



AURA

CITY *of* COLOUR .com



Stockland
it's your place



AURA

WELCOME TO THE CITY OF COLOUR

*Located at the southern end of the beautiful
Sunshine Coast, Aura – City of Colour, is
Australia's largest masterplanned community
in single ownership.*

Years in the planning, Aura is establishing a world-class standard in sustainable community creation, delivering over 20,000 new homes and 20,000 jobs on-site and attracting global business opportunities to one of Australia's most sought after regions.

Aura is a city designed for every facet of life. We have drawn inspiration from some of the world's most liveable cities to enhance the unique lifestyle that the Sunshine Coast offers; to create a city that is truly world class.





▼ CITY OF COLOUR

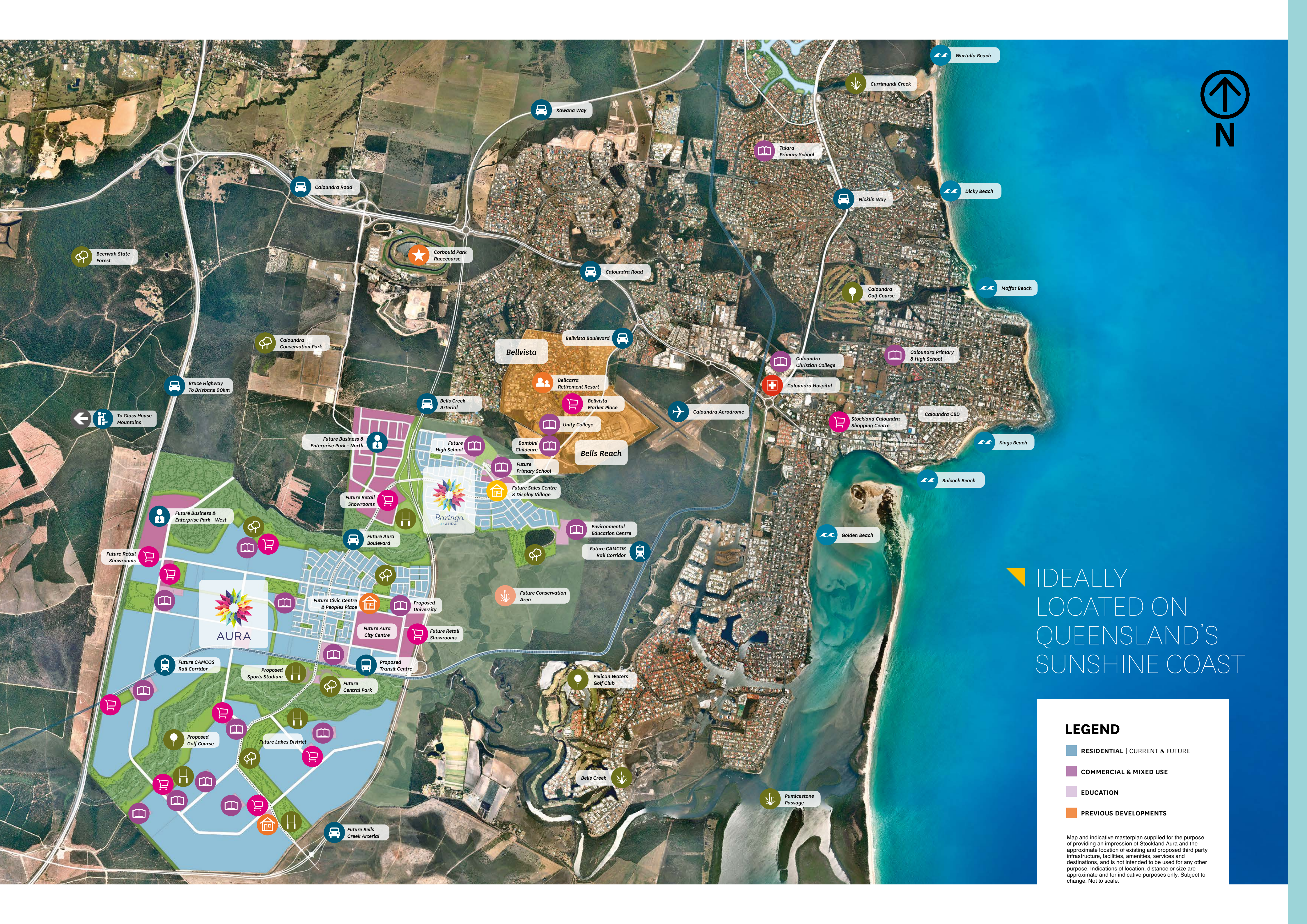
Where colour is a way of life.

'Colour' means different things to different people. Colour is much more than just a coat of paint – it is the essence of life. The 'City of Colour' has been designed to include many of the elements that make life colourful and rich.

The importance of colour to enhance everyday life is well documented. In designing Aura, we've carefully considered the various roles colour will play. Colour will be used to highlight distinctive architecture, spaces and landscapes for people to come together. It will define landmarks within the community and will complement the colours of the natural environment. Aura will become a distinctive destination in its own right, a place with plenty of postcard (and Instagram) appeal.

Colour runs deeper than just on the surface. The time has come for Australia to embrace the power of colour, and discover how to enjoy a rich, vibrant, colourful life. Aura will offer a better, more colourful, way to live.





IDEALLY
LOCATED ON
QUEENSLAND'S
SUNSHINE COAST

LEGEND

- RESIDENTIAL | CURRENT & FUTURE
- COMMERCIAL & MIXED USE
- EDUCATION
- PREVIOUS DEVELOPMENTS

Map and indicative masterplan supplied for the purpose of providing an impression of Stockland Aura and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale.

BE PART OF AN EXCITING NEW CITY

Display Village

Aura Sales & Vision Centre
Aura Display Village

Shopping & Services

Future 90 hectare City Centre with cinemas, retail, dining and entertainment centres
3 proposed district retail centres with supermarkets and specialty shops
6 proposed neighbourhood retail centres with convenience shops
Bellvista Marketplace – 2km
Stockland Caloundra Shopping Centre – 7km
Caloundra CBD – 8km

Education

20 learning and education centres proposed including:
Up to 5 public primary schools, including a state primary school in Baringa – Opening 2018
Up to 2 public high schools, including a state high school in Baringa
Up to 4 early learning centres, including a childcare centre in Baringa
Up to 8 private schools
Urban university

Community Centres

Future civic plazas in Baringa and the City Centre
Future community centres located throughout the city
Future sporting clubhouses at regional and neighbourhood sports fields

Entertainment

Future 90 hectare City Centre with cinemas, retail, dining and entertainment centres
3 proposed district retail centres with cafes and specialty shops
6 proposed neighbourhood retail centres with cafes and convenience shops
2 proposed cultural precincts with performing arts facilities and a library
Future People's Place – an 11 hectare Southbank-style parkland
Future Central Park – sports stadium and recreation areas
Izba Expresso Café at the Aura Sales & Vision Centre
Bellvista Tavern – 2km
Caloundra CBD – 8km

Parks & Open Spaces

5 local parks within Baringa and many more located throughout the city
4 hectare neighbourhood sports park within Baringa and a number of village and district sports parks proposed throughout the city
10 hectare future regional recreation park within Baringa
Future Central Park – park, playground and recreation areas
Proposed Lakes District recreation areas
Proposed golf course
Adventure Playground at the Aura Sales & Vision Centre
Kings Beach and Golden Beach – 9km

Environmental

Future 400 hectare Conservation Area
Proposed Environmental Education Centre
Lamerough Creek Reserve
Blackbutt Forest
Bells Creek North and South
Pumicestone Passage – 7km

Business

Future Business & Enterprise Park North
Future Business & Enterprise Park West
Future City Centre with commercial and business centres
Caloundra CBD – 8km

Veloway & Walking Paths

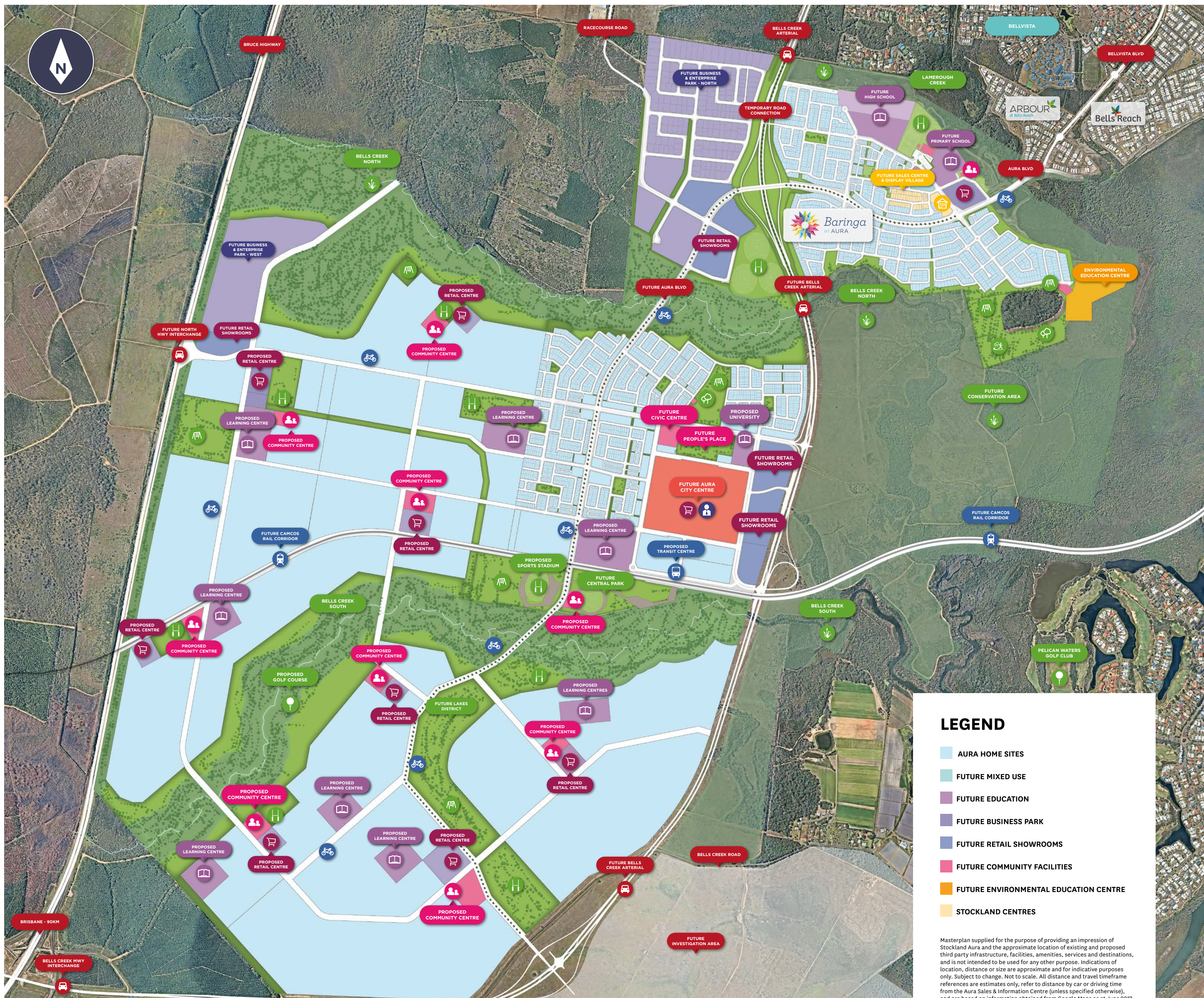
200km of future dedicated bike roadways (veloway), bike paths and pedestrian pathways

Public Transport & Access

Bells Creek Arterial from Caloundra Road to Baringa
Future Bells Creek Arterial from Baringa to Bruce Highway
Proposed Transit Centre in the City Centre
Future Sunbus bus services to Aura and surrounding regional areas
Future CAMCOS rail line
Sunshine Coast Airport – 38km
Brisbane CBD – 90km
Brisbane Airport – 90km

Medical

Bellvista Family Medical Practice – 2km
Caloundra Hospital – 6km
Sunshine Coast University Hospital – 12km
Sunshine Coast University Private Hospital – 12km



LEGEND

- AURA HOME SITES
- FUTURE MIXED USE
- FUTURE EDUCATION
- FUTURE BUSINESS PARK
- FUTURE RETAIL SHOWROOMS
- FUTURE COMMUNITY FACILITIES
- FUTURE ENVIRONMENTAL EDUCATION CENTRE
- STOCKLAND CENTRES

Masterplan supplied for the purpose of providing an impression of Stockland Aura and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale. All distance and travel timeframe references are estimates only, refer to distance by car or driving time from the Aura Sales & Information Centre (unless specified otherwise), and are based on information obtained from Google Maps as at June 2017.



EDUCATION

The best schools for the best start.

Aura is a city where learning is part of life. A diverse range of educational opportunities will nurture young minds and develop emerging talents.

Aura is set to become a centre of education excellence, with up to 20 education and learning centres proposed for the city including up to 8 private schools, up to 5 public primary schools, up to 2 public high schools, up to 4 early learning centres and an urban university.

The first of these schools, a revolutionary new science, technology, engineering and maths (STEM) focussed state primary school is scheduled to open in the Baringa community in early 2018. A new early learning centre and state high school are also set to open in Baringa in the near future.

A proposed environmental education centre, library and performing arts facility will allow residents to learn more about the local environment and native cultures and give them opportunities to enjoy other lifelong learning experiences.



20 PROPOSED EDUCATION AND LEARNING CENTRES



UP TO 4 EARLY LEARNING CENTRES/KINDERGARTEN



UP TO 5 PUBLIC PRIMARY SCHOOLS



UP TO 2 PUBLIC SECONDARY SCHOOLS



UP TO 8 PRIVATE SCHOOLS



PROPOSED URBAN UNIVERSITY IN AURA'S TOWN CENTRE

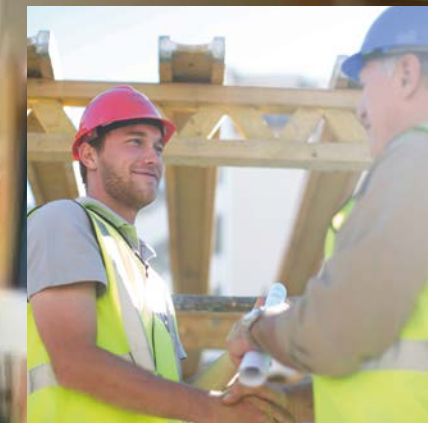


SAFE TRAVEL TO SCHOOLS WITH DEDICATED BIKE PATHS



PROPOSED CULTURAL PRECINCT WITH PERFORMING ARTS FACILITY

Information about the number of early learning centres/kindergartens, public primary schools, public secondary schools and private schools is indicative only and is based on the number of sites earmarked for these purposes on the Aura Masterplan as at July 2017. The delivery of these education facilities is based on many factors outside of Stockland's control, therefore, the number of education facilities actually delivered at Aura may change due to future circumstances.



EMPLOYMENT

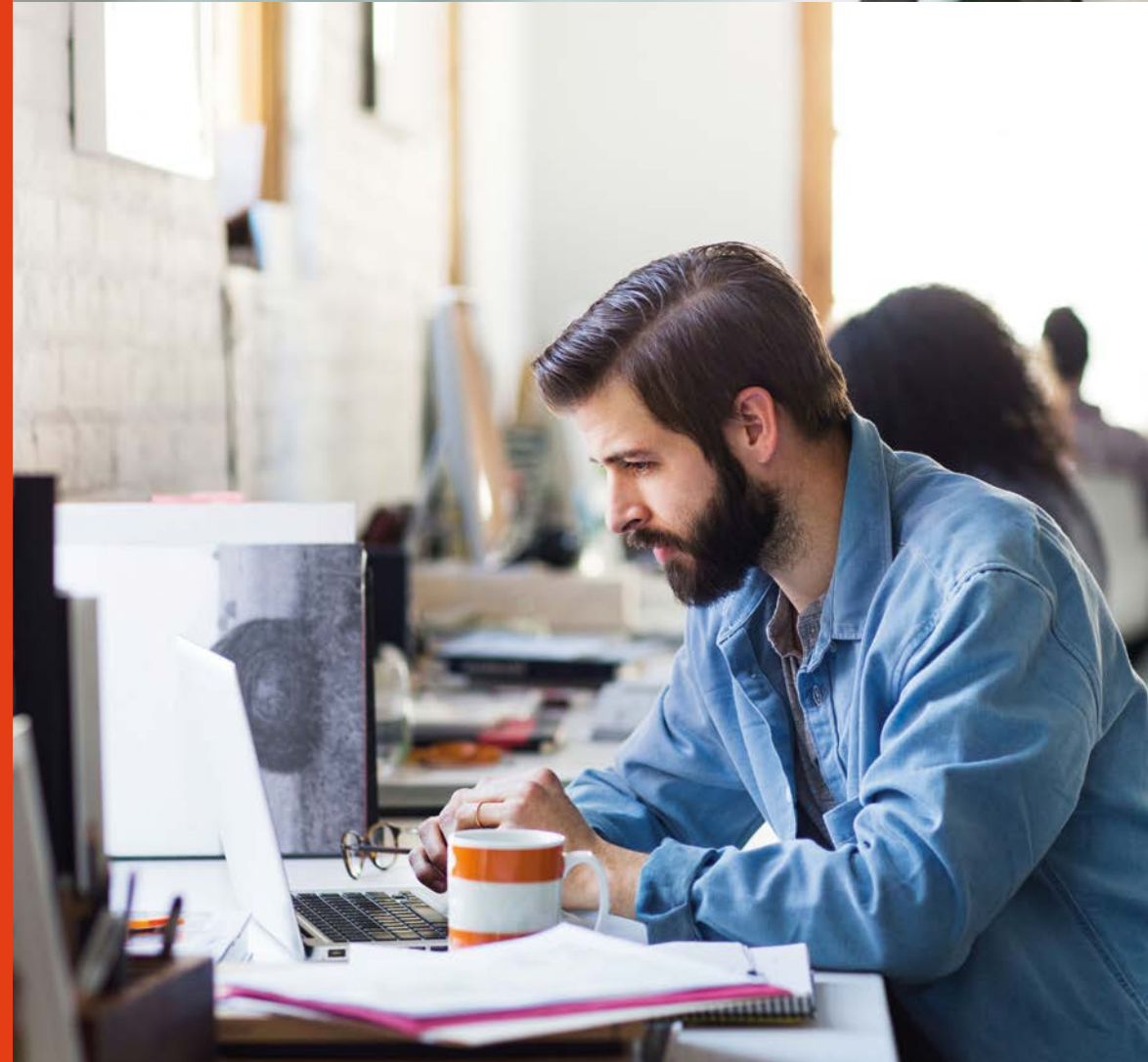
Work your way.

Whether you like to work for big business, small business or start-up your own company and work from home – you will enjoy an abundance of choices to work the way you want to.

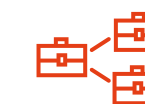
With a strong commitment to creating diverse employment opportunities for the region, Aura is set to become the Sunshine Coast's largest employment generator. Our economic development strategy is targeting the creation of up to 20,000 jobs within Aura, creating long-term local employment opportunities for the region, while an additional 19,500 jobs are proposed to be created during Aura's construction*.

An exciting range of business and commercial opportunities will make Aura the perfect place for savvy entrepreneurs, home-based and start-up businesses. With a range of career pathways and skill development programs planned for the future, a world of new opportunities will be open to local residents to grow and develop their businesses.

And with an amazing range of business and employment opportunities and facilities right on your doorstep, you'll be able to enjoy the flexibility of working close to home. Imagine having more time to spend with your family instead of spending the best part of the day sitting in your car.



JOB GENERATION
WITH ECONOMIC DEVELOPMENT
STRATEGY



3
PROPOSED MAJOR
EMPLOYMENT NODES



20,000*
ON-SITE JOBS



19,500*
OFF-SITE JOBS



\$350 MILLION
STOCKLAND TO INVEST IN THE
FIRST 5 YEARS OF DEVELOPMENT



CAREER PATHWAYS
AND TRAINING OPPORTUNITIES



HEALTHY LIFESTYLES

Easy ways to stay healthy.

Everyone wants to be fit and healthy, but sometimes it can be hard to find the time. With over 200km of bikeways and walking paths, and up to four large recreation parks, five district sports parks and two major sports parks, including a proposed sports stadium at Aura, there will be a multitude of places and opportunities to get outdoors and get active.

In addition to this, all homes are planned to be located within 400m of local village parks and playgrounds so you can take the dog out for a walk, kick the ball around with your children or enjoy a friendly game of cricket with your friends and neighbours.



200KM OF FUTURE BIKEWAYS
AND WALKING PATHS



7 PROPOSED NEIGHBOURHOOD CENTRES
WITH COMMUNITY AND
SPORTING FACILITIES



LESS THAN 10KM
TO LOCAL BEACHES



PROPOSED URBAN PARKLAND
SIMILAR TO BRISBANE'S
SOUTH BANK



3 PROPOSED DISTRICT CENTRES
WITH COMMUNITY AND
SPORTING FACILITIES



PROPOSED STADIUM
AND SPORTS PRECINCT
FOR MAJOR EVENTS

Join a sports team at the local sports fields or enjoy yoga or personal training sessions in our future parks. Take a swim at the proposed aquatic centre, enjoy a long walk on the nature trails in Aura's future Forest Park or enjoy a bike ride on the proposed BMX and mountain bike trails.

Make the most of living less than 10km from Kings Beach, Moffat Beach and Golden Beach, and enjoy swimming, paddle boarding, kite surfing and long strolls along these nearby beaches all year round.



TRANSPORT

Leave the car at home.

Aura will become a true Bike City with dedicated 'bicycle roadways' (yes, separate roadways just for bike riders!) called the Veloway, running throughout the community. Residents will be connected to all locations and amenities in the new city via 200km of bikeways and pedestrian walking paths.

Whether dropping the kids at school, going to the shops or just staying healthy and active, this incredible network will make it enjoyable to get around and easy to leave the car at home.

Our communities have been carefully designed around village neighbourhood centres and will give residents access to everyday conveniences, education centres and special

places to meet with friends. Walk to the shops to collect your milk and bread, grab a coffee, enjoy lunch or dinner with family, and be close to essential services like chemists and neighbourhood medical centres.

Schools, childcare centres, parks and playgrounds will be located in the heart of our villages, so children and parents can easily ride their bikes or walk to school each day or simply enjoy a leisurely bike ride on weekends.

An extensive public transport (bus and rail) network has been planned for Aura and will ensure that all destinations within the city are easy and quick to access..



PROPOSED TRANSIT CENTRE
IN THE HEART OF THE CITY



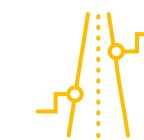
PROPOSED TRAIN STATION
AND LIGHT RAIL LINKS



FUTURE BUS ROUTES
CONNECTING VILLAGES
AND THE CITY CENTRE



EASY ACCESS
TO ALL CONVENIENCES
WITHIN THE CITY



2 FUTURE CONNECTIONS
TO THE BRUCE HIGHWAY



SAFE COMMUTING
WITH DEDICATED BICYCLE
'VELOWAY'



MORE THAN 200KM
OF FUTURE BIKE AND
WALKING PATHS



Artist's impression of potential future infrastructure and amenity. Subject to change.



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ENTERTAINMENT

Always something on.

With a flourishing village atmosphere, abundance of entertainment options and a strong focus on a healthy and active lifestyle, Aura is set to become a place where you will always find something to do.

Aura's future city centre will become the non-stop, beating urban heart of the City of Colour. Ninety hectares in size, the city centre is proposed to include a regional shopping centre, cinemas, restaurants, cafes, medical facilities, an urban university campus, private schools, transit centre and vibrant public spaces.

The jewel in the crown of Aura's city centre, the future People's Place will be an 11 hectare Southbank-style parkland at the gateway to the city centre. It is proposed to include formal gardens, major community facilities, public plazas, an aquatic centre and event spaces, and be framed by cafes, shops, homes and the urban university.

Aura's future city square and main street will become a place for promenading, being seen, business, shopping, celebrations and ceremonies – whether it be a fashion parade, a romantic dinner, a stroll through the markets or even a march, this is where it all will happen!

A place for celebration and a regional hub for performance, recreation and sports, Aura's Central Park will be set in a unique natural setting directly accessible from the future transit station. This is where you will go to watch exciting sporting events and your favourite band rock out!



ENVIRONMENT

A city in nature.

Over 50% of Aura is proposed to include 'green' spaces, including 700 hectares of future conservation areas and a future 10 hectare Forest Park, ensuring nature can still be enjoyed and appreciated by local residents.

By putting in place world-leading conservation and rehabilitation programs we are protecting local fauna, flora and frog life. Most importantly, we are ensuring the nearby Pumicestone Passage will be preserved and regenerated.

Nature is a feature of Aura that is integral to its identity. With more than 2 million new trees to be planted on site and 30% of Aura being preserved for natural bushland, Aura is truly a city set in nature. The natural environment surrounding the new city will keep getting richer and will remain for future generations to enjoy.



6 STAR
GREEN STAR AWARDED
COMMUNITY



700 HA
FUTURE CONSERVATION
AREAS



OVER 200KM
FUTURE CYCLE PATHS AND
WALKING TRAILS



FUTURE ECO SANCTUARY
FOR ENVIRONMENTAL
EDUCATION



SCHOOLS PROGRAM
FOR LAND CARE LEARNING
AND STEWARDSHIP



LEADING PRACTICES
IN ENERGY EFFICIENCY



GREEN DESIGN
FOR HOMES INCLUDING
WATER TANKS



REHABILITATION
OF LOCAL FROG HABITAT



CONNECTED COMMUNITY

Make your neighbours your friends.



Everyone wants to live near those who have similar interests and will become their future friends. Local community get-togethers and 'special interest' events and groups make it easy to find people like you.

At Aura, you're not just buying a home, you're becoming part of a community of like-minded people who also value living in a vibrant, connected community full of opportunities for everyone.



Through careful thought and design, we are creating streets, parks and playgrounds where children and adults can gather together to relax, chat and play.

With plenty of places to eat, drink, shop, unwind and be entertained, our village hubs will become the heart of our communities and will offer residents places to get together to enjoy the company of friends and family and to share new experiences.





Artist's impression of potential future infrastructure and amenity. Subject to change.

A NEW CITY COMES TO LIFE

Our future looks bright.

Aura will be a city that caters for every life stage. Distinctive urban villages will blend seamlessly with a thriving city heart, business and enterprise hubs, schools, a university, retirement and aged care options, sporting and cultural centres, recreation parks, an extensive transport network, conservation areas and much more.

Over the next 30 years Aura will become home to more than 50,000 people and accommodate a third of the region's retail, commercial and industrial development.

2005 – NOW

- Stockland and some of Australia's most respected designers create a world class vision for Aura
- Aura awarded 6-Star Green Star – 'World Leadership' in sustainability
- Launch of Aura's first residential community – Baringa
- First phase of Bells Creek Arterial open to vehicles, cyclists and pedestrians
- First residents move into Baringa
- Construction commenced on Aura's first education precinct

NOW – 2025

- Aura's future Business & Enterprise Park will open for business
- First public education precinct is proposed to open to first students
- Proposed launch of new residential villages near the future Aura Town Centre
- First private education precinct is proposed to open
- First stages of the Aura Town Centre is proposed to open
- Aura Forest Park proposed to be completed
- Aura's People Place – an urban parkland similar to Brisbane's Southbank – proposed to be completed in the heart of Aura's future Town Centre
- Sports precinct proposed to be completed in Aura's future Town Centre

2025 ONWARDS

- Proposed urban university proposed to be open
- Future residential villages proposed to be open
- Future public and private education precincts proposed to be open
- Central Park parklands proposed to be open
- Proposed Golf Course proposed to be open
- Aura Business & Enterprise Park West proposed to be open



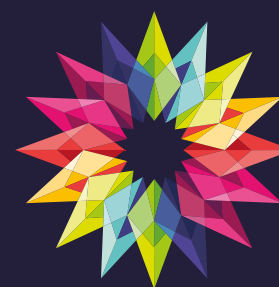
A better way to live.

You know you have found a special place when you visit a Stockland community. They are neighbourhoods where a better lifestyle comes naturally, where houses are homes and neighbours are friends. Stockland residents report higher levels of personal wellbeing than the national average, so when you choose a Stockland community you are putting your quality of life first.

We make the places. You make them your own.



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AURA

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