

Landscape Concept Design

41-53 COURTNEY DRIVE UPPER COOMERA

NOVEMBER 2025 | 11694 | Issue D

Prepared for
Norfolk Estates Pty Ltd

Saunders Havill

PATHWAYS TO SUCCESS



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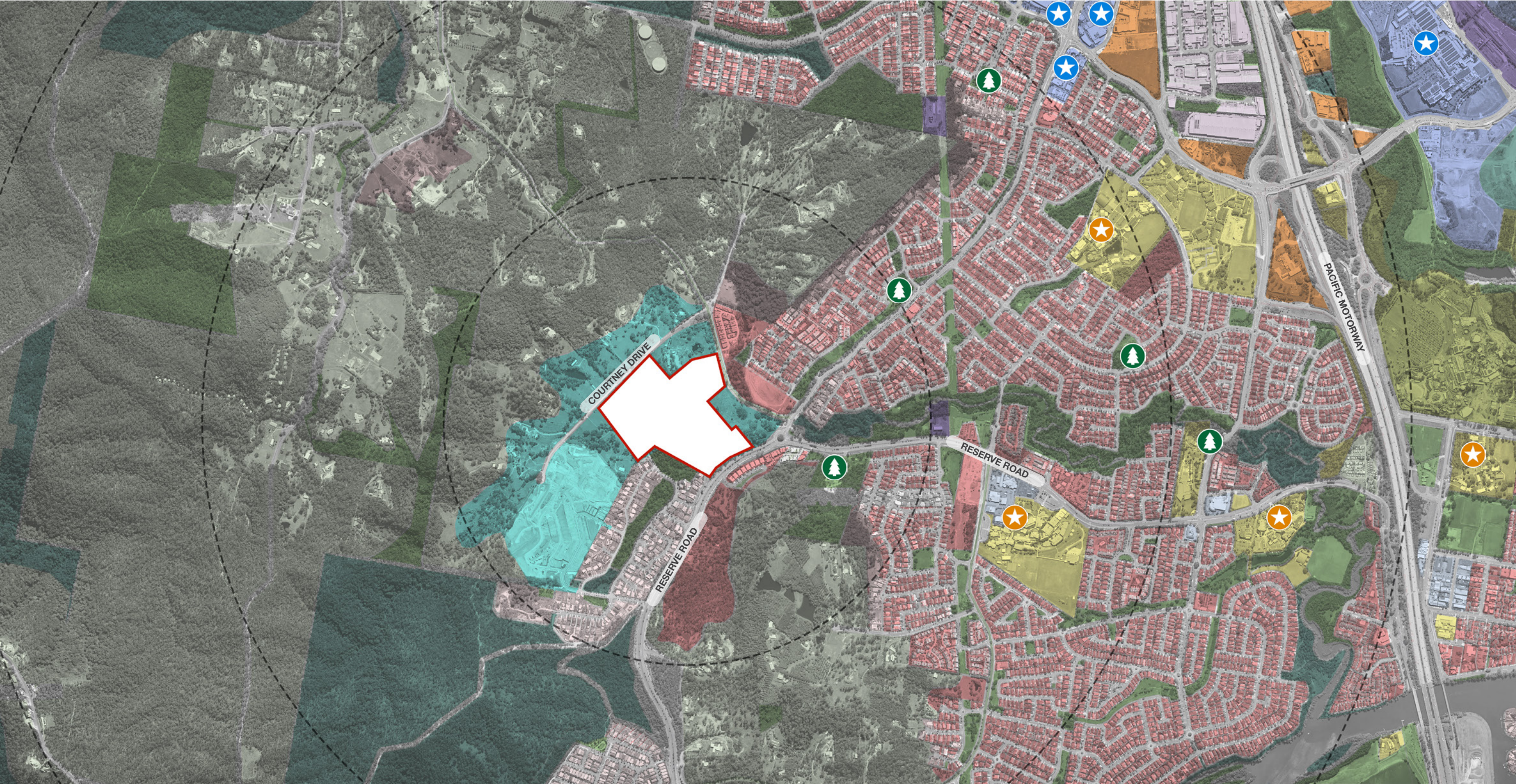


Prepared for:
Norfolk Estates Pty Ltd
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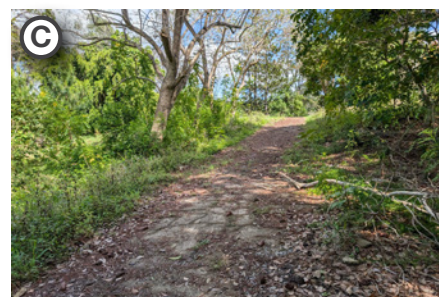
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LEGEND

- | | | | |
|----------------------------|----------------------|----------------------|----------|
| SITE BOUNDARY | EMERGING COMMUNITY | MAJOR TOURISM | SCHOOLS |
| LOW DENSITY RESIDENTIAL | CENTRE | COMMUNITY FACILITIES | PARKS |
| MEDIUM DENSITY RESIDENTIAL | NEIGHBOURHOOD CENTRE | MIXED USE FACILITIES | SHOPPING |
| RURAL RESIDENTIAL | OPEN SPACE | LOW IMPACT INDUSTRY | |
| | CONSERVATION | RURAL | |





0m 100m 200m



LEGEND

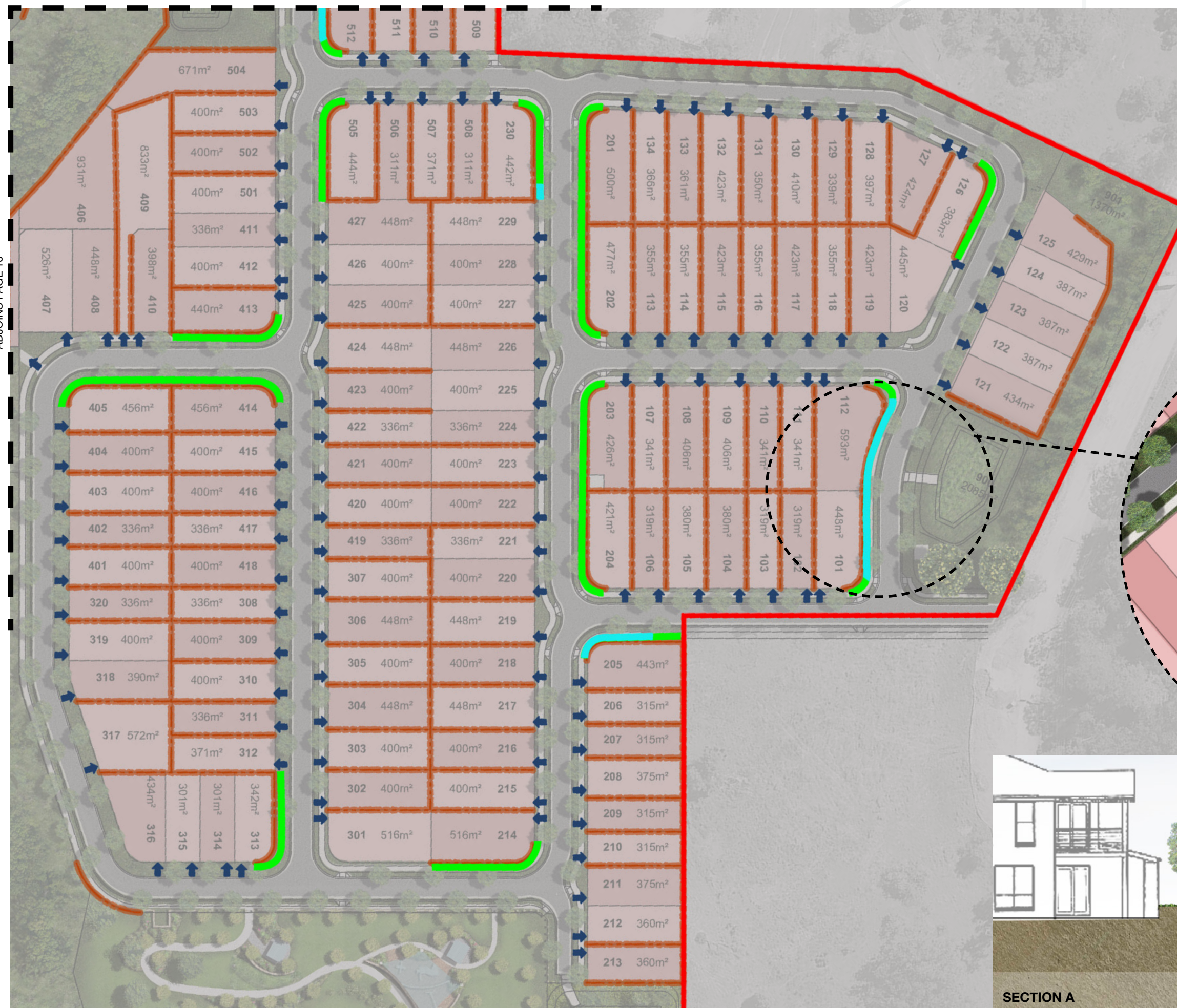
- SITE BOUNDARY
- STAGE BOUNDARY



LEGEND

-  SITE BOUNDARY
-  SEMI-PERMEABLE FENCING FOR PASSIVE SURVEILLANCE (Pool style fencing with hardwood posts or similar approved)

- 1. LOCAL PARK (REFER P09)
- 2. STORMWATER BASINS AND DRAINAGE RESERVES
- 3. EXISTING VEGETATION
- 4. STREET TREES THROUGHOUT
- 5. PROPOSED LOT LAYOUT
- 6. RECREATIONAL LINKAGE (REFER P06)
- 7. POTENTIAL BRIDGE STRUCTURE (REFER P06)
- 8. REHABILITATION AREA
Refer to preliminary rehabilitation plan P08
- 9. SCREENING VEGETATION
To batter edge of lots bordering drainage swale and Bailey Mountain Road.

 SITE BOUNDARY RETAINING WALLS

HIGH QUALITY RETAINING WALL
Provide high quality retaining wall to improve site amenity where walls are exposed to road reserve.
Split face texture or similar finish. - Charcoal colour

PLANTING TO TIERED RETAINING WALL
Where retaining wall exceeds 2m a tiered wall with split face texture or similar to be applied with planting between tiers to improve site amenity.

➡ DRIVEWAY LOCATIONS
(Final locations TBD)

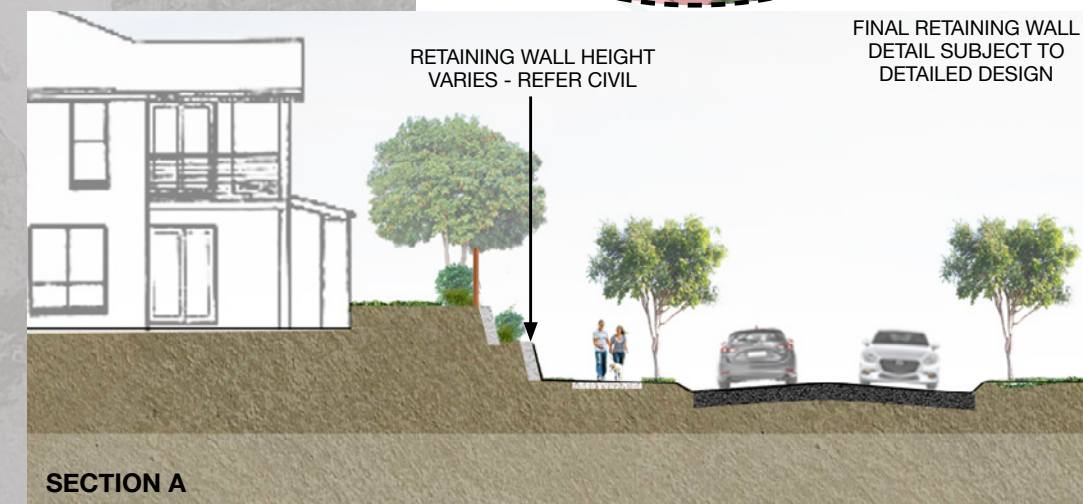


**LANDSCAPE
PLANTING AREA**

**TWO TIERED
RETAINING WALL**

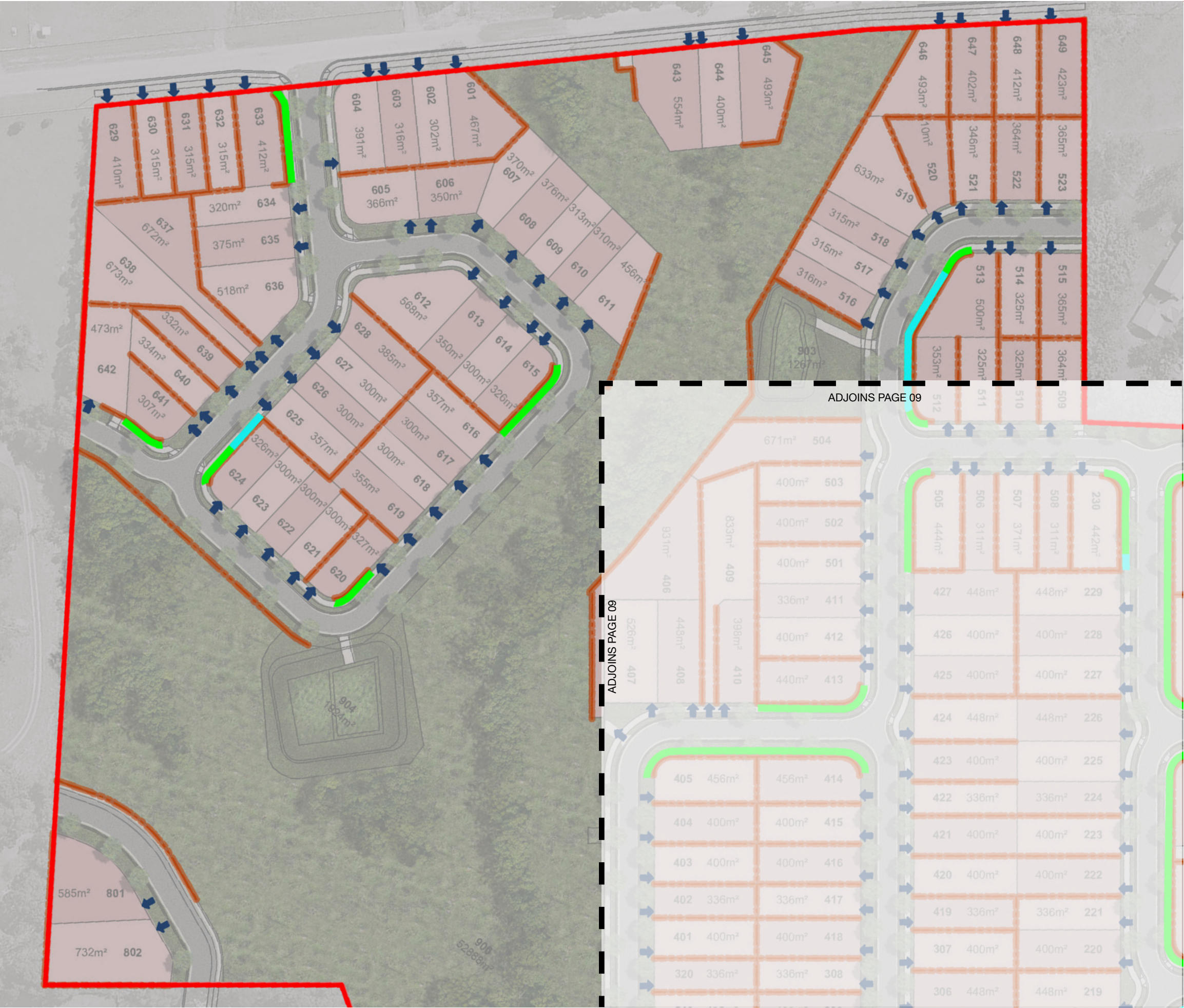
RETAINING WALL HEIGHT
VARIES - REFER CIVIL

FINAL RETAINING WALL
DETAIL SUBJECT TO
DETAILED DESIGN



SECTION A





- LEGEND**
- SITE BOUNDARY
 - RETAINING WALLS
 - HIGH QUALITY RETAINING WALL
Provide high quality retaining wall to improve site amenity where walls are exposed to road reserve. Split face texture or similar finish. - Charcoal colour
 - PLANTING TO TIERED RETAINING WALL
Where retaining wall exceeds 2m a tiered wall with split face texture or similar to be applies with planting in-between tiers to improve site amenity.
 - ➔ DRIVEWAY LOCATIONS
(Final locations TBD)



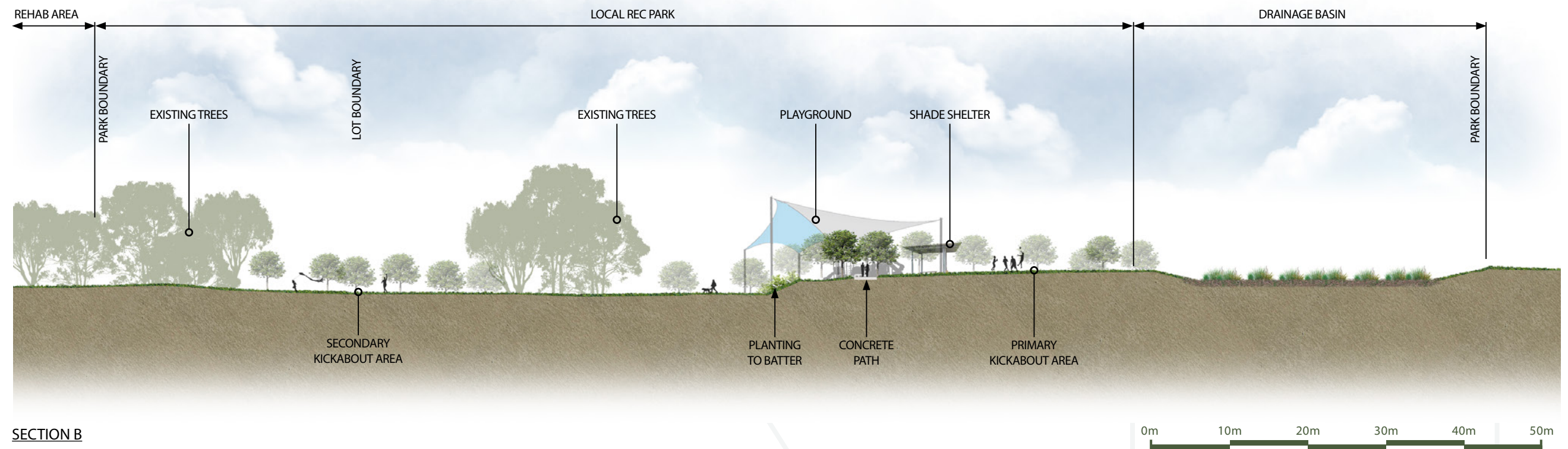
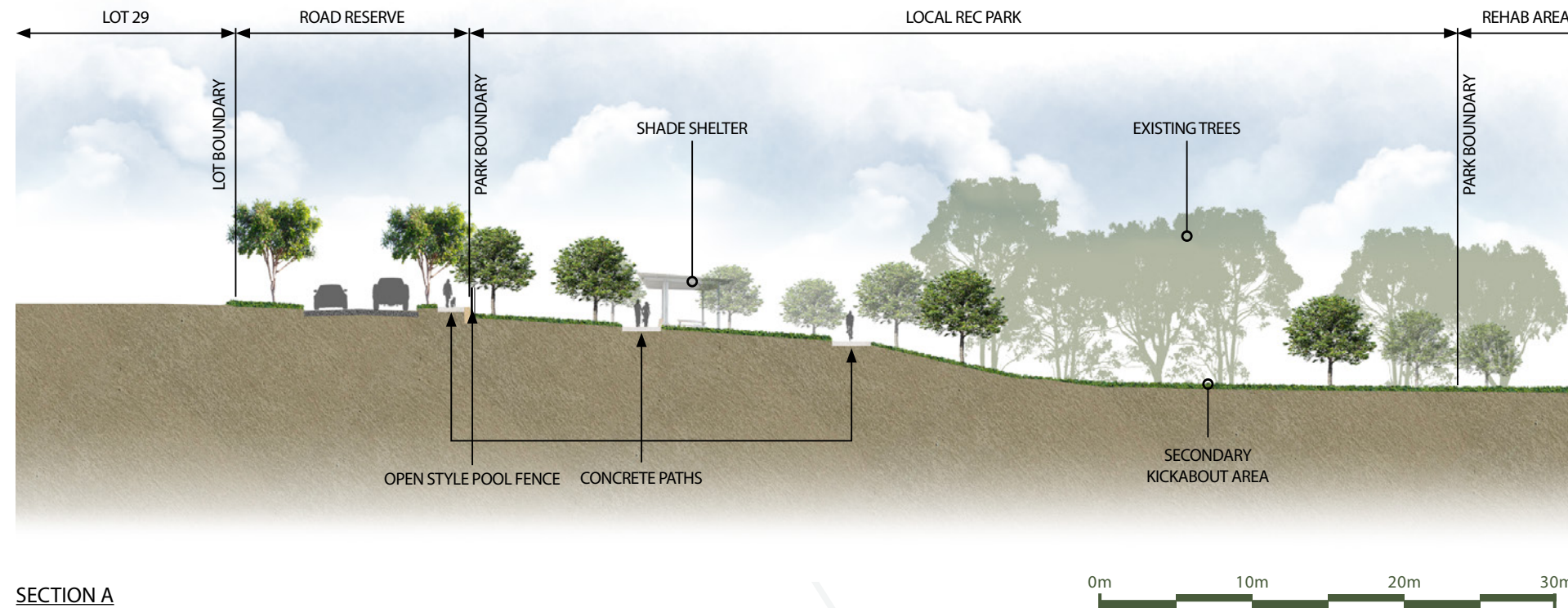
LEGEND

1. PLAYGROUND AREA
- With play equipment, soft fall, and shade sails
2. PEDESTRIAN PATH CONNECTION
3. 2.5M SHARED CONCRETE PATH
4. INDICATIVE SHADE SHELTER AND PICNIC SETTINGS/ SEATING
5. SANDSTONE RETAINING /SEATING WALLS. SINGLE BLOCK HEIGHT WALL.
-WALLS TO BE SETBACK MINIMUM 500MM FROM ALL PATHWAYS (TBC AT DETAILED DESIGN)
6. FLOOD IMMUNE PATHWAY CONNECTION
- To be confirmed at detailed design
7. PRIMARY KICKABOUT AREA
8. FEATURE PLANTING OF SHRUBS AND GROUNDCOVERS THROUGHOUT
9. FEATURE PARK SHADE TREES
10. SECONDARY KICKABOUT AREA
11. EXISTING TREES
- Final retention subject to detailed design / VMP
12. REHABILITATED AREA
13. DRAINAGE BASIN
14. CONCRETE DRIVEWAY TO BASIN ACCESS
15. BOLLARDS
16. REFUSE BINS LOCATION
17. DRINKING FOUNTAIN
18. PARK SIGNAGE
19. SEMI-PERMEABLE FENCING TO LOTS FACING OPEN SPACE
20. SANDSTONE RETAINING WALL (TO NOT EXCEED 1.5M)

— OPEN POOL STYLE FENCING
Pool style fencing above retaining wall to park boundary



0m 50m



EDEN - UPPER COOMERA - LOCAL RECREATION PARK			
PARK DSS ANALYSIS SCHEDULE			
Refer to Saunders Havill Group's documentation including plans, details drawings & specifications for the requirements, locations, extents for all listed work items. Refer to Local Government drawings, details, policy and legislation as required for contract works.			
ITEM	GCCC LGIP DSS DESCRIPTION (LOCAL RECREATION PARK)	GCCC LGIP DSS COMPLIANCE	COMMENTS
CATCHMENT	0.5km	Y	Location as per Proposal Plans
SIZING	1.0 ha	Y	
SHAPE	Round or Square	Y	Rectangular in nature
FLOOD IMMUNITY	Q5 - Q50 = 25% Q50 - Q100 = 75%	TBA	
GRADES	1:10 for 20%	TBA	
QUALITY	Not encumbered by easements	Y	Park located adjacent to revegetated corridor
	Does not contain basins or buffers	Y	Park located adjacent to revegetated corridor
	Must not contain contamination or located in proximity to hazardous areas	Y	Park located adjacent to revegetated corridor
	Not planned for future inconsistent uses	Y	Park located adjacent to revegetated corridor
EMBELLISHMENTS	Bins	Y	Rubbish and recycling incorporated
	Bollards	Y	Timber bollards to park perimeter
	Drinking Fountain (1)	Y	DDA fountain
	Garden Beds	Y	Native vegetation provided in garden beds to assist with creating park interest and topography transitions
	Maintenance Access	Y	Via locking rail and suitably graded turf access
	Pathways	Y	Concrete pathways including incorporation of adjacent linear connections
	Picnic Node (1)	Y	Shelter including picnic setting (DDA table and chairs)
	Play Nodes (1)	Y	Target for all aged play
	Primary Access Points - Pedestrian	Y	Utilising pathway locations as above

TREES



1



2



3



4



5



6



7

SHRUBS



8



9



10



11



12



13



14



15



16



17

GROUND COVERS



18



19



20



21



22

TREES

1. WATERHOUSEA floribunda
2. RANDIA fitzalanii
3. ELAEOCARPUS reticulatus
4. TRISTANIOPSIS luscious
5. SYZYGIUM luehmannii
6. ELAEOCARPUS eumundi
7. BACKHOUSIA citriodora

SHRUBS

8. SYZYGIUM australe
9. SYZYGIUM cascade
10. SYZYGIUM resilience
11. VIBURNUM odoratissimum
12. PHOTINIA Red Robin
13. MELALEUCA "Claret Tops"
14. CALLISTEMON Little John
15. CARISSA desert star
16. FICUS green island
17. GREVILLEA Robyn Gordon

GROUNDCOVERS

18. JUNCUS usitatus
19. LIRIOPE Evergreen Giant
20. LOMANDRA longifolia
21. MYOPORUM ellipticum
22. TRACHELOSPERMUM jasminoides

NOTE: PLANT SPECIES ARE ONLY INDICATIVE AND ARE TO BE CONFIRMED WITHIN FUTURE OPW APPLICATIONS

11694 EDENS ESTATE COOMERA - QM PROPERTIES - LOCAL PARK

BILL OF QUANTITIES – LOCAL PARK WORK - CONCEPT PLAN

ISSUE B - 07.11.2025

Quantities provided in the schedule are to be used as a guide only - Rates are subject to change pending final costing. Rates are indicative.

Refer to Saunders Havill Group's documentation for the requirements, locations, extents for all listed work items.

All works to be in accordance with relevant manufacturer's recommendations, Australian Standards and Local Government drawings, details, policy and legislation as required.

ITEM	DESCRIPTION	UNIT	QTY	RATE	TOATAL
1.0	PRELIMINARIES				
1.1	Allow for all site setup and preliminaries including but not limited to, insurances, site based workplace health and safety and safe work method statement and risk management plans preparation, distribution and approval, project signage, relevant site inductions, coordination and collaboration with project team and other site contractors including providing and maintaining accurate programmes, attendance at project meetings during construction, council inspections/ milestones, all required hold points, sourcing and supplying all required certifications and requirements for landscape works under council approved landscape opworks and specifications. Note: Principal Contractor role for the site is assumed as by the Civil Contractor. The Landscape Contractor will be required to adhere to the site safety and management conditions of the Principal Contractor.	item	1	\$7,000.00	\$ 7,000.00
1.2	Allow for survey accurate site set out and pegging for all contract works including but not limited to levels, hardstand, embellishments, paving, edging and fixtures.	item	1	\$3,500.00	\$ 3,500.00
1.3	Allow for 1800H temporary site fencing to full perimeter of scope of works area as required for health and safety of workers and site visitors for project duration until Practical Completion attainment. NOTE: Item to be confirmed and approved prior to commencement.	item	1	\$3,000.00	\$ 3,000.00
1.4	Allow for sediment and erosion measures including silt fencing to risks areas to scope of works area as required until Practical Completion attainment. NOTE: Item to be confirmed and approved prior to commencement.	item	1	\$2,500.00	\$ 2,500.00
1.5	Allow for Geotechnical testing and reporting as required to enable design, engineering and construction for relevant contract items.	item	1	\$4,000.00	\$ 4,000.00
1.6	Allow for Soil testing and reporting as required to enable successful softscape plant establishment and growth.	item	1	\$1,500.00	\$ 1,500.00
1.7	Allow for deadwooding and formative pruning to existing retained trees within works area including level 5 arborist reporting and supervision including removal of vegetation off site (or reuse where appropriate and agreed).	item	1	TBC	
2.0	EARTHWORKS AND DRAINAGE				
2.1	Allow for Final Earthworks (+/- 150mm typical) to all contract works areas including but not limited to hardscape (including concrete paving, pathways, shelter slab, footings, furniture, etc), and softscape (planting areas, mounding, softfall, drainage, etc.) following bulk earthworks by civil and to to acheive consolidated grades and levels as required.	m ²	10701		\$ 16,000.00
2.2	Supply and Install Playground Subsoil Drainage to scope of works areas as shown on drawings and as specified sufficient to ensure free draining. Sub-surface drainage to be wrapped in geofabric and encased in 20mm drainage gravel and located outside of footing requirements. Include connection into stormwater pit/ chambers or suitable approved drainage location.	lin.m. allowance	280	\$50.00	\$ 14,000.00
2.2	Design, Supply and Install Site Drainage as required to landscape works areas to ensure adequate drainage (no ponding) inclusive of earthworks, excavation, stormwater pits (, pipes, outlets, frog flaps, rockwork, concrete, stone pitching as required. Contractor responsible to ensure all park areas are free-draining. Note: All drainage to fall and connect to existing civil stormwater drainage/ gully pits where possible.	item	1	\$5,000.00	\$ 5,000.00

ITEM	DESCRIPTION	UNIT	QTY	RATE	TOATAL
3.0	RETAINING WALL WORKS				
3.1	Supply and install A-Grade cut Sandstone Blocks retaining walls on compacted subgrade as shown on drawings and as specified (inclusive of sub-grade preparation, grouting between blocks, etc.).	lin.m.	205	\$375.00	\$ 76,875.00
4.0	TURFING				
4.1	Undertake turf preparation including but not limited to slashing, weed spray, cultivation, and stick pick and trimming (+/- 25mm typical) to proposed turf areas as shown on drawings and as specified. Note: assume site topsoil reseed by civil.	m ²	9181	\$ 2.00	\$ 18,362.00
4.2	Supply and Install of Imported Topsoil to 100mm minimum depth to proposed turfing areas as shown on drawings, as specified and to AS 4419.	m ²	9181	\$ 5.50	\$ 50,495.50
4.3	Supply and Install "A Grade" Green Couch to proposed turf areas as shown on drawings and as specified including final topdress and rolling post installation as required.	m ²	9181	\$ 5.50	\$ 50,495.50
5.0	PLANTING AREAS				
5.1	Undertake site preparation including but not limited to slashing, weed spray, 150mm minimum cultivation and stick pick to proposed planting areas as shown on drawings and as specified.	m ²	530	\$1.50	\$ 795.00
5.2a	Supply and Install of Imported Topsoil to 200mm minimum depth to proposed planting areas as shown on drawings, as specified and to AS 4419/ AS4454.	m ²	530	\$16.00	\$ 8,480.00
5.3a	Supply and Install of Aged Forest Blend Mulch to 100mm minimum depth (1m2 minimum to individual plantings) to proposed planting areas as shown on drawings, as specified and to AS 4454.	m ²	530	\$6.00	\$ 3,180.00
6.0	EDGING				
6.1	Supply and install Concrete Edging (CE) to locations as shown on drawings and as specified.	lin.m.	115	\$70.00	\$ 8,050.00
6.2	Supply and install Playground Concrete Edging (PCE) to locations as shown on drawings and as specified.	lin.m.	30	\$80.00	\$ 2,400.00
6.3	Supply and install Spade Cut Edging (SE) to locations as shown on drawings and as specified.	lin.m.	55	\$4.00	\$ 220.00
7.0	PLANTING				
	Supply and install the following plant stock based on the schedules, details and specifications (inclusive of initial watering until PC given).				
7.1	100L stock	each	92	\$430.00	\$ 39,560.00
7.2	300mm stock	each	265	\$45.00	\$ 11,925.00
7.3	140mm stock	each	1590	\$8.50	\$ 13,515.00
8.0	CONCRETE / PAVING WORKS				
8.1	Supply and install Pavement Type 1 to all pathway and shelter locations (PT1) to locations as shown on drawings and as specified.	m2	910	\$135.00	\$ 122,850.00
8.2	Allow certification of all concrete and pavement work items (including engineering, testing, etc.). Provide all appropriate reporting, forms and certifications prior to Practical Completion acceptance.	item	1	\$2,000.00	\$ 2,000.00
9.0	FENCING / BOLLARDS				
9.1	Supply and install Hardwood bollards to open space boundary as shown on drawings and as specified.	item	35	\$210.00	\$ 7,350.00
9.2	Supply and install Locking Rail to open space boundary as shown on drawings and as specified.	item	1	\$3,200.00	\$ 3,200.00

ITEM	DESCRIPTION	UNIT	QTY	RATE	TOATAL
10.0	PLAYGROUND				
	Supply, install and certify playground equipment in accordance with manufacturer's recommendations in locations shown on the drawings and as specified. All items and installation to comply with AS/NZ standards for playground surfacing, equipment, sgrade prepaton, footings, drainage, installation and maintenance. It is the responsibility of the contractor for coordinating with playground manufacturer regarding ordering, initial deposits, timing and delivery of equipment, and providing certifications, tools and documentation as required by Council and Australian Standards.				
10.1	Supply and install Mulch Softfall (MS) to proposed areas as shown on drawings, as specified and to AS 4422:1996	m2	275	\$75.00	\$ 20,625.00
10.2	Allowance for supply and install of Play Equipment. Playground equipment in accordance with manufacturer's recommendations in locations shown on the drawings and as specified. All items and installation to comply with AS/NZ standards for playground surfacing, equipment, sgrade prepaton, footings, drainage, installation and maintenance. Includes Contractor coordination of site access, stockpiling locations and all other coordination as required. (NOTE* Final spec & supplier TBC Price to vary based on final playgorund equipment selection)	item	1	\$220,000.00	\$ 220,000.00
10.3	Design, Supply and Install Shadesails (inc. engineering, footings, finishes, anti-climb devices, fixings, secondary shackles, certification inc forms 12 and 15, etc.) to proposed areas as shown on drawings, as specified. NOTE: Contractor to finalise shade design with supplier to maximise shade coverage.	item	1	\$40,000.00	\$ 40,000.00
10.4	Allow Upfront Product Certification of all playground and fitness work items (including engineering, footings, equipment certifications). Certification as per Australian Standard and Local Government requirements. Provide all appropriate reporting, Qld Regulation forms (form15), certifications, warrantee documents, etc. prior to Practical Completion	item	1	\$3,000.00	\$ 3,000.00
11.0	MISCELLANEOUS				
11.1	Supply and Install Single Shelter GX Outdoors 'AKORA' 4m x 5m (or similar) - to proposed location as shown on drawings, as specified and to Australian Standards and Manufacturer's requirements. (Supplier & final spec TBC)	item	2	\$24,000.00	\$ 48,000.00
11.2	Supply and install TABLE and BENCHES to shade shelters (Without Backrest): GX Outdoors 'HYVE' Table Setting (or similar) Supply and install settings each consisting of 1 No. Table and 2 No. to proposed location as shown on drawings, as specified and to Australian Standards and Manufacturer's requirements. (Supplier & final spec TBC)	item	2	\$8,000.00	\$ 16,000.00
11.3	Supply and Install Dual Waste/ Recycling Bin (including internal bins) to proposed areas as shown on drawings, as specified and to Australian Standards and Manufacturer's requirements. (Supplier & final spec TBC)	item	2	\$7,500.00	\$ 15,000.00
11.4	Supply and Install Water Fountain (inclusive of permits, forms, approvals, water connections, etc). to proposed areas as shown on drawings, as specified and to Australian Standards and Manufacturer's requirements. (Supplier & final spec TBC)	item	1	\$9,000.00	\$ 9,000.00
11.5	Allow certification for all embellishment/ furniture work items (including engineering, footings, equipment, and install). Certification to comprise of upfront individual Product Certifications and Independent Installation Certifications where required under per Australian Standard and Local Government requirements. Provide all appropriate reporting, Qld Regulation forms, certifications, warrantee documents, etc. prior to Practical Completion	item	1	\$8,000.00	\$ 8,000.00
11.6	Allowance for boardwalk/raised walkway to recreational linkage corridor. Incl Contracor D&C/ Consultant desig. (note rate subject to change pending final design)	item	1	\$18,000.00	\$ 18,000.00

ITEM	DESCRIPTION	UNIT	QTY	RATE	TOATAL
12.0	ESTABLISHMENT				
12.1	Water truck hire (filling, travel and watering) to sufficiently establish turf and plants throughout 12 week establishment. Contractor to confirm watering regime as part of tender response. Note: Item to be claimed only once formal Practical Completion has been granted by Superintendent. Detailed watering records to be provided when requested. Allow for regular liquid fertiliser application during establishment.	weeks	12	\$ 150.00	\$ 1,800.00
12.2	Establishment to all contract works including but not limited to weed / pest management, re-staking/ de-staking and retying, rubbish removal, mowing (30mm average height), edging, pruning, fertilising, remulching, topdressing, replacement of failed plants and turf, cleaning, resealing and servicing of hardscape elements, etc. Refer to Specification for full responsibilities. Note: Any defects as issued by council for On Maintenance will be the responsibility of the contractor to rectify / replace. Establishment period to commence only once Practical Completion attained and confirmed in writing.	weeks	12	\$ 550.00	\$ 6,600.00
12.3	Water truck (filling, travel and watering) to aid turf and plants throughout maintenance period. Contractor to confirm watering regime as part of tender response. Note: Item to be claimed only once granted by Superintendent/ Client. Detailed watering records to be provided when requested. Allow for regular liquid fertiliser application during mainenance period. Note: where watering utilised during maintenance period, the landscape contractor is responsible for ongoing plant replacements (other than vandalism or damage by others).	hours	60	\$ 150.00	\$ 9,000.00
12.4	Ongoing Maintenance to all contract works including but not limited to weed / pest management, re-staking/ de-staking and retying, rubbish removal, mowing (30mm average height), edging, pruning, fertilising, remulching (allow 50mm typ. top up to all planting areas/ trees prior to off maintenance), topdressing, replacement of failed plants and turf (where maintenance watering included, but excluding damage by others), cleaning, resealing and servicing of hardscape elements, etc. Refer to Specification for full responsibilities. Contractor to supply monthly (minimum) maintenance reports at end of each month including site activities and watering usage. Note: Any defects as issued by council under landscape related scope for Off Maintenance will be the responsibility of the contractor to rectify / replace. Contractor to confirm maintenance as part of tender response. Refer to specifications. Completed as per plan and specification requirements and to the satisfaction of Local Government authority.	months	12	\$ 1,500.00	\$ 18,000.00
TOTAL PARK SUM (INCL ESTABLISHMENT)		TOTAL (EX GST)			\$ 909,278.00



Saunders Havill respect and honour Aboriginal and Torres Strait Islander Elders past, present, and future. We acknowledge the stories, traditions, and living cultures of Aboriginal and Torres Strait Islander peoples on this land and commit to building a brighter future together.