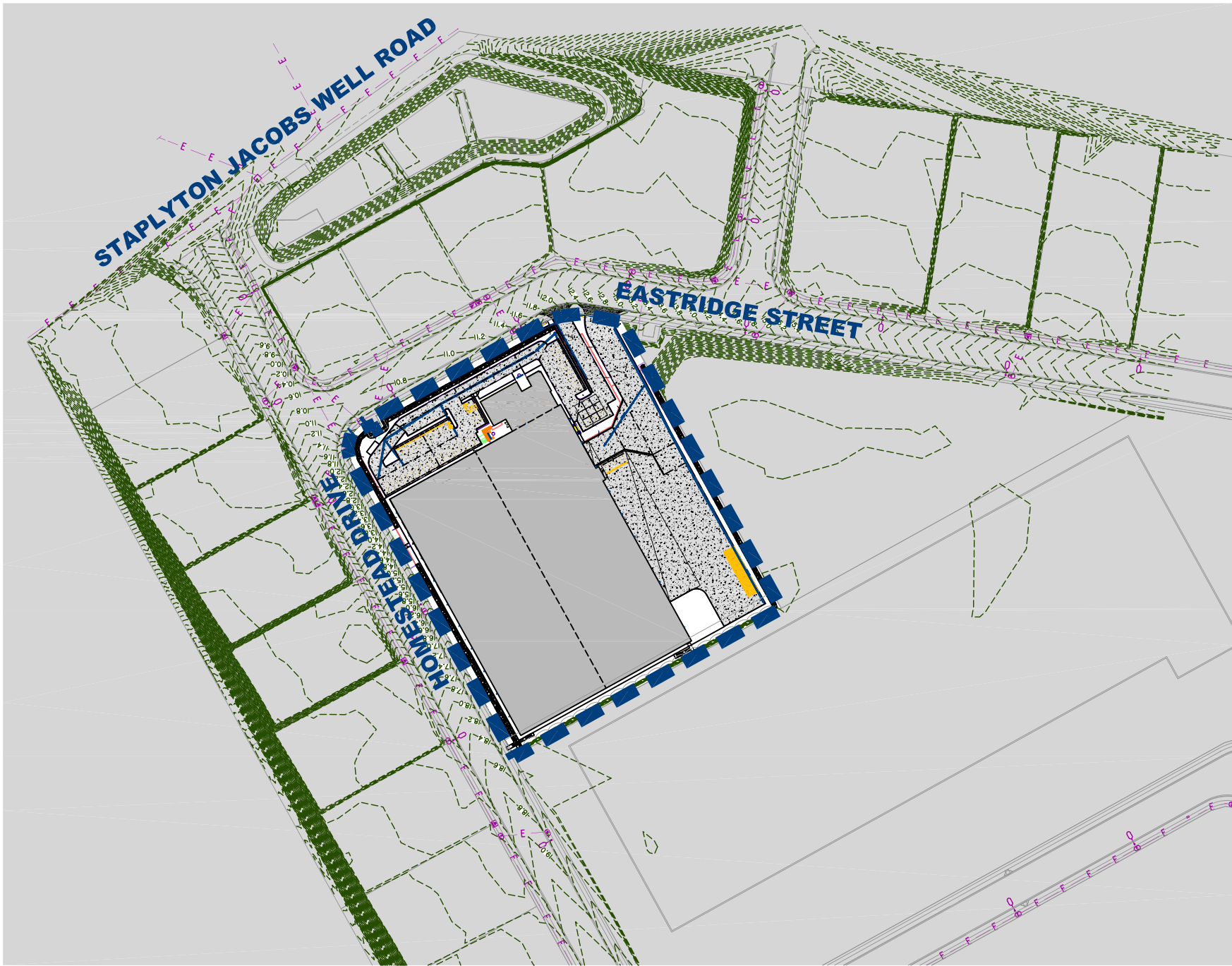


PROPOSED WAREHOUSE

PROPOSED LOT 122 on SP329476, 10 Eastridge Street, Stapylton



LOCALITY PLAN

DRAWING INDEX

6182-L-OW-PRI-CP01	Locality Plan
6182-L-OW-PRI-SP01	Specifications & Planting Schedule
6182-L-OW-PRI-DT01	Detail Drawings
6182-L-OW-PRI-ST01	Surface Treatment Plan
6182-L-OW-PRI-ST02	Surface Treatment Plan
6182-L-OW-PRI-ST03	Surface Treatment Plan
6182-L-OW-PRI-ST04	Surface Treatment Plan
6182-L-OW-PRI-PP01	Planting Plan
6182-L-OW-PRI-PP02	Planting Plan
6182-L-OW-PRI-PP03	Planting Plan
6182-L-OW-PRI-PP04	Planting Plan

LANDSCAPE PLANS APPROVED

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- Approval is subject to the observance of any amendments noted in red thereon.
- 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.: MIN/2024/662

Dated: 13 March 2025

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.

Drainage points 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 mulch 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 Bindim 14/24, 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.

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 400lt 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 Plati Mat, capable of supporting root ball of specified palm and tree species within a podium planter of 1m in depth. Platimat 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 TG4 laser cut design / finish, in locations indicated within this set of plans. Antislip W rating required. Galvanized angle support frame, with quick release cam locks and 6mm 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 flec 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 1inch 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 basalt gravel 75mm 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 / 20:4.3:4.1) 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 streetcape 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 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

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 elaeagnifolius Liriope 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				
TRI lau	Tristaniopsis luscious	watergum	1000lt	2
WATflo	Waterhousia floribunda	weeping lily pillly	100lt	35
CUPana	Cupaniopsis anacardioides	tuckeroo	100lt	6
SCREENING SHRUBS				
SYZres	Syzygium resilience	lily pillly	45lt	139
POTrob	Photinia robusta	photinia	45lt	26
SHRUBS				
RAPind	Raphelopsis indica	indian hawthorne	300mm	119
PHIXan	Philodendron xanadu	xanadu	300mm	136
PHlcon	Philodrendron congo	heart leave phiodendron	300mm	20
CAUlj	Callistemon little john	little john	200mm	721
NANgs	Nandina gulf stream	sacred bamboo	200mm	325
GROUNDCOVERS				
LIReve	Liriope evergreen giant	turf lily	140mm	1132
TRAjas	Trachelospermum jasminoides	star jasmine	140mm	449
DIALj	Dianella little jess	little jess	140mm	294

LANDSCAPE ASSESSMENT NOTES:

- All under sized or poor quality stock will be required to be replaced prior to inspection approval.

- All road reserve turf must be repaired or replaced if damaged.

- All trees must be staked, edged and mulched. - Ensure all nominated existing planting to be retained and protected are not damaged. Plants damaged in construction must be replaced with the same species at the same size.

- Ensure all proposed trees within the private lot are setback 3m minimum from the proposed roof line or building foundations. Only small trees are permitted within the 2-3 metre setback from proposed roof line or building foundations, but a root barrier must be used.

- All planting to be within an edged and mulched garden bed complying with the City Plan Policy - Landscape Work.

- All nursery bamboo stakes and plastic/rubber ties must be removed from planted tree specimens before final inspection.

- Climbers/vines must be pre-trained on the trellis prior to the final inspection.

- Structural soil cells must be proposed at a minimum area of 6m2 and minimum depth of 800mm where the trees in tree grates are shown on the approved plan.

- Provide certificates and any relevant photos of planter box construction prior to commencement of landscape works.

INSPECTION NOTES:

- A hold point inspection is to be completed and passed by Council's Landscape Assessment team to confirm the structural soil cells have been installed as per the Operational works- landscape works approval.

The inspection must take place prior to the 'City Green Strata Vault System' structural soil cells being covered (with the geofabric layer).

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Application No.: MIN/2024/662

Dated: 13 March 2025



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Project: Warehouse Facility

Site Address: (Proposed Lot 122)
10 Eastridge Street, Stapylton

DRAWING TO BE READ IN CONJUNCTION WITH GENERAL NOTES

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DRAWING TITLE

Landscape Operational Works

SPECIFICATIONS & SCHEDULE

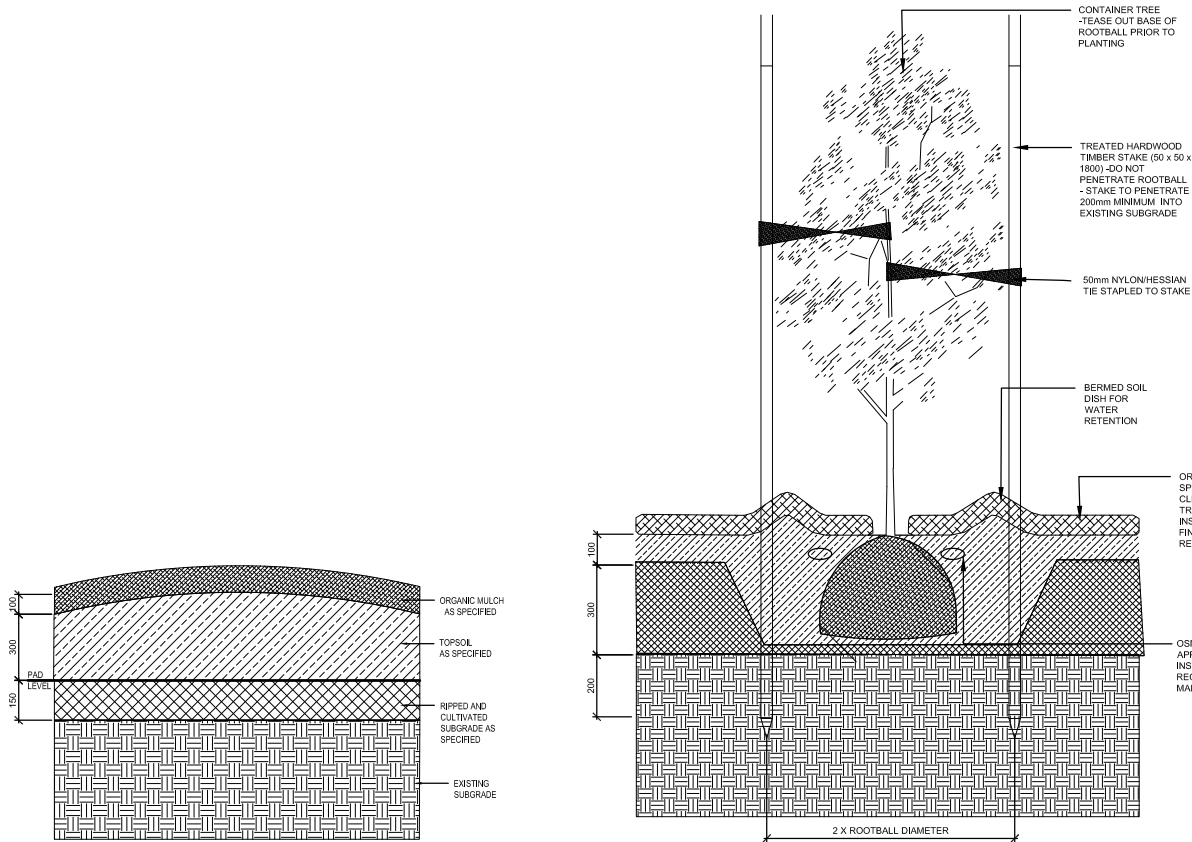
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C	22.11.24	MINIMAL CHANGE APPLICATION	JLS	MG
IFC	22.08.24	FOR CONSTRUCTION	JLS	MG
B	03.06.24	FOR COUNCIL APPROVAL	JLS	MG
A	16.05.24	FOR APPROVAL	JLS	MG
Issue	Date	Description	DRN	CHK

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Approved:	MG
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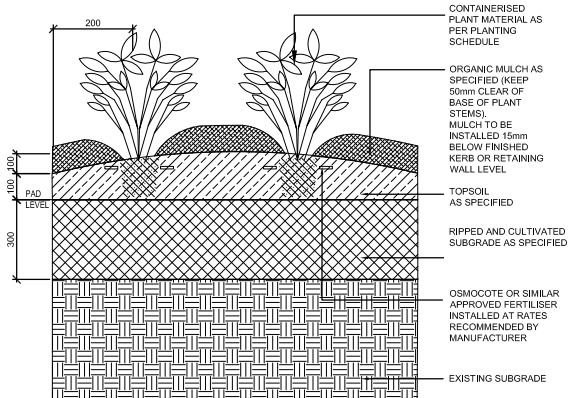
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Rev. No: D

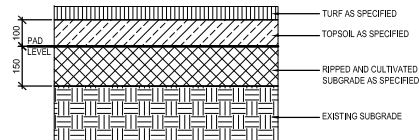


TYPICAL DETAIL: GARDEN TREATMENT

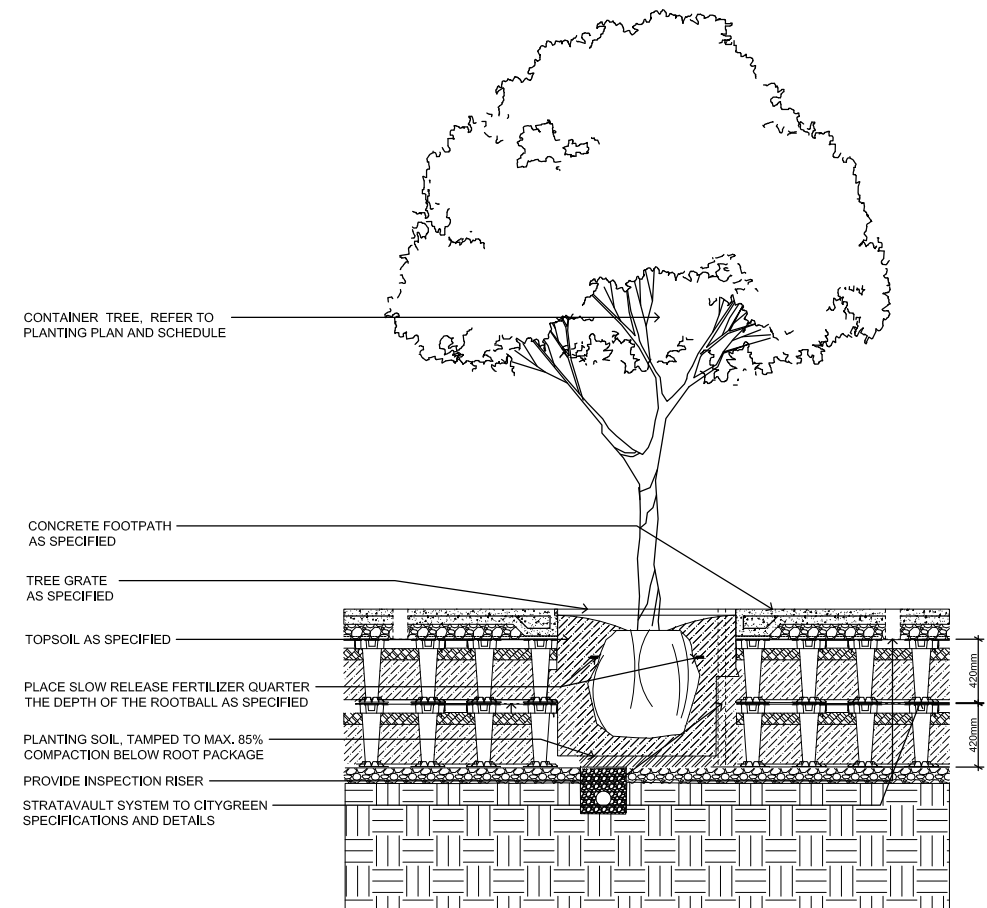
TYPICAL DETAIL: TREE PLANTING



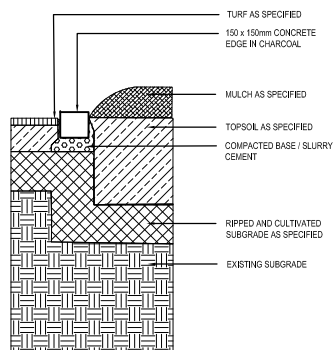
TYPICAL DETAIL: SHRUB / GROUNDCOVER PLANTING



TYPICAL DETAIL: TURF INSTALLATION (IF MAKE GOOD REQUIRED)



TYPICAL DETAIL: STRATA VAULT



TYPICAL DETAIL: CONCRETE EDGE

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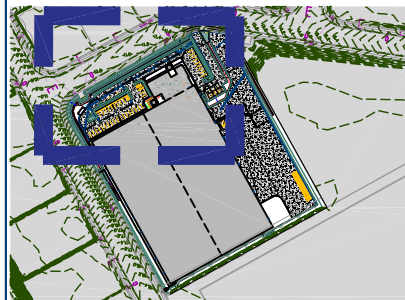
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KEY PLAN



LEGEND

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	90mm IRRIGATION CONDUIT BY OTHERS REFER TO SPECIFICATION FOR FURTHER DETAIL		
	150mm THICK CONCRETE EDGE IN CHARCOAL REFER TO SPECIFICATIONS FOR FURTHER DETAIL		
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	STRATA VAULT REFER TO SPECIFICATIONS FOR FURTHER DETAIL		
	DEEP GARDEN / PODIUM GARDEN WITH IRRIGATION PLANTING AREAS REFER TO SPECIFICATIONS FOR FURTHER DETAIL		



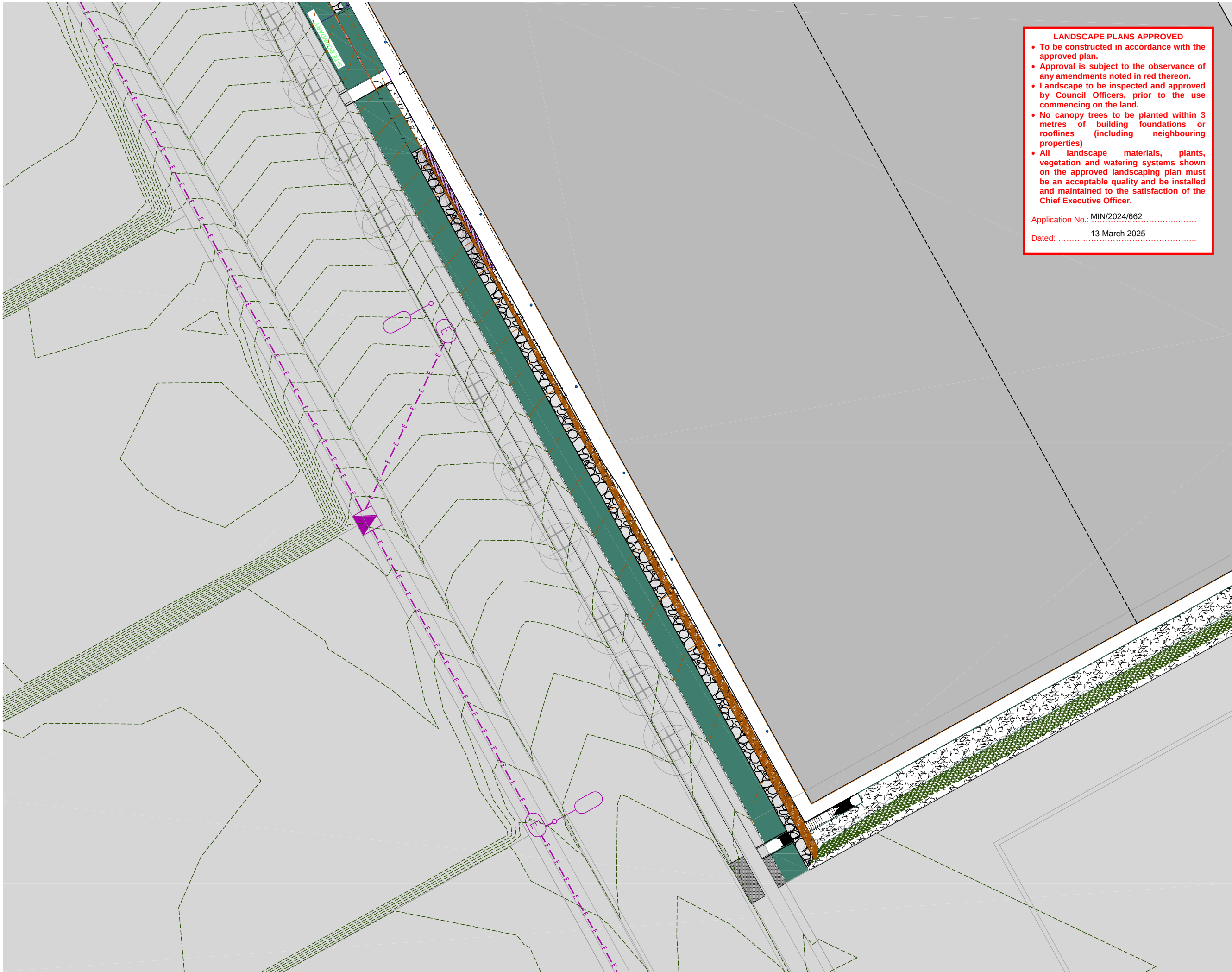
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Landscape Operational Works
SURFACE TREATMENT PLAN

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Drawing No: 6182-L-PRI-ST01 Rev. No: D



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Client:

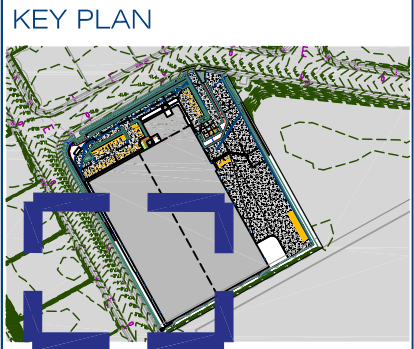
FRASERS PROPERTY

Project: Warehouse Facility

Site Address: (Proposed Lot 122)
10 Eastridge Street, Stapylton

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EXISTING TURF TO PUBLIC VERGE AS PER CONVEYANCING AND/ OR DAMAGED TO BE REPIRRED

EXISTING TREES TO PUBLIC VERGE TO BE RETAINED AS FAR AS POSSIBLE UNLESS THEIR REMOVAL HAS TO OCCUR REPLACEMENT TREES TO BE INSTALLED WITHIN SPECIFIC GUIDELINES

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GREEN WALL SPECIFICATION AND DETAIL DESIGN TBC

1200mm dia TREE GRATE REFER TO SPECIFICATION FOR FURTHER DETAIL

COMPACTED BLUE ROCK / ROAD BASE TO RETAINING WALL (OR SIMILAR APPROVED)

N

DRAWING TITLE

Landscape Operational Works

SURFACE TREATEMENT PLAN

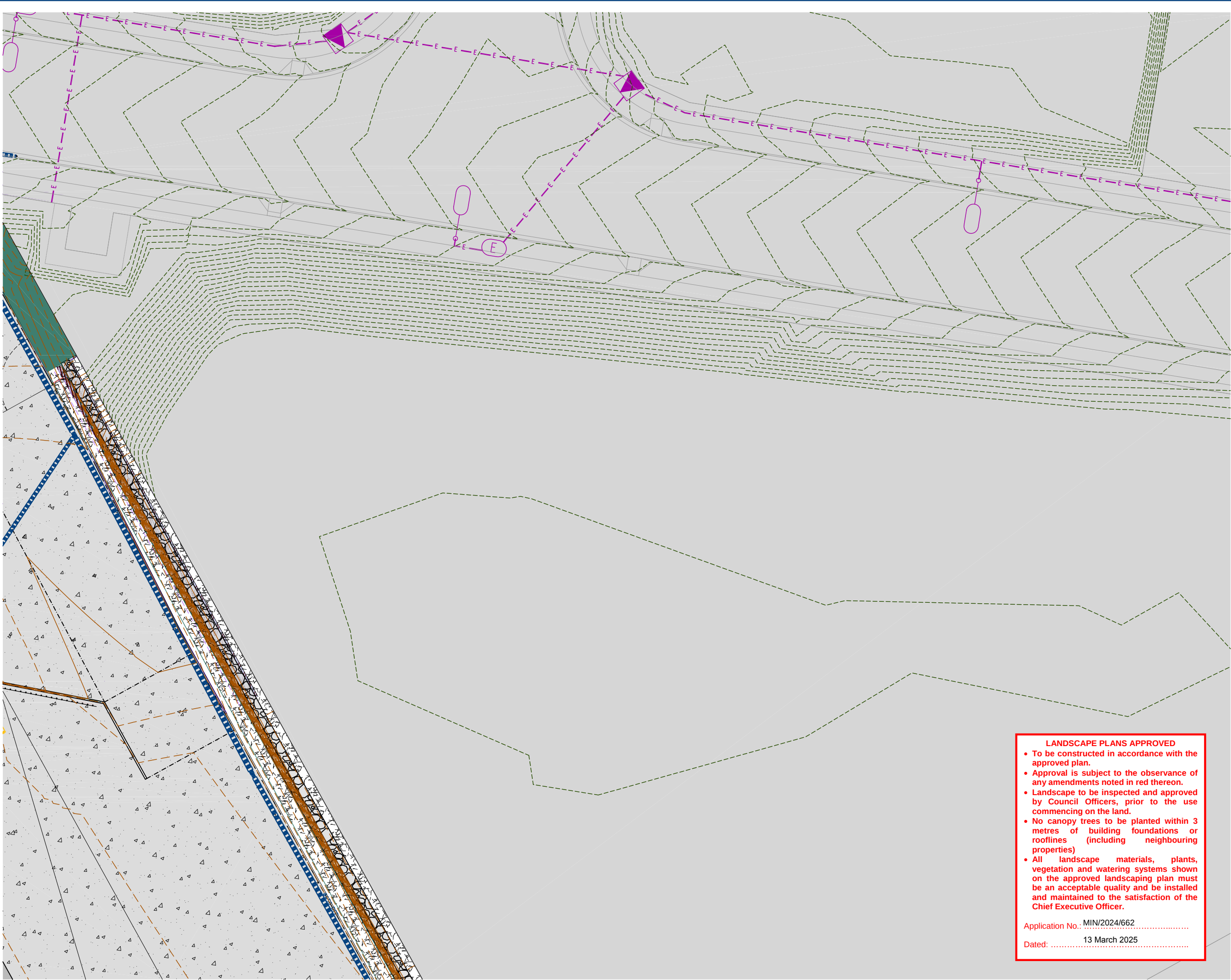
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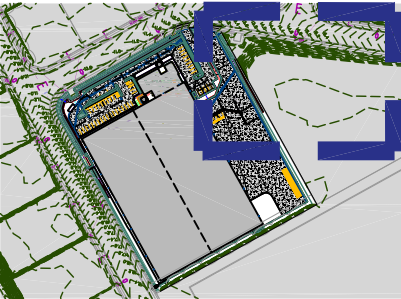
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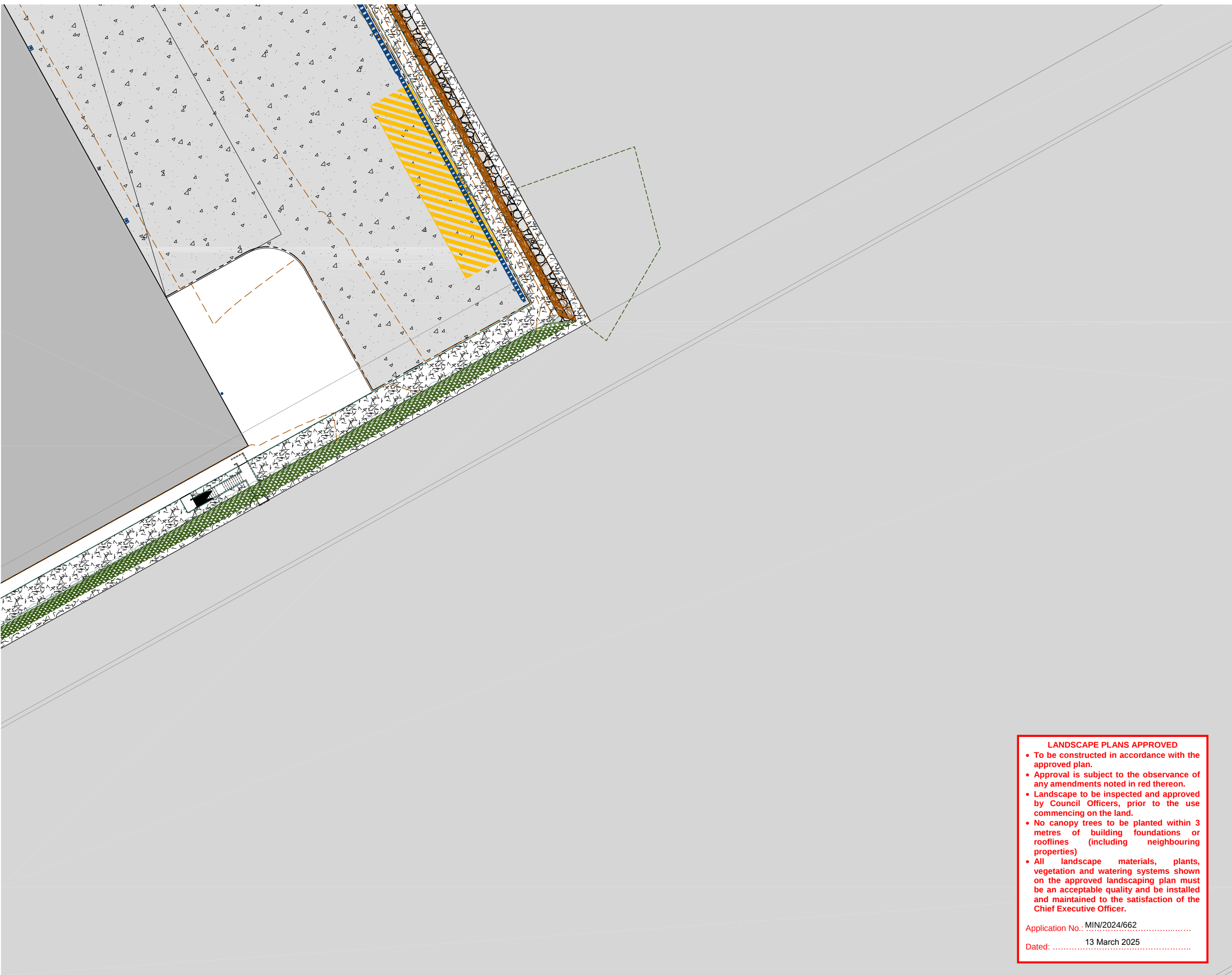
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A	16.05.24	FOR APPROVAL	JLS	MG
Issue	Date	Description	DRN	CHK

Scale:	1:400 at A3
Designed:	JLS
Checked:	JLS
Approved:	MG
Date:	10.12.24

Drawing No: 6182-L-PRI-ST03
Rev. No: D



- LANDSCAPE PLANS APPROVED**
- To be constructed in accordance with the approved plan.
 - Approval is subject to the observance of any amendments noted in red thereon.
 - Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.
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Application No.: MIN/2024/662
Dated: 13 March 2025



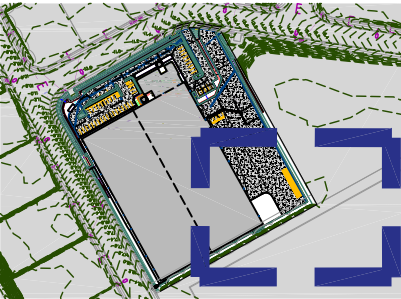
Project: Warehouse Facility

Site Address:
(Proposed Lot 122)
10 Eastridge Street, Stapylton

DRAWING TO BE READ IN CONJUNCTION WITH
GENERAL NOTES

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KEY PLAN



LEGEND

	EXISTING TURF TO PUBLIC VERSE AS PER OPERATIONS AND DAMAGE TO BE REMOVED		GREEN WALL SPECIFICATION AND DETAIL DESIGN TBC
	EXISTING TREES TO PUBLIC VERSE AS PER OPERATIONS AND DAMAGE TO BE REMOVED TO OCCUR WHEN PLANTING TREES TO BE REMOVED WITHIN STAGE 1 OF UNPAVED STAGE AS PER COUNCIL STREET TREE GUIDELINES		1200mm dia TREE GRATE REFER TO SPECIFICATION FOR FURTHER DETAIL
	PROPOSED A GRADE WINTERGREEN TURF		COMPACTED BLUE ROCK / ROAD BASE TO RETAINING WALL (OR SIMILAR APPROVED)
	90mm IRRIGATION CONDUIT BY OTHERS REFER TO SPECIFICATION FOR FURTHER DETAIL		
	150mm THICK CONCRETE EDGE IN CHARCOAL REFER TO SPECIFICATIONS FOR FURTHER DETAIL		
	1.8m HIGH BLACK PALISADE FENCING OFFSET 2m 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 SPECIFICATIONS FOR FURTHER DETAIL		



DRAWING TITLE

Landscape Operational Works
SURFACE TREATMENT PLAN

D	10.12.24	FURTHER CHANGE APPLICATION	JLS	MG
C	22.11.24	MINORIAL CHANGE APPLICATION	JLS	MG
IPC	22.08.24	FOR CONSTRUCTION	JLS	MG
B	03.06.24	FOR COUNCIL APPROVAL	JLS	MG
A	16.05.24	FOR APPROVAL	JLS	MG
Issue	Date	Description	DRN	CHK

Scale: 1:400 at A3

Designed: JLS

Checked: JLS

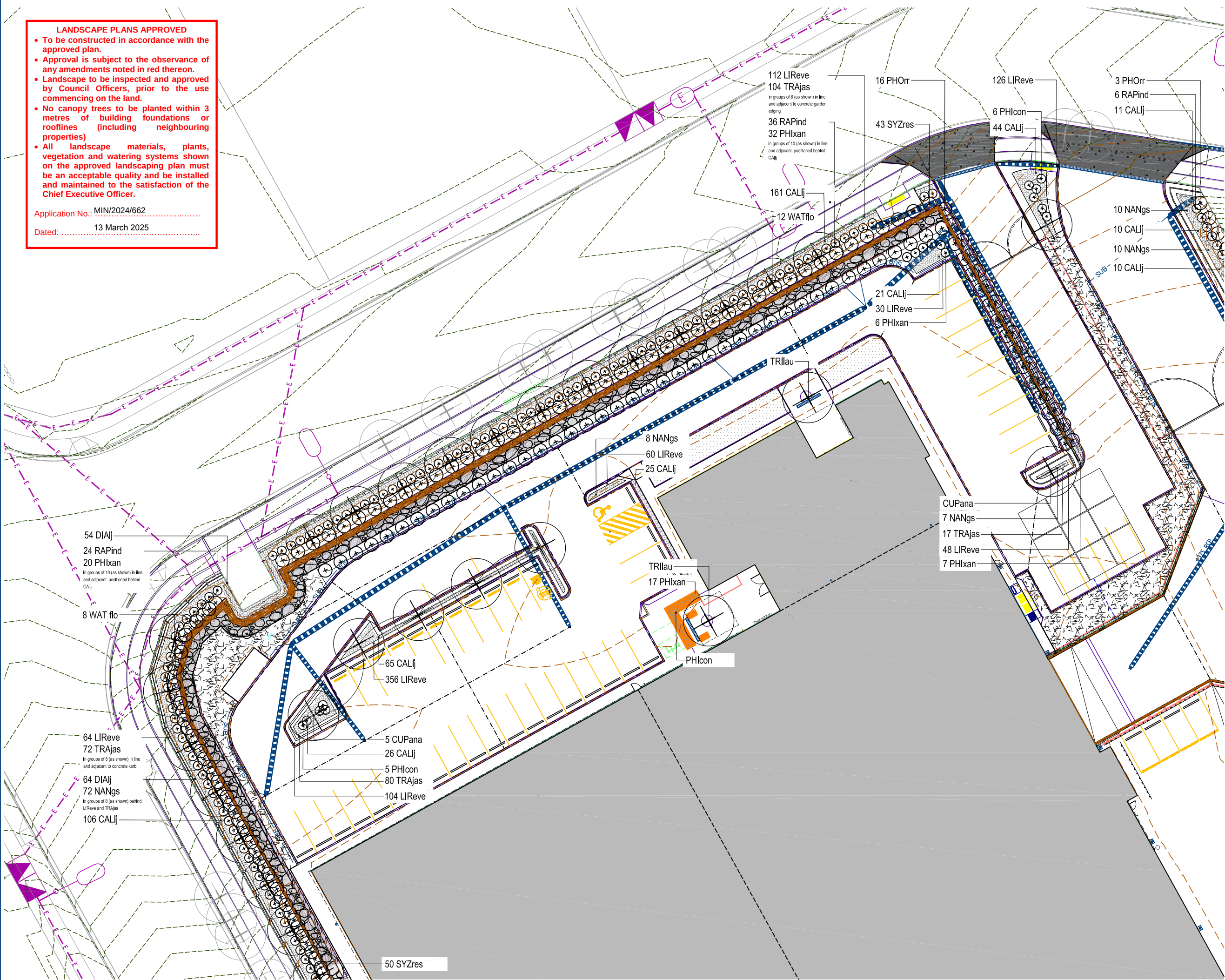
Approved: MG

Date: 10.12.24

Drawing No: 6182-L-PRI-ST04
Rev. No: D

- LANDSCAPE PLANS APPROVED**
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Application No.: MIN/2024/662
Dated: 13 March 2025



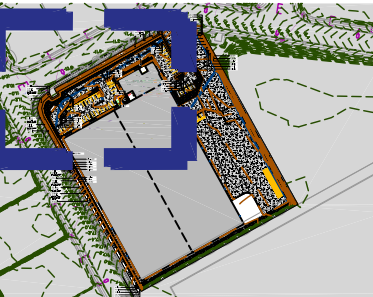
Project: Warehouse Facility

Site Address:
(Proposed Lot 122)
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DRAWING TO BE READ IN CONJUNCTION WITH
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KEY PLAN



LEGEND

- GROUNDCOVER / CASCADING SPECIES
- SMALL SHRUB
- MEDIUM SIZED SHRUBS
- SCREENING SHRUB PLANTING
- PROPOSED TREE

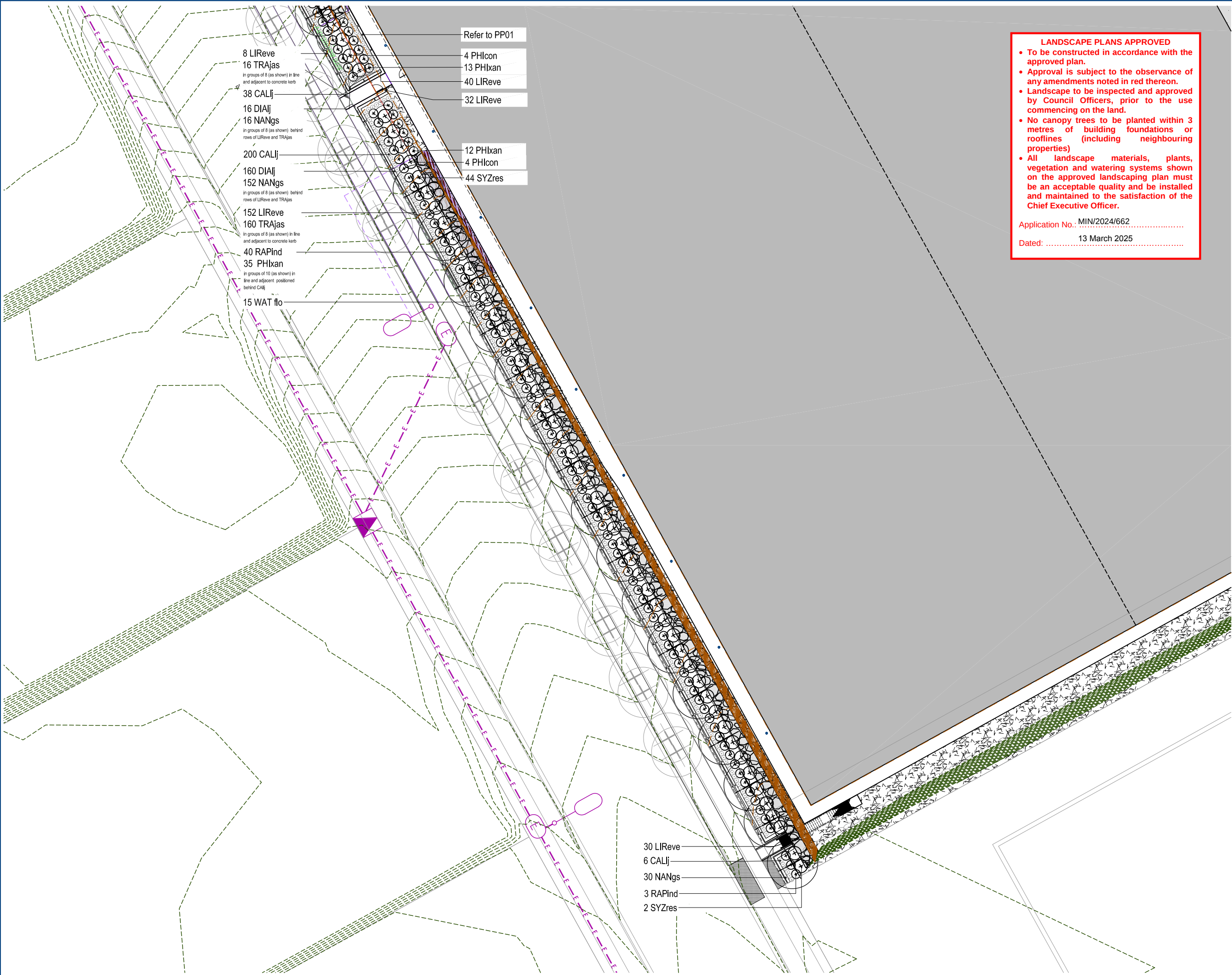


DRAWING TITLE
Landscape Operational Works
PLANTING PLAN

Issue	Date	Description	JLS	MG
D	10.12.24	FURTHER CHANGE APPLICATION	JLS	MG
C	22.11.24	MINIMAL CHANGE APPLICATION	JLS	MG
IPC	22.08.24	FOR CONSTRUCTION	JLS	MG
B	03.06.24	FOR COUNCIL APPROVAL	JLS	MG
A	16.05.24	FOR APPROVAL	JLS	MG

Scale:	1:400 at A3
Designed:	JLS
Checked:	JLS
Approved:	MG
Date:	10.12.24

Drawing No: 6182-L-PRI-PP01
Rev. No: D



8 LIReve
16 TRAjas
in groups of 8 (as shown) in line
and adjacent to concrete kerb
38 CALj
16 DIAIj
16 NANgs
in groups of 8 (as shown) behind
rows of LIReve and TRAjas
200 CALj
160 DIAIj
152 NANgs
in groups of 8 (as shown) behind
rows of LIReve and TRAjas
152 LIReve
160 TRAjas
in groups of 8 (as shown) in line
and adjacent to concrete kerb
40 RAPind
35 PHlkan
in groups of 10 (as shown) in
line and adjacent positioned
behind CALj
15 WAT flo

Refer to PP01
4 PHlcon
13 PHlkan
40 LIReve
32 LIReve

12 PHlkan
4 PHlcon
44 SYZres

30 LIReve
6 CALj
30 NANgs
3 RAPind
2 SYZres

LANDSCAPE PLANS APPROVED

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Application No.: MIN/2024/662
Dated: 13 March 2025

Client: 

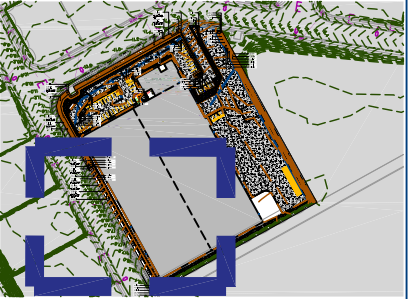
Project: Warehouse Facility

Site Address:
(Proposed Lot 122)
10 Eastridge Street, Stapylton

DRAWING TO BE READ IN CONJUNCTION WITH GENERAL NOTES

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KEY PLAN



LEGEND

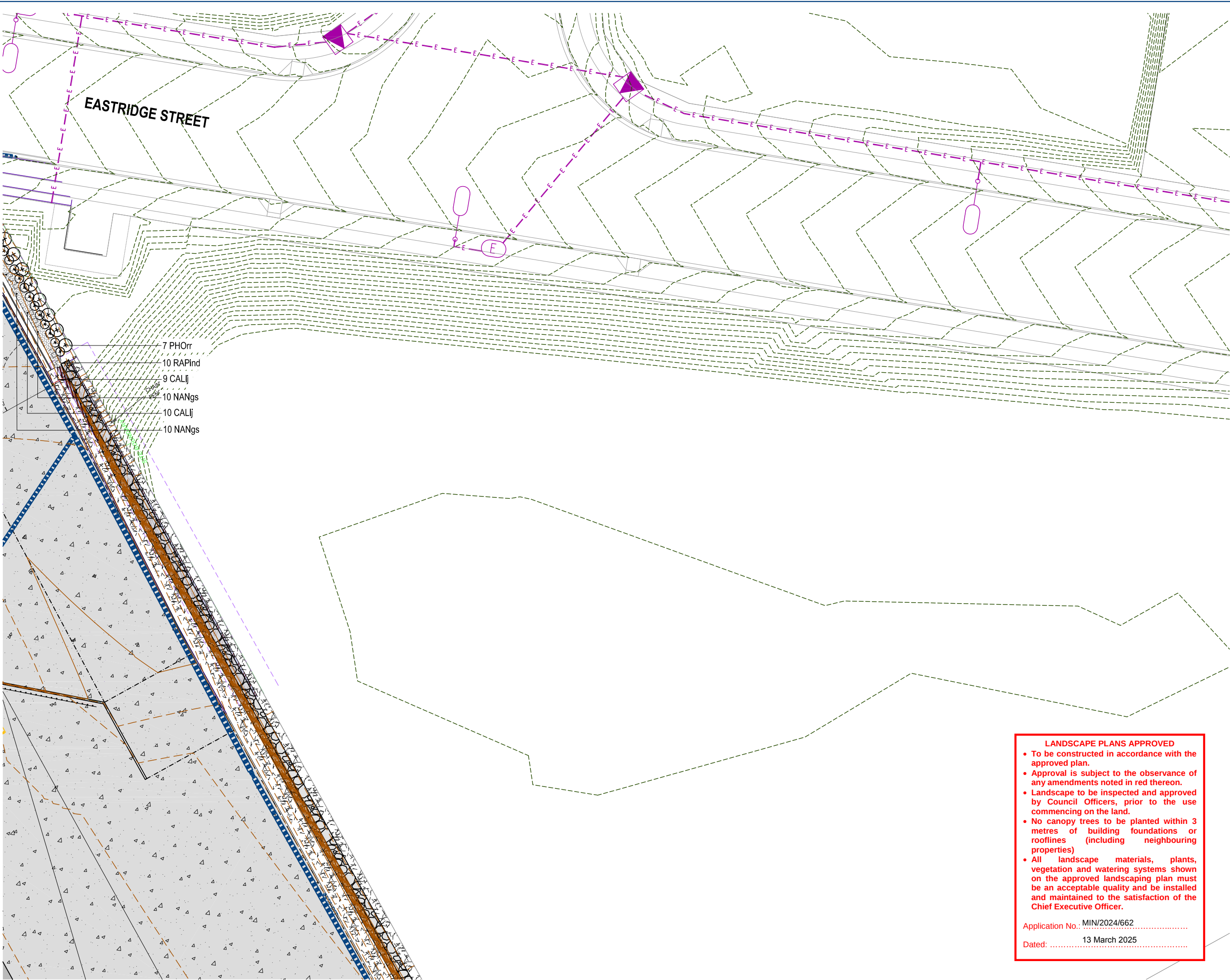
-  GROUND COVER / CASCADING SPECIES
-  SMALL SHRUB
-  MEDIUM SIZED SHRUBS
-  SCREENING SHRUB PLANTING
-  PROPOSED TREE



DRAWING TITLE				
Landscape Operational Works				
PLANTING PLAN				
D	10.12.24	FURTHER CHANGE APPLICATION	JLS	MG
C	22.11.24	MINORIAL CHANGE APPLICATION	JLS	MG
IPC	22.08.24	FOR CONSTRUCTION	JLS	MG
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A	16.05.24	FOR APPROVAL	JLS	MG
Issue	Date	Description	DRN	CHK

Scale:	1:400 at A3
Designed:	JLS
Checked:	JLS
Approved:	MG
Date:	10.12.24

Drawing No: 6182-L-PRI-PP02 Rev. No: D



Client: 

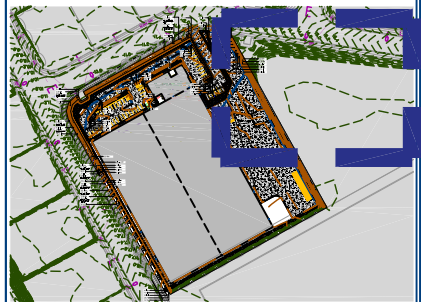
Project: Warehouse Facility

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KEY PLAN



LEGEND

- GROUNDCOVER / CASCADING SPECIES
- SMALL SHRUB
- MEDIUM SIZED SHRUBS
- SCREENING SHRUB PLANTING
- PROPOSED TREE



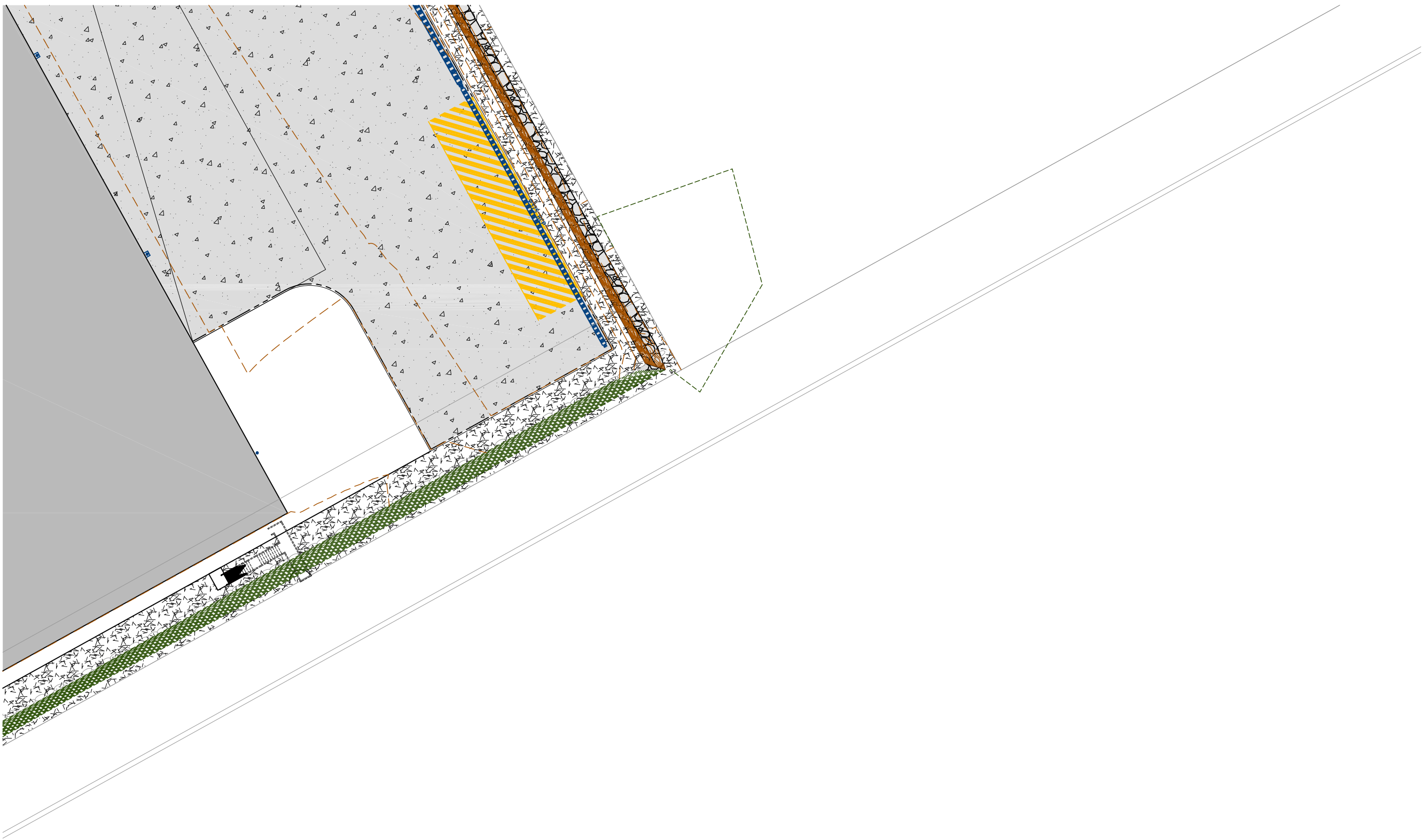
DRAWING TITLE

Landscape Operational Works
PLANTING PLAN

D	10.12.24	FURTHER CHANGE APPLICATION	JLS	MG
C	22.11.24	MINIMAL CHANGE APPLICATION	JLS	MG
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Approved:	MG
Date:	10.12.24

Drawing No: 6182-L-PRI-PP03
Rev. No: D



LANDSCAPE PLANS APPROVED

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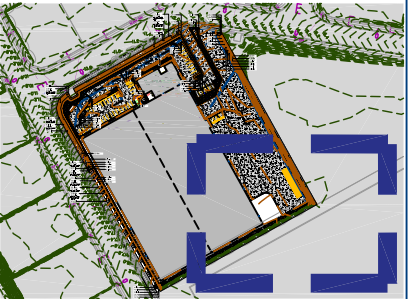
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KEY PLAN



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DRAWING TITLE

Landscape Operational Works
PLANTING PLAN

D	10.12.24	FURTHER CHANGE APPLICATION	JLS	MG
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Drawing No: 6182-L-PRI-PP04 Rev. No: D