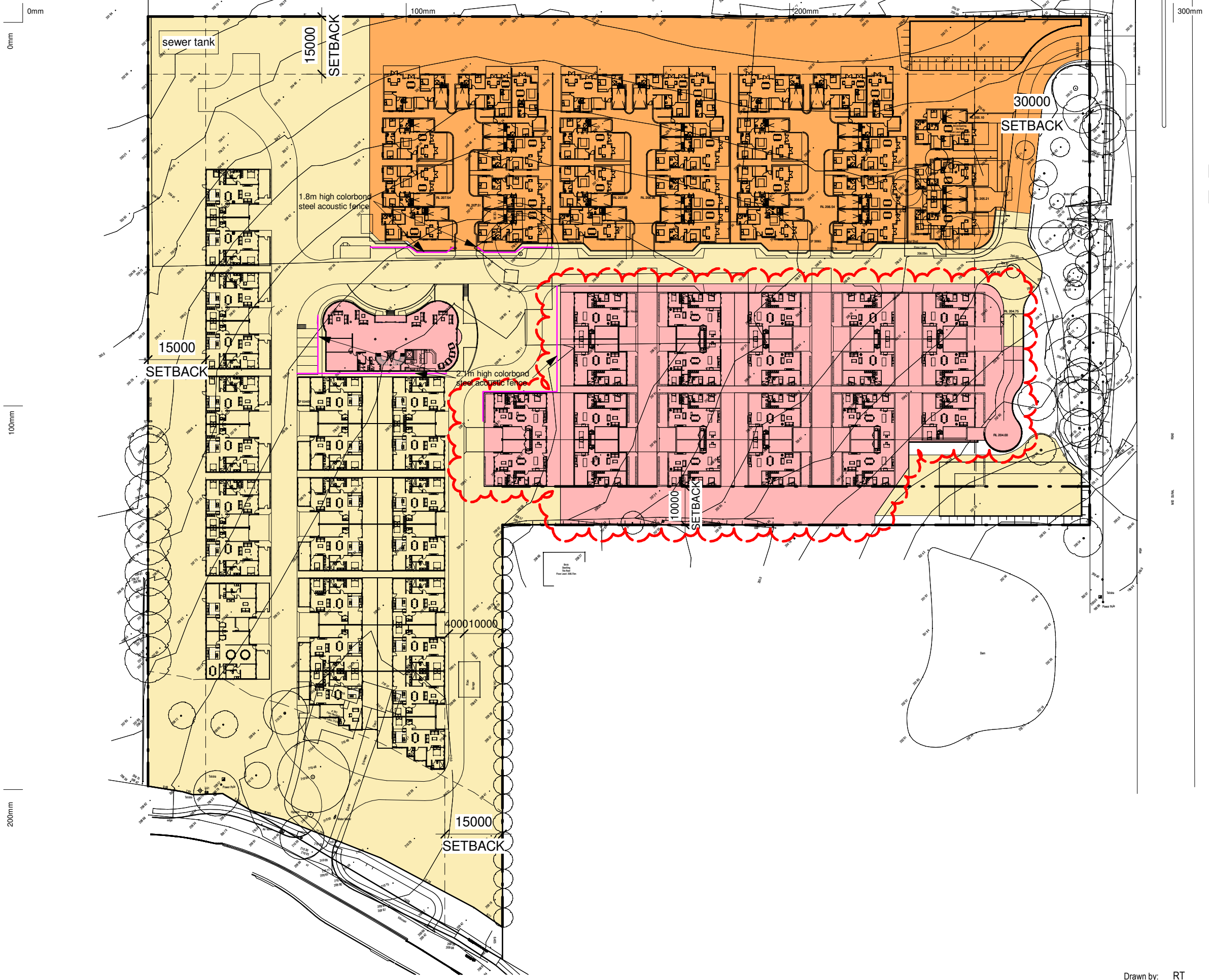




LEGEND

- STAGE 1: VILLA 1- 25
- STAGE 2: VILLA 26- 46
- STAGE 3: VILLA 47- 76

	APPROVED	PROPOSED
SITE AREA	4.05 Hectares	4.05 Hectares
NUMBER OF DWELLINGS	76	76
CAR SPACES	95	95
TOTAL INTERNAL FLOOR AREA (EXCLUDING GARAGES)	9567 m ²	9772 m ²
BUILDING SITE COVERAGE	11336 m ²	12181 m ²
ROADS AND DRIVEWAYS	7150 m ²	7300 m ²
TOTAL SITE COVERAGE	18486 m ²	19481 m ²
FSR	0.236:1	0.241:1

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Date	Rev	Amendment
OCT 2021	1	Issue for MOD

Project:
RETIREMENT VILLAGE

MOD
392 Galston Rd, Galston NSW 2159



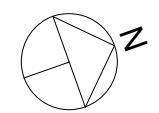
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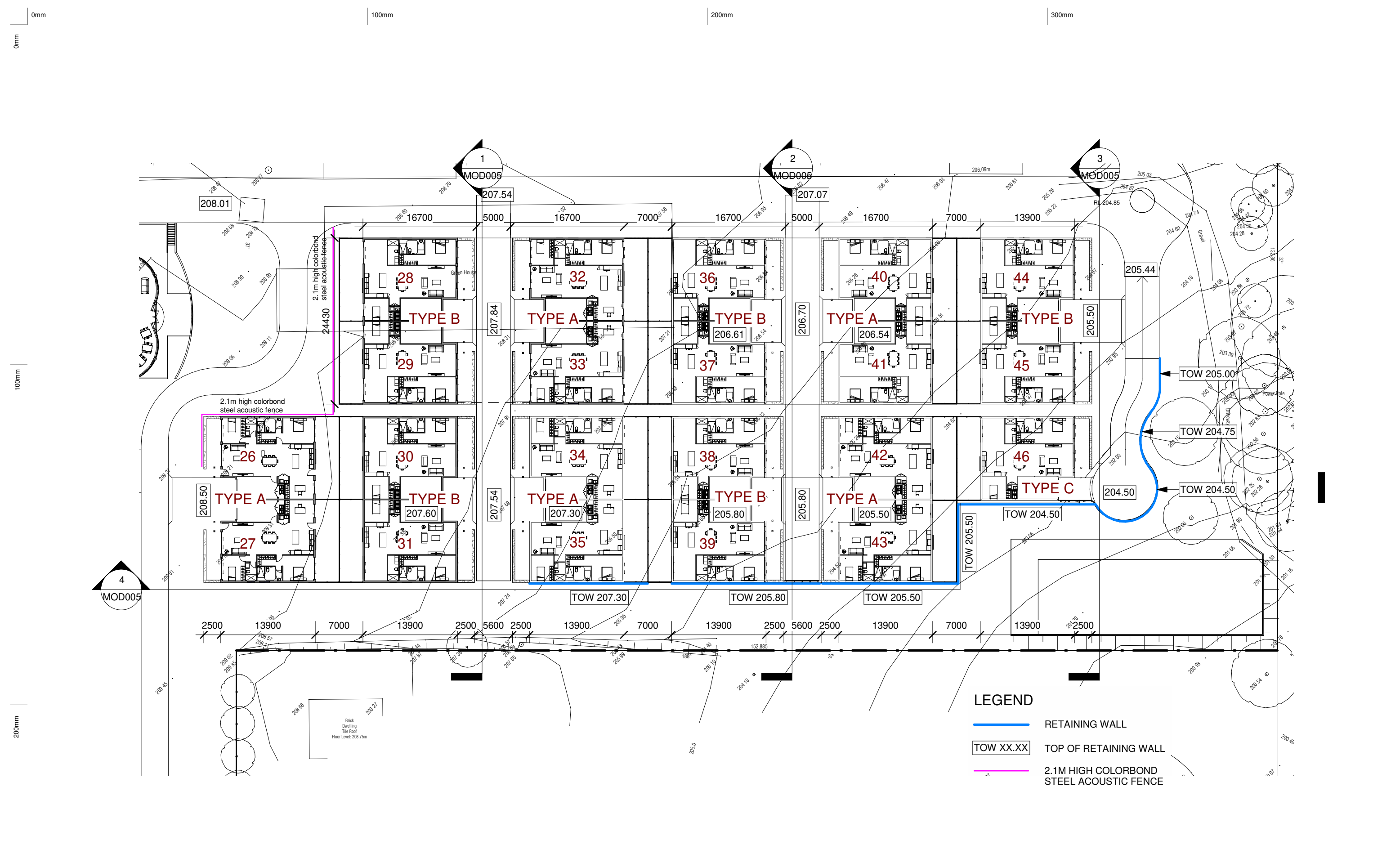
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Chatswood NSW 2067
Tel. 02 9411 3998
Fax. 02 9413 3983
Email. info@vigormaster.com.au

Drawn by: RT
Checked by: MW
Title: SITE PLAN

Job NO.: MK392RV
Date: 21.01.2022

Scale @ A1:
Scale @ A3: 1 : 1000
Drawing NO.: MOD001 Rev: 1





Date	Rev	Amendment

Project:
RETIREMENT VILLAGE

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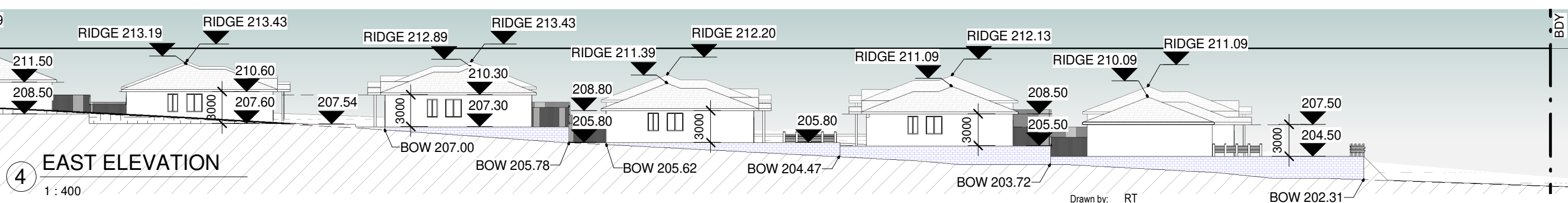
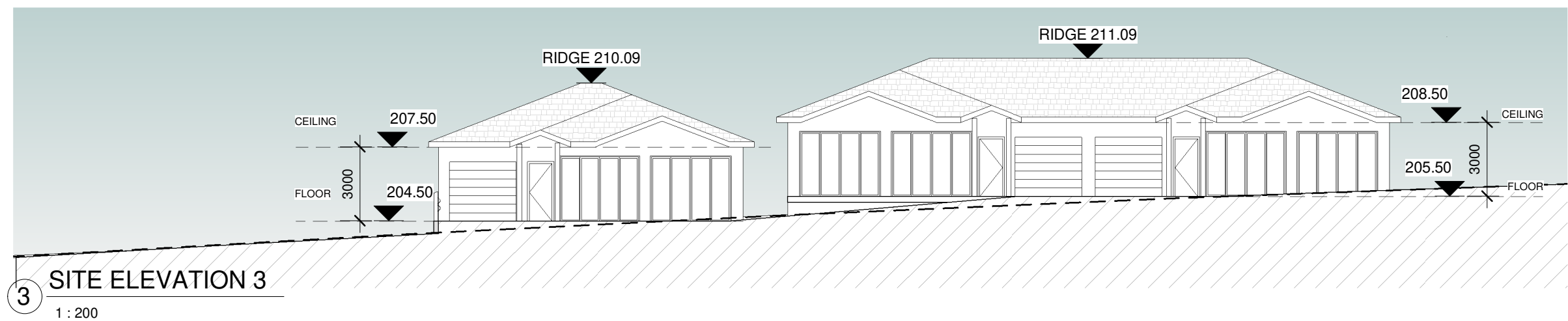
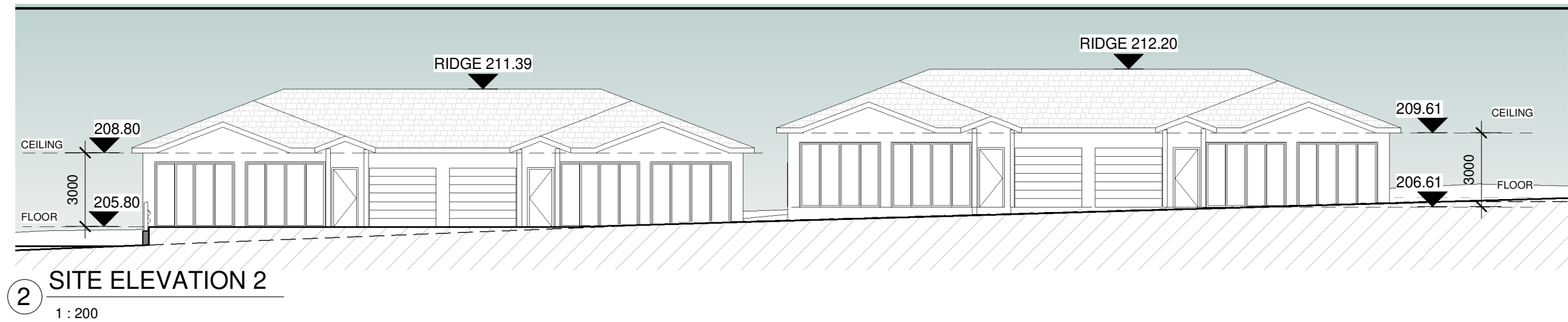
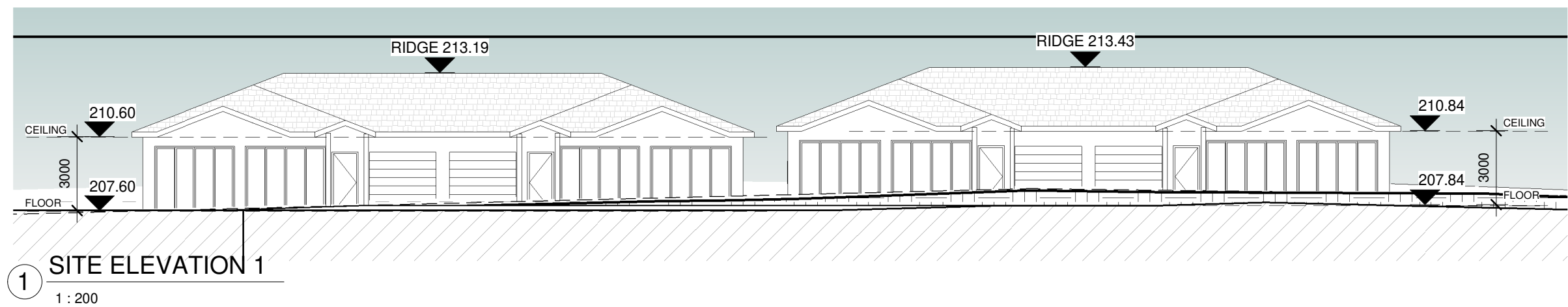
Drawn by: RT
Checked by: MW

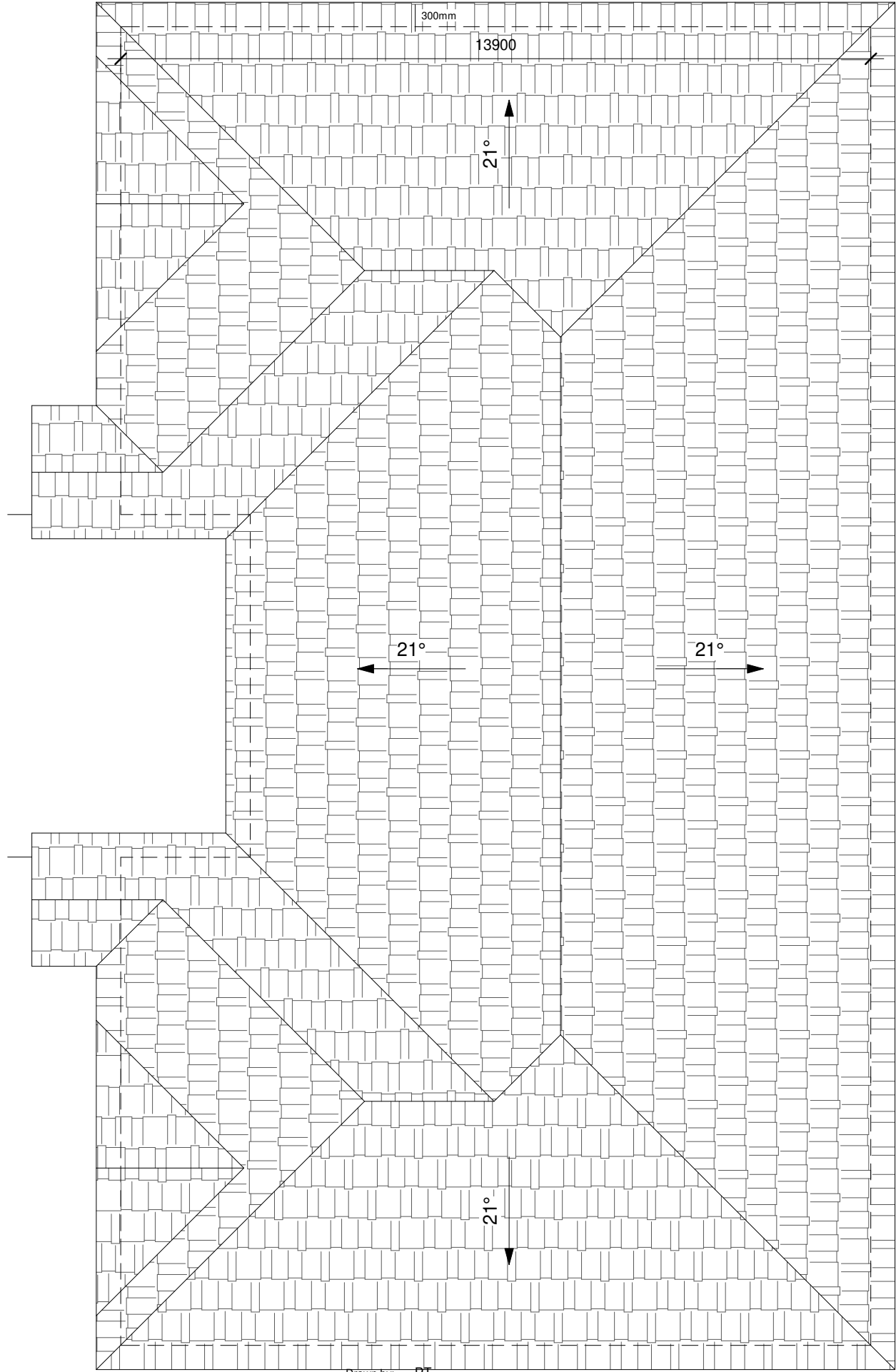
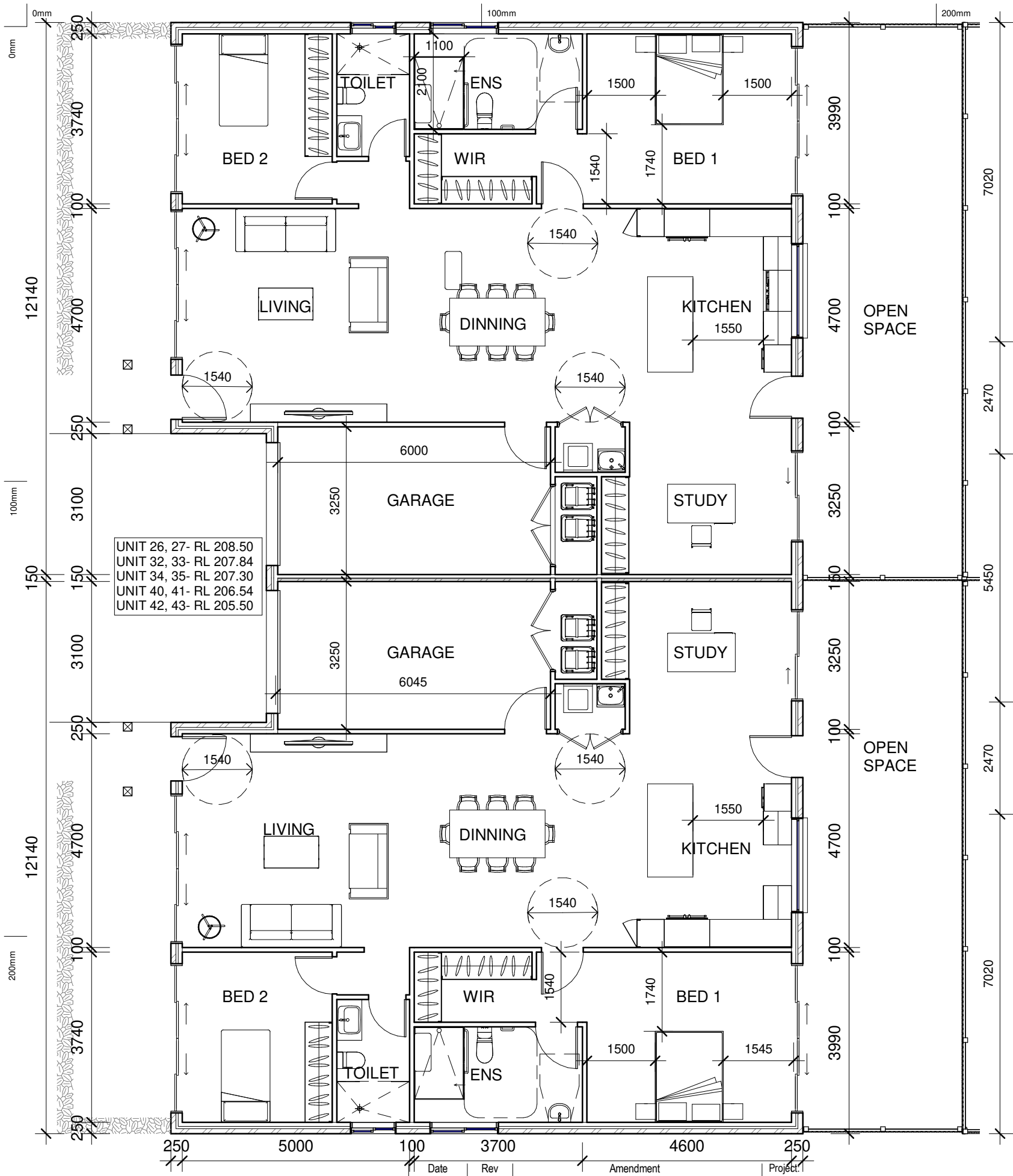
Title: **SITE PLAN DETAIL**

Job NO.: MK392RV
Date: 21.01.2022

Scale @ A1:
Scale @ A3: 1 : 500
Drawing NO.: MOD002
Rev:

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Date Rev Amendment Project

RETIREMENT VILLAGE
MOD
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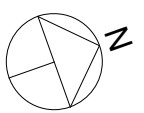
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Chatswood NSW 2067
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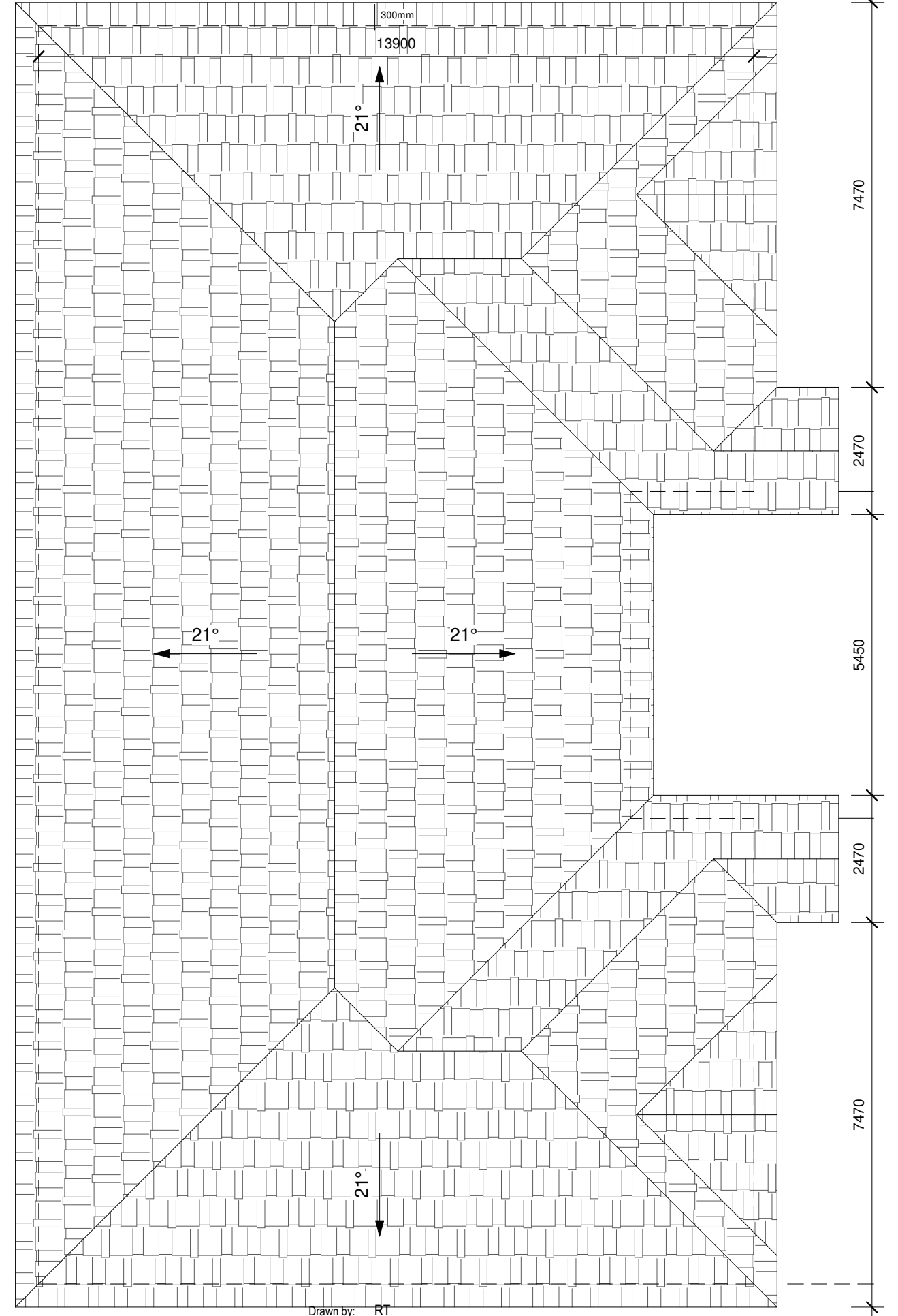
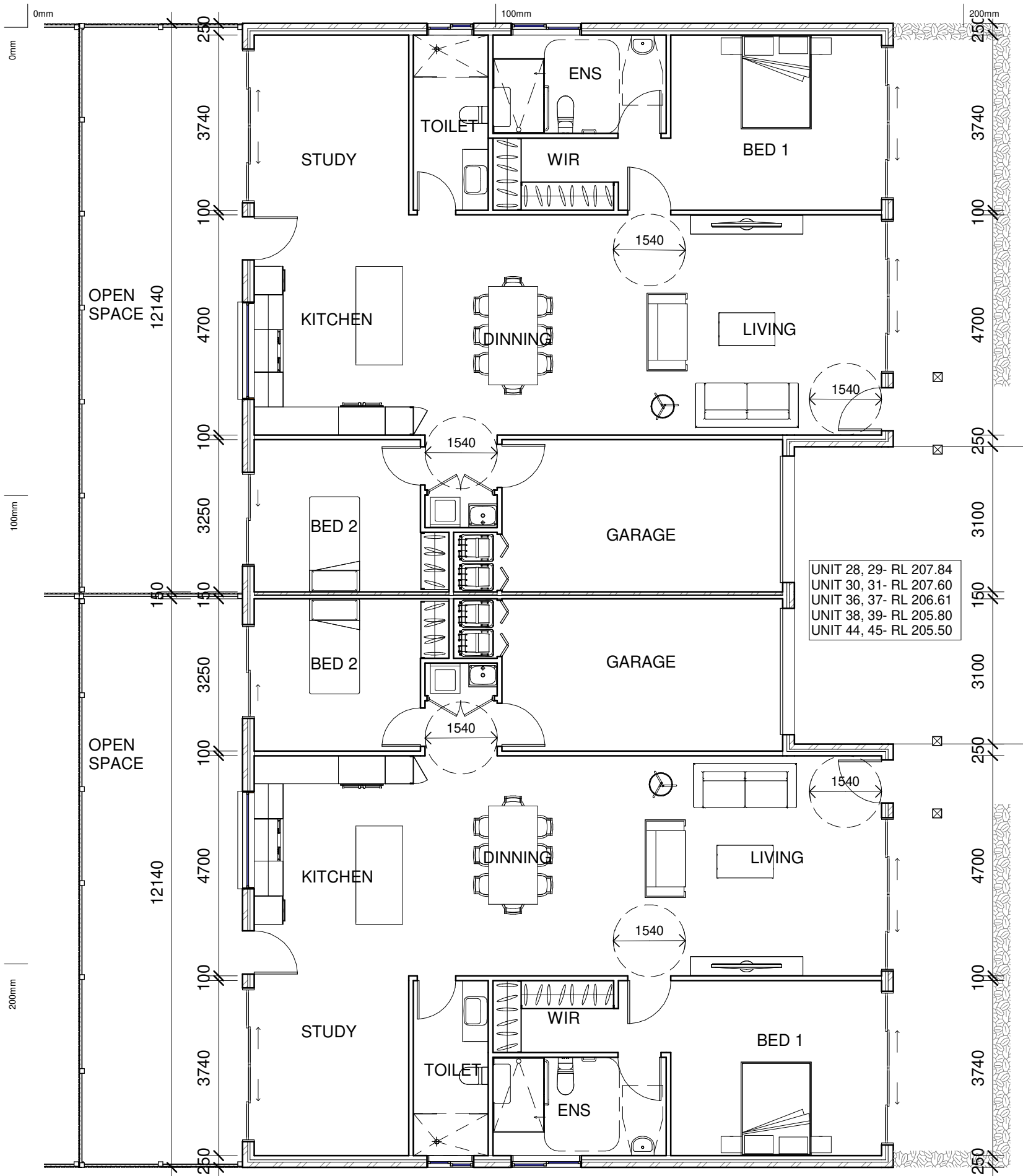
Drawn by: RT
Checked by: MW

Title: TYPE A PLAN

Job NO.: MK392RV
Date: 21.01.2022

Scale @ A1:
Scale @ A3: 1 : 100
Drawing NO.: MOD103 Rev:





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Project:
RETIREMENT VILLAGE

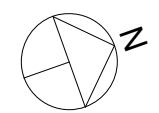
MOD
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Drawn by: RT	Scale @ A1:
Checked by: MW	Scale @ A3: 1 : 100
Title: TYPE B PLAN	Job NO.: MK392RV
Date: 21.01.2022	Drawing NO.: MOD104 Rev:



0mm

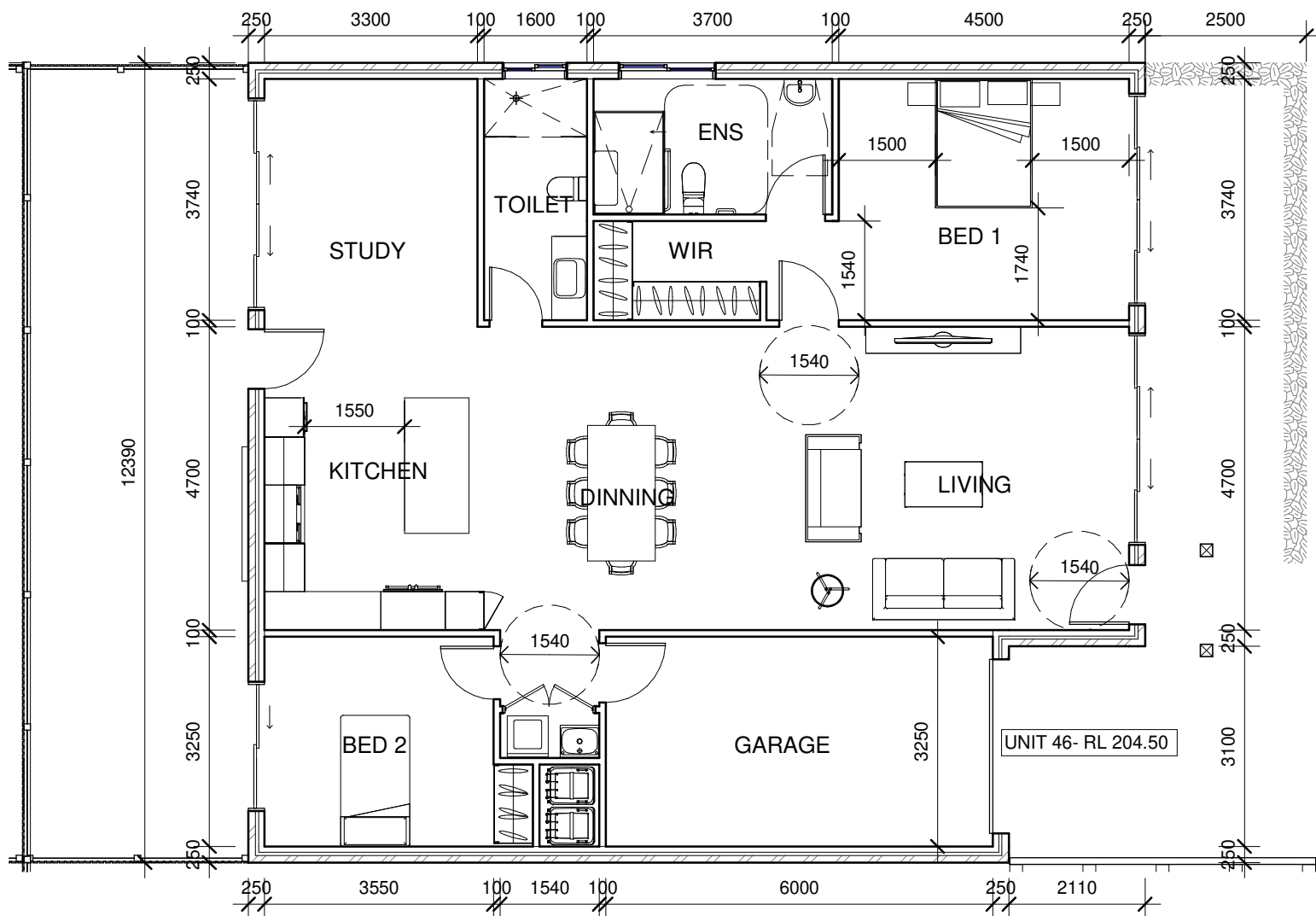
100mm

200mm

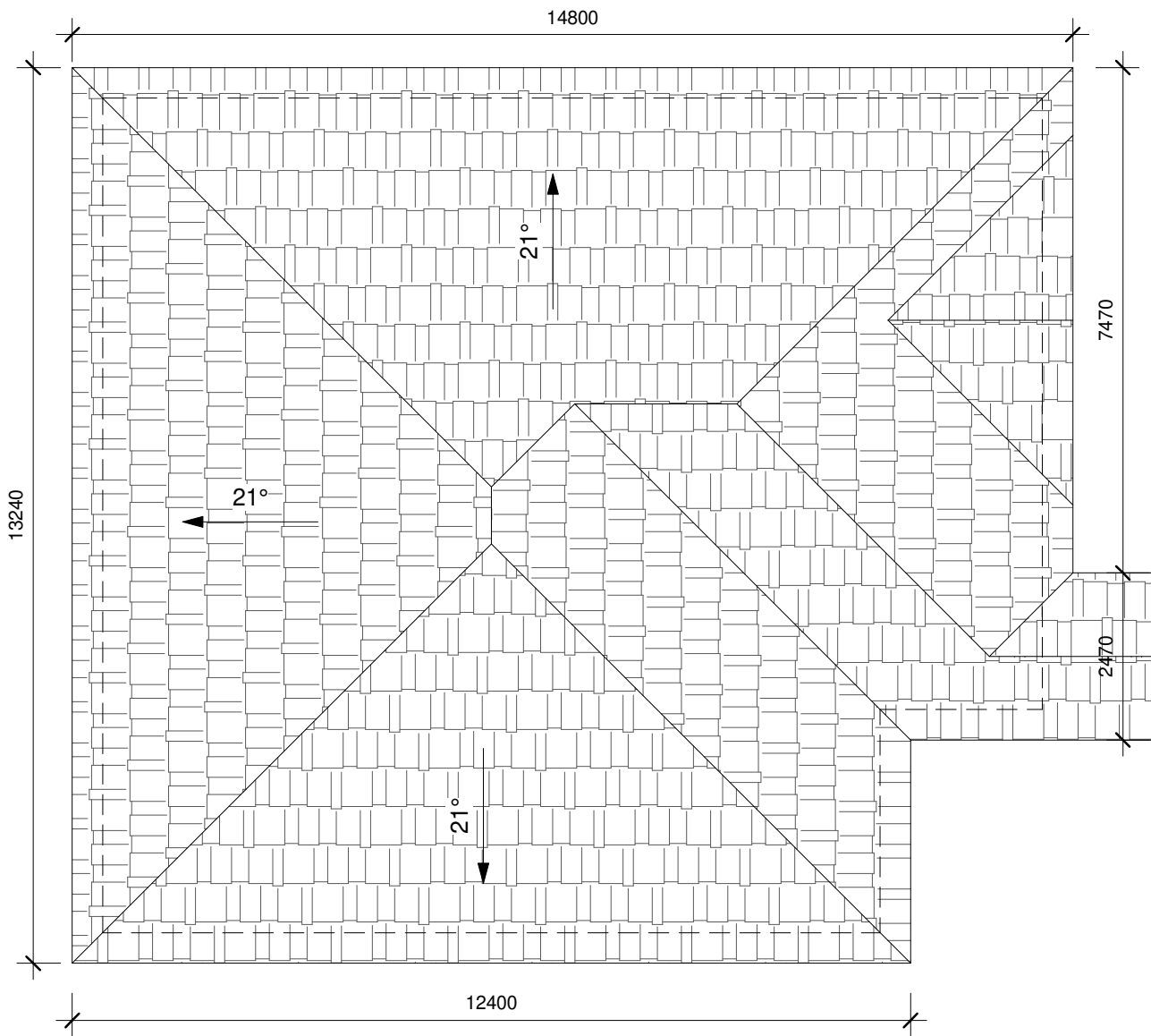
300mm

100mm

200mm



1 TYPE C PLAN
1 : 100



2 TYPE C ROOF
1 : 100

Date	Rev	Amendment

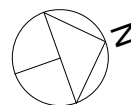
Project:
RETIREMENT VILLAGE
MOD
392 Galston Rd, Galston NSW 2159

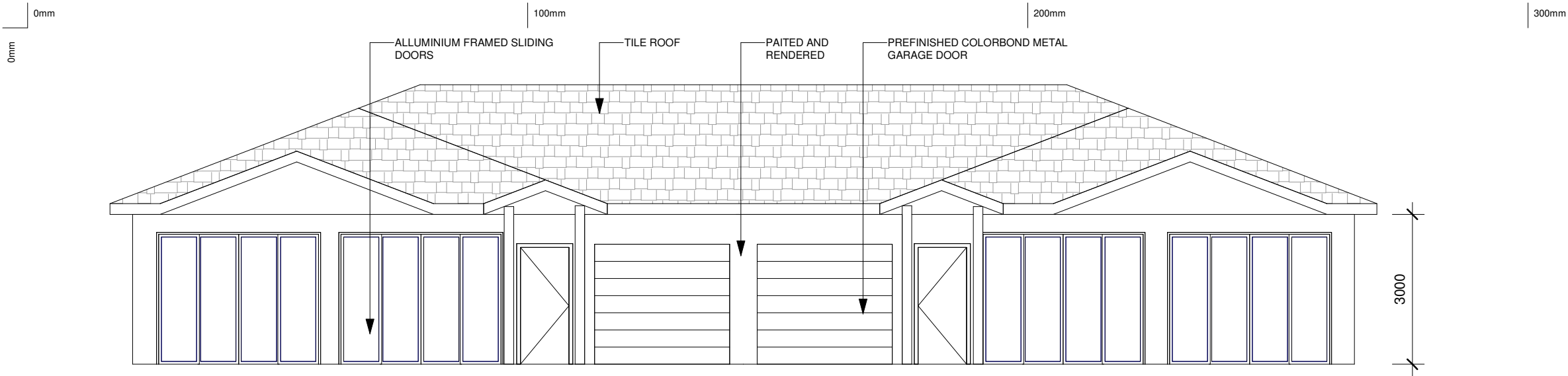


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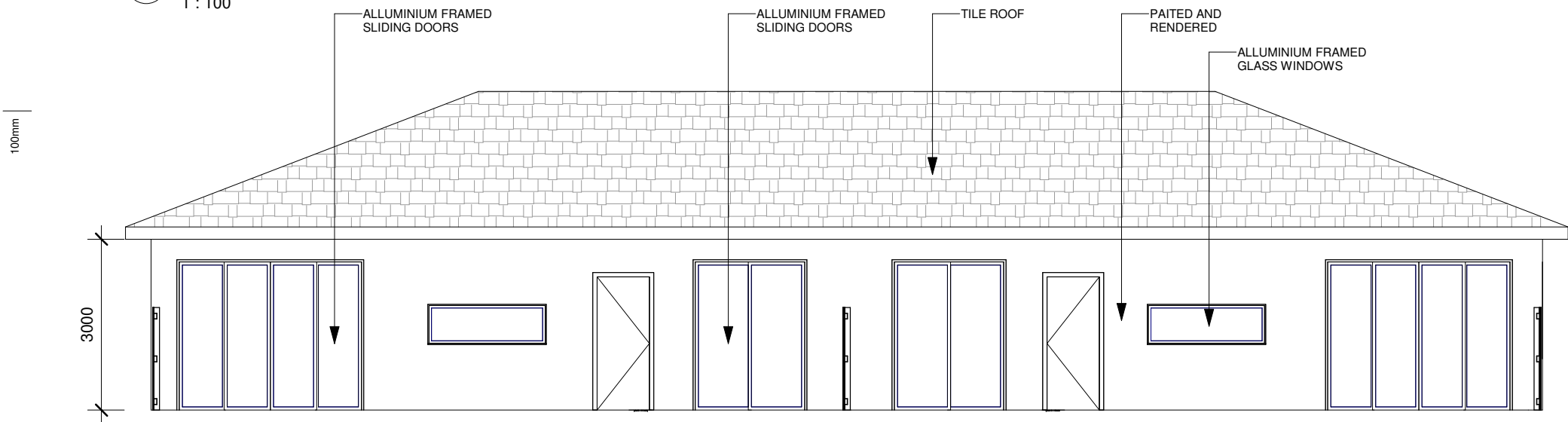
Drawn by: RT
Checked by: MW
Title: TYPE C PLAN
Job NO.: MK392RV
Date: 21.01.2022

Scale @ A1:
Scale @ A3: 1 : 100
Drawing NO.: MOD105
Rev:

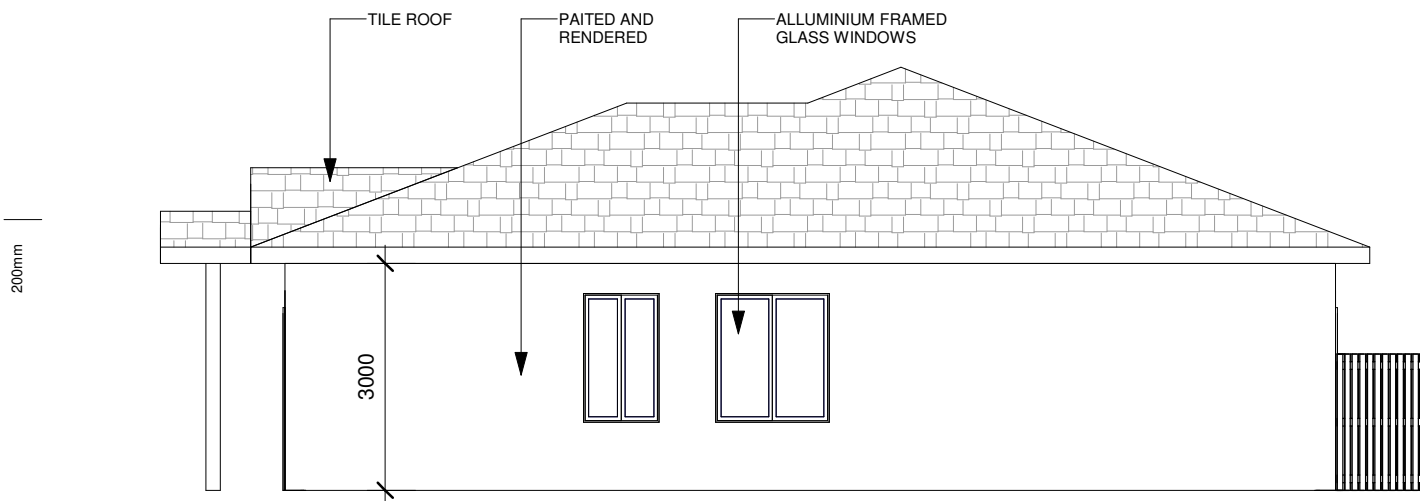




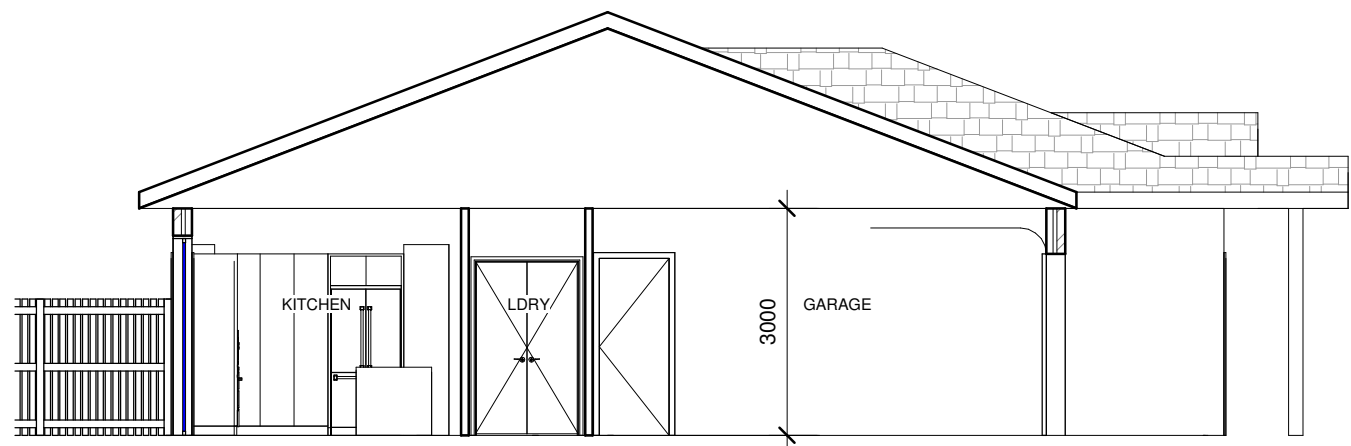
1 TYPE A SOUTH ELEV.
1 : 100



2 TYPE A NORTH ELEV.
1 : 100



3 TYPE A EAST&WEST ELEV.
1 : 100



4 TYPE A SECTION
1 : 100

Date	Rev	Amendment

Project:
RETIREMENT VILLAGE

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Drawn by: RT
Checked by: MW

Title: TYPE A ELEVATIONS AND SECTION

Job NO.: MK392RV
Date: 21.01.2022
Scale @ A1:
Scale @ A3: 1 : 100
Drawing NO.: MOD201 Rev:

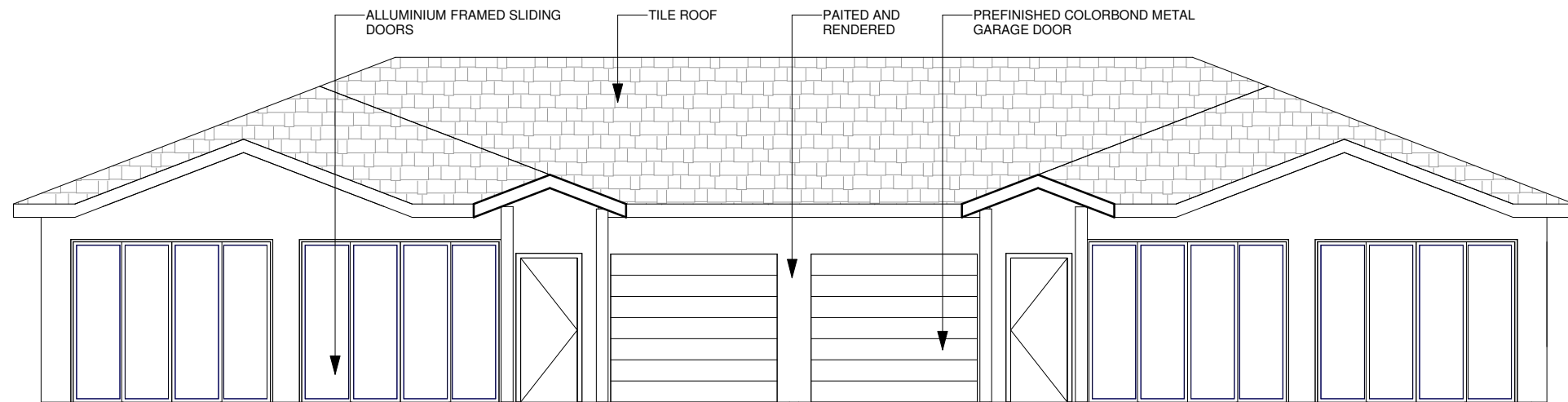
0mm

0mm

100mm

200mm

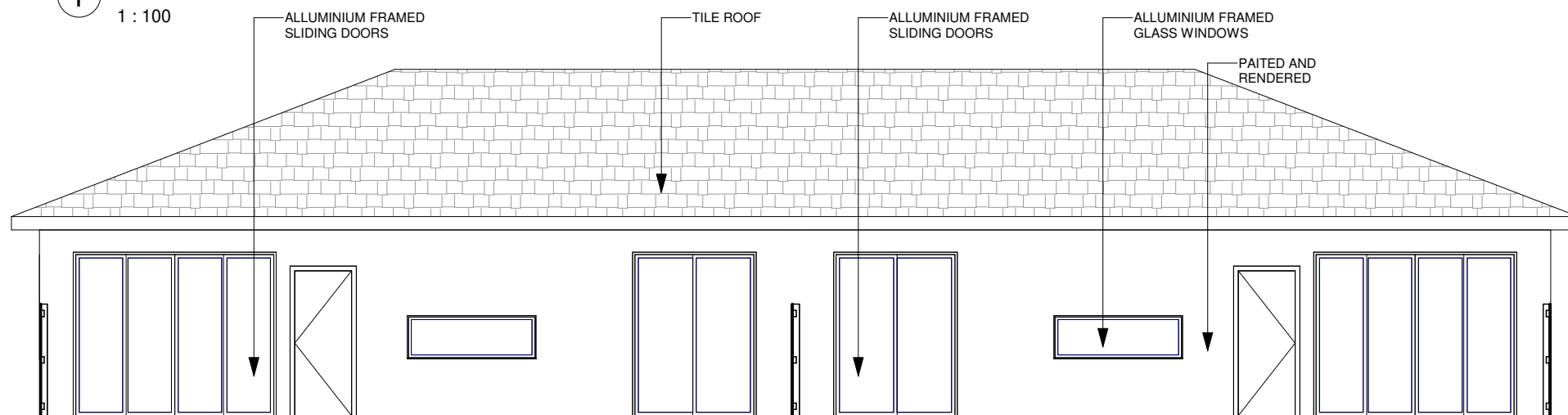
300mm



1 TYPE B NORTH ELEV.

1 : 100

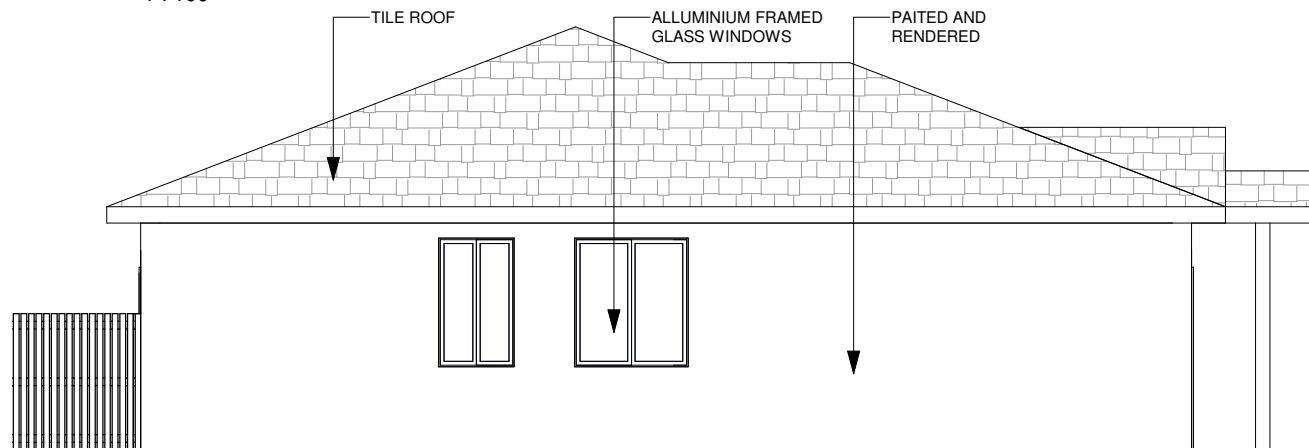
100mm



2 TYPE B SOUTH ELEV.

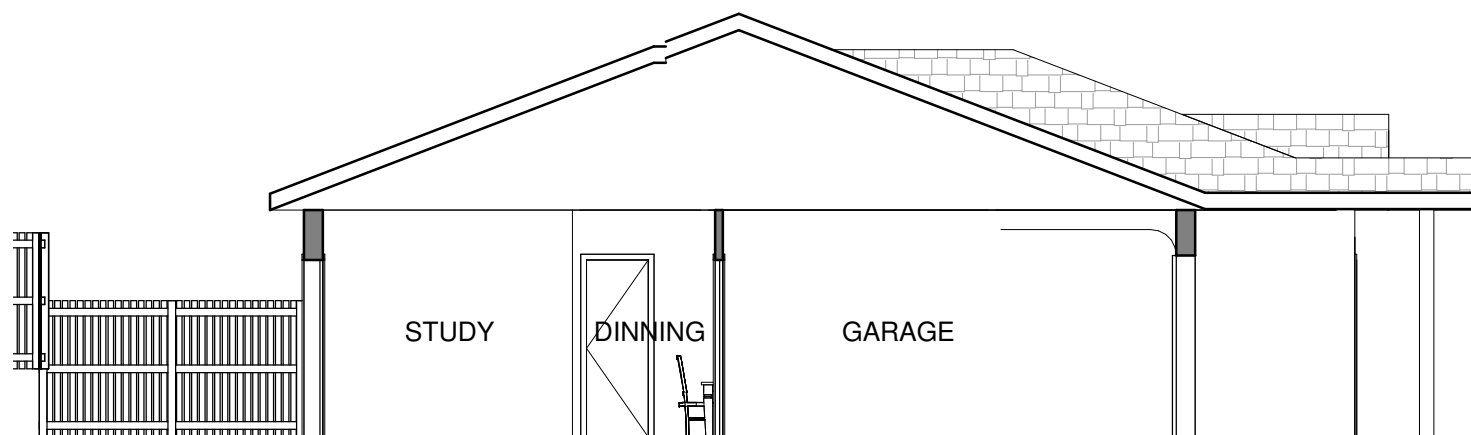
1 : 100

200mm



3 TYPE B EAST&WEST ELEV.

1 : 100



4 TYPE B SECTION

1 : 100

Date

Rev

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Project:

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Drawn by: RT

Checked by: MW

Title: TYPE B ELEVATIONS AND SECTION

Job NO.: MK392RV

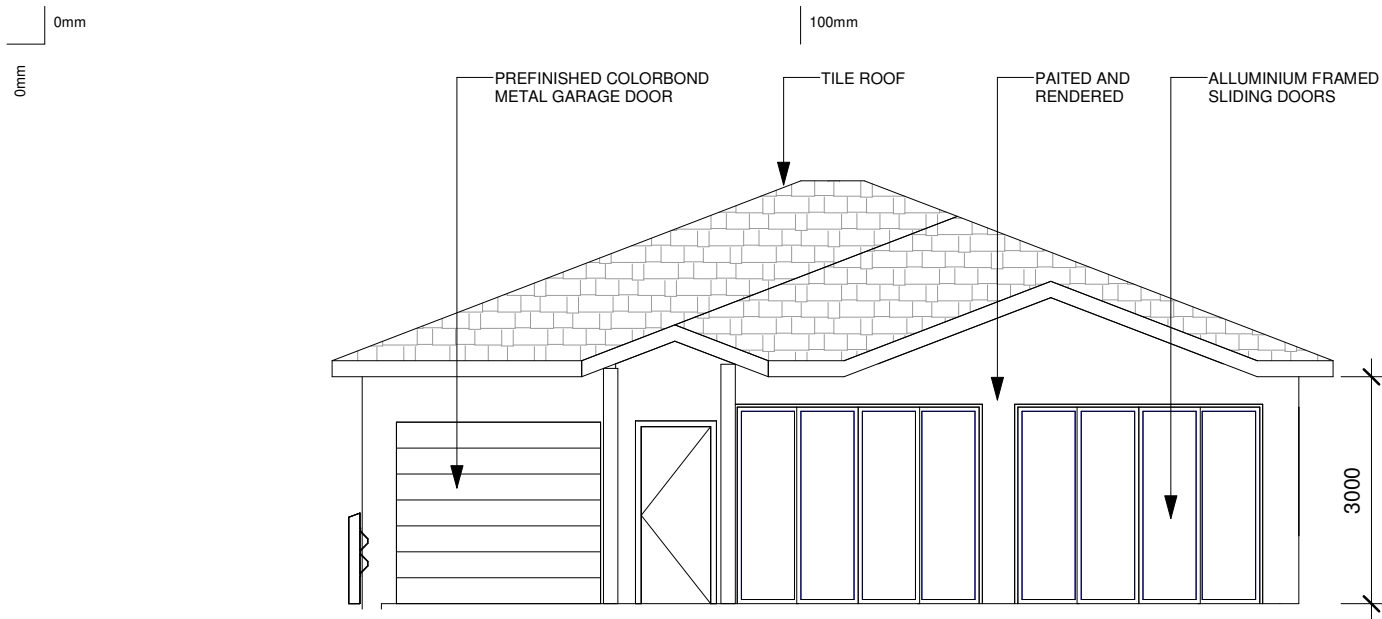
Date: 21.01.2022

Scale @ A1:

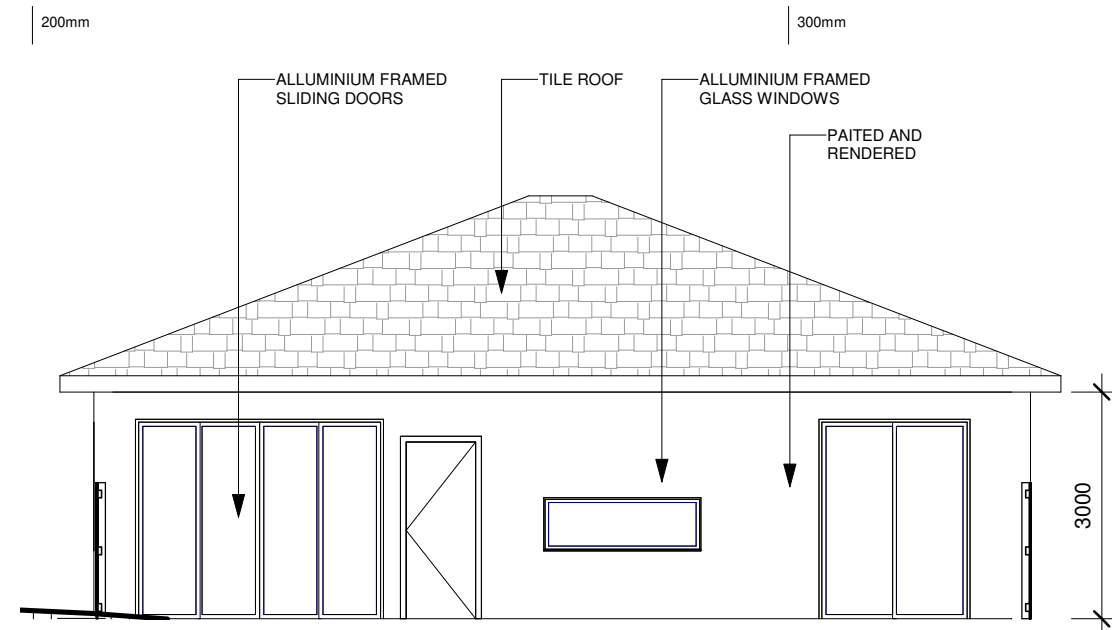
Scale @ A3: 1 : 100

Drawing NO.: MOD202

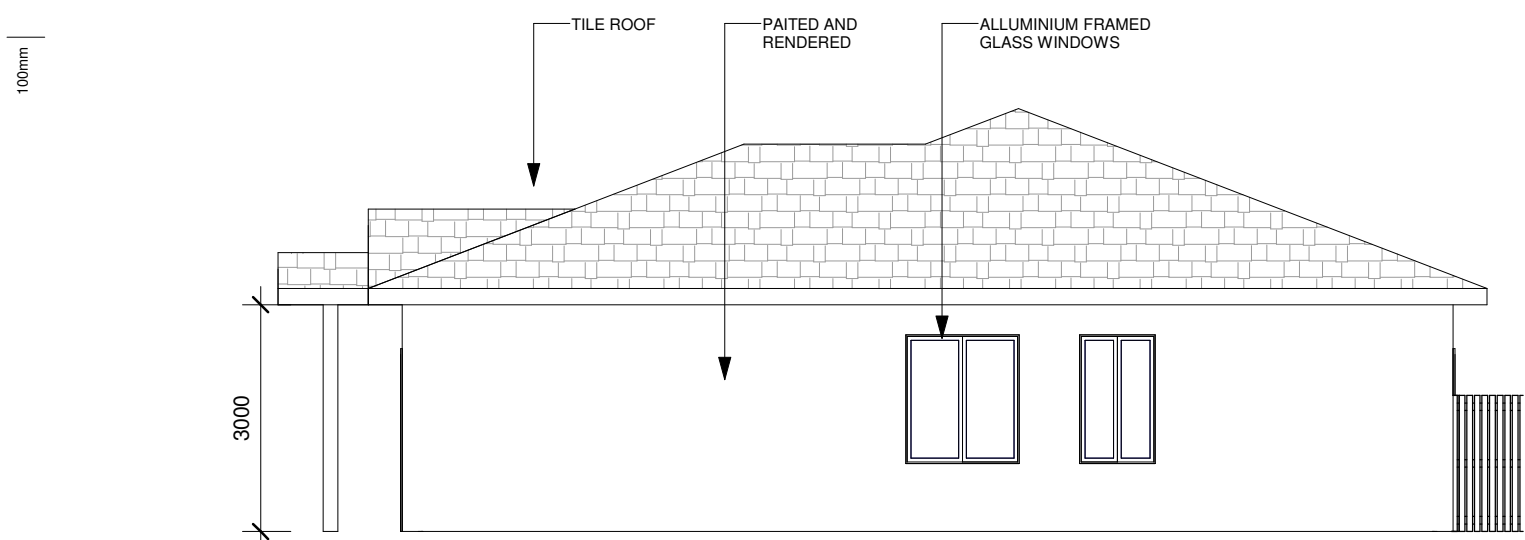
Rev:



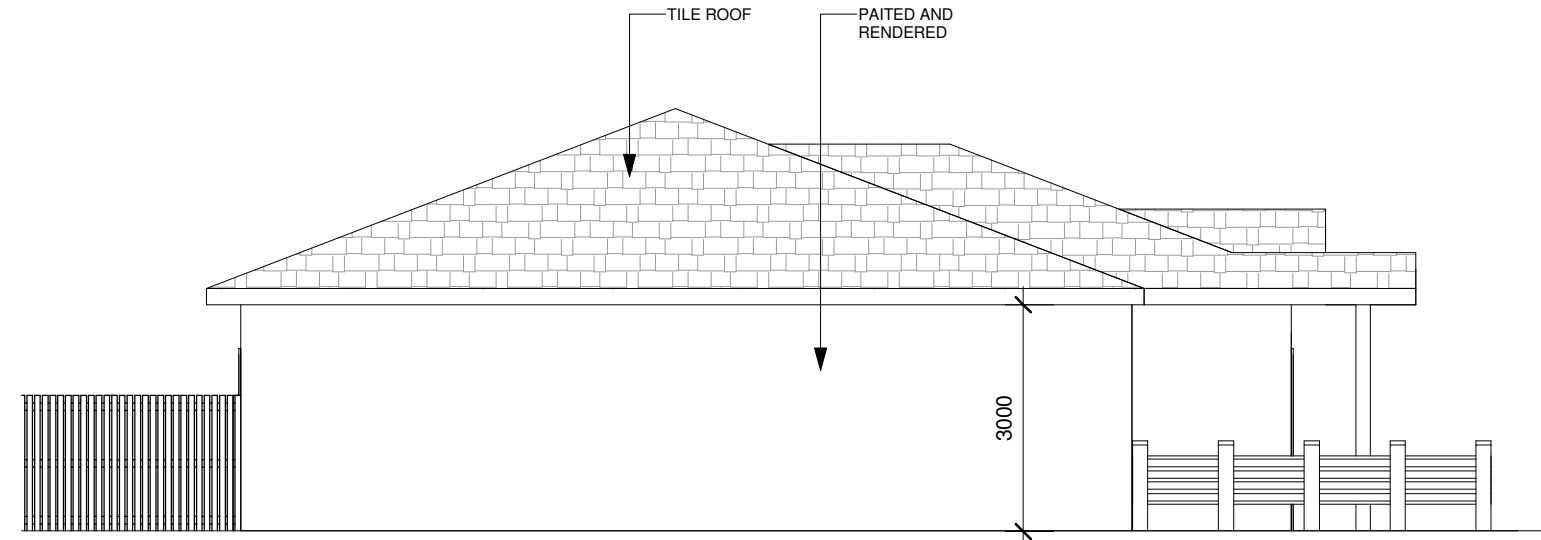
1 TYPE C NORTH ELEV.
1 : 100



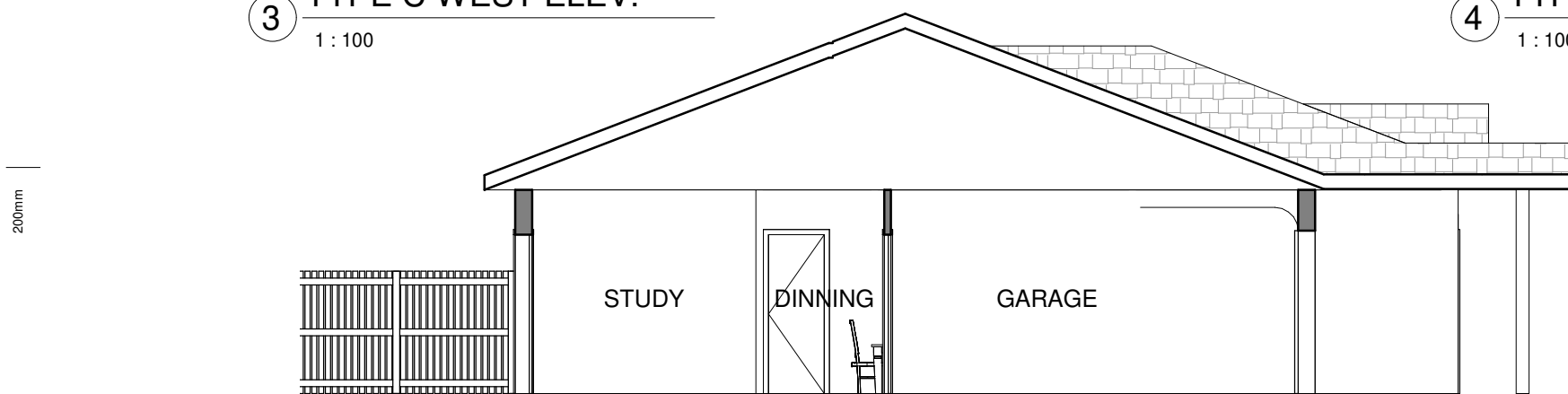
2 TYPE C SOUTH ELEV.
1 : 100



3 TYPE C WEST ELEV.
1 : 100



4 TYPE C EAST ELEV.
1 : 100



5 TYPE C SECTION
1 : 100

Date	Rev	Amendment

Project:
RETIREMENT VILLAGE

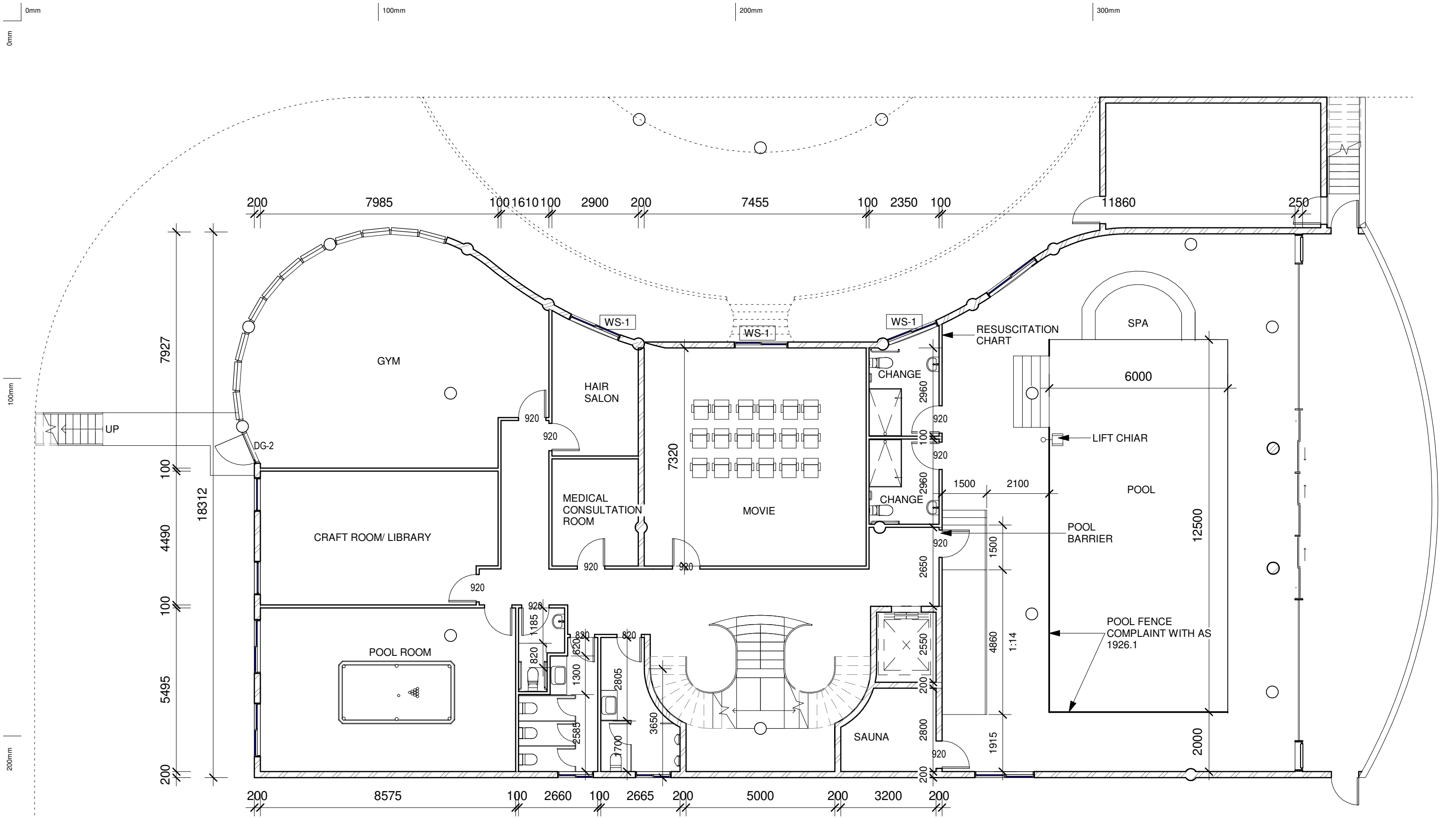
MOD
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Drawn by: RT	
Checked by: MW	
Title: TYPE C ELEVATIONS AND SECTION	
Job NO.: MK392RV	Scale @ A1: Scale @ A3: 1 : 100
Date: 21.01.2022	Drawing NO.: MOD203 Rev:



Date	Rev	Amendment

Project:
RETIREMENT VILLAGE

MOD
392 Galston Rd, Galston NSW 2159

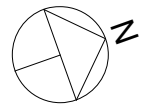


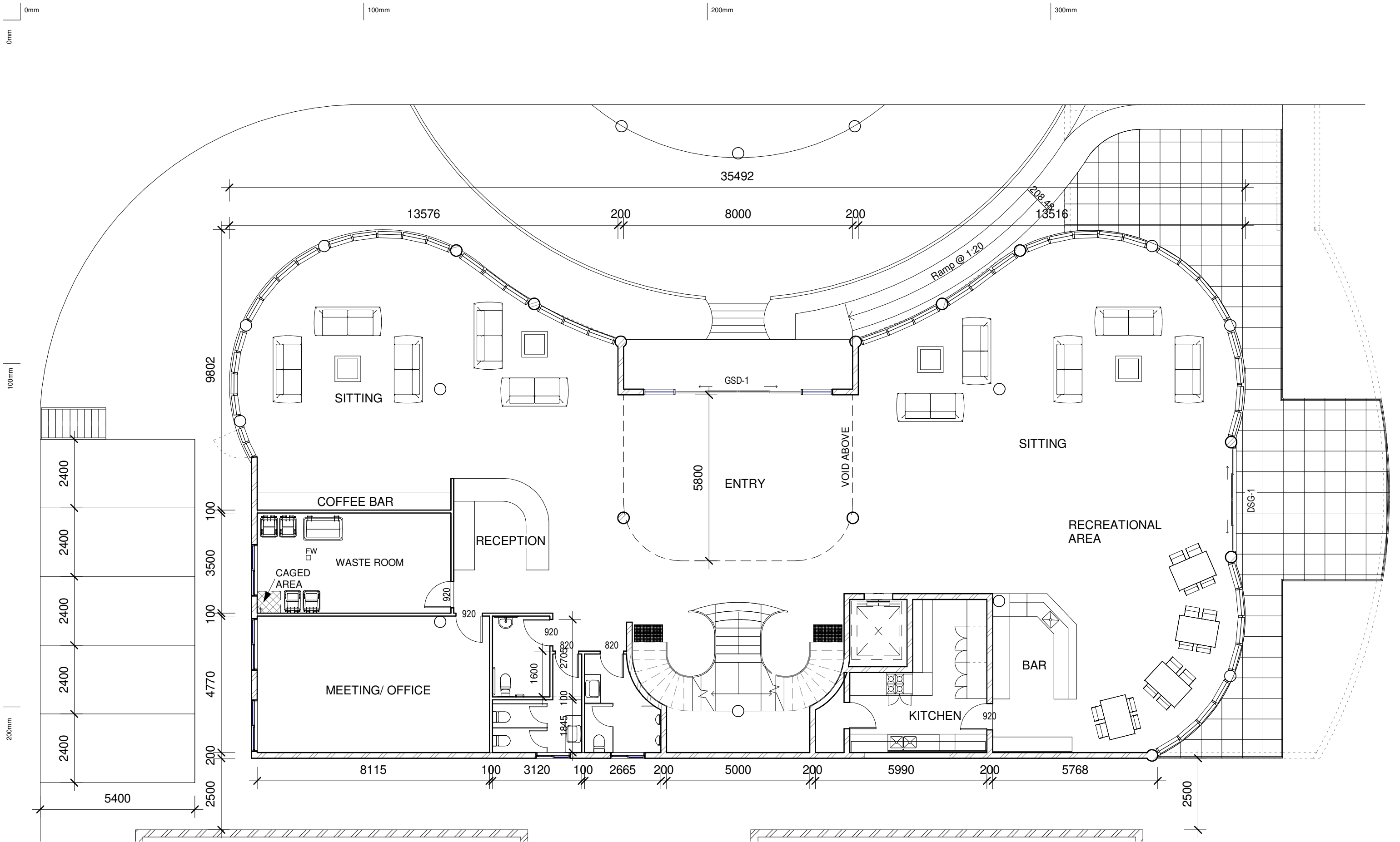
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Drawn by: RT
Checked by: MW
Title: **COMMUNITY CENTRE BASEMENT PLAN**

Job NO.: MK392RV
Date: 21.01.2022

Scale @ A1:
Scale @ A3: 1 : 120
Drawing NO.: MOD301
Rev:





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Drawn by: RT
Checked by: MW

Title: **COMMUNITY CENTRE GROUND FLOOR PLAN**

Job NO.: MK392RV
Date: 21.01.2022

Scale @ A1:
Scale @ A3: 1 : 120
Drawing NO.: MOD302

Rev:



0mm

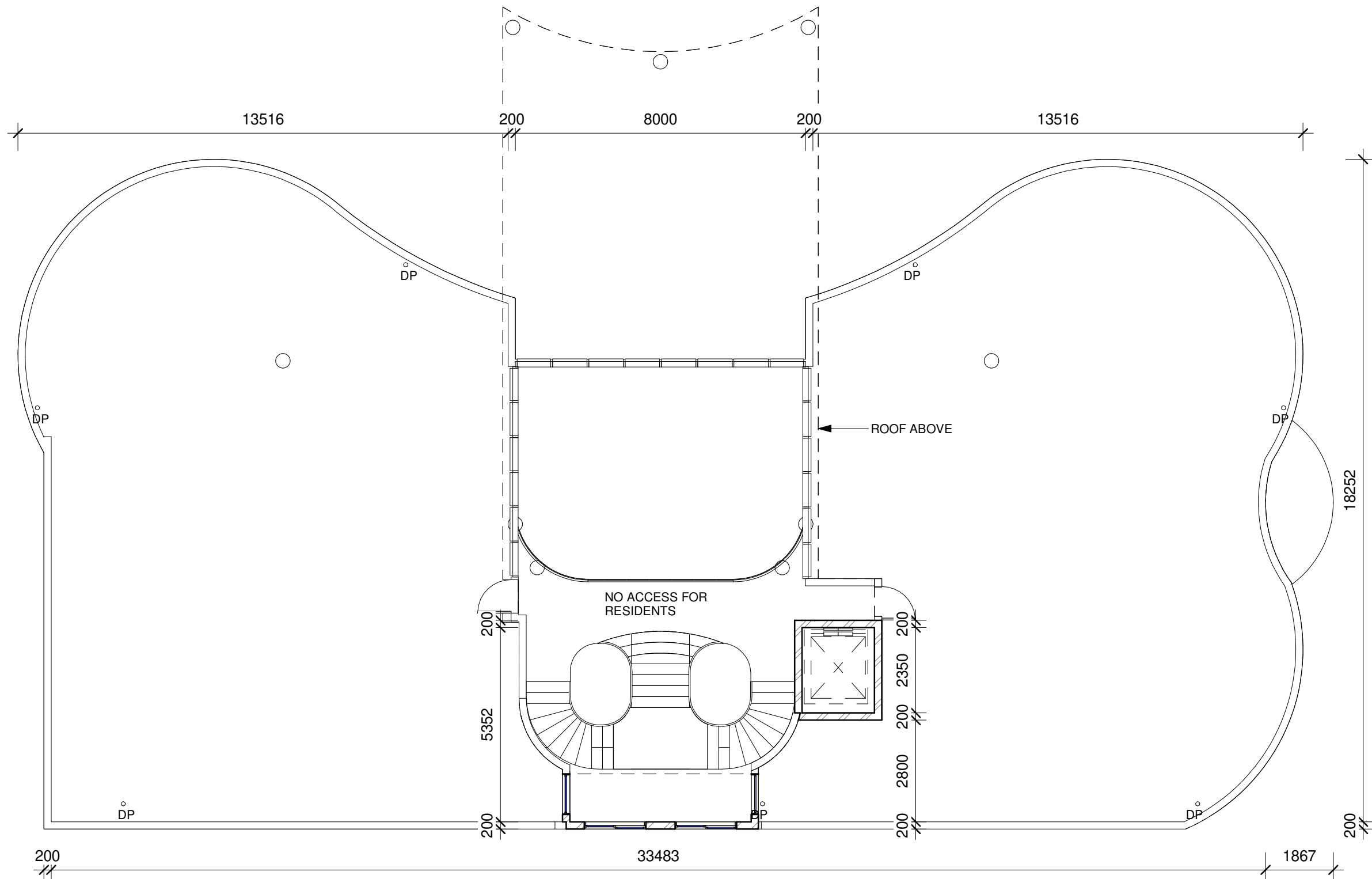
100mm

200mm

300mm

100mm

200mm



Notes:
Dowpipes in accordance with AS3500.3, to connect to approved system.

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Date	Rev	Amendment
OCT 2021	1	Issue for MOD

Project:
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Drawn by: RT
Checked by: MW

Title: **COMMUNITY CENTRE ROOF PLAN**

Job NO.: MK392RV
Date: 21.01.2022
Scale @ A1:
Scale @ A3: 1 : 120
Drawing NO.: MOD303
Rev: 1

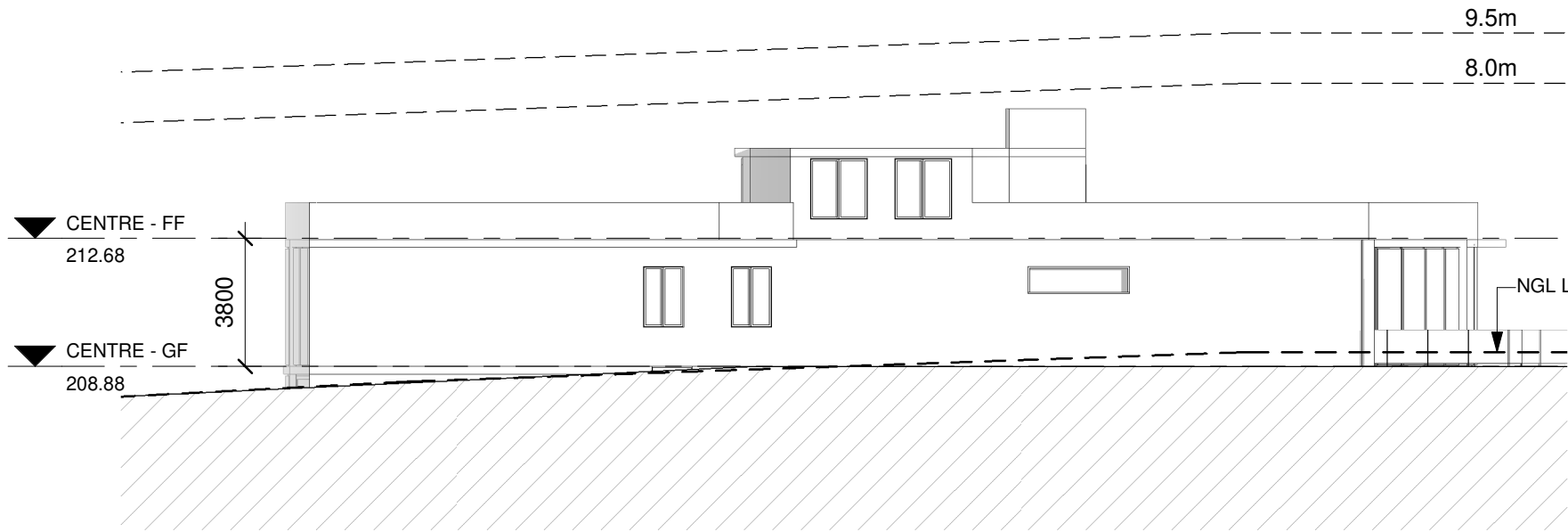


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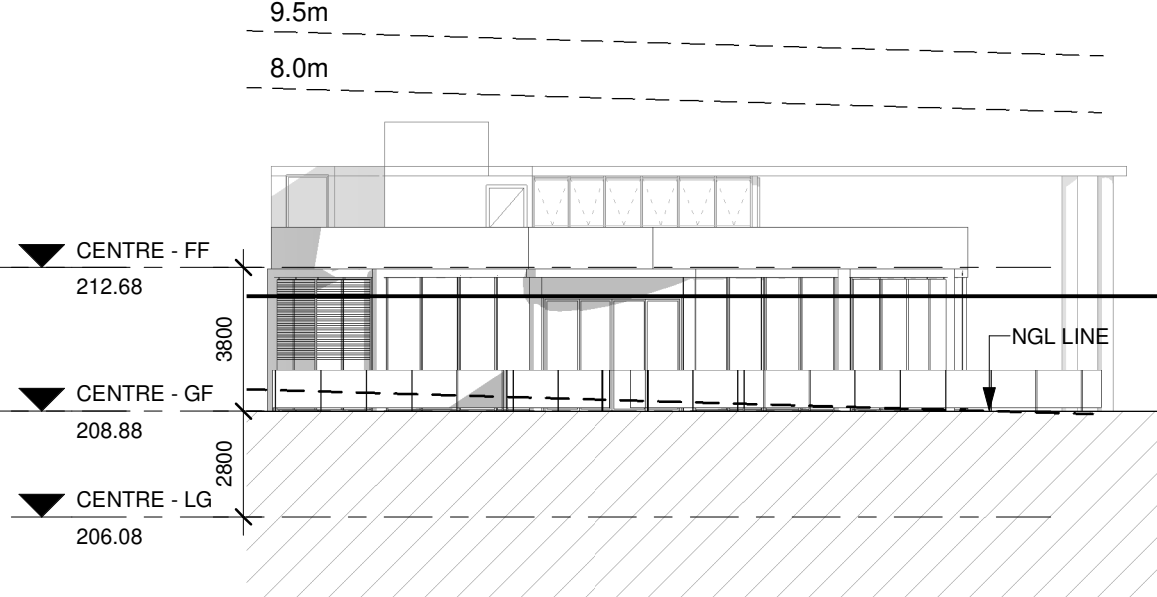
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200mm

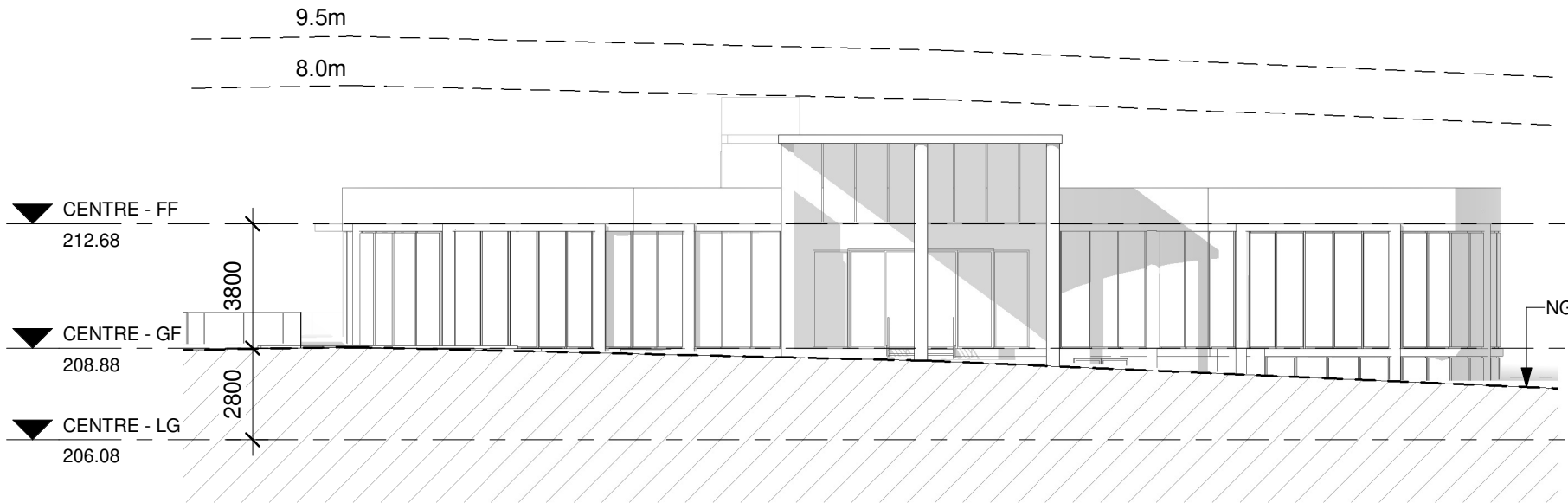
300mm



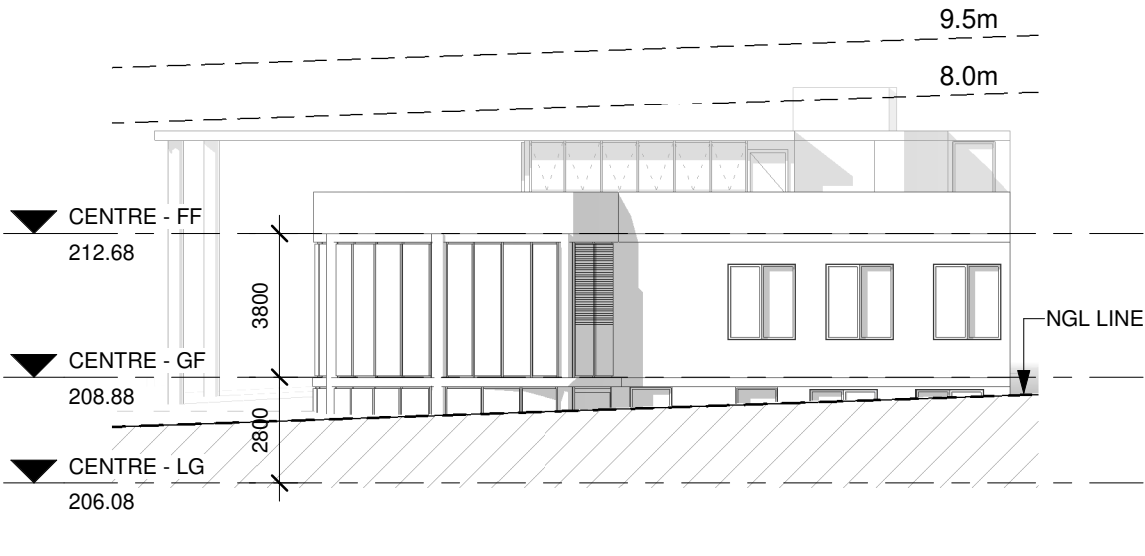
1 COMMUNITY CENTRE EAST ELEVATION
1 : 200



3 COMMUNITY CENTRE NORTH ELEVATION
1 : 200



2 COMMUNITY CENTRE WEST ELEVATION
1 : 200



4 COMMUNITY CENTRE SOUTH ELEVATION
1 : 200

Notes:
Dowpipes in accordance with AS3500.3, to connect to approved system.

Date	Rev	Amendment
OCT 2021	1	Issue for MOD

Project:
RETIREMENT VILLAGE

MOD
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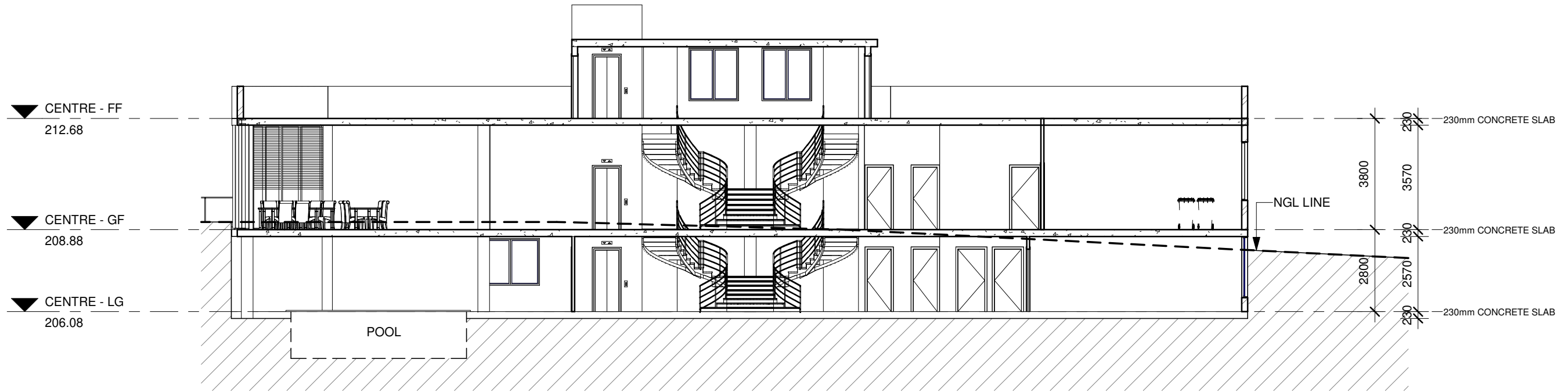


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Drawn by: RT
Checked by: MW
Title: COMMUNITY CENTRE ELEVATIONS

Job NO.: MK392RV
Date: 21.01.2022

Scale @ A1:
Scale @ A3: 1 : 200
Drawing NO.: MOD304 Rev: 1



3 COMMUNITY CENTRE SECTION
1 : 150

Date	Rev	Amendment
OCT 2021	1	Issue for MOD

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Drawn by: RT
Checked by: MW
Title: COMMUNITY CENTRE SECTION
Scale @ A1:
Scale @ A3: 1 : 150
Job NO.: MK392RV
Date: 21.01.2022
Drawing NO.: MOD305
Rev: 1

WASTEWATER TREATMENT TANKS AND
EQUALISATION / PUMP-OUT TANK
REFER WASTEWATER REPORT
PREPARED BY ENVIROTECH
SCREEN PLANTING TO ALL SIDES

PERMEABLE UNIT PAVING
TO PRIVATE DRIVEWAYS

RAISED FEATURE THRESHOLD PAVING
PERMEABLE UNIT PAVING
DIFFERENT TO RESIDENT CARPARKING AREAS
FOCAL TREE
TO MATCH LARGE EXISTING CULTURAL PLANTINGS
EXTENSION OF EXISTING WINDBREAK
PROVIDING PROTECTION FROM SOUTHERLY WINDS
AND SCREENING TO NEIGHBOURING PROPERTIES

NATIVE VEGETATION BUFFER
15m WIDE
TO PROVIDE SCREENING TO NEIGHBOURING PROPERTIES
NATIVE TREES, SHRUBS, GROUNDCOVERS AND NATIVE GRASSLAND
SCREENING SHRUBS TO BOUNDARY
LOW MAINTENANCE AND WATER USE
HIGH PH TOLERANT SPECIES

EXISTING WINDBREAK TO REMAIN

AVENUE TREE PLANTING

ICONIC TREE TO IDENTIFY
UNIT ENTRANCES

GRAND FEATURE TREES
TO LANDSCAPE SETBACK
TO COMPLIMENT EXISTING GALSTON CHARACTER
INCLUDING LARGE EXOTIC AND NATIVE SPECIES
MOWN FIELD GRASS UNDER

ICONIC CULTURAL TREE PLANTING
TO SIGNIFY ENTRANCE

NATIVE VEGETATION BUFFER
15m WIDE
TO PROVIDE SCREENING TO NEIGHBOURING PROPERTIES
NATIVE TREES, SHRUBS, GROUNDCOVERS AND NATIVE GRASSLAND
LOW MAINTENANCE AND WATER USE
HIGH PH TOLERANT SPECIES

OSD AREA
MIXTURE OF NATIVE PALMS,
STONE BOULDER FACING TO
STONE MULCH BASE
EXTERIOR FACE COVERED BY DENSE SCREEN PLANTING
POOL FENCE AS REQUIRED

ENTRY WALL
FEATURE STONE CLADDING,
SIGNAGE AND LIGHTING
LOW PLANTING TO ENSURE
CLEAR SIGHTLINES
LOW NATIVE GRASSLAND TO THIS AREA
TO ENSURE CLEAR SIGHTLINES

PERMEABLE PAVING
TO UNIT FOCOURTS

ELEVATED PEDESTRIAN PATHWAY
LINKING BUS STOP AND INTERNAL PATHS
ROCLA PERMATRACK SUSPENDED WALKWAY
REFER DETAIL ON LANE

EXISTING GROUP OF ENDEMIC TREES
RETAINED, PROTECTED AND SUPPLEMENTED
ADDITIONAL PLANTING TO CONSIST OF
SYDNEY TURPENTINE IRONBARK FOREST SPECIES
TO REGENERATE AREA
REFER PLANTING SCHEDULE FOR DETAILS

OSD AREA
MIXTURE OF NATIVE PALMS, SHRUBS, GROUNDCOVERS AND GRASSES
STONE BOULDER FACING TO INTERIOR OF MASONRY WALL (BY CIVIL ENG.)
STONE MULCH BASE
EXTERIOR FACE COVERED BY DENSE SCREEN PLANTING
POOL SAFETY FENCE AS REQUIRED

NATIVE VEGETATION BUFFER
10m WIDE
TO PROVIDE SCREENING TO NEIGHBOURING PROPERTIES
NATIVE TREES, SHRUBS, GROUNDCOVERS AND NATIVE GRASSLAND
LOW MAINTENANCE AND WATER USE
HIGH PH TOLERANT SPECIES

VEGETATED SWALE
WATER FED TO OSD HOLDING AREAS
LOCAL STONE BOULDERS AND ROCKWORK
MIXED PALM, SHRUBS AND GROUNDCOVERS

NATIVE VEGETATION BUFFER
15m WIDE
TO PROVIDE SCREENING TO NEIGHBOURING PROPERTIES
NATIVE TREES, SHRUBS, GROUNDCOVERS AND NATIVE
GRASSLAND
LOW MAINTENANCE AND WATER USE
HIGH PH TOLERANT SPECIES
EXISTING WINDBREAK PLANTING
TO REMAIN
REFER ARBORISTS REPORT FOR DETAILS
DETAIL SHRUB AND GROUNDCOVER PLANTING TO
BUILDING FRONTAGE
NATIVE PLANTING FACING BOUNDARIES
CULTURAL PLANTING TO INNER CLUSTER

CULTURAL FEATURE TREES IN FIELD GRASS
TO LANDSCAPE SETBACK
TO COMPLIMENT EXISTING GALSTON CHARACTER
INCLUDING LARGE EXOTIC AND NATIVE SPECIES
MOWN FIELD GRASS UNDER

LEGEND

	SITE BOUNDARY
	EXISTING CONTOURS
	EXISTING TREE RETAINED REFER ARBORISTS REPORT
	EXISTING TREE REMOVED REFER ARBORISTS REPORT
	TREE PLANTING
	ORNAMENTAL TREE
	DECORATIVE GRAVEL TRIM
	DETAILED SHRUB AND GROUNDCOVER PLANTING
	MOWN NATIVE GRASSLAND
	LAWN
	VEGETATED SWALE

NOTE:
SOIL TREATMENT REQUIRED TO AREAS DESIGNATED AS EFFLUENT TREATMENT
ZONES. SOIL TREATMENT TO CONSIST OF 1KG/M2 OF LIME CULTIVATED INTO FIRST
100mm DEPTH OF TOPSOIL. REFER WASTEWATER TREATMENT REPORT PREPARED
BY ENVIROTECH
PLANTING TO THESE AREAS CONSISTS OF ENDEMIC PLANTING TOLERANT OF HIGH
PH SOILS. NATIVE GRASSLAND REQUIRED TO THESE AREAS TO ASSIST IN NUTRIENT
UPTAKE. REFER DETAIL PLANS AND PLANTING SCHEDULE FOR DETAILS

Date Rev Amendment

Project:

RETIREMENT VILLAGE
MOD
392 Galston Rd Galston NSW 2159



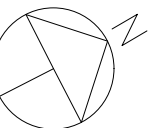
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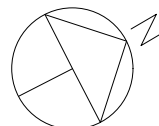
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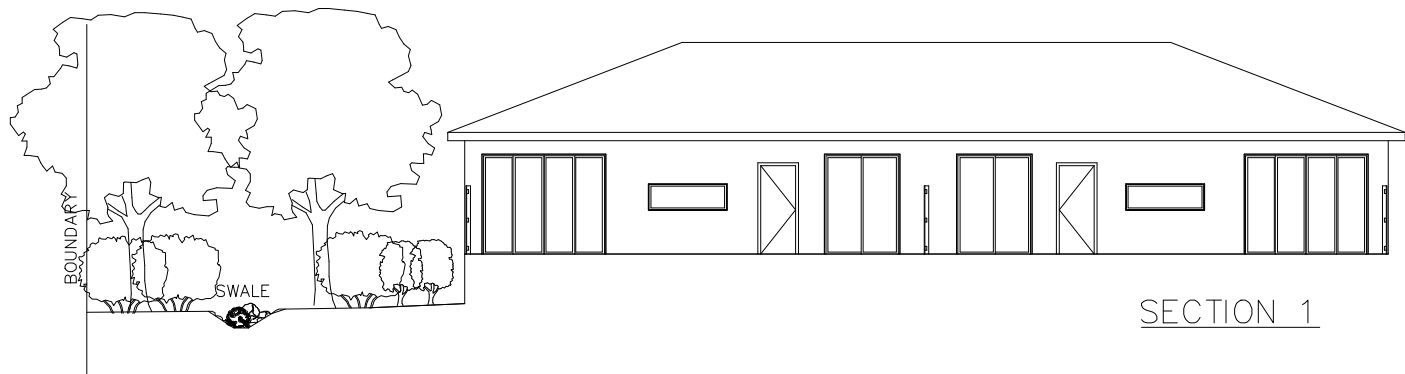
Date: 28.03.2022
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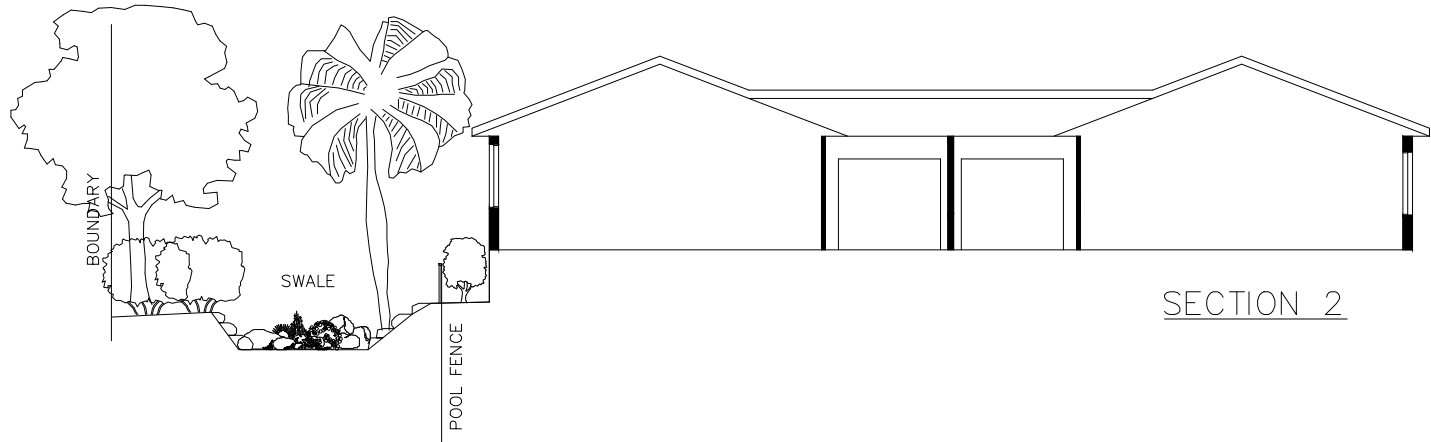




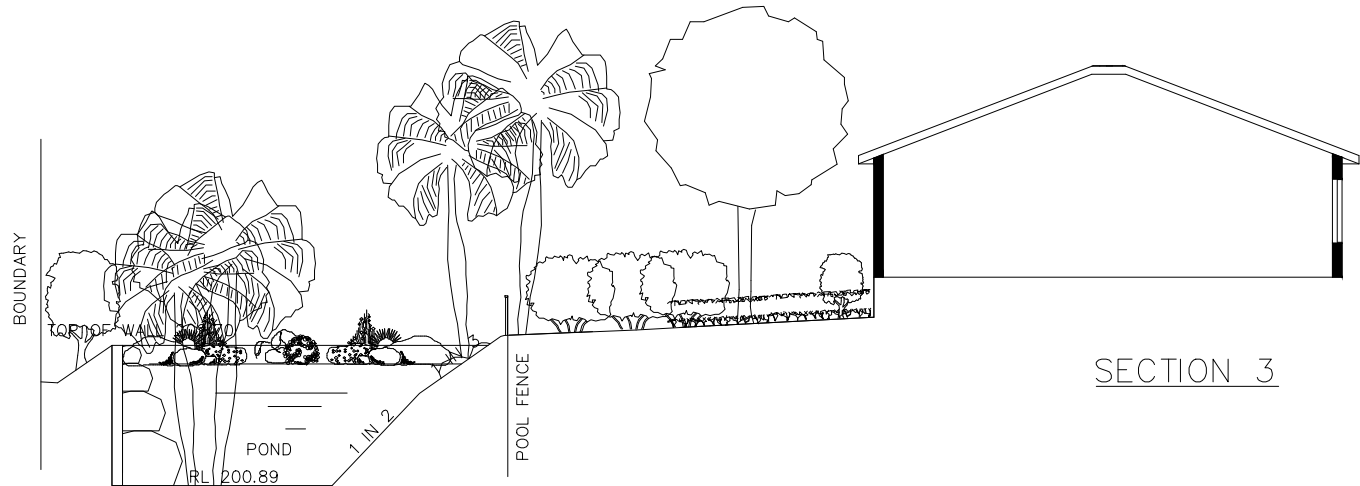
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SECTION 1



SECTION 2



SECTION 3

PLANT SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	HEIGHT (m)	POT SIZE	QTY	NATIVE	STIF SPECIES
TREES							
AA	<i>Arbutus andrachne</i>	Strawberry tree	5m	100L	4		
AC	<i>Angophora costata</i>	Smooth barked apple	25m	45L	22	Y	Y
AD	<i>Acacia falcata</i>	Sickle wattle	8m	15L	42	Y	Y
BC	<i>Backhousia citriodora</i>	Honey myrtle	12m	75L	30	Y	
BS	<i>Buckinghamia celicissima</i>	hory curl tree	8m	100L	46	Y	Y
CD	<i>Cedrus atlantica</i>	Atlas Cedar	40m	150L	1		
CL	<i>Calodendron capense</i>	Cape chesnut	20m	75L	4		
CG	<i>Ceratopatalum gummiferum</i>	Christmas bush	8m	100L	8	Y	Y
CS	<i>Callicoma serratifolia</i>	Black wattle	8m	25L	17	Y	
EG	<i>Eucalyptus globoidea</i>	White stringy bark	22m	75L	6	Y	Y
EI	<i>Eucalyptus paniculata</i>	Grey ironbark	25m	45L	12	Y	Y
EP	<i>Eucalyptus piperita</i>	Peppermint gum	30m	45L	12	Y	
EU	<i>Eucalyptus resinifera</i>	Red mahogany	40m	45L	26		Y
ER	<i>Elaeocarpus reticulatus</i>	Blueberry ash	10m	100L	53	Y	Y
ES	<i>Eucalyptus saligna</i>	Sydney blue gum	30m	45L	17	Y	
GB	<i>Ginko biloba 'Princeton sentry'</i>	Princeton sentry ginko	11m	200L	23		
MH	<i>Malus 'Golden hornet'</i>	Golden crab apple	4m	45L	8		
MG	<i>Malus 'Gorgeous'</i>	Flowering crab apple	6m	45L	9		
MT	<i>Malus tschonoskii</i>	Crab apple	7m	75L	45		
PS	<i>Prunus 'Shirotae Mt Fuji'</i>	Mt Fuji cherry	4m	45L	12		
PP	<i>Pinus patula</i>	Mexican weeping pine	20m	75L	6		
SG	<i>Syncarpia glomulifera</i>	Turpentine	25m	45L	26	Y	Y
SY	<i>Syzygium paniculatum</i>	Brush cherry	8m	100L	10	Y	
VEGETATED SWALE PLANTING							
BJ	<i>Baumea juncea</i>	Bare Twig Rush	0.5m	Tube	10	Y	
CA	<i>Cyathea australis</i>	Soft tree fern	8m	35L	12	Y	
CC	<i>Cyathea cooperii</i>	Tree fern	8m	35L	15	Y	
CR	<i>Correa reflexa</i>	Native fuschia	1.5m	300mm	40	Y	
DC	<i>Dianella caerulea</i>	Flax lily	0.5m	75mm	30	Y	Y
GS	<i>Gahnia sieberiana</i>	Saw tooth edge	2m	75mm	120	Y	
IC	<i>Imperata cylindrica</i>	Blady grass	1m	75mm	160	Y	
IN	<i>Isolepis nodosa</i>	Knobby club rush	1m	Tube	370	Y	
JU	<i>Juncus ustitatus</i>	Common Rush	0.5m	75mm	20	Y	
LA	<i>Livistona australis</i>	Cabbage tree palm	10m	45L	25	Y	
LL	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	0.5m	75mm	225	Y	
MC	<i>Macrozamia communis</i>	Burrawang	0.5m	300mm	80	Y	
MI	<i>Microlaena stipoides</i>	Weeping Rice Grass	0.5m	Tube	60	Y	Y
PA	<i>Pennisetum alopecuroides</i>	Foxtail grass	1m	Tube	70	Y	
PO	<i>Poa officinalis</i>	Poa	1m	Tube	165	Y	Y
TH	<i>Themeda australis</i>	Kangaroo Grass	0.5m	Tube	60	Y	
SHRUBS							
AL	<i>Acacia longifolia</i>	Wattle	2m	200mm	365	Y	
AM	<i>Acmena smithii 'Minor'</i>	Small leaf lilly pily	5m	45L	325	Y	
AR	<i>Acmena smithii 'Red tips'</i>	Red tipped lilly pily	5m	45L	308	Y	
CT	<i>Cordylina stricta</i>	Narrow palm lily	2m	300mm	14		
DV	<i>Dodonea triquetra</i>	Hop bush	1m	200mm	114	Y	Y
EC	<i>Echium candicans</i>	Pride of madeira	2m	200mm	88		
EL	<i>Eustrephus latifolius</i>	Wombat Berry	1m	200mm	2	Y	Y
GL	<i>Grevillea linearifolia</i>	White spider flower	3m	300mm	136	Y	
HP	<i>Helichrysum petiolare</i>	Licorice plant	1.5m	200mm	63		
HS	<i>Hakea sericea</i>	Needly bush	2m	300mm	184	Y	
HW	<i>Hebe 'Wini gem'</i>	Hebe	1.2m	200mm	202		
IH	<i>Iristine herbstii</i>	Bloodleaf	0.5m	200mm	116		
LT	<i>Leptospermum trinervium</i>	Paperbark tree	5m	300mm	168	Y	
MA	<i>Macleaya cordata</i>	Plume poppy	1m	200mm	54		
MD	<i>Michelia doltosapa 'Bubbles'</i>	Michelia	2m	45L	53		
MM	<i>Melianthus major</i>	Giant honey flower	1m	200mm	37		
OD	<i>Ozothamnus diosmifolius</i>	Hite Dogwood	2m	200mm	2	Y	Y
PC	<i>Psidium cattleianum</i>	Strawberry guava	4m	45L	6		
PF	<i>Pultenaea flexilis</i>	Tall pea plant	4m	300mm	12	Y	
PI	<i>Pittosporum tenuifolium 'James stirling'</i>	James stirling pittosporum	3m	75L	6		
PR	<i>Pittosporum revolutum</i>	Rough fruited pittosporum	8m	75L	12	Y	Y
PS	<i>Polyscias sambucifolia</i>	Eldaberry Panax	1.5m	200mm	4	Y	Y
PT	<i>Phormium tenax</i>	NZ flax	1m	140mm	30		
PU	<i>Pittosporum undulatum</i>	Sweet pittosporum	3m	75L	4	Y	Y
SC	<i>Syzygium cascade</i>	Cascading lily pily	4m	75L	49	Y	
SP	<i>Spirea cantoniensis</i>	May bush	3m	45L	6		
SW	<i>Syzygium wilsonii</i>	Powder puff lily	4m	75L	42	Y	
VO	<i>Viburnum odoratissimum 'Emerald lustre'</i>	Sweet viburnum	3m	45L	39		
WF	<i>Westringia fruticosa</i>	Coastal rosemary	3m	300mm	127	Y	
GROUNDCOVERS							
AB	<i>Anigozanthos 'Bush Dawn'</i>	Yellow Kangaroo Paw	0.5m	75mm	407	Y	Y
AH	<i>Anemone hupehensis</i>	Japanese windsong lily	0.2m	75mm	45		
AN	<i>Anigozanthos 'Bush Ranger'</i>	Red Kangaroo Paw	0.4m	75mm	725	Y	Y
AS	<i>Arctotis 'Silver Pink'</i>	African Daisy	0.1m	75mm	60		
AZ	<i>Anigozanthos 'Compact Red'</i>	Kangaroo Paw	0.3m	75mm	880		
BP	<i>Banksia serrata 'Pygmy Possum'</i>	River Banksia	0.1m	75mm	414	Y	Y
CM	<i>Convolvulus mauritanicus</i>	Ground Morning Glory	0.1m	75mm	168		
DB	<i>Dianella 'Breeze'</i>	Wandering flax lily	0.3m	75mm	510		Y
DT	<i>Dianella 'Tas Red'</i>	Red dianella	0.4m	75mm	390		
IP	<i>Imperata cylindrical</i>	Blady Grass	0.4m	75mm	175	Y	Y
LK	<i>Lomandra 'Katie Bells'</i>	Katie Bells matt rush	0.3m	140mm	1426	Y	
LO	<i>Lomandra longifolia</i>	Lomandra	0.4m	75mm		Y	Y
LP	<i>Lomandra 'Tanika'</i>	Lomandra	0.4m	140mm	870		
MP	<i>Myoporum parvifolium</i>	Myoporum	0.1m	75mm	116	Y	Y
MS	<i>Microlaena stipoides</i>	Weeping Grass	0.6m	75mm	545	Y	Y
PG	<i>Phormium cookianum 'Greensleaves'</i>	Flax	0.4m	75mm	175		
PN	<i>Phormium cookianum 'Needles'</i>	Needle Flax	0.4m	75mm	232		Y
RO	<i>Rosmarinus officinalis 'Prostrate'</i>	Rosemary	0.4m	75mm	30		
TA	<i>Trachelospermum asiaticum</i>	Star jasmine	0.1m	75mm	79		
TD	<i>Themeda australis</i>	Kangaroo Grass	0.5m	75mm	175	Y	Y
ZC	<i>Zephyranthes candida</i>	Crocus	0.1m	75mm	116		
CLIMBERS							
PW	<i>Pandorea pandorana</i>	Wonga wonga vine	0.1m	140mm	40		Y
HV	<i>Hardenbergia violacea</i>	Purple wanderer	0.1m	140mm	8		Y
PV	<i>Pyrostegia venusta</i>	Orange trumpet vine	0.1m	140mm	8		
MN	<i>Mandevillea 'Crimson fantast'</i>	Crimson mandevillea	0.1m	140mm	8		
NATIVE GRASSLAND (HYDROSEEDING)							
50%	<i>Bothriochloa macra</i>	Redgrass	0.2m	SEED	5701m2	Y	
50%	<i>Austrodanthonia richardsonii</i> var. Hume	Hume wallaby grass	0.2m	SEED	5701m2	Y	

Date Rev Amendment

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Drawn: RT
Checked: MW

Title: SECTIONS

Date: 28.03.2022
Drawing no: L05

Scale: 1:200@A3
Rev: