



# Aura

## Importance of Transport to Regional Economic Growth

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General Manager Development – Stockland



Stockland acknowledges the Kabi Kabi People, as the Traditional Custodians and knowledge-holders of the land on which we live, work and play and pay our respects to their Elders past, present and emerging.

Furthermore, we acknowledge and thank all Aboriginal and Torres Strait Islander People for enriching our nation with their historical and traditional practices, their rich and diverse cultures and their ongoing and inherent connection to Country.



Artwork created by Maurice Mickelo



# Stockland on the Sunshine Coast



**Stockland has over 20 years of history delivering masterplanned communities, retail centres and Halcyon communities on the Sunshine Coast**

Demonstrated a commitment to invest in creating high value workplaces including Birtinya Health Hub, Birtinya Town Centre, Kawana Business Village. Once Complete, Aura will deliver over 30,000 long term jobs.

## Town Centres

Birtinya  
Baringa  
Aura

## Residential

Birtinya  
Aura  
Aura South (future)  
Twin Waters (future)

## Land Lease Communities

Lakeside  
Landing  
Nirimba Aura  
B on Buderim  
Parks – Meridian  
Plains  
Banya Aura (future)





# Role of South East Queensland

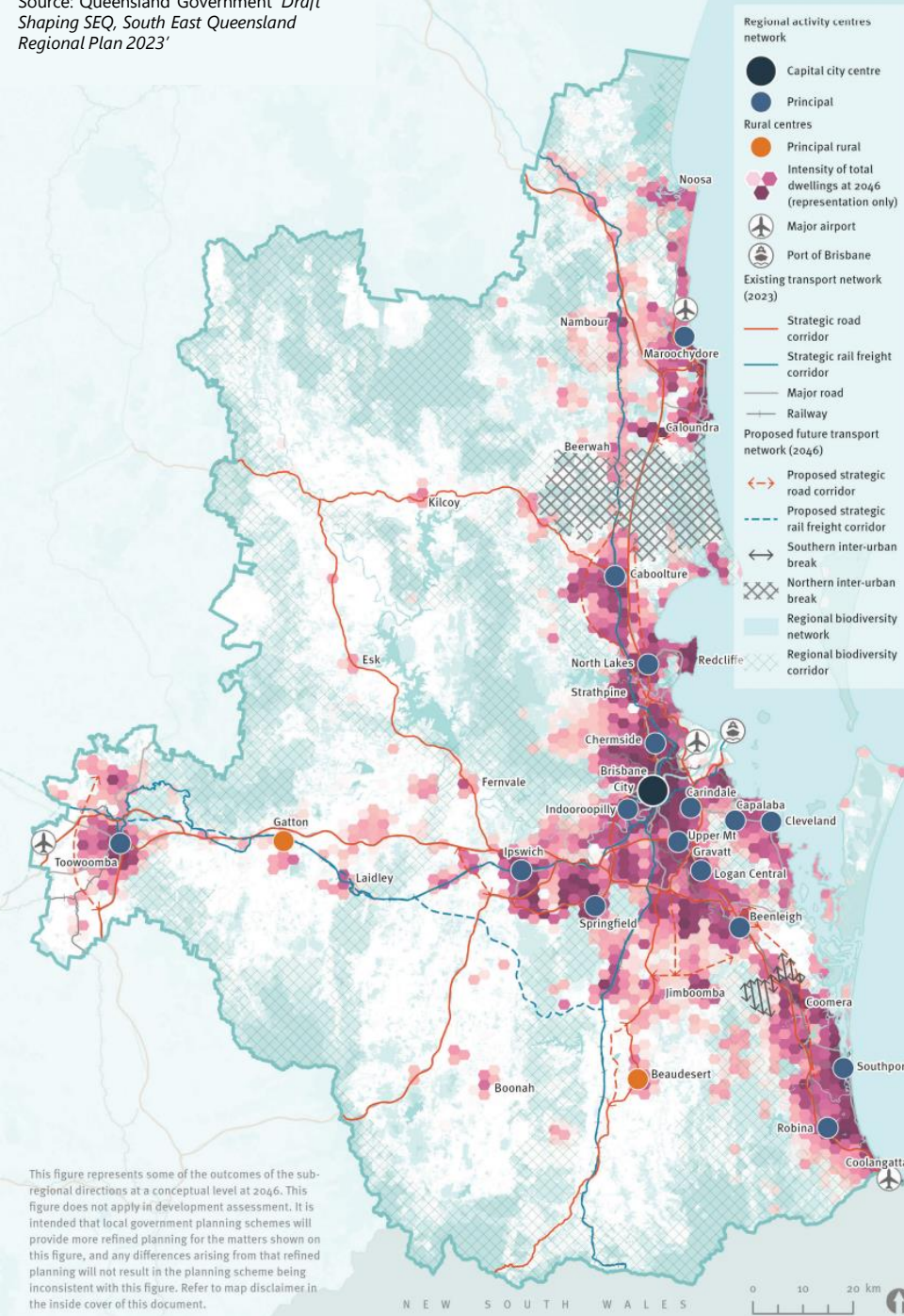


**South East Queensland is shaping up to be a key gateway region which will accommodate a substantial amount of employment, housing and economic growth in Australia**

- Over the next 25 years, SEQ's population is expected to increase to 6 million people (more than 1,600 new people a week), requiring 34,500 new homes each year
- Requires high quality infrastructure supported by equitable and accessible transport networks to allow the efficient and sustainable movement of people and products
- Delivering well connected communities that are close to places where residents work, play and stay
- Brisbane 2032 Olympics presents an opportunity to bring forward enabling infrastructure projects to support the forecast growth, including recreational facilities, villages, transport and more



# Forecast growth in SEQ



- SEQ forecast to grow by 2.2M people over the next 23 years
- The five Councils of Brisbane, Gold Coast, Logan, Moreton Bay and Ipswich forecast to accommodate significantly larger growth than the Sunshine Coast

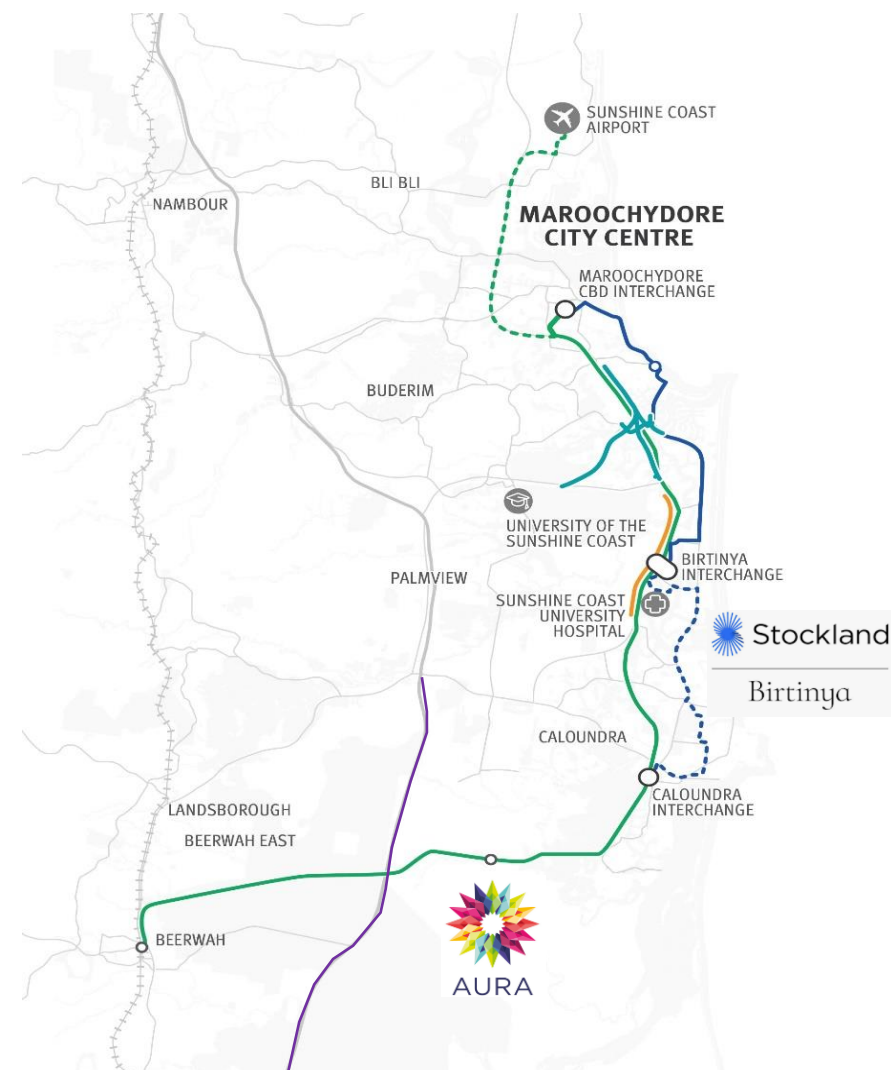
Council	Growth 2023 - 2046	% of SEQ Growth
Brisbane	457,000	21.1%
Gold Coast	381,200	17.6%
Logan	311,300	14.4%
Moreton Bay	302,600	14.0%
Ipswich	294,700	13.6%
Sunshine Coast	206,400	9.5%
Toowoomba	76,000	3.5%
Redlands	50,300	2.3%
Noosa	19,100	0.9%

# Sunshine Coast proposed infrastructure



- \$9B+ worth of infrastructure projects under consideration (excluding local government and private sector)
- Cost per new dwelling - \$100,000+ to deliver highlighted Infrastructure

Transport Infrastructure	Estimated Cost	Potential Projects
Road	\$3.2Bn+	<ul style="list-style-type: none"> <li>• Bruce Highway Upgrade Steve Irwin Way to Caloundra Road (\$0.9Bn)</li> <li>• Caloundra Road Kawana Way Intersection Upgrade (\$50M)</li> <li>• Mooloolah River Interchange Stage 1 (\$400M)</li> <li>• Mooloolah River Interchange Stage 2 (\$600M)</li> <li>• Kawana Motorway (\$800M)</li> <li>• Bells Creek Arterial Duplication (\$400m)</li> <li>• Caloundra Road Bypass - East West Link Road (\$150M)</li> </ul>
Public Transport	\$5Bn+	<ul style="list-style-type: none"> <li>• Heavy Rail to Maroochydore (\$3-5B+)</li> <li>• Beerburrum to Nambour Rail Upgrade (\$700M)</li> <li>• Mass Transit – Maroochydore to Caloundra (\$1-4Bn)</li> </ul>
Other	\$627M	<ul style="list-style-type: none"> <li>• Sunshine Coast Stadium/ Precinct Upgrade – (\$300M)</li> <li>• Convention, exhibition and Performing Arts Centre (\$200M)</li> </ul>



# Birtinya



- Birtinya Master Plan delivery supported by State infrastructure agreements, Development Agreement and Local Council Development Control Plan
- At Birtinya, Stockland's investment in transport infrastructure includes:
  - An extensive network of walking and cycling paths including lifting the Nicklin Way and the provision of two dedicated pedestrian bridges
  - Design and delivery of the local road network to support bus services
  - Future land provision for mass transit and heavy rail including delivery of local roads for bus interchanges and a future station site
  - Land for the future Kawana Motorway
  - Provision of land for public carparking
- The master plan provides access to key community and economic assets such as the Sunshine Coast Regional Hospital, Sports precinct, shopping and business precincts
- The project will play a key role in the delivery of transport infrastructure to support the 2032 Olympic Games
- Birtinya will be home to over 20,000 people



# Birtinya Active Transport Network





# Aura Integrated Masterplan



## KEY FEATURES

50,000 residents

20,000 long term jobs

20,000 dwellings

20 educational institutions

30 Community facilities

18 major sports and recreation parks

700ha of land for rehabilitation

Major city centre

Future rail line and rail station



Awarded 6 Star Green Star Communities from the GBCA

# Wholistic Planning for Aura's Transport Network



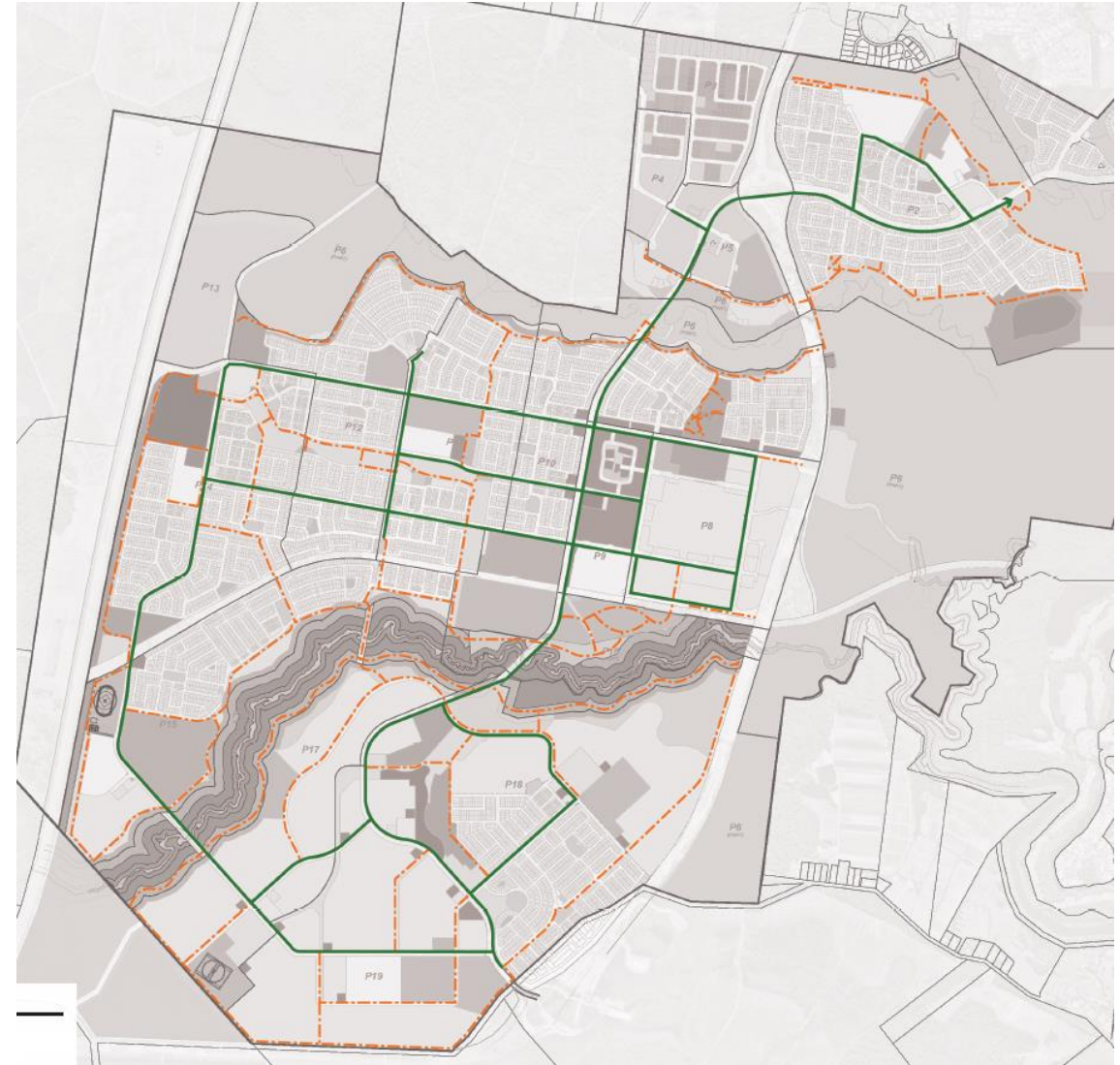
- State and Local Government Agreements establish a wholistic active, public and road network for Aura.
- These agreements inform the preparation of development applications to be considered by EDQ.
- They establish timeframes, responsibilities and design standards for local and regional infrastructure.
- This infrastructure provides local and regional benefits for the Sunshine Coast Community.



# Establishing A Cycle City is at the heart of our planning



- Aura was the first greenfield community in Queensland to deliver a dedicated Veloway network that connects all schools, sports parks and centre.
- Delivering multiple transport networks ensures destinations within Aura are accessible by a quick 15-minute journey.
- To date there has been over 32km of veloways and shared pathways constructed at Aura.
- Feedback from our Schools is that they see very high usage of bikes as a mode of transport for students.
- The veloway network was established within our State and Local Agreements requiring new standards for road and intersection design to be established.



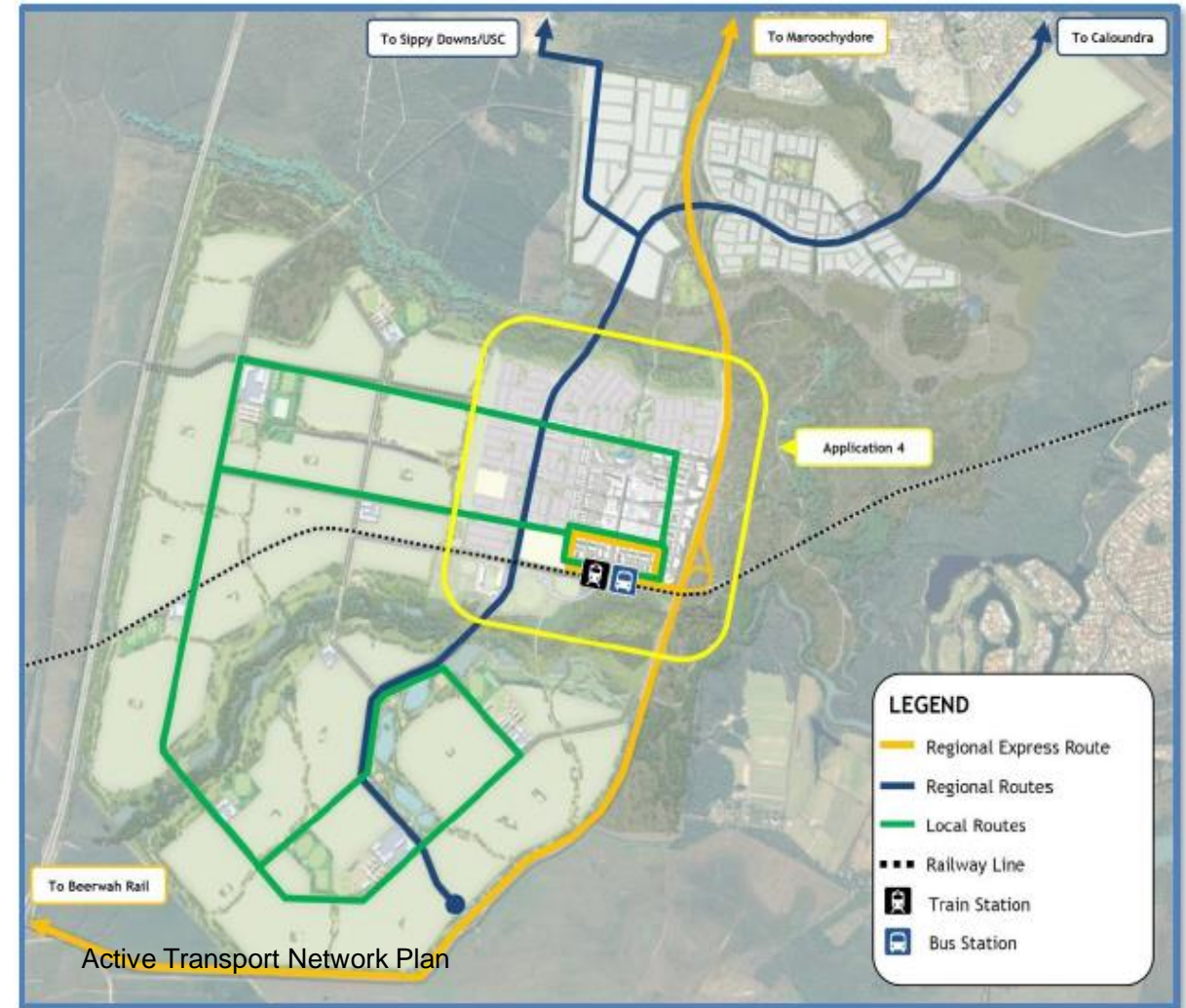
Active Transport Network Plan

# Public Transport Network at the heart of our planning



Stockland is investing in public transport infrastructure through:

- Funding the bus service through Aura for the first 5 years to assist with earlier take up of public transport at Aura.
- A masterplan that prioritises public transport and incorporates provisions for future modes of transport, such as heavy rail.
- Filled corridor for the Direct Sunshine Coast Rail line including land for a future station including provision of the city centre road network to support bus interchange.
- Dedicated corridors for priority bus networks through Aura on major roads.
- Design of local roads including bus stops to support local service delivery.



# Significant investment Road Infrastructure



**Stockland has invested over \$300M demonstrated commitment to improving Sunshine Coast transport infrastructure**

## Bells Creek Arterial

- 11 km arterial road under construction from Caloundra Road to the Bruce Highway

## Local Road Duplications and upgrades

- Bellvista Boulevard duplication due late 2023 and planning has commenced on Racecourse Road connection
- Opportunity for future Caloundra Road Bypass Link

## Heavy Rail

- Aura South designed to leverage further investment via mass transit solution
- Future rail station and transit centre located in the Aura & Birintya City Centres

## Active and bus transport

- Dedicated off-road cycle network connecting community and driving shift to active transport
- Priority bus corridors preserved with funding for public transport
- Walkable waterfront, Birtinya



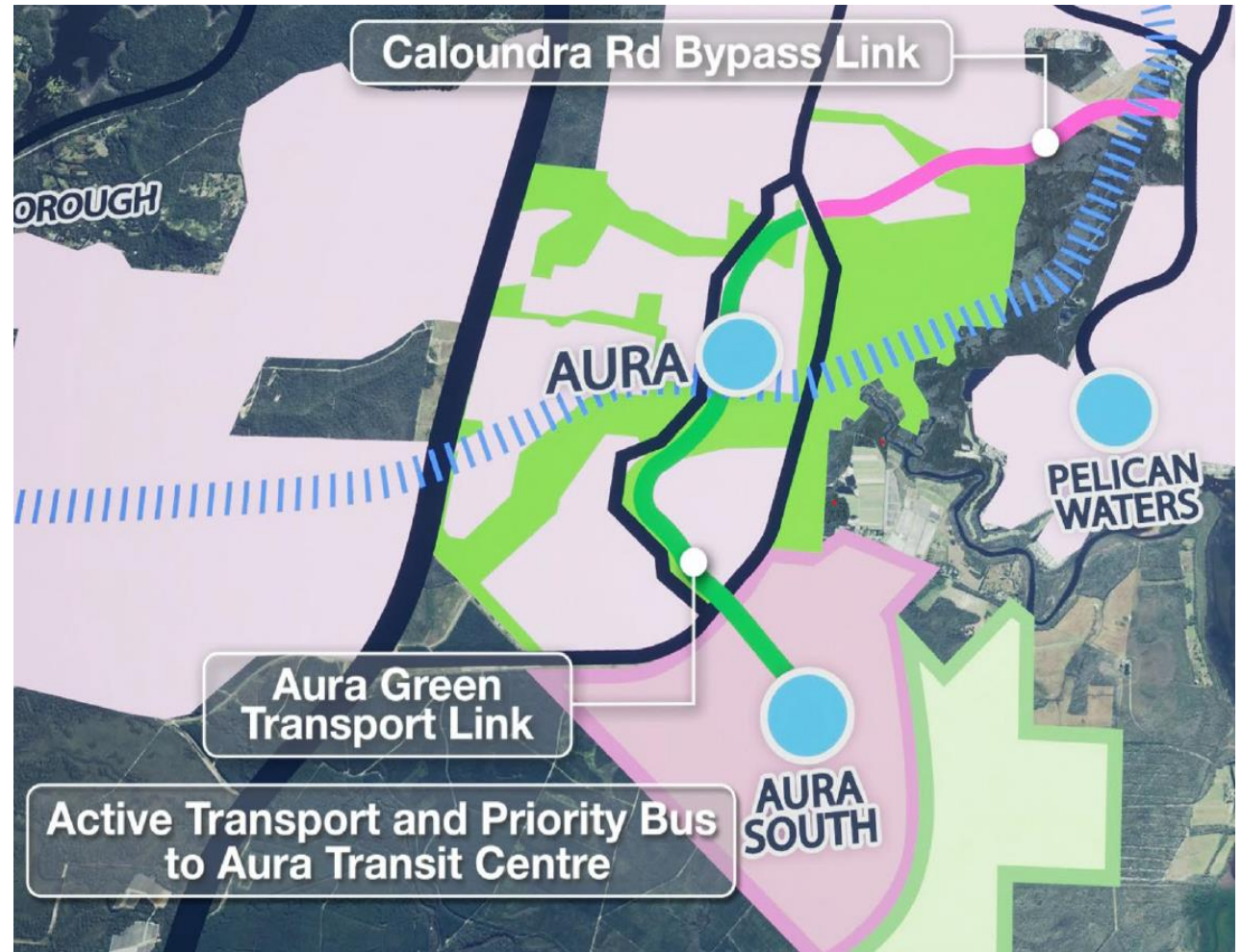
# Aura South



- Identified since 2009 as a long-term growth area
- Site has been used for grazing and forestry purposes for over 50 years
- Site is located north of the SEQ Inter-Urban Break (IUB) and is 1.6kms east of the Bruce Highway and 3kms from the Pumicestone Passage
- Aura South highly connected to the planned rail and mass transport network and will be designed as a 15-minute city



Image of Aura South site looking west



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