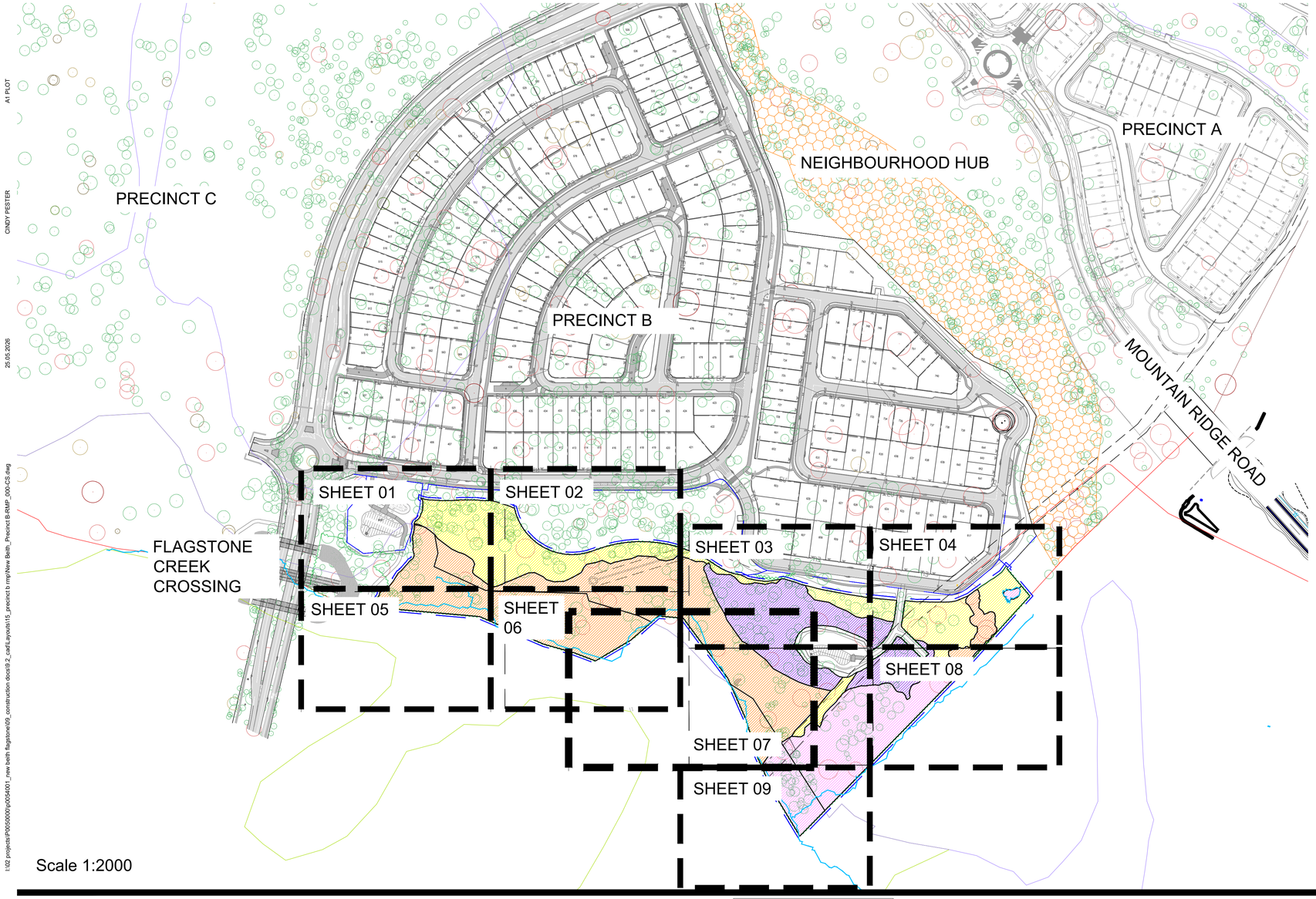
ROUND MOUNTAIN
REHABILITATION MANAGEMENT PLAN
FLAGSTONE CREEK
LANDSCAPE WORKS PACKAGE



Scale 1:2000

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PROJECT

ROUND MOUNTAIN
REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK
PRECINCT B
NEW BEITH, FLAGSTONE

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CLIENT
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DRAWING TITLE
COVER SHEET

ISSUE: FOR APPROVAL
PROJECT NO.: P0054001
SCALE: 1:2000 @ A1
NORTH
DRAWING NO.: URB-LA-000-CS
REVISION: A

INTRODUCTION & EPBC PROTECTED MATTERS

This **Weed and Rehabilitation Management Plan (WRMP)** has been prepared for **Frasers Property Australia** and is required to address to address Condition 19 of EPBC Approval 2019/8398 (Residential Development, Lot 4 RP45728, New Beith, Queensland). This WRMP outlines measures to avoid, minimise and manage impacts to matters of national environmental significance.

The protected matters are 'listed threatened species and communities (section 18 and 18A)' including:

- Koala (*Phascolarctos cinereus*) – combined populations of Queensland, New South Wales and the Australian Capital Territory
- Grey-headed Flying-fox (*Pteropus poliocephalus*)
- Greater Glider (*Petauroides volans volans*)
- Swift Parrot (*Lathamus discolor*)
- Regent Honeyeater (*Anthochaera phrygia*)

This RMP provides the framework for managing rehabilitation, weed control and vegetation establishment to support habitat values and ensure compliance with the conditions of approval.

OBJECTIVES & PROJECT DESCRIPTION

The primary rehabilitation measure of this WRMP is Assisted Natural Regeneration in accordance with South East Queensland Ecological Restoration Framework (SEQRF). Assisted natural regeneration methods detailed later in this plan aim to re-create a resilient, fully-functioning vegetation community that is consistent in composition and structure to the mapped regional ecosystems 12.3.7 and 12.3.11, which can support itself in perpetuity, with minimal maintenance and input required.

A site assessment was undertaken on 3 March 2026 to inform rehabilitation and weed management planning across the site. At present the site comprises a mix of open grassland, regenerating woodland, and Flagstone Creek riparian corridor. Vegetation includes scattered eucalypt and Corymbia trees, areas of Allocasuarina woodland, and patches of native grasses and Lomandra species. Vegetation condition is variable across the site, forming a mosaic of relatively intact native vegetation and areas of disturbance. Weed infestation is widespread, with lantana (*Lantana camara*) dominating woodland areas and slopes, and exotic pasture grasses (e.g. Red Natal Grass and Rhodes Grass) prevalent in open areas. Other weeds, including blue billygoat weed and vine species, occur in disturbed and edge habitats. The riparian corridor supports improved native vegetation condition, with reduced weed presence immediately adjacent to the creek and dominance of native groundcover species.

This documentation has been compiled through processes outlined in the SEQERF, site analysis and previous rehabilitation project experiences. The rehabilitation design provides assessment managers, clients and contractors a clear methodology to assist the recovery of site ecosystems. Weed management and rehabilitation zones were identified through detailed site analysis.

The following commitments have been made in this WRMP to ensure the aims and environmental outcomes are met:

Commitments to Environmental Outcomes	Location in WRMP
Rehabilitation approaches in accordance with SEQ Ecological Restoration Guidelines (SEQRF)	Refer to Revegetation Management Plans URB-LA-300-RMP to URB-LA-309-RMP
Retention and rehabilitation of vegetation to maintain and enhance habitat for protected matters species	Refer to Weed Management Plans URB-LA-200-WMP to URB-LA-209-WMP
Progressive revegetation using locally appropriate native species consistent with mapped regional ecosystems 12.3.7 and 12.3.11	Refer to Revegetation Management Plans URB-LA-300-RMP to URB-LA-309-RMP and Plant Schedule on URB-LA-031-PS to URB-LA-033-PS
Active weed management and control	Refer to Weed Management Plans URB-LA-200-WMP to URB-LA-209-WMP
Protection of retained vegetation and riparian areas during rehabilitation works	Refer to Revegetation Management Plans URB-LA-300-RMP to URB-LA-309-RMP
Ongoing maintenance, monitoring and infill planting to support successful vegetation establishment	Refer to Maintenance Schedule on URB-LA-004-LE
Adaptive management where monitoring identifies underperformance or failure to meet rehabilitation objectives	Refer to Maintenance Schedule on URB-LA-004-LE

CONDITIONS OF APPROVAL

The following details are required under Condition 19 of EPBC Approval 2019/8398, and have been addressed by this WRMP in the following locations:

Conditions of Approval	Location in WRMP
a) details of the relevant protected matters and a reference to the EPBC Act approval conditions to which the plan refers	Refer to Introduction on URB-LA-001-LE
b) a table of commitments made in the plan to achieve the environmental outcomes, and a reference to exactly where these commitments are detailed in the plan,	Refer to Impacts, Risks & Management plan on URB-LA-002-LE
c) commitments capable of ensuring that the environmental outcomes are achieved,	Refer to Impacts, Risks & Management plan on URB-LA-002-LE
d) reporting and review mechanisms to demonstrate compliance with the commitments made in the plan	Refer to Benchmark & Performance plan on URB-LA-003-LE
e) an assessment of risks relating to achieving the environmental outcomes and risk management strategies and/or mitigation measures that will be applied to address identified risks,	Refer to Impacts, Risks & Management plan on URB-LA-002-LE
f) impact avoidance, mitigation and repair measures, and the timing of those measures, consistent with the measures and timing proposed in the Preliminary Documentation	Refer to Impacts, Risks & Management plan on URB-LA-002-LE
g) a monitoring program, which must include: *i) performance indicators,* *ii) trigger values for corrective measures,* *iii) the timing and frequency of monitoring, ensuring monitoring is capable of detecting trigger values and changes in the performance indicators, and* *iv) proposed corrective measures if trigger values are reached.*	Refer to Maintenance Schedule on URB-LA-004-LE

ENVIRONMENTAL MANAGEMENT ROLES AND RESPONSIBILITIES

It is critical for all parties to understand their responsibilities as part of the rehabilitation 'team'.

Party	Description
Proponent	Ensure all consultants, contractors, sub-contractors or others utilizing the area are aware of the Rehabilitation Plan. Appoint appropriate consultants and contractors to undertake works as prescribed on the drawings and conditioned by the Assessment Manager. Provide security via an uncompleted works bond and maintenance bond for the cost of works if required. Cover costs of all resources to ensure works are completed as per approved plans.
Consultants	Brief proponent on their requirements in implementing and maintaining works as per the Rehabilitation Plan. Attend pre-start and compliance (on and off maintenance) inspections. Undertake monitoring and reporting to the Assessment Manager as per this plan. Be available to respond to technical queries to the approved documentation when on-site conditions require changes. Liaise with the Assessment Manager throughout all stages of approval, initial works and maintenance of works.
Assessment Manager	Provide technical expertise via commentary on the approval of documentation. Attend pre-start and compliance (on and off maintenance) inspections. Reduce and release securities held against works at the completion of successful milestone inspections. Be available to respond to technical queries to the approved documentation when on-site conditions require changes. Accept and review maintenance reports as dictated (if required in this plan.
Contractor	Ensuring implementation of works and compliance with this Rehabilitation Plan. Attend pre-start and compliance (on and off maintenance) inspections. Hold relevant licenses in applicable weed management/ revegetation, any required insurances for scope of works and an understanding of required Laws, Act, Policies and Guidelines. Recommend changes to the documentation when specific experience or on-site conditions require so.

ENVIRONMENTAL TRAINING

All personnel involved in weed management and rehabilitation works must receive appropriate environmental training, including:

- Weed control and rehabilitation measures documented of this WRMP
- Incident reporting procedures
- Responsibilities for environmental compliance

It is expected contractors have a depth of knowledge of relevant legislation to complete site rehabilitation works. This includes invasive plant classifications and control obligations under the Queensland *Biosecurity Act 2014* and local Biosecurity Plans (Refer to adjacent schedules for classification of weeds under the Act). Contractors should also be familiar with local government body requirements (e.g. Local Codes, Policies and Guidelines).

EMERGENCY CONTACTS AND PROCEDURES

Emergency procedures must be implemented to manage incidents that may impact environmental values, such as chemical spills, erosion events, extreme weather events. Emergency response must include:

- Notification to the Proponent, Assessment Manager and Impacted Contractors
- Implementation of corrective actions
- Documentation and reporting of the incident

REQUIRED REPORTING AND REVIEW MEASURES

The following reporting and review mechanisms are in place to ensure compliance with the commitments made in this WRMP:

Reporting / Review Measures	Compliance Commitments
Implementation Completion Report (On-Maintenance Report)	Demonstrates that all required planting and primary works have been completed in accordance with the WRMP and that "On-Maintenance" benchmark criteria have been achieved
Bi-annual (6-monthly) Progress Reports	Demonstrates ongoing compliance with commitments relating to weed management, revegetation progress, habitat establishment, and vegetation condition. This may include informal monitoring reports and adaptive management documentation (if required).
Off-Maintenance inspection Report	Demonstrates that all required maintenance works have been completed in accordance with the WRMP and that "Off-Maintenance" benchmark criteria have been achieved

GLOSSARY

WRMP Weed and Rehabilitation Management Plan
MU Management Unit
WM Weed Management
RE Vegetation classification system used in Queensland
SEQRF South East Queensland Ecological Restoration Framework

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ENVIRONMENTAL IMPACTS, RISKS & MANAGEMENT MEASURES

The following risks relating to achieving the environmental outcomes and risk management strategies and/or mitigation measures that will be applied to address identified risks are:

Commitment to Environmental Outcomes	Key Risks to Achieving the Outcome	Risk Management / Mitigation Measures
Rehabilitation approaches in accordance with SEQ Ecological Restoration Guidelines (SEQRF)	Rehabilitation works may not align with SEQRF restoration principles, resulting in undesired restoration outcomes	Rehabilitation design is undertaken in accordance with the SEQ Ecological Restoration Guidelines, ensuring appropriate site preparation, species selection, planting methods and maintenance. Required environmental training and environmental management roles and responsibilities are listed
Retention and rehabilitation of vegetation to maintain and enhance habitat for protected matters species	Retained and rehabilitated areas may not provide sufficient habitat structure, connectivity or refuge for listed threatened species	Rehabilitation methods in this WRMP have been designed to maintain continuous habitat areas, enhance vegetation structure and support refuge and movement for protected matters species.
Progressive revegetation using locally appropriate native species consistent with mapped regional ecosystems 12.3.7 and 12.3.11	Revegetation may fail to establish target ecological communities	Rehabilitation methods in this WRMP have been designed using locally appropriate native species consistent with mapped Regional Ecosystems.
Active weed management and control	Weed reinfestation may suppress native vegetation and reduce habitat quality	Rehabilitation methods in this WRMP have been designed actively maintain weed presence throughout the maintenance period.
Protection of retained vegetation and riparian areas during rehabilitation works	Indirect impacts such as weed spread or disturbance may degrade retained vegetation and riparian habitat	Retained vegetation and riparian areas are protected during rehabilitation works through defined controls to minimise indirect disturbance and maintain habitat condition Rehabilitation methods in this WRMP have been designed to implement appropriate weed management with control measures and riparian planting techniques notes. The plans clearly show *existing vegetation to be retained/removed, the location of waterways and waterbodies, major weed infestations/proposed treatments and trail and path systems*
Ongoing maintenance, monitoring and infill planting to support successful vegetation establishment	Rehabilitation areas may fail to meet establishment criteria without ongoing intervention	Ongoing maintenance, monitoring and infill planting are required and clearly defined in this WRMP. The maintenance period may be extended if sign off requirements are not met.
Adaptive management where monitoring identifies underperformance or failure to meet rehabilitation objectives	Unforeseen site conditions may prevent achievement of rehabilitation outcomes	Adaptive management is required and clearly defined in this WRMP.

The following impacts and risks were identified in the preliminary documentation:

- **Construction Impacts and Risks**
  - Loss of habitat
  - Fragmentation of habitat
  - Disturbance to retained and surrounding habitat
- **Operational Impacts and Risks**
  - Creation of barriers to dispersal/ Fragmentation of Habitat
  - Disturbance to retained and surrounding habitat

Impact avoidance, mitigation and repair measures, and the timing of those measures, consistent with the measures and timing proposed in the Preliminary Documentation are as follows:

Loss of habitat	
Avoidance and Mitigation Measures	Impacts have been avoided and minimised through the development design, incorporating open space and conservation areas within areas identified as providing greater environmental values (i.e. Round Mountain, Flagstone Creek and biodiversity corridors within the GFPDA Development Scheme).
Evaluation of the Effectiveness of Measures	Ecological surveys and habitat assessments conducted across the referral area led to the precise spatial analysis of vegetation and habitat qualities.
Mitigation Measures	59.7 ha of vegetation, comprising of Round Mountain, Greater Flagstone Creek and a central corridor connecting these areas, will be retained and rehabilitated as habitat and biodiversity corridors.
Timing	At each Stage of development
Risk Assessment	The field survey applied has accurately mapped environmental values and features.
Commitment From WRMP	Mitigation measures (rehabilitation) effectively applied.
Fragmentation of habitat	
Avoidance and Mitigation Measures	Vegetation clearing has the risk of fragmenting habitat areas during the construction phase. To avoid this impact, vegetation will be undertaken sequentially to allow fauna to disperse from construction areas. Clearing procedures that avoid the fragmentation of vegetation will be adopted within the FMPs and informed by the Fauna Spotter Cather reports. Clearing will be undertaken in a way that flushes fauna into the vegetation retention and rehabilitation zone and/or connected areas of habitat and will avoid flushing fauna into fragmented or hostile areas
Evaluation of the Effectiveness of Measures	Habitat isolation and fragmentation is a primary concern due to its impacts on fauna. The listed fauna are able to disperse through a variety of environs, including bushland and cleared areas. The direction of clearing of vegetation will ensure that clearing does not create fragmented habitat islands that could trap fauna. Rather, procedures will be in place to ensure clearing flushes fauna away from construction areas into the vegetation retention and rehabilitation zone and/or surrounding habitat areas that are connected to the wider landscape.
Mitigation Measures	Refuge habitat for fauna is accessible during clearing and rehabilitated.
Timing	Fauna are not fragmented from habitat during clearing.
Risk Assessment	Fauna are fragmented by clearing
Commitment From WRMP	Habita refuge areas are rehabilitated.
Disturbance to retained and surrounding habitat	
Avoidance and Mitigation Measures	**Weeds** A Weed and Pathogen Management Plan will be prepared to identify potential weed species, and include appropriate controls for weed and pathogen management, disposal and monitoring. Weeds will be actively managed within the construction footprint and disposed of appropriately.. No companion animals (e.g. dogs) will be allowed within construction areas. **Barriers to dispersal** Vegetation will be cleared sequentially. Clearing will be conducted so that fauna are flushed into safe, vegetated areas that are to be rehabilitated.
Evaluation of the Effectiveness of Measures	Construction management and clearing controls to be implemented, including relevant management plans, are considered to be able to effectively avoid, minimise and mitigate risk of disturbance to listed species activities during construction, and allow for adaptive management where required.
Mitigation Measures	The risk of contamination and exacerbating weeds and pathogens is minimised. Barriers to dispersal are not created
Timing	At all times during construction
Risk Assessment	Contamination, weed and pathogen incursion
Commitment From WRMP	Plans will mitigate the risk of contamination and weed and pathogen incursion. Rehabilitation of refuge areas and relevant management plans will mitigate the risk of dispersal barriers.
Creation of barriers to dispersal/ Fragmentation of Habitat	
Avoidance and Mitigation Measures	The referral area is surrounded by existing development and properties earmarked for future development. Additionally, the referral area is bound by the Brisbane-Sydney Interstate Railway to the east. To ensure no native fauna are isolated within the referral area, the proposed action includes the retention and rehabilitation of vegetation for biodiversity corridors in accordance with the GFPDA Development Scheme.
Evaluation of the Effectiveness of Measures	The development of residential areas across the estate will create barriers to movement in the form of houses, roads, fences and other infrastructure. Retention and rehabilitation areas will provide refuge for fauna.
Mitigation Measures	Retention and rehabilitation of Biodiversity Corridors.
Timing	At construction.
Risk Assessment	Clearing into vegetation retention zone occurs. Refuge areas not rehabilitated.
Commitment From WRMP	Refuge areas rehabilitated and not cleared.
Disturbance to retained and surrounding habitat	
Avoidance and Mitigation Measures	**Contamination, weeds and pathogens** Operation activities increase the risk of weeds, pathogens and contamination into the referral area. To manage these impacts, a Weed and Pathogen Management Plan will be prepared to identify potential weed species, and include appropriate controls for weed and pathogen management, disposal and monitoring. Weeds will be actively managed within the site and disposed of appropriately prior to handover to Council for ongoing management. **Barriers to dispersal** Fauna exclusion fencing and safe fauna passage will be employed to allow fauna to safely disperse through retention and rehabilitation areas.
Evaluation of the Effectiveness of Measures	Landscaping controls implementing only native species are anticipated under EDQ approval. All opens pace areas will be conditioned to be free of weeds and rehabilitated prior to handover to Council.
Mitigation Measures	The risk of contamination and exacerbating weeds and pathogens is minimised. Barriers to dispersal are not created
Timing	At all times during operation
Risk Assessment	Contamination, weed and pathogen incursion. Fauna fencing and rehabilitated passage is not implemented.
Commitment From WRMP	Rehabilitation conditions for open space areas prior to handover to Council control will mitigate the risk of contamination and weed and pathogen incursion Fauna fencing, safe passage and rehabilitation conditions will mitigate the risk of dispersal barriers

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BENCHMARK CRITERIA / PERFORMANCE INDICATORS

The utilisation of benchmark criteria helps to determine rehabilitation success during the maintenance period and assists in prompting when additional maintenance activities are required. Typically accepted benchmarks or performance indicators for dedicated or open space rehabilitation works include:

- Compliance 'On Maintenance' requirements:
  - All required planting completed.
  - 90% plant survival.
  - 100% kill rate of declared environmental weeds.
  - 90% kill rate of other weeds
  - Control measures implemented at all eroded / erosion-prone areas (if required)

- Ongoing 'Off Maintenance' requirements:
  - 80% plant survival.
  - Tree guards, stakes and general rubbish removed.
  - 100% kill rate of declared environmental weeds.
  - 90% kill rate of other weeds
  - Erosion control measures (if required) have been successful;

Performance milestones are subject to on-site conditions such as the continual reintroduction of weed propagules to the site from surrounding areas; unfavourable seasons or weather events.

The estimated timeframe for implementation works completion for On-Maintenance is three (3) months. A report detailing that implementation works have been carried out is to be undertaken by a suitably qualified and experienced environmental practitioner and submitted to relevant parties.

Performance Indicator / Benchmark	Trigger Value for Corrective Action	Proposed Corrective Measures
Necessary planting completed	Limited native recruitment or poor vegetation structure	Supplement with additional planting; adjust species selection (adaptive management); adapt site preparation and weed control measures
Plant survival	Plant survival requirement not met	Infill planting to replace failed stock; review planting methods, species selection and watering regime
Weed Removal	Weed Removal requirement not met	Re-application of weed control (herbicide, hand removal, slashing); increase treatment frequency; prioritise high-risk areas
Control measures	Control measures not implemented	Install or repair erosion control measures (e.g. jute matting, mulching, stabilisation works); reassess drainage and site stability

MAINTENANCE

Maintenance is required following installation of the plants, although if maintenance is regular and thorough during the first year, maintenance requirements are likely to taper off significantly in the following years.

A two (2) year on-maintenance period is recommended for this project. The on-maintenance period will occur after the sign off a report detailing that implementation works have been carried out.

Maintenance of the planting may include tasks such as:

- Herbicide spraying to control competing weeds.
- Watering while plants are establishing. This is often highly variable and depends on the suite of species planted, weather conditions and time of year when planted. A watering schedule may consist of watering every day for week 1, twice per week for weeks 2-6 and then weekly from weeks 6-12.
- Repair of tree guards if they become damaged.
- Replenishment of mulch.

Additional planting may be required to replace plants that do not survive (e.g.to meet survival rate requirements, or to fill gaps), but it may also be necessary to introduce new species at different stages of vegetation succession. An adaptive management approach should be utilised, if one plant species repeatedly dies on a site, consider supplementing with a species that is performing well.

MONITORING

Monitoring during the two (2) year maintenance period will be the responsibility of the proponent and be undertaken on a bi-annual basis.

Informal monitoring may occur through ongoing site inspections, completion of record sheets and note taking. Notes to be distributed to the rehabilitation team and rectification works completed against notes.

Informal photo point monitoring may be used to support note taking, and may be requested during the approval process by the assessment manager. If required, a permanent or semi-permanent photo point can be set up using a star picket marked with fluorescent yellow safety cap or painted timber stakes, so that a photograph may be taken of the site at regular (quarterly) intervals as it is being restored. A time series of photographs from a degraded state prior to the commencement of restoration, through the transition stages and into the maintenance stage will assist in assessing the success of the ecological restoration process. Collected site data and photos should be compiled in a 'master' monitoring report for proper record keeping.

Monitoring of the weed management and revegetation works allows practitioners to:

- Monitor the rate of assisted regeneration and revegetation of desirable native species promoted in areas where weeds have been removed i.e. number and species of native seedlings established that were not planted on site
- Ensure level of protection for existing identified native vegetation inclusive of that which has naturally regenerated.
- Review the rate of spread or contraction of weed infestation within the weed removal and control program i.e. has weed growth been inhibited by current control program or has it spread to newly disturbed areas?
- Identification of new weed threats or other factors that may be affecting areas designated for rehabilitation i.e. have additional scour locations been identified?
- Review of the benchmark criteria / pre-established performance indicators for measuring the success of the weed removal and control program i.e. has the rate of weed removal on ground reached the benchmark criteria for On or Off Maintenance?

Monitoring timeframes may involve a series of key milestones:

- Prestart Inspection - On site meeting prior to the initial commencement of work. Typically involves Consultant, Contractor and Assessment Manager to work through rehabilitation areas and clarify any adjustments to scope against approved works.
- Compliance Inspections - At the completion of the Primary Site Works, a compliance inspection meeting will be held with the Consultant, Contractor and Assessment Manager to inspect the works on-site in relation to the approved plans and previously agreed benchmarks performance indicators. Should the rehabilitation be a dedicated asset (open space) to the assessment manager, this inspection is commonly referred to as 'on maintenance'. For dedicated assets, a secondary compliance inspection will be required (off maintenance).
- Ongoing Monitoring Inspections- Informal monitoring to occur on a regular basis as highlighted above. These inspections will generally occur throughout the process, specifically before, during and after relevant compliance inspections.

PROGRESS REPORTING

Following implementation of this plan, it is important that the techniques/methods and outcomes from maintenance and monitoring visits are documented and issued to relevant parties for review and records.

Progress reporting will be the responsibility of the proponent and will be undertaken and provided to relevant parties on a bi-annual (6-monthly) basis.

Progress reports will typically include the following:

- Summary of maintenance and rehabilitation works undertaken during the reporting period
- Areas treated and activities completed (e.g. planting, weed control, erosion management)
- Assessment against benchmark criteria / performance indicators
- Identification of areas that are achieving, trending towards, or failing to meet targets
- Summary of monitoring outcomes
- Notable changes in vegetation condition, weed prevalence, erosion stability, and natural regeneration
- Summary of any pest flora or fauna species identified (including fire ants where relevant)
- Any corrective or supplementary actions or recommendations (e.g. infill planting, additional weed control)
- Any proposed adjustments to management approach in accordance with adaptive management principles below

ADAPTIVE MANAGEMENT

Adaptive management is an on-going, systematic approach for improving rehabilitation outcomes by learning from existing management techniques. It is a cyclic process that involves:

1. identification of unsuccessful treatments and new threats during monitoring events
2. investigation of new and alternative treatments
3. implementation of alternative management strategies based on best available knowledge
4. review of new / alternative management strategies during monitoring

Adopting an adaptive approach to rehabilitation works is recommended to achieve benchmark criteria and maximise environmental outcomes and Performance Indicator / Benchmark for the site.

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CLIENT
FRASERS PROPERTY AUSTRALIA

DRAWING TITLE
BENCHMARK & PERFORMANCE
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ISSUE
FOR APPROVAL

PROJECT NO.
P0054001

SCALE
@ A1 Size

NORTH
N/A

DRAWING NO.
URB-LA-003-LE

REVISION
A

INDICATIVE MAINTENANCE SCHEDULE OF WORK ITEMS AND SEQUENCING (NOTE: SCHEDULE IS SUBJECT TO CHANGE BASED ON ON-GROUND REQUIREMENTS AND MUST MEET THE REQUIREMENTS ON THE REHABILITATION CONDITION OF THE DEVELOPMENT APPROVAL)

TIMING	SPRING				SUMMER			AUTUMN			WINTER			SPRING			SUMMER			AUTUMN			WINTER			SPRING			
	PRIMARY WORKS				FOLLOW-UP WORKS			FOLLOW-UP / MAINTENANCE WORKS			MAINTENANCE WORKS			MAINTENANCE WORKS			MAINTENANCE WORKS			MAINTENANCE WORKS			MAINTENANCE WORKS			MAINTENANCE WORKS			
	Month 1	Month 2	Month 3		Month 1	Month 2	Month 3	Month 1	Month 2	Month 3	Month 1	Month 2	Month 3	Month 1	Month 2	Month 3	Month 1	Month 2	Month 3	Month 1	Month 2	Month 3	Month 1	Month 2	Month 3	Month 1	Month 2	Month 3	
WEEK 1	Pre-start meeting, Contractor and Superintendent	Establish photo points if required. Weed management - "knockdown spray"	Mulch spreading and Jute-mat installation	MILESTONE: COMPLIANCE / "ON MAINTENANCE"	Watering and Monitoring and reporting (throughout establishment). Photo monitoring as required	Watering and Monitoring and reporting (throughout establishment). Photo monitoring as required	Watering and Monitoring and reporting (throughout establishment). Photo monitoring as required	Watering to replacement plants only.	Watering to replacement plants only.	Monitoring and reporting. Photo monitoring as required	watering to replacement plants only.		Monitoring and reporting. Photo monitoring as required.	Watering to replacement plants only		Monitoring and reporting. Photo monitoring as required.	Watering to replacement plants only		Monitoring and reporting. Photo monitoring as required.	Watering to replacement plants only		Monitoring and reporting. Photo monitoring as required.	Watering to replacement plants only		Monitoring and reporting. Photo monitoring as required.	Mulch - top up depths to 100mm and replace / repair late matting as required	Watering to replacement plants only	Monitoring and reporting. Photo monitoring as required..	MILESTONE: COMPLIANCE / "OFF MAINTENANCE"
WEEK 2	Initial weed management works - wood weed removal /"knockdown" spray	Soil Preparation and cultivation	Natural regeneration plants staking for identification		Weed management - "knockdown spray" in mulched areas	Weed management - "knockdown spray" re-apply woody weeds	Weed management - "knockdown spray" in mulched areas	Weed management - rotation "knockdown spray" in mulched areas	Weed management - rotation "knockdown spray" in mulched areas	Weed management - rotation "knockdown spray" in mulched areas	Weed management - rotation "knockdown spray" in mulched areas		Weed management - rotation "knockdown spray" in mulched areas	Weed management - rotation "knockdown spray" in mulched areas		Weed management - rotation "knockdown spray" in mulched areas	Weed management - rotation "knockdown spray" in mulched areas		Weed management - rotation "knockdown spray" in mulched areas	Weed management - rotation "knockdown spray" in mulched areas		Weed management - rotation "knockdown spray" in mulched areas	Weed management - rotation "knockdown spray" in mulched areas		Weed management - rotation "knockdown spray" in mulched areas	Natural regeneration plants - weed management	Weed management - "knockdown spray" re-apply woody weeds	Weed management - "knockdown spray" in mulched areas	
WEEK 3	Weed management works - removal by hand	Soil Preparation and modification	Planting and Watering		Natural regeneration plants - weed management	Replacement of Failed Plants	Replacement of Failed Plants	Natural regeneration plants - weed management	Natural regeneration plants - weed management	Replacement of Failed Plants	Natural regeneration plants - weed management		Trees formative pruning			Replacement of Failed Plants						Natural regeneration plants - weed management		Trees formative pruning				Trees formative pruning	Replacement of Failed Plants	Natural regeneration plants - weed management	
WEEK 4	Weed Management - slashing of maintenance access paths	Mulch - stockpiled on site	Planting and Watering		Weed Management - slashing of maintenance access paths	Weed Management - slashing of maintenance access paths	Weed Management - slashing of maintenance access paths	Weed Management - slashing of maintenance access paths	Weed Management - slashing of maintenance access paths	Weed Management - slashing of maintenance access paths	Weed Management - slashing of maintenance access paths		Weed Management - slashing of maintenance access paths	Weed Management - slashing of maintenance access paths		Weed Management - slashing of maintenance access paths	Weed Management - slashing of maintenance access paths		Weed Management - slashing of maintenance access paths	Weed Management - slashing of maintenance access paths		Weed Management - slashing of maintenance access paths	Weed Management - slashing of maintenance access paths		Weed Management - slashing of maintenance access paths	Replacement of Failed Plants	Weed Management - slashing of maintenance access paths	Weed Management - slashing of maintenance access paths	

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25.05.2026
A1 PLOT
URBIS_A1.CTB
CINDY PESTER

URBIS

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

Level 32, 300 George Street | Brisbane QLD 4000 Australia | +61 7 3007 3800 | URBIS Ltd | ABN 50 105 256 228

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Cindy Pester SIGNED AILA MEMBERSHIP NO.

PRINT IN COLOUR

REV	DESCRIPTION	DWN	CHK	DATE
A	FOR APPROVAL	CF	CP	25.05.2026

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PROJECT DIRECTOR: MATTHEW FRANZMANN

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FRASERS PROPERTY AUSTRALIA

DRAWING TITLE

MAINTENANCE SCHEDULE

ISSUE: FOR APPROVAL

PROJECT NO.: P0054001

SCALE: NTS

NORTH: *N/A*

DRAWING NO.: URB-LA-004-LE

REVISION: A

GENERAL LEGEND

General Notes:

1. The plan must be read in conjunction with the specification, schedule of landscape works and plant schedule.
2. All drawings are to be read in conjunction with the associated drawings by other consultants, e.g. Engineers
3. Do not damage any roots of retained trees / palms greater than 15mm diameter.
4. Refer to the tree protection plan(s) [and potential tree assessment report] for details of existing trees to be removed, retained or transplanted.
5. Removal or disturbance of vegetation and topsoil must be confined to within three meters of the approved new building except where trees are approved for removal. In other areas where levels are to be altered and new landscape finishes installed, gain direction from the Superintendent regarding vegetation retention and topsoil implications.

	Sheet Join Line
	Extent of Works
	Stage Boundary
	Tree Refer Planting Plans and Plant Schedule
	Existing Contours
	Proposed Contours
	Existing Waterbody

SERVICES LEGEND

EC	Electricity / Comms (Underground) Refer Electrical Engineer's Documentation
SEW	Sewer (Underground) Refer Civil Engineer's Documentation
SW	Stormwater (Underground) Refer Civil Engineer's Documentation
WA	Water Supply Line (Underground) Refer Civil Engineer's Documentation

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PROJECT DIRECTOR: MATTHEW FRANZMANN

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FRASERS PROPERTY AUSTRALIA

DRAWING TITLE

LEGEND & SCHEDULE OF LANDSCAPE WORKS

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ISSUE: FOR APPROVAL

PROJECT NO.: P0054001

SCALE: NTS

NORTH: *N/A*

DRAWING NO.: URB-LA-011-LE

REVISION: A

LEGEND & SCHEDULE OF LANDSCAPE WORKS

WEED MANAGEMENT SCHEDULE

Weed Management Notes:

The following advice is provided based on-site observations by Saunders Havill Group (contact Andrew Davies) at the time of inspection and reflects general rehabilitation practice for sites dominated by lantana infestations. Detailed weed control methods, herbicide selection, and planting prescriptions should be confirmed by a suitably rehabilitation contractor.

WM01 - ZONE 01 - Low Density Weed Infestation

Area Description	Areas contain low weed cover (≤20%) with native vegetation structure largely intact. Weed species are scattered, primarily consisting of lantana, and exotic forbs. Native canopy and groundcover remain dominant and functional.
Management	Utilize primary weed management in line with the South East Queensland Restoration Framework and adaptive management strategies. A focus on protection and maintenance, is recommended. Selective spot spraying of woody and vine weeds using low-volume application methods is recommended. Hand removal of isolated weeds where feasible to minimise off-target damage. Where possible prioritise removal of seeding individuals to limit spread. Avoid disturbance to intact ground layers and natural mulching to preserve the existing seed bank.
Notes	Revegetation plant numbers are based on the maximum weed removal and maximum planting density needed. Contractor may deem it necessary to leave weed plant roots in place near the waterway and along slopes – in which case planting won't be possible/needed. Estimated weed coverage 20%

WM02 - ZONE 02 - Moderate Density Weed Infestation

Area Description	Areas contain moderate weed cover (40–65%), typically dominated by lantana, with native vegetation still present in the midstory and ground layer. Intact native patches exist throughout the zone including areas adjacent to waterways.
Management	Utilize primary weed management in line with the South East Queensland Restoration Framework and adaptive management strategies. A focus on selective control and assisted natural regeneration is recommended. Cut-stump or basal bark application methods are recommended to target dense lantana patches. Staged control methods may be required to avoid sudden exposure of soil and reduce erosion risk over steep slopes. Prioritise removal of encroaching lantana surrounding riparian zone to prevent expansion. Maintain existing vegetation to ensure bank stability and erosion control. Retain native vegetation and stabilising groundcover wherever present. Spot spraying of scattered exotic forbs and juvenile weeds is recommended. Where waterways are present utilise manual removal techniques where possible.
Notes	Revegetation plant numbers are based on the maximum weed removal and maximum planting density needed. Contractor may deem it necessary to leave weed plant roots in place near the waterway and along slopes – in which case planting won't be possible/needed. Estimated weed coverage 40-65%

WM03 - ZONE 03 - High Density Woody Weed Infestation

Area Description	Areas contain high density lantana thickets (90-100% cover) forming a closed shrub layer beneath native canopy. Native regeneration is limited due to competition and shading, although some native ground species persist in patches.
Management	Utilize primary weed management in line with the South East Queensland Restoration Framework and adaptive management strategies. A focus on intensive control and assisted natural regeneration and reconstruction is recommended. Staged removal of lantana using cut-stump or basal bark techniques is recommended. Where waterways are present utilise manual removal techniques where possible. Undertaking follow-up control targeting regrowth and seedlings at high frequency is recommended, including monitoring for secondary weed invasion post-treatment.
Notes	Revegetation plant numbers are based on the maximum weed removal and maximum planting density needed. Contractor may deem it necessary to leave weed plant roots in place near the waterway and along slopes – in which case planting won't be possible/needed. Estimated weed coverage 90-100%

WM04 - ZONE 04 - High Density Grass and Forb Infestation

Area Description	Areas dominated by exotic pasture grasses and forbs (80% cover) with scattered large eucalypt trees. Groundcovers include Rhodes grass and red natal grass. Native grasses and groundcover species are present but suppressed. Weed density increases toward waterway banks.
Management	Utilize primary weed management in line with the South East Queensland Restoration Framework and adaptive management strategies. A focus on intensive control and reconstruction is recommended. Targeted herbicide application (e.g. boom spray or controlled spot spray) is recommended. Prioritise control in areas adjacent to native vegetation and waterways to reduce spread. Use selective herbicides where possible to retain native grass species. Slashing prior to spraying where biomass is high may improve herbicide efficacy. Where waterways are present utilise manual removal techniques where possible.
Notes	Revegetation plant numbers are based on the maximum weed removal and maximum planting density needed. Contractor may deem it necessary to leave weed plant roots in place near the waterway and along slopes – in which case planting won't be possible/needed. Estimated weed coverage 80%

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ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

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PROJECT DIRECTOR: MATTHEW FRANZMANN

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FRASERS PROPERTY AUSTRALIA

DRAWING TITLE

LEGEND & SCHEDULE OF LANDSCAPE WORKS

ISSUE	PROJECT NO.
FOR APPROVAL	P0054001
SCALE	NORTH
N/A	*N/A*
DRAWING NO.	REVISION
URB-LA-012-LE	A

LEGEND & SCHEDULE OF LANDSCAPE WORKS

REHABILITATION SCHEDULE

(Refer to the Landscape Specification for additional information)

Rehabilitation Notes:

The approach chosen for the whole of site is Assisted Natural Regeneration SEQ Ecological Restoration Guidelines. Reconstruction approaches may be required in areas populated with dense weeds.

Access tracks may be established throughout the rehabilitation site to allow for maintenance activities. Planting in these areas are subject to contractor requirements.

Vegetation communities have been generated through the Queensland Government's Regional Ecosystem mapping tool.
These maps indicate that the project site within (and adjacent to) two pre-clear Regional ecosystems (RE).
RE 12.3.7: Eucalyptus tereticornis open forest, Casuarina cunninghamiana subsp. cunninghamiana +/- Melaleuca spp. fringing woodland
RE 12.3.11: Corymbia citriodora subsp. variegata +/- Eucalyptus crebra open forest, Eucalyptus tereticornis, E. moluccana, E. acmenoides and E. siderophloia on sedimentary rocks

Planting selections of species must be based on the selection identified within the plant schedules and drawing on the identified RE and present species. It is noted that not all species may be available at the time of works. Subsequent species listed by the Regional Ecosystem Technical Descriptions for South-East Queensland (https://www.publications.qld.gov.au/dataset/re-technical-descriptions) must be consulted to identify other appropriate species for planting. Any deviations from approved species or those identified in the Regional Ecosystem Technical Descriptions must be agreed to by a DESI Ecologist.

Management Units have been separated in sub-units (a,b,c) depending in RE identified on site. Refer to drawings and plant schedules.

Timing:
It is proposed that any works associated with this RMP will be commenced prior to or in conjunction with the commencement of bulk earthworks. The project surveyor will peg the extent of the zone prior to the rehabilitation contractor taking control of the site.

Site Preparation:
The Contractor shall be responsible for the identification and removal of all deleterious material, redundant structure etc. that is inconsistent with the objectives for natural area management. The extent of known material within the rehabilitation area identified by site surveys is indicated within the various management units forming this plan. However, these locations are not exhaustive and the Rehabilitation Contractor will be responsible for making themselves aware of the location and removal of such materials.

Services:
The contractor shall make themselves aware of all underground and overhead services prior to the commencement of works. The contractor shall also be responsible for determining the locations of built and to-be-constructed services during the course of the works.

Erosion and Sediment Controls:
No civil earthworks are proposed in the identified areas.
Where the established batters show signs of erosion during the planting or maintenance stages of this restoration plan, the restoration contractor should establish coir logging to retain stability until plantings are mature and offer their own stabilisation. Batters should be covered by suitably rated jute matting or similar to retain batter soils until plantings are suitably established to stabilise banks. As the Site is gently sloped, mulching is considered appropriate for the prevention of erosion and sedimentation as well as benefitting the establishment of the planting. Mulching between planted specimens will trap sediment and moisture while allowing water to pass through it in order to prevent runoff during heavy rains or floods. It also helps reduce dust, stabilise slopes, and promote plant growth by providing extra nutrients and protection from heat.
Where rehabilitation occurs in areas subjected to high-volume flows, erosion and sediment controls must be established in the first instance. 750gsm jute matting should be laid downhill on the banks in a lateral upstream order to seal the edges from water flow. Jute matting is to be trenched, pinned, and backfilled to appropriately secure the matting. New sections of matting should provide sufficient overlap of at least 100mm and be pinned into place. This matting will suppress weeds germinating from the soil and provide initial bank stability. Post this installation, coir logging should be laterally laid across the bank to retain stability until plantings are mature and offer their stabilisation.
Coir logging should be pegged on the lower side of the coir log, ensuring the peg is driven through the coir log. Pegs should be driven into the ground to an equivalent length as that above ground, typically utilising 450mm - 600mm pegs, depending on the coir log size.
Any Erosion and Sediment Control methods must be in accordance with the approved Erosion and Sediment Control Plan for the Site. Where erosion/scour occurs throughout the maintenance period for the Rehabilitation Area, an alternative solution to prevent erosion/scour may be required, which must be agreed with the DESI Ecologist and Engineer.

Final Planting:
While the above provides the general reconstruction and planting strategy for the Management Units, it is acknowledged that the final approach will depend on the on-ground conditions following weed removal and will require adaptive management as the rehabilitation works occur over time.
If necessary, additional topsoil should be brought in to ensure sufficient quality growth medium for native plantings.

Ecological Goals:
The Primary Objectives and Performance Criteria for This Rehabilitation Management Plan is to:
• Retain and protect all native trees.
• Retain and enhance existing native fauna habitats.
• Remove extensive weed infestations and review regenerating species with a view to promoting native regeneration and removal of exotic regrowth.
• Perform all weed treatment in a manner that does not promote erosion.

REHABILITATION MANAGEMENT UNITS

MU01 – Management Unit 1

RE 12.3.7

Mulch	100mm depth, composted site mulch "Forest Blend" (100 x 20mm max. particle size). Existing natural mulching may be left in place. Inundation and flood prone areas may be excluded or secured with appropriate control measures (eg. jute matting, coir logs).
Soil	150mm depth Ameliorated site soil – refer Soil section
Subgrade Preparation	Remove all existing weed material using glyphosate herbicide (to be applied minimum two weeks prior to lawn installation). Rip to 150mm depth.
Topsoil Preparation	Cultivate and ameliorate subgrade. Install fertiliser and ameliorate topsoil insitu to meet AS.
Notes	Revegetation plant numbers are based on the maximum weed removal and maximum planting density needed. Contractor may deem it necessary to leave weed plant roots in place near the waterway and along slopes – in which case planting won't be possible/needed. Estimated revegetation coverage 20%.

MU02 – Management Unit 2

RE 12.3.7

RE 12.3.11

Mulch	100mm depth, composted site mulch "Forest Blend" (100 x 20mm max. particle size). Existing natural mulching may be left in place. Inundation and flood prone areas may be excluded or secured with appropriate control measures (eg. jute matting, coir logs).
Soil	150mm depth Ameliorated site soil – refer Soil section
Subgrade Preparation	Remove all existing weed material using glyphosate herbicide (to be applied minimum two weeks prior to lawn installation). Rip to 150mm depth.
Topsoil Preparation	Cultivate and ameliorate subgrade. Install fertiliser and ameliorate topsoil insitu to meet AS.
Notes	Revegetation plant numbers are based on the maximum weed removal and maximum planting density needed. Contractor may deem it necessary to leave weed plant roots in place near the waterway and along slopes – in which case planting won't be possible/needed. Estimated revegetation coverage 50%.

MU03 – Management Unit 3

RE 12.3.7

RE 12.3.11

Mulch	100mm depth, composted site mulch "Forest Blend" (100 x 20mm max. particle size). Existing natural mulching may be left in place. Inundation and flood prone areas may be excluded or secured with appropriate control measures (eg. jute matting, coir logs).
Soil	150mm depth Ameliorated site soil – refer Soil section
Subgrade Preparation	Remove all existing weed material using glyphosate herbicide (to be applied minimum two weeks prior to lawn installation). Rip to 150mm depth.
Topsoil Preparation	Cultivate and ameliorate subgrade. Install fertiliser and ameliorate topsoil insitu to meet AS.
Notes	Revegetation plant numbers are based on the maximum weed removal and maximum planting density needed. Contractor may deem it necessary to leave weed plant roots in place near the waterway and along slopes – in which case planting won't be possible/needed. Estimated revegetation coverage 90%.

MU04 – Management Unit 4

RE 12.3.7

Mulch	100mm depth, composted site mulch "Forest Blend" (100 x 20mm max. particle size). Existing natural mulching may be left in place. Inundation and flood prone areas may be excluded or secured with appropriate control measures (eg. jute matting, coir logs).
Soil	150mm depth Ameliorated site soil – refer Soil section
Subgrade Preparation	Remove all existing weed material using glyphosate herbicide (to be applied minimum two weeks prior to lawn installation). Rip to 150mm depth.
Topsoil Preparation	Cultivate and ameliorate subgrade. Install fertiliser and ameliorate topsoil insitu to meet AS.
Notes	Revegetation plant numbers are based on the maximum weed removal and maximum planting density needed. Contractor may deem it necessary to leave weed plant roots in place near the waterway and along slopes – in which case planting won't be possible/needed. Estimated revegetation coverage 80%.

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PROJECT

ROUND MOUNTAIN
REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK
PRECINCT B
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Cindy Pester SIGNED 19640 AILA MEMBERSHIP NO.

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FRASERS PROPERTY AUSTRALIA

DRAWING TITLE
LEGEND & SCHEDULE OF LANDSCAPE WORKS
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ISSUE
FOR APPROVAL

PROJECT NO.
P0054001

SCALE
N/A

NORTH
N/A

DRAWING NO.
URB-LA-013-LE

REVISION
A

HOLD POINT SCHEDULE

HOLD POINT SCHEDULE

	Description	Contractor notes, sign-off & date	Superintendent notes, sign-off & date
General			
1	Council / Authority approvals conditions have been received by the Contractor / Head Contractor and they confirm that the Landscape Works Package incorporates these conditions.		
Samples - Hold Points			
	Description	**Contractor notes, sign-off & date**	**Superintendent notes, sign-off & date**
X	Mulch samples provided for all mulch types.		
X	Sample panels provided for all pavement types.		
X	Sample walls provided for all wall types.		
X	Sample, shop drawings or supply information for all furniture types.		
X	Sample, shop drawings or supply information for all fence and gate types.		
X	Galvanised finishes to be approved prior to installation		
X	Painted finishes, including undercoat systems to be approved prior to additional painting works or installation		
Soil Testing - Hold Points			
	Description	**Contractor notes, sign-off & date**	**Superintendent notes, sign-off & date**
X	Provide compliant soil test results of each different batch of proposed imported soil type prior to the delivery to the Superintendent. Early testing and approval is critical to avoid construction delays.		
X	Provide compliant soil test results of retained site soils supplied to the Superintendent. Early testing and approval is critical to avoid construction delays.		
X	Provide compliant soil test results of ameliorated site soils supplied to the Superintendent. Early testing and approval is critical to avoid construction delays.		
X	Provide soil delivery dockets showing soil supplier and batch information. Copies of dockets are to be supplied to the Superintendent for approval and record.		
X	Provide compliant soil test results of installed imported and ameliorated soil test results prior to planting as specified.		

Tree Protection and Transplanting- Hold Points

Notify the superintendent more than 48 hours prior to the following hold points to arrange for inspection before, during and after installation.

	Description	Contractor notes, sign-off & date	Superintendent notes, sign-off & date
1	The correct trees are marked for protection or removal.		
2	Location and extent of proposed canopy pruning prior to starting pruning.		
3	Location & extent of proposed tree protection fencing (prior to beginning demolition).		
4	Transplant location and methodology identified and approved.		
5	Irrigation installed and operating within root (or landscape) protection zones or they are to be thoroughly hand watered via water truck.(approx every 3rd day) this is to be installed or undertaken at least two weeks prior to any root pruning commencing and continue as noted in the schedule of landscape works.		
6	Layout of the tree protection fencing prior to installation.		
7	Layout of the tree protection fencing after installation and prior to any demolition works commencing.		
8	Turf and weeds within root (or landscape) protection zones are killed (turf & weeds) and removed (weeds) prior to mulching.		
9	Where specified, mulch is installed to type, extent and depth required in the schedule of landscape works prior to any demolition commencing.		

Planting - Hold Points

Notify the superintendent more than 48 hours prior to the following hold points to arrange for inspection before, during and after installation.

	Description	Contractor notes, sign-off & date	Superintendent notes, sign-off & date
1	Plants / transplants when delivered to site, prior to being unloaded from the truck. Contractor to check for transport related damage, plant form and confirm suitability for installation.		
2	The Contractor and a representative from their nursery supplier are to review the planting plan and species selection prior to ordering plants and advise the Superintendent of any plants that they do not believe are suitable for their proposed location. All other plants are deemed to be acceptable for their location by the Contractor.		
3	Photographs of all compliant, proposed, secured plants to be sent to the Superintendent for approval.		
4	Tree, palm and plant species ordered as soon as possible after the award of construction contract. Exact duration as per the Landscape Specifications, “General Notes”, “Plant Procurement” clause. Early approval is critical to avoid construction delays.		
5	Compliant advanced tree and palm nursery stock approval obtained from the Superintendent either through photos supplied or via nursery visit.		
6	Written confirmation from nurseries that any plants that require acclimatisation (e.g. to sun or shade) have been relocated to allow for full sun hardening, or various shade levels, have been moved to an appropriate location in the nursery to achieve such acclimatisation for an extended period as specified in the plant schedule notes prior to the delivery date.		
7	Site fencing installed to exclude all site traffic from cultivated future turf and planting areas. Photographs provided to the Superintendent for approval. Ensure no cultivated areas are recompacted by site traffic. This is critical to ensure long term plant and turf growth success.		
8	Setout, size and depth of tree holes and or trenches.		
9	Layout and orientation of trees prior to planting		
10	Layout of shrubs, groundcovers and climbers prior to planting		

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URBIS_A1.CTB
A1 PLOT
CINDY PESTER
25.05.2026

URBIS

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

Level 32, 300 George Street | Brisbane QLD 4000 Australia | +61 7 3007 3800 | URBIS Ltd | ABN 50 105 256 228

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Cindy Pester SIGNED — 19640 AILA MEMBERSHIP NO.

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REV	DESCRIPTION	DWN	CHK	DATE
A	FOR APPROVAL	CF	CP	25.05.2026

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PROJECT DIRECTOR: MATTHEW FRANZMANN

CLIENT

FRASERS PROPERTY AUSTRALIA

DRAWING TITLE

LEGEND & SCHEDULE OF LANDSCAPE WORKS

.

ISSUE

FOR APPROVAL

PROJECT NO.

P0054001

SCALE

N/A

NORTH

N/A

DRAWING NO.

URB-LA-014-LE

REVISION

A

DEVELOPMENT FOOTPRINT

PRECINCT B - FLAGSTONE CREEK

GENERAL LEGEND
REGIONAL ECOSYSTEM

- 12.9-10.2
- 12.9-10.7
- 12.3.7
- 12.3.11

Vegetation communities have been generated through the Queensland Government's Regional Ecosystem mapping tool.

Surveyed trees - for species refer Saunders Havill Group tree schedule.

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25.05.2026
CINDY PESTER
A1 PLOT
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PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

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PROJECT DIRECTOR: MATTHEW FRANZMANN

CLIENT
FRASERS PROPERTY AUSTRALIA

DRAWING TITLE
KEYPLAN

ISSUE
FOR APPROVAL

PROJECT NO.
P0054001

SCALE
1:5000 @ A1 1:10000 @ A3
50 100 150 200 250m

NORTH

DRAWING NO.
URB-LA-020-KP

REVISION
A

PLANT SCHEDULES

PLANT SCHEDULE

NOTES:

a) Supply and install all scheduled items unless otherwise noted.

b) Species changes may be possible due to nursery availability and tolerance to inundation.

c) Planting densities may change to follow Natural Channel Design Guidelines.

d) Quantities set out in this schedule are provided as a guide only. It is the Contractor's responsibility to confirm all quantities.

e) The Plant Schedule should be read in conjunction with the Planting Plan(s). The quantities on the planting plan(s) take precedence over the quantities in this Plant Schedule.

f) The appropriate planting palette and abundance for each species are outlined in each plant schedule. All stock is to be supplied as tubestock. Tubestock is to be sun-hardened and disease and pest-free. Any deviations from approved species or those identified in the RE description must be agreed to by a DESI Ecologist.

g) Partial destructive sampling as outlined in AS 2303, "Tree stock for landscape use" is likely to be carried out on a representative selection of trees and plants.

h) The supply height and spread for trees and palms is allowed to vary by up to + or - 10% from the dimensions below.

i) All plants are to be vigorous with a rootball that is full but not restrained.

j) All plants are to be acclimatised in the nursery to be either sun hardened or low light tolerant for example, according to their specific location and orientation on the site. Inspect the site several months in advance of the delivery of plants to site to ensure this acclimatisation is begun prior to planting. Provide written confirmation to the Superintendent that this acclimatisation of all plants has taken place for at least 8 weeks prior to installation.

k) The rootball and canopy of all plants are to be balanced and the stem / trunk sufficiently developed so that the plants stay upright without the need to be staked.

l) Photographs of all compliant, proposed, secured plants are to be sent to the Superintendent for approval and for that approval to be received by the Landscape Contractor prior to plant purchase.

Zone 1 - Low Density Weed Infestation

PA01 Planting Area 01a

Management Zone	Estimated Weed Coverage	Total Area (m2)	Planting Area Estimate (m2)	Tree Planting Estimate (1:10)	Shrub Planting Estimate (1:5)	Groundcover Planting Estimate (1:1)
Zone 1 - Low Density Weed Infestation	20%	7000	1400	140	280	1400

PLANT CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (Litres or mm diameter)	PLANTS PER m2	QTY	NOTES
						RE 12.3.7
TREES						
	Eucalyptus tereticornis	Forest Red Gum	75mm	0.1	23	
	Casuarina cunninghamiana	River Oak	75mm	0.1	23	
	Lophostemon suaveolens	Swamp Box	75mm	0.1	23	
	Corymbia intermedia	Pink Bloodwood	75mm	0.1	23	
	Corymbia tessellaris	Moreton Bay Ash	75mm	0.1	23	
	Melaleuca bracteata	Black Tea-tree	75mm	0.1	23	
				SUBTOTAL	*140*	
SHRUBS						
	Acacia disparrima	Southern Salwood	75mm	0.2	56	
	Maclura cochinchinensis	Cockspur Thorn	75mm	0.2	56	
	Acacia leiocalyx	Early-flowering Black Wattle	75mm	0.2	56	
	Melaleuca bracteata	Black Tea-tree	75mm	0.2	56	
	Syzygium australe	Brush Cherry	75mm	0.2	56	
				SUBTOTAL	*280*	
GROUNDCOVERS						
	Lomandra hystrix	Green Mat-rush	75mm	1	350	
	Bothriochloa decipiens	Pitted Bluegrass	75mm	1	350	
	Oplismenus aemulus	Creeping Beard Grass	75mm	1	350	
	Themeda triandra	Kangaroo Grass	75mm	1	350	
				SUBTOTAL	*1,400*	
				TOTAL	*1,820*	

PA01 Planting Area 01b

Management Zone	Estimated Weed Coverage	Total Area (m2)	Planting Area Estimate (m2)	Tree Planting Estimate (1:10)	Shrub Planting Estimate (1:5)	Groundcover Planting Estimate (1:1)
Zone 1 - Low Density Weed Infestation	20%	1059	211.8	21.18	42.36	211.8

PLANT CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (Litres or mm diameter)	PLANTS PER m2	QTY	NOTES
						RE 12.3.7
TREES						
	Eucalyptus tereticornis	Forest Red Gum	75mm	0.1	4	
	Casuarina cunninghamiana	River Oak	75mm	0.1	4	
	Lophostemon suaveolens	Swamp Box	75mm	0.1	4	
	Corymbia intermedia	Pink Bloodwood	75mm	0.1	4	
	Corymbia tessellaris	Moreton Bay Ash	75mm	0.1	4	
	Melaleuca bracteata	Black Tea-tree	75mm	0.1	4	
				SUBTOTAL	*21*	
SHRUBS						
	Acacia disparrima	Southern Salwood	75mm	0.2	8	
	Maclura cochinchinensis	Cockspur Thorn	75mm	0.2	8	
	Acacia leiocalyx	Early-flowering Black Wattle	75mm	0.2	8	
	Melaleuca bracteata	Black Tea-tree	75mm	0.2	8	
	Syzygium australe	Brush Cherry	75mm	0.2	8	
				SUBTOTAL	*42*	
GROUNDCOVERS						
	Lomandra hystrix	Green Mat-rush	75mm	1	53	
	Bothriochloa decipiens	Pitted Bluegrass	75mm	1	53	
	Oplismenus aemulus	Creeping Beard Grass	75mm	1	53	
	Themeda triandra	Kangaroo Grass	75mm	1	53	
				SUBTOTAL	*212*	
				TOTAL	*275*	

PA01 Planting Area 01c

Management Zone	Estimated Weed Coverage	Total Area (m2)	Planting Area Estimate (m2)	Tree Planting Estimate (1:10)	Shrub Planting Estimate (1:5)	Groundcover Planting Estimate (1:1)
Zone 1 - Low Density Weed Infestation	20%	2381	476.2	47.62	95.24	476.2

PLANT CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (Litres or mm diameter)	PLANTS PER m2	QTY	NOTES
						RE 12.3.7
TREES						
	Eucalyptus tereticornis	Forest Red Gum	75mm	0.1	8	
	Casuarina cunninghamiana	River Oak	75mm	0.1	8	
	Lophostemon suaveolens	Swamp Box	75mm	0.1	8	
	Corymbia intermedia	Pink Bloodwood	75mm	0.1	8	
	Corymbia tessellaris	Moreton Bay Ash	75mm	0.1	8	
	Melaleuca bracteata	Black Tea-tree	75mm	0.1	8	
				SUBTOTAL	*48*	
Shrubs						
	Acacia disparrima	Southern Salwood	75mm	0.2	19	
	Maclura cochinchinensis	Cockspur Thorn	75mm	0.2	19	
	Acacia leiocalyx	Early-flowering Black Wattle	75mm	0.2	19	
	Melaleuca bracteata	Black Tea-tree	75mm	0.2	19	
	Syzygium australe	Brush Cherry	75mm	0.2	19	
				SUBTOTAL	*95*	
GROUNDCOVERS						
	Lomandra hystrix	Green Mat-rush	75mm	1	119	
	Bothriochloa decipiens	Pitted Bluegrass	75mm	1	119	
	Oplismenus aemulus	Creeping Beard Grass	75mm	1	119	
	Themeda triandra	Kangaroo Grass	75mm	1	119	
				SUBTOTAL	*476*	
				TOTAL	*619*	

PA01 Planting Area 01d

Management Zone	Estimated Weed Coverage	Total Area (m2)	Planting Area Estimate (m2)	Tree Planting Estimate (1:10)	Shrub Planting Estimate (1:5)	Groundcover Planting Estimate (1:1)
Zone 1 - Low Density Weed Infestation	20%	1160	232	23.2	46.4	232

PLANT CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (Litres or mm diameter)	PLANTS PER m2	QTY	NOTES
						RE 12.3.7
TREES						
	Eucalyptus tereticornis	Forest Red Gum	75mm	0.1	4	
	Casuarina cunninghamiana	River Oak	75mm	0.1	4	
	Lophostemon suaveolens	Swamp Box	75mm	0.1	4	
	Corymbia intermedia	Pink Bloodwood	75mm	0.1	4	
	Corymbia tessellaris	Moreton Bay Ash	75mm	0.1	4	
	Melaleuca bracteata	Black Tea-tree	75mm	0.1	4	
				SUBTOTAL	*23*	
Shrubs						
	Acacia disparrima	Southern Salwood	75mm	0.2	9	
	Maclura cochinchinensis	Cockspur Thorn	75mm	0.2	9	
	Acacia leiocalyx	Early-flowering Black Wattle	75mm	0.2	9	
	Melaleuca bracteata	Black Tea-tree	75mm	0.2	9	
	Syzygium australe	Brush Cherry	75mm	0.2	9	
				SUBTOTAL	*46*	
GROUNDCOVERS						
	Lomandra hystrix	Green Mat-rush	75mm	1	58	
	Bothriochloa decipiens	Pitted Bluegrass	75mm	1	58	
	Oplismenus aemulus	Creeping Beard Grass	75mm	1	58	
	Themeda triandra	Kangaroo Grass	75mm	1	58	
				SUBTOTAL	*232*	
				TOTAL	*302*	

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A1 PLOT
CINDY PESTER
25.05.2026
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PROJECT

URBIS

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

Level 32, 300 George Street | Brisbane QLD 4000 Australia | +61 7 3007 3800 | URBIS Ltd | ABN 50 105 256 228

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PROJECT DIRECTOR: MATTHEW FRANZMANN

CLIENT

FRASERS PROPERTY AUSTRALIA

DRAWING TITLE

PLANT SCHEDULE

ISSUE: FOR APPROVAL

PROJECT NO.: P0054001

SCALE

NORTH: *N/A*

DRAWING NO.: URB-LA-031-PS

REVISION: A

PLANT SCHEDULES

Refer plant notes on page URB-LA-031-PS.

Zone 2 - Moderate Density Weed Infestation

PA02 Planting Area 02a

Management Zone	Estimated Weed Coverage	Total Area (m2)	Planting Area Estimate (m2)	Tree Planting Estimate (1:10)	Shrub Planting Estimate (1:5)	Groundcover Planting Estimate (1:1)
Zone 2 - Moderate Density Weed Infestation	50%	8570	4285	429	857	4285

PLANT CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (Litres or mm diameter)	PLANTS PER m2	QTY	NOTES
						RE 12.3.11
TREES						
	Eucalyptus tereticornis	Forest Red Gum	75mm	0.1	61	
	Eucalyptus siderophloia	Northern Grey Ironbark	75mm	0.1	61	
	Corymbia intermedia	Pink Bloodwood	75mm	0.1	61	
	Angophora leiocarpa	Smooth-barked Apple	75mm	0.1	61	
	Allocasuarina littoralis	Black She-oak	75mm	0.1	61	
	Melaleuca quinquenervia	Broad-leaved Paperbark	75mm	0.1	61	
	Lophostemon suaveolens	Swamp Box	75mm	0.1	61	
				SUBTOTAL	*429*	
SHRUBS						
	Leptospermum polygalifolium	Tantoon	75mm	0.2	214	
	Acacia disparrima subsp. Dispar	Hickory Wattle	75mm	0.2	214	
	Acacia leiocalyx	Early-flowering Black Wattle	75mm	0.2	214	
	Alphitonia excelsa	Soap Tree	75mm	0.2	214	
				SUBTOTAL	*857*	
GROUNDCOVERS						
	Ottochloa gracillima	Graceful Grass	75mm	1	1071	
	Imperata cylindrica	Cogon grass	75mm	1	1071	
	Pteridium esculentum	Bracken Fern	75mm	1	1071	
	Themeda triandra	Kangaroo Grass	75mm	1	1071	
				SUBTOTAL	*4,285*	
				TOTAL	*5,571*	

PA02 Planting Area 02b

Management Zone	Estimated Weed Coverage	Total Area (m2)	Planting Area Estimate (m2)	Tree Planting Estimate (1:10)	Shrub Planting Estimate (1:5)	Groundcover Planting Estimate (1:1)
Zone 2 - Moderate Density Weed Infestation	50%	11012	5506	551	1101	5506

PLANT CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (Litres or mm diameter)	PLANTS PER m2	QTY	NOTES
						RE 12.3.7
TREES						
	Eucalyptus tereticornis	Forest Red Gum	75mm	0.1	92	
	Casuarina cunninghamiana	River Oak	75mm	0.1	92	
	Lophostemon suaveolens	Swamp Box	75mm	0.1	92	
	Corymbia intermedia	Pink Bloodwood	75mm	0.1	92	
	Corymbia tessellaris	Moreton Bay Ash	75mm	0.1	92	
	Melaleuca bracteata	Black Tea-tree	75mm	0.1	92	
				SUBTOTAL	*551*	
SHRUBS						
	Acacia disparrima	Southern Salwood	75mm	0.2	220	
	Maclura cochinchinensis	Cockspur Thorn	75mm	0.2	220	
	Acacia leiocalyx	Early-flowering Black Wattle	75mm	0.2	220	
	Melaleuca bracteata	Black Tea-tree	75mm	0.2	220	
	Syzygium australe	Brush Cherry	75mm	0.2	220	
				SUBTOTAL	*1,101*	
GROUNDCOVERS						
	Lomandra hystrix	Green Mat-rush	75mm	1	1377	
	Bothriochloa decipiens	Pitted Bluegrass	75mm	1	1377	
	Oplismenus aemulus	Creeping Beard Grass	75mm	1	1377	
	Themeda triandra	Kangaroo Grass	75mm	1	1377	
				SUBTOTAL	*5,506*	
				TOTAL	*7,158*	

PA02 Planting Area 02c

Management Zone	Estimated Weed Coverage	Total Area (m2)	Planting Area Estimate (m2)	Tree Planting Estimate (1:10)	Shrub Planting Estimate (1:5)	Groundcover Planting Estimate (1:1)
Zone 2 - Moderate Density Weed Infestation	50%	979	489.5	49	98	490

PLANT CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (Litres or mm diameter)	PLANTS PER m2	QTY	NOTES
						RE 12.3.11
TREES						
	Eucalyptus tereticornis	Forest Red Gum	75mm	0.1	7	
	Eucalyptus siderophloia	Northern Grey Ironbark	75mm	0.1	7	
	Corymbia intermedia	Pink Bloodwood	75mm	0.1	7	
	Angophora leiocarpa	Smooth-barked Apple	75mm	0.1	7	
	Allocasuarina littoralis	Black She-oak	75mm	0.1	7	
	Melaleuca quinquenervia	Broad-leaved Paperbark	75mm	0.1	7	
	Lophostemon suaveolens	Swamp Box	75mm	0.1	7	
				SUBTOTAL	*49*	
SHRUBS						
	Leptospermum polygalifolium	Tantoon	75mm	0.2	24	
	Acacia disparrima subsp. Dispar	Hickory Wattle	75mm	0.2	24	
	Acacia leiocalyx	Early-flowering Black Wattle	75mm	0.2	24	
	Alphitonia excelsa	Soap Tree	75mm	0.2	24	
				SUBTOTAL	*98*	
GROUNDCOVERS						
	Ottochloa gracillima	Graceful Grass	75mm	1	122	
	Imperata cylindrica	Cogon grass	75mm	1	122	
	Pteridium esculentum	Bracken Fern	75mm	1	122	
	Themeda triandra	Kangaroo Grass	75mm	1	122	
				SUBTOTAL	*490*	
				TOTAL	*636*	

PA02 Planting Area 02d

Management Zone	Estimated Weed Coverage	Total Area (m2)	Planting Area Estimate (m2)	Tree Planting Estimate (1:10)	Shrub Planting Estimate (1:5)	Groundcover Planting Estimate (1:1)
Zone 2 - Moderate Density Weed Infestation	50%	883	441.5	44	88	442

PLANT CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (Litres or mm diameter)	PLANTS PER m2	QTY	NOTES
						RE 12.3.7
TREES						
	Eucalyptus tereticornis	Forest Red Gum	75mm	0.1	7	
	Casuarina cunninghamiana	River Oak	75mm	0.1	7	
	Lophostemon suaveolens	Swamp Box	75mm	0.1	7	
	Corymbia intermedia	Pink Bloodwood	75mm	0.1	7	
	Corymbia tessellaris	Moreton Bay Ash	75mm	0.1	7	
	Melaleuca bracteata	Black Tea-tree	75mm	0.1	7	
				SUBTOTAL	*44*	
SHRUBS						
	Acacia disparrima	Southern Salwood	75mm	0.2	18	
	Maclura cochinchinensis	Cockspur Thorn	75mm	0.2	18	
	Acacia leiocalyx	Early-flowering Black Wattle	75mm	0.2	18	
	Melaleuca bracteata	Black Tea-tree	75mm	0.2	18	
	Syzygium australe	Brush Cherry	75mm	0.2	18	
				SUBTOTAL	*88*	
GROUNDCOVERS						
	Lomandra hystrix	Green Mat-rush	75mm	1	110	
	Bothriochloa decipiens	Pitted Bluegrass	75mm	1	110	
	Oplismenus aemulus	Creeping Beard Grass	75mm	1	110	
	Themeda triandra	Kangaroo Grass	75mm	1	110	
				SUBTOTAL	*442*	
				TOTAL	*574*	

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PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

Level 32, 300 George Street | Brisbane QLD 4000 Australia | +61 7 3007 3800 | URBIS Ltd | ABN 50 105 256 228

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PROJECT DIRECTOR: MATTHEW FRANZMANN

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FRASERS PROPERTY AUSTRALIA

DRAWING TITLE

PLANT SCHEDULE

ISSUE	PROJECT NO.
FOR APPROVAL	P0054001
SCALE	NORTH
N/A	N/A
DRAWING NO.	REVISION
URB-LA-032-PS	A

PLANT SCHEDULES

Refer plant notes on page URB-LA-031-PS.

Zone 3 - High Density Woody Weed Infestation

PA03 Area 03a

Management Zone	Estimated Weed Coverage	Total Area (m2)	Planting Area Estimate (m2)	Tree Planting Estimate (1:10)	Shrub Planting Estimate (1:5)	Groundcover Planting Estimate (1:1)
Zone 3 - High Density Woody Weed Infestatio	90%	102	92	9	18	92

PLANT CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (Litres or mm diameter)	PLANTS PER m2	QTY	NOTES
						RE 12.3.7
TREES						
	Eucalyptus tereticornis	Forest Red Gum	75mm	0.1	2	
	Casuarina cunninghamiana	River Oak	75mm	0.1	2	
	Lophostemon suaveolens	Swamp Box	75mm	0.1	2	
	Corymbia intermedia	Pink Bloodwood	75mm	0.1	2	
	Corymbia tessellaris	Moreton Bay Ash	75mm	0.1	2	
	Melaleuca bracteata	Black Tea-tree	75mm	0.1	2	
				SUBTOTAL	*9*	
SHRUBS						
	Acacia disparrima	Southern Salwood	75mm	0.2	4	
	Maclura cochinchinensis	Cockspur Thorn	75mm	0.2	4	
	Acacia leiocalyx	Early-flowering Black Wattle	75mm	0.2	4	
	Melaleuca bracteata	Black Tea-tree	75mm	0.2	4	
	Syzygium australe	Brush Cherry	75mm	0.2	4	
				SUBTOTAL	*18*	
GROUNDCOVERS						
	Lomandra hystrix	Green Mat-rush	75mm	1	23	
	Bothriochloa decipiens	Pitted Bluegrass	75mm	1	23	
	Oplismenus aemulus	Creeping Beard Grass	75mm	1	23	
	Themeda triandra	Kangaroo Grass	75mm	1	23	
				SUBTOTAL	*92*	
				TOTAL	*119*	

PA03 Area 03b

Management Zone	Estimated Weed Coverage	Total Area (m2)	Planting Area Estimate (m2)	Tree Planting Estimate (1:10)	Shrub Planting Estimate (1:5)	Groundcover Planting Estimate (1:1)
Zone 3 - High Density Woody Weed Infestatio	90%	7088	6379	638	1276	6379

PLANT CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (Litres or mm diameter)	PLANTS PER m2	QTY	NOTES
						RE 12.3.7
TREES						
	Eucalyptus tereticornis	Forest Red Gum	75mm	0.1	106	
	Casuarina cunninghamiana	River Oak	75mm	0.1	106	
	Lophostemon suaveolens	Swamp Box	75mm	0.1	106	
	Corymbia intermedia	Pink Bloodwood	75mm	0.1	106	
	Corymbia tessellaris	Moreton Bay Ash	75mm	0.1	106	
	Melaleuca bracteata	Black Tea-tree	75mm	0.1	106	
				SUBTOTAL	*638*	
SHRUBS						
	Acacia disparrima	Southern Salwood	75mm	0.2	255	
	Maclura cochinchinensis	Cockspur Thorn	75mm	0.2	255	
	Acacia leiocalyx	Early-flowering Black Wattle	75mm	0.2	255	
	Melaleuca bracteata	Black Tea-tree	75mm	0.2	255	
	Syzygium australe	Brush Cherry	75mm	0.2	255	
				SUBTOTAL	*1,276*	
GROUNDCOVERS						
	Lomandra hystrix	Green Mat-rush	75mm	1	1595	
	Bothriochloa decipiens	Pitted Bluegrass	75mm	1	1595	
	Oplismenus aemulus	Creeping Beard Grass	75mm	1	1595	
	Themeda triandra	Kangaroo Grass	75mm	1	1595	
				SUBTOTAL	*6,379*	
				TOTAL	*8,293*	

Zone 4 - High Density Grass and Forb Infestation

PA04 Area 04a

Management Zone	Estimated Weed Coverage	Total Area (m2)	Planting Area Estimate (m2)	Tree Planting Estimate (1:10)	Shrub Planting Estimate (1:5)	Groundcover Planting Estimate (1:1)
Zone 4 - High Density Grass and Forb Infestation	80%	6497	5198	520	1040	5198

PLANT CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (Litres or mm diameter)	PLANTS PER m2	QTY	NOTES
						RE 12.3.7
TREES						
	Eucalyptus tereticornis	Forest Red Gum	75mm	0.1	87	
	Casuarina cunninghamiana	River Oak	75mm	0.1	87	
	Lophostemon suaveolens	Swamp Box	75mm	0.1	87	
	Corymbia intermedia	Pink Bloodwood	75mm	0.1	87	
	Corymbia tessellaris	Moreton Bay Ash	75mm	0.1	87	
	Melaleuca bracteata	Black Tea-tree	75mm	0.1	87	
				SUBTOTAL	*520*	
SHRUBS						
	Acacia disparrima	Southern Salwood	75mm	0.2	208	
	Maclura cochinchinensis	Cockspur Thorn	75mm	0.2	208	
	Acacia leiocalyx	Early-flowering Black Wattle	75mm	0.2	208	
	Melaleuca bracteata	Black Tea-tree	75mm	0.2	208	
	Syzygium australe	Brush Cherry	75mm	0.2	208	
				SUBTOTAL	*1,040*	
GROUNDCOVERS						
	Lomandra hystrix	Green Mat-rush	75mm	1	1299	
	Bothriochloa decipiens	Pitted Bluegrass	75mm	1	1299	
	Oplismenus aemulus	Creeping Beard Grass	75mm	1	1299	
	Themeda triandra	Kangaroo Grass	75mm	1	1299	
				SUBTOTAL	*5,198*	
				TOTAL	*6,757*	

PA04 Area 04b

Management Zone	Estimated Weed Coverage	Total Area (m2)	Planting Area Estimate (m2)	Tree Planting Estimate (1:10)	Shrub Planting Estimate (1:5)	Groundcover Planting Estimate (1:1)
Zone 4 - High Density Grass and Forb Infestation	80%	1803	1442	144	288	1442

PLANT CODE	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE (Litres or mm diameter)	PLANTS PER m2	QTY	NOTES
						RE 12.3.7
TREES						
	Eucalyptus tereticornis	Forest Red Gum	75mm	0.1	24	
	Casuarina cunninghamiana	River Oak	75mm	0.1	24	
	Lophostemon suaveolens	Swamp Box	75mm	0.1	24	
	Corymbia intermedia	Pink Bloodwood	75mm	0.1	24	
	Corymbia tessellaris	Moreton Bay Ash	75mm	0.1	24	
	Melaleuca bracteata	Black Tea-tree	75mm	0.1	24	
				SUBTOTAL	*144*	
SHRUBS						
	Acacia disparrima	Southern Salwood	75mm	0.2	58	
	Maclura cochinchinensis	Cockspur Thorn	75mm	0.2	58	
	Acacia leiocalyx	Early-flowering Black Wattle	75mm	0.2	58	
	Melaleuca bracteata	Black Tea-tree	75mm	0.2	58	
	Syzygium australe	Brush Cherry	75mm	0.2	58	
				SUBTOTAL	*288*	
GROUNDCOVERS						
	Lomandra hystrix	Green Mat-rush	75mm	1	361	
	Bothriochloa decipiens	Pitted Bluegrass	75mm	1	361	
	Oplismenus aemulus	Creeping Beard Grass	75mm	1	361	
	Themeda triandra	Kangaroo Grass	75mm	1	361	
				SUBTOTAL	*1,442*	
				TOTAL	*1,875*	

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CINDY PESTER
25.05.2026
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URBIS

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

Level 32, 300 George Street | Brisbane QLD 4000 Australia | +61 7 3007 3800 | URBIS Ltd | ABN 50 105 256 228

THIS IS TO CERTIFY THAT THESE DRAWINGS HAVE BEEN DESIGNED AND DOCUMENTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT DEVELOPMENT APPROVAL FOR THIS SITE.

Cindy Pester SIGNED — 19640 AILA MEMBERSHIP NO.

PRINT IN COLOUR

REV	DESCRIPTION	DWN	CHK	DATE
A	FOR APPROVAL	CF	CP	25.05.2026
P1	FOR REVIEW	CF	CP	27.04.2026

DISCLAIMER

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PROJECT DIRECTOR: MATTHEW FRANZMANN

CLIENT

FRASERS PROPERTY AUSTRALIA

DRAWING TITLE

PLANT SCHEDULE

ISSUE: FOR APPROVAL

PROJECT NO.: P0054001

SCALE: N/A

NORTH: N/A

DRAWING NO.: URB-LA-033-PS

REVISION: A

GENERAL LANDSCAPE SPECIFICATION NOTES

1. NOTES TO THE CONTRACTOR

This Landscape Specification outlines the tender, construction and maintenance instructions for the Contractor to undertake the Landscape Works documented by Urbis.

1.1. SCOPE OF WORKS

The scope of works is described in the Landscape Works Package which includes:
These General and Technical Notes (i.e.. Their Landscape Specification)

- Legend & Schedule of Landscape Works
- Hold Points
- Plant Schedule
- Drawings

and any other documentation, which may be issued during the tender period and the construction of the works. Refer also to documentation prepared for the project by other Consultants.

Confirm with the Head Contractor the extent of the Landscape Contractor's scope.

The Contractor shall be responsible for, and shall provide all necessary materials, labour and equipment to carry out, the works shown in this Landscape Works Package

1.2. DEFINITIONS

'Contractor' - means a person, business or company who has entered into a Contract with the Head Contractor or Client to provide landscape works as described in the Contract, the contract drawings and contract specification. This includes employees, sub-contractors and agents of the person, business or company.

'Defects Liability Period' - equivalent to the specified establishment maintenance period.

'Establishment Period' - equivalent to the specified establishment maintenance period.

'Landscape Architect' - means the nominated representative of Urbis working on behalf of the Client or Superintendent.

'Project Manager' - means the nominated representative of the Client.

'Superintendent' - means the nominated representative of the Head Contractor or Client through whom all communications in relation to work under the Contract shall be provided.

'The Site' - the area where the contracted works are to be undertaken.

'The Works' - the activities included in the Contract that have been outlined in the Landscape Works Package.

1.3. QUALIFICATIONS

The Contractor's personnel shall be suitably qualified and competent in all aspects of the landscape works and shall be conversant with all Australian Standards and other regulations / guidelines. Landscape works must be supervised by an onsite qualified person / foreman who is experienced in this work. The whole of the work must be executed to the requirements of the Landscape Works Package.

A Qualified Landscape Person:
For Supervising landscape construction and establishment works - is considered to be a person with a minimum of 5 years current experience in commercial landscape construction projects.

For undertaking landscape rehabilitation construction and establishment works - is considered to be a person with a minimum of 5 years current experience in commercial land revegetation and regeneration.

For being the supervising Project Arborist and preparing arborist certification - is considered to be a person with a minimum of an AQF Level 5 qualification in Arboriculture and a minimum 5 years current experience in tree protection, hazard identification / mitigation, AS 4970 (Protection of trees on development sites) and AS 2303 (tree stock for landscape use) assessment.

For assessing and certifying soil quality - is considered to be an Agronomist with a minimum of 3 years current experience in soil testing.

For all maintenance work to new and existing trees – is considered to be an Arborist with formal qualifications (AQF Level 3) or at least five (5) years recognised experience in Arboriculture.

1.4. TENDERING

The lowest value Tender will not necessarily be awarded the project. If the project is to be awarded to a Tenderer, the Tenderer must first supply fully completed schedules (i.e. Schedule of Landscape Works and Plant Schedule), all required supporting information and then will be required to enter a formal Contract with the Head Contractor or Client.

During the tender period the Tenderer is encouraged to offer alternative methods, details and or materials to those specified in this Landscape Works Package where such alternatives can be shown to either reduce materials costs, improve quality, reduce construction time and or save money while maintaining quality and design intent to the satisfaction of the Superintendent. Provide these alternatives and their specific benefits in a separate letter or spreadsheet for review and discussion with the Superintendent during the tender assessment period.

No alternative products are to be substituted for specific products listed in the Schedule of Landscape Works for the inclusion of the tender. Any substitution recommendations are to be listed separately with their costs, as noted above.

List inclusions in detail including preliminaries and any other works and costs allowed for each that make up the total price shown for the documented works. Tenderers are to supply details of quantity, rate per item, and total cost for all items required to complete the works. For example, one lump sum amount to supply all plants will not be acceptable. Rates per plant and per element of the works are required.

It is the Tenderer's responsibility to calculate and note all quantities and include all materials necessary to carry out the works. Provide for all inspections, fees, escorts and permits required by Federal, State and local authorities in supply, transport and handling of the specified materials. Where quantities are given, they are a guide only and do not form part of the Contract.

1.5. THE CONTRACT

The successful Tenderer will enter into a Contract with the Client. All aspects of the tender submission including quantities and rates will be confirmed by the successful Tenderer and form part of the Contract for use in potential future variations during the course of the works.

Report to the Superintendent the adequacy of the documentation issued and any discrepancies or shortfalls in information prior to entering into the Contract. Failure to report will imply unqualified acceptance and understanding.

The successful Tenderer (i.e. the Contractor) is to be fully insured and make all required provision for Workers Compensation. If requested, proof must be provided to the Superintendent.

1.6. SITE CONDITIONS

The Contractor shall inspect the site, examine all plans, drawings, specifications, schedules and reports, check all aspects of work under the Contract and refer any discrepancies to the Superintendent for a decision, prior to commencement. Failure to do so will not be taken as a reason to claim a variation. This includes reviewing:

Existing site conditions including underground services.
Site access and storage requirements.
All dimensions on site before proceeding with work.

No claim for extras arising from failure to obtain measurements and other information on site will be allowed.

It is the Contractor's responsibility to thoroughly inspect the site and to assess the quantity of cut and fill of earthworks required to achieve the grades indicated on the grading plans. Confirm the extent and levels of any bulk earthworks being undertaken by the Civil Contractor.

1.7. VARIATIONS

If the Contractor intends to claim additional time and/or cost arising out of latent conditions, requests to carry out additional works, instructions or any other circumstance then they must notify the Superintendent in writing. The Superintendent is not obliged to make any additional payment or accept any increase in the contract period unless agreed prior to the Contractor beginning work.

1.8. LOCAL BUSINESS NOTES

The Contractor is encouraged to maximise local industry participation in any procurement opportunities, by providing local industry with full, fair and reasonable opportunity to tender. This is particularly relevant in remote and regional projects.

- Considering the project's whole-of-life, from design to completion and ongoing maintenance
- Ensuring at the tender preparation stage that Sub-contractor tenders are packaged in a manner that optimises local industry opportunities while enhancing project competitiveness and value for money
- Undertaking a supply market analysis to identify potential local suppliers
- Using Australia and New Zealand (ANZ) standards and codes 'or equivalent' in the formulation of tenders and the letting of sub-contracts, wherever it is practicable to do so
- Providing early notice to the market of a planned upcoming procurement process
- Using the services of local content specialists and supporting the use of these specialists by Sub-contractors.

Full, Fair and Reasonable Opportunity
Allow for the provision of equitable opportunity for capable local industry to participate in the procurement activity by ensuring:

Full: Local industry has the same opportunity as other potential suppliers to participate in all aspects of the project from construction through to completion, in all supply and ongoing maintenance.

Fair: Local industry is provided the same opportunity as other potential suppliers to compete for landscape related contracts on an equal and transparent basis.

Reasonable: Tenders are free from any unreasonable specifications or requirements that could rule out local industry and are structured in such a way to provide local industry the opportunity to participate.

This definition is consistent with the Australian Industry Participation National Framework.

Procurement
Procurement is the entire process by which all classes of resources (human, material, facilities and services) are obtained. This can include the functions of planning, design, standards determination, specification writing, selection of suppliers, financing, contract administration, disposals and other related functions.

1.9. FIRST NATIONS INVOLMENT

Where this project can help to establish new First Nations based enterprises to supply materials, labour, services and expertise it should be included in the project plan by the Contractor.

The Contractor is to communicate their proposed approach to the role of First Nations people in the project and outline any opportunities as part of their tender.

2. QUALITY & RESPONSIBILITIES

2.1. RESPONSIBILITY

The Contractor shall be responsible for and shall provide all necessary materials, labour and equipment to carry out the works as well as any exploratory works required to ascertain the exact position of existing services and required processes to ensure their protection. Confirm this with the Head Contractor prior to proceeding. All the Contractor's employees are to be made aware of any underground services.

If there is no Head Contractor, then the Contractor is responsible for the management of the construction site and control of construction activities throughout the period of the Contract, with particular attention to reducing the impact of the construction work on members of the public, adjacent and nearby properties and other areas of the site not part of the Contract.

Prior to commencing work the Contractor must contact the Superintendent to attain the most current Landscape Works Package documentation and must always ensure they are using the latest revisions.

2.2. SAFETY AND CONDUCT

The Contractor is responsible for:

- Carrying out the Contract in a safe manner. Taking due care to prevent injuries to the public or to people involved in the project.
- Ensuring the supply and erection of construction zone fencing to protect their works for the duration of the contract works, if not done so by the Head Contractor already. Contractor to confirm.
- Coordinating and facilitating pedestrian and vehicular traffic flow safely and unhindered around the works/site, if not done so by the Head Contractor already. Contractor to confirm.
- Ensuring there is to be no foul language, racist, sexist, violent or degrading behaviour.
- The Contractor will immediately notify and furnish a written report to the Superintendent if any of the following occurs in connection with the works:
  - Accidents involving death or personal injury;
  - Accidents involving loss of time;
  - Incidents with accident potential such as equipment failure, collapses and the like.

2.3. ACCESS AND TRAFFIC MANAGEMENT

Pedestrian access must be provided to the adjacent properties during construction. Liaise with the Head Contractor and/or Superintendent to confirm access to properties that are adjacent to the works to minimise the effect of the works on the normal access to the properties and minimise the disruption to the normal activities of those properties. The Contractor must provide to the Superintendent a written report detailing the time and length of any periods of reduced accessibility to properties around the site.

Provide safe vehicular and pedestrian access and public thoroughfare around the site perimeter at all times. Provide and maintain signage, barricading and lighting as required to safely direct vehicles and pedestrians around the site. All works must comply with the site works plan and any relevant or required traffic or pedestrian control plans.

2.4. ENVIRONMENTAL PROTECTION

The Contractor will ensure that all materials and the execution of the work are ecologically sound, environmentally benign and consistent with the principles of sustainable development.

The Contractor is to ensure that no damage occurs to any existing trees or other plants which:

- Are specified to be retained;
- Are beyond the extent of works;
- Need not be removed or damaged during the course of the works.

The Contractor will prevent the spread of soil and mud along roads and paths. The Contractor will install silt and sedimentation control for the work, if not included in the Head Contractor's scope. Contractor to confirm.

At all times, the Contractor shall ensure that dust resulting from work in progress including excavation, backfilling, grading and dust from stockpiles is kept to an absolute minimum by use of a water truck or other approved methods.

Construction works shall be undertaken pursuant to the Environmental Protection Policy – Noise (EPP) in relation to control of noise from construction activities.

The Contractor will be responsible for assessing any potential wildlife issues or conflicts when tendering and during construction of the works. Allowance must be made for any protection of wildlife or control of pests the Contractor deems necessary including, for example, the prevention of Fire Ants entering the site via equipment, machinery, materials or plants.

If fire ants are suspected on the development site or locality, the authorities must be contacted, being at the time of printing the Queensland Department of Primary Industries & Fisheries Call Centre on 13 25 23.

If Myrtle Rust is suspected on the development site or locality, the authorities must be contacted, being at the time of printing Biosecurity Queensland on 13 25 23.

Damage to planting caused by wildlife or other works will be deemed as defective work and subject to replacement as per the normal contract conditions. Any proposed method of protection or control of pests is included in the Contractor's scope and must be agreed with the Superintendent prior to use on site.

Landscape Works must not obstruct overland flow paths and must include adequate drainage to minimise ponding. Mulch or any floatable material must not be in swales, overland flow paths or around grated drains and must not encroach onto kerb and channel, footpaths, pedestrian or vehicular/ circulation areas.

2.5. EXISTING WORKS

Where works are adjacent to existing works, the Contractor is responsible for making the proper junction between new and existing works and for rectifying any damage caused by the Contractor to the adjoining works.

The Contractor shall not disturb the existing ground surface outside of works areas or locations shown on the drawings. However, if there is any damage outside of these areas, rectification works are to occur immediately.

2.6. EXISTING SERVICES

The full extent of existing services locations has not been included in this documentation. Before commencing work, obtain measurements and other necessary information from Authorities and sources to locate existing services. The Contractor will take every precaution necessary to secure from damage all existing gas and water service pipes, stormwater drainage lines, sewers, electrical conduits, telephone installations, other existing works or services in the area of work or adjacent to the site. Use appropriate means including protection screens and sheeting.

All damage caused to any services during the course of the work is to be repaired immediately, at the Contractor's expense and the Contractor must notify the Authority and the Superintendent.

2.7. WORKING NEAR ENERGEX ASSETS

All works within 3 metres of Energex assets will require an Energex safety observer on site. All works need to be done in accordance with the current Queensland Government Electrical safety code of practice 'Working near overhead and underground electrical lines and the Energex Electrical Entity Requirements 'Working Near Overhead and Underground Electrical Lines.'

2.8. WORKING NEAR HORIZON POWER/WESTERN POWER ASSETS

All work near electrical or energy assets must comply with the Western Australian Service and Installation Requirements (WASIR) and relevant DMIRS guidelines. Refer to Horizon Power/Western Power's specific safety protocols to determine if a safety observer is required on site for such work

2.9. WORKING NEAR HERITAGE ASSETS

The Contractor is required to protect the surfaces and footings of the heritage assets to ensure the works do not cause any damage. This includes installing temporary protection to brickwork and stonework and the installation of separation strips when new works (such as paving) abut heritage buildings.

Any damage must be reported to the Superintendent and will need to be repaired by suitably qualified tradespeople experienced in the repair of heritage assets.

A senior Archaeologist must be on-site at all times during any at-grade excavation works:

- that extend below the level of previous ground disturbance associated with existing structures or services;
- are in areas identified as High or Moderate Archaeological Potential;
- to oversee that excavations are cleaned and inspected every 10cm (or shallower), excluding boreholes.

Within areas identified as Low to Nil Archaeological Potential an Archaeologist is not required to be directly on-site during any excavation work.

Avoid automatic watering systems close to heritage facades.

2.10. WORKMANSHIP, QUALITY & REGULATIONS

Performance of work is to be in accordance with all applicable laws, rules and regulations required by authorities having jurisdiction over such work. All work needs to comply with the National Construction Code (NCC) and Australian Standards and Authority standards as applicable. In the absence of any other reference to standards, refer to and comply with, the current Australian Standard.

Any work which is not complying needs to be notified to the Superintendent.

The landscape works must be coordinated with all authorities and compliant with the development Conditions of Approval and permits.

Any work or materials, which, in the opinion of the Superintendent, do not meet appropriate industry standards of workmanship or quality will be rejected. It will be the Contractor's responsibility to remove rejected work and reinstall it to an acceptable standard at no additional cost to the Head Contractor / Client.

2.11. PRODUCTS, MATERIALS AND SAMPLES

Substitutions, product details and technical information for all materials and proprietary items are to be submitted to the Superintendent, and written approval gained prior to their inclusion into the works. Obtain and submit reports on tests by an independent testing authority as per this Landscape Specification or as requested by the Superintendent.

Overseas products and materials must be accompanied by certification from a registered Australian Testing Authority to confirm the product or material achieves the performance requirements complying with the National Construction Code (NCC), current Australian Standards, Green Star Requirement (if applicable) or any other standards.

There are to be no sharp protrusions or abrasive edges, obtrusive fittings or fixtures. Each colour is to be a uniform finish and there is to be no staining of adjacent materials. All materials are to be corrosion free.

All materials likely to deteriorate by exposure to the weather shall be kept under cover at a location approved by the Superintendent. The Contractor shall be held responsible for loss or deterioration of materials (including plants) occurring during loading, unloading, transit or storage, no matter the cause.

Supply samples as stated in the respective sections of this Landscape Works Package. The Contractor is required to gain written approval of every sample from the Superintendent prior to inclusion into the works.

If a sample is not approved, samples are to be rectified or removed and replaced as required by the Superintendent. If approved, samples may be retained to form a part of the completed works.

Following approval, all remaining works are to match the quality of the sample.

2.12. MATERIAL, SOIL TESTING CERTIFICATION

Any testing required must be carried out by an authority registered with the National Association of Testing Authorities (NATA) to perform the specified testing.

The Contractor shall provide a Construction Certification Form 16 for all proposed structural elements certified under Form 15. The Contractor will need to provide a Certification Form 15 for all design and construct components (i.e.. timber decking).

Provide confirmation of compliant luminosity contrast testing of specified tactile surface ground indicators on a sample section of pavement.

If site soils are to be used and or ameliorated, it is the Contractor's responsibility to undertake testing to ensure that all site soil is suitable for use and complies with the requirements set out in this Landscape Specification. Any rectification to the existing site soil required to bring it to the standard required is to be carried out by the Contractor at no additional cost to the Client.

All laboratory testing of soil shall be performed by a NATA approved soil laboratory. Site soil sampling shall be carried out in locations selected by the Superintendent. The recommended soil testing laboratory is SESL Australia.

2.13. CHANGES TO THE DESIGN

Any changes to the documented design due to constraints or unexpected issues on site needs to be reported to the Superintendent. The Contractor is not to proceed without a written approval by the Superintendent.

2.14. PLANT PROCUREMENT

The Contractor will provide photographic evidence of the trees and plants to be supplied within 7 days of the award of the Contract. Within 4 weeks after the award of the Contract, all trees and plants are to be secured, with confirmation in writing to the Superintendent accompanied by photographic evidence of the actual plants secured.

All trees and palms are to be tagged and numbered and photos are to be supplied from at least 2 different angles of each specimen. Adequate notification is to be provided to the Superintendent to enable nursery site visits to be carried out for final approval.

If suitable plants are not available due to ordering not occurring within the required period of the award of the Contract, the Contractor is responsible for supplying suitable matching species in the same or larger size for the approval of the Superintendent.

It is the Contractor's responsibility to inspect all plants delivered to site, prior to unloading from the delivery truck. Any plants not suitable for installation will be rejected and sent back for replacement. Any plants that are unsuitable for installation due to poor form, heat, wind or water shock, overgrown form, disease, root binding or other damage are to be rejected. If any unsuitable plants are installed, and then rejected by the Superintendent, the rejected plants will be replaced by the Contractor at their expense.

3. PRELIMINARIES

3.1. PROGRAM

Prior to commencement of works, the Contractor must submit to the Superintendent a detailed construction program which addresses supply, delivery to site, and installation of all Landscape Works as well as identify any risks with the ordering of materials (e.g. expected lead times). The forecast commencement date and program must be advised a minimum of four weeks prior to commencing on site. Notification of intent to start site works is to be supplied the Superintendent one week prior to site works starting. An inspection schedule shall be developed in conjunction with the Superintendent.

3.2. DILAPIDATION SURVEY

The Contractor shall prepare a dilapidation survey in the form of a detailed photographic record of the conditions of adjacent existing trees (trunks and canopies), buildings, awnings, structures, features, poles, street furniture and the like, adjacent to the works before commencing any site works. This may lead to a simple resolution of possible future disputes.

A fully documented dilapidation report is to be submitted to the Superintendent by the Contractor. This report and following site inspection are to be approved by the Superintendent prior to the Contractor undertaking any site works.

3.3. SUPPLIERS

The Contractor shall provide a complete list of proposed suppliers for the works within 7 days of the Letter of Acceptance for review by the Superintendent.

Within 14 days of the date of letter of acceptance, furnish proof of ordering the required materials, in particular the plants, and advise the Superintendent immediately if any supply difficulties are encountered.

No extension of time or cost variation will be granted if any material or product is not available because of late ordering.

3.4. MATERIAL SAMPLES & FINISHES

Samples, substitutions, product details and technical information for all materials and proprietary items are to be submitted to the Superintendent, and written approval gained from the Superintendent prior to inclusion into the works. Obtain and submit reports on tests by

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URBIS_A1.CTB
A1 PLOT
CINDY PESTER
25.05.2026

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

URBIS

Level 32, 300 George Street | Brisbane QLD 4000 Australia | +61 7 3007 3800 | URBIS Ltd | ABN 50 105 256 228

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19640

Cindy Pester SIGNED AILA MEMBERSHIP NO.

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REV	DESCRIPTION	DWN	CHK	DATE
A	FOR APPROVAL	CF	CP	25.05.2026
P1	FOR REVIEW	CF	CP	27.04.2026

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PROJECT DIRECTOR: MATTHEW FRANZMANN

CLIENT
FRASERS PROPERTY AUSTRALIA

DRAWING TITLE
LANDSCAPE SPECIFICATION

ISSUE: FOR APPROVAL
PROJECT NO.: P0054001
SCALE:
NORTH:

DRAWING NO.: URB-LA-041-LS
REVISION: A

an independent testing authority as per this Specification or as requested by the Superintendent.

All materials are to be without sharp protrusions or abrasive edges, obtrusive fitting or fixtures. Each colour is to be a uniform finish and there is to be no staining of adjacent materials. All materials are to be corrosion free. The Contractor is to make good any damaged paving, kerbing, walls, services or structure outside the extent of works and any damage to existing building facades or structures.

If not approved, samples are to be rectified or removed and replaced as required by the Superintendent. If approved, samples may be retained to form a part of the completed works.

Following approval, all remaining works are to match the quality of the sample.

3.5. RECORD DRAWINGS BY CONTRACTOR

Submit record drawings and updates to the main project Revit model showing:

- the "as built" locations of all drainage lines, other underground services, any existing services uncovered during construction, and any conduits installed for future services;
- All constructed elements undertaken as part of the contracted works, including any rectification works.

Use the same borders, title block and base information as the Contract Drawings

4. EXECUTION OF WORK

4.1. PROGRAM AND MANAGEMENT PLANS

Provide the Superintendent with all requested work method statements, programs and quality assurance manuals, which are to be prepared and updated as required by the Contractor. Confirm with the Superintendent the full list of required documents.

These may include but are not limited to the following:

- Environmental Management Plan which will include, noise, dust, vibration, sedimentation and water management controls.
- Access Management Plan which will include pedestrian, bicycle and vehicular traffic management and indicate proposed construction fencing details, extent and duration.
- Safety and Incident Management Plan which will include safe-work methodology, incident management protocols and risk management initiatives proposed by the Contractor.
- Method Statements where requested.
- Dilapidation Survey which includes detailed photographic record of the conditions of adjacent existing trees (trunks and canopies), buildings, awnings, structures, features, poles, street furniture and the like, adjacent to the works before commencing any site works.
- As-Built drawings which includes CAD and PDF drawings showing all constructed elements, all amendments, locations of all drainage and irrigation lines and other underground services including any existing services uncovered during construction.

These and any other documents, which may be required, are to be submitted to the Superintendent for review.

4.2. SITE PRELIMINARY WORKS

The Contractor shall be responsible for any exploratory works required to ascertain the exact position of existing services and required processes to ensure their protection. All of the Contractor's and Head Contractor's employees are to be made aware of any underground services.

Install anything required to complete the works including but not limited to:

- Temporary Contractor's facilities.
- Environmental protection.
- Protection of work and making good.
- Construction and tree protection zone fencing (e.g.1800mm high chain wire mesh fence panels on concrete 'feet'. Refer to the Legend & Schedule of Landscape Works). Confirm if fencing has already been installed or is within the Head Contractor's scope.
- Public safety measures and provision for vehicular and/or pedestrian traffic control around the site (Confirm the extent required with the Head Contractor).

4.3. DEMOLITION

Confirm with the Head Contractor the extent of the Contractor's scope. Demolish and remove all items shown on the Demolition Plan(s) to be removed. Retain and protect all items noted to be retained and protected. Seek guidance from the Superintendent if unsure. Traffic signs are to be removed accordance to traffic engineering documentation if applicable. Tree removal is to be in accordance with the Tree Protection Plan(s) if applicable.

4.4. EARTHWORKS

General

Cut and fill as required to complete the works. The Contractor is to confirm with the Superintendent that the Civil Contractor will provide finished bulk earthworks levels +/- 150mm from required landscape levels. Refer to the Civil Engineering documents to confirm required finished levels. Remove spoil and excess fill from site unless noted otherwise.

The Contractor will be required to achieve smooth even grading to landscape areas. The Contractor shall allow to remove existing excess plant matter, debris, rubble or other loose materials likely to interfere with the new work and consolidate the fill to all resulting excavations.

The Contractor is required to carry out all ripping and final trimming of grades for the entire works. Any areas of discrepancy from the drawings should be brought to the attention of the Superintendent.

Fine softscape grading shall be undertaken with a tolerance of ± 25mm.

Spot levels take precedence over contour lines and ground profile lines.

Under pavement / hardscape, the subgrade is to be compacted to 95% minimum dry density ratio (+ 0mm- 25mm of design levels) prior to sub-base placement. Any areas of soft ground are to be excavated & replaced with suitable fill and compacted to prevent subsidence.

Ensure all areas are free draining and no ponding of water occurs.

Subsoil drains to have minimum fall of 1:100.

Under softscape areas, fill using layers approximately 150 mm thick and compact to 85% of the dry density ratio of the surrounding soil as determined by AS 1289, to minimise slumping.

Corners and intersections of planes shall be rounded, gradual and curves generous.

When grading from path edges, provide horizontal shoulders, minimum width 500 mm, before any change of level.

Earth Mounds

Earth mounds shall be formed using site soil (bulk earthworks) and planting soil. The profile shall be such that the placement of planting soil and mulch shall bring the mounds to the finished levels shown on the drawings.

Slopes to mounds shall be no greater than 1:3 unless otherwise shown on the drawings.

Ensure the existing subgrade in locations of proposed mounds is ripped to 150mm deep prior to formation of the mounds.

Rake over all mounds for a smooth profile.

Filling in layers as stated above.

Subgrade

Under all at-grade hardscape (incl. pavement, walls, steps etc) the subgrade is to be compacted to 95% minimum dry density ratio (+0mm, -25mm of design levels) prior to sub-base placement. Any areas of soft ground are to be excavated and replaced with suitable fill and compacted to prevent subsidence. Ensure all areas are free draining and no ponding of water occurs.

The subgrade surface is to be left free from rubbish, stores, felled timber and brush, and left smooth and clean, true to the grade and levels shown on the drawings.

4.5. SETTING OUT

Prior to commencing each stage of the landscape works, the alignments of all paths, walls and planting must be inspected and approved by the Superintendent. This may include key set-out points for pavement patterns.

4.6. URBIS' SCOPE

No sub-staging, separable portions or trade packages have been allowed for during documentation or construction. It is assumed that the Landscape Works Package is suitable for trade packages purposes.

No allowance has been made for Urbis to make changes to the plant schedules or drawings, nor for updated Client / Approval Authority approvals or Contractor liaison arising from lack of early plant procurement by the Contractor, leading to unavailability of specified trees or plants. This work will be done on hourly rate basis, payable by the Contractor.

No allowance has been made for Urbis to make modifications to our CAD (2D) or Revit (3D) documentation during construction based on site changes, or updates from other consultants for example. It is assumed that any changes will be captured as part of the "As-built" scope.

No allowance has been made by Urbis to attend regular site co-ordination meetings. If these meetings align with the above listed site inspections, the Landscape Architect will assess if attendance is required.

If additional inspections to those listed above are required due to incorrectly installed works, or failure to order materials and plant stock, or to maintain the completed works sufficiently to achieve handover, the costs for additional Landscape Architect's inspections are the responsibility of the Contractor.

TECHNICAL NOTES

5. EXISTING TREE PROTECTION

5.1. GENERAL SPECIFICATIONS

The Contractor shall be responsible for protecting, from malicious or accidental damage, all existing vegetation to be retained, including provision of temporary protective fencing where necessary, and shall ensure that no live branches are damaged or removed and no roots over 50mm are severed from trees without the express prior permission of the Superintendent.

Site Induction

All personnel entering the site shall be issued, by the Superintendent, a summary detailing the importance of the trees, the methods of protection in place and the precautions to be taken when working near the trees. This summary outlines the significant penalties for breaches of tree protection requirements.

The Contractor is to ensure all other contractors on or entering the site are aware that works are not permitted within the Tree Protection Zone. The Contractor must ensure any works within this area are controlled and in line with this Landscape Specification.

Tree Protection Zone and Pruning

All Tree Protection Areas, root zone protection and canopy pruning works are to be managed in accordance with AS4970 'Protection of trees on development sites' and AS 4373, 'Pruning of amenity trees'.

Work Prohibited within the Tree Protection Zone

Within the Tree Protection Zone, excavation and work other than specified are prohibited, such as:

- Machine excavation for underground services or footings
- Storage or stockpiling of materials, soil, construction material, rubbish, diesel
- Placement of site sheds / facilities
- Mixing materials (e.g. concrete)
- Cleaning of equipment / tools (e.g. paint brushes, wheelbarrows)
- Lighting fires in any situation unless authorised and situated where they will not cause damage to existing trees, shrubs or hedges.
- Prevent drainage run-off from adjacent construction areas as it is commonly toxic to tree roots
- Washing out of materials
- Altering (raising or lowering) of existing ground levels other than specified.

Work within the Tree Protection and Canopy Zone

All work within the Tree Protection and Canopy Zone of existing trees is to be done with extreme care. No damage shall be caused to the canopy of the existing trees. Where necessary tie back branches.

Allow for hand-working only within this zone. If hand-working is not possible, use mat protection on the ground for load spreading. Within the Tree Protection Zone no compaction is allowed. Use systems in accordance with AS4970 'Protection of trees on development sites'. Propose a system to the Superintendent and obtain approval prior to any work.

Prior to any excavation works for footings, piling etc. 600mm deep pot-holing using vacuum excavation needs to be undertaken for each location to look for structural roots. An Arborist is to review the excavation for potential damage and submit a report for approval and instruction to the Superintendent. After obtaining the Arborist report, the Contractor shall submit an action plan for the completion of the construction works.

No works are to occur within the Structural Root Zone to ensure structural support of trees is maintained. Typically, this is within the drip line of the tree canopy but is dependent on the calliper and tree species. Any tree which is over 3m high and requiring adjacent works within the likely Structural Root Zone will require written advice from a certified Arborist.

Two weeks prior to commencing pot-holing works notify the Superintendent. Submit photographic evidence for each hole identified with a numbering system and located on a plan.

Notice

The Contractor is to give at least 48 hrs notice to the Superintendent to be present on site at all times when decisions or actions that affect the trees are taken.

Adjacent work

Excavation or trenching immediately adjoining the Tree Protection Zone is to be temporarily stabilised until the permanent restraint (e.g. new retaining wall or trench backfilled) is complete to prevent collapse or erosion within the Tree Protection Zone.

6. SOIL

6.1. GENERAL SPECIFICATIONS

Quality Assurance and Control

Soil sample testing results are to be provided to the Superintendent to ensure soils meet the specification requirements prior to and after installation. If the samples do not meet the performance specification, corrective actions must be undertaken at no additional cost to the Superintendent. Samples and testing results are to be submitted to the Superintendent by the Contractor, and written approval to be obtained by the Superintendent before ordering or using the soil.

Soil Testing

All laboratory testing of work carried out shall be performed by a soil laboratory with the NATA whose test procedures are to conform with all Australian Standards. Site soil sampling shall be carried out in locations selected by the Superintendent. Soil testing is to be carried out by SESL Australia.

All testing must be arranged by the Contractor and carried out by an accredited laboratory. The test certificate will be accompanied by a statement of compliance from a competent person (e.g. qualified agronomist horticulturist or soil scientist).

Compliance certificates will be in the form of a report by the Contractor clearly stating the material is compliant, with an attachment showing the test results. In the case of minor non-compliance, a clear statement must be obtained from a qualified independent agronomist waiving the compliance and certifying the sample will perform the same as the specified soil.

Soil that is not compliant with this specification but is compliant with AS 4419 will not be accepted. Only soil compliant with this specification will be accepted. (Note that some measurement techniques from AS 4419 have been referenced for use in this specification).

No soil is to be purchased or installed until initial compliance testing certification has been demonstrated and approved by the Superintendent.

Delivery dockets for all imported soil are to be provided to the Superintendent immediately upon delivery to demonstrate the approved soils are being supplied.

Manufacturer's Product Representation

For imported soils from manufacturers, a 'product representation' document produced by the supplier may be accepted as a compliance certificate if:

- it is an off-the-shelf product line, not a custom mix and
- a representative test certificate is available and is acceptably recent (i.e. within 1 month) and
- the testing covers all those criteria in the Urbis specification and complies and
- the manufacturer's quality assurance system is externally certified.

Quality Control During Construction

The Contractor must submit samples of blended soils or imported soil mixes as per table 1 below or at regular (max. 3 monthly) intervals during construction, whichever is more frequent for the purposes of demonstrating continued compliance of quality control.

Test Submissions & Frequency

Submit representative samples of approx. 2.5 kg of each product specification, packed and labelled to indicate the source and the specification to be met. The samples must be taken in a representative manner. The Contractor must use the testing frequencies indicated in Table 1 below. Variations to the frequencies in this table are permitted on the submission to the Superintendent and approval of an alternative testing program that clearly achieves the desired outcome of quality control. Materials supplied from operations that have a third party-endorsed quality assurance program may be acceptable pending submission of the documentation.

Table 1. Outline of the required testing frequency to achieve compliance testing. Samples must be tested to the performance criteria indicated this specification.

Specification	Activity	Minimum Quality Control Test Frequency
At-grade soil, Turf	Turf areas	1 per 1000 m³
At-grade soil, Gardens	Mass planting areas and trees	1 per 500 m³
At-grade soil, Turf and Gardens for Stormwater Management	Turf, mass planting areas and trees in stormwater management areas	1 per 100 m³
On-structure soil, Turf and Gardens	Turf, mass planting areas and trees	1 per 100 m³
Note: Where the total volume is less than the stated quality control testing frequency volumes, the initial compliance certificate may be deemed to demonstrate compliance.		

Minor Non-compliance

The Contractor will undertake corrective procedures to bring any non-compliant soil that has been installed, within compliance in accordance with the agronomist's advice.

Substantial Non-compliance

In the event that quality control samples and test results show substantial non-compliance from the approved specification target ranges, the Contractor is to provide methodology to rectify in place or remove and replace all non-compliant soils.

Record Keeping

Initial compliance certification records of all soils must be kept by the Contractor in an easily retrievable manner that provides for traceability of purchase and location on site. Each compliance certification for all the soils used on site must be identified by date, quantity supplied and a copy of the soil ingredients used to reach compliance. Each batch of soil must be identified by date of manufacture, quantity and a corresponding test result and must link into when the material was delivered and where the material was placed on site.

Unwanted Material

The soil must be free from any debris, existing plant matter, rubble, microplastics, plastics, glass, waste or other contaminated materials likely to interfere with the quality of the soil.

6.2. SOIL TYPES

All test results must comply with the below testing requirements. Compliance with AS4419 does not mean acceptance under this specification.

6.3. AT-GRADE SOIL: HORIZON A (upper horizon)

Quality – Soil must be free from any 'unwanted materials'

Physical properties		
Property	**Units**	**Target Range**
Texture, preferred range	n/a	Sandy loam to clay loam
(OM) Organic matter content	% dwb (dry weight basis)	<15%
Permeability (@16 drops by McIntyre Jakobsen)	mm/hour	>20
Wettability (AS4419)	mm/min	>5
Dispensability in water		1 or 2 (AS4419 Category)
Large particles (naturally occurring)		
2–20mm	% w/w	<20
>20mm	% w/w	<10
Visible contaminants > 2mm (glass, plastic and metal)	% w/w	<0.5

Chemical Properties		
Property	**Units**	**Target Range**
pH in water (1:5) standard range	pH units	5.4 – 6.8
pH in CaCl2 (1:5) standard range	pH units	5.2 – 6.5
pH in water (1:5) alkaline range	pH units	6.8 – 8.0
pH in CaCl2 (1:5) alkaline range	pH units	6.5 – 7.5
Electrical conductivity (1:5) (EC)	dS/m	<0.5
Phosphorus – P-tolerant / standard plants	mg/kg	30 - 100
Phosphorus for P-sensitive plants, alkaline soil methods 9B1 or 9C1	mg/kg	<20
Sodium (NA)	% of eCEC	<7%
Potassium (K)	% of eCEC	3 – 10%
Calcium (Ca) method 18F1 (or 15A1 in alkaline soils)	% of eCEC	60 - 80
Magnesium (Mg)	% of eCEC	15 - 25
Aluminium (Al)	% of eCEC	<5
Ca/Mg ratio	w/w	3-9
Available iron (Fe)	mg/kg	100 - 400
Available manganese (Mn)	mg/kg	25 - 100
Available zinc (Zn)	mg/kg	5-30
Available copper (Cu)	mg/kg	1-15
Available boron (B)	mg/kg	0.5-5
Available nitrogen (nitrate N + ammonium N)	mg/kg	>25

7. PLANTING

8.1. GENERAL SPECIFICATIONS

Quality

All plants in containers 45L and over are to conform to AS 2303 "Tree Stock for Landscape Use". The Contractor is to supply the Superintendent with a written compliance certificate for all plants 45L and over from a qualified Arborist.

All plants are to be vigorous and appropriately acclimatised with a rootball that is full but not restrained.

The root ball and canopy of all plants are to be balanced and the stem / trunk sufficiently developed so that the plants stay upright without staking and/or guying.

The Contractor must inspect and accept or reject plants / transplants immediately after being unloaded on site to check quantity, quality, vigour, health, crown balance (+/ - 20% from stem axis) and symmetry, crown density, pests (< 10% of foliage), growth uniformity (max. internode <1.2 x shortest internode), included bark, sun scald, root division / direction (>90% down and / or outwards) and occupancy (> 90% rootball intact when removed from container) and rootball soil volume.

Sampling

Partial destructive sampling as outlined in AS 2303 is likely to be carried out on some trees and plants. Trees and plants that fail may cause entire batches of trees and plants to be rejected.

Plant Substitutions

Any potential species substitutions or changes to nominated container or canopy sizes are to be noted in the tender as potential alternatives. No substitutions are to be purchased or installed unless approved in writing by the Superintendent.

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A1 PLOT
CINDY PESTER
25.05.2026
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PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

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Cindy Pester SIGNED AILA MEMBERSHIP NO. 19640

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PROJECT DIRECTOR: MATTHEW FRANZMANN

CLIENT

FRASERS PROPERTY AUSTRALIA

DRAWING TITLE

LANDSCAPE SPECIFICATION

ISSUE: FOR APPROVAL

PROJECT NO.: P0054001

SCALE

NORTH

DRAWING NO.: URB-LA-042-LS

REVISION: A

WEED MANAGEMENT PLAN

PRECINCT C

PRECINCT B

NEIGHBOURHOOD HUB
FUTURE LOT

SHEET 01

SHEET 02

SHEET 03

SHEET 04

SHEET 05

SHEET 06

SHEET 07

SHEET 08

SHEET 09

FLAGSTONE
CREEK
CROSSING

GENERAL LEGEND
WEED MANAGEMENT ZONES

- WEED MANAGEMENT ZONE 1
  REFER TO SPECIFICATION
- WEED MANAGEMENT ZONE 2
  REFER TO SPECIFICATION
- WEED MANAGEMENT ZONE 3
  REFER TO SPECIFICATION
- WEED MANAGEMENT ZONE 4
  REFER TO SPECIFICATION

ID
XX.XX
EXISTING TREE (SURVEYED)
TO BE RETAINED AND PROTECTED
(TREE ID NUMBER - REFER SHG TREE SCHEDULE FOR SPECIES)

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WEED MANAGEMENT PLAN KEYPLAN

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ISSUE
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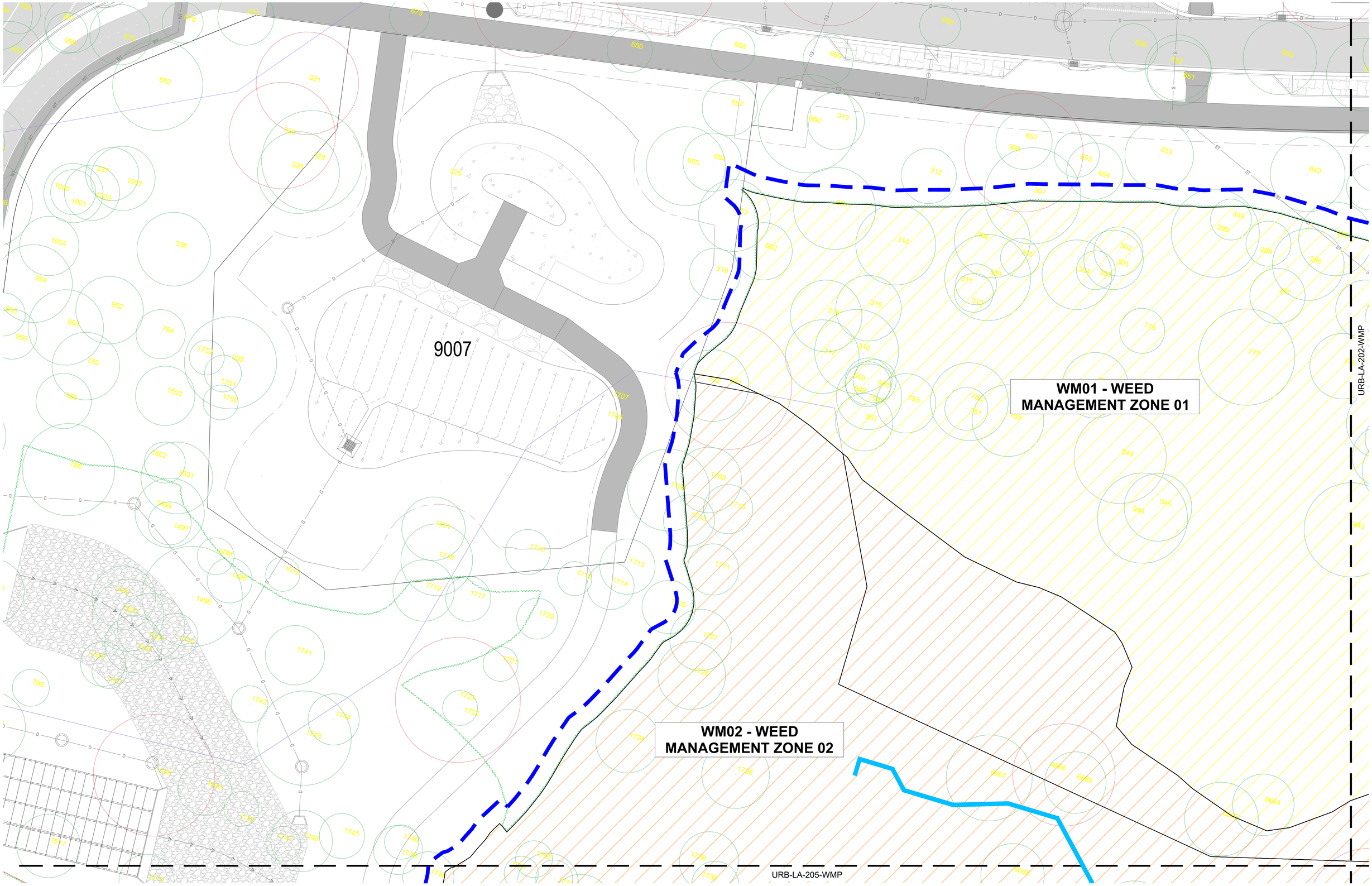
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CINDY PESTER
25.05.2026
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PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

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WEED MANAGEMENT PLAN

ISSUE
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PROJECT NO.
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URB-LA-206-WMP

PRECINCT B

WM01 - WEED MANAGEMENT ZONE 01

WM02 - WEED MANAGEMENT ZONE 02

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A1 PLOT

CINDY PESTER

25.05.2026

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1:200 @ A1 1:400 @ A3

2 4 6 8 10m

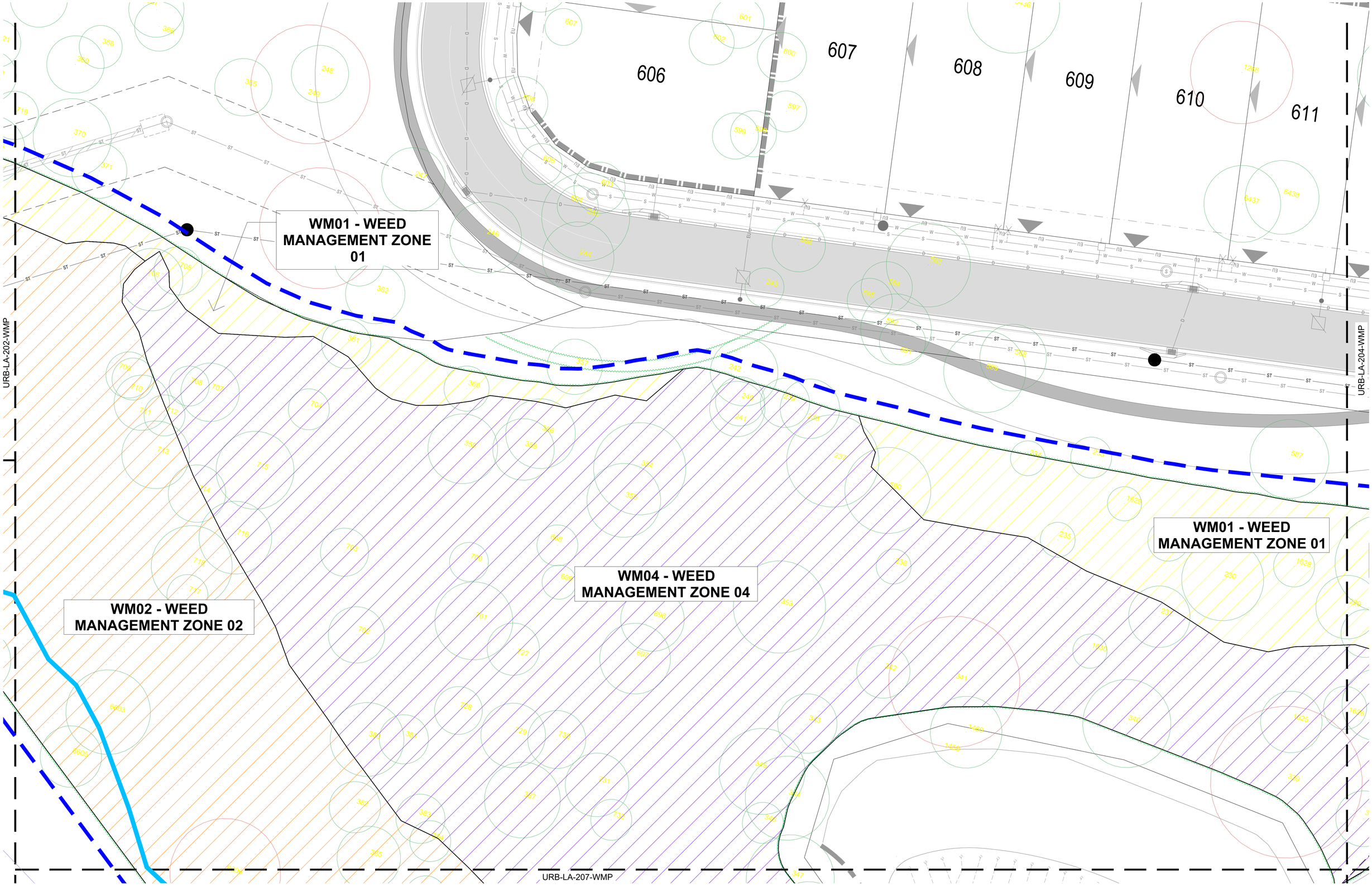
NORTH

DRAWING NO.

URB-LA-202-WMP

REVISION

A



URBIS

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

Level 32, 300 George Street | Brisbane QLD 4000 Australia | +61 7 3007 3800 | URBIS Ltd | ABN 50 105 256 228

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19640

Cindy Pester SIGNED AILA MEMBERSHIP NO.

PRINT IN COLOUR

REV	DESCRIPTION	DWN	CHK	DATE
A	FOR APPROVAL	CF	CP	25.05.2026
P1	FOR REVIEW	CF	CP	27.04.2026

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PROJECT DIRECTOR: MATTHEW FRANZMANN

CLIENT

FRASERS PROPERTY AUSTRALIA

DRAWING TITLE

WEED MANAGEMENT PLAN

ISSUE: FOR APPROVAL

PROJECT NO.: P0054001

SCALE: 1:200 @ A1, 1:400 @ A3

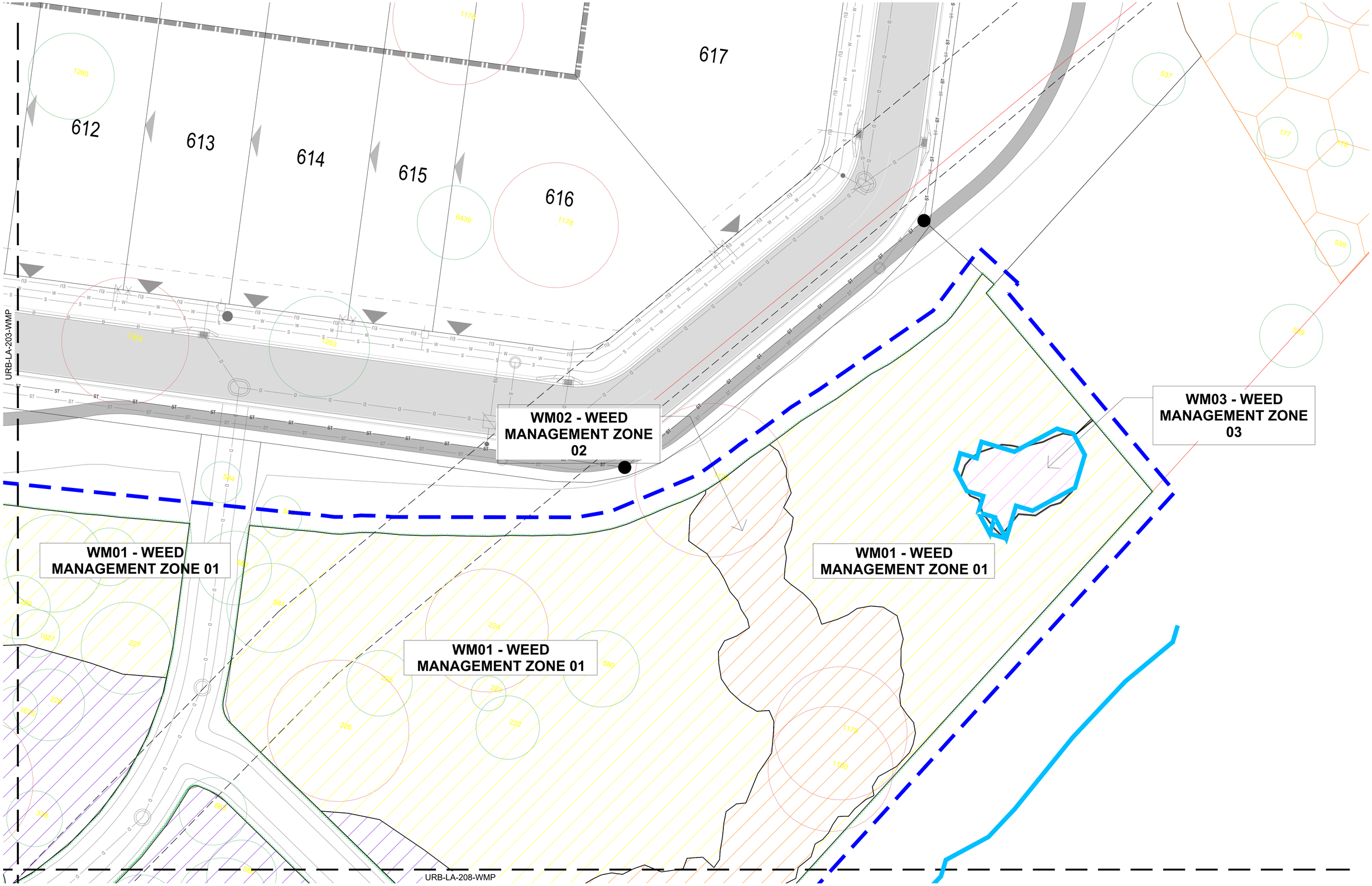
NORTH

DRAWING NO.: URB-LA-203-WMP

REVISION: A

URB_A1.CTB | A1 PLOT | CINDY PESTER | 25.05.2026

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URBIS

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

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PROJECT DIRECTOR: MATTHEW FRANZMANN

CLIENT

FRASERS PROPERTY AUSTRALIA

DRAWING TITLE

WEED MANAGEMENT PLAN

ISSUE: FOR APPROVAL

PROJECT NO.: P0054001

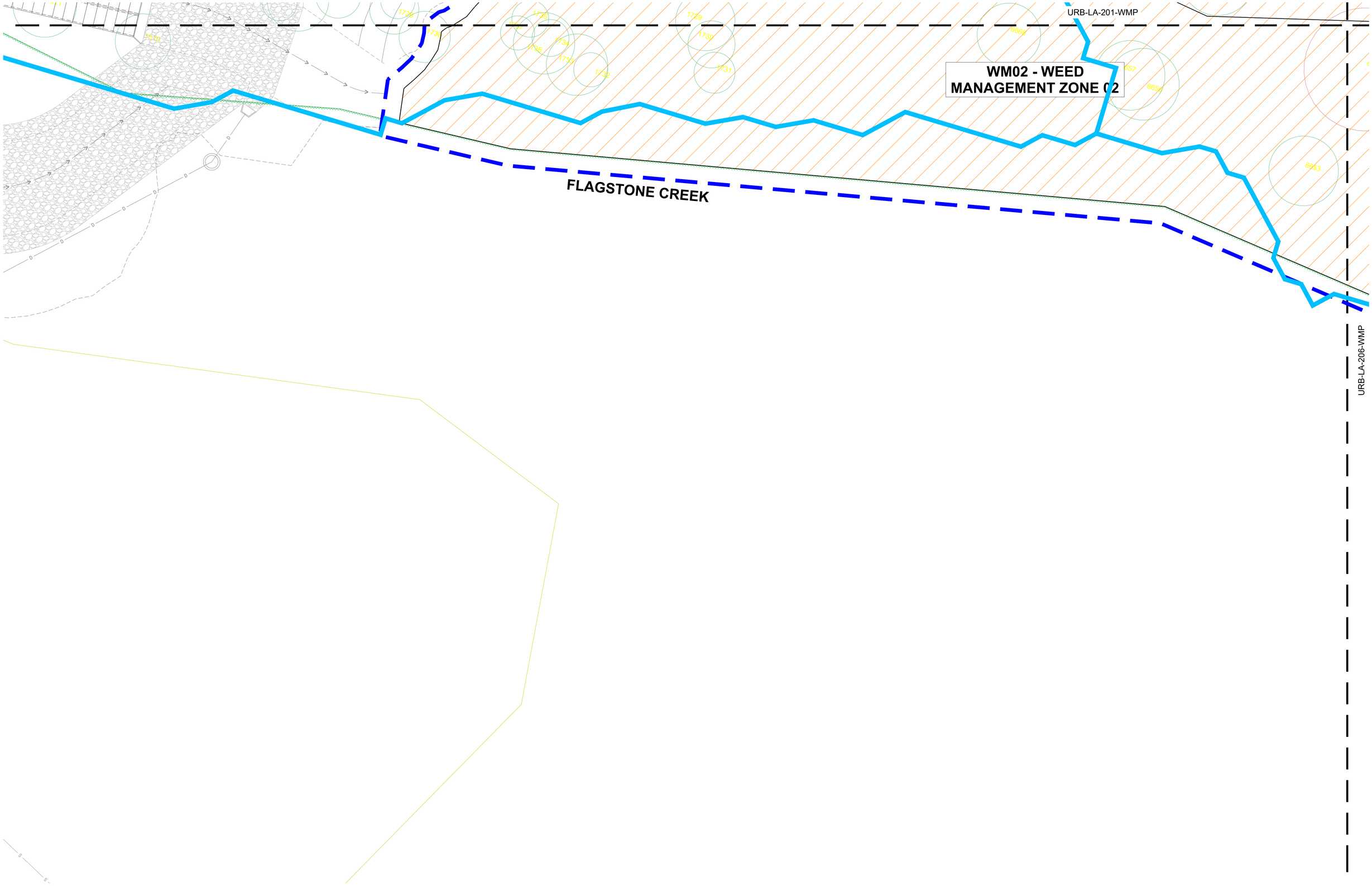
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NORTH

DRAWING NO.: URB-LA-204-WMP

REVISION: A

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A1 PLOT
CINDY PESTER
25.06.2026
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25.05.2026

CINDY PESTER

A1 PLOT

URBIS_A1.CTB

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

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REV	DESCRIPTION	DWN	CHK	DATE
A	FOR APPROVAL	CF	CP	25.05.2026
P1	FOR REVIEW	CF	CP	27.04.2026

PROJECT DIRECTOR: MATTHEW FRANZMANN

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CLIENT

FRASERS PROPERTY AUSTRALIA

DRAWING TITLE

WEED MANAGEMENT PLAN

ISSUE: FOR APPROVAL

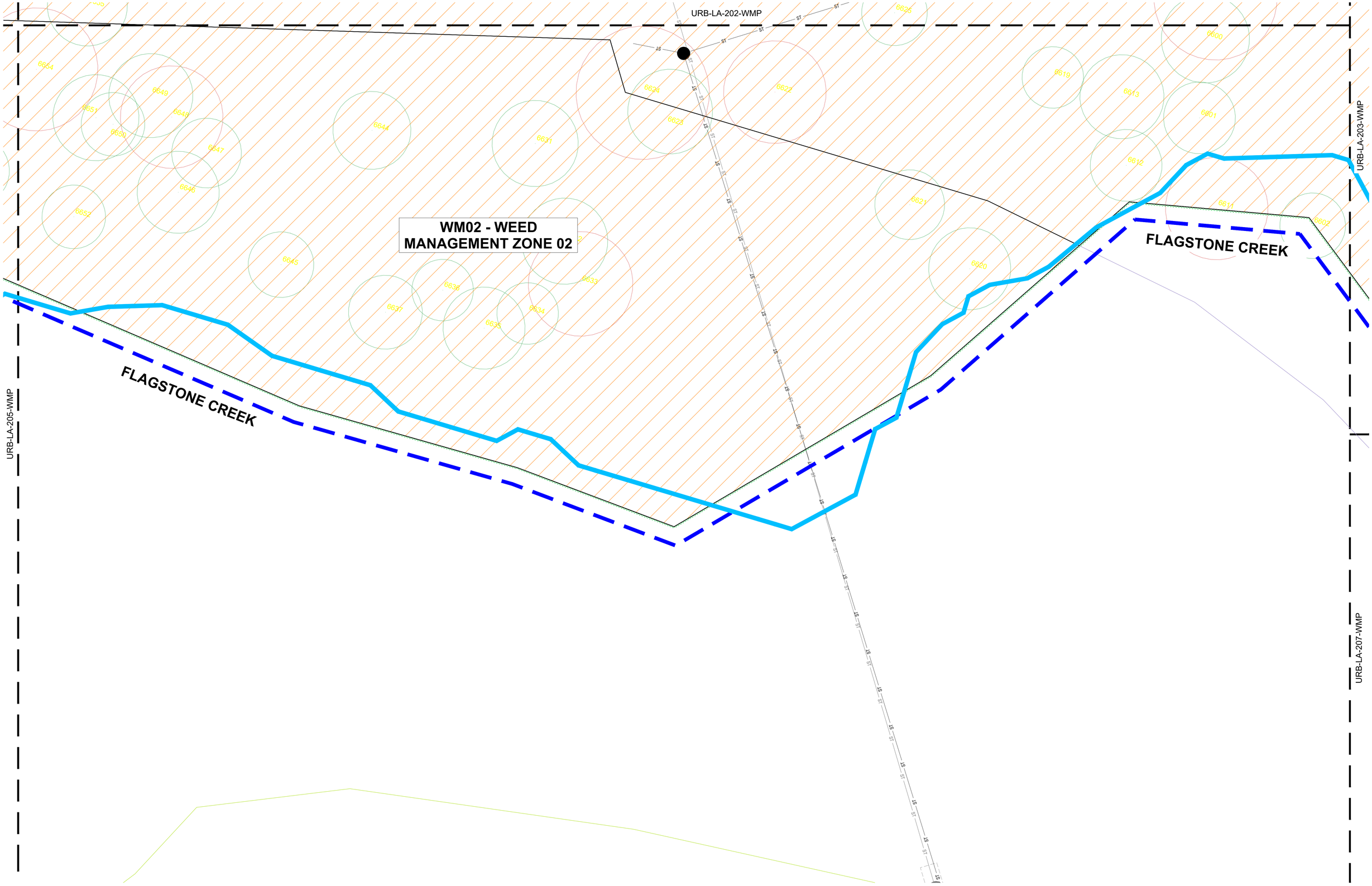
PROJECT NO.: P0054001

SCALE: 1:200 @ A1, 1:400 @ A3 (2 4 6 8 10 m)

NORTH

DRAWING NO.: URB-LA-205-WMP

REVISION: A



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URBIS_A1.CTB
A1 PLOT
CINDY PESTER
25.05.2026

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

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REV	DESCRIPTION	DWN	CHK	DATE
A	FOR APPROVAL	CF	CP	25.05.2026
P1	FOR REVIEW	CF	CP	27.04.2026

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CLIENT

FRASERS PROPERTY AUSTRALIA

DRAWING TITLE

WEED MANAGEMENT PLAN

ISSUE: FOR APPROVAL

PROJECT NO.: P0054001

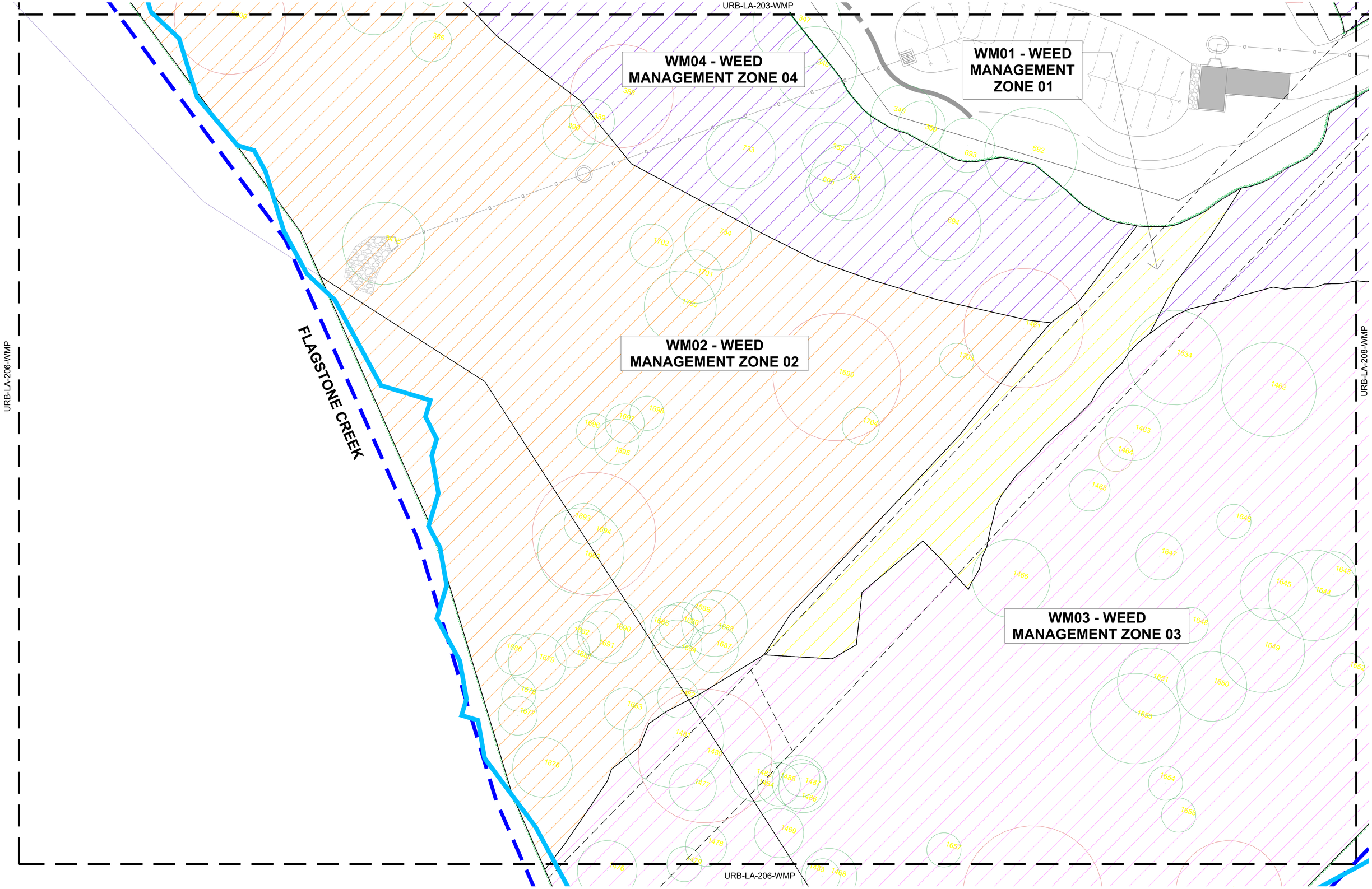
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2 4 6 8 10 m

NORTH

DRAWING NO.: URB-LA-206-WMP

REVISION: A



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25.05.2026
CINDY PESTER
A1 PLOT
URBIS_A1.CTB

URBIS

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

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PRINT IN COLOUR

REV	DESCRIPTION	DWN	CHK	DATE
A	FOR APPROVAL	CF	CP	25.05.2026
P1	FOR REVIEW	CF	CP	27.04.2026

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PROJECT DIRECTOR: MATTHEW FRANZMANN

CLIENT

FRASERS PROPERTY AUSTRALIA

DRAWING TITLE

WEED MANAGEMENT PLAN

ISSUE: FOR APPROVAL

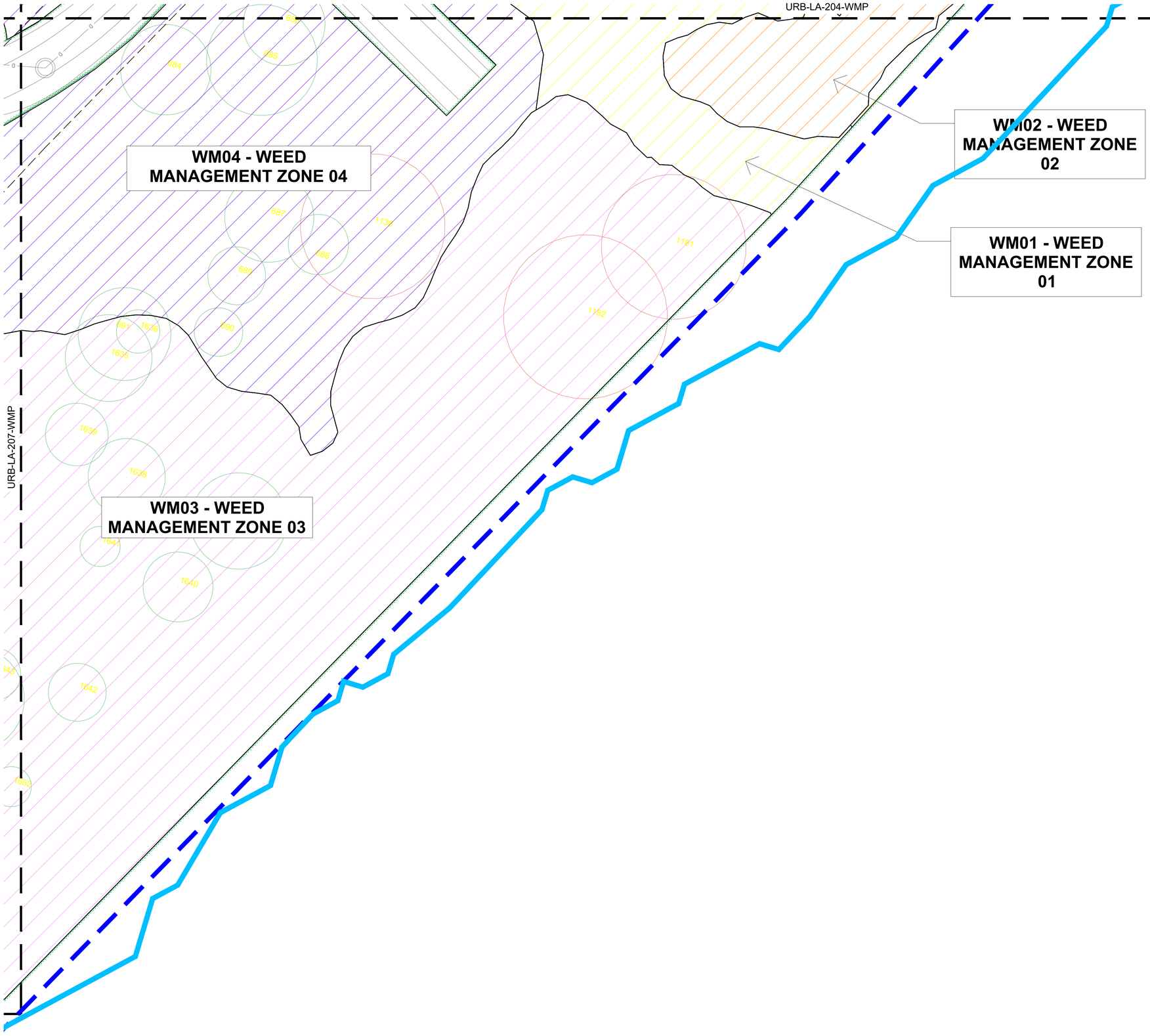
PROJECT NO.: P0054001

SCALE: 1:200 @ A1 1:400 @ A3 (2 4 6 8 10 m)

NORTH

DRAWING NO.: URB-LA-207-WMP

REVISION: A



URBIS_A1.CTB
A1 PLOT
CINDY PESTER
25.05.2026
I:\82 projects\P0050000\p0054001 _new beith flagstone\09_construction docs\9.2_cad\Layouts\15_precinct b mxp\New Beith_Precinct B-RMP_200-WMP.dwg

URBIS

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

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PRINT IN COLOUR

REV	DESCRIPTION	DWN	CHK	DATE
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P1	FOR REVIEW	CF	CP	27.04.2026

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PROJECT DIRECTOR: MATTHEW FRANZMANN

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FRASERS PROPERTY AUSTRALIA

DRAWING TITLE

WEED MANAGEMENT PLAN

ISSUE: FOR APPROVAL

PROJECT NO.: P0054001

SCALE: 1:200 @ A1, 1:400 @ A3 (1 2 4 6 8 10 m)

NORTH

DRAWING NO.: URB-LA-208-WMP

REVISION: A



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25.05.2026

CINDY PESTER

A1 PLOT

URBIS_A1.CTB

URBIS

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

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REV	DESCRIPTION	DWN	CHK	DATE
A	FOR APPROVAL	CF	CP	25.05.2026
P1	FOR REVIEW	CF	CP	27.04.2026

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PROJECT DIRECTOR: MATTHEW FRANZMANN

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FRASERS PROPERTY AUSTRALIA

DRAWING TITLE

WEED MANAGEMENT PLAN

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.

ISSUE: FOR APPROVAL

PROJECT NO.: P0054001

SCALE: 1:200 @ A1, 1:400 @ A3

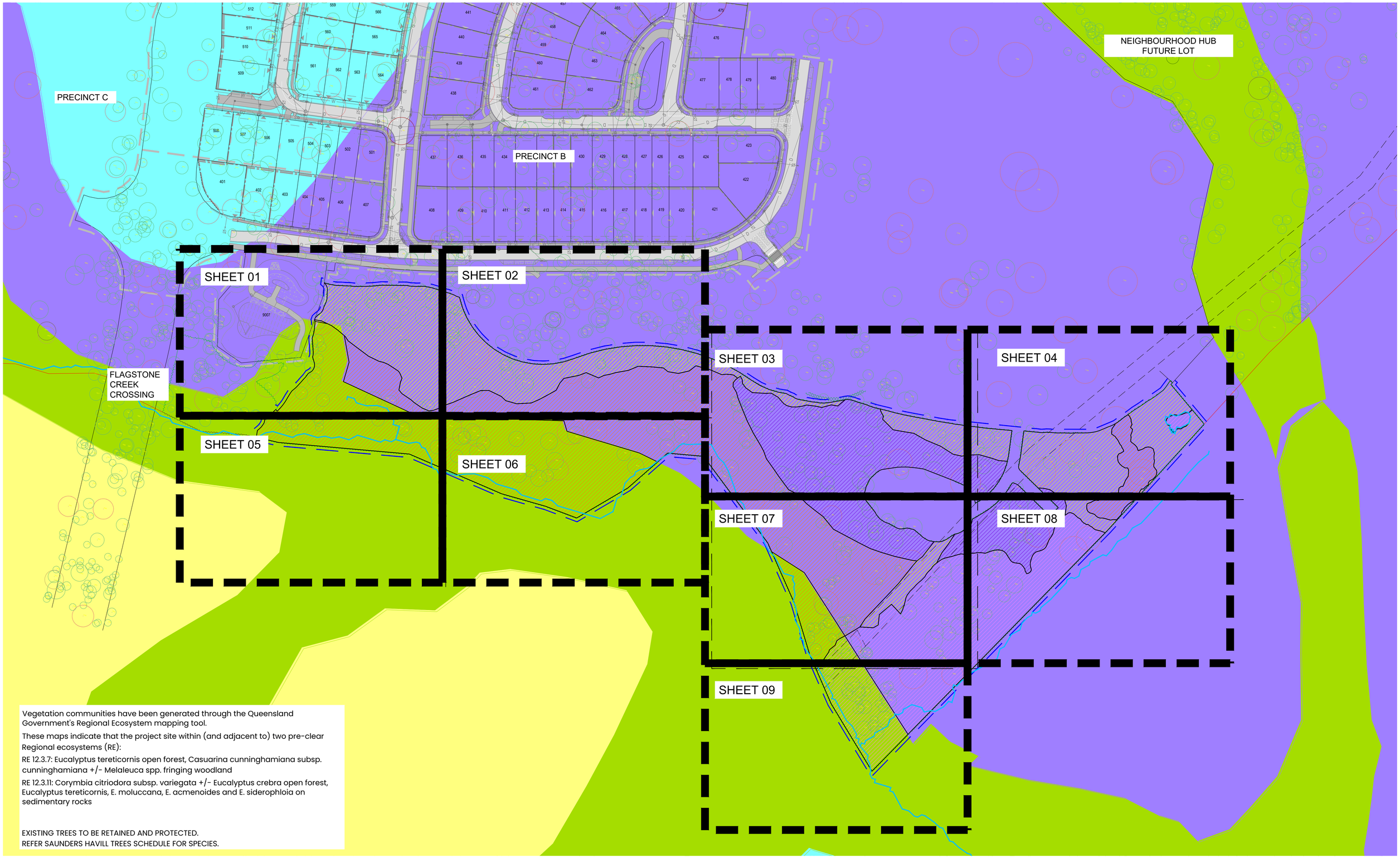
0 2 4 6 8 10m

NORTH

DRAWING NO.: URB-LA-209-WMP

REVISION: A

REVEGETATION MANAGMENT PLAN



Vegetation communities have been generated through the Queensland Government's Regional Ecosystem mapping tool.

These maps indicate that the project site within (and adjacent to) two pre-clear Regional ecosystems (RE):

RE 12.3.7: Eucalyptus tereticornis open forest, Casuarina cunninghamiana subsp. cunninghamiana +/- Melaleuca spp. fringing woodland

RE 12.3.11: Corymbia citriodora subsp. variegata +/- Eucalyptus crebra open forest, Eucalyptus tereticornis, E. moluccana, E. acmenoides and E. siderophloia on sedimentary rocks

EXISTING TREES TO BE RETAINED AND PROTECTED.
REFER SAUNDERS HAVILL TREES SCHEDULE FOR SPECIES.

URBIS

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

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A	FOR APPROVAL	CF	CP	25.05.2026
P1	FOR REVIEW	CF	CP	27.04.2026

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DRAWING TITLE
REVEGETATION MANAGEMENT PLAN KEYPLAN

ISSUE
FOR APPROVAL

PROJECT NO.
P0054001

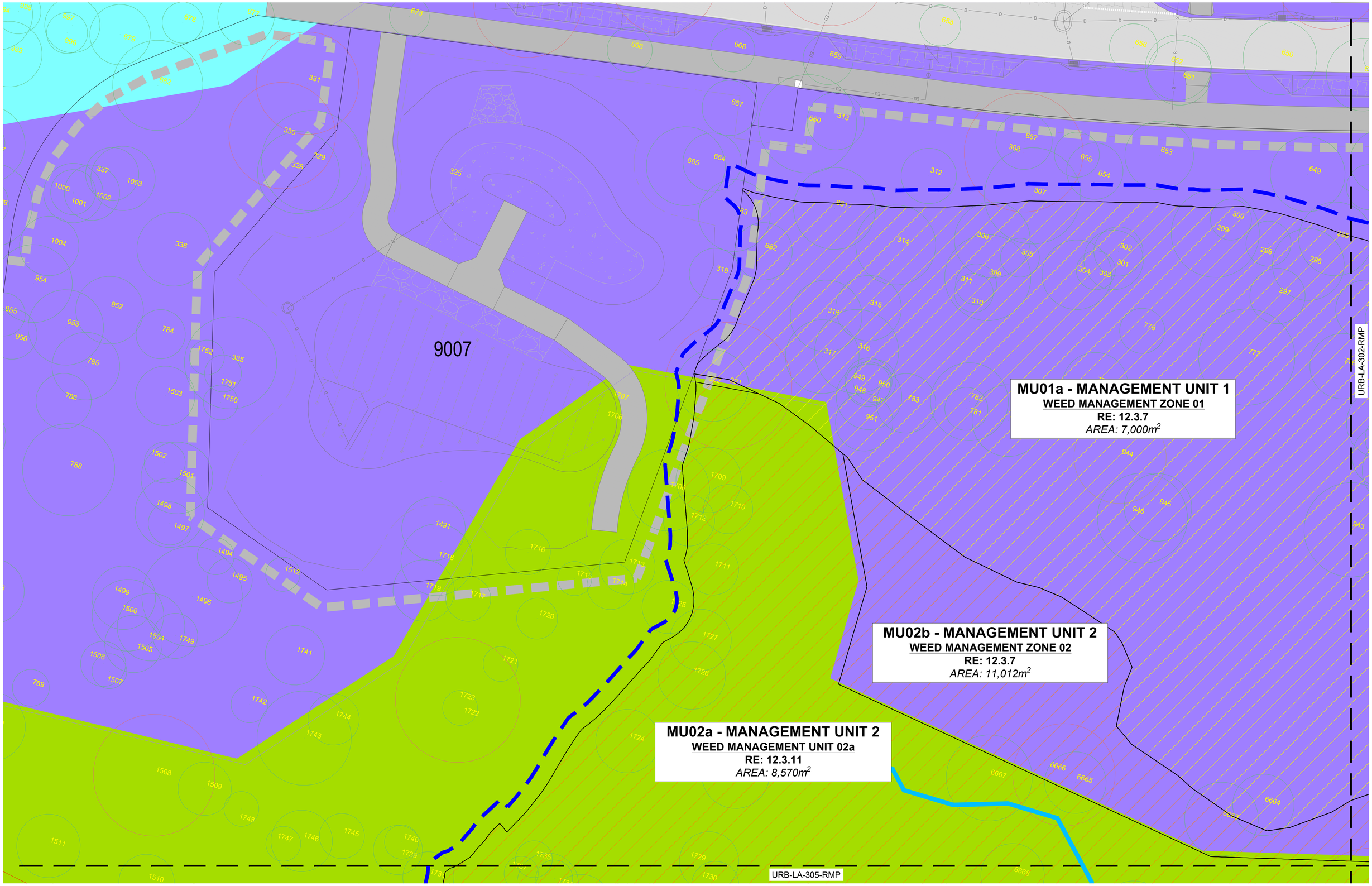
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10 20 30 40 50 m

NORTH

DRAWING NO.
URB-LA-300-RMP

REVISION
A

URBIS_A1.CTB
A1 PLOT
CINDY PESTER
25.05.2026
I:\02 projects\P0050000\p0054001_new beith flagstone\09_construction docs\9.2_cad\Layouts\15_precinct b mp\New Beith_Precinct B-RMP_300-RMP.dwg



URBIS

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

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FRASERS PROPERTY AUSTRALIA

DRAWING TITLE
REVEGETATION MANAGEMENT PLAN
.

ISSUE: FOR APPROVAL
PROJECT NO.: P0054001
SCALE: 1:200 @ A1 1:400 @ A3 (2 4 6 8 10m)
NORTH
DRAWING NO.: URB-LA-301-RMP
REVISION: A

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25.05.2026
CINDY PESTER
A1 PLOT
URBIS_A1.CTB

URB-LA-301-RMP

URB-LA-303-RMP

URB-LA-306-RMP

MU01a - MANAGEMENT UNIT 1
WEED MANAGEMENT ZONE 01
RE: 12.3.7
AREA: 7,000m²

MU02b - MANAGEMENT UNIT 2
WEED MANAGEMENT UNIT 02b
RE: 12.3.7
AREA: 11,012m²

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25.05.2026
CINDY PESTER
A1 PLOT
URBIS_A1.CTB

URBIS

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B
NEW BEITH, FLAGSTONE

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PROJECT DIRECTOR: MATTHEW FRANZMANN

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FRASERS PROPERTY AUSTRALIA

DRAWING TITLE
REVEGETATION MANAGEMENT PLAN
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ISSUE
FOR APPROVAL

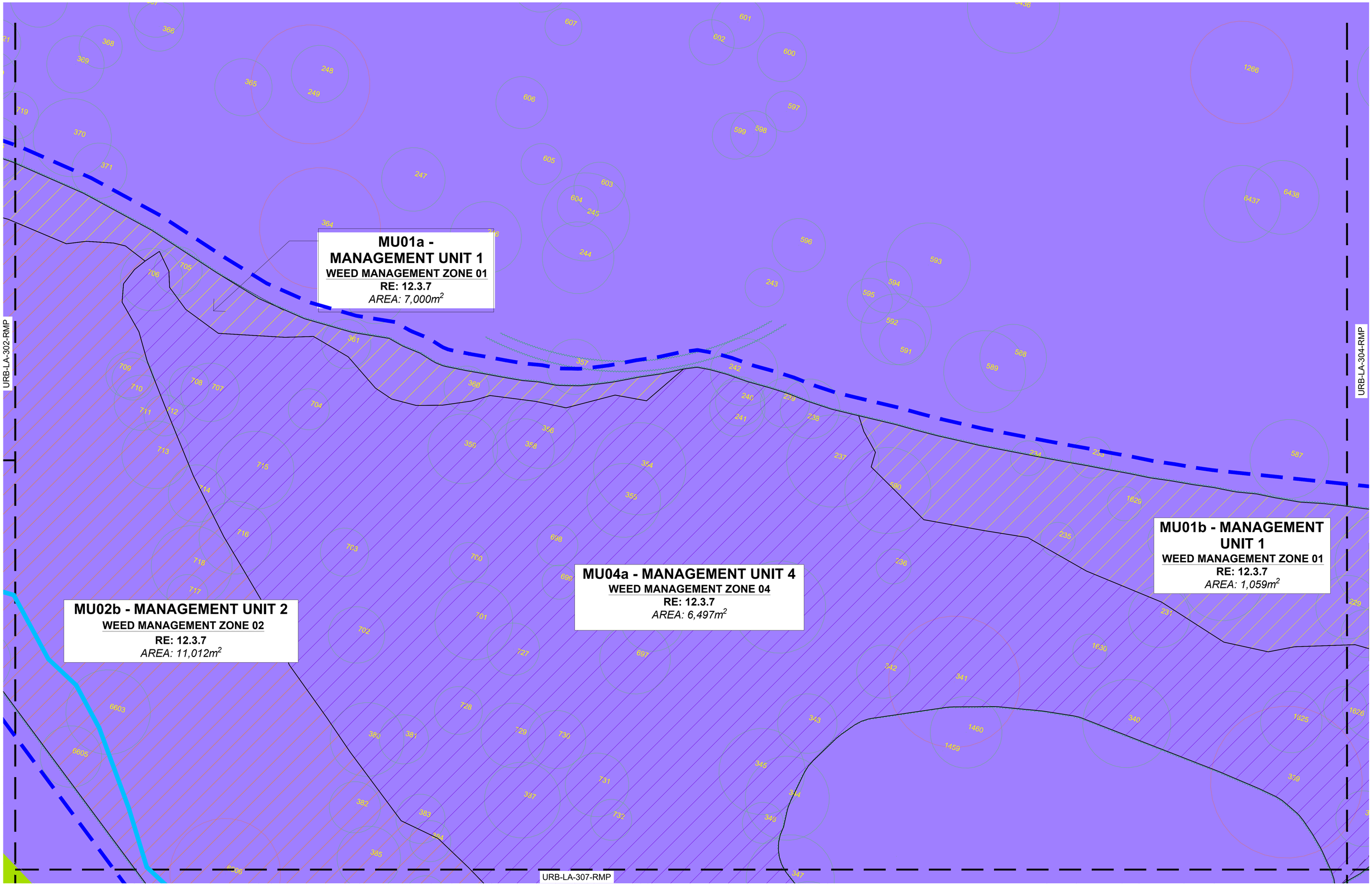
PROJECT NO.
P0054001

SCALE
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2 4 6 8 10 m

NORTH

DRAWING NO.
URB-LA-302-RMP

REVISION
A



URBIS

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

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P1	FOR REVIEW	CF	CP	27.04.2026

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PROJECT DIRECTOR: MATTHEW FRANZMANN

CLIENT
FRASERS PROPERTY AUSTRALIA

DRAWING TITLE
REVEGETATION MANAGEMENT PLAN

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ISSUE
FOR APPROVAL

PROJECT NO.
P0054001

SCALE
1:200 @ A1 1:400 @ A3
2 4 6 8 10m

NORTH

DRAWING NO.
URB-LA-303-RMP

REVISION
A

URBIS_A1.CTB
A1 PLOT
CINDY PESTER
25.05.2026
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URB-LA-303-RMP

MU02d - MANAGEMENT UNIT 2
WEED MANAGEMENT ZONE 02
RE: 12.3.7
AREA: 883m²

MU03a - MANAGEMENT UNIT 3
WEED MANAGEMENT ZONE 03
RE: 12.3.7
AREA: 102m²

MU01d - MANAGEMENT UNIT 1
WEED MANAGEMENT ZONE 01
RE: 12.3.7
AREA: 1,160m²

MU01b - MANAGEMENT UNIT 1
WEED MANAGEMENT ZONE 01
RE: 12.3.7
AREA: 1,059m²

MU01c - MANAGEMENT UNIT 1
WEED MANAGEMENT ZONE 01
RE: 12.3.7
AREA: 2,381m²

URB-LA-308-RMP

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25.05.2026
CINDY PESTER
A1 PLOT
URBIS_A1.CTB

URBIS

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

Level 32, 300 George Street | Brisbane QLD 4000 Australia | +61 7 3007 3800 | URBIS Ltd | ABN 50 105 256 228

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Cindy Pester SIGNED 19640 AILA MEMBERSHIP NO.

PRINT IN COLOUR

REV	DESCRIPTION	DWN	CHK	DATE
A	FOR APPROVAL	CF	CP	25.05.2026
P1	FOR REVIEW	CF	CP	27.04.2026

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PROJECT DIRECTOR: MATTHEW FRANZMANN

CLIENT
FRASERS PROPERTY AUSTRALIA

DRAWING TITLE
REVEGETATION MANAGEMENT PLAN

.

ISSUE
FOR APPROVAL

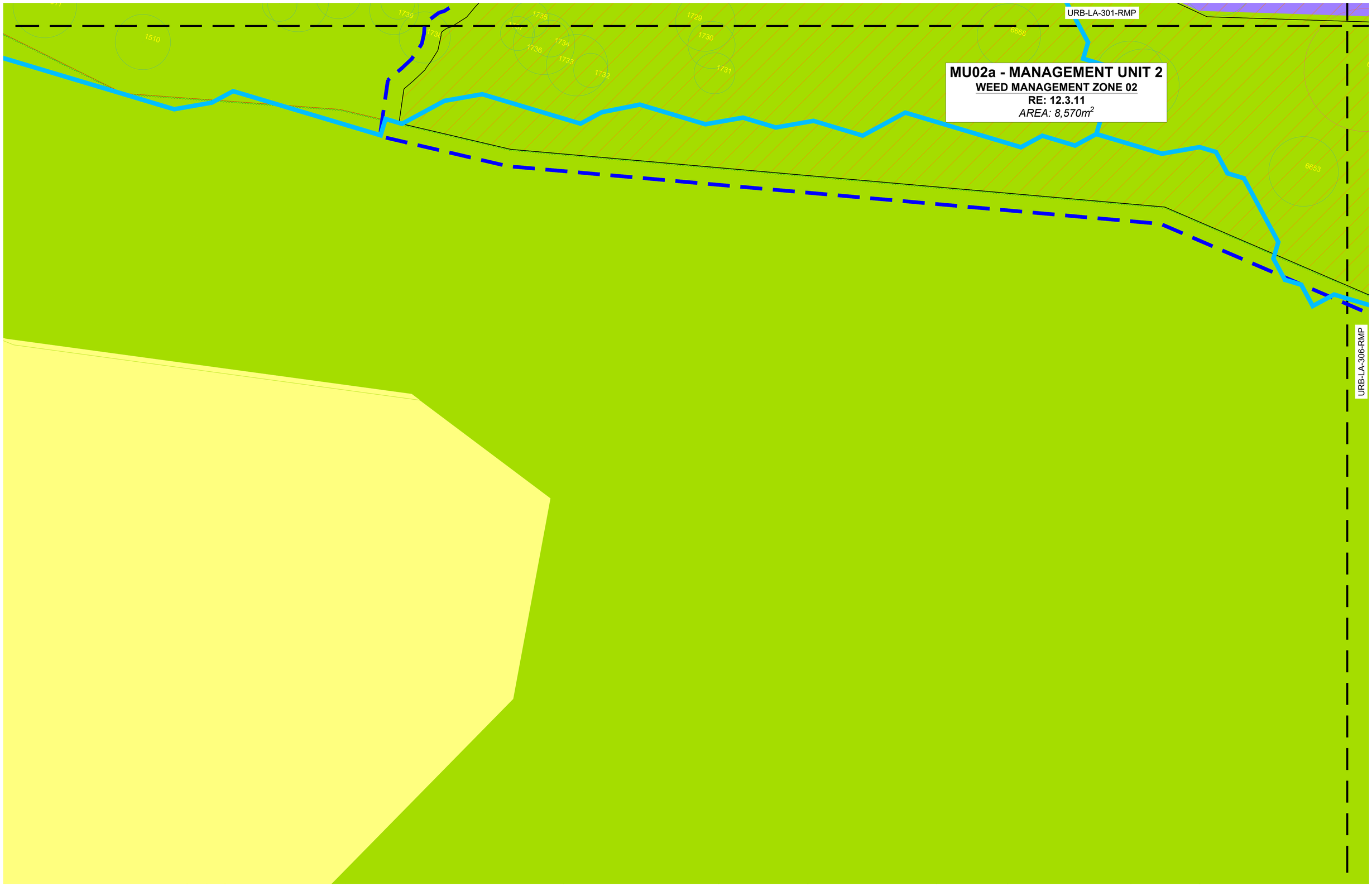
PROJECT NO.
P0054001

SCALE
1:200 @ A1 1:400 @ A3
2 4 6 8 10m

NORTH

DRAWING NO.
URB-LA-304-RMP

REVISION
A



URBIS_A1.CTB

A1 PLOT

CINDY PESTER

25.05.2026

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URBIS

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

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DRAWING TITLE

REVEGETATION MANAGEMENT PLAN

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ISSUE: FOR APPROVAL

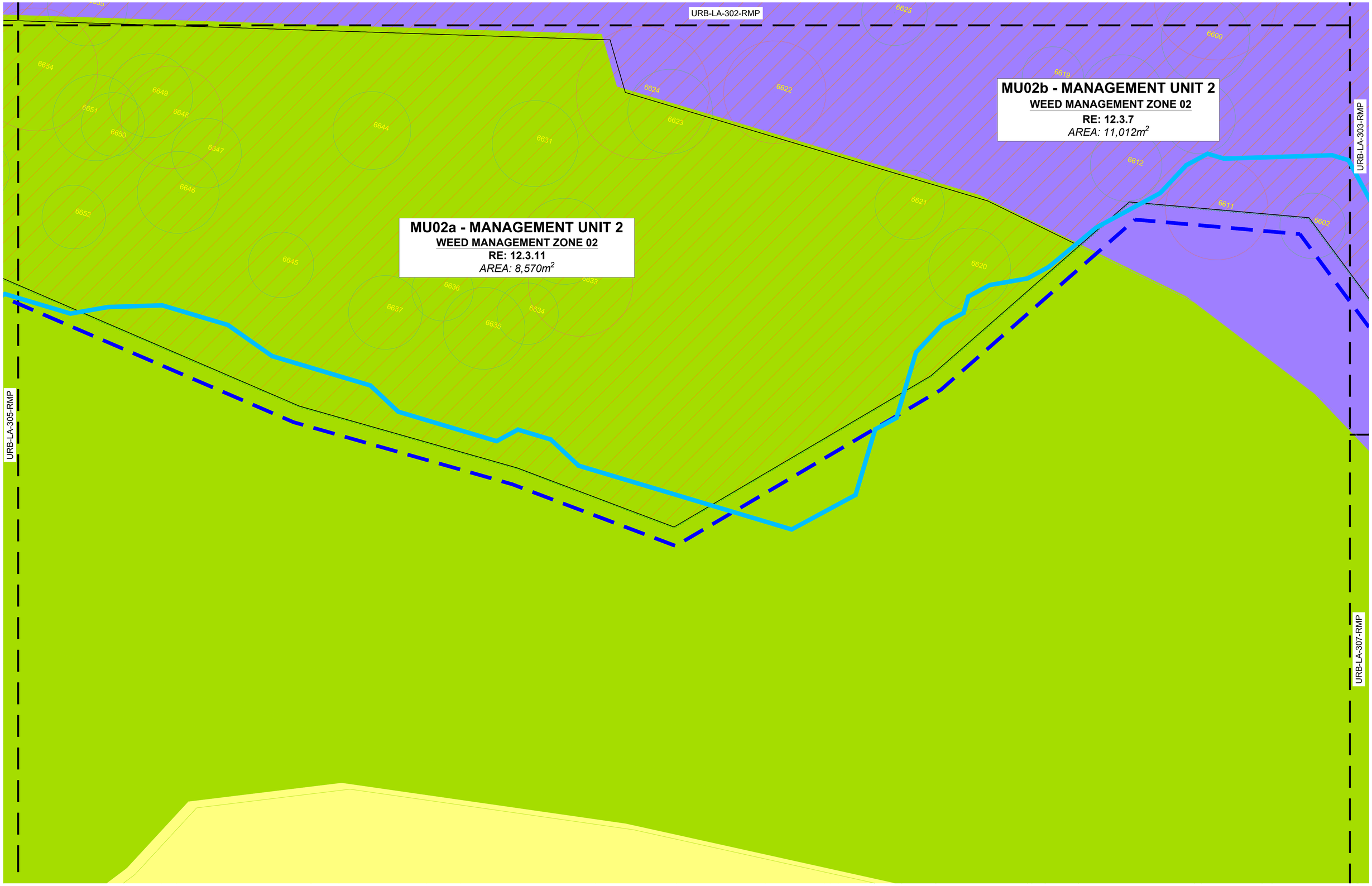
PROJECT NO.: P0054001

SCALE: 1:200 @ A1, 1:400 @ A3 (2 4 6 8 10 m)

NORTH

DRAWING NO.: URB-LA-305-RMP

REVISION: A



URBIS_A1.CTB
A1 PLOT
CINDY PESTER
25.05.2026
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PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

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DRAWING TITLE
REVEGETATION MANAGEMENT PLAN

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ISSUE
FOR APPROVAL

PROJECT NO.
P0054001

SCALE
1:200 @ A1 1:400 @ A3
2 4 6 8 10m

NORTH

DRAWING NO.
URB-LA-306-RMP

REVISION
A

URB-LA-303-RMP

MU04a - MANAGEMENT UNIT 4
WEED MANAGEMENT ZONE 04
RE: 12.3.7
AREA: 6,497m²

MU01e - MANAGEMENT UNIT 1
WEED MANAGEMENT ZONE 01
RE: 12.3.7 RE: 12.3.7
AREA: 553m²

MU02b - MANAGEMENT UNIT 2
WEED MANAGEMENT ZONE 02
RE: 12.3.7
AREA: 11,012m²

MU02c - MANAGEMENT UNIT
WEED MANAGEMENT ZONE 02
RE: 12.3.11
AREA: 979m²

MU03b - MANAGEMENT UNIT 3
WEED MANAGEMENT ZONE 03
RE: 12.3.7
AREA: 7,088m²

URB-LA-306-RMP

URB-LA-308-RMP

URB-LA-306-RMP

URBIS_A1.CTB
A1 PLOT
CINDY PESTER
25.05.2026
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URBIS

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REVEGETATION MANAGEMENT PLAN
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ISSUE
FOR APPROVAL

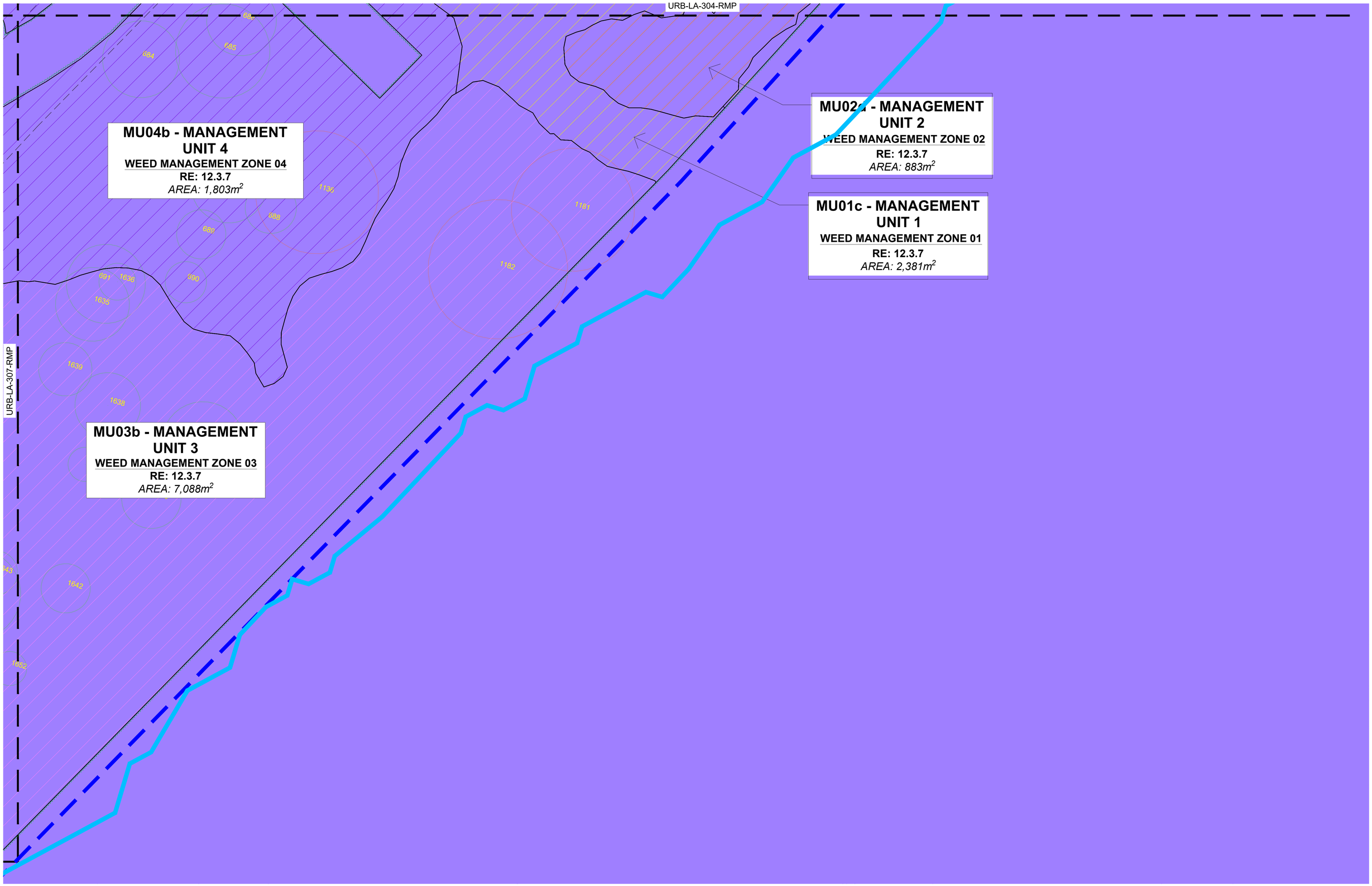
PROJECT NO.
P0054001

SCALE
1:200 @ A1 1:400 @ A3
2 4 6 8 10m

NORTH

DRAWING NO.
URB-LA-307-RMP

REVISION
A



URBIS_A1.CTB
A1 PLOT
CINDY PESTER
25.05.2026
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URBIS

PROJECT

ROUND MOUNTAIN

REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

PRECINCT B

NEW BEITH, FLAGSTONE

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DRAWING TITLE

REVEGETATION MANAGEMENT PLAN

.

ISSUE: FOR APPROVAL

PROJECT NO.: P0054001

SCALE: 1:200 @ A1, 1:400 @ A3

0 2 4 6 8 10m

NORTH

DRAWING NO.: URB-LA-308-RMP

REVISION: A

URB-LA-307-RMP

MU03b - MANAGEMENT UNIT 3
WEED MANAGEMENT ZONE 03
RE: 12.3.7
AREA: 7,088m²

MU03c - MANAGEMENT UNIT 3
WEED MANAGEMENT ZONE 03
RE: 12.3.11
AREA: 1,916m²

URBIS_A1.CTB
A1 PLOT
CINDY PESTER
25.05.2026
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URBIS

PROJECT

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REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK

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REVEGETATION MANAGEMENT PLAN

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ISSUE
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PROJECT NO.
P0054001

SCALE
1:200 @ A1 1:400 @ A3
2 4 6 8 10m

NORTH

DRAWING NO.
URB-LA-309-RMP

REVISION
A

LANDSCAPE NOTES

TREE PLANTING NOTES:
EXCAVATE THE TREE PLANTING HOLE 3 TIMES THE WIDTH OF THE ROOT BALL.

ENSURE THE CENTRE OF THE HOLE RETAINS ENOUGH FIRM GROUND ON WHICH TO REST THE BASE OF THE ROOT BALL TO PREVENT SUBSIDING OVER TIME.

CULTIVATE THE SUB-GRADE AROUND THE OUTER AREAS OF THE HOLE TO 150mm.

WHERE REQUIRED, INSTALL ROOT BARRIER TO MANUFACTURER'S SPECIFICATION.

FILL THE HOLE WITH WATER AND LET DRAIN THOROUGHLY PRIOR TO PLANTING.

SET THE TREE VERTICAL, PROUD OF THE ADJACENT TURF AND WITH ITS CENTRAL LEADER IN TACT. THE TOP OF THE ROOTBALL SHOULD FINISH PROUD OF THE ADJACENT GROUND LEVEL.

BACKFILL WITH SITE SOIL MIXED 50/50 WITH IMPORTED SOIL, TO CREATE A SHALLOW WELL AROUND THE TRUNK.

APPLY 500g/m² OF GRANULAR DYNAMIC LIFTER (OR APPROVED EQUIVALENT). THOROUGHLY MIX TO A DEPTH OF 200mm. DO NOT APPLY FERTILSER TO DRY SOILS.

INSTALL 2 No. HARDWOOD STAKES 1800 X 25 X 25mm DRIVEN INTO FIRM SUB-GRADE. DO NOT PENETRATE ROOT BALL.

POSITION THE TREE SO THAT THE BRANCHES DO NOT RUB AGAINST THE HARDWOOD STAKES.

LOCATE FIGURE '8' HESSIAN TIES AT $\frac{1}{3}$ OF TREE HEIGHT TO ALLOW THE TREE TO MOVE 30° IN EITHER DIRECTION FROM VERTICAL, AND RETURN TO AN UPRIGHT POSITION. ATTACH TIES WITH GALVANISED NAILS OR STAPLES.

UNDERSTOREY SHRUBS/GROUNDCOVERS TO BE INSTALLED MIN. 500mm FROM TREE TRUNK. REFER TO LCC STANDARD DETAIL 3 TYPICAL DETAIL - GROUNDCOVER/SHRUB IDETAIL ON THIS SHEET.

ENSURE MULCH IS 100mm CLEAR OF TREE TRUNK AND 25mm CLEAR OF PLANT STEMS.

GROUNDCOVER/SHRUBS PLANTING NOTES:
CULTIVATE AREA TO 200mm DEPTH.

APPLY 300mm DEPTH ORGANIC TOPSOIL, AS SPECIFIED TO ALL PLANTING AREAS. CENTRALLY MOUNDED TO ALLOW RUNOFF. MOUND SOIL IN GARDEN BED TO ENABLE WATER RUNOFF. ENSURE MOUNDING TRANSITIONS ARE SMOOTH.

WHERE REQUIRED, INSTALL ROOT BARRIER TO MANUFACTURER'S SPECIFICATION.

APPLY 500g/m² OF GRANULAR DYNAMIC LIFTER (OR APPROVED EQUIVALENT). THOROUGHLY MIX TO A DEPTH OF 200mm.

EXCAVATE PLANT HOLE TO 300mm DEPTH.

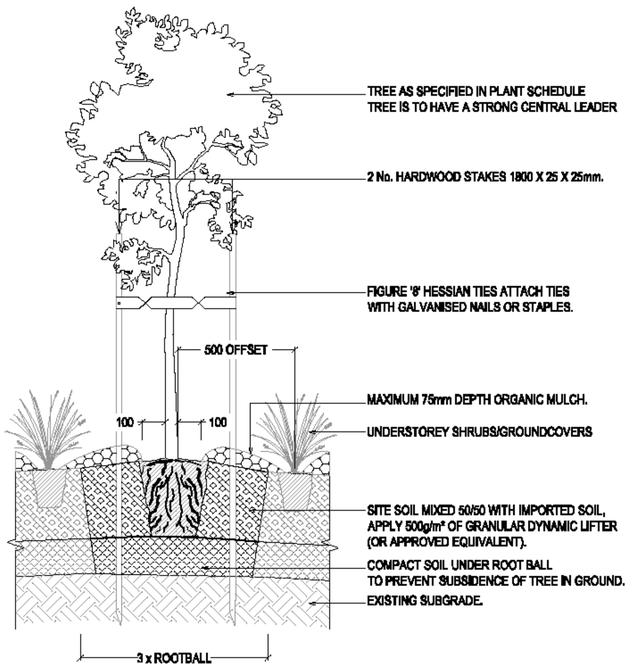
FILL PLANT HOLES WITH WATER AND LET DRAIN THOROUGHLY PRIOR TO PLANTING.

APPLY A SLOW RELEASE FERTILISER SUCH AS MULTICOTE 8 (OR APPROVED EQUIVALENT) AT THE RATE OF 30g/PLANT TO MANUFACTURERS SPECIFICATIONS. DO NOT APPLY FERTILSER TO DRY SOIL.

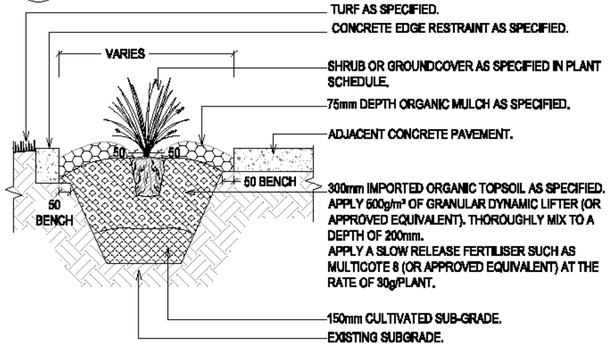
SET SHRUB OR GROUNDCOVER VERTICALLY ON MOUNDED SOIL WITH SMALL WELL AROUND STEM.

SPREAD 100mm DEPTH ORGANIC MULCH AS SPECIFIED. ENSURE MULCH STAYS 25mm CLEAR OF PLANT STEM.

MAINTENANCE NOTES:
WATER AS SPECIFIED DURING AN ESTABLISHMENT PERIOD OF ONE FULL SEASON (SIX MONTHS) TO ENSURE THAT PLANTS ARE SUFFICIENTLY ESTABLISHED AND 'HARDENED OFF'.

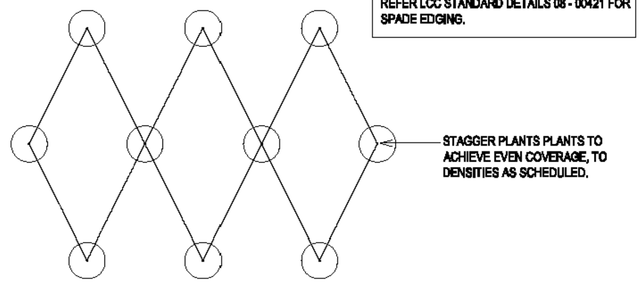


01 - TYPICAL DETAIL - TREE PLANTING IN GARDEN
SCALE 1:20 @ A3

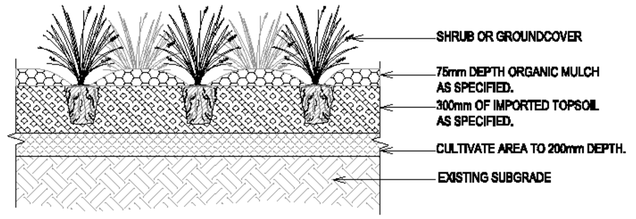


02 - TYPICAL DETAIL - GROUNDCOVER/SHRUB PLANTING
SCALE 1:20 @ A3

GENERAL NOTE:
REFER LCC STANDARD DETAILS 08 - 00421 FOR SPADE EDGING.



PLAN VIEW - SETOUT



03 - TYPICAL DETAIL - GROUNDCOVER/SHRUB PLANTING SET OUT
SCALE 1:20 @ A3

REQUIRED STANDARDS

AS 2303:2015 - TREE STOCK FOR LANDSCAPE USE.
AS 4419:2003 - SOILS FOR LANDSCAPING AND GARDEN USE
AS 1289.0:2014 - METHODS OF TESTING SOILS FOR ENGINEERING PURPOSES DEFINITIONS AND GENERAL REQUIREMENTS.
AS 4454:2012 - COMPOSTS, SOIL CONDITIONERS AND MULCHES

F			
E			
D			
C			
B			
A	FOR ISSUE	02/2018	CR
AMENDMENTS		DATE	APPROVED

DRAWN LCC CHECKED LCC
RECOMMENDED FOR APPROVAL
DESIGN ENGINEER DATE
APPROVED FOR ISSUE
TECH SERVICES MANAGER DATE

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LOGAN CITY COUNCIL

STANDARD DRAWING

TYPICAL DETAILS - TREE IN GARDEN
GROUNDCOVER/SHRUB
PLANTING & SET OUT

SCALE AS SHOWN
LANDSCAPING
1 Of 1 Plans
DRAWING No. 08 00417

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25.05.2026
URBIS_A1.CTB
A1 PLOT
CINDY PESTER

URBIS

PROJECT
ROUND MOUNTAIN
REHABILITATION MANAGEMENT PLAN FLAGSTONE CREEK
PRECINCT B
NEW BEITH, FLAGSTONE

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CLIENT
FRASERS PROPERTY AUSTRALIA

DRAWING TITLE
LANDSCAPE DETAIL

ISSUE
FOR APPROVAL

PROJECT NO.
P0054001

SCALE
AS SHOWN @ A1

NORTH

DRAWING NO.
URB-LA-990-AP

REVISION
A