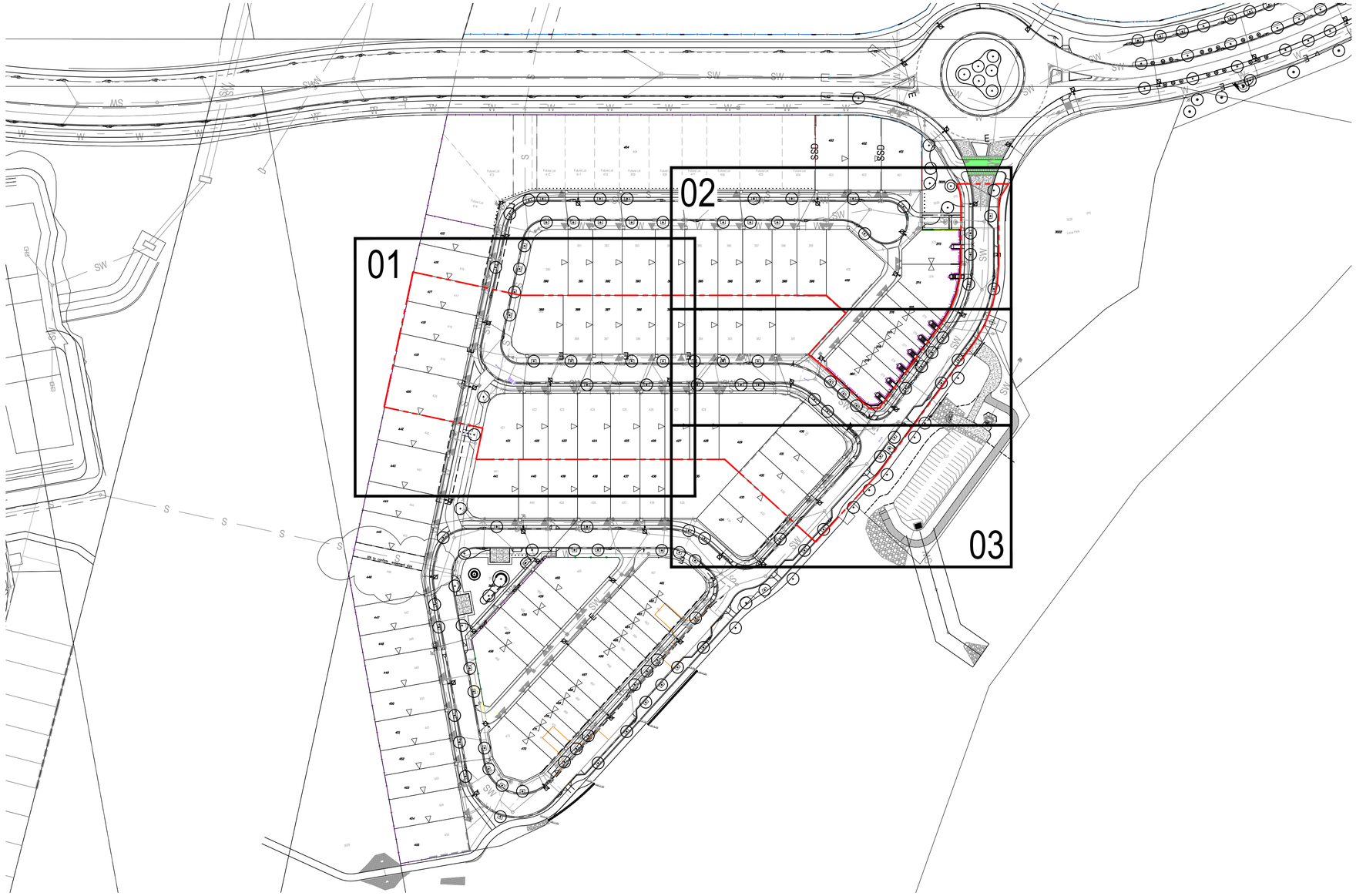


NORTH

SCALE 1:1000 @ A1 1:2000 @ A3

SCHEDULE OF DRAWINGS

COVER SHEET	PLACE-LS-DRW-P3-STG3-000
LANDSCAPE SPECIFICATION NOTES	PLACE-LS-DRW-P3-STG3-001
LANDSCAPE MAINTENANCE NOTES	PLACE-LS-DRW-P3-STG3-002
LEGENDS AND SCHEDULES	PLACE-LS-DRW-P3-STG3-003
SURFACE FINISHES PLAN SHEET 1	PLACE-LS-DRW-P3-STG3-201
SURFACE FINISHES PLAN SHEET 2	PLACE-LS-DRW-P3-STG3-202
SURFACE FINISHES PLAN SHEET 3	PLACE-LS-DRW-P3-STG3-203
PLANTING PLAN SHEET 1	PLACE-LS-DRW-P3-STG3-601
PLANTING PLAN SHEET 2	PLACE-LS-DRW-P3-STG3-602
PLANTING PLAN SHEET 3	PLACE-LS-DRW-P3-STG3-603
HARDSCAPE DETAILS	PLACE-LS-DRW-P3-STG3-901-1
SOFTSCAPE DETAILS	PLACE-LS-DRW-P3-STG3-902-1
FENCE DETAILS SHEET 1	PLACE-LS-DRW-P3-STG3-904-1
FURNITURE DETAILS SHEET 1	PLACE-LS-DRW-P3-STG3-906-1

FOR APPROVAL

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV-2026-WAR-551
Date: 12/11/26
Queensland Government

place design group.

BRISBANE
Level 3, 109 Edward Street
Brisbane QLD 4000
GPO Box 775, Brisbane QLD 4001
T + 61 7 3852 3922

RIVERMONT P3

STAGE 3

Stockland

PROJECT NUMBER : 230403B
DRAWING NUMBER : DRW-P3-STG3_000
DATE : 27.10.2026
REVISION : 03

LANDSCAPE SPECIFICATION NOTES

1. SCOPE OF WORKS: The Landscape Contractor's works include landscape works to P2 & P3 Stages 1-12, Stage 1 Main Street and P2 P3 Sub Arterial Road. Works include but are not limited to:
   Retention and Protection of Existing Vegetation on adjoining Lots / Easements and in the open space area;
   Works by Civil and Other Contractors:
   - Bulk earthworks;
   - Trimming of verges to finish 100mm below finsihed level.
   - Concrete blockwork and sleeper retaining walls;
   - Road and kerb construction;
   - Footpaths as part of streetscape works;
   - Services including water, sewer, stormwater / drainage;
   - Electricity and comms services.
     Electrical & NBN locations shown are designed by CV Services. .

   Works by Landscape Contractors:
   - Testing and amelioration of site topsoil
   - Topsoil to verges and open space
   - Preparation of planting and turf areas as required including trimming ±100mm and disposal of excess spoil;
   - Excess spoil created by landscape works is to be transported and Stockpiled in Precinct 4;
   - Mowing edges to street trees and between planting and turf areas in park and open space;
   - Subsoil drainage and pits in open space, as documented;
   - Topsoil to advanced tree planting holes;
   - Stabilisation matting to planting areas on batters as indicated in the drawings;
   - Turf as indicated in the drawings;
   - Planting as indicated in the drawings;
   - Mulch to planting areas and at the base of street trees as indicated in the drawings;
   - Fencing as documented;
   - Landscape walls and stairs as documented;
   - Furniture as documented;
   - Monitoring and maintenance of the works as documented in the specification.
   - Rendering and painting of concrete blockwork retaining walls.

Australian Standards:
AS1379 Specification & Supply of Concrete
AS1926 Fencing
AS2082 Timber - Hardwood
AS3600 Concrete Structures
AS3610 Formwork for Concrete
AS3640 Workspace Atmospheres - Dust
AS4373 Pruning of Amenity Trees
AS4419 Soils for Landscaping & Garden Use
AS4454 Composts, Soil Conditioners & Mulches
AS4663 Slip Resistance Measurement

Samples:
4m² panel of each concrete finish
1kg of ameliorated topsoil
1m² cobble paving
1kg of each mulch type
1m² of cladding stone
Entrance wall lettering (1 letter at full size)
Nursery inspection of all plant species
Timber finishes to all timber & fences

Inspections:
The following inspections are required through the Construction process. Provide at least 48 hours notice;
Hardscape Set Out
Advanced Tree Stock Setout

2. LOCAL AUTHORITY: All works to be in accordance with local authority requirements.

3. OTHER CONSULTANT'S DOCUMENTS: These drawings are to be read in conjunction with the documents from all other project consultant's.

4. SERVICES: The Contractor is responsible for verifying the location of existing and proposed services, both on the site and in the adjoining roads and easements, prior to the commencement of works. If unable to establish the location of Services, follow Dial Before you Dig procedures.

5. VEGETATION / TREES: within the open space area and in adjoining lots, stages or easements.
   Vegetation Protection / Retention to be undertaken prior to work commencing on site.

6. FINISHED LEVELS AND GRADES: Ensure a maximum grade of 1:3 in all planted areas and 1:6 in all turfed areas. Crown planting areas minimum 300mm above adjoining finished surface levels to promote positive drainage. Trim as required ±100mm to achieve design levels. Remove excess spoil from site.

7. SUBSOIL DRAINAGE: Install subsoil drainage as shown in the drawings or where required. Subsoil drains to be 100mm Ø flexible agg. drain wrapped in geotextile sock. Place in a minimum 300mm wide drainage trench backfilled with 20mm Ø drainage aggregate. Ensure subsoil drains are linked to the stormwater system (roadside or other).

8. GROUNDCOVER AND SHRUB PLANTS & PLANTING:
   Refer Plant Schedule and Planting Plan for plant selection, sizes and planting locations.
   All substitutions to be approved by the Landscape Architect prior to procurement and installation.
   Fertiliser at Planting: Apply approved slow release fertiliser pellets to each plant at time of planting. Apply the required amount evenly around the root ball prior to back filling in accordance with the manufacturer recommendation and recognised horticultural practice.

9. ADVANCED PLANTING: Advanced plant stock includes plants 45L size or greater.
   Plant Hole Preparation: Excavate planting hole to depth shown on detail. Apply gypsum to base of plant hole, as per manufacturer's recommendations, prior to cultivation. Cultivate existing sub-grade to 300mm depth minimum to base and sides of excavated planting hole.
   Spread Nutri-Store Gold or similar to manufacturer's recommendations in planting hole prior to spreading ameliorated site topsoil.
   Install ameliorated site topsoil to depths and quantities indicated on detail. Ameliorated site topsoil to meet the Australian Standard AS4419.

   Staking: Stake all advanced plants with 2 x tree stakes per plant. Use new unpainted 2400mm x 50mm x 50mm straight F14 hardwood stakes embedded minimum 600mm into the soil. Position two stakes equidistant from the plant centre. Secure with suitable lengths of non-abrasive material, hessian or similar, looped in figure-8 pattern around the trunk.

10. STREET TREE PLANTING:
    Refer Detail.
    All individual street trees are to be installed with mulch to the base. Install a 900 x 4000mm HDPE root barrier to all street trees as detailed. Refer MBRC Standard Drawing SL-1000.
    Organic Mulch: Install 1" Hoop Pine organic mulch to 100mm depth. Mulch shall finish 25mm below adjacent surfaces.

11. SITE TOPSOIL
    Install topsoil to depths as detailed.
    Stockpile located on LLC lot, as per KN Group drawing 16-151-SK1300 'P2 P3 Civil Tender Further Information Sheet 1'.
    Imported topsoil to comply with AS4419 - 2018.
    Site Topsoil to be tested and comply with AS4419 - 2018 and nutrient levels as per AS3743 - 2003.
    Topsoil shall be an organic soil with a maximum 30% screened composted organic matter, hydraulic conductivity 15 to 30 cm/hr, and pH range 5 to 6.5.
    11.1. TESTING
    Landscape Contractor to engage project consulting Soil Agronomist, Hortus Group, to test and assess topsoil and subsoil conditions and determine amelioration requirements and methodology to ameliorate.
    Site topsoil is to be ameliorated with compost and nutrients as required to comply with the recommendations of the soil consultant.

12. TURFED AREAS:
    Cultivate existing sub-grade to 150mm depth minimum. Topsoil to all areas of new turf: Install site topsoil to 100mm minimum depth. Topsoil and soil amelioration requirements to meet the Australian Standard AS4419. (Prep and Topsoil by Civil)

    Turf: Supply & install new Turf. Lightly roll after laying turf. Topdress as necessary to remove undulations and the like. Turf areas to have a minimum 1:50 crossfall to ensure they are well drained. Water immediately after installation, until the topsoil is moistened to its full depth.

13. PLANTING AREAS:
    PB1: General Planting Area:
    Preparation and Cultivation: Apply gypsum as per manufacturer's recommendations prior to cultivation. Cultivate existing sub-grade to 150mm depth minimum following application of gypsum.
    Spread Nutri-Store Gold or similar to manufacturer's recommendations prior to spreading ameliorated site topsoil. Install site topsoil to 300mm minimum depth (alternatively topsoil to Australian Standard AS4419). (Prep and Topsoil by Civil)
    Topsoil to be tested and ameliorated in place to comply with the recommendations of the soil consultant
    Install Mulch as per Section 14.

14. MULCH:
    PB1 General Planting Areas.
    Organic Mulch: Install 1" Hoop Pine organic mulch to planting areas as indicated on the drawings. Mulch layer to be 100mm settled depth, free from soil, weeds, and deleterious materials such as rock, soil or rubbish. Finish mulch 25mm below adjacent surfaces, allow for settlement. Ensure mulch is pulled away from the base/stem of the plants to prevent collar rot.

15. EDGES:
    CONCRETE EDGE TYPE 1:
    Install 150 x 150mm concrete edge, plain colour, as documented. Refer Details.

    TE: TIMBER GARDEN EDGE:
    Install 38x100mm Hardwood edge to street trees and planting beds as documented. Refer Details.

15. PAVEMENTS:
    Setout and Surface finish as per Landscape Plan. Finished levels and construction details to engineers details unless noted otherwise. Finishes as noted below. Specification & supply to AS1379. Materials & construction to AS3600.
    15.1. PAVEMENT TESTING
    Concrete for landscape pavements to be tested to council requirements and in accordance with AS1012. Compressive strength reports to be produced in accordance with council requirements. In general, two pairs of test specimens shall be moulded for each 15 cubic metres of concrete, or part thereof, one pair being intended for the 7 day test if required and the other pair for a 28 day test.

16. FURNITURE ITEMS:
    Refer furniture schedule.

17. FENCING:
    Refer fencing schedule.

    A site handover must occur between civil and landscape to confirm all levels are as per KN documents. Fencing is not to proceed until Landscape Architect has approved.

18. DEFECTS AND LIABILITIES:
    The contractor must warrant the works for a period of 12 months following practical completion.

19. WATERING: Water source for irrigation to be from Water Truck, in accordance with local and state government requirements. Water to planting and turf areas to provide effective and complete coverage and to ensure the successful establishment of trees, plants and turf.

Minimum irrigation /watering rates: 25mm per week.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV-2026-WAR-551
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BRISBANE
Level 3, 109 Edward Street
Brisbane QLD 4000
GPO Box 775, Brisbane QLD 4001
T + 61 7 3852 3922

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PROJECT

RIVERMONT
P3 - STAGE 3

CLIENT

Stockland

NOTES

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ALL WATER PROOF MEMBRANES, HYDRAULIC FITTINGS, ELECTRICAL / LIGHTING FITTINGS AND REINFORCED CONCRETE STRUCTURES ETC TO ENGINEERS, ARCHITECTS, HYDRAULIC ENGINEERS, ELECTRICAL ENGINEERS DETAILS AND SPECIFICATIONS.
SIZES NOMINATED ARE INDICATIVE OF FINAL APPEARANCE REQUIRED

FOR APPROVAL

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE	PRELIMINARY	BM	TM	25.11.2026
02	T	FOR TENDER	BM	TM	04.02.2026
03	CA	FOR APPROVAL	BM	TM	27.10.2026

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

DRAWING TITLE

LANDSCAPE SPECIFICATION NOTES

DESIGN : TM
DOCUMENT : BM
PROJECT : 230403B

SCALE AS SHOWN @ A1

DRAWING NUMBER PLACE-LS-DRW-P3-STG3_001
REVISION 03

LANDSCAPE MAINTENANCE SPECIFICATION

1.GENERAL: On completion under the contract works deemed complete and of an acceptable standard will be granted a Certificate of Practical Completion. The defects liability / establishment period for the completed works will commence. The planting establishment extends for 13 weeks following Practical Completion. Practical Completion is a trigger for the inspection of the completed works by MBRC to start the On Maintenance period. During this period the Contractor assumes contractual and public liability insurance for the areas of site works until they are accepted by MBRC at the Off Maintenance inspection.

2. PLANT ESTABLISHMENT PERIOD: 13 weeks.
MAINTENANCE PERIOD: 39 weeks.
DEFECTS LIABILITY PERIOD: The Contractor will be entirely responsible for the complete replacement of any tree, shrub, plant, grass or turf area that dies or fails to meet the specification due to defective materials or workmanship and including any damage sustained through vandalism. Replacement items will be of equal size, species and quality to those specified, and the Contractor will be responsible for the complete repair and reinstatement to the reasonable satisfaction of the Landscape Architect and the Superintendent. Works to be carried out as soon as possible within the bounds of good horticultural practice.

   This maintenance must be carried out in such a manner to avoid unreasonable disturbance of any buildings and adjoining works not part of the contract.

3. MAINTENANCE REQUIREMENTS: Following the date of Practical Completion, the Contractor shall maintain all the landscape areas of the works in accordance with the clauses within this section for the periods stated.

   The Contractor shall maintain the whole of the grassed and planted areas in a manner which ensures the establishment of healthy and vigorous plants and a close textured, weed free appearance. Allowance shall be made in pricing for watering to maintain all planting in a healthy moist condition to facilitate optimum conditions for early establishment.

   Throughout the planting establishment period, carry out maintenance work including, watering, mowing, edging, weeding, rubbish removal, fertilising (including Kelpak root stimulants to all plant stock ≥ 100L), pest and disease control, reseeding, returfing, staking and tying, replanting, cultivating, pruning, hedge clipping, aerating, reinstatement of mulch, renovating, lawn top dressing, and keeping the site neat and tidy.

   During the maintenance period the Contractor will be expected to:
   - Establish a regular pattern of site visits throughout the maintenance period;
   - Carry out routine maintenance operations;
   - Correct any defects, which become apparent during the earliest suitable weather conditions;
   - Attend hand-over any meetings deemed necessary with the Superintendent at off-maintenance inspection, and regular meetings with the Landscape Architect to monitor defects and maintenance;
   - The Contractor will be deemed to have allowed for a minimum of 12 monthly main visits per year, but should not assume that this will be sufficient to discharge the requirements of the maintenance.

4. LITTER ARISINGS & DEBRIS MATERIALS: All debris, including grass mowings, unless otherwise stated and arising from the performance of the works shall promptly be removed from the site and the Contractor will be required to make good any damage at their own expense, or bear any cost incurred through their failure to comply with this requirement. Remove all litter and deleterious material from planting, grass/turf and footpath areas at the time of each main visit (no less than monthly).

5.PESTICIDES AND HERBICIDES: The Contractor must only use chemicals specifically approved for the purpose for which it is intended and the conditions of approval for the chemicals and any relevant code of practice. The Contractor will consider in every instance whether the use of chemicals is strictly necessary before application. Herbicides used to kill perennial weed growth shall be appropriate foliar applied, non-residual, translocated herbicides applied in accordance with established horticultural and health and safety practices.

   All tree, shrub and ground cover planting areas are to be kept completely weed free through the use of chemical, mechanical and hand weeding as appropriate to the type of planting, its prominence and species involved. Translocated herbicides should be used in preference to contact products, and where applied in ornamental areas re-visits to remove dead growth will be required. Trees in grass are to be maintained with mulch ring in a 1.0 m diameter circle around the trunk for the first 12 months of this contract, and thereafter unless the Landscape Architect otherwise directs.

6. WATERING: Ensure the continued and adequate watering of all planting and turf areas during the establishment and maintenance periods. Ensure that all planting is watered adequately with trucked water until planting is established.

7. TREE PITS: Inspect tree pits in grass areas regularly for signs of settlement, allow for scraping back of mulch and supply of additional backfill and respreading of mulch as necessary. Allow for top up of mulch to specified depth at the end of the growing season to all tree pits in grass. During dry weather conditions check mulch to ensure it does not become a fire hazard. If necessary, inform the Landscape Architect and thoroughly dampen the whole depth of mulch.

8. PRUNING: Inspect tree canopies regularly for shape, dead and diseased wood. Allow for formative pruning under the direction of the landscape architect to ensure the development of an even crown of good shape. Allow for pruning out dead/diseased wood as necessary. Inspect shrub and groundcover planting areas regularly and prune out dead or diseased growth as and when discovered. Inspect areas of ground cover planting regularly. In areas of compacted soil surface lightly fork soil to improve establishment. Cut back plants significantly overhanging kerbs or paths in a manner appropriate for the species and to the approval of the Landscape architect and Superintendent.

9. FAILURES & REPLACEMENTS: Advise Landscape Architect of any failures and allow for the removal from site of any plantings which fail to establish. Replace as soon as possible. Monitor and report any incidents of malicious damage or theft. Planting requiring replacement due to inadequate maintenance practices shall be replaced at the cost of the Contractor.

10. MULCH: Inspect mulch depths to all planting areas regularly and allow for tidying and topping up levels to specified depths as required.

11. FERTILISING FREQUENCY:
LocationProductN:P:KRateGardens TBC As per package.4 No. foliage applic/year/man. recommended.Tree & palm specimens TBC As per package.4 No. foliage applic/year/man. recommended.Note: All native plantings are to be fertilised with products < 3% phosphorous.

12. TURF MAINTENANCE MOWING AND EDGING (GENERAL AREAS): Grass shall be cut as necessary to maintain a height of between 25 - 40mm. On alternate mowings, adopt a north-south and east-west pattern. During the active growing season, mow shall be undertaken on a fortnightly basis. For the remainder of the year, mowing shall be carried out on a monthly basis. All grass cuttings shall be removed from site. The Contractor shall take special care to avoid grass cuttings from littering adjacent surfacing.

13. DEFECTS AND DAMAGE TO GRASSED AREAS: The Contractor shall replace any areas of grass seed or turf which are failing to thrive for reasons of workmanship inadequate maintenance and materials not in accordance with this specification entirely at his own expense, during the earliest suitable weather conditions and with turf which meets the original specification.

14. SHRINKAGE: Any shrinkage below finished levels shall be made good to match surrounding levels. Damage occurring through the spillage of oil, petrol, diesel or chemicals shall be made good by replacing with new turf to match existing. Such making good shall be entirely at the expense of the Contractor and to be carried out at the first practical opportunity.

15. AERATION: If it becomes necessary to aerate the soil this operation shall be undertaken with approved machinery when soil conditions are such as to ensure the proper penetration of the tines without causing damage to the sward.

16. HERBICIDE TREATMENT OF GRASS AREAS: The Contractor shall spray actively growing grass areas with a suitable agreed selected herbicide to eliminate broad leafed weeds, spray only in calm conditions and prevent spray drift onto adjacent planting. The Contractor will not spray within 3 days after or before a cut, when rain is imminent or in drought conditions. All chemicals to be applied as per manufacturers' instructions and logged in the Maintenance Log book.
SPOT WEEDKILLING: The Contractor shall spot treat all perennial weeds with a suitable agreed herbicide at the manufacturers' recommended strength and rate.

17. WATERING: Ensure the continued and adequate watering of all turfed areas during the establishment and maintenance periods to maintain good growth.

18. FERTILISING FREQUENCY TURFED AREAS:

Season	Product	N:P:K	Rate
Spring	GF201	10.1:3.3:9.5	400 kg/Ha
Summer	GF303	15.2:2.9:10.7	300 kg/Ha
Autumn	GF420	10.8:3.8:20.3	400 kg/Ha
Winter	GF420	10.8:3.8:20.3	400 kg/Ha

Note: Minimum 3 fertiliser applications per year.

19. FURNITURE AND STRUCTURES: All furniture and structures including walls shall be kept clean and in a well maintained and working order during the Establishment and On Maintenance Period. Prior to the Off Maintenance inspection these assets must be inspected to ensure they are in good repair and working order.

   All timber elements shall have their finish reapplied annually to ensure longevity of the structure. All metal elements shall be checked during the regular maintenance visits to ensure their finishes are free from damage or deterioration. Any damage should be reported to the Landscape Architect and repaired as soon as possible to prevent escalation of the defect.

20. HARD PAVED AREAS: These areas should be kept free from plant materials and debris. Any damage whether structural, vandalism or otherwise, should be documented and reported to the Landscape Architect. Damage should be rectified as soon as possible following instruction from the Landscape Architect or Client. Maintain hard paved areas weed free by use of appropriate translocated herbicides.

21. MULCH:Check hard areas for wind blown mulch - sweep up and return to planting beds - unless contaminated with excessive litter etc. If wind blown mulch is contaminated, remove to an approved off site tip.

22. LOG BOOK: Keep a log book recording, according to weekly cycles, when and what maintenance work has been done and what materials, including toxic materials, have been used. Make the log book available for inspection on request and include as part of the Maintenance Manual at the completion of the On Maintenance period.

23. PRODUCT WARRANTIES: Submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.Supply also all documentation, shop drawings, warranties and guarantees for items installed and used on site for inclusion in the Maintenance Manual.

24. MAINTENANCE MANUAL: The Contractor shall supply a Maintenance Manual for the site covering the maintenance of all hard and soft landscape areas including but not limited to fertilising, mowing, pruning, watering, pest and weed control, cleaning and rubbish removal. The Maintenance Log Book is also required to be kept as part of this Manual to ensure that the maintenance activities are being carried out in accordance with the Manual. Included in the Maintenance Manual should be the product warranties and certifications for all elements within the works.

25. HANDOVER REQUIREMENTS: At completion of the On Maintenance period and prior to the Off Maintenance inspection the site will be presented in a pristine state. All shrub beds tree planting areas shall have been weeded, cleared of litter, all tree ties, stakes and other accessories shall have been checked, grass areas mown and associated hard surfaces pathways swept, prior to inspection. The Contractor will liaise with the Landscape Architect with regard to the timing of the Off Maintenance inspection with Council.

   The Contractor is to issue the Maintenance Manual including all warranties, certifications and log book to the Landscape Architect prior to the Off Maintenance inspection so it can be checked prior to the Council handover.The Contractor is to undertake all maintenance for the works until the works have been accepted Off Maintenance by MRBC and the maintenance and liability for the assets transfers to Council.

26. MONTHLY REPORT / UPDATE: Contractor shall provide a maintenance update on all works and issues.

27. TIERED RETAINING WALL AND PLANTING: The tiered retaining wall and planting to the rear of lots 8,9,10,11,12,13,14,15,16 and 17 is to be maintained for five years from on maintenance.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV-2026-WAR-551
Date: 12/11/26
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place design group.

BRISBANE
Level 3, 109 Edward Street
Brisbane QLD 4000
GPO Box 775, Brisbane QLD 4001
T + 61 7 3852 3922

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PROJECT

RIVERMONT
P3 - STAGE 3

CLIENT

Stockland

NOTES

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DRAWING TITLE

LANDSCAPE MAINTENANCE NOTES

DESIGN : TM
DOCUMENT : BM
PROJECT : 230403B

SCALE AS SHOWN @ A1

DRAWING NUMBER PLACE-LS-DRW-P3-STG3_002
REVISION 03

LEGENDS

SURFACE FINISHES LEGEND

P1 - PAVEMENT TYPE 1 - BY CIVIL
REFER MATERIALS SCHEDULE

P3 - PAVEMENT TYPE 3 - BY CIVIL
REFER MATERIALS SCHEDULE

R1 - RUBBER SURFACE TYPE 1
REFER DETAILS AND
MATERIALS SCHEDULE

R2 - RUBBER SURFACE TYPE 2
REFER DETAILS AND
MATERIALS SCHEDULE

EDGING LEGEND

CE1 - CONCRETE EDGE TYPE 1
REFER DETAILS AND
MATERIALS SCHEDULE

TE - TIMBER EDGE
REFER DETAILS AND
MATERIALS SCHEDULE

TURF AND PLANTING LEGEND

T1 - TURF TYPE 1
REFER DETAILS AND
MATERIALS SCHEDULE

PB1 - PLANTING BED TYPE 1
REFER DETAILS AND
MATERIALS SCHEDULE

ML - MULCH
REFER TO MATERIALS SCHEDULE

FENCE LEGEND

F2 - FENCE TYPE 2
REFER DETAILS AND
MATERIALS SCHEDULE

FURNITURE LEGEND

FS - FITNESS SIGNAGE
REFER DETAILS AND
MATERIALS SCHEDULE

EX10 - EXERCISE EQUIPMENT TYPE 10
REFER TO MATERIALS SCHEDULE

PLANTING LEGEND

00 XXX xxx

PROPOSED TREE
REFER TO SCHEDULE

00 XXX xxx

PROPOSED FEATURE SHRUBS

00 XXX xxx

MASS PLANTED SHRUBS
REFER TO SCHEDULE

PLANTING SCHEDULE

RIVERMONT P3 - STAGE 3
PLANT SCHEDULE

Trees

SYMBOL	BOTANICAL NAME	COMMON NAME	Ht x Sp	SIZE	SETBACK FROM PATHS / SERVICES TO CENTRE OF PLANTING HOLE	QUANTITY
COR tes	CORYMBIA tesselaris	Moreton Bay Ash	2.5m x 1.5m	100L	-	4
ELA eum	ELAEOCARPUS eumundi	Eumundi Quandong	2.5m x 1.5m	100L	-	19
MEL qui	MELALEUCA quinquenervia	Broad-leaved Paperbark	2.5m x 1.5m	100L	-	3

Shrubs & Groundcovers

SYMBOL	BOTANICAL NAME	COMMON NAME	Spacing	SIZE	SETBACK FROM PATHS / KERB TO CENTRE OF PLANTING HOLE	QUANTITY
AGA ori	AGAPANTHUS orientalis 'Blue'	African Lily	800mm	140mm	800mm	3
CAL RR	CALLISTEMON 'Rocky Rambler'	Rocky Rambler	600mm	140mm	500mm	4
DIE bic	DIETES bicolor	Yellow Wild Iris	700mm	140mm	800mm	4
GAR rad	GARDENIA radicans	Rock Gardenia	600mm	140mm	800mm	4
GAU lin P	GAURA lindheimeri 'Siskiyou Pink'	Butterfly Bush	600mm	140mm	600mm	3
GAU lin W	GAURA lindheimeri 'Siskiyou White'	Butterfly Bush	600mm	140mm	600mm	12
HYM lit	HYMENOCALLIS littoralis	Spider Lily	700mm	200mm	800mm	12
LAV den	LAVANDULA dentata	French Lavender	800mm	140mm	600mm	3
TUL vio	TULBAGHIA violacea	Society Garlic	400mm	140mm	400mm	42

MATERIAL SCHEDULE

PAVEMENT FINISHES SCHDEULE

Code	Item	Description	
P1 / P1L	Pavement Type 1	Description	Plain Concrete - Pedestrian
		Colour	Plain Grey
		Finish	Broom Finished
		Slip Rating	P3 / R10 (dry conditions) P4 / R11 (wet conditions).
		Jointing Filler	Sikaflex Pro - Grey
		Thickness	Reinforced concrete slab to engineers details
P3 / P3L	Pavement Type 3	Exposed Aggregate	Plain Concrete - Vehicular
		Aggregate	SPS Concrete - 90% Brown / 10% Black
		Concrete Colour	Plain Grey
		Finish	3mm, medium exposure
		Slip Rating	P3 / R10 (dry conditions) P4 / R11 (wet conditions).
		Jointing Filler	Sikaflex Pro - Grey
		Thickness	Reinforced concrete slab to engineers details

EDGING SCHEDULE

Code	Item	Description
CE1	Concrete Edge 1	Formed concrete edge 150mm x 150mm Plain Grey Concrete Edging Fibre Reinforced or S12 Reinforcing bar centrally placed
TE	Timber Edge 1	Timber Garden Edge 38 x 100mm Hardwood Edge

SOFTFALL FINISHES SCHEDULE

Code	Item	Description	
R1	Rubber Type 1	Rubber Softfall	
		Description:	Wet Pour Rubber Softfall Carnivale Colour Fusion
		Colour:	Daintree Vista
R2	Rubber Type 2	Rubber Softfall	
		Description:	Wet Pour Rubber Softfall Custom CSBR/EPDM Mix
		Colour:	30% CSBR Dark Green / 40% CSBR Grey / 30% Opal Storm Sky

SOFTSCAPE SCHEDULE

Code	Item	Description	
PB1	Planting Bed Type 1	General Planting	
		Subgrade:	Cultivate to 150mm depth
		Topsoil:	300mm depth Ameliorated Site Topsoil
		Amelioration:	To consulting soil agronomist test result requirements
		Mulch:	100mm depth 1inch Hoop Pine
ML	Mulch	Mulch to Street Tree Planting	
		Mulch:	100mm depth 1inch Hoop Pine
RB	Root Barrier	Barrier to all Street trees as per MBC Standard Detail	
		Description:	900d x 4000 HDPE root barrier with 50mm deep
			sodium bentonite chemical barrier at base
T1	Turf Type 1	General Turf	
		Subgrade:	Cultivate to 150mm depth
		Topsoil:	100mm depth Ameliorated Site Topsoil
		Amelioration:	To consulting soil agronomist test result requirements
		Turf:	Wintergreen Couch

FENCING SCHEDULE

Code	Item	Description	
F2	Fence Type 2	Acoustic Fence - On Ground	
		Height:	Refer Acoustic Report and details
		Post:	100x100mm F17 Dressed Hardwood Post
		Rails:	Top Rail: 75x38mm H3 F5 Pine
			Mid Rail / Bottom Rail: 75x50mm H3 F5 Pine
		Fascias	90x30mm H3 Pine
		Post Fascia:	31x18mm H3 Pine
		Capping:	90x30mm H3 Pine
		Panels:	James Hardy Axon Cladding - 133mm Smooth
		Hardwoood Prep:	Intergrain Ultraprep Tannin and Oil Remover
		Timber Primer:	Dulux One Step prep or Approved equivalent
		Timber Finish:	Dulux Weathershield or Approved equivalent - White on White

FITNESS EQUIPMENT SCHEDULE

Code	Item	Description	
EX10	Exercise Equipment Type 10	Squat	
		Materials:	Painted galvanised steel posts, painted aluminium collars, HPL panels, stainless steel fixings.
		Supplier:	Proludic
		Product:	J37210 ACTI'Fit Squat
		Colours:	Steel: RAL 7006 Beige Grey Accents: RAL 6025 Fern Green

FURNITURE SCHEDULE

Code	Item	Description	
FS	Fitness Signage		
		Material:	3mm aluminium
		Signage:	Acrylic adhesive and anti graffiti overlaminate
		Size:	280mmW x 400mmH
		Post:	75x75x3mm Galvanised RHS - Black 2 pack finsih

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV-2026-WAR-551
Date: 12/11/26

Queensland Government

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Level 3, 109 Edward Street
Brisbane QLD 4000
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PROJECT

RIVERMONT
P3 - STAGE 3

CLIENT

Stockland

NOTES

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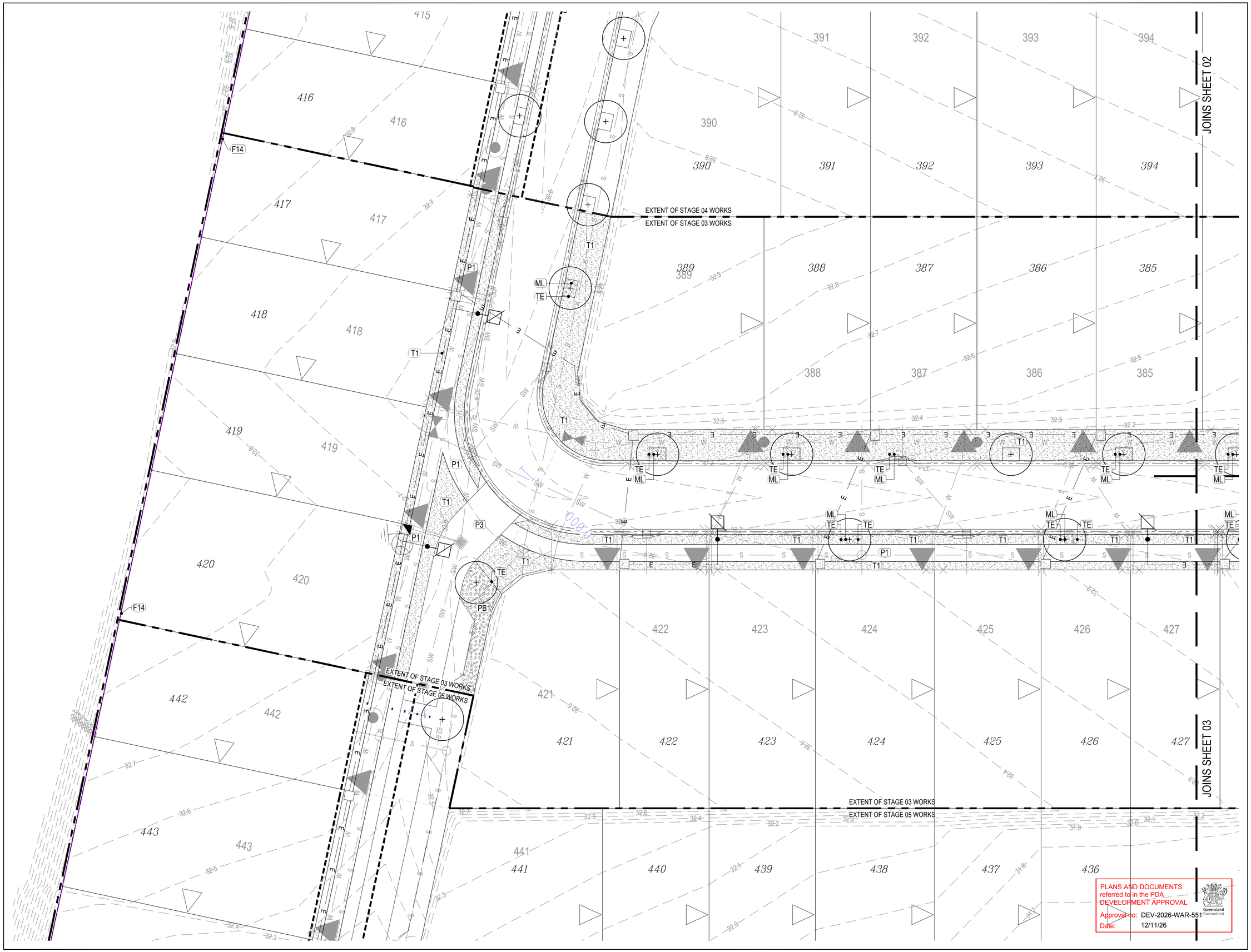
DRAWING TITLE

LANDSCAPE
LEGENDS AND
SCHEDULES

DESIGN : TM
DOCUMENT : BM
PROJECT : 230403B

SCALE AS SHOWN @ A1

DRAWING NUMBER REVISION
PLACE-LS-DRW-P3-STG3_003 03



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P3 - STAGE 3

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03	CA	FOR APPROVAL	BM	TM	27.10.2026

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

DRAWING TITLE

LANDSCAPE SURFACE FINISHES PLAN SHEET 1

DESIGN : TM
DOCUMENT : BM
PROJECT : 230403B

NORTH

2 0 2 4 6 8 10 metres

SCALE 1:200 @ A1 1:400 @ A3

DRAWING NUMBER PLACE-LS-DRW-P3-STG3_201

REVISION 03

Future Lot 407
Future Lot 406
Future Lot 405
Future Lot 404
403
402
401
EXTENT OF STAGE P3 ENTRY ROAD WORKS
EXTENT OF STAGE 03 WORKS
PB1
MAINTENANCE CROSS OVER TO IPWEA STANDARD DRAWING RS-051
JOINS SHEET 01
395
396
397
398
399
400
373
374
EXTENT OF STAGE 04 WORKS
EXTENT OF STAGE 03 WORKS
384
383
382
381
376
375
377
378
379
380
JOINS SHEET 03
P3
P1
P1L
427
428
429
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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PROJECT

RIVERMONT
P3 - STAGE 3

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01	PRE	PRELIMINARY	BM	TM	19.11.2025

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

DRAWING TITLE

LANDSCAPE
SURFACE FINISHES PLAN
SHEET 1

DESIGN : TM
DOCUMENT : BM
PROJECT : 230403B

NORTH

2 0 2 4 6 8 10 metres

SCALE 1:200 @ A1 1:400 @ A3

DRAWING NUMBER	REVISION
PLACE-LS-DRW-P3-STG3_201	01

JOINS SHEET 01

JOINS SHEET 02

JOINS SHEET 01

JOINS SHEET 02

EXTENT OF STAGE 03 WORKS

EXTENT OF STAGE 05 WORKS

Fitness Embellishment not supported in verge - relocate to alternative location agreed to in writing or approved by MEDQ

AMENDED IN RED
By: Matt Sturley
Date: 12/11/2026

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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RIVERMONT
P3 - STAGE 3

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DRAWING TITLE

LANDSCAPE
SURFACE FINISHES PLAN
SHEET 1

DESIGN : TM
DOCUMENT : BM
PROJECT : 230403B

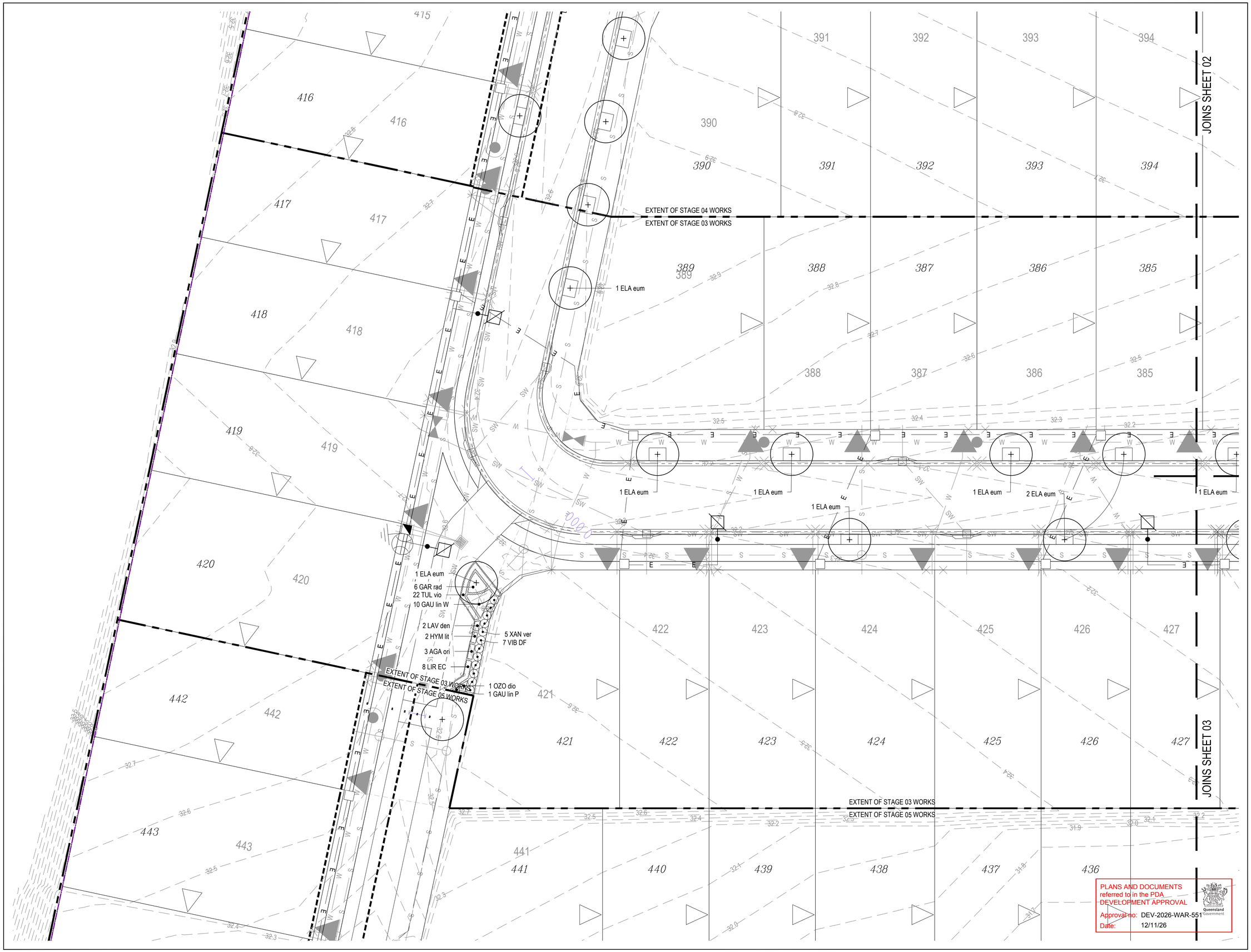
NORTH

2 0 2 4 6 8 10 metres

SCALE 1:200 @ A1 1:400 @ A3

DRAWING NUMBER REVISION

PLACE-LS-DRW-P3-STG3_201 01



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P3 - STAGE 3

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DRAWING TITLE

LANDSCAPE
PLANTING PLAN
SHEET 1

DESIGN : TM
DOCUMENT : BM
PROJECT : 230403B

NORTH

2 0 2 4 6 8 10 metres

SCALE 1:200 @ A1 1:400 @ A3

DRAWING NUMBER PLACE-LS-DRW-P3-STG3_601

REVISION 03

Future Lot 407
Future Lot 406
Future Lot 405
Future Lot 404
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385
JOINS SHEET 01
JOINS SHEET 03
EXTENT OF STAGE 04 WORKS
EXTENT OF STAGE 03 WORKS
EXTENT OF STAGE P3 ENTRY ROAD WORKS
3026
5 GAZ rig
5 ERE BH
3 LAV den
1 LOP con
5 PEN naf
7 HYM lit
9 POL LB
14 POL LB
11 HYM lit
10 TUL vio
5 LAV den
7 HEL ita
1 COR tes
1 LOP con
1 COR tes
1 LOP con
1 COR tes
3 COR tes
2 STE sin
1 LOP con
1 ELA eum
1 ELA eum
1 ELA eum
2 ELA eum
3 ELA eum
2 ELA eum
SSD
(Pt)

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DRAWING TITLE

LANDSCAPE
PLANTING PLAN
SHEET 2

DESIGN : TM
DOCUMENT : BM
PROJECT : 230403B

NORTH

2 0 2 4 6 8 10 metres

SCALE 1:200 @ A1 1:400 @ A3

DRAWING NUMBER PLACE-LS-DRW-P3-STG3_602

REVISION 03

JOINS SHEET 01

JOINS SHEET 02

1 ELA eum

1 ELA eum

1 ELA eum

1 ELA eum

2 ELA eum

3 ELA eum

2 ELA eum

1 LOP con

2 STE sin

3 COR tes

2 STE sin

1 LOP con

EXTENT OF STAGE 03 WORKS

EXTENT OF STAGE 05 WORKS

JOINS SHEET 02

JOINS SHEET 01

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LANDSCAPE PLANTING PLAN SHEET 3

DESIGN : TM
DOCUMENT : BM
PROJECT : 230403B

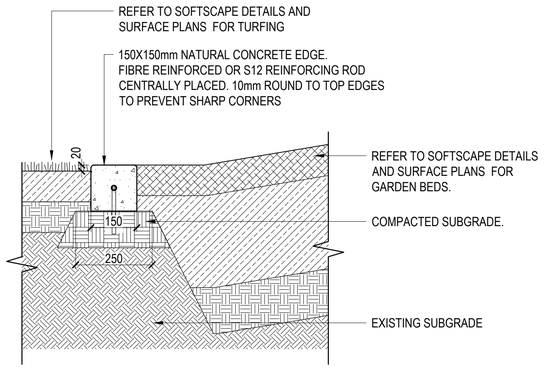
NORTH

2 0 2 4 6 8 10 metres

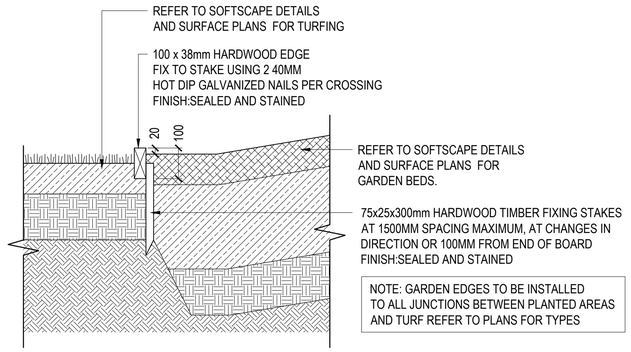
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DRAWING NUMBER PLACE-LS-DRW-P3-STG3_603

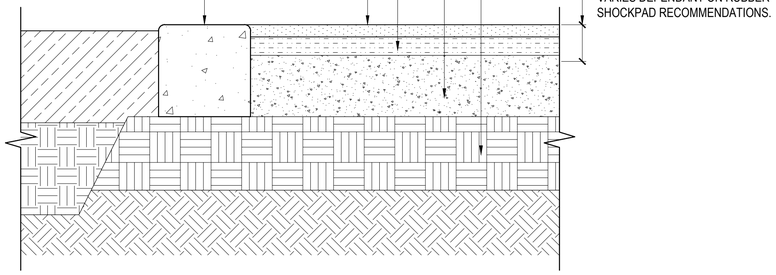
REVISION 03



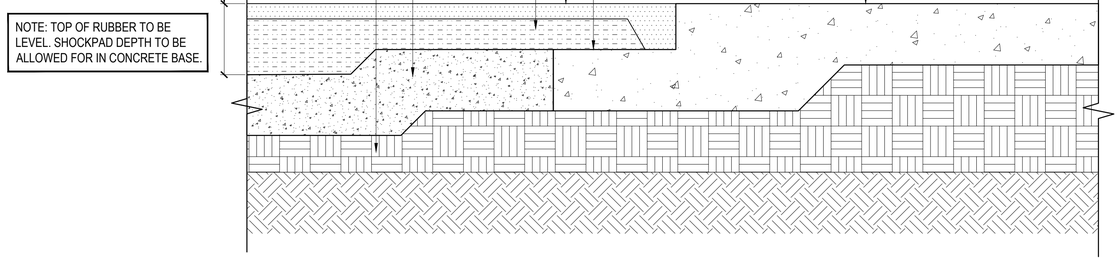
1 CE1 - CONCRETE GARDEN EDGE 1
SCALE 1:10



2 TE - TIMBER GARDEN EDGE
SCALE 1:10



3 RUBBER SOFTFALL TO PLANTING - TYPICAL DETAIL
SCALE 1:5



4 RUBBER SOFTFALL TO PAVEMENT - TYPICAL DETAIL
SCALE 1:5

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PROJECT

RIVERMONT
P3 - STAGE 3

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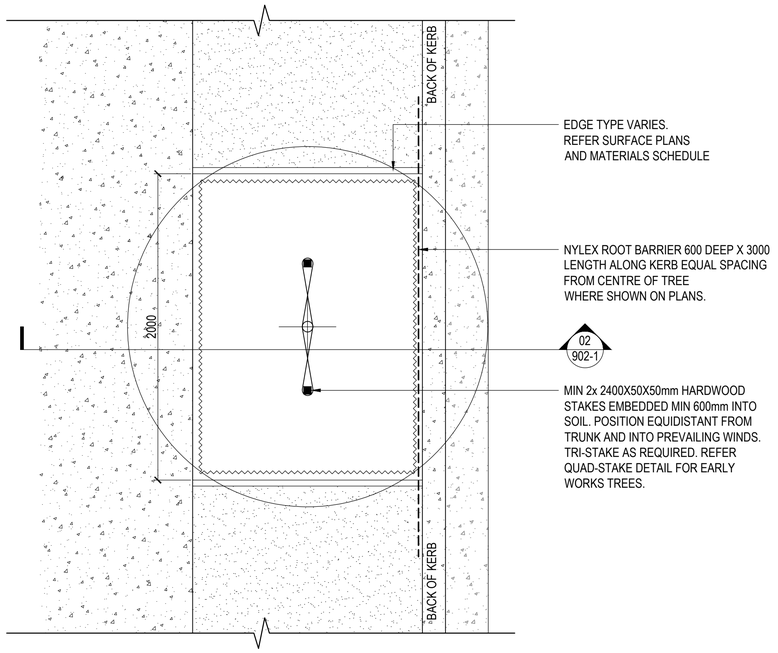
LANDSCAPE
HARDSCAPE DETAILS
SHEET 1

DESIGN : TM
DOCUMENT : BM
PROJECT : 230403B

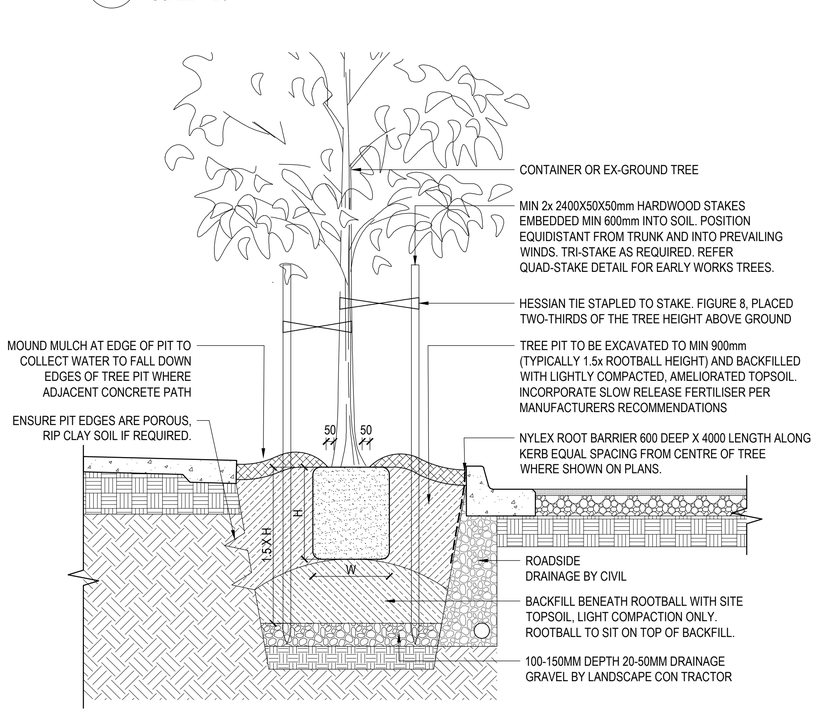
SCALE AS SHOWN @ A1

DRAWING NUMBER: PLACE-LS-DRW-P3-STG3_901-1
REVISION: 03

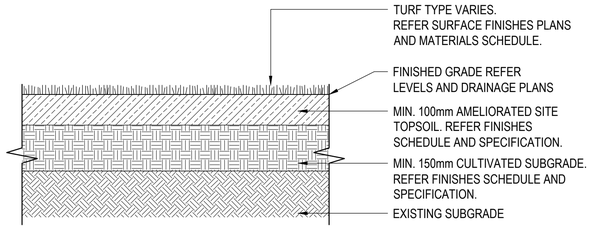
Xref ..\XREFS\Title Blocks\230403B_Title Block_Stage 2_Detail.dwg



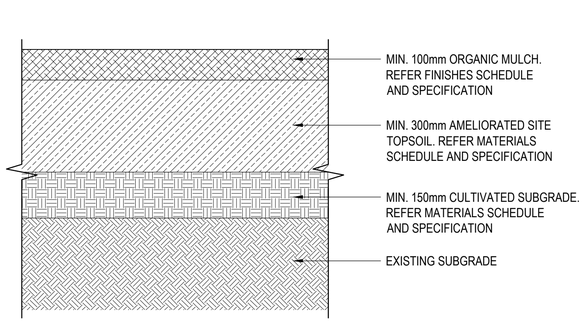
1 TYPICAL STREET TREE PLANTING - PLAN
SCALE 1:20



2 TYPICAL STREET TREE PLANTING - SECTION
SCALE 1:20



3 TYPICAL TURF DETAIL
SCALE 1:10



4 PB1/ML - PLANTING BED TYPE 1
SCALE 1:10

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PROJECT

RIVERMONT
P3 - STAGE 3

CLIENT

Stockland

NOTES

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ALL WATER PROOF MEMBRANES, HYDRAULIC FITTINGS, ELECTRICAL / LIGHTING FITTINGS AND REINFORCED CONCRETE STRUCTURES ETC TO ENGINEERS, ARCHITECTS, HYDRAULIC ENGINEERS, ELECTRICAL ENGINEERS DETAILS AND SPECIFICATIONS.
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FOR APPROVAL

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE	PRELIMINARY	BM	TM	25.11.2026
02	T	FOR TENDER	BM	TM	04.02.2026
03	CA	FOR APPROVAL	BM	TM	27.10.2026

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

DRAWING TITLE

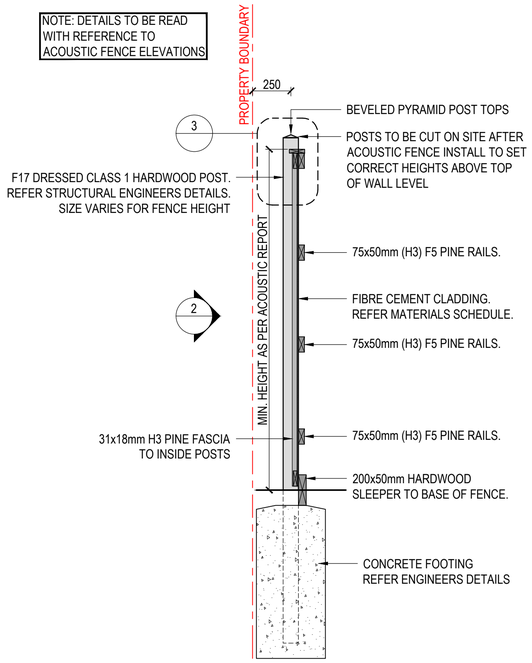
LANDSCAPE
SOFTSCAPE DETAILS
SHEET 1

DESIGN : TM
DOCUMENT : BM
PROJECT : 230403B

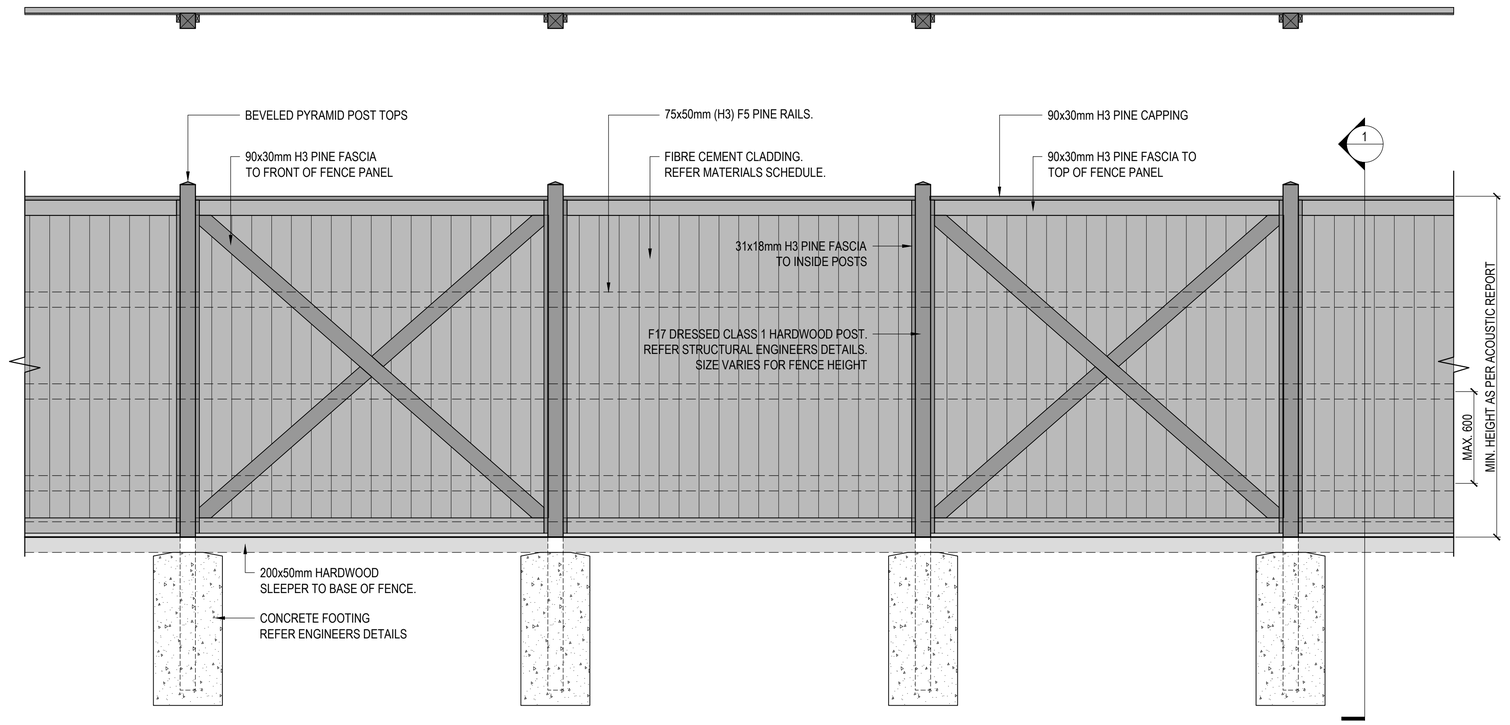
SCALE AS SHOWN @ A1

DRAWING NUMBER REVISION
PLACE-LS-DRW-P3-STG3_902-1 03

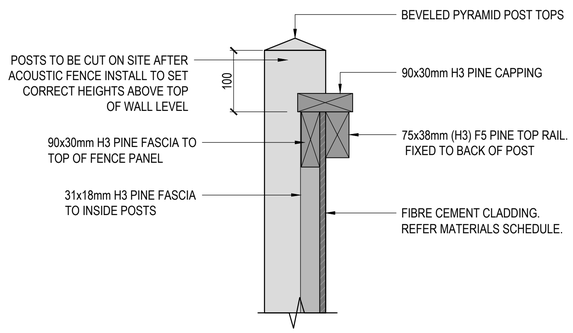
NOTE: DETAILS TO BE READ WITH REFERENCE TO ACOUSTIC FENCE ELEVATIONS



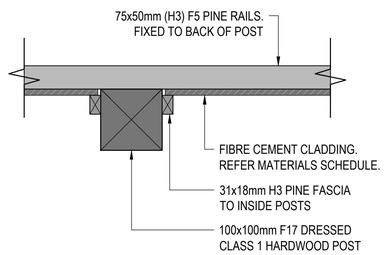
1 F2 - FENCE TYPE 2 - TYPICAL SECTION
SCALE 1:20



2 F2 - FENCE TYPE 2 - TYPICAL ELEVATION
SCALE 1:20



3 F2 - FENCE TYPE 2 - FENCE TOP DETAIL SECTION
SCALE 1:5



4 F2 - FENCE TYPE 2 - FENCE TOP DETAIL PLAN
SCALE 1:5

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV-2026-WAR-551
Date: 12/11/26
Queensland Government

place design group.

BRISBANE
Level 3, 109 Edward Street
Brisbane QLD 4000
GPO Box 775, Brisbane QLD 4001
T + 61 7 3852 3922

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PROJECT

RIVERMONT
P3 - STAGE 3

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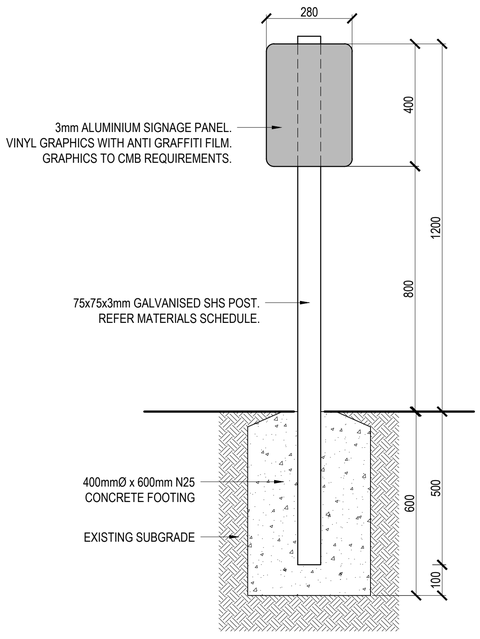
DRAWING TITLE

LANDSCAPE
FENCE DETAILS
SHEET 1

DESIGN : TM
DOCUMENT : BM
PROJECT : 230403B

SCALE AS SHOWN @ A1

DRAWING NUMBER REVISION
PLACE-LS-DRW-P3-STG3_904-1 03



1 FS - FITNESS SIGNAGE - FRONT ELEVATION
SCALE 1:10



Fitness Embellishment not supported in verge - relocate to alternative location agreed to in writing or approved by MEDQ

AMENDED IN RED
By: Matt Sturley
Date: 12/11/2026
Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV-2026-WAR-551
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BRISBANE
Level 3, 109 Edward Street
Brisbane QLD 4000
GPO Box 775, Brisbane QLD 4001
T + 61 7 3852 3922

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DRAWING TITLE

LANDSCAPE
FURNITURE DETAILS
SHEET 1

DESIGN : TM
DOCUMENT : BM
PROJECT : 230403B

SCALE AS SHOWN @ A1

DRAWING NUMBER REVISION
PLACE-LS-DRW-P3-STG3_906-1 03