

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1585/1

Date: 30 June 2026



AMENDED IN RED

By: Kate Wilson

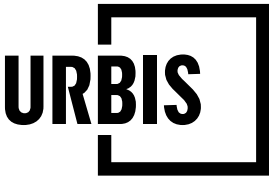
Date: 19 June 2026



Gagalba

ROL 2





Acknowledgement of Country

Urbis acknowledges the Kabi Kabi people and the Jinibara people, the Traditional Custodians of the land on which Aura is located. We pay our respects to their Elders past and present and would like to extend that respect to all Aboriginal and Torres Strait Islander peoples.

We recognise and respect the connection to their land, cultural heritage and community, and we acknowledge the important contribution that Kabi Kabi people and Jinibara people will have in creating a strong and vibrant Australian society.

Issue Register

Issue	Date	Description	Checked
01	25 / 10 / 2024	DRAFT	GN
02	01 / 11 / 2024	ROL 2	MF
03	03 / 12 / 2024	ROL 2	MF
04	15 / 05 / 2026	DRAFT UPDATE	AN
05	19/ 05 / 2026	ROL 2	AN
06	20 / 05 / 2026	ROL 2	AN

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An aerial photograph of a park with a winding path and a pond, overlaid with a semi-transparent teal filter. The path is a light-colored, winding line that curves through the green landscape. A small, dark, irregularly shaped pond is visible on the right side of the path. The background is filled with dense green foliage and trees.

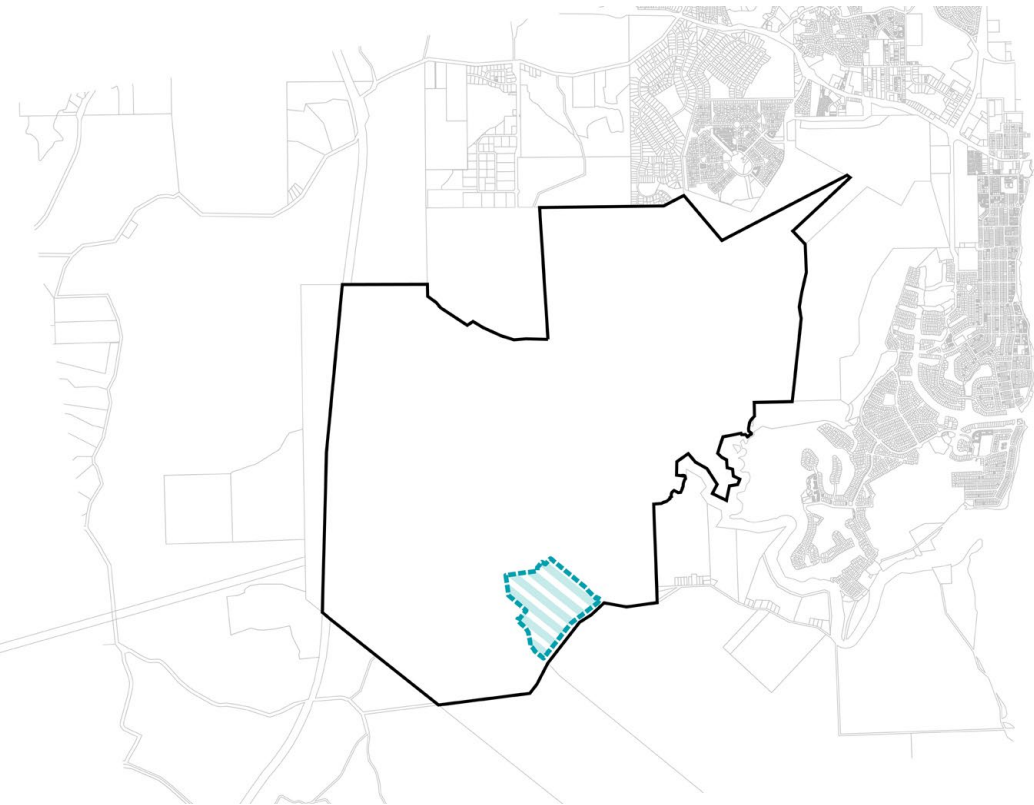
01 Site Understanding

01.1 Landscape Character

Caloundra South PDA

The Caloundra South Priority Development Area (PDA, declared on 22 October 2010, covers 2,310 hectares and is located south of the existing Caloundra urban area, the Caloundra Aerodrome and the Sunshine Coast Regional Business and Industry Park. The Bruce Highway forms the western boundary and Bells Creek Road forms the southern boundary of the PDA.

The Caloundra South PDA will become a community providing approximately 20,000 dwellings to house a population of approximately 50,000 people. Vibrant, mixed use activity centres will provide a focus for the community and offer convenient access to retail, services, well designed civic spaces, community and cultural facilities and local employment opportunities. The PDA will provide for the enhancement of local and regional biodiversity values through the protection of ecologically important areas. Integrated water cycle management will contribute to protecting the water quality values of the Pumicestone Passage and the Bells Creek, Lamerough Creek riparian corridors and their tributaries.



LEGEND

— Extent of Caloundra South PDA (Aura)

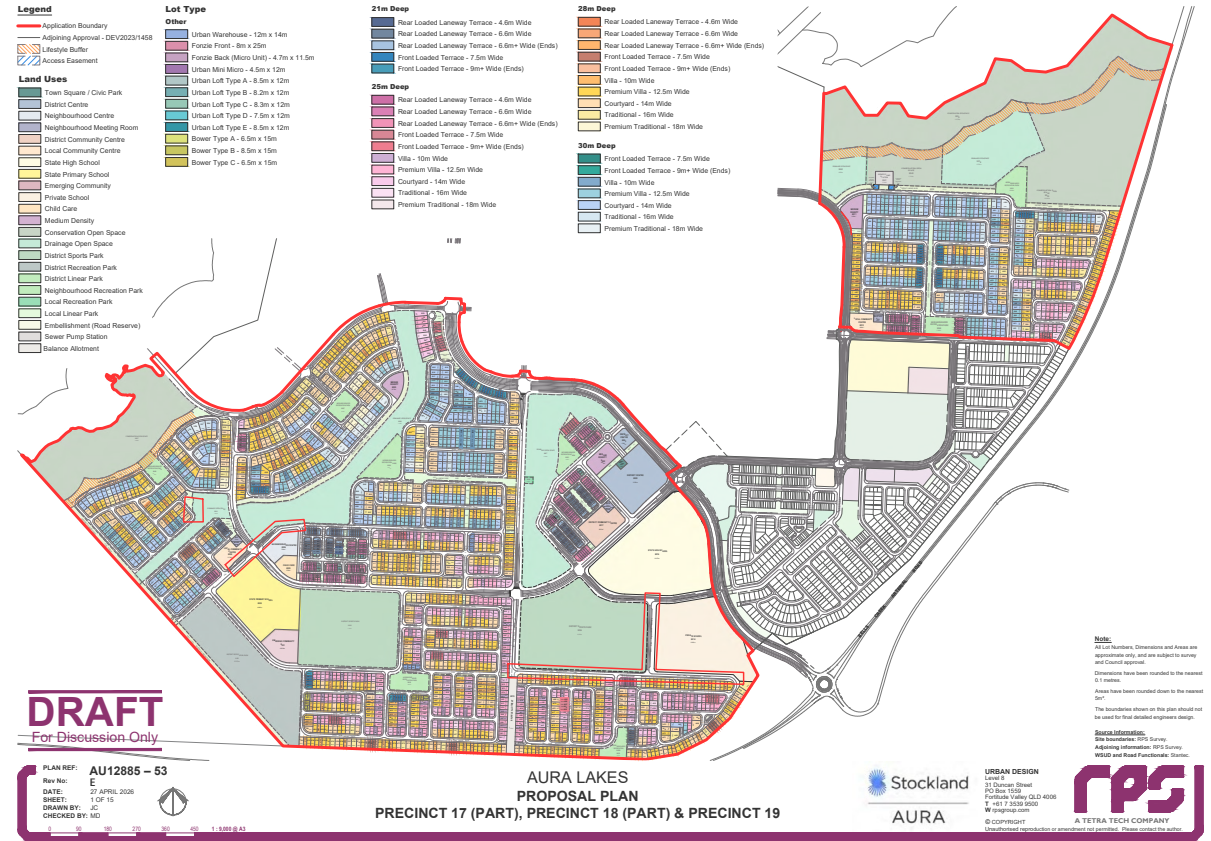
▨ Extent of PoD Area

Gagalba

Precinct 18, herein referred to as 'Gagalba' is located in the suburb of Gagalba, the most recent and southern suburb of Aura. Located south of the suburb of Banyan, Gagalba is adjacent to the Bruce Highway, as well as Bells Creek Arterial Road. The site itself includes Bells Creek South.

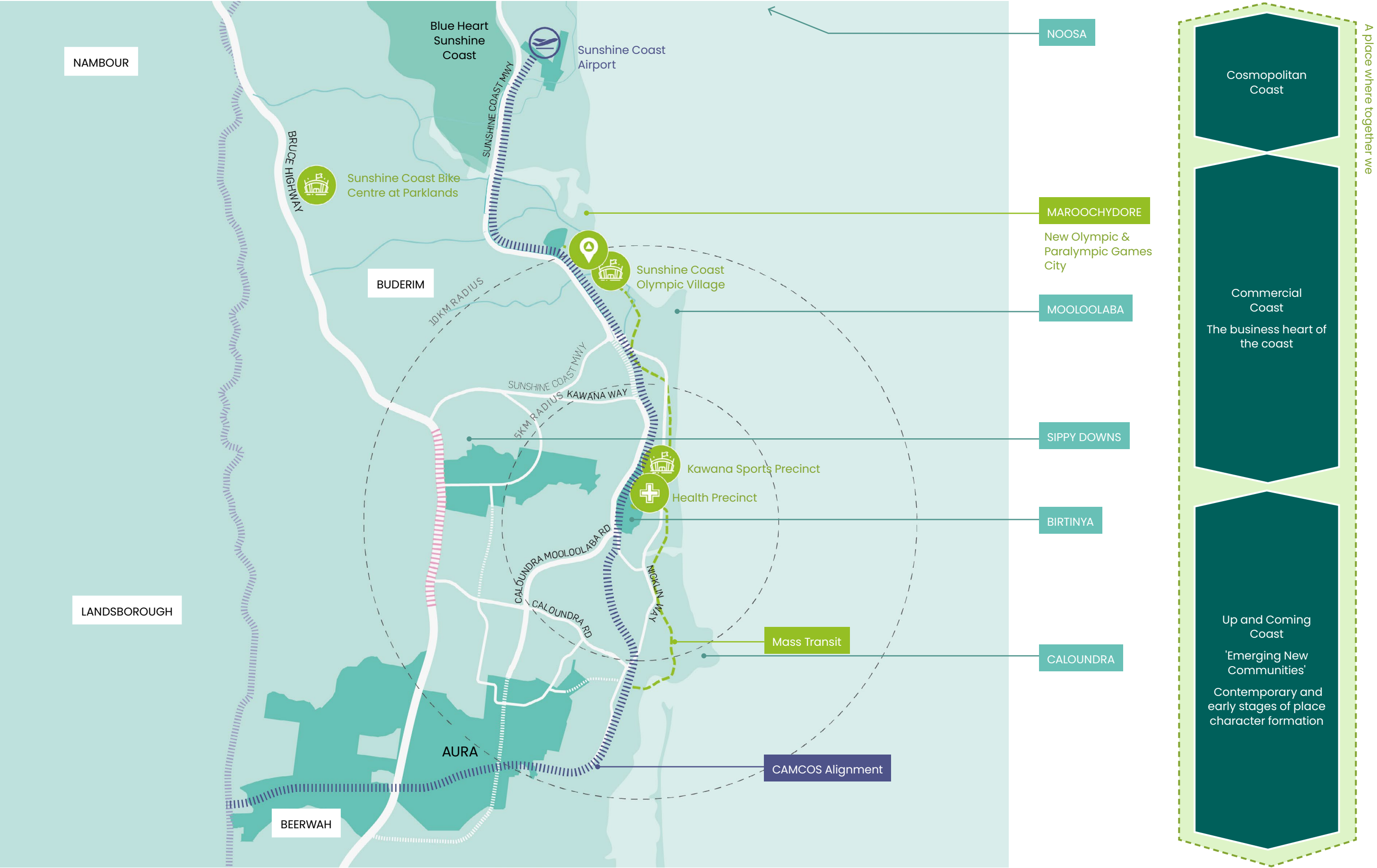
Gagalba means 'shining place', inspired by the future lakes community. It is a neighbourhood surrounded by water bodies that embraces the life cycle movement of water and the habitat it fosters.

Built around a community that embraces the sustainable principles of water sensitive urban design (WSUD), Gagalba will cultivate a neighbourhood rich in aesthetically pleasing, harmoniously designed spaces that not only enhance social and recreational amenity, but offer environmental benefits such as natural systems and habitat protection, improvement of water quality, reduction of runoff, and integration of storm water into the landscape. Gagalba will promote interaction with water to inspire and encourage adventure and discovery, and to educate visitors about the delicacy of our ecosystems.



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

01.2 Location & Context



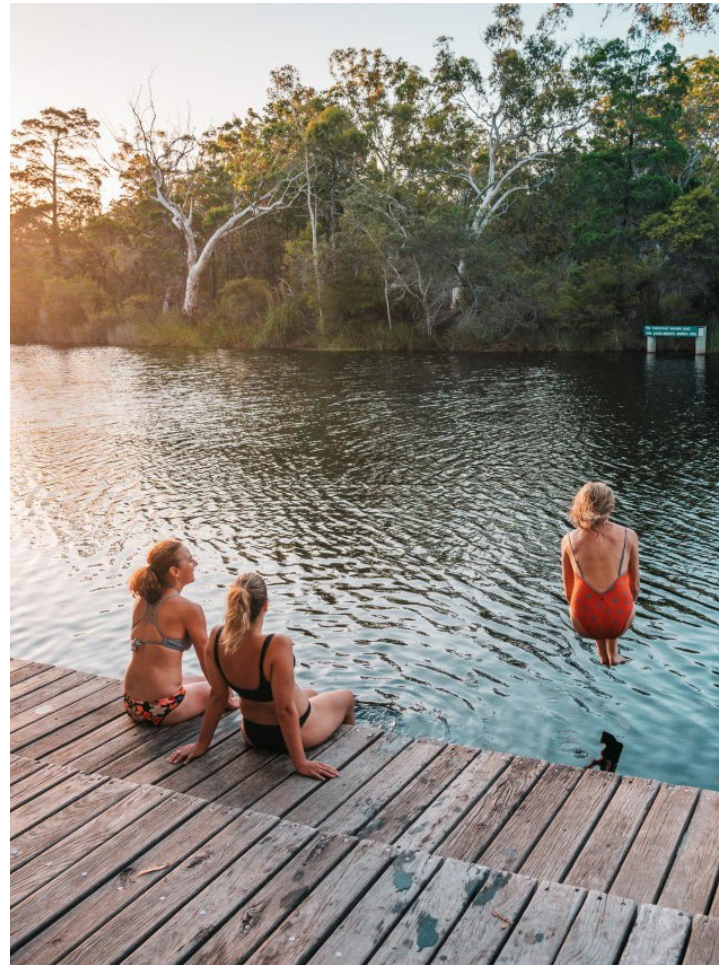
01.3 Landscape Character





02 Landscape Vision

02.1 Landscape Pillars



Nourishing waters

Water is Gagalba's DNA



Living connections

Network Design to promote active mobility and connection to nature.



Rich coastal landscape character

Ecology and materiality that embodies the Sunshine Coasts Identity



Colourful community

A series of neighbourhood destinations that create an enlivened sense of community

02.2 Key Moves



Conservation & Country

The conservation site serves a key role in dictating the layout design. By this open space it will provide the connection to country and improve the well being of residents.



Green & blue corridors

The green and blue corridors of Gagalba are connected, restorative and experience driven. The corridors are carefully designed to enable opportunities for cultural, recreation, informal sport, and daily active use.



Place based play experience

A mix of formal and informal play spaces that are connected and interconnected with nature.



The Gagalba streetscape

Street life forms part of our neighbourhood lifestyle. Shaded, cool, vibrant and active, the streets of Gagalba will form a community for all to enjoy.

Key Moves



Connectivity & walkability

Safe and walkable environment, filled with rich layers of experiences through the lake centrepiece and the ample blue-green recreational areas. It's quietly spectacular both for the everyday life and the special celebrations. It is bustling with life and generous with experiences.



Entries & arrival

The entrance statement sets the tone for the rest of Gagalba. The material and organic shape represent the flow of water across the site.



Neighbourhood hubs

Community hubs are the beating heart of our neighbourhoods. They are vibrant and inclusive spaces where people of all ages, backgrounds and interests come together to connect, learn, and grow. They are the places where community spirit is nurtured, where local culture is celebrated, and where social bonds are strengthened.



Distinct villages

Having Distinct Villages in a development creates individual identity to areas. It also allows for a wide range of lifestyles, preferences, and budgets ensuring that the development is accessible and appealing to a broad spectrum of people.

03 Landscape Master Plan

A scenic landscape photograph of a park. In the foreground, there is a body of water reflecting the sky and surrounding greenery. A wooden boardwalk curves along the right side of the water. Two people are walking a small dog on the boardwalk. In the background, there is a large, grassy hill with some trees and a few people visible on top. The sky is clear and blue. The overall scene is peaceful and natural.

03.1 Landscape Master Plan – ROL 2 Overall

Gagalba ROL 2 is the western & eastern portion of the Aura precinct and will get direct access off of Bells Creek Arterial Road extension.

From a landscape and public realm character perspective, ROL 2 will set the tone for the broader AURA Lakes precinct and deliver a unique arrival experience of deep green living, with access to water.

Drawing inspiration from water and water sensitive urban design principles, ROL 2 will deliver a series of water bodies and water treatment catchments on the AURA Lakes arrival view line. The water bodies will be immersed in green open space, inspired by the surrounding environment of Bells Creek South, delivering an urban design layout that threads the landscape into the village with a clear and direct focus on a vibrant central community hub.



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03.2 Landscape Master Plan – ROL 2 West



LOCATION | Key Plan

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03.3 Landscape Master Plan – ROL 2 East



LOCATION | Key Plan

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04 Open Space

A landscape photograph of a park. In the foreground, there is a pond with tall reeds. Behind the pond is a grassy area with a curved concrete wall. In the background, there are trees and a hill. The sky is blue with some clouds. The text "04 Open Space" is overlaid on the left side of the image.

04.1 Drainage Corridor & Conservation Open Space



LOCATION | Key Plan

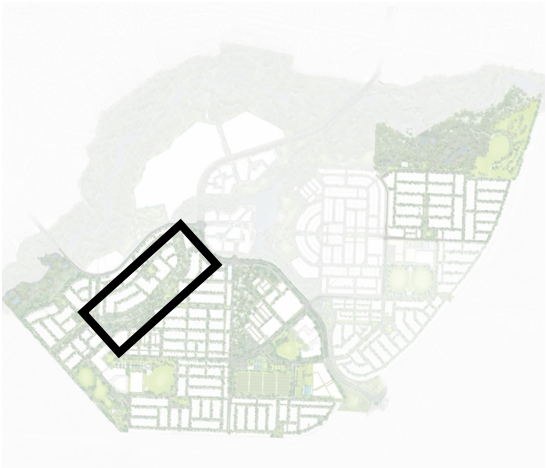
Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

LEGEND	ITEM	QUANTITY (MINIMUM REQUIREMENT)	PROVIDED
	Bench seating	1 / park	Yes
	Refuse / recycling bin enclosures	As required	Yes
	Bollards	Along non-fenced perimeter boundaries at min 1.5m cts.	Yes
	Fencing	Along adjoining residential boundaries	N/A
	Maintenance access	1 post & top rail fence or similar (where required)	Yes
	Potential Informal Path	1.5m width	Yes

04.2 Drainage Corridor

04.2.1 Lot 9088 - Plan

7.186ha



LOCATION | Key Plan

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

LEGEND	ITEM	QUANTITY (MINIMUM REQUIREMENT)	PROVIDED/ CONSIDERED
← - →	Pathways - dual use	2-3.5 width	3m



Open Space

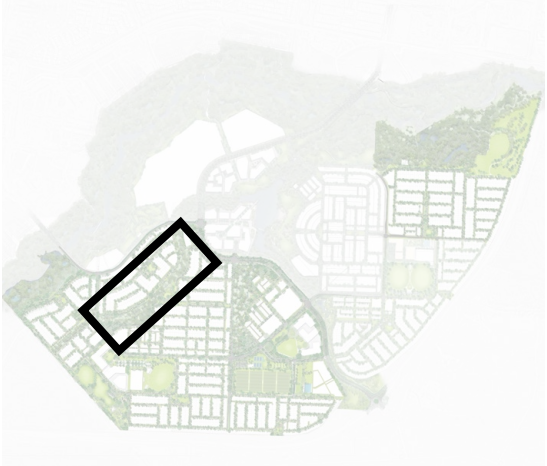
04.3 District Linear Park

04.2.2 Lot 9085 – Plan

1.091ha



LEGEND	ITEM	QUANTITY (MINIMUM REQUIREMENT)	PROVIDED/ CONSIDERED
	Car Parking	5 spaces / ha total (on street)	Yes
	Active recreation space	Turf open space, exercise equipment	Yes
	Lighting and lighting infrastructure	Along dual use, cycle commuter pathway - to conform with AS/NZS 1158. Lighting to shelters to have timer and / or remote shut-off.	Yes
	Exercise equipment	As required	Yes
	Play space shade	Combination shade-sail and natural (tree plantings).	Yes
	Shelters	Shelters provided as required and located appropriate to context and considerate of other infrastructure in adjacent open spaces.	Yes, considered as part of NRP
●	Bench seating	3 seats / ha.	4
●	Refuse/recycle bin enclosures	1 refuse bin + 1 recycle combination bin / shelter.	Yes
●	Drinking fountains	1 / 2 shelters.	Yes
●	Bicycle racks and rails	As required at nodal locations.	Yes
●	Bollards	Along non-fenced perimeter boundaries at min. 1.5m centres where drainage or stormwater treatment devices, natural features (including waterways or conservation and rehabilitation areas) or landscaping treatments have not been provided to restrict vehicle access.	Yes
	Fencing	Along adjoining residential boundaries.	Yes
	Signage	Directional and park naming.	Yes
	Maintenance access	1 post and top rail fence or similar (where required).	Yes
↔	Pathways - recreation	1.5m	Yes
↔	Pathways - dual use	2-3.5 width	Yes



LOCATION | Key Plan

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District Linear Park

04.3.3 Lot 9104 – Plan

1.02oha



LEGEND	ITEM	QUANTITY (MINIMUM REQUIREMENT)	PROVIDED/ CONSIDERED
	Car Parking	5 spaces / ha total (on street)	Yes
	Active recreation space	Turf open space, exercise equipment	Yes
	Lighting and lighting infrastructure	Along dual use, cycle commuter pathway – to conform with AS/NZS 1158. Lighting to shelters to have timer and / or remote shut-off.	Yes
	Exercise equipment	As required	Yes
	Play space shade	Combination shade-sail and natural (tree plantings).	Yes
	Shelters	Shelters provided as required and located appropriate to context and considerate of other infrastructure in adjacent open spaces.	Yes, considered as part of DRP
●	Bench seating	3 seats / ha.	Yes, considered as part of DRP
●	Refuse/recycle bin enclosures	1 refuse bin + 1 recycle combination bin / shelter.	Yes, considered as part of DRP
●	Drinking fountains	1 / 2 shelters.	Yes, considered as part of DRP
●	Bicycle racks and rails	As required at nodal locations.	Yes, considered as part of DRP
●	Bollards	Along non-fenced perimeter boundaries at min. 1.5m centres where drainage or stormwater treatment devices, natural features (including waterways or conservation and rehabilitation areas) or landscaping treatments have not been provided to restrict vehicle access.	Yes
	Fencing	Along adjoining residential boundaries.	Yes
	Signage	Directional and park naming.	Yes
	Maintenance access	1 post and top rail fence or similar (where required).	Yes
↔	Pathways – recreation	1.5m	Yes

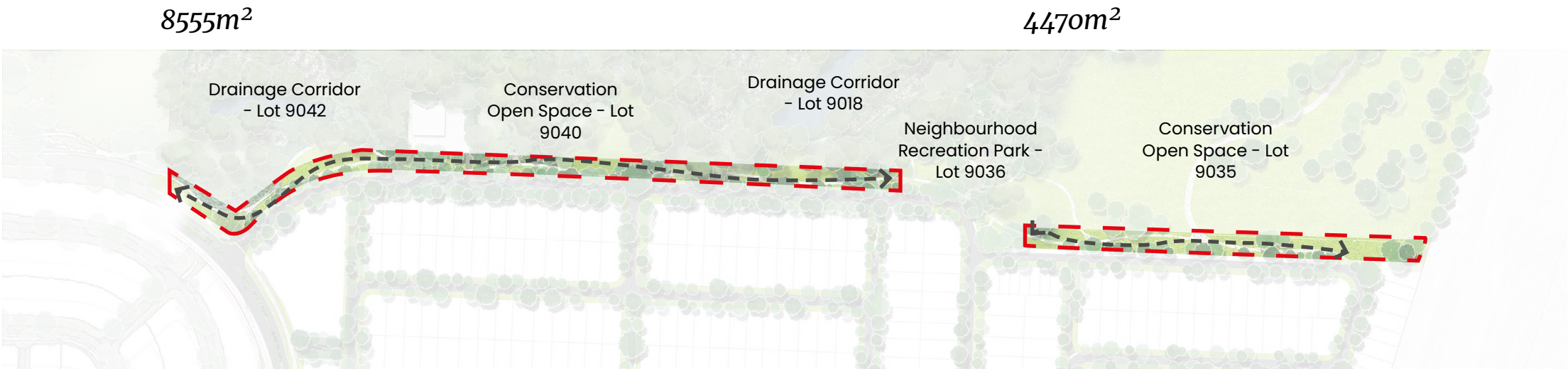


LOCATION | Key Plan

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District Linear Park

04.3.4 Lot 9039 & Lot 9034



LOCATION | Key Plan

LEGEND	ITEM	QUANTITY (MINIMUM REQUIREMENT)	PROVIDED/ CONSIDERED
	Car Parking	5 spaces / ha total (on street)	Yes
	Active recreation space	Turf open space, exercise equipment	Yes
	Lighting and lighting infrastructure	Along dual use, cycle commuter pathway - to conform with AS/NZS 1158. Lighting to shelters to have timer and / or remote shut-off.	Yes
	Exercise equipment	As required	Yes
	Play space shade	Combination shade-sail and natural (tree plantings).	Yes
	Shelters	Shelters provided as required and located appropriate to context and considerate of other infrastructure in adjacent open spaces.	Yes, considered as part of NRP
●	Bench seating	3 seats / ha.	Yes, considered as part of DRP
●	Refuse/recycle bin enclosures	1 refuse bin + 1 recycle combination bin / shelter.	Yes

●	Drinking fountains	1 / 2 shelters.	Yes, considered as part of NRP
●	Bicycle racks and rails	As required at nodal locations.	Yes, considered as part of NRP
	Bollards	Along non-fenced perimeter boundaries at min. 1.5m centres where drainage or stormwater treatment devices, natural features (including waterways or conservation and rehabilitation areas) or landscaping treatments have not been provided to restrict vehicle access.	Yes
	Fencing	Along adjoining residential boundaries.	Yes
	Signage	Directional and park naming.	Yes
	Maintenance access	1 post and top rail fence or similar (where required).	Yes
⬅.....➡	Pathways - recreation	1.5m	Yes
⬅ - ➡	Pathways - dual use	2-3.5 width	Yes

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

04.4 District Sports Park DS4

04.3.5 Lot 9056 - Plan

9.252ha

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36



LOCATION | Key Plan



Open Space

District Sports Park DS4

LEGEND	ITEM	QUANTITY (MINIMUM REQUIREMENT)	PROVIDED/ CONSIDERED
	Spectator seating	One row of shaded spectator seating (either mounding or formal) for 50% of the perimeter of one playing field. Sufficient space for spectators on sidelines without conflicting with other uses.	Yes
	Multi-purpose playing fields	As identified in Sports Network Plan. Constructed to appropriate standards to allow for drainage, irrigation and high frequency use.	TBC
	Lighting, lighting infrastructure & power	- Sports lighting minimum 1 lit senior sport field or group of 4 to 6 hard courts and space for future lighting of all fields/ courts. Provide capacity for the potential lighting of other fields using posts from main field. - Lighting to key infrastructure such as car parks and linkages (cycle commuter and dual use) not serviced by sources of ambient light. 3 phase power to Clubhouse and key lighting areas.	Yes

	Parking (cars)	25 spaces /ha total (10 spaces / ha (formal) + 15 spaces /ha (informal or on street)	Yes
	Hard courts	Identified in Sports Network Plan.	Yes
	Land for Clubhouse	Provision of land to accommodate a clubhouse of 341m2 GFA	Yes
	Toilet blocks	1 publicly accessible toilet block (attached to club house) containing: 4 unisex toilets (1 disabled) - wash basins - baby change facilities - attached maintenance store room - lighting - lockable gates - tap for maintenance Publicly accessible amenities must be metered separately for water and power.	Yes
	Bench seating	3 seats / ha	Yes
	Refuse / recycling bin enclosures	1 refuse bin + 1 recycle combination bin / shelter, 1 refuse bin adjacent formal car park.	Yes
	Drinking fountain	1 / shelter / toilet block	Yes
	Bicycle racks & rails	4 / ha	Yes
	Bollards	Along non-fenced perimeter boundaries at min 1.5m cts.	Yes

	Fencing	Along adjoining residential boundaries typ. 1.5m high. - PVC coated galvanised steel mesh fencing min 1.8m high (depending on sport) adjacent to busy roads with a gate for public access. - Netting behind goal areas where adjoining a public road, and sufficient buffer or fence is not provided.	N/A
	Maintenance access	1 post & top rail fence or similar (where required)	Yes
	Pathways - recreation	1.5m width	Yes
	Pathways - dual use	2-3.5m width	Yes
	Maintenance, emergency & DDA access	All-weather direct access from car park to all fields/courts	

SPORTS PARK	POTENTIAL FACILITY MIX	PROJECTED USE	RATIONALE
Precinct 19 - District Sports Park (DS4) 9.25Ha 2033	Rectangular playing fields x 4 (shared use): 70m x 100m 10m in-goals 6m safety zone - Lighting (main field only lit by Developer). Synthetic cricket pitches x 2: - Position between rectangular playing fields 8 Tennis courts: 6 courts provided by Developer plus land for an additional 2 courts - Mix of hard and synthetic surfaces 34.77m x 17.07m (total area per court) - Distance between courts 4.27m - Flood lighting (2 courts lit by Developer). 8 pickleball courts: 4 provided by the Developer - Each court 13.41m long and 6.1m wide - Flood lighting not provided by Developer. Perimeter walking track for active recreation: - Position so as not to impact on courts Clubhouse/ Amenities*: - As per Infrastructure Agreement. Car parking as per Infrastructure Agreement.	Rectangular fields capable of shared use for soccer, rugby league, rugby union, touch football. Oval overlays can support AFL or cricket.	- Demand model requires 18 rectangular fields to cater for a range of sporting opportunities - Oval overlays supports use by cricket and AFL - Supports shared use with school 8 Tennis courts support club sustainability - Supports shared use with school - Demand model requires athletics track - Pickleball is an emerging sport - Pickleball courts located next to tennis courts provides opportunity for a single management entity to operate both.

Reference: Aura Sports Network Plan (October 2023)

04.5 District Sports Park DS3

04.4.6 Lot 9106 – Plan

7.25ha



LOCATION | Key Plan

Precinct 17 Neighbourhood Sports Park (DS3) 7.25Ha 2037	Subject to future confirmation of demand and or flexibility to address single use/shared use conflict for example AFL / Cricket.	To cater for future demand.	Park provides flexibility to accommodate future sporting demand
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Reference: Aura Sports Network Plan (October 2023)

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04.6 District Recreation Park

04.6.7 Lot 9105- Plan

LEGEND	ITEM	QUANTITY (MINIMUM REQUIREMENT)	PROVIDED / CONSIDERED
	Parking (cars)	4 spaces / ha (formal off street)	26 minimum
●	Active play	Kick & Throw, multi-age space	Yes
⊙	Toilets	4 stall unisex (incl disabled)	Yes
	Play space	500m2 play space with equipment & land form	Yes
	Play space shade	Combination shade-sail & natural (tree plantings)	Yes
⊗	Shelters & picnic settings	1 shelter / 1.5 ha	4
●	Barbecues	1 double plate barbecue / shelter	4
●	Bench seating	2 seats / ha	13 minimum
●	Refuse / recycling bin enclosures	1 refuse bin & 1 recycle combination bin / shelter	2
●	Drinking fountain	1 / 2 shelters	3
●	Bicycle racks & rails	2 / ha	Yes
.....	Bollards	Along non-fenced perimeter boundaries at min 1.5m cts.	Yes
	Fencing	Along adjoining residential boundaries	N/A
■	Signage	Directional, park naming	Yes
■	Maintenance access	1 post & top rail fence or similar (where required)	Yes
↔.....↔	Pathways - recreation	1.5m width	Yes
↔-↔	Pathways - dual use	2-3.5m width	Yes

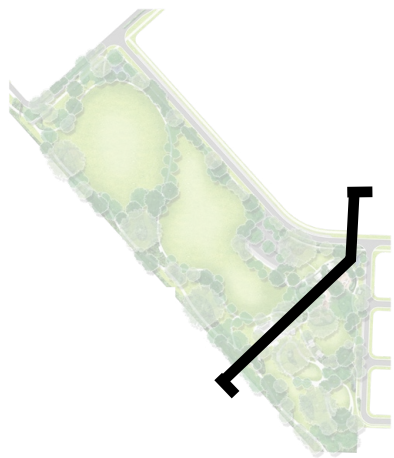
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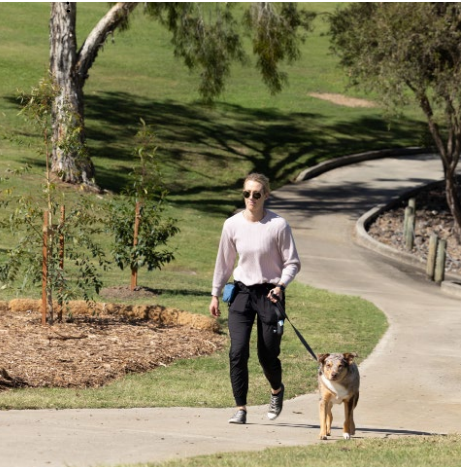
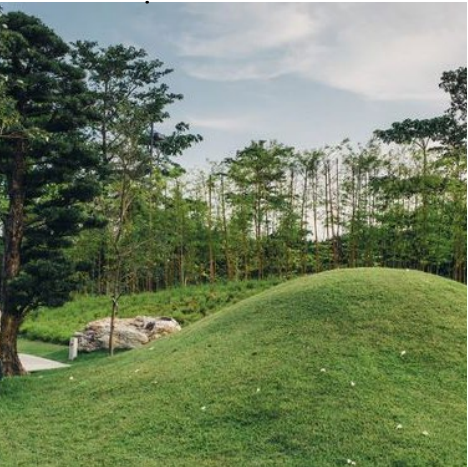
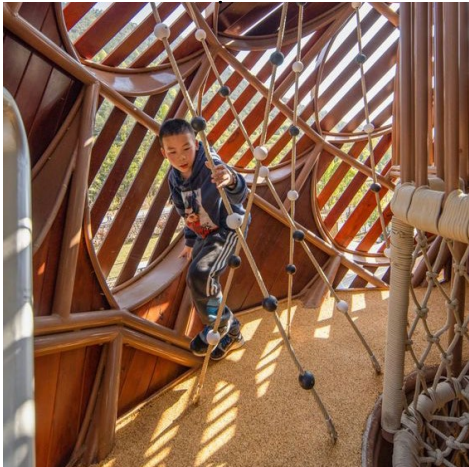
District Recreation Park

04.6.8 Lot 9105- Section

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36



LOCATION | Key Plan



04.7 Neighbourhood Recreation Park

04.7.9 Lot 9087 - Plan

5030m²



LEGEND	ITEM	QUANTITY (MINIMUM REQUIREMENT)	PROVIDED / CONSIDERED
	Parking (cars)	5 spaces / ha total (on-street)	22
●	Active play	Kick & Throw, multi-age space	Yes
	Play space	300m2 play space with equipment & land form	Yes
	Play space shade	Combination shade-sail & natural (tree plantings)	Yes
⊗	Shelters & seating	2 required	2
●	Barbecues	Maximum of 15 BBQ's in NRP across the development	No
●	Bench seating	3 seats / ha	2
●	Refuse / recycling bin enclosures	1 refuse bin & 1 recycle comination bin / shelter	Yes
●	Drinking fountain	1 / 2 shelters	1
●	Bicycle racks & rails	4 / ha	Yes
...	Bollards	Along non-fenced perimeter boundaries at min 1.5m cts.	Yes
	Fencing	Along adjoining residential boundaries	N/A
■	Signage	Directional & park naming	Yes
■	Maintenance access	1 post & top rail fence or similar (where required)	Yes
← - →	Pathways - recreation	1.5m width	3m

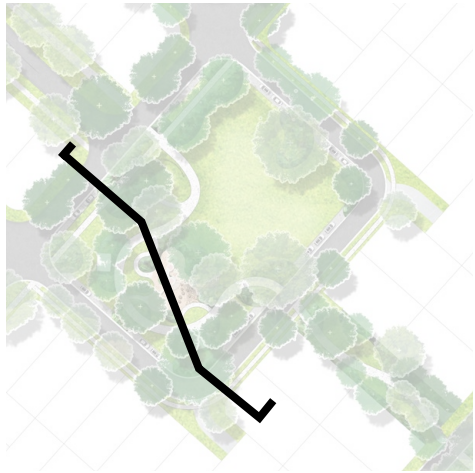


LOCATION | Key Plan

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04.7.10 Lot 9087 – Section

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36



LOCATION | Key Plan



Neighbourhood Recreation Park

04.7.11 Lot 9084 – Plan

1.016ha

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LEGEND	ITEM	QUANTITY (MINIMUM REQUIREMENT)	PROVIDED / CONSIDERED
	Parking (cars)	5 spaces / ha total (on-street)	22
●	Active play	Kick & Throw, multi-age space	Yes
⊙	Toilets		Yes
	Play space	300m2 play space with equipment & land form	Yes
	Play space shade	Combination shade-sail & natural (tree plantings)	Yes
✿	Shelters	2 Required	2
●	Barbecues	Maximum of 15 BBQ's in NRP across the development	4
●	Bench seating	3 seats / ha	3 minimum
●	Refuse / recycling bin enclosures	1 refuse bin & 1 recycle combination bin / shelter	Yes
●	Drinking fountain	1 / 2 shelters	2
●	Bicycle racks & rails	4 / ha	Yes
...	Bollards	Along non-fenced perimeter boundaries at min 1.5m cts.	Yes
	Fencing	Along adjoining residential boundaries	N/A
■	Signage	Directional & park naming	Yes
■	Maintenance access	1 post & top rail fence or similar (where required)	Yes
↔	Pathways - recreation	1.5m width	3m

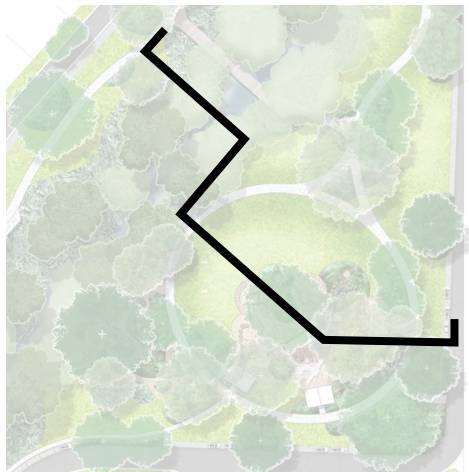


LOCATION | Key Plan

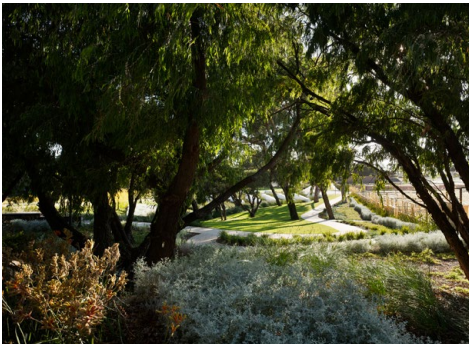
Neighbourhood Recreation Park

04.7.12 Lot 9084 – Section

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36



LOCATION | Key Plan



Neighbourhood Recreation Park

04.7.13 Lot 9036 - Plan

8280m²



LEGEND	ITEM	QUANTITY (MINIMUM REQUIREMENT)	PROVIDED/ CONSIDERED
	Parking (cars)	5 spaces / ha total (on-street)	Yes
●	Active play	Kick & Throw, multi-age space	Yes
⊙	Toilets		Yes
	Play space	300m2 play space with equipment & land form	Yes
	Play space shade	Combination shade-sail & natural (tree plantings)	Yes
✳	Shelter	2 required	2
●	Barbecues	Maximum of 15 BBQ's in NRP across the development	4
●	Bench seating	3 seats / ha	1 minimum
●	Refuse / recycling bin enclosures	1 refuse bin & 1 recycle combination bin / shelter	Yes
●	Drinking fountain	1 / 2 shelters	2
●	Bicycle racks & rails	4 / ha	Yes
● ● ● ●	Bollards	Along non-fenced perimeter boundaries at min 1.5m cts.	Yes
	Fencing	Along adjoining residential boundaries	N/A
■	Signage	Directional & park naming	Yes
■	Maintenance access	1 post & top rail fence or similar (where required)	Yes
← - →	Pathways - recreation	1.5m width	3m



LOCATION | Key Plan

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 8 and 28



Neighbourhood Recreation Park

04.7.14 Lot 9036 – Section

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36



| Key Plan

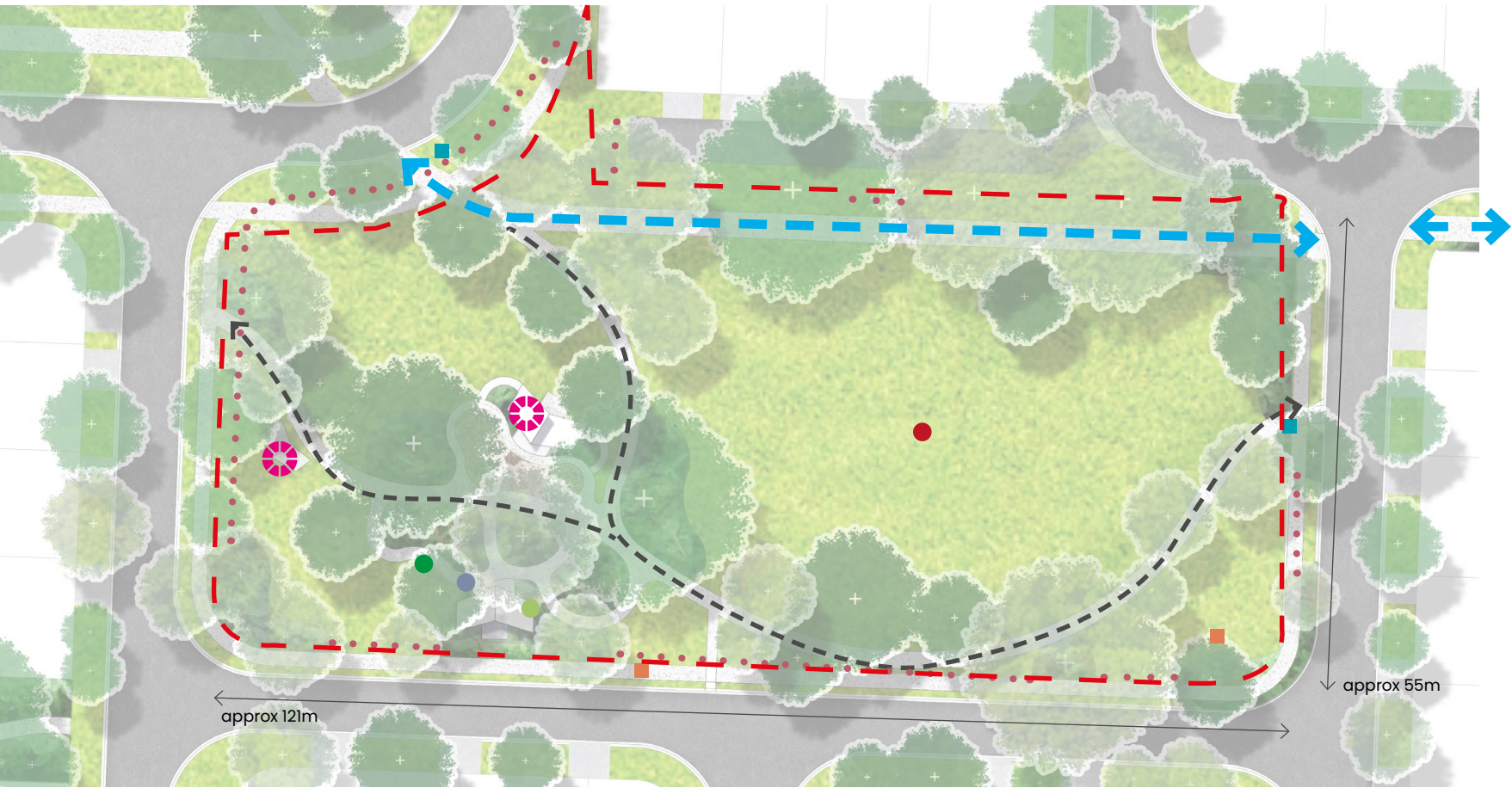


Open Space

Neighbourhood Recreation Park

04.7.15 Lot 9054 - Plan

6620m²



LOCATION | Key Plan

LEGEND	ITEM	QUANTITY (MINIMUM REQUIREMENT)	PROVIDED / CONSIDERED
	Parking (cars)	5 spaces / ha total (on-street)	Provided
●	Active play	Kick & Throw, multi-age space	Provided
	Play space	300m2 play space with equipment & land form	Provided
	Play space shade	Combination shade-sail & natural (tree plantings)	Provided
⊗	Shelter	2 Required	2
●	Barbecues	Maximum of 15 BBQ's in NRP across the development	No
●	Bench seating	3 seats / ha	Provided
●	Refuse / recycling bin enclosures	1 refuse bin & 1 recycle combination bin / shelter	Provided
●	Drinking fountain	1 / 2 shelters	Provided

●	Bicycle racks & rails	4 / ha	Provided
.....	Bollards	Along non-fenced perimeter boundaries at min 1.5m cts.	Provided
	Fencing	Along adjoining residential boundaries	N/A
■	Signage	Directional & park naming	Provided
■	Maintenance access	1 post & top rail fence or similar (where required)	Provided
↔	Shared Pathway	3m width	Provided
↔	Pathways - recreation	1.5m width	Provided
	Lighting	- Along dual use, cycle commuter pathway and shelter node - to conform with AS/NZS 1158. - Lighting to shelters to have timer and / or remote shut-off.	Provided

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

04.8 Neighbourhood Recreation Park & Local Linear Park

04.8.16 Lot 9046 & 9045 - Plan



LEGEND	ITEM	QUANTITY (MINIMUM REQUIREMENT)	PROVIDED
	Parking (cars)	5 spaces / ha total (on-street)	Yes
●	Active play	Kick & Throw, multi-age space	Yes
	Play space	300m2 play space with equipment & land form	Yes
	Play space shade	Combination shade-sail & natural (tree plantings)	Yes
⊗	Shelter	2 Required	2
●	Barbecues	Maximum of 15 BBQ's in NRP across the development	No
●	Bench seating	3 seats / ha	Yes
●	Refuse / recycling bin enclosures	1 refuse bin & 1 recycle comination bin / shelter	Yes
●	Drinking fountain	1 / 2 shelters	1
●	Bicycle racks & rails	4 / ha	Yes
.....	Bollards	Along non-fenced perimeter boundaries at min 1.5m cts.	Yes
	Fencing	Along adjoining residential boundaries	Yes
■	Signage	Directional & park naming	Yes
■	Maintenance access	1 post & top rail fence or similar (where required)	Yes
← - →	Pathways - recreation	1.5m width	1.8-3m width



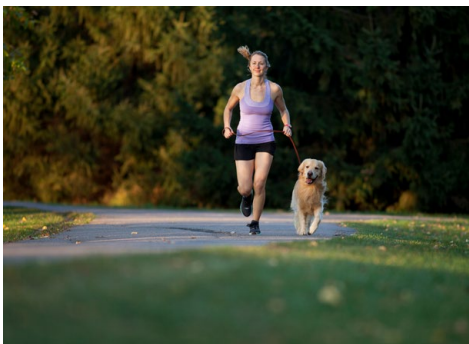
LOCATION | Key Plan

Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

04.9 Local Linear Park

04.9.17 Lot 9083 - Plan

6635m²



Note: Layout, total lots and lot numbers will change subject to amendments in red and Compliance Assessment conditions 7, 19, 28 and 36

LEGEND	ITEM	QUANTITY (MINIMUM REQUIREMENT)	PROVIDED
	Pathways - recreation	1.5m minimum width	3m path provided
	Lighting	• Provided where pathways form part of the commuter network and active transport network, and are not adequately covered by street lighting. • To conform with AS/ NZS 1158.	Yes
	Bollards	Along non-fenced perimeter boundaries at min 1.5m cts.	Provided
	Fencing	Along adjoining residential boundaries	Provided
	Signage	Directional & park naming	Yes
	Maintenance access	1 post & top rail fence or similar (where required)	Yes



| Key Plan

Open Space

05 Palettes

05.1 Materials

The hardscape finishes and details will establish a distinctive public environment that celebrates natural tones, materials, textures and forms, while introducing carefully placed pops of colour to enrich the experience of the ground plane. These elements will promote visual fluidity and help define a series of legible, engaging public spaces. The design and application of materials throughout the public realm will incorporate a range of elements that reinforce the character and identity of different areas.

Material selection and detailing will be guided by the following qualities:

- Unit sizes that create a grain supporting spatial form
- Variation in finishes to add tone, texture and selective colour accents while maintaining overall cohesion
- Climatically responsive materials that reduce heat and glare
- Robust, low-maintenance materials for all elements

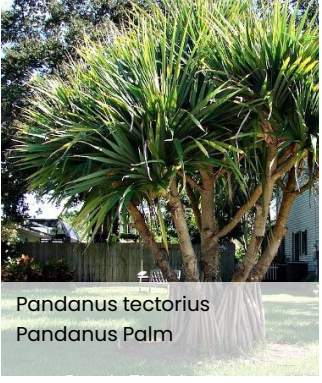
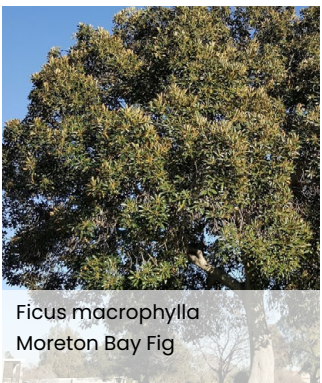
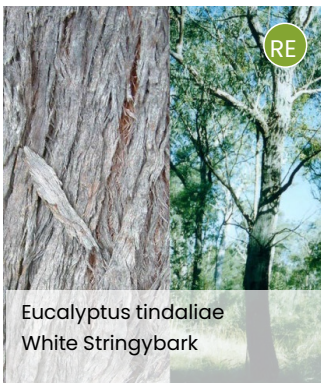
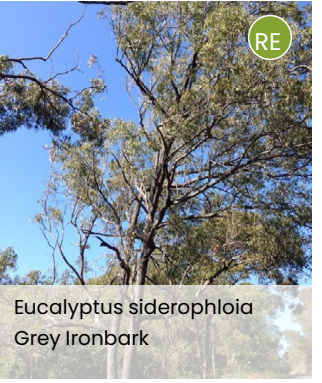
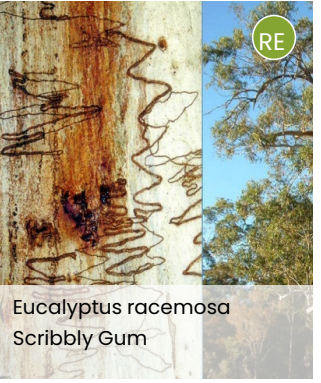
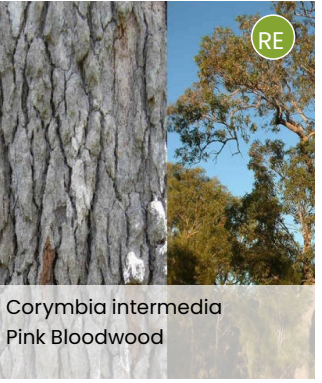
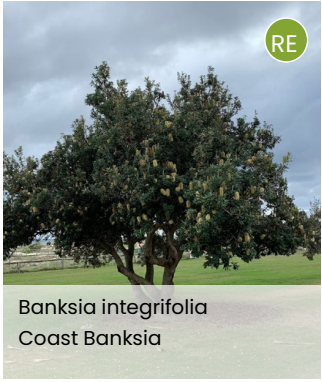
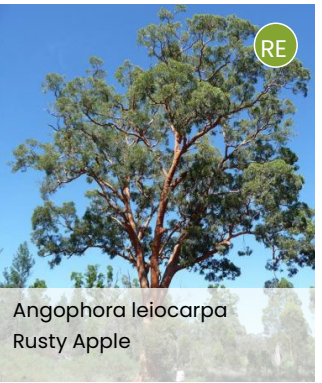
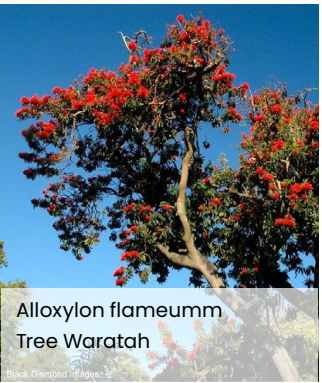
This robustness will be achieved through the use of natural, sustainable materials, complemented by durable colour highlights that sit comfortably within the site’s landscape setting and enhance wayfinding, identity and amenity.



05.2 Planting

05.2.18 Trees

Note:
All proposed plants are native.
RE = Regional Ecosystem



Planting

05.2.19 Shrubs & Grasses

Note:
All proposed plants are native.
RE = Regional Ecosystem



Acacia leiocalyx
Black Wattle



Banksia oblongifolia
Dwarf Banksia



Banksia robur
Swamp Banksia



Breynia oblongifolia
Coffee Bush



Doryanthes excelsa
Gynea Lily



Jacksonia scoparia
Dogwood



Blechnum cartilagineum
Gristle Fern



Melicope elleryana
Pink Evodia



Xanthorrhoea johnsonii
Grass Tree



Grevillea "Moonlight"



Hovea acutifolia
Pointed-leaf Hovea



Grevillea rhyolitica x
juniperina



Callistemon viminalis 'Little
John'



Rhagodia
spinescens 'Aussie Flat Bush'



Westringia fruticosa 'Grey
Box'



Austromyrtus dulcis
Copper Tops



Melaleuca thymifolia
Honey Myrtle



Leptospermum 'Little Bun'
Little Bun



Poa labillardierei
Common Tussock Grass



Juncus usitatus
Common Rush



Lomandra longifolia
Mat Rush



Ficinia nodosa
Knobby Club Rush

Planting

05.2.20 Ground Covers & Climbers

Note:
All proposed plants are native.
RE = Regional Ecosystem



Goodenia ovata
Hop Goodenia Prostrate



Dichondra repens
Kidney Weed



Goodenia ovata
Hop Goodenia Prostrate



Scavola albida 'Mauve
Clusters'



Chrysocephalum
apiculatum



Banksia spinulosa
Birthday Candles



Acmena smithii 'Allyn Magic'
Allyn Magic



Hibbertia vestita 'Little
Rocker'



Myoporum ellipticum
Coastal Boobialla



Casuarina glauca 'Cousin It'
Cousin It

