



AURA

CITY *of* COLOUR.com



Stockland



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.*

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

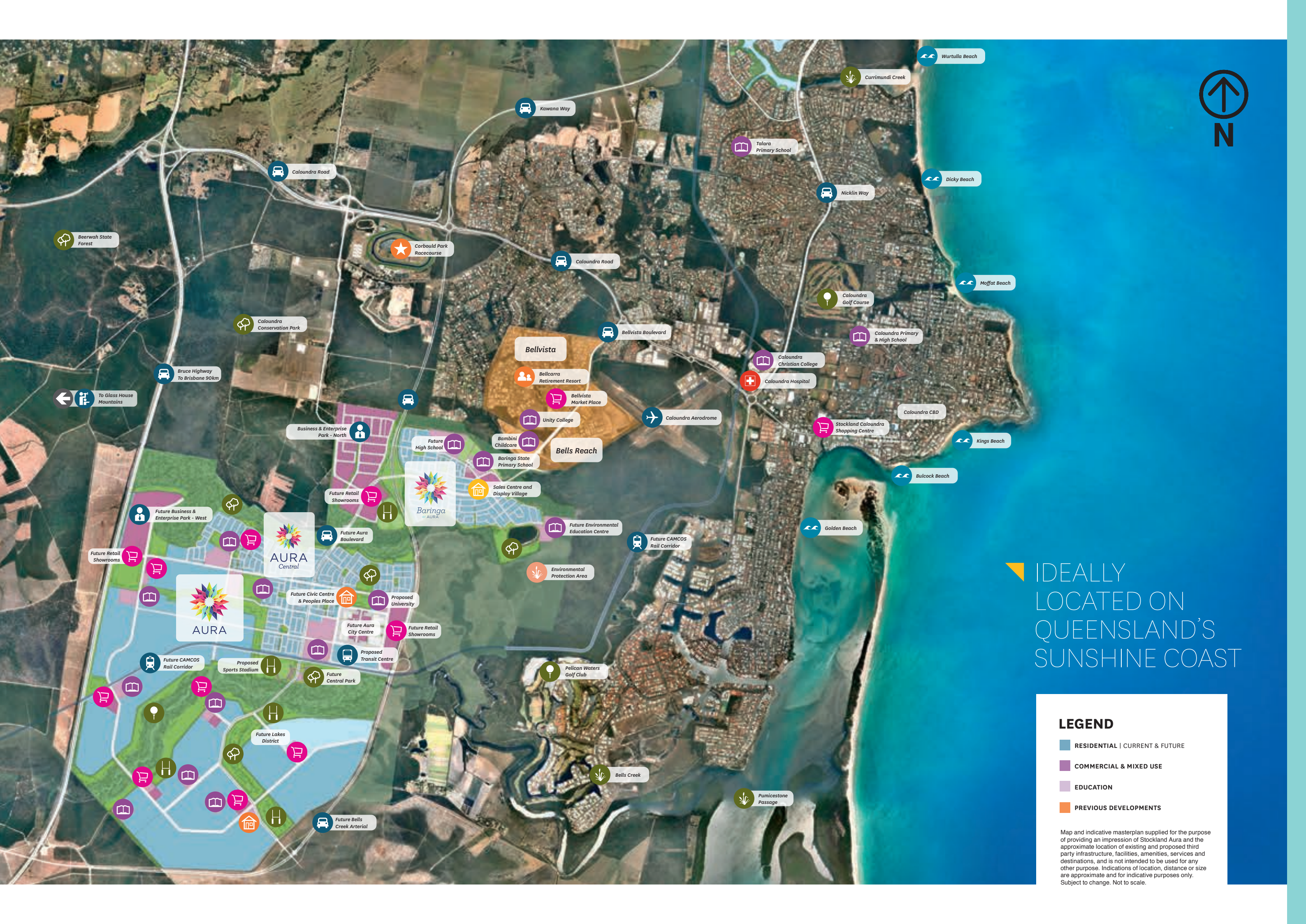
Where colour is a way of life.

'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 Stockland Baringa with supermarket, tavern, medical and specialty shops
Future City Centre with future cinemas, retail, dining and entertainment centres
Future district and neighbourhood centres with cafes and specialty shops
Bellvita Marketplace - 2km
Stockland Caloundra Shopping Centre - 7km
Caloundra CBD - 8km

EDUCATION

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

COMMUNITY CENTRES

Civic plaza in Baringa and future civic plaza in 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 planned district retail centres with cafes and specialty shops
6 planned neighbourhood retail centres with cafes and convenience shops
2 future cultural precincts with performing arts facilities
Future People's Place - an 11 hectare Southbank-style parkland
Future Central Park - sports stadium and recreation areas
Café at the Aura Sales & Vision Centre
Bellvita Tavern - 2km
Caloundra CBD - 8km

PARKS AND 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 located throughout the city
Future 10 hectare 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

700 hectare Conservation Zone
Future Environmental Education Centre
Lamerough Creek Reserve
Blackbutt Forest
Bells Creek North and South
Pumicestone Passage - 7km

BUSINESS

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

VELOWAY & WALKING PATHS

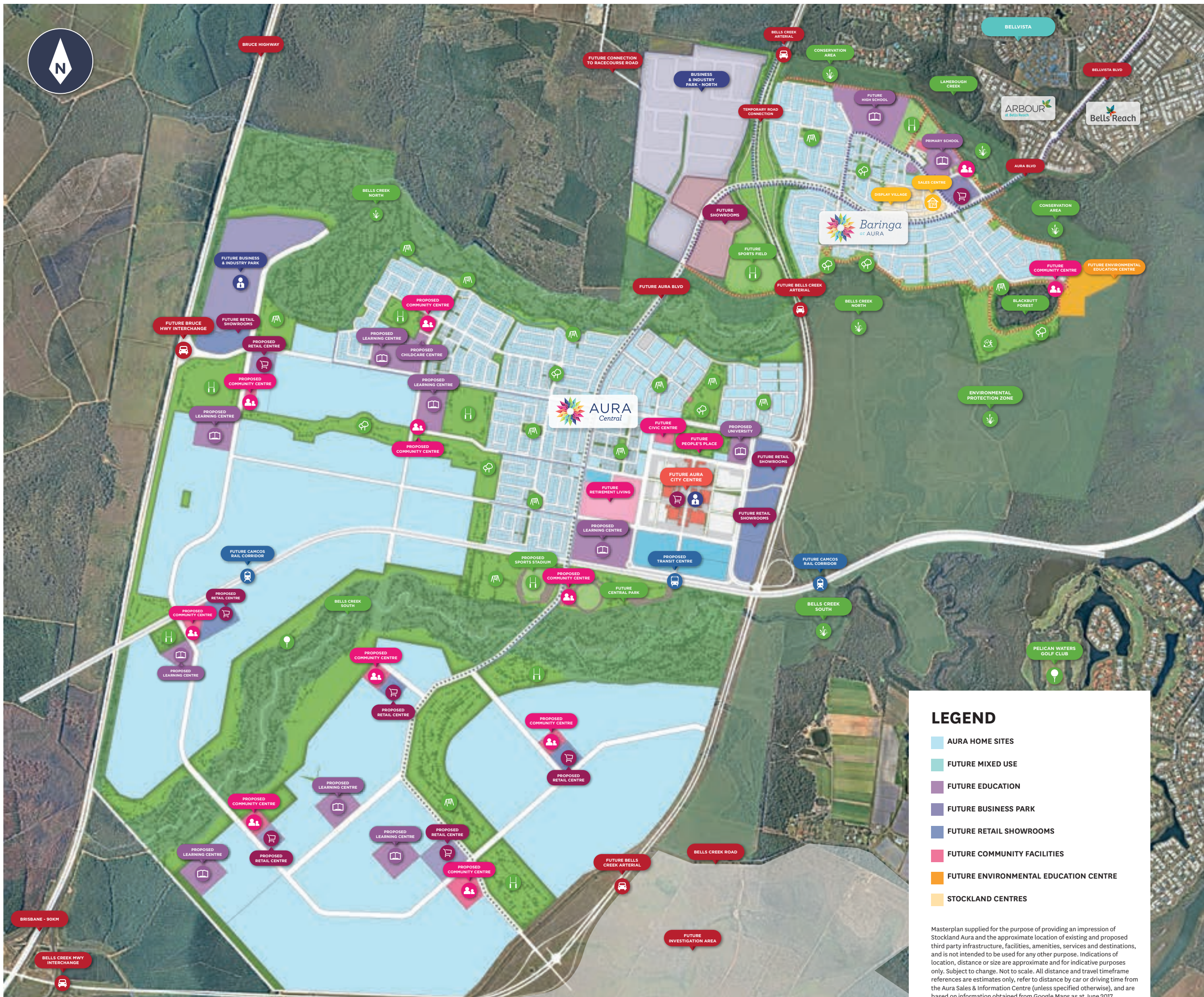
200km of future dedicated bike roadways, bike paths and pedestrian pathways

PUBLIC TRANSPORT & ACCESS

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

MEDICAL

Future medical centre at Stockland Baringa Shopping Centre
Bellvita 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

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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 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.



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

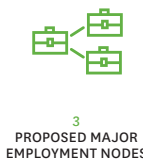
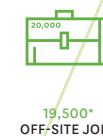
Work your way.

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 at 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.



*Urbis, May 2017

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.

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 off road 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.



200KM OF FUTURE BIKeways
AND WALKING PATHS



7 PROPOSED NEIGHBOURHOOD CENTRES
WITH COMMUNITY AND
SPORTING FACILITIES



LESS THAN 10KM
TO LOCAL BEACHES



PROPOSED STADIUM
AND SPORTS PRECINCT
FOR MAJOR EVENTS



PROPOSED URBAN PARKLAND
SIMILAR TO BRISBANE'S
SOUTH BANK



3 PROPOSED DISTRICT CENTRES
WITH COMMUNITY AND
SPORTING FACILITIES



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 MASS TRANSIT 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



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



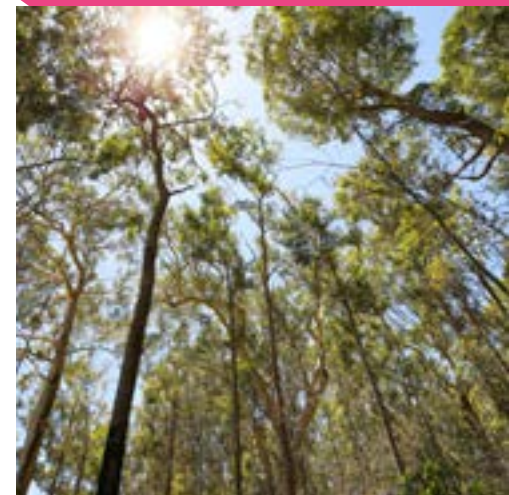
LEADING PRACTICES
IN ENERGY EFFICIENCY



GREEN DESIGN
FOR HOMES INCLUDING
WATER TANKS



REHABILITATION
OF LOCAL FROG HABITAT





CONNECTED COMMUNITY

Make your neighbours your friends.



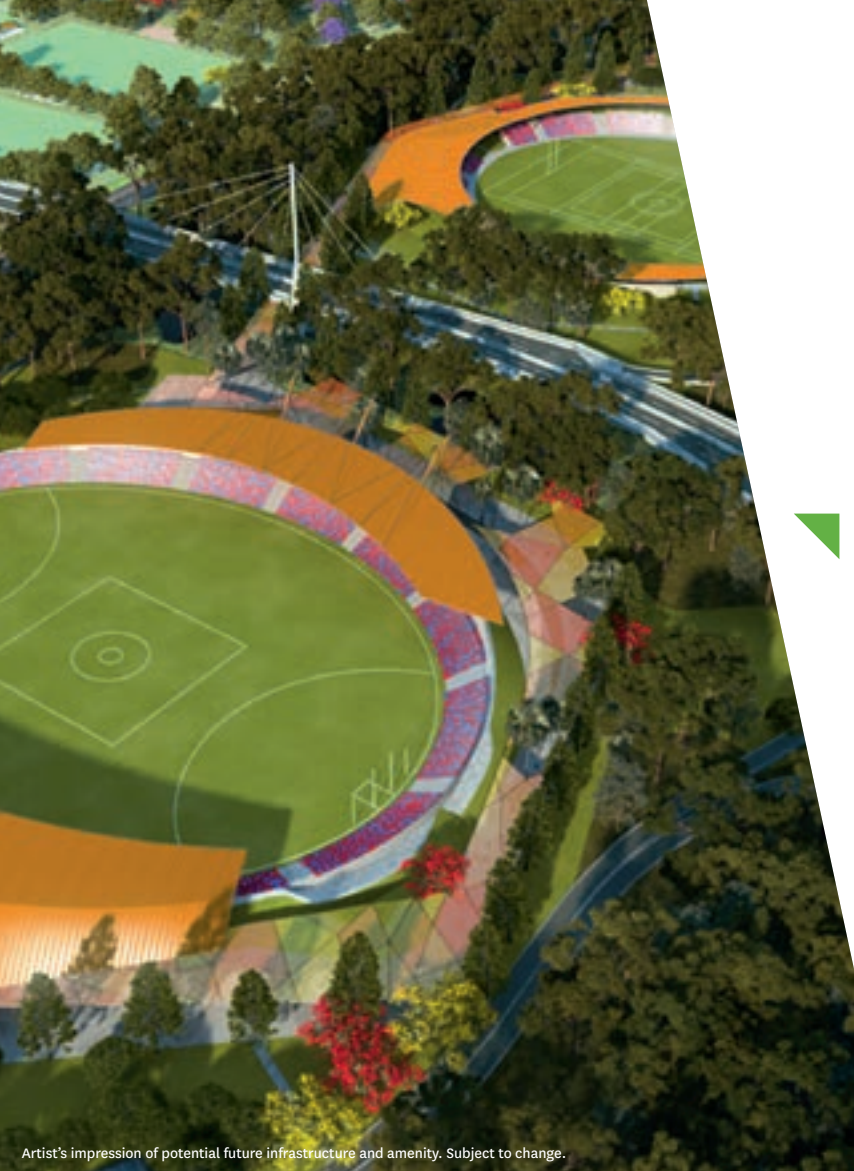
Everyone wants to live near those who have similar interests and will become their future friends. Local community get-togethers and 'special interest' events and groups make it easy to find people like you.

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.



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

WHAT'S PROPOSED AT AURA



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

What's proposed in the next 3 years



Local parks

- 3 neighbourhood recreation parks
- Providing play options for children of all ages
- Local linear parks providing a walkable neighbourhood



7.5ha district sports park

- 4 x rectangular playing fields
- 4 x netball courts
- 2 x cricket pitches and practice wickets
- Clubhouse



Retail centre (Baringa)

- Medical centre
- Swim school
- Specialty shops
- Food offering



10ha major recreation park (Baringa)

- Trail network
- Dog park
- Adventure playground including the treehouse adjoining the sales office
- Off road biking trails



High school (Baringa)

- Catering up to 1,500 students
- School of excellence

What's proposed in the next 3-5 years



People's place

- Major urban parkland
- Proposed Southbank-style lagoon
- Major play



First stages of the Aura City centre

- 2 supermarkets
- Specialty retailers
- Dining precinct



4ha neighbourhood sports park

- 2 x rectangular sports fields
- Clubhouse



Public primary school



P-12 private school

- Located in the Aura City Centre



Bells Creek Arterial

- Progressively developed as the community grows, with eventual connection to the Bruce Highway

What's proposed in the next 5+ years



Retail centre expansions

- Progressive expansion of the retail centre



University

- Urban university located in the City Centre



Second private school

- Education provider to be confirmed



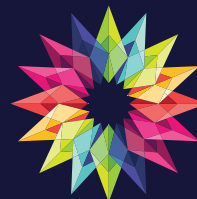
Second public primary school



7.5ha district sports park

- 2 x AFL/cricket ovals
- Located in the Aura Business Park
- 6-9 tennis courts
- Clubhouse

The contents of this page are based on the intention of, and information available to, Stockland as at July 2019. Any indications of future infrastructure and amenity, and any timeframes regarding delivery, are indicative only and are subject to change without notice. Any proposed infrastructure to be delivered or funded by a third party is subject to the requirements of that particular third party. This page is not a legally binding obligation or warranty. No liability is accepted for any loss or damage arising as a result of any reliance on this brochure or its contents.



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