

PAGEWOOD UB5C

130-150 BUNNERONG RD, PAGEWOOD

LANDSCAPE DEVELOPMENT APPLICATION

PREPARED FOR
MERITON
19 SEPTEMBER 2018



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INTRODUCTION

This Landscape Architectural report presents the landscape design philosophy for the proposed development (UB5C) at 130-150 Bunnerong Road, Pagewood. The design incorporates ground floor landscaping surrounding private and communal entry points to the property boundary and streetscape and a civic square plaza. The upper levels include; private terrace treatment to level 14 and 22, communal terrace treatment to level 18 and a level 6 rooftop residential communal garden.

The landscape proposal has been prepared after review of, and in compliance with Council's DCP - Landscape Guidelines and DA application checklist and Street Tree Master Plan (note the public domain is by others).

SITE CONTEXT

The site is located on Bunnerong Road just north of Westfield Drive, giving the site a high visual frontage as part of this new residential precinct.

The existing landscape conditions on site include existing trees to the west and south east along North South Street and Westfield Drive (refer to arborist report and tree retention strategy for details). The rest of the site was previously used for industrial purposes and consists of a large level concrete slab with no significant vegetation. There is an embankment to the eastern boundary where the site meets the street frontage, on average this is 2m high.

DEVELOPMENT PROPOSAL

The development will include new street frontage planting to civic avenue, North South Street and; private ground floor residential entrances with screening planting and high quality materials. Civic Avenue will be activated by retail frontage and civic open space.

The upper ground level communal space provides a variety of programs and destinations for both passive and active use including; arbours with seating pods, BBQ pavilions and large open lawn areas with trees in sculptural grass mounds that provide an opportunity for soaking in the sun and informal play.

The upper ground private terrace levels are designed for both entertaining guests or entertaining oneself. A generous amount of space has been provided for residents to host large dinner parties making use of the arbours and BBQ facilities.



Bunnerong Road



Bunnerong Road



Bunnerong Road

DESIGN RESPONSE

METHODOLOGY

GROUND LEVEL

- Main residential arrival lobby's will be accented with lush planting beds highlighting entrances.
- Residential arrival will be sleek and subtle. With clean lines and high quality paving finishes leading into the lift lobby.
- Pedestrian through link will provide clear sight lines for safety, while also creating pause points along the path through kinks in the path and bench seating areas.
- Shrubs and large trees in deep soil zones in the public domain and also provide privacy for ground floor terraces.
- Outdoor cafe seating area will be complemented with high quality paving finishes and adjacent planting + lawn.

LEVEL 6 COMMUNAL GARDENS

- A large outdoor space will provide distinct usable zones with a mixture of uses/ functions for a diverse community. Open lawn areas and intimate arbour + seating areas will provide both active and passive spaces for day and night use.
- Three lawn areas will provide a 'communal park' feel characterised by mounding and sculptural elements. The northern aspect allows the opportunity to soak in the sun on a warm summers evening.
- The BBQ pavilion will enable a picnic style atmosphere which can break out onto either of the lawn areas.
- Lawns and pavilions are bordered and enhanced with lush planting and a mixture of small and medium sized trees, giving a personal scale to the spaces as well as providing shade, colour and greenery in the gardens.
- Access into the communal gardens are not only provided to lobbies, but private terraces also.

LEVEL 14-22 PRIVATE TERRACES

- The private terraces are the perfect destination for entertaining friends or enjoying a quiet evening by oneself.
- The pavilions provide shelter and BBQ facilities underneath that will come in handy for dinner parties.

LEVEL 18 COMMUNAL TERRACES

- A small outdoor rooftop space with a mix of open paced and raised lawns for residents to enjoy large group outdoor gathering or relaxing on the sun drenched lawn.
- The veggie garden, complemented by the lush planting gives the residence the opportunity to source seasonal fruit and veggies.

LIGHTING

All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements.

WATER MANAGEMENT

Water Sensitive Urban Design (WSUD) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.

- Where possible storm water runoff will be directed to the lawn and garden beds.
- All soft landscape zones on structure will be detailed to have subsurface drainage.
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package.

PLANT ESTABLISHMENT MAINTENANCE

MAINTENANCE NOTES:

General

- Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase.
- Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.
- Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.
- Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.
- Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

Watering

If the watering regime is intended to be amended the contractor must seek written approval from the superintendent immediately prior to the deferment of watering.

Watering permits: the contractor is responsible for obtaining the necessary watering permits required to carry out the watering as specified.

Planting Maintenance

Protection of works: provide any fencing or barriers necessary to protect the planting from damage throughout the planting establishment period.

Recurrent works: throughout the planting maintenance period, continue to carry out recurrent works of a maintenance nature all to the extent required to ensure that the plants are in the best possible condition at the end of the planting maintenance period. These activities are including but not limited to:

- weeding,
- rubbish removal,
- fertilizing,
- pest and disease control,
- adjust / replace stakes and ties
- topping up mulch,
- cultivating,
- pruning,
- keeping the site neat and tidy.

Replacements: the contractor is responsible for the replacement of failed, damaged or stolen trees, shrubs and groundcovers throughout the planting establishment period.

Weeding

Generally: regularly remove, by hand, rubbish and weed growth that may occur or recur throughout turfed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment periods.

Weed eradication: the contractor must make allowance for a higher level of maintenance during establishment to ensure that weeds are controlled.

Herbicide use: re-application of herbicide such as Ronstar or equivalent if required.

Compliance

- Requirement: plant maintenance shall be deemed complete subject to the following compliance with the criteria:
- repairs to planting media completed
- ground surfaces are covered with the specified treatment to the specified depths
- pests, disease, or nutrient deficiencies or toxicities are not evident
- organic and rock mulched surfaces have been maintained in a weed free and tidy condition and to the specified depth
- vegetation is established and well formed
- plants have healthy root systems that have penetrated into the surrounding, undisturbed ground and not able to be lifted out of its planting hole
- vegetation is not restricting essential sight lines and signage
- collection and removal of litter
- all non-conformance reports and defects notifications have been closed out
- plant maintenance compliance schedule

Pruning

- Generally: tree plantings shall be left to grow in a form consistent with the growth habit of the species; and
- Pruning: cut back tree canopies and groundcovers to road verges, and light poles and signs as required achieving clear sight lines when viewed along roadway.

Requirement: pruning to be undertaken by a qualified tree surgeon / arborist

Plant Material	Acceptable failure per area	Acceptable concentration of failure
Tube stock given location*	<10%	<15% in any
100-150mm given location*	<5%	<15% in any
45L	<nil	nil%
Turf	<5%	nil%
Trees (200L/400L/1000L/Trunk)	< nil%	< nil%

Fertilising

- Generally: the fertiliser regimes have been devised to provide sufficient long-term fertility for the vegetation type and it is anticipated that all except the very high status horticultural beds such as feature plantings (entry and courtyard planting) for colour and foliage will not need regular fertiliser regimes.
- Testing: additional nitrogen may be required due to drawdown effects from composts and mulches and localised waterlogging. To compensate for this, soil testing is to be carried out after 12 months to ascertain nutrient requirements.

Completion

- Cleaning: remove temporary protective fences and tree stakes at the end of the planting maintenance period.

Drainage & Watering Strategy

- Water sensitive urban design (WSUD) principles have been realised into the landscape design in a way that celebrates a sustainable water cycle.
- All irrigation systems will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls.
- Where possible storm water runoff will be directed to the lawn and garden beds.
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package.
- Low water demand shrub planting is proposed.
- Refer detail on drawings page 24 for 'on grade' and 'on slab' drainage intent.

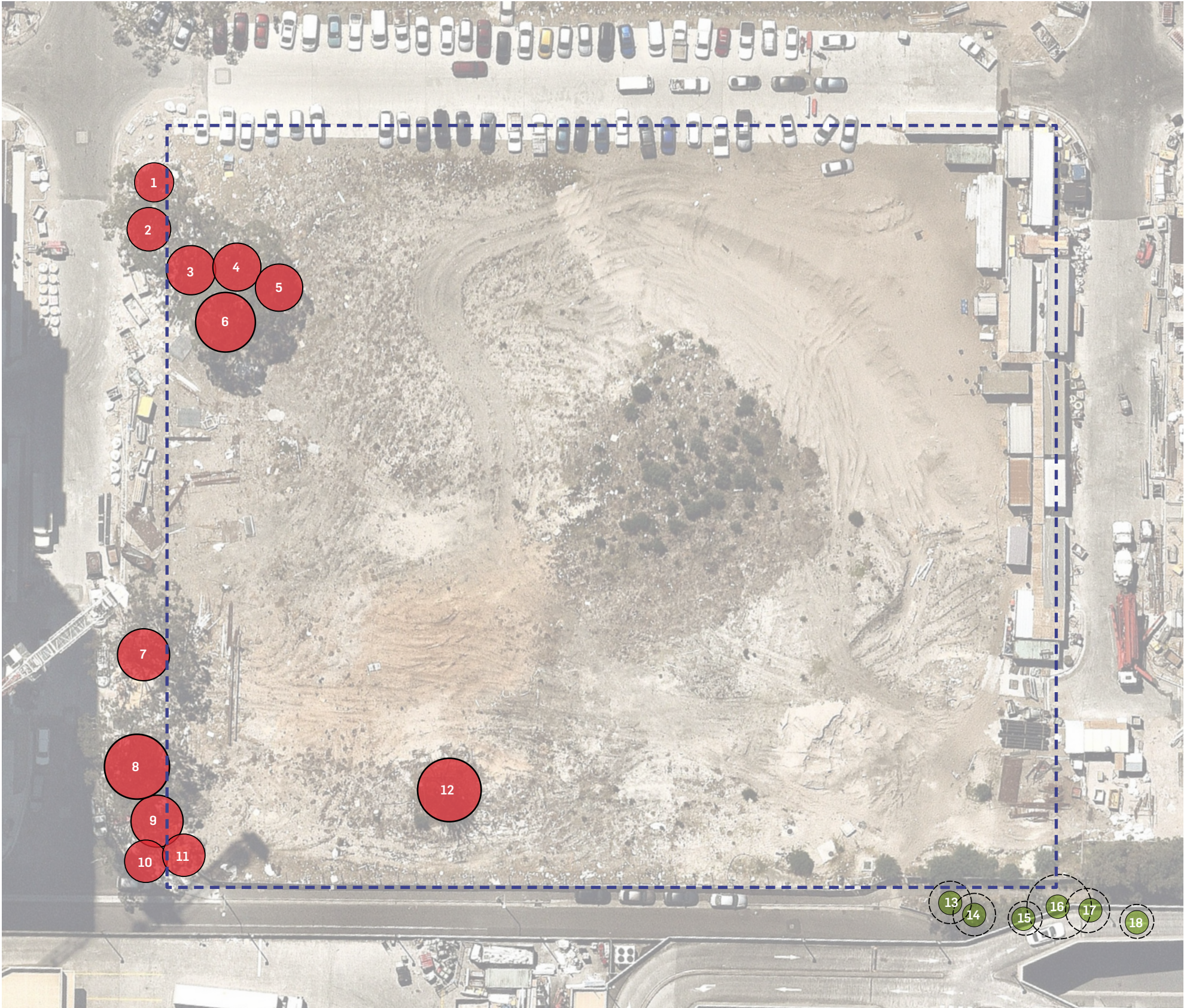
Safety and Security

- An integrated approach to safety will improve actual and perceived personal security in pedestrian public domain areas;
- All paths are overlooked from adjoining buildings and adjacent streets which will provide a high level of passive surveillance.
 - All external spaces will have multiple clear sight lines without obstacles, proposed shrub planting is low level which will prevent places to hide.
 - All paths will be well lit at night time and designed to meet relevant Australian Lighting Standards.
 - Signage will be provided across the precinct to assist with wayfinding and navigation through the site.

TREE RETENTION STRATEGY

- Refer to Jacksons Nature Works 'Arboricultural Impact Assessment Report' for detailed tree reports and species.
- Existing trees on the western boundary are to be removed as they are located within the hardworks construction zone.
- Existing trees located in the south east corner of site are to be retained and protected.
- Tree protection will be carried out as per arborist report.

TREE RETENTION PLAN



Existing Tree Removal Strategy

- Refer to Jacksons Nature Works 'Arboricultural Impact Assessment Report' for full tree assessments and recommendations.
- Tree removal should be carried out as per Naturally Trees recommendations and use appropriate TPZ's and follow DCP guidelines.

Legend



Existing trees to be removed



Existing tree to be retained + protected



Property boundary



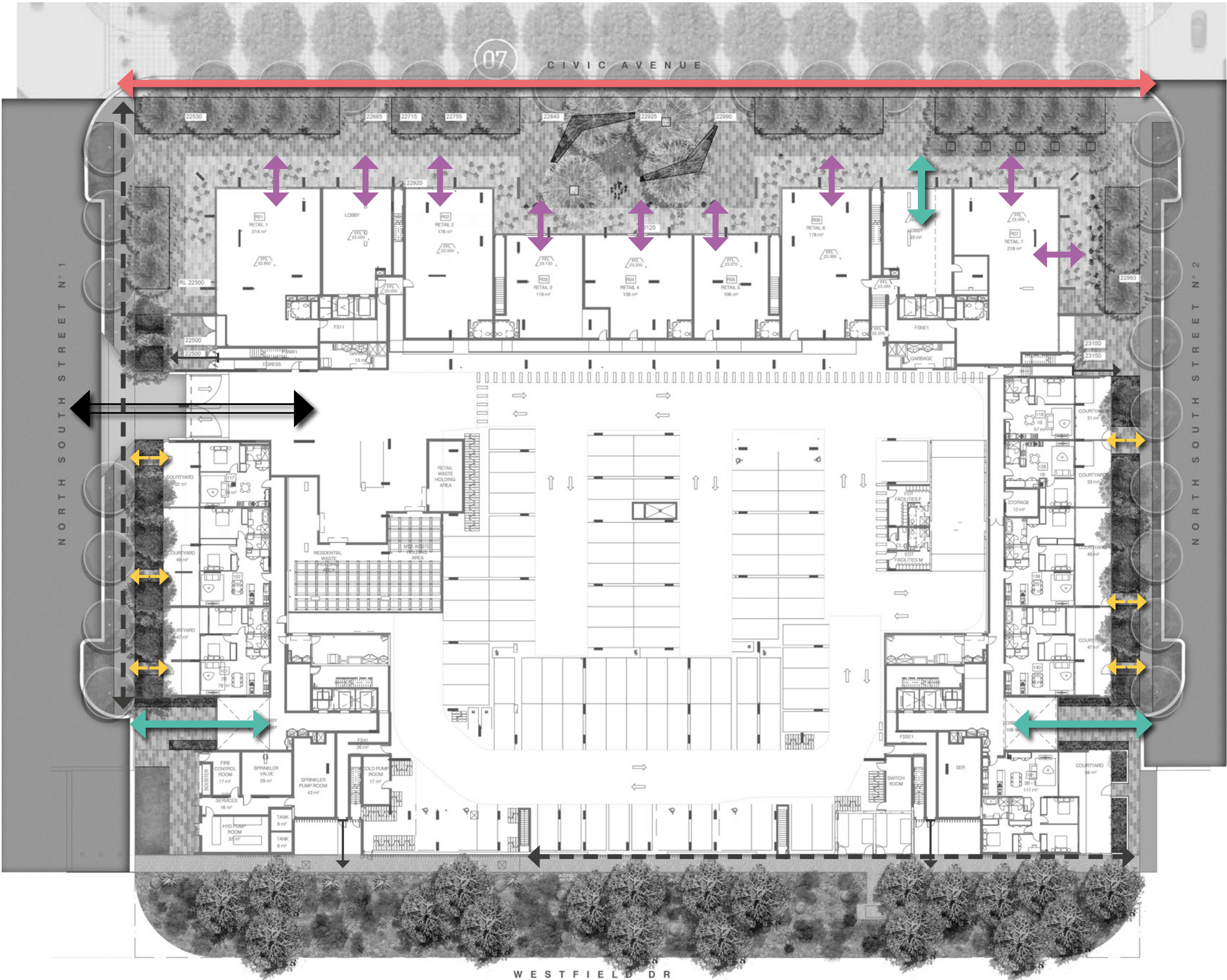
Tree protection zone



NOT TO SCALE

GROUND LEVEL

ACCESS + CIRCULATION

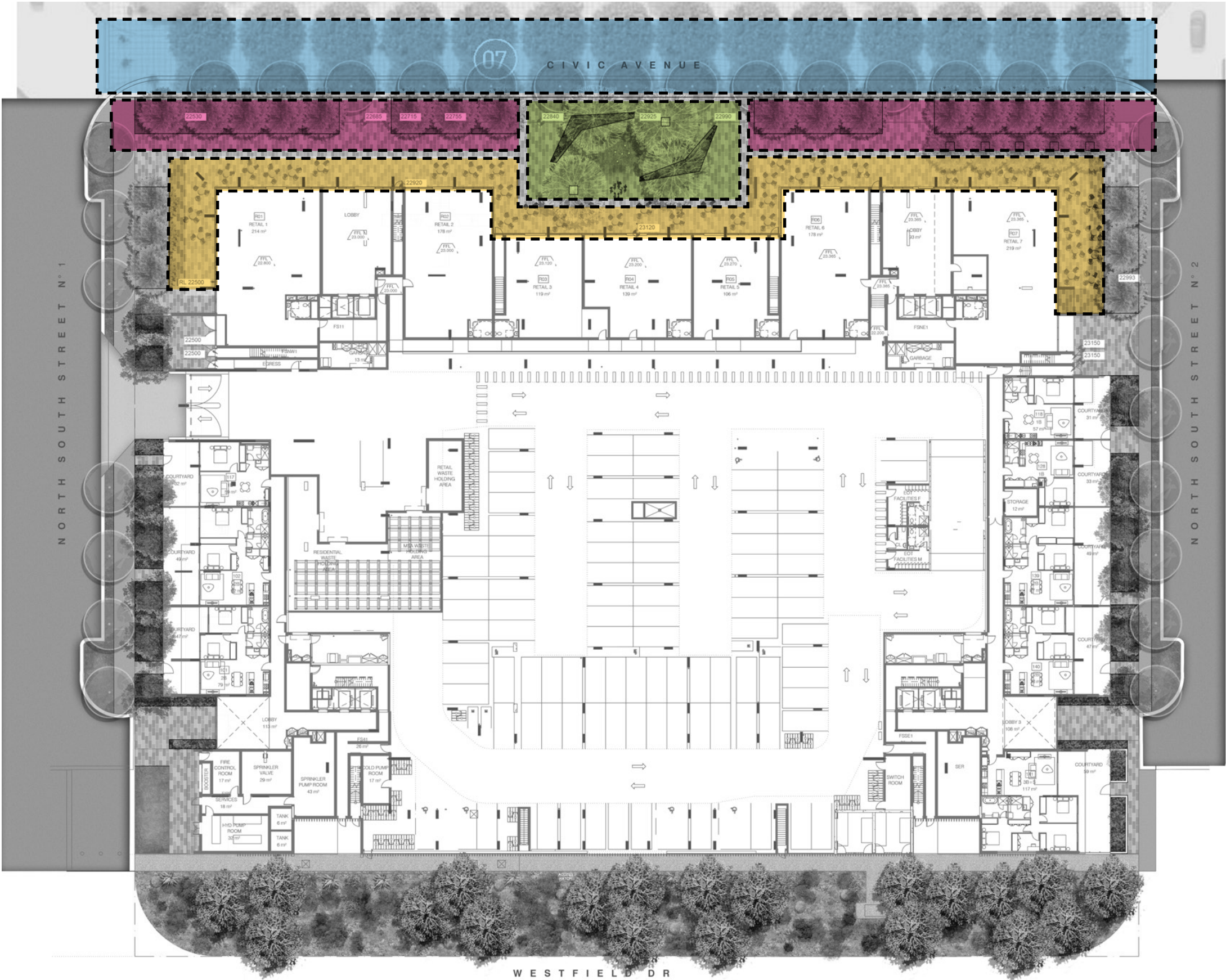


- Legend
- Primary residents pathways + access
 - Vehicle access
 - Fire egress
 - Public streetscapes/Footpath
 - Cafe/retail entry
 - Pedestrian shared link path
 - Secondary entry to ground floor private terraces

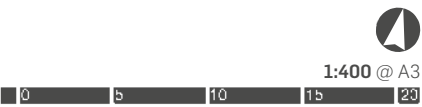
1:500 @ A3



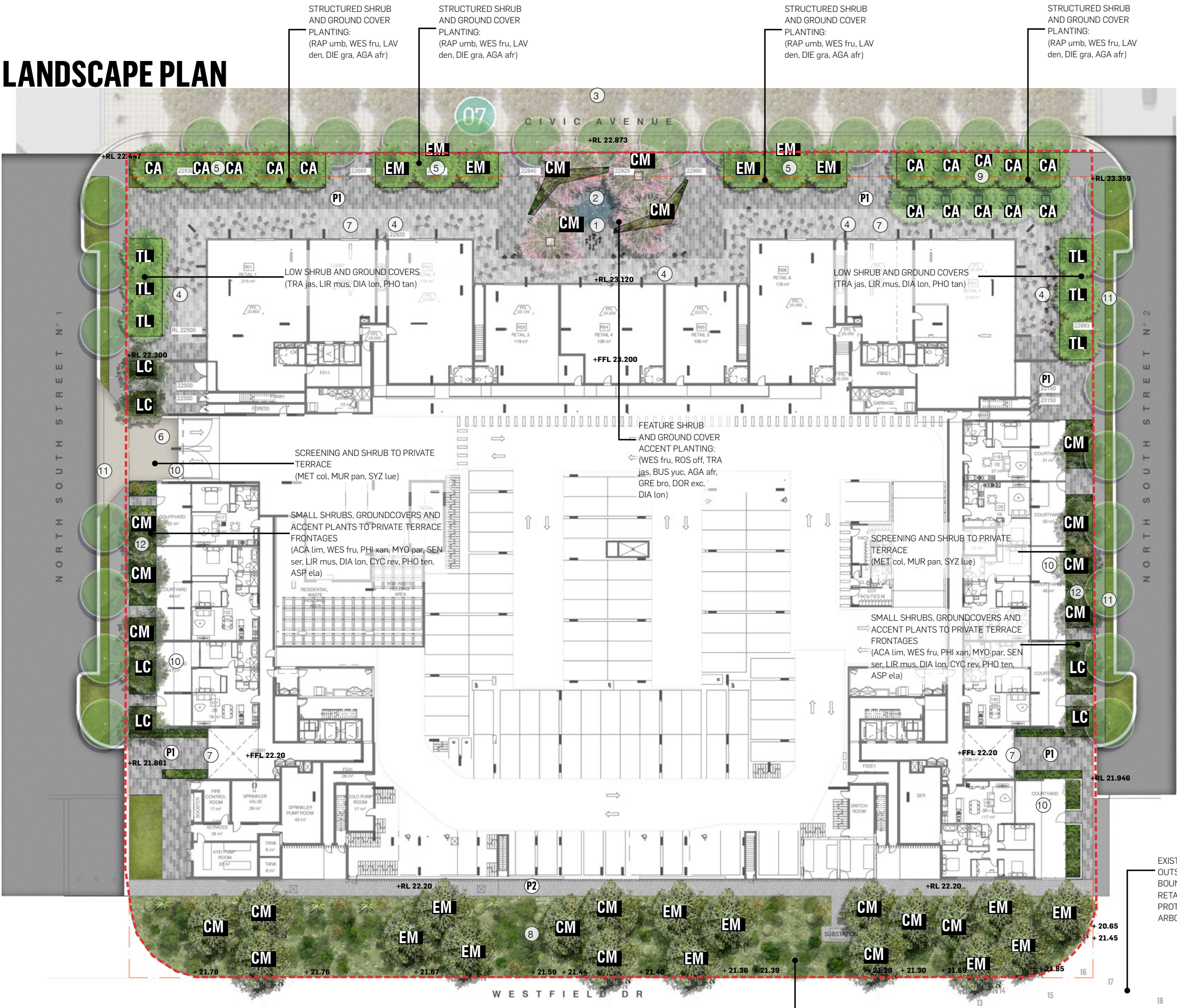
PROGRAM



- Legend
- The civic plaza
 - Key public domain connection to central park. Refer public domain plans by others
 - Cafe outdoor dining fronting
 - Civic link



LANDSCAPE PLAN



- Legend
- ① Civic plaza square with feature seating and trees
 - ② Sculpture
 - ③ Shared pedestrian through link
 - ④ Outdoor cafe dining
 - ⑤ Civic lawn with structured planting and seating benches
 - ⑥ Driveway entrance to basement carpark
 - ⑦ Lobby entrance
 - ⑧ Mass planting area/deep soil zone
 - ⑨ Tree grove
 - ⑩ Private terrace
 - ⑪ Streetscape planting to future DA
 - ⑫ Landscape planting to residential frontages
 - TL Refer Plant Schedule for tree species + pot sizes
 - Extent of UB5C private lot works
 - P1 Pavement type 1: Refer material strategy
 - P2 Pavement type 2: Refer material strategy
 - Tree to be retained & Tag No.
 - Tree Protection Zone (TPZ) Refer to Jacksons Nature Works 'Arboricultural Impact Assessment Report' for full tree assessments and recommendations.

Note

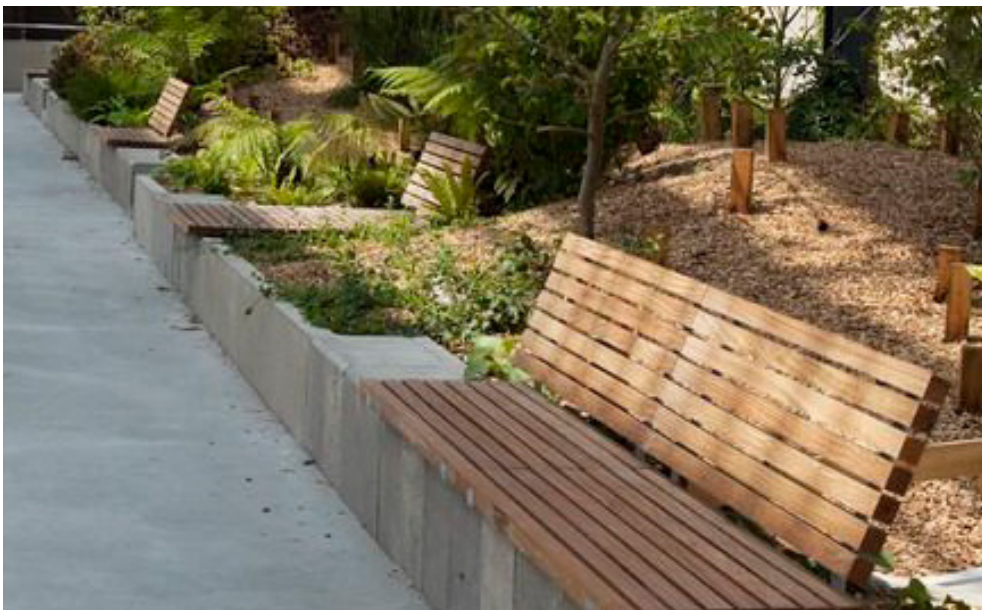
Refer typical plant schedule on page 27 for plant species and installation sizes.

EXISTING TREES OUTSIDE OF PROPERTY BOUNDARY TO BE RETAINED AND PROTECTED. REFER TO ARBOURIST REPORT



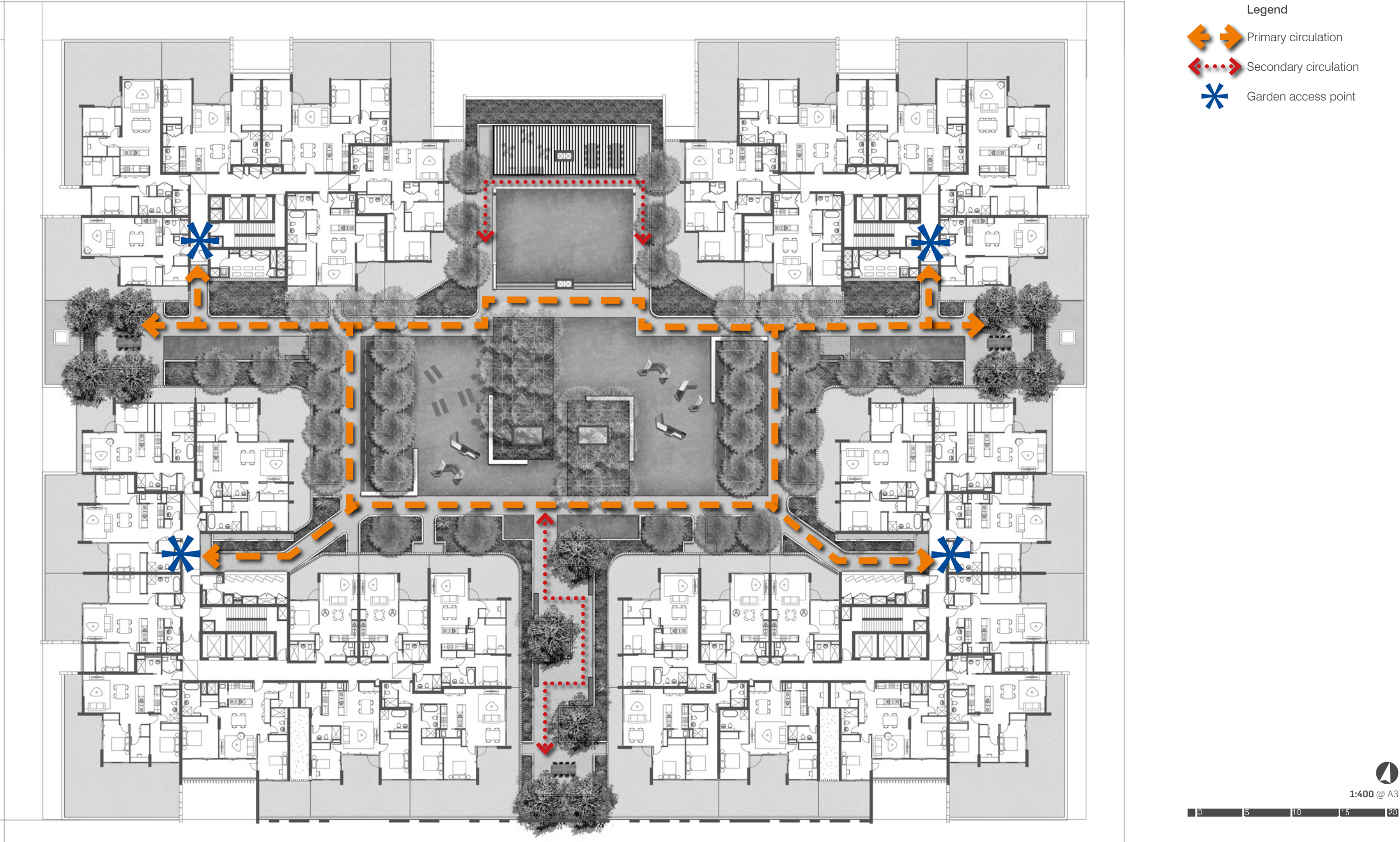
SHRUB AND GROUND COVER PLANTING MIX TO WESTFIELD DRIVE INTERFACE (ACA lim, DOR exc, DIE gra, Lom tan, TRA jas, WES fru, ASP nid, LOM tan)

PRECEDENT IMAGES



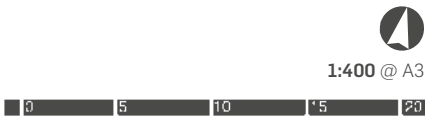
LEVEL 6 COMMUNAL GARDENS

ACCESS + CIRCULATION



PROGRAM

- Legend
- Communal lawn
 - Mounded planting beds
 - Amphitheatre lawn
 - Dining space/BBQ structure
 - Garden pavilion
 - Secret garden
 - Mounded tree planting



LANDSCAPE PLAN

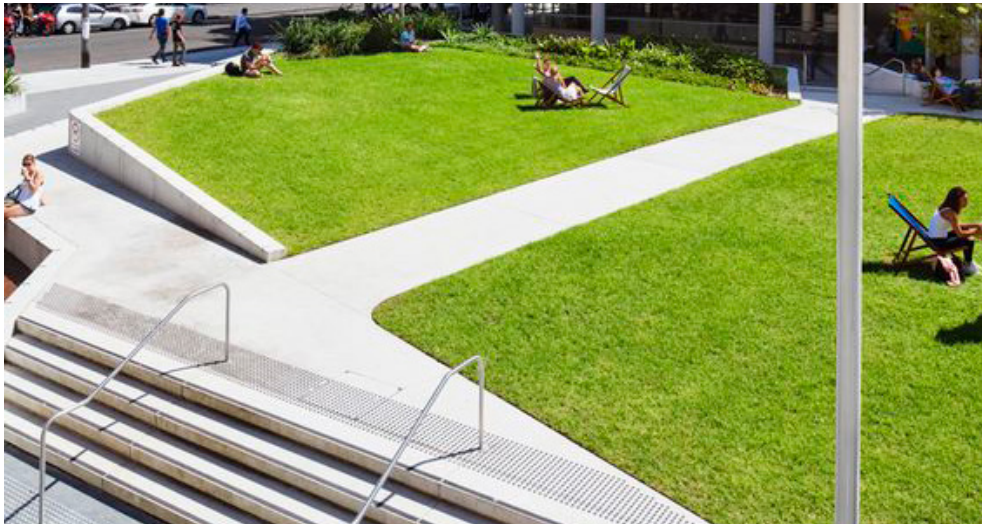
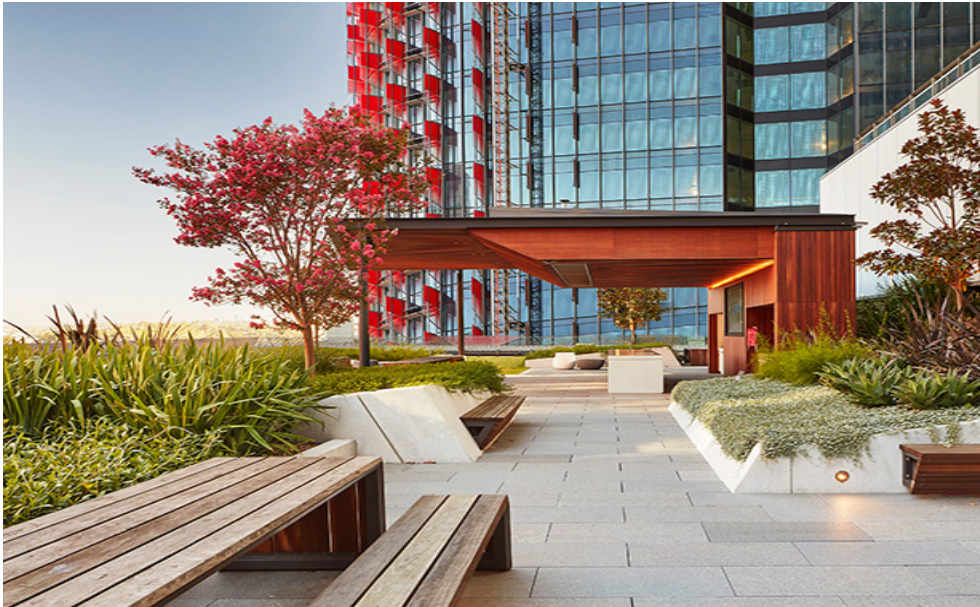


- Legend
- ① Dining pavilion, BBQ seating and picnic tables
 - ② Outdoor table space
 - ③ Turf mounds with tree planting
 - ④ Sun baking lawn
 - ⑤ Mounded planting beds
 - ⑥ Secret garden with seating
 - ⑦ Seating pods and private lawn
 - ⑧ Amphitheatre lawn on top of skylight
 - ⑨ Sculptural lawn
 - ⑩ Mounded planting beds
 - ⑪ Private terrace entries
 - ⑫ Private terrace tiled paving
 - ⑬ Communal Bench Seating
 - Refer Plant Schedule for Tree Species + Pot Sizes
 - P3 Pavement type 3: Refer material strategy
 - FI Private terrace fence (refer architectural drawing)

Note

Refer typical plant schedule on page 27 for plant species and installation sizes.

PRECEDENT IMAGES



LEVEL 14 PRIVATE TERRACES

LANDSCAPE PLAN



- Legend
- ① Synthetic turf
 - ② Concrete paved area
 - ③ Maintenance plant area/gravel
 - ④ Shade arbour structure (to architects detail)

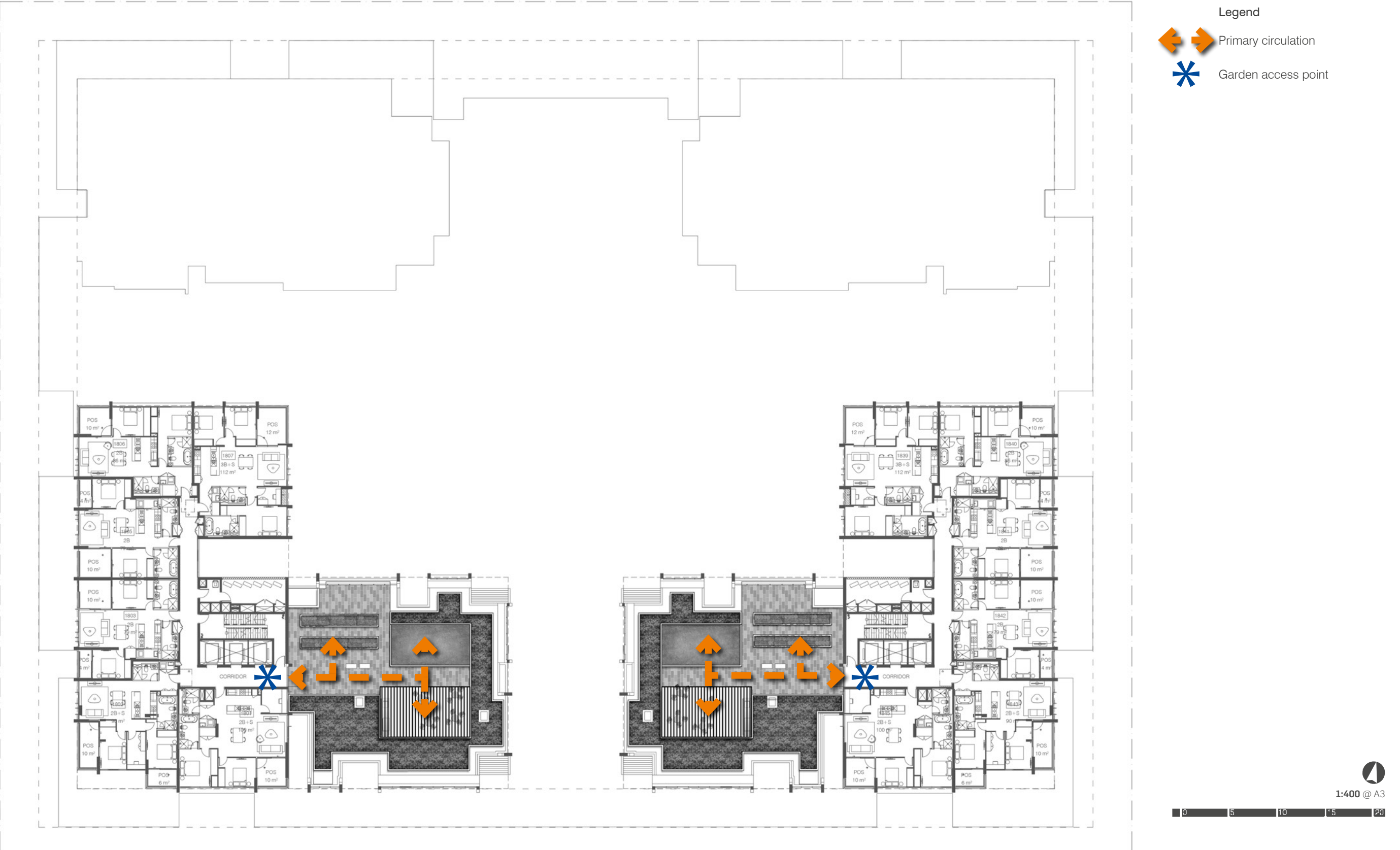
Note

Refer typical plant schedule on page 25 for plant species and installation sizes.

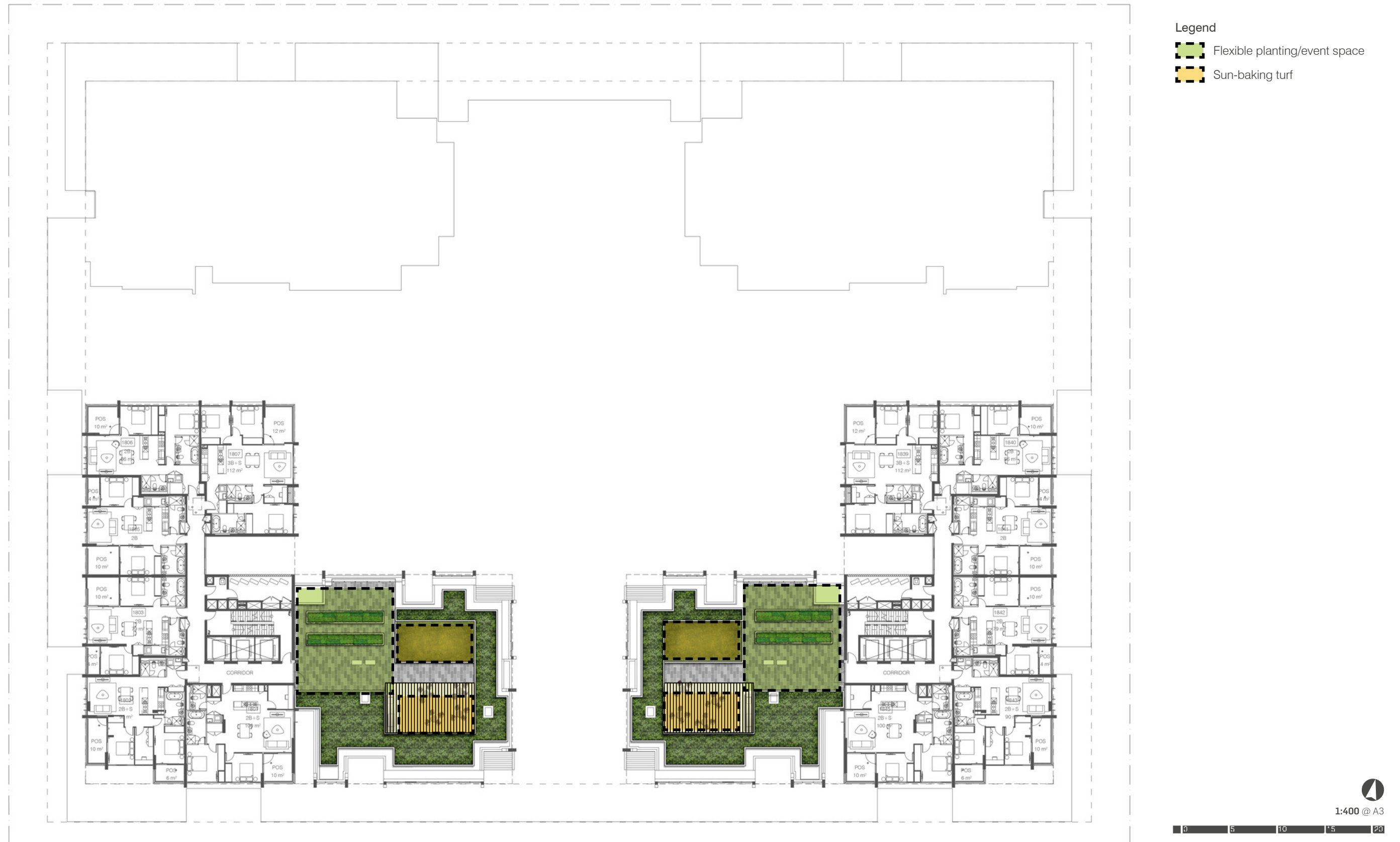


LEVEL 18 COMMUNAL TERRACES

ACCESS + CIRCULATION



PROGRAM



LANDSCAPE PLAN



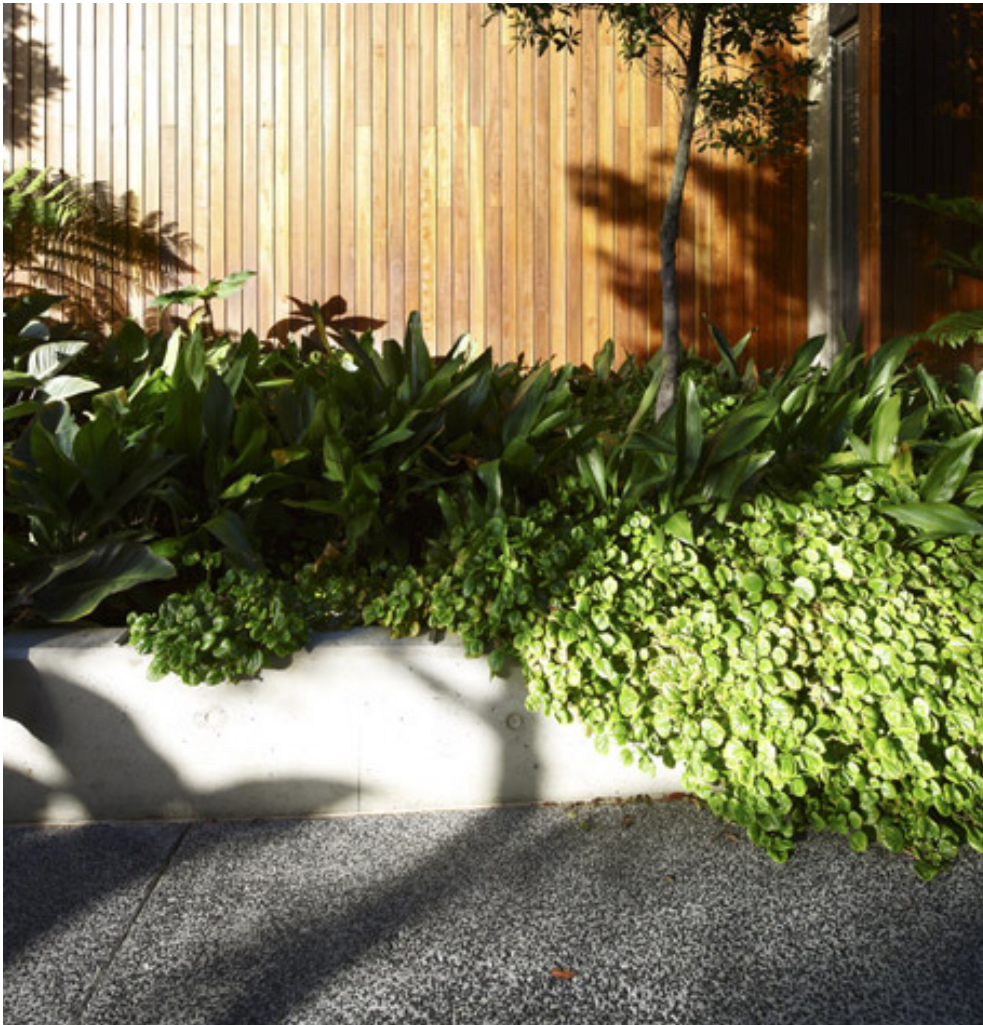
Legend

- ① Sun-baking lawn
- ② Flexible entertaining space
- ③ Raised planter
- ④ Community veggie garden
- Ⓟ Pavement type 4: Refer material strategy

Note

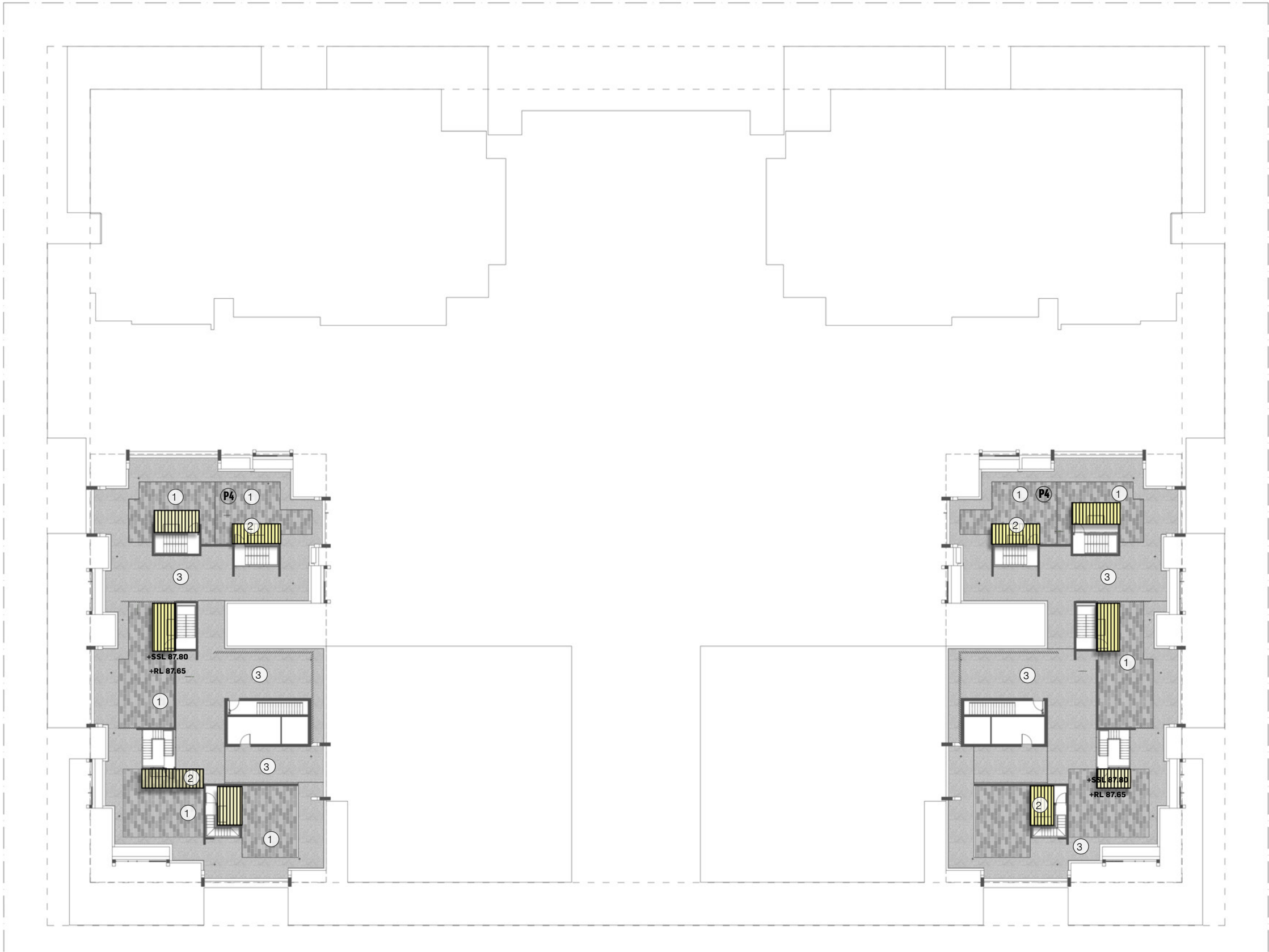
Refer typical plant schedule on page 25 for plant species and installation sizes.

PRECEDENT IMAGES



LEVEL 22 PRIVATE TERRACES

LANDSCAPE PLAN



Legend

- ① Terraced paved area/Flexible space
- ② Shade BBQ arbour structure (Refer architects drawings)
- ③ Plant area (Gravel)
- Ⓟ Pavement type 4: Refer material strategy

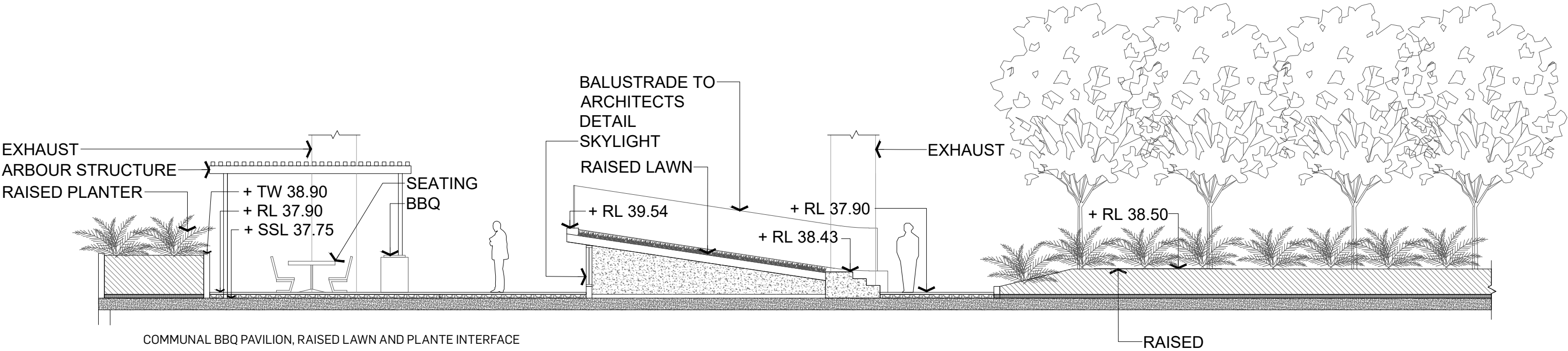
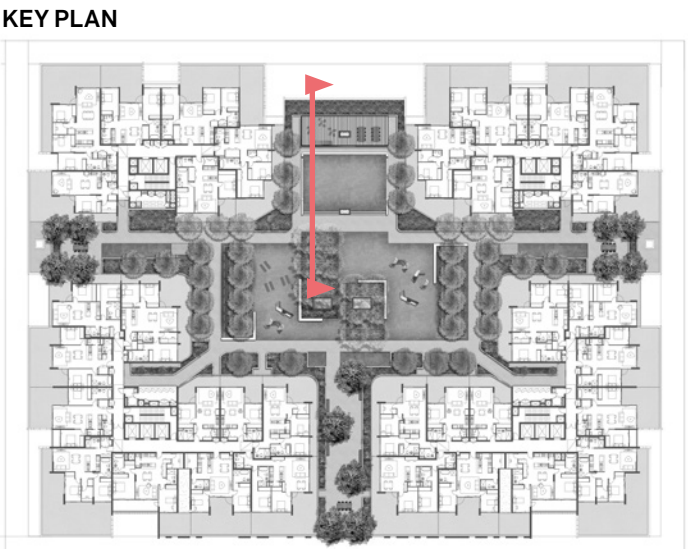
Note

Refer typical plant schedule on page 25 for plant species and installation sizes.



TYPICAL SECTIONS

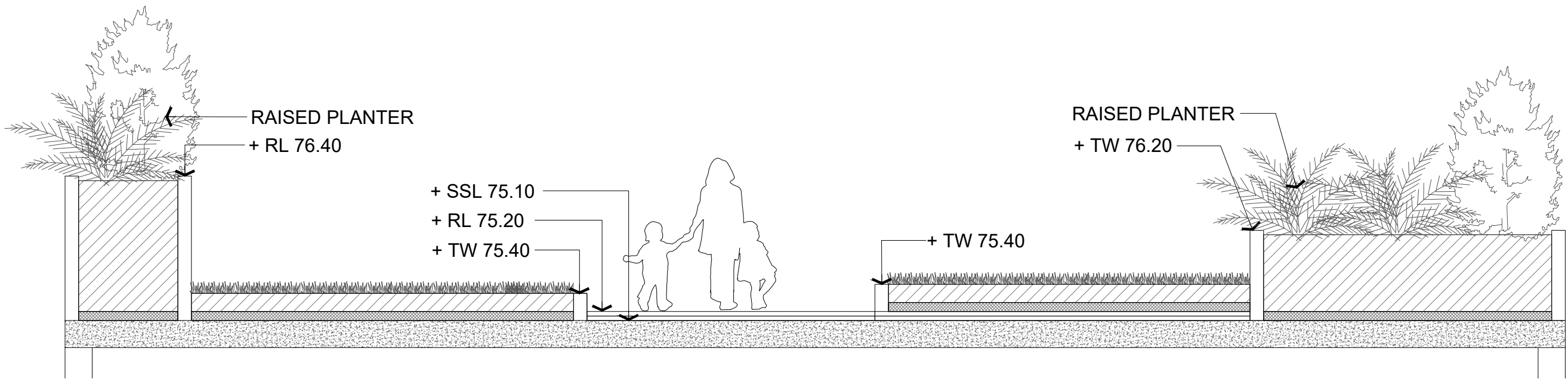
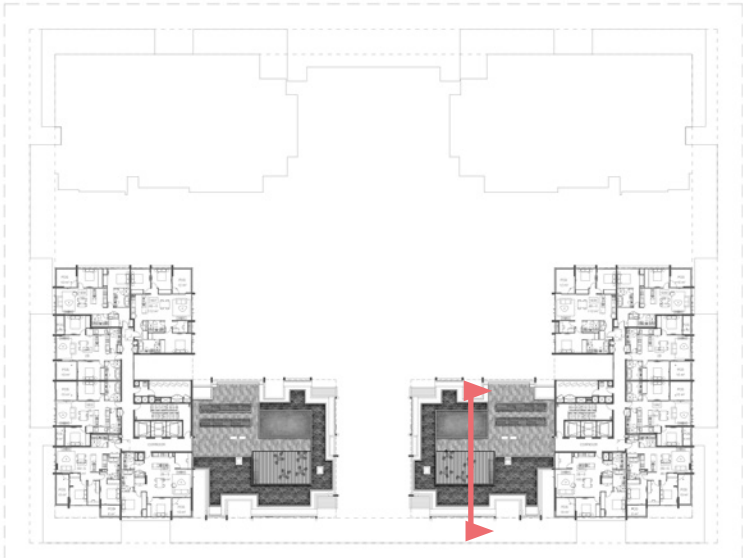
LEVEL 6 COMMUNAL GARDENS



COMMUNAL BBQ PAVILION, RAISED LAWN AND PLANTE INTERFACE
1:100 @ A3

LEVEL 18 COMMUNAL TERRACES

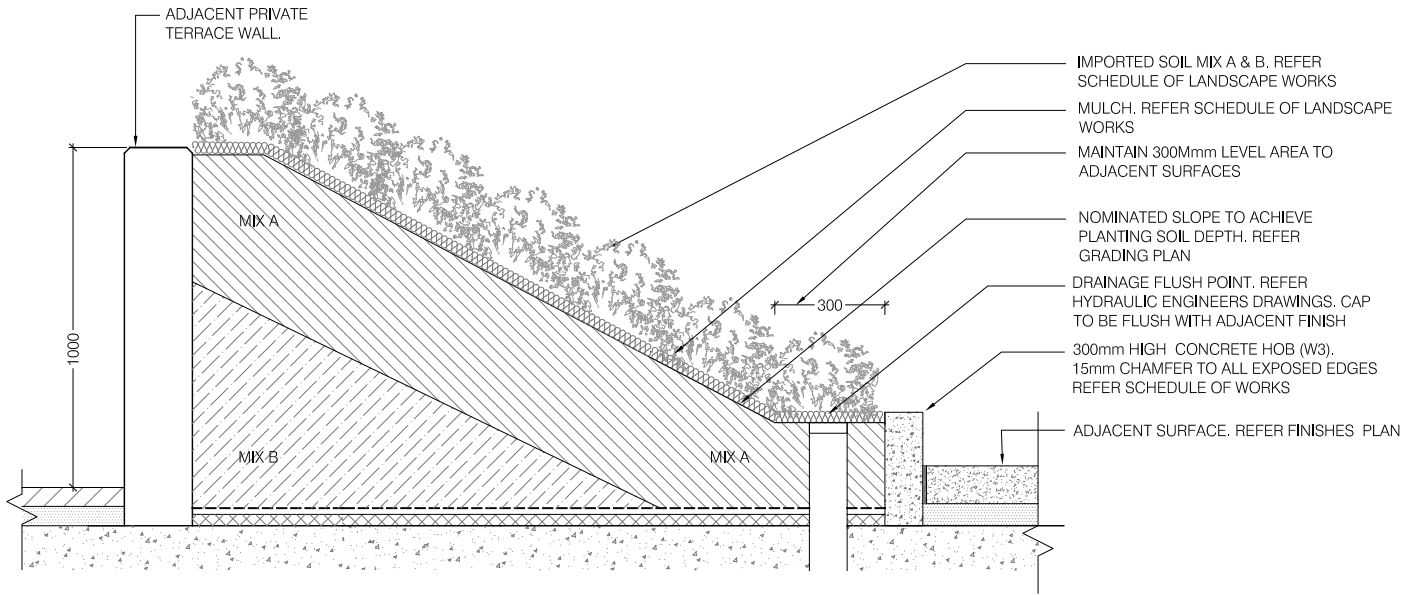
KEY PLAN



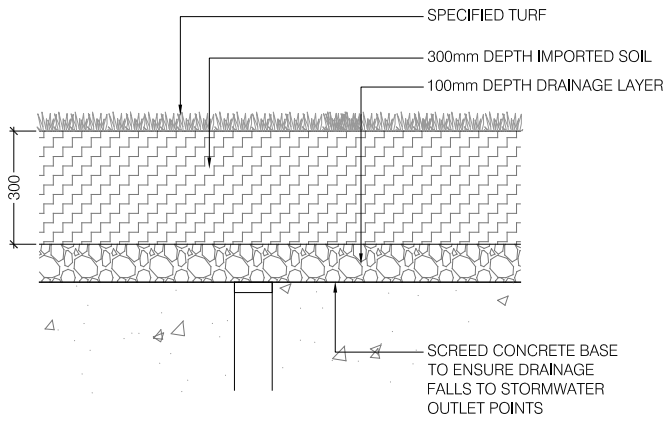
RAISED LAWN, ARBOUR STRUCTURE AND SEATING INTERFACE

1:50 @ A3

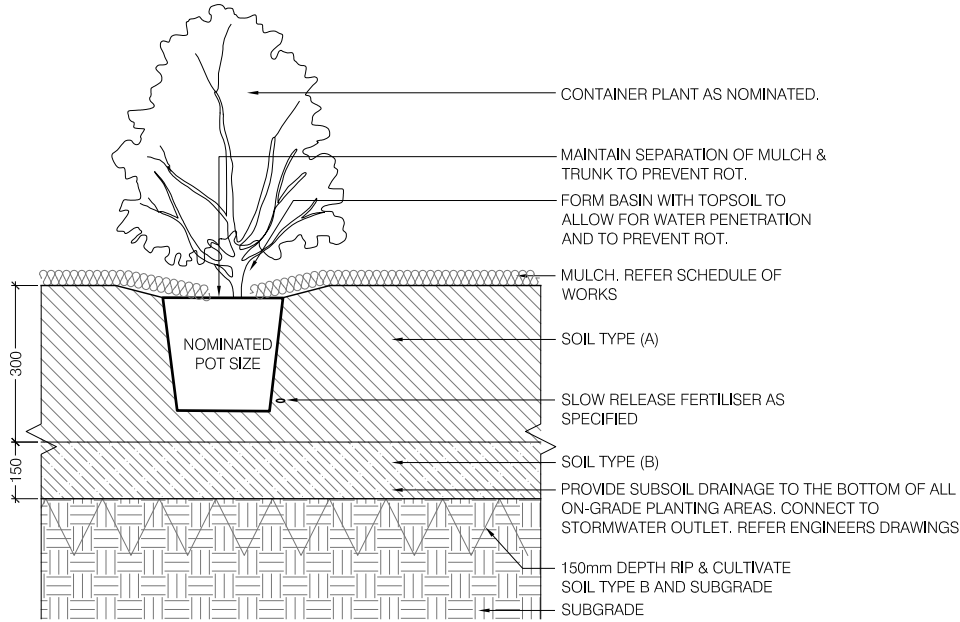
TYPICAL DETAILS



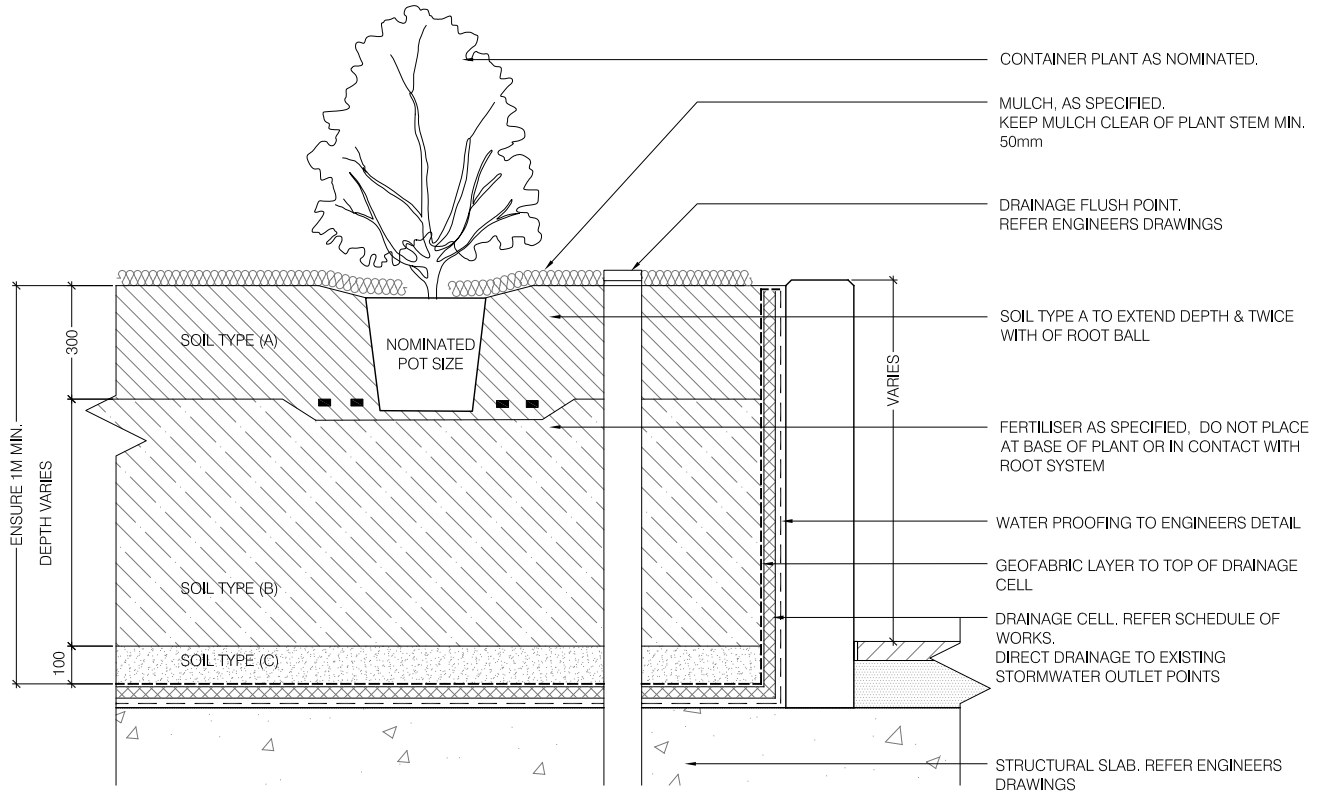
Mounded garden bed on podium & garden edging 1:20@A3 - 1:10@A1



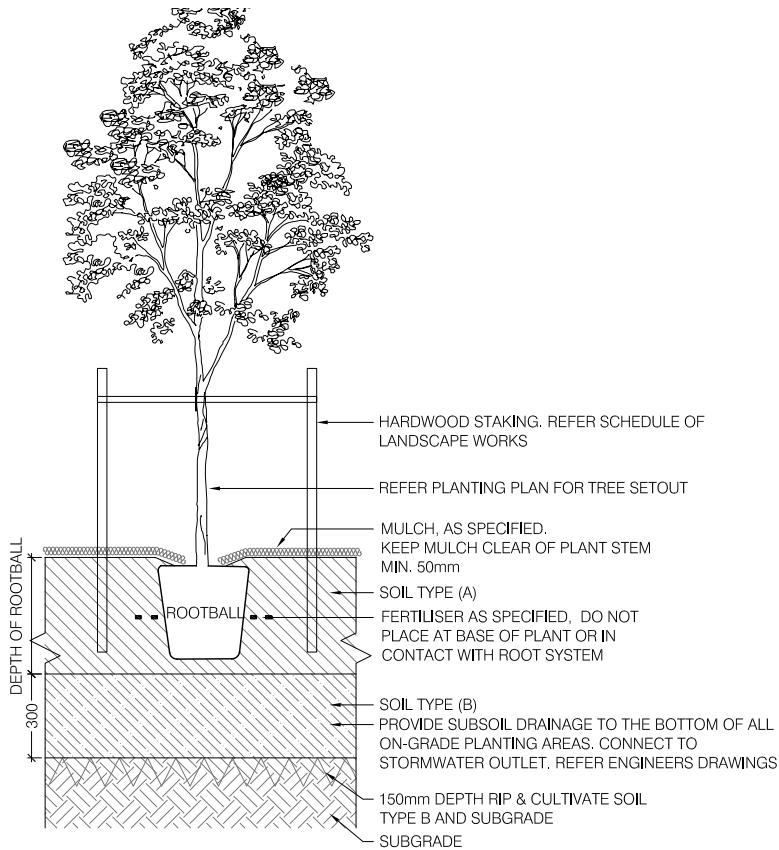
Turf on podium 1:20@A3 - 1:10@A1



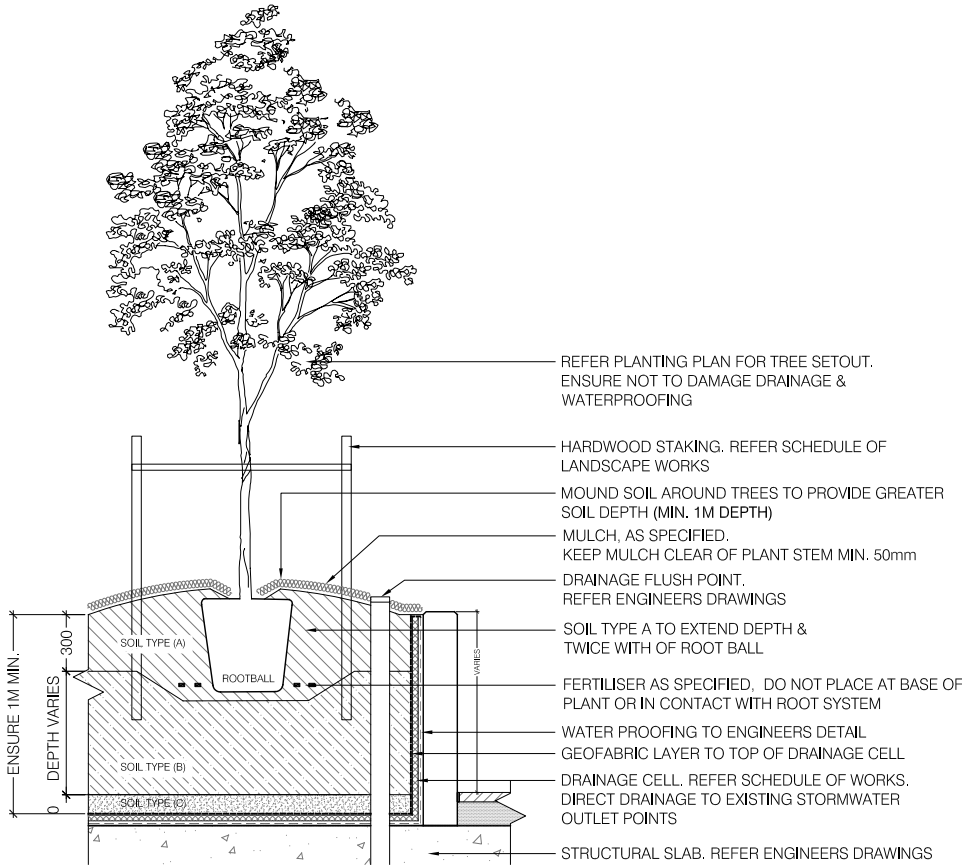
Shrubs/grasses/groundcovers on grade 1:20@A3 - 1:10 @A1



Shrubs/grasses/groundcovers on podium 1:20@A3 - 1:10@A1



Tree on grade 1:40@A3 - 1:20 @A1



Tree on podium 1:40@A3 - 1:20 @A1

MATERIALS STRATEGY + PALETTE

PAVING



P1 Civic pavement
800x300x50mm concrete unit paving.
Supplier: Stonevue - Hawthorne



P2 Podium pavement
Insitu concrete - Stadnard grey



P3 Exposed Aggregate



P4 Small format pavement
400x200x50mm concrete unit paving.
Supplier: Stonevue - Hawthorne



Civic seating



Concrete + timber seating benches

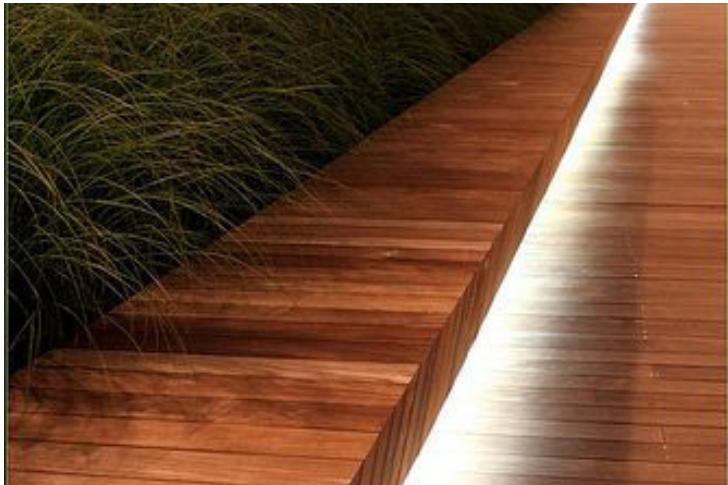


Mobile furniture



Shade structure

LIGHTING



Integrated bench seat lighting



Tree uplighting

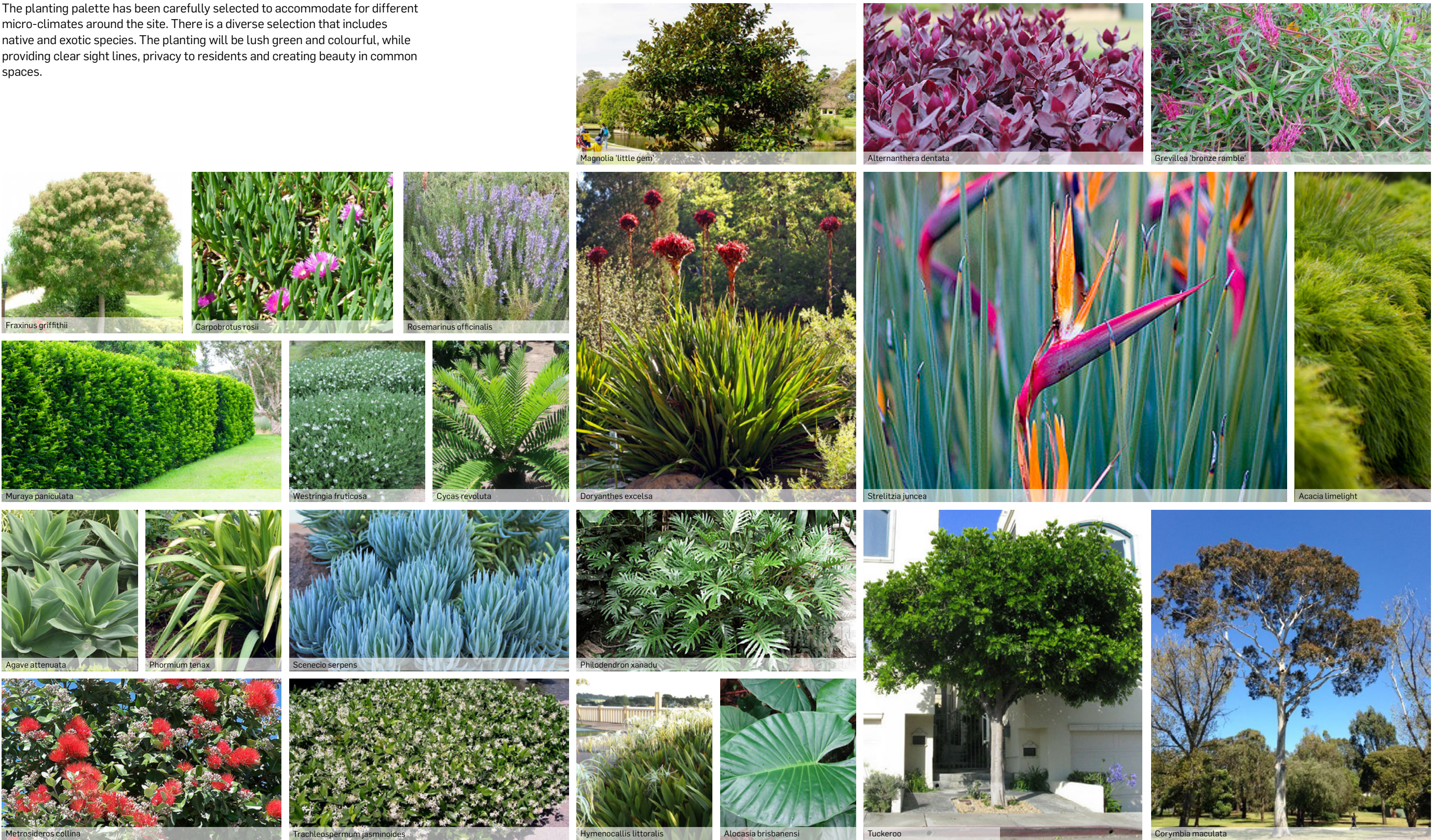


BBQ bench

- All paving materials and furniture would be subject to relevant Australian Standards and be of high quality and finishes.
- Paving will consist of contrasting finishes, textures and materials (stone, brick and concrete) providing a seamless connections throughout the site.
 - Seating elements will be of high quality. A combination of concrete and timber contrasting elements will be used across the site.
 - Lighting will be provided to meet all Australian standards and Green Star energy efficiency requirements. Feature lights will highlight distinguished interest areas & landscape elements.
 - Arbour structures will be light weight and compliment the architecture and landscape.

PLANTING STRATEGY

The planting palette has been carefully selected to accommodate for different micro-climates around the site. There is a diverse selection that includes native and exotic species. The planting will be lush green and colourful, while providing clear sight lines, privacy to residents and creating beauty in common spaces.



TYPICAL PLANT SCHEDULE

CODE	COMMON NAME	SCIENTIFIC NAME	HEIGHT + SPREAD (M)	POT SIZE
Trees				
CM	Spotted Gum	<i>Corymbia maculata</i>	30x10	200L
FG	Evergreen Ash	<i>Fraxinus griffithii</i>	6-8x4	400L
CA	Tuckeroo	<i>Cupaniopsis anacardioides</i>	10x5	400L
HP	Tulipwood	<i>Harpullia pendula</i>	7-9x4-5	200L
PB	Bradford	<i>Pyrus calleryana 'Bradford'</i>	10x5	200L
WF	Weeping Lilly Pilly	<i>Waterhousea floribunda</i>	10-12x8-10	200L
TL	Water Gum	<i>Tristaniopsis laurina</i>	12x7	200L
EM	Tallwood	<i>Eucalyptus microcoryps</i>	4.5x2.5	400L
LC	Brush box	<i>Lohpastemon confertus</i>	4.5x2.5	200L
Shrubs + Hedges				
ACA lim	Limelight acacia	<i>Acacia cognata 'limelight'</i>	1x1	200mm
ACA mol	Oyster Plant	<i>Acanthus mollis</i>	2x0.3	200mm
ASP nid	Birds Nest Fern	<i>Aspidistra nidus</i>	0.4x0.6	200mm
ALO bri	Spoon Lily	<i>Alocasia brisbanensis</i>	1.5 x 1	200mm
ART cir	New Zealand Rock lily	<i>Arthropodium cirratum</i>	0.6x1	200mm
CAL lit	Bottlebrush	<i>Calistemon 'little john'</i>	1.5x1.5	200mm
CRO exa	Small Crowea	<i>Crowea exalata</i>	1x1	200mm
WES fru	Coastal Rosemary	<i>Westringia fruticosa</i>	1x1	200mm
MET col	NZ Christmas Bush	<i>Metrosideros collina</i>	1.5 x 1	200mm
MON del	Swiss cheese plant	<i>Monstera deliciosa</i>	3.5x3.5	300mm
MUR pan	Mock orange	<i>Murraya paniculata</i>	2x1.5	300mm
PHI xan	Xanadu	<i>Philodendron xanadu</i>	1x1	200mm
PHI con	Ruby Congo	<i>Philodendron congo</i>	1.5 x 0.7	200mm
RAP umb	Indian Hawthorn	<i>Raphiiolepis umbellata</i>	1x1	200mm
ROS off	Rosemary	<i>Rosemarinus officinalis</i>	1x0.7	200mm
STR nic	Giant bird of Paradise	<i>Strellizta nicolai</i>	10x2	45L
SYZ lue	Lilly Pilly	<i>Syzygium luehmannii 'Royal Flame'</i>	1.5x1.5	200mm
TEU fru	Bush Germander	<i>Teucrium fruticans</i>	1x3	200mm
VIB ode	Sweet Viburnum	<i>Viburnum odoratissimum</i>	2x2	200mm
Groundcovers + grasses				
AGA str	African Lily	<i>Agapanthus africanus</i>	0.6x0.6	200mm
ALT den	Little Ruby Alternanthera	<i>Alternanthera dentata</i>	0.4x0.5	150mm
BES yuc	Mexican Lily	<i>Beschomeria yucciodes</i>	1x1	200mm
CAS cou	Cousin it	<i>Casuarina 'cousin it'</i>	ground cover	150mm
CAR ros	Pig Face	<i>Carpobrotus rosii</i>	ground cover	150mm
MYO par	Creeping boobiala	<i>Myoporum parvifolium</i>	ground cover	150mm
DIE gra	Wild Iris	<i>Dietes grandiflora</i>	0.4 x 0.5	150mm

CODE	COMMON NAME	SCIENTIFIC NAME	HEIGHT + SPREAD (M)	POT SIZE
DIA cae	Blue Flax Lily	<i>Dianella caerules</i>	0.5x0.5	150mm
DIA lon	Pale Flax Lily	<i>Dianella longifolia</i>	0.5 x 0.5	150mm
GRE bro	Bronze ramble	<i>Grevillea 'bronze ramble'</i>	1.5x1	200mm
LIR mus	Liriope	<i>Liriope muscari</i>	0.3x0.3	150mm
LOM tan	Spiny-headed matrush	<i>Lomandra longifolia 'tanika'</i>	1x1	150mm
PHO ten	New Zealand Flax	<i>Phormium tenax</i>	1.5x1	150mm
JUN usi	Common Rush	<i>Juncus usitatus</i>	0.8-1x0.5	150mm
SYZ cas	Cascade Lilly Pilly	<i>Syzygium 'cascade'</i>	2x2	200mm
SEN ser	Blue Chalk Sticks	<i>Scenecio serpens</i>	ground cover	150mm
TRA jas	Chinese Star Jasmine	<i>Trachleospermum jasminoides</i>	0.2x1	150mm
Accent				
ANI sp	Kangaroo Paw	<i>Anigozanthos sp. 'Ruby velvet'</i>	1x0.5	300mm
ASP ela	Cast Iron Plant	<i>Aspidistra elatior</i>	0.4x0.6	300mm
ASP nid	Birds Nest Fern	<i>Aspidistra nidus</i>	0.4x0.6	200mm
CRI ped	Swamp Lily	<i>Crinum pedunculatum</i>	1.5 x1	300mm
CYC rev	Cycad	<i>Cycas revolata</i>	1.2x1	300mm
DAP ode	Winter Daphne	<i>Daphne odora</i>	1x1.5	300mm
DOR exc	Gymea Lily	<i>Doryanthes excelsa</i>	2x1.5	300mm
HYM lit	Spider Lily	<i>Hymenocallis littoralis</i>	0.7 x0.7	300mm
LAV den	Lavender	<i>Lavandula dentata</i>	0.5x0.7	300mm
PHO ten	New Zealand Flax	<i>Phormium tenax</i>	1.5x1	300mm
SAN tri	Mother in laws tongue	<i>Sansevieria trifasciata</i>	1 x 0.8	300mm
STR reg	Bird of Paradise	<i>Strelitzia reginae</i>	2x1	300mm
STR jun	Rush leaved strelitzia	<i>Strelitzia juncea</i>	1.3 x 1	300mm

