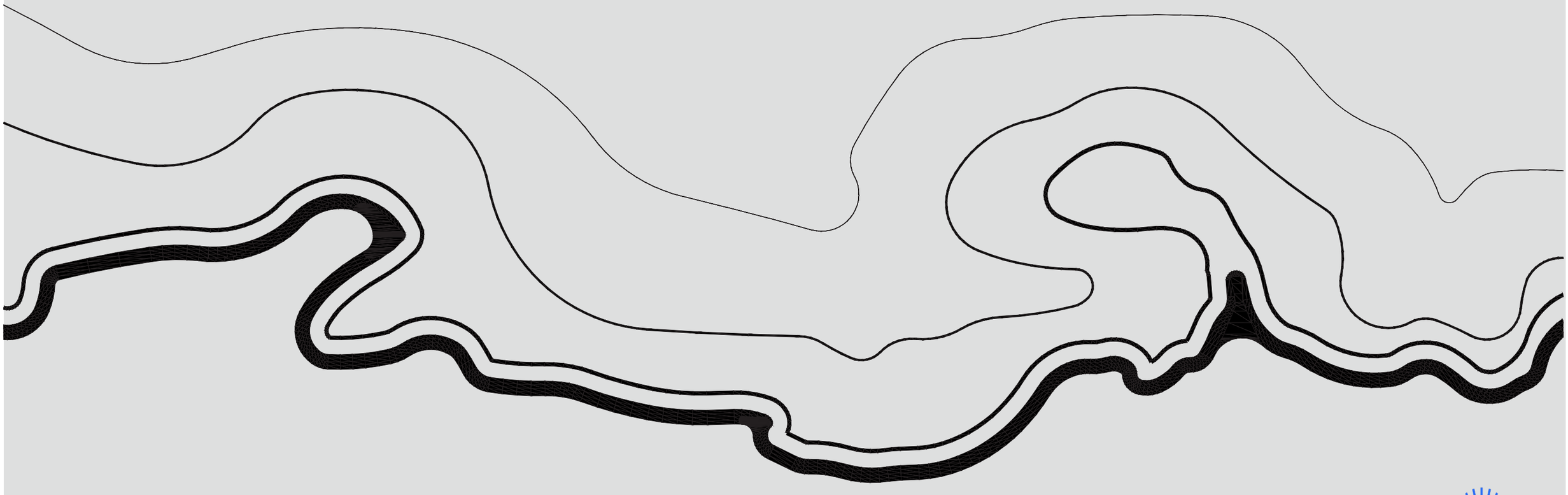
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1552

Date: 9 April 2025

Queensland Government

Aura Stage 22A
Landscape Master Plan



Stockland

PREPARED FOR	PREPARED BY	DOCUMENT NAME	REVISION	DATE
Stockland	AECOM	Aura Stage 22A Landscape Master Plan	Issue A	20.09.2024

Contents

Introduction

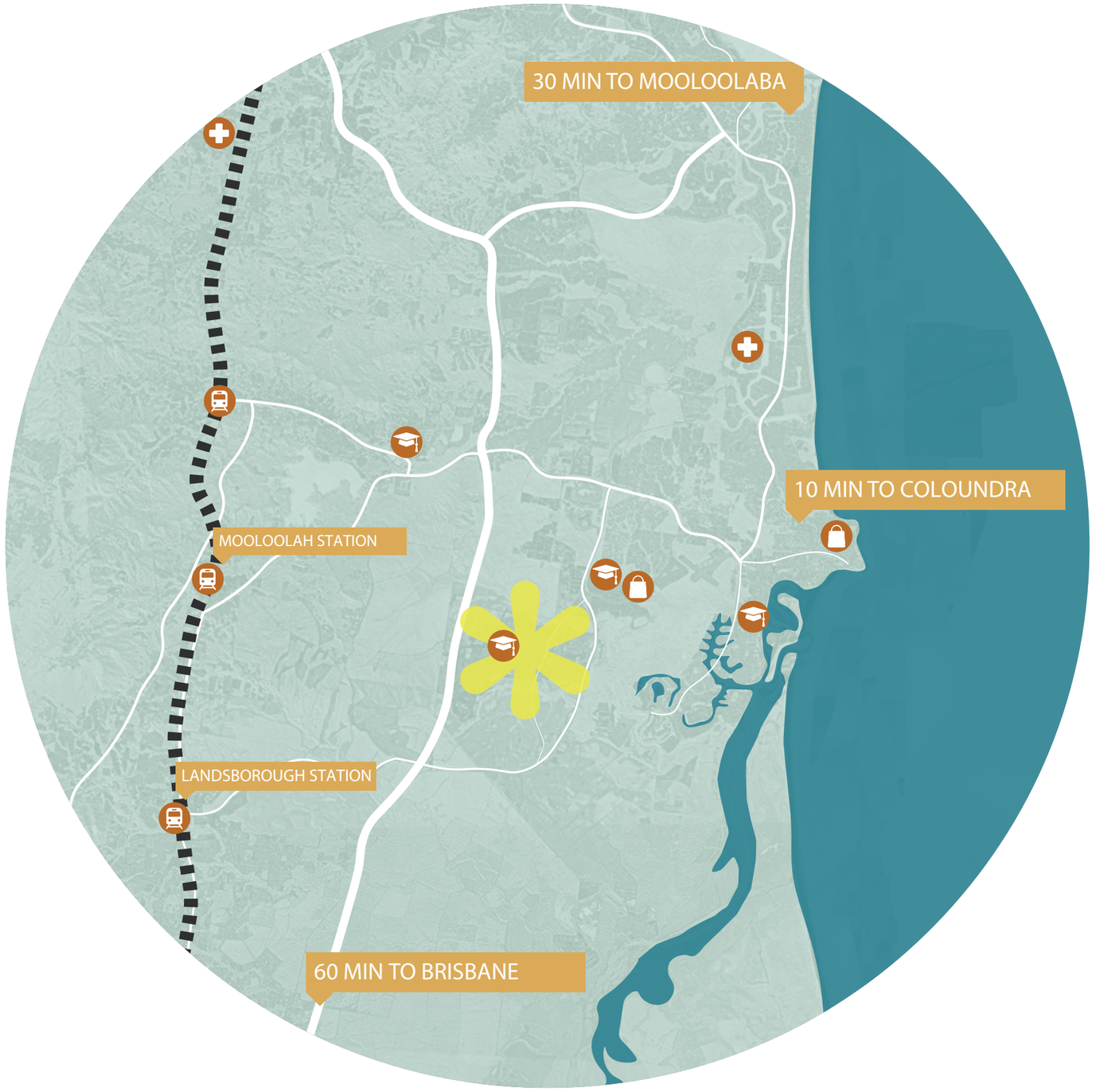
Purpose of the Landscape Master Plan

The Landscape Master Plan for Aura Stage 22A illustrates the relationship between the landscape and the proposed built environment. The planting design responds to a variety of settings, including the adjoining linear park, the central commercial hub, the entrances to the precinct, and the access lanes.

The Landscape Master Plan is to be read in association with the accompanying civil and planning reports.

Location

Aura Stage 22A is a proposed mixed-use commercial precinct located at the southern end of the Aura Business Park. The eastern boundary is formed by Aura Boulevard and the northern boundary is located on Graf Drive. On the southern boundary the site benefits from the spaciousness of the future linear park which will provide pedestrian and cyclist connections with the nearby sports precinct.



Landscape Master Plan

Objectives

The landscape master plan illustrates a landscape design that:

- Responds to the spatial opportunities of the urban environment and the varying intensity of activity designed into the architectural footprint.
- Incorporates a majority of native plant species to provide resilience to variable climatic conditions.
- Balances aesthetic outcomes with the functional requirements of the precinct by specifying tree species that optimise the opportunities presented by the site.
- Encourages walking and cycling by providing shaded footpaths and cycle paths that connect the commercial precinct with the adjoining linear park.
- Identifies opportunities to incorporate artwork that subtly references the alluvial geography associated with the nearby watercourse of Bells Creek North.

Legend

- 1 Large feature trees
- 2 Tall trees with narrower canopies
- 3 Medium-sized flowering trees
- 4 Understory shrubs and groundcovers
- 5 Possible seating area incorporating artwork

Tree Species

Large Feature Trees (1)

Large feature trees with spreading canopies occupy areas where there is sufficient distance from buildings and roads. The large feature trees shade footpaths and seating areas, extending the park on the southern boundary into the commercial precinct.

Delonix regia

Flindersia australis

Tall Trees with Narrower Canopies (2)

Tall trees with narrower canopies are specified around the higher-density commercial hub located in the centre of the development where the building frontages are closest to the street.

Lophostemon confertus

Agathis robusta

Lophostemon confertus

Agathis robusta

Medium-sized Flowering Trees (3)

Medium-sized flowering trees are specified through the rest of the development where medium-density buildings are located further from the street, allowing for lower and wider tree canopies.

Xanthostemon chrystanthus

Buckinghamia celsissima

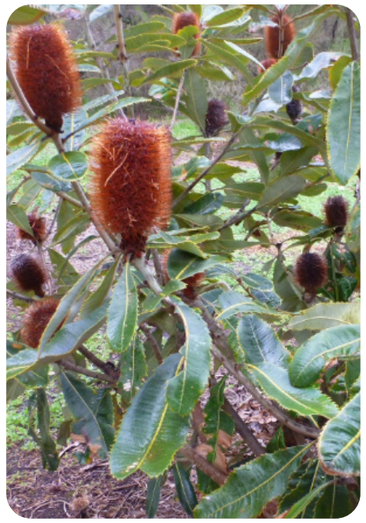
Backhousia citriodora

Feature Garden Beds

Understory Shrubs and Groundcovers (4)

Understory planting of shrubs and groundcovers provide colour, texture and visual interest, affording the commercial precinct a distinctly high level of landscape embellishment.

Austromyrtus dulcis



Banksia robur

Banksia spinulosa

Dianella longifolia

Ficinia nodosa

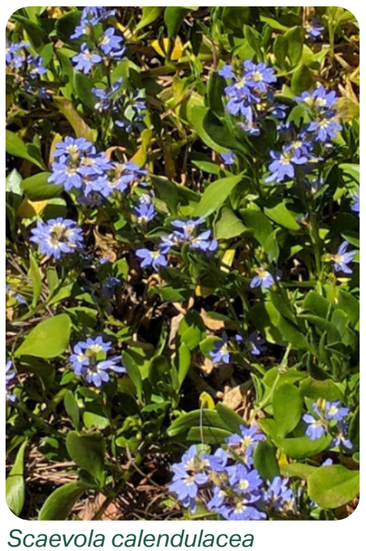
Melaleuca pachyphylla 'Red'

Myoporum ellipticum

Myoporum parviflorum

Phebalium woombye

Scaevola albida



Scaevola calendulacea

Zoysia tenuifolia

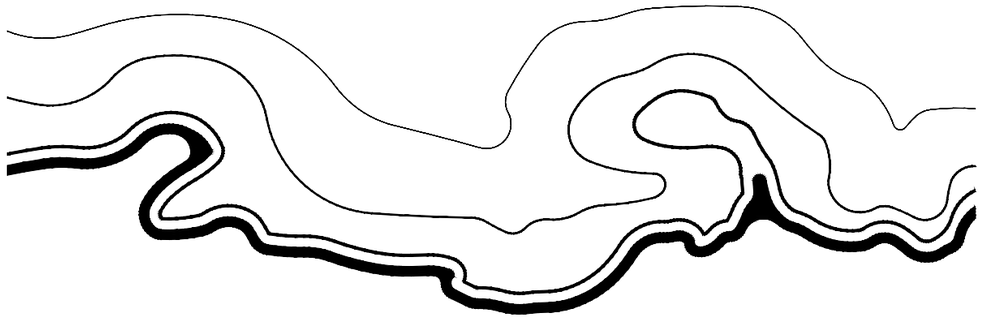
Meeting Point

Possible Seating Area Incorporating Artwork (5)

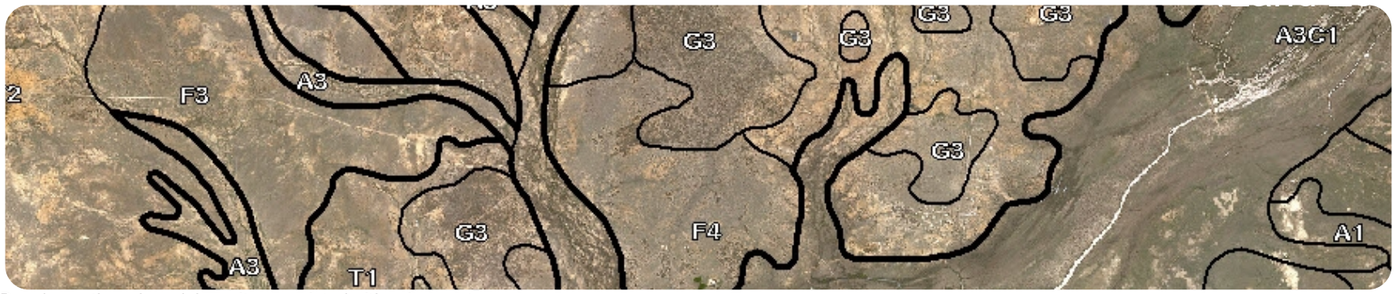
A seating area incorporating artwork could be considered if an appropriate location is identified, potentially close to the Village Heart.

The design of the proposed seating area could reference the alluvial patterns associated with the geography of the nearby watercourse of Bells Creek North, which forms part of the Pumicestone Passage catchment.

Curved bands of seating, planting and textured surfaces that subtly evoke the alluvial geography could be incorporated into areas designed for people to sit and relax.



Adaptation of a stretch of Bells Creek North to the south of stage 22A



Deeply weathered sand deposits associated with a river system

Artwork incorporated into seating areas, referencing water and alluvial deposits

Example of a possible seating area incorporating artwork within the materials

Example of a possible seating area incorporating artwork within the materials

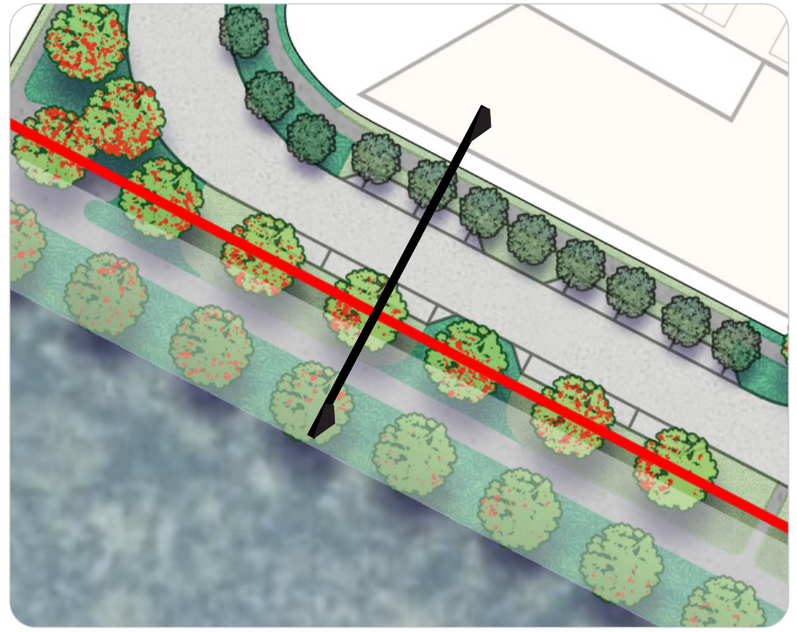
Plans and Sections

17.5m Wide Commercial Access Street

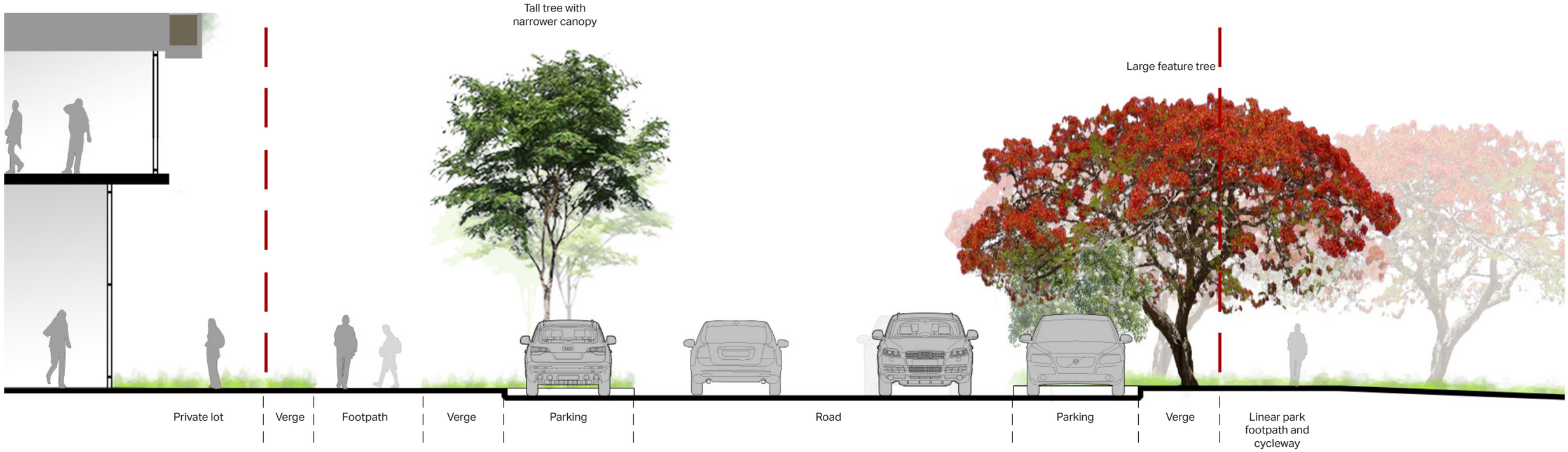
The southern entry street is characterised by large spreading canopy trees such as Delonix regia, Flindersia australis, or other tree species with a similar spreading form that extends the park setting into the commercial precinct.

Pedestrian and cyclist access is provided by the path in the linear park, maximising space within the road reserve for the healthy growth and establishment of the trees, in addition to providing space for people to sit and relax.

Key plan



Enlargement plan



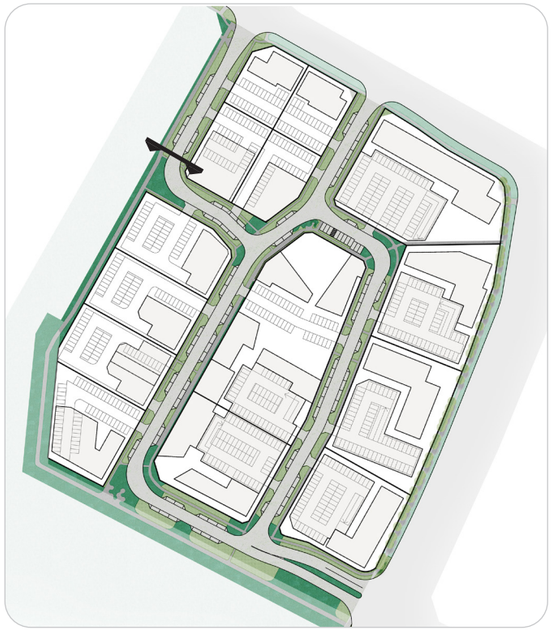
Plans and Sections

22m Wide Commercial Access Street

The northern entry street shares similarities with the southern entry, with the exception of not adjoining a park.

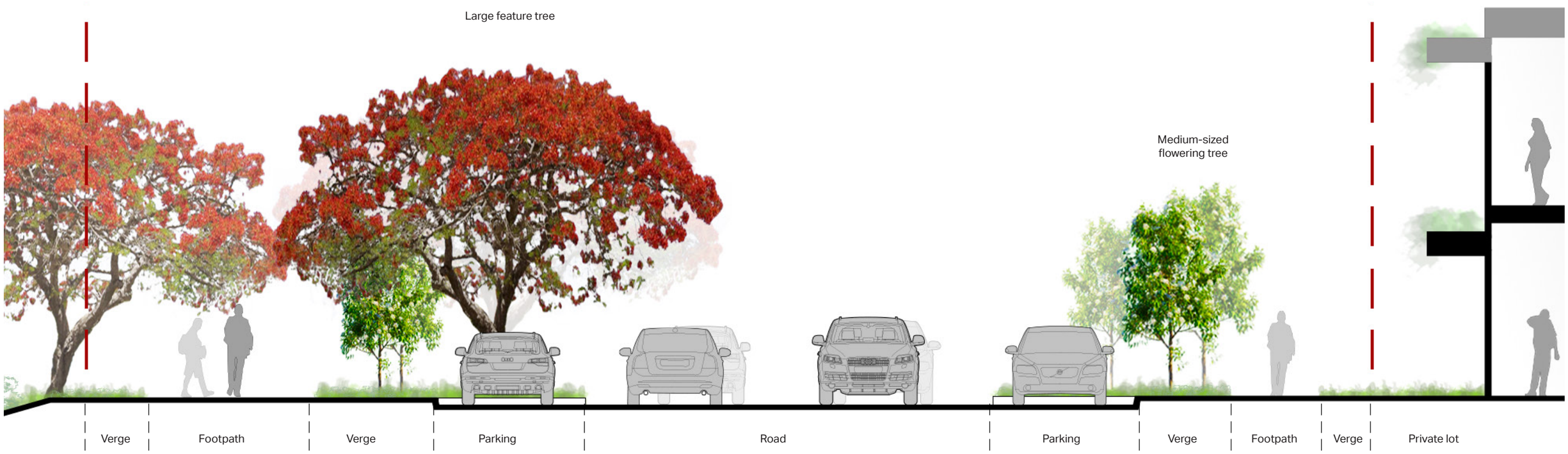
The provision of shade along the pedestrian and cyclist path is of paramount importance, providing an appealing extension of the passive transport network.

Medium sized flowering trees such as Xanthostemon chrystanthus, Backhousia citriodora, Buckinghamia celsissima, or similar provide shade for pedestrians accessing the buildings on the eastern side of the street.



Key plan

Enlargement plan



Plans and Sections

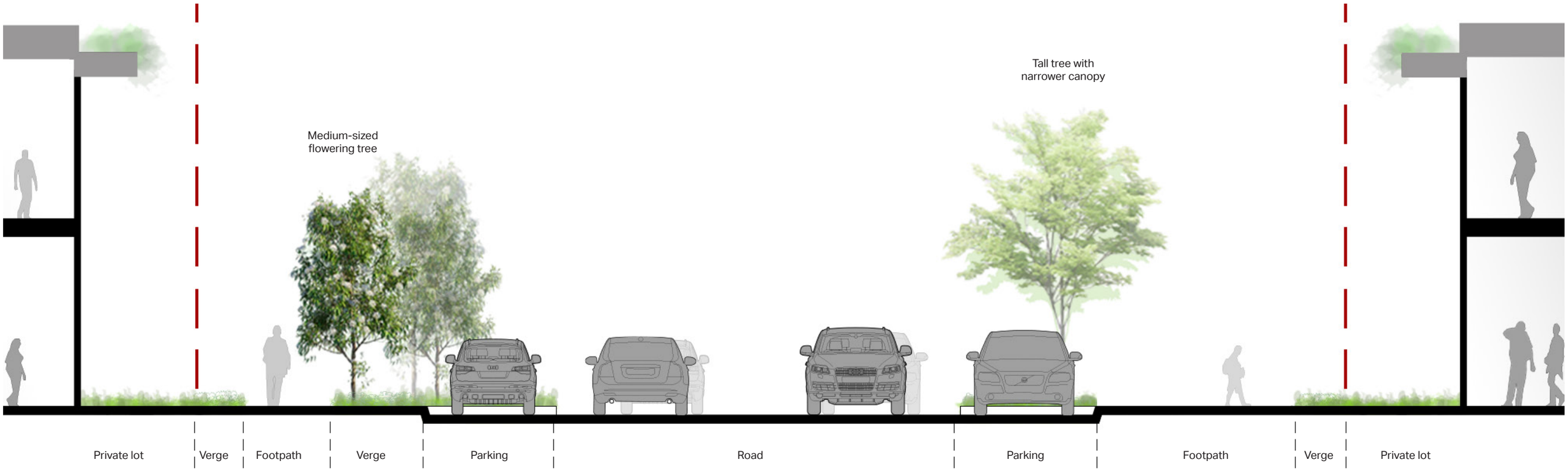
20m Wide Commercial Access Street

The access street is characterised by tall trees with narrower canopies adjacent to the main commercial hub where there is a limited amount of space between the buildings and the footpath.

Medium sized flowering trees such as Xanthostemon chrystanthus, Backhousia citriodora, Buckinghamia celsissima, or similar, are located adjacent to the parking bays, helping to shade the broader expanse of paved surfaces at these locations.

Key plan

Enlargement plan



Plans and Sections

18.6m Wide Commercial Access Lane

The access lane continues the theme of using tall trees with narrow canopies adjacent to the buildings in the central hub of the commercial precinct.

On the opposite side of the street, medium-sized flowering trees provide shade for pedestrians.

Where the garden beds widen, larger canopy trees such as Delonix regia, Flindersia australis, or similar are used to provide additional points of interest and variation in the colours and textures of the tree canopies.

Key plan

Enlargement plan