



HAZELMOUNT STREET

DRIVEWAY ENTRY

CAMPBELL STREET

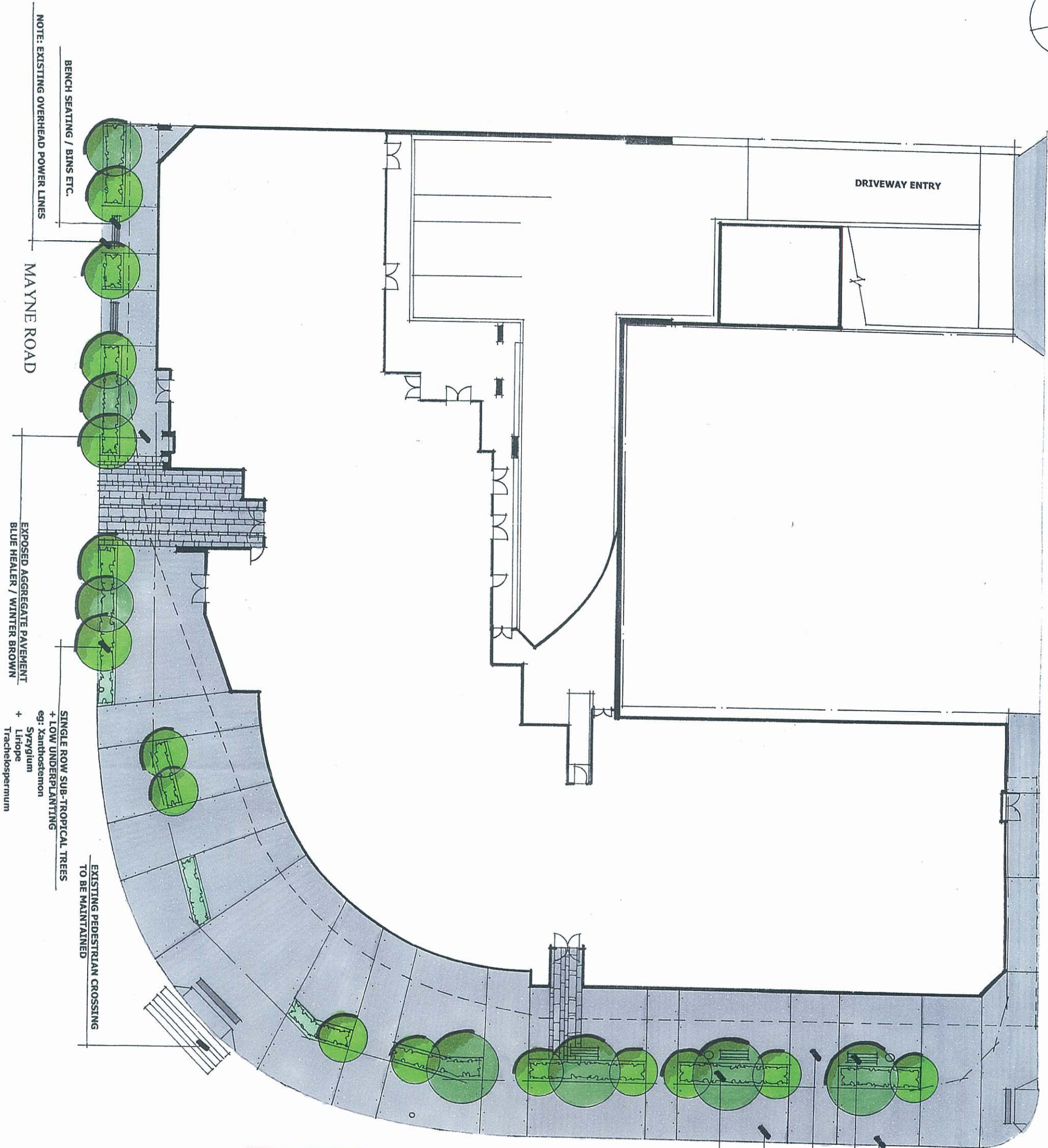
- LEGEND**
- MULCHED PLANTING BEDS + PLANTERS - REFER NOTES
 - NEW EXPOSED AGG PAVING TO BCC REQ'S - REFER NOTES
 - SELECTED PAVING

REINSTATE PORPHYRY KERBS
BENCH SEATING / BINS ETC.

EXPOSED AGGREGATE PAVEMENT
BLUE HEALER / WINTER BROWN

NOTE: NO OVERHEAD POWER LINES

'STREET TREE PLANTING' ALIGNMENT
TO ACCOMMODATE FUTURE ROAD WIDENING
SUB-TROPICAL TREES + LOW UNDERPLANTING
eg: Tabebuia
Harputia
Xanthostemon
Syzygium etc.
+ Liriope
Trachelospermum etc.



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 15 / 4 / 2011

LANDSCAPE
ARCHITECT

TREVOR LYNCH

PROJECT **PROPOSED DEVELOPMENT**

@ CNR CAMPBELL ST, MAYNE ST &
HAZELMOUNT ST, BOWEN HILLS

CLIENT **METRO PROPERTY DEVELOPMENT P/L**

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

Scale: 1:250@A3 Date: NOV 10 Drg. No METRO0004/LP01B



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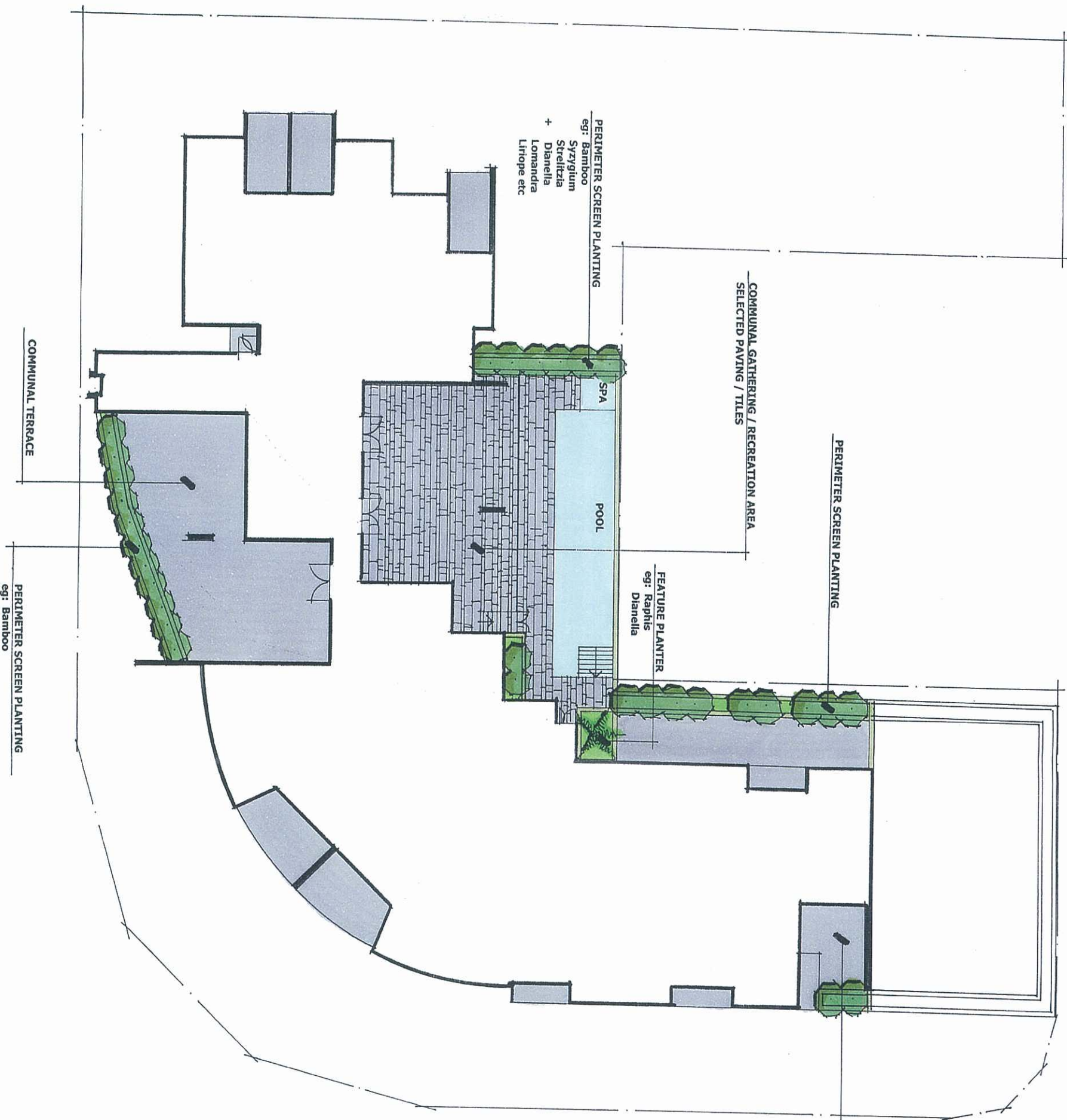
PROJECT **PROPOSED DEVELOPMENT**

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CLIENT **METRO PROPERTY DEVELOPMENT P/L**

TITLE **LANDSCAPE CONCEPT PLAN**
LEVEL 3 PODIUM

Scale: 1:250@A3 Date: NOV 10 Drg. No METRO0004/ LP02A



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CLIENT **METRO PROPERTY DEVELOPMENT P/L**

TITLE **LANDSCAPE CONCEPT PLAN**
LEVEL 4 RECREATION AREA

Scale: 1:250 @ A3 Date: NOV 10 Drg. No METRO0004/LP03A



TERRACE AREA
SELECTED PAVING / TILES

COMMUNAL RECREATION / GATHERING AREA
PERIMETER PLANTING
eg: Syzygium species
+ Alpina
Streitzia
Dianella
Lomandra etc.

PERGOLA / ARBOR STRUCTURE
TO ARCHITECTS DETAIL

PERIMETER SCREEN / TRELLIS PLANTING
eg: Bamboo
Syzygium
Cissus
Pandorea

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CLIENT **METRO PROPERTY DEVELOPMENT P/L**

TITLE **LANDSCAPE CONCEPT PLAN**
LEVEL 21 'SKY GARDEN' AREA

Scale: 1:250 @ A3 Date: NOV 10 Drg. No. METR0004/LP04A

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 (Adbrt – 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
Cissus antarctica	Kangaroo Vine	500mm
Cordyline species	Palm Lily	Accent Plant
Dianella species	Flax Lily	300mm
Dietes bicolor	Wild Iris	500mm
Harpulla pendula	Tulipwood	Street Tree
Liriope 'Evergreen Giant'	Liriope	400mm
Liriope 'Stripey White'	Variegated 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 Pili	1.0m
Tabebuia argentea	Silver Trumpet Tree	Street Tree
Trachelospermum 'tricolour'	Variegated Jasmine	400mm
Zoysia tenuifolia	Temple Grass	300mm

NOTE: All plants to be well hardened nursery stock.



SYZYGIUM



HARPULLA



DIANELLA



TRACHELOSPERMUM



ALPINIA



PANDOREA



STRELITZIA



ALPINIA



LIRIOPE

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 15/4/2016

LANDSCAPE ARCHITECT

TREVOR LYNCH

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HAZELMOUNT ST, BOWEN HILLS

CLIENT **METRO PROPERTY DEVELOPMENT P/L**

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

Scale: 1:250 @ A3 Date: NOV 10 Dwg. No METRO004/ LP05A