

AURA LAKES

GAGALBA LAKES

STATEMENT OF LANDSCAPE INTENT



+

URBIS

REVISION: A
PREPARED BY URBIS FOR STOCKLAND
10 APRIL 2024

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1458
Date: 2 August 2024



AMENDED IN RED

By: Jennifer Davison
Date: 9 July 2024



Amended spelling in title

ACKNOWLEDGMENT OF COUNTRY

Urbis acknowledges the Kabi Kabi people and the Jinibara people, the Traditional Custodians of the land on which Aura is located. We pay our respects to their Elders past and present and would like to extend that respect to all Aboriginal and Torres Strait Islander peoples.

We recognise and respect the connection to their land, cultural heritage and community, and we acknowledge the important contribution that Kabi Kabi people and Jinibara people will have in creating a strong and vibrant Australian society.

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 Lakes, 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 18.

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).

CONTENTS

DOCUMENT STRUCTURE

01

SITE
LOCATION AND
UNDERSTANDING

●
Page 04

02

DESIGN VISION

●
Page 12

03

LANDSCAPE
MASTERPLAN

●
Page 18



01 SITE LOCATION AND UNDERSTANDING

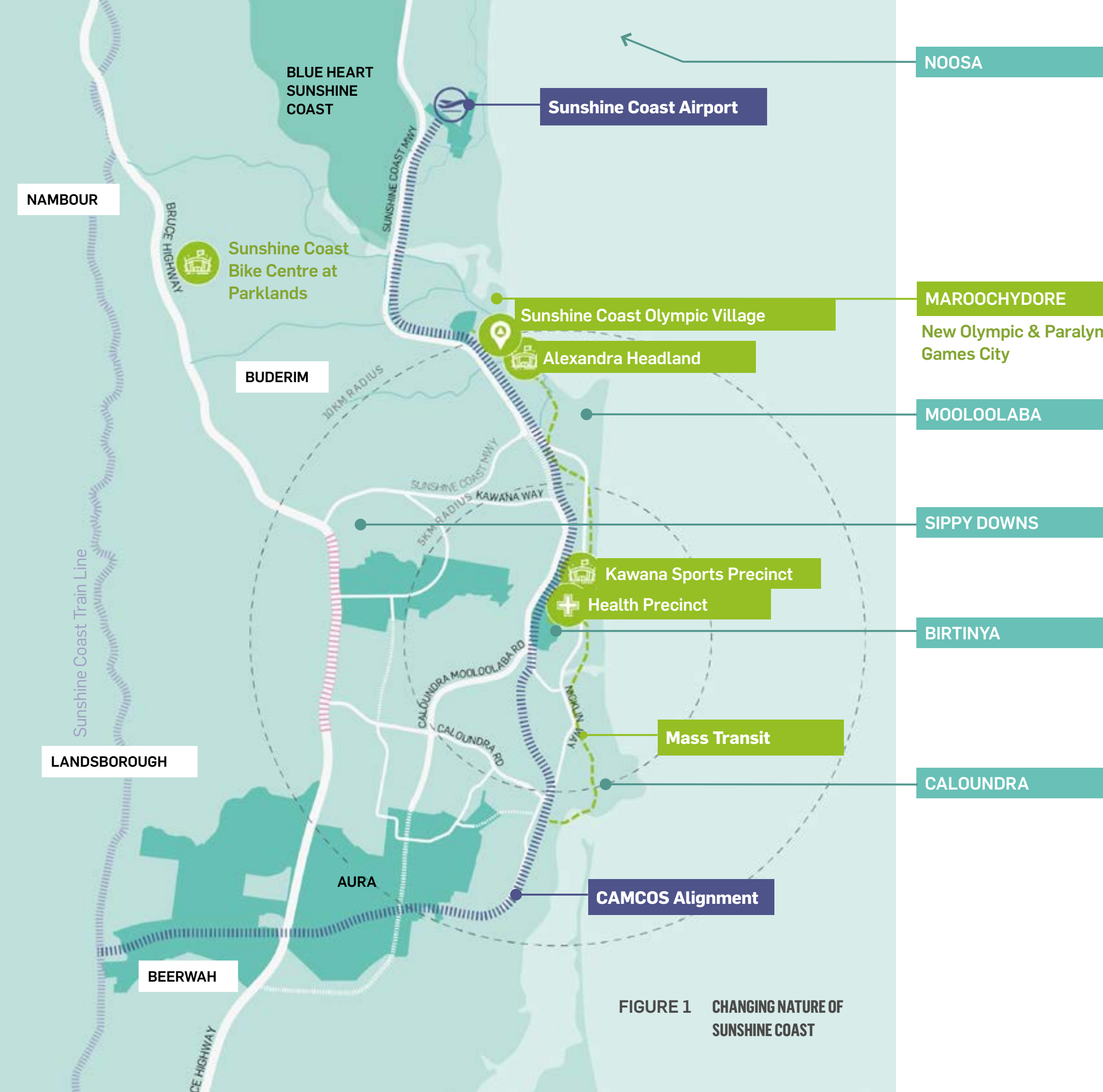


FIGURE 1 CHANGING NATURE OF
SUNSHINE COAST

A place of connection, inclusion and collaboration.

**Cosmopolitan
Coast**

**Commercial
Coast**

The business heart
of the coast

**Up and Coming
Coast**

'Emerging New
Communities'

Contemporary
and early stages
of place character
formation



AURA LAKES
SITE CONTEXT PLAN
P17, P18 & P19

PLAN REF: AU12885-14C
DATE: 04 APRIL 2024
CLIENT: STOCKLAND
DRAWN BY: MD / JC
CHECKED BY: MD / PHE

DISCLAIMER

The contents of this plan are conceptual and for discussion purposes only. All areas and dimensions are approximate and subject to relevant studies, survey, engineering and Council approval.

The information used in this plan is drawn from the following sources:

Site Boundaries: Urbis & RPS Survey
Adjoining Context Area Information: Urbis
Environmental Buffers: RPS Survey.

URBAN DESIGN Level 8
31 Dorcas Street
PO Box 1009
Portlady Valley QLD 4008
T +61 7 3039 9500
www.pmgroeco.com.au

RPS
A TETRA TECH COMPANY
© COPYRIGHT PROTECTS THIS PLAN
Unauthorized reproduction or reuse of this plan is prohibited.
Please contact for advice.



LANDSCAPE CHARACTER

Prior to development the site was predominantly land used as pasture. The design maximises connection to the natural wonders of the nearby creeks and invokes thoughts of water throughout the development.





02
AURA LAKES
VISION

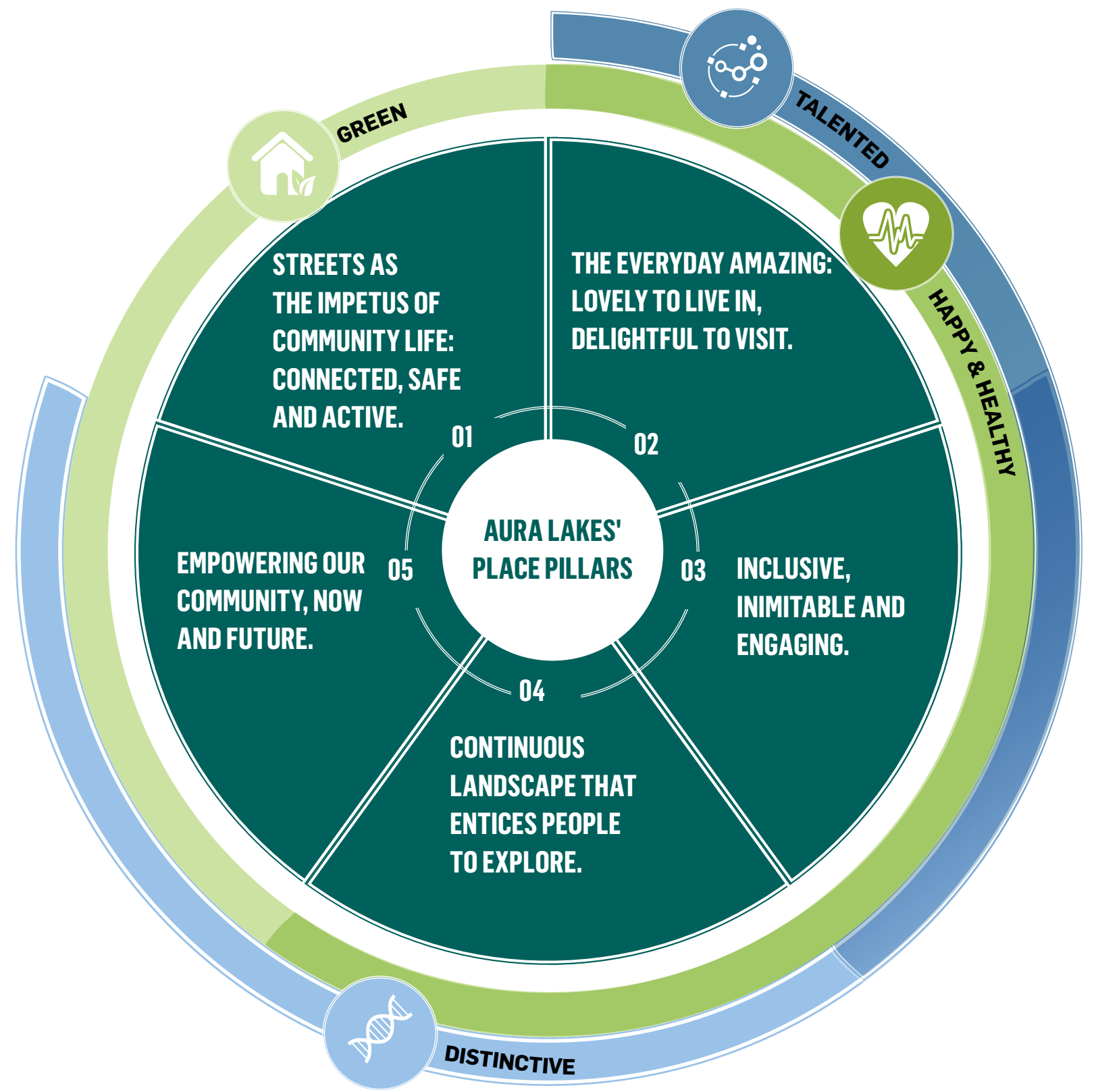
LIVING AURA'S AMBITION

AURA LAKES' PLACE FRAMEWORK

The city of Aura has been built on four strategic goals: green, talented, happy and healthy, Distinctive. These pillars build the basis for everything that has been created in the City of Colour, and will continue to be foundational goals for Aura Lakes.

Through a co-creation process, a clear intent has been derived for each of this goal. This enable us to crystalise the strategic intent of Aura Lakes and determine the place-specific ingredients that are required to realise the ambition to be a next generation liveable master-planned community. These place-specific ingredients are framed as 'place pillars' for Aura Lakes, supporting the realisation of the vision.

The following pages unfold the strategic intents, ambitions and pillars of Aura Lakes in further details, and how these align with Sunshine Coast Community Strategy 2019-2041, specifically the outcomes and policy objectives to build a strong community together.



ALIGNMENT WITH SCCS 201-2041'S OUTCOMES

| | <div>Green</div> <div></div> <div></div> | <div>Talented</div> <div></div> <div></div> | <div>Happy and Healthy</div> <div></div> <div></div> | <div>Distinctive</div> <div></div> <div></div> |
|---------------------------|---|---|---|---|
| STRATEGIC INTENTS | DISTRICT SCALE SUSTAINABILITY IS A REAL OUTCOME. | AURA LAKES IS AND FEELS COSMOPOLITAN | OUR COMMUNITY IS HEALTHIER AND FEELS HAPPIER THAN GENERAL POPULATION | I HAVE A DEEPER CONNECTION TO AND CARE FOR LAND AND COUNTRY + I DON'T LEAVE AURA ON THE WEEKEND |
| AMBITION STATEMENTS | OUR WATER, WASTE, ENERGY, AND MOBILITY NETWORK ARE DESIGNED TO SUPPORT RESILIENCY OF OUR DISTRICT ECOSYSTEM. HOMES ARE AFFORDABLE, ACCESSIBLE, AND ADAPTABLE FOR ALL STAGES OF LIFE. | OUR DIVERSE CULTURE AND ASPIRATION ARE CELEBRATED AND INTEGRATED INTO OUR EVERYDAY LIVES. | GREEN AND ACTIVE LIFESTYLE – OUR COMMUNITY ENJOYS THE HEALTHIEST ENVIRONMENT OF THE COAST AND THE CONVENIENCE OF A SEAMLESSLY CONNECTED ACTIVE TRANSPORT NETWORK. | OUR NEIGHBOURHOOD HAS A GENUINE CONNECTION TO PLACE – OUR LANDSCAPE AND PLACES ARE CURATED TO CREATE A SENSORY AND MEMORABLE EXPERIENCES. |
| STRONG COMMUNITY OUTCOMES | CONNECTED, RESILIENT COMMUNITIES | VIBRANT COMMUNITIES + INCLUSIVE COMMUNITIES | HEALTHY, ACTIVE COMMUNITIES | CREATIVE, INNOVATIVE COMMUNITIES |

ALIGNMENT WITH THE SCCS 2019-2041'S OUTCOMES

03

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 LAKES - GAGALBA

Precinct 18 (herein referred to as AURA Lakes) is located in the suburb of Gagalba, the most recent and Southern suburb of AURA. Located South of the suburb of Banya, Gagalba is adjacent to the Bruce Highway, as well as Bells Creek Arterial Road. The site itself includes Bells Creek South.

Gagalba means 'Shining place', inspired by the future lakes community. It is a neighbourhood surrounded 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 Lakes 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 Lakes will promote interaction with water to inspire and encourage adventure and discovery, and to educate visitors about the delicacy of our ecosystems.



AURA LAKES ROL 01

LANDSCAPE MASTER PLAN

AURA LAKES - GAGALBA

PRECINCT 18 - ROL 1



AURA Lakes, Application 1 is the southern portion of the AURA Lakes precinct and will get direct access off of Bells Creek Arterial Road extension.

From a landscape and public realm character perspective, Application 1 will set the tone for the broader AURA Lakes precinct and deliver a unique arrival experience of deep green living, with access to water.

Drawing inspiration from water and water sensitive urban design principles, Application 1 will deliver a series of water bodies and water treatment catchments on the AURA Lakes arrival viewline. The water bodies will be immersed in green open space, inspired by the surrounding environment of Bells Creek South, delivering an urban design layout that threads the landscape into the village with a clear and direct focus on a vibrant central community hub.



FIVE KEY PILLARS

**PILLAR 1 -STREETS AS THE IMPETUS OF
COMMUNITY LIFE: CONNECTED, SAFE AND
ACTIVE.**



**PILLAR 2 - THE EVERYDAY AMAZING: LOVELY TO
LIVE IN, DELIGHTFUL TO VISIT.**



PILLAR 3 -INCLUSIVE, INIMITABLE AND ENGAGING.



**PILLAR 4 -CONTINUOUS LANDSCAPE THAT
ENTICES PEOPLE TO EXPLORE.**



**PILLAR 5 - EMPOWERING OUR COMMUNITY, NOW
AND FUTURE.**



PILLAR 1: STREETS AS THE IMPETUS OF COMMUNITY
LIFE: CONNECTED, SAFE AND ACTIVE.

At Aura Lakes using our car is not the automatic choice - a seamless network of active and public transport enables our local and district movement patterns.

At Aura Lakes, street life forms part of our neighbourhood lifestyle. We provide robust active network with innovative mobility solutions to drive modal choice and shift in travel behaviour for the better – cleaner (energy) and more convenient.

Vibrant, people centred streets support our active neighbourhood lifestyle.



ACTIVE TRANSPORT NETWORK

LEGEND

- 3.0m WIDE CYCLE LANE
- 3.0m WIDE SHARED PATH
- 2m WIDE PEDESTRIAN PATH
- 1.8m WIDE PEDESTRIAN PATH
- *1.5m wide pedestrian path all other roads
- BUS STOPS
- COMMUNITY AND SHOPS
- PARKS AND GREEN SPACE
- SCHOOLS

A network of clear pathways and through routes enables easy travel across ROL 1. On the edges of the site 3m wide cycle lane and 2m pedestrian path link ROL 1 to other parts of Aura lakes and the wider aura area.

The shared paths draw residents and visitors to the water and connects them to the community, retail school and sports facilities within the sites.



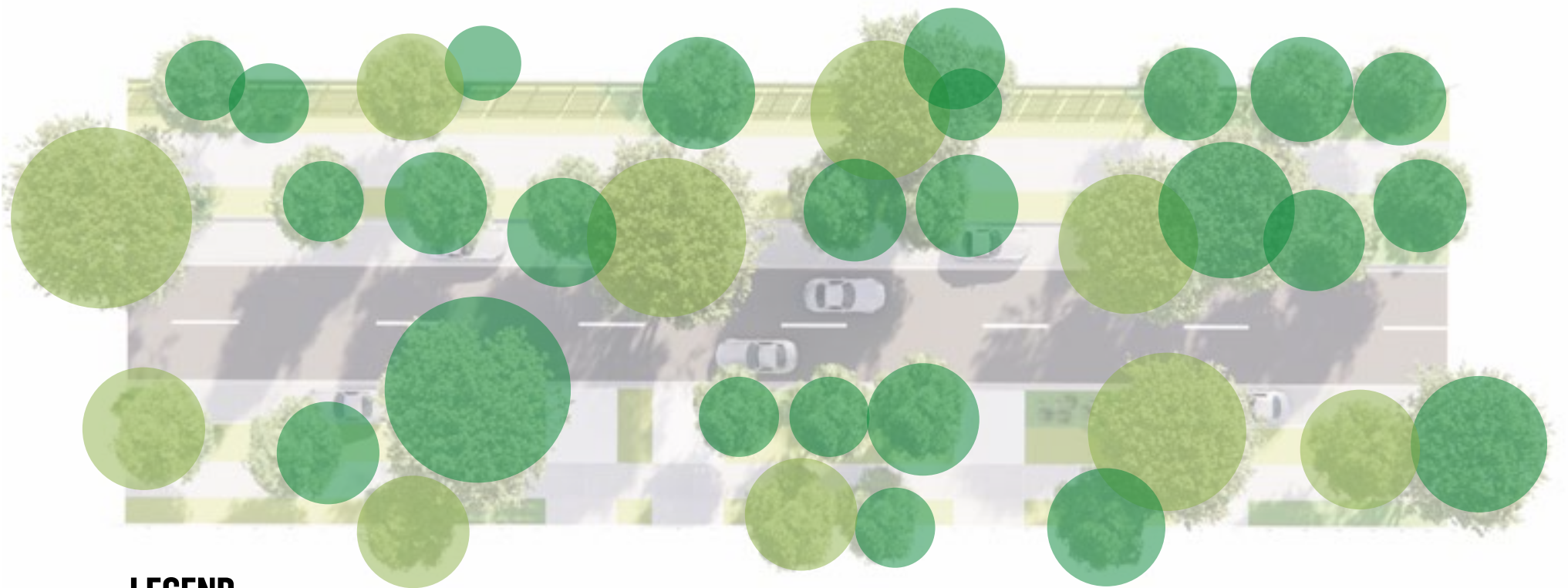
SHADE IN OUR STREETS

One of the primary benefits of integrating shade in streetscapes is the reduction of the urban heat island effect. This effect occurs when cities and towns experience significantly higher temperatures than surrounding rural areas due to human activities. With increasing urbanization, the urban heat island effect is becoming a significant problem in many cities worldwide. However, the provision of shade can help to mitigate this effect, as it reduces the amount of direct sunlight hitting the ground and buildings.



“**STREET TREES ON ROUTES TO SCHOOL ENCOURAGE CHILDREN TO WALK TO SCHOOL AND PROMOTE WALKING AND CYCLING IN ADOLESCENTS AND ADULTS.**”

CONNECTED TREE CANOPY AND REDUCED HEAT ISLAND EFFECT



- LEGEND**
- STANDARD CANOPY COVER
 - PROPOSED AURA ADDITIONAL CANOPY COVER



“**THE TEMPERATURE UNDER TREE CANOPIES IS 5-15°C COOLER THAN ON STREETS WITHOUT TREES, IMPROVING THE THERMAL COMFORT AND AIR QUALITY FOR PEDESTRIANS**”

WAYFINDING AND SIGNAGE



A diverse constellation of environments and experiences that reflect a mirage of moods and moments. Creating a network of destinations to explore, operating at different scales, where journeys overlap.

Creating inimitable places which evolve its spaces, paths and journeys (grain) together with its textures, scales, activations and programs (grit) to build character and identity.

Our homes are diverse, our buildings, streets and green spaces are designed for life.

RECREATION STRATEGY

The recreational strategy enables easy access to parks and play areas from the whole of the ROL 1 site and creates a green spine in which the rest of Aura lakes is connected. The linear open spaces create green links through the development giving priority for pedestrians and cyclist to transverse through housing blocks rather than around them.

LEGEND

- NEIGHBOURHOOD SPORTS PARK
- NEIGHBOURHOOD RECREATION PARK
- LOCAL RECREATION PARK
- LOCAL LINEAR OPEN SPACE
- DRAINAGE



ENTRY STATEMENTS INTO PRECINCT

The feature entry statement is located at the entrance to the site via Bells Creek Arterial Road. A series of poles will create a flowing effect to invoke the image of running water. The poles will be used at smaller scales to repeat that image across the whole site.



LEGEND

- ENTRY STATEMENTS
- ART OPPORTUNITIES
- PARKS AND GREEN SPACE



PARK DESIGNS

There is a variety of green spaces throughout ROL 1 creating a tapestry of green across ROL 1 creating community at different scales.

The Sports Park - both local and area wide sports events.

Little Spring Neighbourhood Recreation Park - the neighbourhood park for the residences of ROL 1 and the start of the water story.

Main Linear Park - Links the Little Spring Park to the wetland corridor and is an area for both play, education and local wildlife.

Local Recreation Park - Supports residents of ROL 1 with space to play and areas to socialise.

Wetland Corridor - A feature of Aura Lakes is the water and this area houses the first wetland as part of the arrival space. It also incorporates water filtration and storage seamlessly with the cycling and pedestrian pathways.

Urban Micro Forests and Mid Street Micro Forests - dwelling spaces within the street and spaces for larger canopy trees. Adoption of these spaces by local residents or students will be promoted.

Community Gardens - Spaces for residents to grow produce in a community setting.



NEIGHBOURHOOD SPORTS PARK

LEGEND

- 01 CRICKET FIELD
- 02 CRICKET PRACTICE AREA
- 03 FLAT LAWN
- 04 MOUNDED LAWN
- 05 DROP OFF AREA
- 06 CHANGE ROOMS AND VIEWING AREAS
- 07 PLANTING BED
- 08 CAR PARK
- 09 TURNING CIRCLE
- 10 FUTURE NEIGHBOURHOOD MEETING ROOMS



*Indicative design

WETLAND CORRIDOR & LOCAL RECREATION PARK

- LEGEND**
- 01 LOCAL RECREATION PARK BOUNDARY
 - 02 LAWN
 - 03 WETLAND
 - 04 BIOBASIN
 - 05 SEDIMENT BASIN
 - 06 VIEWING PLATFORM
 - 08 ENTRANCE FEATURE
 - 09 SEATING
 - 10 CONTRA-FLOW CYCLE PATH
 - 11 LINK TO THE LINEAR PARK AND LITTLE SPRING PARK



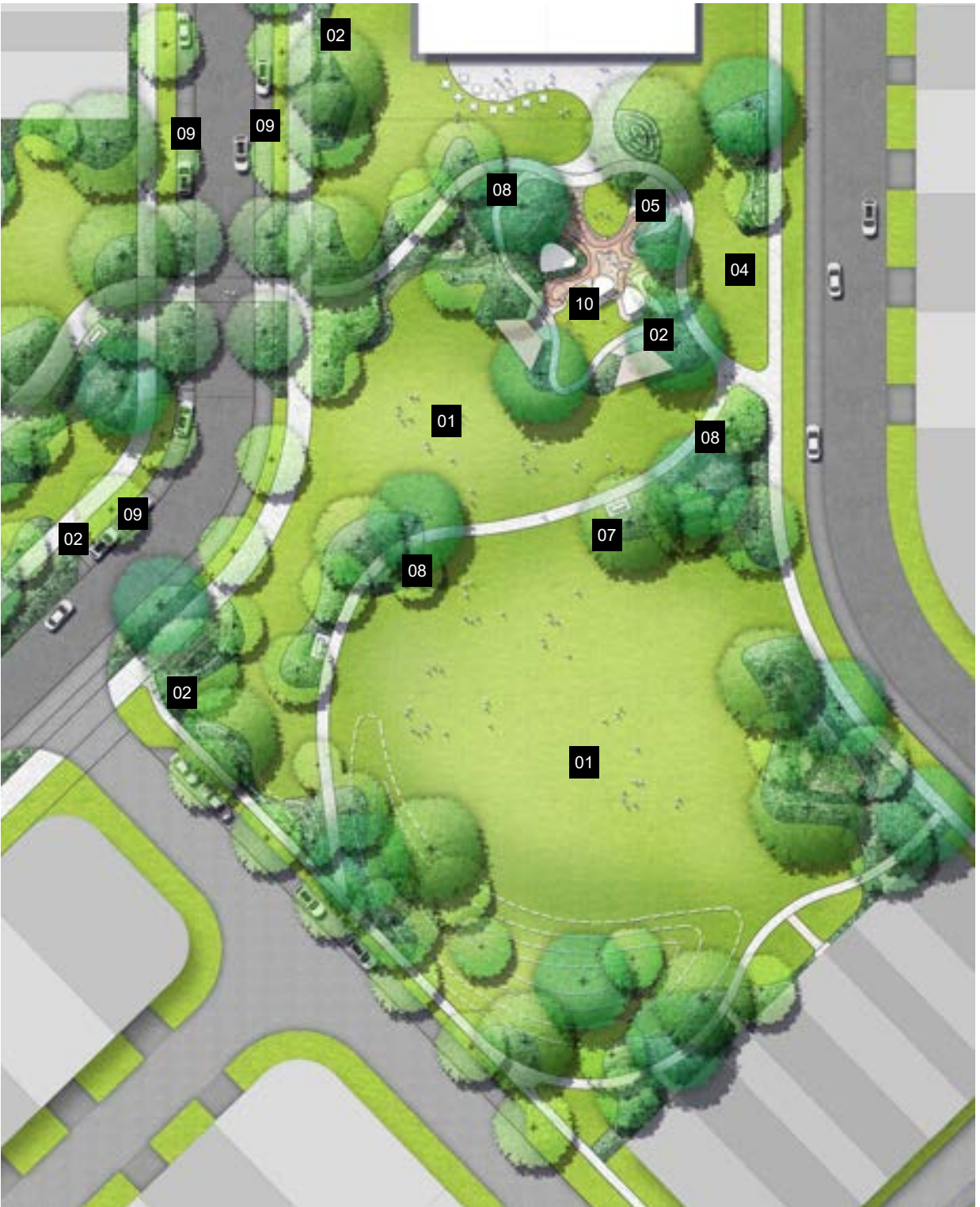
*Indicative design

LITTLE SPRING NEIGHBOURHOOD RECREATION PARK



- LEGEND**
- 01 BREAKOUT LAWN (KICK AND THROW AREA)
 - 02 ART OPPORTUNITY
 - 03 MOUNDED PLANTING BED
 - 04 LAWN
 - 05 PLAYGROUND WITH SMALL CIVIL WATER PLAY
 - 06 BIOBASIN / WETLAND
 - 07 SHADE SHELTER WITH SEATING
 - 08 BINS
 - 09 CAR PARK
 - 10 PLAYGROUND

*Indicative design



LOCAL RECREATION PARKS

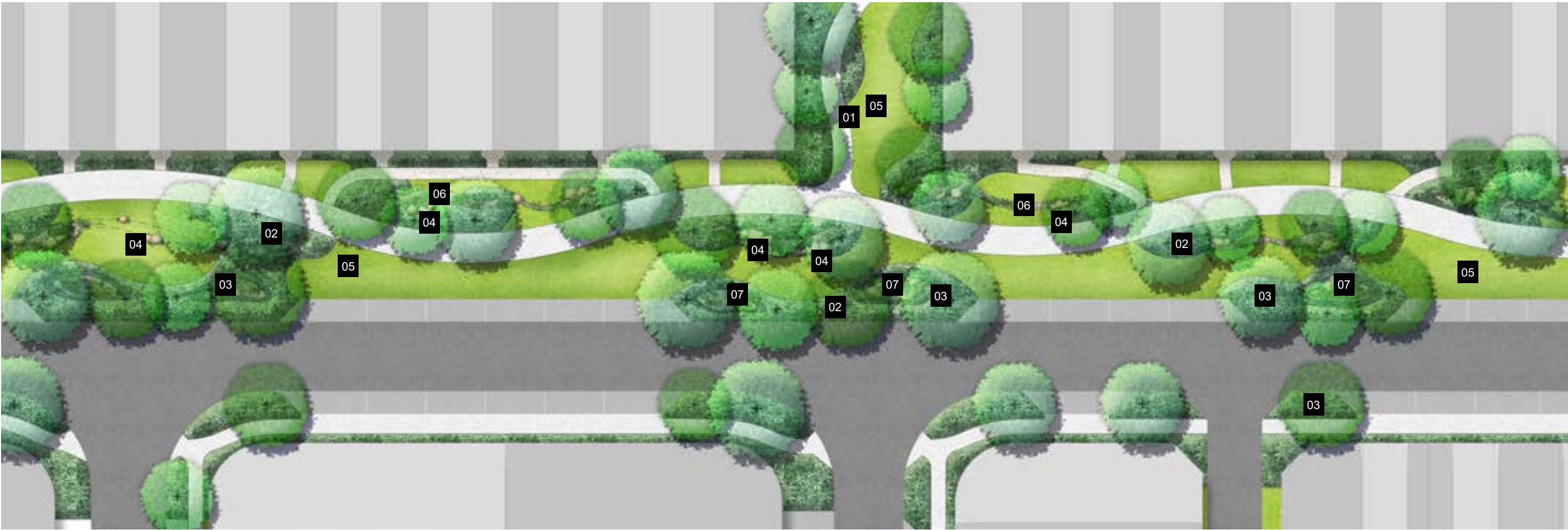
LEGEND

- 01 BREAKOUT LAWN (KICK AND THROW AREA)
- 02 ART OPPORTUNITY
- 03 MOUNDED PLANTING BED
- 04 LAWN
- 05 SHADE SHELTER WITH SEATING
- 06 BIOBASIN / WETLAND
- 07 SHADE SHELTER WITH SEATING
- 08 BINS
- 09 CAR PARK



MAIN LINEAR PARK

*Indicative design



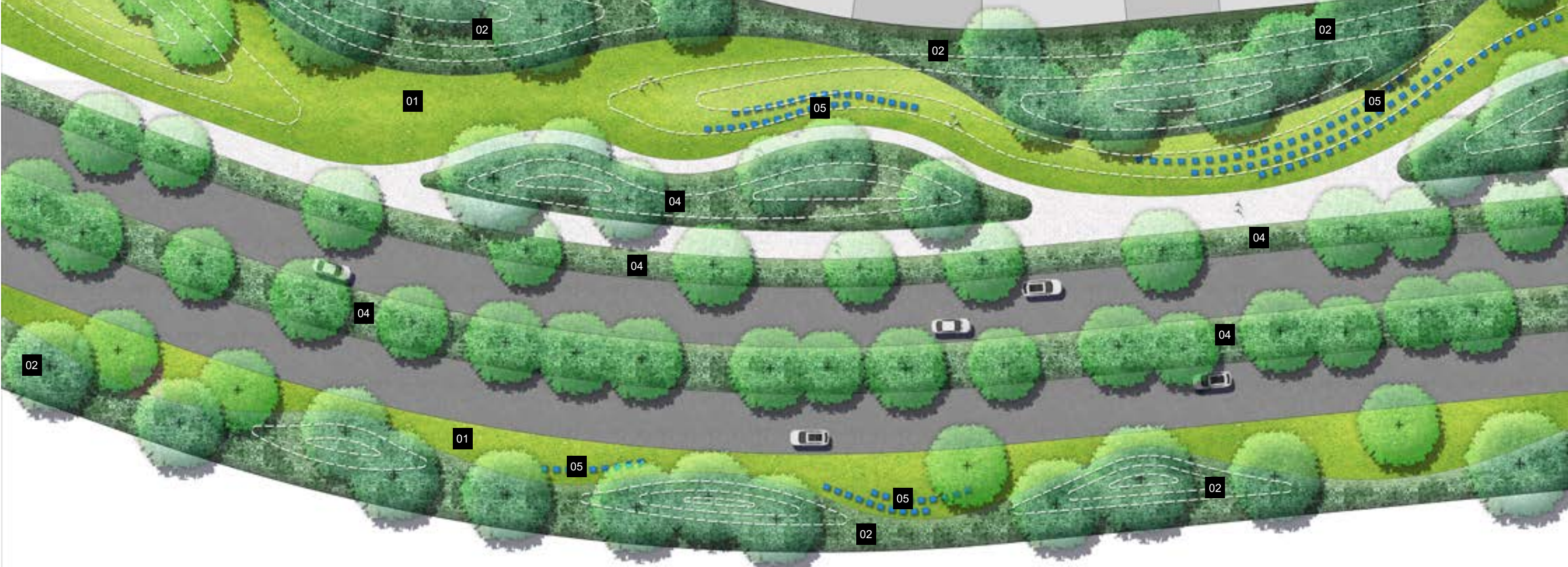
LEGEND

- 01 MAIN LINK NORTH WITH CLEAR VISA
- 02 PLANTING BEDS
- 03 PASSIVE IRRIGATED TREES
- 04 BOULDERS
- 05 LAWN
- 06 DRY SWALE
- 07 DRY BASIN (PASSIVE)



ENTRY STATEMENTS

*Indicative design



LEGEND

- 01 LAWN
- 02 PLANTING BEDS
- 03 PASSIVE IRRIGATED TREES
- 04 TREES WITH LOW GROUNDCOVERS
ENABLING PASSIVE SURVEILLANCE
- 05 ENTRY STATEMENT ARTWORK



TYPICAL BOULEVARD

*Indicative design



LEGEND

- 01 LAWN
- 02 PLANTING BEDS
- 03 PASSIVE IRRIGATED TREES
- 04 STREETSIDE BIO-RETENTION
- 05 ON-STREET CAR PARKING
- 06 TREES WITH LOW GROUNDCOVERS
ENABLING SLIGHT LINES
- 07 SEATING
- 08 CYCLE LANE
- 09 PRIVATE DRIVEWAYS



The blue corridors and spaces are part of community's daily life.

It defines our identity and extends our appeal. There are symphony of sensory experience along the blue corridors. Communities are encouraged to meet, gather and interact in and around the blue spaces - creating a shared rituals and memories, not like anywhere else.



LATEST TECHNOLOGY AND DETAILS

STRUCTURAL CELL



SWALES



TURF IN PAVERS



RAIN GARDENS



PERMEABLE PAVING



BIOBASINS



This development places a strong emphasis on celebrating the presence of water in the environment. Through the implementation of various Water Sensitive Urban Design (WSUD) technologies along the streets. Our objective is to make the most of rainfall on site allowing for its intentional capture on site for irrigation, cooling, and biodiversity benefits.

LEGEND

- ROAD RUN-OFF TO IRRIGATE ADJACENT GREENSPACE
- STREETSIDE BIO-RETENTION
- SWALES
- DRY SWALE
- BIO-BASINS
- WETLANDS
- DRY BIO-BASINS

INTEGRATED WSUD JOURNEY



EDUCATION AND STEWARDSHIP



The green and blue spaces of Aura Lakes are connected, restorative and experience driven. These spaces are carefully designed to enable opportunities for cultural, recreation, informal sport, and daily active use. Encouraging constant exploration and supporting a robust relationship with nature that can strengthen community health and wellbeing.

INTEGRATED THREADS OF GREEN



LEGEND

- RECREATIONAL PARKS WITH LAWN KICK AND THROW LAWN AREAS
- ECO-PARKS - A CHANCE TO CONNECT TO NATURE AND WILDLIFE
- MICRO FORESTS, COMMUNITY GARDENS AND POCKET-PARKS
- MID STREET MICRO FOREST - SPACE FOR SUBSTANCE GREEN AND TREES
- GREEN LINKS BETWEEN BLOCKS
- ↔ BROADER COMMUNITY LINK**
- ↔ LOCAL NEIGHBOURHOOD LINK**

To inspire connection to the environment within ROL 1, there is a suite of different and unique experiences within the precinct. Along the links within ROL1 there are wetlands, pocket parks, dry swales, rainagardens and biobasins emphasising the significance of water and nature. For the local streets of ROL 1, there is a focus on creating extra amenity for the terrace blocks and streets by creating community building pocket spaces and space for large canopy trees.

PLANT PALETTE

PLANTING CHARACTER

CIVIC SPACES



The planting of AURA Lakes 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.

PLANTING CHARACTER

SWALES, CREEKS, WSUD WATERBODIES AND OPEN SPACE



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 PALETTE



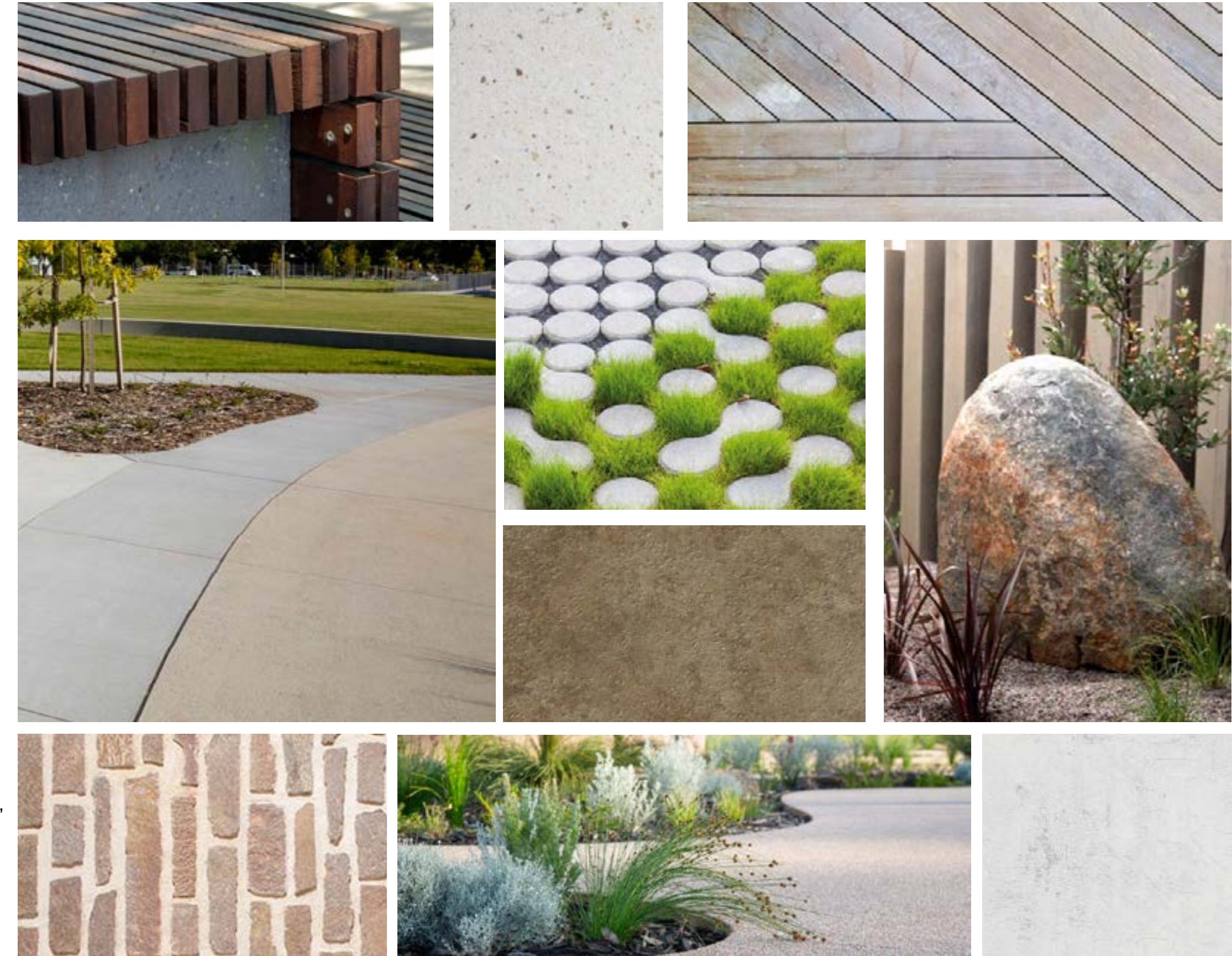
PLANTING THAT IS LEAFY, LUSH AND DEEP GREEN

MATERIALITY

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.





PILLAR 5 - EMPOWERING OUR COMMUNITY, NOW AND FUTURE.

We are inspiring and enabling people to write their own story, delivering education fit for a new future with assets and facilities that support learning everywhere and all the time.

We actively engage local people in the curation of purposeful places that encourage social interactions and create collective memory to strengthen social cohesion and social capital.



SOCIAL SPACES

As this will be a new community, it is important to form a network of designations for local events and to draw people both locally and from the wider community. The landscaping area form an important part of this network creating a range of opportunities for people to interact in the outdoor environment.



LEGEND

- PARKS
- MICRO FORESTS, COMMUNITY GARDENS AND POCKET-PARKS
- COMMUNITY SPACES
- SCHOOLS



BRISBANE
GOLD COAST
MELBOURNE
PERTH
SYDNEY
CISTRI — SINGAPORE
An Urbis Australia company
cistri.com

URBIS.COM.AU