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DEVELOPMENT APPROVAL



Approval no: DEV2023/1445

Date: 17 September 2024

## ATTACHMENT I

## LANDSCAPE MASTER PLAN





# AURA P15 WEST: LANDSCAPE MASTER PLAN

Prepared for Stockland

1022037

JANUARY 2024

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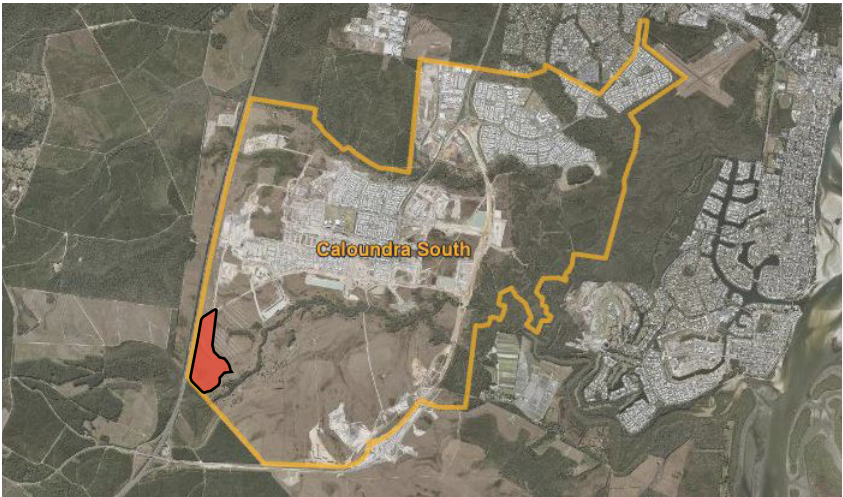
# 1.0 Site Appreciation



The Precinct 15 West site is located in the south west corner of the Caloundra South project area. It is bordered by the Bruce Highway to the west, the Camcos corridor to the north, Bells Creek South to the south and Precinct 15 East residential and Stockland Halcyon or LLC site to the east. It is a small enclave of residential and some pockets of medium density and commercial type uses, with a larger sports parkland at its northern edge.

As a result of this location and the urban design layout, the precinct will address the following

- Proximity to Bells Creek South is a strong character driver and visual amenity
- The landscape must provide internal amenity to reduce the impacts of adjacent corridors
- Neighbourhood Park in the centre alongside the Village Retail will bring the community together
- Noise from the Highway and Camcos will need fencing and landscape buffers
- Noise from the Collector road to the east will need fencing and landscape screening
- Central drainage reserve will be a strong landscape amenity
- Streets perpendicular to the Creek will draw this character into the precinct.





## 2.0 Landscape Vision

Precinct 15 west is defined by its close proximity to Bells Creek South and reflects Stockland's commitment to conservation and sustainable water management in the community. Streets, parks and open spaces will be infused with the essential qualities of Bells Creek - its characteristic paperbarks, the trickle of water and nature immersion. Residents can truly feel they live Creekside, whilst contributing to the protection of Aura's best natural asset.

### KEY ATTRIBUTES

#### **Wetland forest in streets and parks**

Bold use of paperbark, eucalypts and other native species found growing along Bells Creek will give this precinct a distinctive natural feel and help mitigate urban heat island impacts

#### **Highly visible wetlands and WSUD**

Integrated water sensitive urban design in streets, parks and conservation areas demonstrates Stockland's commitment to sustainable water management

#### **Immersive nature-based recreation**

Public access to a variety of recreational trails, viewing decks and open spaces in natural settings promotes physical activity, a healthy lifestyle and environmental education

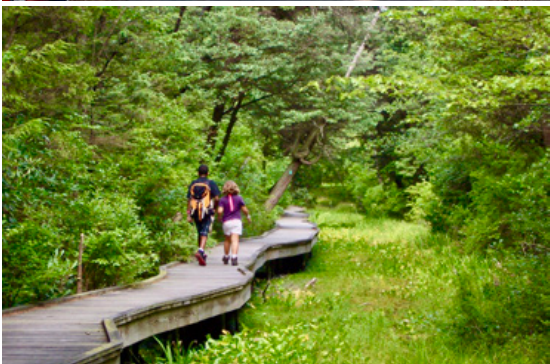


# 2.1 Project Principles and Drivers

A series of design principles are embedded within Precinct 15 west to drive high quality placemaking outcomes, reflect Aura’s key pillars and sustainably contribute to the growth of Banya’s emerging community. The design will create a strong green identity for the precinct and provide a variety of nature-based experiences which integrate environmental enhancement, WSUD, revegetation and immersive recreation.

## AURA KEY PILLARS

- 01  
green
- 02  
talented
- 03  
distinctive
- 04  
happy  
& healthy



### Bells Creek corridor enhancement

The protection and repair of the Bells Creek riparian corridor will be a vital part of P15's green success story and can have a profound impact on the wider environment. The landscape master plan will manage public access to protect the riparian corridor and promote greater biodiversity through a network of vegetated streets and open spaces. Environmental signage, interpretation and outdoor classrooms will help to educate the community about the site's natural values and qualities.

### Comprehensive water management

A comprehensive approach to the use and management of water in the catchment is proposed which exceeds standard practice and creates a symbiotic relationship with Bells Creek. A series of bold water sensitive design initiatives embedded in the landscape master plan will enable water to be stored, filtered and recycled through the landscape and provide a beautiful backdrop for a green, healthy lifestyle.

### Growing the urban tree canopy

Optimising the level of tree canopy cover in the precinct will reduce surface and ambient temperatures, help mitigate potential heat island impacts and protect users from too much sun exposure. The landscape master plan includes a tree strategy which focuses on cooling the environment through larger planting areas, appropriate species selection and increased plant densities.

### Immersive recreational experiences

The opportunity to be immersed in a beautiful, natural riparian setting and participate in various physical, passive and play based activities will be a major attractor for this precinct. The landscape master plan will offer a network of parks and open spaces, together with a rich program of recreational uses, to keep people healthy and happy, whilst enhancing the natural environment.

### Placemaking for a smart community

Increasing awareness of climate change and the impact of our life choices on the planet will resonate strongly in this community. The landscape master plan will create places for group meetings / social gatherings and will encourage pride and stewardship of the local environment. A number of sustainable initiatives will be explored including use of recycled materials, alternative energy and data collection / interactive mapping to demonstrate measurable green outcomes.



# 3.0 Landscape Master Plan

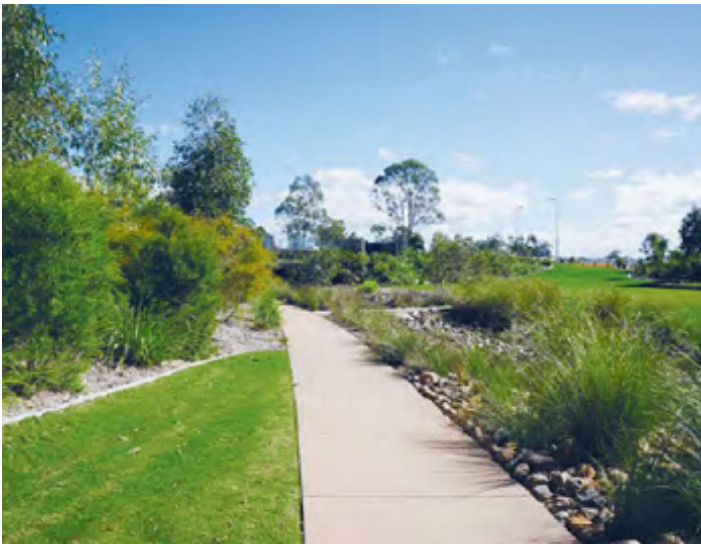


**PRECINCT 15 WEST** will be a small enclave of streets lined with native trees in informal arrangements and groups. It will provide tall canopies, large shaded spaces and key park environments. The precinct will be a distinctive character to the rest of Banya because of its narrow and confined subdivision layout and singular access point, as well as its tree canopy as the backdrop. The landscape design will complement and enhance this potential by promoting the existing environment and building upon it. To do this we propose

- Theming and character to compliment Banya (Mountains to the Sea) and respond to the proximity of Bells Creek South
- Reinforce the urban layout as a distinctive enclave in which to live
- Utilise vegetation and materials that reflect the landscape of Bells Creek South
- Promote the main entrance of P15 east with natural planting arrangements of trees and groundcovers creating an informal arrival sequence which is terminated by the Bells Creek South tree line
- Parks to reinforce the character of Bells creek through flora and fauna
- Neighbourhood Parks to promote native wildlife or its habitat
- Linear Parks to promote some key vegetation
- Colour palettes will focus on the olive greens and yellows with some orange highlights

## KEY PRECINCT DRIVERS

- Soft folds in the landscape – rolling rather than jagged
- Curved forms on the ground – flowing
- Sequential views to elements of surprise
- Marking entries with vertical elements
- Continuing green from the linear park up the streets





# 4.0 Streetscape Structure

## Street Landscape Character

The streets are the key movement corridors for the community. This can be in vehicles, on bikes or on foot. As a result the streets provide the immediate character for the whole precinct as they are the elements engaged the most.

To align with the vision proposed, there are 4 main street treatments / types that will be proposed and each of them endeavour to increase the current canopy cover and provide a positive green canopy solution for the future residents. These 4 street types are

- Entry Boulevard
- Creek edge esplanade
- Canopy Collectors
- Local Green Streets

## LEGEND

- Feature entry nodes
- Entry Boulevard
  - large shade trees
  - multiple canopy levels
  - limited colours
- Creek Edge Esplanade
  - multiple tree groupings
  - pedestrian path on park side
- Canopy Collectors
  - large shade trees
- Local green streets



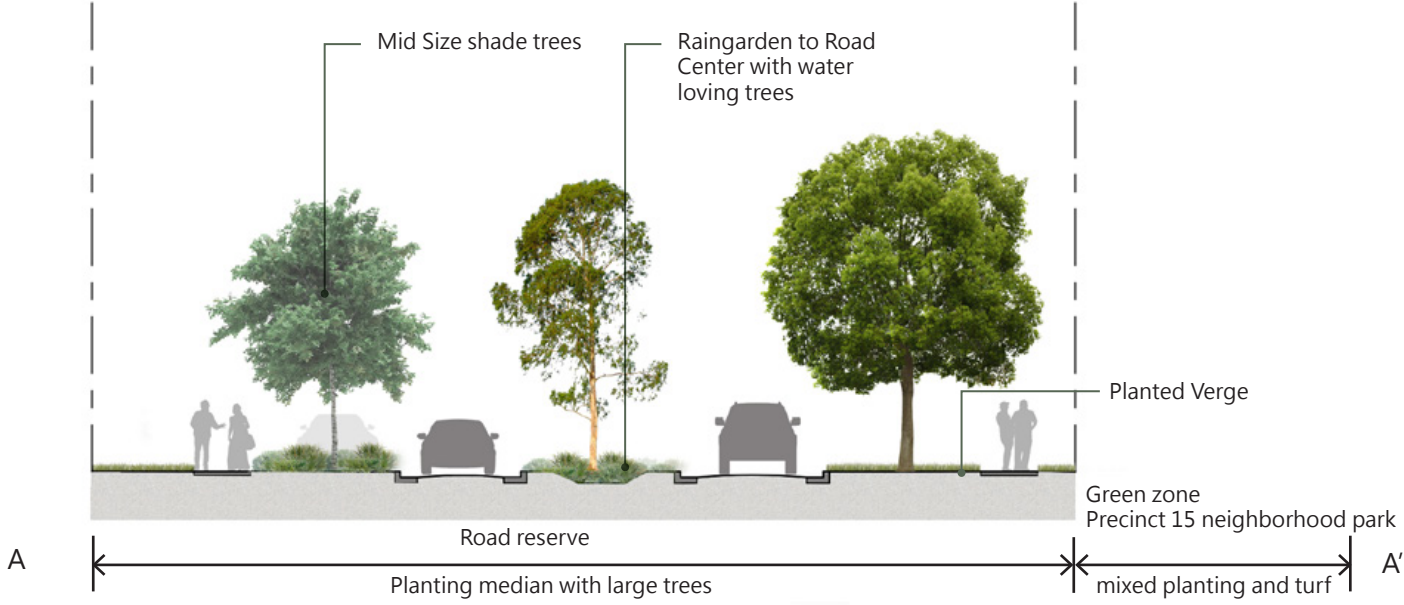
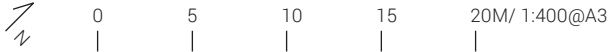


# 4.1 Entry Boulevard Concept Plan

- The entry road to P15 West will set the scene for a strong native canopy and extensive green understorey. The character will reflect to adjacent creek vegetation and provide a vista to the existing canopy in the back greond.
- Tall wetland forest trees mark entry to the neighbourhood, integrated WSUD “entry” Materials.
- Curved gabions in verges and median, strong canopy arrival densely planted beds.



Plan



Section



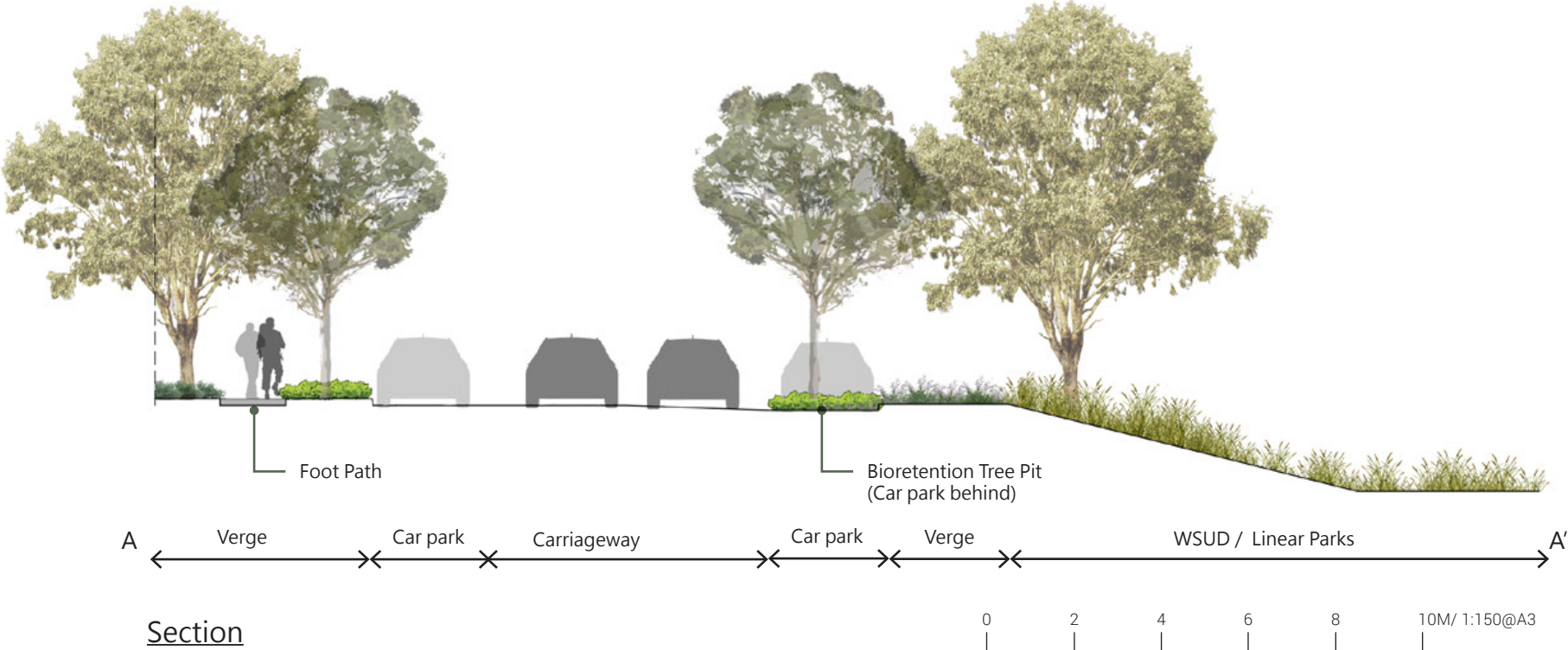
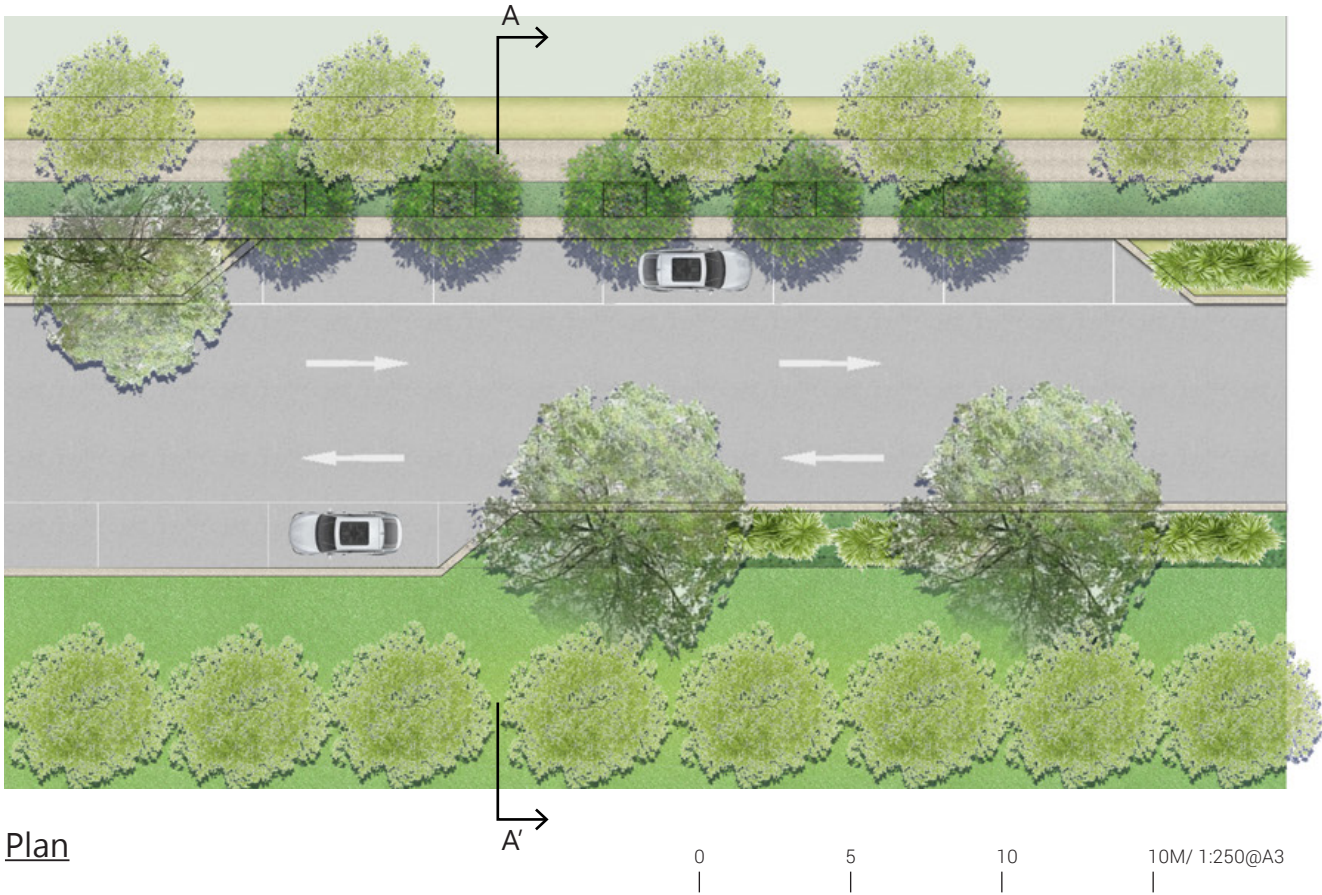


# 4.2 Creek Esplanade Concept Plan

- The esplanade has direct connection to the creek and will have tall canopy and dense understorey.
- Mixed paperbark / eucalypt forest character, sinuous paths, natural surface finishes



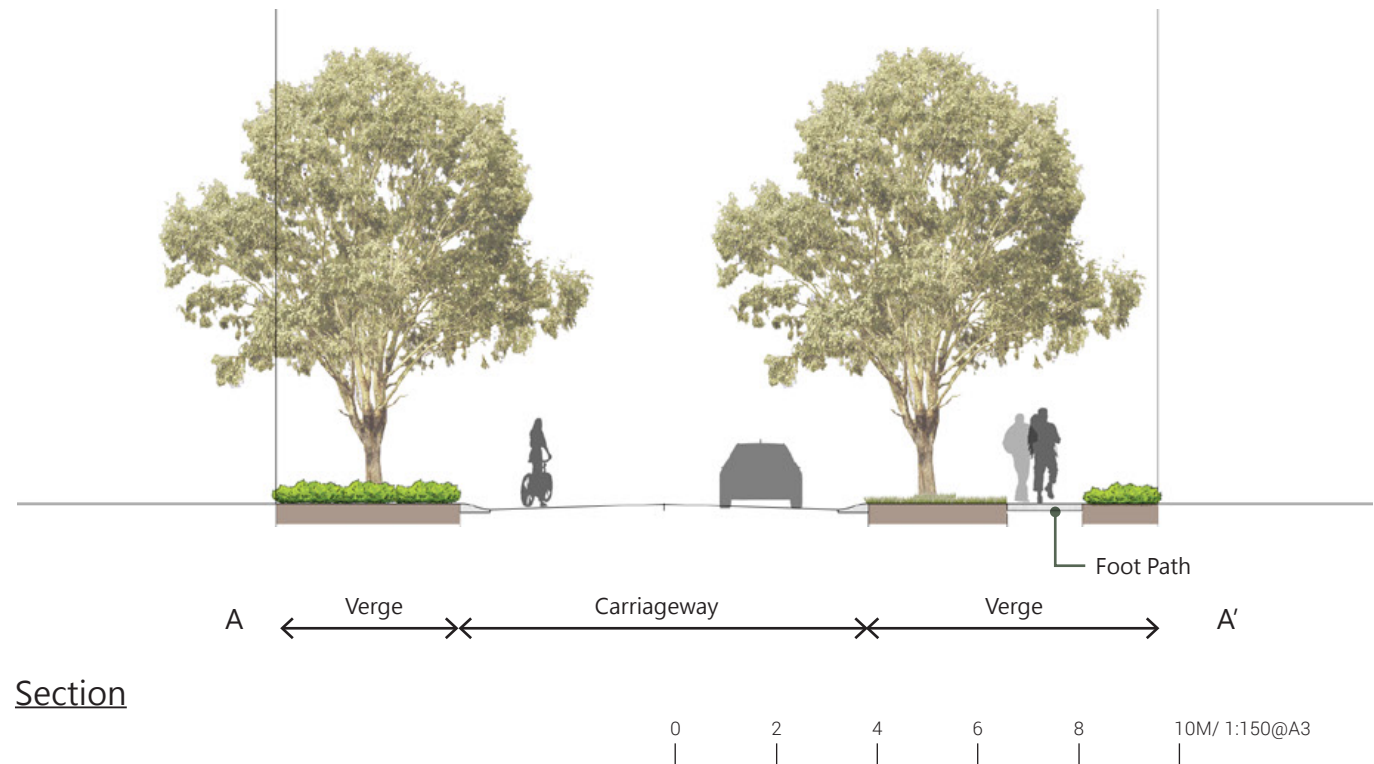
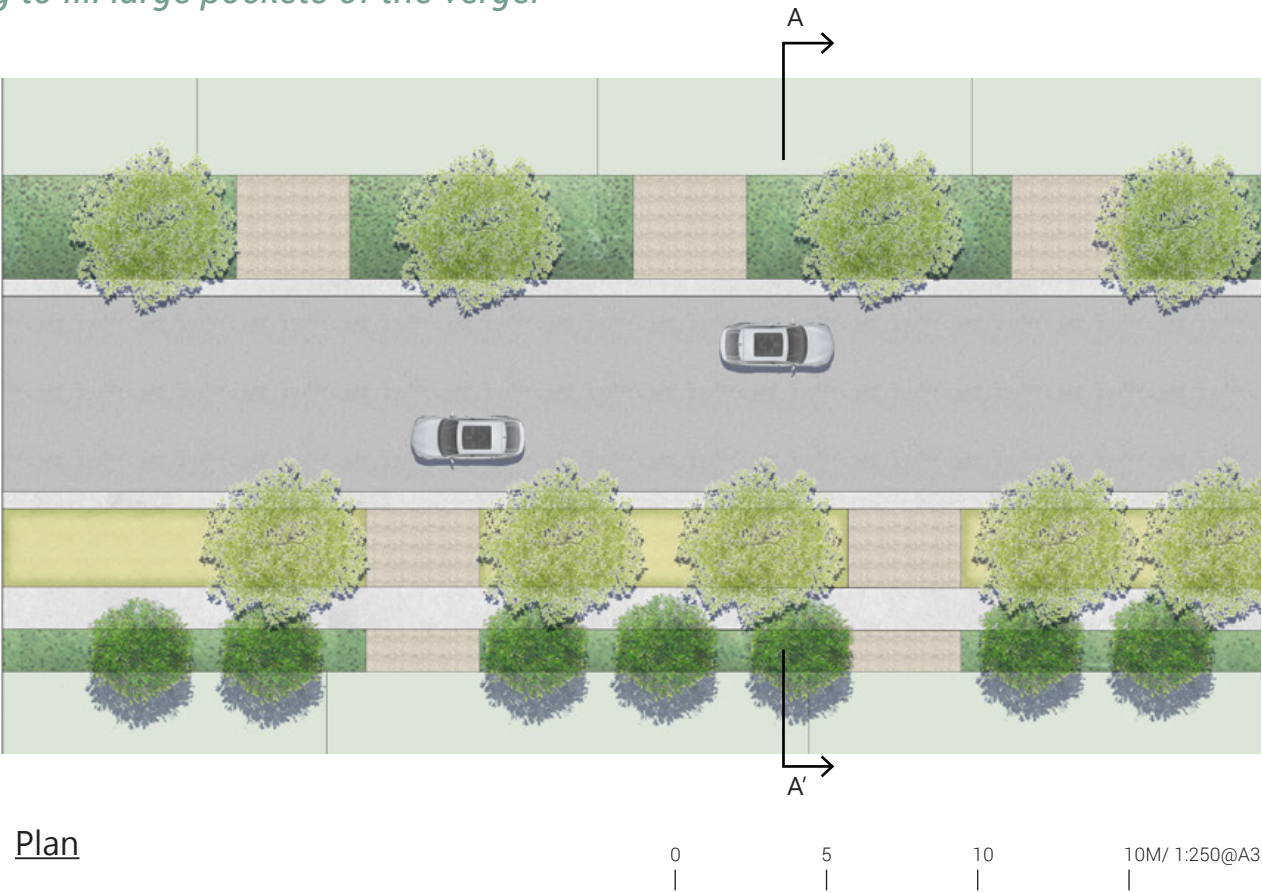
Key Plan





# 4.3 Canopy Collectors

- These streets are the connection between the houses and the creek and all run at right angles to the esplanade. It is proposed that taller native trees be planted with more than 1 tree per lot to increase canopy. Understorey plating to fill large pockets of the verge.



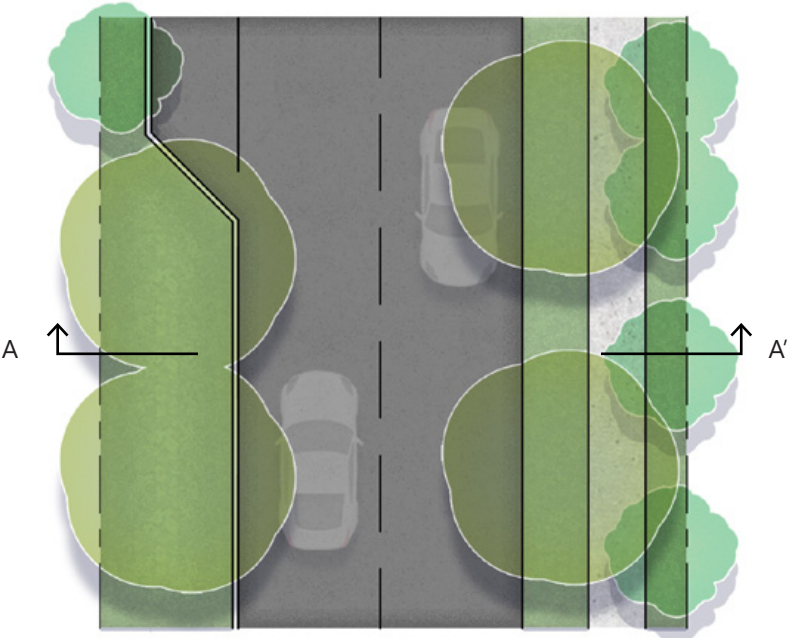
Key Plan



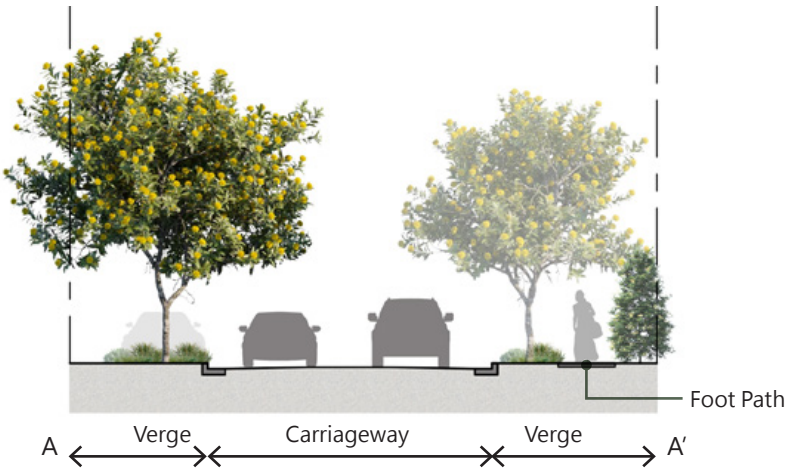
# 4.4 Local Green Streets

Selection of native flowering trees based on species found along the Bells Creek corridor.

Access Street (Standard) - 15.5m

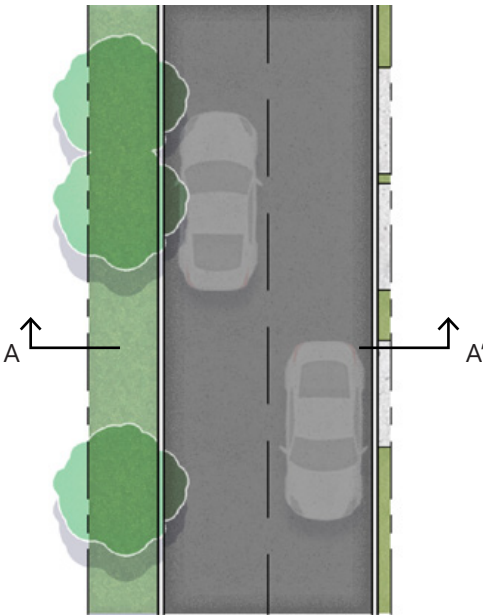


Plan

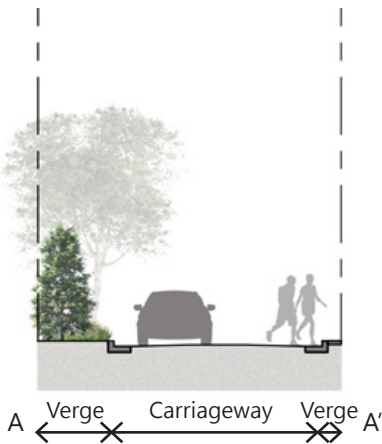


Section

Laneway - 8.0m



Plan



Section



Key Plan



# 5.0 Open Space Uses and Theming



Although only small, this precinct will provide considerable amenity to its community. The Precinct will include

- Neighbourhood Sports Park
- Neighbourhood Recreation Park
- District and Local Linear Parks

Each of these will provide different opportunity for use and activity as well as embellishment. They will all have different catchments of people.

## NEIGHBOURHOOD SPORTS PARK

This space as agreed in the updated Sports Network Plan will provide an Athletics focussed sports activity with grass running track and affiliated field event facilities. These functional uses will still be supported by the Landscape Vision to reinforce the Bells Creek character, with significant native planting to the perimeter and in public areas.

## DISTRICT AND LOCAL LINEAR PARK

These will be informal parkland spaces that provide for both movement and respite. Shapes and forms will be flowing in character and will blur the edge between the adjacent creek environment and the residential community.

## NEIGHBOURHOOD RECREATION PARK

As part of this reflection and exploration the park areas will provide both surprise and education with some environmental focus delivered in each – either direct or subtle.

To respond to the overarching theme it is proposed that the Neighbourhood park (5030m<sup>2</sup>) has habitat focussed theme. This will allow some bespoke outcomes focussed on a broader idea which also relates to the Aura site..

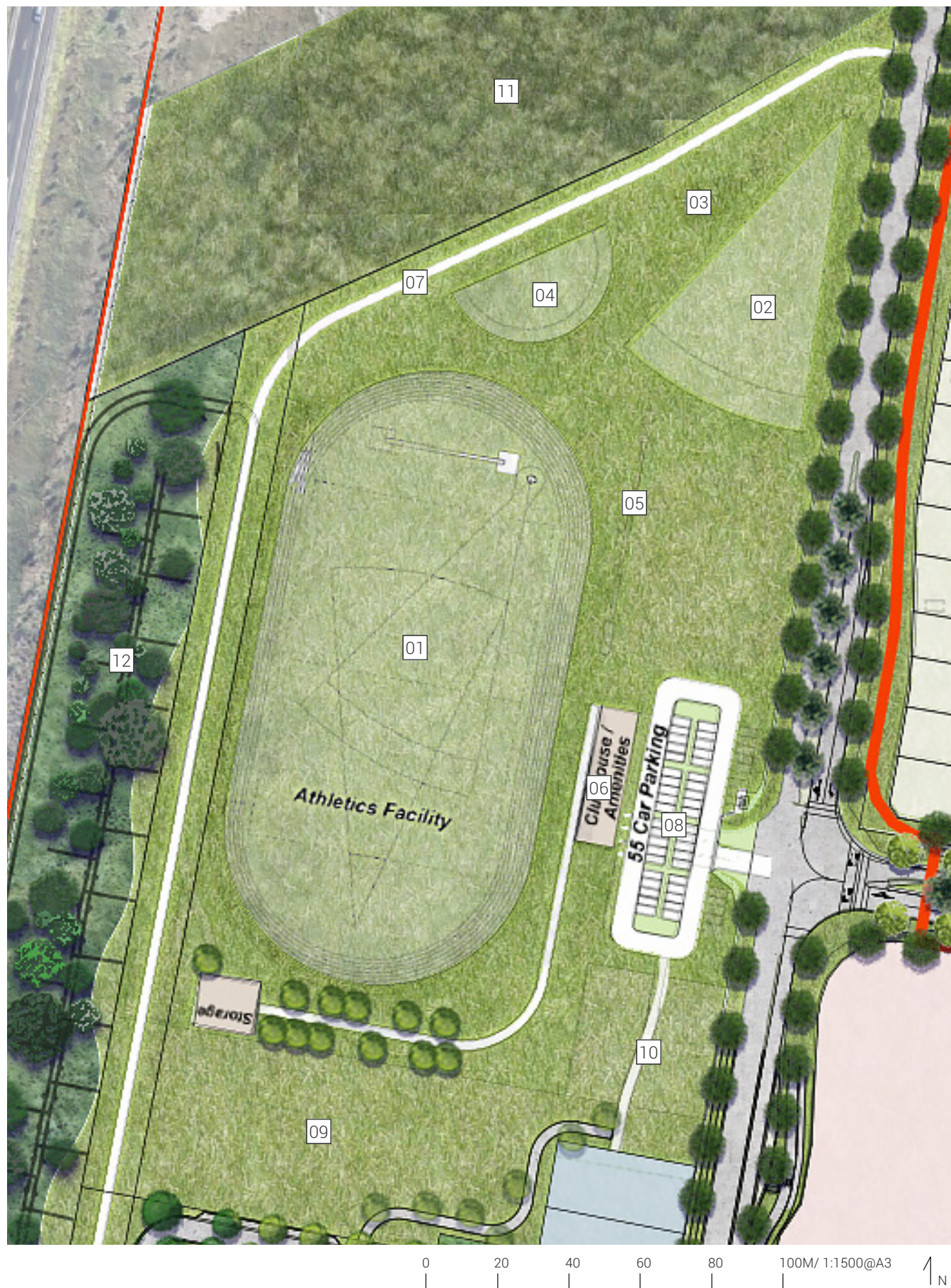
## LEGEND

- A Neighbourhood Recreation Park
- B Neighbourhood Sports Park
- C District Linear Parks
- D Local Linear Parks
- E Buffer to Bruce Highway
- F Drainage
- WSUD

0 20 40 60 80 100M/ 1:5000@A3



# 5.1 Sports Park



- LEGEND
- |    |                             |    |                         |
|----|-----------------------------|----|-------------------------|
| 01 | Athletics track and Javelin | 07 | Extend shared path      |
| 02 | Discus / Hammer             | 08 | Carpark                 |
| 03 | Shot pot                    | 09 | Warm up area            |
| 04 | High Jump                   | 10 | Access to community lot |
| 05 | Long Jump & Triple Jump     | 11 | Future CAMCOS           |
| 06 | Clubhouse                   | 12 | Buffer to Bruce Highway |

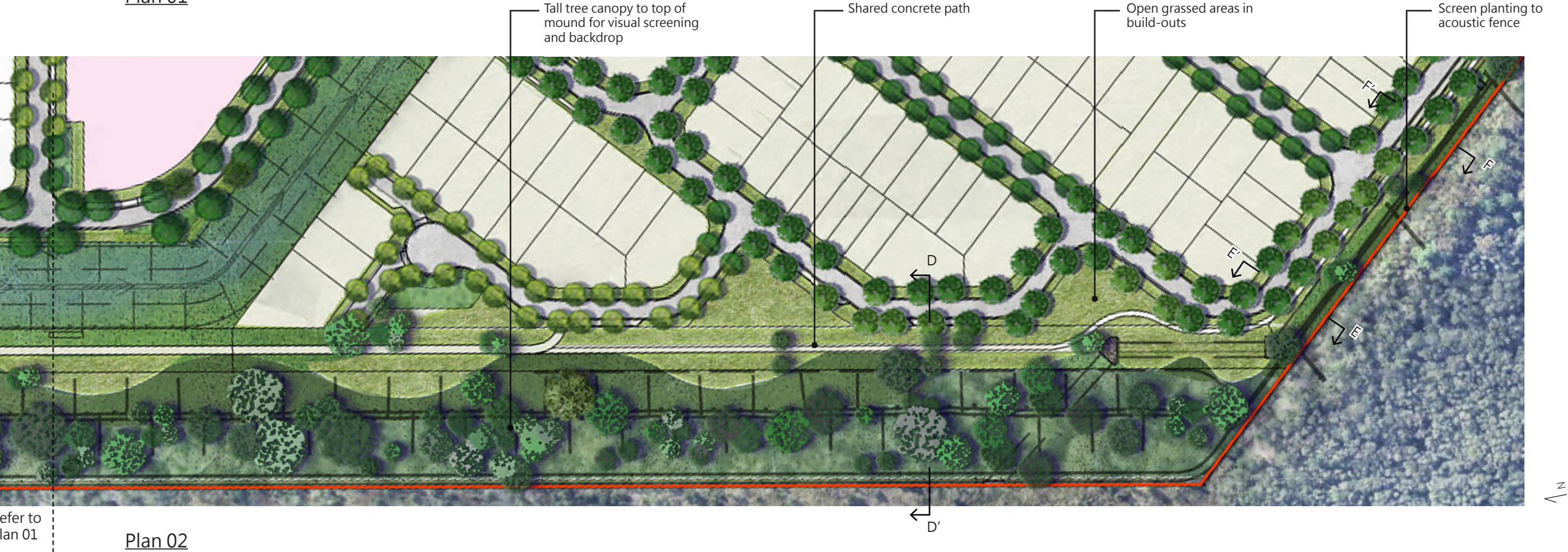
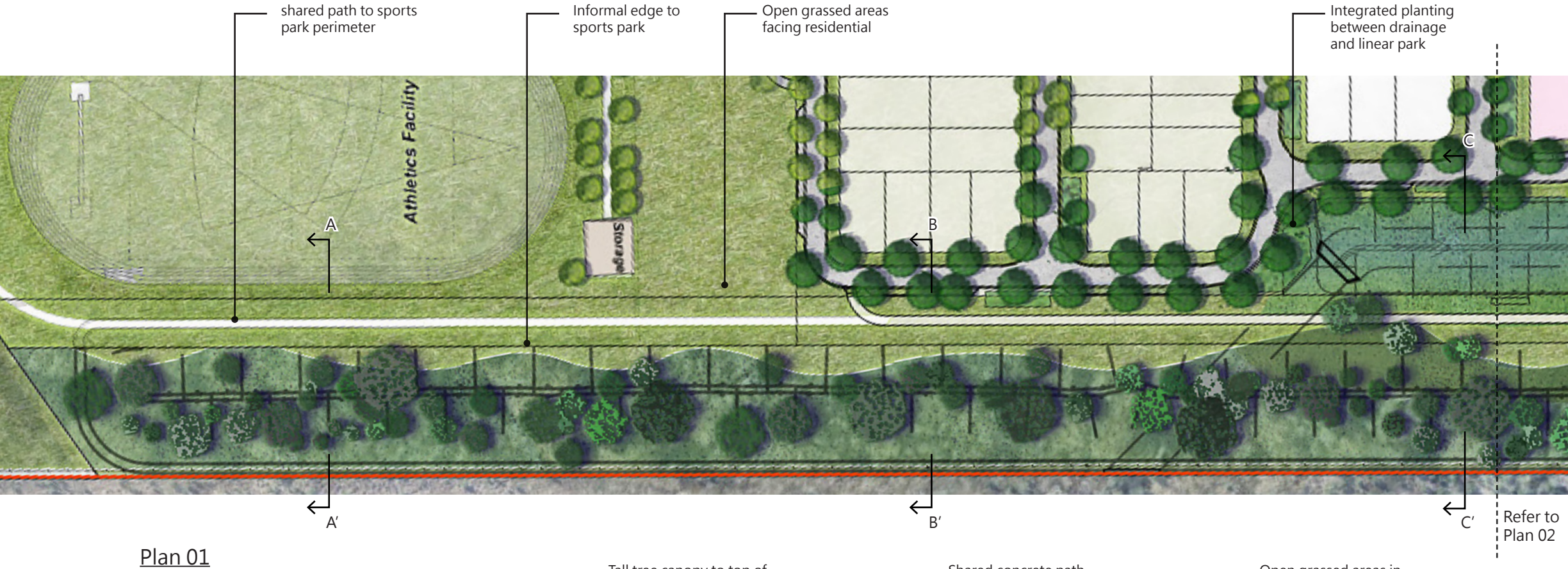


Key Plan



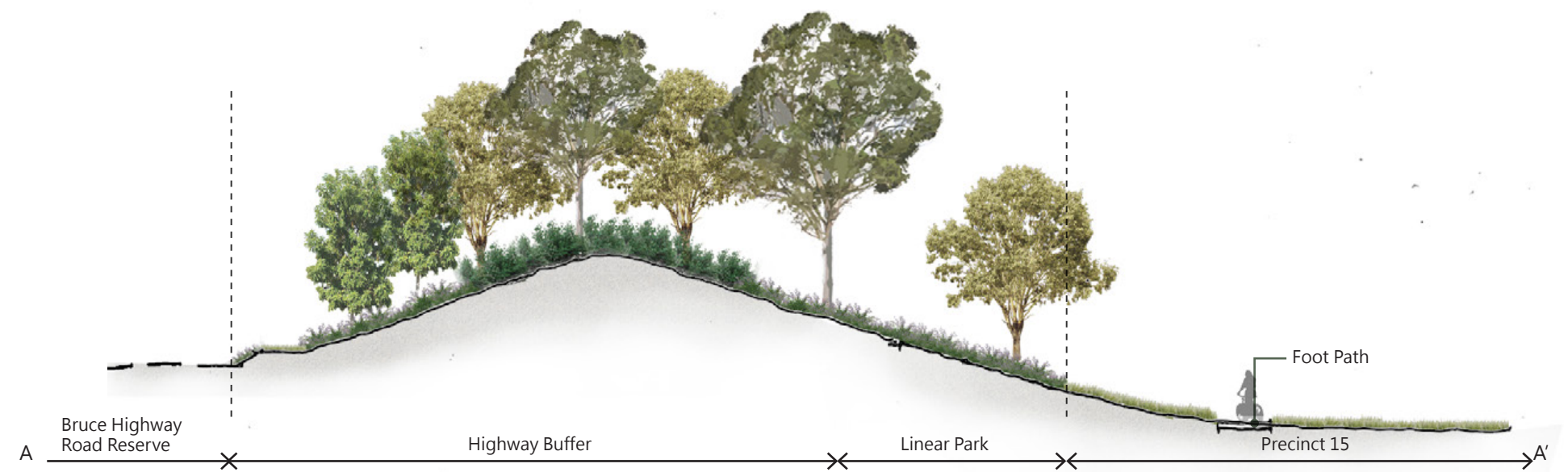


# 5.2 Buffers

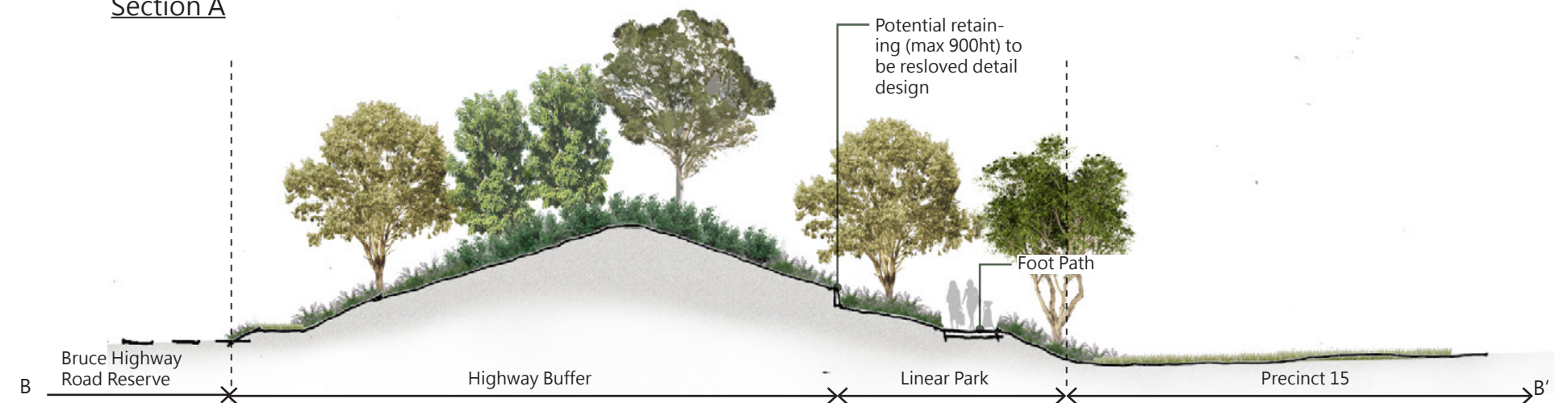




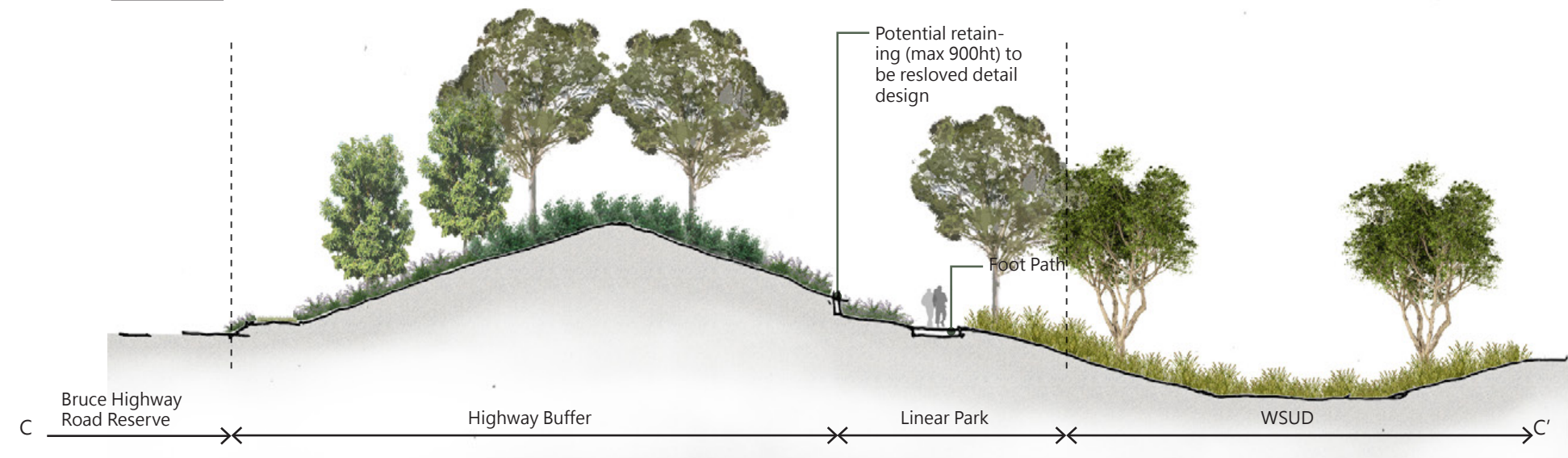
# 5.2 Buffers



Section A



Section B



Section C

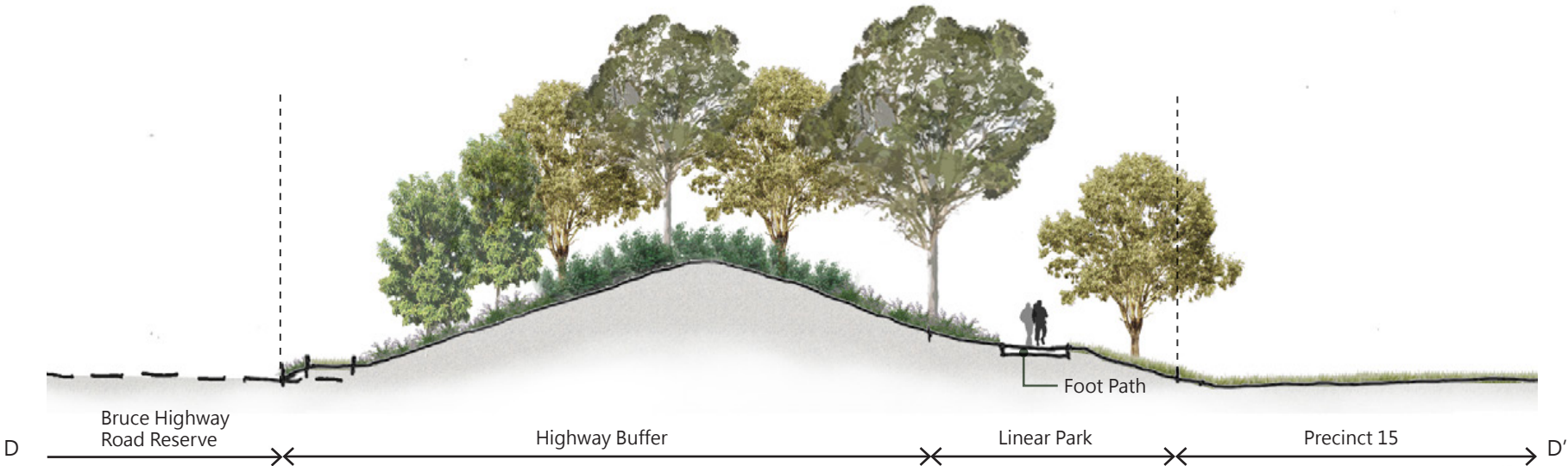
Landscape to the acoustic mound will comprise of the following

- Large trees to the majority of the mound to create a strong backdrop and visual break to the Hiwhway
- Smaller trees to fill a mid canopy and perform some additional screening
- Shrubs along the highpoint of the mound to be a screen and physical buffer
- Groundcovers and native grasses to the remainder to allow longer views into the planting.

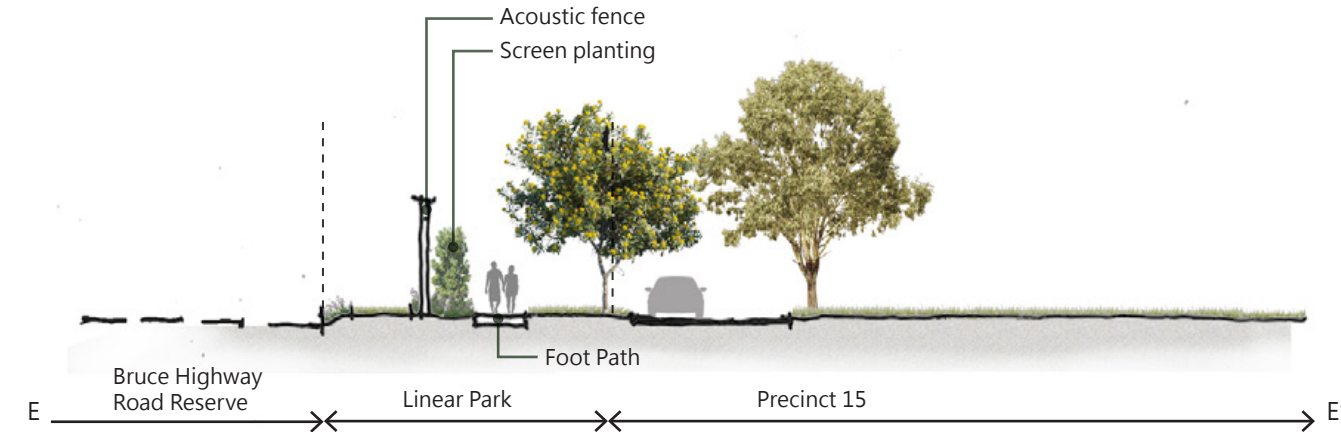
This planted mound runs alongside the linear park and the two will be integrated to provide a seamless landscape outcome



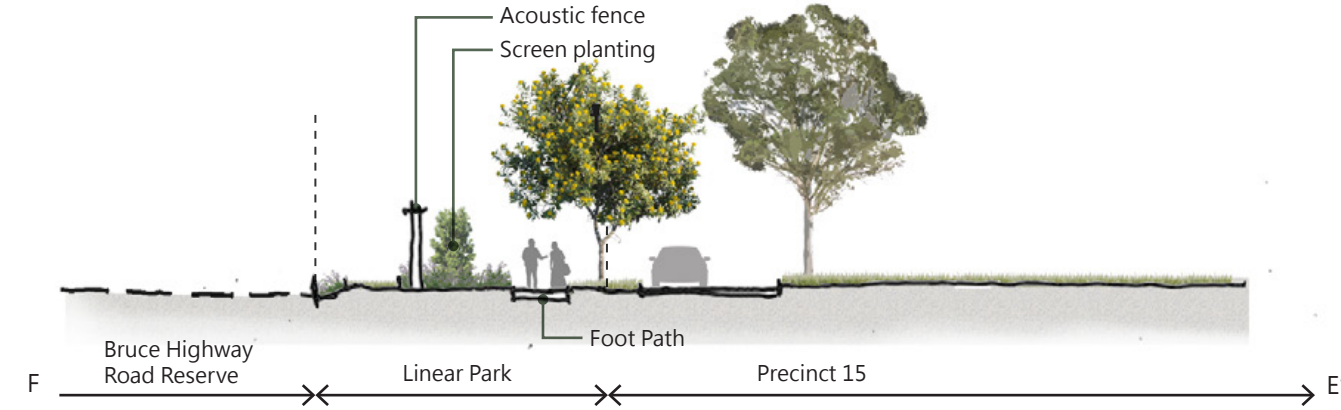
# 5.2 Buffers



Section D



Section E



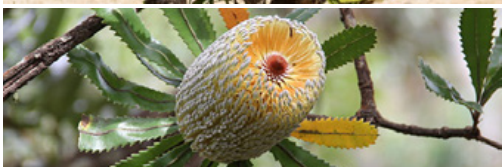
Section F



# 6.1 Planting Character - Trees



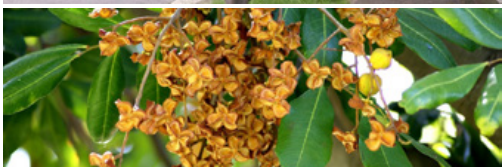
ALLOXYLON flammeum



BANKSIA serrata



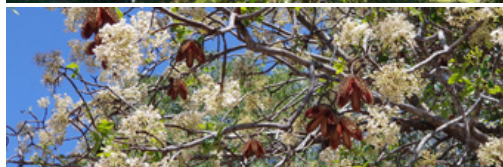
CORYMBIA tessellaris



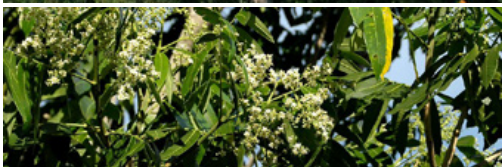
CUPANIOPSIS anacardioides



ELAEOCARPUS reticulatus



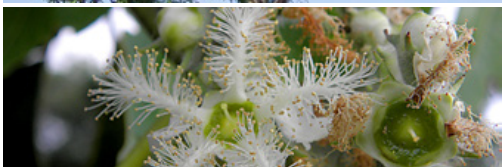
FLINDERSIA australis



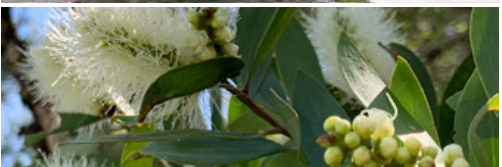
FLINDERSIA schottiana



HARPULLIA pendula



LOPHOSTEMON confertus



MELALEUCA quinquenervia



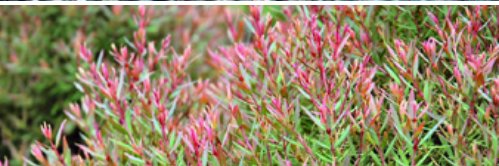
# 6.2 Planting Character - Understorey



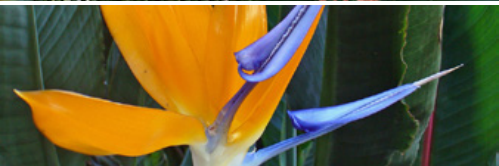
AUSTROMYRTUS *dulcis*



CALLISTEMON *sp.*



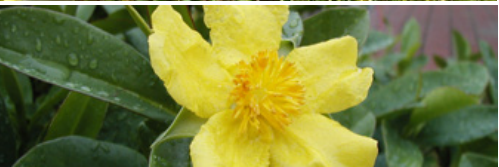
MELALEUCA '*Claret Tops*'



STRELITZIA *reginae*



CRINUM *pedunculatum*



HIBBERTIA *scandens*



JUNIPERUS *conferta*



PANDOREA *jasminoides*



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