

The landscape plans shall be read in conjunction with the landscape specification. Landscape Documentation includes the following:



These plans identify all surface treatment finishes required to be constructed as part of these works, including, but not limited to, trees, fencing, and areas to be grassed.

These plans also identify the required planting layout to be undertaken as part of the works. Planting design layout is identified by different groups of plant species. Each group of plants has a plant label identifying the number of plants required and the abbreviated plant name (for reference to the planting schedule). The plant spacing and required pot size is indicated in the plant schedule. The Landscape Contractor is required to set out the plants in accordance with the planting plans and in accordance with the typical plant spacing diagrams provided. Street tree locations are to be confirmed on site with the Superintendent prior to excavating planting holes.

Whilst all care has been taken to ensure accurate plant numbers in the plant schedule, the Contractor is required to check all plant numbers on the plans at the time of pricing. Plant numbers indicated on the individual plant labels take precedence over the plant numbers indicated in the plant schedule.

Landscape details are provided to assist the Landscape Contractor in constructing the various elements of works as required or as specified. Where details are provided, the Landscape Contractor shall construct the works in strict accordance with the details provided. Where details are not provided, the Landscape Contractor shall construct the works as specified, or in accordance with best practice industry standards to ensure that the works are constructed to the highest quality of finish at all times.

These plans are to be read in conjunction with all other plans, details, specifications, and any other documents identified as being part of the contract documents for this project. Any discrepancies in the contract documents are to be brought to the attention of the Superintendent for clarification and/or direction.

These plans have been prepared using base data as provided to Place Design Group by the Client and/or Consultant Team. Whilst all care has been taken to ensure the accuracy of this base data as compared to the most recent issue of plans or works constructed on site, the Landscape Contractor shall immediately report any discrepancies between the plans and the site to the Superintendent for immediate resolution.

The Landscape Contractor shall undertake the landscape works as documented within these plans and implement any further instruction as issued by the Superintendent on time, and in a first class manner. The Landscape Contractor shall fully coordinate the landscape works with all other contractors undertaking concurrent works on site.

On completion, the Landscape Contractor shall ensure that all items of work have been completed in accordance with these plans and to best industry standard. Ensure all paths and surfaces are left clean, swept of any dirt and debris, and hosed down as directed. Completion of the works shall be as approved by the Superintendent.

All soft landscaping, irrigation and street trees shall be maintained by the developer throughout the maintenance period until the stage development works are accepted off-maintenance by council.

Unless agreed otherwise, all missing, dead, or failing trees shall be replaced at the contractors expense prior to off-maintenance.

FINISHED SURFACE LEVELS SHALL TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CIVIL EARTHWORKS PLANS. THE LANDSCAPE CONTRACTOR SHALL LIAISE WITH THE CIVIL CONTRACTOR TO OBTAIN THE CURRENT EARTHWORKS PLANS.

FURTHERMORE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE FINISH SURFACE LEVELS AROUND STREET LIGHT FOOTINGS AND ELECTRICAL PITS ARE AS REQUIRED TO COMPLY WITH ERGON'S REQUIREMENTS AND AS DETAILED (THIS MAY INCLUDE THE REQUIREMENT OF TEMPORARY FILL AROUND THE BASE OF LIGHT POLES FOR THE ERGON INSPECTION IF REQUESTED. CONFIRM DETAILS WITH SUPERINTENDENT.

GENERAL - The Landscape Contractor shall be responsible for delivering the highest level of landscape presentation at all times through the safe and efficient execution of the works in accordance with best industry standards, best practices, and current legislative requirements. The Landscape Contractor shall work alongside other trades as required throughout the duration of the works and maintain effective lines of communication with the Project Manager at all times regarding program, progress, and any issues likely to affect the works. The tender amount and priced schedule of rates shall be deemed to include all necessary items and allowances to supply all labour and materials to construct and deliver the works in accordance with the approved drawings. No additional payment will be made to the Contractor for any such items that a competent Contractor should have anticipated or allowed for at the time of tendering.

LICENCED CONTRACTOR - Landscape works are to be carried out by trade qualified, experienced landscape contractors with the appropriate QBCC licences to cover the scope of works required.

SITE ACCESS - Vehicular movement on site is to be restricted to within 3m of the area of site receiving an amended surface treatment or as agreed otherwise. Contractor is to minimise disturbance of existing established areas. Access and egress onto and within the site for construction activities as outlined within this document should be organised through the appointed Principal Contractors Site Project Manager.

- A. Be responsible for activities on the site including providing access for authorised persons and restricting access by unauthorised persons. Take necessary precautions to secure the assets of the Principal.
- B. Except as otherwise provided in the contract, delivery of materials for the works, space for storage of same will be allowed only as directed by the Project Manager.
- C. Do not store waste flammable liquids on site.
- D. Take proper precautions to keep poisons and other injurious substances in places secured against access by unauthorised persons.
- E. Provide and maintain required barricades, guards, fencing, footpaths, signs, watching and traffic flagging.
- F. Do not obstruct or damage roadways and footpaths, drains and watercourses and other existing services in use on the site. Determine the location of such services.
- G. Any Contractor or sub-contractor working on the site shall not discharge poisonous, noxious or polluting material into any "Controlled Waters", either deliberately or accidentally. Polluting materials include silt, cement, concrete, oil, petroleum spirit, sewage or other debris and waste materials. "Controlled waters" include all watercourses and water contained in underground strata. In planning and carrying out any works, precautions must be taken to secure the complete protection of watercourses and water in underground strata against pollution. If pollution should occur, then the site operator should advise the Project Manager via the Contractor and the relevant Statutory Authority immediately and take prompt action to minimise the effect.
- H. Be responsible for the safety of the Landscape Works. Report to the Principal Contractor / Project Manager the occurrence of any of the following:
 - Accidents involving death or personal injury.
 - Accidents involving loss of time.
 - Incidents with accident potential such as equipment failure, slides and cave-ins.

DISPOSAL OF REFUSE - Be responsible for keeping the landscape and associated works clean and tidy as it proceeds and regularly remove rubbish from the site. Provide covered receptacles for rubbish, garbage and food scraps and have them emptied at regular intervals as necessary. Do not leave rubbish, garbage and food scraps lying about the site and the Works.

WEED INFESTATION - The site area receiving an amended surface treatment is to be sprayed with a non-residual glyphosate herbicide in any of its registered formulae, at the recommended rate. Do not spray within 200mm of tree roots. Weed around tree roots manually. Dispose of weeds off site at registered tip. The Contractor shall spot treat all perennial weeds with a suitable agreed herbicide at the manufacturers' recommended strength and rate. All nut grass to be sprayed with Semptra to manufacturer's recommended rates.



**Queensland
Government**

PRINCIPAL CONTRACTOR - The Civil Contractor shall be the Principal Contractor for the site for the majority of the Contract Period until notified otherwise by the Project Manager. As such, the Landscape Contractor shall abide by the Principal Contractors WH&S requirements. Following Practical Completion of the Civil Works contract, the Landscape Contractor shall be deemed as the Principal Contractor for the site unless advised otherwise. Once possession of the site has been taken, the Landscape Contractor shall be responsible for all legal obligations as Principal Contractor as required by Qld Workplace Health and Safety.

POSSESSION OF SITE The Landscape Contractor is to note that the works to be undertaken are within a residential subdivision and that the manner in which the site is maintained and presented during and after work hours is highly important to the Principal. The Landscape Contractor is responsible for maintaining a clean, neat, and safe site at all times during and after work hours to the satisfaction of the Project Manager. At the end of each working day, the site shall be left in a clean and safe condition, and all rubbish is to be removed from site or stockpiled/stored in approved containers/compounds for regular removal from site. The costs of all rubbish removal resulting from the landscape works shall be undertaken as required by the Landscape Contractor and/or as directed at his own expense.

TRAFFIC MANAGEMENT - The Landscape Contractor shall provide for continuous operation of normal traffic along all existing roads and pedestrian and vehicular access to properties included in the Contract and/or intersected by roads or drains included in the contract. Where necessary and only if approved, provide sidetracks which shall be constructed, sign-posted, lit and maintained to the satisfaction of the Project Manager and the Local Authority.

Notwithstanding the preparation and implementation of a "Traffic Management Plan" by the Civil Contractor as Principal Contractor for the site, the Landscape Contractor shall also be responsible for the safety of all pedestrian, vehicular traffic, and all contractors on site as required by WH&S at all times, and as such shall provide all items but not limited to any necessary flagmen, barriers, notices and signs as required to implement the works under the Contract, and shall provide and maintain the same to the satisfaction of the Project Manager and/or the Local Authority. Signs shall conform to the current DMR "Manual of Uniform Traffic Control Devices".

Where any work under the contract is to be executed on public roads or other public lands the Contractor shall notify all relevant Authorities and obtain necessary permits as required. Furthermore, the Landscape Contractor shall prepare and submit a "Traffic Management Plan" in accordance with Local Authority requirements after being nominated as the Principal Contractor for the works unless advised or approved otherwise.

WATER SUPPLY - The Landscape Contractor is responsible for the cost and provision of water supply for all activities during construction including but not limited to washing down roads, flushing irrigation lines, watering of plants and trees before, during, and after installation, and throughout plant establishment and maintenance as required.

LANDSCAPE CONTRACTOR'S FACILITIES - The Landscape Contractor shall obtain the approval from the Project Manager for the location and extent of any facilities to be constructed on site for the execution of the works. The Landscape Contractor shall obtain all necessary approvals from all Public Utility Authorities for construction and to connect any necessary services if required. All Landscape Contractor facilities shall be erected, maintained, relocated, removed and the area completely reinstated to the satisfaction of the Project Manager at the Landscape Contractors sole expense.

CONCURRENT WORKS The Landscape Contractor is advised that concurrent works are being executed by other Contractors during the Construction Period of this Contract, including civil works, and works to be undertaken by the relevant service providers. The Landscape Contractor is required to liaise with the relevant Contractors and service providers to ensure that all work is properly coordinated on site. Limited areas of work may not be available until others have completed their scope of works therein (i.e. electrical works, etc). The Landscape Contractor shall ensure these are properly secured and protected until works can recommence as required.

EROSION & SEDIMENT CONTROL - The Landscape Contractor shall be responsible for controlling erosion and loss of sediment and/or mulch from within the Extent of Work area of the project site throughout the Contract Period at his cost up to the Date of Practical Completion in accordance with the provisions of the General Conditions of Contract.

The Landscape Contractor shall implement and maintain suitable and appropriate measures to protect the works under the Contract (at his or her discretion) particularly during periods where heavy rains are expected at their sole expense.

The Landscape Contractor shall be responsible for the clean up and removal of silt, topsoil, mulch, and any other materials and/or supplies from the landscape works from all areas (including but not limited to roads, paths, parks, reserves, and drainage systems) resulting from adverse weather including heavy winds and rain throughout the construction period to the satisfaction of the Project Manager. Failure to satisfactory clean up or remove silt from areas as directed by the Project Manager may result in the work being undertaken by others at the sole cost of the Landscape Contractor and at the discretion of the Project Manager.

PRE-START MEETING - The Landscape Contractor is required to attend a pre-start meeting on site before commencing any works as required under the conditions of approval for the works with the Council. The pre-start meeting shall be arranged by the Project Manager, and will generally review and confirm the following items:

- a) Representatives, roles and contact details of the Principal, Consultant, Landscape Contractor, and relevant Council Officers;
- b) Conditions of the Development Approval;
- c) Construction methodology and program;
- d) Erosion and sediment control measures;
- e) Site access;
- f) Site safety inductions and plans;
- g) Requirements of other authorities and legislation;
- h) Insurances and Indemnities.

Works must not commence until the requirements of the pre-start meeting have been satisfied unless directed otherwise.

Continued next page.

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws.
The information contained in this document is confidential.
Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of Place Design Group.
Annotated dimensions take precedence over any measures of scale.
Verify all dimensions on site prior to construction.
This drawing may display with permission a combination of specialist and other consultant(s) input and linework.
Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

- REFER LANDSCAPE SPECIFICATION NOTES ON DWG 250412-L-011-012
- REFER LANDSCAPE MAINTENANCE SPECIFICATION ON DWG 250412-L-013
- REFER PLANT SCHEDULE ON DWG 250412-L-201
- REFER ENGINEER'S PLANS FOR SERVICES & LEVELS

FOR APPROVAL

[illegible]

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

PROJECT : 250412

DRAWING NUMBER	REVISION
250412-L-011	03

LANDSCAPE LEGEND

STAGE BOUNDARY

PROPOSED TREE PLANTING
REFER PLANT SCHEDULE

STREET TREE PLANTING IN TURF
w/- 1500 WIDE MULCH SURROUND
REFER PLANT SCHEDULE

STREET TREE PLANTING ADJACENT PATH
w/- 1500 WIDE MULCH SURROUND 600 FROM PATH, 1050
FROM BOK
REFER PLANT SCHEDULE

1-2
901

2
901

1
901

PLANT SCHEDULE

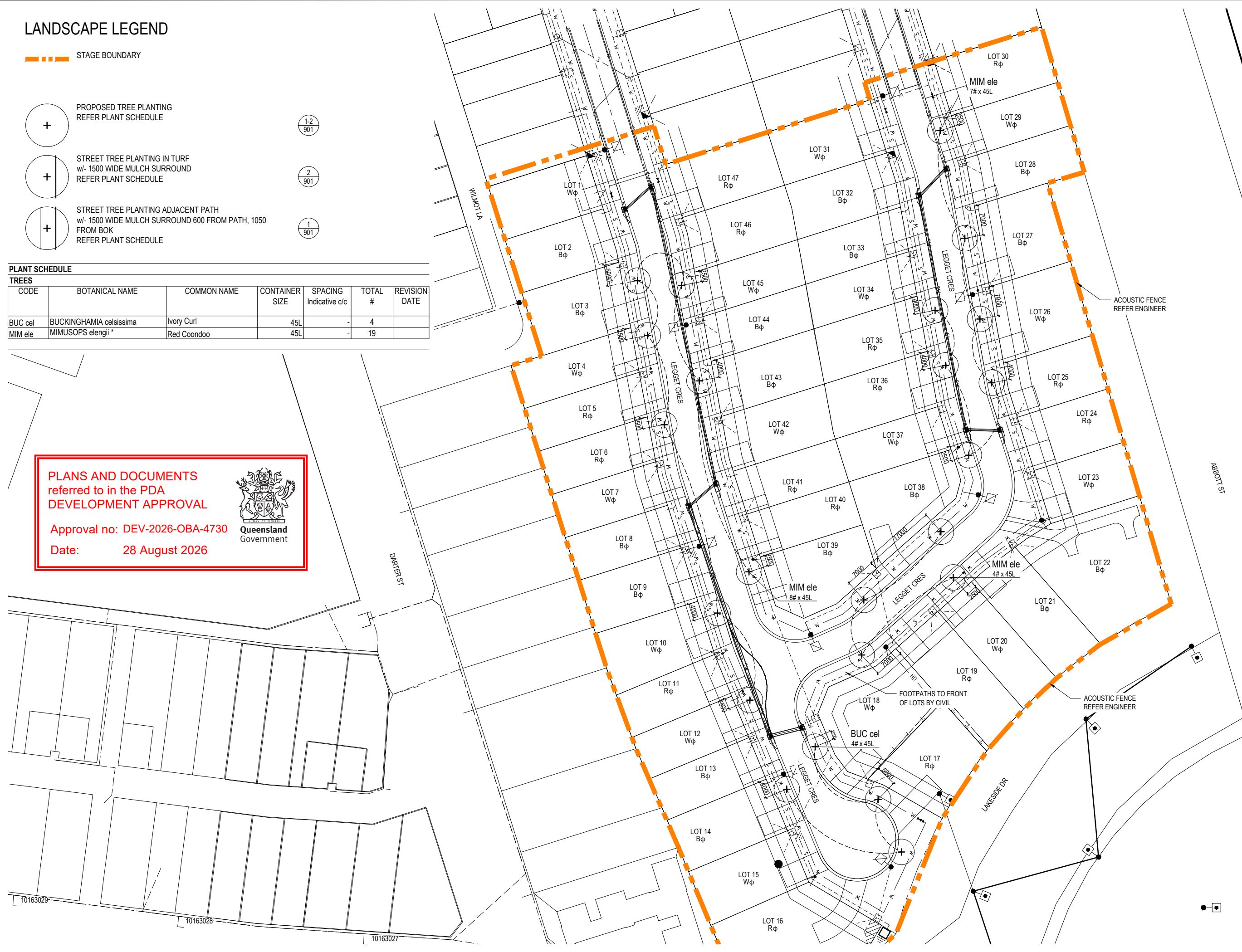
TREES

CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING Indicative c/c	TOTAL #	REVISION DATE
BUC cel	BUCKINGHAMIA celsissima	Ivory Curl	45L	-	4	
MIM ele	MIMUSOPS elengii *	Red Coondoo	45L	-	19	

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-OBA-4730

Date: 28 August 2026



place
design
group.

TOWNSVILLE
46 Ross River Road
Mundingburra QLD 4812
PO Box 450, Aitkenvale QLD 4814
T +61 7 4725 7843

© Place Design Group Pty Ltd A.C.N. 082 370 063
All information displayed, transmitted or carried within this drawing is
protected by Copyright and Intellectual Property laws.
The information contained in this document is confidential.
Recipients of this document are prohibited from disclosing the information
herein to any person without the written consent of Place Design Group.
Annotating dimensions take precedence over any measures of scale.
Verify all dimensions on site prior to construction.
This drawing may display with permission a combination of specialist and
other consultants' input and linework.
Nominated specialist and consultant information contained within this
document is referenced from their supplied documentation and is
contained in this document as indicative only and not for construction or
certification purposes.

PROJECT
YUMBA META
THE VILLAGE

CLIENT
YUMBA META LTD
C/O ROSEL SHERWOOD

NOTES
- REFER LANDSCAPE SPECIFICATION
NOTES ON DWG 250412-L-011-012
- REFER LANDSCAPE MAINTENANCE
SPECIFICATION ON DWG 250412-L-013
- REFER PLANT SCHEDULE ON DWG
250412-L-201
- REFER ENGINEER'S PLANS FOR SERVICES
& LEVELS

FOR APPROVAL

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE	PRELIMINARY	NP	CG	16-03-2026
02	CA	FOR APPROVAL	NP	CG	23-03-2026
03	CA	FOR APPROVAL	NP	CG	14-04-2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

LANDSCAPE PLAN
SHEET 1

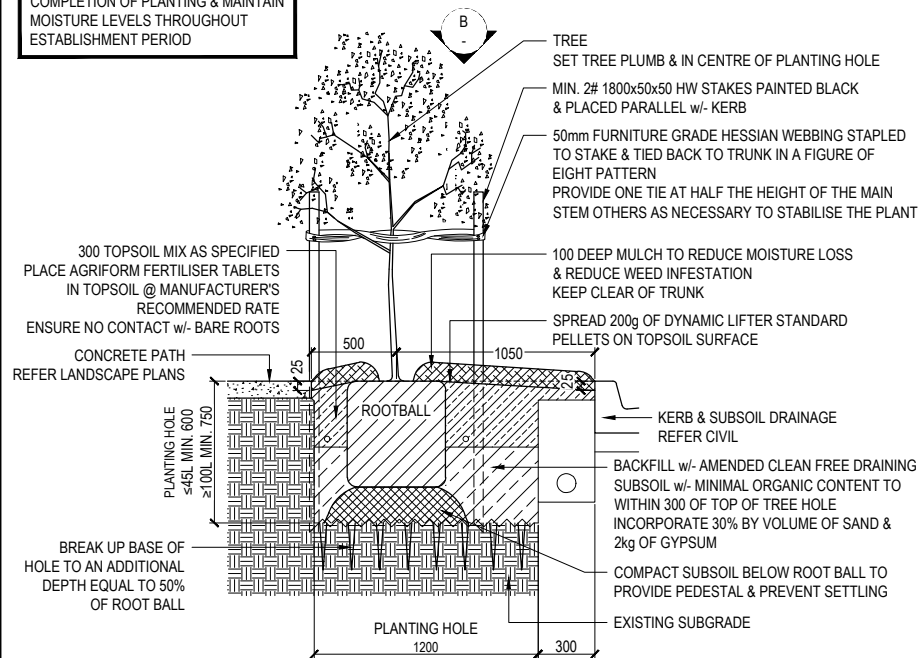
DESIGN : CG / NP
DOCUMENT : NP
PROJECT : 250412



SCALE 1:400 @ A1 1:800 @ A3
DRAWING NUMBER 250412-L-201
REVISION 03

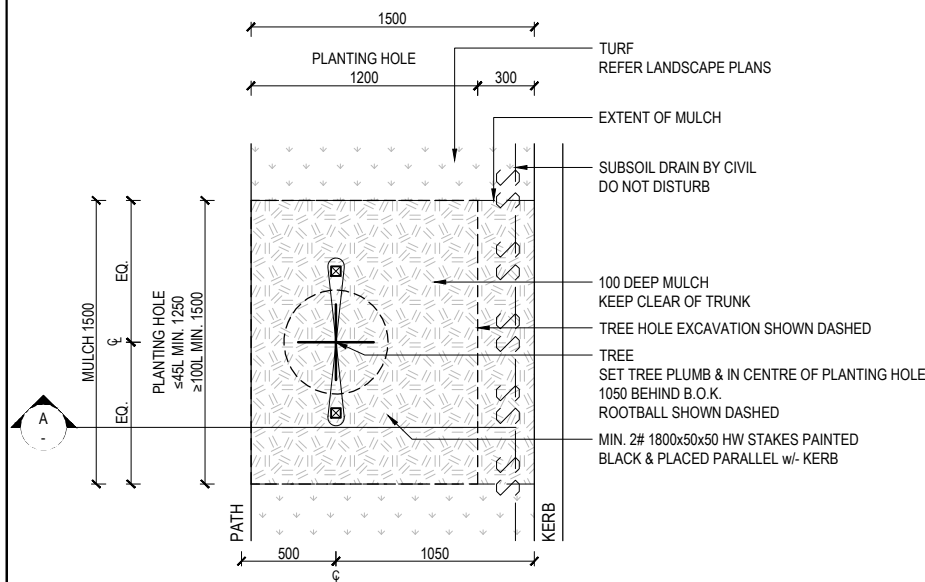
- ≤45L TREE HOLE TO BE MIN. 1250 x 1200 x 600 DEEP
- ≥100L TREE HOLE TO BE MIN. 1500 x 1200 x 750 DEEP
- BREAK UP BASE OF HOLE TO AN ADDITIONAL DEPTH EQUAL TO 50% OF ROOT BALL
- INCORPORATE 2kg GYPSUM INTO SUBSOIL BACKFILL
- EACH TREE TO RECEIVE APPLICATION OF DYNAMIC LIFTER AT MANUFACTURER'S RECOMMENDED RATE
- STAKES TO CLEAR ROOTBALL & BE PARALLEL TO KERB
- PROVIDE EXTRA STAKING IF NECESSARY TO STABILISE TREE
- REMOVE STAKING AT END OF ESTABLISHMENT PERIOD OR AS REQUESTED BY SUPERINTENDENT

THOROUGHLY WATER IN TREE AT COMPLETION OF PLANTING & MAINTAIN MOISTURE LEVELS THROUGHOUT ESTABLISHMENT PERIOD



STREET TREE SET OUT SHALL BE IN ACCORDANCE WITH THE FOLLOWING U.N.O. ON PLANS:

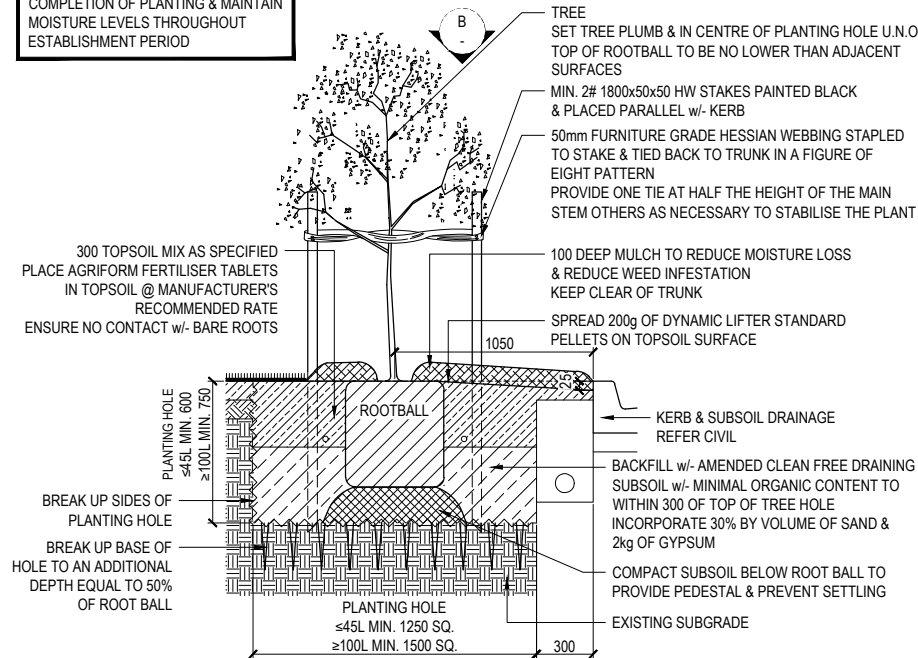
- A. GREATER THAN 5.0m FROM ELECTRICITY OR TELECOMMUNICATION POLES OR PILLARS.
- B. GREATER THAN 7.0m FROM STREETLIGHTS TO ENSURE EFFECTIVE STREET LIGHTING.
- C. GREATER THAN 2.0m FROM SIDE ENTRY STORMWATER DRAINAGE PITS.
- D. TREES ARE TO BE PLACED ON THE 1050mm ALIGNMENT FROM THE BACK OF KERB U.N.O.
- E. TREES ARE TO BE PLACED A MINIMUM OF 500mm FROM A FOOTPATH.
- F. TREES ARE TO BE PLACED A MINIMUM OF 2.5m FROM A DRIVEWAY.
- G. TREES ARE TO BE LOCATED SO AS NOT TO OBSTRUCT ACCESS TO ANY SERVICES OR SIGNAGE.
- H. TREES ARE TO BE LOCATED SO AS NOT TO OBSTRUCT PEDESTRIAN OR VEHICULAR TRAFFIC, NOR CREATE TRAFFIC HAZARD OR CAUSE DAMAGE TO EXISTING TREES.



1 TYPICAL STREET TREE PLANTING ADJ. PATH
SCALE 1:20@A1, 1:40@A3

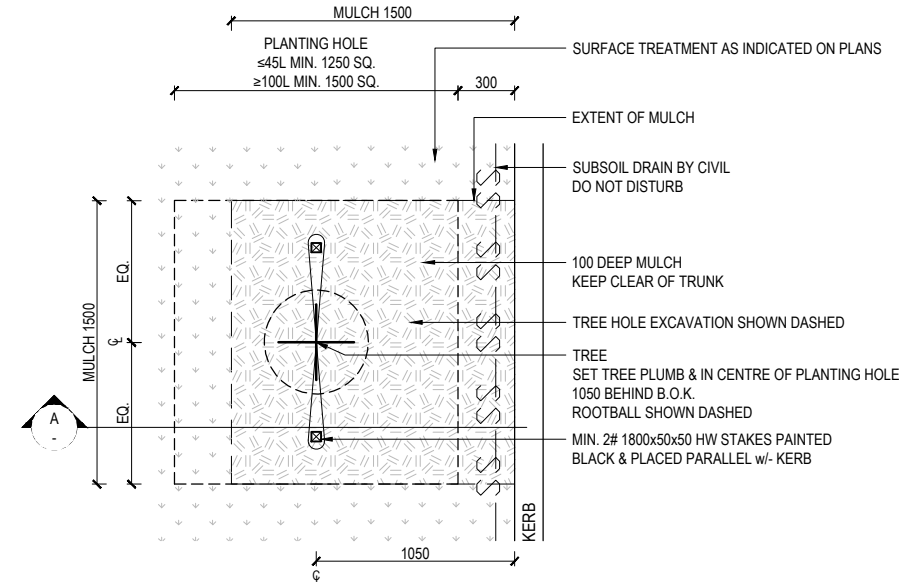
- ≤45L TREE HOLE TO BE MIN. 1250 x 1250 x 600 DEEP
- ≥100L TREE HOLE TO BE MIN. 1500 x 1500 x 750 DEEP
- BREAK UP BASE OF HOLE TO AN ADDITIONAL DEPTH EQUAL TO 50% OF ROOT BALL
- INCORPORATE 2kg GYPSUM INTO SUBSOIL BACKFILL
- EACH TREE TO RECEIVE APPLICATION OF DYNAMIC LIFTER AT MANUFACTURER'S RECOMMENDED RATE
- STAKES TO CLEAR ROOTBALL & BE PARALLEL TO KERB
- PROVIDE EXTRA STAKING IF NECESSARY TO STABILISE TREE
- REMOVE STAKING AT END OF ESTABLISHMENT PERIOD OR AS REQUESTED BY SUPERINTENDENT

THOROUGHLY WATER IN TREE AT COMPLETION OF PLANTING & MAINTAIN MOISTURE LEVELS THROUGHOUT ESTABLISHMENT PERIOD



STREET TREE SET OUT SHALL BE IN ACCORDANCE WITH THE FOLLOWING U.N.O. ON PLANS:

- A. GREATER THAN 5.0m FROM ELECTRICITY OR TELECOMMUNICATION POLES OR PILLARS.
- B. GREATER THAN 7.0m FROM STREETLIGHTS TO ENSURE EFFECTIVE STREET LIGHTING.
- C. GREATER THAN 2.0m FROM SIDE ENTRY STORMWATER DRAINAGE PITS.
- D. TREES ARE TO BE PLACED ON THE 1050mm ALIGNMENT FROM THE BACK OF KERB U.N.O.
- E. TREES ARE TO BE PLACED A MINIMUM OF 500mm FROM A FOOTPATH.
- F. TREES ARE TO BE PLACED A MINIMUM OF 2.5m FROM A DRIVEWAY.
- G. TREES ARE TO BE LOCATED SO AS NOT TO OBSTRUCT ACCESS TO ANY SERVICES OR SIGNAGE.
- H. TREES ARE TO BE LOCATED SO AS NOT TO OBSTRUCT PEDESTRIAN OR VEHICULAR TRAFFIC, NOR CREATE TRAFFIC HAZARD OR CAUSE DAMAGE TO EXISTING TREES.



2 TYPICAL STREET TREE PLANTING ADJ. TURF
SCALE 1:20@A1, 1:40@A3

Approval no: DEV-2026-OBA-4730
Date: 28 August 2026



FOR APPROVAL

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE	PRELIMINARY	NP	CG	16-03-2026
02	CA	FOR APPROVAL	NP	CG	23-03-2026
03	CA	FOR APPROVAL	NP	CG	14-04-2026

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

LANDSCAPE DETAILS
SHEET 1

DESIGN : CG / NP
DOCUMENT : NP
PROJECT : 250412

SCALE AS SHOWN @ A1

DRAWING NUMBER	REVISION
250412-L-901	03

TOWNSVILLE
46 Ross River Road
Mundingburra QLD 4812
PO Box 450, Aitkenvale QLD 4814
T +61 7 4725 7843

© Place Design Group Pty Ltd A.C.N. 082 370 063

All information displayed, transmitted or carried within this drawing is protected by Copyright and Intellectual Property laws.
The information contained in this document is confidential.
Recipients of this document are prohibited from disclosing the information herein to any person without the written consent of Place Design Group.
Annotated dimensions take precedence over any measures of scale.
Verify all dimensions on site prior to construction.
This drawing may display with permission a combination of specialist and other consultant(s) input and inwork.
Nominated specialist and consultant information contained within this document is referenced from their supplied documentation and is contained in this document as indicative only and not for construction or certification purposes.

PROJECT

YUMBA META
THE VILLAGE

CLIENT

YUMBA META LTD
C/O ROSEL SHERWOOD

NOTES

- REFER LANDSCAPE SPECIFICATION NOTES ON DWG 250412-L-011-012
- REFER LANDSCAPE MAINTENANCE SPECIFICATION ON DWG 250412-L-013
- REFER PLANT SCHEDULE ON DWG 250412-L-201
- REFER ENGINEER'S PLANS FOR SERVICES & LEVELS