Prepared for Frasers Property **August 2025**

URBIS FRASERS PROPERTY

ROUND MOUNTAIN

Precinct A Masterplan Report

ROUND MOUNTAIN NEIGHBOURHOOD

QLD MT 4124

Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise and respect their continuing connection to these lands, waterways and ecosystems for over 60,000 years and pay our respects to their Elders past and present. We recognise that First Nations sovereignty was never ceded and that this was and always will be First Nations land.

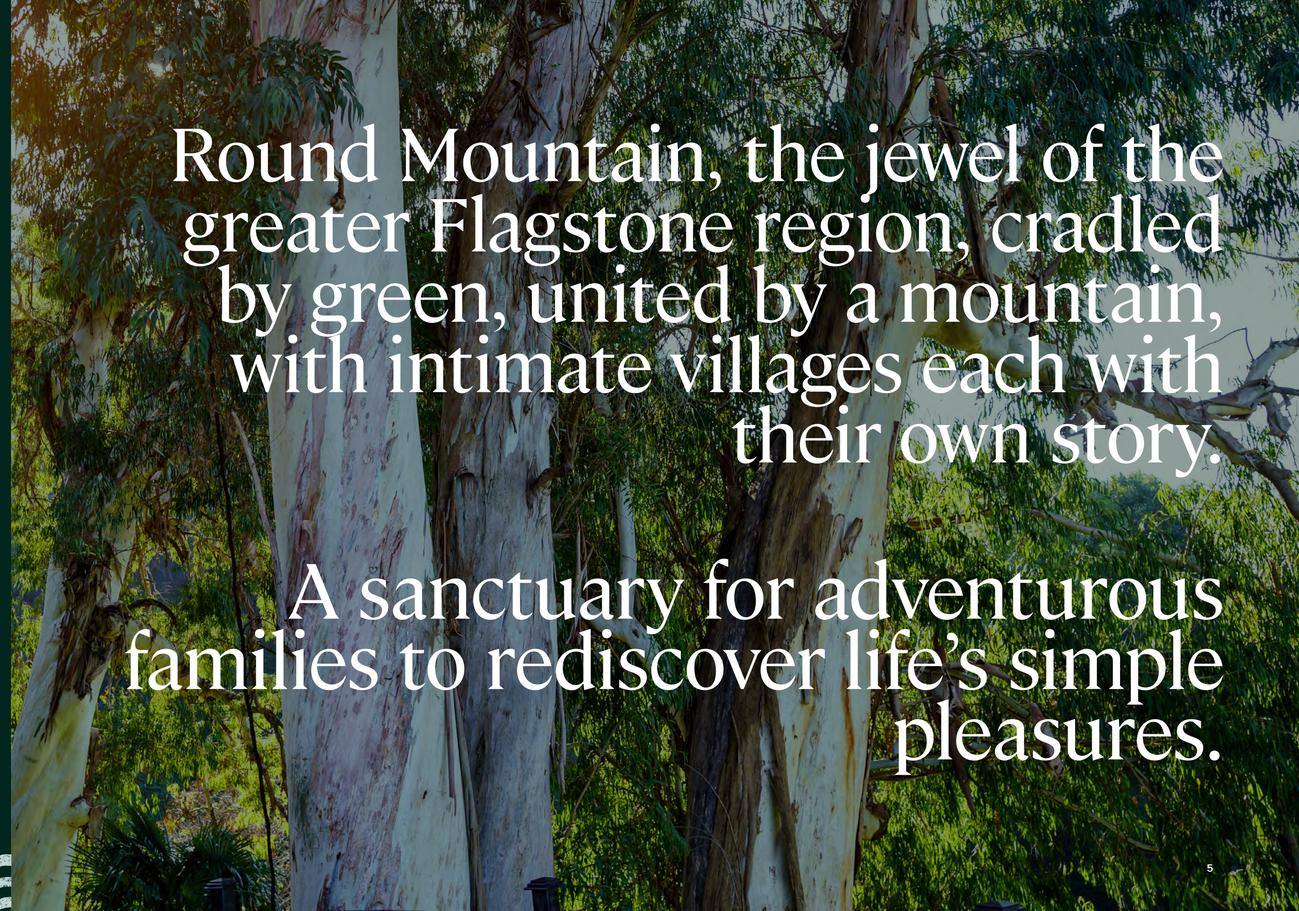
Document control.

Issue	Date	Description	Checked
A	06/12/2024	For Information	CP/MF
B	31/01/2025	For Information	CP/MF
C	24/04/2025	For Information	CP/MF
D	09/05/2025	For Information	CP/MF
E	06/06/2025	For Approval	CP
F	23/07/2025	For Approval	CP
G	12/08/2025	For Approval	CP

Document structure.

Part 01

Landscape Vision



Round Mountain, the jewel of the greater Flagstone region, cradled by green, united by a mountain, with intimate villages each with their own story.

A sanctuary for adventurous families to rediscover life’s simple pleasures.

Part 02

Guiding Principles

Expanding upon the project vision outlined by Frasers, we have detailed a set of guiding principles that will lead the development of Round Mountain.

These principles will inform the project over its lifetime and ensure that we are creating a sanctuary for adventurous families to rediscover life's simple pleasures.

Guiding principles.

01

Active Adventure.

Create spaces that appeal to kids 'sense of adventure, encourage learning and resilience, and celebrate play.

02

A distinct connection to place.

Focus to stimulate activity and encourage families to feel a connection to their neighbourhood, country and nature.

03

A secure outlook.

A sense of sanctuary and safety that provides peaceful enjoyment and peace of mind.

04

Desirable, enduring and down-to-earth.

Community facilities that inspire individual pride and community togetherness.

05

Nature's Hero.

Make the natural environment the hero, going the extra mile to nurture, sustain, and appreciate it.

06

A balanced approach.

Embraces nature positive design, deep cultural layers, and community stewardship in meaningful and innovative ways.

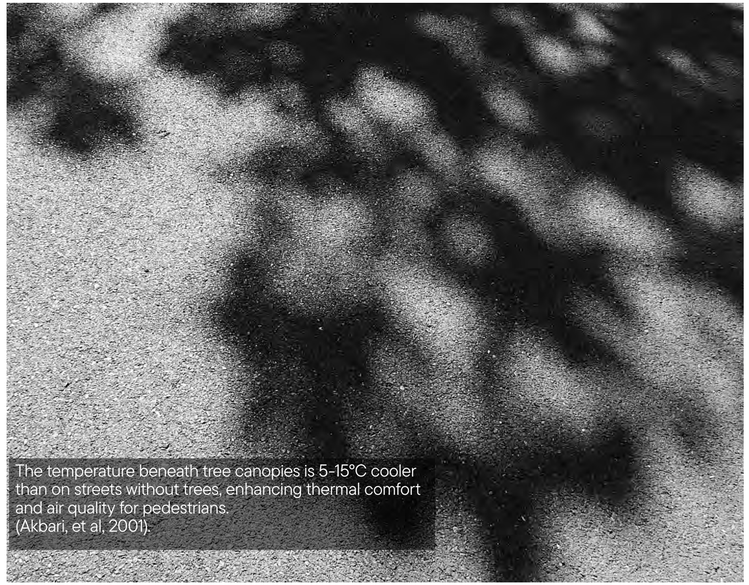
Part 03

Site Wide Drivers

Expanding upon the project vision outlined by Frasers, we have detailed a set of side wider drivers that will lead the development of Round Mountain.

These drivers will inform the project over its lifetime and ensure that we are creating a sustainable long lasting outcome for communities to enjoy for many years to come.

01 - Mitigating UHIE.



Measuring Shade Cover

Shade cover can be assessed using remote sensing and aerial imagery, LiDAR technology, ground surveys with tools like densiometers, and tree canopy analysis software such as i-Tree Canopy. Urban Heat Island Effect (UHIE) are measured through temperature sensors, thermal imaging, satellite-based thermal sensors, weather station data, and mobile surveys with temperature-equipped vehicles (Voogt & Oke, 2003; Akbari, Pomerantz, & Taha, 2001; Nowak & Greenfield, 2012; Oke, 1982).

Seasonality and Canopy cover

Tree canopy cover changes seasonally in response to the sun's shifting path throughout the year. Even with the abundance of evergreen trees on the Sunshine Coast, the canopy usually thins during winter. This natural adaptation allows more sunlight to penetrate, providing warmth during the cooler months (Pretzsch, 2009; Roloff, 2016; Urban, 2008).

Thermal comfort

Trees offer numerous benefits to the thermal comfort of an area. In the harsh summer, they provide significant relief through shade, cooler air via transpiration, and by mitigating the UHIE as fewer hard surfaces are exposed to the sun. In winter, trees serve as windbreaks, reducing wind speeds and minimizing heat loss (Akbari, Pomerantz, & Taha, 2001; Nowak & Dwyer, 2007; McPherson & Simpson, 2003).

Cost and energy savings

Trees significantly mitigate the urban heat island effect, leading to notable cost and energy savings. By providing shade and cooling through transpiration, they reduce the need for air conditioning in summer, cutting energy consumption and utility bills by up to 30% (McPherson & Simpson, 2003). Additionally, tree shade extends the lifespan of asphalt on roads by approximately 20% by preventing heat-related degradation, reducing maintenance costs (Akbari, Pomerantz, & Taha, 2001). This cooling effect also lowers greenhouse gas emissions, contributing to sustainability (Nowak & Dwyer, 2007).

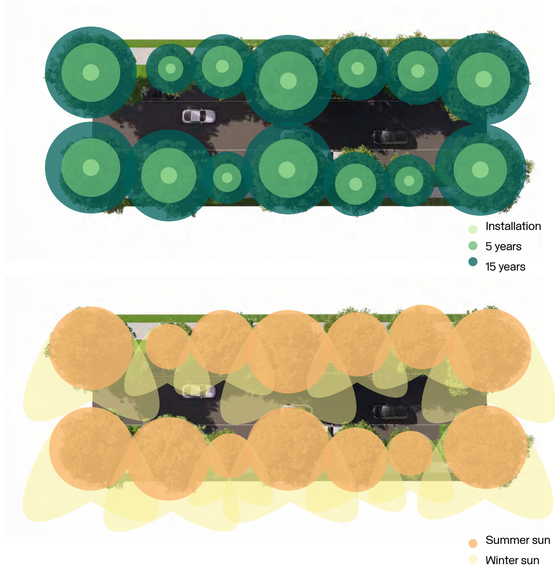
Understorey Planting

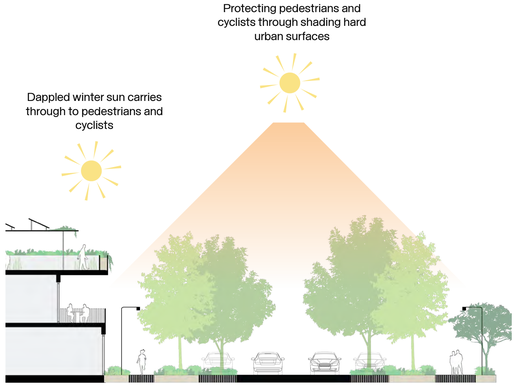
A diverse range of understorey planting enhances heat reduction in urban areas. As trees mature and provide shade, understorey plants cool the area through evapotranspiration and reduce heat-absorbing surfaces. These plants improve soil health, support biodiversity, and enhance air quality. Incorporating shrubs, grasses, and groundcovers helps maximize the cooling effects of green spaces, making cities more comfortable and sustainable (Akbari, Pomerantz, & Taha, 2001; Nowak & Dwyer, 2007; McPherson & Simpson, 2003; Gill et al., 2007; Bolund & Hunhammar, 1999).

Succession

Urban tree management requires a planned and strategic process of replacing aging or declining trees with new plantings to ensure the continuity and sustainability of the urban tree canopy.

Estimating Shade Cover





02 - Natural shade.

'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 (Gilman, E. F, 1997).

Services Coordination

Maximising soil volume for trees needs is critical for tree success and requires a coordinated and multi- disciplinary approach. Defining clear service corridors and rationalising locations with a tree root growth zone lens will achieve the best outcomes.

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

The size, health, maturity, growth rate, and lifespan of trees are directly linked to the volume of soil available. Larger tree species necessitate a greater soil volume (Urban, J, 2008).

Consolidating volumes

Linking soil volumes beneath pathways and other surfaces in streetscapes can greatly improve canopy cover by enabling tree roots to reach a more extensive, uninterrupted area of nutrient-rich soil (Bassuk,et al, 2005).

What else do trees need?

Beyond just space, tree roots need air, water, nutrients, the right soil pH, and loose, uncompacted soil to thrive. Optimal tree establishment and growth are typically achieved when civil fill is removed and replaced with high-quality growing medium (Roloff, A., 2016).

Planting trees together

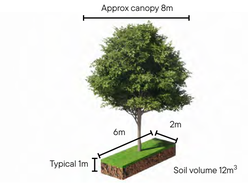
Planting trees in clusters can enhance their growth rate. As the trees compete for resources, their canopies expand without overlapping due to competition for sunlight (Pretzsh, H, 2009).

How trees make money

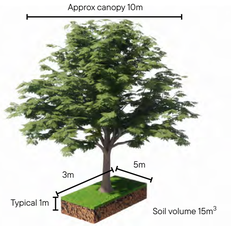
Street trees can enhance house sale prices by improving neighbourhood aesthetics, providing environmental benefits like better air quality and reduced heat, and offering energy savings through shading. They also contribute to privacy, noise reduction, and support local wildlife. Additionally, trees are linked to better mental and physical health and foster a sense of community, making properties more attractive to buyers and often resulting in higher property values and quicker sales (Pandit, et al, 2013, Donovan, et al, 2010, Wolf, K. L., 2005).

Coordinating Services to Maximise Soil Volume

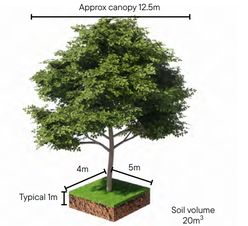
Planting Dimensions to Accommodate Trees



SMALL TREE



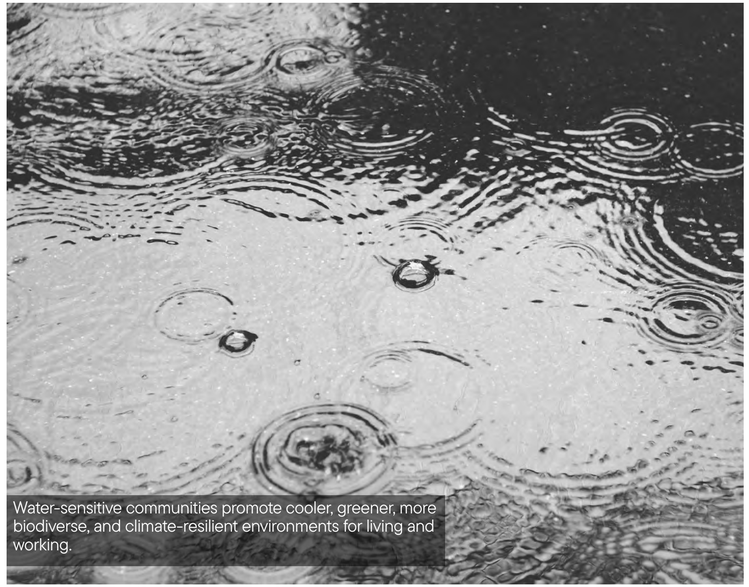
MEDIUM TREE



LARGE TREE

EXTRA LARGE TREE

03 - Water is life.



Water-sensitive communities promote cooler, greener, more biodiverse, and climate-resilient environments for living and working.

WSUD in the private lot.

- Rainwater tanks for all residences
- Storm water garden overflows in sync with tree planting.
- Education packs explaining the conservation of water
- Grey water reuse in community development

Passive irrigation in our street infrastructure.

- Early coordination to ensure that all trees are passively irrigated.
- A changed mindset from engineering to landscape focus
- Less underground infrastructure
- Stakeholder engagement and issue resolution.

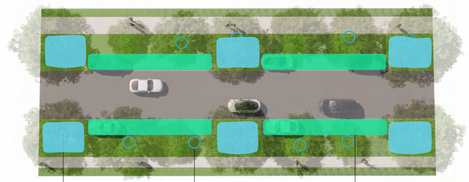
Dry creek beds and wetlands in our parks and corridors.

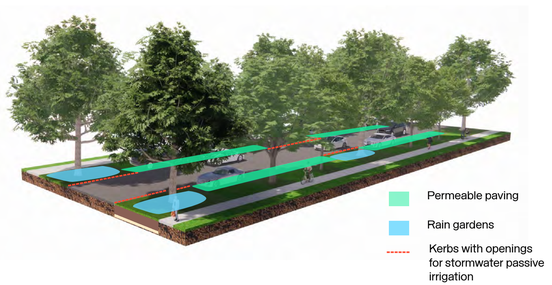
- Early discussion with Stakeholders regarding opportunities and roadblocks.
- The value this brings
- Optimise water connection though sight, sound and touch.
- Connection to country water stories

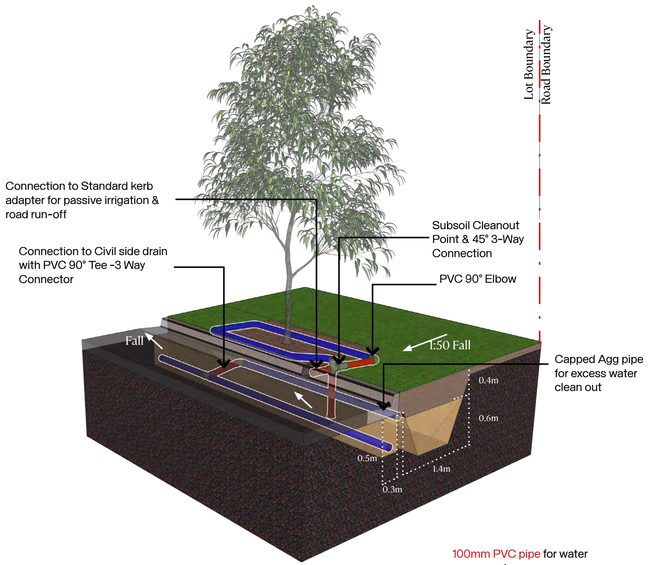
Playgrounds that embrace the water narrative.

- For Real Nature Play "Bluey and the Creek".
- Art work and sculpture that playfully reinforce the story
- Connect to country through indigenous water stories and activities
- Rationalise and reinforce practical solutions for Stakeholder approval

WSUD for Street Trees and Passive Irrigation





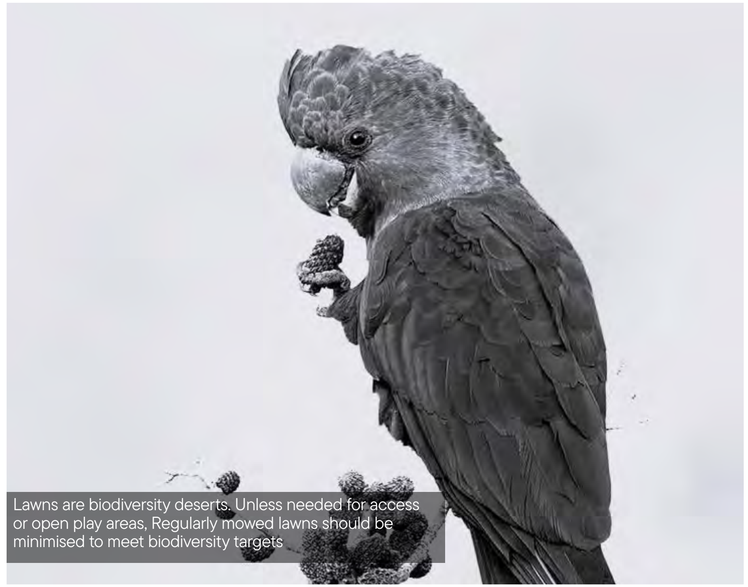


Road / Kerb

100mm PVC pipe for water movement

100mm Agg / Slotted Pipe for water dispersal

04 - 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

- Multi-scaled approach that addresses ecological considerations at various levels.
- Integration of biodiversity-focused practices into the design, planning, and management of spaces.
- Environments that support diverse ecosystems, enhance the resilience of natural habitats, and promote sustainable development.
- Preserve and enhance across different scales, from individual sites to entire regions

Wildlife Movement

- Investment in naturalising drainage networks aims to enhance local biodiversity.
- Extending this focus to areas like streets, schools, sports fields, and rooftops can create interconnected networks and corridors, supporting diverse flora and fauna.
- Green corridors connect isolated green spaces, allowing wildlife to move freely and safely. This connectivity is vital for species survival, enabling them to find food, mates, and new habitats, and adapt to environmental changes, thereby fostering a resilient and sustainable urban environment.

Native Vegetation

- Incorporating native vegetation into new developments is crucial for increasing biodiversity.
- They provide essential habitats and food sources for local wildlife, including birds, insects, and small mammals, thereby supporting a diverse ecosystem.
- Using native vegetation helps to preserve the genetic diversity of local plant species and maintains the ecological balance.

Environmental Sustainability

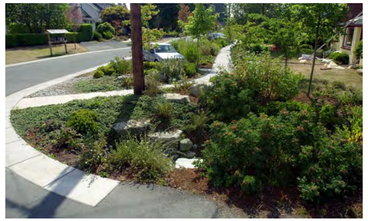
- Native plants are adapted to local soil, climate, and ecological conditions, which means they typically require less water, fertilisers, and pesticides than non-native species.
- This reduces the environmental impact associated with maintaining green spaces. Their root systems help prevent soil erosion, improve soil health, and enhance water infiltration, which can mitigate flooding and recharge groundwater supplies.

Fresh water allowing animals 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 and promote pollinators through the year

Insect hotels provide homes for native insects

*Source: NSW Department of Planning, N.D.

05 - Healing Country.

Carbon positive design.

- By the year 2035, we aim be carbon Positive
- Intervention from the outset – It's part of the Vision
- Tools to progressively measure. Pathfinder
- Thoughtful and accountable planning and design

Nature positive design.

- Biodiversity in place.
- Comprehensive seed collection before clearing.

Circular economy.

- Timber from the site is used on the site
- Soils are preserved with minimal modification
- Features exposed during earthworks are reused
- Mulch is retained and managed on site.

First Nations economic benefit.

- Jobs and a future. Our indigenous parks managers.
- Bushfire and habitat maintenance
- On site nursery for growing native plants
- Story telling and artist engagement.

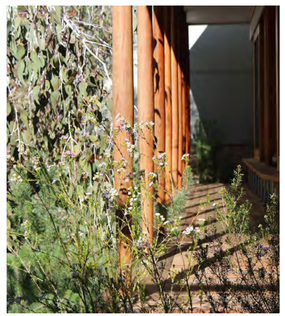
Round Mountain is guided by a deep respect for Country and First Nations People & Principles.

In consultation and collaboration with Danggan Balun (Five Rivers) People (DB5R) we have finalised a Cultural Heritage Management Plan (CHMP), ensuring best-practice governance and long-term stewardship of cultural heritage.

In addition to the CHMP, we have established a formal partnership with DB5R to ensure ongoing collaboration and a long-term commitment from Frasers.

This partnership is a formal agreement that reinforces our dedication to cultural heritage, environmental stewardship, and economic empowerment, embedding First Nations principles into the development through sustained initiatives and meaningful engagement.

Aligned with our Environmental, Social, and Governance (ESG) strategy, we are embedding First Nations knowledge, values, and leadership into every aspect of our project:



Environmental Healing & Sustainability

Integrating Traditional Custodian knowledge to restore Country through native planting, cultural land management, and sustainable practices, ensuring long-term ecological and community benefits.

- Restoring and regenerating the land through native species planting
- Honouring Indigenous water cycles through creek rehabilitation, wetland restoration, and integrating First Nations water management knowledge
- Bushfire habitat maintenance through cool burning practices
- Traditional Rangers caring for country
- Onsite nursery that supports seed banking, growing native trees and rewilding the country
- Planting bush tucker and medicinal plants to educate and connect people with traditional ecological knowledge
- Supporting soil health through traditional techniques such as companion planting and Indigenous-led permaculture
- **Wildlife Corridors & Habitat Regeneration –** Ensuring biodiversity by restoring native habitats and protecting important migration routes for local fauna

Cultural & Community-Based Healing

Fostering connection to Country through storytelling, art, and ceremony, while driving economic empowerment through jobs, business opportunities, and First Nations-led initiatives.

- Creating jobs and career pathways for First Nations people through the Traditional Rangers Program
- **Community Yarning Circles –** Creating spaces for connection, knowledge-sharing, and intergenerational learning about Country.
- **Welcome Spaces & Cultural Wayfinding –** Embedding storytelling, traditional knowledge, and Indigenous place names in wayfinding and public areas.
- **Caring for Sacred Sites –** Partnering with Traditional Custodians to protect and revitalise culturally significant areas of the site, i.e. at the top of the mountain.
- **Healing through Art & Ceremony –** Supporting cultural healing and resilience through Indigenous-led public art, performances, and cultural events.
- **First Nations-Led Education Programs –** Engaging local Elders and Knowledge Holders to run workshops on land care, history, and sustainable living.
- **Indigenous-Led Cultural Experiences –** Providing opportunities for visitors and locals to learn from Traditional Custodians about sustainable living and deep connections to Country.

Governance & Stewardship

In consultation and collaboration with DB5R, we ensure best-practice governance in relation to cultural heritage, embedding long-term partnerships and cultural safety into our decision-making.

- Formation of a committee with DB5R and Frasers Representatives to oversee cultural heritage commitments and decision making
- Commitment from the committee to conduct regular meetings to review progress, address concerns and guide future initiatives
- Implement mandatory cultural heritage awareness and induction trainings for Frasers staff, consultants, and contractors
- Engage First Nations cultural heritage monitors, before, during and after construction
- Establish reporting and compliance frameworks to track adherence to CHMP
- Establish a long-term partnership agreement that extends beyond project completion, ensuring First Nations perspectives remain integral to the development's legacy

06 - Creating Moments.

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

Community Identity and Sense of Place

Intentionally creating moments of wonder and engagement fosters a sense of connection, pride, and belonging within a new community. The art and signage should reflect the community's values, history, and aspirations, weaving 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, flora, fauna, landscapes or social issues. They can stimulate thought and awareness, making each journey more meaningful.

Safety in Design

Ensure that the design of landscape embellishments proposed for verges and public realm is interrogated through a clear safety in design process addressing visibility and sightlines, ensuring accessibility for all, selecting durable and low-maintenance materials, incorporating adequate lighting, implementing traffic safety measures, using environmentally safe materials, and engaging with the community to address their safety concerns, thereby creating secure and welcoming urban spaces.

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

Part 04

Site Wide Network

#Part 04 #ActiveNetwork

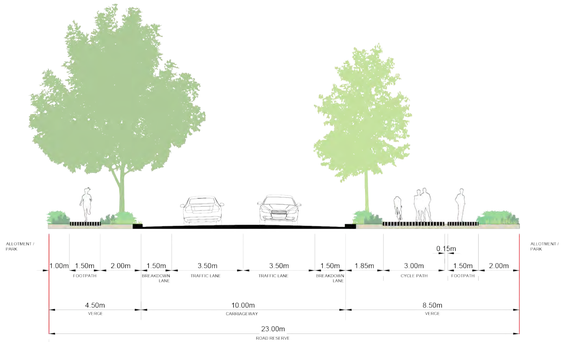
Every neighbourhood within New Beith is connected to a strong network of pedestrian and cycle paths across the site. These loops create safe and exciting paths for all ages to traverse to encourage a healthier and more active lifestyle for all residents.

Mobility network plan.

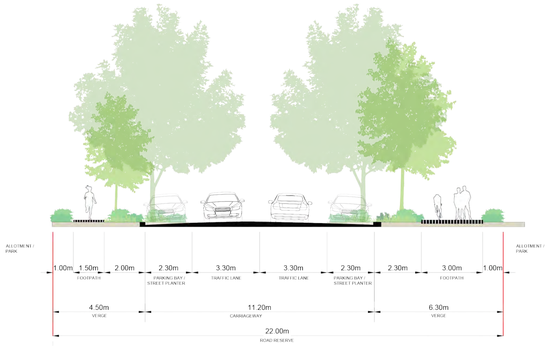
Trunk Connector Road 38.5m wide

Trunk Connector Road 33m wide

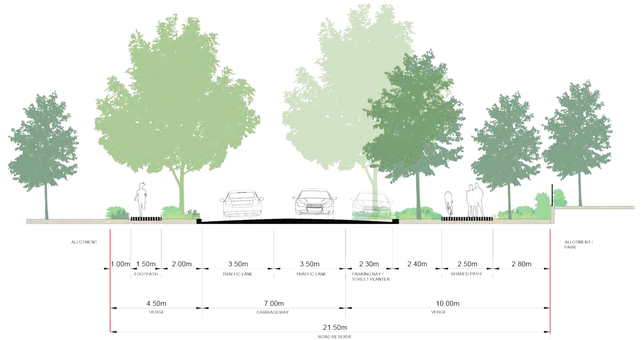
Trunk Connector Road
23m wide



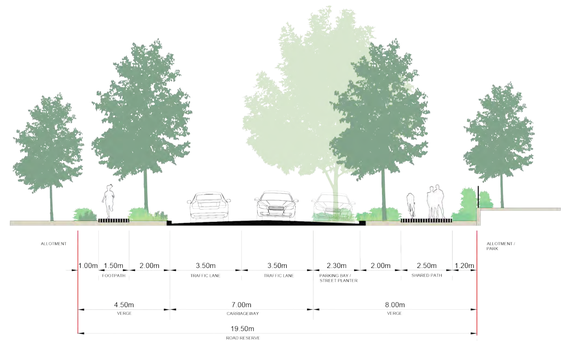
Neighbourhood Connector Road
22m wide



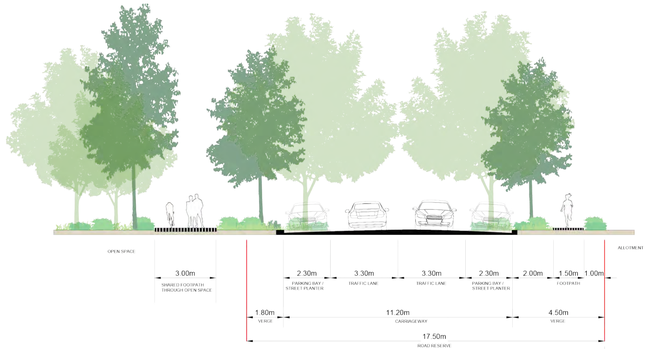
Green Neighbourhood Connector Road
21.5m wide



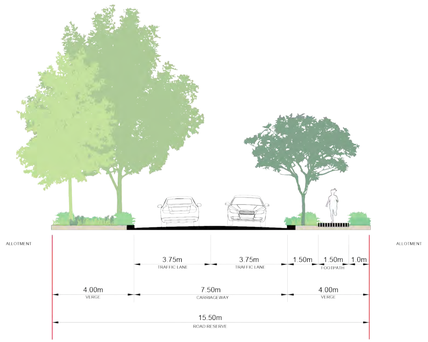
Green Neighbourhood Access Road
19.5m wide



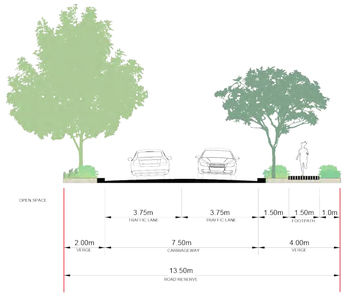
Esplanade Neighbourhood Connector Road 17.5m wide



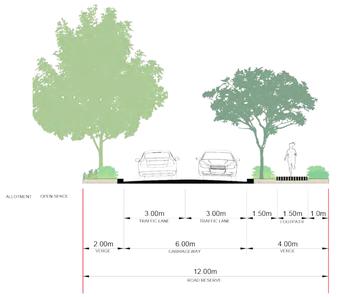
Neighbourhood Access Road - 15.5m wide



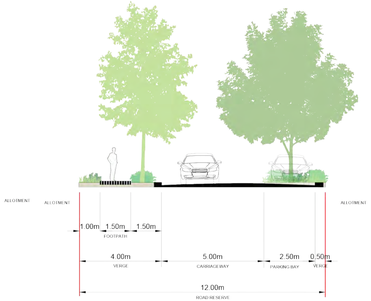
Esplanade Neighbourhood Access Road 13.5m wide



Esplanade Neighbourhood Access Road 12m wide

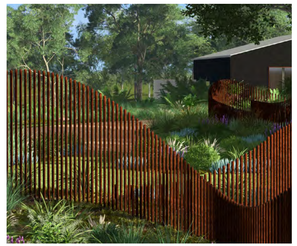


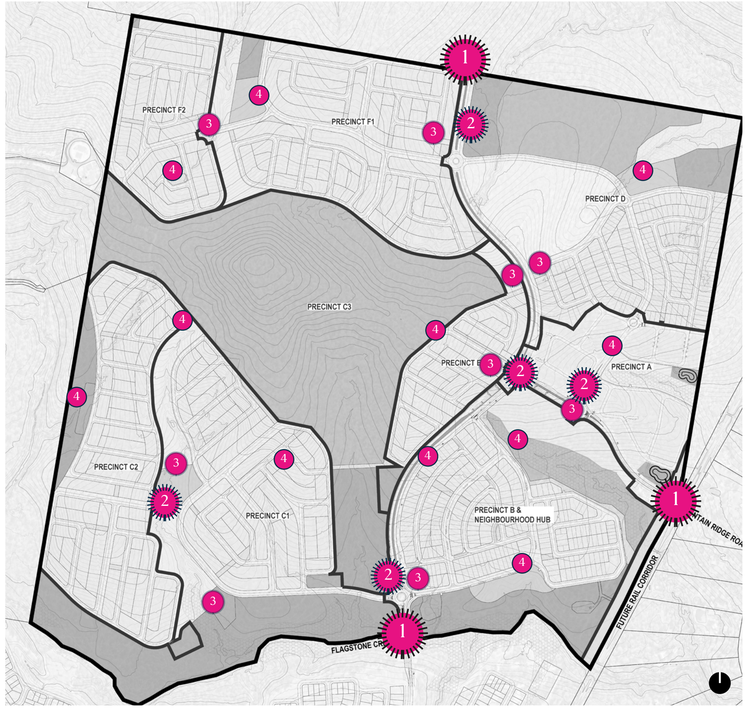
Shared access 12m wide



Wayfinding & Legibility

Hierarchy on opportunities for placement of sculptural elements in combination with signage.





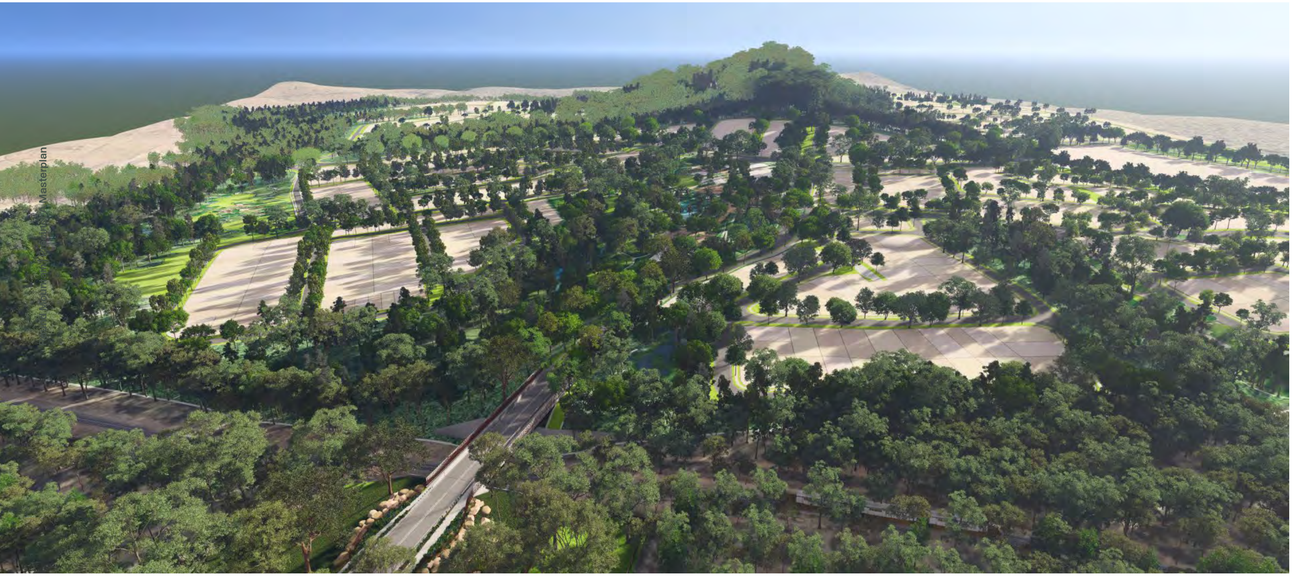
- Site boundary.
- 1 Hierarchy 1 - 100m length of sculptural feature element.
- 2 Hierarchy 2 - 60m length of sculptural feature element.
- 3 Hierarchy 3 - 40m length of sculptural feature element.
- 4 Hierarchy 4 - 25m length of sculptural feature element.

Artist impression

Part 05

Precinct A - Landscape Concept

The Masterplan.



Masterplan

LEGEND

1. ROUND MOUNTAIN
2. NEIGHBOURHOOD HUB
3. BRIDGE ENTRY/ EXIT POINTS
4. FLAGSTONE CREEK
5. SCHOOL

STAGE BOUNDARY

Not to scale

Precinct A Masterplan.

LEGEND

1. ROUND MOUNTAIN
2. NEIGHBOURHOOD HUB
3. BRIDGE ENTRY/ EXIT POINTS
4. FLAGSTONE CREEK
5. SCHOOL

STAGE BOUNDARY

Precinct A Staging Plan.

PRECINCT A - OPEK SPACE PROVISION					
LAND USE		STAGE 1	STAGE 2	STAGE 3	TOTAL
Open Space		Area	Area	Area	Area
	Local Recreation Park	-	0.325 ha	-	0.325 ha
	Local Linear Park	-	1.247 ha	-	1.247 ha
	Local Linear Park (Stormwater)	0.381 ha	0.265 ha	-	0.646 ha
	TOTAL	**0.381 ha**	**1.837 ha**	**-**	**2.218 ha**

Concept -Entry.

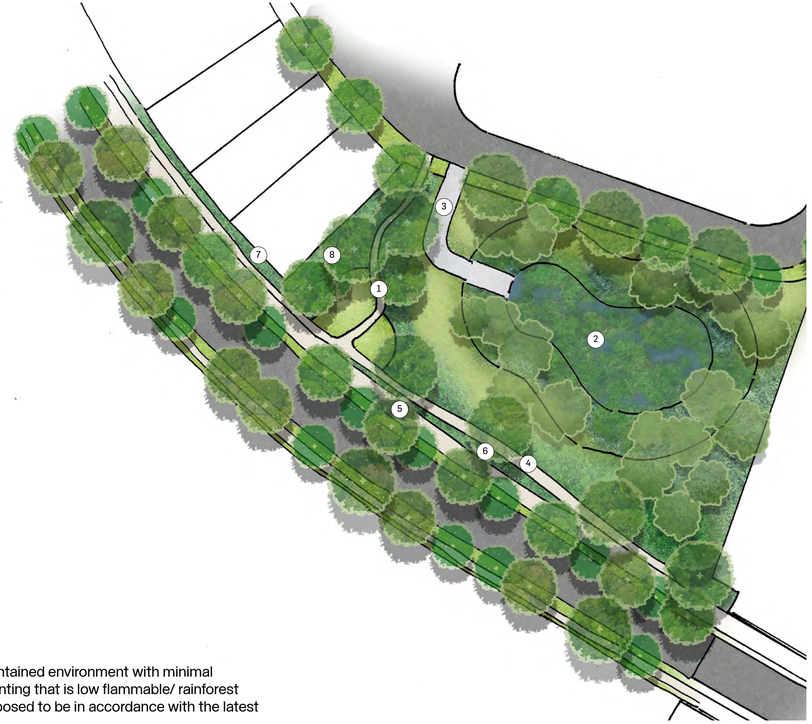
A green entry experience for the development along Mountain Ridge Road is a forward-thinking initiative that sets the tone for a sustainable and welcoming community. This approach not only enhances the visual appeal of the area but also underscores a commitment to environmental stewardship and quality of life.

A meandering footpath along Mountain Ridge Road is a visionary approach to urban design that offers numerous community benefits. This design not only enhances the aesthetic appeal of the area but also promotes a more engaging and enjoyable walking experience, as well as promotes a welcome 'green' entry into the development.

By incorporating gentle curves and natural landscaping, the footpath encourages residents to spend more time outdoors, fostering a sense of community and well-being. It also provides a safer environment for pedestrians by naturally slowing down foot traffic and reducing the likelihood of accidents.

Moreover, a meandering footpath can integrate seamlessly with the surrounding environment, preserving natural features and promoting biodiversity, as well as help with the Urban Heat Islan effect (UHIE). This approach supports sustainable urban development and aligns with contemporary urban planning principles that prioritise green spaces and community connectivity.'

Detailed plan - Entry and Bio-Retention Basin



LEGEND

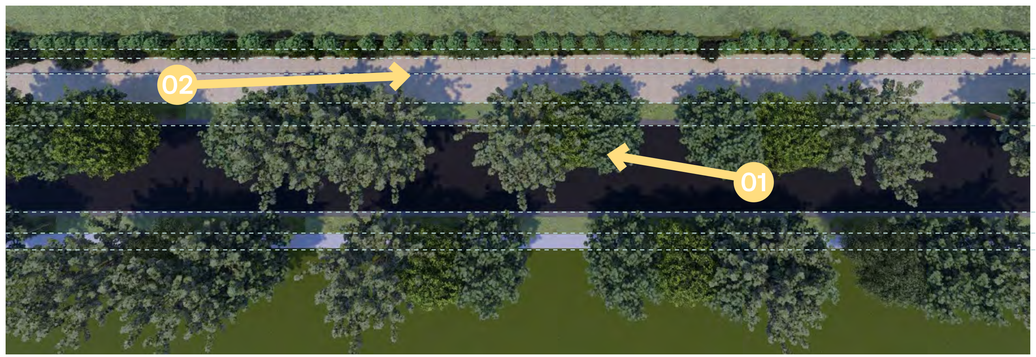
1. PEDESTRIAN CONNECTION THROUGHOUT GREEN SPACE
2. BIO-RETENTION BASIN
3. BIO-BASIN MAINTENANCE ACCESS PATH
4. MEANDERING FOOTPATH
5. BIKE PATH
6. GARDEN WITH GROUNDCOVERS AND SHADE TREES
7. VEGETATION BUFFER TO LOT FENCES & RETAINING WALLS
8. SCREEN PLANTING IN FRONT OF FENCE

The Open Space and Bio-Retention Basin is a maintained environment with minimal understorey and reasonably spaced trees using planting that is low flammable/ rainforest species to mitigate bushfire risk. All Planting is proposed to be in accordance with the latest Bushfire Mitigation Report.

Concept -Entry Road.

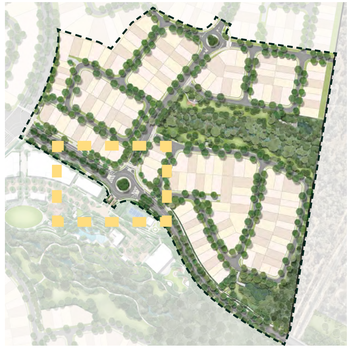
Our priority is to green this road, ensuring it offers a unique experience of deep green living that harmonises with the existing topography and ecological surroundings. To achieve this, we will plant various species of trees in clusters to provide natural shade, complemented by understorey planting.

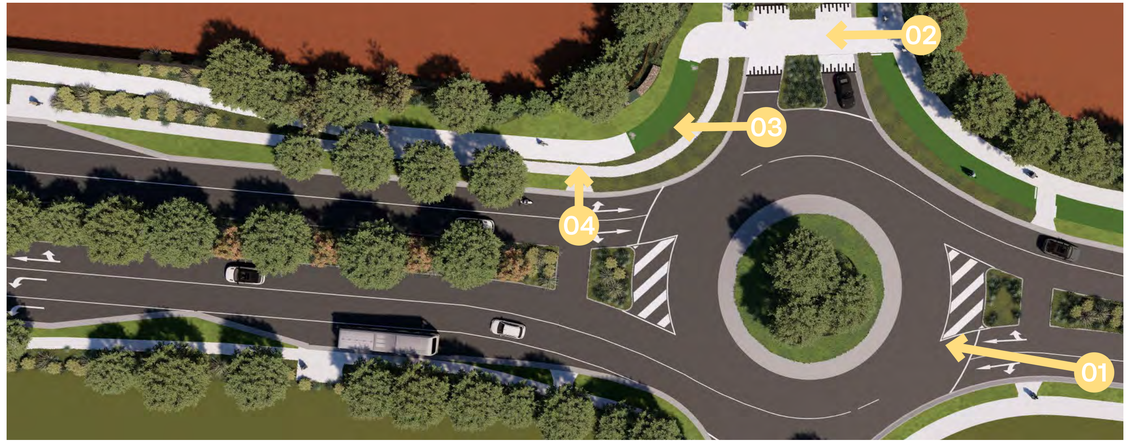
The fence line to the lots will be heavily buffered with shrubs and groundcovers, enhancing greening and biodiversity. Additionally, a feature element will be incorporated to aid with wayfinding and establish a distinct identity for the development. This approach not only promotes sustainability but also fosters a sense of community and connection to nature. By prioritising greening, we are creating a vibrant, inviting space that reflects our commitment to a harmonious and sustainable future.



Concept - Intersection.

The intersection with the roundabout is the first node of special interest while entering the development. The use of the entry feature and well positioned signage will help with guidance and identity for the place.





Detailed plan - Feature Element location

Concept - Local Rec Park.

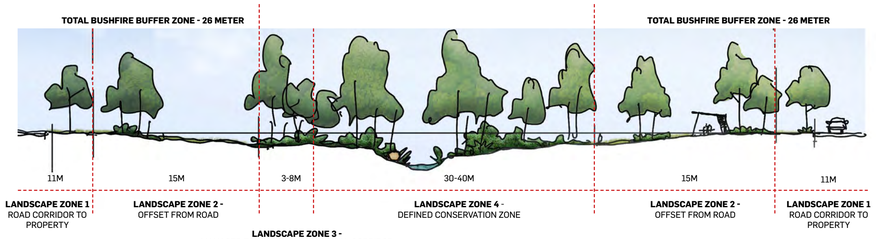
The Park, Ecological Corridor and Bio-Retention Basin is a maintained environment with minimal understorey and reasonably spaced trees using planting that is low flammable/ rainforest species to mitigate bushfire risk. All Planting is proposed to be in accordance with the latest Bushfire Mitigation Report.

LEGEND

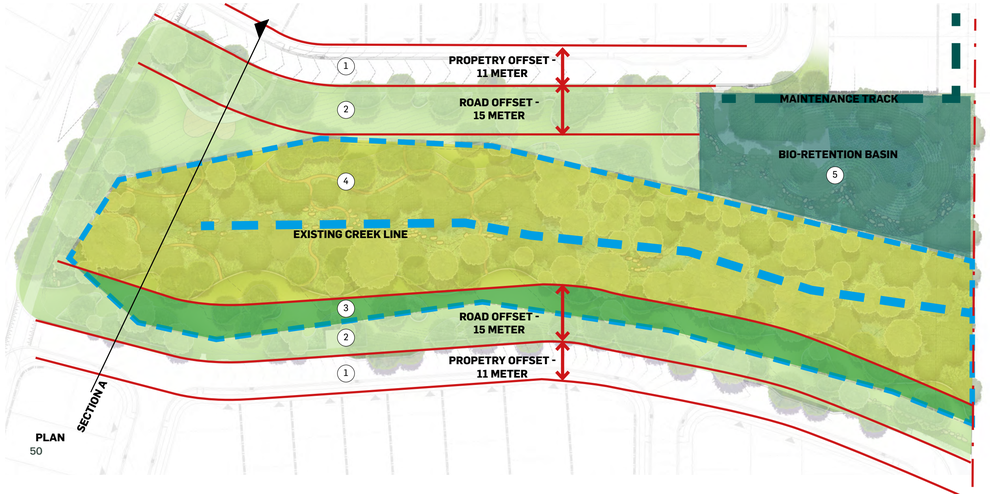
1. OPEN TURF SPACES.
2. EXISTING CREEK LINE, TO BE PROTECTED AND RETAINED.
3. TREE WITH UNDERSTOREY PLANTING
4. ART / FEATURE ELEMENT
5. PARK SHELTER WITH PICNIC SETTING.
6. BIO-BASIN MAINTENANCE PATH
7. NATURE PLAY ELEMENTS
8. MEANDERING INFORMAL PATH WITH POINTS OF INTEREST/ EDUCATIONAL NODES
9. RIPARIAN CORRIDOR TO BE RETAINED AND PROTECTED - REFER MASTERPLAN FOR EXTENTS
10. BIO-RETENTION BASIN

EMBELLISHMENT AS PER PDA GUIDELINES 12	
INTERNAL ACCESS ROAD(S)	
PARKING (CARS)	
PARKING (BICYCLES)	
LIGHTING	
TOILETS	
PATHS (PEDESTRIAN/CYCLE)	
TABLE AND SEATING - UNCOVERED	
TABLE AND SEATING - COVERED	
BARBECUES	
PLAY AREAS/FACILITIES	
INFORMAL ACTIVITY SPACE	
HALF-COURT	
SPORTS FIELD (3)	
SPECTATOR SEATING AREA (2)	
COURTS (3)	
COMMUNITY EVENTS SPACE	

Bushfire Managment Zones



SECTION A



PLAN

LEGEND

- ECOLOGICAL CORRIDOR
- EXISTING CREEK LINE
- EXTENT OF DEFINED CONSERVATION ZONE
- OFFSET LINES

LEGEND - LANDSCAPE MAINTENANCE ZONES

LANDSCAPE ZONE 1 - PROPERTY OFFSET

1. HIGHLY MAINTAINED AND MANAGED LANDSCAPE WITH FIRE RETARDANT TREES AND GRASS UNDERSTOREY.

LANDSCAPE ZONE 2 - 15 METER ROAD OFFSET

2. HIGHLY MAINTAINED AND MANAGED LANDSCAPE
TREE PLANTING WITH MANAGED UNDERSTOREY PLANTING

LANDSCAPE ZONE 3 - MANAGED ZONE WITHIN ECOLOGICAL CORRIDOR

3. RETAINED VEGETATION WITH NATURALLY ASSISTED REVEGETATION USING FIRE RETARDANT NATIVE PLANT SPECIES

LANDSCAPE ZONE 4 - DEFINED CONSERVATION ZONE

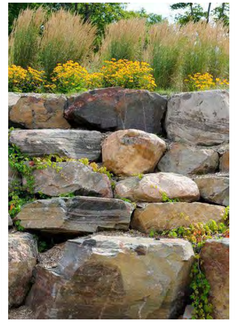
4. RETAINED VEGETATION WITH NATURALLY ASSISTED REVEGETATION WITH CREEK CORRIDOR (LESS 50 METER)

LANDSCAPE ZONE 5 - BIO-RETENTION BASIN

5. FULLY PLANTED OUT WITH FIRE RETARDANT NATIVE PLANT SPECIES

REFER BUSHFIRE MITIGATION REPORT PREPARED BY ELDON BOTTCHER ARCHITECT PTY LTD

NTS



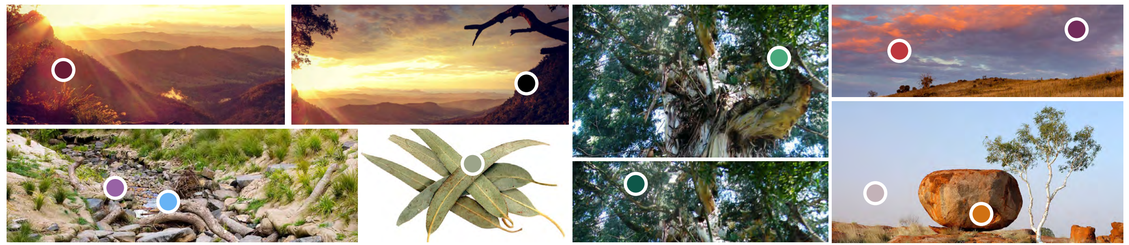
Part 06

Materials Palette

Part 06 Materials Palette

Colour Strategy.

Landscape colour story.



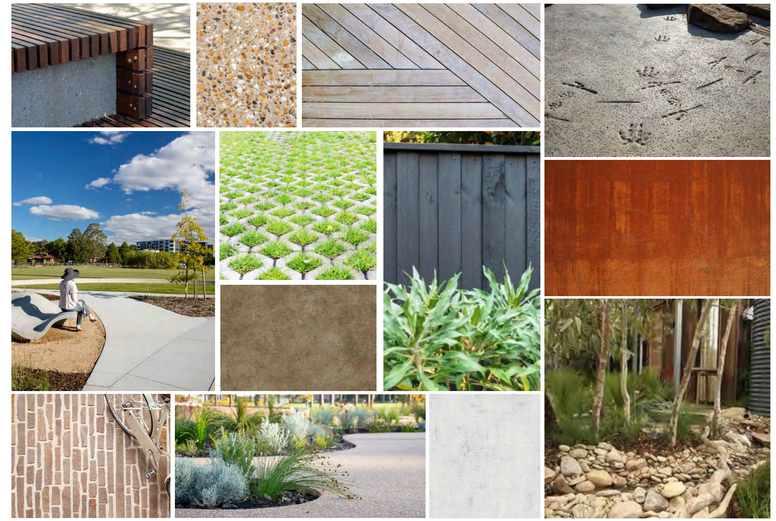
Branding colour story.

Materials.

The hardscape finishes and detail will create a unique public setting that uses colour, texture and form to drive fluidity in the ground-plane. The design and application of materials throughout the public realm will be characterised by a range of materials that enhance the essence of the various spaces and complement any adjoining architecture.

- Material selection and detailing will be driven by qualities including:
- Unique combinations of materials
- Unit sizes to create grain that supports spacial form
- Variation in finishes to add tone and texture whilst maintaining cohesion
- Climatically responsive materials that reduce heat and glare
- Robust, low maintenance material selection for all elements

This robustness of materials would be achieved through the use of natural, sustainable material such as Australian hardwood timbers and locally sourced pine (where appropriate), porous, bush-trail bitumen products, instead of decomposed granite, and powder-coated mild steel work, in replace of corten steel.



Fencing Requirements.

Acoustic Fence requirements to be comply with the latest acoustic report.

LEGEND

FENCE TYPE 01 - ACOUSTIC FENCE 2000mm H Acoustic Fence (final extent to be confirmed by Acoustic Engineers)

Precinct Boundary

TO BE READ IN CONJUNCTION WITH URBAN DESIGN PLAN OF SUBDIVISION, ACOUSTIC REPORT, CIVIL DOCUMENTATION AND LANDSCAPE DETAILED DOCUMENTATION

Fence Details.

2m Acoustic Fence

- Lapped & Capped Pine Fence
- Painted
- Nominated on OPW drawings.

1.2m Open Space Fencing

- Aluminium Fencing with Hardwood Timber Posts
- To be used on top of basins, interface with conservation & areas etc that require fencing
- Nominated on OPW drawings.

Koala Fence

- Various Height black powder coat Chain mesh Fauna Friendly Fence
- To be used in areas that require fauna friendly fencing per Saunders Havill Plans
- Nominated on OPW drawings.

1.8m Pedestrian Walkthrough Fencing – 50% Transparency

- Hardwood Timber Batten Fencing
- Stained
- Nominated on OPW drawings.

1.8m Corner Lot & Feature Fencing – 50% Transparency

- Hardwood Timber Batten Fencing
- Stained
- **Not Nominated on OPW drawings**, as it's fencing within private lots.

1.8m Inter lot Good Neighbour Fence - solid

- Timber Lap/Cap Fencing
- Stained or painted
- **Not Nominated on OPW drawings**, as it's fencing within private lots.

Wayfinding & Legibility

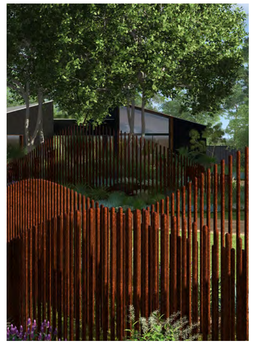
Hierarchy on opportunities for placement of sculptural elements in combination with signage within Precinct A.

This plan indicates the proposed locations for the features within road reserve (red), open space (green) and private lot (blue).

- Site boundary.
- 1 Hierarchy 1 - Sculptural feature element on bridge (within road reserve).
- 2 Hierarchy 2 - Sculptural feature element (within private lot.
- 3 Hierarchy 3 - Sculptural feature element (within road reserve).
- 4 Hierarchy 4 - Sculptural feature element (within open space)
- Signage element (within private lot)

Entry signs and Features.

Sculptural element on key nodes and entry/ exit points.

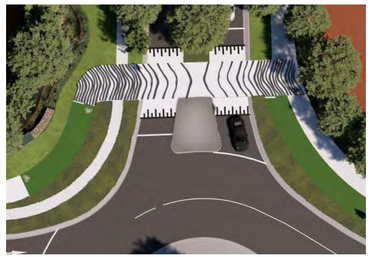


Sculptural feature element.

Specification Height varies 500mm - 1800mm, 100mm wide with 100mm gap. Corten steel or similar.

Branding opportunities.

Gabion Wall.



On ground.

Signage.

This page has been kept blank.

Part 07

Planting Palette

Regional ecosystem of the site.

Pre-clearing (pre-1750) vegetation communities have been generated through the Queensland Government's Regional Ecosystem mapping tool. These maps indicate that the project site sits within (and adjacent to) regional ecosystems:

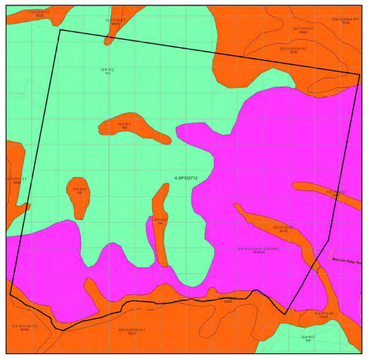
12.9-10.2: Corymbia citriodora subsp. Variegata +/- Eucalyptus crebra open forest on sedimentary rocks

12.9-10.3: Eucalyptus moluccana open forest. Other canopy species include Eucalyptus siderophloia or E. Crebra, E. Tereticornis and Corymbia citriodora subsp. Variegation sedimentary rocks

12.9-10.7: Eucalyptus crebra +/- E. Tereticornis, Corymbia tessellaris, Angophora leiocarpa, E. Melanophloia woodland. Occurs on Cenozoic and Mesozoic sediments.

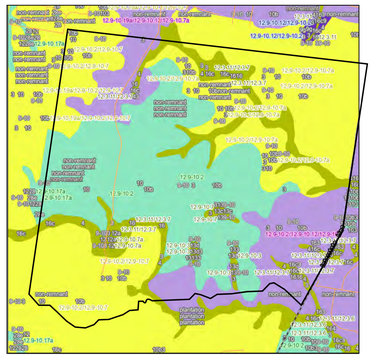
12.3.7: Eucalyptus tereticornis open forest, Casuarina cunninghamiana subsp. Cunninghamiana +/- Melaleuca spp. Fringing woodland

12.3.11: Corymbia citriodora subsp. Variegata +/- Eucalyptus crebra open forest, Eucalyptus tereticornis, E. Moluccana, E. Acmenoides and E. Siderophloia on sedimentary rocks



Pre Clear Biodiversity Status

- Least Concern
- Of Concern
- Endangered



Regional Ecosystems

- 12.9-10.2
- 12.9-10.7
- 12.3.7
- 12.3.11

SOURCE: Queensland Government (2024)

Threatened Flora.

Threatened flora observed within 5km of project site.

Melaleuca irbyana
Weeping Paperbark

Endangered
Recommended landscape interventions
Can be used in parklands and greenscapes where it can meet the needs of this plant that requires damp or frequently watered conditions (Bio-swale or raingarden)

Acacia maidenii
Maidens Wattle

Endangered
Recommended landscape interventions
Planting can be made throughout urban landscapes but prefers more fertile soils to be successful. Native habitat is on the verge of Littoral Rainforest with Basaltic soils.

Plectranthus habrophyllus
Plectranthus

Endangered
Recommended landscape interventions
Known in only six locations around the Logan area, in the wild occurring on rock outcrops in Eucalyptus understorey. Include in planting palettes in garden beds that will not have disturbance from foot traffic as being trampled can damage foliage.

Threatened Fauna.

Threatened fauna observed within 5km of project site.

Anthochaera phrygia
Regent Honeyeater

Critically Endangered

Phascolarctos cinereus
Koala

Endangered

Burhinus grallarius
Bush Stone Curlew

Critically Endangered

Lathamus discolor
Swift Parrot

Critically Endangered

SCIENTIFIC NAME	COMMON NAME	HABITAT TYPE
Anthochaera phrygia	Regent Honeyeater	Prefers habitat close to foraging opportunities and is associated with several flowering Eucalypt and mistletoe varieties. Nests usually placed in the canopy of mature trees .
Adelotus brevis	Tusked frog	Flooded grassland and creeks in rainforest, wet sclerophyll forest and woodland. Also utilises dams and waterlogged ditches.
Hirundapus caudacutus	White-throated Needletail	Mostly aerial - from 1m to more than 1000m altitude. Mainly found in and above open forest and rainforest, and requires tree hollows amongst dense foliage to roost.
Petauroides volans	Southern Greater Glider	Arboreal and nocturnal, through eucalypt forests and woodlands (especially those with tall, old trees with abundant large hollows, as one individual will utilise multiple (4-20) dens). Species requires 2-4 live trees with hollows per hectare of forest. Requires forests with diverse Eucalypt species to supply a diet of leaves and flowers with different flowering times and nutrient content.
Burhinus grallarius	Bush Stone Curlew	Inhabits grassy woodlands and open forests with grassy undergrowth where it can forage at night for invertebrates
Ninox strenua	Powerful Owl	Eucalypt forests and woodlands and gallery rainforest. Roosts in large hollows within mid-storey trees (such as sheoaks, acacias, turpentine, paperbarks and rainforest trees).
Phascolarctos cinereus	Koala	Region-specific diet tree species, proximity to water, dense canopy trees for shelter, connected patches of habitat at least 2ha in area.
Petaurus australis	Yellow-bellied Glider	Aboreal and noctunal, glider prefers dry sclerophyll open forest containing smooth-barked eucalypts, prefers winter flowering Eucalypt forested areas coinciding with their breeding season.
Petauroides volans	Southern Greater Glider	Aboreal and nocturnal preferring established forests for habitat, usually requires big hollows in established trees for nesting
Calyptorhynchus lathami	Glossy Black-cockatoo	Adaptable to habitats from grasslands to Eucalypt forest but prefers established woodlands near a water source. For breeding they need a tall tree with a large hollow.

Food plant sources, Seeds and flowers. Areas of dense shrub layer for foraging. Tree holes for nesting.

Design and management interventions to enhance biodiversity.

Increase the number of artificial hollows installed throughout retained tree species, and incorporate large woody debris into the design of garden beds.
Also allow leaf litter to accumulate in garden beds. Maintain understorey plant species that provide refuge and nectar for smaller bird species in planting design.

Explore the use of rocks, bricks and formed earth as landscape interventions that can create further habitat conditions for small fauna and flora.
This can be a simple as landscaping with rocks, to more intentional interventions such as including bee bricks within garden walls or creating insect hotels.

Tree hierarchy plan.

A cohesive street tree plan contributes to a cohesive sense of place and is a passive wayfinding tool.

Mixes of different street trees allocated to each precinct will create a unique streetscape and village experience.

To be read in conjunction with the tree species matrix.

LEGEND	
	PRIMARY BOULEVARD • *FICUS rubiginosa* • *GREVILLEA robusta* • *CORYMBIA tessellaris* • *EUCALYPTUS tereticornis* • *LOPHOSTEMON confertus* • *ANGOPHORA leiocarpa*
	GREEN BOULEVARD • FICUS *rubiginosa* • WATERHOUSEA floribunda • *FLINDERSIA australis* • *TRISTANIOPSIS laurina*
	VALLEY ROAD • *WATERHOUSEA floribunda* • *MELALEUCA quinquenervia* • *CORYMBIA intermedia* • *ALLOCASUARINA littoralis*
	RIDGE ROAD • *GREVILLEA robusta* • *LOPHOSTEMON confertus* • *CORYMBIA tessellaris* • *EUCALYPTUS racemosa*
	LOOP ROAD • *TRISTANIOPSIS laurina* • *CUPANIOPSIS anacardioides* • *CORYMBIA citriodora*
A	NEIGHBOURHOOD TREE MIX 1 - PRECINCT A • *CUPANIOPSIS anacardioides* • *BUCKINGHAMIA celsissima* • *EUCALYPTUS ssp*
B	NEIGHBOURHOOD TREE MIX 2 - PRECINCT B • *MELALEUCA quinquenervia* • *BACKHOUSIA citriodora* • *EUCALYPTUS ssp*
C	NEIGHBOURHOOD TREE MIX 3 - PRECINCT C • *WATERHOUSEA floribunda* • *EUCALYPTUS ssp*
D	NEIGHBOURHOOD TREE MIX 4 - PRECINCT D • *LOPHOSTEMON confertus* • *BACKHOUSIA citriodora* • *EUCALYPTUS ssp*
E	NEIGHBOURHOOD TREE MIX 5 - PRECINCT E • *FLINDERSIA australis* • *TRISTANIOPSIS laurina* • *EUCALYPTUS ssp*
F	NEIGHBOURHOOD TREE MIX 6 - PRECINCT F • *HARPULLIA pendula* • *BUCKINGHAMIA celsissima* • *EUCALYPTUS ssp*

Part 07 Planting Palette

Plant species matrix .

Trees (and similar to).

Plant		
	Botanical Name	Common name
01	Allocasuarina littoralis	Black She-Oak
02	Angophora leiocarpa	Rusty Gum
03	Backhousia citriodora	Lemon Myrtle
04	Buckinghamia celsissima	Ivory curl tree
05	Corymbia citriodora	Lemon-scented Gum
06	Corymbia intermedia	Pink Bloodwood
07	Corymbia tessellaris	Moreton Bay Ash
08	Cupaniopsis anacardioides	Tuckeroo
09	Eucalyptus racemosa	Narrow-leaved Scribbly Gum
10	Eucalyptus tereticornis	Forest Red Gum
11	Ficus rubiginosa	Port Jackson Fig
12	Flindersia australis	Crow's ash
13	Grevillea robusta	Silky Oak
14	Harpullia pendula	Tulip Wood
15	Lophostemon confertus	Brush Box
16	Melaleuca quinquenervia	Paper bark tea tree
17	Tristaniopsis laurina	Water Gum
18	Waterhousea floribunda	Weeping Lily Pily

Note:

Rehabilitation planting within bushfire prone zones will use less flammable species in accordance with the bushfire report.

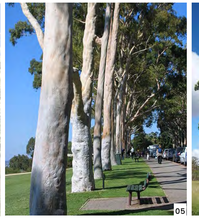
Trees


01


02

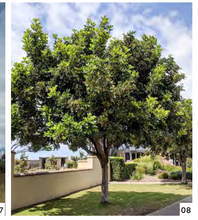

03


04


05


06

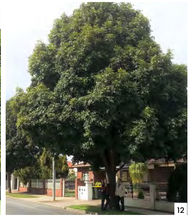

07


08


09


10


11


12


13


14


15


16


17


18

Plant species matrix .

Shrubs (and similar to).

	Plant		Application				
	Botanical Name	Common name	Streetscape	Parks	Conservation	WSUD	Feature
01	Acacia leiocalyx	Black Wattle			x	x	
02	Acacia cognata 'Limelight'	Acacia Limelight	x	x			
03	Banksia integrifolia	Coastal Banksia		x	x	x	x
04	Banksia spinulosa	Hairpin Banksia		x	x	x	
05	Carissa ovata	Bush Plum			x	x	
06	Doryanthes excelsa	Gymea Lily		x	x		x
07	Callistemon viminalis 'Little John"	Little John	x	x			
08	Grevillea 'Moonlight'	Grevillea 'Moonlight'		x			x
09	Grevillea 'Golden Lyre'	Grevillea 'Golden Lyre'		x			x
10	Grevillea 'Honey Gem'	Grevillea 'Honey Gem'		x	x		x
11	Leptospermum polygalifolium	Yellow tea tree			x	x	
12	Melaleuca thymifolia	Thyme Honey-myrtle	x		x		
13	Crinum pedunculatum	Swamp Lily	x	x			x
14	Syzygium australe	Lily Pily	x	x			
15	Westringia fruticosa	Native rosemary	x	x	x	x	
16	Xanthorrhoea johnsonii	Johnson's Grass Tree					x
17	Syzygium cascade	Lilly Pilly	x	x			
18	Westringia fruticosa 'Jervis Gem'	Jervis Gem	x	x	x	x	

Note:

Rehabilitation planting within bushfire prone zones will use less flammable species in accordance with the bushfire report.

Shrubs.


01

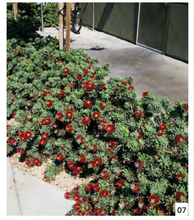

02


03


04


05


06


07


08


09


10


11


12


13


14


15


16


17


18

Plant species matrix .

Groundcovers (and similar to).

	Plant		Application				
	Botanical Name	Common name	Streetscape	Parks	Conservation	WSUD	Feature
01	Carex appressa	Tall Sedge			x	x	
02	Casuarina glauca 'Cousin It'	Cousin It	x	x			x
03	Chrysocephalum apiculatum	Yellow Buttons	x	x	x		
04	Dianella caerulea	Blue Flax Lily	x	x	x	x	
05	Dietes bicolor	Yellow Wild Iris	x	x	x	x	
06	Dietes grandiflora	Large Wild Iris	x	x	x	x	
07	Zoysia tenuifolia	No Mow grass	x				x
08	Hardenbergia violacea	False Sarsaparilla		x	x	x	
09	Hibbertia scandens	Snake Vine	x	x	x	x	
10	Imperata cylindrica	Cogon Grass		x	x	x	
11	Isolepis nodosa	Knobby Club Rush	x	x	x	x	
12	Lomandra confertifolia 'Tilga'	Matrush	x	x			
13	Lomandra hystrix	Green Matrush	x	x	x	x	
14	Myoporum ellipticum	Coastal boobialla	x	x	x	x	
15	Pittosporum 'Miss Muffet'	Miss Muffet	x	x			
16	Poa sieberiana	Grey Tussock-Grass			x	x	
17	Themeda triandra	Kangaroo Grass			x	x	
18	Viola hederacea	Native Violet	x	x	x		

Note:

Rehabilitation planting within bushfire prone zones will use less flammable species in accordance with the bushfire report.

Groundcovers

References

Akbari, H., Pomerantz, M., & Taha, H. (2001). Cool surfaces and shade trees to reduce energy use and improve air quality in urban areas. Solar Energy, 70(3), 295–310.

Anderson, L. M., & Cordell, H. K. (1988). Influence of trees on residential property values in Athens, Georgia (U.S.A.): A survey based on actual sales prices. Landscape and Urban Planning, 15(1–2), 153–164.

Bassuk, N., Grabosky, J., Trowbridge, P., & Urban, J. (2005). Structural Soil: An Innovative Medium Under Pavement that Improves Street Tree Vigor. Journal of Arboriculture, 31(4), 140–149.

Brown, R. R., & Clarke, J. M. (2007). Transition to Water Sensitive Urban Design: The Story of Melbourne, Australia. Report No. 07/01, Facility for Advancing Water Biofiltration, Monash University, Melbourne, Australia.

Donovan, G. H., & Butry, D. T. (2010). Trees in the city: Valuing street trees in Portland, Oregon. Landscape and Urban Planning, 94(2), 77–83.

Fletcher, T. D., Shuster, W., Hunt, W. F., Ashley, R., Butler, D., Arthur, S., ... & Mikkelsen, P. S. (2015). SUDS, LID, BMPs, WSUD and more – The evolution and application of terminology surrounding urban drainage. Urban Water Journal, 12(7), 525–542.

Gilman, E. F. (1990). Tree Root Growth and Development. I. Form, Spread, Depth and Periodicity. Journal of Arboriculture, 16(6), 202–206.

Lee, A. C. K., & Maheswaran, R. (2011). The health benefits of urban green spaces: a review of the evidence. Journal of Public Health, 33(2), 212–222.

Maas, J., Verheij, R. A., Groenewegen, P. P., de Vries, S., & Spreeuwenberg, P. (2006). Green space, urbanity, and health: how strong is the relation?. Journal of Epidemiology & Community Health, 60(7), 587–592.

McPherson, E. G., & Simpson, J. R. (2003). Potential energy savings in buildings by an urban tree planting programme in California. Urban Forestry & Urban Greening, 2(2), 73–86.

Nowak, D. J., & Dwyer, J. F. (2007). Understanding the benefits and costs of urban forest ecosystems. In J. E. Kuser (Ed.), Urban and Community Forestry in the Northeast (pp. 25–46). Springer.

Nowak, D. J., & Greenfield, E. J. (2012). Tree and impervious cover change in U.S. cities. Urban Forestry & Urban Greening, 11(1), 21–30.

Oke, T. R. (1982). The energetic basis of the urban heat island. Quarterly Journal of the Royal Meteorological Society, 108(455), 1–24.

Pandit, R., Polyakov, M., Tapsuwan, S., & Moran, T. (2013). The effect of street trees on property value in Perth, Western Australia. Landscape and Urban Planning, 110, 134–142.

Pretzsch, H. (2009). Forest Dynamics, Growth and Yield: From Measurement to Model. Springer.

Roloff, A. (2016). Urban Tree Management: For the Sustainable Development of Green Cities. Wiley-Blackwell.

Urban, J. (2008). Up By Roots: Healthy Soils and Trees in the Built Environment. International Society of Arboriculture.

Urbis. (2022). Growing the Value of Green Space. Retrieved from https://www.naturebasedcities.org.au/files/Urbis_Growing-Value-of-Green-Space_April-2022.pdf

Voogt, J. A., & Oke, T. R. (2003). Thermal remote sensing of urban climates. Remote Sensing of Environment, 86(3), 370–384.

Wolf, K. L. (2005). Business district streetscapes, trees, and consumer response. Journal of Forestry, 103(8), 396–400.

Wong, T. H. F. (2006). Water Sensitive Urban Design – the journey thus far. Australian Journal of Water Resources, 10(3), 213–222.

URBIS

FRASERS PROPERTY