

See sheet 4 for planting symbols

Amendments		
C	22.10.24	Final Coordination
B	4.4.24	For DA
A	1.3.24	For Review



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Project: Multi Residential Development
 1-3 Gondola Ave North, Narrabeen

DWG: Basement plan/Entry level

Scale: 22.10.24 Scale: 1:100 @A1

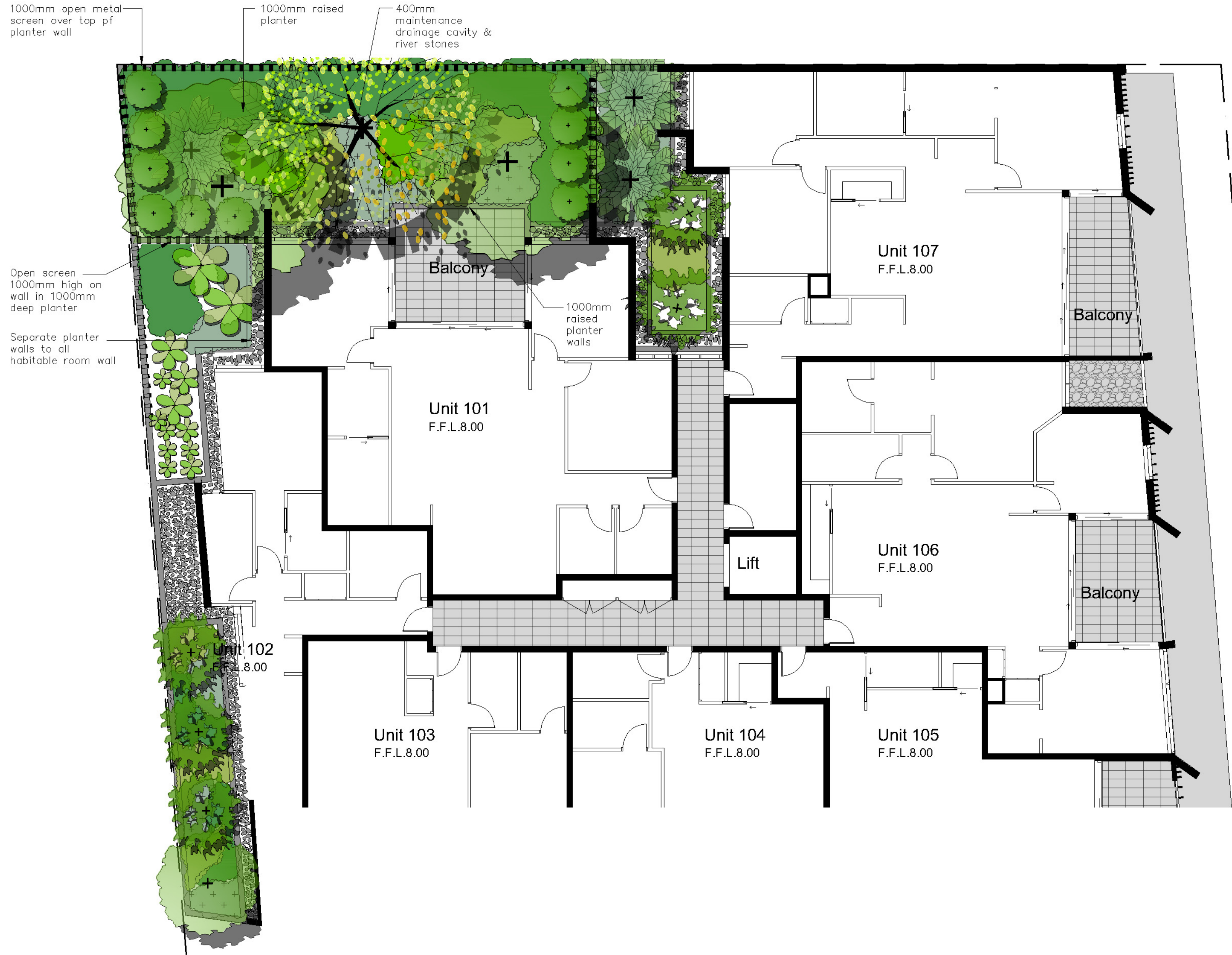
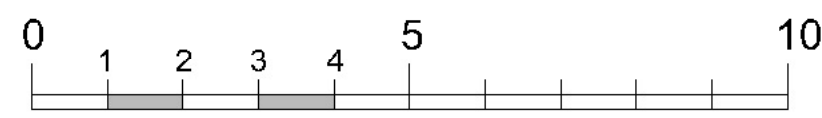
Job Ref: 2639/24

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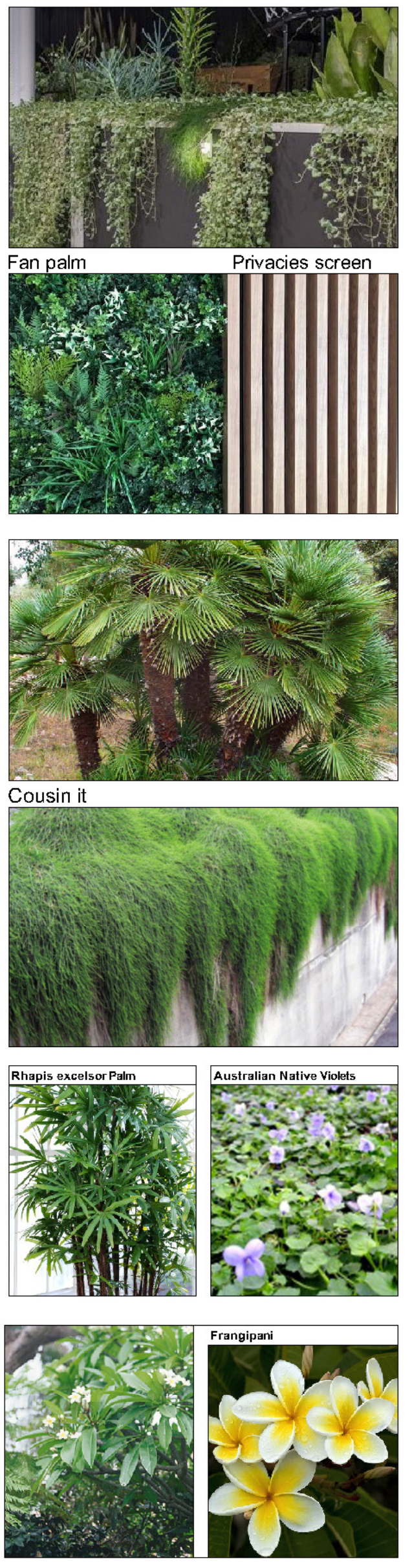
Level 1 landscape plan 1:100 @ A1



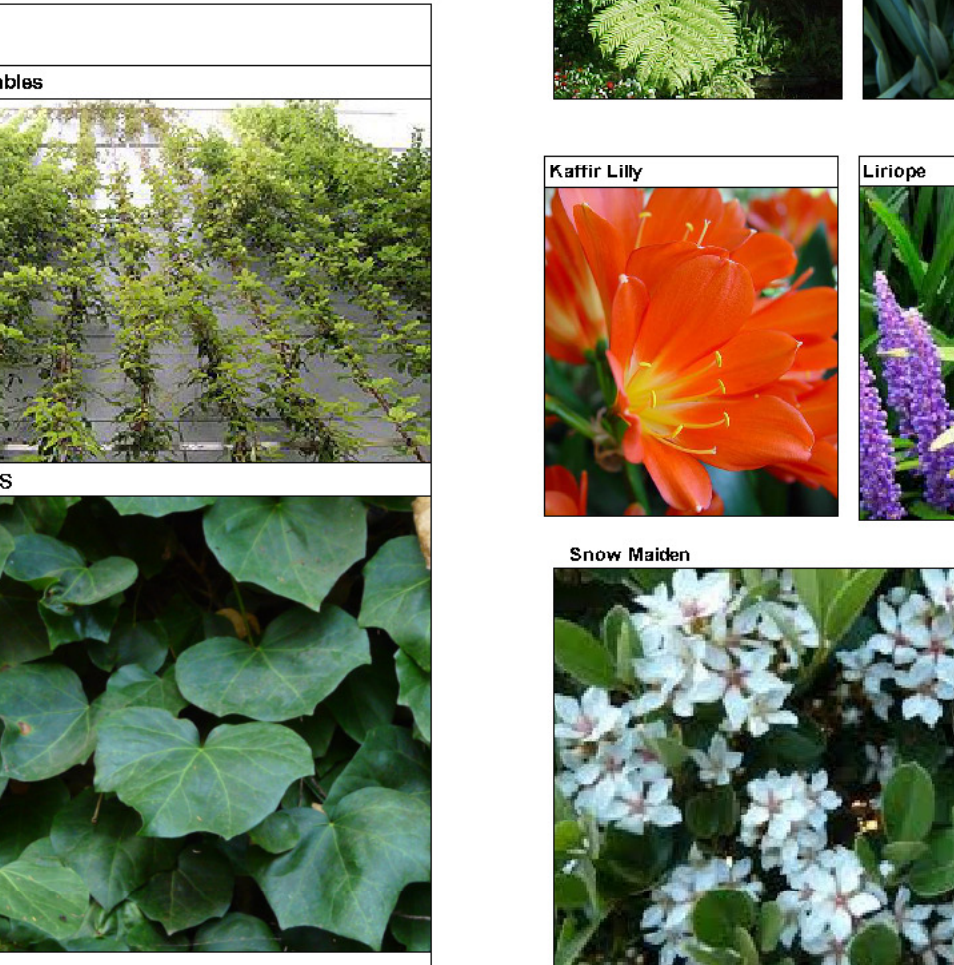
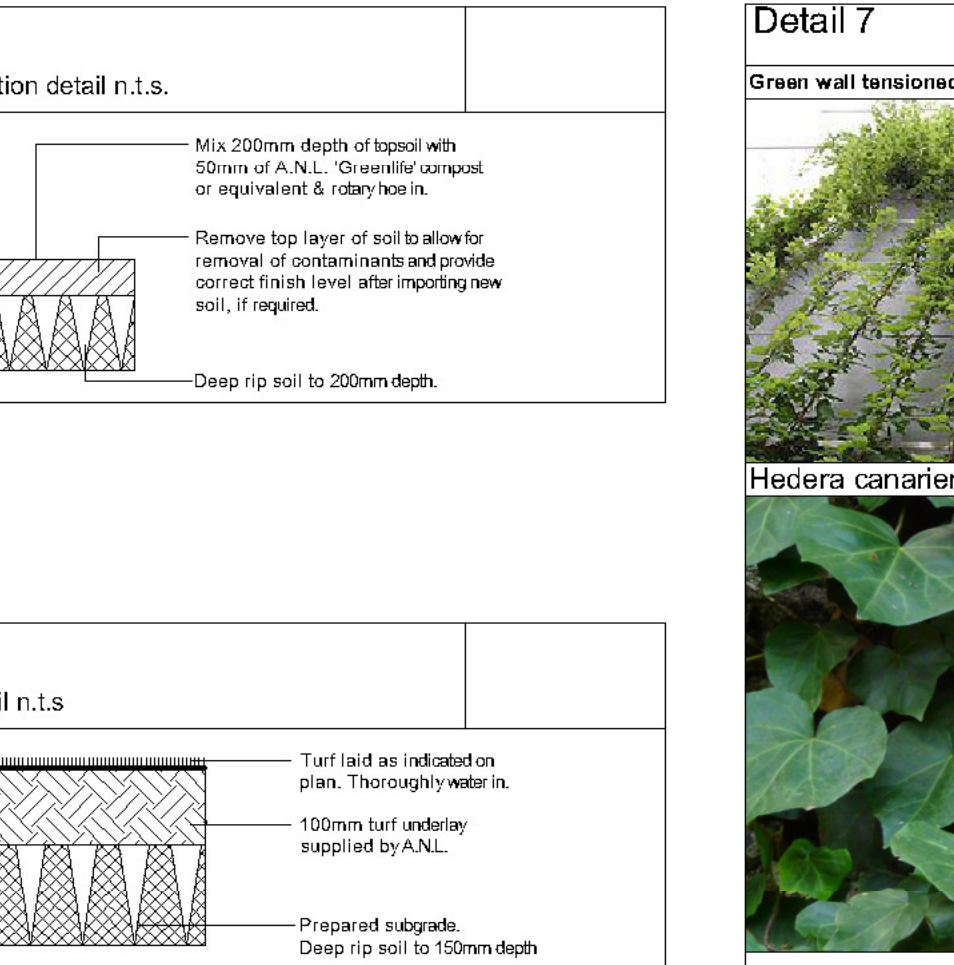
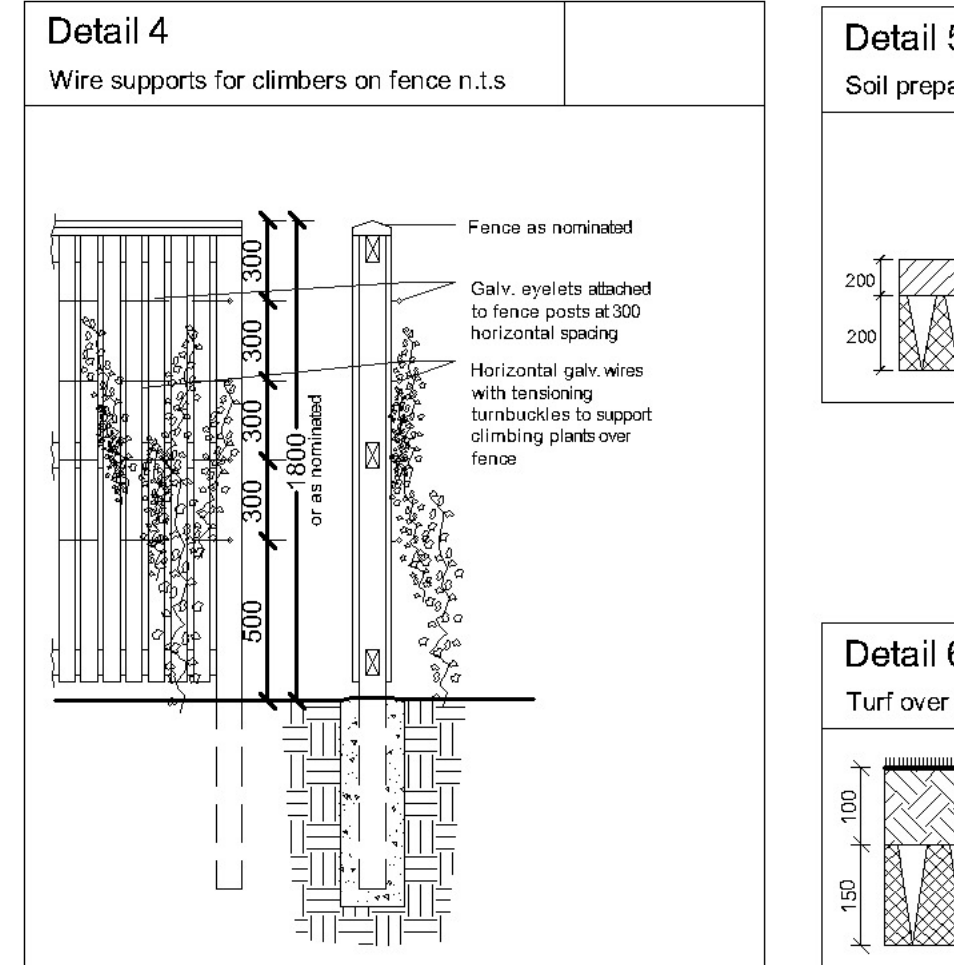
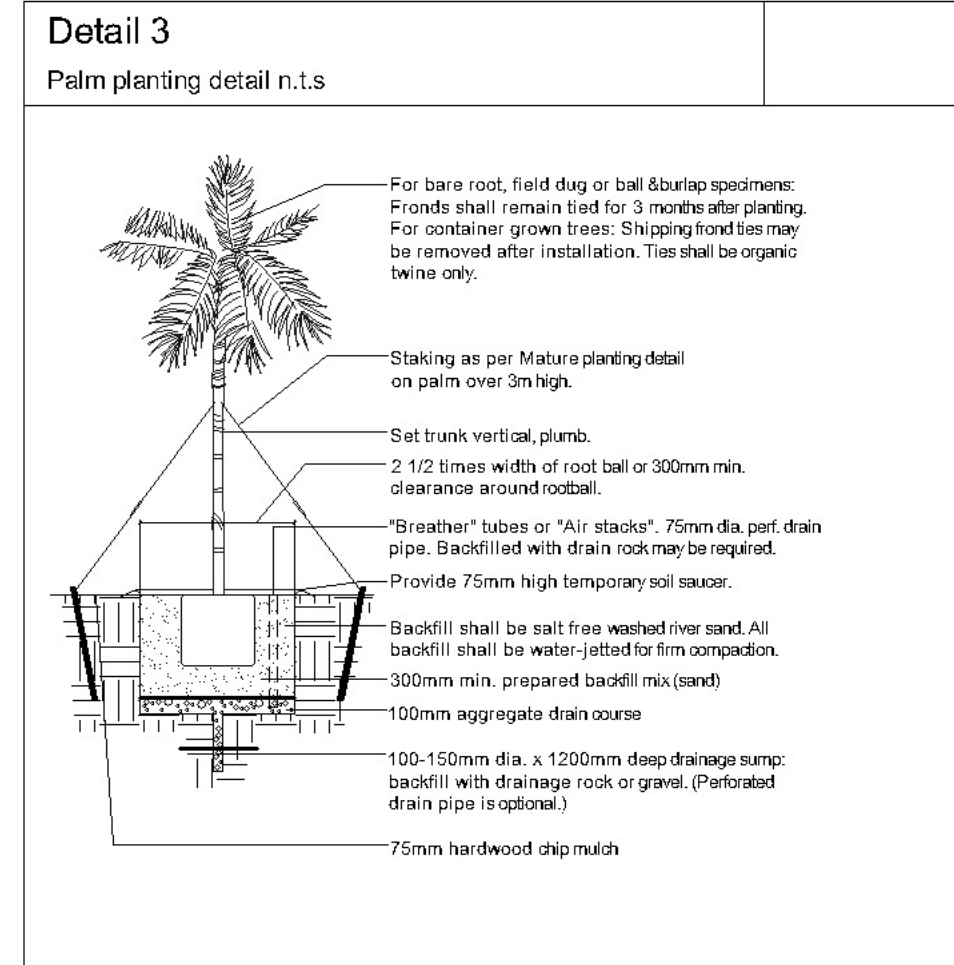
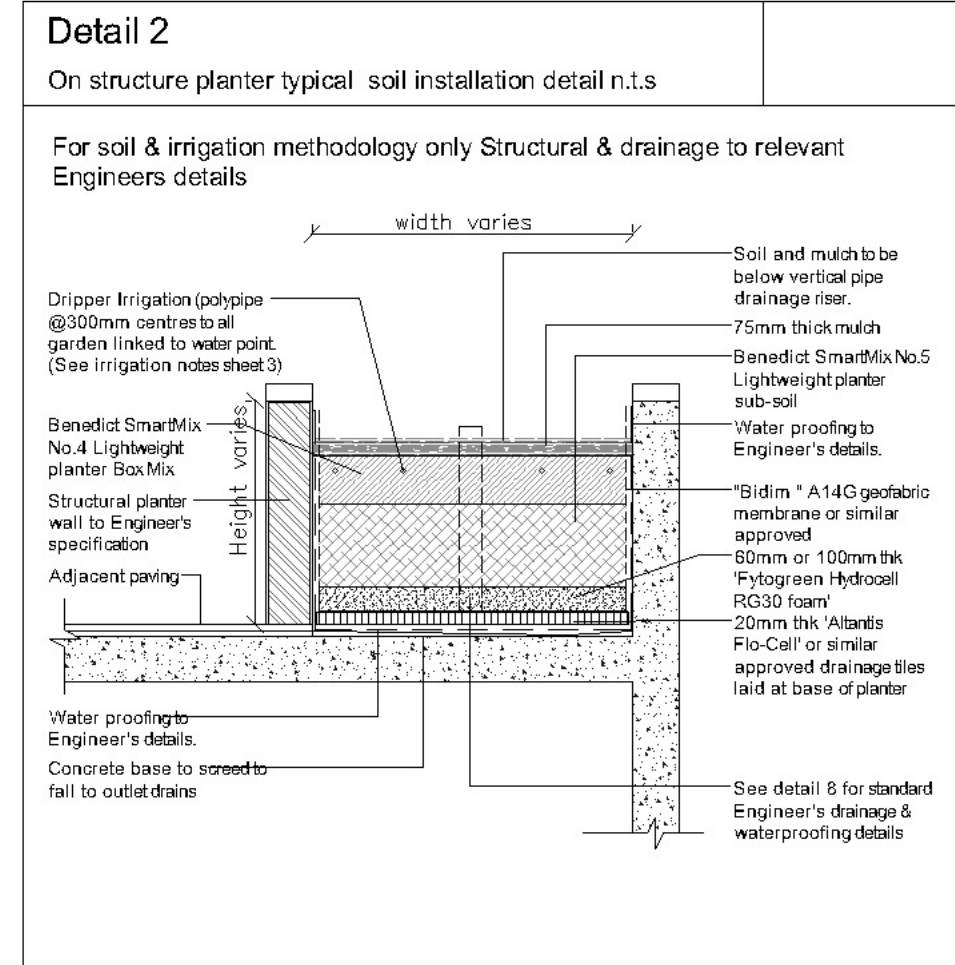
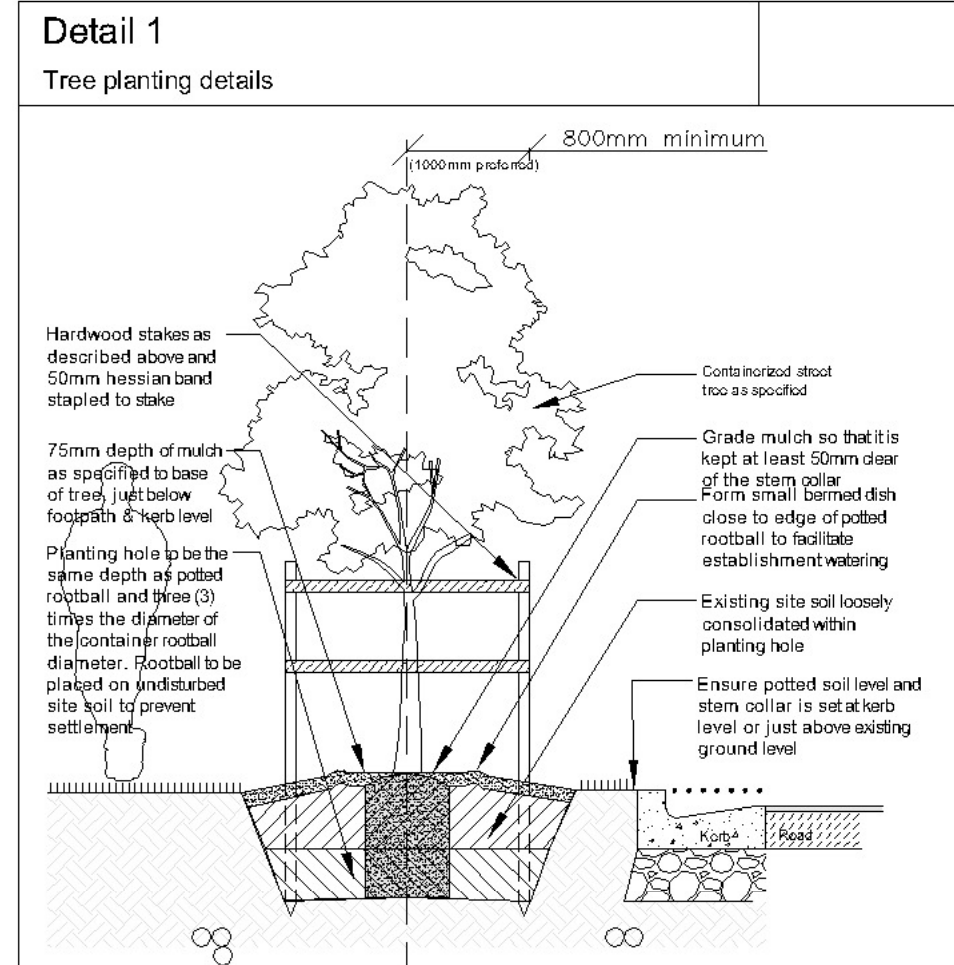
Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Trees						
EAS	Banksia serrata	Old Man Banksia (Sm all native. Oriented trunk & serrated leaves)	75LT	3x50x50x1800	4-6.0M	2
CKS	Callistemon Kings Park Special	Bottlebrush small (street tree for under power lines)	300mm	2x50x50x1800	3-3.5M	9
CUP	Cupaniopsis anacardoides	Tuckeroo (sm all to medium native tree. Hardy street tree)	75LT	3x50x50x1800	5-7.0M	2
LAV	Livistona australis	Cabbage Palm (all indigenous palm)	semi adv	wire guys	8-12.0M	2
TLL	Tristanopsis laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	75LT	3x50x50x1800	5-7.0M	4
Shrubs / small feature trees						
CVE	Callistemon citrinus 'Endeavor'	Endeavor Crimson Bottlebrush (Flowering native small tree)	300mm	nil	2-3.0M	1
MP	Murraya paniculata	Orange Jessamine (Flowering hedge plant)	300mm	Informally hedged	2-4.0M	10
PLU	Plumeria acutifolia	Frangipani (sm all flowering deciduous tree)	45LT	2x50x50x1800	3-4.0M	4
RAI (PP)	Rapidois indica PP	Pink Pearl (hedge dense flowering plant)	300mm	nil	1.0M	22
RAI (SM)	Rapidois indica SM	Snow Maiden (hedge dense flowering plant)	300mm	nil	1.0M	26
WFB	Westringia fruticosa 'Blue Gem'	Dwarf Blue Westringia (hardy low-growing plant)	150mm	hedged	1.2-1.5M	10
Ferns / Palms / Succulents / ornamental bamboos						
ALR	Alcanatarea 'Rubra'	Giant Bromeliad (Large succulent leaved ornamental plant)	300mm	nil	1.0M	1
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	16
BGU	Bambusa guangxiensis	Dwarf Chinese Bamboo (ornamental bamboo can be hedged)	200mm	nil	2-3.5M	1
CAA	Cyathia australis	Tree Fern (Native tree fern)	300mm	nil	2-4.0M	5
CHM	Chamaerops humilis	European Fan Palm (Hardy Sm all-med palm)	300mm	nil	3-5.0M	1
CM	Clivia miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.3M	44
DRD	Dracaena draco	Dragon Tree (striking feature plant)	semi adv	nil	2.5-3.5M	3
RHA	Raphis excelsior	Lacy Finger Palm	300mm	nil	2-2.5M	18
DSF	Dichondra 'Silver Falls'	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	54
HIS	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	6
HCC	Hedera canariensis	Canary Island Ivy (shade tolerant climbing plant)	300mm	nil	0.5M	32
ISN	Isotriplepis (Finicia) nodosa	Knobby Club Rush (native ornamental grass)	150mm	nil	0.6M	22
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	161
LM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	120
STR	Strelitzia reginae	Bird of Paradise (Strappy leaved flowering accent plant)	250mm	nil	1-1.2M	3
TJA	Trachelospermum asiaticum	Flamboyant Star Jasmine (Flourishing hybrid groundcover)	200mm	nil	0.2M	34
VH	Vicia hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	140
XA	Xanthorrhoea australis	Grass Tree (striking ornamental Grass tree with tall spike)	200mm	nil	1.5-2.5M	5
YUC	Yucca elephantipes	Giant Yucca (multi trunked spiky feature plant)	300mm	nil	1.5M	1
Groundcovers/Climbers						
Mixed groundcovers/ornamental grasses planter boxes(MGC)						
Carpobrotus glaucescens	Pigface (very hardy salt wind tolerant trailing groundcover)	200mm	0.2M	TBC		
Carpobrotus rossii 'White Hot'	White Pigface (very hardy salt wind tolerant trailing groundcover)	150mm	0.3M			
Dichondra 'Silver Falls'	Silver Falls (cascading groundcover in roof garden)	200mm	0.15M			
Grazania barmetosa	Orange Flowering Daisy (low hardy coastal groundcover)	150mm	0.3M			
Gazania rigens	Yellow Flowering Daisy (low hardy coastal groundcover)	150mm	0.3M			
Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	0.3M			
Hardenbergia violacea 'Meema'	Meema Purple Coral Pea (purple flower native groundcover)	200mm	0.4M			
Myoporum parviflorum	Creeping Bootlialia (native cascading groundcover)	150mm	0.2M			
Scaevola aemula	Fan Flower (Flowering cascading groundcover)	150mm	0.3M			
Senecio serpens	Blue Chalk Sticks (silver blue low succulent groundcover)	200mm	0.2M			
Trachelospermum tricolor	Variegated Star Jasmine (variegated colour groundcover)	200mm	0.5M			
Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	0.4M			

Typical Design Palette



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.



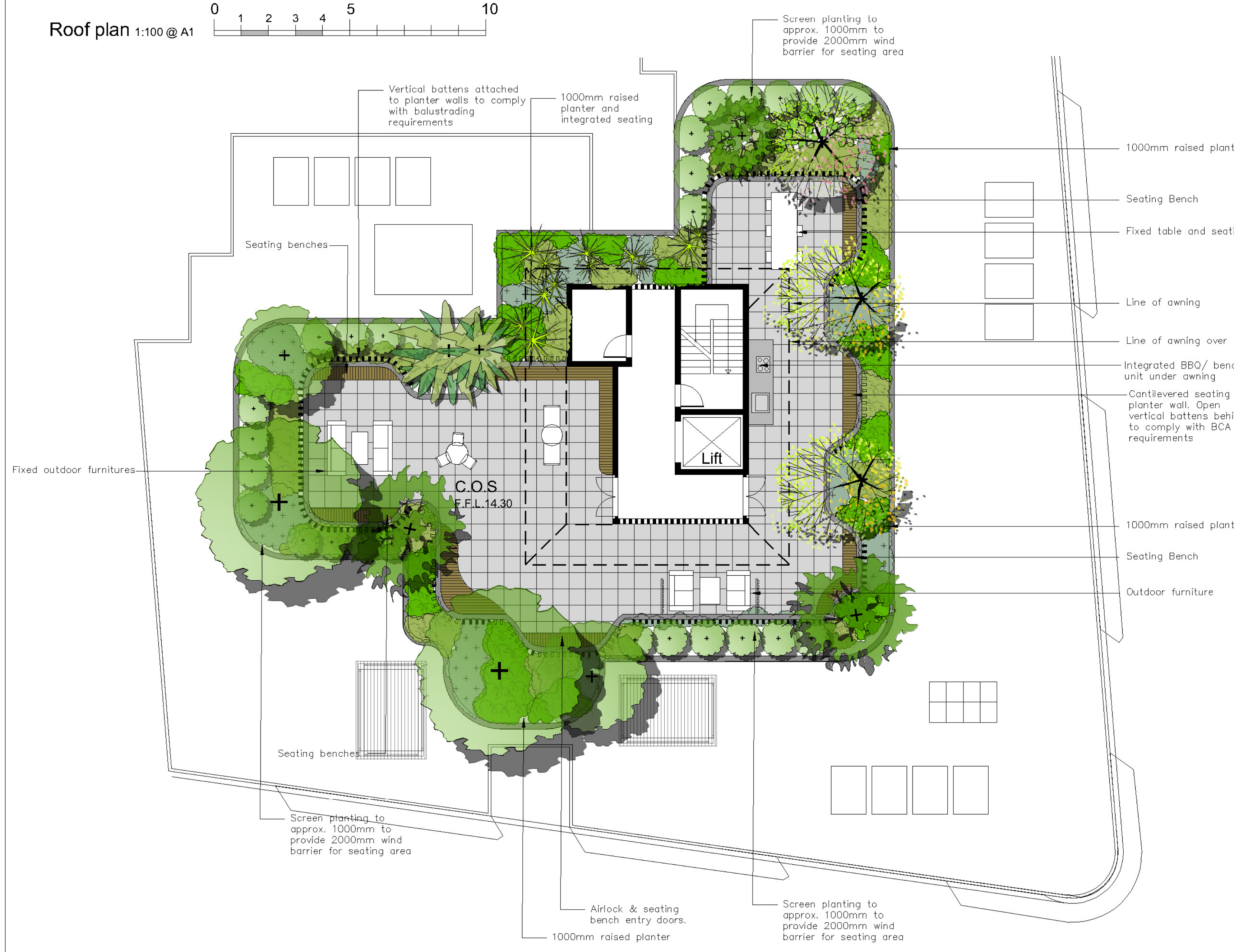
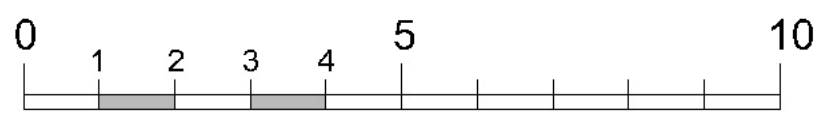
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 1-3 Gondola Ave North, Narrabeen
 DWG: Level 1 landscape plan

Scale: 22.10.24
 Scale: 1:100 @A1
 Job Ref: 2639/24
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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 out 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. Lay 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 composts 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 solar access.
- 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 to have the following soils:
 - 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).
 - 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.
- 5. 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
- 6. Fertiliser**
All planting areas to 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. Lawn edging**
All ground level garden beds adjacent to site boundary or paved areas to have edging as noted on the details plan.
- 9. Turfing**
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. See details sheet.
- 10. Structural**
All structural details whatsoever to Engineer's details.

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 hoses/cocks as indicated on GC 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

Chemical root control: 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 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)

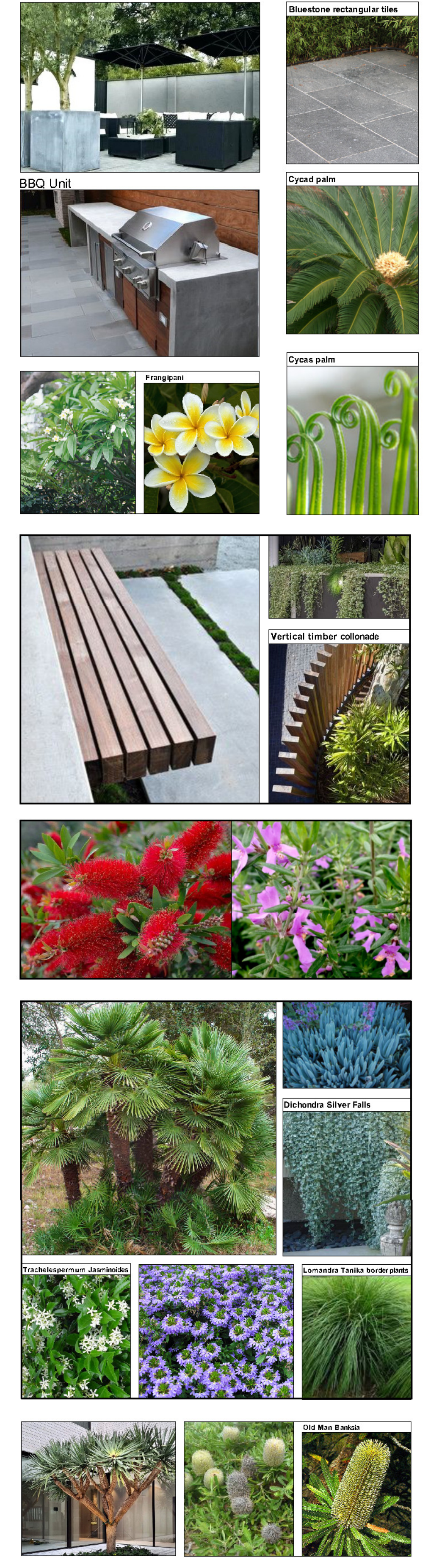
Maintenance schedule

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.

Typical design Palette



See sheet 4 for planting symbols

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DWG: Roof plan

Scale: 22.10.24 Scale: 1:100 @A1

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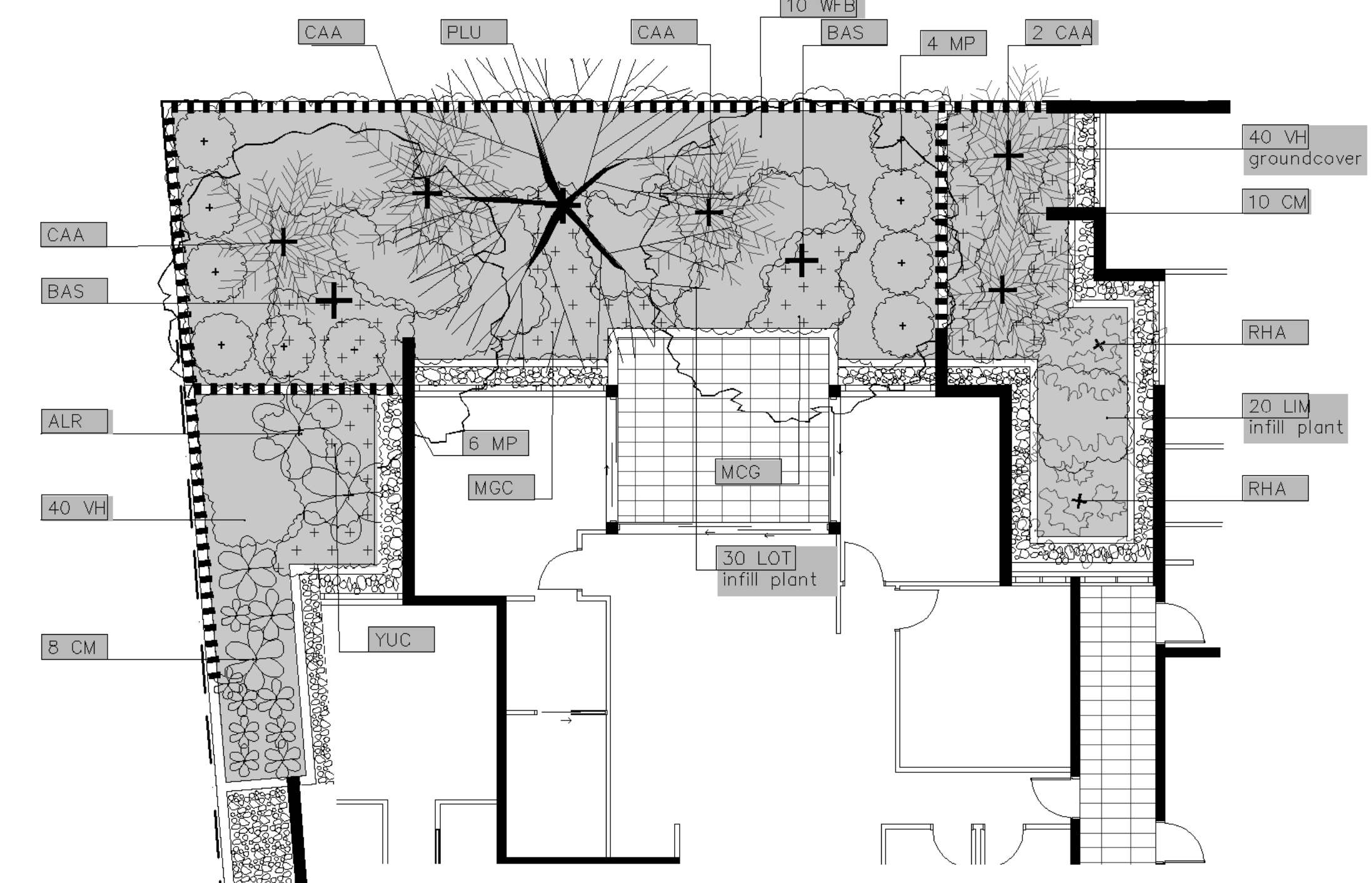
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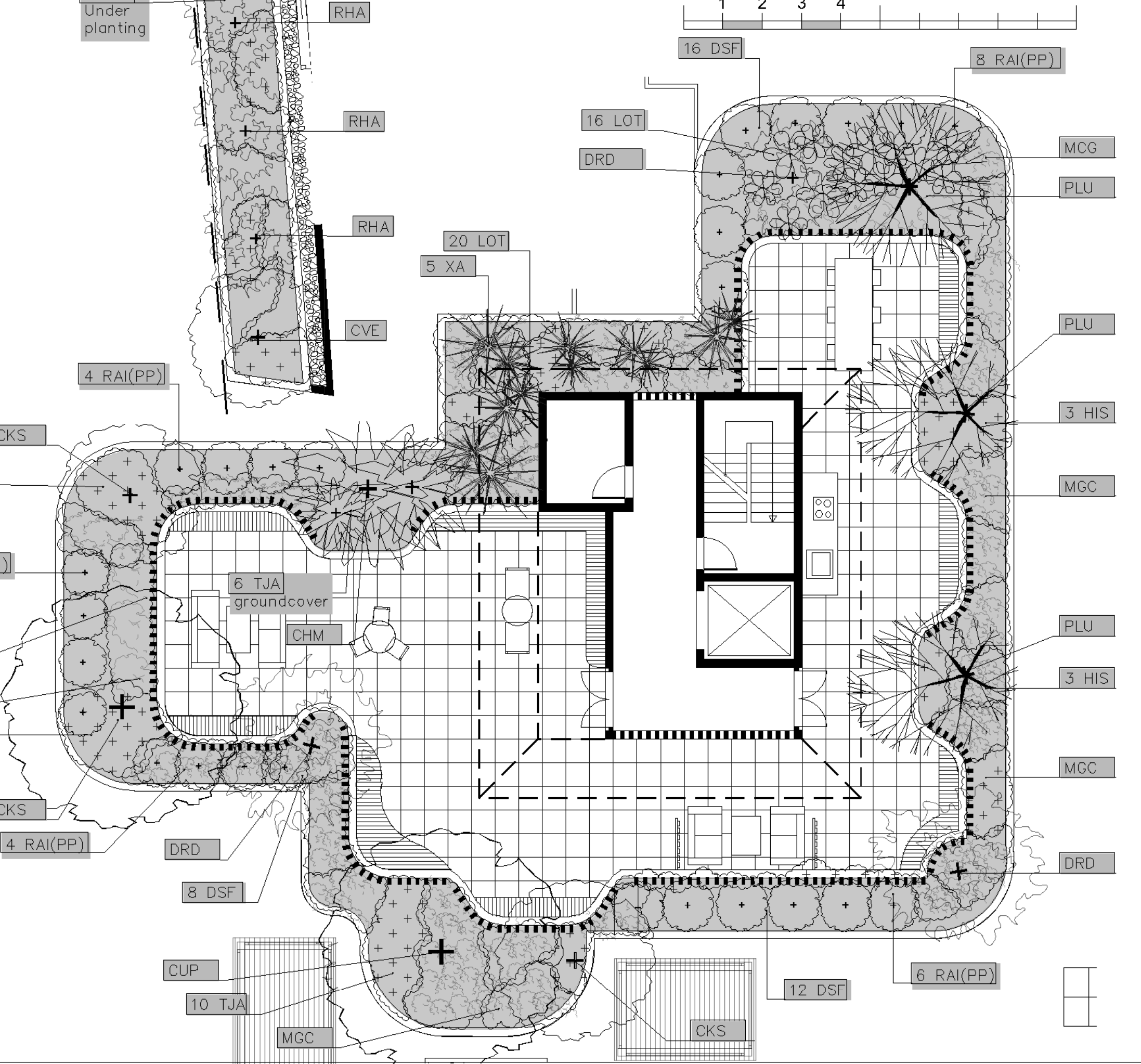
Planting plan - Basement level 1:100 @ A1



Planting plan - Level 1 1:100 @ A1



Planting plan - Roof level 1:100 @ A1



	Planting symbol (See schedule, sheet ?)		Natural deep soil		Turfed areas (Detail ?, sheet ?)
	Detail 3 Sheet 4		Soil / garden areas (Detail ?, sheet ?)		

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