

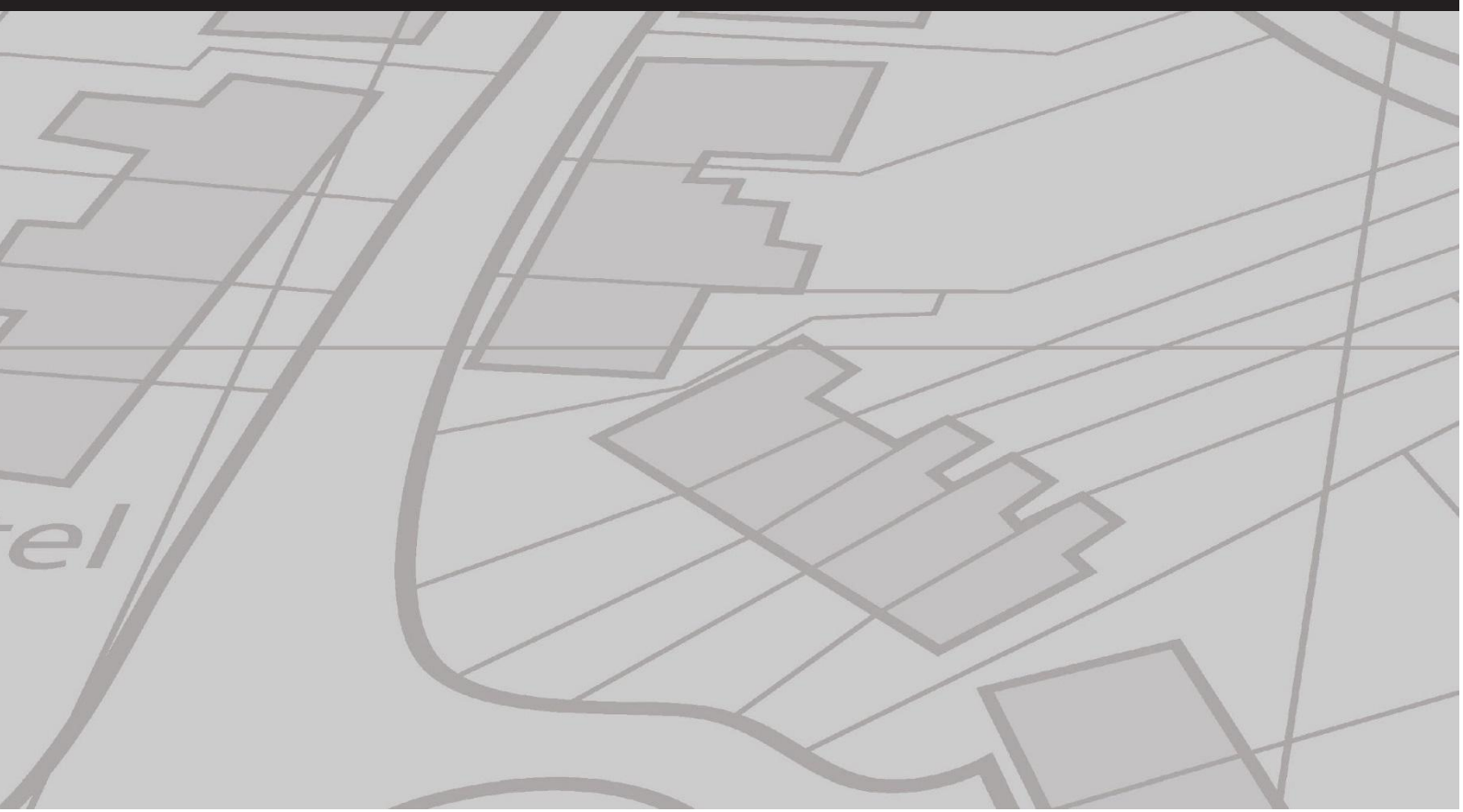
Section 4
SPECIALIST REPORTS





Section 4 - SPECIALIST REPORTS

**Statement of Landscape Intent
Prepared by Studio8**



SCOPE OF WORKS.....

THE SCOPE OF LANDSCAPE WORKS INCLUDES THE REMOVAL OF ANY EXISTING VEGETATION IF INDICATED AS WELL AS THE PREPARATION AND CULTIVATION OF SUBGRADES PRIOR TO TOPSOILING, FINE GRADING AFTER BULK OR MINOR EXCAVATION WORKS, THE SUPPLY AND INSTALLATION OF TOPSOILS, MULCH AND THE INSTALLATION AND MAINTENANCE (THROUGHOUT THE CONSOLIDATION AND MAINTENANCE PERIOD) OF ALL PLANT MATERIAL AND TURFED AREAS.

HARDSCAPE WORKS WILL INCLUDE BUT NOT BE LIMITED TO THE SUPPLY AND CONSTRUCTION OF RETAINING WALLS, PEDESTRIAN PATHWAYS, PAVING/TILING, PLANTER BOXES AND TIMBER DECKING IF AND WHERE INDICATED.

STRIPPING & STOCKPILING OF TOPSOIL
PRIOR TO COMMENCEMENT OF EXCAVATION, STRIP TOPSOIL WITHIN THE LIMITS OF EARTHWORKS TO PROVIDE FOR LATER REUSE AS SPECIFIED. ENSURE ALL TOPSOIL IS REMOVED FROM AREAS TO BE COVERED BY PAVING AND STRUCTURES. ALSO STRIP TOPSOIL FROM THE LIMITS OF CLEARING FOR ANY UNDERGROUND SERVICES BEYOND THE LIMITS OF EXCAVATION. UNLESS OTHERWISE DIRECTED, THE DEPTH OF STRIPPING SHALL BE TO THE BOTTOM OF ANY EXISTING ROOTZONE. AVOID CONTAMINATION BY ANY OTHER MATERIAL.

SUBGRADE PREPARATION
ALL BULK EARTHWORKS AND ROUGH FORMING OF THE SUBGRADE TO THE UNDERSIDE OF THE TOPSOIL SHALL BE DONE BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL TRIMMING OF THE SUBGRADE TO ACHIEVE THE REQUIRED DEPTH FOR TURF AND SHRUB BEDS BELOW THE FINISHED SURFACE SURFACE LEVELS. PREPARE THE SUBGRADE PRIOR TO THE SPREADING OF TOPSOIL AS SPECIFIED BELOW AND ALLOW FOR CLEARING AND REMOVAL OF STONES AND BUILDING DEBRIS BROUGHT TO THE SURFACE DURING CULTIVATION. TRIM ALL SURFACES TO SPECIFIED SHAPE AFTER CULTIVATION.

1. TURF AREAS - CULTIVATE AREAS TO BE TURFED SO THAT THE SURFACE SOIL CAN BE WORKED FREELY TO A MINIMUM DEPTH OF 150MM AND TO CORRECT DRAINAGE POINTS (INSTALLED BY OTHERS). REMOVE ANY PERENNIAL WEEDS AND RUBBISH FROM THE SURFACE AFTER CULTIVATION.

2. PLANTING AREAS - EXCAVATE AND REMOVE CLAY SUBSOIL, BUILDER'S DEBRIS (PARTICULARLY CONCRETE/CEMENT) AND OTHER DELETERIOUS MATERIAL FROM THE PLANTING BED TO A MINIMUM DEPTH OF 300MM BELOW THE FINISHED SURFACE LEVEL OF TOPSOIL UNLESS OTHERWISE SPECIFIED. SHAPE THE SUBGRADE TO FALL TO ALL SUBSOIL DRAINS AS PREVIOUSLY MENTIONED. PRIOR TO BACKFILLING, ENSURE THE BASE OF PLANTING BEDS ARE 'BROKEN UP' TO A MINIMUM DEPTH OF 150MM AND SUPPLY AND SPREAD 'CLAY BREAKING' SOIL ADDITIVES IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

TOPSOIL
SOIL TEXTURES (ACCEPTABLE PH IN THE RANGE OF 6.0 - 7.0)

WHERE DETAILED, TREAT AREAS TO BE LANDSCAPED WITH A SUITABLE HERBICIDE PRIOR TO COMMENCING ANY OTHER TREATMENT. PRIOR TO SPREADING TOPSOIL, THE AREA IS TO INSPECTED AND APPROVED BY THE SUPERVISING LANDSCAPE CONTRACTOR.

THE TEXTURE OF ANY IMPORTED SANDY LOAM TOPSOIL SHALL BE LIGHT TO MEDIUM (CAPABLE OF BEING HANDLED WHEN MOIST) BUT LACKING COHESION SO THAT IT WILL FALL APART WHEN DRY.

ALL IMPORTED SOILS, BOTH TURF AND GARDEN, SHALL BE FREE OF WEEDS (PARTICULARLY NUTGRASS). ANY SOIL CONTAINING A HIGH LEVEL OF SALTS, HIGH LEVELS OF CLAY PARTICLES, LOW LEVELS OF CARBON OR ANY OTHER EXTREMES WHICH MAY BE CONSIDERED HAZARDOUS OR TOXIC WILL BE REJECTED PRIOR TO PLACEMENT. SOILS WITH NUTRITIONAL OR TRACE ELEMENT DEFICIENCIES MAY BE ACCEPTED BUT SHALL BE AMENDED WITH THE USE OF SUITABLE SOIL ADDITIVES SUCH AS COMPOST. SOILS NOT CONFORMING TO SUITABLE PARTICLE SIZE DISTRIBUTION OR CONTAINING ANY OF THE AFORE-MENTIONED PROBLEMS MUST BE REJECTED. ANY COSTS INCURRED BY THE REJECTION OF SOILS SHALL BE NEGOTIATED BETWEEN THE LANDSCAPE CONTRACTOR AND THE LANDSCAPE MATERIALS SUPPLIER.

THE USE OF WATER RETENTION PRODUCTS IS HIGHLY ADVISED AND SHOULD BE MIXED INTO ANY IMPORTED SOILS PRIOR TO PLACEMENT. SUCH PRODUCTS SHALL BE UTILISED IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS.

ALL FINISHED SOIL SURFACING, INCLUDING MOUNDING WHERE INDICATED, SHALL BE SMOOTH AND FREE OF DEBRIS IN PREPARATION FOR TURFING OR PLANTING. ALL TURF AND PLANTING AREAS SHALL BE LIGHTLY COMPACTED TO 85% MMDD UNLESS OTHERWISE SPECIFIED.

THE FINISHED SURFACE LEVEL OF TOPSOIL IN TURF AREAS SHALL FINISH AT A SURFACE LEVEL THAT ACCOMMODATES TURF SOD THICKNESS ALLOWING A FLUSH FINISH WITH ADJACENT HARDSTAND SURFACES. THE FINISHED SURFACE LEVEL OF SOILS FOR SHRUB BEDS SHALL FINISH, WHEN THE SPECIFIED DEPTH OF MULCH IS PLACED AND SPREAD, 25MM BELOW ADJACENT HARDSTAND FINISHES AND TURF SODS.

DRAINAGE
ALL SUBSOIL DRAINAGE OR SURFACE DRAINAGE IS TO BE INSTALLED AS PER THE ENGINEER'S DETAIL AND SPECIFICATION. A LICENCED PLUMBER OR DRAINER SHOULD BE CONTRACTED UNLESS THE LANDSCAPE CONTRACTOR HOLDS RELEVANT AND CURRENT LICENCING TO INSTALL DRAINAGE.

MULCH
SUPPLY AND PLACE A HIGH QUALITY GARDEN MULCH TO ALL GARDEN BED AREAS AS INDICATED. ALL MULCHING SHALL BE TO A MINIMUM DEPTH OF 75MM AND BE FREE OF ANY FOREIGN MATTER. MULCH MUST BE REMOVED FROM AROUND THE STEMS OF PLANT SPECIES AND TREES IN SHRUB BEDS TO AVOID COLLAR ROT AND IS TO BE SPREAD TO AN EVEN FINISH OF 25MM BELOW ADJACENT HARDSTAND SURFACE OR TURF. SUITABLE MULCHES INCLUDE: GRADED HOOP PINE, BARK FINES OR CYPRESS PINE UNLESS OTHERWISE INDICATED. THE USE OF WEED MATTING IS FORBIDDEN AS IT STIFLES AIR CIRCULATION WITHIN THE SOIL STRUCTURE RESULTING IN POOR PLANT HEALTH AND COMPACTION.

TURF
SUPPLY AND PLACE SELECTED A GRADE QUALITY TURF. WHWRE SYNTHETIC TURF HAS BEEN SPECIFIED, INSTALLATION WILL BE AS PER MANUFACTURER'S SPECIFICATION.

THE LAYING OF TURF SODS SHOULD BE COMPLETED WITHIN 24 HOURS OF TURF BEING 'CUT' FROM THE TURF SUPPLIER. LAYING PROCEDURES SHOULD BE AS FOLLOWS:
MOISTEN PREPARED SURFACE BEFORE PLACEMENT OF SODS. LAY A HEADER COURSE AROUND THE PERIMETER OF THE AREA BEING TURFED THEN LAY WITH STAGGERED JOINTS CLOSELY BUTTED TOGETHER. ONCE FULLY LAID, MOISTEN TURF SURFACE AND ROLL TO ASSIST IN BOTH SOD COHESION WITH UNDERTURF SOILS AND TO PROVIDE A LEVEL LAWN. NEATLY TRIM SODS TO ALL EDGE PROFILES AND TOPDRESS ANY AREAS WHERE GAPS MAY BE PRESENT. PROTECT NEW TURF FROM VEHICULAR OR PEDESTRIAN TRAFFIC UNTIL TURF HAS LAID ROOTS AND BECOME ESTABLISHED (APPROX. 2 WEEKS).

AFTER 2 WEEKS OF ESTABLISHMENT, REPLACE ANY SODS THAT HAVE NOT 'TAKEN'. THE FIRST CUT AND SUBSEQUENT MOWING DURING THE CONSOLIDATION AND MAINTENANCE PERIOD SHALL BE CARRIED OUT IN REGULAR INTERVALS AT A MOWING HEIGHT RANGE OF NO LESS THAN 25MM - 35MM.

PLANTING

1. SUPPLY OF PLANT MATERIAL - WHERE PLANTS ARE SPECIFIED TO BE SUPPLIED, PLACE ORDER WITHIN 30 DAYS OF NOTICE OF ACCEPTANCE OF TENDER FOR THE REQUIRED PLANT MATERIALS ACCORDING TO THE SPECIES, VARIETIES, SIZES AND QUANTITIES AS LISTED IN THE PROPOSED PLANT SCHEDULE. IN THE EVENT OF PROPOSED PLANT SPECIES NOT BEING AVAILABLE AT TIME OF ORDERING, PLEASE CONTACT STUDIO8 TO ADVISE OF EITHER A PROPOSED SPECIES SUBSTITUTION OR CONTAINER SIZE VARIATION. SUBSTITUTIONS OF SPECIES WILL NOT BE PERMITTED IN CASES WHERE THE LANDSCAPE CONTRACTOR HAS NOT COMPLIED WITH THE ABOVE REQUIREMENTS.

2. INSPECTION - ALL PLANT MATERIAL SHALL BE AVAILABLE FOR INSPECTION BY STUDIO8 AT ANY REASONABLE TIME. PLANTS SHALL BE WELL-GROWN, EITHER SUN OR SHADE TOLERANT AS PER THE PLANTING AREA REQUIRES. NOT ROOTBALLED AND BE FREE OF ALL PEST AND DISEASES.

3. PLANTING - FOR INDIVIDUAL OR MASS PLANTING, INDIVIDUAL HOLES SHALL BE EXCAVATED TO A SIZE THAT ALLOWS 100MM BACKFILLING OF ORGANIC BASED SOILS AROUND THE ROOT SYSTEM FOR SHRUBS, GRASSES AND GROUNDCOVERS AND 300MM FOR SEMI-MATURE AND MATURE TREES AND PALMS. PLANTS SHALL BE PLACED IN THE CENTRE OF THE HOLE AND SET PLUMB. AT SUCH A LEVEL THAT AFTER SETTLING AND FIRING, A NORMAL AND NATURAL RELATIONSHIP OF THE PLANT WITH THE GROUND SURFACE IS ACHIEVED. PLANT ROOT SYSTEMS MUST BE MOIST AT THE TIME OF REMOVAL FROM THE CONTAINERS. MOISTENING OF THE EXCAVATED HOLE PRIOR TO PLANT PLACEMENT WILL ALSO ASSIST IN AVOIDING MOISTURE WITHDRAWAL FROM THE PLANT SPECIMEN FROM SURROUNDING 'DRYER' SOILS.

4. FERTILISING - OVER-FERTILISATION OF NEW PLANT SPECIES IS DETRIMENTAL TO THE HEALTHY ESTABLISHMENT OF THE PLANT. PLANT SPECIES PURCHASED FROM CREDIBLE PLANT SUPPLIERS WILL CONTAIN ADEQUATE SLOW RELEASE FERTILISERS AND THEREFORE ADDITIONAL FERTILISING WILL NOT BE REQUIRED AT TIME OF PLANTING. HOWEVER, A SLOW RELEASE BALANCED FERTILISER WILL BE REQUIRED BEFORE THE EXPIRATION OF THE CONSOLIDATION AND MAINTENANCE PERIOD. SUCH FERTILISERS SHALL BE ADMINISTERED ACCORDING TO THE NUTRITIONAL NEEDS OF THE PLANT SPECIMEN EG. 60G FOR SHRUBS AND GROUNDCOVERS AND 300G FOR SEMI AND MATURE TREE SPECIES. FOR PLANT SPECIES REQUIRING A PARTICULAR TYPE OF FERTILISER EG. LOW PHOSPHORUS TYPES FOR NATIVE PLANT SPECIES, SUCH FERTILISER SUPPLY AND DISTRIBUTION OVER-RIDES THE USE OF 'GENERAL' BALANCED NPK TYPES.

IRRIGATION
ENSURE THAT ALL PLANT SPECIES AND TURFED AREAS RECEIVE AN ADEQUATE AMOUNT OF WATER IMMEDIATELY AFTER PLACEMENT AND AT SUCH TIMES DURING THE CONTRACT PERIOD TO ENSURE A HEALTHY ESTABLISHMENT FREE OF WATER STRESS.

A FULLY AUTOMATED IRRIGATION SYSTEM IS HIGHLY RECOMMENDED WITH WATER BEING DRAWN FROM ON-SITE WATER TANKS IF AVAILABLE IN PREFERENCE TO COUNCIL'S POTABLE WATER SUPPLY. A TESTABLE BACKFLOW DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND COUNCIL'S REQUIREMENTS.

WHERE FREESTANDING PLANTERS OR PLANTERBOXES HAVE BEEN SPECIFIED, INSTALLATION OF A DRIP IRRIGATION SYSTEM IS REQUIRED.

CONSOLIDATION AND MAINTENANCE PERIOD

THE LANDSCAPE CONTRACTOR SHALL CONSOLIDATE AND MAINTAIN THE LANDSCAPE FOR A PERIOD OF 12 WEEKS FROM THE DATE OF PRACTICAL COMPLETION. DURING THIS PERIOD THE CONTRACTOR SHALL MAKE GOOD ALL DEFECTS, BOTH HARDSCAPE AND SOFTSCAPE, WHICH MAY OCCUR. ESTABLISHMENT AND MAINTENANCE SHALL INCLUDE THE CARE AND MAINTENANCE OF THE LANDSCAPED AND TURFED AREAS BY ACCEPTED HORTICULTURAL BEST PRACTICES BY FORMALLY QUALIFIED AND COMPETENT STAFF.

THIS SHALL INCLUDE BUT NOT BE LIMITED TO:
REPLACEMENT OF FAILED PLANT/TURF SPECIES, GENERAL WATERING, TURF AND GARDEN FERTILISING, WEED AND DISEASE CONTROL, LITTER AND DEBRIS REMOVAL, TOPDRESSING OF TURFED AREAS, LAWN MAINTENANCE (MOWING/EDGING/WEED & PEST CONTROL), ADDITIONAL SOILS ADDED WHERE SUBSIDENCE HAS OCCURRED, PRUNING/HEDGE ESTABLISHMENT, STAKING/GUYING TREE SPECIES WHERE REQUIRED, SCHEDULED IRRIGATION SYSTEM TESTING AND REPAIRS AS/IF REQUIRED AND REPAIR OF HARDSCAPE ELEMENTS AS/IF REQUIRED.

LOSS OF PLANT/TURF SPECIES NOT DIRECTLY CAUSED BY THE LANDSCAPE CONTRACTOR (OR STAFF) OR VANDALISM OF ANY ASPECT OF THE LANDSCAPE INCLUDING HARDSCAPE ELEMENTS BY 'OTHER' ONSITE CONTRACTORS OR THE PUBLIC SHALL NOT BE COVERED UNDER THE CONSOLIDATION AND MAINTENANCE CONTRACT. SUCH ISSUES WILL NEED TO BE REPORTED TO THE CLIENT OR AGENT AND A SUITABLE COURSE OF ACTION TAKEN.

AUSTRALIAN STANDARDS

- ALL EXISTING TREES SHOWN TO BE TO BE RETAINED SHALL BE IN ACCORDANCE WITH AUSTRALIAN STANDARD AS4970:2009 PROTECTION OF TREES ON DEVELOPMENT SITES
- MULCH TO BE IN ACCORDANCE WITH AS4454:2012 COMPOSTS, SOIL CONDITIONERS & MULCHES
- TURF SPECIES (INCLUDING VERGE TURF REPLACEMENT IF DAMAGE OCCURS TO BE IN ACCORDANCE WITH AS 5181:2017 USE AND INSTALLATION OF TURF AS AN EROSION, NUTRIENT AND SEDIMENT CONTROL MEASURE

PROPOSED PLANT SCHEDULE - SHEET 2

	CODE	SPECIES	COMMON NAME	HEIGHT & SPREAD	POT SIZE	NO.
TREES & PALMS	ARC ale	Archontophoenix alexandrae*	Alex Palm	varied	100 ltr	5
	CUP ana	Cupaniopsis anacardiodes	Tuckeroo	8 x 5	100 ltr	5
	PEL pte	Peltophorum pteracarpum	Yellow Flame Tree	8 x 5	100 ltr	5
	XAN chr	Xanthostemon chrysanthus	Golden Penda	8 x 5	100 ltr	4
SHRUBS	BAN eri	Banksia ericifolia	Heath Leafed Banksia	3 x 3	300mm	1
	CAL lit	Callistemon cv	Little John	.5 x .5	200mm	36
	CAL sal	Callistemon salignus	Willow Bottlebrush	3 x 2	200mm	3
	CAR mac	Carissa macrocarpa	Desert Star	.5 x .5	200mm	18
	MET col	Metrosideros collina cv	Little Dugald	1.5 x 1.5	200mm	39
	SYZ res	Syzygium cv	Resilience	3 x 1.5	200mm	4
	WES fru	Westringia fruticosa zena	Wynyabbie Gem	1 x 1	200mm	15
OTHER	DIA sil	Dianella cv	Silver Streak	.3 x .3	140mm	48
	LIR mus	Liriope muscari	Giant Evergreen	.4 x .4	140mm	51
	LOM lim	Lomandra cv	Lemon Lime	.75 x .75	140mm	31
	TUL var	Tulbaghia violacea var.	Society Garlic (variegated)	.3 x .3	140mm	22

* GCCC REQUIRES ALL PALMS TO BE A MINIMUM OF 3.0M IN HEIGHT AT TIME OF PLANTING

PROPOSED PLANT SCHEDULE - SHEET 3

	CODE	SPECIES	COMMON NAME	HEIGHT & SPREAD	POT SIZE	NO.
TREES & PALMS	ARC ale	Archontophoenix alexandrae*	Alex Palm	varied	100 ltr	2
	CUP ana	Cupaniopsis anacardiodes	Tuckeroo	8 x 5	100 ltr	7
	PEL pte	Peltophorum pteracarpum	Yellow Flame Tree	8 x 5	100 ltr	1
	XAN chr	Xanthostemon chrysanthus	Golden Penda	8 x 5	100 ltr	7
SHRUBS	CAL lit	Callistemon cv	Little John	.5 x .5	200mm	30
	CAR mac	Carissa macrocarpa	Desert Star	.5 x .5	200mm	5
	MET col	Metrosideros collina cv	Little Dugald	1.5 x 1.5	200mm	24
	SYZ res	Syzygium cv	Resilience	3 x 1.5	200mm	4
	WES fru	Westringia fruticosa zena	Wynyabbie Gem	1 x 1	200mm	24
OTHER	DIA sil	Dianella cv	Silver Streak	.3 x .3	140mm	39
	LIR mus	Liriope muscari	Giant Evergreen	.4 x .4	140mm	73
	LOM lim	Lomandra cv	Lemon Lime	.75 x .75	140mm	2
	TUL var	Tulbaghia violacea var.	Society Garlic (variegated)	.3 x .3	140mm	10

* GCCC REQUIRES ALL PALMS TO BE A MINIMUM OF 3.0M IN HEIGHT AT TIME OF PLANTING

CHRISTENSEN ROAD STAPYLTON

OPERATIONAL WORKS - LANDSCAPE

PROPOSED INDUSTRIAL DEVELOPMENT
LOT 304 CHRISTENSEN ROAD STAPYLTON Q - SP329491

DATE	DWG NO.	ISSUE	SHEET	DESIGNER
30.01.2026	S8-1752LD	B	1	JAMIE SPEEDING

DIP. HORTICULTURE - DIP. MANAGEMENT

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CONCEPT+DESIGN



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SITE EXTENTS

SYMBOL KEY

- INDICATES TREE SPECIES

INDICATES PALM SPECIES

INDICATES SHRUB SPECIES

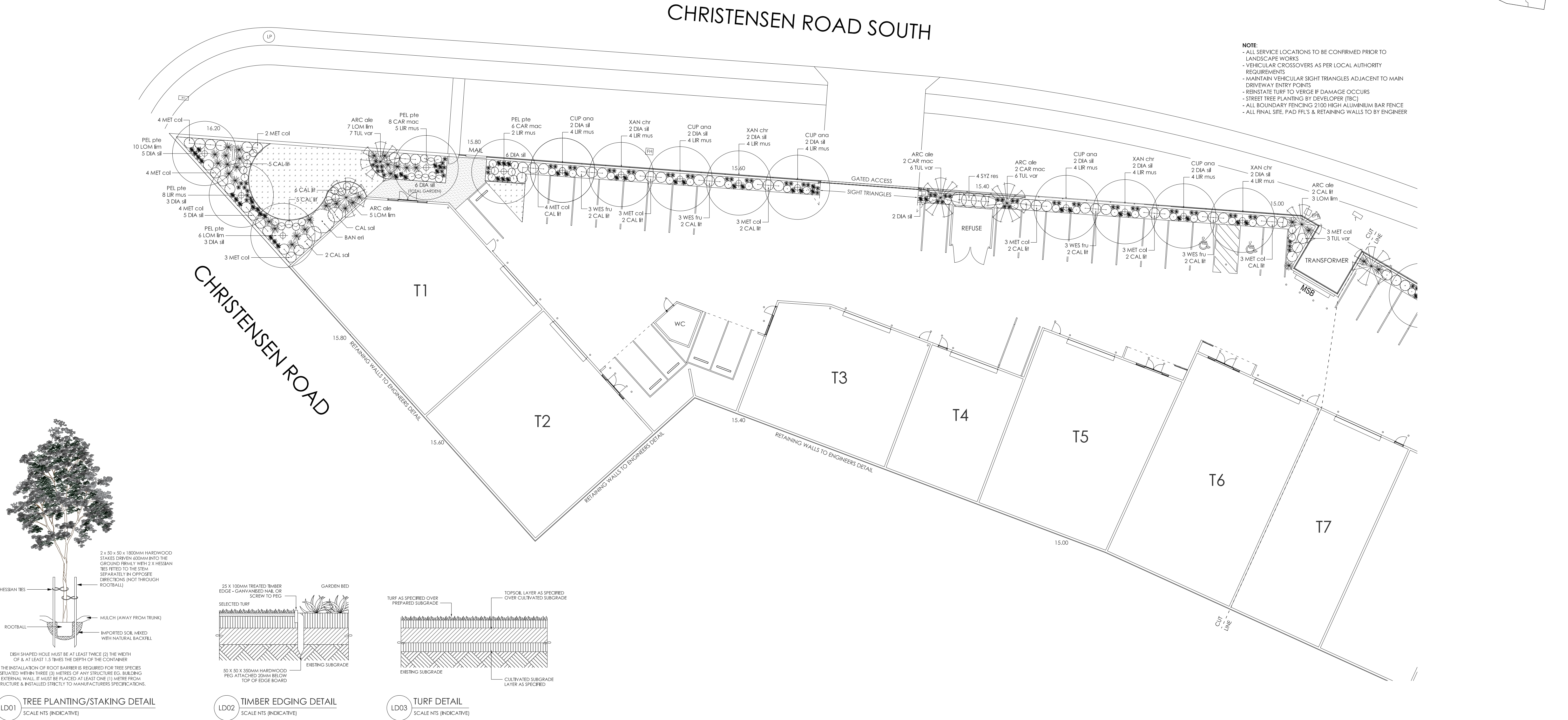
INDICATES GRASS SPECIES

INDICATES DIANELLA CV
- INDICATES SELECTED CONCRETE

INDICATES SELECTED TURF

INDICATES BOUNDARY SCREEN PLANTING

INDICATES SELECTED EDGING



CHRISTENSEN ROAD STAPYLTON
OPERATIONAL WORKS - PLANTING PLAN 1-6

PROPOSED INDUSTRIAL DEVELOPMENT
LOT 304 CHRISTENSEN ROAD STAPYLTON Q - SP329491

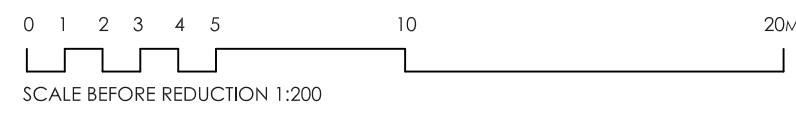
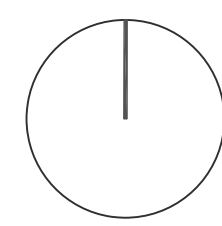
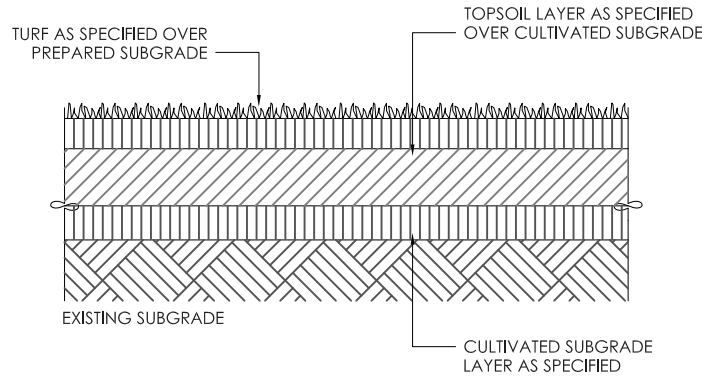
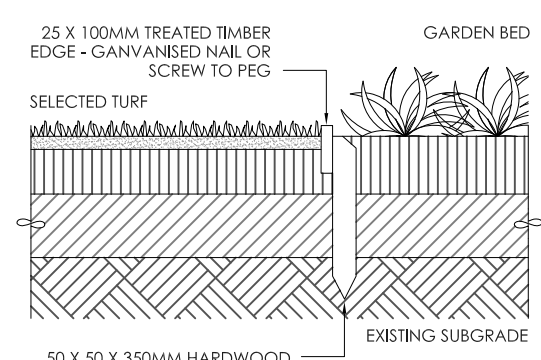
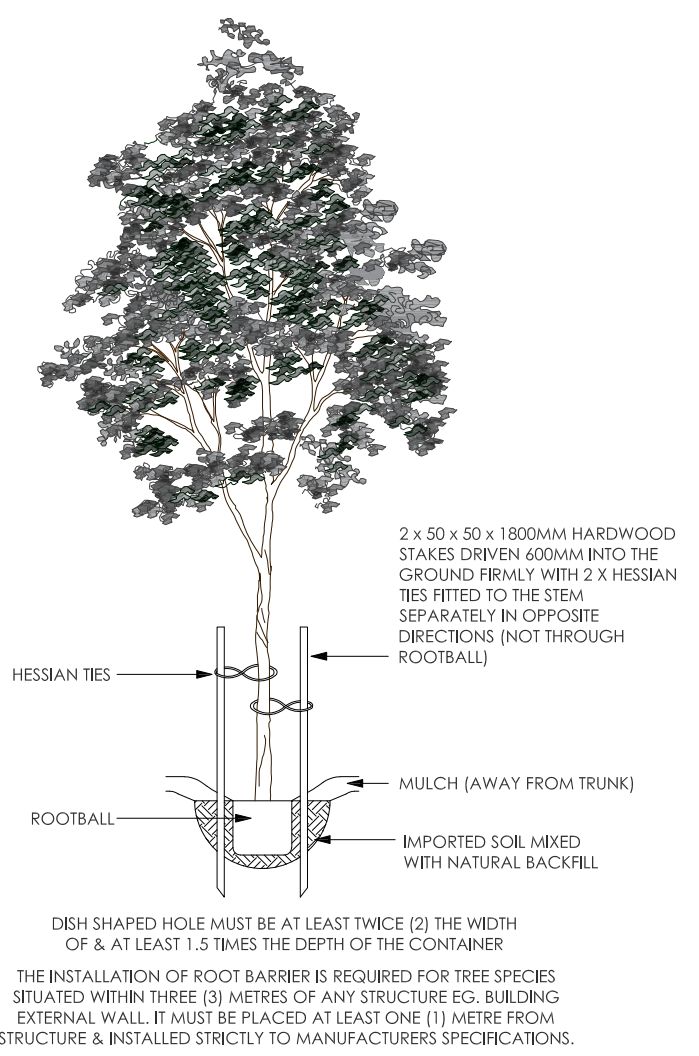
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ORP - HORTICULTURE ORP - MANAGEMENT

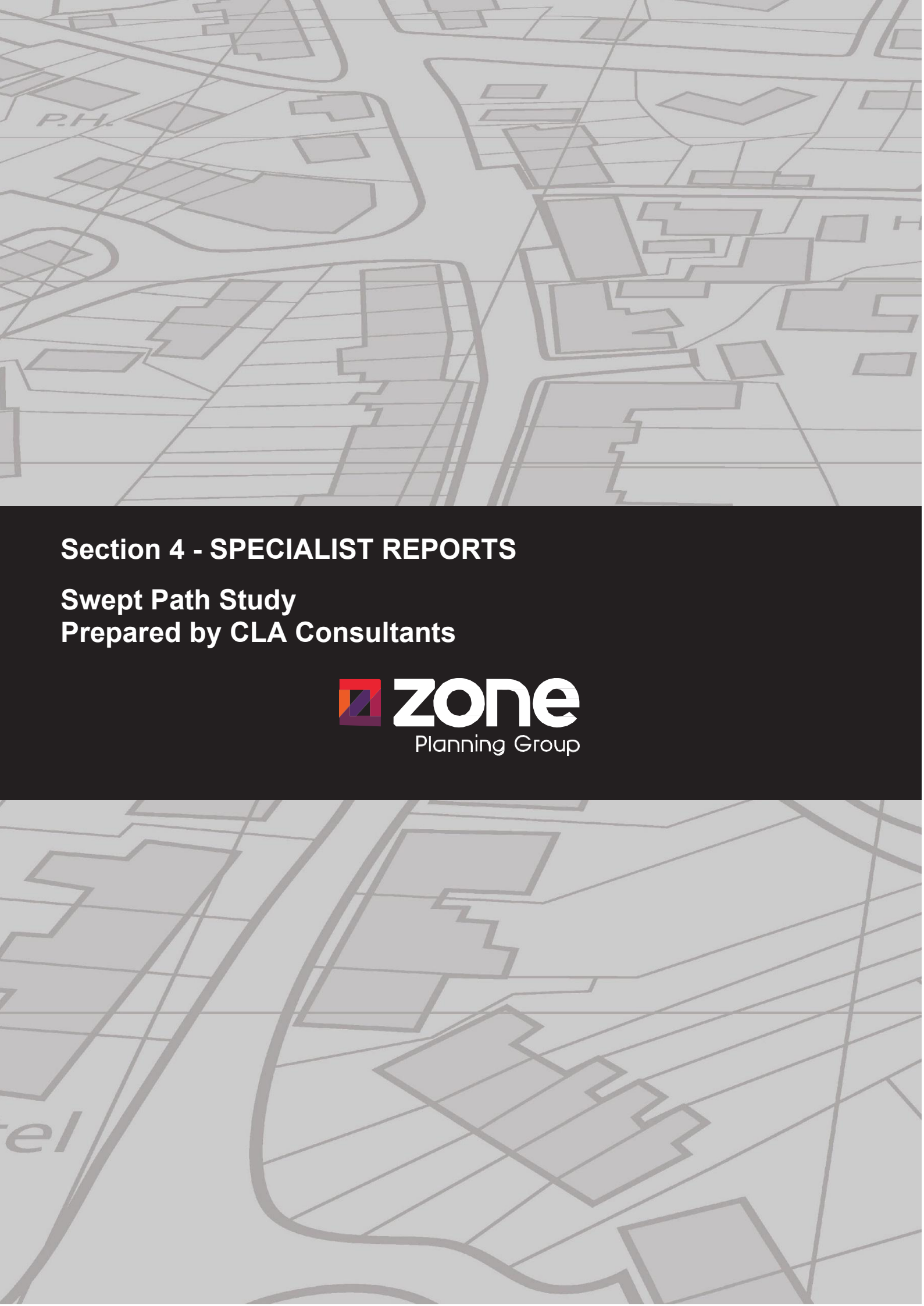
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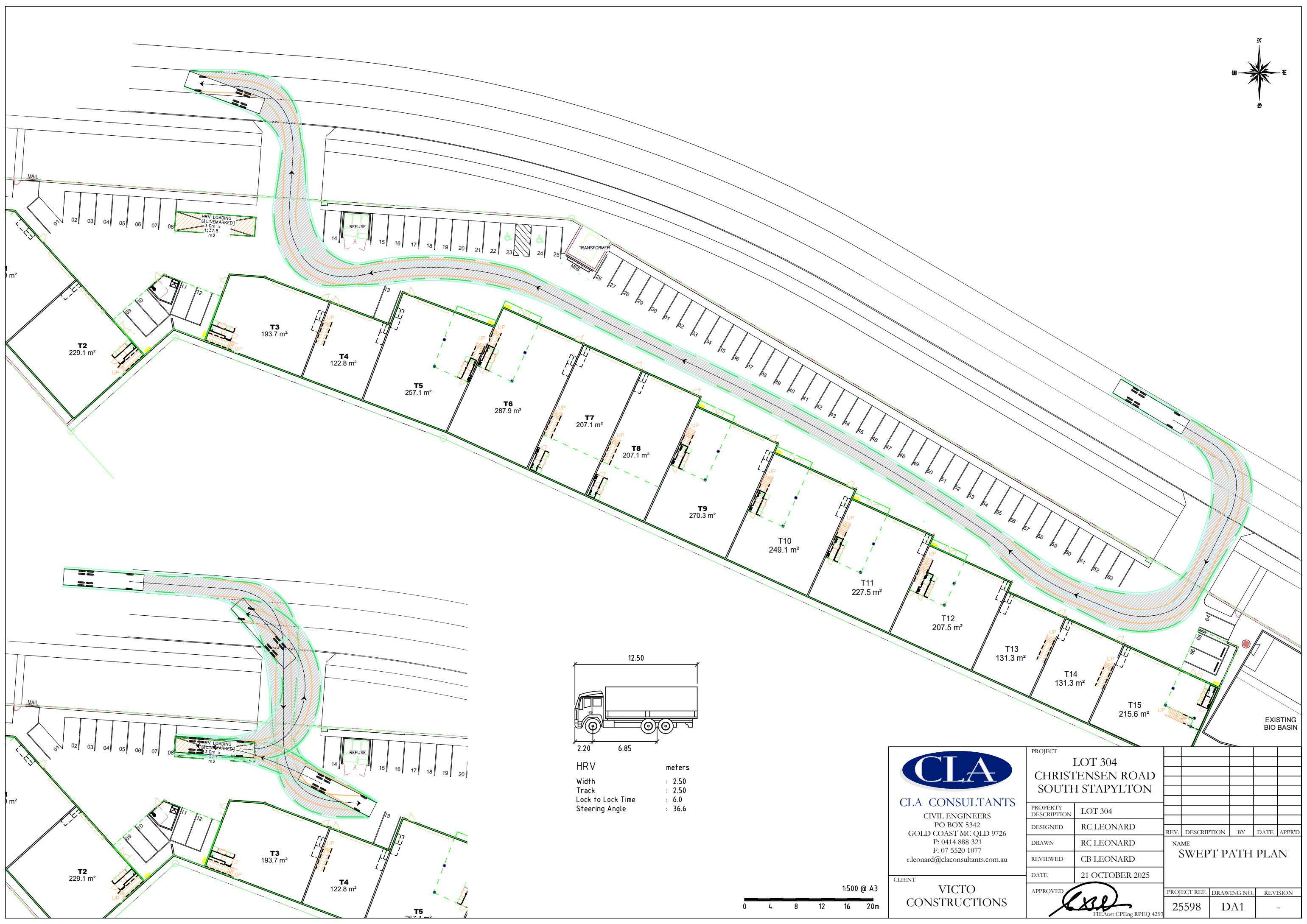


Section 4 - SPECIALIST REPORTS

Swept Path Study

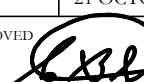
Prepared by CLA Consultants





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CLIENT
VICTO CONSTRUCTIONS

PROJECT		LOT 304 CHRISTENSEN ROAD SOUTH STAPYLTON
PROPERTY DESCRIPTION	LOT 304	
DESIGNED	RC LEONARD	
DRAWN	RC LEONARD	
REVIEWED	CB LEONARD	
DATE	21 OCTOBER 2025	
APPROVED		

REV.	DESCRIPTION	BY	DATE	APPR'D
NAME SWEPT PATH PLAN				
PROJECT REF.		DRAWING NO.	REVISION	
25598		DA1	-	