

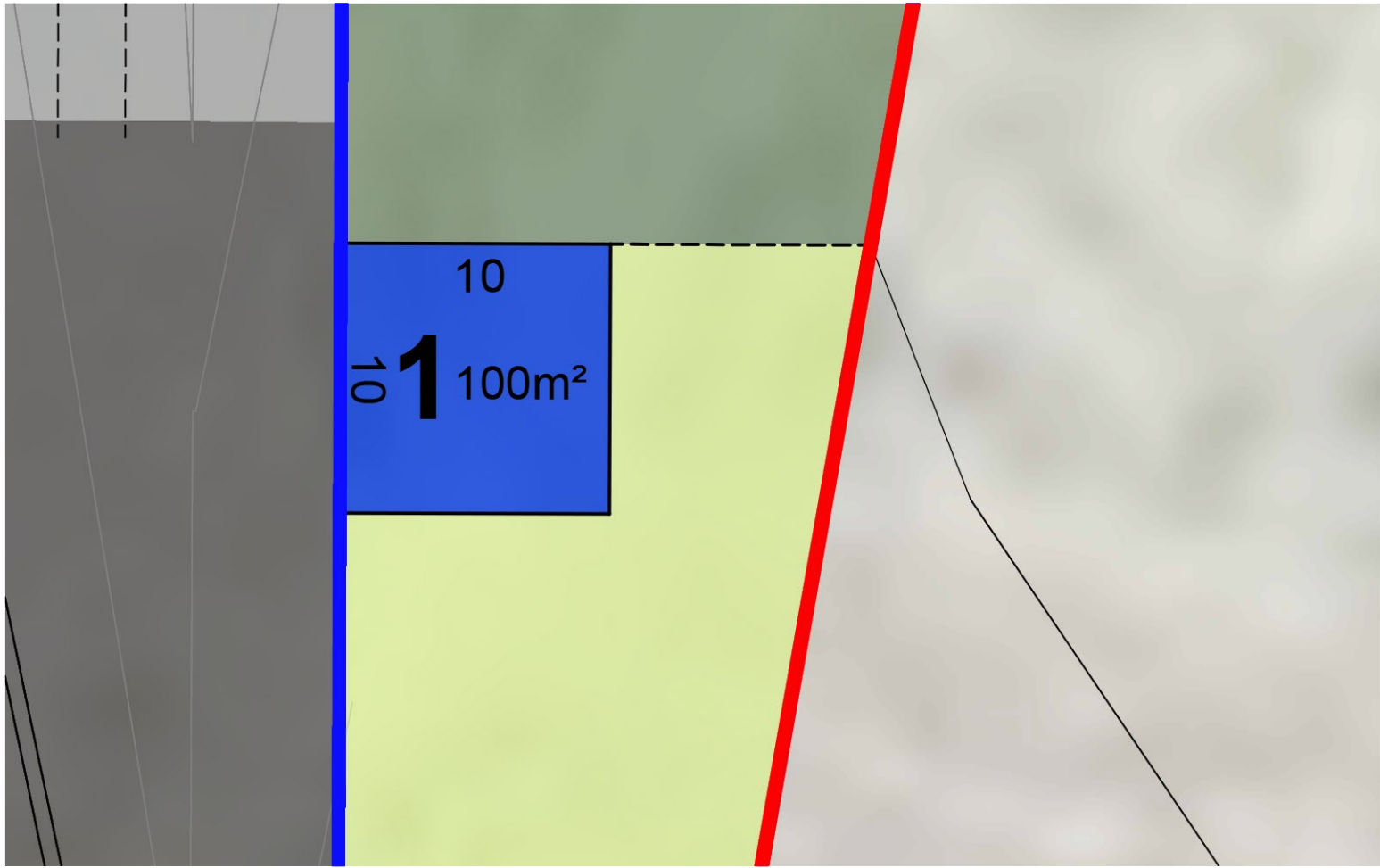
Note:
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Areas have been rounded down to the nearest 5m².
The boundaries shown on this plan should not be used for final detailed engineers design.

Source Information:
Site boundaries: Registered Survey Plans.
Adjoining information: DCDB.
Contours: EGIS.
Aerial photography: NEARMAP 2025
Environment constraints: EGIS



- Legend**
- Site Boundary
 - Road Widening (Highway Interchange)
 - Proposed Contours (0.2m interval)
 - Left in and out access only
- PROPOSED ALLOTMENTS**
- Bulky Goods and Retail
 - Light Industry/ Commercial
 - Proposed Telecommunications Lot
 - Potential Data Centre Use
- OPEN SPACE**
- Conservation
 - Highway Buffer
 - Drainage (Stormwater Treatment)
 - Local Linear Park
- ROAD RESERVE**
- Road Dedication Only
 - Extent of Constructed Road (Full Construction)
 - Extent of Constructed Road (Partial Construction)
 - Pedestrian Link
- CONNECTIVITY**
- Veloway (3m Shared Path + 1.5m footpath)
 - 3m Temporary Shared Path
 - 3m Shared Path
 - 3m Maintenance Track/ Shared Path
 - 3m Gravel Maintenance Track
 - 2.5m Shared Footpath
 - 1.5m Footpath

Land Budget		
Land Use	Area	Percentage
Application Area	80.689 ha	100.0%
Road Widening (Highway Interchange)	4.410 ha	5.5%
Proposed Allotments		
Light Industry/ Commercial	17.716 ha	22.0%
Large Format Retail - Homewares	5.281 ha	6.5%
Proposed Telecommunications Lot	0.001 ha	0.0%
Total Area of Allotments	22.997 ha	28.5%
Open Space		
Conservation	36.538 ha	45.3%
Highway Buffer	1.904 ha	2.4%
Drainage (Stormwater Treatment)	5.533 ha	6.9%
Linear Park	0.552 ha	0.7%
Total Area of Open Space	44.526 ha	55.2%
Road		
Trunk Connector Road (Constructed)	1.048 ha	1.3%
Trunk Connector Road (Reserve Dedication)	3.160 ha	3.9%
Industrial Access Street	4.380 ha	5.4%
Pedestrian Link	0.167 ha	0.2%
Total Area of New Road	8.755 ha	10.9%
Yield Breakdown		
Light Industry/ Commercial	51	96.2%
Large Format Retail - Homewares	1	1.9%
Proposed Telecommunications Lot	1	1.9%
Total Number of Allotments	53	100.0%



INSET PLAN

1:250 @ A1

AURA
PRECINCT 13
RECONFIGURATION OF LOT PLAN

PLAN REF: 17546 - 03
Rev No: O
DATE: 28 AUGUST 2026
CLIENT: STOCKLAND
DRAWN BY: SE/GM
CHECKED BY: CC



0 20 40 60 80 100 1:1,500 @ A1

URBAN DESIGN
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Contours: EGIS
Aerial photography: NEARMAP 2025
Environment constraints: EGIS



Legend

- Site Boundary
- Road Widening (Highway Interchange)
- CONNECTIVITY**
 - Veloway (3m Shared Path + 1.5m footpath)
 - 3m Temporary Shared Path
 - 3m Shared Path
 - 3m Shared Path/ Maintenance Track
 - 3m Gravel Maintenance Track
 - 2.5m Shared Footpath
 - 1.5m Footpath
 - Existing 1.5m Footpath
 - Existing 1.5m Footpath and 3m Contraflow cycleway
 - Existing 3m Shared Path

INTERSECTIONS

- Signalised Intersection
- T Head Intersection
- Left in and out access only

**AURA
PRECINCT 13
CONNECTIVITY PLAN**

PLAN REF: 17546 - 08
Rev No: L
DATE: 28 AUGUST 2026
CLIENT: STOCKLAND
DRAWN BY: SE/GM
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Aerial photography: NEARMAP 2025
Environment constraints: EGIS



Legend

- Site Boundary
- Road Widening (Highway Interchange)
- STREET TYPES**
- Trunk Connector Road
- Future Trunk Connector Road
- Partial Construction - Trunk Connector Road
- 23m Industrial Access Street
- 22m Industrial Access Street
- 19m Industrial Access Esplanade
- Temporary Turnaround
- BUS NETWORK**
- Existing Bus Route
- INTERSECTIONS**
- Signalised Intersection
- T Head Intersection
- Left in and out access only

**AURA
PRECINCT 13
STREET NETWORK PLAN**

PLAN REF: 17546 - 09
Rev No: K
DATE: 28 AUGUST 2026
CLIENT: STOCKLAND
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9005
34.48ha

9002
5515m²

9001
3.461ha

9003
2.071ha

9004
1.902ha

9006
2.172ha

FUTURE PARK

2
5.281 ha

Legend

- Site Boundary
- Road Widening (Highway Interchange)
- Potential Data Centre Use
- Material Change of Use for Specific Uses
- Left in and out access only

FRONTAGES

- Trunk Connector Frontage
- Open Space Frontage
- Highway Buffer Frontage
- Interchange Frontage

Refer Tables 1 and 2 in the Plan of Development Document

PLAN REF: **17546 – 10**
Rev No: **L**
DATE: 28 AUGUST 2026
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**AURA
PRECINCT 13
PLAN OF DEVELOPMENT PLAN**

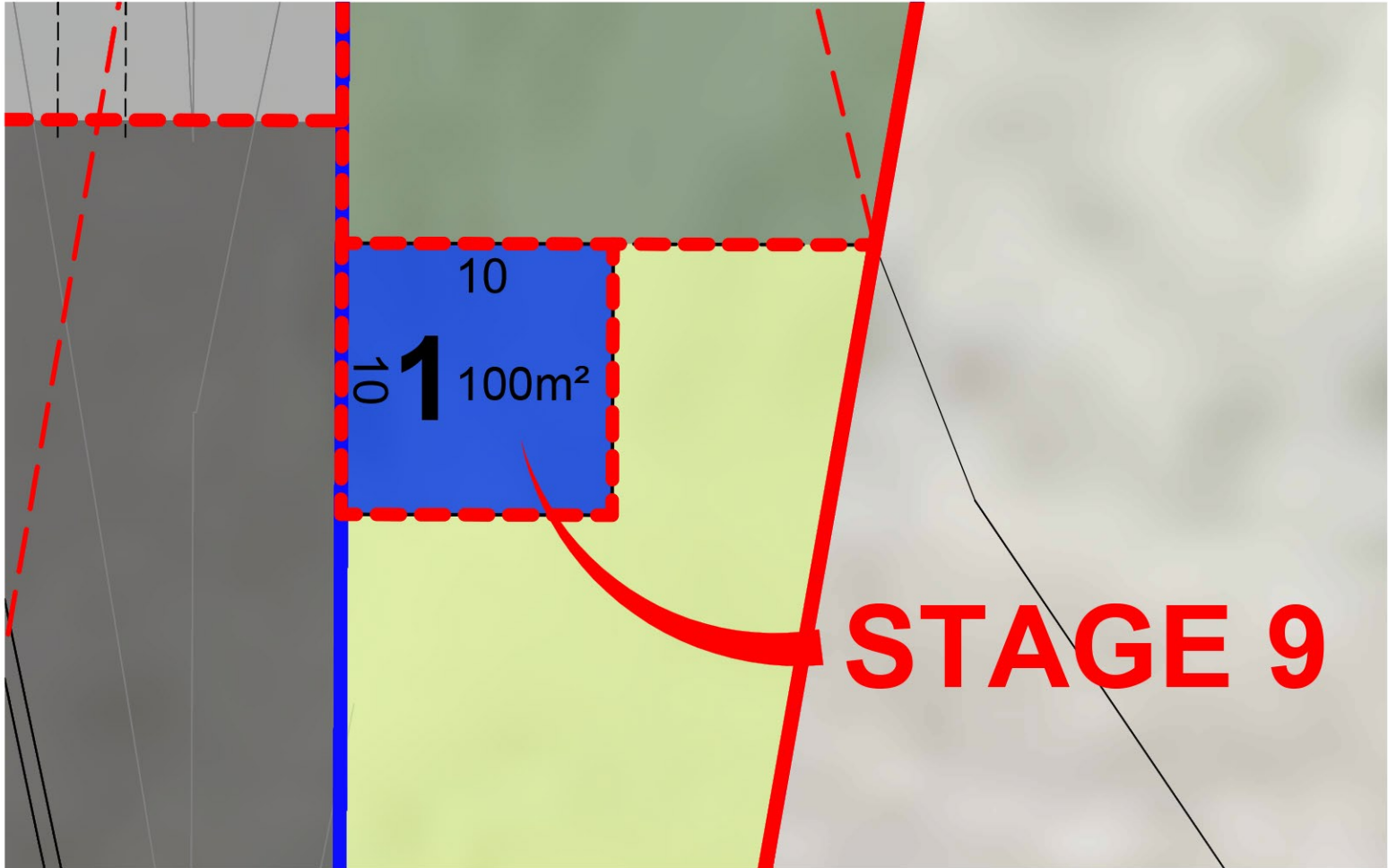
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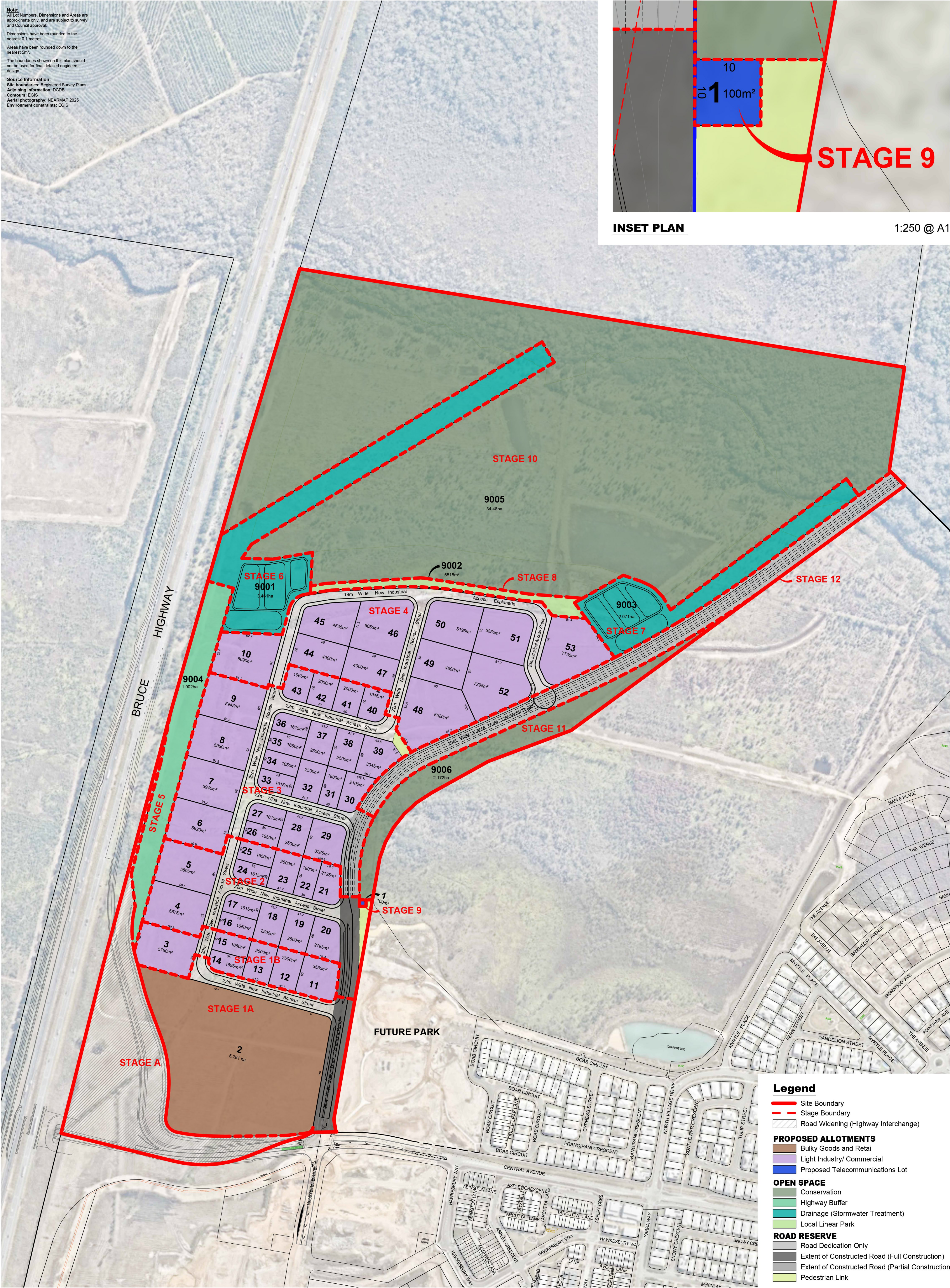
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Environment constraints: EGIS.



INSET PLAN

1:250 @ A1



Legend

- Site Boundary
- Stage Boundary
- Road Widening (Highway Interchange)
- PROPOSED ALLOTMENTS**
 - Bulky Goods and Retail
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 - Proposed Telecommunications Lot
- OPEN SPACE**
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PLAN REF: 17546 – 11
Rev No: K
DATE: 28 AUGUST 2026
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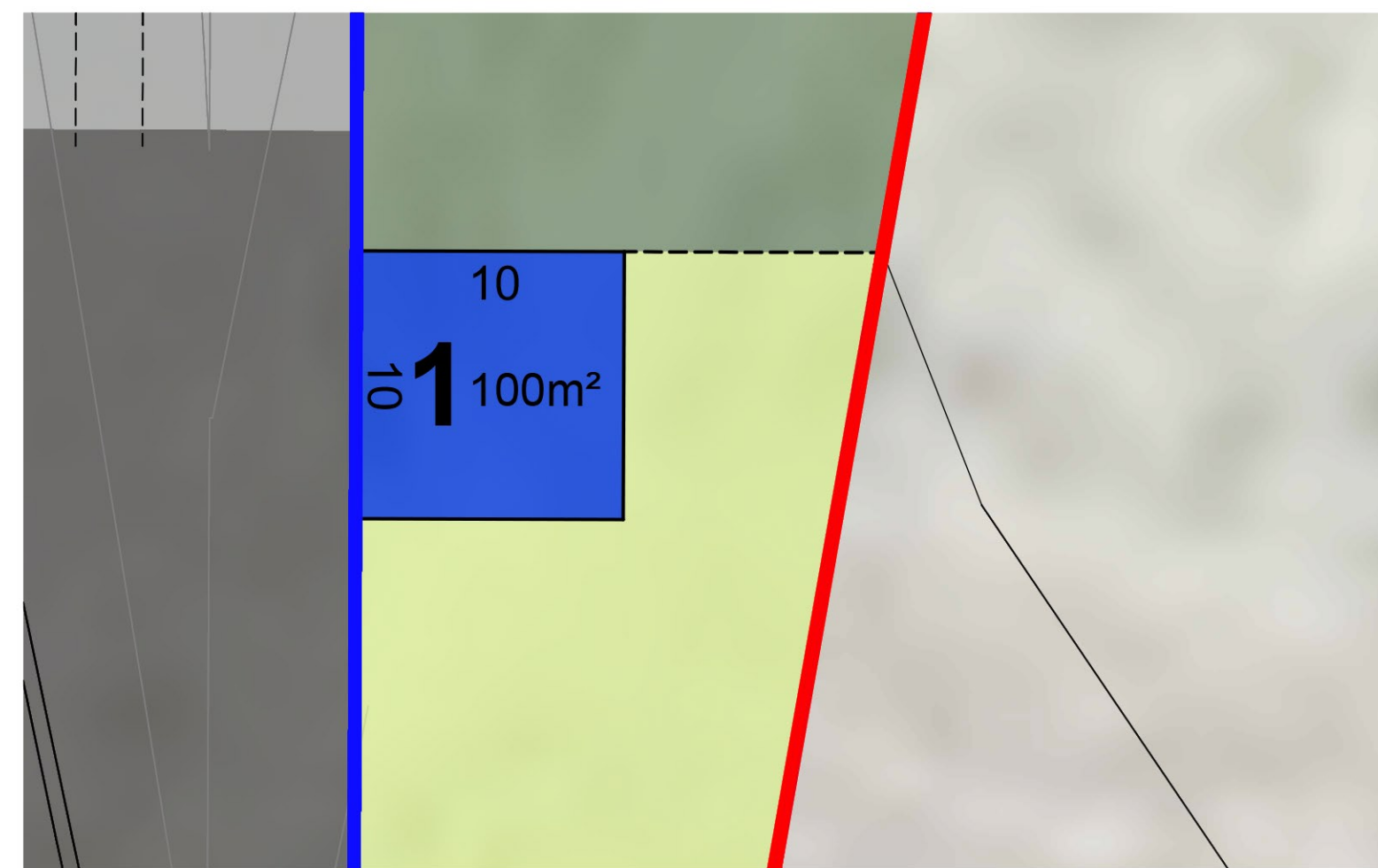
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STAGING PLAN

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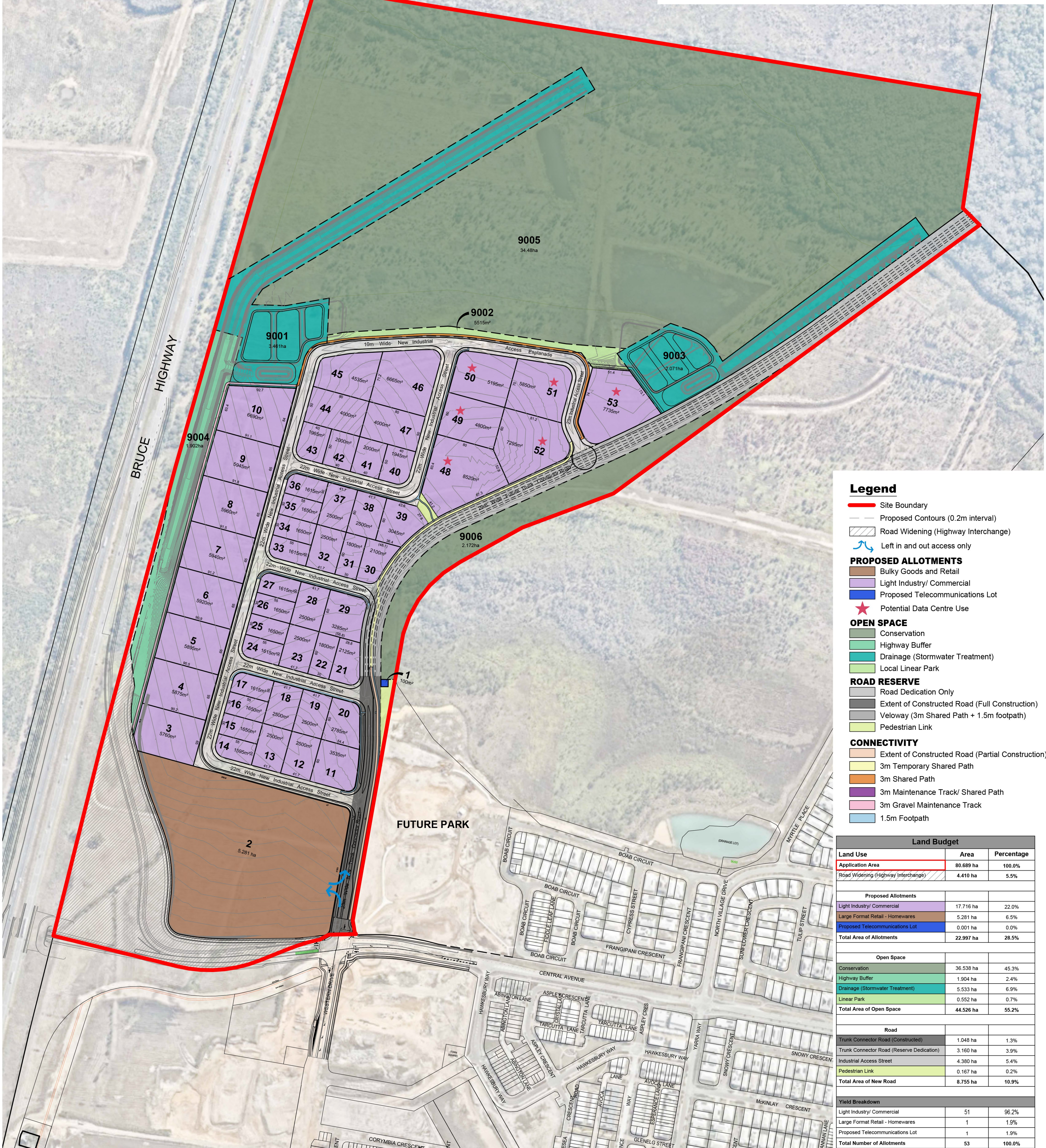


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 Contours: EGIS
 Aerial photography: NEARMAP 2025
 Environment constraints: EGIS



1:250 @ A1



 Site Boundary

 Proposed Contours (0.2m interval)

 Road Widening (Highway Interchange)

 Left in and out access only

PROPOSED ALLOTMENTS

 Bulky Goods and Retail

 Light Industry/ Commercial

 Proposed Telecommunications Lot

 Potential Data Centre Use

- Conservation
- Highway Buffer
- Drainage (Stormwater Treatment)
- Local Linear Park

 Road Dedication Only
 Extent of Constructed Road (Full Construction)
 Veloway (3m Shared Path + 1.5m footpath)
 Pedestrian Link

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Proposed Telecommunications Lot	1	1.9%
Total Number of Allotments	53	100.0%

6 

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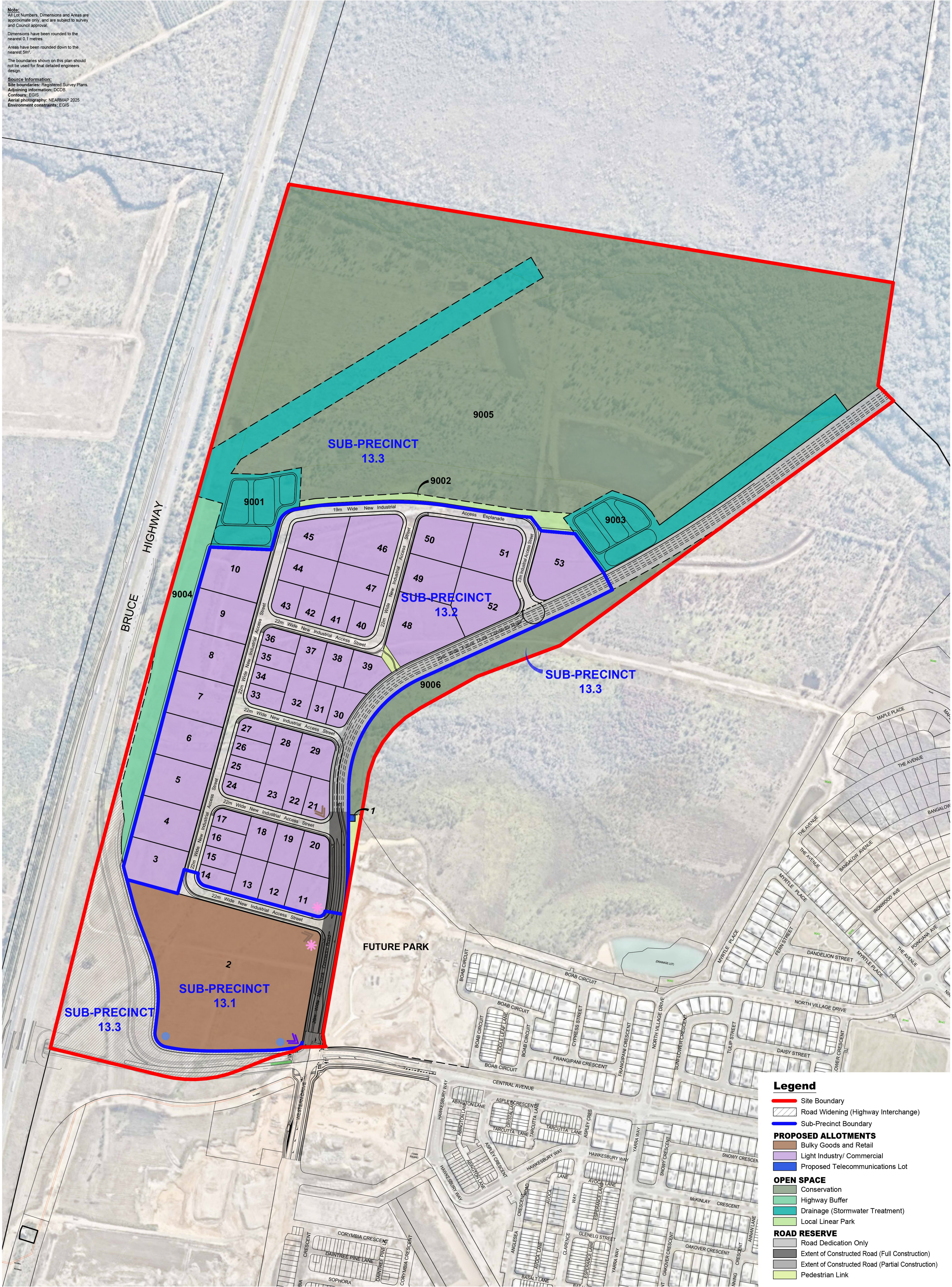
AURA
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OVERALL RECONFIGURATION OF LOT PLAN

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Environment constraints: EGIS



PLAN REF: 17546 - 13
Rev No: 1
DATE: 28 AUGUST 2026
CLIENT: STOCKLAND
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AURA
PRECINCT 13
SUB-PRECINCT PLAN

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