

PROPOSED WAREHOUSE DEVELOPEMENT

FLAGSTONE LOGISTICS PROPOSED LOT 105, ENTERPRISE DRIVE, NORTH MACLEAN QLD 4280

LANDSCAPE CONCEPT PLAN

Prepared for Charter Hall

27 APRIL 2026

ISSUE B

DA SUBMISSION

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2026/FLA/4818

Date: 21 August 2026



Queensland
Government



HABIT8

Landscape Architecture & Urbanism

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Prepared by:



For:

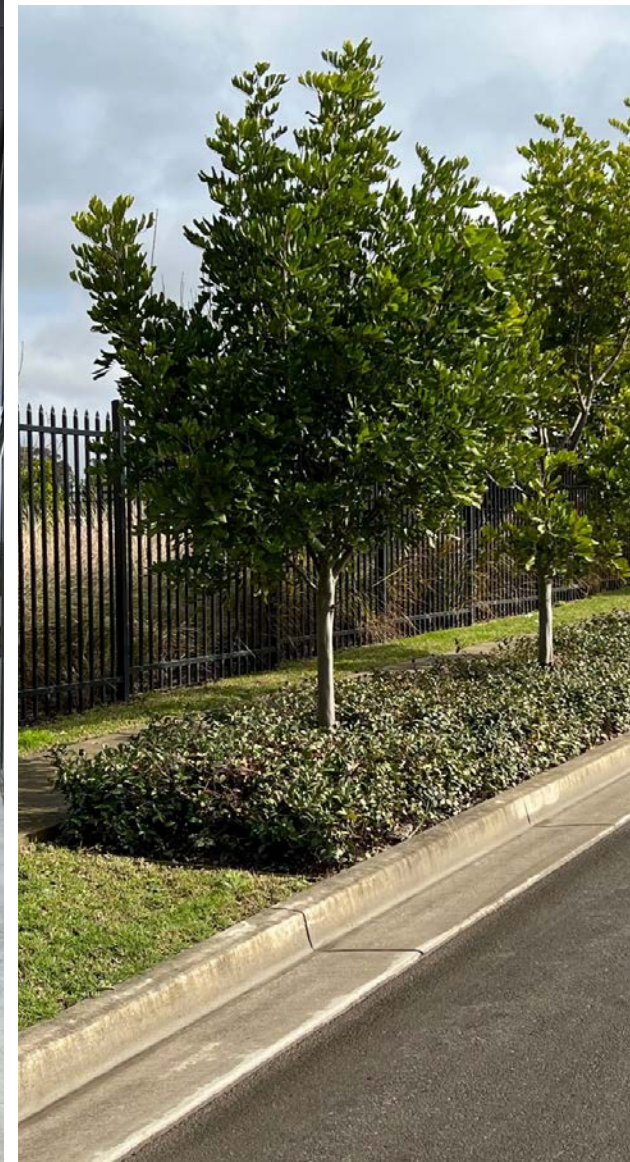


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This disclaimer forms part of the official documentation and must be read in conjunction with all design reports and documentation.

A photograph showing a modern architectural design. On the right, a building with a dark, metallic, grid-like facade and a large overhang is visible. A wide, paved walkway made of large, light-colored rectangular stones runs alongside the building. To the left of the walkway is a row of young, leafy trees planted in a bed of low-lying green plants. In the background, a parking lot with a few cars and a yellow bollard is visible under a cloudy sky.



An aerial photograph of a modern, two-story building with a dark roof and extensive glass facade. The building is surrounded by a well-maintained landscape featuring various green plants, shrubs, and small trees. A paved road with a white arrow pointing right runs alongside the building. A black metal fence separates the road from a parking lot filled with several cars. In the background, a large industrial building is visible.



Charter Hall 



LANDSCAPE DESIGN PHILOSOPHY

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.

RE-VEGETATION STRATEGY + URBAN HEAT ISLAND MITIGATION

The proposed development at Flagstone Logistics, Lot 105, Enterprise Drive, North Maclean is located within a cleared industrial allotment with minimal to no existing vegetation. As such, the re-vegetation strategy focuses on the establishment of new planting to enhance the ecological, visual, and microclimatic performance of the site, rather than the replacement of existing vegetation.

The landscape approach introduces a structured and functional planting scheme across the site, including perimeter buffer zones, street frontage, and internal landscape areas. This strategy aims to create a cohesive landscape framework that contributes to the overall character of the Flagstone estate while improving environmental outcomes within an industrial context.

Revegetation will consist primarily of native and climate-appropriate species suited to the conditions of South East Queensland. Plant selection prioritises drought tolerance, low maintenance requirements, and resilience to urban and industrial conditions such as heat, wind exposure, and compacted soils. A combination of canopy trees, shrubs, and groundcovers will be implemented to establish a layered vegetation structure and provide long-term landscape stability.

Significant canopy tree planting is proposed throughout the site to increase shade coverage and reduce the extent of heat-absorbing surfaces. This is particularly focused within car parking areas and along internal access roads, where tree planting will assist in shading pavements and vehicles, contributing to improved thermal comfort and reduced urban heat island effects.

Perimeter buffer planting will be established along site boundaries to provide visual softening of the built form, as well as to reduce potential dust, noise, and visual impacts between adjoining industrial lots. Dense planting arrangements will be used where appropriate to create an effective buffer while maintaining operational functionality.

The landscape design integrates vegetated areas to further mitigate heat gain and improve overall site amenity. These measures collectively contribute to enhancing

the environmental performance of the site while maintaining a practical and low-maintenance outcome suitable for an industrial development.

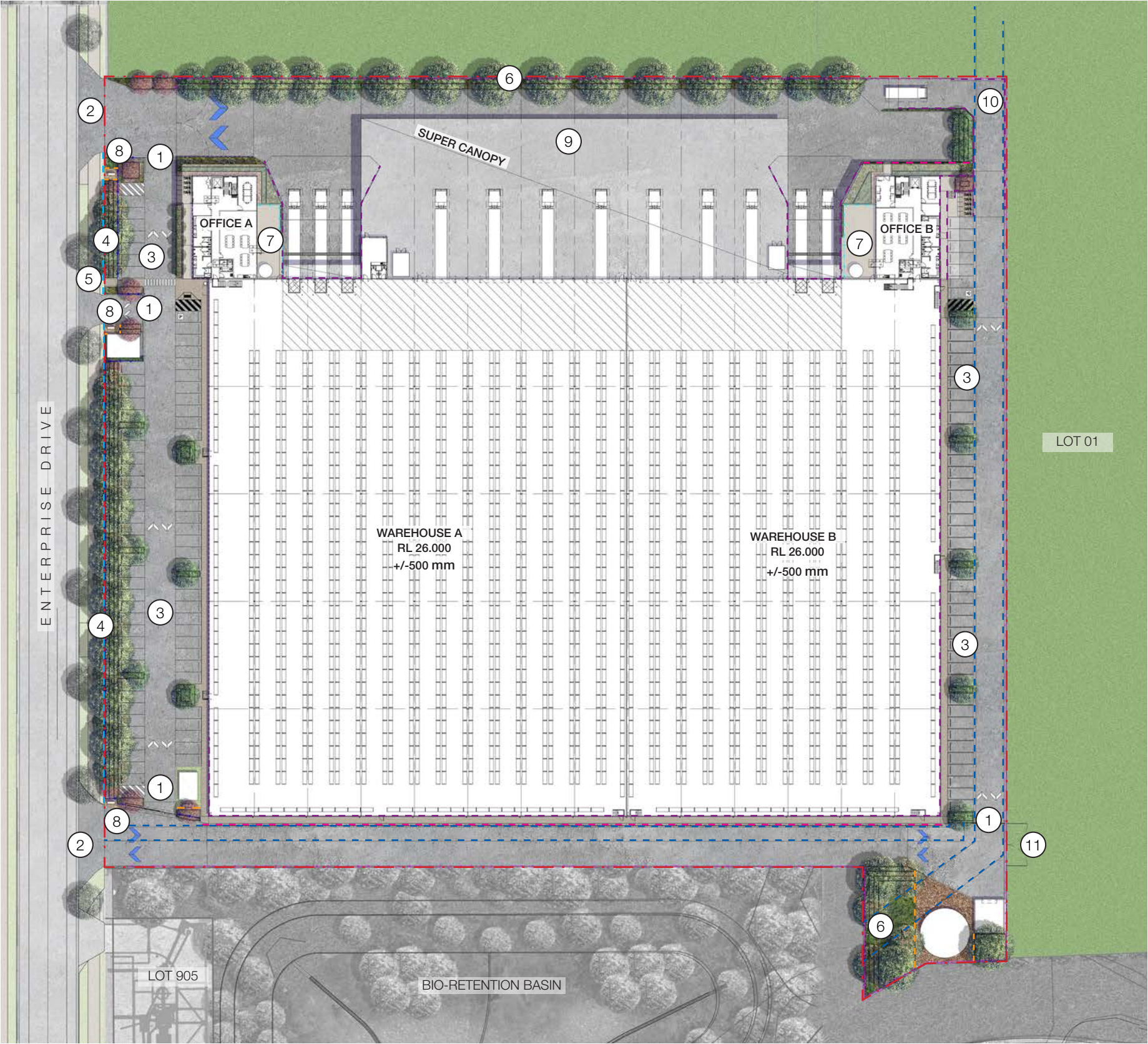
Overall, the re-vegetation strategy establishes a new landscape framework that enhances site amenity, supports sustainability objectives, and contributes positively to the broader industrial estate within North Maclean.

THE LANDSCAPE STRATEGY:

- Provide a simple and functional landscape design suited to an industrial warehouse development.
- Establish perimeter planting to soften site boundaries and improve visual screening.
- Incorporate street frontage planting to enhance presentation and streetscape character.
- Plant canopy trees in key areas such as car parks and access roads to provide shade.
- Use hardy, low-maintenance, and drought-tolerant plant species suitable for local conditions.
- Introduce a mix of trees, shrubs, and groundcovers for basic landscape layering.

PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED WAREHOUSE DEVELOPMENT FLAGSTONE LOGISTICS PROPOSED LOT 105 ENTERPRISE DRIVE, NORTH MACLEAN, QLD 4280	LANDSCAPE DESIGN PHILOSOPHY	H8-26013	DA SUBMISSION	NTS	B	27.04.2026	DF	DV	L04	Charter Hall

OVERALL LANDSCAPE CONCEPT MASTERPLAN

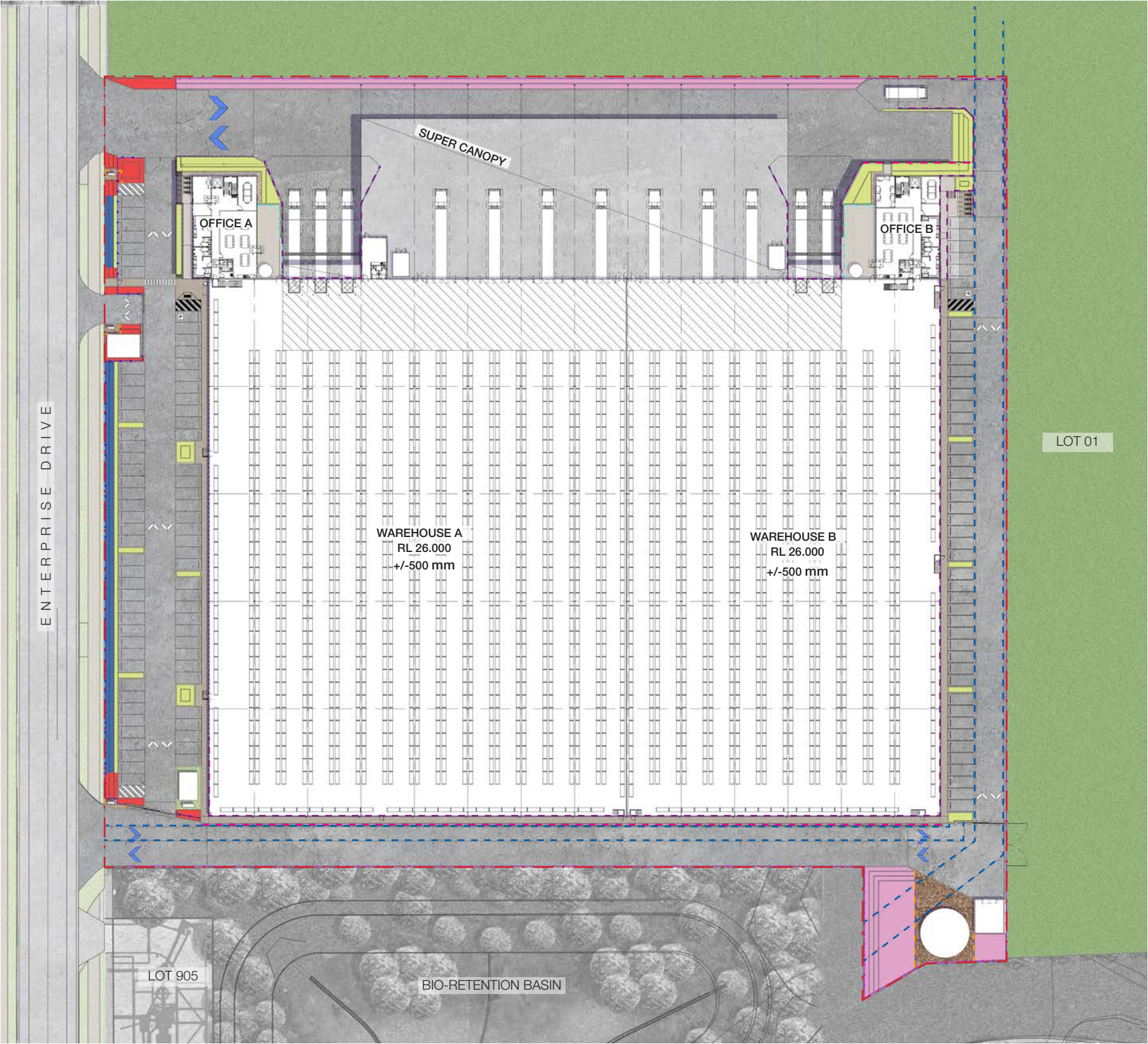


LEGENDS

- SITE BOUNDARY
- 2400mm HIGH BLACK PAINTED METAL PICKET (DIPLOMAT / PALISADE STYLE) FENCING TO ARCHITECT'S DETAILS
- 2100mm HIGH BLACK VINYL COATED CYCLONE WIRE FENCE, 3 BARB WIRES TO 2400mm HIGH TO ARCHITECT'S DETAILS
- 2100mm HIGH OUTDOOR AREA FEATURE SCREEN TO ARCHITECT'S DETAILS
- ARMCO BARRIER TO ARCHITECT'S DETAILS
- STEEL EDGING
- CONCRETE EDGING
- EASEMENT
- RETAINING WALL
- PROPOSED CANOPY TREE PLANTING REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS REFER TO PLANT SCHEDULE
- TURF
- PAVED SURFACE TO ARCHITECT'S DETAILS
- CONCRETE SURFACE TO ENGINEER'S DETAILS
- MULCH SURFACE
- DECOMPOSE GRANITE SURFACE

DESIGN NOTES

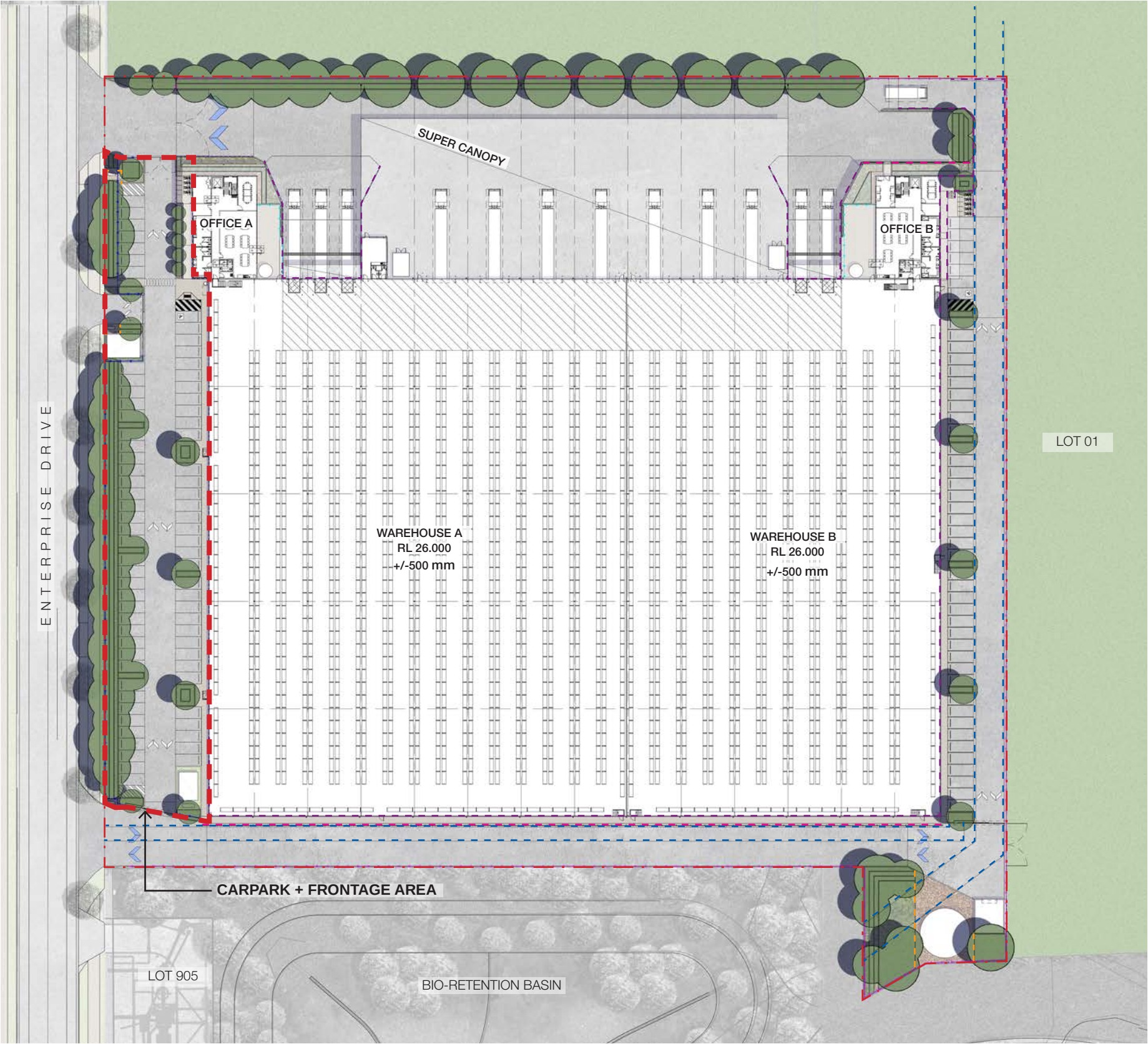
- CAR ENTRY / EXIT
- TRUCK ENTRY / EXIT
- CARPARK AREA
- LANDSCAPE SETBACK: LARGE CANOPY TREES (10m HT @10M OC) AND MEDIUM TREES (6m HT @10M OC)
- FOOTPATH / PEDESTRIAN ACCESS
- BOUNDARY PLANTING: SCREENING AND LOW LYING SHRUBS
- OUTDOOR AREA
- PYLON SIGN
- HARDSTAND
- FIRE TRUCK ACCESS TRACK
- ADJACENT LOT ACCESS



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**

Tree Canopy Shadow Analysis



Tree Canopy Cover

(Carpark + Frontage only)

Tree No.	Tree Canopy	Canopy Area (m²)	Total Canopy Cover (m²)
5	3m	7	35
8	5m	20	160
6	6m	30	180
11	8m	50	550
9	10m	78	702

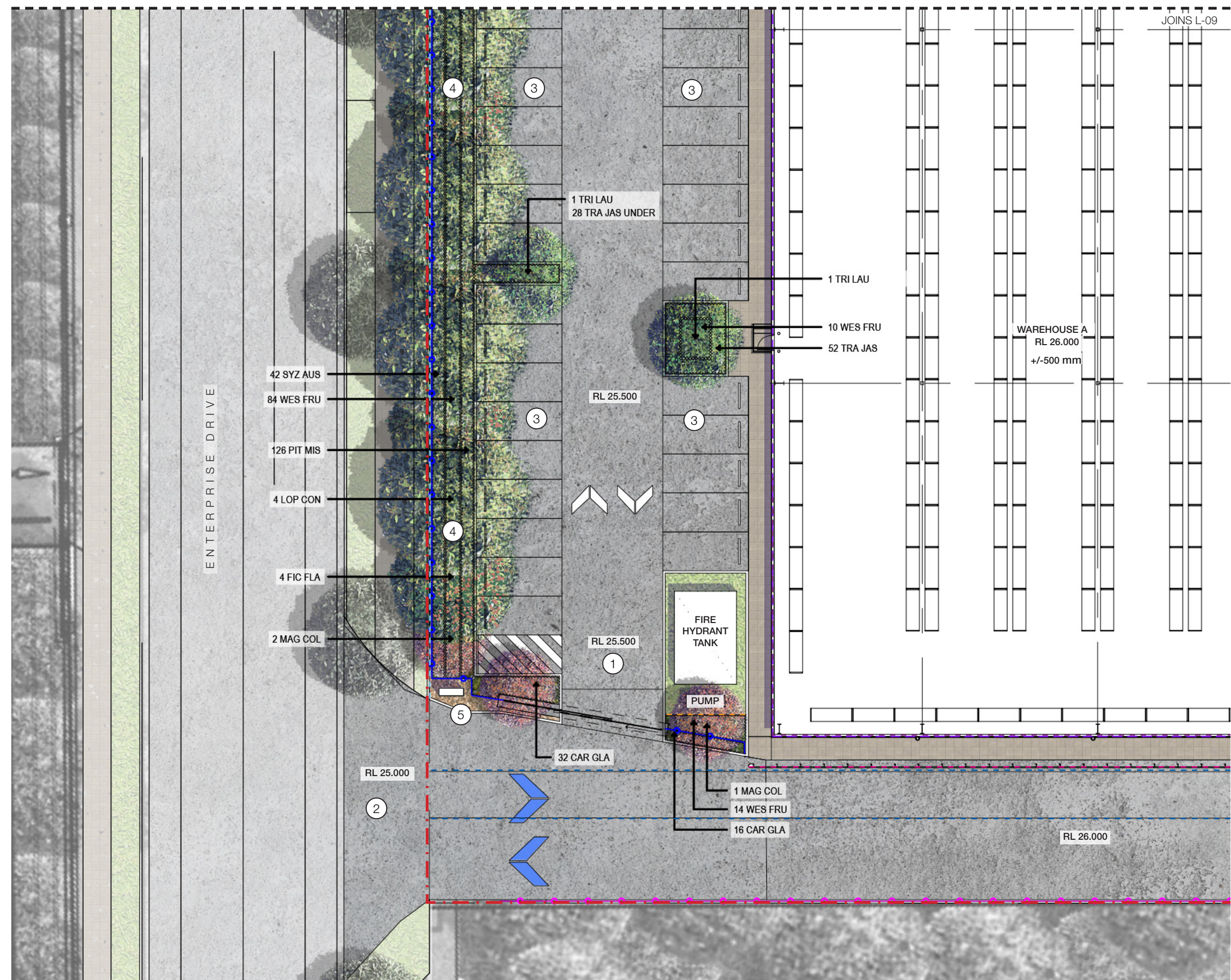
CARPARK + FRONTAGE AREA	2,999.81 m²
TOTAL TREE NO.	39
TOTAL SQM CANOPY COVER	1,627m²
TOTAL CANOPY PERCENTAGE	54.24%
CARPARK + FRONTAGE LANDSCAPE AREA SQM	621.53
TOTAL LANDSCAPE PERCENTAGE	20.72%

(Total Site Area)

Tree No.	Tree Canopy	Canopy Area (m²)	Total Canopy Cover (m²)
5	3m	7	35
11	5m	20	220
13	6m	30	390
18	8m	50	900
24	10m	78	1872

TOTAL SITE AREA	32,559m²
TOTAL TREE NO.	71
TOTAL SQM CANOPY COVER	3,417m²
TOTAL CANOPY PERCENTAGE	10.49%
TOTAL LANDSCAPE AREA SQM	1,657
TOTAL LANDSCAPE PERCENTAGE	5.08%

LANDSCAPE CONCEPT PLAN 01



KEY PLAN

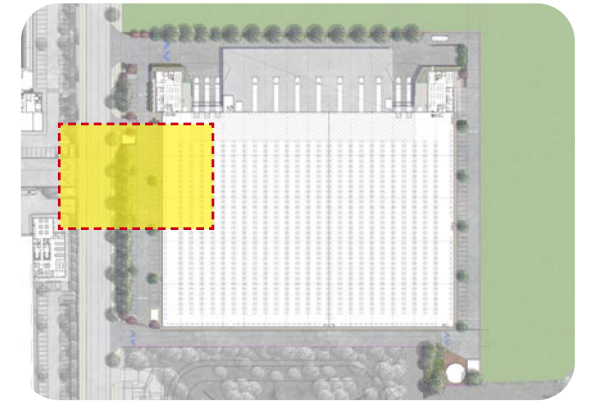
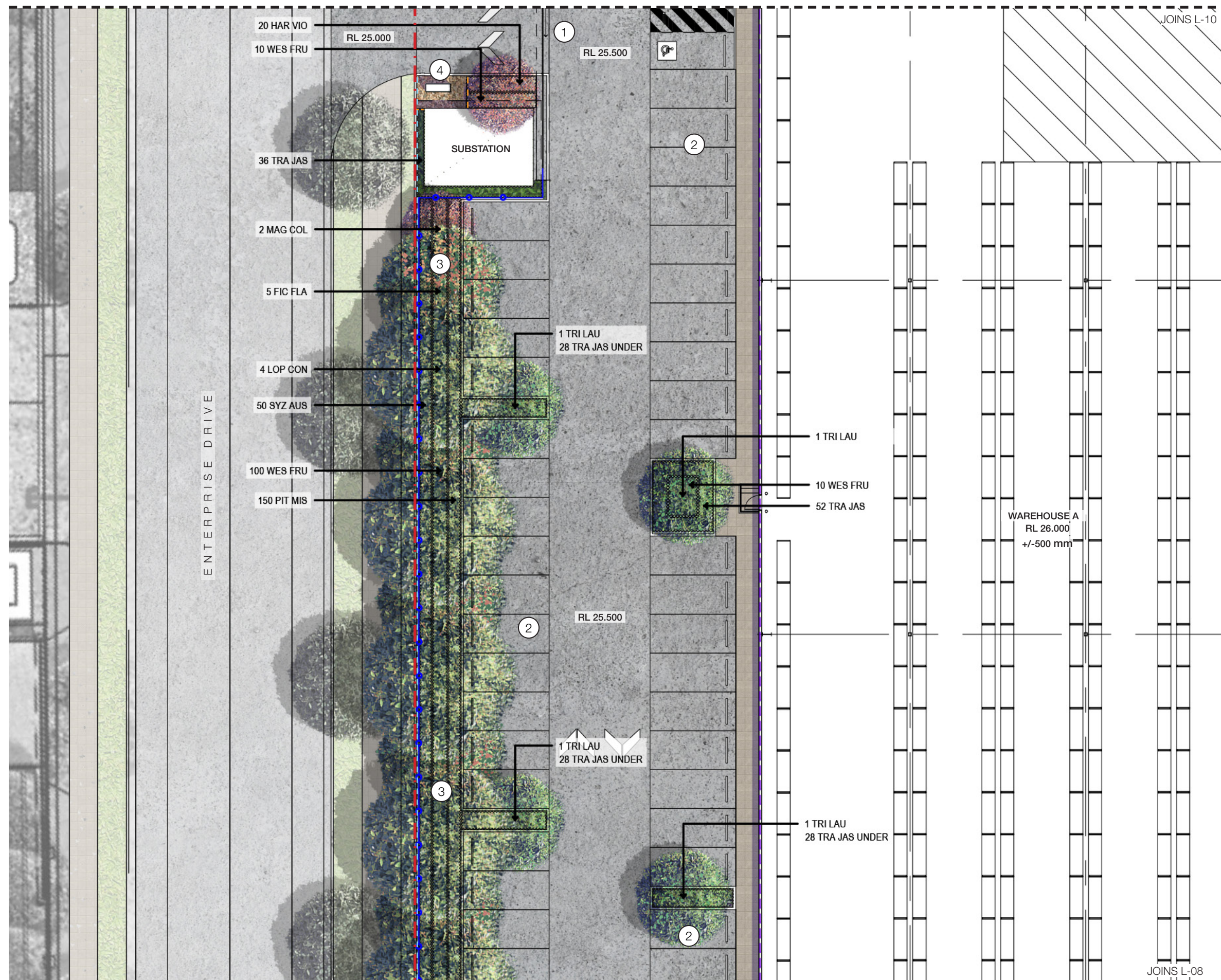
LEGENDS

- SITE BOUNDARY
- 2400mm HIGH BLACK PAINTED METAL PICKET (DIPLOMAT / PALISADE STYLE) FENCING TO ARCHITECT'S DETAILS
- 2100mm HIGH BLACK VINYL COATED CYCLONE WIRE FENCE, 3 BARB WIRES TO 2400mm HIGH TO ARCHITECT'S DETAILS
- ARMCO BARRIER TO ARCHITECT'S DETAILS
- STEEL EDGING
- CONCRETE EDGING
- EASEMENT
- RETAINING WALL
- PROPOSED CANOPY TREE PLANTING REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS REFER TO PLANT SCHEDULE
- TURF
- PAVED SURFACE TO ARCHITECT'S DETAILS
- CONCRETE SURFACE TO ENGINEER'S DETAILS
- DECOMPOSE GRANITE SURFACE

DESIGN NOTES

- CAR ENTRY / EXIT
- TRUCK ENTRY / EXIT
- CARPARK AREA
- LANDSCAPE SETBACK: LARGE CANOPY TREES (10m HT @10M OC) AND MEDIUM TREES (6m HT @10M OC)
- PYLON SIGN

LANDSCAPE CONCEPT PLAN 02



KEY PLAN

LEGENDS

- 

SITE BOUNDARY

2400mm HIGH BLACK PAINTED METAL PICKET (DIPLOMAT / PALISADE STYLE) FENCING TO ARCHITECT'S DETAILS
 - 

STEEL EDGING
 - 

CONCRETE EDGING
 - 

RETAINING WALL
 - 

PROPOSED CANOPY TREE PLANTING
REFER TO PLANT SCHEDULE
 - 

MASS PLANTING BEDS
REFER TO PLANT SCHEDULE
 - 

TURF
 - 

PAVED SURFACE
TO ARCHITECT'S DETAILS
 - 

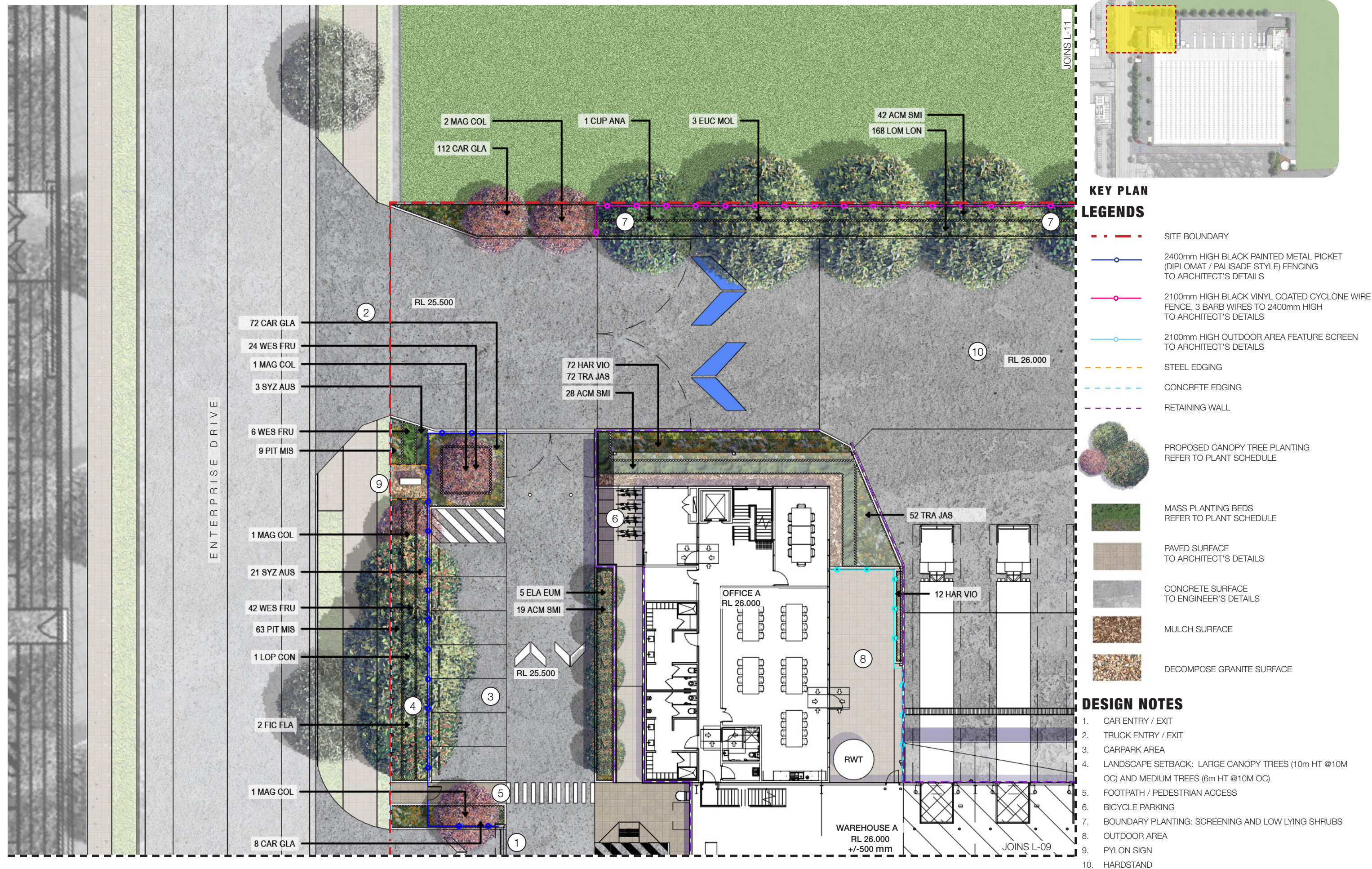
CONCRETE SURFACE
TO ENGINEER'S DETAILS
 - 

DECOMPOSE GRANITE SURFACE

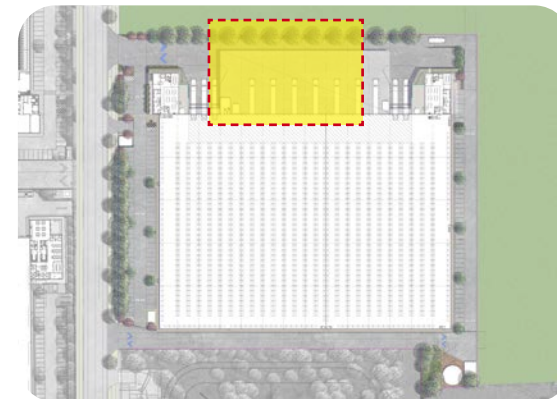
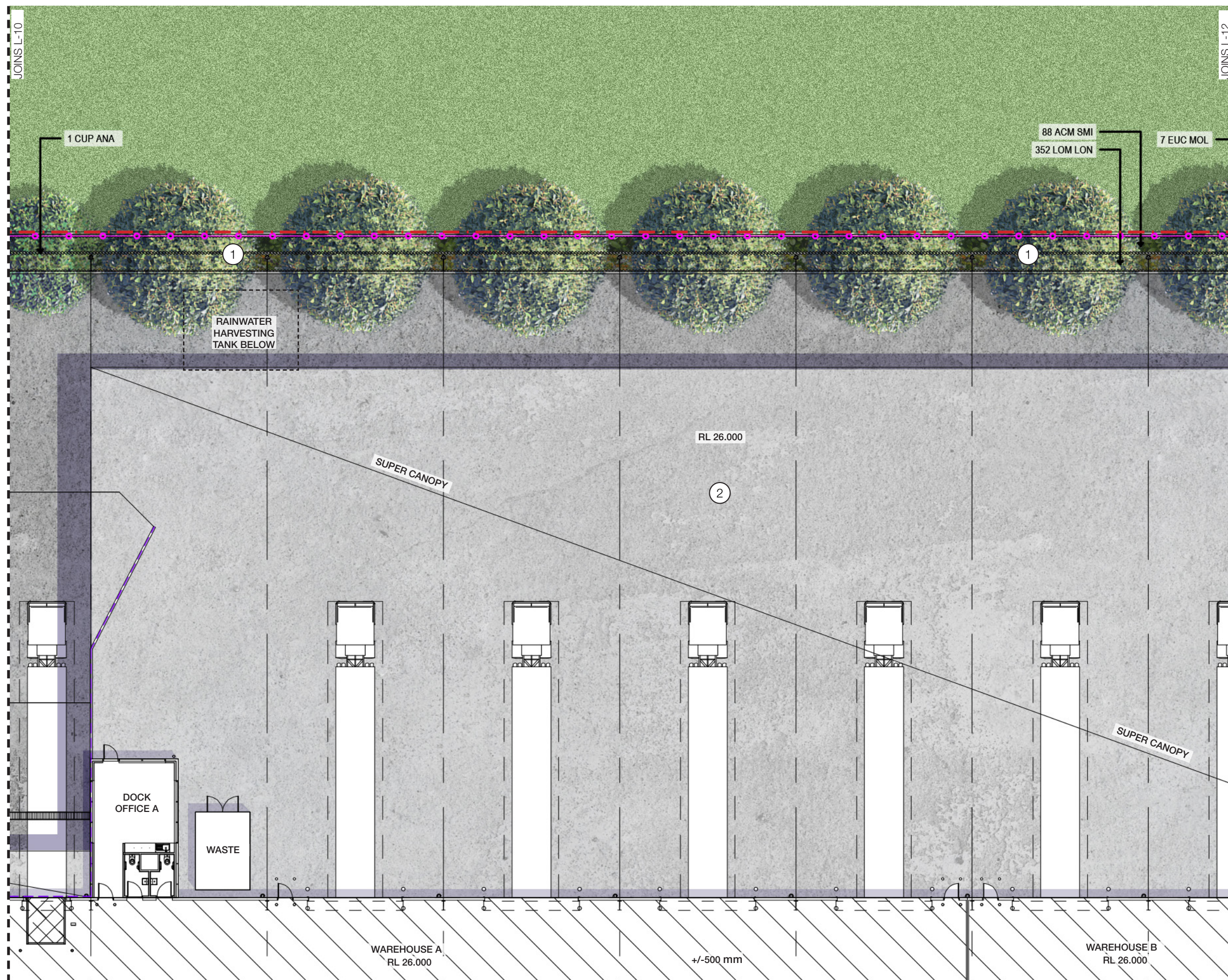
DESIGN NOTES

1. CAR ENTRY / EXIT
2. CARPARK AREA
3. LANDSCAPE SETBACK: LARGE CANOPY TREES (10m HT @10M OC) AND MEDIUM TREES (6m HT @10M OC)
4. PYLON SIGN

LANDSCAPE CONCEPT PLAN 03



LANDSCAPE CONCEPT PLAN 04



KEY PLAN

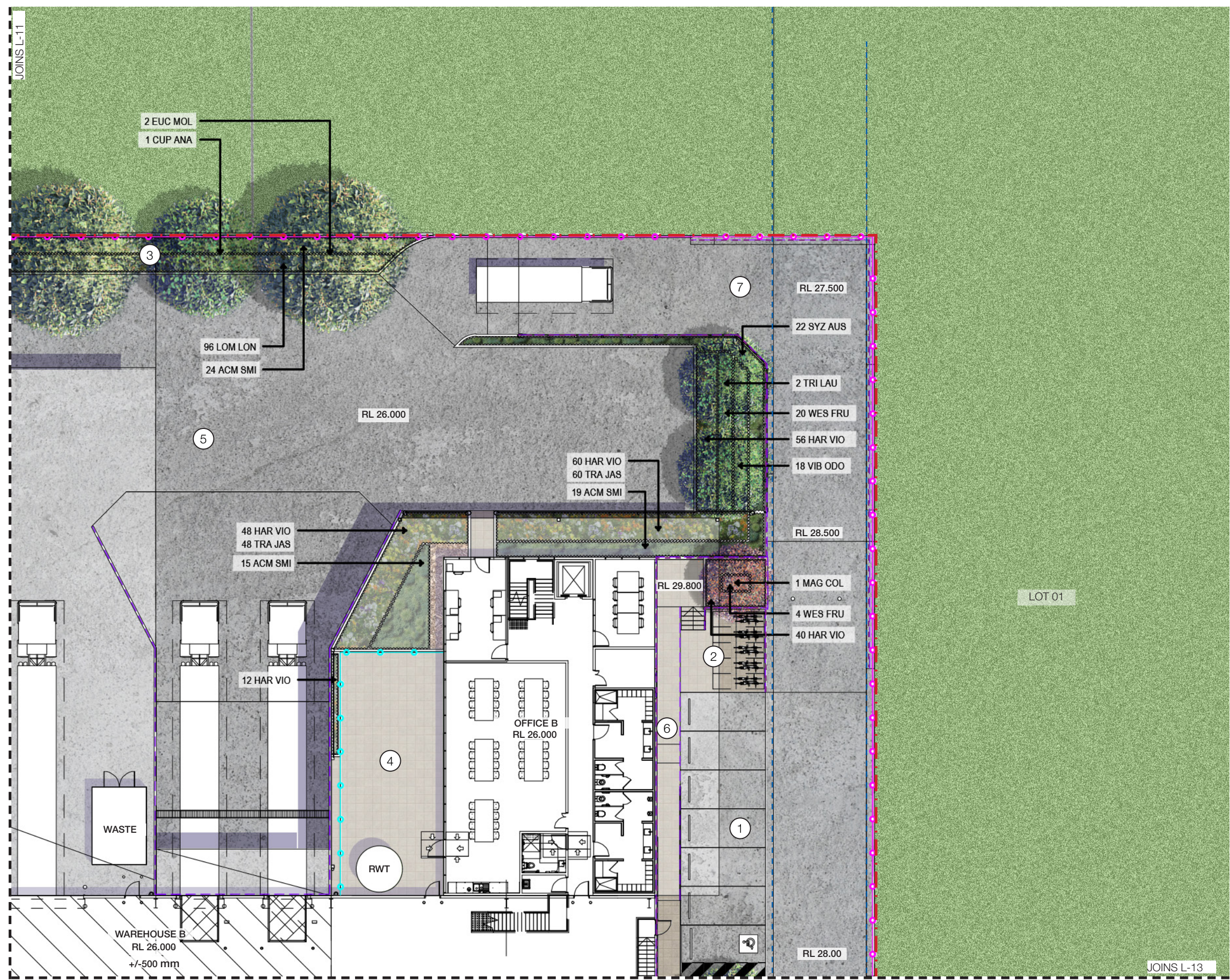
LEGENDS

- | | |
|---|---|
|  | SITE BOUNDARY |
|  | 2100mm HIGH BLACK VINYL COATED CYCLONE WIRE FENCE, 3 BARB WIRES TO 2400mm HIGH TO ARCHITECT'S DETAILS |
|  | STEEL EDGING |
|  | RETAINING WALL |
|  | PROPOSED CANOPY TREE PLANTING
REFER TO PLANT SCHEDULE |
|  | MASS PLANTING BEDS
REFER TO PLANT SCHEDULE |
|  | TURF |
|  | PAVED SURFACE
TO ARCHITECT'S DETAILS |
|  | CONCRETE SURFACE
TO ENGINEER'S DETAILS |
|  | MULCH SURFACE |
|  | DECOMPOSE GRANITE SURFACE |

DESIGN NOTES

1. BOUNDARY PLANTING: SCREENING AND LOW LYING SHRUBS
2. HARDSTAND

LANDSCAPE CONCEPT PLAN 05



KEY PLAN

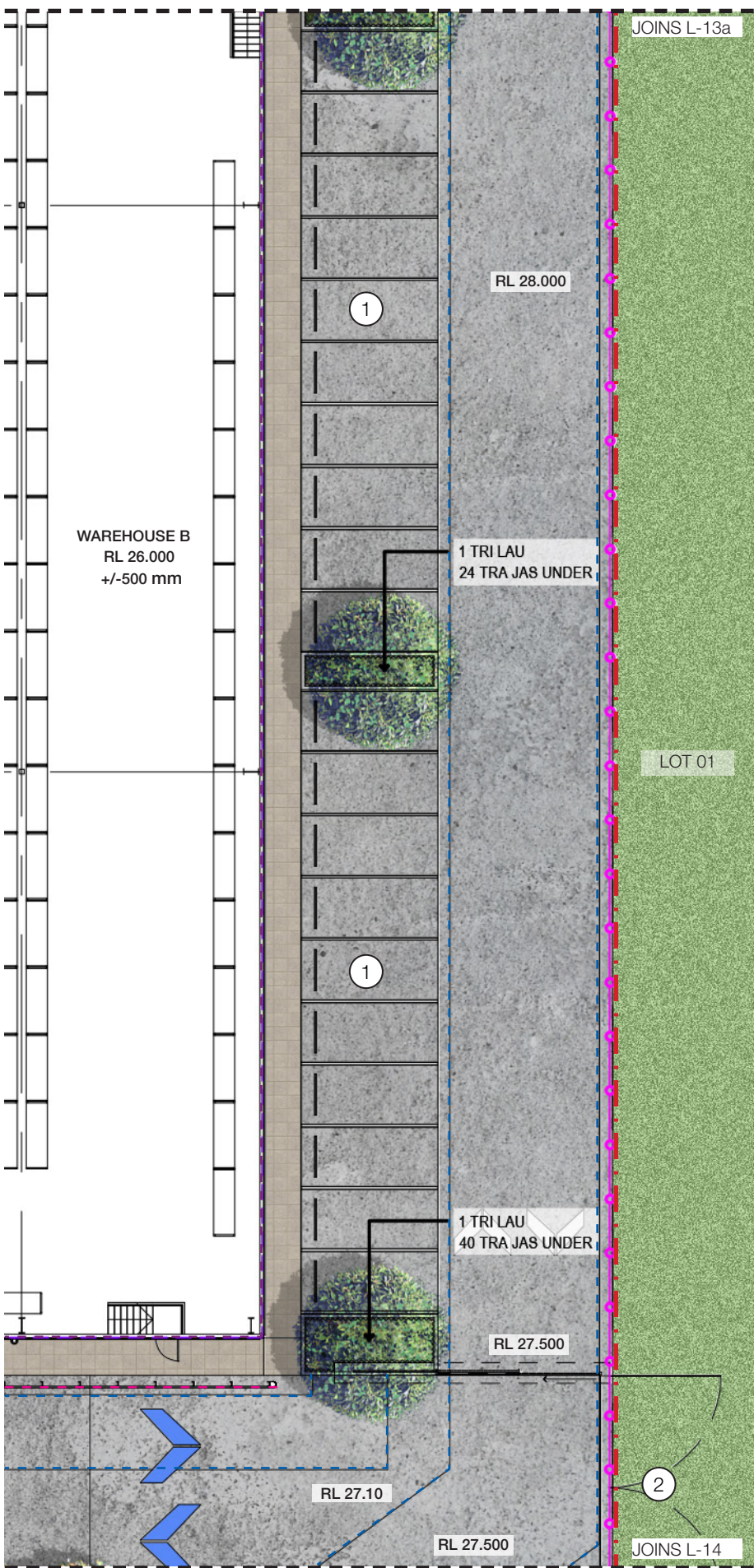
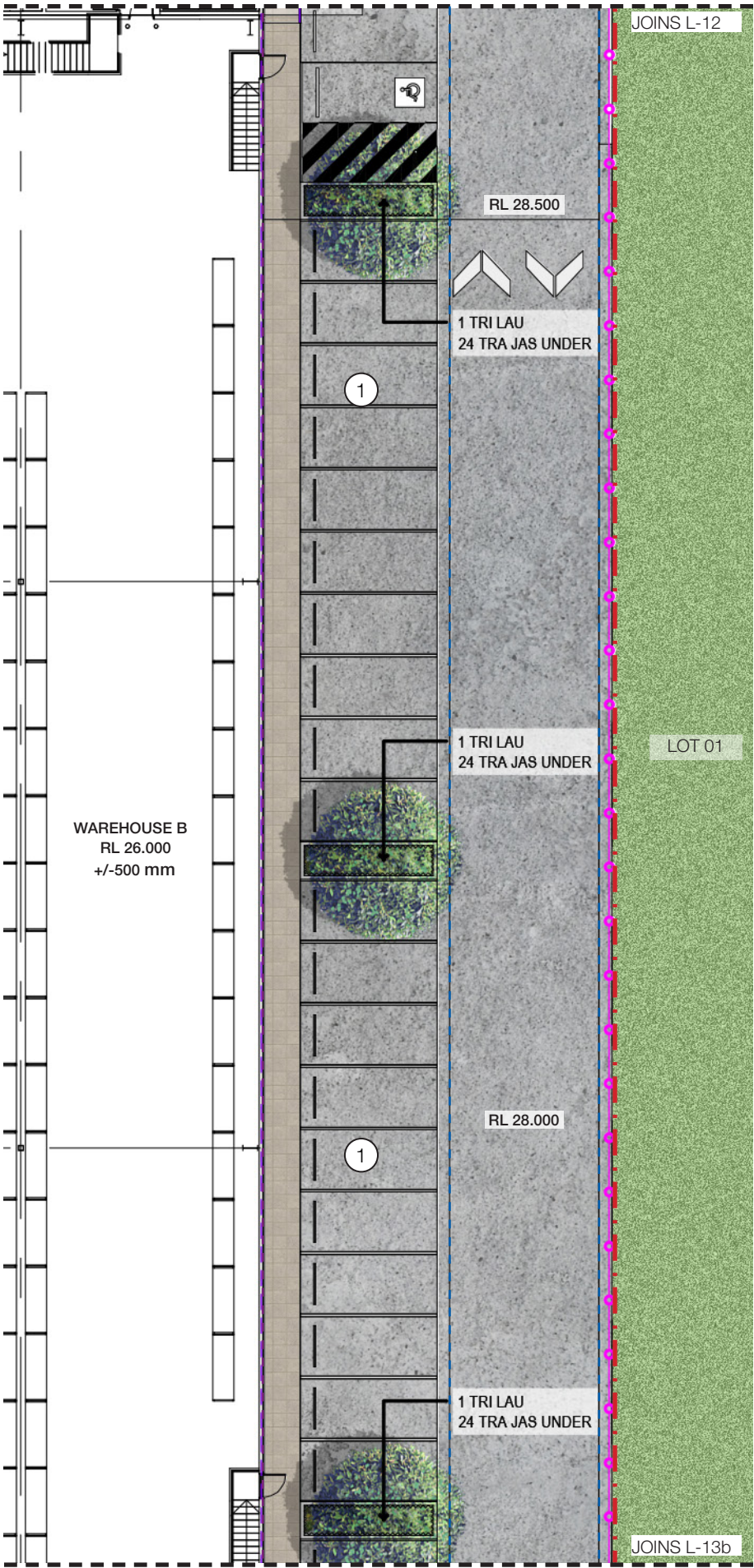
LEGENDS

- SITE BOUNDARY
- 2100mm HIGH BLACK VINYL COATED CYCLONE WIRE FENCE, 3 BARB WIRES TO 2400mm HIGH TO ARCHITECT'S DETAILS
- 2100mm HIGH OUTDOOR AREA FEATURE SCREEN TO ARCHITECT'S DETAILS
- ARMCO BARRIER TO ARCHITECT'S DETAILS
- RETAINING WALL
- EASEMENT
- PROPOSED CANOPY TREE PLANTING REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS REFER TO PLANT SCHEDULE
- TURF
- PAVED SURFACE TO ARCHITECT'S DETAILS
- CONCRETE SURFACE TO ENGINEER'S DETAILS
- MULCH SURFACE

DESIGN NOTES

- CARPARK AREA
- BICYCLE PARKING
- BOUNDARY PLANTING: SCREENING AND LOW LYING SHRUBS
- OUTDOOR AREA
- HARDSTAND
- ACCESSIBLE RAMP
- FIRE TRUCK ACCESS TRACK

LANDSCAPE CONCEPT PLAN 06



KEY PLAN

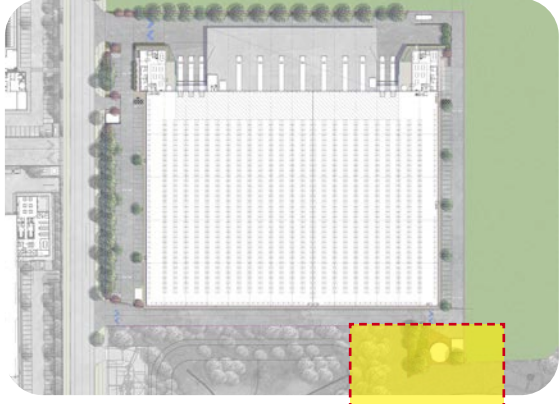
LEGENDS

- SITE BOUNDARY
- 2100mm HIGH BLACK VINYL COATED CYCLONE WIRE FENCE, 3 BARB WIRES TO 2400mm HIGH TO ARCHITECT'S DETAILS
- ARMCO BARRIER TO ARCHITECT'S DETAILS
- RETAINING WALL
- EASEMENT
- PROPOSED CANOPY TREE PLANTING REFER TO PLANT SCHEDULE
- MASS PLANTING BEDS REFER TO PLANT SCHEDULE
- TURF
- PAVED SURFACE TO ARCHITECT'S DETAILS
- CONCRETE SURFACE TO ENGINEER'S DETAILS

DESIGN NOTES

- CARPARK AREA
- ADJACENT LOT ACCESS





LEGENDS

- ## DESIGN NOTES

- PROJECT
PROPOSED WAREHOUSE DEVELOPMENT
FLAGSTONE LOGISTICS PROPOSED LOT 105
ENTERPRISE DRIVE, NORTH MACLEAN, QLD 4280

PROJECT NO.
H8-26013

PURPOSE

SCALE
1:250@A3

REVISION

B

DATE
27.04.2026

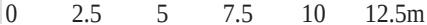
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SCALE 1:250 AT A3



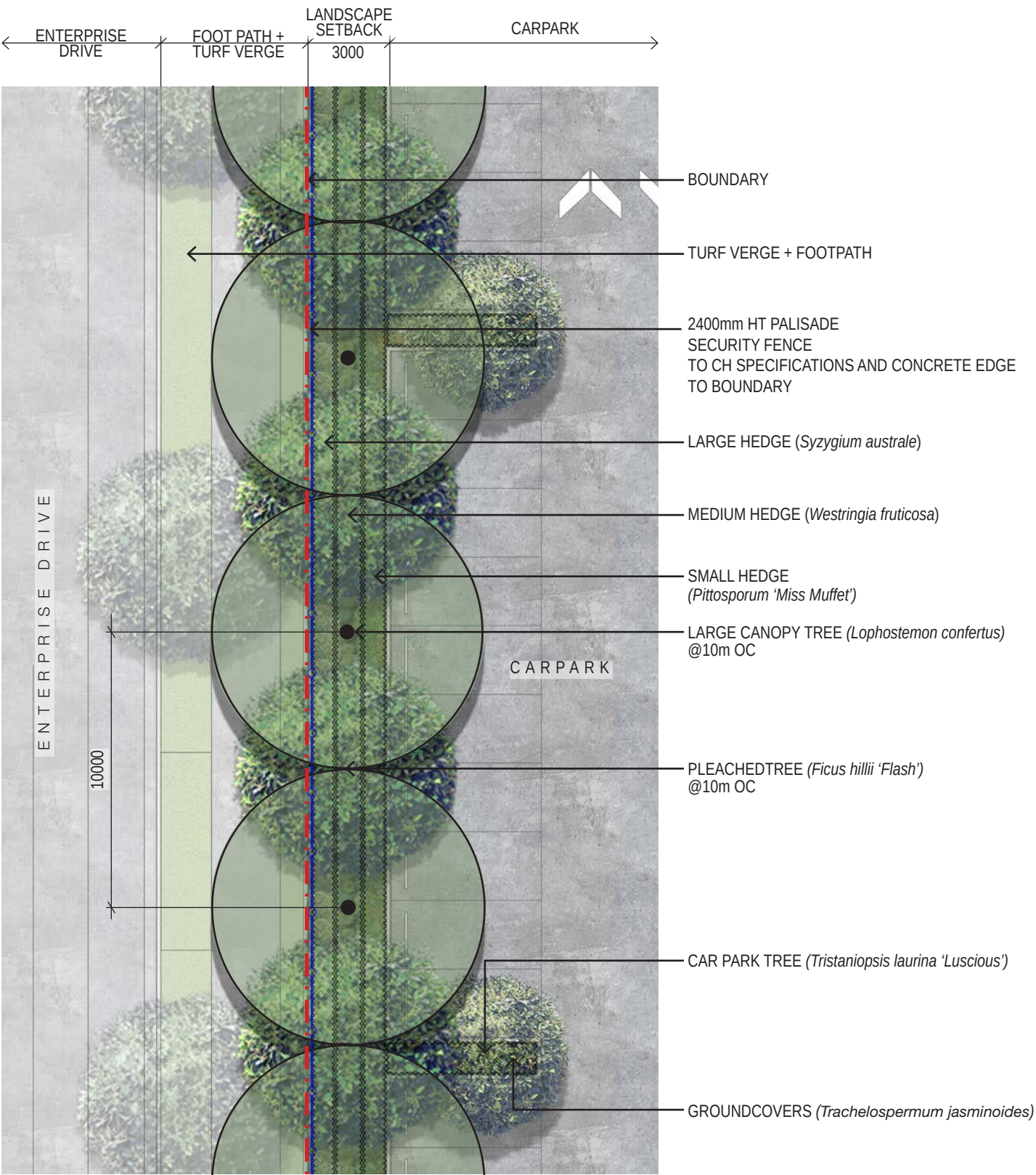
HABIT 8

LANDSCAPE ARCHITECTURE & URBANISM

SYDNEY (Gadigal country)	BYRON BAY (Bundjalung country)
MELBOURNE (Wurundjeri country)	SE QUEENSLAND (Yugambeh country)

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LANDSCAPE CONCEPT PLAN: SETBACK PLANTING (TYPICAL)



01 **DETAIL PLANTING PLAN 01**
Scale 1:200



KEY PLAN



LOP CON



TRI LAU



FIC FLA



SYZ AUS



WES FRU

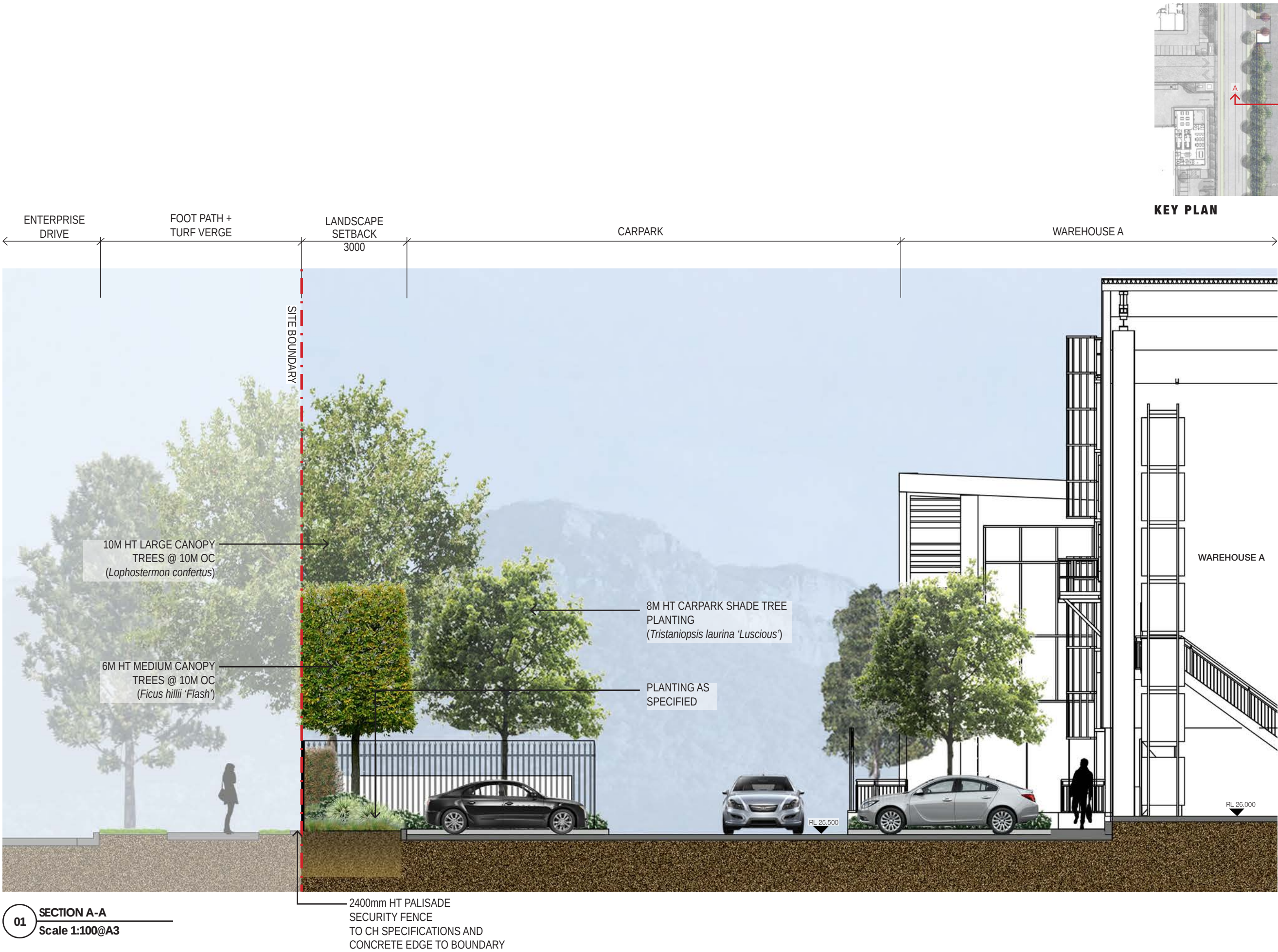


PIT MIS



TRA JAS

LANDSCAPE SECTION A-A



PLANT SCHEDULE

PLANT LIST

	CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	DENSITY	HT AT MATURITY	QTY.
		TREES					
	CUP ANA	<i>Cupaniopsis anacardioides</i>	Tuckeroo	100L	As Shown	8-10m	7
	EUC MOL	<i>Eucalyptus moluccana</i>	Grey Box	100L	As Shown	10-15m	15
	ELA EUM	<i>Elaeocarpus eumundi</i>	Eumundi Quandong	100L	As Shown	3-5m	5
	FIC FLA	<i>Ficus hillii 'Flash'</i>	Hills Fig	100L	As Shown	5-10m	11
	LOP CON	<i>Lophostemon confertus</i>	Brush Box	100L	As Shown	9-12m	9
	TRI LAU	<i>Tristaniopsis laurina</i>	Water Gum	100L	As Shown	8-10m	13
	MAG COL	<i>Magnolia 'Coolwyn Gloss'</i>	Coolwyn Gloss Magnolia	200L	As Shown	3-5m	11
		SHRUBS					
	ACM SMI	<i>Acmena smithii 'Minor'</i>	Dwarf Lilly Pilly	200mm	3/m²	3m	235
	GRE ROS	<i>Grevillea rosmarinifolia</i>	Rosemary Grevillea	200mm	2/m²	1.5-2m	68
	PIT MIS	<i>Pittosporum tobira 'Miss Muffet'</i>	Miss Muffet Pittosporum	200mm	1/m²	1m	348
	SYZ AUS	<i>Syzygium australe 'Southern Form'</i>	Southern Lilly Pilly.	200mm	1/m²	3m	175
	VIB ODO	<i>Viburnum odoratissimum</i>	Sweet Viburnum	200mm	1/m²	3m	18
	WES FRU	<i>Westringia fruticosa</i>	Coastal Rosemary	200mm	2/m²	2m	324
		GROUNDCOVERS					
	CAR GLA	<i>Carpobrotus glaucescens</i>		150mm	4/m²	300mm	240
	DIA LON	<i>Dianella longifolia</i>		150mm	4/m²	300mm	524
	LOM LON	<i>Lomandra longifolia</i>		150mm	4/m²	300mm	1012
	HAR VIO	<i>Hardenbergia violacea</i>		150mm	4/m²	500mm	320
	TRA JAS	<i>Trachelospermum jasminoides</i>		150mm	4/m²	300mm	620

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

LEGENDS

- FEATURE ENTRY PLANTING
- FRONT SETBACK PLANTING
- CARPARK PLANTING AND OFFICE
- BOUNDARY PLANTING AREA



MAG EXM



LOP CON



TRI LAU



ELA EUM



FIC FLA



EUC MOL



CUP ANA



ACM SMI



SYZ AUS



VIB ODO



WES FRU



PIT MIS



HAR VIO



TRA JAS



CAR GLA



LOM LON



GRE ROS



DIA LON

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

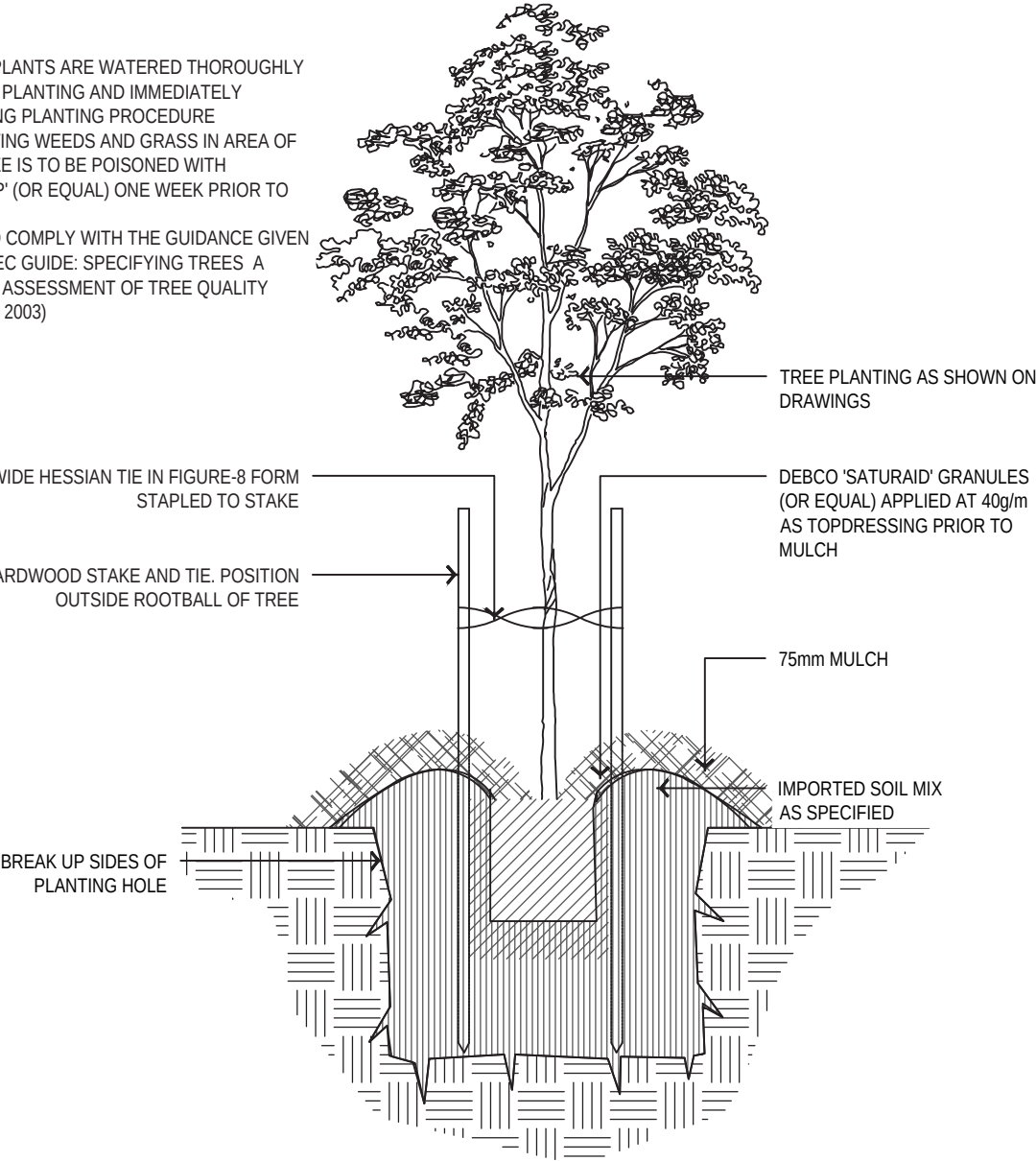
PROJECT	DRAWING TITLE	PROJECT NO.	PURPOSE	SCALE	REVISION	DATE	DRAWN	CHECKED	PAGE	CLIENT
PROPOSED WAREHOUSE DEVELOPMENT FLAGSTONE LOGISTICS PROPOSED LOT 105 ENTERPRISE DRIVE, NORTH MACLEAN, QLD 4280	CHARTER HALL STANDARD SPECIFICATION + MAINTENANCE NOTES	H8-26013	DA SUBMISSION	NTS	B	27.04.2026	DF	DV	L 18	



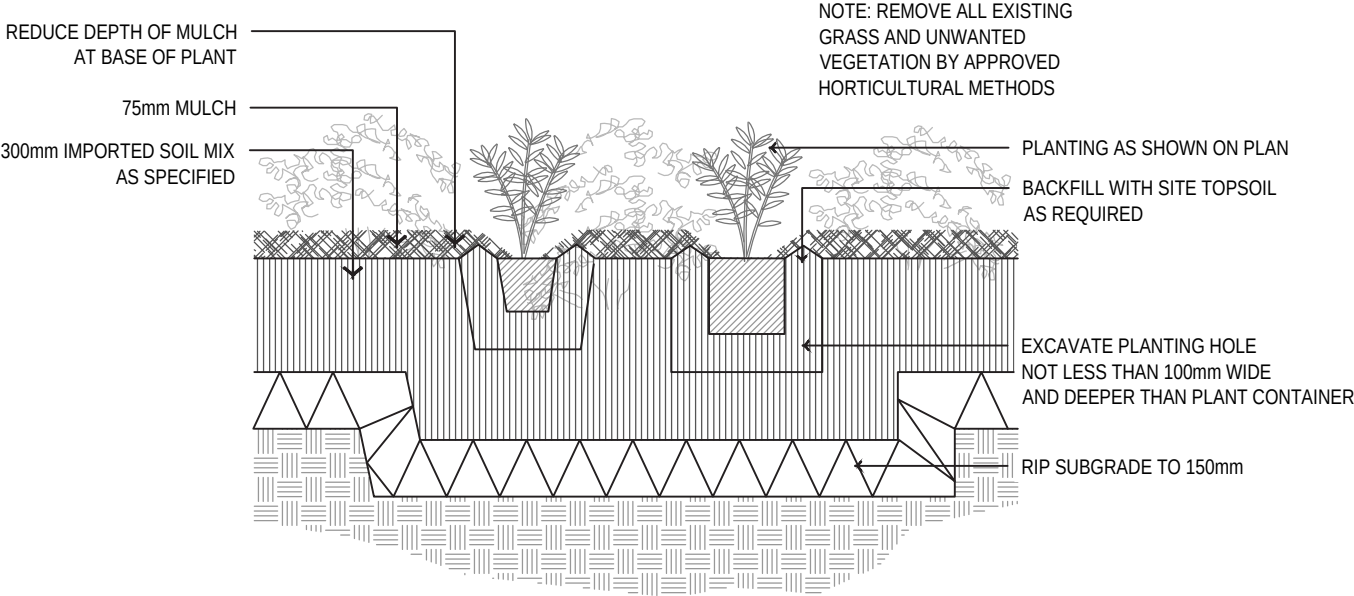
TYPICAL LANDSCAPE DETAILS 01

NOTE:

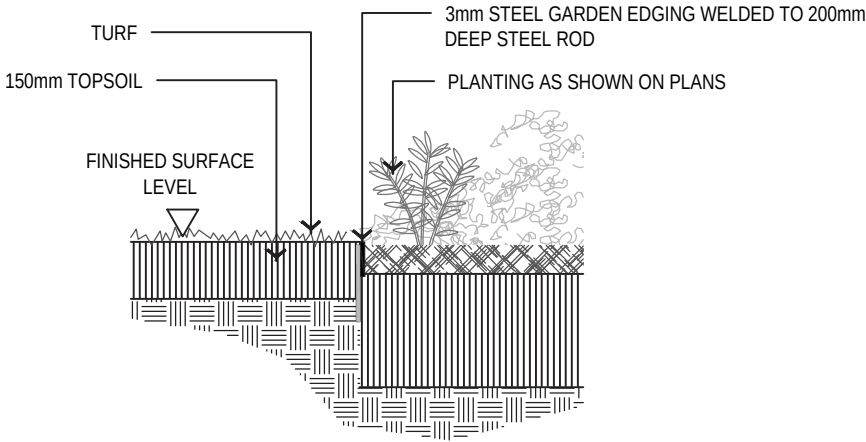
- 1. ENSURE PLANTS ARE WATERED THOROUGHLY PRIOR TO PLANTING AND IMMEDIATELY FOLLOWING PLANTING PROCEDURE
- 2. ALL EXISTING WEEDS AND GRASS IN AREA OF EACH TREE IS TO BE POISONED WITH 'ROUNDUP' (OR EQUAL) ONE WEEK PRIOR TO PLANTING
- 3. TREES TO COMPLY WITH THE GUIDANCE GIVEN IN NATSPEC GUIDE: SPECIFYING TREES A GUIDE TO ASSESSMENT OF TREE QUALITY (CLARK R. 2003)



01 TYPICAL TREE PLANTING DETAIL (100L)
1:20 @A3

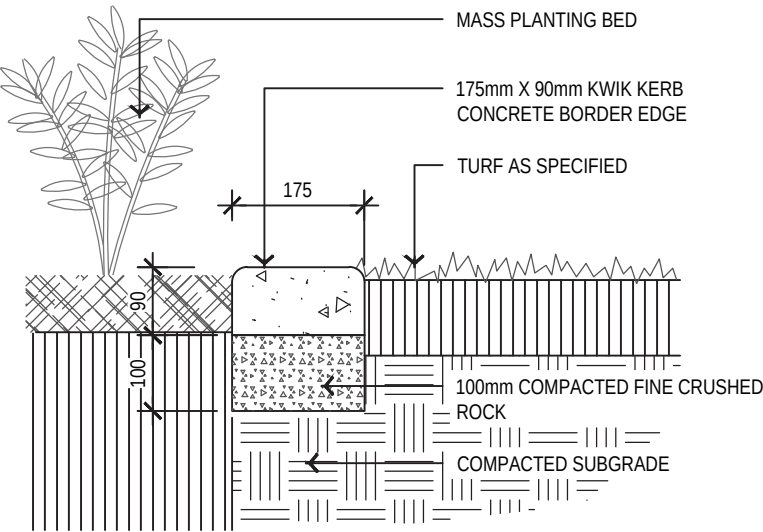


02 MASS PLANTING DETAIL (NATURAL GROUND)
1:20 @A3

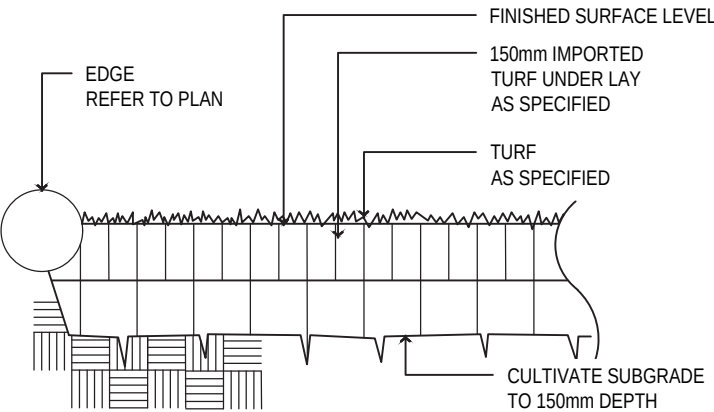


03 STEEL EDGING DETAIL
1:20 @A3

TYPICAL LANDSCAPE DETAILS 02



01 CONCRETE EDGING DETAIL
1:40 @A3



02 TURF DETAIL
1:20 @A3