



ENGINEERING SERVICES REPORT

Proposed Commercial Development
Joy ELC Holdings Pty Ltd ATF Joy ELC Holdings Unit Trust
Lot 10 Aura Boulevard, Baringa

Approved by:
Mr Tristan Nelson
Director
Cozens Regan Group Pty Ltd
RPEQ 15735

Date:
June 2026

DOCUMENT CONTROL RECORD

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1.0 INTRODUCTION

Cozens Regan Group Pty Ltd has been commissioned by Joy ELC Holdings Pty Ltd ATF Joy ELC Holdings Unit Trust to prepare an Engineering Services Report for the Proposed Commercial Development at Lot 10 Aura Boulevard, Baringa.

This Engineering Services Report is required to support a proposed a Reconfiguration of Lot and Material Change of Use Application to Economic Development Queensland (EDQ).

This report summarises our various preliminary investigations and designs into the existing services available to site. The Report addresses the existing engineering constraints and proposes solutions which are tailored to enable practical and cost effective development of the project.

2.0 THE SITE

2.1 SITE LOCATION

At the time of writing this report the subject lot does not exist, however it is proposed as Lot 10 as part of the proposed Aura Business Park (ABP) within Precinct 4 Stage 22A as referred to in the approved DEV2013/439 Plan of Development (PoD) dated 25/01/2024.

The site will be bound by a circulating road proposed as part of the overarching subdivision and the site is currently located to the west of Aura Boulevard and South of Graf Drive.

The location of the subject site and broader overarching subdivision is also shown below.



Figure 1 – Aura Business Park Stage 22A Precinct Plan

2.2 SITE DESCRIPTION

The site is currently vacant due to its recent creation under the Aura Business Park subdivision.

The site falls generally from the north to south with grade of approximately 1% towards new circulating roadway. The levels of the site range from RL 9.90m in the north-west corner down to RL 8.60 m in the south-east corner of the site.

The total site area is equal to 7,731m².

An existing stormwater connection is provided on site with an existing field inlet in the southern corner connecting to the council drainage network in the new circulating roadway.

Other services including sewer and water supply are also being made available to the site as part of the associated subdivision.

2.3 DESCRIPTION OF DEVELOPMENT

The proposed development involves a proposed combined Reconfiguration of Lot and Mixed use commercial development involving the creation of 3 new allotments and including retail tenancies, parkland and childcare centre over the site.

Proposed works involve the construction of buildings, carparking, parklands, outdoor dining, outdoor play areas and landscaping.

Refer Architectural Plans contained within Appendix A for more information in regard to the proposed development.

3.0 EARTHWORKS

The bulk earthworks proposed for the development will involve predominately cutting across the site and is focused around providing acceptable vehicular/pedestrian access to all buildings along with providing building platforms with freeboard above the 1% AEP overland flow paths.

Minor low height retaining walls are proposed around the perimeter of the site and internally between buildings where difference in levels require. Retaining walls are all proposed as single concrete tier walls.

The proposed finished floor levels and preliminary finished surface grading indicates that the site will be predominately cut to spoil, with excess material required to be removed from site. Spoil material will be removed to an approved source location as determined during Construction. The preliminary earthworks volumes have resulted in an excess cut of 3,000m³ to be exported from site. The earthworks volumes are preliminary only and subject to detailed design.

The proposed site levels and earthworks cut and fill areas are detailed on concept bulk earthworks plans and sections 260184/SK3 & SK5 contained in Appendix C. The extent of low landscape retaining proposed over the site is also shown.

No geotechnical assessment has been provided at the time of production of this document no Geotechnical issues are expected at this time.

All earthworks will be required to be carried out under Level 1 Geotechnical Supervision and in accordance with any future geotechnical reporting requirements.

Adherence to Local Authority approved working hours (approx. 6:30am – 6:30pm, Mon-Sat) and contractually required careful attention to muffler condition/repair for all plant and machinery will minimise noise impact during bulk earthworks and general civil works construction on the site.

4.0 EROSION AND SEDIMENT CONTROL

The site is subject to compliance with the Erosion and Sediment Control requirements of the Sunshine Coast Council Planning Scheme Policy for development works (SCC PSPDW).

Concept Erosion and Sediment Control requirements are outlined within the Site Based Stormwater Management Plan prepared by Cozens Regan Group Pty Ltd, including all the requirements for maintenance during the construction phase and required methods of reporting.

The Local Authority By-Law and Statutory Authority provisions related to Workplace Health & Safety, Dust and Smoke Nuisance, Environment and Occupational Noise Suppression will be rigidly enforced as part of the general site works contractual arrangements.

5.0 FLOODING AND OVERLAND FLOW

The development site is not identified as being affected by flooding within the Aura Flood Risk Management Report (2020) for the 1% AEP developed flood event. Accordingly, the site is not subject to flood-related development constraints and no further flood assessment is considered necessary.

The proposed development has been designed to maintain the established overland flow paths within the surrounding road and drainage network. Preliminary finished floor levels are proposed to be set above adjacent overland flow paths, ensuring appropriate freeboard is achieved and that stormwater runoff can be safely conveyed through surrounding roads, drainage reserves and landscaped areas without adversely impacting the development.

6.0 SEWERAGE RETICULATION

A DN160 PE100 Unity Water sewer main is proposed to be constructed as part of the overarching subdivision within the new circulating road to the east of the site which is to provide a new DN160 property connection for the site in the south-east corner.

It is proposed to extend the Unity Water Sewer from the existing Property Connection through the site in order to provide a new connection for each new allotment.

Building works on each lot will then be provided with a private sanitary drainage system to connect to each new property connection.

The approved subdivision infrastructure was designed to accommodate the anticipated commercial development of Lot 10. Accordingly, the proposed sewer infrastructure is considered capable of servicing the proposed development, subject to future detailed hydraulic design and Unitywater approval.

Design and construction of the new sewer extension shall be in accordance with the requirements of SEQ Water Supply and Sewer and Code and subject to approval by Unity Water. Internal sanitary drainage is subject to A.S.3500 plumbing and drainage code to hydraulics consultants specifications.

7.0 WATER RETICULATION

A DN150 PVC-O Unity Water Water main is proposed to be constructed in the near verge of the new circulating roadway to the east of the site as part of the overarching Subdivision. The site is not known to have an existing water meter in place.

A new water meter is proposed to service each new allotment from the existing DN150 PVC main to the east of the site with a new meter provided within private property of each allotment.

The final size and location of the water meters required, will be confirmed during detailed design.

Sub-meters will be provided for each tenancy where more than one tenancy exists on each lot. The size and location of Sub-meters where required will be confirmed during detailed design based on hydraulic consultant and Councils Plumbing and Drainage requirements.

The approved subdivision infrastructure was designed to accommodate the anticipated commercial development of Lot 10. Accordingly, the proposed water infrastructure is considered capable of servicing the proposed development, subject to future detailed hydraulic design and Unitywater approval.

Design and construction of the water meter and associated supply shall be in accordance with the requirements of SEQ Water Supply and Sewer and Code and subject to approval by Unity Water.

Internal private water supply and fire service (if required) is subject to A.S.3500 plumbing and drainage code to hydraulics consultants specifications and Council Plumbing and Drainage Approval.

8.0 OTHER SERVICES

Electrical and Telecommunications services are understood to be located within the surrounding road reserves. It is recommended the capacity and availability of these services be confirmed during detailed design by the relevant service providers.

The subdivision and associated commercial development is expected to require a new Padmount Transformer to service the development, the location of such has been identified on the proposed development plans and is subject to further approval and consultation with Energex during detailed design.

9.0 CONCLUSION

This civil engineering report has shown that the proposed development for this site can be serviced and constructed using suitable engineering solutions to council's requirements. All preliminary comments and assumptions are subject to confirmation by detail design

APPENDIX A

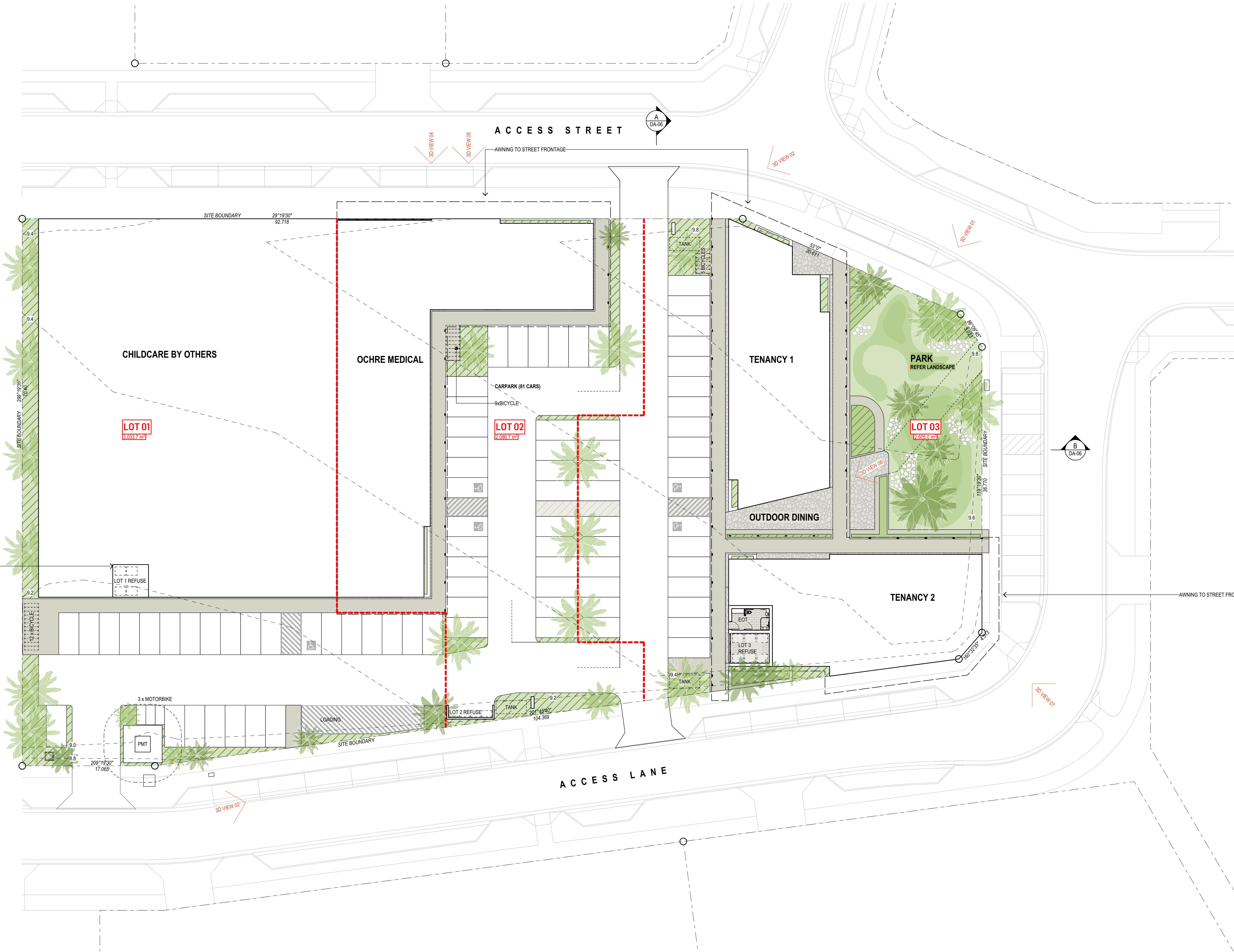
Architectural Plans

DEVELOPMENT DATA	
SITE ADDRESS	
BARINGA BUSINESS VILLAGE LOT 10	
RPD	
LOT 01, 02 AND 03	
LOCAL COUNCIL	
SUNSHINE COAST COUNCIL	
SITE AREA	
7,731m²	
SITE COVER	
2648.7m² (34.26%)	
GFA	
CHILDCARE	1008m²
111 PLACES	
OCHRE MEDICAL	813.2m²
TENANCY 01	410.1m²
TENANCY 02	417.4m²
TOTAL PROPOSED GFA	2648.7m²
CARPARKING	
PROVIDED	81
ADJACENT STREET CARPARKS	28
BICYCLES	
PROVIDED	26 (19 EMPLOYEE + 7 CUSTOMER)
LANDSCAPING	
CHILDCARE OUTDOOR PLAY	920m²
PARK	662.3m²
OTHER LANDSCAPING	439.2m²
TOTAL LANDSCAPING	2021.5 (26%)

LEGEND	
BOL	BOLLARD
COL	COLUMN
EG	EAVES GUTTER
FFL	FINISHED FLOOR LEVEL
FL	FLOOR LEVEL
GD	GRADED DRAIN
GFA	GROSS FLOOR AREA
MRS-1	METAL ROOF SHEETING
MRS-2	METAL ROOF SHEETING
MSN-1	MASONRY FINISH
MSN-2	MASONRY FINISH
MWS-1	METAL WALL SHEETING
PMT	PAD MOUNT TRANSFORMER
PYL-1	PYLON SIGN - 6.0m x 1.5m
RL	REDUCED LEVEL
S-1	TENANT SIGNAGE
SCR-1	BATTEN SCREEN
SW	STORMWATER PIT
VG	VALLEY GUTTER
WH	WATER HEATER
WS	WHEEL STOP

DRAWING SCHEDULE	
DA-00	COVERPAGE
DA-01	SITE PLAN
DA-02	FLOOR PLAN
DA-03	ROOF PLAN
DA-04	ROL PLAN
DA-05	ELEVATIONS & SITE SECTIONS - SHEET 1
DA-06	ELEVATIONS & SITE SECTIONS - SHEET 2
DA-07	3D VIEW 01
DA-08	3D VIEW 02
DA-09	3D VIEW 03
DA-10	3D VIEW 04
DA-11	3D VIEW 05
DA-12	3D VIEW 06
DA-13	3D VIEW 07
DA-14	SIGNAGE

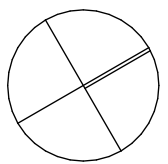
REFUSE FOR CHILDCARE LOCATED WITHIN BUILDING ENVELOPE
- REFER OTHERS



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SCALE 1:250@A1

ISSUE	DATE	BY	DESCRIPTION	CHKD
A	01.07.2026	CL	DEVELOPMENT APPLICATION	GT

Aura Baringa

DRAWING

SITE PLAN

PROJECT NO.

2955-437

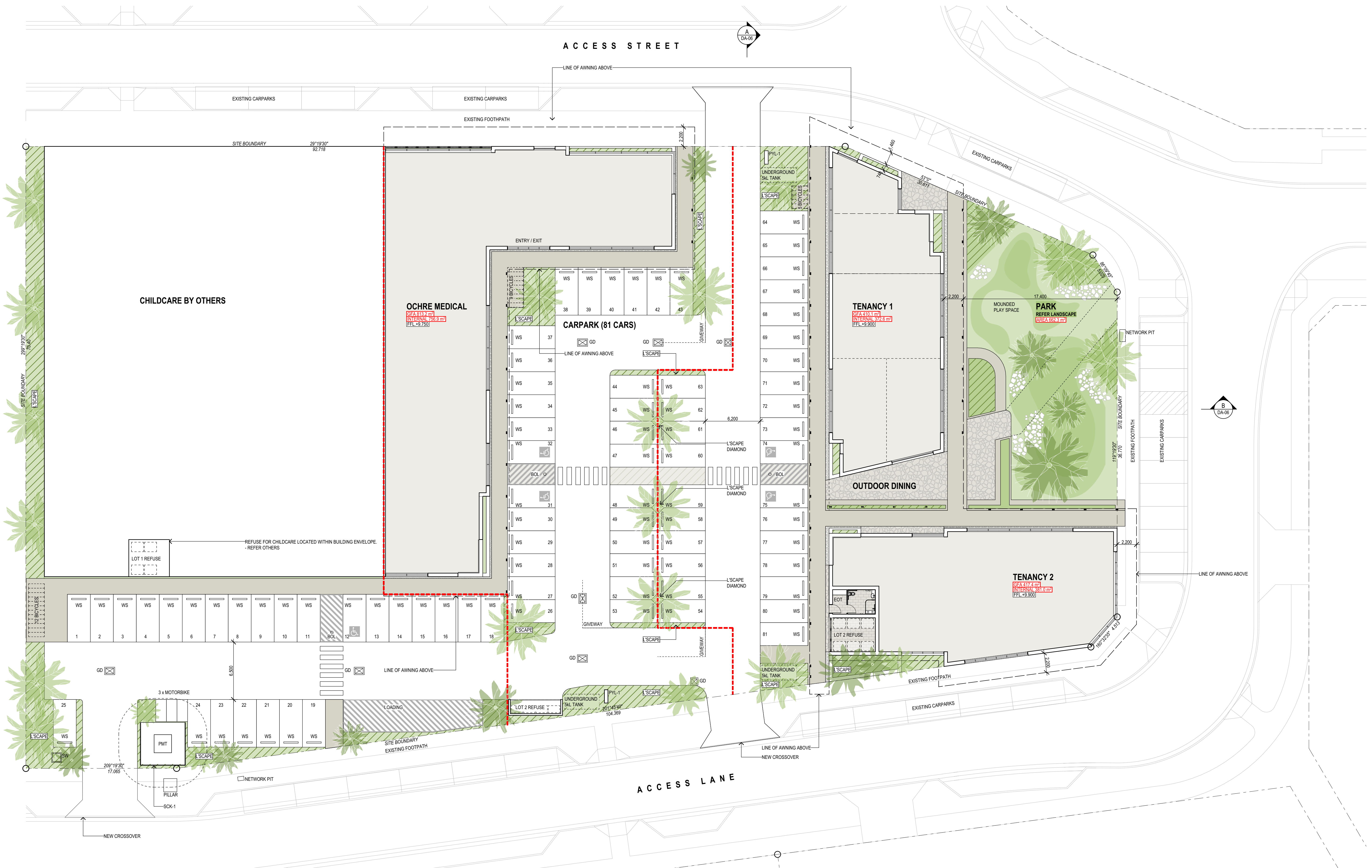
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DA-01

ISSUE

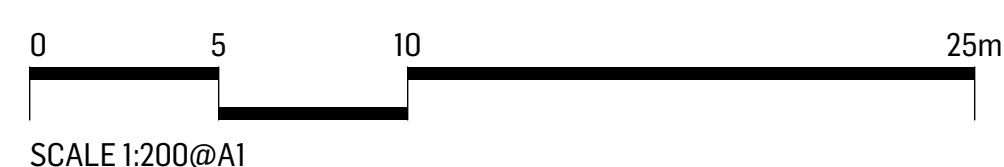
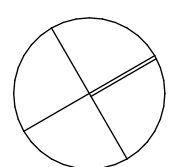
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A	01.07.2026	CL	DEVELOPMENT APPLICATION	GT

Aura Baringa

DRAWING

FLOOR PLAN

PROJECT NO.

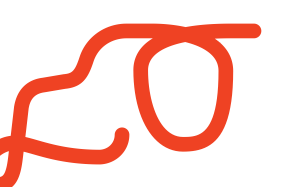
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DA-02

ISSUE

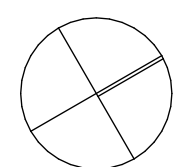
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ISSUE	DATE	BY	DESCRIPTION	CHKD
A	01.07.2026	CL	DEVELOPMENT APPLICATION	GT

Aura Baringa

DRAWING

ROL PLAN

PROJECT NO.

2955-437

DRAWING NO.

DA-04

ISSUE

A



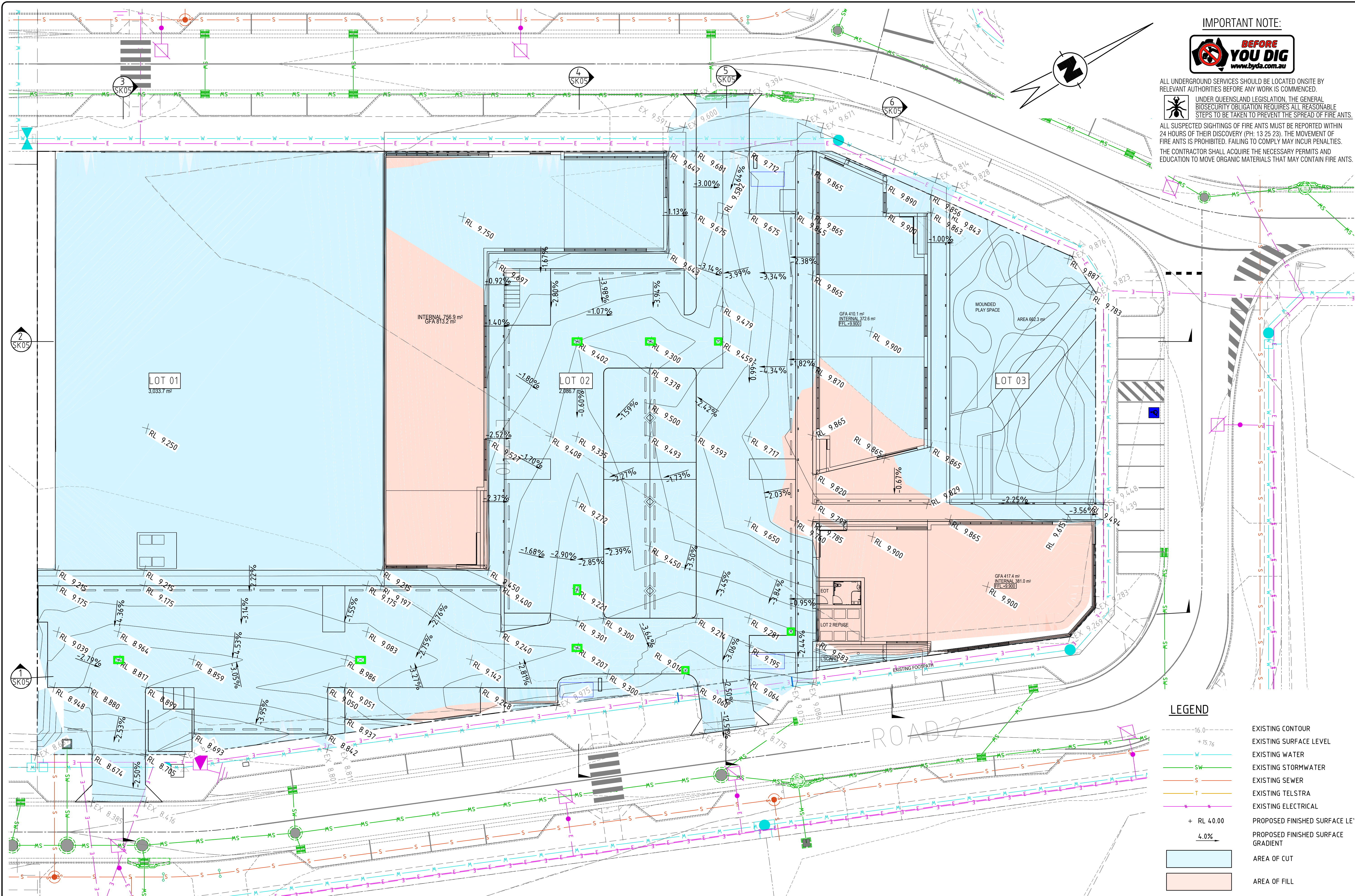


**PRELIMINARY
FOR REVIEW**



APPENDIX B

Conceptual Engineering Plans



IMPORTANT NOTE:



ALL UNDERGROUND SERVICES SHOULD BE LOCATED ONSITE BY RELEVANT AUTHORITIES BEFORE ANY WORK IS COMMENCED.

UNDER QUEENSLAND LEGISLATION, THE GENERAL BIOSECURITY OBLIGATION REQUIRES ALL REASONABLE STEPS TO BE TAKEN TO PREVENT THE SPREAD OF FIRE ANTS.

ALL SUSPECTED SIGHTINGS OF FIRE ANTS MUST BE REPORTED WITHIN 24 HOURS OF THEIR DISCOVERY (PH: 13 25 23). THE MOVEMENT OF FIRE ANTS IS PROHIBITED. FAILING TO COMPLY MAY INCUR PENALTIES.

THE CONTRACTOR SHALL ACQUIRE THE NECESSARY PERMITS AND EDUCATION TO MOVE ORGANIC MATERIALS THAT MAY CONTAIN FIRE ANTS.

LEGEND

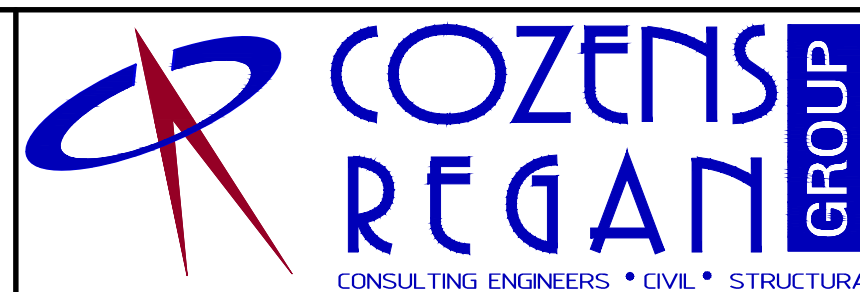
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- +15.76 - - - - - EXISTING SURFACE LEVEL
- W - - - - - EXISTING WATER
- SW - - - - - EXISTING STORMWATER
- S - - - - - EXISTING SEWER
- T - - - - - EXISTING TELSTRA
- - - - - EXISTING ELECTRICAL
- + RL 40.00 - - - - - PROPOSED FINISHED SURFACE LE'
- 4.0% - - - - - PROPOSED FINISHED SURFACE GRADIENT
- AREA OF CUT
- AREA OF FILL

No.	DATE	ISSUE	REVISED	CHECKED
P3	02.07.26	ARCH UPDATES AND MINOR LEVEL AMENDMENTS	T.W.N.	T.W.N.
P2	22.06.26	MINOR LEVEL AMENDMENTS	T.W.N.	T.W.N.
P1	06/26	ORIGINAL ISSUE	J.L.	J.A.W.

IN ASSOCIATION WITH

PRELIMINARY
NOT FOR CONSTRUCTION

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SCALE B
D.A.T.U.M. A.H.D. (U.N.O.)
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SCALES SHOWN ARE AT A1 SIZE

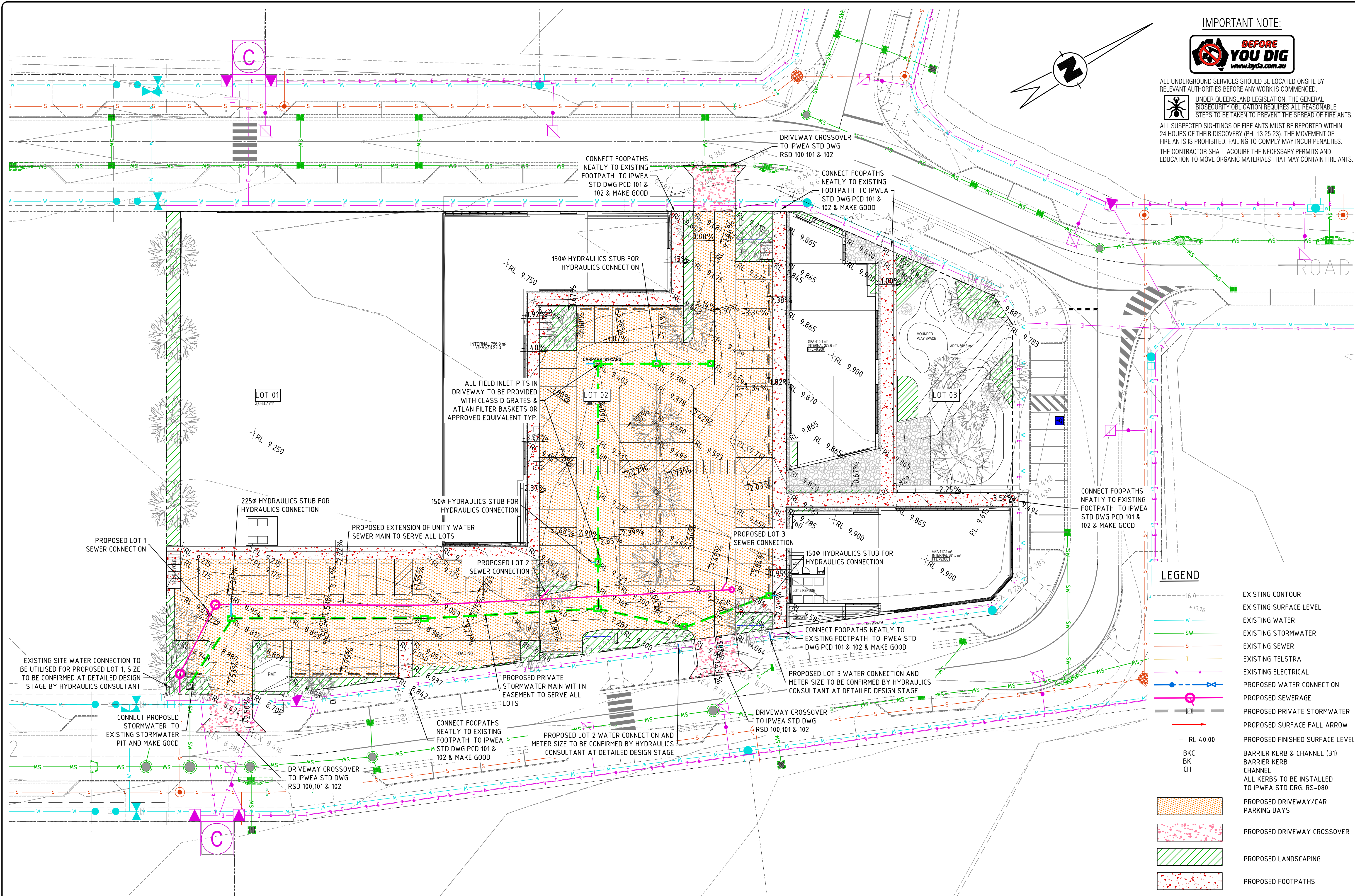


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DESIGNED JL
DRAWN BAR
CHECKED T.W.N.
APPROVED FOR AND ON BEHALF OF
COZENS REGAN GROUP PTY LTD
(NER No 546920)
(RPEQ No 45361)

CLIENT
JOY ELC HOLDINGS PTY LTD ATF JOY ELC HOLDINGS UNIT TRUST
PROJECT
PROPOSED MIXED USE DEVELOPMENT
LOT 10 AURA BARINGA, BANYA QLD 4551
CONCEPT BULK EARTHWORKS PLAN

JOB NO.
260184
DRAWING NO.
SK03
ISSUE
P1P2P3



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THE CONTRACTOR SHALL ACQUIRE THE NECESSARY PERMITS AND EDUCATION TO MOVE ORGANIC MATERIALS THAT MAY CONTAIN FIRE ANTS.

LEGEND

- 16.0- EXISTING CONTOUR
- +15.76 EXISTING SURFACE LEVEL
- W EXISTING WATER
- SW EXISTING STORMWATER
- S EXISTING SEWER
- T EXISTING TELSTRA
- E EXISTING ELECTRICAL
- PROPOSED WATER CONNECTION
- PROPOSED SEWERAGE
- PROPOSED PRIVATE STORMWATER
- PROPOSED SURFACE FALL ARROW
- + RL 40.00 PROPOSED FINISHED SURFACE LEVEL
- BKC BARRIER KERB & CHANNEL (B1)
- BK BARRIER KERB
- CH CHANNEL
- ALL KERBS TO BE INSTALLED TO IPWEA STD DRG. RS-080
- PROPOSED DRIVEWAY/CAR PARKING BAYS
- PROPOSED DRIVEWAY Crossover
- PROPOSED LANDSCAPING
- PROPOSED FOOTPATHS

No.	DATE	ISSUE	REVISED	CHECKED
P4	02.07.26	MINOR ARCH UPDATES	JL	TWN
P3	22.06.26	MINOR LEVEL AND SEWER CHANGES	TWN	J.A.W
P2	06/26	UPDATE ISSUE	JL	J.A.W
P1	06/26	ORIGINAL ISSUE	JL	J.A.W

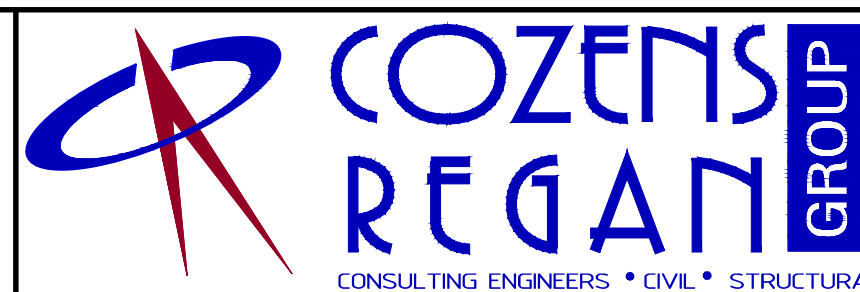
IN ASSOCIATION WITH

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE A
SCALE B



DATUM AHD (U.N.O.) SCALES SHOWN ARE AT A1 SIZE

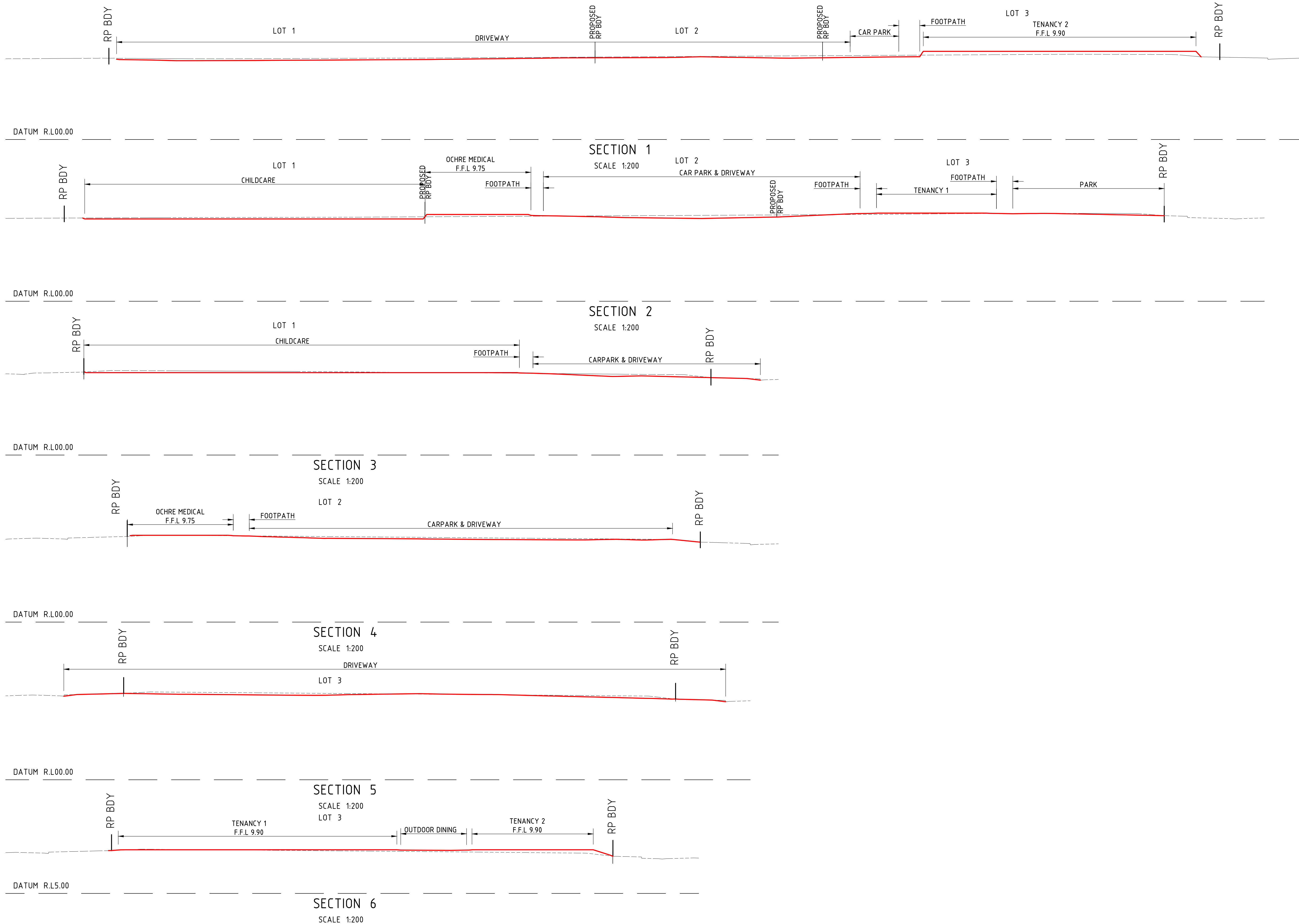


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CONCEPT CIVIL WORKS PLAN

JOB NO. 260184
DRAWING NO. SK04
ISSUE P1P2P3P4



APPENDIX C

SMEC TECH MEMO

Technical Memorandum

Memo No.	30031870-1194-001	Date of Issue	20/09/2024
Subject	Aura Precinct 4 Stage 22A Development	Discipline	Civil
Project Name	Aura Business Park	Project No.	30031870
Document No.	30031870-1194-001	Revision	0
Author	Andriena Ortega		
Reviewed by	Tim Wood	Approved by	Tim Wood
Prepared for	Stockland Development Pty Ltd	Attention to	Liam Hiscock
Attachments	Appendix A – Stage 22A ROL Plans; Appendix B – Existing Bulk Earthworks/Combined Services Plans; Appendix C – Lot 1194 Preliminary Civil Design Plans		

1 Project Background

SMEC Australia Pty Ltd (SMEC) was commissioned by Stockland Development Pty Ltd to complete an assessment of civil engineering aspects associated with the development of Aura Business Park (ABP) Precinct 4 Stage 22A as referred to in the approved DEV2013/439 Plan of Development (PoD) dated 25/01/2024. The location of Precinct 4 within the Caloundra South PDA is shown in Figure 1 below.

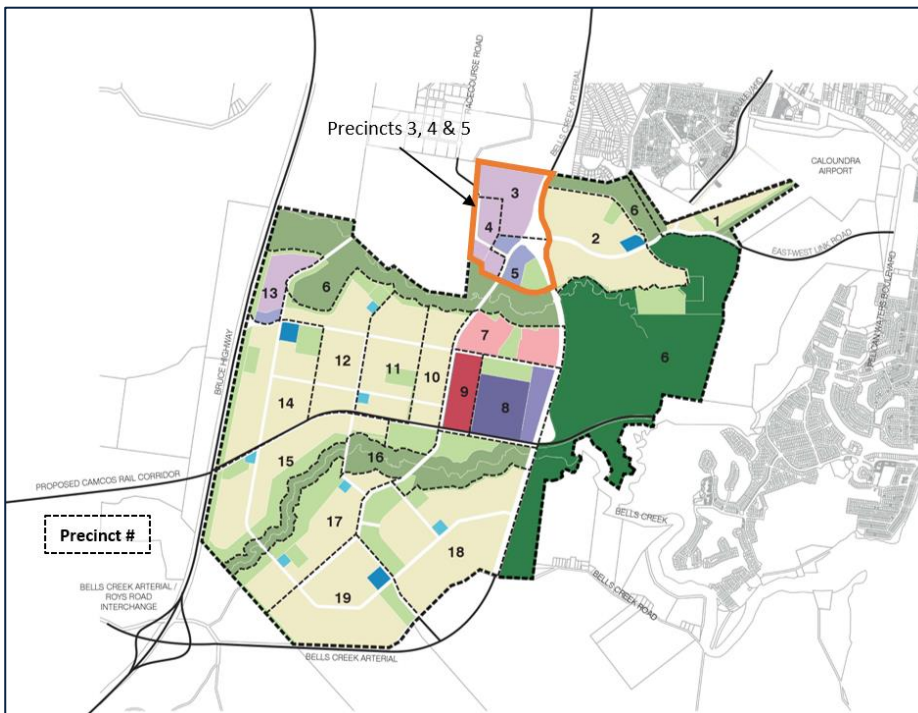


Figure 1: Aura Development Precincts (Extract from Unitywater Infrastructure Agreement: map produced by URBIS)

Precinct 4 Stage 22A (as shown in Figure 2 below) includes a single super lot 1194 which is bordered by Aura Boulevard and Graf Drive.

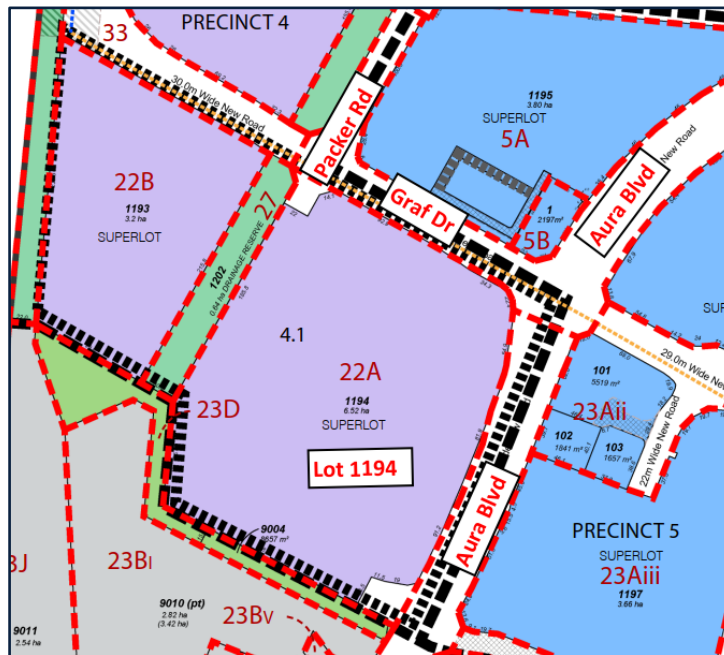


Figure 2: DEV2013/439 Aura Precinct 3, 4 and 5 Plan of Development 25/01/2024 (URBIS 2024)

2 Purpose of Technical Memorandum

This technical memorandum has been prepared for Stockland Development Pty Ltd to confirm that the proposed development does not compromise civil design matters already considered in the existing ABP approval (EDQ DEV2013/439 last amended 25/01/2024) or preclude future compliance with relevant guidelines.

3 Proposed Development Civil Assessment

3.1 Proposed ROL Layout

The Lot 1194 super lot is proposed to be reconfigured into 14 lots, intended for commercial and industrial uses including several multi-story and large GFA buildings. The site will have three external access points and an internal circulating road network. The proposed ROL plans are attached in Appendix A.

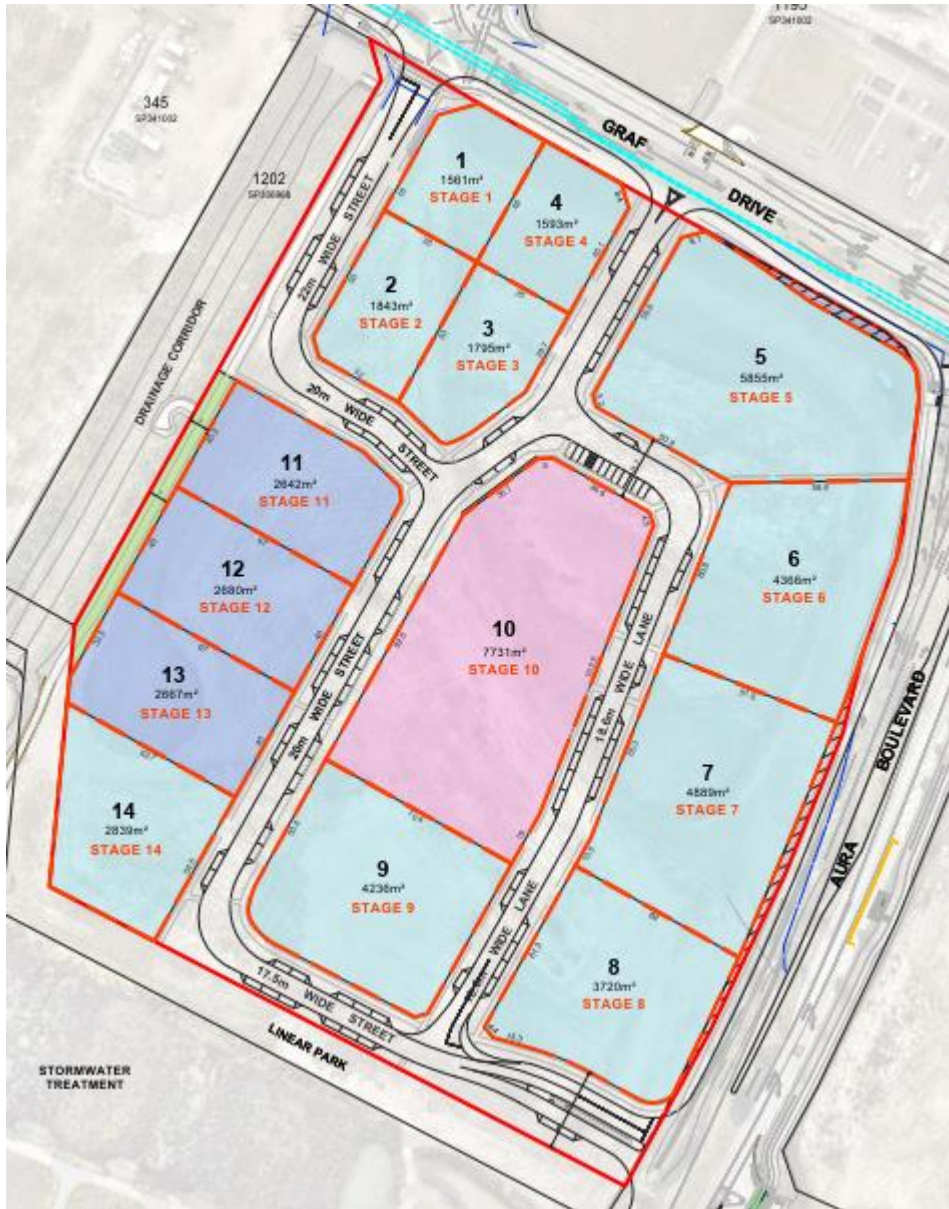


Figure 3: Stage 22A Plan of Development: Appendix C – Staging Plan (RPS 20/09/2024)

3.2 Bulk Earthworks

3.2.1 Existing Surface

Bulk earthworks have previously been completed on the site in 2022/2023 as part of DEV2013/439 P3-5 Bulk Earthworks and are supported by a Level 1 report in accordance with AS3798 by Douglas Partners (Report 207929.00.R.001.Rev 0). As shown in Figure 4 Lot 1194 is entirely Level 1 fill of an average 2m depth and is generally flat, graded at approximately 1% from north-west to the south-east corner.

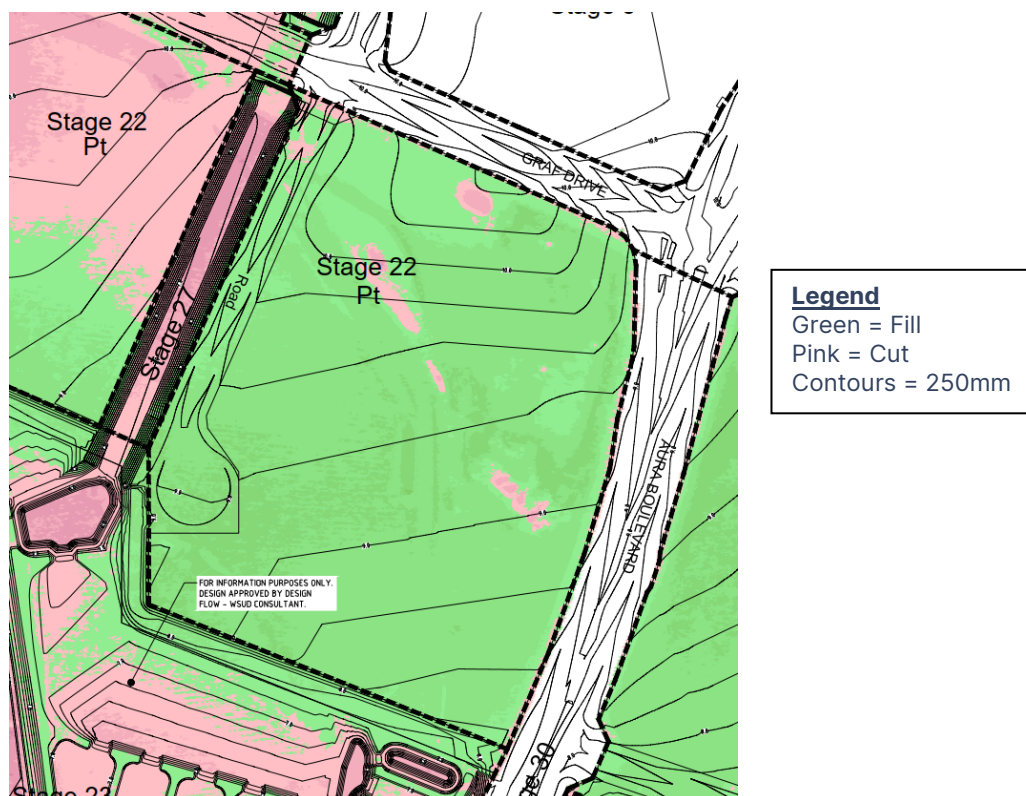


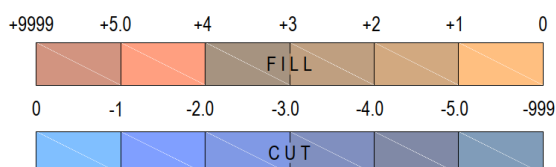
Figure 4: Bulk Earthworks Design Plan 30031846-BE-103 (SMEC 30/10/2019)

The existing bulk earthworks design for Lot 1194 is attached in Appendix B.

3.2.2 Preliminary Design

The proposed earthworks strategy is aligned with creating stormwater catchments that generally match those approved within the *Aura Precincts 3-5 Stormwater Quality Management Plan V1.7* by Design Flow 15/09/2022 and facilitate balanced distribution of stormwater flows to the end of line WSUD wetland and bioretention devices (refer Figure 12).

It is anticipated all required earthworks fill material will be sourced from on-site material and road box/trench spoil. A small volume of material could be imported from local area sources should on-site material not be able to be sourced.



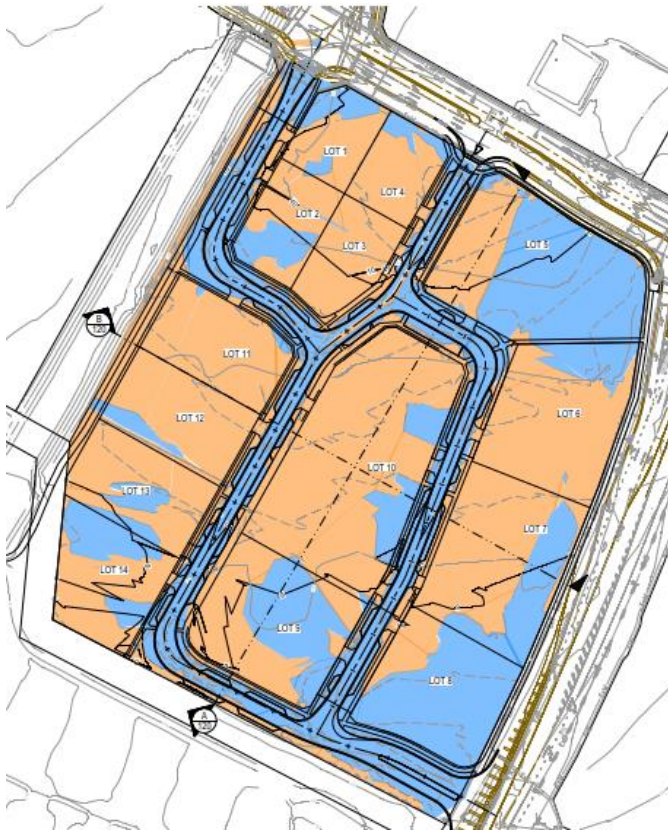


Figure 5: Bulk Earthworks Design Plan 30031846-1194-120 (SMEC 19/09/2024)

The preliminary bulk earthworks design (to be further refined as part of detailed design) for Lot 1194 is attached in Appendix C.

3.3 Roadworks

3.3.1 Traffic Model

The *Aura Precincts 3-5 Traffic Modelling Refresh* by PwC August 2023 (endorsed by EDQ under the DEV2013/439 PoD) documents the ultimate road network, forecast trip generation and Gross Floor Area (GFA) assumptions for the business park. Stage 22A is considered within the traffic model as Node 1019. Note 1019 connections include two signalised intersections and a left-in/left-out as shown in Figure 11.

Note 1019 currently facilitates trip generation for 30,000m² commercial land use GFA, a Fast Food Outlet (with drive-thru) and a Service Station. Should a Fast Food Outlet and Service Station not be proposed or industrial land use be proposed, it is intended to reallocate the trip generation towards increasing the allowable commercial GFA. This is discussed further in the proposed Stage 22A Plan of Development design criteria DS1.2.

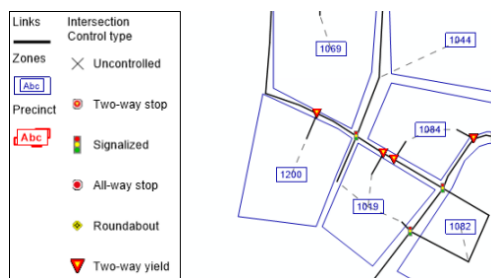


Figure 6: Aura Precincts 3-5 Traffic Modelling Refresh: Figure 2 Road Network Summary (PwC August 2023)

3.3.2 Development Access Locations

In line with the traffic model, the proposed development will be accessed from three separate locations as shown in the following figures.

Graf Dr & Packer Rd Signalised Intersection

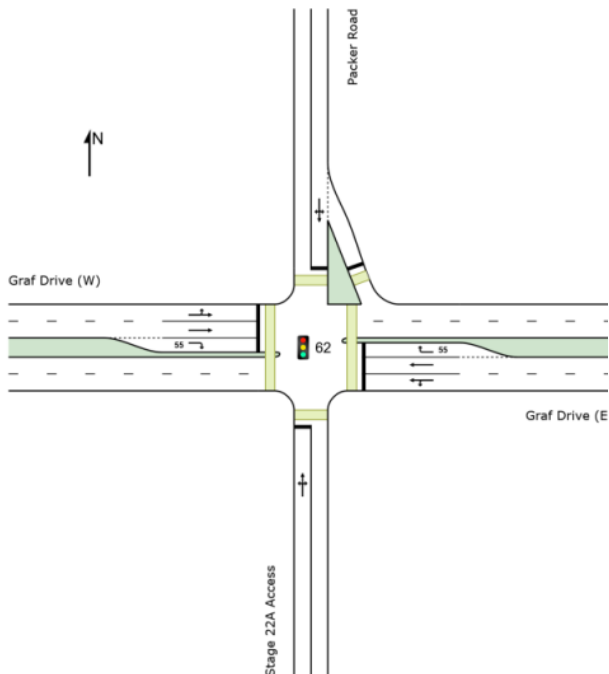


Figure 7: Graf Dr & Packer Road Intersection SIDRA Layout (SMEC 16/04/2024)

Aura Blvd & Stage 22A Signalised Intersection

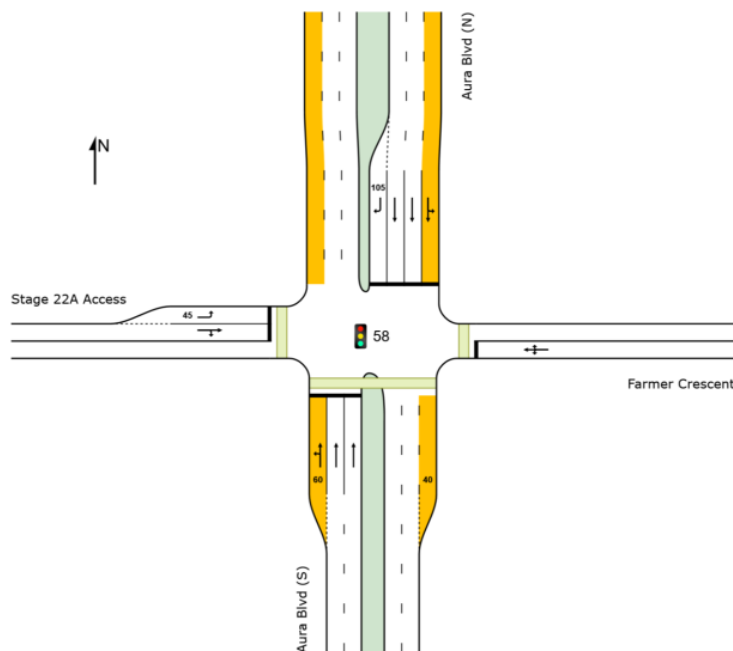


Figure 8: Aura Blvd & Stage 22A Access Intersection SIDRA Layout (SMEC 16/04/2024)

Graf Dr & Stage 22A Left In/Left Out Intersection

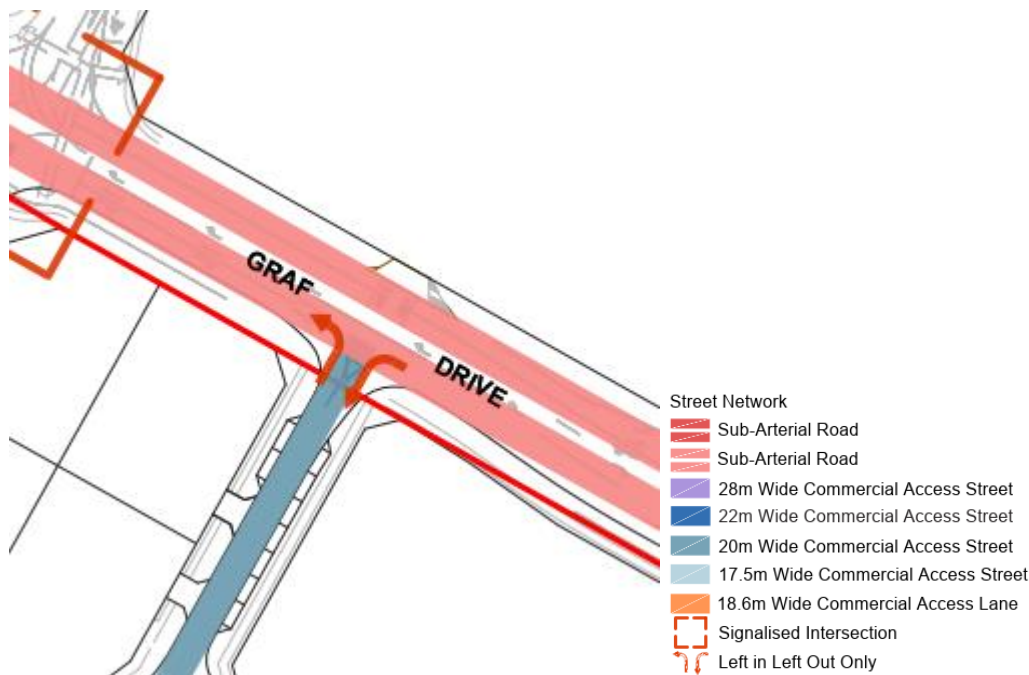


Figure 9: Stage 22A Plan of Development: Appendix G - Road Hierarchy (RPS 20/09/24)

The two signalised intersections are documented in the *Aura Business Park Signalised Intersection Technical Memorandum* by SMEC 16/04/2024. Compliance assessment approval of the Graf Dr & Packer Rd intersection was received from EDQ on 08/07/2024. Construction of the intersection has commenced in September 24 and is anticipated to be completed and operating in 2025.

The left in/left out is proposed to utilise a raised central median island to negate the apparent 4-way intersection and a raised threshold treatment for pedestrians and cyclists along Graf Dr. This intent is shown indicatively on the preliminary design plans and will be refined during detailed design.

3.3.3 Road Hierarchy

The road network proposed within Lot 1194 is documented in the proposed *Stage 22A Plan of Development Appendix G -Road Hierarchy* and *Appendix H - Road Cross Sections* by RPS 20/09/24 and is summarised below.

28m Wide Commercial Access Street:

- 28m Road Reserve
- 5m RHS Verge – 2m Footpath
- 7m RHS Carriageway – 3.5m Left Turn Lane & 3.5m Through/Right Turn Lane
- 3.5m Landscaped Median Island with SM3 Kerb Type
- 5m LHS Carriageway – Through Lane
- 7.5 m LHS Verge – No Footpath (located with adjacent linear park)
- Typical B1 Kerb Type

22m Wide Commercial Access Street:

- 22m Road Reserve
- 6.5m RHS Verge – 1.5m Footpath and 2.3m Indented Parking
- 7m Carriageway – 2 x 3.5m Lanes
- 8.5 m LHS Verge – 3m Footpath and 2.3m Indented
- Typical B1 Kerb Type
- 900mm Invert Kerb Type through Indented Parking Bays

20m Wide Commercial Access Street:

- 20m Road Reserve

- 6.7m RHS Verge – 2m Footpath and 2.3m Indented Parking
- 7m Carriageway – 2 x 3.5m Lanes
- 6.3 m LHS Verge – 1.5m Footpath and 2.3m Indented Parking
- Typical B1 Kerb Type
- 900mm Invert Kerb Type through Indented Parking Bays

17.5m Wide Commercial Access Street:

- 17.5m Road Reserve
- 6.7m RHS Verge – 2m Footpath and 2.3m Indented Parking
- 7m Carriageway – 2 x 3.5m Lanes
- 3.8m LHS Verge – No Footpath and 2.3m Indented Parking
- Typical B1 Kerb Type
- 900mm Invert Kerb Type through Indented Parking Bays

18.6m Wide Commercial Access Lane:

- 18.6m Road Reserve
- 6.05m RHS Verge – 2m Footpath and 2.3m Indented Parking
- 7m Carriageway – 2 x 3.5m Lanes
- 5.55m LHS Verge – 1.5m Footpath and 2.3m Indented
- Typical B1 Kerb Type
- 900mm Invert Kerb Type through Indented Parking Bays

The proposed road hierarchy and cross sections are considered appropriate for the intended low speed environment and the *IPWEAQ Street Design Manual* guidelines (replacement to *Queensland Streets*) is proposed to be adopted in detailed design.

The preliminary roadworks design (to be further refined as part of detailed design) for Lot 1194 is attached in Appendix C.

3.3.4 Design Vehicles

The adopted design vehicle for the proposed roadworks is a 12.5m Rigid Truck/Bus in accordance with Austroads. A 19m AV Semi-Trailer in accordance with Austroads was used as the design check vehicle. The combination of design/check vehicles align with the intended use of the precinct being narrower streets with a low-speed environment that facilitate the proposed commercial uses and heavy pedestrian activity.

A 19m AV Semi-trailer as the design vehicle would result in overly wide intersections and could lead to traffic passenger cars travelling faster than desirable/safe around corners. It's use as a check vehicle ensures that any accidental entry can be facilitated through the road network without conflict.

All roads have been reviewed with swept path analysis to identify localised widening and line marking adjustments. Trafficable 50mm height concrete median build outs are proposed through some intersections to ensure passenger cars maintain low speeds and larger vehicles can be accommodated.

A plan demonstrating turn path compliance can be provided on request.

3.3.5 On-Street Parking

All on-street parking shall be in accordance with *AS2890.5:2020 On-street parking facilities*. To maximise verge widths parallel parking has predominately been adopted throughout the road network with one section of 90° bays adjacent to the "Village Heart". There are a total of 80 parallel bays and 10 x 90° bays. It is anticipated that at least 1 of the 90° will be marked for disability parking.

3.3.6 Lot Access/Driveways

Where an Austroads 12.5m Rigid Truck/Bus (HRV) access is required, the driveway will be required to comply with Sunshine Coast Council Standard Drawing *RS-051 Heavy Duty Vehicle Crossing General Wide Flared*. It has been assumed for the purposes of space proofing that this will be required for all lots. The actual driveway size and configuration may be reduced during detailed design depending on the design vehicle adopted.

3.3.7 Open Drainage Channel Maintenance Access

The existing central open drainage channel within the adjacent Stage 27 requires a maintenance vehicle access for Council to existing sediment forebays and linkage to the end-of-line WSUD systems. This has been facilitated by joint use of the 3m Shared Path within a 7m pedestrian link corridor bordering the drainage channel, which provides broader connectivity via the path within the future western Linear Park (Stage 23D).

3.3.8 Waste Collection Access

As the proposed development includes only streets and no roads, all lots can utilise a Type B Access where the design vehicle access must:

- i. enable standing wholly within the site without occupying any designated queue areas, or blocking access to more than 50% of car parking spaces; and
- ii. limit any on-street manoeuvring to reversing on or off the site in one movement only. The swept path of the vehicle may cover the overall width of a two-way undivided driveway.

Based on a Type B access it is anticipated that all lots can be serviced by an Austroads 12.5m Rigid Truck/Bus (HRV) design vehicle. Alternatively, future development can arrange privately managed waste collection agreements if required.

3.4 Stormwater Quantity

The surrounding stormwater network on Graf Dr, Packer Road and Aura Blvd has not been designed to convey flows generated by Lot 1194 with the exception of the Packer Road/Graf Dr intersection which facilitates a small area. The western half of Lot 1194 will discharge to the central open drainage channel (Stage 27) and western WSUD inlet, while the eastern half will discharge into the eastern WSUD inlet.

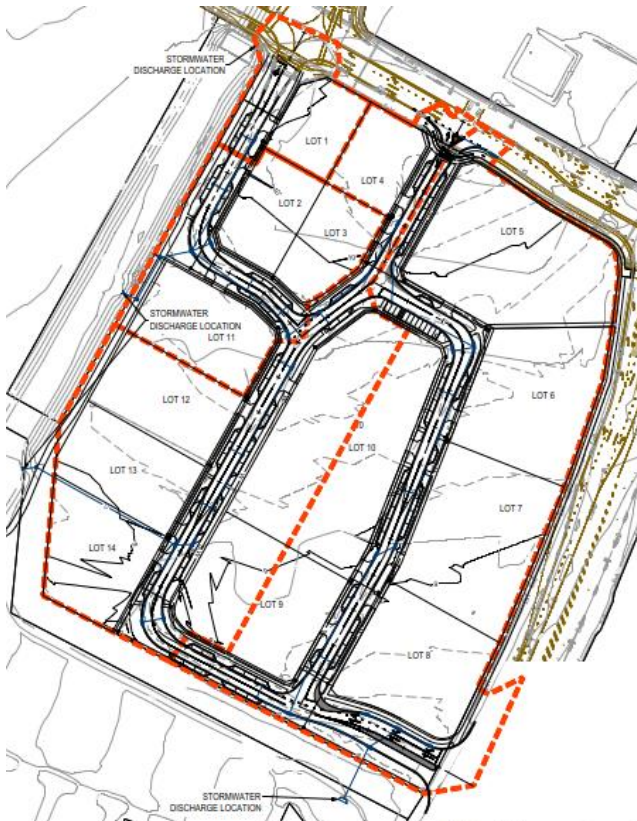


Figure 10: Preliminary Design Stormwater Catchments (SMC 19/09/24)

QUDM suggests that commercial precincts adopt a 10% AEP minor event, however due to the road hierarchy generally being access streets/lanes with no collector roads it is proposed to adopt a 2% AEP in line with the balance of industrial access streets within the business park. A 1% AEP major event will be adopted.

Imperviousness in line with commercial development will be adopted in accordance with QUDM and allowance made for climate change in accordance with Sunshine Coast Council Planning Scheme.

The preliminary stormwater design (to be further refined as part of detailed design) for Lot 1194 is attached in Appendix C.

3.5 Stormwater Quality

Full construction build-out of the end-of-line wetland and bioretention stormwater quality WSUD devices have been completed in accordance with the *Aura Precincts 3-5 Stormwater Quality Management Plan V1.7* by Design Flow 15/09/2022. Lot 1194's southern boundary is bordered by a linear park (Stage 23D) that interfaces with the WSUD system. The WSUD system has two inlet sediment ponds, one at each end as shown in Figure 11.

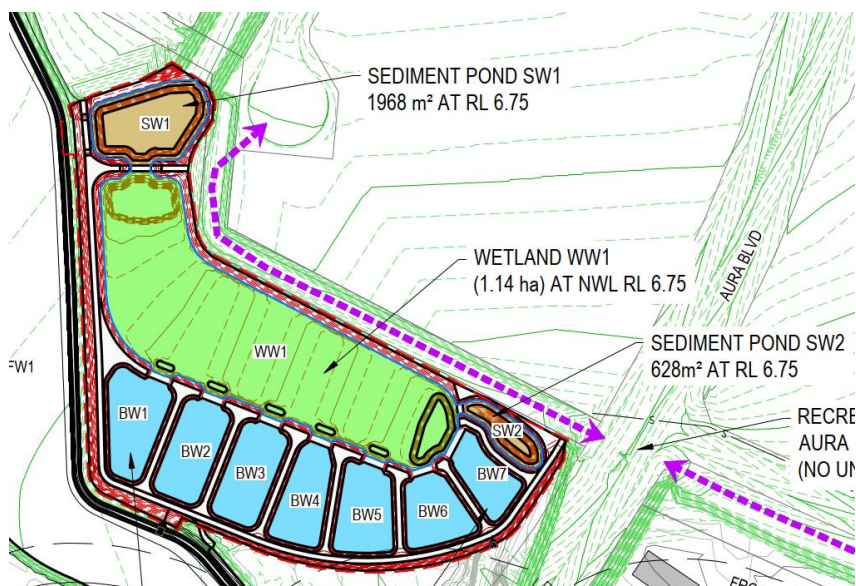


Figure 11: Aura P3-5 WSUD General Arrangement 4334-002 (DesignFlow 17/12/2019)

The stormwater catchments shown in Figure 12 show the approximate catchment area that can discharge into each inlet which will generally be maintained within the proposed design.



Figure 12: Stormwater Quality Treatment Catchments (DesignFlow 15/09/2022)

The on lot development requirements of the SQMP as described in section 4.2 and 4.3 and proposed for the Stage 22A Plan of Development Design Criteria are as follows:

- DS 6.3 For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL). Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. Tanks must be connected to and supply water to all of the following:
 - Toilets (all toilets)
 - Urinals (all urinals)
 - Laundry (all cold taps in laundry)
 - Outdoor taps (all outdoor taps) and irrigation
 - All non-potable taps (i.e. wash down taps)
- DS 6.4 Stormwater management is to be provided via Gross Pollutant Management for all ground level runoff to remove litter and other gross pollutants prior to discharge from the allotment (noting bioretention pods are not required). No specific oil management is required because the risk of oil is very low and suitable treatment is provided in the end-of-line wetland and bioretention systems.

3.6 Water & Sewerage

3.6.1 Demand Assessment

The approved EP allocation for Lot 1194 is 725.1 EP in *Appendix C EP Plan* of the Unitywater approved *Aura Precincts 3, 4, 5 & 6 (Part) Final Precinct Network Plan (FPNP)* by SMEC 20/11/2017. This is made up of an allowed 37,500m² of GFA at a Business use rate of 1.1 EP/100m² GFA to 412.5EP and several specific uses (refer Figure 13) for an additional 312.6 EP.

Lot 1194			312.6 EP	
Fast Food	3	1800	4.7	84.6
Indoor Sport and Rec	2	4000	1.3	52
Indoor Entertainment	2	4000	2.5	100
Shop	4	1000	2	20
Service Station	1	400	1.5	6
Various				50

Figure 13: Aura Precincts 3, 4, 5 & 6 (Part) FPNP: Table of Additional Uses - Lot 1194 (SMEC 20/11/2017)

The new EP allocation based on the proposed land uses and forecast GFA is as follows:

Lot No.	Land Use	Lot Area	GFA (m2)	EP/100 m2	EP
1	Commercial	1561	1000	1.1	11
2	Commercial	1843	1300	1.1	14.3
3	Commercial	1795	1100	1.1	12.1
4	Commercial	1593	1000	1.1	11
5	Commercial	5855	4250	1.1	46.75
6	Commercial	4366	3000	1.1	33
7	Commercial	4889	3250	1.1	35.75
8	Commercial	3720	2500	1.1	27.5
9	Commercial	4236	2900	1.1	31.9
10	Co-work/Offices	7331	1600	1.1	17.6
	Retail/Food		1650	4.7	77.55
	Childcare		1000	1.4	14
11	Industrial	2642	1310	0.2	2.62
12	Industrial	2680	1180	0.2	2.36
13	Industrial	2667	1180	0.2	2.36
14	Commercial	2839	1780	1.1	19.58
			Total 30,000 GFA		
				Total Proposed EP Allocation	360 EP
				Existing Approved EP Allocation	725 EP
				Remaining Approved EP Allocation	365 EP

Based on the above table, the existing water and sewerage infrastructure has sufficient capacity for the proposed development.

3.6.2 Servicing Points

Lot 1194 will have two external water connection points to the existing water main within Graf Dr, one via the proposed left in-left out intersection and one via the intersection with Packer Road. The watermain within Lot 1194 will be installed to both sides of the road and looped around the internal road network. There will be no watermain connection to the Aura Blvd road reserve at the south-eastern intersection as there is no main to connect to.

The sewerage connection point is existing and is located at the south-east corner of Lot 1194 and already has live downstream infrastructure connecting to Aura Precinct 2 to the east.

The preliminary water & sewerage design (to be further refined as part of detailed design) for Lot 1194 is attached in Appendix C.

3.7 EDQ Guidelines

The proposed development is in accordance with, and does not compromise future compliance with:

- EDQ Guideline 6 (Street and Movement network)
- EDQ Guideline 13 (Engineering standards)

4 CONCLUSION

SMEC Australia Pty Ltd (SMEC) has been commissioned by Stockland Development Pty Ltd to complete an assessment of civil engineering aspects associated with the development of Aura Business Park (ABP) Precinct 4, Stage 22A.

Detailed earthworks will be designed to align with the existing EDQ approval DEV2013/439 and is not expected to compromise future compliance.

Traffic modelling, site access and roadworks aspects has been considered and aligns with the existing EDQ approval DEV2013/439 and is not expected to compromise future compliance.

Stormwater drainage (quantity & quality) has been considered and aligns with the existing EDQ approval DEV2013/439 and is not expected to compromise future compliance.

Sewerage and water servicing has been considered and aligns with the existing approval DEV2013/439 and Unitywater approved Final Precinct Network Plan and is not expected to compromise future compliance.

The proposed development is in accordance with and does not compromise future compliance with relevant civil EDQ Guidelines.

Appendix A **Stage 22A ROL Plans**



General

-  Site Boundary
 Future Road Dedication
Lot Types
 Village Heart
 Commercial Office
 Boutique Manufacture & Technology
 Pedestrian Link
Road Services
 Electricity
 Water
 Stormwater

Note:

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: SMEC

Adjoining information: SMEC

Aerial photography: Nearmap

PLAN OF DEVELOPMENT



Legend

General

Site Boundary

Path Facilities:

3m Cycle Path

3m Shared Pedestrian / Cycle Path

3m Pedestrian / Cycle Path
& Maintenance Track

Full Width Path Where Shop Fronts Adjoining

2.0m Pedestrian Path

1.8m Pedestrian Path

1.5m Pedestrian Path

2m Pedestrian Path

Signalised Intersection

Left in Left Out Only

Raised Cycle and
Pedestrian Crossing

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.

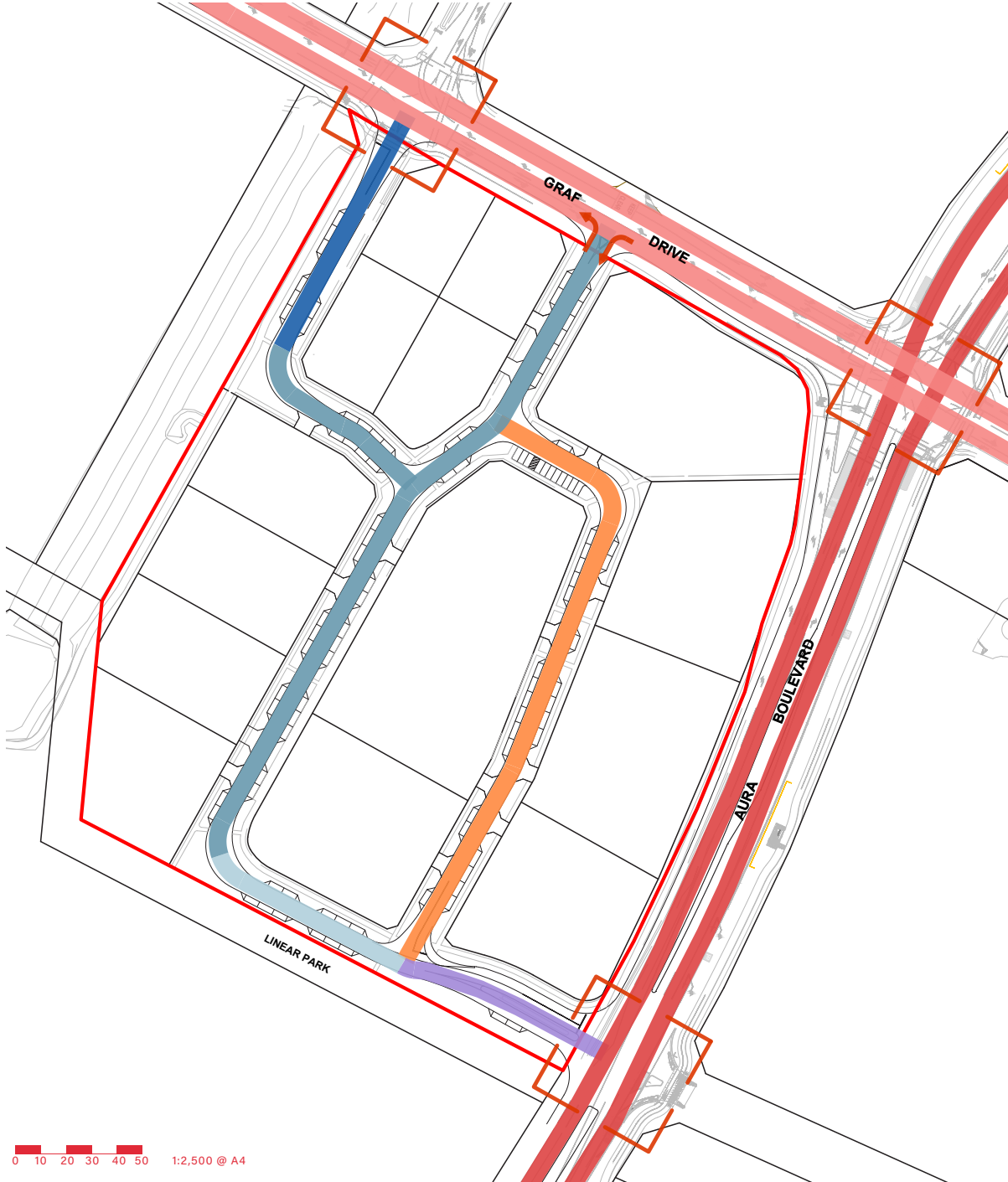
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:

Site boundaries: SMEC

Adjoining information: SMEC

Aerial photography: Nearmap



0 10 20 30 40 50 1:2,500 @ A4

Legend

General

Site Boundary

Street Network

Sub-Arterial Road

Sub-Arterial Road

28m Wide Commercial Access Street

22m Wide Commercial Access Street

20m Wide Commercial Access Street

17.5m Wide Commercial Access Street

18.6m Wide Commercial Access Lane

Signalised Intersection

Left in Left Out Only

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.

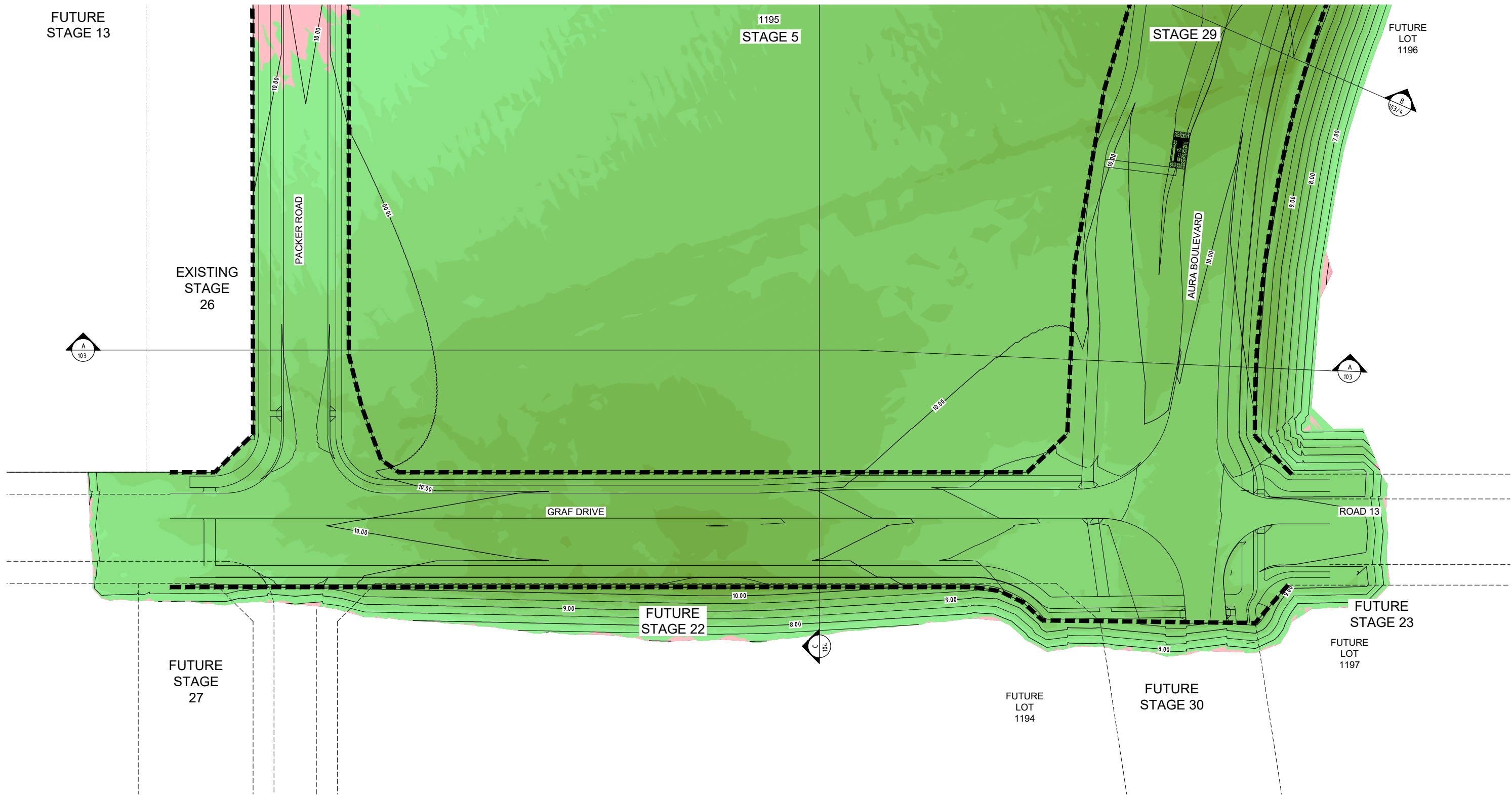
Source Information:

Site boundaries: SMEC

Adjoining information: SMEC

Aerial photography: Nearmap

Appendix B **Existing Bulk Earthworks and Combined Services Plans**



NOTES
1. FOR EARTHWORKS, LEGEND AND GENERAL NOTES REFER PROJECT DRAWING 101.

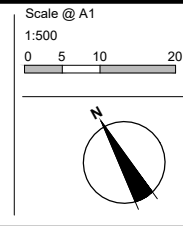
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C	9/07/18	JC/SM		MF
B	18/05/18	JC/CH		MF
A	20/03/18	JC/SM		MF

Matthew Figg
RPEQ 19245

Principal
Stockland Development Pty Ltd

All setting out should be carried out in accordance with GAA/Council's standard drawings or as nominated on hard copy plans provided by SMEC. Any digital information supplied by this office is for information only. Any discrepancies should be discussed with the superintendent.

Project Leader
M.Figg
Designed
J. Callahan
Drawn
S.Mango
Checked
C.Green
Authorised
M.Figg
Date
March 2018



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Campbelltown	+61 2 4640 8222	Melbourne	+61 3 9869 0800
Canberra	+61 2 6126 1900	Perth	+61 8 9323 5900

Aura Precinct P3, P4 & P5
Stages 5 and 29 Detailed Design
Economic Development Queensland
Bulk Earthworks
Bulk Earthworks Layout Plan
Drawing No. 30031846-05-102
Dev. App. No. DEV2013/439
Sheet No. 2 of 2

Rev C
Issue for Construction

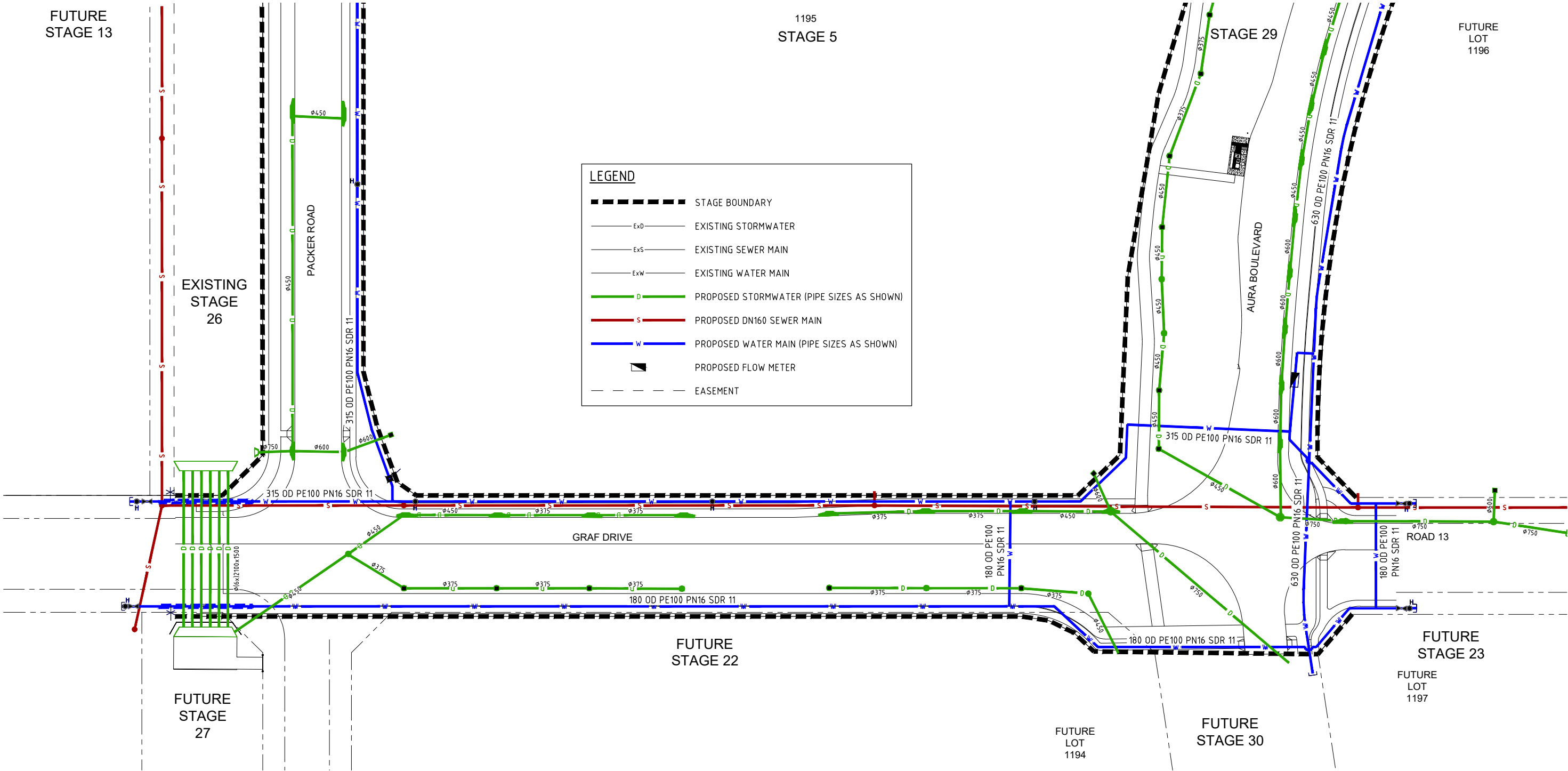
FUTURE
STAGE 13

1195
STAGE 5

FUTURE
LOT
1196

LEGEND

- STAGE BOUNDARY
- ExD EXISTING STORMWATER
- ExS EXISTING SEWER MAIN
- ExW EXISTING WATER MAIN
- PROPOSED STORMWATER (PIPE SIZES AS SHOWN)
- PROPOSED DN160 SEWER MAIN
- PROPOSED WATER MAIN (PIPE SIZES AS SHOWN)
- PROPOSED FLOW METER
- EASEMENT



FOR CONTINUATION REFER TO DWG 30031846-05-603

WARNING
BEWARE OF UNDERGROUND SERVICES
The locations of underground services are approximate only and their exact position should be proven on site.
No guarantee is given that all existing services are shown. Locate all underground services before commencement of works
DIAL 1100 BEFORE YOU DIG
www.1100.com.au

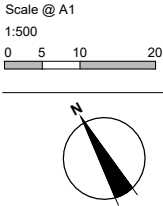
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C Drainage Channel Outlets Added & SW lines 265 & 268 Amended	9/05/18	JC/SM		MF
B Revised for Construction	18/05/18	JC/CH		MF
A Issue for Construction	20/03/18	JC/SM		MF

Matthew Figg
RPEQ 19245

Principal
Stockland Development Pty Ltd

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Project Leader
M.Figg
Designed
J. Callahan
Drawn
S.Mango
Checked
C.Green
Authorised
M.Figg
Date
March 2018



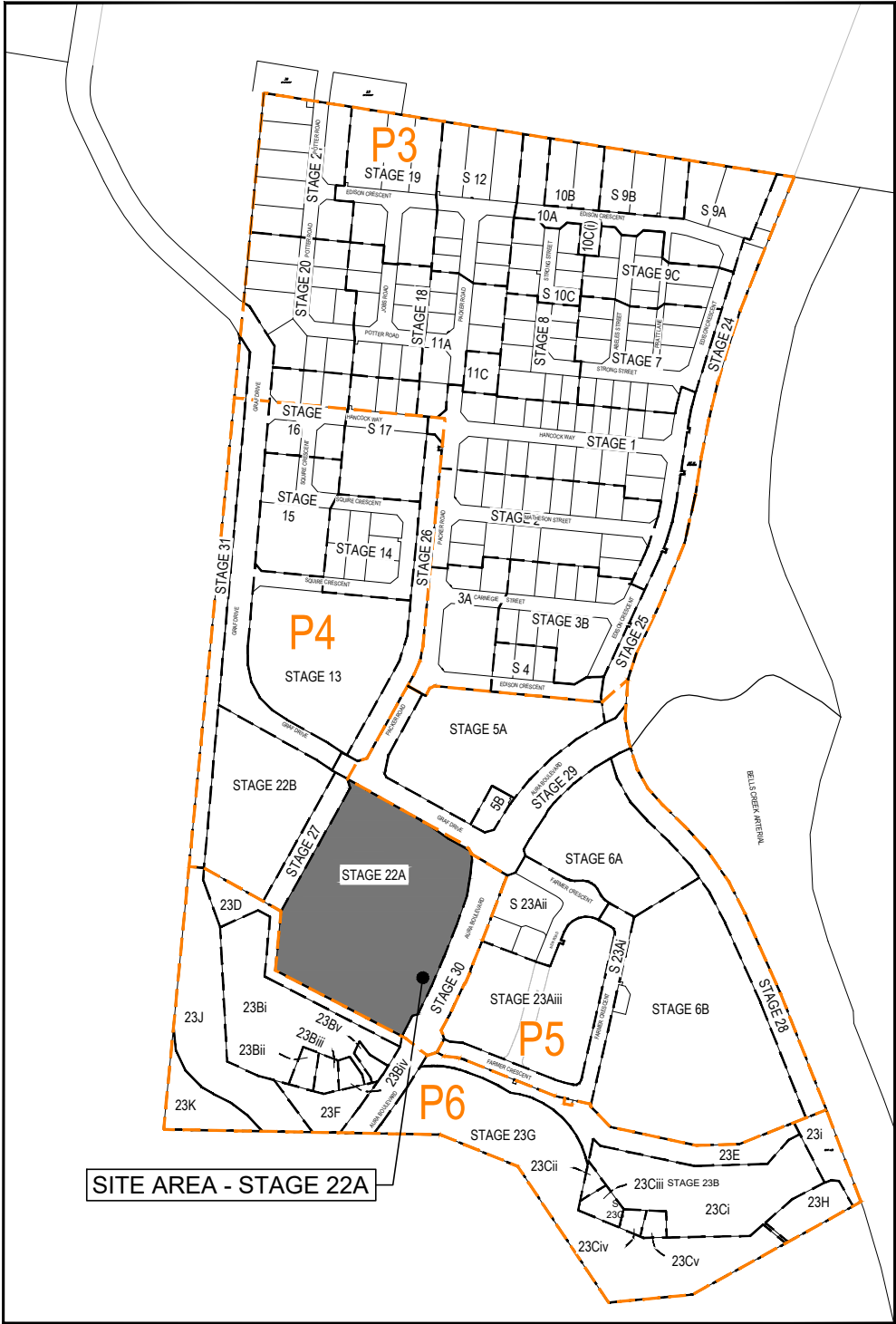
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Aura Precinct P3, P4 & P5
Stages 5 and 29 Detailed Design
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Drawing No. 30031846-05-602
Dev. App. No. DEV2013/439
Sheet No. 2 of 3
Rev C
Issue for Construction

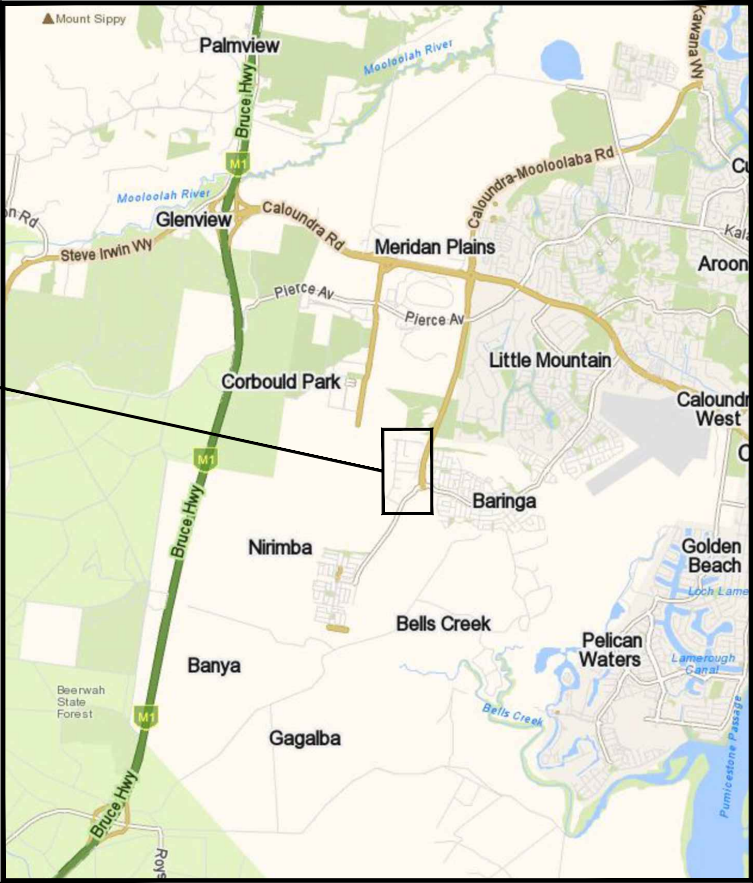
Appendix C **Preliminary Civil Design Plans**

AURA PRECINCTS 3-6
STAGE 1194 PRELIMINARY DESIGN
ECONOMIC DEVELOPMENT QUEENSLAND



REAL PROPERTY DESCRIPTION
PROPOSED SUBDIVISION FOR STOCKLAND
DEVELOPMENT PTY LTD.
Lot 345 ON SP341002
PARISH OF BRIBIE, COUNTY OF CANNING.

LOCALITY PLAN
SCALE 1:5000



LOCALITY MAP

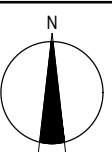
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30031846-1194-200	ROADWORKS LAYOUT PLAN
30031846-1194-220	ROADWORKS LONGITUDINAL SECTIONS
30031846-1194-240	ROADWORKS TYPICAL CROSS SECTIONS
30031846-1194-310	STORMWATER LAYOUT PLAN
30031846-1194-410	SEWER LAYOUT PLAN
30031846-1194-510	WATER LAYOUT PLAN
30031846-1194-600	COMBINED SERVICES LAYOUT PLAN

REV	DATE	AMENDMENT / REVISION DESCRIPTION	DRAFT	DESIGN	WVR No.	STATUS
1	19.09.2024	ISSUED FOR APPROVAL	ECF	DS	58	SUBJECT TO APPROVAL
						APPROVED RPEQ 29318
						T. WOOD DATE 19.09.2024



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LEVEL 1, THE EDGE EAST, 10 LAKE KAWANA BLVD
BIRTINYA QLD 4575
SMEC PROJECT No 30080127



Scale 1:5000



PROJECT NAME
**AURA PRECINCTS 3-6
(DEV2013/439)
AURA BUSINESS PARK
STAGE 22A - DETAILED DESIGN**

DATUM
AHD

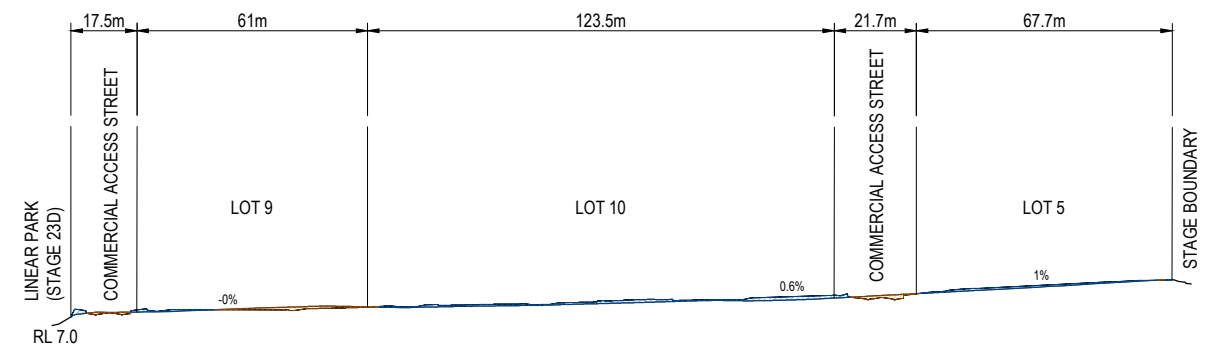
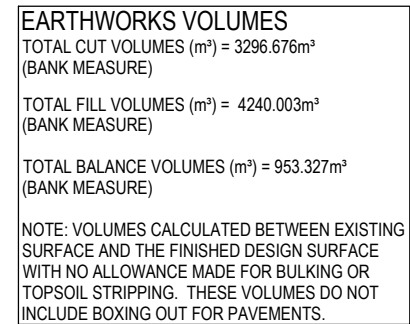
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PROJECT/DRAWING No
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REVISION
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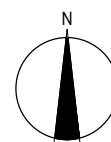
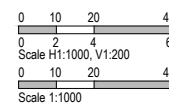


Plan view of the proposed drainage system showing the layout of the drainage channel, access paths, and lot boundaries. The plan view includes dimensions for the channel segments: 7m, 67m, 20m, 65.5m, 18.8m, and 61.7m. It also shows the locations of 'LOT 11/12', 'LOT 10', and 'LOT 7', and the 'STAGE BOUNDARY'. The plan view includes labels for 'OPEN DRAINAGE CHANNEL (STAGE 27)', 'ACCESS PATH', 'COMMERCIAL ACCESS STREET', and 'GRAF DRIVE'. The plan view also shows the 'STAGE BOUNDARY' and 'GRAF DRIVE'.

REV	DATE	AMENDMENT / REVISION DESCRIPTION	DRAFT	DESIGN	WVR No.	STATUS
1	19.09.2024	ISSUED FOR APPROVAL	ECF	DS	58	SUBJECT TO APPROVAL APPROVED RPEQ 29318 T. WOOD DATE 19.09.2024



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LEVEL 1, THE EDGE EAST, 10 LAKE KAWANA BLVD
BIRTINYA QLD 4575
SMEC PROJECT No 30080127



CLIENT

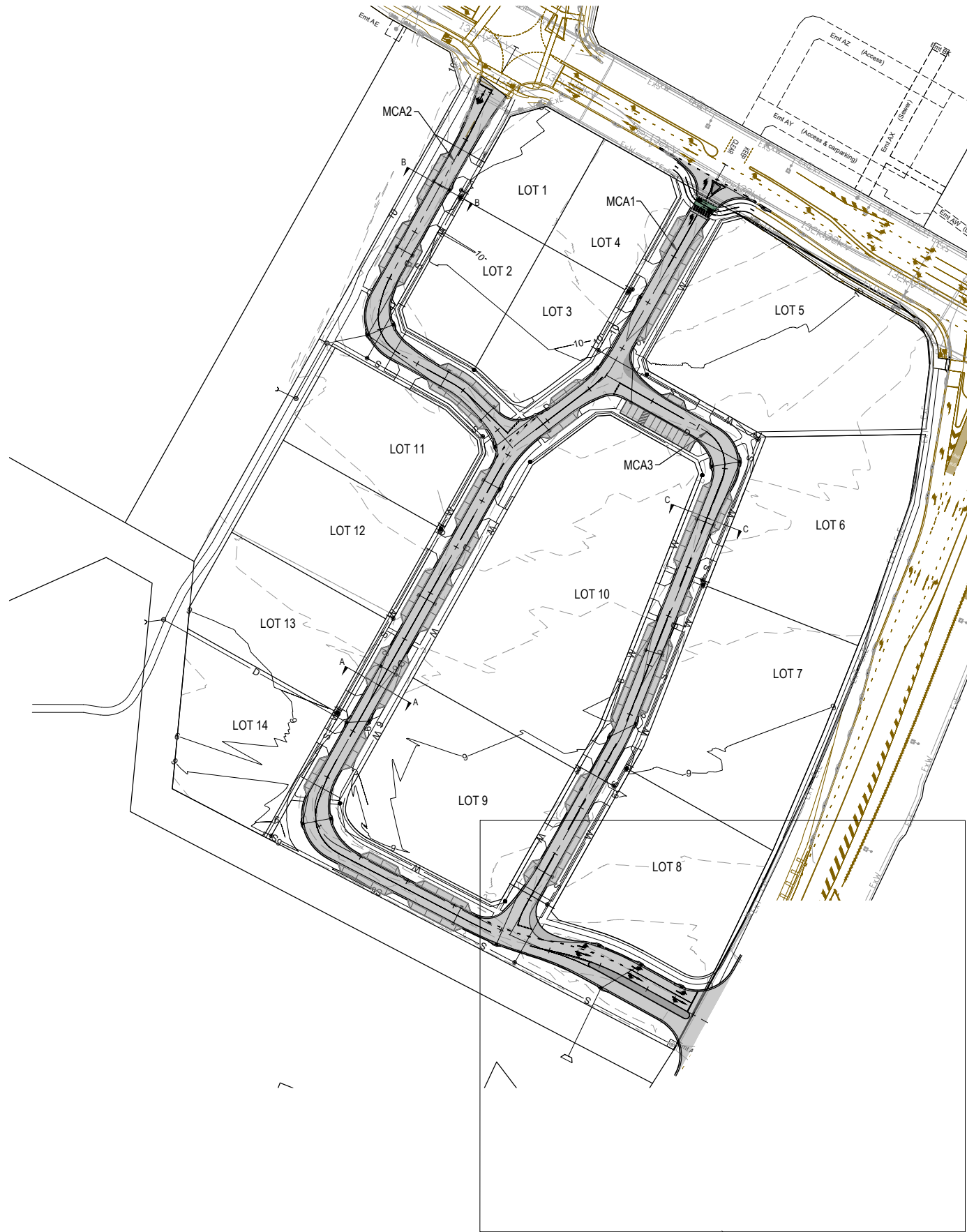


PROJECT NAME
AURA PRECINCTS 3-6
(DEV2013/439)
AURA BUSINESS PARK
STAGE 22A - DETAILED DESIGN

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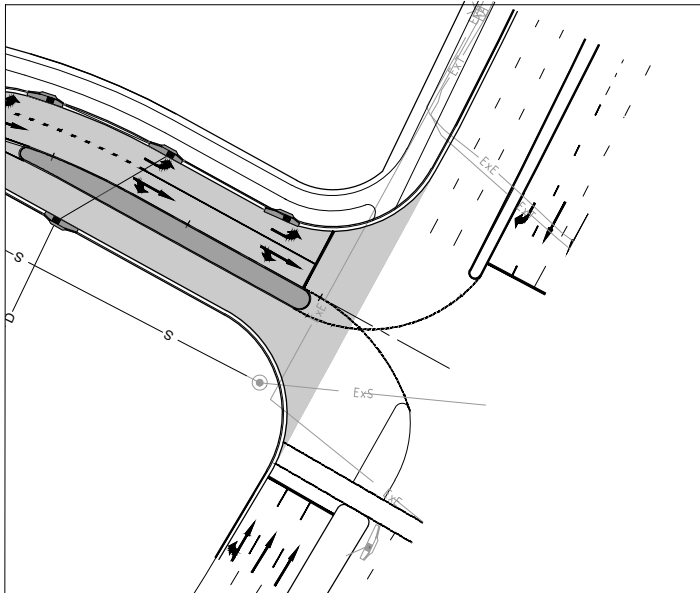
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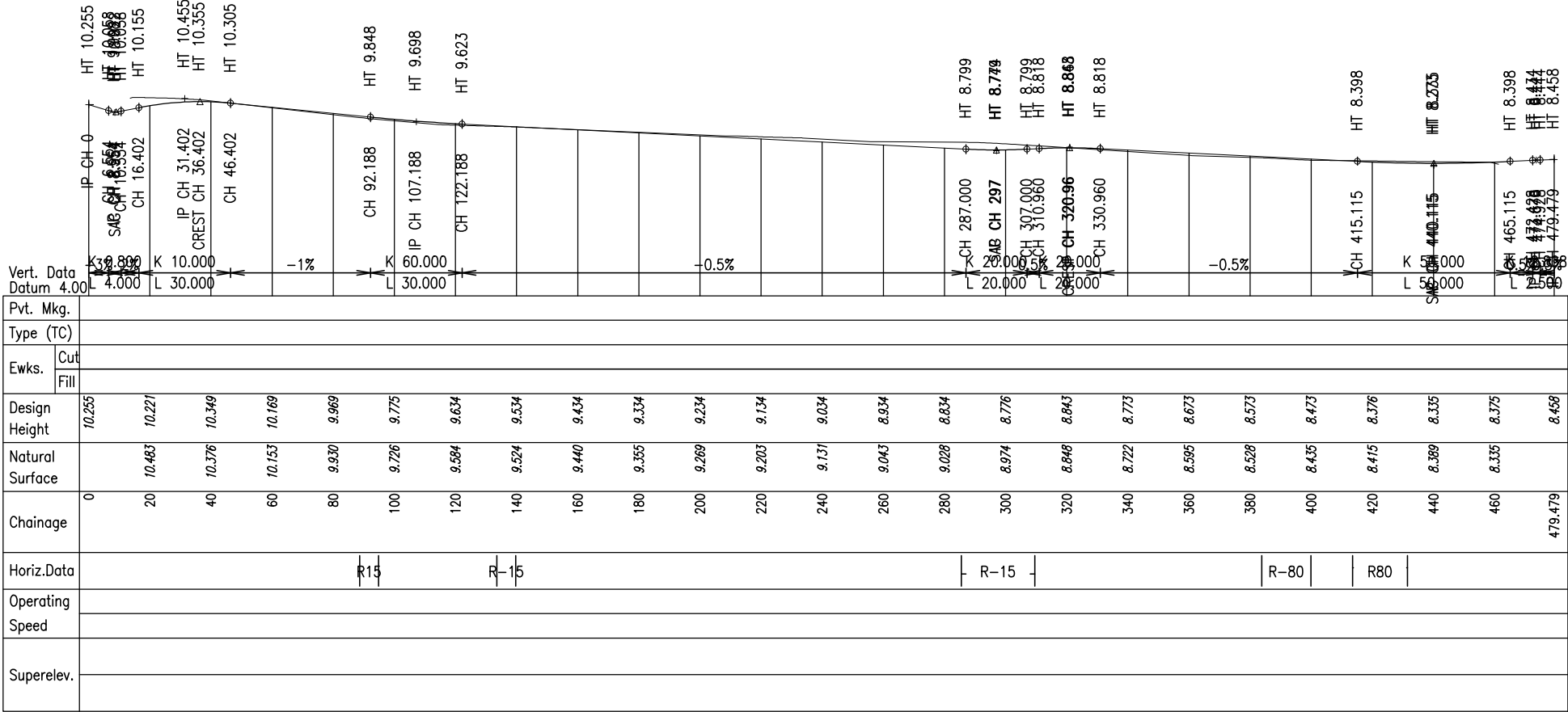
LEGEND

- 9 --- DESIGN SURFACE CONTOUR MAJOR (0.25m INTERVAL)
- 9 --- DESIGN SURFACE CONTOUR MINOR (0.25m INTERVAL)
- EXISTING ROAD INFRASTRUCTURE
- PROPOSED ROAD CONTROL LINE
- D --- PROPOSED STORMWATER DRAINAGE PIPE
- W --- PROPOSED WATER
- S --- PROPOSED SEWER
- ExD --- EXISTING STORMWATER DRAINAGE PIPE
- ExS --- EXISTING SEWER MAIN
- ExW --- EXISTING WATER MAIN
- PROPOSED NEW AC & PAVEMENT

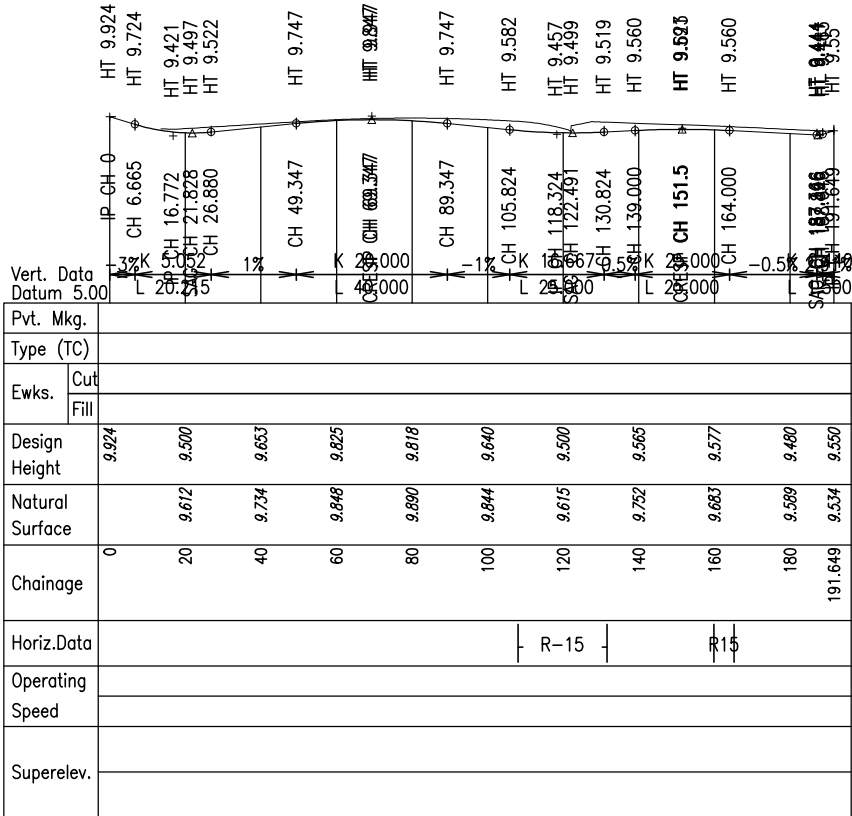


INSET A - CONCEPTUAL SIGNALISED INTERSECTION
(SUBJECT TO DETAILED DESIGN)

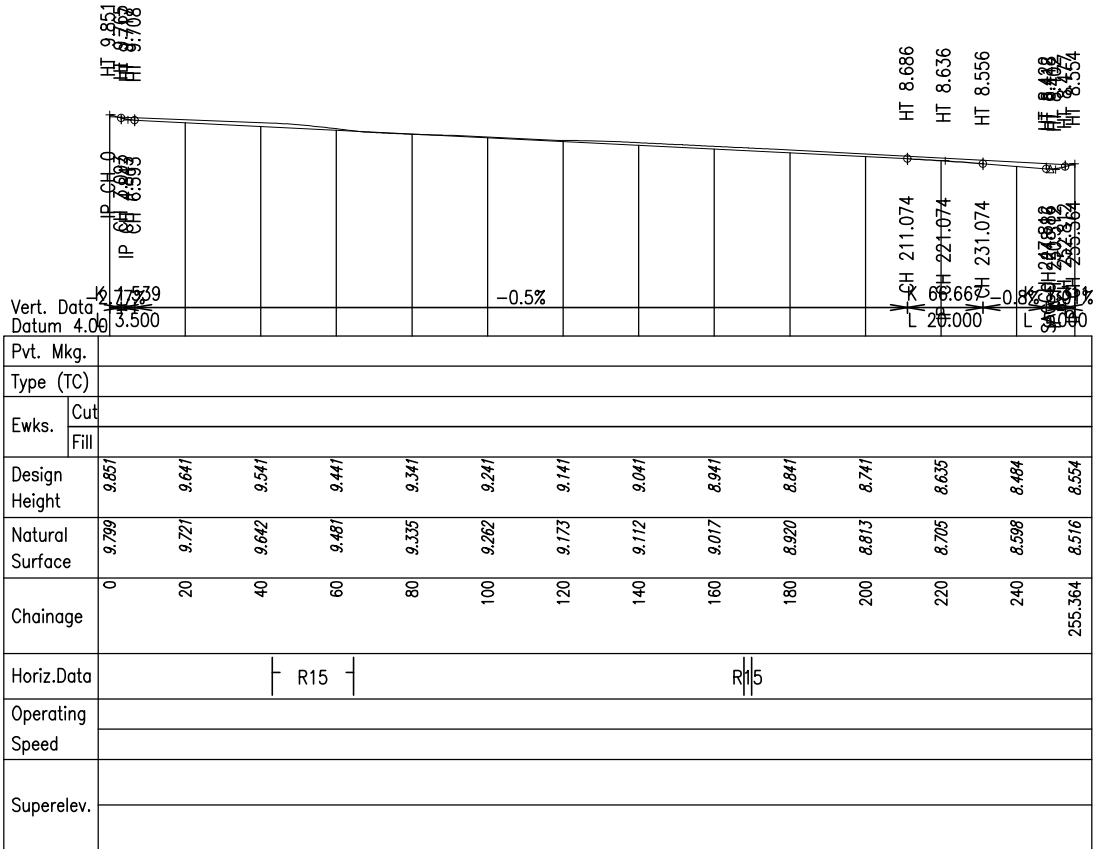
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1	19.09.2024	ISSUED FOR APPROVAL	ECF	DS	58	SUBJECT TO APPROVAL		AURA PRECINCTS 3-6 (DEV2013/439) AURA BUSINESS PARK STAGE 22A - DETAILED DESIGN		ROADWORKS LAYOUT PLAN	
						APPROVED		RPEQ 29318			
						T. WOOD		DATE 19.09.2024			



MCA1

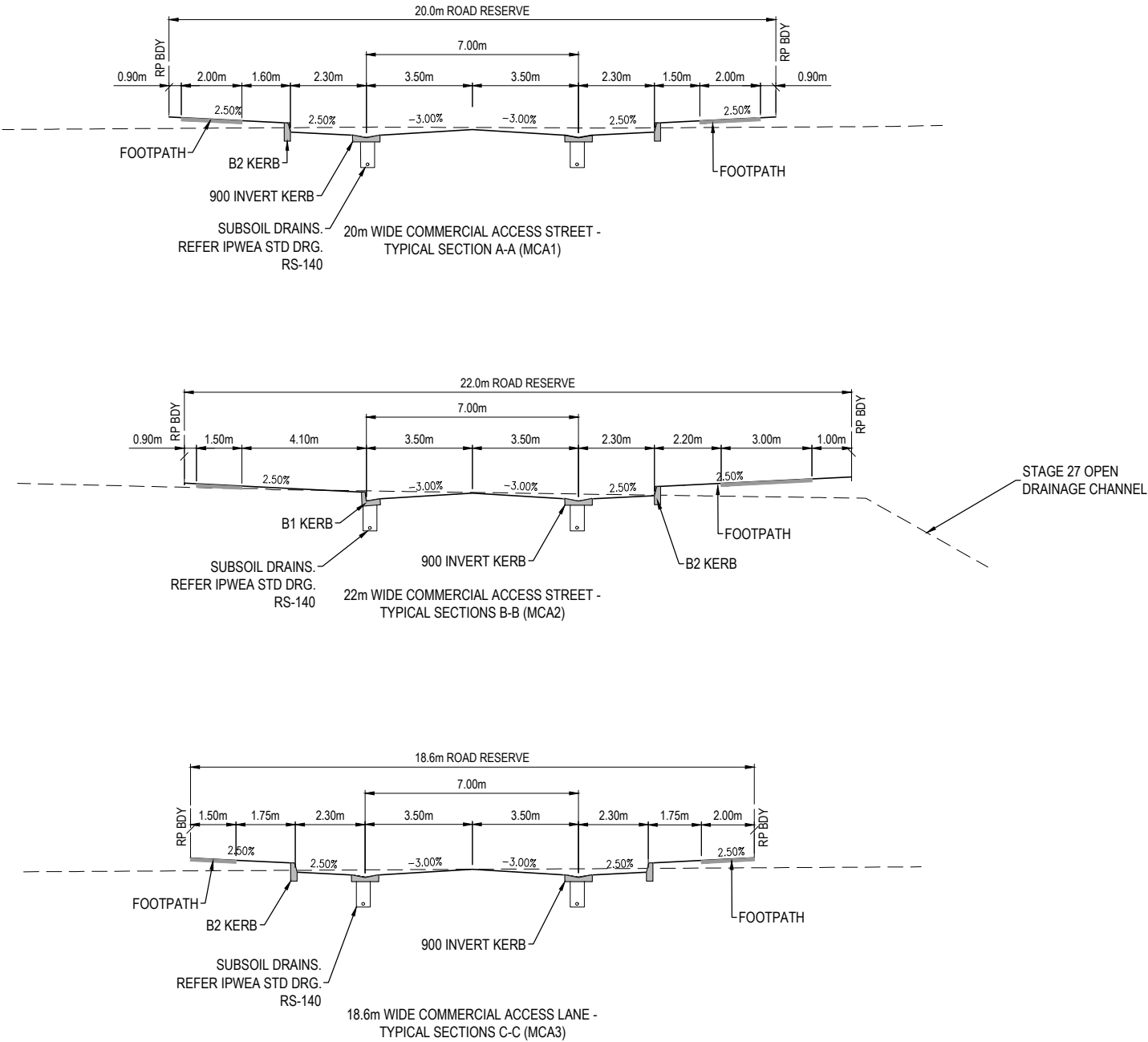


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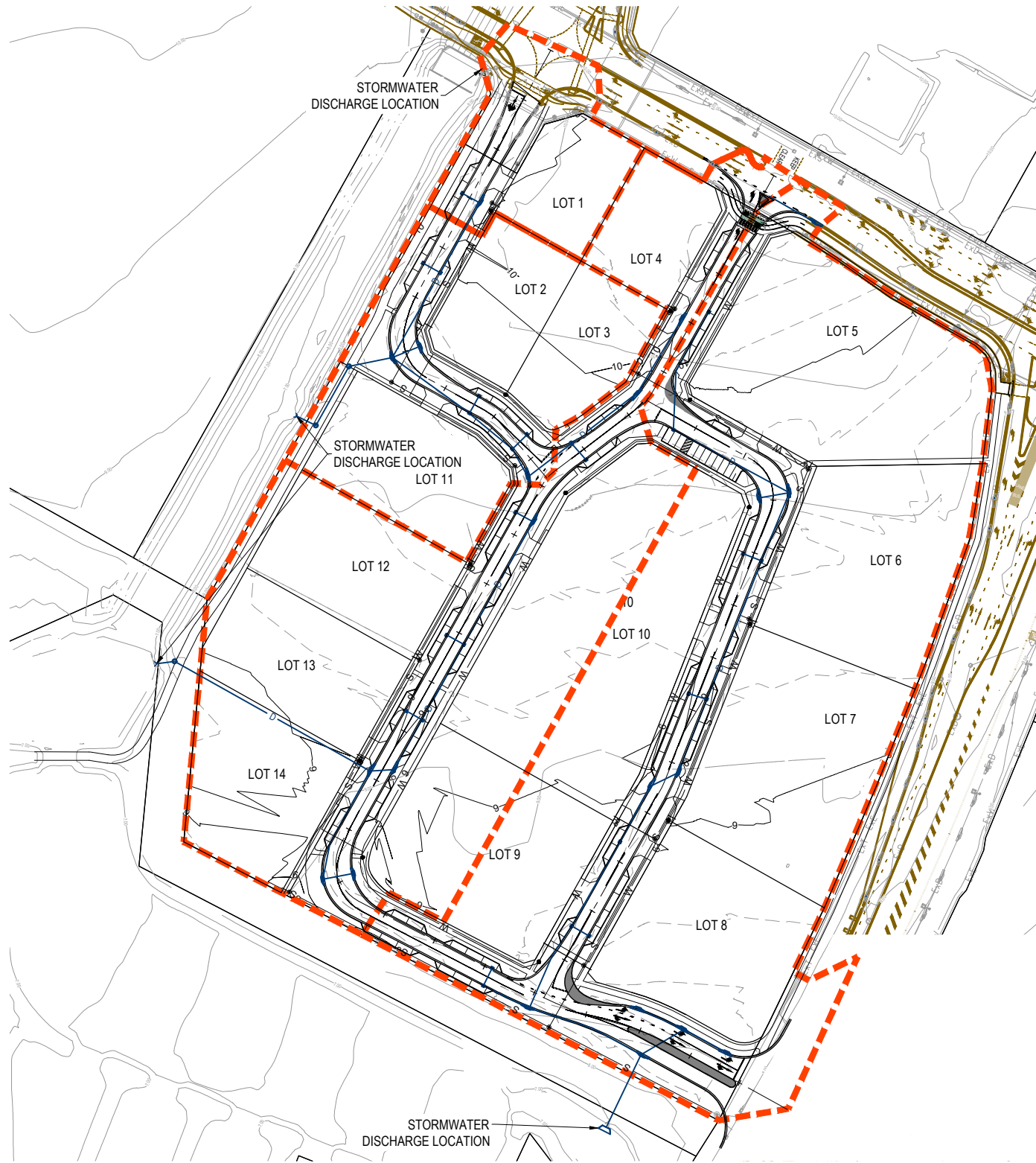


MCA3

LEGEND	
	DESIGN SURFACE
	EXISTING SURFACE



REV	DATE	AMENDMENT \ REVISION DESCRIPTION	DRAFT	DESIGN	WVR No.	STATUS		CLIENT		PROJECT NAME		DRAWING TITLE	
1	19.09.2024	ISSUED FOR APPROVAL	ECF	DS	58	SUBJECT TO APPROVAL		 an  company © SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149) LEVEL 1, THE EDGE EAST, 10 LAKE KAWANA BLVD BIRTINYA QLD 4575 SMEC PROJECT No 30080127				AURA PRECINCTS 3-6 (DEV2013/439) AURA BUSINESS PARK STAGE 22A - DETAILED DESIGN	
						APPROVED RPEQ 29318				DATUM AHD		SCALE AS SHOWN	
						T. WOOD				SIZE A1		PROJECT/DRAWING No 30031846-1194-240	
						DATE 19.09.2024						REVISION 1	

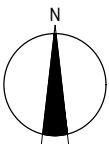
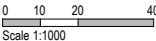


LEGEND	
	PROPOSED CATCHMENT BOUNDARY
	FINISHED SURFACE CONTOURS MAJOUR (0.25m INTERVAL)
	FINISHED SURFACE CONTOURS MINOR (0.25m INTERVAL)
	EXISTING SURFACE CONTOURS(0.25m INTERVAL)
	PROPOSED STORMWATER DRAINAGE PIPE
	EXISTING STORMWATER DRAINAGE PIPE
	EXISTING SEWER MAIN
	PROPOSED SEWER MAIN
	PROPOSED WATER MAIN

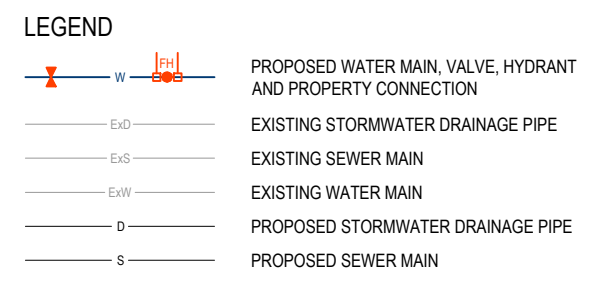
REV	DATE	AMENDMENT \ REVISION DESCRIPTION	DRAFT	DESIGN	WVR No.	STATUS		PROJECT NAME		DRAWING TITLE	
1	19.09.2024	ISSUED FOR APPROVAL	ECF	DS	58	SUBJECT TO APPROVAL		AURA PRECINCTS 3-6 (DEV2013/439) AURA BUSINESS PARK STAGE 22A - DETAILED DESIGN		STORMWATER LAYOUT PLAN	
						APPROVED		RPEQ 29318		PROJECT/DRAWING No	
						T. WOOD		DATE 19.09.2024		30031846-1194-310	
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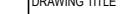


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LEVEL 1, THE EDGE EAST, 10 LAKE KAWANA BLVD
BIRTINYA QLD 4575
SMEC PROJECT No 30080127







REV	DATE	AMENDMENT / REVISION DESCRIPTION	DRAFT	DESIGN	WVR No.	STATUS				CLIENT	PROJECT NAME	DRAWING TITLE		
1	19.09.2024	ISSUED FOR APPROVAL	ECF	DS	58	SUBJECT TO APPROVAL APPROVED RPEQ: 29318 T. WOOD DATE 19.09.2024	 an  company © SMEC AUSTRALIA PTY LTD (ABN 47 065 475 149) LEVEL 1, THE EDGE EAST, 10 LAKE KAWANA BLVD BIRTINYA QLD 4575 SMEC PROJECT No 30080127	 		AURA PRECINCTS 3-6 (DEV2013/439) AURA BUSINESS PARK STAGE 22A - DETAILED DESIGN	WATER LAYOUT PLAN			
										DATUM	SCALE	SIZE	PROJECT/DRAWING No	REVISION
										AHD	AS SHOWN	A1	30031846-1194-510	1

