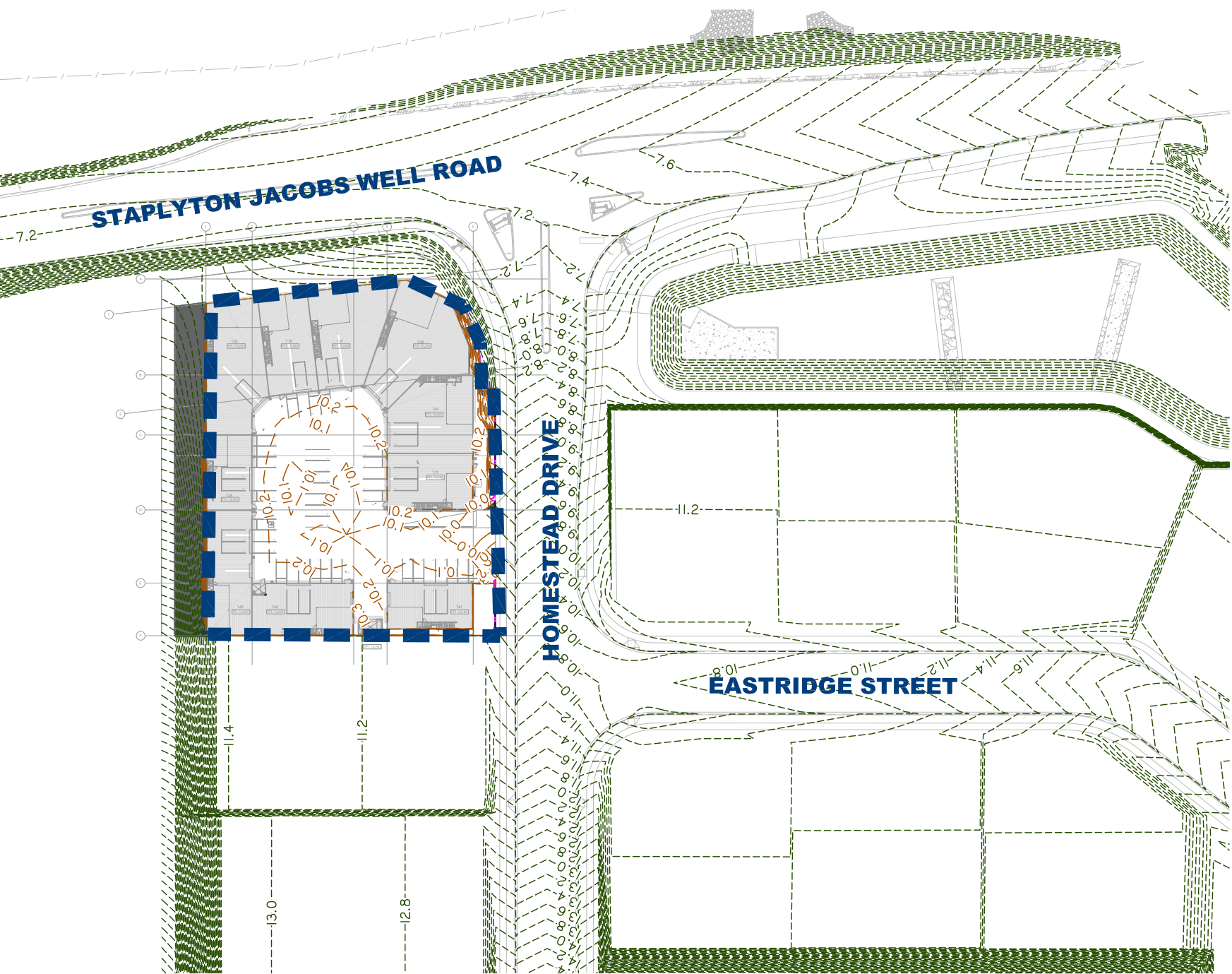


PROPOSED WAREHOUSE

VANTAGE INDUSTRIAL ESTATE LOT 101 and 102
1 and 5 HOMESTEAD DRIVE, STAPLYTON



LOCALITY PLAN



76 BUSINESS STREET, YATALA
Tel: +61 7 3807 3333
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E: mail@gassman.com.au
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DRAWING INDEX

6228-L-OW-PRI-CP01	Locality Plan
6228-L-OW-PRI-SP01	Specifications & Planting Schedule
6228-L-OW-PRI-SP02	Detail Drawings
6228-L-OW-PRI-SP03	Section Elevation Drawings
6228-L-OW-PRI-ST01	Surface Treatment Plan
6228-L-OW-PRI-ST02	Surface Treatment Plan
6228-L-OW-PRI-PP01	Planting Plan
6228-L-OW-PRI-PP02	Planting Plan

LANDSCAPE PLANS APPROVED

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- Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.
- No canopy trees to be planted within 3 metres of building foundations or rooflines (including neighbouring properties)
- All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan must be an acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer.

Application No.: OPW/2024/755

Dated: 20 September 2024

Client: DEVMCOZ PROPERTIES PTY LTD

Project: Warehouse Facility

Site Address: Vantage Industrial Estate
1 & 5 Homestead Drive Staplyton

DRAWING TO BE READ IN CONJUNCTION WITH GENERAL NOTES

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DRAWING TITLE
Landscape Operational Works
Cover Page and Location Plan

C	10.09.24	INFORMATION REQUEST RESPONSE	JLS	MG
R	19.09.24	FOR COUNCIL APPROVAL	JLS	MG
A	05.09.24	FOR APPROVAL	JLS	MG
Issue	Date	Description	DRN	CHK

Scale:	
Designed:	JLS
Checked:	JLS
Approved:	MG
Date:	10.09.24

Drawing No: 6228-L-PRI-CP00 Rev. No: C

LANDSCAPE SPECIFICATIONS

GENERAL

The Operational Works Plans are to be read in conjunction with Survey, Civil Engineering and Architectural Plans, Hydraulic and Electrical Reticulation Drawings and specifications for this project.

All works are to be in accordance with City of Gold Coast - City Plan - Landscape Work Code and COGC approval conditions, and also to Fraser Properties Industrial Landscape Guidelines.

Any discrepancy between these plans and other relevant drawings and specifications shall be brought to the notice of the Developments Managers Representative before commencement or continuation of works.

LEVELS

Existing and finished surface level shown within this plan have been derived from survey and civil engineering plans authored by Gassman Development Perspectives. Refer to these plans for further information, where required.

Any discrepancy found between these plans and the survey and civil drawing series shall be brought to the attention of the Development Managers Representative before the commencement or continuation of works.

EDGING

Supply and install 150mm x 150mm formed concrete edging in Charcoal to areas indicated within this set of plans.

JUTE MAT

Supply and install jute mat to areas indicated on this set of plans. Just net is to be pinned at a minimum of 4 pins per m2. Holes to be made for planting through the mat, but should not exceed pot size of selected stock. Ensure the area is left without trough bumps and lumps so that adequate drainage and no pooling of water can occur.

GRAVEL

Supply and install 70mm gravel / river rock on top of weed mat in areas indicated within this set of plans. Area to be sprayed with pre-emergent weed control in order to suppress weed growth.

ROOT BARRIER

Supply and install 800mm root barrier in locations indicated, at a minimum offset minimum 1500mm distance from trunk of the tree.

Photo evidence of the installation of the root control barriers must be supplied to the Landscape Architect for submission to council.

LINK BLOCK

Supply and install grey link block retaining wall with capping in areas indicated within this set of plans. Link block wall to be no more than 800mm in height and installed with drainage behind as per manufacture instructions. Fencing to be installed to top of wall as indicated in detail drawings on SP03.

GROWING MEDIA (Deep Planting Beds and Turf)

The Landscape Contractor is to provide sufficient surface and subsurface drainage to street tree garden beds to ensure positively drain areas free from ponding and water logging of soils.

Cultivation of subgrade is to a minimum depth of 150mm prior to placing under turf topsoil for all turf areas and to a minimum depth of 200mm for all planting areas. Cultivate manually within 300mm of paths or structures and within the drip line of trees to a minimum depth of 100mm. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and all weed material.

Grub out stumps and roots over 50mm in diameter to a minimum depth of 300mm below sub-grade. Tree and shrub stumps less than 75mm in diameter must be cut off at ground level and treated to prevent re-growth. trim the surface to design levels after cultivation. Apply additives after ripping or cultivation and incorporate into the upper 100mm layer of the subgrade.

gypsum: incorporate at the rate in accordance with the manufactures guidelines.

Fill required for leveling must be from previous earthworks on site or imported from a certified supplier as required. all fill material to be used must be free from:

- Logs, stumps and other vegetative material;
- Materials susceptible to spontaneous combustion;
- Clay of liquid limit exceeding 90 and/or plasticity index exceeding 65;
- Refuse and rubbish;
- Concrete and masonry rubble, and
- Toxic materials and substances.

Supply and install imported topsoil complying with as 4419 - 1996. Spread topsoil on prepared sub-grade and grade evenly, making allowances for required finished levels and contours (allow for light compaction).

The reuse of modified topsoil must be free from stones, vegetative matter, stumps, clods greater than 75mm and toxic materials. Modified site soil must

have good drainage and be high in organic matter. All modified soils to comply with AS4419. Refer to detail drawing no DD01 on 4002 for further detail.

MULCH

Supply and install organic mulch (Hoop Fines or similar approved) to a minimum depth 100mm on top of growing media. Place mulch to the required depth, clear of plant stems. Spread mulch so that after settling it is smooth and evenly graded between design surface levels sloped towards the base of plant stems.

All mulch to be free from stones and soils.

Mulch must comply with AS1289, AS2223, AS 4419 and AS4454.

FERTILIZER

Use Agriform (or similar approved) 10g fertilizer (N:P:K / 20:4.3:4.1) tablet at a rate of 1 per 140mm pot or smaller pot, 2 per 200mm pot, 3 per 300mm pot or larger. Place fertilizer at plant rootball as indicated within detail drawings found within this set of plans.

PLANT MATERIAL

All plant material is to be inspected onsite prior to planting and shall be rejected if it is not found to meet the following criteria;

- All plant material is to be visibly free of disease and damage, is to be of true genus, species and cultivars specified and is to be the specified container size and appropriate height or spread.
- All plant material is to have a well developed root system, without girding and spiraling, nor shall the plant be 'root bound'.

TURF (streetscape)

Make good any streetscape turf damage throughout construction.

Green couch, laid on 100mm topsoil. Refer to detail drawing on SP02

TURF

Supply and install A Grade wintergreen turf in areas nominated within this set of plans. Turf to be installed at even grade with no dips, troughs or diverts. Turf to have pop up sprinklers installed as irrigation.

TREE PLANTING

Supply and place trees according to the plant schedule and location on this set of drawings. Refer to detail drawing on SP02.

SHRUBS AND GROUND COVERS

Supply and place shrub and ground cover species according to the plant schedule and location on this set of drawings. Plant as per typical planting as per detail drawing on SP02.

IRRIGATION

Conduit installed by others, in areas indicated on this plan series.

40mm dripline irrigation system, to all communal garden areas, at 350mm spacing. Drip line system to have be a back to base irrigation system equivalent to Rainbird ESP Decoder controller with rain sensors.

RPZ and take off points to be nominated at later stage.

Penetration and soffit pipe works by others.

Hydraulic point to be provided by others: 1Lps @ 450Kp (system flow + pressure requirement) (RPZ 25mm).

Electrical take off to be provided by others; 1 x 10AMP weather proof GPO

ESTABLISHMENT / MAINTENANCE PERIOD

The planting establishment period commences at the date of practical completion as set out by the Superintendent in a written certification to the Landscape Subcontractor.

Planting Establishment on all landscape works is for a 12 week period at date of practical completion and shall incorporate as listed below.

General

Maintain all planted areas to ensure the establishment and continued growth of all shrub/ground cover material and palms. Areas shall be maintained in such a way as to ensure groundcover's and shrubs is encouraged to form a mass planting effect.

Weed Control

All planting areas are to be kept 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.

Pruning

Inspect planting areas regularly and prune out dead or diseased growth as and when discovered.

Groundcovers

Inspect areas of ground cover planting regularly. In areas of compacted soil surface lightly fork soil to improve establishment. Cut back plants significantly overhanging podium in a manner appropriate for the species and to the approval of the Superintendent.

Dusting and Spraying

Allow for regular inspections and spraying and dusting as may be necessary to control pests and diseases on plant stock. Report any occurrences to the Superintendent.

Replacements

Monitor plant growth and allow for the removal from site of any plants, which fail to thrive, and the leveling up of the planting area. Advise the Superintendent of number of plant failures after each maintenance visit.

Monitor planting areas and report any incidents of malicious damage or theft.

Mulch

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

Log Book

Keep record of dates of visits, maintenance performed and photo evidence of results achieved for the area. Log book to be issued to the Development Managers Representative, at their request.

PLANTING SCHEDULE				
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	QTY
TREES				
ELAeum	Elaeocarpus eumundii	quondong	100lt	6
CUPana	Cupaniopsis anacardioides	tuckeroo	100lt	3
ELAret*	Elaeocarpus reticulatis	blueberry ash	100lt	2
SCREENING SHRUBS				
VIBeme	Viburnum emerald lustre	emerald lustre	300mm	50
SYZab	Syzygium australe 'baby boomer'	lily pilly	300mm	9
SHURBS				
PHIxa	Philodendron xanadu	canadu	200mm	55
ALOMac	Alocasia macrorrhiza	giant taro	200mm	9
FICmac	Ficus microcarpa 'green island'	green island fig	200mm	46
SENman	Senecio mandraliscae	blue chalk sticks	140mm	21
CORbd	Cordyline 'baby doll'	cordyline	200mm	57
GROUNDCOVERS, CASCADING PLANTS AND TUFTING GRASSES				
CARgla	Carpobrotus glaucescens	pig face	140mm	274
CASgla	Casuarina glauca cousin it	cousin it	140mm	63
LIRjr	Liriope just right	turf lily	140mm	288
ZOYten	Zoysia tenuifolia	korean grass	140mm	21
LOMlon	Lomandra longifolia	mat rush	140mm	12

* replacement street tree to be situated elsewhere in Stage 1 Vantage Estate (location TBC)

As amended in red by Council: Planting schedule amended to reflect planting plan

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Application No.: OPW/2024/755

Dated: 20 September 2024



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planning | environment | landscape | engineering | survey

T: 3807 3333 | F: 3287 5461 | www.gassman.com.au

Gold Coast & Logan | 76 Business Street, Yatala QLD | PO Box 392, Beedlegh 4207

Client: DEVMCOZ PROPERTIES PTY LTD

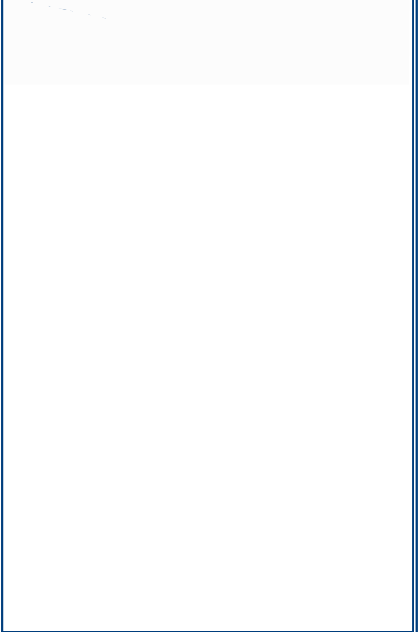
Project: Warehouse Facility

Site Address: Vantage Industrial Estate
1 & 5 Homestead Drive Staplyton

DRAWING TO BE READ IN CONJUNCTION WITH GENERAL NOTES

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DRAWING TITLE

Landscape Operational Works Specifications and Planting Schedule

C	10.09.24	INFORMATION REQUEST RESPONSE	JLS	MG
B	19.06.24	FOR COUNCIL APPROVAL	JLS	MG
A	06.06.24	FOR APPROVAL	JLS	MG
Issue	Date	Description	DRN	CHK

Scale:

Designed:	JLS
Checked:	JLS
Approved:	MG
Date:	10.09.24

Drawing No: 6228-L-PRI-SP01

Rev. No: C

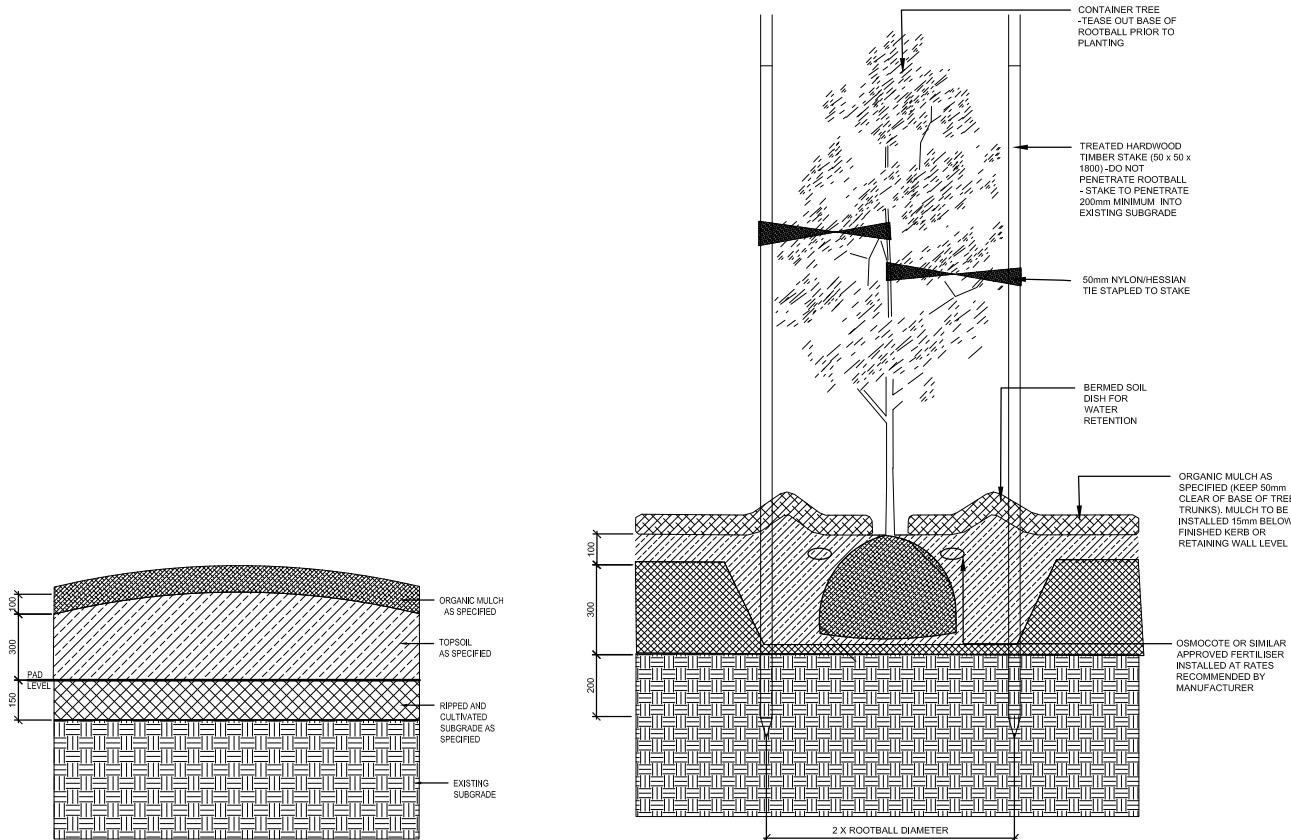
Client: **DEVMCOZ
PROPERTIES
PTY LTD**

Project: **Warehouse Facility**

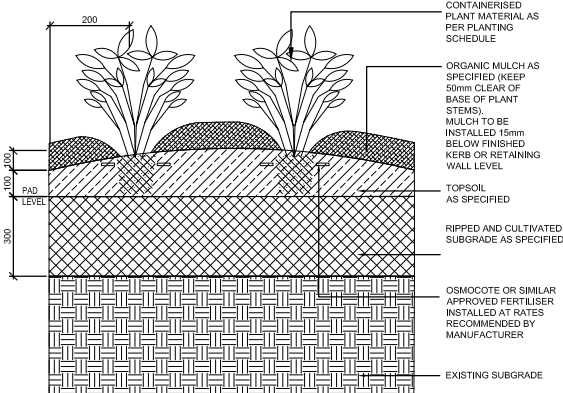
Site Address:
**Vantage Industrial Estate
1 & 5 Homestead Drive Staplyton**

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GENERAL NOTES

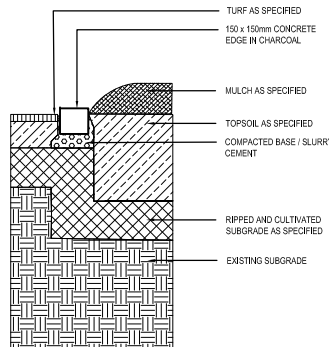
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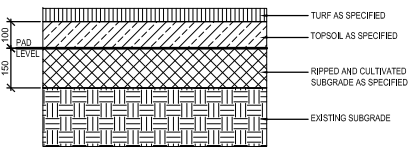
TYPICAL DETAIL: TREE PLANTING



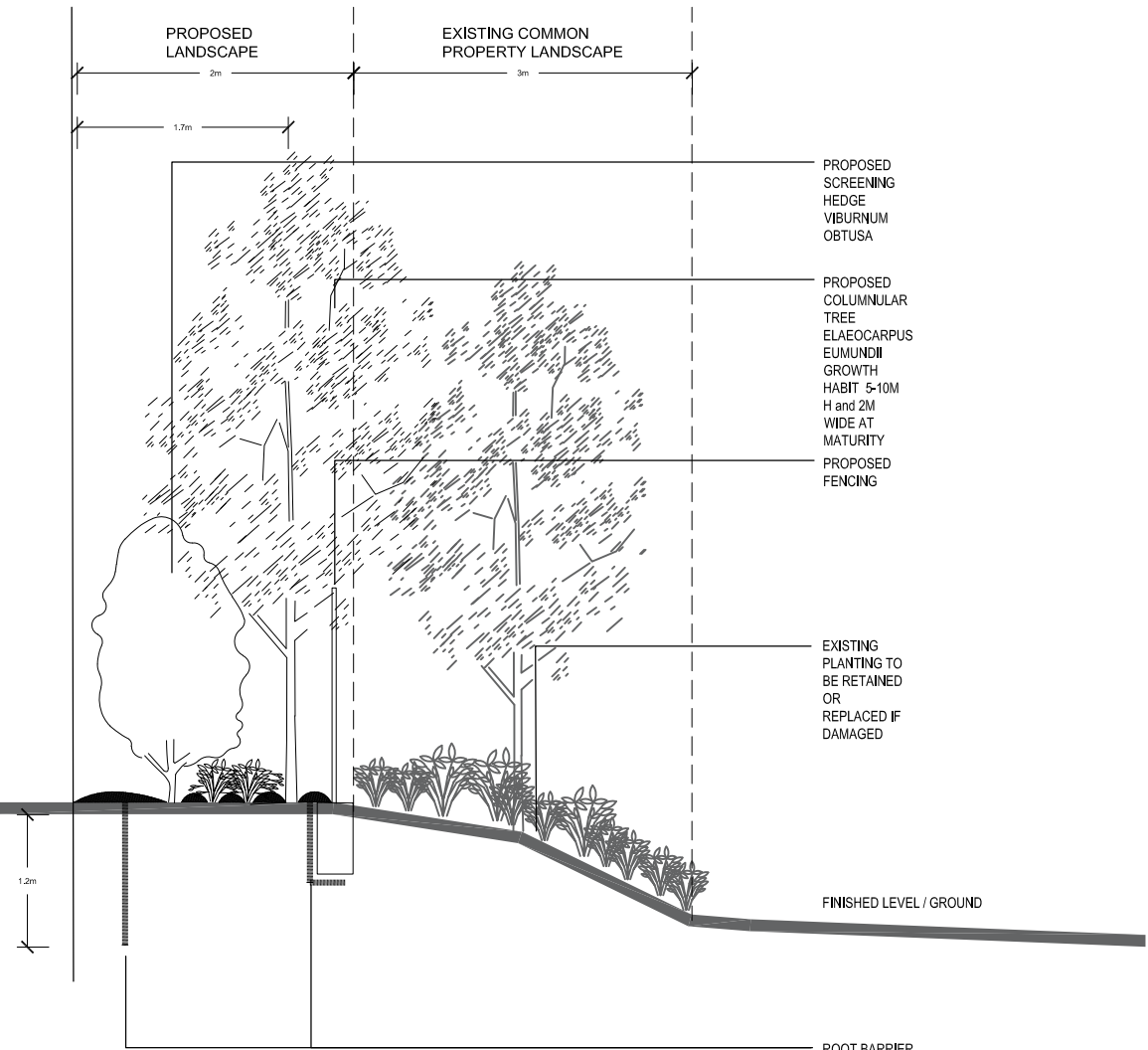
TYPICAL DETAIL: SHRUB / GROUND COVER PLANTING



TYPICAL DETAIL: CONCRETE EDGE



TYPICAL DETAIL: TURF INSTALLATION (IF MAKE GOOD REQUIRED)



TYPICAL DETAIL : ROOT BARRIER INSTALLATION / PLACEMENT

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Application No.: OPW/2024/755

Dated: 20 September 2024

DRAWING TITLE
Landscape Operational Works
Detail Drawings

C	10.09.24	INFORMATION REQUEST RESPONSE	JLS	MG
B	18.08.24	FOR COUNCIL APPROVAL	JLS	MG
A	05.06.24	FOR APPROVAL	JLS	MG
Issue	Date	Description	DRN	CHK

Scale:

Designed: JLS

Checked: JLS

Approved: MG

Date: 10.09.24

Drawing No: 6228-L-PRI-SP02
Rev. No: C

Client: **DEVMCOZ
PROPERTIES
PTY LTD**

Project: **Warehouse Facility**

Site Address:
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Application No.: **OPW/2024/755**

Dated: **20 September 2024**

DRAWING TITLE
Landscape Operational Works
Section Elevation Drawing

C	10.09.24	INFORMATION REQUEST RESPONSE	JLS	MG
B	19.08.24	FOR COUNCIL APPROVAL	JLS	MG
A	08.06.24	FOR APPROVAL	JLS	MG
Issue	Date	Description	DRN	CHK

Scale:

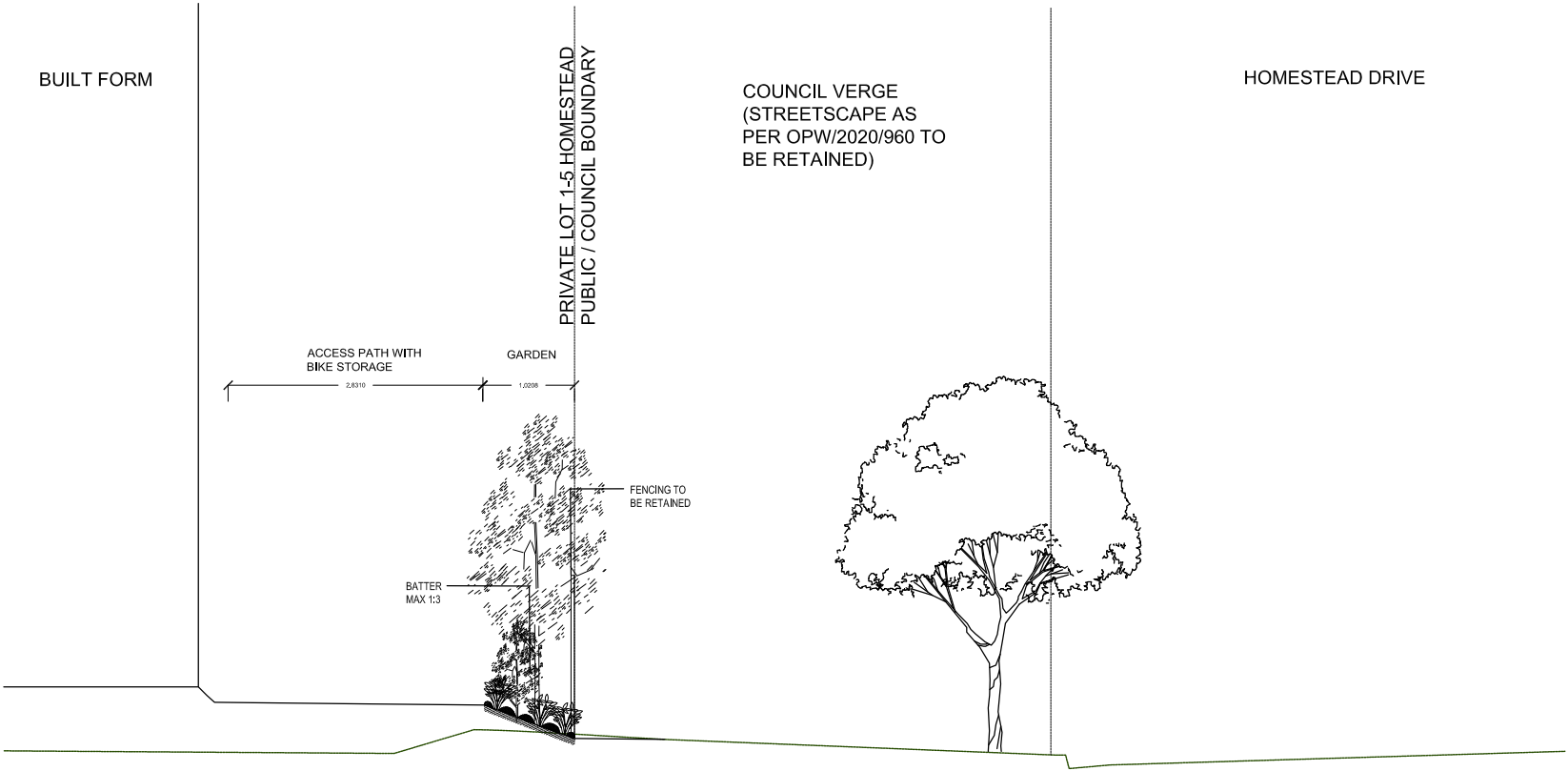
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Checked: JLS

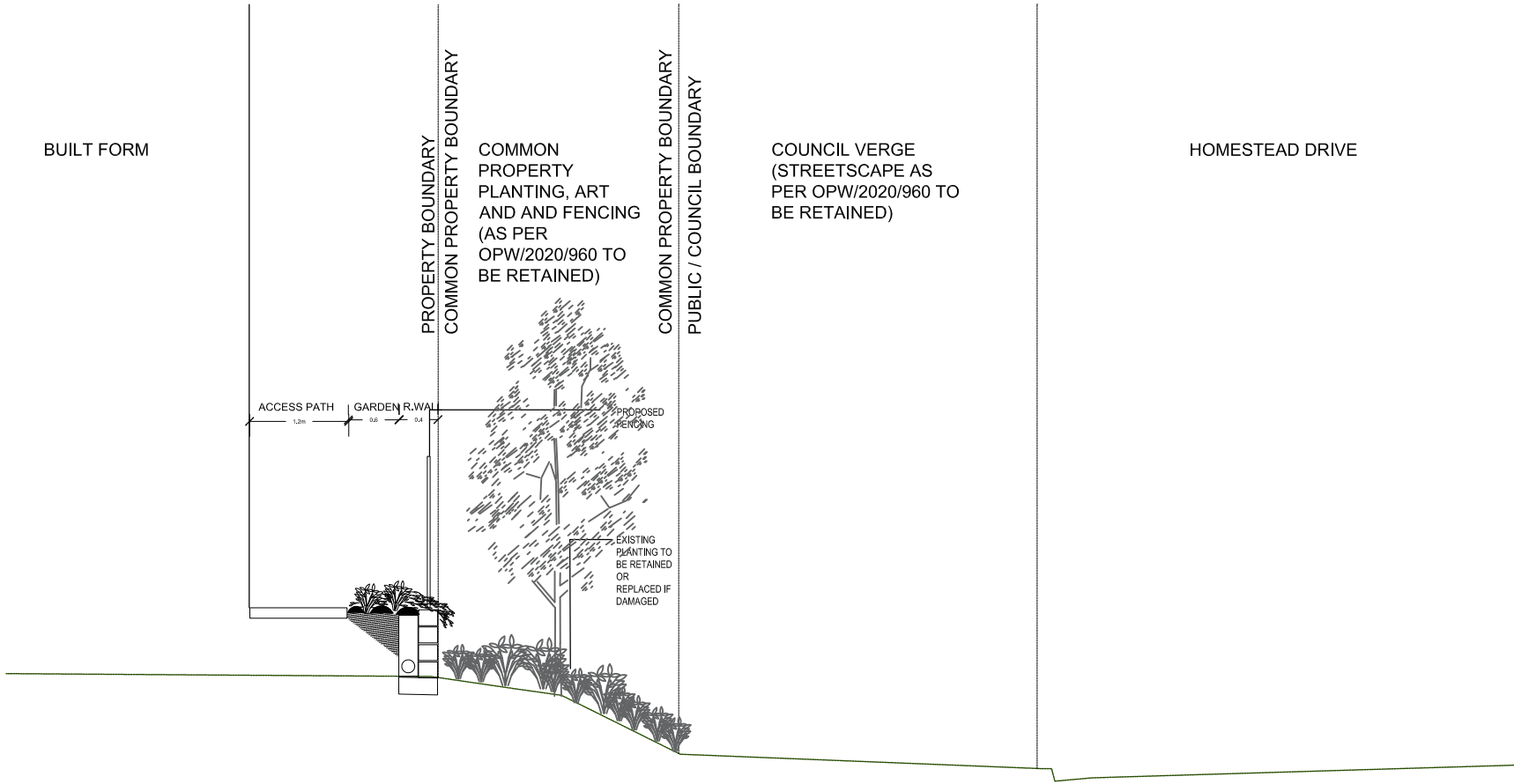
Approved: MG

Date: 10.09.24

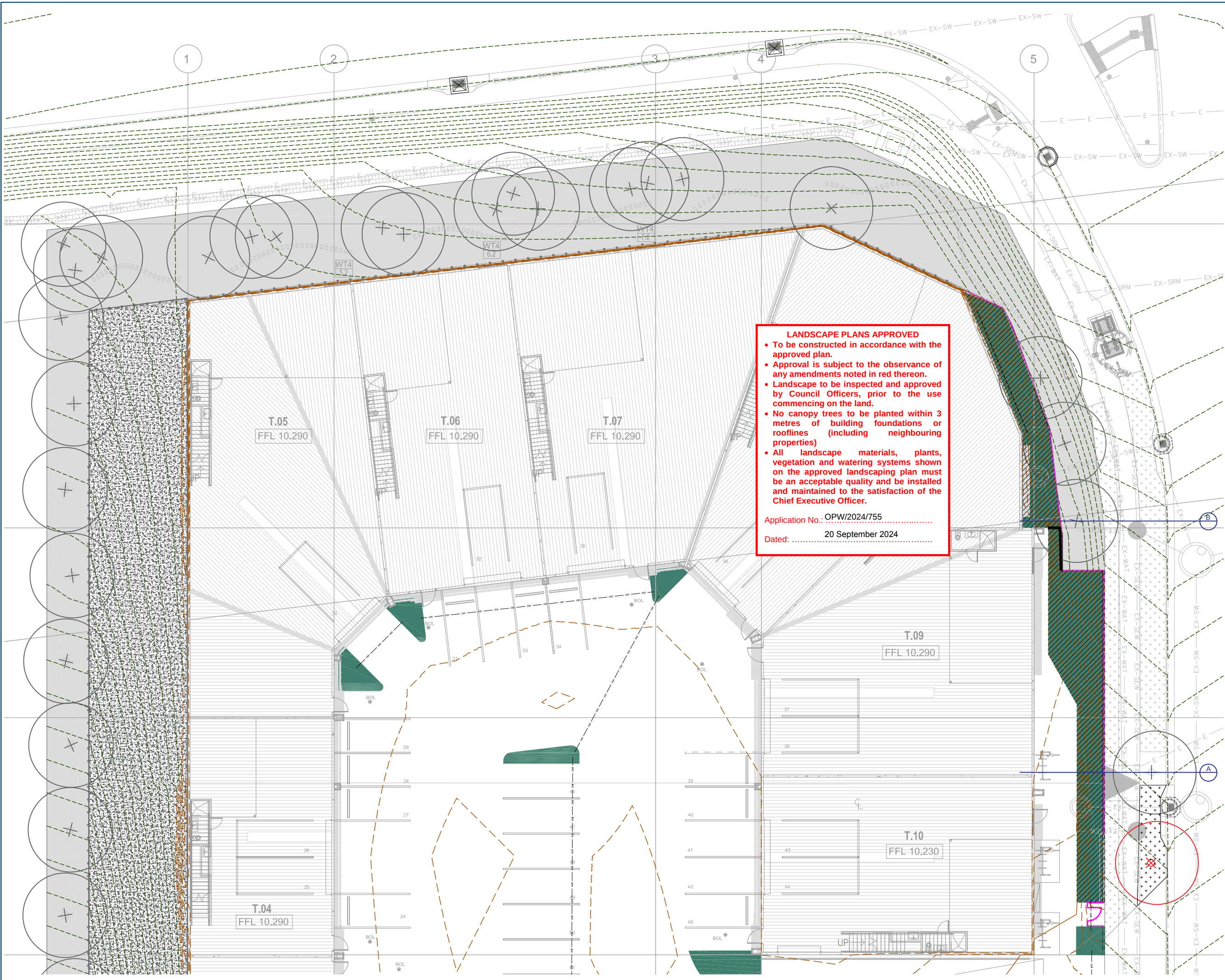
Drawing No: **6228-L-PRI-SP03** Rev. No: **C**



Section Elevation AA



Section Elevation BB



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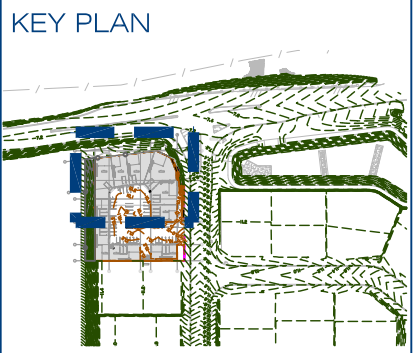
Client: **DEVMCOZ PROPERTIES PTY LTD**

Project: **Warehouse Facility**

Site Address:
**Vantage Industrial Estate
1 & 5 Homestead Drive Staplyton**

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LEGEND

- EXISTING GARDEN TREES & ART TO REMAIN LOT FOR ADJACENT PROPERTY ZONE OF VANTAGE INDUSTRIAL ESTATE. TO BE REMOVED AS PER APPROVED ART DAMAGE TO BE REPAIRED / REINSTATED.
- EXISTING 1.8m HIGH BLACK PALISADE FENCING TO REMAIN
- EXISTING TURF TO REMAIN WHERE DAMAGE TO BE REPAIRED / REINSTATED
- EXISTING TREES TO REMAIN WHERE TREE REMOVAL FOR OPERATIONAL WORKS TREE REMOVAL HAS TO OCCUR REFER TO SPECIFICATIONS FOR FURTHER DETAIL
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- PROPOSED A GRADE WINTERGREEN TURF
- 50mm IRRIGATION CONDUIT BY OTHERS REFER TO SPECIFICATION FOR FURTHER DETAIL
- 150mm THICK CONCRETE EDGE IN CHARCOAL REFER TO SPECIFICATIONS FOR FURTHER DETAIL
- PROPOSED 1.8m HIGH BLACK PALISADE FENCING AS SPECIFIED BY ARCHITECT
- ROOT BARRIER PROTECTION 800mm DEEP REFER TO SPECIFICATION FOR FURTHER DETAIL
- JUTE NETTING PINNED TO STABILISE BATTER
- DEEP GARDEN GARDEN WITH IRRIGATION PLANTING AREAS REFER TO SPECIFICATIONS FOR FURTHER DETAIL
- GRAVEL WITH WEED MATTING UNDER AS SPECIFIED
- LINK BLOCK RETAINING WALL IN GREY MAX 800mm HIGH

N

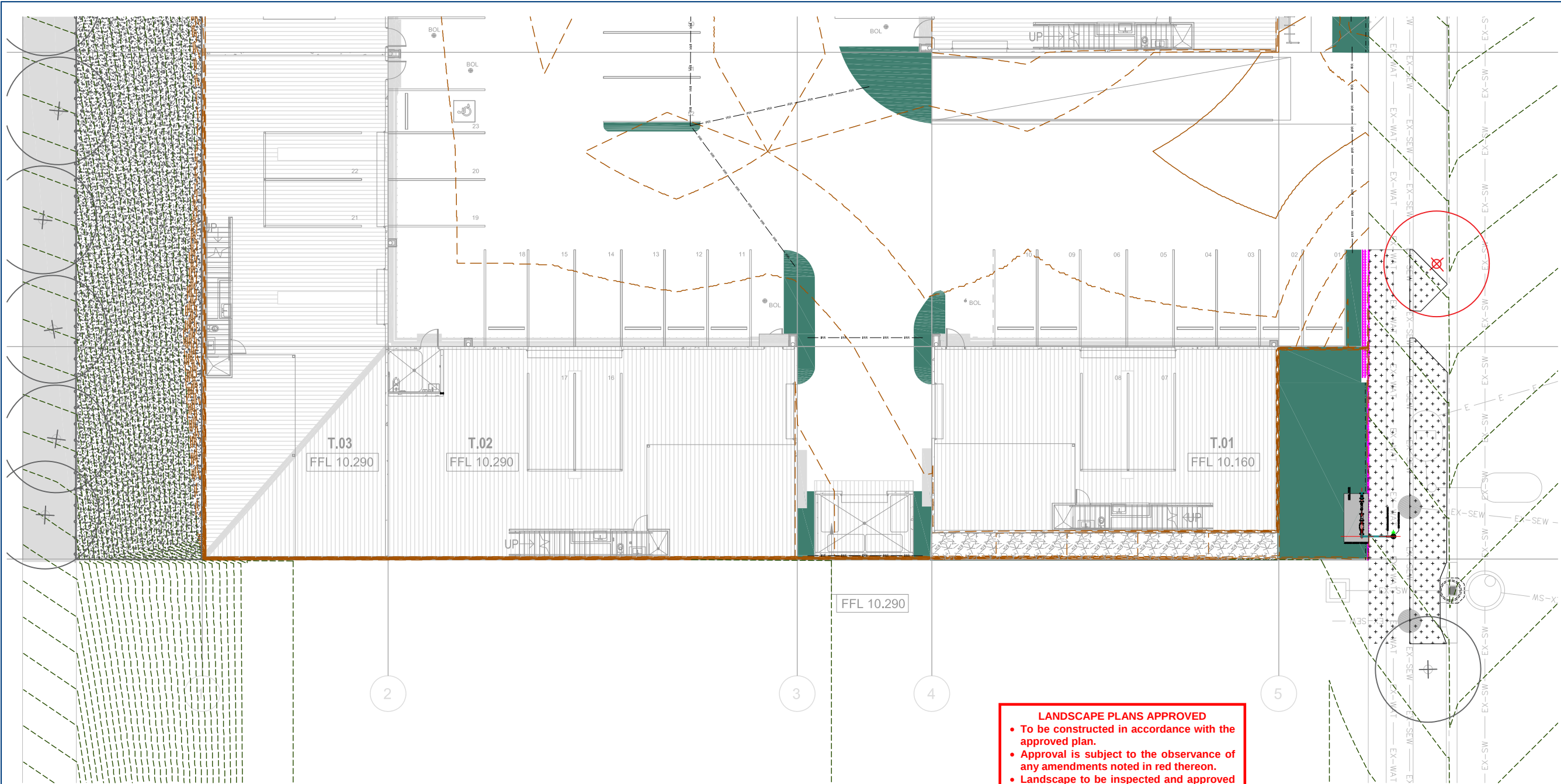
DRAWING TITLE
**Landscape Operational Works
Surface Treatment Plan**

Issue	Date	Description	JLS	MG	DRN	CHK
C	10.09.24	INFORMATION REQUEST RESPONSE	JLS	MG		
B	19.06.24	FOR COUNCIL APPROVAL	JLS	MG		
A	06.06.24	FOR APPROVAL	JLS	MG		

Scale: **1:250 at A3**

Designed:	JLS
Checked:	JLS
Approved:	MG
Date:	10.09.24

Drawing No: **6228-L-PRI-ST01** Rev. No: **C**



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Application No.: OPW/2024/755

Dated: 20 September 2024

Client: **DEVMCOZ PROPERTIES PTY LTD**

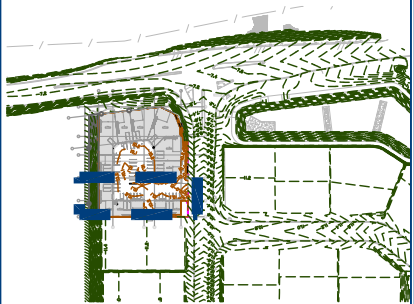
Project: **Warehouse Facility**

Site Address:
**Vantage Industrial Estate
1 & 5 Homestead Drive Staplyton**

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KEY PLAN



LEGEND	
	EXISTING GARDEN, TREES & ART TO REMAIN LOT COVERING PROPERTY ZONE OF VANTAGE INDUSTRIAL ESTATE TO BE REMAINED PER OPERATIONAL AND CHANGE TO BE REPAIRED/MAINTAINED
	EXISTING 1.8m HIGH BLACK PALISADE FENCING TO REMAIN
	EXISTING TURF TO REMAIN UNDER AS PER OPERATIONAL AND CHANGE TO BE REPAIRED/MAINTAINED
	EXISTING TREES TO BE REMOVED PER OPERATIONAL AND CHANGE TO BE REPAIRED/MAINTAINED
	EXISTING TREES TO BE RETAINED PER OPERATIONAL AND CHANGE TO BE REPAIRED/MAINTAINED
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	90mm IRRIGATION CONDUIT BY OTHERS REFER TO SPECIFICATION FOR FURTHER DETAIL
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	DEEP GARDEN GARDEN WITH IRRIGATION PLANTING AREAS REFER TO SPECIFICATIONS FOR FURTHER DETAIL

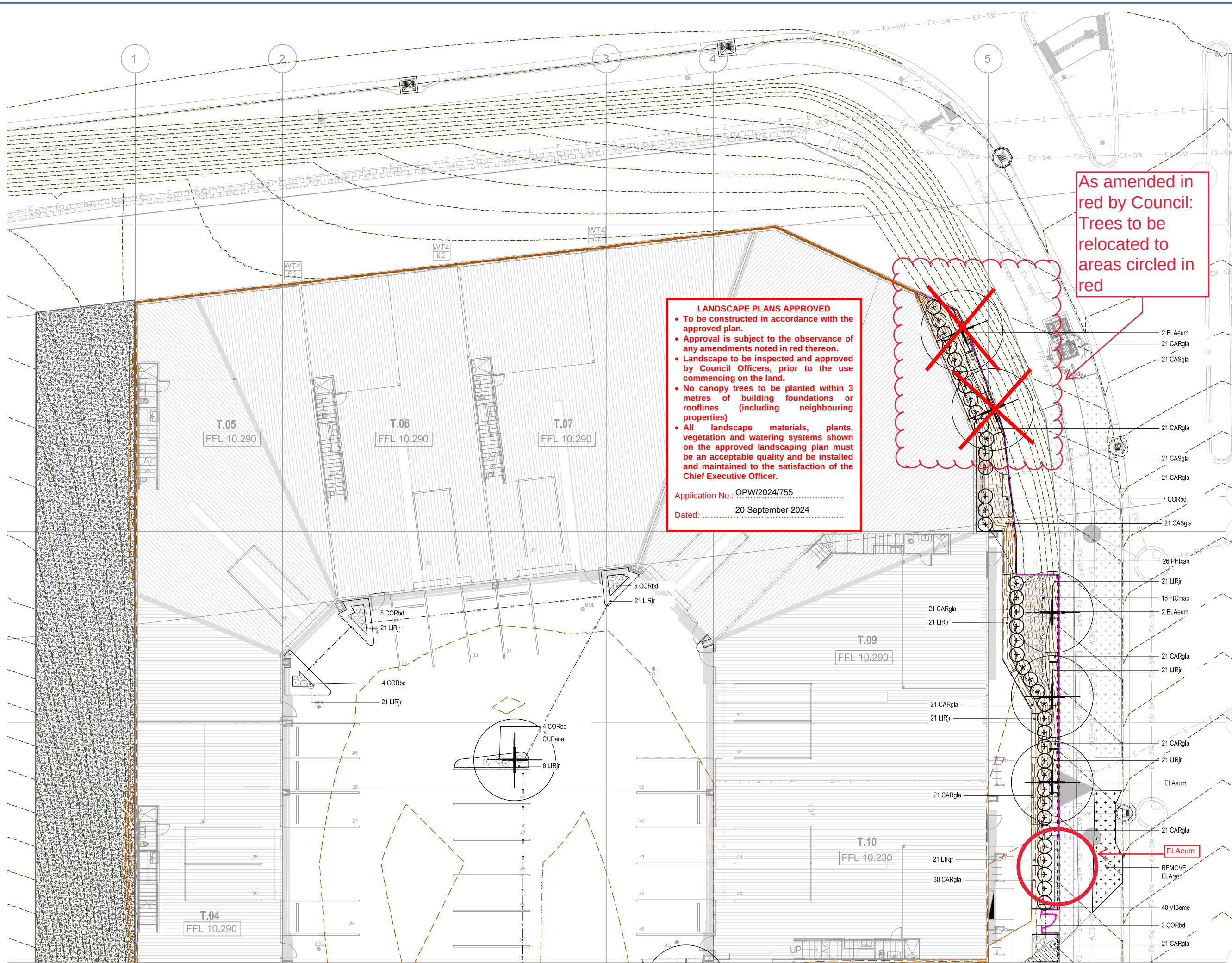
DRAWING TITLE

Landscape Operational Works
Surface Treatment Plan

Issue	Date	Description	DRN	CHK
C	10.09.24	INFORMATION REQUEST RESPONSE	JLS	MG
B	19.06.24	FOR COUNCIL APPROVAL	JLS	MG
A	06.06.24	FOR APPROVAL	JLS	MG

Scale:	1:250 at A3
Designed:	JLS
Checked:	JLS
Approved:	MG
Date:	10.09.24

Drawing No: 6228-L-PRI- ST02 Rev. No: C





Project: Warehouse Facility

DRAWING TO BE READ IN CONJUNCTION WITH
GENERAL NOTES

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GROUNDCOVER /
CASCADING SPECIES

SMALL SHRUB

SCREENING SHRUB PLANTING

PROPOSED TREE



C	10.09.24	INFORMATION REQUEST RESPONSE	JLS	M
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A	06.06.24	FOR APPROVAL	JLS	M
Issue	Date	Description	DRN	Ch

Date:	10.09.24
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Drawing No: 6228-L-PRI-PP02 Rev. No: C