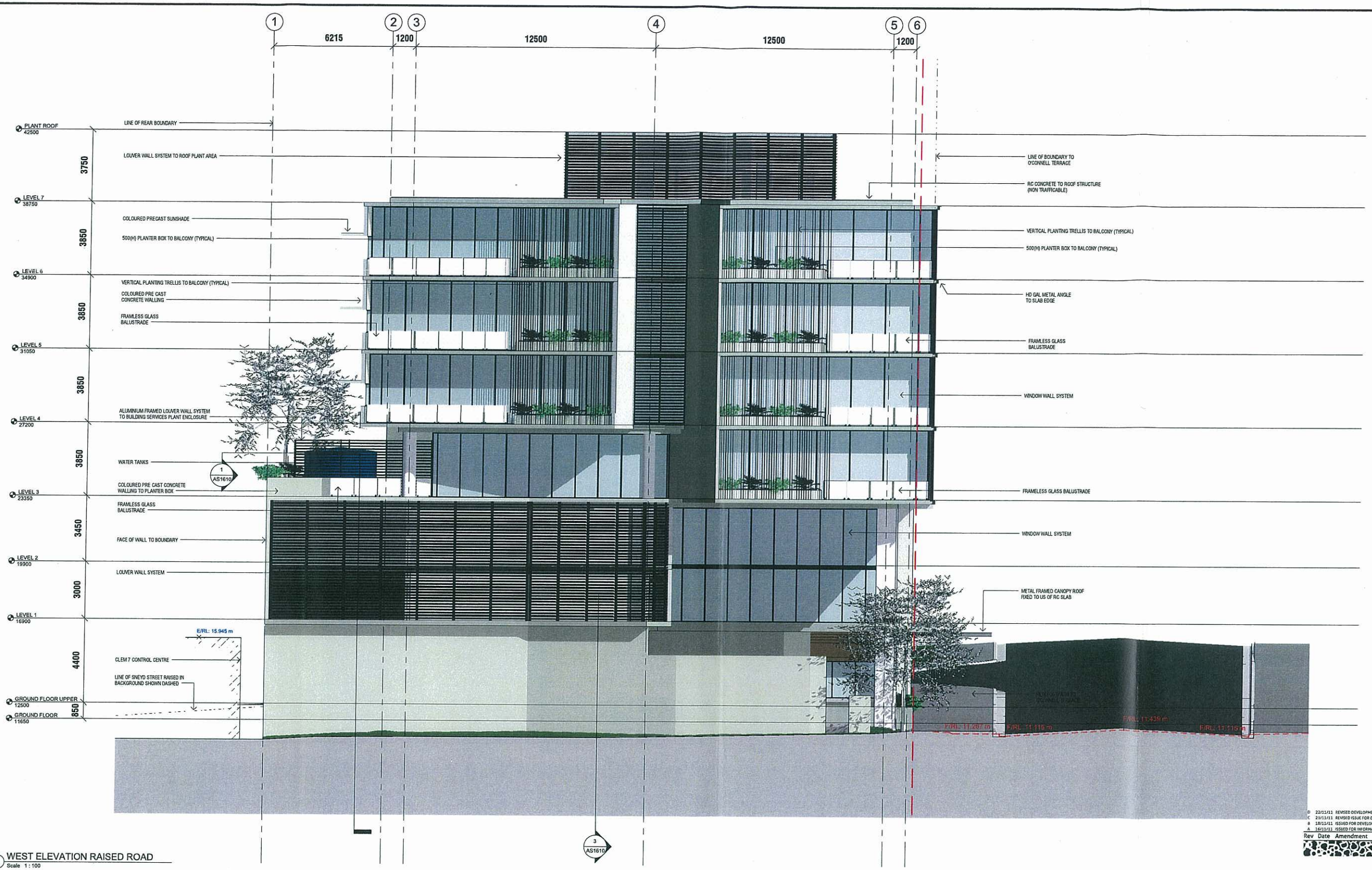

1 WEST ELEVATION RAISED ROAD
Scale 1 : 100

NOTE:
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PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 19/3/12

Rev	Date	Amendment	Init
D	22/11/11	REVISED DEVELOPMENT APPROVAL	AW/RP
C	21/11/11	REVISED ISSUE FOR DEVELOPMENT APPROVAL	AW/RP
B	18/11/11	ISSUED FOR DEVELOPMENT APPROVAL	AW/RP
A	16/11/11	ISSUED FOR INFORMATION	AW/RP

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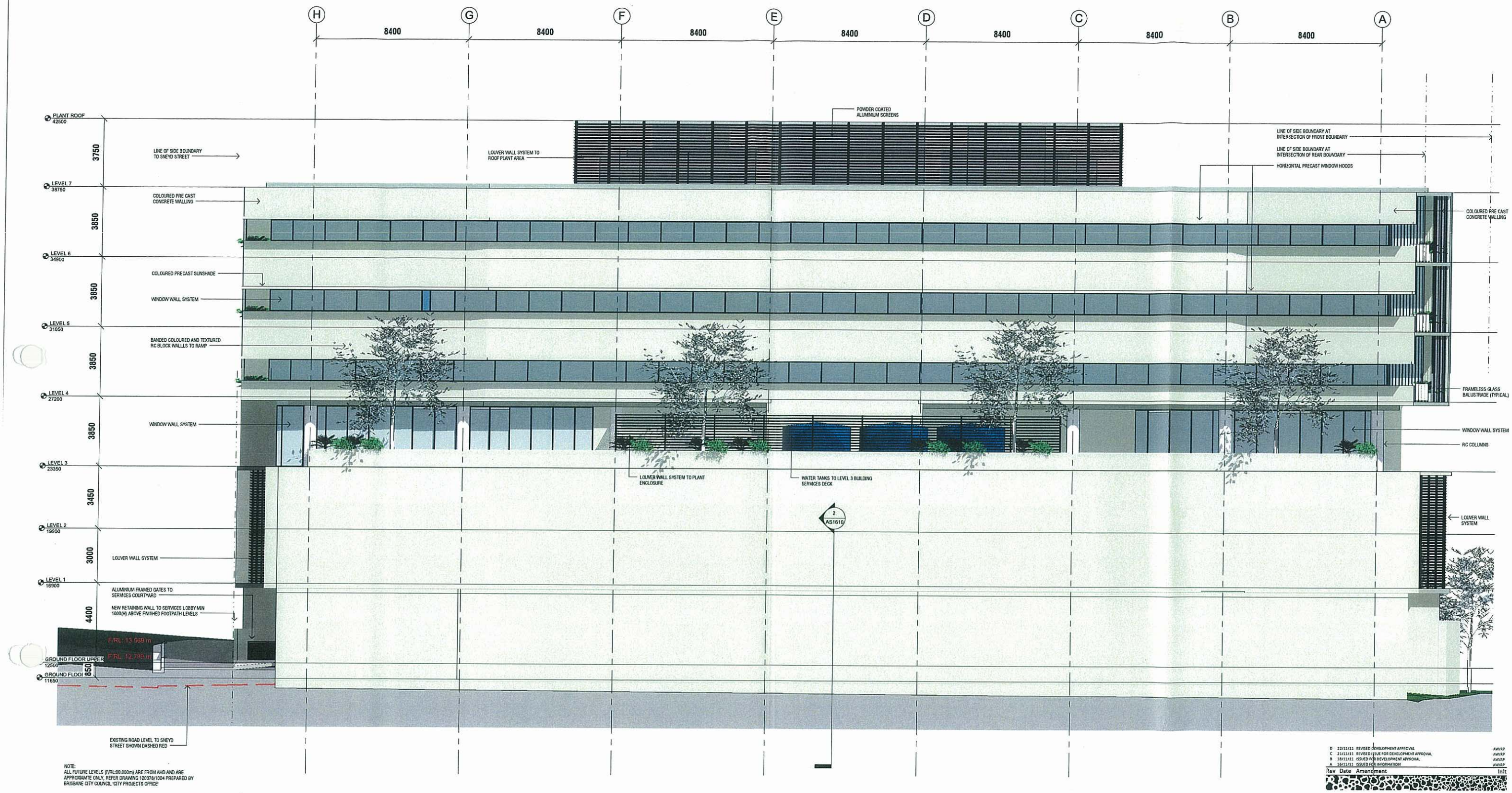
LEGACY WAY TRANSCITY

Project:
NEW TUNNEL CONTROL CENTRE O'CONNELL TERRACE BOWEN HILLS OPTION C

Drawing Title:
WEST ELEVATION RAISED ROAD

Scale @ A1: 1 : 100
Drawn: AW
Job No: RPS005_TCC
Date: 11/13/11
Approved: RP
Drawing No: AS1601
Revision: D



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1 NORTH ELEVATION ROAD RASIED
Scale 1 : 100

Rev	Date	Amendment	Init
D	22/11/11	REVISED DEVELOPMENT APPROVAL	AW/RP
C	21/11/11	REVISED ISSUE FOR DEVELOPMENT APPROVAL	AW/RP
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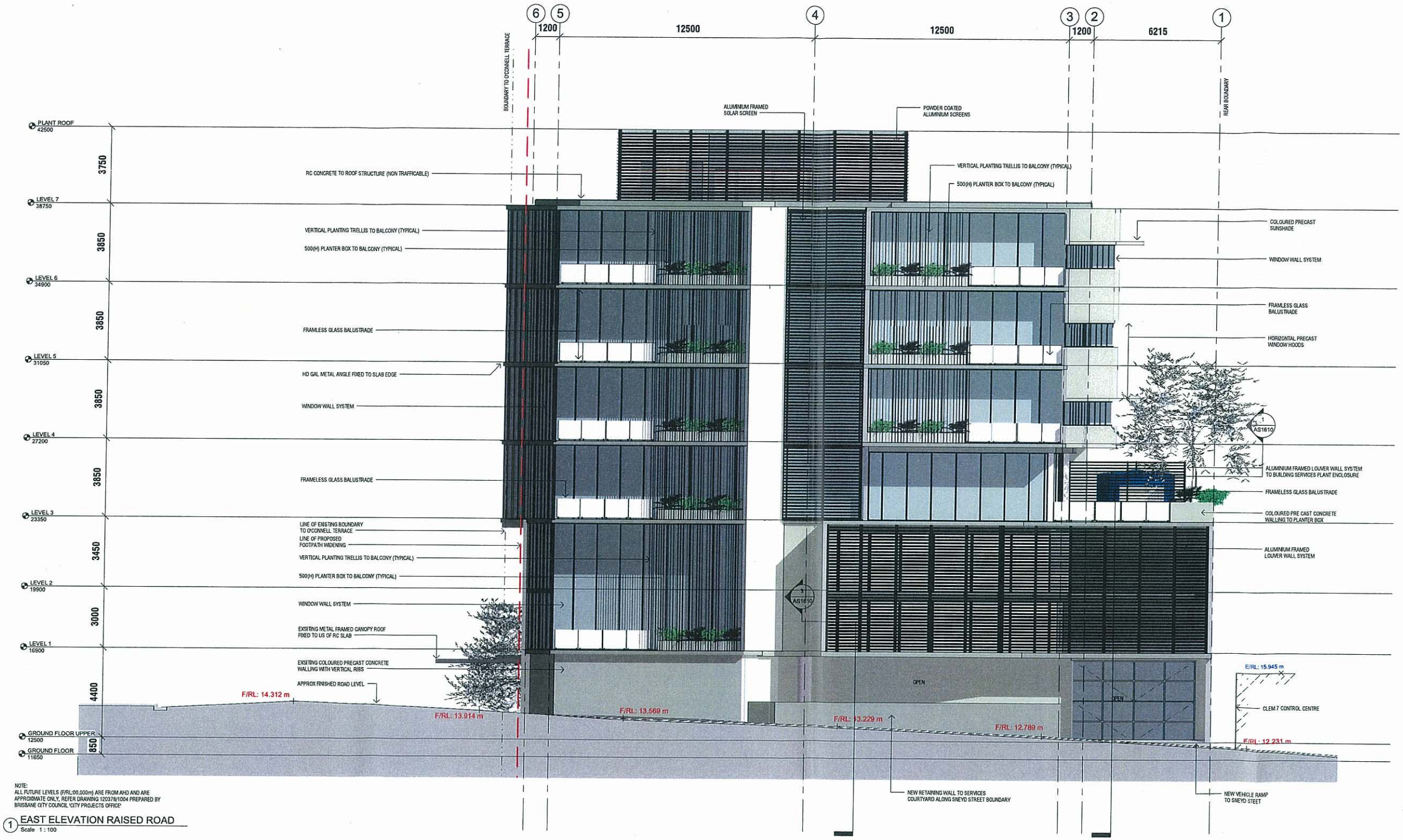
Drawing Title:
NORTH ELEVATION RAISED ROAD

Scale @ A1: 1 : 100
Drawn: AW
Job No: RPS005_TCC
Date: 11/13/11
Approved: RP
Drawing No: AS1602
Revision: D



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1 EAST ELEVATION RAISED ROAD
Scale 1 : 100

Rev	Date	Amendment	Init
D	22/11/11	REVISED DEVELOPMENT APPROVAL	AW/RP
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A	16/11/11	ISSUED FOR INFORMATION	AW/RP

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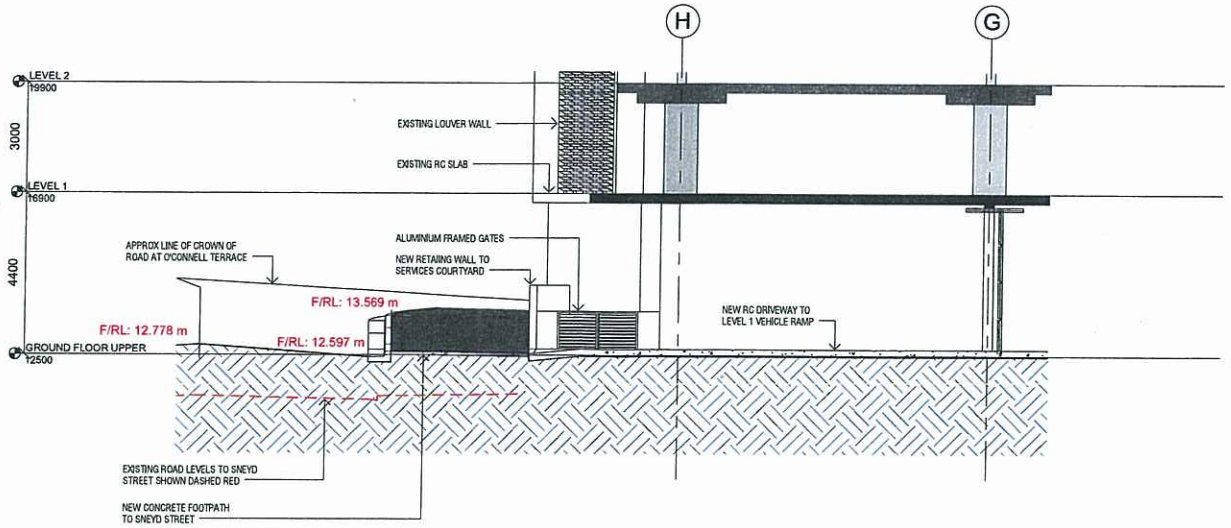
Project:
NEW TUNNEL CONTROL CENTRE O'CONNELL TERRACE BOWEN HILLS OPTION C

Drawing Title:
EAST ELEVATION RAISED ROAD

Scale @ A1: 1 : 100 Drawn: AW
Job No: RPS005_TCC Date: 11/13/11 Approved: RP
Drawing No: AS1603 Revision: D

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 19/3/12



1 SECTION 01
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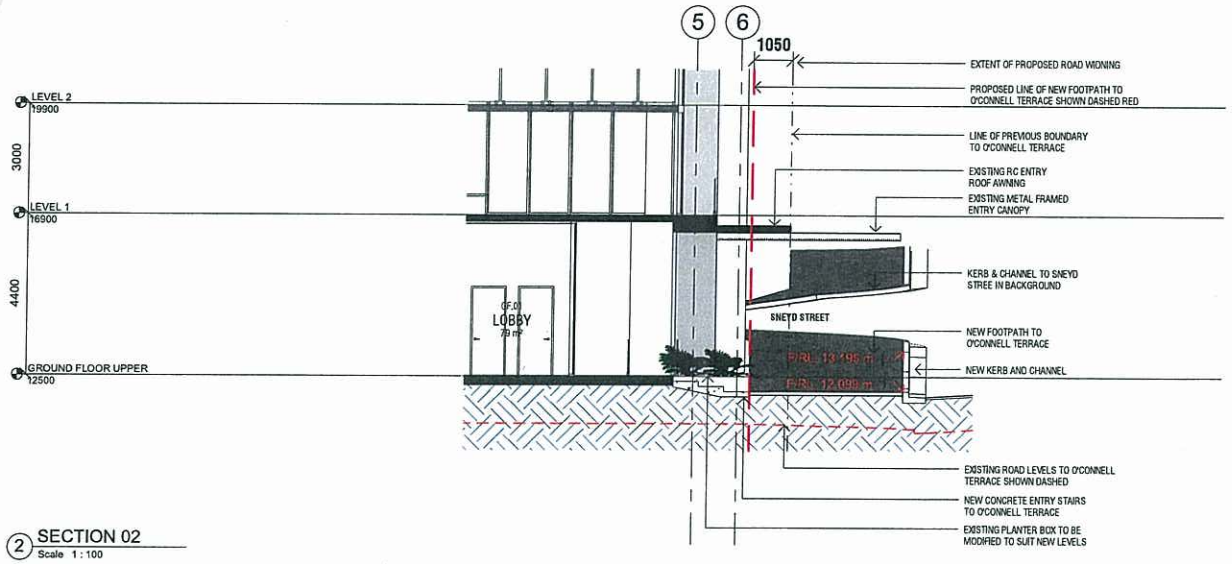

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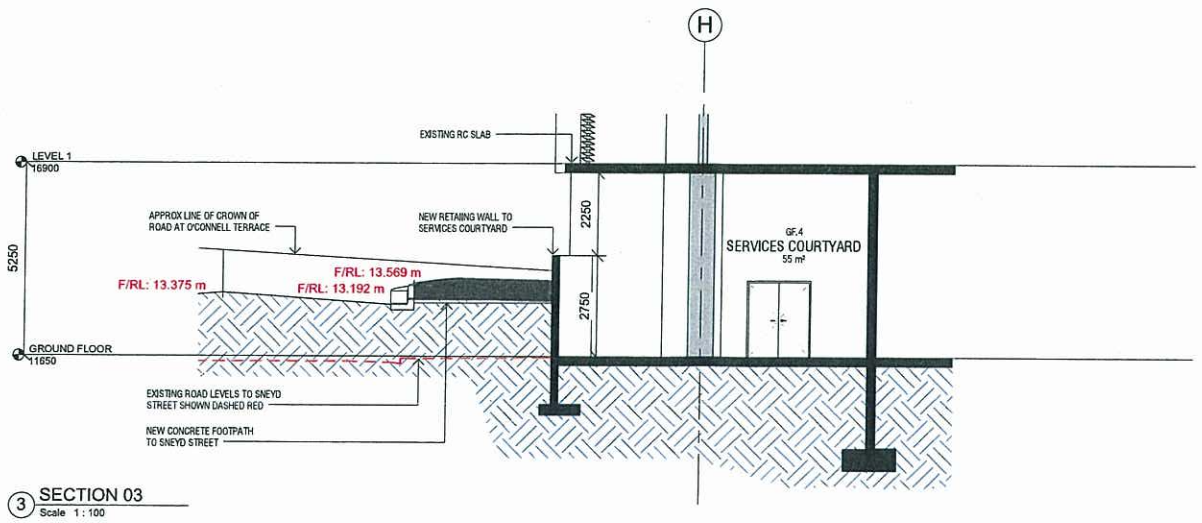

3 SECTION 03
Scale 1 : 100

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Client:
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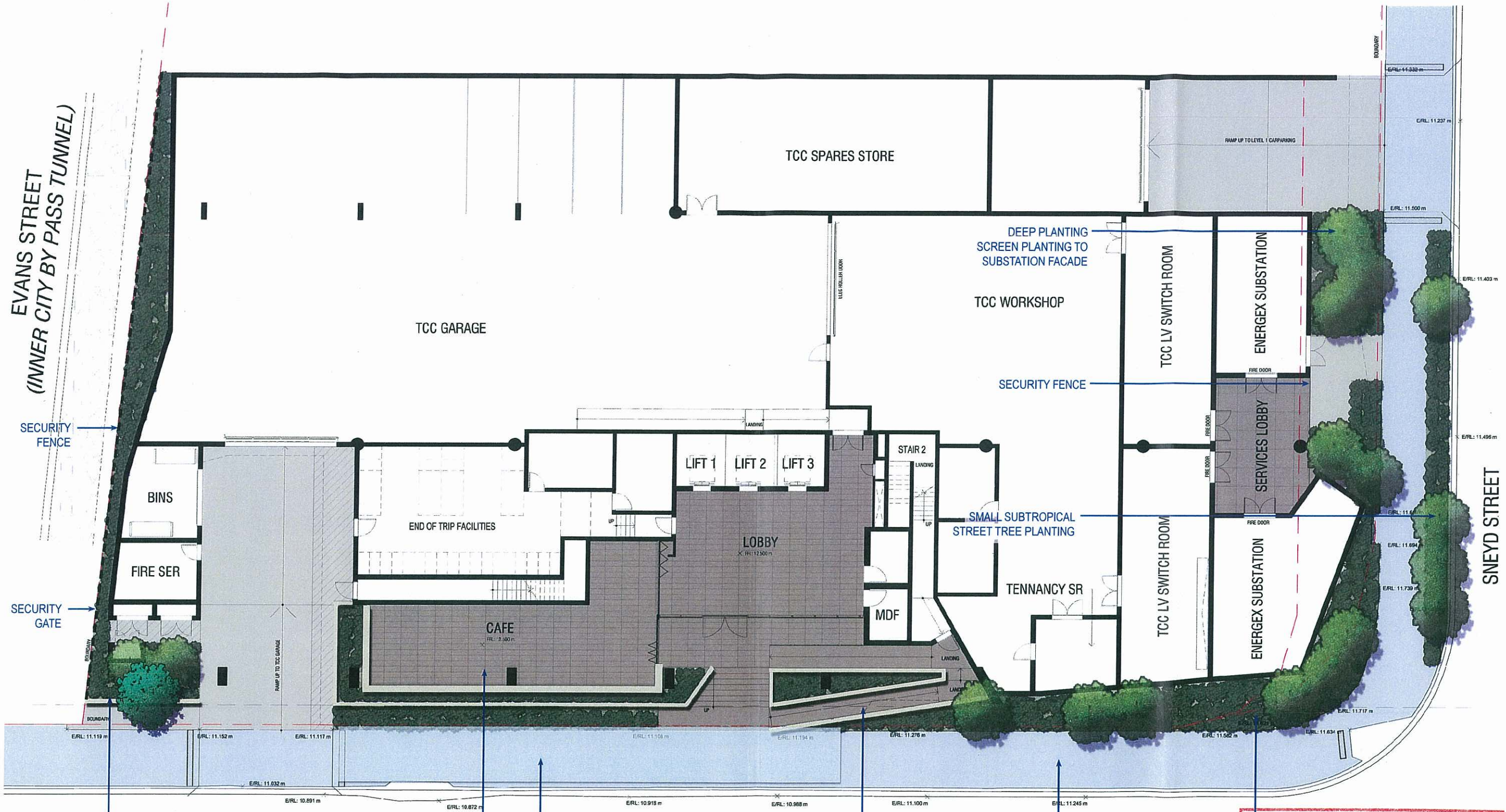
Project:
NEW TUNNEL CONTROL CENTRE O'CONNELL TERRACE BOWEN HILLS OPTION C

Drawing Title:
SECTIONS - RAISED ROAD

Scale @ A1: 1 : 100
Drawn: AW
Job No: RPS005_TCC
Date: 11/15/11
Approved: RP
Drawing No: AS1610
Revision: D



PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 19/3/12

GROUND FLOOR - O'CONNELL TERRACE / SNEYD STREET STREETSCAPE

New Tunnel Control Centre O'Connell Terrace Bowen Hills
Landscape Concept - Ground Floor

FOR DEVELOPMENT APPLICATION

Scale 1:100@A1 | 22 November 2011 | Drawing No. TC-1016-SK-00-0025

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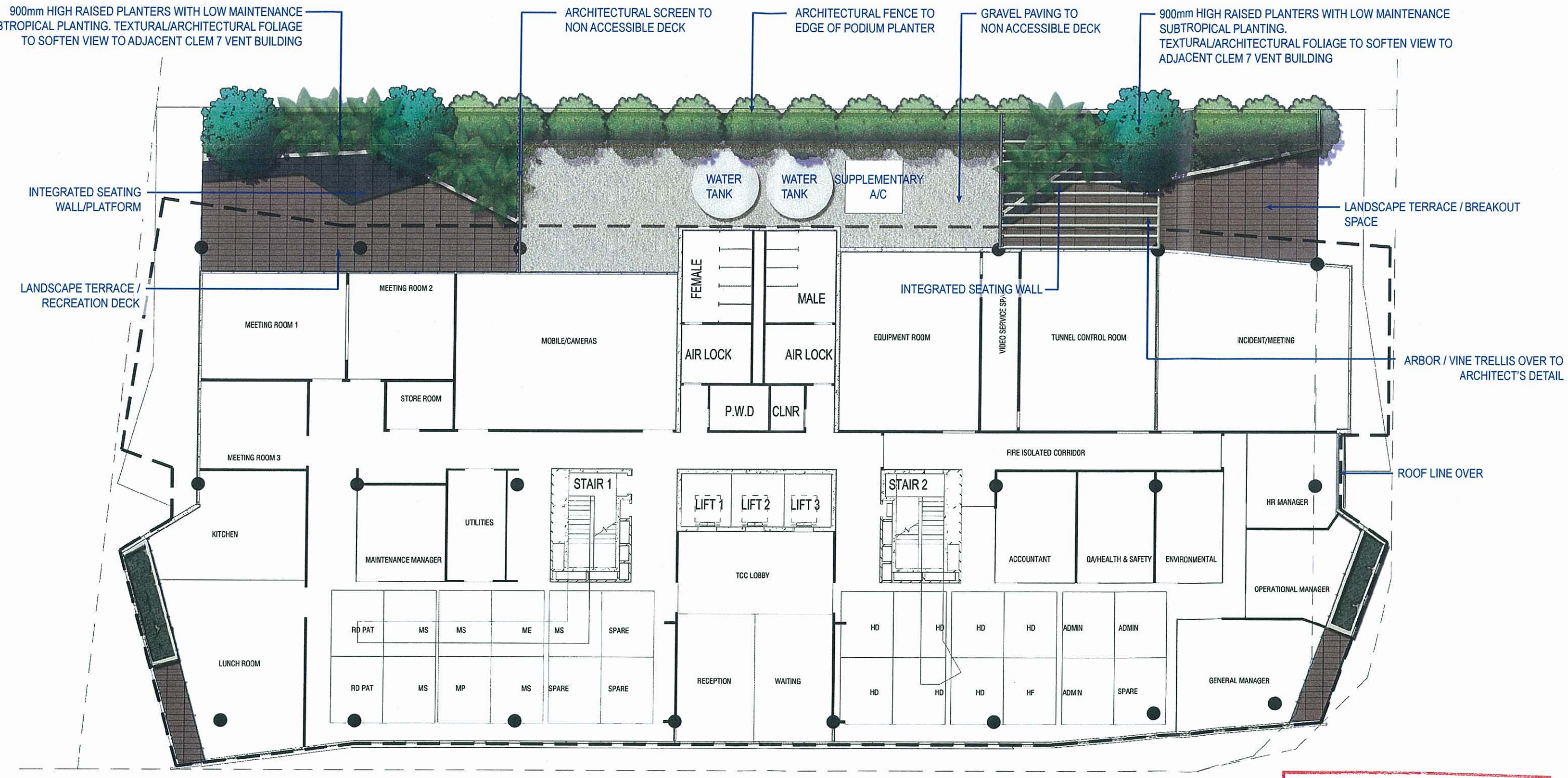

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 19/3/12

LEVEL 3 - LANDSCAPE TERRACE

New Tunnel Control Centre O'Connell Terrace Bowen Hills
Landscape Concept - Level 3

0 2 4 10

FOR DEVELOPMENT APPLICATION

Scale 1:100@A1 | 15 November 2011 | Drawing No. TC-1016-SK-00-0026

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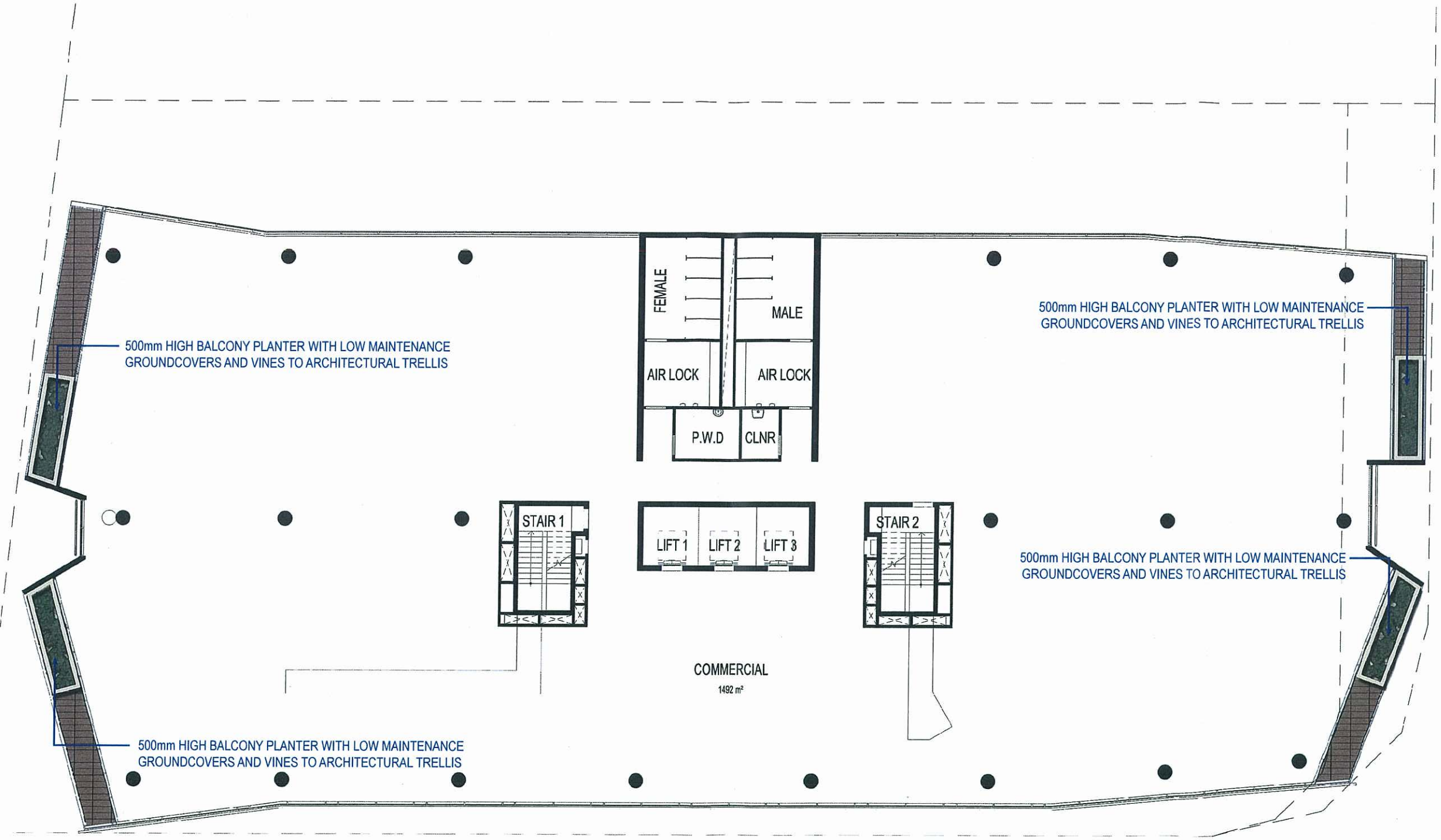

PLANS AND DOCUMENTS referred to in the ULDA APPROVAL dated 19/3/12

TYPICAL LEVEL 4 - 6 BALCONY PLANTERS

New Tunnel Control Centre O'Connell Terrace Bowen Hills
Landscape Concept - Typical Level 4-6 Balcony planters

0 2 4 10

FOR DEVELOPMENT APPLICATION

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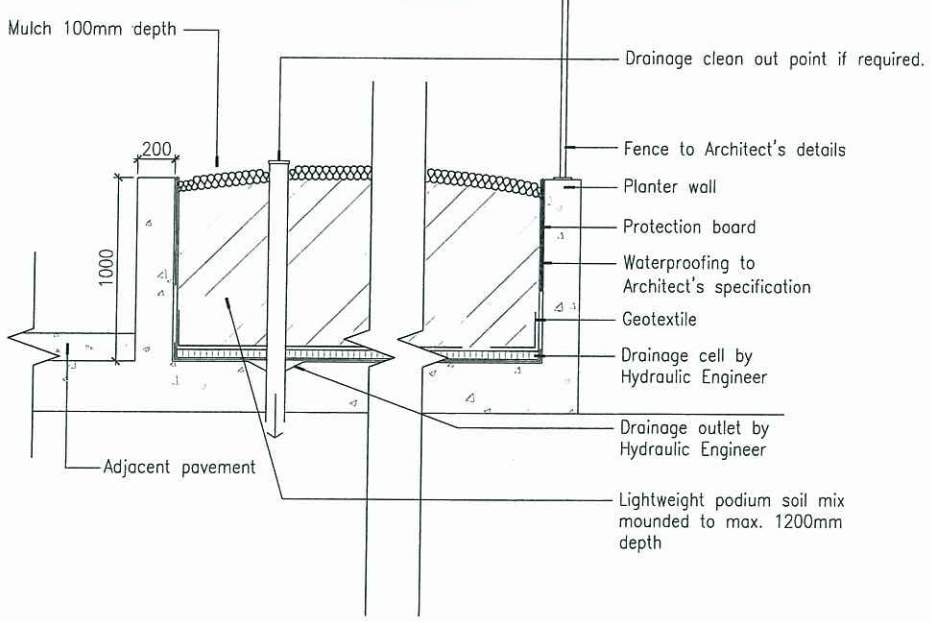
PLANT SCHEDULE

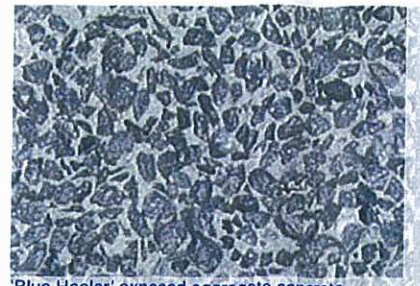
SPECIES NAME	COMMON NAME	PROPOSED LOCATION		
TREES		STREETSCAPE	LANDSCAPE TERRACE	BALCONY PLANTERS
AGATHIS ROBUSTA	KAURI PINE	X		
BAMBUSA TEXTILIS VAR GRACILIS	SMALL WEAVERS BAMBOO	X	X	
ELAEOCARPUS EUMUNDII	QUANDONG	X		
ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	X	X	
PLUMERIA OBTUSA	EVERGREEN FRANGIPANI	X	X	
PTYCHOSPERMA MACARTHURII	MACARTHUR PALM		X	
RHAPHIS EXCELSA	RHAPHIS PALM	X	X	
SYZYGIUM JAMBOS	ROSE APPLE	X	X	
XANTHOSTEMON CHRYSANTHUS	GOLDEN PENDA	X	X	
SHRUBS				
AGAVE ATTENUATA	AGAVE		X	
ALPINIA ARUNDELLIANA	NATIVE GINGER		X	
CODIAEUM VARIETIES	CROTON		X	
CYCAS REVOLUTA	CYCAS	X		
DIANELLA 'STRIPY WHITE'	VARIEGATED DIANELLA	X		
DIETES BICOLOR	FORTNIGHT LILY	X		
DORYANTHES EXCELSA	GYMEA LILY		X	
DRACENA MARGINATA	DRACENA	X	X	
FURCRAEA FOETIDA	MAURITIUS-HEMP	X	X	
HYMENOCALLIS LITTORALIS	SPIDER LILY	X	X	
LEPTOSPERMUM MADDIDUM	WEEPING TEA TREE		X	
LIRIOPE MUSCARI	TURF LILY	X	X	X
MYOPORUM PARVIFOLIUM	CREEPING BOOBIALLA	X		
PHILODENDRON 'CONGO ROJO'	PHILODENDRON	X	X	
PHILODENDRON 'XANADU'	PHILODENDRON	X	X	X
SYZYGIUM 'CASCADE'	WEEPING LILLY PILLY	X	X	
TULBAGHIA VIOLACEA	SOCIETY GARLIC	X		
YUCCA ELEPHANTIPES	YUCCA		X	
GROUNDCOVERS				
ANTIGNON LEPTOPUS	CORAL VINE			X
APHANOPETALUM RESINOSUM	GUM VINE			X
CISSUS RHOMBIFOLIA	GRAPE IVY	X		X
IPOMOEA HORSFALLIAE	IPOMOEA	X		X
PANDOREA JASMINIODES	WONGA VINE	X		
THUNBERGIA MYSORENSIS	INDIAN CLOCK VINE	X		

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 19/3/12



TYPICAL PLANTER DETAIL

INDICATIVE PAVEMENT PALETTE


'Blue Heeler' exposed aggregate concrete

Large format stone or concrete pavers

Large format stone or concrete pavers

Tactile ground surface indicators - charcoal

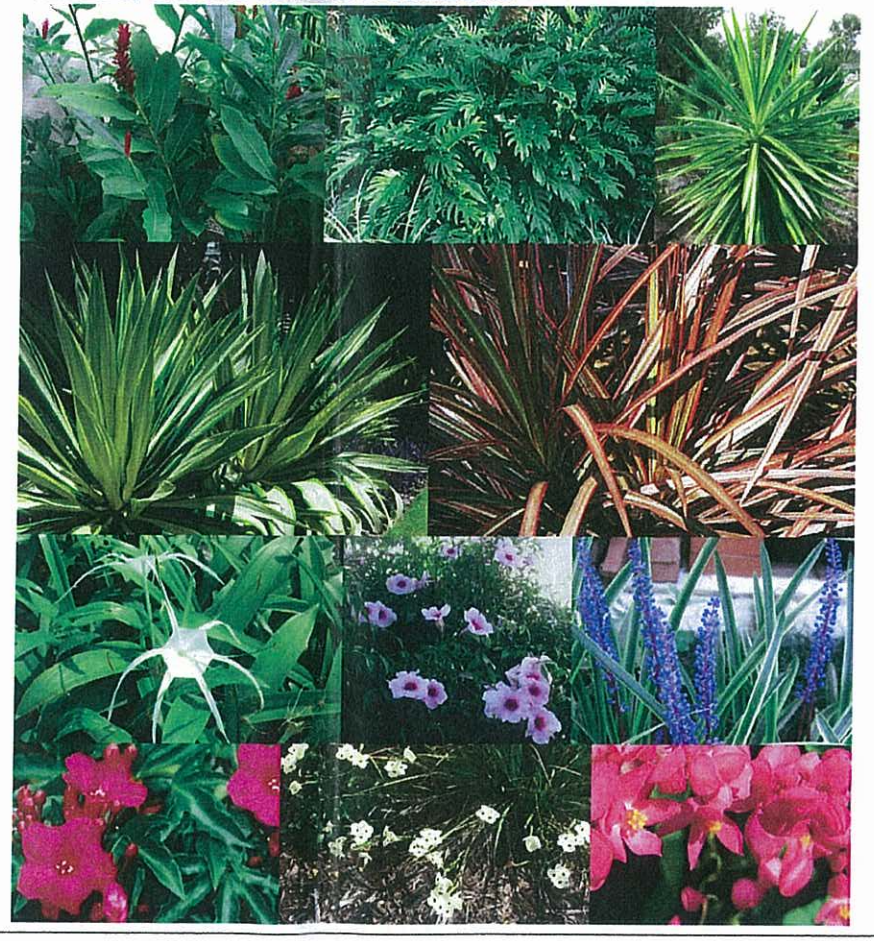
TREES & PALMS

Agathis robusta

Plumeria obtusa

Xanthostemon chrysanthus

SHURBS, GROUNDCOVERS & CLIMBERS



OUTLINE SOFT LANDSCAPE SPECIFICATION NOTES

1. GENERAL
Scope of works as shown on drawings. All work to be carried out by suitably qualified tradesmen with experience in Landscape Construction works. All planting works are to be carried out by a QALI Registered Landscape Contractor.

2. CULTIVATION
All at grade garden areas cultivated to a depth of 150mm prior to the spreading of topsoil.

3. TOPSOIL
Standards: To AS 4419-2003 'Soils for landscaping and garden use'.

Minimum depths;
- To raised garden bed planters - min. 900mm depth. Lightweight podium soil mix.
- To balcony planters - 400mm depth. Lightweight podium soil mix.
- To garden beds - 300mm depth.
- To tree holes and pits - 1.5 x rootball diameter and 2 x rootball depth.

4. MULCHING
Standards: to AS4454 'Composts, soil conditions and mulches'.
Provide 25mm graded Hoop Pine mulch from an accredited mulch supplier. Place mulch to the required depth, clear of plant stems, and rake to an even surface flush with the surrounding finished levels. Spread and roll mulch so that after setling, or after rolling, it is smooth and evenly graded between design surface levels sloped towards the base of plant stems in plantation beds, and not closer to the stem than 50mm. Mulch depth to be 100mm.

5. PLANTING
Supply plants in weed-free containers of the required size. Open rooted stock is not to be supplied. All plants are to be health, vigorous, and hardened off suitable for planting in the climatic conditions prevailing at the site.

6. SHRUBS AND GROUNDCOVERS
Shrubs and groundcovers shall provide complete coverage of planting areas at maturity Minimum sizes:

Shrubs	- 200mm stock
Groundcovers & vines	- 140mm stock
Specimen and screening plants	- 300mm stock

7. TREE SUPPLY
Selection, installation and maintenance of all trees will be of the highest quality. All trees will be obtained from a QALI registered supplier with an Australian Standards Approved Quality Assurance System. Trees will conform with Natspec Guidelines of Growing Trees. Tree will conform to the requirements of 'PLANTING'. Trees are to be single trunked with a vigorous central leader, and health branching structure, consistent with the species or variety.

Staking: Provide stakes and ties as required to support and protect trees.

25L trees - 1no. 25 x 25 x 2100mm hardwood stakes	45L trees - 2no. 25 x 25 x 2100mm hardwood stakes
100L tree - 3no. 50 x 50 x 2100mm hardwood stakes	Stakes to be embedded 600mm into the ground as per details
400L / ex ground trees - subsurface guying system	Platipus anchor system or similar

All trees marked within/adjacent to vehicle sightlines are to be set out on site prior to installation and approved by the Superintendent and Traffic Engineer.

8. DRAINAGE
All garden beds and planting beds shall be drained with a sub-surface drainage layer connected to the stormwater network.
Surface runoff shall be directed towards garden beds, where water quality is conductive to plant growth.

9. IRRIGATION
Design, documentation and installation will incorporate all the relevant Australian and industry standards to provide to the Client a professional standard, full operational, and industry compliant irrigation system. The water supply for the irrigation system will be a dedicated storage tank and pressure pump located in accordance with the Hydraulic Engineer's drawings. The automatic irrigation system is desiged as a system of separate zones to achieve a more accurate level of watering. Where applicable the use of pressure compensated subsurface drip irrigation will be utilised to minimise water wastage via evaporation and/or runoff. It is anticipated that the irrigation controls package will be coupled with a variety of sensors which will allow for control of the irrigation system utilising up to date weather information, such as rain fall volumes, wind and evaporation rates.

10. SAMPLES
Provide representative samples of all materials to be used in the landscape works (soil and mulch) a minimum of 15 working days prior to their incorporation into the works. All plant material is to be avilable for inspection and approval prior to delivery to site.

11. ESTABLISHMENT AND DEFECTS LIABILITY
An establishment period of 12 weeks from the date of practical completion shall apply to landscape softworks. Throughout the planting establishment period, carry out maintenance work including, watering, weeding rubbish removal, fertilising, pest and disease control, staking and tying, replanting, cultivating, pruning, hedge clipping, reinstatement of mulch, renovating, and keep the site clean and tidy. A defects liability period of 12 months from the date of practical completion shall apply to all landscaped works.

New Tunnel Control Centre O'Connell Terrace Bowen Hills Option C
Plant Palette and Specifications

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