

CONTEXT PLAN



DRAWING SCHEDULE

24520 CD-000	COVER SHEET
24520 CD-001	SPECIFICATION NOTES
24520 CD-100	LANDSCAPE PLAN
24520 CD-200	CONSTRUCTION DETAILS

MATERIALS & FINISHES SCHEDULE

CODE / ITEM	MANUF.	REQUIREMENTS
T1 - Turf Type 1		25mm thick A-grade 'Winter Green' Couch (or approved equivalent). Refer to Detail 4, CD-200
EG-1 - Garden Edge Type 1		100 x 38mm treated pine garden edging surround with 500 x 38 x 38mm treated pine pegs at nom. 1200mm centres. Refer to Detail 6, CD-200
GB1 - Garden Bed Type 1		300mm depth amended site or imported topsoil to specification, internal grade typical. Cover with 100mm thick organic forest mulch. Mulch to be coarse with a combination of bark, twigs and chips and maximum 10% fines. Refer to Detail 5, CD-200
Mulch Only to Street Trees		Areas around street trees to be 100mm thick forest mulch. Mulch to be coarse with a combination of bark, twigs and chips and maximum 10% fines.

PLANTING SCHEDULE

TREES							
Code:	Botanical Name:	Common Name:	Size:	Density:	Eventual Height x Spread:	Staked:	QTY:
CUP ana	<i>Cupaniopsis anacardioides</i>	Tuckeroo	25L	per plan	H = 8m x S = 5m	YES	4
MEL nod	<i>Melaleuca nodosa</i>	Prickly-leaved Paperbark	140mm	1 / m ²	H = 4m x S = 2m	No	8

SCREENING SHRUBS						
Code:	Botanical Name:	Common Name:	Size:	Density:	Eventual Height x Spread:	Quantity:
BAN rob	<i>Banksia robur</i>	Swamp Banksia	140mm	1 / m ²	H = 2m x S = 2m	6
BAN spi	<i>Banksia spinulosa</i>	Hairpin Banksia	140mm	1 / m ²	H = 2m x S = 2m	4
HAK act	<i>Hakea actites</i>	Wallum Hakea	140mm	1 / m ²	H = 3m x S = 1.5m	4
LEP pol	<i>Leptospermum polygalifolium</i>	Tantoon	140mm	1 / m ²	H = 3m x S = 1.5m	8

SMALL SHRUBS AND GROUNDCOVERS						
Code:	Botanical Name:	Common Name:	Size:	Density:	Eventual Height x Spread:	Quantity:
AUS dul	<i>Austromyrtus dulcis</i>	Midgen Berry	140mm	2 / m ²	H = .8 x S = 1.2m	10
CAL pac	<i>Callistemon pachyphyllus</i>	Wallum Bottlebrush	140mm	1 / m ²	H = 1.5m x S = 1m	7

GRASSES						
Code:	Botanical Name:	Common Name:	Size:	Density:	Eventual Height x Spread:	Quantity:
DIA cae	<i>Dianella caerulea</i>	Blueberry Lily	140mm	5 / m ²	H = 0.5m x S = 0.5m	90
FIC nod	<i>Ficinia nodosa</i>	Knobby Club Rush	140mm	3 / m ²	H = 1m x S = 1m	82
LOM TC	<i>Lomandra Tropic Cascade</i>	Tropic Cascade	140mm	2 / m ²	H = 1.5m x S = 1.5m	7
LOM lon	<i>Lomandra longifolia</i>	Spiny-head Mat-rush	140mm	2 / m ²	H = 1.2m x S = 1m	10

CONSTRUCTION HOLD POINTS
Landscape contractor is responsible for notifying Landscape Architect and arranging for progress inspections of the landscape at the following hold points. Failure to do so will result in Project Urban being unable to certify completed works and may result in reworking to be undertaken at the contractor's expense.

- Hold Point 1 - Pre-Start Meeting
Hold Point 2 - Preparation of subgrade, tree holes & drainage
Hold Point 3 - Review of placement and shaping of topsoil
Hold Point 4 - Review of advance tree stock - on site or in nursery prior to planting
Hold Point 5 - Initial setout of containerised plant stock

Where irrigation is specified the following hold points are required

Hold Point 6 - Set out of irrigation dripline prior to mulching garden beds

CERTIFICATIONS & RECEIPTS
Landscape contractor is responsible for providing certifications as required in the specification notes and to provide receipts to confirm delivery of specified materials. Typically, this will include the following.

- Site Soil Test Report and amelioration recommendations
- Receipts for soil conditioners and ameliorants
- AS4419 Certification for imported topsoil
- AS2303 Certification for advanced tree stock

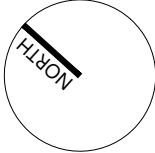
COVER SHEET

CD-000 scale: 1:500@A1; 1:1000@A3

GUYKAT AVIATION FACILITY - FRIENDSHIP AVE, MARCOOLA

JOB NUMBER: 24520 CLIENT NAME: EIGHT 3 CONSTRUCTIONS PTY LTD T/A PLEXXCON

APPROVAL ONLY
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV-2026-SCA-5200
Date: 2 October 2026


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LANDSCAPE NOTES
EXTENT OF WORKS

Contractor shall allow to carry out items of landscaping as detailed on the Landscape Plans listed on XXXXX Cover Sheet CD-000. Contractor to ensure they have the latest issue of the documents prior to tendering and construction. Contractor should also take full account of documentation of Architectural, Civil Engineering, Hydraulic Engineering and Electrical Engineering works which will be made available on site. Hard surface layout is to be at the discretion of the Project Manager. Where there is conflicting information, contact the Landscape Architect. Landscape works for this contract are to include the following:

1. Co-ordination with Other Trades and Conduit Installation
2. Removal of Debris
3. Sediment and Erosion Control
4. Excavation and Drainage of Planting Areas
5. Topsoil - Supply and Incorporation
6. Soil Amendments
7. Edging to Planting Areas - where not already supplied
8. Shaping of Garden Areas
9. Containerised Plant Material - Supply and Installation
10. Street Tree Planting Location Notes
11. Garden Mulch - Supply and Spread
12. Turf - Supply and Lay
13. Services
14. Inspection Plan & Shop Drawing Review
15. As Constructed Requirements
16. Maintenance of Landscape Works (12 months)
17. Landscape Carbon Emissions

1. Co-ordination with Other Trades

Contractor is to make full allowance for the reasonable activities of other trades. Where directed by the Principal Contractor all must comply with soil and erosion control measures. Contractor shall allow for the installation of electrical services for landscape lighting at the appropriate time in the construction program. Contractor shall pay due consideration to installation of irrigation lines so as to minimise disturbance to planted areas. The coordination of appropriate conduit lines forms part of this contract. Contractor shall take due care with any machinery to site. Particular care is to be taken with newly poured concrete curbing and with newly laid A.C. road surfacing. Any damage to existing structures or services will be rectified at the contractors expense. Any disputes will be settled by the site Superintendent.

2. Removal of Debris

Site is to be cleared and is to remain clear of any deleterious material prior to commencement and throughout construction of landscape works. Planting areas are to contain planting and selected drainage materials only and are not to contain any building material waste.

3. Sediment and Erosion Control

Where directed by the Principal Contractor all must comply with soil and erosion control measures. Refer Civil Engineers drawings for all sediment and erosion control measures.

4. Excavation and Drainage of Planting Areas

Break up and remove any asphalt, roadbase material or excess concrete slurry from kerbing works to achieve required planting depths. Excavate site soil as required to ensure consistent high quality planting material. Break up existing subgrade to a depth of 300mm. Any excavated planting areas are to be scarified at sides to provide anchorage for future root development. Additional excavation works will be required in areas of advanced plant material. Drainage is to be incorporated to all planting areas that are enclosed by hard edging and not otherwise drained. Contractor should allow for drainage to all garden areas.

5. Topsoil - Supply and Incorporation

All soils are to comply with AS 4419 Table 1 (both site topsoil and imported topsoil)
Topsoil for garden areas should be a minimum 300mm depth. Where available maximise the use of soil from on site. Site topsoil shall be screened to break up clumps, remove unwanted material and ensure soil is easy to work. Screening to take place within 2 weeks of requiring soil for use. Top soils are to be tested for horticultural suitability and receive appropriate amelioration if required. All topsoil must be free from noxious weeds, rocks, roots, nut grass, rubbish or any other deleterious material. Place all topsoil in the areas directed and specified. Ensure that the topsoil is spread and graded evenly to prevent any ponding. Prevent excess compaction by construction plant. Stripped site topsoil needs to be stored in piles no greater than 2m high x 3m wide. Topsoil storage piles for storage greater than 4 months should be seeded with a suitable grass mix and screened prior to use. Eradicate weeds using environmentally acceptable methods. Project Urban discourages the use of Glyphosate and is happy to discuss alternative options with the Landscape Contractor. Noxious weeds need to be screened out of the topsoil prior to placement.

6. Soil Amendments

The Contractor shall allow to amend the garden and podium soil with the following components, to be confirmed by soils test:

- Nutri-Tech Solutions 'Life Force Carbon' - Spread a 3 - 5 mm layer of Life Force® Carbon™ over garden beds. Work into the top 10- 15 cm of soil where practical and water in well. Apply 2-3 times a year for best results. Planting New Trees: 1 - 2 cups per tree in the hole.

- Nutri-Tech Solutions 'Life Force Gold' - For Landscapes - 200 g (or 1 cup) per square metre and for Podium Media - 15 grams per litre

7. Edging to Planting Areas- where not already supplied

All planting areas adjoining turf are to be edged as specified on the landscape plans or detail sheets. Edging should finish flush with adjoining finished levels and hard pavements. Round / Ease all edges where applicable.

8. Shaping of Garden Areas

Planting areas are to be finished in a well mounded fashion to facilitate drainage of excess water and to show planting to best advantage. Mounds to be generally of 1:3 max and 1:5 minimum at time of practical completion.

9. Containerised Plant Material - Supply and Installation

All planting is to be carried out in a manner consistent with good horticultural practice. All plant stock is to be in accordance with the scheduled nomenclature, well formed, hardened off nursery stock. They are to be container grown in potting mixture with a healthy root system and not pot bound. All pots shall be free of weeds and plant stock is to be free from living insects, pests and disease. All plants are to be fully sun or shade hardened-off to suit their on-site growing position for a minimum period of 6 weeks. Contractor shall be responsible for replacing failed plant stock within the 12 month maintenance period. It is therefore recommended that the Contractor does not accept below Standard stock from the Nursery/Supplier.

Ensure sufficient supply of each species shown on the drawings is available to achieve the required layout and densities, and in the event of supply for replacement stock due to failure, damage, unhealthy specimens or theft. Prior to plant stock arriving to site, a Nursery inspection including the Landscape Architect and Landscape Contractor is required. The plant supplier is to ensure all stock (or good selection of stock) is present during the inspection. It is also recommended that the Landscape Architect is on site to inspect plant stock and plant set out prior to planting.

Plant stock notes:

- Container sizes are noted as follows:-

- Pots in millimetres.

- Bags in litres.

- Stock may be rejected if plants are:-

-- Undersized proportional to specified container size or if the root system is underdeveloped.

-- Oversized proportional to specified container size or severely root bound.

-- Unbalanced or uncharacteristic of normal or specified growth pattern for the species.

-- Not suitably acclimatised for the specific environment.

-- Diseased, infested with pests or suffering from other form of significant stress.

-- Have poor root development or root defects.

- Substitution of specified plant species only by written instruction from Landscape Architect.

Implementation notes:
Ensure all planting procedures result in healthy plant species within the prevailing soil, climatic and management environment of this project. The following minimum is expected:

- Excavate a hole for each plant twice the diameter of the rootball and 100mm deeper than the root ball. Break up the base of the hole to a further depth of 100mm and loosen the sides of the hole.

- Remove the plant from the container with minimum disturbance to the root ball, place in final position, ensure it is central and plumb. Ensure the root ball is level with the finished surface of the soil surrounding the hole or bed.

- Ensure correct placement of fertiliser requirements such as Nutri-Tech Solutions 'Life-Force Gold' + Life Force Carbon is ameliorated into existing or imported topsoil and that any water retention additive and the above fertilisers are installed as per the manufactures specification.

- Thoroughly water plants immediately after planting with sea change KFF and at such times during the contract period as required. All large stock will require a minimum of 10ltrs of water and smaller stock 5ltrs of water at the time of planting.

- Backfill with topsoil as specified. Lightly tamp and water thoroughly to eliminate any air pockets. Ensure that topsoil is not placed over the top of the rootball.

All advanced trees 25L or greater are to be certified as AS2303 compliant. Contractor to sight and supply certification to superintendent prior to accepting trees from the nursery. Contractor is to review all tree stock at unloading and prior to planting to ensure the compliance with the below. **Trees that fail these criteria should not be planted and are to be returned to nursery**

- Roots should be of good form and free from circling, girdling, J-rooting or other defects/abnormalities. Contractor to tease out roots and prune as required to encourage healthy root development.

- Trees are to be self supporting, of good form and health with single undamaged leader, no bifurcations or bark inclusions.

- Ensure trunk is not buried below flare in trunk at top of roots, contractor to scrape off excess potting mix as required.

Collect all empty plant containers daily during planting operations, remove from site and return for nursery to re-use. Do not vary the plant locations from those specified on the drawings unless otherwise directed by the Superintendent. Should it be necessary to vary the locations and spacing for any reason, immediately apply for directions by the Superintendent. Replace failed or damaged plants. This does not include vandalised or stolen plant material - this will be replaced prior to practical completion. Trees are to be planted 20-30mm above finish level to allow for settling.

10. Street Tree Planting Location Notes.

Locate road verge street trees in accordance with Local Authority Requirements or as indicated below:

- Minimum 2.0 metres from driveway cross over.

- A minimum of 1.0 metre from all services to prevent root/service conflict and to provide future ease of maintenance requirements.

- A minimum of 2.0 metres from stormwater pit.

- A minimum of 4.0 metres from street lights.

- A minimum of 750mm behind the kerb or centrally if between footpath and back of kerb..

11. Garden Mulch - Supply and Spread

All mulch is to be free of deleterious or extraneous matter such as soil, weeds, rocks, and twigs. The finish level of the mulch is to be level with the finish level of all adjacent surfaces after settlement allowances of the topsoil and mulch. Ensure all mulch is placed clear of plant stems to avoid rotting at ground level. Mulch is to be coarse chipped forest mulch (a combination of wood, leaves and bark) with no more than 10% fines nominal 25-50mm size or approved equal. Mulch shall be to a predominant depth of 100mm as described above. Mulch is to be formed to avoid placement against green plant stems and overflow from purpose formed edges, kerbs and pathways. Samples of all mulch types to be provided to Landscape Architect for approval prior to installation.

12. Turf - Supply and Lay

Obtain turf from a specialist grower of cultivated turf.

Turf notes:

- "A" Grade turf as per Material Schedule with a minimum sod depth of 25 mm

- Turf to be laid within 24 hours of being cut and on day of delivery.

- Grade turf areas evenly with falls to drains.

- Allow for ground preparation and placement of 100mm topsoil to specification requirements.

- Apply 'turf starter' fertiliser prior to laying (as per Manufacturer's specifications).

- Lay turf parallel to slope contours with staggered, close-butted joints so that the finished turf surface is flush with adjacent finished surfaces.

- Turf to be laid 10mm proud of adjoining surfaces to allow for settling of topsoil and to ensure there is a flush finish at at the end of the maintenance period.

- Water in well and roll after laying to remove undulations - ensure all joins are gap-free. Top-dress any gaps or undulations with coarse washed sand.

- Keep lawn moist until established and rooted in. Install temporary barriers (flagging tape) to ensure walking and driving on turf areas is prevented and avoided.

- Replace failed turf and relay with new turf.

13. Services

The location of all underground or overhead services shown on these drawings are indicative only. They have been incorporated at the design or Council Approval stage for general information. The Landscape Contractor shall be responsible for liaising with the Principal Contractor to determine where the 'As Constructed' location of all water, sewer, stormwater, electrical, communication or other existing services before commencing any excavation works.

14. Inspection Plan & Shop Drawing Review

The Contractor shall co-ordinate the following inspections with the site superintendent:

- "Pre-start" - prior to commencement of works, for setout approval and construction timetable confirmation.

- Excavation inspection - at completion of excavation and drainage works and prior to topsoil addition.

- Pre-planting inspection - at commencement of placement of advanced plant material.

- Setout inspection - at first setout of containerised plant stock.

- "On Maintenance" - at practical completion.

- "Off Maintenance" - 365 days after practical completion.

Contractor to provide shop drawings and structural design certification for review and approval of any custom designed structures, furniture or fencing.

15. As Constructed Requirements

The Landscape Contractor is to clearly mark up and provide the Landscape Architect any changes to the built landscape from the issued construction drawings. As Constructed information is to include dimensions, materials and depths which vary from and/or are not included on the construction issue plans. Contributed Landscape Assets are to be captured and included in the ADAC survey for the development as per the Sunshine Coast Council As Constructed Data Standards and Guidelines. The Landscape Contractor is to coordinate asset capture with the Project Surveyor and allow for hold points accordingly, especially with underground services. Landscape contractor is to provide the following documentation as relevant:

- Certification that all street trees comply with AS2303:2018.

- Contractor to provide MDS or Product Data Sheet of any proprietary furniture or structural items.

- Certification of supplied topsoil to AS4419

- For amended site topsoil provide delivery dockets of ameliorant to confirm quantities supplied.

16. Maintenance of Landscape Works

The Maintenance Period commences at the date of Practical Completion of Works. During the Establishment Period maintain best horticultural practices including (but not limited to) the following items where required: watering, weeding, fertilising, pest and disease control, mulching, pruning, rubbish removal and keeping the site neat and tidy. Rectify defects that become apparent in the works under normal use.

The Landscape Contractor is to allow for topping up mulch, rectifying defects, top dressing sunken edges, replacing failed or under-performing plant stock at the end of the Maintenance Period. All Council controlled works to be inclusive of a twelve (12) month maintenance program.

Maintenance and Inspection Program:			
Responsibility	Weeks after practical completion	Maintenance Inspection Frequency	
Contractor	0 - 2	3 per week	
Contractor	3 - 4	2 per week	
Contractor	5 - 13	1 per week	
Contractor	14 - onwards	As per established maintenance regime	

Maintenance Program General Notes

- Maintenance inspection frequencies are minimum.

- Monitor plant performance and stress constantly and take appropriate remedial action. Soil moisture levels are critical during early establishment. Avoid over irrigating planting areas.

- Mow turf every 2 weeks.

- Prune and shape all shrubs and trees on a monthly basis as required.

- Remove all stakes at 90 day inspection, or after satisfactory establishment.

- Fertilise all garden beds and street trees at 3 monthly intervals.

- Contractor shall maintain an up to date written log book to record inspection observations and actions.

- The log will be made available to the site superintendent, upon request, at any time for examination.

17. Landscape Carbon Emissions

Reduction of greenhouse gasses created during the construction or maintenance of the landscape works and embodied greenhouse gasses in materials is strongly encouraged. Contractors are to provide a written statement outlining carbon reduction measures adopted by their business which are applicable to this project. These could include items such as the following:

• Use of electric powered equipment for construction and maintenance

• Use of electric or hybrid vehicles or fleet for transportation and construction

• Purchase of power from sustainable sources or production of own power through Solar PV cells

• Use of organic fertilisers rather than petrochemical products

• Use of low carbon concrete or materials fabricated through low carbon supply chains

• Use of local materials with low transport carbon costs.

• Offsetting greenhouse gas emissions through accredited offset schemes

Project Urban is in the process of reviewing products that we specify to favour the use of low embodied greenhouse gas emissions materials. Contractors should review materials schedules and ensure their pricing reflects the specified materials. Substitutions of materials should consider the embodied greenhouse gas in those materials. We are happy to consider alternative lower carbon footprint products suggested by the contractor.

SPECIFICATION NOTES

CD-001 scale: N/A

GUYKAT AVIATION FACILITY - FRIENDSHIP AVE, MARCOOLA

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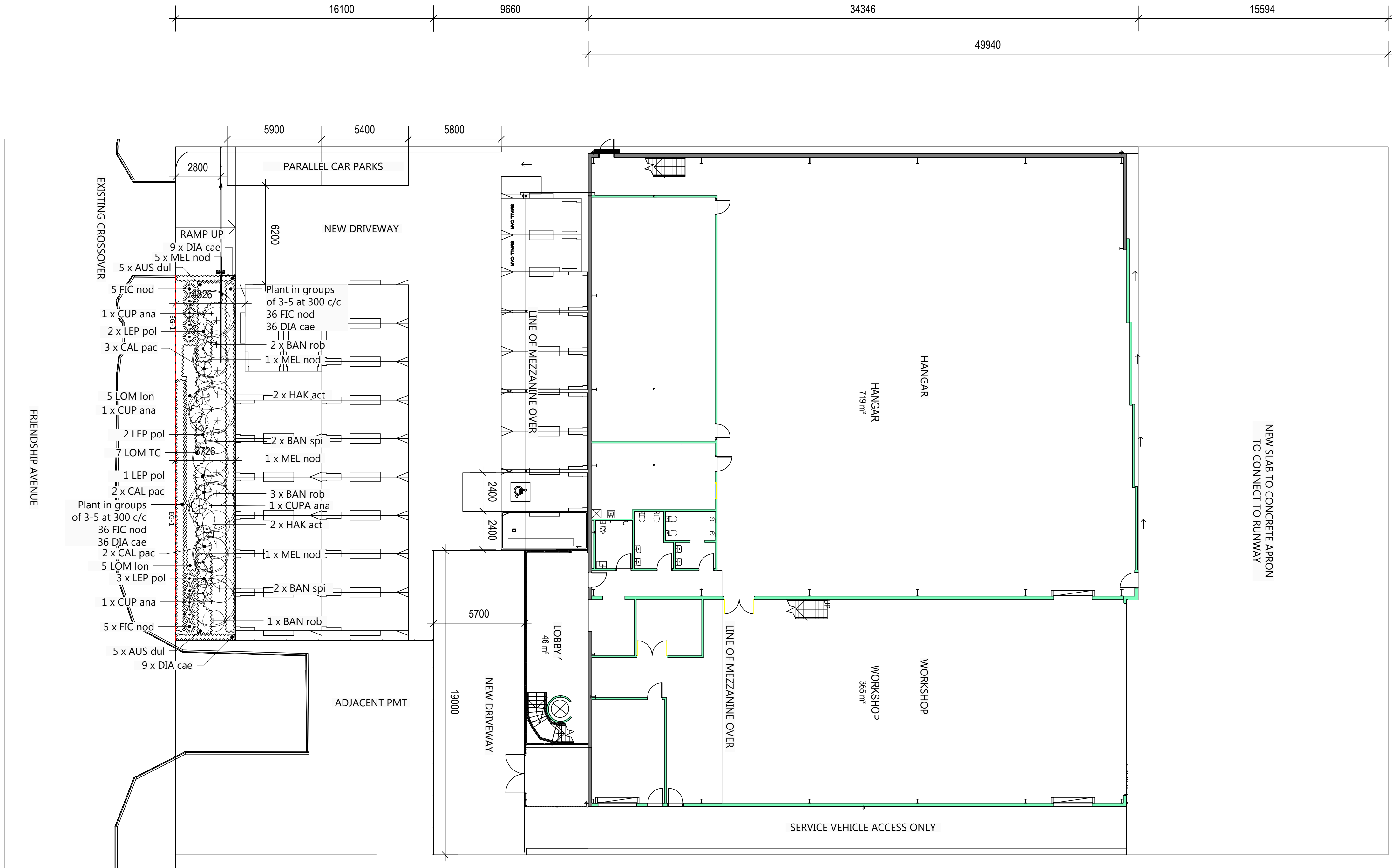
LEGEND
LANDSCAPE PLAN

- EG-1

Edge Type 1
Refer to detail
- T1

Turf Type 1
- GB1

General Planting Type 1
Deep Planting
- GROUNDCOVERS/SHRUBS
- GRASSES
- HEDGES
- TREES



AMENDED IN RED

By: Tiana Hill

Date: 15 September 2026

Queensland Government

NOTE: This Approved Plan relates to landscaping outcomes only.

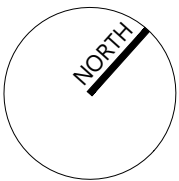
LANDSCAPE PLAN

CD-100 scale: 1:150@A1; 1:300@A3

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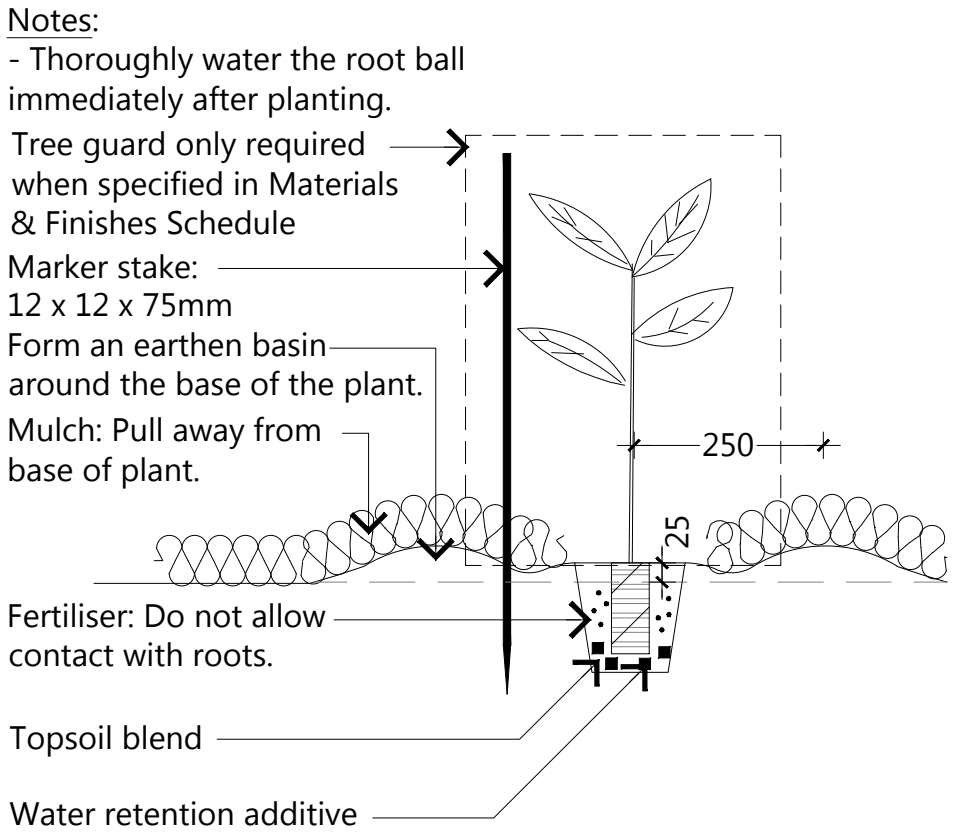
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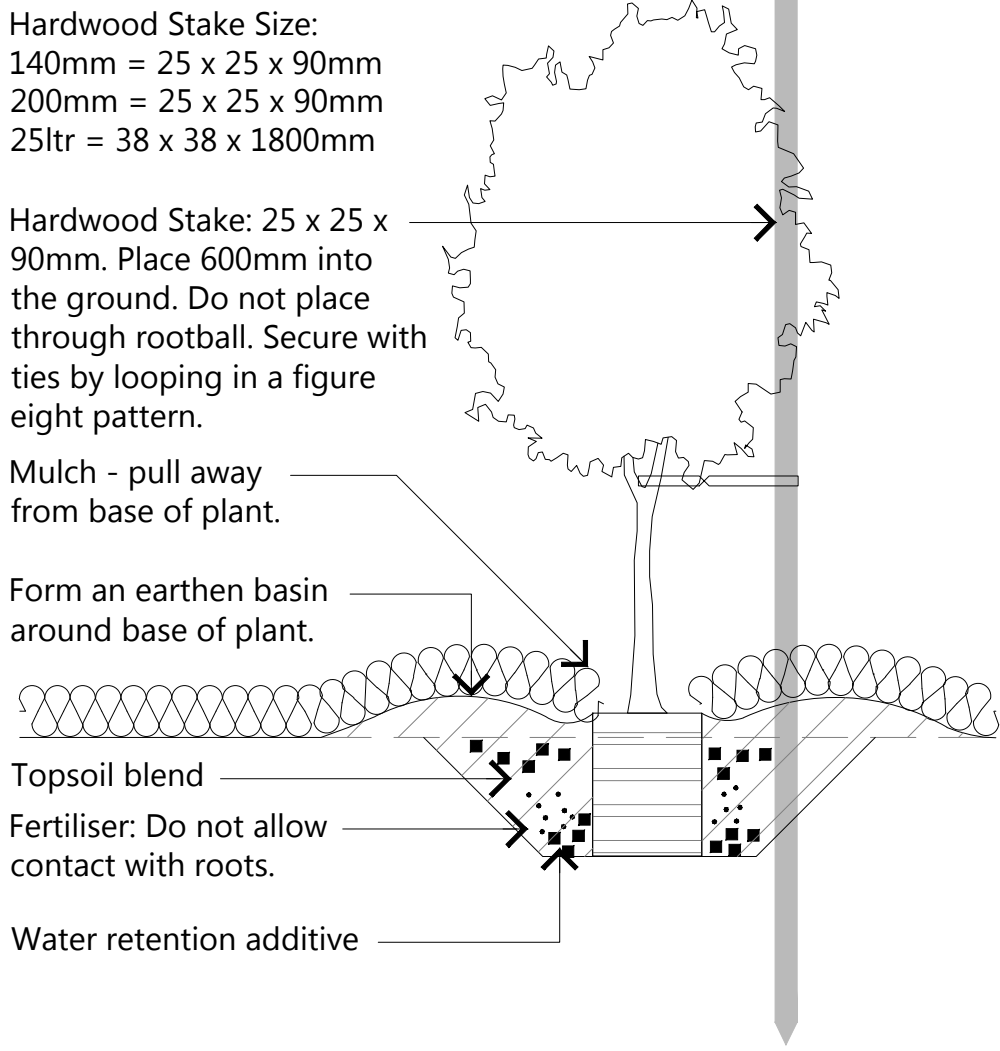


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1 TUBESTOCK PLANTING
CD-200 1:10@A1, 1:20@A3

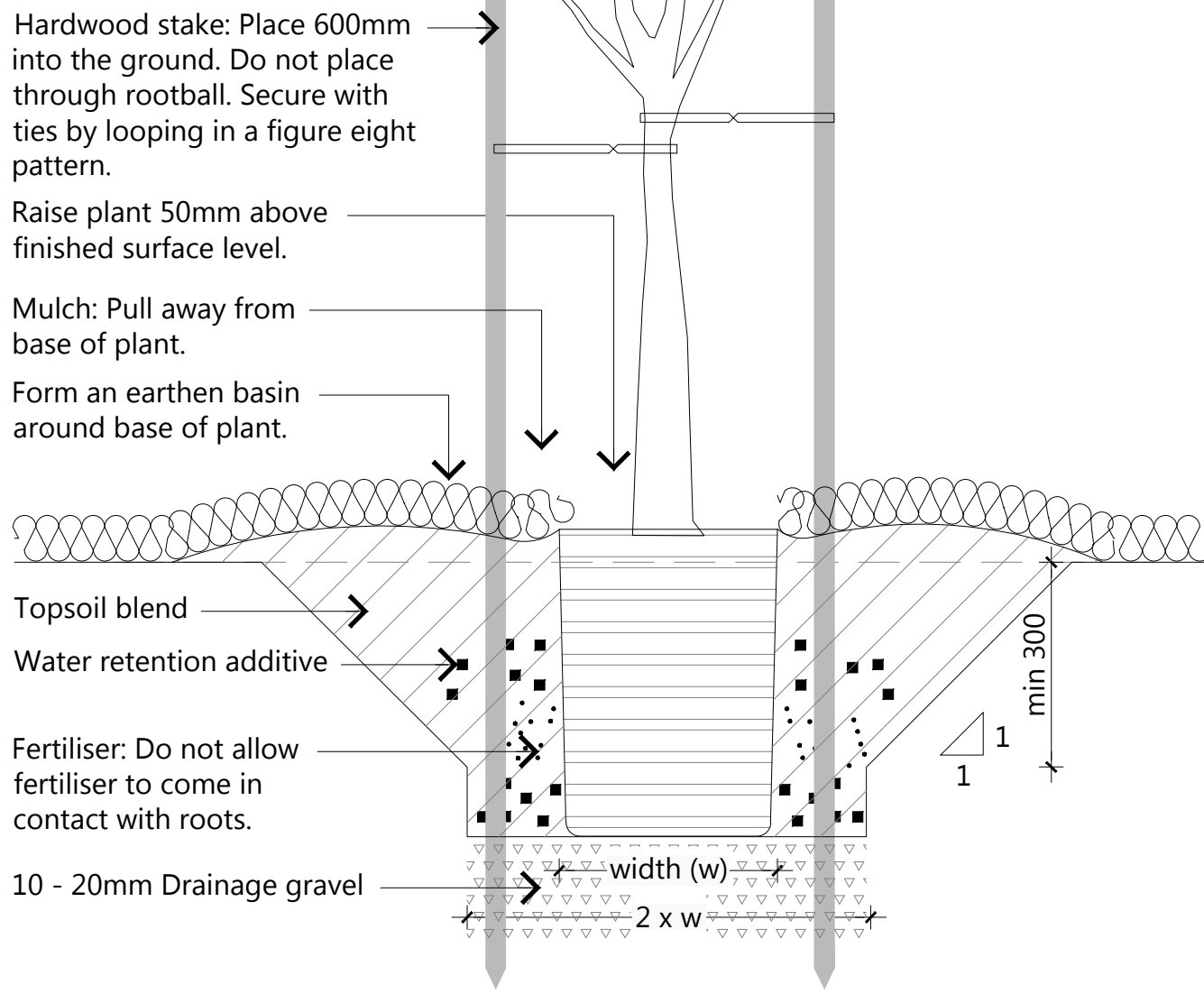
- Notes:
- Place the rootball on a firmed base to achieve required FSL.
 - Thoroughly water the root ball immediately after planting.
 - Number of stakes will vary with pot size. Refer plant schedule.
 - Cultivate sides of excavated hole 50mm.



2 140-300mm PLANTING
CD-200 1:10@A1, 1:20@A3

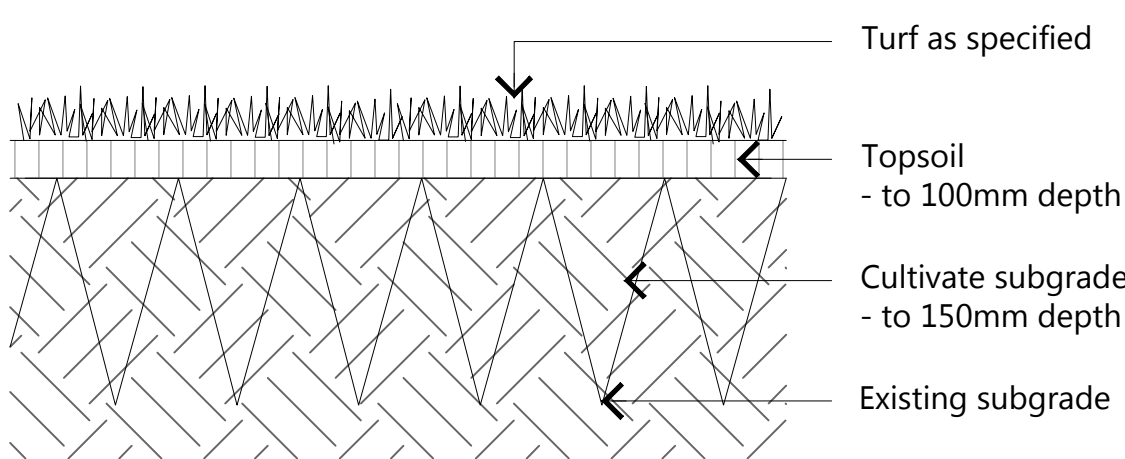
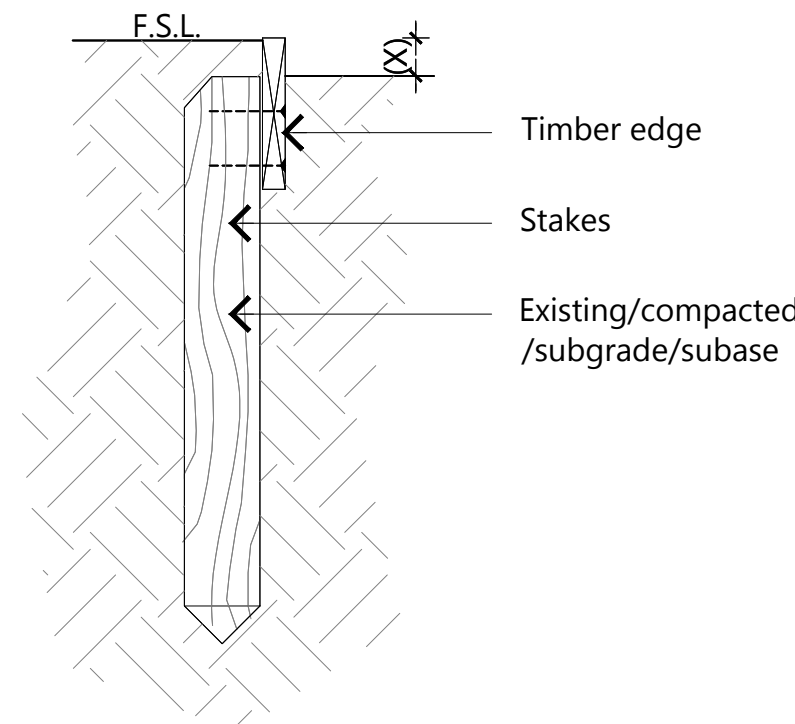
- Notes:
- Place the rootball on a firm base.
 - Thoroughly water the root ball immediately after planting.
 - Cultivate sides of excavated hole 50mm deep.
 - Do not disturb kerb, road pavement or road side drainage works.
 - Tease out roots on side of rootball when planting.
 - Ensure top of rootball is not buried; expose and set flush with finished level.

Hardwood Stake Size:
25ltr = 2 x (38 x 38 x 1800mm)

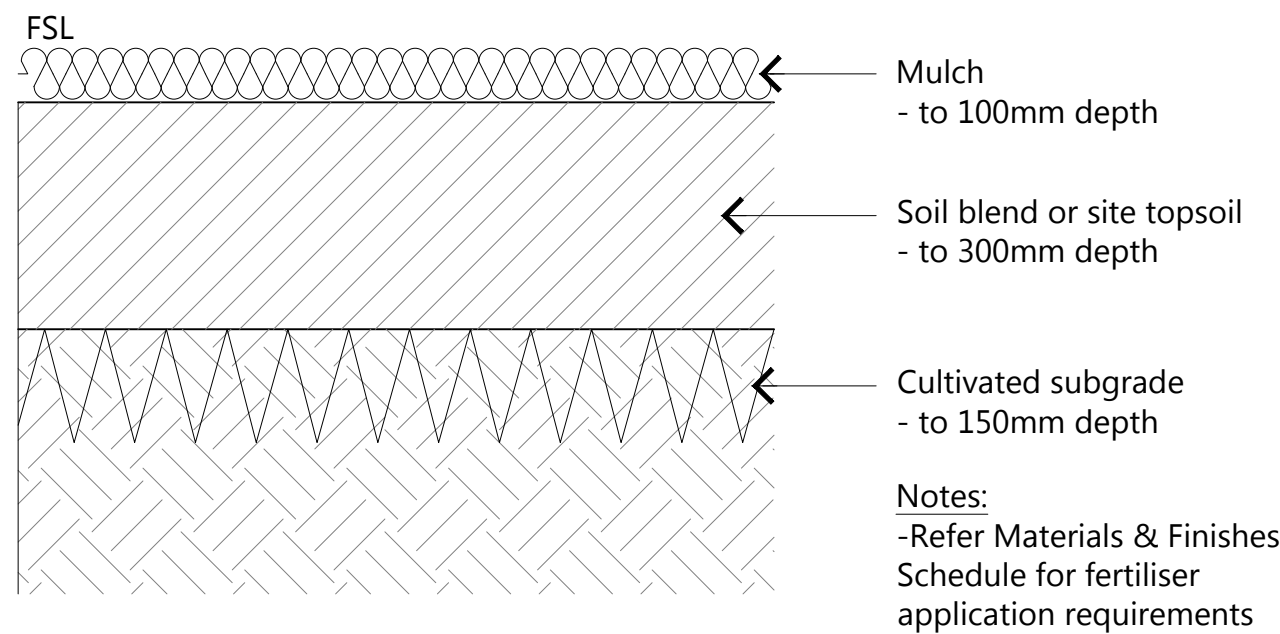


3 25ltr PLANTING
CD-200 1:10@A1, 1:20@A3

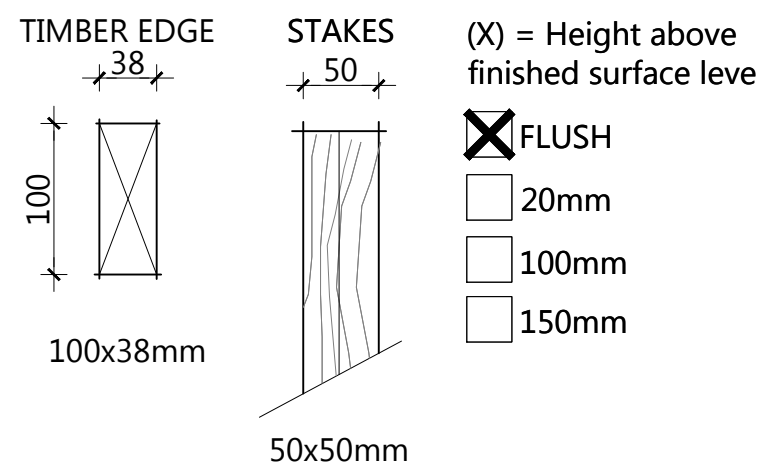
- Notes:
- All timber to be CCA pressure treated to AS1604, Hazard 5, rough sawn pine.
 - All timber edges to be arised to comply with council standards.
 - All timber ends to have one coat of Cuprinol or equal prior to installation.
 - Stakes to be 400mm into ground at max. 1200mm centres, or as required to obtain smooth curves. Top of stake to finish 20mm below top of timber edge. Where timber edges meet at corners provide double stakes.
 - All fixings to be hot dipped galv.
 - Leading edge is to be free of burrs and splinters.



4 TURF PROFILE
CD-200 1:5@A1, 1:10@A3



5 GARDEN BED PROFILE
CD-200 1:10@A1, 1:20@A3



6 EDGE TYPE 1
CD-200 1:5@A1, 1:10@A3
Timber garden edge

CONSTRUCTION DETAILS

CD-200

scale as noted

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