11-13 State Circle, Forrest PROPOSED TOWNHOUSE DEVELOPMENT

WORKS APPROVAL

DRAWING REGISTER

LANDSCAPE WORKS											
DWG#	TITLE	DATE	REVISION								
1666 - 000	COVER PAGE	31.08.21	В								
1666 - 101	TREE ASSESSMENT	31.08.21	В								
1666 - 120	LANDSCAPE MANAGEMENT AND PROTECTION PLAN AND NOTES	31.08.21	С								
1666 - 130	TREE MANAGEMENT PLAN AND NOTES	31.08.21	С								
1666 - 301	LANDSCAPE PLAN - GROUND	31.08.21	В								
1666 - 302	LANDSCAPE PLAN - LEVEL 2	31.08.21	В								
1666 - 401	LANDSCAPE GRADING PLAN	31.08.21	В								
1666 - 601	PLANTING PLAN	31.08.21	В								
1666 - 901	MATERIALS - PLANTS IMAGERY	31.08.21	В								
1666 - 902	MATERIALS - PLANTS IMAGERY + SCHEDULE	31.08.21	В								
1666 - 903	MATERIALS - DESIGN IMAGERY SHEET 1	31.08.21	В								
1666 - 904	MATERIALS - DESIGN IMAGERY SHEET 2	31.08.21	В								

LOCATION PLAN



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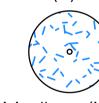
TREE ASSESSMENT SCHEDULE — 1 PY sp. P (TCCS, UNSURVEYED) — 4 PY sp. P (TCCS) – 2 PY sp. P (TCCS) 5 PY sp. P (TCCS) — 6 PY sp. P (TCCS) — 3 PY sp. M (TCCS) 56 CD sp. H — · 583.96 · 583.90 • 83.883.79 7 Emf M (TCCS) 31 CD sp. M-H RESIDENCE Block 18 \$ection 6 FORREST 10 Èmf H (TCCS) EXISTING GARAGE - 12 Eci M-H 15 Eci M-H (UNSURVEYED) – 14 Eci M**-**H - 13 Eci M-H **LEGEND** EXISTING BLOCK BOUNDARY TREE IDENTIFICATION 49 CUw [P] TREE ASSESSMENT NUMBER EXISTING TREE TREE SPECIES 49 CUw [P] 49 CUw [P] TREE URBAN AMENITY RATING SUPPLEMENTARY NOTES (TCCS) TREE ON UN-LEASED TERRITORY LAND

TREE ASSESSMENT SCHEDULE

Tree Number	Botanical Name	Height (m)	Canopy Diameter (m)	Trunk Circumference (m)	Number of Trunks	General Health (E,G,F,P)	Structural Defects / Decay (Y/N)	Past Damage / Disturbance (Y/N)	Disease Infestation (Y/N)	Growth Stage (J, SM, M, OM)	Tree Quality (P, M, H, E)	Notes
1	Pyrus calleryana				1	Р	N	N	N		M	Unsurveyed
2	Pyrus calleryana	4	9	1	1	Р	N	N	Ν	J	М	
3	Pyrus calleryana	4	8	1	1	M	Ν	Y	N	M	Р	
4	Pyrus calleryana	3	6	0	1	Р	Ν	Y	Y	M	Р	
5	Pyrus calleryana	2	3	0	1	Р	Z	Ν	N	M	Р	
6	Pyrus calleryana	2	4	0	1	Р	Z	Ν	Z	M	Р	
7	Eucalyptus species	12	10	2	1	М	Z	Z	Ν	M	Р	
10	Eucalyptus species	18	16	3	1	Е	Z	Z	Ν	M	Р	
11	Eucalyptus mannifera	6	6	1	1	Р	Ν	Ν	N	М	Р	
12	Eucalyptus cinerea					Н	N	N	Ν	М	Р	On neighbouring lease
13	Eucalyptus cinerea					Н	Ν	N	N	М	М	On neighbouring lease
14	Eucalyptus cinerea					Н	Ν	Ν	N	М	Н	On neighbouring lease
15	Eucalyptus cinerea					Н	Ν	N	Ν	М	Р	On neighbouring lease
31	Cedrus species	10	10	2	6	Н	Ν	N	N	М	М	
56	Cedrus species	12	15	2	1	Н	N	Ν	N	М	Н	

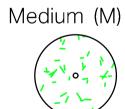
TREE QUALITY ASSESSMENT An overall assessment of the quality of the tree and its relative importance for retention within an urban context

Poor (P)



A tree that: Is of poor, structure or health, is in decline; which has limited potential to contribute to the

landscape



A tree that: Is of reasonable form, structure or health; and whose presence contributes to the landscape but not as significantly as high/exceptional

High (H)



A tree that:

quality trees.

is of good form, structure and health; is without significant defect; and which has the potential to make a significant contribution to the landscape

Exceptional (E)

PROJECT



A tree that: has natural or cultural heritage importance; or has high aesthetic value and will have a major contribution to the surrounding landscape; or is of outstanding form, structure and health, and is an excellent example of the species; or has significant scientific value, including ecological importance

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CONSULTANTS ARCHITECT: **ENGINEER:** PLANNER:

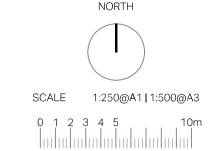
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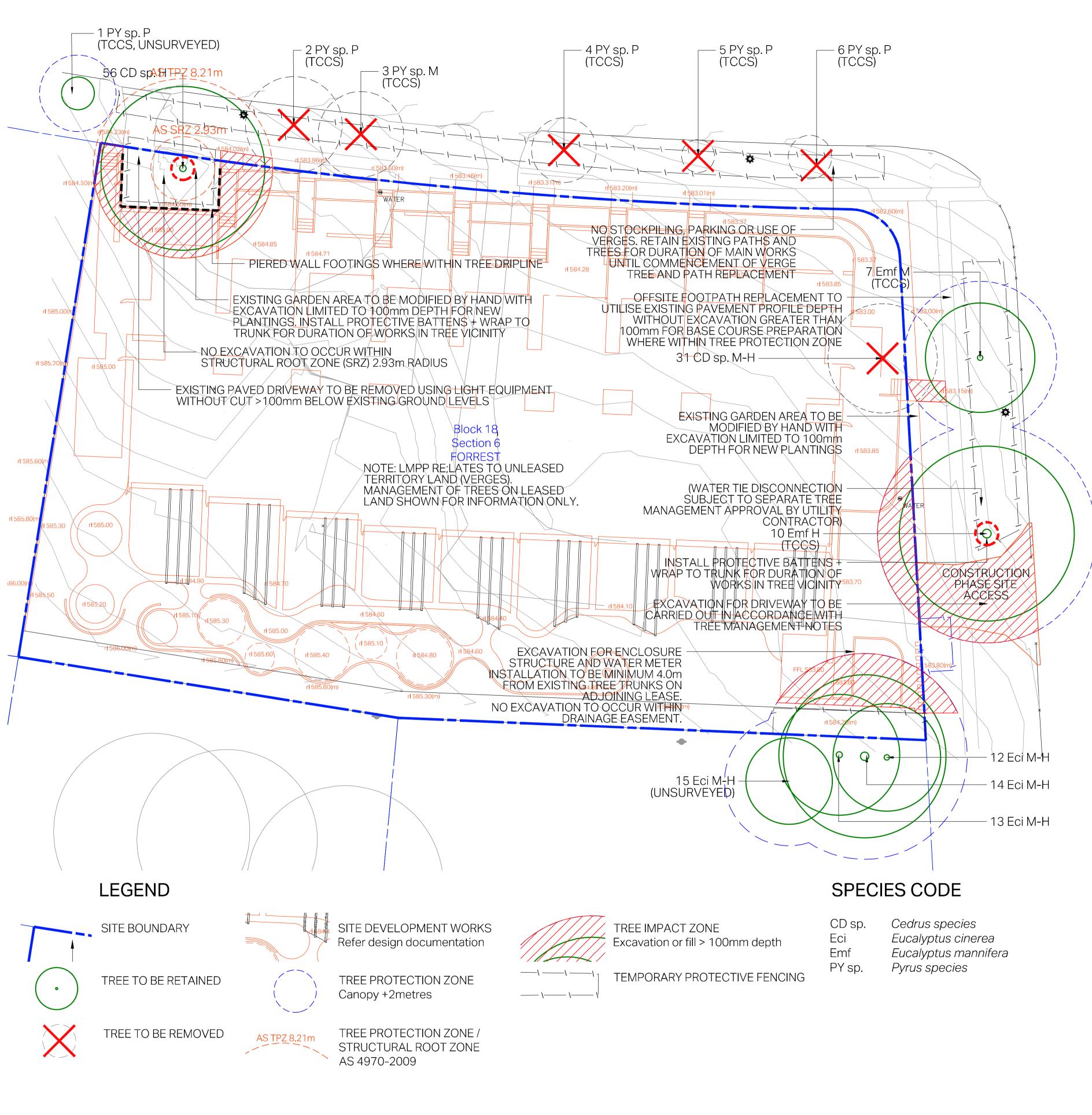






PROJECT No. ISSUE SHEET 1666 100 В

TREE ASSESSMENT PLAN / SCHEDULE



REQUIREMENTS FOR THE PROTECTION OF PUBLIC LANDSCAPE ASSETS ADJACENT TO DEVELOPMENT **WORKS ON UNLEASED TERRITORY LAND - PUBLIC** OPEN SPACE.

GENERAL

ALL CONSTRUCTION WORK MUST BE CONTAINED WITHIN THE SITE EXCEPT FOR SERVICE CONNECTIONS AND LANDSCAPE / CIVIL WORKS APPROVED AS PART OF TCCS DESIGN ACCEPTANCE If there is a specific need to utilise unleased Territory land adjacent to the Lease, the proponent or their authorised representative is required to contact and consult with TCCS Urban Treescapes to seek approval. The use of public land for storage of site sheds, materials and contractor parking is not generally supported but may be approved in some circumstances with conditions.

1.1 NOTIFICATION AND COMPLIANCE The client and/or their authorised representative after attaining design approval, are to provide certification in the form of Compliance Notification (email/letter) indicating that the protective fencing has been installed in accordance with the approved LMP is to be forwarded to the relevant Coordinator within Asset Acceptance of the Municipal

Services Network prior to works (demolition/clearing/excavation/construction) commencing on the site.

All works are to conform with act government Design Standards for Urban Infrastructure and Standard Specification for Urban Infrastructure Works. All verge works are to comply with DUS Guideline's for the protection of Public Landscape Assets adjacent to Development Works Ref-04

Contact the relevant Coordinator within Asset Acceptance to notify when verge restoration commences, and at the completion of work to attain the relevant certificate(s).

1.2 SUPERVISION OF VERGE RESTORATION A suitably qualified Landscape Architect or Horticulturist must be employed to oversee work in the verge to ensure all requirements are followed. They must be present during any cultivation/restoration of the verge.

VERGE MANAGEMENT

2.0 ANY SERVICE INSTALLATION NOT SHOWN ON THIS PLAN WITHIN 5.0m OF AN EXISTING TREE REQUIRES PRIOR APPROVAL FROM TCCS URBAN TREESCAPES.

2.1 STORAGE OF CONSTRUCTION MATERIALS No construction material to be stored on verges, or public open spaces. No car parking or equipment parking permitted on verges, or public open spaces.

2.2 SITE ACCOMMODATION No site sheds, storage sheds, site amenities or billboards to be erected on verges without the written approval of TCCS and compliance in conjunction with Urban Treescapes.

FENCING

Fence off existing trees in accordance with this plan, Site Management Plan and Temporary Traffic Management Plans by others.

Use of temporary 1800mm tall continuous chain mesh fence supported by steel posts with concrete bases is mandatory. Any variation from this requirement must be approved by the relevant section and coordinated through Asset Acceptance of the Municipal Services Network. Fencing to be erected before the commencement of any site work and removed at completion of all construction and commencement of verge restoration The fence is to remain continuous throughout the project.

Fencing must not be removed for service installation across the verge unless in accordance with this plan.

2.3 EXISTING TREES

All street trees are to be retained and kept undamaged unless specifically approved in writing by Asset Acceptance. Ensure construction equipment can pass beneath lowest limb, through driveway access.

Ensure lifting equipment and load can clear height and width

of tree crown without damage to crown.

PROJECT

A suitably qualified arborist 7 landscape architect approved by TCCS Urban Treescapes must be present for all excavation works beneath tree canopies, restoration or any works that occur beneath tree canopies. Arborist is to provide regular inspections and reporting that all tree protection measures are being complied with and that the LMPP fencing is installed and maintained as approved.

2.4 SITE ACCESS

Construction access for the site is to be shown on this plan, Site Management Plan and Temporary Traffic Management Plans by others.

2.6 SERVICE ENTRY TO SITE

The developer/proponent must coordinate all service

Servicing of the site is to be as per plan. Any variations from this plan are to be approved in writing by TCCS Urban Tree scapes prior to enacting on site. Realign fence to provide lane for service trenching, but re-erect fence to enclose trees before trenching commences. Upon completion of trenching, return the fence to its' original alignment.

SERVICE ALONG STREET The developer/proponent must coordinate all service

approvals. 2.8 PEDESTRIAN AND BICYCLE MOVEMENT

Existing verge footpaths to be maintained and must remain unobstructed throughout the construction period to provide safe public access at all times. Where a constructed footpath or cycleway exists within the

verge, protective fencing must in all cases be set back 600mm from each side of the footpath/cycleway to ensure safe passage for cyclists and pedestrians. If paths are not present pedestrian access must be provided

via a fenced clearway of 1.8m width for the entire frontage of the lease.

2.9 VERGE CONDITION AND RESTORATION During the project retain all existing verge grass cover, watering may be required to retain grass and trees in good

At the completion of construction verges should still have established dry-land grass cover. Topsoil is not to be removed and the soil level must not be changed. If the standard of grass cover on the verge is to be improved, the following requirements apply:
Lightly cultivate the soil to 25mm - 50mm depth (50 mm maximum to minimise damage to tree roots). Cultivate only in one direction and avoid major roots, and keep a minimum of 1m away from tree trunks.

Add 'b type' topsoil at 25mm - 50mm depth. Level the topsoil and add npk fertiliser (equivalent to multi-gro) at

Lay turf or sow seed of suitable drought tolerant species. Keep moist during establishment. In-ground irrigation systems are generally not permitted in the verge but may be supported if the infrastructure can be installed in accordance with the Design Standards taking into consideration existing vegetation such as street trees. Otherwise, a system of quick couplers at the lease edge of the verge may be installed, subject to approval of the irrigation plan.

Any damage that occurs to verge or open space vegetation on unleased Territory land trees is to be repaired at the developer's/proponents expense. Restorative work is to be approved by Parks and Places through Asset Acceptance of the Municipal Services Network and carried out by approved operators.

TREE ROOT PROTECTION

Excavation within drip line of existing trees approved by Municipal Services' Asset Acceptance Section is to be undertaken by hand only. No machinery is to be used. A qualified and experienced horticulturist or tree surgeon must carry out all root cuts and ensure the cuts are suitably protected to minimise any risk of long term damage to street verge trees.

The majority of tree roots grow in the top 300mm of soil. These are the feeder roots, often very fine roots that provide the tree with water, oxygen and nutrients. These roots typically grow between the tree trunk to well beyond

its 'drip-line' (the canopy edge). Excavation within the drip zone of a tree does considerable damage to its root system. It can affect tree stability and tree health to such an extent that it will lead to die back and decline of the tree. Excavation that occurs within the drip zone of a tree must be approved and is to be restricted to one side of the tree only.

Where excavation is approved the following measures are to be adopted for tree protection:

Do not sever large roots (>30 mm diameter) closer than halfway from the drip-line to the trunk.

All roots must be cut cleanly with equipment specifically designed to cut roots or other pruning equipment. Roots exposed during excavation must be protected from desiccation. Keep lightly watered or cover with hessian, which must be kept moist.

Water trees that have had disturbance in their root zone. The amount and frequency of water needs to be adapted to the trees' requirement, based on seasonal conditions.

4. TEMPORARY TRAFFIC MANAGEMENT (TTM) TTM Plan must align with the Landscape Management and Protection Plan showing consistent and accurate details.

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CONSULTANTS **ARCHITECT ENGINEER:** PLANNER:

Parallel Workshop Indesco Canberra Town Planning



WORKS APPROVAL DESIGN REVIEW A WORKS APPROVAL (DEMOLITION) 25.08.21 DM DM 28.07.21 DM DM DATE DRN CHK

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

NORTH

11-13 STATE CIRCLE, FORREST

PROJECT No. 1666

121

PROTECTION PLAN

SHEET

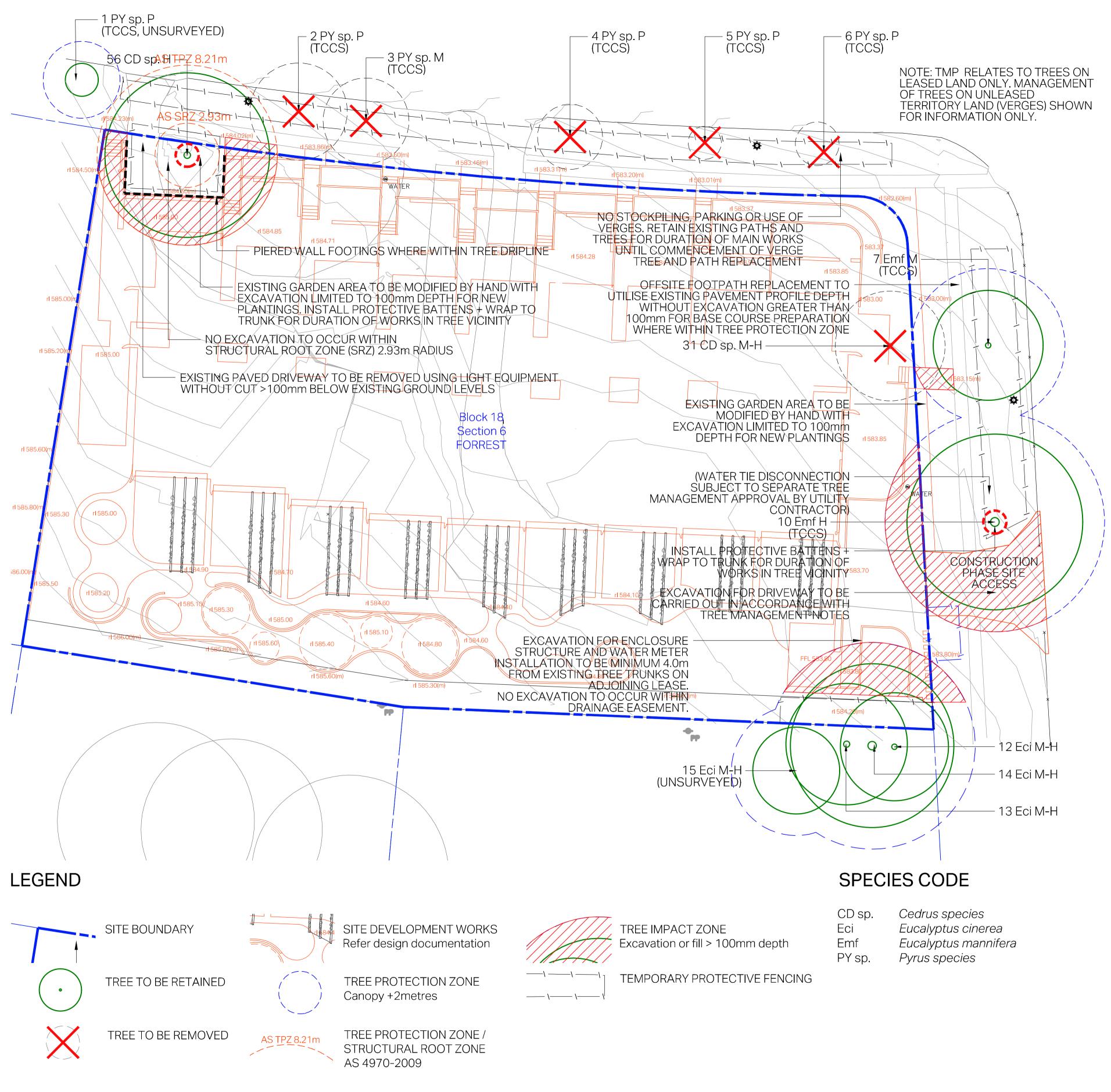
LANDSCAPE MANAGEMENT +

ISSUE

Proposed Townhouse Development

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TREE MANAGEMENT NOTES

FENCING

Maintain temporary protective fences erected in accordance with the approved drawing. Fencing must be erected before the commencement of any site works and removed at completion of all construction and commencement of verge restoration. The fence is to remain in place throughout the duration of the project.

Use of temporary 1800 mm tall continuous mesh fence supported by steel posts with concrete bases is mandatory. Variation from this

requirement must be accompanied by written agreement from the Project Arborist.

All construction activity including stockpiling of materials, vehicle access and parking must be excluded from the fenced area. Ensure that site access points are outside all the protection zones.

WORKING INSIDE THE TREE PROTECTION ZONE

Work inside the tree protection zone shall be conducted according to this drawing and the following controls:

ROOT PROTECTION

Excavation that occurs within the drip zone of a tree shall be restricted to one side of the tree only. Where excavation is approved by the contractor, the following measures are to be adopted for tree protection: Do not sever large roots (>30 mm diameter) closer than halfway from the

drip-line to the trunk. Locate these roots by hand trenching to a depth of 300 mm before any

mechanical trenching is undertaken. Cut roots cleanly with equipment specifically designed for this purpose or

by suitable pruning equipment. Protect exposed roots from desiccation by lightly watering or covering with hessian which must be kept moist, and

Maintain the good health of the trees that have had disturbance in their roots zone by continual watering. At no time shall the disturbed area be allowed to dry out to the detriment of the trees health.

ROOT DAMAGING ACTIVITIES

Techniques to minimise damage to roots within the tree root zone will include hand excavation, under boring or hydro excavation to expose the roots. The use of these techniques within the tree root zone is mandatory. Where roots are required to be cut as part of this process they are to be cut cleanly with equipment specifically designed to cut roots cleanly or other suitable pruning equipment, and root cutting will be carried out by a suitably qualified arborist /experienced horticulturist /urban forester: If any trench/hole is not going to be back-filled within 24 hours, keep the roots lightly watered, cover with hessian and keep hessian moist; and Where hydro excavation methods are used, water pressure must be limited so that bark surrounding roots and roots greater than 30 mm diameter are not damaged.

BRANCH PROTECTION

On the advice of the project arborist and with written approval from Lessee of the block on which any tree is located, remove any branches that are impeding access, and trunk wrap those that are likely to be damaged during works as per Figure 4, AS 4970, or similar;

EXCAVATION WITHIN THE TPZ

Excavation for walls, services and any other enabling works shall be carried out strictly by hydro-excavation using minimal pressure with no over-excavation towards the tree side of the wall. All exposed roots are to be cleanly cut by a qualified arborist and root pruning is to be inspected by the consulting arborist before the footings are put in place. Contractor shall organise for Arborist to be present at time of basement excavation to monitor tree root presence & management.

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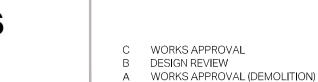
CONSULTANTS **ARCHITECT ENGINEER:**

PLANNER:

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11-13 STATE CIRCLE, FORREST **Proposed Townhouse Development**

PROJECT No. 1666

130

ISSUE

TREE MANAGEMENT PLAN

SHEET



Concrete, warm tint oxide, exposed aggregate finish Timber decking Stone, random flagstone
Plunge pool (nom. 1.0m depth)
Stone, light grey large format
Stone, light grey large format, trafficable
Water feature (nom. 0.15m deep)

LANDSCAPE ARCHITECT

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LANDSCAPE
ED Garden edge, concrete
GA Garden planting
GR1 Grass, irrigated
CR2 Grass per irrigated GR1 Grass, irrigated GR2 Grass, non-irrigated

CONSULTANTS ARCHITECT: Parallel Workshop **ENGINEER:** Indesco PLANNER: Canberra Town Planning FIXTURE
BE Bench seat, timber with backrest
FE Boundary fence, 2.4m high timber, painted charcoal
FP Fire pit
GL Glass pool fencing + gate
GW Garden wall, in-situ concrete (nom. 1.8m high)

CLIENT

FIXTURE cont'd PL GRC planter Retaining wall, in-situ concrete (typ max 0.6m high) Timber screen Garden seat, movable

REFER ENGINEER / ARCHITECT PLANS
AR Arbor
DR Driveway
EN Bin enclosure
FR Frontage courtyard + planter walls, f
HY Water meter/s
PA Offsite concrete path
SG Signage (subject to separate approv Frontage courtyard + planter walls, fences, gates, mailboxes, stairs Water meter/s Offsite concrete path Signage (subject to separate approval)



PROJECT

11-13 STATE CIRCLE, FORREST **Proposed Townhouse Development**

PROJECT No. SHEET 1666

В

ISSUE

LANDSCAPE PLAN -Ground

Keggins

B WORKS APPROVAL A DESIGN REVIEW

01.09.21 HR DM 25.08.21 HR DM **DATE DRN CHK**



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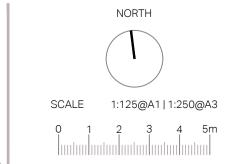
ARCHITECT:
ENGINEER:
PLANNER:

Parallel Workshop Indesco Canberra Town Planning CLIENT





B WORKS APPROVAL
A DESIGN REVIEW
REV ISSUE



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PROJECT

11-13 STATE CIRCLE, FORREST Proposed Townhouse Development

PROJECT No.

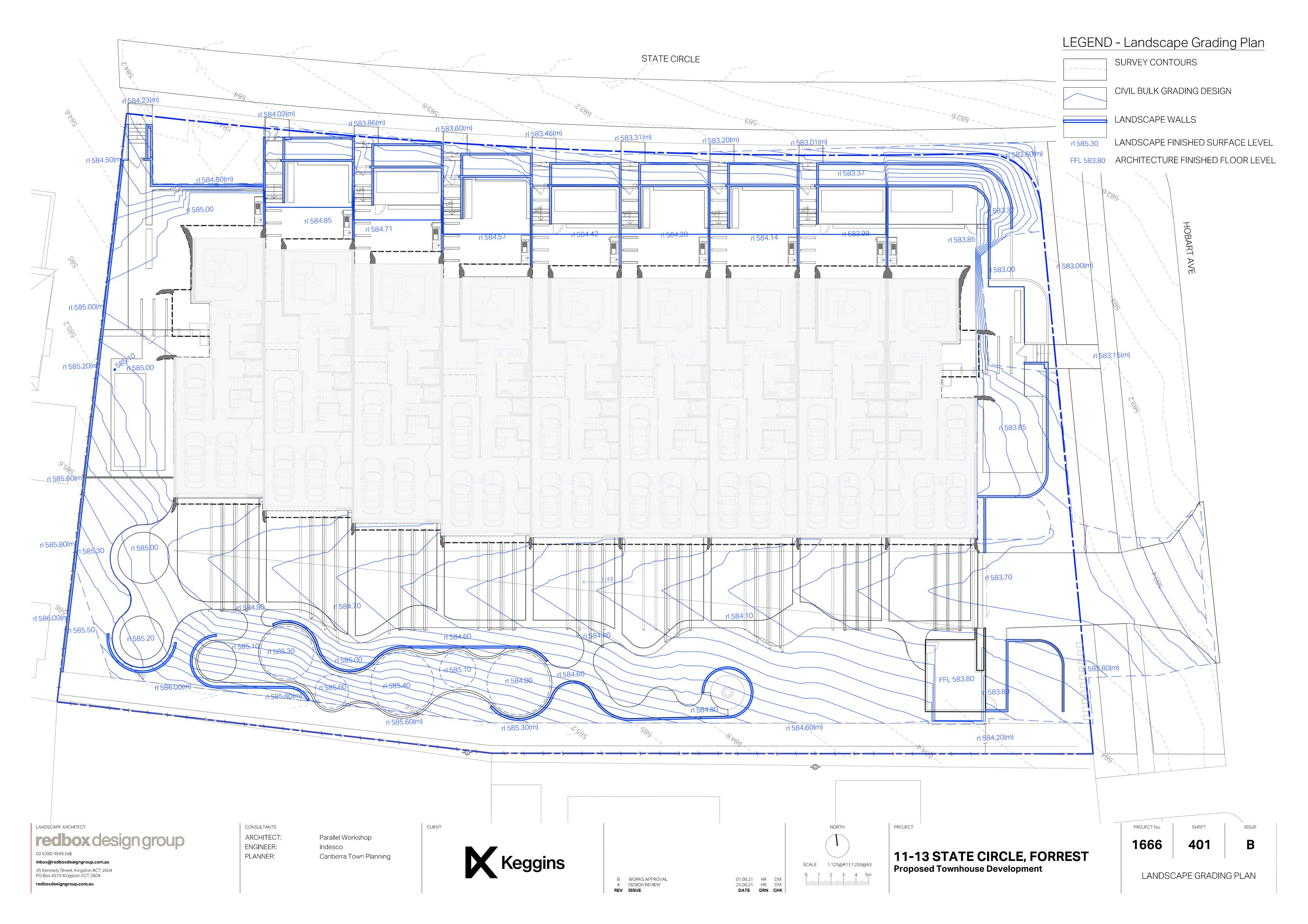
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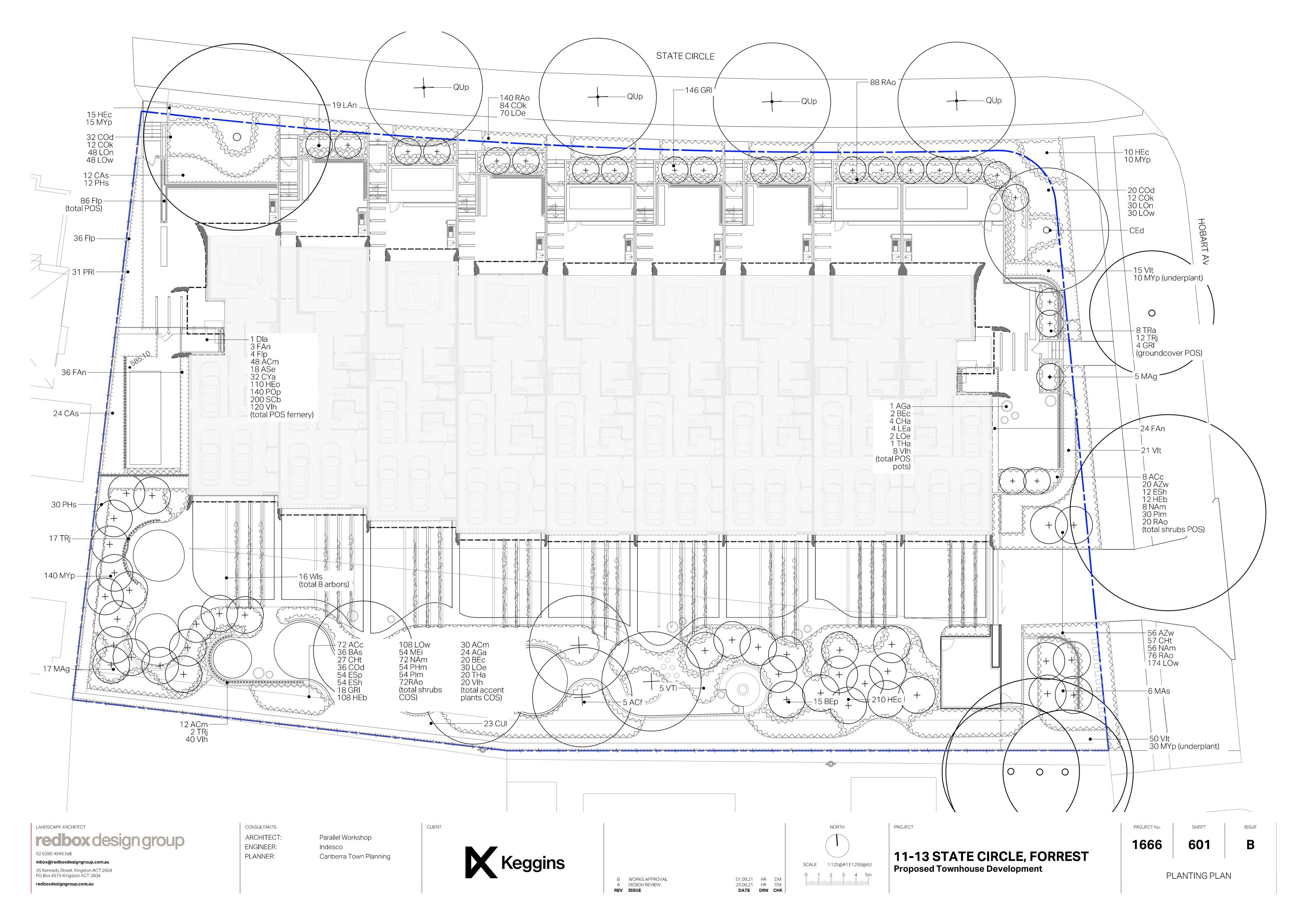
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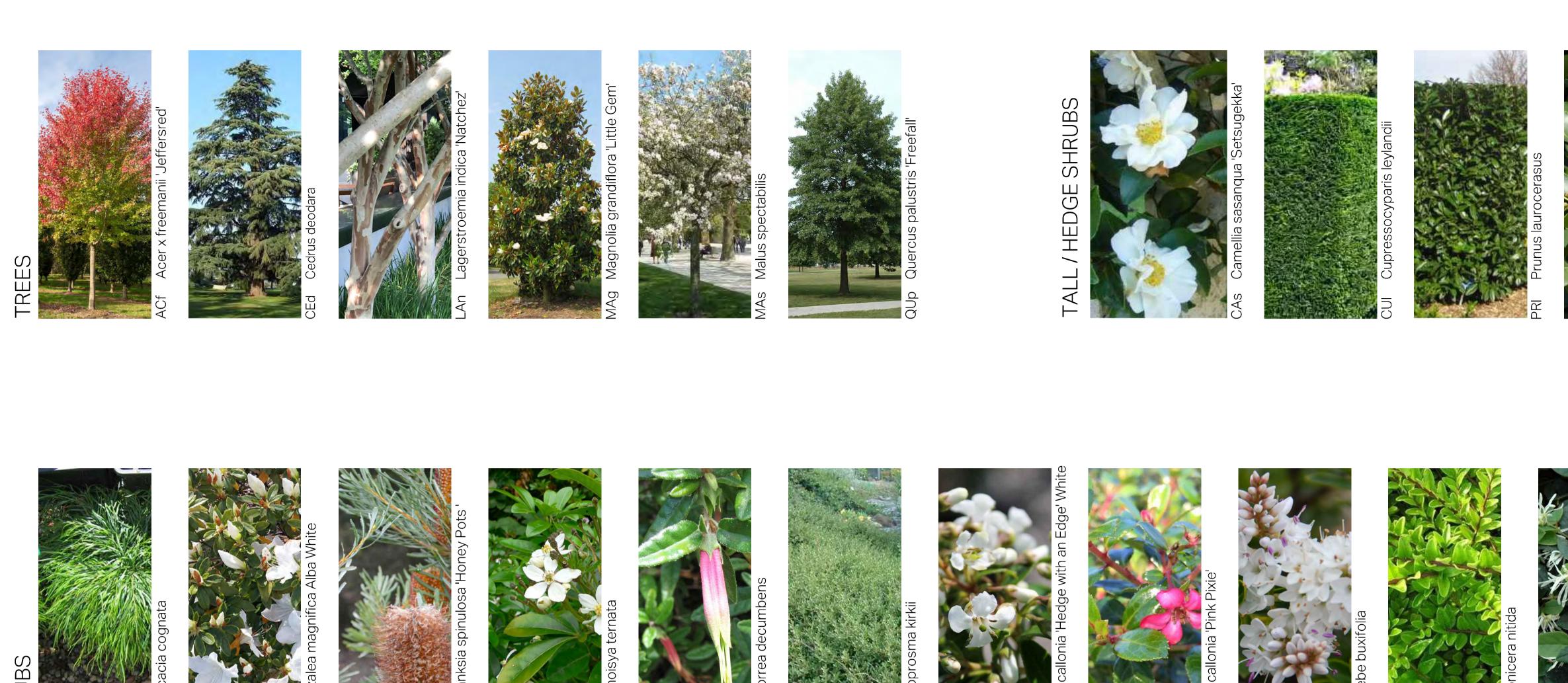
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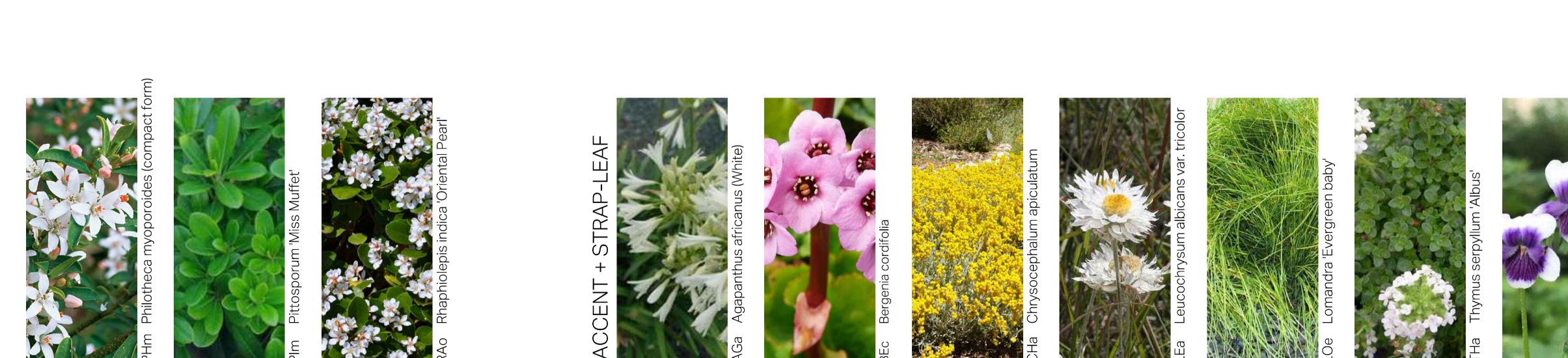
LANDSCAPE PLAN -Level 2











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PROJECT















Trees

code

CEd

Lan

species

Cedrus deodara

Acer x freemanii 'Jeffersred'

Lagerstroemia 'Natchez' (White)





















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CONSULTANTS ARCHITECT: **ENGINEER:** PLANNER:

Parallel Workshop Indesco Canberra Town Planning CLIENT









Dwarf evergreen magnolia 75L / 1.5m high Magnolia grandiflora 'Little Gem' 75L / 1.5m high Pink Flowering Crab Apple Malus spectabilis QUp Pin Oak (Early Defoliating) Quercus palustris 'Freefall' 150L / 3.5m high Tall / hedge shrubs supply size code spacing density common name 700c/c 2 CAs Camellia sasangua 'Setsugekka' Camelia 200mm pot 800c/c 1.5 200mm pot Cupressocyparis leylandii Leighton Green Conifer 700c/c 2 Prunus laurocerasus Cherry laurel 200mm pot 800c/c 1.5 Photinia 'Superhedge' Photinia 200mm pot VIt 800c/c 1.5 Viburnum tinus Vibumum 200mm pot Shrubs code supply size species spacing common name 500c/c 4 Acacia cognata **Dwarf River Wattle** 200mm pot 500c/c 4 Azalea magnifica Alba White 200mm pot Sun tolerant Azalea (white) 500c/c 4 140mm pot Dwarf Banksia Banksia spinulosa 'Honey Pots ' Mexican Orange Blossom 200mm pot 600c/c 3 CHt Choisya ternata COd 500c/c 4 Correa decumbens Spreading correa 140mm pot COk 600c/c 3 Kirk's Coprosma Coprosma kirkii 140mm pot 400c/c 6 Escallonia 'Hedge with an Edge' White Dwarf Escallonia (white) 140mm pot **ESp** 140mm pot 400c/c 6 Escallonia 'Pink Pixie' Dwarf Escallonia Box-leaf Hebe 200mm pot 400c/c 6 Hebe buxifolia 400c/c 6 LOn Dwarf Honeysuckle Lonicera nitida 140mm pot 400c/c 6 LOw Loropetalum dwarf white Chinese fringe-flower 140mm pot MEi 400c/c 6 Melaleuca incana dwarf Dwarf tea tree 140mm pot 500c/c 4 Nandina 'Moon Bay' 200mm pot Dwarf Nandina 600c/c 3 140mm pot Philotheca myoporoides (compact form) Short-leaf Wax Flower Dwarf Pittosporum 400c/c 6 Pittosporum 'Miss Muffet' 200mm pot 500c/c 4 Rhaphiolepis indica 'Oriental Pearl' 140mm pot Indian Hawthorn Groundcovers + climbers supply size spacing code species common name 700c/c 2 200mm pot Creeping fig Ficus pumila Grevillea lanigera 'Mt Tamboritha' 700c/c 2 Prostrate Spider Flower 140mm pot 700c/c 2 140mm pot Hardenbergia violacea Purple coral pea 700c/c 2 Hedera canariensis (Non-invasive) Canary Island Iv 140mm pot 700c/c 2 Lutchuensis Juniper Juniperus taxifolia 'Lutchuensis' 200mm pot LOp 300c/c 10 Lobelia pedunculata Matted pratia 200mm pot 700c/c 2 Myoporum parvifolium 'Choppy Seas' Creeping boobialla 140mm pot Trachelopspermum asiaticum 'Flat Mat' 700c/c 2 Asiatic jasmine 140mm pot Trachelospermum jasminoides 600c/c 3 200mm pot Star Jasmine WIs 600c/c 3 Wisteria sinensis 200mm pot Chinese wisteria Accent + Strap-leaf supply size spacing common name AGa 400c/c 6 Agapanthus africanus (White) 200mm pot African lily 300c/c 10 **BEc** Heartleaf Bergenia Bergenia cordifolia 140mm pot CHa 150c/c 40 Chrysocephalum apiculatum 'Mount Willia Everlasting daisy 140mm pot 150c/c 40 LEa Leucochrysum albicans var. tricolor 140mm pot Hoary sunray L_Oe 300c/c 10 Lomandra 'Evergreen baby' Mat rush 140mm pot THa 300c/c 10 White Creeping Thyme 140mm pot Thymus serpyllum 'Albus' 150c/c 40 Viola hederacea Native Violet 50mm pot Fernery code supply size species spacing common name 400c/c 6 **ACm** 200mm pot Acanthus mollis Oyster plant 400c/c 6 Aspidistra elatior Cast iron plant 140mm pot 500c/c 4 Cycas revoluta Sago palm 300mm pot 1m tall in ground 700c/c 2 Soft Tree Fern Dicksonia antarctica 400c/c 6 Fargesia luscious Bamboo 200mm pot 300c/c 10 Helleborus orientalis (White) Lenten rose 140mm pot 300c/c 10 Polystichum proliferum Mother Shield Fem 140mm pot 200c/c 25 Scleranthus biflorus 'Lime Lava' Two flowered Knawel 140mm pot

11-13 STATE CIRCLE, FORREST **Proposed Townhouse Development**

PROJECT

NORTH

1666

PROJECT No.

902

supply size

Autumn Blaze Maple

Himalayan cedar

Crepe Myrtle

150L / 3.0m high

150L / 2.5m high

75L / 1.5m high

MATERIALS -Plants imagery + schedule

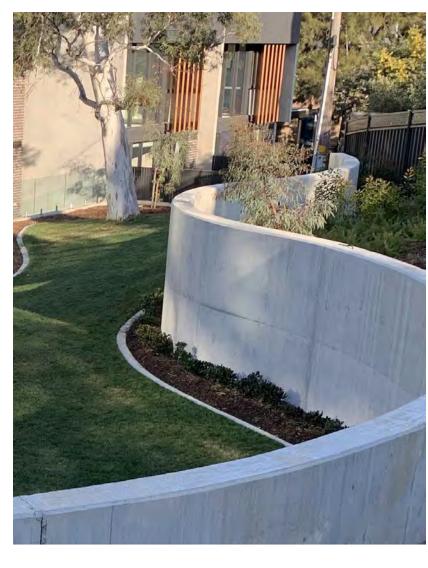
ISSUE

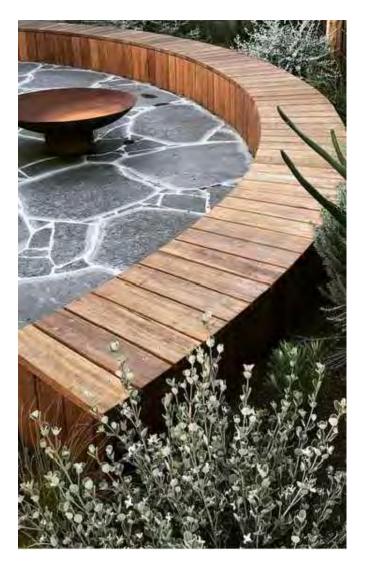
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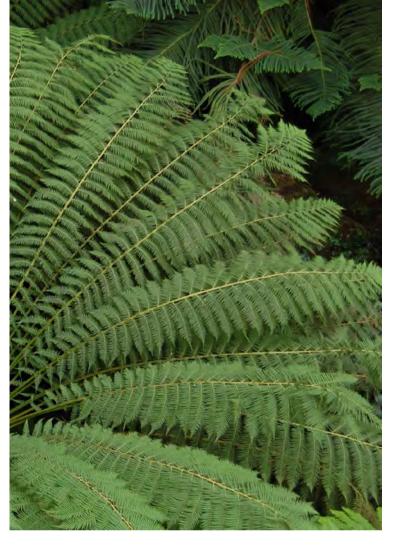












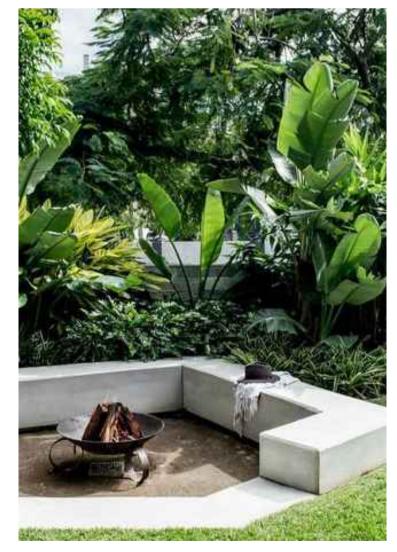






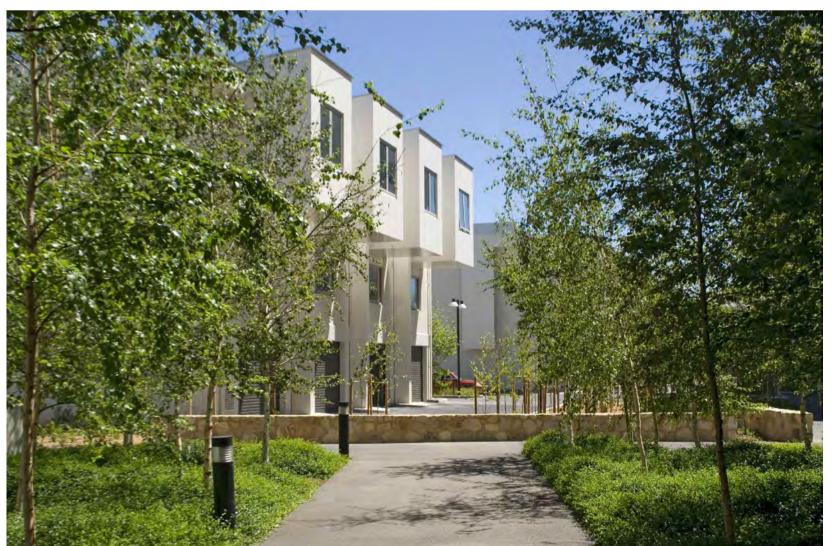












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Keggins

PROJECT

11-13 STATE CIRCLE, FORREST **Proposed Townhouse Development**

PROJECT No. 1666

DESIGN IMAGERY Sheet 1