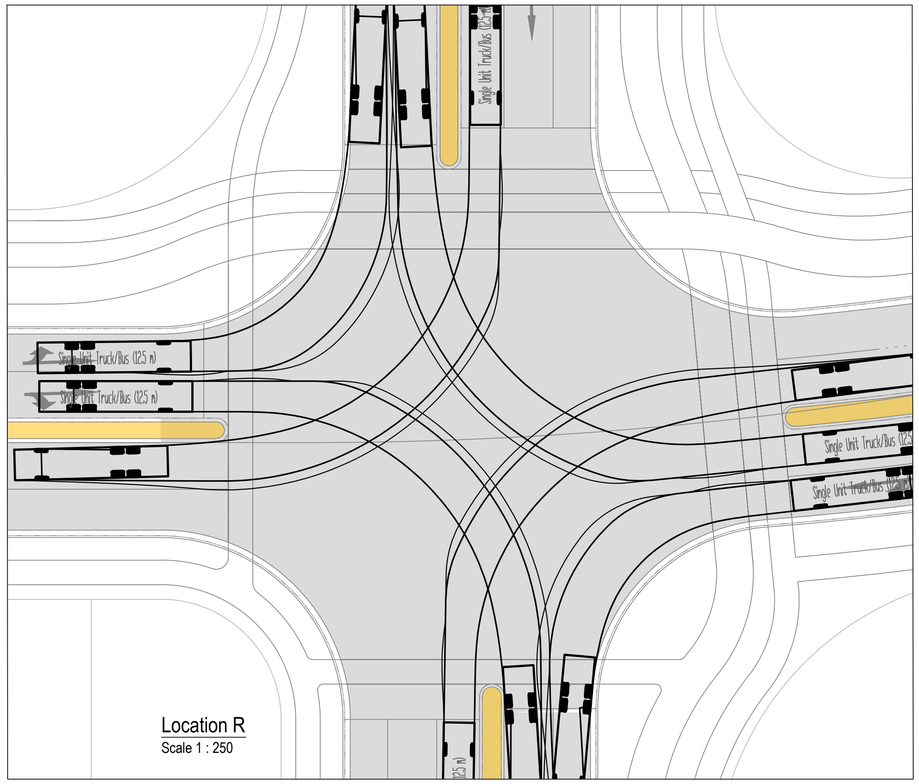
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Scale 1 : 250



KEY PLAN
SCALE N.T.S

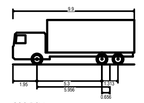


Location Q
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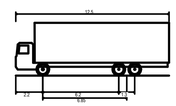
Location R
Scale 1 : 250

NOT APPROVED



SSC RCV

Overall Length	9.900m
Overall Width	2.500m
Overall Body Height	3.632m
Min Body Ground Clearance	0.427m
Track Width	2.500m
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	39.40°



Single Unit Truck/Bus (12.5 m)

Overall Length	12.500m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.490m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	12.500m

Notes

0 5 10 15 20 25m
SCALE 1:250 @A1

3	RFI ISSUE. FOR APPROVAL	SS	LH	2026.05.20
2	ISSUE FOR INFORMATION	SS	AG	2024.12.06
1	ISSUE FOR INFORMATION	SS	AG	2024.11.08
Issued/Revision		By	Appd	YYYY.MM.DD

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Notes

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Client/Project Logo
AURA
Stockland

Client/Project
STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
			KL	SS	LH	2026.05.20

Title
SWEPT PATH ANALYSIS
SHEET 4

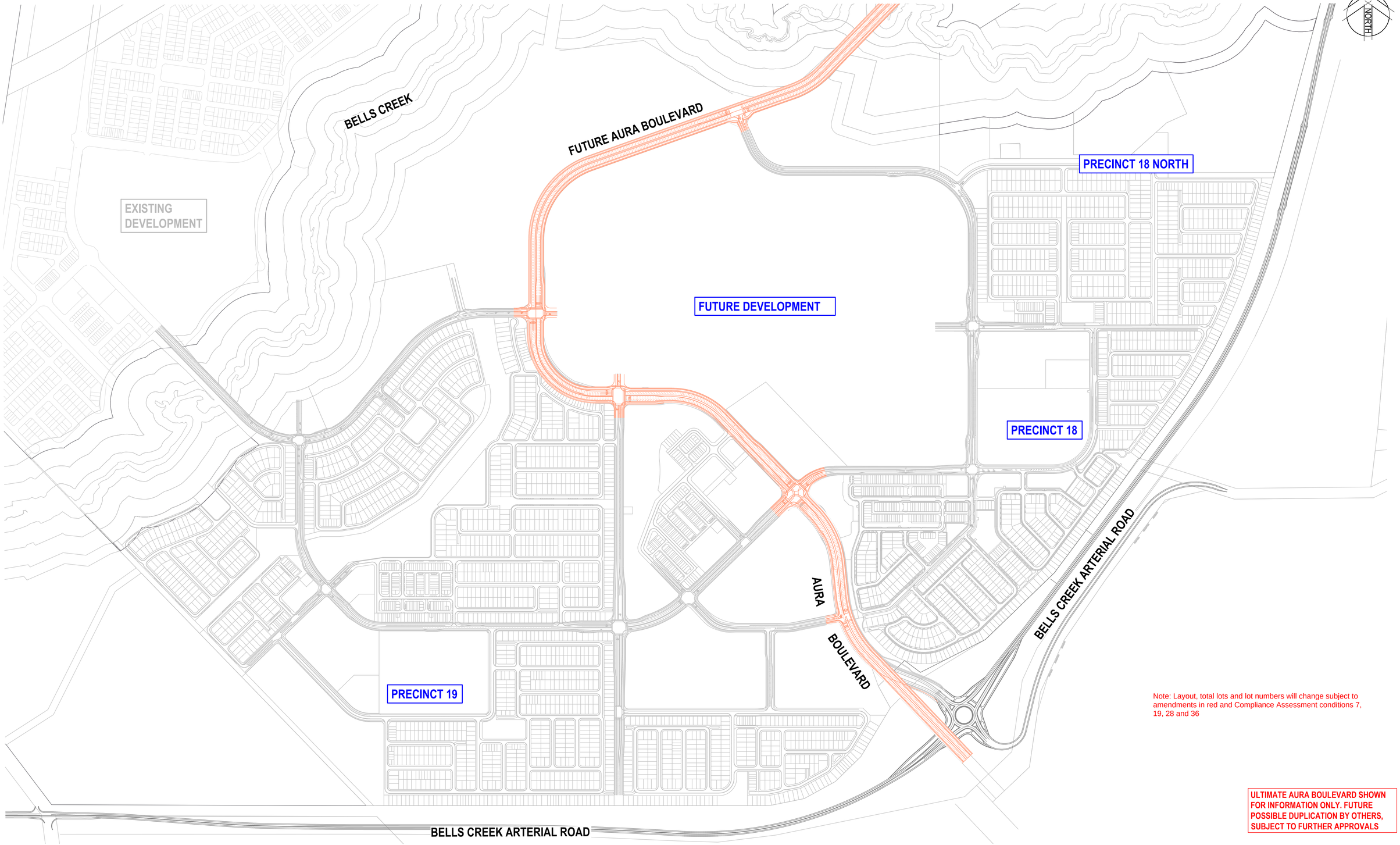
Project No.
304701171-200

Scale
AS SHOWN A1

Revision
3

Drawing No.
CD-SK1028

Plotted: 5/22/2026 4:43:00 PM By: HARROTT, LLOYD
L:\JOBS\PROJECTS\AURA\PRECINCTS\17-19\09_MASTER_PLANNING\DRAWINGS
ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

ULTIMATE AURA BOULEVARD SHOWN FOR INFORMATION ONLY. FUTURE POSSIBLE DUPLICATION BY OTHERS, SUBJECT TO FURTHER APPROVALS

Notes

0 100 200 300 400 500m

SCALE 1:5000 @A1

Issued/Revision		By	Appd	YYYY.MM.DD
3	RFI ISSUE. FOR APPROVAL	SS	LH	2026.05.20
2	CONCEPT APPROVAL	SS	AG	2024.12.06
1	ISSUE FOR INFORMATION	SS	AG	2024.11.08

Issue Status

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Notes

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Client/Project Logo

AURA

Stockland

Client/Project

STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	YYYY.MM.DD	KL Dwn.	SS Dsgn.	LH Chkd.	2026.05.20 YYYY.MM.DD

Title

AURA BOULEVARD PLAN
ULTIMATE DESIGN

Project No. 304701171-200

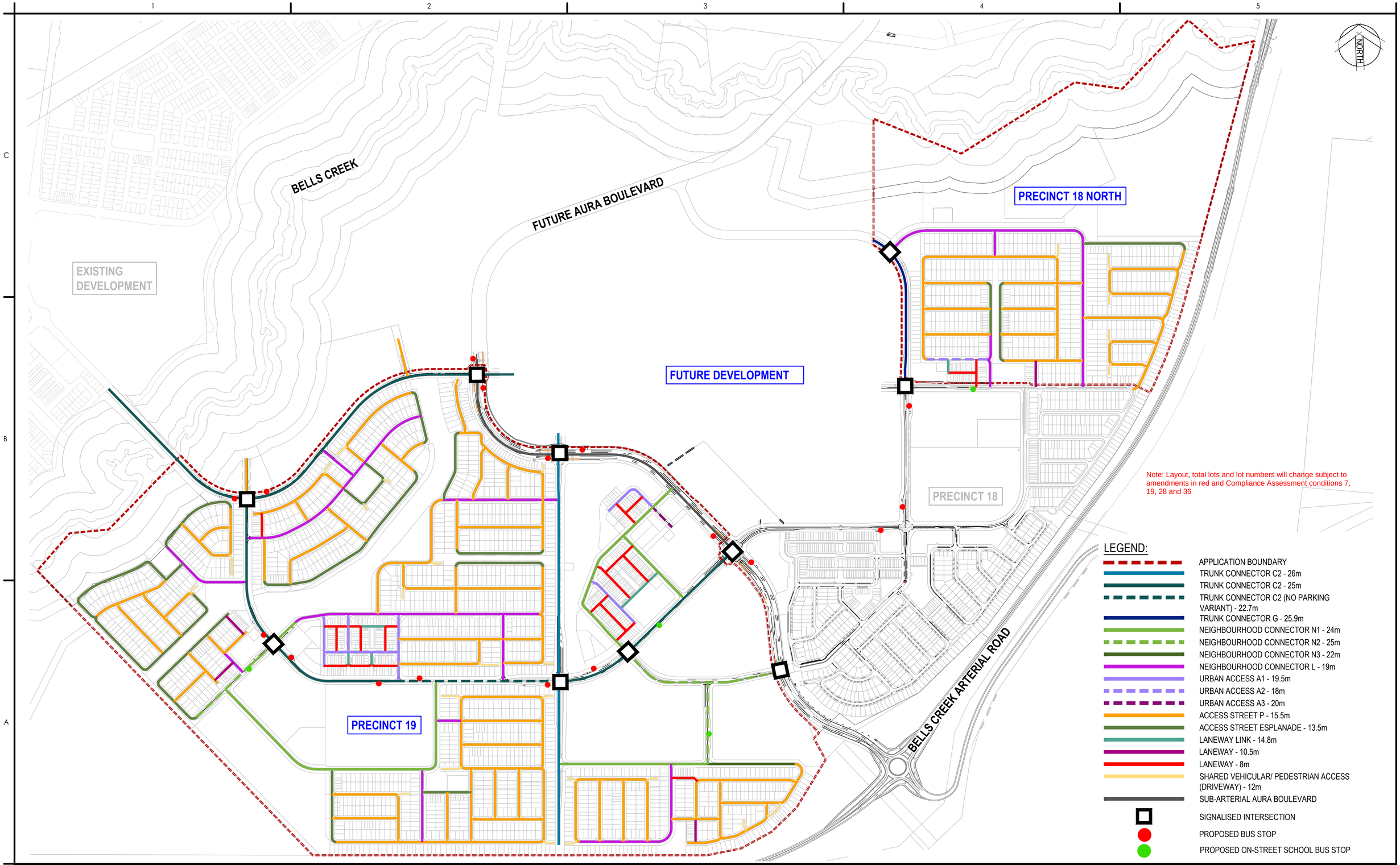
Scale AS SHOWN A1

Revision 3

Drawing No. CD-SK1050

Plotted: 5/22/2026 10:40:22 AM, By: HARROTT, LLOYD
C:\USERS\HPRSSS1.1\SAVED FILES\CIVIL\304701171\200 - MASTER PLANNING\DRAWINGS

ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

LEGEND:

- APPLICATION BOUNDARY
- TRUNK CONNECTOR C2 - 26m
- TRUNK CONNECTOR C2 - 25m
- TRUNK CONNECTOR C2 (NO PARKING VARIANT) - 22.7m
- TRUNK CONNECTOR G - 25.9m
- NEIGHBOURHOOD CONNECTOR N1 - 24m
- NEIGHBOURHOOD CONNECTOR N2 - 25m
- NEIGHBOURHOOD CONNECTOR N3 - 22m
- NEIGHBOURHOOD CONNECTOR L - 19m
- URBAN ACCESS A1 - 19.5m
- URBAN ACCESS A2 - 18m
- URBAN ACCESS A3 - 20m
- ACCESS STREET P - 15.5m
- ACCESS STREET ESPLANADE - 13.5m
- LANEWAY LINK - 14.8m
- LANEWAY - 10.5m
- LANEWAY - 8m
- SHARED VEHICULAR/ PEDESTRIAN ACCESS (DRIVEWAY) - 12m
- SUB-ARTERIAL AURA BOULEVARD
- SIGNALISED INTERSECTION
- PROPOSED BUS STOP
- PROPOSED ON-STREET SCHOOL BUS STOP

Notes

0 100 200 300 400 500m

SCALE 1:5000 @A1

Issued/Revision	By	Appd	YYYY.MM.DD
3 RFI RESPONSE	SS	LH	2026.05.22
2 CONCEPT APPROVAL	SS	AG	2024.12.06
1 ISSUE FOR INFORMATION	SS	AG	2024.11.08

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Notes

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Stantec

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Client/Project Logo

AURA

Stockland

Client/Project
STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
			KL	SS	AG	2024.11.06

Title
ROAD HIERARCHY PLAN

Project No. 304701171-200

Scale AS SHOWN A1

Revision 3

Drawing No. CD-SK1110

Plotted: 21/05/2026 5:18:40 PM By: BOYCE, SIMON
V:\3047\active\304701171\civil\MASTER PLAN\CD\304701171-200_MASTER PLANNING DRAWINGS.dwg

ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD

BELLS CREEK

FUTURE AURA BOULEVARD

EXISTING DEVELOPMENT

FUTURE DEVELOPMENT

PRECINCT 18 NORTH

PRECINCT 18

PRECINCT 19

BELLS CREEK ARTERIAL ROAD

NORTH

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

LEGEND:

- APPLICATION BOUNDARY
- CYCLE WAY 3m
- CYCLE WAY 4m
- FOOTPATH 1.5m
- FOOTPATH 1.8m
- FOOTPATH 2.0m
- SHARED PATH 3.0m
- PROPOSED BUS STOP
- PROPOSED ON-STREET SCHOOL BUS STOP
- SIGNALISED INTERSECTION
- PROPOSED BIO BASIN AREA
- PROPOSED WETLAND AREA
- PROPOSED SEDIMENT BASIN AREA

Notes

0 100 200 300 400 500m

SCALE 1:5000 @A1

3	RFI RESPONSE	SS	LH	2026.05.22
2	CONCEPT APPROVAL	SS	AG	2024.12.06
1	ISSUE FOR INFORMATION	SS	AG	2024.11.08
Issued/Revision		By	Appd	YYYY.MM.DD

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PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	KL	SS	AG	2024.11.06
			Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

PATHWAY CONNECTIVITY PLAN

Project No. 304701171-200

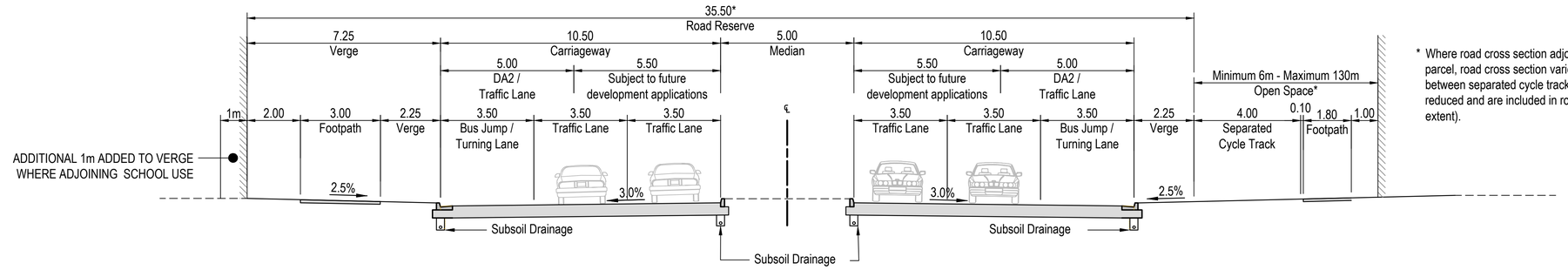
Scale AS SHOWN A1

Revision 3

Drawing No. CD-SK1115

Plotted 21/05/2026 4:44:59 PM, By: RIDGE, SIMON
M:\2024\304701171\DWG\PROJECTS\304701171-CD_MASTERPLANNING_DRAWINGS

ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



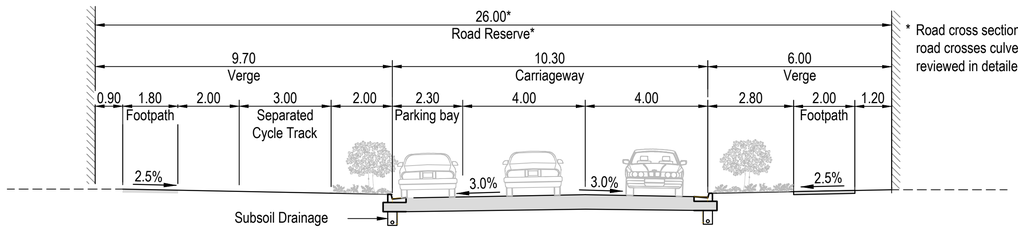
* Where road cross section adjoins drainage parcel, road cross section varies (separation between separated cycle track and Footpath is reduced and are included in road reserve extent).

SUB-ARTERIAL 3A (42.3m)*

SCALE 1:100

*Additional allowances may be required at intersectionns in order to make provision for turning lanes or priority public transport lanes

NOTE: THIS IS AN ULTIMATE TYPICAL CROSS SECTION, BUS LANE TO BE ADDED IN ULTIMATE DESIGN. REFER TO SK1050 FOR ULTIMATE DESIGN. WHERE SUPERELEVATION IS REQUIRED, ESTABLISHMENT OF THE INSIDE / MEDIAN KERB MAY BE REQUIRED TO FACILITATE ULTIMATE DRAINAGE.

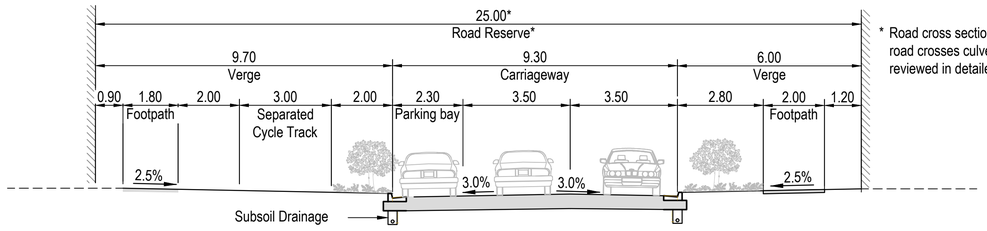


* Road cross section where road crosses culvert to be reviewed in detailed design

TRUNK CONNECTOR C2 (26.0m)*

SCALE 1:100

*Additional allowances may be required at intersectionns in order to make provision for turning lanes or priority public transport lanes

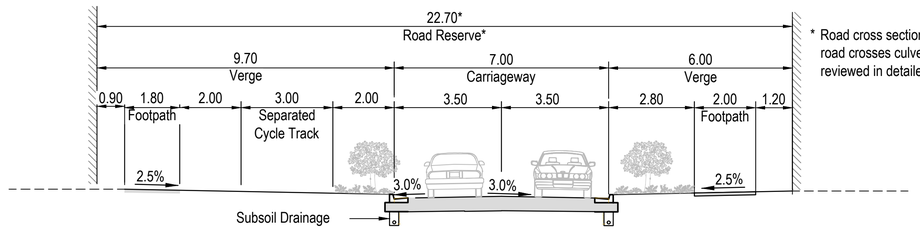


* Road cross section where road crosses culvert to be reviewed in detailed design

TRUNK CONNECTOR C2 (25.0m)*

SCALE 1:100

*Additional allowances may be required at intersectionns in order to make provision for turning lanes or priority public transport lanes

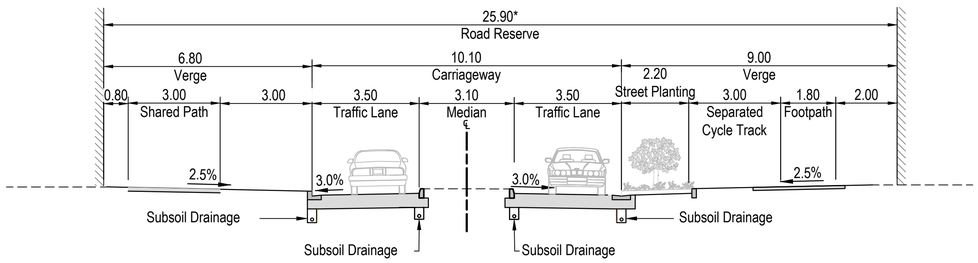


* Road cross section where road crosses culvert to be reviewed in detailed design

TRUNK CONNECTOR C2 (22.7m)* [NO PARKING VARIANT]

SCALE 1:100

*Additional allowances may be required at intersectionns in order to make provision for turning lanes or priority public transport lanes



TRUNK CONNECTOR G (25.9m)*

SCALE 1:100

*Additional allowances may be required at intersectionns in order to make provision for turning lanes or priority public transport lanes

NOTE: CROSS SECTIONS ARE ALTERED NEAR INTERSECTIONS AND PROPOSED BUS STOPS.

Notes

0 1 2 4 6 8 10m

SCALE 1:100 @A1

3	RFI RESPONSE. FOR APPROVAL	SS	LH	2026.05.20
2	CONCEPT APPROVAL	SS	AG	2024.12.06
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Issued/Revision		By	Appd	YYYY.MM.DD

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AURA

Stockland

Client/Project

STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	KL Dwn.	SS Dsgn.	LH Chkd.	2026.05.20 YYYY.MM.DD

Title

TYPICAL SECTIONS
SHEET 1

Project No. 304701171-200

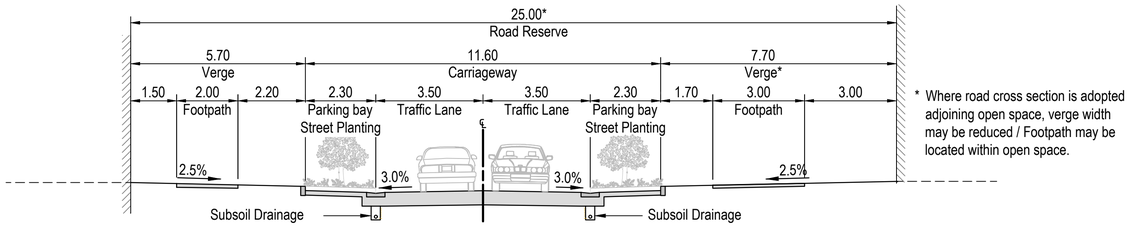
Scale AS SHOWN A1

Revision 3

Drawing No. CD-SK1130

Plotted: 5/21/2026 9:05:39 PM By: HARROT, LLOYD
L:\AU\BNE\PROJECTS\304701171\200_MASTER_PLANNING\DRAWINGS

ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD

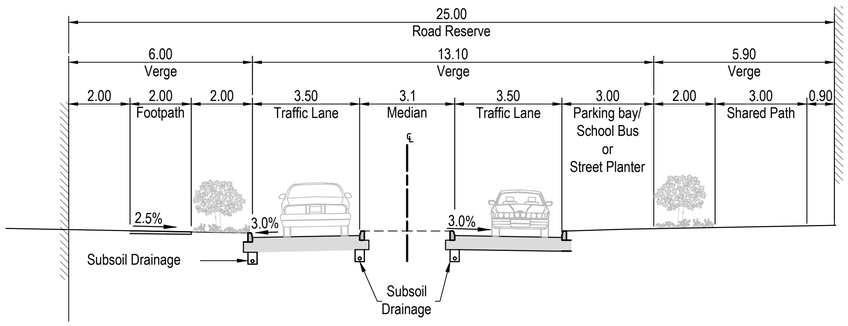


* Where road cross section is adopted adjoining open space, verge width may be reduced / Footpath may be located within open space.

NEIGHBOURHOOD CONNECTOR N1 (25m)*

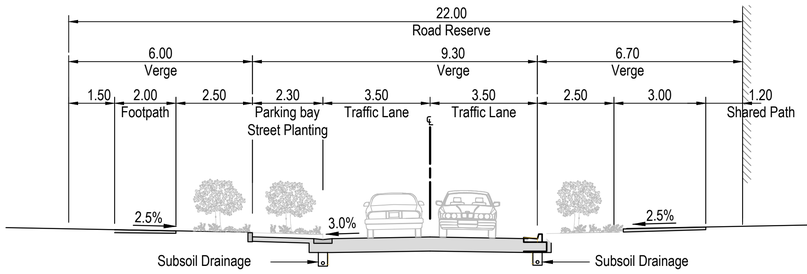
SCALE 1:100

*Additional allowances may be required at intersectionns in order to make provision for turning lanes or priority public transport lanes



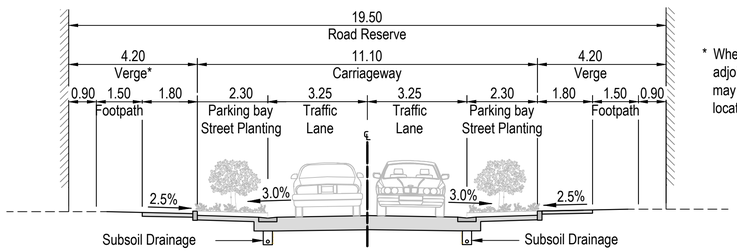
NEIGHBOURHOOD CONNECTOR N2 (25.0m)

SCALE 1:100



NEIGHBOURHOOD CONNECTOR N3 (22.0m)

SCALE 1:100

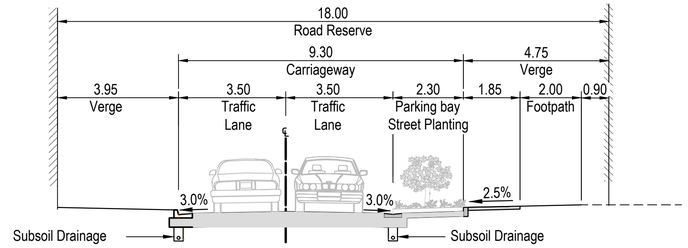


* Where road cross section is adopted adjoining open space, verge width may be reduced / Footpath may be located within open space.

ACCESS STREET - URBAN A1 (19.5m)*

SCALE 1:100

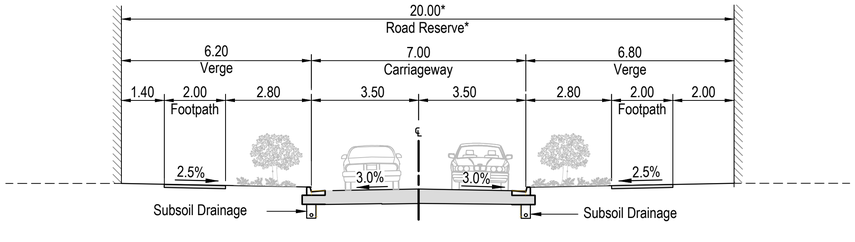
*Additional allowances may be required at intersectionns in order to make provision for turning lanes or priority public transport lanes



ACCESS STREET - URBAN A2 (18.0m)*

SCALE 1:100

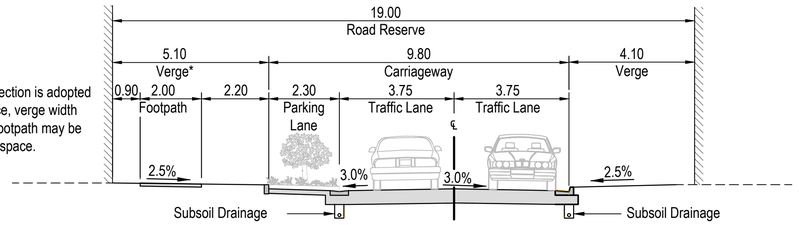
*Additional allowances may be required at intersectionns in order to make provision for turning lanes or priority public transport lanes



ACCESS STREET - URBAN A3 (20.0m)*

SCALE 1:100

*Additional allowances may be required at intersectionns in order to make provision for turning lanes or priority public transport lanes



* Where road cross section is adopted adjoining open space, verge width may be reduced / Footpath may be located within open space.

NEIGHBOURHOOD CONNECTOR L (19.0m)*

SCALE 1:100

*Additional allowances may be required at intersectionns in order to make provision for turning lanes or priority public transport lanes

NOTE: CROSS SECTIONS ARE ALTERED NEAR INTERSECTIONS AND PROPOSED BUS STOPS.

Notes

0 1 2 4 6 8 10m

SCALE 1:100 @A1

3	RFI ISSUE. FOR APPROVAL	SS	LH	2026.05.20
2	CONCEPT APPROVAL	SS	AG	2024.12.06
1	ISSUE FOR INFORMATION	SS	AG	2024.11.08
Issued/Revision		By	Appd	YYYY.MM.DD

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Notes

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Client/Project

STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	KL	SS	LH	2026.05.20
			Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

TYPICAL SECTIONS
SHEET 2

Project No. 304701171-200

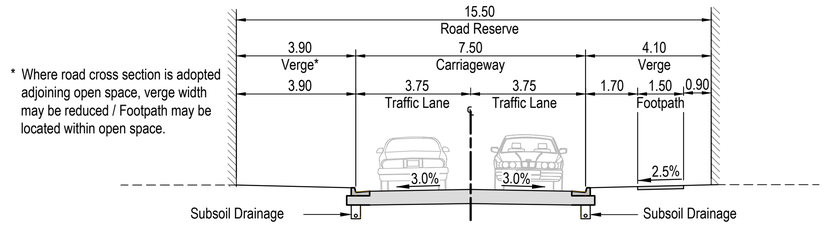
Scale AS SHOWN A1

Revision 3

Drawing No. CD-SK1131

Plotted: 5/21/2026 7:28:17 PM, By: HARROT, LLOYD
L:\AU\SDG\PROJECTS\304701171\200 - MASTER PLANNING\CAD\PRESENTATION\CD-SK1130.DWG

ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD

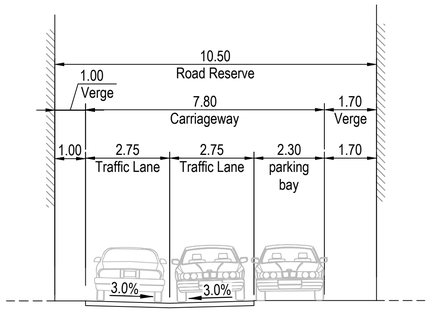


* Where road cross section is adopted adjoining open space, verge width may be reduced / Footpath may be located within open space.

ACCESS STREET P (15.50m)*

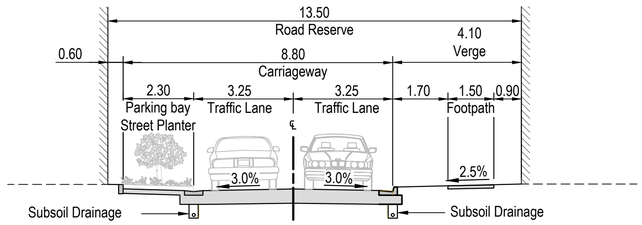
SCALE 1:100

*Additional allowances may be required at intersectionns in order to make provision for turning lanes or priority public transport lanes



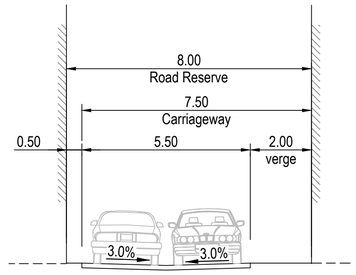
LANEWAY 10.5m

SCALE 1:100



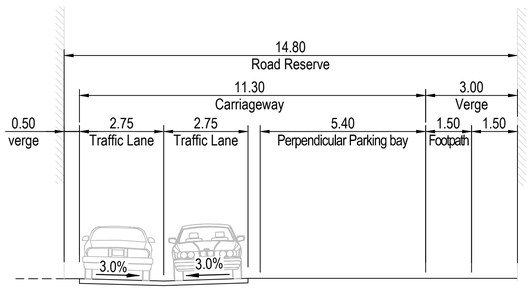
ACCESS STREET ESPLANADE (13.5m)

SCALE 1:100



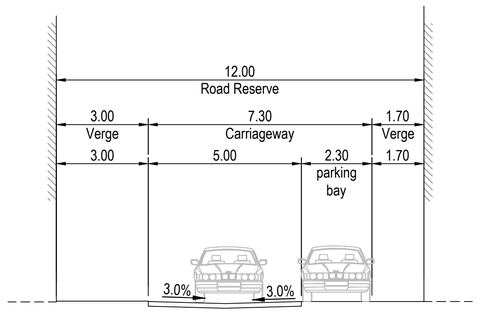
LANEWAY 8m

SCALE 1:100



LANEWAY 14.8m

SCALE 1:100



SHARED ACCESS 12.0m

SCALE 1:100

NOTE: CROSS SECTIONS ARE ALTERED NEAR INTERSECTIONS AND PROPOSED BUS STOPS.

Notes

0 1 2 4 6 8 10m

SCALE 1:100 @A1

3	RFI RESPONSE. FOR APPROVAL	SS	LH	2026.05.20
2	CONCEPT APPROVAL	SS	AG	2024.12.06
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Issued/Revision		By	Appd	YYYY.MM.DD

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Client/Project Logo

AURA

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Client/Project

STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	KL Dwn.	SS Dsgn.	LH Chkd.	2026.05.20 YYYY.MM.DD

Title

TYPICAL SECTIONS
SHEET 3

Project No. 304701171-200

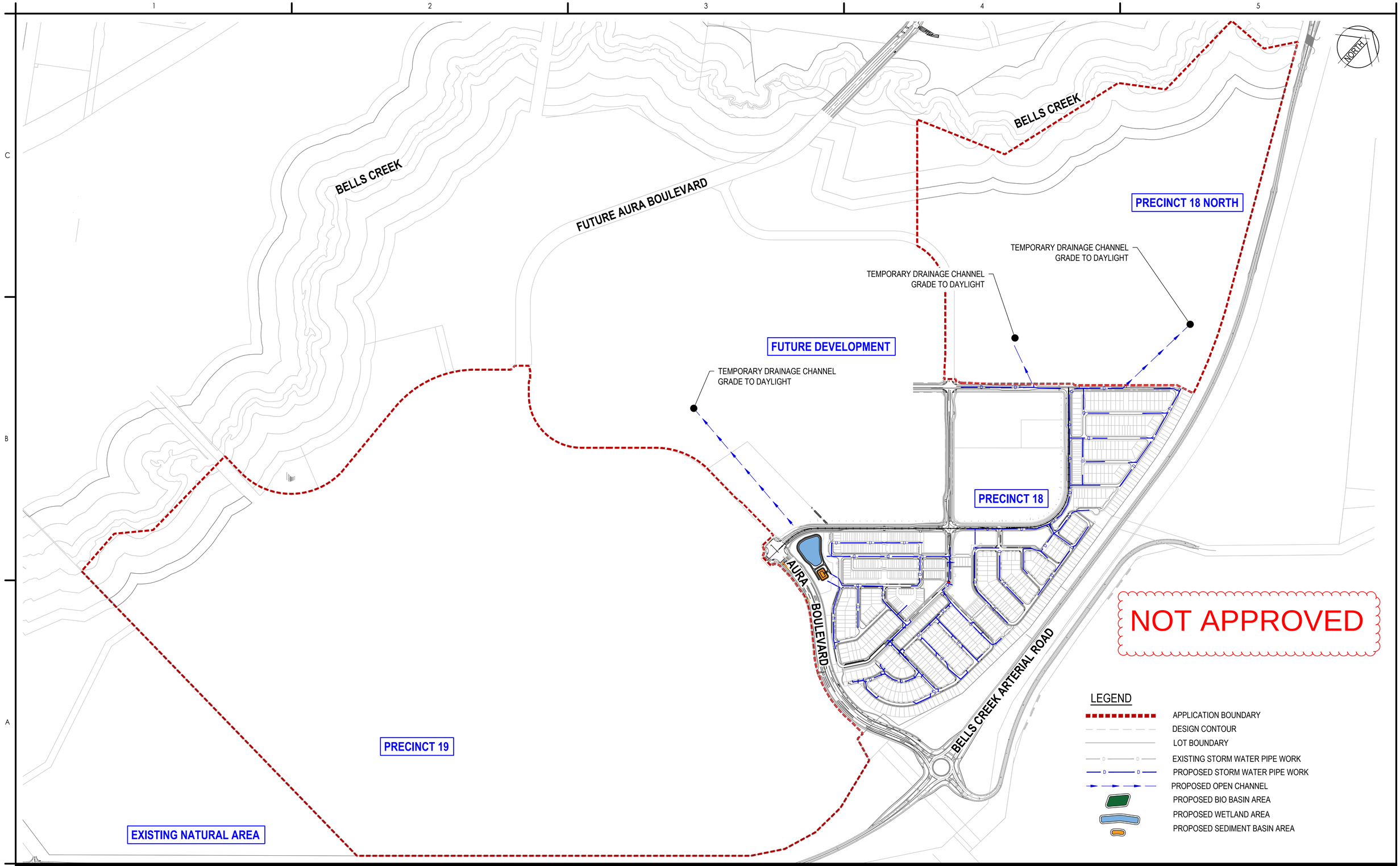
Scale AS SHOWN A1

Revision 3

Drawing No. CD-SK1132

Plotted: 5/21/2026 1:29:48 PM By: HARROT, LLOYD
V:\300\304701171\03_SHARED_PROJECTS\01_SHARED\11_CAD\00_MASTER_SHARED_DRAWINGS

ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



Notes

0 100 200 300 400 500m

SCALE 1:5000 @A1

3	RFI RESPONSE	SS	LH	2026.05.22
2	ISSUE FOR INFORMATION	SS	AG	2024.12.06
1	ISSUE FOR INFORMATION	SS	AG	2024.11.08
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AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	KL	SS	LH	2026.05.20
			Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
MASTER DRAINAGE PLAN
PHASE 1

Project No. 304701171-200

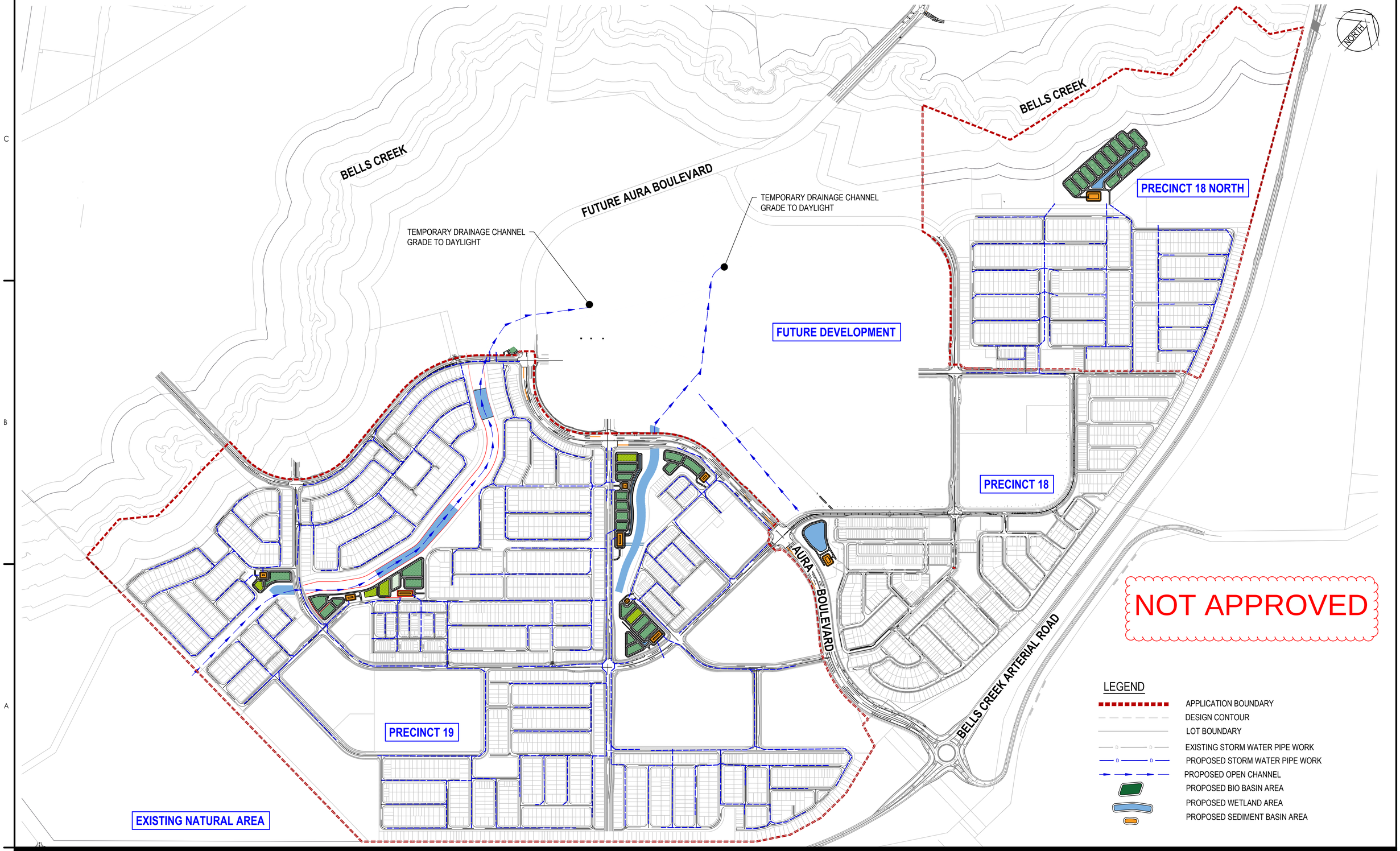
Scale AS SHOWN A1

Revision 3

Drawing No. CD-SK1301

Plotted: 22/05/2026 5:02:15 PM By: BOYCE, SIMON
M:\2025\304701171\CAD\PLOT\SK1301.DGN MASTER LANDING DRAWINGS

ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



Notes

0 100 200 300 400 500m

SCALE 1:5000 @A1

Issued/Revision		By	Appd	YYYY.MM.DD
3	RFI RESPONSE	SS	LH	2026.05.22
2	CONCEPT APPROVAL	SS	AG	2024.12.06
1	ISSUE FOR INFORMATION	SS	AG	2024.11.08

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Client/Project Logo

AURA

Stockland

Client/Project

STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	KL	SS	LH	2026.05.20
			Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

MASTER DRAINAGE PLAN
PHASE 2

Project No. 304701171-200

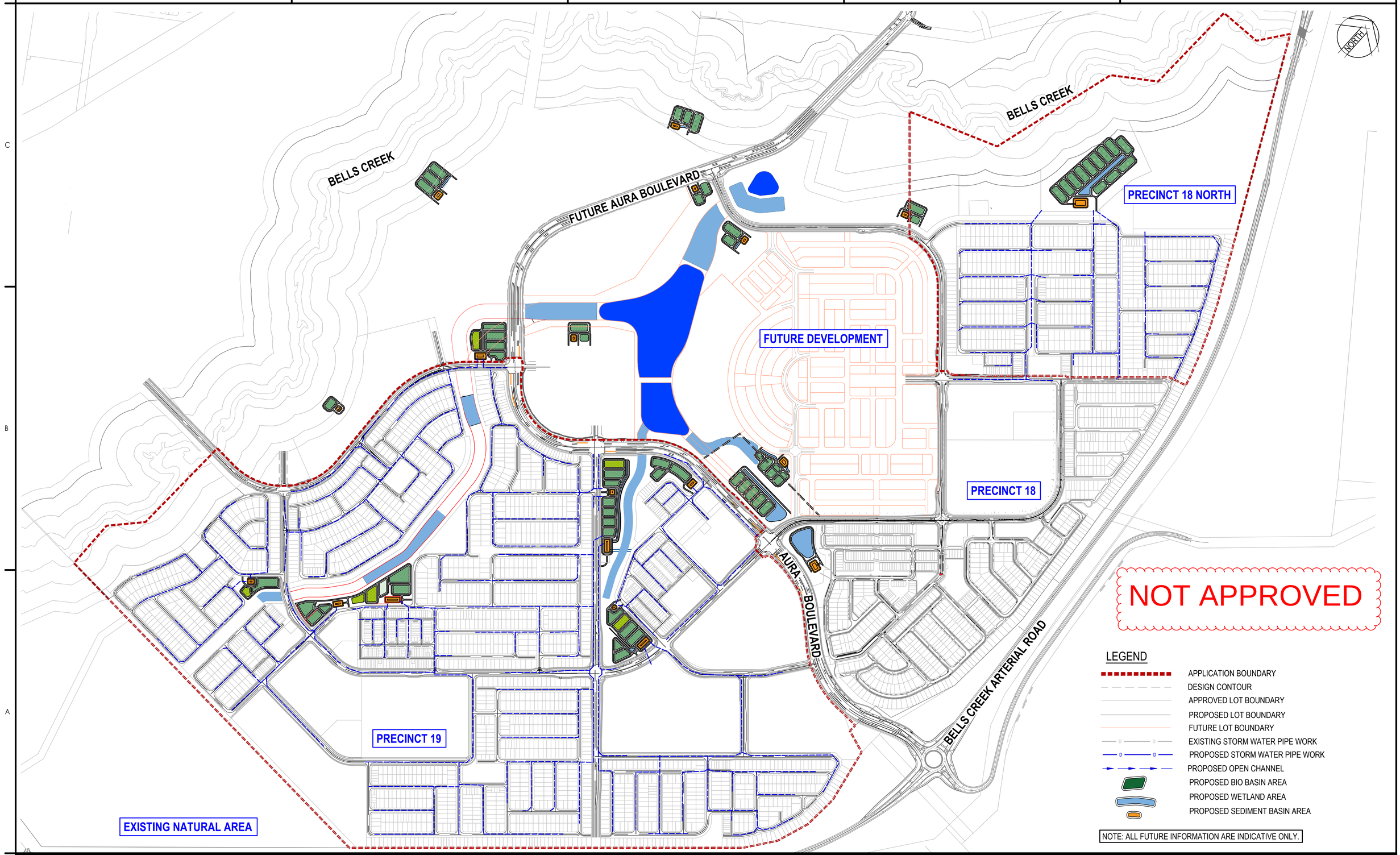
Scale AS SHOWN A1

Revision 3

Drawing No. CD-SK1302

Plotted: 22/05/2026 5:02:29 PM, By: BROZE, SIMON
L:\3000\D\PROJ\STAGED_PROJECTS\SK01\11-00_MASTER\ANNEX\DRAWINGS

ORIGINAL SHEET - ISO A1 COORD - DATUM :- AHD



NOT APPROVED

LEGEND

- APPLICATION BOUNDARY
- DESIGN CONTOUR
- APPROVED LOT BOUNDARY
- PROPOSED LOT BOUNDARY
- FUTURE LOT BOUNDARY
- EXISTING STORM WATER PIPE WORK
- PROPOSED STORM WATER PIPE WORK
- PROPOSED OPEN CHANNEL
- PROPOSED BIO BASIN AREA
- PROPOSED WETLAND AREA
- PROPOSED SEDIMENT BASIN AREA

NOTE: ALL FUTURE INFORMATION ARE INDICATIVE ONLY.

Notes

0 100 200 300 400 500m

SCALE 1:5000 @A1

Issued/Revision		By	Appd	YYYY.MM.DD
3	RFI RESPONSES	SS	LH	2026.05.22
2	ISSUE FOR INFORMATION	SS	AG	2024.12.06
1	ISSUE FOR INFORMATION	SS	AG	2024.11.08

Issue Status

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Notes

File Name: 304701171-200-CD-SK1301

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Client/Project Logo

AURA

Stockland

Client/Project
STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

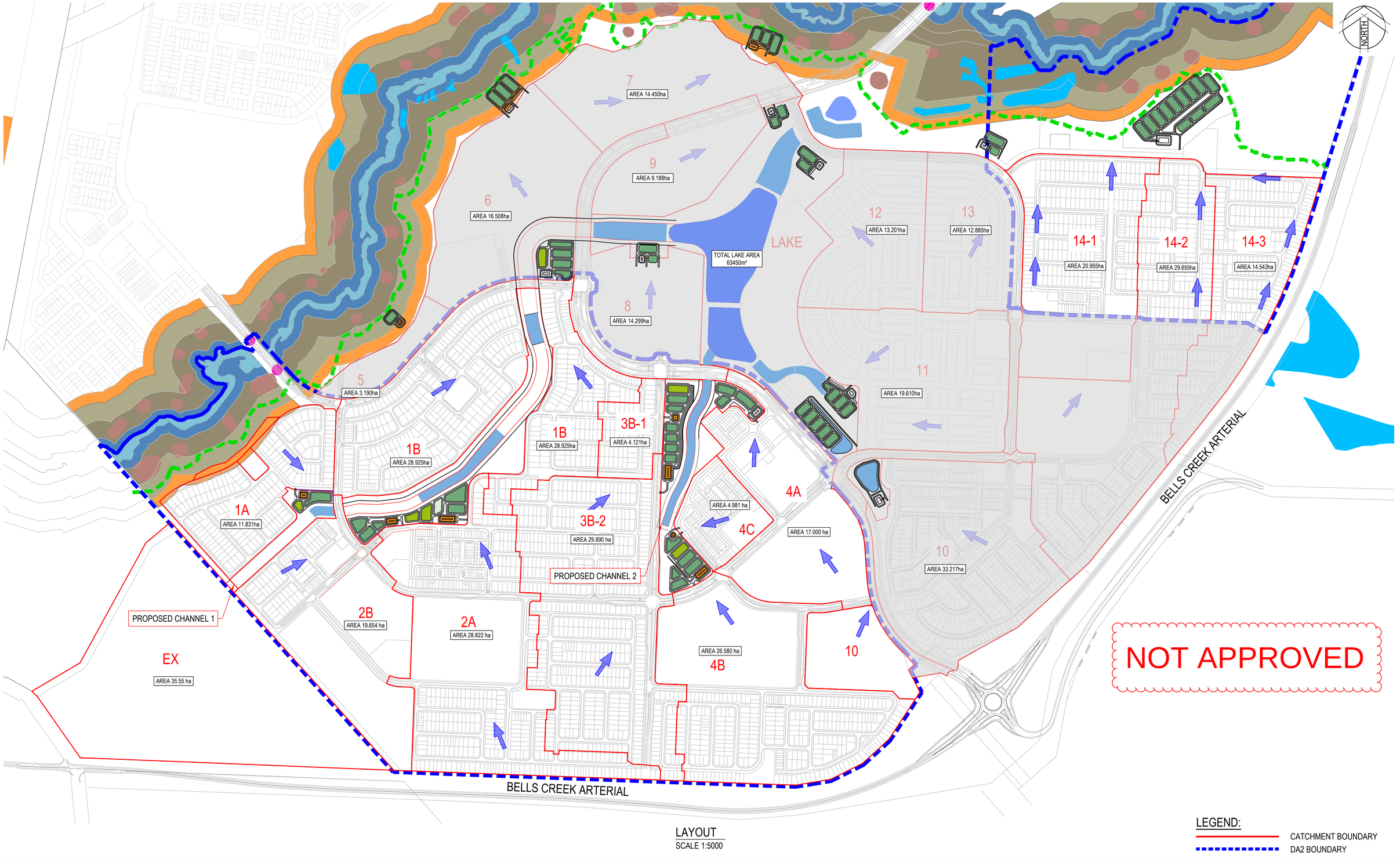
Authorised	RPEQ #	YYYY.MM.DD	KL	SS	LH	2026.05.20
			Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title
MASTER DRAINAGE PLAN
ULTIMATE

Project No. 304701171-200
Scale AS SHOWN A1
Revision 3
Drawing No. CD-SK1303

Plotted: 22/05/2026, 5:02:42 PM, By: BROCE, SIMON
M:\4000\304701171\MASTER_PROJECTS\304701171-200_MASTER_PLANNING\DRAWINGS

ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



NOT APPROVED

LAYOUT
SCALE 1:5000

LEGEND:
CATCHMENT BOUNDARY
DA2 BOUNDARY

Notes

0 100 200 300 400 500m
SCALE 1:5000 @A1

4	WSUD, LAYOUT & CATCHMENT UPDATE	SS	LH	19/05/2026
3	WSUD AND CTCHMENT UPDATED	SS	LH	18/05/2026
2	WSUD AND CTCHMENT UPDATED	SS	-	03/02/2026
1	ISSUE FOR INFORMATION	SS	-	08/01/2026
Issued/Revision		By	Appd	YYYY.MM.DD

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Notes

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Client/Project Logo
AURA
Stockland

Client/Project
STOCKLAND DEVELOPMENT PTY LTD

AURA CITY CENTRE
AURA LAKES
MASTERPLAN

Authorised	RPEQ #	YYYY.MM.DD	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
			SS	SS		08/01/2026

Title
STORMWATER PLAN
CATCHMENT ID AND SIZING

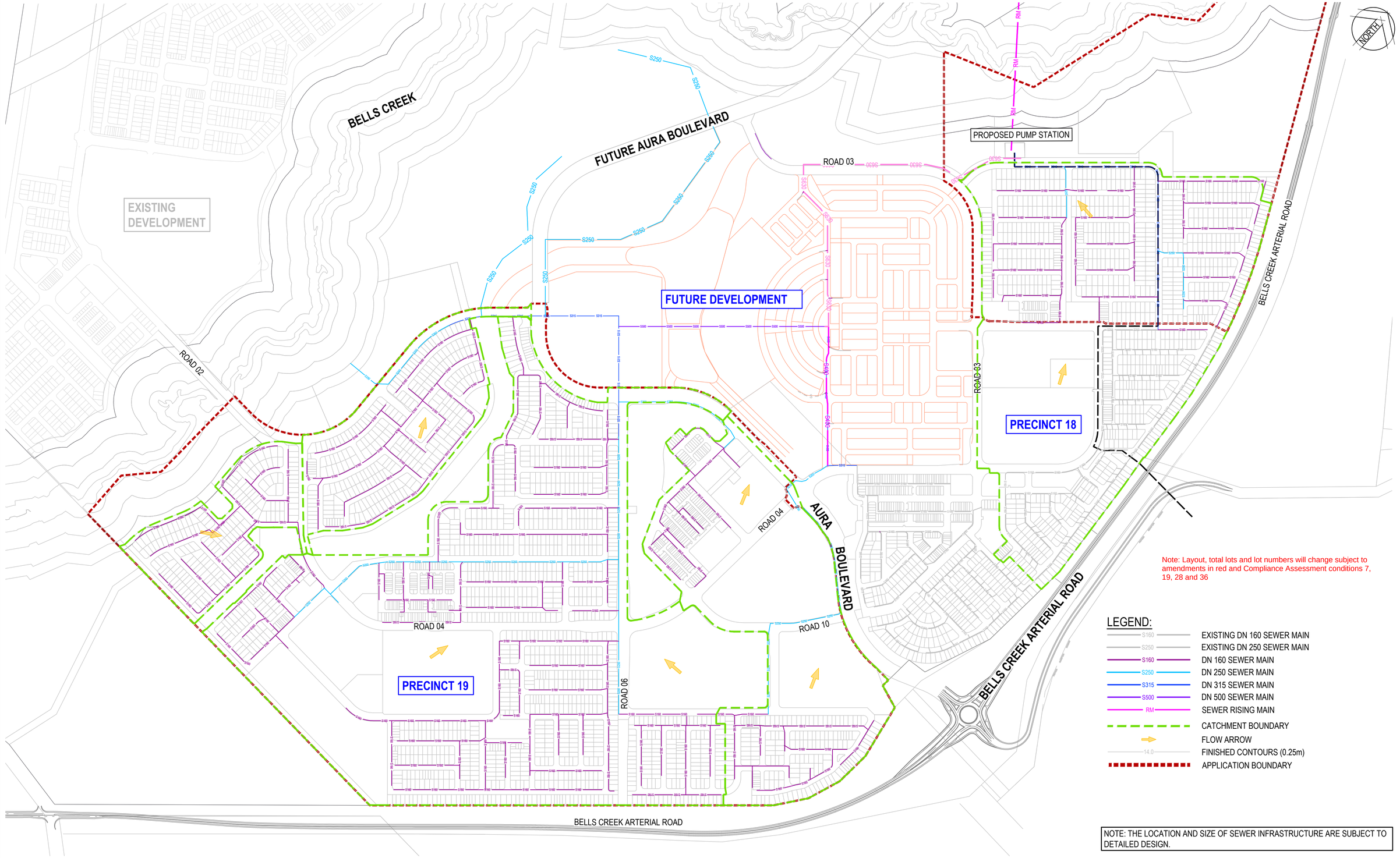
Project No.
304701171-000

Scale
AS SHOWN A1

Revision
4

Drawing No.
304701171-000-CD-SK1304

Plotted: 5/19/2026 2:40:17 PM, By: HARROTT, LLOYD
M:\2025\304701171\SHARED_PROJECTS\304701171_UDP_MASTERPLAN\Arcmap\LDP_MASTERPLAN.mxd\LAYOUTS\LAYOUT1
ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

LEGEND:

- EXISTING DN 160 SEWER MAIN
- EXISTING DN 250 SEWER MAIN
- DN 160 SEWER MAIN
- DN 250 SEWER MAIN
- DN 315 SEWER MAIN
- DN 500 SEWER MAIN
- SEWER RISING MAIN
- CATCHMENT BOUNDARY
- FLOW ARROW
- FINISHED CONTOURS (0.25m)
- APPLICATION BOUNDARY

NOTE: THE LOCATION AND SIZE OF SEWER INFRASTRUCTURE ARE SUBJECT TO DETAILED DESIGN.

Notes

0 100 200 300 400 500m

SCALE 1:5000 @A1

3	RFI RESPONSE	SS	LH	2026.05.22
2	CONCEPT APPROVAL	SS	AG	2024.12.06
1	ISSUE FOR INFORMATION	SS	AG	2024.11.08
Issued/Revision		By	Appd	YYYY.MM.DD

Issue Status

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Notes

File Name: 304701171-200-CD-SK1400

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Client/Project Logo

AURA

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Client/Project

STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	KL	SS	AG	2024.11.06
			Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

SEWER PLAN
ULTIMATE PLAN

Project No. 304701171-200

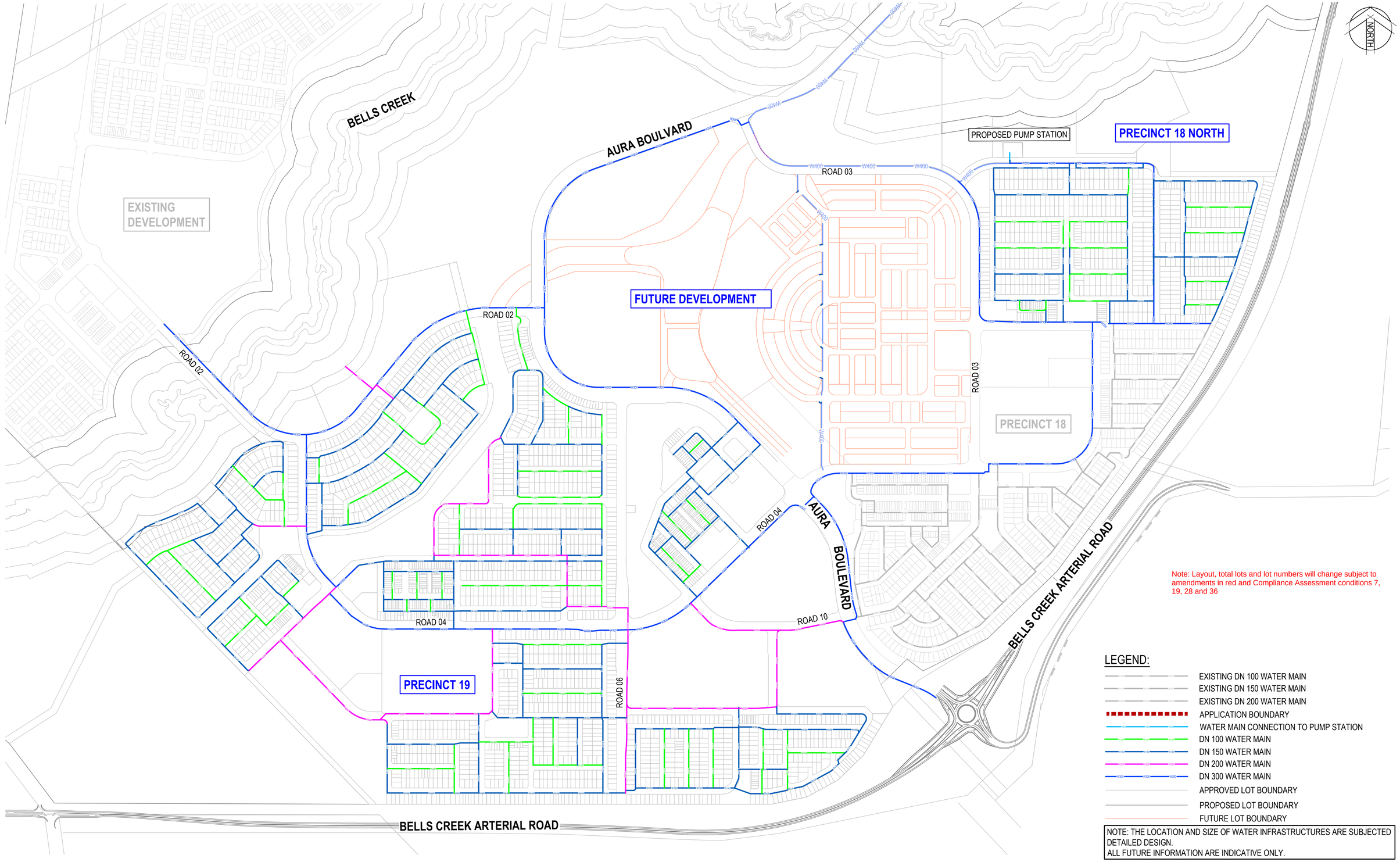
Scale AS SHOWN A1

Revision 3

Drawing No. CD-SK1400

Plotted: 22/05/2026 4:53:45 PM, By: RIDGE, SIMON
V:\3047\01\ENVIR\01 SHARED PROJECTS\304701171_UDP_MASTER_PLANNING\CAD\DRAWINGS\304701171-200-CD-SK1400.dwg

ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

Notes

0 50 100 150 200m

SCALE 1:2000 @A1

Issued/Revision		By	Appd	YYYY.MM.DD
3	RFI RESPONSE	SS	LH	2026.05.22
2	CONCEPT APPROVAL	SS	AG	2024.12.06
1	ISSUE FOR INFORMATION	SS	AG	2024.11.08

Issue Status

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File Name: 304701171-200-CD-SK1500

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Client/Project Logo

AURA
Stockland

Client/Project
STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

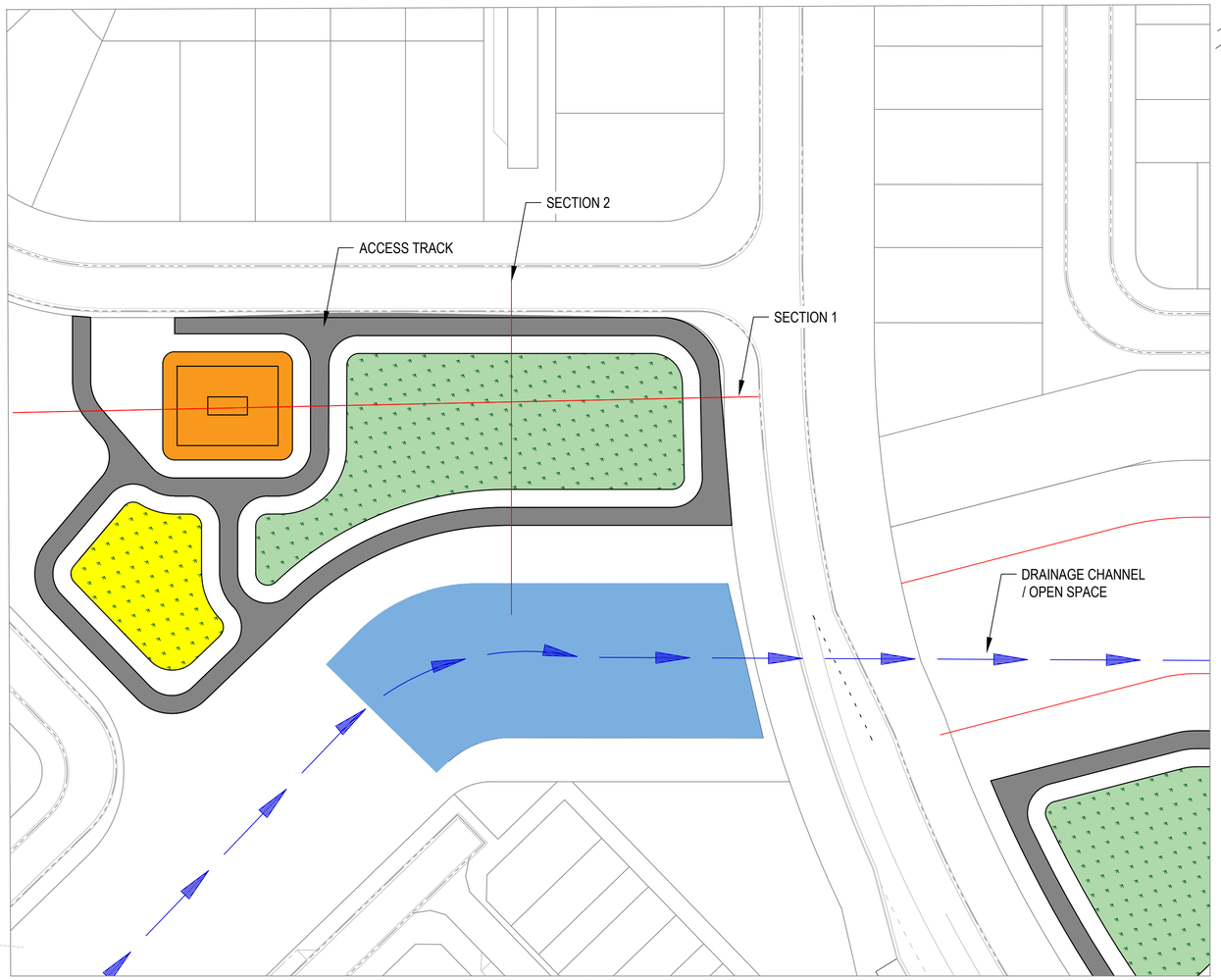
Authorised	YYYY.MM.DD	KL Dwn.	SS Dsgn.	AG Chkd.	2024.11.06 YYYY.MM.DD

Title
WATER PLAN

Project No. 304701171-200
Scale AS SHOWN A1
Revision 3
Drawing No. CD-SK1500

Plotted: 22/05/2026 3:42:48 PM, By: BOOE, SIMON
V:\302\05.PPP\01.SHARED_PPP\SITE\SK\01171-200_MASTER_PLANNING DRAWINGS.dwg

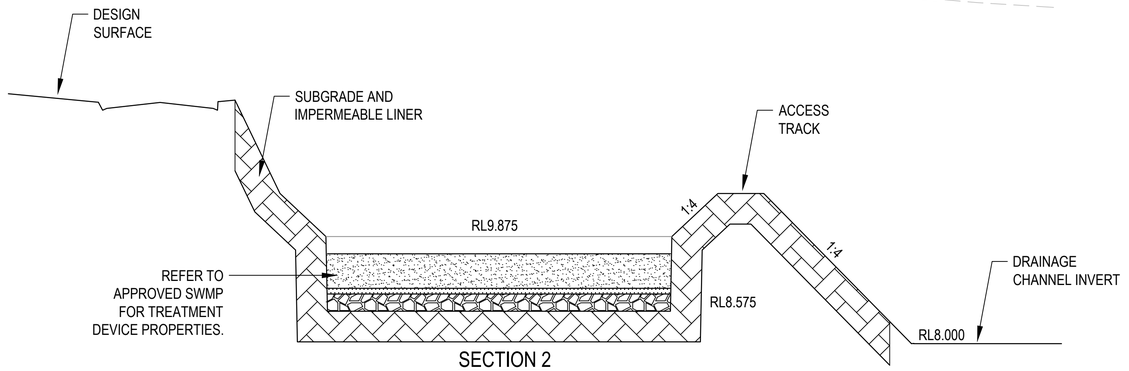
ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



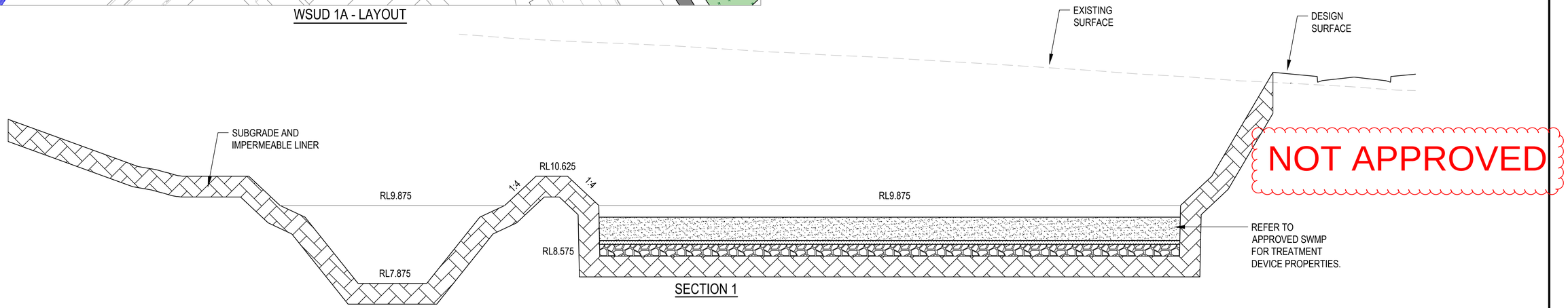
WSUD 1A - LAYOUT

LEGEND

- APPLICATION BOUNDARY
- CATCHMENT BOUNDARY
- EXISTING STORM WATER PIPE WORK
- APPROVED LOT BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED STORM WATER PIPE WORK
- PROPOSED OPEN CHANNEL
- PROPOSED BIO BASIN AREA
- PROPOSED WETLAND AREA
- PROPOSED SEDIMENT BASIN AREA



SECTION 2



SECTION 1

NOT APPROVED

NOTE : DRAINAGE NETWORK AND TREATMENT DEVICE SHOWN ON THIS PLAN ARE PRELIMINARY, ALL DETAILED INFORMATION ARE SUBJECTED TO DETAILED DESIGN

Notes

0 10 20 30 40 50m

SCALE 1:500 @A1

1	FOR APPROVAL	SR	LH	2026.05.20
Issued/Revision		By	Appd	YYYY.MM.DD

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Client/Project Logo

AURA

Stockland

Client/Project

STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	LH	SR	LH	2026.05.20
			Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

AURA P17-P19
WSUD 1A - CONCEPT LAYOUT

Project No. 304701171-200

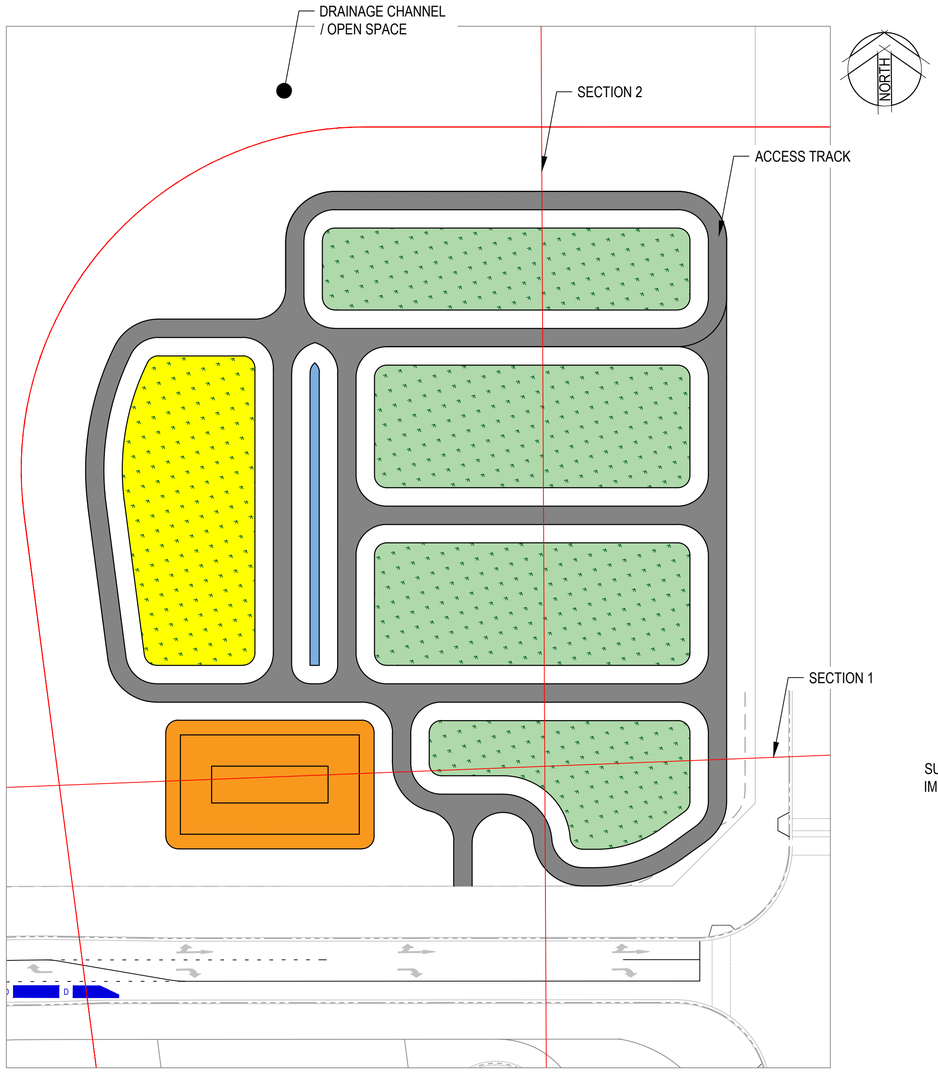
Scale AS SHOWN A1

Revision 1

Drawing No. CD-SK1600

Plotted: 3/2/2026 3:34:18 PM By: HARROT, LLOYD
N:\2025\304701171\300_MASTER PLANNING\304701171-200_MASTER PLANNING.DWG

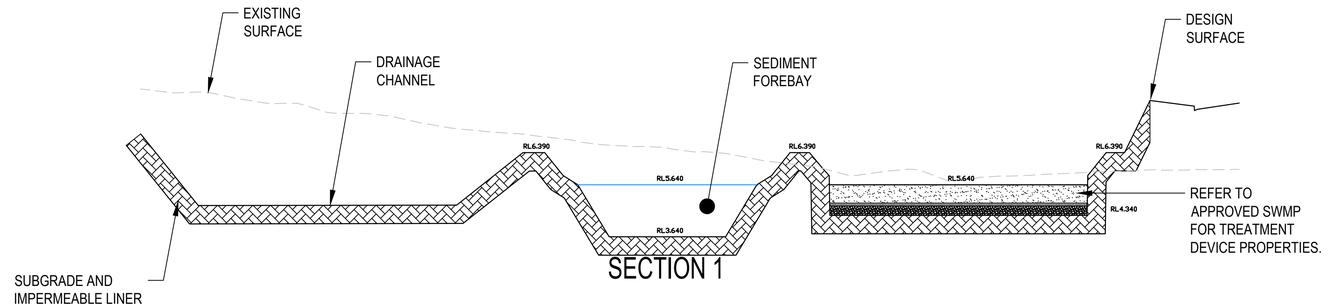
ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



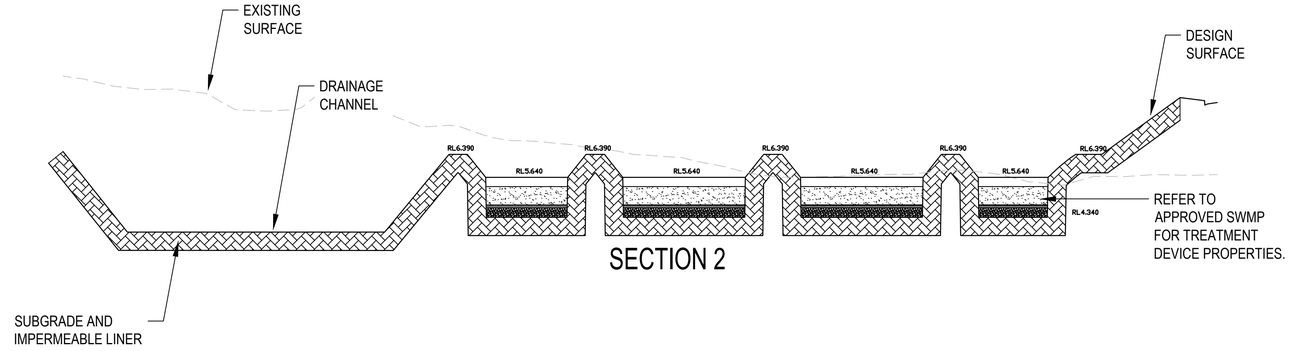
WSUD 1B - LAYOUT

LEGEND

- APPLICATION BOUNDARY
- CATCHMENT BOUNDARY
- EXISTING STORM WATER PIPE WORK
- APPROVED LOT BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED STORM WATER PIPE WORK
- PROPOSED OPEN CHANNEL
- PROPOSED BIO BASIN AREA
- PROPOSED WETLAND AREA
- PROPOSED SEDIMENT BASIN AREA



SECTION 1



SECTION 2

NOT APPROVED

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Notes

0 10 20 30 40 50m

SCALE 1:500 @A1

1	FOR APPROVAL	SR	LH	2026.05.20
Issued/Revision		By	Appd	YYYY.MM.DD

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AURA

Stockland

Client/Project

STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	LH	SR	LH	2026.05.20
			Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

AURA P17-P19
WSUD 1B - CONCEPT LAYOUT

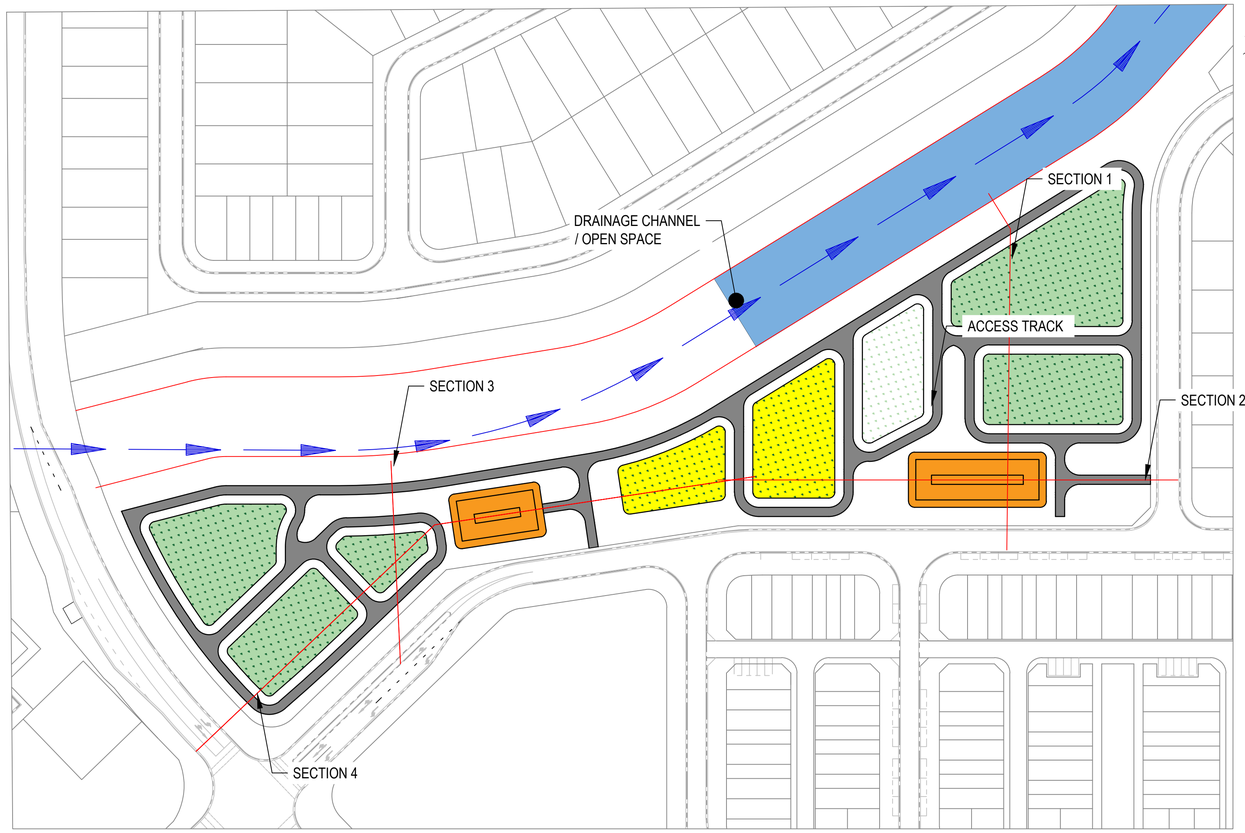
Project No. 304701171-200

Scale AS SHOWN A1

Revision 1

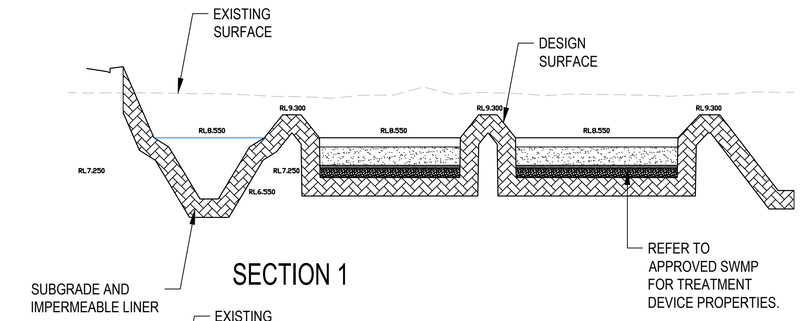
Drawing No. CD-SK1601

Plotted: 5/22/2026 3:33:47 PM By: HARPOIT, LLOYD
AUTODESK PERSON LOADED: PROJECTS\304701171\CAD\MASTER\ARCH DRAWINGS
ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD

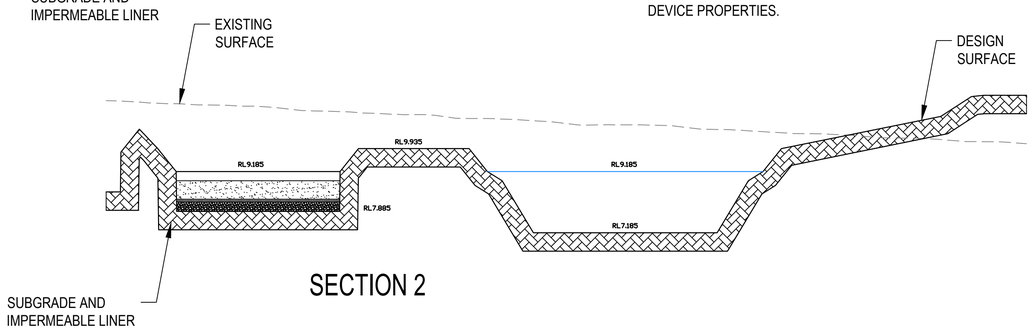


WSUD 2A - 2B - LAYOUT

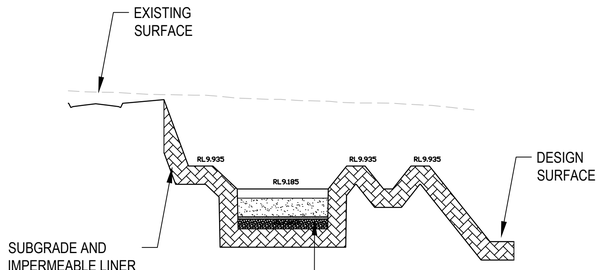




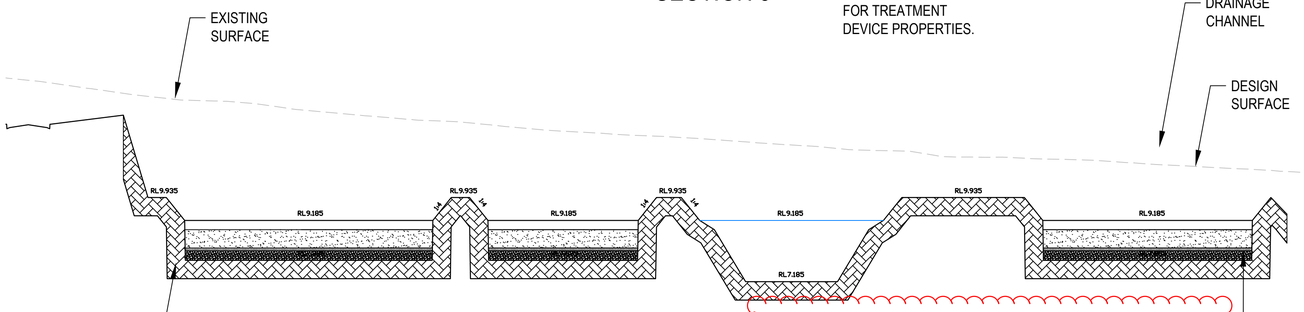
SECTION 1



SECTION 2



SECTION 3



SECTION 4

NOT APPROVED

LEGEND

- APPLICATION BOUNDARY
- CATCHMENT BOUNDARY
- EXISTING STORM WATER PIPE WORK
- APPROVED LOT BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED STORM WATER PIPE WORK
- PROPOSED OPEN CHANNEL
- PROPOSED BIO BASIN AREA
- PROPOSED WETLAND AREA
- PROPOSED SEDIMENT BASIN AREA

NOTE : DRAINAGE NETWORK AND TREATMENT DEVICE SHOWN ON THIS PLAN ARE PRELIMINARY, ALL DETAILED INFORMATION ARE SUBJECTED TO DETAILED DESIGN

Notes

0 10 20 30 40 50m

SCALE 1:500 @A1

1	FOR APPROVAL	SR	LH	2026.05.20
Issued/Revision		By	Appd	YYYY.MM.DD

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Notes

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Client/Project Logo

AURA

Stockland

Client/Project
STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD
			LH	SR	LH	2026.05.20

Title
AURA P17-P19
WSUD 2A - 2B - CONCEPT LAYOUT

Project No. 304701171-200

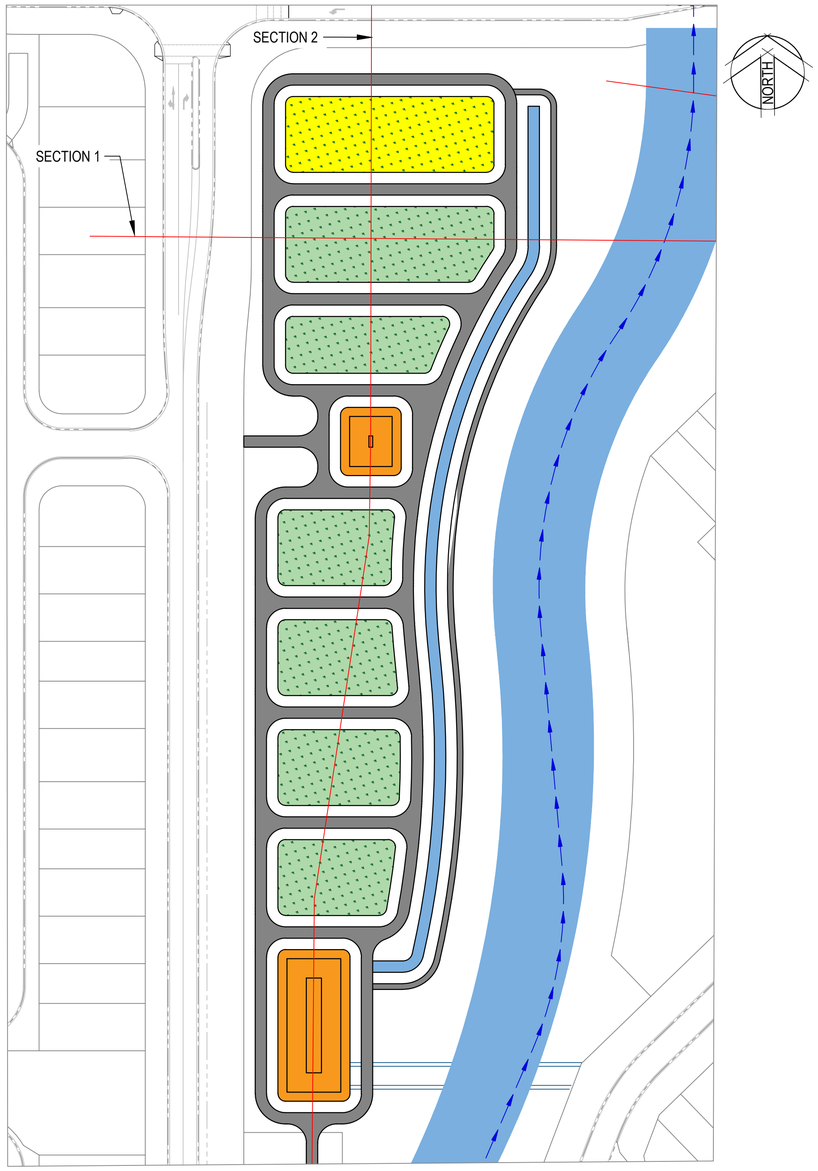
Scale AS SHOWN A1

Revision 1

Drawing No. CD-SK1602

Plotted: 3/22/2026 3:33:19 PM, By: HARROT, LLOYD
N:\AUS\SYD\PROJECTS\304701171\200_MASTER\ARCH\CD\MW\SD

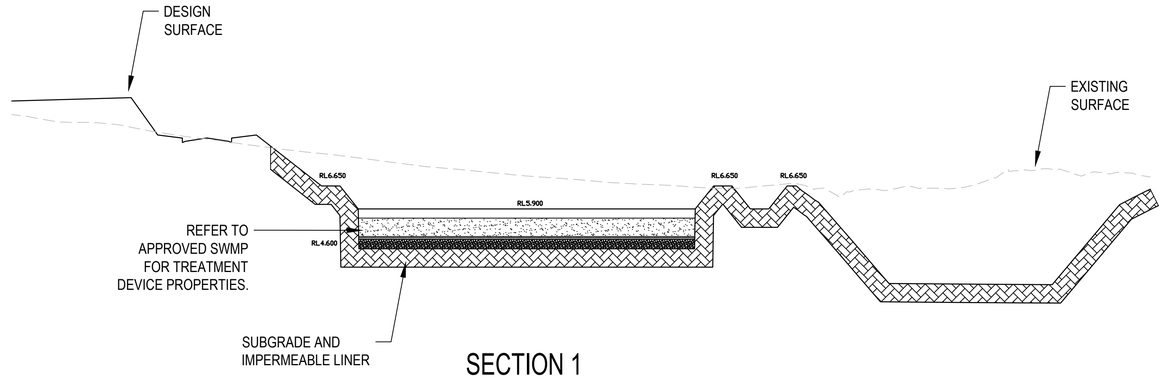
ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



WSUD 3B1 - 3B2 - LAYOUT

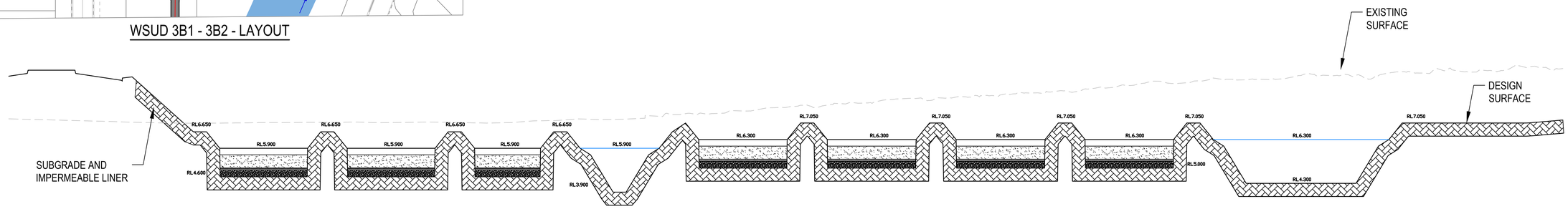
LEGEND

- APPLICATION BOUNDARY
- CATCHMENT BOUNDARY
- EXISTING STORM WATER PIPE WORK
- APPROVED LOT BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED STORM WATER PIPE WORK
- PROPOSED OPEN CHANNEL
- PROPOSED BIO BASIN AREA
- PROPOSED WETLAND AREA
- PROPOSED SEDIMENT BASIN AREA



SECTION 1

NOT APPROVED



SECTION 2

NOTE : DRAINAGE NETWORK AND TREATMENT DEVICE SHOWN ON THIS PLAN ARE PRELIMINARY, ALL DETAILED INFORMATION ARE SUBJECTED TO DETAILED DESIGN

Notes

0 10 20 30 40 50m

SCALE 1:500 @A1

1	FOR APPROVAL	SR	LH	2026.05.20
Issued/Revision		By	Appd	YYYY.MM.DD

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Client/Project Logo

AURA

Stockland

Client/Project

STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	LH	SR	LH	2026.05.20
			Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

AURA P17-P19
WSUD 3B-1 - 3B-2 - CONCEPT LAYOUT

Project No. 304701171-200

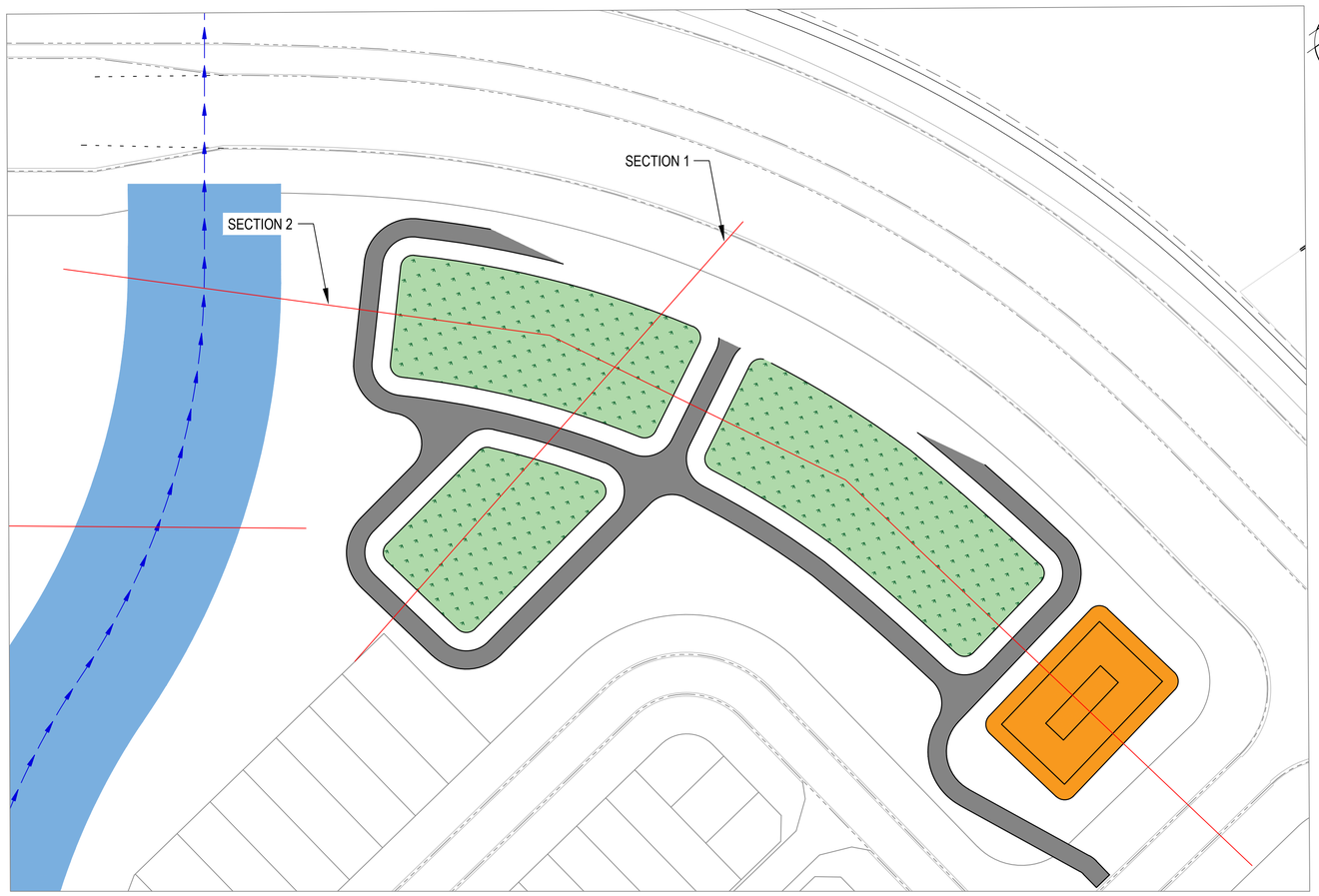
Scale AS SHOWN A1

Revision 1

Drawing No. CD-SK1603

Plotted: 5/02/2026 3:32:29 PM By: HARROT, LUCYD
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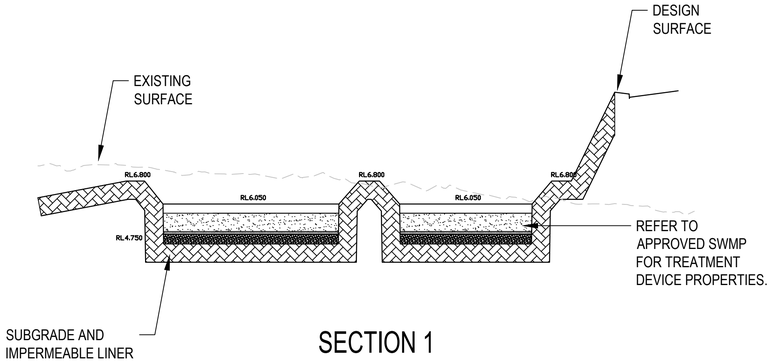
ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD



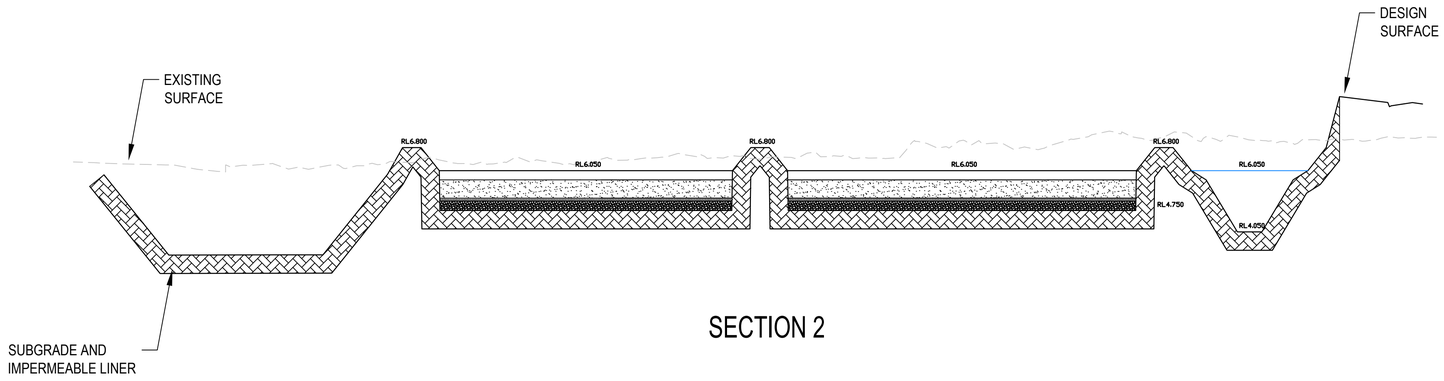
WSUD 4A - LAYOUT

LEGEND

- APPLICATION BOUNDARY
- CATCHMENT BOUNDARY
- EXISTING STORM WATER PIPE WORK
- APPROVED LOT BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED STORM WATER PIPE WORK
- PROPOSED OPEN CHANNEL
- PROPOSED BIO BASIN AREA
- PROPOSED WETLAND AREA
- PROPOSED SEDIMENT BASIN AREA



SECTION 1



SECTION 2

NOT APPROVED

NOTE : DRAINAGE NETWORK AND TREATMENT DEVICE SHOWN ON THIS PLAN ARE PRELIMINARY, ALL DETAILED INFORMATION ARE SUBJECTED TO DETAILED DESIGN

Notes

0 10 20 30 40 50m

SCALE 1:500 @A1

1	FOR APPROVAL	SR	LH	2026.05.20
Issued/Revision		By	Appd	YYYY.MM.DD

Issue Status

FOR INFORMATION ONLY

NOT TO BE USED FOR CONSTRUCTION PURPOSES

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Notes

File Name: 304701171-200-CD-SK1300

Stantec

Stantec Australia Pty Ltd | ABN 17 007 820 322
Level 6, Springfield Tower, 145 Sinnathamby Boulevard
Springfield Central QLD 4300
Tel: 07 3381 0111
Web: www.stantec.com/au

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Client/Project Logo

AURA

Stockland

Client/Project

STOCKLAND DEVELOPMENT PTY LTD

AURA PRECINCT 17-19
DEVELOPMENT APPLICATION 2
PRELIMINARY DESIGN

Authorised	RPEQ #	YYYY.MM.DD	LH	SR	LH	2026.05.20
			Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Title

AURA P17-P19
WSUD 4A - CONCEPT LAYOUT

Project No. 304701171-200

Scale AS SHOWN A1

Revision 1

Drawing No. CD-SK1604

Plotted: 5/12/2026 3:32:24 PM, By: HARROTT, LLOYD
M:\2026\304701171\WORK_PROJECTS\304701171-CDD_MASTER\ARCH\CD\DRAWINGS

ORIGINAL SHEET - ISO A1 COORD - DATUM - AHD

Stantec Australia

Level 6, Springfield Tower
145 Sinnathamby Boulevard
Springfield Central QLD 4300

T: (07) 3381 0111

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We care about the communities we serve—because they're our communities too. This allows us to assess what's needed and connect our expertise, to appreciate nuances and envision what's never been considered, to bring together diverse perspectives so we can collaborate toward a shared success.

We're designers, engineers, scientists, and project managers, innovating together at the intersection of community, creativity, and client relationships. Balancing these priorities results in projects that advance the quality of life in communities across the globe.

Stantec trades on the TSX and the NYSE under the symbol STN. Visit us at **stantec.com** or find us on social media.

Design with community in mind