

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-4925

Date: 9 September 2026



HALCYON RIVERMONT LLC LANDSCAPE MASTER PLAN

Prepared for



PROJECT NO. 250091
ISSUED 04.06.2026 | REVISION 04



ACKNOWLEDGEMENT OF COUNTRY

Place Design Group acknowledges Aboriginal and Torres Strait Islander peoples as the traditional custodians of the lands on which we do business. We pay our respects to Elders, past and present and emerging.

We acknowledge the important Contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

The Traditional Custodians of the proposed development site are the Kabi Kabi peoples.



Australia
South East Asia
Middle East
China
Pacific Islands



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Report title	Halcyon Rivermont LLC Landscape Master Plan
Document number	250091
Prepared for	Stockland Pty Ltd
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Revision number	04
Revision issue date	04/06/2026
Approved	Miranda Williams
Reason for revision	For Approval

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LANDSCAPE MASTER PLAN



LEGEND	
	STREET TREE PLANTING Small to medium evergreen shade trees provide amenity and assist in cooling streets. One tree for each lot frontage
	COMMUNITY FACILITIES A dense mix of native & exotic species to provide an appealing and textural enhancement to proposed facilities, and to tie in harmoniously with the surrounding community's landscape character
	OPEN SPACE Open space to include turf, seating & planting areas. Suitable for informal or active recreation
	VAN STORAGE
	PEDESTRIAN CONNECTION To external path network
	ENTRANCE FEATURE Secure and separate pedestrian & vehicle entries. Entrance wall with estate signage. Unique planting at site entrance features signature trees to serve as a landmark for community
	LETTER BOXES Letter boxes set into blockwall with bench seat
	MAINTENANCE SHED Maintenance shed / buffer to retaining wall
	ADJACENT OPEN SPACE Open space corridor adjacent to development with shared path network
	STORMWATER TREATMENT Stormwater treatment areas to blend harmoniously with surrounding landscape character. Refer civil engineers plans for stormwater treatment areas
	LANDSCAPE BUFFER 2m wide landscaped buffer outside acoustic fence to be maintained by development, and to provide community amenity
	DOG PARK Fenced open space comprised of turf, seating & planting areas
	SITE BOUNDARY
	SEWER EASEMENT

SCHEMATIC PLAN: Fencing & Access



LEGEND

ACOUSTIC FENCE

Lapped and capped timber acoustic barrier (height varies). Refer Acoustic Engineers report.

Where applicable, the 2m wide landscape buffer is inclusive of the acoustic barrier and retaining wall. Landscape buffer to be maintained by development, and to provide community amenity.

Indicative image of barrier (not buffer or retaining):

PALISADE FENCE

1.8m high security fence with min. 70% transparency.

Indicative image:

PALISADE FENCE - INDICATIVE ALIGNMENT

1.8m high security fence with min. 70% transparency.

Indicative alignment only shown, to be resolved with development of Community Facilities

RESIDENTIAL FENCING

1.8m high timber lapped and capped residential fencing to home site delivered prior to home construction to secure development site

RESIDENTIAL FENCING - ADJACENT

1.8m high residential fencing delivered by adjacent development

PEDESTRIAN PATHS

2-2.5m Wide internal pathways shaded by trees connect to road entry. Paths to comply with AS1428

01 PEDESTRIAN & VEHICLE ENTRY GATES

Secure and separate pedestrian & vehicle entries. Entrance wall with estate signage. Indicative image:

02 PEDESTRIAN CONNECTION

Connection with path network alongside sub arterial road

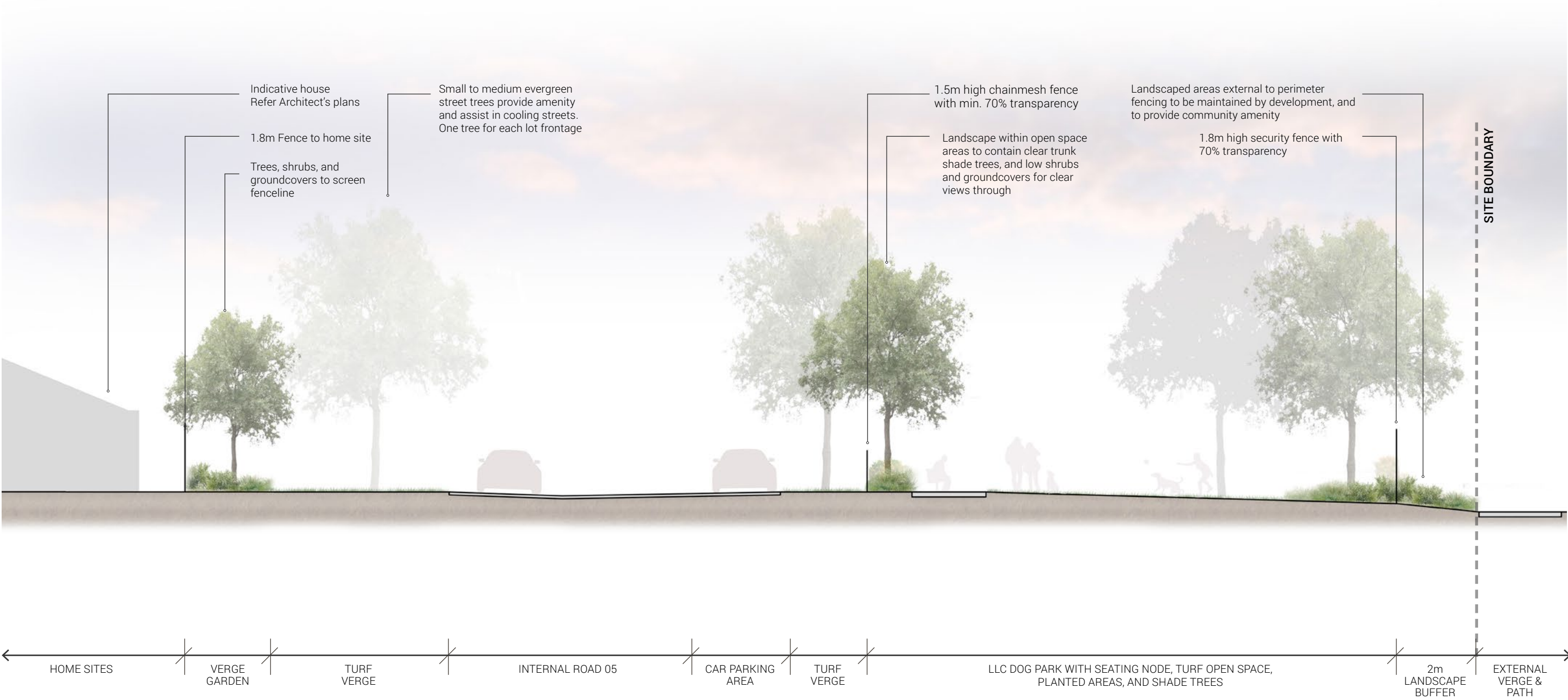
DETAIL PLAN: Boundary Dog Park



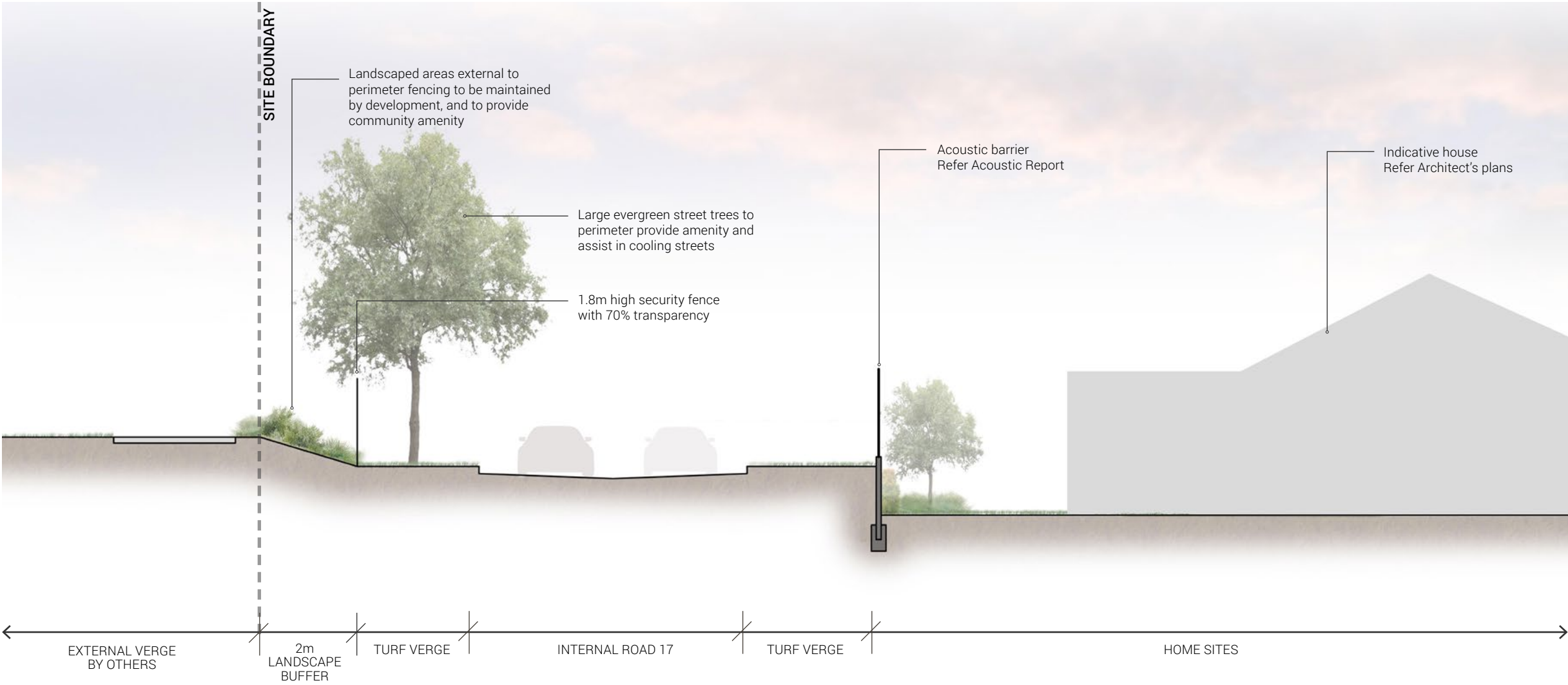
LEGEND	
	STREET TREE PLANTING Small to medium evergreen street trees provide amenity and assist in cooling streets
	FEATURE GARDENS Mixed shrubs and groundcovers of varying forms and colours mark entry points or screen activity areas. Low heights give clear views through the space.
	FEATURE TREES Shade trees with clear trunks and decorative flowers mark the node and character as distinct from but harmonious with the surrounding streets
	DOGPARK
	SEATING NODE Resting area through park along pedestrian path
	STORMWATER TREATMENT Stormwater treatment areas to blend harmoniously with surrounding landscape character. Refer Civil Engineers plans for stormwater treatment areas
	PEDESTRIAN PATHS 1.5m wide internal pedestrian path
	SECURE PEDESTRIAN GATE Secure fob access for residents
	LANDSCAPE BUFFER 2m wide landscape buffer inclusive of acoustic fence and, where applicable, retaining wall. Landscape buffer maintained by development, and to provide community amenity
	EXTERNAL VERGE & PATH Verge and 3m wide path external to site (not part of this application)
	DOGPARK ACCESS Gated pedestrian access to dog park, connects to internal pathway and streetscape
	ACOUSTIC FENCE 2m high acoustic barrier (TBC). Refer also Schematic Plan
	PALISADE FENCE 1.8m high security fence with min. 70% transparency
	RETAINING WALL Refer Civil Engineers plans for retaining wall
	CHAINMESH FENCE 1.5m high fence with min. 70% transparency
	SITE BOUNDARY



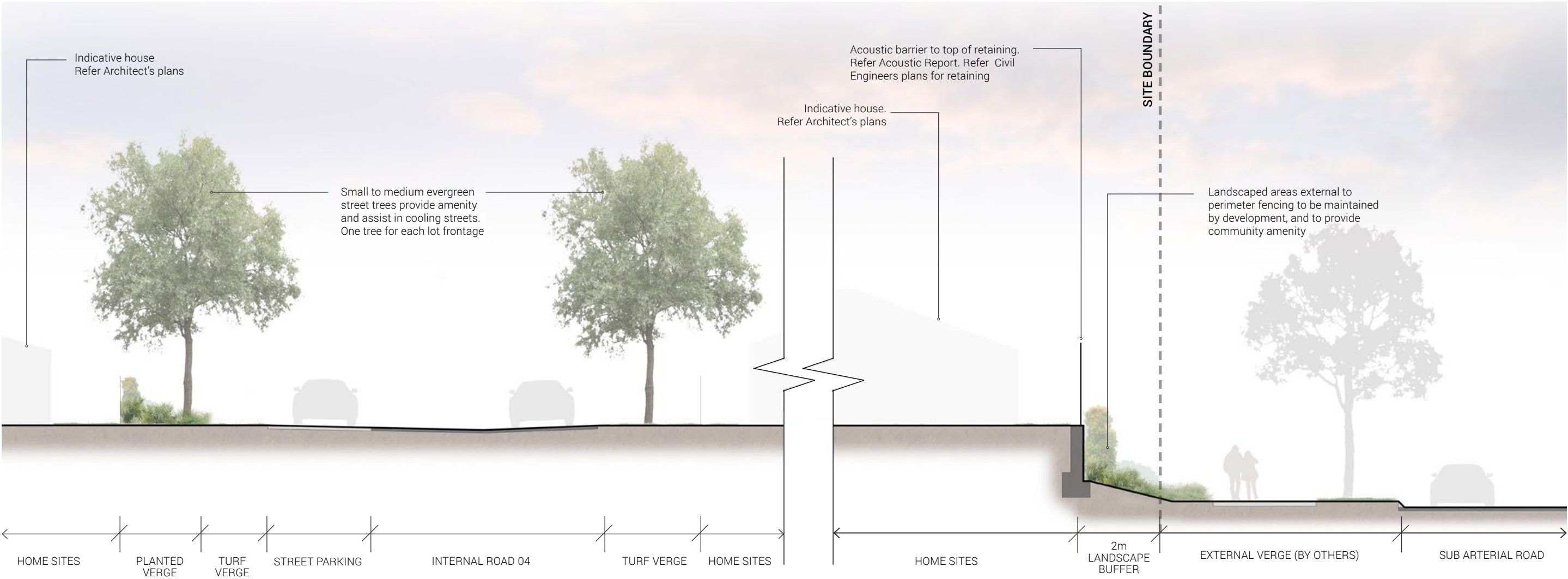
SECTION A: Sub Arterial Rd Dog Park Interface



SECTION B: Litherland Rd Interface



SECTION C: Sub Arterial Rd Residential Interface



SECTION D: Entry Landscape



LANDSCAPE CHARACTER

MODERN QUEENSLAND COUNTRY ESTATE

The development will assume the landscape character of the surrounding Rivermont residential development, with a farmstead and pastoral feel that celebrates the sites history.

Fit-for-purpose materials will provide durability and ease of maintenance, while reflecting the character of the country estate.

Cottage-style gardens will be given a contemporary twist with the addition of proven native species suitable for the South East Queensland climate.



Turf open space bordered with mixed species planting areas



Timber seating and landscape features reminiscent of a country estate



Screening shrubs to fencing



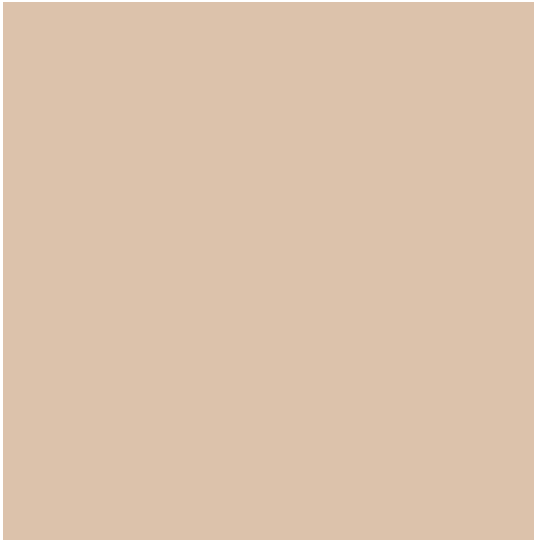
Screening planting and landscape buffers contain multi-tiered planting



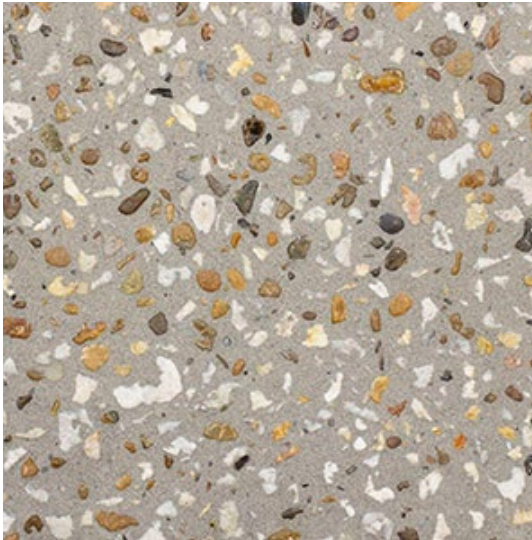
Feature planting in 'cottage' style of mixed perennials

TYPICAL MATERIALS PALETTE

OPEN SPACE



PEDESTRIAN PATHS: BROOM FINISHED COLOURED CONCRETE (COLOUR TBC; CSS 'DRIFTWOOD' SHOWN)



FEATURE PATHS OR FEATURE PATH NODES: EXPOSED AGGREGATE (COLOUR TBC; HEIDELBERG MATERIALS 'SPECKLED PEARL' SHOWN)



SEATING NODE FURNITURE SUITABLE FOR PUBLIC REALM USE, IN NATURAL MATERIALS

ENTRY FEATURE



ENTRY SIGNAGE WALLS CLAD IN LIGHT COLOURED STONE



SECURE VEHICLE AND PEDESTRIAN GATES INSPIRED BY COUNTRY ESTATES

FENCING



1.8m HIGH SECURITY FENCE WITH MIN. 70% TRANSPARENCY.



2m HIGH LAPPED AND CAPPED TIMBER ACOUSTIC BARRIER. COLOUR TBC.

TYPICAL PLANTING PALETTE: Trees

KEY
S Suitable internal street tree species



ATRACTOCARPUS *fitzalanii*
Native Gardenia



CORYMBIA *Baby Citro*
Lemon Scented Gum



ELAEOCARPUS *eumundi*
Eumundi Quandong

S



ELAEOCARPUS *Prima Donna*
Blueberry Ash

S



LOPHOSTEMON *confertus*
Queensland Brush Box

S



MELALEUCA *linariifolia*
Snow In Summer



MELALEUCA *viminalis*
Weeping Bottlebrush



TABEBUIA *rosea*
Pink Trumpet Tree



TRISTANIOPSIS *Luscious*
Water Gum

S



WATERHOUSIA *floribunda*
Weeping Lilly Pilly

S

TYPICAL PLANTING PALETTE: Shrubs & Groundcovers



AUSTROMYRTIS *dulcis*
Midgenberry



CALLISTEMON *White Anzac*
Bottlebrush



CARISSA *Green Carpet*
Desert Star



CASUARINA *Green Wave*
Swamp Sheoak



DIANELLA *caerulea*
Blue Flax Lilly



GREVILLEA *Dorothy Gordon*
Grevillea



LEPTOSPERMUM *parvifolium*
Lemon-scented Tea-tree



LEPTOSPERMUM *Crimson Cascade*
Manuka Myrtle



MELALEUCA *thymifolia*
Thyme Honey-myrtle



MYOPORYUM *parvifolium*
Creeping Boobialla



PETREA *volubilis*
Purple Wreath



PHAIUS *australis*
Southern Swamp-orchid



PITTOSPORUM *Miss Muffet*
Australian Laurel



WESTRINGIA *Zena*
Coastal Rosemary



XANTHOSTEMON *verticillatus*
Little Penda

TYPICAL PLANTING PALETTE: Water Sensitive Urban Design (WSUD)



CAREX appressa
Tall Sedge



CAREX flacca
Blue Sedge



DIANELLA caerulea
Blue Flax Lilly



FICINIA nodosa
Knobby Club Rush



GAHNIA seiberiana
Red-fruited-saw-sedge



IMPERATA cylidrica
Cogon Grass



LOMANDRA longifolia
Spiny-head-mat-rush



PHAIUS australis
Southern Swamp-orchid