

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/987/305

Date: 25 May 2026



Queensland
Government

life in bloom

AURA INNOVATION PRECINCT

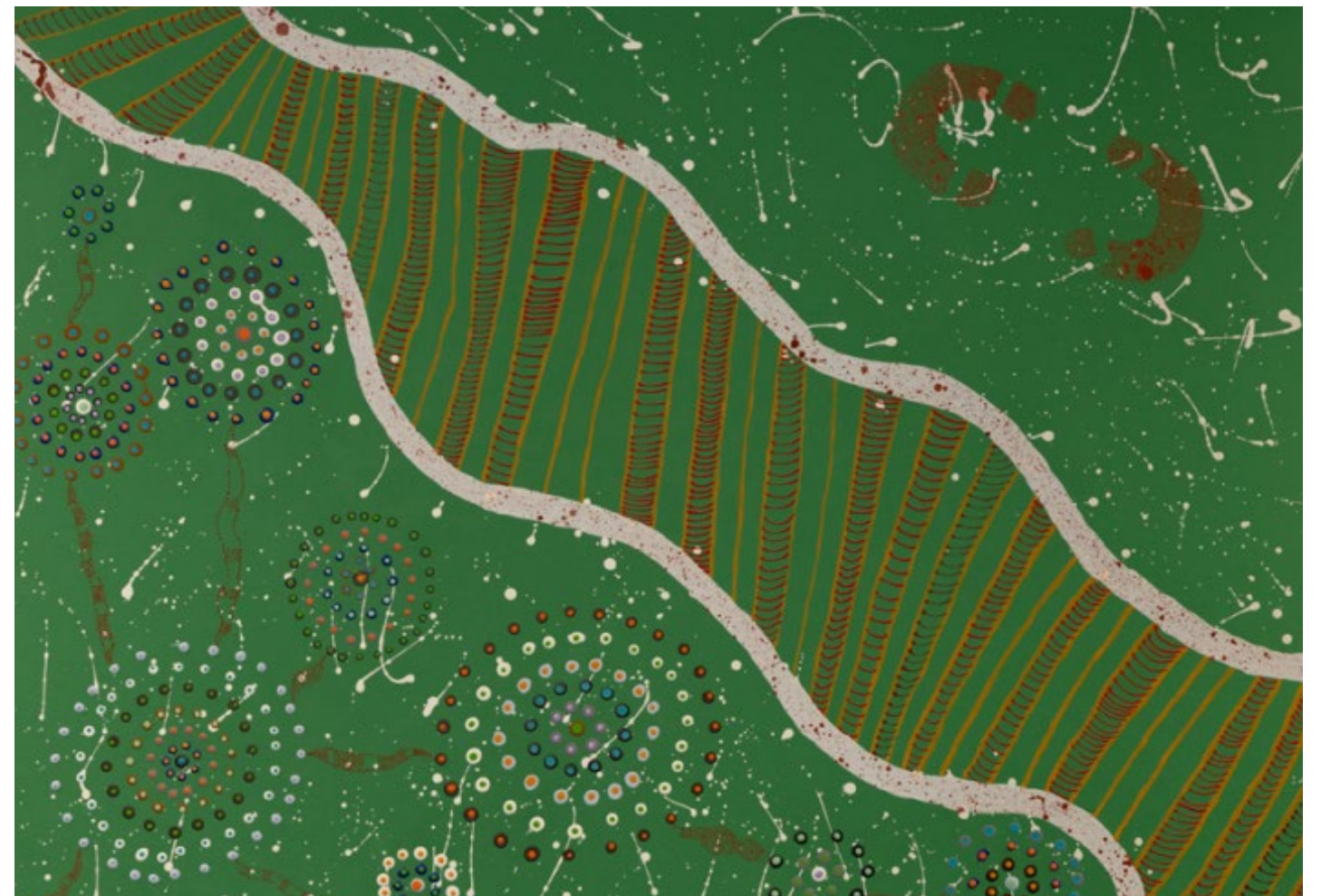
Statement of Landscape Design Intent

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Acknowledgement of Country

Urbis acknowledges the Aboriginal and Torres Strait Islander peoples as the traditional custodians of all lands on which we do business and we pay our respects to Elders, past and present. We acknowledge the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.



Title: Sacred River Dreaming

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Darug Nation

Sydney, NSW

ISSUE AUTHORISATION

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Project:	Aura Innovation Precinct
Project Code	P0053074
Prepared for:	Stockland
Version:	04

Rev	Date	Purpose	Prepared	Reviewed
01	23.09.2025	Issue 01	TA	MF
02	15.10.2025	Issue 02	TA	MF
03	06.01.2026	Issue 03	TA	MF
04	02.04.2026	Issue 03	TA	MF

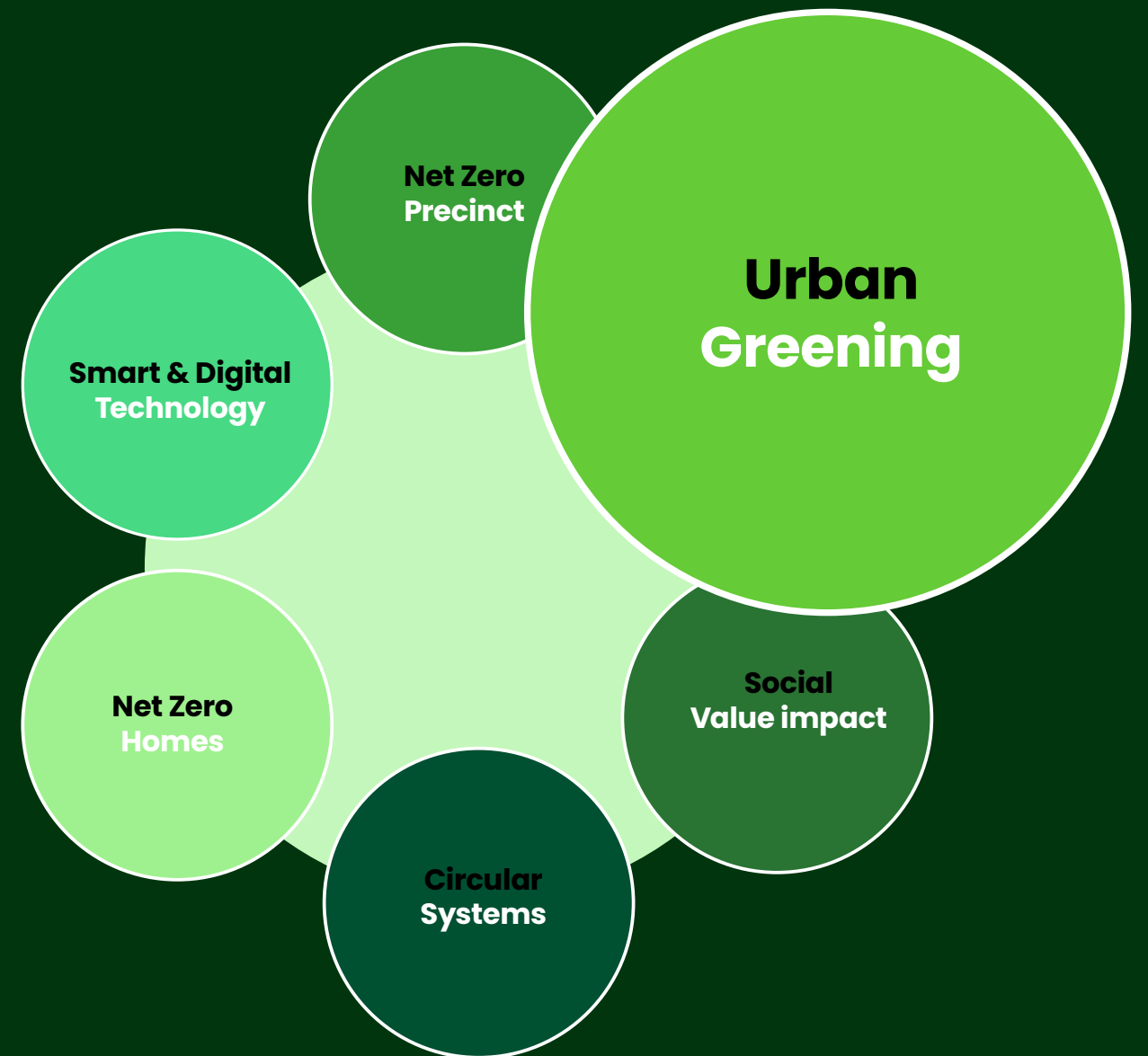
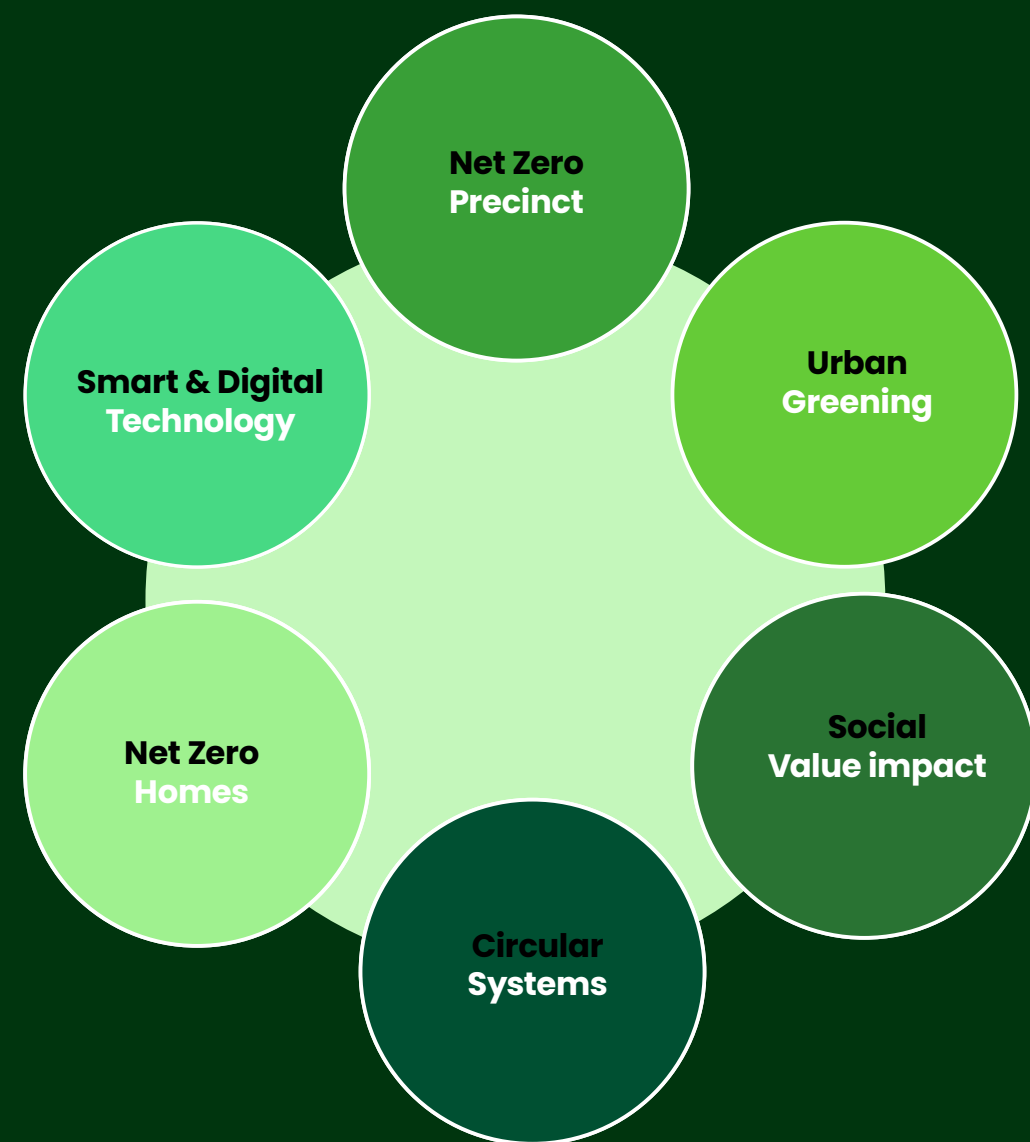
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Aura - Site Plan.

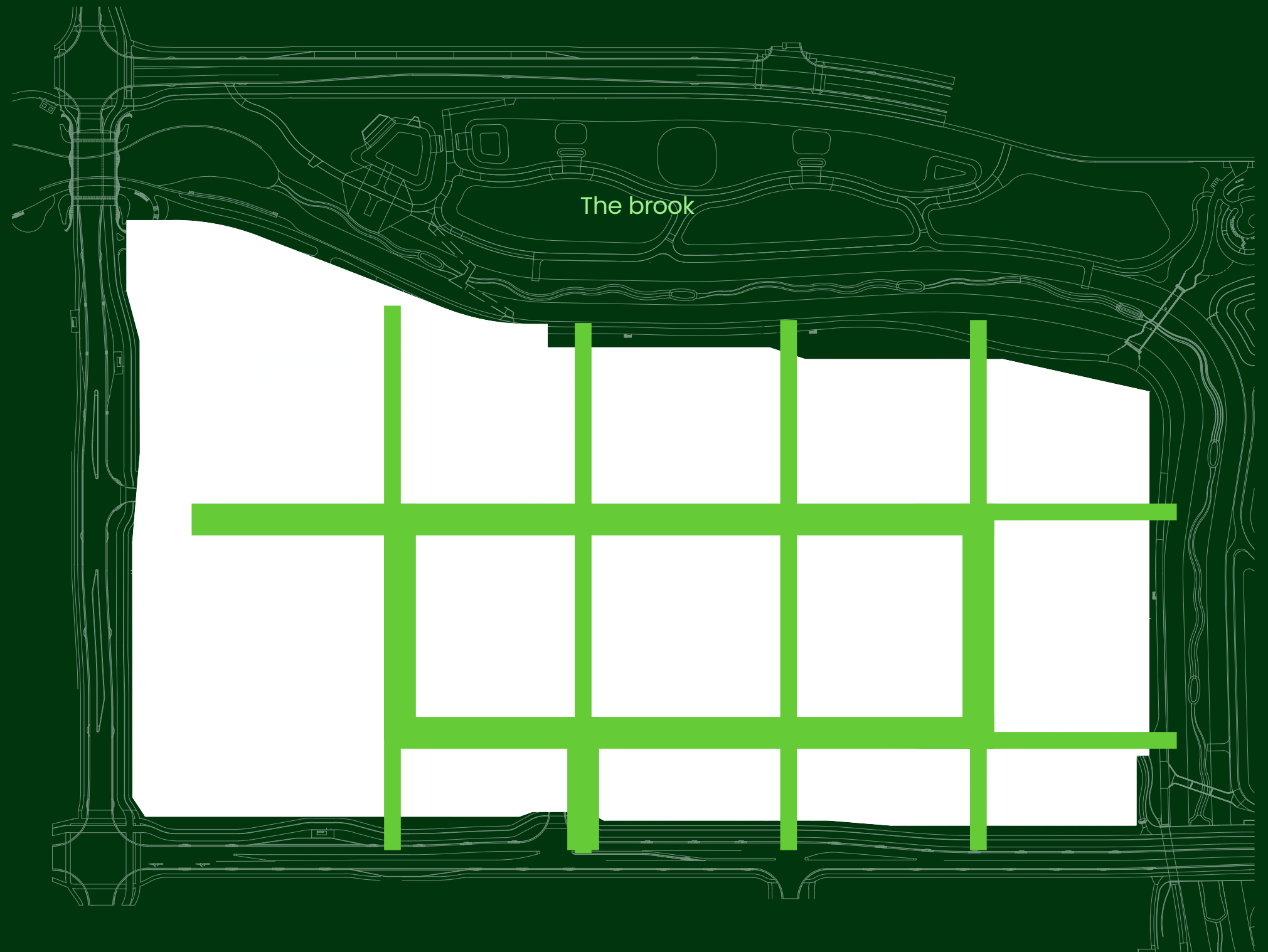




Design blueprint.

Set the urban grid

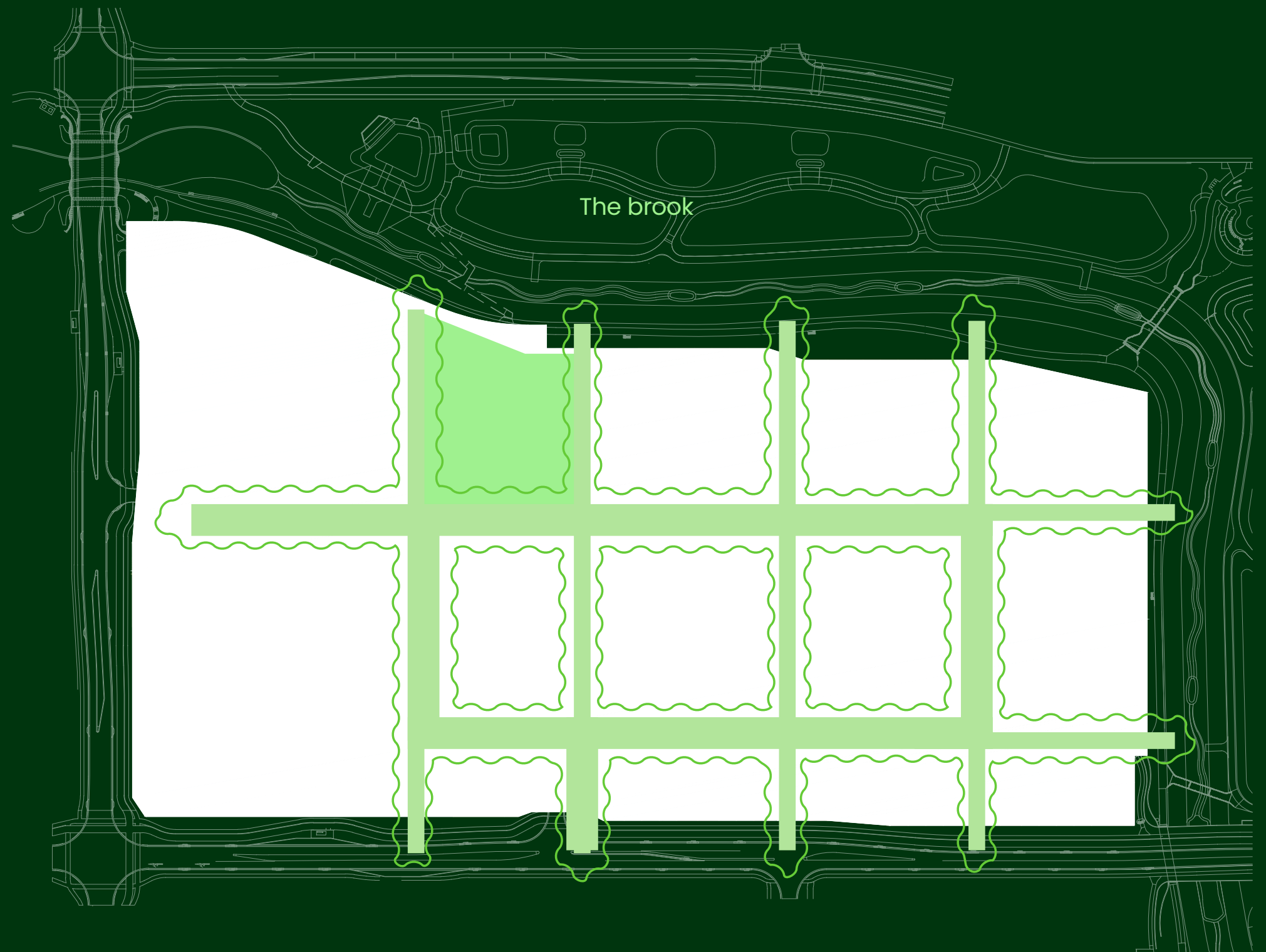
Symbolises a centre and
an enabler of flexible
delivery



Design blueprint.

Green the grid

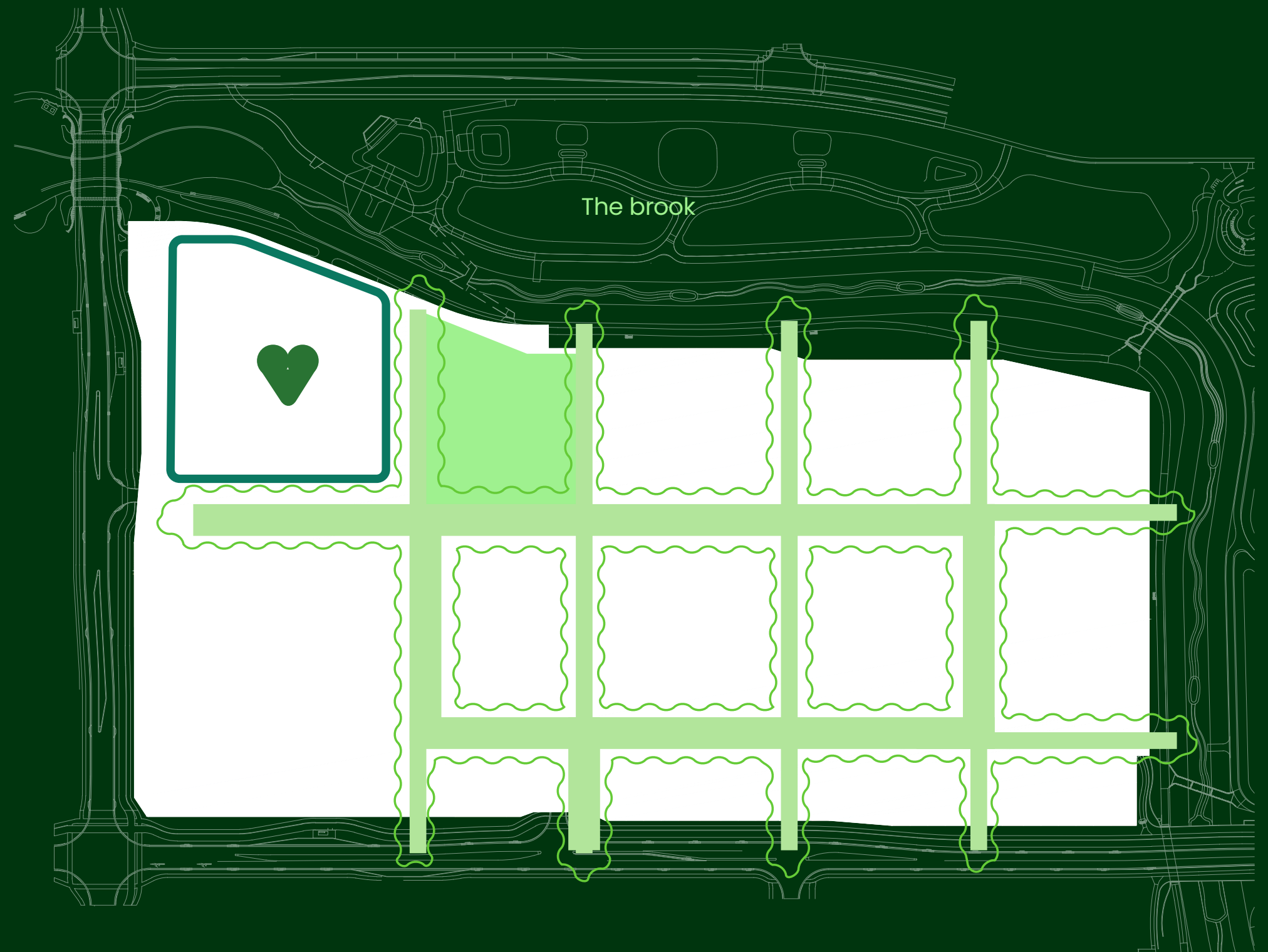
A connected system to enable canopy cover and character



Design blueprint.

Leverage with lifestyle

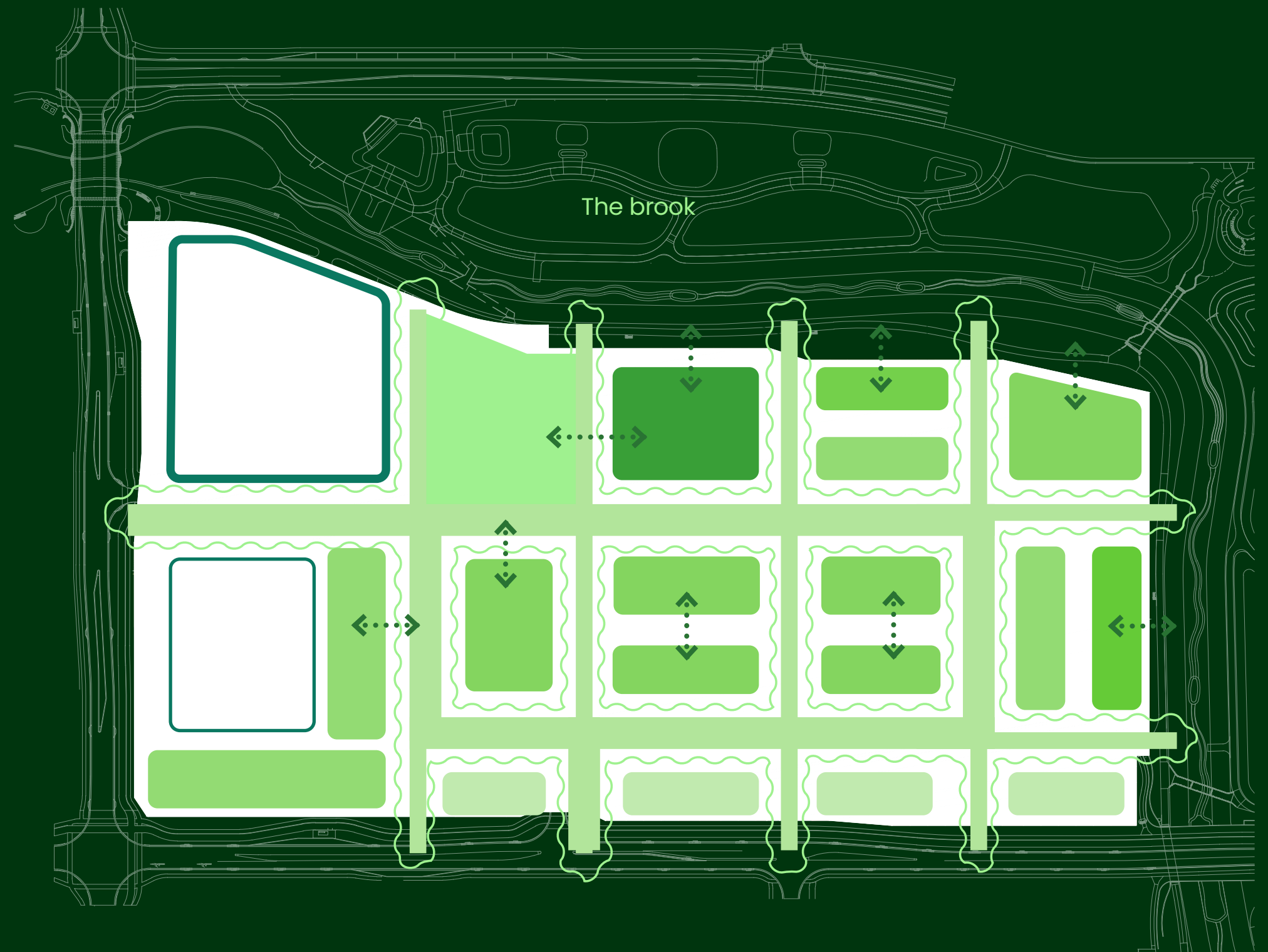
Lead with lifestyle to elevate the liveability offer.



Design blueprint.

Amplify product USP

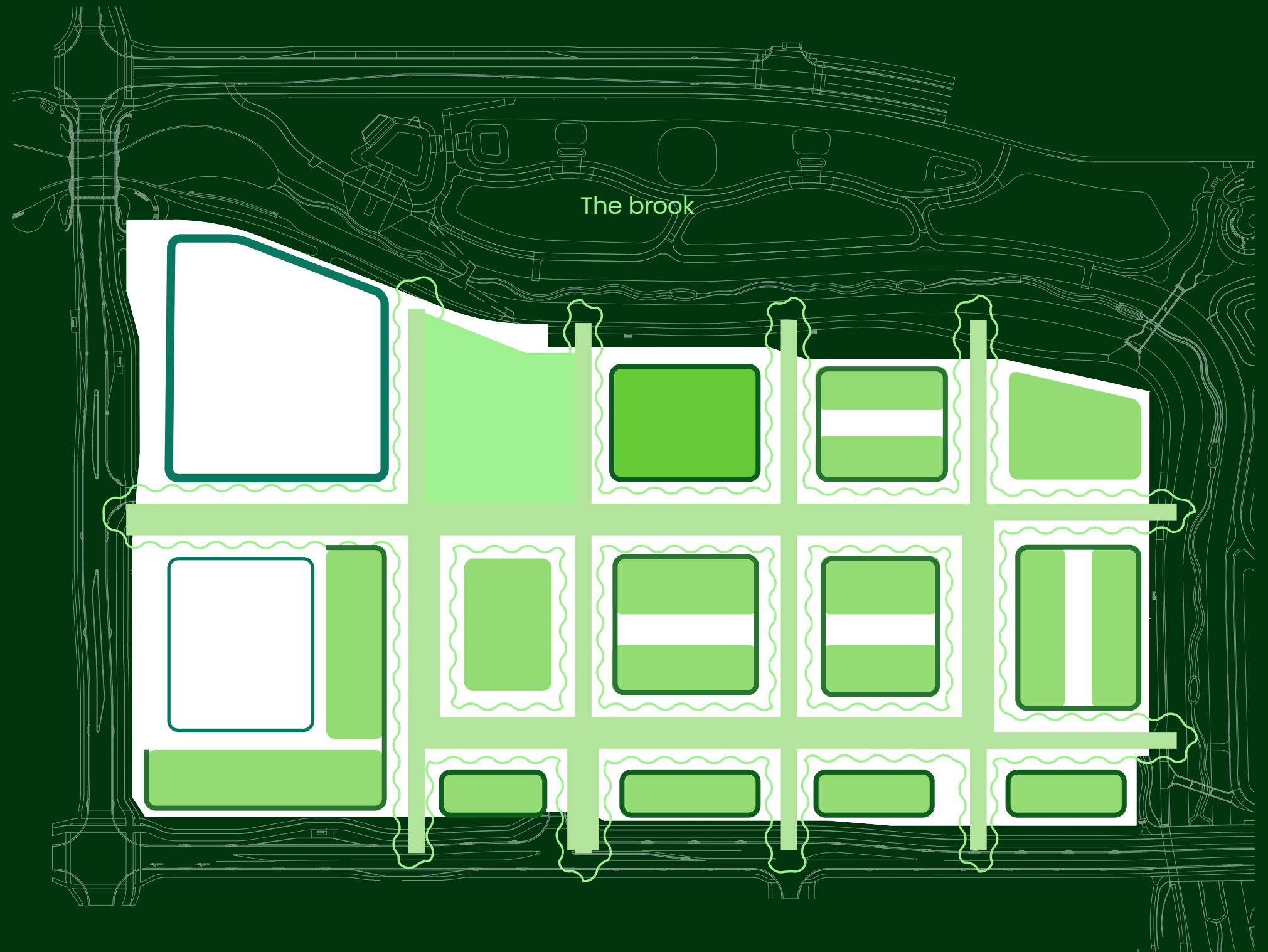
Engage with the green to create unique propositions that support the diversity of product



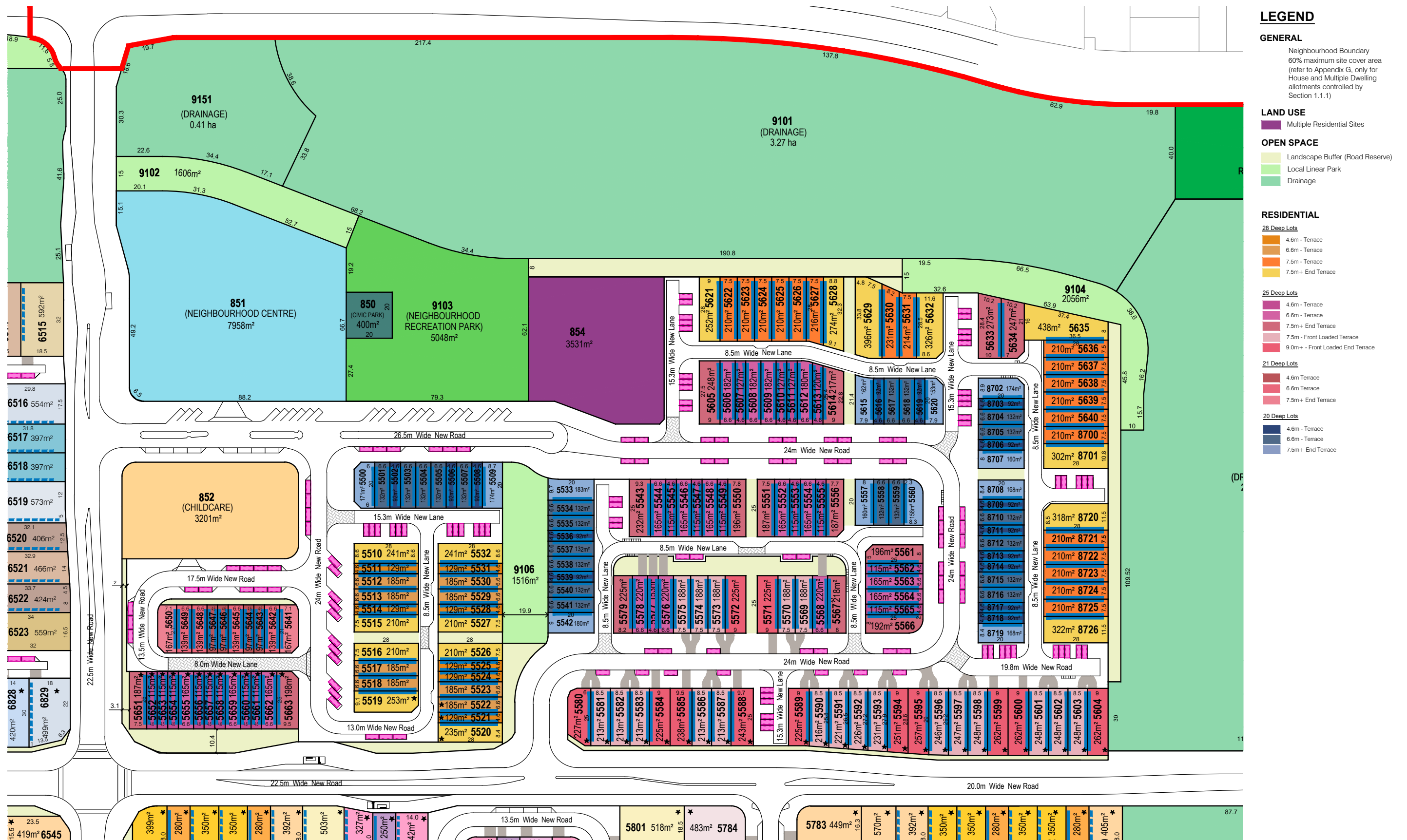
Design blueprint.

Elevate with edges

Control the environment with a layered approach to edges and interfaces



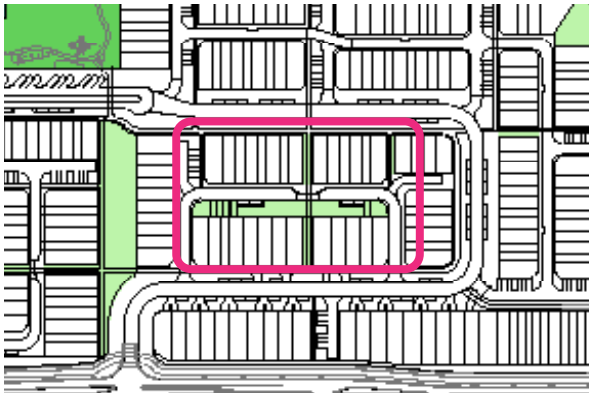
Lot Layout Plan.



Masterplan.



A new streetscape.



Keyplan

- 01 Green buffer area to become a dense and biodiverse landscape. A place where residents can find refuge and create an appealing and secluded entry to their front door.
- 02 Passive irrigation into subsurface tree pits
- 03 Tandem carports - with one carport being undercover but not enclosed and the other being a fully enclosed garage. Covered by a vine covered trellis this open carport can also be used as an extension of the residents garden

Green Streets.



Green Links.

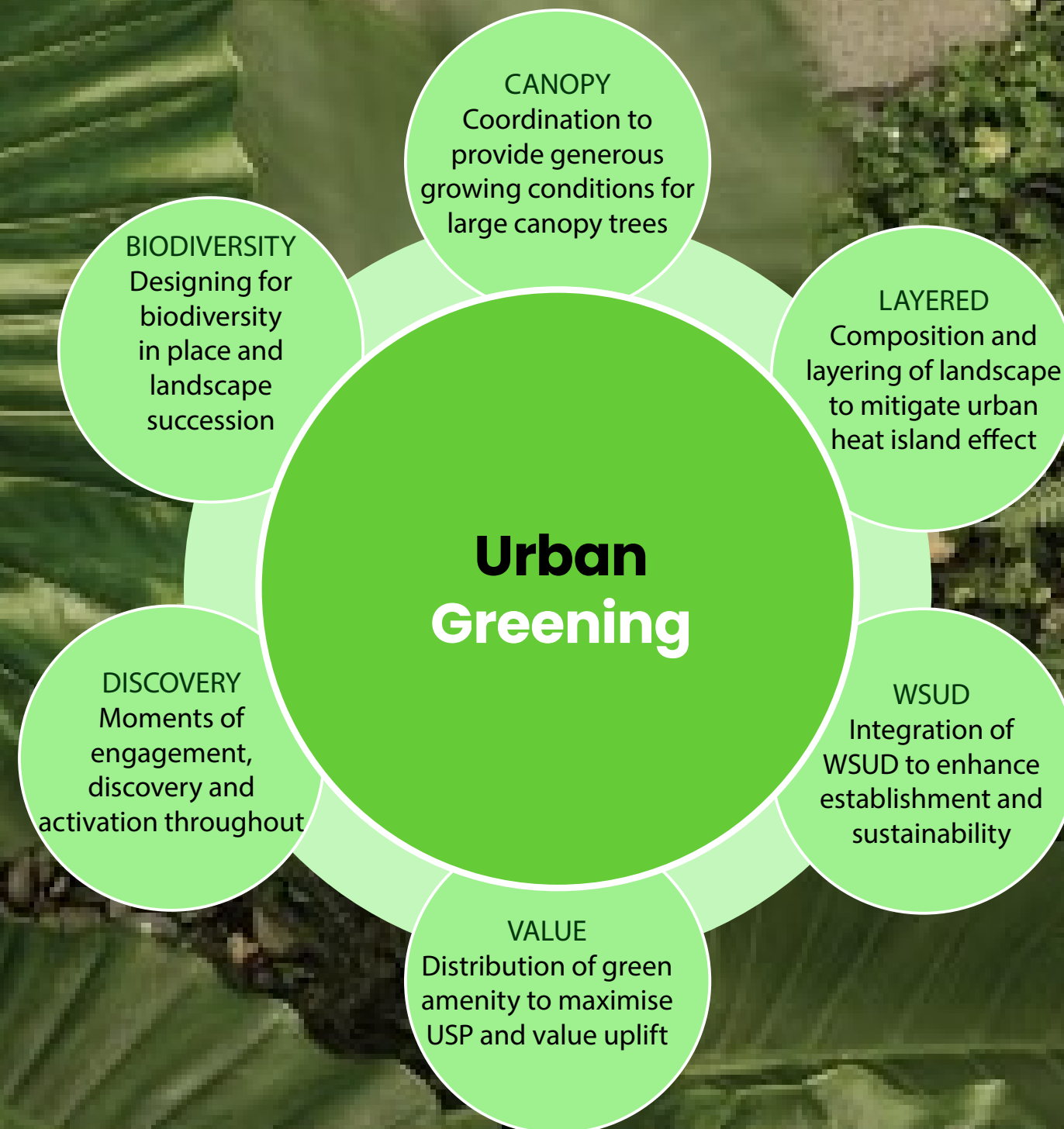


Green Laneways.



Greening Strategy

Urban Greening Implementation Strategies





Strategy 1

Accommodating Trees

‘A tree is not a carrot’. Contrary to common misconceptions, the bulk of tree roots predominantly expand horizontally, residing within the uppermost 600mm of the soil.

Services Coordination

Maximising soil volume for trees needs to be a coordinated and multidisciplinary approach. Defining clear service corridors and rationalising locations with a growing zone lens will achieve the best outcomes.

What is the connection between soil volume and tree/ canopy size?

Soil volumes are shown to directly correlate to the size, health, maturity, growing speed and life expectancy of trees. Larger species will require a greater soil volume.

Consolidating volumes

Soil volumes can be connected to create larger volumes. Connecting volumes under paths can significantly increase soil volumes for trees.

What else do trees need?

In addition to volume, tree roots require air, water, nutrients, the appropriate soil ph and uncompacted soil to sustain healthy growth. Optimum tree establishment and growth is achieved when civil fill is excavated and replaced with quality growing medium.

Planting trees together

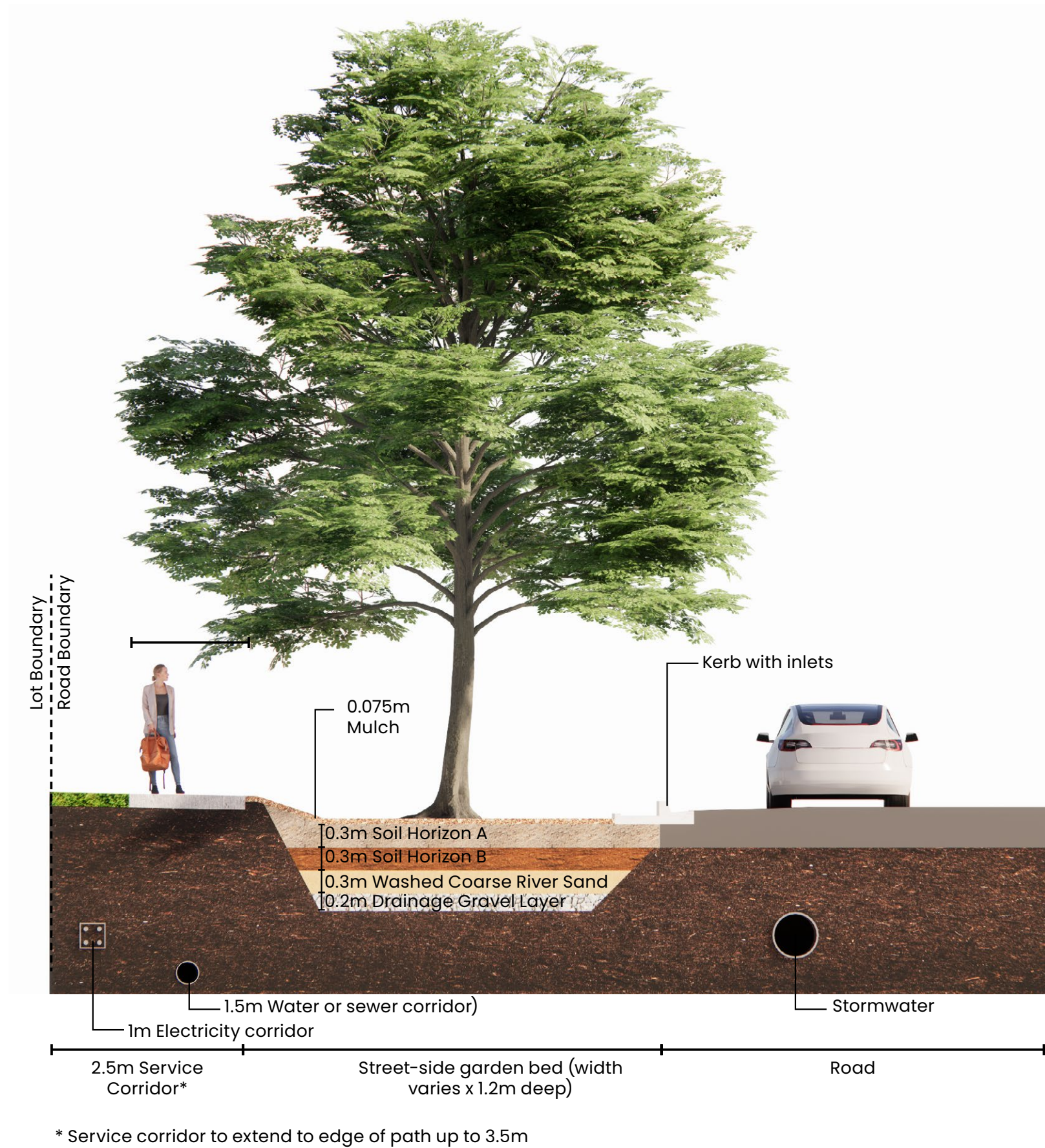
Planting trees in groups can improve the growth speed of trees. As the trees compete for resources, the canopy cover becomes larger as the canopies do not overlap due to solar competition.

How trees make money

A study in Melbourne concluded that street trees can add an average of 12.7% to the sales price of a property. The exact percentage can vary depending on factors such as the type, size, and health of the trees, the location of the property, and local market conditions.

Strategy 1

Soil Volume and Underground Service Integration



Strategy 1

Accommodating Trees



Planting bed dimensions - 4m wide x 6m long
 Minimum depth - 1m
 Large tree- 15m diameter canopy
 Soil Volume: 24m²



Planting bed dimensions - 4m wide x 5m long
 Minimum depth - 1m
 Medium to large tree 12.5m diameter canopy
 Soil Volume: 20m²



Planting bed dimensions - 3m wide x 5m long
 Minimum depth - 1m
 Medium to large tree 10m diameter
 Soil Volume: 15m²



Planting bed dimensions - 2m wide x 6m long
 Minimum depth - 1m
 Small to medium tree 8m diameter canopy
 Soil Volume: 12m²

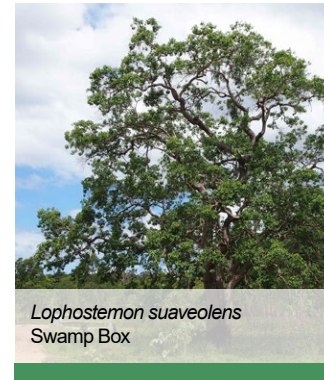
Strategy 1

Soil Volume For Street Tree Integration

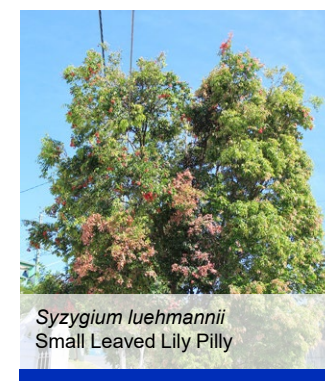
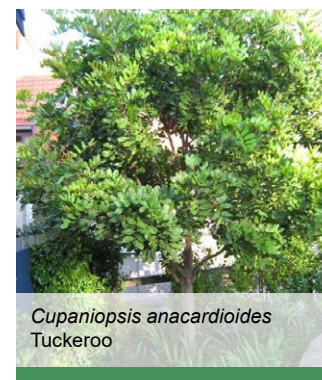


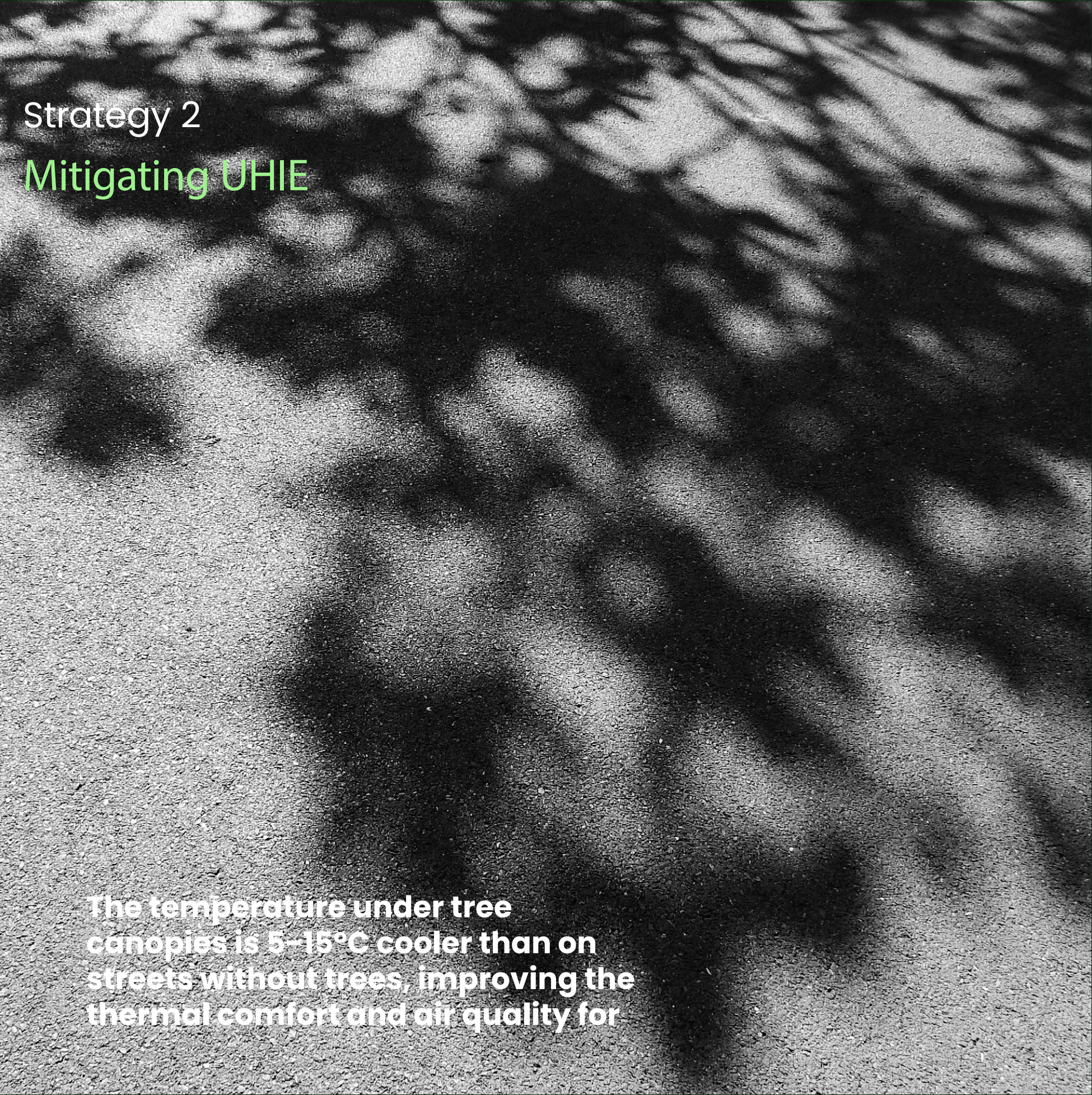
Strategy 1

Street Trees



- Large Tree
- Medium Tree
- Small Tree





Strategy 2

Mitigating UHIE

The temperature under tree canopies is 5–15°C cooler than on streets without trees, improving the thermal comfort and air quality for

Seasonality and Canopy cover

Tree canopy cover undergoes seasonal transformations in response to the shifting sun's trajectory throughout the year. Despite the prevalence of evergreen trees on the Sunshine Coast, a noticeable thinning of the canopy typically occurs during winter. This natural adaptation allows for the much-needed winter sun to permeate through, providing warmth during the cooler months.

Thermal comfort

Trees provide several benefits to the thermal comfort of a place. Shade during the harsh summer bring significant relief, cooler air through transpiration and mitigation of the heat island effect as less hard surfaces are exposed to the sun. During winter, trees act as wind breaks reducing wind speeds and reducing heat loss.

Cost and energy savings

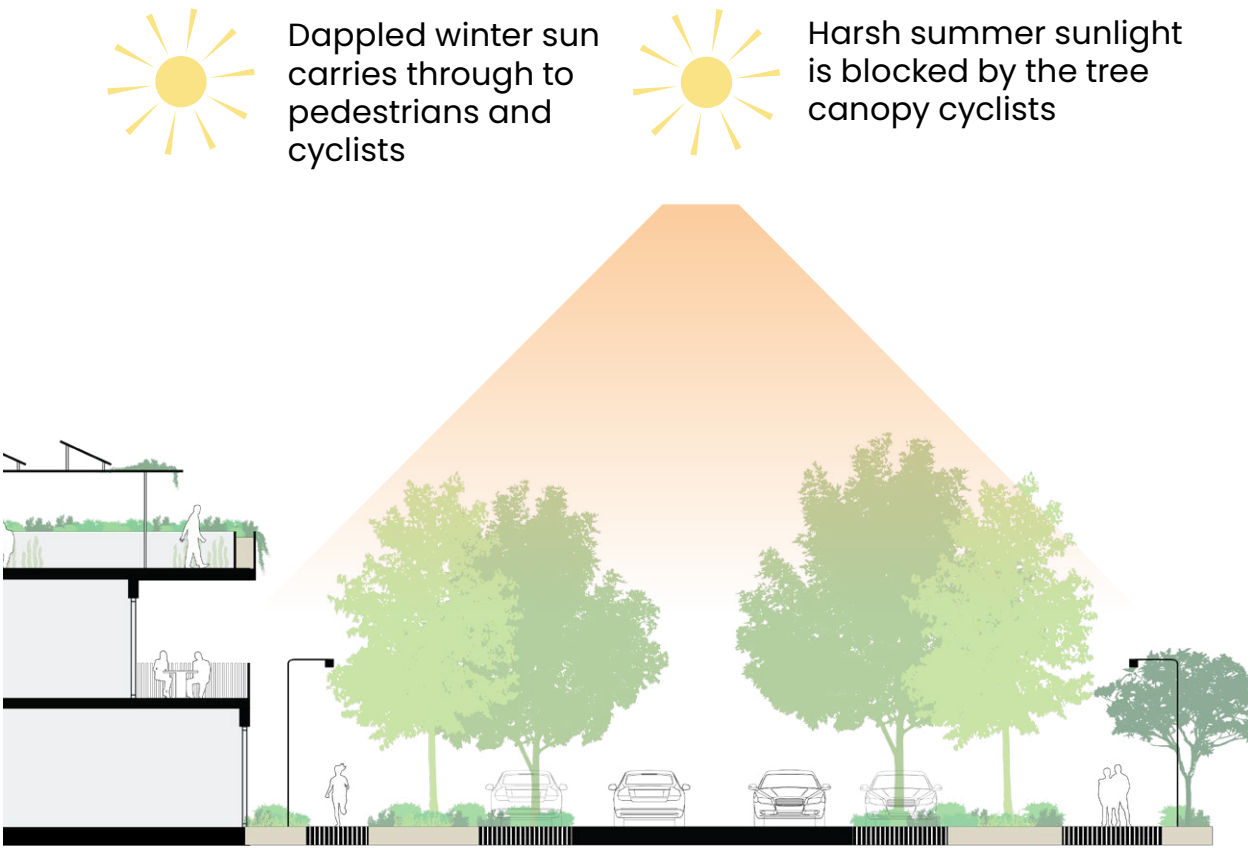
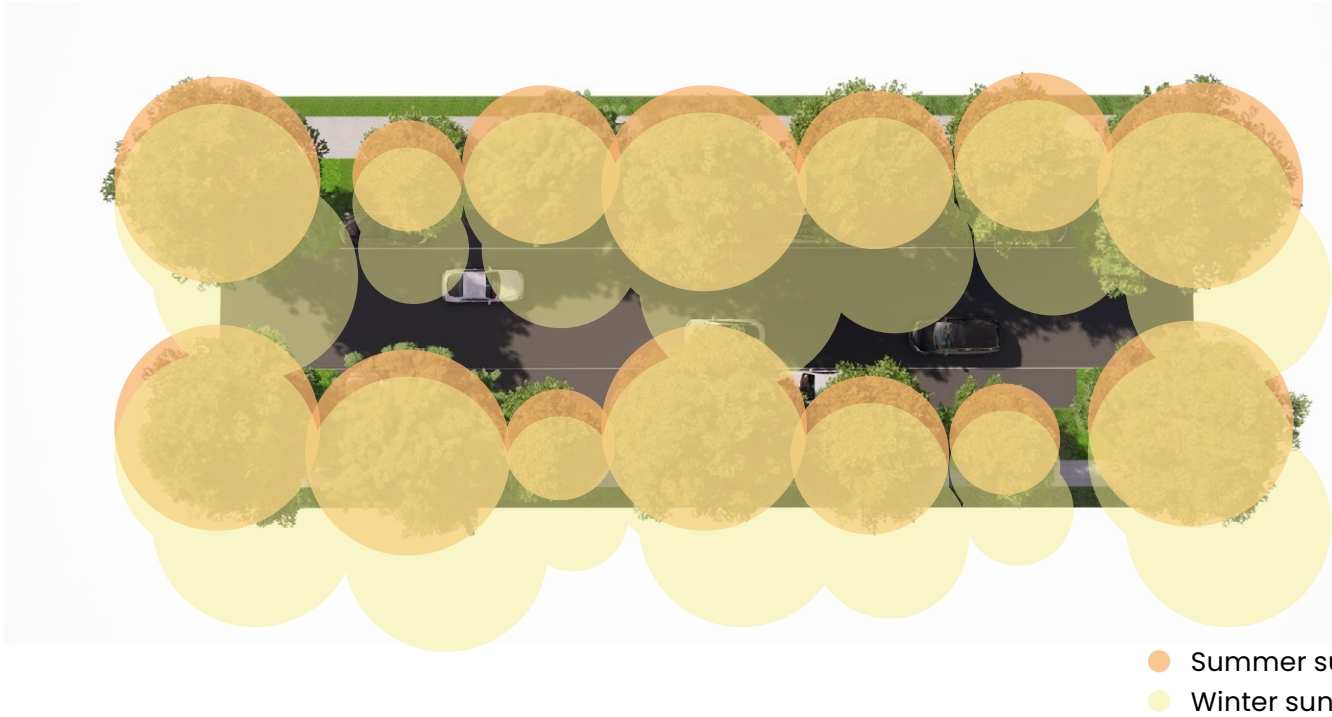
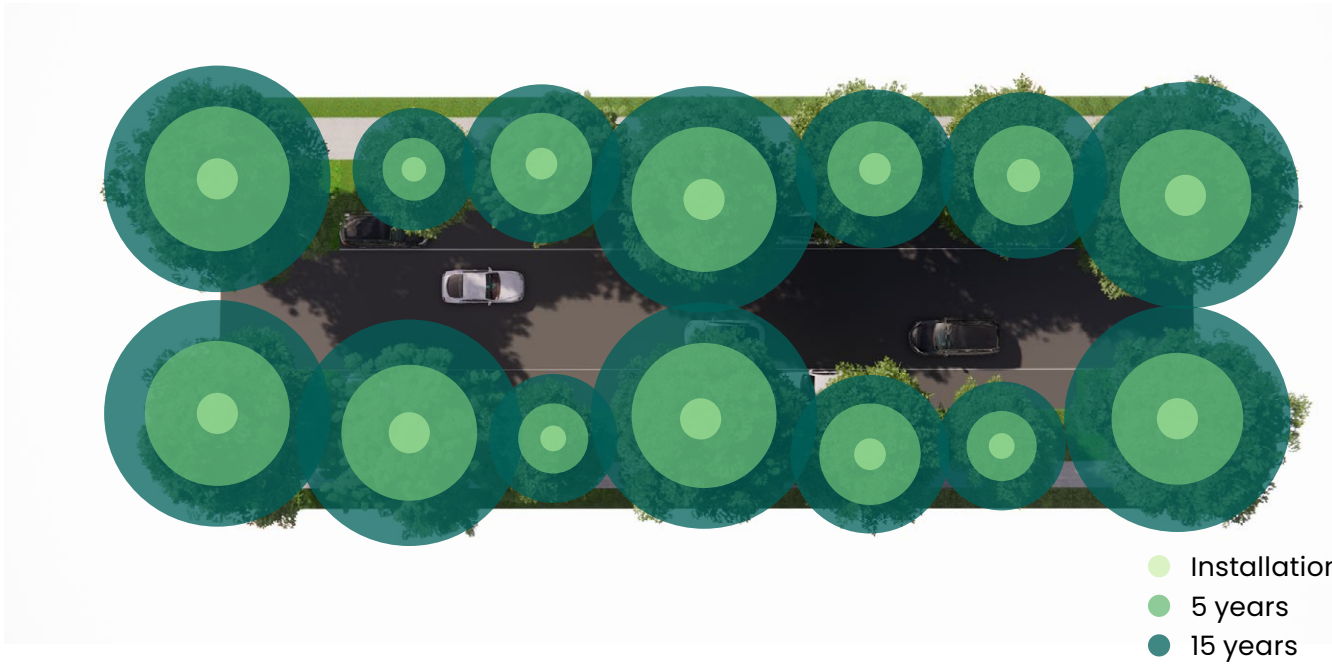
Trees reduce the need for air conditioning during summer and have been shown to improve the lifespan of asphalt on roads.

Succession

As trees reach maturity and their canopy thickens, it's essential to adapt the understorey planting to accommodate the increased shade. This means transitioning to plant species that are more tolerant of lower light conditions.

Strategy 2

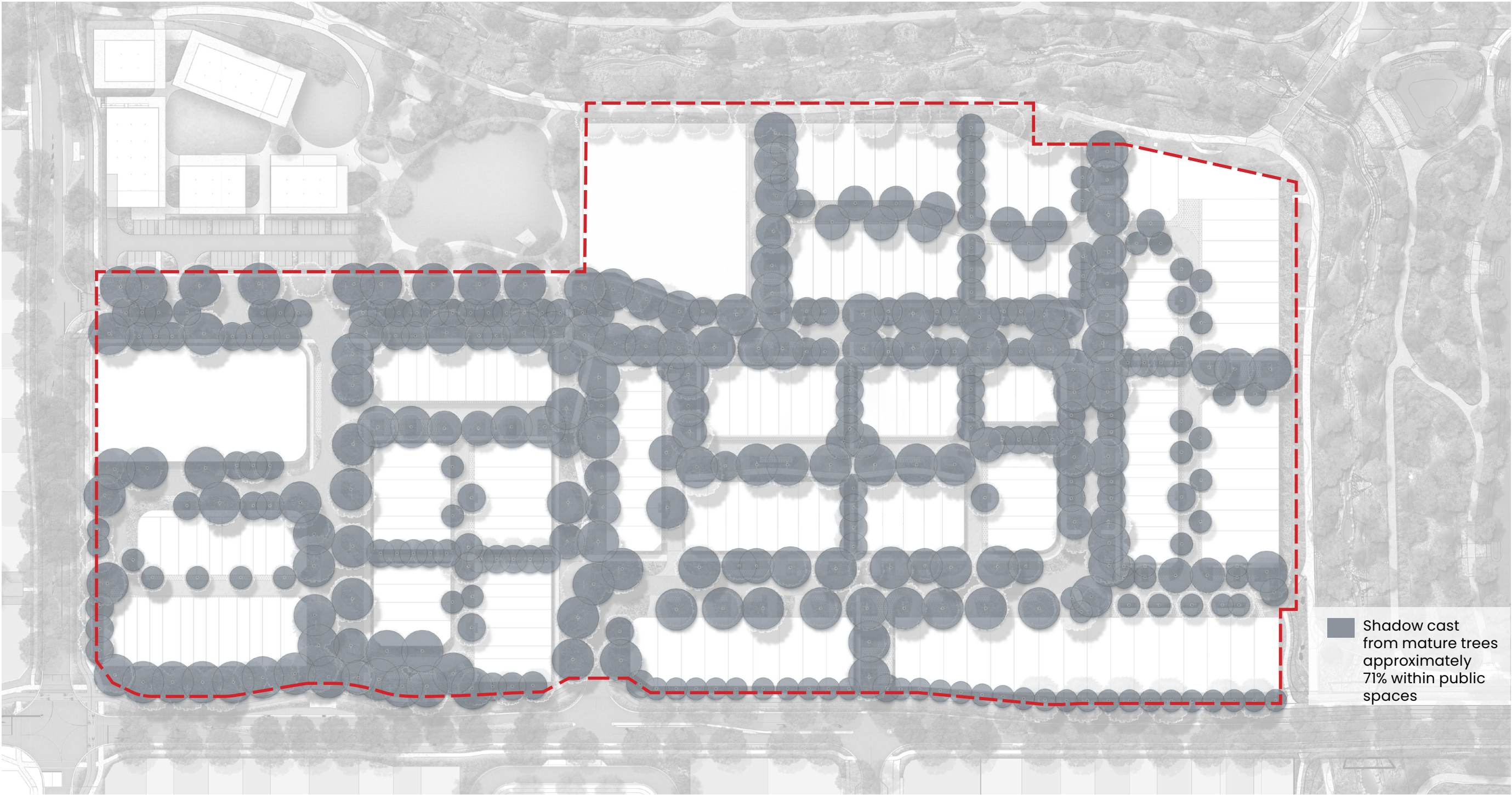
Mitigating UHIE

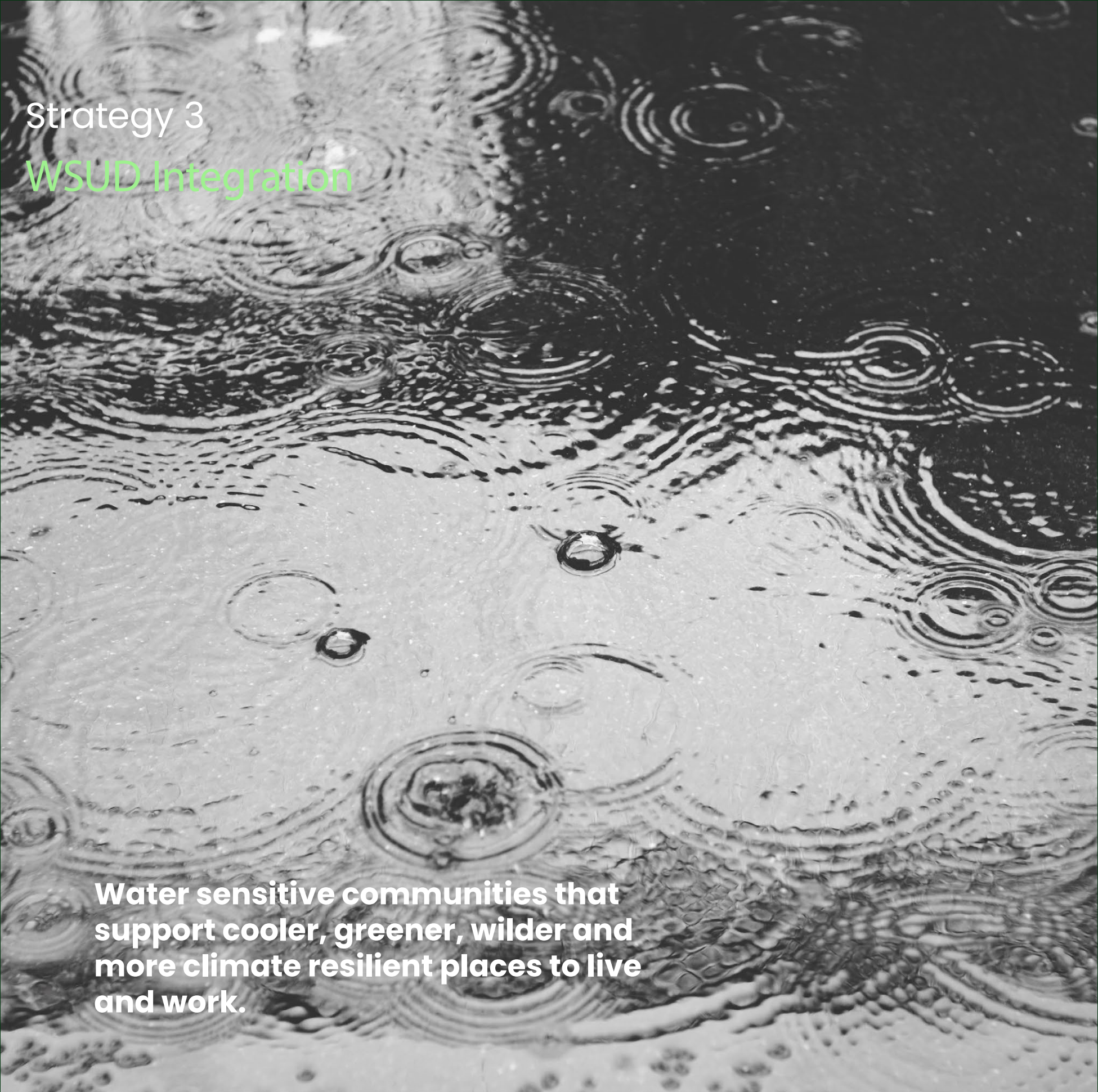


Strategy 2

Projected Tree Canopy

Coverage at 15 Years





Strategy 3

WSUD Integration

Water sensitive communities that support cooler, greener, wilder and more climate resilient places to live and work.

WSUD with a Landscape Focus

WSUD has traditionally been delivered with a civil focus to achieve water detention and water quality outcomes. This is regularly resulting in a end of line treatment approach. The end of line treatment of stormwater fails to acknowledge the importance of stormwater in nurturing our landscape. Formulas aside passive irrigation from stormwater is essential in the establishment of health urban landscapes

Water Quality

WSUD systems on street filters pollutants from stormwater run-off such as sediments, litter and debris and excess nutrients.

Water Conservation and Sustainability

Having WSUD elements such as Kerb inverts, swales and permeable paving increases the amount of water that planting beds receive, improves plant growth and speed and increases drought resistance by providing longer term storage of water in the soil.

Flood Mitigation

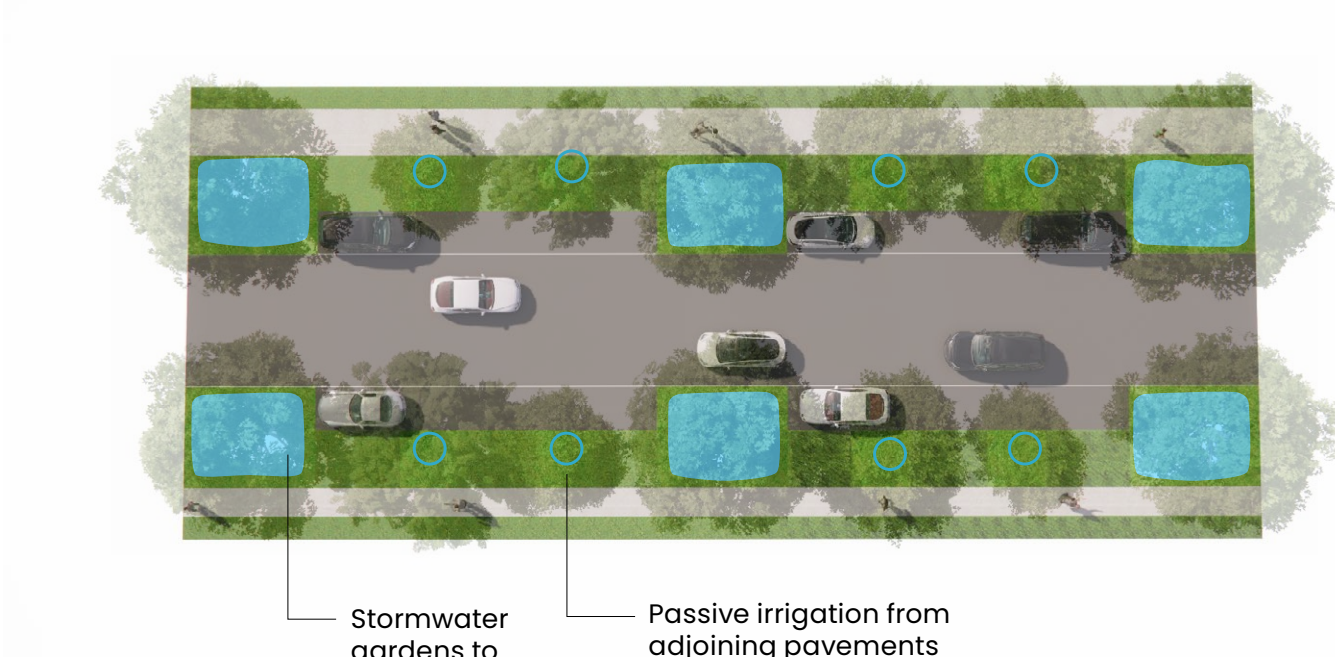
WSUD areas reduces the propensity for soil to become hydrophobic allowing for greater retention of water within the soil. This leads to greater water retention within the soil lessening the amount of water run off.

Increased Habitat

The strategic design of WSUD spaces can substantially enhance biodiversity, fostering a more diverse array of species. WSUD schemes can be an important link to facilitate habitat creation and ensure consistent water availability for both fauna and flora.

Strategy 3

WSUD Integration



- Stormwater gardens
- Kerbs with openings for rain water infiltration

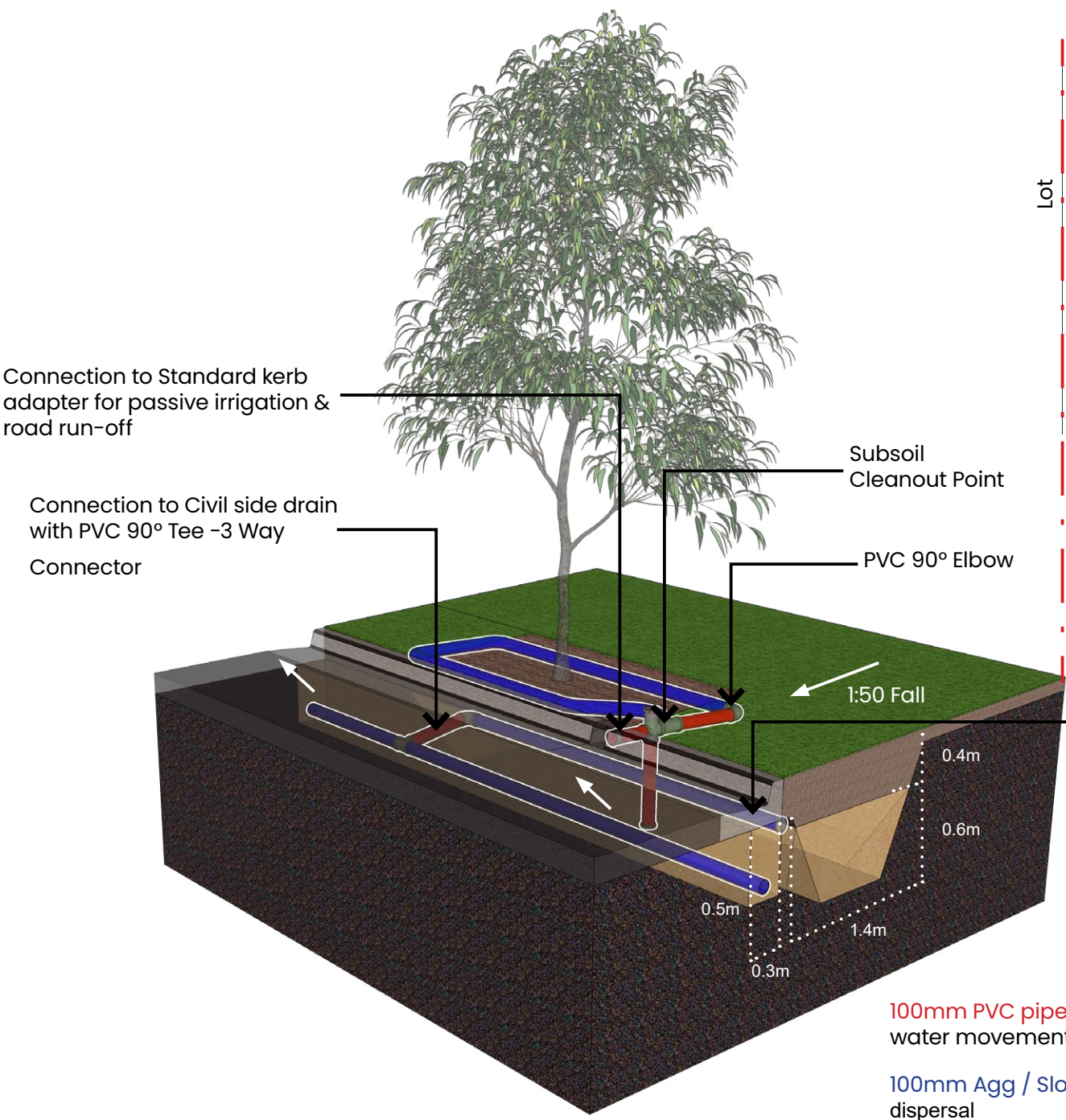


Strategy 3

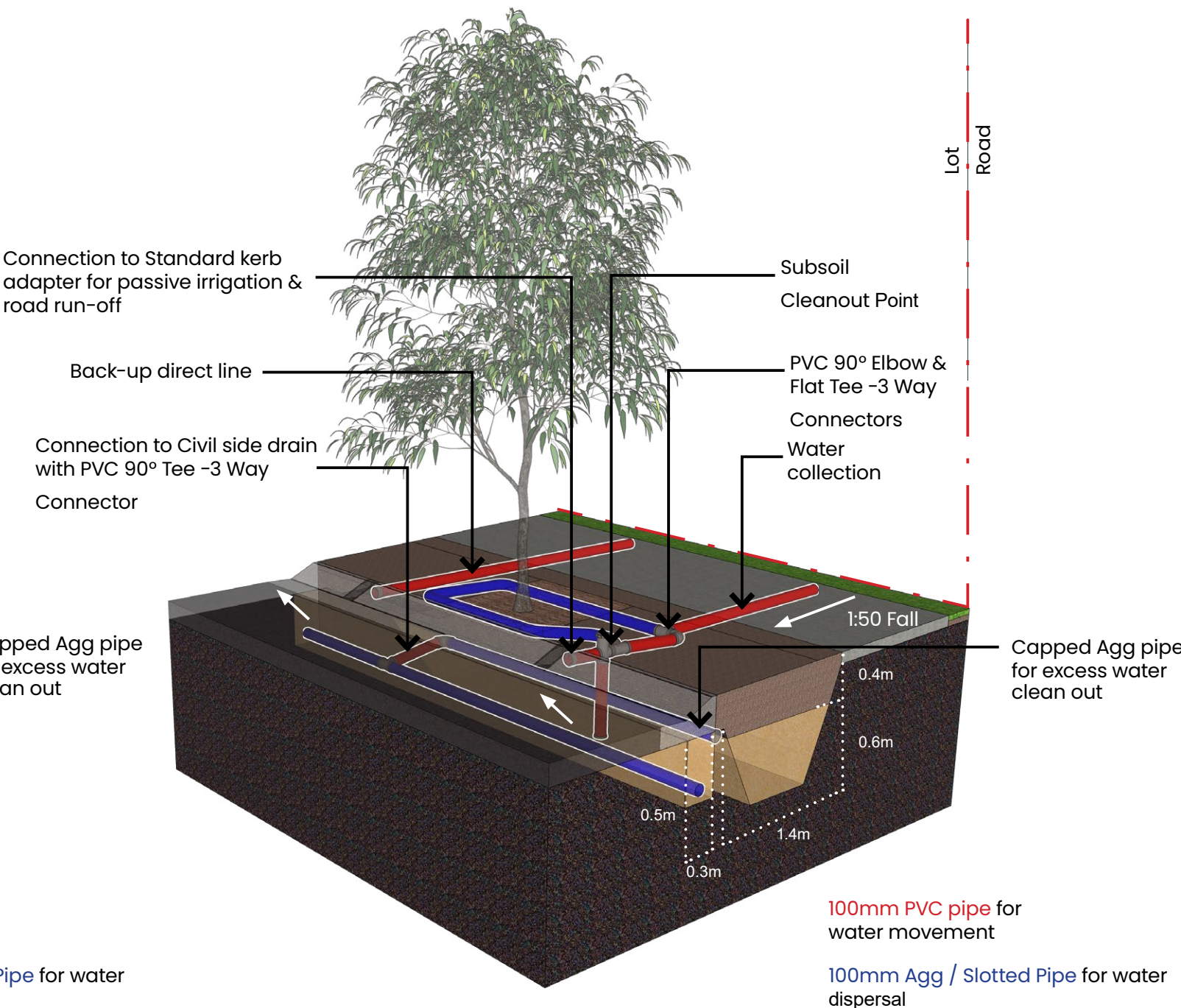
Passive Irragation

Road / Kerb

Passive irrigation from adjoining pavements and through kerb penetrations



Passive Irrigation - Road / Kerb & Lot frontage



Strategy 3

POTENTIAL WSUD ZONES



Roadside passive irrigation : Refers to harvesting rain water for passive irrigation to trees and planting without engineered filtration media.

Roadside infiltration storm water garden : Refers to the harvesting and filtering of storm water, increasing water quality and the ecological health of the site. This includes engineered soils, underdrains and treatment functions.

Strategy 4

Value Distribution

Numerous studies have shown that exposure to green spaces can reduce stress, improve mood, and enhance mental well-being.

Higher values

A study by the University of Western Australia found that properties within 400 metres of a green space could be up to 20% more valuable than those further away. Similarly, a report by the Australian Bureau of Statistics found that houses within 200 metres of green spaces were priced up to 4% higher than those more than 400 metres away. Living near a park also provides numerous health, social, and environmental benefits, contributing to a higher quality of life

Park Design is Not Equally Valued

Natural parks, defined as parks with more than 50% native or habitat protected vegetation, have a greater contribution to property value increase than other park types.

Houses vs Units

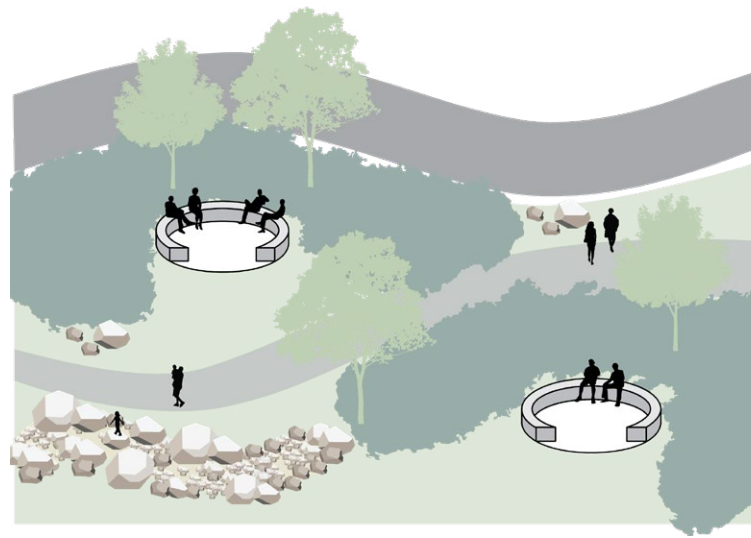
Park front units attracted a price premium of 17% on average, whilst park front houses attracted a 34% price premium on average, over the last 10 years compared to surrounding properties. Park front properties have also rewarded sellers, growing by an average of 9.6% p.a., twice the surrounding market rate of 5.0% p.a.

Strategy 4

Value Distribution



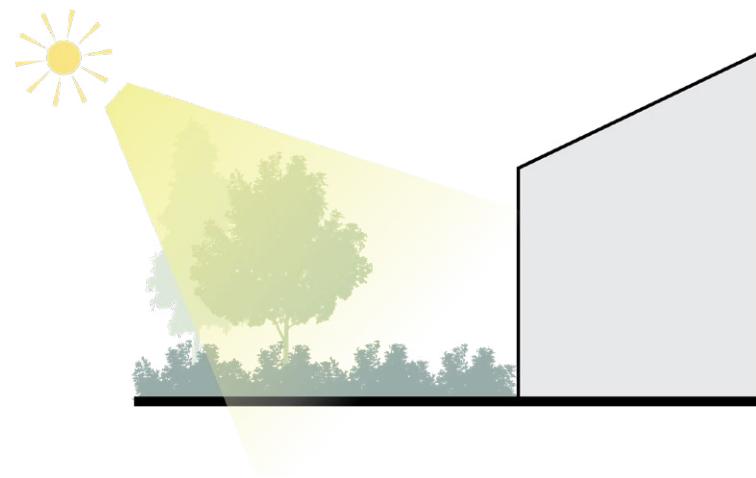
Adjoining Natural Corridors



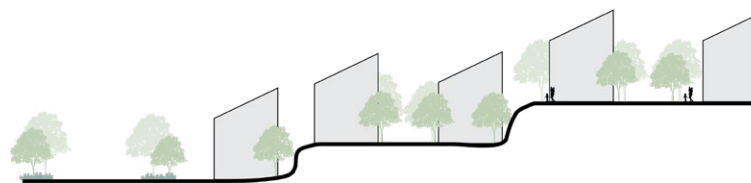
Adjoining Well Designed Liner Parks



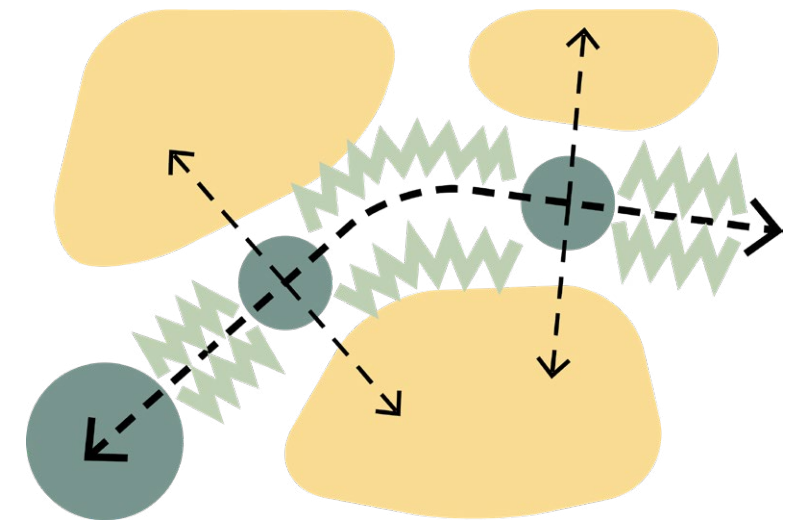
High Quality Streetscape Amenity



Favourable Aspect And Orientation



Elevation And Views



Proximity And Accessibility To Local Open Space And Community Hubs



Strategy 5 Creating Moments

**Stepping stone, large boulders, logs
and things to discover, transforms
everyday routes into enriching**

Community Identity and Sense of Place

Purposely creating moments of wonder and engagement establishes connection and shared sense of pride and belonging to a new community. The art and signage incorporated should serve as a mirror to the community's values, history, and aspirations, thereby creating a vibrant tapestry that resonates with its residents.

Spaces of Reflection

Designing intimate seating alcoves not only fosters community interaction but also nurtures a deeper connection with nature. The presence of numerous restful spaces enhances active transportation and mobility, creating a more accessible and engaging community environment.

Enhancing the Journey

Complementing elements with educational signage can turn these journeys into learning opportunities, providing insights into the local history, environment, or social issues. They can stimulate thought and awareness, making each journey more meaningful.

Strategy 5

Creating Moments



SEATING NOOKS TO TAKE IN THE SURROUNDINGS



EXPLORING DRY CREEK BED AND CLIMBING OVER ROCKS AND LOGS



SIGNAGE AND WAYFINDING TO GIVE INTEREST TO EVERY WALK



STEPPING STONES THROUGH GARDENS FOR AN ALTERNATIVE ROUTE FULL OF WONDER



EDUCATION INTERPRETIVE SIGNAGE CREATING CONNECTION, PRIDE AND STEWARDSHIP



PUBLIC ART TO EMBED CURIOSITY AND DISCOVERY INTO THE FABRIC OF THE PLACE

Strategy 5

Creating Moments in the Landscape



Strategy 6

Biodiversity in place

Lawns are biodiversity deserts. Unless needed for access or open play areas, Regularly mowed lawns should be minimised to meet biodiversity targets

Changing Business As Usual

Biodiversity in places is multi-scaled approach to biodiversity. Internationally integrating biodiversity focused practices into the design and management of spaces.

Connecting the Dots

Stockland is making substantial investments in the naturalisation of drainage networks, a move that holds the potential to significantly enhance local biodiversity. The logical progression from this initiative would be to extend our focus to smaller, yet equally impactful areas such as streets, schools, sports fields, and rooftops. By doing so, we can create interconnected networks and corridors that further support the flourishing of diverse flora and fauna

Small Changes, Big Difference

One study in Melbourne replaces 2 species of plants with 12 in an urban park and after just 3 years found they supported 5 x the number of insect species.

Strategy 6

Biodiversity in place



FRESH WATER ALLOWING FOR RELIEF IN HOT WEATHER



TALL TREES FOR ROUSTING AND HUNTING FOR BIRDS



DENSE PLANTING ALLOWING FOR REPTILES AND SMALL BIRDS TO HIDE FROM PREDATORS



BOULDERS, SAND AND LOG FEATURES FOR BIRDS, REPTILES AND INSECTS



DIVERSE VERGES WITH ENDEMIC FLOWERING PLANTS TO SUSTAIN POLLINATORS THROUGH THE YEAR



INSECT HOTELS TO PROVIDE HOMES FOR NATIVE INSECTS

Strategy 6

Biodiversity interventions across the site



