

ROUND MOUNTAIN

Precinct B Masterplan Report

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2026FLA4438

Date: 9 April 2026



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 structure.

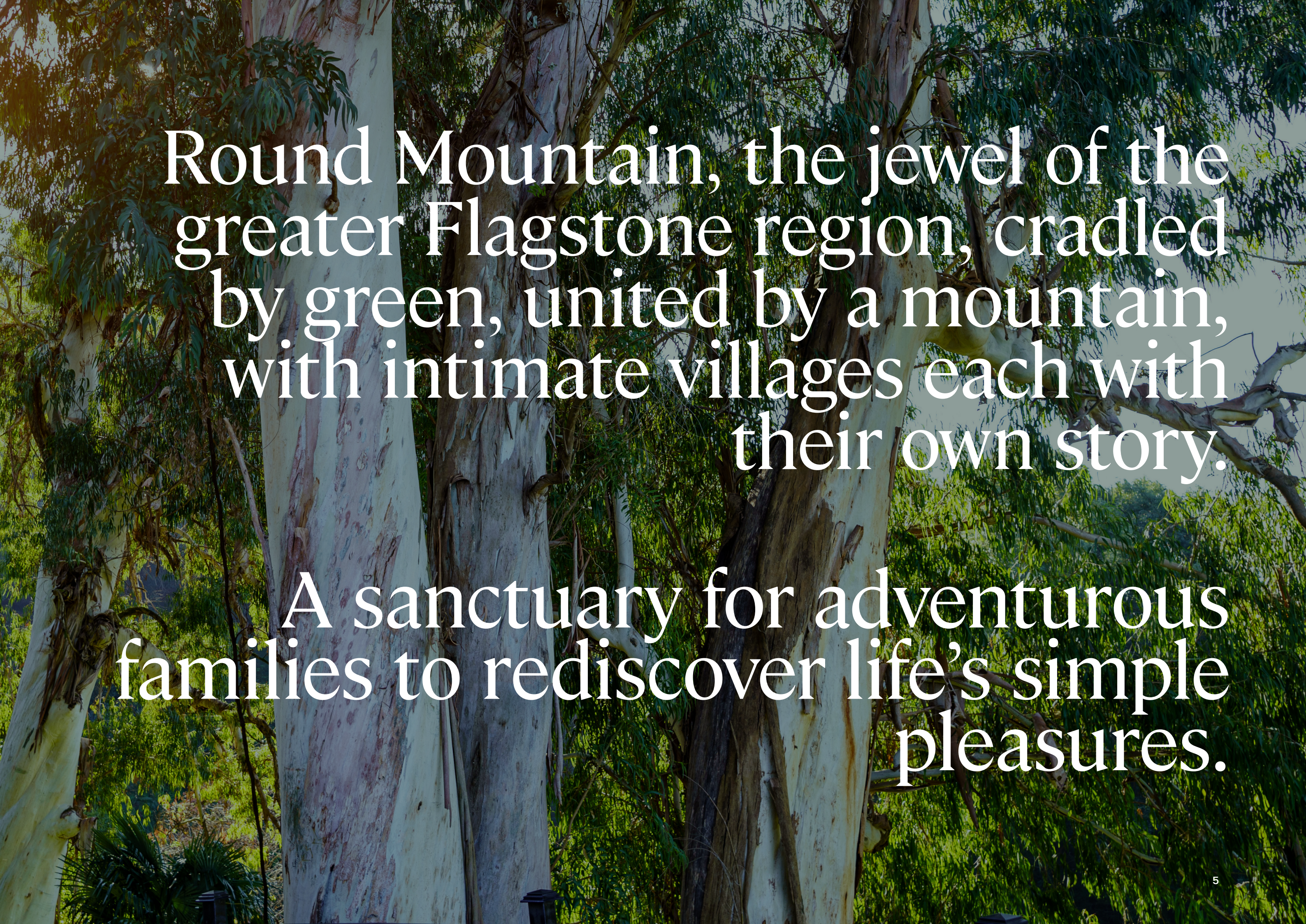
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Document control.

Issue	Date	Description	Checked
A	11/07/2025	For Approval	MF
B	14/08/2025	For Approval	MF
C	30/10/2025	For Approval	MF
D	21/01/2026	For Approval	CP

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.



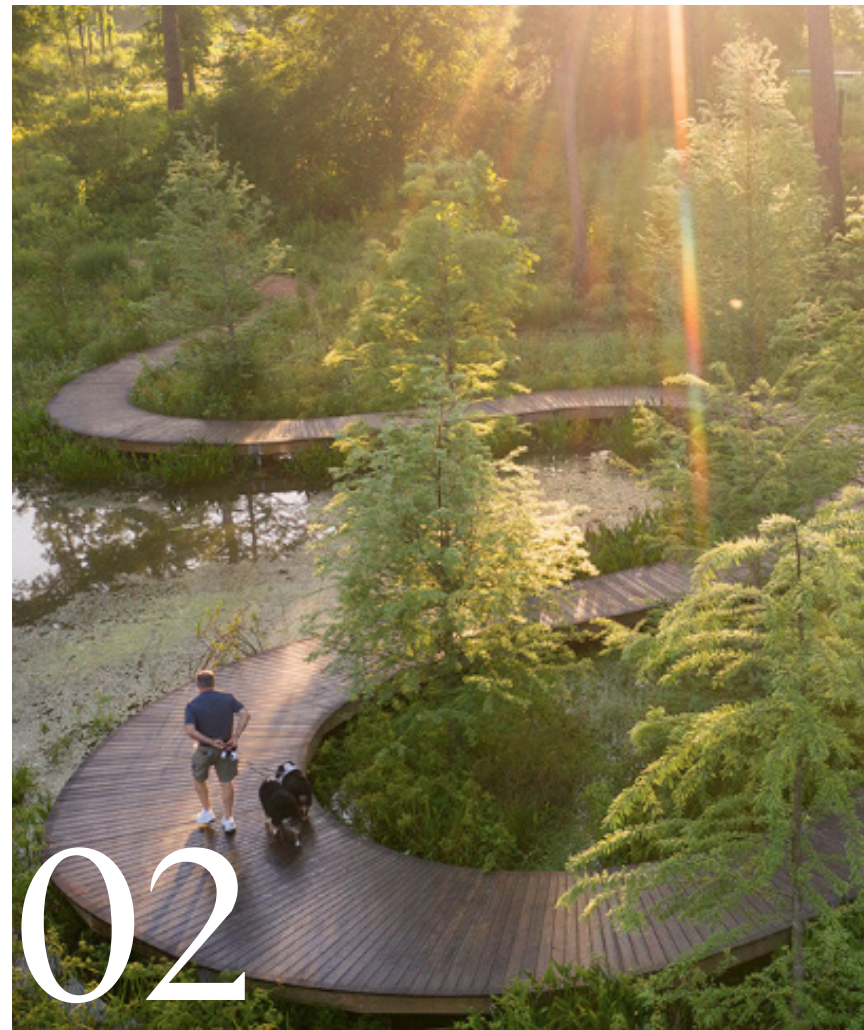
Guiding principles.



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.

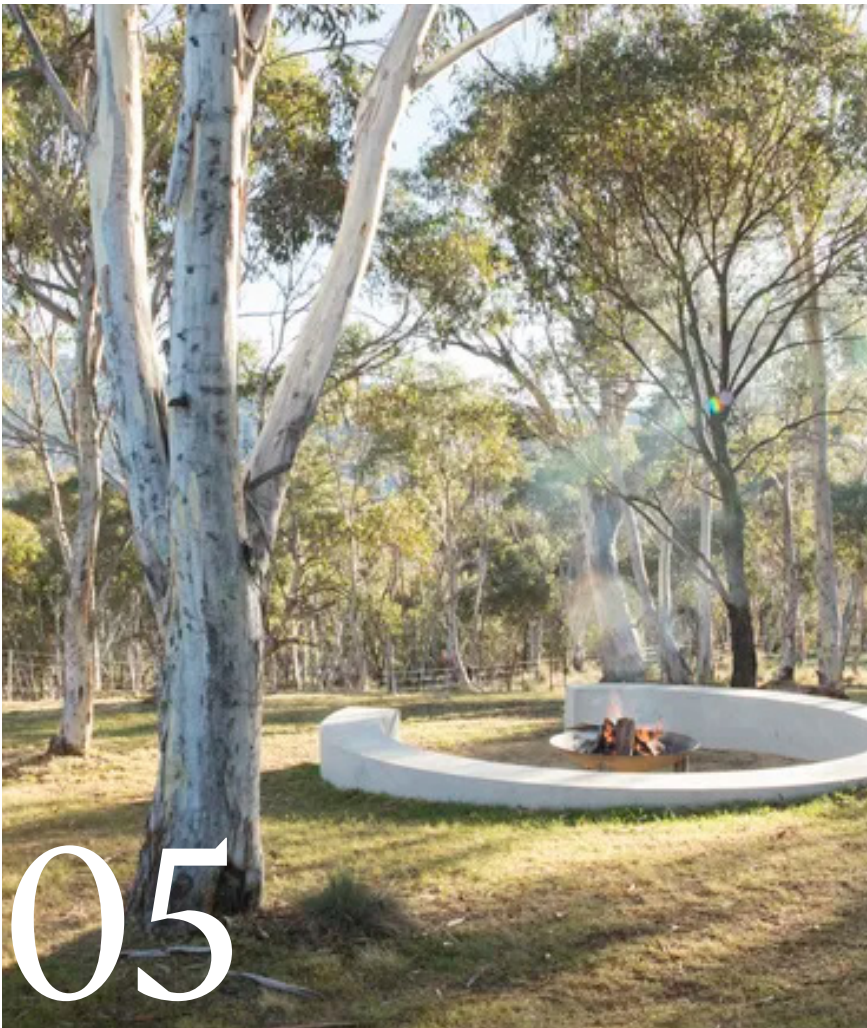
A sense of sanctuary and safety that provides peaceful enjoyment and peace of mind.



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.



The temperature beneath tree canopies is 5-15°C cooler than on streets without trees, enhancing thermal comfort and air quality for pedestrians. (Akbari, et al, 2001).

Measuring Shade Cover

Shade cover can be assessed using remote sensing and aerial imagery, LiDAR technology, ground surveys with tools like densimeters, 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).

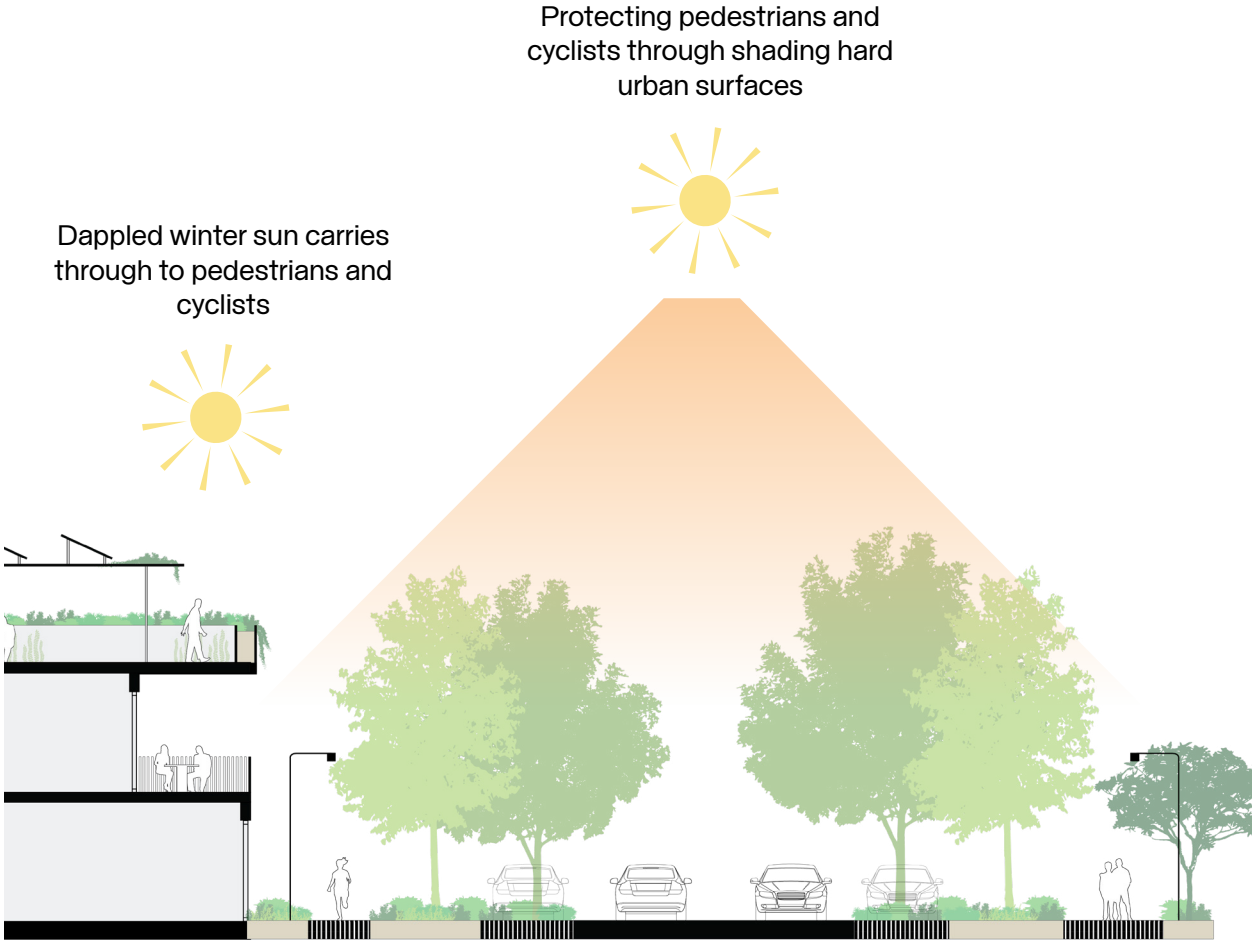
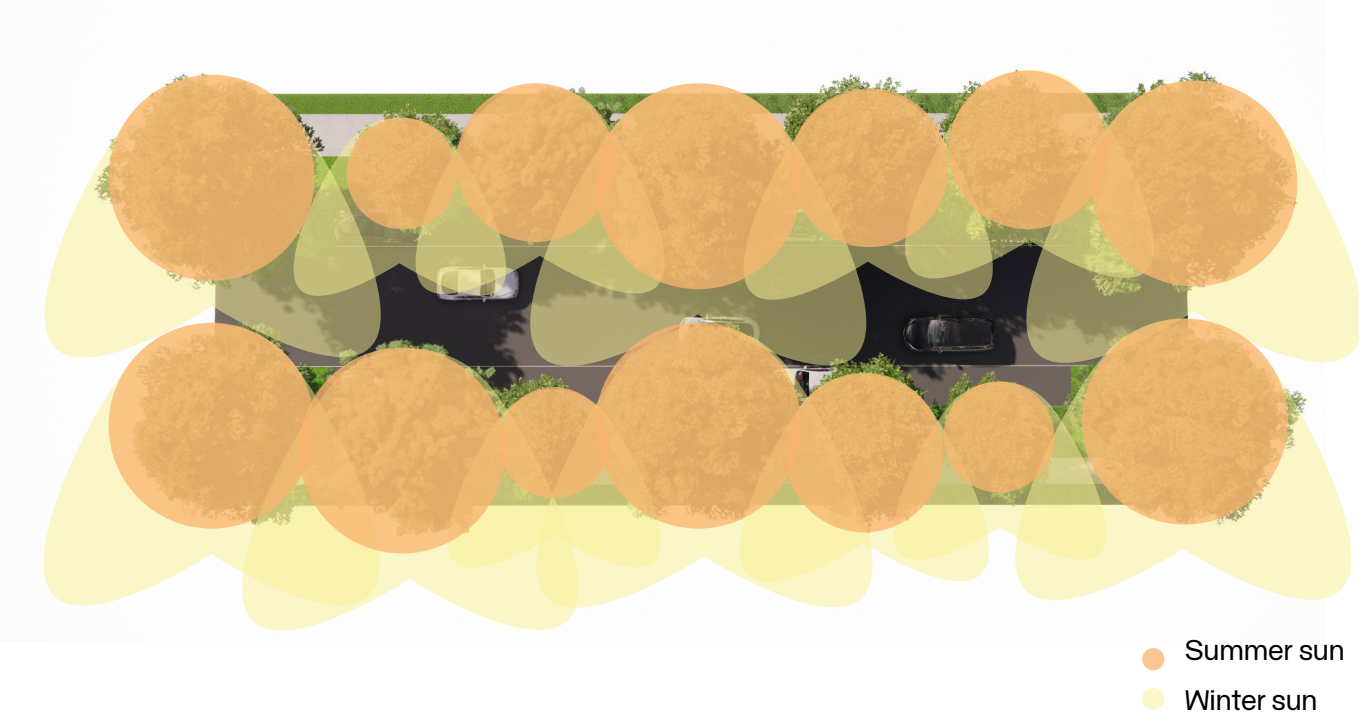
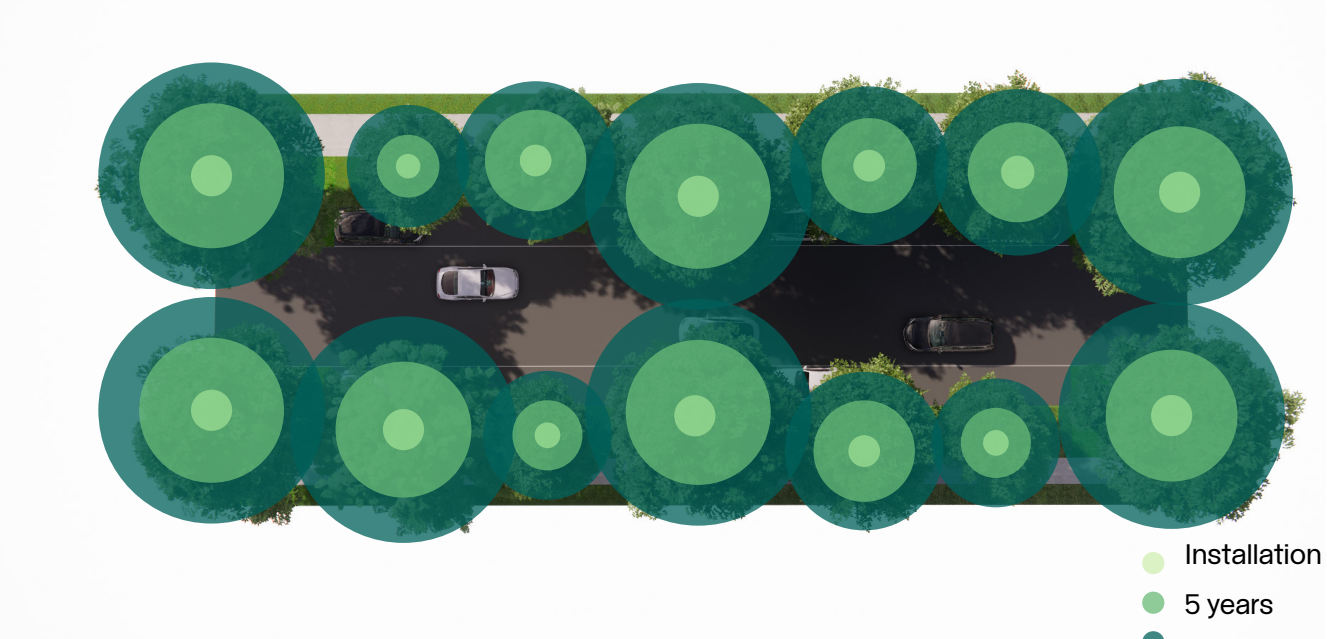
Understorey Planting

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.

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).

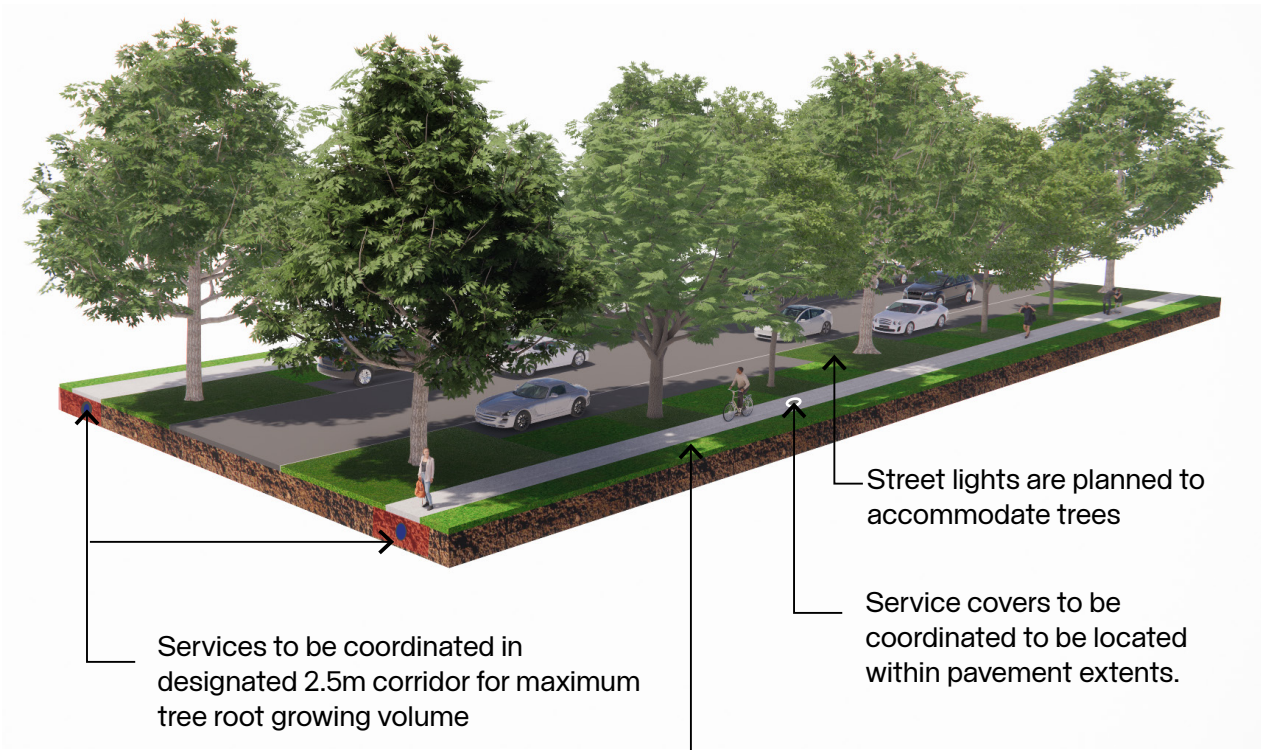
How trees make money

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).

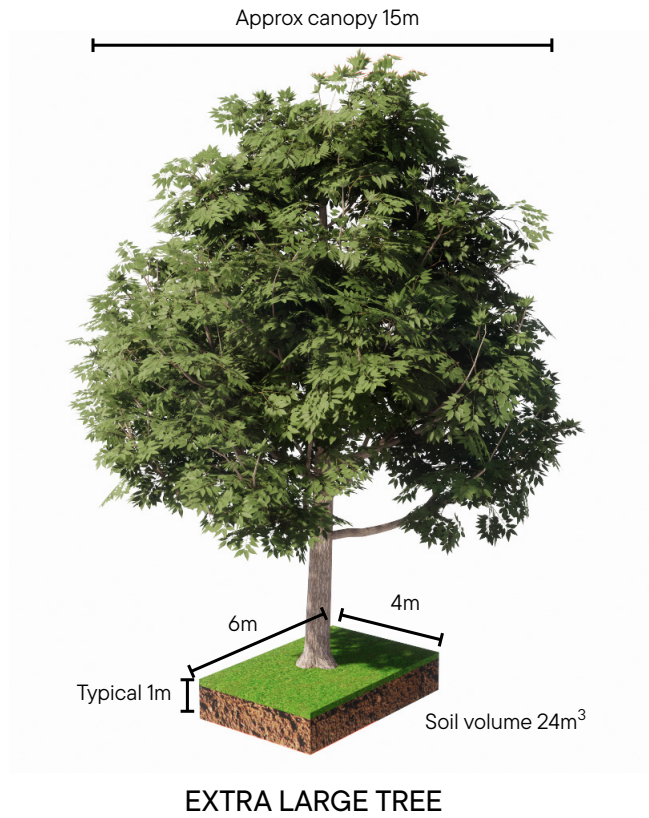
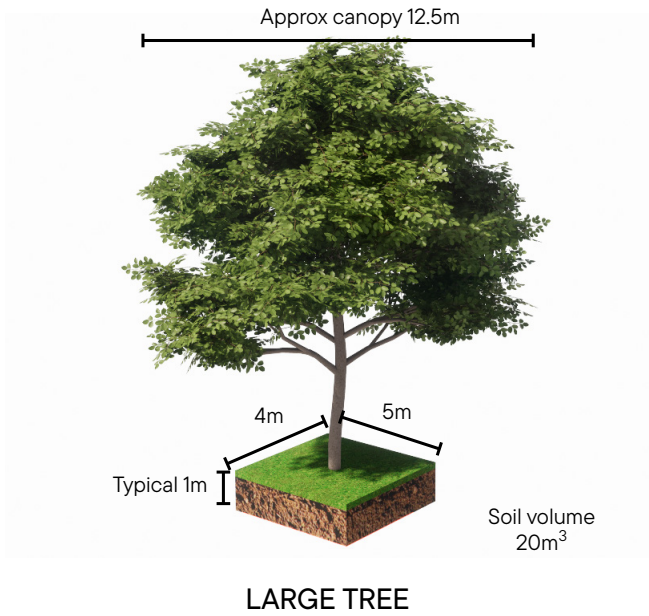
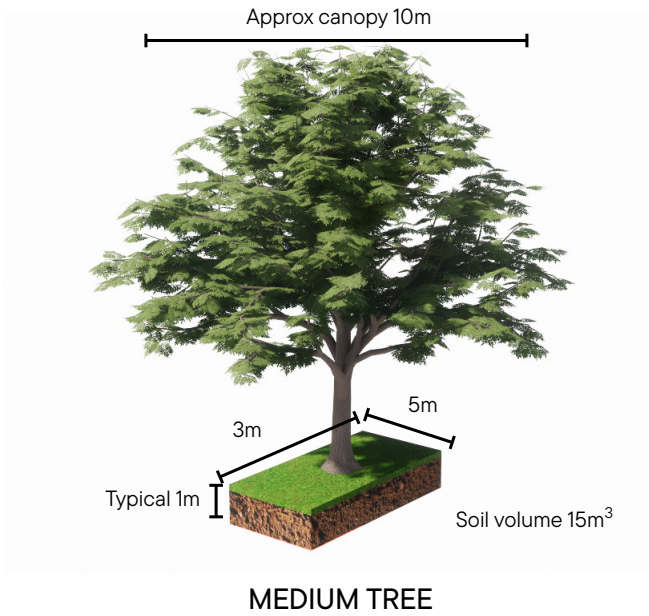
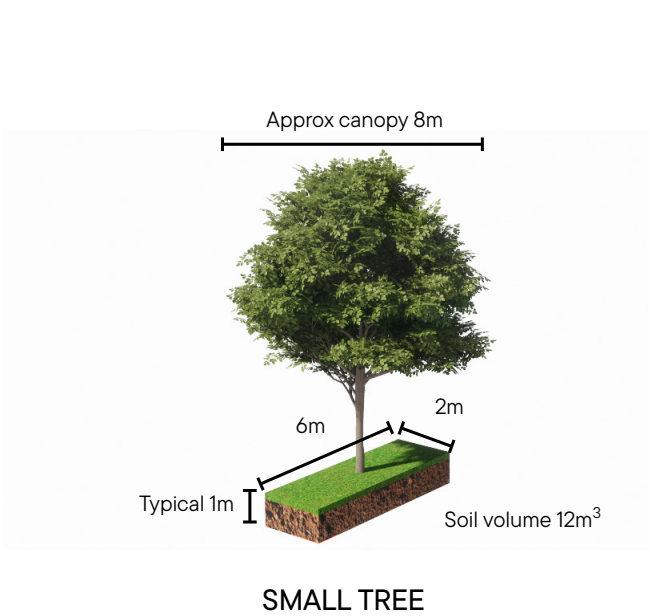
'A tree is not a carrot'

Contrary to common misconceptions, the bulk of tree roots predominantly expand horizontally, residing within the uppermost 600mm of the soil (Gilman, E. F, 1997).

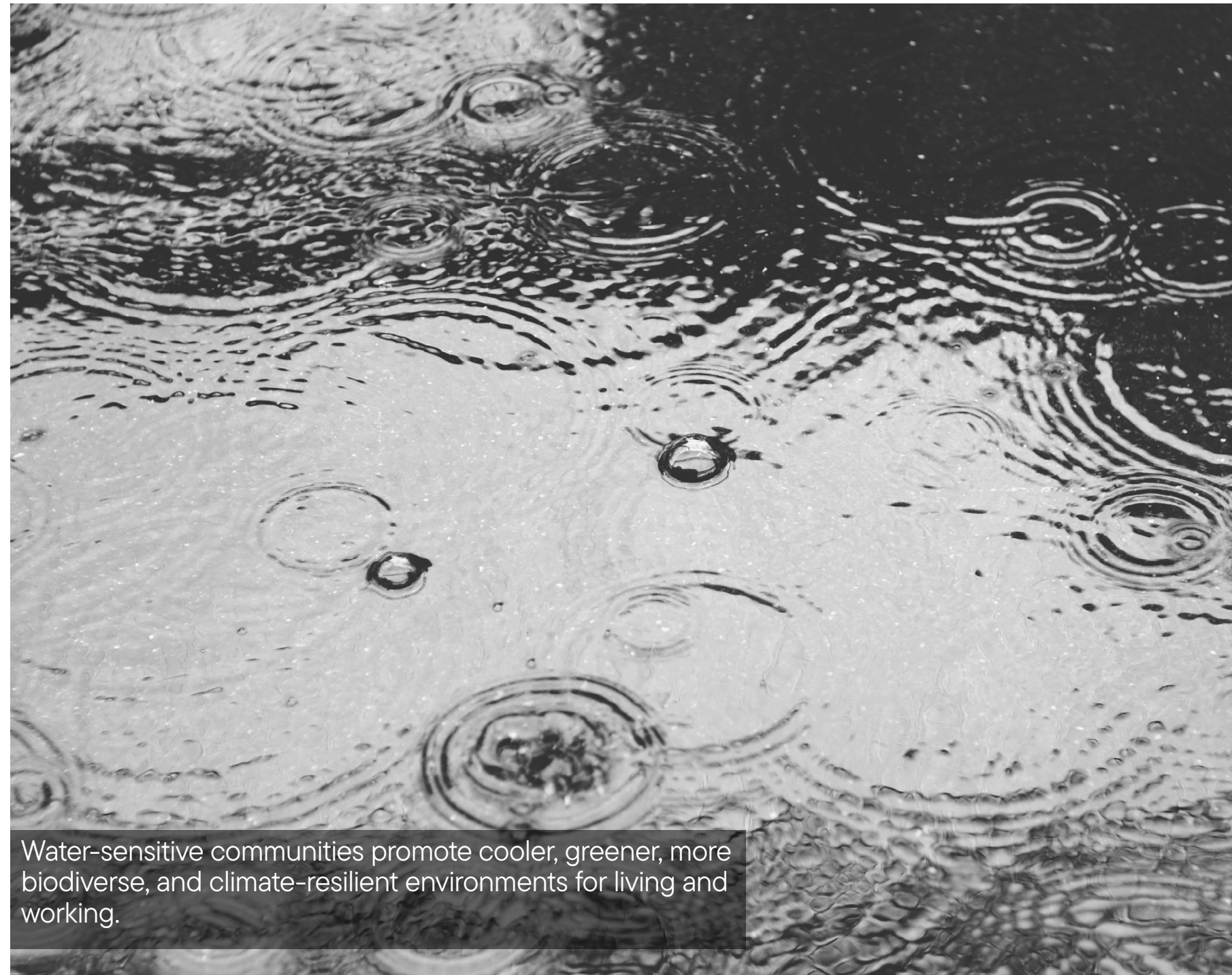
Coordinating Services to Maximise Soil Volume



Planting Dimensions to Accommodate Trees



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.

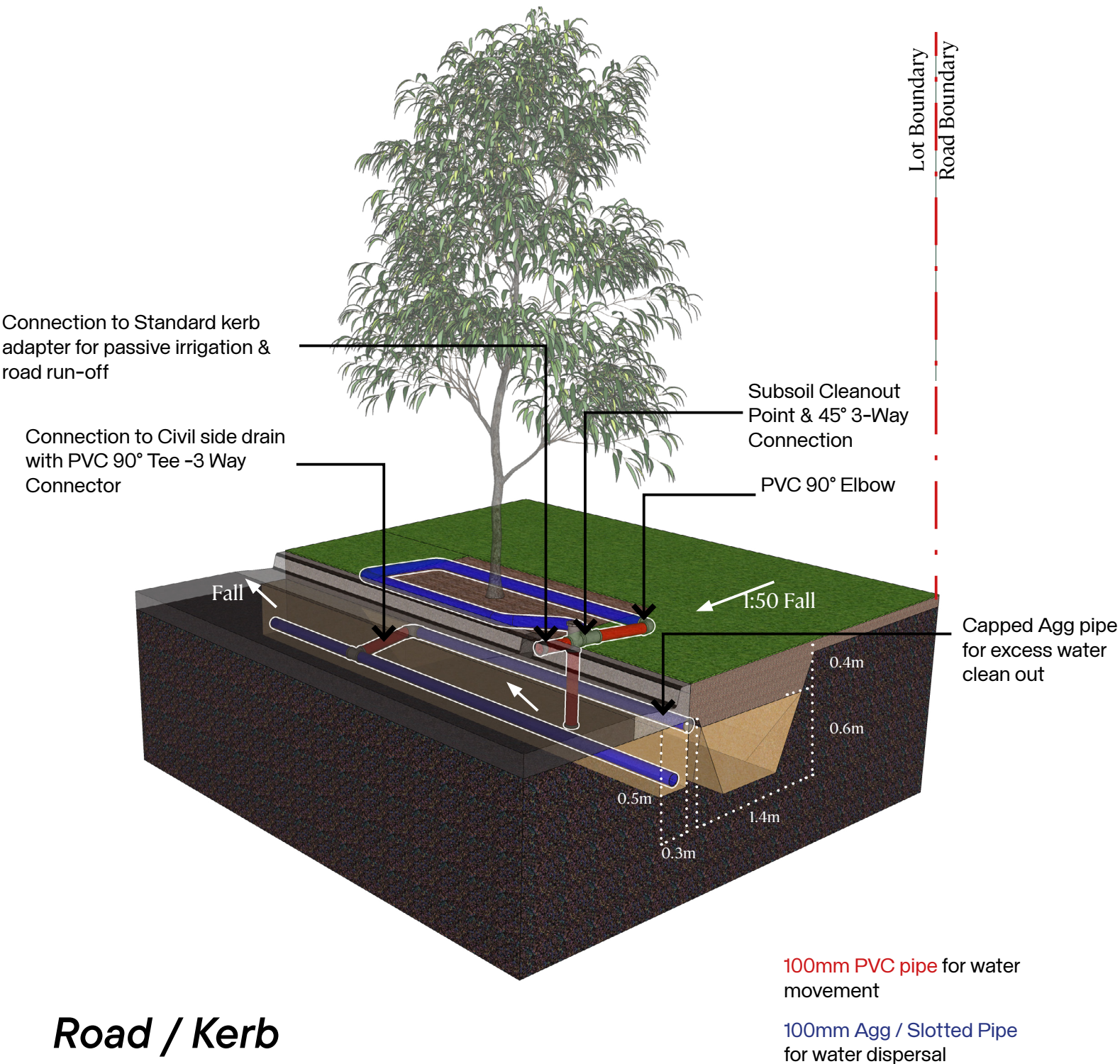
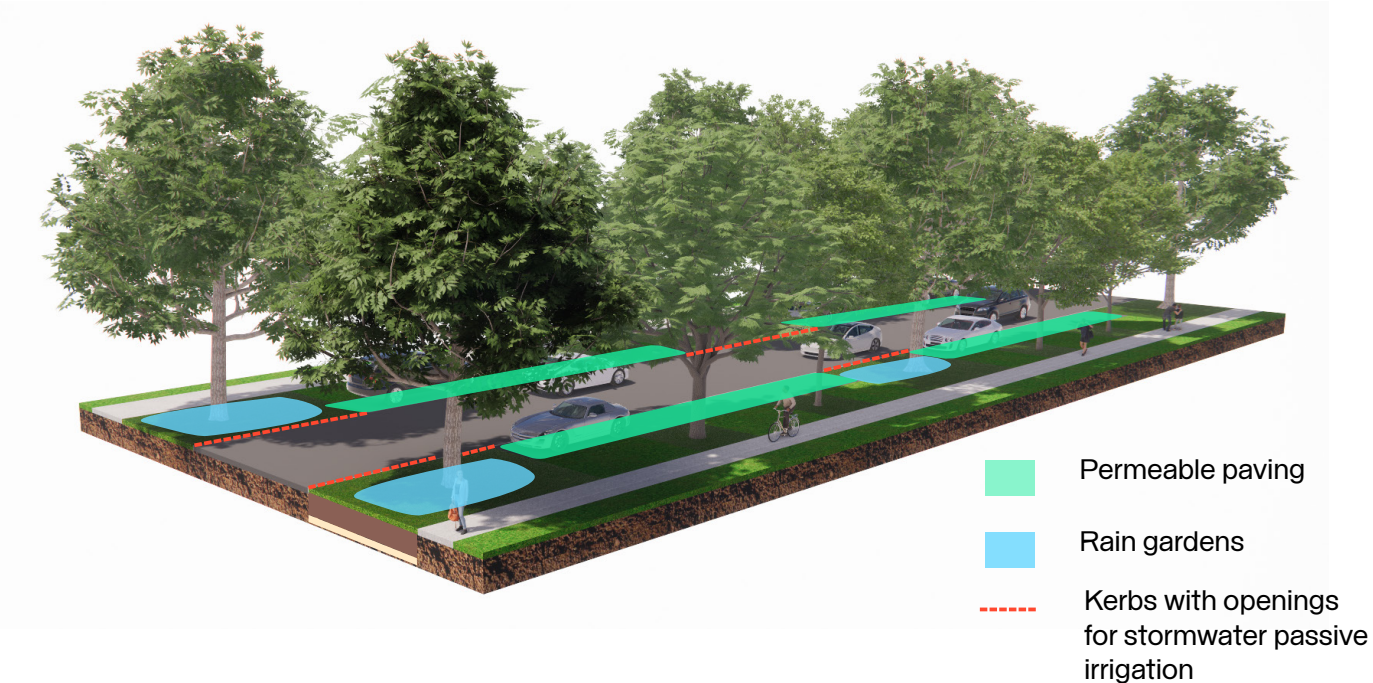
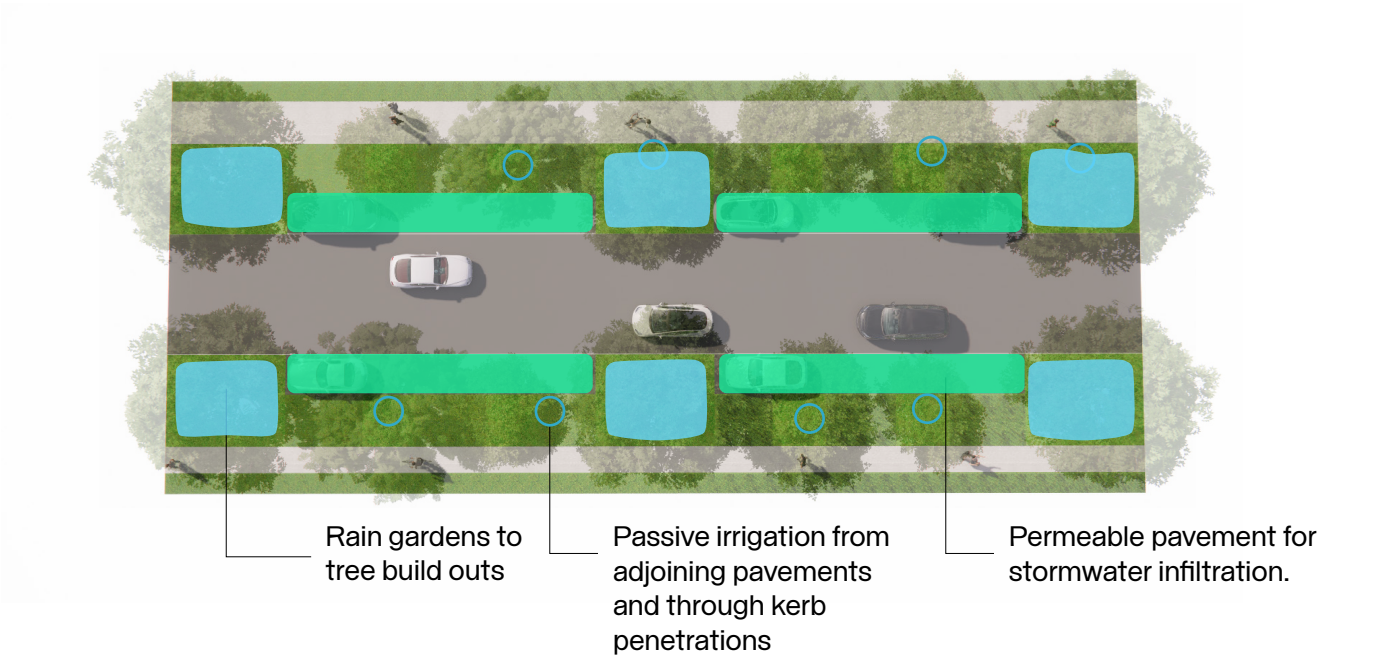
Dry creek beds and wetlands in our parks and corridors.

- Early discussion with Stakeholders regarding opportunities and roadblocks.
- The value this brings
- Optimise water connection through 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



04 - Biodiversity in place.

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.



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



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

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.



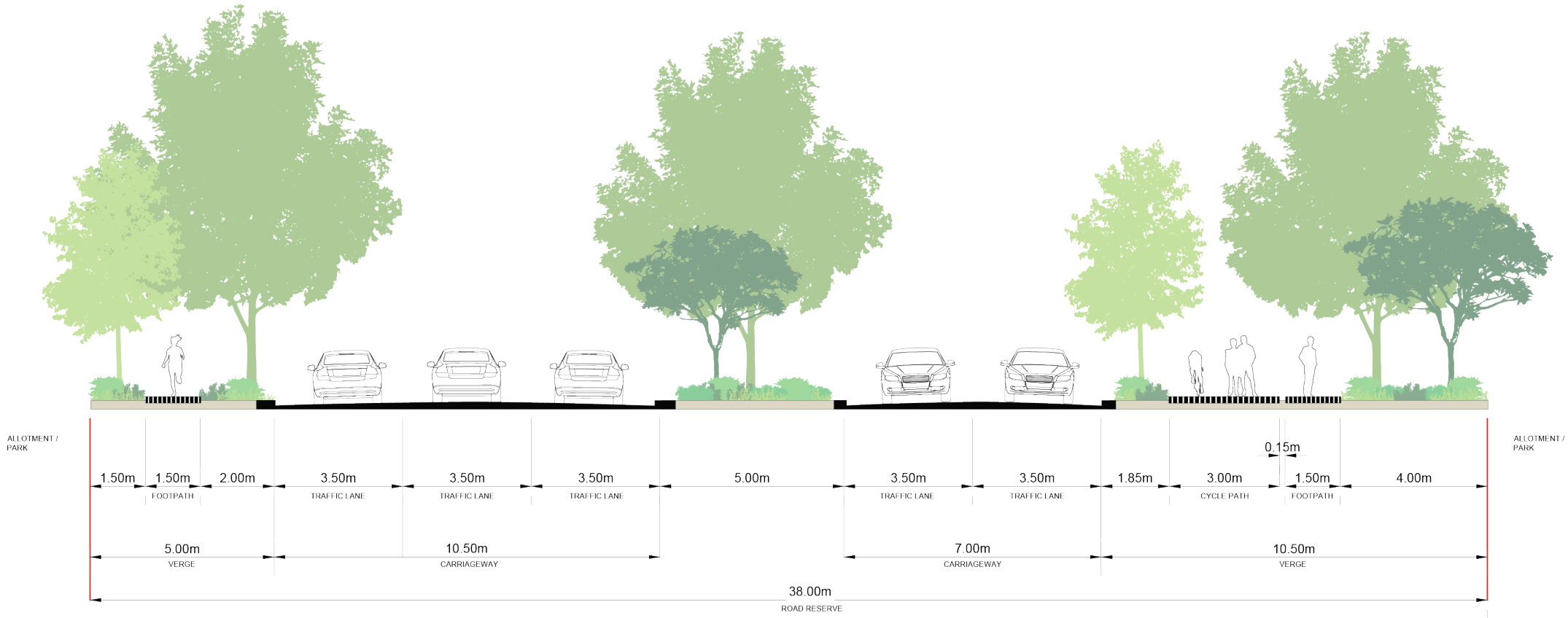
Mobility network plan.

LEGEND

- 38.5m Trunk Connector
- 33m Trunk Connector
- 23m Trunk Connector
- 22m Neighbourhood Connector
- 21.5m Green Neighbourhood Connector
- 19.5m Green Neighbourhood Access
- 17.5m Esplanade Neighbourhood Connector
- 15.5m Neighbourhood Access
- 13.5m Esplanade Neighbourhood Access
- 12m Esplanade Neighbourhood Access
- 12m Shared Driveway



Trunk Connector Road 38.5m wide

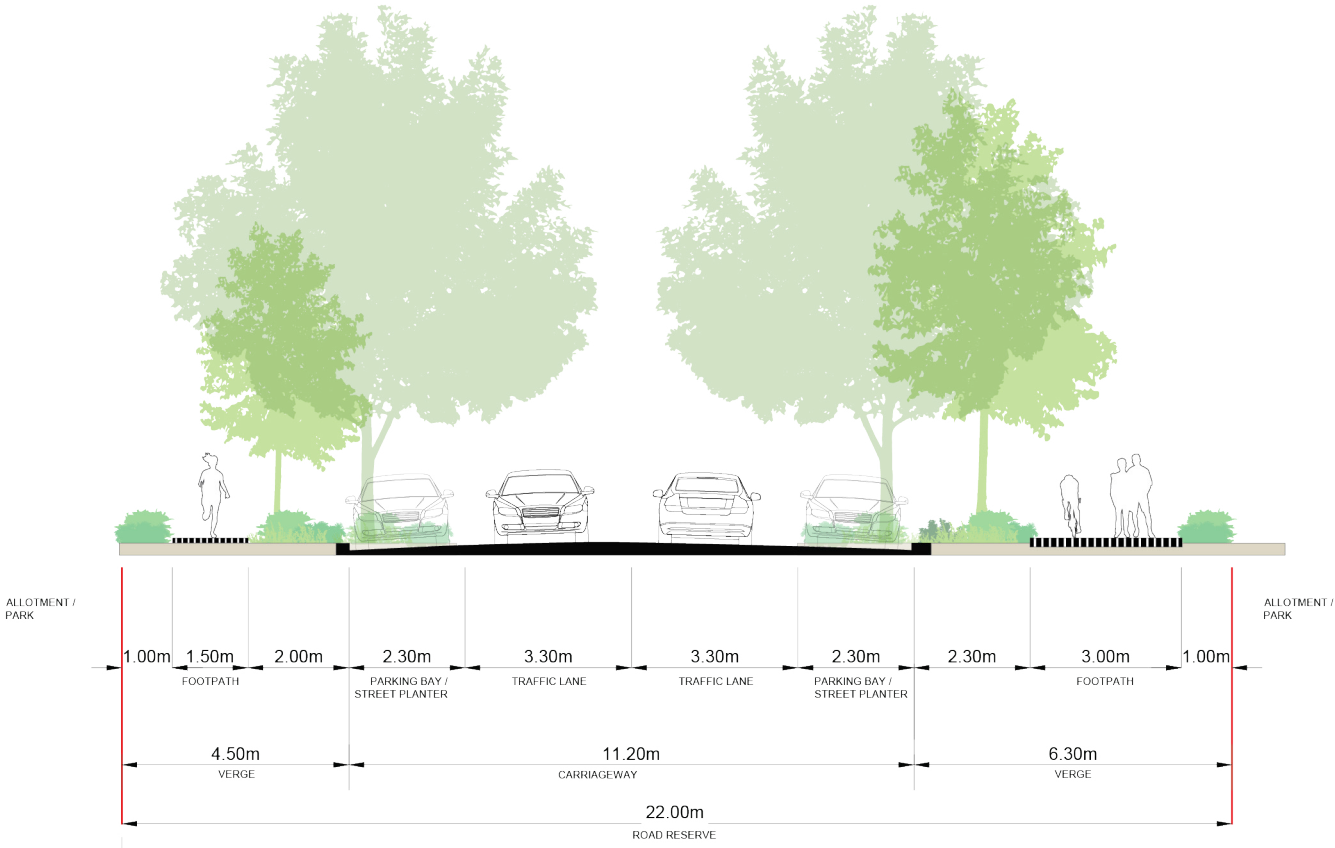
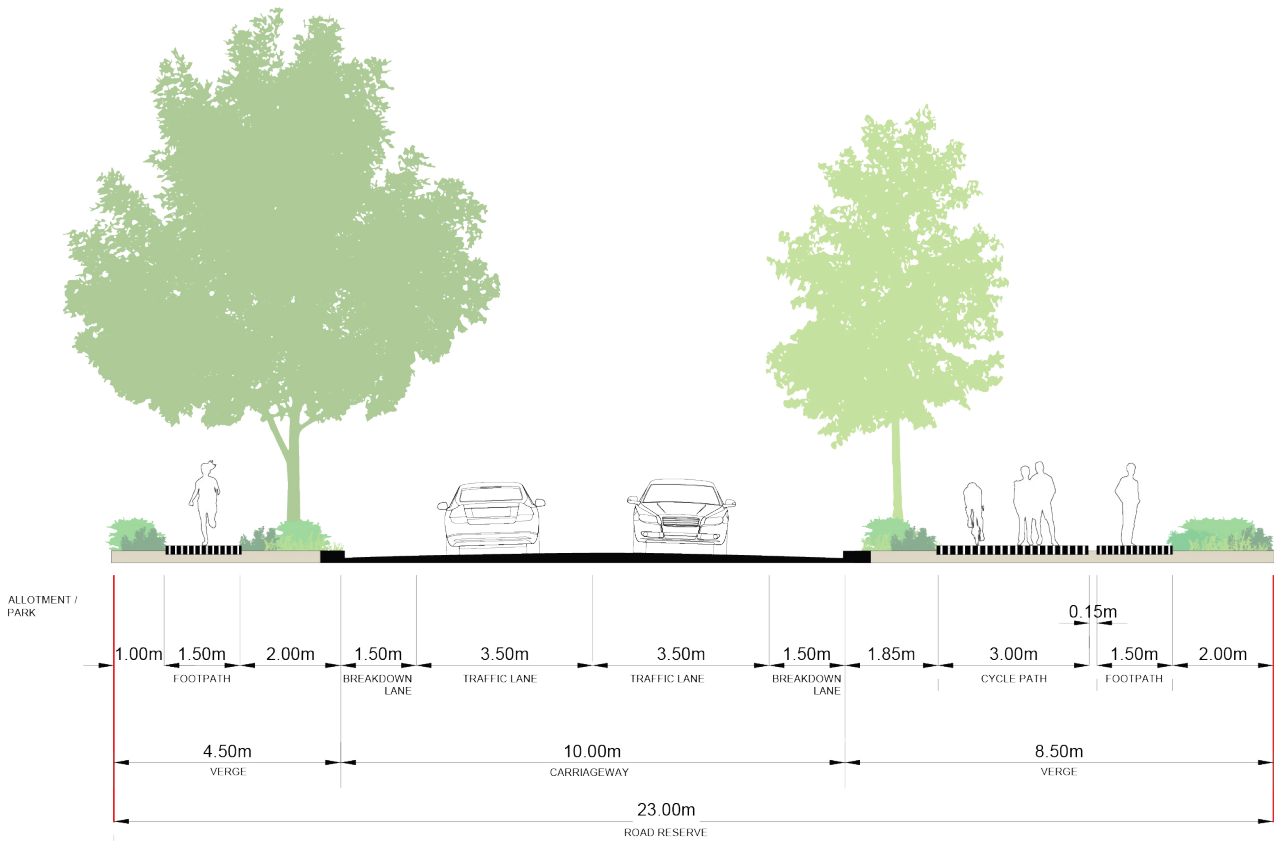


Trunk Connector Road 33m wide

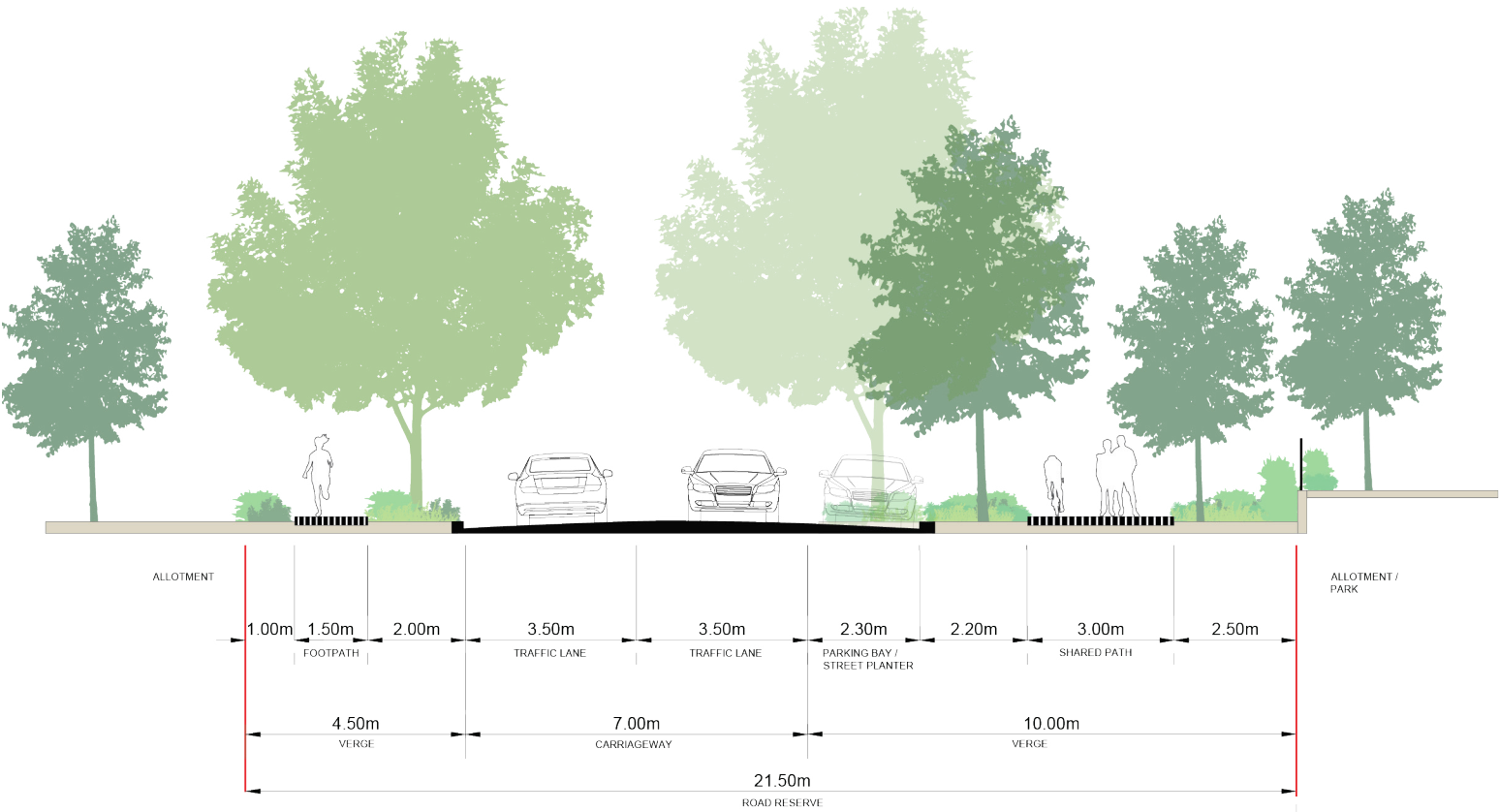


Trunk Connector Road 23m wide

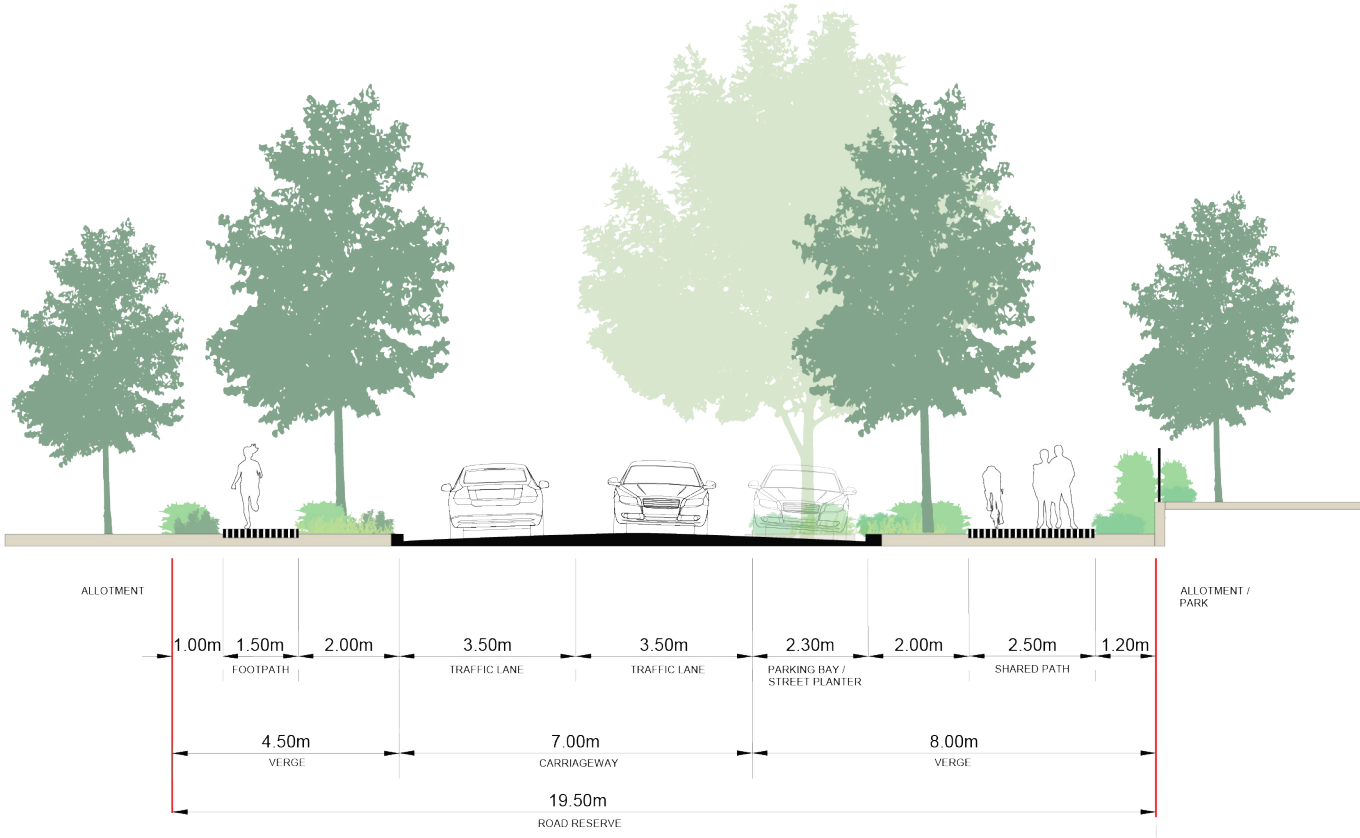
Neighbourhood Connector Road 22m wide



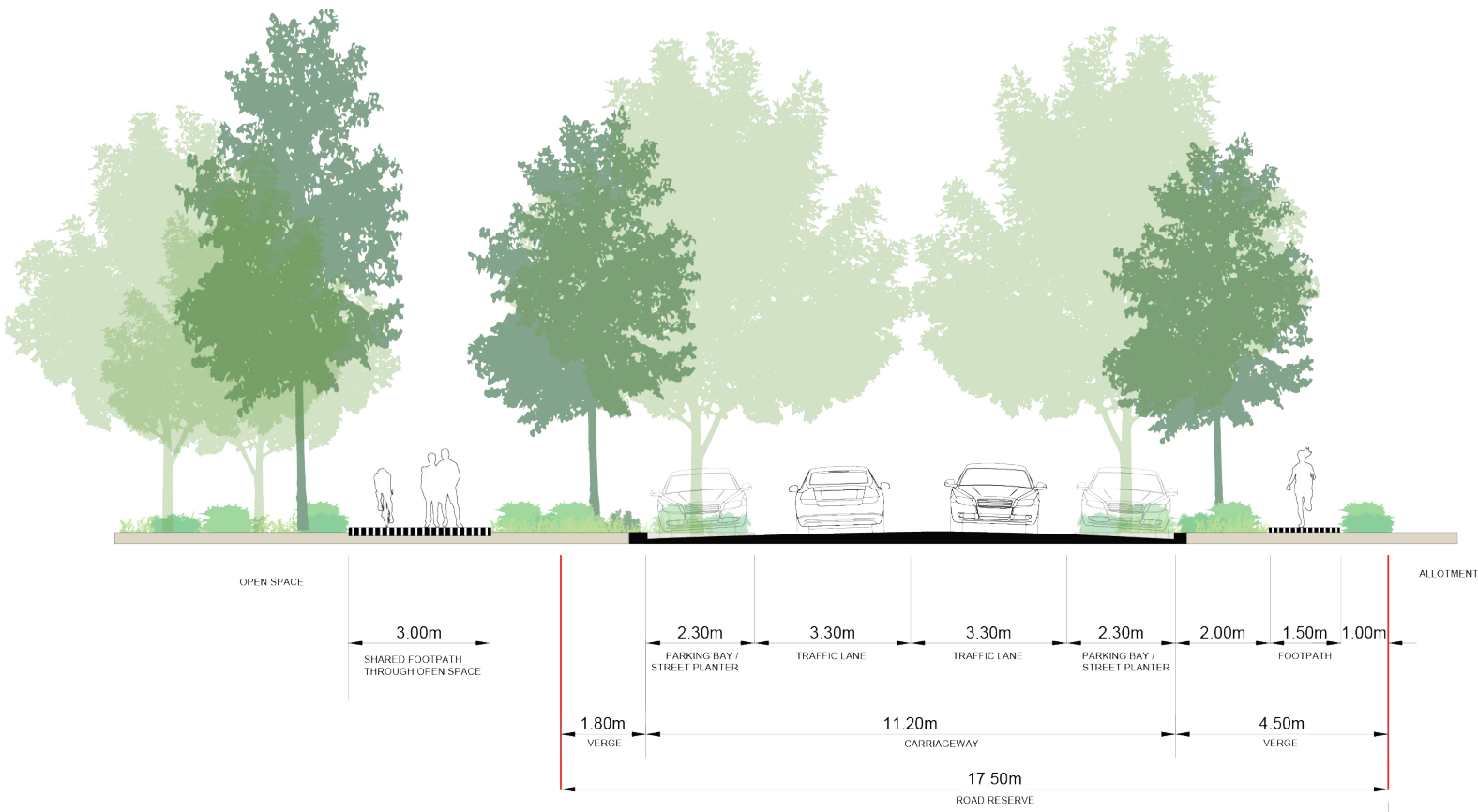
Green Neighbourhood Connector Road 21.5m wide



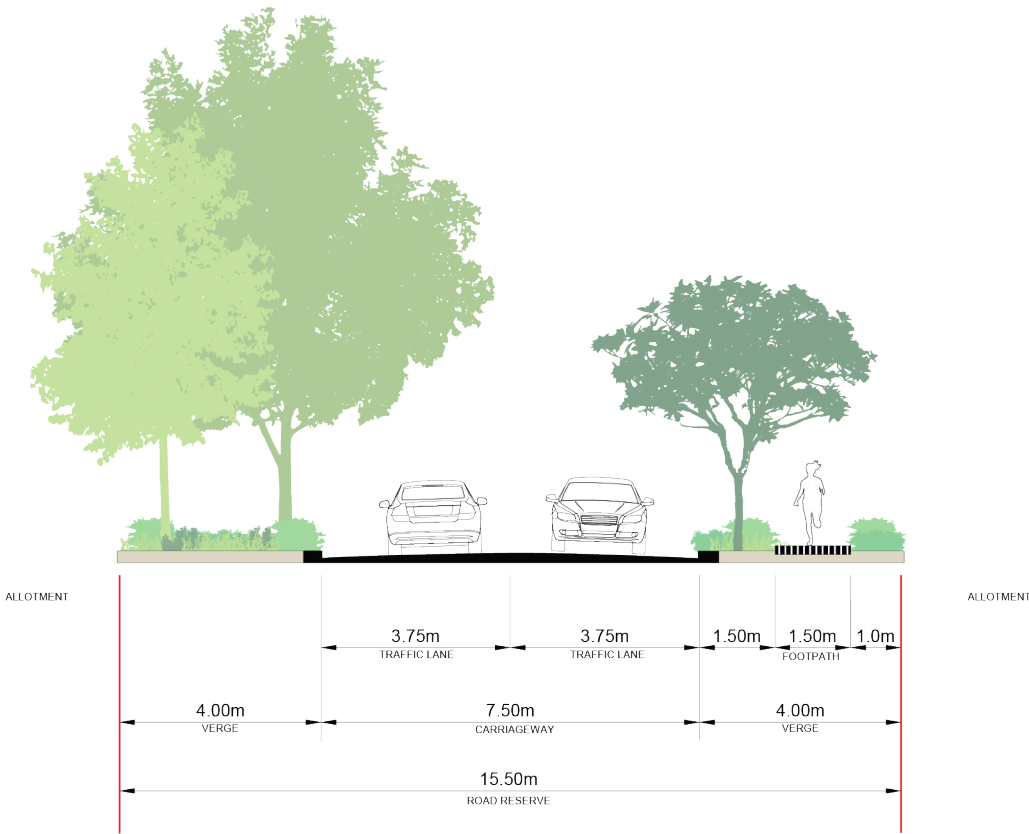
Green Neighbourhood Access Road 19.5m wide



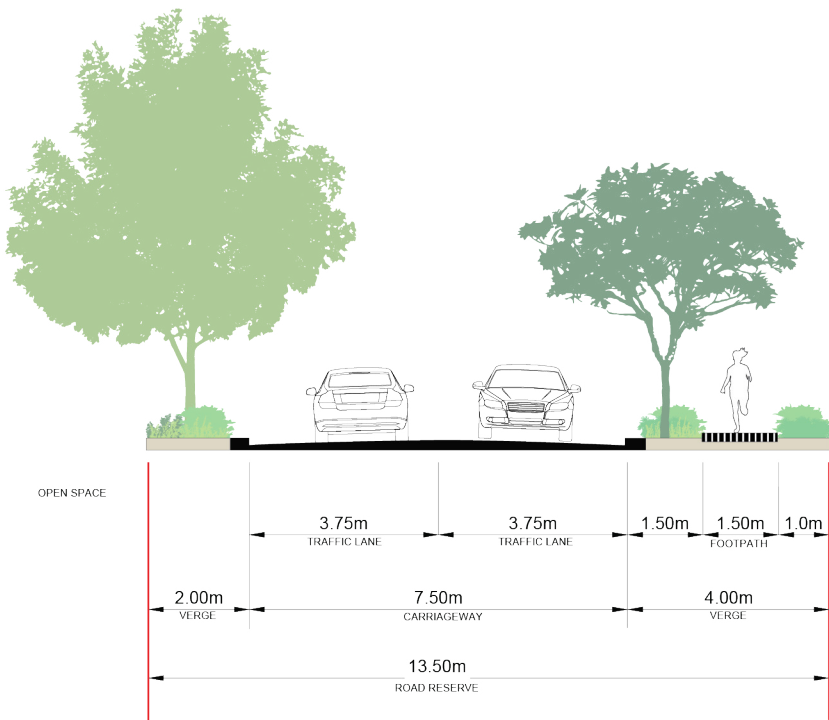
Esplanade Neighbourhood Connector Road 17.5m wide



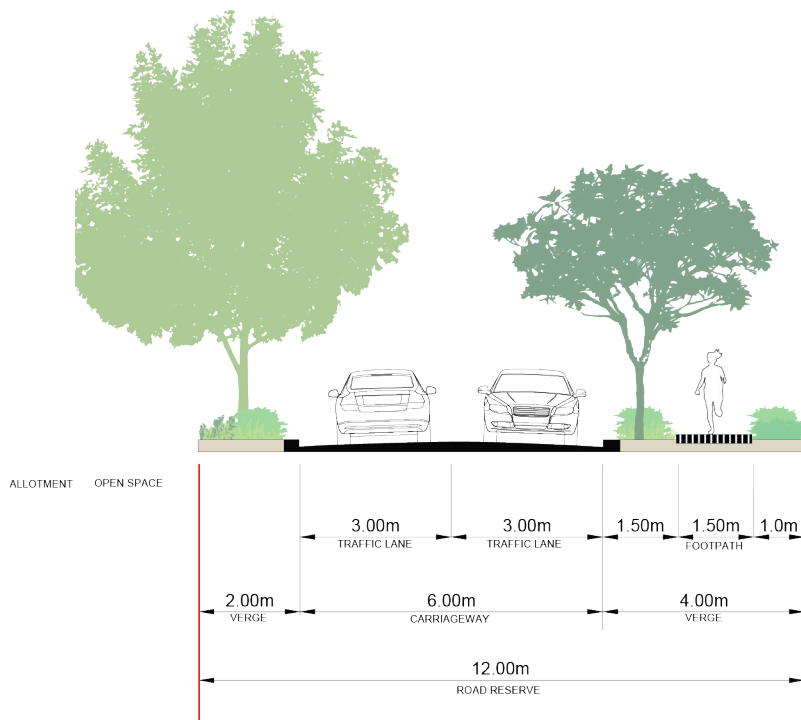
Neighbourhood Access Road - 15.5m wide



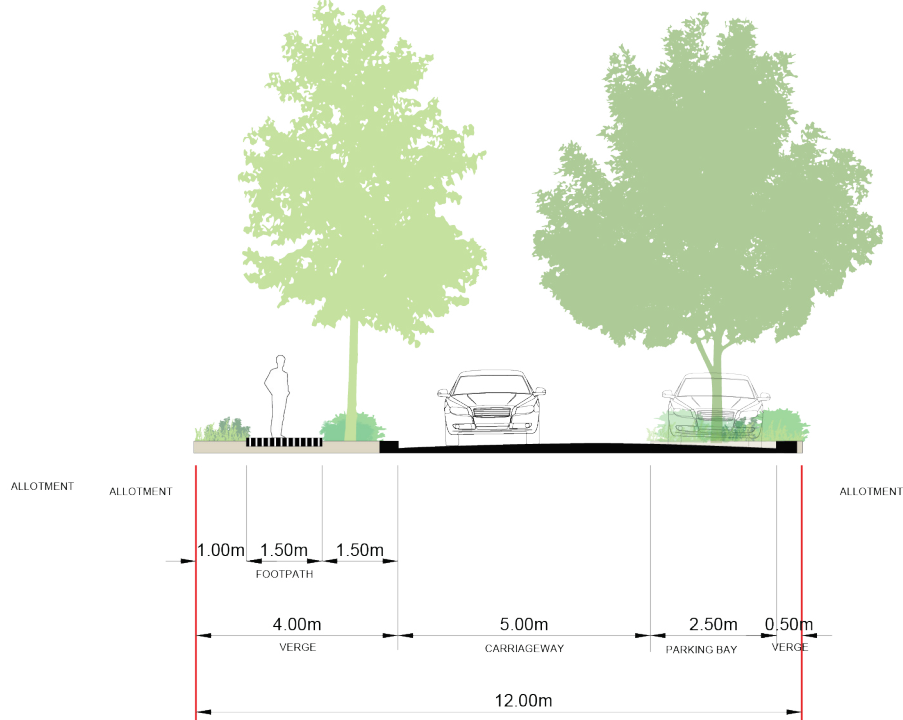
Esplanade Neighbourhood Access Road 13.5m wide



Esplanade Neighbourhood Access Road 12m wide



Shared access 12m wide



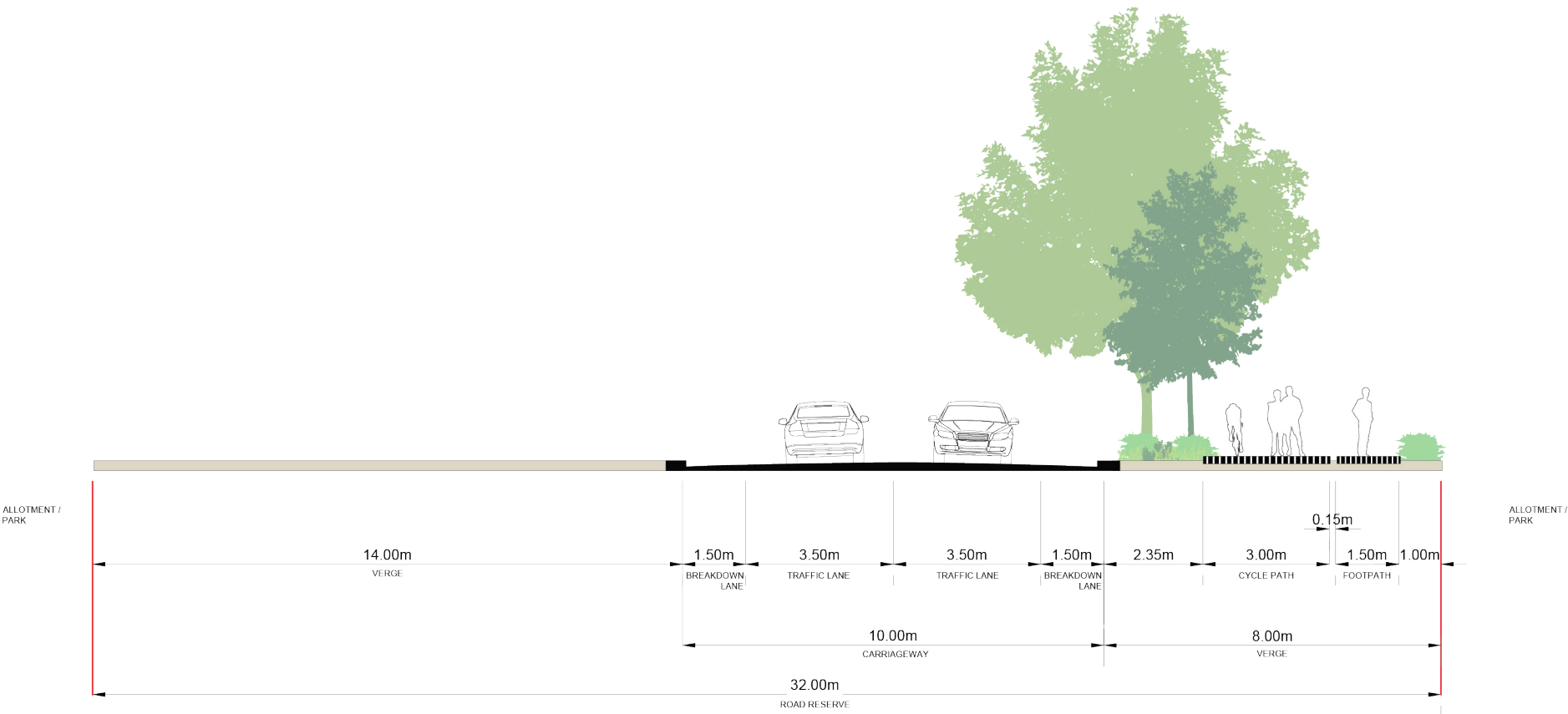
Trunk Connector Road

32m wide (4 Lane)



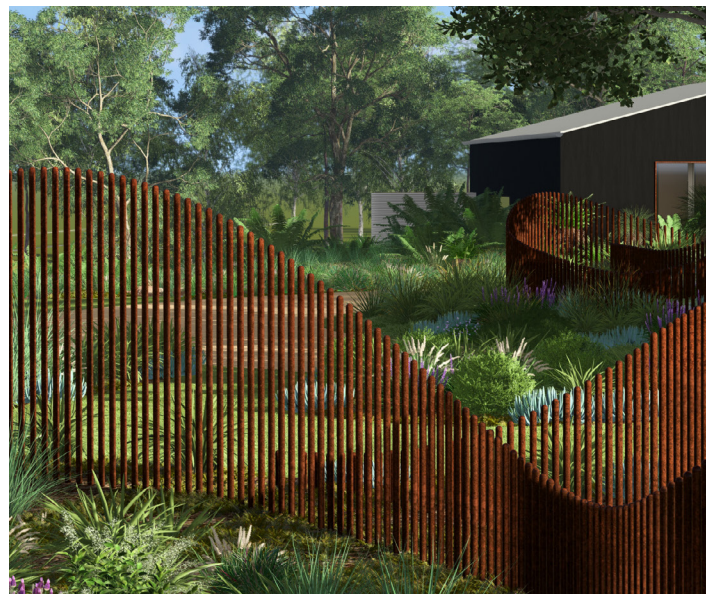
Trunk Connector Road

32m wide (2 Lane)



Wayfinding & Legibility

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



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





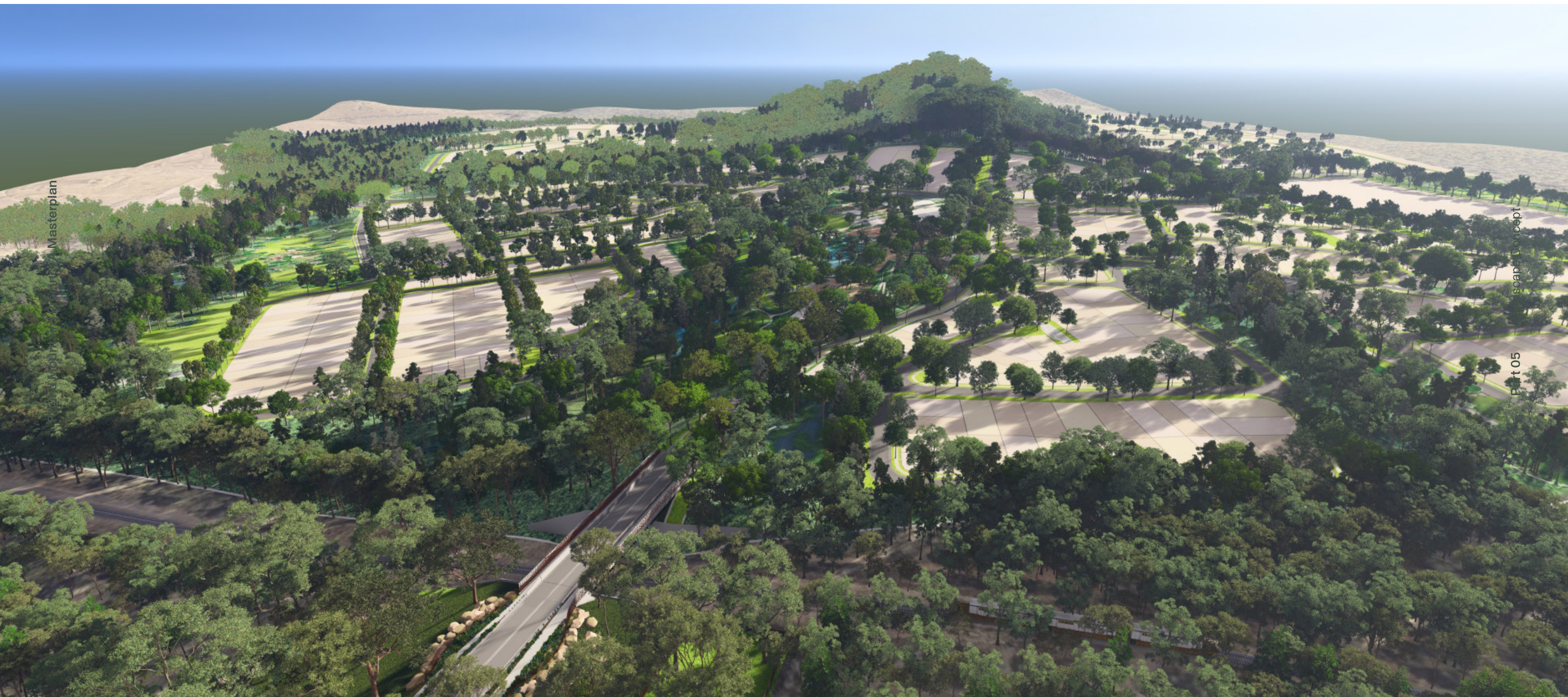
Artist impression

Part 05

Precinct B - Landscape Concept



The Masterplan.



Masterplan

Part 05

LEGEND

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

STAGE BOUNDARY



Precinct B Masterplan.

LEGEND

1

NEIGHBOURHOOD RECREATION PARK

2

NEIGHBOURHOOD HUB

3

CONSERVATION

4

GREEN LINKS



Precinct B

Staging Plan.

Stage 5a

Stage 5b

Stage 4

Stage 7

Stage 6

Future Stage



Precinct B

Open Space Provision.

PRECINCT B - OPEN SPACE PROVISION						
LAND USE		STAGE 4	STAGE 5	STAGE 6	Stage 7	Stage 8
Open Space		Area	Area	Area	Area	Area
Linear Park		-	-	0.24 ha	0.36 ha	-
EPBC Vegetation Retention Zone		-	-	5.07 ha	-	-
Neighbourhood Park		-	-	1.00 ha	-	-
Pedestrian Links		0.09 ha	0.15 ha	0.04 ha	-	-
Stormwater		0.32 ha	-	0.23 ha	-	-
Conservation area (Balance)		-	-	-	-	3.65 ha
Neighbourhood Hub (Balance)		-	-	-	-	3.20 ha
TOTAL		0.41 ha	0.15 ha	6.58 ha	0.36 ha	6.85 ha



Precinct B

Pedestrian Network.

LEGEND

SEPERATE CYCLE PATH - 3M

SHARED PATH WITHIN STREETScape - 3M

SHARED PATH WITHIN OPEN SPACE - 3M

SHARED PATH WITHIN STREETScape - 2.5M

SHARED PATH WITHIN PARK - 2M

FOOTPATH WITHIN STREETScape - 1.5M

FOOTPATH WITHIN PARK - 1 - 1.5M

FOOTPATH WITHIN OPEN SPACE - 1.5M (FINAL ALLIGNMENT TO BE CONFIRMED IN DESIGN DEVELOPMENT)

BUSH TRACK - 1M (FINAL LOCATION TO BE CONFIRMED FOLLOWING DETAILED SITE SURVEY)



Precinct B

Bushfire Overlay.

LEGEND - LANDSCAPE MAINTENANCE ZONES

LANDSCAPE ZONE 1 - INTERNAL ROADS

1

HIGHLY MAINTAINED AND MANAGED LANDSCAPE

- TREES CAN'T OVERHANG ROOFS OF DWELLINGS, I.E. REGULAR PRUNING REQUIRED
- USE OF FIRE RETARDANT NATIVE PLANT SPECIES

LANDSCAPE ZONE 2 - LINEAR PARS AND PARKS

2

HIGHLY MAINTAINED AND MANAGED LANDSCAPE
TREE PLANTING WITH MANAGED UNDERSTOREY PLANTING

- TREES WITHIN PARK CAN'T HAVE INTERCONNECTED CANOPIES WITH MINIMUM 2 METER SEPARATION BETWEEN CANOPIES
- PATCHES OF UNDERSTORY PLANTING

LANDSCAPE ZONE 3 - MAJOR LINEAR PARK

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)

REFER BUSHFIRE MITIGATION REPORT PREPARED BY
LAND AND ENVIRONMENT CONSULTANTS.



Concept

Neighbourhood Hub and Open Space

Stage 4: Linear Park lots 9012 & 9014

Stage 8: FUTURE LOT 9001

The future neighbourhood hub is the beating heart of the Round Mountain Community. This space is set to become a cornerstone of community life, blending natural beauty with thoughtful urban planning.

The hub will serve as a future focal point for social interaction, community activities and essential services, ensuring that residents have everything they need within easy reach.

Winding paths will meander through the landscape, crossing over creeks and weaving through a bushland forest where mature trees have been preserved.

Together, the linear open space delivered with Precinct B will seamlessly integrate with the future development of the neighbourhood hub. A place where nature and community coexist, offering residents a unique blend of urban convenience and natural splendor.



Concept

Neighbourhood Recreation Park.

Round Mountain | Precinct A Masterplan



- LEGEND
- 1 SHELTER WITH BBQ'S AND PICNIC TABLES
 - 2 PLAY/ SEATING NODES ALONG PATH
 - 3 FLAGSTONE CREEK - ACCESSIBLE IN PARTS
 - 4 CAR PARKING
 - 5 PLAY
 - 6 REMNANT VEGETATION TO BE RETAINED



Not to scale



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	

Part 06

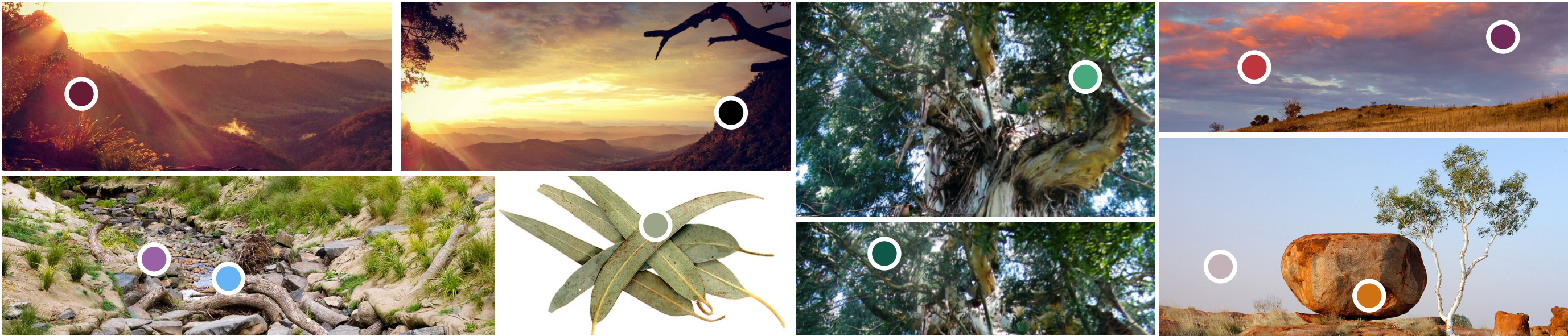
Materials Palette



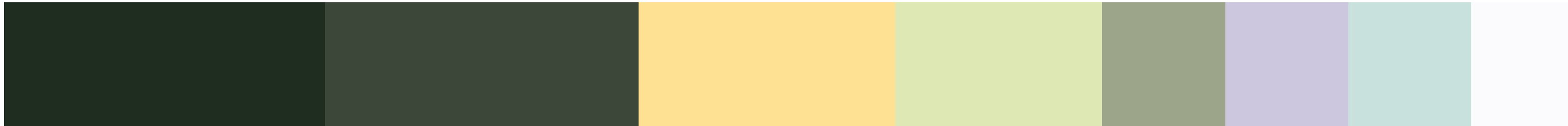
Colour Strategy.



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.

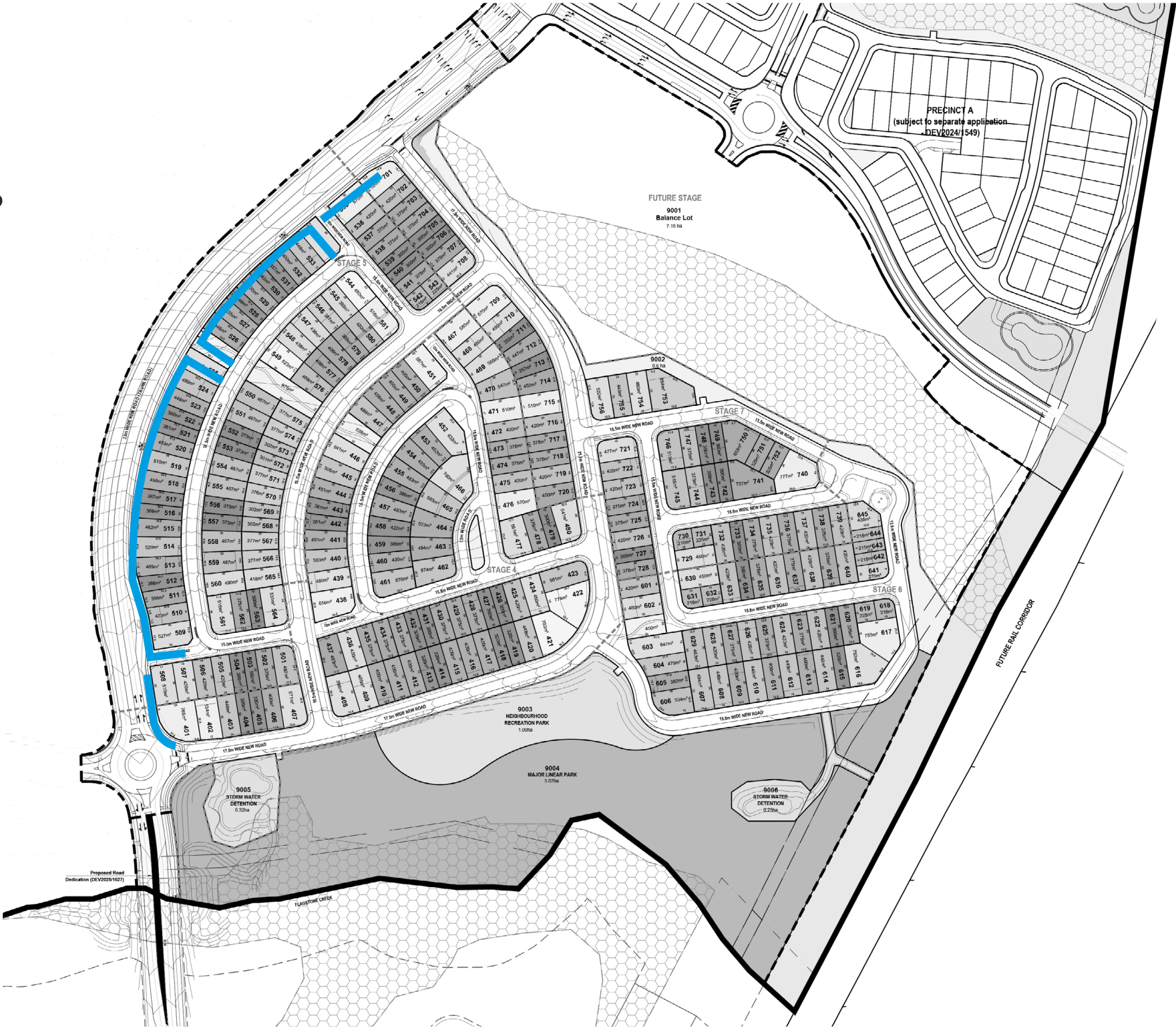


Fencing Requirements.

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)



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.



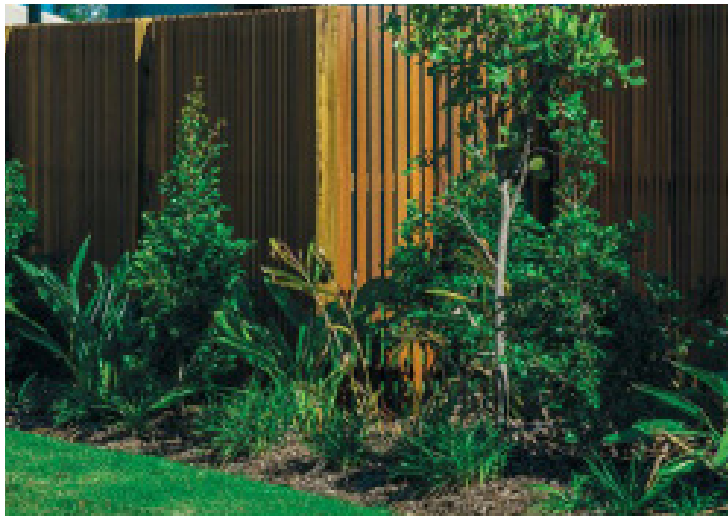
1.2m Open Space Fencing

- 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.



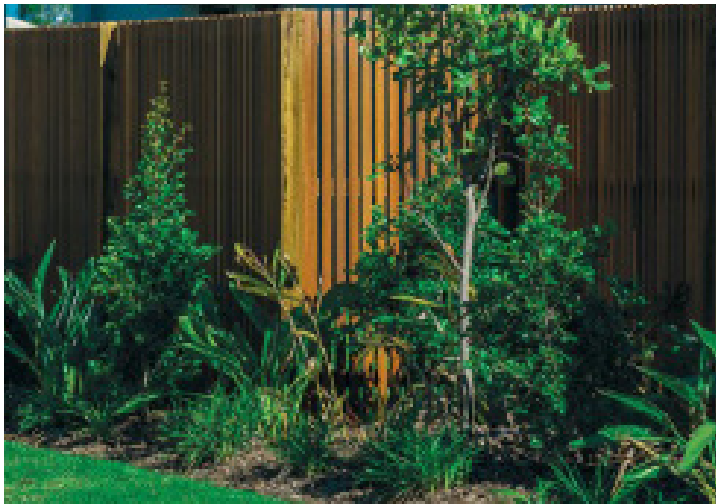
Koala Fence

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



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.



Part 07

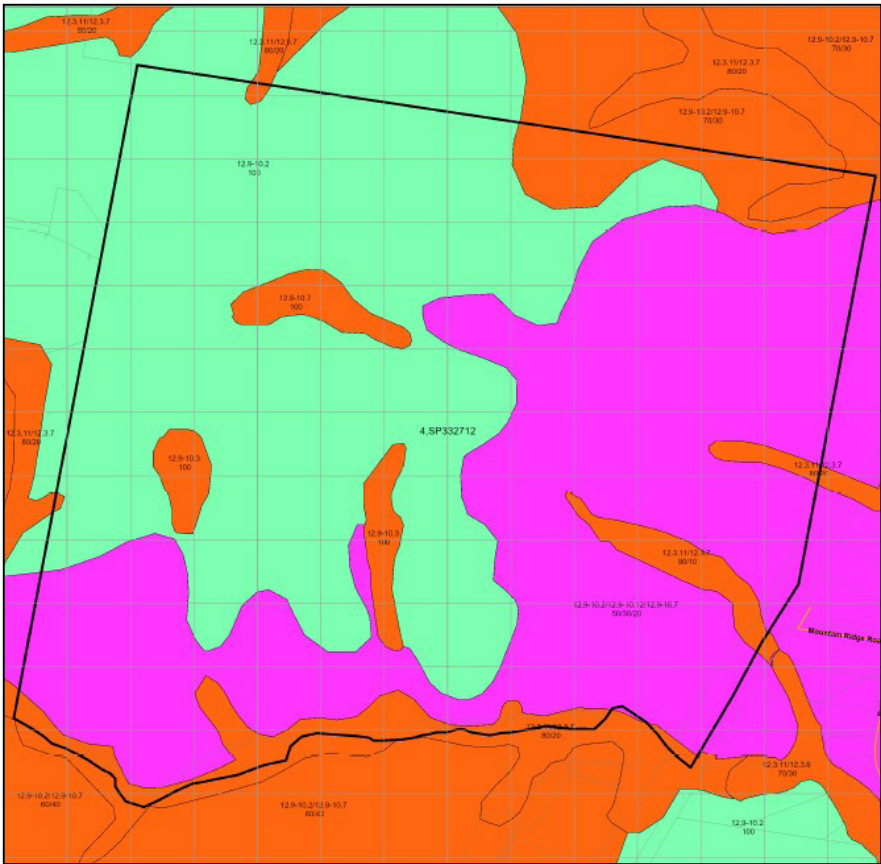
Planting Palette



Regional ecosystem of the site.

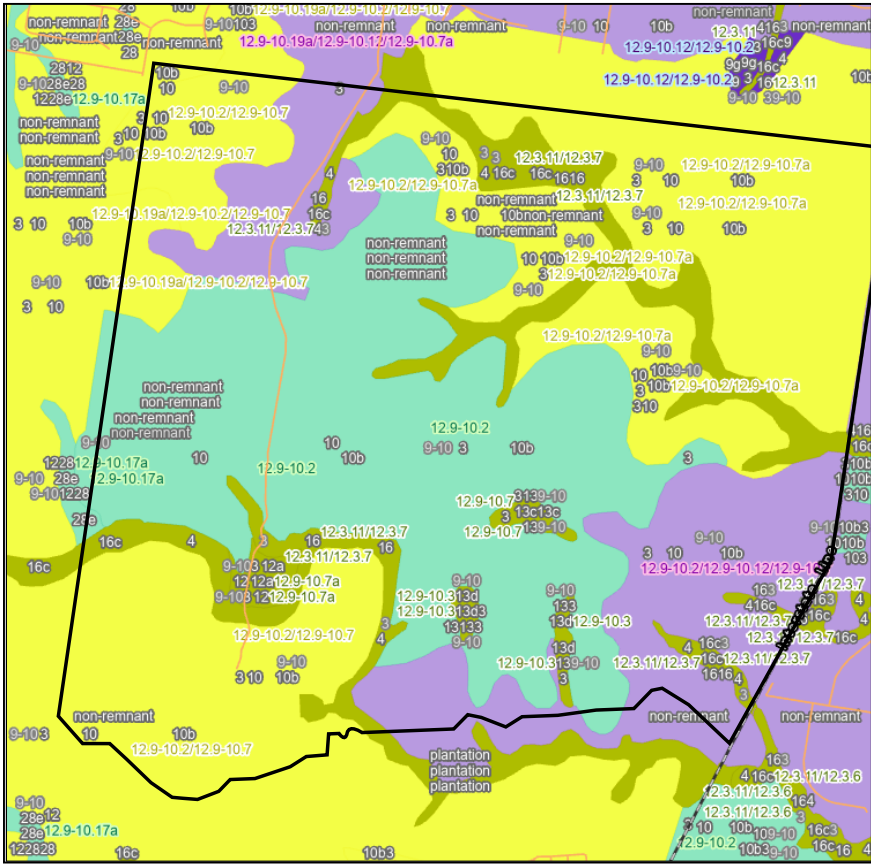
Pre-clearing (pre-1750) vegetation communities have been generated through the Queensland Government’s Regional Ecosystem mapping tool. These maps indicate that the project site sits within (and adjacent to) regional ecosystems:

- 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. *Variegata* on 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

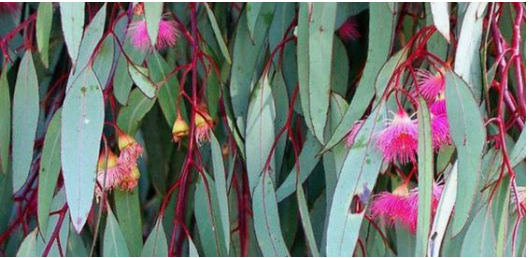


Lathamus discolor
Swift Parrot

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 nocturnal, 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 lathamii	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.

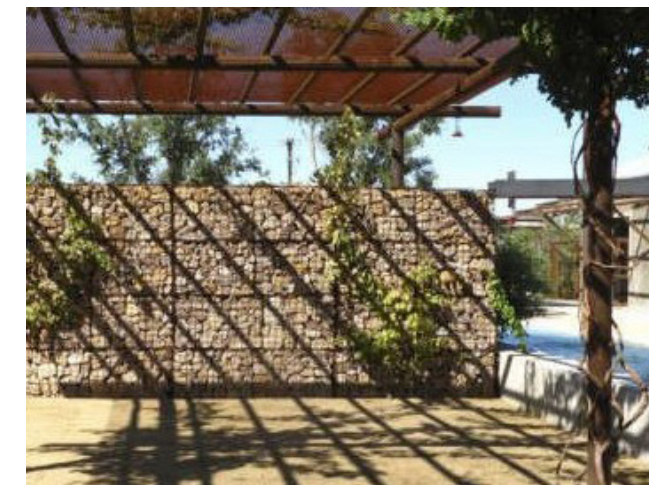


Design and management interventions to enhance biodiversity.

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



Plant species matrix .

Trees (and similar to).

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

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

Trees



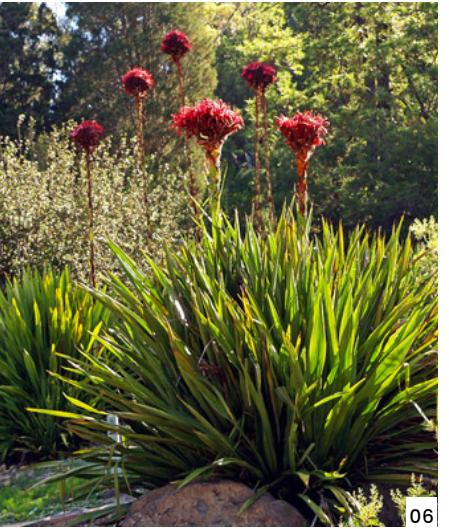
Plant species matrix .

Shrubs (and similar to).

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

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	

Shrubs.



Plant species matrix .

Groundcovers (and similar to).

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

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		

Groundcovers



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