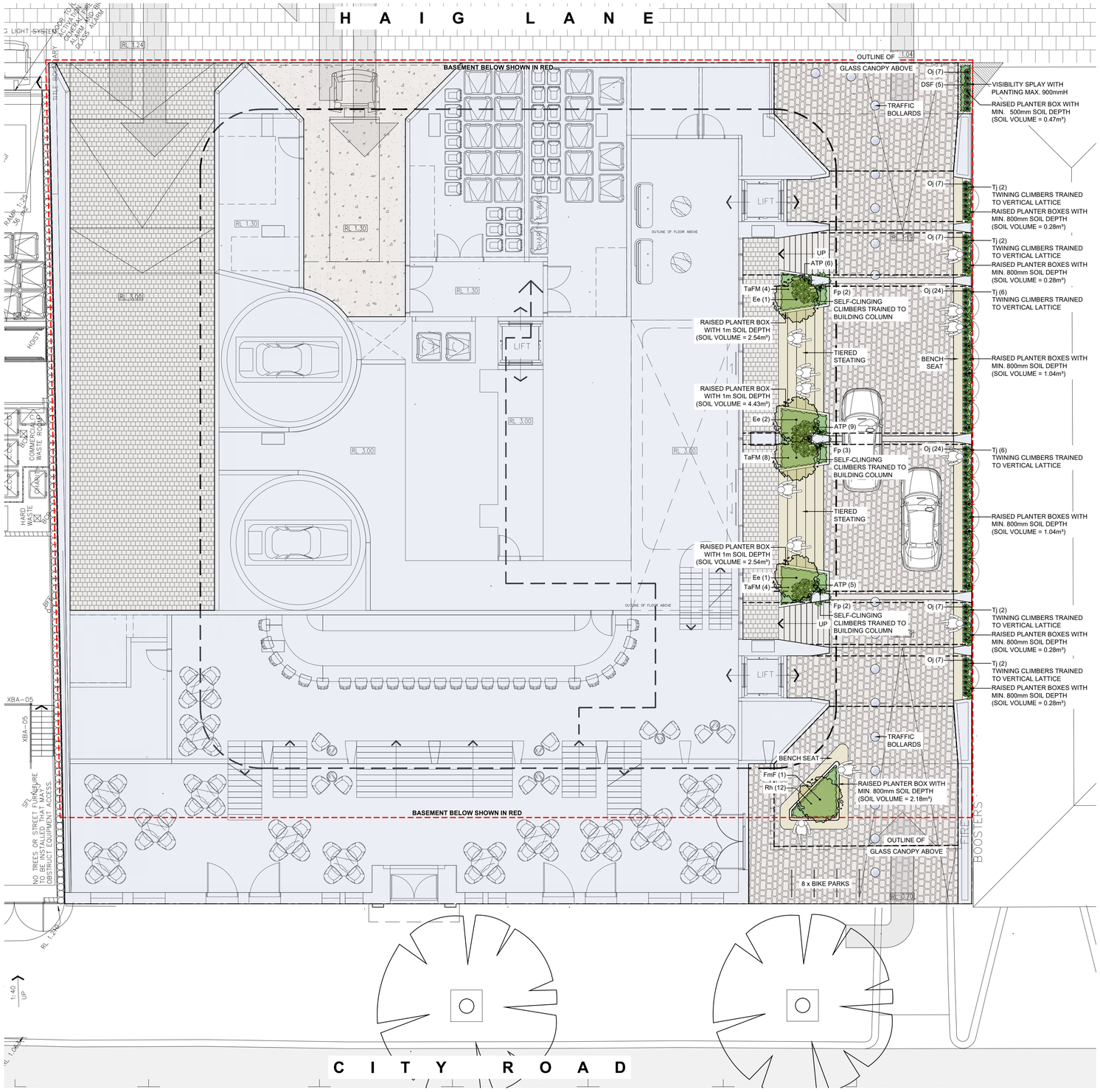


LEGEND

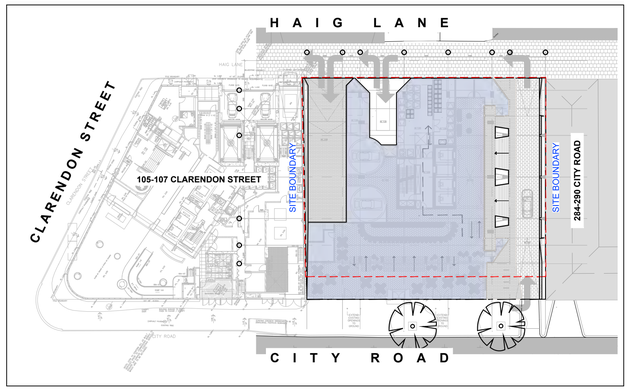
- Existing Tree to be Retained
- Proposed Trees Refer to Plant Schedule
- Proposed Shrubs Refer to Plant Schedule
- Proposed Groundcovers & Strappies Refer to Plant Schedule
- Proposed Climbers Refer to Plant Schedule
- Proposed Bench Seat Refer to Architect's Detail
- Proposed Paving - Type 1 To Architect's Detail
- Proposed Paving - Type 2 To Architect's Detail
- Proposed Concrete Paving To Architect's Detail
- Proposed Raised Planter Refer to Specification (TP03)

GFL RAISED PLANTERS
Total no. plants (excl. trees): 136

Available soil volume: 15.36m³
(min 0.5m depth to each planter box)

Available shared soil
volume each plant: 0.113m³

KEY PLAN



PLANT SCHEDULE - Ground Floor Level

SYM	BOTANICAL NAME	COMMON NAME	D/E N/Ex*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
TREES						
Ee	*Elaeocarpus eumundi*	Eumundi Quandong	E/N	4 x 2 (Clipped)	1.5mH	4
FmF	*Ficus microcarpa hillii* 'Flash'	Ficus Flash	E/N	4 x 2 (Clipped)	1.5mH	1
					TOTAL	**5**
GROUNDCOVERS						
ATP	*Arthropodium cirratum* 'Te Puna'	Renga Lily	E/Ex	0.5 x 0.4m	140mm pot	20
DSF	*Dichondra argentea* 'Silver Falls'	Silver Falls Dichondra	E/Ex	0.1 x Trailing	140mm pot	5
Oj	*Ophiopogon jaburan*	Giant Mondo Grass	E/Ex	0.5 x 0.3m	140mm pot	83
Rh	*Ruscus hypoglossum*	Butcher's Broom	E/Ex	0.5 x 0.6m	140mm pot	12
TFM	*Trachelospermum* 'Flat Mat'	Yellow Star Jasmine	E/Ex	0.2 x 1m	140mm pot	0
					TOTAL	**120**
CLIMBERS						
Fp	*Ficus pumila*	Climbing Fig	E/Ex	Self-clinging Climber	140mm pot	4
Tj	*Trachelospermum jasminoides*	Star Jasmine	E/Ex	Twining Climber	140mm pot	12
					TOTAL	**16**

*D/E = Deciduous/Evergreen — N/Ex = Native/Exotic

LANDSCAPE WORKS SPECIFICATION - GENERAL NOTES

Raised Planters
The raised planters at ground floor level and the balcony planters at levels 2 to 26, are to be constructed as part of the building works by the Main Contractor.

As part of these works, each planter is to be tanked to prevent any leakage and provision made for both drainage to the stormwater system and for the supply of water for irrigation purposes. Architects are to document tanking method(s) for planters while Hydraulic Engineers are to document drainage and water supply provisions.

The raised planters vary in size and configuration depending upon their location. Generally, the planters are narrow and linear in layout. The suggested method of internal fit-out is as follows:

All planters to have installed: drainage cells in the base of the tanked planter with a geo-fabric covering prior to the addition of a light weight planting media including a proprietary 'water reservoir media', fertiliser, plants, mulch and the installation of a drip-irrigation system. This method is suitable to all planter sizes and layouts.

Planter Media, Fertiliser, Mulch
Refer to PLANTER PROFILE SPECIFICATION and PLANTER DETAILS for details.

Ordering
The Contractor is responsible for the ordering of all products and materials necessary for the completion of the landscape works as shown. The Contractor or their nominated Landscape Sub-Contractor is responsible for the ordering of all specified plants at supply sizes as nominated in the Plant Schedules, within 14 days of Contracts being signed between the Client and the Main Contractor. The Main Contractor is also to arrange and allow for in their Price, the storing and growing on of all ordered plants at the supplying Nurseries or other sites as approved by the Superintendent, till the time of delivery to site and installation.

Planting
Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. All plants are to be thoroughly watered after planting.

Irrigation
An approved irrigation 'system' is to be supplied to all planter boxes as shown. Refer to Irrigation documents from Spitfire Designs for detailed information on the proposed Irrigation System.

NOT FOR CONSTRUCTION

ADVERTISED PLAN

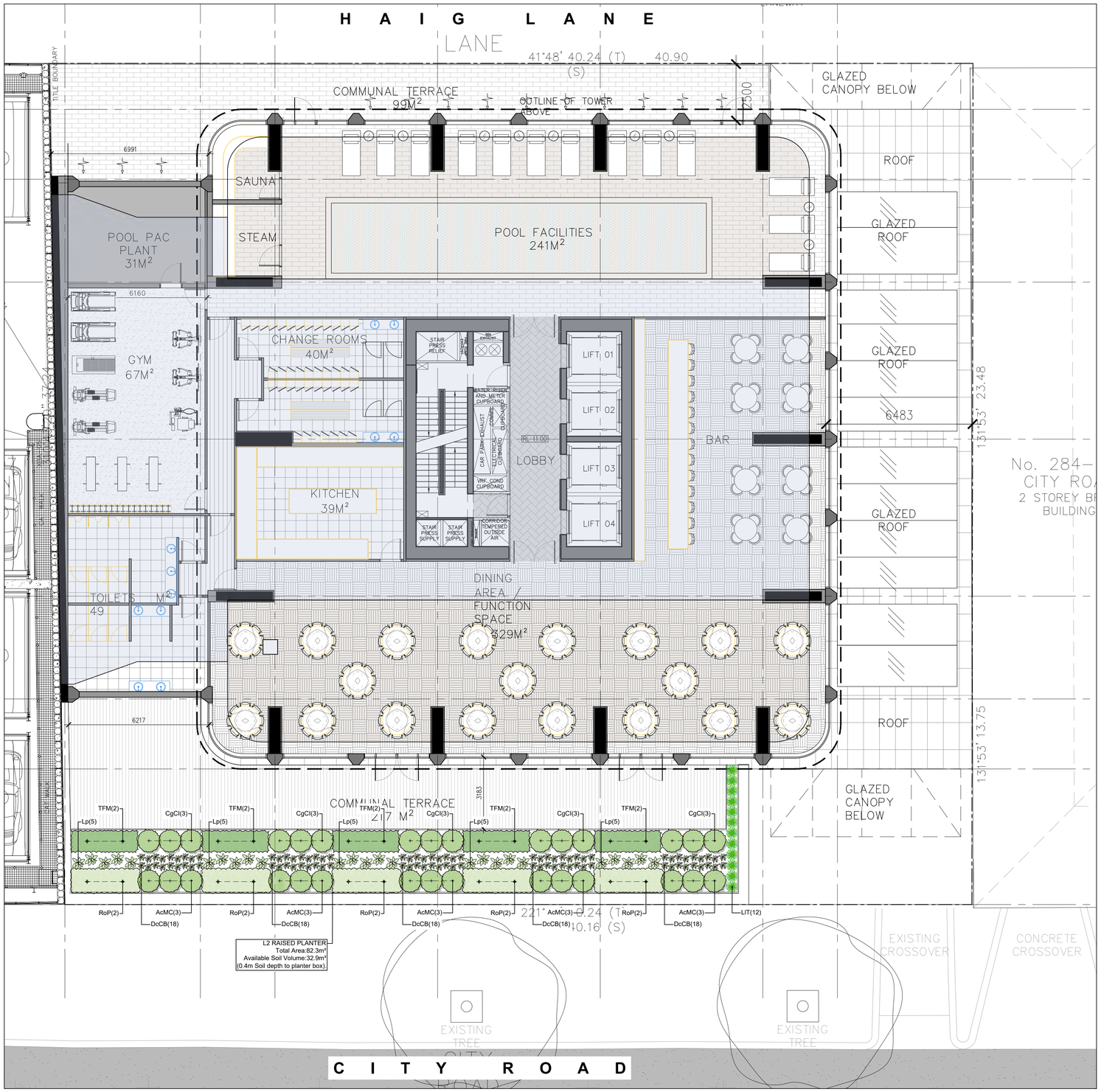
JOHN PATRICK LANDSCAPE ARCHITECTS PTY LTD
324 Victoria Street,
Richmond, VIC 3121
T +61 3 9429 4855
F +61 3 9429 8211
admin@johnpatrick.com.au
www.johnpatrick.com.au

REVISION		DATE	BY
A	TO COUNCIL RFI's	28.11.2022	BM
B	TO CLIENT REQUEST	14.03.2023	MGR
C	UPDATE TO REVISED LEVELS 2 & 30	25.01.2024	BM

CLIENT
IMG Australia Investments Pty Ltd
PROJECT
PROPOSED DEVELOPMENT
292-300 City Road, Southbank

DRAWING
- Ground Floor -
Landscape Plan for Town Planning

SCALE	1:100 @A1
DATE	MARCH 2023
DRAWN	BG
CHECKED	JP
JOB NO	22-261 L
DWG NO	L-TP01 Rev C
CAD FILE	



LEGEND

Proposed Shrubs
Refer to Plant Schedule

Proposed Groundcovers & Strappies
Refer to Plant Schedule

Proposed Terrace Paving
To Architect's Detail

Proposed Raised Planter
To Architect's Later Detail

PLANT SCHEDULE - Level 2

SYM	BOTANICAL NAME	COMMON NAME	D/E N/Ex*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
GROUNDCOVERS & CASCADING PLANTS						
AcMC	*Acacia cognata* 'Mini cog'	River Wattle	E/N	0.7 X 1m	140mm pot	15
CgCl	*Casuarina glauca* 'Cousin It'	Cousin It	E/N	0.1 x 1-1.5m	140mm pot	15
DcCB	*Dianella caerulea* 'Cassa Blue'	Cassa Blue Flax Lily	E/N	0.5 x 0.4m	140mm pot	90
LIT	*Lomandra longifolia* 'Tanika'	Tanika Mat-rush	E/N	0.50-0.6 x 0.65m	140mm pot	12
Lp	*Limonium perezii*	Sea Lavender	E/Ex	0.6 x 0.6m	140mm pot	25
RoP	*Rosmarinus officinalis* 'Prostratus'	Prostrate Rosemary	E/Ex	0.5 x 1.5m	140mm pot	10
TaFM	*Trachelospermum asiaticum* 'Flat Mat'	Yellow Star Jasmine	E/Ex	0.4 x 3m	140mm pot	10
					TOTAL	**177**

*D/E = Deciduous/Evergreen N/Ex = Native/Exotic

ADVERTISED PLAN

LANDSCAPE MAINTENANCE PERIOD - GENERAL MAINTENANCE

1. All planting shall be maintained in a healthy, weed free and litter free condition and shall be inspected every two weeks throughout the plant establishment period to ensure appropriate presentation and growth.

2. Any plants that are in decline or fail to perform appropriately shall be replaced with appropriately sized, healthy stock of the same plant taxon planted at a density that reflects initial establishment density. In circumstances where selected plant types continue to fail to perform appropriately an alternative selection should be considered following discussion with the Landscape Architects.

Pruning

3. Pruning shall be undertaken with recognition of the expected growth form of plants in mind. Pruning shall not be undertaken on a 'one size fits all' basis but shall respect the design intent and the plant's natural growth form.

4. Pruning shall reflect the purpose of the practice which varies from creating hedges, to removing dead flowers and foliage or seeds that may be propagules. Staff undertaking maintenance work shall be appropriately qualified and experienced to undertake works required.

5. Sweet Box and Grey Box shall be pruned to provide a formal hedge form and shall be clipped twice a year in early spring and mid-summer to maintain formal growth character.

6. Little John Bottlebrush and Ghost Town Daisy Bush shall be pruned to remove dead flower heads and to encourage tight natural growth form by gentle clipping back of growth in a manner that respects the plant's natural growth habit.

7. Sacred Bamboo shall be pruned to remove spent seed capsules in spring if present and by removing growth stems at ground level where growth becomes too dense. In most years pruning of Sacred Bamboo will be unnecessary.

8. Ground cover plantings shall receive limited pruning and ought be restricted to removing spent flowers and dead foliage and tidying growth that has become ragged as may happen with trailing plants blown over the masonry face of the building.

Irrigation

9. All soft landscape areas are proposed to be irrigated by drip irrigation. Timers controlling irrigation shall be re-set seasonally to reflect predicted rainfall. Generally, irrigation shall be more frequent and of greater duration in summer and may not be required in winter.10. Should ground cover planting decline following plant establishment then replacement plants of the same taxa shall be utilised to re-establish original planting densities.

10. Irrigation systems shall be inspected annually to ensure there are no burst or broken irrigation pipes and nozzle heads shall be replaced annually to ensure they do not become blocked. Timer mechanisms shall be reviewed twice annually (at the time of daylight saving and commencement of summer time).

11. At the time of reviewing irrigation systems a commercial wetting agent shall be applied to all planted areas at the recommended rates. Either a liquid or powder form may be utilised.

Weeding

12. Weeds shall generally be removed by hand when first observed to ensure planted areas are maintained in a weed free condition at all times.

13. In the unlikely situation that a perennial weed takes hold within planted areas they may be controlled by use of an appropriate translocated herbicide applied by a suitably qualified and experienced practitioner certified in the handling of chemicals. Appropriate signage and warnings shall be in place. Herbicides shall only be applied during appropriate weather conditions. Where possible and appropriate wipe on application methods shall be preferred to spray application.

Pest Control

14. Plant selections are generally vigorous and healthy plants unlikely to experience major issues with pests and diseases. Should there be evidence of pest infestation or decline because of disease steps shall be taken to identify the problem and appropriate controls shall be implemented.

Fertilising Programme

15. The application of an appropriate slow release fertiliser at manufacturers' recommended rates should be undertaken in spring concurrently with repair to irrigation systems and application of wetting agent.

Mulching

16. The use of organic mulches should be avoided so that the mineral based growing medium shall not be impacted by break down of organic materials. If application of mulch is considered necessary a granitic sand mulch shall be applied as a thin surface dressing.

Health and Safety

17. Workers on site shall conform to appropriate Health and Safety requirements including the wearing of luminescent outer clothing, the use of anchoring systems where provided and recording of attendance and presence on site. Appropriate hazard information shall be provided as public information.

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T +61 3 9429 4855
F +61 3 9429 8211
admin@johnpatrick.com.au
www.johnpatrick.com.au

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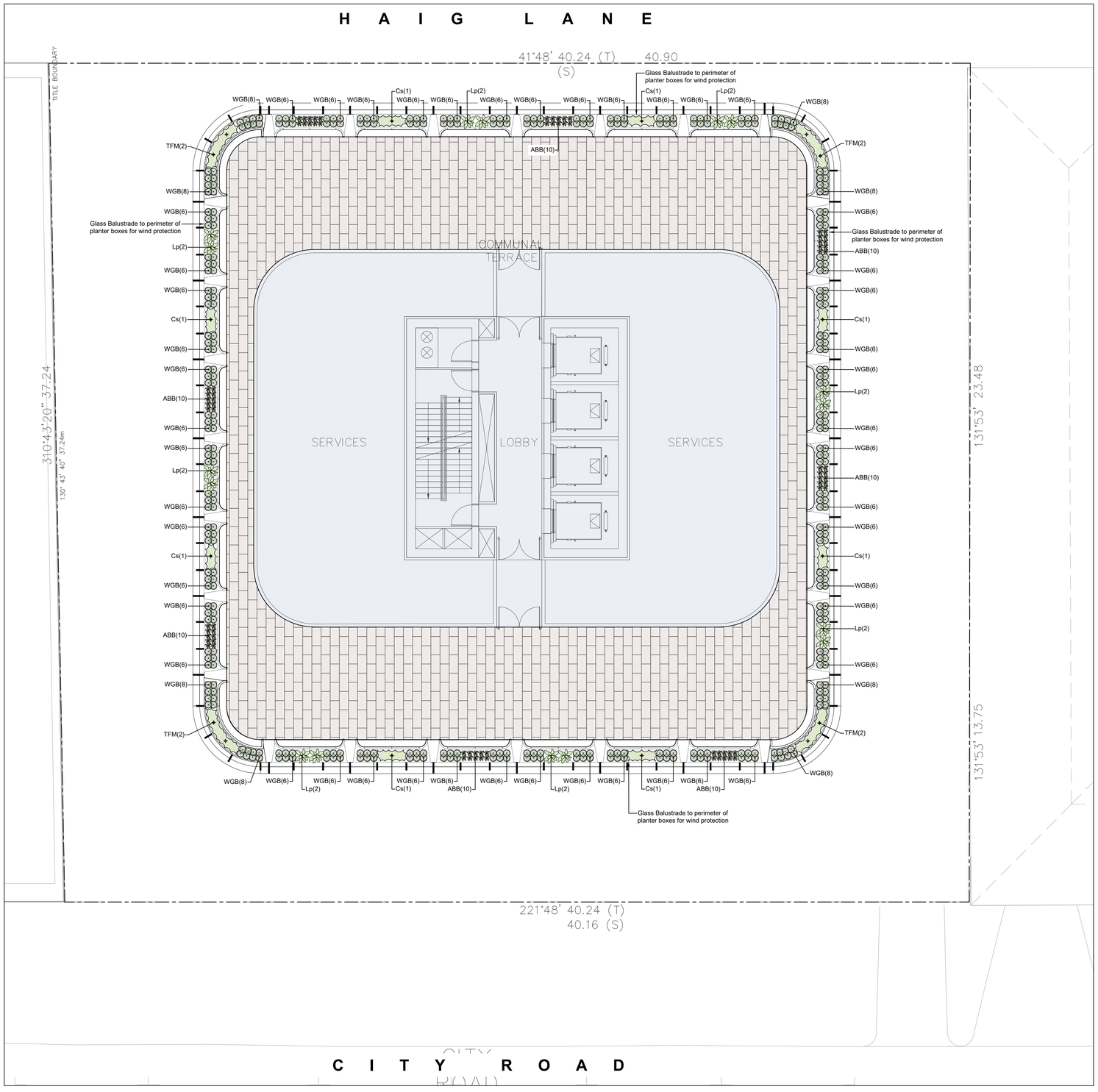
B	TO CLIENT REQUEST	14.03.2023	MGR
C	UPDATE TO REVISED LEVEL 2	25.01.2024	BM

CLIENT
IMG Australia Investments Pty Ltd
PROJECT
PROPOSED DEVELOPMENT
292-300 City Road, Southbank

DRAWING
- Level 2 -
Landscape Plan for Town Planning

SCALE	1:100 @A1
DATE	MARCH 2023
DRAWN	BG
CHECKED	JP
JOB NO	22-261 L
DWG NO	L-TP02 Rev C
CAD FILE	



LEGEND

Proposed Shrubs
Refer to Plant Schedule

Proposed Groundcovers & Grasses
Refer to Plant Schedule

Proposed Terrace Paving
To Architect's Detail

Proposed Raised Planter
To Architect's Later Detail

PLANT SCHEDULE - Level 30

SYM	BOTANICAL NAME	COMMON NAME	D/E N/Ex*	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
SHRUBS						
WGB	*Westringia* 'Grey Box'	Native Box	E/N	0.3-0.5 x 0.3-5m	140mm pot	350
					TOTAL	**350**
GROUNDCOVERS & CASCADING PLANTS						
ABB	*Agapanthus* 'Baby Blue'	Dwarf Agapanthus	E/Ex	0.25 X 0.25m	140mm pot	70
Cs	*Convolvulus sabatius*	Moroccan Bellflower	E/Ex	0.3 x 1.5m	140mm pot	8
Lp	*Limonium perezii*	Sea Lavender	E/Ex	0.6 x 0.6m	140mm pot	16
TaFM	*Trachelospermum asiaticum* 'Flat Mat'	Yellow Star Jasmine	E/Ex	0.4 x 3m	140mm pot	8
					TOTAL	**102**

*D/E = Deciduous/Evergreen N/Ex = Native/Exotic

L26 RAISED PLANTERS
Total area: 45m²
Available soil volume: 18m³
(min. 0.4m soil depth to each planter box).

L26 RAISED PLANTERS
Total no. plants: 452
Available soil volume:18m³
Available shared soil volume each plant: 0.04m³

ADVERTISED PLAN

LANDSCAPE WORKS SPECIFICATION - PLANTER PROFILE SPECIFICATION*

1. Drainage Cell Atlantis Flocell 20 drainage cell
The drainage cell is HDPE with a crush strength of 200kPa and is fungus resistant. The thickness is 20mm with a weight of 1500gsm. Flo cell 20 will hold 1.8lt/m² of water in the cusp's for re-absorption by roots when required. Flow rate of 200lt/min at a 1% gradient.

2. Geofabric: Bidim A14-A24
Bidim "A" is a non-woven, needle punched, continuous filament, polyester textile made in Australia from recycled polymer. The geofabric layer is 2mm thick and has a net weight of 360gsm.

3. Hydrocell RG30 - Water Reservoir Layer
Hydrocell is a proprietory urea aldehyde resin based hardfoam that is delivered in pre-manufactured sheets as a 30mm layer. The dry weight is 4kg/m², which is complemented by it's ability to absorb water into the open cell structure to reach a field capacity weight of up to 55kg/m². The Hydocell RG30 layer is made up of interconnected small to medium cells or pore spaces, enabling the usable media volume to be approx. 99%.

4. Hydrocell 40 Lightweight Planter Media
Hydrocell 40 Lightweight Planter Media is a proprietary engineered combination of medium washed sand (30%) and scoria (20%) , composted pine bark (10%) and hydrocell flakes (40% by volume). The thickness is specific to the weight allowance for the project, but as a guide 12kg/m²/10mm of depth as a saturated weight allowance.

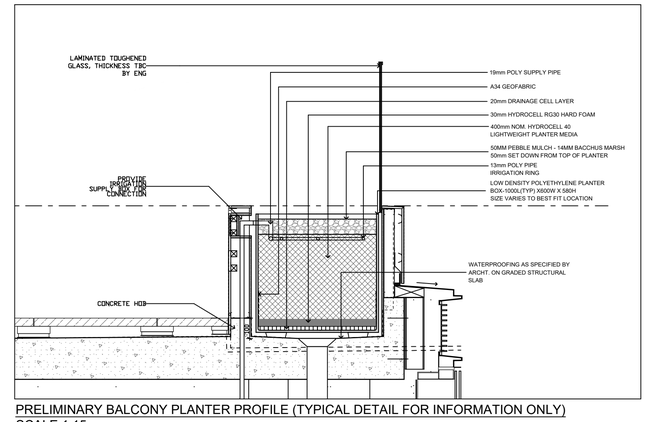
5. Fertilisers
Osmocote Pro - Low P 12-14 months with TE at 100gms/m2 applied prior to planting.

6. Mulch (TERRACOTTA CHIPS - Grnd. level planters & 14mm BACCHUS MARSH - Upper level planters):
Mulch is to be supplied to street level planters and to balcony planters at upper floor levels as shown. Mulch is to be inorganic types to minimise wind blown loss. Terracotta chips are to be laid to a minimum depth of 75mm in street level planters. Pebble mulch consisting of 14mm Bacchus Marsh pebbles is to be laid to a depth of 50mm in balcony planters at upper floor levels. Mulch shall be free of any other foreign material. Mulch is to be kept back from the stems of all plants to prevent collar rot.

7. Plants
Supplied and installed as specified.

8. Sub-surface irrigation
Drip Irrigation system designed and installed to suit the site requirements. Note: If system is required to report to BMS, then it must be enabled for remote monitoring, which requires a Sim card and flow meter to report to BMS.

* Specification sourced from Fytogreen Website.



PRELIMINARY BALCONY PLANTER PROFILE (TYPICAL DETAIL FOR INFORMATION ONLY)
SCALE 1:15

JOHN PATRICK
LANDSCAPE ARCHITECTS PTY LTD
324 Victoria Street,
Richmond, VIC 3121
T +61 3 9429 4855
F +61 3 9429 8211
admin@johnpatrick.com.au
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Landscape Plan for Town Planning

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CAD FILE	