

# Aura Business Park newsletter

## DEMAND STRONG FOR FIRST TWO STAGES OF AURA BUSINESS PARK

*The first two stages of the exciting new Aura Business Park are selling quickly, with only a limited number of lots still available.*

More than two-thirds of Stages 1 and 2 have already sold to a variety of buyers including car wholesalers, online clothing retailers, veterinarians, cabinetmakers, builders and civil contractors. Enquiries continue to stream in from a diverse range of interested parties located both locally and interstate.

These initial lots are located in an enviable location within the heart of the business park and have quick access to Aura's first suburb of Baringa as well as the Bells Creek Arterial Road with easy connections to the Bruce Highway.

If you are keen to take advantage of the numerous business opportunities available at Aura, please contact us today with your sales or leasing enquiry.



## Construction on track as milestones reached

The Aura Business Park site is a hive of construction activity as bulk earthworks and civil works steadily progress on our exciting new project.

Bulk earthworks are now complete on Stages 1 and 2 and continue across the rest of the site.

Civil works are progressing well on the first two stages, with drainage and the majority of sewer works completed and the first streets starting to take shape. Work on electrical and communication services is also underway and on track to be completed within the necessary timeframes.

## LAND OF OPPORTUNITY AWAITS AT AURA

The Aura Business Park is designed to be a thriving hub of opportunity for businesses of all sizes and endeavours and offers a rare chance to be part of our emerging new city of Aura.

Located at the gateway to the Sunshine Coast in the heart of the region's largest investment zone, the response to our \$222 million project has been outstanding with an extensive list of attributes proving appealing to entrepreneurs.

These include an accelerated land and infrastructure approval process, infrastructure cost savings, a range of land sizes and building designs with purpose-built options available, integrated NBN access, and a growing customer base due to a rapidly expanding regional population.

The business park will accommodate a range of uses including light industry and manufacturing, bulky goods and showrooms, commercial office space, storage and warehousing, research and development, and indoor sports and recreation.



## FAMILY CONNECTION FOR EXCITING NEW INDUSTRIAL PROJECT

**Sunshine Coast brothers-in-law Daryl Burnett and Michael Kain are joining forces on a multi-million dollar industrial project within Aura Business Park.**

Mr Burnett is the director of locally-based construction company DB Construct while Mr Kain is managing director at Devcon Building Co, one of Australia's fastest growing companies. Mr Burnett said plans were progressing well on the project, which would include 3,737 square metres of commercial office and industrial floor space plus dedicated car parking.

"Aura Business Park really appealed to me as it's in a high growth area with infrastructure, schools, shops and sporting clubs and, as

a Stockland development, I know it will be done properly," Mr Burnett said.

Mr Kain said Aura Business Park represented a prime opportunity not just for investors but also owner-occupiers.

"We see the Aura Business Park as being a great opportunity for local, family-owned small to medium sized businesses to own their own premises and reap the benefits of being a part of this exciting new community," Mr Kain said.



## FUTURE'S BRIGHT FOR BUSINESS

The Aura Business Park is predicted to generate more than 3,000 new jobs once completed and will become one of the key employment hubs in our \$5 billion future city, ensuring that Aura is a place where residents can live, work and play.

The initial stages of the Business Park will include a construction-focussed cluster targeting trade-related businesses as well as a showroom precinct and office park. The first businesses are expected to open by the end of 2018.

For more information, phone our commercial sales agent Ben Flower at Colliers International – Sunshine Coast on 0488 773 033 or Michael Shadforth at Ray White Commercial – North Coast Central on 0488 981 076.



## WHAT'S HAPPENING AT AURA

### Aura Central Precinct selling

The first home sites within the new Aura Central Precinct are being snapped up, with a combination of affordability and an outstanding location presenting a compelling offer.

This exciting new precinct will be the future heart of Aura and will one day feature the Aura City Centre, the People's Place with its South Bank-style parkland, and a range of education and sporting facilities.

Aura Central residents will also have easy access to an array of high quality amenities including a future university plus a range of shopping, entertainment and dining experiences.

### First school now open

Baringa State Primary School, Aura's first school, opened its doors for the start of term one this year.

The school is the first on the Sunshine Coast to have a strong focus on STEM learning (Science, Technology, Engineering and Mathematics).

A unique community partnership arrangement which will see the school's classrooms and associated facilities, such as auditoriums and sports fields, made available for the entire community to use outside of school hours.

### Playtime gets even better

There are plenty of parks popping up around Aura with our new Frog Park now open and many more to come.

The Sports Park on Baringa Drive, featuring three soccer fields and a clubhouse operated by Sunshine Coast Council, is expected to open soon and the Aura team are also busy planning another three parks for this year.

### Baringa Town Centre

Baringa's Main Street (officially named Edwards Terrace) is expected to open to the public in 2018. The street is the first part of the Baringa Town Centre project and allows construction to start on the Town Square and shopping centre.