

WELCOME TO AURA

# *Your guide to living more sustainably*



**Stockland**  
*it's your place*



**AURA**

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## The history of Aura

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***We call this land Aura. Nestled in the shadows of the Glasshouse Mountains, Aura is part of the Pumicestone Passage catchment.***

This Pumicestone Passage has a fascinating history, stretching back over 7,000 years – a unique and iconic waterway, rich in ecological diversity. Marine life breeds here, and it's a haven for birds and wildlife too. The land used to provide food for the Traditional Custodians, the Undumbi people, whose country runs from Pine River in the south, to Noosa and west to the mountains.

The region has undergone many changes since European settlement. The Aura site was cleared in the 1950s and used for pine plantation and cattle grazing.

Building the city of Aura means that parts of this historically significant area can be restored and regenerated. The Pumicestone Passage and tributary creeks, including Lamerough Creek and Bells Creek (north and south branches), which flow through the site, must be protected. To achieve this, we invite you to work with us, as co-custodians, working as a team committed to protecting the Sunshine Coast Region and develop it sustainably and in way that reflects the intrinsic lifestyle values of our community.

This publication will give some guidelines to the way we can all help the region and create a truly iconic place to live.





# Welcome to Country

*The Traditional Custodians of the Sunshine Coast – the Kabi Kabi First Nation People of the lands on which we work and live on. We recognise our People’s continuous connection to Waters, Lands and Seas within the Community and pay our respects to the Elders, Past, Present and Emerging.*

The Sunshine Coast is a place the Kabi Kabi Traditional Custodians have been calling home for over 40,000 years, with the cultural landscapes of the waters, lands and seas the first people of this area have been protecting, maintaining and sustainably preserving their Cultural Heritage and Landscapes.

The Kabi Kabi are Saltwater People, Shellfish Eaters, Canoe Makers and Medicine Men and Women. They are true knowledge holders of ‘Country’, with Continuous Connection to Waters, Lands and Seas. Creating a living Culture of Physical, Mythical and Spiritual levels, that has swept across the Sunshine Coast through ancient Songlines of Creation, Customs, Beliefs, Language, Lore and Ceremony creating equal balance on Mother Earth since time began.

We the Traditional Custodians, the Kabi Kabi, would like to welcome all new people to ‘Our Country’, we can all walk together on Mother Earth with a understanding and respect for our precious environment.

Together we can exercise our Duty of Care and Responsibilities for “Hands On Caring For Country”.

**Bridgette Chilly Mooloolah Dhdugga Kabi Kabi**



*Aura: ‘delivering a better, more sustainable, way to live’ (Painting is by Jacqueline Sandy)*



## Sustainable communities

*We are proud to report that Stockland has been named in the Global 100 Most Sustainable Corporates Index for five consecutive years, and three times named the most sustainable real estate company in the world on the Dow Jones Sustainability Index.*

For us, sustainability means leaving our communities and environment in good shape for future generations.

We are therefore focusing on proven sustainable development at Aura, both protecting and regenerating the natural environment and actively including the residents and their wider circles in the evolution of the land.



## A Green Star first

*Aura is one of the first Australian communities to achieve the Green Building Council of Australia's highest accreditation – a 6 Star Green Star Communities rating – demonstrating world leadership in terms of sustainability and liveability.*

This Green Star rating is Aura's 'green light' for both State and Federal Government approval. Stringent performance standards and development conditions are applied before such a rating can be awarded.

The Green Star system evaluates the environmental design and construction of buildings and communities. It relies on scientific analysis independently peer reviewed by more than 1,000 industry and sustainable development experts.

The three levels of Green Star rating are:



Aura's 6 Star rating positions the community as a world leader, committed in an unprecedented way to protecting, enhancing and respecting the land, its history and its future.



# Protecting our local environment

There is a small Blackbutt forest on the eastern edge of the Aura site – one of the last patches of precious old-growth bush remaining – and it needs our protection. In fact, over 700 hectares like this, 30% of the total site, will be conserved, through the establishment of an Environmental Protection Zone (EPZ). The EPZ is the result

of community-led rehabilitation projects, currently focusing on waterway corridors and remnant vegetation sites. Members of the community are also working on identifying and documenting native species – a sustainability plan must address biodiversity and the safety of our unique flora and fauna. The rehabilitation plan for Aura

provides dedicated fauna underpasses to every major creek crossing, ensuring safe passage for animals through their land. As a resident, you'll be sharing these native birds' and animals' home, and we encourage you to treat them with respect and love.







## Get your hands dirty

The nurturing of this land is a community job: we've already started and we welcome your contribution. Being a steward of Aura gives us a sense of purpose, and of connection to the land that sustains us. It also connects us to each other. There are already tireless local groups working on Landcare opportunities to protect the ecosystems and care for the Pumicestone Passage, and Unity College, our local school, now takes regular part in events like National Tree Planting Day and World Wetland Day. All of this has already made a real and positive difference.

If you're interested, there are plenty of opportunities to get your hands dirty! Regular updates about grass roots rehabilitation activities will be publicised on the Aura website, [cityofcolour.com](http://cityofcolour.com) and Facebook page, [facebook.com/auraqld](https://facebook.com/auraqld). Not only are these events lots of fun, but you get to learn more about Aura's natural environment and connect with other Aura residents. We encourage you to get involved.

# Protecting the Pumicestone Passage

*The Pumicestone Passage is a shallow tidal estuary nestled between the mainland and Bribie Island. It is 35 kilometres long, contains 24 islands and has 240 kilometres of shoreline.*

Pumicestone Passage is a double estuary, an uncommon geographical feature. It is one of the few barrier estuaries in Australia, making it extremely important to wildlife and water and air quality.

Aura is located within the catchment for the Pumicestone Passage – which is part of the internationally recognised RAMSAR-listed Moreton Bay Marine Park. As mentioned earlier, three waterways run through our site: Lamerough Creek to the north; and Bells Creek North and Bells Creek South. The Bells tributaries converge and flow into the Pumicestone Passage, south of Pelican Waters.

We are committed to keeping the Pumicestone Passage pristine. There will be no boat ramps allowing access to the Pumicestone Passage within Aura. Stockland has been an active member of the Pumicestone Catchment Network since it was formed in 2011 to collaboratively develop the Pumicestone Passage and Catchment Action Plan 2013–2016, which has been endorsed by the Sunshine Coast Council and Moreton Bay Regional Councils.

Stockland and the other network members have pledged their support for this Action Plan and we are all working together with other partners to implement the 41 action items designed to protect the unique environmental, social, cultural and economic values of the catchment and local waterways.

Estuaries are a vital natural resource – they are unique ecosystems where land and marine environments connect so, though the Passage and surrounding area are a focus for a range of outdoor, nature-based activities – fishing, boating, swimming, nature studies and other recreational pursuits – they must also be protected via the provisions of the Action Plan.

As part of the Moreton Bay Marine Park, this area is protected under the RAMSAR Convention on Wetlands.

#### The Passage supports:

- 355 species of marine invertebrates;
- 43 species of shorebirds, including 30 migratory species;
- 328 species of birds in the coastal region;
- 55 species of algae associated with mangroves;
- 7 species of mangroves; and
- 7 species of seagrass.

The Passage is a feeding ground for green turtles and a foraging and feeding ground for dugong. Moreton Bay supports numbers of nationally threatened Green Turtles, Hawksbill Turtles and Loggerhead Turtles.

Integral to the design of the Aura Master Plan is the implementation of an Integrated Water Cycle Management System. This ensures that all the water that lands on the site is appropriately ‘polished’ and treated, ensuring the protection of downstream creeks and the Pumicestone Passage and dependent ecosystems.





## Protecting the Pumicestone Passage – continued

Here are the key elements of Aura's powerful water quality treatment train:

**Mandated rainwater tanks** – every home will catch water from its roof for use in the laundry and toilets.

**Rain gardens in streets** – these capture the 'first flush' of rainfall – the water that is more polluted from contact with the streets. It is processed through specially designed filter material and plants, which polishes run-off before it then enters the 'end of line' water treatment systems.

**End of line water treatment systems** – these include wetlands and bio-retention systems specifically designed to treat water that has run off each catchment.

For more information about being water smart at Aura, [click here](#) for our fact sheet.



**Tip:** Keep your rainwater tank operating properly to do your part in protecting the downstream waterways. If you are unsure how to do this, any licensed plumber will fill you in.

### Treatment train cycle



RAINWATER TANKS



RAIN GARDENS



WETLANDS



BIORETENTION BASINS

# Give a frog a home

***Across Aura, you may notice small artificial ponds and wetlands dotted about. These are frog-breeding ponds that have been specially created for Acid Frogs, in particular, the Wallum Sedgefrog.***

Wallum Sedgefrogs (*Litoria olongburensis*) are small, arboreal frogs found in coastal wallum swamps and wetlands characterised by acidic ground and water conditions. The Wallum Sedgefrog is listed as vulnerable by both the Queensland and Federal Governments. We are also building homes for other Acid Frogs found on the site, including the Wallum Froglet (*Crinia tinnula*) and the Rocket Frog (*Litoria freycineti*).

Frogs are sensitive little creatures and have a hard time dealing with the effects of human development – changes to water, loss of habitat, light and noise pollution and the introduction of predators such as dogs and cats all have an impact on frog numbers.

Wallum Sedgefrog populations have been recorded in selected areas across the Aura site, generally in areas formerly under pine plantation, dominated by exotic grasses, pine stumps and sedges. Sedgefrogs breed during the warmer months after heavy rain or when water is abundant. They lay eggs at the bases of submerged reed stems in still waters with a pH as low as 3.5.

Stockland has brought in leading Australian frog experts to develop an Acid Frog Management Plan for Aura. Part of this plan is setting aside over 152 hectares of habitat, dedicated movement corridors and buffer zones. We are also contributing \$500,000 to Wallum Sedgefrog research over the next 10 years and working with a number of Queensland universities to improve frog conservation.

We hope you enjoy watching these vulnerable species thrive at Aura – this can only happen with your co-operation. It is important to keep your pets on leashes near public areas such as frog ponds, and to be always respectful of the local environment.



**Tip: Ensure pets are under control in areas where frog ponds are found.**

**Tip: Take care with garden products such as fertiliser and sprays that may enter the drainage systems and impact the ponds and waterways.**



# What is Stockland doing?

*Extensive technical studies have been undertaken to understand, protect and enhance Aura's natural environment. The natural ecosystems of Aura have been integral to the design of the approved Master Plan.*

Over the course of the development, we show real leadership and teamwork, consulting sustainability experts, embracing best-practice outcomes and investigating emerging technologies and innovations.

**Some of the Project's sustainable features include:**

## *Keeping it green*

- More than 30% of the site will be green space, and over 2 million trees will be planted.
- Over 700 hectares will be rehabilitated, including a dedicated Environmental Protection Zone and the waterway buffers of Lamerough Creek and Bells Creeks, North and South.
- We are undertaking Australia's largest urban wetland rehabilitation program.
- We are creating new habitat for rare and endangered flora and fauna species, with fauna underpasses at every major creek crossing, including dedicated frog underpasses.
- We are preparing annual environmental reporting to assess the effectiveness of environmental management at Aura.

## *Protecting Pumicestone Passage*

- The Passage will benefit from the installation of Australia's most advanced water reticulation, filtration, storage and treatment system, which will recycle water and minimise run-off.
- There is an ongoing aquatic ecology monitoring program in Bells Creek.
- Use of High Efficiency Sediment (HES) Basins will protect local waterways during development construction phases.
- A sealed sewer system will protect the groundwater quality and the waterways.
- Water Sensitive Urban Design (WSUD) will polish stormwater before it enters the creeks – this comprises rain gardens, end of line wetlands and bio-retention systems.

## *Trialling new technology*

- Lower energy-consumptive street lighting and water-efficient landscaping will be used throughout the development area.
- The adoption of renewable energy sources and waste management programs will occur where possible, and we will continue to update these as new technology becomes available.



# Community Resilience Plan

*The safety of residents is very important to Stockland. As part of the masterplan for the Aura development, an assessment has been completed to identify potential extreme weather and fire events.*

This Community Resilience Plan (CRP) has been put together to help residents understand what local climatic events can occur, and what can be done to prepare and take action if they do.

The CRP provides information with the aim to enable community self-reliance in the event of an emergency through four phases - prevention, preparedness, response and recovery.

Please note: This CRP is a guide only, and we remind residents to keep themselves safe, informed and prepared

## Community and Climate Overview

The Stockland masterplanned community of Aura is situated in one of the most picturesque parts of Australia, on the Sunshine Coast, Queensland. The development is located around 3km south of Caloundra, between the residential area of Pelican Waters and the Bruce Highway.

It is an area of great natural beauty and, for the most part, idyllic weather conditions. Local climate for the region is predominantly sub-tropical, characterised by warm summers and mild winters.

Average summer temperatures range from 27 to 30°C in coastal areas, with cooler temperatures experienced in hinterland areas.

Average winter temperatures range from 15 to 20°C, with the coldest temperatures occurring in July.

Extreme temperatures above 35°C can be experienced in summer and can create ideal conditions for bushfires, which are a natural occurrence throughout Australia.

Aura's tropical location means the summer months experience the highest rainfall, while drier conditions are experienced during winter months.

Trade winds and tropical cyclones can deliver extreme rainfall to the region, typically during the warmer months (November to April).

## Specific climate factors

**There are several climate factors that Aura residents should be aware of, so as to be better prepared in the event of an extreme weather event:**

- Its location in a bushfire and flood-prone area.
- Location in an exposed region that already experiences regular heavy rains, bushfires and extreme heat events.
- Projections indicate significant increase in extreme heat events over 35°C and the bushfire weather conditions that follow these events.
- The presence of flood-prone waterway corridors in the local area. However the relevant flood risk in areas outside the immediate proximity to the waterway corridors is low.
- Increased intensity of rainfall events that potentially pose access and egress risks (road closures) as well as drainage capacity issues.





# Regional climate resources



## **Extreme heat**

The Sunshine Coast Regional Council provides updates on their website to inform community members of extreme temperature events and how to stay cool:

<http://bit.ly/2byFn8V>



## **Mean rainfall change**

Lower-than-average rainfall can require conservation of water resources.

Living Smart, a partnership between local community and local government of the Sunshine Coast and Moreton Bay Regional Councils, provides information on how to improve sustainable living, including tips for reducing household water consumption and installing a rainwater tank.

The website provides education and opportunities to register and connect with other local community members:

<http://bit.ly/2bEEuP8>



## **Extreme rainfall, inland flooding**

Council's Disaster Hub provides information on current warnings coordinated by the Local Disaster Management Group:

<http://bit.ly/2c4WKDj>

Flood mapping, including the relative danger of the flood event and mapping of road closures, is provided on Council's Disaster Hub webpage:

<http://bit.ly/2bEDTx1>



## **Bushfires**

The Sunshine Coast Regional Council provides links to bushfire planning advice and management plans:

<http://bit.ly/2bd76qX>

In the event that evacuation is required, local radio and television are used to inform the community on which evacuation centres are open and where to avoid areas at risk of bushfire.

The nearest evacuation centre to Aura is the Caloundra Indoor Sports Stadium on North Street, Caloundra:

<http://bit.ly/2bd7Dcg>

A list of evacuation centres and maps of their locations, and the current warnings are provided:

<http://bit.ly/2bMsEAL>

Queensland Rural Fire and Emergency Services provides information on preparing an emergency plan and emergency checklists for households, businesses and workplaces:

<http://bit.ly/2ci7A7r>

# Emergency Checklist

Residents' Emergency Response Information – keep handy to help in the event of extreme weather

## *Emergency contacts*

- Life-threatening emergencies – **000 (triple zero)**
- Police/fire/ambulance (**mobiles 000 and 112**)
- State Emergency Service (SES) –  
For Flood and Storm Response – **132 500**
- Sunshine Coast Regional Council's Disaster Hub  
Emergency Contact List:  
<http://bit.ly/2bNSZPd>

## *Key community contacts*

- The Sunshine Coast Regional Council's Disaster Hub provides information to inform, warn and prepare the local community  
for disaster and emergency events:  
<http://bit.ly/1yCMK8K>
- Sunshine Coast community directory via the  
Community Hub:  
<http://bit.ly/1eHxRZb>

## *Nominated emergency shelter location(s) for the community*

- Currently the nearest to Aura is considered to be Caloundra Indoor Sports Stadium: North St, Golden Beach QLD 4551:  
Map link: <http://bit.ly/2bD7Dcg>  
Website: <http://bit.ly/2bNU89w>
- Sunshine Coast Local Management Plan 2015-2018 identifies the use of public and community buildings for evacuation and temporary relocation centres:  
<http://bit.ly/2bD9hLf>

## *Information on how to develop an emergency plan and emergency kit for community occupants*

- Disaster preparedness:  
<http://bit.ly/2bfs10B>
- Step-by-step disaster and emergency planning and  
DIY sand bagging how-to:  
<http://bit.ly/2bfsRu5>
- Sunshine Coast Local Management Plan 2015-2018:  
<http://bit.ly/2bD9hLf>

## *Communication channels to keep you informed*

- Communication channels (News Centre and Council TV):  
<http://bit.ly/2c51bhv>
- Sunshine Coast social media updates:  
<http://bit.ly/2bACgl9>
- Sunshine Coast Disaster Hub:  
<http://bit.ly/1yCMK8K>
- Bureau of Meteorology (BOM) weather information:  
<http://bit.ly/KEiZfA>
- ABC Frequency Finder:  
<http://ab.co/10ZvZJx>

## *Guidelines for disaster prevention and emergency procedures*

- Emergency response and planning:  
<http://bit.ly/2bgKHwA>
- Step-by-step disaster and emergency planning:  
<http://bit.ly/2bfsRu5>
- Local Disaster Management Plan:  
<http://bit.ly/2bD9hLf>



# Aura. Be part of an active and engaged sustainable community

*We've gone to great lengths to make Aura an exemplar sustainable community, and we want to ensure the city is an inspiring model of social connectivity – of human connection – as well.*



## Keeping connected

Keep in touch with what's going on at Aura via the dedicated Facebook page: [facebook.com/auraqlld](https://facebook.com/auraqlld)

Community Events, volunteering opportunities and Project news and updates will be regularly posted on this site. The Aura website, [cityofcolour.com](https://cityofcolour.com), features stacks of interesting information about the Project, including new releases, business opportunities, community features and news.



## Active living

We know that feeling connected to your community creates a sense of wellbeing. As Aura progresses, increasing lifestyle and active parks and community facilities and programs will encourage active and healthy living. With 10-plus recreational and sports parks planned and more than 100 hectares of open space buffers and linear parks, it's easy to see how living at Aura will be an engaging and fulfilling choice.

Neighbourhood parks will be built within 400 metres of every home, and interconnected by a network of bikeways and pedestrian paths. Over 200 kilometres of this network, sweeping close to every dwelling, means a lot of encouragement to get out and about.

For recreation, we'll have an 11-hectare People's Place, similar in style to Brisbane's South Bank, with community meeting rooms for the general public to utilise.

### Features:

- 11ha People's Place with community meeting facilities
- 10ha Major Recreational Park, provisioning for an Indoor Sports Complex
- 15ha Major Sports Field Complex, with the opportunity for a Sports Stadium
- Community gardens
- 200km-plus cycle and walking trails will be created
- Dedicated conservation areas covering one-third (1/3) of the site
- A range of Stockland-supported community programs and events



## Smart education

All children deserve the best start in life, and you can give that to your kids at Aura. As well as growing up in a connected community, they'll have access to a world-class education. The first Aura school, a public primary school, will open in January 2018. The Queensland Government has confirmed it will be a School of Excellence STEM school (focus on Science, Engineering, Technology and Maths) and will include a robotics laboratory, recording studio and innovation hub. In collaboration with Sunshine Coast Regional Council, a state-of-the-art community facility will be built next to the school for co-use by the students and community.

Stockland is also working on establishing an Environmental Education Centre within the next five to ten years. Located in Baringa, the facility is set to become a leading destination for sustainability, environmental and cultural stewardship awareness education. It intends to showcase as well as raise awareness of Aura's natural and ecological values.



# Aura. Be part of an active and engaged sustainable community – continued

Importantly, it will be universally accessible for the community to enjoy and use.

- Aura will eventually feature 20 centres of educational excellence, including early-learning centres, eight primary schools and four secondary schools, along with TAFE and tertiary-learning facilities.
- A world-class Eco-Education Centre is set to open within five years.

As the primary school and Environmental Education Centre progress, further details will be provided via the Aura website and Facebook page.

## Shopping and retail

Aura aims to provide an unrivalled shopping and retail experience for both residents and the wider Sunshine Coast community. Our Master Plan includes a vibrant Town Centre, which will eventually become a principal employment, shopping, business, education and recreational hub.

Built over many years, the Town Centre will feature an iconic Main Street, and a Town Square we envisage as similar in size to the Chermside Shopping Centre in North Brisbane. The Town Centre will also feature an 11-hectare Southbank-style parkland, featuring green space, community facilities, public plazas and event spaces for everyone to enjoy.

Construction of the Town Centre is likely to be staged progressively. Updates on the Town Centre will be regularly communicated to residents.



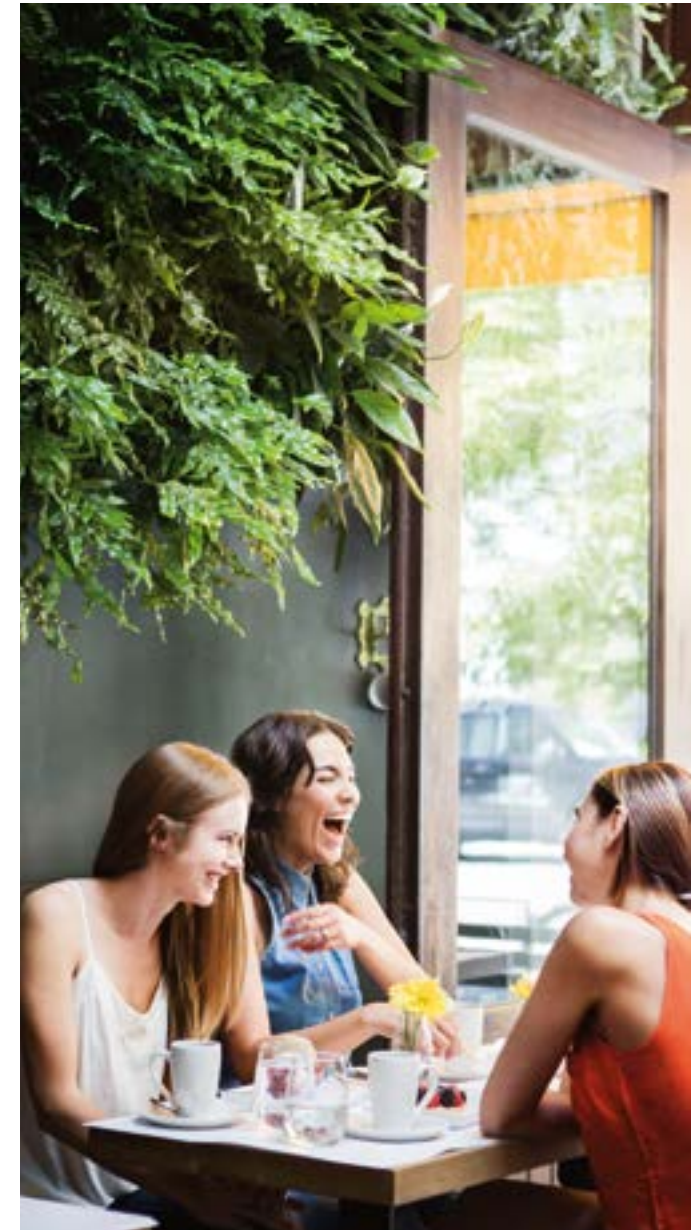
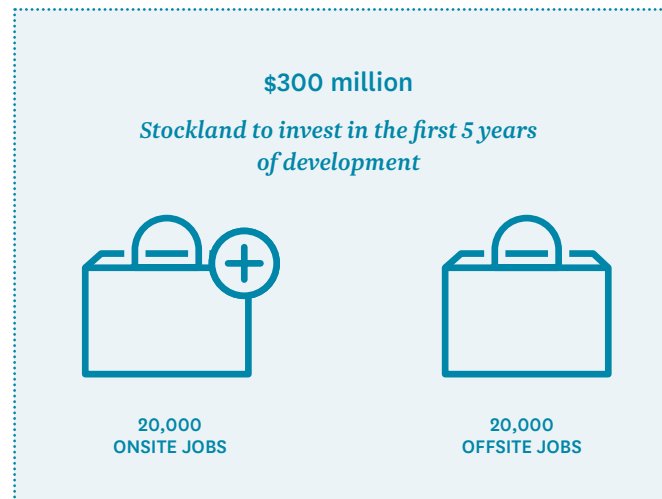
## Employment at Aura

Stockland's strong commitment to diverse employment opportunities in the region means that Aura is set to become the Sunshine Coast's largest employment generator.

Business innovation and economic prosperity will be the cornerstone of Aura. We are targeting the creation of up to 20,000 direct jobs with a total economic development strategy, creating long-term local employment opportunities. An additional 20,000 jobs will be created during the construction stage of the Project.

As designers of Australia's largest residential development project, we have a long-term focus on creating career pathways and continuous skill development for future residents through education, the dynamic Town Centre and the business and enterprise hubs we intend will nurture new and diverse global opportunities for an array of industries. Additionally, the latest hybrid designs for home-business premises will be employed across Aura, to help establish a strong community of at-home entrepreneurs.

Updates on employment opportunities and milestones at Aura will be regularly communicated to residents.



## FACTSHEET 1:

# Aura's integrated water treatment processes

Aura has been purposefully designed with respect to its unique natural setting – the glimpses of the picturesque Glasshouse Mountains, the nearby bustling beaches of Caloundra and the beautiful Pumicestone Passage. Over the life of the Project, Aura will minimise demand on the Sunshine Coast region's water supply, as well as protect the water quality and ecological values of the Pumicestone Passage.

Being water smart is more than just conserving water; it is about maximising water efficiency as well. At Aura, we intend to set the new best practice in the management and use of water. Throughout Aura, you will see we are committed to implementing world-leading Water Sensitive Urban Design (WSUD) initiatives and have adopted an integrated approach, detailed to the right.

Water Sensitive Urban Design (WSUD) integrates the water cycle, including stormwater, groundwater, wastewater and water supply, into urban design to minimise environmental degradation as well as be visually appealing.

Rainwater Harvesting Tanks must be installed in all homes in Aura, to ensure over 50% of all roof water is captured and used. These tanks will supply water for external use (watering gardens) as well as connect to toilet cisterns and washing machine cold taps.

Rain Gardens (Bio-pods) will be incorporated in streetscapes and landscaping throughout Aura. These large garden beds act as 'filters' to collect stormwater pollution. Using specially selected plants and different layers of soil, these beds soak up and filter stormwater and litter to maintain the water quality of Bells Creeks, North and South and Lamerough Creek. By keeping your yards clean and picking up litter in your streets, you will help keep your local rain gardens and waterways healthy.

Over time, a network of lakes will grow across Aura to help with the protection of the site's water quality. Densely vegetated shallow wetlands will also be established within or beside these lakes, and they will polish and filter stormwater flows and recirculated lake waters.

Stockland plans to establish and integrate over 70 hectares of temporary wetlands in the open, green space areas across Aura. These will be vegetated but will not always contain water. Their primary role will be to help control, capture and clean stormwater run-off.

The rehabilitation of the dedicated Environmental Protection Zone (EPZ) and transitional corridors will significantly improve the health of the local waterways, acting as an additional filter. Residents will be more than welcome as participants in a range of rehabilitation conservation activities as Aura develops over time.

## Treatment train cycle



**RAINWATER TANKS**



**RAIN GARDENS**



**WETLANDS**



**BIORETENTION BASINS**



**FACTSHEET 2:**

# Tips for being water smart at Aura

There are a number of water-saving initiatives that can significantly reduce your water bills as well as conserve water.

- Harvesting rainwater in a tank gives you a personal supply of water to use internally and externally at your house. Internally, your tank will be connected to laundry and toilets. You will also have external connection for garden use. However you can also connect your rainwater tank for greywater recycling for the laundry and toilets. The average Australian household can use around 1,500 litres of greywater each week.
- Selecting water-efficient fixtures and appliances within your home and garden can significantly reduce your water consumption and water bills. WELS, Australia's water efficiency labelling scheme, allows you to compare the water efficiency of different products by requiring certain products to have water rating labels. For example, a front-loading washing machine generally uses a third less water than a top loader. Aside from the star rating, the water-rating label carries other useful information, such as water consumption and flow rates.



For more information visit the WELS website:  
[www.waterrating.gov.au](http://www.waterrating.gov.au)

- Even if you've installed water-efficient appliances in your home, use recycled water or have rainwater tanks, there are still many ways you can avoid wasting water.

<i>Water-saving activities</i>	<i>Amount of water saved</i>
Cut each shower by 2 minutes	24 litres per shower
Turn off the tap while brushing teeth	8 litres per clean
Wash vegetable and fruit in a basin rather than under running water	15 litres per meal
Turn off the tap when soaping hands	6 litres per clean
Chill drinking water in the fridge instead of running tap water until it is cool	5 litres per glass of water
Reduce your clothes washing by one wash per week (with a water-efficient washing machine)	65 litres per week
Shower instead of bath (install a water-efficient shower rose to halve the amount of water used with every shower)	87 litres per shower
Install a pool cover	100 litres per week



**Tip: Ensure your rainwater tank and pump are inspected regularly by a licenced plumber. We recommend inspecting every 12 months. Correct operation of your tank and pump will save you money on your water bills and will also help protect the environment.**

### FACTSHEET 3:

## Creating water-smart gardens

Aura has a sub-tropical coastal climate characterised by hot, humid summers and mild winters. Creating a water-smart garden that suits the local conditions can make a big difference to your water bills and usage. In fact, up to 60% of household water is used outdoors, much of which is wasted.

#### Some tips to creating an attractive and sustainable garden:

- Minimise the use of turf, as it is one of the largest water users in summer.
- Select plants that are acclimatised to the Sunshine Coast's climate – for example, 90% of Aura's streetscapes will be planted with local natives, as they are drought-tolerant.
- Use soil conditioners to improve the water-holding capacity of soil to reduce irrigation needs.
- Install water-efficient irrigation.
- Position plants with similar watering requirements together.
- For more water smart tips, visit the Federal Government's Department of Industry and Science website [yourenergysavings.gov.au/water/water-home-garden/water-efficiency-home](https://yourenergysavings.gov.au/water/water-home-garden/water-efficiency-home)





#### FACTSHEET 4:

## Being energy smart at Aura

Aura has been purposefully designed with respect to its unique natural setting – the glimpses of the picturesque Glasshouse Mountains, the nearby bustling beaches of Caloundra and the beautiful Pumicestone Passage. Awareness of energy-saving initiatives will not only make Aura a leader in the delivery of environmental sustainability, but importantly help save you on money in the long term.

Throughout Aura, we intend to minimise energy demand through the design and development of energy-efficient buildings – these will both reduce energy use and encourage renewable energy technology. With electricity charges on the rise, it makes sense to minimise your energy consumption.

**There are a number of energy-saving initiatives already built into the *Aura Building Design Essentials* booklet for residents, including:**

- light-coloured roofing to reduce heat absorption;
- installation of peak smart-enabled air conditioners;
- wiring in an off-peak energy circuit to take advantage of off-peak electricity;
- connecting hot water systems and pool pumps to off-peak energy circuits, unless solar hot water is installed; and
- detached dwellings will feature an external clothesline.

Every home in our first display village at Baringa will achieve a minimum 7-stars NatHERS energy-efficiency standard. These homes will inspire more efficient homes to be built at Aura, lowering household energy bills.





## FACTSHEET 4:

# Being energy smart at Aura - continued

### *Tips for being energy smart at Aura*

A well-designed sustainable home can save you money on bills as well as reduce your impact on the environment. Your energy-smart home will make a significant contribution to Aura being a world-leading sustainable community, with lower carbon emissions than comparable developments.

Carefully planning the size and design of your home, including the location of rooms and windows, and choice of building materials, can significantly reduce the need for heating and cooling.

**Below are some useful tips and suggestions to consider with your builder to help with your energy consumption and power bills:**



- The position and layout of your home determines which rooms receive direct sunshine at different times of the day – affecting the temperature of each room. For example, north-facing rooms, which receive the most daytime sun, are ideal for family rooms; while west-facing rooms, which receive the hot afternoon sun, are particularly suited for bathrooms, laundries and garages.



- Using the right building materials will keep your home at an even temperature all year round, reducing the need for heating and cooling. For example, concrete slab floors, double-glazed or tinted windows and well-insulated ceilings, walls and floors can help moderate temperatures.



- The position of windows contributes to the amount of light your home receives, as well as heat and breeze. Large windows for north- and east-facing rooms can be easily shaded in summer and let in warmth in winter, and it is best to avoid big windows in south- and west-facing rooms to reduce heat escaping in winter and minimise the impact of the hot afternoon sun in summer.



- Heating water is responsible for up to 25% of the average home's energy bills. Although initially costly, solar power uses 50–80% less energy than conventional electric heaters and can be boosted by gas or electricity.



- Consider the purchase of energy-efficient appliances. New appliances come with star ratings – the higher the star rating, the more energy efficient the appliance will be, saving you money on bills.

For example: a medium-sized 5-star fridge can save you about \$650 over its lifetime compared with a 2.5-star fridge of the same size.

# Running your home

Once you've considered the sustainability of your home – in terms of good design, efficient appliances and low greenhouse energy – you can reduce your bills even further simply by the way you behave at home. Ask your builder about installing a smart-meter to track how much electricity and water you use each day.

Below are Energex's Top 20 Tips to help you save money and reduce your energy usage at home:

- |  |  |   |   |  |
|--|--|---|---|--|
| 1 Set your air-con to a cool 24 degrees                                      | 2 Keep doors, windows, curtains and blinds closed to keep the heat out | 3 Switch hot water to off-peak and save                                 | 4 Set your air-con to a cool 24 degrees   | 5 It only takes a second to switch off your second fridge        |
| 6 Dishwashers reduce the peak outside of 4 - 8pm                             | 7 Freezers work better when they're defrosted more often               | 8 Ceilings, walls and floors save you more when they're insulated       | 9 Turn things off, don't leave them on standby  | 10 Use an energy-saving power board                              |
| 11 Use the washing machine outside of 4 - 8pm and wash clothes in cold water | 12 Be a fan of fans. They're easier on peak demand and on your pocket  | 13 Switch your pool pump to off-peak or install an energy-efficient one | 14 If they're not being watched, worked on or played, turn off TVs, computers and games | 15 A BBQ or microwave is a recipe for success on hot summer days |
| 16 Switch to off-peak when building or renovating                            | 17 Changing light bulbs to energy-efficient ones is a bright idea      | 18 Going on holiday? Unplug before you unwind                           | 19 Check your fridge seals and stop cold air escaping                                   | 20 If it heats or cools, it's energy-hungry                      |

Source: Energex Positive Energy Guide to Energy Savings Factsheet

For more energy smart tips visit the following websites.

<https://www.energyaustralia.com.au/residential/energy-saving-safety>

[www.yourhome.gov.au](http://www.yourhome.gov.au)

## FACTSHEET 5:

# Being waste smart at Aura

Aura has been purposefully designed with respect to its unique natural setting – the glimpses of the picturesque Glasshouse Mountains, the nearby bustling beaches of Caloundra and the beautiful Pumicestone Passage. Reducing waste will not only make Aura a leader in the delivery of environmental sustainability, but importantly help save you on money in the long term.

**Being waste smart is focusing on the efficient use of resources in the design, construction and operation of your home. The golden rule (3 Rs) for waste minimisation are:**

- Reduce
- Re-use
- Recycle

**Key waste minimisation tips can be found on the following websites:**

- [yourhome.gov.au/materials/waste-minimisation](http://yourhome.gov.au/materials/waste-minimisation)
- [ehp.qld.gov.au/waste/minimisation/reduce\\_reuse\\_recycle.html](http://ehp.qld.gov.au/waste/minimisation/reduce_reuse_recycle.html)

**Aura aims to minimise the amount of waste generated through the construction and operation of the community on an ongoing basis. This will be achieved by:**

- implementing builder-education programs that maximise the re-use and recycling of building materials, household and business waste, and encourage building design and construction techniques that minimise future waste generation;
- implementing waste-minimisation targets on civil and landscape contractors;
- recycling materials on site, including topsoil management practices, soil quality improvement and suitable vegetation as habitat structures;
- compulsory rainwater tanks to re-use water for flushing toilets and outdoor irrigation; and
- investigating opportunities for the beneficial harvesting and re-use of treated stormwater.





# Thank you

*Please contact us at  
1300 762 058  
for more information*



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