place design group.

Stockland

Aura South

Early Release Area
Urban Design Statement

November 2026

Acknowledgment of Country

Stockland would like to acknowledge the Traditional Custodians and knowledge holders of the Sunshine Coast, the Kabi Kabi and Jinibara peoples, and pay our respects to Elders past, present and emerging.

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1

Master Plan Vision and Guiding Principles



Aura South Vision

Aura South will reflect the region's spirit as a 'community of communities,' where nature and modern living coexist harmoniously.

From protecting the natural beauty of the Glass House Mountains and the Pumicestone Passage, to promoting climate-positive practices and cutting-edge technology, Aura South will be a leader in sustainable development. With walkable neighbourhoods, diverse housing options, and vibrant mixed-use precincts, the urban structure delivers a clear 'live, work, play' community, integrating residential areas with employment, education, open space and conservation lands.

The Master Plan establishes a new model for growth on the Sunshine Coast by:

- People live closer to nature.
- Daily needs are within easy reach.
- Housing is available for different life stages and incomes.
- Ecological systems are protected and restored.
- Communities are connected through walkability and active movement.
- Growth enhances rather than diminishes Sunshine Coast character.

Guiding Principles of the Aura South Master Plan

The planning and design of the Aura South Master Plan has been guided by three overarching principles that will shape the form, function and identity of the future community. They set aspirational goals to ensure Aura South delivers high-quality living and working environments which are responsive to its Sunshine Coast setting and support sustainable urbanism.

01 Landscape-led

Landscape shapes the community.

Master planning for Aura South has taken a nature-first approach. With 50% of the site dedicated to open space and conservation, the future community will enhance the natural qualities and processes of the existing landscape through extensive rehabilitation of degraded lands, creation of significant buffers to valuable vegetation communities and fauna habitat and sensitive integration of sustainable water quality management strategies and practices.

Beyond simply providing a rigid conservation commitment, the master plan demonstrates a different approach to delivering urban growth through a landscape-centric framework that elevates the role and function of 'green and blue' networks to a structural level and influences planning and design decisions at all scales.

02 Uniquely Sunshine Coast

A place responsive to its setting.

Aura South will celebrate the Sunshine Coast's distinctive qualities as a connected 'community of communities' interwoven with nature, open space and water. Moreover, the region's envious climate drives its reputation as an outdoor, lifestyle-focused city. In response, the master plan purposefully structures the future community around nature conservation, sensitive integration of waterways and a lush coastal public realm, underpinning both its environmental performance and lifestyle amenity.

These 'green and blue' networks will define and characterise an interconnected, walkable structure of neighbourhoods and activity centres. Walking and cycling will be prioritised and supported by a comprehensive active movement network which connects residents to local shops, services, schools and parks. A diverse variety of nature settings, parks and recreation destinations, drawing value from the coastal landscape, will offer broad opportunities for residents and visitors to enjoy active, outdoor lifestyles.

03 A Sustainable Model for the Future

A sustainable city shape.

Aura South will re-imagine community design in the Sunshine Coast context, complementing the successful Aura community and supporting investment in Aura Town Centre, The Wave's Bells Creek Station and new Bells Creek Arterial. Based around '20-minute city' principles, the master plan delivers an urban structure of mixed use centres servicing walkable-scaled neighbourhoods. The landscape and natural processes of the site are embodied in the plan.

With the goals of optimising self-containment, encouraging active movement and supporting public transport, residents will enjoy convenient access to the full range of community, commercial and recreation amenities that underpin healthy, high-quality lifestyles. The district centre, collocated with a major 90ha recreation parkland and significant enterprise precinct, will supercharge levels of local amenity and commercial activity, even providing business and employment opportunities close to home.

Vision

Aura South is a landscape-led community of communities where nature, living water and connected green spaces shape the experience of everyday life. Distinctly Sunshine Coast in character, it combines housing, jobs, recreation and ecological restoration to create a new benchmark for liveability, sustainability and future-ready growth.

Greenheart Parkland
Artist's rendering of Aura South's future major recreation park

A Community Shaped by Nature, Landscape and Lifestyle Amenity

The early release area (ERA) commences the Aura South journey. Here, the principles and design strategies developed for the Aura South Master Plan will be realised at a neighbourhood scale and benchmark exceptional standards in sustainable urbanism.

The Master Plan presents a comprehensive and long-term plan to realise the full potential of the greater Aura community and committed investment in regional transport infrastructure. Rather than applying a conventional development model, Aura South elevates landscape, ecology and community as the organising framework for urban growth.

The master plan has been shaped by extensive environmental assessments and development scenario testing to strike the perfect balance between housing delivery, environmental stewardship and long-term liveability for the Sunshine Coast that:

— Protects and restores significant environmental assets
— Embeds landscape into the structure of the community
— Creates walkable and connected neighbourhoods and centres
— Delivers diverse housing opportunities
— Supports local employment and economic growth
— Ensures future generations can continue to live, work and thrive on the Sunshine Coast.

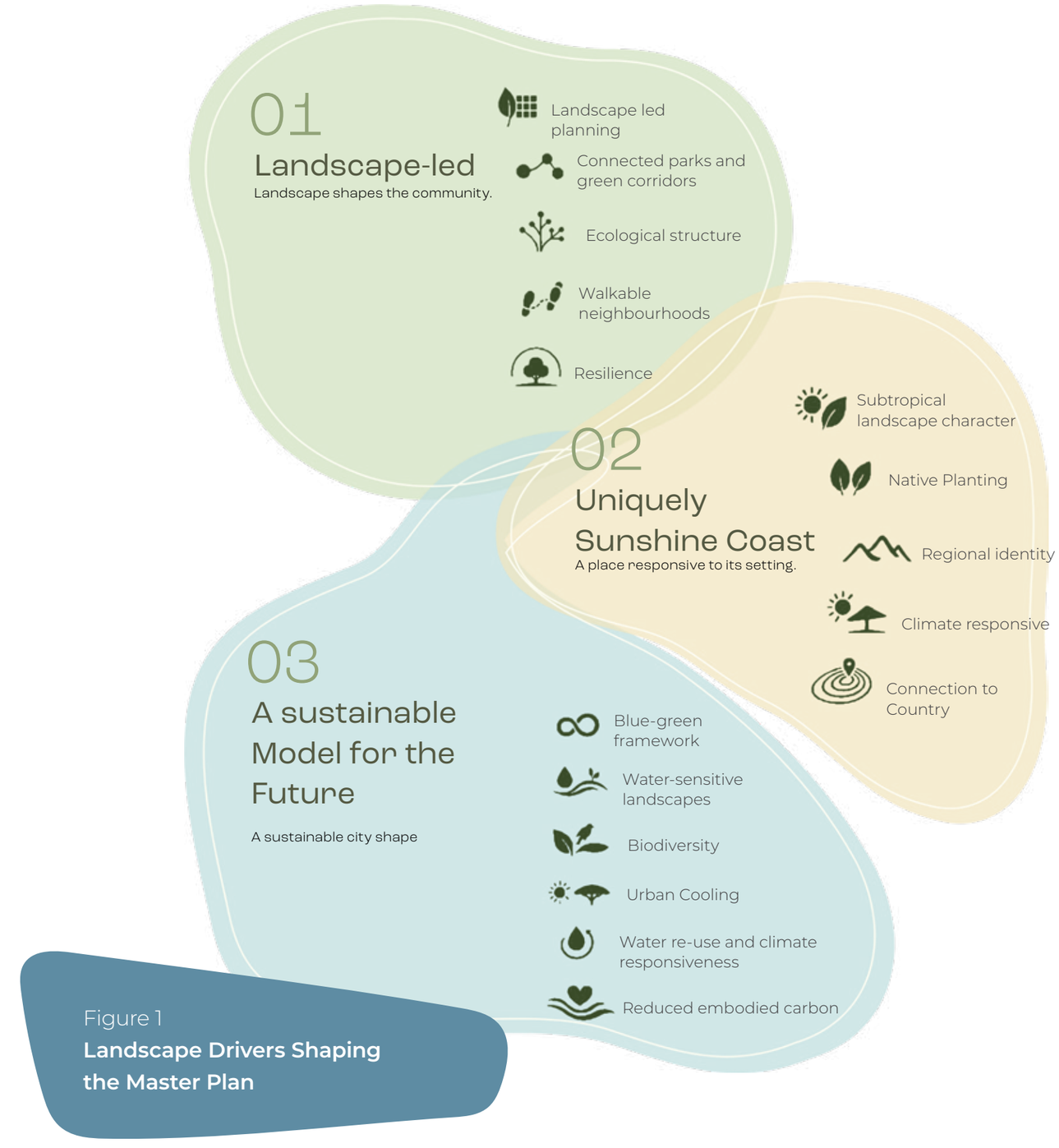


Figure 1
Landscape Drivers Shaping the Master Plan



LEGEND

1. Bells Creek Arterial roundabout
2. District Centre
3. Enterprise Area
4. Neighbourhood Centres
5. Education Facilities
6. Residential Neighbourhoods
7. Lifestyle and Retirement Community
8. Major and District Sports Facilities
9. Greenheart Parkland
10. Environmental Conservation and Buffers
11. Linear open space (WSUD stormwater corridor)

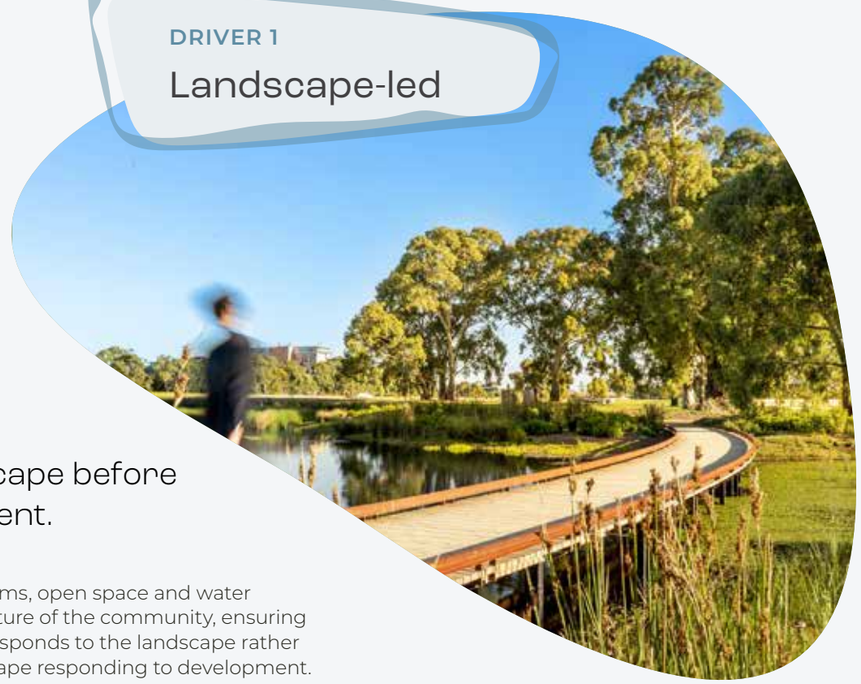
Figure 4
Aura South Illustrative Master Plan

Landscape Drivers

The landscape drivers establish the guiding ideas that underpin the planning, design and delivery of Aura South. Together, they articulate a landscape—led vision where nature, water and community shape the future.

Rather than considering landscape as a collection of parks and open spaces, Aura South is planned around an interconnected landscape framework that structures the community, restores ecological systems and creates memorable everyday experiences. These drivers provide the foundation for all aspects of the master plan, informing how people move through the community, how water is managed, how biodiversity is enhanced and how a distinctive Sunshine Coast identity is expressed.

Collectively, they define a resilient, regenerative and place—specific landscape that delivers lasting environmental, social and cultural value for future generations.



DRIVER 1

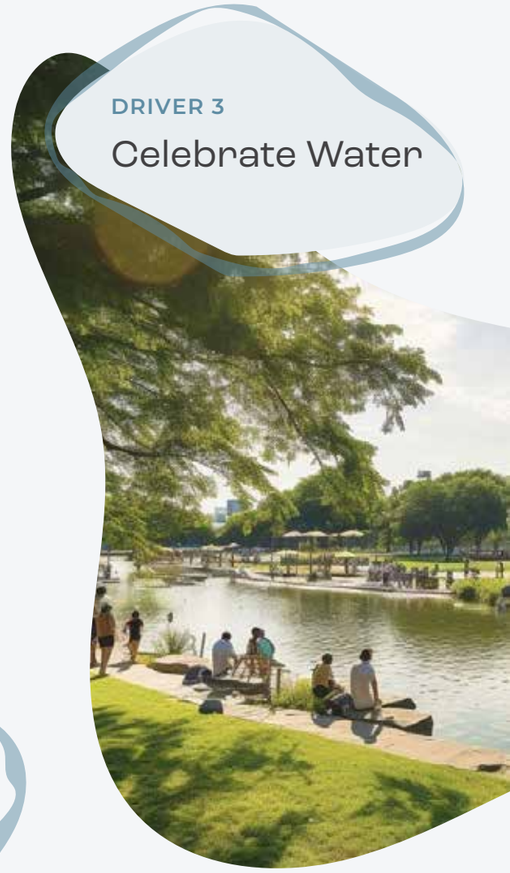
Landscape-led

Put landscape before development.

Ecological systems, open space and water shape the structure of the community, ensuring development responds to the landscape rather than the landscape responding to development.

Key themes

— Landscape—led planning
— Connected open space
— Ecological structure
— Green corridors
— Community legibility



DRIVER 3

Celebrate Water



DRIVER 2

Rewild the Landscape

Regenerate nature for future generations.

Aura South restores ecological systems through habitat regeneration, endemic planting and connected biodiversity corridors. The landscape is designed to improve over time, creating a resilient environment where people and nature thrive together.

Key themes

— Habitat restoration
— Biodiversity
— Native planting
— Ecological resilience
— Regenerative design

Reveal the journey of water.

Water is celebrated as the lifeblood of Aura South. Through the Blue—Green Framework, water becomes visible, experiential and educational, flowing through wetlands, lakes, public spaces and artistic interventions that tell the story of its movement through the landscape.

Rather than hiding infrastructure underground, the community reveals the journey of water through sculptural channels, interactive weirs, public art, interpretive landscapes and immersive water experiences that connect people to natural systems. Every significant movement of water leaves a visible trace in the landscape.

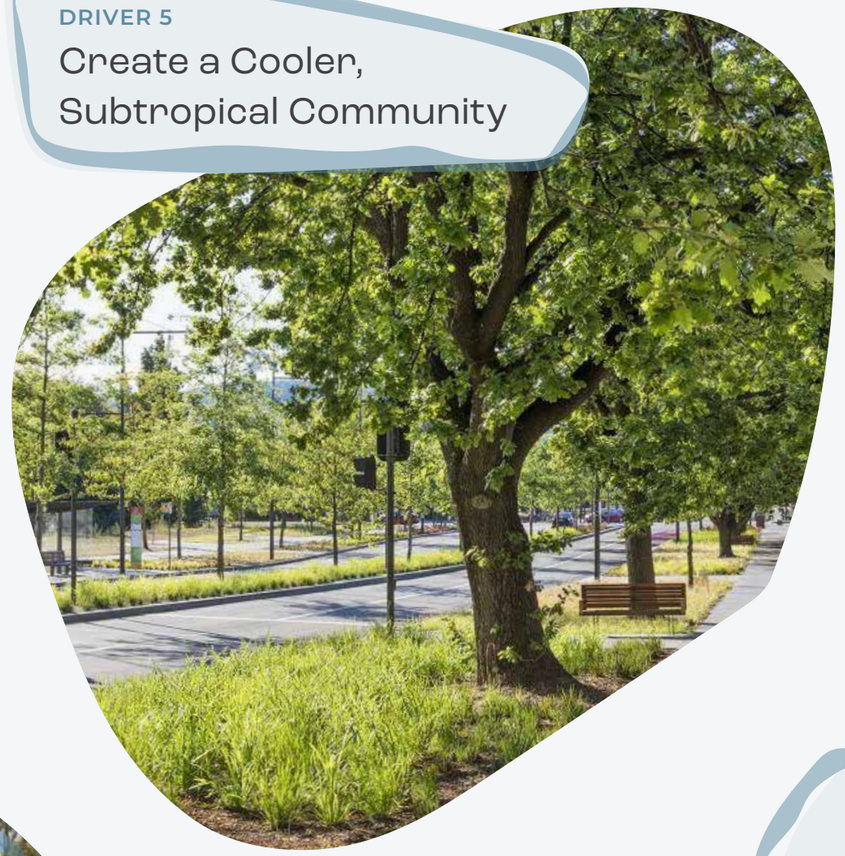
Key themes

— Blue—Green Framework
— Water Journey
— Water as public art
— Water reuse
— Interactive landscapes
— Education
— Climate resilience



DRIVER 5

Create a Cooler, Subtropical Community



Design with climate, shade and water.

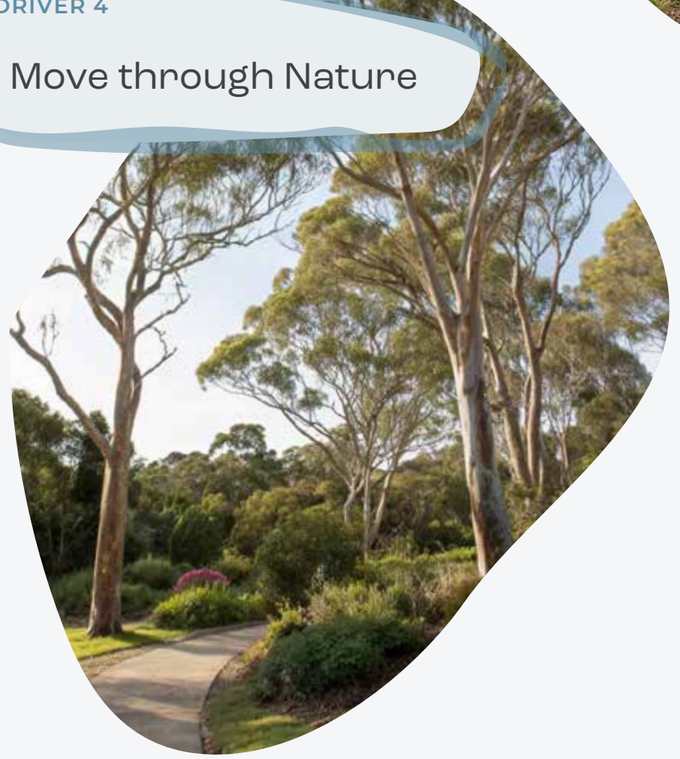
A subtropical landscape of generous tree canopy, integrated water systems and diverse planting creates cooler, healthier and more comfortable places for everyday life. Climate—responsive design improves liveability while supporting biodiversity and long—term environmental resilience.

Key themes

— Urban cooling
— Canopy
— Shade
— Water reuse
— Landscape performance
— Climate adaptation

DRIVER 4

Move through Nature



Create journeys that connect people with landscape.

Walking and cycling are embedded within a connected landscape network that links parks, neighbourhoods and community destinations. The Green Heart and cycleways become immersive landscape experiences where movement, recreation and nature are seamlessly integrated.

Key themes

— Green Heart
— Active transport
— Walking
— Cycling
— Landscape experiences
— Connectivity

DRIVER 6

Express Sunshine Coast Identity



Create a landscape that belongs to this place.

Aura South is shaped by the distinctive landscapes of the Sunshine Coast. Native vegetation, waterways, landform, public art and expansive views to the Glass House Mountains create a community with a strong sense of place that reflects its regional character and celebrates Country.

Key themes

— Glass House Mountains
— Sunshine Coast landscape
— Country
— Local materials
— Public art
— Sense of place
— Regional identity

2
Master Plan Context and Outcomes



Strategic Setting

Aura South will make a significant contribution to meeting the Sunshine Coast's high housing demand. It will deliver diverse, affordable and well-serviced homes within a comprehensively master planned community capable of achieving the highest levels of social, environmental and economic benefit for the region.

The Sunshine Coast is one of the fastest growing regions in Australia with consistent population growth and strong demand for new homes and affordable housing. By 2046, the Sunshine Coast is expected to grow to a population of 565,800, requiring an additional 84,800 homes. Aura South will contribute to this housing demand by delivering over 10,000 new dwellings, or approximately 17 percent of the forecast demand up to 2041.

Enabling this growth, Aura South will provide all the essential community needs, local employment and business opportunities and transport infrastructure that form the foundations of a modern, well-serviced and socially sustainable community.

Aura South will ultimately accommodate a population of 24,600 people and their lifestyle quality is a priority of this master plan. They will enjoy access to a full range of social infrastructure and services, including local and district community facilities, libraries, schools, early education and care facilities, community health facilities, indoor recreation centres, and open space and recreation facilities.

Balancing the need to provide additional high-quality urban living area for the region, the Master Plan champions environmentally sustainable development, with conservation, protection and restoration of valuable natural communities and habitat core strategies embedded within the master planning process.

SUPPORTING INFRASTRUCTURE INVESTMENT

The new community will leverage the existing physical and social infrastructure of Aura (Caloundra South PDA) to reduce the burden of cost on both state and local governments. Distinct from many of the large growth areas in SEQ, Aura South can be serviced quickly, adding affordable land into the market rapidly while other growth areas continue to be challenged by the planning and funding barriers to major infrastructure provision.

As a logical expansion of the successful Aura community, It's strategic location at the southern entry to the Sunshine Coast provides significant advantages for cost-effective and sustainable investment in transport and urban utility infrastructure. This includes direct access to the upgraded Bells Creek Arterial Road as well as proximity to the Aura Town Centre (Major Regional Activity Centre) and The Wave's future Bells Creek Station.

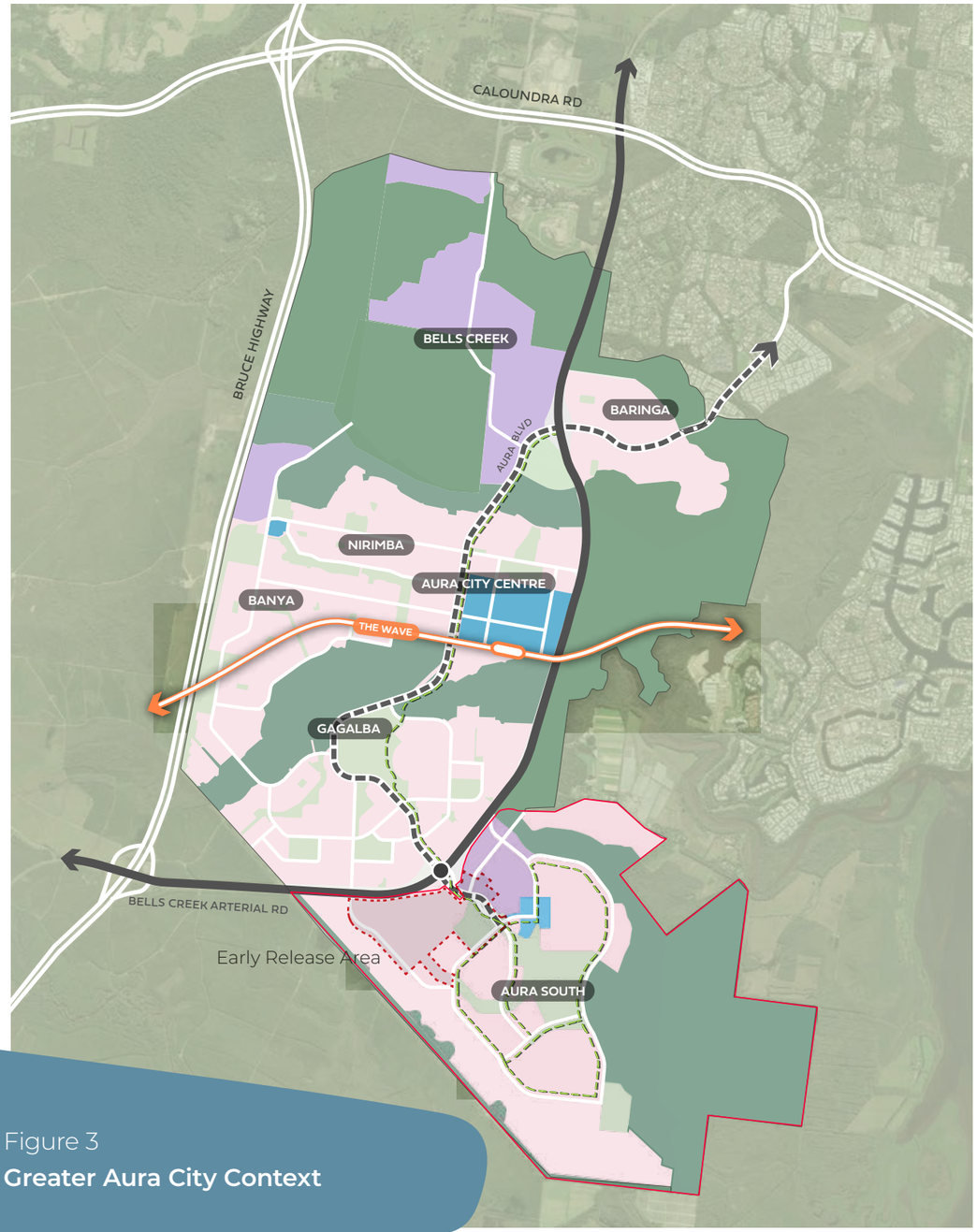


Figure 3
Greater Aura City Context

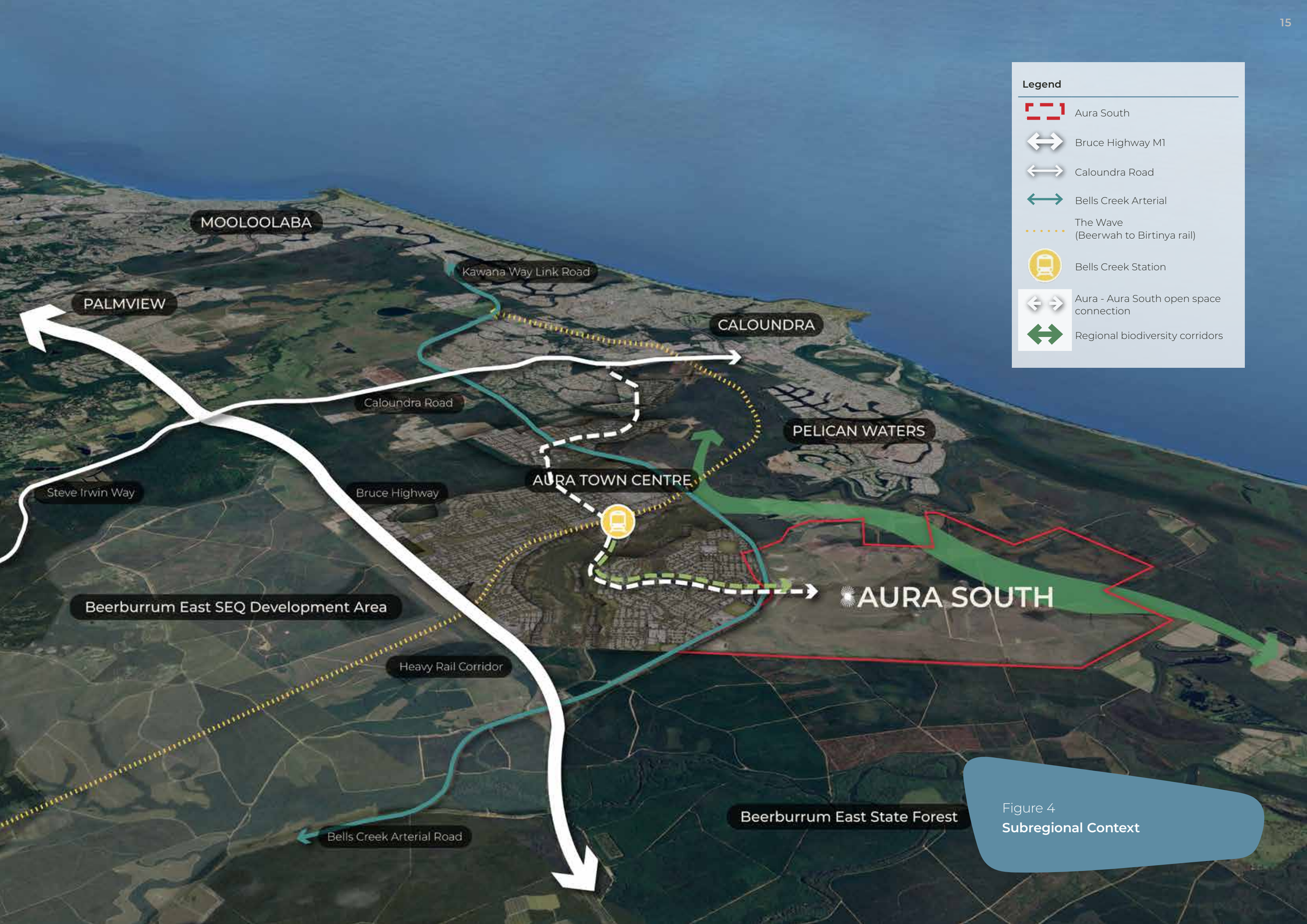


Figure 4
Subregional Context

The Site

The Aura South property presents a rare opportunity to accelerate housing delivery through a major master plan community capable of contributing significantly to regional growth and committing to a net-positive environmental outcome.

HISTORY

Aura South is strategically located in the suburb of Coochin Creek, 6.5km south-west of Caloundra and 8.6km east of Beerwah, within the traditional lands of the Kabi Kabi First Nation Traditional Owners.

The site has 2.7km of frontage along the recently completed Bells Creek Arterial Road, including shovel ready development access from the existing roundabout. It comprises an area of 1,231 hectares across two property holdings, Lot 1 on SP332399 and Lot 2 on SP334580, within Coochin Creek in the Sunshine Coast Local Government Area (LGA).

The site has seen significant land use changes since the late 1960s, shifting from native forests and open land to plantation pine, pasture and agricultural uses. Initially dominated by native forests, predominantly Melaleuca species, the majority of the land had been cleared by the early 1970s for plantation. From 2005, pines were progressively removed for pastoral and agricultural activities, with most harvesting completed by 2010.

Overall, Aura South is ideally positioned to accommodate future growth, being a logical extension to Aura/Caloundra South with direct access to essential and planned infrastructure and services, and the majority of the landholding is elevated and extensively cleared with minimal environmental values.

EXISTING ENVIRONMENTAL QUALITIES

The land, in its current state, is marginal/sub-optimal grazing land with minimal agricultural value as a result of poor quality soils, historic plantation forestry, pastoral activities and associated land modifications including constructed drains and haul roads.

Ongoing intensive land management practices are required to manage regrowth of exotic pine wildings. In a 'do nothing' scenario where past low-scale rural activities continue, this maintenance program would most likely reduce. The loss of ecological values is a significant consideration if the pine wildings are left to regenerate along with other weeds onsite. In this scenario, the ground water table would lower, frog habitat would be reduced, and vegetation communities of ecological value would be impacted through edge effects with weeds not being managed. Bushfire risk will also increase to the wider area as maintenance tracks and buffers would not be maintained to the current standard.

In this context, the development of a master planned community which embeds best-practice environmental responses that protect and rehabilitate valuable ecological and hydrological features of the site presents a net-positive environmental outcome.



View looking southeast over the site to proposed TEC wetland conservation areas, Pumicestone Passage, Pelican Waters and the ocean.



Southwest view from the Bells Creek Arterial roundabout, over the Early Release Area to pine plantation and the Glasshouse Mountains.

GAGALBA

AURA BOULEVARD

BELLS CREEK ARTERIAL

To Caloundra

PELICAN WATERS

To Bruce Highway

Early Release Area

1

2

AURA SOUTH
(Halls Creek Priority Development Area)

Rills and furrows from former pine plantation altering landform and drainage



Long term cattle fencing that inhibits natural fauna movement



Haul roads constructed for forestry altering natural stormwater flows and impeding drainage

Edge effects (large weeds) impacting ecotones to ecological areas





Unstabilised constructed drainage lines supporting former forestry production



Exotic weeds proliferating including pine wildings, whisky grass and giant rats tail grass

Figure 5
Existing Site Conditions

Aura South Structure Planning

The Aura South Structure Plan sets the spatial framework for a sustainable, self-contained master planned community which balances the provision of urban development through a nature-responsive approach that strengthens local and regional biodiversity health.

STRUCTURE PLAN OBJECTIVES

The Plan draws on best-practice principles in community planning and urban design. It has been purposefully designed to directly address regional growth and economic influences and respond to its environmental and urban contexts. It will deliver a high-quality suburb that maximises self-containment, drawing its character from the Sunshine Coast's city identity and distinctive coastal landscape.

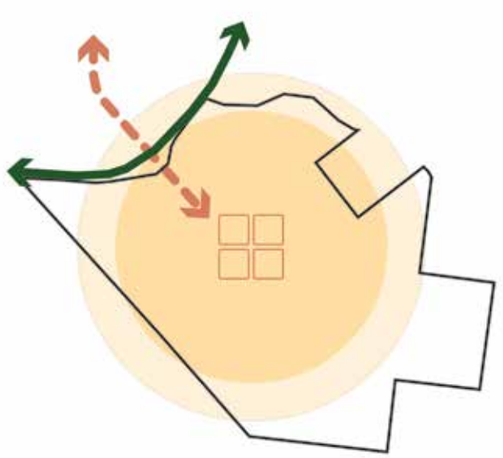
The key objectives that underpin the Structure Plan include:

- To expand residential land supply within the Sunshine Coast region in partnership with state and local government
- To protect, rehabilitate, and enhance ecological values within and adjacent to the site
- To maximise and leverage the significant existing and planned investment in regional transport infrastructure
- To provide diverse housing choices which offer a broad range of lifestyle opportunities and affordability levels that suit a wide variety of household sizes and types
- To establish a thriving, self-contained community which fosters economic growth, promotes local business and employment and ensures residents enjoy convenient access to essential services, facilities, and amenities
- To maintain and protect the Sunshine Coast's inter-urban break through the creation of a significant and permanent buffer on its southern edge

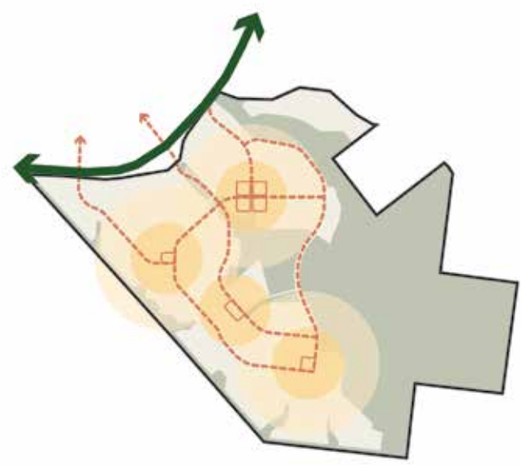
KEY FEATURES OF THE PLAN

To achieve these objectives, Aura South's urban structure draws on a broad range of land use, movement network and urban design responses, including:

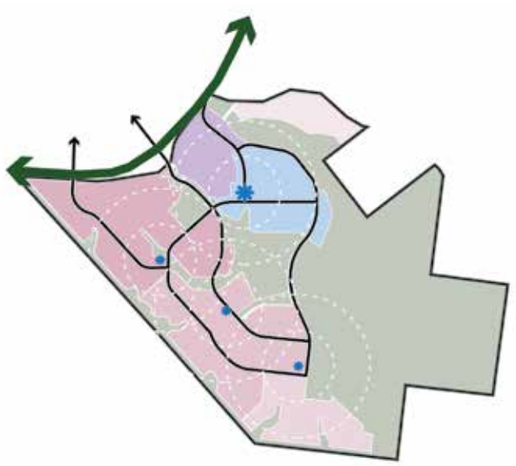
- A hierarchy of accessible mixed-use centres that can deliver a wide range of local and district level commercial, retail and community services
- An enterprise area for larger format commercial, light industrial and enterprise activity that contributes towards Aura's wider economic and employment strategy and offers local employment and business opportunities
- A clear structure of distinctive neighbourhoods, planned and integrated with centres, transport networks and open spaces in a manner that support high-quality living environments and housing diversity
- A hierarchy of open spaces integrating conservation, recreation, active movement and sustainable stormwater management
- An interconnected grid of sub-arterial and connector streets that offer safe and convenient movement, supports public transport and protects the long-term function of Bells Creek Arterial
- A comprehensive active transport network delivered through the open spaces and street network
- An urban structure of all the above elements that underpins high-quality placemaking and urban design responses:
  - A distinctive community heart
  - Arrival and movement experiences
  - Elevated presence of, and access to, nature
  - Distinctive neighbourhoods and centres
  - Prioritised active movement



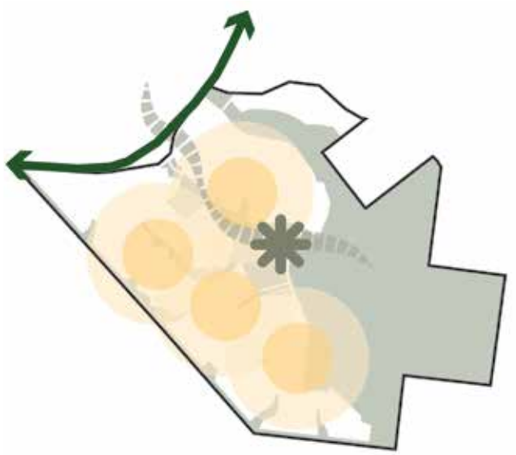
A 20-minute City:
The plan takes advantage of the scale of the site — 2km or 20-minute walk from edge to centre — to support self-containment and prioritise active movement



10-minute Walkable Neighbourhoods:
The plan is structured around interconnected, walkable-scale neighbourhoods that support localised housing diversity and facilitate active and public transport movement networks.



Placemaking:
Neighbourhoods draw on localised attributes and amenity drivers that establish distinctive places and destinations connected by open spaces and parkway boulevards.



Community Heart:
A major regional recreation parklands area, known as the Green Heart, and district centre draw value from the natural setting and establish a distinctive heart for the future community.

Figure 6
Structure Planning and Design Strategies

Legend

- PDA Boundary
- Caloundra South PDA Boundary
- Early Release Area Boundary

Urban Living

- Urban Living
- Neighbourhood Centre
- Education
- District Centre
- Enterprise and Employment

Green Network

- Environmental Protection and Rehabilitation
- Multipurpose Green Space
- Parks
- Sports Parks

Infrastructure

- State Controlled Road
- Future State Controlled Road Interchange
- Primary Road Network
- Primary Active Transport
- Access Points

Figure 7
Aura South Structural Elements Plan (with Early Release Area)

KEY ELEMENTS OF THE STRUCTURE PLAN DELIVERED BY THE ERA

As the first stage of Aura South, the ERA will commence delivery of key structural elements of the ultimate community as well as neighbourhood level amenities and infrastructure that support an accessible, well-serviced residential area. These elements include:

- **Bells Creek Arterial Roundabout**
  The Bells Creek roundabout upgrades and part of the development's ultimate arrival boulevard and extension of Aura Boulevard. This will include early stages of the public realm and landscape design elements that will compose to Aura South's arrival experience
- **District-level Cycleway**
  Initial stages of the connecting Aura cycleway including an overpass of the Bells Creek Arterial
- **Sports Facilities**
  A 10ha district sport park
- **Housing**
  Approximately 28ha of net residential land (excluding streets, open spaces and infrastructure) accommodating a range of housing types and lifestyle opportunities
- **Employment**
  Approximately 4.9ha of net enterprise area (excluding streets and infrastructure) accommodating a range of larger format commercial and small to medium enterprises
- **Local Commercial and Community Services**
  The first stage of a Neighbourhood Centre of approximately 1ha which will include of mixed commercial and community activities
- **Sustainability Initiatives**
  Approximately 9ha of Linear Open Space which accommodates stormwater management functions as part of a site-wide WSUD strategy
- **Active Movement Network**
  A network of walking and cycling paths that contribute to a comprehensive site-wide active connectivity strategy
- **Street Infrastructure**
  Internal connector streets structured to support a future school and the function and structure of the future surrounding sub-arterial network
- **Recreation Parkland**
  A one hectare neighbourhood recreation park and three 0.5ha local parks

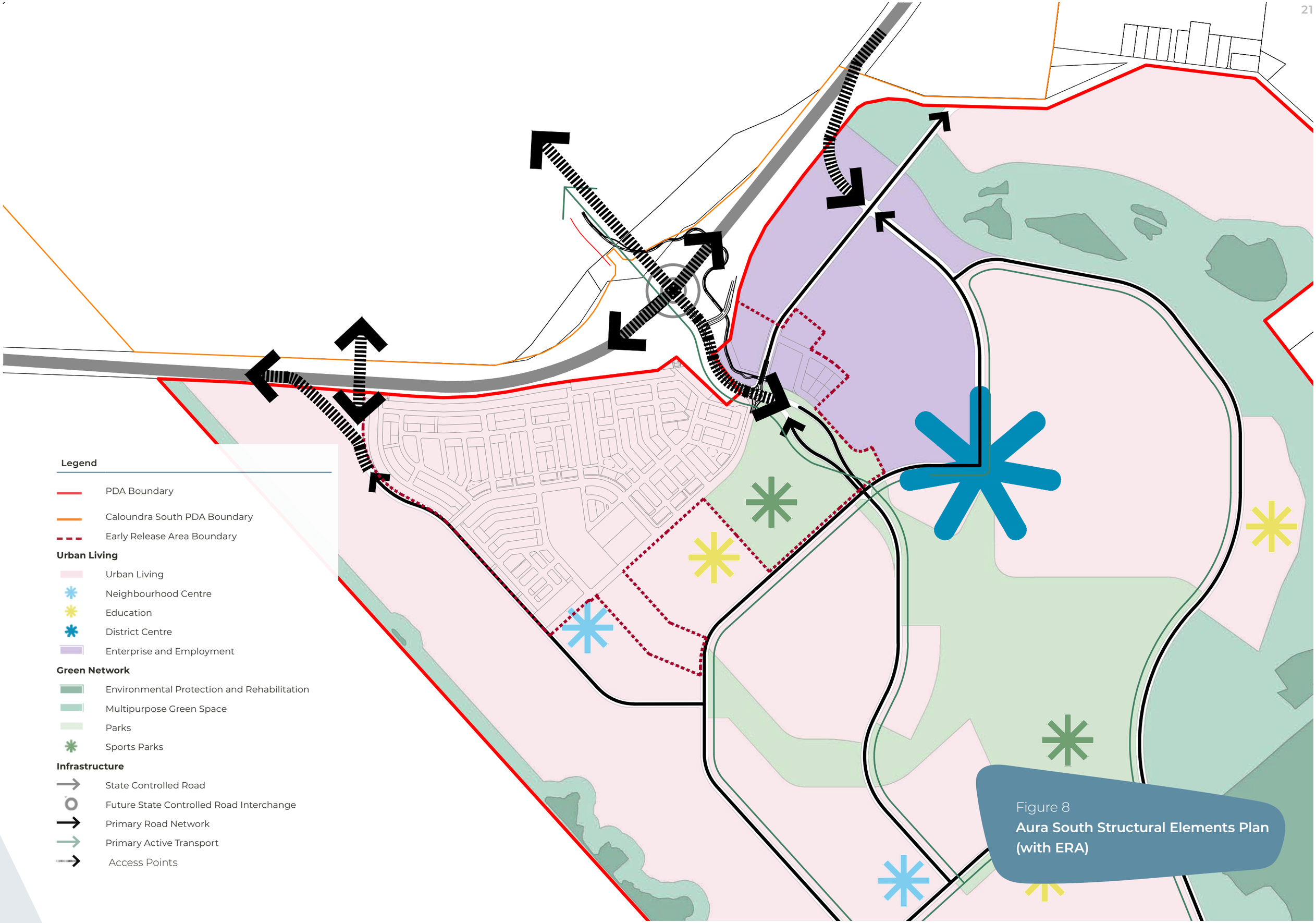


Figure 8
Aura South Structural Elements Plan (with ERA)

MASTER PLAN STRUCTURE

The Aura South Master Plan Outcomes Plan identifies a more detailed urban structure and generalised land use pattern established by the Outcomes Plan. The Outcomes Plan comprises seven precincts which establish a planning framework for the delivery of land use activities, infrastructure and development entitlements.

Key master plan statistics that this plan identifies, include:

- Total master plan dwelling yield of 10,000 dwellings
- 434.66 ha of net residential land
- 102.14 ha of employment, commercial and community activities
- 636.44 ha of open space and parkland
- 57.09 ha of buffers and street network

Figure 9
Structure Plan Development Schedules

Aura South Master Plan Outcomes Plan - Yield Breakdown

Precinct	Approx. Yield	
	No. of Dwellings	%
Precinct 1 - Urban Living North	2,730	27.3%
Precinct 2 - Premium Residential	350	3.5%
Precinct 3 - District Centre and Business Park	1,700	17.0%
Precinct 4 - Urban Living Central	1,455	14.6%
Precinct 5 - Urban Living Park Edge	2,290	22.9%
Precinct 6 - Urban Living South	1,475	14.8%
Precinct 7 - Conservation	-	0.0%
TOTAL	**10,000**	**100.0%**

Aura South Master Plan Outcomes

Land Use	Approx. Area		No. of Dwellings
	ha	%	
Residential Neighbourhoods			
Urban Village	29.56	2.40%	1,035
Gateway	201.34	16.36%	5,010
Lifestyle	111.96	9.10%	2,240
Premium	51.75	4.21%	510
Medium Density	20.05	1.63%	805
Lifestyle and Retirement	20.00	1.63%	400
SUB TOTAL	**434.66**	**35.33%**	**10,000**
Non-Residential Neighbourhoods			
District Centre	13.28	1.08%	-
Neighbourhood Centre	6.42	0.52%	-
Business Park	46.59	3.79%	-
Education	35.85	2.91%	-
SUB TOTAL	**102.14**	**8.30%**	-
Open Space			
Major Recreation Park (Green Heart) *	29.52	2.40%	-
District Recreation Park	11.98	0.97%	-
District Sports Park	24.27	1.97%	-
Major Sports Park	20.00	1.63%	-
Local Park	11.44	0.93%	-
Local Linear Park	19.84	1.61%	-
Local Linear Park (Recreation and Environmental Transition)	54.32	4.42%	-
Environmental Protection and Rehabilitation Buffer	103.89	8.44%	-
Environmental Protection and Rehabilitation	361.18	29.36%	-
SUB TOTAL	**636.44**	**51.73%**	-
Road Network			
Bells Creek Arterial (BCA) Buffer	2.54	0.21%	-
Aura Boulevard Entry	8.14	0.66%	-
Trunk and Neighbourhood Connector Network	46.41	3.77%	-
SUB TOTAL	**57.09**	**4.64%**	-
TOTAL	**1230.33**	**100.00%**	**10,000**

** Including areas of the lake, wetlands and biobasins (WSUD)*

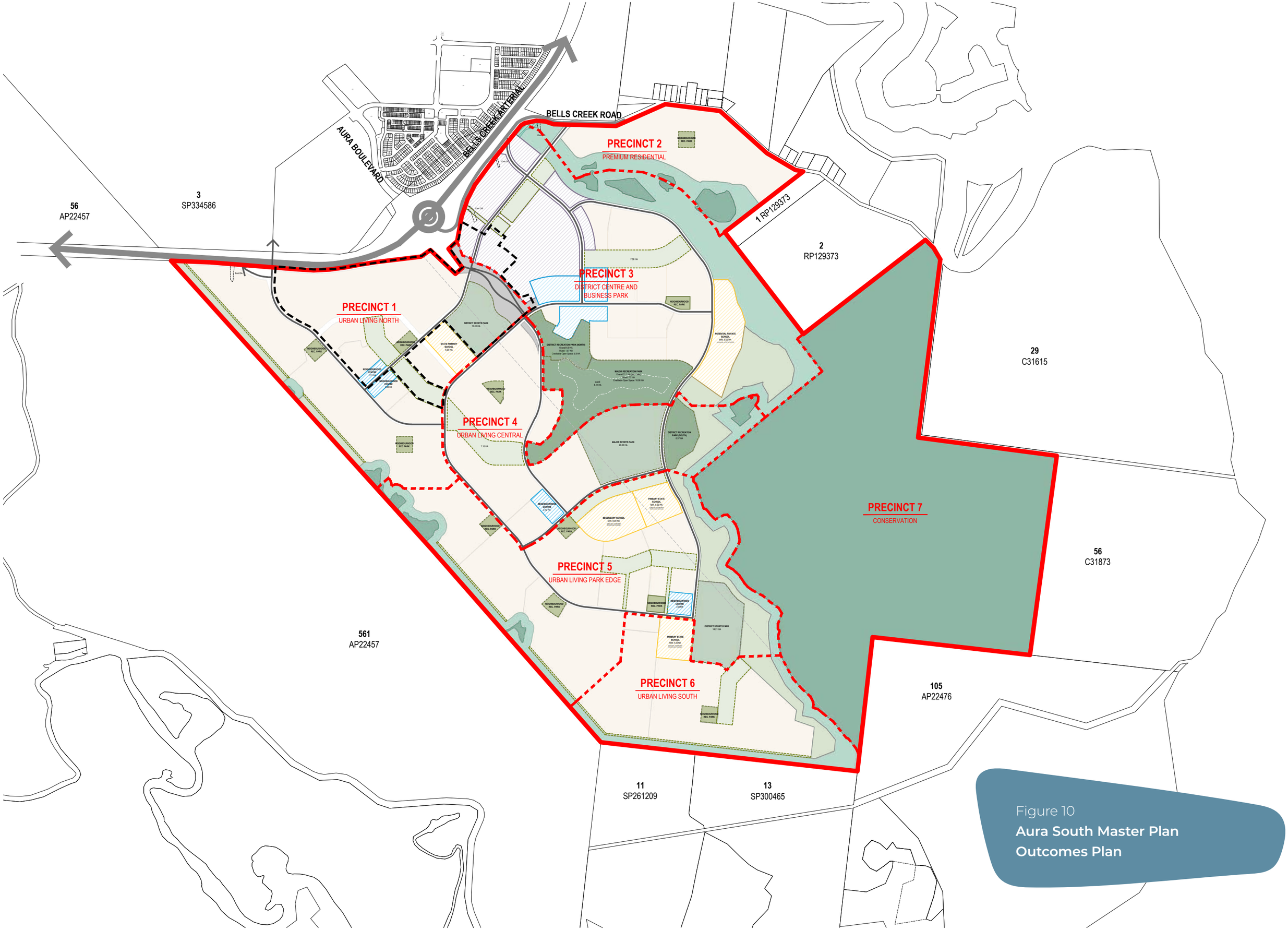
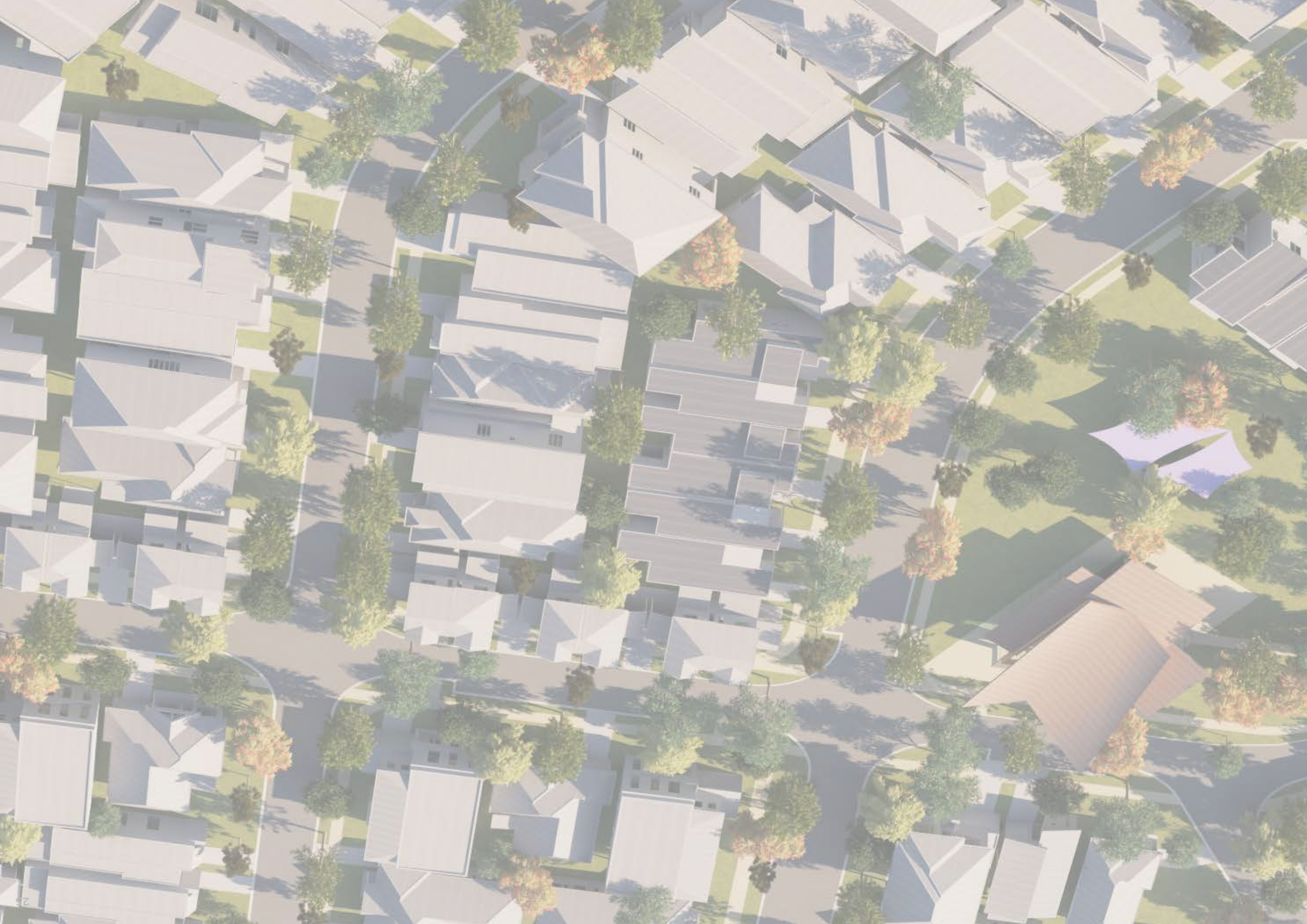


Figure 10
Aura South Master Plan Outcomes Plan

3
The Early Release Area



Neighbourhood Design Strategy

The ERA forms part of a 10-minute ‘complete neighbourhood’ where residents will enjoy safe, convenient access to daily shopping essentials, generous green space and community amenities within a short walk or ride from their home.

At this wider neighbourhood scale, the ERA’s structure, land use activity and movement networks are formed. The neighbourhood is essentially the 10-minute walking catchment of the district sports park, local mixed-use centre and future primary school.

A range of urban design and placemaking initiatives informed neighbourhood planning and design:

— **Community form and structure**

A structure of residential living areas, community destinations, parkway boulevards and open spaces has been created to prioritise lifestyle amenity and offer enjoyable movement and recreation experiences. The neighbourhood has a defined ‘heart’ with a district sports park, a school, a neighbourhood recreation park and a neighbourhood centre forming an central axis of community activity. Feature parkway boulevards will move people, cyclists, cars and buses through the neighbourhood conveniently and connect residents to the district centre and Green Heart Parkland. The edges of the neighbourhood are well-defined by open space and density transitions.

— **Mixed use and activity diverse**

The neighbourhood centre, approximately 2ha in total, will include a range of local convenience shopping, community services and amenities that support lifestyle quality and encourage local community interaction. Small and medium scaled enterprise activities addressing the arrival boulevard deliver broader commercial opportunities and services for residents and set the tone of Aura South as an emerging self-contained suburb.

— **Housing diversity and lifestyle choice**

Access to local services and amenities, generous parkland and attractive, functional streetscapes will support a wide variety of housing typologies to suit a range of lifestyle preferences, household types, sizes and levels of affordability.

— **Prioritised walking and cycling**

Together, the interconnected streets, parkway boulevards and the structure of open space provide the framework for a comprehensive active movement network that will connect all residents to shops, amenities, public transport and recreation opportunities within and beyond the neighbourhood. Shaded streetscapes and high-quality active movement infrastructure will be delivered to make walking and cycling safe, convenient and climate comfortable.

— **Vehicular access and movement**

A clear hierarchy of interconnected streets will safely and logically move and disperse traffic while facilitating active movement. Connector streets are structured to support an efficient public transport loop and will be delivered as green boulevards which contribute to neighbourhood character and enjoyable active movement experiences.

— **Transit-ready**

Connector streets are structured to support an efficient and accessible public transport route with bus stops conveniently accessible to all residents within a 5-minute walk.

— **Safe and inclusive**

Streets and open spaces will have building interfaces and relationships that optimise passive surveillance of the public realm. Parks will have street esplanades that ensure everyday movement activity of residents captures clear sight lines across open space.

— **Quality architecture and public realm**

Together, the arrangement and design of buildings, streets and public space contributes to a sense of place and an attractive living environment. Higher density housing forms, public buildings such as schools and community facilities and commercial buildings will be located to maximise their visual diversity and presence. Shady, activated streets and parks will be designed to encourage outdoor lifestyles and contribute to a distinctive Sunshine Coast neighbourhood character.

— **Sustainability**

The prioritisation of active movement, a public transit-ready street structure and integrated sustainable water management as part of a site-wide stormwater strategy all contribute to the sustainability credentials and performance of the neighbourhood.

GAGALBA

Aura Boulevard

Aura South
Enterprise Precinct

Future BCA Underpass/Overpass
Connection to Gagalba

BELLS CREEK ARTERIAL

ERA BOUNDARY

Future BCA On-ramp

Local Park

Local Park

Local Park

Lifestyle and
Retirement
Community

District Centre

District Sports Park

Neighbourhood Recreation Park

Primary School

ERA BOUNDARY

Local Park

Urban Village

Linear Park (WSUD)

Neighbourhood Centre

Greenheart Parkland

Neighbourhood Recreation Park

Urban Village

Neighbourhood Recreation Park

10-minute Neighbourhood Walking Catchment

BUFFER

Linear Park (WSUD)

Major Sports Park

Neighbourhood Recreation Park

Neighbourhood Centre

Secondary School

Generalised Land Use

- Detached housing
- Attached housing
- Medium density housing
- Lifestyle community
- District centre
- Major parkland
- Neighbourhood centre
- Enterprise area
- State primary school
- Neighbourhood recreation park
- Linear open space
- Buffer

Movement Network

- Aura South arrival boulevard
- Sub-arterial streets
- Neighbourhood connector (parkway boulevards)
- Enterprise Area and District Centre connector streets
- Major cycleway connection to Aura

Figure 11
ERA Neighbourhood Context Plan

LEGEND

1. Bells Creek Arterial roundabout
2. Aura South arrival boulevard
3. Enterprise area
4. Parkway boulevard (Neighbourhood Connector Streets)
5. District Sports Park
6. State Primary School (not in ERA)
7. Neighbourhood Recreation Park (1ha)
8. Local Recreation Park (0.5ha)
9. Medium density residential
10. Sales and display centre
11. Linear open space (WSUD stormwater corridor)
12. Neighbourhood Centre
13. Urban Village neighbourhood
14. Future Neighbourhood Centre expansion
15. Future Urban Village neighbourhood
16. Future residential neighbourhood
17. Future lifestyle and retirement community
18. Future medium density residential





Figure 12
Visualisation
ERA Neighbourhood Context

LEGEND

1. Bells Creek Arterial roundabout
2. Aura South arrival boulevard
3. Aura South District Centre
4. Enterprise Precinct
5. Greenheart Parkland
6. Sports Parks
7. Parkway boulevards
8. School campuses
9. Neighbourhood centres
10. Neighbourhood recreation parks
11. Local recreation parks
12. Linear open space (WSUD stormwater corridor)
13. Urban Village neighbourhood
14. Lifestyle and retirement community
15. Environmental buffers and conservation



Figure 12
Illustrative Plan
ERA Neighbourhood Context

ERA Spatial Definition, Land Use and Yields

The ERA will deliver over 87 hectares of high-quality urban living area comprising a wide range of dwelling types, mixed commercial and retail activity, open spaces and recreation parkland.

The ERA is located on Aura South's northern boundary where it benefits from access to the new Bells Creek Arterial and efficiently draws on capacity in Aura's water treatment infrastructure network. The ERA is spatially defined by the Bells Creek Arterial, Aura South's arrival boulevard and future sub-arterial streets. An area of small to medium scaled enterprise uses is included as an early stage of a broader enterprise area drawing value from its access to the new Bells Creek Arterial..

The ERA land use mix includes:

— 29ha of net residential land that will accommodate a range of dwelling types

— 5.8ha of mixed commercial and community uses delivered through a neighbourhood centre and enterprise area

— 22ha of open spaces including district sports, local recreation parks and linear spaces that perform a range of recreation, active movement and stormwater management functions

— 31ha of street network and Bells Creek Arterial buffers

Overall, the ERA will deliver:

— Over 1000 dwellings at a net residential density 22 dwellings/ha

— Approximately 1,500m^2 GFA of mixed commercial and community uses in the neighbourhood centre (approximately half of the ultimate centre)

— 4.85ha of net land area for small to medium size enterprise uses

— Over 25% of the total ERA site area as open space comprising district sports park, neighbourhood recreation parks and linear open space.

Early Release Area - Land Budget Breakdown Summary	Summary	
	Area (ha)	%
Residential		
Attached/ Terrace Dwellings (<250sqm)	5.20	5.91%
Detached Dwellings (>250sqm)	22.26	25.31%
Medium Density Site (net density 50 dw/ ha)	1.53	1.74%
Sub-total Residential	**28.99**	**32.96%**
Commercial		
Enterprise	4.85	5.51%
Neighbourhood Centre	0.98	1.11%
Sub-total	**5.83**	**6.63%**
Open Space		
District Sports Park	10.05	11.43%
Neighbourhood Recreation Park	1.03	1.17%
Local Park	1.27	1.44%
Linear Open Space (WSUD)	8.03	9.13%
Linear Open Space (Pedestrian Links and Pocket Parks)	1.69	1.92%
Sub-total Open Space	**22.07**	**25.09%**
Road Infrastructure		
Entry/Arrival Road	7.49	8.52%
Bells Creek Arterial (BCA) Buffer	1.41	1.60%
Signage	0.02	0.02%
Underpass Buffer	0.35	0.40%
Road Network	21.80	24.78%
Sub-total Road Infrastructure	**31.07**	**35.32%**
Total Area	**87.96**	**100.00%**

Figure 12
ERA Land Budget

CAGALBA

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Connection to
Aura Boulevard

Aura South
Enterprise Precinct

ERA Enterprise

Future Connection
to Gagalba

BELLS CREEK ARTERIAL

BCA BUFFER

Future BCA
On-ramp Connection

Local Park

Medium Density Residential

Local Park

Local Park

Future Arrival
Boulevard

District Centre

NEIGHBOURHOOD CONNECTOR STREET

Future Lifestyle
and Retirement
Community

Medium Density
Residential

District Sports Park

Neighbourhood
Recreation Park

Future
Primary School

FUTURE NEIGHBOURHOOD CONNECTOR STREET

FUTURE MAJOR SUB-ARTERIAL STREET

Pocket Park

Urban Village

Linear

Park (WSUD)

Greenheart
Parkland

FUTURE MAJOR SUB-ARTERIAL STREET

Neighbourhood
Centre

Future Neighbourhood
Centre expansion

Urban Village

Future Neighbourhood
Recreation Park

BUFFER

Generalised Land Use

- Detached housing
- Attached housing
- Medium density housing
- Lifestyle community (not within ERA)
- District centre (not within ERA)
- Major parkland
- Neighbourhood centre
- Enterprise area
- State primary school (not within ERA)
- Neighbourhood recreation park
- Linear open space
- Buffer

Figure 13
ERA Spatial Definition and Land Use Plan

District Sports Park

Arrival Boulevard

Terrace Homes

Terrace Homes

Detached Homes on a range of lot sizes

Terrace Homes

Sales Centre (Temporary)

Local Park

Detached Homes on a range of lot sizes

Figure 14
Visualisation - Typical Local Park and Housing Mix



Figure 15
Visualisation - Neighbourhood Centre and Urban Village

Housing Supply and Diversity

The ERA will deliver broad housing choices to suit a wide range of household types, sizes and levels of affordability.

The ERA will offer 21 different housing options underpinning Aura South's commitment to providing a wide range of living opportunities that can cater for different household types and sizes, varying lifestyle preferences and a scale of affordability levels.

Yielding 1051 dwellings that will ultimately support a population of over 2,500 people, the ERA will comprise approximately:

— 60% traditional detached homes

— 30% attached and innovative small homes

— 10% medium density terraces or apartments

A broad variety of housing choices will include:

— Traditional detached homes on lots ranging in area from 250m² to 448m²

— A range of front and rear loaded attached terraces on lots ranging in area from 96m² to 225m²

— Garden homes (duplex dwellings) on 128m² lots

— Urban lofts, small attached dwellings on 102m² lots

— 'Fonzie' homes above garages of rear loaded terraces

— Terraces or apartments delivered as part of a medium density community title lots

Figure 15
ERA Dwelling Mix and Yield

Early Release Area - Yield Breakdown	Typical Dimensions	Typical Area	Total	
			No. of Lots	Area (ha)
Residential (Attached) Allotment Type				
21 Deep Rear Loaded Terrace Dwelling				
Rear Loaded Terrace (4.6m)	4.6m x 21m	96m²	40	0.40
Rear Loaded Terrace (6.6m)	6.6m x 21m	138m²	32	0.43
Rear Loaded Terrace (9.0m)	9.0m x 21m	189m²	24	0.50
Sub-total			**96**	**1.33**
25 Deep Rear Loaded Terrace Dwelling				
Rear Loaded Terrace (4.6m)	4.6m x 25m	115m²	53	0.61
Rear Loaded Terrace (6.6m)	6.6m x 25m	165m²	32	0.53
Rear Loaded Terrace (9.0m)	9.0m x 25m	225m²	32	0.78
Sub-total			**117**	**1.92**
25 Deep Front Loaded Terrace Dwelling				
Front Loaded Terrace (7.5m)	7.5m x 25m	187m²	39	0.73
Front Loaded Terrace (9.0m)	9.0m x 25m	225m²	24	0.61
Sub-total			**58**	**1.34**
Other Terrace/ Urban Dwelling				
Rear Loaded Fonzie - Front Unit	8.0m x 25m	200m²	8	0.12
Rear Loaded Fonzie - Micro Unit	4.7m x 11.5m	54m²	8	0.04
Front Loaded Garden Home	8.0m x 16m	128m²	30	0.40
Front Loaded Urban Loft	8.5m x 12m	102m²	4	0.05
Sub-total			**50**	**0.61**
Sub-total Residential (Attached) Allotment Yield			**326**	**5.20**
Residential (Detached) Allotment Type				
25m Deep Detached Dwelling				
Villa Allotment	10m x 25m	250m²	142	3.79
Premium Villa Allotment	12.5m x 25m	312m²	97	3.09
Courtyard Allotment	14m x 25m	350m²	150	5.44
Premium Courtyard Allotment	16m x 25m	400m²	79	3.30
Sub-total			**468**	**15.62**
28 Deep Detached Dwelling				
Villa Allotment	10m x 28m	280m²	32	0.96
Premium Villa Allotment	12.5m x 28m	350m²	49	1.77
Courtyard Allotment	14m x 28m	392m²	40	1.66
Premium Courtyard Allotment	16m x 28m	448m²	47	2.25
Sub-total			**168**	**6.64**
Sub-total Residential (Detached) Allotment Yield			**636**	**22.26**
Total Residential Allotment Yield			**962**	**27.46**
Medium Density and Duplex				
Medium Density Sites (site density 50 dw/ha)			77 (dw)	1.53
Potential Duplex Allotments			12	n/a
Totals				
Total Residential Allotment Yield (Attached and Detached)			**962**	**27.46**
Total Saleable Residential Area				**28.99**
Total Maximum Residential Dwellings			**1051**	

GAGALBA

BELLS CREEK ARTERIAL

Aura South
Enterprise Precinct

District Centre

Local Park

Local Park

Local Park

Local Park

Future Lifestyle
and Retirement
Community

District Sports Park

Neighbourhood
Recreation Park

Future
Primary School

Linear Park (WSUD)

Greenheart
Parkland

Neighbourhood
Centre

Future Neighbourhood

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Figure 16
Housing Typologies and Distribution

Passive Solar Design

The ERA optimises solar orientation of homes, balancing development efficiency, walkability and efficient traffic movement to achieve an overall a sustainable new community.

The Sunshine Coast enjoys warm to hot humid summers and mild winters. (National Construction Code Zone 2 - coastal Queensland and northern New South Wales from north of Mackay to Coffs Harbour). The optimal dwelling orientation and siting responses to improve passive solar performance of buildings at Aura South are:

— **Minimise exposure of house walls/glazing to the summer western sun**
- The optimal lot/house orientation to minimise summer western sun exposure is east-west orientation that faces the narrowest part of the building west
- For other orientations, shade trees and landscape can be used to reduce impacts and internal house layouts that place living areas and private open space on the eastern end of the building will minimise impacts.

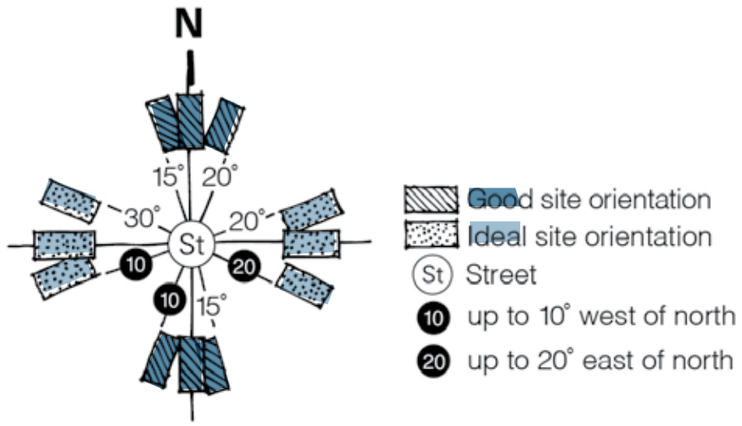
— **Maximise access to winter sun in living areas and private open space**
- With predominantly 25m deep lots within the ERA , the optimal lot/house orientation to maximise penetration of sunlight into homes is an east-west orientation. This orientation allows for the building's long-axis and private open space to face north
- North-south orientation is also good, particularly for the lot/home facing south, or where homes are facing north, they are designed with private open space and living areas fronting the street

— **Maximise access to cooling summer north-west to north-east coastal breezes**
- The best lot/house orientations to capture the Sunshine Coast's NE to SE prevailing summer breezes are north-south or east-west building orientations that present opportunities for cross-ventilation

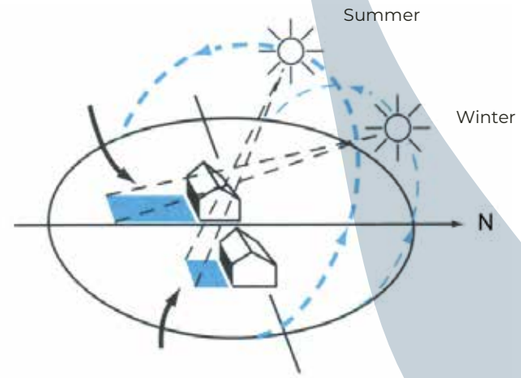
The ERA Response

The ERA has predominantly north-south and east-west lot orientations which maximise opportunities for passive solar building design responses. Optimal solar performance of a dwelling is achieved where choice of house layout and private landscape design are tailored to the lot's orientation.

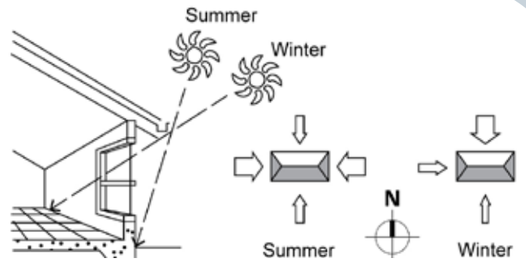
At a neighbourhood scale, passive solar design has been balanced against other urban design and sustainability initiatives such as site-responsiveness, walkability, efficient transport network planning and integrated WSUD to achieve an overall a sustainable community.



Reference: https://www.yourhome.gov.au/
Image source: https://www.yourhome.gov.au/passive-design/orientation



In north facing lots, 25m lot depths reduce the amount of winter sunlight that can access backyards and rear living areas.



Optimal lot/house orientation to maximise opportunities for penetration of sunlight into homes is an east-west orientation. This orientation allows for the building's long-axis and private open space to face north



Figure 17
Passive Solar Orientation

The Street Network

Aura South's street network facilitates the logical expansion of the Aura community, supporting the State's investment in the Bells Creek Arterial as well as underpinning public and active movement network strategies the new community.

As the first stages of Aura South, the ERA street network will establish the foundations of a truly integrated land use and transport system for the entire Aura South community, and:

- Logically connect and extend the structure and hierarchy of the Aura community's transport network, Integrating seamlessly with the existing streets, active transport infrastructure and public transport networks
- Provide a key arrival point for Aura South that also serves as the southern gateway into Aura
- Ensures movement networks enable safe and efficient transport operations, maintaining the performance of the state-controlled road network and facilitating the broader Aura South integrated transport and land use strategies
- Allow for a key cross-BCA corridor cycle linkage which provides direct connection to The Wave and Aura Town Centre

The ERA delivers approximately 1,000 dwellings, a range of commercial and community activities and district sports facilities requiring safe, convenient and legible access from its first stages. Its access and internal street structure and hierarchy will:

- Create a highly permeable movement network that supports high levels of internal connectivity and links effectively to surrounding areas and key external destinations
- Supports safe, accessible and well-connected active and public transport infrastructure, supporting convenient access to public transport stops, pathways and cycling routes
- Facilitates integrated, legible and connected pedestrian, cycling and public transport networks to promote safe, convenient and direct movement.

Legend

Street Hierarchy

	Early Release Area boundary
SA1	Sub-arterial Major (Varying 110m-190m)
SA2	Sub-arterial Minor (42.3m)
NC1	Neighbourhood Connector - Arrival Boulevard (36m)
NC1A	Neighbourhood Connector - Arrival Boulevard w/ Bus Stop (36m)
NC1B	Neighbourhood Connector - Variation Adjacent School (36m)
NC2	Neighbourhood Connector - Neighbourhood Recreation Park (26m)
NC2A	Neighbourhood Connector - Linear Open Space Variation (26m)
NC3	Neighbourhood Connector - Residential (36m)
NC3A	Neighbourhood Connector - Residential w/ Bus Stop (36m)
NC4	Neighbourhood Connector (Commercial)- Neighbourhood Centre (25m)
NC5	Neighbourhood Connector - School (36m)
NC6	Neighbourhood Connector - Residential Avenue (20m)
NC7	Neighbourhood Connector - Residential Access (19m)
NC8	Neighbourhood Connector - Linear Open Space - Esplanade (18m)
NC8A	Neighbourhood Connector - Linear Open Space - Esplanade w/ Bus Stop (25m)
UA1	Urban Access - Urban Village (20m)
UA2	Urban Access- Urban Village (17.5m)
R1	Residential Access - Standard (15.5m)
R2	Residential Access - Esplanade (13.5m)
R3	Residential Access - Linear Open Space (25.5m)
L1	Laneway - Standard (8m)
L2	Laneway - Double (8m)
L3	Laneway - Link (14.8m)
S1	Shared Driveway (12m)
E1	Industrial Connected (26m)
E1	Industrial Access (22m)

Intersection Treatment

	Controlled/ Signalised Intersection
	Roundabout (ERA Stages), long-term Left In/ Left Out T-Intersection
	Four way intersection
	All Movement Intersection
	Left In/ Left Out T-Intersection
*	*Intersections Not Within the ERA



Figure 18
Road Hierarchy Plan

Active Connectivity and Walkability

Aura South's master planning approach prioritises walking and cycling, encouraging active movement as the preferred mode of transport for local and district scale trips.

CYCLE NETWORK

Within the ERA, cycle infrastructure has been integrated with the arrival boulevard, connector streets and open spaces to provide a network of shared, dedicated and contraflow cycleways that will service and connect the whole Aura South community and beyond.

At the top of the cycleway hierarchy, a high-quality dedicated network of 4m wide two-way cycle-prioritised pathways will provide local and district levels of connectivity to and between neighbourhoods, centres, employment hubs and key transport nodes. The network establishes direct fast links to district centres, the Aura Town Centre and the Bells Creek Rail Station for commuters.

A dedicated active transport bridge connection over the Bells Creek Arterial will ultimately provide clear and unrestricted pedestrian and cycle passage between Aura South and Aura. Future connections to the Sunshine Coast's city-wide cycle network will potentially extend its reach to a regional level.

A range of shared, dedicated and contraflow cycleways will be provided through linear open spaces and the Neighbourhood Connector streets. These streets will be delivered as an interconnected grid of feature parkway boulevards which directly link neighbourhoods to daily destinations such as schools, major parks and local or district centres.

PRIMARY PEDESTRIAN NETWORK

Pedestrians are the highest priority in Aura South's integrated transport strategy. The overall structure of interconnected centres and walkable-scaled neighbourhoods, as well as detail neighbourhood design of the ERA, has been predicated on facilitating and encouraging people to walk. At the whole-of-PDA scale, it will be a 20-minute walk from edge to centre for the majority of residents. At a neighbourhood scale, it will be a 10-minute walk to daily education, commercial and community destinations.

This walkable community structure is supported by a comprehensive pedestrian network delivered through the streets and open spaces of the ERA, and ultimately through the whole community, as shared and dedicated pathways. Open, interconnected street grids will maximise pedestrian permeability and linear open spaces are utilised to their fullest potential.

The network has been planned and designed to offer convenience and speed for active commuters, movement experience for recreation and fitness users and safety and comfort for all. Pathway infrastructure, signage and supporting embellishments such as seating will be designed and delivered to meet anticipated foot traffic demand and the role of pathways within the broader network.

A feature element of the ERA's public realm character and pedestrian network will be the parkway boulevards (Neighbourhood Connectors). These leafy streetscapes include an additional 10m wide active movement corridor where a meandering shared path will enjoy 80% tree canopy cover and link key neighbourhood destinations.

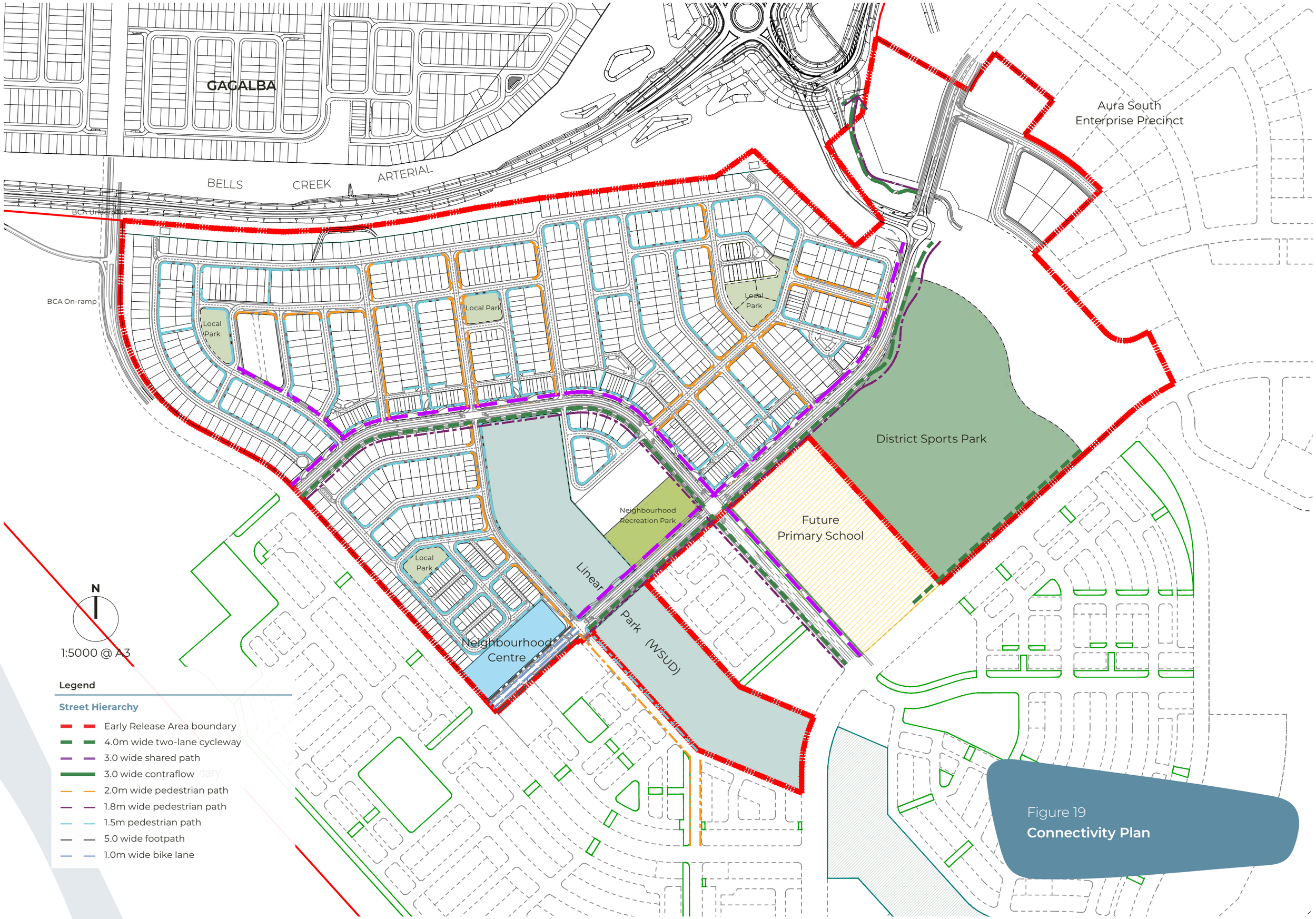


Figure 19
Connectivity Plan

Public Transport

Aura South's structure of interconnected centres and walkable-scaled neighbourhoods will support an efficient and flexible public transport system.

AURA-WIDE NETWORK

The public transport system for Aura South will focus on capitalising on the investment being made by the State Government in 'The Wave – Stage 1 & 2' heavy passenger rail system currently in the planning and design phases. Conveniently located adjacent to the future Aura Town Centre, The Wave is understood to include a purpose-built Transit Hub that will provide direct rail linkage between Aura and Aura South and the Sunshine Coast coastal strip to the east and north and south to Caboolture and Brisbane.

Direct public transport links between Aura South and the key activity nodes of Aura Town Centre and The Wave transit hub will be achieved through Aura Boulevard and Aura's neighbourhood connectors. This will be supported by an upgraded Bells Creek Arterial roundabout at Aura Boulevard and a new western underpass under the regional road. There will be minimal reliance on the state-controlled road network for bus routing.

The overall structure of interconnected centres and walkable-scaled neighbourhoods has been planned to support public transport. Centres and community nodes are directly linked and neighbourhoods scaled to ensure residents will be within a short walk of the neighbourhood connector system that carries the bus network.

ERA PUBLIC TRANSPORT NETWORK

The ERA provides a simple connector street loop that places the majority of residents within a 5-minute walk of a bus stop from its first stages (see opposite). The loop runs along the prominent axis of community activity, locating stops directly adjacent the district sports park, future school and neighbourhood centre.

Future routes have been considered as the community grows beyond the ERA. Eventually, as the school and further housing is developed around the ERA, the bus network will also utilise the surrounding sub-arterial network and linking connector streets. This fine grain of transit-ready streets will support both flexibility in the future network and high levels of walkable access for residents.



Figure 20
Public Transport Plan (Interim)

4
Placemaking and Urban Design



Placemaking Approach and Urban Design Elements

Aura South's character and sense of community will be shaped around relationships with nature, capturing the Sunshine Coast's unique attributes and building a modern community that responds to the needs and lifestyle aspirations of an emerging generation of home buyers and businesses.

The planning and design Aura South is guided by three overarching principles:

— Nature-led

— Uniquely Sunshine Coast

— A Sustainable Model for the Future

They will shape the form, function and identity of the future community and set aspirational goals to ensure Aura South delivers high-quality living and working environments which are responsive to its Sunshine Coast setting and support sustainable urbanism.

Creating 'place' at Aura South and the ERA has been approached through purposeful, well-considered urban and landscape design strategies and interventions that interweave and overlap design decisions and responses to suburban form, active movement, buildings, public realm and nature.

A range of urban design and placemaking initiatives informed neighbourhood planning and design and are presented on the following pages.



Figure 21
Placemaking and Urban Design Elements



Figure 22
ERA Landscape and Public Realm Plan

1

Arrival Experience

Aura South's arrival boulevard will welcome residents and visitors with a lush coastal landscape experience and a sense of spaciousness that draws inspiration from the Sunshine Coast's unique character.

Starting at the upgraded Bells Creek Arterial roundabout, which will also serve as Aura's southern gateway, the corridor extends Aura Boulevard from the town centre and Bells Creek Station south to the future district centre and Greenheart Parkland. Ultimately, this will be the main public transport link between the two communities and establish the corridor for the cycle network.

The goal is to establish more than an entry statement and introduce Aura South's ambition as modern self-contained, lifestyle-focused community that draws value and character from the natural landscape. The arrival experience will visually engage with activities of the Enterprise Precinct and district sports parkland, and commuters will be effortlessly navigated towards Aura South's variety of destinations and neighbourhoods.

As a curated landscape, the boulevard will combine generous subtropical planting and canopy cover, expressive landform, water and public art to create a distinctive gateway and journey that feels unmistakably Sunshine Coast in character and experience.



Figure 23
Visualisation - Aura South and ERA Arrival Boulevard

Figure 24
Arrival Boulevard



2

Green and blue networks

Aura South is structured around an integrated blue-green framework where landscape, water and ecology form the primary organising elements of open space. This nature-led approach combines ecological restoration, water-sensitive urban design, active movement and community parkland into a single interconnected landscape system.

A broad range of open space typologies will contribute to this system including nature conservation and restoration zones, wetlands, lakes and waterways, recreation parklands, sports facilities and green streets.

As the first stage of development, the ERA delivers the early foundations of comprehensive open space, recreation and environmental strategies that will ultimately shape and characterise Aura South. The neighbourhood is structured and designed around the provision of highly accessible local parks, stormwater management is integrated as functional linear open space, community sports and recreation needs are met. These parks and landscapes are interconnected with a fine grained pedestrian and cycle network delivered through the pedestrian-prioritised streets, Parkway Boulevards and linear parks.

The District Sports Park will provide large scale, active recreation within a landscape led setting. Formal fields and amenities are embedded within canopy and open space, ensuring high performance for sport while maintaining comfort, shade.

Neighbourhood recreation parks are accessible to all residents within a short walk and will offer flexible spaces for play, rest and social interaction. These parks are informal, well-shaded and reinforces community life at a local scale.

A major, centrally located linear open space functions as both a stormwater management system and an active transport corridor connecting residents to the district centre and Greenheart Parkland.



Figure 25
Visualisation - Parks and Greenspace Context

GAGALBA

BELLS CREEK ARTERIAL

Aura South
Enterprise Precinct

Local Park

Local Park

Local Park

Local Park

Future Lifestyle and
Retirement Community

District
Sports Park

Neighbourhood
Recreation Park

Future
Primary School
(not within ERA)

Linear
Park
(WSUD)

Urban Village

Future Residential

Neighbourhood
Centre

Future Neighbourhood
Centre Expansion
(not within ERA)

Legend

- District Sports Park
- Neighbourhood Recreation Park (1ha min)
- Neighbourhood and Local Parks
- Linear Parkland (stormwater management)
- Parkway Boulevards
- Key active movement links
- Two-lane dedicated cycleway
- Aura South Arrival Boulevard
- Bells Creek Arterial entry landscape

Figure 26
Blue Green Network

3

Active movement experiences

A core goal of the Aura South master plan is to prioritise active movement. To achieve this commitment, walking and cycling must be elevated over private car use as the preferred movement option. Not only does the active transport network need to be conveniently direct, but it has to offer safe, enjoyable experiences to suit people of all ages and abilities.

The ERA will include a fine grain network of convenient active movement routes and experiences that connect residents with parks, centres, community facilities and each other. This will be delivered through the Arrival Boulevard, Parkway Boulevards, pedestrian-prioritised streets and open spaces. The network will offer pedestrians and cyclists choice of route as well as journey interest by engaging a range of community spaces and places including bus stops.

A centrepiece of the network will be the Parkway Boulevards which provide 10m of linear space dedicated to walking and cycling. This generous space allowance will support 80% tree canopy coverage to offer cool, enjoyable movement experiences.

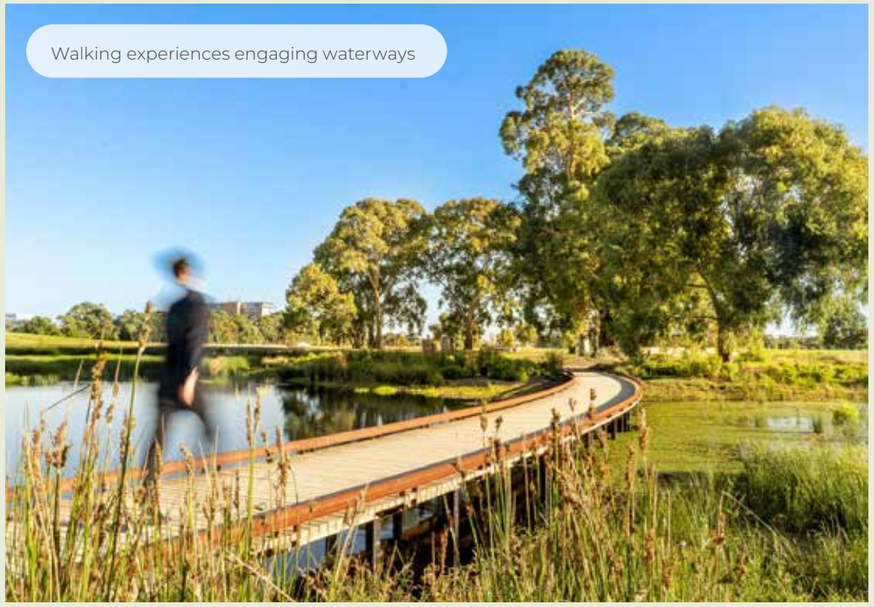
Cycle pathways will comprise off- and on-street cycleways, both dedicated and shared, depending on location and level of patronage. Walking paths will be shaded and passive surveillance of pathways will be maximised.



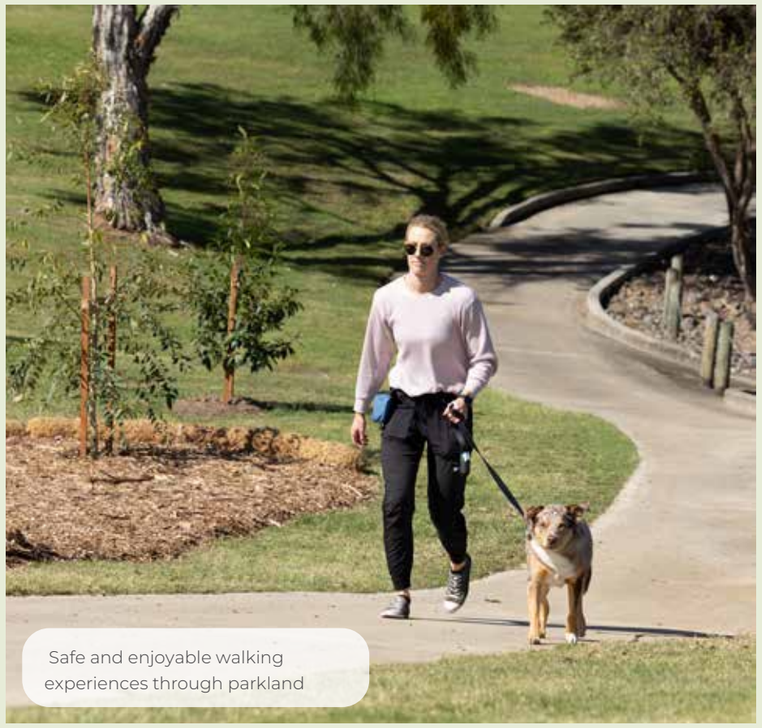
High-quality dedicated cycleways for commuting and fitness



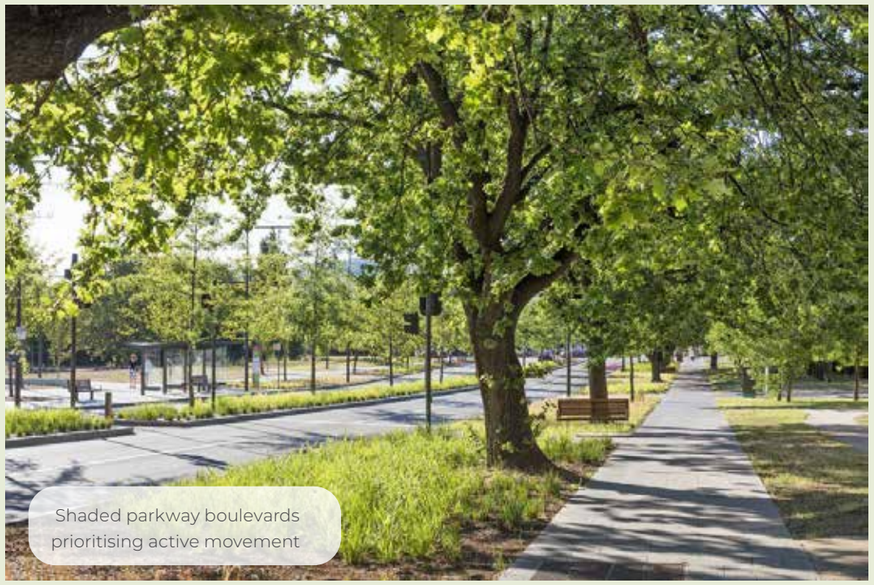
Recreation opportunities within parks and linear spaces



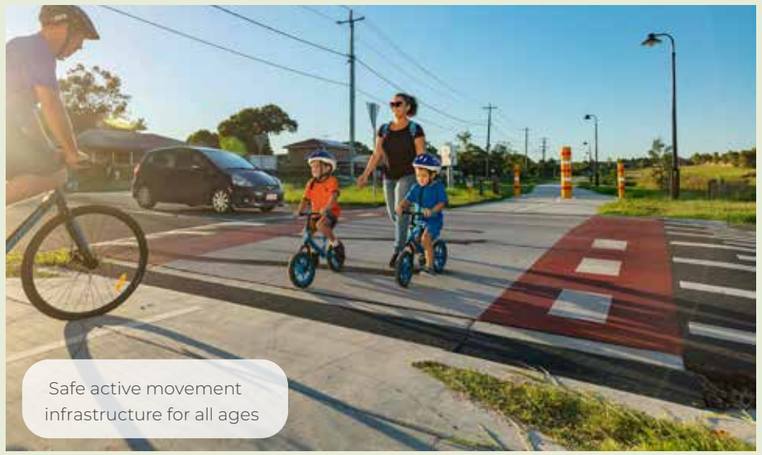
Walking experiences engaging waterways



Safe and enjoyable walking experiences through parkland



Shaded parkway boulevards prioritising active movement



Safe active movement infrastructure for all ages



Figure 27
Visualisation - ERA Active Movement Network

4

Community Axis

The ERA has been purposefully designed to cluster community uses and anchors to create a central activity spine.

Linking the district sports park, display village, future school, main neighbourhood park, linear open space and neighbourhood centre, the goal is to generate and concentrate high levels of community activity within a high-quality streetscape. The Parkway Boulevard will offer elevated active movement functions including dedicated and shared cycle and pedestrian paths. Additional space within the parkway's reserve provides the room to achieve high levels of shaded cover for pedestrians.



Figure 28
Neighbourhood Centre and Urban Village

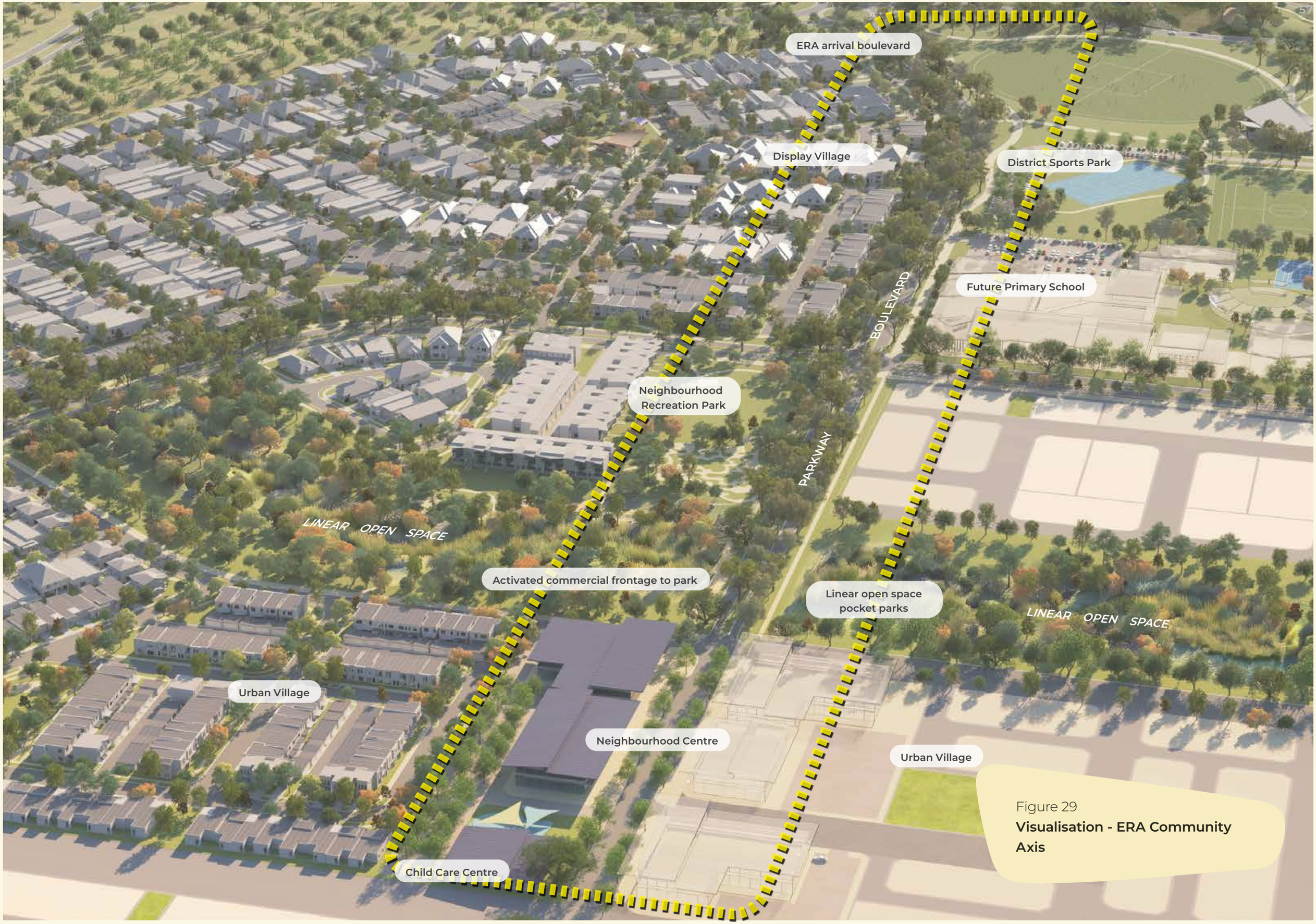


Figure 29
Visualisation - ERA Community Axis

5

Neighbourhood Centre and Village

The neighbourhood centre anchors the ERA's community axis and is collocated with an urban village and expansive parkland. The ERA delivers the first stage of the centre which will ultimately be an active street-based mixed use precinct.

Within th ERA, the centre will include mixed commercial and retail floorspace and a child care facility on a site of approximately one hectare in area and yielding up to 1,500m² GFA in mixed use floor space. Future expansion of the centre is anticipated to double this size.

The centre's built form will be high-quality community, commercial and retail buildings up to three storeys in height that address streets to support an active, pedestrian-prioritised public realm. There are opportunities to focus high public realm activators, such as retail and food and beverage businesses, on the east-facing frontage to linear open space as well as the high street. The centre will be serviced by on-street parking in a high street format as well as dedicated off-street parking in appropriate locations.

The village will offer a distinctively more urban lifestyle setting to the ERA's lower density neighbourhoods with modern terrace homes and innovative small-lot dwellings such as urban lofts and 'fonzies'. Attractive, shaded streets will provide ample visitor parking and the pedestrian experience is elevated. Walkable access to the centre, public transport, open space and community facilities provides high levels of local amenity and convenience. The streetscapes and built form character of the urban village will be design to seamlessly integrate with the centre, providing transitions to adjacent low density housing.



Figure 30
Neighbourhood Centre and Urban Village



Figure 31
Visualisation - Neighbourhood Centre and Urban Village

6 ERA Enterprise Activity

As a distinctive point of difference to conventional master planned community delivery, the first stage of the Enterprise Precinct will be included in the ERA.

This demonstrates the Aura South commitment to maximising self-containment of jobs and services and delivering on the broader economic and social wellbeing strategies of the overall master plan approach.

Located on the entry boulevard, and enjoying a highly visible location fronting the Bells Creek Arterial corridor, the ERA Enterprise Precinct will diversify the community's activity and character from early stages. A range of small to medium scale businesses are anticipated, such as bulky goods retailers, small-medium scaled service industries and potentially hospitality or lifestyle businesses like micro breweries or gyms.

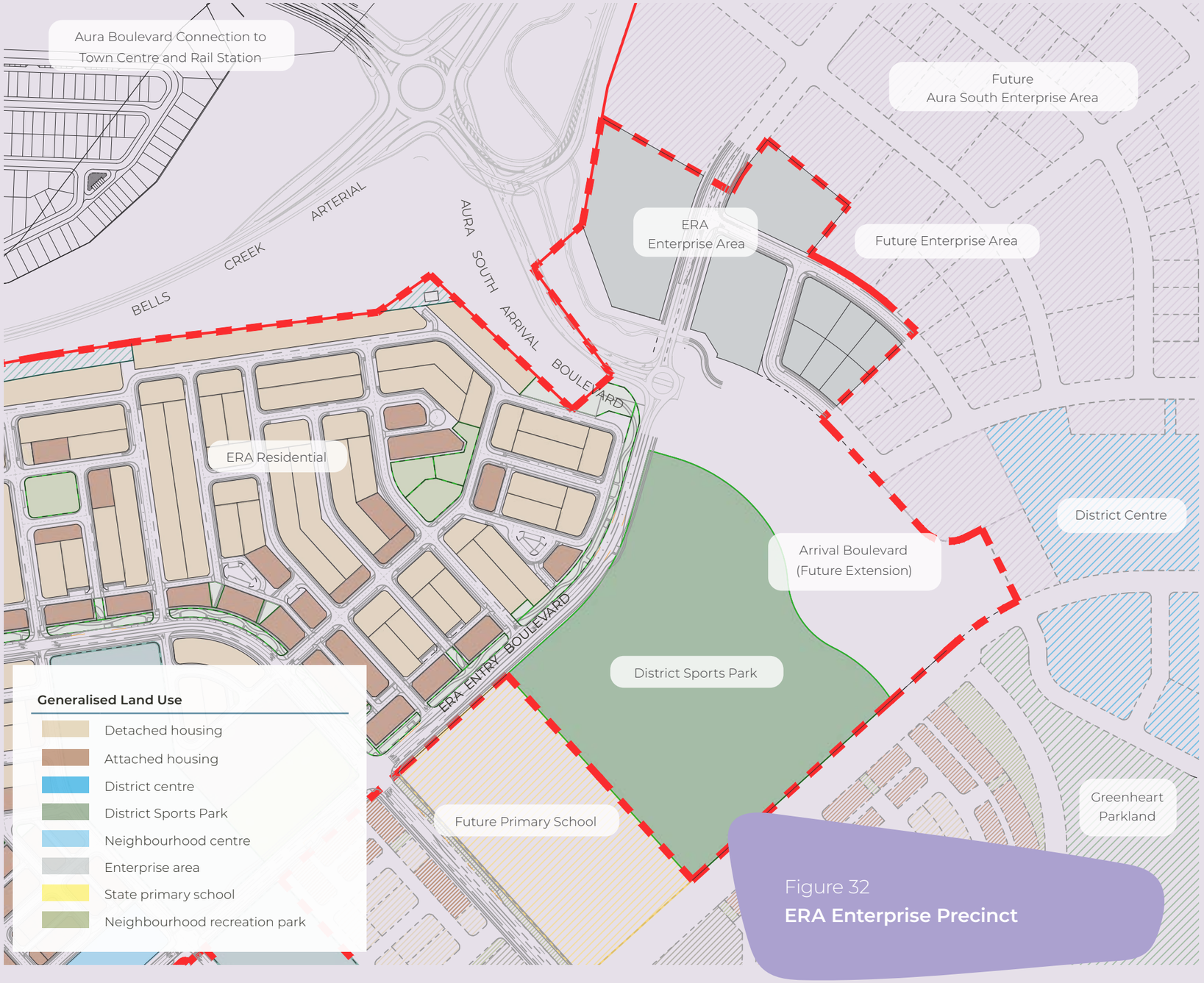


Figure 32
ERA Enterprise Precinct



Figure 33
Visualisation - ERA Enterprise Precinct