

GREYSTANES ESTATE

Lots 107, 63 & 10 Clunies Ross Street, Greystanes

LANDSCAPE CONCEPT PLAN
FOR: CLIENT REVIEW
26.06.20
ISSUE F



DRAWING REGISTER

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- L-01 MASTERPLAN
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CLIENT:



LANDSCAPE ARCHITECT:



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GENERAL

PROPERTY BOUNDARY

DESIGN NOTES

- 1. FEATURE SITE ENTRY STATEMENT
- 2. BOUNDARY SCREEN PLANTING
- 3. CARPARK WITH SHADE TREES
- 4. STREET SETBACK PLANTING
- 5. INTERNAL DRIVEWAY WITH STREET TREES
- 6. EXISTING TURF VERGE SETBACK RETAINED

SOFTSCAPE

- MASS PLANTING BEDS
Refer Notes & Details
- EXISTING LANDSCAPE (TURF)
Outside Boundary
Retained
- LARGE CANOPY TREES
AS SPECIFIED
Refer to Schedule & Details
- SMALL CANOPY TREES
AS SPECIFIED
Refer to Schedule & Details

HARDSCAPE

- RETAINING WALL
Refer to Detail
To Architect's Specification
- PAVED SURFACE
As specified
- CONCRETE SURFACE
As specified
- GABION WALL
To Engineer's Details
- FENCE 01
- FENCE 02
- CONCRETE EDGE

DESIGN PRECEDENT IMAGES



ISSUE	DATE	PURPOSE
A	11.03.20	Client Issue
B	19.03.20	Client Issue
C	07.04.20	Client Issue
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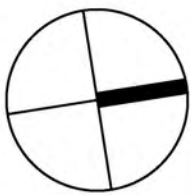
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PROJECT
GREYSTANES ESTATE
LOTS 107, 63 & 10 CLUNIES ROSS STREET, GREYSTANES

DRAWING TITLE
COVERSHEET



SCALE
AS SHOWN

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KM

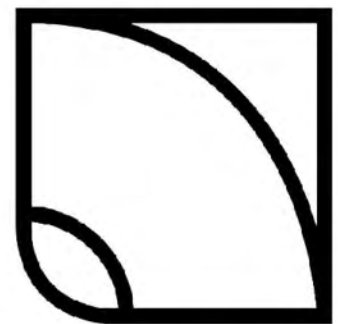
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PROJECT NO.
H8-2009

DRAWING NO.
L-01

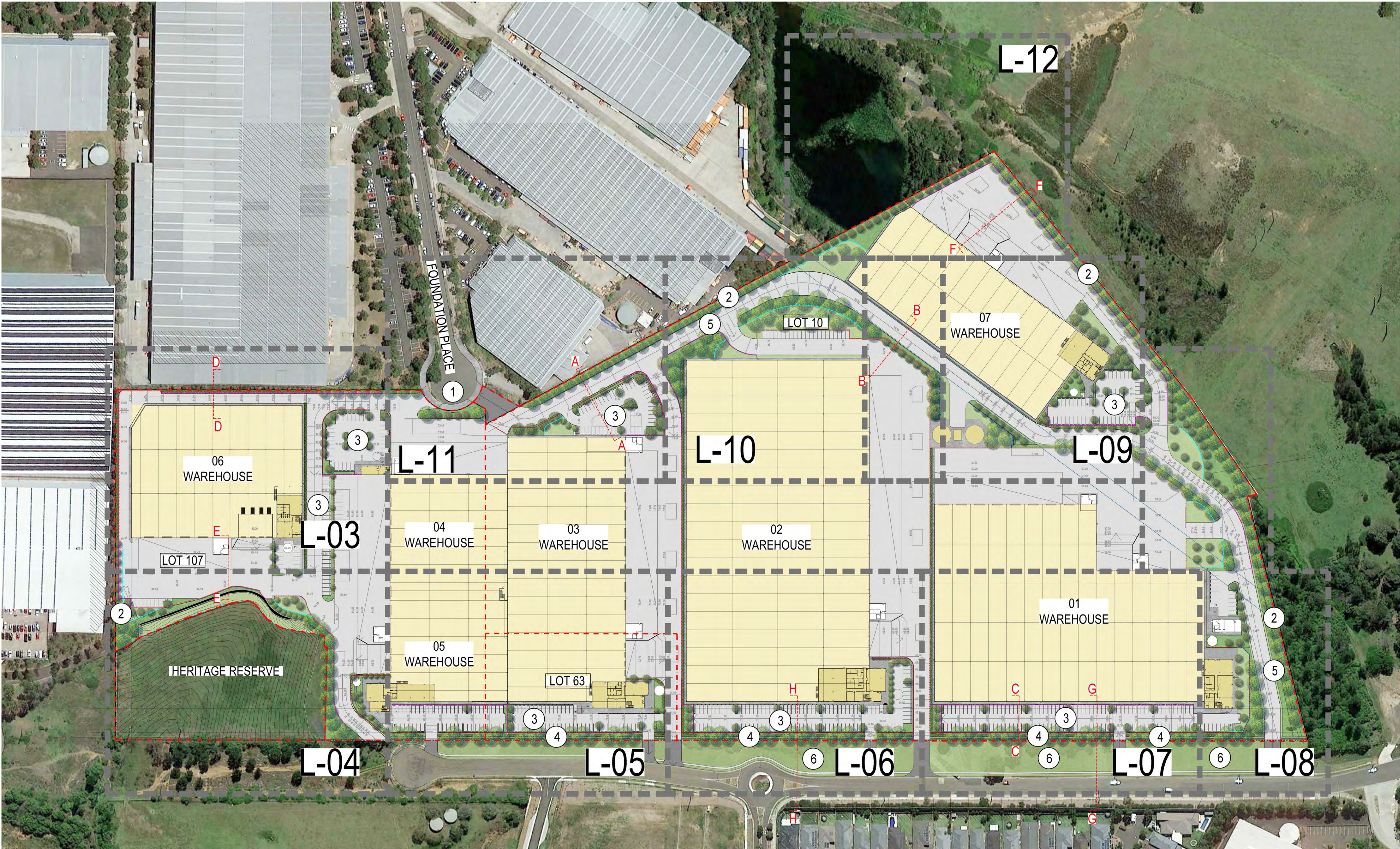
REVISION
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SPECIFICATION NOTES (TYPICAL)

SERVICES
Before landscape work is commenced the Landscape Contractor is to establish the position of all service lines and ensure tree planting is carried out at least 3 metres away from these services. Service lids, vents and hydrants shall be left exposed and not covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining surfaces flush with pit lids.

TURF UNDERLAY:
Turf Underlay Mix - Supplier SoilCo. or equal
Top soil to be laid at 300mm depth for garden beds and 150mm for turf areas.

GARDEN MIX:
Premium Garden Mix - Supplier SoilCo. or equal (300mm depth)

MULCH (BASE OF STREET TREES)
APPLICATION: Place mulch to the required depth, (refer to drawings) clear of plant stems, and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.
MULCH TYPE:
Type 1 (Mass planting):Hort Bark by ANL
Pine bark: From mature trees, graded in size from 15mm to 30mm, free from wood slivers. Dark brown in colour and texture.

COMPOST
Shall be "GO Compost" as available from Soilco or approved equal.

ROOT BARRIER (IF REQUIRED)
600mm deep root barrier installed to manufacturer's specification. To extend along path and back of kerb for 3m with side of trunk.

PLANT MATERIAL
All plants supplied are to conform with those species listed in the Plant Schedule on the drawings. Generally plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees shall have a leading shoot. Immediately reject dried out, damaged or unhealthy plant material before planting. All stock is to be container grown for a minimum of six (6) months prior to delivery to site.

FERTILISER
TURF: Shall be Shirleys No. 17 or approved equal thoroughly mixed into the topsoil prior to placing turf.
TREES IN GRASS AND SUPER ADVANCED TREES: Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to Shirleys Kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum from the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree.

STAKING AND TYING
Stakes shall be straight hardwood, free from knots and twists, pointed at one end and sized according to size of plants to be staked.
a. 5-15 litre size plant 1x(1200x25x25mm)
b. 35-75 litre size plant 2x(1500x38x38mm)
c. 100-greater than 200litre 3x(1800x50x50mm)
Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake. Drive stakes a minimum one third of their length, avoiding damage to the root system, on the windward side of the plant.

TURF
Obtain turf from a specialist grower of cultivated turf. turf shall be of even thickness, free from weeds and other foreign matter; lay in stretcher pattern with joints staggered and close butted, perpendicular to gradient of FSL. Water immediately after laying. Landscape contractor to determine & implement stabilisation strategies for turf located on batters greater than 1:4 and in swales/overland flow channels.
TURF TYPE: Greenlees Park Couch (Confirm suitability with Blacktown City Council and Cumberland Council).

LANDSCAPE MAINTENANCE PROGRAM (TYPICAL)

Maintenance shall mean the care and maintenance of the landscape works by accepted horticultural practice as rectifying any defects that become apparent in the landscape works under normal use. This shall include, but shall not be limited to, watering, mowing, fertilising, re-seeding, returfing, weeding, pest and disease control, staking and tying, replanting, cultivation, pruning, aerating, renovating, top dressing, maintaining the site in a neat and tidy condition as follows:-

GENERAL
The landscape contractor shall maintain the landscape works for the term of the maintenance (or Plant establishment) period to the satisfaction of the council. The landscape contractor shall attend to the site on a weekly basis. The maintenance period shall commence at practical completion and continue for a period of fifty two (52) weeks.

WATERING
Grass, trees and garden areas shall be watered regularly so as to ensure continuous healthy growth.

RUBBISH REMOVAL
During the term of the maintenance period the landscape contractor shall remove rubbish that may occur and reoccur throughout the maintenance period. This work shall be carried out regularly so that at weekly intervals the area may be observed in a completely clean and tidy condition.

REPLACEMENTS
The landscape contractor shall replace all plants that are missing, unhealthy or dead at the Landscape Contractor's cost. Replacements shall be of the same size, quality and species as the plant that has failed unless otherwise directed by the Landscape Architect. Replacements shall be made on a continuing basis not exceeding two (2) weeks after the plant has died or is seen to be missing.

STAKES AND TIES
The landscape contractor shall replace or adjust plant stakes, and tree guards as necessary or as directed by the Landscape Architect. Remove stakes and ties at the end of the maintenance period if so directed.

PRUNING
General: Prune to reflect the natural growth flowering and regrowth habit of the individual species. Shrubs: Prune after flowering - Spring and Summer and on a spot basis as required.
Hedge trimming: Schedule trimming at times which will maintain the character and design of hedges. Allow up to three times per season.
Tip pruning: To encourage development of new shoots during the active growing season. Do not remove buds before the flowering season in those plants that have terminal flowers.
Radical pruning: To maintain a hedge or formal shape or when a particular problem, growth habit, damage, or disease requires branch removal.
Trees: Prune to eliminate diseased or damaged growth, avoid inter-branch contact and thin out crowns in a natural manner, maintain sight lines to signs and lights, or maintain visibility for personal security. Tree branch removal to AS 4373. Give notice and engage a suitably qualified 'arborist'.

MULCHED SURFACES
All mulched surfaces shall be maintained in a clean and tidy condition and be reinstated if necessary to ensure that a depth of 75mm is maintained. Ensure mulch is kept clear of plant stems at all times. Remove all mulching materials off lawn or paved areas and maintain a clean and tidy appearance when viewed on a weekly basis.

PEST AND DISEASE CONTROL
The landscape contractor shall spray against insect and fungus infestation with all spraying to be carried out in accordance with the manufacturer's directions. Report all instances of pests and diseases (immediately that they are detected) to the Landscape Architect.

GRASS AND TURF AREAS
The landscape contractor shall maintain all grass and turf areas by watering, weeding, re-seeding, rolling, mowing, trimming or other operations as necessary. Seed and turf species shall be the same as the original specified mixture. Grass and turf areas shall be sprayed with approved selective herbicide against broad leafed weeds as required by the Landscape Architect and in accordance with the manufacturer's directions. Grass and turf areas shall be fertilised once a year in autumn with "Dynamic Lifter" for lawns at a rate of 20kg per 100m2. Fertiliser shall be watered in immediately after application. Irregularities in the grass and turf shall be watered in immediately after application.
Grass and turf areas shall be kept mown to maintain a healthy and vigorous sward. Mowing height: 30-50mm.

WEED ERADICATION
Eradicate weeds by environmentally acceptable methods using a non-residual glyphosate herbicide (eg. 'Roundup') in any of its registered formulae, at the recommended maximum rate. Regularly remove by hand, weed growth that may occur or recur throughout grassed, planted and mulched areas. Remove weed growth from an area 750mm diameter around the base of trees in grassed areas. Continue eradication throughout the course of the works and during the maintenance period.

SOIL SUBSIDENCE
Any soil subsidence or erosion which may occur after the soil filling and preparation operations shall be made good by the landscape contractor at no cost to the client.

MAINTENANCE PERIOD
The maintenance will be implemented for 6 months (26 weeks)

IRRIGATION NOTES

IRRIGATION OVERVIEW - Confirm with irrigation contractor at tender stage

EXTENT
All mass planting landscape areas and trees are to have full coverage by a fully automatic irrigation system. The design, materials and installation are to be in accordance with Sydney Water Codes and all relevant Australian Standards.

1. An automatic irrigation system is to be installed to all turf and garden bed areas.
2. The irrigation system shall be designed and installed by a licensed contractor to relevant Australian standards and Sydney water guidelines.
3. The irrigation system shall be connected into the rainwater tank system and pump

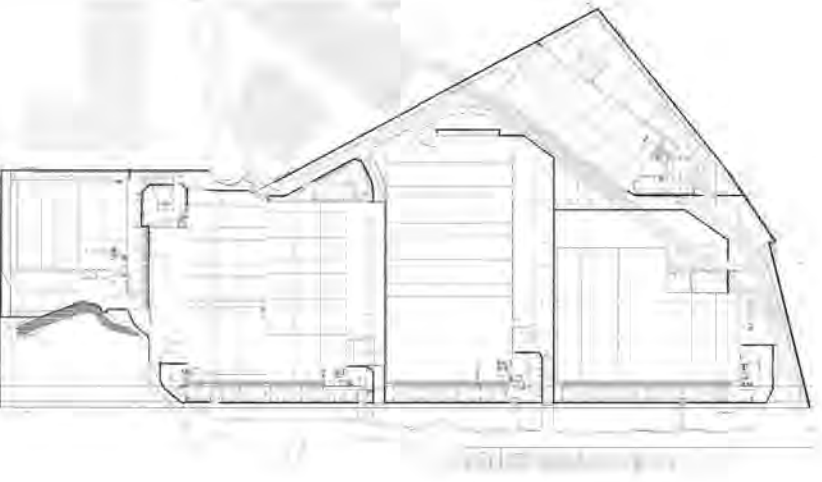
DRIPLINE
Provide 13mm dripline to all garden bed areas with appropriate 13mm joiners. Dripline to be Toro drip or similar with 400mm centre drippers. Install line at 500mm spacings with the first line to be 150mm in from edge.
Install dripline after planting and prior to mulching to allow for an adequate mulch cover. Anchor at 1.5m maximum intervals with u-shaped stakes. Dripline pattern to suit planting.

CONTROL VALVES
24v solenoid actuated hydraulic valve with flow control. Control valves to be Toro ezflow series solenoids 25mm or approved equal. Provide a gate valve of the same size immediately upstream of each valve. House both valves in a high impact plastic valve box with a high impact plastic cover at finished ground level. Support the box with bricks on each side.
Controller to be Toro greenkeeper or approved equal with a rain switch.
Install a master valve/pressure regulating valve equal to Toro p220 with exreg pressure regulation valve. Filter to be installed equal to Toro y filter 75mm screen filter.

CONTROL WIRES
Connect the control valves and soil moisture sensor to the controller with double insulated underground cables laid alongside piping where possible. Lay intertwined for their full length without joints except at the valves and branches off common wires. Provide waterproof connectors.

Provide a backflow prevention device to Sydney water standards AS 3500.

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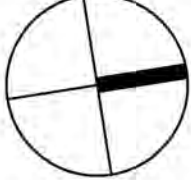
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PROJECT
GREYSTANES ESTATE
LOTS 107, 63 & 10 CLUNIES ROSS STREET, GREYSTANES

DRAWING TITLE
SPECIFICATION NOTES



SCALE AS SHOWN	CHECKED DV
DRAWN KM	

PROJECT NO. H8-2009	DRAWING NO. L-02	REVISION F
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GENERAL

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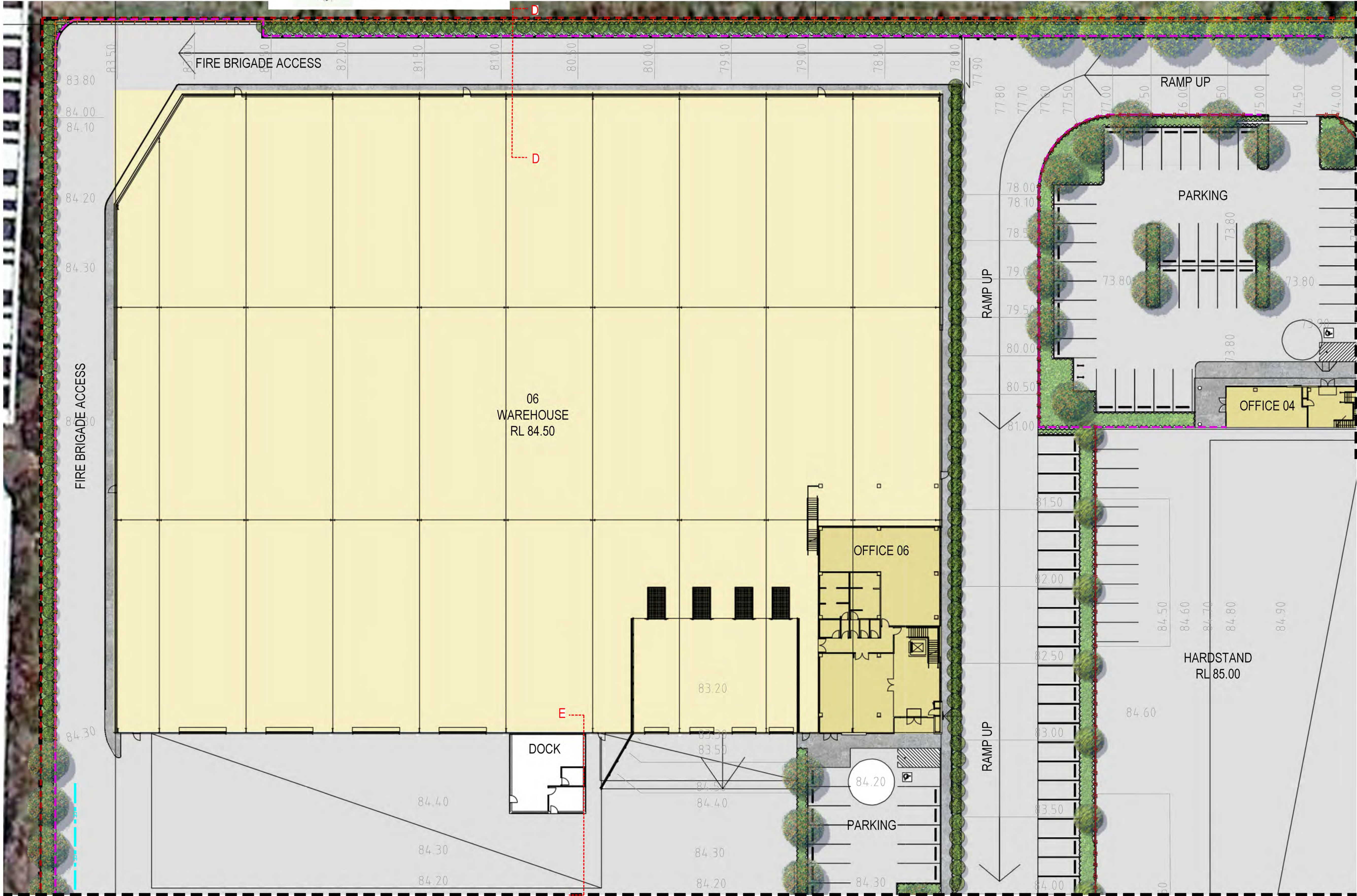
SOFTSCAPE

- MASS PLANTING BEDS
Refer Notes & Details
- EXISTING LANDSCAPE (TURF)
Outside Boundary
Retained
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AS SPECIFIED
Refer to Schedule & Details
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HARDSCAPE

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Refer to Detail
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LOTS 107, 63 & 10 CLUNIES ROSS STREET, GREYSTANES

DRAWING TITLE
Landscape Concept Plan 01

SCALE
1:250 @ A1 / 1:500 @ A3

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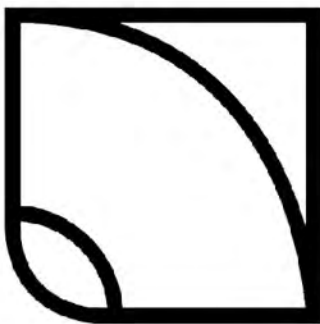
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PROJECT NO.
H8-2009

DRAWING NO.
L-03

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DRAWING TITLE
Landscape Concept Plan 02



SCALE
1:250 @ A1 / 1:500 @ A3

DRAWN	CHECKED
KM	DV

PROJECT NO.	DRAWING NO.	REVISION
H8-2009	L-04	F

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GENERAL

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Refer Notes & Details
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Outside Boundary Retained
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AS SPECIFIED
Refer to Schedule & Details
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AS SPECIFIED
Refer to Schedule & Details

HARDSCAPE

- RETAINING WALL
Refer to Detail
To Architect's Specification
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As specified
- GABION WALL
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- FENCE 01
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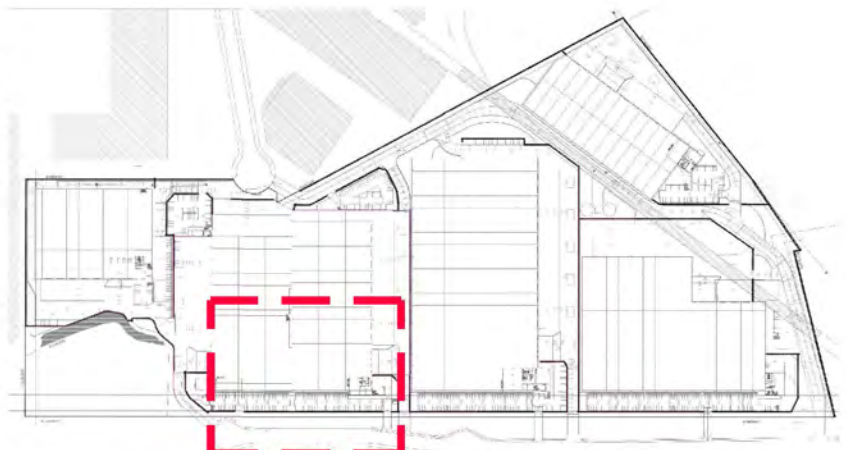
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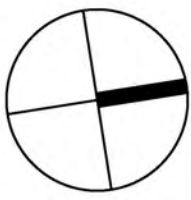
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DRAWING TITLE
Landscape Concept Plan 03



SCALE
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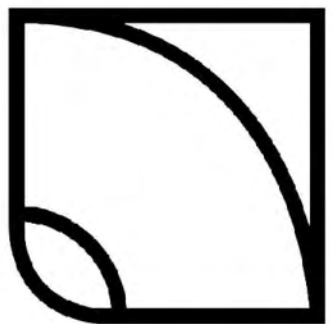
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H8-2009

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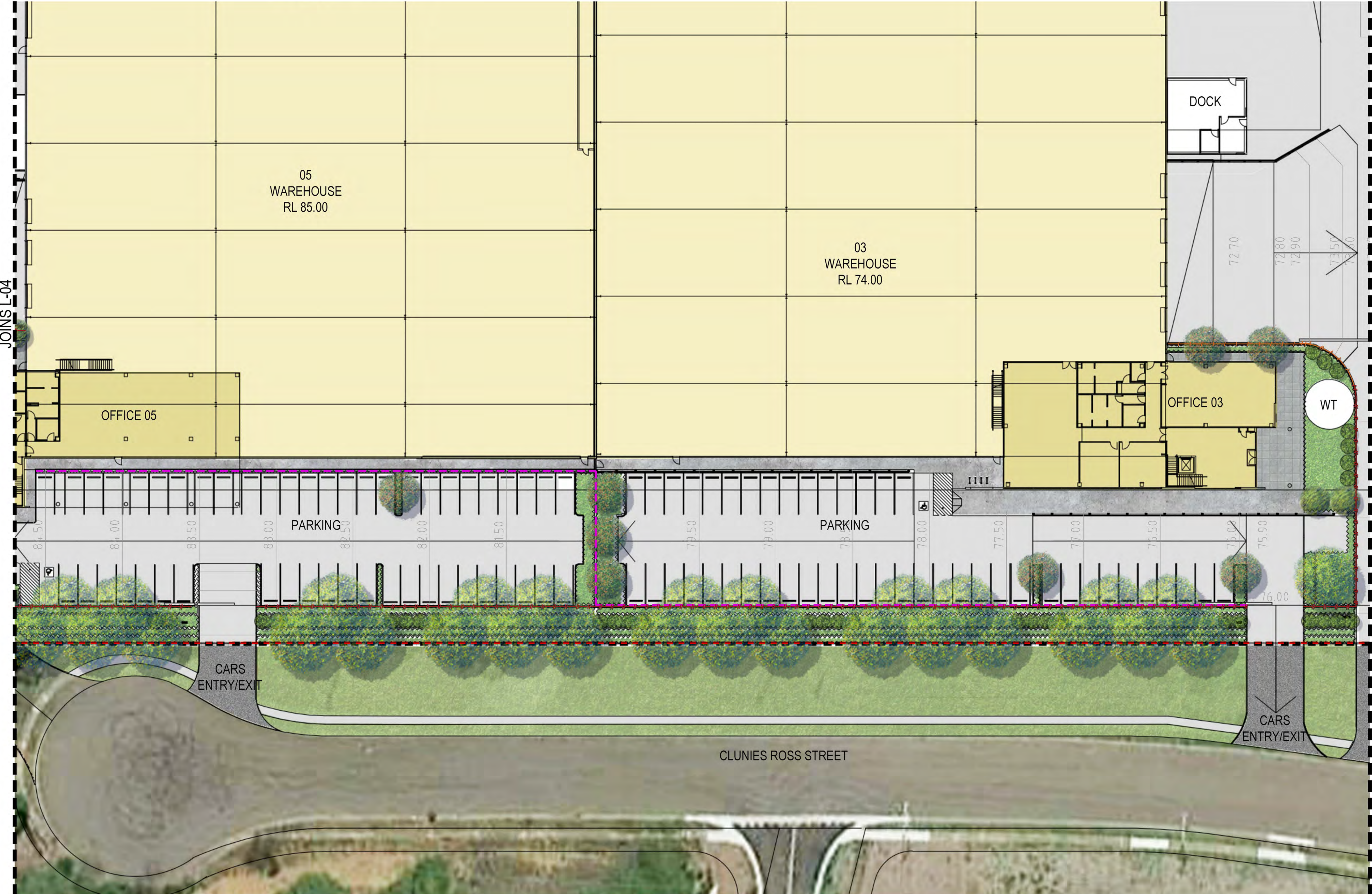
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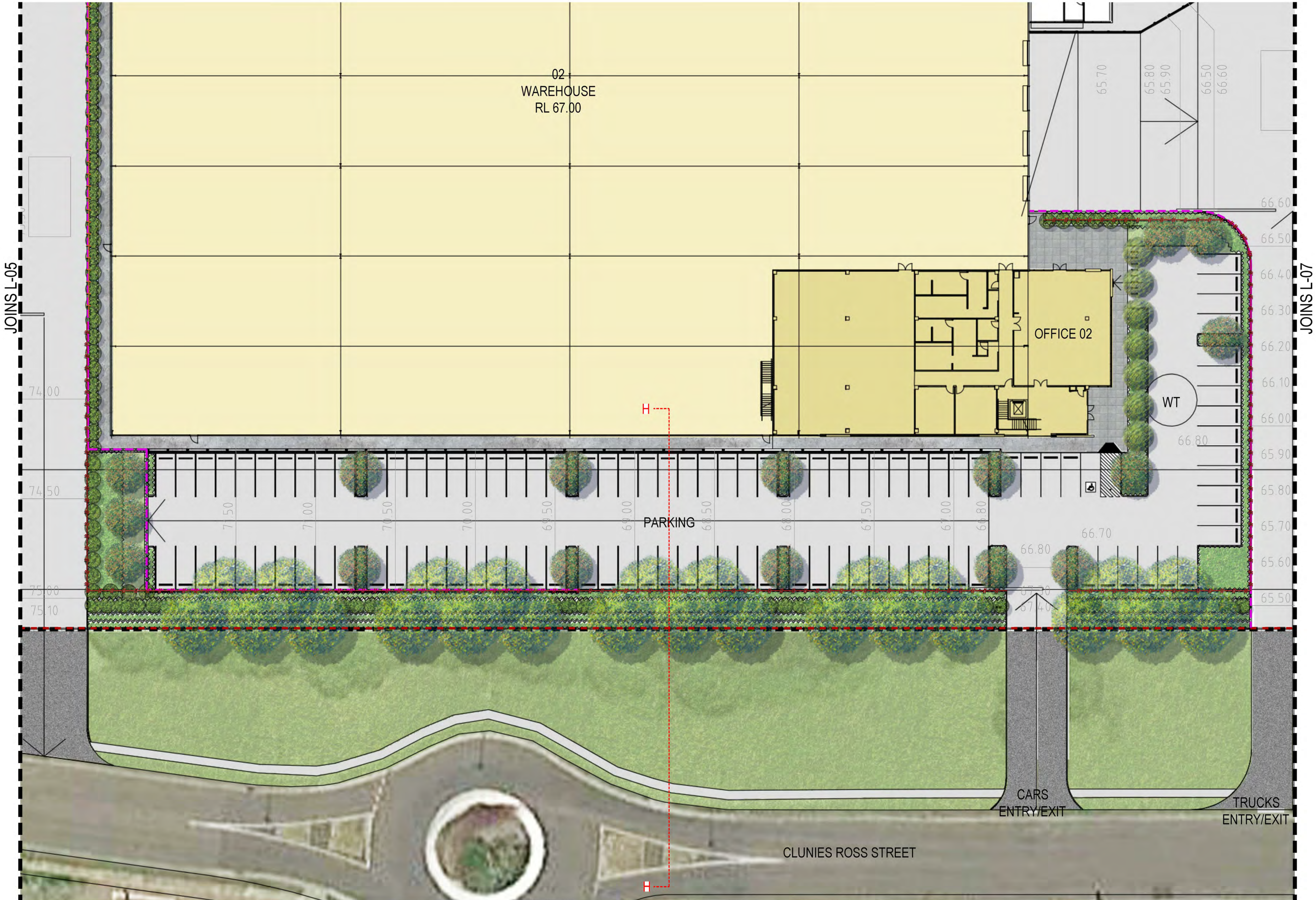
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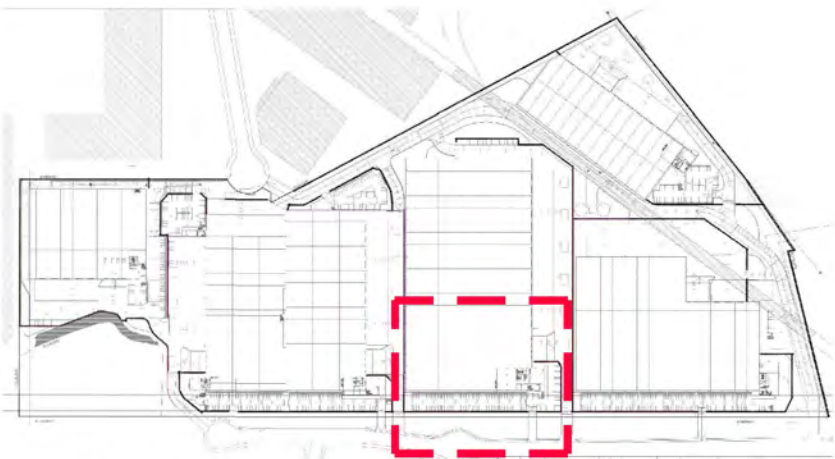
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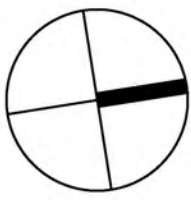
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DRAWING TITLE
Landscape Concept Plan 04



SCALE
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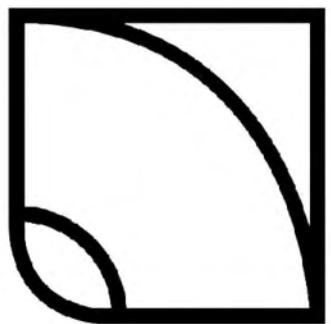
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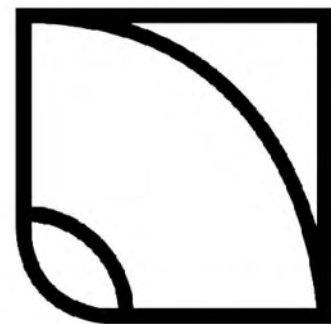
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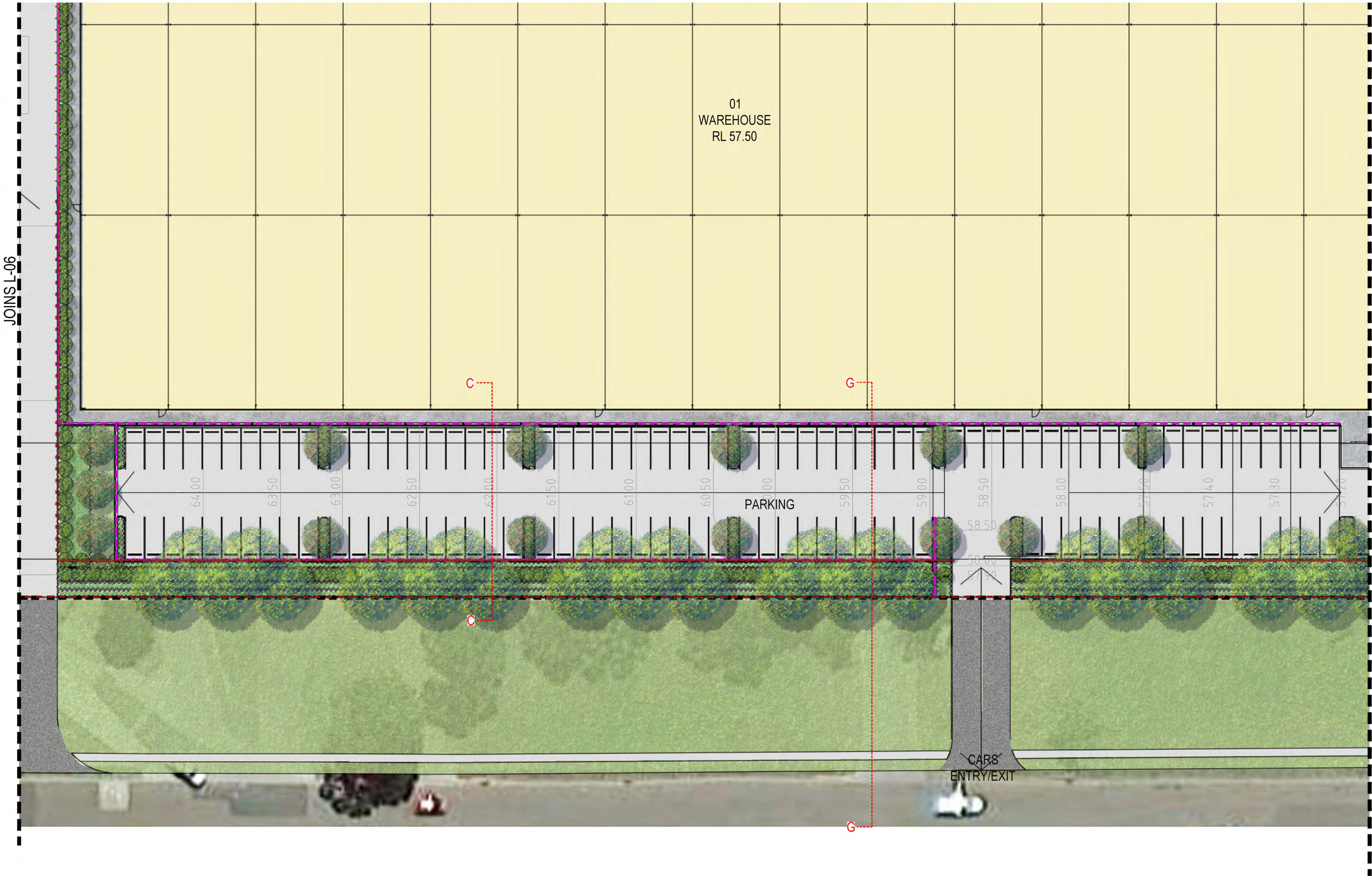
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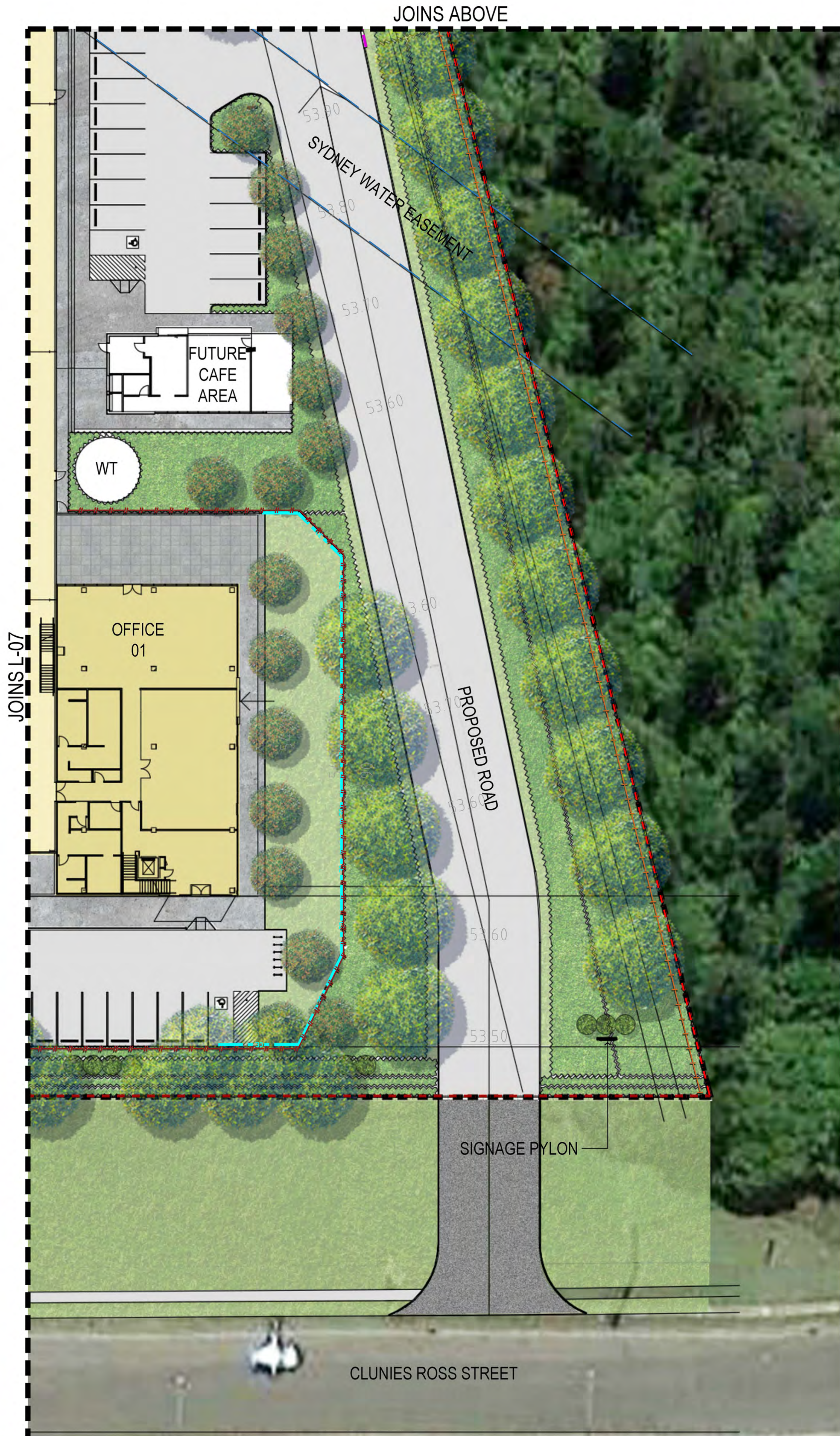
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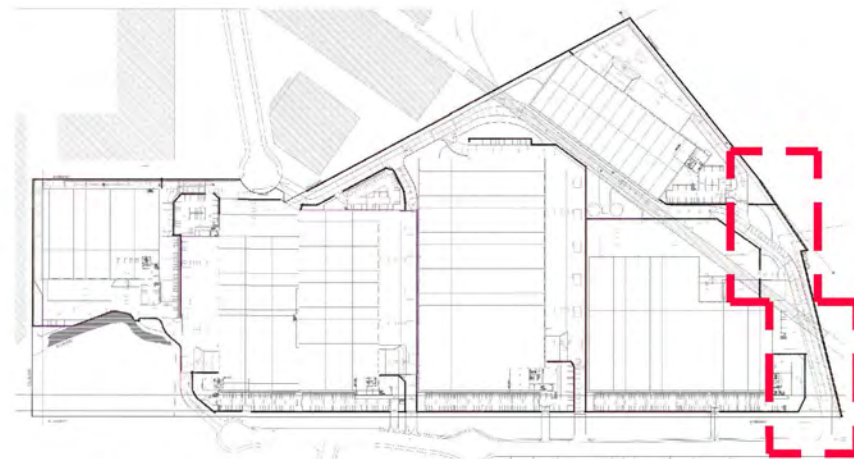
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D	30.04.20	Client Issue
E	02.06.20	Client Issue
F	26.06.20	Client Issue



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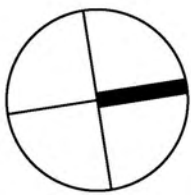
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PROJECT
GREYSTANES ESTATE
LOTS 107, 63 & 10 CLUNIES ROSS STREET, GREYSTANES

DRAWING TITLE
Landscape Concept Plan 06

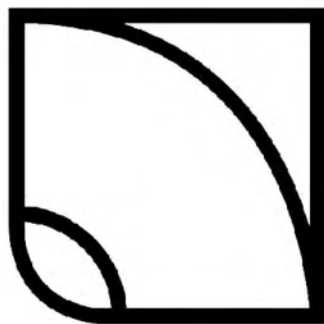


SCALE
1:250 @ A1 / 1:500 @ A3

DRAWN	CHECKED
KM	DV

PROJECT NO.	DRAWING NO.	REVISION
H8-2009	L-08	F

LANDSCAPE ARCHITECT:



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GENERAL

--- PROPERTY BOUNDARY

SOFTSCAPE

- MASS PLANTING BEDS
Refer Notes & Details
- EXISTING LANDSCAPE (TURF)
Outside Boundary
Retained
- LARGE CANOPY TREES
AS SPECIFIED
Refer to Schedule & Details
- SMALL CANOPY TREES
AS SPECIFIED
Refer to Schedule & Details

HARDSCAPE

- RETAINING WALL
Refer to Detail
To Architect's Specification
- PAVED SURFACE
As specified
- CONCRETE SURFACE
As specified
- GABION WALL
To Engineer's Details

- FENCE 01
- FENCE 02
- CONCRETE EDGE



GENERAL

PROPERTY BOUNDARY

SOFTSCAPE

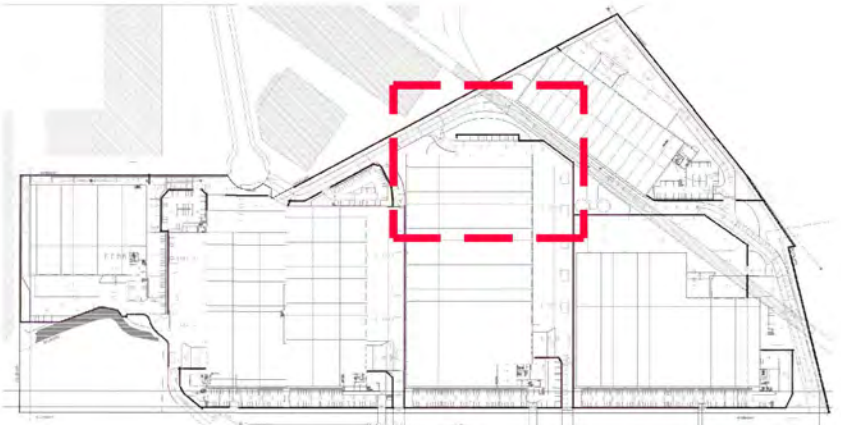
- MASS PLANTING BEDS
Refer Notes & Details
- EXISTING LANDSCAPE (TURF)
Outside Boundary
Retained
- LARGE CANOPY TREES
AS SPECIFIED
Refer to Schedule & Details
- SMALL CANOPY TREES
AS SPECIFIED
Refer to Schedule & Details

HARDSCAPE

- RETAINING WALL
Refer to Detail
To Architect's Specification
- PAVED SURFACE
As specified
- CONCRETE SURFACE
As specified
- GABION WALL
To Engineer's Details

- FENCE 01
- FENCE 02
- CONCRETE EDGE

ISSUE	DATE	PURPOSE
A	11.03.20	Client Issue
B	19.03.20	Client Issue
C	07.04.20	Client Issue
D	30.04.20	Client Issue
E	02.06.20	Client Issue
F	26.06.20	Client Issue



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GREYSTANES ESTATE
LOTS 107, 63 & 10 CLUNIES ROSS STREET, GREYSTANES

DRAWING TITLE
Landscape Concept Plan 08

SCALE
1:250 @ A1 / 1:500 @ A3

DRAWN
KM

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DV

PROJECT NO.
H8-2009

DRAWING NO.
L-10

REVISION
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--- PROPERTY BOUNDARY

SOFTSCAPE

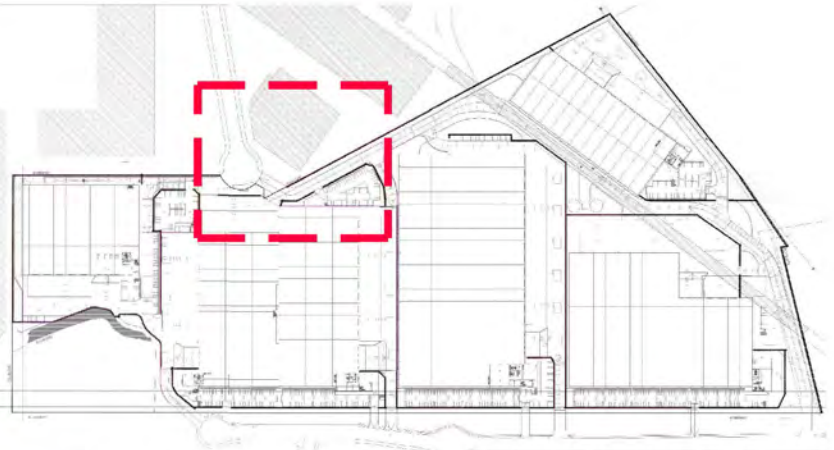
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Refer Notes & Details
- EXISTING LANDSCAPE (TURF)
Outside Boundary Retained
- LARGE CANOPY TREES
AS SPECIFIED
Refer to Schedule & Details
- SMALL CANOPY TREES
AS SPECIFIED
Refer to Schedule & Details

HARDSCAPE

- RETAINING WALL
Refer to Detail
To Architect's Specification
- PAVED SURFACE
As specified
- CONCRETE SURFACE
As specified
- GABION WALL
To Engineer's Details

- FENCE 01
- FENCE 02
- CONCRETE EDGE

ISSUE	DATE	PURPOSE
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F	26.06.20	Client Issue



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PROJECT
GREYSTANES ESTATE
LOTS 107, 63 & 10 CLUNIES ROSS STREET, GREYSTANES

DRAWING TITLE
Landscape Concept Plan 09

SCALE
1:250 @ A1 / 1:500 @ A3

DRAWN
KM

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DV

PROJECT NO.
H8-2009

DRAWING NO.
L-11

REVISION
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SOFTSCAPE

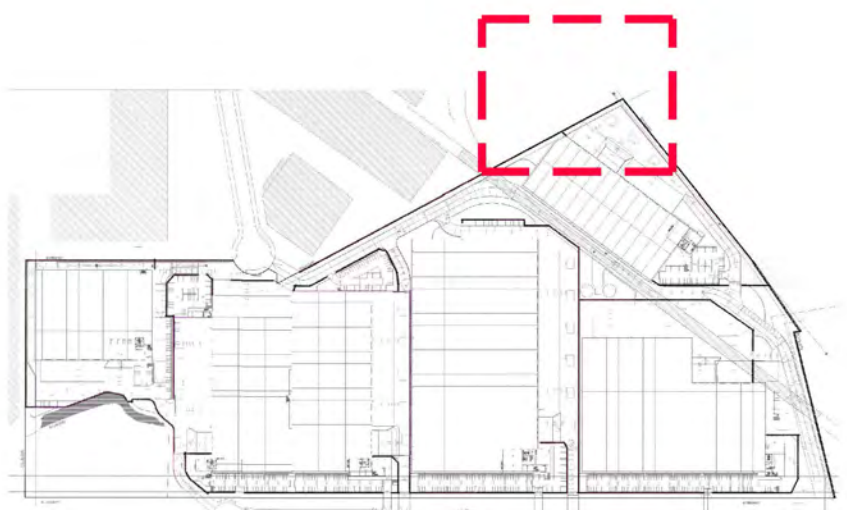
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Refer Notes & Details
- EXISTING LANDSCAPE (TURF)
Outside Boundary
Retained
- LARGE CANOPY TREES
AS SPECIFIED
Refer to Schedule & Details
- SMALL CANOPY TREES
AS SPECIFIED
Refer to Schedule & Details

HARDSCAPE

- RETAINING WALL
Refer to Detail
To Architect's Specification
- PAVED SURFACE
As specified
- CONCRETE SURFACE
As specified
- GABION WALL
To Engineer's Details

- FENCE 01
- FENCE 02
- CONCRETE EDGE

ISSUE	DATE	PURPOSE
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F	26.06.20	Client Issue



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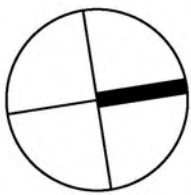
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PROJECT
GREYSTANES ESTATE
LOTS 107, 63 & 10 CLUNIES ROSS STREET, GREYSTANES

DRAWING TITLE
Landscape Concept Plan 10

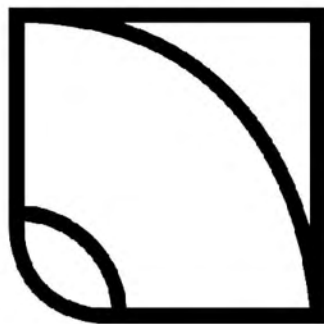


SCALE
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DRAWN	CHECKED
KM	DV

PROJECT NO.	DRAWING NO.	REVISION
H8-2009	L-12	F

LANDSCAPE ARCHITECT:



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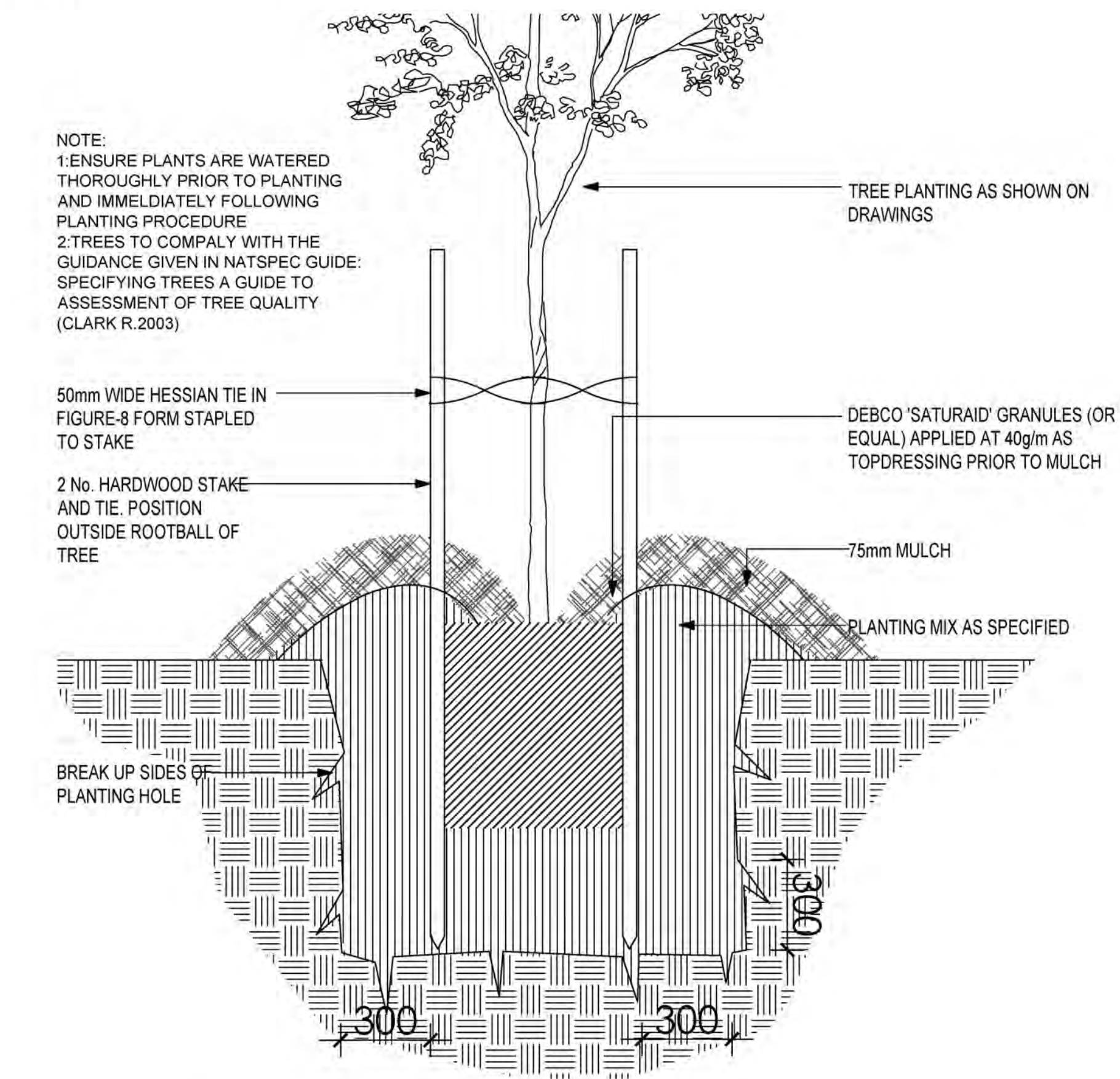
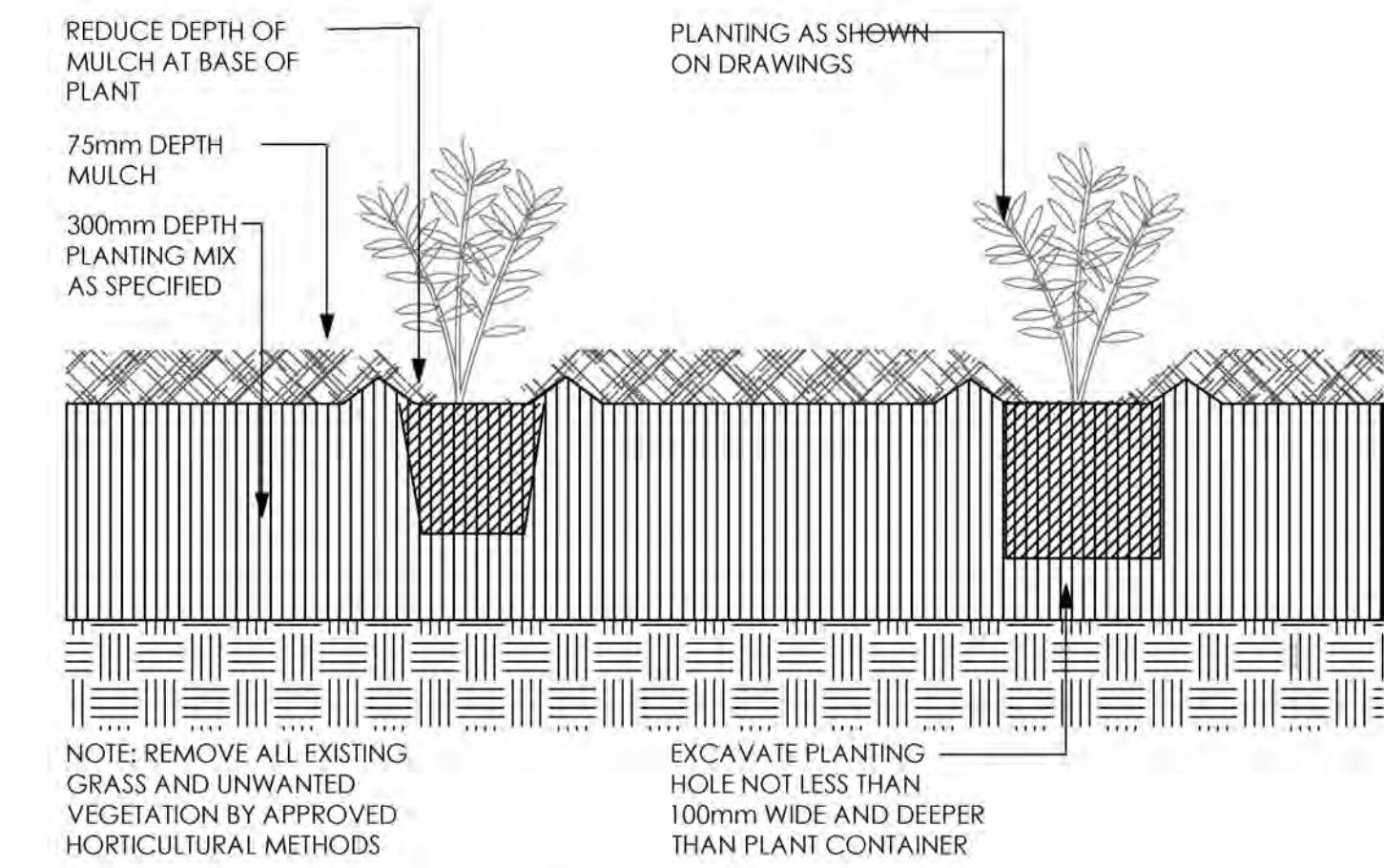
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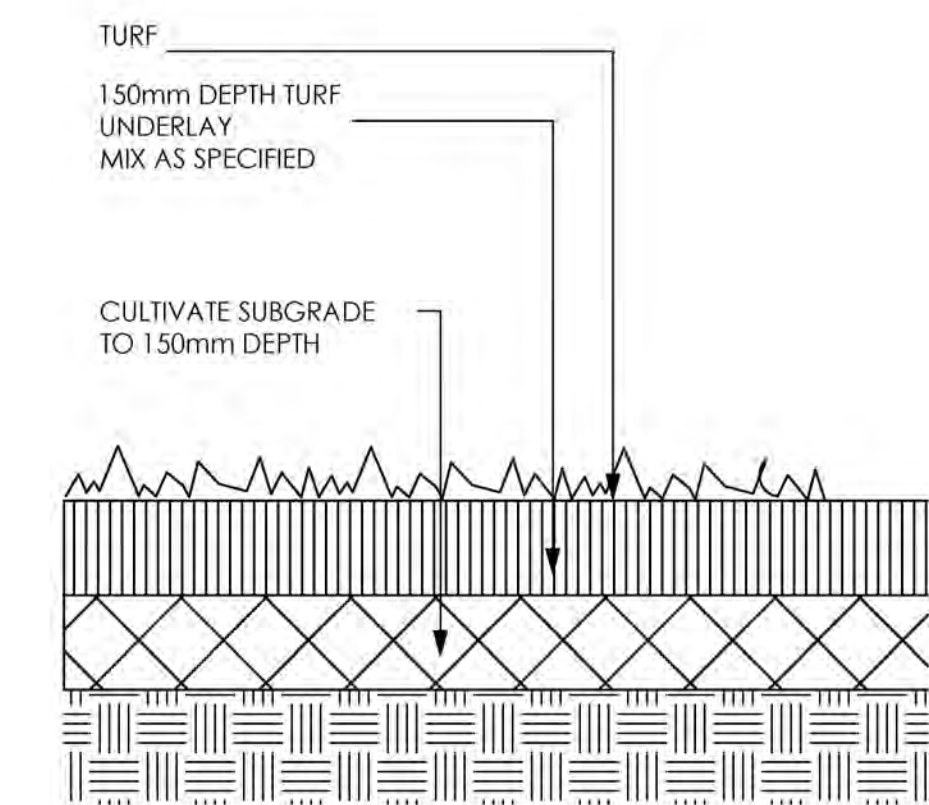
JOINS L-10

JOINS L-09

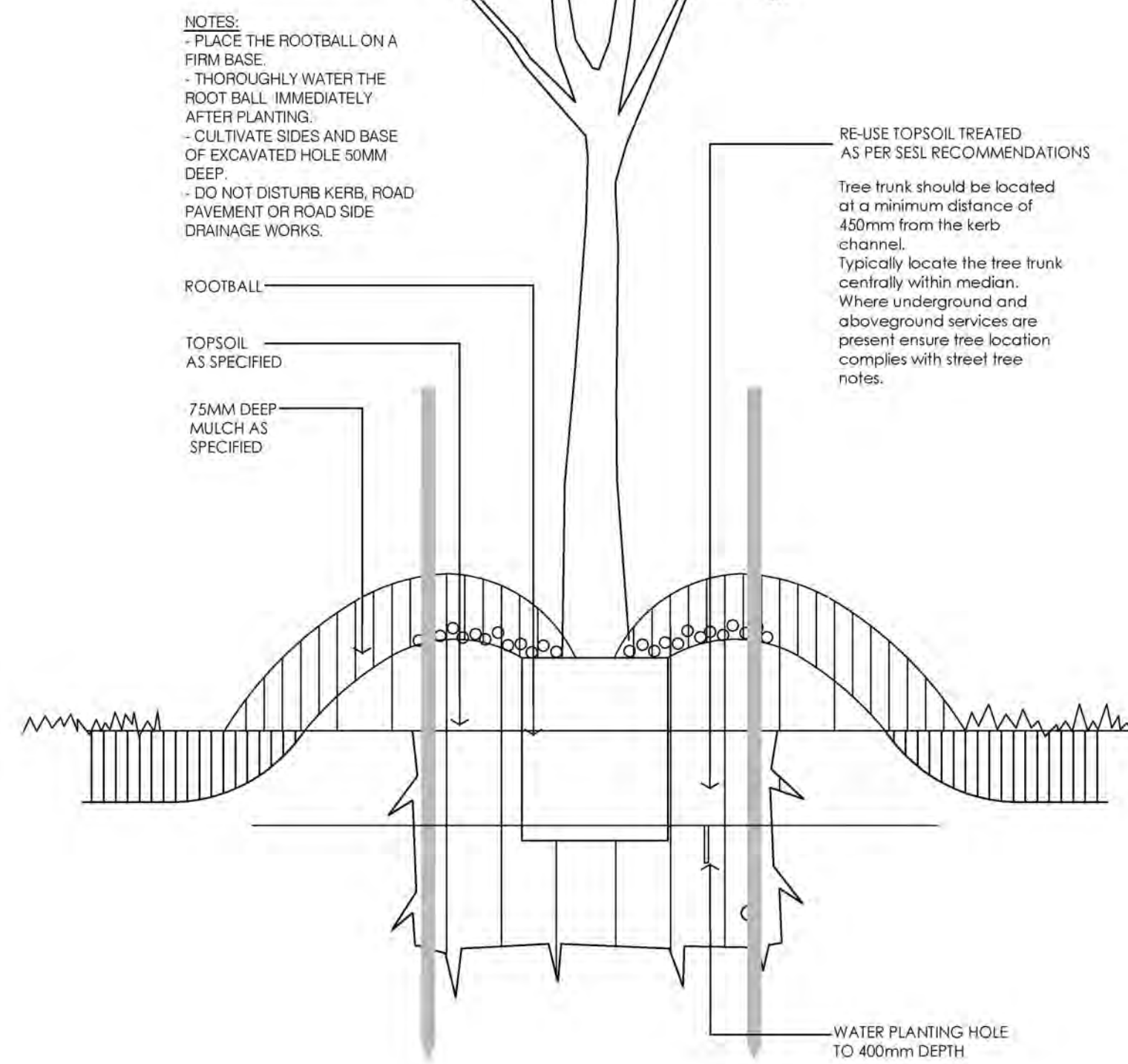
01 MASS PLANTING BED
SCALE 1:10



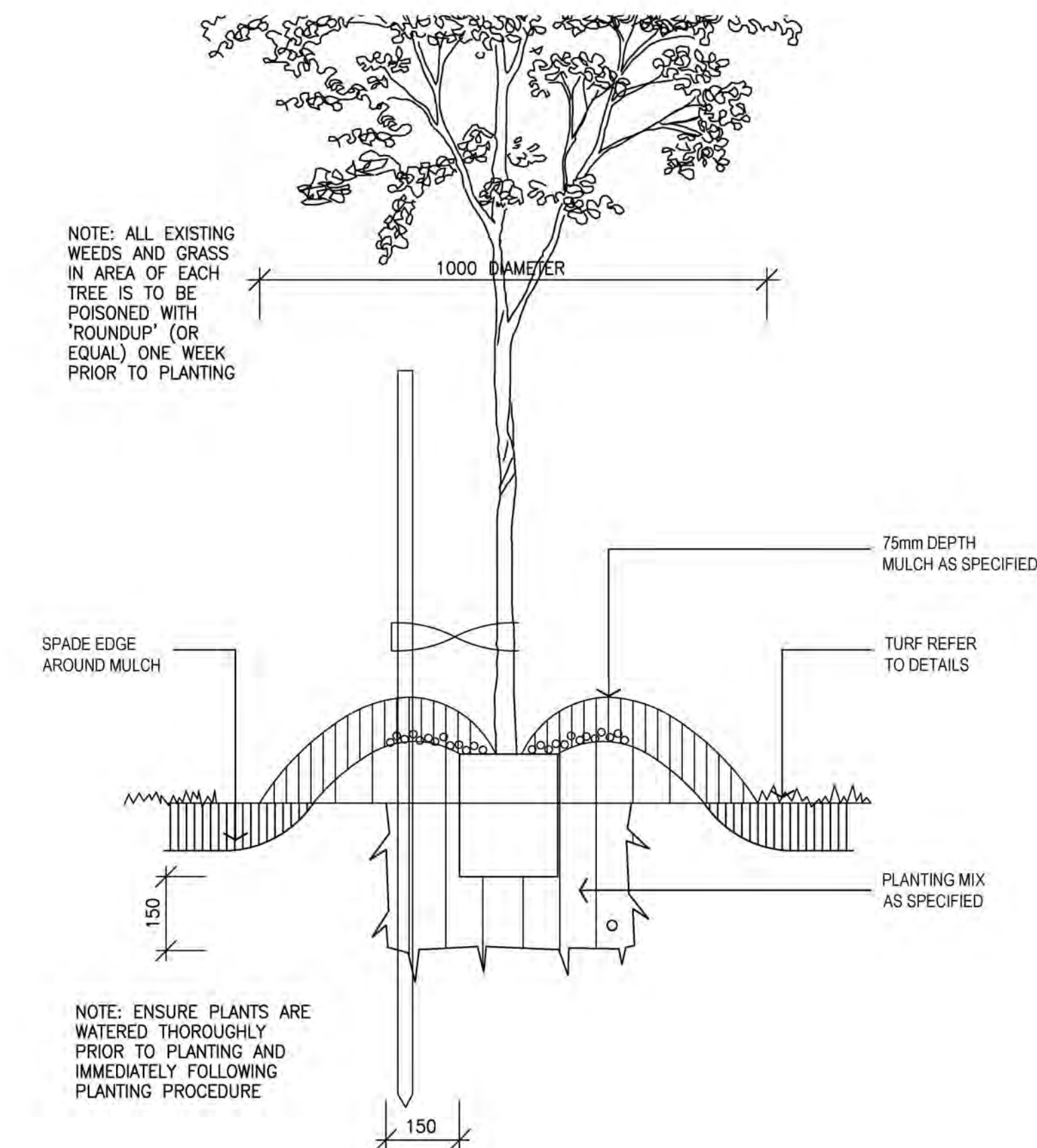
02 TREE IN NATURAL GROUND (75 L)
TYPICAL NTS



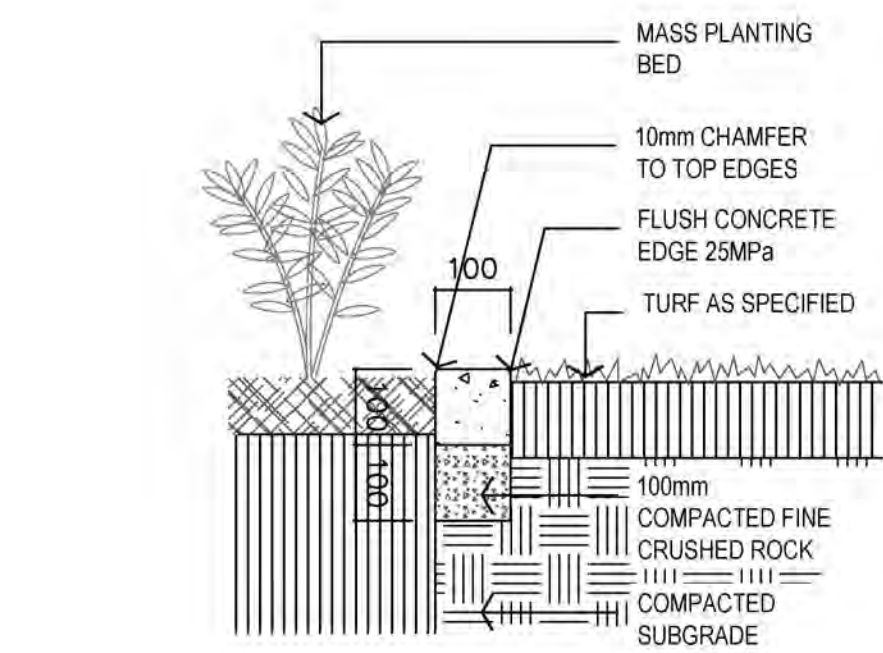
03 TYPICAL TURF DETAIL
SCALE 1:10



04 TREE PLANTING (100L+)
SCALE 1:15



05 TREE PLANTING IN GRASS
SCALE 1:10



06 CONCRETE EDGING DETAIL
SCALE 1:10

ISSUE	DATE	PURPOSE
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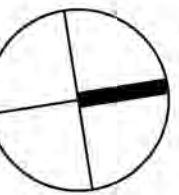
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PROJECT
GREYSTANES ESTATE
LOTS 107, 63 & 10 CLUNIES ROSS STREET, GREYSTANES

DRAWING TITLE
Landscape Details



SCALE
1:250 @ A1 / 1:500 @ A3

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KM

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DV

PROJECT NO.
H8-2009

DRAWING NO.
L-13

REVISION
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FRONT SETBACK INDICATIVE PLANTING PALETTE

TREES

CODE	BOTANICAL NAME	COMMON NAME	MATURE HT
EE	Elaeocarpus eumundii	Quandong	10m
EM	Eucalyptus moluccana	Grey Box	15m

SHRUBS

CODE	BOTANICAL NAME	COMMON NAME	MATURE HT
CC	Callistemon citrinus	Crimson Bottlebrush	2m
GRG	Grivellea 'Robyn Gordon'	Grivellea	1m
SSF	Syzigium australe 'Select Form'	Syzigium	3m
WFR	Westringia fruticosa	Coastal Rosemary	2m
CLJ	Callistemon 'Little John'	Bottlebrush	0.5m

GROUNDCOVERS

CODE	BOTANICAL NAME	COMMON NAME
LT	Lomandra 'Tanika'	Mat Rush
MP	Myoporum parvifolium	Creeping Boobialla
CG	Carpobrotus glaucescens	Pigface
SS	Senecio serpens	Blue Chalksticks

FEATURE SHRUBS

CODE	BOTANICAL NAME	COMMON NAME
DEX	Doryanthes excelsa	Gynea Lily
PT	Phormium tenax	New Zealand Flax
BY	Beschorneria yuccoides	Mexican Lily



Elaeocarpus eumundii



Eucalyptus moluccana



Doryanthes excelsa



Phormium tenax



Beschorneria yuccoides



Callistemon citrinus



Grivellea 'Robyn Gordon'



Syzigium australe
'Select Form'



Westringia fruticosa



Lomandra longifolia



Carpobrotus glaucescens



Callistemon 'Little John'



Myoporum parvifolium



Senecio serpens

ISSUE	DATE	PURPOSE
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LOTS 107, 63 & 10 CLUNIES ROSS STREET, GREYSTANES

DRAWING TITLE
Landscape Details

SCALE
1:50 @ A1 / 1:100 @ A3

DRAWN
KM

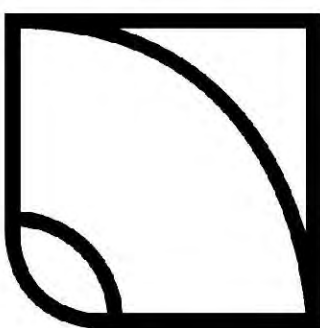
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PROJECT NO.
H8-2009

DRAWING NO.
L-14

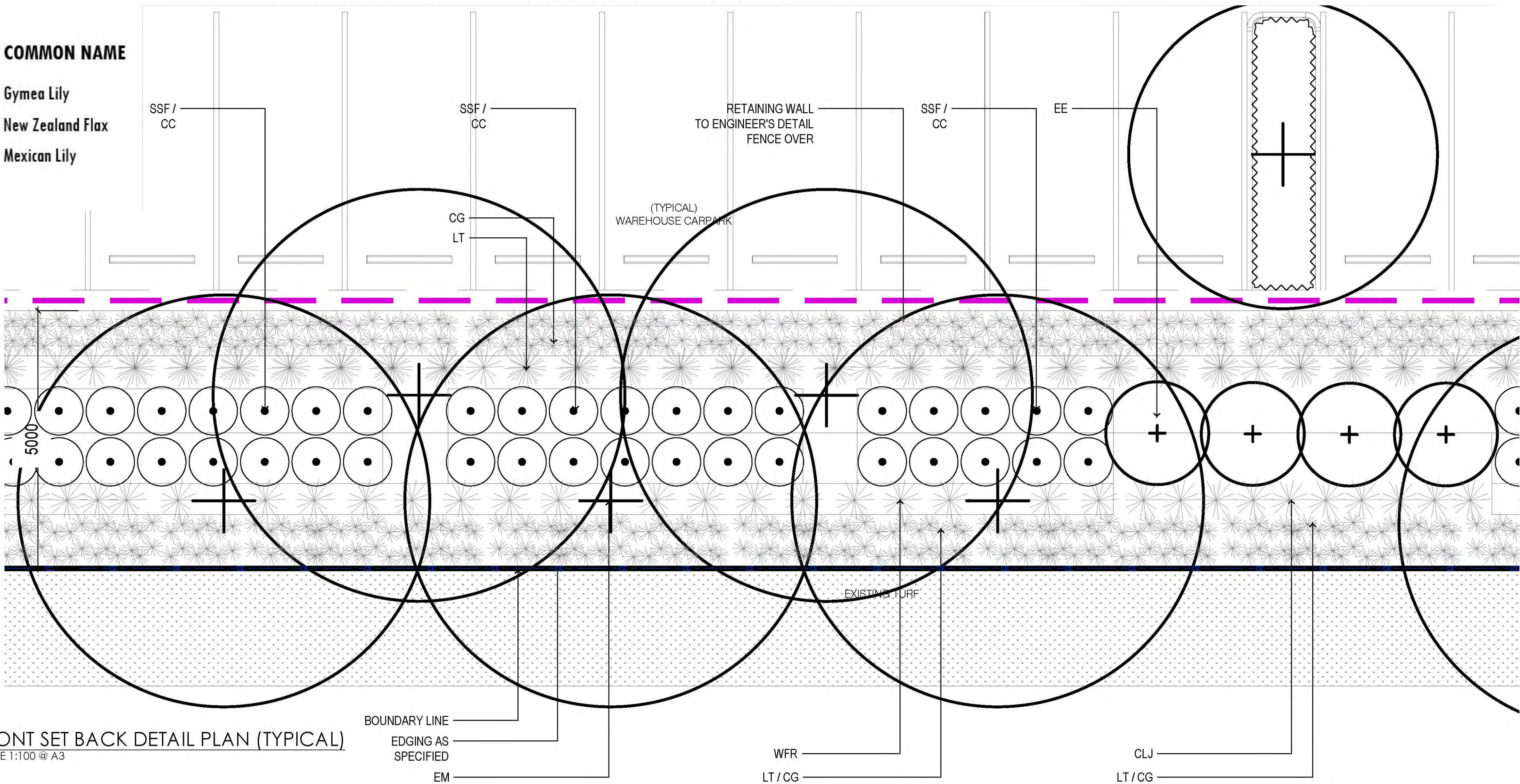
REVISION
F

LANDSCAPE ARCHITECT:

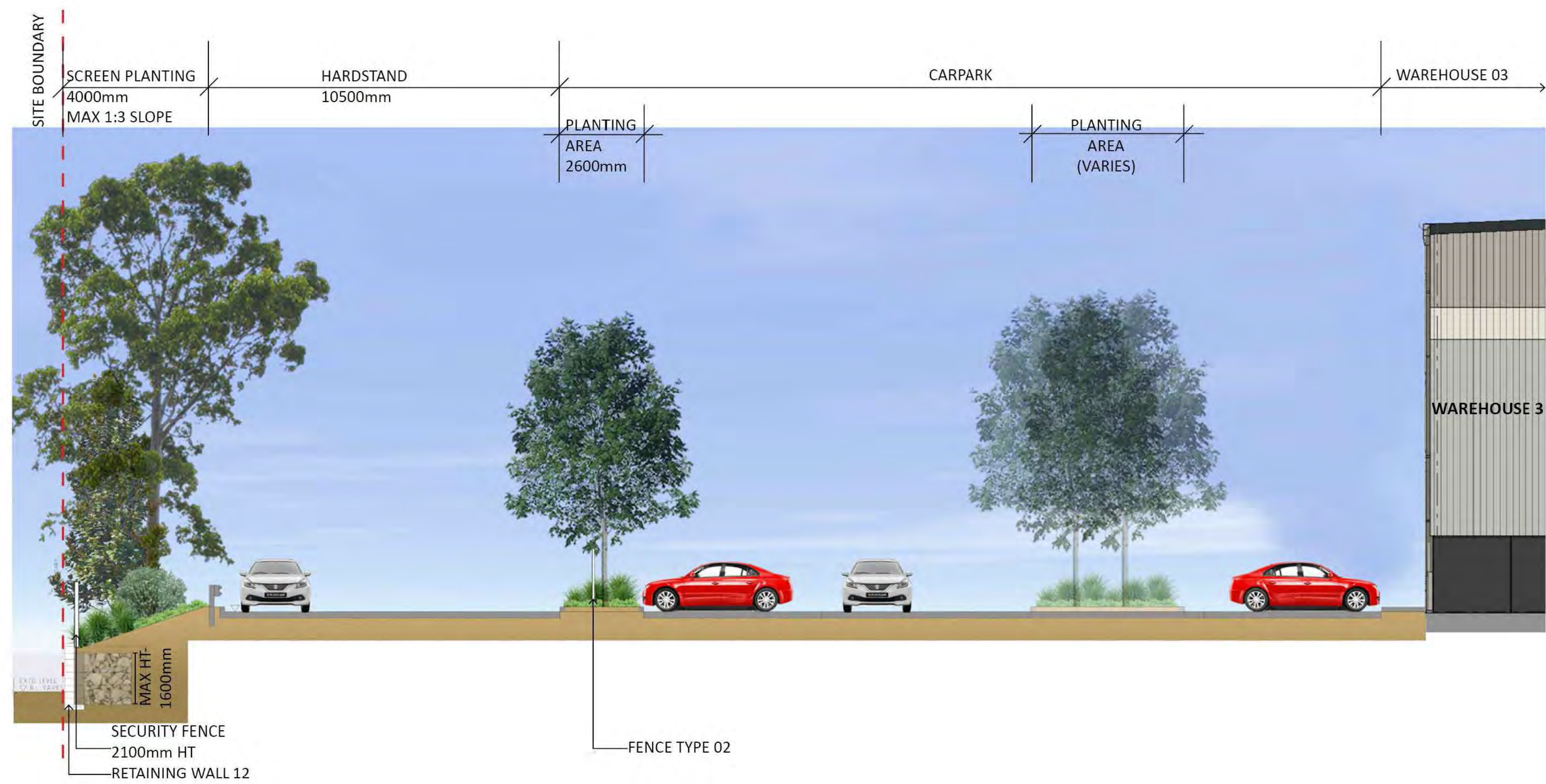


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01 FRONT SET BACK DETAIL PLAN (TYPICAL)
SCALE 1:100 @ A3

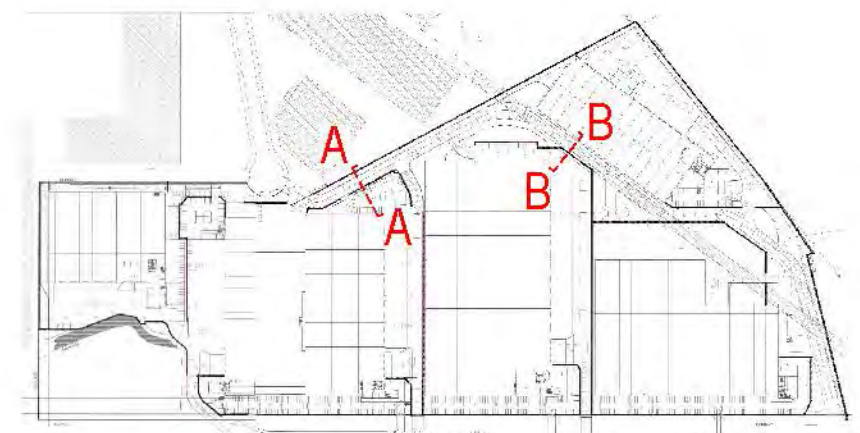


01 SECTION A-A
SCALE 1:100



02 SECTION B-B
SCALE 1:100

ISSUE	DATE	PURPOSE
A	11.03.20	Client Issue
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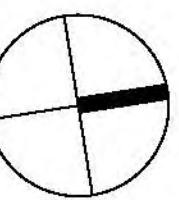
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PROJECT
GREYSTANES ESTATE
LOTS 107, 63 & 10 CLUNIES ROSS STREET, GREYSTANES

DRAWING TITLE
Landscape Sections

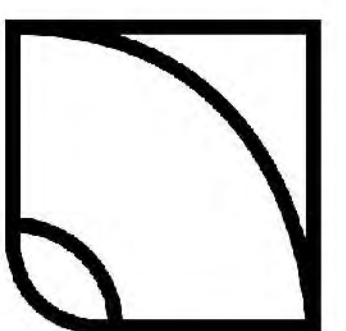


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DRAWN	CHECKED
KM	DV

PROJECT NO.	DRAWING NO.	REVISION
H8-2009	L-15	F

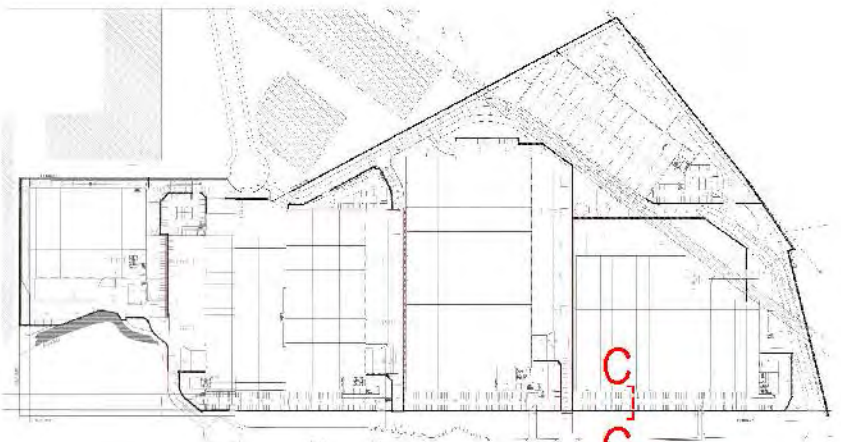
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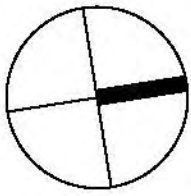
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PROJECT
GREYSTANES ESTATE
LOTS 107, 63 & 10 CLUNIES ROSS STREET, GREYSTANES

DRAWING TITLE
Landscape Section

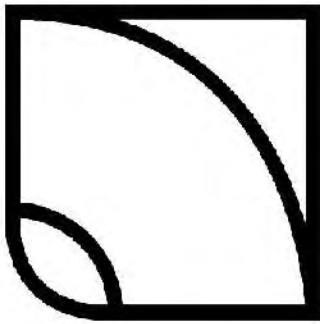


SCALE
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DRAWN	CHECKED
KM	DV

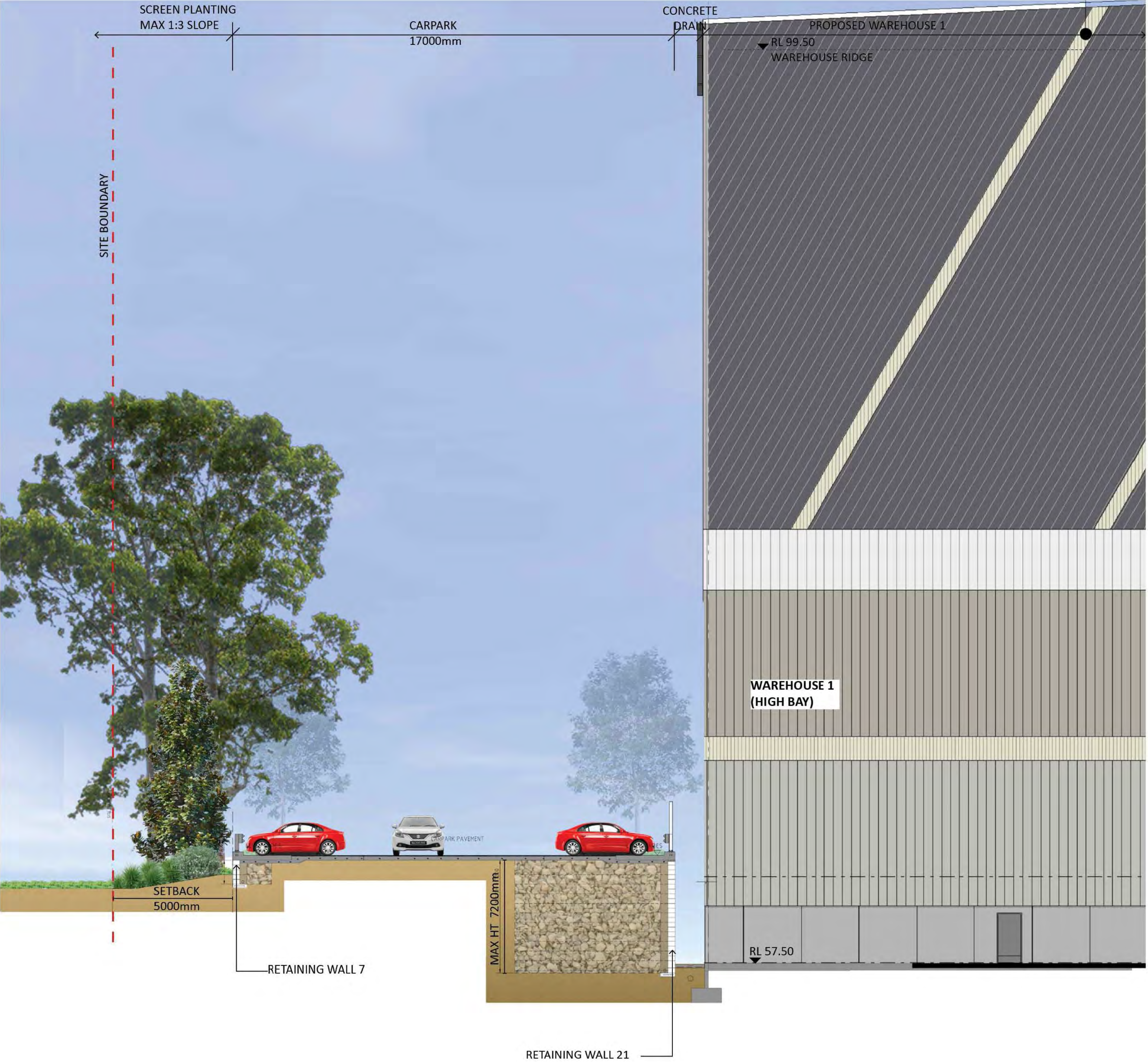
PROJECT NO.	DRAWING NO.	REVISION
H8-2009	L-16	F

LANDSCAPE ARCHITECT:

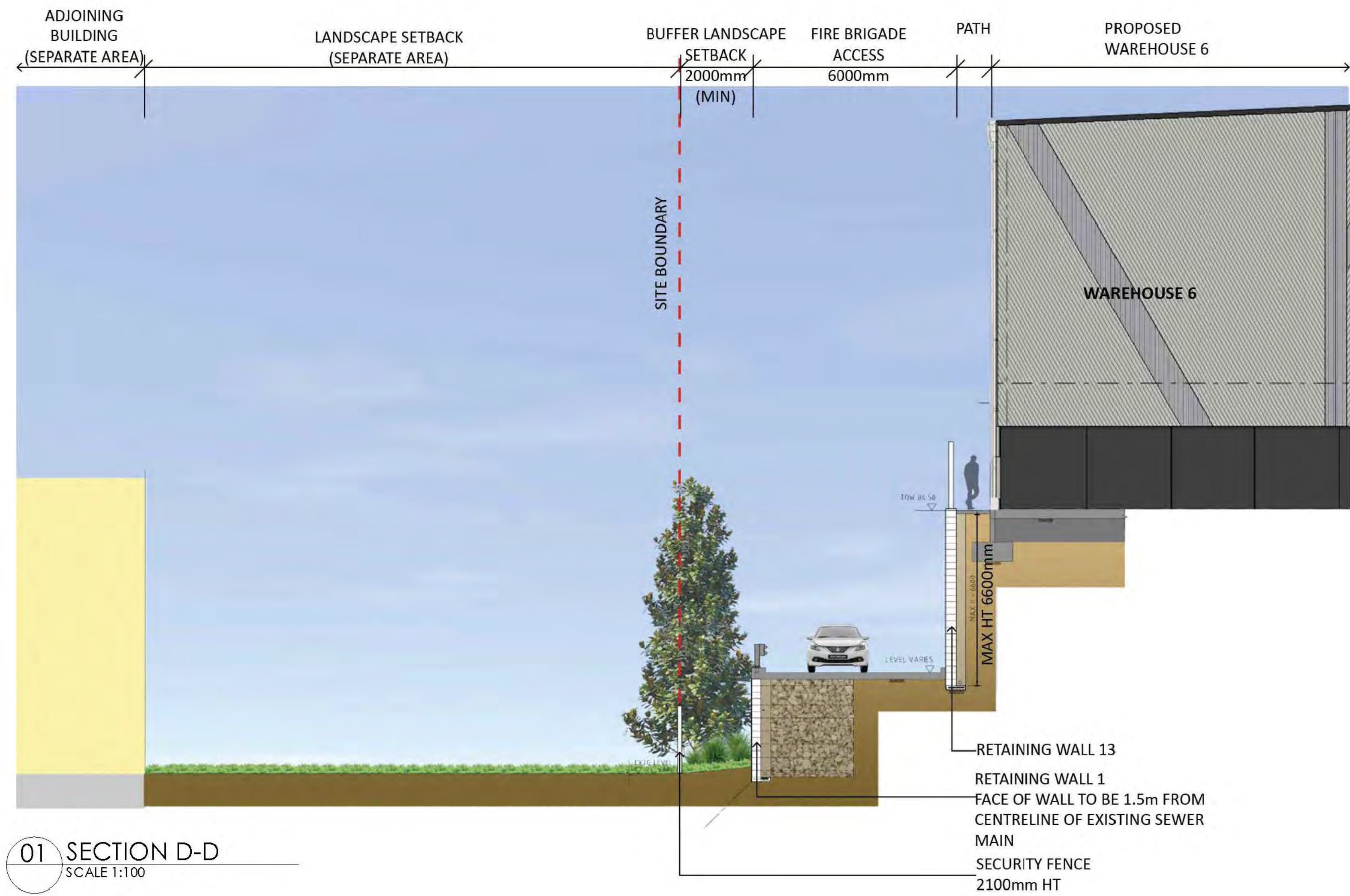


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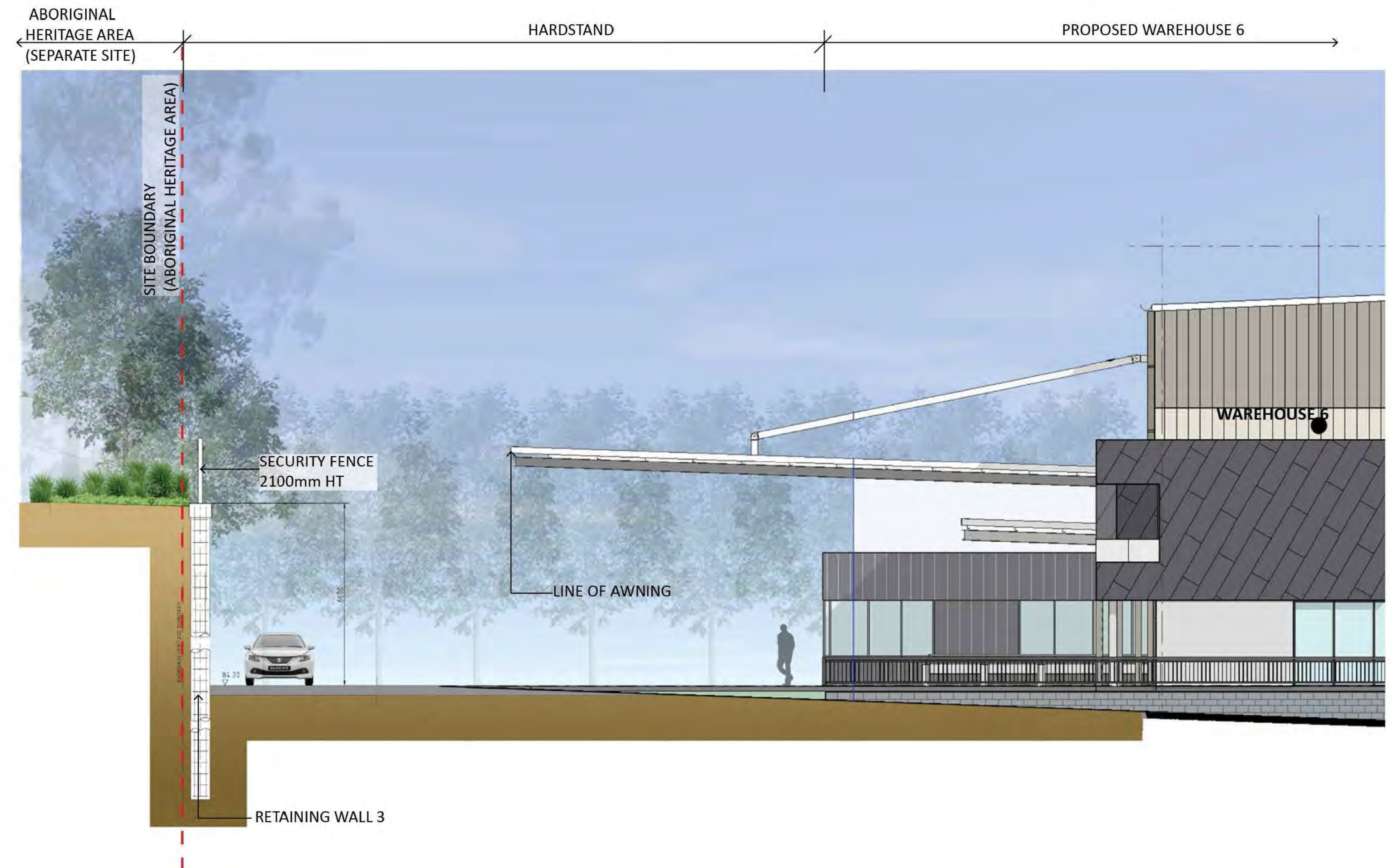
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01 SECTION C-C
SCALE 1:100 @ A3

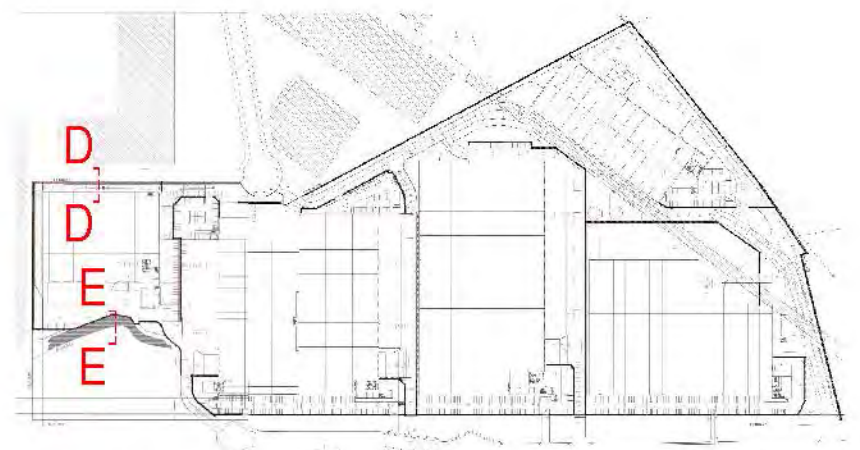


01 SECTION D-D
SCALE 1:100



02 SECTION E-E
SCALE 1:100

ISSUE	DATE	PURPOSE
A	11.03.20	Client Issue
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LOTS 107, 63 & 10 CLUNIES ROSS STREET, GREYSTANES

DRAWING TITLE
Landscape Section

SCALE
1:100 @ A1 / 1:200 @ A3

DRAWN	CHECKED
KM	DV

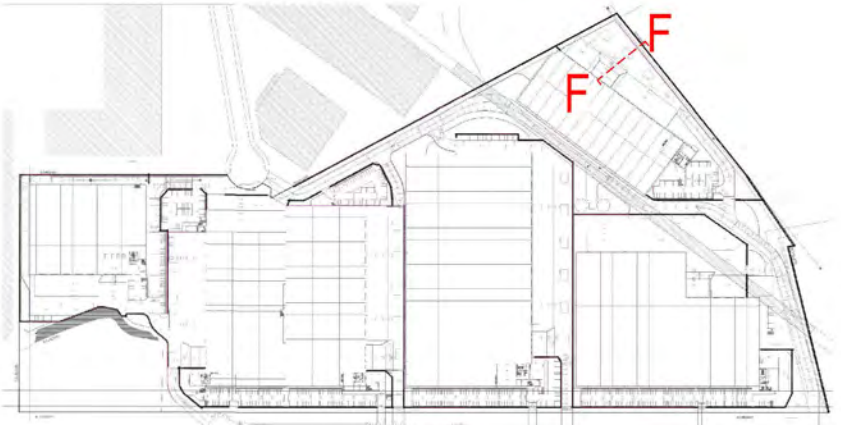
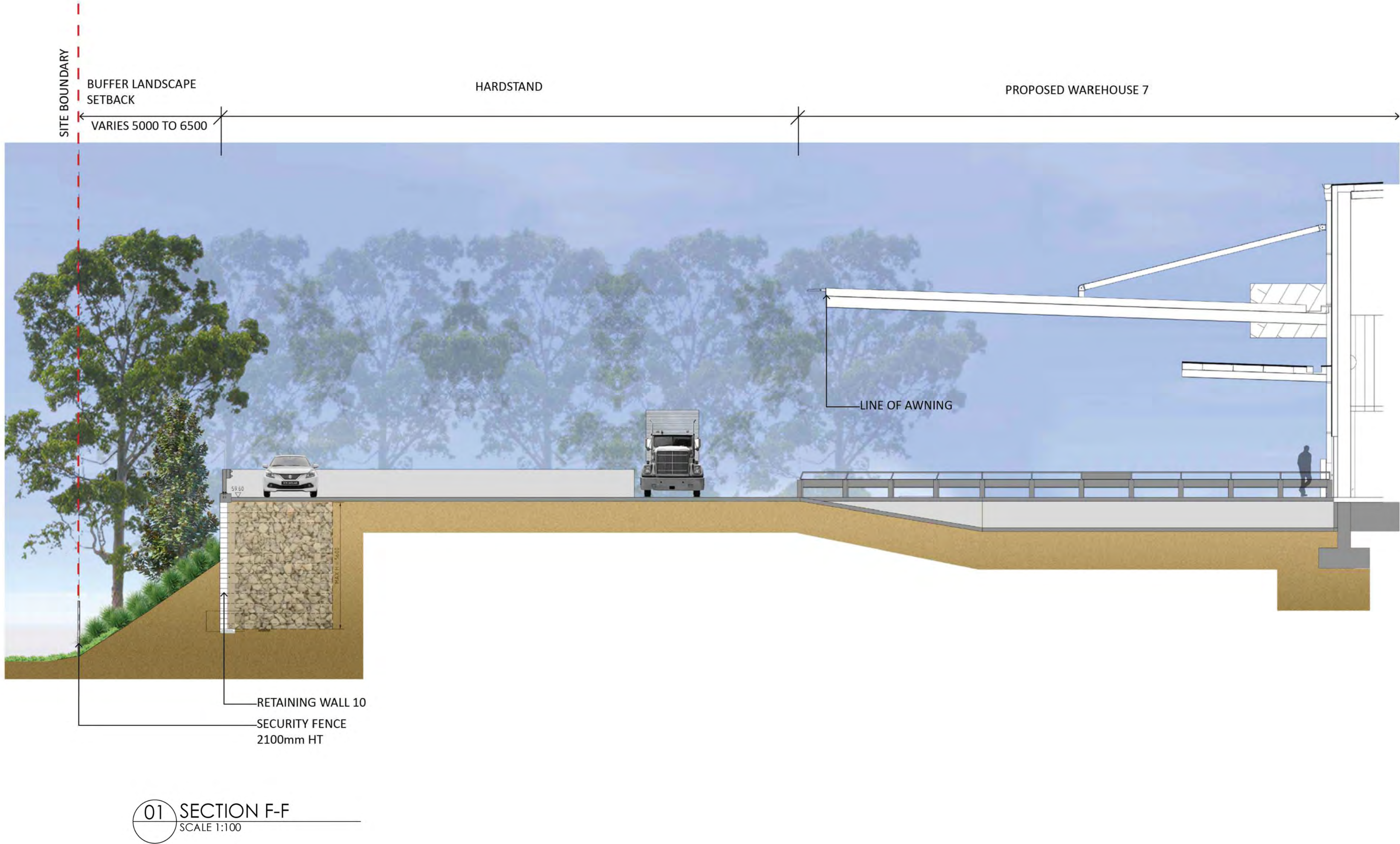
PROJECT NO.	DRAWING NO.	REVISION
H8-2009	L-17	F

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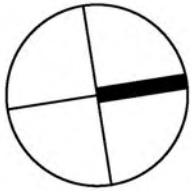
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PROJECT
GREYSTANES ESTATE
LOTS 107, 63 & 10 CLUNIES ROSS STREET, GREYSTANES

DRAWING TITLE
Landscape Section

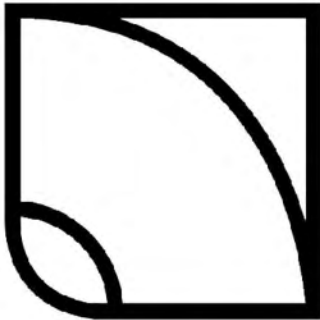


SCALE
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DRAWN	CHECKED
KM	DV

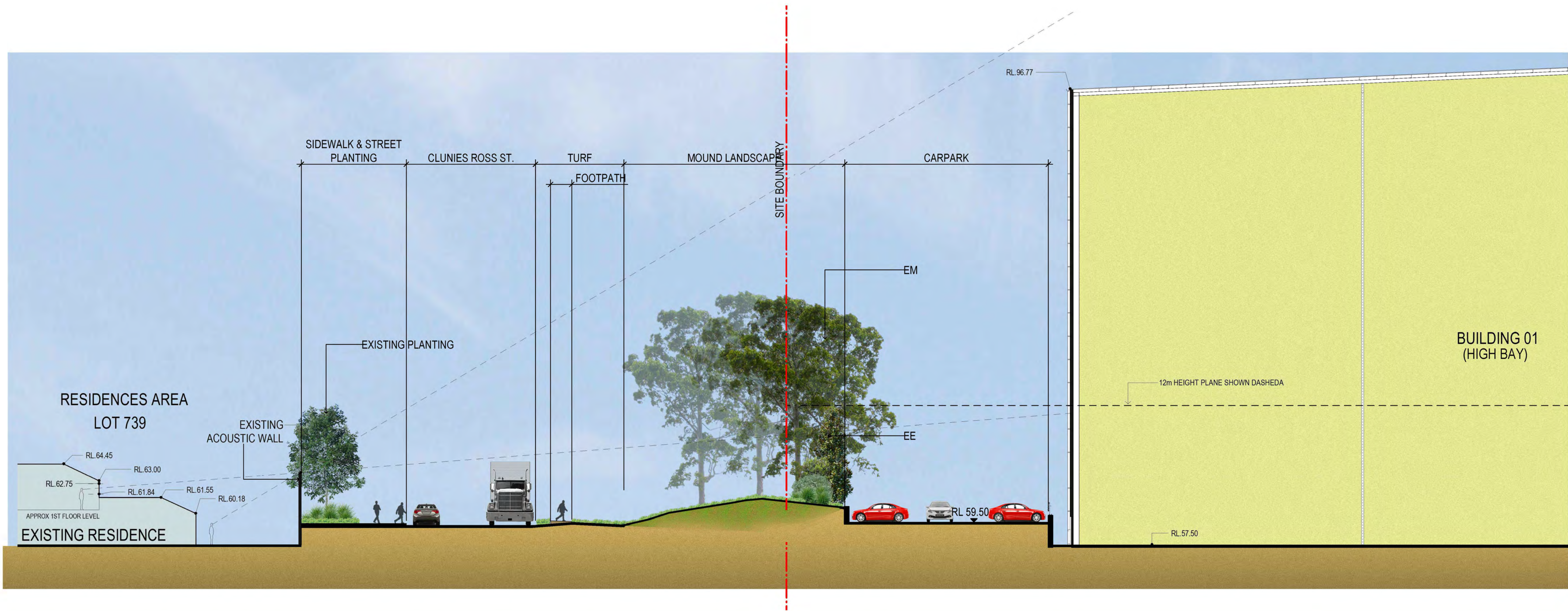
PROJECT NO.	DRAWING NO.	REVISION
H8-2009	L-18	F

LANDSCAPE ARCHITECT:

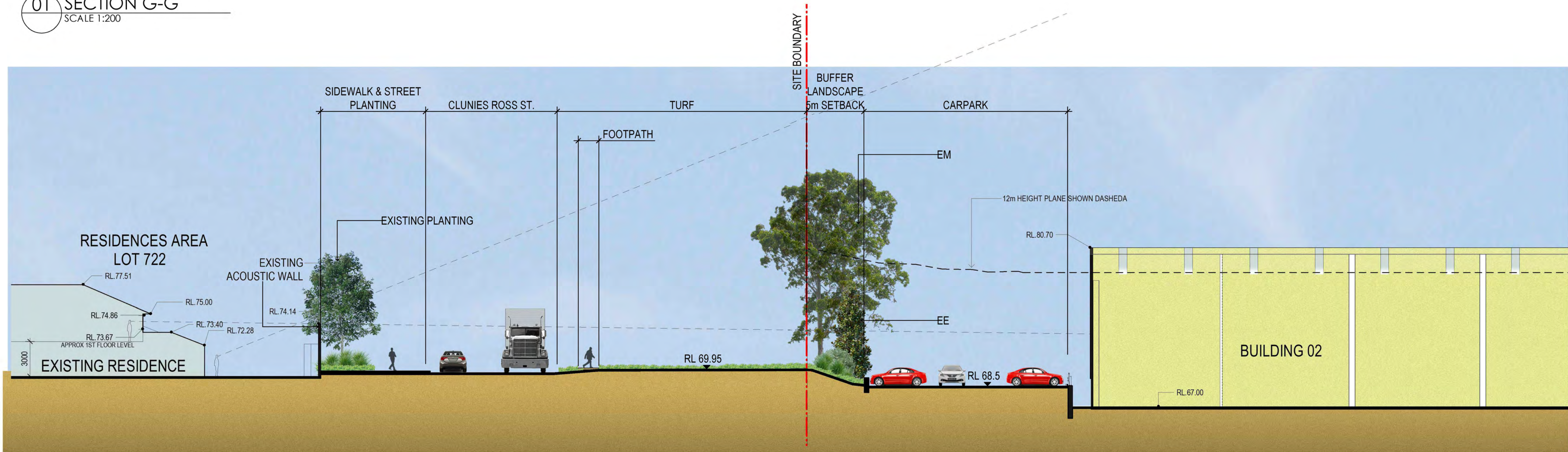


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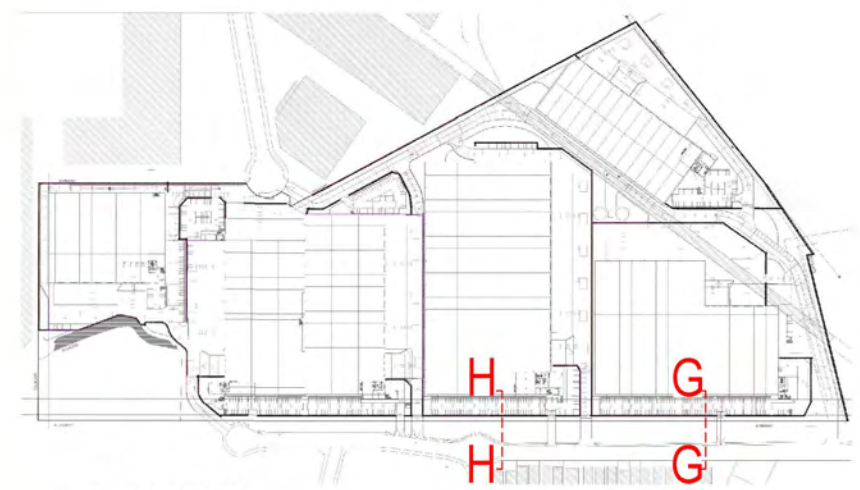


01 SECTION G-G
SCALE 1:200



02 SECTION H-H
SCALE 1:200

ISSUE	DATE	PURPOSE
A	11.03.20	Client Issue
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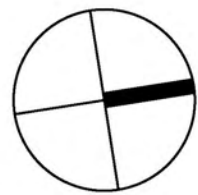
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PROJECT
GREYSTANES ESTATE
LOTS 107, 63 & 10 CLUNIES ROSS STREET, GREYSTANES

DRAWING TITLE
Landscape Section

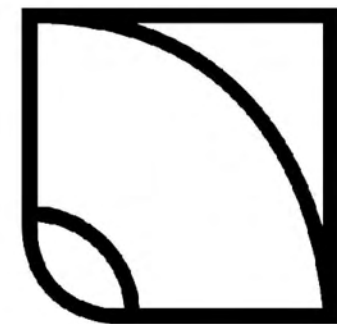


SCALE
1:200 @ A1 / 1:400 @ A3

DRAWN KM	CHECKED DV
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PROJECT NO. H8-2009	DRAWING NO. L-19	REVISION F
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LANDSCAPE ARCHITECT:



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