

49 STEPHEN ROAD, BANKSMEADOW, NSW 2019

Landscape Documentation for State Significant Development Application

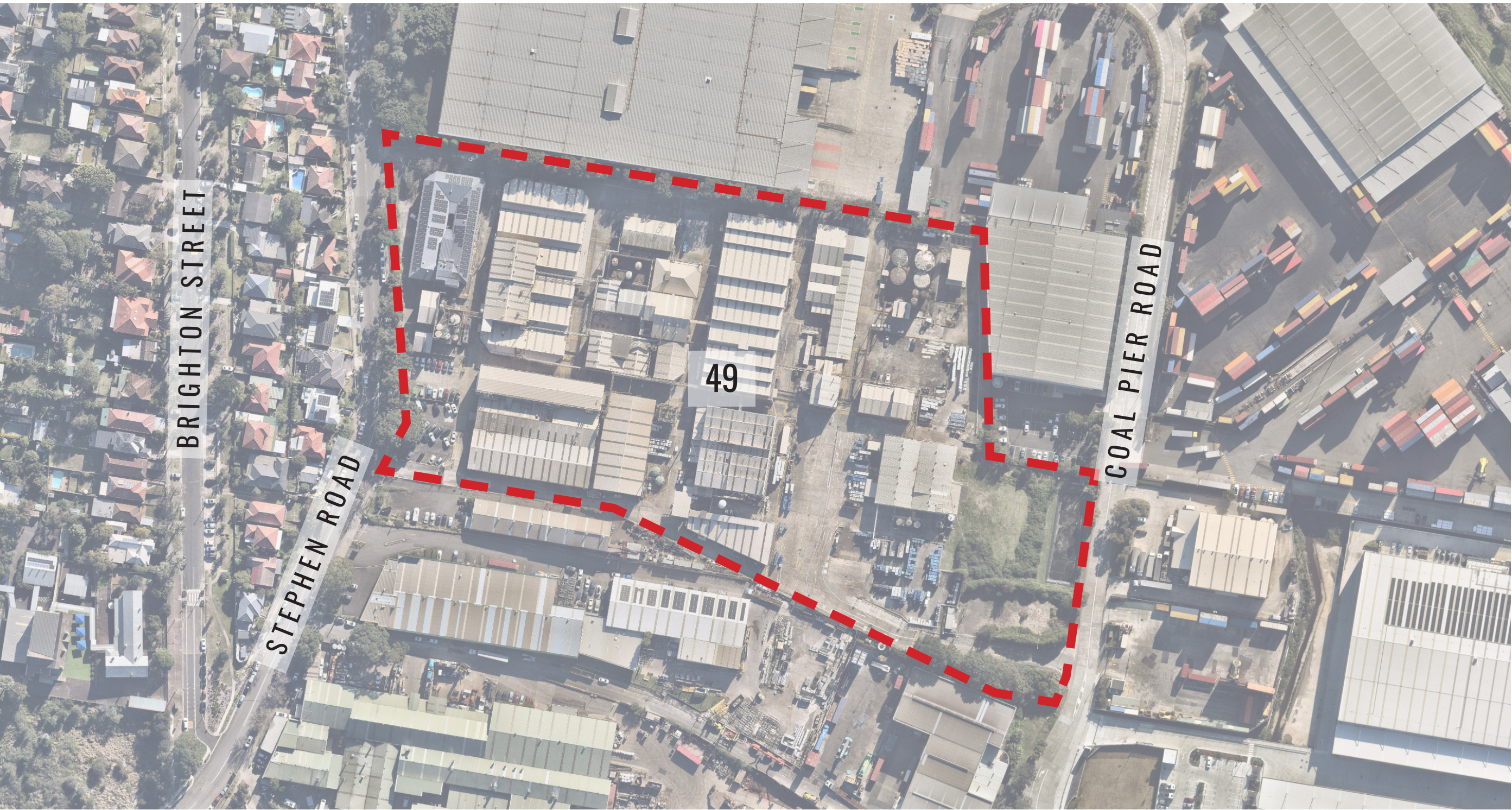
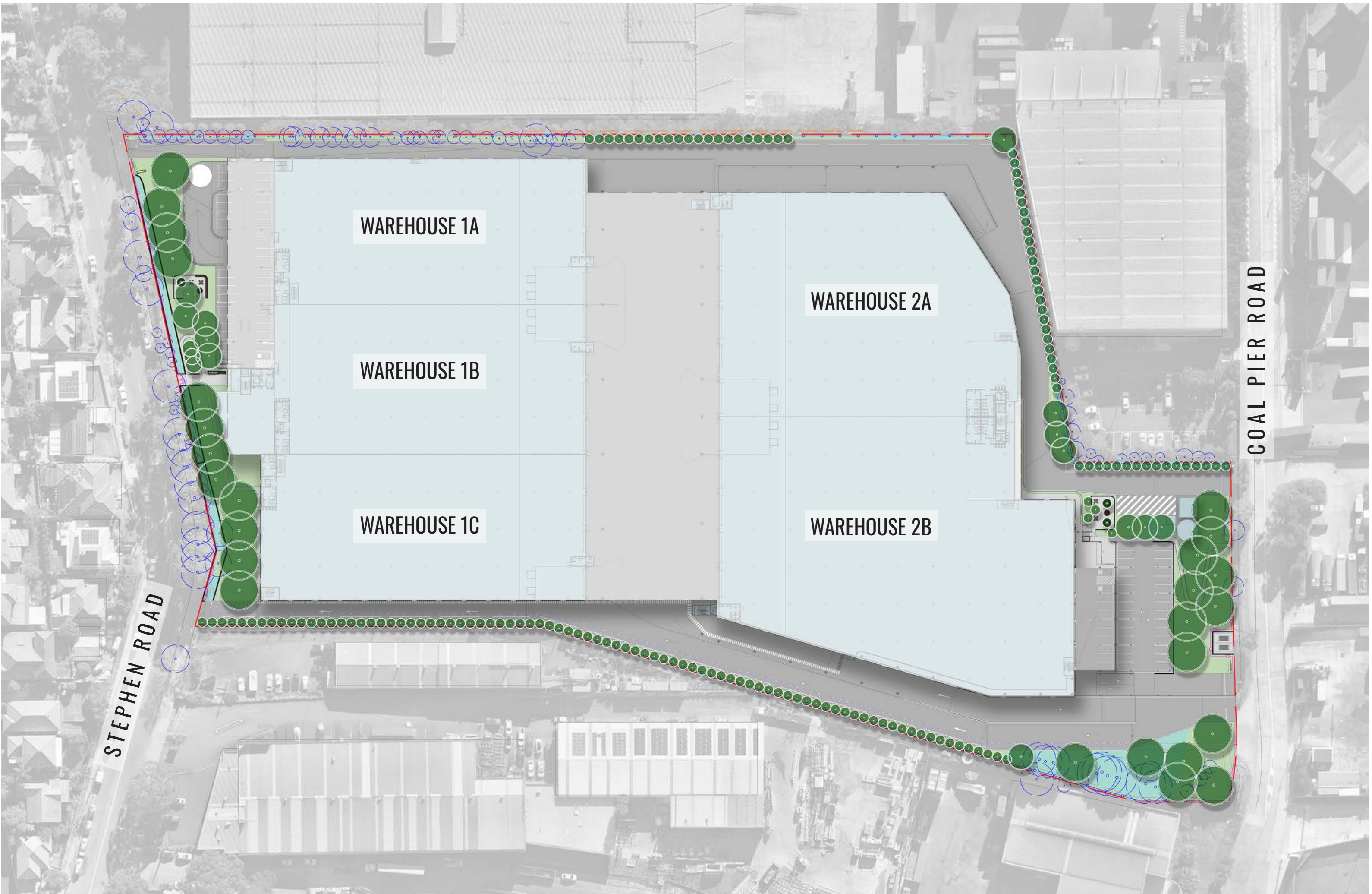


IMAGE TAKEN FROM NEARMAP 2024

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	Landscape Elevation - Stephen Road	
SSD-02	Landscape Master Plan	SSD-10	Specification & Details	
SSD-03	Canopy Plan	SSD-11	Matrix Details	
SSD-04	Landscape Detail Plan 1	SSD-12	Planting Schedule & Imagery	
SSD-05	Landscape Detail Plan 2			
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	
	27.03.26	230519		Rev	Date	Description	Drawn	Checked
Project:	49 Stephen Road Banksmeadow, NSW 2019			A	25.10.24	FOR SSD	KC	BG
				B	06.11.24	FOR SSD	KC	BG
				C	19.02.26	DRAFT FOR REVIEW	KC	BG
				D	27.04.26	FOR SSD	KC	BG

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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. The Arborist report identifies 61 trees to be removed, and proposed in the landscape plans are 195 trees.
	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 10.2% 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).	Outdoor staff areas have been proposed to the West and East landscape spaces and will include amenities of communal tables, 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.
	1b. The side setbacks must be increased to allow for retention of existing trees, additional canopy tree planting, and to be proportionate with the scale of the building.	The site setbacks allow for planting of small tree planting along the Southern and North Eastern boundaries with native grasses and groundcovers to the understorey.

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 on-site 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.

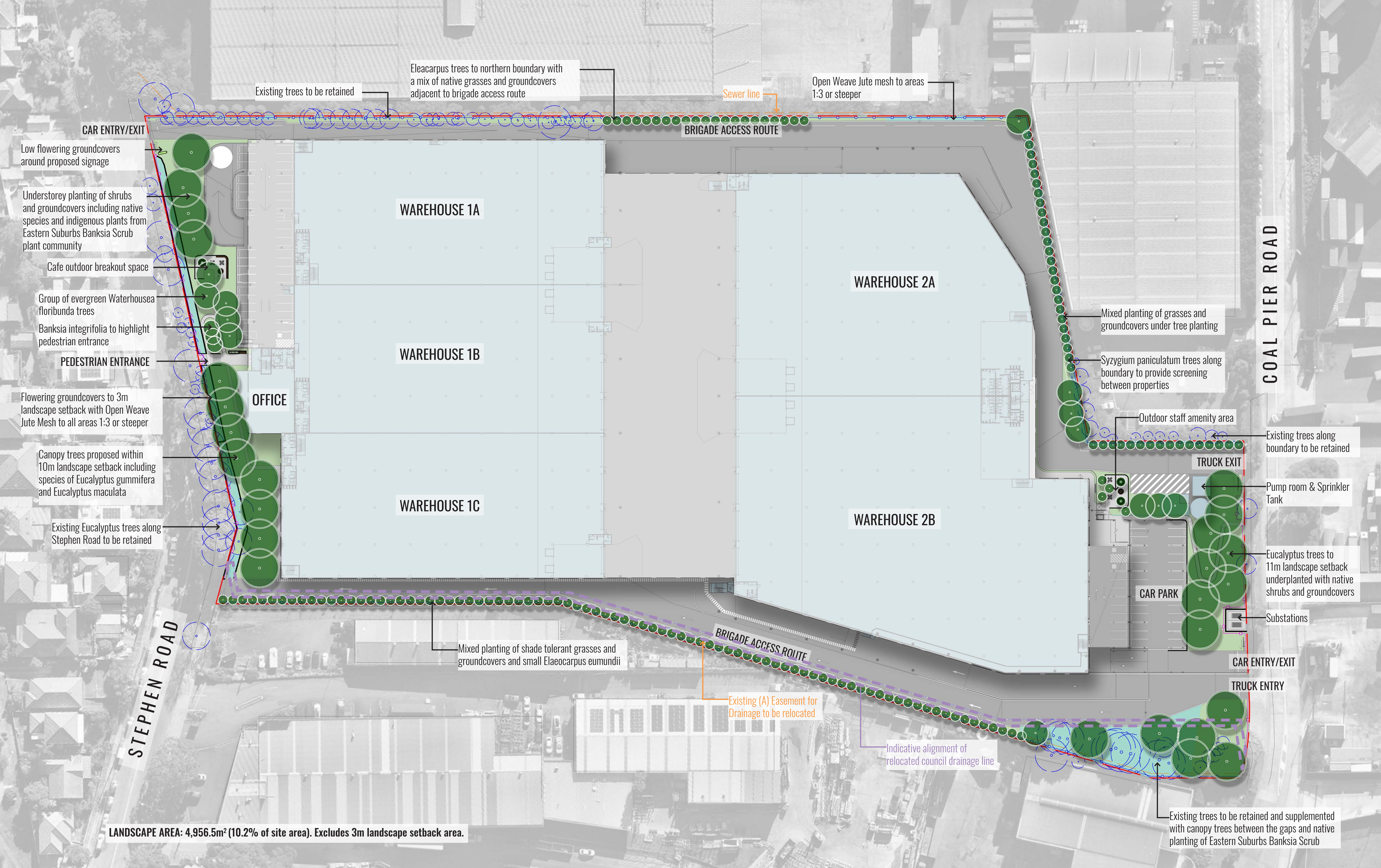


PARTICIPATION

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.



Drawing Title:
Landscape Master Plan
DWG No:

SSD-02

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B	06.11.24	FOR SSD	KC	BG	
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Drawing Title:
Canopy Plan
DWG No:

SSD-03

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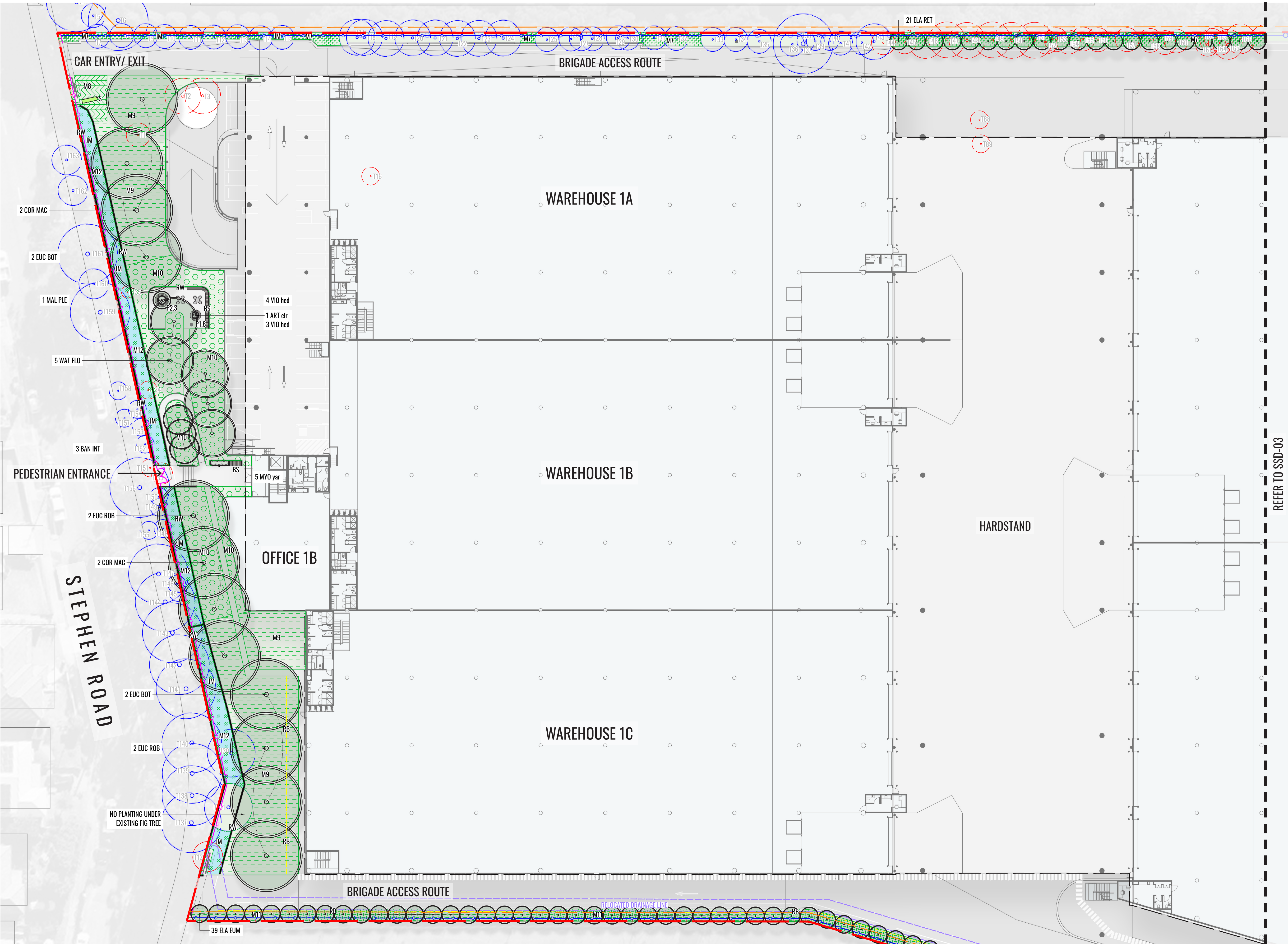


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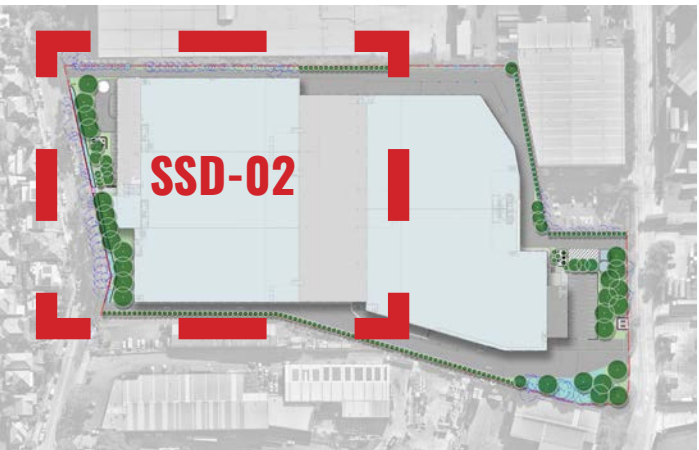
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- LEGEND**
- SITE BOUNDARY
 - EXISTING TREES TO BE RETAINED
 - EXISTING TREES TO BE REMOVED
 - PROPOSED TREES
 - PROPOSED GROUNDCOVER PLANTING
 - ACCENT/FEATURE SHRUB PLANTING
 - M1 MATRIX 1. REFER TO DETAILS ON SSD-11
 - M2 MATRIX 2. REFER TO DETAILS ON SSD-11
 - M3 MATRIX 3. REFER TO DETAILS ON SSD-11
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 - M11 MATRIX 11. REFER TO DETAILS ON SSD-11
 - M12 MATRIX 12. REFER TO DETAILS ON SSD-11
 - RW RETAINING WALL TO ENGINEERS DETAILS
 - S PROPOSED SIGNAGE TO ARCHITECTS DETAILS
 - STREETLIFE LEAN GREEN CIRCULAR BENCHES 2.3M DIAMETER
 - 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
 - PROPOSED FENCE TYPE 1 TO ARCHITECTS DETAILS
 - PROPOSED FENCE TYPE 2 TO ARCHITECTS DETAILS
 - BS BENCH SEATING
 - JM OPEN WEAVE JUTE MESH TO AREAS OF GRADES 1:3 OR STEEPER

REFER TO SSD-03

KEY PLAN



Drawing Title:
Landscape Detail Plan 1
DWG No:

SSD-04

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230519

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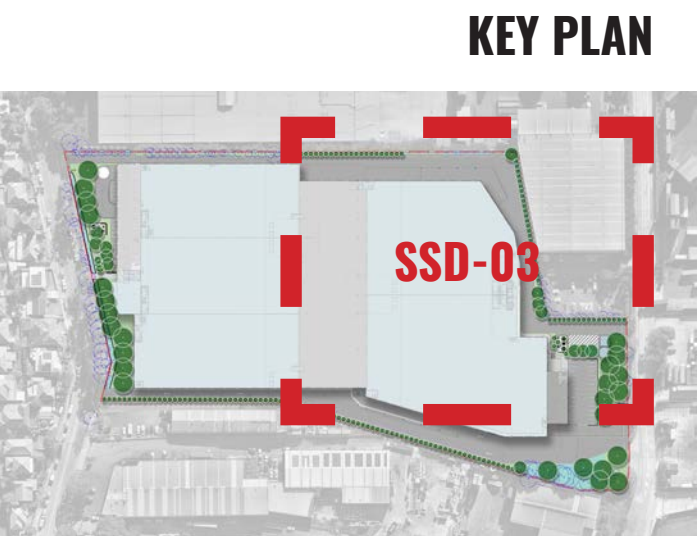
49 Stephen Road
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Drawing Title:
Landscape Detail Plan 2
DWG No:

SSD-05

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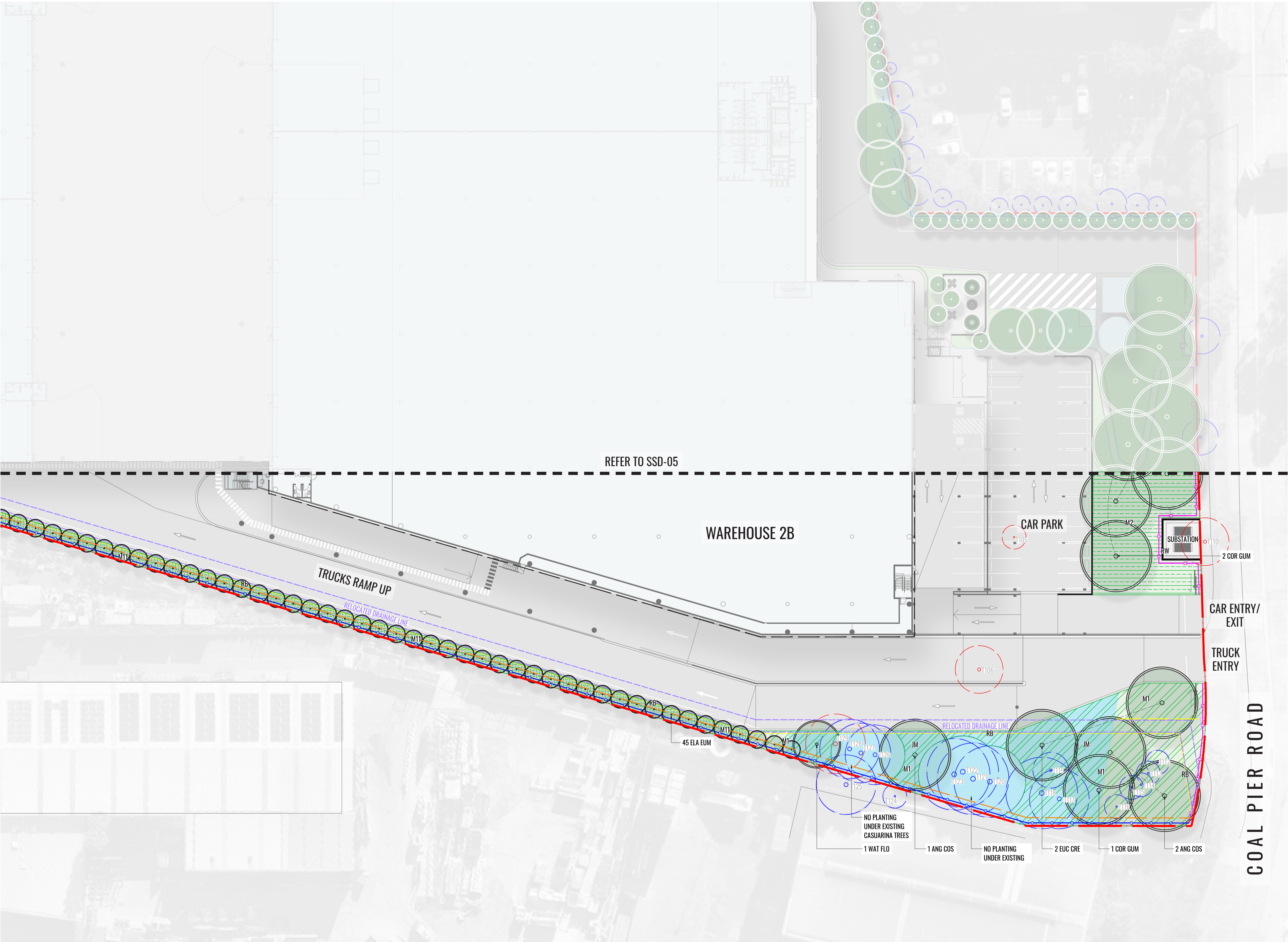
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Job Number: 230519
North:
Project: 49 Stephen Road
Banksmeadow, NSW 2019

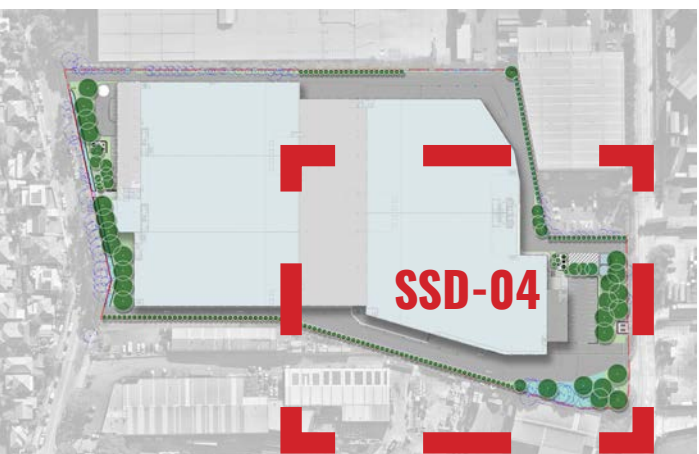
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KEY PLAN



Drawing Title:
Landscape Detail Plan 3
DWG No:
SSD-06

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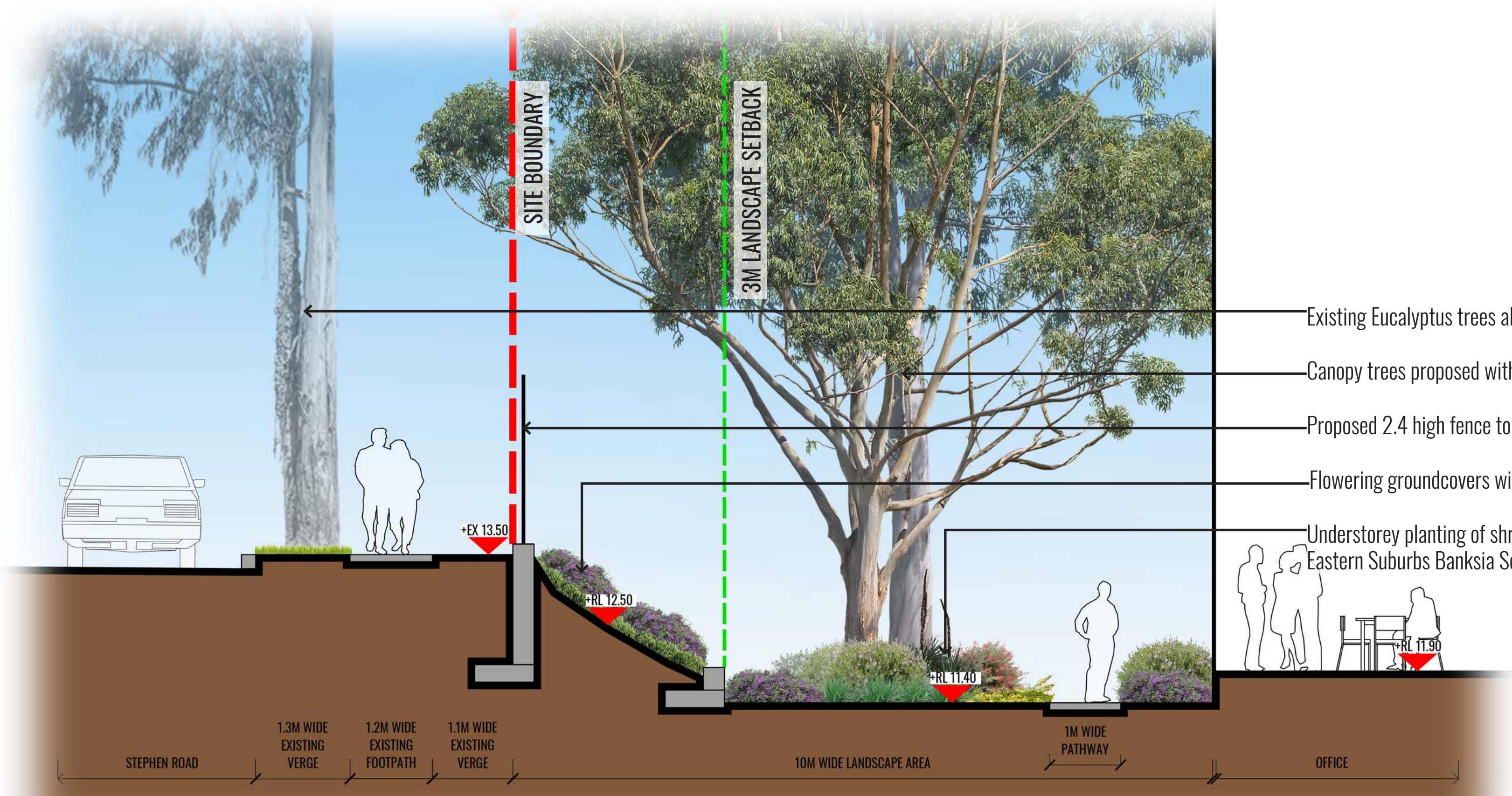
Architect:
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Client:
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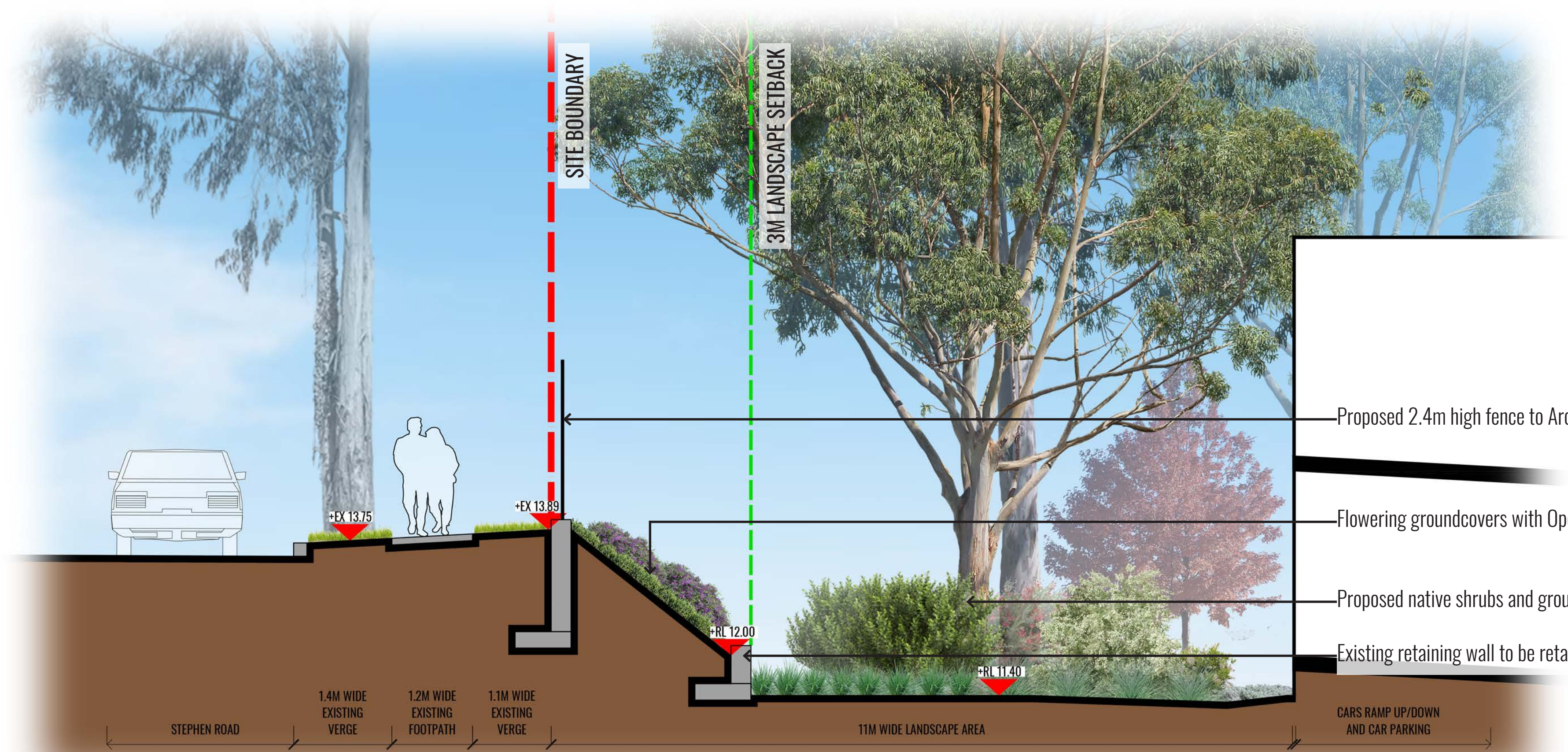
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Banksmeadow, NSW 2019

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SECTION AA - STEPHEN ROAD



SECTION BB - STEPHEN ROAD

KEY PLAN



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Landscape Sections AA & BB
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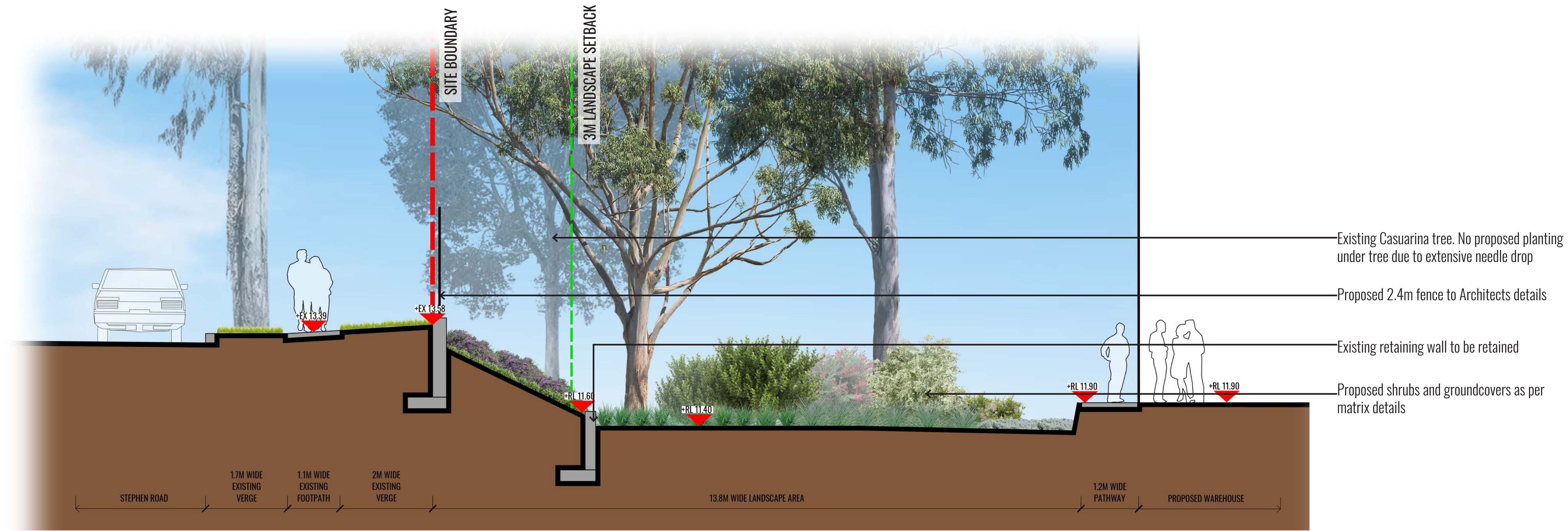
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			Banksmeadow, NSW 2019						

49 Stephen Road
Banksmeadow, NSW 2019

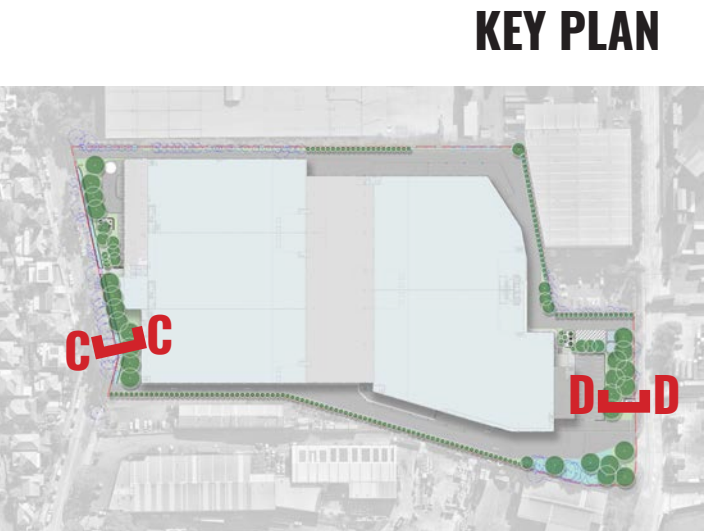
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SECTION CC - STEPHEN ROAD



SECTION DD - COAL PIER ROAD



Drawing Title:
Landscape Sections CC & DD
DWG No:

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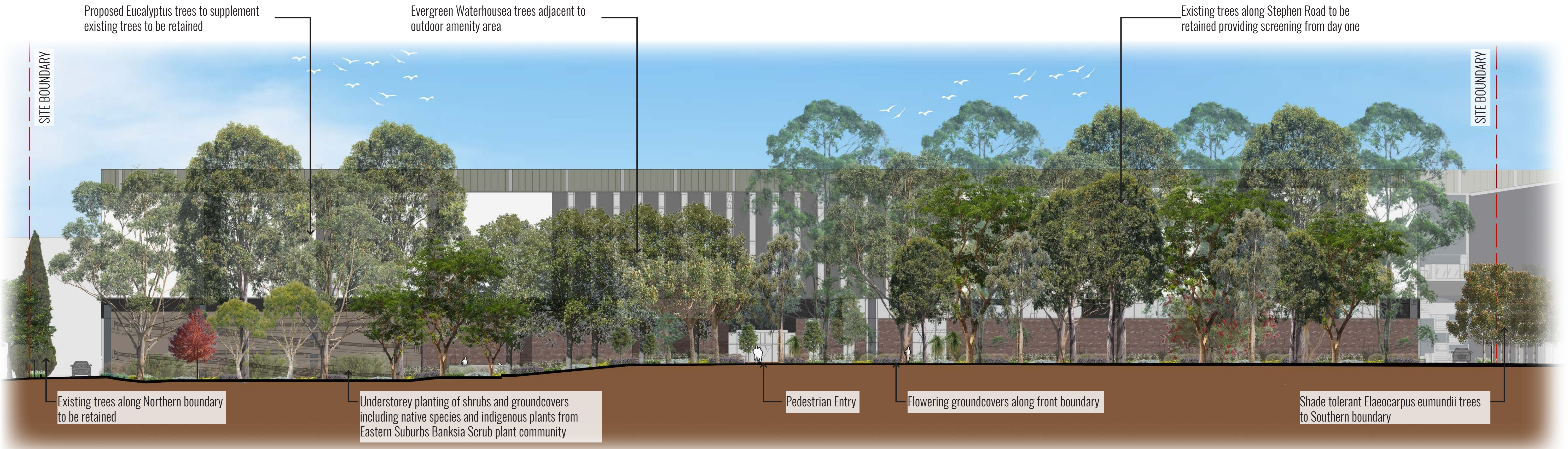
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STEPHEN ROAD LANDSCAPE ELEVATION

Drawing Title:
Landscape Elevation - Stephen Road
DWG No:

SSD-09

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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

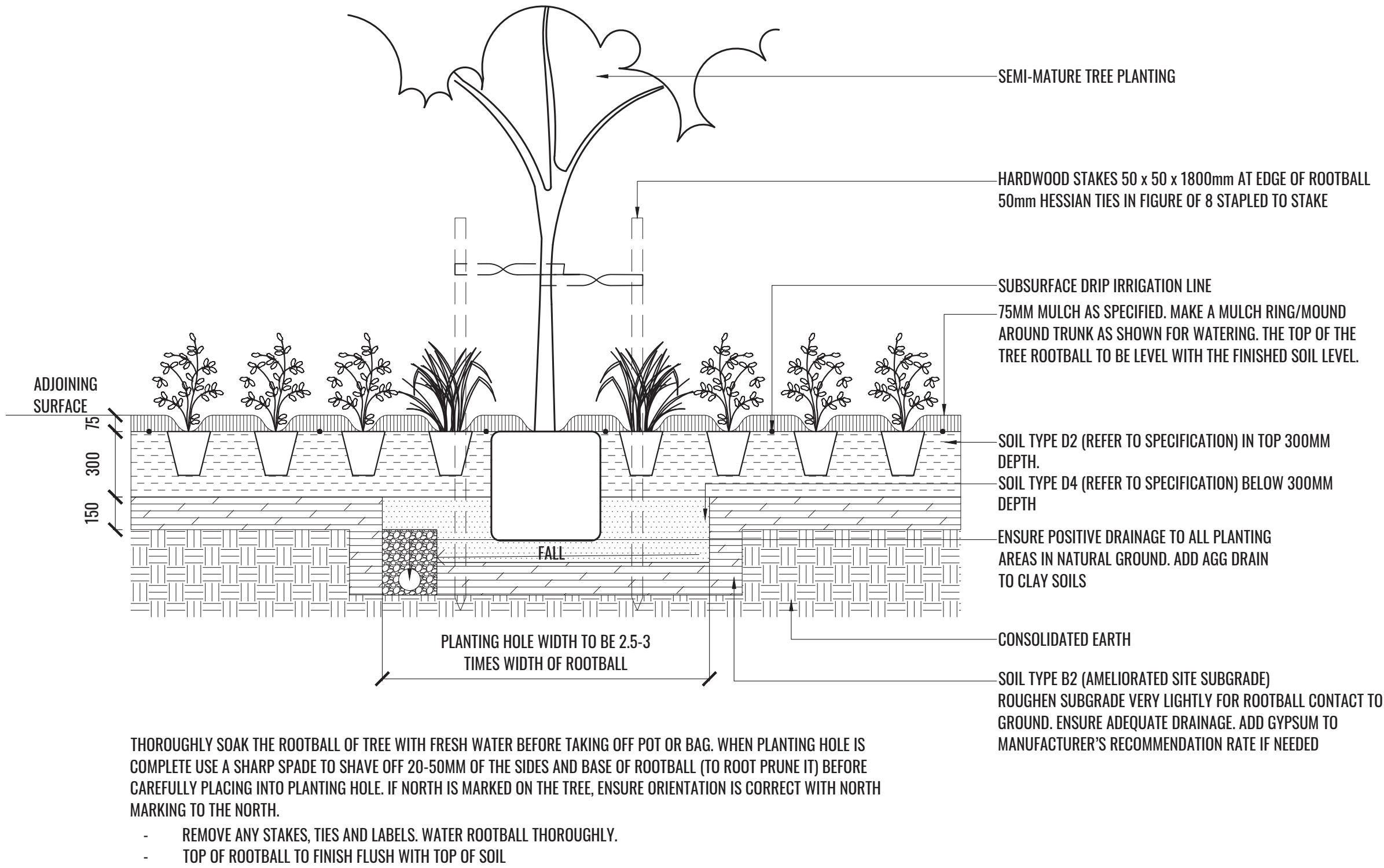
The waterproofing membrane is to be sealed to the drainage outlet and extend vertically to a height of 100mm above the soil or fill level. A protection board should be installed to minimise root damage to the membrane. The internal fall in the planter box should be a minimum of 1:100 and a suitable safety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

Standards

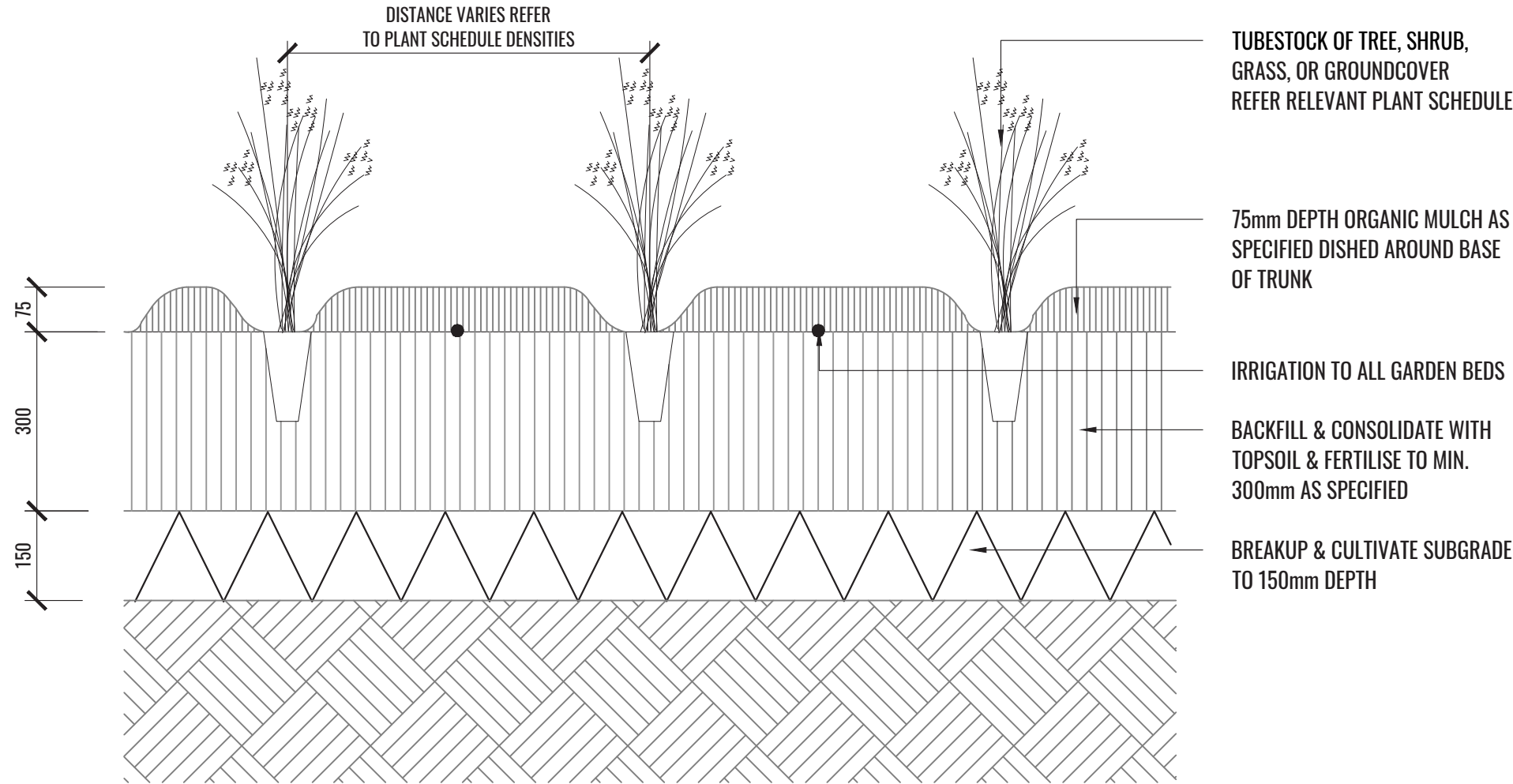
All grown or purchased plant stock must conform to all the conditions and requirements given in NATSPEC Guide: Specifying Trees. Soils to be in accordance with AS4419, mulching composts and conditioners to be in accordance with AS4454. Soils should conform to best practice specifications as listed in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

TYPICAL LANDSCAPE DETAILS

TREE/SHRUB SIZE AND QUALITY TO BE TO NATSPEC STANDARD. SPECIES IS TO BE AS PER PLAN AND PLANT SCHEDULE. ENSURE ONLY HEALTHY AND VIGOROUS, DISEASE FREE, WELL MAINTAINED PLANTS ARE USED.
TAKE CARE TO ENSURE FOLIAGE, BRANCHES, TRUNKS AND ROOT CROWNS ARE NOT DAMAGED BEFORE, DURING AND AFTER PLANTING.
ENSURE OPTIMUM MAINTENANCE AND ESTABLISHMENT OF TREES/SHRUBS OCCURS AS SOON AS THEY ARE AT SITE



1 MASS PLANTING AND TREE TYPICAL DETAIL
TYPICAL SECTION SCALE 1:20



2 TUBESTOCK PLANTING TYPICAL DETAIL
TYPICAL SECTION SCALE 1:10

Drawing Title:
Specification & Details
DWG No:

SSD-10

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Suite 303, 8 Help Street, Chatswood NSW 2067 Ph. (02) 9411 1485
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ABN 84 620 205 781 ACN 620 205 781

Architect:

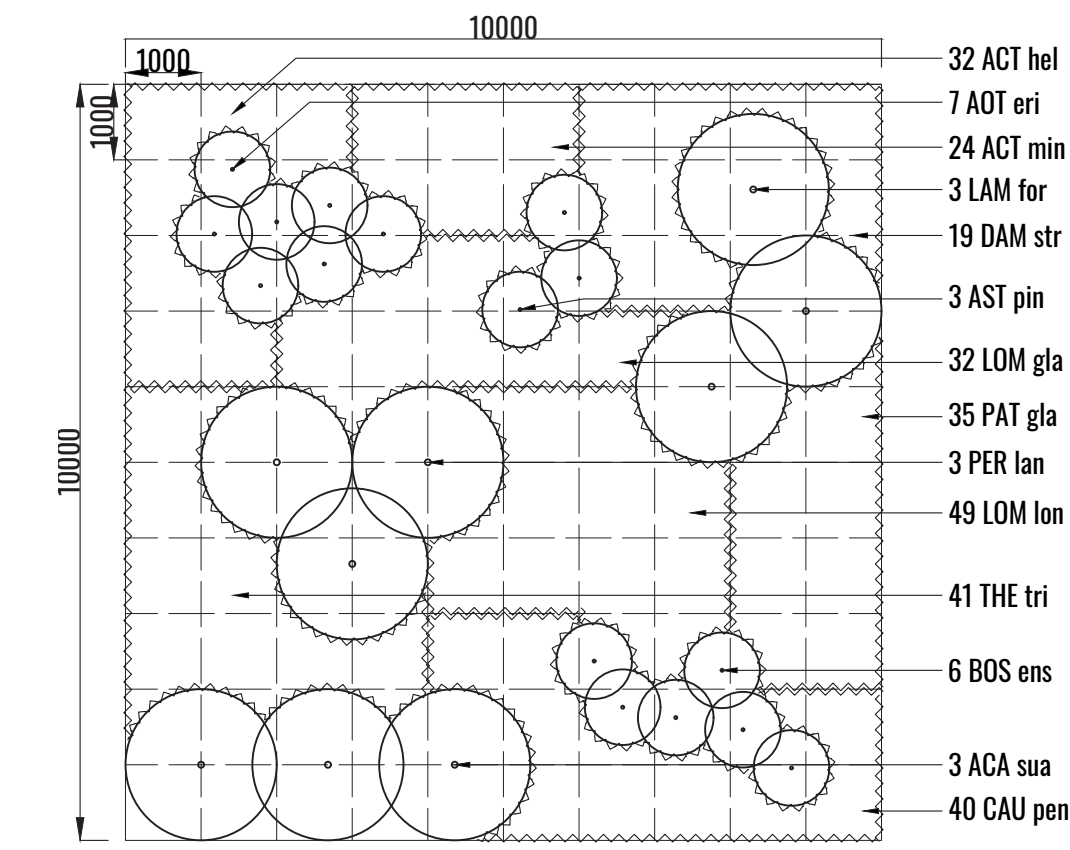


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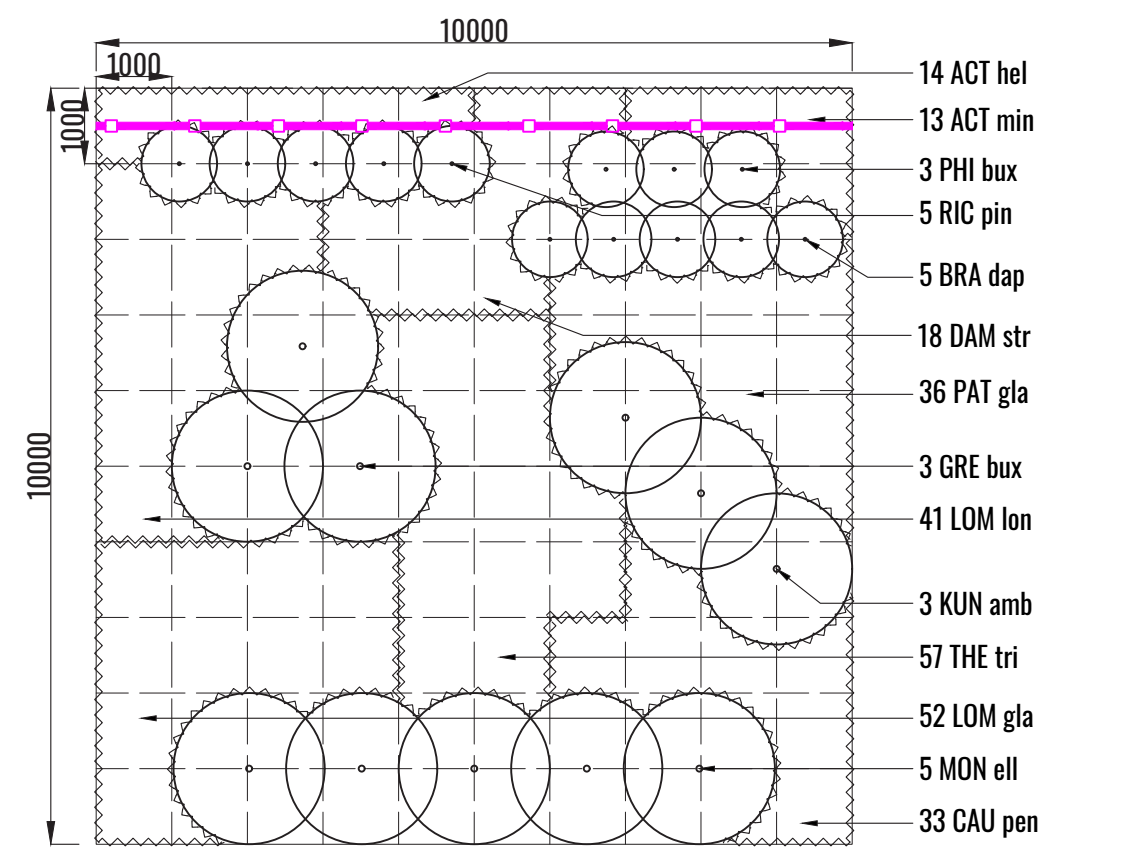


Scale:	Date:	Job Number:	North:	Revision					FOR SSD	
				Rev	Date	Description	Drawn	Checked		
Project:	49 Stephen Road	Banksmeadow, NSW 2019		A	25.10.24	FOR SSD	KC	BG		
				B	06.11.24	FOR SSD	KC	BG		
				C	19.02.26	DRAFT FOR REVIEW	KC	BG		
				D	27.04.26	FOR SSD	KC	BG		

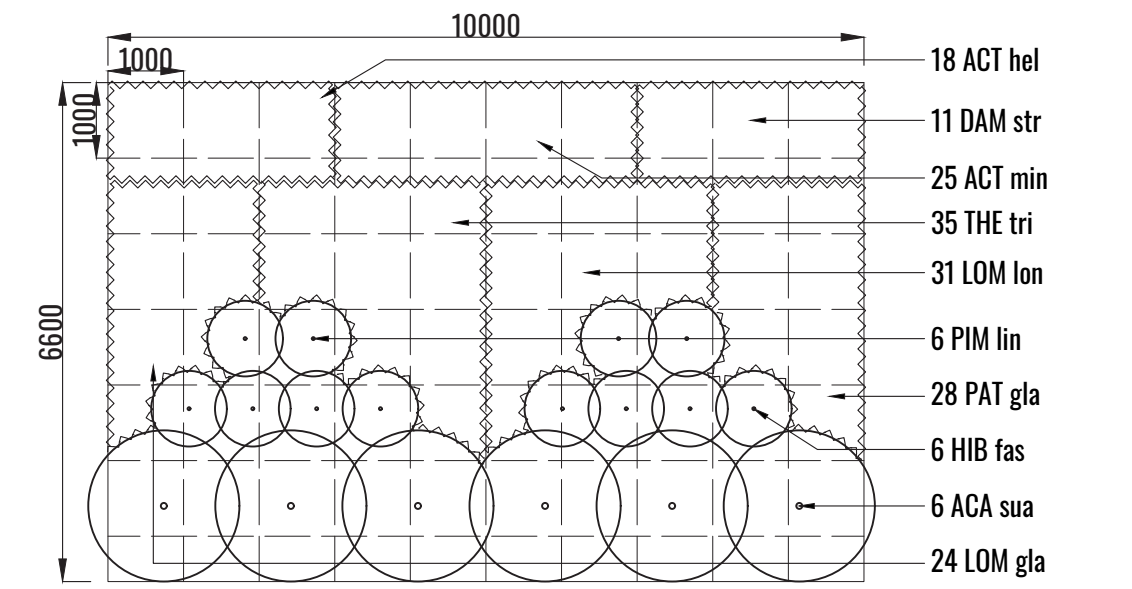
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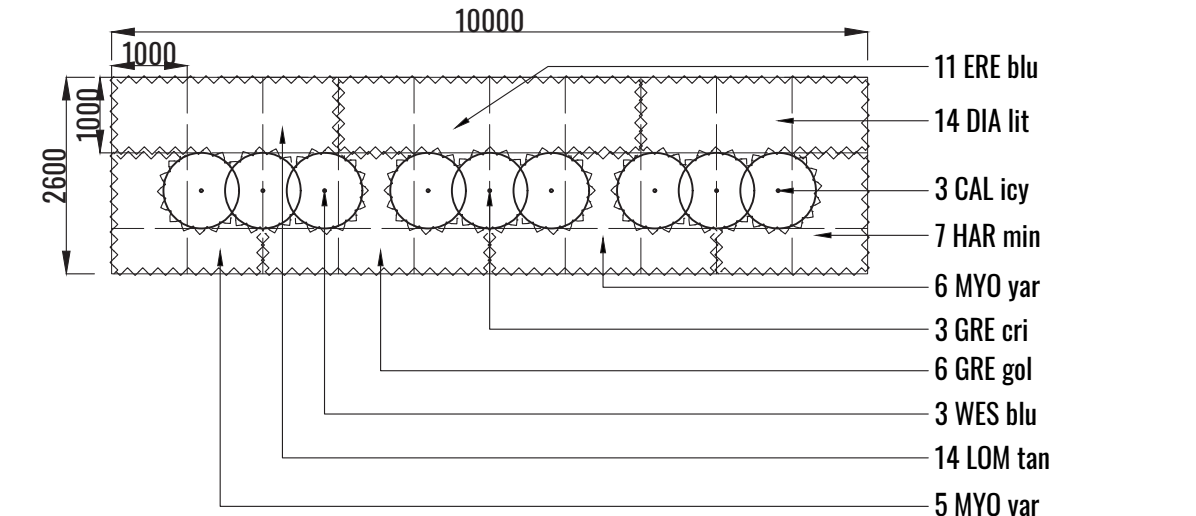
1 MATRIX DETAIL 1
TYPICAL PLAN SCALE 1:100



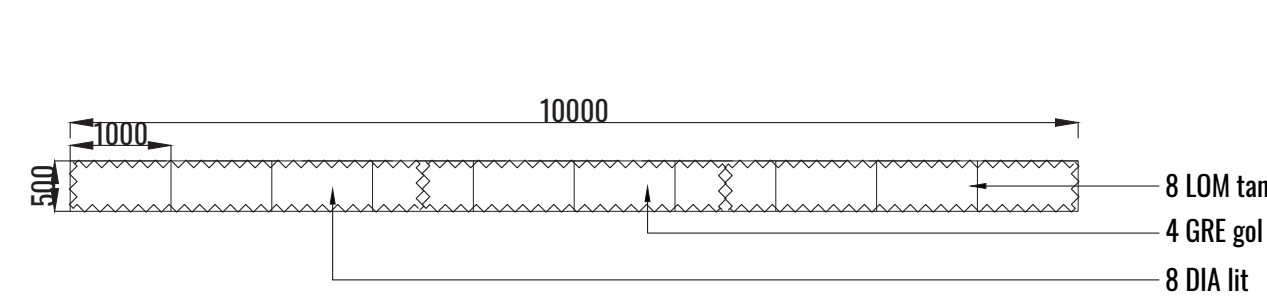
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TYPICAL PLAN SCALE 1:100



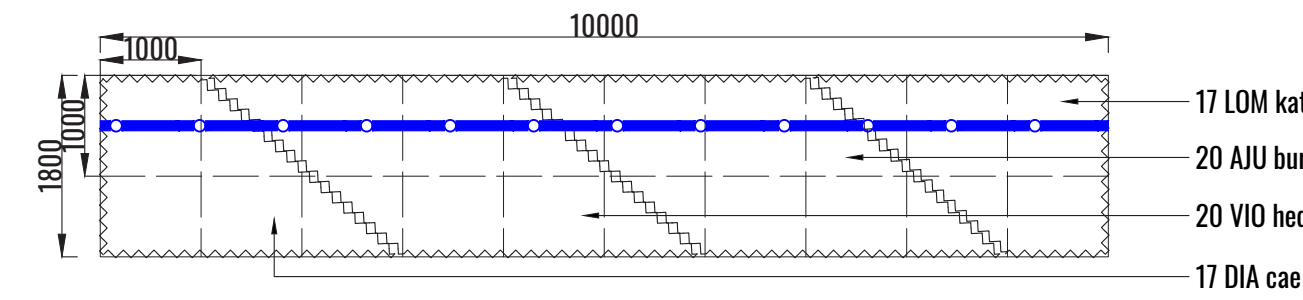
3 MATRIX DETAIL 3
TYPICAL PLAN SCALE 1:100



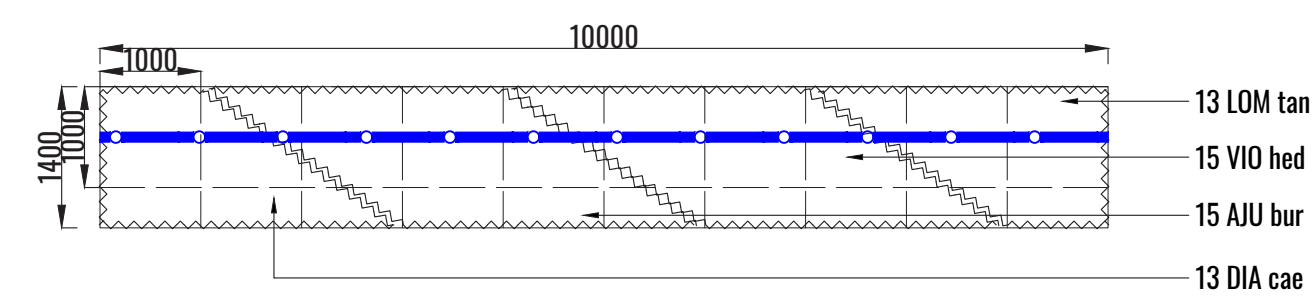
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TYPICAL PLAN SCALE 1:100



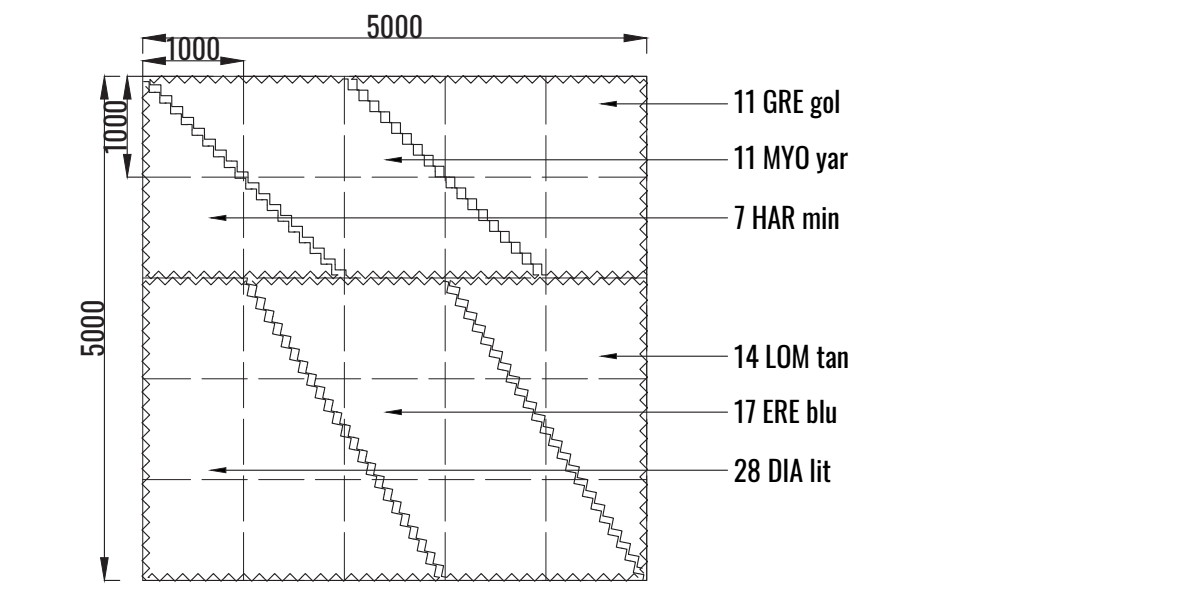
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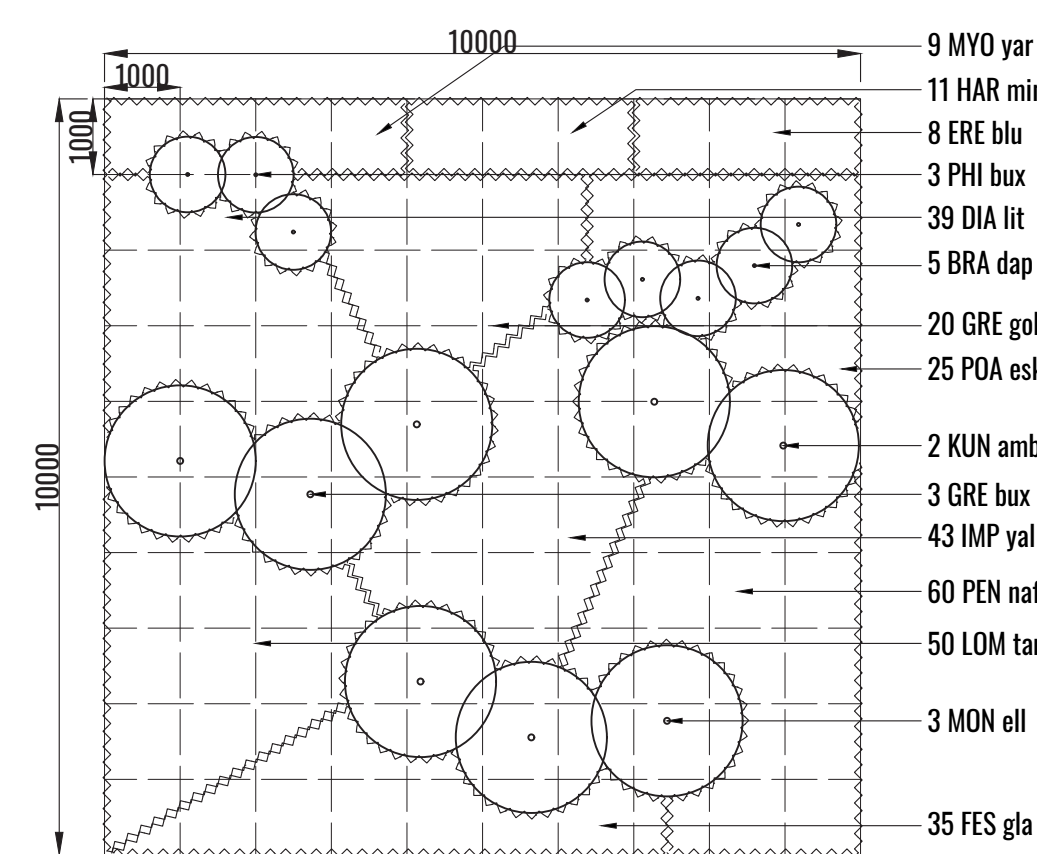
6 MATRIX DETAIL 6
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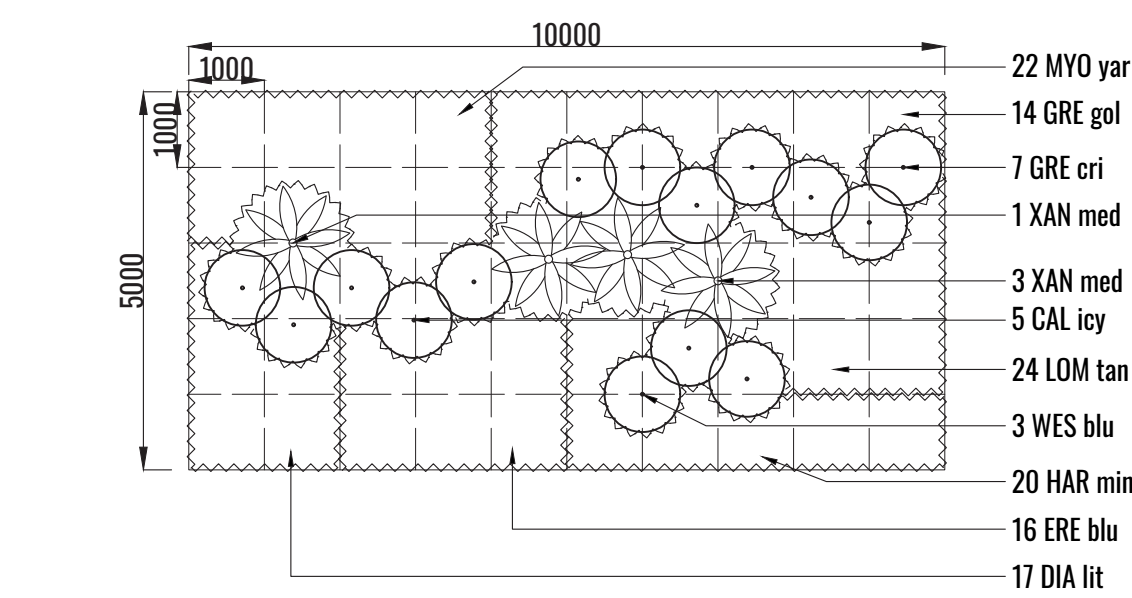
7 MATRIX DETAIL 7
TYPICAL PLAN SCALE 1:75



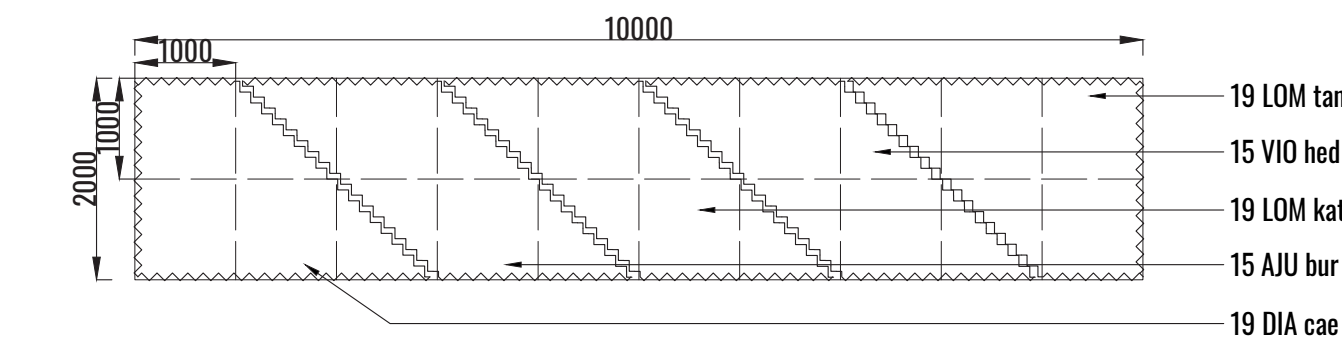
8 MATRIX DETAIL 8
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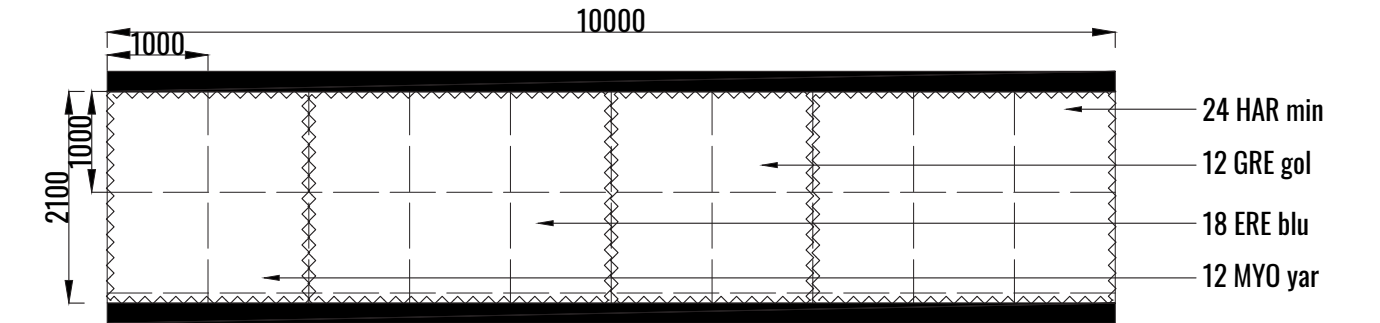
9 MATRIX DETAIL 9
TYPICAL PLAN SCALE 1:100



10 MATRIX DETAIL 10
TYPICAL PLAN SCALE 1:100



11 MATRIX DETAIL 11
TYPICAL PLAN SCALE 1:75



12 MATRIX DETAIL 12
TYPICAL PLAN SCALE 1:75

Drawing Title:

Matrix Details

DWG No:

SSD-11

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Architect:



Client:



Scale:
AS SHOWN @ A1

Date:
27.03.26

Job Number:
230519

North:

Project:

49 Stephen Road
Banksmeadow, NSW 2019

Revision					FOR SSD	
Rev	Date	Description	Drawn	Checked		
A	25.10.24	FOR SSD	KC	BG		
B	06.11.24	FOR SSD	KC	BG		
C	19.02.26	DRAFT FOR REVIEW	KC	BG		
D	27.04.26	FOR SSD	KC	BG		

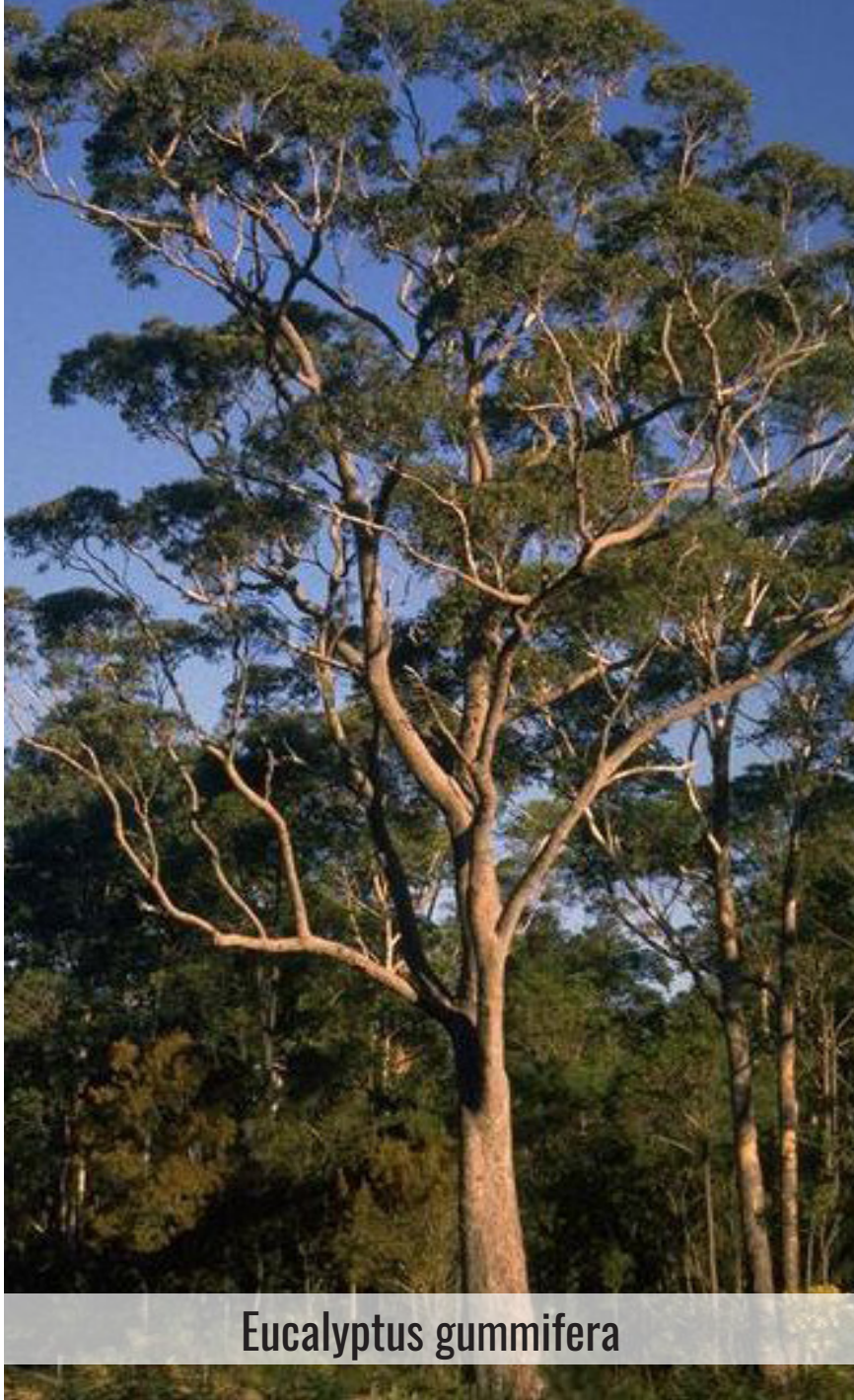
NOT FOR CONSTRUCTION

GROUND FLOOR PLANT SCHEDULE

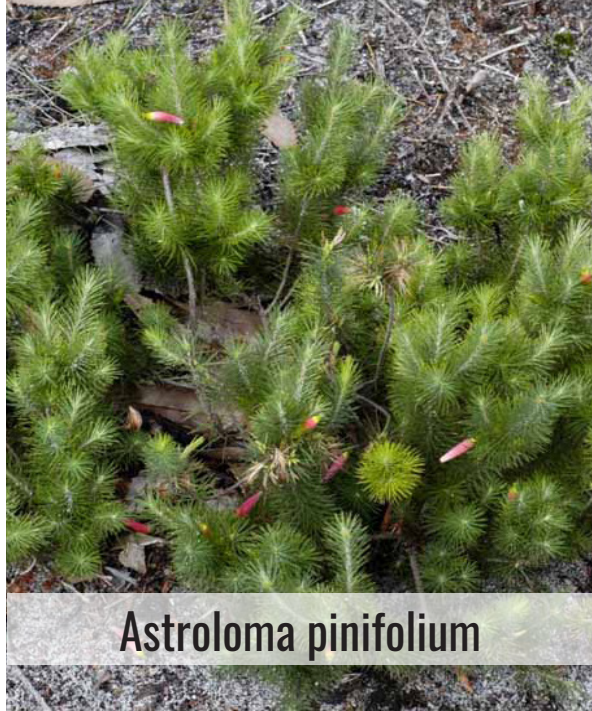
Code	Botanical Name	Common Name	Mature Height	Spacing	Install Size	Native	Qty*
Trees							
ANG COS	Angophora costata	Sydney Red Gum	15-30m	As Shown	100L	✓	5
BAN INT	Banksia integrifolia	Coast Banksia	15m	As Shown	100L	✓	3
COR GUM	Corymbia gummifera	Red Bloodwood	20-30m	As Shown	100L	✓	5
COR MAC	Corymbia maculata	Spotted Gum	15-30m	As Shown	100L	✓	4
COR NAN	Corymbia eximia 'Nana'	Dwarf Yellow Bloodwood	6-8m	As Shown	100L	✓	3
ELA EUM	Elaeocarpus eumundii	Eumundi quandong	5-10m	As Shown	100L	✓	84
ELA RET	Elaeocarpus reticulatus	Blueberry Ash	7-10m	As Shown	100L	✓	21
EUC BOT	Eucalyptus botryoides	Bangaly	25-30m	As Shown	100L	✓	4
EUC CRE	Eucalyptus crebra	Narrow Leaf Ironbark	20-35m	As Shown	100L	✓	4
EUC ROB	Eucalyptus robusta	Swamp Mahogany	25-30m	As Shown	100L	✓	4
MAG LIT	Magnolia grandiflora 'Little Gem'	Little Gem Bull Bay Magnolia	5-6m	As Shown	100L		4
MAL PLE	Malus ioensis 'Plena'	Crab Apple Tree	5-6m	As Shown	100L		3
SYZ PAN	Syzygium paniculatum	Magenta Cherry	8-10m	As Shown	100L	✓	41
WAT FLO	Waterhousea floribunda	Weeping Lilly Pilly	10-15m	As Shown	100L	✓	10
Shrubs							
ACA sua	Acacia suaveolens	Sweet Wattle	1-2m	As Shown	200mm	✓	34
AOT eri	Aotus ericoides	Heath Aotus	1.5-2m	As Shown	200mm	✓	55
ART cir	Arthropodium cirratum	New Zealand Rock Lily	0.6-1m	As Shown	200mm		2
AST pin	Astroloma pinifolium	Pine Heath	0.5-1m	As Shown	200mm	✓	24
BOS ens	Bossiaea ensata	Sword Bossiaea	1.5m	As Shown	200mm	✓	47
BRA dap	Brachyloma daphnoides	Daphne Heath	1.5m	As Shown	200mm	✓	78
CAL icy	Callistemon 'Icy Burst'	Icy Burst Bottlebrush	1.3-1.5m	As Shown	200mm	✓	54
GRE bux	Grevillea buxifolia	Grey Spider Flower	1-2.5m	As Shown	200mm	✓	47
GRE cri	Grevillea 'Crimson Villea'	Crimson Villea	0.8m	As Shown	200mm	✓	72
HIB fas	Hibbertia fasciculata	Bundled Guinea Flower	0.4m	As Shown	200mm	✓	10
KUN amb	Kunzea ambigua	Tick Bush	2-5m	As Shown	200mm	✓	38
LAM for	Lambertia formosa	Mountain Devil	1-2m	As Shown	200mm	✓	24
MON ell	Monotoca elliptica	Tree Broom Heath	2-5m	As Shown	200mm	✓	61
PER lan	Persoonia lanceolata	Lance-leaf Geebung	1-3m	As Shown	200mm	✓	24
PHI bux	Philotheca buxifolia	Box-leaf Waxflower	1.3m	As Shown	200mm	✓	47
PIM lin	Pimelea linifolia	Slender Rice Flower	1m	As Shown	200mm	✓	10
RIC pin	Ricinocarpos pinifolius	Wedding Bush	1.5m	As Shown	200mm	✓	37
WES blu	Westringia 'Blue Gem'	Coastal Rosemary	1-1.5m	As Shown	200mm	✓	35
XAN media	Xanthorrhoea media	Grass Tree	1m	As Shown	200mm	✓	38
Grasses & Groundcovers							
ACT hel	Actinotus helianthi	Flannel Flower	0.3-0.9m	5/m2	Tube	✓	385
ACT min	Actinotus minor	Lesser Flannel Flower	0.15-0.5m	5/m2	Tube	✓	327
AJU bur	Ajuga 'Burgundy Glow'	Bugleweed	0.15m	4/m2	Tube	✓	1139
CAU pen	Caustis pentandra	Thick Twist Rush	1-2m	5/m2	Tube	✓	555
DAM str	Dampiera stricta	Blue Dampiera	0.2-0.4m	3/m2	Tube	✓	307
DIA cae	Dianella caerulea	Blue Flax Lily	0.5-1m	5/m2	Tube	✓	1135
DIA lit	Dianella 'Little Jess'	Native Flax	0.35-0.4m	5/m2	Tube	✓	590
ERE blu	Erenophila glabra 'Blue Horizon'	Blue Horizon	0.25m	3/m2	140mm	✓	500
FES gla	Festuca glauca	Blue Fescue Grass	0.2-0.3m	5/m2	Tube	✓	287
GRE gol	Grevillea 'Gold Cluster'	Yellow Grevillea	0.3m	3/m2	140mm	✓	501
HAR min	Hardenbergia 'Mini Meema'	Dwarf Purple Coral Pea	0.45m	4/m2	140mm	✓	617
IMP yal	Imperata cylindrica 'Yalba'	Blady Grass	0.3-0.6m	5/m2	Tube	✓	353
LOM gla	Lomandra glauca	Blue Ridge	0.25-0.4m	5/m2	Tube	✓	673
LOM kat	Lomandra hystrix 'Katie Belles'	Slender Mat Rush	1.2-1.5m	5/m2	Tube	✓	819
LOM lon	Lomandra longifolia	Basket Grass	0.6-0.9m	5/m2	Tube	✓	738
LOM tan	Lomandra longifolia 'Tanika'	Mat Rush	0.5m	5/m2	Tube	✓	1531
MYO yar	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.1m	3/m2	140mm	✓	482
PAT gla	Patersonia glabrata	Native Iris	0.3-0.8m	5/m2	Tube	✓	587
PEN naf	Pennisetum alopecuroides 'Nafray'	Foxtail Grass	0.6m	5/m2	Tube	✓	493
POA esk	Poa 'Eskdale Blue'	Tussock Grass	0.6m	5/m2	Tube	✓	205
THE tri	Themeda triandra	Kangaroo Grass	1.5m	5/m2	Tube	✓	799
VIO hed	Viola hederacea	Native Violet	0.1m	4/m2	140mm	✓	1169

* Quantities to be finalised during CC/Tender

PLANT IMAGES



Eucalyptus gummifera



Astroloma pinifolium



Dianella 'Little Jess'



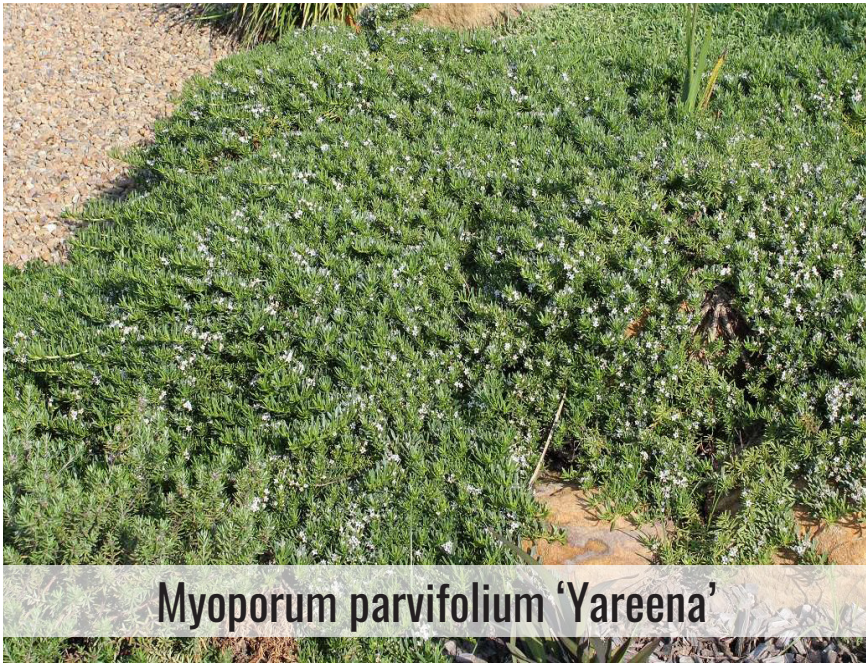
Hibbertia fasciculata



Lomandra hystrix 'Katie Belles'



Banksia integrifolia



Myoporum parvifolium 'Yareena'



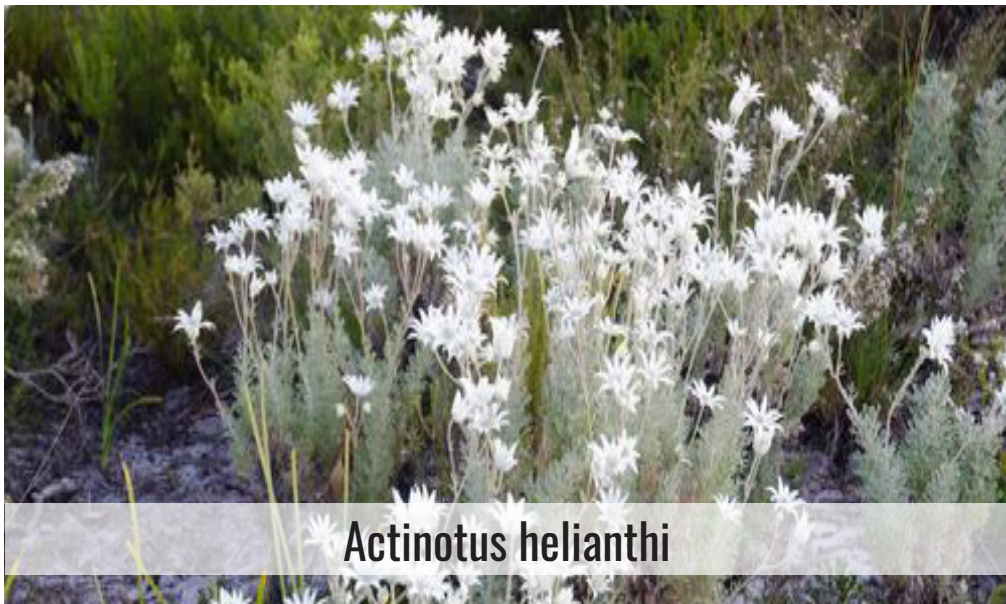
Eriostemon australasius



Syzygium paniculatum



Ricinocarpos pinifolius



Actinotus helianthi



Eucalyptus maculata

Drawing Title:
Planting Schedules & Imagery

DWG No: SSD-12

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Banksmeadow, NSW 2019

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