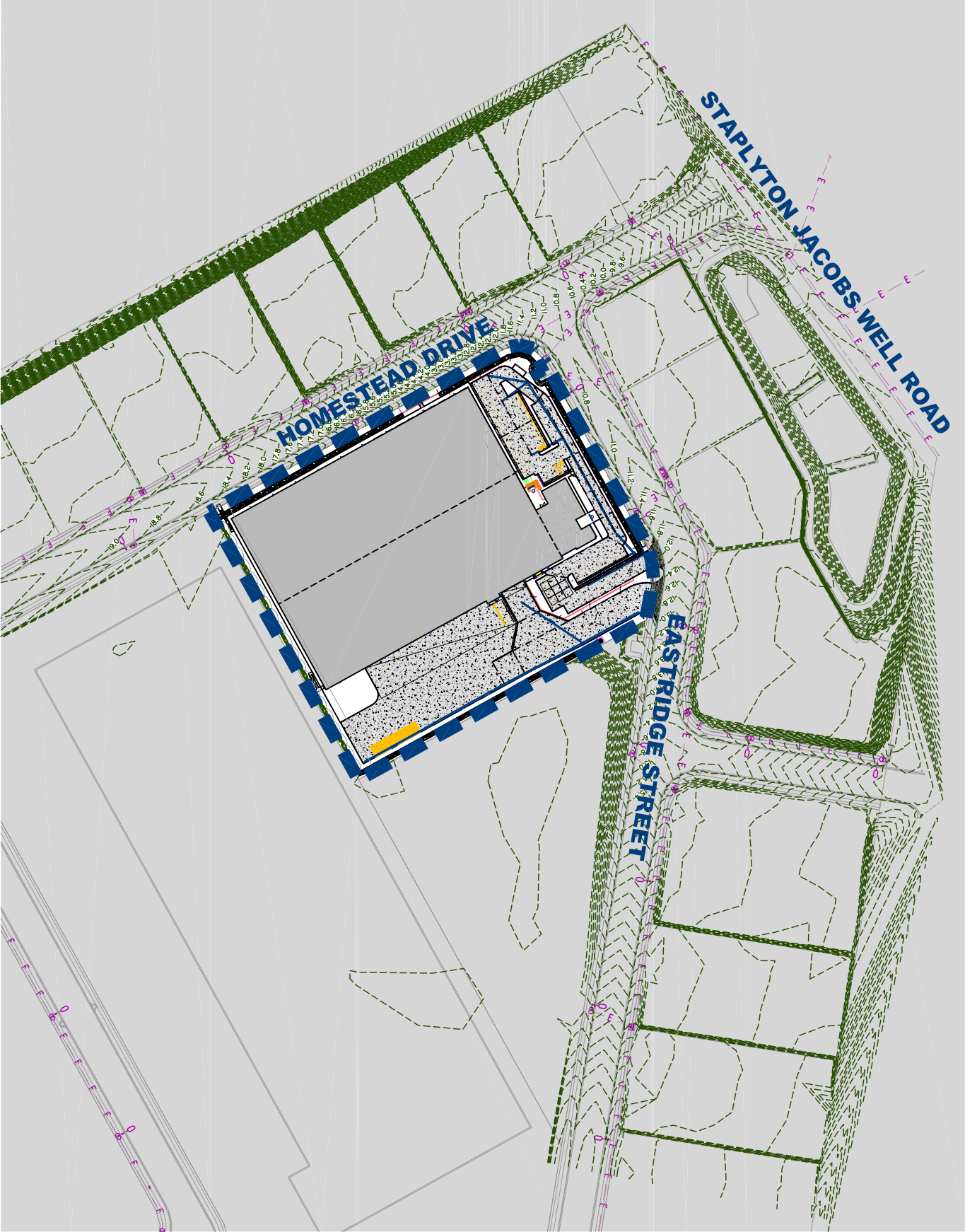


PROPOSED WAREHOUSE

PROPOSED LOT 122 on SP329476, 10 Eastridge Street, Staplyton



DRAWING INDEX

6182-L-OW-PRI-CP01	Locality Plan
6182-L-OW-PRI-SP01	Specifications & Planting Schedule
6182-L-OW-PRI-DT01	Detail Drawings
6182-L-OW-PRI-ST01	Surface Treatment Plan
6182-L-OW-PRI-ST02	Surface Treatment Plan
6182-L-OW-PRI-ST03	Surface Treatment Plan
6182-L-OW-PRI-ST04	Surface Treatment Plan
6182-L-OW-PRI-PP01	Planting Plan
6182-L-OW-PRI-PP02	Planting Plan
6182-L-OW-PRI-PP03	Planting Plan
6182-L-OW-PRI-PP04	Planting Plan



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Client:



Project:

Warehouse Facility

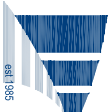
Site Address:

(Proposed Lot 122)
10 Eastridge Street, Staplyton

DRAWING TO BE READ IN CONJUNCTION WITH
GENERAL NOTES

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LOCALITY PLAN



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DRAWING TITLE
Landscape Operational Works

C	22.11.24	MINIMAL CHANGE APPLICATION	JLS	MG
PO	22.08.24	FOR CONSTRUCTION	JLS	MG
AP	16.05.24	FOR APPROVAL	JLS	MG
A	16.05.24	FOR APPROVAL	JLS	MG
Issue	Date	Description	CRN	CHK

Scale:

Designed:

JLS

Checked:

JLS

Approved:

MG

Date:

22.11.24

Drawing No:

6182-L-PRI-CP00

Rev. No:

C

LANDSCAPE SPECIFICATIONS

GENERAL

The Operational Works Plans are to be read in conjunction with Survey, Civil Engineering and Architectural Plans. Hydraulic and Electrical Reticalulation Drawings and specifications for this project.

All works are to be in accordance with City of Gold Coast - City Plan - Landscape Work Code and COGC approval conditions, and also to Fraser Properties Industrial Landscape Guidelines.

Any discrepancy between these plans and other relevant drawings and specifications shall be brought to the notice of the Developments Managers Representative before commencement or continuation of works.

LEVELS

Existing and finished surface level shown within this plan have been derived from survey and civil engineering plans authored by Gassman Development Perspectives. Refer to these plans for further information, where required.

Any discrepancy found between these plans and the survey and civil drawing series shall be brought to the attention of the Development Managers Representative before the commencement or continuation of works.

EDGING

Supply and install 150mm x 150mm formed concrete edging in Charcoal to areas indicated within this set of plans.

PODIUM PLANTERS

Planter designed and built by others.

Waterproofing by others.

Refer to architect's plan series for further information. Any discrepancy found between these plans and the architectural drawing series shall be brought to the attention of the Development Managers Representative before the commencement or continuation of works.

Supply and install Internal drainage cell, geotextile, growing media and mulch as outlined below. Refer to detail drawing on SP02

DRAINAGE CELL

Supply and install Atlantis 25mm Flowcell drainage cell or similar approved drainage cell with dimensions of 25mm (H) x 40mm (W) and flow rate of a minimum of 7.4L/s/m width. Drainage cell to be positioned within podium planter boxes as outlined and shown within detailed drawings shown within this set of drawings.

GEOFABRIC

Supply and install a non woven geotabric textile (such as Birdim 14/24 by Geofabrics or similar approved) for the purpose of separation and filtration of growing media to drainage cell located within podium planters and as depicted within detailed drawings found within this set of drawings. Selected Geotabric textile to comply with ISO9001.

ROOT BARRIER

Supply and install 800mm root barrier in locations indicated, at a minimum offset minimum 1500mm distance from trunk of the tree.

Photo evidence of the installation of the root control barriers must be supplied to the Landscape Architect for submission to council.

STRATA VAULT SYSTEM

Supply and install City Green Strata Vault system to areas indicated on this plan series and as per manufactures instruction. Strat Vault is to be installed in two layer system (800mm in depth) to 400L trees proposed near built form, as indicated within detail drawings on page SP02.

TREE GUARD ANCHOR SYSTEM

Supply and install tree guard system to trees in high wind zoned (roof top) areas as indicated within this plan series. Tree guard systems to be a deadman system Plat Mat, capable of supporting root ball of specified palm and tree species within a podium planter of 1m in depth. Platmat to be secured with bolt system on the floor of the podium planter. Tree guards to be installed as per manufactures instructions.

Photo evidence of the installation of the anchor systems must be supplied to the Landscape Architect for submission to council.

TREE GRATE

Supply and install 1200mm dia. hot galvanized dipped steel grate with centre cut out of 380mm by Urban Fountains and Furniture (or similar approved) with TG4 laser cut design / finish, in locations indicated within this set of plans. Antislip W rating required. Galvanized angle support frame, with quick release cam locks and 6mm bolt required. Install as per manufactures

Instruction.

GROWING MEDIA (Deep Planting Beds and Turf)

The Landscape Contractor is to provide sufficient surface and subsurface drainage to street free garden beds to ensure positively drain areas free from ponding and water logging of soils.

Cultivation of subgrade is to a minimum depth of 150mm prior to placing under turf topsoil for all turf areas and to a minimum depth of 200mm for all planting areas. Cultivate manually within 300mm of paths or structures and within the drip line of trees to a minimum depth of 100mm. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and all weed material. Gub out stumps and roots over 50mm in diameter to a minimum depth of 300mm below sub-grade. Tree and shrub stumps less than 75mm in diameter must be cut off at ground level and treated to prevent re-growth. trim the surface to design levels after cultivation. Apply additives after ripping or cultivation and incorporate into the upper 100mm layer of the subgrade gypsum, incorporate at the rate in accordance with the manufactures guidelines.

Fill required for leveling must be from previous earthworks on site or imported from a certified supplier as required. all fill material to be used must be free from:

- Logs, stumps and other vegetative material;
- Materials susceptible to spontaneous combustion;
- Clay of liquid limit exceeding 90 and/or plasticity index exceeding 65;
- Refuse and rubbish;
- Concrete and masonry rubble, and
- Toxic materials and substances.

Supply and install imported topsoil complying with as 4419 - 1996. Spread topsoil on prepared sub-grade and grade evenly, making allowances for required finished levels and contours (allow for light compaction).

The reuse of modified topsoil must be free from stones, vegetative matter, stumps, clods greater than 75mm and toxic material. Modified site soil must have good drainage and be high in organic matter. All modified soils to comply with AS4419. Refer to detail drawing no DD01 on 4002 for further detail.

GROWING MEDIA (Podium Planters)

Supply and install podium blend consisting of compost, ash, sand and hydro floc in potting mix. Growing media is to fill podium planter to 75mm below podium planter container edge. as shown within detail drawings within this set of plans. Ensure growing media is graded evenly ensuring required finished levels are achieved after light compaction. Growing media must comply with AS1289, AS2223, AS4419 ad AS 4454. Refer to detail drawing on SP02.

MULCH (Deep Planting & Podium Planter Areas)

Supply and install organic mulch (Hoop Finex or similar approved) to a minimum depth 100mm on top of growing media. Place mulch to the required depth, clear of plant stems. Spread mulch so that after settling it is smooth and evenly graded between design surface levels sloped towards the base of plant stems.

All mulch to be free from stones and soils.

Mulch must comply with AS1289, AS2223, AS 4419 and AS4454.

GRAVEL / ROAD BASE

Supply and install bluerock gravel / road base to areas indicated within this set of plans to a thickness of 100mm. Area to have pre-emergent weed control sprayed.

FERTILIZER

Use Agriform (or similar approved) 10g fertilizer (N:P:K / 20 :4:3:4 :1) tablet at a rate of 1 per 140mm pot or smaller pot, 2 per 200mm pot, 3 per 300mm pot or larger. Place fertilizer at plant rootball as indicated within detail drawings found within this set of plans.

PLANT MATERIAL

All plant material is to be inspected onsite prior to planting and shall be rejected if it is not found to meet the following criteria.

- All plant material is to be visibly free of disease and damage. is to be of true genus, species and cultivars specified and is to be the specified container size and appropriate height or spread.
- All plant material is to have a well developed root system, without girdling and sprouting, nor shall the plant be 'root bound'.

TURF (streetscape)

Male good any streetscape turf damage throughout construction.

Green couch, laid on 100mm topsoil. Refer to detail drawing on SP02

TURF

Supply and install A Grade wintergreen turf in areas nominated within this set of plans. Turf to be installed at even grade with no dips, troughs or divets.

Turf to have pop up sprinklers installed as irigation.

TREE PLANTING

Supply and place trees according to the plant schedule and location on this set of drawings. Refer to detail drawing on SP02.

SHRUBS AND GROUND COVERS

Supply and place shrub and ground cover species according to the plant schedule and location on this set of drawings. Plant as per typical planting as per detail drawing on SP02.

IRRIGATION

Conduit installed by others. In areas indicated on this plan series, 40mm drip/line irrigation system, to all communal garden areas, at 350mm spacing. Drip line system to have be a back to base irigation system equivalent to Rainbird ESP Decoder controller with rain sensors. RPZ and take off points to be nominated at later stage.

Penetration and soffit pipe works by others.

Hydraulic point to be provided by others: 1Lps @ 450KPa (system flow + pressure requirement) (RPZ 25mm).

Electrical take off to be provided by others: 1 x 10AMP weather proof GPO

GREENWALLS

Greenwall to be designed and constructed by Vertical.

Green wall system will incorporate polymer board attached to host wall, and individual 152mm x 126mm pots with plant species planted.

Refer to architectural series for height and width of wall.

Drainage for Greenwall provided by others.

Irrigation take off points for sprays and drip line by others. Connection by Vertical.

Species list to be designed by Vertical, and suitable for host wall location (light conditions). The species are to include, Russelia equisetiformis Linope evergreen giant and Carissa desert star, which has been replicated in the surrounding landscape design.

ESTABLISHMENT / MAINTENANCE PERIOD

The planting establishment period commences at the date of practical completion as set out by the Superintendent in a written certification to the Landscape Subcontractor.

Planting Establishment on all landscape works is for a 12 week period at date of practical completion and shall incorporate as listed below.

General

Maintain all planted areas to ensure the establishment and continued growth of all shrub/ground cover material and palms. Areas shall be maintained in such a way as to ensure groundcover's and shrubs is encouraged to form a mass planting effect.

Weed Control

All planting areas are to be kept weed free through the use of chemical, mechanical and hand weeding as appropriate to the type of planting, its prominence and species involved.

Translocated herbicides should be used in preference to contact products, and where applied in ornamental areas re-visits to remove dead growth will be required.

Pruning

Inspect planting areas regularly and prune out dead or diseased growth as and when discovered.

Groundcovers

Inspect areas of ground cover planting regularly. In areas of compacted soil surface lightly fork soil to improve establishment. Cut back plants significantly overhanging podium in a manner appropriate for the species and to the approval of the Superintendent.

Dusting and Spraying

Allow for regular inspections and spraying and dusting as may be necessary to control pests and diseases on plant stock. Report any occurrences to the Superintendent.

Replacements

Monitor plant growth and allow for the removal from site of any plants which fail to thrive, and the leveling up of the planting area. Advise the Superintendent of number of plant failures after each maintenance visit.

Monitor planting areas and report any incidents of malicious damage or theft.

Mulch

Inspect mulch depths to all planting areas regularly and allow for tidying and topping up levels to specified depths as required.

Log Book

Keep record of dates of visits, maintenance performed and photo evidence of results achieved for the area. Log book to be issued to the Development Managers Representative, at their request.

PLANTING SCHEDULE				
CODE	BOTANICAL NAME	COMMON NAME	POT SIZE	QTY
TREES				
TRI lau	Tristanopsis luscous	water gum	1000lt	2
WATtio	Waterhouisia floribunda	weeping lily pillly	100lt	37
CLP ana	Cupanopsis anacardioides	tuckeroo	100lt	7
SCREENING SHRUBS				
STRES	Syzygium resilience	lily pillly	45lt	139
POTrob	Photinia robusta	photinia	45lt	104
SHRUBS				
WESfru	Westringia fruticosa wynyabie gem	coastal rosemary	300mm	453
PHixan	Philodendron xanadu	xanadu	300mm	154
PHicon	Philodendron congo	heart leave philodendron	300mm	20
CALI	Callistemon little john	little john	200mm	644
NANgs	Nandina gulf stream	secret bamboo	200mm	382
GROUNDCOVERS				
LIBeve	Linope evergreen giant	turf lily	140mm	1632
TRJals	Tradisolepernum jasmimoides	star jasmine	140mm	1073
DIAli	Dianella little jess	little jess	140mm	310

Client:



Project:

Warehouse Facility

Site Address:

(Proposed Lot 122)
10 Eastridge Street, Stapylton

DRAWING TO BE READ IN CONJUNCTION WITH GENERAL NOTES

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DRAWING TITLE
Landscape Operational Works
SPECIFICATIONS & SCHEDULE

C	22.11.24	MINIMAL CHANGE APPLICATION	JLS	MG
C	22.08.24	FOR CONSTRUCTION	JLS	MG
A	03.06.24	FOR COUNCIL APPROVAL	JLS	MG
A	16.05.24	FOR APPROVAL	JLS	MG
Issue	Date	Description	DPN	CHK

Scale:

Designed:

JLS

Checked:

JLS

Approved:

MG

Date:

22.11.24

Drawing No: 6182-L-PRI-SP01

Rev. No: C

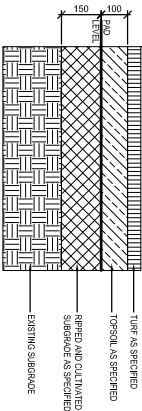


Project: Warehouse Facility

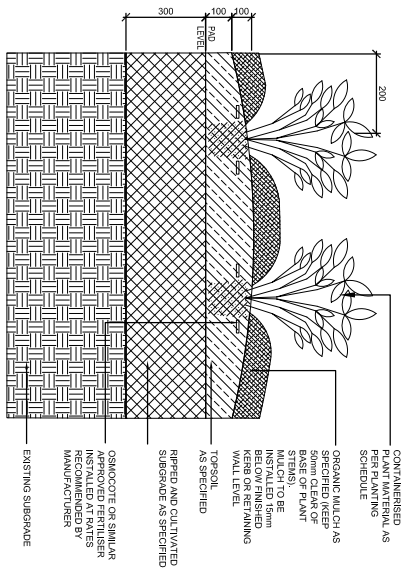
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10 Eastridge Street, Stapylton

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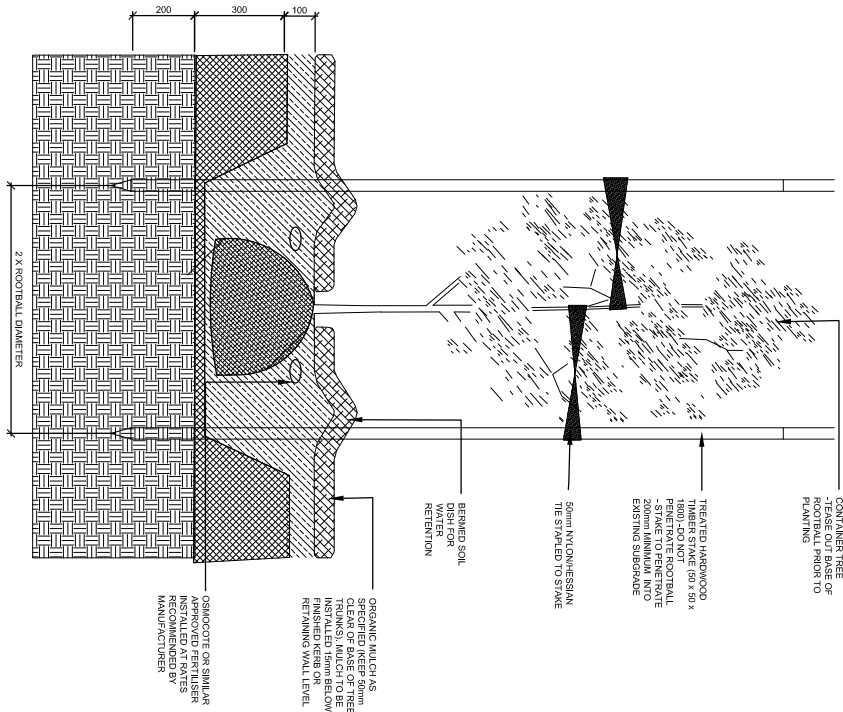
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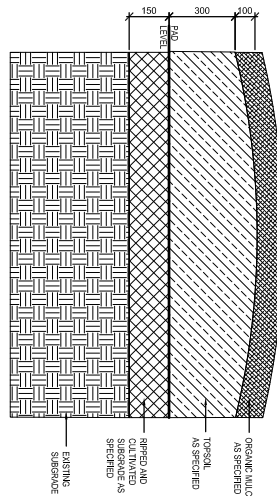
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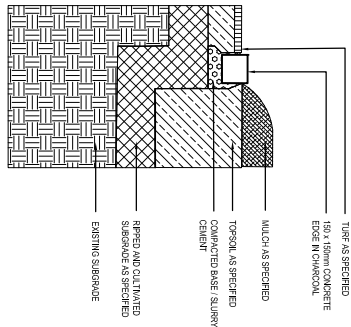
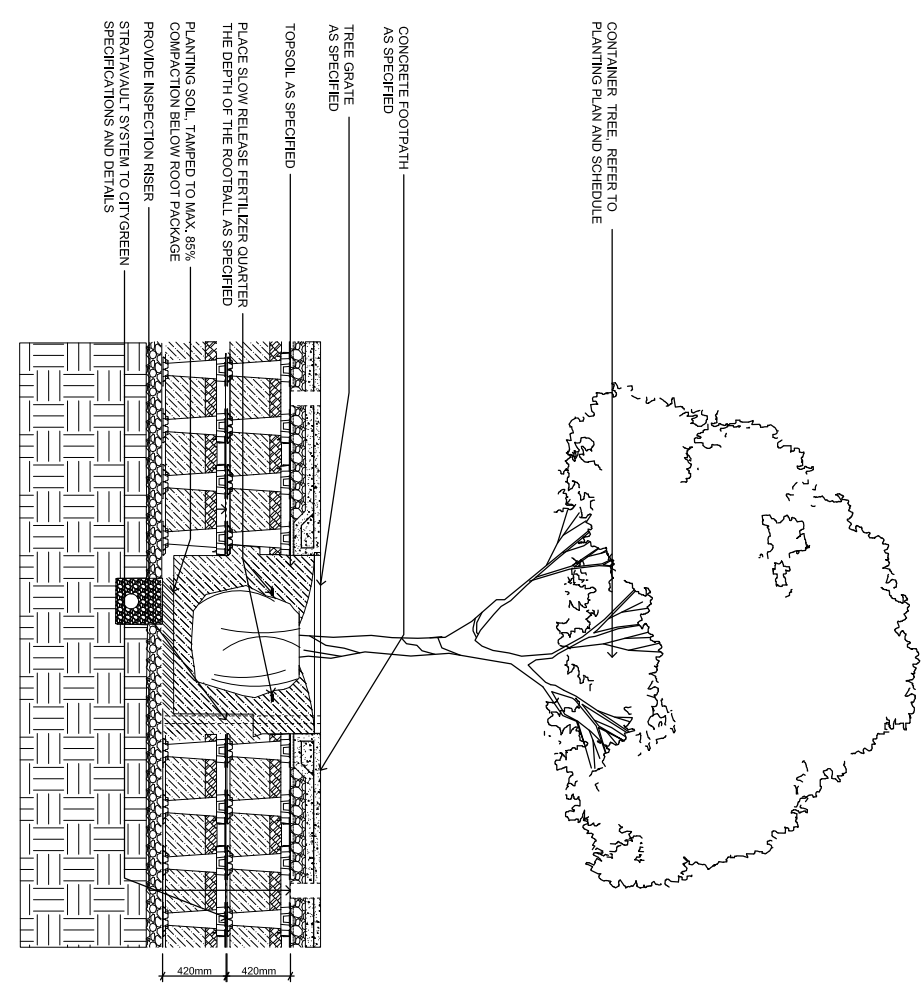
TYPICAL DETAIL: SHRUB / GROUNDCOVER PLANTING



TYPICAL DETAIL: TREE PLANTING



TYPICAL DETAIL: GARDEN TREATMENT



TYPICAL DETAIL: STRATAVAULT

DRAWING TITLE

Landscape Operational Works

DETAIL DRAWINGS

Rev	Date	Description	Drawn	Checked
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Scale:

Designed: JLS

Checked: JLS

Approved: MG

Date: 22.11.24

Drawing No: 6182-L-PRJ-DT01 Rev. No: C



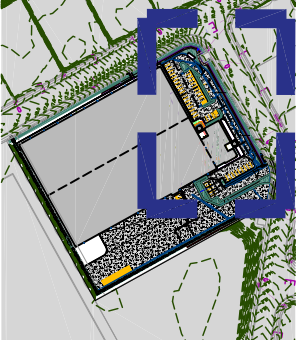
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Site Address:

(Proposed Lot 122)
10 Eastridge Street, Stapylton

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GENERAL NOTES

KEY PLAN

[illegible]

DRAWING TITLE

Landscape Operational Works SURFACE TREATMENT PLAN

Sl. No.	Date	Description	Dr	Cr
1	22.11.23	MINIMAL CHANGE APPLICATION	31	
2		FOR CONSTRUCTION	31	
3	22.08.24	FOR COUNCIL APPROVAL	31	
4	03.06.24	FOR APPROVAL	31	
5	16.05.24		31	

Scale:
1:400 at A3

Designed:

Approved:

MG

Date: 22.11.24

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Client:



Project:

Warehouse Facility

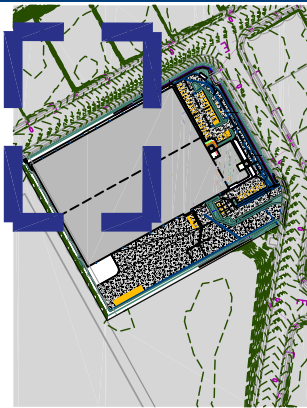
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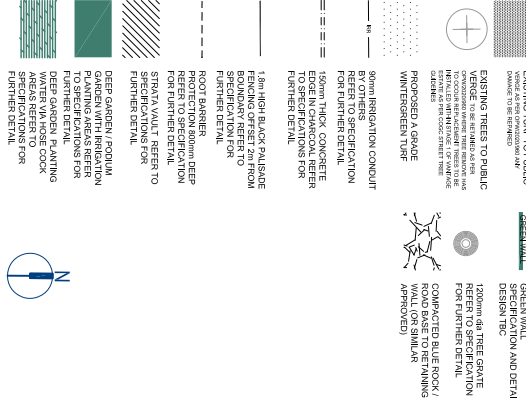
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KEY PLAN



LEGEND



DRAWING TITLE

Landscape Operational Works
SURFACE TREATMENT PLAN

NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	APPROVED BY
C	22.11.24	FINAL GATE ASSOCIATION	JLS	MG	
B	22.08.24	FOR CONSULTATION	JLS	MG	
A	16.05.24	FOR APPROVAL	JLS	MG	
Issue	Date	Description	Design	Check	Approve

Scale: 1:400 at A3

Designed: JLS

Checked: JLS

Approved: MG

Date: 22.11.24

Drawing No: 6182-L-PRI-ST02
Rev. No: C

T: 3807 3333 | F: 3287 5461 | www.gassman.com.au
Godd Coast & Logan | 76 Business Street, Yatala QLD | PO Box 392, Beerleigh 4207

Client:



Project: Warehouse Facility

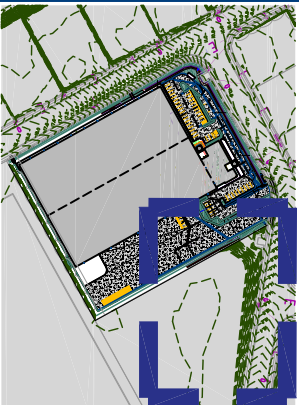
Site Address:

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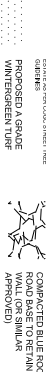
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KEY PLAN



LEGEND



90mm IRRIGATION CONDUIT
BY OTHERS
REFER TO SPECIFICATION

REFER TO SPECIFICATION
FOR FURTHER DETAIL.

150mm THICK CONCRETE
EDGE IN CHARCOAL REFER

TO SPECIFICATIONS FOR
FURTHER DETAIL.

1.2M HIGH BLACK PALLADIUM
FENCING OFFSET 2m FROM
BOUNDARY REFER TO
SPECIFICATION FOR
FURTHER DETAIL.

--- --
ROOT BARRIER
 PROTECTION 800mm DEEP
 REFER TO SPECIFICATION
 FOR FURTHER DETAIL

FOR FURTHER DETAIL
STRATA VAULT REFER TO
SPECIFICATIONS FOR
FURTHER DETAIL

DEEP GARDEN / PODIUM
GARDEN WITH IRRIGATION
PLANTING AREAS REFER

TO SPECIFICATIONS FOR
FURTHER DETAIL.
DEEP GARDEN PLANTING
WATER VIA HOSE COOK

AREAS REFER TO SPECIFICATIONS FOR FURTHER DETAIL

DRAWING TITLE

Landscape Operational Works SURFACE TREATMENT PLAN

CONCRETE REINFORCEMENT		
22-11-24	MINIMAL CHANGE APPLICATION	JLS M
22-08-24	FOR CONSTRUCTION	JLS M

Item	Date	Description	DRN	CN
1	03.06.24	FOR COUNCIL APPROVAL	JLS	M
2	16.05.24	FOR APPROVAL	JLS	M

Scale: 1:400 at A3

Designed:	JLS
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Checked:	JLS
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Approved:	MG
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Date:	22.11.24
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Drawing No: 6182-L-PR-ST03 Rev. No C



FRASERS
PROPERTY

Site Address:

(Proposed Lot 122)
10 Eastridge Street, Stapylton

DRAWING TO BE READ IN CONJUNCTION WITH
GENERAL NOTES

KEY PLAN



GREEN WALL
SPECIFICATION AND DESIGN TBC

EXISTING TREES TO REMAIN
VERGE TO BE MAINTAINED AS PER
OPW02020060 WHERE TREE REMOVAL
TO OCCUR REPLACEMENT TREES TO BE
INSTALLED WITHIN STAGE 1 OF WORK

**PROPOSED A GRADE
WINTERGREEN TIRE**

800mm IRRIGATION CONDUIT
BY OTHERS

FOR FURTHER DETAIL
150mm THICK CONCRETE
EDGE IN CHARCOAL BED

TO SPECIFICATIONS FOR
FURTHER DETAIL

FENCING OFFSET 2m FROM
BOUNDARY REFER TO
SPECIFICATION FOR

--- --
ROOT BARRIER
PROTECTION 800mm DEEP
REFER TO SPECIFICATION

FOR FURTHER DETAIL
STRATA VAULT REFER TO
SPECIFICATIONS FOR
FURTHER DETAIL

DEEP GARDEN / PODIUM
GARDEN WITH IRRIGATION
IN PLANTING AREAS DEEP

TO SPECIFICATIONS FOR
FURTHER DETAIL

AREAS REFER TO SPECIFICATIONS FOR FURTHER DETAIL.

DRAWING

PLANTING PLAN

22.11.24	MINIMAL CHANGE APPLICA
22.08.24	FOR CONSTRUCTION

Date	Description	DRN	CHK
16.05.24	FOR APPROVAL	JLS	MG

Scale: 1:400 at A3

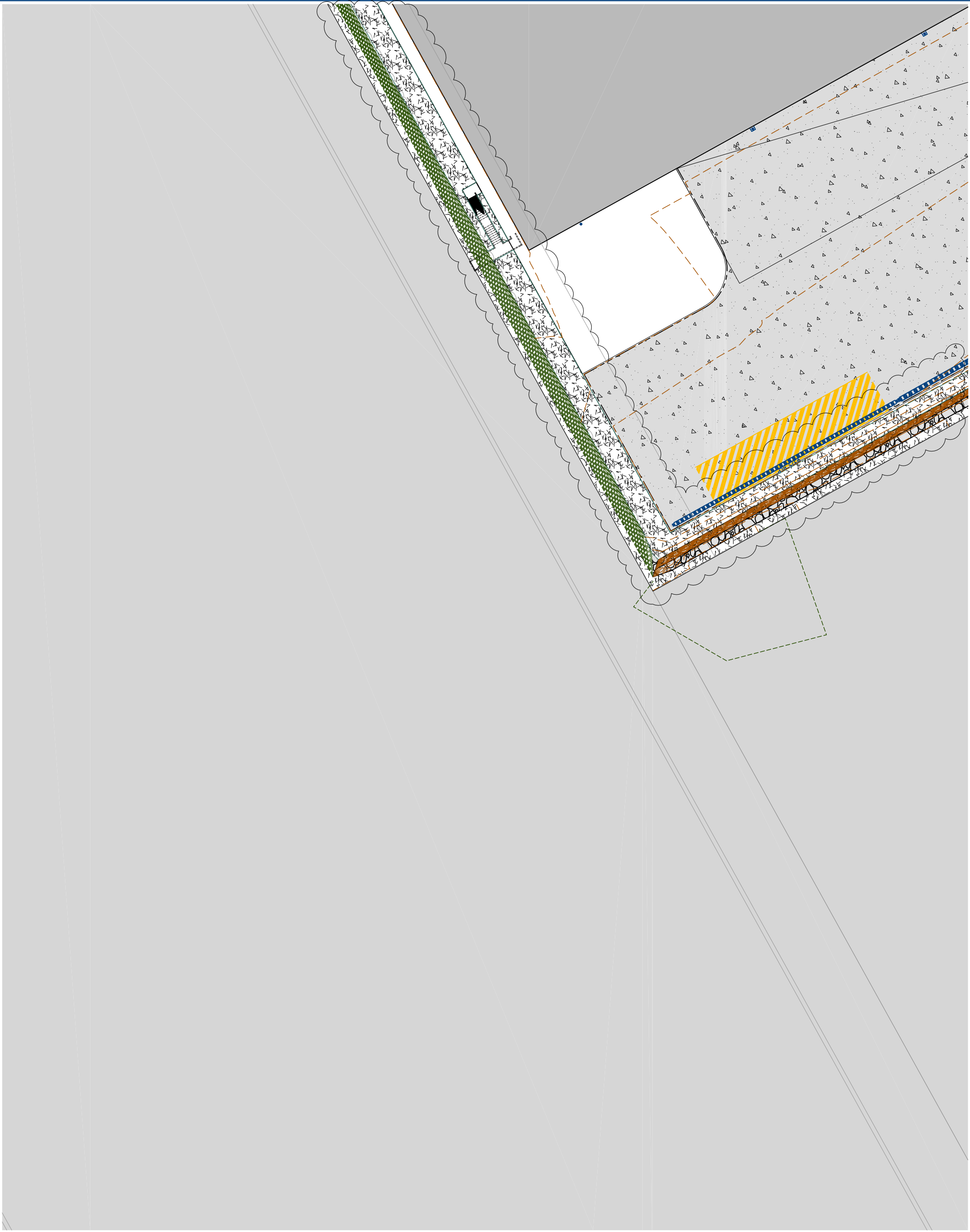
Designed

Checked:

Approved

Date: 22.11.24

Drawing No: Rev. No:



Client:



Project:
Warehouse Facility

Site Address:

(Proposed Lot 122)
10 Eastridge Street, Stapylton

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KEY PLAN



LEGEND

- GROUNDCOVER / CASCAING SPECIES
- SMALL SHRUB
- MEDIUM SPEED SHRUBS
- SCREENING SHRUB PLANTING
- PROPOSED TREE



DRAWING TITLE
Landscape Operational Works
PLANTING PLAN

C	22.11.24	FINAL CHANGE ASSOCIATION	JLS	1/20
FC	22.08.24	FOR CONSTRUCTION	JLS	1/20
B	16.06.24	FOR CONSTRUCTION APPROVAL	JLS	1/20
A	16.06.24	FOR APPROVAL	JLS	1/20
Issue	Date	Description	Drawn	Check

Scale: 1:400 at A3

Designed:

JLS

Checked:

JLS

Approved:

MG

Date:

22.11.24

Drawing No: 6182-L-PRI-PP01 Rev. No: C

Client:



Project:

Warehouse Facility

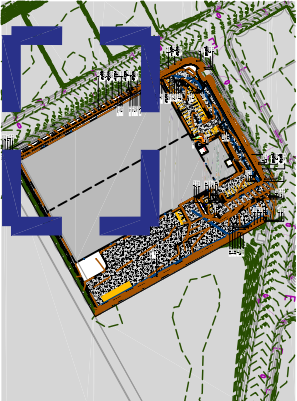
Site Address:

(Proposed Lot 122)
10 Eastridge Street, Stapylton

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KEY PLAN



LEGEND

- GROUNDCOVER / CASCAING SPECIES
- SMALL SHRUB
- MEDIUM SIZED SHRUBS
- SCREENING SHRUB PLANTING
- PROPOSED TREE



DRAWING TITLE
Landscape Operational Works
PLANTING PLAN

C	22.11.24	FINAL CHANGE APPROVAL	JLS	1	MO
FO	22.08.24	FOR CONSTRUCTION	JLS	1	MO
B	16.06.24	FOR CONSTRUCTION APPROVAL	JLS	1	MO
A	16.06.24	FOR APPROVAL	JLS	1	MO
Issue	Date	Description	Drawn	Check	Drawn

Scale: 1:400 at A3

Designed:

JLS

Checked:

JLS

Approved:

MG

Date:

22.11.24

Drawing No: 6182-L-PRI-PP02
Rev. No: C

Client:



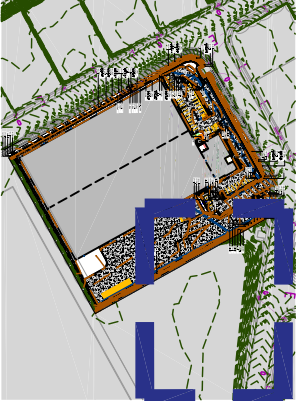
Project:
Warehouse Facility

Site Address:
(Proposed Lot 122)
10 Eastridge Street, Stapylton

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KEY PLAN



LEGEND

- GROUNDCOVER / CASCAING SPECIES
- SMALL SHRUB
- MEDIUM SIZED SHRUBS
- SCREENING SHRUB PLANTING
- PROPOSED TREE



DRAWING TITLE
Landscape Operational Works
PLANTING PLAN

C	22.11.24	FINAL CHANGE APPROVAL	JLS	1/03
F02	22.08.24	FOR CONSTRUCTION	JLS	M03
B	10.06.24	FOR CONSTRUCTION APPROVAL	JLS	M03
A	16.05.24	FOR APPROVAL	JLS	M03
Issue	Date	Description	Drawn	CHK

Scale: 1:400 at A3

Designed:

JLS

Checked:

JLS

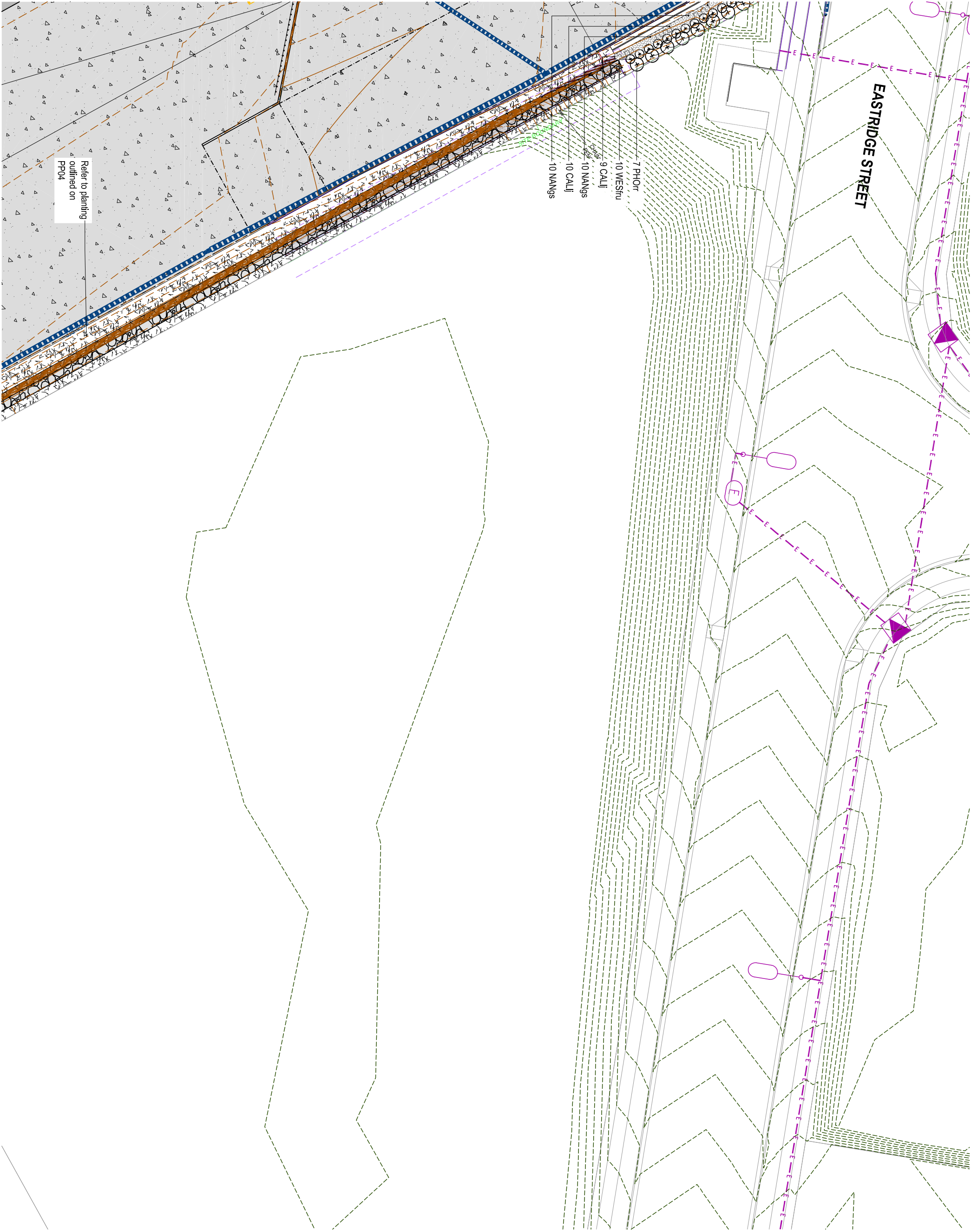
Approved:

MG

Date:

22.11.24

Drawing No: 6182-L-PR1-PP03
Rev. No: C

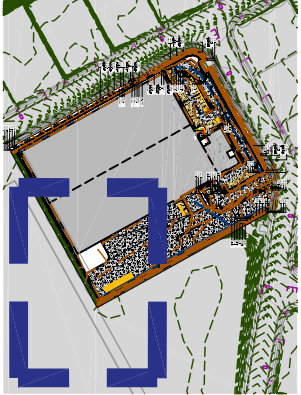


Project:
Warehouse Facility

Site Address:
(Proposed Lot 122)
10 Eastridge Street, Stapylton

DRAWING TO BE READ IN CONJUNCTION WITH
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LEGEND

GROUNDCOVER /
CASCAING SPECIES

SMALL SHRUB

MEDIUM SIZED SHRUBS

SCREENING SHRUB PLANTING

PROPOSED TREE

N

DRAWING TITLE

Landscape Operational Works

PLANTING PLAN

C	22.11.24	FINAL CHANGE APPROVAL	JLS	MG
FO	22.08.24	FOR CONSULTATION	JLS	MG
B	16.06.24	FOR CONSULTATION	JLS	MG
A	16.06.24	FOR APPROVAL	JLS	MG
Issue	Date	Description	Drawn	CHK

Scale: 1:400 at A3

Designed:	JLS
Checked:	JLS
Approved:	MG
Date:	22.11.24

Drawing No: 6182-L-PRI-PP04

Rev. No: C