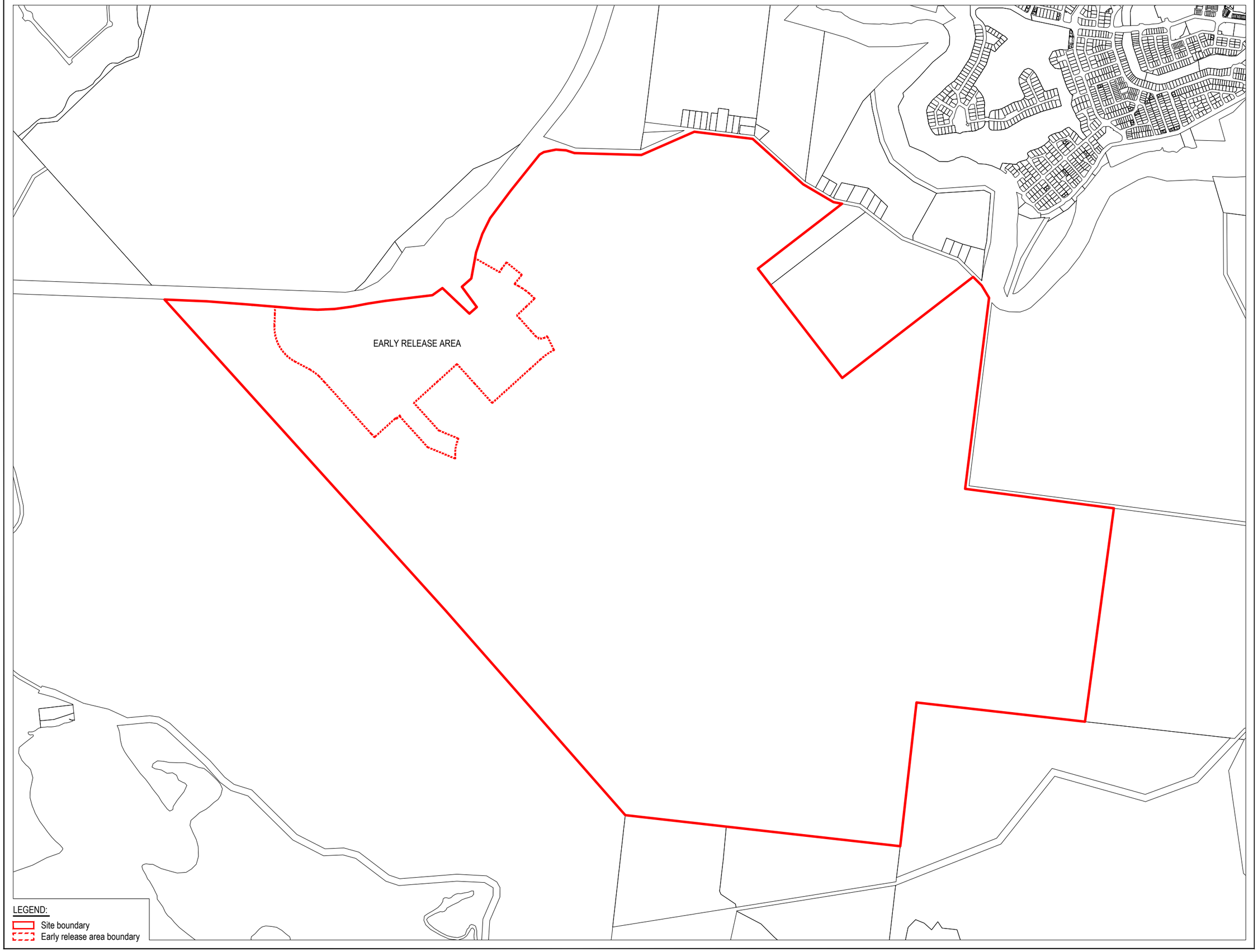


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PROJECT

AURA SOUTH

CLIENT

Stockland

NOTES

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INFORMATION ON THIS PLAN ARE FROM THE FOLLOWING SOURCES:

SITE BOUNDARIES: URBIS
ADJOINING CADASTRE: QSPATIAL
AERIAL: NEARMAP

DRAFT

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
.	PRE	FOR CLIENT REVIEW	NV	NV	27/08/2026
A	PRE	FOR CLIENT REVIEW	NV	NV	04/09/2026
B	PRE	EDQ ISSUE	NV	NV	25/09/2026
C	PRE	DRAFT CLIENT ISSUE	NV	NV	23/10/2026
D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

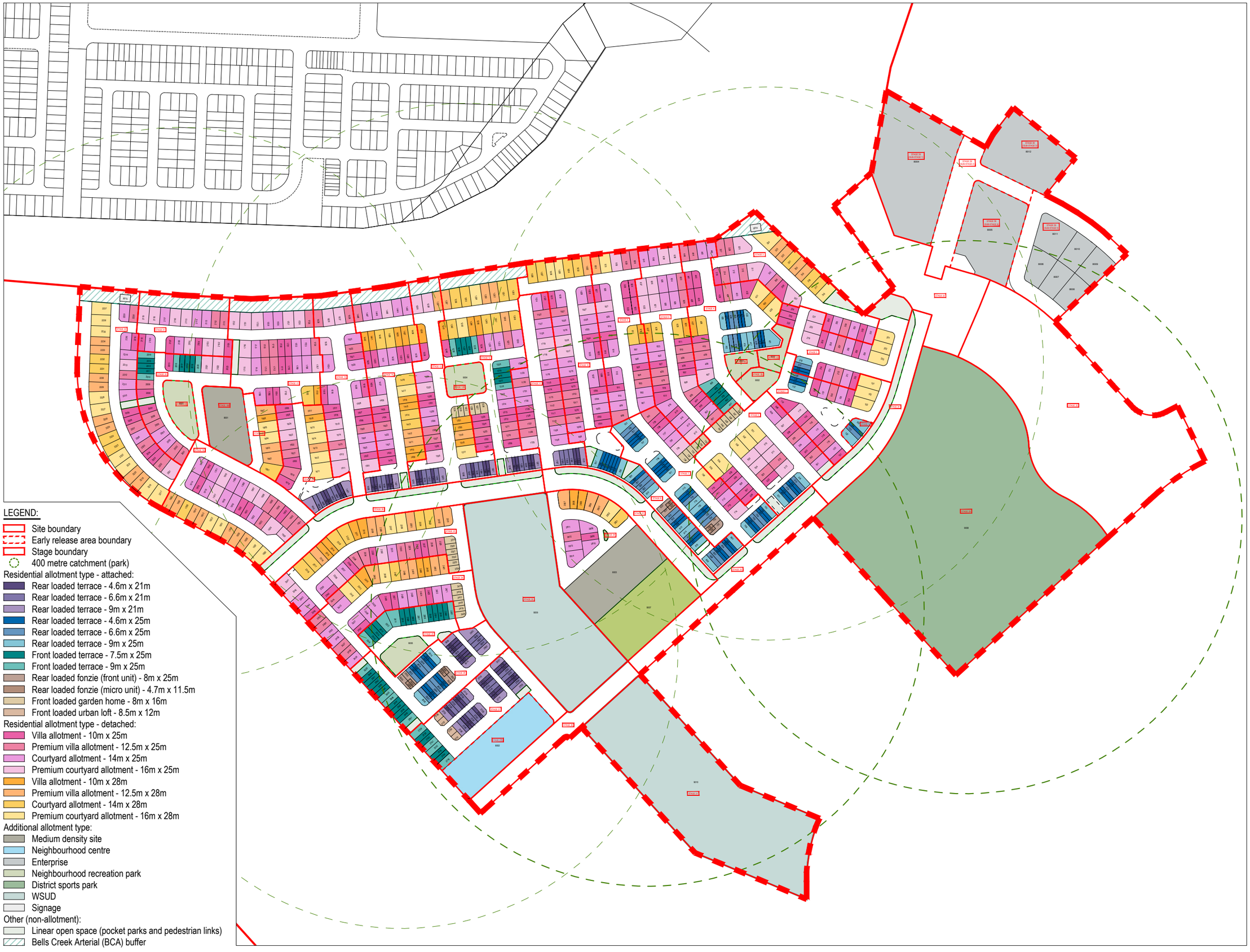
EARLY RELEASE AREA - OVERALL PLAN

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:20,000 @ A3

NORTH

0 100 200 300 400 600 800

DRAWING NUMBER 240553 - 90
REVISION D



LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary
- 400 metre catchment (park)

Residential allotment type - attached:

- Rear loaded terrace - 4.6m x 21m
- Rear loaded terrace - 6.6m x 21m
- Rear loaded terrace - 9m x 21m
- Rear loaded terrace - 4.6m x 25m
- Rear loaded terrace - 6.6m x 25m
- Rear loaded terrace - 9m x 25m
- Front loaded terrace - 7.5m x 25m
- Front loaded terrace - 9m x 25m
- Rear loaded fonzie (front unit) - 8m x 25m
- Rear loaded fonzie (micro unit) - 4.7m x 11.5m
- Front loaded garden home - 8m x 16m
- Front loaded urban loft - 8.5m x 12m

Residential allotment type - detached:

- Villa allotment - 10m x 25m
- Premium villa allotment - 12.5m x 25m
- Courtyard allotment - 14m x 25m
- Premium courtyard allotment - 16m x 25m
- Villa allotment - 10m x 28m
- Premium villa allotment - 12.5m x 28m
- Courtyard allotment - 14m x 28m
- Premium courtyard allotment - 16m x 28m

Additional allotment type:

- Medium density site
- Neighbourhood centre
- Enterprise
- Neighbourhood recreation park
- District sports park
- WSUD
- Signage

Other (non-allotment):

- Linear open space (pocket parks and pedestrian links)
- Bells Creek Arterial (BCA) buffer

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DRAFT

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B	PRE	EDQ ISSUE	NV	NV	25/09/2026
C	PRE	FOR COORDINATION	NV	NV	14/10/2026
D	PRE	DRAFT CLIENT ISSUE	NV	NV	23/10/2026
E	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - PLAN OF SUBDIVISION

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:5,0000 @ A3

NORTH

0 50 100 150 200

DRAWING NUMBER 240553 - 91

REVISION E



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AERIAL: NEARMAP

DRAFT

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C	PRE	DRAFT CLIENT ISSUE	NV	NV	23/10/2026
D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - STAGING PLAN

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:5,0000 @ A3

NORTH

0 50 100 150 200

DRAWING NUMBER: 240553 - 92
REVISION: D

Early Release Area - Yield Breakdown Overall	Typical Dimensions	Typical Area	STAGES 1, 1B, 1C & 1D		STAGE 2		STAGE 3		STAGES 4 & 4B		STAGE 5		STAGE 6		STAGE 7		STAGE 8		STAGE 9		STAGE 10		STAGE 11		STAGES 12 & 12B		STAGE 13		STAGE 14	
			No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)
Residential (Attached) Allotment Type																														
21m Deep Rear Loaded Terrace Dwelling																														
Rear Loaded Terrace (4.6m)	4.6m x 21m	96m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	2	0.02	4	0.04	6	0.06	4	0.04
Rear Loaded Terrace (6.6m)	6.6m x 21m	138m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	3	0.04	2	0.03	6	0.08	2	0.03
Rear Loaded Terrace (9.0m)	9.0m x 21m	189m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	2	0.04	2	0.04	4	0.08	2	0.04
Sub-Total			**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**7**	**0.10**	**8**	**0.11**	**16**	**0.22**	**8**	**0.11**
25m Deep Rear Loaded Terrace Dwelling																														
Rear Loaded Terrace (4.6m)	4.6m x 25m	115m²	3	0.03	2	0.02	0	0.00	6	0.07	4	0.05	0	0.00	15	0.17	15	0.18	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Rear Loaded Terrace (6.6m)	6.6m x 25m	165m²	2	0.03	1	0.02	0	0.00	5	0.08	2	0.03	0	0.00	7	0.12	9	0.15	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Rear Loaded Terrace (9.0m)	9.0m x 25m	225m²	3	0.09	1	0.02	0	0.00	6	0.15	2	0.05	0	0.00	9	0.21	9	0.22	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Sub-Total			**8**	**0.15**	**4**	**0.06**	**0**	**0.00**	**17**	**0.30**	**8**	**0.13**	**0**	**0.00**	**31**	**0.50**	**33**	**0.55**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**
25m Deep Front Loaded Terrace Dwelling																														
Front Loaded Terrace (7.5m)	7.5m x 25m	187m²	0	0.00	0	0.00	0	0.00	4	0.08	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	6	0.11	0	0.00	0	0.00
Front Loaded Terrace (9.0m)	9.0m x 25m	225m²	0	0.00	0	0.00	0	0.00	2	0.05	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	4	0.10	0	0.00	0	0.00
Sub-Total			**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**6**	**0.13**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**10**	**0.21**	**0**	**0.00**	**0**	**0.00**
Other Terrace / Urban Dwelling																														
Rear Loaded Fonzie - Front Unit	8.0m x 25m	200m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	2	0.03	2	0.03	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Rear Loaded Fonzie - Micro Unit	4.7m x 11.5m	54m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	2	0.01	2	0.01	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Front Loaded Garden Home	8.0m x 16m	128m²	0	0.00	0	0.00	0	0.00	0	0.00	6	0.08	0	0.00	6	0.08	0	0.00	0	0.00	0	0.00	0	0.00	3	0.04	3	0.04	0	0.00
Front Loaded Urban Loft	8.5m x 12m	102m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Sub-Total			**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**6**	**0.08**	**0**	**0.00**	**10**	**0.12**	**4**	**0.04**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**3**	**0.04**	**3**	**0.04**	**0**	**0.00**
Sub-Total Residential (Attached) Allotment Yield			**8**	**0.15**	**4**	**0.06**	**0**	**0.00**	**23**	**0.43**	**14**	**0.21**	**0**	**0.00**	**41**	**0.62**	**37**	**0.59**	**0**	**0.00**	**0**	**0.00**	**7**	**0.10**	**21**	**0.36**	**19**	**0.26**	**8**	**0.11**
Residential (Detached) Allotment Type																														
25m Deep Detached Dwelling																														
Villa Allotment	10m x 25m	250m²	6	0.17	7	0.19	4	0.12	7	0.20	8	0.21	9	0.24	5	0.12	0	0.00	10	0.26	11	0.28	6	0.15	9	0.23	4	0.10	9	0.24
Premium Villa Allotment	12.5m x 25m	312m²	3	0.09	2	0.06	6	0.19	5	0.16	4	0.12	8	0.25	1	0.04	0	0.00	5	0.17	4	0.13	7	0.21	4	0.13	2	0.06	2	0.06
Courtyard Allotment	14m x 25m	350m²	4	0.14	5	0.18	5	0.18	4	0.14	4	0.14	12	0.44	3	0.11	1	0.04	11	0.40	13	0.46	10	0.35	6	0.22	3	0.11	10	0.35
Premium Courtyard Allotment	16m x 25m	400m²	1	0.04	3	0.12	3	0.16	1	0.05	6	0.24	8	0.33	2	0.08	0	0.00	2	0.08	3	0.12	3	0.12	0	0.00	4	0.17	2	0.08
Sub-Total			**14**	**0.44**	**17**	**0.55**	**18**	**0.65**	**17**	**0.55**	**22**	**0.71**	**37**	**1.26**	**11**	**0.35**	**1**	**0.04**	**28**	**0.91**	**31**	**0.99**	**26**	**0.83**	**19**	**0.58**	**13**	**0.44**	**23**	**0.73**
28m Deep Detached Dwelling																														
Villa Allotment	10m x 28m	280m²	0	0.00	0	0.00	0	0.00	2	0.05	0	0.00	2	0.06	0	0.00	0	0.00	1	0.03	0	0.00	0	0.00	3	0.09	4	0.12	8	0.23
Premium Villa Allotment	12.5m x 28m	350m²	0	0.00	0	0.00	4	0.14	1	0.04	0	0.00	0	0.00	0	0.00	0	0.00	1	0.03	1	0.03	0	0.00	4	0.15	2	0.07	2	0.07
Courtyard Allotment	14m x 28m	392m²	0	0.00	0	0.00	3	0.12	0	0.00	0	0.00	2	0.08	0	0.00	0	0.00	1	0.04	4	0.17	0	0.00	8	0.33	0	0.00	6	0.24
Premium Courtyard Allotment	16m x 28m	448m²	3	0.16	3	0.14	2	0.11	2	0.12	5	0.23	0	0.00	1	0.05	0	0.00	1	0.04	2	0.07	0	0.00	2	0.09	1	0.05	1	0.05
Sub-Total			**3**	**0.16**	**3**	**0.14**	**9**	**0.37**	**5**	**0.21**	**5**	**0.23**	**4**	**0.14**	**1**	**0.05**	**0**	**0.00**	**4**	**0.14**	**7**	**0.27**	**0**	**0.00**	**17**	**0.66**	**7**	**0.24**	**17**	**0.59**
Sub-Total Residential (Detached) Allotment Yield			**17**	**0.60**	**20**	**0.69**	**27**	**1.02**	**22**	**0.76**	**27**	**0.94**	**41**	**1.40**	**12**	**0.40**	**1**	**0.04**	**32**	**1.05**	**38**	**1.26**	**26**	**0.83**	**36**	**1.24**	**20**	**0.68**	**40**	**1.32**
Total Residential Allotment Yield			**25**	**0.75**	**24**	**0.75**	**27**	**1.02**	**45**	**1.19**	**41**	**1.15**	**41**	**1.40**	**53**	**1.02**	**38**	**0.63**	**32**	**1.05**	**38**	**1.26**	**33**	**0.93**	**57**	**1.60**	**39**	**0.94**	**48**	**1.43**
Additional Allotment Type																														
Medium Density Site	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Neighbourhood Centre	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Enterprise	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Local Park	-	-	2	0.35	0	0.00	0	0.00	1	0.14	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	0.25	0	0.00	0	0.00
Neighbourhood Recreation Park	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
District Sports Park	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
WSUD	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Signage	-	-	0	0.00	0	0.00	1	0.01	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Sub-Total Additional Allotment Yield			**2**	**0.35**	**0**	**0.00**	**1**	**0.01**	**1**	**0.14**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**1**	**0.25**	**0**	**0.00**	**0**	**0.00**
Total Allotments			**27**	**1.10**	**24**	**0.75**	**28**	**1.03**	**46**	**1.33**	**41**	**1.15**	**41**	**1.40**	**53**	**1.02**	**38**	**0.63**	**32**	**1.05**	**38**	**1.26**	**33**	**0.93**	**58**	**1.85**	**39**	**0.94**	**48**	**1.43**
Maximum Potential Residential Dwellings																														
Medium Density Sites (site density 50 dw/ha)	-	-	0		0		0		0		0		0		0		0		0		0		0		0		0		0	
Potential Duplex Allotments	-	-	0		0		1		0		0		1		0		0		1		0		0		0		0		1	
Total Maximum Potential Residential Dwellings			**25**		**24**		**28**		**45**		**41**		**42**		**53**		**38**		**33**		**38**		**33**		**57**		**39**		**49**	

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PROJECT

AURA SOUTH

CLIENT

Stockland

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ADJOINING CADASTRE: QSPATIAL
AERIAL: NEARMAP

DRAFT

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	FOR CLIENT REVIEW	NV	NV	27/08/2026
A	PRE	FOR CLIENT REVIEW	NV	NV	04/09/2026
B	PRE	EDQ ISSUE	NV	NV	25/09/2026
C	PRE	DRAFT CLIENT ISSUE	NV	NV	23/10/2026
D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

DEVELOPMENT STATISTICS - YIELD (STAGES 1 - 14)

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
-

NORTH

DRAWING NUMBER 240553 - 93

REVISION D

Early Release Area - Yield Breakdown Overall	Typical Dimensions	Typical Area	STAGE 15		STAGE 16		STAGE 17		STAGES 18 & 18B		STAGE 19		STAGES 20 & 20B		STAGE 21		STAGE 22		STAGE 23		STAGE 24		STAGE 25		STAGE 26		STAGES 27 & 27B		STAGES 28, 28B & 28C	
			No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)
Residential (Attached) Allotment Type																														
21m Deep Rear Loaded Terrace Dwelling																														
Rear Loaded Terrace (4.6m)	4.6m x 21m	96m²	0	0.00	4	0.04	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	6	0.06	14	0.14	0	0.00
Rear Loaded Terrace (6.6m)	6.6m x 21m	138m²	0	0.00	4	0.05	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	4	0.05	11	0.15	0	0.00
Rear Loaded Terrace (9.0m)	9.0m x 21m	189m²	0	0.00	2	0.06	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	4	0.09	8	0.15	0	0.00
Sub-Total			**0**	**0.00**	**10**	**0.15**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**14**	**0.20**	**33**	**0.44**	**0**	**0.00**
25m Deep Rear Loaded Terrace Dwelling																														
Rear Loaded Terrace (4.6m)	4.6m x 25m	115m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	8	0.09	0	0.00	0	0.00
Rear Loaded Terrace (6.6m)	6.6m x 25m	165m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	6	0.10	0	0.00	0	0.00
Rear Loaded Terrace (9.0m)	9.0m x 25m	225m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	2	0.04	0	0.00	0	0.00
Sub-Total			**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**16**	**0.23**	**0**	**0.00**	**0**	**0.00**
25m Deep Front Loaded Terrace Dwelling																														
Front Loaded Terrace (7.5m)	7.5m x 25m	187m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	6	0.11	0	0.00	0	0.00	0	0.00	0	0.00	10	0.19	9	0.17	4	0.07	0	0.00
Front Loaded Terrace (9.0m)	9.0m x 25m	225m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	4	0.09	0	0.00	0	0.00	0	0.00	0	0.00	6	0.17	4	0.10	4	0.10	0	0.00
Sub-Total			**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**10**	**0.20**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**16**	**0.36**	**13**	**0.27**	**8**	**0.17**	**0**	**0.00**
Other Terrace / Urban Dwelling																														
Rear Loaded Fonzie - Front Unit	8.0m x 25m	200m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	4	0.06	0	0.00	0	0.00
Rear Loaded Fonzie - Micro Unit	4.7m x 11.5m	54m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	4	0.02	0	0.00	0	0.00
Front Loaded Garden Home	8.0m x 16m	128m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	6	0.08	6	0.08	0	0.00	0	0.00	0	0.00	0	0.00
Front Loaded Urban Loft	8.5m x 12m	102m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	4	0.05	0	0.00
Sub-Total			**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**6**	**0.08**	**6**	**0.08**	**0**	**0.00**	**8**	**0.08**	**4**	**0.05**	**0**	**0.00**
Sub-Total Residential (Attached) Allotment Yield			**0**	**0.00**	**10**	**0.15**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**10**	**0.20**	**0**	**0.00**	**0**	**0.00**	**6**	**0.08**	**6**	**0.08**	**16**	**0.36**	**51**	**0.78**	**45**	**0.66**	**0**	**0.00**
Residential (Detached) Allotment Type																														
25m Deep Detached Dwelling																														
Villa Allotment	10m x 25m	250m²	8	0.22	4	0.13	6	0.15	0	0.00	5	0.13	4	0.12	4	0.10	5	0.14	6	0.15	4	0.11	0	0.00	0	0.00	0	0.00	1	0.03
Premium Villa Allotment	12.5m x 25m	312m²	5	0.15	3	0.10	6	0.19	0	0.00	5	0.17	5	0.17	2	0.06	5	0.17	6	0.19	6	0.19	0	0.00	0	0.00	0	0.00	1	0.03
Courtyard Allotment	14m x 25m	350m²	7	0.26	0	0.00	9	0.32	0	0.00	9	0.32	2	0.08	5	0.18	6	0.23	5	0.18	11	0.40	0	0.00	0	0.00	0	0.00	5	0.21
Premium Courtyard Allotment	16m x 25m	400m²	9	0.39	2	0.08	9	0.38	0	0.00	6	0.24	2	0.08	7	0.28	2	0.09	4	0.17	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Sub-Total			**29**	**1.02**	**9**	**0.31**	**30**	**1.04**	**0**	**0.00**	**25**	**0.86**	**13**	**0.45**	**18**	**0.62**	**18**	**0.63**	**21**	**0.69**	**21**	**0.70**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**7**	**0.27**
28m Deep Detached Dwelling																														
Villa Allotment	10m x 28m	280m²	0	0.00	1	0.03	1	0.03	1	0.03	0	0.00	0	0.00	0	0.00	0	0.00	4	0.12	3	0.10	0	0.00	0	0.00	0	0.00	2	0.07
Premium Villa Allotment	12.5m x 28m	350m²	0	0.00	2	0.07	0	0.00	3	0.12	7	0.25	0	0.00	0	0.00	8	0.29	6	0.21	5	0.18	0	0.00	0	0.00	0	0.00	3	0.12
Courtyard Allotment	14m x 28m	392m²	0	0.00	0	0.00	1	0.05	1	0.06	1	0.04	0	0.00	0	0.00	4	0.16	6	0.25	2	0.08	0	0.00	0	0.00	0	0.00	1	0.04
Premium Courtyard Allotment	16m x 28m	448m²	0	0.00	4	0.20	0	0.00	2	0.09	4	0.18	0	0.00	0	0.00	9	0.44	2	0.09	2	0.09	0	0.00	0	0.00	0	0.00	1	0.05
Sub-Total			**0**	**0.00**	**7**	**0.30**	**2**	**0.08**	**7**	**0.30**	**12**	**0.47**	**0**	**0.00**	**0**	**0.00**	**21**	**0.89**	**18**	**0.67**	**12**	**0.45**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**7**	**0.28**
Sub-Total Residential (Detached) Allotment Yield			**29**	**1.02**	**16**	**0.61**	**32**	**1.12**	**7**	**0.30**	**37**	**1.33**	**13**	**0.45**	**18**	**0.62**	**39**	**1.52**	**39**	**1.36**	**33**	**1.15**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**14**	**0.55**
Total Residential Allotment Yield			**29**	**1.02**	**26**	**0.76**	**32**	**1.12**	**7**	**0.30**	**37**	**1.33**	**23**	**0.65**	**18**	**0.62**	**39**	**1.52**	**45**	**1.44**	**39**	**1.23**	**16**	**0.36**	**51**	**0.78**	**45**	**0.66**	**14**	**0.55**
Additional Allotment Type																														
Medium Density Site	-	-	0	0.00	0	0.00	0	0.00	1	0.59	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	0.94
Neighbourhood Centre	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	0.98	0	0.00
Enterprise	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Local Park	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	0.31	0	0.00	0	0.00	0	0.00	0	0.00	1	0.22	0	0.00	0	0.00	0	0.00
Neighbourhood Recreation Park	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	1.03
District Sports Park	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
WSUD	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Signage	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	0.01	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Sub-Total Additional Allotment Yield			**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**1**	**0.59**	**0**	**0.00**	**1**	**0.31**	**0**	**0.00**	**1**	**0.01**	**0**	**0.00**	**0**	**0.00**	**1**	**0.22**	**0**	**0.00**	**1**	**0.98**	**2**	**1.97**
Total Allotments			**29**	**1.02**	**26**	**0.76**	**32**	**1.12**	**8**	**0.89**	**37**	**1.33**	**24**	**0.96**	**18**	**0.62**	**40**	**1.53**	**45**	**1.44**	**39**	**1.23**	**17**	**0.58**	**51**	**0.78**	**46**	**1.64**	**16**	**2.52**
Maximum Potential Residential Dwellings																														
Medium Density Sites (site density 50 dw/ha)	-	-	0		0		0		30		0		0		0		0		0		0		0		0		0		47	
Potential Duplex Allotments	-	-	3		0		0		0		0		0		0		1		0		1		0		0		0		3	
Total Maximum Potential Residential Dwellings			**32**		**26**		**32**		**36.5**		**37**		**23**		**18**		**40**		**45**		**40**		**16**		**51**		**45**		**64**	

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Annotated dimensions take precedence over any measures of scale.
Verify all dimensions on site prior to construction.
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Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

AURA SOUTH

CLIENT

Stockland

NOTES

ALL LOT NUMBER AND DIMENSIONS (INCLUDING AREAS) ARE APPROXIMATE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.

ALL DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST 1.0 METRE AND ALL AREAS HAVE BEEN ROUNDED TO THE NEAREST SQUARE METRE.

THE BOUNDARIES ON THIS PLAN SHOULD NOT BE USED FOR THE FINAL DESIGN AND ARE SUBJECT TO FINAL DETAILED DESIGN BY ENGINEERS.

INFORMATION ON THIS PLAN ARE FROM THE FOLLOWING SOURCES:

SITE BOUNDARIES: URBIS
ADJOINING CADASTRE: QSPATIAL
AERIAL: NEARMAP

DRAFT

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	FOR CLIENT REVIEW	NV	NV	27/08/2026
A	PRE	FOR CLIENT REVIEW	NV	NV	04/09/2026
B	PRE	EDQ ISSUE	NV	NV	25/09/2026
C	PRE	DRAFT CLIENT ISSUE	NV	NV	23/10/2026
D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

DEVELOPMENT STATISTICS - YIELD (STAGES 15 - 28)

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
-

NORTH

DRAWING NUMBER 240553 - 94

REVISION D

Early Release Area - Yield Breakdown Overall	Typical Dimensions	Typical Area	STAGE 29		STAGE 30		STAGE 31		STAGE 32		STAGE 33		STAGE 34		STAGE 35		STAGE 36		STAGE 37		STAGE 38		STAGE 39		TOTAL	
			No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)	No. of Lots	Area (ha)
Residential (Attached) Allotment Type																										
21m Deep Rear Loaded Terrace Dwelling																										
Rear Loaded Terrace (4.6m)	4.6m x 21m	96m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	40	0.40
Rear Loaded Terrace (6.6m)	6.6m x 21m	138m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	32	0.43
Rear Loaded Terrace (9.0m)	9.0m x 21m	189m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	24	0.50
Sub-Total			**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**96**	**1.33**
25m Deep Rear Loaded Terrace Dwelling																										
Rear Loaded Terrace (4.6m)	4.6m x 25m	115m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	53	0.61
Rear Loaded Terrace (6.6m)	6.6m x 25m	165m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	32	0.53
Rear Loaded Terrace (9.0m)	9.0m x 25m	225m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	32	0.78
Sub-Total			**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**117**	**1.92**
25m Deep Front Loaded Terrace Dwelling																										
Front Loaded Terrace (7.5m)	7.5m x 25m	187m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	39	0.73
Front Loaded Terrace (9.0m)	9.0m x 25m	225m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	24	0.61
Sub-Total			**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**63**	**1.34**
Other Terrace / Urban Dwelling																										
Rear Loaded Fonzie - Front Unit	8.0m x 25m	200m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	8	0.12
Rear Loaded Fonzie - Micro Unit	4.7m x 11.5m	54m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	8	0.04
Front Loaded Garden Home	8.0m x 16m	128m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	30	0.40
Front Loaded Urban Loft	8.5m x 12m	102m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	4	0.05
Sub-Total			**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**50**	**0.61**
Sub-Total Residential (Attached) Allotment Yield			**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**326**	**5.20**
Residential (Detached) Allotment Type																										
25m Deep Detached Dwelling																										
Villa Allotment	10m x 25m	250m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	142	3.79
Premium Villa Allotment	12.5m x 25m	312m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	97	3.09
Courtyard Allotment	14m x 25m	350m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	150	5.44
Premium Courtyard Allotment	16m x 25m	400m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	79	3.30
Sub-Total			**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**468**	**15.62**
28m Deep Detached Dwelling																										
Villa Allotment	10m x 28m	280m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	32	0.96
Premium Villa Allotment	12.5m x 28m	350m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	49	1.77
Courtyard Allotment	14m x 28m	392m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	40	1.66
Premium Courtyard Allotment	16m x 28m	448m²	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	47	2.25
Sub-Total			**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**168**	**6.64**
Sub-Total Residential (Detached) Allotment Yield			**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**636**	**22.26**
Total Residential Allotment Yield			**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**962**	**27.46**
Additional Allotment Type																										
Medium Density Site	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	2	1.53
Neighbourhood Centre	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	0.98
Enterprise	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	9	4.93	9	4.93
Local Park	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	6	1.27
Neighbourhood Recreation Park	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	1.03
District Sports Park	-	-	1	10.05	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	10.05
WSUD	-	-	0	0.00	1	3.70	1	4.29	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	2	7.99
Signage	-	-	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	2	0.02
Sub-Total Additional Allotment Yield			**1**	**10.05**	**1**	**3.70**	**1**	**4.29**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**9**	**4.93**	**24**	**27.80**
Total Allotments			**1**	**10.05**	**1**	**3.70**	**1**	**4.29**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	**9**	**4.93**	**986**	**55.26**
Maximum Potential Residential Dwellings																										
Medium Density Sites (site density 50 dw/ha)	-	-	0		0		0		0		0		0		0		0		0		0		0		77	
Potential Duplex Allotments	-	-	0		0		0		0		0		0		0		0		0		0		0		12	
Total Maximum Potential Residential Dwellings			**0**		**0**		**0**		**0**		**0**		**0**		**0**		**0**		**0**		**0**		**0**		**1051**	

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Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

AURA SOUTH

CLIENT

Stockland

NOTES

ALL LOT NUMBER AND DIMENSIONS (INCLUDING AREAS) ARE APPROXIMATE ONLY AND SUBJECT TO FURTHER DESIGN DEVELOPMENT.

ALL DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST 1.0 METRE AND ALL AREAS HAVE BEEN ROUNDED TO THE NEAREST SQUARE METRE.

THE BOUNDARIES ON THIS PLAN SHOULD NOT BE USED FOR THE FINAL DESIGN AND ARE SUBJECT TO FINAL DETAILED DESIGN BY ENGINEERS.

INFORMATION ON THIS PLAN ARE FROM THE FOLLOWING SOURCES:

SITE BOUNDARIES: URBIS
ADJOINING CADASTRE: QSPATIAL
AERIAL: NEARMAP

DRAFT

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	FOR CLIENT REVIEW	NV	NV	27/08/2026
A	PRE	FOR CLIENT REVIEW	NV	NV	04/09/2026
B	PRE	EDQ ISSUE	NV	NV	25/09/2026
C	PRE	DRAFT CLIENT ISSUE	NV	NV	23/10/2026
D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

DEVELOPMENT STATISTICS - YIELD (STAGES 29 - 39)

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
-

NORTH

DRAWING NUMBER 240553 - 95

REVISION D

Early Release Area - Land Budget Overall	STAGES 1, 1B, 1C & 1D		STAGE 2		STAGE 3		STAGES 4 & 4B		STAGE 5		STAGE 6		STAGE 7		STAGE 8		STAGE 9		STAGE 10		STAGE 11		STAGES 12 & 12B		STAGE 13		STAGE 14	
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%
Residential																												
Attached / Terrace Dwellings (< 250sqm)	0.15	8.72%	0.06	4.03%	0.00	0.00%	0.43	20.48%	0.21	10.55%	0.00	0.00%	0.62	33.51%	0.59	57.28%	0.00	0.00%	0.00	0.00%	0.10	6.71%	0.36	12.86%	0.26	14.44%	0.11	5.09%
Detached Dwellings (> 250sqm)	0.60	34.88%	0.69	46.31%	1.02	59.65%	0.76	36.19%	0.94	47.24%	1.40	74.87%	0.40	21.62%	0.04	3.88%	1.05	67.31%	1.26	70.00%	0.83	55.70%	1.24	44.29%	0.68	37.78%	1.32	61.11%
Medium Density Site (net density 50 dw/ha)	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Sub-Total Residential	**0.75**	**43.60%**	**0.75**	**50.34%**	**1.02**	**59.65%**	**1.19**	**56.67%**	**1.15**	**57.79%**	**1.40**	**74.87%**	**1.02**	**55.14%**	**0.63**	**61.17%**	**1.05**	**67.31%**	**1.26**	**70.00%**	**0.93**	**62.42%**	**1.60**	**57.14%**	**0.94**	**52.22%**	**1.43**	**66.20%**
Commercial																												
Enterprise	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Neighbourhood Centre	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Sub-Total Commercial	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**
Open Space																												
District Sports Park	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Neighbourhood Recreation Park	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Local Park	0.35	20.35%	0.00	0.00%	0.00	0.00%	0.14	6.67%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.25	8.93%	0.00	0.00%	0.00	0.00%
Linear Open Space (WSUD)	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Linear Open Space (Pedestrian Links and Pocket Parks)	0.00	0.00%	0.17	11.41%	0.08	4.68%	0.00	0.00%	0.05	2.51%	0.00	0.00%	0.00	0.00%	0.06	5.83%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.02	0.71%	0.00	0.00%	0.02	0.93%
Sub-Total Open Space	**0.35**	**20.35%**	**0.17**	**11.41%**	**0.08**	**4.68%**	**0.14**	**6.67%**	**0.05**	**2.51%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.06**	**5.83%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.27**	**9.64%**	**0.00**	**0.00%**	**0.02**	**0.93%**
Road Infrastructure																												
Entry/Arrival Road	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Bells Creek Arterial (BCA) Buffer	0.00	0.00%	0.00	0.00%	0.13	7.60%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.25	8.93%	0.09	5.00%	0.17	7.87%
Signage	0.00	0.00%	0.00	0.00%	0.01	0.58%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Underpass Buffer	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Road Network	0.62	36.05%	0.57	38.26%	0.47	27.49%	0.77	36.67%	0.79	39.70%	0.47	25.13%	0.83	44.86%	0.34	33.01%	0.51	32.69%	0.54	30.00%	0.56	37.58%	0.68	24.29%	0.77	42.78%	0.54	25.00%
Sub-Total Road Infrastructure	**0.62**	**36.05%**	**0.57**	**38.26%**	**0.61**	**35.67%**	**0.77**	**36.67%**	**0.79**	**39.70%**	**0.47**	**25.13%**	**0.83**	**44.86%**	**0.34**	**33.01%**	**0.51**	**32.69%**	**0.54**	**30.00%**	**0.56**	**37.58%**	**0.93**	**33.21%**	**0.86**	**47.78%**	**0.71**	**32.87%**
Total Area	**1.72**	**100.00%**	**1.49**	**100.00%**	**1.71**	**100.00%**	**2.10**	**100.00%**	**1.99**	**100.00%**	**1.87**	**100.00%**	**1.85**	**100.00%**	**1.03**	**100.00%**	**1.56**	**100.00%**	**1.80**	**100.00%**	**1.49**	**100.00%**	**2.80**	**100.00%**	**1.80**	**100.00%**	**2.16**	**100.00%**

Early Release Area - Land Budget Overall	STAGE 15		STAGE 16		STAGE 17		STAGES 18 & 18B		STAGE 19		STAGES 20 & 20B		STAGE 21		STAGE 22		STAGE 23		STAGE 24		STAGE 25		STAGE 26		STAGES 27 & 27B		STAGES 28, 28B & 28C	
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%
Residential																												
Attached / Terrace Dwellings (< 250sqm)	0.00	0.00%	0.15	13.39%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.20	13.51%	0.00	0.00%	0.00	0.00%	0.08	3.83%	0.08	4.32%	0.36	40.91%	0.78	48.75%	0.66	27.27%	0.00	0.00%
Detached Dwellings (> 250sqm)	1.02	57.95%	0.61	54.46%	1.12	58.95%	0.30	28.04%	1.33	63.64%	0.45	30.41%	0.62	54.39%	1.52	59.61%	1.36	65.07%	1.15	62.16%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.55	17.92%
Medium Density Site (net density 50 dw/ha)	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.59	55.14%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.94	30.62%
Sub-Total Residential	**1.02**	**57.95%**	**0.76**	**67.86%**	**1.12**	**58.95%**	**0.89**	**83.18%**	**1.33**	**63.64%**	**0.65**	**43.92%**	**0.62**	**54.39%**	**1.52**	**59.61%**	**1.44**	**68.90%**	**1.23**	**66.49%**	**0.36**	**40.91%**	**0.78**	**48.75%**	**0.66**	**27.27%**	**1.49**	**48.53%**
Commercial																												
Enterprise	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Neighbourhood Centre	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.98	40.50%	0.00	0.00%
Sub-Total Commercial	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.98**	**40.50%**	**0.00**	**0.00%**
Open Space																												
District Sports Park	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Neighbourhood Recreation Park	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	1.03	33.55%
Local Park	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.31	20.95%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.22	25.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Linear Open Space (WSUD)	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Linear Open Space (Pedestrian Links and Pocket Parks)	0.00	0.00%	0.00	0.00%	0.05	2.63%	0.00	0.00%	0.00	0.00%	0.03	2.03%	0.00	0.00%	0.03	1.18%	0.00	0.00%	0.00	0.00%	0.02	2.27%	0.05	3.13%	0.02	0.83%	0.00	0.00%
Sub-Total Open Space	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.05**	**2.63%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.34**	**22.97%**	**0.00**	**0.00%**	**0.03**	**1.18%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.24**	**27.27%**	**0.05**	**3.13%**	**0.02**	**0.83%**	**1.03**	**33.55%**
Road Infrastructure																												
Entry/Arrival Road	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Bells Creek Arterial (BCA) Buffer	0.11	6.25%	0.00	0.00%	0.24	12.63%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.26	22.81%	0.16	6.27%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Signage	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.01	0.39%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Underpass Buffer	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.35	13.73%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%
Road Network	0.63	35.80%	0.36	32.14%	0.49	25.79%	0.18	16.82%	0.76	36.36%	0.49	33.11%	0.26	22.81%	0.48	18.82%	0.65	31.10%	0.62	33.51%	0.28	31.82%	0.77	48.13%	0.76	31.40%	0.55	17.92%
Sub-Total Road Infrastructure	**0.74**	**42.05%**	**0.36**	**32.14%**	**0.73**	**38.42%**	**0.18**	**16.82%**	**0.76**	**36.36%**	**0.49**	**33.11%**	**0.52**	**45.61%**	**1.00**	**39.22%**	**0.65**	**31.10%**	**0.62**	**33.51%**	**0.28**	**31.82%**	**0.77**	**48.13%**	**0.76**	**31.40%**	**0.55**	**17.92%**
Total Area	**1.76**	**100.00%**	**1.12**	**100.00%**	**1.90**	**100.00%**	**1.07**	**100.00%**	**2.09**	**100.00%**	**1.48**	**100.00%**	**1.14**	**100.00%**	**2.55**	**100.00%**	**2.09**	**100.00%**	**1.85**	**100.00%**	**0.88**	**100.00%**	**1.60**	**100.00%**	**2.42**	**100.00%**	**3.07**	**100.00%**

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PROJECT

AURA SOUTH

CLIENT

Stockland

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ADJOINING CADASTRE: QSPATIAL
AERIAL: NEARMAP

DRAFT

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B	PRE	EDQ ISSUE	NV	NV	25/09/2026
C	PRE	DRAFT CLIENT ISSUE	NV	NV	23/10/2026
D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

DEVELOPMENT STATISTICS - LAND BUDGET (STAGES 1 - 28)

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
-

NORTH

DRAWING NUMBER 240553 - 96

REVISION D

Early Release Area - Land Budget Overall	STAGE 29		STAGE 30		STAGE 31		STAGE 32		STAGE 33		STAGE 34		STAGE 35		STAGE 36		STAGE 37		STAGE 38		STAGE 39		TOTAL	
	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%	Area (ha)	%
Residential																								
Attached / Terrace Dwellings (< 250sqm)	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	5.20	5.91%
Detached Dwellings (> 250sqm)	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	22.26	25.31%
Medium Density Site (net density 50 dw/ha)	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	1.53	1.74%
Sub-Total Residential	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**28.99**	**32.96%**
Commercial																								
Enterprise	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	4.85	73.37%	4.85	5.51%
Neighbourhood Centre	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.98	1.11%
Sub-Total Commercial	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**4.93**	**73.37%**	**5.83**	**6.63%**
Open Space																								
District Sports Park	10.05	100.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	10.05	11.43%
Neighbourhood Recreation Park	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	1.03	1.17%
Local Park	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	1.27	1.44%
Linear Open Space (WSUD)	0.00	0.00%	3.74	100.00%	4.29	100.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	8.03	9.13%
Linear Open Space (Pedestrian Links and Pocket Parks)	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.26	26.00%	0.17	14.78%	0.00	0.00%	0.27	27.00%	0.39	26.90%	0.00	0.00%	1.69	1.92%
Sub-Total Open Space	**10.05**	**100.00%**	**3.74**	**100.00%**	**4.29**	**100.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.26**	**26.00%**	**0.17**	**14.78%**	**0.00**	**0.00%**	**0.27**	**27.00%**	**0.39**	**26.90%**	**0.00**	**0.00%**	**22.07**	**25.09%**
Road Infrastructure																								
Entry/Arrival Road	0.00	0.00%	0.00	0.00%	0.00	0.00%	1.93	100.00%	5.56	100.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	7.49	8.52%
Bells Creek Arterial (BCA) Buffer	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	1.41	1.60%
Signage	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.02	0.02%
Underpass Buffer	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.35	0.40%
Road Network	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.00	0.00%	0.74	74.00%	0.98	85.22%	0.79	100.00%	0.73	73.00%	1.06	73.10%	1.76	26.63%	21.80	24.78%
Sub-Total Road Infrastructure	**0.00**	**0.00%**	**0.00**	**0.00%**	**0.00**	**0.00%**	**1.93**	**100.00%**	**5.56**	**100.00%**	**0.74**	**74.00%**	**0.98**	**85.22%**	**0.79**	**100.00%**	**0.73**	**73.00%**	**1.06**	**73.10%**	**1.68**	**26.63%**	**31.07**	**35.32%**
Total Area	**10.05**	**100.00%**	**3.74**	**100.00%**	**4.29**	**100.00%**	**1.93**	**100.00%**	**5.56**	**100.00%**	**1.00**	**100.00%**	**1.15**	**100.00%**	**0.79**	**100.00%**	**1.00**	**100.00%**	**1.45**	**100.00%**	**6.61**	**100.00%**	**87.96**	**100.00%**

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PROJECT

AURA SOUTH

CLIENT

Stockland

NOTES

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ADJOINING CADASTRE: QSPATIAL
AERIAL: NEARMAP

DRAFT

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	FOR CLIENT REVIEW	NV	NV	27/08/2026
A	PRE	FOR CLIENT REVIEW	NV	NV	04/09/2026
B	PRE	EDQ ISSUE	NV	NV	25/09/2026
C	PRE	DRAFT CLIENT ISSUE	NV	NV	23/10/2026
D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

DEVELOPMENT STATISTICS - LAND BUDGET (STAGES 29 - 39)

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
-

NORTH

DRAWING NUMBER 240553 - 97

REVISION D



KEY PLAN:
(1:20,000 @ A3)

LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary

Residential allotment type - attached:

- Rear loaded terrace - 4.6m x 21m
- Rear loaded terrace - 6.6m x 21m
- Rear loaded terrace - 9m x 21m
- Rear loaded terrace - 4.6m x 25m
- Rear loaded terrace - 6.6m x 25m
- Rear loaded terrace - 9m x 25m
- Front loaded terrace - 7.5m x 25m
- Front loaded terrace - 9m x 25m
- Rear loaded fonzie (front unit) - 8m x 25m
- Rear loaded fonzie (micro unit) - 4.7m x 11.5m
- Front loaded garden home - 8m x 16m
- Front loaded urban loft - 8.5m x 12m

Residential allotment type - detached:

- Villa allotment - 10m x 25m
- Premium villa allotment - 12.5m x 25m
- Courtyard allotment - 14m x 25m
- Premium courtyard allotment - 16m x 25m
- Villa allotment - 10m x 28m
- Premium villa allotment - 12.5m x 28m
- Courtyard allotment - 14m x 28m
- Premium courtyard allotment - 16m x 28m

Additional allotment type:

- Medium density site
- Neighbourhood centre
- Enterprise
- Local park
- Neighbourhood recreation park
- District sports park
- WSUD
- Signage

Other (non-allotment):

- Linear open space (pocket parks and pedestrian links)
- Bells Creek Arterial (BCA) buffer
- Access easement (for signage)

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PROJECT

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CLIENT

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PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - ROL - STAGES 1-4

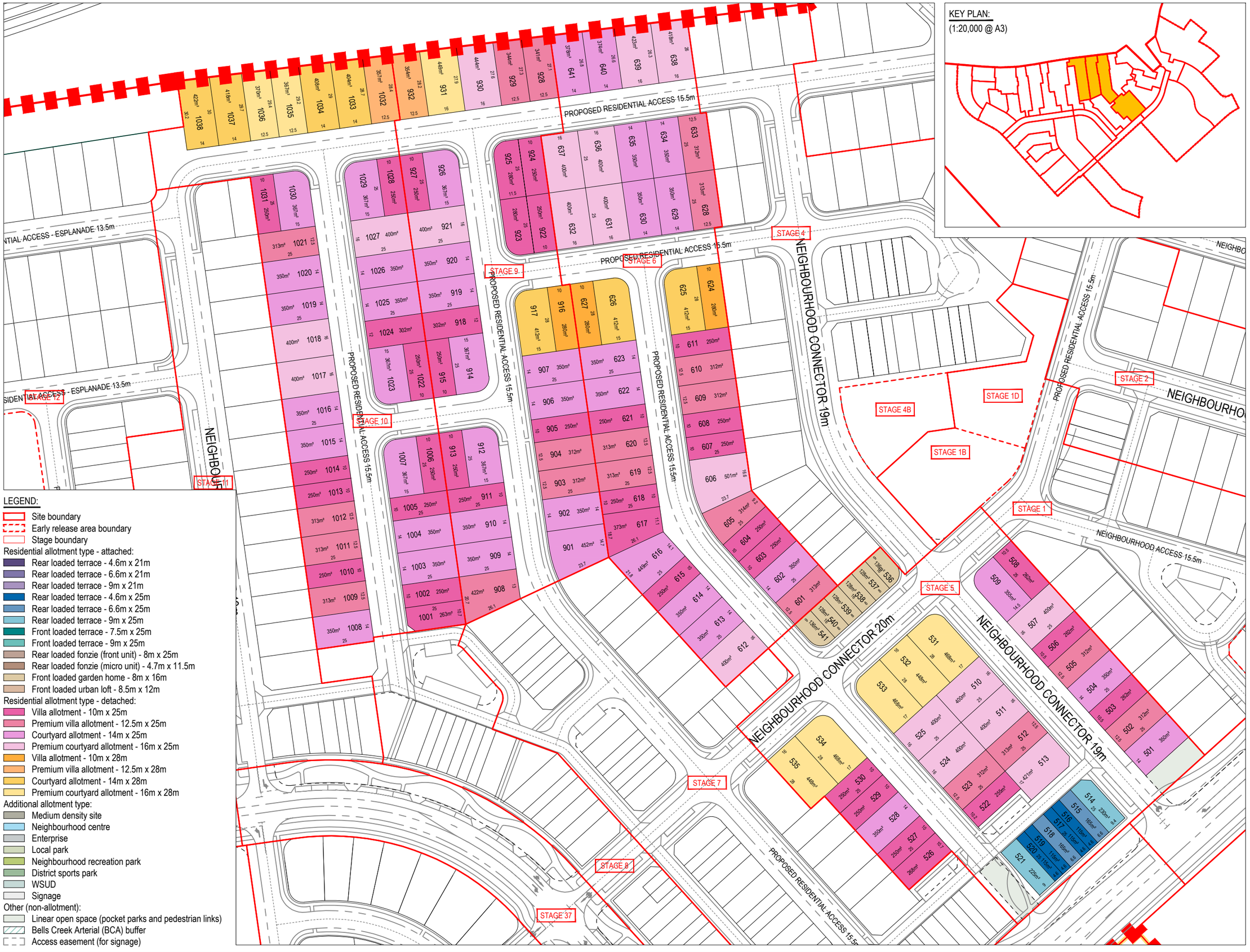
DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:1,500 @ A3

NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 98

REVISION D



LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary

Residential allotment type - attached:

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- Rear loaded terrace - 6.6m x 21m
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- Premium villa allotment - 12.5m x 28m
- Courtyard allotment - 14m x 28m
- Premium courtyard allotment - 16m x 28m

Additional allotment type:

- Medium density site
- Neighbourhood centre
- Enterprise
- Local park
- Neighbourhood recreation park
- District sports park
- WSUD
- Signage

Other (non-allotment):

- Linear open space (pocket parks and pedestrian links)
- Bells Creek Arterial (BCA) buffer
- Access easement (for signage)

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D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - ROL - STAGES 5, 6, 9 AND 10

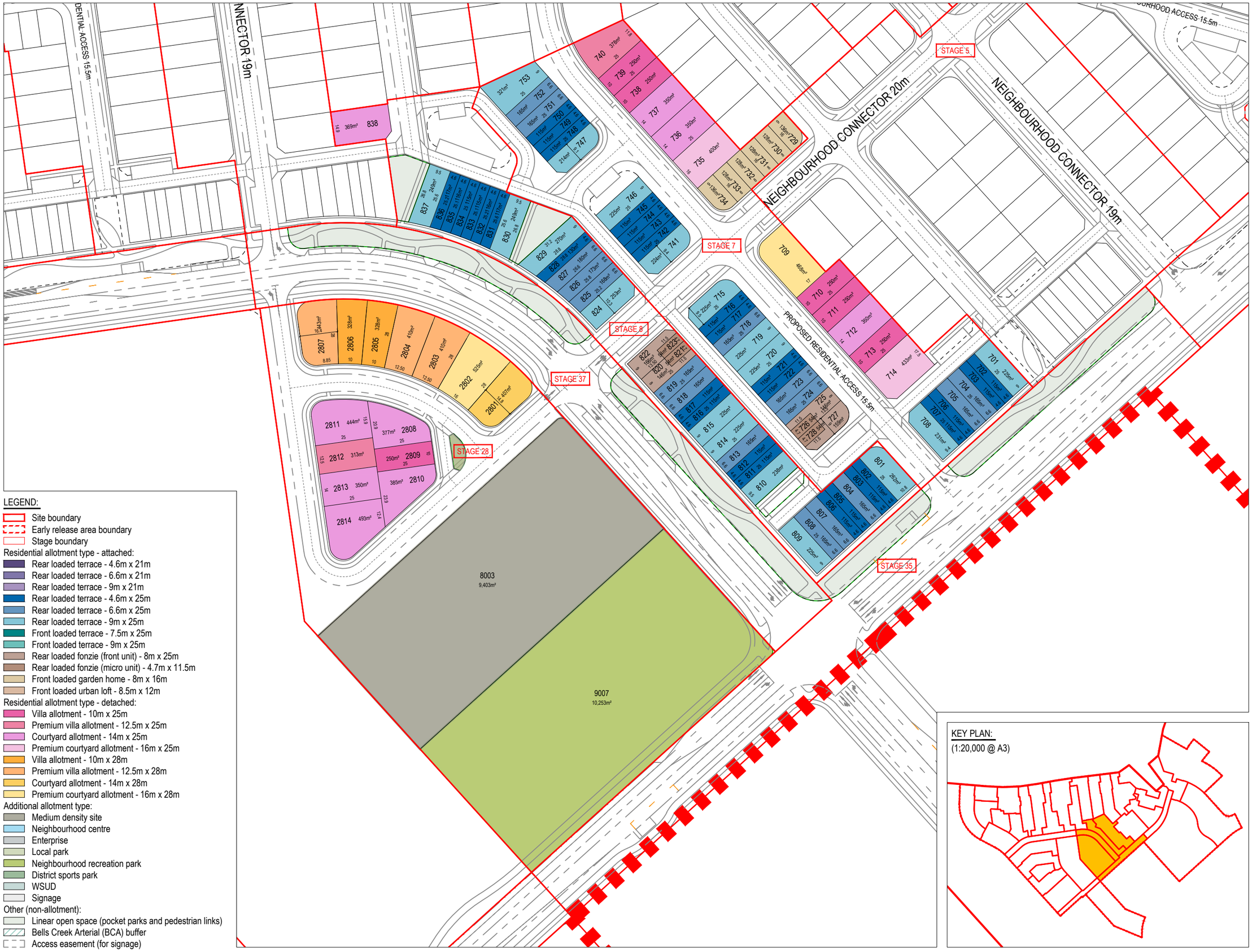
DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:1,500 @ A3

NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 99

REVISION D



LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary

Residential allotment type - attached:

- Rear loaded terrace - 4.6m x 21m
- Rear loaded terrace - 6.6m x 21m
- Rear loaded terrace - 9m x 21m
- Rear loaded terrace - 4.6m x 25m
- Rear loaded terrace - 6.6m x 25m
- Rear loaded terrace - 9m x 25m
- Front loaded terrace - 7.5m x 25m
- Front loaded terrace - 9m x 25m
- Rear loaded fonzie (front unit) - 8m x 25m
- Rear loaded fonzie (micro unit) - 4.7m x 11.5m
- Front loaded garden home - 8m x 16m
- Front loaded urban loft - 8.5m x 12m

Residential allotment type - detached:

- Villa allotment - 10m x 25m
- Premium villa allotment - 12.5m x 25m
- Courtyard allotment - 14m x 25m
- Premium courtyard allotment - 16m x 25m
- Villa allotment - 10m x 28m
- Premium villa allotment - 12.5m x 28m
- Courtyard allotment - 14m x 28m
- Premium courtyard allotment - 16m x 28m

Additional allotment type:

- Medium density site
- Neighbourhood centre
- Enterprise
- Local park
- Neighbourhood recreation park
- District sports park
- WSUD
- Signage

Other (non-allotment):

- Linear open space (pocket parks and pedestrian links)
- Bells Creek Arterial (BCA) buffer
- Access easement (for signage)

KEY PLAN:
(1:20,000 @ A3)

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BRISBANE
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PROJECT

AURA SOUTH

CLIENT

Stockland

NOTES

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INFORMATION ON THIS PLAN ARE FROM THE FOLLOWING SOURCES:

SITE BOUNDARIES: URBIS
ADJOINING CADASTRE: QSPATIAL
AERIAL: NEARMAP

DRAFT

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	FOR CLIENT REVIEW	NV	NV	27/08/2026
A	PRE	FOR CLIENT REVIEW	NV	NV	04/09/2026
B	PRE	EDQ ISSUE	NV	NV	25/09/2026
C	PRE	DRAFT CLIENT ISSUE	NV	NV	23/10/2026
D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - ROL -
STAGES 7, 8, 28, 35 AND 37

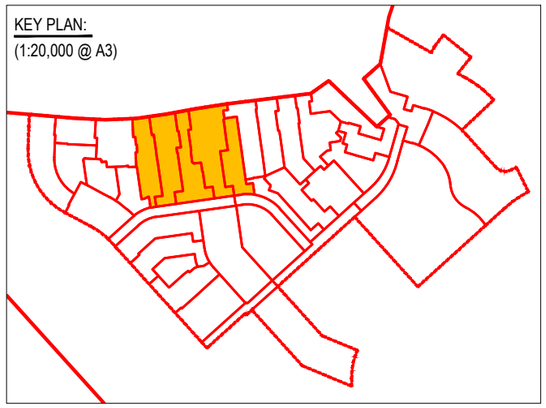
DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:1,500 @ A3

NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 100
REVISION D

KEY PLAN:
(1:20,000 @ A3)



LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary

Residential allotment type - attached:

- Rear loaded terrace - 4.6m x 21m
- Rear loaded terrace - 6.6m x 21m
- Rear loaded terrace - 9m x 21m
- Rear loaded terrace - 4.6m x 25m
- Rear loaded terrace - 6.6m x 25m
- Rear loaded terrace - 9m x 25m
- Front loaded terrace - 7.5m x 25m
- Front loaded terrace - 9m x 25m
- Rear loaded fonzie (front unit) - 8m x 25m
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Residential allotment type - detached:

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- Courtyard allotment - 14m x 25m
- Premium courtyard allotment - 16m x 25m
- Villa allotment - 10m x 28m
- Premium villa allotment - 12.5m x 28m
- Courtyard allotment - 14m x 28m
- Premium courtyard allotment - 16m x 28m

Additional allotment type:

- Medium density site
- Neighbourhood centre
- Enterprise
- Local park
- Neighbourhood recreation park
- District sports park
- WSUD
- Signage

Other (non-allotment):

- Linear open space (pocket parks and pedestrian links)
- Bells Creek Arterial (BCA) buffer
- Access easement (for signage)

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PROJECT

AURA SOUTH

CLIENT

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D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

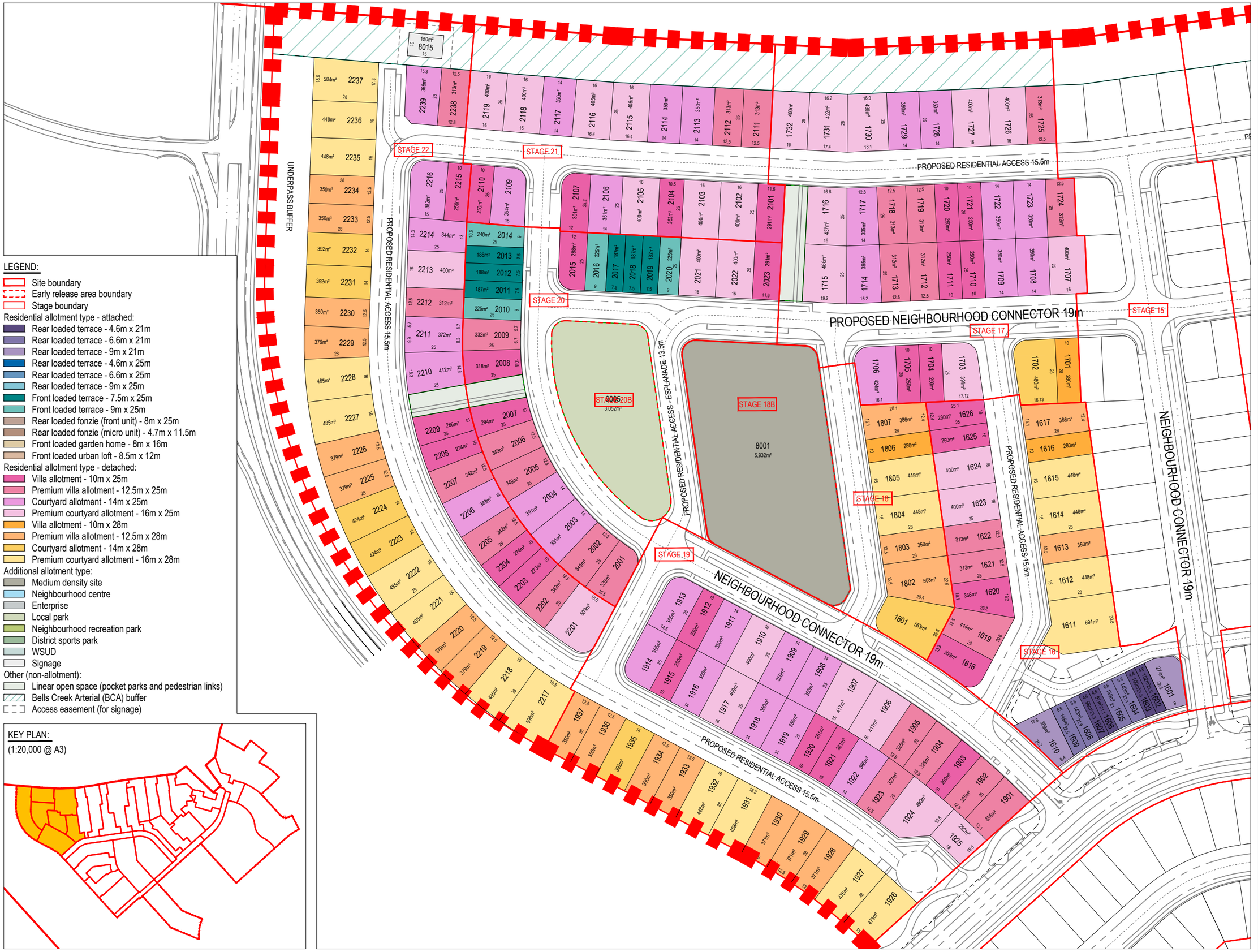
EARLY RELEASE AREA - ROL - STAGES 11-15

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:1,500 @ A3

NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 101
REVISION D



LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary

Residential allotment type - attached:

- Rear loaded terrace - 4.6m x 21m
- Rear loaded terrace - 6.6m x 21m
- Rear loaded terrace - 9m x 21m
- Rear loaded terrace - 4.6m x 25m
- Rear loaded terrace - 6.6m x 25m
- Rear loaded terrace - 9m x 25m
- Front loaded terrace - 7.5m x 25m
- Front loaded terrace - 9m x 25m
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- Villa allotment - 10m x 28m
- Premium villa allotment - 12.5m x 28m
- Courtyard allotment - 14m x 28m
- Premium courtyard allotment - 16m x 28m

Additional allotment type:

- Medium density site
- Neighbourhood centre
- Enterprise
- Local park
- Neighbourhood recreation park
- District sports park
- WSUD
- Signage

Other (non-allotment):

- Linear open space (pocket parks and pedestrian links)
- Bells Creek Arterial (BCA) buffer
- Access easement (for signage)

KEY PLAN:

(1:20,000 @ A3)

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PROJECT

AURA SOUTH

CLIENT

Stockland

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AERIAL: NEARMAP

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D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - ROL - STAGES 16-22

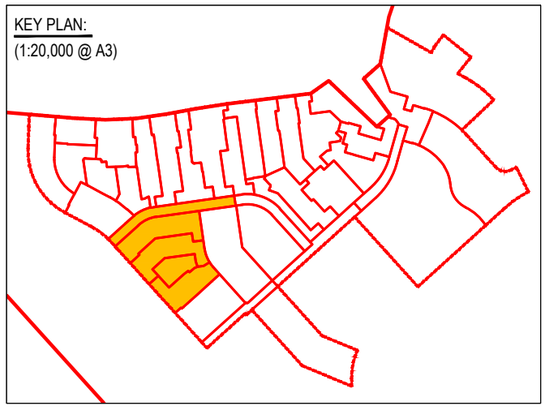
DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:1,500 @ A3

NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 102
REVISION D

KEY PLAN:
(1:20,000 @ A3)



LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary

Residential allotment type - attached:

- Rear loaded terrace - 4.6m x 21m
- Rear loaded terrace - 6.6m x 21m
- Rear loaded terrace - 9m x 21m
- Rear loaded terrace - 4.6m x 25m
- Rear loaded terrace - 6.6m x 25m
- Rear loaded terrace - 9m x 25m
- Front loaded terrace - 7.5m x 25m
- Front loaded terrace - 9m x 25m
- Rear loaded fonzie (front unit) - 8m x 25m
- Rear loaded fonzie (micro unit) - 4.7m x 11.5m
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Residential allotment type - detached:

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- Premium villa allotment - 12.5m x 25m
- Courtyard allotment - 14m x 25m
- Premium courtyard allotment - 16m x 25m
- Villa allotment - 10m x 28m
- Premium villa allotment - 12.5m x 28m
- Courtyard allotment - 14m x 28m
- Premium courtyard allotment - 16m x 28m

Additional allotment type:

- Medium density site
- Neighbourhood centre
- Enterprise
- Local park
- Neighbourhood recreation park
- District sports park
- WSUD
- Signage

Other (non-allotment):

- Linear open space (pocket parks and pedestrian links)
- Bells Creek Arterial (BCA) buffer
- Access easement (for signage)

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PROJECT

AURA SOUTH

CLIENT

Stockland

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AERIAL: NEARMAP

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C	PRE	DRAFT CLIENT ISSUE	NV	NV	23/10/2026
D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - ROL -
STAGES 23-26 AND 38

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:1,500 @ A3

NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 103
REVISION D



KEY PLAN:
(1:20,000 @ A3)

LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary

Residential allotment type - attached:

- Rear loaded terrace - 4.6m x 21m
- Rear loaded terrace - 6.6m x 21m
- Rear loaded terrace - 9m x 21m
- Rear loaded terrace - 4.6m x 25m
- Rear loaded terrace - 6.6m x 25m
- Rear loaded terrace - 9m x 25m
- Front loaded terrace - 7.5m x 25m
- Front loaded terrace - 9m x 25m
- Rear loaded fonzie (front unit) - 8m x 25m
- Rear loaded fonzie (micro unit) - 4.7m x 11.5m
- Front loaded garden home - 8m x 16m
- Front loaded urban loft - 8.5m x 12m

Residential allotment type - detached:

- Villa allotment - 10m x 25m
- Premium villa allotment - 12.5m x 25m
- Courtyard allotment - 14m x 25m
- Premium courtyard allotment - 16m x 25m
- Villa allotment - 10m x 28m
- Premium villa allotment - 12.5m x 28m
- Courtyard allotment - 14m x 28m
- Premium courtyard allotment - 16m x 28m

Additional allotment type:

- Medium density site
- Neighbourhood centre
- Enterprise
- Local park
- Neighbourhood recreation park
- District sports park
- WSUD
- Signage

Other (non-allotment):

- Linear open space (pocket parks and pedestrian links)
- Bells Creek Arterial (BCA) buffer
- Access easement (for signage)

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PROJECT

AURA SOUTH

CLIENT

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AERIAL: NEARMAP

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C	PRE	DRAFT CLIENT ISSUE	NV	NV	23/10/2026
D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - ROL - STAGES 27 and 36

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:1,500 @ A3

NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 104

REVISION D



KEY PLAN:
(1:20,000 @ A3)

LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary

Residential allotment type - attached:

- Rear loaded terrace - 4.6m x 21m
- Rear loaded terrace - 6.6m x 21m
- Rear loaded terrace - 9m x 21m
- Rear loaded terrace - 4.6m x 25m
- Rear loaded terrace - 6.6m x 25m
- Rear loaded terrace - 9m x 25m
- Front loaded terrace - 7.5m x 25m
- Front loaded terrace - 9m x 25m
- Rear loaded fonzie (front unit) - 8m x 25m
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Residential allotment type - detached:

- Villa allotment - 10m x 25m
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Additional allotment type:

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- Signage

Other (non-allotment):

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D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

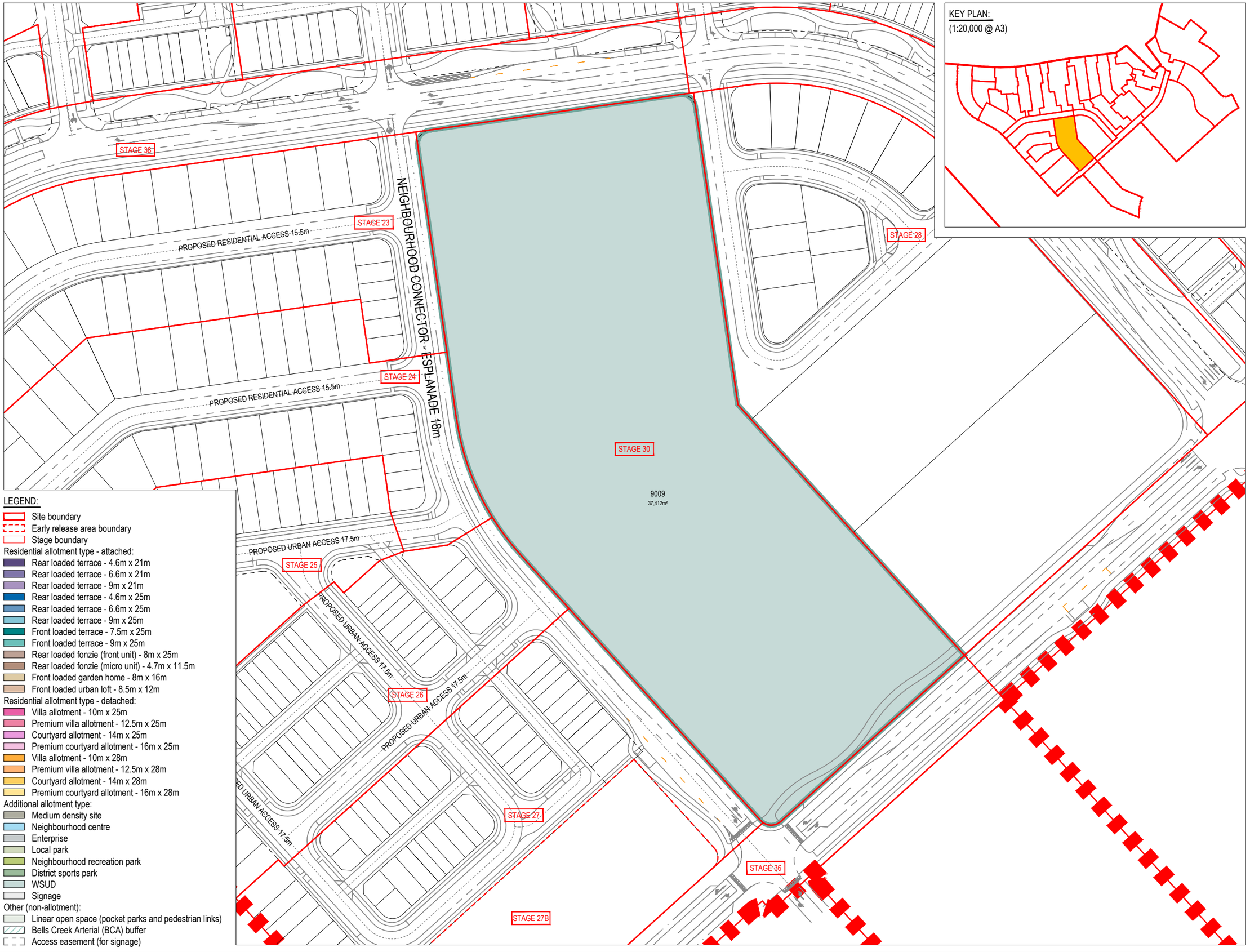
EARLY RELEASE AREA - ROL - STAGE 29

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:2,000 @ A3

NORTH

0 10 20 30 40 60 80

DRAWING NUMBER 240553 - 105
REVISION D



KEY PLAN:
(1:20,000 @ A3)

LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary

Residential allotment type - attached:

- Rear loaded terrace - 4.6m x 21m
- Rear loaded terrace - 6.6m x 21m
- Rear loaded terrace - 9m x 21m
- Rear loaded terrace - 4.6m x 25m
- Rear loaded terrace - 6.6m x 25m
- Rear loaded terrace - 9m x 25m
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CLIENT

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AERIAL: NEARMAP

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D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

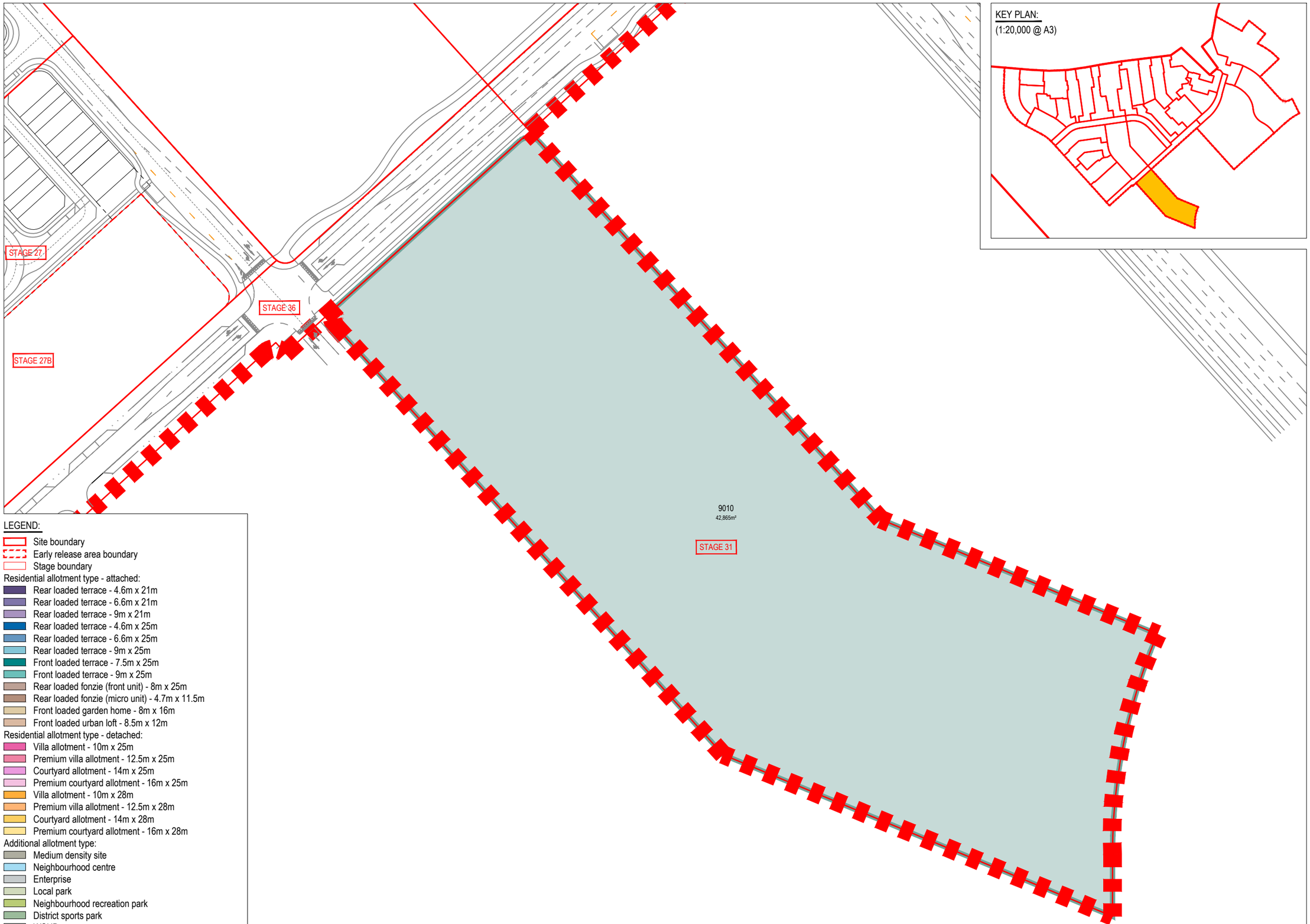
EARLY RELEASE AREA - ROL - STAGE 30

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:1,500 @ A3

NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 106
REVISION D



KEY PLAN:
(1:20,000 @ A3)

LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary

Residential allotment type - attached:

- Rear loaded terrace - 4.6m x 21m
- Rear loaded terrace - 6.6m x 21m
- Rear loaded terrace - 9m x 21m
- Rear loaded terrace - 4.6m x 25m
- Rear loaded terrace - 6.6m x 25m
- Rear loaded terrace - 9m x 25m
- Front loaded terrace - 7.5m x 25m
- Front loaded terrace - 9m x 25m
- Rear loaded fonzie (front unit) - 8m x 25m
- Rear loaded fonzie (micro unit) - 4.7m x 11.5m
- Front loaded garden home - 8m x 16m
- Front loaded urban loft - 8.5m x 12m

Residential allotment type - detached:

- Villa allotment - 10m x 25m
- Premium villa allotment - 12.5m x 25m
- Courtyard allotment - 14m x 25m
- Premium courtyard allotment - 16m x 25m
- Villa allotment - 10m x 28m
- Premium villa allotment - 12.5m x 28m
- Courtyard allotment - 14m x 28m
- Premium courtyard allotment - 16m x 28m

Additional allotment type:

- Medium density site
- Neighbourhood centre
- Enterprise
- Local park
- Neighbourhood recreation park
- District sports park
- WSUD
- Signage

Other (non-allotment):

- Linear open space (pocket parks and pedestrian links)
- Bells Creek Arterial (BCA) buffer
- Access easement (for signage)

place design group.

BRISBANE
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PROJECT

AURA SOUTH

CLIENT

Stockland

NOTES

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SITE BOUNDARIES: URBIS
ADJOINING CADASTRE: QSPATIAL
AERIAL: NEARMAP

DRAFT

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
-	PRE	FOR CLIENT REVIEW	NV	NV	27/08/2026
A	PRE	FOR CLIENT REVIEW	NV	NV	04/09/2026
B	PRE	EDQ ISSUE	NV	NV	25/09/2026
C	PRE	DRAFT CLIENT ISSUE	NV	NV	23/10/2026
D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - ROL - STAGE 31

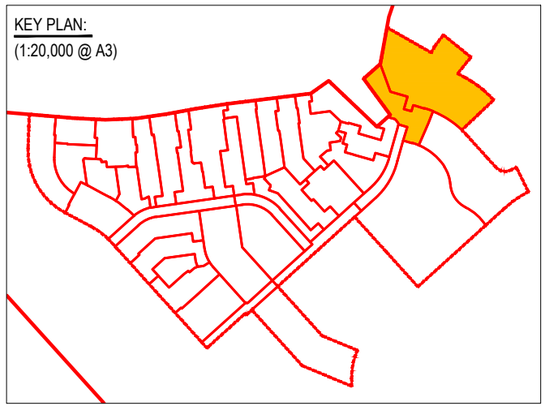
DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:1,500 @ A3

NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 107
REVISION D

KEY PLAN:
(1:20,000 @ A3)



LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary

Residential allotment type - attached:

- Rear loaded terrace - 4.6m x 21m
- Rear loaded terrace - 6.6m x 21m
- Rear loaded terrace - 9m x 21m
- Rear loaded terrace - 4.6m x 25m
- Rear loaded terrace - 6.6m x 25m
- Rear loaded terrace - 9m x 25m
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- Front loaded terrace - 9m x 25m
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- Front loaded urban loft - 8.5m x 12m

Residential allotment type - detached:

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- Premium courtyard allotment - 16m x 25m
- Villa allotment - 10m x 28m
- Premium villa allotment - 12.5m x 28m
- Courtyard allotment - 14m x 28m
- Premium courtyard allotment - 16m x 28m

Additional allotment type:

- Medium density site
- Neighbourhood centre
- Enterprise
- Local park
- Neighbourhood recreation park
- District sports park
- WSUD
- Signage

Other (non-allotment):

- Linear open space (pocket parks and pedestrian links)
- Bells Creek Arterial (BCA) buffer
- Access easement (for signage)

STAGE 39 (SUB-STAGE 1)
8004
18,659m²

STAGE 39 (SUB-STAGE 2)

STAGE 39 (SUB-STAGE 3)
8012
9,326m²

STAGE 39 (SUB-STAGE 4)
8005
10,150m²

STAGE 39 (SUB-STAGE 5)
8011
2461m²
8010
1650m²
8006
1647m²
8009
1758m²
8007
1438m²
8008
1452m²

STAGE 32

INDUSTRIAL CONNECTOR 35m

PROPOSED INDUSTRIAL ACCESS STREET 22m

NEIGHBOURHOOD ACCESS ESPLANADE 13.5m

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PROJECT

AURA SOUTH

CLIENT

Stockland

NOTES

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AERIAL: NEARMAP

DRAFT

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C	PRE	DRAFT CLIENT ISSUE	NV	NV	23/10/2026
D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

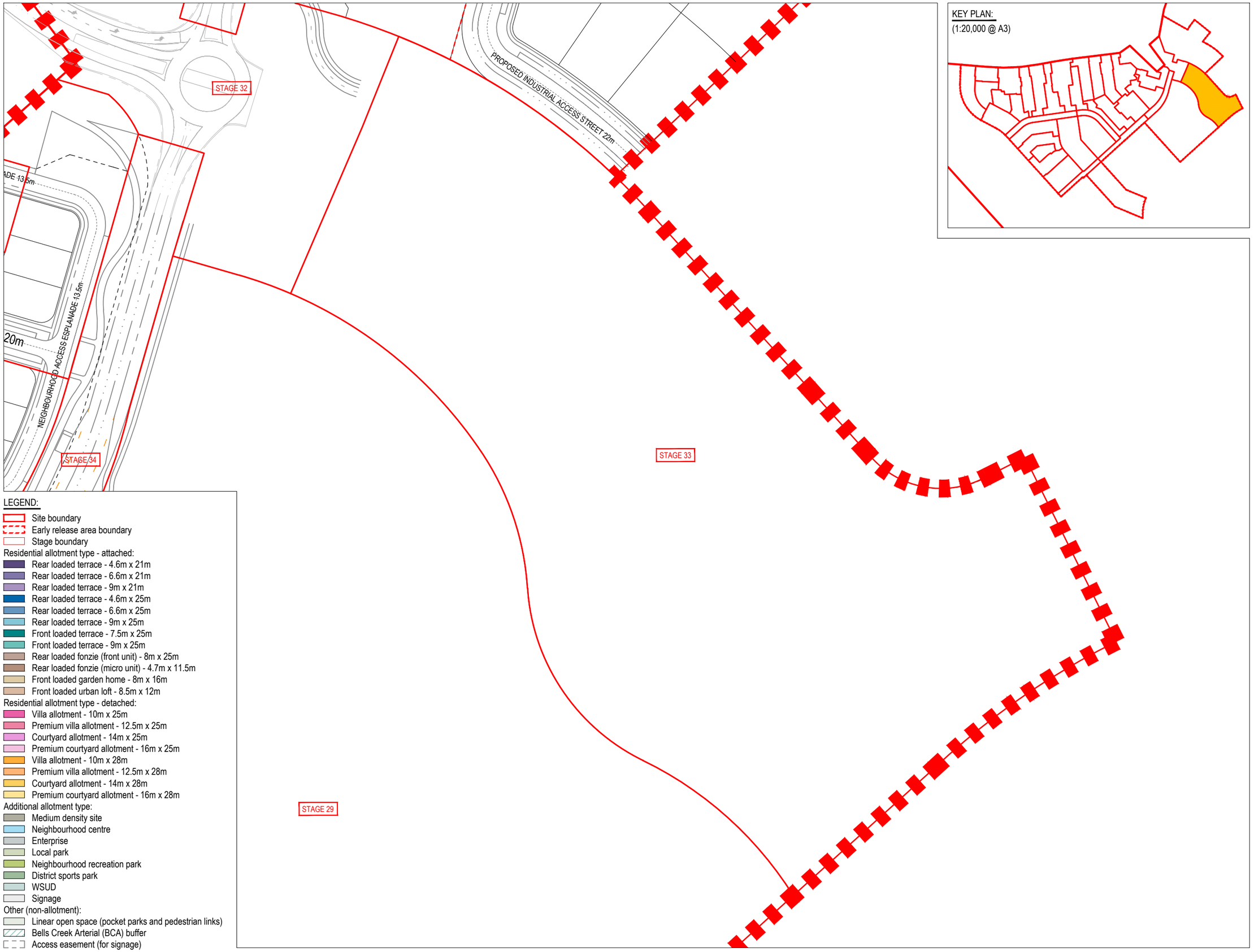
EARLY RELEASE AREA - ROL - STAGES 32 AND 39

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:1,500 @ A3

NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 108
REVISION D



KEY PLAN:
(1:20,000 @ A3)

LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary

Residential allotment type - attached:

- Rear loaded terrace - 4.6m x 21m
- Rear loaded terrace - 6.6m x 21m
- Rear loaded terrace - 9m x 21m
- Rear loaded terrace - 4.6m x 25m
- Rear loaded terrace - 6.6m x 25m
- Rear loaded terrace - 9m x 25m
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- Villa allotment - 10m x 28m
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- Premium courtyard allotment - 16m x 28m

Additional allotment type:

- Medium density site
- Neighbourhood centre
- Enterprise
- Local park
- Neighbourhood recreation park
- District sports park
- WSUD
- Signage

Other (non-allotment):

- Linear open space (pocket parks and pedestrian links)
- Bells Creek Arterial (BCA) buffer
- Access easement (for signage)

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PROJECT

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CLIENT

Stockland

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C	PRE	DRAFT CLIENT ISSUE	NV	NV	23/10/2026
D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - ROL - STAGE 33

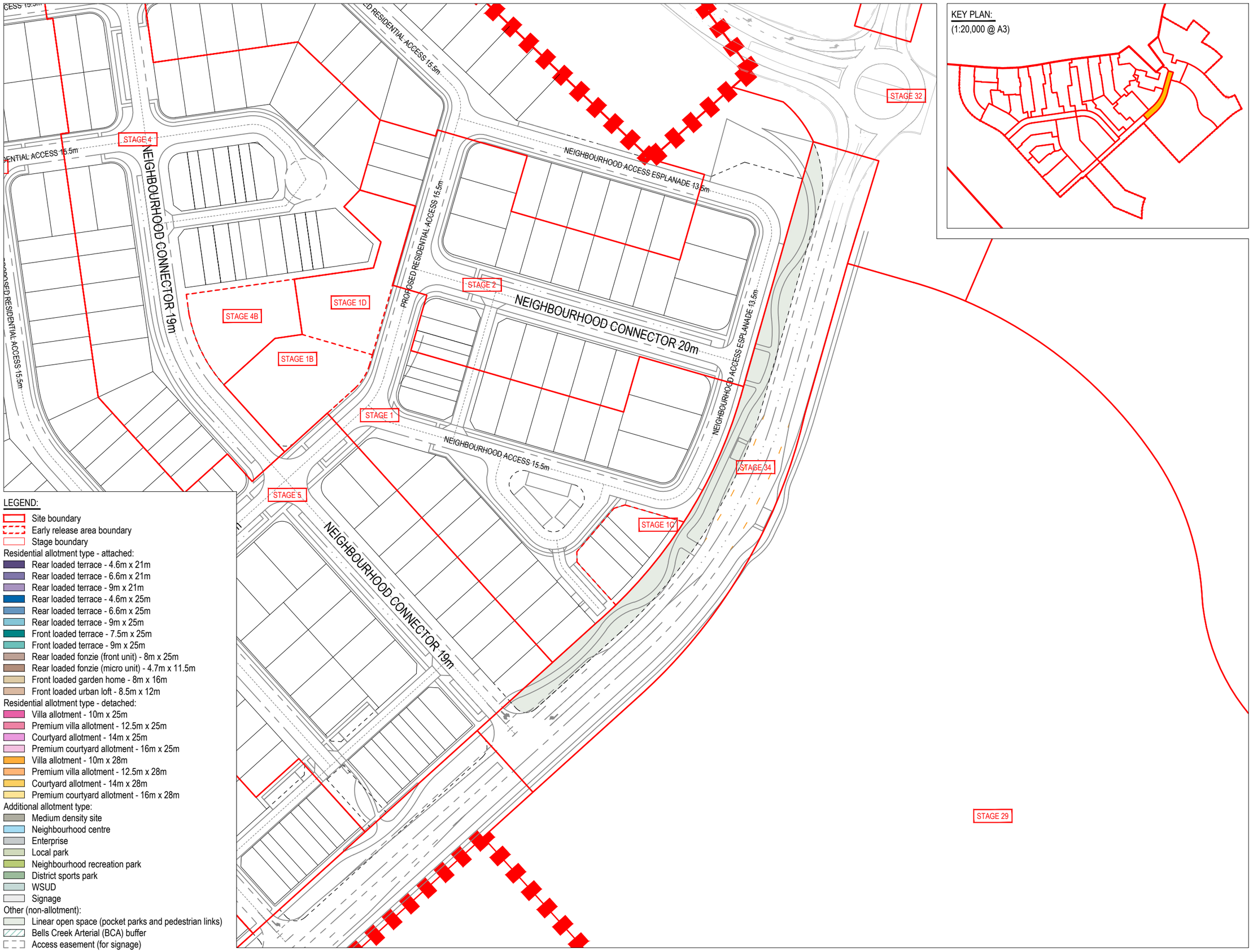
DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:1,500 @ A3

NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 109

REVISION D



KEY PLAN:
(1:20,000 @ A3)

LEGEND:

- Site boundary
- Early release area boundary
- Stage boundary

Residential allotment type - attached:

- Rear loaded terrace - 4.6m x 21m
- Rear loaded terrace - 6.6m x 21m
- Rear loaded terrace - 9m x 21m
- Rear loaded terrace - 4.6m x 25m
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- WSUD
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- Bells Creek Arterial (BCA) buffer
- Access easement (for signage)

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PROJECT

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CLIENT

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D	PRE	EDQ ISSUE	NV	NV	02/11/2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

EARLY RELEASE AREA - ROL - STAGE 34

DESIGN : TD
DOCUMENT : NV
PROJECT : 240553
1:1,500 @ A3

NORTH

0 10 20 30 40 50

DRAWING NUMBER 240553 - 110
REVISION D