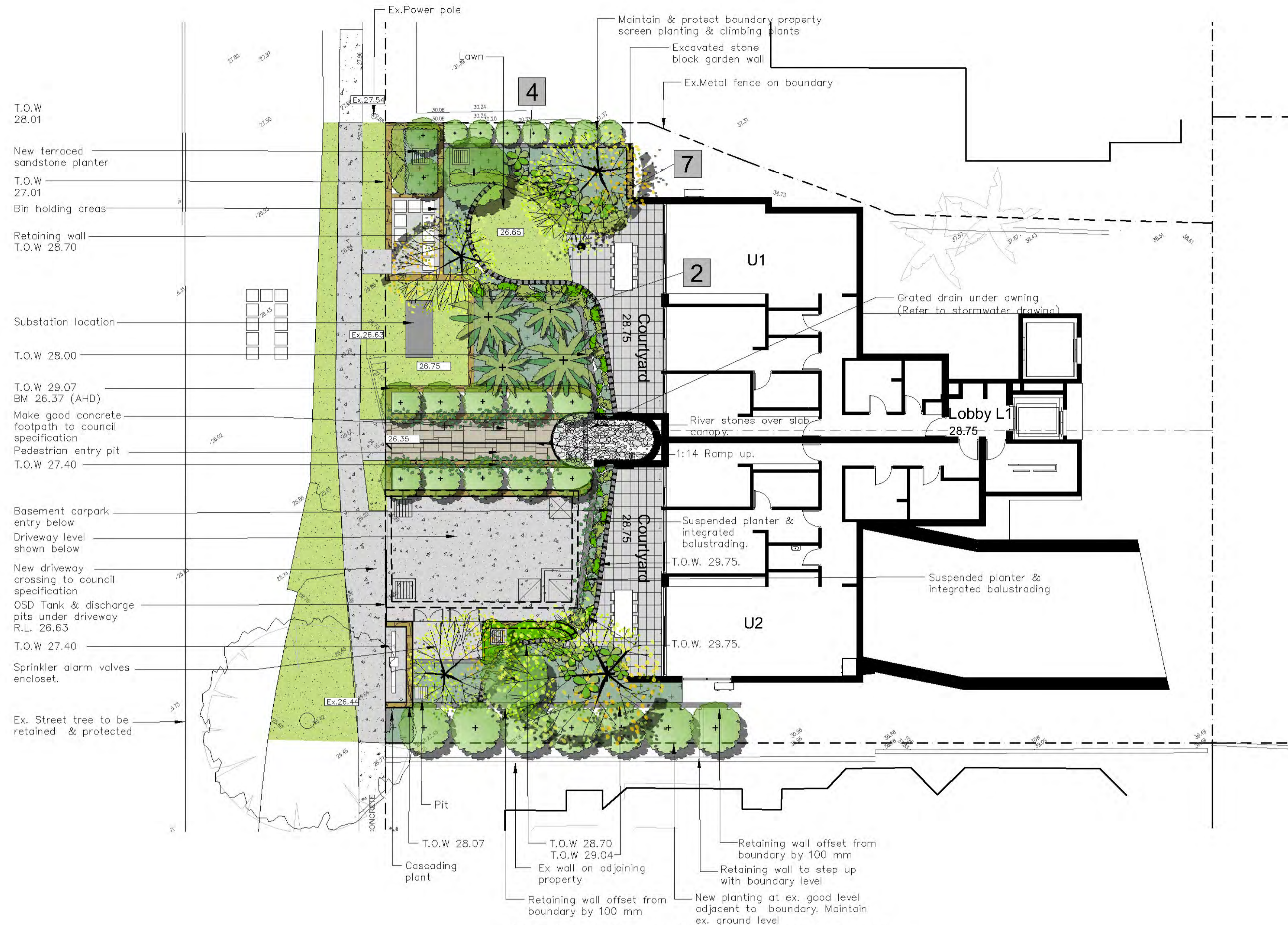


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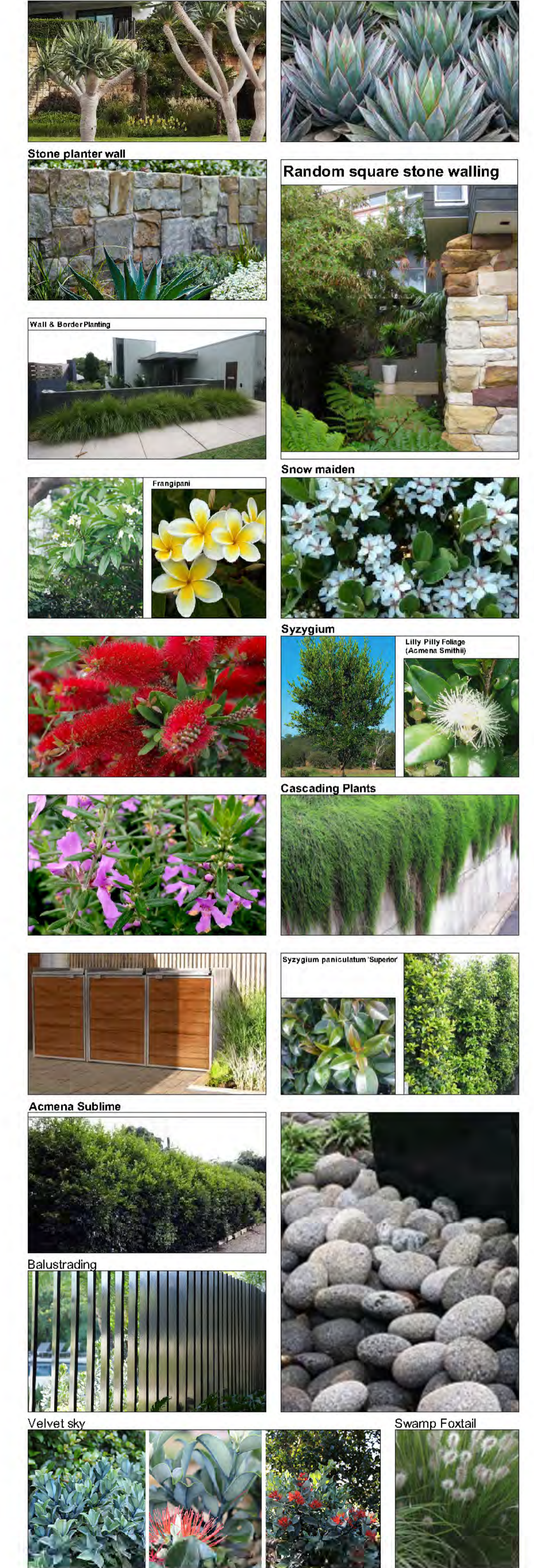


(See sheet 2 for continuation for level above)

4 Detail #
(See Schedule Sheet 2)

ER Planting symbol (See
schedule, sheet 3)

Typical design images



	Existing trees		Proposed Deciduous tree		Turfed lawn areas		Screen / Balustrading	4 Detail # (Sheet 3)
	Proposed evergreen trees		Screen Planting		Walls		Rock outcrops	

Amendments		
C	3.12.24	Final Co-ord
B	27.11.24	DA Review



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Project: New development
 33-35 Fairlight St & 10-12 Clifford St,
 Fairlight, NSW

Dwg: Level 1 Clifford Ave

Date: 3.12.24 Scale: 1:150 @A1

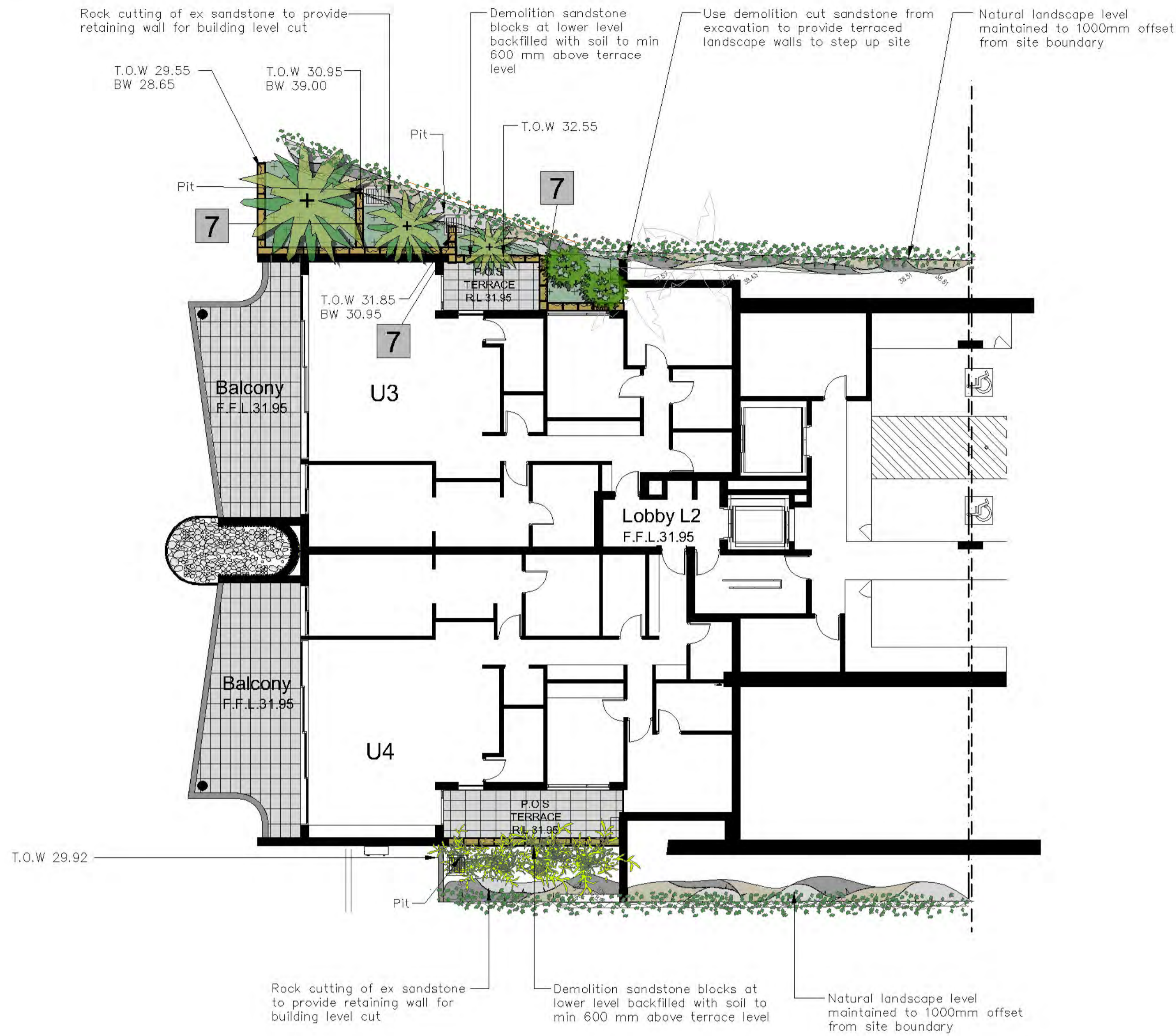
Job Ref: 24/2786

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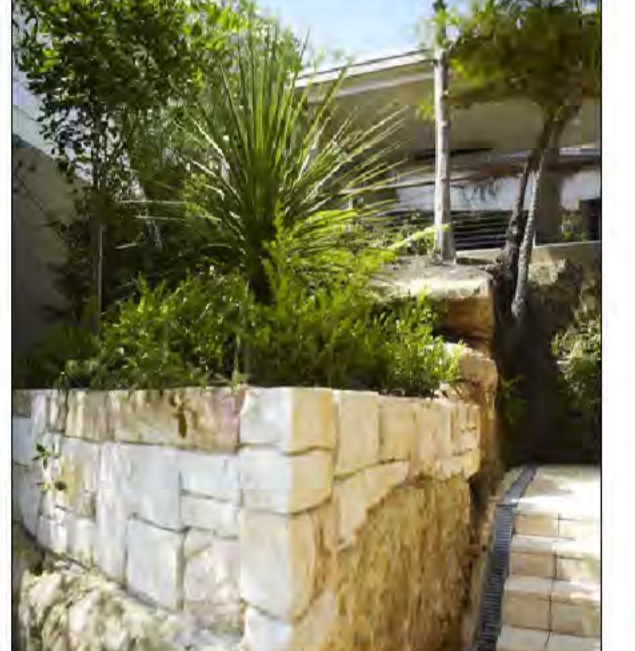
1 of 10
DA
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Typical design images



Excavated rock/ Planter wall



River stone



Tropical planting



Climbing plans on fence



4 Detail #
(See Schedule Sheet 2)

ER Planting symbol (See
schedule, sheet 3)

Legend

- Existing trees
- Proposed Deciduous tree
- Proposed evergreen trees
- Screen Planting
- Turfed lawn areas
- Walls
- Screen / Balustrading
- Rock outcrops
- Detail # (Sheet 3)

Amendments

C	3.12.24	Final Co-ord
B	27.11.24	DA Review



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Date: 3.12.24 **Scale:** 1:150 @A1

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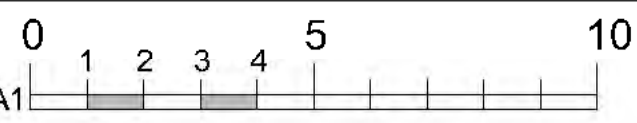
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General construction notes

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, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within the dripline of any existing trees to be retained on or adjacent to the site. 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 (4) metres of any tree.

2. Soil preparation
All proposed planting areas to be ripped by hand in tree protection zones) to 200mm and clay soils to be treated with clay breaker. Harvested existing top soil from site and store on site and mix with 25% A.N.L. Greenlife compost or approved equivalent. Apply at least 150mm soil depth to planting areas. All additional soil to be 100mm depth of good quality planting mix to be imported and combined with 50mm A.N.L. Greenlife compost or approved equivalent. To be worked in with rotary hoe or by hand in tree protection zones. In general all care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees.

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. Mature heights of planting as shown on planting schedule show the greatest height possible in ideal conditions. These heights are subject to particular site conditions, possible container environments and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4. Planter boxes & waterproofing.
All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric. Refer Engineer's details for structural details for planter box drainage & construction. All internal planter slab levels to fall to drainage outlets as detailed by Hydraulic Engineer. Ensure minimum 50mm cavity between planter box and building wherever planter joins building. Keep cavity clear of debris by providing capping row butted against building. Exterior finishes as per Architect's detail. Ensure base of cavity is able to drain via weep holes in event water seeps into cavity so as to not build up against building wall. Containers to be at height as indicated on Architects' drawing. All planting containers or over slab planting to have the following:
 • Water proofing as specified by Architects. To extend along base and up to top of soil level of containers
 • 'Atlantis' drainage cell at base to be connected to drainage system of development (see typical detail sheet 2)
 • A.N.L. planter box soil mix or equivalent to be installed in all containers and over slab planting situation
 • Contractor to install all planter box finishes after other site works are completed to ensure no deterioration of waterproof membrane. Contractor to be responsible for the integrity of the waterproofing of the planter boxes
 • All planter boxes are to have automatic dripline irrigation system. Connecting pipes to be installed in slab structures prior to slab pour. Irrigation supply lines to be installed by building contractor prior to waterproofing and internal planter box finishes

5. Mulching
All planting areas to be mulched with a minimum 100mm thick cover of woodchip mulch and then all plant areas to be thoroughly soaked with water. All mulch shall be free of vegetative reproductive parts of all weed species

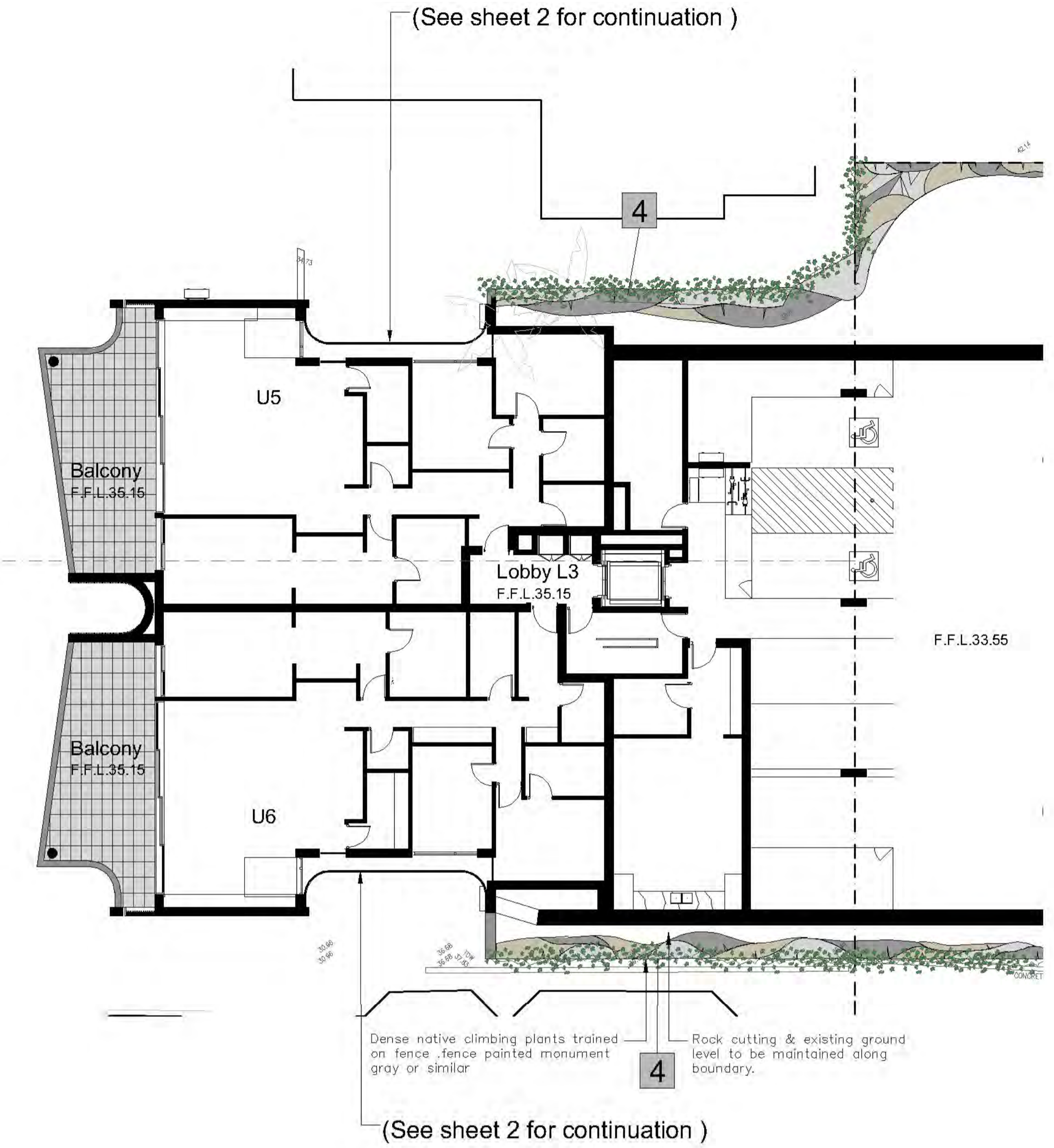
6. Irrigation
Automatic dripline system supplied by harvested rainwater to be incorporated. To extend to all common area landscaped areas included in works (excluding turf areas and street trees that are to be hand watered as part of ongoing maintenance program). Include all over slab planting areas and all planter boxes where applicable. Hose cocks supplied to all private garden as well as common garden areas. Full irrigation scope to future Construction Certificate details

7. Fertiliser
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.
Mass planted areas: allow one slow release Agriform pellet per 5-25 litre plant. All fertilisers to be applied in accordance with the manufacturers instructions.
Turfed areas: Supply and install Agriform slow release fertiliser or approved equivalent lawn start fertiliser applied at the rate recommended by the manufacturer

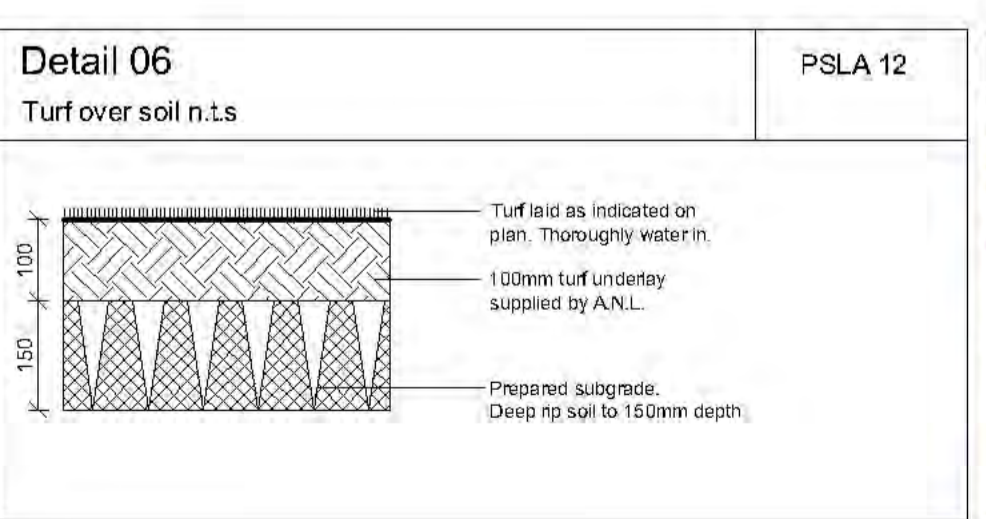
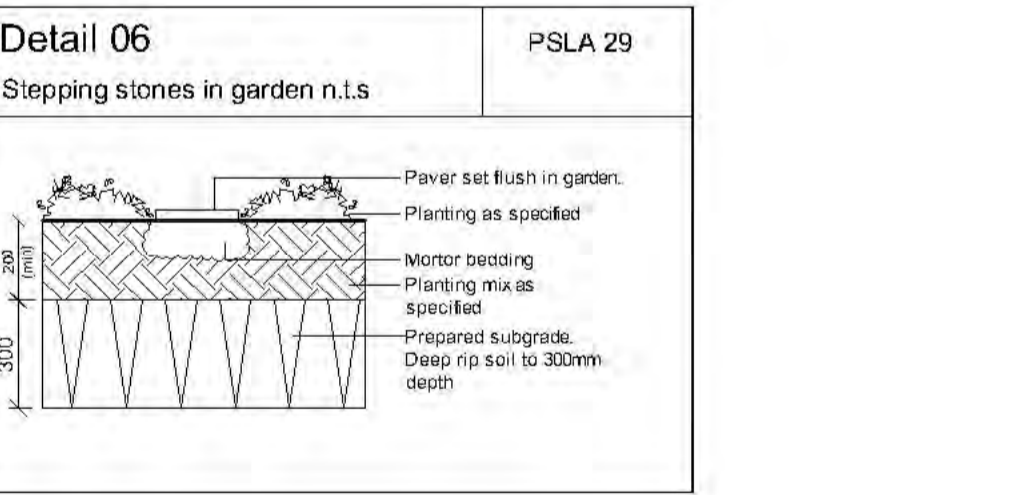
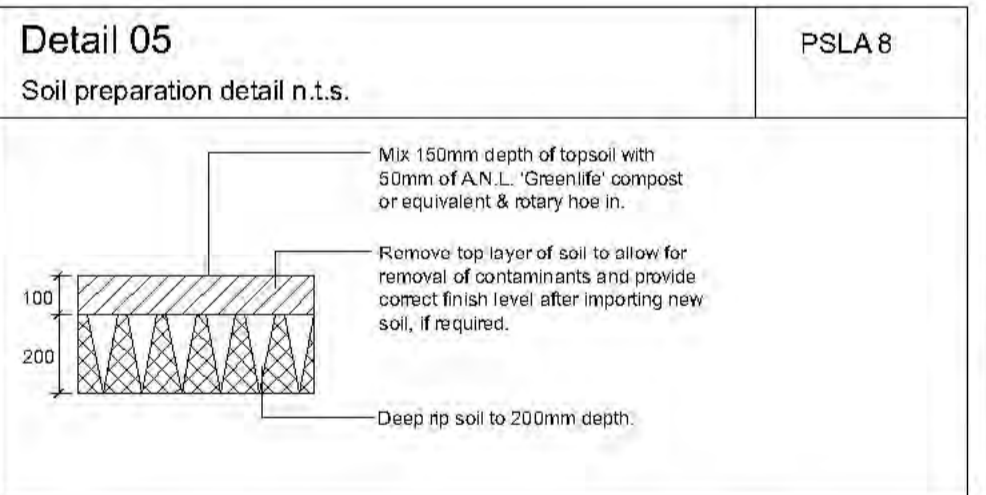
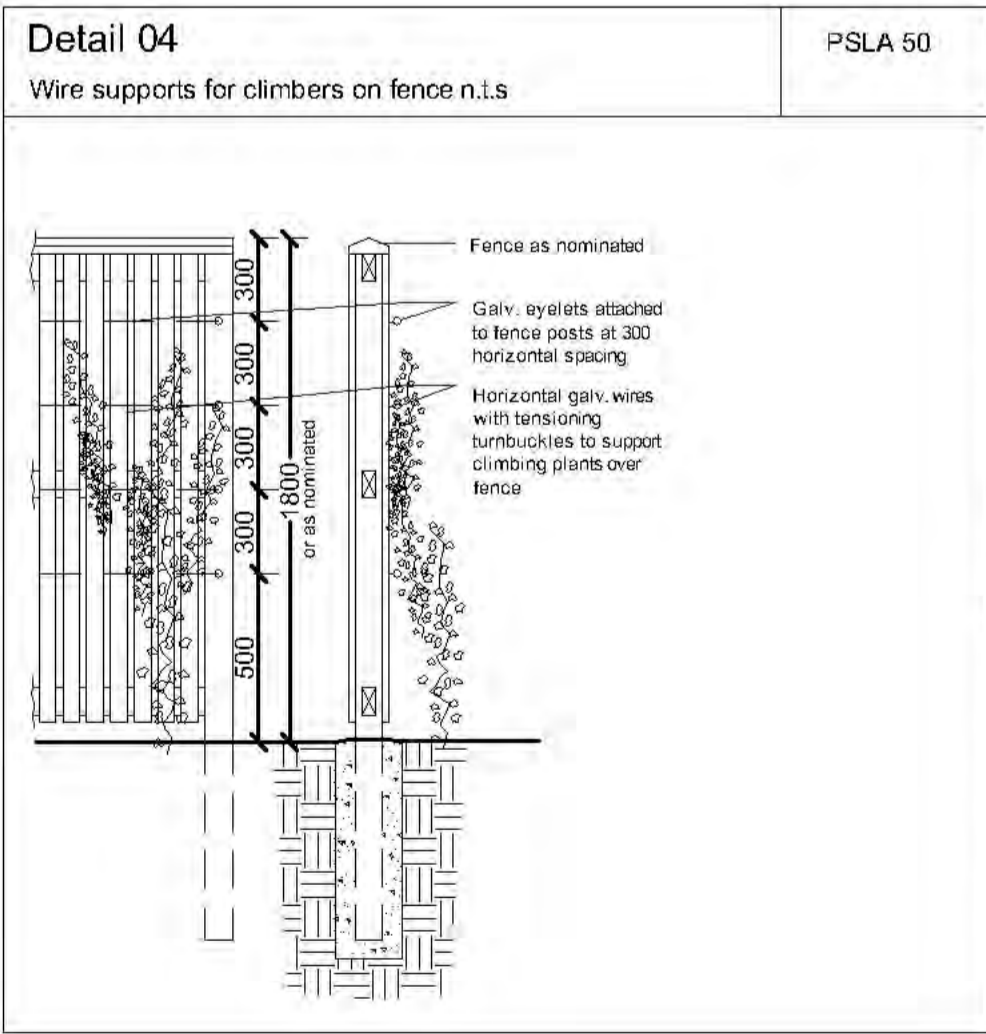
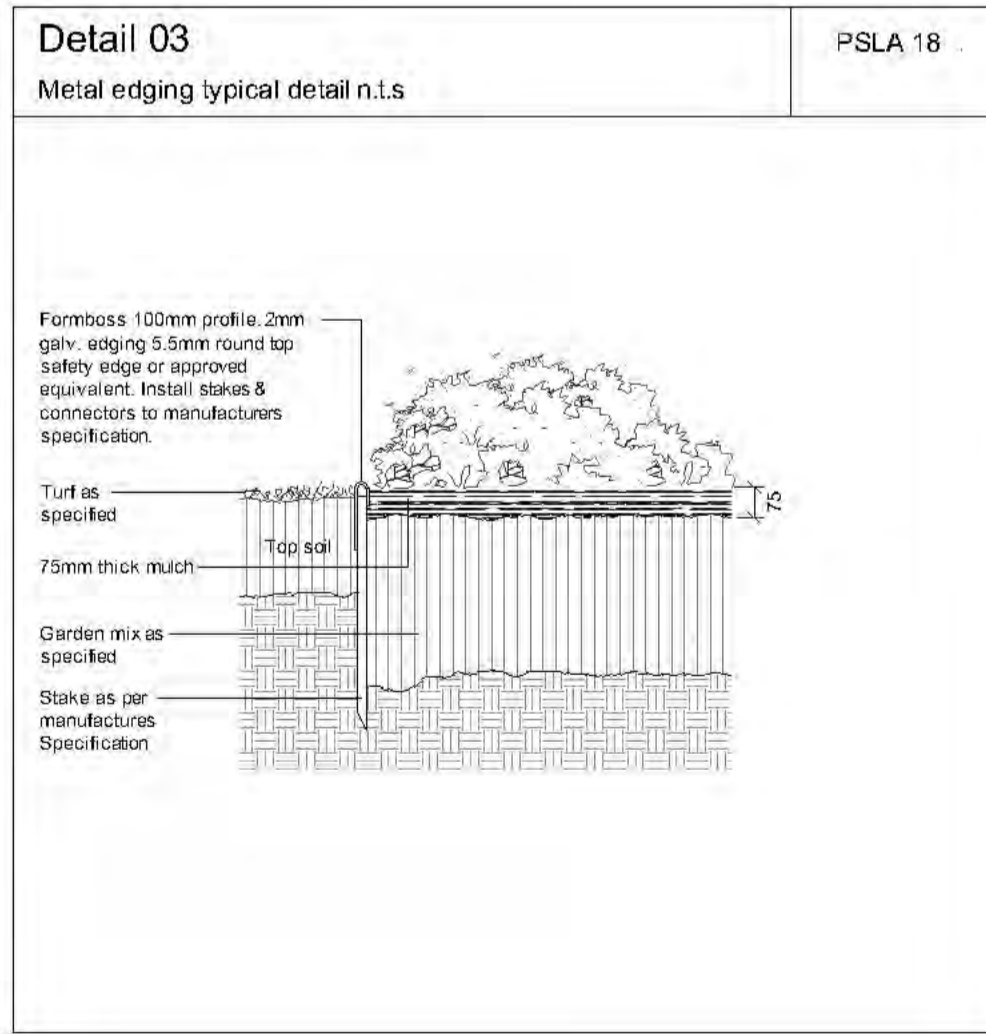
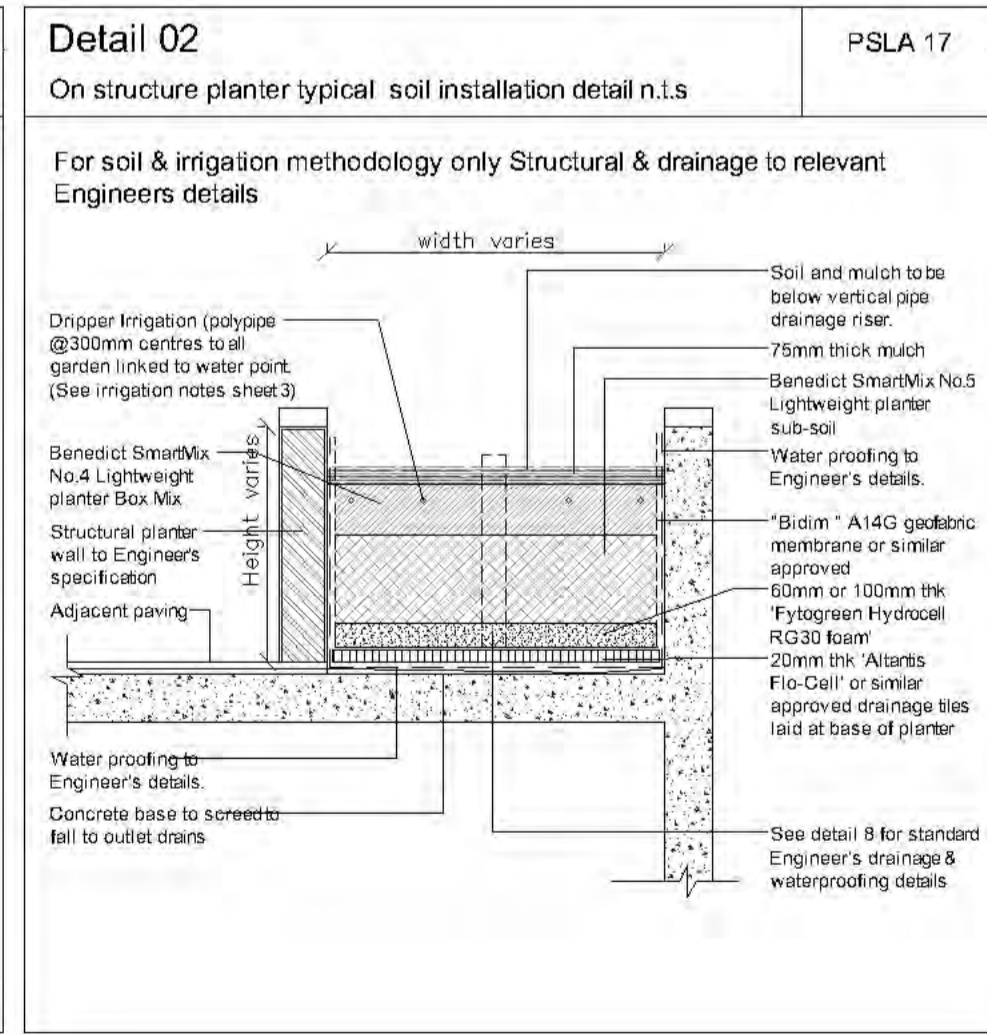
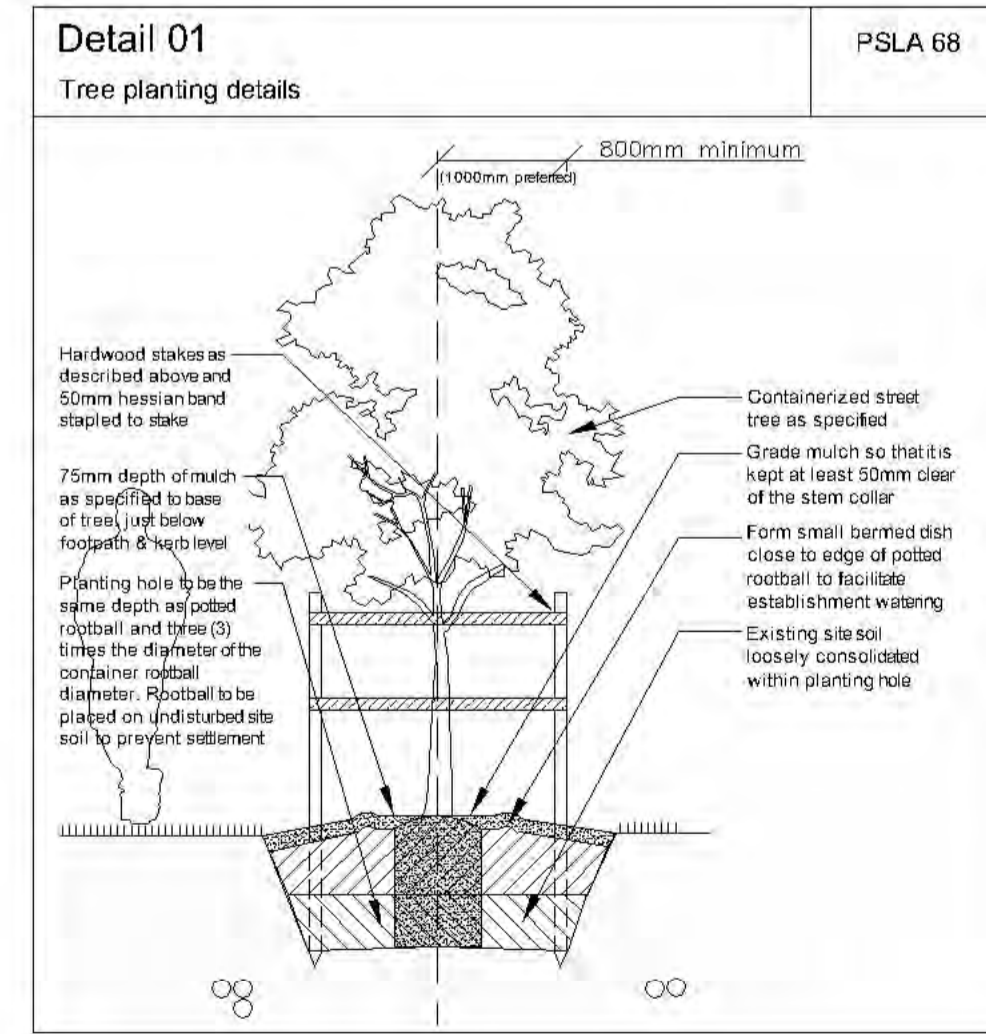
8. Staking
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support and to finish a minimum of 1000-1000mm above finished levels

9. Engineering
All structural and hydraulic details whatsoever to Engineer's details.

10. Maintenance
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 thirteen (13) 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.



Typical design Images



Legend

- Existing trees
- Proposed Deciduous tree
- Proposed evergreen trees
- Screen / Balustrading
- Screen Planting
- Turfed lawn areas
- Walls
- Rock outcrops
- Detail # (Sheet 3)

Amendments

C	3.12.24	Final Co-ord
B	27.11.24	DA Review



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 Fairlight, NSW

Dwg: Level 3 Clifford Ave

Date: 3.12.24 Scale: 1:150 @A1

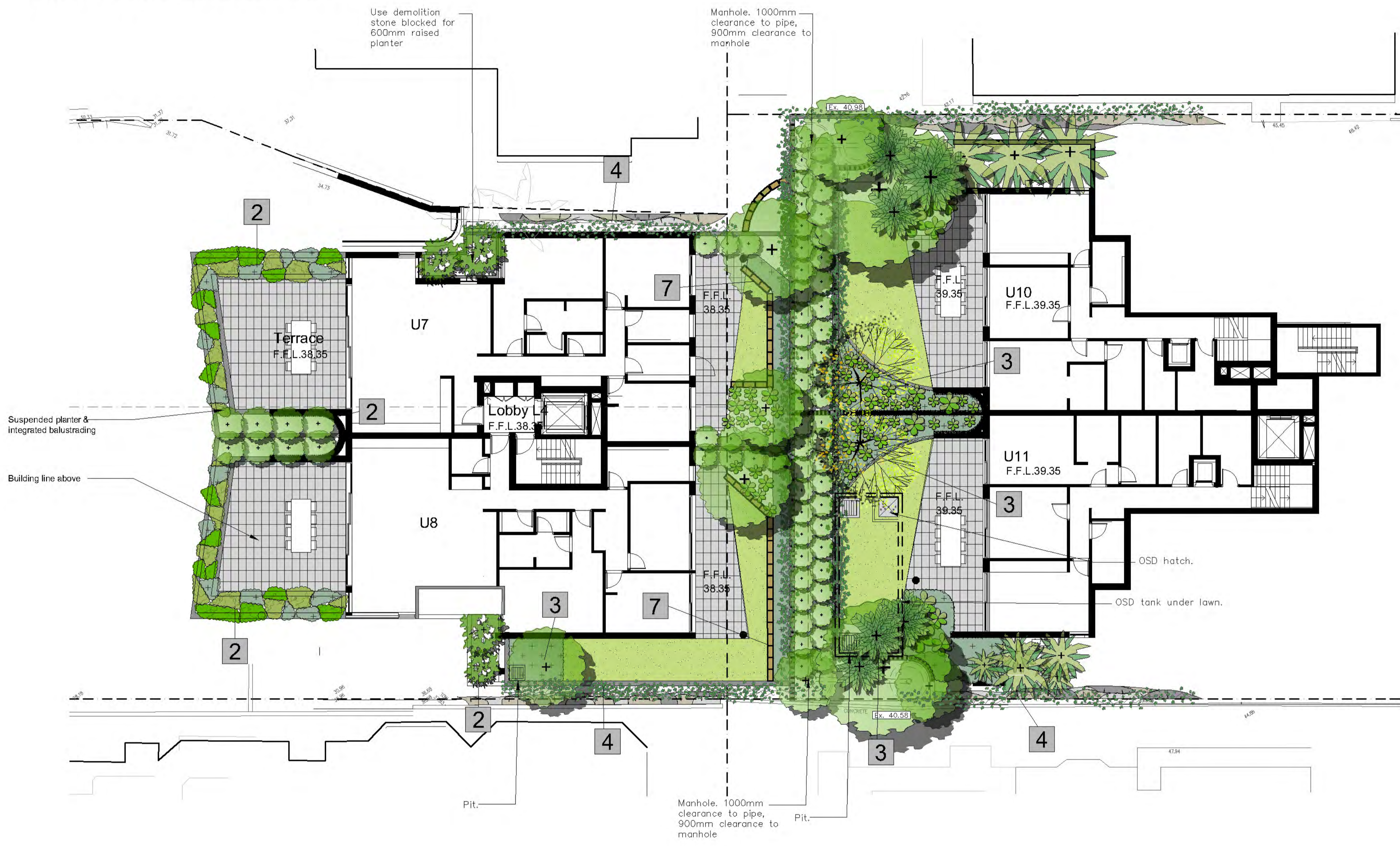
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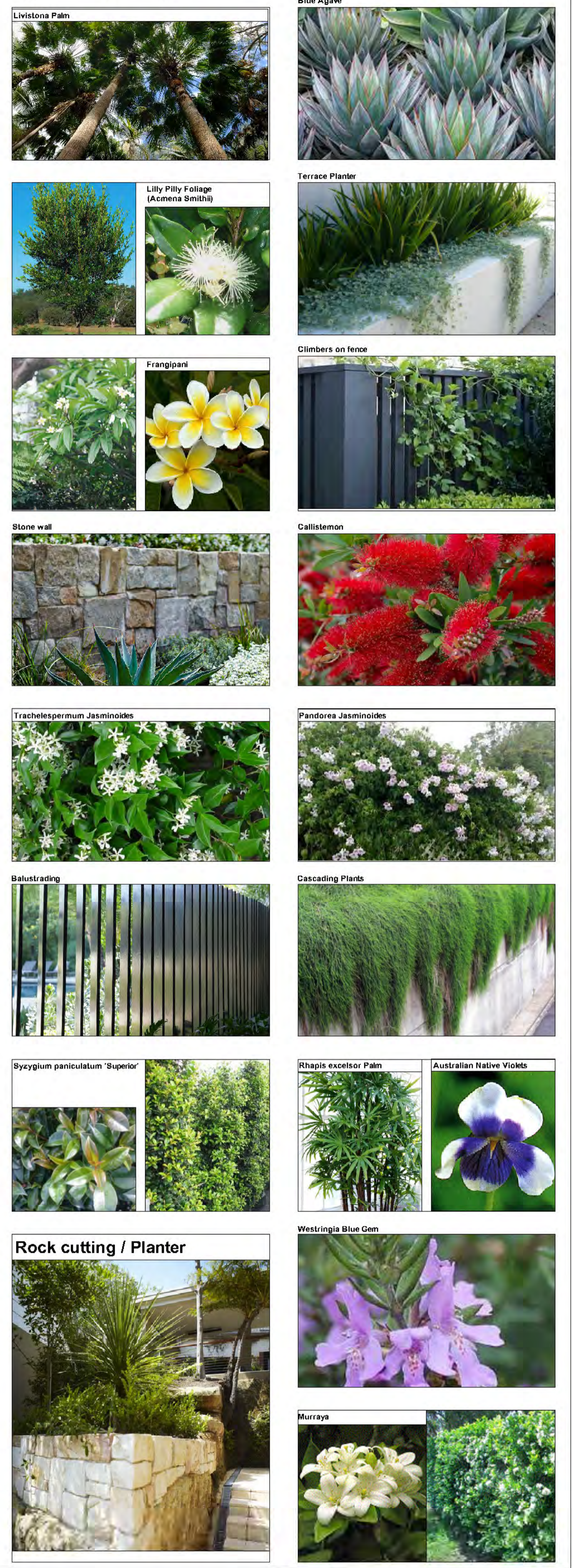
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Typical design images



Legend

	Existing trees		Proposed Deciduous tree		Turfed lawn areas		Screen / Balustrading		Detail # (Sheet 3)
	Proposed evergreen trees		Screen Planting		Walls		Rock outcrops		

Amendments

C	3.12.24	Final Co-ord
B	27.11.24	DA Review



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Dwg: Level 4 Clifford Ave + Ground Floor Fairlight St

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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 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: Driplines to be 'Netafim Techline AS XR' drip tubing or approved equivalent

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 be maintained by the owners corporation as part of the ongoing property maintenance.

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)

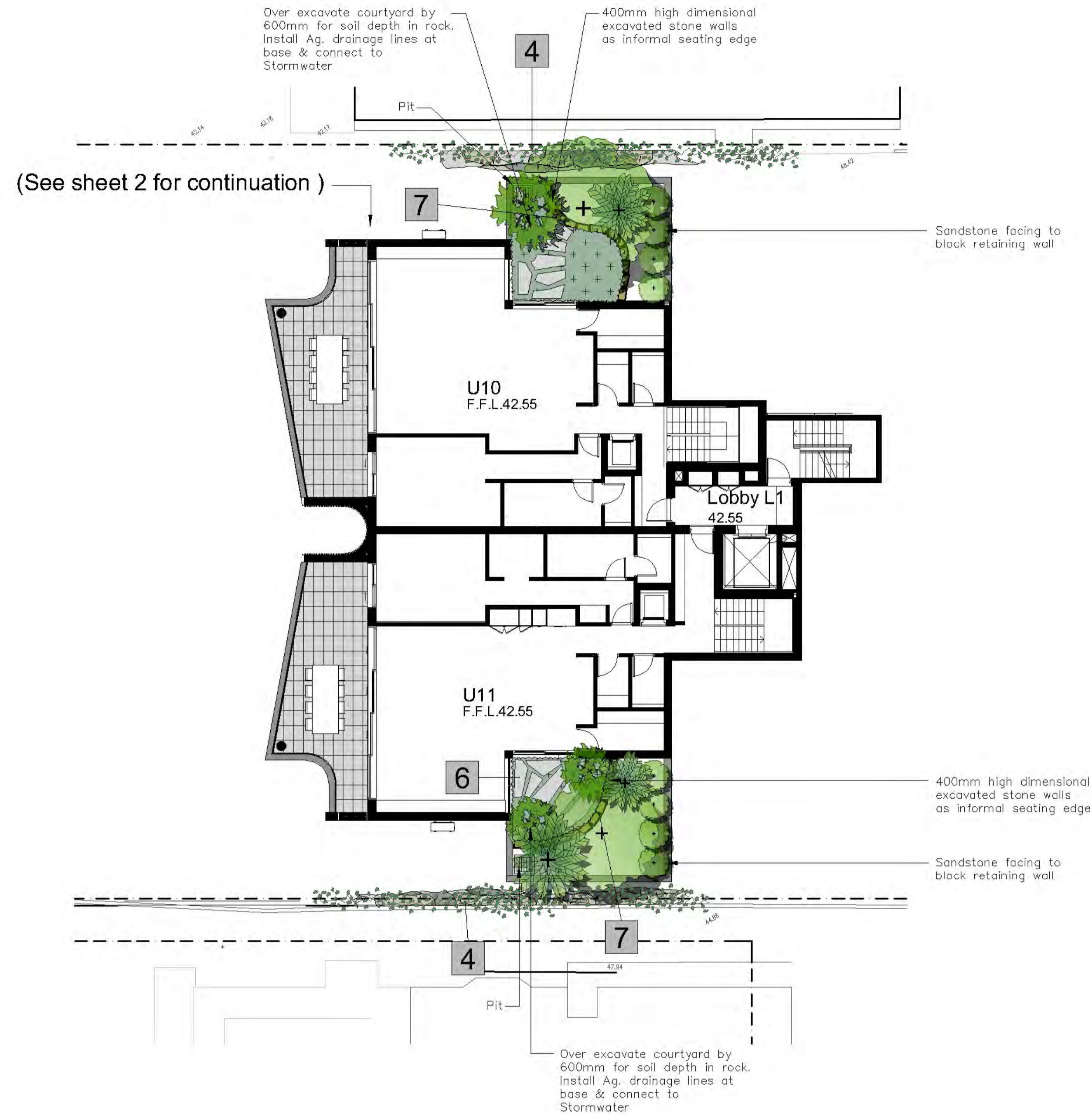
Maintenance schedule

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 beds
- 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 in a timely manner.

Level 4 1:150 @ A1

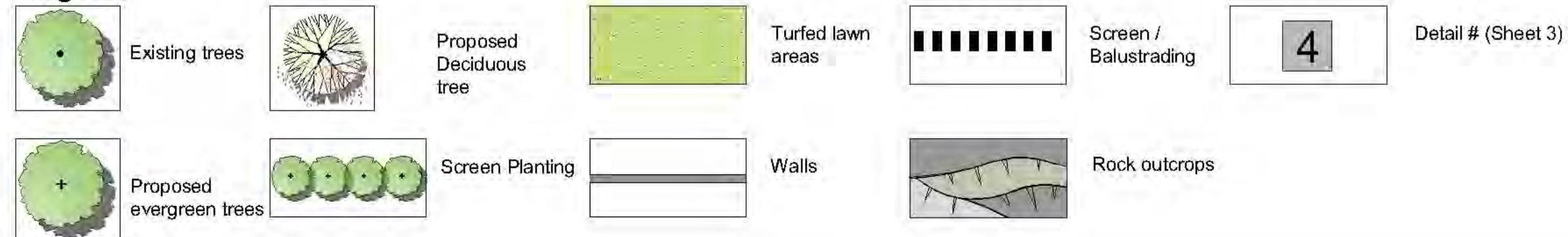


(See sheet 2 for continuation)

Typical design Images



Legend



Amendments	
C	3.12.24 Final Co-ord
B	27.11.24 DA Review



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 Fairlight, NSW

Dwg: Level 5 Clifford Ave & Level 1 Fairlight St

Date: 3.12.24 Scale: 1:150 @A1

Job Ref: 24/2786

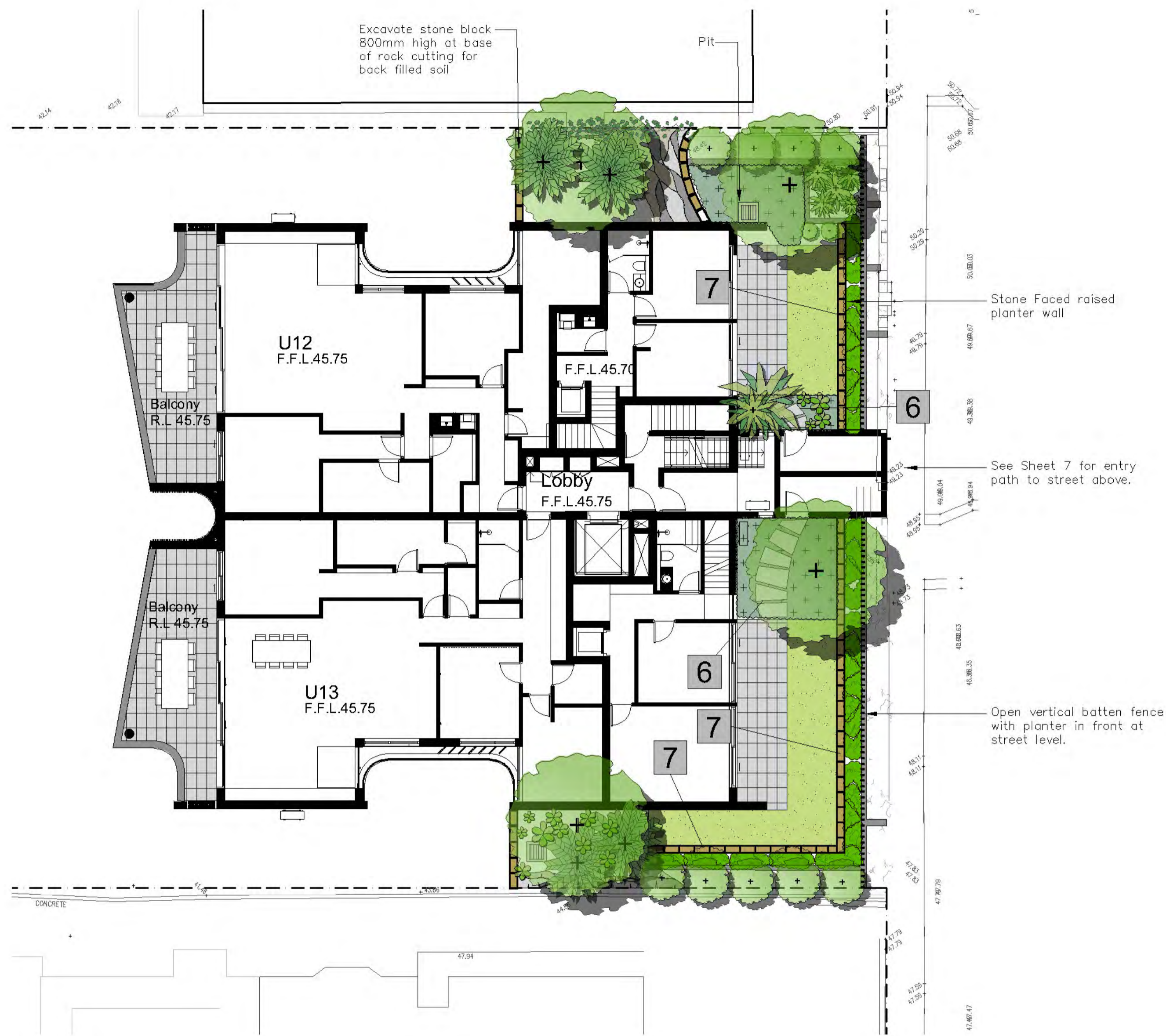
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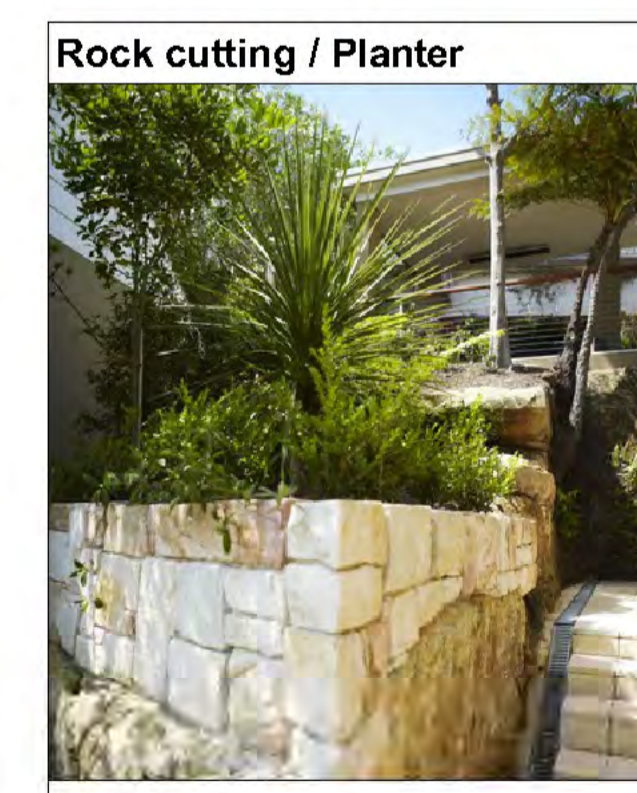
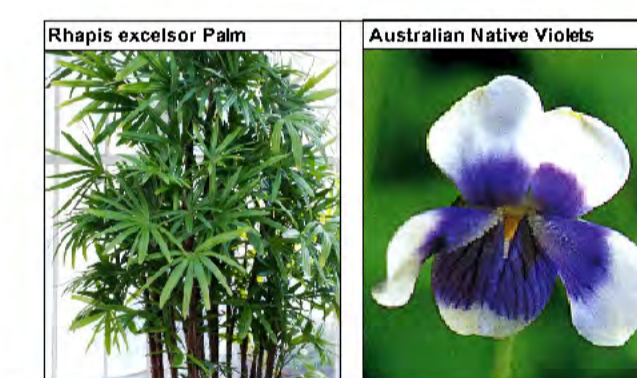
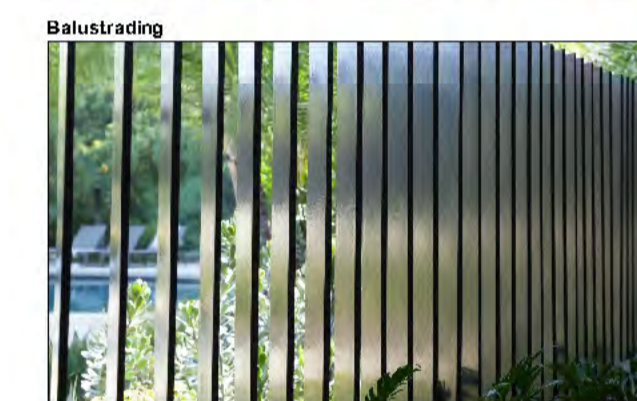
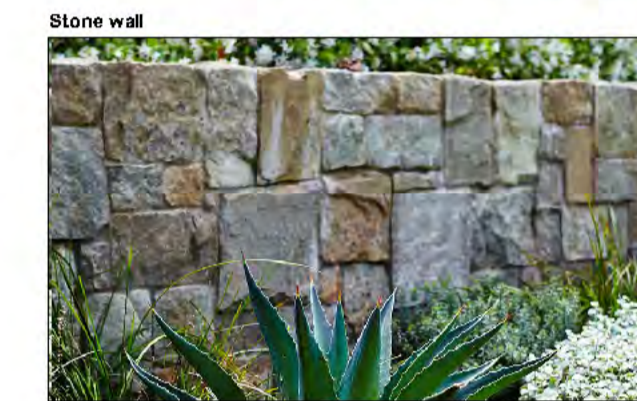
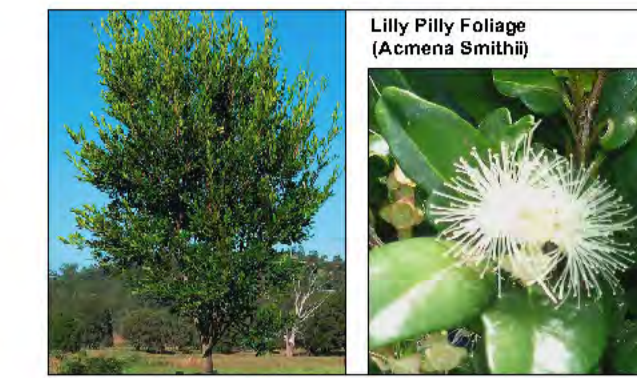
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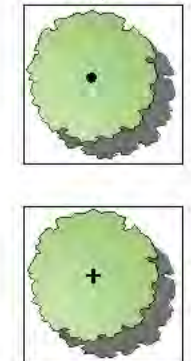
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Typical design images



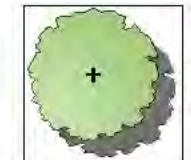
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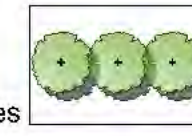
Existing trees



Proposed Deciduous tree



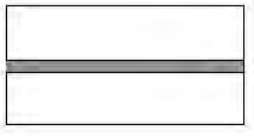
Proposed evergreen trees



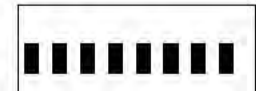
Screen Planting



Turfed lawn areas



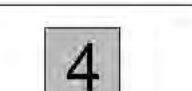
Walls



Screen / Balustrading



Rock outcrops



Detail # (Sheet 3)

Amendments		
C	3.12.24	Final Co-ord
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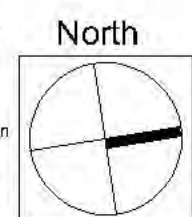
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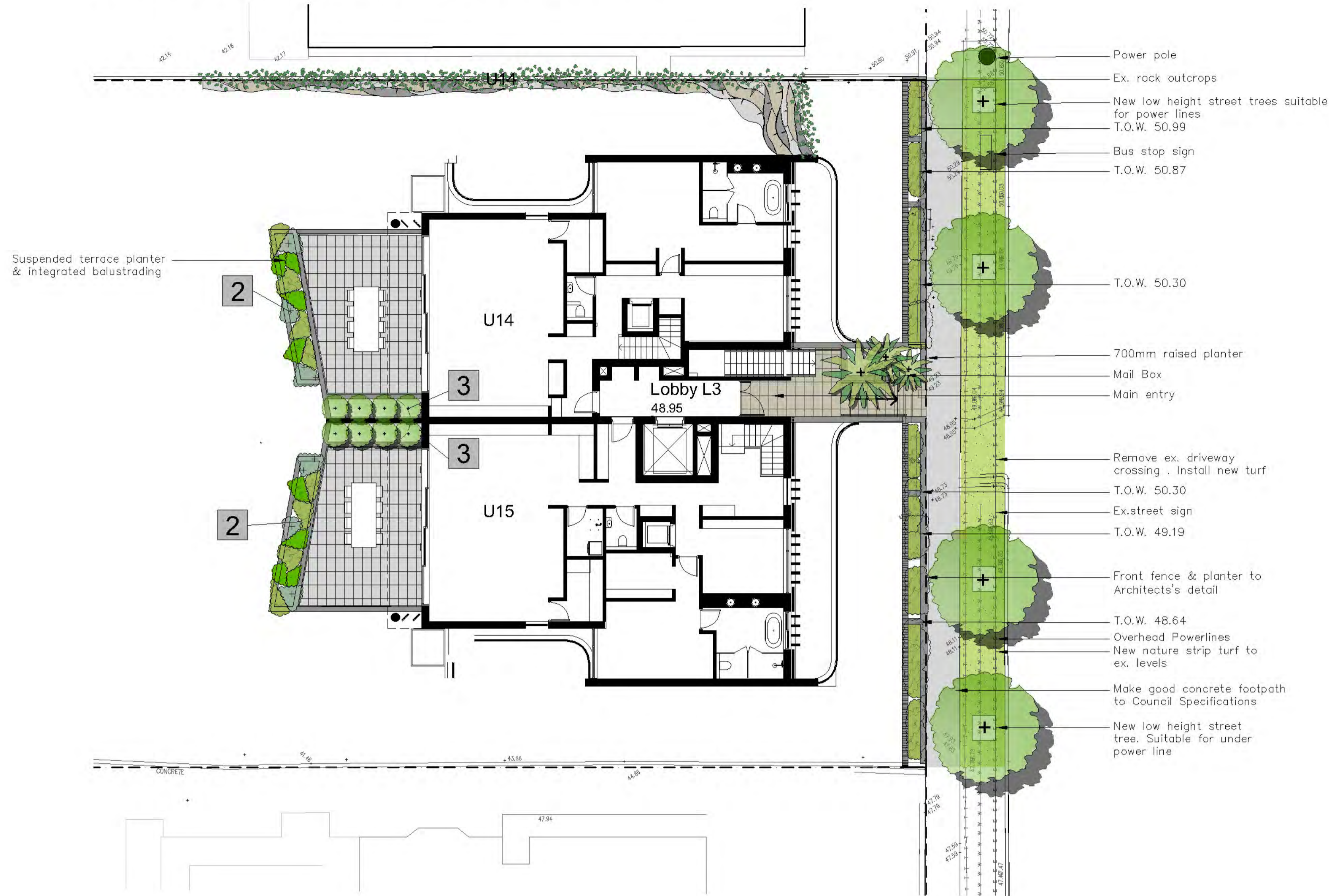
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Job Ref: 24/2786

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Typical design image



Feature Dragon Tree



Fence



Lomandra Tanika border plants



Callistemon street tree



Front fence



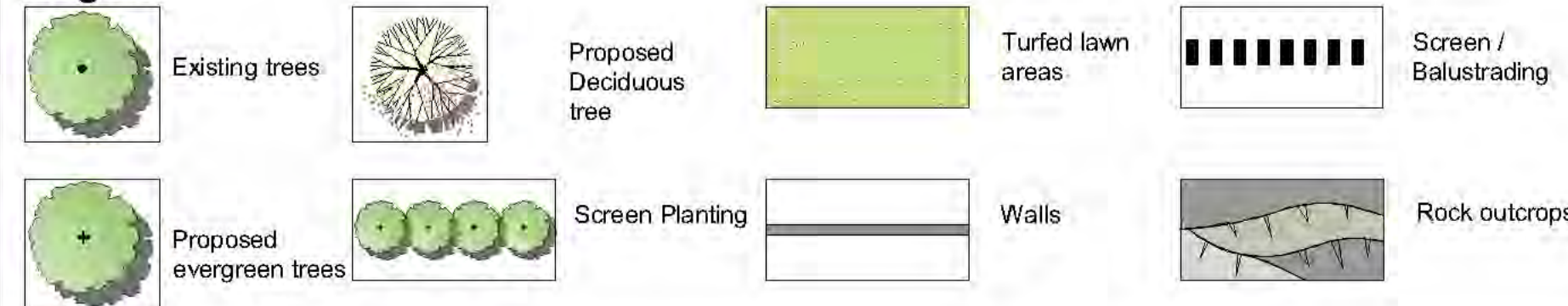
Pink Pearl



Mail box / Signage



Legend



Amendments		
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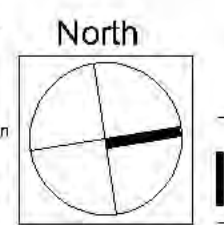
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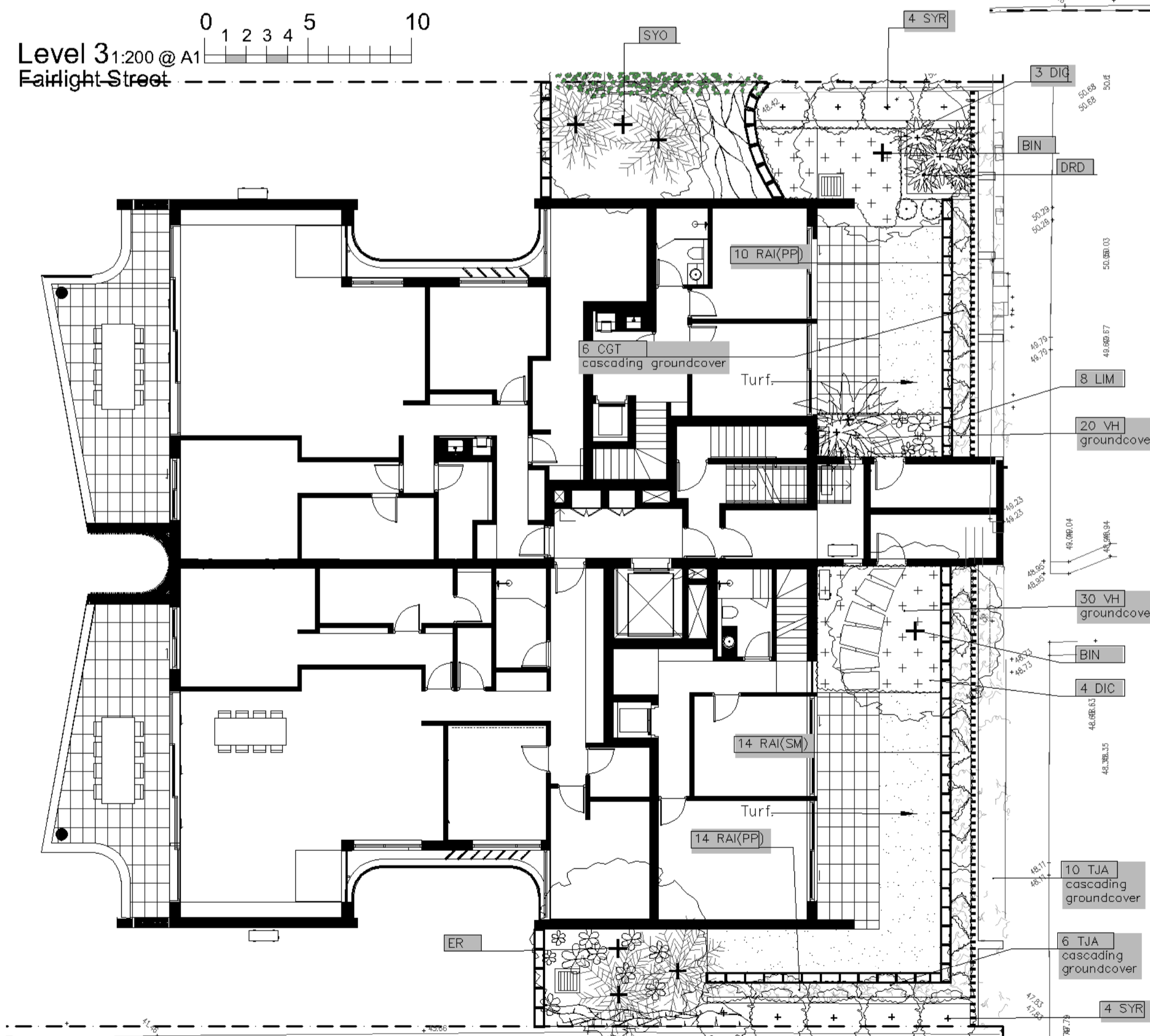
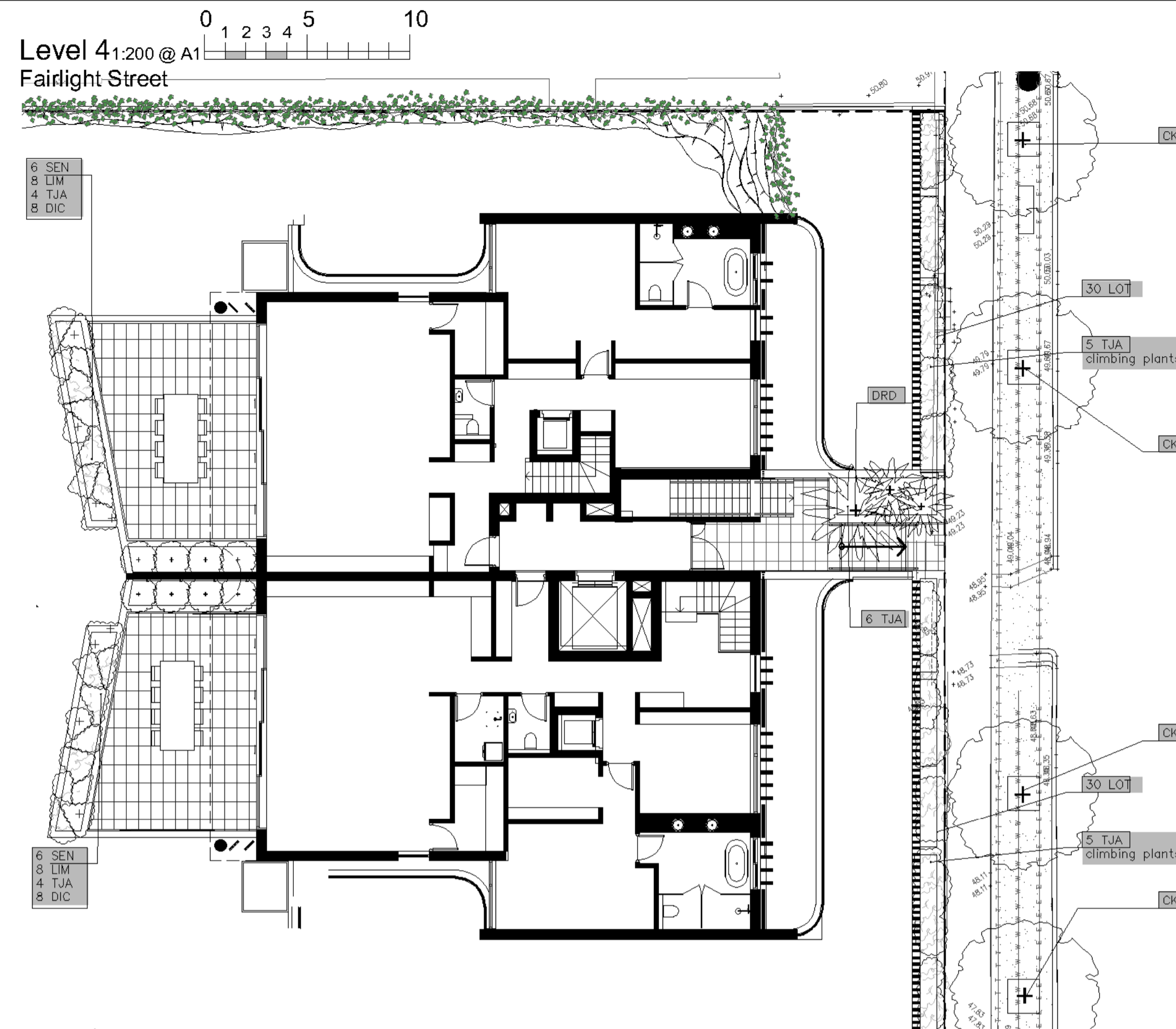
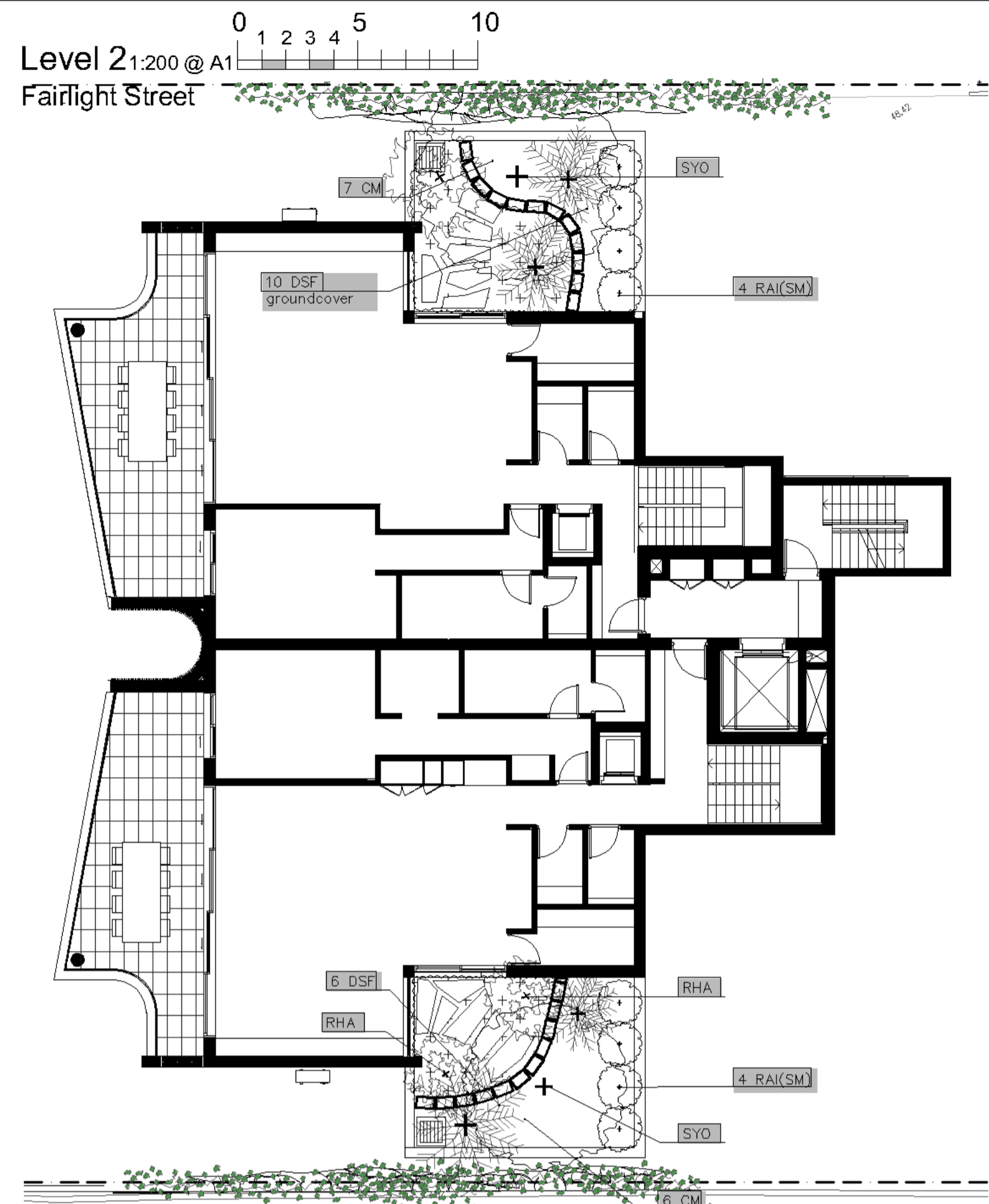
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Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Trees						
APA	<i>Acer palmatum</i>	Japanese Maple (Versatile small deciduous garden tree)	75L	3x50x50x1800	5-7.0M	1
BIN	<i>Banksia integrifolia</i>	Coast Banksia (medium indigenous tree)	75L	3x50x50x1800	10-15.0M	4
CKS	Callistemon Kings Park Special	Bottlebrush small (Street tree under power lines)	45mm	4x50x50x1800	3-3.5M	4
ER	<i>Elaeocarpus raticulatus</i>	Blueberry Ash (indigenous small tree)	45L	3x50x50x1800	6-8.0M	3
LA(N)	Lagerstroemia Ind Natchez	White Crepe Myrtle	45L	3x50x50x1800	5-6.0M	1
PLU	<i>Plumeria acutifolia</i>	Frangipani (small flowering deciduous tree)	45L	2x50x50x1800	3-4.0M	4
SYO	<i>Syzygium oleosum</i>	Blue Lilly Pilly (native screen tree)	75L	3x38x38x1800	6-10.0M	3
TLL	<i>Tristramia laurina 'Luscious'</i>	Water Gum cultivar (indigenous small-med tree)	75L	3x50x50x1800	6-10.0M	2
Shrubs / small feature trees						
ASS	<i>Acmena smithii 'Sublime'</i>	Hedged Sublime Lilly Pilly (Hedged native screen plant)	300mm	nil	3.5-5.0M	14
CVE	<i>Callistemon citrinus 'Endeavor'</i>	Endeavor Crimson Bottlebrush (Flowering native small tree)	300mm	nil	2-3.0M	2
MP	<i>Murraya paniculata</i>	Orange Jessamine (flowering screening plant)	300mm	hedged	2.5-3.0M	24
RAI (PP)	<i>Raphirolepis indica PP</i>	Pink Pearl (hedging dense flowering plant)	300mm	nil	1.0M	12
RAI (SM)	<i>Raphirolepis indica SM</i>	Snow Maiden (hedging dense flowering plant)	300mm	nil	1.0M	54
SYR	<i>Syzygium 'Resilience'</i>	Resilience Lilly Pilly (native screen plant. Can be hedged)	300mm	hedged	2.8-3.5M	8
WF	<i>Westringia fruticosa</i>	Coastal Rosemary (native shrub. Can be informally hedged)	250mm	hedged	1-1.5M	1
WFB	<i>Westringia fruticosa 'Blue Gem'</i>	Dwarf Blue Westringia (hardy low growing plant)	150mm	hedged	1.2-1.5M	82
Ferns / Palms / Succulents / ornamental bamboos						
AGE	<i>Agave Blue Glow</i>	Blue Agave (striking spiky leaved succulent)	200mm	nil	0.5M	8
AGV	<i>Agave attenuata</i>	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	9
ALR	<i>Alcantarea 'Rubra'</i>	Giant Bromeliad (Large succulent leaved ornamental plant)	300mm	nil	1.0M	2
BGU	<i>Bambusa guangxiensis</i>	Dwarf Chinese Bamboo (ornamental bamboo can be hedged)	200mm	nil	2-3.5M	3
CAA	<i>Cyathea australis</i>	Tree Fern (Native tree fern)	300mm	nil	2-4.0M	5
COR(M)	<i>Cordyline spp. Mini</i>	Selected Dwarf Cordyline (Shade tolerant bright foliage)	200mm	nil	0.8M	3
DRD	<i>Dracaena draco</i>	Dragon Tree (striking feature plant)	semi adv	nil	2.5-3.5M	2
LAV	<i>Livistonia australis</i>	Cabbage Palm (all indigenous palm)	semi adv	wire guys	8-12.0M	11
RHA	<i>Raphis excelsior</i>	Lady Finger Palm	300mm	nil	2-2.5M	4
STR	<i>Strelitzia reginae</i>	Bird of Paradise (Strappy leaved flowering accent plant)	250mm	nil	1-1.2M	6
Groundcovers/Climbers						
CGT	<i>Casuarina glauca 'Cousin It'</i>	Cousin It Groundcover (hybrid groundcover)	200mm	200mm	nil 0.15M	72
DSF	<i>Dichondra 'Silver Falls'</i>	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	58
HIS	<i>Hibbertia scandens</i>	Guinea Flower (flowering climber/groundcover)	200mm	nil	0.3M	8
PJ	<i>Pandorea jasminoides</i>	Bower Plant (native climbing/cascading groundcover)	200mm	wire supports on fence	2.5M	12
TJA	<i>Trachelospermum asiaticum</i>	Flatmat Star Jasmine (FT01 Ozbreed hybrid groundcover)	200mm	nil	0.2M	68
TJT	<i>Trachelospermum tricolor</i>	Variegated Star Jasmine (variegated colour groundcover)	200mm	nil	0.5M	6
VH	<i>Viola hederacea</i>	Native Violets (native low groundcover)	tubes	nil	0.1M	80
Ornamental grasses/strappy leaved plants						
CM	<i>Clivea miniata</i>	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	41
DIC	<i>Dianella 'Caerulea'</i>	Blue Flax Lily (native grass like plant)	140mm	nil	0.4M	160
FEB	<i>Festuca Blue Boulder</i>	Blue Boulder	150mm	nil	0.4M	21
LIM	<i>Liriope Evergreen Giant</i>	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	92
LOT	<i>Lomandra Tanika</i>	Dwarf Lomandra (ornamental grass)	150mm	nil	0.4M	59
SEN	<i>Senecio serpens</i>	Blue Chalk Sticks (silver blue low succulent groundcover)	200mm	nil	0.2M	26

Bold Underlined species denotes native tree comply with DCP 4.1.5.2.c requirements for indigenous trees

All trees to be provided with written confirmation from the supplier for compliance to Natspec guidelines in compliance with A.S. 2003:2018. 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 meets the specific development consent conditions of the approved development.

ER Planting symbol (See schedule sheet 9)

Amendments		
C	3.12.24	Final Co-ord
B	27.11.24	DA Review



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Project: New development
 33-35 Fairlight St & 10-12 Clifford St,
 Fairlight, NSW

Dwg: Planting Plan Level 2- 4 Fairlight Street

Date: 3.12.24 Scale: 1:200 @A1

Job Ref: 24/2786

Builder must verify all dimensions of the site before work commences. Figured dimensions should be used in preference to those scaled off.

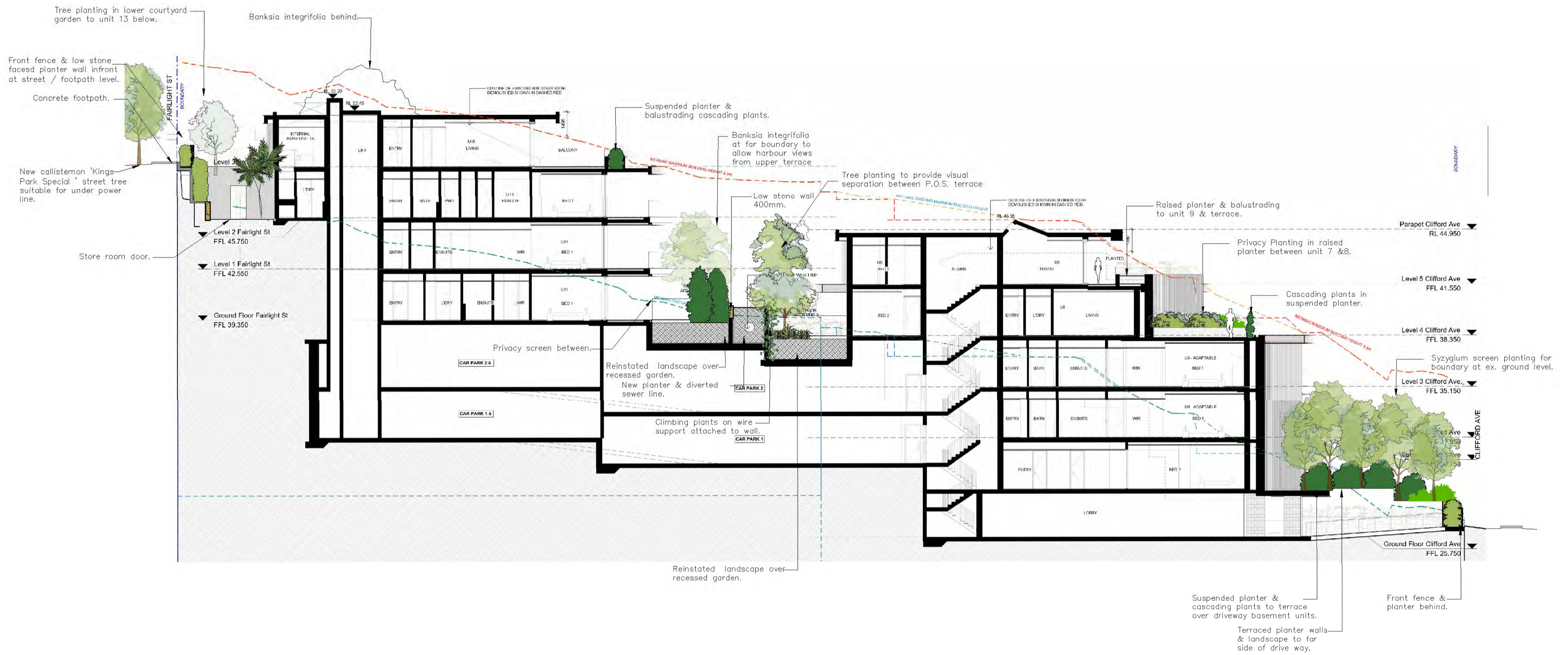
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Amendments		
C	3.12.24	Final Co-ord
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Project: New development
 33-35 Fairlight St & 10-12 Clifford St,
 Fairlight, NSW

Dwg: Section

Date: 3.12.24 Scale: 1:150 @ A1

Job Ref: 24/2786

Builder must verify all dimensions of the site before work commences. Figured dimensions should be used in preference to those scaled off.

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DA ISSUE-C

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