# AURA COMMUNITY HUB

*Image source: Deicke Richards*

**Drawing inspiration from some of the world's most liveable cities, Aura is one of Australia's largest master planned communities, located on the Sunshine Coast.**

The design of the Community Hub has actively sought to achieve community integration. It has optimised the development of a local primary school to meet population demands, and to act as a catalyst site for integrated community facilities with educational and external community uses.

**Project value**
**$34M**

**Delivery period**
**2 years**

**Site area**
**9.2ha**

**Opportunity**
**Greenfield**

**Proposed population**
**50,000**

**Primary driver**
**Optimise local infrastructure to meet population demands**

**Prepared by Urbis** for the Queensland Department of State Development

*Aura Community Hub (artists impression). Source: Deicke Richards*

# FUNCTIONAL ELEMENTS

**The project has several significant functional elements including:**

- State primary school
- Shared community use and school use sports fields
- Community sports clubhouse
- Recreation trail across the site
- Community centre
- Multi-purpose hall
- Central booking process for facilities
- Parking
- Landscaped open space for informal play and activities

# PARTNERS

**Queensland Government**
Department of Education and Training

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**Sunshine Coast COUNCIL**

**Sunshine Coast Regional Council**
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**Queensland Government**

**Community Hubs & Partnerships – Department of State Development**
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**Queensland Government**

**Economic Development Queensland**
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**Stockland** *it's your place*

**Stockland**
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Notes: Stockland have contributed approx $1.5M towards the multi-purpose hall and Council community centre and the allocation of land.

# CRITICAL SUCCESS FACTORS

Ongoing commitment to shared operations

Availability of land and flexibility for site locations

Funding commitment for construction and operation

Early planning helped manage relationship between the funding bodies

Funding and delivery partnerships for the long-term implementation and management of the community hub

Smart design, optimising space through the development of high density school buildings to allow room for open play space

## Aura concept plan



*Source: Deicke Richards*

### KEY ELEMENTS

| | |
|---|---|
| 1 | Community Centre |
| 2 | Multi-purpose hall |
| 3 | Community garden |
| 4 | Town square |
| 5 | Northern parking area |
| 6 | School administration building |
| 7 | School car park and set down area |
| 8 | Main vehicle entry |
| 9 | Shared car park |
| 10 | Council future building platform |
| 11 | Clubhouse |
| 12 | Sports fields |
| 13 | Shared-use sports fields |
| 14 | Recreation trail |
| 15 | School development area |

*Aura Community Hub (artists impression). Source: Deicke Richards*

## OPPORTUNITIES

- Delivery of school, community centre and district sports facilities co-location increases visibility, accessibility and celebration of education within community
- Opportunity to integrate STEM classroom within community facing areas of the school
- Site optimisation through shared fields and multi-purpose hall

## CHALLENGES

- Reduced building platform as a result of smaller than traditional lot allocation for primary school, combined with environmental buffer
- Balancing requirements between funding partners (DET, SCRC, Stockland)
- Potential management issues following implementation of community facilities

Case study prepared by Urbis Pty Ltd to provide a snapshot of an interesting hub example using publicly available data and information sources. This includes websites of partner agencies, evaluation documents and other case studies.

## STAKEHOLDER BENEFITS

### Stockland

- Secure early delivery of school to activate community and attract residents
- Minimise inefficient use of land

### Department of Education and Training

- Programming of infrastructure delivery
- Shared maintenance
- Maximising utilisation of facilities

### Sunshine Coast Regional Council

- Sport facilities are activated and supervised
- Early delivery of facilities for new residents
- Activated community gathering spaces

### Community Hubs & Partnerships (CHaPs) and Department of State Development

- Aligns with CHaPS strategic goals
- Maximisation of financial and land resources
- Opportunities for shared service delivery

### Economic Development Queensland

- High quality community infrastructure in new growth community in Priority Development Area

### Community

- High quality community infrastructure
- Ease of access to diverse facilities and services