

**AMENDED IN RED**  
By: Andrew McKnight  
Date: 11 August 2023



**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**  
Approval no: DEV2023/1379  
Date: 1 September 2023



ARCADIA

**Aura Business Park**  
Lot 9000 - Proposed Showroom Development  
Landscape Design

Prepared for Stockland  
11 July 2023

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

|       |                         |    |                     |
|-------|-------------------------|----|---------------------|
| Rev 1 | Issued 02 December 2022 | BE | Authorised by BN    |
| Rev 2 | Issued 16 February 2023 | BE | Authorised by BN/NC |
| Rev 3 | Issued 21 March 2023    | BE | Authorised by BN    |
| Rev 4 | Issued 22 March 2023    | BE | Authorised by BN    |
| Rev 5 | Issued 27 June 2023     | RH | Authorised by BN    |
| Rev 6 | Issued 29 June 2023     | RH | Authorised by BN    |
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| Rev 8 | Issued 11 July 2023     | CS | Authorised by BN    |

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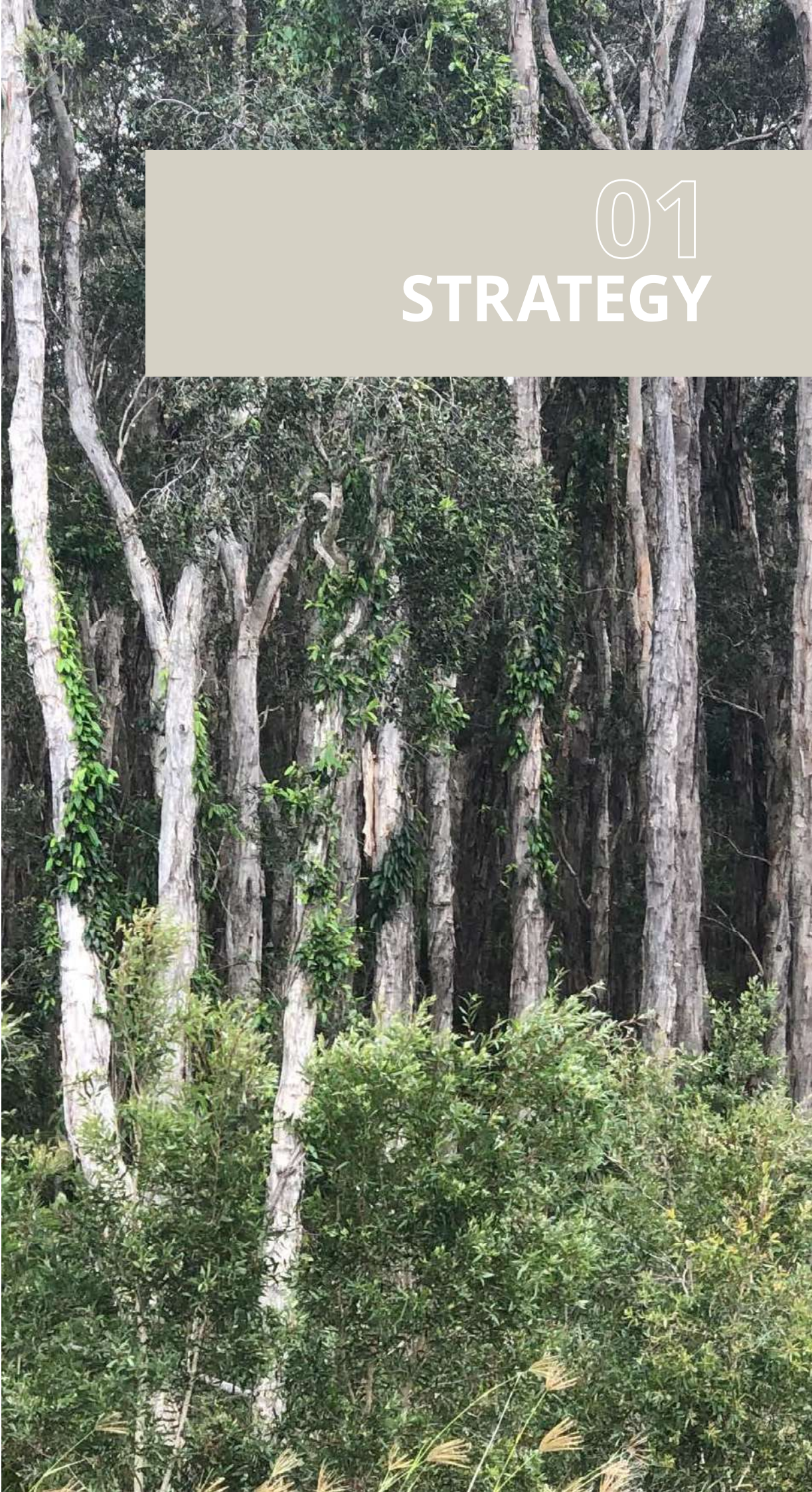
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Amended Planting  
Schedule Landscape  
Typology 6  
Back of house  
screening

# 01 STRATEGY



## Site Understanding

Contextually, the low-lying topographic placement of the site lends itself into being an ephemeral coastal marshland with a range of deposited soils. Sediments from up stream are collected on the site and lay the foundation for the indigenous vegetation groups, forming rich coastal alluvium soils. While most of the indigenous vegetation has been removed due to urban development, remnant *Melaleuca* ecology groups remain in the lower lying water ways, characterised by dominant *Melaleuca quinquenervia* and *Eucalyptus robusta* species with an understory of mixed grasses, sedges and ferns (12.3.4/12.3.5 RE classification).

These lowlands are notable habitat of significance to the endangered Wallum Froglet. Other areas of remnant vegetation include dense pockets of *Melaleuca thymifolia*, *Banksia robur*, *Xanthorrhoea fulva*, and *Leptospermum* species (12.3.13 RE classification), occurring on the seasonally waterlogged plains that occupy the extent of the site.

SITE

PLANS AND DOCUMENTS  
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To the east of Aura Business Park hosts a conservation vegetation zone, joining to parks and public areas to the north. South, between the town centre and the business park, a corridor of vegetation creates a network for fauna to move thorough to conservation patches to the east and west.

These vast areas of open woodland and coastal alluvial plains which surround Aura and move throughout, can be blurred into the Business Park development, by using endemic planting species, strong tree canopy and maximised planting areas.

# Design Principles

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Queensland  
Government

01 Strengthen the networks of the protected environmental zones which surround and exist within Baringa

02 Blur the edges of the Aura Masterplan into the natural surrounding of Baringa and Caloundra

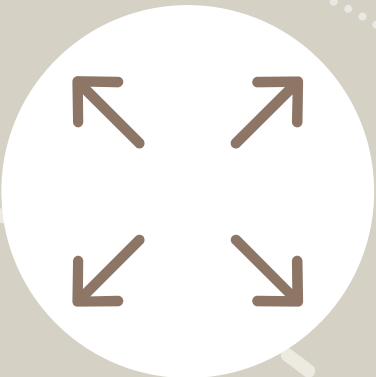
03 Create a passive design which exists sensitively within its surroundings



# Landscape Strategies and Vision

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01

Maximise deep soil  
volume areas



02

Green façades and  
screening at key  
corners and site  
entries



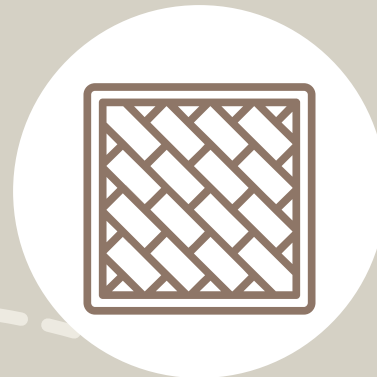
03

Minimise UHI (Urban  
Heat Island) effect  
through maximised  
tree canopy



04

Use 100% endemic  
and native species



05

Develop a cohesive  
and simple material  
strategy



06

Create a water  
sensitive design  
through passive  
drainage and minimal  
kerbs



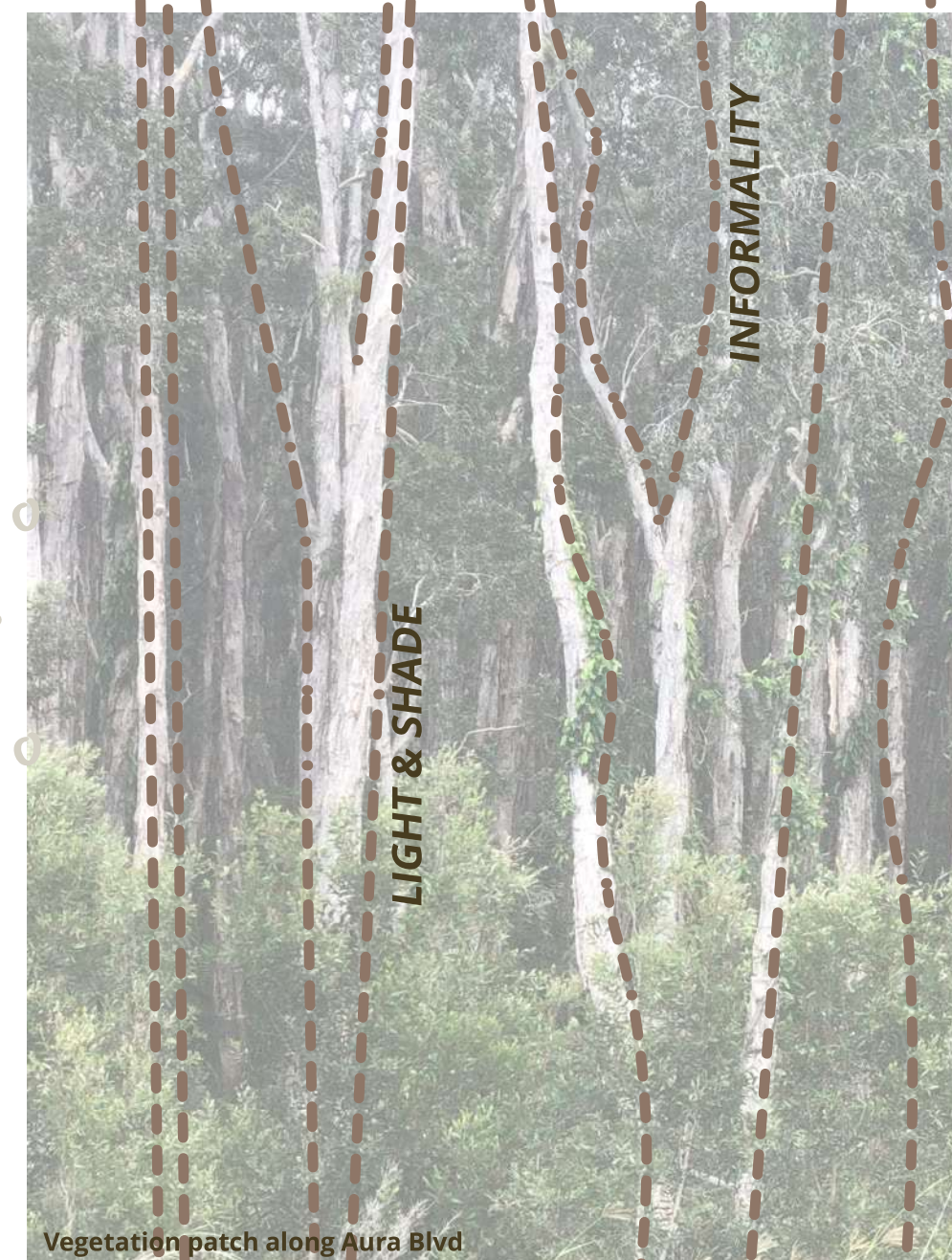
07

Minimised hard  
surfaces where  
achievable

***The landscape within the Aura Business Park development will aim to blur the edges between conservation vegetation areas and the proposed built forms. The rhythmic nature of the open woodland vegetation will be brought into the design to connect holistically the design within its context. A fusion of architecture and landscape will create a design which is sensitive, sustainable and blended.***

## Design Drivers - Re-interpreted

The rhythm and repetition of the surrounding conserved vegetation creates networks and forms within which are organic and visually interesting. These will be represented physically through dense screening planting, trellis planted signage and steppers in garden beds. Strong tree canopy which mimics the natural pre-cleared vegetation of tall trunks and mixed understory planting will create a strong sense of place and fit the site within its context holistically. The site will host 95% endemic/ native planting. The vegetation surrounding the site can be a driver for the materiality which will be introduced into Aura Blvd, with the possible indicative colour swatches shown to the right.



## Project Precedents

### DFO

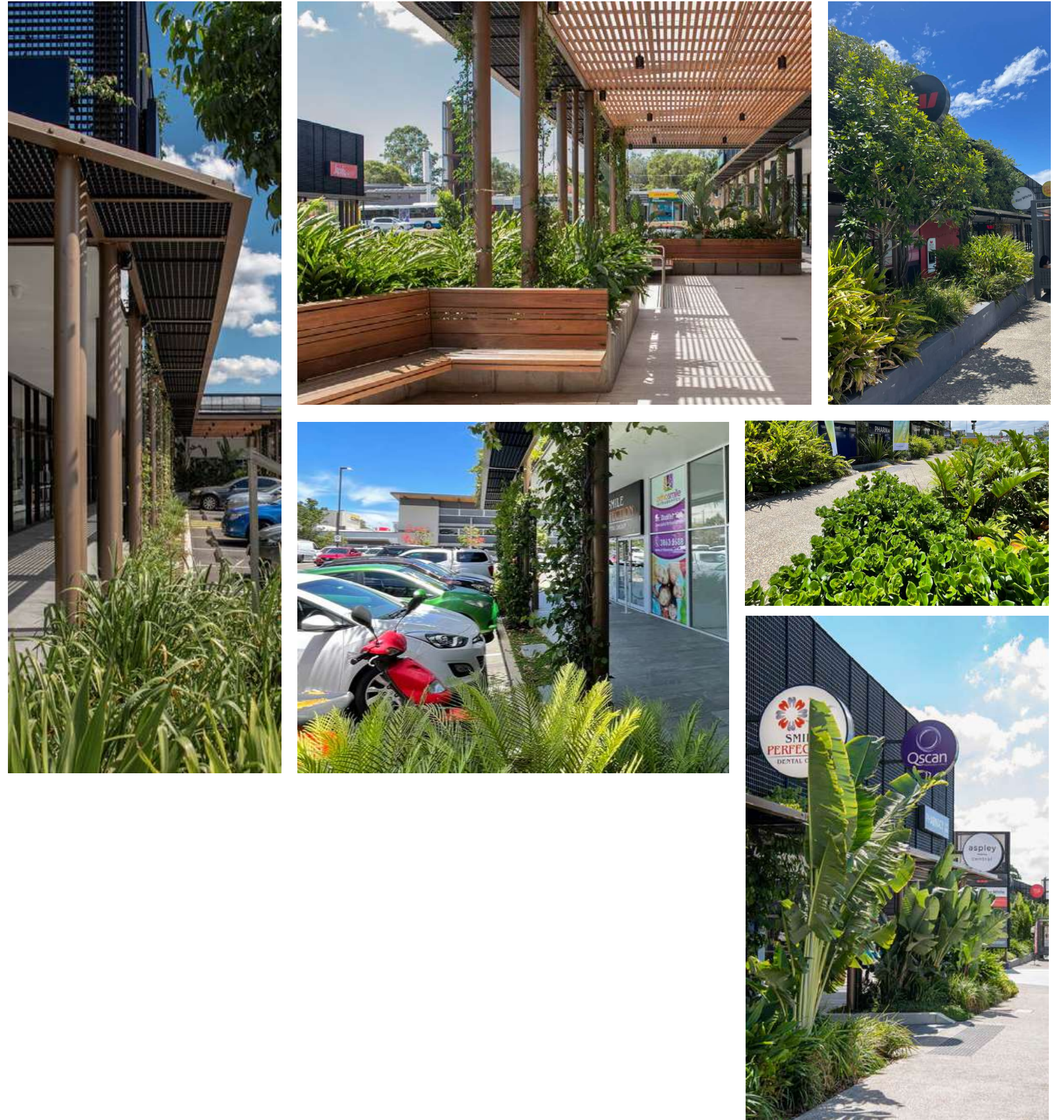


### North Lakes Primewest

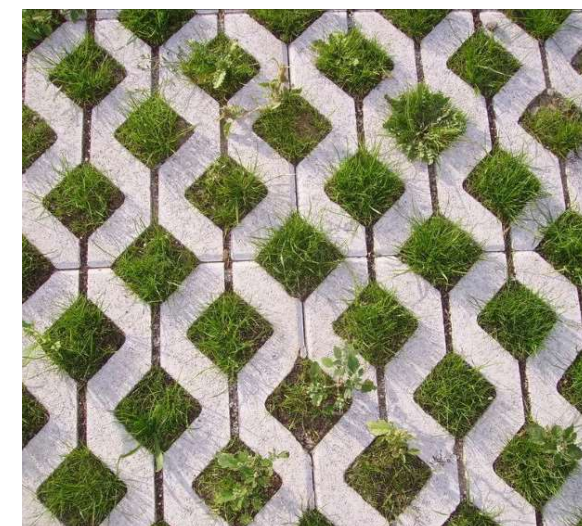


**Planting strategies implementing shading amenity and commercial edge greening create positive feedback loops into visual amenity, passive cooling and connection to place.**

### Aspley Central



## Character Precedents

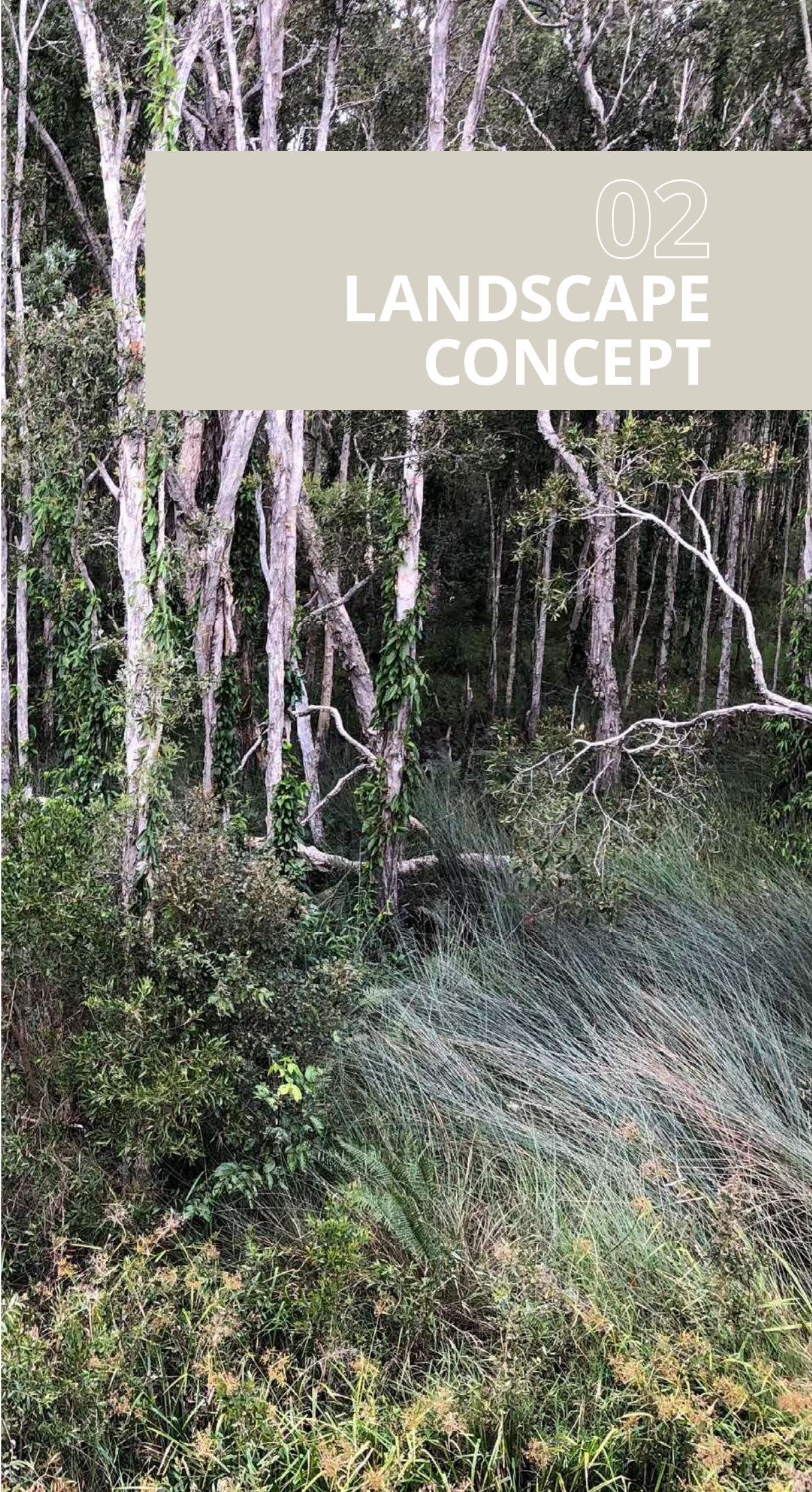


A softening of building edges with native and climbing planting that seamlessly compliments the surrounding landscape.



02

LANDSCAPE  
CONCEPT



Landscape Concept Plan

LEGEND

- 1

Planting strip along carparking areas widened to car stop, achieving deep soil and maximised tree canopies
- 2

Low feature planting along awning of building frontage for open site lines
- 3

Feature tree planting at entrances to highlight key arrival zones, ensuring clear sightlines are maintained for CPTED considerations
- 4

Mixed tree planting to screen BOH, with shrubs and grasses
- 5

Loading dock zone to be most heavily screened sectioned, through planting selection
- 6

Clear sightlines provided to proposed pylon signs. Pylons to be covered in climbing plants
- 7

Mixed grasses and sedges along building to allow for access to stormwater service

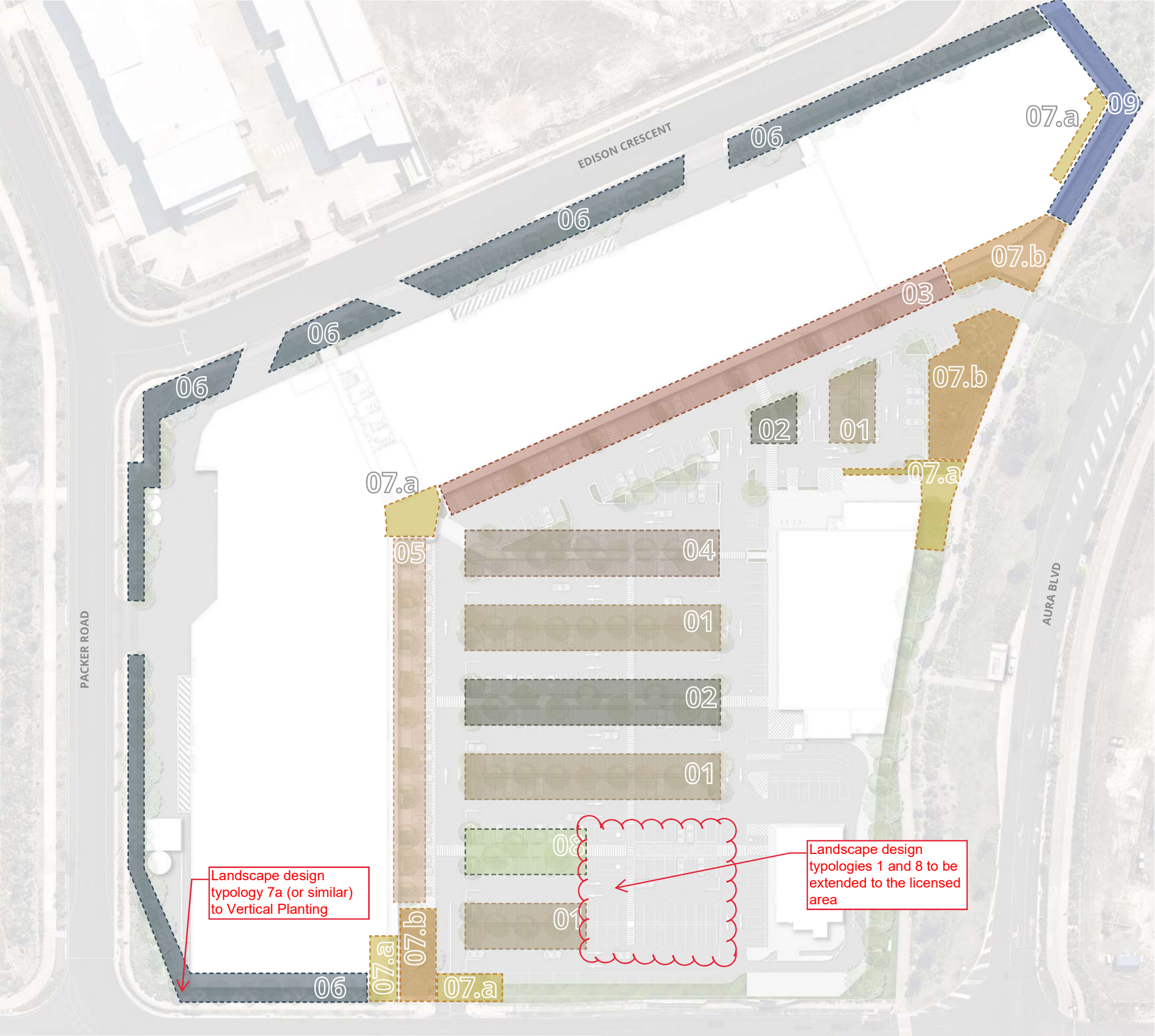
- LOCATION FOR FUTURE BICYCLE PARKING REQUIREMENTS
- MCDONALD'S DEVELOPMENT COMPLETED BY OTHERS



# Landscape Typologies Plan

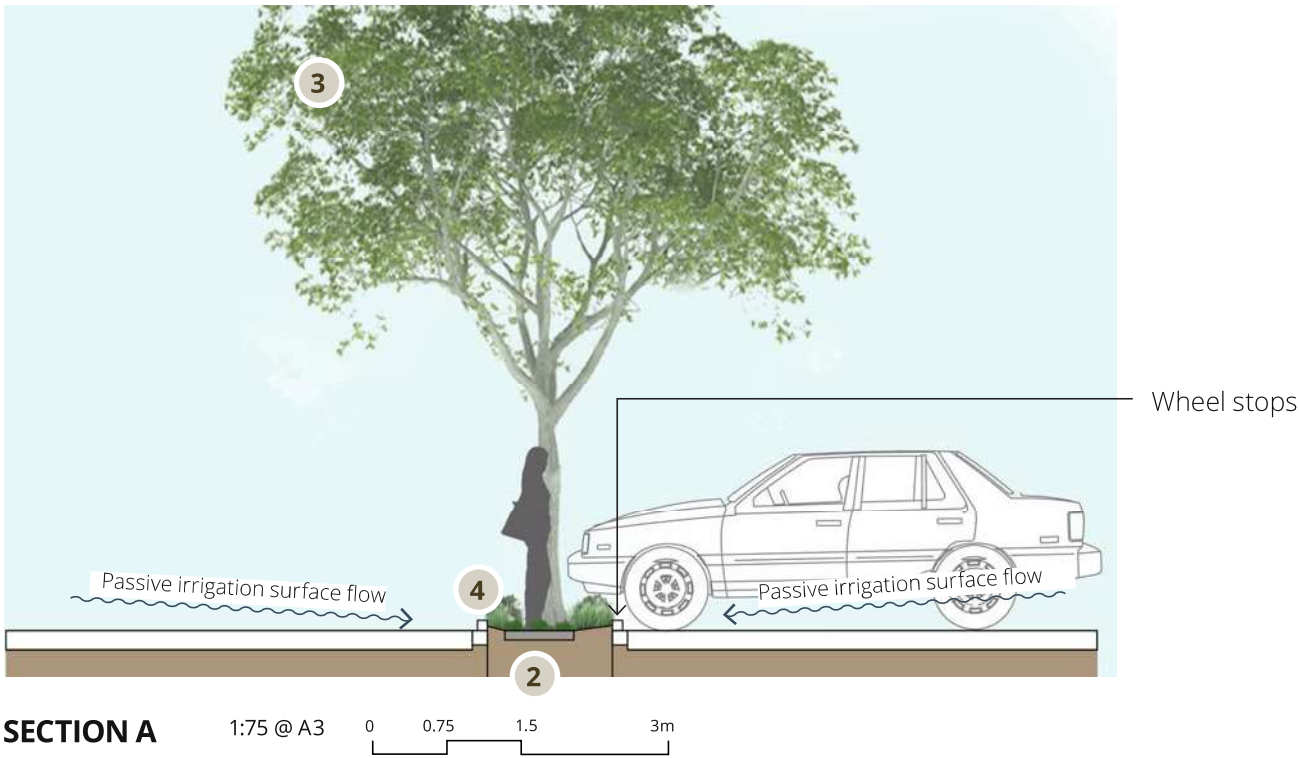
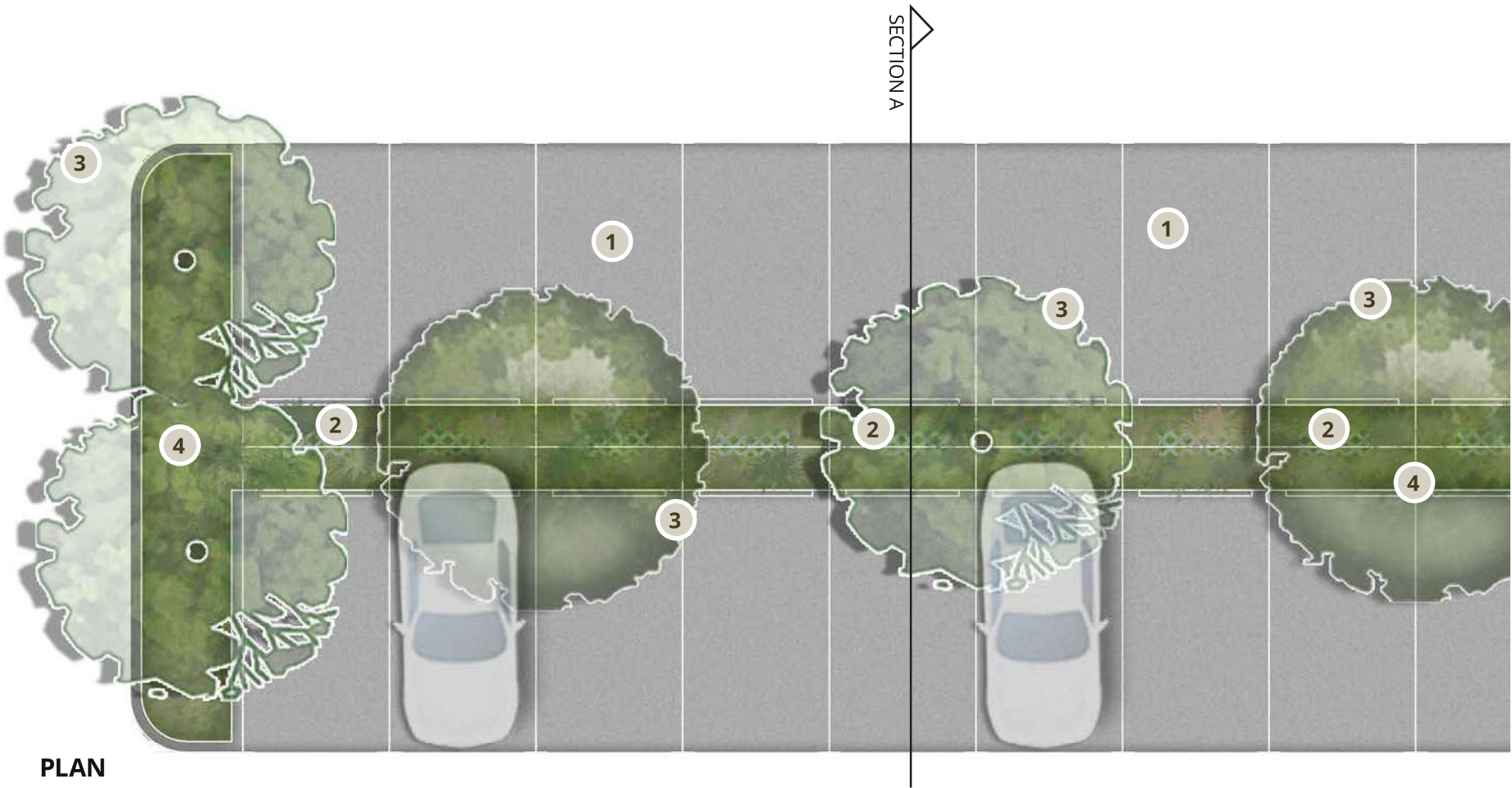
The planting strategy approach across the Aura Business Park can be broken across 7 typologies which respond to the needs within each area. Across the following pages these typologies are explored in detail through plan and section.

- TYPOLGY 1  
Planting between wheel stops
- TYPOLGY 2  
Central pedestrian path with planting to wheelstops
- TYPOLGY 3  
Planting between carparking along building edge
- TYPOLGY 4  
Narrow planting between wheelstops and path
- TYPOLGY 5  
Planting between building edge and wheelstops, inclusive of vertical climbers.
- TYPOLGY 6  
Back of house screening
- TYPOLGY 7.A  
Feature Entry Vertical Planting
- TYPOLGY 7.B  
Feature Entry Planting
- TYPOLGY 8  
Central pedestrian asphalt crossing with planting to wheelstops
- TYPOLGY 9  
Naturalised gravel Stormwater Channel with WSUD planting



Landscape Typology 1

Planting between wheelstops



LEGEND

- 1 Carparking zones with planting to wheelstops
- 2 Permeable concrete paver for pedestrians to use to access car boot
- 3 Shade trees provided throughout planting beds in car parking areas
- 4 Groundcover planting and grasses within car park planting areas to allow for clear sightlines for CPTED principles

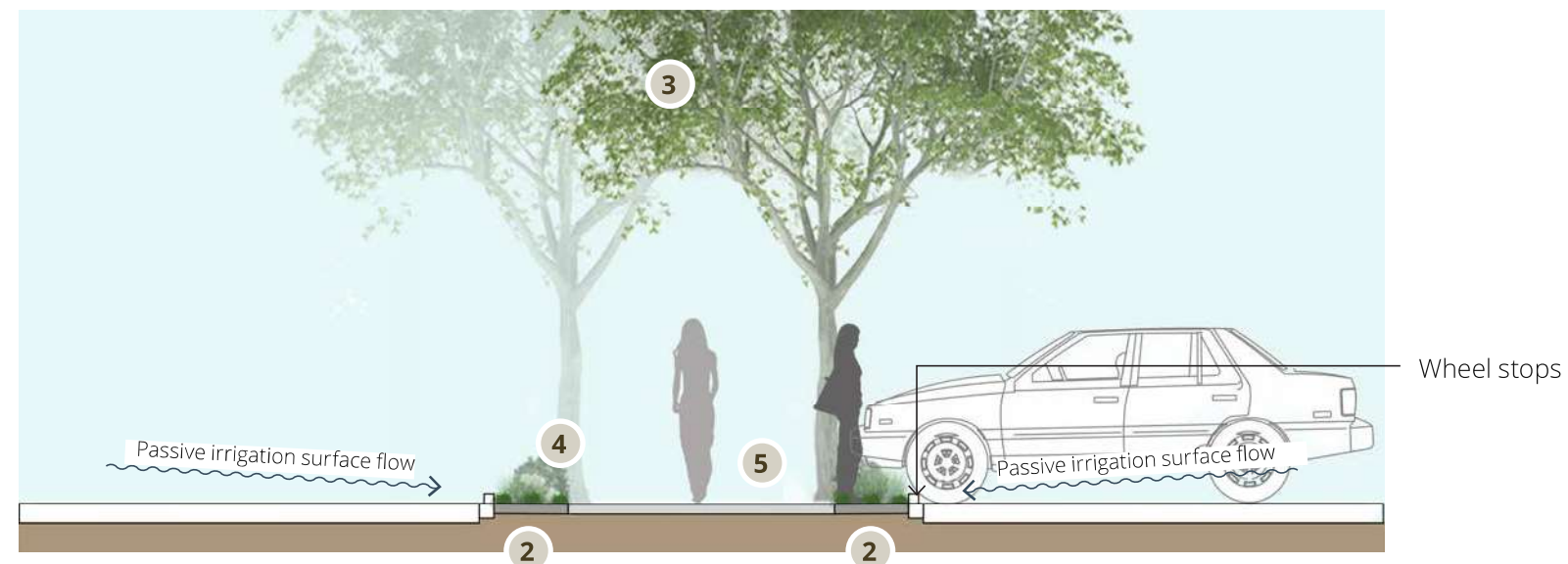
Landscape design typology 1 to be extended to the licensed area - Refer to Landscape Typologies Plan

## Landscape Typology 2

Central pedestrian path with planting to wheelstops



PLAN



SECTION B 1:75 @ A3 0 0.75 1.5 3m



KEY PLAN | NTS

### LEGEND

- 1 Carparking zones with planting to wheelstops
- 2 Permeable concrete paver for pedestrians to use to access car boot/ carparking
- 3 Shade trees provided throughout planting beds in car parking areas
- 4 Groundcover planting and grasses within car park planting areas to allow for clear sightlines for CPTED principles
- 5 Main pedestrian pathway clear and open with paved links into carparking areas

# Landscape Typology 3

Planting between carparking  
along building edge



**SECTION C**  
TYPICAL SECTION THROUGH TYPOLOGY 3 INTERFACE

1:75 @ A3

0 0.75 1.5 3m



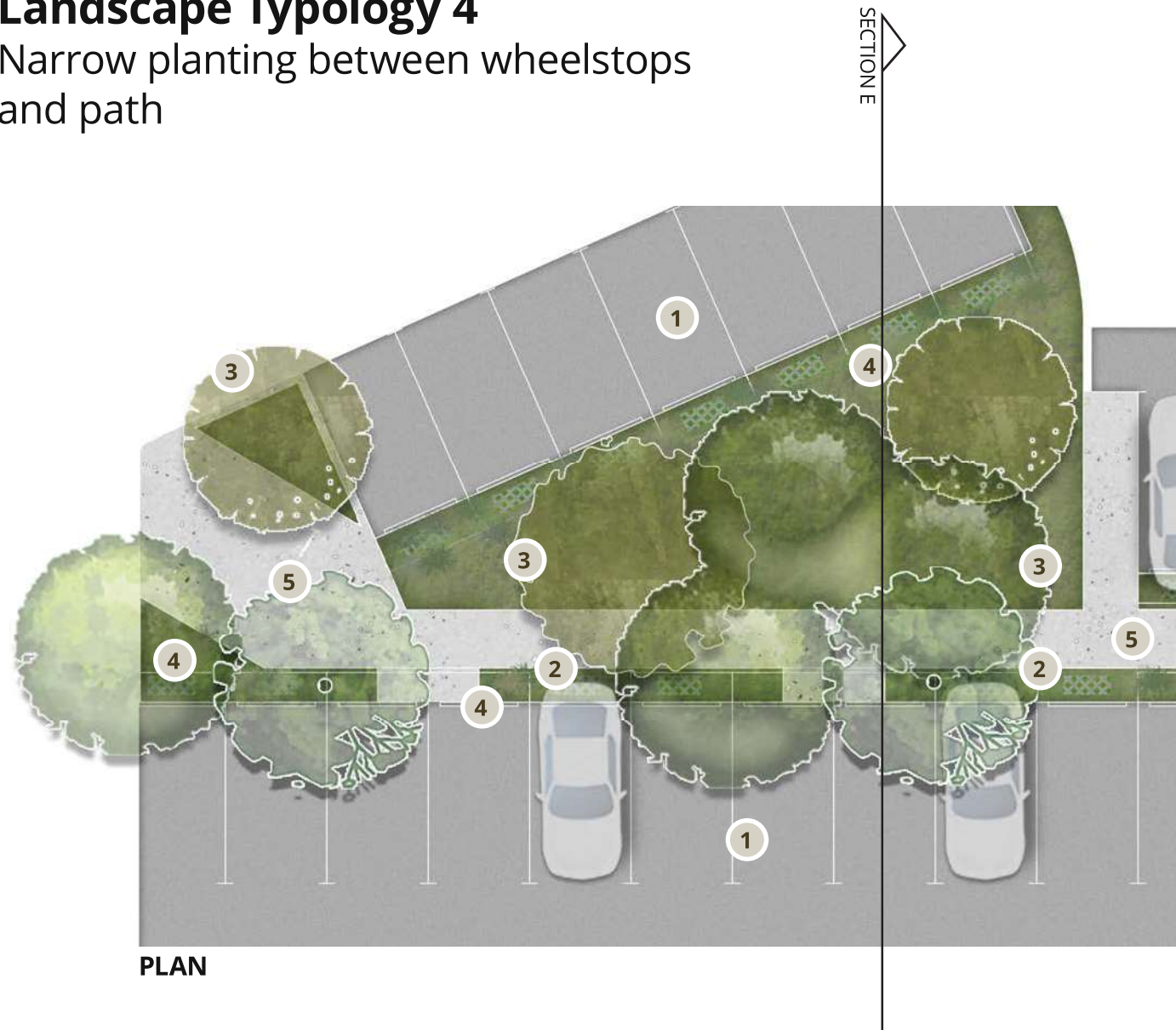
KEY PLAN | NTS

## LEGEND

- 1 Shade trees with clear 2.5-3m trunk to allow for clear sightlines provided throughout planting beds in car parking areas
- 2 Feature shrub and groundcover planting within car park planting areas which allows for clear sightlines for CPTED principles
- 3 Main pedestrian pathway clear and open with paved links into carparking areas

## Landscape Typology 4

Narrow planting between wheelstops and path



### LEGEND

- 1 Carparking zones with planting to wheelstops
- 2 Permeable concrete paver for pedestrians to use to access car boot/ carparking
- 3 Shade trees provided throughout planting beds in car parking areas
- 4 Groundcover planting and grasses within car park planting areas to allow for clear sightlines for CPTED principles
- 5 Main pedestrian pathway clear and open with paved links into carparking areas



KEY PLAN | NTS



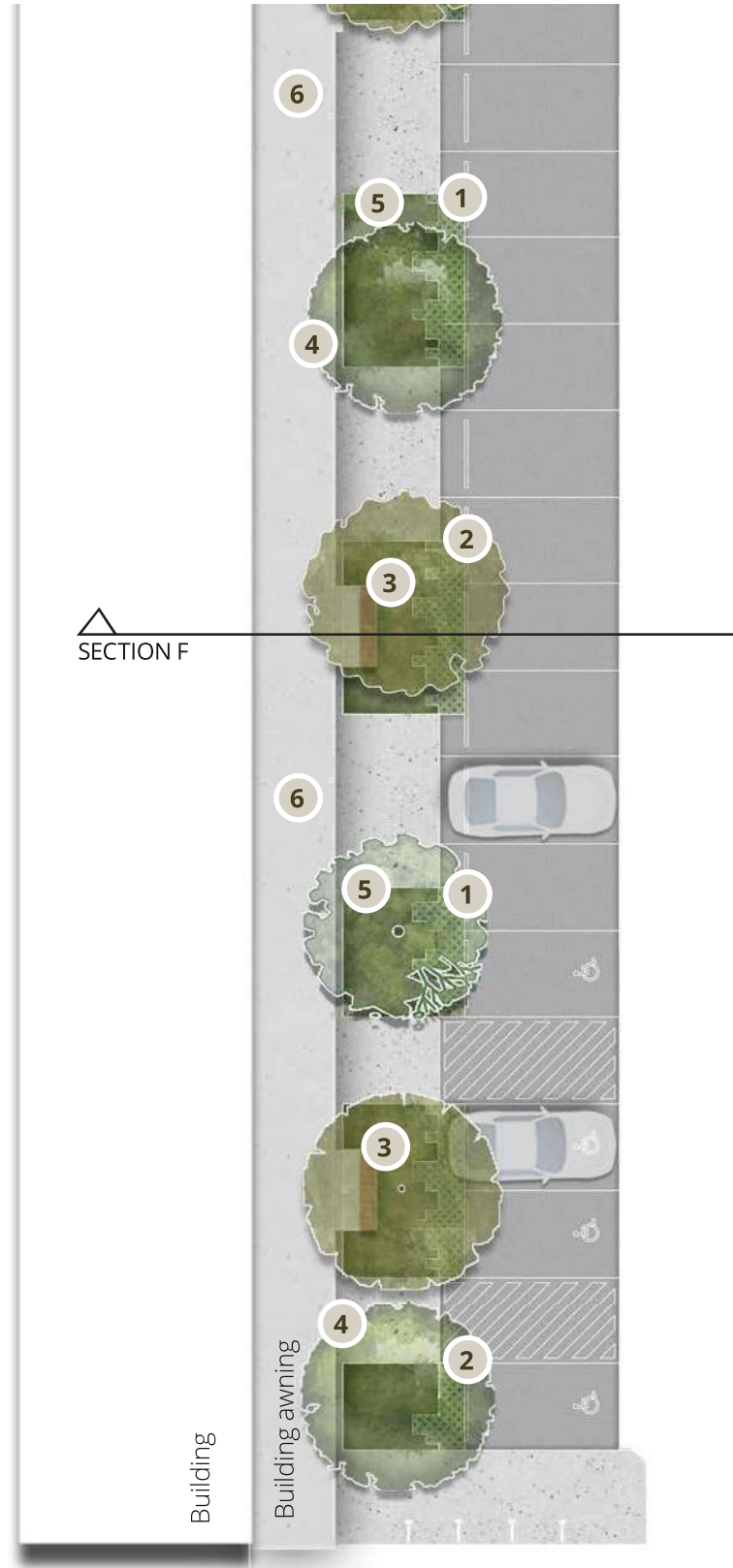
SECTION D 1:75 @ A3 0 0.75 1.5 3m

Taller shrubs/ feature planting in larger planting area

Wheel stops

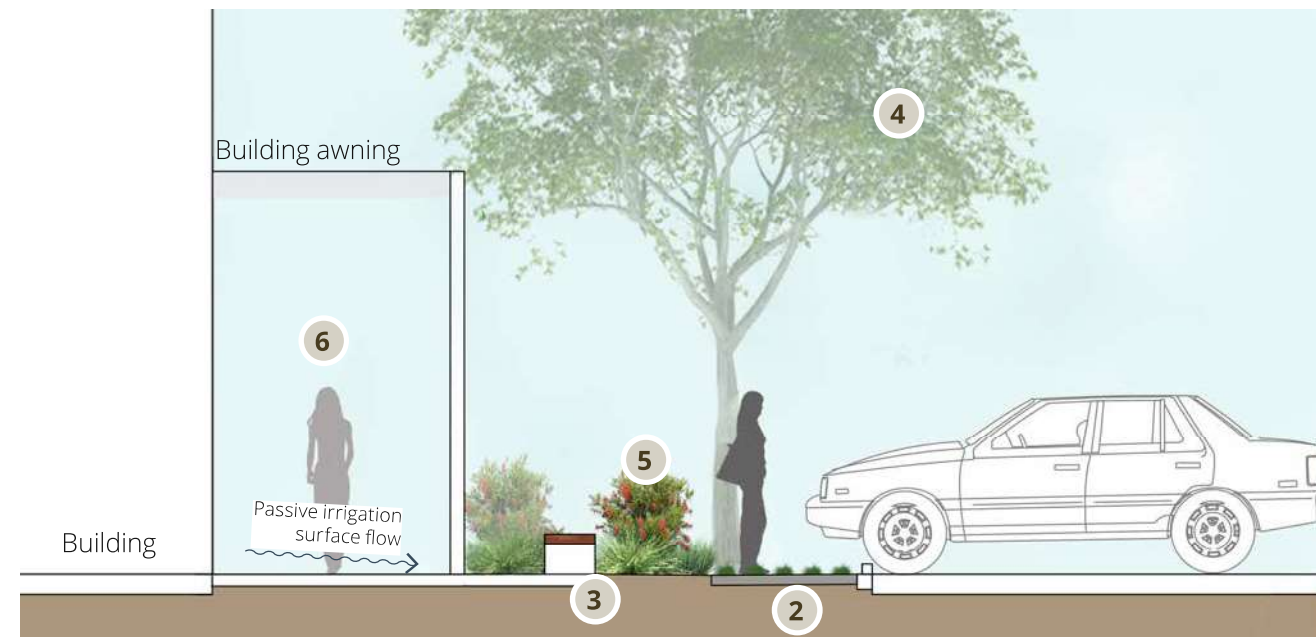
# Landscape Typology 5

## Planting between building edge and wheelstops



### LEGEND

- 1 Carparking zones with permeable paver's to wheelstops
- 2 Permeable concrete paving strip with blended edge to planter for pedestrians to use to access car boot/ carparking
- 3 Integrated bench within planting to allow for flexible furniture (tables) to be incorporated along pedestrian pathway
- 4 Shade trees with clear 2.5-3m trunk to allow for clear sightlines provided throughout planting beds in car parking areas
- 5 Feature shrub and groundcover planting within car park planting areas which allows for clear sightlines for CPTED principles
- 6 Main pedestrian pathway clear and open with paved links into carparking areas



1:75 @ A3 0 0.75 1.5 3m

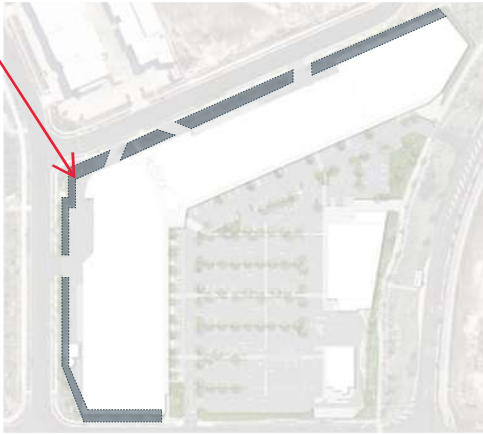


KEY PLAN | NTS

Landscape Typology 6

Back of house screening

Landscape typology 6 - Refer revised planting palette



KEY PLAN | NTS



ELEVATION

LEGEND

- 1

Screening of BOH achieved through shrubs/ low trees at a pedestrian level
- 2

Tall trees of endemic species to blend the building form along Packer Road and Edison Crescent
- 3

Feature palms dotted amongst, tying into the Caloundra/ Baringa coastal typology
- 4

Loading dock entry area. Loading dock to be heavily screened through planting

# Landscape Typology 7

## Feature Entry Areas

### 07.a Feature Entry Vertical Planting



### LEGEND

- 1

Subtropical native feature trees, accent shrubs and groundcovers to
- 2

Ronstan wire trellis system for vertical climbing arrangement to entry signage
- 3

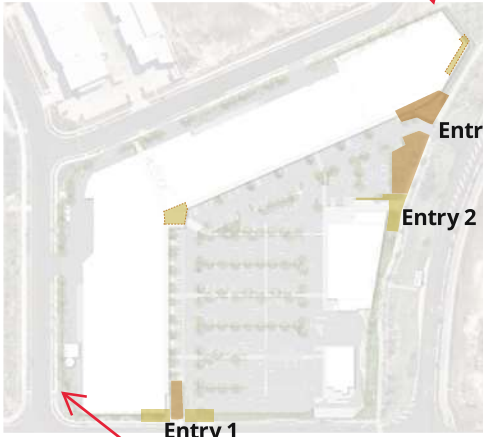
Ronstan wire trellis system for vertical climbing arrangement to building edge
- 4

Accent shrubs and groundcovers to entry point
- 5

Naturalised open stormwater channel interface with pedestrian entry



Landscape design typology 7a (or similar) to Vertical Planting



KEY PLAN | INTS

Landscape design typology 7a (or similar) to Vertical Planting

### 07.b Feature Entry Planting



Landscape Typology 8

Central pedestrian asphalt crossing with planting to wheelstops



PLAN



SECTION F 1:75 @ A3 0 0.75 1.5 3m



KEY PLAN | NTS

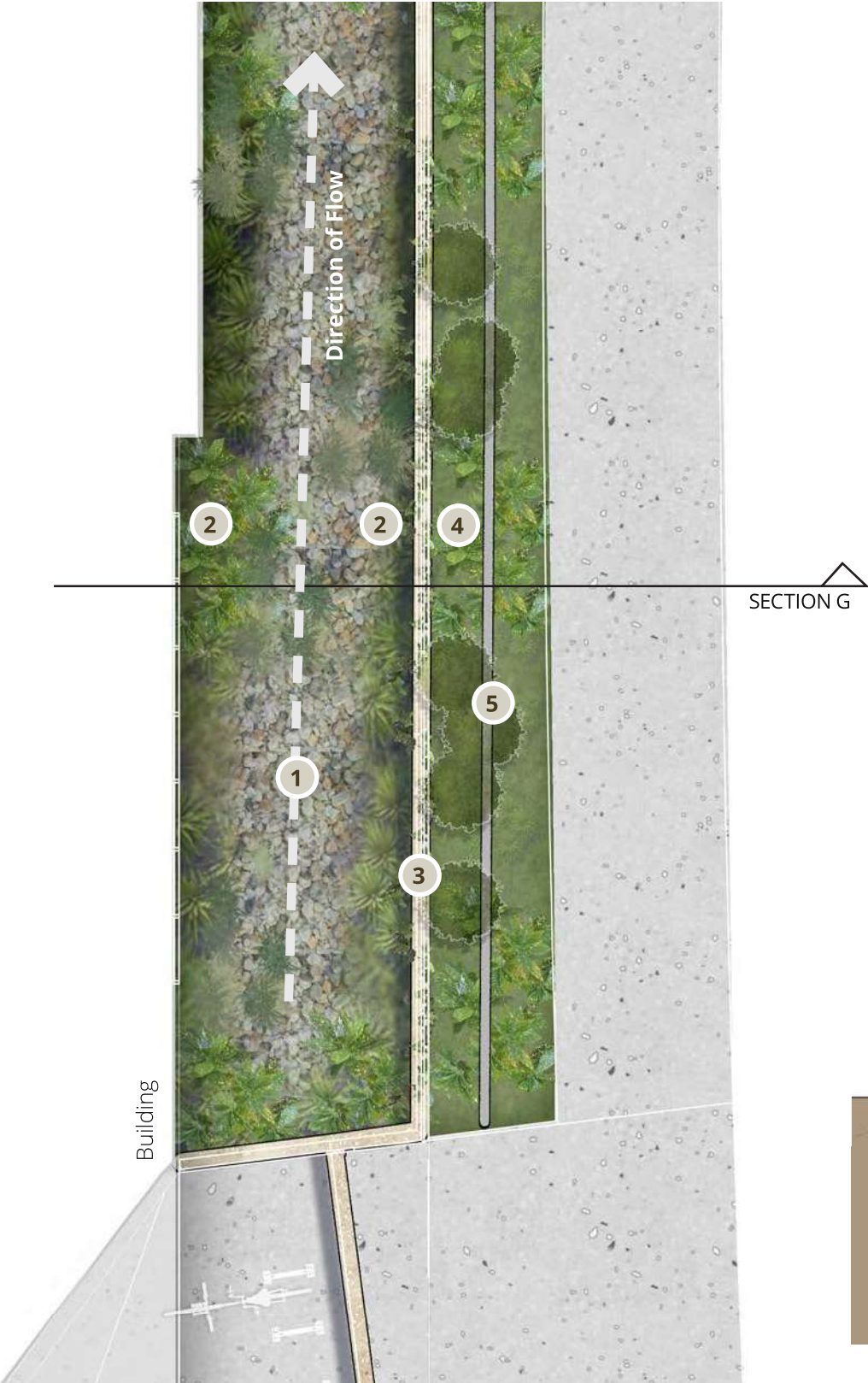
Landscape design typology 8 to be extended to the licensed area - Refer to Landscape Typologies Plan

LEGEND

- 1 Carparking zones with planting to wheelstops
- 2 Permeable concrete paver for pedestrians to use to access car boot/ carparking
- 3 Shade trees provided throughout planting beds in car parking areas
- 4 Groundcover planting and grasses within car park planting areas to allow for clear sightlines for CPTED principles
- 5 Main pedestrian asphalt clear way with open access links into carparking areas

# Landscape Typology 9

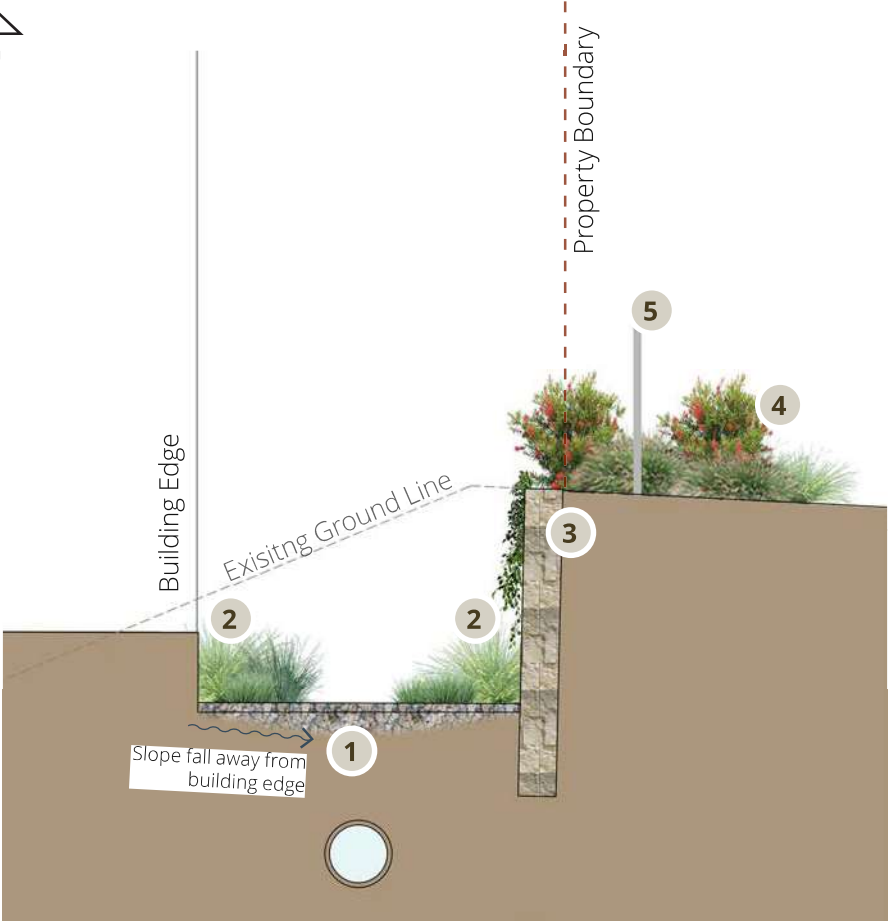
## Naturalised gravel Stormwater Channel with WSUD planting



PLAN

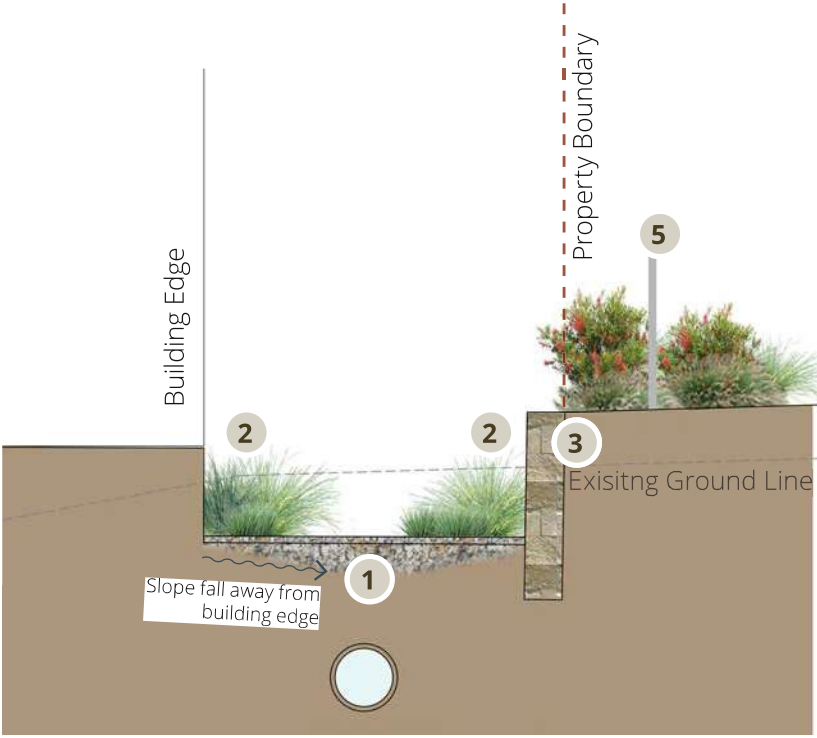
### LEGEND

- 1 River gravel treatment to stormwater channel
- 2 WSUD planting with grasses to edges of stormwater channel (refer page 26)
- 3 Stone Type Wall (or similar)
- 4 Accent shrubs and groundcovers along entry sequence with cascading planting to top of wall
- 5 1m safety fence (min. height)



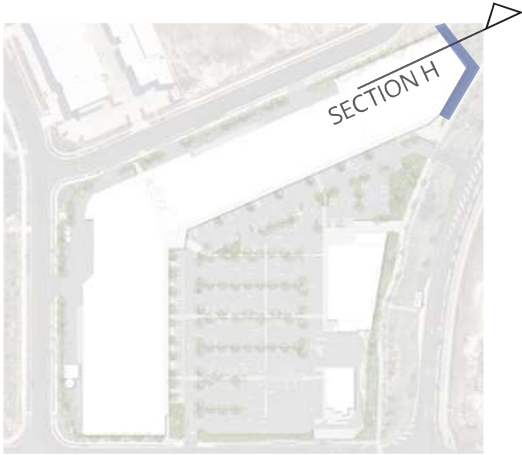
SECTION G

1:100 @ A3 0 0.5 1 2 3 4m



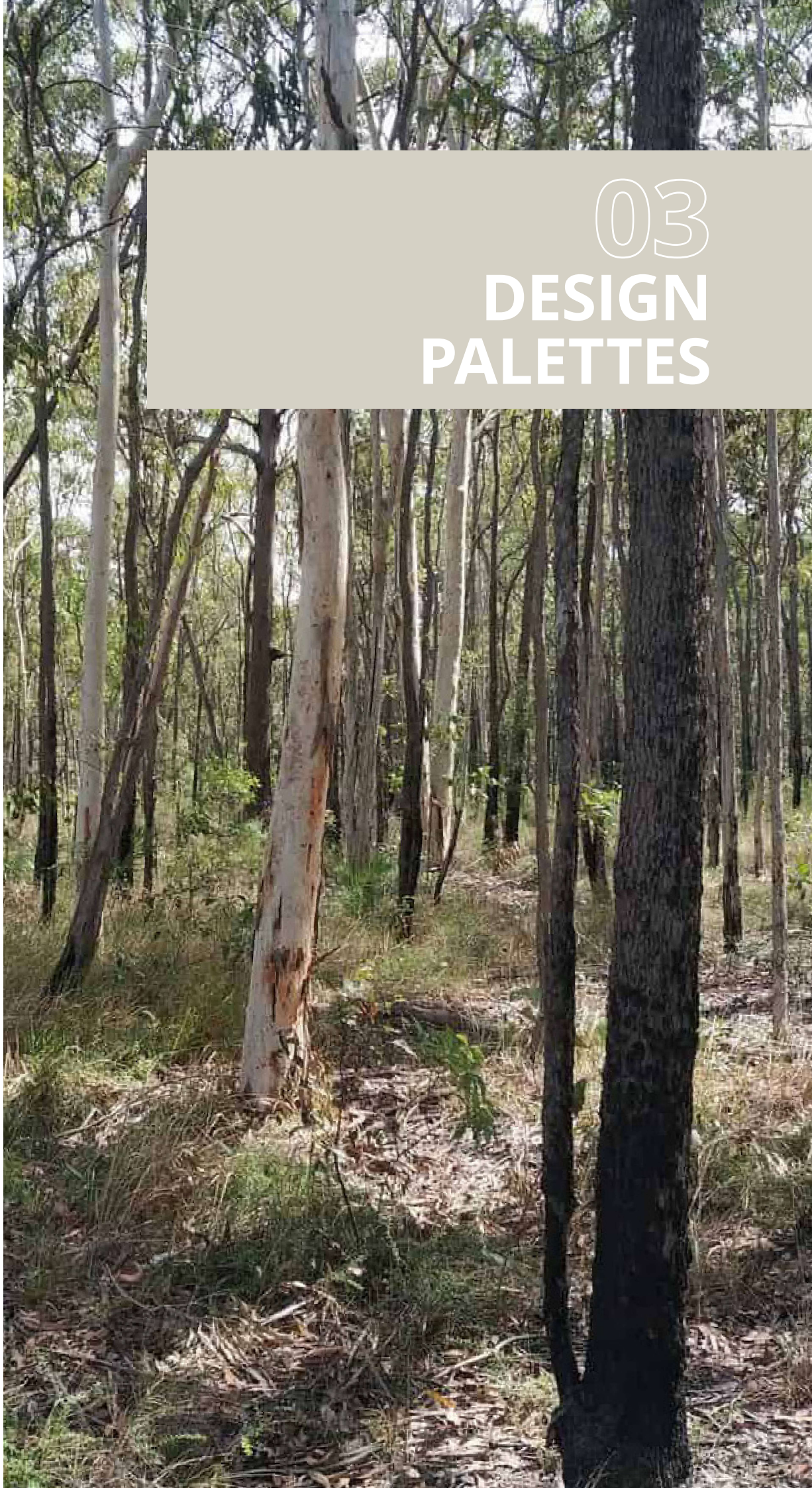
SECTION H

1:200 @ A3 0 1 2 4 6 8m



KEY PLAN | NTS

# 03 DESIGN PALETTES



# Planting Schedule

PLANS AND DOCUMENTS  
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Queensland  
Government

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Endemic vegetation has been favoured to help reinstate the Pre-clear feeling of the site. This also helps link the proposed built form to the conservation vegetation areas. We aim to go above and beyond the required 90% native planting by proposing above 95% native and endemic species to be reinstated throughout the site.

| Species Botanical Name           | Common Name            | Size      | Carpark Tree | Screening Tree | Feature Tree |
|----------------------------------|------------------------|-----------|--------------|----------------|--------------|
| Trees                            |                        | (h x w)   |              |                |              |
| <i>Alphitonia excelsa</i>        | Soap Tree              | 20 x 10 m | ●            |                | ●            |
| <i>Backhousia citriodora</i>     | Lemon-scented Myrtle   | 8 x 5 m   | ●            |                | ●            |
| <i>Backhousia myrtifolia</i>     | Grey Myrtle            | 3 x 3 m   |              | ●              | ●            |
| <i>Banksia aemula</i>            | Wallum Banksia         | 5 x 2 m   |              | ●              |              |
| <i>Banksia integrifolia</i>      | Coastal Banksia        | 10 x 5 m  | ●            | ●              |              |
| <i>Banksia serrata</i>           | Saw Leafed Banksia     | 10 x 4 m  |              | ●              |              |
| <i>Corymbia ficifolia</i>        | Red-Flowering Gum      | 6 x 4 m   | ●            | ●              |              |
| <i>Corymbia intermedia</i>       | Pink Bloodwood         | 20 x 10 m |              | ●              |              |
| <i>Cupaniopsis anacardioides</i> | Tuckeroo               | 5 x 8 m   | ●            | ●              |              |
| <i>Elaeocarpus eumundii</i>      | Smooth-leaved quandong | 7 x 2 m   | ●            |                |              |
| <i>Elaeocarpus reticulatus</i>   | Ash Quandong           | 10 x 3 m  | ●            | ●              |              |
| <i>Ficus macrophylla</i>         | Moreton Bay Fig        | 15 x 10 m |              |                | ●            |
| <i>Ficus obliqua</i>             | Small Leaf Fig         | 20 x 7 m  |              | ●              |              |
| <i>Grevillea hilliana</i>        | White Silky Oak        | 20 x 7 m  |              | ●              |              |
| <i>Livistona australis</i>       | Cabbage Tree Palm      | 20 x 5 m  |              | ●              | ●            |
| <i>Lophostemon suaveolens</i>    | Swamp Box              | 10 x 8 m  | ●            |                | ●            |
| <i>Melaleuca linariifolia</i>    | Flax-Leaved Paperbark  | 10 x 4 m  | ●            | ●              |              |
| <i>Melaleuca quiquenervia</i>    | Broad-Leaved Paperbark | 20 x 8 m  |              | ●              | ●            |
| <i>Waterhousea floribunda</i>    | Weeping Lilly Pilly    | 15 x 8 m  | ●            | ●              |              |
| <i>Xanthanstemon chrysanthus</i> | Golden Penda           | 10 x 15 m | ●            | ●              | ●            |

| Species Botanical Name               | Common Name              | Size            |
|--------------------------------------|--------------------------|-----------------|
| Shrubs and Accents                   |                          | (h x w)         |
| <i>Acmena smithii</i> ‘Allyn Magic’  | Lilly Pilly              | 0.8 x 0.8 m     |
| <i>Banksia oblongifolia</i>          | Dwarf Banksia            | 2 x 1 m         |
| <i>Banksia robur</i>                 | Swamp Banksia            | 2 x 1.5 m       |
| <i>Banksia spinulosa</i>             | Hairpin Banksia          | 2 x 1 m         |
| <i>Callistemon</i> ‘endeavour’       | Bottlebrush              | 2 x 2 m         |
| <i>Doryanthes Palemri</i>            | Giant Spear Lilly        | 1.5 x 2 m       |
| <i>Grevillea banksii</i>             | Red Silky Oak            | 3 x 2 m         |
| <i>Melaleuca nodosa</i>              | Prickly-Leaved Paperbark | 2 x 2 m         |
| <i>Philodendron xanadu</i>           | Xanadu                   | 1 x 1 m         |
| <i>Xanthanstemon</i> ‘Little Goldie’ | Little Goldie            | 1 x 0.8 m       |
| Groundcovers and Climbers            |                          |                 |
| <i>Banksia</i> ‘Birthday Candles’    | Birthday Candles         | 0.4 x 0.5 m     |
| <i>Cissus antarctica</i>             | Kangaroo Vine            | 0.3 x spreading |
| <i>Doodia aspera</i>                 | Prickly Rasp Fern        | 0.3 x 0.6 m     |
| <i>Goodenia rotundifolia</i>         | Star Goodenia            | 0.25 x 0.4 m    |
| <i>Hardenbergia violacea</i>         | Native Sarsaparilla      | 0.5 x spreading |
| <i>Hibbertia scandens</i>            | Snake Vine               | 0.3 x spreading |
| <i>Myoporum ellipticum</i>           | Creeping Boobialla       | 0.3 x spreading |
| <i>Trachelospermum jasminoides</i>   | Star Jasmine             | 0.3 x spreading |
| <i>Senecio serpens</i>               | Blue Chalksticks         | 0.3 x spreading |
| <i>Plectranthus australis</i>        | Sweedish Ivy             | 0.3 x spreading |
| <i>Viola hederacea</i>               | Native Violet            | 0.2 x spreading |
| Grasses and Rushes                   |                          |                 |
| <i>Carex apressa</i>                 | Tall Sedge               | 1 x 0.8 m       |
| <i>Ficinia nodosa</i>                | Knobby Club-Rush         | 1 x 0.8 m       |
| <i>Gahnia aspera</i>                 | Rough Saw-sedge          | 1 x 1m          |
| <i>Juncus usitatus</i>               | Common Rush              | 1 x 0.8 m       |
| <i>Lomandra longifolia</i>           | Basket Grass             | 1 x 0.8 m       |

Amended Planting  
Schedule - Landscape  
Typology 6 only - Back of  
house screening

Endemic vegetation has been favoured to help reinstate the Pre-clear feeling of the site. This also helps link the proposed built form to the conservation vegetation areas. We aim to go above and beyond the required 90% native planting by proposing above 95% native and endemic species to be reinstated throughout the site.

Note: Additional trees  
Waterhouse floribunda  
'Sweeper' to be used for  
screening (unless where  
clear trunk required for  
sightlines).  
Syzygium hemilamprum  
Acemna Smithi

| Species Botanical Name            | Common Name            | Size      | Carpark Tree | Screening Tree | Feature Tree |
|-----------------------------------|------------------------|-----------|--------------|----------------|--------------|
| Trees                             |                        | (h x w)   |              |                |              |
| <del>Alphitonia excelsa</del>     | Soap Tree              | 20 x 10 m | ●            |                | ●            |
| Backhousia citriodora             | Lemon-scented Myrtle   | 8 x 5 m   | ●            |                | ●            |
| Backhousia myrtifolia             | Grey Myrtle            | 3 x 3 m   |              | ●              | ●            |
| Banksia aemula                    | Wallum Banksia         | 5 x 2 m   |              | ●              |              |
| Banksia integrifolia              | Coastal Banksia        | 10 x 5 m  | ●            | ●              |              |
| Banksia serrata                   | Saw Leafed Banksia     | 10 x 4 m  |              | ●              |              |
| <del>Corymbia ficifolia</del>     | Red-Flowering Gum      | 6 x 4 m   | ●            | ●              |              |
| <del>Corymbia intermedia</del>    | Pink Bloodwood         | 20 x 10 m |              | ●              |              |
| Cupaniopsis anacardioides         | Tuckeroo               | 5 x 8 m   | ●            | ●              |              |
| Elaeocarpus eumundii              | Smooth-leaved quandong | 7 x 2 m   | ●            |                |              |
| Elaeocarpus reticulatus           | Ash Quandong           | 10 x 3 m  | ●            | ●              |              |
| <del>Ficus macrophylla</del>      | Moreton Bay Fig        | 15 x 10 m |              |                | ●            |
| <del>Ficus obliqua</del>          | Small Leaf Fig         | 20 x 7 m  |              | ●              |              |
| Grevillea hilliana                | White Silky Oak        | 20 x 7 m  |              | ●              |              |
| Livistona australis               | Cabbage Tree Palm      | 20 x 5 m  |              | ●              | ●            |
| Lophostemon suaveolens            | Swamp Box              | 10 x 8 m  | ●            |                | ●            |
| <del>Melaleuca linariifolia</del> | Flax-Leaved Paperbark  | 10 x 4 m  | ●            | ●              |              |
| Melaleuca quiquenervia            | Broad-Leaved Paperbark | 20 x 8 m  |              | ●              | ●            |
| Waterhousea floribunda            | Weeping Lilly Pilly    | 15 x 8 m  | ●            | ●              |              |
| Xanthanstemon chrysanthus         | Golden Penda           | 10 x 15 m | ●            | ●              | ●            |

Note: Additional alternative shrubs, groundcovers and grasses: Ficus 'Green Island'; Syzygium 'Elite' or Pinnacle'; Syzygium cascade; Radermachera ' Summer Scent'; Xanthostemon 'Little Penda'; Westringia spp; Lomandra hystrix; Lomandra 'Lime Tuff'; Banksia ' Coastal Cushion'; Grevillea 'Cooroora Cascade'.

Note: Large shrubs to be set back minimum 2m from path and parking edges.

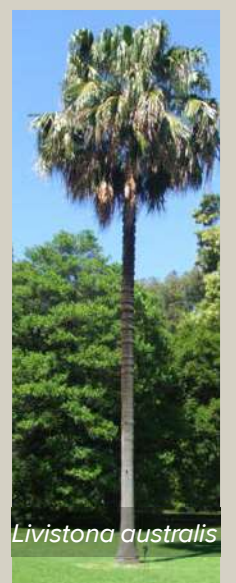
Small shrubs and groundcovers to be setback minimum 0.5m from path edges to avoid pedestrian interference and additional maintenance.

| Species Botanical Name                | Common Name              | Size            |
|---------------------------------------|--------------------------|-----------------|
| Shrubs and Accents                    |                          | (h x w)         |
| Acmena smithii 'Allyn Magic'          | Lilly Pilly              | 0.8 x 0.8 m     |
| Banksia oblongifolia                  | Dwarf Banksia            | 2 x 1 m         |
| Banksia robur                         | Swamp Banksia            | 2 x 1.5 m       |
| Banksia spinulosa                     | Hairpin Banksia          | 2 x 1 m         |
| Callistemon 'endeavour'               | Bottlebrush              | 2 x 2 m         |
| Doryanthes Palemri                    | Giant Spear Lilly        | 1.5 x 2 m       |
| Grevillea banksii                     | Red Silky Oak            | 3 x 2 m         |
| Melaleuca nodosa                      | Prickly-Leaved Paperbark | 2 x 2 m         |
| Philodendron xanadu                   | Xanadu                   | 1 x 1 m         |
| Xanthanstemon 'Little Goldie'         | Little Goldie            | 1 x 0.8 m       |
| Groundcovers and Climbers             |                          |                 |
| <del>Banksia 'Birthday Candles'</del> | Birthday Candles         | 0.4 x 0.5 m     |
| Cissus antarctica                     | Kangaroo Vine            | 0.3 x spreading |
| <del>Doodia aspera</del>              | Prickly Rasp Fern        | 0.3 x 0.6 m     |
| Goodenia rotundifolia                 | Star Goodenia            | 0.25 x 0.4 m    |
| Hardenbergia violacea                 | Native Sarsaparilla      | 0.5 x spreading |
| Hibbertia scandens                    | Snake Vine               | 0.3 x spreading |
| Myoporum elipticum                    | Creeping Boobialla       | 0.3 x spreading |
| Trachelospermum jasminoides           | Star Jasmine             | 0.3 x spreading |
| Senecio serpens                       | Blue Chalksticks         | 0.3 x spreading |
| <del>Plectranthus australis</del>     | Sweedish Ivy             | 0.3 x spreading |
| <del>Viola hederacea</del>            | Native Violet            | 0.2 x spreading |
| Grasses and Rushes                    |                          |                 |
| Carex apressa                         | Tall Sedge               | 1 x 0.8 m       |
| Ficinia nodosa                        | Knobby Club-Rush         | 1 x 0.8 m       |
| Gahnia aspera                         | Rough Saw-sedge          | 1 x 1m          |
| Juncus usitatus                       | Common Rush              | 1 x 0.8 m       |
| Lomandra longifolia                   | Basket Grass             | 1 x 0.8 m       |

Note: Where not part of bio-retention, preference for Lomandra Hystrix over other species on this list.

# Planting Palette

## Trees





# Planting Palette

## Understorey



# Planting Palette

## WSUD Planting

