

Aura Housing

Aura Precinct 15.2 Lot 8000

Landscape Concept



Acknowledgment of Country

WILDStudio acknowledges the Jagera and Turrbal people as the Traditional Custodians of the land on which we live and work and extends this respect to all First Nations peoples. We honour Elders, past, present, and emerging and recognise their deep spiritual connection with Country.

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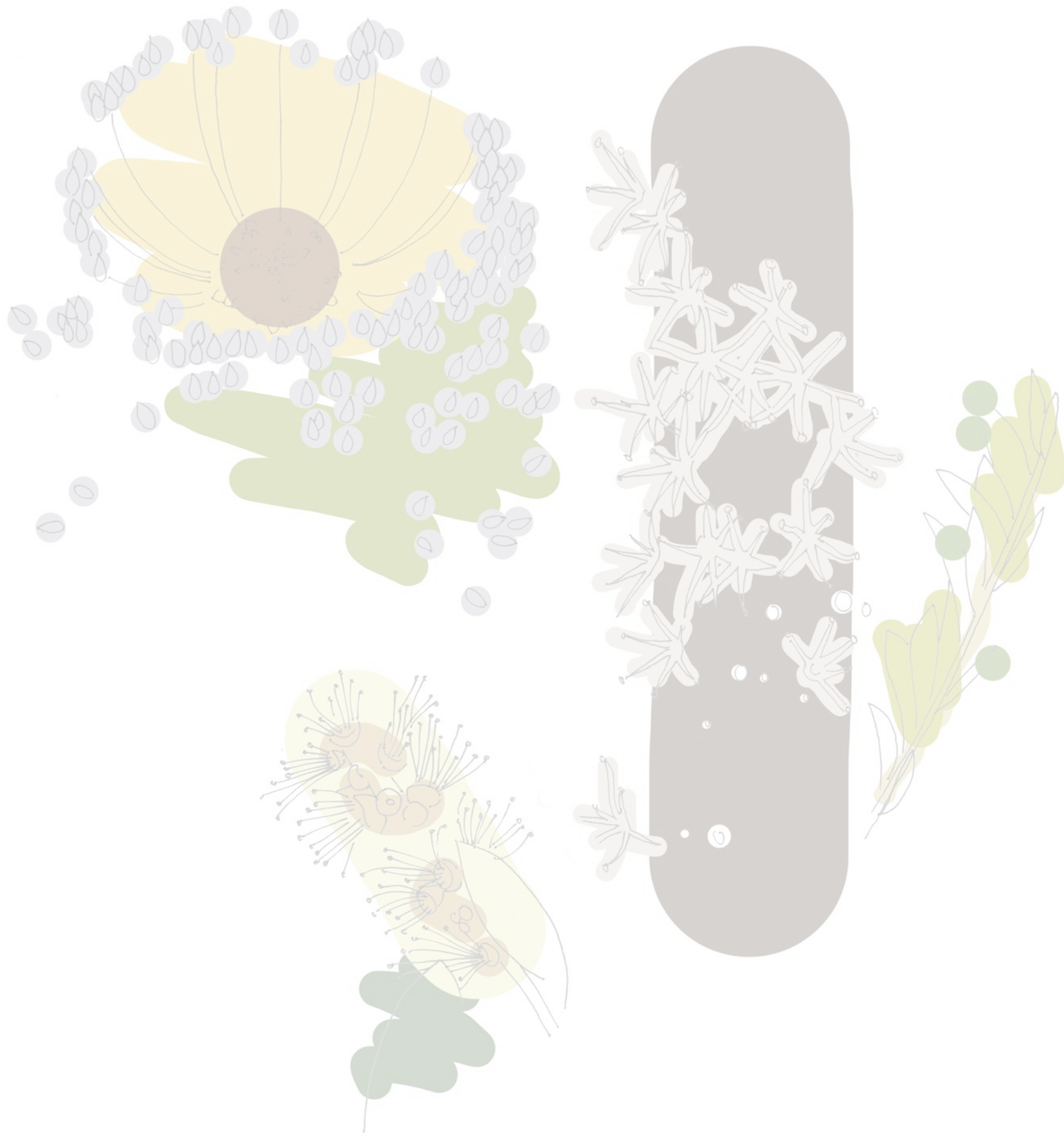
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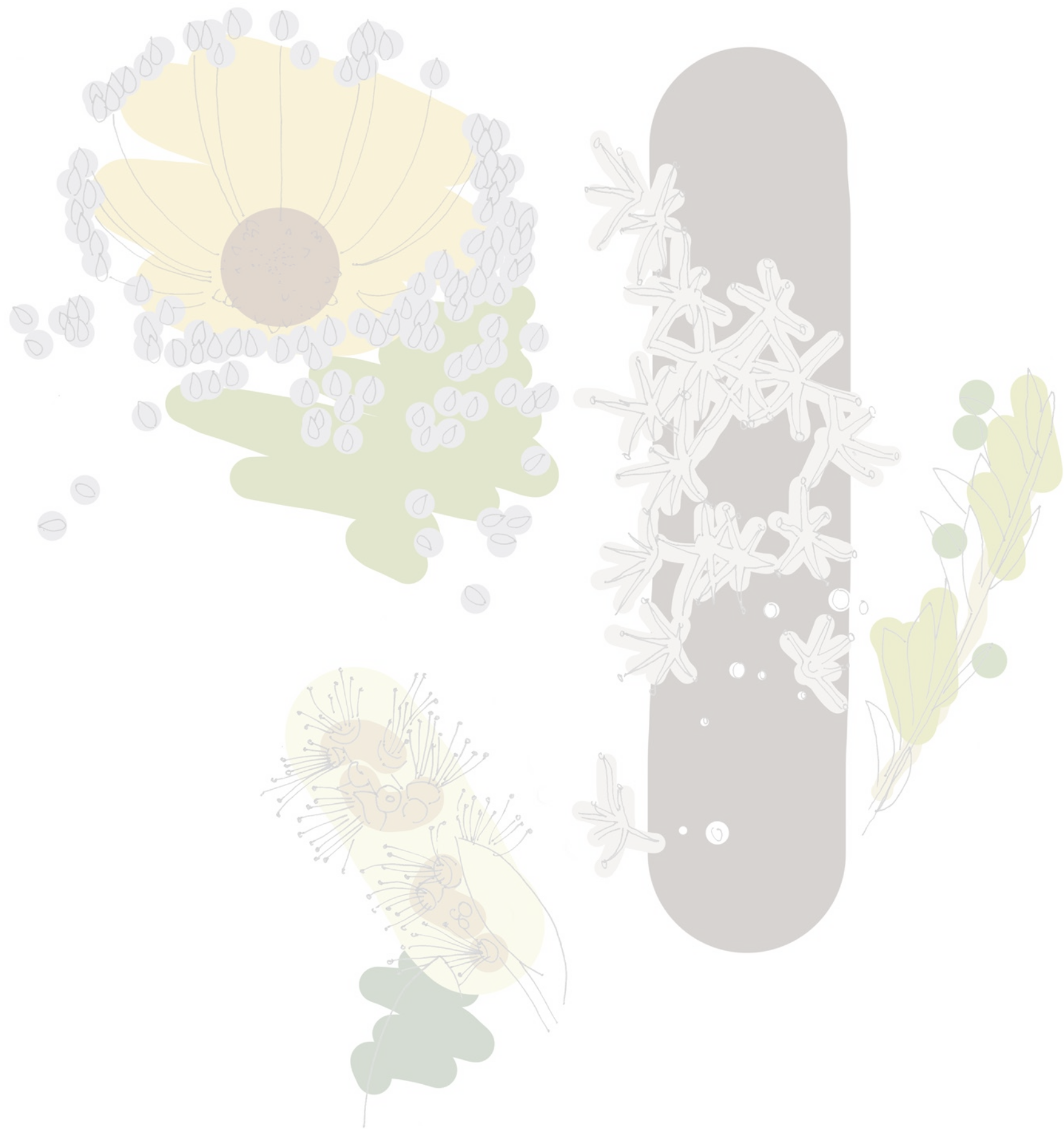
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Contents

1.0	Site	4
1.1	Location	4
1.2	History	5
1.3	Site Photos	6
2.0	Exemplar Projects	7
3.0	Landscape Vision	8
3.1	Core Objectives	8
3.2	Landscape Vision	9
4.0	Design Response	10
4.1	Plans	10
4.2	Sections	12
4.3	Perspectives	15
4.4	Planting Palette	22
4.5	Finishes and Furniture	23
4.6	Landscape Care	24



1.0 Site

1.1 Location

Banya is located in the Gubbi Gubbi traditional Aboriginal country, and is situated in the inland regions of South East Queensland. Banya is just a 30 min drive south from the Sunshine Coast and is surrounded by Landsborough, Bells Creek, and Caloundra; with the closest beach (Golden Beach) just a 20 min drive East.

The closest neighbouring town is Nirimba, directly north touching the town of Banya with the nearest government primary school. These towns are to accommodate for future suburban growth in the Caloundra South Priority Development Area.



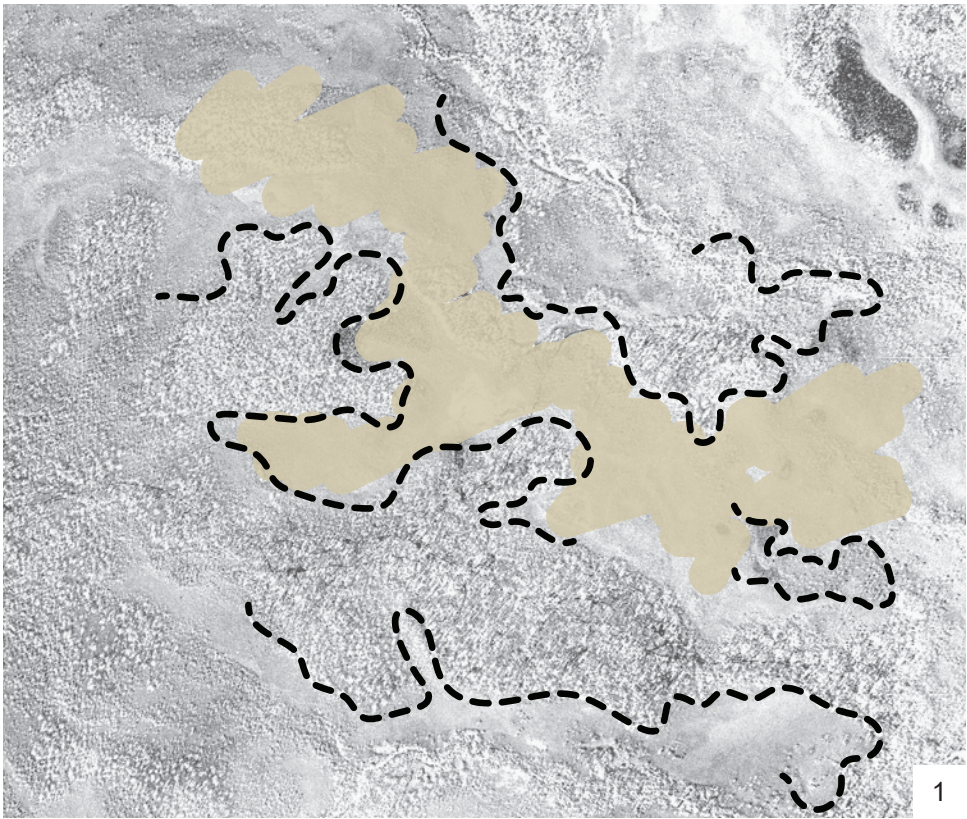
1.2 History

Banya is home to the Gubbi Gubbi people, the Traditional Custodians of the land in South East Queensland whose ancestors came to the region as far back as 30,000 years. For hundreds of years First Nations peoples gathered in the Sunshine Coast's Blackall Ranges for the Bunya Gathering, occurring every three years. Thousands of people traveled from as far as Victoria and Western Queensland for trading, gathering ceremonies.

The name Banya means Bunya Nut as referenced in the Dictionary of the Gubbi Gubbi and Butchulla Languages by Jeanie Bell, March 1994. Gubbi Gubbi connection with this place and the importance of the plants that once grew here prolifically are reflected in many local place names still in use, such as Buderim (hairpin/honey suckle banksia), Bli Bli (Bilai - casuarina) and Mudjimbah (place of the midyim berry).

The natural landscape was wallum, with a diverse range of native flora and fauna supported in the area. These areas have bright displays of wildflowers in late winter to spring, and offer a unique landscape character.

In 2004, Stockland acquired the land that makes up Aura community, which will eventually house an estimated 50,000 people.



- 1 Historical satellite Image of site, 1958, with organic geometric contours highlighted
- 2 Bunya Pine Tree
- 3 Wallum boronia, naturally occurring pre-clear species

1.3 Site Photos

The site has been cleared, with no existing vegetation. An existing 3m acoustic fence wraps the north-west boundary and a PMT exists to the southern boundary.

Soils on site are sandy with no organic matter - meaning species chosen for the site will need to be carefully considered and be appropriate for local conditions.

No footpath exists to the property verge.



- 1 Existing acoustic fence
- 2 Site facing adjoining street
- 3 PMT to southern boundary
- 4 Sandy soils on site

2.0 Exemplar Projects

These international exemplars highlight cohesive landscape and architectural responses.

Circulation spaces provide room for landscape, interaction, play and seasonality - connecting residents to both the landscape and to each other.



Zanderroth

Berlin, Germany
Residential Estate



Hoegh Hansens Have

Aarhus, Denmark
Mixed Use/Residential Development



Wooden House

Paris, France
Densification Project



Courtyard Garden

Copenhagen, Denmark
Residential Park

3.0 Landscape Vision

3.1 Core Objectives

Creating regenerative, local, connected, biophilic, carbon-zero and resilient design outcomes drives our approach to all projects and underpins each project’s landscape vision.



3.2 Landscape Vision

A highly naturalised landscape creates a soft, inviting and ever changing experience for residents, visitors and the surrounding community.

The external spaces provide room for socialisation, exploration and a flourishing native landscape.



Outward Expressions

Integrated and permeable fence lines allow the landscape to flow unimpeded through the site - creating a sense of cohesiveness and community and presenting a green, architecturally strong face to the surrounding developments.



Socially Connected

Space provided for both formal and informal socialisation - breathing room within circulation routes for incidental meeting, conversation and togetherness.



Strong Botanic Design

A strong native plant palette grounded in place and underpinned by regional ecosystem research. Reinvigorating the site through dense and varied landscape design.



Expanded Landscapes

Landscapes and materiality that harmonise and connect - allowing the outdoors to expand their reach and providing a connection to the natural world.

4.0 Design Response

4.1 Plans

Ground Level

- 1 Feature wallum planting
- 2 Feature threshold pavement
- 3 Feature trees
- 4 Natural boulders
- 5 Shade tolerant planting
- 6 Circulation zone (min. 1200mm width)
- 7 Raised garden beds
- 8 Bench seat
- 9 Pebbles and steppers through garden
- 10 Pergola with edible climbers
- 11 Garden shed
- 12 Informal seating node
- 13 Wheelstops
- 14 Natural stone steppers
- 15 Small screen trees
- 16 Existing screen planting

All planter locations adjacent to buildings subject to reactive soil advice from Structural Engineer, appropriate waterproofing and drainage design



Finished surface levels, pad levels, and grades are to be read in accordance with Civil Engineering drawings
Architectural/landscape levels shown are indicative only

4.2 Sections

Section A-A

- 1 Feature wallum planting
- 2 Feature tree
- 3 Natural boulders
- 4 Circulation zone (min. 1200mm width)
- 5 Outdoor dining
- 6 Informal seating node
- 7 Native climbers to screen
- 8 Small screen trees
- 9 Pebbles and steppers through garden (play zone)

All planter locations adjacent to buildings subject to reactive soil advice from Structural Engineer, appropriate waterproofing and drainage design

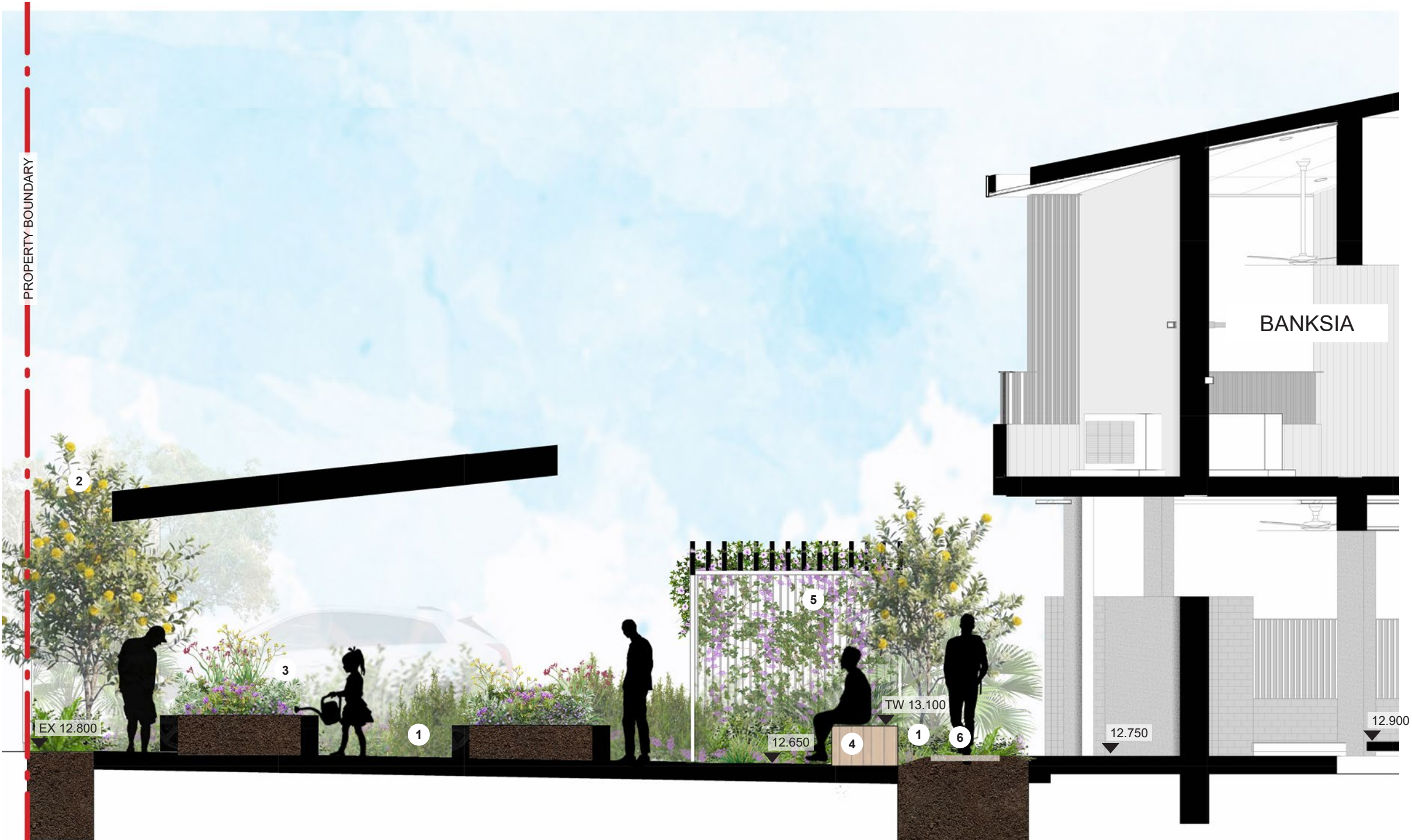


Finished surface levels, pad levels, and grades are to be read in accordance with Civil Engineering drawings Architectural/landscape levels shown are indicative only

Section B-B

- 1 Feature wallum planting
- 2 Small screen trees
- 3 Raised garden beds
- 4 Bench seat
- 5 Pergola with edible climbers
- 6 Natural stone steppers

All planter locations adjacent to buildings
subject to reactive soil advice from Structural
Engineer, appropriate waterproofing and
drainage design



Section C-C



- 1 Feature wallum planting
- 2 Feature threshold pavement
- 3 Feature shrubs
- 4 Natural boulders
- 5 Shade tolerant planting
- 6 Circulation zone (min. 1200mm width)

All planter locations adjacent to buildings subject to reactive soil advice from Structural Engineer, appropriate waterproofing and drainage design

4.3 Perspectives







- 1 Feature wallum planting
- 2 Small screen trees
- 3 Natural boulders
- 4 Raised garden beds
- 5 Bench seat
- 6 Loose furniture
- 7 Pergola with edible climbers
- 8 Garden shed location
- 9 Mural to acoustic fence

All planter locations adjacent to buildings subject to reactive soil advice from Structural Engineer, appropriate waterproofing and drainage design





- 1 Native climbers to screen
- 2 Feature wallum planting
- 3 Car parking
- 4 Gated access
- 5 Feature tree

All planter locations adjacent to buildings subject to reactive soil advice from Structural Engineer, appropriate waterproofing and drainage design



- 1 Feature wallum planting
- 2 Existing street trees (shown at a mature height)
- 3 Concrete footpath
- 4 Turf verge
- 5 Informal seating node
- 6 Private access to apartment

All planter locations adjacent to buildings subject to reactive soil advice from Structural Engineer, appropriate waterproofing and drainage design



- 1 Feature wallum planting
- 2 Existing street trees (shown at a mature height)
- 3 Existing concrete footpath
- 4 Existing turf verge
- 5 Acoustic fence
- 6 Private access to apartment

All planter locations adjacent to buildings subject to reactive soil advice from Structural Engineer, appropriate waterproofing and drainage design

4.4 Planting Palette

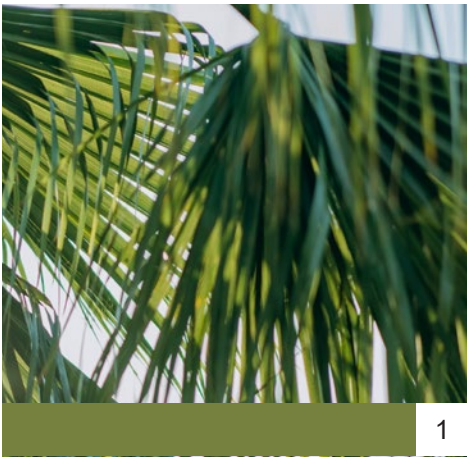
The planting palette is a reflection of the soft, warm wallum landscape that naturally occurred in the area. It creates a soft and uniquely Australian landscape, using plants with gentle textures, pops of colour, and seasonal changes.

The varied of forms, shapes and heights in the planting brings variety and creating a relaxed and welcoming character.

Flowers and native grasses add touches of colour and movement, while the overall palette blends gives a sense of calm and balance.

It reflects the quiet beauty of the Australian landscape and helps create a strong sense of place.

	Botanical Name	Common Name
	TREES	
1	<i>Livistona australis</i>	Cabbage-Tree Palm
	<i>Lophostemon confertus</i>	Brush Box
	<i>Lophostemon suaveolens</i>	Swamp Box
2	<i>Melaleuca quinquenervia</i>	Broad-Leaved Paperbark
	<i>Melaleuca salignus</i>	Willow Bottlebrush
	SHRUBS	
	<i>Baeckea virgata</i>	Heath Myrtle
3	<i>Banksia aemula</i>	Wallum Banksia
	<i>Blechnum indicum</i>	Swamp Water Fern
	<i>Hackea</i>	Needlebush
4	<i>Leptospermum sp.</i>	Tea Tree
5	<i>Melaleuca thymifolia</i>	Honey Myrtle
6	<i>Xanthorrhoea fulva</i>	Swamp Grasstree
	GROUNDCOVERS & CLIMBERS	
	<i>Casuarina glauca</i>	Swamp Sheoak
	<i>Patersonia sp.</i>	Purple Flag
7	<i>Themeda triandra</i>	Kangaroo Grass
8	<i>Hibbertia scandens</i>	Snake Vine



4.5 Finishes and Furniture

The landscape materials and finishes directly reflect the beauty and subtlety of the natural environment.

Organic materials soften the hardscape, making the full extent of the landscape inviting, tactile, and warm.

Concrete colours tie directly into the native plants of the gardens, picking up on their flowers, foliage and diverse range of beauty.



- 1 Composite timber elements
- 2 Feature stone paving in irregular patterns
- 3 Coloured concrete samples tying into the native plant selection
- 4 Organic textures for informal areas
- 5 Low maintenance and high durability fixed furniture
- 6 Natural boulders for informal seating nodes
- 7 Local river gravel
- 8 Steppers through garden
- 9 Bird bath
- 10 Insect hotel

4.6 Landscape Care

Maintenance issues are considered an integral part of the landscape design. It is critical that a long-term maintenance regime is implemented and re-evaluated over time. It is imperative the landscape thrives after installation with minimal maintenance and on-going cost to owners.

The following are some of the initiatives adopted to help ensure the long-term viability of the landscape:

- Choosing plant species which are suitable to the location and differing microclimates on site, with long life expectancy and minimal pruning, watering and fertilising requirements.
- Designing all ground level planters to be accessible from pathways and paved areas and any balcony planters, where not accessible from the adjacent balcony, to be accessed using rooftop abseiling or safety lines provided.
- Requiring plant suppliers have an industry accreditation and third-party assessed QA system.
- Certifying that all trees comply with the NATSPEC Guide – Specifying Trees: A Guide to Assessment of Tree Quality (2003) to avoid any long-term structural issues.
- Using a quality, tested and certified, soil blend that complies with Soils for Landscape Development guidelines and AS4419, constructed with a dual-horizon to minimise slumping, maximise plant survival rates, and minimise maintenance.
- Installing of a fully-automatic, multi-station, reticulated irrigation system to all landscape and recreation areas, including podium planters.
- Using a minimum of 75mm of organic mulch to reduce weed growth and water loss in garden areas.
- Providing hose cocks in all outdoor areas (communal and private) to enable additional plant watering and surface washdown when necessary.
- Submitting a Planting Maintenance Program by the Landscape Contractor at the completion of construction.
- Incorporating a minimum 12 week establishment and maintenance period by the Landscape Contractor and a 52 week defects period for advanced tree stock.
- Ensuring a training program is carried out by the Landscape Contractor at handover to ensure that maintenance staff can operate the irrigation system and maintain the landscape.





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