

PREPARED FOR **WALKERS CORPORATION**

LOT 30, SUNSHINE COAST PDE LANDSCAPE DESIGN

CONCEPT REPORT

8 JULY 2026



Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence.

It shall only be used in this context and shall not be made available to third parties without client authorisation.

Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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ISSUE AUTHORISATION

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Prepared for:	Walkers Corporation

Rev	Date	Purpose	Prepared	Reviewed
J	24.06.2026	DA Issue	KP	MF
K	26.06.2026	DA Issue	KP	MF
L	08.07.2026	DA Issue	GR	MF



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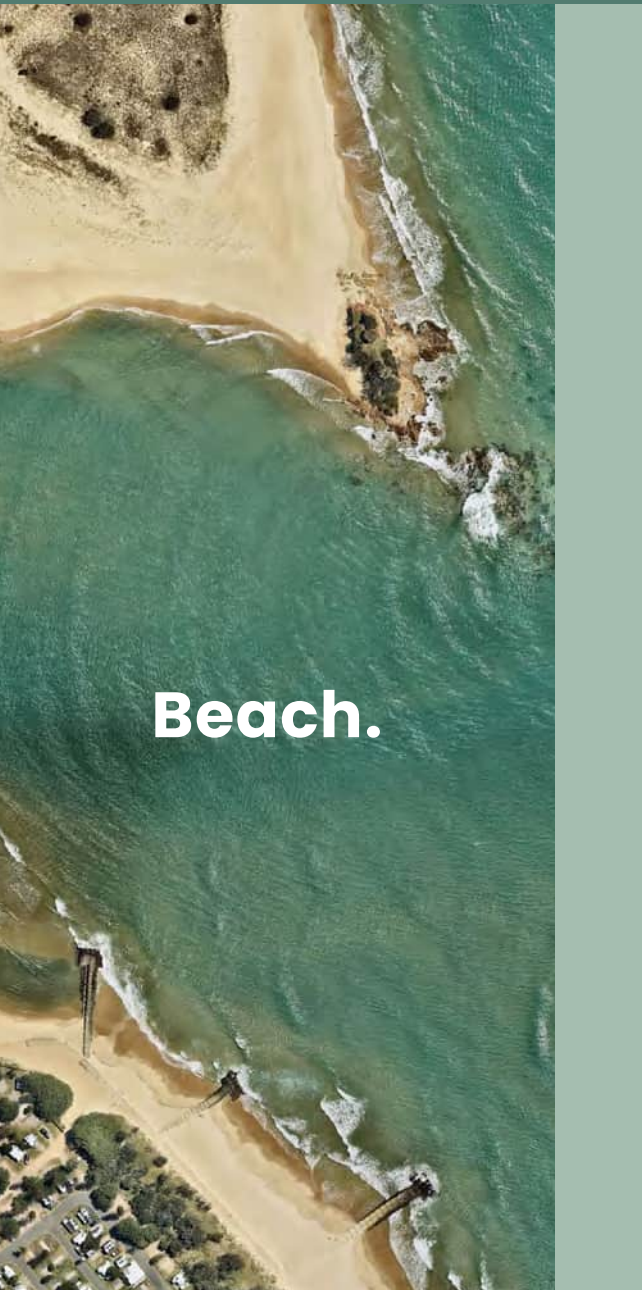


Site.



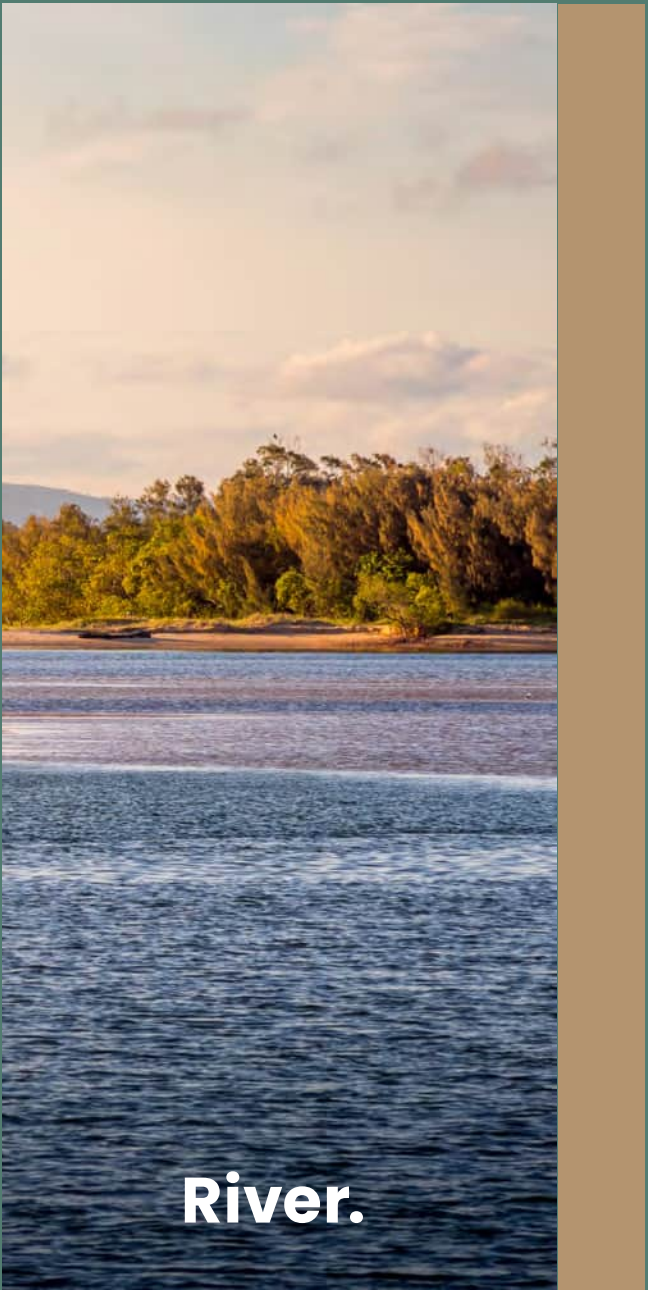
The *Maroochy River* forms the underlying spine of this landscape, shaping patterns of movement, connection and identity. Once a working corridor between Yandina and Maroochydore, *its rhythms and flows inform the site's spatial logic*. Located alongside Cornmeal Creek, the design draws on this hydrological legacy through linear alignments, *softened edges and moments of pause* that echo the river's meandering form.

Grounded in the Landscape



Emphasising the site's connection to the Maroochy River, incorporation of sand-textured surfaces and coastal materiality will evoke the dynamic interaction between river and coast. The design will celebrate the river's historical contribution to coastal development of Maroochydore.

Honouring the Maroochy River's legacy in transporting logs and goods, this method features flowing water elements and reflective surfaces, capturing the river's dynamic essence.



Subtropical.



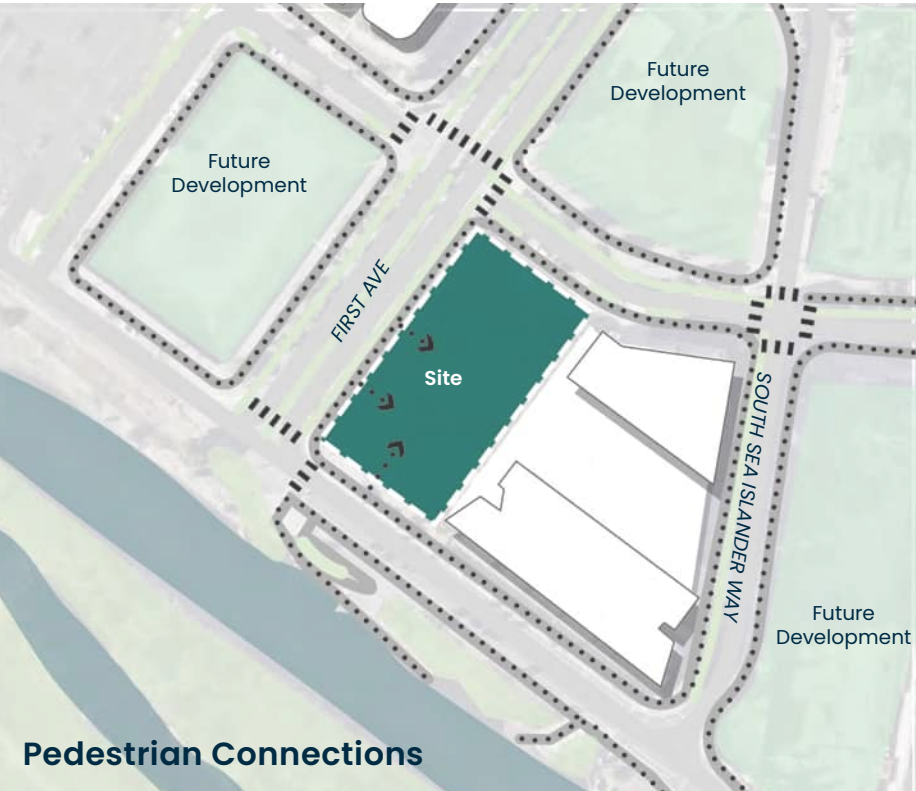
Incorporating timber and stone, this approach evokes riverbanks and creek beds, creating a tranquil space that reflects the river's nurturing environment and natural landscape.



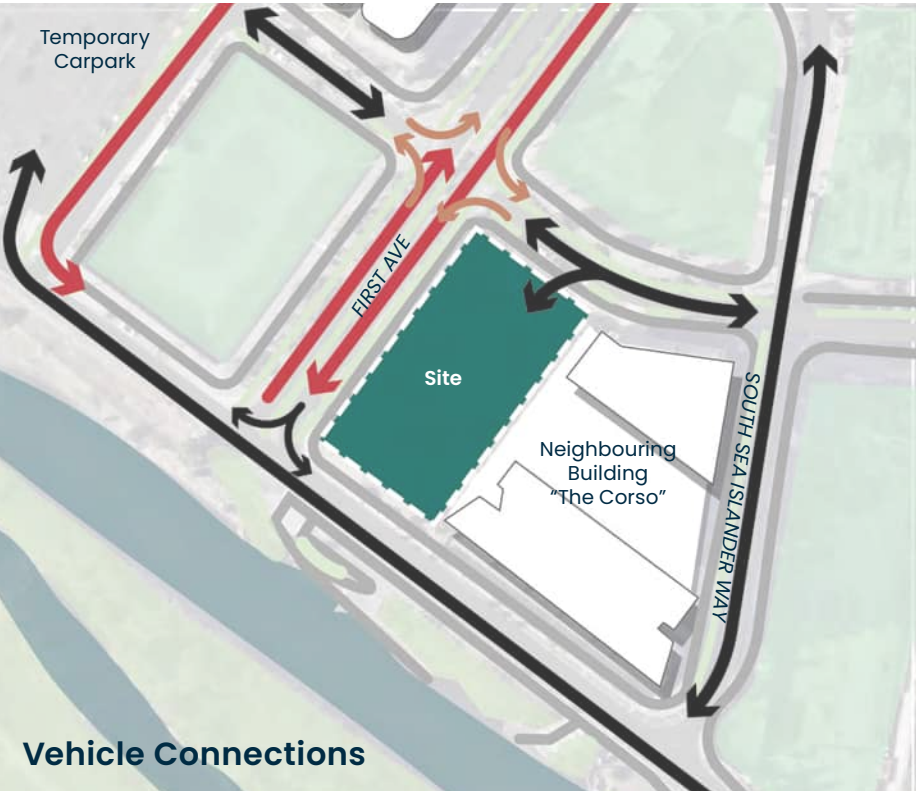
Paying homage to the coast to hinterland connection, feature inclusions of weathered metals and aged wood, reflecting historical infrastructure and the region's rich logging heritage.

Site Analysis

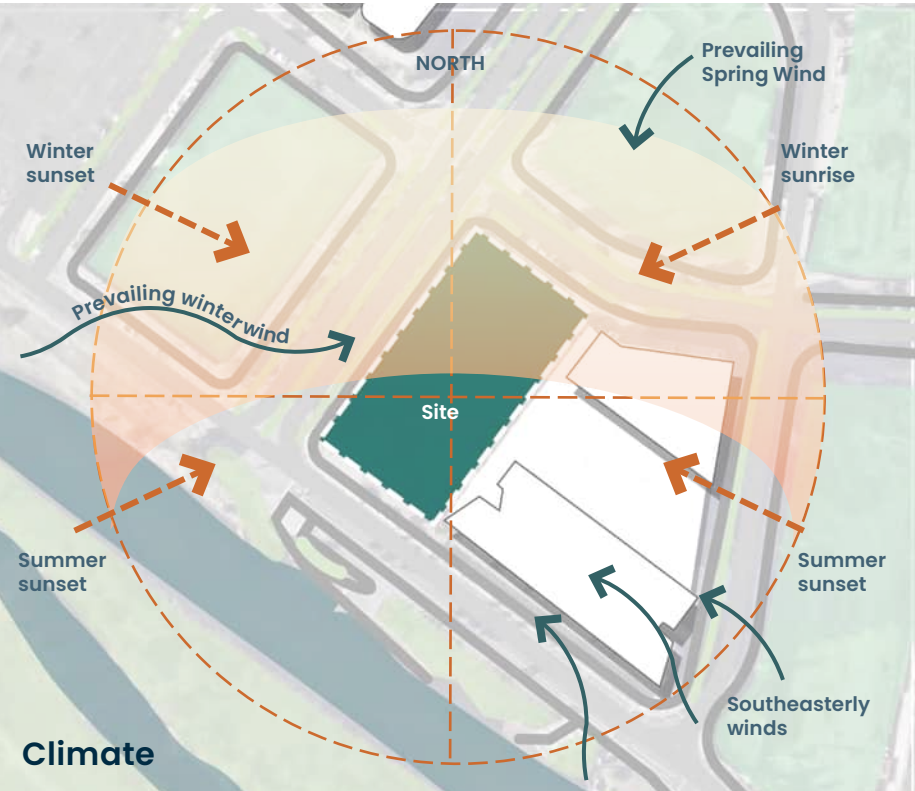
Following high-level site analysis, key connections, views and microclimatic conditions are carefully distilled to guide a cohesive and integrated approach.



- LEGEND**
- Pedestrian Pathway
 - ||||| Traffic Light Crossing

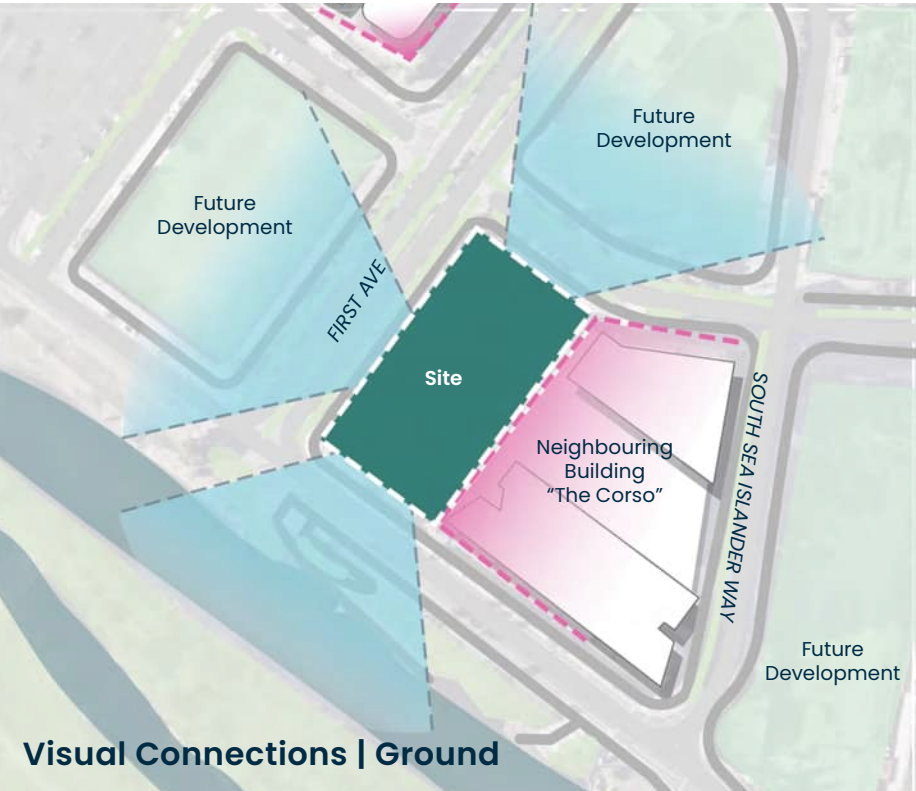


- LEGEND**
- ↔ 2 Way Road
 - ➔ 1 Way Road
 - ↪ Turning Lane
 - ↪ Left Turn Only

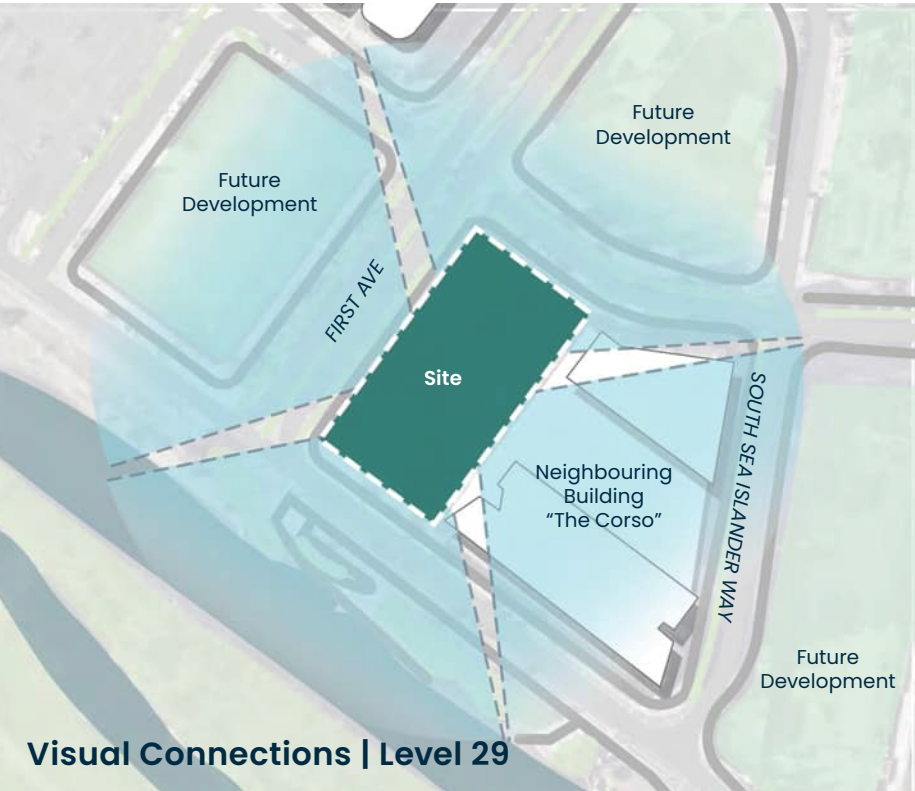
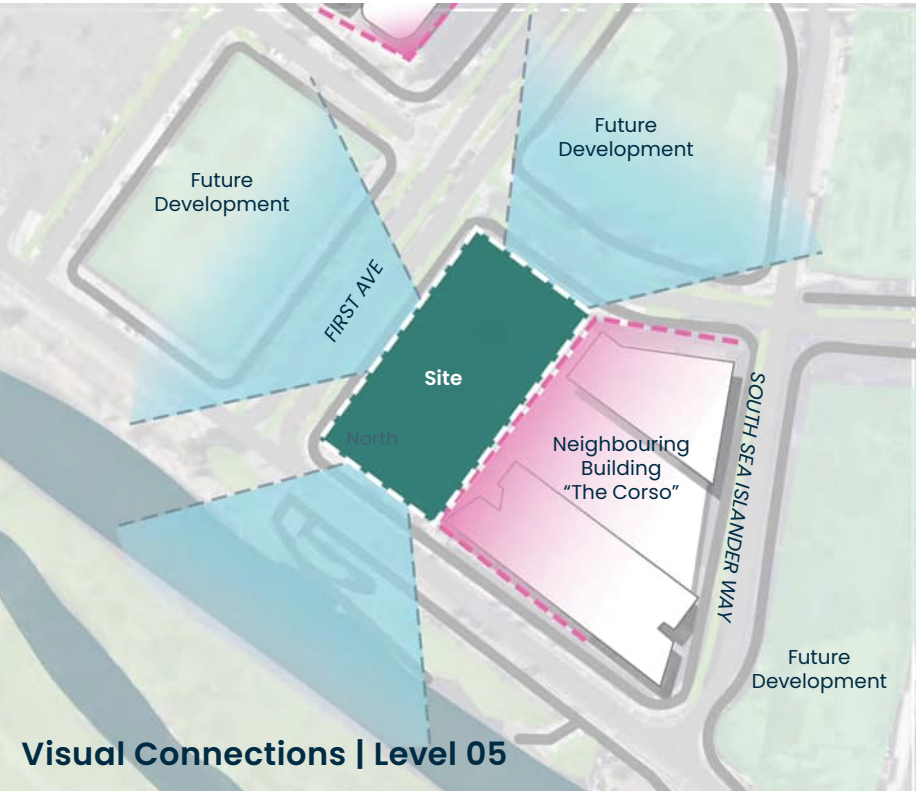


- LEGEND**
- ↪ Winds
 - ↪ Sunrise / sunset

North ⌚ NTS



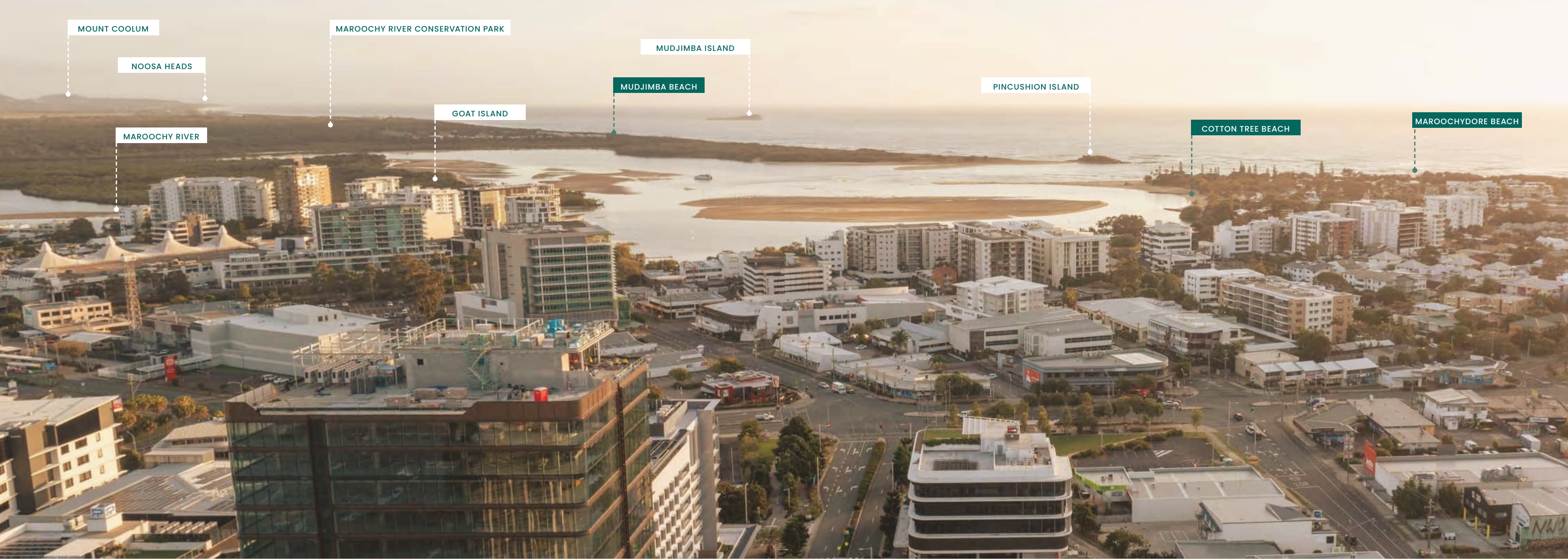
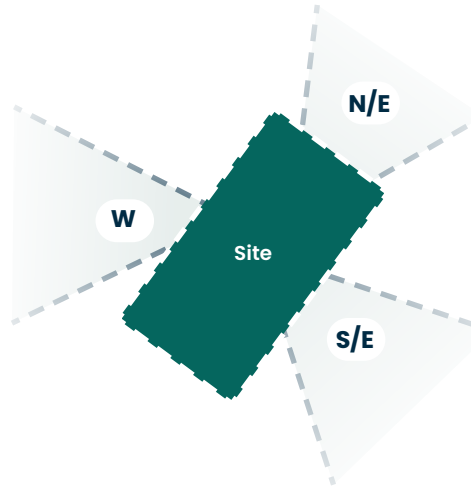
- LEGEND**
- Clear visual connection
 - Blocked visual connection



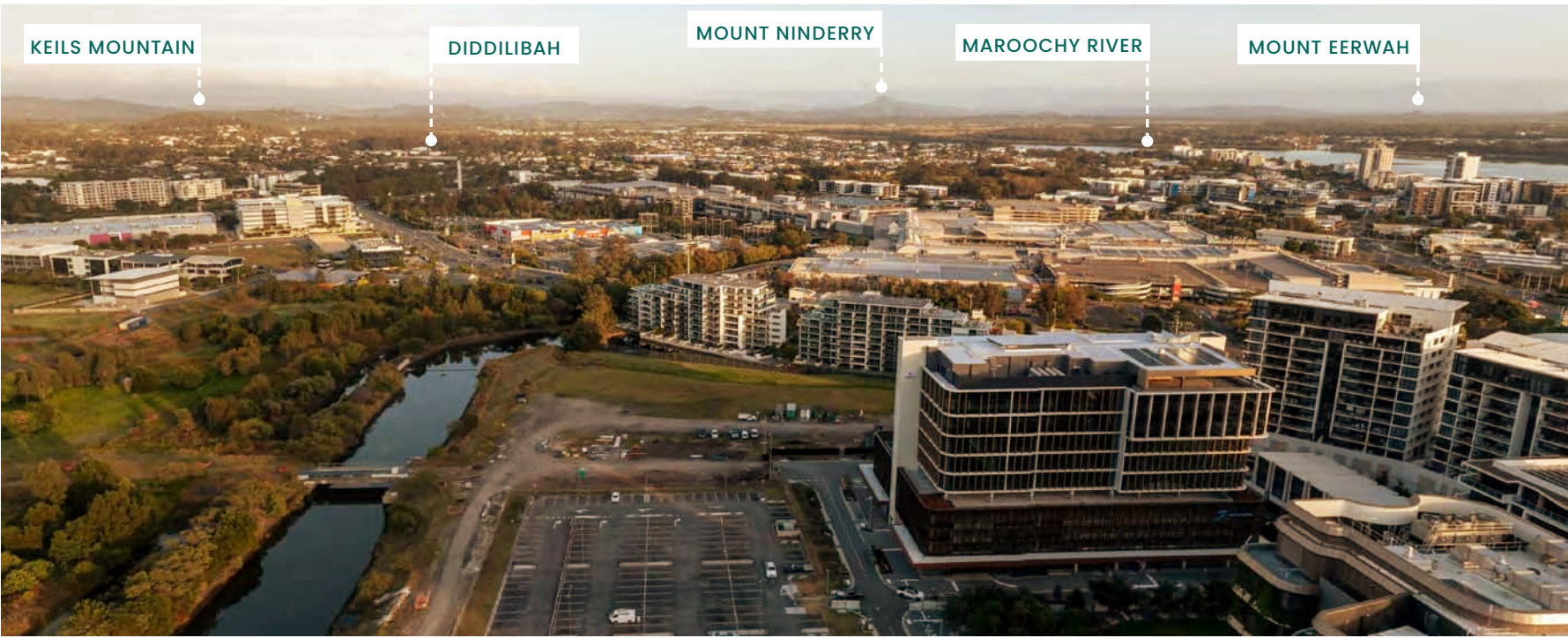
North ⌚ NTS

Site and Surrounds

From hinterland to headland, the site is set within a rare and privileged position, framed by expansive horizons across both ocean and mountain ranges.



NORTH-EAST



WEST



SOUTH EAST

A close-up photograph of a garden bed. In the foreground, a light-colored concrete sidewalk runs horizontally. To the left of the sidewalk is a dense patch of low-growing, yellow-green succulents. To the right of the succulents is a larger, more varied plant arrangement. This includes several plants with thick, rounded, green leaves, some of which are showing signs of browning or damage. There are also some smaller, feathery green plants interspersed among the larger ones. The overall scene is a well-maintained garden area.

Design.

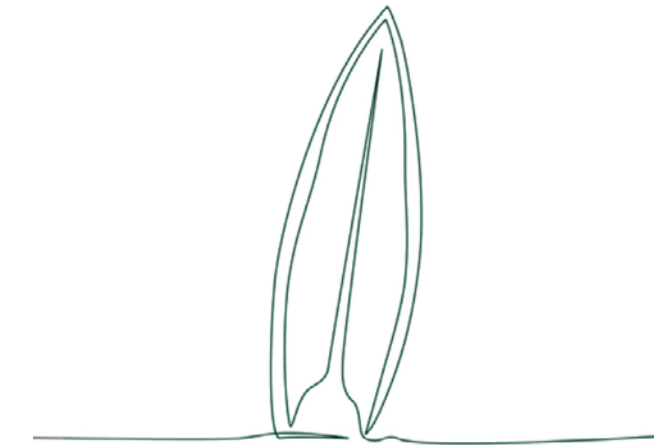
Pillars.

Inspired by the local landscape and community, the design is anchored by three guiding pillars that shape the landscape's form, expression, and spatial experience.



FLOWING LANDSCAPE

A design language inspired by the movement of water and fluidity of landform – waves, waterways, and coastal landscape; expressed through soft geometries, continuous forms, and spatial fluidity. The landscape guides movement and experience through gentle transitions and interconnected



GROUNDING COASTAL IDENTITY

Rooted in the character of Maroochydore, the design draws on the grain of the urban environment and value of its coastal community. This creates a tactile, place-specific environment that reflects the subtropical coastal context and reinforces a strong sense of local identity in an evolving precinct.



RITUAL + EVERYDAY WELLNESS

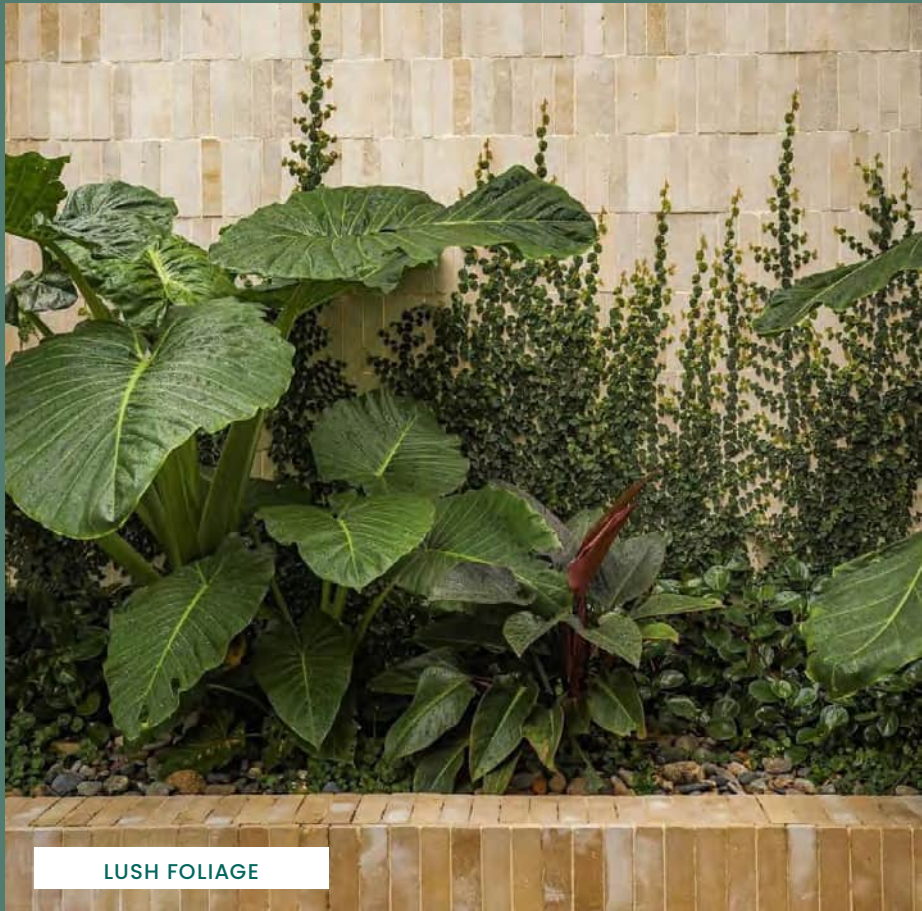
Spaces are designed to support the rituals of daily life – slow moments, gathering, rest, and movement. A curated yet welcoming atmosphere is established through lush planting, filtered light, and human-scaled interventions, fostering comfort, familiarity, and a warm, active public realm.

Ground Floor Precinct

An elegant, understated soffit defines the ground plane through flowing undulations, setting a calm spatial rhythm overhead. Beneath, a weaving seating forms undulating nooks for social dwelling, layered with subtropical greenery – reflecting the rhythm of Maroochydore.



SUBTROPICAL SOCIAL POCKET



LUSH FOLIAGE



PLAYFUL IMMERSION



ORGANIC NODES FOR DWELLING

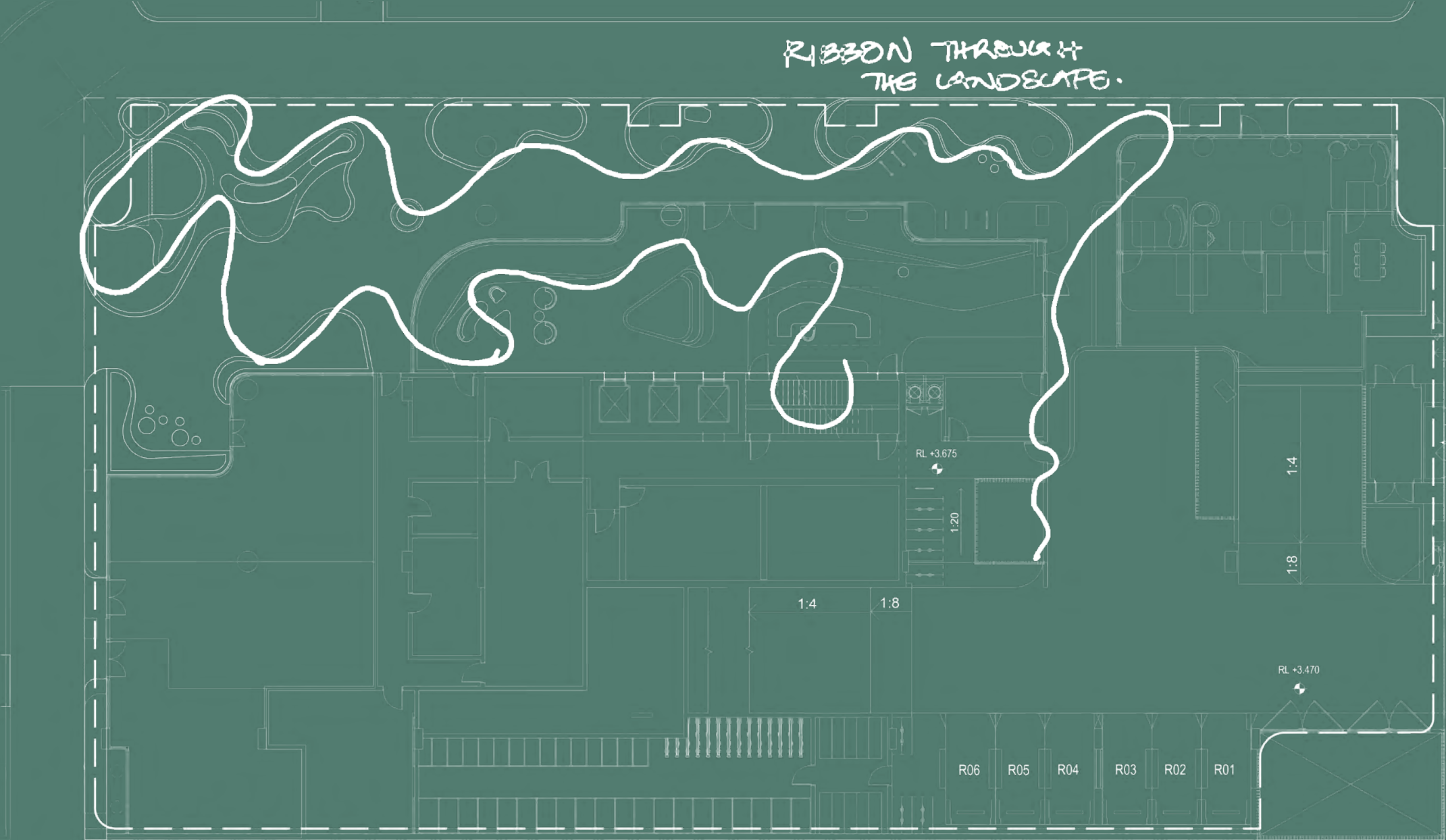


THOUGHTFUL LAYERING OF PLANTS



ARTICULATED ZONES

Ground Floor | Analysis



Ground Floor



- 1

Fluid sculptural art arrangement - curved layout that guides movement and defines spaces for circulation and pause.
- 2

Climbing plants to columns to soften structure and add vertical green.
- 3

Concrete seating integrated into the landscape with curved form.
- 4

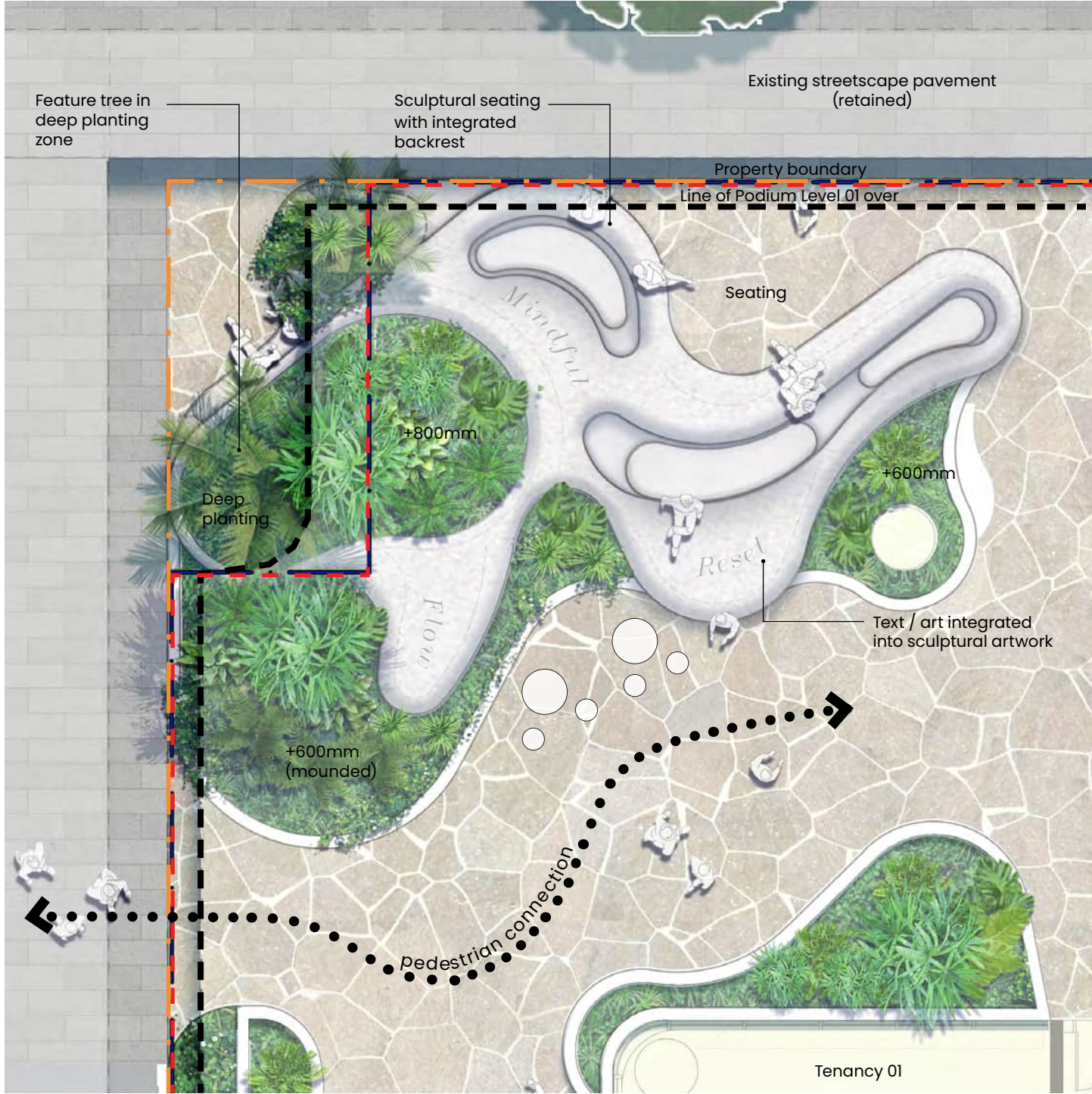
Accessible bike parking integrated without disrupting pedestrian flow.
- 5

Internal lobby planting
- 6

Podium planting to BOH / ground floor carpark
- 7

Existing streetscape - to be retained

Detail Plan Ground



Ground Floor Planting



Carissa macrocarpa
Desert Star



Alocasia brisbanesis
Spoon Lily



Pandorea jasminoides
Bower of Beauty



Viola hederacea
Native Violet



Cyanthea cooperi
Australian Tree Fern

Podium Level 01

Podium levels are anchored by robust planting designed to withstand exposed conditions, forming a soft green veil that filters the façade and complements the building’s arched forms.



Podium Level 01



- LEGEND
- 1 Cascading planting to buidling facade, softening built form and reinforcing vertical connection.
 - 2 Podium planting over padmount transformer below.
 - Property boundary

Podium Level 1 Planting



Ipomoea pes-caprae
Beach Morning Glory



Myoporum parvifolium
Creeping Boobialla Narrow Leaf



Pandorea jasminoides
Cousin It



Phyllanthus minutiflora
Little Leaf Phyllanthus



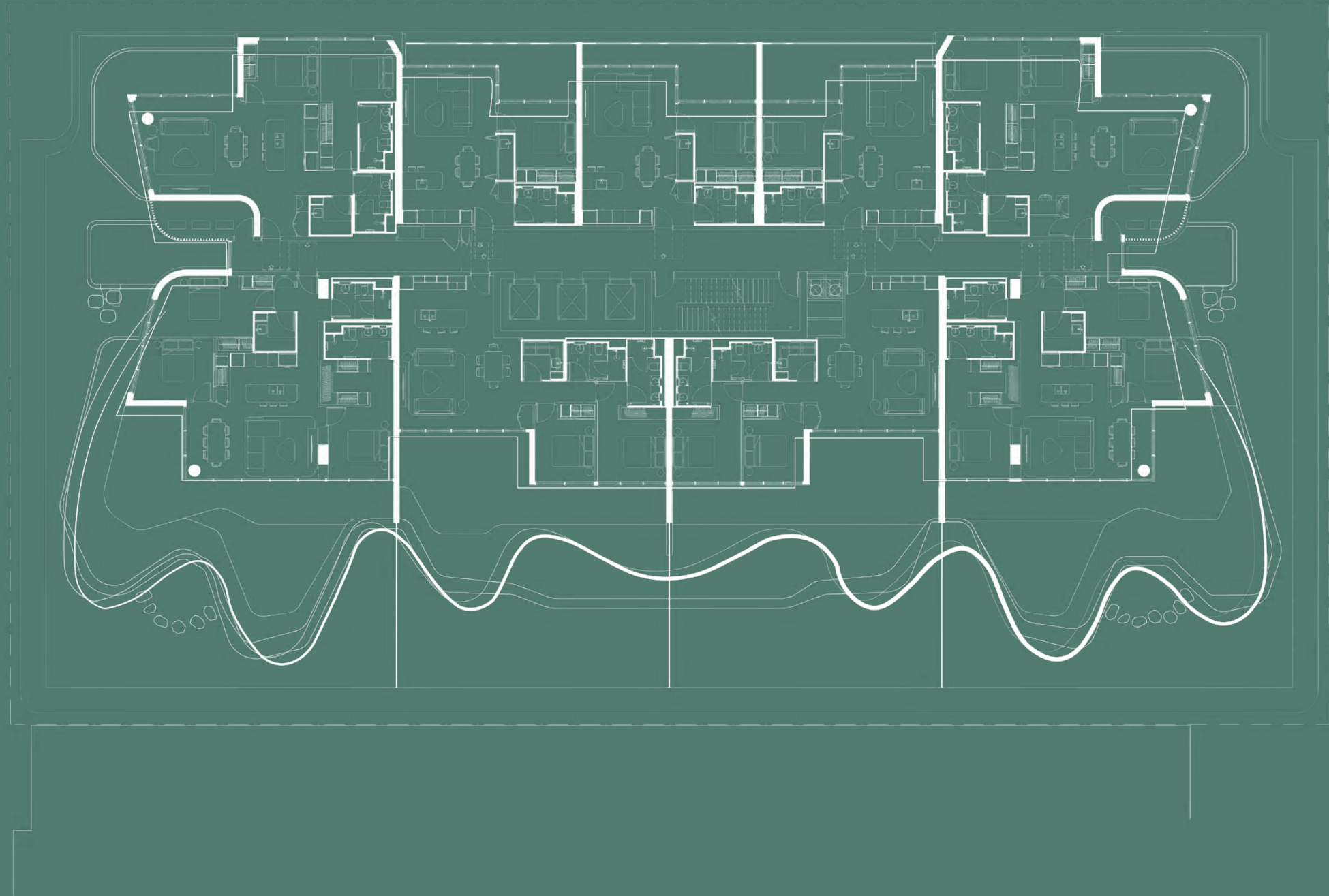
Aptenia cordifolia
Baby Sun Rose

Level 04

The residential podium gardens carefully shaped through layered screening and shaded canopy trees, with wind-sheltering planting that captures morning light, framing considered views while integrating fluid seating and open turfed spaces for relaxed recreation.



Level 04 | Residential



Level 04 | Residential

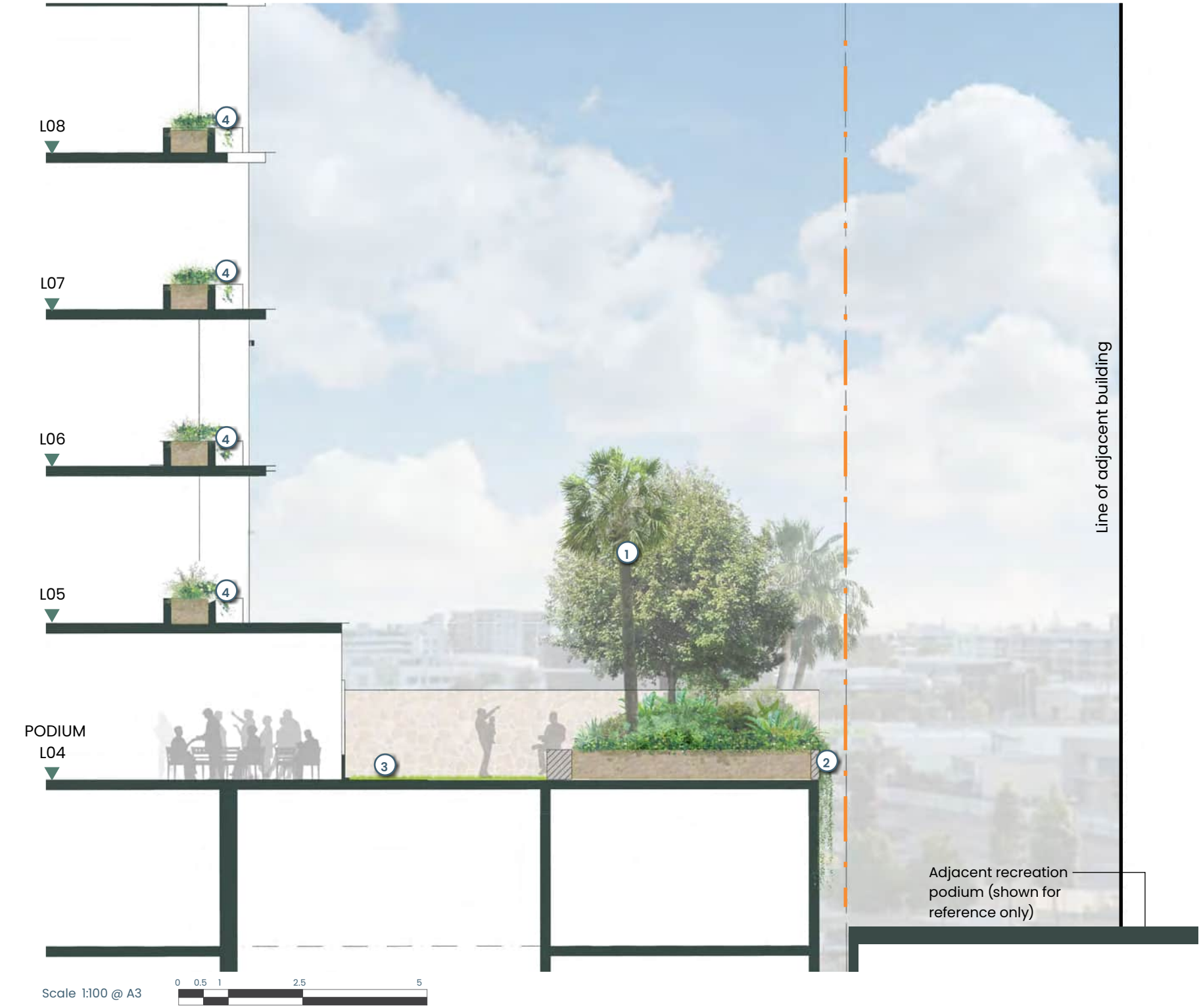


LEGEND

- | | |
|--|--|
| <p>1 Private garden spaces defined by layered planting for screening and amenity.</p> <p>2 Open lawn area for flexible use, informal recreation, and gathering.</p> <p>3 Concrete seat to podium planter edge, key views are maintained while privacy from adjacent lot is provided through mid storey planting.</p> | <p>4 Changes in paving and finishes used to clearly define recreation and dining areas.</p> <p>5 Cascading planting to building facade softening built form and reinforcing vertical connection.</p> <p>6 Secure access point for servicing and maintenance.</p> <p>7 Podium planting with dense sub tropical species to provide screening from adjacent property.</p> |
|--|--|

Scale 1:250 @ A3

Section 1 | Level 04



Podium Level 04 Planting



Waterhousea floribunda
Weeping Lilly Pilly



Livistonia australis
Cabbage Tree Palm



Banksia robur
Swamp Banksia



Zamia furfuracea
Cardboard Palm



Acacia cognata 'Limelight'
Little Lime

Typical Tower and Penthouses Level 28

Podium levels are anchored by robust planting designed to withstand exposed conditions, forming a soft green veil that filters the façade and complements the building’s arched forms.



Lower Typical (L05-15)



LEGEND

- 1 Cascading planting to building facade, softening built form and reinforcing vertical connection.
- Property boundary

Scale 1:250 @ A3



Upper Typical (L16-27)



LEGEND

- 1 Cascading planting to building facade, softening built form and reinforcing vertical connection.
- Property boundary

Scale 1:250 @ A3



Penthouses Level 28



LEGEND

- 1 Cascading planting to buidling facade, softening built form and reinforcing vertical connection.
- Property boundary

Scale 1:250 @ A3



Typical Levels & Penthouses Planting



Pittosporum tobira 'Miss Muffet'
Miss Muffet



Peperomia obtusifolia
Baby Rubberplant



Myoporum parvifolium
Creeping Boobialla



Phyllanthus minutiflora
Little Leaf Phyllanthus



Aptenia cordifolia
Baby Sun Rose

Level 29 | Rec Deck

A place to linger – warm, resort-like and anchored by a coastal vibrance, the level featurese spa zones and a mixed-use pool, where recreational spaces and active programs create a relaxed yet energised setting, elevated by sweeping views to coastal and hinterland surrounds.



WARM TONES COMPLIMENTING UNDERCROFT CHARACTER



MULTIUSE RECREATION AND LAP POOL



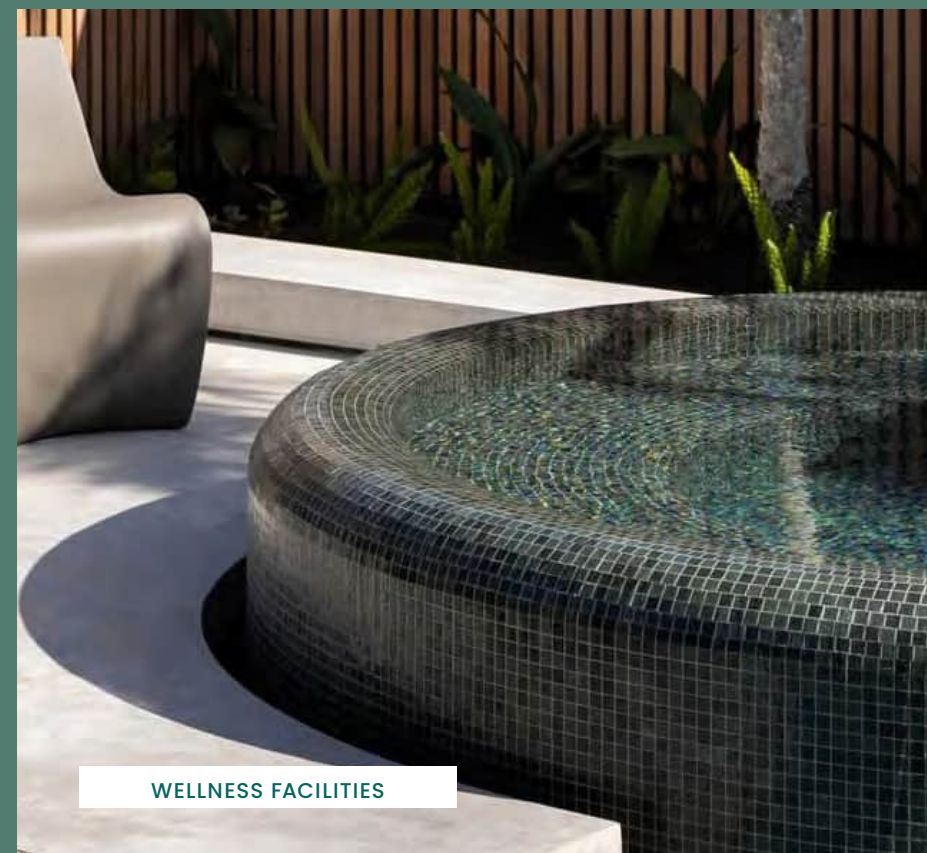
LAYERED PLANTING WITH SCULPTURAL FORMS



THE SOCIAL POCKET

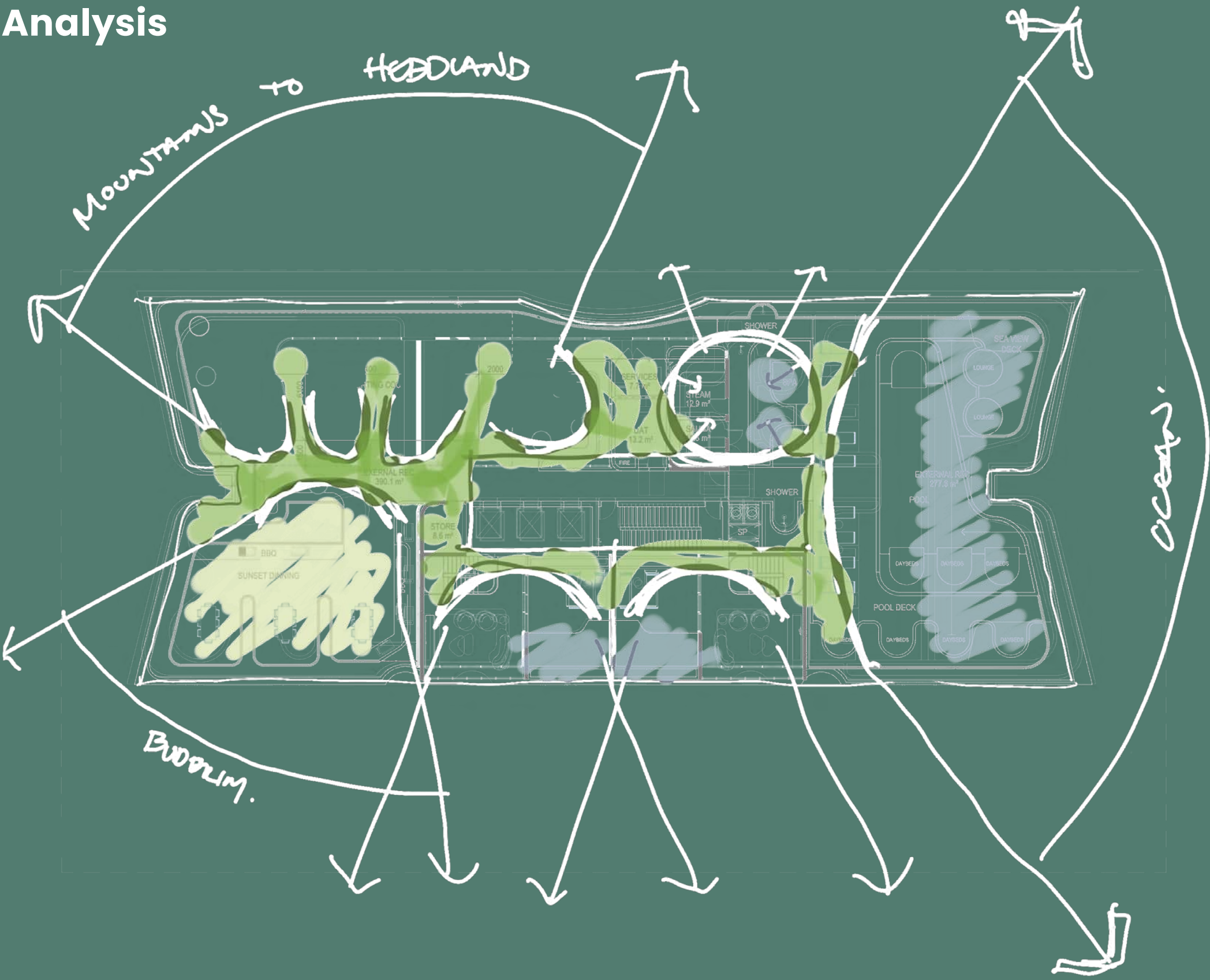


COASTAL ROBUST PLANTING

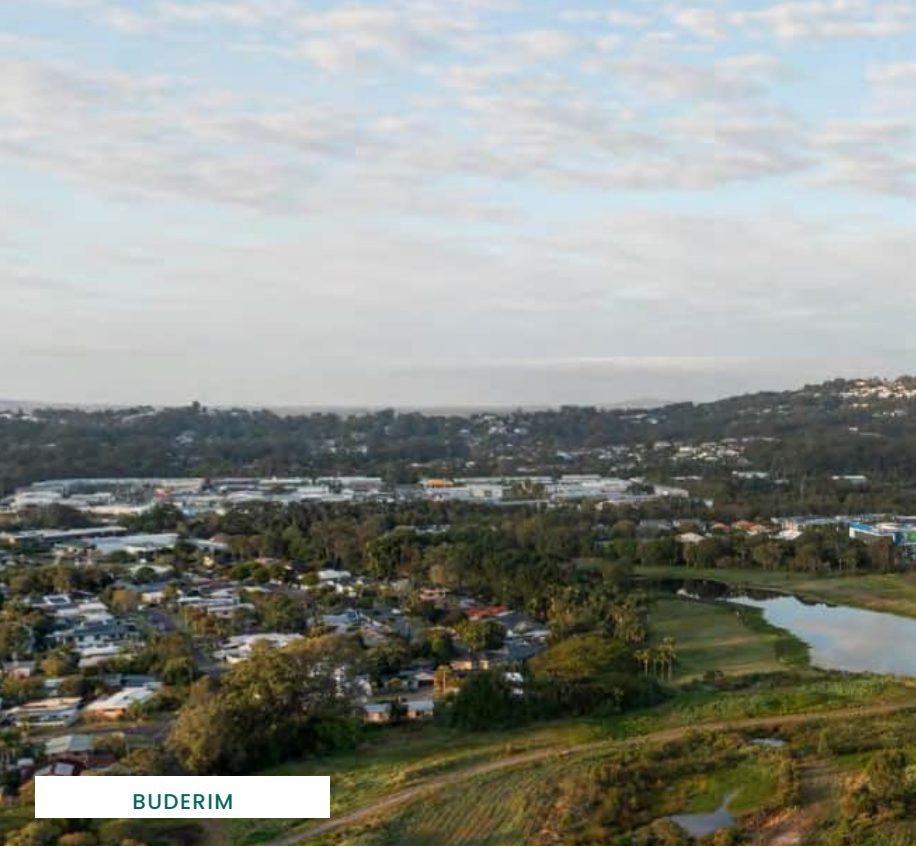


WELLNESS FACILITIES

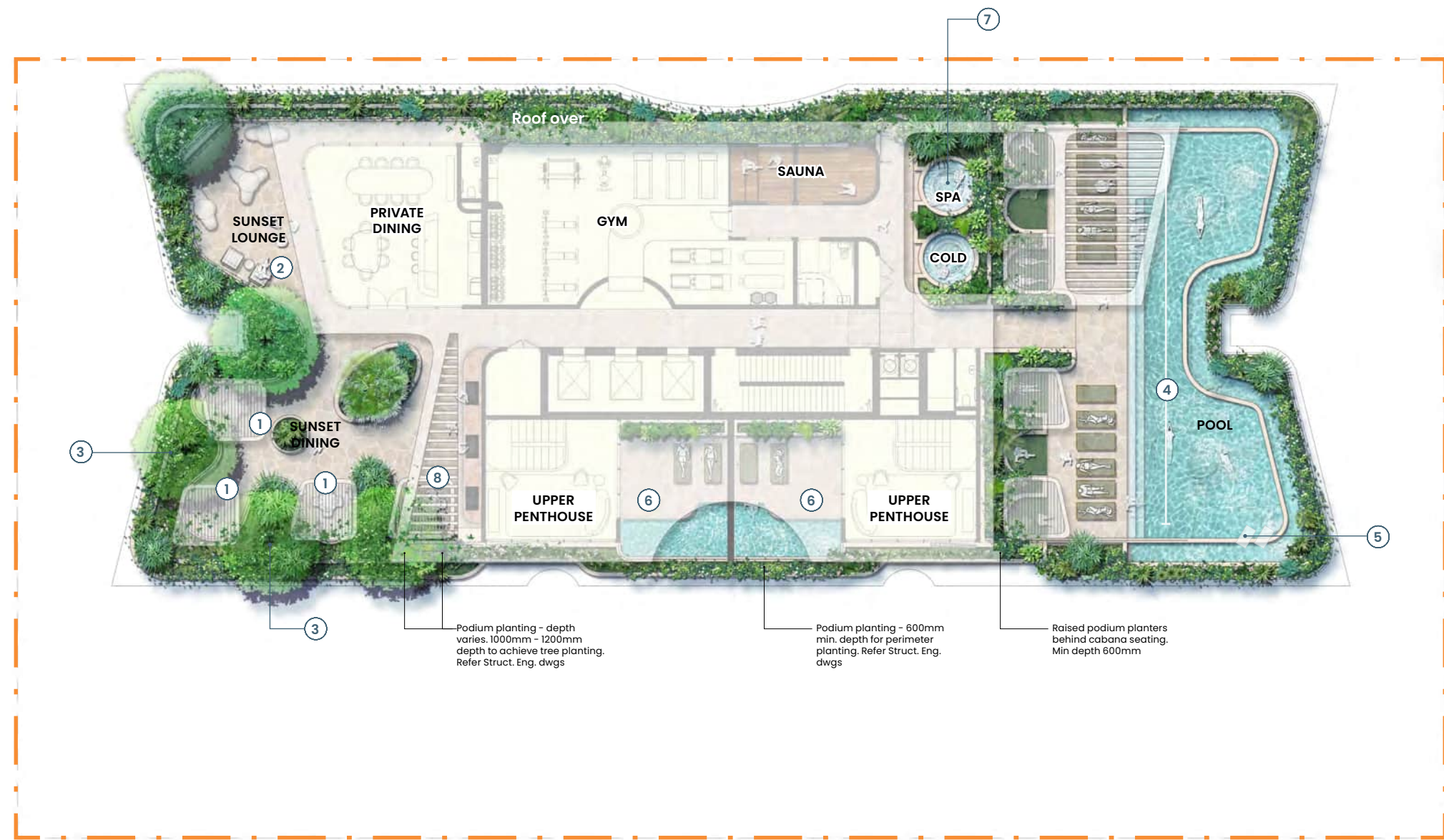
Level 29 | Analysis



Key Views to Frame



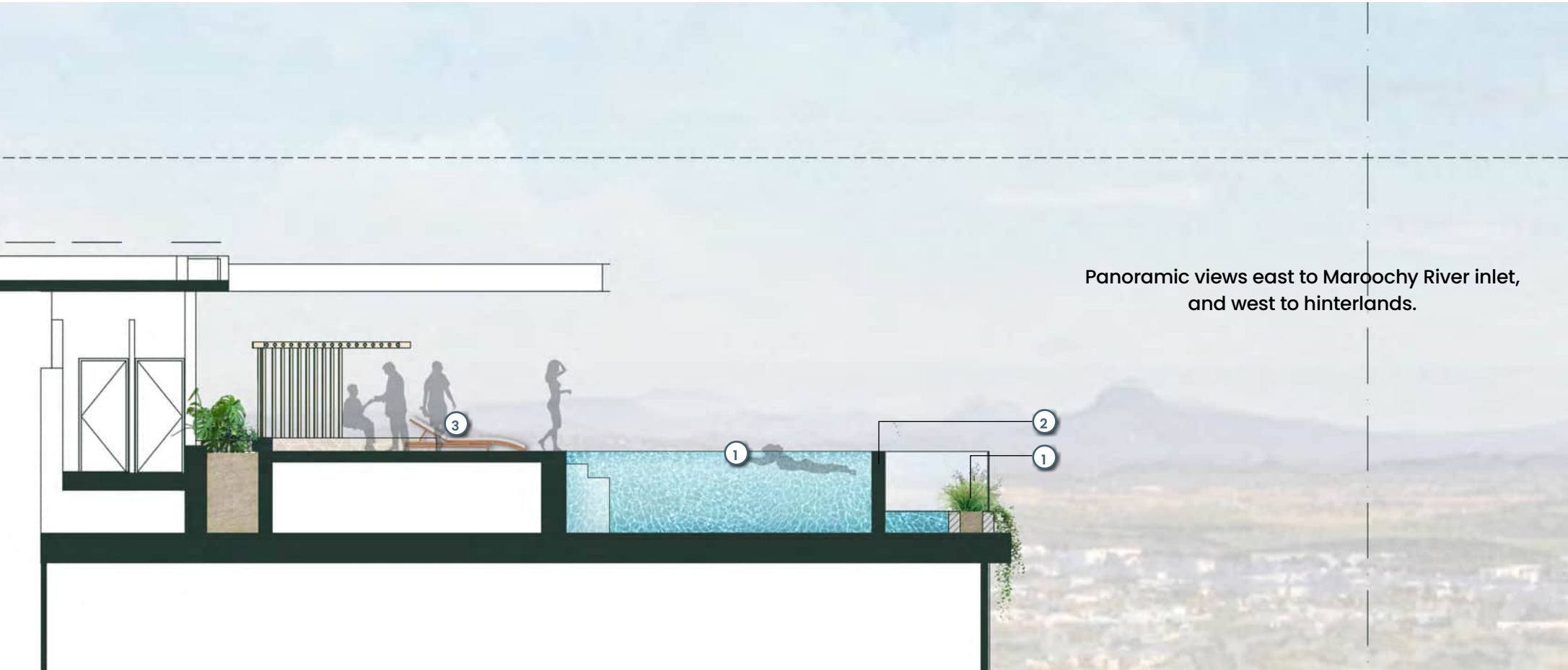
Level 29 | Recreation Deck



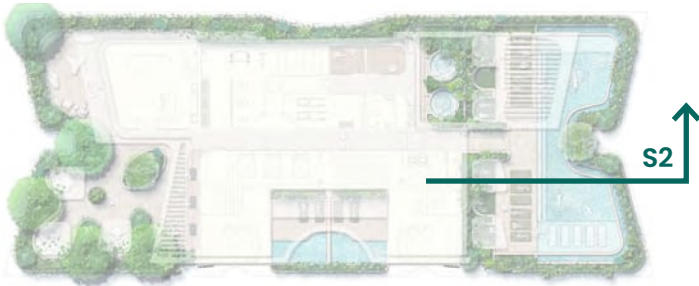
- LEGEND**
- 1 Podium planter with dining alcoves for residential use.
 - 2 Bar seating to Sunset Lounge zone, as an extension to Private Dining area.
 - 3 Shade trees and shelters to provide climatic relief and privacy.
 - 4 18m pool accommodates lap swimming alongside shallow areas for casual use.
 - 5 Lounging zones with cabana seating provide shaded areas for rest and small group use.
 - 6 Penthouse private terraces with plunge pools.
 - 7 Shared spa and sauna facilities support everyday wellness and relaxation.
 - 8 Informal tables and chairs adjacent to BBQ facilities.
- Property Boundary



Section 2 | Level 29 Pool



- LEGEND**
- 1 Low profile robust coastal planting to maintain open views and accentuate architectural edges
 - 2 Infinity pool edge (refer Arch. dwgs)
 - 3 Poolside lounges and cabana seating



Level 29 Planting

RECREATION DECK



Livistonia australis
Cabbage Tree Palm



Cupaniopsis anacardioides
Tuckeroo



Philodendron selloum
Tree Philodendron



Pittosporum tobira 'Miss Muffet'
Miss Muffet



Casuarina glauca 'Cousin It'
Cousin It

POOL DECK



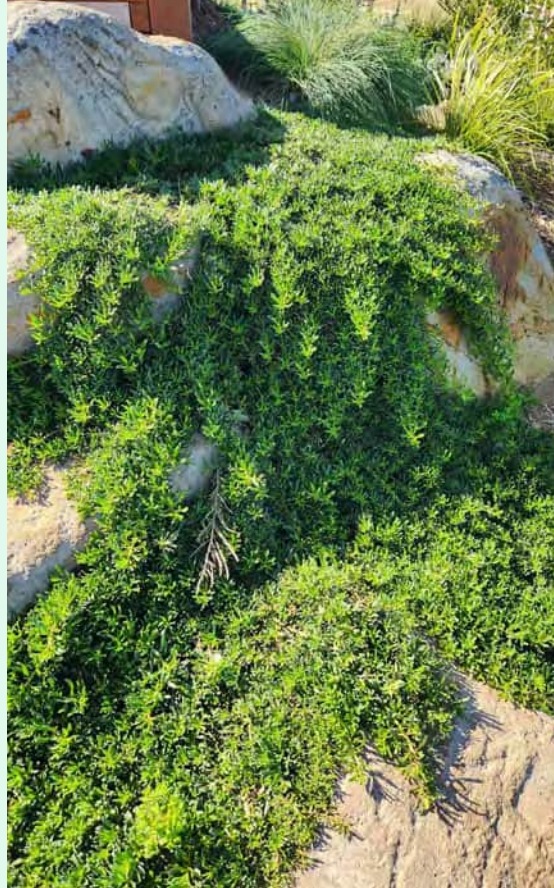
Pandorea jasminoides
Cousin It
Pandanus tectorius
Coastal Pandanus



Festuca glauca
Blue Fescue



Carpobrotus glaucescens
Pigface



Myoporum parvifolium
Creeping Boobialla

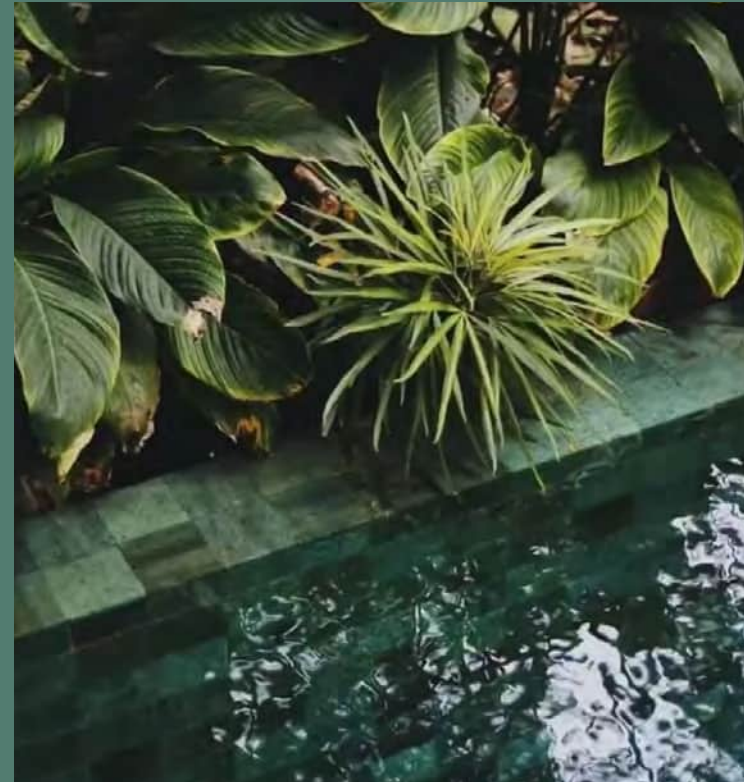
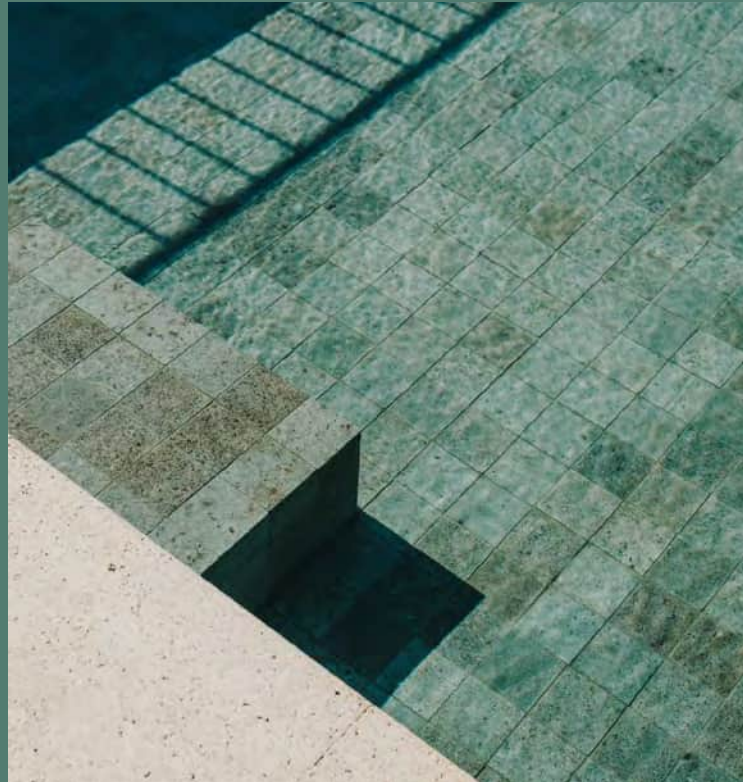
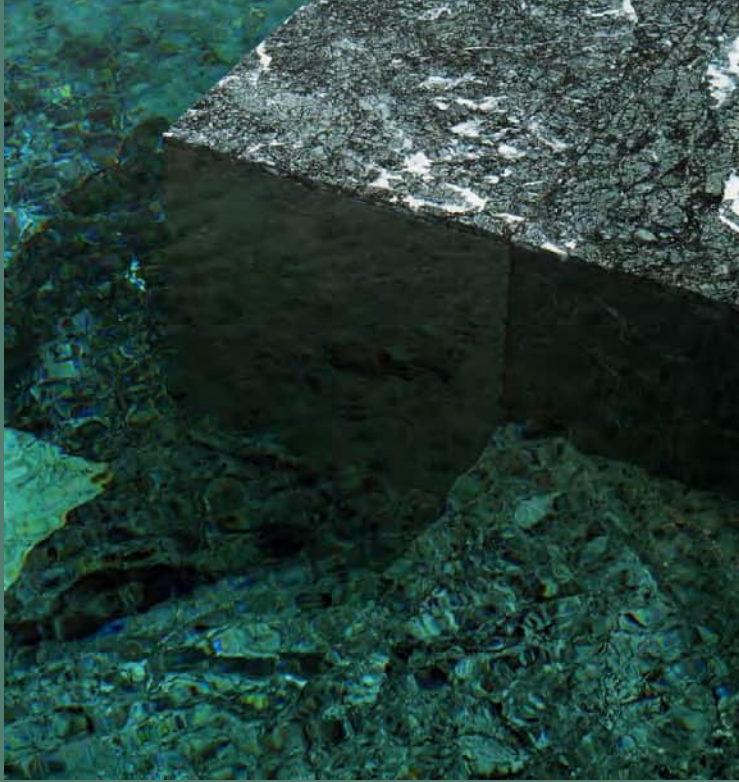


Aptenia cordifolia
Baby Sun Rose



Landscape Palettes.

Wellness



Softscape



01.
Sculptural planting through tonal variation

02.
Sculptural planting through textual variation

03.
Native coastal planting

04.
Subtropical planting

05.
Coastal palette reflective of local character

06.
Palm planting for verticality

07.
Cascading planting to building facade

08.
Varied planting forms

Hardscape



01.
Feature tiles

02.
Feature pavement areas with coastal tones

03.
Jade green inbuilt barbeque

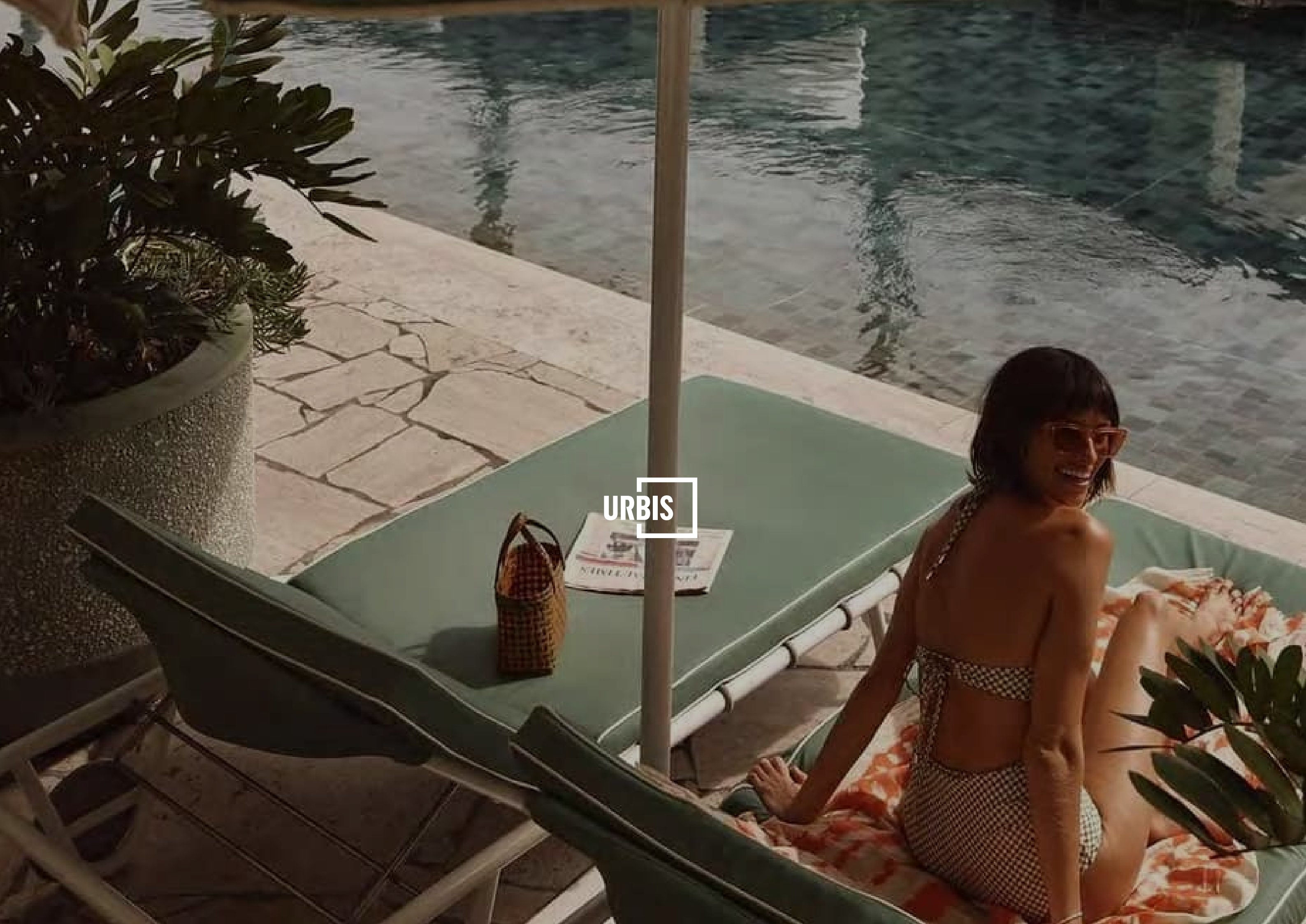
04.
Pool precinct with considered design elements

05.
Water for wellness and aesthetic

06.
Terracotta hues through hardscape

07.
Bespoke artwork and feature

08.
Integrated fixtures



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