

PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL



Approval no: DEV2024/1521

Date: 15 October 2024

AURA RETAIL PRECINCT P12 NEIGHBOURHOOD RETAIL CENTRE, NIRIMBA LANDSCAPE CONCEPT PLAN

Prepared for Stockland

24 JUNE 2024

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Report title	P12 Neighbourhood Retail Centre, Nirimba: Landscape Concept Plan
Project number	1017073
Prepared for	Stockland
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Revision number	01
Revision issue date	24/06/2024
Approved	TM
Reason for revision	For Approval

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Site

The Precinct 12 Neighbourhood Centre is set in the heart of the precinct, surrounded by residential streets, parklands and along the key north - south pedestrian link that runs along Nirimba Drive. The scale of the development is reflective of the residential character and planting style of the linear park and terrace homes to the east; including a subtropical planting palette and minimalist white architectural materials palette. One of the key elements to the neighbourhood centre are the verandahs which open out onto the civic square and neighbourhood park. Consideration is made to seamlessly integrate these verandah spaces with the civic square to benefit both users of the parklands, neighbourhood centre and community as a whole.

Proposed development

The proposed development is a single story development with a mezzanine to the Building 3 café building. Each building is to be buffered with subtropical planting including shade trees, palms and a leafy green understory. The car park is to be accessed from Mulberry Lane with pedestrian access from all street frontages and the adjoining recreation park and civic square. Attention to the interface with the public spaces has been a critical part of the design to ensure a seamless integration between the private and public space. Landscape design includes:

- Buffer planting to all boundaries including streets and park.
- Feature planting to significant entries and corners utilizing a subtropical planting palette reflective of the neighbouring linear parks
- A materials palette complementary to local residential terrace homes and proposed neighbourhood centre architecture.
- Shade trees to car parks and architectural species to key locations



LOCATION MAP



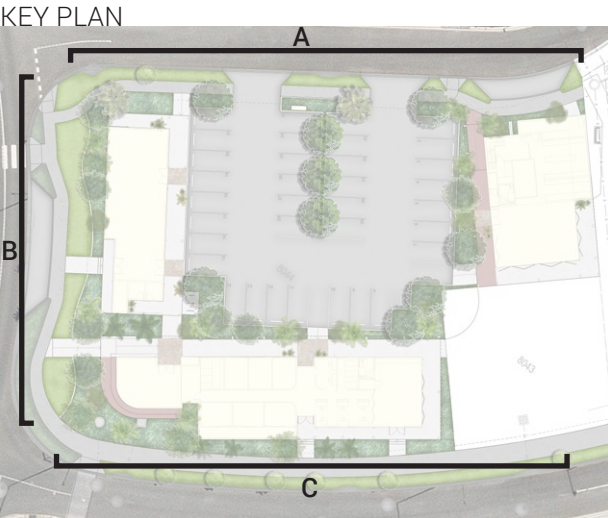
PROPOSED DEVELOPMENT SITE

Landscape Master Plan

- 01 Feature coloured pavement situated at high exposure entry points
 - 02 Loading bays
 - 03 Feature stone pavement to entryways
 - 04 Low subtropical planting below pylon sign
 - 05 Shade trees within carpark
 - 06 PWD parking provision
 - 07 Proposed pavement link between pavement locations. (Not within project site)
 - 08 Lush subtropical buffer planting separating carpark and shopfronts
 - 09 Subtropical exterior planting to soften building lines and showcase project-wide planting design
 - 10 Existing streetscape planting to be retained
 - 11 Existing turf and street trees retained
- Site boundary

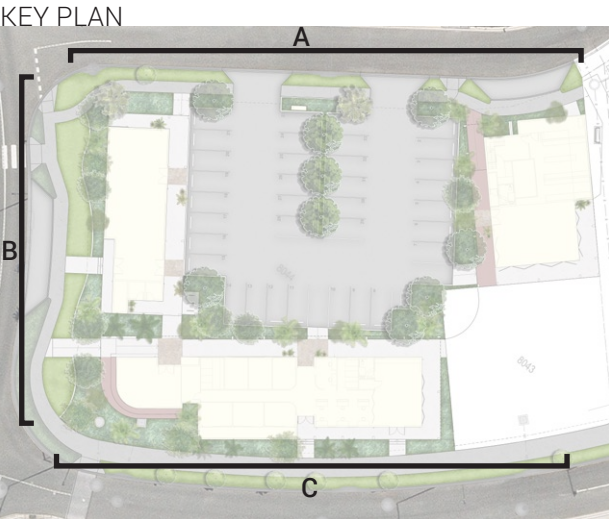


Landscape Elevations



0 .5 1 1.5 2 2.5M/ 1:50@A3

Landscape Elevations



Landscape Materials & Character



Typical Planting Species

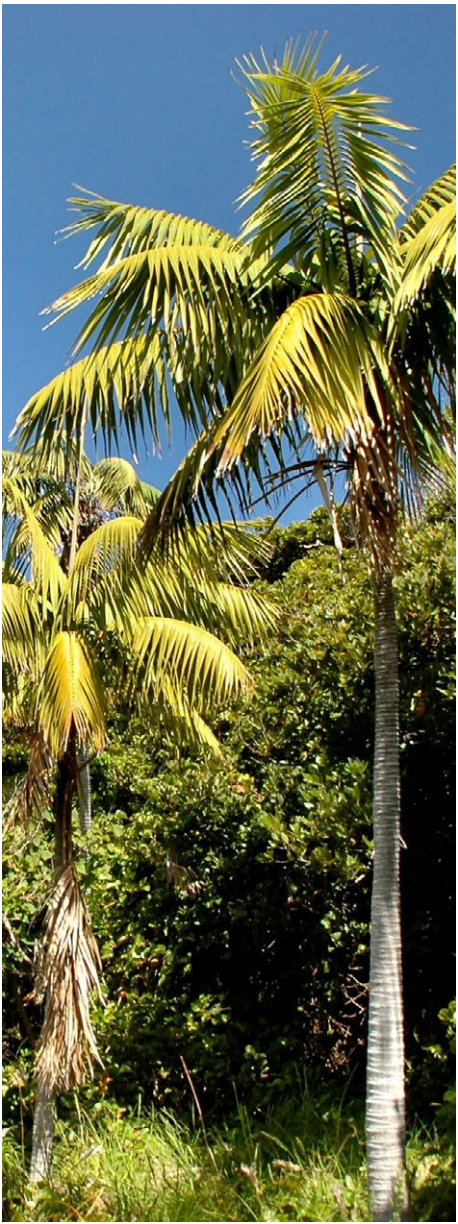
Trees



ARCHONTOPHOENIX *cunninghamiana*



CYATHEA *cooperi*



HOWEA *forsteriana*



ATRACTOCARPUS *fitzalanii*



LIVISTONA *australis*

Midstory



ASPENIUM *australasicum*



ALPINIA *nutans*



ALOCASIA *brisbanensis*



MONSTERA *deliciosa*



RHAPIS *excelsa*

Low Shrubs



ASPIDISTRA *elatior*



NEOMARICA *gracilis*



HYMENOCALLIS *littoralis*



NEOREGELIA *compacta*



PHILODENDRON *Rojo Congo*

Groundcovers



CARISSA *Emerald Star*



DICHONDRA *repens*



LIRIOPE *Isabella*



TULBAGHIA *violacea*



ZOYSIA *tenuifolia*