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PLAN DOES NOT TAKE INTO
ACCOUNT ANY UNFORESEEN
SUBSURFACE ROCK FORMATIONS.

AMENDMENTS
Issue Date Description
A 27.06.25 ISSUE TO COUNCIL / EDO FOR APPROVAL



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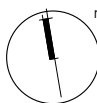
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PROJECT **PROPOSED INDUSTRIAL
PROJECT AT LOT 1127,
AURA INDUSTRIAL PARK,
CALOUNDRA SOUTH**

CLIENT **THOMPSON BUILDING GROUP**

DWG
TITLE **OVERALL SITE
LAYOUT PLAN**

ISSUE	A
ED 25145	OPW - 01



Date	JUNE 2025
Scale	1:300 @ A3
Design	JV Drawn JV
Sheet	01 OF 04

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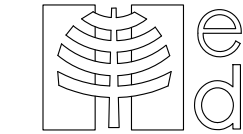
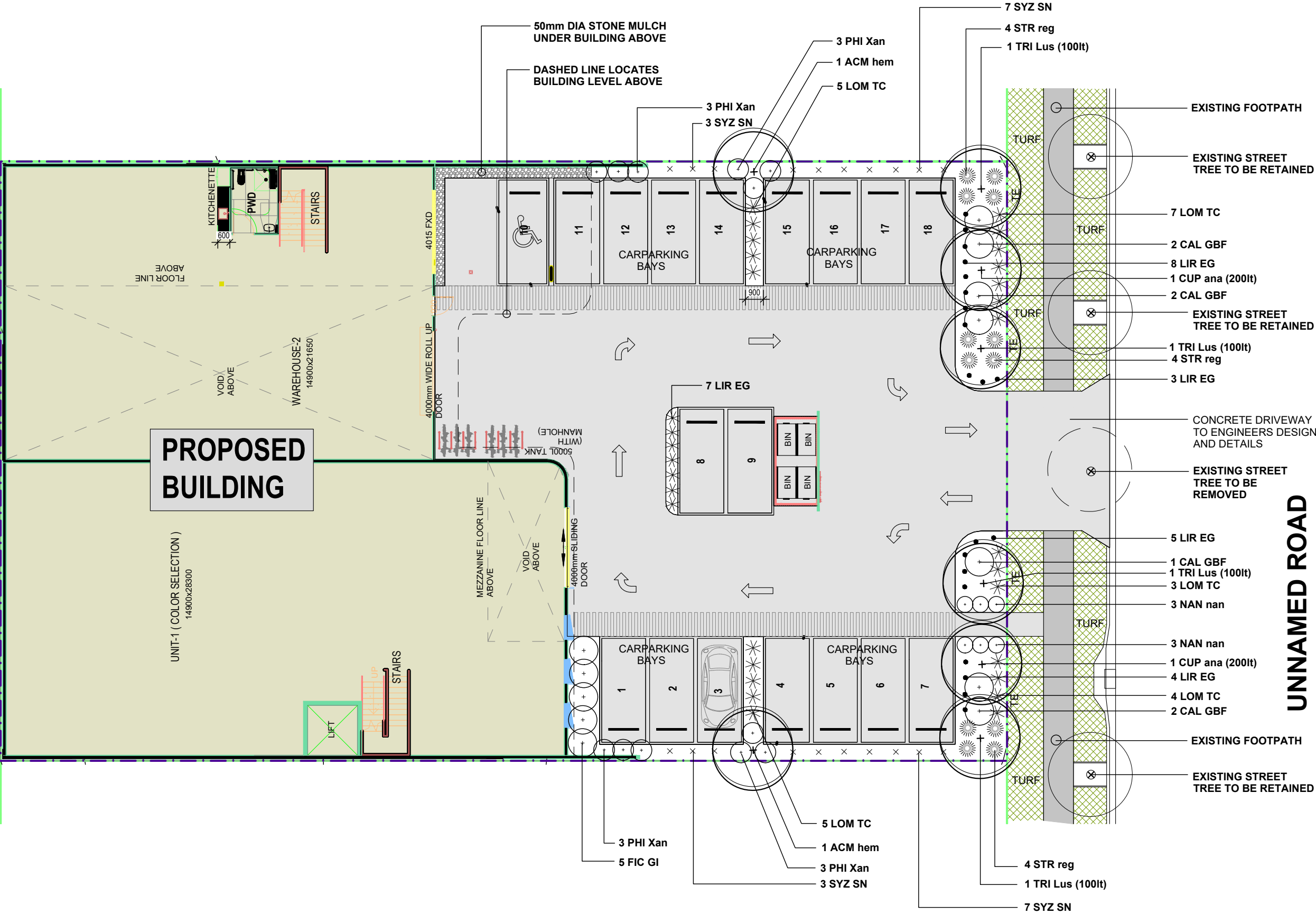
Sheet 02



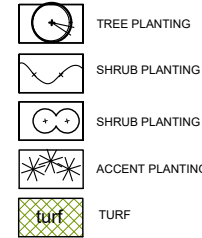
SHEET LEGEND -
SHEET 01 - OVERALL SITE LAYOUT PLAN
SHEET 02 - PLANTING PLAN
SHEET 03 - SCHEDULE / SPECIFICATION PLAN
SHEET 04 - LANDSCAPE DETAILS PLAN

**PROPOSED INDUSTRIAL DEVELOPMENT
AT LOT 1107 ABELES STREET,
AURA ESTATE.**

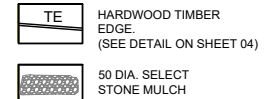
LANDSCAPE PLAN Operational Works - Sheet 2



LEGEND
PLANTING



HARD LANDSCAPE



CONTEXT



PLEASE NOTE THIS LANDSCAPE PLAN DOES NOT TAKE INTO ACCOUNT ANY UNFORESEEN SUBSURFACE ROCK FORMATIONS.

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CLIENT **THOMPSON BUILDING GROUP**

DWG TITLE **PLANTING PLAN**

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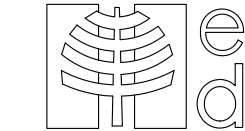
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PLANT SCHEDULE			element design™	
Contractor to confirm plant quantities prior to ordering			ED 25145 Issue A	
TREE SPECIES				
Code	Botanical Name	Common Name	Size	Quantity
ACM hem	<i>Acmena hemilampra</i>	Bush Satinash	45 litre	4
CUP ana	<i>Cupaniopsis anacardiodes</i>	Tuckeroo	200 litre	3
TRI lus	<i>Tristania Luscious</i>	Luscious	100 litre	2
SHRUB SPECIES				
Code	Botanical Name	Common Name	Size	Quantity
CAL GBF	<i>Callistemon 'Great Balls of Fire'</i>	Great Balls of Fire	200 pot	7
FIC GI	<i>Ficus 'Green Island'</i>	Green Island	200 pot	5
LOM TC	<i>Lomandra Tropic Cascade</i>	Tropic Cascade	200 pot	24
NAN Nan	<i>Nandina domestica 'Nana'</i>	Dwarf Sacred Bamboo	200 pot	6
PHI Xan	<i>Philodendron 'Xanadu'</i>	Dwarf Philodendron	200 pot	12
STR reg	<i>Strelitzia regina</i>	Bird of Paradise	300 pot	12
SYZ SN	<i>Syzygium "Straight and Narrow"</i>	Straight & Narrow	300 pot	20
GROUNDCOVER SPECIES				
Code	Botanical Name	Common Name	Size	Quantity
LIR EG	<i>Liriope 'Evergreen Giant'</i>	Liriope	140 pot	27

LANDSCAPE PLAN Operational Works - Sheet 3

SPECIFICATION FOR LANDSCAPE WORKS	
SCOPE	PERFORMANCE
GENERAL CONDITIONS	- ALL LANDSCAPE CONSTRUCTION WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH RELEVANT COUNCIL APPROVALS AND TO INDUSTRY BEST PRACTICE. ANY CHANGES FROM DESIGN DOCUMENTATION MUST BE APPROVED BY PROJECT LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION ON SITE. - EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE UNDERTAKEN WHERE NECESSARY TO ENSURE NO DETRIMENTAL EFFECT TO DOWNSTREAM WATERWAYS OR NEIGHBOURING SITES.
SITE PREPARATION / EARTHWORKS	- PRIOR TO COMMENCEMENT OF WORKS, EXISTING SITE CONDITION IS TO BE DOCUMENTED BY CONTRACTOR. ALL EXISTING AND PROPOSED SERVICES ON SITE ARE TO BE LOCATED AND CLEARLY IDENTIFIED. ALL BUILDING RUBBISH AND DELETERIOUS MATERIALS ARE TO BE REMOVED FROM SITE TO APPROVED WASTE LOCATION. - LANDSCAPE AREAS SHALL BE SCARIFIED TO A DEPTH OF 150mm TO PROMOTE GOOD GROWTH FOR TURF AND PLANTING.
MATERIALS / SERVICES	- ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE DESIGNED LANDSCAPE ARE TO BE OF AND INDUSTRY STANDARD QUALITY AND FROM A SUSTAINABLE SOURCE WHERE POSSIBLE. NO MATERIALS USED ON SITE SHALL BE TOXIC TO HUMANS, ANIMALS OR PLANTS. - ALL SELECT ITEM MATERIALS ARE TO BE APPROVED BY CLIENT PRIOR TO CONSTRUCTION ON SITE. - PROVIDE SERVICE CONDUITS TO ALL GARDEN BEDS FOR IRRIGATION AND DRAINAGE PURPOSE. PROVIDE CONDUITS FOR LIGHTING WHERE REQUIRED. - ENSURE ADEQUATE DRAINAGE TO PLANTING AREAS FOR SPECIFIC SITE. SOIL CONDITIONS VIA THE USE OF SLOTTED AGRICULTURAL DRAIN (SELECT TYPE FOR APPLICATION). OVERLAND FLOW PATHS WITHIN GARDENS (SELECT RIVER GRAVEL ON GEOFABRIC MATERIAL) AND SURFACE STORMWATER PITS (LOCATED IN GENERALLY CONCEALED POSITIONS).
HARDSCAPE	PROPOSED HARDSCAPE ITEMS ARE TO BE CONSTRUCTED TO AUSTRALIAN STANDARDS AND RELEVANT COUNCIL CODES BY A SUITABLY LICENCED CONTRACTOR. WORKPLACE HEALTH AND SAFETY REGULATIONS MUST BE IMPLEMENTED DURING CONSTRUCTION PHASE.
PLANT MANAGEMENT	- ALL PLANT SPECIES ARE DETAILED WITHIN THE PLANT SCHEDULE. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR ACCEPTANCE BY COUNCIL AND PROJECT LANDSCAPE ARCHITECT. - THE CONTRACTOR SHALL OBTAIN ALL PLANTS AS SPECIFIED FROM AN ACCREDITED NURSERY OR OTHER APPROVED SOURCE. PLANTS SHALL BE PRE-WATERED PRIOR TO ARRIVING ON SITE. - PLANTS SHALL BE HEALTHY, HARDY AND OF GOOD FORM. THE ROOT SYSTEM OF EACH PLANT SHOULD NOT BE ROOTBOUND AND BE CONDUCIVE TO SUCCESSFUL TRANSPLANTATION. ALL PLANTS TO BE PEST AND DISEASE FREE WITH CONTAINERS FREE FROM WEEDS. - STREET TREE SPECIES ARE TO COMPLY WITH NATSPEC AND RELEVANT COUNCIL CONDITIONS. - STAKE TREES WITH A MIN. OF TWO 50x50 HWD STAKES AND HESSION STRAP OR SIMILAR AS NOT TO DAMAGE TREE. FIGURE 'B' DETAIL RECOMMENDED. - NO TYPE OF STAKE TO BE PLACED THROUGH ROOTBALL OF PLANT AT ANY TIME. - EACH PLANT TO HAVE ADDED WATER CRYSTALS TO PLANTING HOLE AND WATERED IN AFTER PLANTING AS REQUIRED. - PLANT STOCK MAY BE REJECTED IF NOT CONFORMING WITH ABOVE SPECIFICATIONS.
SOFTSCAPE AS 4419-2003, SOILS FOR LANDSCAPING AND GARDEN USE AS 4454-2003, COMPOSTS, SOIL CONDITIONERS AND MULCHES	- SETOUT OF ALL SOFTSCAPE AREAS TO BE IN ACCORDANCE WITH APPROVED PLANS. PLANTING AREAS TO BE MOUNDED TO ACHIEVE ADEQUATE DRAINAGE AND AESTHETIC PRESENTATION. - SOIL: A GOOD QUALITY FRIABLE, MODERATELY DRAINING, ORGANIC ENRICHED LANDSCAPING SOIL MIX SHALL BE IMPORTED FROM AN APPROVED SOURCE. THE SOIL SHOULD NOT CONTAIN ANY CLAY AND BE FREE FROM CONTAMINENTS SUCH AS WEEDS, STICKS AND ROCKS. IMPLEMENTATION WITHIN GARDEN AREAS TO A MIN. OF 300mm DEPTH. - ORGANIC MULCH: HOOP PINE MULCH IN ITS VARIETY OF FORMS IS TO BE SUPPLIED AND INSTALLED TO A MIN. DEPTH OF 100mm. MULCH IS TO BE FREE OF FOREIGN MATTER INCLUDING WEEDS, SOIL, STICKS AND ROCKS. AVOID PLACEMENT OF MULCH AGAINST STEM OR TRUNK OF PLANTS. GRADE MULCH TO BE SELF RETAINED WITHIN GARDEN EDGING. - GRAVEL MULCH: SELECTED WASHED RIVER MULCH GRADED IN SIZE AND COLOUR. USE IN AREAS AS SPECIFIED ON PLANS. TO BE USED TO SEPERATE ORGANIC MULCH FROM THE WALLS OF BUILDINGS, ADJACENT PATHS AND TOO FACILITATE DRAINAGE WITHIN GARDEN BEDS. MIN. DEPTH TO BE TWICE THE DIAMETER OF THE LARGEST PEBBLE.
TURF (GREEN COUCH)	- TURF SHALL CONSIST OF A DENSE, WELL ROOTED, VIGOROUS GRASS GROWTH WITH MIN. 25mm OF TOPSOIL. TURF IS TO BE DELIVERED TO SITE WITHIN 24 HOURS OF BEING CUT. TURF SHOULD BE FREE FROM DELETERIOUS MATERIAL INCLUDING WEEDS, SEEDS OR ROOTS INCLUDING NUT GRASS AND OXALIS. TURF SHALL BE SUPPLIED IN UNIFORM SIZE IN UNBROKEN CONDITION. - MOISTURE LEVEL OF TURF TO REMAIN CONSISTANT DURING LAYING. TURF TO BE LAID ALONG CONTOUR AND PINNED IF GREATER THAN 1:4 SLOPE. - PREPARE SUBGRADE TO A LEVEL BASE WITH AN APPROVED TOPSOIL AND SPREAD UNDER TURF FERTILIZER AT RECCOMENDED RATE. TURF TO FINISH LEVEL WITH PATHS, EDGES AND KERBS AFTER ROLLING AND SETTLEMENT.
IRRIGATION (to be confirmed)	- IRRIGATION TO BE INSTALLED BY A SUITABLY QUALIFIED CONTRACTOR AND BE INSTALLED IN ACCORDANCE WITH ALL COUNCIL WATER REGULATIONS. - THE MOST WATER EFFICIENT METHOD OF IRRIGATION IS TO BE USED, CONNECTED TO TANK SUPPLY WHERE POSSIBLE. - CONDUITS TO BE LAID TO ALL GARDEN AREAS TO PROVIDE A REGULATED COVERAGE. FLUSH AND PRESSURE TEST PRIOR TO COMMISSIONING. - PROVIDE AS CONSTRUCTED DRAWINGS CLEARLY SHOWING LOCATION OF ALL IRRIGATION COMPONENTRY.
LANDSCAPE ESTABLISHMENT PERIOD	- THE CONTRACTOR SHALL BE RESONSIBLE FOR THE CARE AND MAINTENANCE OF ALL LANDSCAPE WORKS FOR A PERIOD OF 13 WEEKS AFTER COMPLETION. - MAINTENANCE IS TO INCLUDE MOWING OF TURF, REMOVAL AND SPRAYING OF WEEDS, PRUNING AND TRIMMING OF SHRUBS WHERE REQUIRED, REPLACEMENT OF DEAD OR DISEASED PLANT STOCK AND CORRECT WORKING OF IRRIGATION SYSTEM. - WATER IS TO BE PROVIDED TO ALL SOFT LANDSCAPING AT A REQUIRED RATE DURING THE ESTABLISHMENT PERIOD TO ENSURE HEALTHY AND VIGOROUS GROWTH.



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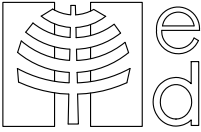
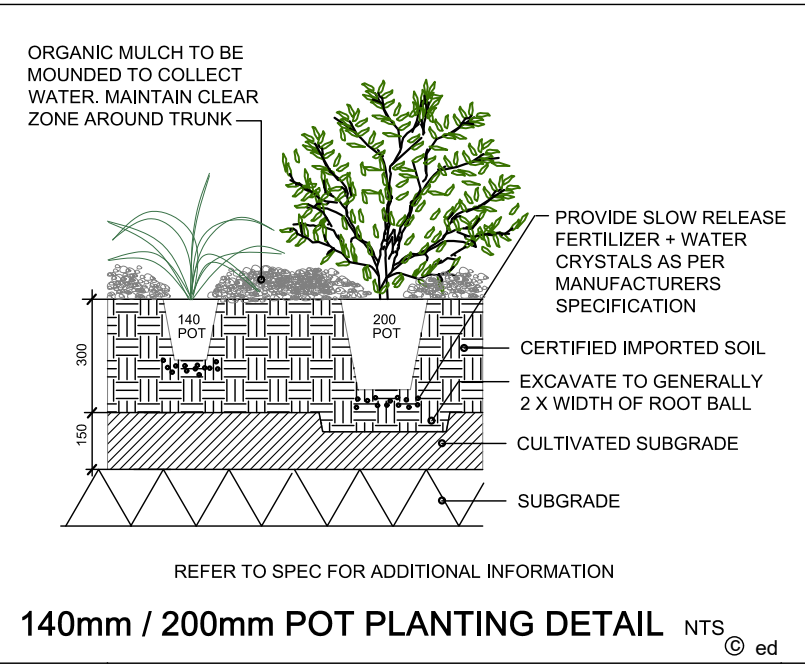
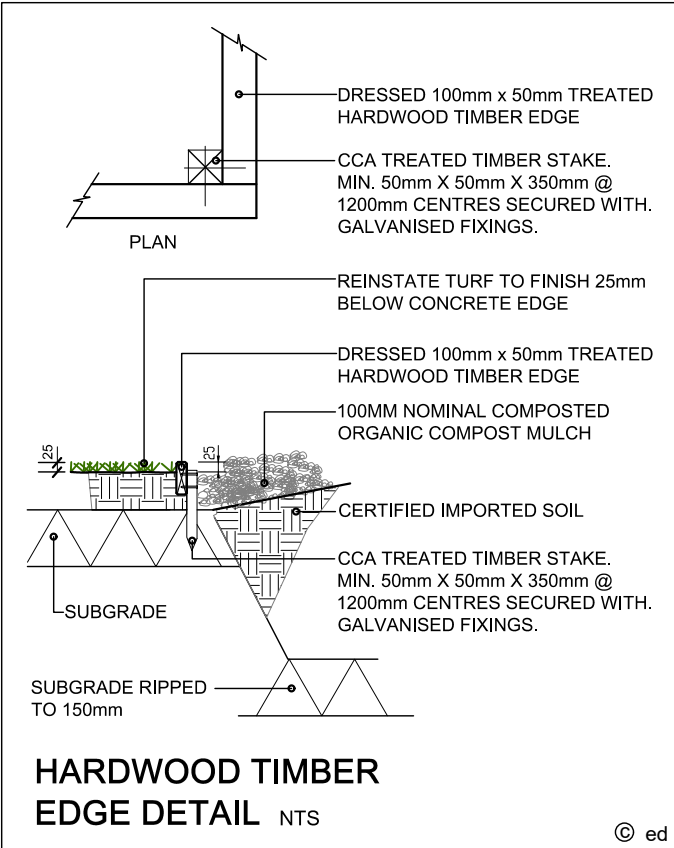
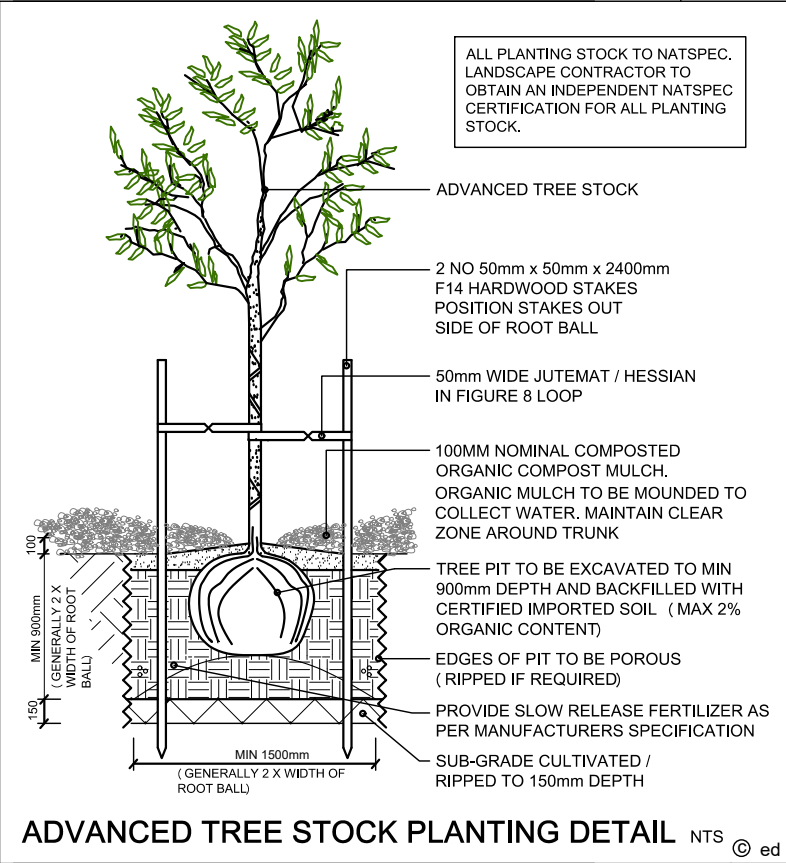
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