



Aura Overview

Aura “City of Colour”

SCBC Briefing – March 2017

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Overview

Aura

- Baringa
- Aura Business & Enterprise Park
- Aura Town Centre

Oceanside

- Oceanside Town Centre
- Bokarina Beach

Aura Master Plan



Key features:

- 20,000 long term jobs
- 20,000 dwellings
- 20 Schools of Excellence
- 30 Community Facilities
- 18 Major Sports and Recreation Parks
- 700ha of land for rehabilitation
- Major City Centre
- Future Rail line and rail station

Baringa – Anticipated Completion of Works



Baringa Village Hub



Education



Retail



Main St Dining



Civic Park



Sports



Urban Living

Aura Business & Industry Park

Approval

- Granted May 2015 for 260 lots
 - 400,000m² of business and industrial (purple lots)
 - Business & Industry Lots range from 1,000m² to 3,000m²
 - Larger format lots – opportunity for Industrial / Office Park
 - 40,000m² retail showroom space (light blue)
 - 7.5ha district sports park (triggered 2,000 lot)

Status

- Bulk earthworks complete for first stages
- Economic Development Strategy
 - Target 5,000 jobs
 - To be released next year on launch
 - Economic Development Manager recruitment process underway
- External road and services will be in place early 2017 to support release mid 2017



Town Centre



- 90,000m² Retail
- 50,000m² Commercial
- 1,900 residential lots;
- 2,800 multi-res dwellings;
- 1 retirement village;
- more than 40 hectares of public open space, including – 11 hectare People's Place, 25 hectares of major and local parks, sports fields and civic plazas;
- land for a private school and university;
- land for State uses – police, fire, emergency services and health; and
- 60% of the Environmental Protection Zone.



Aura Town Centre Vision

Housing

Traditional Housing



Terraces



Up to 10 Storeys



Community

15Ha Sports Park



Major Community Facilities



Proposed University



Open Space

10 Ha Regional Parkland



11ha Regional Urban Parkland



Commercial & Retail

Major Retail



Squares



Oceanside: Town Centre

Project Summary

- 20,000m² shopping centre
- 1,000+ apartments, including hotels
- Maximum height – 10 storeys
- 60,000+m² of commercial/health industry GFA
- Walkable waterfront and town square
- Entertainment
- Service Station

Status

- State Government and Council approvals progressing positively.
- Targeting commencement of civil works – mid 2017.
- Retail shopping centre commencement is top priority



Bokarina Beach

Project Summary

- 291 houses and 800+ apartments
 - Maximum height – 8 storeys
 - Land for a public plaza, Surf Life Saving Club and community centre
 - Beach access
 - 2ha village park system
 - Lake and path connection under Nicklin Way

Status

- Preliminary earthworks investigations completed
- Nicklin Way upgrade forecast to commence – mid 2017
- Project launch – mid 2017



Thank You

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