

# PROPOSED WAREHOUSE DEVELOPMENT

## PROPOSED LOT 104, FLAGSTONE LOGISTICS ESTATE, QLD 4280

LANDSCAPE CONCEPT REPORT  
DA SUBMISSION  
01.04.2025  
ISSUE F



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PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1540

Date: 21 May 2025



CLIENT:



LANDSCAPE ARCHITECT:



**HABIT8**

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# DESIGN PRECEDENT IMAGES

FRONT SETBACK



PARKING AREA



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PROJECT THEMES:

1. Conservation of the natural environment.

This project will lead to the future enhancement of the increasing endemic canopy tree planting promotion of social, cultural, recreational, and educational opportunities within natural landscapes.

2. Increased access to open space

Improved connections to local destinations. The quantity, quality, distribution, and accessibility of Industrial office green spaces enables the delivery of multifunctional spaces that promote healthy work environments.

3. Improved connectivity to promote active living

Improvements to the office communal areas and frontages that promote exercise and alternative modes of transport such as walking and cycling.

4. Increase urban greening to ameliorate climate extremes

We incorporate the design of green cover strategies including street trees, front setback canopy trees, cooler pavement materials and WSUD. Our landscape scheme provides benefits such as improved amenity, comfort, health, reduced stormwater run-off, improved air and water quality, energy and resource efficiency.

a) THE RE-VEGETATION STRATEGY

The strategy for re-vegetating the site focuses on canopy tree planting to reduce the “urban heat island effect”. We have proposed a mix of local endemic, native and exotic trees to strengthen the urban design principles and to comply with current sustainability guidelines. Street verges, buffer tree planting to boundaries are densely planted with canopy trees ranging from 6m to 15m+ in height and canopy spread. Bush regeneration shall be implemented along major road setbacks for existing vegetation buffers. Car parks hard surfaces are shaded by tree planting between car parking spaces. Cycleways and path systems are also shaded by canopy tree planting. WSUD principles including soft engineering through bio-swales, detention basins and grey water re-use (co-ordinated with the civil engineer) shall help in maintaining and managing the re-vegetation areas.

b) STREETSCAPES + PUBLIC DOMAIN

All streetscapes and setbacks have been designed to be multifunctional and provide connectivity throughout the Estate for vehicles, pedestrians and cyclists. The streets and landscaped setbacks form the main “green spines” throughout development. The streetscape has been designed in accordance with City of Logan Council’s Public Domain policy. The main features of the public domain are:

- 1. Provide tree canopy cover and reduce the “urban heat island effect”;
- 2. Provide safe and comfortable transit for pedestrians and cyclists;
- 3. Strengthen canopy connectivity throughout the Estate;
- 4. Allow multi-functionality through the revisions of various transit lanes such as heavy vehicle, cars, pedestrian footpaths and cycleways;
- 5. Soften and screen the bulk of the warehouses;
- 6. Help create a cooler microclimate around buildings and along pedestrian routes;
- 7. Provide multiple opportunities to create an address for each warehouse project;
- 8. Integrate lighting for safety;

- 9. Allow safe passage for visitors and workers to experience the conservation area corridors interface;
- 10. Strengthen the connection to Mt Lindesay Highway, Crowson Lane and surrounding areas
- 11. Incorporate WSUD principles into the including water quality bio-swales and vegetated detention basins

THE LANDSCAPE STRATEGY:

- Retain as much significant landscape and built form fabric as possible.
- Incorporate a creative interpretation of place through the design and layout of proposed landscaping and people movement.

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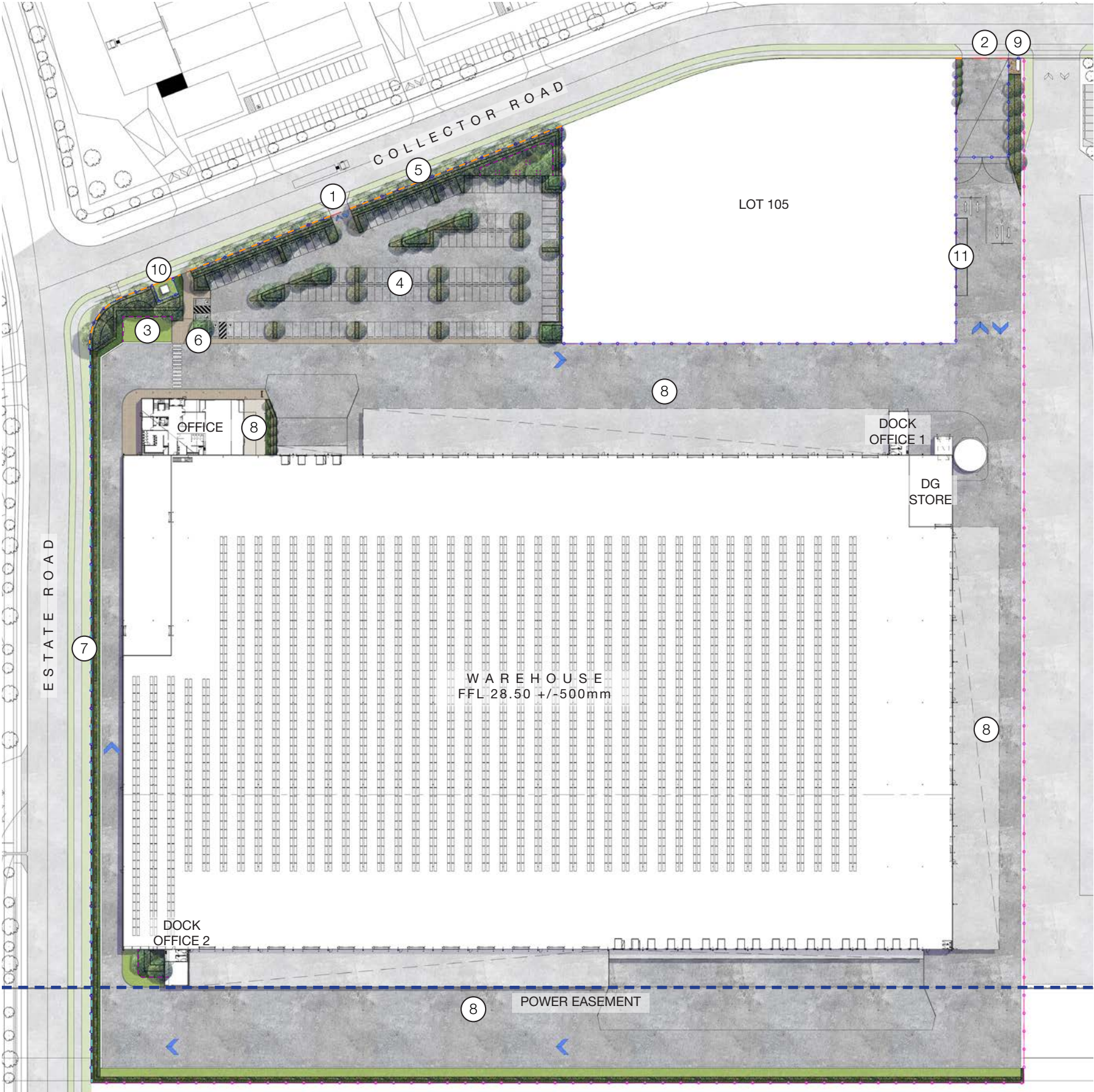
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# OVERALL LANDSCAPE CONCEPT MASTERPLAN



**KEY**

SITE BOUNDARY

2100mm HT PALASIDE/  
DIPLOMAT TYPE FENCING  
TO CH SPECIFICATION

1800mm HT PVC COATED  
CHAINMESH FENCING  
TO CH SPECIFICATIONS

STEEL EDGING

CONCRETE EDGING

RETAINING WALL

PROPOSED CANOPY TREE  
PLANTING  
REFER TO PLANT SCHEDULE

MASS PLANTING BEDS  
REFER TO PLANT SCHEDULE

TURF

CONCRETE SURFACE  
TO ENGINEER'S DETAILS

PAVED SURFACE  
TO ARCHITECT'S DETAILS

- DESIGN NOTES**
1.

CAR ENTRY / EXIT
2.

TRUCK ENTRY / EXIT
3.

SEATING AREA
4.

CARPARK AREA
5.

LANDSCAPE SETBACK: LARGE CANOPY TREES (10m HT @10M  
OC) AND MEDIUM TREES (6m HT @10M OC)
6.

FOOTPATH / PEDESTRIAN ACCESS
7.

BOUNDARY PLANTING: SCREENING AND LOW LYING SHRUBS
8.

STAFF AREA
9.

PYLON SIGN
10.

FUTURE PAD MOUNTED TRANSFORMER
11.

WEIGHBRIDGE

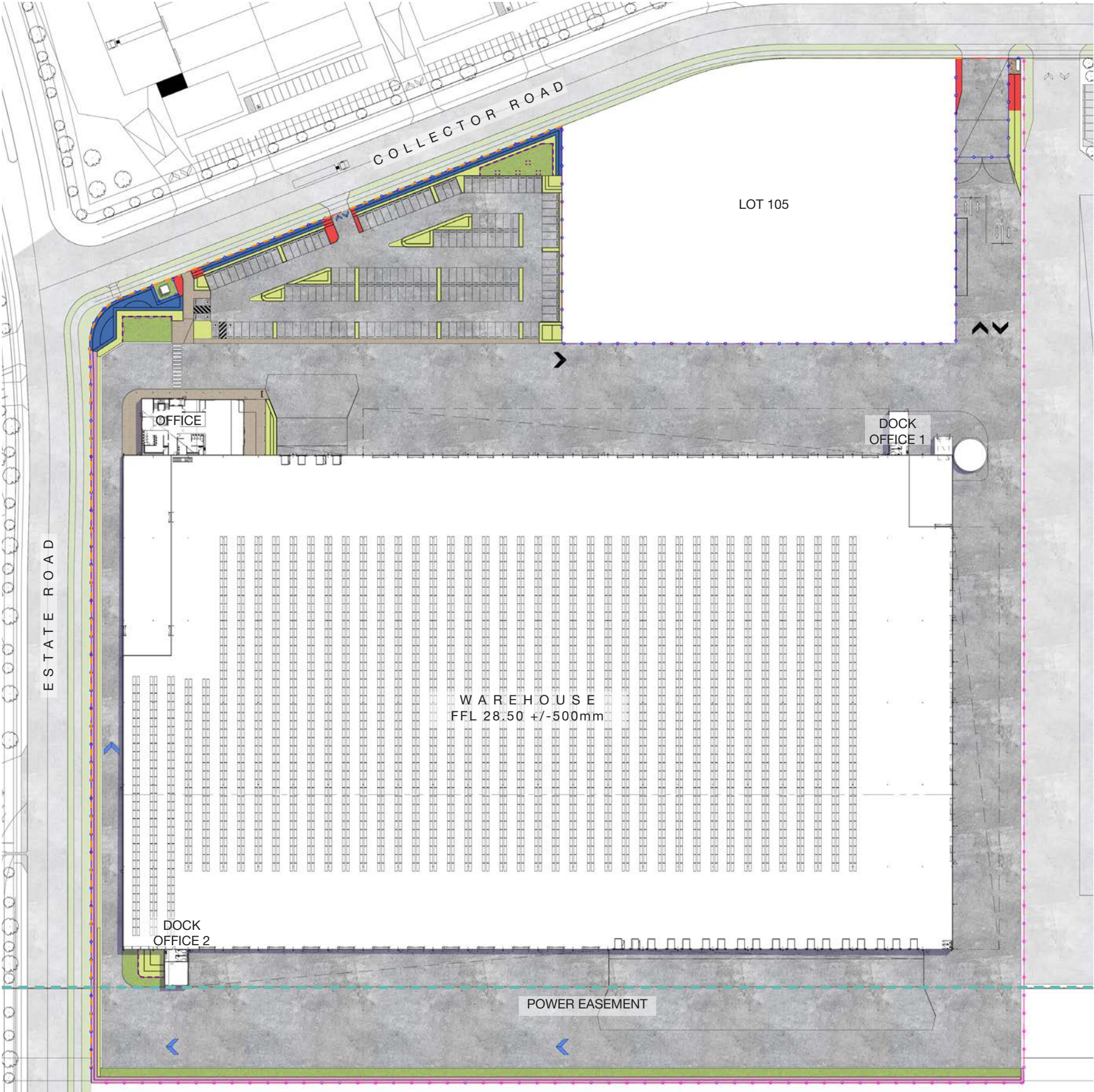
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PLANTING STRATEGY



KEY

- FEATURE ENTRY PLANTING**  
*Refer to Plant Schedule*
- FRONT SETBACK PLANTING**  
*Refer to Plant Schedule*
- CARPARK PLANTING AND OFFICE**  
*Refer to Plant Schedule*
- BOUNDARY PLANTING AREA**  
*Refer to Plant Schedule*
- TURF**

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# TREE CANOPY SHADOW ANALYSIS: CARPARK + FRONTAGE

### DESIGN NOTES

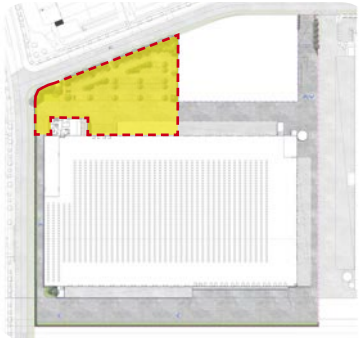
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- 5. FOOTPATH / PEDESTRIAN ACCESS
- 6. BOUNDARY PLANTING: SCREENING AND LOW LYING SHRUBS
- 7. HARDSTAND
- 8. FUTURE PAD MOUNTED TRANSFORMER
- 9. STAFF AREA

### TREE CANOPY COVER (Carpark + Frontage only)

TREE NO.	TREE CANOPY	CANOPY AREA (m²)	TOTAL CANOPY COVER (m²)
29	6m	30	870
21	8m	50	1050
16	10m	78	1248

CARPARK + FRONTAGE AREA	6,037.91 m²
TOTAL TREE NO.	66
TOTAL SQM CANOPY COVER	3,168m²
TOTAL CANOPY PERCENTAGE	52.47%
CARPARK + FRONTAGE LANDSCAPE AREA SQM	1,514.16
TOTAL LANDSCAPE PERCENTAGE	25.08%

TOTAL SITE AREA	80,151m²
TOTAL TREE NO.	84
TOTAL SQM CANOPY COVER	3,495 m²
TOTAL CANOPY PERCENTAGE	4.36%
TOTAL LANDSCAPE AREA SQM	4,009
TOTAL LANDSCAPE PERCENTAGE	5%



KEY PLAN



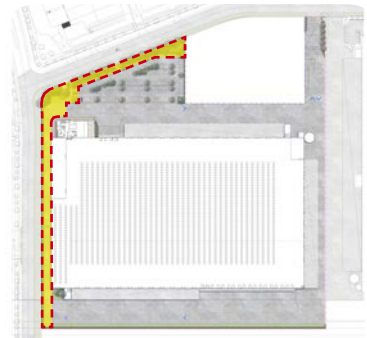
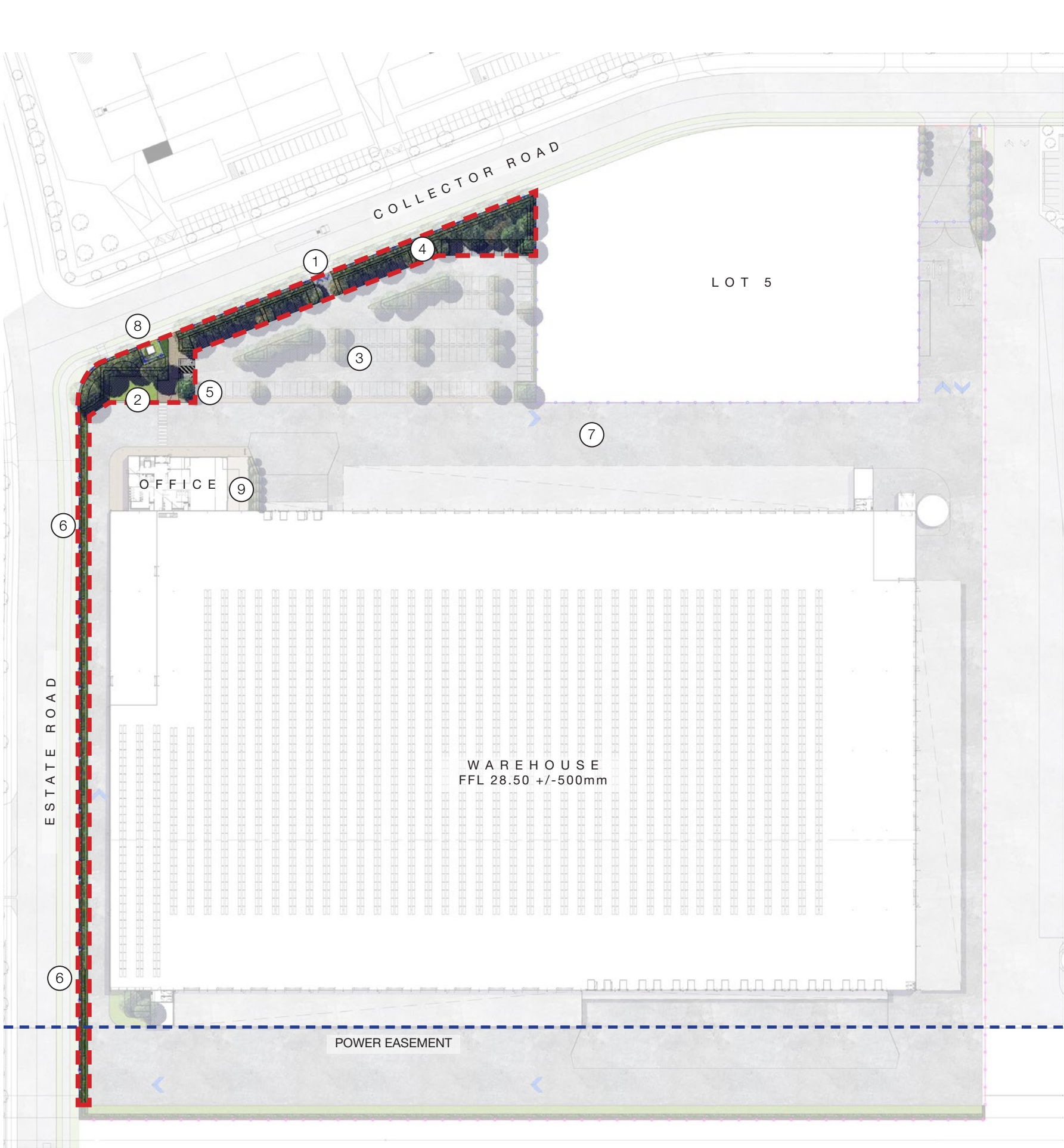
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TREE CANOPY SHADOW ANALYSIS: STREET FRONTAGE



KEY PLAN

DESIGN NOTES

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TREE CANOPY COVER

(Street Frontage only)

TREE NO.	TREE CANOPY	CANOPY AREA (m²)	TOTAL CANOPY COVER (m²)
8	6m	30	240
16	8m	50	800
16	10m	78	1248

STREET FRONTAGE AREA	2,659.63 m²
TOTAL TREE NO.	40
TOTAL SQM CANOPY COVER	2,288 m²
TOTAL CANOPY PERCENTAGE	86.03%
STREET FRONTAGE LANDSCAPE AREA SQM	1,991.49
TOTAL LANDSCAPE PERCENTAGE	74.88%

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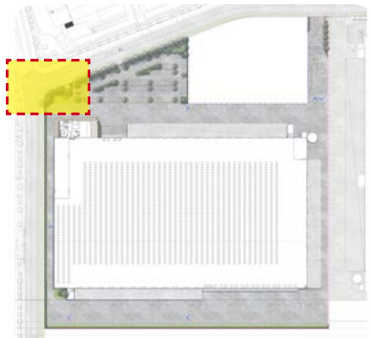
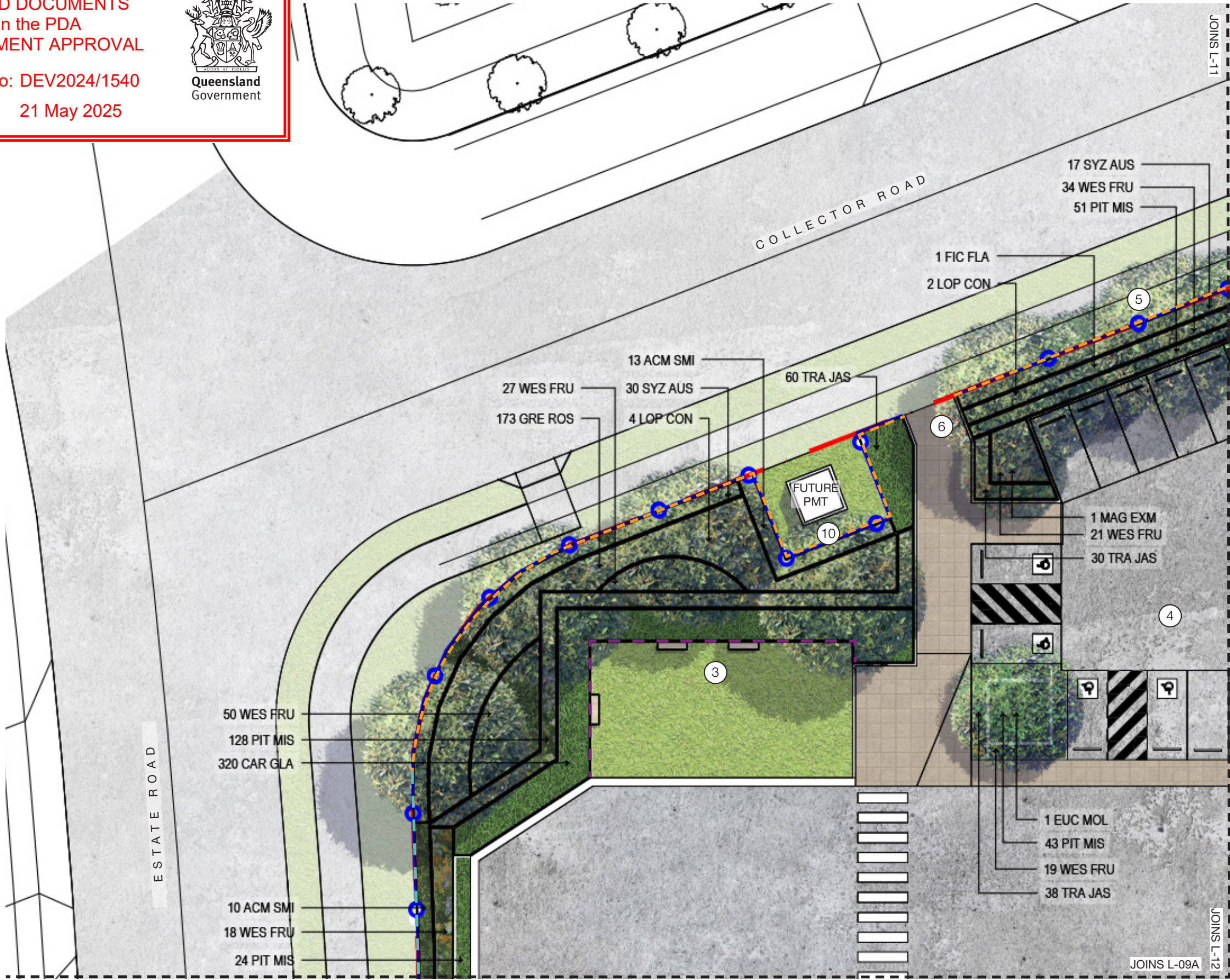




LANDSCAPE CONCEPT PLAN 01

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KEY PLAN

KEY

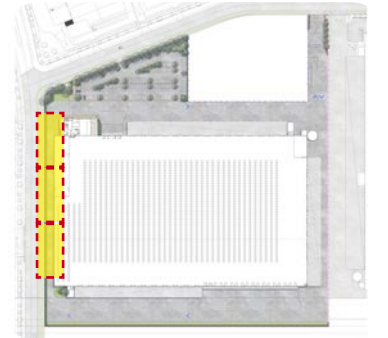
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- 1800mm HT PVC COATED CHAINMESH FENCING TO CH SPECIFICATIONS
- STEEL EDGING
- CONCRETE EDGING
- RETAINING WALL
- PROPOSED CANOPY TREE PLANTING REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS REFER TO PLANT SCHEDULE
- TURF
- CONCRETE SURFACE TO ENGINEER'S DETAILS
- PAVED SURFACE TO ARCHITECT'S DETAILS

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- PYLON SIGN
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- WEIGHBRIDGE





A red rectangular stamp from the Queensland Government. The text inside the stamp reads: "PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL", "Approval no: DEV2024/1540", and "Date: 21 May 2025". To the right of the text is the Queensland Government crest, which features a shield with a kangaroo and a emu, topped with a crown. Below the crest, the words "Queensland Government" are written.





## KEY


- 


SITE BOUNDARY
  - 


2100mm HT PALASIDE/  
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TO CH SPECIFICATION
  - 


1800mm HT PVC COATED  
CHAINMESH FENCING  
TO CH SPECIFICATIONS
  - 


STEEL EDGING
  - 


CONCRETE EDGING
  - 

RETAINING WALL
  - 

PROPOSED CANOPY TREE  
PLANTING  
REFER TO PLANT SCHEDULE
  - 

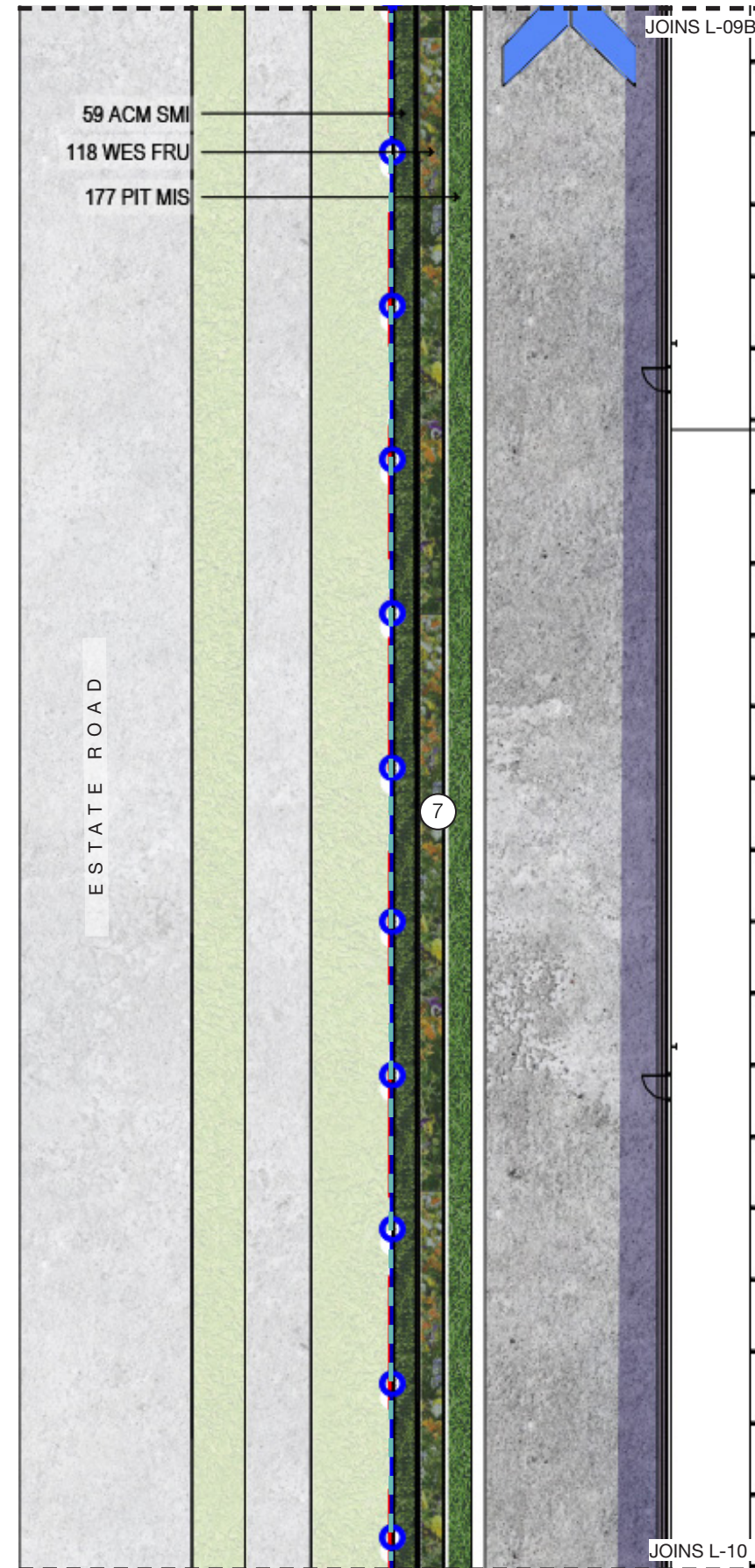
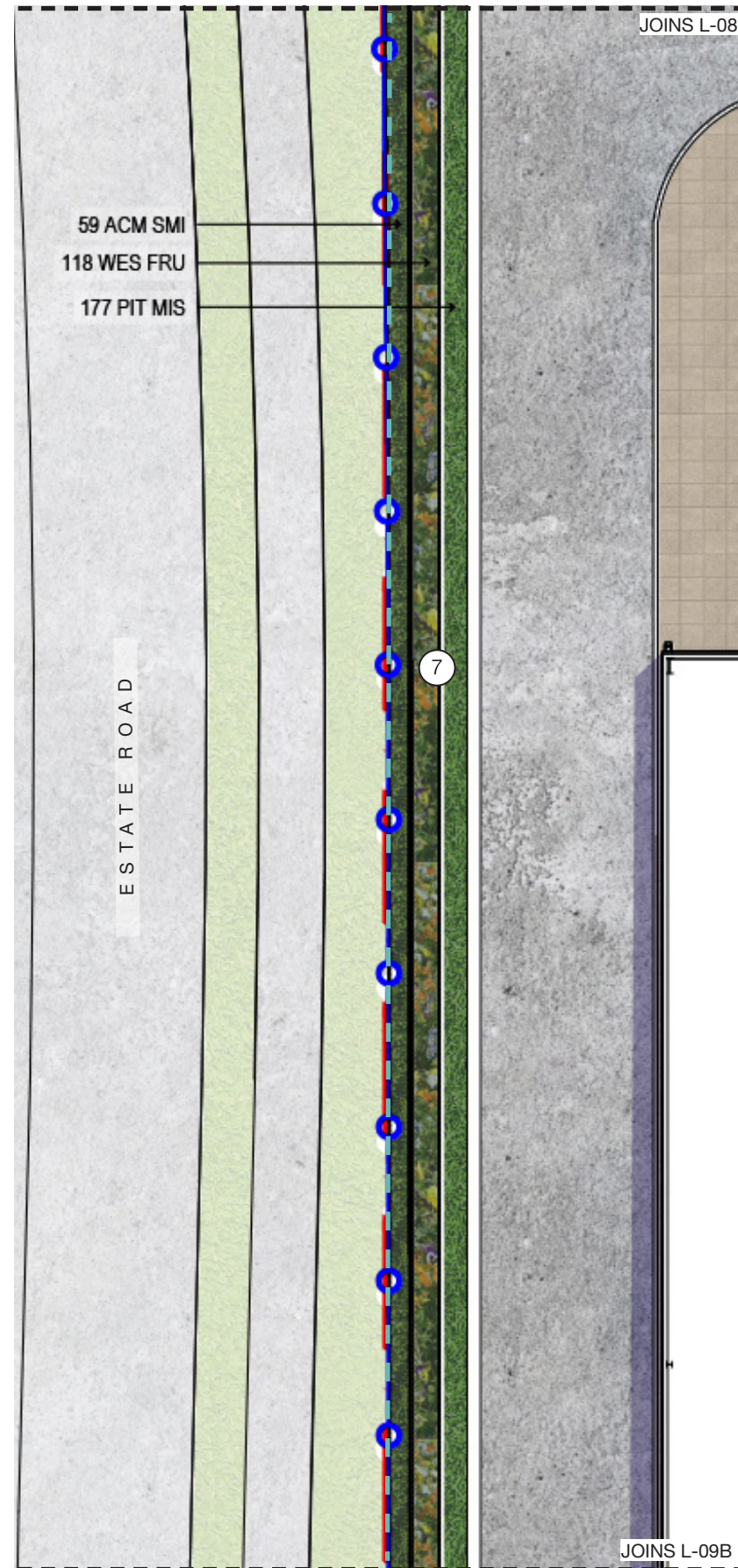
MASS PLANTING BEDS  
REFER TO PLANT SCHEDULE
  - 

TURF
  - 

CONCRETE SURFACE  
TO ENGINEER'S DETAILS
  - 

PAVED SURFACE  
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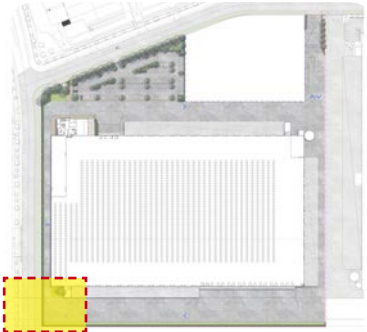
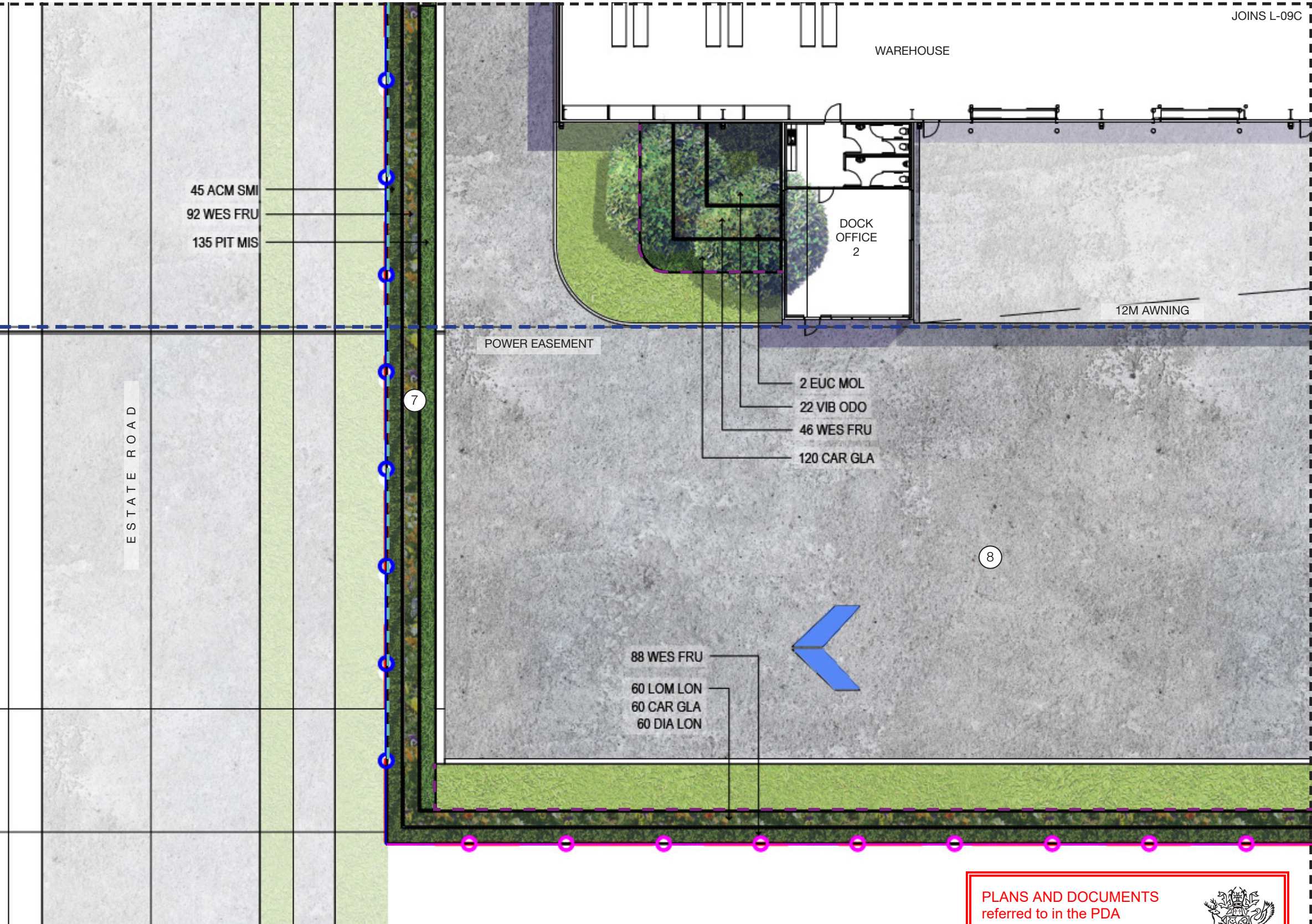


SCALE 1:250 AT A3





LANDSCAPE CONCEPT PLAN 03



KEY PLAN

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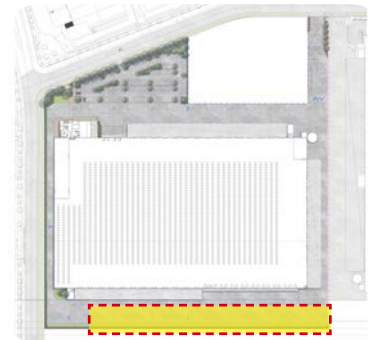


LANDSCAPE CONCEPT PLAN 04

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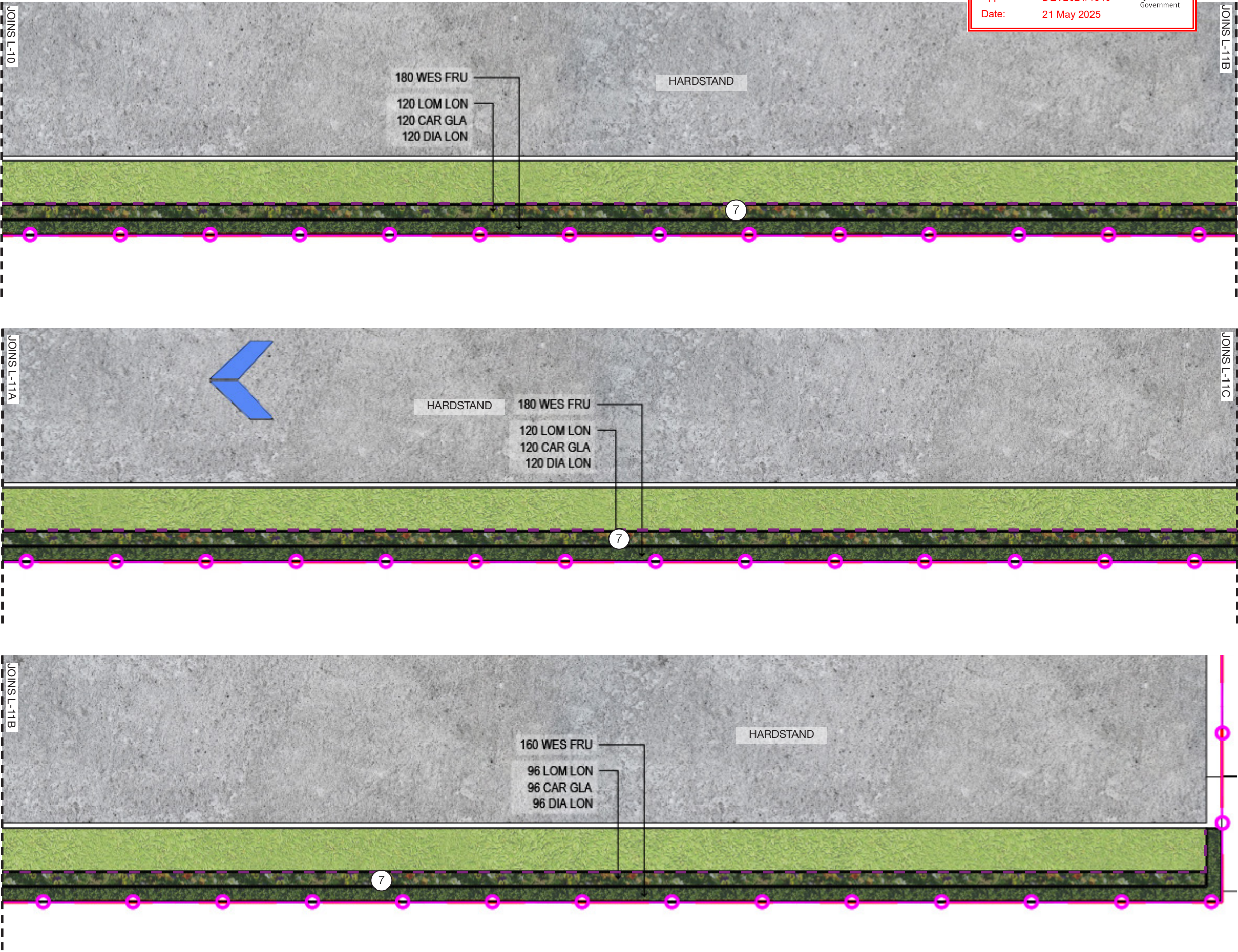
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REFER TO PLANT SCHEDULE
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DESIGN NOTES

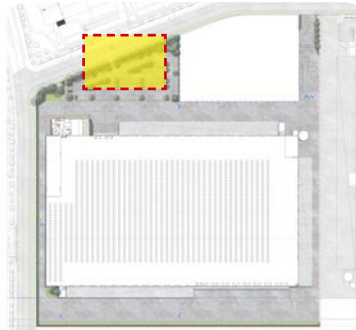
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LANDSCAPE CONCEPT PLAN 05

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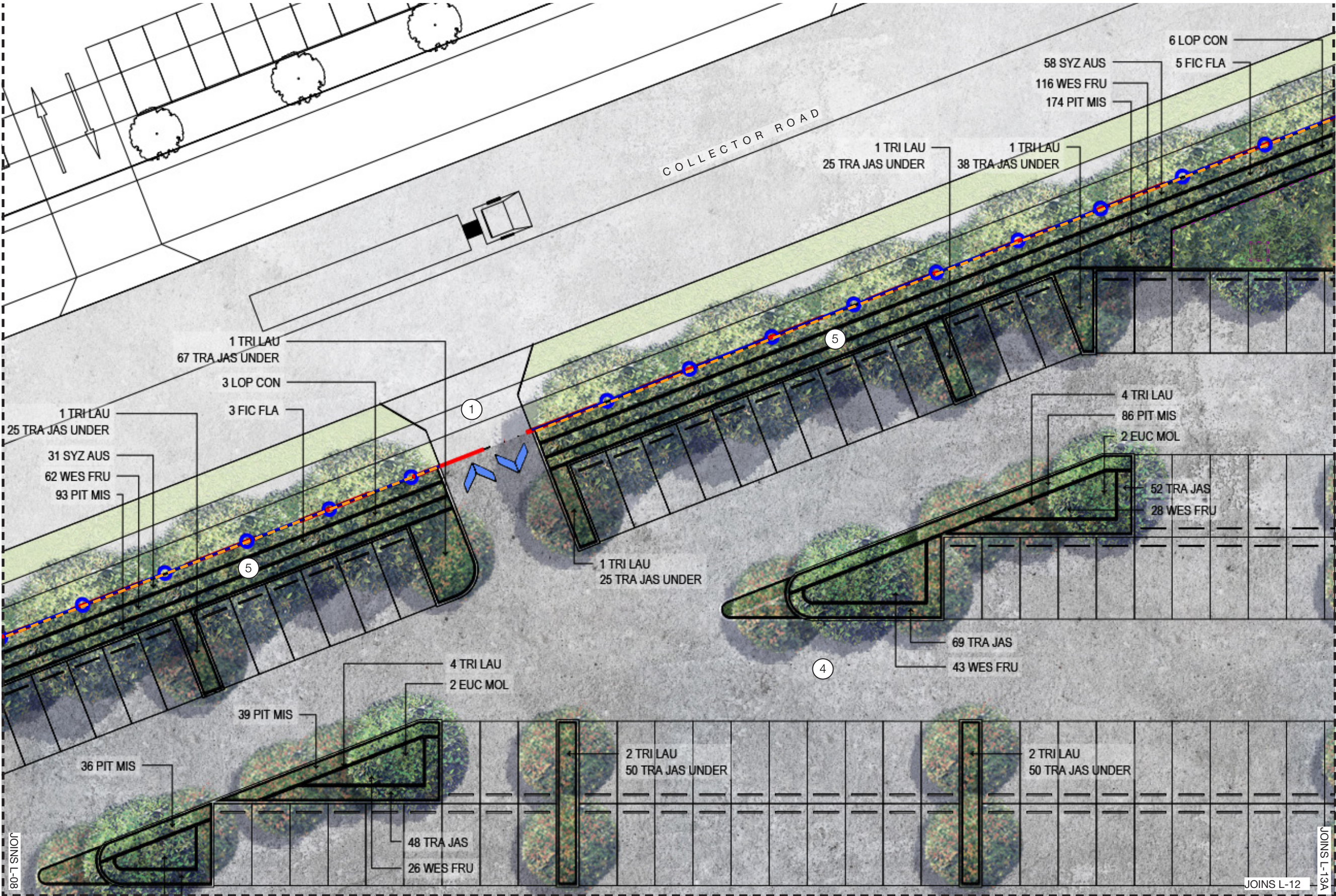
KEY PLAN

KEY

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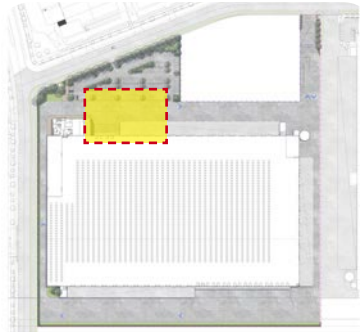


LANDSCAPE CONCEPT PLAN 06

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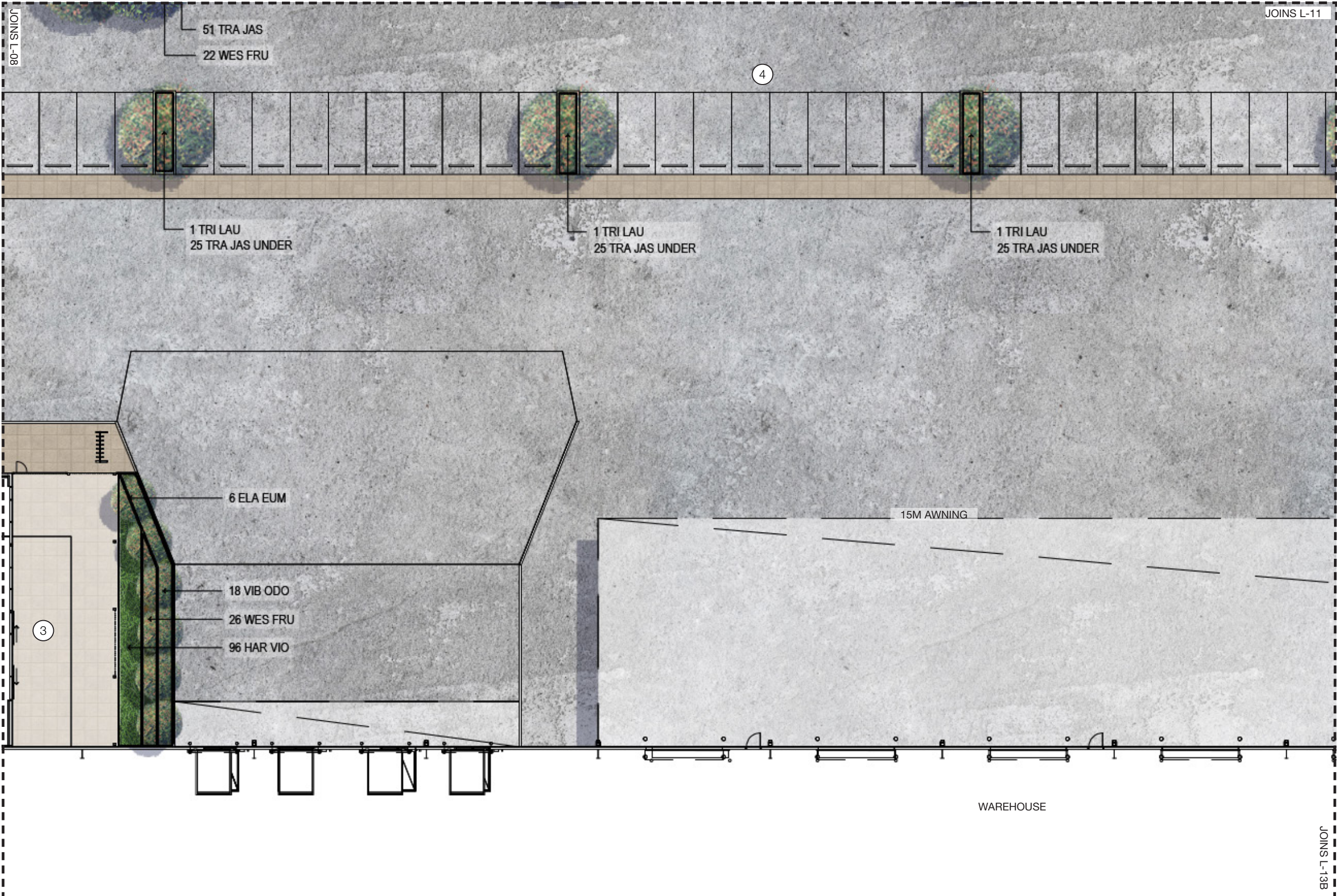
KEY PLAN

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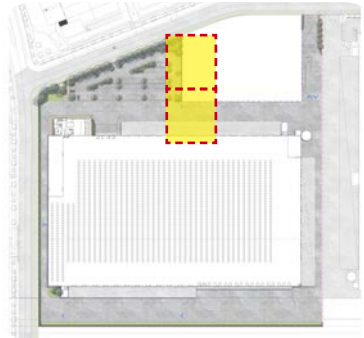
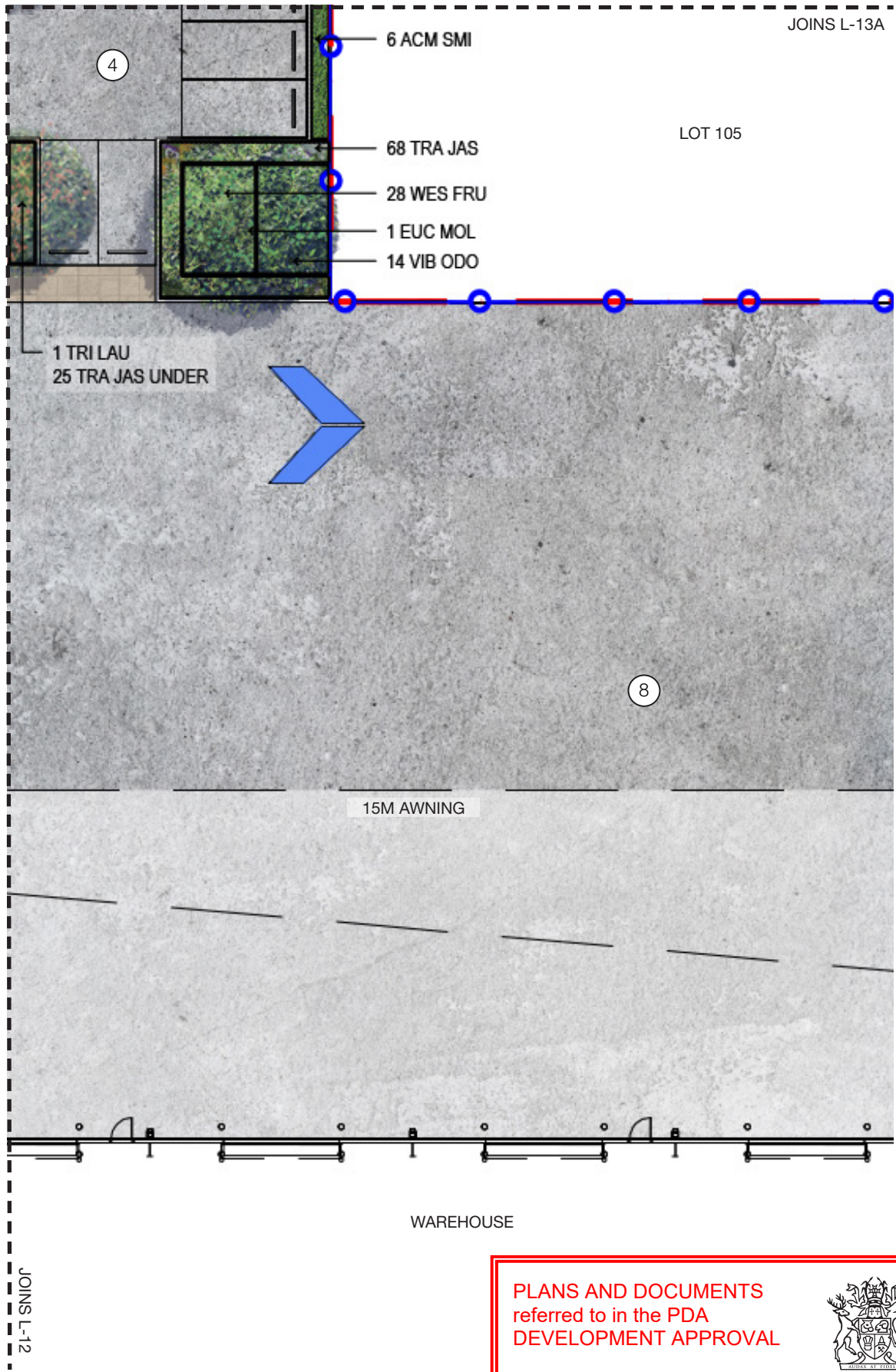
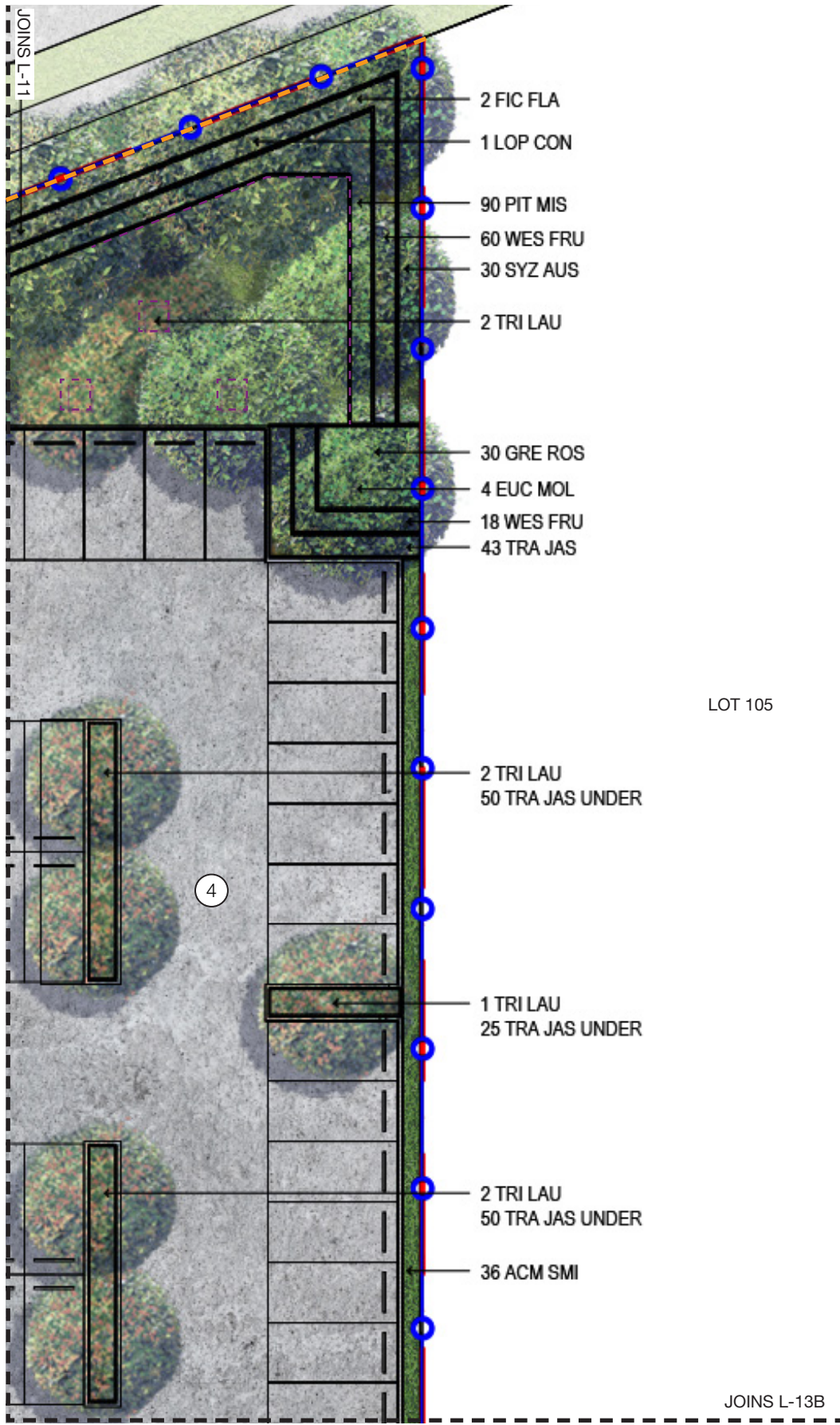
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LANDSCAPE CONCEPT PLAN 07



KEY PLAN

KEY

- SITE BOUNDARY
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DIPLOMAT TYPE FENCING  
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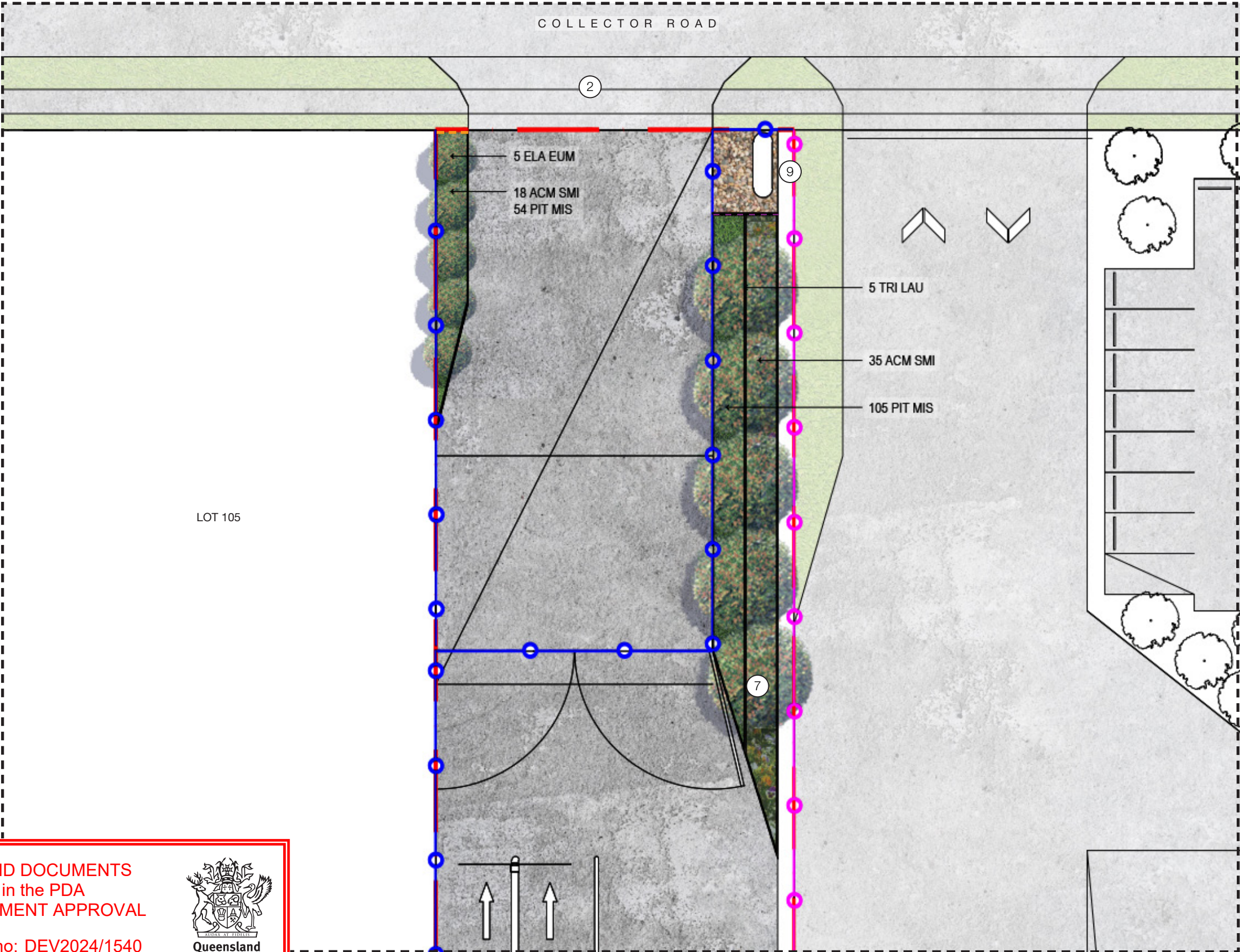
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LANDSCAPE CONCEPT PLAN 08



PLANS AND DOCUMENTS  
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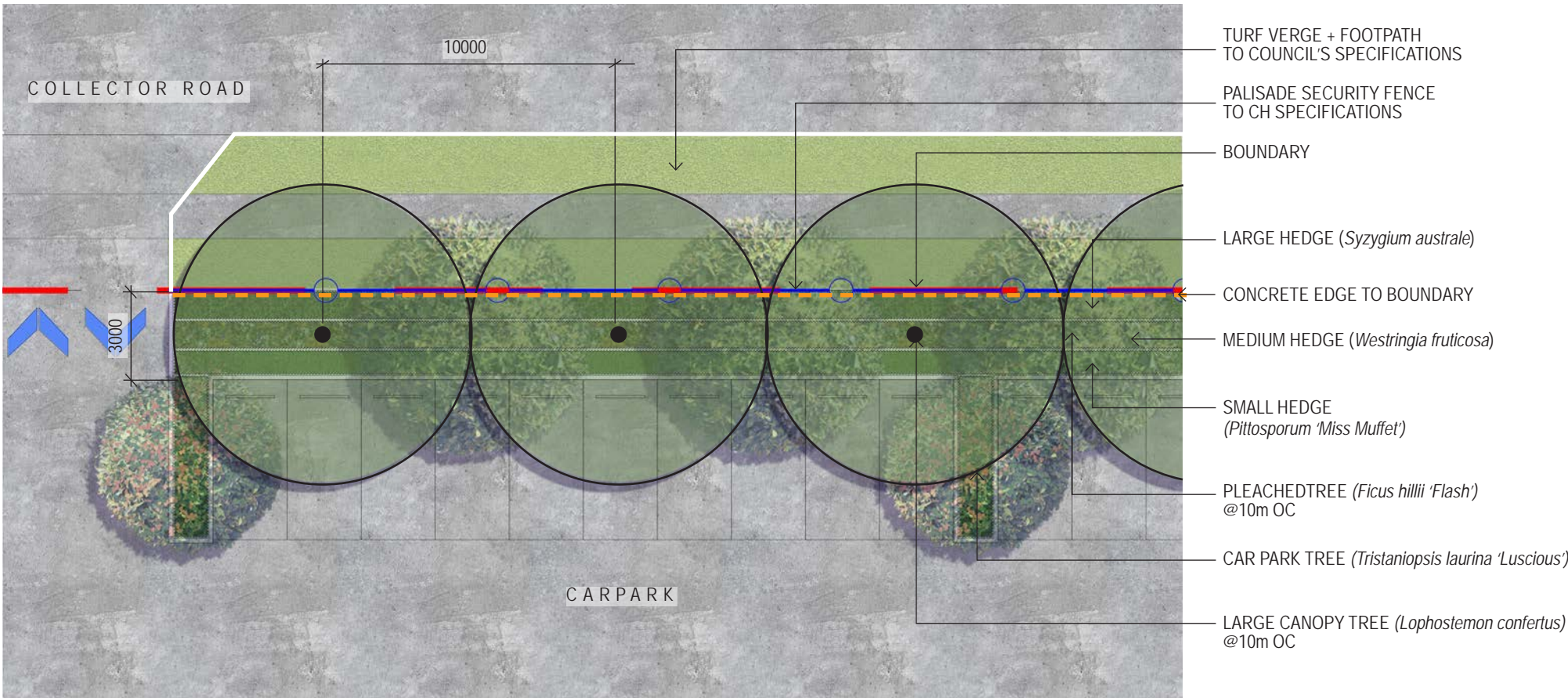
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# LANDSCAPE CONCEPT PLAN: SETBACK PLANTING (TYPICAL)



01 DETAIL PLANTING PLAN 01  
Scale 1:200@A3 / 1:100@A1



LOP CON



TRI LAU



FIC FLA



PIT MIS



WES FRU



SYZ AUS

PLANS AND DOCUMENTS  
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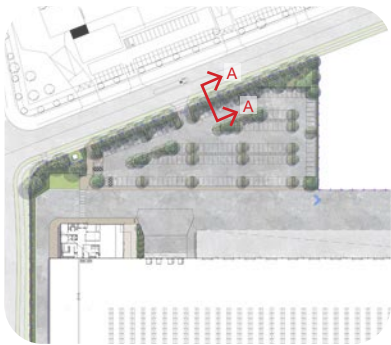
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LANDSCAPE SECTION A-A



KEY PLAN



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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Date: 21 May 2025





PLANT SCHEDULE

PLANT LIST

	CODE	BOTANICAL NAME	POT SIZE	DENSITY	HT AT MATURITY	QTY.
		TREES				
	EUC MOL	<i>Eucalyptus moluccana</i>	100L	As Shown	10-15m	12
	ELA EUM	<i>Elaeocarpus eumundi</i>	100L	As Shown	3-5m	11
	LOP CON	<i>Lophostemon confertus</i>	100L	As Shown	9-12m	16
	FIC FLA	<i>Ficus hillii</i> 'Flash'	100L	As Shown	5-10m	11
	TRI LAU	<i>Tristaniopsis laurina</i>	100L	As Shown	8-10m	33
	MAG EXM	<i>Magnolia grandiflora</i> 'Exmouth'	200L	As Shown	3-5m	1
		SHRUBS				
	PIT MIS	<i>Pittosporum tobira</i> 'Miss Muffet'	200mm	3/m²	1m	1589
	GRE ROS	<i>Grevillea rosmarinifolia</i>	200mm	2/m²	1.5-2m	203
	SYZ AUS	<i>Syzygium australe</i> 'Southern Form'	200mm	1/m²	3m	166
	ACM SMI	<i>Acmena smithii</i> 'Minor'	200mm	1/m²	3m	340
	VIB ODO	<i>Viburnum odoratissimum</i>	200mm	1/m²	3m	54
	WES FRU	<i>Westringia fruticosa</i>	200mm	2/m²	2m	1698
		GROUNDCOVERS				
	HAR VIO	<i>Hardenbergia violacea</i>	150mm	4/m²	500mm	96
	TRA JAS	<i>Trachelospermum jasminoides</i>	150mm	4/m²	300mm	964
	CAR GLA	<i>Carpobrotus glaucescens</i>	150mm	4/m²	300mm	836
	DIA LON	<i>Dianella longifolia</i>	150mm	4/m²	300mm	396
	LOM LON	<i>Lomandra longifolia</i>	150mm	4/m²	300mm	396

NOTES:  
Planting sourced from City Of Logan Landscape Development Manual, The Water By Design Technical Guideline, City of Logan List of Approved Plants for Gardens on Foortpaths, and Charter Hall Industrial & Logistics Landscape Guidelines 2022



MAG EXM



LOP CON



TRI LAU



ELA EUM



FIC FLA



EUC MOL



ACM SMI



SYZ AUS



VIB ODO



WES FRU



GRE ROS



PIT MIS



HAR VIO



TRA JAS



CAR GLA



DIA LON



LOM FIL

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

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# CHARTER HALL STANDARD SPECIFICATION + MAINTENANCE NOTES

- The Charter Hall and Sprout KOP Annexure G is to be the over-riding document in any instance.
- A high standard of mature landscaping is expected leading to the customer entry. A fully designed low maintenance landscape plan with no turf shall be provided after reviewing the most recent copy of the Charter Hall Kit of Parts, to then be sent to Charter Hall for review and approval.
  - The landscaping design consider ongoing maintenance, clear lines of sight and general tidiness. For example - preference to gravel beds in car park landscaping. All stone products are to be environmentally friendly ie no river rocks.
  - The D&C Contractor shall provide an automatic watering system, connected to the rain water tanks and mains water back up, for the site with all landscaping and irrigation as per the applicable landscape drawings but not less than one tap per major garden bed and one within 30m of minor beds for hose access The Landscape Architect is to review irrigation design to ensure it is a performance based specification and adequate.
  - Irrigation to be linked to the water re-use system.
  - The contractor is to allow for all turfing and landscaping in the nature strip as required by Council.
  - 12 months' full maintenance is required after PC including a 3 month plant warranty.
  - All new trees shall be staked and tied. Existing trees deemed to remain shall be protected during construction and documented with an arborist report.
  - A follow up arborist report shall be undertaken prior to the conclusion of the 12 month defects liability period.
  - Landscape beds are to be clear of builders rubble which is not to be disposed of throughout the site.
  - Soil inside of the landscape beds are to be raised to a level that allows for importation of topsoil. Costs to remove excess filling to allow suitable topsoil placement will be charged to the builder.

**SERVICES**  
Landscaping is to be completed to Authority requirements. Building & Estate Landscaping to be in line with the Charter Hall landscape specification and Assets Presentation Guidelines Annexure G  
Remove all weed and other debris from planter beds and areas to be landscaped. Remove rocks and branches larger than 75mm.  
Before landscape work is commenced the Landscape Contractor is to establish the position of all service lines and ensure tree planting is carried out at least 3 metres away from these services. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, garden beds etc.)  
Finish adjoining surfaces flush with pit lids.

**PLANTING MIXTURE** - (300mm DEPTH)  
**TURF SOIL UNDERLAY** - (150mm DEPTH)  
Imported Garden Mix.  
Type: Premium  
Available: Australian Native Landscapes (ANL)

**TURF SOIL UNDERLAY**

**MULCH**  
**APPLICATION:** Place mulch to the required depth, (refer to drawings) clear of plant stems, and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.  
**MULCH TYPE:**  
Pine bark: From mature trees, graded in size from 15mm to 30mm, free from wood slivers. Dark brown in colour and texture.

**COMPOST**  
Shall be “GO Compost” as available from Soilco or approved equal.

**PLANT MATERIAL**  
All plants supplied are to conform with those species listed in the Plant Schedule on the drawings. Generally plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees shall have a leading shoot. Immediately reject dried out, damaged or unhealthy plant material before planting. All stock is to be container grown for a minimum of six (6) months prior to delivery to site.

- All plant material shall be obtained from an approved reputable nursery/supplier where plants are exposed and have been hardened-off in the open.
- Plants are to be healthy, well-grown specimens, free of pest, injury and diseases.
- Carry out the supply and installation of all planting as specified including preparation of tree holes, back filling, planting of trees, staking and tying and planting of garden beds as set out and scheduled on the Drawings.
- It is the Contractors responsibility to adequately protect and maintain vegetative material against any adverse or damaging climatic conditions before and during the planting procedure.
- Hardwood stakes, as per details are to be installed immediately after tree planting. Stakes are to be driven 600mm into the ground or deep enough to ensure that the stake will remain stable and vertical. Tie tree to stakes using 2 “figure eight” ties of canvas or approved equivalent.

**FERTILISER**  
**MASS PLANTING AREAS:** Fertiliser shall be ‘Nutricote’ or approved equivalent in granule form intended for slow release of plant nutrients over a period of approximately nine months. Thoroughly mix fertiliser with planting mixture at the recommended rate, prior to installing plants.  
**TURF:** Shall be Shirleys No. 17 or approved equal thoroughly mixed into the topsoil prior to placing turf.  
**SUPER ADVANCED TREES:** Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to Shirleys Kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum from the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree.

**STAKING AND TYING**  
Stakes shall be straight hardwood, free from knots and twists, pointed at one end and sized according to size

of plants to be staked.  
a. 5-15 litre size plant 1x(1200x25x25mm)  
b. 35-75 litre size plant 2x(1500x38x38mm)  
c. 100-greater than 200litre 3x(1800x50x50mm)  
Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on the windward side of the plant.

**TURF**  
Obtain turf from a specialist grower of cultivated turf. turf shall be of even thickness, free from weeds and other foreign matter; lay in stretcher pattern with joints staggered and close butted, perpendicular to gradient of FSL. Water immediately after laying.  
**TURF TYPE:** Couch (Confirm with Council)

- All turf to be laid within 24hrs after delivery to site.
- Roll soil to achieve an even and firm but not compacted surface before laying of turf. Finish topsoil so as to be 15mm below adjoining pavement surfaces to allow for turf thickness. Stagger joins in each new row and make sure all joints are tightly butt jointed together. Immediately water turf after laying of turf. On gradients, turf to be laid diagonally across the slope, peg turf in areas with slopes greater than 1:3. Ensure pegs are removed after turf has established.
- Water turf a minimum once a day for the first 7 days of installation and every 2 days thereafter from day 8-21 of installation. Additional hand sprigging will be required to any areas that have failed or where coverage is noticeably inconsistent.
- Turfing is undertaken between the months of November and March, ensure grassing is watered daily (at a minimum) for the first two weeks subsequent to laying.

**SANDSTONE LOG SEAT**  
Type: Strabe Rondo Seat (Sawn)  
Size: 1800mmL x 500mmH x 500mmW  
Available: Gosford Quarries

## LANDSCAPE MAINTENANCE PROGRAM

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. This shall include, but shall not be limited to, watering, mowing, fertilising, re-seeding, returfing, weeding, pest and disease control, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing, maintaining the site in a neat and tidy condition as follows:-

**GENERAL**  
The landscape contractor shall maintain the landscape works for the term of the maintenance (or Plant establishment) period to the satisfaction of the council. The landscape contractor shall attend to the site on a weekly basis. The maintenance period shall commence at practical completion and continue for a period of twenty six (26) weeks.

**WATERING**  
Grass, trees and garden areas shall be watered regularly so as to ensure continuous healthy growth.

**RUBBISH REMOVAL**  
During the term of the maintenance period the landscape contractor shall remove rubbish that may occur and reoccur throughout the maintenance period. This work shall be carried out regularly so that at weekly intervals the area may be observed in a completely clean and tidy condition.

**REPLACEMENTS**  
The landscape contractor shall replace all plants that are missing, unhealthy or dead at the Landscape Contractor's cost. Replacements shall be of the same size, quality and species as the plant that has failed unless otherwise directed by the Landscape Architect. Replacements shall be made on a continuing basis not exceeding two (2) weeks after the plant has died or is seen to be missing.

**STAKES AND TIES**  
The landscape contractor shall replace or adjust plant stakes, and tree guards as necessary or as directed by the Landscape Architect. Remove stakes and ties at the end of the maintenance period if so directed.

**PRUNING**  
General: Prune to reflect the natural growth flowering and regrowth habit of the individual species. Shrubs: Prune after flowering - Spring and Summer and on a spot basis as required.  
Hedge trimming: Schedule trimming at times which will maintain the character and design of hedges. Allow up to three times per season.  
Tip pruning: To encourage development of new shoots during the active growing season. Do not remove buds before the flowering season in those plants that have terminal flowers.  
Radical pruning: To maintain a hedge or formal shape or when a particular problem, growth habit, damage, or disease requires branch removal.  
Trees: Prune to eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns in a natural manner, maintain sight lines to signs and lights, or maintain visibility for personal security. Tree branch removal to AS 4373. Give notice and engage a suitably qualified ‘arborist’.

**MULCHED SURFACES**  
All mulched surfaces shall be maintained in a clean and tidy condition and be reinstated if necessary to ensure that a depth of 75mm is maintained. Ensure mulch is kept clear of plant stems at all times. Remove all mulching materials off lawn or paved areas and maintain a clean and tidy appearance when viewed on a weekly basis.

**PEST AND DISEASE CONTROL**  
The landscape contractor shall spray against insect and fungus infestation with all spraying to be carried out in accordance with the manufacturer's directions. Report all instances of pests and diseases (immediately that they are detected) to the Landscape Architect.

**GRASS AND TURF AREAS**  
The landscape contractor shall maintain all grass and turf areas by watering, weeding, re-seeding, rolling, mowing, trimming or other operations as necessary. Seed and turf species shall be the same as the original specified mixture. Grass and turf areas shall be sprayed with approved selective herbicide against broad leafed weeds as required by the Landscape Architect and in accordance with the manufacturer's directions. Grass and turf areas shall be fertilised once a year in autumn with “Dynamic Lifter” for lawns at a rate of 20kg per 100m2. Fertiliser shall be watered in immediately after application. Irregularities in the grass and turf shall be watered in immediately after application. Grass and turf areas shall be kept mown to maintain a healthy and vigorous sward. Mowing height: 30-50mm.

**WEED ERADICATION**  
Eradicate weeds by environmentally acceptable methods using a non-residual glyphosate herbicide (eg. ‘Roundup’) in any of its registered formulae, at the recommended maximum rate. Regularly remove by hand, weed growth that may occur or recur throughout grassed, planted and mulched areas. Remove weed growth from an area 750mm diameter around the base of trees in grassed areas. Continue eradication throughout the course of the works and during the maintenance period.

**SOIL SUBSIDENCE**  
Any soil subsidence or erosion which may occur after the soil filling and preparation operations shall be made good by the landscape contractor at no cost to the client.

**MAINTENANCE PERIOD:**  
The maintenance period for all landscaping is 12 months from Practical Completion and an establishment warranty period of 3 months from Practical Completion.  
During the maintenance period:  
· The Contractor is responsible for the satisfactory establishment of all soft works and parts thereof prior to the issuance of the Final Completion Certificate.  
· Establishment shall mean the care and maintenance of the contract area by accepted horticultural practices, as well as rectifying any defects that may become apparent in the Works under normal use within 14 days of the defect being noted.  
· Keep a log book recording 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.  
During the warranty period:  
· The Landscape Contractor is responsible for all losses of plant material due to nursery stock failure or improper horticultural care during the landscape maintenance / plant establishment period. If plants die as a result of poor horticultural practice, they are to be replaced within 48 hours. If plants die or are removed for other reasons, such as theft or vandalism, the Contractor is to notify the Superintendent immediately and replace the effected planting within 48 hours.

## IRRIGATION (PERFORMANCE SPECIFICATION)

**IRRIGATION OVERVIEW** - Confirm with Project Manager at tender stage.

**EXTENT**  
All mass planting landscape areas and trees are to have full coverage by a fully automatic irrigation system. The design, materials and installation are to be in accordance with City West Water Codes and all relevant Australian Standards.

- An automatic irrigation system is to be installed to all turf and garden bed areas.
- The irrigation system shall be designed and installed by a licensed contractor to relevant Australian standards and City West water guidelines.
- The irrigation system shall be connected into the rainwater tank system and pump.


**DRIPLINE**  
Provide 13mm dripline to all garden bed areas with appropriate 13mm joiners. Dripline to be Toro drip or similar with 400mm centre drippers. Install line at 500mm spacings with the first line to be 150mm in from edge. Install dripline after planting and prior to mulching to allow for an adequate mulch cover. Anchor at 1.5m maximum intervals with u-shaped stakes. Dripline pattern to suit planting.

**CONTROL VALVES**  
24v solenoid actuated hydraulic valve with flow control. Control valves to be Toro ezflow series solenoids 25mm or approved equal. Provide a gate valve of the same size immediately upstream of each valve. House both valves in a high impact plastic valve box with a high impact plastic cover at finished ground level. Support the box with bricks on each side.  
Controller to be Toro greenkeeper or approved equal with a rain switch.  
Install a master valve/pressure regulating valve equal to Toro p220 with exreg pressure regulation valve. Filter to be installed equal to Toro y filter 75mm screen filter.  
**CONTROL WIRES**  
Connect the control valves and soil moisture sensor to the controller with double insulated underground cables laid alongside piping where possible. Lay intertwined for their full length without joints except at the valves and branches off common wires. Provide waterproof connectors.  
Provide a backflow prevention device to Australian standards AS 3500.  
**DEFECTS LIABILITY PERIOD**  
The irrigation system shall be subject to a 12 month defects and liability period.  
**RELEVANT AUSTRALIAN STANDARDS**  
  
Soil: AS4419, AS3743, AS4454  
Mulch: AS4454  
Tree: AS2303  
Pruning: AS4373  
Tree Protection: AS4970  
Contractor to comply with the above Australian Standards

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Approval no: DEV2024/1540  
Date: 21 May 2025



PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED WAREHOUSE DEVELOPMENT PROPOSED LOT 104, FLAGSTONE LOGISTICS ESTATE, QLD 4280	CHARTER HALL STANDARD SPECIFICATION + MAINTENANCE NOTES	H8-24031	DA SUBMISSION	NTS	F	01.04.2025	DF / KM	DV	L 19	





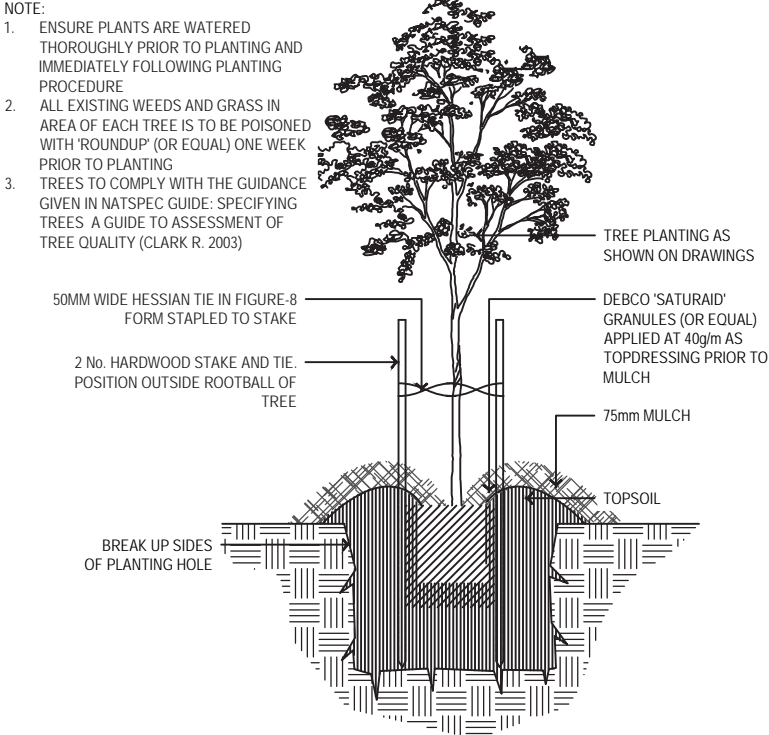
TYPICAL LANDSCAPE DETAILS

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

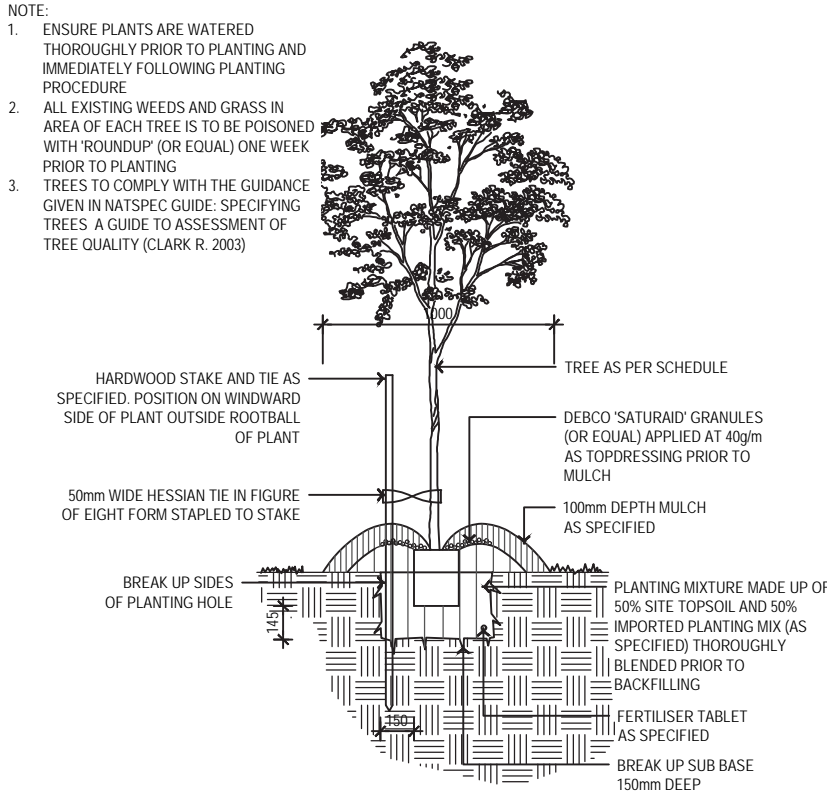
Approval no: DEV2024/1540

Date: 21 May 2025

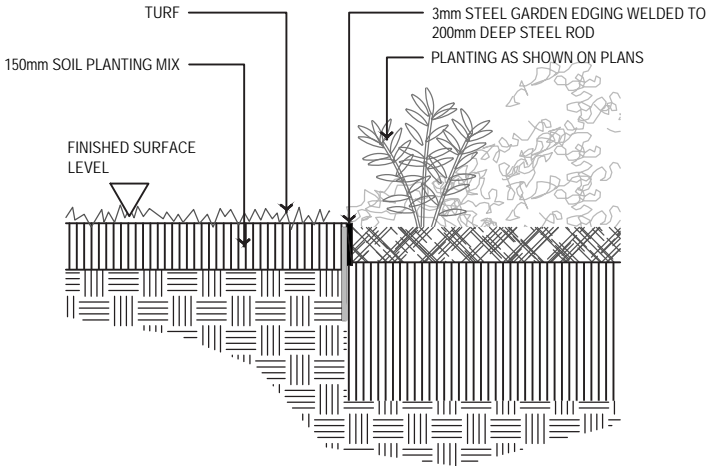
  
Queensland  
Government



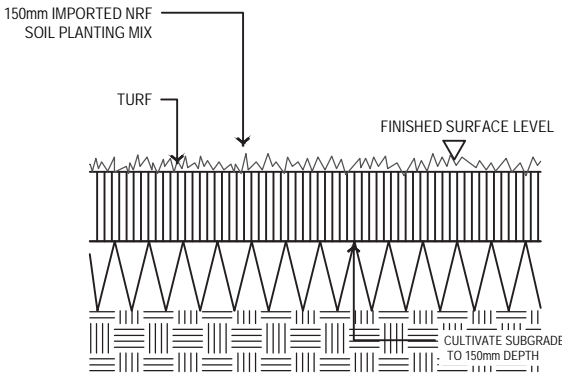
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1:20 @ A1 / 1:40 @ A3  
(IN GARDEN BED)



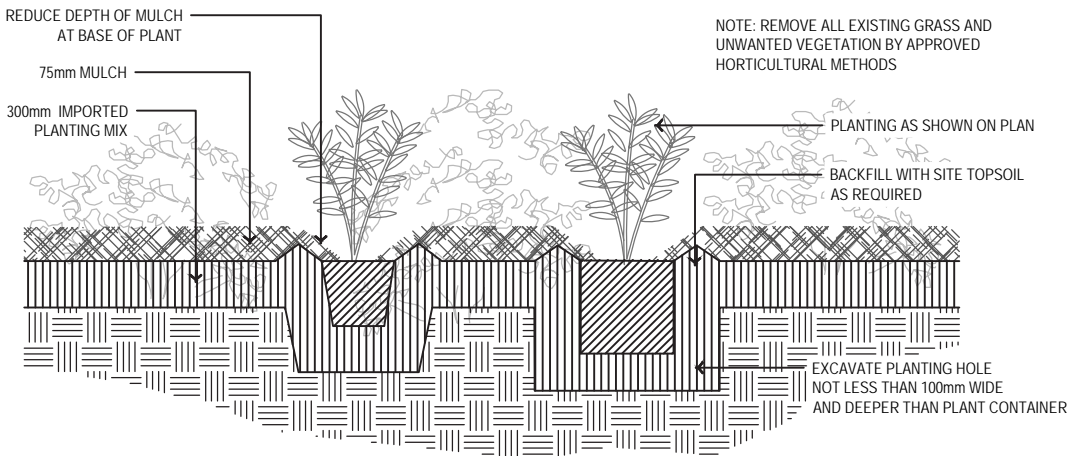
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1:20 @ A1 / 1:40 @ A3



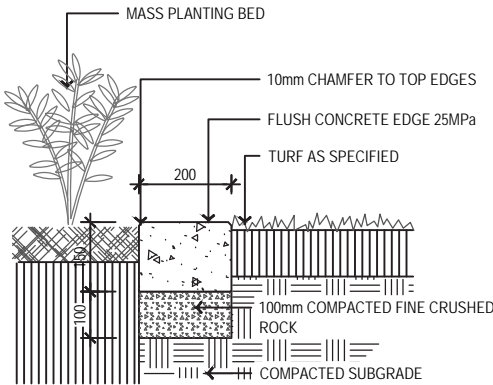
03 STEEL EDGE DETAIL  
1:10 @ A1 / 1:20 @ A3



04 TURF DETAIL  
1:10 @ A1 / 1:20 @ A3



05 MASS PLANTING DETAIL  
1:10 @ A1 / 1:20 @ A3



06 CONCRETE EDGE DETAIL  
1:10 @ A1 / 1:20 @ A3