

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2025-CAS-4043

Date: 15 December 2025



Attachment D Revised Landscape Plans

ARCADIA

Stockland Aura Town Centre Schematic Design Package

Prepared for Stockland
19 November 2025

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 04 October 2024	Authorised by NC
Rev 2	Issued 14 October 2024	Authorised by NC
Rev 3	Issued 24 October 2024	Authorised by NC
Rev 4	Issued 29 October 2024	Authorised by NC
Rev 5	Issued 01 November 2024	Authorised by NC
Rev 6	Issued 19 November 2024	Authorised by NC
Rev 7	Issued 20 November 2024	Authorised by NC
Rev 8	Issued 06 December 2024	Authorised by NC
Rev 9	Issued 18 December 2024	Authorised by NC
Rev 10	Issued 19 December 2024	Authorised by NC
Rev 11	Issued 2 April 2025	Authorised by NC
Rev 12	Issued 4 April 2025	Authorised by NC
Rev 13	Issued 17 April 2025	Authorised by NC
Rev 14	Issued 24 October 2025	Authorised by NC
Rev 15	Issued 13 November 2025	Authorised by NC
Rev 16	Issued 19 November 2025	Authorised by NC

Arcadia Brisbane
Suite 5A, Level 5
232 Adelaide Street Brisbane, QLD 4000
P 07 3071 8000
E brisbane@arcadiala.com.au
arcadiala.com.au
@arcadialandarch
Arcadia Landscape Architecture QLD Pty Ltd
ABN 52 634 067 637

Contents

SECTION 01 Landscape Strategy	3
Introduction	4
Site Context	5
History and Heritage	6
Landscape Vision	7
Inspired by local site and character	8
External Opportunities	10
Inspired by Country	11
SECTION 02 PRECINCT DESIGN EXPLORATION	12
Food and Beverage Precinct Analysis	13
Precedents	14
Landscape Masterplan Programming	19
Spacial Nodes	20
F&B Precinct - Spatial diagramming	21
Landscape Masterplan	25
F&B Precinct - Sketch Render	28
F&B Precinct - Spot Levels	29
Main Street - Ground Floor	30
Main Street - Level 1	31
Southern Street - Ground Floor	32
Eastern Road - Ground Floor	33
Spacial programming Sections	34
SECTION 03 Landscape Palettes	39
Planting Palette	40
Materials Palette	43



SECTION 01 | LANDSCAPE STRATEGY

Introduction

The project site is located within the Aura Stockland Development and is located alongside the existing Stockland Baringa developments. Aura Town Centre, Stage 1 presents an opportunity to contribute to a vibrant community development nestled within the treasured landscapes and beaches that create a true sense of place to the Sunshine Coast.

Driven by Sunshine Coast City Councils (SCCC) benchmarking document 'Sunshine Coast Design Book'. The proposed development will integrate a 'place based approach' that aligns with the values outlined that make the Sunshine coast special.

The Aura Town Centre will be an significant addition to the Sunshine Coast that is creating a 'community of communities'. This aligns with the SCCC document 'Environment and Liveability Strategy' in particular the outcomes of 'Social Infrastructure - Outcome 2041'. The landscape will play an extensive part in actualising the social infrastructure of community use and recreational facilities that will...

“ Bring people together creating a sense of place and support individuals, families and communities to grow and thrive. ”

The city centre landscape will become a nest for the community within the natural surrounds. It will be a place offered to workers, visitors and residents alike, to breath between the bush to beaches. Drawing from the indigenous ecologies found in the area, the landscape can support wellness and healthy living in a growing and thriving town centre.

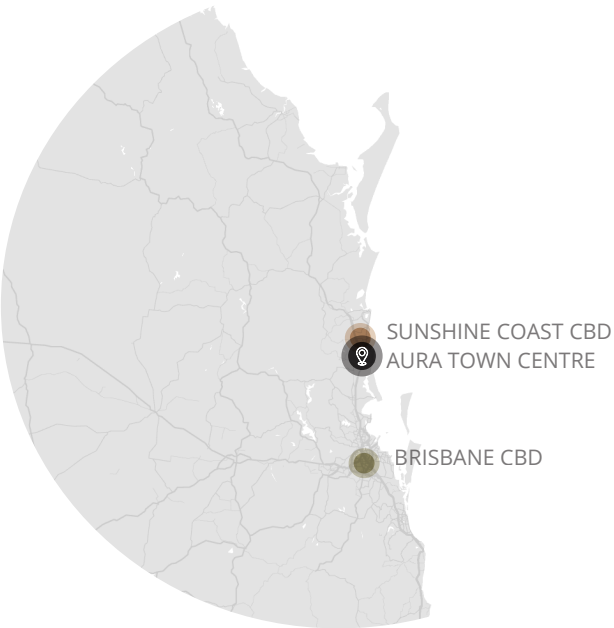
Thus ensuring that what the people of the Coast love today is remembered and evolved into the future.



Site Context

The Site is located within the southern Sunshine Coast region. Nestled between the bush and beaches, with major State Forests and Conservation Parks to the West and South and major tourism hotspots along the coastline to the East.

Accessible from Caloundra Road this site is well placed to take advantage of existing infrastructure, community facilities and essential services.



Regional Context Key Plan | NTS

Legend

- Highway
- ... Main Roads
- ||||| Train line
- Train Station
- 📍 Site Location
- 🌲 State Forest
- 🏞️ Recreation Centre
- 📍 Attraction
- ✈️ Caloundra Aerodrome
- 🏥 Hospital



History and Heritage

Indigenous Significance

The site of Aura Town Centre Traditional Owners are the Kabi Kabi people.

The Story of the area begins with the creation from the ranges with Mt Tibrogargan the father's tears running down to the beaches. Creating the site's creeks and wetlands that are continuing to bring life to the site today.

Bells Creek, that runs through the area, was first known as Kelaher by the Indigenous Tooringoor people of the Kabi Kabi language group.

The Kabi Kabi people lived within the natural systems resourcefully, using many plants of the regional ecosystem in daily life and making use of the fauna this flora was home too.

Blechnum indicum (3) known as 'Bungwall' or 'Dugal'. The tuberous roots were roasted and ground to make flour, and then cooked as a staple food now know as 'Johnny Cake'.

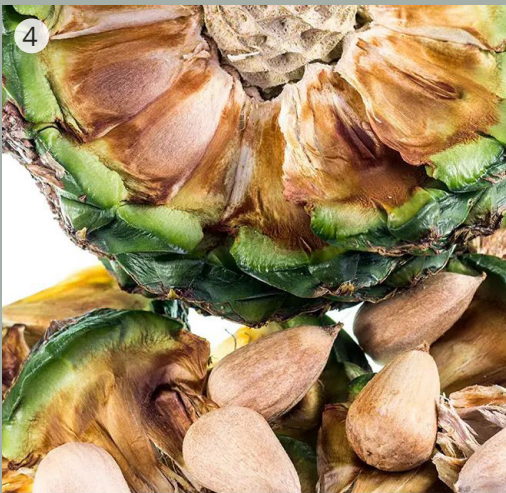
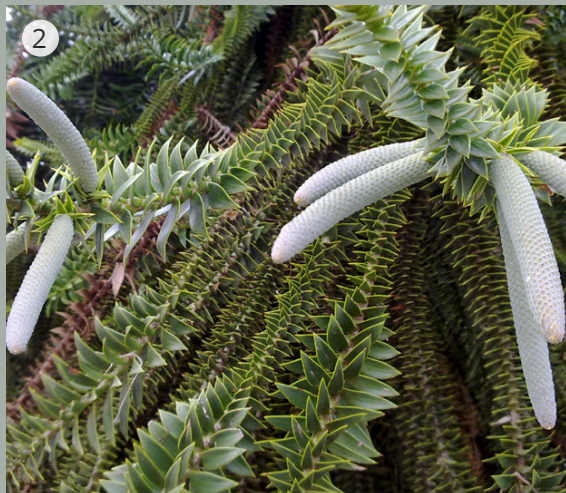
Allocasia macrorhiza known as 'Cunjevoi' roots were also eaten (1). Multiple fruits such as the Quandong and the native plum and lime were also staples.

Another significant plant in the Kabi Kabi region is the *Araucacia bidwillii* (2) (3) (4) known as 'Bunyi/ Bonyi'. The kernels being used as a plentiful food supply. Its importance in the area was evident with the Kabi Kabi people being one of the two hosts the Bunya Nut Festival, which brought many indigenous groups from distant areas together and was an important social gathering and is still celebrated today.

The *Melaleuca* (5) or 'nambur nambur' forest that this site sits on would have been a great resource as the papery bark of the tree was used for multiple uses including cordage, canoes and clothing in the form of a shawl.

Other items such as mother of pearl and yellow reed beads were used for necklaces.

There is much more that the environment and indigenous people have connection with and will continue to be in the area, making the Aura Town Centre align with this knowledge and acknowledgment will be a benefit to the entire community.



The surrounding areas helped guide the Kabi Kabi people, with the natural environment providing cues to sustain life. To the Kabi Kabi people, the sacred and spiritual Mt Beerwah (6) is known as "Bujah", translating to Mother. The mother overseeing the country that surrounds her.

The flora helped the Kabi Kabi people understand when and what to hunt, the seasonal patterns lending those cues. The fern leaf wattle helped the Kabi Kabi people understand the grazing patterns of the kangaroos

and when the fern leaf wattle flowered, the kangaroo's were at their fattest.

The River Mussels were ready when the waterlily flowered and the eels were best caught when the silky oak tree bloomed.

Landscape Vision

Nestled between iconic bushlands and beaches, the Aura Town Centre landscape will reanimate the natural ecotones of the site. Breathing this new life back into a vibrant landscape, it will allow the Aura community to connect to each other and the surrounding natural landscapes creating a true sense of belonging.



Inspired by local site and character

Natural rock pools, open Blackbutt Forests, dense Melaleuca Groves, close intertwined creeks and vast estuaries, are all important parts of the fabric of the local character which surrounds Aura. All of these important ecosystems and typologies can be reflected upon within the Aura Town Centre development with placemaking drivers to create a space for locals to enjoy, while being sensitive to the local environment. Colours and forms which reflect the coastal context of the Sunshine Coast/ Caloundra region are highlighted below, and can be drawn into the design through choice of materials, forms, artistic installations and much more.

Consultation with Kabi Kabi Traditional Owners and Blaklash aided in drawing these design drivers and inspiration through walking site and commencing a cultural mapping exercise. Embedding the Pre-Colonial site and the shared history of the Kabi Kabi Peoples through drawing on these elements of country and telling their stories in the new site is key to a successful Placemaking Town Centre.

Colours of Country



Rock Pools



Bell's Creek



Creeks and Estuaries



Inspired by local site and character

Natural rock pools, open Blackbutt Forests, dense Melaleuca Groves, close intertwined creeks and vast estuaries, are all important parts of the fabric of the local character which surrounds Aura. All of these important ecosystems and typologies can be reflected upon within the Aura Town Centre development with placemaking drivers to create a space for locals to enjoy, while being sensitive to the local environment. Colours and forms which reflect the coastal context of the Sunshine Coast/ Caloundra region are highlighted below, and can be drawn into the design through choice of materials, forms, artistic installations and much more.

Consultation with Kabi Kabi Traditional Owners and Blaklash aided in drawing these design drivers and inspiration through walking site and commencing a cultural mapping exercise. Embedding the Pre-Colonial site and the shared history of the Kabi Kabi Peoples through drawing on these elements of country and telling their stories in the new site is key to a successful Placemaking Town Centre.

Colours of Country



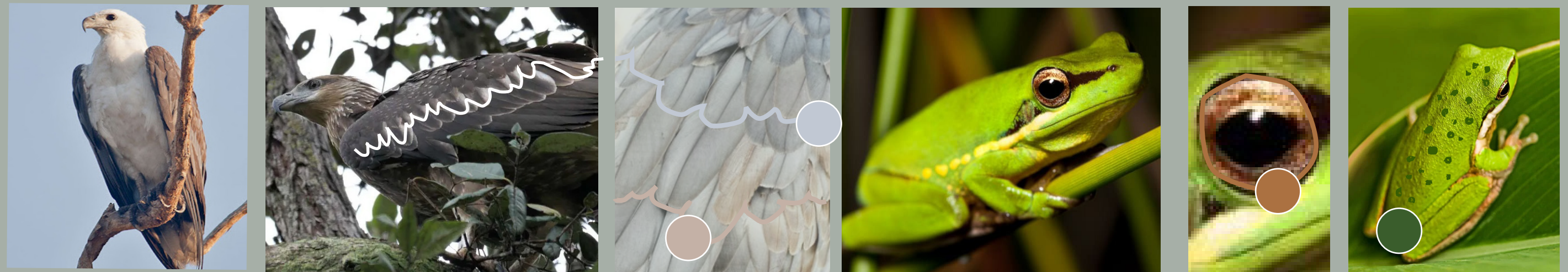
BlackButt Forest



Melaleuca Groves



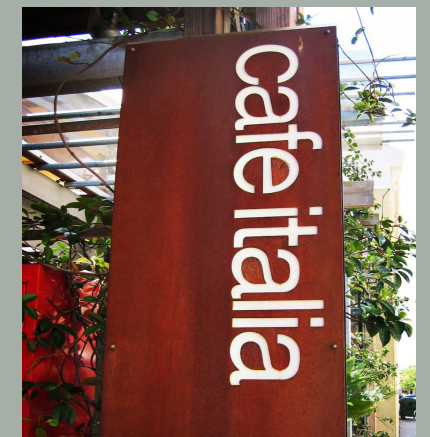
Native Wildlife



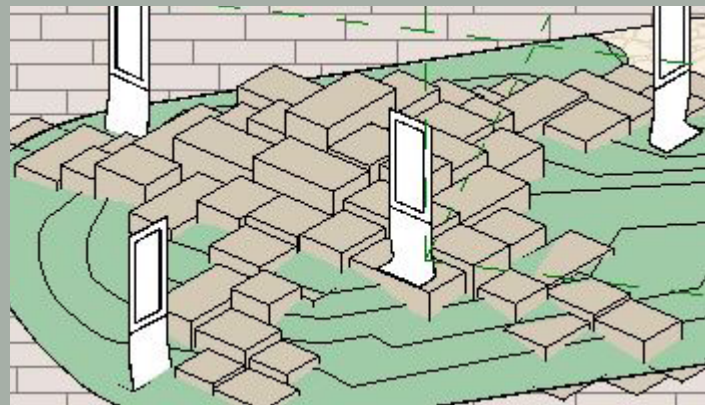
External Opportunities

For Aura Town Centre, incorporating external opportunities that tie back to the local site and its character could create a dynamic and immersive experience for both residents and visitors. By using local materials, such as sandstone, timber, and recycled materials, the development could feature story-making structures that reflect the area's heritage and natural environment, creating a sense of place and history. These structures could include interactive elements that narrate the local culture and wildlife, offering an educational and engaging experience. Additionally, children's play areas could be designed to incorporate native wildlife, with play equipment inspired by local animals and plants, encouraging kids to learn about the region's biodiversity through imaginative play. By blending local materials with nature-inspired designs, Aura Town Centre would not only foster a strong community connection but also celebrate the area's unique environment, creating spaces that are both fun and meaningful for all ages.

Place Markers



Kids Play / Story Making



Inspired by Country

Elements of the natural environment which exists within and surrounding the site are influential to the fabric of the Stockland Aura Town Centre design. Taking inspiration from the natural tones and forms of the Paperbark Tree (Melalueca sp.) and the 'Nambur Nambur' forest where

the site sits; pavements, colours and furniture forms are influential. Particularly along the Peoples Place Interface the interesting ripples and curves are felt, but further into the site also, inspiration has been taken.





SECTION 02 | PRECINCT DESIGN EXPLORATION

Food and Beverage (F&B) Precinct Analysis

USER GROUPS



INDIVIDUALS & YOUNG ADULTS



- / LEISURE
- / PEDESTRIAN ACCESS
- / INFORMAL DINING
- / AESTHETICS
- / PRIVACY
- / DISCOVERY
- / VIBRANT
- / RELAXED
- / CALMING
- / MULTI-PURPOSE

SMALL GROUPS



- / FORMAL DINING
- / FLOWING MOVEMENT
- / ENTERTAINMENT
- / MEETING NODES
- / PRIVACY
- / DISCOVERY
- / RELAXED
- / CALMING

FAMILIES & LARGE GROUPS



- / INFORMAL DINING
- / DISCOVERY
- / VIGILANCE
- / ALL-AGES EXPERIENCE
- / PLAY ELEMENTS

PRECEDENTS

Entertainment, Informal & Communal Spaces

WEST VILLAGE, WEST END

- / Vibrant
- / Leisure
- / Discover
- / Nature Play
- / Formal & Informal seating
- / Large open spaces & Private nooks
- / Well lit spaces



NEW MARKET, RANDWICK

- / Ease of Pedestrian Movement
- / Mix of formal and informal seating options
- / Central Restaurant Dining
- / Art integrated into structures



PRECEDENTS

Entertainment, Informal & Communal Spaces

PLENTY VALLEY,
MELBOURNE

- / Formal and Flexible Seating
- / Lounge and Rest spaces
- / Communal Gatherings
- / Round the clock trading opportunities (9am to 11pm)
- / Performance space
- / Discovery



KARRINYUP,
PERTH

- / Leisure and play
- / Large open spaces
- / Entertainment opportunities
- / Formal and flexible seating



PRECEDENTS

Entertainment, Informal & Communal Spaces

CHERMSIDE WESTFIELD, BRISBANE

- / Formal and Flexible Seating
- / Lounge and Rest spaces
- / Communal Gatherings
- / Leisure and play
- / Discovery



YAMANTO CENTRAL, BRISBANE

Play Spaces

- / Vibrant
- / Leisure
- / Discover
- / Nature Play
- / Formal & Informal seating
- / Large open spaces & Private nooks
- / Well lit spaces
- / Concrete / Manufactured products



PRECEDENTS

Laneways - Intimate and Formal Spaces

KENSINGTON STREET, CHIPPENDALE

- / Multiple Pedestrian Movement
- / Central Dining
- / Passive Observation
- / Communal Gathering Opportunities



26 DEGRAVE STREET, MELBOURNE

- / Central Pedestrian Movement
- / Boutique Shopping Experience
- / Passive observation
- / Intimate Spaces
- / Niche Dining experiences



PRECEDENTS

Laneways - Intimate and Formal Spaces

HARBOUR TOWN EATS, GOLD COAST

- / Multiple Pedestrian Movement
- / Central Dining
- / Passive Observation
- / Communal Gathering Opportunities



HOWARD SMITH WHARVES, BRISBANE

- / Central Pedestrian Movement
- / Boutique Shopping Experience
- / Passive observation
- / Intimate Spaces
- / Niche Dining experiences



Landscape Masterplan

Ground Level Programming

Area Typologies

Seamless Connector Road

Laneway Typologies

Main Street

Major Pedestrian Movement

Secondary Pedestrian Movement

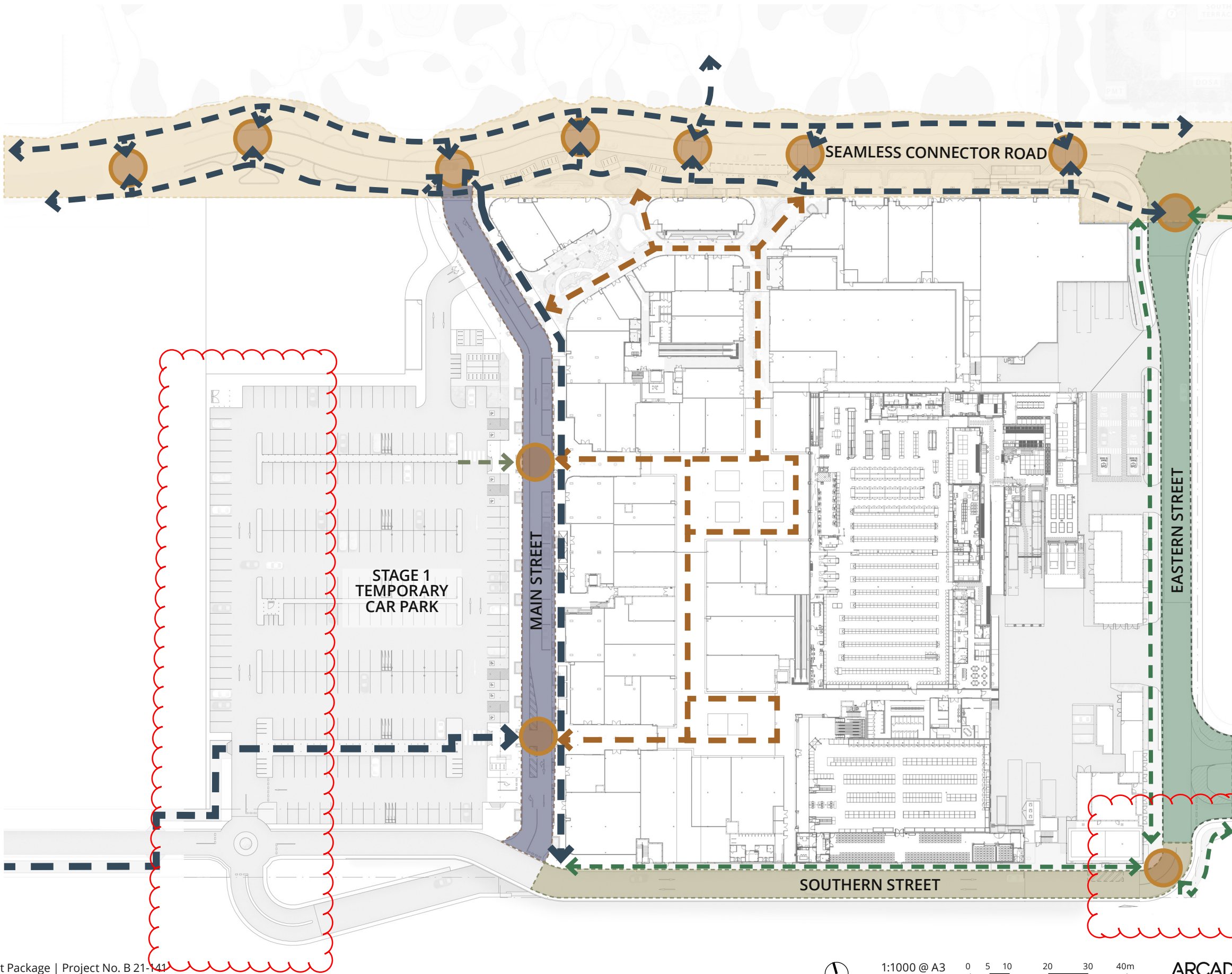
Internal Laneway/ Mall

Pedestrian Crossing Points

Street scape Typologies

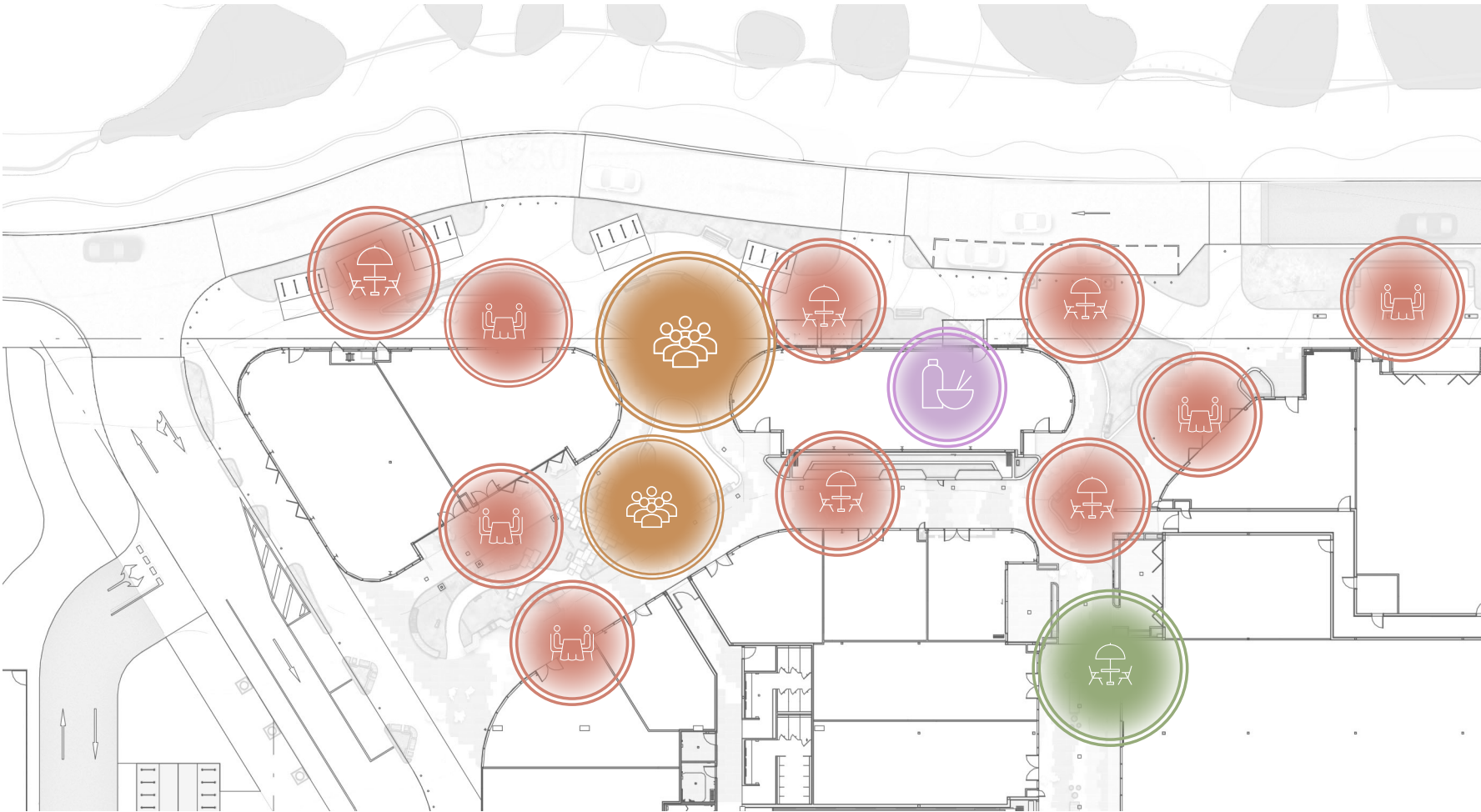
Southern Private Road

Eastern Private Road



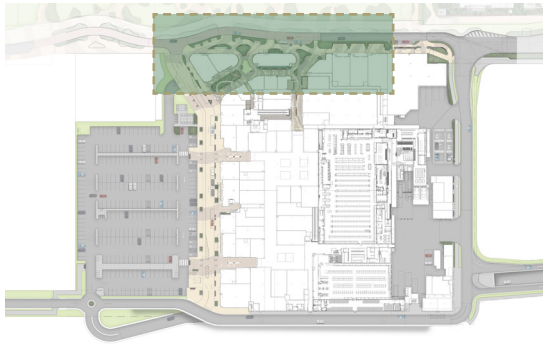
SPACIAL NODES

Highlighting key spatial programming opportunities



KEY

-  ENTERTAINMENT AND COMMUNAL SPACES
-  DINING SPACES
-  LANEWAY SPACES
-  FEATURE TENANCY

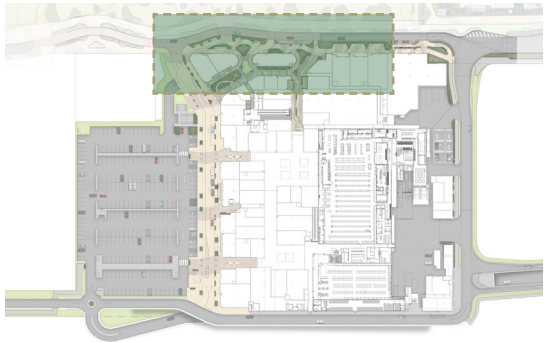


KEY PLAN | NTS

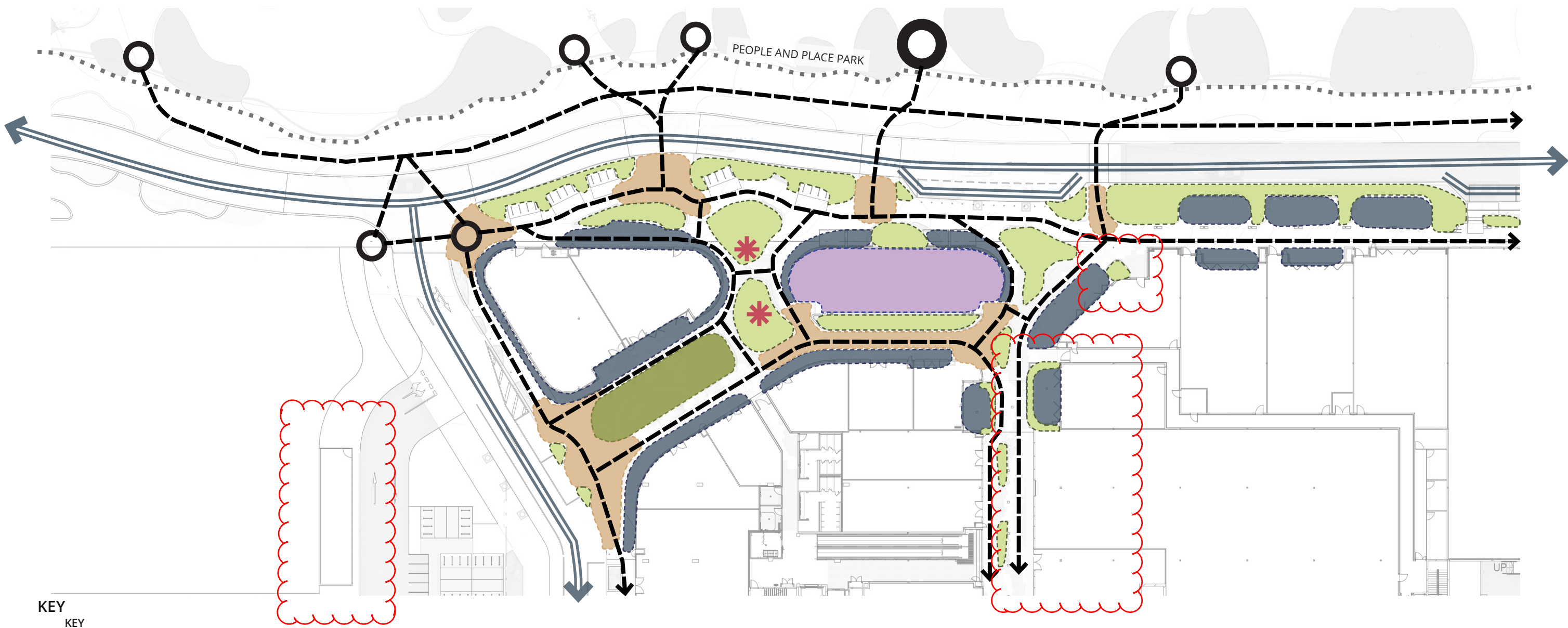


F&B Precinct

Spatial diagramming - Masterplan



KEY PLAN | NTS



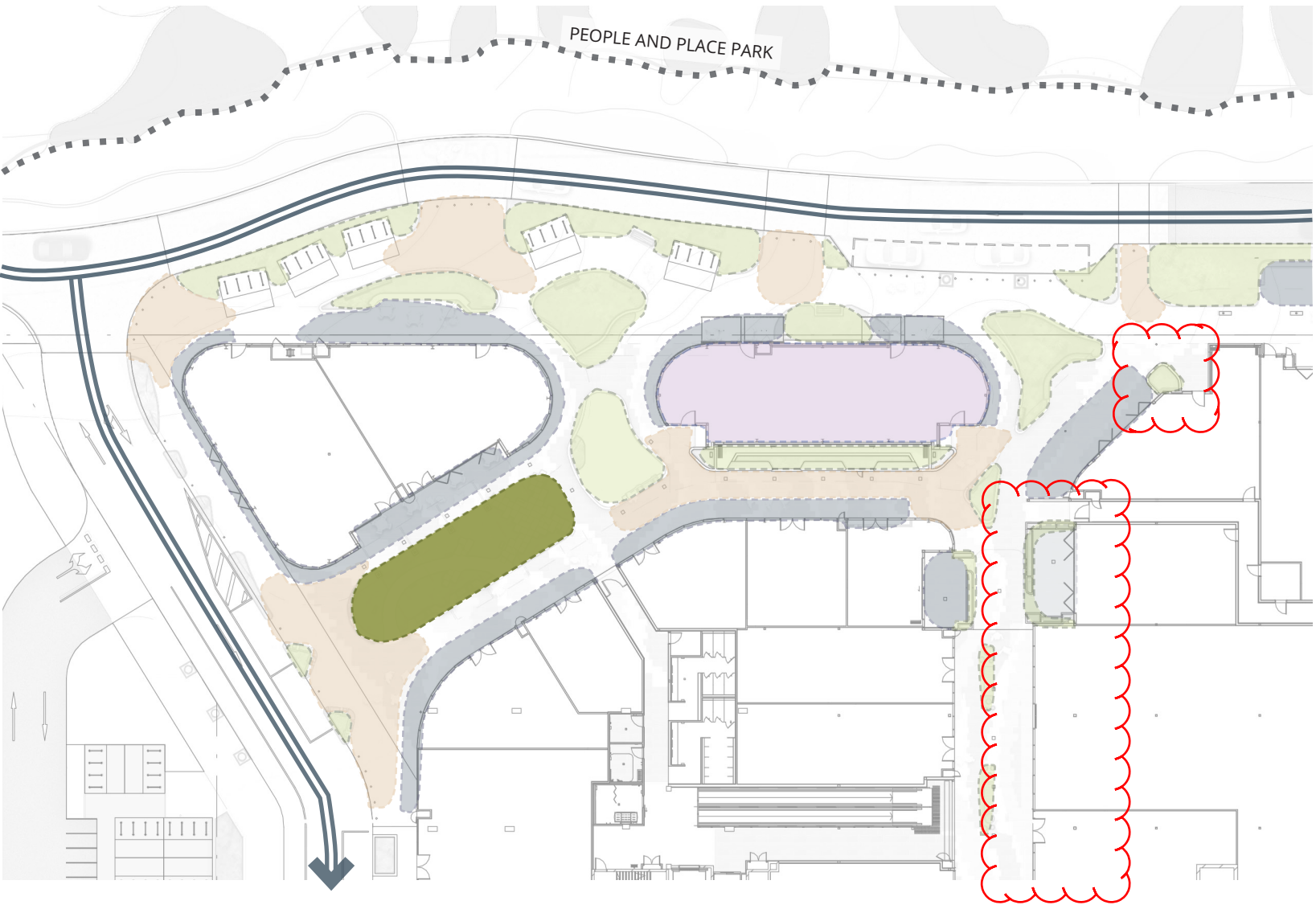
KEY

- | | |
|-------------------------------------|---|
| ←---→ Key Pedestrian Pathways | * Performance and/or Communal Space Opportunities |
| ↔ Vehicle Movement | Feature Tenancy |
| Dining zones | Play Area |
| Transitional Pedestrian nodes | |
| Buffer planting and landscape zones | |

- / Multiple pedestrian movement from 'People and Place' towards multiple nodal points.
- / Multiple lounging and performance spaces
- / Dining along building façades
- / Nature play to be incorporated within the landscape

F&B Precinct

Spatial diagramming - Play

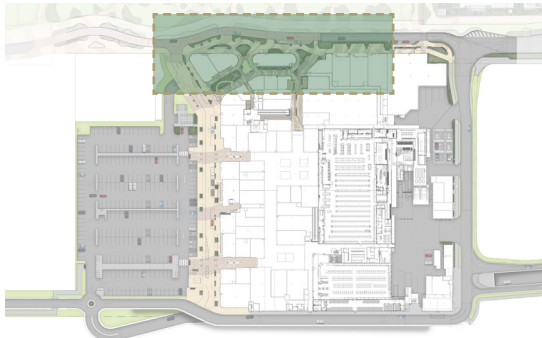


KEY

- Landscape play zone
- Vehicle Movement
- Dining zones
- Transitional Pedestrian nodes
- Buffer planting and landscape zones

- Feature Tenancy
- Landscape play zone

- / Interactive landscape through natural features such as rocks, tunnels and mounding.
- / Parents can dine whilst children can play within close proximity
- / Situated away from formal dining precinct to minimize noise impact

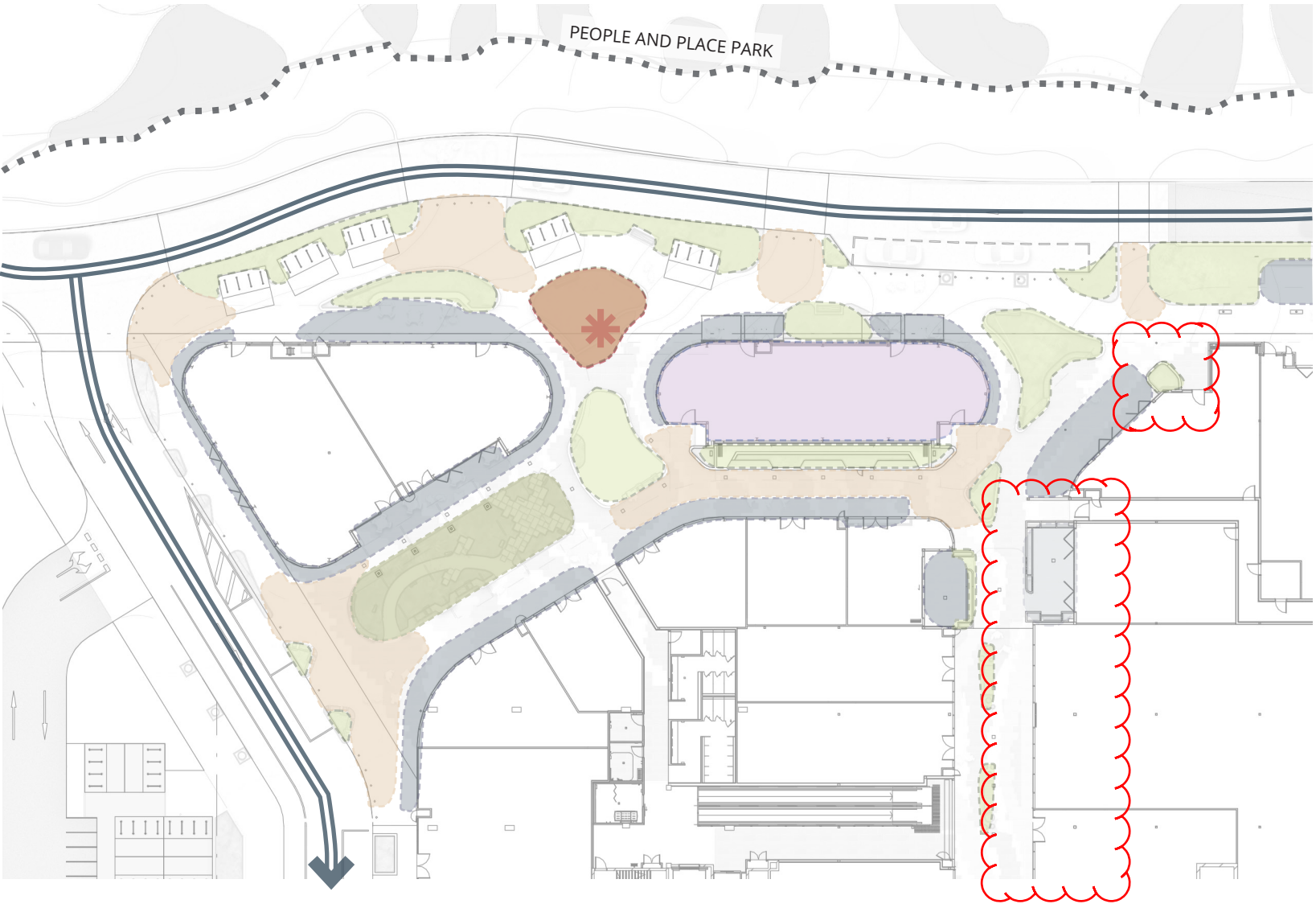


KEY PLAN | NTS



F&B Precinct

Spatial diagramming - Performance

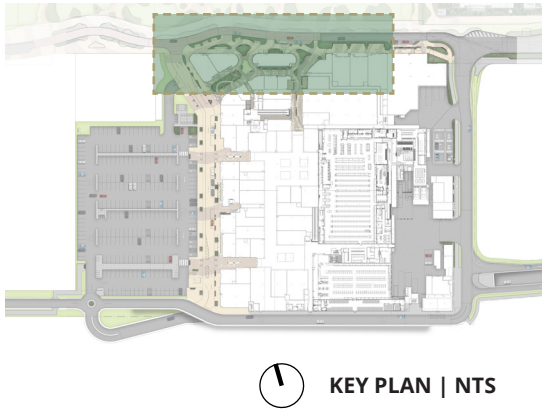


KEY

- Landscape performance zone
- Vehicle Movement
- Dining zones
- Transitional Pedestrian nodes
- Buffer planting and landscape zones
- Feature Tenancy
- Landscape play zone

/ Performance spaces give opportunities for live entertainment and communal gatherings

/ These spaces can be used as formal entertainment nodes and as informal seating opportunities whilst not in use

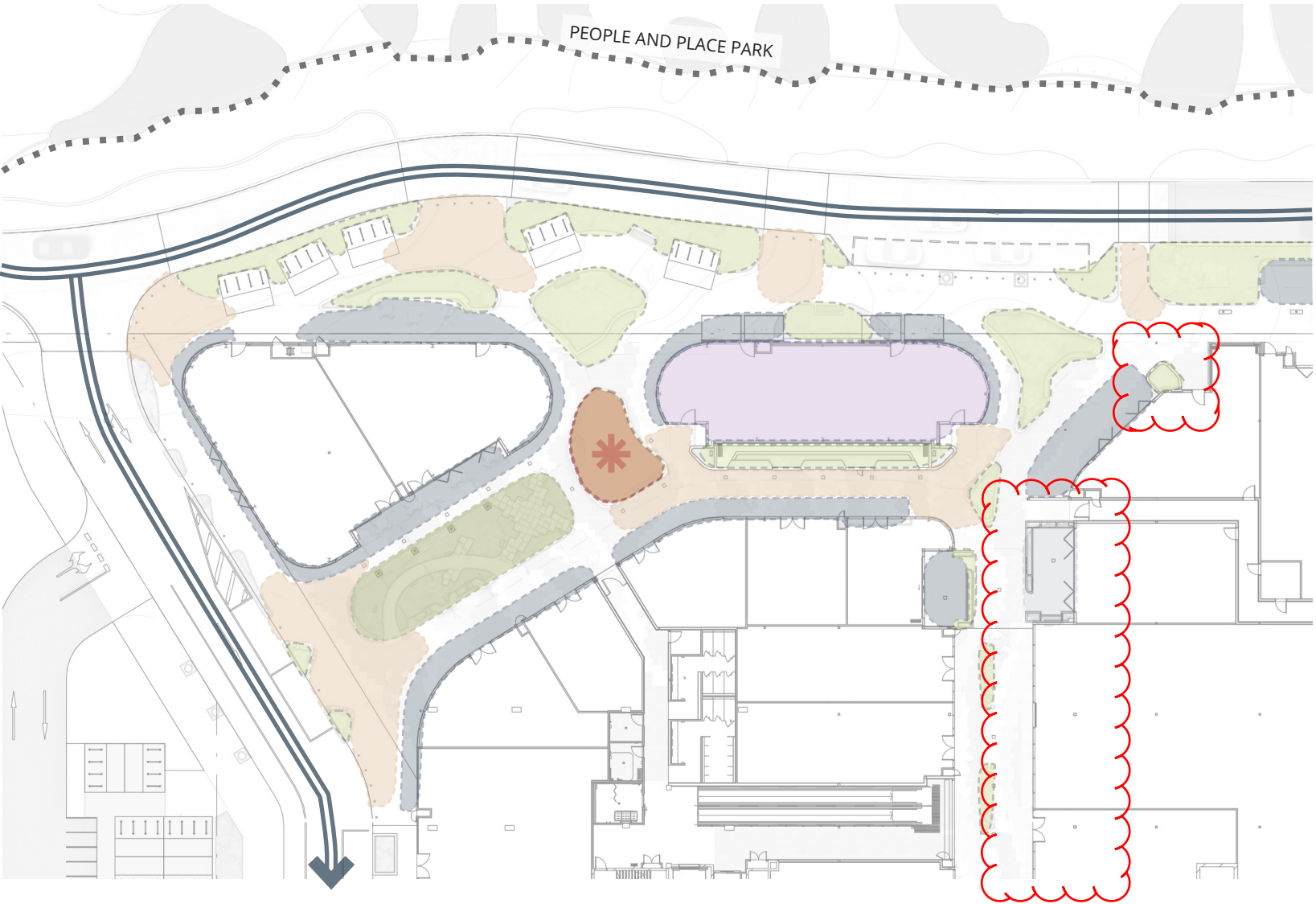


KEY PLAN | NTS



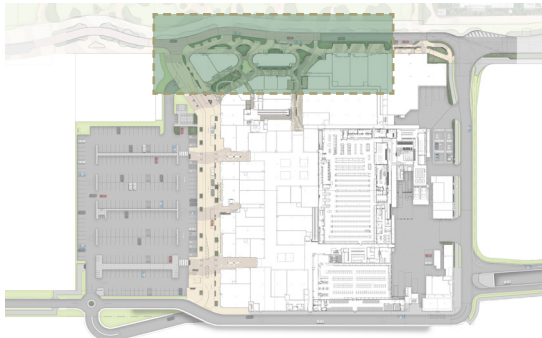
F&B Precinct

Spatial diagramming - Relax

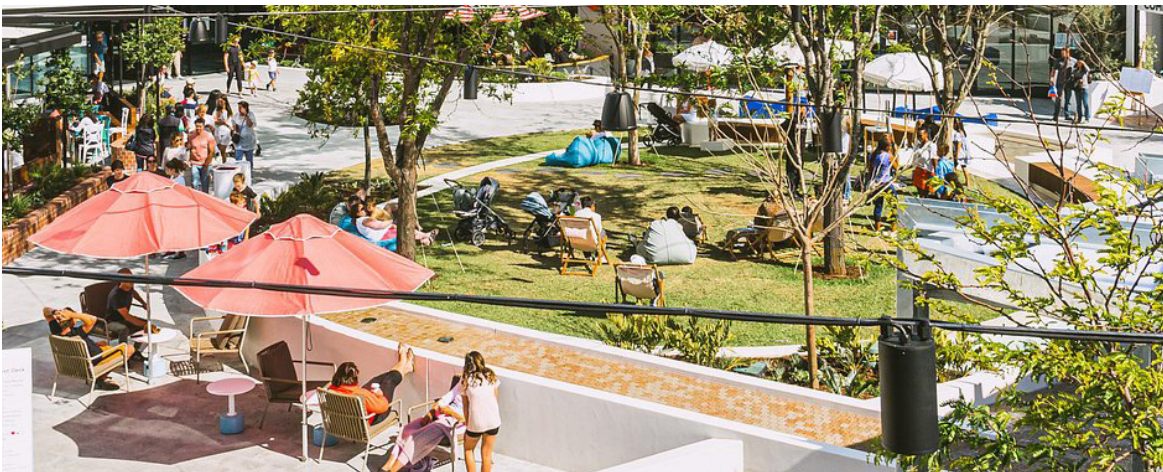


- Landscape lawn zone
- Vehicle Movement
- Dining zones
- Transitional Pedestrian nodes
- Buffer planting and landscape zones
- Feature Tenancy
- Landscape play zone

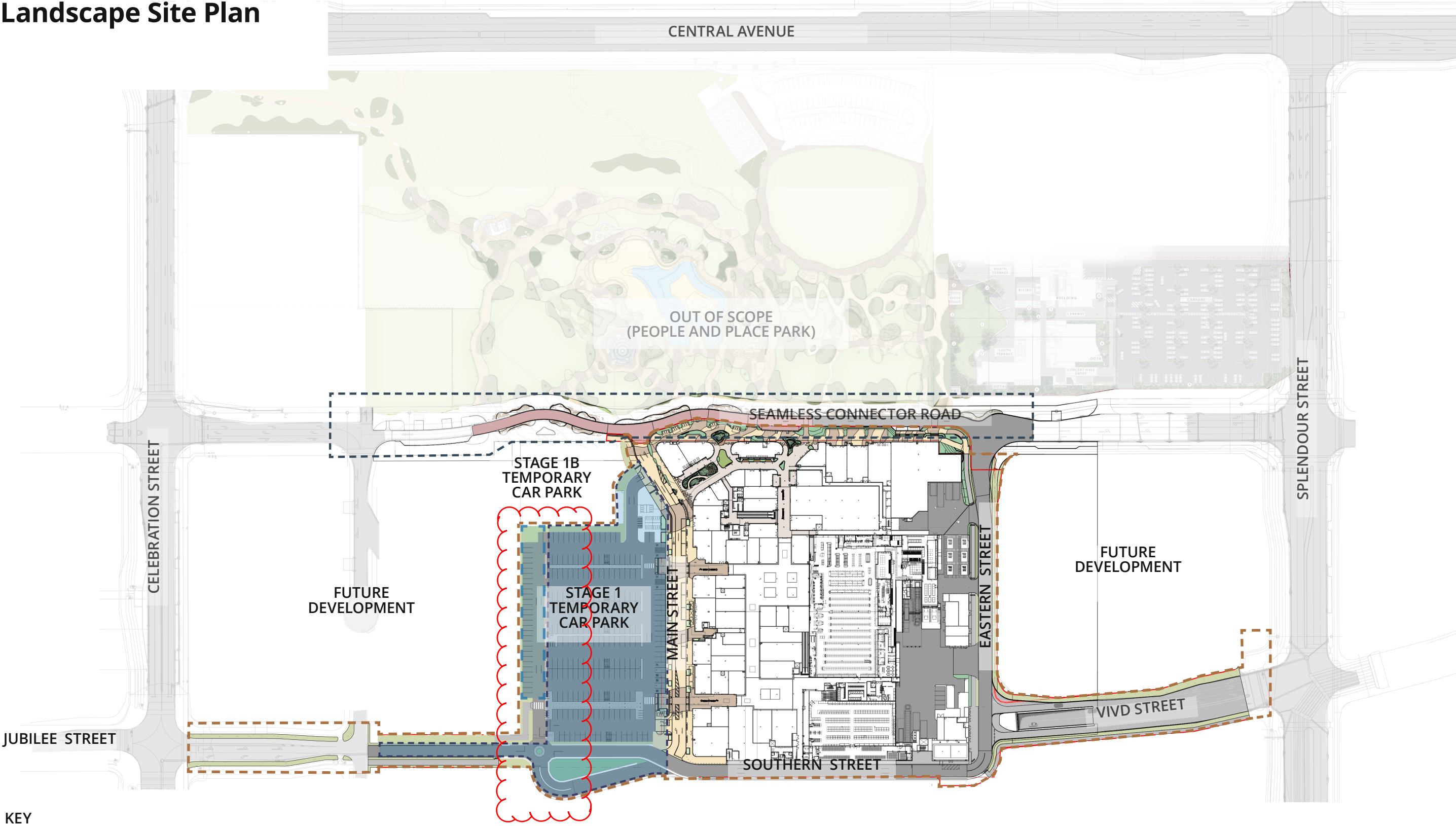
/ Open lawn spaces provide patrons the opportunity to use this space for leisure and informal dining
/ Ideal nodal point for movement between the parkland and fast-food outlets.



KEY PLAN | NTS



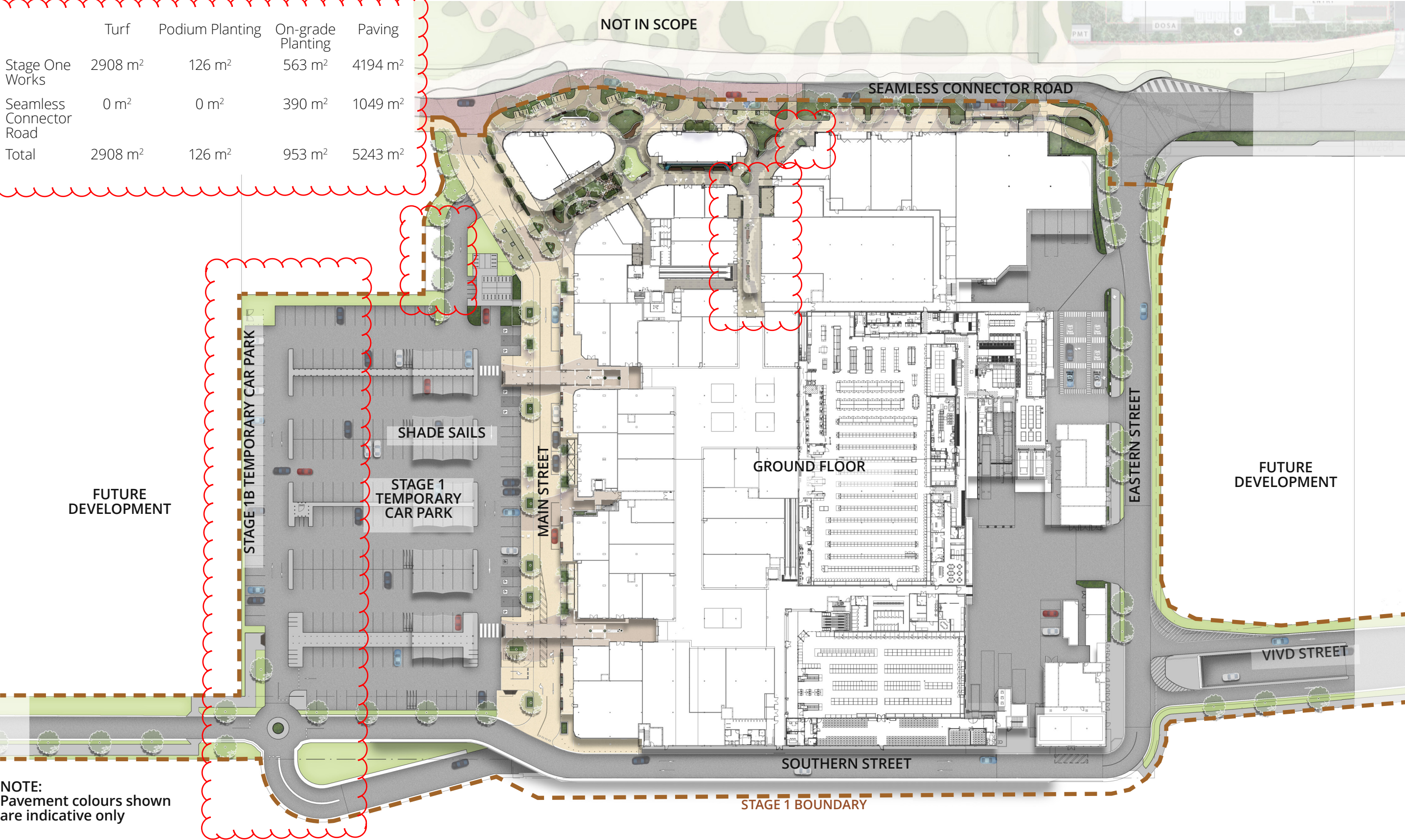
Landscape Site Plan



- KEY**
- Seamless Connector Road
Note: Subject to separate application / approval
 - Site Boundary
 - Interim carpark and Western access

Landscape Masterplan - Ground Floor

	Turf	Podium Planting	On-grade Planting	Paving
Stage One Works	2908 m ²	126 m ²	563 m ²	4194 m ²
Seamless Connector Road	0 m ²	0 m ²	390 m ²	1049 m ²
Total	2908 m ²	126 m ²	953 m ²	5243 m ²



Landscape Masterplan - Level 1

	Podium Planting
Stage One Works	60 m ²
Total	60 m ²

