

COURTNEY UPPER COOMERA
DEVELOPMENTS PTY LTD
C/- CFMG CAPITAL LIMITED

Saunders[®]
Havill

17 COURTNEY DRIVE UPPER COOMERA QLD 4209

LANDSCAPE CONCEPT PLAN • SEPTEMBER 2026 • 13087 ISSUE B

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**CFMG CAPITAL
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Prepared for:
COURTNEY UPPER COOMERA
DEVELOPMENTS PTY LTD

C/- CFMG CAPITAL LIMITED

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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.

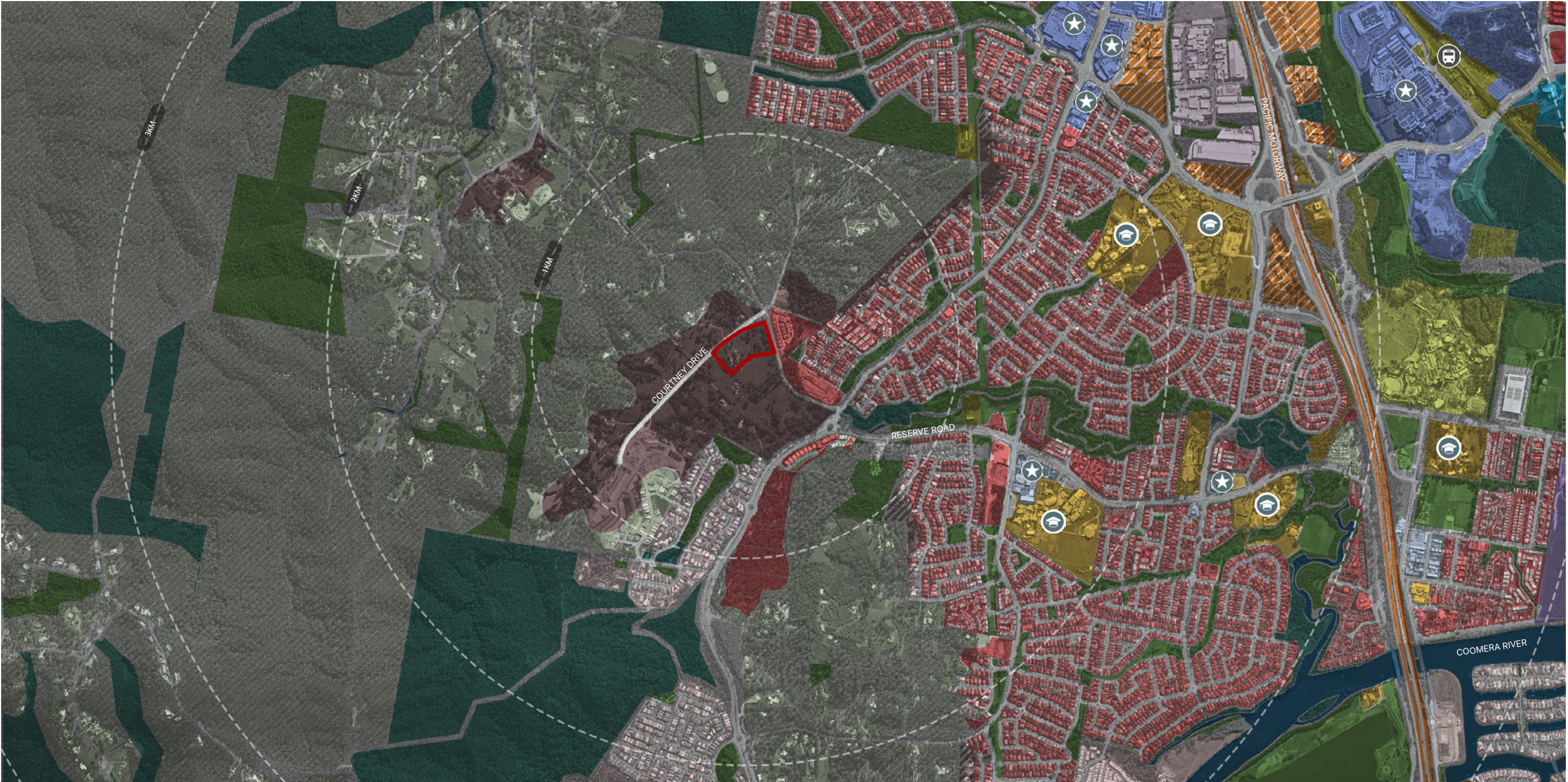
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LEGEND

	RURAL RESIDENTIAL		SPORT AND RECREATION		LOW IMPACT INDUSTRY		SHOPPING
	LOW DENSITY RESIDENTIAL		OPEN SPACE		WATERFRONT AND MARINE INDUSTRY		SCHOOLS
	MEDIUM DENISTY RESIDENTIAL		MAJOR TOURISM		COMMUNITY FACILITIES		COOMERA TRAIN STATION
	HIGH DENSITY RESIDENTIAL		NEIGHBOURHOOD CENTRE		MIXED USE		1KM CATCHMENT
	CONSERVATION		CENTRE		INNOVATION		





LEGEND

-  SITE BOUNDARY
-  EXISTING WATERBODY





1. VEHICLE ACCESS VIA COURTNEY DRIVE
 2. INTERNAL ROAD
 - Refer Civil
 3. INDICATIVE LOT LAYOUT
 4. INDICATIVE 2M WIDE OPEN SPACE LINKAGES THROUGHOUT
 - Refer Civil
 5. STREET TREES THROUGHOUT
 6. DETENTION DRAINAGE BASIN
 - See page 06 for further details.
 7. RETAINING WALLS
 - Refer Civil
 8. SCREENING PLANTING TO FRONT OF RETAINING WALLS
 9. BIN PAD LOCATION
 10. ULTIMATE BASIN ACCESS PATH ARRANGEMENT - *NOTE FENCING BETWEEN LOT 800 AND 54 TO BE DELAYED UNTIL ULTIMATE ACCESS IS CONSTRUCTED - REFER CIVIL FOR TEMPORARY ACCESS TRACK.



SEMI PERMEABLE FENCE
- To lots adjoining basin



TIMBER BOLLARDS WITH LOCKING RAIL



MODDEX TR20 SAFETY RAILING
- Or similar



-  SITE BOUNDARY
-  STAGE BOUNDARY

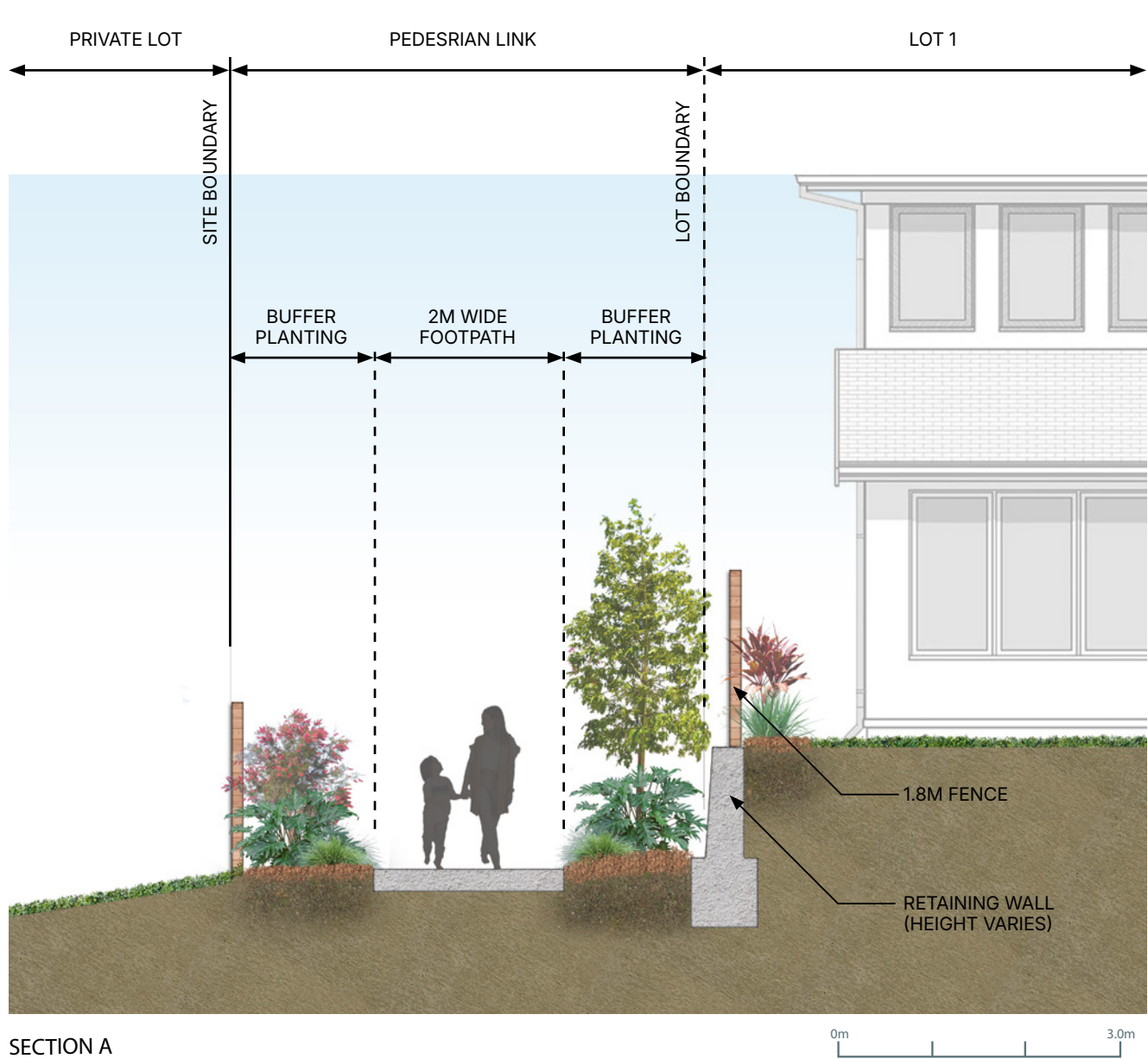




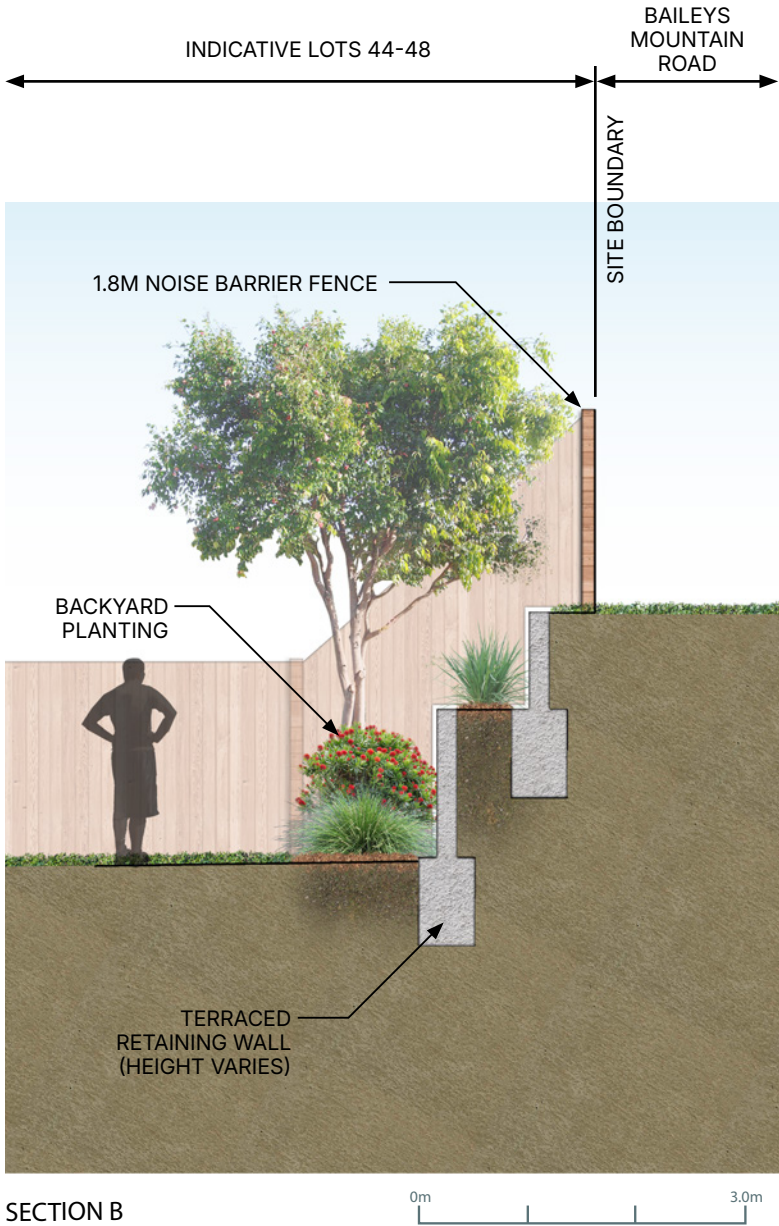
 SITE BOUNDARY

- 1. DETENTION DRAINAGE BASIN
- 2. MAINTENANCE ACCESS
- 3. INTERNAL ROAD
- 4. INDICATIVE FOOTPATHS THROUGHOUT
- REFER CIVIL
- 5. ACCESS BEYOND SITE BOUNDARY SUBJECT
TO FUTURE DESIGN
- 6. TIMBER BOLLARDS WITH LOCKING RAIL
- 7. SEMI PERMEABLE FENCE
- TO LOTS ADJOINING BASIN
- 8. MODDEX TR20 SAFETY RAILING OR SIMILAR
- 9. SCREENING PLANTING TO FRONT OF
RETAINING WALLS





SECTION A



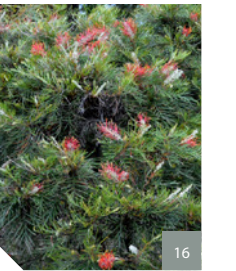
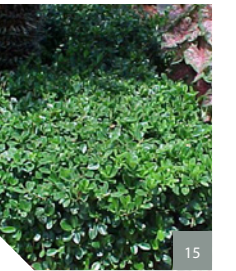
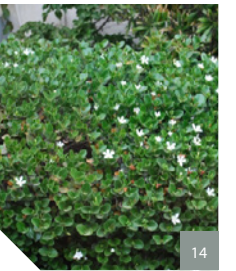
SECTION B



TREES



SHRUBS



BIO-BASIN



LEGEND

TREES

- 1. BUCKINGHAMIA celsissima
- 2. TRISTANIOPSIS luscious
- 3. ELAEOCARPUS eumundi
- 4. WATERHOUSEA floribunda
- 5. LOPHOSTEMON confertus
- 6. SYZYGium tierneyanum

SHRUBS

- 7. SYZYGium australe
- 8. SYZYGium cascade
- 9. 1SYZYGium resilience
- 10. 1VIBURNUM odoratissimum
- 11. 1PHOTINIA Red Robin
- 12. MELALEUCA "Claret Tops"
- 13. CALLISTEMON Little John
- 14. CARISSA desert star
- 15. FICUS green island
- 16. GREVILLEA Robyn Gordon

BIO-BASIN

- 17. CAREX appressa
- 18. FICINIA nodosa
- 19. IMPERATA cylindrica
- 20. LOMANDRA longifolia
- 21. POA labillardieri
- 22. THEMEDA triandra

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

Acknowledgement of Country

Saunders Havill acknowledge the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect and honour to their 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.

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PATHWAYS TO SUCCESS