

49 STEPHEN ROAD, BANKSMEADOW, NSW 2019

Landscape Documentation for State Significant Development Application

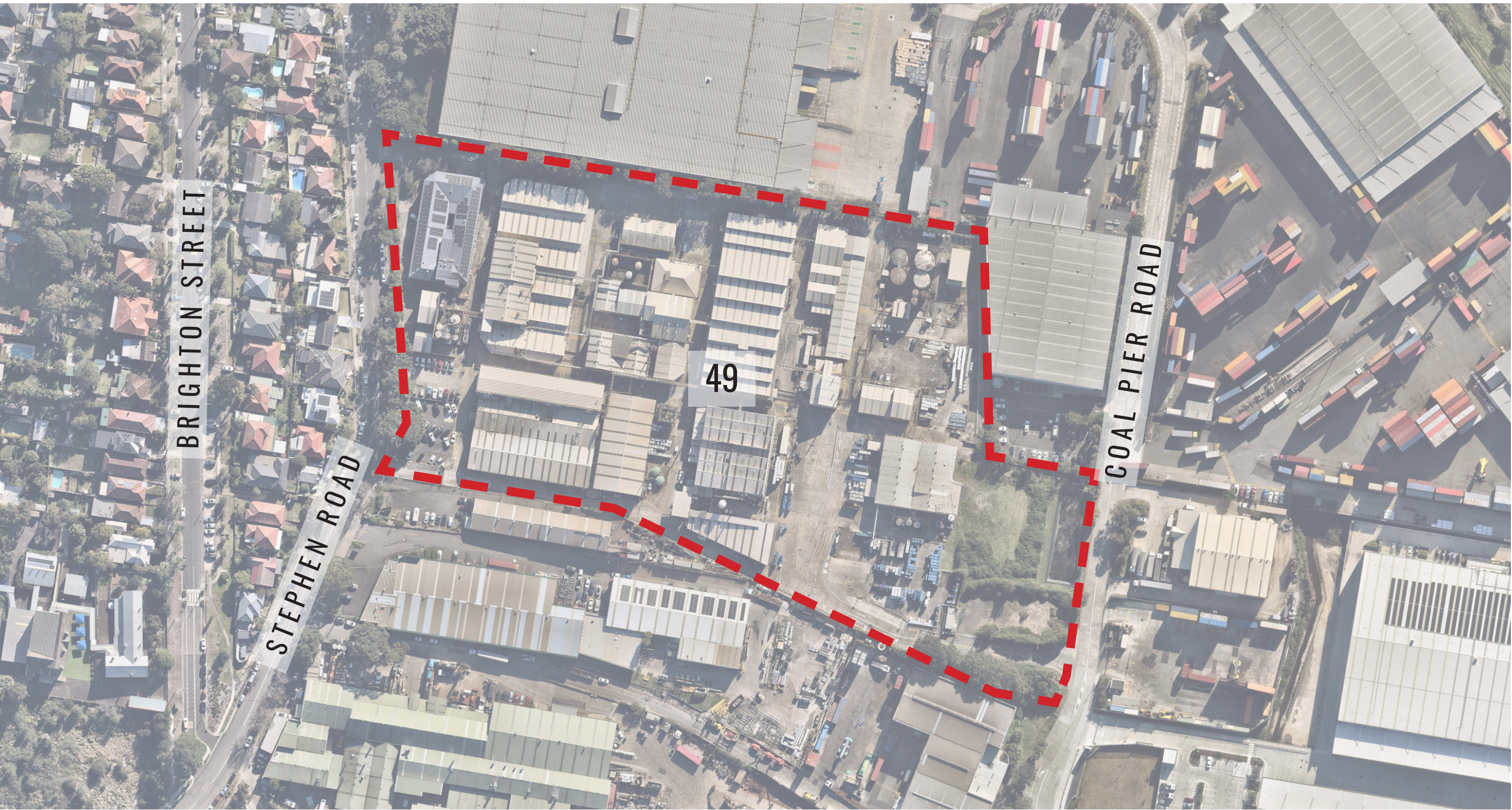
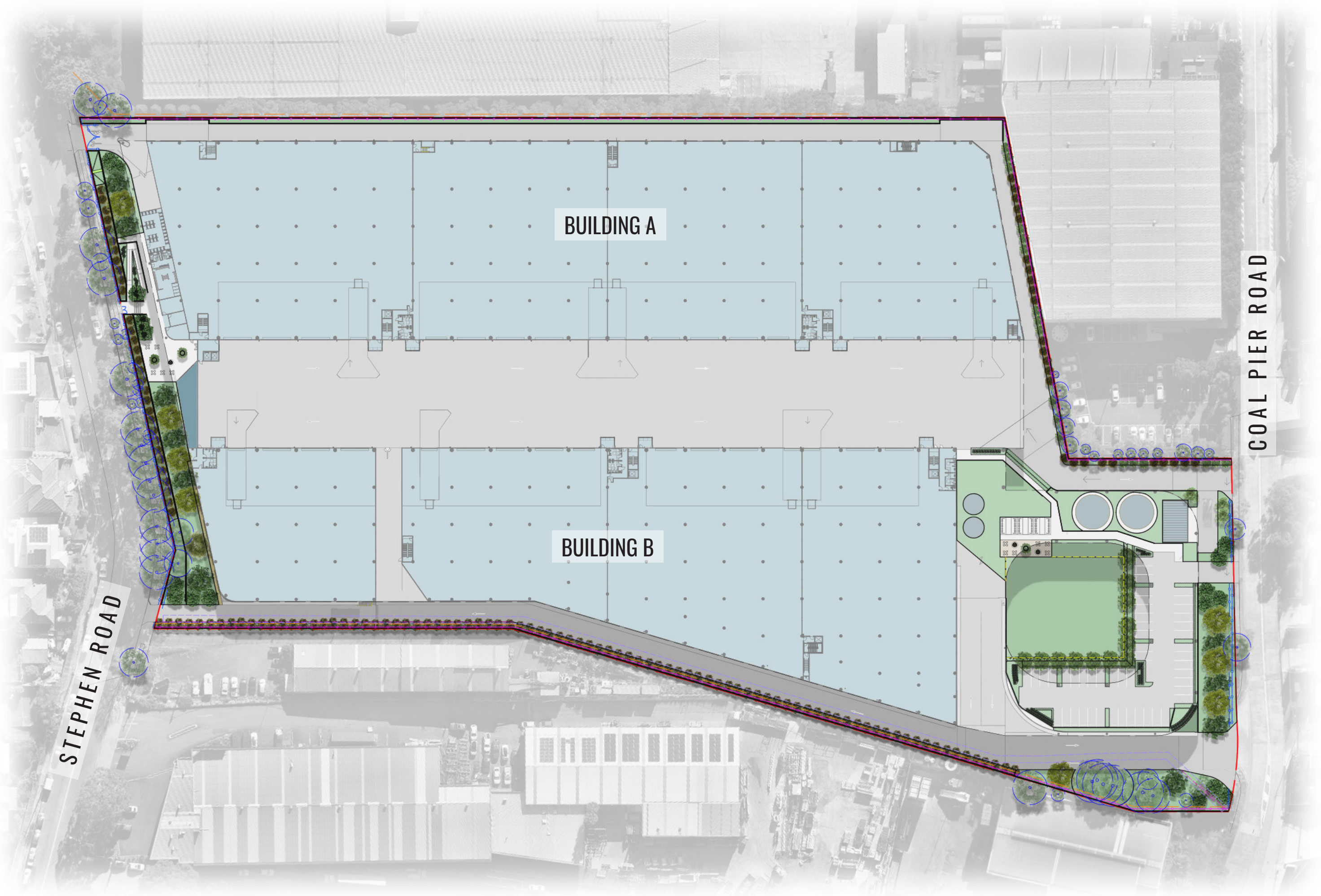


IMAGE TAKEN FROM NEARMAP 2024

Drawing Register

Dwg No.	Drawing Name		
SSD-00	Landscape Cover Sheet	SSD-08	Landscape Sections CC & DD
SSD-01	Response to SEARs & Greener Places	SSD-09	Stephen Road Elevation
SSD-02	Landscape Master Plan	SSD-10	Upper Levels Detail Plans & Schedule
SSD-03	Canopy Plan	SSD-11	Specification & Details
SSD-04	Landscape Detail Plan 1	SSD-12	Matrix Details
SSD-05	Landscape Detail Plan 2	SSD-13	Planting Schedule & Imagery
SSD-06	Landscape Detail Plan 3		
SSD-07	Landscape Sections AA & BB		



SITE PLAN

Drawing Title:
Landscape Cover Sheet
DWG No:

SSD-00

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Architect:

Client:

Scale:	Date:	Job Number:	North:	Revision			FOR SSD	
	25.10.24	230519		Rev	Date	Description	Drawn	Checked
Project: 49 Stephen Road Banksmeadow, NSW 2019				-	04.10.24	DRAFT FOR REVIEW	KC	BG
				A	25.10.24	FOR SSD	KC	BG

NOT FOR CONSTRUCTION

SUMMARY OF SEARs

SEARs Items	Secretary's Environmental Assessment Requirements	Report Reference
Key Issues	Urban Design and Visual	
	- a response to all urban design matters raised by Bayside Council (Attachment 2):	
	2. All existing trees along the periphery of the site must be retained. Greater building setbacks are required, particularly along the northern side boundary to retain the existing trees. Any trees that are removed must be offset on the site at a ratio of 3:1 (meaning that three similar trees to the one removed must be planted to offset the tree removal).	Established Eucalyptus trees along Stephen Road will be retained to ensure screening of the building from day one. Trees along the North East and South East boundaries will also be retained providing canopy cover to site. Canopy trees have been proposed along the 10m landscape setbacks along Stephen and Coal Pier Road.
	3. An Arborist Report including a Tree Management Plan of all trees within the site and within 5 metres on the site, or others affected by the development proposal shall be provided.	Please refer to the landscape detail drawings sheets SSD-04 to SSD-06 for existing trees to be retained and removed. Read in conjunction with the Arborist Report.
	4. At least 10% of the total site area must be landscaped in addition to the 3m wide landscaping setback along the frontage as per Control 13 of the Bayside DCP 2022. Large trees capable of reaching a minimum mature height of 12 to 15 metres shall be planted in a tree pit of minimum 6 x 6 meters along both frontages.	The development achieves 10.38% landscape area in addition to the 3m landscape setback and provide sufficient area in the frontages that will allow the proposed Eucalyptus trees to reach potential height.
	5. The proposal disconnects the existing and proposed landscaped areas and green corridors. This does not achieve Bayside LEP and DCP objectives to promote connectivity and green corridors for environmental reasons, provide on-site amenity, and to enhance the streetscape (C2 Part 6.4 Bayside DCP 2022). The southern and northern side setbacks shall be increased to provide better links between the front and rear landscaping areas.	Additional tree planting is proposed between gaps of existing trees to be retained. This will increase the overall canopy coverage when compared to the number of trees on the existing site.
	6. The proposal shall incorporate Water Sensitive Urban Design (WSUD) elements to reduce the runoff and compensate for the large hard surface area.	Please refer to the Civil Design drawings.
	7. An outdoor staff area shall be included in within the landscape area. If this is within the landscape setback, the setback must be increased by 1 metre (C6 and C7 Part 6.4 of Bayside DCP 2022).	An outdoor staff area has been proposed on level 1, level 1 mezzanine, level 2 and level 2 mezzanine, and will include amenities of communal tables, barbecues, planter boxes with implemented seating and planting.
	8. Fire egress paths are to be included in the proposal to assess areas capable to cater for trees and to comply with regulations.	Please refer to the architectural plans for proposed fire egress paths.
	- detailed plans showing suitable landscaping which incorporates endemic species as well as how it maximises opportunities for green infrastructure, consistent with Greener Places (Government Architect NSW, 2020) and consideration of retention of existing vegetation	See below for design responses to Greener Places.

GREENER PLACES PRINCIPLES



INTEGRATION

The proposed landscape design aims to combine green infrastructure with the urban development. This will blend green and grey infrastructure through the introduction of expansive setbacks along Stephen Road and Coal Pier Road.

Landscaping species selection will follow the natural structure of the Eastern Suburbs Banksia Scrub ecosystem.

Canopy trees will be proposed along Stephen Road that will be of similar height to the existing trees and help to absorb the building visually into the surrounding residential context.



CONNECTIVITY

This development will provide a greener network within Banksmeadow with it's expansive landscape setbacks on all road frontages. This will enhance the already existing green links through the street trees with canopy trees proposed in larger landscape areas on site. Through species selection we are able to provide habitat for native fauna that will be attracted to the indigenous planting.

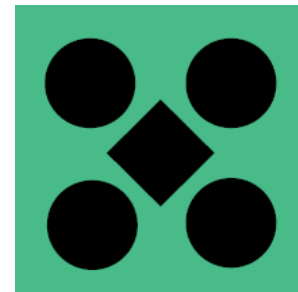


MULTIFUNCTIONALITY

The landscaping is aimed to have multiple purposes that will include softening the building facade so it will be more visually appealing with the use of canopy trees which will also increase overall canopy cover.

We will be introducing species part of the Eastern Suburbs Banksia Scrub that occurred onsite pre-colonisation. This is especially important as this plant community is endangered and fragmented across Sydney.

Along with the species selection, planting will be of full strata including groundcovers/grasses, understorey shrubs, and canopy layers that will be beneficial for the wildlife that are attracted to these plants.



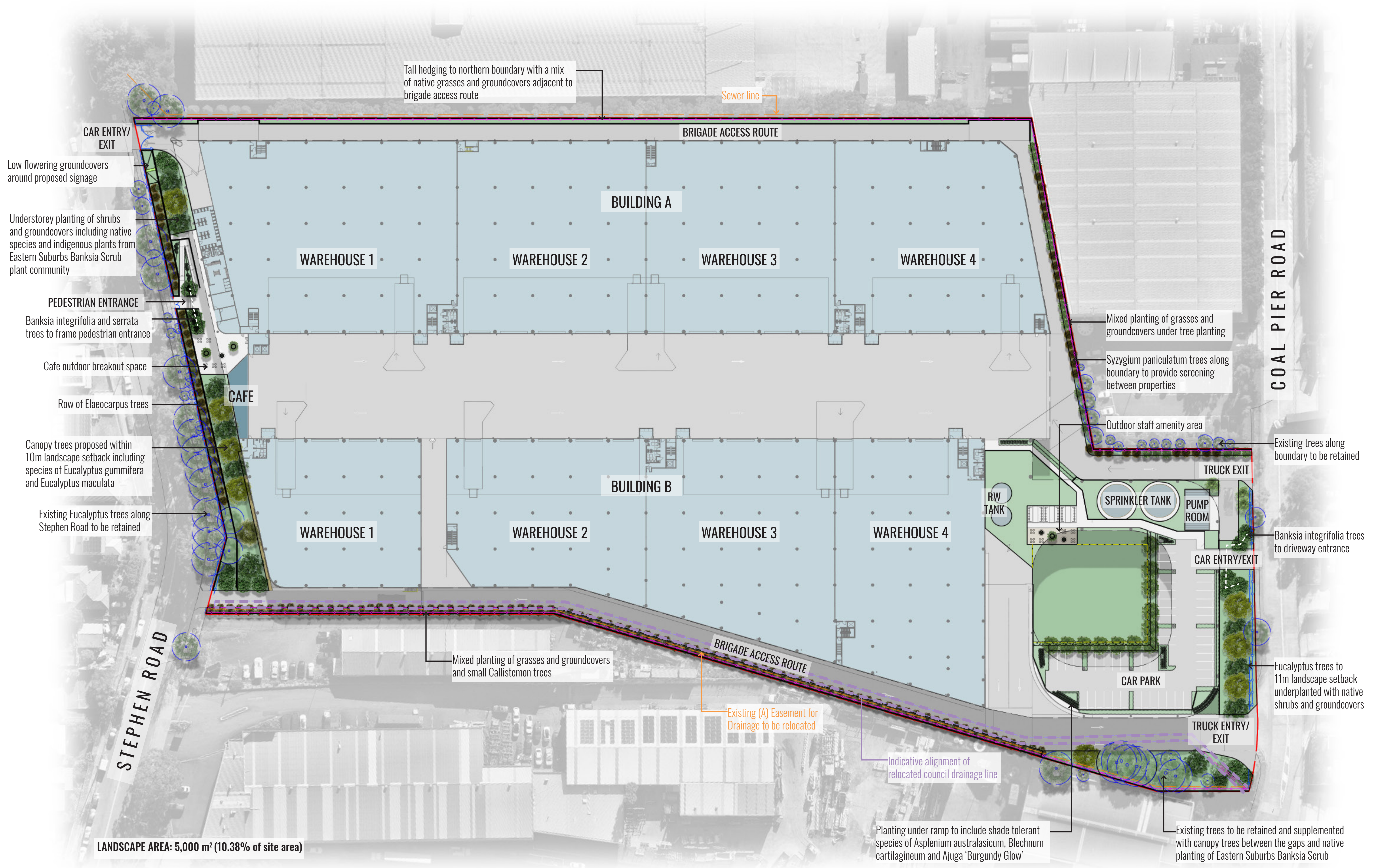
PARTICIPATION

The planning process incorporates the knowledge of a diverse group of parties and has involved various stakeholders such as the NSW Government Bayside Council.

Implementation of neighbourhood, local, district policies and actions have also been incorporated such as the Bayside Council DCP.

The process has incorporated local and state Green Infrastructure policies and actions.

[illegible]





LEGEND

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED
CANOPY COVER: 588.2m²
- PROPOSED TREES CANOPY COVER:
2,412m²
- TOTAL CANOPY COVER: 3,000m²

COAL PIER ROAD

STEPHEN ROAD

Drawing Title:
Canopy Plan
DWG No:

SSD-03

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Client:

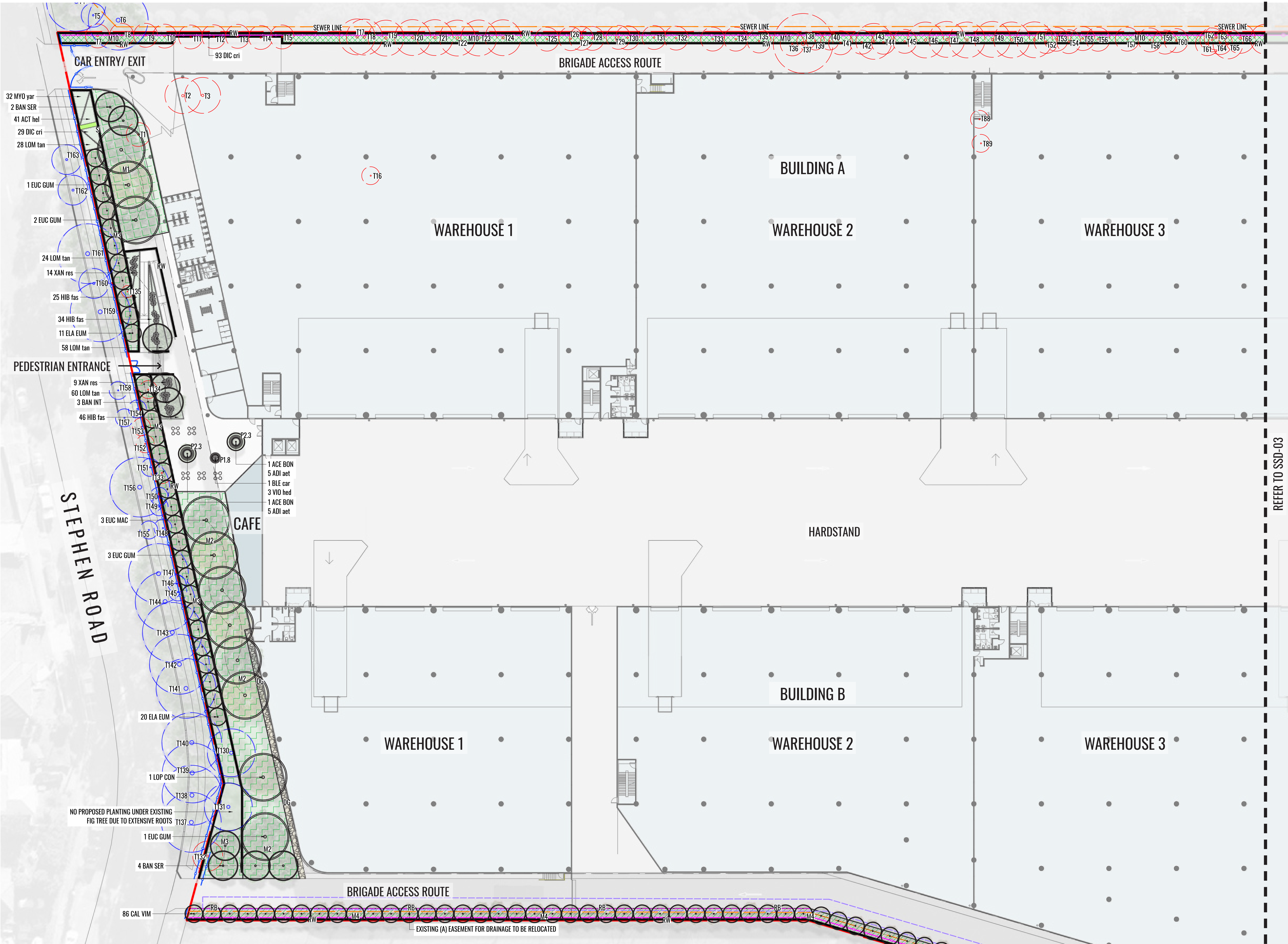


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1:1000 @ A3
Date: 25.10.24
Job Number: 230519
Project: 49 Stephen Road
Banksmeadow, NSW 2019



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Rev	Date	Description	Drawn	Checked	
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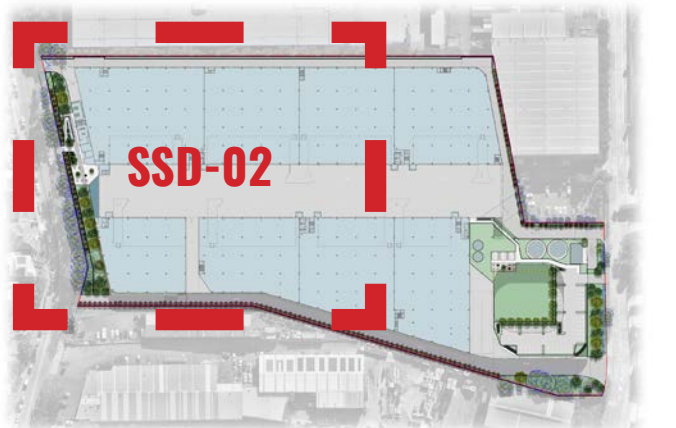
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- LEGEND**
- SITE BOUNDARY
 - EXISTING TREES TO BE RETAINED
 - EXISTING TREES TO BE REMOVED
 - PROPOSED TREES
 - MASS HEDGE/SHRUB PLANTING
 - PROPOSED GROUNDCOVER PLANTING
 - PROPOSED SHRUB PLANTING
 - ACCENT/FEATURE SHRUB PLANTING
 - M1 MATRIX 1. REFER TO DETAILS ON SSD-11
 - M2 MATRIX 2. REFER TO DETAILS ON SSD-11
 - M3 MATRIX 3. REFER TO DETAILS ON SSD-11
 - M4 MATRIX 4. REFER TO DETAILS ON SSD-11
 - M5 MATRIX 5. REFER TO DETAILS ON SSD-11
 - M6 MATRIX 6. REFER TO DETAILS ON SSD-11
 - M7 MATRIX 7. REFER TO DETAILS ON SSD-11
 - M8 MATRIX 8. REFER TO DETAILS ON SSD-11
 - M9 MATRIX 9. REFER TO DETAILS ON SSD-11
 - M10 MATRIX 10. REFER TO DETAILS ON SSD-11
 - M11 MATRIX 11. REFER TO DETAILS ON SSD-11
 - RW RETAINING WALL TO ENGINEERS DETAILS
 - EXISTING SERVICES/EASEMENTS
 - S PROPOSED SIGNAGE TO ARCHITECTS DETAILS
 - P2.3 STREETLIFE LEAN GREEN CIRCULAR BENCHES 2.3M DIAMETER
 - P1.8 STREETLIFE LEAN GREEN CIRCULAR BENCHES 1.8M DIAMETER
 - INDICATIVE ALIGNMENT OF RELOCATED COUNCIL DRAINAGE LINE. TO BE CONFIRMED DURING DETAILED DESIGN
 - RB ROOT BARRIER
 - TABLE SETTINGS
 - TURF TURF OVER OSD
 - PROPOSED FENCE TYPE 1 TO ARCHITECTS DETAILS
 - PROPOSED FENCE TYPE 2 TO ARCHITECTS DETAILS
 - DG DECO GRANITE PATH

REFER TO SSD-03

KEY PLAN



Drawing Title:
Landscape Detail Plan 1
DWG No:

SSD-04

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Architect:



Client:



Scale:
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Date:
25.10.24

Job Number:
230519

North:
North arrow pointing up

Project:

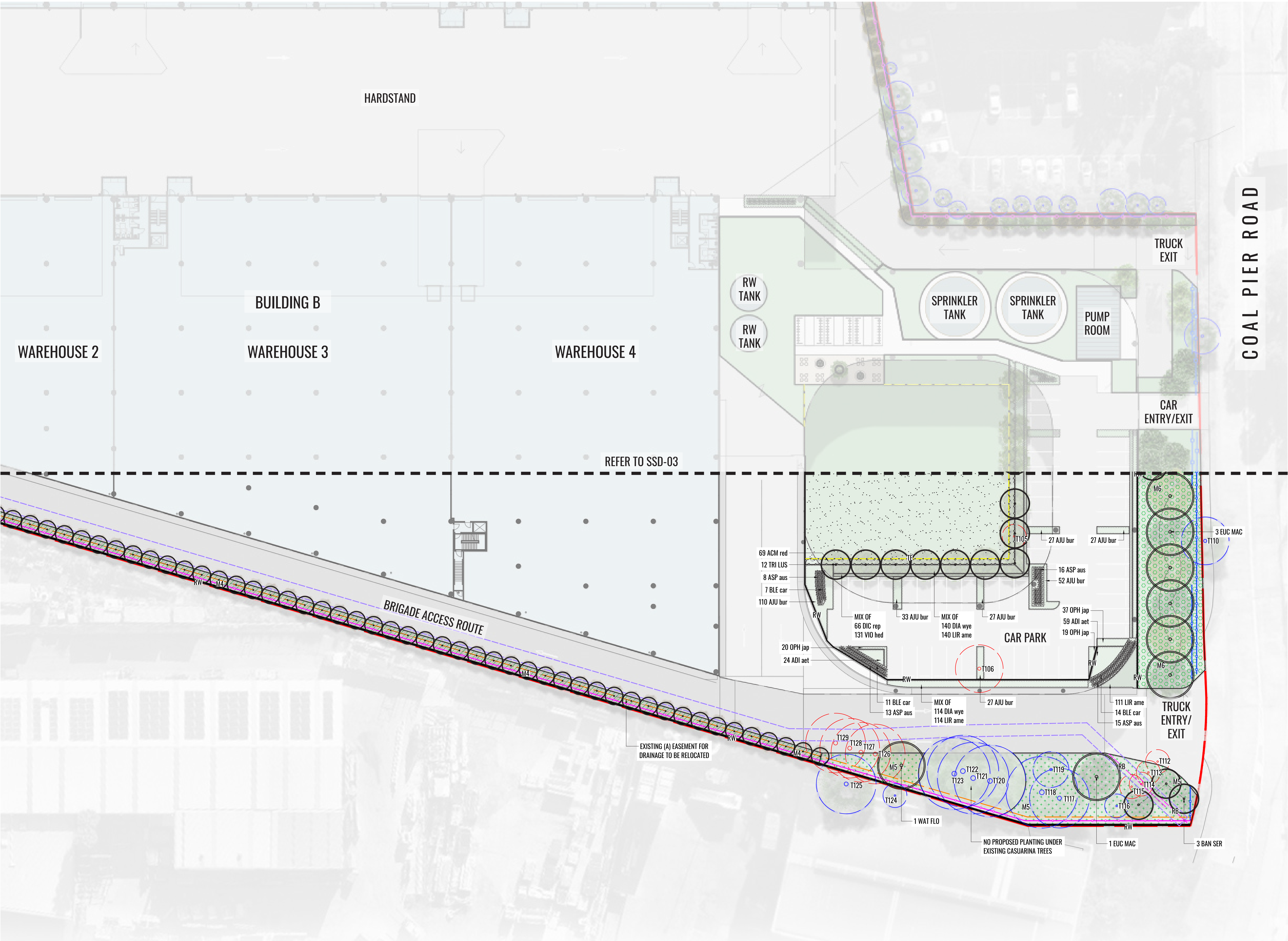
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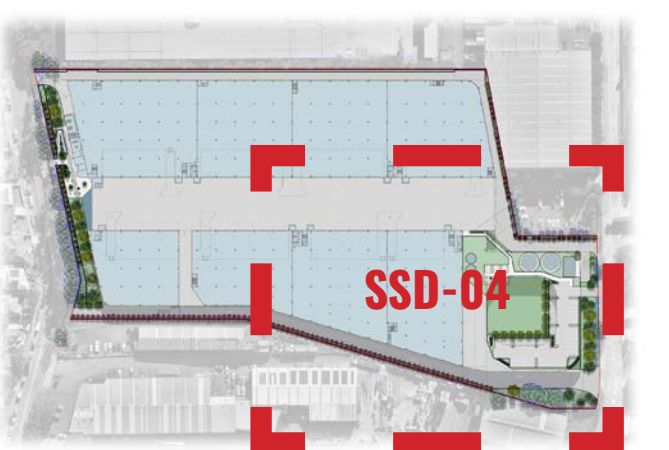


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 - EXISTING TREES TO BE REMOVED
 - PROPOSED TREES
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 - PROPOSED FENCE TYPE 2 TO ARCHITECTS DETAILS
 - OG DECO GRANITE PATH

KEY PLAN



Drawing Title:
Landscape Detail Plan 3
DWG No:

SSD-06

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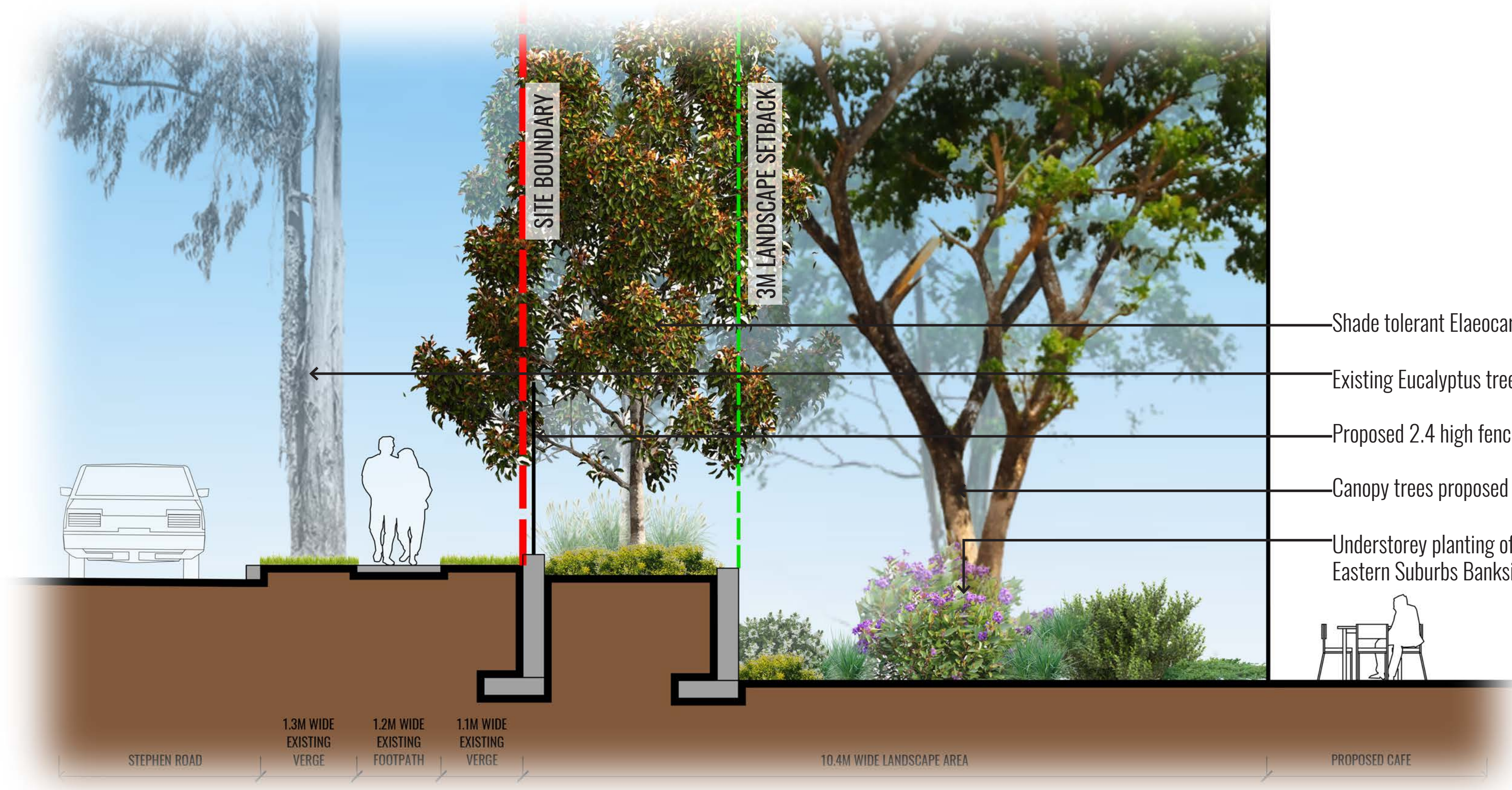
Architect:
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Client:
ESR

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Date: 25.10.24
Job Number: 230519
North:
Project: 49 Stephen Road
Banksmeadow, NSW 2019

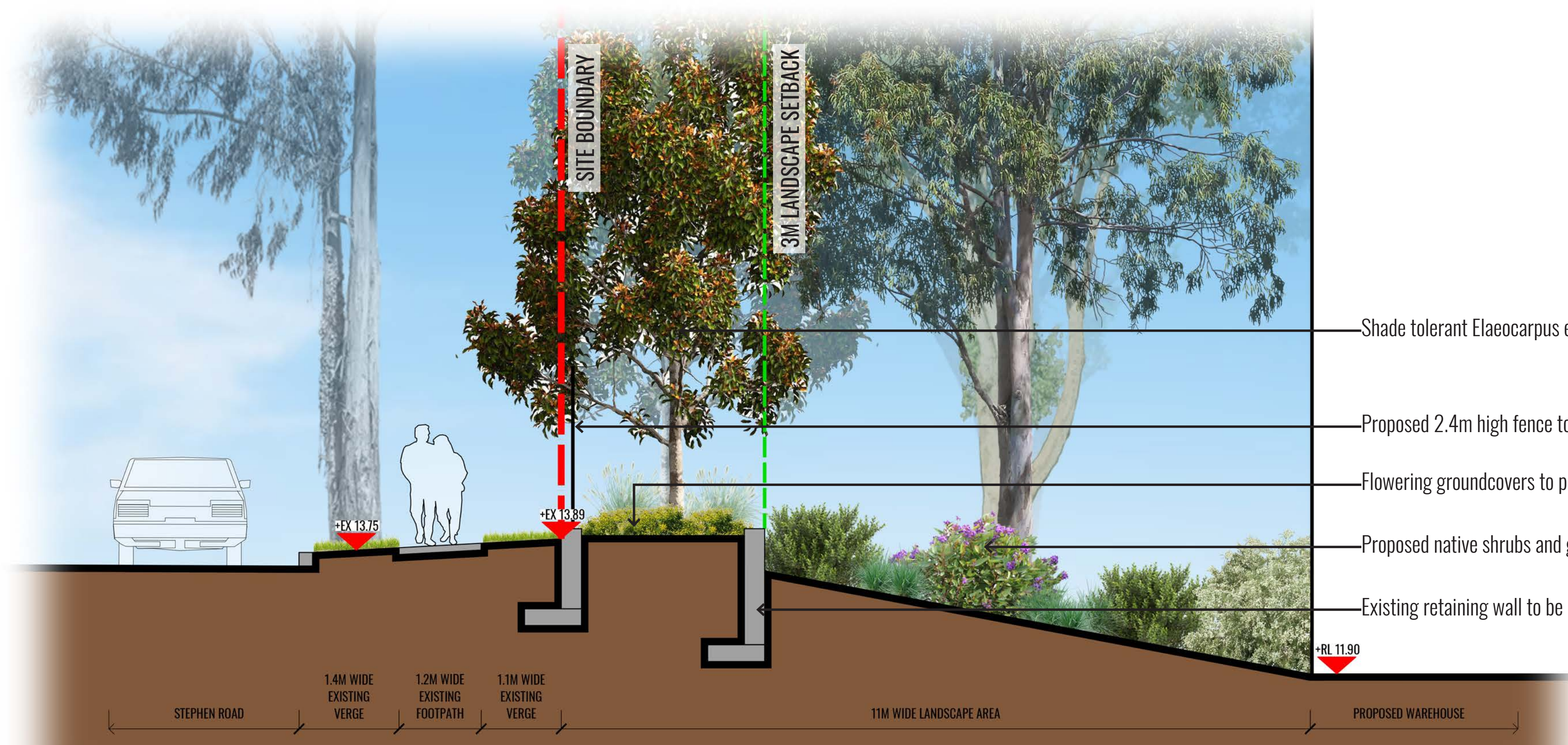
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A	25.10.24	FOR SSD	KC	BG		

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- Shade tolerant Elaeocarpus eumundii trees
- Existing Eucalyptus trees along Stephen Road to be retained
- Proposed 2.4 high fence to Architects details
- Canopy trees proposed within 10m landscape setback including species of Eucalyptus gummifera and Eucalyptus maculata
- Understorey planting of shrubs and groundcovers including native species and indigenous plants from Eastern Suburbs Banksia Scrub plant community

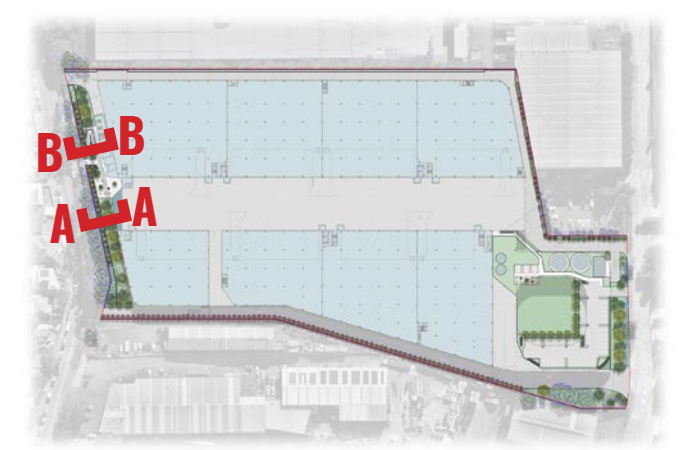
SECTION AA - STEPHEN ROAD



- Shade tolerant Elaeocarpus eumundii trees
- Proposed 2.4m high fence to Architects details
- Flowering groundcovers to present to public domain
- Proposed native shrubs and groundcovers planted in groups
- Existing retaining wall to be retained

SECTION BB - STEPHEN ROAD

KEY PLAN



Drawing Title:
Landscape Sections AA & BB
DWG No:

SSD-07

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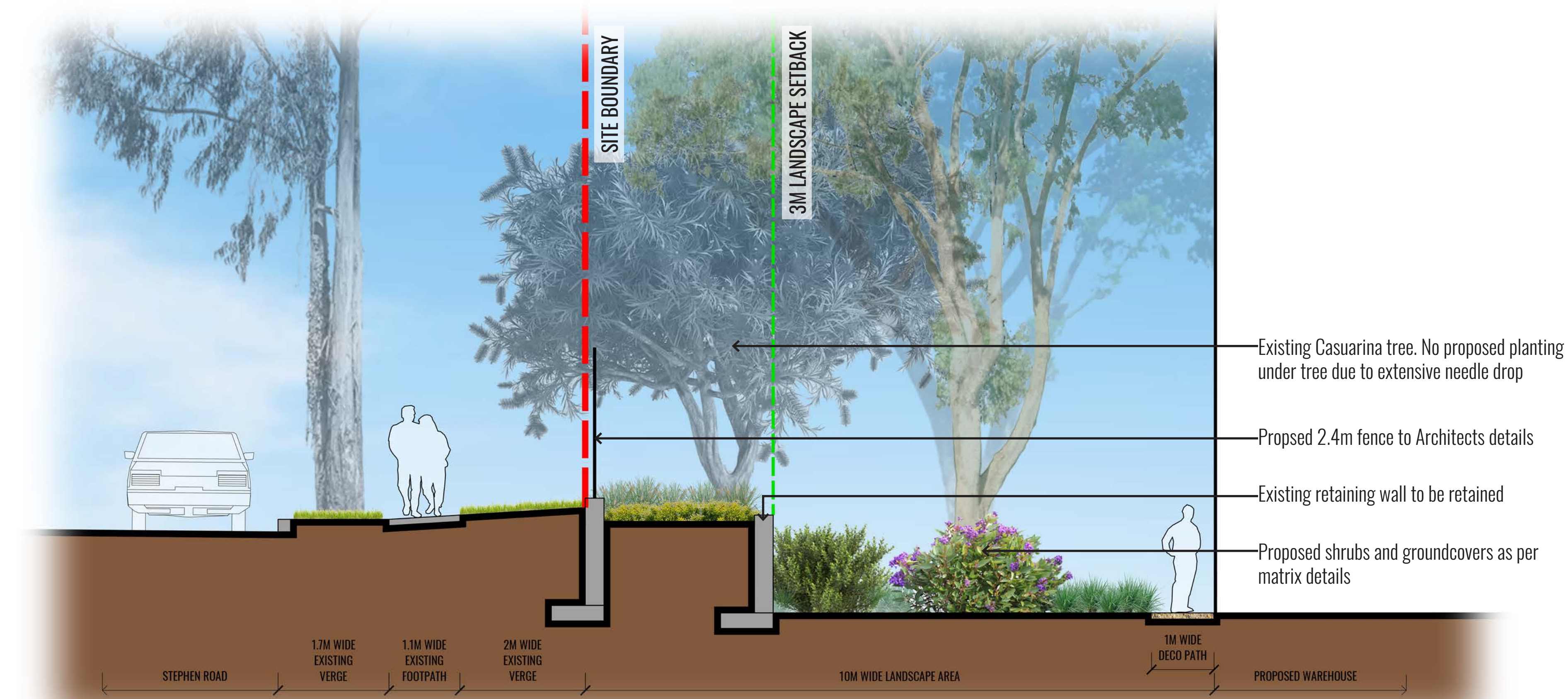


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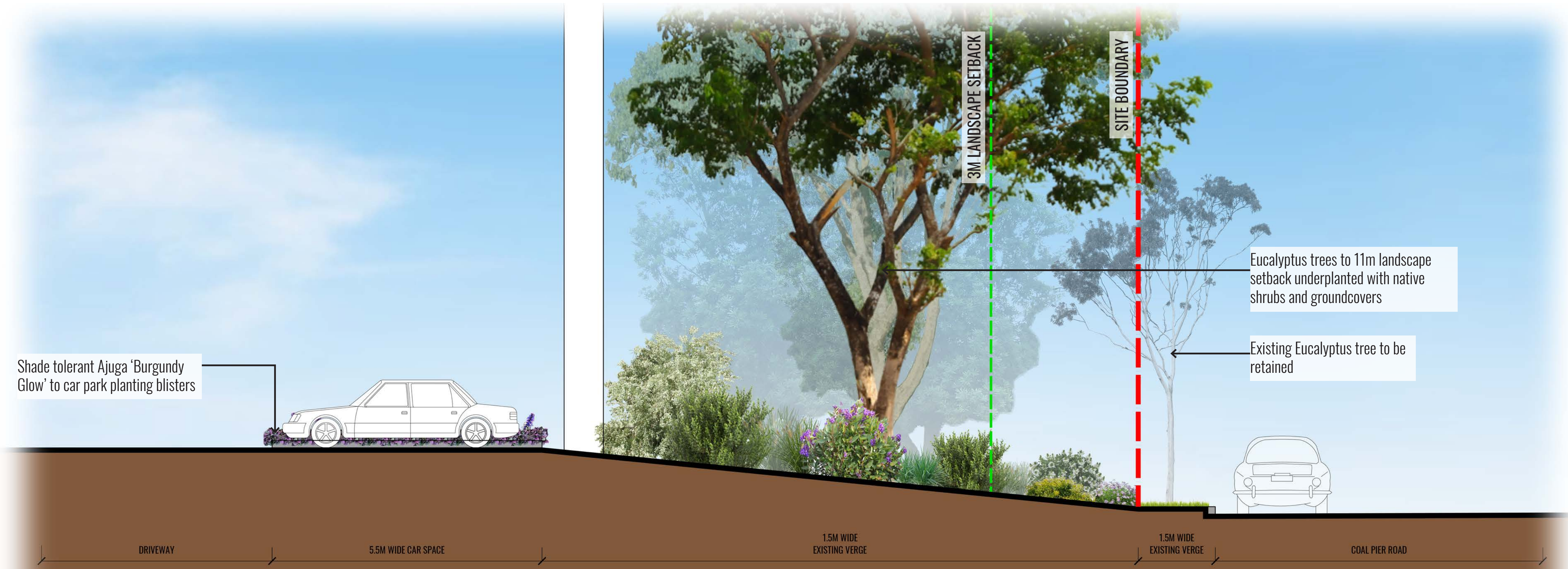


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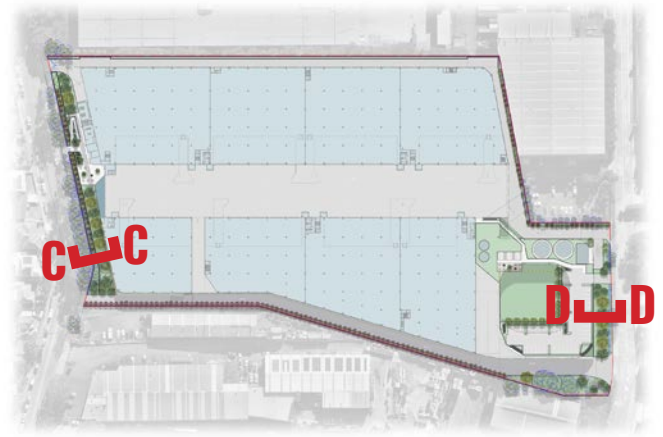


SECTION CC - STEPHEN ROAD



SECTION DD - COAL PIER ROAD

KEY PLAN



Drawing Title:
Landscape Sections CC & DD
DWG No:

SSD-08

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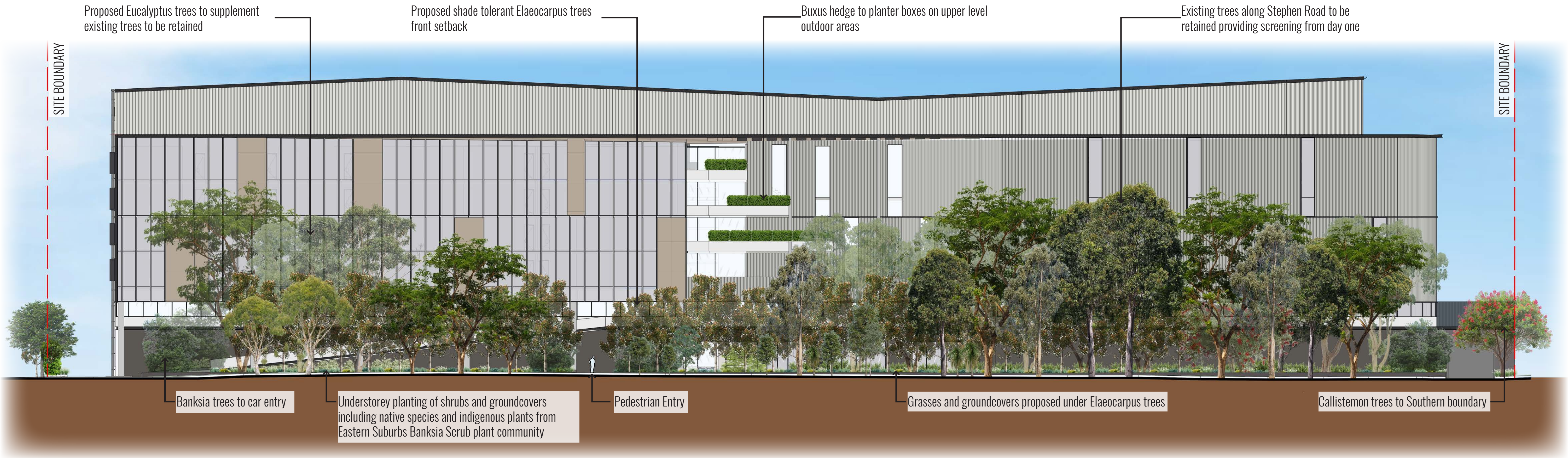
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Project:	49 Stephen Road								
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STEPHEN ROAD ELEVATION

Drawing Title:
Stephen Road Elevation
DWG No:

SSD-09

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Project:	49 Stephen Road			A	25.10.24	FOR SSD	KC	BG
	Banksmeadow, NSW 2019							

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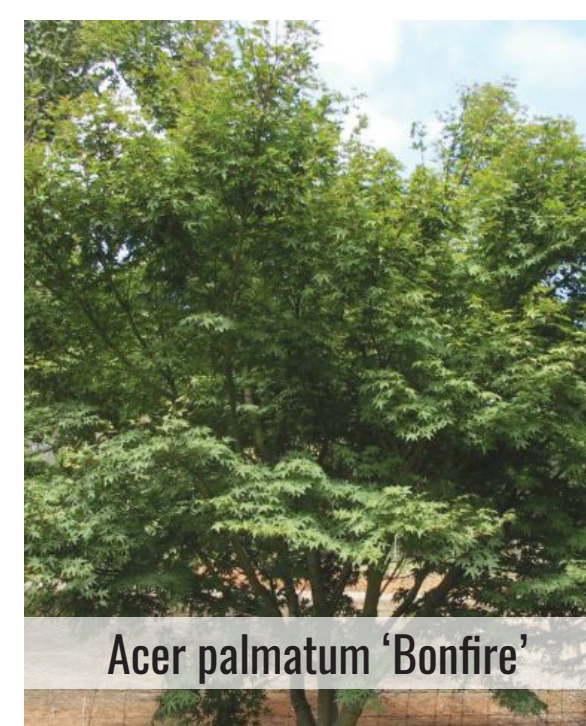
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|---|---|
|  | PROPOSED TREE |
|  | ACCENT/FEATURE SHRUB |
|  | PROPOSED GROUNDCOVER PLANTING |
|  | TROUGH PLANTER. HEIGHT TO MATCH BALUSTRADE |
|  | MIXED POTS SIZES WITH PLANTING |
|  | STREET LIFE LEAN GREEN CIRCULAR BENCHES 1.8M DIAMETER |
|  | STREET LIFE LEAN GREEN CIRCULAR BENCHES 2.3M DIAMETER |
|  | PROPOSED BARBECUE COOKTOP |
|  | PROPOSED SINK |
|  | TABLE SETTING |
|  | STACK BOND PAVING |

UPPER LEVELS PLANT SCHEDULE

Code	Botanical Name	Common Name	Mature Height	Spacing	Install Size	Qty*
Trees						
ACE BON	<i>Acer palmatum 'Bonfire'</i>	Japanese Maple Tree	3m	As Shown	75L	1
Shrubs						
BLE sil	<i>Blechnum 'Silver Lady'</i>	Dwarf Tree Fern	1.2m	As Shown	200mm	12
BUX mic	<i>Buxus microphylla</i>	Japanese Box	0.5-1m	0.5m Ctrs	200mm	63
Grasses & Groundcovers						
ADI aet	<i>Adiantum aethiopicum</i>	Maidenhair Fern	0.3-0.6m	4/m2 or 4/Lm	140mm	9
ASP ela	<i>Aspidistra elatior</i>	Cast-Iron Plant	0.5-0.9m	4/m2 or 4/Lm	140mm	106
VIO hed	<i>Viola hederacea</i>	Native Violet	0.1m	6/m2 or 6/Lm	140mm	43

* Quantities to be finalised during CC/Tender

PLANT IMAGES



Maintenance Plan

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. The landscape contractor shall attend the site on a **weekly basis** to maintain the landscape works commencing from practical completion.

Rubbish Removal

The Landscape Contractor shall undertake rubbish removal from the site on a **weekly basis** to ensure the site remains in tidy condition.

Weed Eradication

Weed growth that may occur in grassed, planted or mulched areas is to be removed using environmentally acceptable methods i.e. non-residual glyphosate herbicide (e.g. 'Roundup', applied in accordance with the manufacturer's direction.

Tree Replacement

Trees shall show signs of healthy vigorous growth and be free from disease and not exhibit signs of stress prior to handover to the client. Any trees or plant that die or fail to thrive, or are damaged or stolen will be replaced. Replacement material shall have the initial maintenance period extended in accordance with the landscape contract conditions. Trees and plant materials shall be equal to the minimum requirements of species specified and approved material delivered to site. Should the condition decline from the approved sample the Superintendent reserves the right to reject the tree / plants.
Frequency: as required.

Stakes

Adjust and/or replace stakes and ties where required. Remove staking and guying when instructed by the Superintendent

Pruning

Selective pruning may be required during the establishment period to promote a balanced canopy structure. These activities shall be carried out to the best horticultural and industry practice. All pruned material is to be removed from site.

Mulched Surfaces

All planter beds and garden areas shall have a minimum depth of 75mm organic mulch. All mulch is to be free of deleterious matter such as soil, weeds, sticks and should conform to AS 4454. Mulched surfaces are to be kept clean and tidy and free of any deleterious material and foreign matter. Reinstate depths to a uniform level of 75mm with mulch as specified, mulch to be free of any wood material impregnated with CCA or similar toxic treatment. Top up mulch levels prior to handover to client & estate management.

Watering

Implement an appropriate hand watering regime in areas not irrigated in association with current watering programme to maintain plant health and vigour. The program shall reflect seasonal conditions and plant species.
Frequency: Weekly or as required.

Soil In Natural Ground

Non-Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Organic Garden Mix' as supplied by Australian Native Landscapes. Australian native garden beds to have soil installed consisting of 50% existing site topsoil and 50% new topsoil equal or equivalent to 'Native Low 'P' Mix' as supplied by Australian Native Landscapes. Soil to conform to AS4419 refer to typical detail.

Pest and Disease Control

The Landscape Contractor shall spray for pests and disease infestations when the pest and fungal attack has been positively identified and when their populations have increased to a point that will become detrimental to plant growth. Apply all pesticides to manufacturer's directions.
Frequency: weekly inspection

Fertilising

Generally check for signs of nutrient deficiencies (yellowing of leaves, failure to thrive), and adapt fertiliser regime to suit. Fertiliser should be applied at the beginning and the end of the (summer) growing season.

Irrigation

A sub surface dripper style, electrically automated self timed irrigation system is recommended to be supplied to all garden bed areas and planter container. Regular checks are to be made to ensure continued successful operation. The Landscape Contractor shall be responsible for coordination and engagement of a specialist irrigation designer and installation contractor to design, supply and install an automatic subterranean drip irrigation system to all raised planter beds.
The irrigation system will need to provide designated landscaped areas with enough water for vigorous healthy plant growth. As a general rule landscaped areas will need 20-25mm, species dependant, of water per week. The landscape Contractor will need to monitor natural rainfall using a rain switch in order to set irrigation flow rates accordingly on a monthly basis.

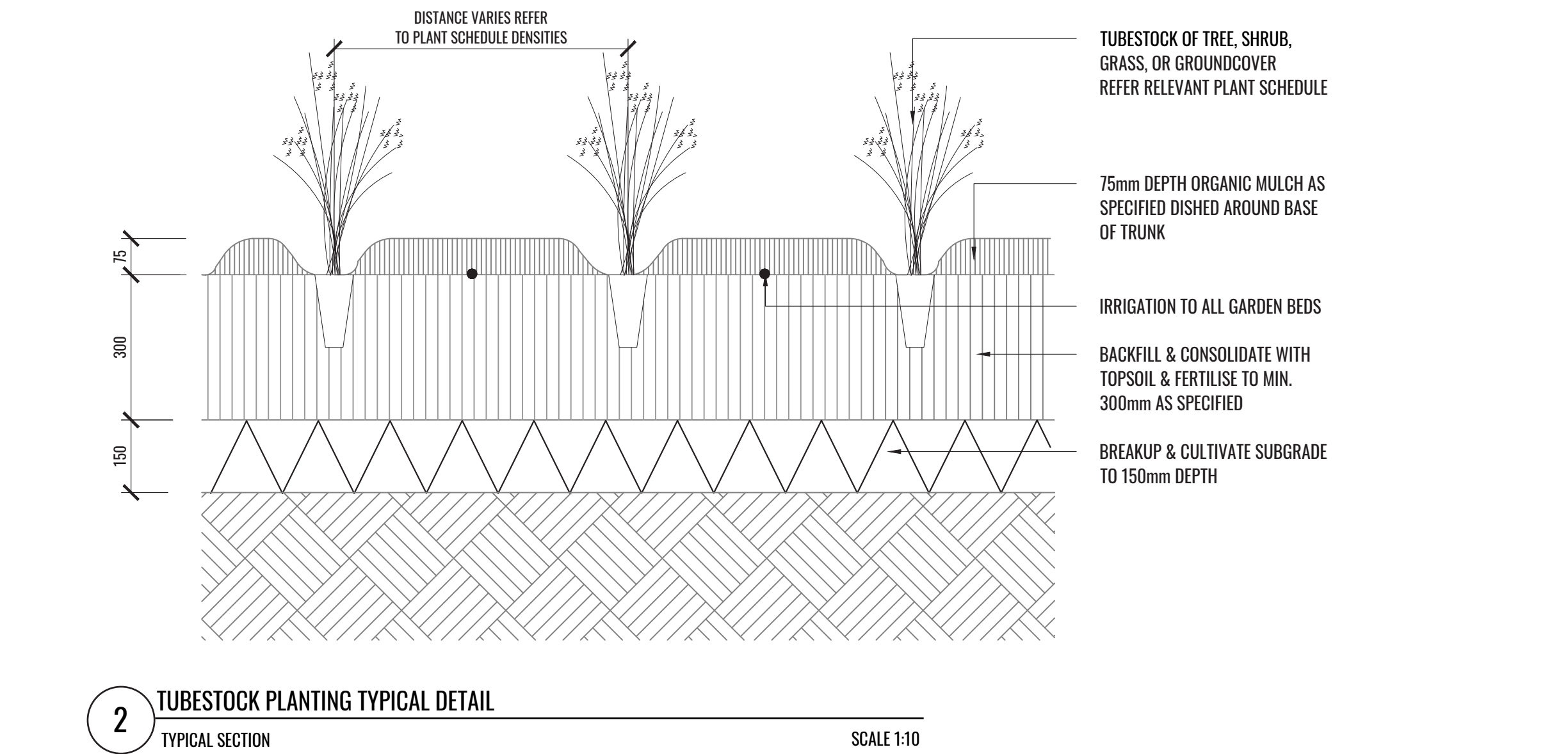
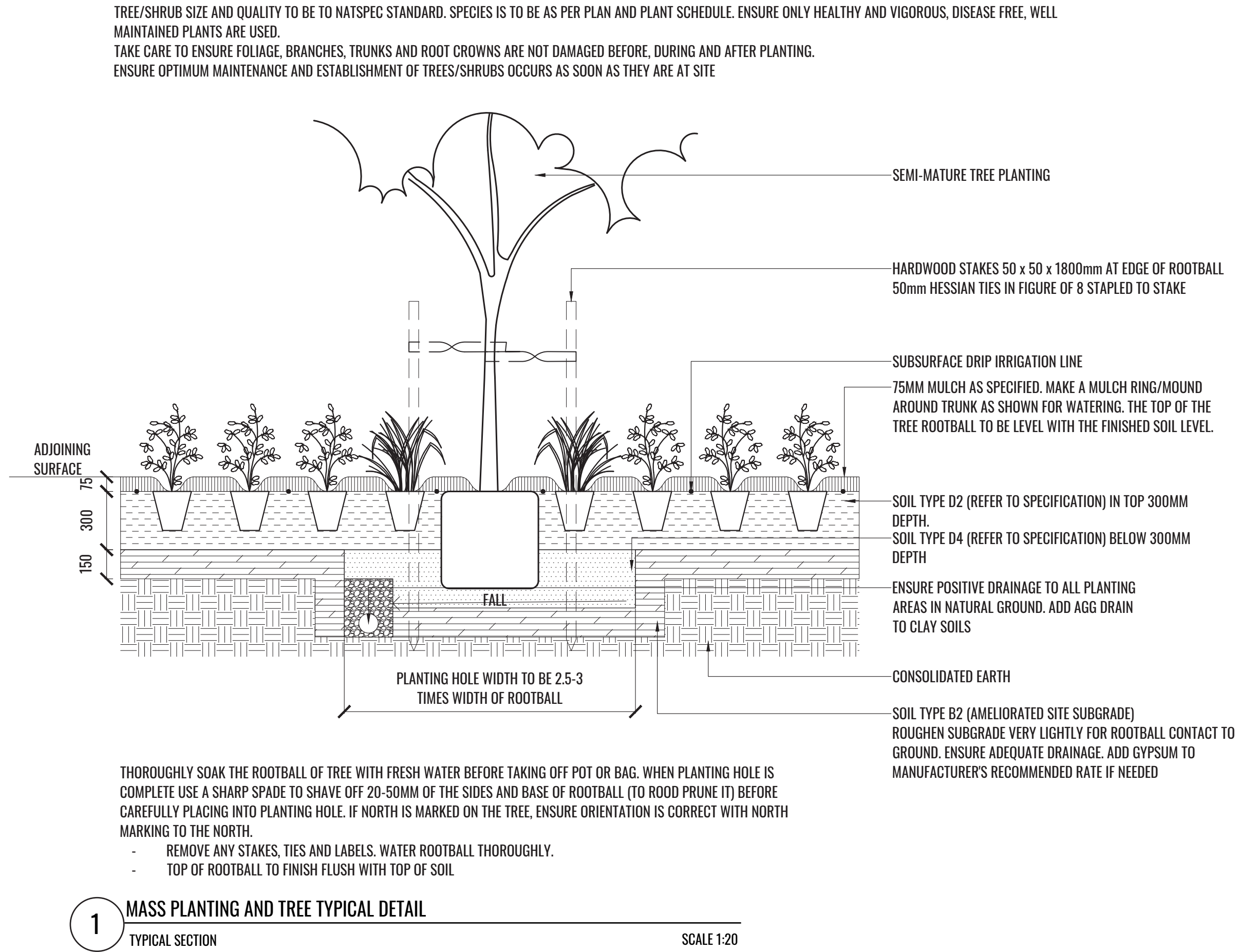
Planter Box

The waterproofing membrane is to be sealed to the drainage outlet and exted vertically to a height of 100mm above the soil or fill level. A protection board should be installed to minimise root damage to the membrane. The internal fall in the planter box should be a minium of 1:100 and a suitable safety overflow should be provided. Externally exposed walls of the planter boxes should be waterproofed to prevent failure of the internal membrane.

Standards

All grown or purchased plant stock must conform to all the conditions and requirements given in NATSPEC Guide: Specifying Trees. Soils to be in accordance with AS4419, mulching composts and conditioners to be in accordance with AS4454. Soils should conform to best practice specifications as listed in the Landscape Soils Handbook (Simon Leake & Elke Haege 2017).

Typical Landscape Details



Drawing Title:

Specification & Details

DWG No:

SSD-11

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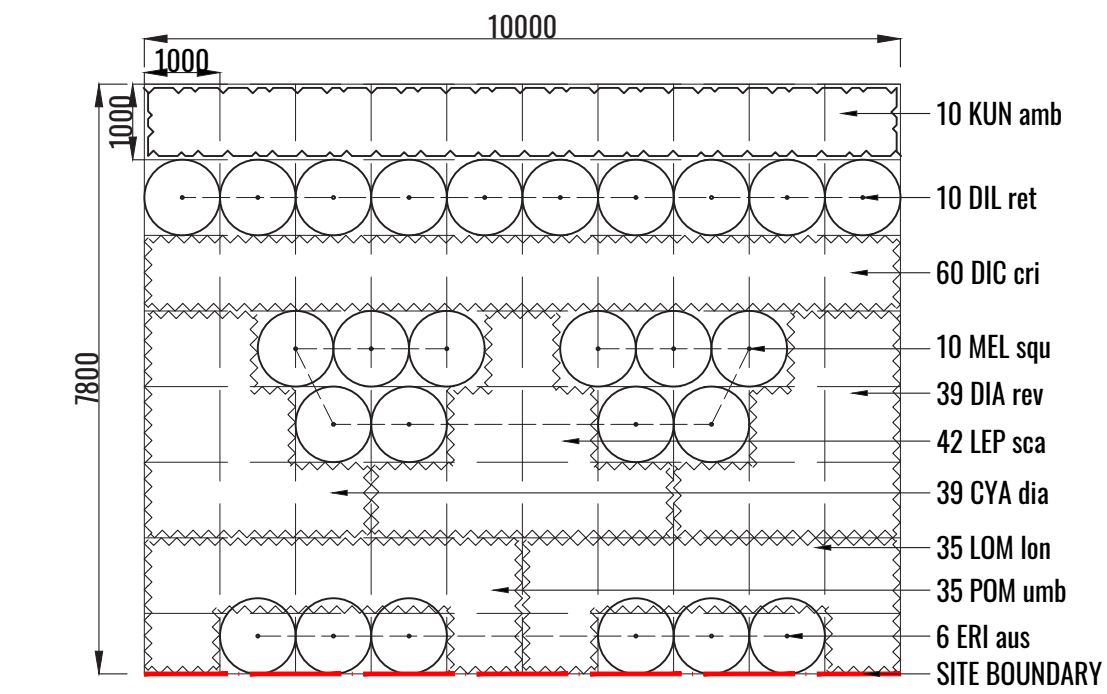


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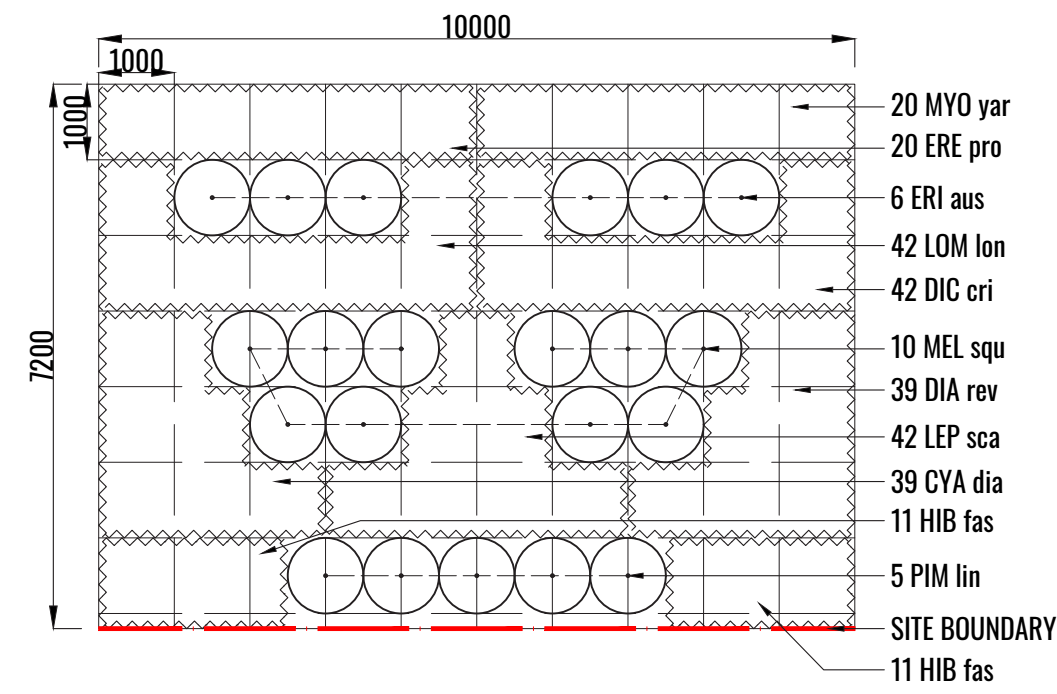


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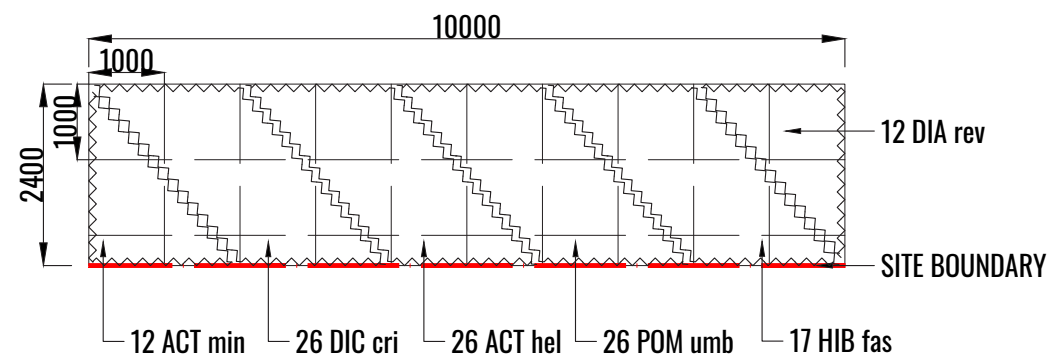
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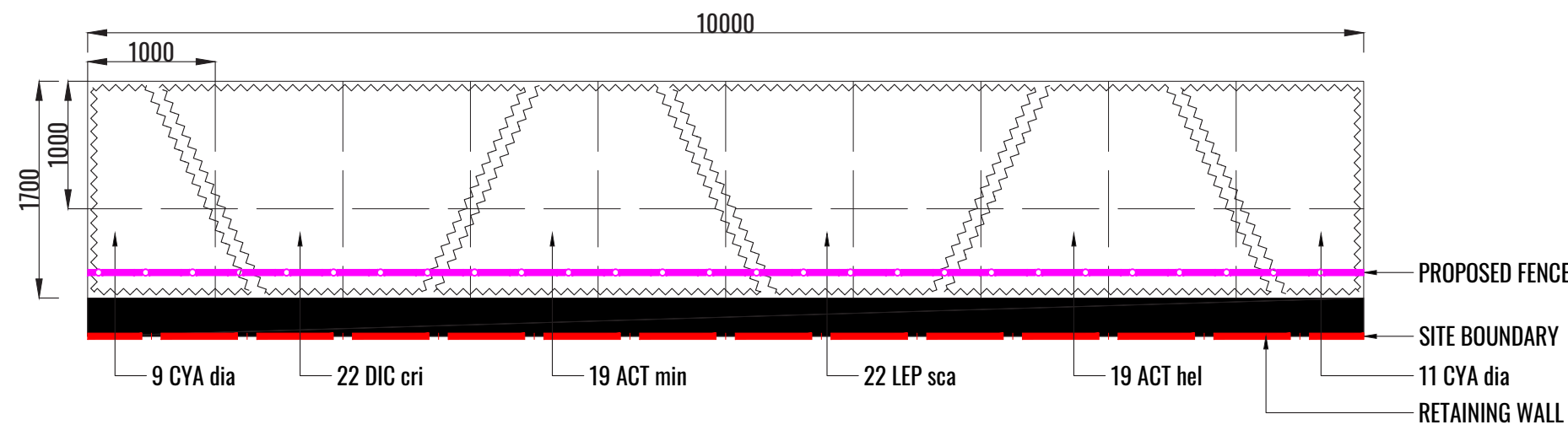
1 MATRIX DETAIL 1
TYPICAL PLAN
SCALE 1:100



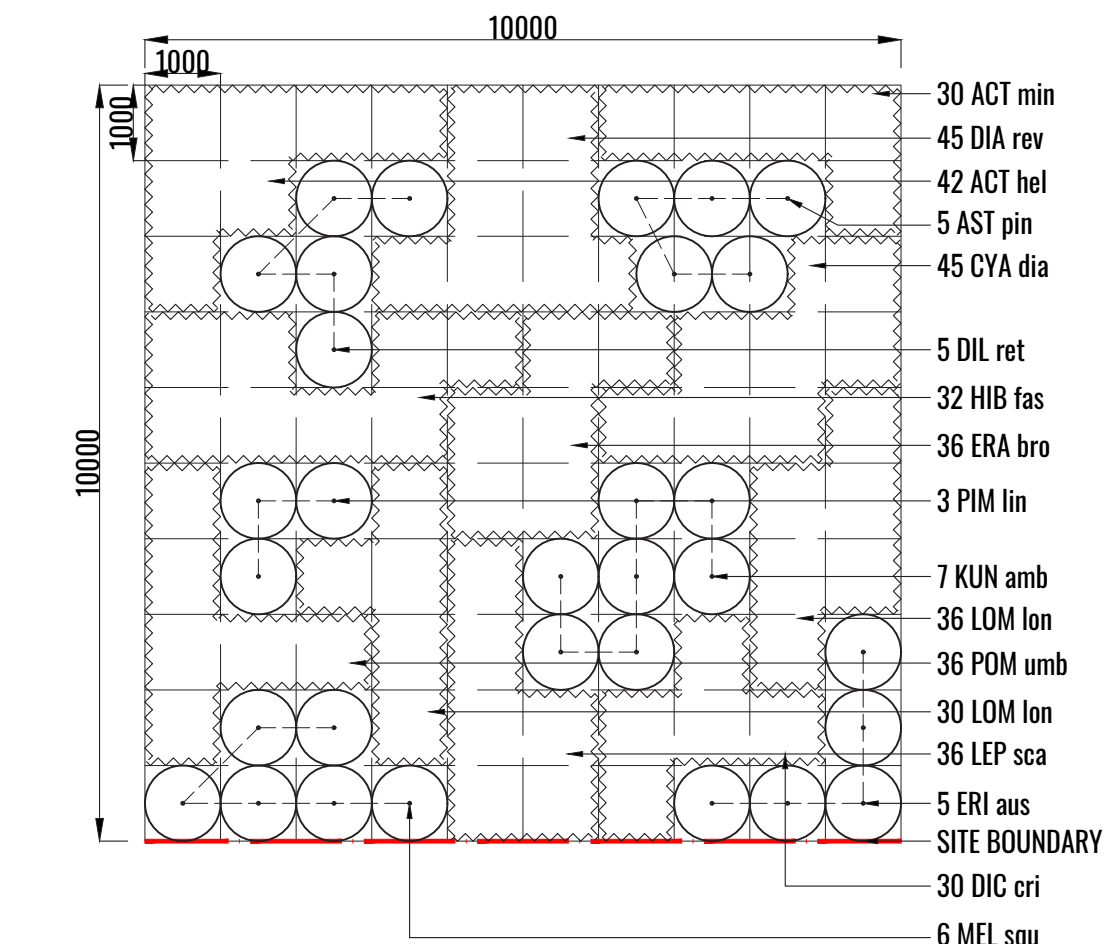
2 MATRIX DETAIL 2
TYPICAL PLAN
SCALE 1:100



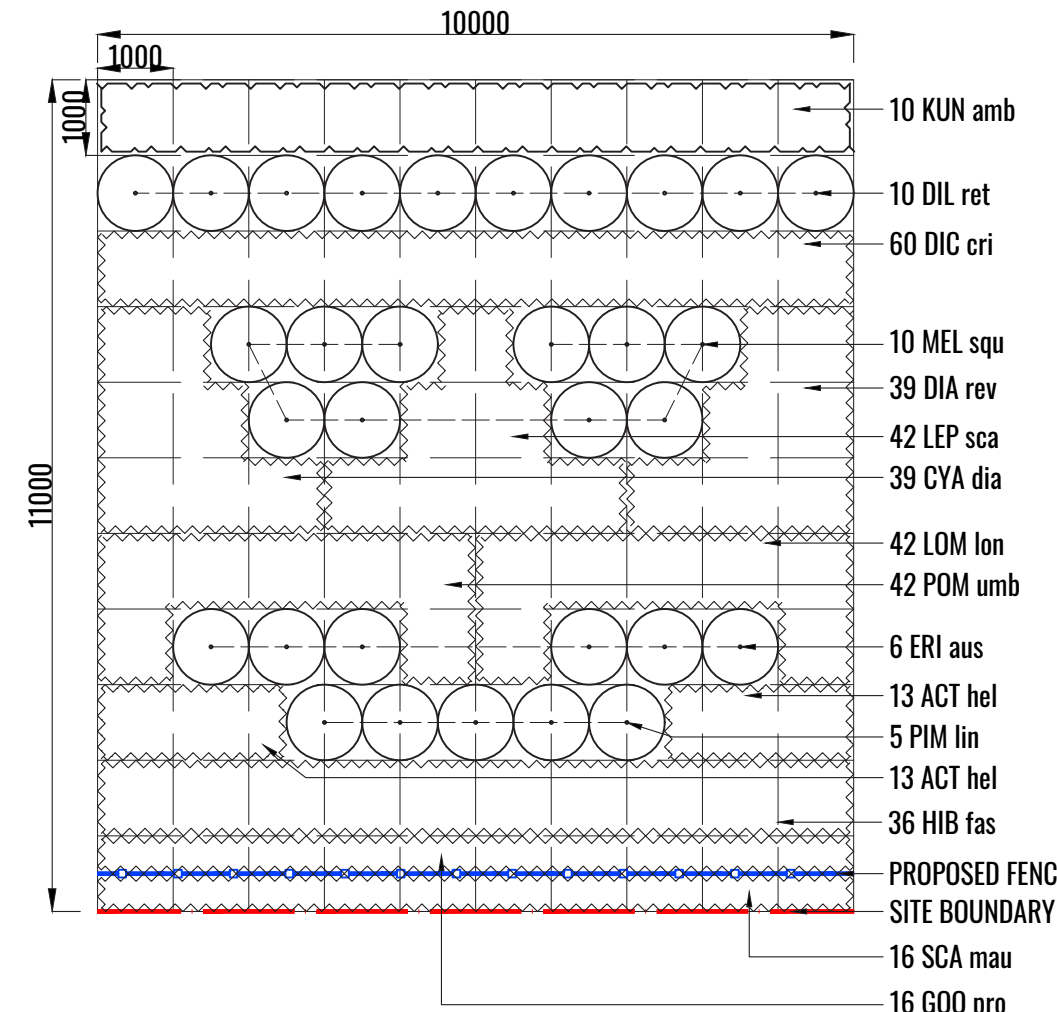
3 MATRIX DETAIL 3
TYPICAL PLAN
SCALE 1:100



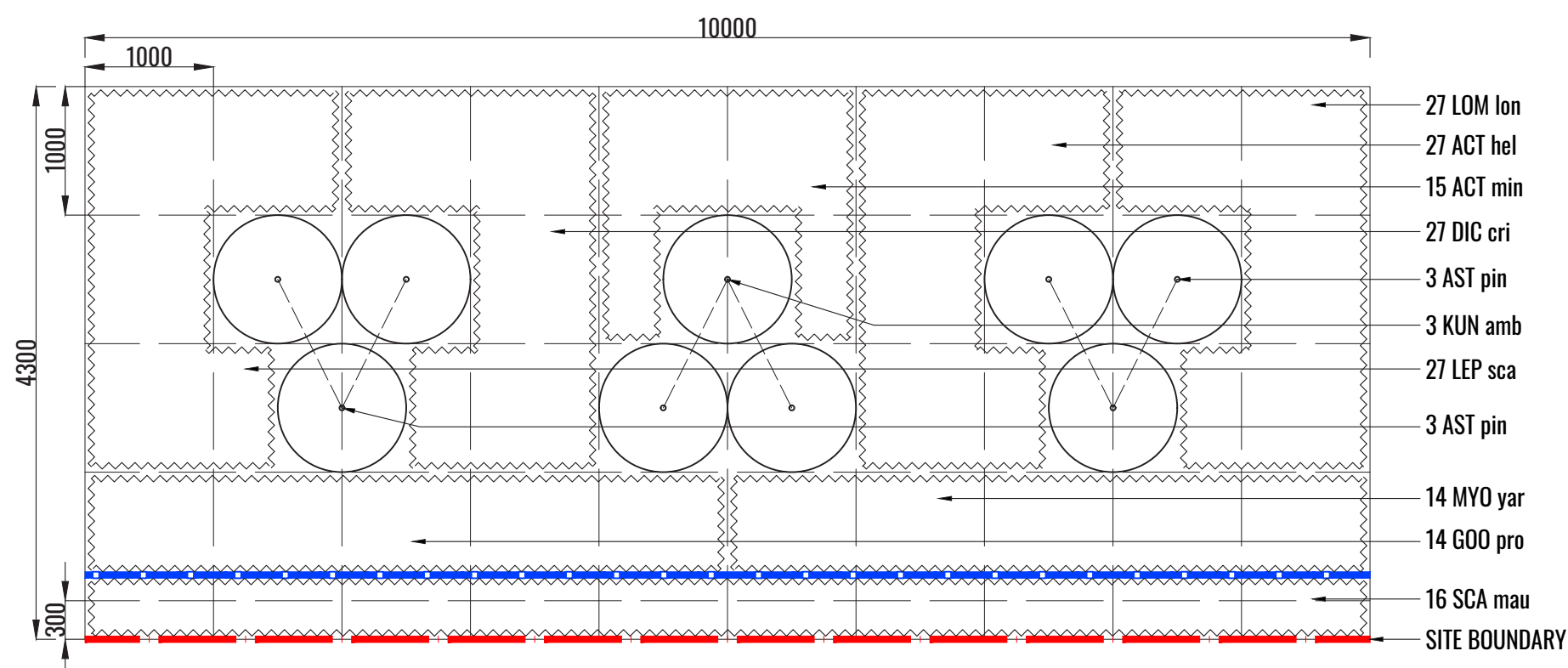
4 MATRIX DETAIL 4
TYPICAL PLAN
SCALE 1:50



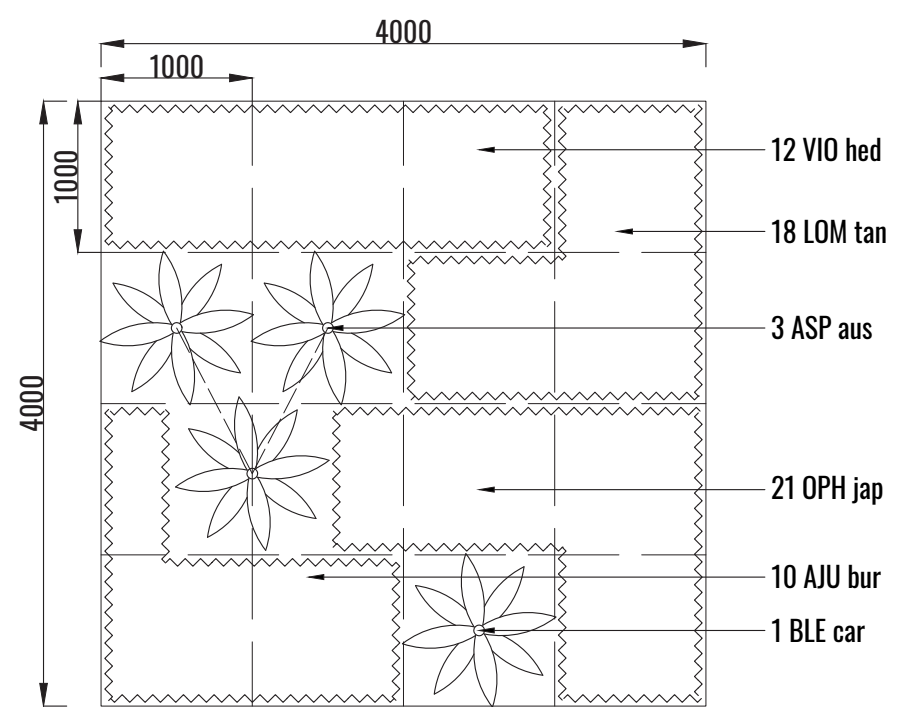
5 MATRIX DETAIL 5
TYPICAL PLAN
SCALE 1:100



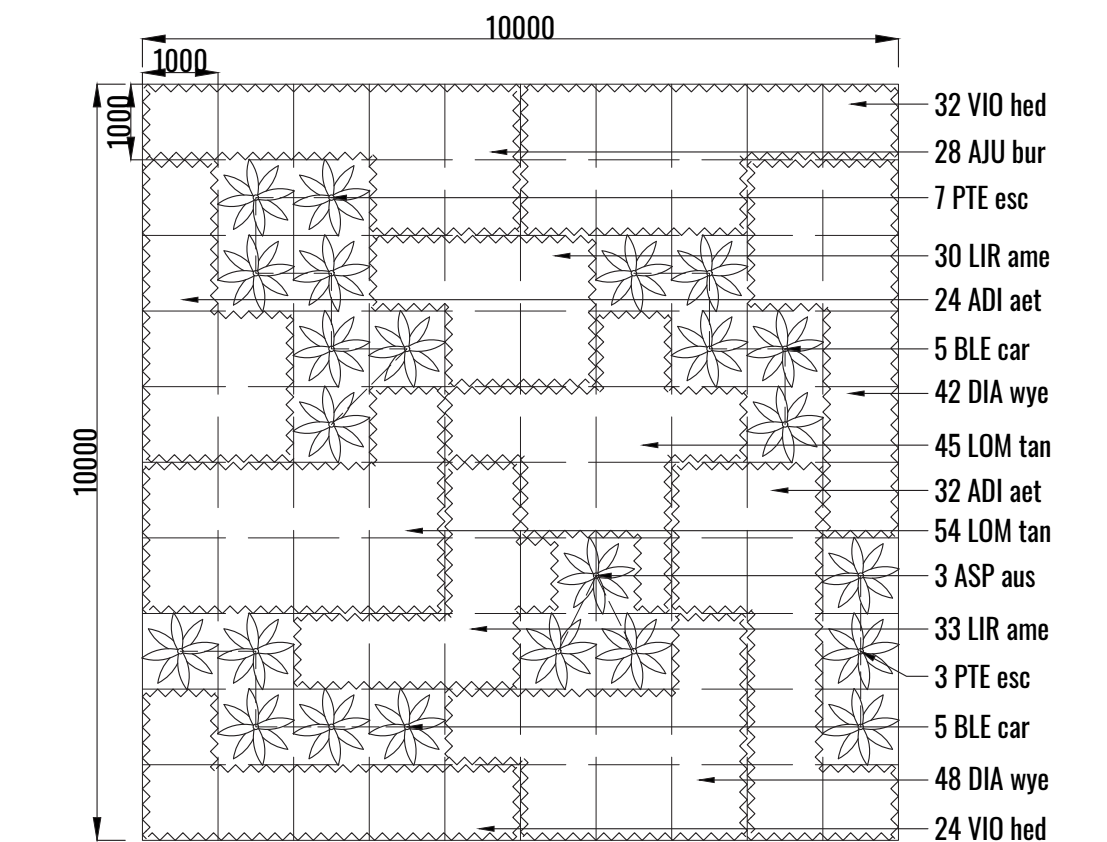
6 MATRIX DETAIL 6
TYPICAL PLAN
SCALE 1:100



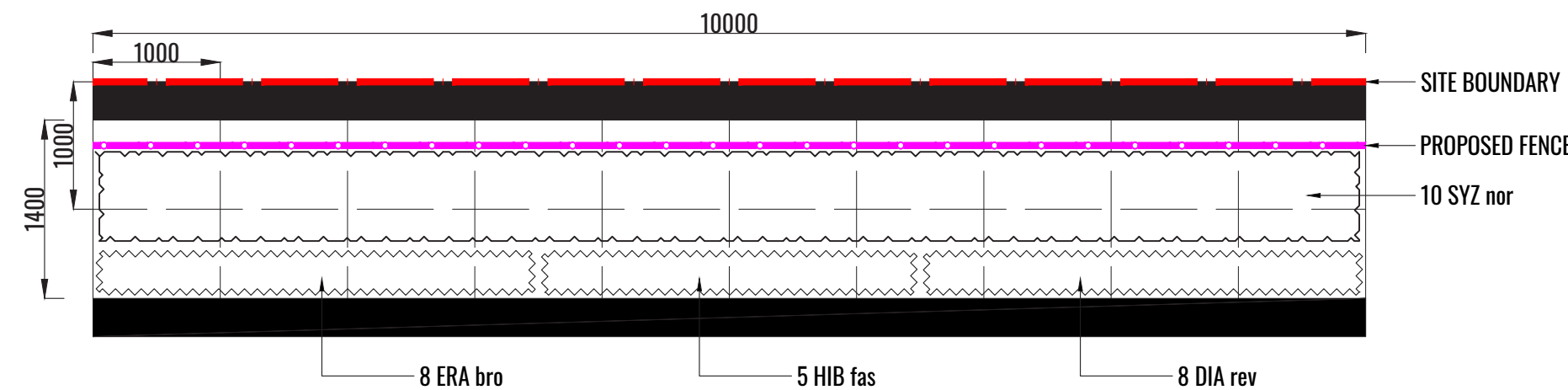
7 MATRIX DETAIL 7
TYPICAL PLAN
SCALE 1:50



8 MATRIX DETAIL 8
TYPICAL PLAN
SCALE 1:50



9 MATRIX DETAIL 9
TYPICAL PLAN
SCALE 1:100



10 MATRIX DETAIL 10
TYPICAL PLAN
SCALE 1:50

GROUND FLOOR PLANT SCHEDULE

Code	Botanical Name	Common Name	Mature Height	Spacing	Install Size	Native	Qty*
Trees							
ACE BON	<i>Acer palmatum 'Bonfire'</i>	Japanese Maple Tree	3m	As Shown	100L		3
BAN INT	<i>Banksia integrifolia</i>	Coast Banksia	15m	As Shown	100L	✓	8
BAN SER	<i>Banksia serrata</i>	Old Man Banksia	6-15m	As Shown	100L	✓	12
CAL VIM	<i>Callistemon viminalis</i>	Weeping Bottlebrush	5-8m	As Shown	100L	✓	86
ELA EUM	<i>Elaeocarpus eumundii</i>	Eumundi quandong	5-10m	As Shown	100L	✓	31
EUC MAC	<i>Eucalyptus maculata</i>	Spotted Gum	20m	As Shown	100L	✓	7
EUC GUM	<i>Eucalyptus gummifera</i>	Red Bloodwood	15-25m	As Shown	100L	✓	10
LOP CON	<i>Lophostemon confertus</i>	Brush Box	15m	As Shown	100L	✓	1
SYZ PAN	<i>Syzygium paniculatum</i>	Magenta Cherry	8-10m	As Shown	100L	✓	43
TRI LUS	<i>Tristanopsis laurina 'Luscious'</i>	Water Gum	7-12m	As Shown	100L	✓	12
WAT FLO	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	10-15m	As Shown	100L	✓	1
Shrubs							
ACM red	<i>Acmena smithii 'Red Head'</i>	Lilly Pilly	2m**	1m Ctrs or As Shown	200mm	✓	69
AST pin	<i>Astroloma pinifolium</i>	Pine Heath	0.5-1m	As Shown	Tube	✓	33
ASP aus	<i>Asplenium australasicum</i>	Bird's Nest Fern	1-1.5m	As Shown	140mm	✓	126
BLE car	<i>Blechnum cartilagineum</i>	Gristle Fern	1m	As Shown	200mm	✓	110
ERI aus	<i>Eriostemon australasius</i>	Pink Wax Flower	1-2m	As Shown	200mm	✓	101
DIL ret	<i>Dillwynia retorta</i>	Healthy Bush Pea	3m	As Shown	140mm	✓	86
KUN amb	<i>Kunzea ambigua</i>	Tick Bush	2-5m	1m Ctrs or As Shown	140mm	✓	101
MEL squ	<i>Melaleuca squamea</i>	Swamp Honey Myrtle	2-3m	As Shown	140mm	✓	159
PIM lin	<i>Pimelea linifolia</i>	Slender Rice Flower	1m	As Shown	140mm	✓	68
PTE esc	<i>Pteridium esculentum</i>	Bracken Fern	0.5-2m	As Shown	200mm	✓	52
XAN res	<i>Xanthorrhoea resinosa</i>	Grass Tree	1m	As Shown	140mm	✓	23
SYZ nor	<i>Syzygium australe 'Northern Select'</i>	Lilly Pilly	5m	1m Ctrs or As Shown	200mm	✓	231
Grasses & Groundcovers							
ACT hel	<i>Actinotus helianthi</i>	Flannel Flower	0.3-0.9m	6/m2	Tube	✓	1471
ACT min	<i>Actinotus minor</i>	Lesser Flannel Flower	0.3m	6/m2	Tube	✓	1068
ADI aet	<i>Adiantum aethiopicum</i>	Madenhair Fern	0.8m	4/m2 or 4/Lm	100mm	✓	545
AJU bur	<i>Ajuga 'Burgundy Glow'</i>	Bugleweed	0.15m	4/m2	Tube	✓	735
CYA dia	<i>Cyathochaeta diandra</i>	Sheath Sedge	0.6m	6/m2	Tube	✓	1510
DIA wye	<i>Dianella tasmanica 'Wyeena'</i>	Native Flax	0.8-0.9m	6/m2 or 5/Lm	Tube	✓	720
DIA rev	<i>Dianella revoluta</i>	Blueberry Lily	1m	6/m2	Tube	✓	1042
DIC cri	<i>Dichelachne crinita</i>	Longhair Plume Grass	1m	6/m2 or 5/Lm	Tube	✓	2203
DIC rep	<i>Dichondra repens</i>	Kidneyweed	0.1m	4/m2 or 4/Lm	Tube	✓	136
ERA bro	<i>Eragrostis brownii</i>	Browns Lovegrass	0.6m	6/m2	Tube	✓	327
ERE pro	<i>Eremophila glabra 'Prostrate'</i>	Emu Bush	0.3m	4/m2 or 4/Lm	Tube	✓	138
GOO pro	<i>Goodenia ovata 'Prostrate'</i>	Hop Goodenia	0.3m	4/m2 or 4/Lm	140mm	✓	101
HIB fas	<i>Hibbertia fasciculata</i>	Bundled Guinea-Flower	0.4m	4/m2	140mm	✓	751
LEP sca	<i>Lepyrodia scariosa</i>	Swamp Grass	0.6m	6/m2	Tube	✓	1658
LIR ame	<i>Liriope muscari 'Amethyst'</i>	Lilyturf	0.4m	6/m2	140mm		772
LOM lon	<i>Lomandra longifolia</i>	Basket Grass	0.6-0.9m	6/m2	Tube	✓	874
LOM tan	<i>Lomandra longifolia 'Tanika'</i>	Mat Rush	0.5m	6/m2 or 5/Lm	Tube	✓	849
OPH jap	<i>Ophiopogon japonicus</i>	Mondo Grass	0.3m	6/m2 or 5/Lm	Tube		593
MYO yar	<i>Myoporum parvifolium 'Yareena'</i>	Creeping Boobialla	0.1m	4/m2	140mm	✓	203
POM umb	<i>Pomax umbellata</i>	Pomax	0.4m	6/m2	Tube	✓	731
SCA mau	<i>Scaevola albida 'Mauve Clusters'</i>	Fan Flower	0.3m	4/m2	140mm	✓	105
VIO hed	<i>Viola hederacea</i>	Native Violet	0.1m	4/m2 or 4/Lm	Tube	✓	691

* Quantities to be finalised during CC/Tender

** To be trimmed to height indicated

PLANT IMAGES



Drawing Title:

Planting Schedules & Imagery

DWG No:

SSD-13

GEOSCAPES
LANDSCAPE ARCHITECTS

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Architect:



Client:



Scale:	Date:	Job Number:	North:	Revision			FOR SSD	
				Rev	Date	Description	Drawn	Checked
Project:	25.10.24	230519	49 Stephen Road Banksmeadow, NSW 2019	-	04.10.24	DRAFT FOR REVIEW	KC	BG
				A	25.10.24	FOR SSD	KC	BG

NOT FOR CONSTRUCTION