

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.

PODIUM PLANTERS

Planter designed and built by others.

Waterproofing by others.

Refer to architects plan series for further information. Any discrepancy found between these plans and the architectural drawing series shall be brought to the attention of the Development Managers Representative before the commencement or continuation of works.

Supply and install internal drainage cell, geotextile, growing media and much as outlined below. Refer to detail drawing on SP02

DRAINAGE CELL

Supply and install Atlantis 25mm Flowcell drainage cell or similar approved drainage cell with dimensions of 25mm (H) x 40mm (W) and flow rate of a minimum of 7.4L/s/m width. Drainage cell to be positioned within podium planter boxes as outlined and shown within detailed drawings shown within this set of drawings.

GEOFABRIC

Supply and install a non woven geofabric textile (such as Birlinn 1424, by Geofabrics or similar approved) for the purpose of separation and filtration of growing media to drainage cell located within podium planters and as depicted within detailed drawings found within this set of drawings. Selected Geofabric textile to comply with ISO9001.

JUTE MESH

Supply and install jute mesh and pin in place as indicated on this plan series. Jute mesh to have 300mm soil laid under, and plants planted through system in order to stabilise the bank.

Where 300mm soil cannot easily be applied and stabilised onto embankment, additional geotext stabiliser such as ecoweb to be placed (and pinned) under jute mesh system to ensure soil media remains in place.

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.

STRATA VAULT SYSTEM

Supply and install City Green Strata Vault system to areas indicated on this plan series and as per manufactures instruction. Strat Vault is to be installed in two layer system (808mm in depth) to 400L trees proposed near built form, as indicated within detail drawings on page SP02.

TREE GUARD ANCHOR SYSTEM

Supply and install tree guard system to trees in high wind zoned (roof top) areas as indicated within this plan series. Tree guard systems to be a deadman system Plat Mat, capable of supporting root ball of specified palm and tree species within a podium planter of 1m in depth. Plalmat to be secured with bolt system on the floor of the podium planter. Tree guards to be installed as per manufactures instructions.

Photo evidence of the installation of the anchor systems must be supplied to

the Landscape Architect for submission to council.

TREE GRATE

Supply and install 1200mm dia. hot galvanized dipped steel grate with centre cut out of 380mm by Urban Fountains and Furniture (or similar approved) with T64 laser cut design / finish, in locations indicated within this set of plans. Artslip W railing required. Galvanized angle support frame, with quick release cam locks and form bolt required. Install as per manufactures instruction.

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.

GROWING MEDIA (Podium Planters)

Supply and install podium blend consisting of compost, ash, sand and hydro fic in potting mix. Growing media is to fill podium planter to 75mm below podium planter container edge, as shown within detail drawings within this set of plans. Ensure growing media is graded evenly ensuring required finished levels are achieved after light compaction. Growing media must comply with AS1289, AS2223, AS4419 ad AS 4454. Refer to detail drawing on SP02.

MULCH (Deep Planting & Podium Planter Areas)

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.

GRAVEL

Supply and install 75mm basalt gravel to areas indicated within this set of plans to a thickness of 100mm. Area to have pre-emergent weed control sprayed.

FERTILIZER

Use Agriform (or similar approved) 10g fertilizer (N:P:K / 20:3:4: 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 girdling and sprouting, 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 whitegreen 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 irigation.

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 drip/line 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 softi pipe works by others.

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

Electical take off to be provided by others: 1 x 10AMP weather proof GPO

GREENWALLS

Greenwall to be designed and constructed by Vertikal.

Green wall system will incorporate polymer board attached to host wall, and individual 152mm x 126mm pots with plant species planted.

Refer to architectural series for height and width of wall.

Drainage for Greenwall provided by others.

Irrigation take off points for sprays and drip line by others. Connection by Vertikal.

Species list to be designed by Vertikal, and suitable for host wall location (light conditions). The species are to include: Russelia equisetiformis Linrope evergreen giant and Carissa desert star, which has been replicated in the surrounding landscape design.

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				
EL-Palm	Elaeocarpus eumundii	quondong	100L	25
OL-Pana	Quintoposis anacardioides	tuckeroo	100L	3
TR-Lus*	Tripsanlophis luscious	water gum	ex ground	2
SHRUBS				
PH-Pan	Philodendron xanadu	xanadu	200mm	365
RP-Pnd	Rapipholopsis indica	indian hawthorne	200mm	280
NN-Pndm	Nandian domestica	sacred bamboo	200mm	98
SCREENING SHRUBS				
SC-Les	Syzygium resilience	lilly pillly	45L	126
MC-Cig	Michelia figo	port wine magnolia	300mm	176
PH-Or	Photinia red robin	red robin	300mm	23
GROUND COVERS / TUFTING GRASSES				
CO-LJ	Callistemon little john	little john bottle brush	140mm	372
CR-Pia	Carpobrotus glaucescens	pig face	140mm	546
LI-Pf	Liriope muscarii 'just right'	turf lilly	140mm	554
DI-LJ	Dianella little jess	little jess'	140mm	381
OS-Cos	Gasuarina cousin it	cousin it	140mm	36
MO-Cil	Myoporum ellipticum	creeping boobialla	140mm	16



planning | environment | landscape | engineering | survey

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Gold Coast & Logan | 79 Business Street, Yatala QLD | PO Box 362, Beerbidge 4207

Client:



Project:

Warehouse Facility

Site Address:

Lot 120 SP329476
10 Eastridge Street, Staplyton

DRAWING TO BE READ IN CONJUNCTION WITH
GENERAL NOTES

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DRAWING TITLE

Landscape Operational Works
SPECIFICATIONS & SCHEDULE

D	10.12.24	FOR APPROVAL	JLS	1x6
G	28.11.24	DESIGN FOR REVIEW	JLS	1x6
B	09.09.24	DESIGN FOR REVIEW	JLS	1x6
Issue	01.06.24	DESIGN FOR REVIEW	SP01	1x6
Issue	01.06	FOR REVIEW	SP01	1x6

Scale:

Designed: JLS

Checked: JLS

Approved: MG

Date: 10.12.24

Drawing No: 6181-L-PRL-SP01

Rev. No: D

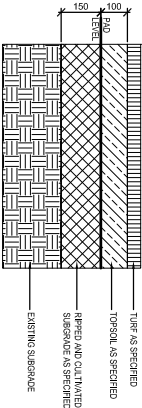


Project: Warehouse Facility

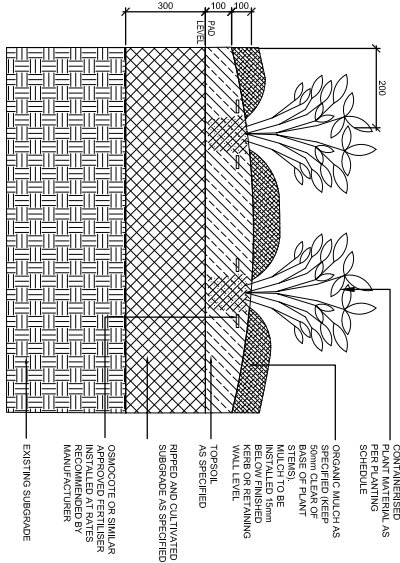
Site Address: Lot 120 SP329476
10 Eastridge Street, Stapledon

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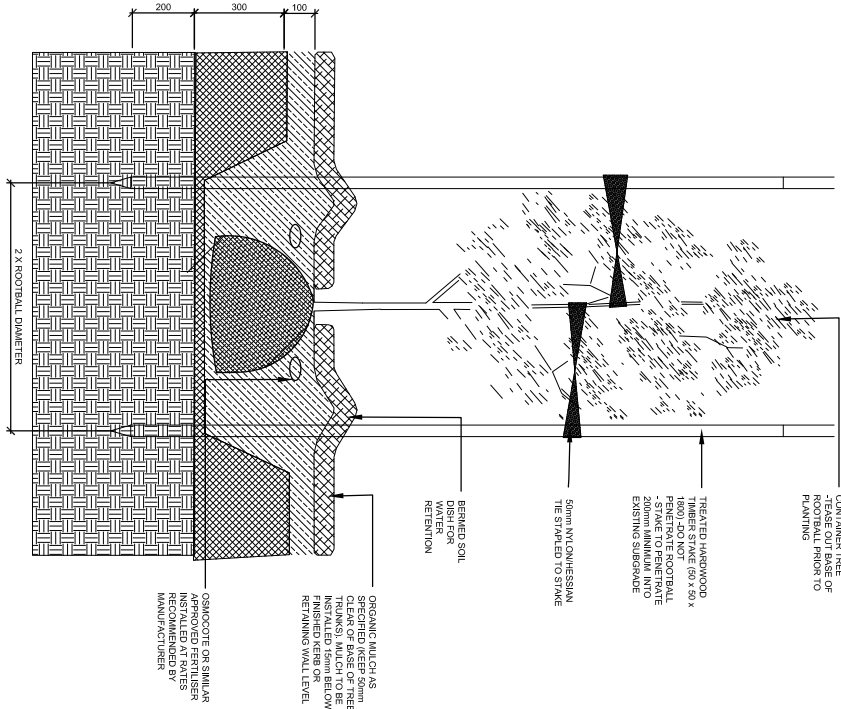
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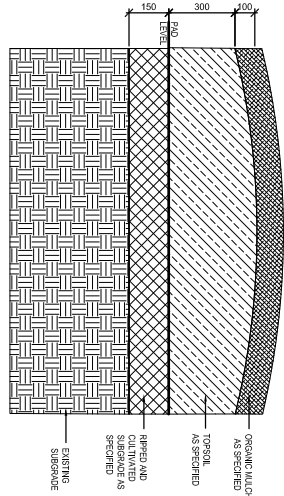
TYPICAL DETAIL: TURF INSTALLATION (IF MAKE GOOD REQUIRED)



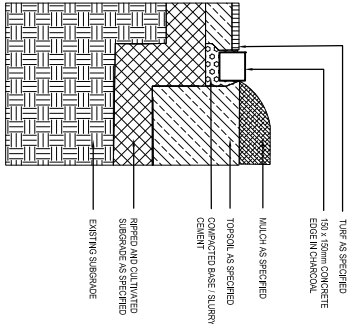
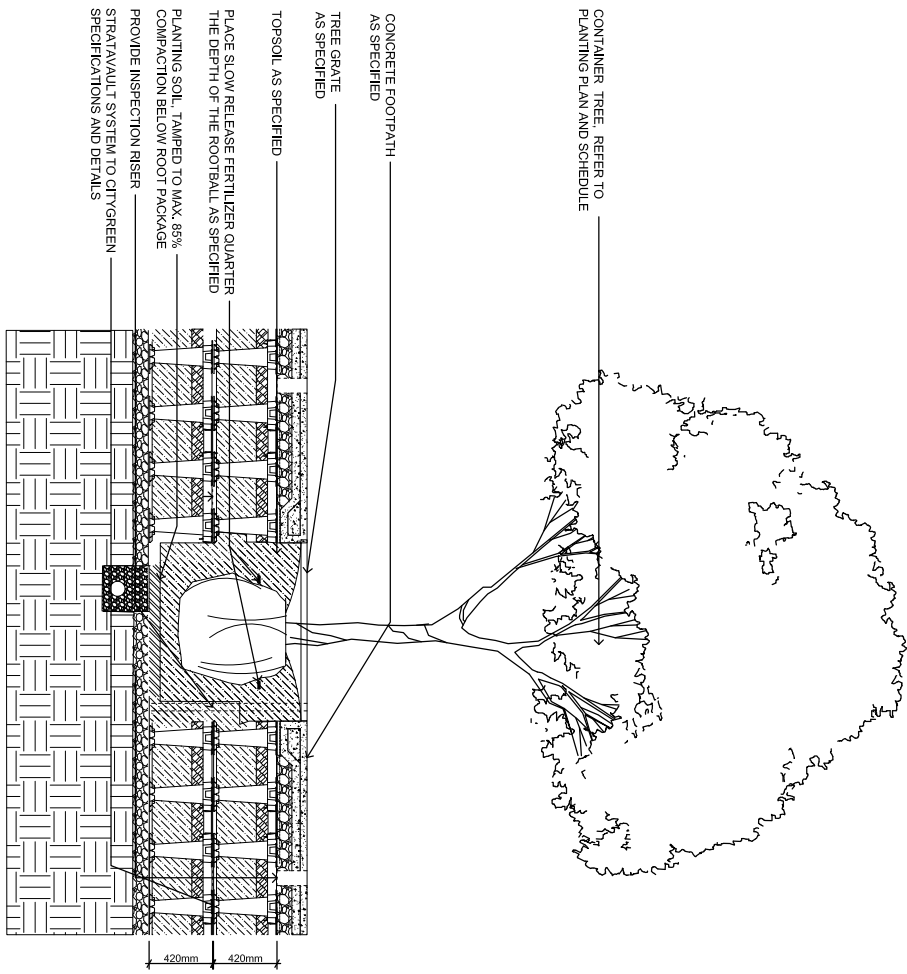
TYPICAL DETAIL: SHRUB / GROUNDCOVER PLANTING



TYPICAL DETAIL: TREE PLANTING



TYPICAL DETAIL: GARDEN TREATMENT



TYPICAL DETAIL: CONCRETE EDGE

DRAWING TITLE
Landscape Operational Works
DETAIL DRAWINGS

ID	Date	By	Description	Check
D	10.12.24	JLS	DESIGN REVIEW	JLS
E	28.11.24	JLS	DESIGN REVIEW	JLS
A	01.08.24	JLS	DESIGN REVIEW	JLS

Scale: JLS

Designed: JLS

Checked: JLS

Approved: MG

Date: 10.12.24

Drawing No: 6181-L-PR1-DT01 Rev. No: D

Site Address:

Lot 120 SP329476
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KEY PLAN



EXISTING TUFF TO PUBLIC
VERGE AS PER CONV.2020/000
DAMAGE TO BE REPAIRED

EXISTING TREES TO PUBLIC
VERGE TO BE REMOVED AS PER
DRAWING AND VANDER TREE INMATE HAS
TO OCCUR REPLACEMENT TREES TO BE
INSTALLED WITHIN 100mm OF WALK
ESTABLISHED PER SIDE STREET TREE

PROPOSED A GRADE
WINTERGREEN TURF

ROAD BASE TO RETAIN
WALL (OR SIMILAR
APPROVED)

90mm IRRIGATION CONDUIT
BY OTHERS
REFER TO SPECIFICATION

JUTE MESH PINNED
BATTER PLANTING ARE

FOR FORTHEN GLENN
150mm THICK CONCRETE
EDGE IN CHARCOAL REFER
TO ARCHITECTURAL FOR

FURTHER DETAIL

1.8m HIGH BLACK PALISADE

REMAINING OFFER SET AIL FROM
BOUNDARY REFER TO
SPECIFICATION FOR
FURTHER DETAIL

--- ROOT BARRIER
PROTECTION 800mm DEEP
REFER TO SPECIFICATION
FOR FURTHER DETAIL.

STRATA VAULT REFER TO SPECIFICATIONS FOR FURTHER DETAIL.

DEEP GARDEN / PODIUM
GARDEN WITH IRRIGATION!
PLANTING AREAS REFER
TO STRUCTURE AREAS FOR

FURTHER DETAIL

DRAWING TITLE

Landscape Operational Works

SURFACE TREATMENT PLAN

Issue	Date	Description	DRN
D	10/11/24	FOR APPROVAL	JLS
C	28.11.24	DRAFT FOR REVIEW	JLS
B	08.09.24	DRAFT FOR REVIEW	JLS
A	01.08.24	DRAFT FOR REVIEW	JLS

scale: 1

designed: || S

checked:	11
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Approved:	MG
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Date:	10/22/24
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Drawing No: Rev. N

6181-L-PR1-ST02

Project: Warehouse Facility

Site Address:

Lot 120 SP329476
10 Eastridge Street, Stapylton

DRAWING TO BE READ IN CONJUNCTION WITH
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KEY PLAN



LEGEND

- [illegible]

DRAWING TITLE

Landscape Operational Works

SURFACE TREATMENT PLAN
10.12.24
FOR APPROVAL

SURFACE TREATMENT PLAN				
ID	DATE	STATUS	FOR APPROVAL	REVIEWER
01	28.11.24	JLS	DRAFT FOR REVIEW	JLS
02	09.03.24	JLS	DRAFT FOR REVIEW	JLS
03	01.03.24	JLS	DRAFT FOR REVIEW	JLS
Issue	Date	Description	DRN	CR

Scale:

Designed:

Checked:

Approved

Date:

Drawing No:

0181-L-PRI-ST03

Rev. No

D



Warehouse Facility

Lot 120 SP329476

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Landscape Operational Works

C	28.11.24	DRAFT FOR REVIEW	JLS	MG
B	09.09.24	DRAFT FOR REVIEW	JLS	MG
A	01.08.24	DRAFT FOR REVIEW	JLS	MG
Issue	Date	Description	DPN	CHK

Designed:	11/5
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Approved:	MG
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Drawing No: Rev. No:



projects:

Warehouse Facility

Site Address:

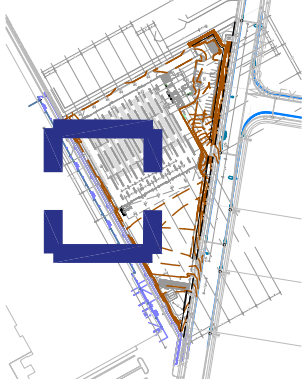
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KEY PLAN



LEGEND

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DRAWING TITLE

Landscapes Operational Works

~~SURFACE TREATMENT PLAN~~

Item	Date	Description	Drn	Ch
1	28.11.24	DRAFT FOR REVIEW	JLS	MA
2	09.09.24	DRAFT FOR REVIEW	JLS	MA
3	01.09.24	DRAFT FOR REVIEW	JLS	MA

1.250 at A3

signed: _____

checked:	11/5
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proved:	MG
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10.12.24

Rev. No: _____

81-L-PR1-ST05

Warehouse Facility

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KEY PLAN



LEGEND

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DRAWING TITLE

Landscape Operational Works

SURFACE TREATMENT PLAN
10.12.24
FOR APPROVAL

C	28.11.24	DRAFT FOR REVIEW	JLS	M
B	09.09.24	DRAFT FOR REVIEW	JLS	M
A	01.08.24	DRAFT FOR REVIEW	JLS	M
Issue	Date	Description	DRN	Ch

Scale: 1:250 at A3

Designed:	11/5
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Checked:	11/5
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Approved:	MG
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Date:	10/12/24
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Drawing No:	Rev. No:
6181-L-PR-ST06	D



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Client:



Project: Warehouse Facility

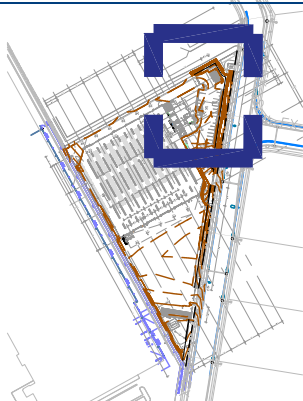
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10 Eastridge Street, Stapylton

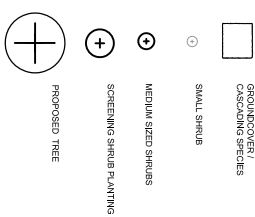
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KEY PLAN



LEGEND



DRAWING TITLE

Landscape Operational Works

PLANTING PLAN

Issue	Date	Description	DRN	CH
D	10.11.24	FOR APPROVAL	JLS	MA
C	28.11.24	DRAFT FOR REVIEW	JLS	MA
B	06.09.24	DRAFT FOR REVIEW	JLS	MA
A	01.08.24	DRAFT FOR REVIEW	JLS	MA

Scale: 1:250 at A3

Designed:

Checked:

Approved

Date:	10/12/24
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Drawing No: Rev. No:

6181-L-PR1-PP01

Client:



Project:

Warehouse Facility

Site Address:

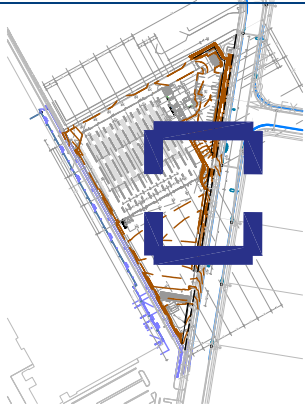
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KEY PLAN



LEGEND

- GROUNDCOVER / OTHER LAND FEATURES
- SMALL SHRUB
- MEDIUM SIZED SHRUBS
- SCREENING SHRUB PLANTING
- PROPOSED TREE



DRAWING TITLE

Landscape Operational Works

PLATING PLAN

ID	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE
D	10.12.24	FOR APPROVAL	JLS	MGS	
B	06.09.24	DESIGN FOR REVIEW	JLS	MGS	
A	01.08.24	DESIGN FOR REVIEW	JLS	MGS	
NAME	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE

Scale: 1:250 at A3

Designed: JLS

Checked: JLS

Approved: MG

Date: 10.12.24

Drawing No: 6181-L-PR1-PP02 Rev. No: D



Project: Warehouse Facility

Site Address:

Lot 120 SP329476
10 Eastridge Street, Stapylton

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KEY PLAN



LEGEND

- SMALL SHRUB
- ⊕ MEDIUM SIZED SHRUBS
- ⊕ SCREENING SHRUB PLANTING
- ⊕ PROPOSED TREE
- GRASS/COVER / CASCAADING SPECIES



DRAWING TITLE

Landscape Operational Works

PLANTING PLAN

D	10.12.24	DESIGN	JLS	1 X3
C	28.11.24	DESIGN FOR REVIEW	JLS	1 X3
B	09.09.24	DESIGN FOR REVIEW	JLS	1 X3
A	07.09.24	DESIGN FOR REVIEW	JLS	1 X3
Issue	0000	Description	DRN	CHK

Scale: 1:250 at A3

Designed: JLS

Checked: JLS

Approved: MG

Date: 10.12.24

Drawing No: 6181-L-PRI-PP03 Rev. No: D