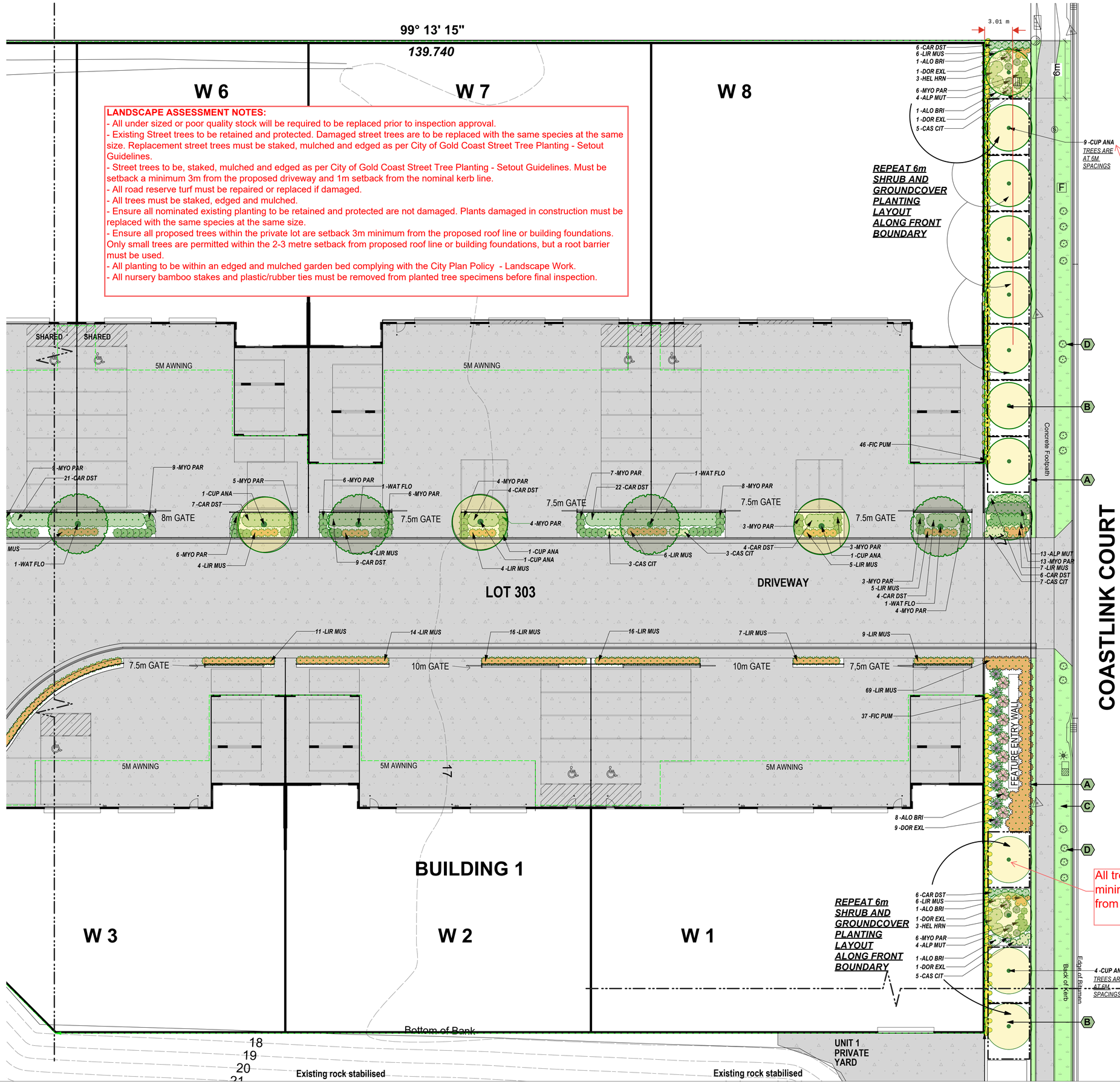


LANDSCAPE ASSESSMENT NOTES:

- All under sized or poor quality stock will be required to be replaced prior to inspection approval.
- Existing Street trees to be retained and protected. Damaged street trees are to be replaced with the same species at the same size. Replacement street trees must be staked, mulched and edged as per City of Gold Coast Street Tree Planting - Setout Guidelines.
- Street trees to be, staked, mulched and edged as per City of Gold Coast Street Tree Planting - Setout Guidelines. Must be setback a minimum 3m from the proposed driveway and 1m setback from the nominal kerb line.
- All road reserve turf must be repaired or replaced if damaged.
- 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.

1 | LANDSCAPE PLAN
LP-1 | Scale: 1:200

0 5 10 m

LEGEND:

- ROOF OUTLINE
- E — EXISTING SERVICES
- 6.0 — EXISTING CONTOURS
- TURF
- CONCRETE

All trees must maintain a minimum of 3m separation from building line

All trees must maintain a minimum of 3m separation from building line

Key Notes (Refer plans)

A. Concrete mowing edge
B. Garden. Install 100mm depth mulch, 300mm depth topsoil, over cultivated sub-grade
C. Install turf to the footpath where required.
D. Existing street trees
E. N/A
F. Install 4 street trees to replace removed trees. Install street trees to standard drawing 05-102 and 05-103 within SC6.12.10 City Plan Policy – Land development guidelines

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.: OPW/2026/1040
Dated: 30 October 2026

D | 15/10/26 | APPROVAL
ISSUE | DATE | REVISION

Mark Baldock
LANDSCAPE ARCHITECT
(B.App.Sc.Blt.Env, Grad.Dip.Lands.Arch.) Registered Landscape Architect AILA no.1132 ABN: 41 134 988 971
PO BOX 373, ANNERLEY QLD 4103
M: 0407 114 605
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PROJECT:
9-27 Coastlink Court, STAPYLTON QLD 4207

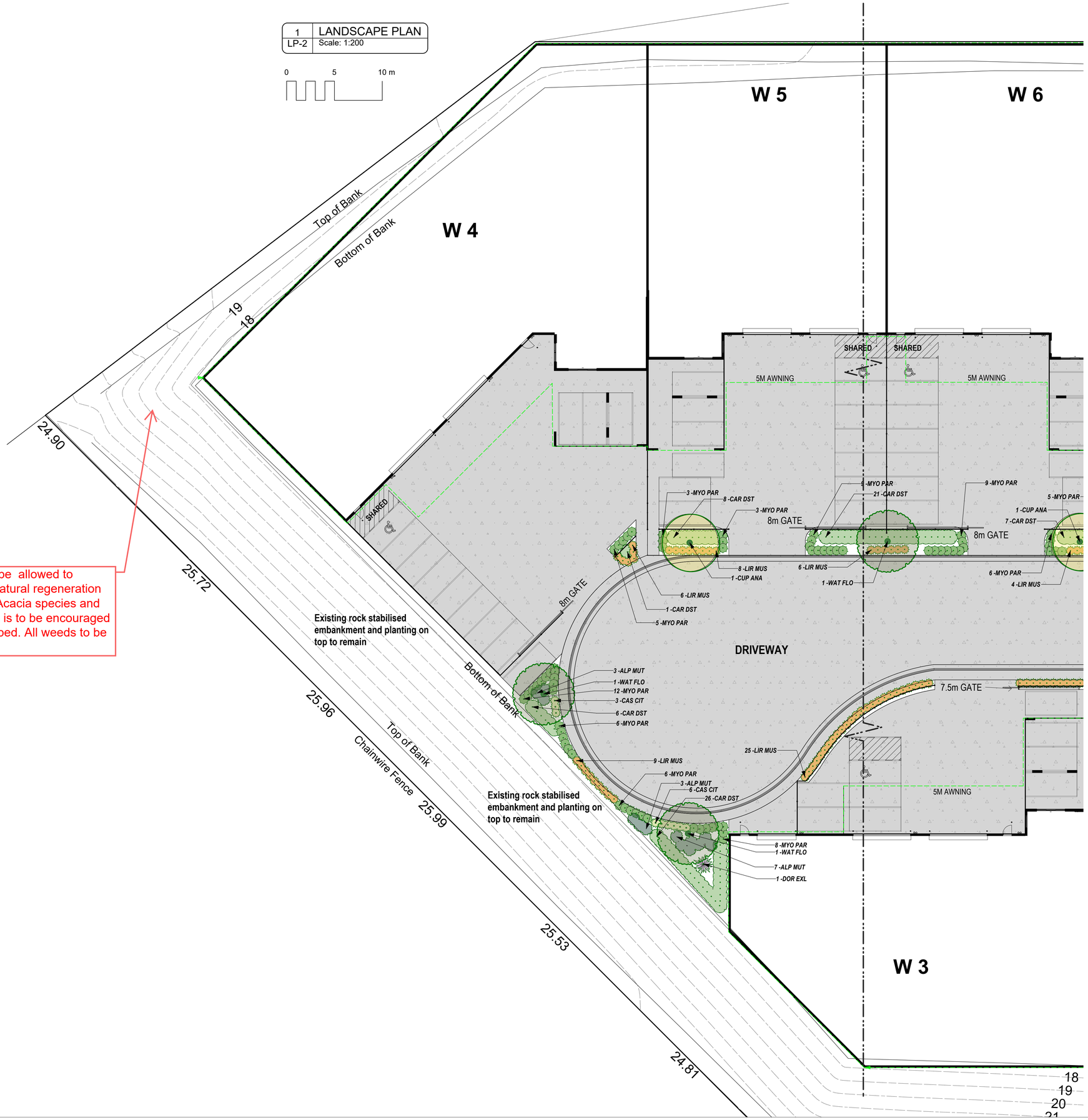
CLIENT:
CARMDEV

DWG TITLE:
LANDSCAPE PLAN

PROJECT NO: 2510	DWG NO: LP-1
DATE: OCT 25	REVISION: D
SCALE: AS SHOWN	Design Certified by: MBaldock
SHEET SIZE: A1	

1	LANDSCAPE PLAN
LP-2	Scale: 1:200

0 5 10 m



Existing batters are to be allowed to revegetate naturally. Natural regeneration from locally occurring Acacia species and other native vegetation is to be encouraged and must not be disturbed. All weeds to be controlled.

LEGEND:

- ROOF OUTLINE
- E — EXISTING SERVICES
- 6.0 — EXISTING CONTOURS
- TURF
- CONCRETE

Key Notes (Refer plans)

A. Concrete mowing edge

B. Garden. Install 100mm depth mulch, 300mm depth topsoil, over cultivated sub-grade

C. Install turf to the footpath where required.

D. Existing street trees

E. N/A

F. Install 4 street trees to replace removed trees. Install street trees to standard drawing 05-102 and 05-103 within SC6.12.10 City Plan Policy – Land development guidelines

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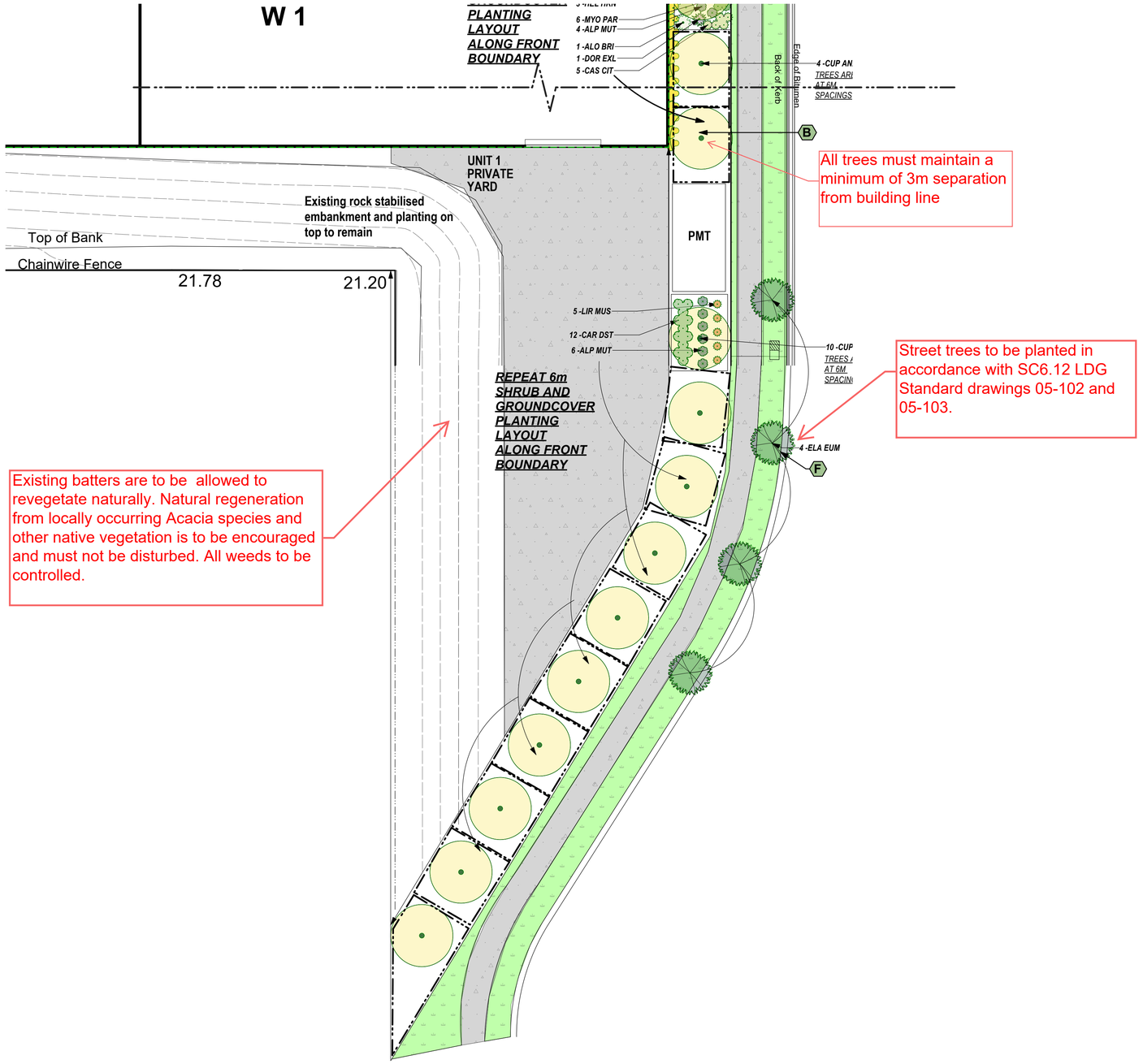
CLIENT:
CARMDEV

DWG TITLE:
LANDSCAPE PLAN

PROJECT NO:	DWG NO:
2510	LP-2
DATE: OCT 25	REVISION: D
SCALE: AS SHOWN	Design Certified by: MBaldock
SHEET SIZE: A1	

4	LANDSCAPE PLAN
LP-3	Scale: 1:200

0 5 10 m



All trees must maintain a minimum of 3m separation from building line

Street trees to be planted in accordance with SC6.12 LDG Standard drawings 05-102 and 05-103.

Existing batters are to be allowed to revegetate naturally. Natural regeneration from locally occurring Acacia species and other native vegetation is to be encouraged and must not be disturbed. All weeds to be controlled.

LEGEND:

- ROOF OUTLINE
- E — EXISTING SERVICES
- 6.0 — EXISTING CONTOURS
- TURF
- CONCRETE

Key Notes (Refer plans)

- A. Concrete mowing edge
- B. Garden. Install 100mm depth mulch, 300mm depth topsoil, over cultivated sub-grade
- C. Install turf to the footpath where required.
- D. Existing street trees
- E. N/A
- F. Install 4 street trees to replace removed trees. Install street trees to standard drawing 05-102 and 05-103 within SC6.12.10 City Plan Policy – Land development guidelines

LANDSCAPE PLANS APPROVED

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DATE: OCT 25	REVISION: D
SCALE: AS SHOWN	Design Certified by: MBaldock
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LANDSCAPE SPECIFICATION NOTES 30

1 GROUND WORKS
1 GENERAL
1.1 EXISTING TREE REMOVAL
Clearing and grubbing
Grubbing: Grub out stumps and roots over 75mm diameter to a minimum depth as follows:
- Below subgrade under buildings, embankments or paving: 500mm.
- Below finished surface in unpaved areas: 300 mm.

Backfilling: Fill holes remaining after grubbing with sand material to prevent ponding of water. Compact the material to the relative density of the existing adjacent ground material.

1.2 TOPSOIL
General
Topsoil to comply with AS 4419 'Soils for Landscaping'. Soil conditioner to AS 4454 'Composts, Soil Conditioners & Mulches'.
Test both imported topsoil & potting mixes to AS 1289 (Methods of Testing Soil) & AS 3743. Topsoil to contain organic matter 6-8% by mass & have sandy loam texture to AS 4419.
Soil organic matter to be 6-8% by mass. Topsoil particle size criteria are to meet AS 4419. Topdressing materials are to meet AS 4419.
Imported topsoil mix to comply with the following:
- Contain organic matter which supports plant life.
- Components to be evenly distributed throughout the mix.
- Mixes to be mechanically screened prior to despatch using screen size: <25mm.
- The mix is to be moist but still free flowing & of such moisture content that water cannot be squeezed from it by hand.
- Material to be void of ingredients which display high shrinkage tendencies.
- Free of acrid odours (including those caused by excessive ammonia or organic acids), chemicals & toxins detrimental to plants & human touch contact.
- Free of stones, clay lumps, weeds and weed propagules including Cyperus Rotundus (nut-grass tubers), tree roots, sticks, rubbish, sharp items & other foreign matter.
- Free of pests and diseases such as pathogenic organisms e.g. Phytophthora spp and the larval stage of insect pests.

Topsoil Spreading
Topsoil to grassed and turfed areas: 100mm (min) thick.
Topsoil to planting areas: 300mm (min) thick (add 75mm to this min thickness for planting area crown).
Crown topsoil in planting areas.
Lightly consolidate topsoil to a smooth surface, free from lumps of soil and roots, ready for planting.
Progressively layer (max 100mm compacted thickness) & tamp topsoil to prevent voids & subsidence. Prevent excess compaction.
Add new topsoil to subsided topsoil (including during the Defects Liability Period) to bring the topsoil back up to doc levels.

1.3 CULTIVATION
Cultivate to loosen the existing ground to subsequently receive topsoil.
Cultivation depth for subsequent grassed areas: 150mm deep.
Cultivation depth for subsequent plants & planting areas: 300 deep.
Break-up cultivated earth so that pieces are less than 50mm. Remove stones exceeding 50mm, and any other deleterious material from cultivated earth including roots, sticks, weeds.

2 SOFT LANDSCAPING
MATERIALS
2.1 MATERIAL COMMON DETAIL
Provide plant life in healthy condition, without scarring or deformations. Establish plant life for optimum growth for the environmental conditions.
Continuously Work to keep plant life free of disease, and free of plant (weeds) & animal pests. Immediately replace failed planting.

2.2 MULCH
Provide mulch to AS 4454 'Composts, Soil Conditioners & Mulches'. Mulch to be free of deleterious and extraneous matter including soil, weeds, sticks, roots. Mulch to be sieved to size to prevent accumulation of mulch fines.
Spread mulches evenly to a min depth of 100mm, UDO. Grade the finished surface evenly. Do not place mulch in contact with stems of plants.
Mulch types - AGED FOREST MULCH. Brush chippings and leaf litter: Vegetative material processed through a chipper to pieces not larger than 75 x 50 x 15mm as follows:
- Material permitted: Leaf matter and tree loppings from *Eucalyptus, Tristania and Pinus species*.
- Material not permitted: Leaf matter and tree loppings from privet, camphor laurel, coral tree, poplar, willow, and declared (noxious) weeds.

2.3 FERTILIZER
Deliver fertilizer to Site in sealed bags, branded with the fertilizer type & Manufacturer name.

2.4 TURFING
Type - WINTERGREEN
Turf to be free from weeds & other foreign matters. Turf to be comprised of consistently thick grass & root (fully soiled) parts. Grass part to be 20mm thick, root part to be 25mm thick.
Evenly mix fertilizer into the topsoil before placing the turf.
Lay turf within 24 hours of cutting. Prevent turf from drying out between cutting and laying.
Lay turf along land contours with staggered, butt joints. Immediately after laying, roll turf with a 90 kg/m roller. Fill joints & depressions with topsoil. On slopes too steep for rolling, evenly tamp the turf.
Immediately after rolling, irrigate with a fine spray so that the soil is moist to a depth of 100mm.
Lay turf flush with adjacent surfaces. Grade falls evenly. Turf surface to be smooth & consistent.
When turf is established, mow at 25mm above soil level, remove cuttings & top dress max 10mm deep with topsoil to fill joints and correct surface unevenness.
21 days after turfing, broadcast evenly a minimum of 10 g/m2 of sulphate of ammonia fertiliser over the whole of the area of turfing.
When the turf is established, mow at regular intervals to maintain an average height of 30mm.
Manually extract weeds that emerge in the turfed areas. Where necessary spray with a selective broad leaf weed herbicide.
Tolerance: Max 15mm under a 3000mm straight edge any direction.

2.5 PLANTING
Plant Quality
Plants to have well-balanced branching foliage typical of their species for the season.
Plants to be free from pests, diseases, physiological disorder & nutritional deficiency, and be substantially free from evidence of any previous disorder. Plants shall have been grown in their final containers in environmental conditions similar to that expected for where they will be planted, for min 42 days before Site delivery.
Plants to be planted in the sun are to be previously 'sun grown' or 'sun hardened', for min 42 days before Site delivery.
Site deliver plants in pathogen free, weed free medium.
Plant roots to be undamaged, unrestricted, well-proportioned in relation to the size of the plant & suitable for transplantation.
Legibly label each plant by botanical name, commog 20% of the lesser foliage side. North aspect of trees in the Nursery to be identified & trees planted with this side facn name & plant characteristics, on a durable weather-proof tag.
Tree Stock: Not to have co-dominant stems. To have crown foliage symmetry with no side exceedining north.
Plant Containers
Provide plants in new or sterilised recycled polypropylene containers or polythene bags of potting media volumes, sized as follows, UDO:

Height (mm)	Pot Diameter (mm)	Potting Media Volume (litres dry)
150	140	2
200	200	4
300	300	13
400	400	45
450	400	76
500	500	104

Planting
Excavate planting holes to a size that allows the following min amount of topsoil backfill beneath & around the plant root system, UDO:

Plant Height at time of planting (excluding the root ball - mm)	Thickness/depth of topsoil around the root ball
0-300	100
300-500	150
500-1000	200
1000-2000	250
2000-2500	350
2500-3000	450
Over 3000	550

Thoroughly water plants immediately before planting. Thoroughly water the planting hole immediately before planting.
Remove plants from containers with min soil loss & root disturbance. Lightly brush the root ball surface to loosen root ends.
Position plants in the centre of planting holes. Set plants plumb & at a level for natural relationship of the plant with the ground surface.
Place slow release prolonged release type fertilizer around plants at the time of planting. Backfill with topsoil to be firm around the plant without air pockets. Dish the soil around plants for water capture (dish diameter to match pot diameter or root ball).
For plants to be over 2000mm tall at maturity, vertically embed in the backfill, a 75mm dia, 300mm length of black colour, slotted agricultural drain pipe behind the plant (protruding above the mulch 20mm) as a deep watering mechanism. Place mulch to 50mm deep in the base of the pipe.
Commence planting immediately after Site delivery.
If unforeseen planting delay occurs, transplant plants into larger pots.
Do not plant in unsuitable weather conditions including extreme heat, cold, wind, rain.
Arrange sufficient off-Site plant quantities to allow for on-Site plant failures to avoid delay.
Replace dead or dying plants within the Site area during the period between on-Site start & the end of the Defects Liability Period. Replace damaged plants within the Site area during the period between on-Site start & Practical Completion.
Stakes & Ties
Plants with stems or trunks to be staked to give plant support. Stakes to be straight, undamaged, have flat top ends & pointed driving ends.
Stakes & components (ties, caps) to be of a neutral & natural colour (ie grey, black, brown) which can be achieved by painting.
Cap all stakes after their placement, with a neutral & natural coloured wired-on plastic safety caps.
Single stakes to positioned behind the plant (ie opposite the likely pedestrian traffic side), double stakes to be positioned evenly apart & parallel to the likely pedestrian traffic side, triple stakes to be positioned evenly apart with 2 stakes positioned behind the plant (ie opposite the likely pedestrian traffic side).
Position stakes outside of the topsoil zone part of the planting hole.
Tie plant to each stake at the top 10% of the exposed to view stake. Tie also as required to straighten the stem or trunk.
Remove stakes & ties no longer required to support the plant, at the end of the Defects Liability Period.
Stakes to comply with the following table, UDO:

Plant Height (at time of planting-mm)	Stake Number	Stake Size(mm)	Stake In-ground Depth/ Exposed Height	Ties & Type
1500-1800	3	50x50 HWD	400/1200	Hessian
1800-2400	3	50x50 HWD	600/1800	Hessian

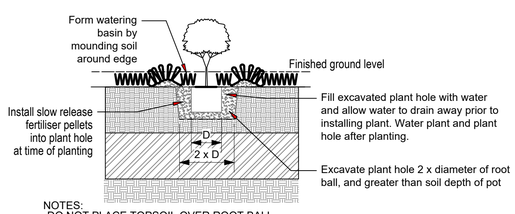
Plastic ties: Proprietary ties.
Steel rope ties: 3mm dia galv steel wire rope, cut ends steel clamped, turnbuckle tension adjustment, plastic guards against trunk, the loop dia around trunk to be 3 times the dia of the trunk at that tie point.

2.6 MAINTENANCE
Maintain construction Work. After Practical Completion, maintain the Work for 12 WEEKS to the doc standard. Maintenance includes:
- Watering, fertilizing, pest & disease control.
- Mowing, weeding, aerating, removal of cuttings
- Pruning (to AS 4373), the intention of pruning being to maintain healthy foliage or remove damaged growth.
- Maintaining stakes & ties.
- Replacing damaged or failed planting.
- Soil replacement/ re-topping, mulch maintenance

Mantenance and establishment plan
The landscape contractor is to submit a proposed maintenance and establishment plan prior to the start of the establishment period. The landscape contractor is to maintain a log book of activities undertaken on site during the planting and establishment for presentation to the superintendant.

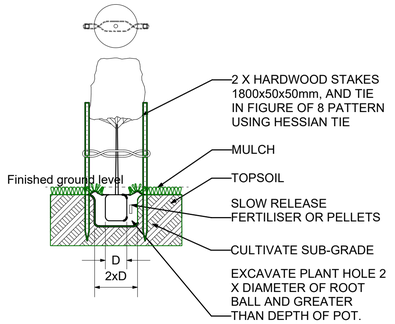
Plant List

ID	Qty	Common Name	Botanical Name	Scheduled Size	Remarks
Trees					
CUP ANA	27	Tuckeroo	Cupaniopsis anacardioides	100 Litre	2.2m height, 1.7m spread at planting. Double stake & tie.
ELA EUM	4	Smoothed leaved Quandong	Elaeocarpus eumundi	100 Litre	2.2m height, 1.3m spread at planting. Double stake & tie.
WAT FLO	6	Weeping Lilly Pilly	Waterhousia floribunda Select	100 Litre	2.2m height, 1.7m spread at planting. Double stake & tie.
Shrubs					
ALO BRI	32	Cunjevoi Lilly	Alocasia brisbanensis	200mm	500mm height, 500mm spread at planting
ALP MUT	134	Dwarf Ginger	Alpinia mutica	200mm	350mm height, 250mm spread at planting
CAR DST	310	Desert Star	Carissa Desert Star	200mm	350mm height, 250mm spread at planting
DOR EXL	34	Gymea lily	Doryanthese excelsa	200mm	350mm height, 250mm spread at planting
HEL HRN	36	Hot Rio Nights	Heliconia Hot Rio Nights	200mm	500mm height, 350mm spread at planting
Ground Covers					
CAS CIT	82	Cousin It	Casuarina Cousin It	140mm	250mm spread at planting
FIC PUM	83	Creeping Fig	Ficus pumila	140mm	Creeping fig must be trained to the wall and be a minimum of 500mm at the time of planting
LIR MUS	353	Evergreen Giant	Liriope 'Evergreen Giant'	140mm	150mm height, 150mm spread at planting
MYO PAR	205	Carpet Spreading Myoporum	Myoporum parvifolium	140mm	200mm spread at planting



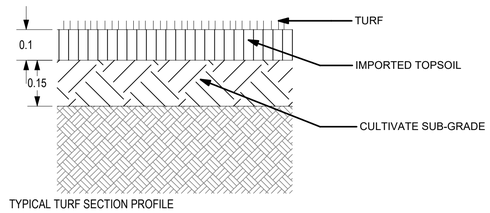
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-TAMP BASE OF PLANT HOLE PRIOR TO PLACING PLANT TO PREVENT SETTLEMENT
-WATER PLANT HOLE THOROUGHLY BEFORE AND AFTER PLANTING

1 | LP-4 | SHRUB, GROUNDCOVER PLANTING DETAIL | Scale: 1:20

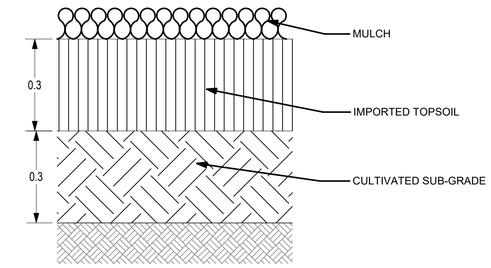


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2 | LP-4 | TREE PLANTING DETAIL | Scale: 1:40

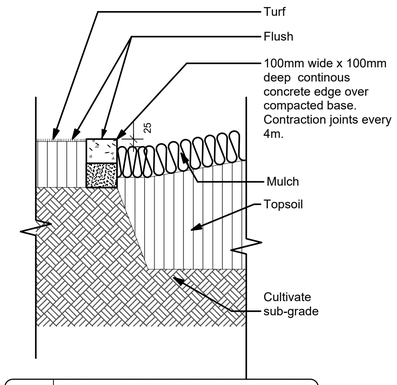


TYPICAL TURF SECTION PROFILE



TYPICAL GARDEN SECTION PROFILE

3 | LP-4 | GARDEN, TURF SOIL PROFILE | Scale: 1:10



4 | LP-4 | CONCRETE MOWING EDGE | Scale: 1:10

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