

Indicative plant species images



Legend

- Existing trees to be removed (see sheet 3 & Arborists report)
- Existing trees on adjoining properties
- Existing trees as per Arborist Report
- Proposed evergreen trees
- Proposed Deciduous tree
- Palm
- Succulents
- Tree Ferns
- Low shrubs / ornamental grasses
- Screen plants
- Steps up
- Private open space paving
- Common area paving
- Common area linear paving
- Groundcovers
- Turfed areas
- Timber decking / seating
- Balustrading/fence
- Water
- Strip drainage grate
- Drainage pit
- Stone clad walls
- Concrete
- Walls
- Proposed levels
- Survey layer under

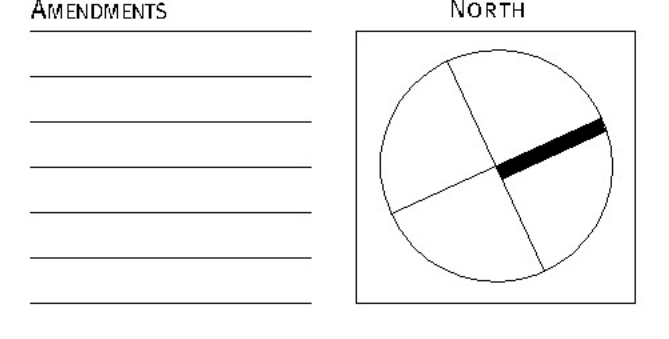


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DWG: LANDSCAPE SITE PLAN

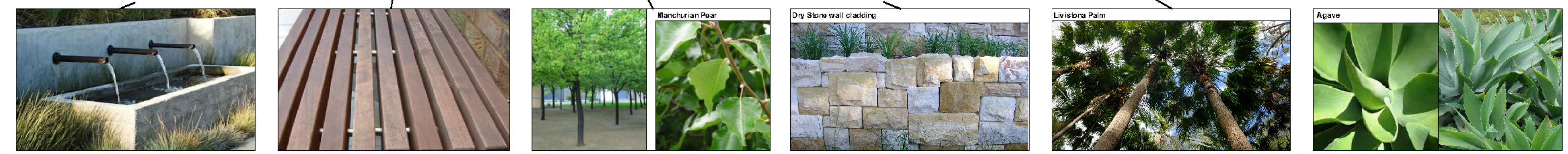
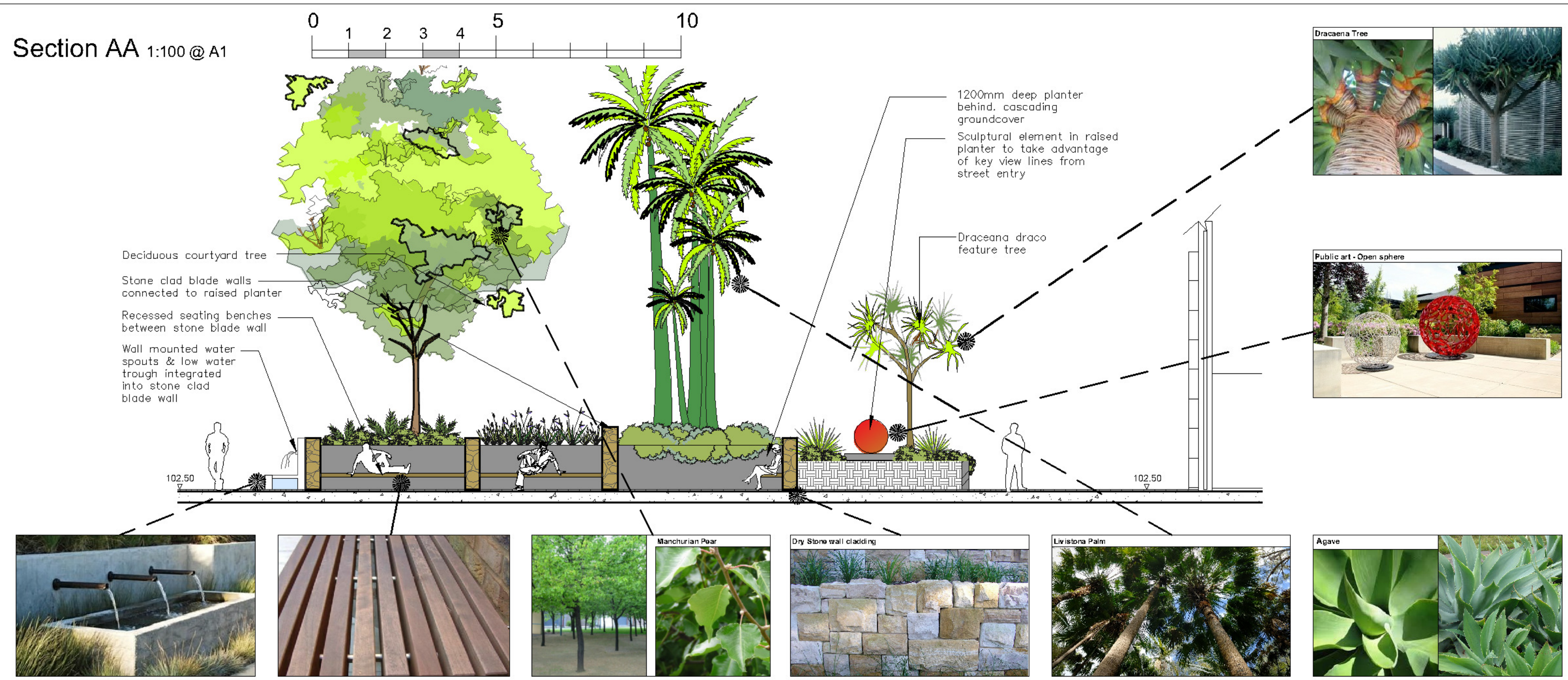
DATE: 29.11.19 SCALE: 1:200 @A1
 JOB REF: 19/2110 SHEET NO: 1 OF 7
 ISSUE: D

PROJECT: RETAIL & RESIDENTIAL DEVELOPMENT AT 28 LOCKWOOD AVE, BELROSE, NSW

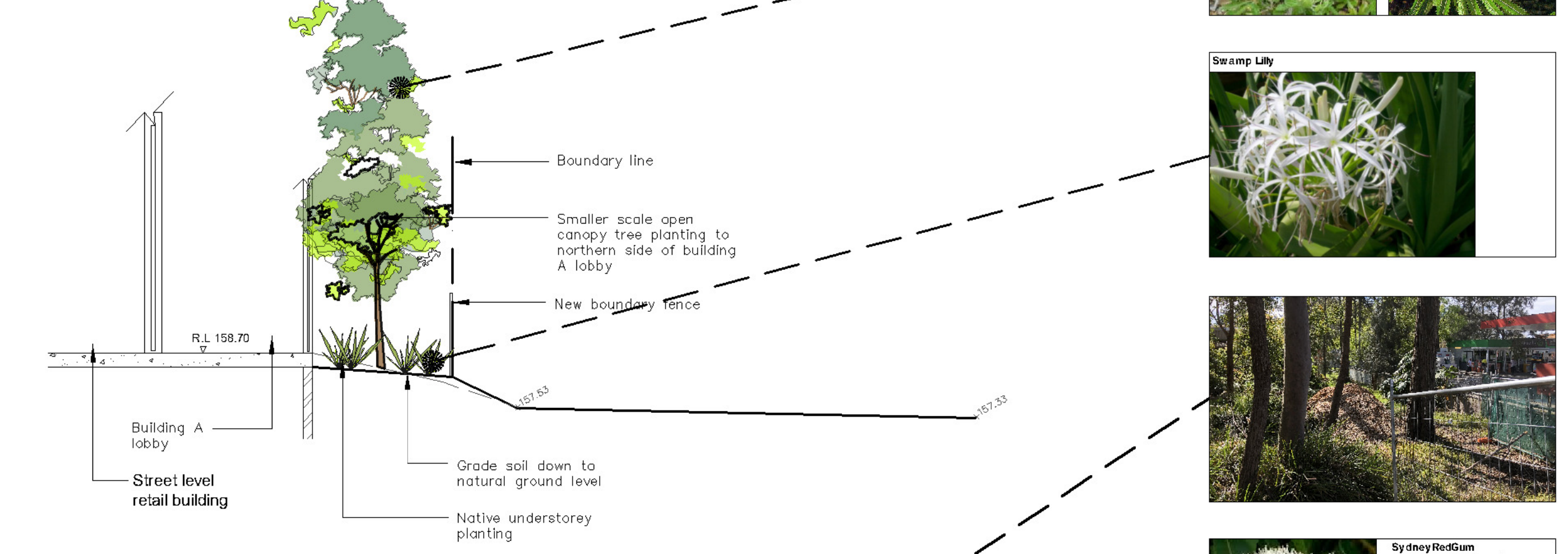


Drawing schedule
 Sheet 1: Masterplan concept
 Sheet 2: Sections
 Sheet 3: Planting plan & indicative details
 Sheet 4: Site analysis

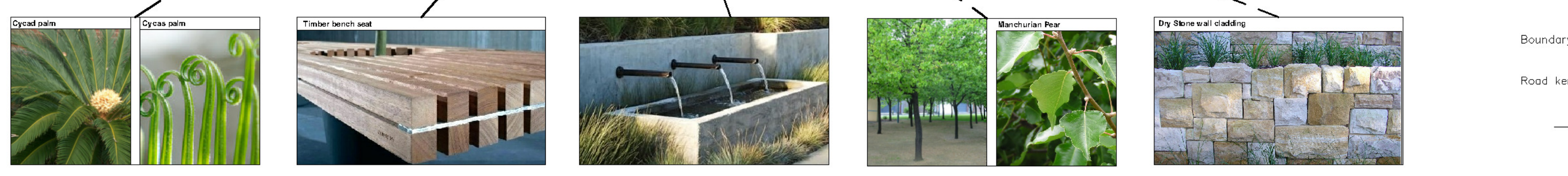
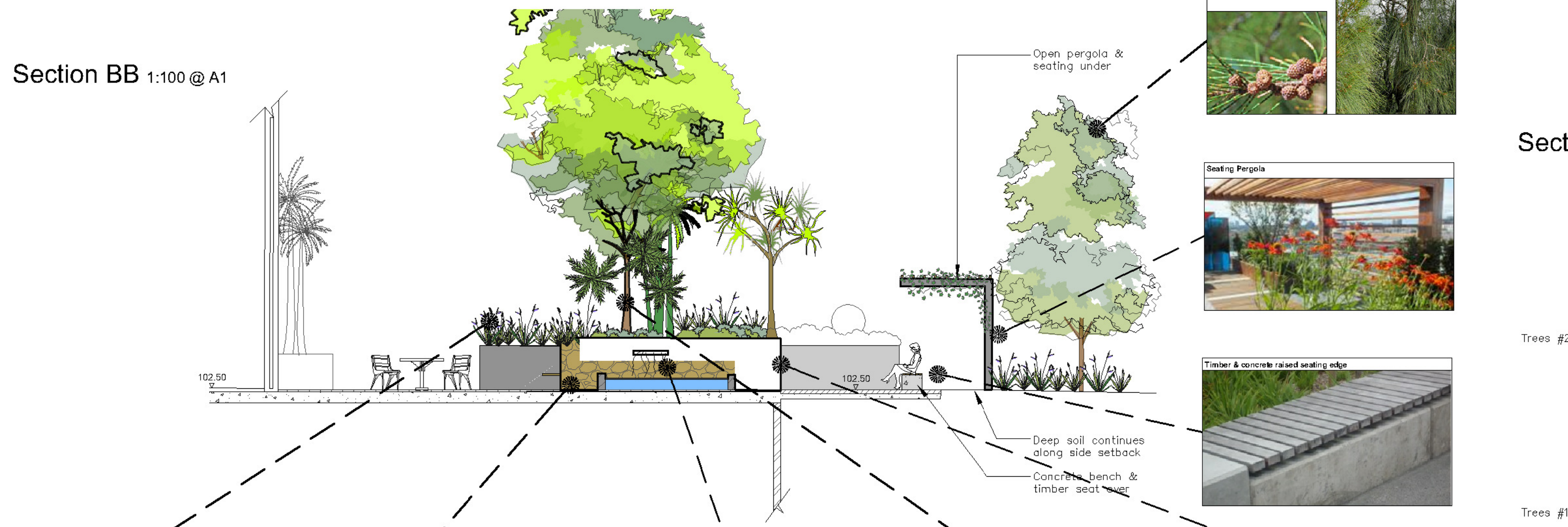
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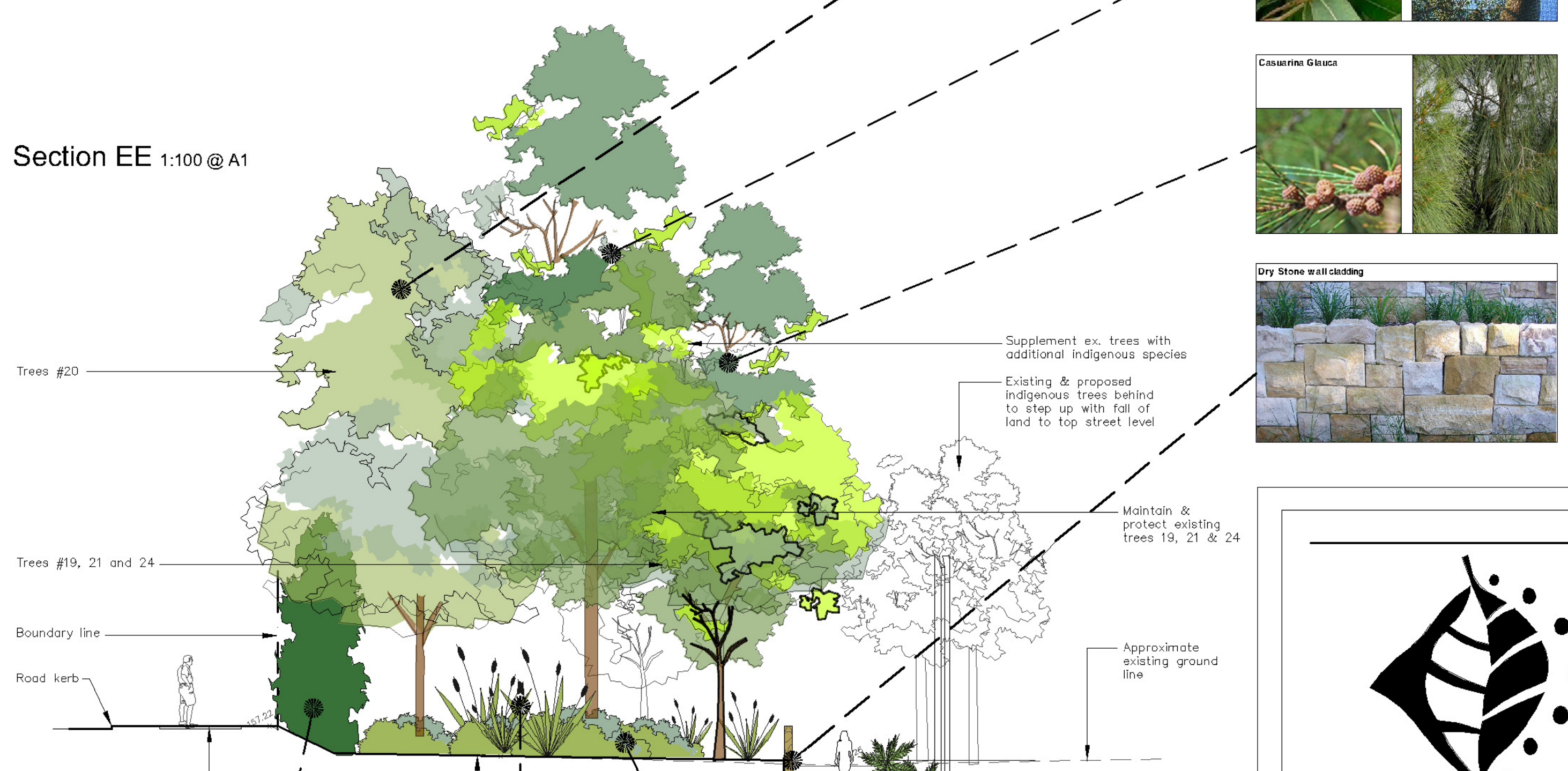
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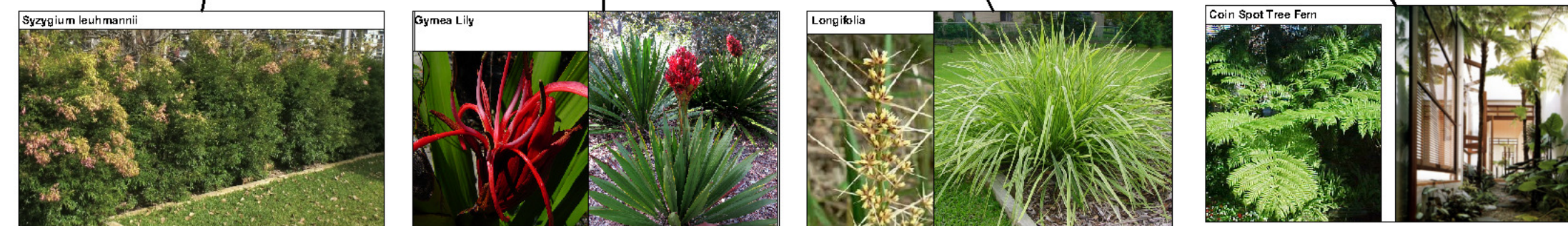
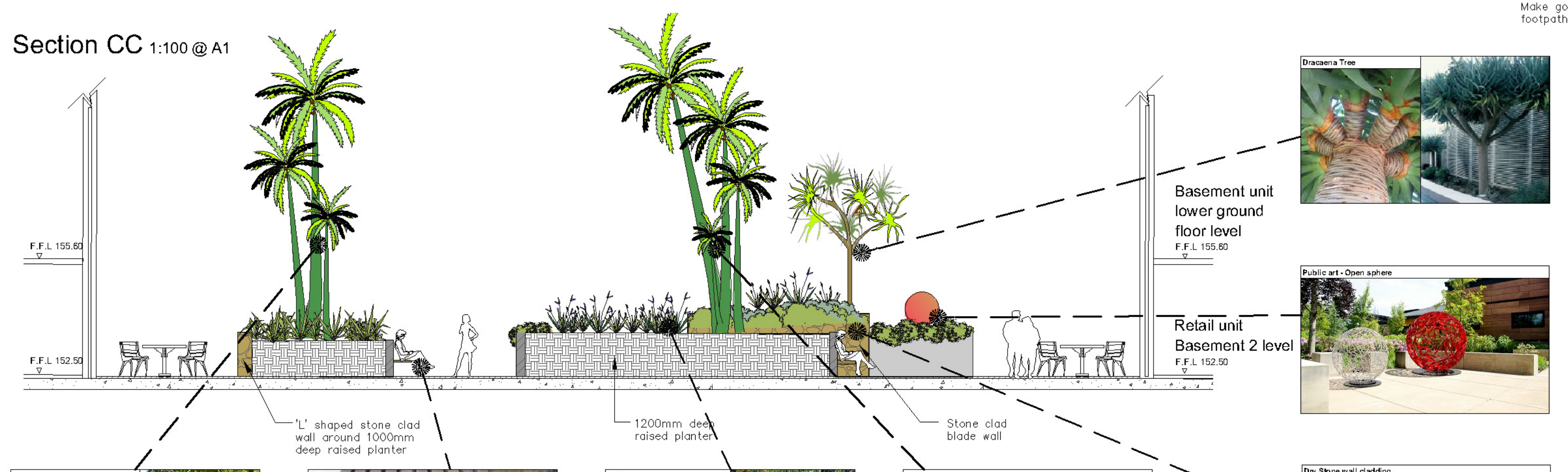
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Section EE 1:100 @ A1



Section CC 1:100 @ A1



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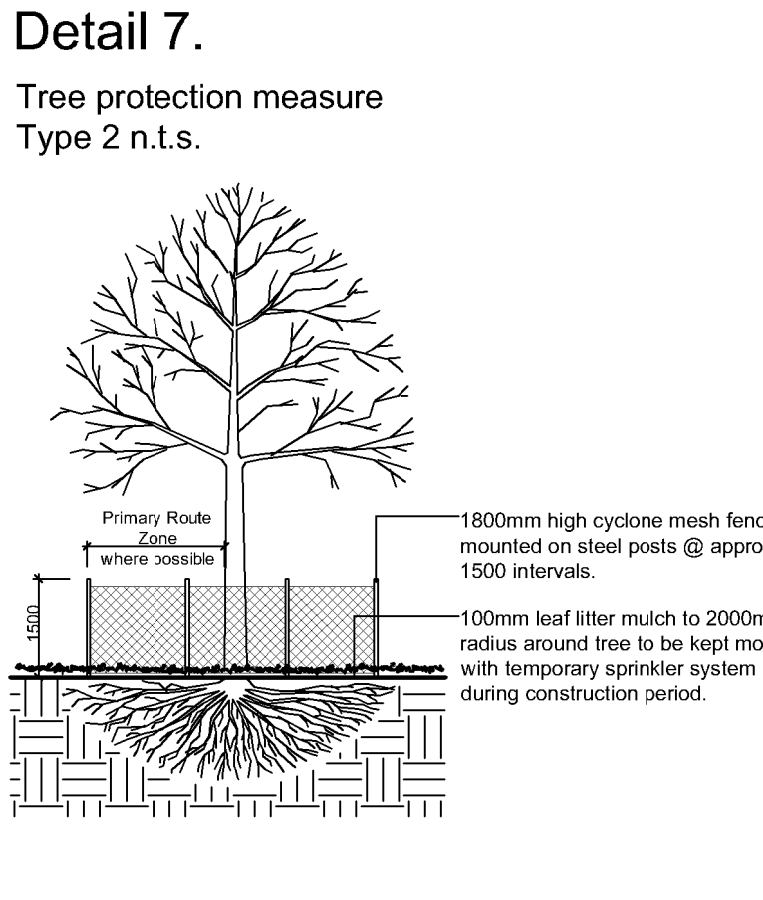
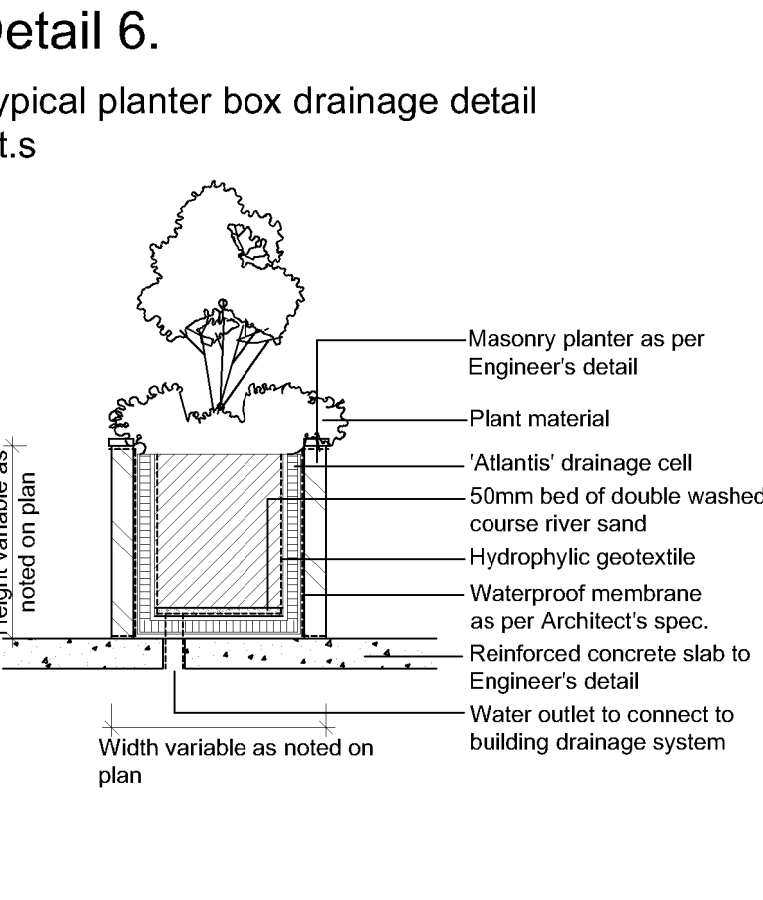
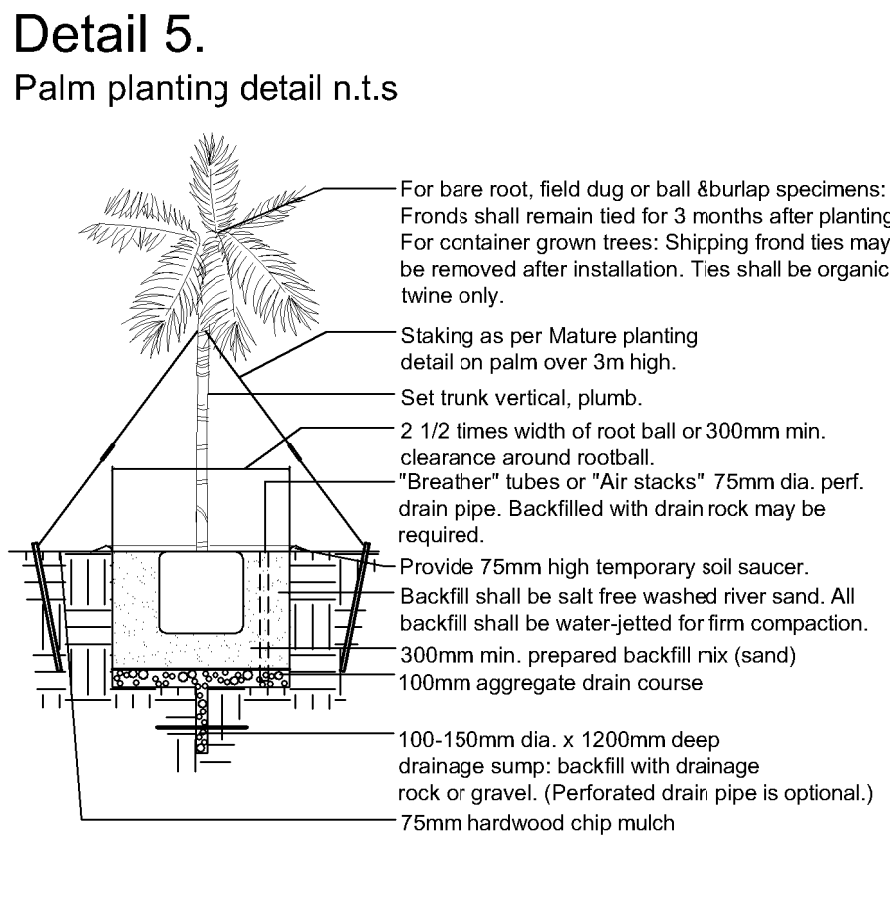
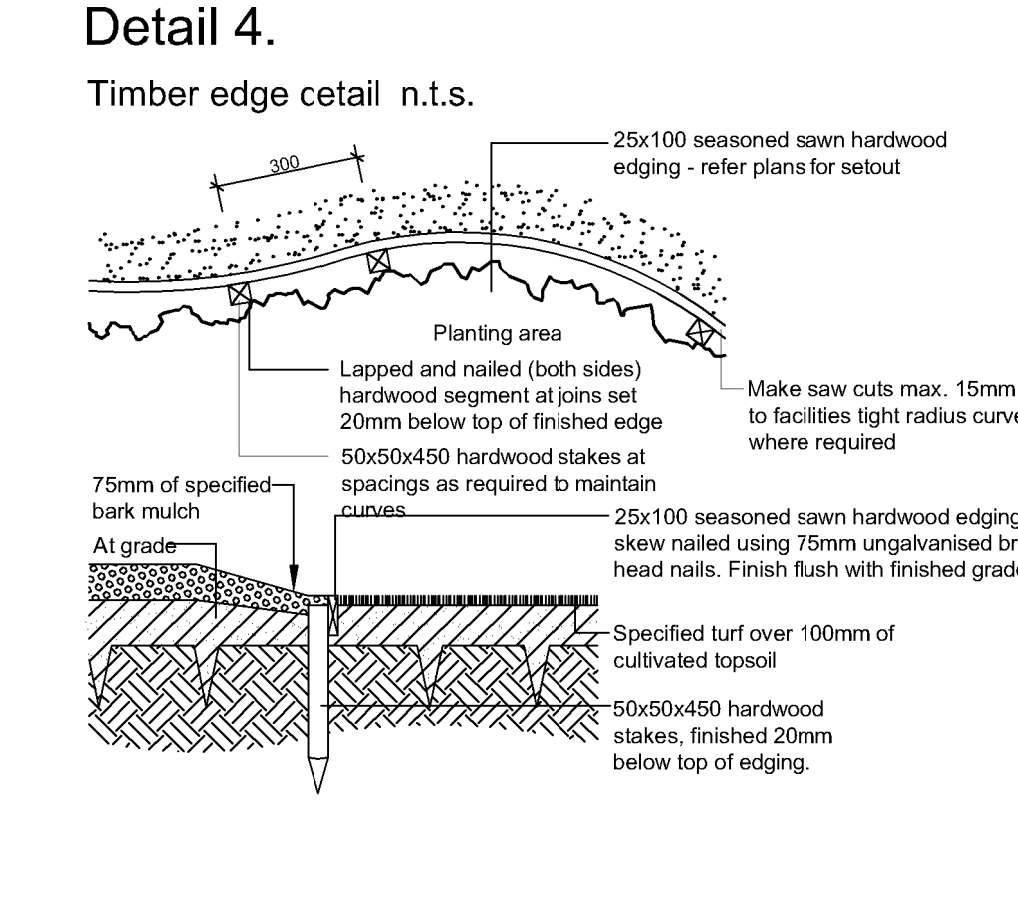
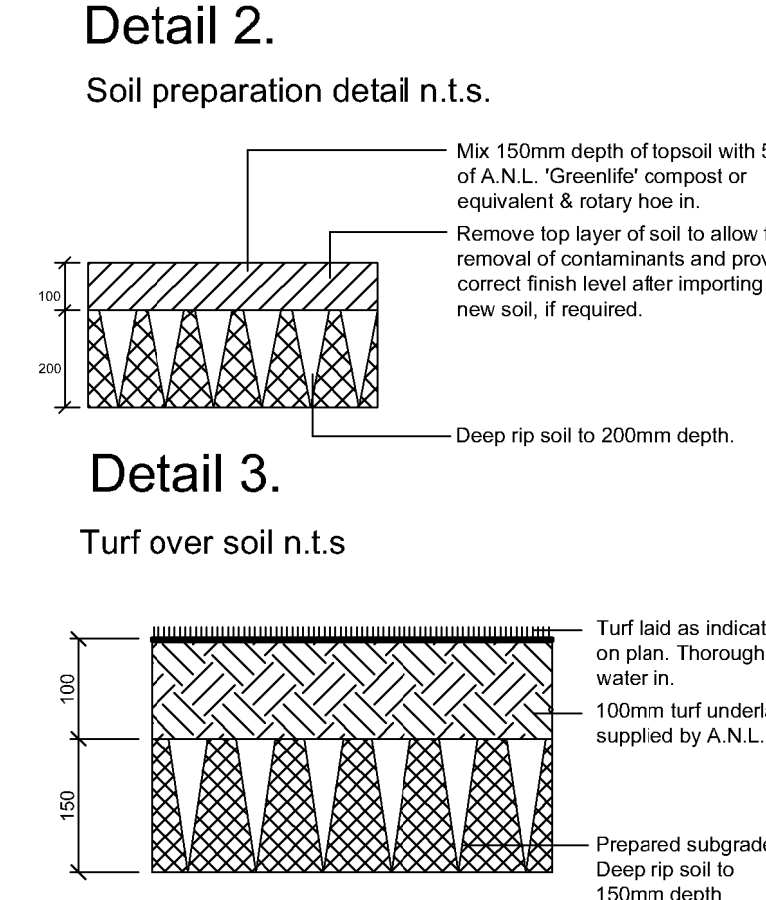
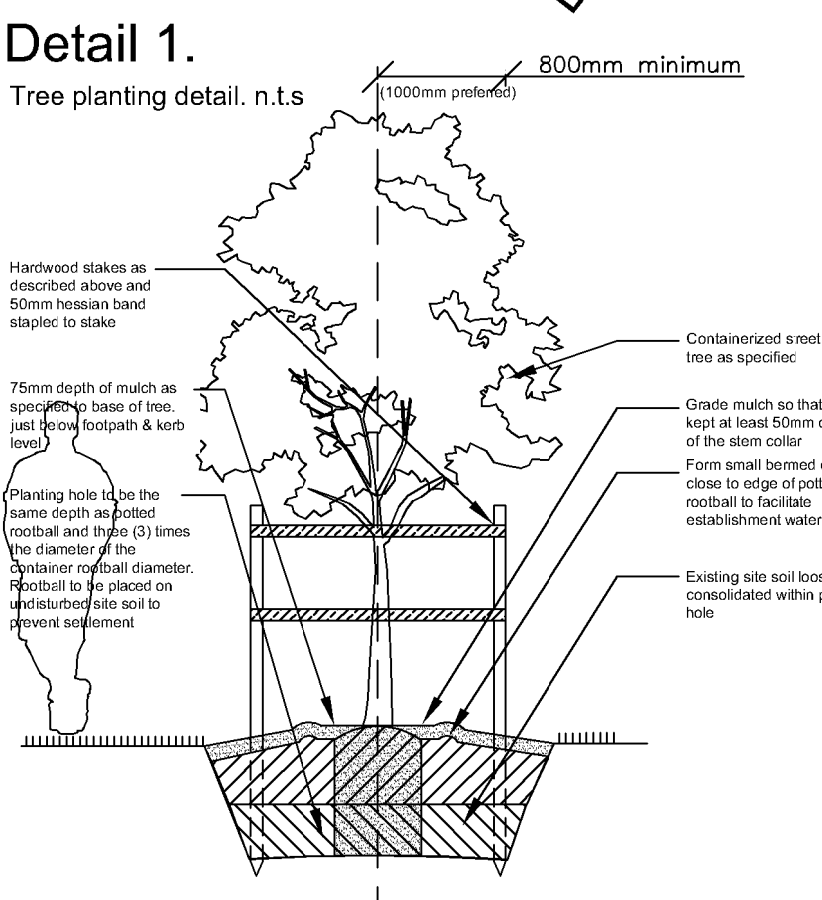
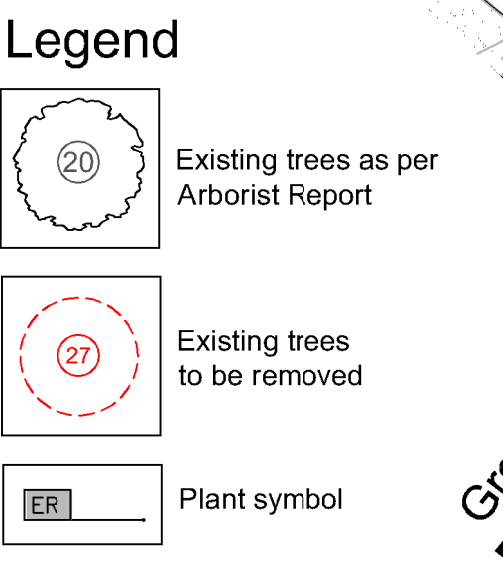
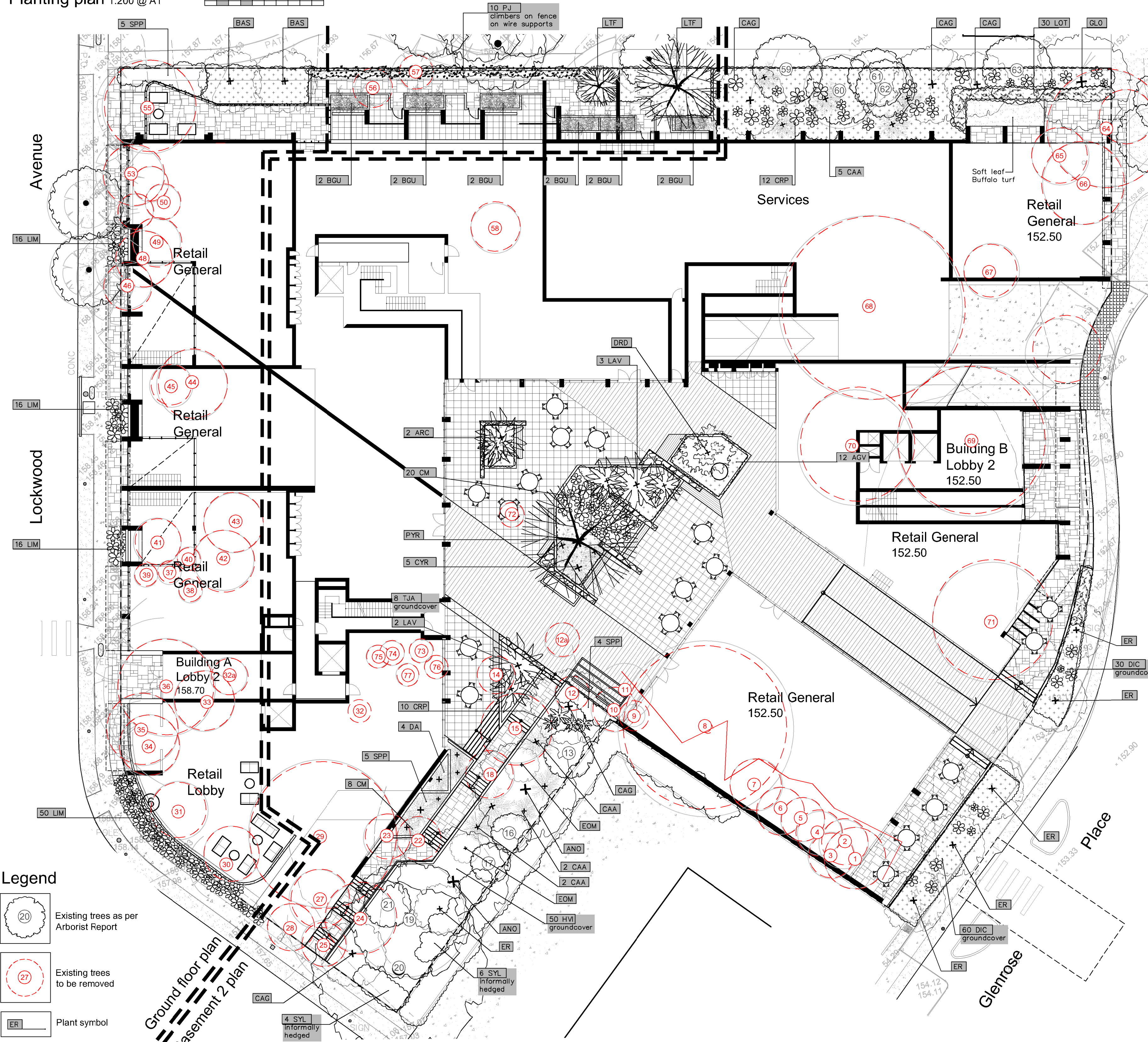
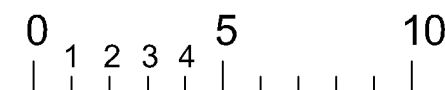
PROJECT: RETAIL & RESIDENTIAL DEVELOPMENT AT
 28 LOCKWOOD AVE,
 BELROSE, NSW

DWG: CONCEPT SECTIONS & ELEVATIONS

DATE: 29.11.19	SCALE: 1:150 @ A1
JOB REF: 19/2110	SHEET NO: 2 OF 7
ISSUE: D	

AMENDMENTS

Planting plan 1:200 @ A1



Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Canopy trees						
ANO	Anacophora costata	Sydney Red Gum (large native tree. Shining bark colour)	45Lt	3x50x50x1800	16-25.0M	2
BAS	Banksia serrata	Old Man Banksia (Small native. Gnarled trunk & serrated leaves)	75Lt	3x50x50x1800	4-6.0M	2
CAG	Casuarina glauca	Swamp She-Oak (Med native tree)	45Lt	3x50x50x1800	18-13.0M	5
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	45Lt	3x50x50x1800	6-8.0M	6
GLO	Glochidion ferdinandi	Cheese Tree (indigenous medium tree)	75Lt	3x50x50x1800	8-10.0M	1
LTF	Litorea latifolia 'Fagata'	Upright Tulip Tree (weird native tree)	75Lt	3x50x50x1800	10-15.0M	2
PYR	Pyrus ussuriensis	Manchurian Pear (medium deciduous tree)	75Lt	2x50x50x1800	9-12.0M	1
SYL	Syzygium leuhamni	Small Leaved Lilly Pilly (native screen tree)	75Lt	3x38x38x1800	8-10.0M	10
Shrubs / small feature trees						
ER	Erkstonia stuebelii	Pink Wax Flower (flowering native shrub)	200mm	nil	2.0M	2
SPP	Syzygium 'Superior'	Superior Lilly Pilly (flowering screen plant. Can be hedged)	200mm	hedged to req height	1.6-2.8M	14
Ferns / Palms / Succulents / ornamental bamboos						
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	12
ARC	Archontophoenix cunninghamiana	Bangalow Palm (Tropical style tall palm)	200mm	wire guys	8-12M	2
BGU	Bambusa guangxiensis	Dwarf Chinese Bamboo (ornamental bamboo can be hedged)	200mm	nil	2-3.5M	12
CAA	Cyathea australis	Tree Fern (Native tree fern)	300mm	nil	2-4.0M	10
CYR	Cycas revolutum	Sago Palm (striking native low palm like)	300mm	nil	1-1.2M	5
DA	Dicksonia antarctica	Soft Tree Fern (shade tolerant tree fern)	300mm	nil	4.0M	4
DRD	Draecena dracc	Dragon Tree (striking feature plant)	semi adv	nil	2.5-3.5M	1
LAV	Livistona australis	Cabbage Palm (tall indigenous palm)	semi adv	wire guys	8-12.0M	5
Groundcovers/Climbers						
HVI	Hardenbergia violacea	Native sarsaparilla (native groundcover)	200mm	nil	2.0M	50
PJ	Pandorea jasminoides	Boxer Plant (native climbing/creeping groundcover)	200mm	wire supports on fence	2.5M	10
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FTO1 Ozbreed hybrid groundcover)	200mm	nil	0.2M	8
Ornamental grasses/strappy leaved plants						
CM	Civeta miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	28
CRP	Crinum pedunculatum	Swamp Lily (native mass planted groundcover)	200mm	nil	0.5-0.7	22
DIC	Dianella caerulea	Blue Flax Lily (native grass like plant)	100mm	nil	0.4M	80
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	98
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	30

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 garden areas nominated on the hatched areas on sheet 3 and is to include all raised planter boxes over slab structures. Water supply tap hosecocks to each isolated planterbox for separate irrigation lines with battery timers. (To be coordinated with Hydraulic Engineer's details). Drip line supply system only to be incorporated. Contractor 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 replication as required to provide water supply to the nominated areas. To be coordinated with Hydraulic Engineer's plans. To include all bands, 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).

Irrigation system to be supplied from rainwater tanks as nominated on the Hydraulic Engineer's plans with town water top up system.

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 2.

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 out carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or arranging 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 to be Soft Leaf Buffalo or Soft Leaf Buffalo to be laid over 150mm 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 adequate soil to take back filling of good quality planting mix. (Please note mature heights of planting as shown on planting schedule may vary due to site conditions, locations in constricted deep soil 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 tree 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. Refer Engineer's details for structural details for all planter box construction. All internal planter slab levels to fall to drainage outlets as detailed by Engineer. Ensure min 50mm cavity between planter box and building wherever planter joins building with drainage provided. 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 drain outlet points in event water seeps into cavity so as to not build up against building wall. Containers to be at height as indicated on Architect's drawing. All planting containers to be the following:

- Waterproofing to Engineer's specification and construction details
- Impermeous waterproof membrane along base and to continue up to top of soil level of containers
- 'Atlantis' drainage cell (or engineer's specified equivalent) at base to be connected to drainage system of development.
- Planter box soil mix or equivalent to comply with AS 4419 and AS 3743
- 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.

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.

8. Lawn edging: All ground level garden beds adjacent to site boundary or paved areas to have 150mm raised concrete edging as nominated on the plans.

9. Turfing: Turfed strip areas to be Soft Leaf Buffalo or Soft Leaf Buffalo 'shademaster' to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. 300mm soil underlay over slab areas as per detail 7 sheet 4

10. Structural: All structural details whatsoever Engineer's details.

Refer to Arborists report prepared by Mark Bury Consulting



PAUL SCRIVENER LANDSCAPE

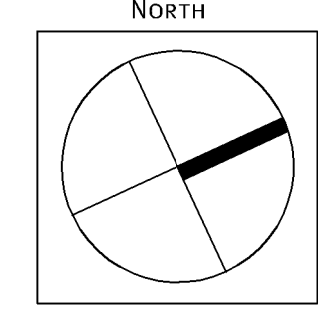
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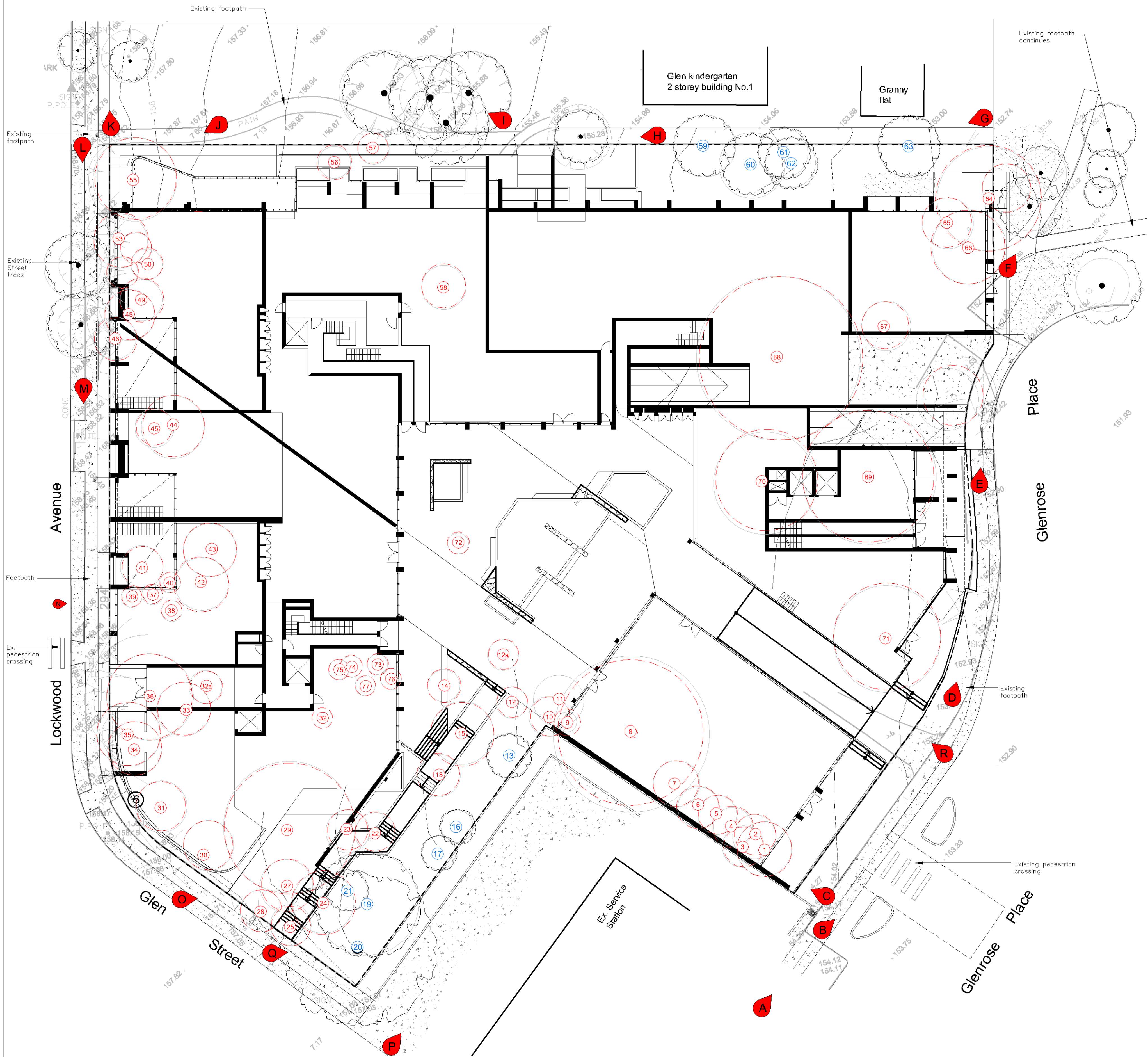
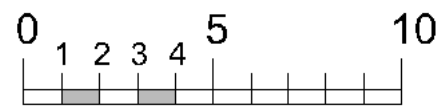
PROJECT: RETAIL & RESIDENTIAL DEVELOPMENT AT 28 LOCKWOOD AVE, BELROSE, NSW

DWG: PLANTING PLAN

DATE: 29.11.19 SCALE: 1:200 @A1
 JOB REF: 19/2110 SHEET NO: 3 OF 7
 ISSUE: D

AMENDMENTS





Legend

- Existing trees to be removed
- Existing trees to be retained
- Site photo locations
- Cascading groundcovers
- Succulent

See Arborists report prepared by Mark Bury Consulting

PAUL SCRIVENER
LANDSCAPE

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PROJECT: RETAIL & RESIDENTIAL DEVELOPMENT AT 28 LOCKWOOD AVE, BELROSE, NSW

DWG: SITE ANALYSIS

DATE: 29.11.19 SCALE: 1:200 @A1
 JOB REF: 19/2110 SHEET NO: 6 OF 7
 ISSUE: D

AMENDMENTS

NORTH

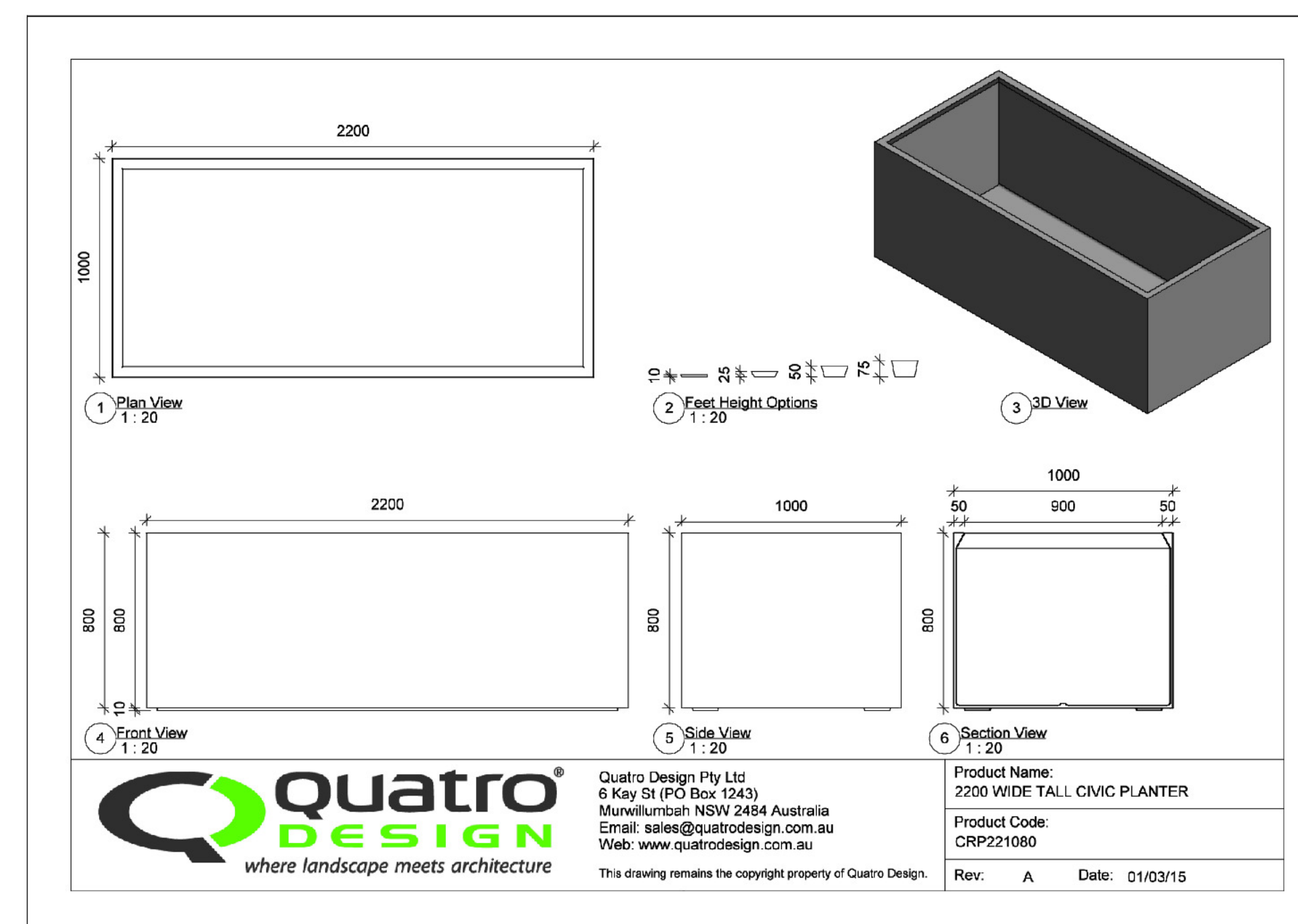
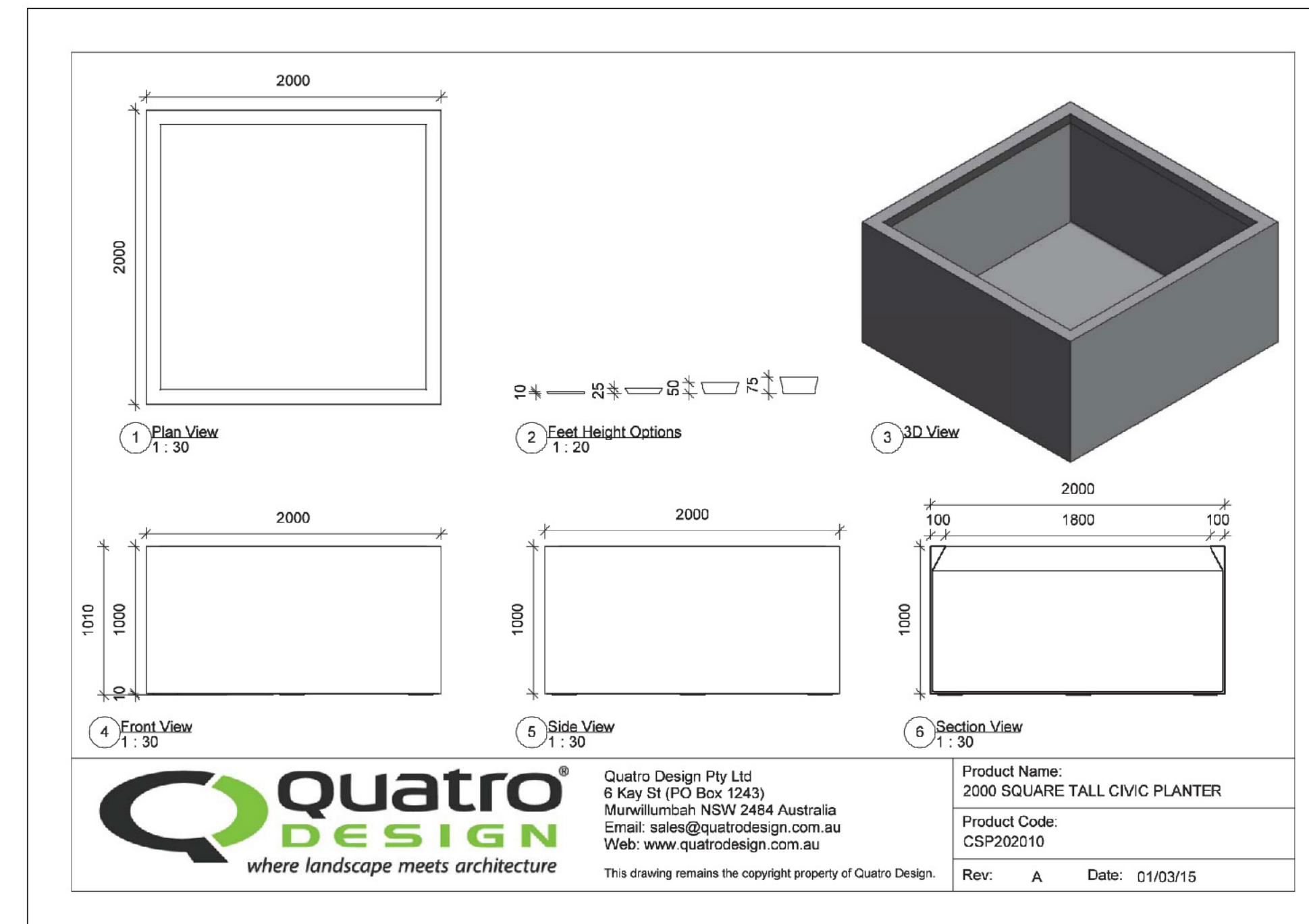
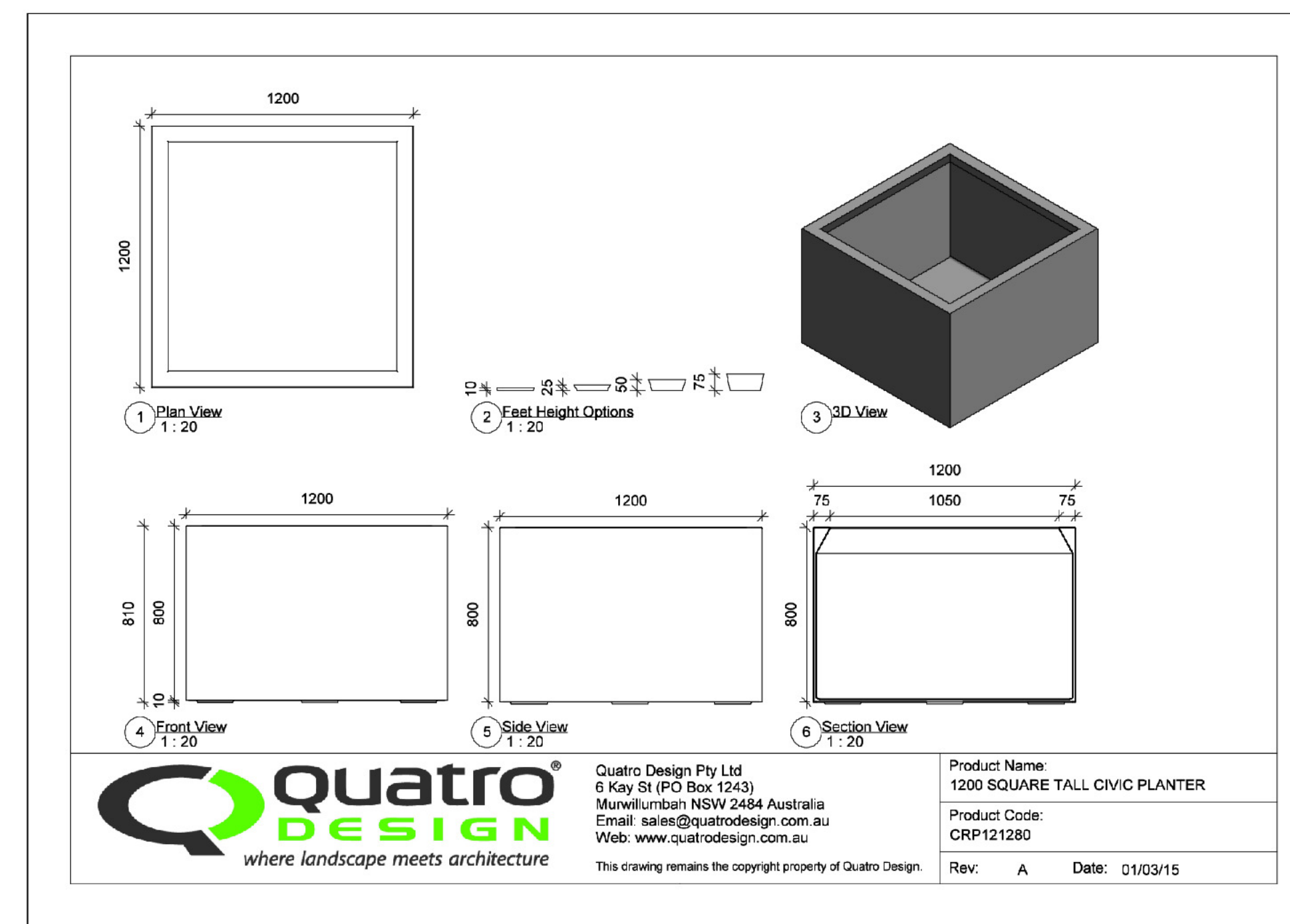
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900 Diameter	ZDU909050	ZDU909070	ZDU909090
1200 Diameter	ZDU121250	ZDU121270	ZDU121290
1500 Diameter	ZDU151550	ZDU151570	ZDU151590
	1800 Tall U Bowl (900 High) ZDU181890		2200 Tall U Bowl (1000 High) ZDU222210



Product specifications, options, downloadable drawings and 3D models are available on the relevant product page at quatrodesign.com.au.



U bowls
moderncurvature



Large format pots schedule - Sizes and type (or approved alternative makes)

Type	Make & model	Size (mm)
A	Quatro pots – Tall U Bowl	2200 dia x 1000(h)
B	Quatro pots - 2000 Square Tall Civic Planter	2000 x 2000 x 1000(h)
C	Quatro pots - 1200 Square Tall Civic Planter	1200 x 1200 x 800(h)
D	Quatro pots - 2000 Narrow Tall Planter	2000 x 500 x 1000(h)
E	Quatro pots - 2200 Tall Civic Trough Planter	2200 x 1000 x 800(h)

With low foot supports to allow free surface water drainage under. All drainage points on terraces to stormwater engineers details

All pots to have concealed poly dripline irrigation run behind pots and up through base drainage holes. Connect to automatic timer. To be detailed in Construction Certificate drawings

All planters to have approved specified planter box mix min 400mm over B horizon soil fill. To be detailed in Construction Certificate drawings.

800mm high planters to have 200mm high foot risers with no toe holds to ensure min. 1000mm non-climbable faces. To be confirmed by BCA consultant prior to purchase and installation.

All fixed seating benches to be min. 1000mm from any balustrading or planter adjacent to balustrading. To be confirmed by BCA consultant prior to purchase and installation.



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PROJECT: RETAIL & RESIDENTIAL DEVELOPMENT AT
28 LOCKWOOD AVE,
BELROSE, NSW

DWG: PLANTER DETAILS

DATE: 29.11.19 SCALE: AS SHOWN @A1
JOB REF: 19/2110 SHEET NO: 7 OF 7
ISSUE: D

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