

# Legend

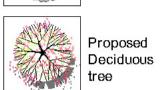
Existing trees to be removed (See sheet 3 & Arborist report)

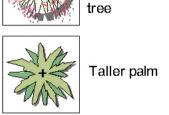


Existing trees



Proposed evergreen trees







Strappy leaved understorey plants



Low shrubs / ornamental grasses

Private open space paving



Common open space paving



Groundcovers / mulch



Balustrading/ fence/ screen



River stones

21.75 Proposed levels

Amendments

8.4.25 Amended roof

24.5.24 --

19.4.24 --

## PAUL SCRIVENER

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Project: Multi Residential development 45A Oaks Ave, Dee Why

Landscape plan - Ground floor /

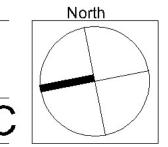
8.4.25 Scale: 1:100 @A1

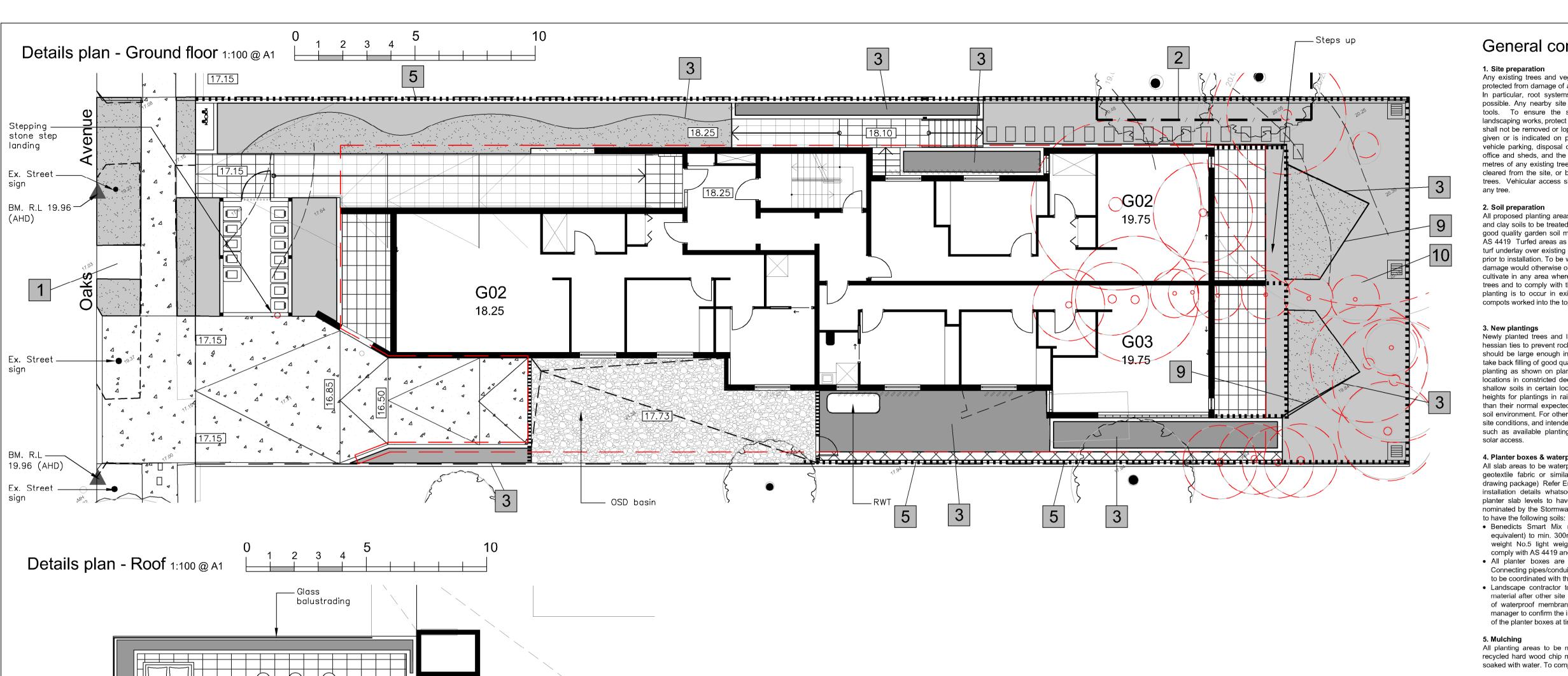
Job Ref: 24/2655 Sheet No: 1 of 3

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### 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 armoring where necessary. Trees shall not be removed or lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, 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 dripline 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 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas as noted to be laid over 100mm min. good quality turf underlay over existing soil which is to be deep ripped to 200mm 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 Arborist's report. Where planting is to occur in existing soil profiles ensute soil conditioners and compots worked into the top 200mm profile. To comply with AS 4454:1999 .

### 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 constricted 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

### 4. Planter boxes & waterproofing.

- All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric or similar approved. (see planter drainage detail this drawing package) Refer Engineer's details for ALL structural, drainage and installation details whatsoever for planter box construction. All internal planter slab levels to have mortar screed to fall to drainage outlets as nominated by the Stormwater Engineering details. All planting containers
- Benedicts Smart Mix no. 4 Lightweight Planter Mix (or approved equivalent) to min. 300mm depth. To be installed over Benedicts light weight No.5 light weight sub-soil mix (or approved equivalent). To comply with AS 4419 and AS 3743
- All planter boxes are to have automatic dripline irrigation system. Connecting pipes/conduit to be cast into slab structures prior to slab pour to be coordinated with the Structural Engineer's plans.
- Landscape contractor to install all planter box fill material and plant material after other site works are completed to ensure no deterioration of waterproof membrane. To be confirmed by Engineers and project manager to confirm the integrity of the engineer's specified waterproofing of the planter boxes at time of soil and plant installation.

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

### All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

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. No staking in raised planters to avoid damaging waterproofing

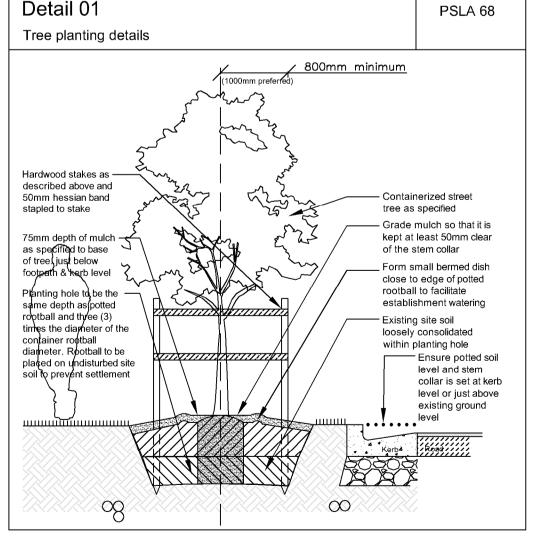
### 8. Lawn edging

All ground level garden beds adjacent to site boundary or paved areas to have edging as noted on the details plan.

Turfed areas to be to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation.

### 10. Structural

All structural details whatsoever to Engineer's details.



Mix 150mm depth of topsoil with 50mm of A.N.L. 'Greenlife' compost

Remove top laver of soil to allow for

removal of contaminants and provide

correct finish level after importing new

or equivalent & rotary hoe in.

Deep rip soil to 200mm depth.

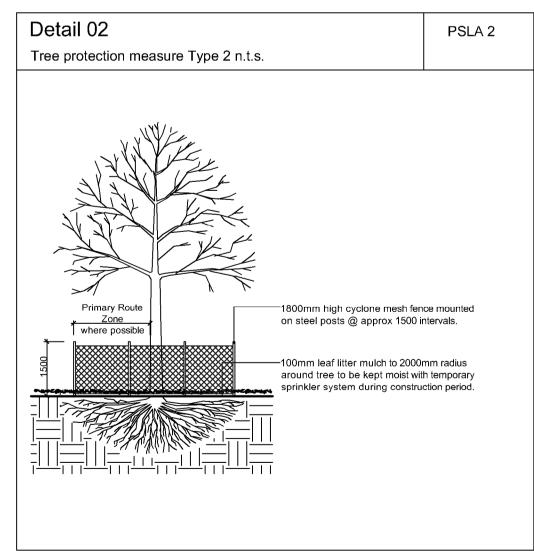
Detail 06

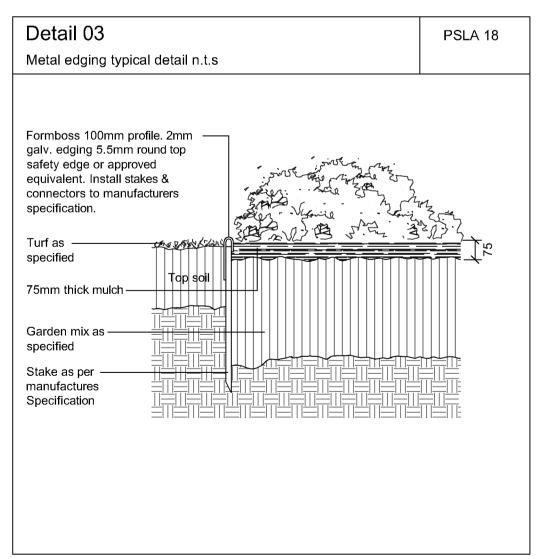
Soil preparation detail n.t.s.

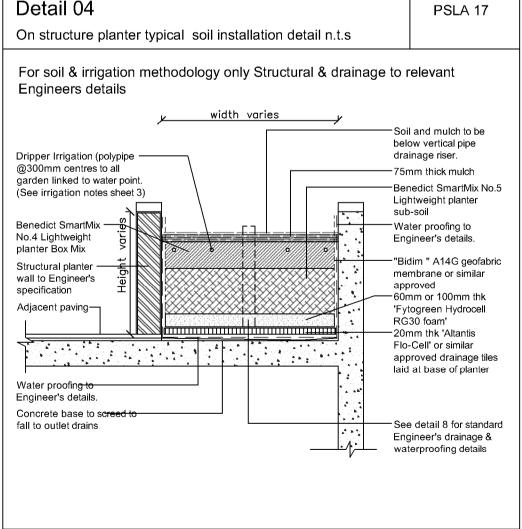
- Glass

PSLA 8

balustrading



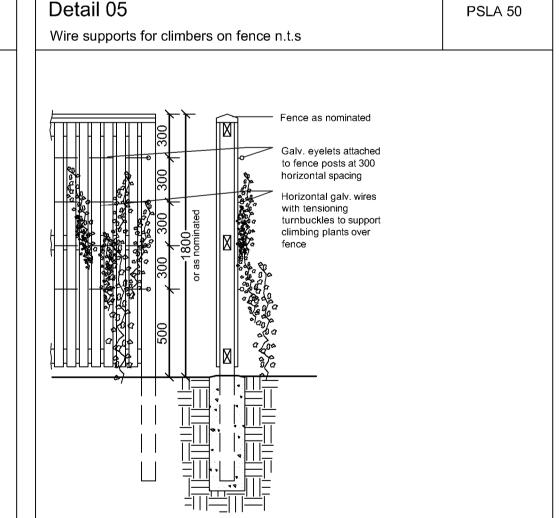


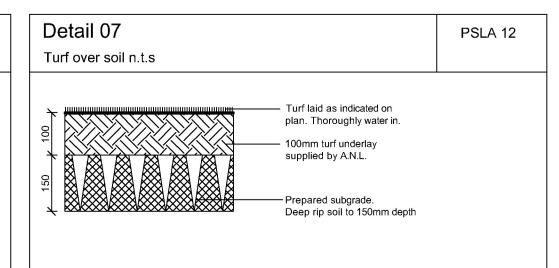


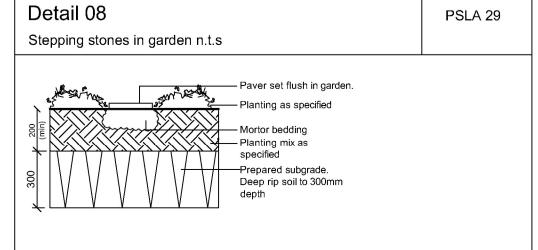
Detail 09

Corten stee

raised edge



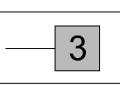






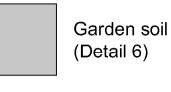


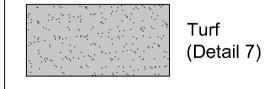
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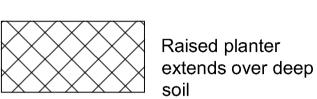


Detail #













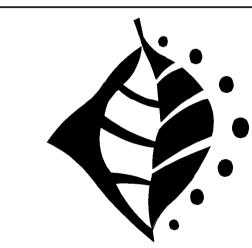




### Amendments

	_	
С	8.4.25	Amended roof
3	24.5.24	

19.4.24 --



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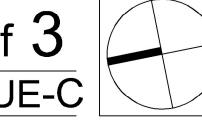
Details plan - Ground floor /

Job Ref: 24/2655 Sheet No: 2 of 3 Builder must verify all dimensions of the site before work commences

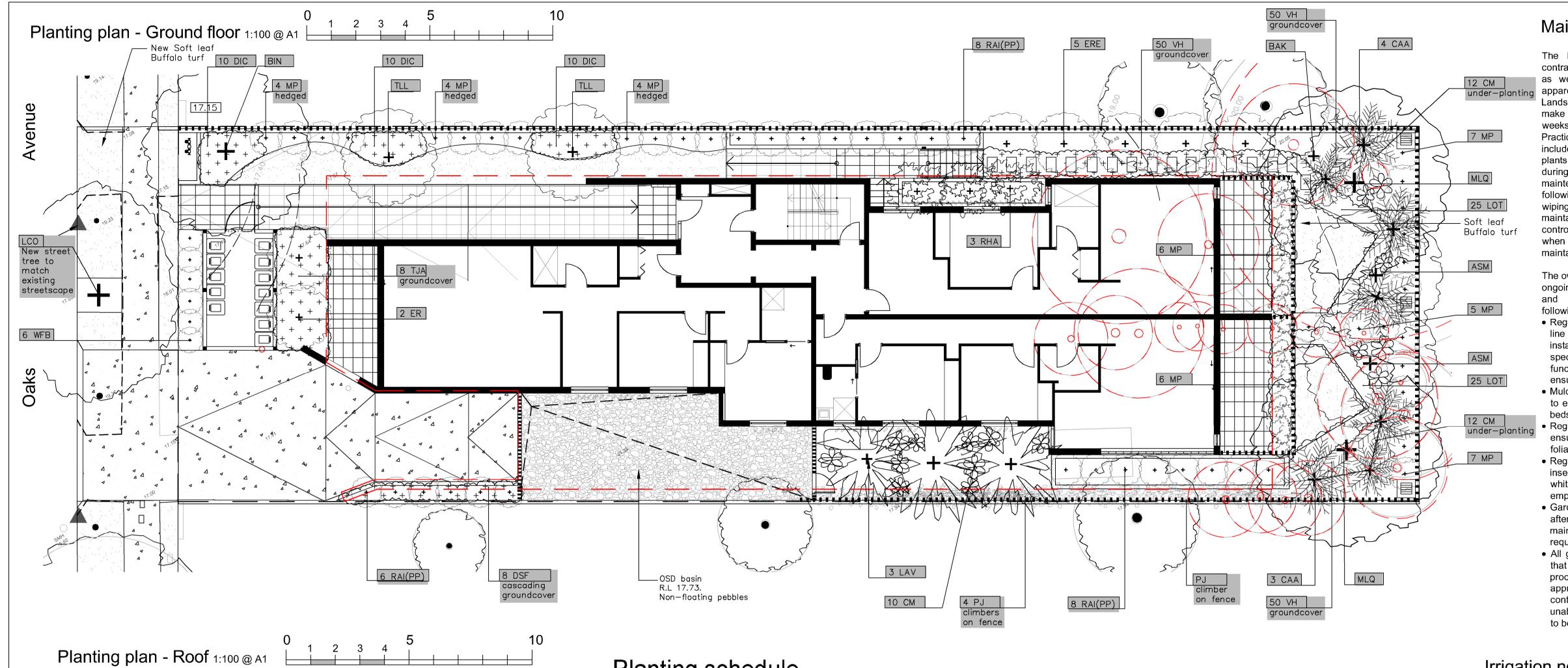
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# Planting schedule

54 LOT 32 DSF 20 TJA

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req
Canopy 1	trees	<u> </u>				<u> </u>
ASM	Acmena smithii	Lilly Pilly (Native tree in dep soil. Prune lower branches)	200Lt	3x50x50x1800	8-10.0M	2
BAK	Backhousia myrtifolia	Grey Myrtle (Native tree in deep soil)	75Lt	3x50x50x1800	7-9.0M	1
BIN	Bankisa integrifolia	Coast Banksia (medium indigenous tree)	200Lt	3x50x50x1800	12-15.0M	1
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	45Lt	3x50x50x1800	6-8.0M	2
ERE	Elaeocarpus eumundii	QLD Quandong (native vertical narrow screen tree)	45Lt	2x50x50x1800	7-10.0M	5
LCO	Lophostemon confertus	Brushbox (very hardy tree. Common street tree)	45Lt	3x50x50x1800	9-13.0M	1
MLQ	Melalueca quinquenervia	Flax Leaf Paperbark (indigenous medium tree)	200Lt	3x50x50x1800	12-15.0M	1
TLL	Tristaniopsis laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	200Lt	3x50x50x1800	5-7.0M	2
Shrubs /	small feature trees					
CVE	Callistemon citrinus 'Endeavor'	Endeavor Crimson Bottlebrush (Flowering native small tree)	300mm	nil	2-3.0M	3
MP	Murraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0MM	43
RAI (PP)	- ·	Pink Pearl (hedging dense flowering plant)	300mm	nil	1.0M	22
WFB	Westringia fruticosa 'Blue Gem'	Dwarf Blue Westringia (hardy low gorwing plant)	150mm	hedged	1.2-1.5M	6
Ferns / F	Palms / Succulents / ornamental	bamboos				
CAA	Cyathea australe	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	7
LAV	Livistona australis	Cabbage Palm (tall indigenous palm)	semi adv	wire guys	8-12.0M	3
RHA	Raphis excelsor	Lady Finger Palm	300mm	nil	2-2.5M	3
Groundo	covers/Climbers					
DSF	Dichondra 'Silver Falls	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	40
PJ	Pandorea jasminoides	Bower Plant (native climbing/cascading groundcover)	200mm	wire supports on fence	2.5M	5
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbbreed hyvrid groundcover)	200mm	nil	0.2M	28
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	150
Ornamer	ntal grasses/strappy leaved pla	nts				
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	34
DIC	Dianella 'Caerulea'	Blue Flax Lily (native grass like plant)	140mm	nil	0.4M	30
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	104

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.

# 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. Mow the turf when it is established at regular intervals to maintain an average height of 50mm.

The owners of the residence are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance 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.
- Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden
- Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy and foliage of trees and shrubs.
- Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of Yates pest spray or equivalent is to be employed if required
- Garden/lawn edging to be inspected regularly after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
- 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 is a timely manner.

# Irrigation notes

Automatic drip line watering system to be selected. To extend to ALL garden areas nominated on the deep soil and planter box areas and is to include all raised planter boxes over slab. (all lawn areas to be excluded) Water supply tap hosecocks as indicated on CC stage drawings.(To be coordinated with Hydraulic and Structural Engineer's details ). Dripline supply system only to be

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 polypropeyline 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 sesnsor is installed for common area garden zones connected to timers

<u>Chemical root control:</u> Provide standard chemical root inhibiting chemical cartridge. These are to be industry standard, in-line replaceable cartridges located for easy access for replacement cartridge installation

Automatic Controller: 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 is acceptable and to maintained by the owners corporation as part of the ongoing property maintenanace.

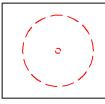
Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all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

# Legend



Existing trees to be removed. Refer to Arborist's report.



Existing trees Refer to Arborist's report.



Planting symbol

Amendments

8.4.25 Amended roof 24.5.24

19.4.24 --

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Planting plan - Ground floor /

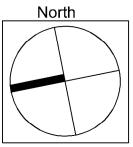
ABN: 16 949 100 279

Scale: 1:100 @A1 Job Ref: 24/2655 Sheet No: 3 of 3

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Job/MacKenzie Architects / 45A Oaks / 2655

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