

13-23 GIBBONS STREET

REDFERN, SYDNEY

LANDSCAPE DA REPORT

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ISSUE A

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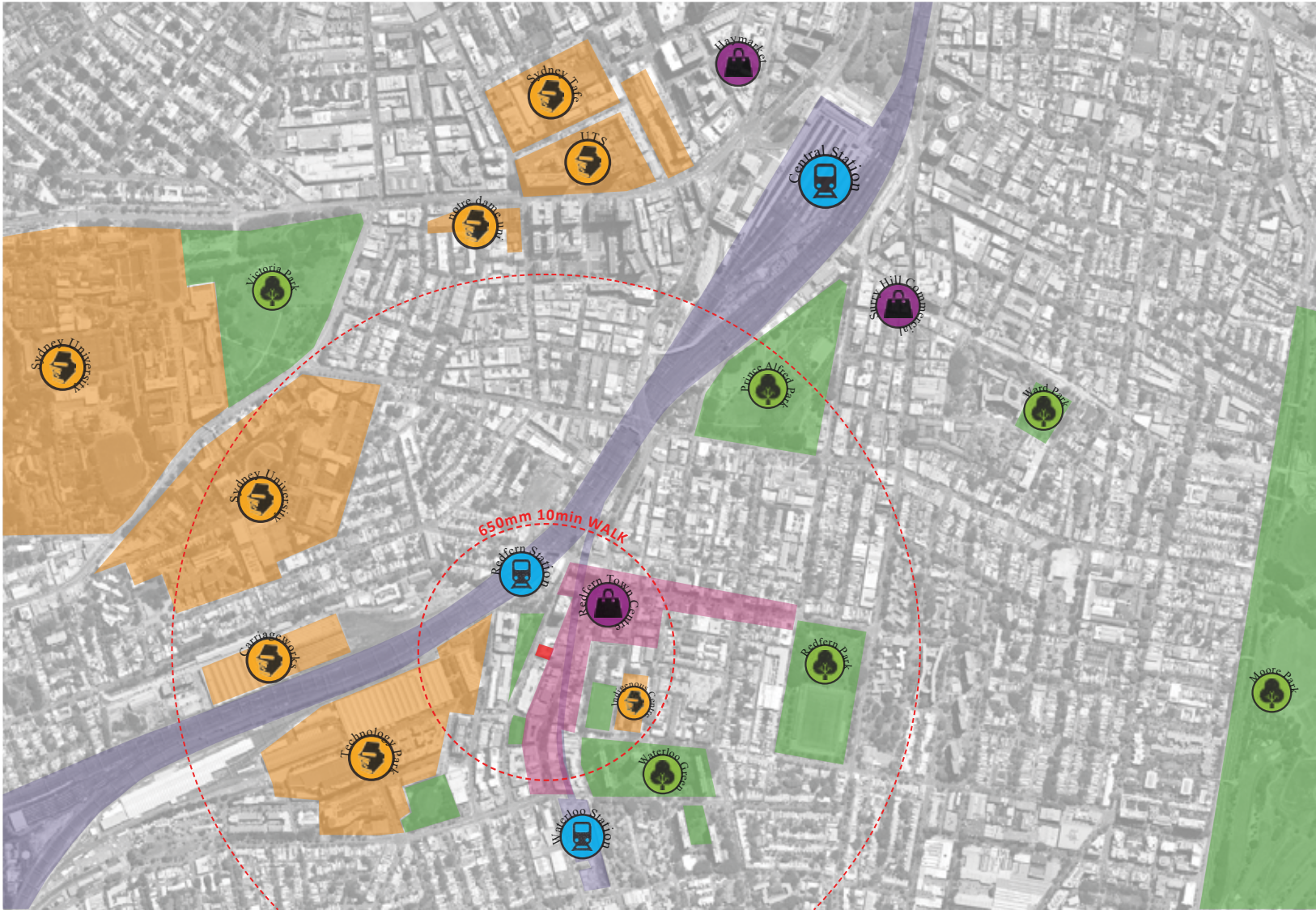
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CONTENTS

SITE CONTEXT AND ANALYSIS	3
Site Context	3
Transport and Connectivity	4
Urban Framework	5
Existing Streets & Trees	6
 DESIGN RESPONSE	 8
Key Principles	8
Design Approach	9
Landscape Plan - Ground	11
Ground - 3D Views	12
Landscape Plan - Level 2 Summer Retreat	15
Level 2 Summer Retreat - 3D Views	16
Landscape Plan - Level 4 Communal Terrace	18
Hardscape - Material Palette	19
Softscape - Ground	20
Softscape - Level 2 Summer Retreat	21
Softscape - Level 4 Communal Terrace	22

SITE CONTEXT AND ANALYSIS

SITE CONTEXT



INTRODUCTION

The development of 13-23 Gibbons Street, Redfern provides an opportunity to create an accessible, public and vibrant community corridor.

SITE LOCATION

- The site is located within the suburb of Redfern, nearby Redfern Station
- The development area totals 1,365.5m²

CONTEXT

There are many major parklands, urban precincts and transport hubs either within walking distance or easily accessed by public transport options of the site. The surrounding urban context is undergoing major redevelopment, particularly neighbouring Waterloo Estate. The Estate redevelopment will coincide with the opening of a new Metro Station, connecting the precinct to the North West, South West and CBD.

LEGEND

- Educational Precinct
- Landscape Precinct
- Metro Precinct
- Commercial Precinct
- Site Location

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A	LANDSCAPE REPORT	14/12/18	JN

SITE CONTEXT AND ANALYSIS

TRANSPORT AND CONNECTIVITY



330m FROM SITE

PUBLIC TRANSPORT

The site lies within walking distance of major transport interchanges, notably Redfern Station. The public transport available allows the site to easily connect itself with the immediate surrounding suburbs, Sydney CBD and Sydney Airport.

RAIL CONNECTIONS

The site is approximately 150m from Redfern Station. Redfern Station is a key interchange destination, with easy connections to Sydney City Central, Eastern, Inner City, Western and Southern Line Trains.

BUS CONNECTIONS

There are four buses that regularly stop on both sides of Gibbons St. The bus routes connect Redfern to Central Station and the International Airport.






CYCLE CONNECTIONS

Most of the cycle connections surrounding the site are leading to and from Redfern Station via major road connections. There are no dedicated off road cycle paths, either they are shared with vehicular or pedestrian traffic. Cycleways that do exist do not work well to connect to one another and form a single, safe cycleway.

PEDESTRIAN CONNECTIONS

Surrounding major roads have adequate footpaths available for movement. Most clear and wide paths are available leading to and from the station, otherwise they are relatively narrow and unkept. Street trees provide shade amenity along major roads.

LEGEND

-  Landscape Precinct
-  Train Station
-  Site Location
-  Bus Stop
-  Cycle Connection

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SITE CONTEXT AND ANALYSIS

URBAN FRAMEWORK



OPEN SPACE

There are a variety of open space facilities within walking distance of the site.

The most significant of which is Redfern Park, which is approximately 600m from site. The park adjoins Redfern Oval, covering 4.8ha total. The Park has important connections to the history of reconciliation and is internationally recognised as one of the top parks in the world for recreation and relaxation by the Parks Forum.



Directly opposite is Gibbons Street Reserve. The reserve offers shaded walkways to and from Redfern Station. Further south is Daniel Dawson Playground. The playground provides play equipment, seating and shelter for users.

The National Centre for Indigenous Excellence nearby has Fitness Centre facilities that are hired by a large range of groups for basketball, netball and soccer, swimming carnivals, children’s birthdays, workshops and seminars, fitness classes, and creative and educational group activities.

Their sporting and recreation facilities available for hire include:

- Indoor stadium
- Outdoor training areas
- Sports Field
- 25m heated undercover pool
- Small and large group activity rooms

LEGEND

-  Landscape Precinct
-  Site Location

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Draft	LANDSCAPE REPORT	07/12/18	HY
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SITE CONTEXT AND ANALYSIS

EXISTING STREETS & TREES

STREET TREES

Tree planting is most extensive and consistent along Gibbons Street. Though, both the western and eastern edge of this street have different street tree character. The trees along the Park edge are not restricted in growth, whilst the urban street edge has power-lines, lighting and buildings to compete with. Back lanes and side streets have minimal planting.



1. Margaret Street



2. Gibbons Street



3. Marian Street



4. Williams Lane



5. Street tree character - Gibbons Street



6. Tree in verge - Gibbons Street



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Draft	LANDSCAPE REPORT	07/12/18	HY
A	LANDSCAPE REPORT	14/12/18	JN

SITE CONTEXT AND ANALYSIS
EXISTING STREET CONDITIONS



1. View to Gibbons St Reserve



2. View to Margaret St and existing church



3. View from BP Service Station



4. Gibbons St Elevation - View from Gibbons St Reserve

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Draft	LANDSCAPE REPORT	07/12/18	HY
A	LANDSCAPE REPORT	14/12/18	JN

DESIGN RESPONSE KEY PRINCIPLES

CREATE USABLE EXTERNAL SPACES FOR STUDENTS



RESPECT AND CONNECT WITH INDIGENOUS HERITAGE



IMPROVE WALKABILITY AND CONNECTIVITY



ACTIVE NIGHT



CONNECT WITH REDFERN’S LANEWAY SCENE



PROVIDE PUBLIC / COMMUNITY OFFERING



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PUBLIC DOMAIN AND WILLIAM LANE CONNECTION

The street frontages and footpath will be upgraded in accord with Council standards. Existing mature street trees will be retained and pruned to adapt proposed building.

William Lane connection will provide a publicly accessible recreation space incorporating elongated seating bench for gathering, opportunity for F&B, landscape to green the space, a tall temporary 'green screen' to mask the adjacent architecturally crude petrol station and spill lighting, and a new public art offering by a local aboriginal artist connecting with local cultural heritage.

The laneway design creates a clear sight line between Margaret St and William Lane, addressing CPTED considerations. The lane accommodates vehicular movement when required, with a 3.5m wide clear path, controlled by removable bollards. Garbage collection is undertaken outside the secure line of bollards.

Artists Statement:

"... In Australia, the evidence suggests early Aboriginal people observed the stars and composed stories handed down by their ancestors through songs and dance and images of the sky recorded on bark and rocks... From the East to West coast across Australia different language groups have their own interpretation and stories that have different meanings, the rising of the celestial emu at dusk can inform the observers about the bird's breeding behaviour (when to collect emu eggs) to that of culture heroes.

The "emu in the sky", consists of dark clouds in the Milky Way, stretching from Scorpius to the Southern Cross, features in many Aboriginal cultures and storytelling for thousands of years right across Australia.

... The 'STARS SKY' Artwork looks at the shape and form of the milky way, the local story and connection of this place across Australia and world, creating community, unity and strength with connected knowledge and storytelling.



BEAMS Festival, Chippendale.



Vibrant Laneways Project, Brisbane.

LEVEL 2 - SUMMER RETREAT

The summer retreat is an intimate external space framed by landscape. Lush planting provides a buffer to the north (future development). It offers shaded respite to small groups in the warmer months, and includes BBQ facilities.



LEVEL 4 - COMMUNAL TERRACE

Complementing the summer retreat, the communal terrace enjoys great view towards west, with elevated views of Gibbons St Reserve.

Walls and planting combine to create a green space with comfortable microclimate. Planting assists with spatially framing a series of 'rooms' along the terrace.



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URBAN ELEMENTS

Elements such as paving, BBQ facilities, seating furniture and lighting will be developed further during detailed design. Refer to page 19 for proposed materials and finishes.

AMENITY

Solar access and natural ventilation have been maximised by selecting a variety of planting species to suit varying requirements throughout the site.

Visual privacy needs have been addressed in the planting design. The desire for an outlook to public areas is balanced with the need for privacy internally and externally, during day and night.

ACCESSIBILITY

All residents of the new development can access and enjoy the communal areas. Universal access has been incorporated into communal spaces, connecting walkways and building entries without compromising design quality. Gently graded pathways will provide accessibility for all age groups and degrees of mobility; ensuring that residents can access site amenities comfortably. Paths are rationally laid out into a clear and identifiable pathway network assisting orientation for visitors, and access to and from building entries and service areas.

LIGHTING

Lighting of external spaces will be provided to ensure access points are well lit, improving visibility and the sense of safety. Lighting of the communal open spaces will ensure safe levels of illumination for movement, whilst considering impact on private residences. Unobtrusive lighting will be incorporated where appropriate to enable early evening use of key spaces. All external lighting will be deisgned to meet relevant Australian lighting standards.

DRAINAGE AND IRRIGATION

The detailed design will specify drainage cell to all soft landscape zones.

Where possible storm water runoff will be directed to the lawn and garden beds. Consideration has been given to the incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertiliser contamination of drainage water. A proprietary subsurface drip irrigation system will be provided to all soft landscape areas.

SOIL

The planting will comprise a complementary mix of indigenous and exotic species. Soil requirements will therefore vary according to varying soil chemistries enjoyed by individual species. For indigenous vegetation, soil profiles will be provided which have modest nutrient levels particularly phosphorus. Specified material will equal Australian Native Landscapes ‘Low P’ mixture. In areas where exotic species are to be planted an industry standard organic soil mixture will be provided.

PLANT ESTABLISHMENT AND MAINTENANCE

A landscape maintenance contractor will be engaged to maintain all plant material in a state of health and vigour for a period of 52 weeks after practical completion. Contractor must provide the Superintendent with a proposed maintenance works program for approval. The landscape contractor must keep a logbook of all maintenance works undertaken and include ‘works to date’ information with all progress payment invoices. Works will include, but not be limited to:

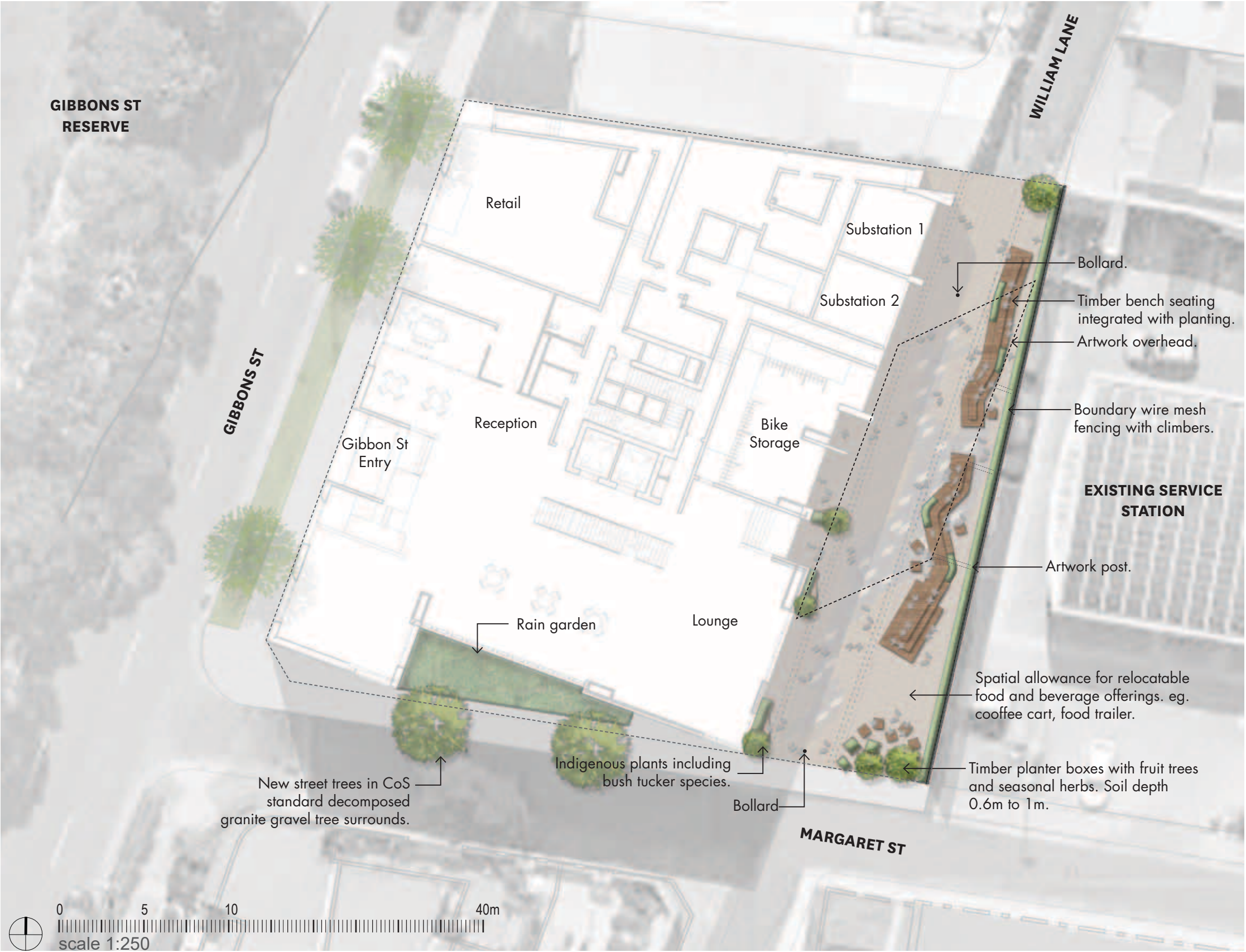
- Monitoring the irrigation system on a weekly basis to ensure plants are not under or over irrigated,
- Replacing dead plant material to establish a complete cover of planting without obvious voids at final completion.
- Replenishment of mulch as required to provide cover to the soil surface minimising weed encroachment.
- Suppression of weed growth and weed removal
- Low phosphorus nutrient will be provided to indigenous plant groupings, and a broad spectrum fertiliser applied to exotic plant groupings to satisfy differing chemical requirements.
- Selective pruning / crown lifting / canopy shaping of trees to remove potential future structural defects, establish branching above head height, etc.

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Iss.	Amendment	Date	Checked
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DESIGN RESPONSE

LANDSCAPE PLAN - GROUND



LEGEND

- Project boundary
- Existing grass verge to be retained.
- Existing street trees to be retained.
- Through site link - eco-trihex permeable pavement
- Concrete footpath with broom finish. To be in accordance with Cos Standard.
- Proposed garden bed
- Proposed rain garden
- Proposed trees

- Notes:
- Street frontage and footpath within Council's boundary to be upgraded/installed in accordance with Council standards.
 - Refer to L-DA-20 for trees and plant species.
 - Refer to Civic report for levels and flood provisions

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Iss.	Amendment	Date	Checked
Draft	LANDSCAPE REPORT	07/12/18	HY
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DESIGN RESPONSE
GROUND - 3D VIEWS



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Iss.	Amendment	Date	Checked
Draft	LANDSCAPE REPORT	07/12/18	HY
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DESIGN RESPONSE
GROUND - 3D VIEWS



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Iss.	Amendment	Date	Checked
Draft	LANDSCAPE REPORT	07/12/18	HY
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DESIGN RESPONSE
GROUND - 3D VIEWS



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Iss.	Amendment	Date	Checked
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DESIGN RESPONSE

LANDSCAPE PLAN - LEVEL 2 SUMMER RETREAT



LEGEND

- Summer retreat timber deck.
- Proposed garden bed.
- Off-white concrete planter edge.
- Project boundary

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Draft	LANDSCAPE REPORT	07/12/18	HY
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L-DA-15

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DESIGN RESPONSE

LEVEL 2 SUMMER RETREAT - 3D VIEWS



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DESIGN RESPONSE

LEVEL 2 SUMMER RETREAT - 3D VIEWS



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Iss.	Amendment	Date	Checked
Draft	LANDSCAPE REPORT	07/12/18	HY
A	LANDSCAPE REPORT	14/12/18	JN

DESIGN RESPONSE

LANDSCAPE PLAN - LEVEL 4 COMMUNAL TERRACE



LEGEND

Dark grey concrete planter edge.
Colour to match architectural facade.

Summer retreat timber deck.

Proposed garden bed.

Proposed trees

Project boundary

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DESIGN RESPONSE

HARDSCAPE - MATERIAL PALETTE

PAVING



THROUGH SITE LINK - ECO-TRIHEX PERMEABLE PAVEMENT



PODIUM TERRACES - DECKING

RAISED PLANTER



LEVEL 2 SUMMER RETREAT - OFF-WHITE CONCRETE RAISED PLANTER



LEVEL 4 COMMUNAL TERRACE - DARK GREY CONCRETE RAISED PLANTER

FURNITURE & FIXTURES - GROUND



TIMBER SEAT INTEGRATED WITH PLANTING



LOOSE TIMBER SEAT



TIMBER PLANTER BOX



BOUNDARY GREEN SCREEN

FURNITURE & FIXTURES - PODIUM TERRACES



LEVEL 2 SUMMER RETREAT - BBQ



LEVEL 2 SUMMER RETREAT - SEATING EDGE

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A	LANDSCAPE REPORT	14/12/18	JN

INDICATIVE TREE PALETTE

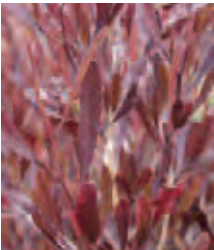
Botanical Name	Common Name	Pot Size
Acacia iteaphylla	Flinders Range Wattle	75Ltr
Acacia longifolia	Golden Wattle	75Ltr
Dodonaea viscosa ‘Purpurea’	Purple Hop Bush	75Ltr
Tristaniopsis laurina	Water Gum	75Ltr



Acacia iteaphylla



Acacia longifolia



Dodonaea viscosa
‘Purpurea’



Tristaniopsis laurina

INDICATIVE UNDERSTOREY PALETTE

Botanical Name	Common Name	Pot Size	Spacing
Baloskion tetraphyllum	Tassel Cord Rush	200mm	400mm
Liriope ‘Just Right’	Turf Lily	200mm	400mm
Lomandra tanika	Mat Rush	200/300mm	500mm
Lomandra ‘Cracker Jack’	Lomandra Crackerjack	300mm	-
Grevillea lanigera	Woolly Grevillea	300mm	-
Grevillea obtusifolia	Obtuse Leaved Grevillea	300mm	-
Grevillea ‘Gold Fever’	Grevillea Gold Fever	150mm	-
Callistemon ‘Red Alert’	Red Alert Bottlebrush	300mm	-
Ficinia nodosa	Knobby Club-rush	100/300mm	150mm
Conostylis candicans	Cottonheads	300mm	-
Imperata cylindrica	Cogon Grass	150mm	-
Goodenia ovata	Hop Goodenia	150mm	-
Austromyrtus dulcis	Midgen Berry	300mm	-



Blechnum ‘Silver Lady’



Liriope ‘Evergreen
Giant’



Lomandra tanika



Lomandra ‘Cracker
Jack’



Grevillea lanigera



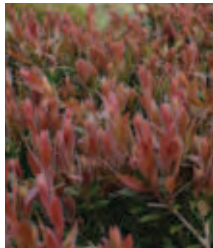
Grevillea obtusifolia



Grevillea ‘Gold Fever’



Ficinia nodosa



Callistemon ‘Red
Alert’



Conostylis candicans



Imperata cylindrica



Goodenia ovata



Austromyrtus dulcis

INDICATIVE CLIMBERS

Botanical Name	Common Name	Pot Size	Spacing
Cissus antarctica	Kangaroo Vine	200mm	1200mm



Cissus antarctica

INDICATIVE RAIN GARDEN PALETTE

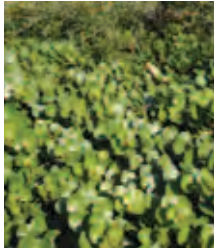
Botanical Name	Common Name	Pot Size	Spacing
Carex appressa	Tall Sedge	150mm	400mm
Ficinia nodosa	Knobby Club-rush	150mm	400mm
Goodenia ovata	Hop Goodenia	150mm	400mm
Juncus flavidus	Juncus	150mm	400mm



Carex appressa



Ficinia nodosa



Goodenia ovata



Juncus flavidus

NOTE:
Planting arrangements and quantities to be provided during DD/ Tender

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Iss.	Amendment	Date	Checked
Draft	LANDSCAPE REPORT	07/12/18	HY
A	LANDSCAPE REPORT	14/12/18	JN

DESIGN RESPONSE

SOFTSCAPE - LEVEL 2 SUMMER RETREAT

INDICATIVE TREE PALETTE

Botanical Name	Common Name	Pot Size
Howea forsteriana	Kentia Palm	2m Trunk
Dicksonia antarctica	Tree Fern	1m Trunk



Howea forsteriana



Dicksonia antarctica

INDICATIVE UNDERSTOREY PALETTE

Botanical Name	Common Name	Pot Size	Spacing
Aspidistra elatior	Cast Iron Plant	300mm	600mm
Understorey Mix 1			
Blechnum 'Silver Lady'	Silver Lady Fern	300mm	600mm
Neomarica gracilis	Walking Iris	300mm	600mm
Alcantarea rubra	Imperial Bromeliad	300mm	600mm
Philodendron 'Imperial Green'	Philodendron Green	300mm	600mm
Calathea zebrina	The Zebra Plant	300mm	600mm
Tradescantia zebrina	Wandering Jew	300mm	600mm
Understorey Mix 2			
Cordyline 'Rubra'	Palm Lily	300mm	600mm
Cordyline 'Torbay Dazzler'	Cordyline Torbay Dazzler	300mm	600mm
Dracaena 'Janet Craig'	Dragon Tree	300mm	600mm
Chamaedorea seifrizii	Bamboo Palm	300mm	600mm
Rhapis excelsa	Rhapis Palm	300mm	600mm
Cordyline fruticosa 'Kiwi'	Kiwi Ti	300mm	600mm
Understorey Mix 3			
Liriope 'Evergreen Giant'	Turf Lily	300mm	600mm
Asplenium nudus	Bird's Nest Fern	300mm	600mm
Philodendron 'Xanadu'	Xanadu	300mm	600mm



Aspidistra elatior



Blechnum 'Silver Lady'



Neomarica gracilis



Alcantarea rubra



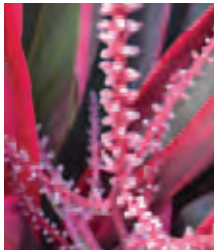
Philodendron 'Imperial Green'



Calathea zebrina



Tradescantia zebrina



Cordyline 'Rubra'



Cordyline 'Torbay Dazzler'



Dracaena 'Janet Craig'



Chamaedorea seifrizii



Rhapis excelsa



Cordyline fruticosa 'Kiwi'



Liriope 'Evergreen Giant'



Asplenium nudus



Philodendron 'Xanadu'

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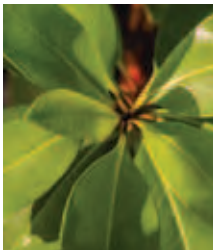
SOFTSCAPE - LEVEL 4 COMMUNAL TERRACE

INDICATIVE TREE PALETTE

Botanical Name	Common Name	Pot Size
Leptospermum petersonii	Tea Tree	300mm
Tristaniopsis laurina	Water Gum	75Ltr



Leptospermum petersonii



Tristaniopsis laurina

INDICATIVE UNDERSTOREY PALETTE

Botanical Name	Common Name	Pot Size	Spacing
Rhaphiolepis ‘Snow Maiden’	Indian Hawthorn	200mm	300mm
Schefflera arboricola ‘Variegata’	Dwarf Umbrella Tree	200mm	300mm
Understorey Mix 4			
Hymenosporum ‘Golde Nugget’	Native Frangipani	200mm	300mm
Lomandra tanika	Mat Rush	200mm	300mm
Liriope ‘Evergreen Giant’	Turf Lily	200mm	300mm
Carpobrotus (Yellow)	Pig Face	150mm	300mm
Gazania tomentosa	Gazania	150mm	300mm
Understorey Mix 5			
Brachyscome ‘Lemon Drops’	Swan River Daisy	100mm	200mm
Helichrysum ramosissimum	Yellow Buttons	100mm	200mm
Hibbertia obtusifolia	Hoary Guinea Flower	100mm	200mm
Trachelospermum asiaticum	Asiatic Jasmine	100mm	200mm
Mesembryanthemum crystallinum	Common Iceplant	100mm	200mm
Portulaca ‘Summer Joy’ (Yellow)	Summer Joy Purslane	100mm	200mm
Understorey Mix 6			
Acmena ‘Allyn Magic’	Lilly Pilly	200mm	300mm
Baeckea virgata ‘Nana’	Dward Baeckea	200mm	300mm



Rhaphiolepis ‘Snow Maiden’



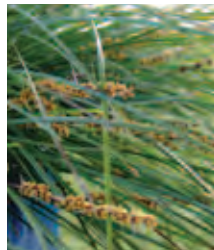
Schefflera arboricola ‘Variegata’



Strelitzia reginae



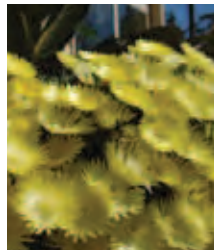
Hymenosporum ‘Golde Nugget’



Lomandra tanika



Liriope ‘Evergreen Giant’



Carpobrotus (Yellow)



Gazania tomentosa



Brachyscome ‘Lemon Drops’



Helichrysum ramosissimum



Hibbertia obtusifolia



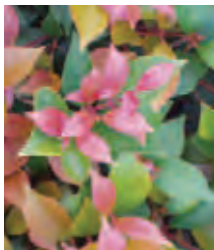
Trachelospermum asiaticum



Mesembryanthemum crystallinum



Portulaca ‘Summer Joy’ (Yellow)



Acmena ‘Allyn Magic’



Baeckea virgata ‘Nana’

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