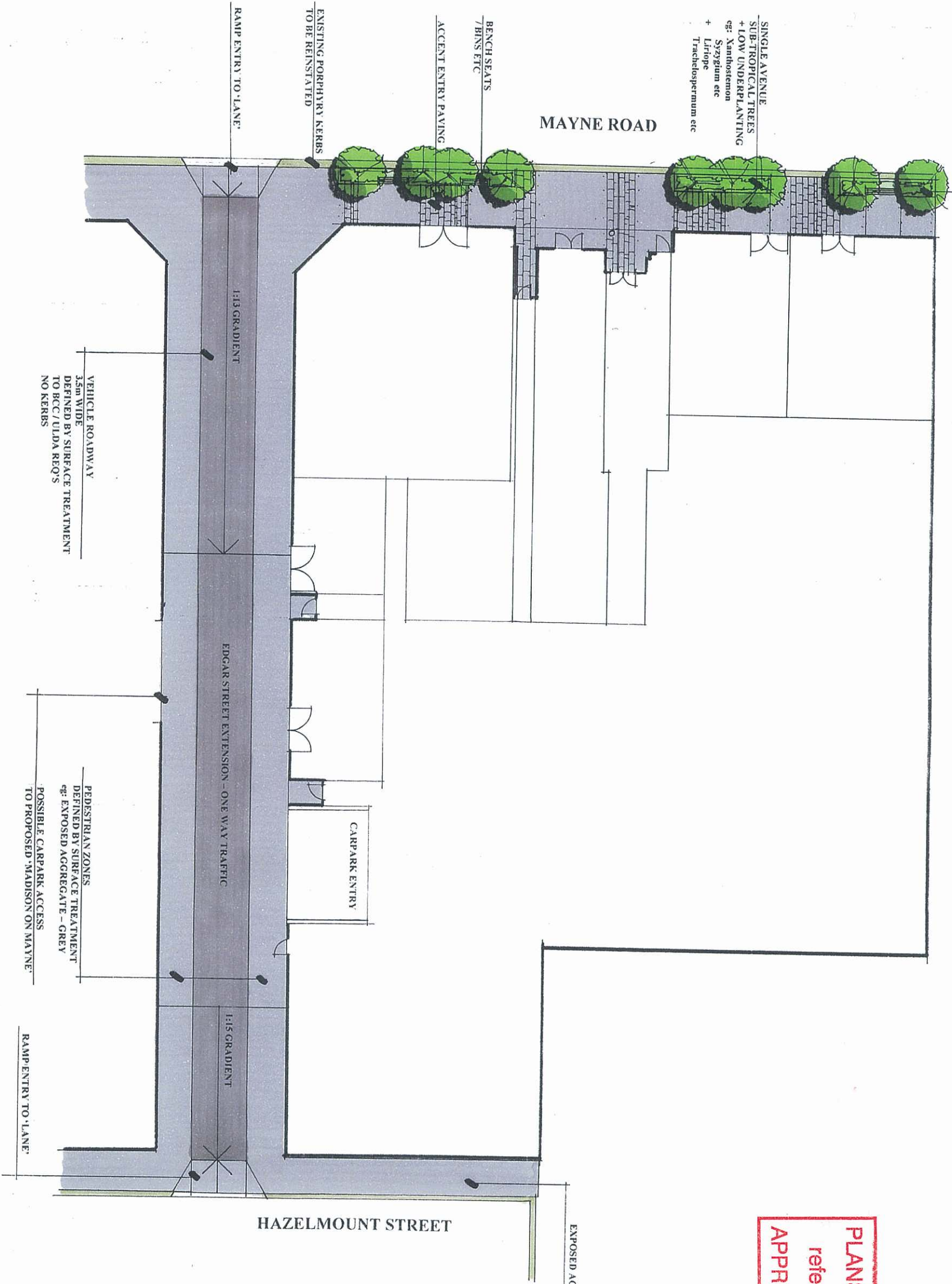


NOTE: EXISTING OVERHEAD POWER LINES



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 10/6/11



TREVOR LYNCH
LANDSCAPE
ARCHITECT

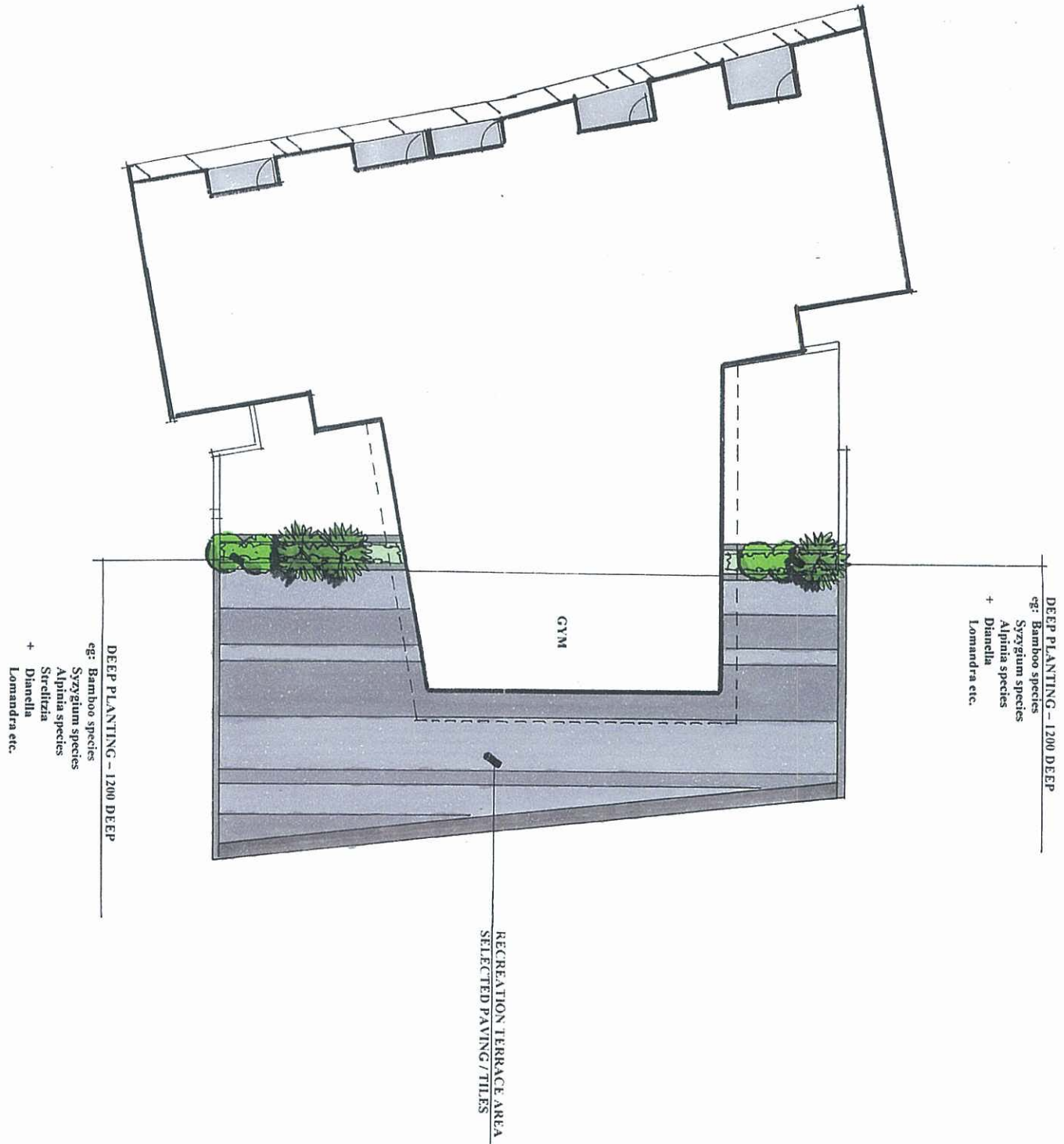
PROJECT **PROPOSED DEVELOPMENT**
@ 37 MAYNE RD, BOWEN HILLS

CLIENT **METRO PROPERTY DEVELOPMENT P/L**

TITLE **LANDSCAPE CONCEPT PLAN**
GROUND FLOOR / STREETSCAPE

Scale: 1:250 @ A3 Date: DEC 10 Drg. No: 10053 / 01B

PLANS AND DOCUMENTS
 referred to in the ULDA
 APPROVAL dated 10/16/11



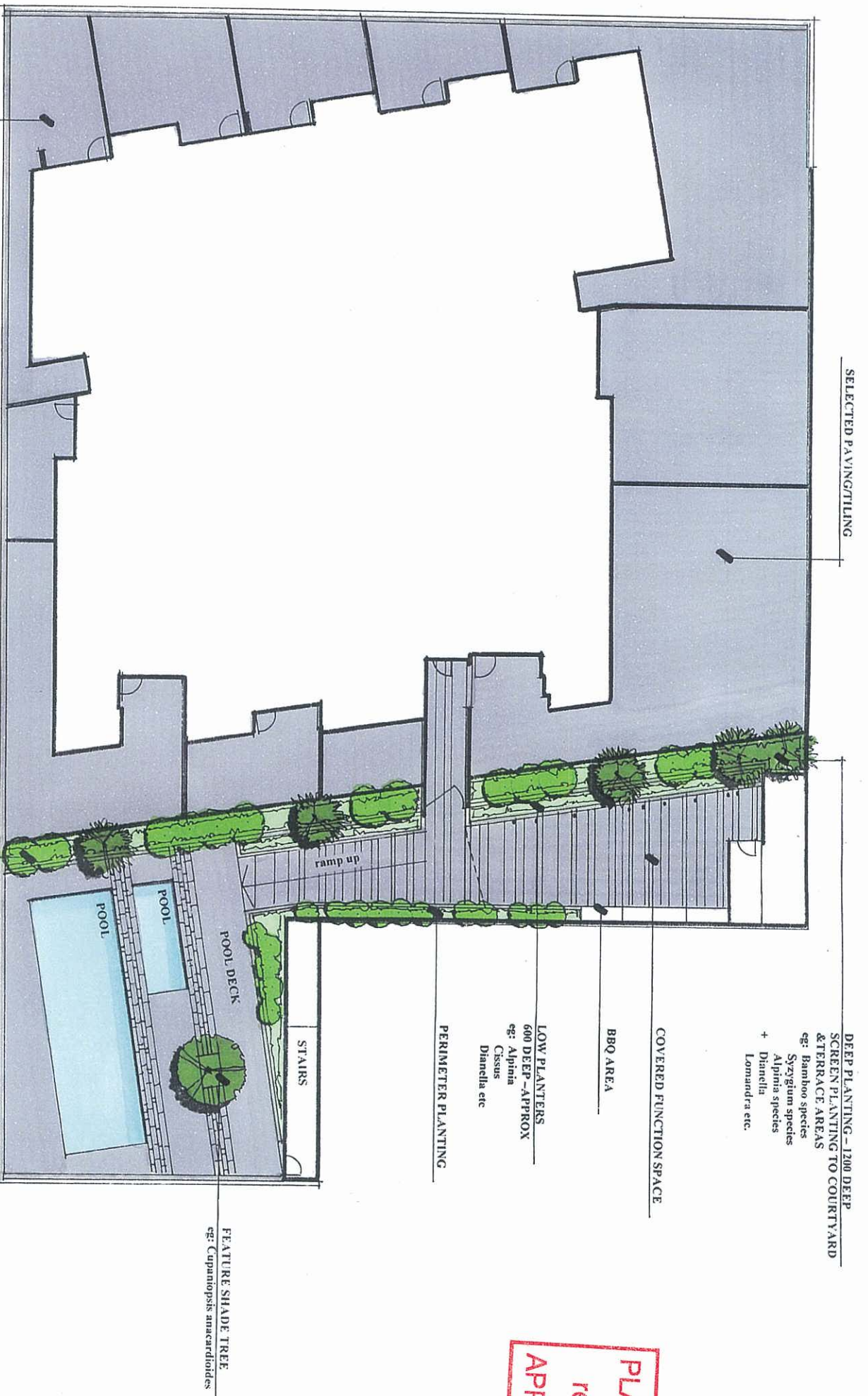
TREVOR LYNCH
 LANDSCAPE
 ARCHITECT

PROPOSED DEVELOPMENT
 @ 37 MAYNE RD, BOWEN HILLS

CLIENT METRO PROPERTY DEVELOPMENT P/L

**TITLE LANDSCAPE CONCEPT PLAN
 LEVEL 05 PODIUM**

Scale: 1:250@A3 Date: DEC 10 Drg. No 10053 / 02B



PLANS AND DOCUMENTS
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 APPROVAL dated 10/6/11

TREVOR LYNCH
 LANDSCAPE ARCHITECT

PROJECT **PROPOSED DEVELOPMENT**
 @ 37 MAYNIE RD, BOWEN HILLS

CLIENT **METRO PROPERTY DEVELOPMENT P/L**

TITLE **LANDSCAPE CONCEPT PLAN**
LEVEL 25

Scale: 1:250@A3 Date: DEC 10 Dwg. No 10053 / 03B

PRELIMINARY SPECIFICATION NOTES

PLANTING BEDS

Landscape Contractor to Excavate and/or fill as required to establish subgrade level. **Cultivate subgrade to a minimum 300mm depth.** Place minimum 300mm compacted depth **Selected Premium Soil Mix (UltraGrow Premium Blend)** or approved similar pH neutral Soil Mix, free from deleterious material. Place 100mm depth **Selected Mulch** or approved similar to finish flush with adjoining levels. Finished surface levels are to be 200mm minimum below adjoining building floor levels and fall away to drains or property boundaries.

PLANTING with Water Crystals

Supply and plant all material as shown on plan. Confirm at time of tender that all plants are available in the species, minimum sizes and numbers as scheduled and will be supplied. Plants are to be true to nomenclature well hardened off nursery stock. **Blend 'Rainsaver' Water Crystals throughout soil mix to manufacturer's recommendations prior to planting.** Apply Agriform or similar slow release 10gm fertilizer tablets – NPK 20:4:3:4:1 to each plant as follows: Trees – 3, Shrubs – 2, Groundcovers – 1 tablet. Guy and tie all trees and palms. Water in all plants thoroughly, immediately after planting and as required to maintain growth free of stress. **Note: All trees to be triple staked with 50x50mm HWD stakes and hessian tied.**

PLANTERS

Supply and install Atlantis Drainage Cell or similar – refer details on plan, filter fabric, lightweight soil mix (**Premium Podium Soil Mix - UltraGrow Premium Blend**), and mulch (to match elsewhere) to all planters throughout development. Refer to Typical Section(s) / detail. Confirm on-site depths and extent of planters. Co-ordinate with other trades for drainage (connect to stormwater) and irrigation etc. Note: Waterproof membrane to be protected at all times.

FOOTPATH TREATMENT – TO BCC LANDSCAPE GUIDELINES

Footpath surface to be **Exposed Aggregate Concrete (Adhri – 90% Blue Healer / 10% Winter Brown)** as required by BCC and as indicated on plan. Refer to BCC and Engineers Details for Construction Details.

Supply and install **Tactile Indicators – Chelmsstone 300x300 'Ivory'** to Driveway and Pedestrian Ramp, as indicated, to BCC Requirements and Australian Standards and as indicated on plan. **Driveway to match footpath. STREET TREES**

Supply and install approved Street Trees and underplanting as indicated on plan and to ULDA requirements. Refer plan and schedules.

IRRIGATION-Co-ordinate conduits etc with Hydraulics Contractors-CONNECT TO ON-SITE WATER STORAGE

Design supply and install an **Automatic Irrigation** system to all planting beds and planters. Generally use drippers to achieve full cover. **NOTE: Keep well clear of driveways, paths etc.** Confirm extent on site. Submit design to client prior to commencement of work and as required for co-ordination purposes. Locate controller as directed by architect in **lockable, secure enclosure.** Uphold work against any defect in materials or workmanship. Thoroughly test system prior to practical completion to ensure **complete coverage** and instruct client on its use. Provide one operation and maintenance manual containing as constructed design, operation and maintenance manuals, brochures/catalogues of equipment used.

ESTABLISHMENT

Allow for an establishment period of 10 weeks commencing from the date of practical completion. Uphold the work against any defect due to failure and/or inferior quality materials and/or workmanship, failure of plants and damage caused by inclement weather.

PRELIMINARY PLANTING SCHEDULE

| SPECIES | COMMON NAME | DENSITIES |
|-----------------------------|--------------------|---------------------|
| Alpinia species | Ginger | 800mm |
| Aspidistra elatior | Cast Iron Plant | 400mm |
| Bambusa species | Bamboo | Accent/Screen Plant |
| Cissus antarctica | Kangaroo Vine | 500mm |
| Cordyline species | Palm Lily | Accent Plant |
| Dianella species | Flex Lily | 300mm |
| Dietes bicolor | Wild Iris | 500mm |
| Elaeocarpus 'Eumundii' | Eumundi Quandong | Street Tree |
| Liriope 'Evergreen Giant' | Liriope | 400mm |
| Liriope 'Stripey White' | Varegated Liriope | 400mm |
| Lomandra 'Hybrid' species | Mat Rush | 400mm |
| Myoporum parvifolium | Creeping Boobialla | 500mm |
| Philodendron species | Philodendron | 400mm |
| Strelitzia reginae | Bird of Paradise | Accent Plant |
| Syzygium species | Lily Pily | 1.0m |
| Trachelospermum 'tricolour' | Varegated Jasmine | 400mm |
| Waterhousia floribunda | Weeping Lily Pily | Street Tree |
| Zostera tenuifolia | Temple Grass | 300mm |

NOTE: All plants to be well hardened nursery stock.



Elaeocarpus 'Eumundii'



Waterhousia floribunda



Blue Healer Exposed Aggregate + Ivory Tactile Indicators



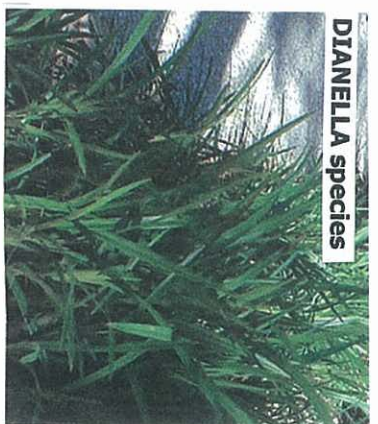
Porphyry Kerbs Tree Grates



Syzygium species



Trachelospermum tricolour



Dianella species



Bambusa species



Strelitzia reginae



Alpinia species

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TREVOR LYNCH



PROJECT **PROPOSED DEVELOPMENT**
@ 37 MAYNE RD, BOWEN HILLS

CLIENT **METRO PROPERTY DEVELOPMENT P/L**

TITLE **LANDSCAPE CONCEPT PLAN**
SCHEDULES / SPEC NOTES / IMAGES

Scale: 1:250@A3 Date: DEC 10 Dwg. No 10053 / 04