P:\BNE\L23108 Calli Subdivision Stage 05 Private\Drawing\L23108 Calli Stage 05 Private.dwg | PLOTTED: 8/7/2025 11:22 AM

PLEASE PRINT IN COLOUR

C M Y K

FOR APPROVAL

OPW.

CALLI | SUBDIVISION: STAGE 05 PRIVATE

79-99 COURTNEY DRIVE, UPPER COOMERA, QLD.

LOT 188-192 ON RP173728

PROJECT REFERENCE - L23108

LANDSCAPE PLANS APPROVED

- **To be constructed in accordance with the approved plan.**
- **Approval is subject to the observance of any amendments noted in red thereon.**
- **Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.**
- **No canopy trees to be planted within 3 metres of building foundations or rooflines (including neighbouring properties)**
- **All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan must be an acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer.**

Application No.: COM/2025/238

Dated: 8 October 2025

SHEET SET

L23108 - 100 | TITLE PAGE & SHEET SET
L23108 - 101 | LEGENDS, DATA REGISTRY & PLANT SCHEDULE

LANDSCAPE PLANS

L23108 - 200 | STAGING & EXTENT OF WORKS
L23108 - 201 | FENCING PLAN
L23108 - 202 | TREATMENT AREAS
L23108 - 203 | PLANTING PLAN
L23108 - 204 | PLANTING MODULES

DETAILS & SECTIONS

L23108 - 300 | DETAIL DRAWINGS 01

SPECIFICATIONS

L23108 - 400 | LANDSCAPE SPECIFICATIONS

LANDSCAPE ASSESSMENT NOTES:

- All under sized or poor quality stock will be required to be replaced prior to inspection approval.
- All trees must be staked, edged and mulched.
- Ensure all nominated existing planting to be retained and protected are not damaged. Plants damaged in construction must be replaced with the same species at the same size.
- Ensure all proposed trees within the private lot are setback 3m minimum from the proposed roof line or building foundations. Only small trees are permitted within the 2-3 metre setback from proposed roof line or building foundations, but a root barrier must be used.
- All planting to be within an edged and mulched garden bed complying with the City Plan Policy - Landscape Work.
- All nursery bamboo stakes and plastic/rubber ties must be removed from planted tree specimens before final inspection.
- All tiered retaining walls must have a minimum of a 1 metre wide bench measured from the face of the lower retaining wall to the face of the upper retaining wall and include planting to the benches.
- The landscape works located within tiered retaining wall must be subject to an establishment period of 1 year. Arrange a hold point inspection following completion of the establishment period. This must be completed prior to approval of the plan of subdivision unless otherwise subject to an approved maintenance bond.
- Batters that are planted or grassed are to be deep ripped on horizontal grades to a depth of a 100mm–200mm and dressed with high organic mix topsoil and planted, turfed, or seeded.

LANDSCAPE NOTES

- ALL TREES MUST BE STAKED, EDGED AND MULCHED
- ALL TREES WITHIN PRIVATE LOTS TO BE SETBACK 3M MINIMUM FROM ROOF LINE OR BUILDING FOUNDATIONS.
- ALL PLANTING TO HAVE EDGING AND MULCH TO COMPLY WITH CITY PLAN POLICY - LANDSCAPE WORKS.
- BAMBOO STAKES AND TIES MUST BE REMOVED PRIOR TO FINAL INSPECTION.

WARNING!!!

BEWARE OF UNDERGROUND SERVICES

NOTE THAT LOCATION SHOWN OF EXISTING UNDERGROUND SERVICES IS INDICATIVE ONLY AND MAY NOT BE ACCURATE AT THE TIME OF LANDSCAPE WORKS. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

DETERMINATION OF THE EXACT POSITION AND EXTENT OF UNDERGROUND SERVICES IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK.

GENERAL NOTES

1. BEFORE COMMENCEMENT OF WORKS IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONTACT DIAL BEFORE YOU DIG (PH. 1100 OR WEB 1100.COM.AU) FOR INFORMATION ON SERVICES IN THE AREA SHOWN ON THE PLAN.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL SERVICES PRIOR TO COMMENCING ON SITE.
3. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE TO SERVICES DURING LANDSCAPE WORKS.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY EXISTING TREES SHOWN TO BE RETAINED AND PROTECT THEM DURING WORKS.
5. ALL TREES SHALL BE PLANTED IN LOCATIONS SHOWN ON THE PLAN.
6. ANY CHANGE TO PLANT SPECIES MUST HAVE THE APPROVAL OF THE LANDSCAPE ARCHITECT.
7. TREES SHALL BE PLANTED NO LESS THAN THE FOLLOWING DISTANCES FROM LANDSCAPE ELEMENTS (TO BE CONFIRMED AT TREE HOLE INSPECTION)
   - 1M FROM STORMWATER OUTLET
   - 1M FROM EDGE OF GULLY PIT
   - 1M MINIMUM PLANTING WIDTH BETWEEN KERB AND PATHWAY
   - 1M FROM CENTRE OF TREE TO FRONT FACE OF KERB AND CHANNEL
   - 1M FROM OVERHEAD SERVICE WIRES
   - 2M FROM FRONT OR REAR OF STREETSIGNS
   - 3M FROM DRIVEWAYS
   - 3M FROM FIRE HYDRANTS
   - 3.5 M FROM GROUND MOUNTED TRANSFORMERS
   - 6M FROM EXISTING TREES
   - 6M FROM DEPARTURE SIDE OF BUS STOPS AND PED CROSSINGS
   - 7M FROM POWER POLES/ LIGHT POLES
   - 8M MINIMUM SPACING BETWEEN NEW TREES
   - 15M FROM APPROACH SIDE OF BUS STOPS AND PEDESTRIAN CROSSINGS
   - 15M FROM DEPARTURE SIDE OF A STREET INTERSECTION
   - 20M FROM APPROACH SIDE OF A STREET INTERSECTION
8. CONSTRUCTION CERTIFICATION FOR ALL STRUCTURAL ELEMENTS IS TO BE PROVIDED PRIOR TO PRACTICAL COMPLETION BEING GRANTED.

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 05 PRIVATE

OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE

TITLE PAGE & SHEET LIST

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
A	FOR APPROVAL	05.08.25	RF	RF	KW	JB

ISSUE: FOR APPROVAL

CLIENT: HB LAND PTY LTD

BASE PROVIDED BY: MORTONS URBAN SOLUTIONS

MANAGER: JON BROOKSBY

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PO Box 3805, Burleigh Town QLD 4220

GLADSTONE
2/172 Goondoon St, Gladstone, QLD 4680
PO Box 5332, Gladstone QLD 4680

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JOB / DRAWING NO: L23108 - 100

SHEET NO. 01 OF 09

FILENAME: L:\Jobs\2022\L23108 99 Courtney Drive, Upper Coomera_OPW2_OPW15_WORKING\DRAWINGS\1.CAD\L23108_OPW_STG 05 - PRIVATE.dwg | PLOTTED: 8/7/2025 11:22 AM

LEGEND - SITE DETAILS

SITE BOUNDARY
DEVELOPMENT SITE LOCATED ON LOT 188-192 ON RP173728

FUTURE STAGE BOUNDARIES
FUTURE DEVELOPMENT STAGING. APPROVAL NOT SORT FOR WITHIN CURRENT APPLICATION.

EXTENT OF WORKS
DEVELOPMENT SITE LOCATED ON LOT 188-192 ON RP173728.

LEGEND - LANDSCAPE TREATMENTS

P1 — **GENERAL PLANTING**
GENERAL PLANTING AREAS, INCLUDES TIRED RETAINING WALL BENCH PLANTING. REFER TO PLANTING PLAN FOR DETAILS.
TOTAL PLANTER AREA: 175.90M²

P2 — **BATTER PLANTING**
BATTER PLANTING TO PRIVATE LOTS.
REFER BATTER PLANTING MODULE FOR DETAILS.
TOTAL PLANTING AREA: 785.90M²

LEGEND - FENCING

F1 — **FENCE TYPE 01:** EXISTING GOOD NEIGHBOUR
RETAIN EXISTING FENCE TO NEIGHBOURING PROPERTIES.
RECTIFY ANY DAMAGE INCURRED DURING CONSTRUCTION.

F5 — **FENCE TYPE 05:** BATTEN FENCING
50% TRANSPARENT BATTEN FENCE, MOUNTED ON TO OF FRONTAGE RETAINING WALLS. REFER CIVIL PACKAGE.
TOTAL LENGTH: 198.00LM

F6 — **FENCE TYPE 06:** 1.8M LAPPED AND CAPPED
LAPPED AND CAPPED TIMBER FENCE @1800MM HIGH.
REFER DETAIL DRAWING FOR FURTHER INFO.
TOTAL LENGTH: 153.7LM

W1 — **WALL TYPE 01:** RETAINING WALLS
CONCRETE SLEEPER RETAINING WALLS, DARK GREY COLOUR, SPLIT FACE, STONE OR WOOD PATTERN FINISH.
REFER TO CIVIL PACKAGE FOR FURTHER DETAILS.

LANDSCAPE PLANS APPROVED

- **To be constructed in accordance with the approved plan.**
- **Approval is subject to the observance of any amendments noted in red thereon.**
- **Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.**
- **No canopy trees to be planted within 3 metres of building foundations or rooflines (including neighbouring properties)**
- **All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan must be an acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer.**

Application No.. COM/2025/238

Dated: 8 October 2025

REFERENCE DATA REGISTER | CURRENT REVISION

CONSULTANT	REVISION	DOCUMENT TITLE (INCL. FILE TYPE)	DATE RECEIVED	PROVIDED BY
ARCHITECTUAL	-	-	-	-
CIVIL	B	CIVIL_X_STAGE 5	10.02.2025	MORTONS URBAN SOLUTIONS
ELECTRICAL	F	F022-A eBase_Stg5.dwg	26.02.2025	ROBIN RUSSELL & ASSOC
SURVEY	-	-	-	-

PLANTING SCHEDULE: BATTER MODULE

TREE TYPE 01

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
CUPana	CUPANIOPSIS anacardioides	Tuckeroo	100ltr	1/10LM	7
TRIlau	TRISTANIOPSIS laurina	Water Gum	100ltr		

SHRUB TYPE 01

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
SYZres	SYZYGIUM australe 'Resilience'	Lilly Pilly	200mm	1M SPACING	103

GROUNDCOVER TYPE 02

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
HARvio	HARDENBERGIA violacea	Purple Coral Pea	75mm	4PM²	1886
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	75mm		
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm		
DIAcae	DIANELLA caerulea	Blue Flax Lily	75mm		

GROUNDCOVER TYPE 01

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
MYOell	MYOPORUM ellipticum	Coastal Boobialla	75mm	4PM²	629

PLANTING SCHEDULE: PRIVATE RETAINED PLANTING (P1)

RETAINED PLANTING

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
SYZres	SYZYGIUM australe 'Resilience'	Lilly Pilly	200mm	1M Spacing	157
LOMLON	LOMANDRA longifolia	Long Leaved Mat Rush	140mm	0.25M Spacing	314

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 05 PRIVATE

OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE

LEGENDS, DATA REGISTRY & PLANT SCHEDULE

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
A	FOR APPROVAL	05.08.25	RF	RF	KW	JB

ISSUE: FOR APPROVAL

CLIENT: HB LAND PTY LTD

BASE PROVIDED BY: MORTONS URBAN SOLUTIONS

MANAGER: JON BROOKSBY

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JOB / DRAWING NO: L23108 - 101

SHEET NO. 02 OF 09

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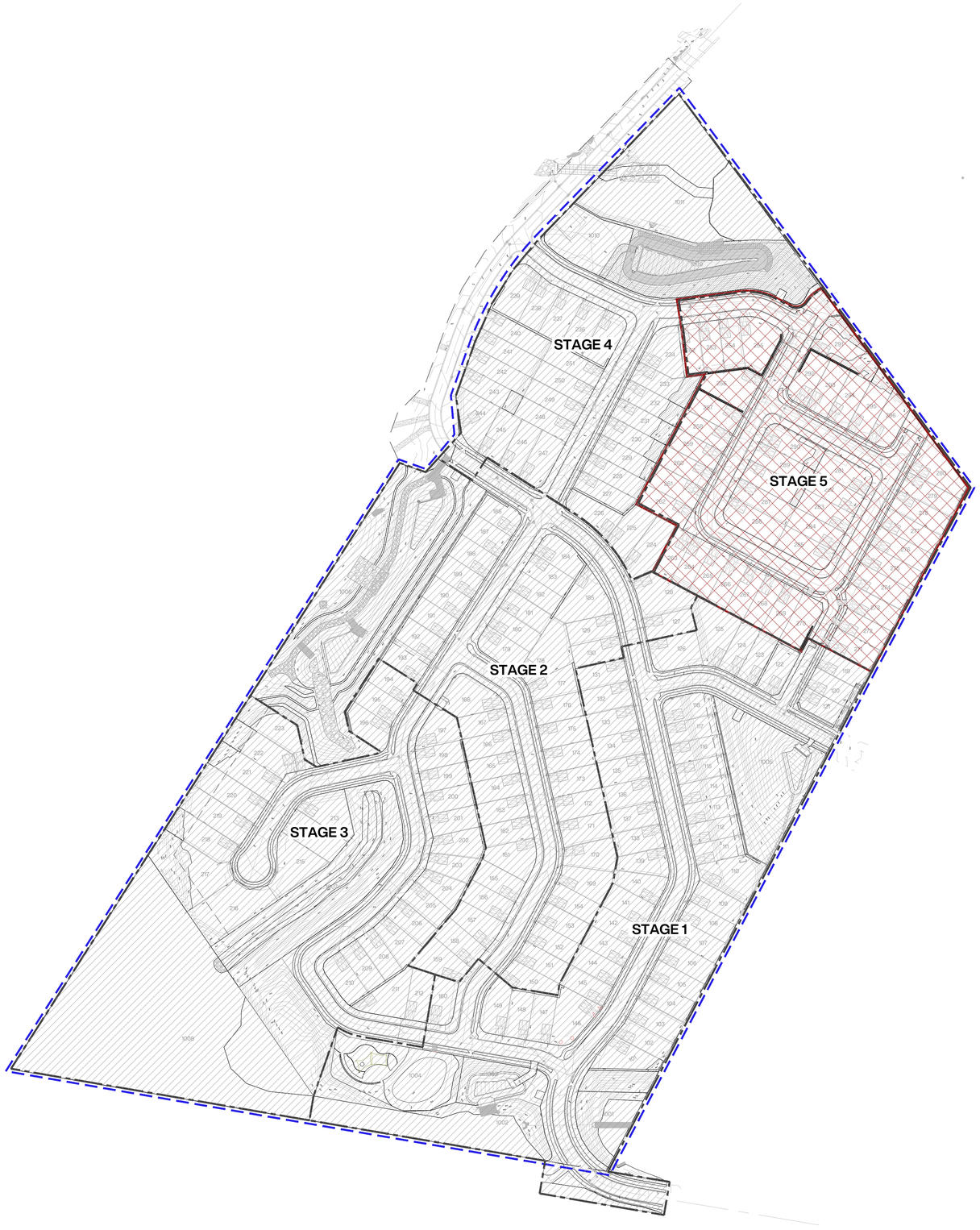

LANDSCAPE PLANS APPROVED

- **To be constructed in accordance with the approved plan.**
- **Approval is subject to the observance of any amendments noted in red thereon.**
- **Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.**
- **No canopy trees to be planted within 3 metres of building foundations or rooflines (including neighbouring properties)**
- **All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan must be an acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer.**

Application No.. COM/2025/238

Dated: 8 October 2025

LEGEND - SITE DETAILS

SITE BOUNDARY
DEVELOPMENT SITE LOCATED ON LOT 188-192 ON RP173728

FUTURE STAGE BOUNDARIES
FUTURE DEVELOPMENT STAGING. APPROVAL NOT SORT FOR WITHIN CURRENT APPLICATION.

EXTENT OF WORKS
DEVELOPMENT SITE LOCATED ON LOT 188-192 ON RP173728.

0 50 100 150m
SCALE 1:1500 @A1

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 05 PRIVATE

OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE

STAGING & EXTENT OF WORKS

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
A	FOR APPROVAL	05.08.25	RF	RF	KW	JB

ISSUE: FOR APPROVAL

CLIENT: HB LAND PTY LTD

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MANAGER: JON BROOKSBY

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JOB / DRAWING NO: L23108 - 200

SHEET NO. 03 OF 09

LANDSCAPE PLANS APPROVED

- To be constructed in accordance with the approved plan.
- Approval is subject to the observance of any amendments noted in red thereon.
- Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.
- No canopy trees to be planted within 3 metres of building foundations or rooflines (including neighbouring properties)
- All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan must be an acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer.

Application No.. COM/2025/238

Dated: 8 October 2025

Landscape Assessment Note:

Ensure retaining walls are setback a minimum of 200mm from property boundaries as required by the Land Development guidelines within the City Plan, unless otherwise required for landscape treatments.

LEGEND - FENCING PLAN

F1 — **FENCE TYPE 01:** EXISTING GOOD NEIGHBOUR
RETAIN EXISTING FENCE TO NEIGHBOURING PROPERTIES.
RECTIFY ANY DAMAGE INCURRED DURING CONSTRUCTION.

F5 — **FENCE TYPE 05:** BATTEN FENCING
50% TRANSPARENT BATTEN FENCE MOUNTED ON TO OF FRONTAGE RETAINING WALLS. REFER CIVIL PACKAGE.
TOTAL LENGTH: 198.00LM

F6 — **FENCE TYPE 06:** 1.8M LAPPED AND CAPPED
LAPPED AND CAPPED TIMBER FENCE @1800MM HIGH.
REFER DETAIL DRAWINGS FOR FURTHER INFO.
TOTAL LENGTH: 153.7LM

W1 — **WALL TYPE 01:** RETAINING WALLS
CONCRETE SLEEPER RETAINING WALLS, DARK GREY COLOUR.
SPLIT FACE, STONE OR WOOD PATTERN FINISH.
REFER TO CIVIL PACKAGE FOR FURTHER DETAILS.

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 05 PRIVATE

OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE

FENCING PLAN

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
A	FOR APPROVAL	05.08.25	RF	RF	KW	JB

ISSUE: FOR APPROVAL

CLIENT: HB LAND PTY LTD

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MANAGER: JON BROOKSBY

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JOB / DRAWING NO: L23108 - 201

SHEET NO. 04 OF 09

LANDSCAPE PLANS APPROVED

- To be constructed in accordance with the approved plan.
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- No canopy trees to be planted within 3 metres of building foundations or rooflines (including neighbouring properties)
- All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan must be an acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer.

Application No.. COM/2025/238

Dated: 8 October 2025

Landscape Assessment Note:

As per condition 21 of COM/2019/82, Lots 291, 295 and 288 - 290 must all have P2 Planting Palette installed to the proposed batters.

LEGEND - LANDSCAPE TREATMENTS

P1 — **GENERAL PLANTING**
GENERAL PLANTING AREAS, INCLUDES TIRED RETAINING WALL BENCH PLANTING. REFER TO PLANTING PLAN FOR DETAILS.
TOTAL PLANTER AREA: 175.90M²

P2 — **BATTER PLANTING**
BATTER PLANTING TO PRIVATE LOTS.
REFER BATTER PLANTING MODULE FOR DETAILS.
TOTAL PLANTING AREA: 785.90M²

0 10 20 30 40 50 60m
SCALE 1:600 @A1

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 05 PRIVATE

OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE

TREATMENT AREAS

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
A	FOR APPROVAL	05.08.25	RF	RF	KW	JB

ISSUE:	CLIENT:
FOR APPROVAL	HB LAND PTY LTD
BASE PROVIDED BY:	**MANAGER:**
MORTONS URBAN SOLUTIONS	JON BROOKSBY

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JOB / DRAWING NO: L23108 - 202

SHEET NO. 05 OF 09

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LANDSCAPE PLANS APPROVED

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- Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.
- No canopy trees to be planted within 3 metres of building foundations or rooflines (including neighbouring properties)
- All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan must be an acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer.

Application No.. COM/2025/238

Dated: 8 October 2025

Landscape Assessment Note:

The landscape works located within tiered retaining walls on lots 270 & 292 must be subject to an establishment period of 1 year. Arrange a hold point inspection following completion of the establishment period. This must be completed prior to approval of the plan of subdivision unless otherwise subject to an approved maintenance bond.

PLANTING SCHEDULE: PRIVATE RETAINED PLANTING (P1)

RETAINED PLANTING					
CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
SYZres	SYZYGIUM australe 'Resilience'	Lilly Pilly	200mm	1M Spacing	157
LOMLON	LOMANDRA longifolia	Long Leaved Mat Rush	140mm	0.25M Spacing	314

0 10 20 30 40 50 60m

SCALE 1:600 @A1

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 05 PRIVATE

OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE

PLANTING PLAN

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
A	FOR APPROVAL	05.08.25	RF	RF	KW	JB

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JOB / DRAWING NO: L23108 - 203

SHEET NO. 06 OF 09

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8/7/2025 11:22 AM

P2

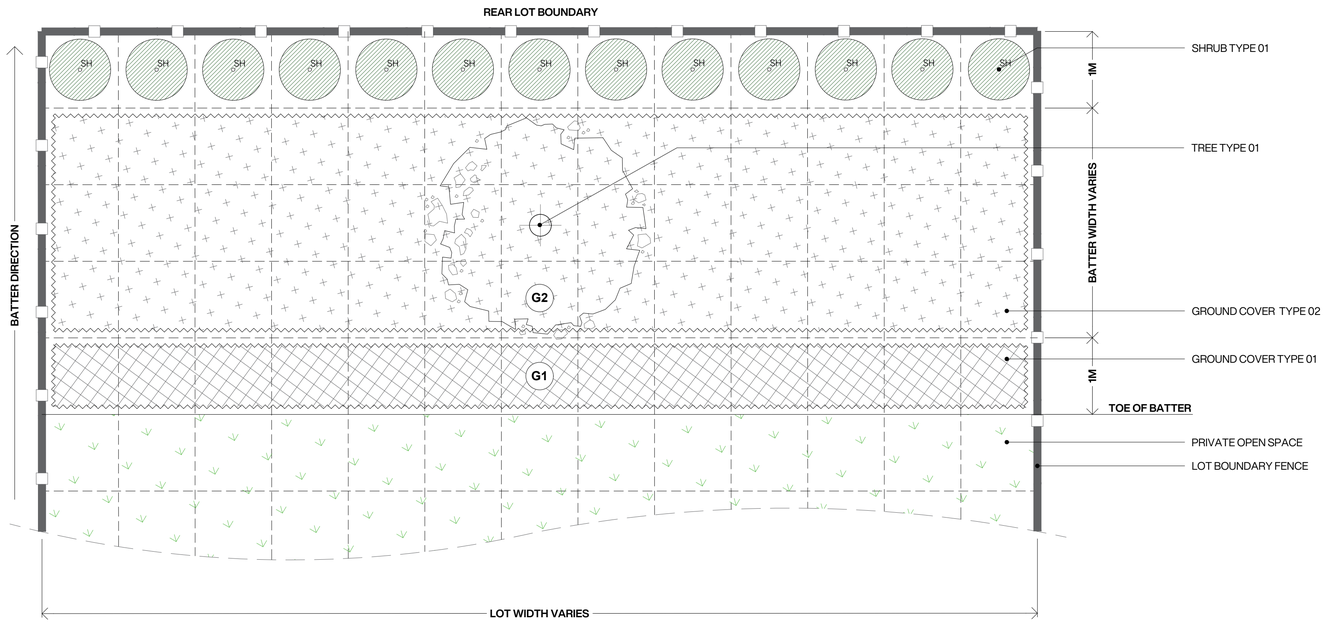
BATTER PLANTING

BATTER PLANTING TO PRIVATE LOTS.
REFER BATTER PLANTING MODULE FOR DETAILS.
TOTAL PLANTING AREA: 785.90M²

PLEASE PRINT IN COLOUR

C M Y K

SLOPE STABILISATION
400 GSM-COIR-NETTING IS REQUIRED, FOR BATTERS >1:3,
PINNED ROLL AT 1CM CENTRES
PER SC6.12 CITY PLAN POLICY, LAND DEVELOPMENT
GUIDELINES / 3 CHANGE TO GROUND LEVEL STANDARDS



M01 **PLANTING MODULE 01** - GENERAL BATTER PLANTING
REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS

SCALE: 1:40 - REFER NOTED DIMENSIONS

PLANTING SCHEDULE: PRIVATE BATTER PLANTING (P2)

TREE TYPE 01

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
CUPana	CUPANIOPSIS anacardioides	Tuckeroo	100ltr	1/10LM	7
TRIlau	TRISTANIOPSIS laurina	Water Gum	100ltr		

SHRUB TYPE 01

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
SYZres	SYZYGIUM australe 'Resilience'	Lilly Pilly	200mm	1M SPACING	103

GROUNDCOVER TYPE 02

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
HARvio	HARDENBERGIA violacea	Purple Coral Pea	75mm	4PM²	1886
LOMlon	LOMANDRA longifolia	Long Leaved Mat Rush	75mm		
LOMhys	LOMANDRA hystrix	Creek Matt Rush	75mm		
DIAcae	DIANELLA caerulea	Blue Flax Lily	75mm		

GROUNDCOVER TYPE 01

CODE	SPECIES	COMMON NAME	SIZE	DENSITY	QTY
MYOell	MYOPORUM ellipticum	Coastal Boobialla	75mm	4PM²	629

LANDSCAPE PLANS APPROVED

- To be constructed in accordance with the approved plan.
- Approval is subject to the observance of any amendments noted in red thereon.
- Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.
- No canopy trees to be planted within 3 metres of building foundations or rooflines (including neighbouring properties)
- All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan must be an acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer.

Application No.: COM/2025/238
Dated: 8 October 2025

Landscape Assessment Note:

If any batter grades are steeper than 1:3, 400 GSM-coir--netting pinned at 1m centres must be installed for stabilisation as per SC6.12 City Plan Policy-land development guidelines / 3 Change to ground level standards.

PROJECT TITLE
CALLI | SUBDIVISION: STAGE 05 PRIVATE
OPERATIONAL WORKS: LANDSCAPE
DRAWING TITLE
PLANTING MODULES

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
A	FOR APPROVAL	05.08.25	RF	RF	KW	JB

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GLADSTONE
2/172 Goondoon St, Gladstone, QLD 4680
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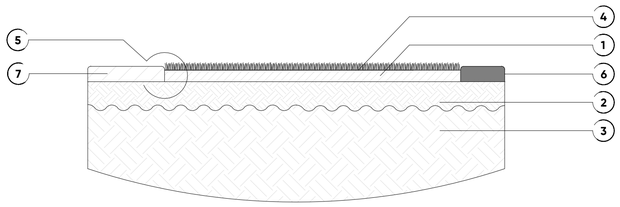
JOB / DRAWING NO: L23108 - 204
SHEET NO. 07 OF 09

PLOT DATE: L:\Jobs\2022\L23108 99 Courtney Drive, Upper Coomera_OPWS_OPWS_WORKING\DRAWINGS\LCAD\L23108_OPWS STG 05 - PRIVATE.dwg | PLOTTED: 8/7/2025 11:22 AM



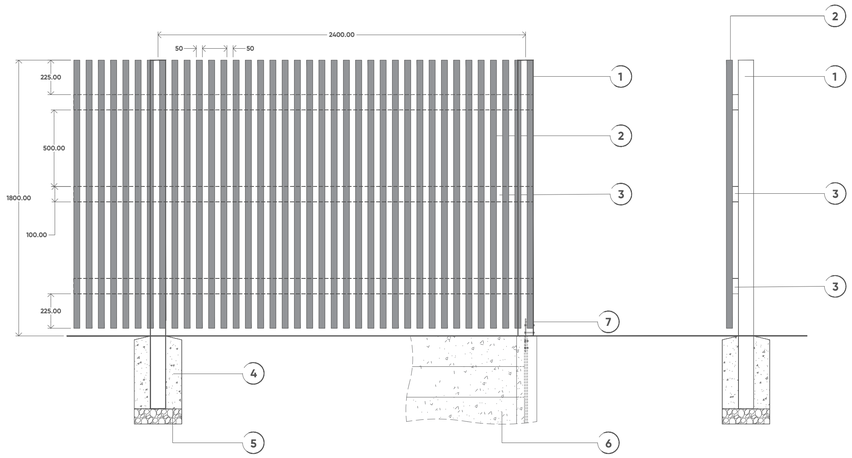
D01 TYPICAL DETAIL 01 - TURF

REFER ALSO SPECIFICATIONS FOR FURTHER DETAILS

REFER TO DETAILED SPECIFICATION REGARDING SOIL AND MULCH TYPES, ALL ASSOCIATED MATERIAL QUALITY REQUIREMENTS AND STANDARDS INCLUDING REQUIRED HOLD POINTS AND GENERAL MAINTENANCE REQUIREMENTS

INSTALLATION

1.0 PREPARE PLANTING AREA TO ENSURE SOIL PROFILE AS SPECIFIED (TYPICAL PREPARATION OF 100MM DEPTH TO ALLOW FOR TURF UNDERLAY AND ROLL TURF INSTALLATION WORKS).
2.0 CULTIVATE THE SURROUNDING SUBGRADE TO A FURTHER 100MM IN DEPTH AND REMOVE ANY STONE OR ROCK EXCEEDING 50MM IN DIAMETER AS WELL AS ANY ORGANIC MATERIAL SUCH AS ROOTS STICK CLODS OR WEEDS (BROUGHT IN THROUGH EXCAVATION PROCESS). IN GENERAL, REMOVE ANY ALL MATERIAL OR DEBRIS THAT WOULD BE DETRIMENTAL TO TURF HEALTH.
3.0 SUBGRADE TO BE EVALUATED ON SITE TO ASSESS PERMEABILITY AND GENERAL TYPE TO EVALUATE REQUIREMENT FOR ADDITIONAL DRAINAGE WORKS AND OR CULTIVATION WORKS TO ENSURE NIL ADVERSE IMPACTS ON TURF HEALTH.
4.0 INSTALL TURF UNDERLAY AT DEPTH OF 75MM. REFER TO SPECIFICATIONS FOR UNDERLAY TYPE AND INSTALL PARAMETERS.
5.0 REFER TO PLANS AND SPECIFICATIONS RE TURF TYPE AND ESTABLISHMENT REQUIREMENTS (ROLLING, WATERING, FERTALISING AND GENERAL MAINTENANCE PARAMETERS). TURF PLACEMENT TO ACHIEVE LEVEL FINISH AT GRADES AND FINISHED LEVELS AS DICTATED THIS DOCUMENT.
6.0 REFER TO PLANS AND RELEVANT STANDARD DETAILS FOR TURF EDGE TREATMENTS WHERE NOT ABUTTING PATHWAY, PLANTER, KERB OR OTHER.
7.0 REFER TO PLANS AND RELEVANT STANDARD DETAIL FOR ADJACENT LANDSCAPE TREATMENTS.



D02 TYPICAL DETAIL 02 - FENCE TYPE 05

SCALE 1:20 - REFER NOTED DIMENSIONS

REFER TO LANDSCAPE PLANS RE LOCATION AND SETOUT. TYPICALLY ALL FENCES ARE TO BE INSTALLED WITH PUBLIC LOT / LOT REFERENCED AS SUBJECT SITE IN ALL / ANY ASSOCIATED APPROVALS. FACE OF FENCE TO BE ALIGNED WITH LOT BOUNDARY UNLESS OFFSET IS PROPOSED - REFER PLANS FOR ALIGNMENT AND SETOUT.

FOR THE PURPOSES OF THIS PROJECT THE APPROVED PRODUCT AND ASSOCIATED SPECIFICATIONS ARE NOTED BELOW. AN APPROVED EQUIVALENT CAN BE USED HOWEVER MUST BE IN GENERAL ACCORDANCE WITH THE SPECIFICATIONS AS DETAILED BELOW AND IN STRICT ADHERENCE TO RELEVANT AUSTRALIAN STANDARDS AND LOCAL GOVERNMENT BUILDING REGULATIONS AND MUST BE APPROVED BY PROJECT MANAGER AND LANDSCAPE ARCHITECT.

GENERAL SPECIFICATIONS

1.0 100 X 100 TIMBER HARDWOOD POSTS SPACED AT 2440MM CENTERS. REFER TO FINISHES SCHEDULE FOR COLOUR/TREATMENT
2.0 50 X 50MM TIMBER HARDWOOD BATTENS FIXED TO RAILS. 50MM CLEAR BETWEEN BATTENS. REFER TO FINISHES SCHEDULE FOR COLOUR /TREATMENT
3.0 100 X 38MM TIMBER HARDWOOD RAILING FIXED WITH GALVANISED BATTEN SCREWS. ARRIS ALL EDGES 10MM

TIMBER FINISH : TWO COATS OF CN OIL OR APPROVED EQUIVALENT

INSTALLATION

4.0 INGROUND INSTALLATION, 600MM DEPTH POST WITHIN CONCRETE FOOTING 20MPA 100MM MINIMUM COVER TO ALL FACES
5.0 COARSE GRAVEL / BLUESTONE TO 100MM DEPTH. ASSIST IS DRAINAGE AND SETTING OF FENCE POSTS (TIMBER POST ONLY)
OR -
6.0 CONCRETE SLEEPER RETAINING WALL AND I-BEAM BRACES
7.0 FENCE POST MOUNT BRACKET TO INSIDE FACE OF I-BEAM.

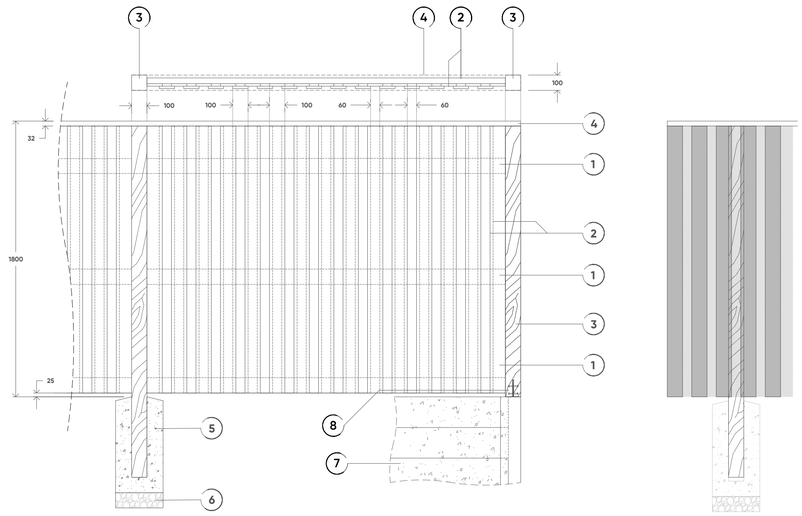
Fence type 05 is to be minimum 50% transparency as per above drawing.

LANDSCAPE PLANS APPROVED

- **To be constructed in accordance with the approved plan.**
- **Approval is subject to the observance of any amendments noted in red thereon.**
- **Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.**
- **No canopy trees to be planted within 3 metres of building foundations or rooflines (including neighbouring properties)**
- **All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan must be an acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer.**

Application No.. COM/2025/238

Dated: 8 October 2025



D05 TYPICAL DETAIL 05 - 1.8M HIGH LAPPED AND CAPPED FENCE

FENCE TYPE 06

SCALE 1:20 - REFER NOTED DIMENSIONS

REFER TO LANDSCAPE PLANS RE LOCATION AND SETOUT. TYPICALLY ALL FENCES ARE TO BE INSTALLED WITH PUBLIC LOT / LOT REFERENCED AS SUBJECT SITE IN ALL / ANY ASSOCIATED APPROVALS. FACE OF FENCE TO BE ALIGNED WITH LOT BOUNDARY UNLESS OFFSET IS PROPOSED - REFER PLANS FOR ALIGNMENT AND SETOUT.

FOR THE PURPOSES OF THIS PROJECT THE APPROVED PRODUCT AND ASSOCIATED SPECIFICATIONS ARE NOTED BELOW. AN APPROVED EQUIVALENT CAN BE USED HOWEVER MUST BE IN GENERAL ACCORDANCE WITH THE SPECIFICATIONS AS DETAILED BELOW AND IN STRICT ADHERENCE TO RELEVANT AUSTRALIAN STANDARDS AND LOCAL GOVERNMENT BUILDING REGULATIONS AND MUST BE APPROVED BY PROJECT MANAGER AND LANDSCAPE ARCHITECT.

GENERAL SPECIFICATIONS

1.0 100 X 38MM TIMBER RAILING FIXED WITH GALVANISED BATTEN SCREWS/ COIL NAIL ARRIS ALL EDGES 10MM (H3 TREATED TIMBER OR EQUIVALENT)
2.0 100 X 16MM TIMBER PAILINGS LAPPED - FIXED WITH GALVANISED SCREWS / COIL NAIL (H3 TREATED TIMBER OR EQUIVALENT)
3.0 100 X 75 H4 TREATED OR EQUIVALENT TIMBER POSTS SPACED AT 2100 -2400MM CENTERS
OR 100 X 100 H4 TREATED OR EQUIVALENT TIMBER POSTS SPACED AT 2100 -2400MM CENTERS
4.0 100 X 32MM CCA TREATED PINE CAPPING, 14 GAUGE BATTEN SCREW AT 400MM CENTERS MAX
TIMBER FINISH OPTION : TWO COATS OF CN OIL MIXED WITH STAIN- TO MATCH EXISTING FRONTAGE FENCE TO ADJACENT ESTATE.
COLOUR: REFER TO ARCHITECTURAL FINISHES SCHEDULE FOR COLOUR.

INSTALLATION

5.0 IN GROUND INSTALLATION, 450 X 600MM DEEP STANDARD CONCRETE FOOTING WITH DRAINAGE GRAVEL TO BASE
6.0 COARSE GRAVEL / BLUESTONE TO 100MM DEPTH. ASSIST IS DRAINAGE AND SETTING OF FENCE POSTS (TIMBER POST ONLY)
OR -
7.0 CONCRETE SLEEPER RETAINING WALL AND I-BEAM BRACES
8.0 FENCE POST MOUNT BRACKET OFF I-BEAM - COMPLETED UNDER CIVIL SCOPE

PROJECT TITLE

CALLI | SUBDIVISION: STAGE 05 PRIVATE

OPERATIONAL WORKS: LANDSCAPE

DRAWING TITLE

DETAIL DRAWINGS 01

REV	DESCRIPTION	DATE	DRAWN	DESIGN	CHECK	APP
A	FOR APPROVAL	05.08.25	RF	RF	KW	JB

ISSUE: FOR APPROVAL

CLIENT: HB LAND PTY LTD

BASE PROVIDED BY: MORTONS URBAN SOLUTIONS

MANAGER: JON BROOKSBY

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ZONE LANDSCAPE ARCHITECTURE

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JOB / DRAWING NO: L23108 - 300

SHEET NO. 08 OF 09

PLOT DATE: Thursday, 8 October 2025 8:26:09 AM
PLOT BY: Ryan Fitzpatrick
DRAWING NAME: G:\Projects\2021\L23108 BB Country Div Upper Coomera\CAD\L23108_CPM STG 05 - PRIVATE.dwg
PAPER SIZE: ISO A1 (841.00 x 594.00 mm)
LAYOUT: 09-LANDSCAPE SPECIFICATIONS
XREFS: XC-BDY; XC-CON; XC-EOT; XC-FDN; XC-FPL; XC-FPL-PRIVATE; XC-FPL-PUBLIC; XC-FPL-SEWER; XC-FPL-WATER; XC-FPL-WATER-PRIVATE; XC-FPL-WATER-PUBLIC; XC-FPL-WATER-PUBLIC-PRIVATE; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE; XC-FPL-WATER-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE-PUBLIC-PRIVATE