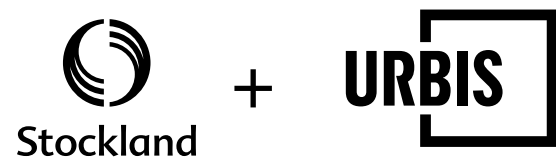


AURA PRECINCT 15 APPLICATION 1

LANDSCAPE MASTER PLAN REPORT



REVISION: C
PREPARED BY URBIS FOR STOCKLAND
17TH MARCH 2022



PURPOSE

OF THIS LANDSCAPE MASTER PLAN

Landscape plays a vital role in the creation of unique connections between people and place. Successful communities are characterised by open spaces and signature places which facilitate interaction and invite intrigue and exploration.

This document articulates the landscape Master Plan for AURA P15, Application 1. This Master Plan is based on a detailed understanding and consideration of the site and of the 'Caloundra South Open Space Strategy' and the values, place principles, thematic elements and other environmental, civil, hydraulic and WSUD strategies being applied by Stockland across all facets of development at Caloundra South.

This document also illustrates compliance with the statutory open space requirements and the required standards of provision approved under the LGIA as well as demonstrates the proposed open space network. This document also provides descriptions of the proposed recreation park networks and hierarchy contained within Precinct 15.

This Landscape Master Plan is to be used as a guide to future planning and whilst it presents concept layouts and details, is indicative only and subject to change through detailed design. Following commencement of the Economic Development Act 2012 on 1st February 2012, the ULDA has become Economic Development Queensland (EDQ) and the Caloundra South UDA has become the Caloundra South Priority Development Area (PDA).

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LANDSCAPE MASTER PLAN

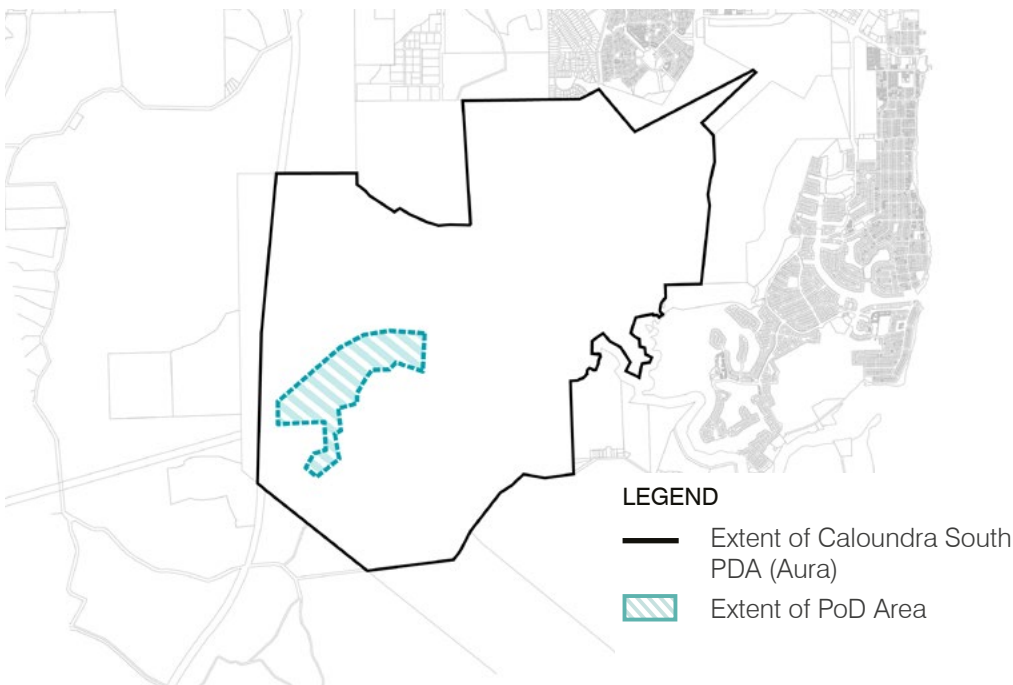


LANDSCAPE MASTER PLAN

CALOUNDRA SOUTH PDA

The Caloundra South Priority Development Area (PDA, declared on 22 October 2010, covers 2,310 hectares and is located south of the existing Caloundra urban area, the Caloundra Aerodrome and the Sunshine Coast Regional Business and Industry Park. The Bruce Highway forms the western boundary and Bells Creek Road forms the southern boundary of the PDA.

The Caloundra South PDA will become a community providing approximately 20,000 dwellings to house a population of approximately 50,000 people. Vibrant, mixed use activity centres will provide a focus for the community and offer convenient access to retail, services, well designed civic spaces, community and cultural facilities and local employment opportunities. The PDA will provide for the enhancement of local and regional biodiversity values through the protection of ecologically important areas. Integrated water cycle management will contribute to protecting the water quality values of the Pumicestone Passage and the Bells Creek, Lamerough Creek riparian corridors and their tributaries.

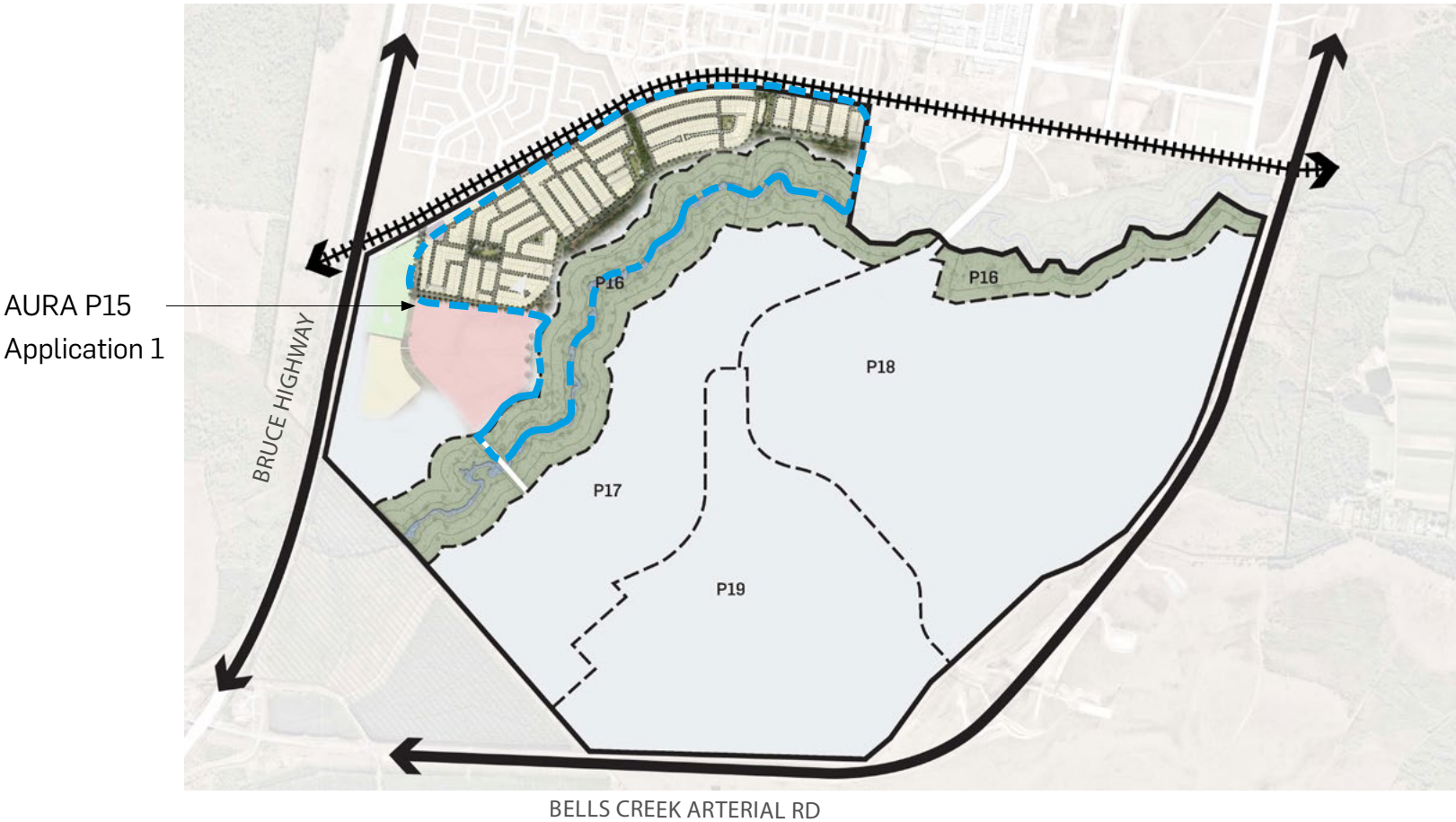


AURA PRECINCT 15 - BANYA

Precinct 15 (herein referred to as AURA P15) is located in the existing suburb of Banya, the most recent and Western suburb of AURA. Located North of the future suburb of Gagalba, Banya is adjacent to the Bruce Highway, as well the future CAMCOS. The site itself includes Bells Creek South.

Banya P15 is a neighbourhood linked by water bodies that embraces the life cycle movement of water and the habitat it fosters.

Built around a community that embraces the sustainable principles of water sensitive urban design (WSUD), Aura P15 will cultivate a neighbourhood rich in aesthetically pleasing, harmoniously designed spaces that not only enhance social and recreational amenity, but offer environmental benefits such as natural systems and habitat protection, improvement of water quality, reduction of runoff, and integration of stormwater into the landscape. Aura P15 will promote interaction with water to inspire and encourage adventure and discovery, and to educate visitors about the delicacy of our ecosystems.



LANDSCAPE MASTER PLAN

AURA - PRECINCT 15

- APPLICATION 1



AURA P15, Application 1 is the North Eastern portion of the Aura P15 precinct and will be accessed via the existing portion of the Banya suburb to the North.

From a landscape and public realm character perspective, Application 1 will set the tone for the broader Aura P15 precinct and deliver a unique arrival experience of deep green living, with direct frontage to Bells Creek South.

“A series of activated edges along a linear journey that accentuates the natural amenity of Bells Creek and forms a unified, recreational network inspired by water.”

Drawing inspiration from Bells Creek, water and water-sensitive urban design principles, P15 Application 1 will deliver a series of water bodies and water treatment catchments along the Aura P15 Bells Creek South riparian edge. The water bodies will be immersed in green space, inspired by the surrounding environment of Bells Creek South, delivering an urban design layout that threads the natural landscape into the residential village with a clear and direct focus on a vibrant and healthy living community experience.

The riparian landscape experience extends out to the P15 entry arrival, through a well considered articulation of the Urban and Major Boulevard roads (refer tree architecture strategy plan), which draws residents through to the natural beauty of the Bells Creek landscape. Central medians and generous, articulated verges offer opportunity to establish a rich depth of landscape, texture and shade, delivering riparian-inspired community living.



02

LANDSCAPE STATEMENT OF INTENT



LANDSCAPE STATEMENT OF INTENT

DESIGN PRINCIPLES

Design principles will ensure AURA has iconic designs, committed to the principles of Ecological Sustainable Development (ESD), enhancing the site's surrounding natural assets and emphasising the landscape character. The design will integrate green, WSUD and built forms respectfully into the residential environment whilst providing resident interest, excitement and intrigue, creating a distinctive, aesthetic, and warm experience.

AURA KEY PILLARS

01
green

02
talented

03
distinctive

04
happy
& healthy

AURA P15 DESIGN PRINCIPLES

01



ACCENTUATE EXISTING
LANDSCAPE
QUALITIES

02



PRESERVE &
FRAME VIEWS

03



MAKE THE WATER BODIES
THE DEFINING
PLACE ELEMENT

LANDSCAPE STATEMENT OF INTENT

VISION

AURA P15

A TRIBUTE TO THE TRIBUTARY

AURA P15 has the longest direct frontage to Bells Creek. The vision is to embrace and harness all the lifestyle and environmental benefits of an existing landscape asset and develop a linear network of water-influenced activation.

Our human relationship with water can reduce stress, enhance creativity and clarity of thought, improve our well-being and expedite healing.

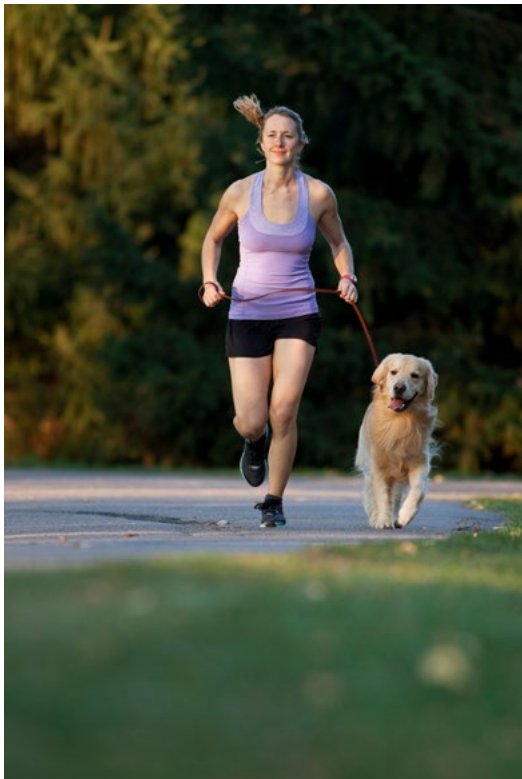
Water's relationship within the landscape can soothe, nurture, absorb, repair, sculpt, provide habitat and give life.

As the world's population continues to urbanise, these qualities are ever more important.

The AURA P15 vision and design philosophy is to build a community that truly lives a life of water sensitive and biophilic design principles. A community immersed in an environment woven by a biodiverse network of wetlands, WSUD systems, native vegetation, habitats and open space.

P15 will feature a diverse range of land-to-water edge experiences, textures and views that will allow the community to engage, embrace and be educated on the benefits of a water sensitive environment and the ecological transition zone. Opportunity exists to use the water treatment system's path networks for informal recreation, being walking, running, off-road cycling, which further reinforces the cycle city and healthy living principles.

The incorporation of open space, public amenity and public art within the edges of the water bodies and treatment systems activates these spaces and cultivates a mindful and educated community, enlightened on the manifold benefits of living waterways and a healthy environment.



03

LANDSCAPE STRUCTURE



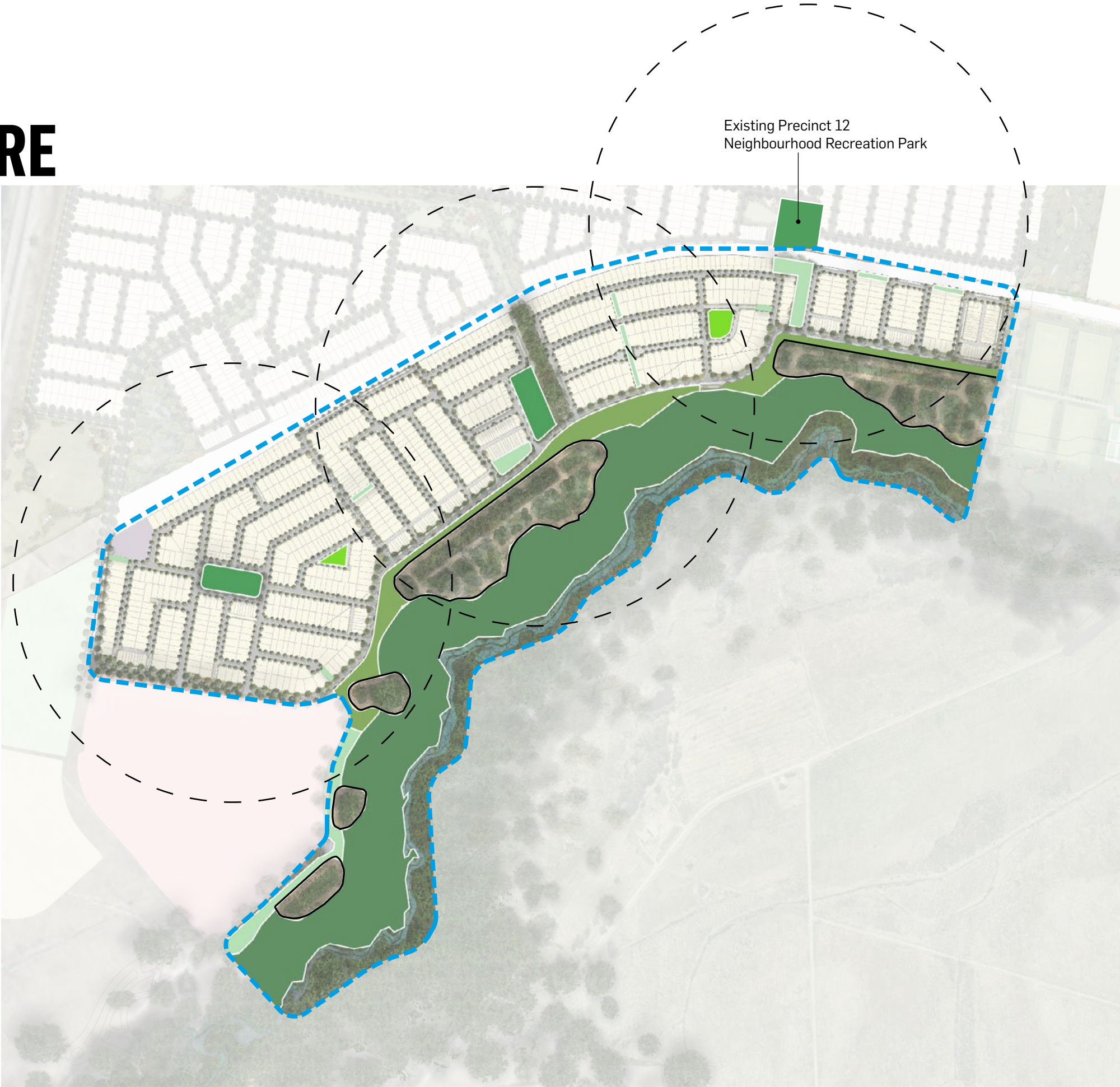
LANDSCAPE STRUCTURE

OPEN SPACE INFRASTRUCTURE

All open spaces proposed throughout AURA P15 comply with the standards set out in the LGIA. Preliminary schematic design for the Neighbourhood Recreation Park has been included within this report to provide an insight into the design analysis and assessment undertaken to ensure an optimum outcome in conjunction with the drainage reserve. A greater level of detail will be provided throughout the detailed design process in compliance with the approved open space infrastructure agreement and with relevant parties.

LEGEND:

- NEIGHBOURHOOD RECREATION PARK
- LOCAL RECREATION PARK
- DISTRICT LINEAR PARK
- LOCAL LINEAR PARK
- CONSERVATIONS
- DRAINAGE RESERVES / WSUD SYSTEMS
- WALKABLE CATCHMENT ZONE - 300M RADIUS FROM NEIGHBOURHOOD RECRETATION PARKS
- P15 EXTENT OF WORKS



LANDSCAPE STRUCTURE

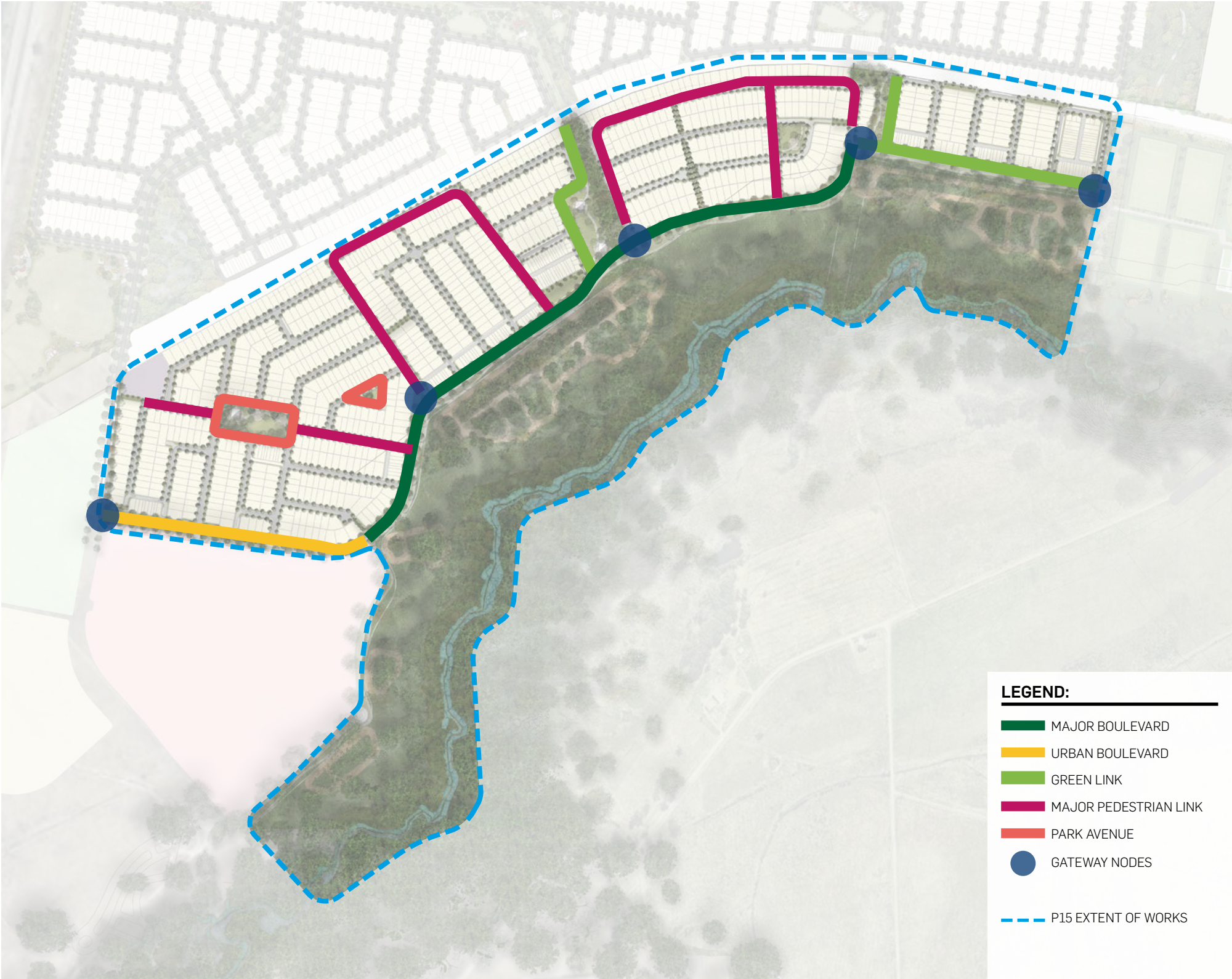
TREE ARCHITECTURE STRATEGY

The Road Hierarchy paired with the Tree Architecture Strategy will guide the planting of both the major and minor street typologies with the overarching principle of accentuating the boulevards (sub-arterial) and naturalising the local streets (residential streets).

This core design principle will ensure strong wayfinding and character is instilled along the heavily trafficked streets and major conduits. This design principle will also promote a celebration of the sites' existing native, drought-tolerant vegetation by reinstating what is naturally occurring into the slower local streets in a random and natural mix in conjunction with the master planned 'city of colour' intent.

A Grand landscape arrival experience into P15 will be delivered through an articulation of the Urban and Major Boulevard road profiles. Additional pockets of road reserve and central medians along the boulevards ensures opportunity to layer, vary and stagger the landscape treatments, producing a rich variety of depth, texture and shade, conveying a true green gateway arrival to the precinct and along the adjacent creekline buffer.

The majority of the native, drought-tolerant species mix is compliant with Sunshine Coast Regional Council standards and guidelines, however the character driven boulevard species are bespoke in choice to re-enforce the grandeur of the boulevards and avenues.



LANDSCAPE STRUCTURE

TREE ARCHITECTURE

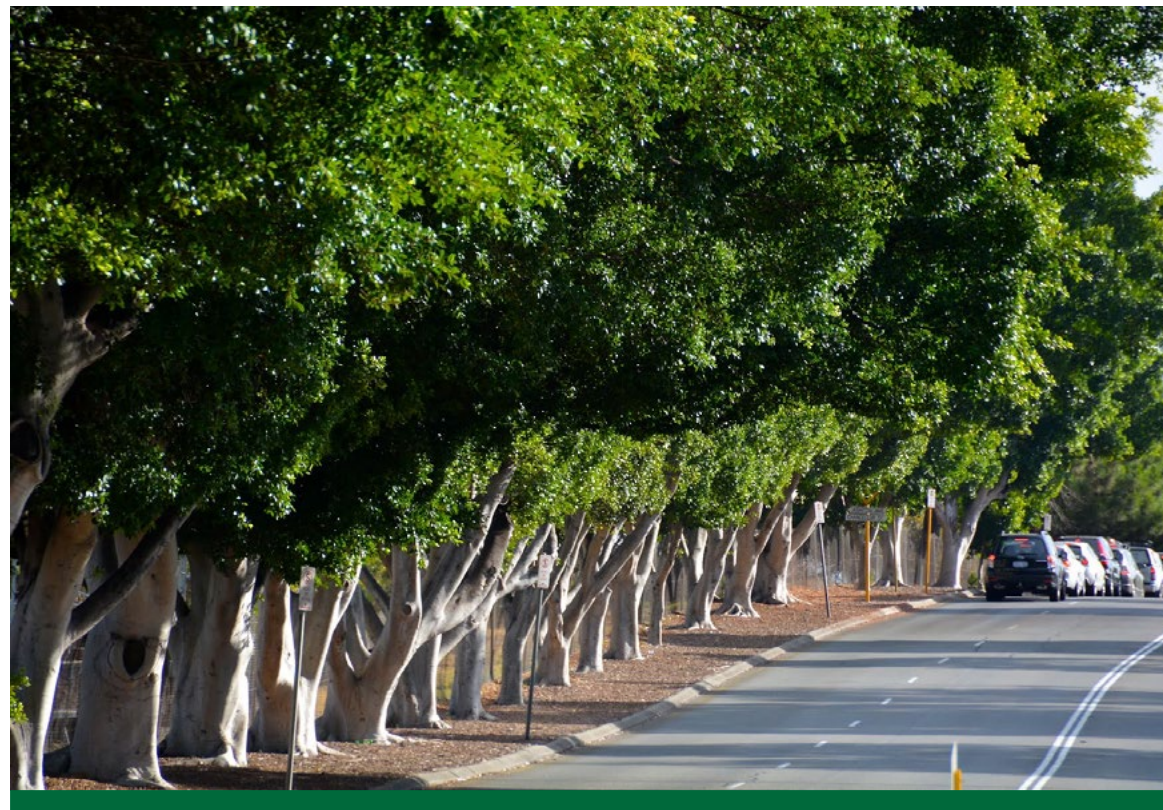
- INDICATIVE SPECIES

The majority of the native, drought-tolerant species mix is compliant with Sunshine Coast Regional Council standards and guidelines, however the character driven boulevard species are bespoke in choice to re-enforce the grandeur of the boulevards and avenues.

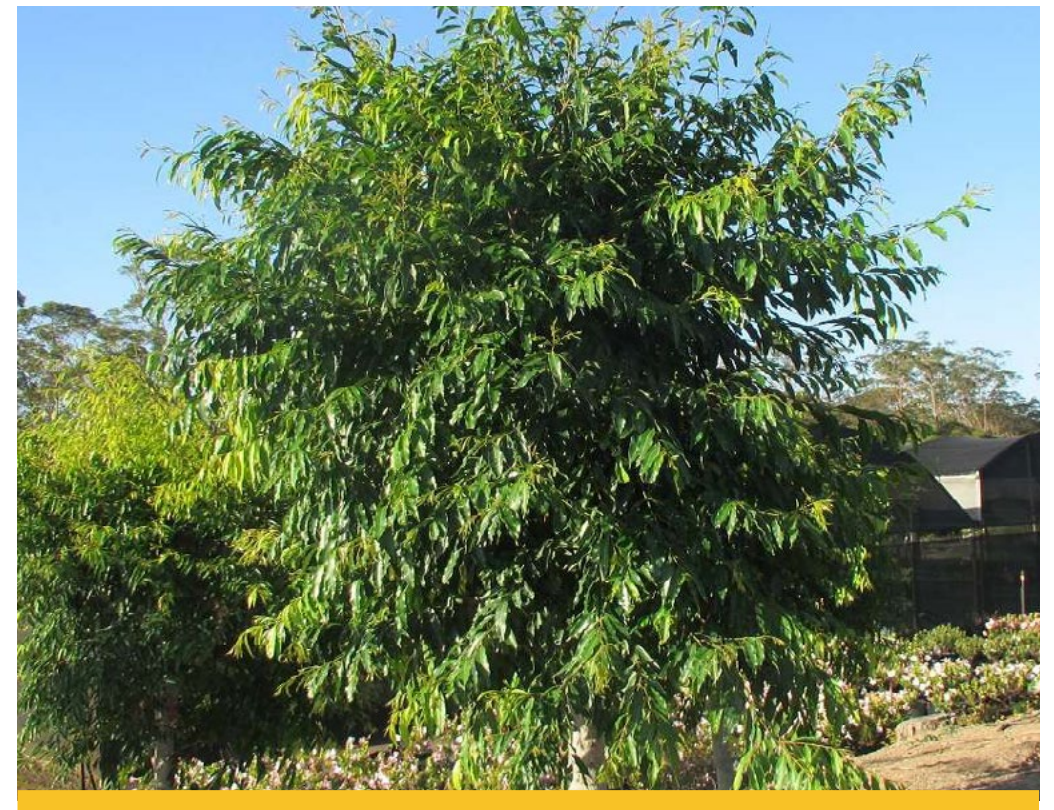
Below are some indicative example tree species, which begins to illustrate how the tree hierarchy would be layered and begin to frame the way-finding strategy of the site.



Gateway nodes - *Ficus hillii* (Weeping Fig)



Major Boulevard - *Ficus benjamina* (Weeping Fig) to verges.



Urban Boulevard - Random mix of *Waterhousia floribunda* (Weeping Lilly Pilly).

Scientific Name	Common Name	Location	Scientific Name	Common Name	Location
<i>Acmena hemilampra</i>	Bush Satinash	Feature and Street	<i>Ficus hillii</i>	Hill's Weeping Fig	Feature and Open Space
<i>Agathis robusta</i>	Queensland Kauri Pine	Feature and Street	<i>Grevillea baileyana</i>	White Oak	Street
<i>Allocasuarina littoralis</i>	Black She Oak	Open Space	<i>Gymnostoma australianum</i>	Daintree Pine	Feature
<i>Araucaria bidwillii</i>	Bunya Pine	Open Space	<i>Harpullia pendula</i>	Tulipwood	Street
<i>Banksia integrifolia</i>	Coast Banksia	Open Space	<i>Hibiscus tiliaceous</i>	Native Hibiscus	Feature Park Tree
<i>Buckinghamia celsissima</i>	Ivory Curl Tree	Street	<i>Livistona australis</i>	Cabbage Tree Palm	Feature
<i>Casuarina glauca</i>	Swamp Oak	Open Space	<i>Lophostemon confertus</i>	Brush Box	Feature and Street
<i>Corymbia maculata</i> ssp. <i>Variegata</i>	Spotted Gum (<i>Corymbia citriodora</i> ssp)	Open Space	<i>Melaleuca leucandendra</i>	Weeping Paper Bark	Feature
<i>Cupaniopsis anacardoides</i>	Tuckeroo	Street	<i>Melaleuca quinquenervia</i>	Paperbark	Open Space
<i>Delonix regia</i>	Poinciana	Feature and Open Space	<i>Melaleuca viridiflora</i> weeping	Weeping Paperbark	Street
<i>Elaeocarpus grandis</i>	Blue Quandong, Blue Fig	Feature and Street	<i>Pandanus pedunculatus</i>	Coastal Screw Pine	Feature
<i>Elaeocarpus eumundii</i>	Eumundi Quandong	Feature and Street	<i>Pandanus tectorius</i>	Screw Pine	Feature
<i>Eucalyptus</i> "Summer Beauty"	Grafted Flowering Form of <i>E. ficifolia</i>	Open Space	<i>Syzygium floribunda</i>	Weeping Lilly Pilly	Feature and Street
<i>Eucalyptus robusta</i>	Swamp Mahogany	Open Space	<i>Tristaniopsis laurina</i>	Water Gum	Street
<i>Eucalyptus tereticornis</i>	Forest Red Gum, Blue Gum	Open Space	<i>Xanthostemon chrysanthus</i>	Golden Penda	Street
<i>Eucalyptus tessellaris</i>	Carbeen, Moreton Bay Ash	Open Space			
<i>Eucalyptus tindaliae</i>	Stringybark	Open Space			



Green Link - Adjoining local linear park and open space. *Tristaniopsis laurina* (Water gum), *Melaleuca quinquenervia*, *Flindersia australis*.



Park Avenue - *Tabebuia* species



Major Pedestrian Link - *Xanthostemon chrysanthus* (Golden Penda Tree), *Grevillea baileyana* (White oak),

04

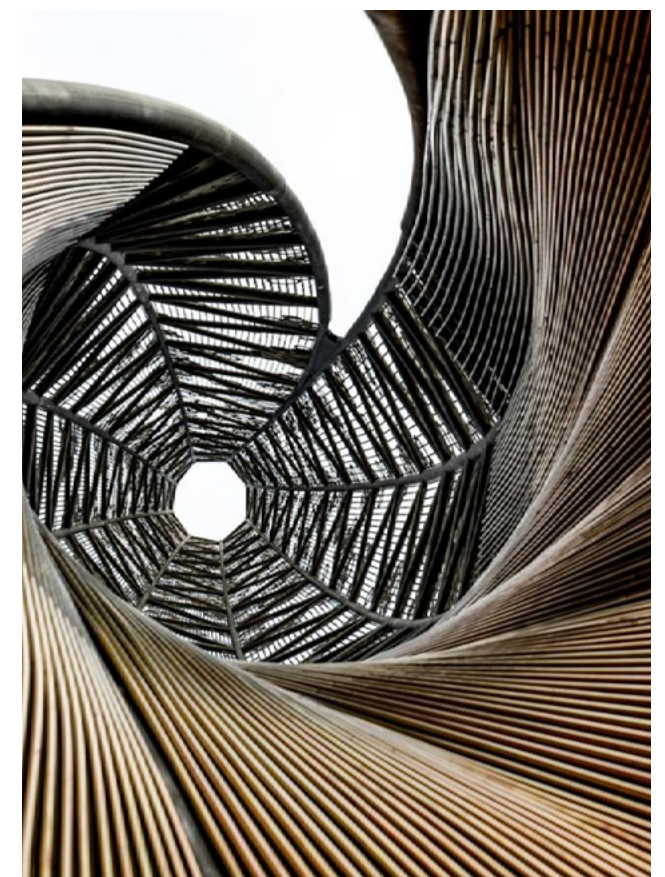
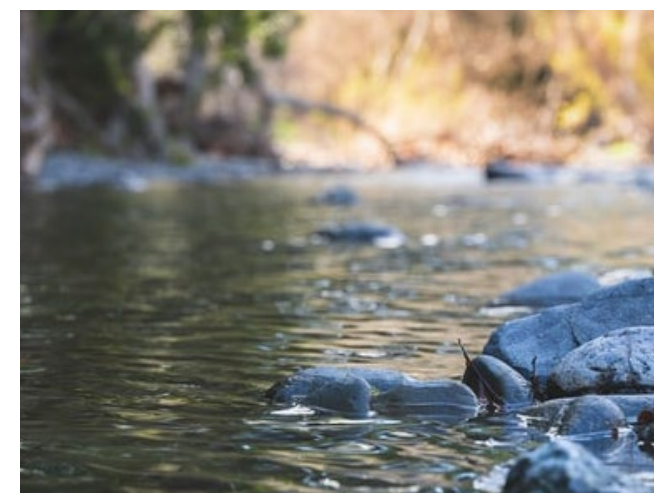
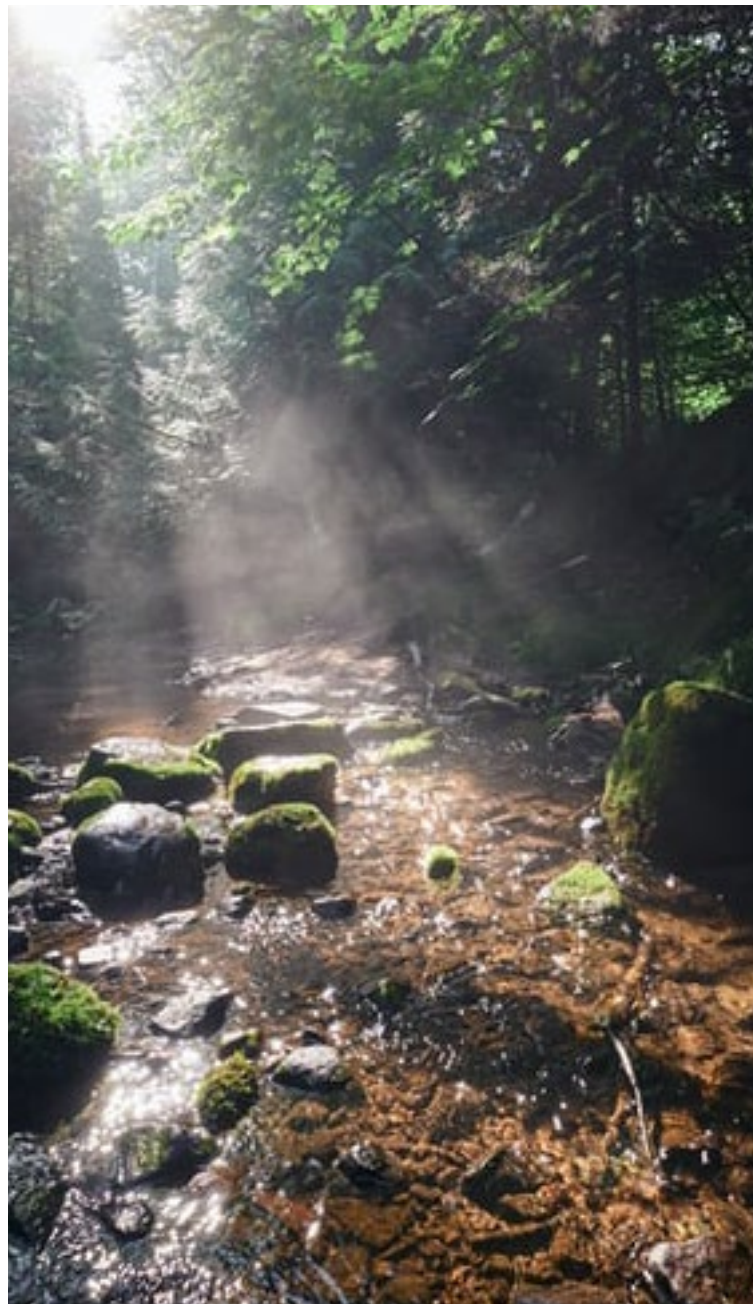
LANDSCAPE CHARACTER



LANDSCAPE CHARACTER

MATERIALITY THAT CREATES DISTINCTIVE SPACES

ROBUST
RAW
ORGANIC
FLUID
CURATION
LANDSCAPE GRUNGE



LANDSCAPE CHARACTER

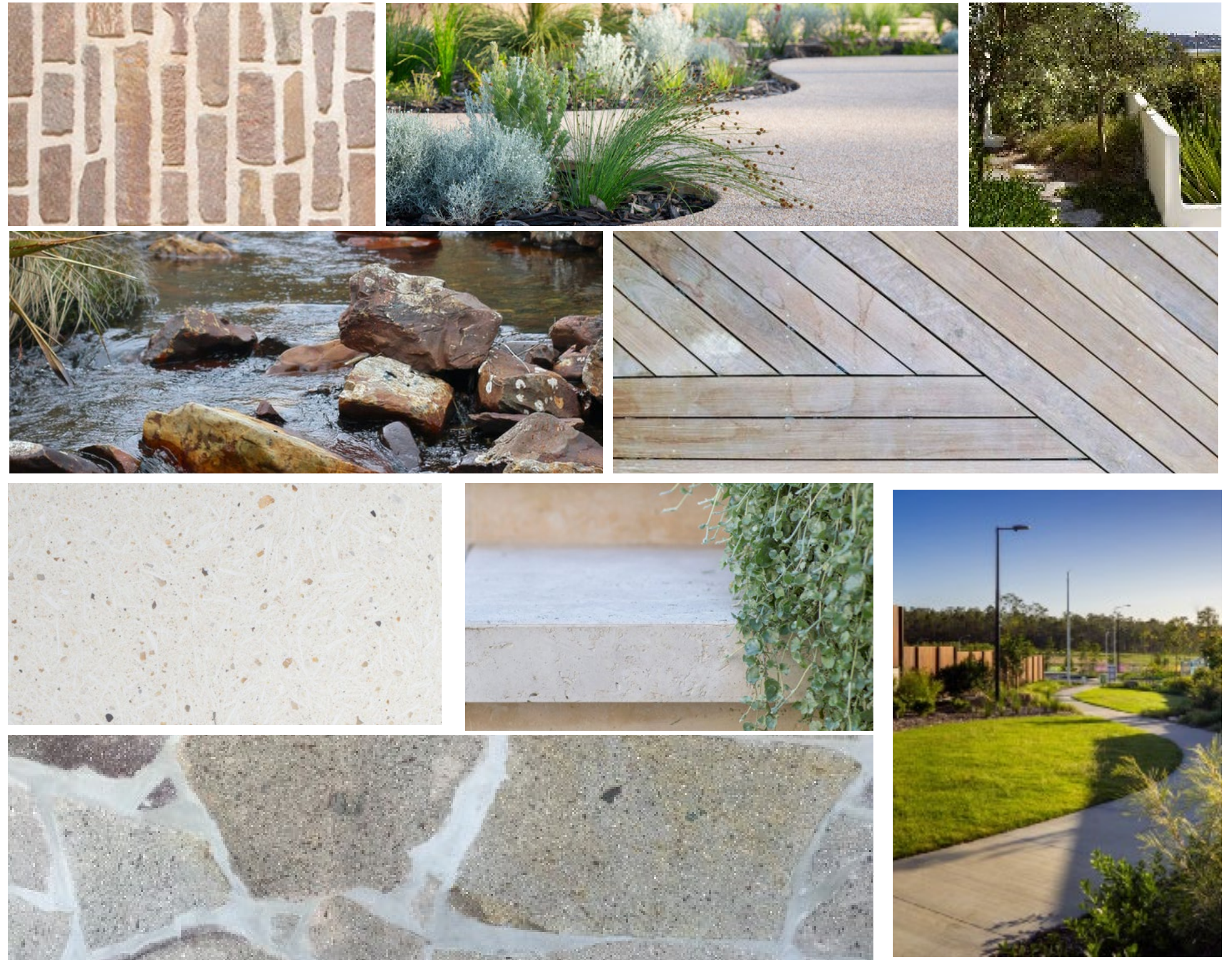
MATERIALITY THAT CREATES DISTINCTIVE SPACES

The hardscape finishes and detail will create a unique public setting that uses colour, texture and form to drive fluidity in the ground-plane. The design and application of materials throughout the public realm will be characterised by a range of materials that enhance the essence of the various spaces and complement any adjoining architecture.

Material selection and detailing will be driven by qualities including:

- Unique combinations of materials
- Unit sizes to create grain that supports spacial form
- Variation in finishes to add tone and texture whilst maintaining cohesion
- Climatically responsive materials that reduce heat and glare
- Robust, low maintenance material selection for all elements

This robustness of materials would be achieved through the use of natural, sustainable material such as Australian hardwood timbers and locally sourced pine (where appropriate), porous, bush-trail bitumen products, instead of decomposed granite, and powder-coated mild steel work, in replace of corten steel.



LANDSCAPE CHARACTER

PLANTING THAT IS LEAFY, LUSH AND DEEP GREEN

The planting of AURA P15 within the urban areas, will be lush and verdant, reminiscent of the Sunshine Coast Hinterland, to create a truly subtropical environment. The planting approach will create a deep green and exemplary urban landscape with clearly visible layers of subtropical planting. The planting strategy will apply a combination of unique species selected for their ability to enhance the overall vitality and verdant character.

The planting adjacent to the wetlands and WSUD water bodies, will take on a more native, character, offering a natural relief, whilst also remaining tough, hardy and low maintenance. The native species will also assist in the stabilisation of the landforms, as well as dramatically increase the water quality within the wetland systems, through the use of suitable sedges and wetland species. Planting will include more forest / woodland / heath-type planting communities, appropriate to form dense landscape buffers along the existing creeklines.

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

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

Planting will include species for the following qualities and functions:

- Tones of green with range of textures and forms
- Climbers and groundcovers
- Broad canopy trees
- Flowering species to create a seasonal landscape
- Native and drought-tolerant, suitable for the sub-tropical climate
- Low maintenance

PLANTING CHARACTER

CIVIC SPACES



PLANTING CHARACTER

CREEKS, WSUD WATERBODIES AND OPEN SPACE





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