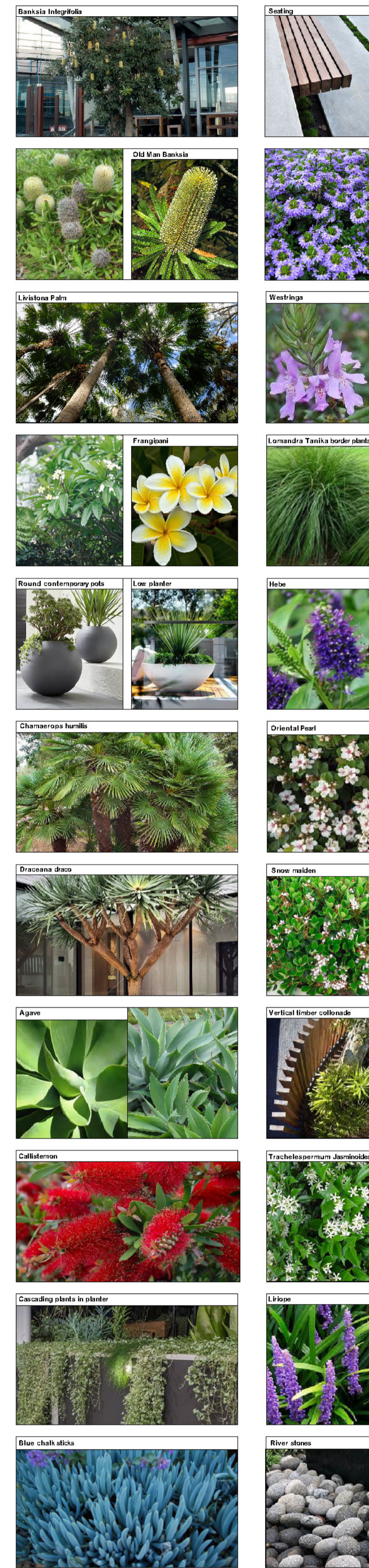
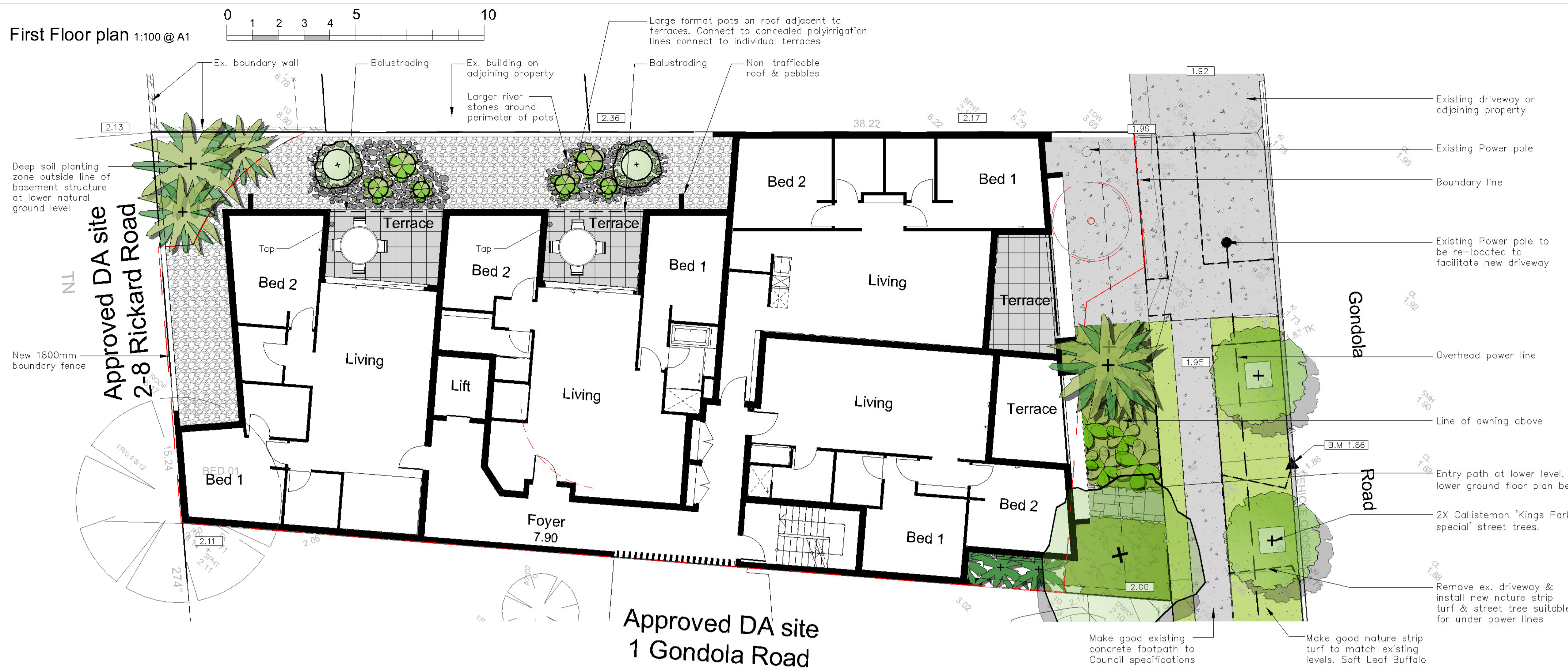
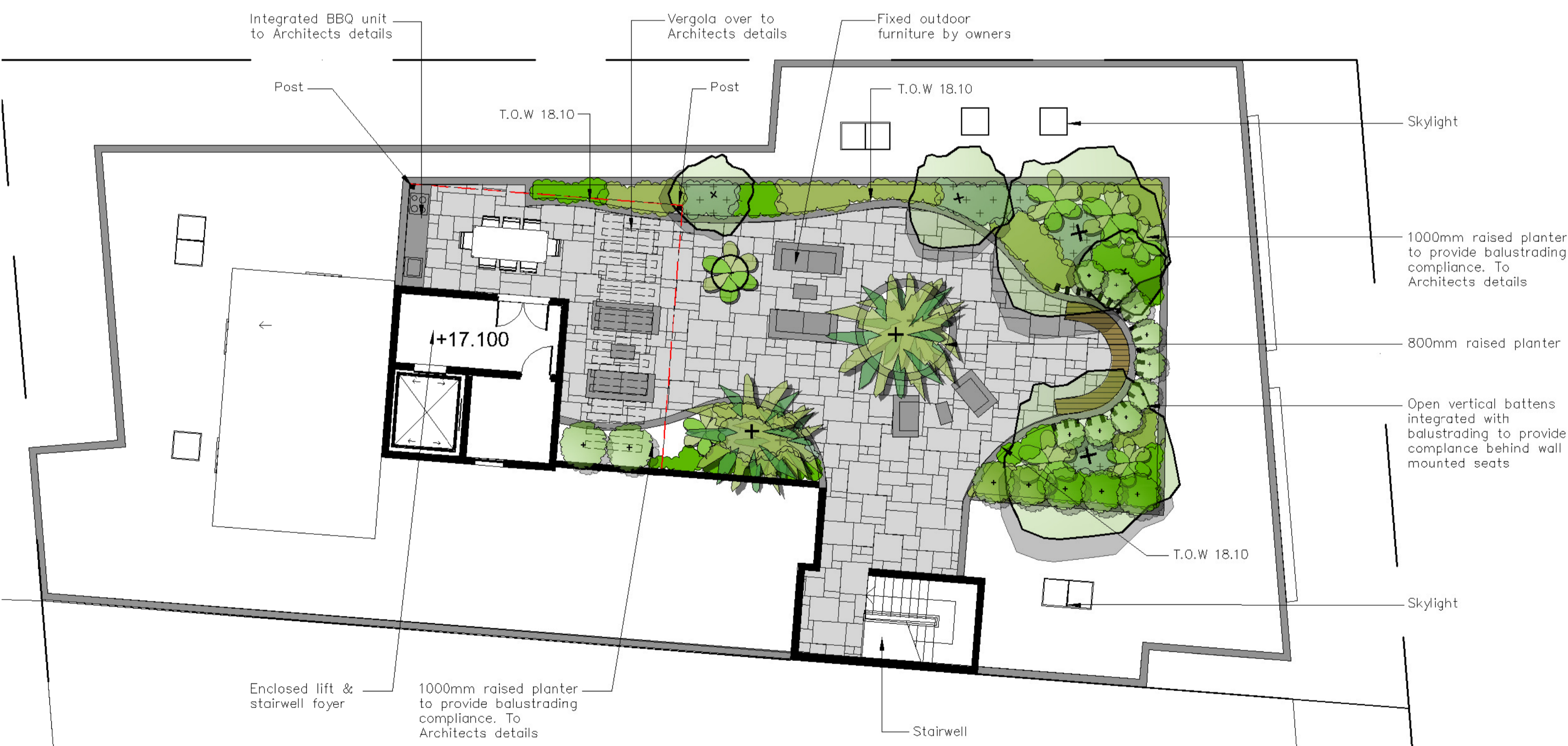


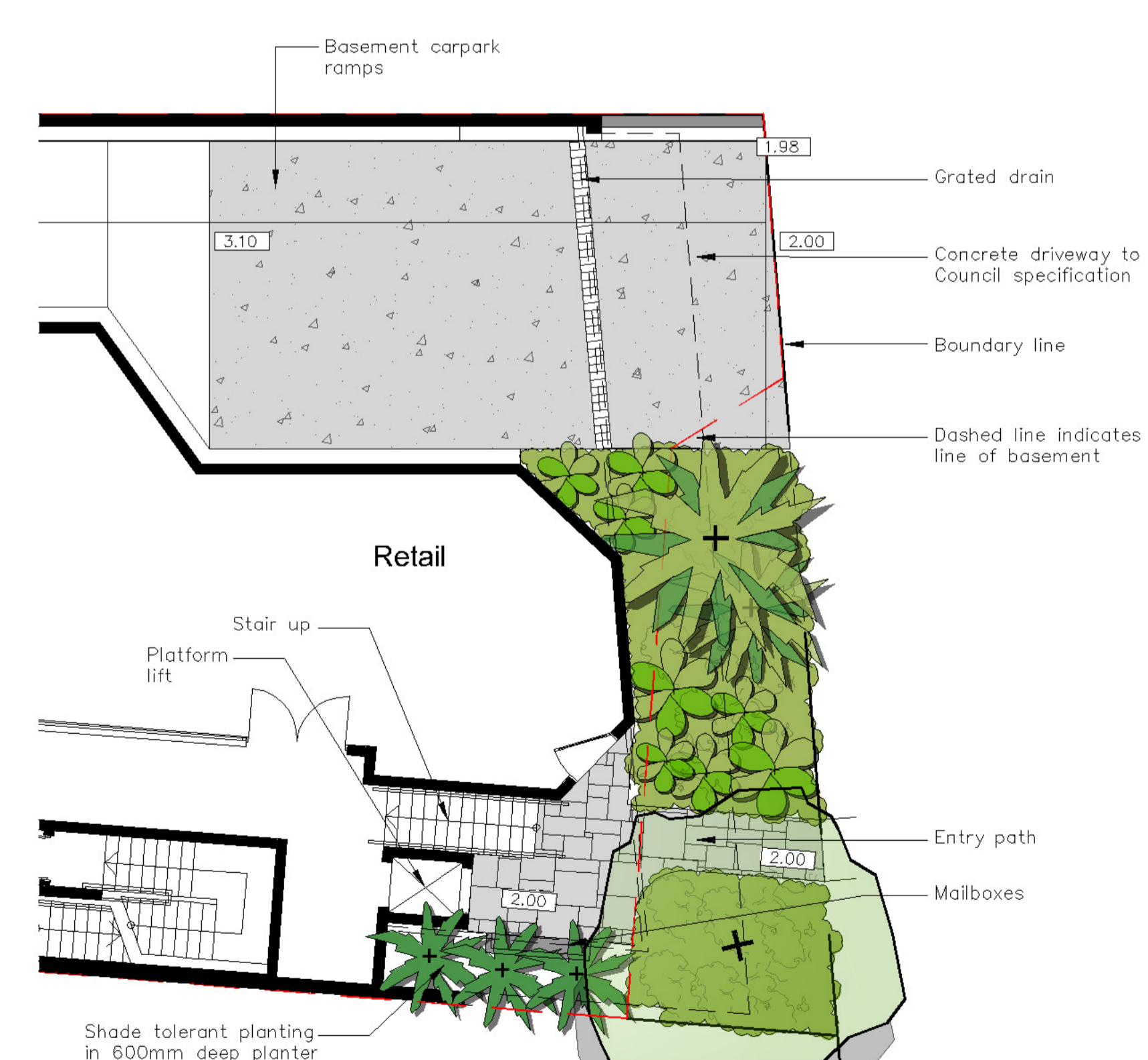
First Floor plan 1:100 @ A1



Roof Level plan 1:100 @ A1



Ground floor plan 1:100 @ A1



Note: Refer to Architects site plan for site context to adjacent DA development & existing building to northern boundary

AMENDMENTS		
C	10.5.22	FOR DA
B	19.4.22	
A	31.3.22	FOR REVIEW



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DWG: SITE PLAN

DATE: 10.5.22 SCALE: 1:100 @ A1

JOB REF: 22/2395

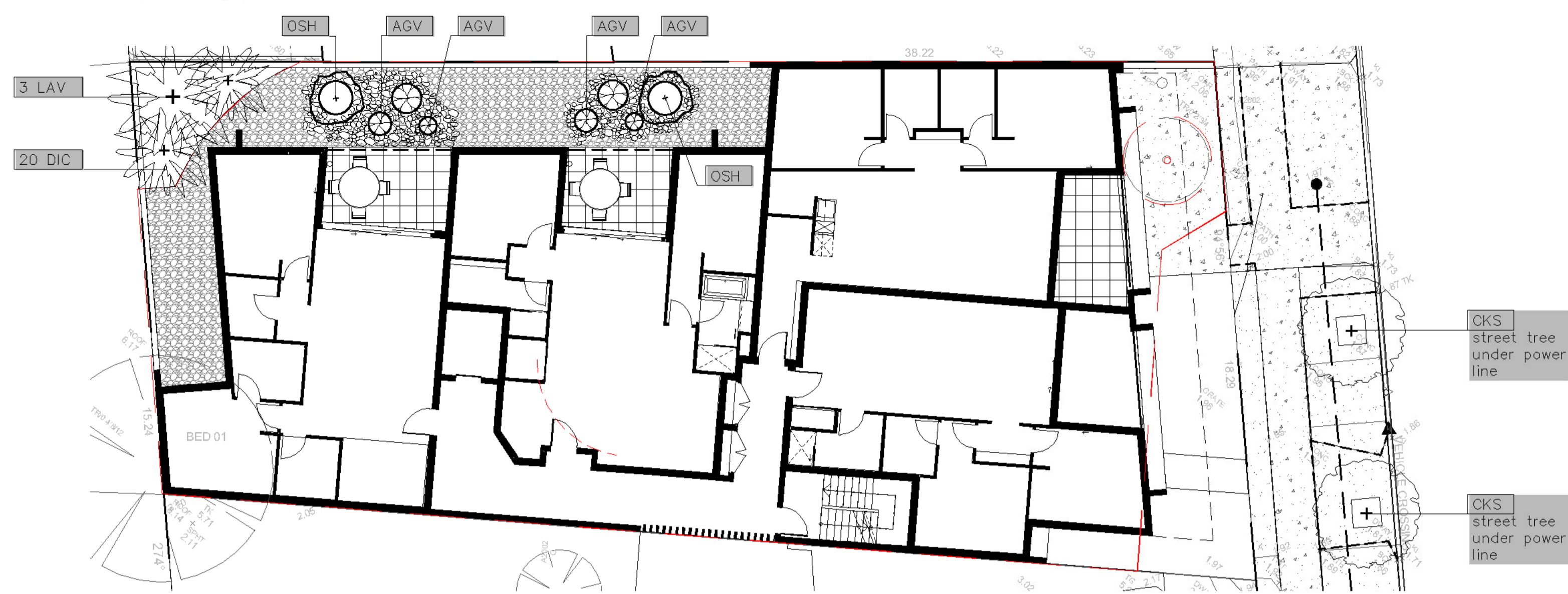
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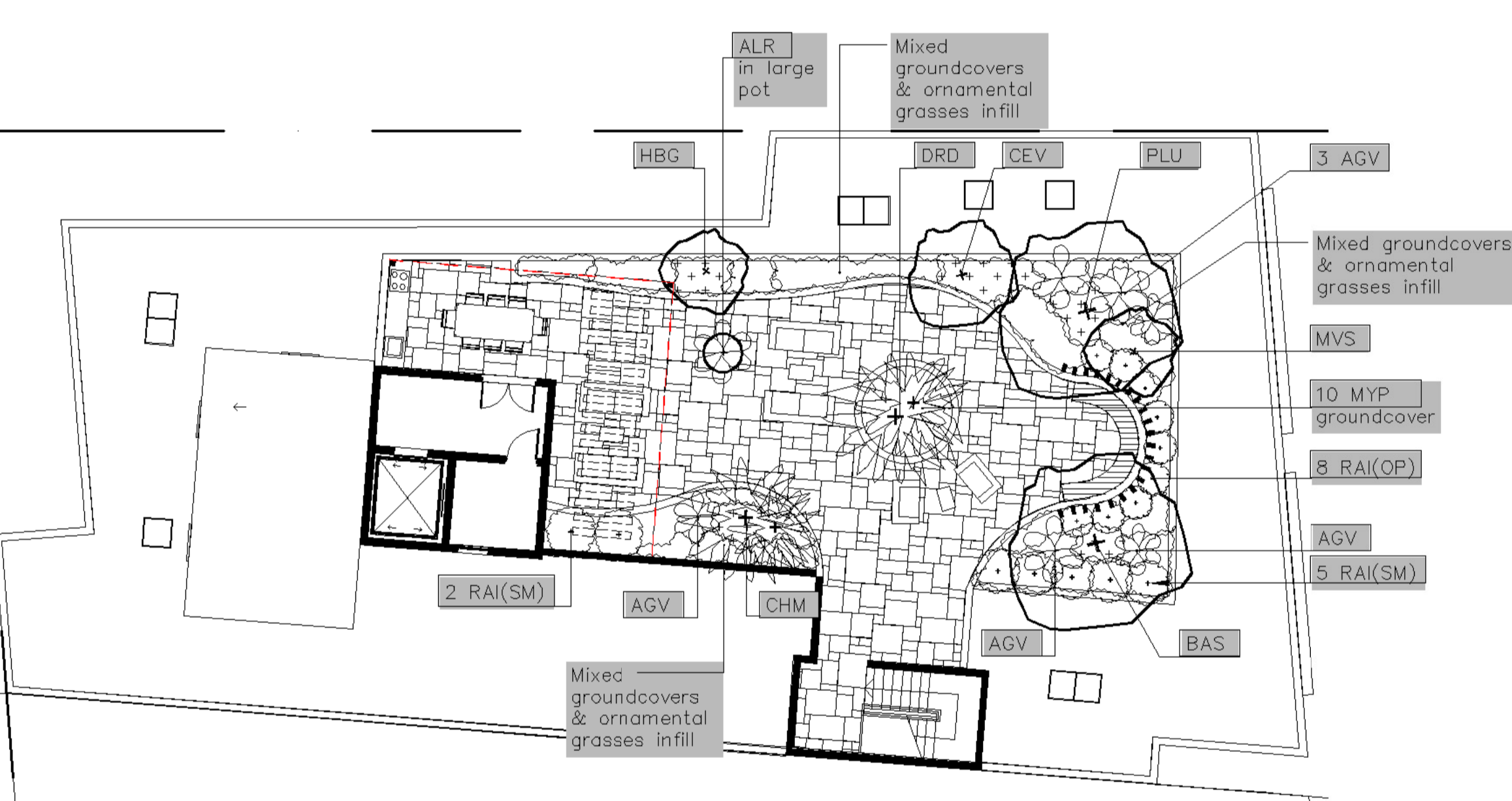
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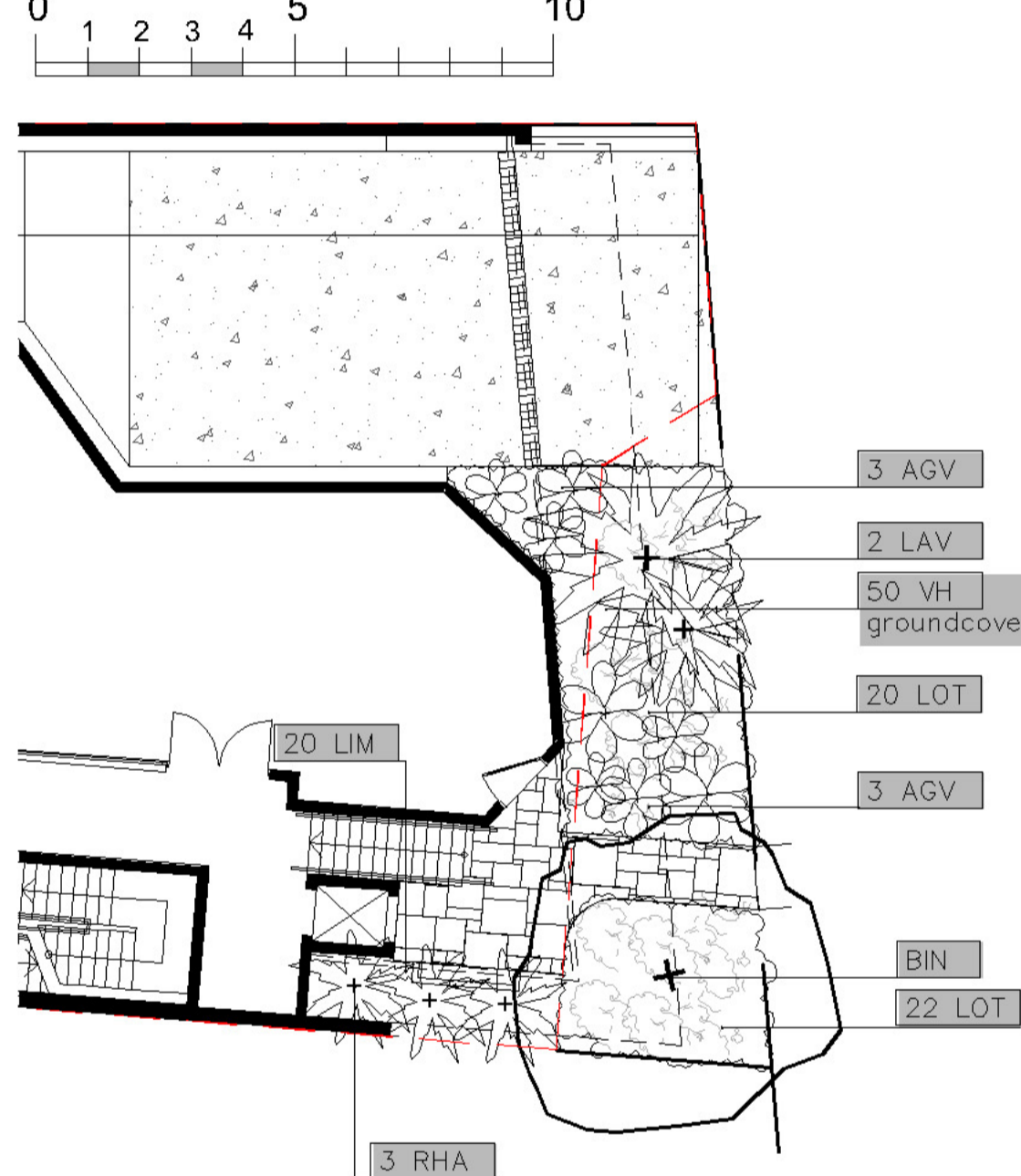
First Floor planting plan 1:100 @ A1



Roof Level planting plan 1:100 @ A1



Ground floor planting plan 1:100 @ A1



Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Trees						
BAS	Banksia serrata	Old Man Banksia (Small native. Gnarled trunk & serrated leaves)	75Lt	3x50x50x1800	4-6.0M	1
BIN	Banksia integrifolia	Coast Banksia (medium indigenous tree)	75Lt	3x50x50x1800	12-15.0M	1
CKS	Callistemon Kings Park Special	Bottlebrush small (Street tree for under power lines)	300mm	2x50x50x1800	3-3.5M	2
Shrubs / small feature trees						
CEV	Callistemon citrinus 'Endeavor'	Endeavor Crimson Bottlebrush (flowering native small tree)	300mm	nil	2-3.0M	1
HBG	Hebe franciscana 'Blue Gem'	Royal Crown hemi proc low flowering plant can be hedged	200mm	nil	0.7-1.0M	1
OSH	Olea Europaea 'Swan Hill'	Swan Hill non-flowering Olive	300mm	Large pot	2.0M	2
PLU	Plumonia acutrolia	Frangipani (small flowering deciduous tree)	45Lt	2x50x50x1800	3-4.0M	1
MVS	Metrosideros collina 'Velvet Sky'	Velvet Sky NZ Christmas Bush (barely screen can be hedged)	300mm	Informally hedged	2.4.0M	1
RAI (OP)	Raphiolepis indica OP	Oriental Pearl (hedging dense flowering plant)	300mm	nil	1.0M	8
RAI (SM)	Raphiolepis indica SM	Snow Maiden (hedging dense flowering plant)	300mm	nil	1.0M	7
Ferns / Palms / Succulents / ornamental bamboos						
ALR	Alcanatara 'Rubra'	Giant Bromeliade (large succulent leaved ornamental plant)	300mm	nil	1.0M	1
AGV	Agave attenuata	Century Plant (striking spiky leaved succulent)	300mm	nil	0.5M	16
CHM	Chamaecyparis humilis	European Fan Palm (heavy Small - med palm)	300mm	nil	3-3.5M	1
DRD	Dracaena draco	Dragon Tree (striking feature plant)	semi adv	nil	2.5-3.5M	1
LAV	Livistonia australis	Cabbage Palm (tall indigenous palm)	semi adv	wire guys	8-12.0M	5
RHA	Raphis excelsior	Lady Finger Palm	300mm	nil	2-2.5M	3
DIC	Dianella caerulea	Blue Flax Lily (native grass like plant)	100mm	nil	0.4M	20
LOT	Lomandra 'Tanka'	Dwarf MatRush (native mass planted groundcover)	150mm	nil	0.4M	42
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	20
MYP	Myopium parvifolium	Creeping Bobbielia (native cascading groundcover)	150mm	nil	0.2M	10
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	50
Mixed groundcovers/ornamental grasses planter boxes						
	Carpobrotus glaucescens	Pigface (very hardy salt wind tolerant trailing groundcover)	200mm	nil	0.2M	
	Carpobrotus rossii 'White Hot'	White Pigface (very hardy salt wind tolerant trailing groundcover)	150mm	nil	0.3M	
	Dichondra 'Silver Falls'	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	
	Gazania tomentosa	Orange Flowering Daisy (ovhardy coastal groundcover)	150mm	nil	0.3M	
	Gazania rigens	Yellow Flowering Daisy (ovhardy coastal groundcover)	150mm	nil	0.3M	
	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	
	Hardenbergia violacea 'Meema'	Meema Purple Coral Pea (purple flower native groundcover)	200mm	nil	0.4M	
	Myopium parvifolium	Creeping Bobbielia (native cascading groundcover)	150mm	nil	0.2M	
	Scaevola aemula	Fan Flower (flowering cascading groundcover)	150mm	nil	0.3M	
	Senecio serpens	Blue Chalk Sticks (silver blue low succulent groundcover)	200mm	nil	0.2M	
	Trachelospermum tricolor	Variiegated Star Jasmine (variegated colour groundcover)	200mm	nil	0.5M	
	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	

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 project.

Irrigation notes

Automatic drip line watering system to be selected. To extend to ALL raised planters over slab areas only as noted on individual sheets 1-3.

Water supply tap hoseoccks and water supply control to be coordinated by 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 bonns, 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 automatic timer system.

Roof inhibiting system: Driplines to be Netafim Techline 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)

General installation 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 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 ensure soil conditioners and compost 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 planing 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. Planter wall waterproofing

All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric or similar approved. Refer Engineer's details for ALL structural, drainage and installation details whatsoever for wall construction. All raised gardens to have the following soils:

- Benedicis Smart Mix no. 4 Lightweight Planter Mix (or approved equivalent) to min. 400-500mm depth. To comply with AS 4419 and AS 3743
- All planter boxes are to have automatic dripline irrigation system.
- Landscape contractor to install all planter box fill material and plant material after other site works are completed b ensure no deterioration of waterproof membrane behind external walls.

5. Mulching

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

6. Fertiliser

All planting areasto be fertilised with 9 month NPK slow release fertiliser.

7. 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. No staking in raised planters to avoid damaging waterproofing installation

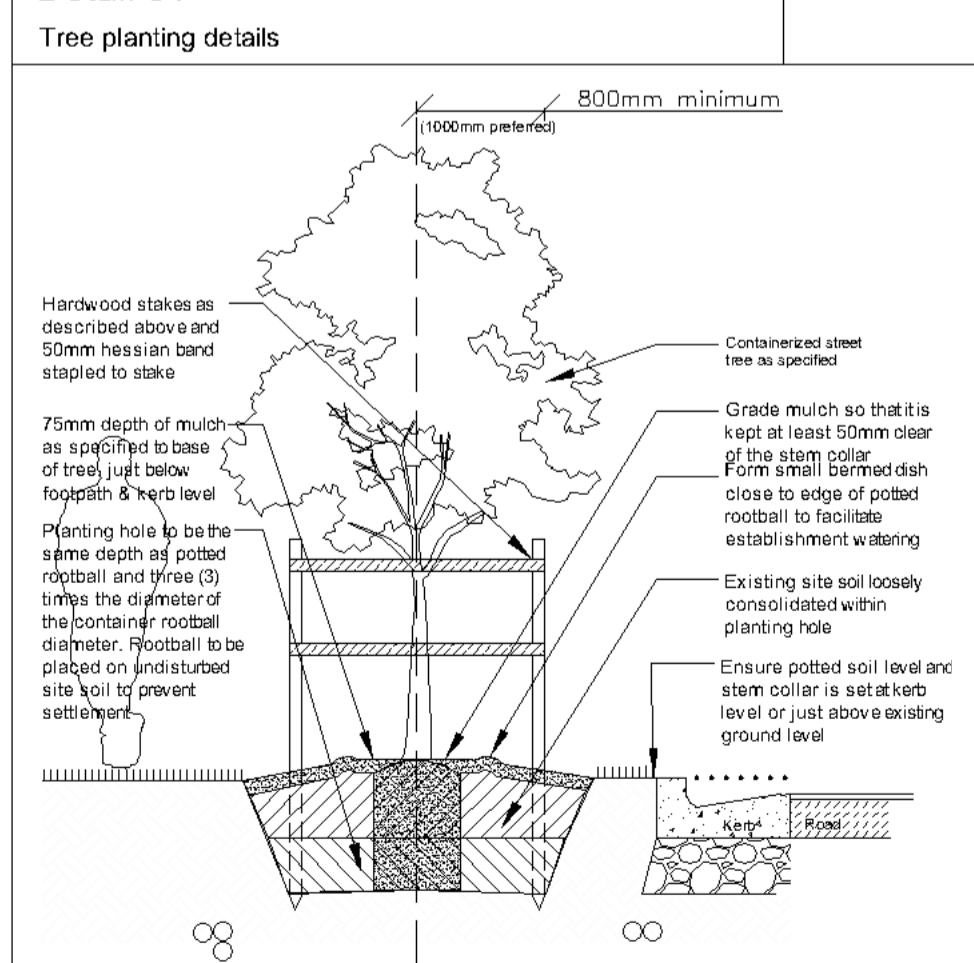
8. Turfing

Turfed areas to be to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 20mm depth prior to installation. See details sheet

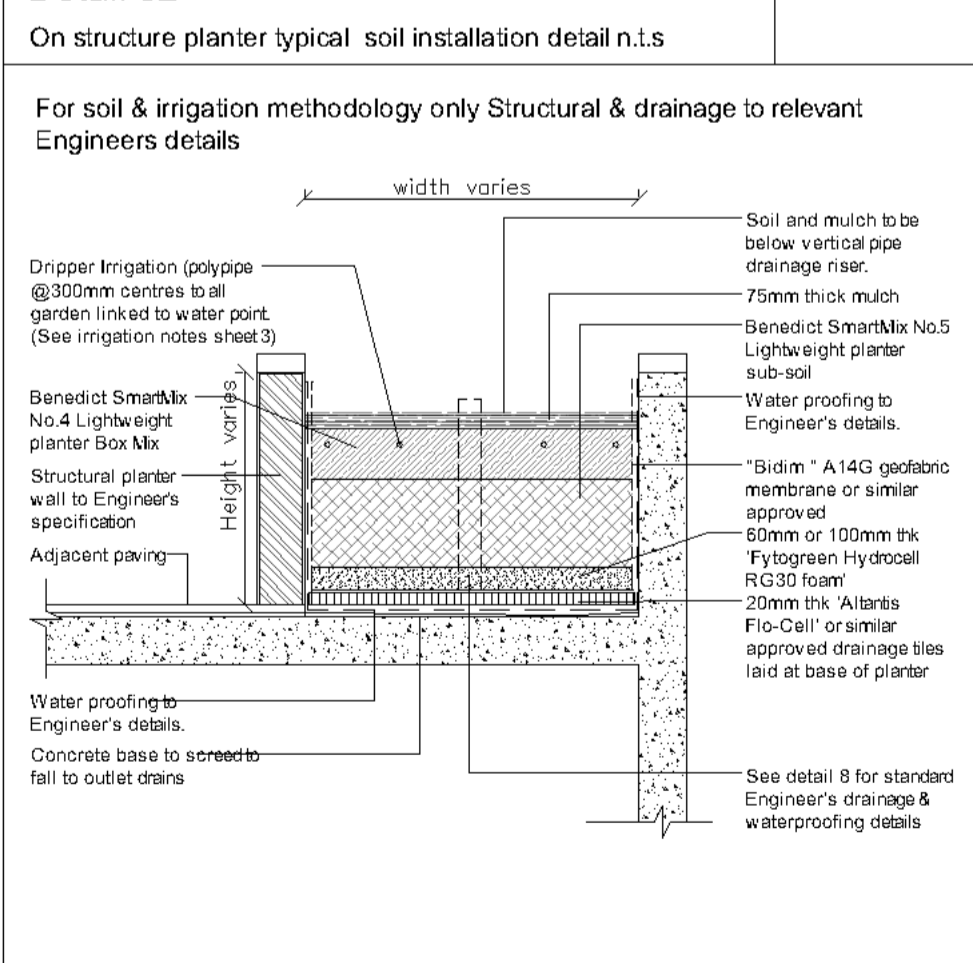
9. Structural

All structural details whatsoever to Engineer's details.

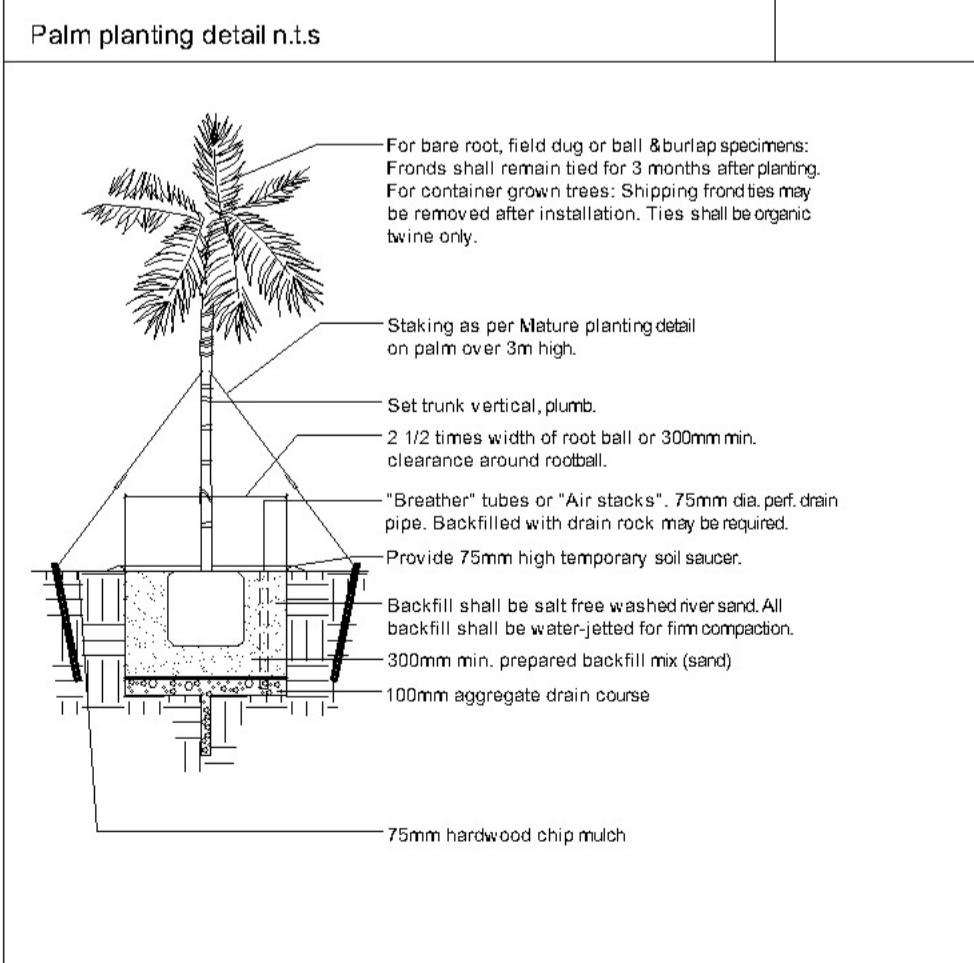
Detail 01



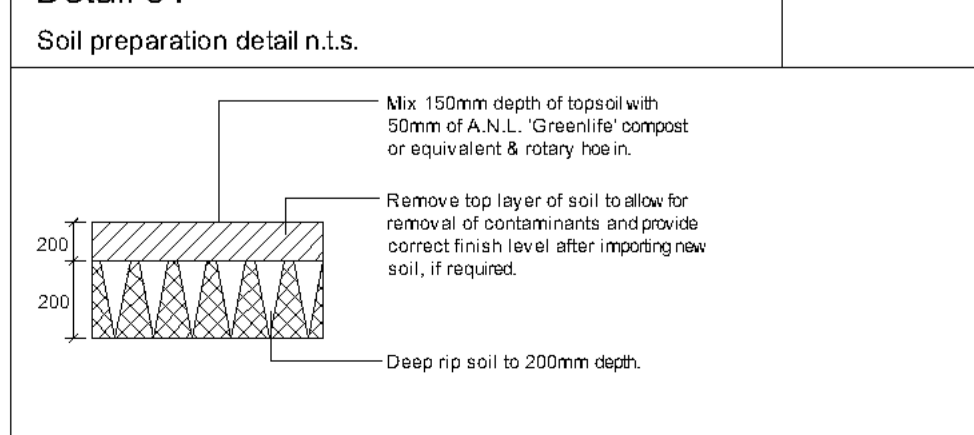
Detail 02



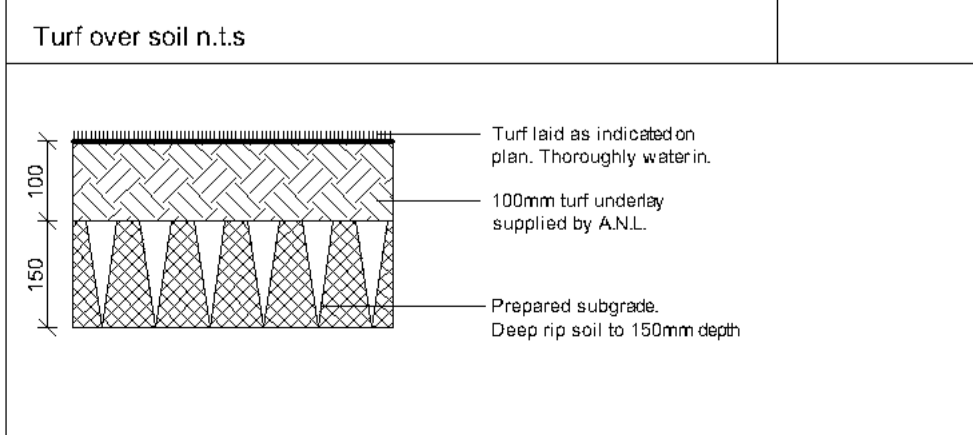
Detail 03



Detail 04



Detail 05



AMENDMENTS		
C	10.5.22	FOR DA
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A	31.03.22	FOR REVIEW



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 DWG: PLANTING PLAN, DETAILS AND SCHEDULE

DATE: 10.5.22 SCALE: 1:100 @A1
 JOB REF: 22/2395

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