

AMENDED IN RED

By: Jennifer Davison

Date: 25 May 2020



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL



Approval no: DEV2019/1082

Date: 8 June 2020

AMENDED IN RED

By: Jen Davison

Date: 28 JAN 2021



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL



Approval no: DEV2019/1082

Date: 4 FEB 2021

URBIS

# AURA LAND LEASE COMMUNITY LANDSCAPE MASTER PLAN

PREPARED FOR

**STOCKLAND**

May 2020  
Revision D



# STATEMENT OF INTENT

The Aura community will provide a landscape setting that is relaxing, cool, peaceful and secure.

A sub-tropical planting palette will ensure the landscape celebrates the surrounding Sunshine Coast environment ensuring the site connects with its context. Planting will be low maintenance whilst showcasing an attractive and visually appealing outdoor environment.

Residents and visitors will connect through the site under the natural shade of street trees within a broader landscape that is lush and vibrant. Feature species will be positioned to accentuate, frame and disguise.

Verdant climbers, creepers, and sprawling groundcovers in natural ground, pot, and hanging plants will frame the bold architectural forms of the community centre, providing an ideal location for outdoor dining and community interaction. Feature festoon lighting will provide ambience whilst ensuring the outdoors are utilised after dark when the hot and sometimes dry conditions of the Sunshine Coast.

# CHARACTER



# PRINCIPLES

## ELEGANCE



The landscape will exude elegance and sophistication regardless of its intended informality. Passive and active open space areas will integrate with and respond to the elegance of the architecture complementing the built form - not competing against it.

## SUB-TROPICAL



Bold lines and shapes will still remain within the structure of the master plan but this character will be contrasted by an organic overlay. The spaces inbetween will offer areas of relief and moments of respite for residents.

## FLEXIBLE



The relatively simple architectural and landscape forms will be enriched, adorned, and embellished with temporal landscaping and furniture elements ensuring flexibility of use and purpose.

## SOCIAL



Planting design that supports climate responsive architecture will offer a place for conversation, meeting friends and family, and outdoor gathering in a centralised clubhouse. Residents will move freely and comfortably within the site enjoying the outdoor lifestyle afforded by the Sunshine Coast's unique climate.





## LEGEND

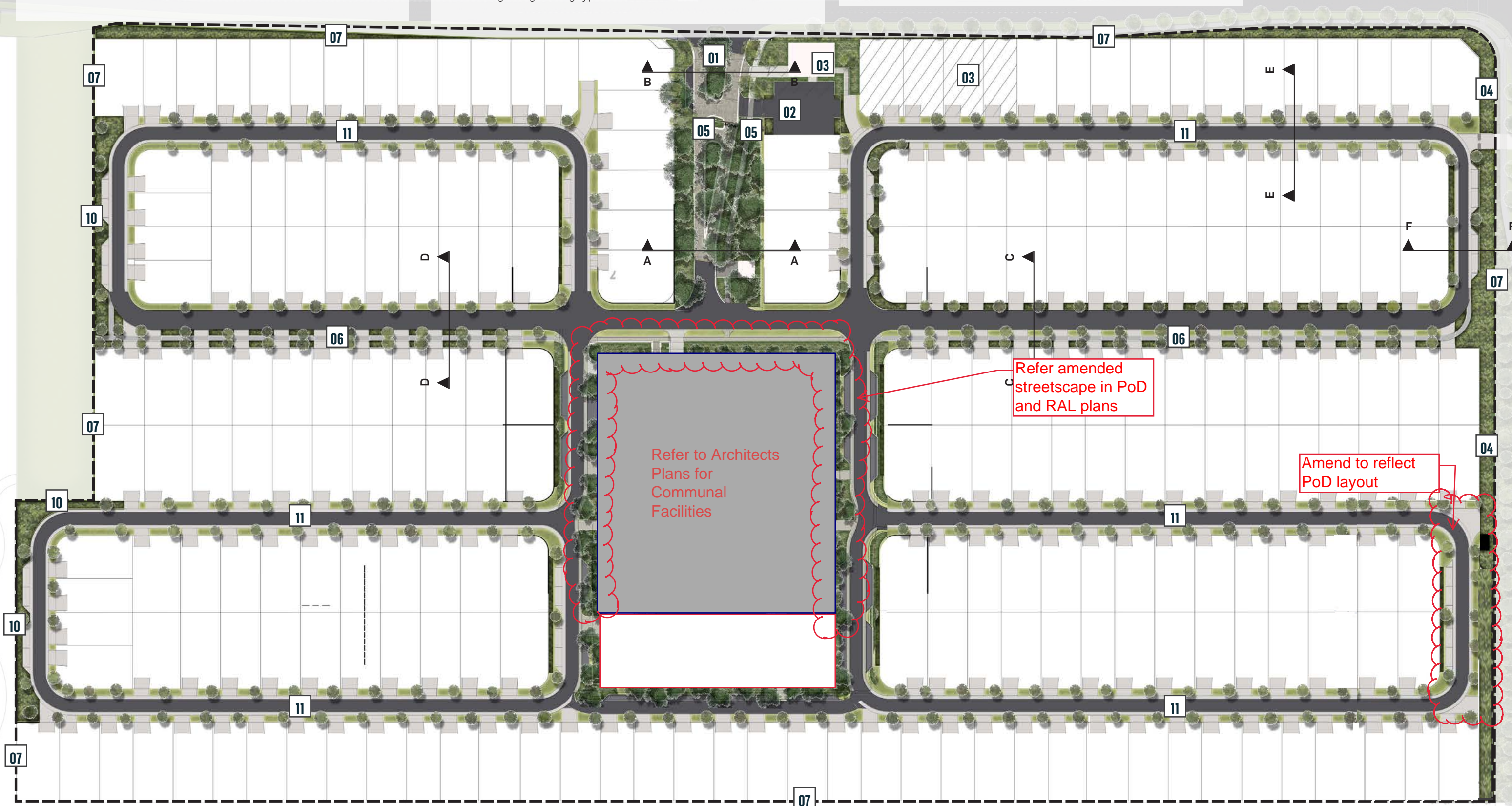
- 01** Entry experience characterised by extensive planting beds with maximum growth opportunity for mature fig trees
- 02** Temporary carpark with access driveway off entry experience
- 03** Temporary Sales Centre and display homes
- 04** 5m Landscape buffer
- 05** Secure pedestrian and vehicular gates
- 06** East west green spine linking residents to Aura Brook
- 07** Boundary fencing - refer boundary fencing plan for further detail regarding fencing type

- 08** Community Facilities / Clubhouse - refer detail plan
- 09** Not Used
- 10** Permeable fencing and gates to Aura Brook and linear park
- 11** Neighbourhood streets

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## AURA LAND LEASE COMMUNITY LANDSCAPE MASTER PLAN



1:X000 @ A3

0 10 20 30 40 50

DATE: 22.01.2020  
JOB NO: P0009510  
DWG NO: LA\_DA\_01  
REV: B



LEGEND

- 01 Feature stone wall on arrival
- 02 Pedestrian path along main road
- 03 Feature plants to frame entrance
- 04 Feature banding to entry road
- 05 Swipe automatic gate for vehicles
- 06 Feature stone pavement to entry road
- 07 2m wide pedestrian footpath
- 08 Low level understory planting
- 09 Feature fig trees
- 10 Visitor parking bays
- 11 Temporary driveway access to sales office carpark
- 12 Sales office carpark
- 13 Sales office
- 14 Display Homes
- 15 Shared service trench with 900mm wide turf surface treatment
- 16 Substation with access driveway
- 17 Pedestrian gated access



AURA LAND LEASE COMMUNITY  
LANDSCAPE DETAIL PLAN - ENTRY STATEMENT



PERSPECTIVE





SECTION A-A

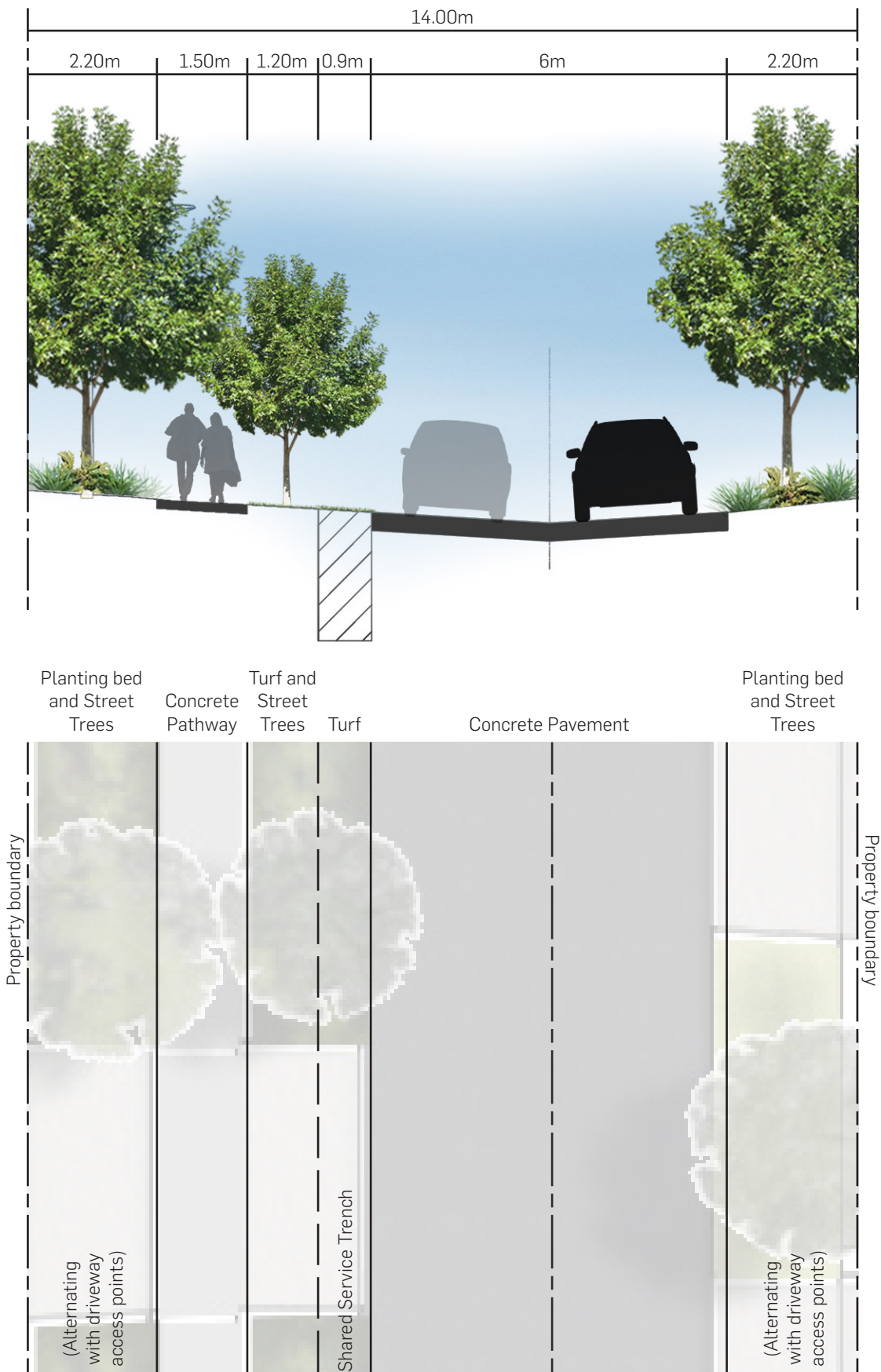


SECTION B-B

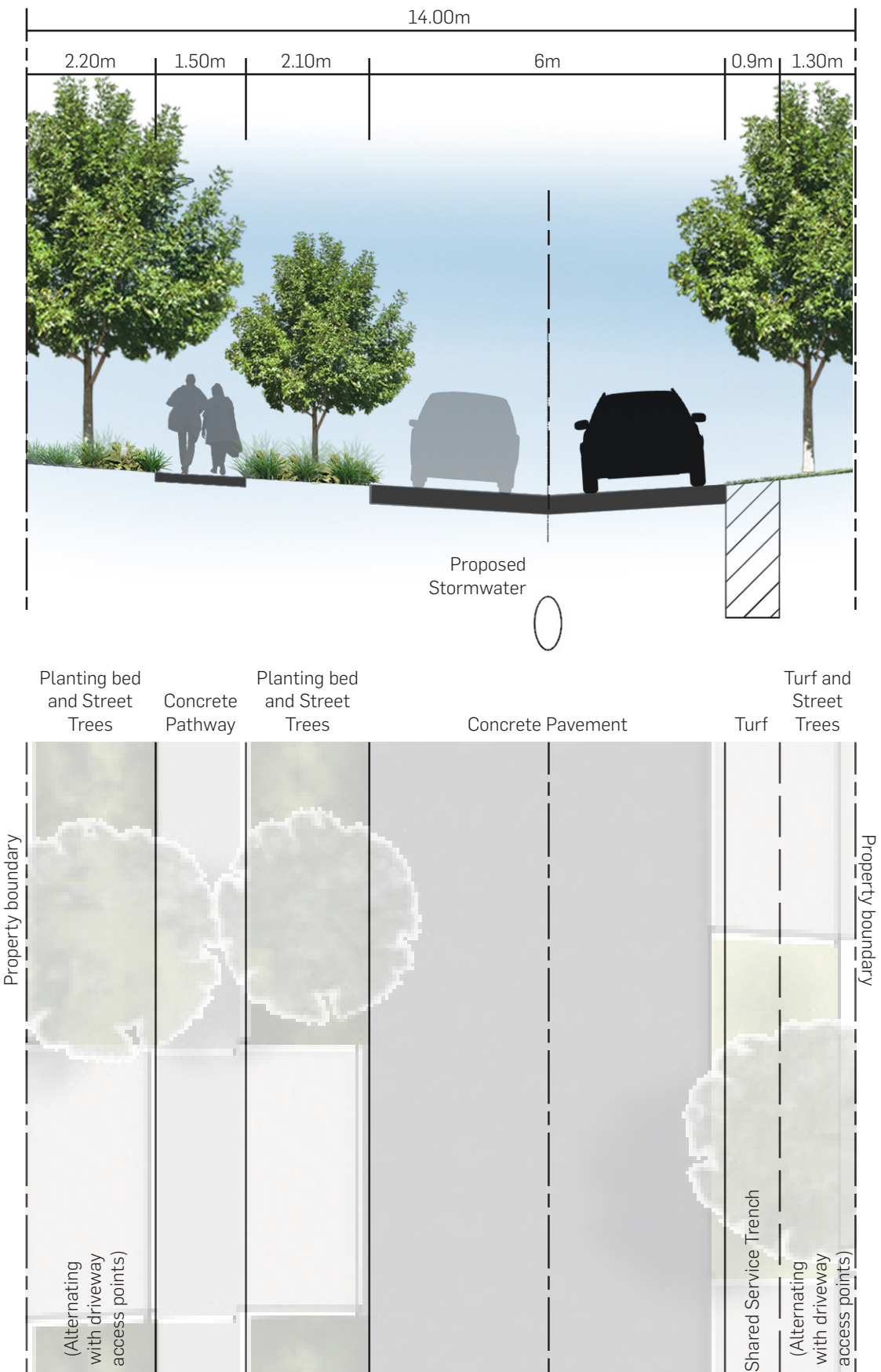




SECTION C-C

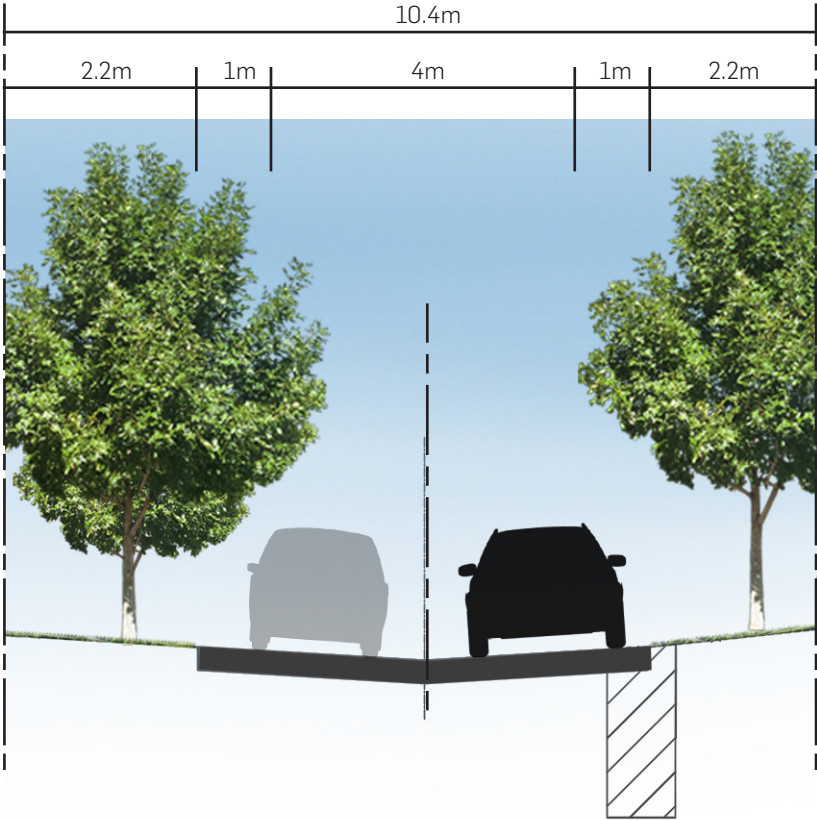


SECTION D-D

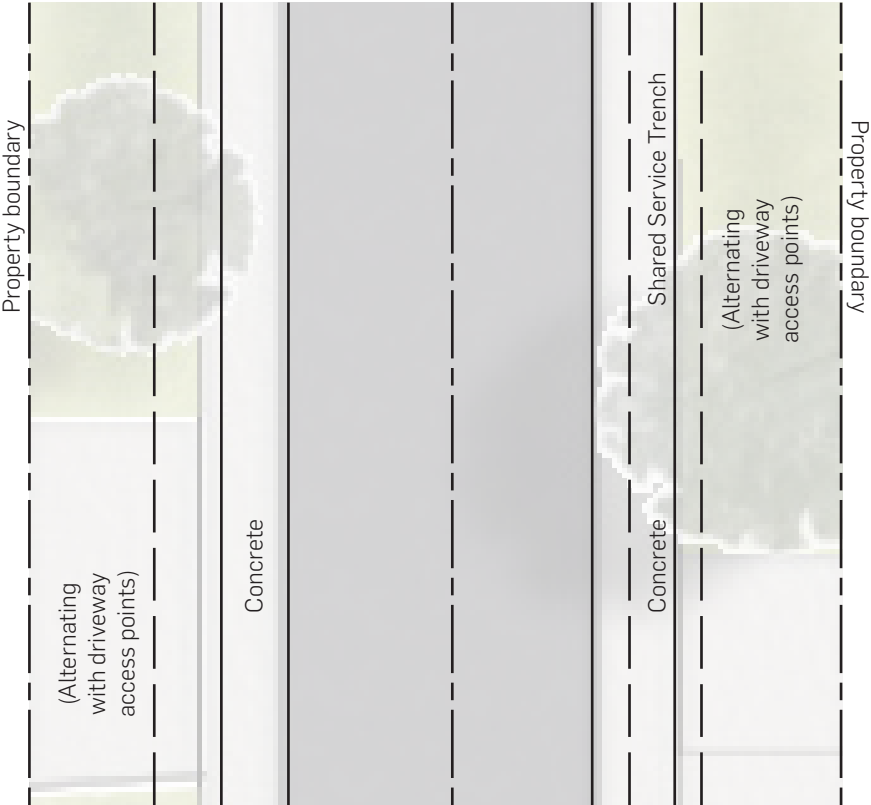




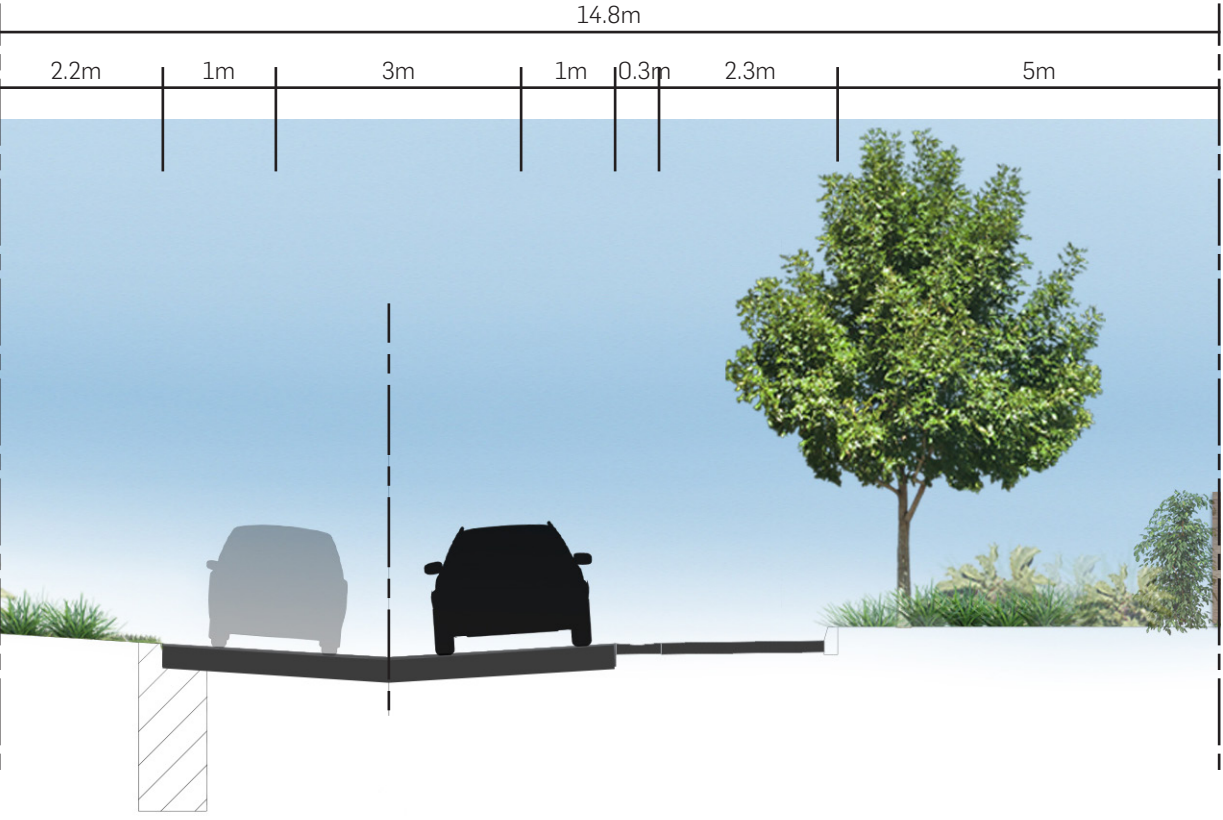
SECTION E-E



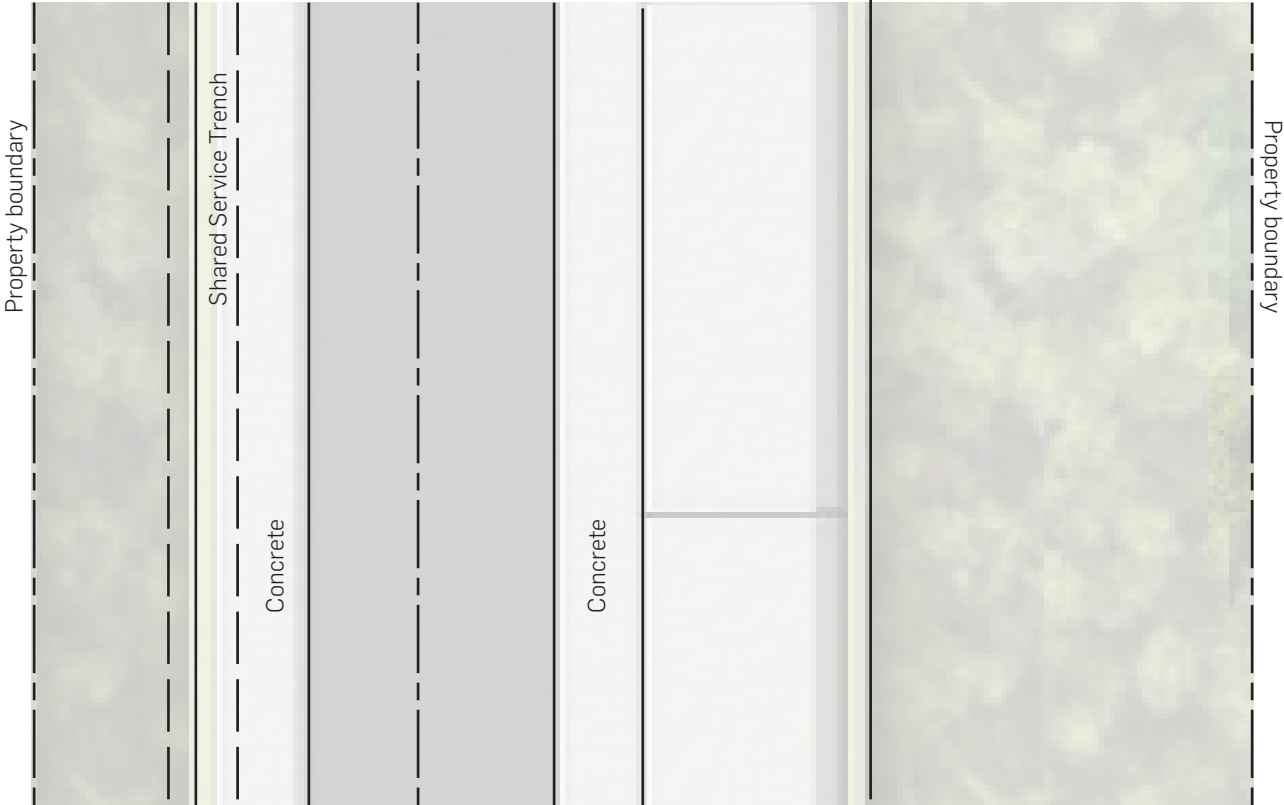
Turf and Street Trees      Asphalt      Turf and Street Trees



SECTION F-F



Planting bed      Asphalt      Concrete carpark      Planting bed

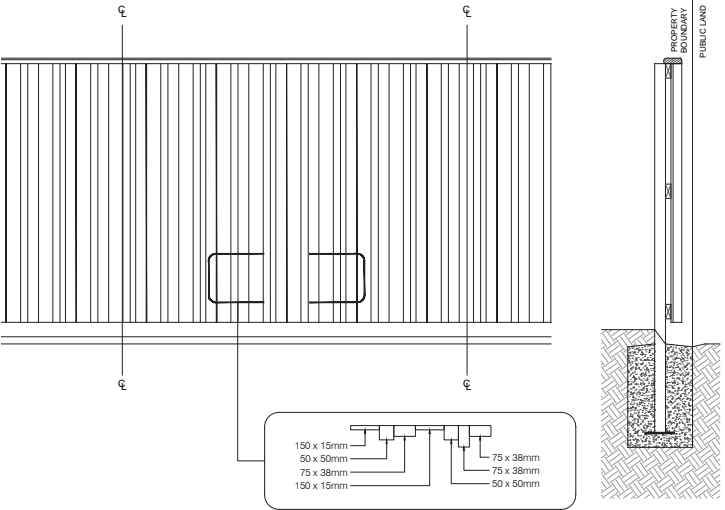




# FENCING TYPES

## TYPE 1

VERTICAL TIMBER BATTENS (VARYING SIZES)

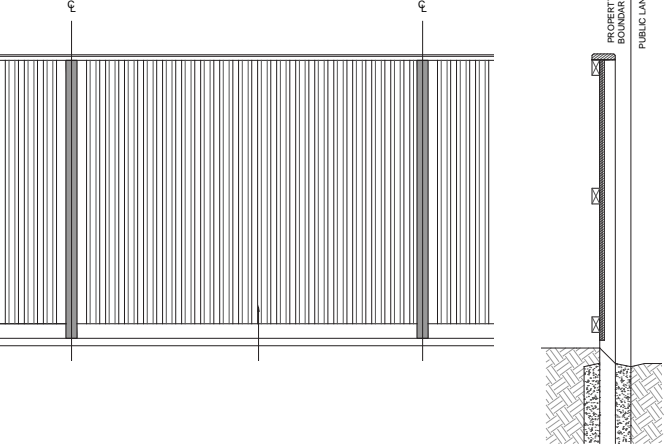


(Character image only)

Component	Description
Boundary fence type	Vertical timber battens (oiled) with varied batten widths
Fence typology	In ground
Fence height	1.8m high

## TYPE 2

Timber lapped & capped palings, painted finish

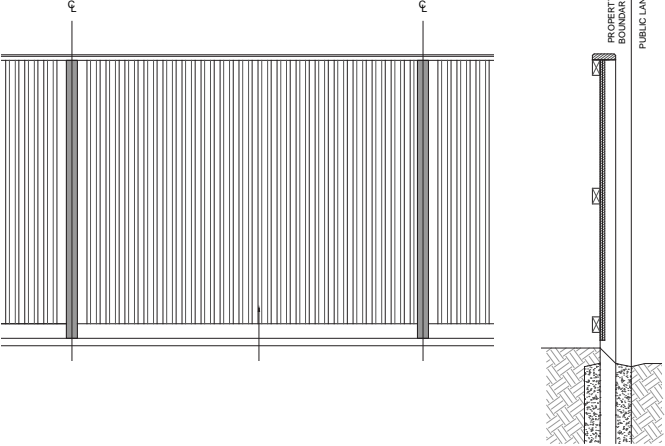


(Character image only)

Component	Description
Fence type	Vertical timber battens lapped and capped. Black / dark grey painted finish.
Fence typology	In ground
Fence height	1.8m high

## TYPE 3

Timber lapped & capped palings, painted finish

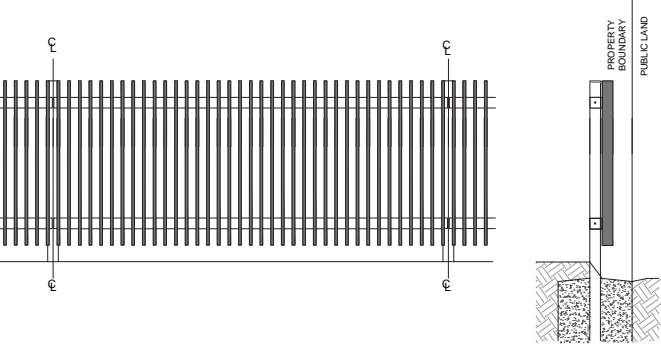


(Character image only)

Component	Description
Fence type	Vertical timber battens lapped and capped. Black / dark grey painted finish.
Fence typology	In ground
Fence height	2.4m high

## TYPE 4 (INCLUDING GATES)

Vertical powdercoated aluminium battens

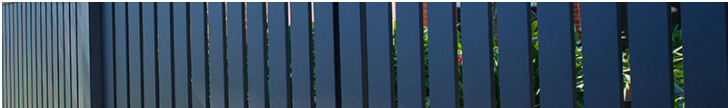
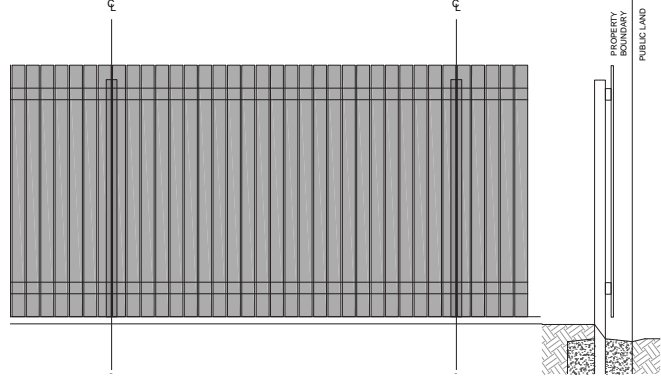


(Character image only)

Component	Description
Fence type	Black pool fence Powdercoated black / dark grey
Fence typology	In ground
Fence height	1.5m high

## TYPE 5

VERTICAL TIMBER BATTENS WITH GAPS



(Character image only)

Component	Description
Boundary fence type	Vertical timber battens. Black / dark grey painted finish.
Fence typology	In ground
Fence height	1.8m high



FENCING LOCATIONS

AMENDED IN RED

By: Jennifer Davison  
Date: 25 May 2020



\* Indicates gate locations

Dashed line indicates fence to be installed after temporary sales office and carpark are removed.

Entry wall including pedestrian and vehicular gates - refer detail plan.

Amend to reflect PoD layout

See condition 9



AURA LAND LEASE COMMUNITY  
BOUNDARY FENCING



# SOFTSCAPE

The planting of Aura will be dense, reminiscent of the coastal Caloundra's natural setting.

The planting approach will create a gardenesque feeling with dense clumps of feature tropical planting.

The planting strategy will apply a combination of unique species selected for their ability to enhance the overall vitality and place character.

Plant selection will not be solely based on ornamental qualities, but generate a sense of identity and comfort, taking cues from the surrounding environment.

Planting provides elements of screening, scale and colour that support function and complement the built form character of the Community Centre.

TREES



CLIMBERS



SCREENING / BACKDROP



GROUNDCOVERS



SHRUBS





# HARDSCAPE

The hardscape finishes will create a bespoke lush sub-tropical setting that uses natural tones, texture and form to acknowledge the Sunshine Coast's unique climate.

The design and application of materials throughout the landscape will be characterised by a simple palette including natural stone, timber, and contrasting wall renders that tie into the overall architectural design.



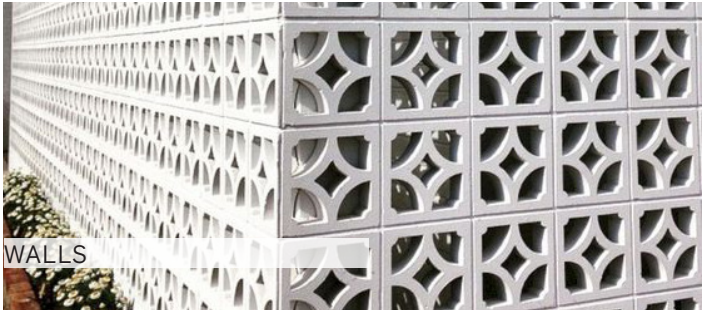
RENDERED WALLS WITH VOIDS



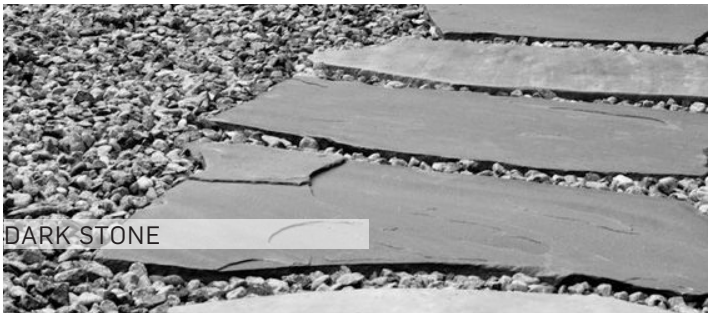
COLOURED WALLS



HIGHLIGHT TILE



WALLS



DARK STONE



DECKING



POOL