

ATTACHMENT 7

Landscape Concept Plan

Prepared by:

Jackie Amos Landscape Architect

Proposed Medium Industry Development Foundation Street CHARLTON Q 4350

DEVELOPMENT APPLICATION LANDSCAPE PLANS

2615_01 Issue A	Cover Sheet
2615_02 Issue A	Landscape Notes
2615_03 Issue A	Site Plan
2615_04 Issue A	Landscape Plan
2615_05 Issue A	Landscape Plan
2615_06 Issue A	Landscape Plan
2615_07 Issue A	Landscape Plan
2615_08 Issue A	Landscape Plan
2615_09 Issue	Plant Schedule
2615_10 Issue A	Landscape Details



Site Location

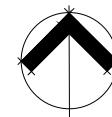
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AMENDMENTS

Issue	Date	Details	Initial
A	26.06.26	TRC submission	JA

PROJECT	DRAWING	DRAWN	ISSUE
Proposed Medium Industry Development Foundation Street, Charlton	Development Application Cover Sheet	JA	A
CLIENT	DRAWING NO.	DATE	
FKG Group	2615-01	June 2026	



Scale NOT TO SCALE
metres 0

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GENERAL NOTES

DESCRIPTION OF WORKS

1. These drawings describe landscape works to the proposed medium industry development at Foundation Street, Charlton. These landscape plans have been prepared as part of the Development Application for the project. The landscape works include:
- supply & installation of concrete garden edging;

supply & installation of drip line irrigation to gardens;

subgrade preparation to garden areas;

suppy & installation of plant stock to the gardens;

supply & installation of organic mulch to garden areas;

supply & installation of 25 litre tree stock to garden areas;

subgrade preparation to area to be turfed;

supply & installation of imported topsoil to turf areas;

supply & installation of Green Couch turf; and

maintenance of landscape works for a period of 12 weeks.

STANDARDS

2. The works are to meet industry best practice and the following relevant Australian Standards, AS 4419 Soils for Landscaping and Garden Use and AS 4454 Composts, Soil Conditioners and Mulches.

SERVICES

3. The location of all services are to be verified on site prior to the commencement of works. Reference is to be made to the building and engineering plans for the project.

IRRIGATION

4. An automatic drip line irrigation system is to be provided to the gardens. The water supply is to be the water mains. This irrigation system is to be installed by a licensed irrigation specialist. The system is to comply with all applicable industry and local authority and Australian Standards. The irrigation system is to have a summer target application rate of 32mm per week.
5. A GPO is to be provided at a building for the irrigation controller. The irrigation controller is to be sited within a lockable cabinet. The water source for the irrigation is to include an isolation valve, back flow prevention device, pressure regulator and filter. A rain switch override is to be installed to cut off irrigation after a preset rainfall level has been reached.
6. Provide 13mm diameter high grade UV stable brown poly dripline to all garden areas. Provide an individual emitter to each plant within each garden area.

CONCRETE GARDEN EDGE

7. Supply and install a concrete garden edge at the locations indicated on the landscape plan and in accordance with Landscape Detail 03.

GARDEN PREPARATION

8. At garden areas, excavate garden areas to allow for 300mm of imported topsoil and 100mm of mulch allowing for the mulch layer to finish level with the adjacent surfaces. Allow 50mm for settling of the mulch. Cultivate the subgrade to a depth of 100mm. Cultivation is to include the removal of undesirable material including stones exceeding 25mm, clods of earth exceeding 50mm and any weeds, rubbish or other deleterious material brought to the surface during cultivation. Install 300mm depth of imported topsoil to the garden areas.

TOPSOIL

9. Imported soils are to be in accordance with AS4419 - 2018. Garden areas are to utilize imported 'Landscape Soil (on grade) with Medium Organic Matter with Low Phosphorus'. Turf areas are to utilize imported 'Soil for Turf and Lawns - Underlay' at the time of installation. For top dressing use 'Soil for Turf and Lawns - Top Dressing' in accordance with AS4419 - 2018.
10. Deliveries of imported soils to the site must be from an approved supplier and must be accompanied by certification of compliance with AS 4419 - 2018.
11. Spread the topsoil on the prepared subsoil and grade evenly, making the necessary allowances to achieve the required finished levels and contours after light compaction. Prevent excess compaction by constructional plant. Compact lightly and uniformly in 150mm layers. Progressively tamp backfilling topsoil to avoid later subsidence, and thoroughly water to prevent voids. Rake over lightly to attain finished profiles. Avoid differential subsidence and produce a finished topsoil surface, which is smooth and free from stones or lumps of soil; graded to drain freely, without ponding, to catchment points;and graded evenly into adjoining ground surfaces.

PLANTING

12. Plant stock shall have a healthy cover and a good straight tap root. Weak or diseased stock, or stock that is heavily root bound, shall not be used. All plants shall be supplied healthy, insect and disease free and show no indication of root compaction. All plants will be well hardened off in their final containers and be capable of planting in the climatic conditions of the site. All plants shall be fresh and exhibit new growth with fibrous root system and capable of holding potting mix together without restriction or damage. All plants should be delivered to the site as necessary and planted as soon after delivery as possible. All stock arriving on site should be identified and labelled.
13. Water all plant stock 24 hours prior to planting and keep in a moist state throughout planting operations. Do not store plants awaiting planting in full sun or in an exposed location where they may be subject to hot winds.
14. Excavate individual planting holes to be 100mm wider and deeper than the pot size. Rip the sides of the planting hole. Backfill the planting hole with topsoil so when the pot is planted the top of the plant soil finishes flush with the surrounds. This should allow for settling of the soil.
15. Prior to planting tease the roots gently of the plant. Gently tamp down the backfilled soil around the tube. Apply a minimum of 5 litres of water to each plant within 12 hours of planting.
16. Do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. Thoroughly water the plants before planting, immediately after planting, and as required to maintain growth rates free of stress.

TREE PLANTING

17. Plant 25 litre trees within garden areas at the locations indicated on the landscape plan. Install as per Landscape Detail 01. Stake all trees with two 38 x 38mm hardwood square stakes. Site stakes either parallel with the closest building wall, path or fence. Ensure stakes finish level. Tie each tree to the stakes with hessian tie with the tie in a figure of 8. Fix to the stakes with staples. Ties should hold the tree in a stable position, particularly in windy conditions, but should not be so tight that they realign the tree from its natural position. Selection of tree stock is to comply with AS 2303:2018 Tree Stock for Landscape Use.

FERTILISATION

18. Garden areas are to be fertilised following the installation of all plant stock. Supply and install a 'controlled slow releaser' fertiliser to all garden beds. Fertiliser is to be have a Nitrogen-Phosphorus-Potassium ration of either 3-1-2 or 4-1-2. Spread fertiliser at a rate of 1kg per 9m² of garden.

MULCHING

19. Mulch gardens with 100mm of hardwood forest mulch. Keep mulch away from the stems/trunks of plants. Mulch should be free of deleterious & extraneous matter such as soil, weeds and sticks. Mulch should comply with AS 4454. Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread & roll mulch so that after settling, it is smooth & evenly graded between design surface levels sloped to towards the base of plant stems in garden beds, & not closer to the plant stem than 50mm.

TURFING

20. Obtain turf from an approved grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter. Deliver the turf from the supplier within 24 hours of being cut, and lay within 36 hours of cutting. Prevent it from drying out between cutting and laying.
21. Supply and install 'A' Grade Green Couch turf using the following methods.
22. Break up the existing ground to a minimum depth of 150mm and rake smooth. Spread imported topsoil (Soil for Turf and Lawns - Underlay) to a minimum depth of 100mm. Falls and levels of grassed areas to be accurately formed to facilitate drainage. Finished surface level of grass to be flush with adjacent grassed road reserve and back of kerb.
23. Before turfing, apply fertiliser of 14:15:10 N.P.K. or approved similar composition at the rate of 100g per sq m and rake into the prepared soil. In the last week of the Maintenance Period and after mowing, apply Ammonium Sulphate fertiliser (20:0:0) NPK at the rate of 12g per sq m or other approved fertiliser at an equivalent rate of nitrogen. Prepare as a solution not stronger than 25g of fertiliser per litre of water and apply evenly to the turfed area. Lightly water after application.
24. Turf shall be freshly cut 'A' Grade Green Couch turf. Turf is to be free from nutgrass or other noxious weeds or any other material deleterious to plant growth. Close turf in straight lines with cross joints staggered. Lay turf line at right angles to direction of slope. Tamp down or roll lightly.
25. Top dress turf with 10mm depth of top dressing (Soil for Turf and Lawns - Top Dressing in accordance with AS4419 - 2018). Top dressing to provide nutrients including nitrogen and iron and to provide organic matter to increase water holding capacity of soil. Mow lawn before top dressing. Apply top dressing to 10mm depth with grass penetrating through the top dress layer. After applying top dressing water lawn well.

MAINTENANCE

26. The landscape works are to be maintained for a period of 12 weeks. Maintenance is to include the watering, fertilizing, mowing, weeding, pruning, pest and disease management, site drainage and general tidying of the landscape areas. Planted and turf areas shall be watered regularly as required to ensure continuous healthy growth. Watering of plants shall be directed at the base of the plants to thoroughly water the root ball. Watering is to not cause erosion or cause run off across paved areas or roads.

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A	26.06.26	TRC submission	JA

PROJECT	DRAWING	DRAWN	ISSUE
Proposed Medium Industry Development Foundation Street, Charlton	Development Application Landscape Notes	JA	A
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LEGEND

- site boundary
- tree planting *Grevillea robusta*
- tree planting *Brachychiton rupestris*
- tree planting *Magnolia 'Coolwyn Gloss'*
- tree planting *Corymbia citriodora*
- tree planting *Eucalyptus tereticornis*
- tree planting *Eucalyptus robusta*
- tree planting *Lagerstroemia 'Tuscarora'*
- tree planting *Brachychiton populneus*
- shrub planting
- groundcover planting
- Wintergreen Couch Turf

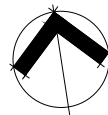
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PROJECT
Proposed Medium Industry Development Foundation Street, Charlton
CLIENT
FKG Group

DRAWING
Development Application Landscape Plan
DRAWING NO.
2615-04

DRAWN	ISSUE
JA	A
DATE	
June 2026	



Scale 1:500 @ A3 paper size
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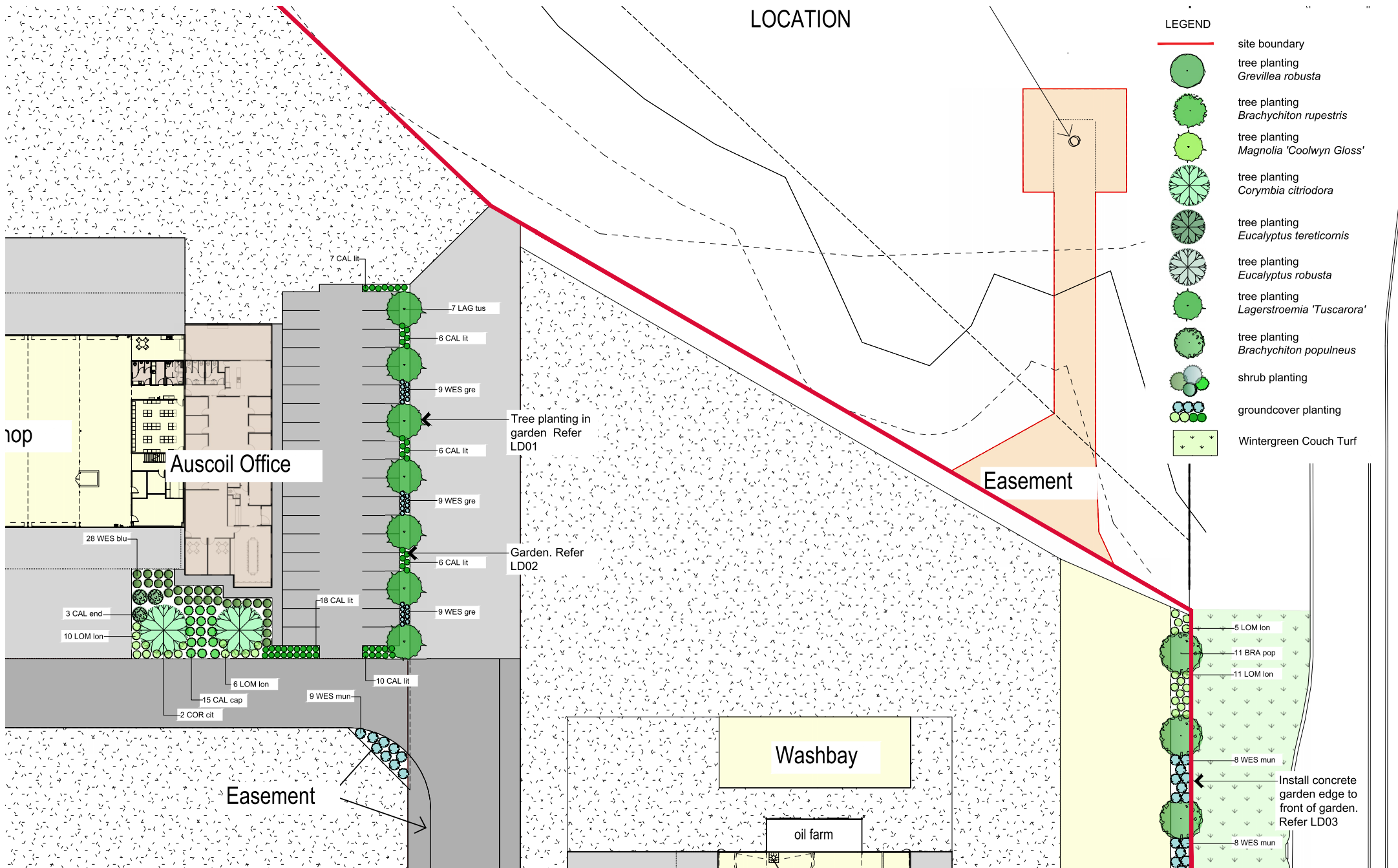
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LOCATION

LEGEND

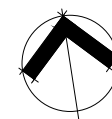
- site boundary
 tree planting
Grevillea robusta
 tree planting
Brachychiton rupestris
 tree planting
Magnolia 'Coolwyn Gloss'
 tree planting
Corymbia citriodora
 tree planting
Eucalyptus tereticornis
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Brachychiton populneus
 shrub planting
 groundcover planting
 Wintergreen Couch Turf



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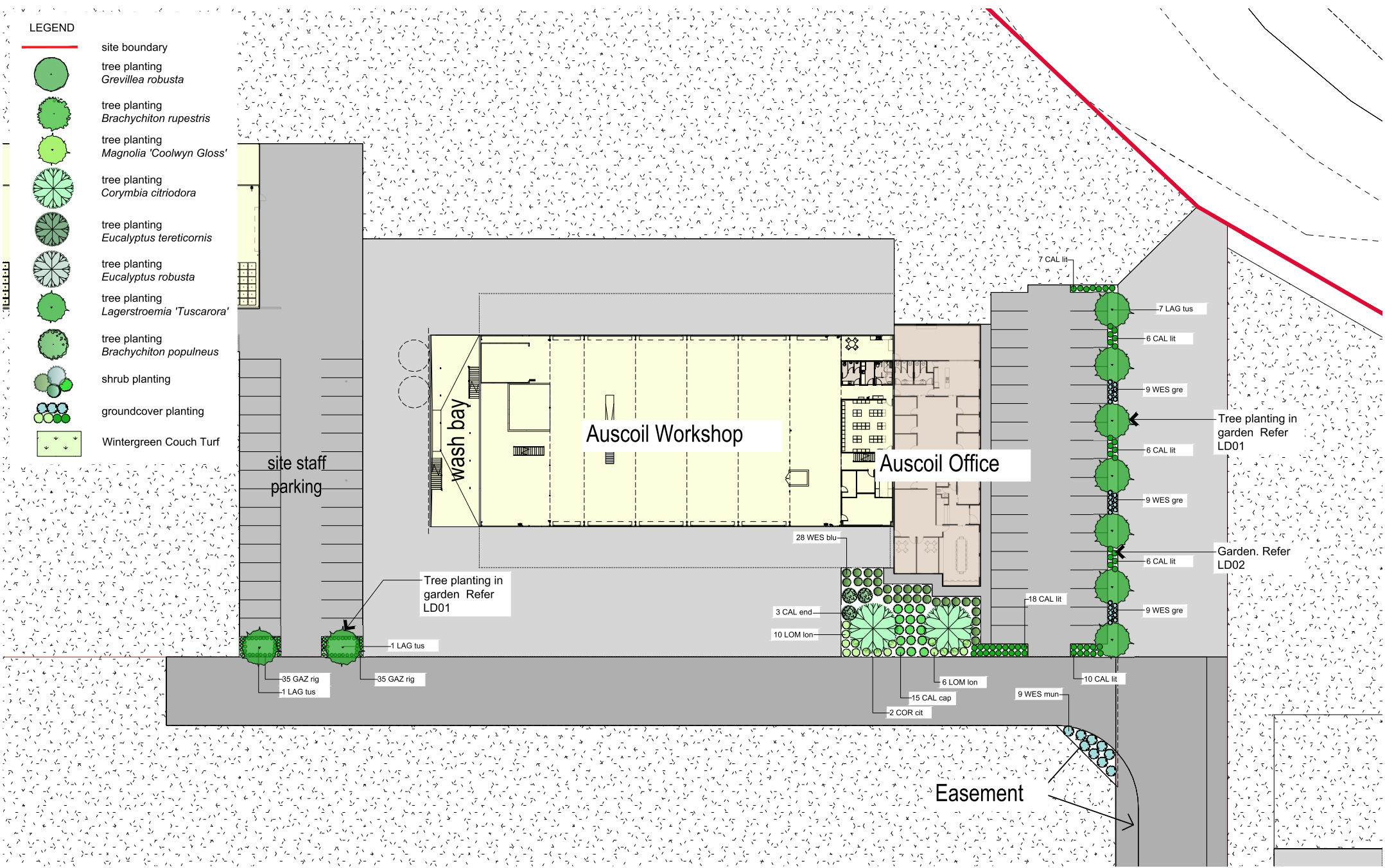
PROJECT	DRAWING	DRAWN	ISSUE
Proposed Medium Industry Development Foundation Street, Charlton CLIENT	Development Application Landscape Plan DRAWING NO.	JA DATE	A
FKG Group	2615-06	June 2026	



Scale 1:500 @ A3 paper size
metres 0 2.5 5 7.5 10 12.5

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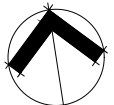
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PROJECT
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DRAWING
Development Application
Landscape Plan
DRAWING NO.
2615-07

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DATE	June 2026



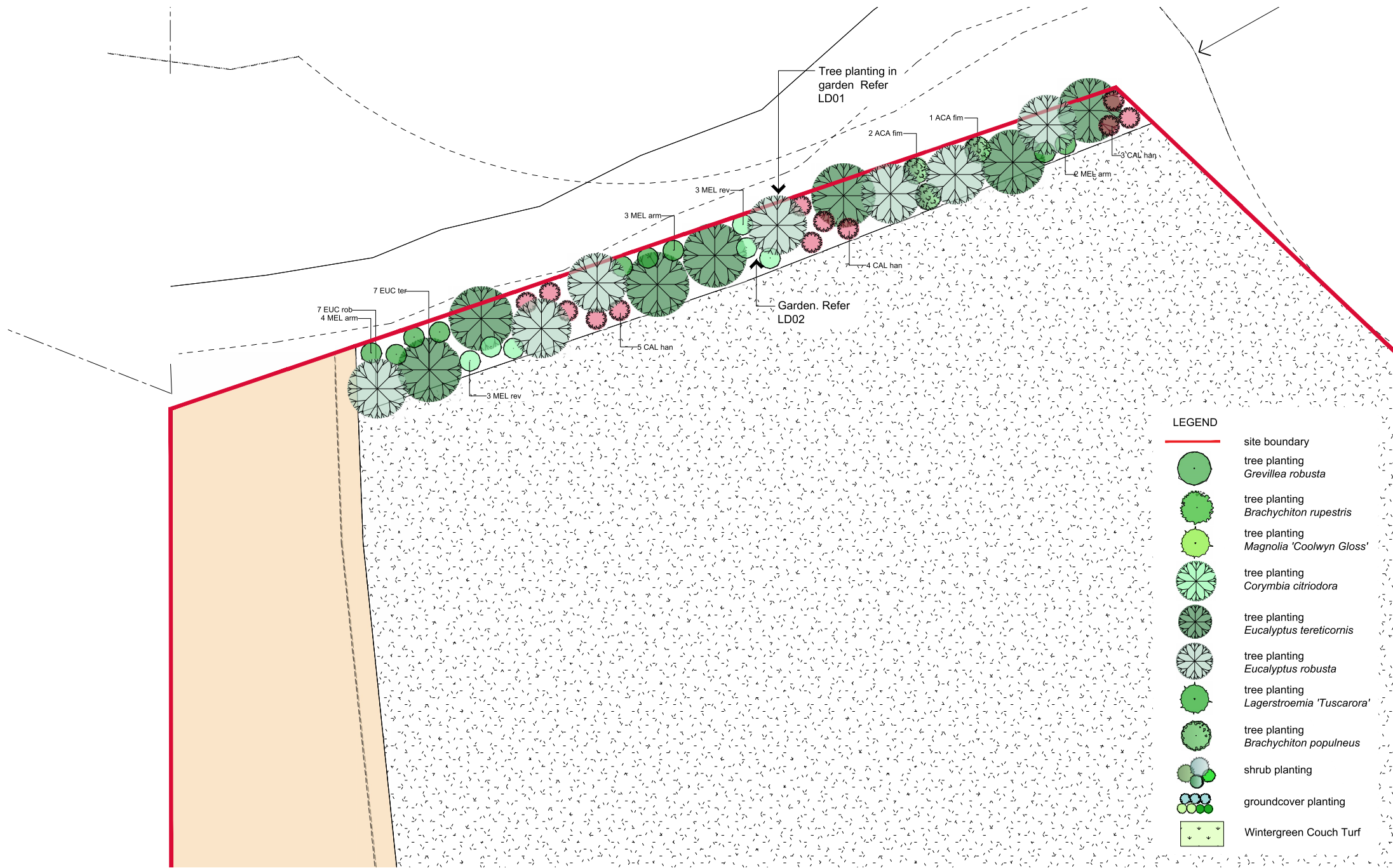
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metres 0 2.5 5 7.5 10 12.5

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Foundation Street, Charlton
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DRAWING

Development Application
Landscape Plan
DRAWING NO.

2615-08

DRAWN

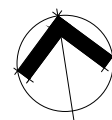
JA

DATE

June 2026

ISSUE

A



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metres 0 2.5 5 7.5 10 12.5

LEGEND

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- tree planting
Grevillea robusta
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PLANT SCHEDULE – Auscoil, Foundation Street, Charlton					
Code	Botanical Name	Common Name	Ht x Width	Quantity	Pot Size
Trees					
BRA pop	Brachychiton populneus	Kurrajong	9m x 6m	11	25 litre
BRA rup	Brachychiton rupestris	Qld Bottle Tree	8m x 6m	15	25 litre
COR cit	Corymbia citriodora	Lemon Scented Gum	12m x 8m	7	25 litre
EUC ter	Eucalyptus tereticornis	Forest Red Gum	12m x 8m	7	25 litre
EUC rob	Eucalyptus robusta	Swamp Mahogany	12m x 8m	7	25 litre
GRE rob	Grevillea robusta	Silky Oak	10m x 7m	7	25 litre
LAG tus	Lagerstroemia 'Tuscarora'	Crepe Myrtle	6m x 5m	9	25 litre
MAG c oo	Magnolia Coolwyn Gloss	Magnolia cultivar	8m x 5m	5	25 litre
Shrubs					
ACA cri	Acacia 'Crimson Blush'	Fringed Wattle cultivar	1m x 1m	66	200mm
ACA fim	Acacia fimbriata	Fringed Wattle	4m x 3m	3	200mm
CAL cap	Callistemon Captain Cook	Bottlebrush cultivar	1.2m x 1m	105	200mm
CAL end	Callistemon Endeavour	Bottlebrush cultivar	2m x 2m	13	200mm
CAL han	Callistemon Hannah Ray	Bottlebrush cultivar	4m x 2m	12	200mm
CAL lit	Callistemon Little John	Bottlebrush cultivar	.8m x .6m	53	200mm
CAL whi	Callistemon White Anzac	Bottlebrush cultivar	.5m x 1.5m	36	200mm
MEL arm	Melaleuca amillaris	Bracelet Honey Myrtle	3m x 3m	9	200mm
MEL rev	Melaleuca 'Revolution Green'	Black Tea Tree	3m x 3m	6	200mm
NAN obs	Nandina 'Obsession'	Dwarf Sacred Bamboo	.8m x .8m	55	200mm
RAP cos	Raphiolepis 'Cosmic White'	Indian haw thorne cultivar	1.5m x 1.5m	12	200mm
RAP sno	Raphiolepis 'Snow Maiden'	Indian haw thorne cultivar	.8m x .8m	30	200mm
WES blu	Westringia 'Blue Gem'	Coastal Rosemary cultivar	1.2m x 1.2m	54	200mm
WES gre	Westringia 'Grey Box'	Coastal Rosemary cultivar	.5m x .5m	27	200mm
WES wyn	Westringia Wynyabbie Gem	Coastal Rosemary cultivar	1.5m x 1.5m	15	200mm
WES zen	Westringia Zena	Coastal Rosemary cultivar	1m x 1m	21	200mm
Groundcovers					
GAZ rig	Gazania rigens	Gazania	.1m x .4m	160	140mm
LOM lom	Lomandra longifolia	Mat Rush	1m x 1m	256	140mm
WES mun	Westringia Mundi	Coastal Rosemary cultivar	.5m x 1.5m	105	200mm

PROPOSED TREES



Brachychiton populneus
Kurrajong



Brachychiton rupestris
Qld Bottle Tree



Corymbia citriodora
Lemon Scented Gum



Eucalyptus tereticornis
Forest Red Gum



Eucalyptus robusta
Swamp Mahogany



Grevillea robusta
Silky Oak



Lagerstroemia 'Tuscarora'
Crepe Myrtle



Magnolia Coolwyn Gloss
Magnolia cultivar

PROPOSED SHRUBS



Acacia 'Crimson Blush'
Fringe Wattle dwarf



Acacia fimbriata
Fringe Wattle dwarf



Callistemon 'Captain Cook'
Bottlebrush cultivar



Callistemon 'Endeavour'
Bottlebrush cultivar



Callistemon 'Hannah Ray'
Bottlebrush cultivar



Callistemon 'Little John'
Bottlebrush cultivar



Callistemon 'White Anzac'
Bottlebrush cultivar



Melaleuca amillaris
Bracelet Honey Myrtle



Melaleuca 'Revolution Green'
Black Tea Tree



Nandina Obsession
Dwarf sacred bamboo



Raphiolepis 'Cosmic White'
Indian Hawthorne cultivar



Raphiolepis 'Snow Maiden'
Indian Hawthorne cultivar



Westringia 'Blue Gem'
Coastal rosemary cultivar



Westringia 'Grey Box'
Coastal rosemary cultivar



Westringia 'Wynyabbie Gem'
Coastal rosemary cultivar



Westringia 'Zena'
Coastal rosemary cultivar

PROPOSED GROUNDCOVERS



Gazania rigens
Gazania

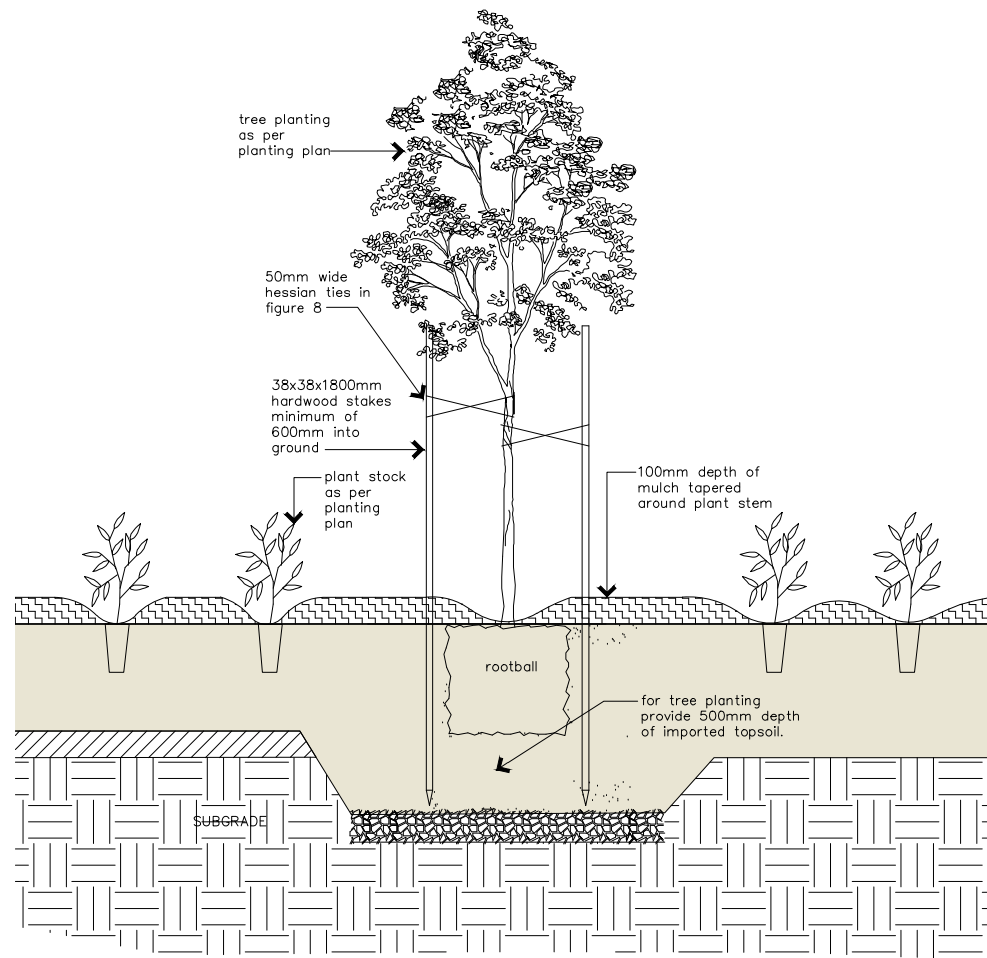


Lomandra longifolia
Mat Rush

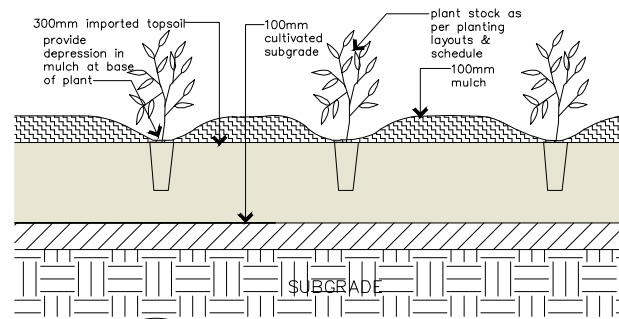


Westringia mundi
Coastal Rosemary cultivar

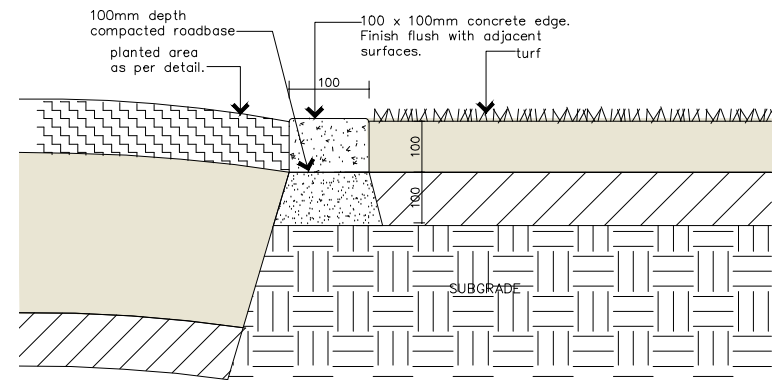
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	Issue	Date	Details	Initial	Proposed Medium Industry Development Foundation Street, Charlton CLIENT FKG Group	Development Application Plant Schedule DRAWING NO. 2615-09	JA	A		
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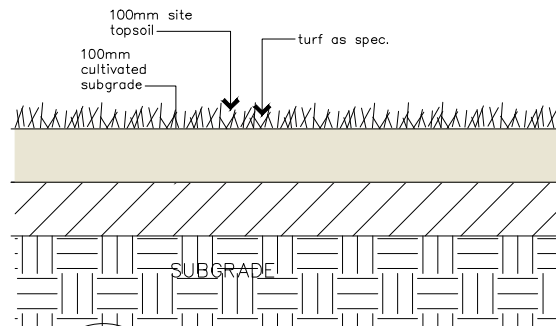
LD01 tree in garden
10 DETAIL 1:20 @ A3



LD02 garden
10 DETAIL 1:20 @ A3



LD03 concrete garden edge
10 DETAIL 1:10 @ A3



LD04 turf
10 DETAIL 1:10 @ A3

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