

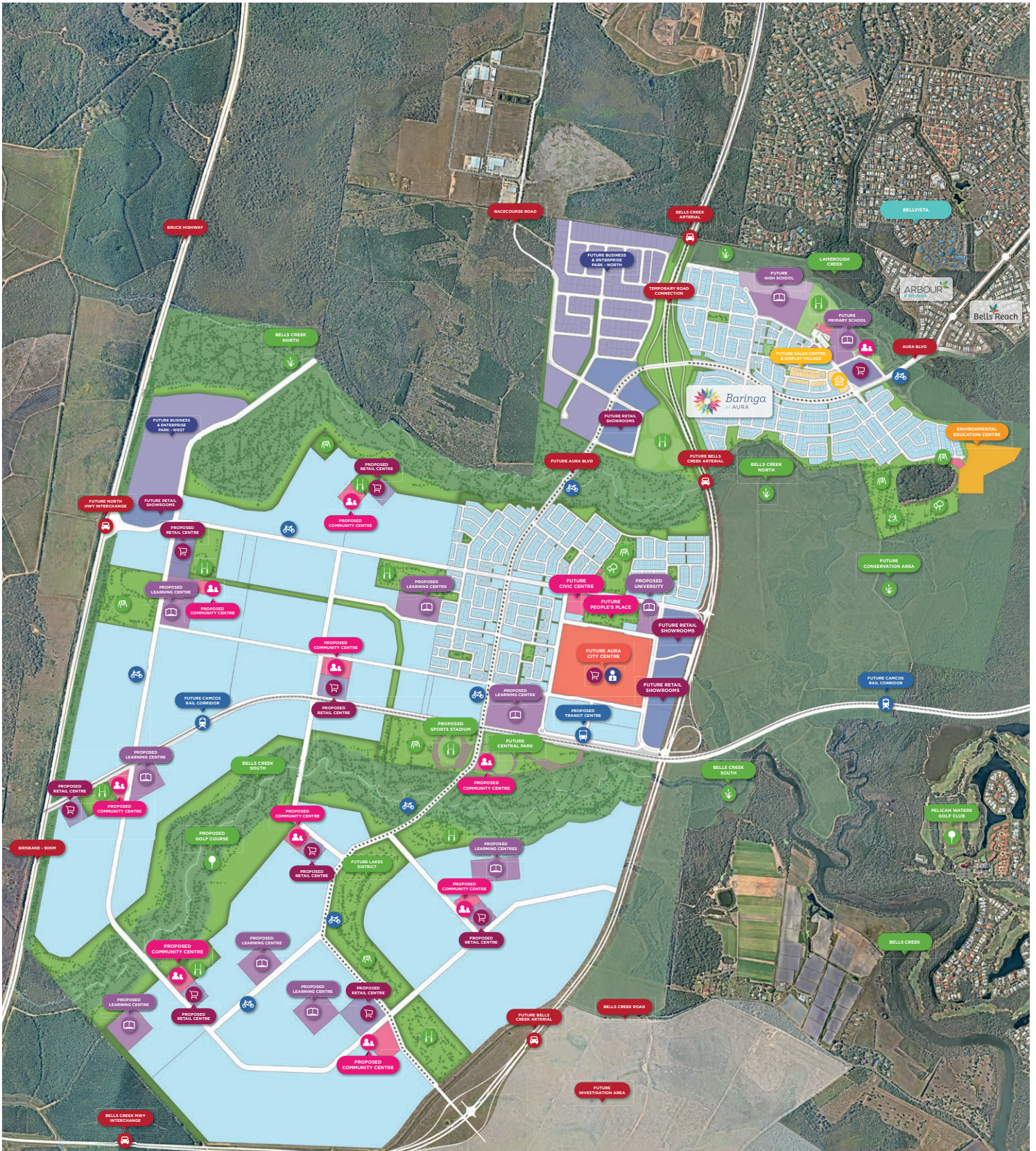
AURA
Business Park

MASTERPLAN



Stockland
it's your place

AURA MASTERPLAN



10 REASONS TO BRING YOUR BUSINESS TO AURA

01. Customers are ready and waiting

With a population of 290,000 that's set to increase to 470,000 by 2036, the Sunshine Coast is growing at a rapid pace*. As Australia's 10th largest significant urban area, and Queensland's third, doing business on the Sunshine Coast means you'll have access to an untapped, growing and prosperous new customer base†. Plus you're only a convenient 90km drive to Australia's third largest city, Brisbane.

02. It's the place to prosper

The Sunshine Coast is a place of entrepreneurial spirit and innovation. It's a smart place for business, and an expansion or relocation to Aura will put your business at the very heart of the Sunshine Coast's largest investment zone. The Coast's booming economy is set to increase from \$16 billion to \$33 billion by 2033, with \$1.5 billion of this being contributed by Aura alone‡.

03. A trusted place for business

Bring your business to Aura and you'll benefit from the key infrastructure already delivered, as well as that planned for the future by Stockland together with local and state government and utility providers. With a \$9 billion investment in Aura, the current and future infrastructure and services will facilitate the delivery of the future Business Park and support Stockland's vision of delivering a leading business offering in a thriving city.

04. A future of certainty

Economic prosperity is at the very foundations of this dynamic new community, and Aura's Priority Development Area status ensures businesses have planning certainty for both land approval and infrastructure. This accelerated approval process will ensure that your business gets up and running in no time.

05. A network of connectivity

Aura is an ideal location, positioned as the gateway to the Sunshine Coast and adjacent to the Bruce Highway, allowing easy access to Brisbane's CBD, international airport and port. Added to this, the Bruce Highway has the highest volume of traffic in Queensland, putting your business within easy reach of tens of thousands of potential customers every day. If your business relies on heavy online traffic, integrated NBN access will allow you to take advantage of the highest internet speeds Australia has to offer.

06. Recruit close to home

Stockland aims to create happy and healthy communities where residents can live, work and play. Aura's estimated population of 50,000 people on completion will ensure that there's always a ready and willing workforce available to you†. With 20,000 jobs forecast to be created in Aura by 2040, local businesses and local employees will cement the city's status as a self-sustainable, vibrant economic hub, while a reduction in commuting times will lead to a healthier, happier workforce‡.

07. A premises that fits

At the future Aura Business Park, there's no need to try to make your business fit into an existing premises that isn't quite right for you. With an exciting choice of affordable land sizes and building designs to accommodate a wide range of businesses and industries, you can create a premises that suits your business perfectly, no matter how large or small your operation is.

08. The possibilities are endless

With the option to build your own dream business premises, you're unlocking the potential to do business your way. Large sites open up possibilities to co-locate with your supply chain partners, delivering a host of benefits to your doorstep, or bring multiple business locations into the one central place. This is the future of business on the Sunshine Coast with a flexibility unlike anything seen before.

09. Ready when you are

Not interested in building your own premises? Want to get in and start trading? Aura Business Park has worked with a number of key suppliers to provide a wide variety of high quality turnkey office and warehouse packages, to get your business off to a flying start.

10. All you want on your doorstep

With clear blue skies, beautiful coastal areas and a stunning hinterland, the Sunshine Coast is the perfect place to live, work, play and do business. Its natural assets have made the region one of Australia's prime tourist destinations and a sought-after area to settle down and enjoy life. The Coast offers the best of both worlds – a place to get away from it all, with everything you need on your doorstep. A place where a healthy, happy and prosperous future awaits.

*Source: Australian Bureau Statistics, Estimated Resident Population 2016.

†Source: Aura Economic Development Strategy, Urbis 2017.

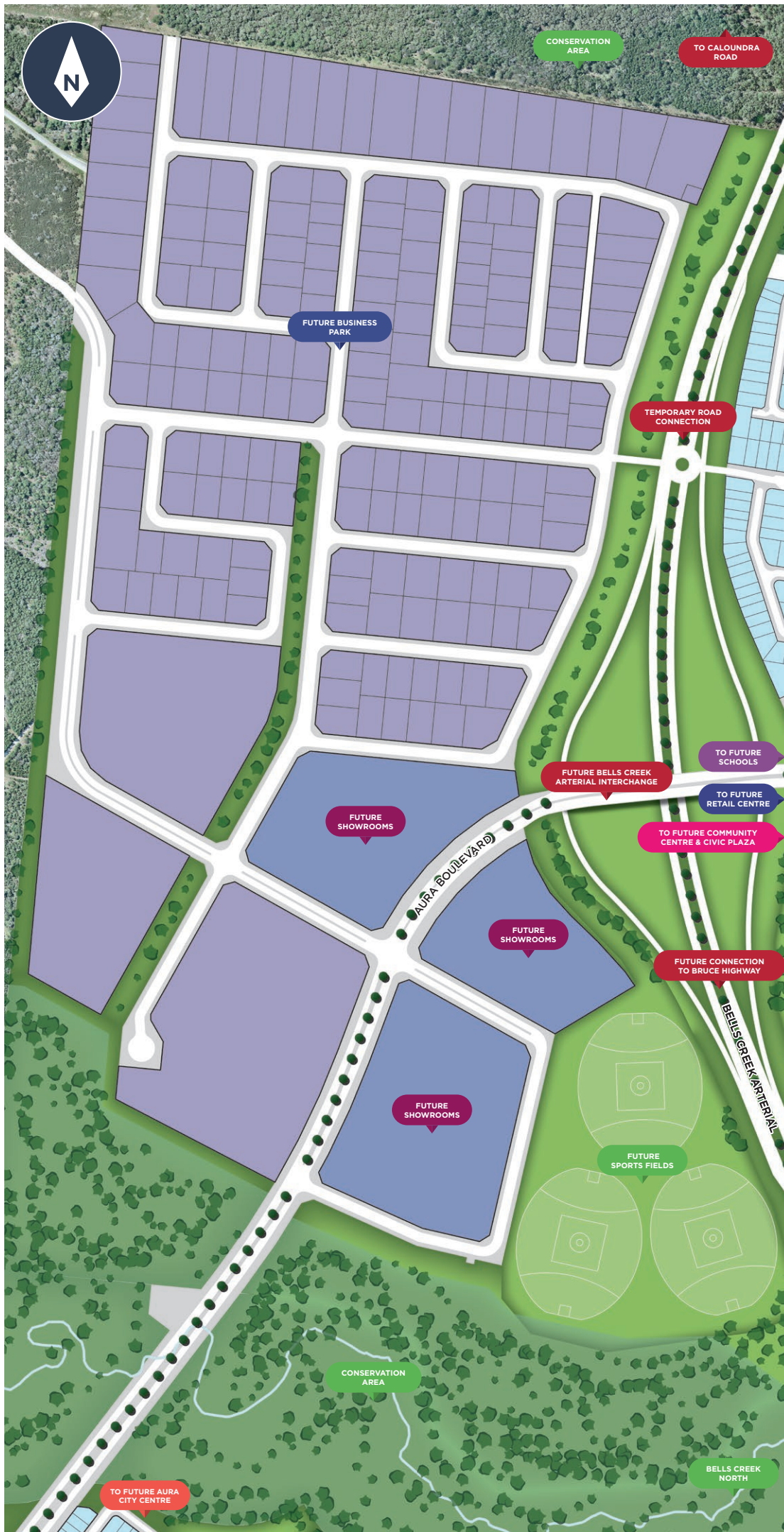
‡Source: Australian Bureau Statistics, 3218.0 Regional Population Growth Report, March 2016.



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BUSINESS

Caloundra CBD - 8km

PUBLIC TRANSPORT & ACCESS

Bells Creek Arterial from Caloundra Road to Baringa
Future Bells Creek Arterial from Baringa to Bruce Highway
Future Sunbus bus services to Baringa and surrounding regional areas
Sunshine Coast Airport - 38km
Brisbane CBD - 90km
Brisbane Airport - 90km

SHOPPING & SERVICES

District retail centre with supermarket, tavern, medical and specialty shops
Bellvista Marketplace - 2km
Stockland Caloundra Shopping Centre - 7km
Caloundra CBD - 8km

EDUCATION

State primary school - Opening 2018
State high school
Early learning centre

MEDICAL

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

ENVIRONMENTAL

400 hectare Conservation Zone
Environmental Education Centre
Lamerough Creek Reserve
Blackbutt Forest
Bells Creek North
Pumicestone Passage - 7km

ENTERTAINMENT

District retail centre with cafes and specialty shops
Bellvista Tavern - 2km
Caloundra CBD - 8km

PARKS & OPEN SPACES

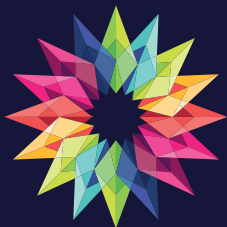
5 local parks and playgrounds
4 hectare neighbourhood sports park
715 hectare regional sports fields
10 hectare regional recreation park
Caloundra beaches - 9km

COMMUNITY CENTRES

Civic plaza and community centre
Sporting clubhouse at neighbourhood sports park

LEGEND

- Baringa Home Sites
- Future Business Park
- Future Showrooms



AURA

Business Park

Commerical Sales Enquiries

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CITY of COLOUR .com



Join us on Facebook and stay up to date with all our latest news and releases facebook.com/AuraQld

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All details, images and statements are based on the intention of, and information available to, Stockland as at July 2017 and may change due to future circumstances. All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps.



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