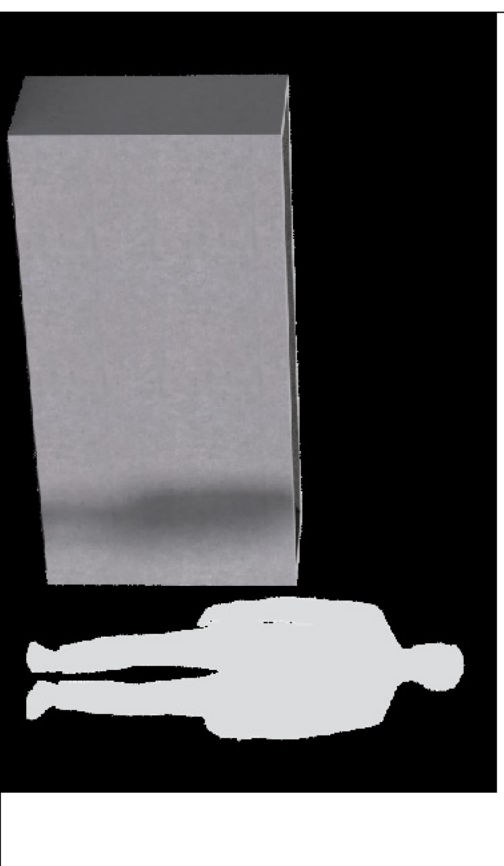
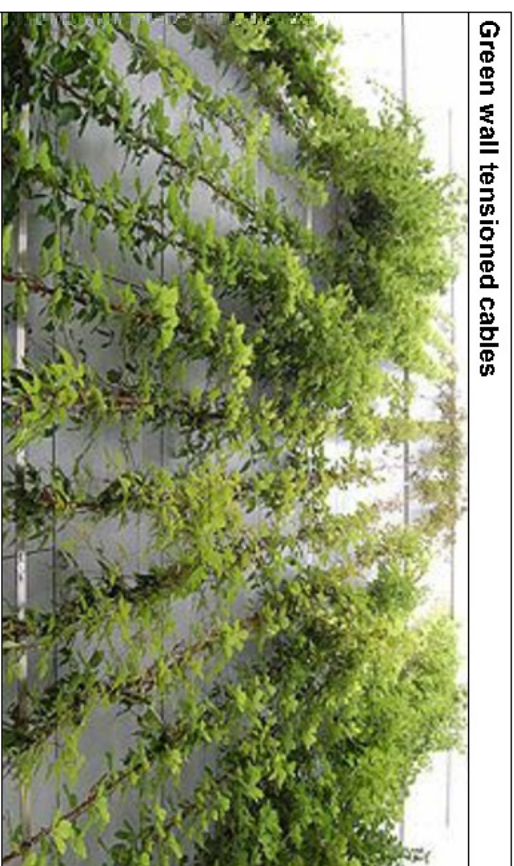


Planter type 3

Quattro 600 modular series, 1800mm long & 600mm high



Green wall remained cables



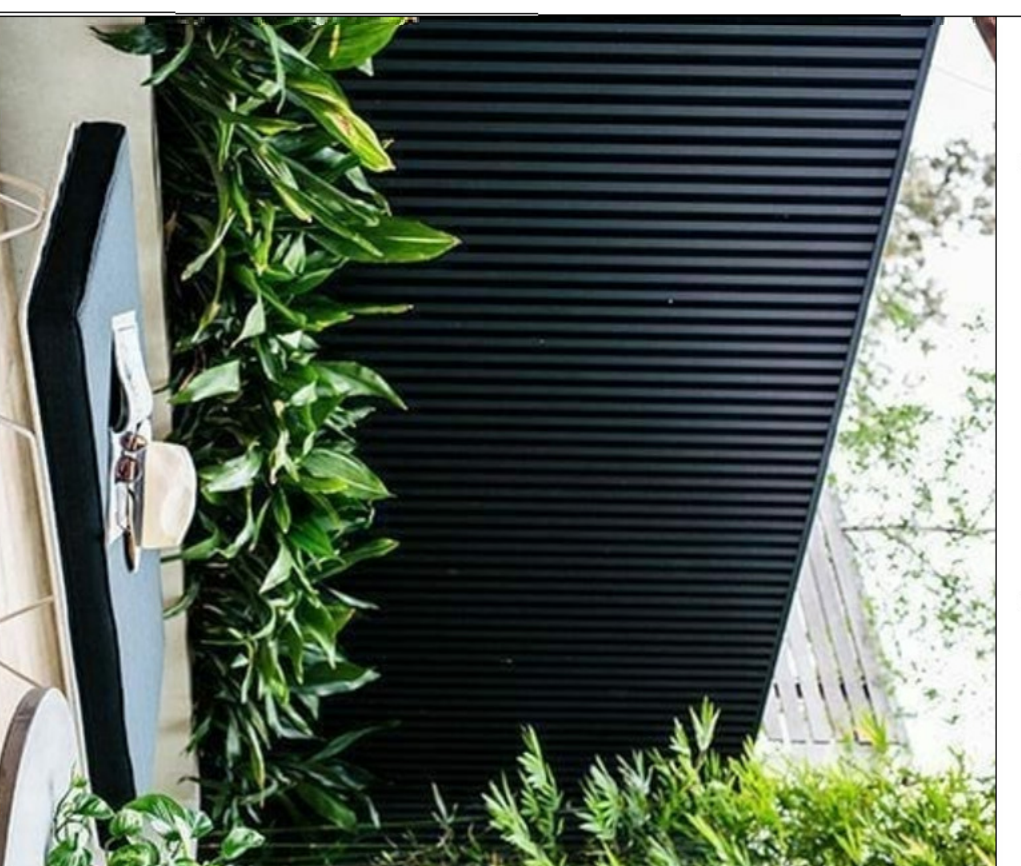
Liriope



Tachsperrum jasminoides



Privacy screen between courtyards



General construction notes

1. Site preparation
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed. If possible, any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or arming where necessary. Trees shall not be removed or topped unless specific written approval to do so is given or is indicated on plan. Storage of materials, refuelling, site office and sheds, disposal of liquids, machinery repairs and relaying, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the drip-line of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

2. Soil preparation
All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker. Apply at least 2000mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas to be Soil Leaf Buffalo or Soil Leaf Buffalo to be laid over 1500mm good quality turf underlay over existing soil which is to be deep ripped to 2000mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborists report. Where planting is to occur in existing soil profiles ensure soil conditions and compost worked into the top 200mm profile. To comply with AS 4454:1989.

3. New plantings
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constructed deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights. In acknowledgement of the contained soil environment, for other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4. Mulching
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

5. Fertiliser
All planting areas to be fertilised with 9 month NPK slow release fertiliser.

6. Staking
To those plants indicated on the planting schedules provide hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support.

7. Structural
All structural details whatsoever to Engineer's details.

Maintenance schedule

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of twenty six (26) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas.

After the completion of the defects period noted above the owners corporation of the residence are responsible for the ongoing maintenance and viability of the gardens and irrigation system shall include the following:

- Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturers specifications including regular checks for function of system, to check for leaks and to ensure general good working operation. Regular maintenance of the irrigation system battery timers (where required) for isolated planter beds in common areas. Battery timers for private terraces are the responsibility of the individual unit owners.
- Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds
- Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and shrubs. Removal of vegetation over the long term (if and when required) as the garden matures. Subject to the relevant council applications

- Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of industry standard sale to use pest spray is to be employed if required
- All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site in a timely manner.

Irrigation notes

Automatic drip line watering system to be selected. To extend to ALL common area garden and landscape zones in the development including all fire standing individual planters on all levels.

Water supply tap, hosecocks and water supply conduit to be coordinated by Hydraulic and Structural Engineers details). Drip line supply system only to be incorporated.

Prior to approval by the project manager and prior to installation the Contractor responsible for the irrigation installation is to provide an irrigation design to meet the following requirements.

Generally, Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropylene reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve, An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

Ensure rain sensor is installed for common area garden zones connected to timers
Root inhibiting system, Drip lines to be Netelam Technie AS XR drip tubing or approved equivalent

Automatic Controller: For all common area landscape areas provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet. Battery timers to isolated planter boxes to private terraces.

Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit, or control heads, or any blockages that may develop in the system.

Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	4
BSW	Taxillus gracilis	Slender Weavers (non-invasive ornamental Bamboo)	300mm	nil	3.5-5M	2
CHM	Chamaecyparis humilis	Europeana Fan Palm (Hardy Small - med palm)	300mm	nil	2-3.0M	2
CIS	Cissus antarctica	Kangaroo vine	300mm	Vertical cables	6-7.0M	12
DRD	Dracaena draco	Dragon Tree (striking feature plant)	semi adv.	nil	2.5-3.0M	3
HIS	Hibbertia scandens	Guinea Flower (flowering climber/ groundcover)	200mm	nil	0.3M	4
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	36
MYP	Myoporum parvifolium	Creeping Boobialia (native cascading groundcover)	150mm	nil	0.2M	18
OSH	Olea Europa Swan Hill	Swan Hill non fruiting Olive	45L1	2x50x40x1800	2-3.0M	6
SOU	Solanum jasminoides	Potato Vine (deciduous climber over pergola)	300mm	over pergola	3.5M	3
TJA	Tachelosperrum asiaticum	Flatmat Star Jasmine (FT01 Ozbbreed hybrid groundcover)	200mm	nil	0.2M	20

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that s meets the specific development consent conditions of the project.

AMENDMENTS

C	21.03.22	FOR DA
B	18.03.22	FOR DA
A	17.03.22	



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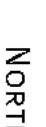
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DATE: 21.03.22 SCALE: 1:100 @A1

JOB REF: 22/2392

ENDORSEMENT: ENDORSEMENT OF THE SITE ENGINEER
 ENDORSEMENT OF THE CONTRACTOR
 ENDORSEMENT OF THE ARCHITECT
 THESE SIGNED ON:

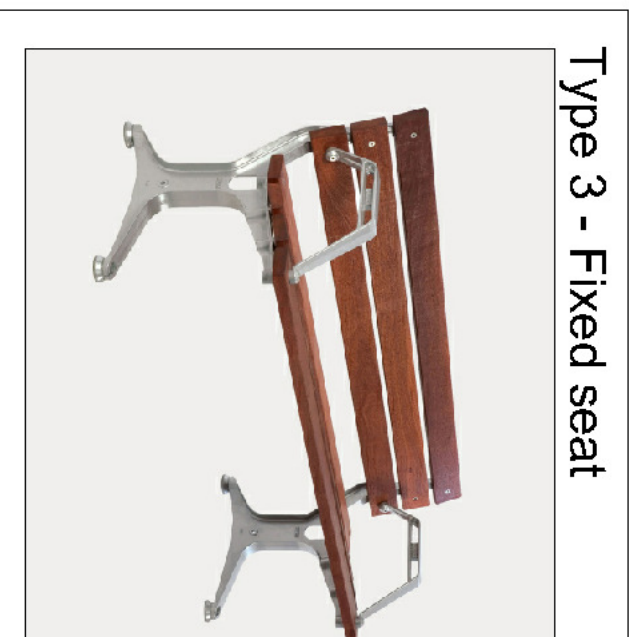
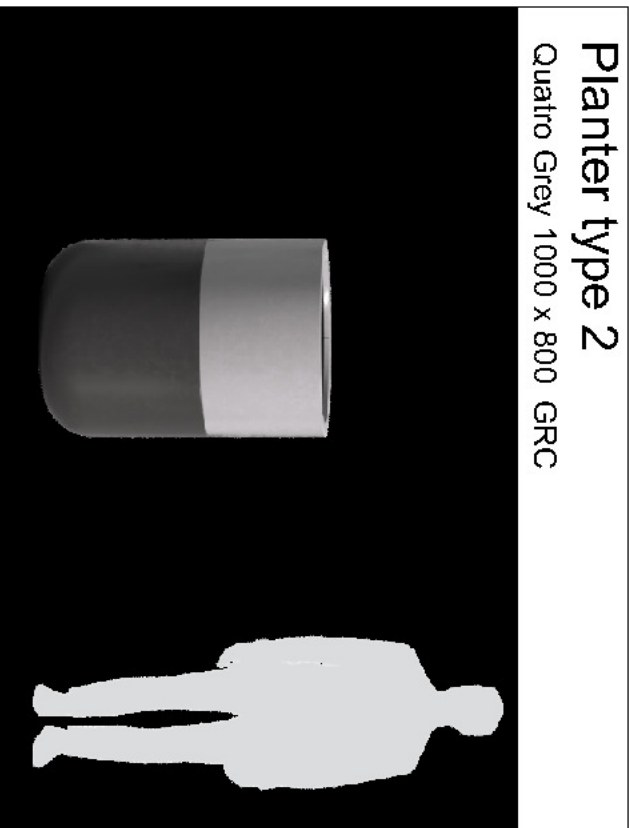
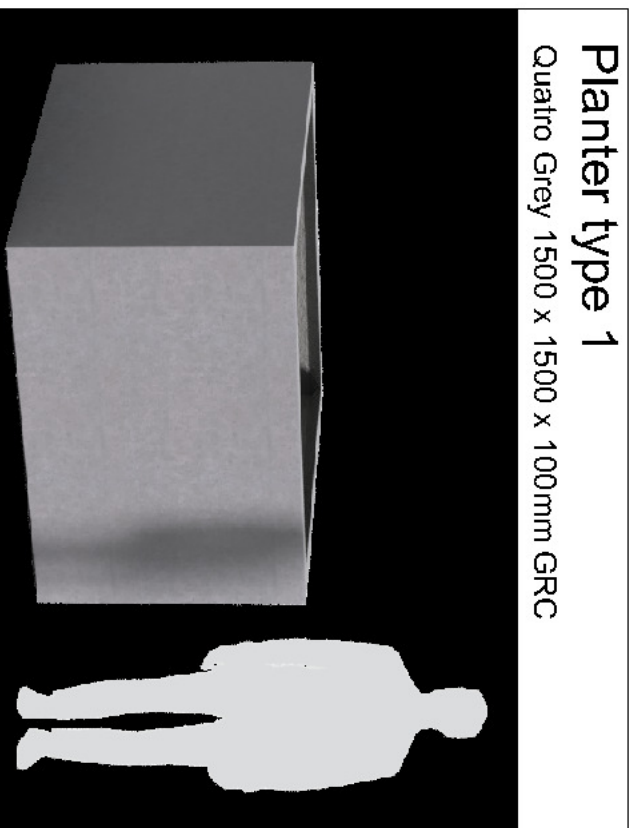
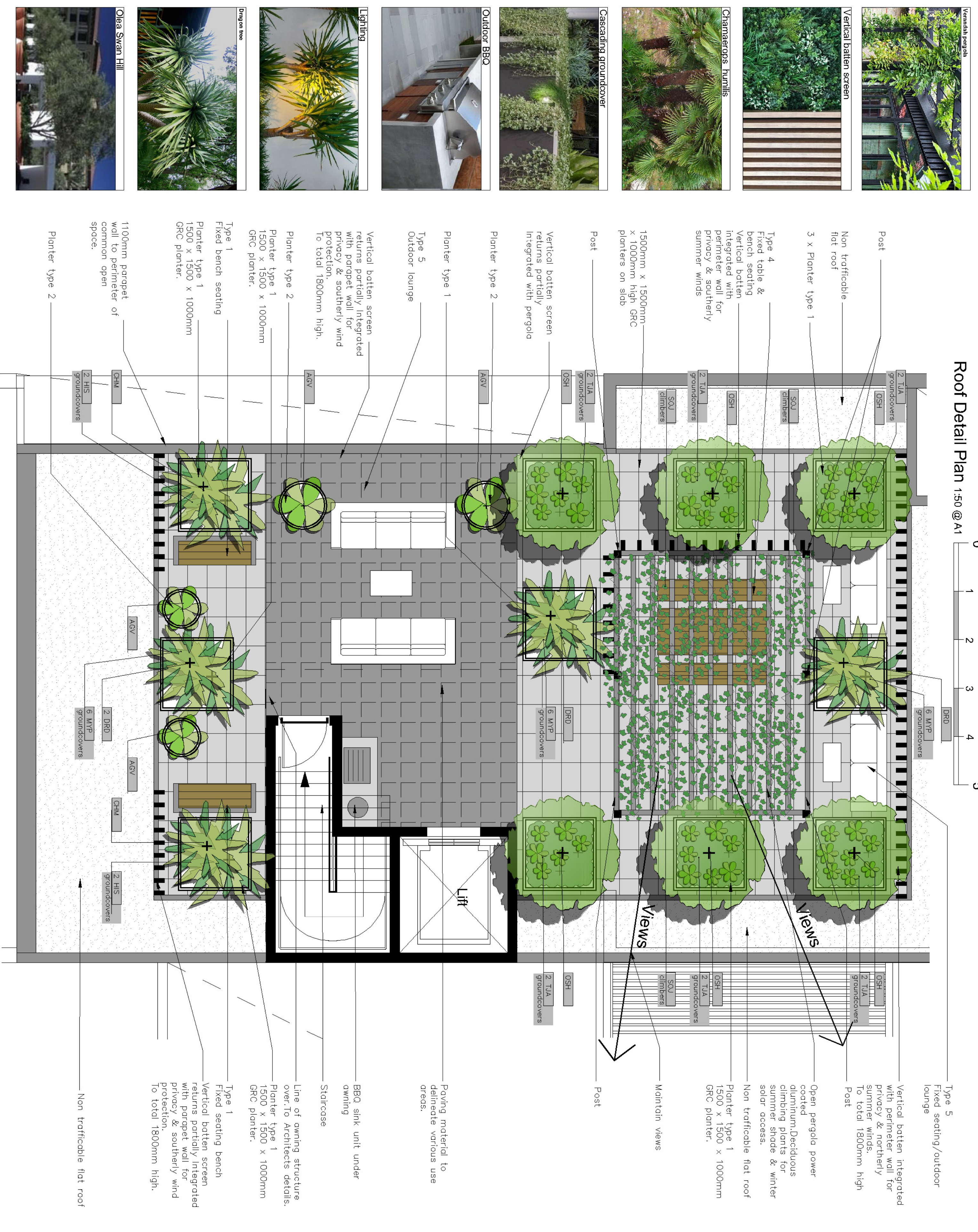
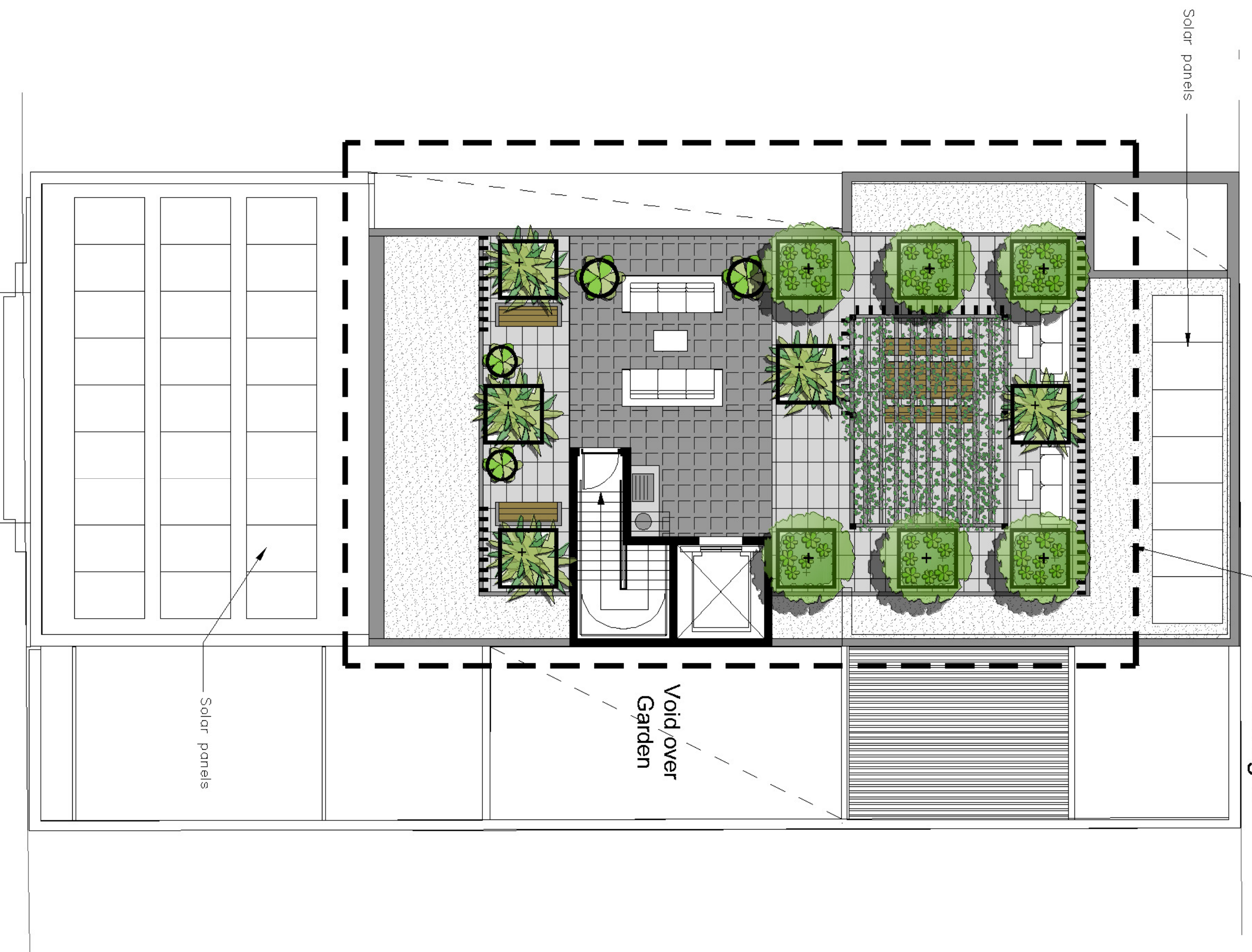
LANDSCAPE ARCHITECT: PAUL SCRIVENER
 15/03/2022
 CONTRACTOR: PAUL SCRIVENER
 15/03/2022
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NORTH

1 OF 3

ISSUE-C

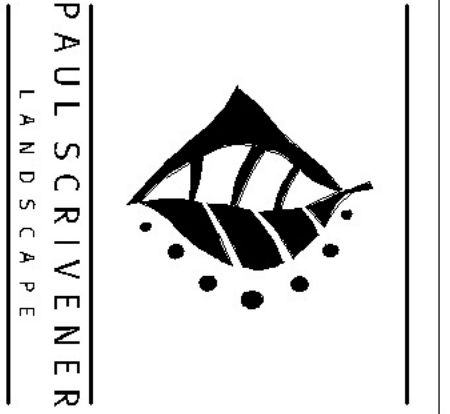


Street furniture Australia
 Park seat - DDA (with arms X3)
 2500X560 mm surface tk.
 Palladium silver frame.
 Brush Cherry Aluminium baltees
 Note: Fixing to slab to be confirmed by Engineer prior to installation to ensure integrity of concrete and waterproofing. Surface fixing to lower ground floor pavers to manufacturer's specifications



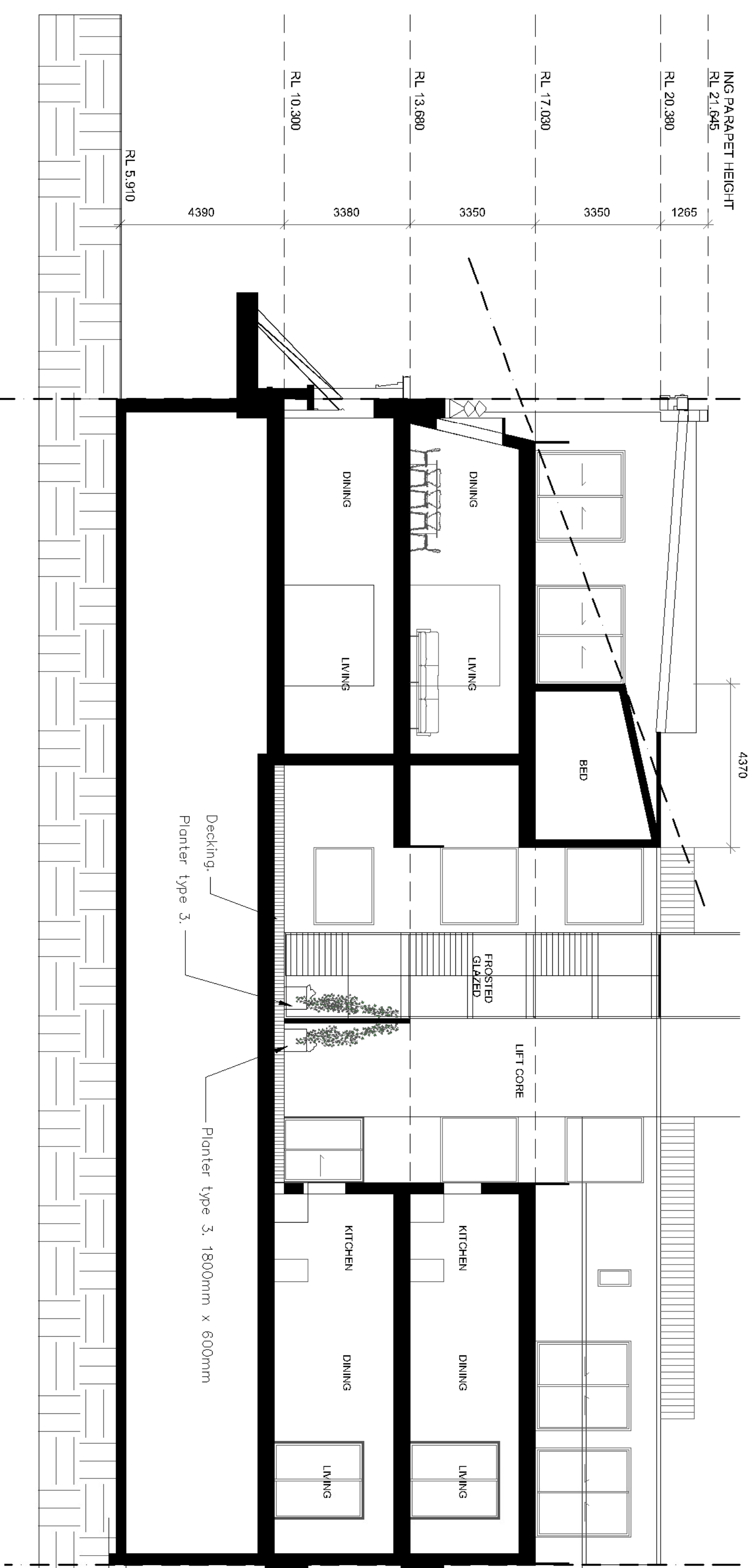
AMENDMENTS

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B	18.03.22	FOR DA
A	17.03.22	

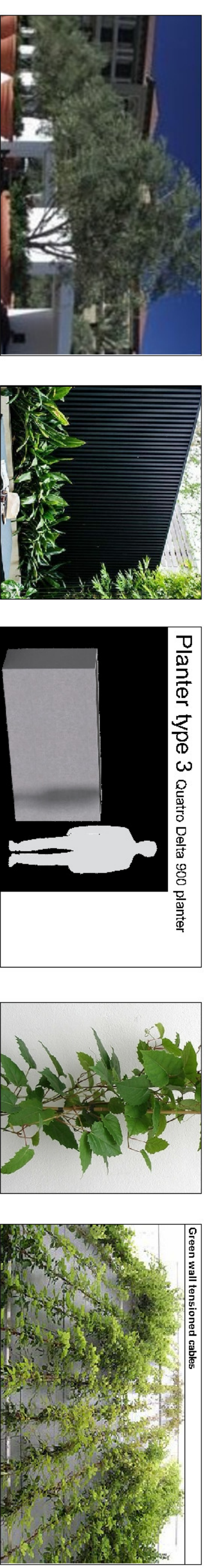


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 MANLY, NSW
 DWG: ROOF LEVEL PLAN

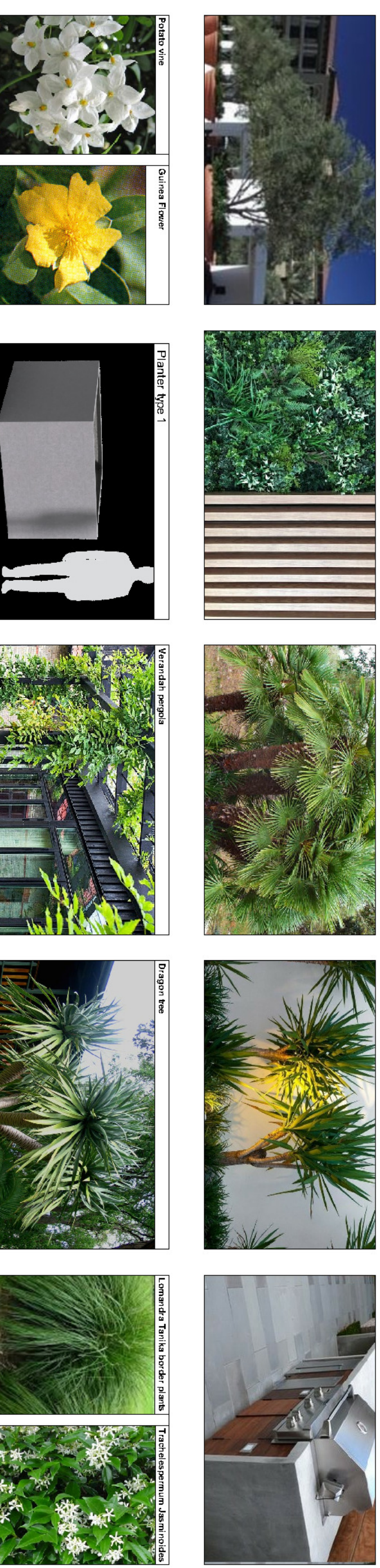
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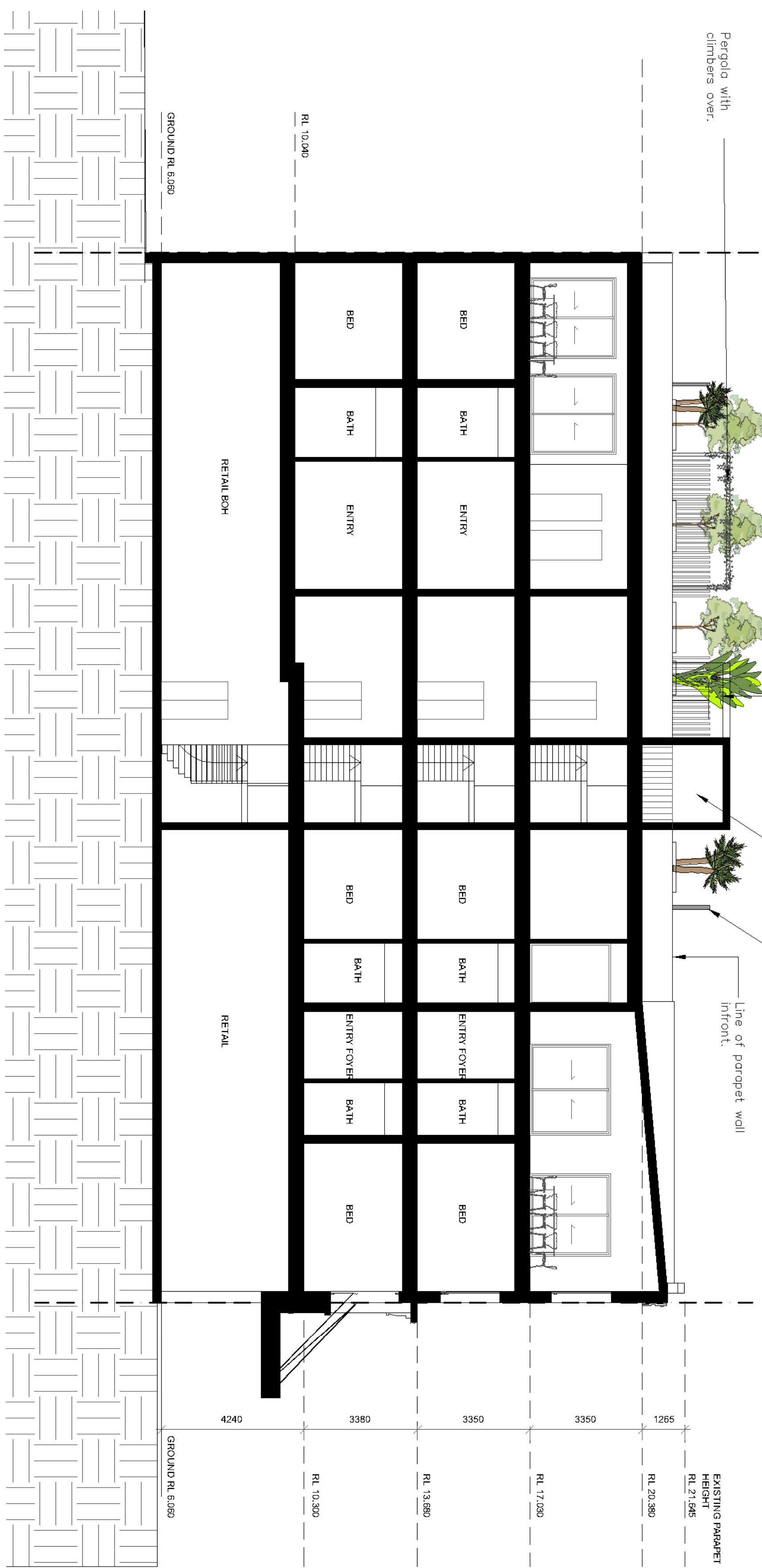
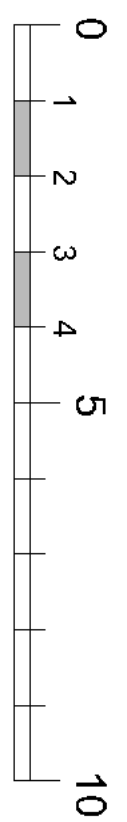
Typical P.O.S Courtyard void design images



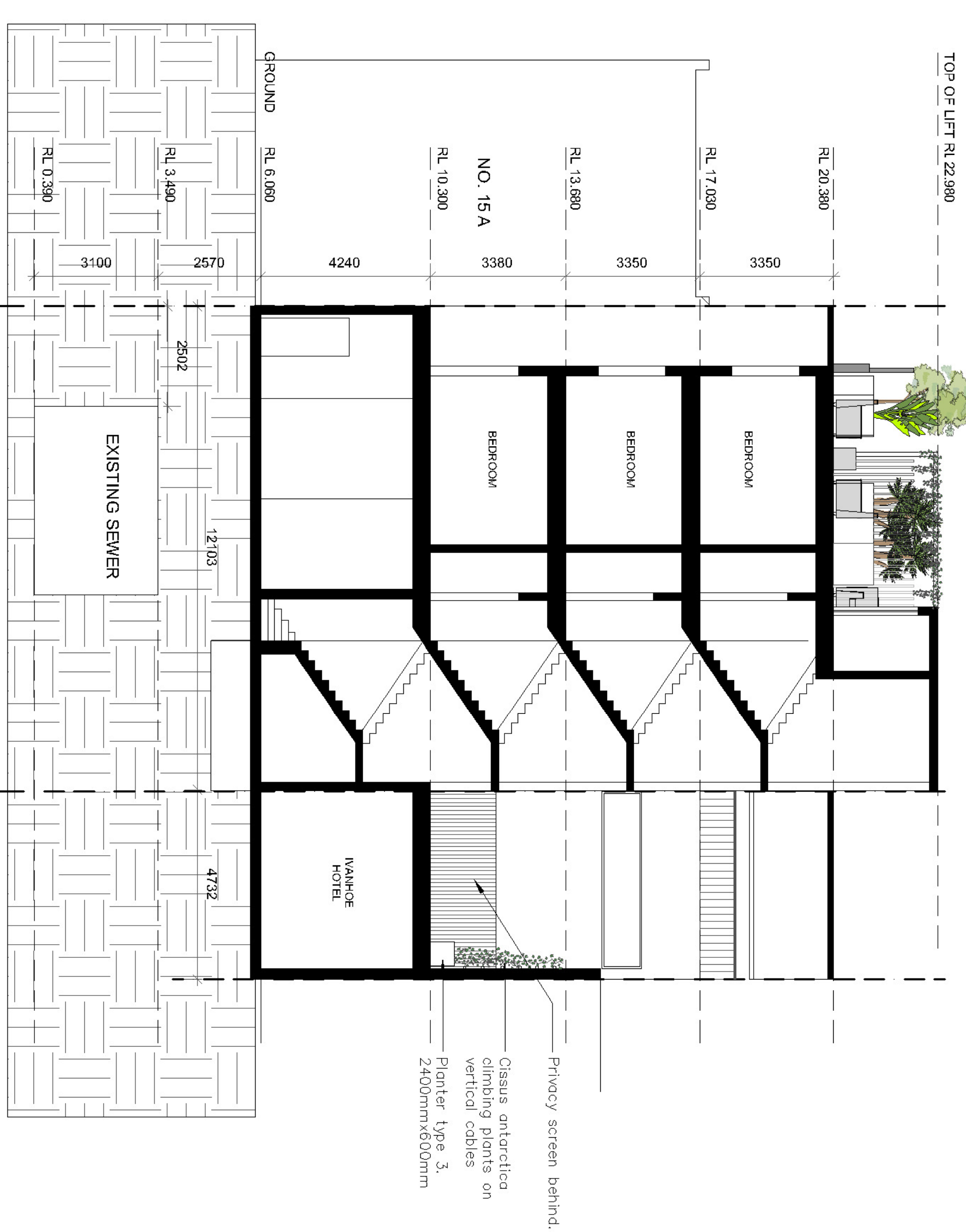
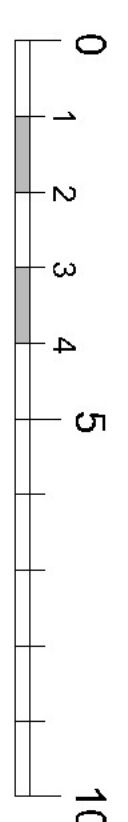
Typical C.O.S rooftop design images



Section B-Existing 1:100 @A1



Section C-Existing 1:100 @A1



AMENDMENTS

C	21.03.22	FOR DA
B	18.03.22	FOR DA
A	17.03.22	



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PROJECT: 19-23-25 & 27 THE CORSO
MANNING, NSW

DWG: SECTIONS

DATE: 21.03.22 SCALE: 1:100 @A1

JOB REF: 22/2392

Builder shall verify all dimensions of the site before
commencing construction. The client shall be responsible to
provide all necessary approvals and permits.

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NORTH

3 OF 3

ISSUE-C