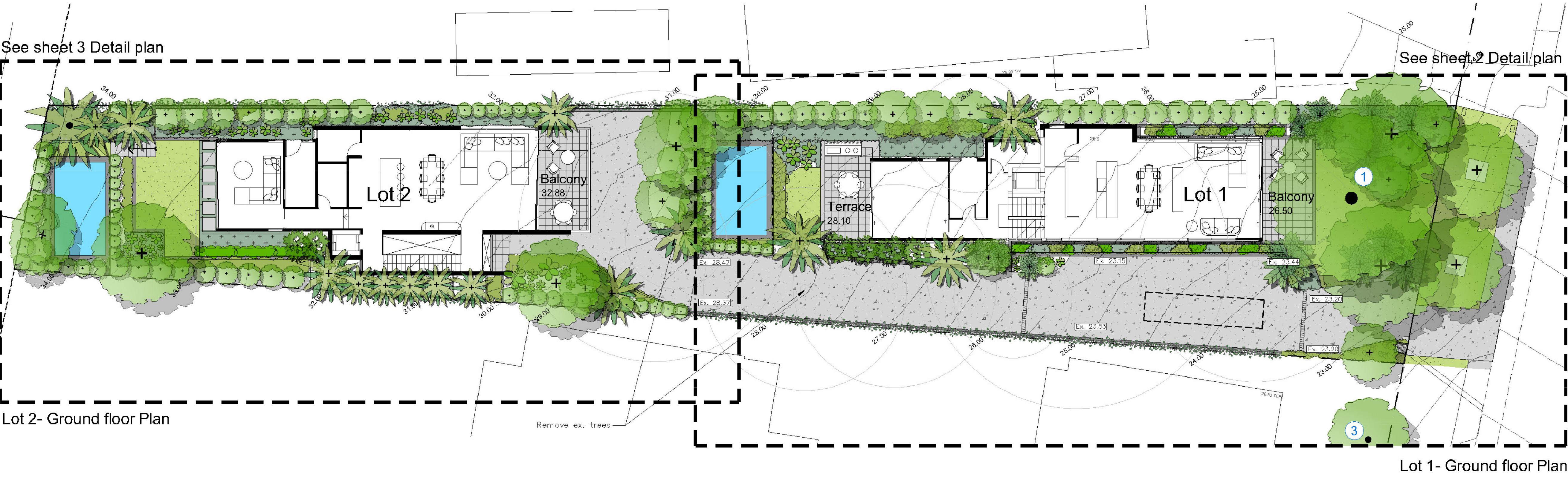




**Drawing schedule:**

Sheet 1: Landscape site plan

Sheet 2: Lot 1 planting and details

Sheet 3: Lot 2 planting and details

Sheet 4: Lot 1 elevations

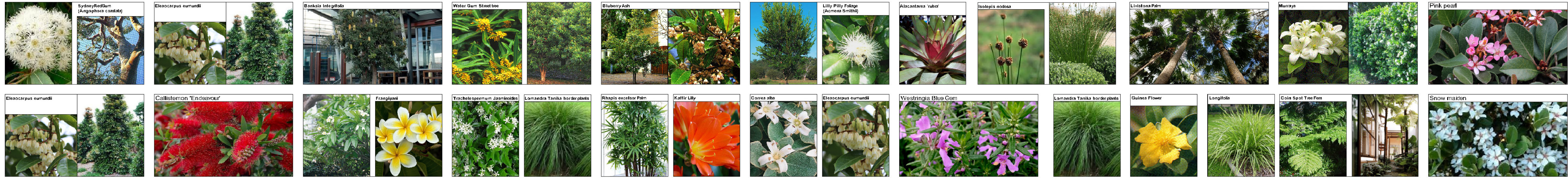
Sheet 5: Lot 2 elevations

Sheet 6: Notes

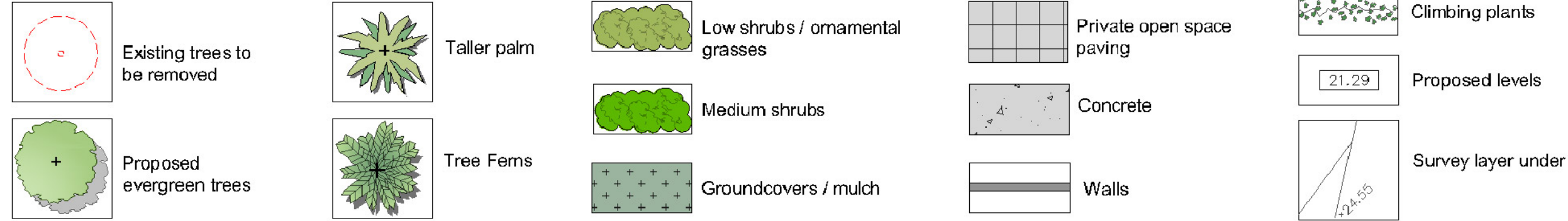
Typical design palette image



Typical plant species



Legend



| Amendments |          |                        |
|------------|----------|------------------------|
| F          | 13.2.24  |                        |
| E          | 11.2.25  | Updated Architecturals |
| D          | 17.10.24 |                        |
| C          | 14.10.24 |                        |
| B          | 9.10.24  | DA Final Review        |
| A          | 7.10.24  | DA Review              |



PO Box 4050. ACT 2602  
ABN: 16 949 100 279  
Phone: 02 9907 8011  
www.scrivener-design.com  
Email: paul@scrivener-design.com

Date: 13.2.25  
Job Ref: 2872/24

Project: 90 Brighton Street  
Freshwater

DWG: Landscape site plan

Scale: 1:150 @A1

1 of 6  
DA  
ISSUE-F

NORTH

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

Copyright is the property of Paul Scrivener Landscape  
All rights reserved.  
The concepts, design details and information described in the drawing are copyright. Other than for the purpose prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior written permission.





Existing trees to be retained

Turfed areas  
(Detail 7, sheet 2)

Detail # \_\_\_\_\_  
Sheet 2

Planting symbol  
(See schedule sheet 3)

ER

Planting symbol  
(See schedule sheet 3)

|   |          |
|---|----------|
| F | 13.2.24  |
| E | 11.2.25  |
| D | 17.10.24 |
| C | 11.2.24  |
| B | 9.10.24  |
| A | 7.10.24  |

Updated Architecturals

---

DA Final Review

---

DA Review



Diagram illustrating the components and specifications for a tree planting site:

- 800mm minimum**: Dimension for the containerized tree.
- 1600mm protected**: Dimension for the protected area around the tree.
- Hardwood stakes as described above and 50mm hexagon band stapled to stake**: Stake used for marking the site.
- 75mm depth of mulch as specified to base of tree, just below foodspit & herb level**: Mulch layer around the tree base.
- Planting hole to be the same depth as potted rootball and 1/3 times the diameter of the container rootball diameter. Rootball to be placed on undisturbed site soil to prevent settlement**: Specifications for the planting hole.
- Containerized street tree as specified**: The tree being planted.
- Grade mulch so that it is kept at least 50mm clear of the stem collar. Form shall be formed dish close to edge of potted rootball to facilitate establishment watering**: Instructions for grading the mulch.
- Existing site soil loosely consolidated within planting hole**: Instruction for soil consolidation.
- Ensure potted soil level and stem collar is set at herb level or just above existing ground level**: Instruction for setting the stem collar.
- Labels**: Herb, Food, and Soil labels indicating the levels of the planting site.

For soil & irrigation methodology only Structural & drainage to relevant Engineers details

width varies

Dropper Irrigation (polytape @300mm centres to all garden linked to waterpoint. (See irrigation notes sheet 3)

Benedict SmartMix No.4 Lightweight planter sub-soil

Structural planter wall to Engineer's specification

Height varies

Adjacent paving

Water proofing to Engineer's details

Concrete base to screed to fall to outlet drains

Soil and mulch to be below vertical pipe drainage riser.

75mm thick mulch

Benedict SmartMix No.5 Lightweight planter sub-soil

Water proofing to Engineer's details.

'Bldim' A14G geofabric membrane or similar approved

80mm or 100mm thk Pytrogen HydroCell RG30 foam

20mm thk Atlantis Fl-CG or similar approved drainage ties laid at base of planter

See detail 3 for standard Engineer's drainage & waterproofing details

Diagram illustrating the specifications for a tree planting pit:

- 800mm minimum (width of the pit)
- 1600mm preferred (height of the pit)
- Hardwood stakes as described above and 50mm thick iron band stapled to stake
- 75mm depth of mulch as specified to base of tree just below footpath & curb level
- Planting hole to be the same depth as potted rootball and 1/3rd (3) times the diameter of the container rootball diameter. Rootball to be placed on undisturbed site soil to prevent settlement
- Containerized street tree as specified
- Grade mulch so that it is kept at least 50mm clear of the stem collar. Form small bermed dish close to edge of potted rootball to facilitate establishment watering
- Existing site soil loosely consolidated within planting hole

Formbosa 100mm profile, 2mm galv. edging 60mm —  
round top safety edge or approved equivalent, initial  
stakes & connectors to manufacturers specification.

Turf as specified

Top soil

75mm thick mulch

Garden mix as specified

Stake as per manufactures  
Specification

Diagram illustrating the tree protection zone (TPZ) for a tree. The diagram shows a tree with a trunk diameter of 150cm. The TPZ is defined by a 1800mm high cyclone mesh fence on steel posts at approximately 1500 intervals. The area within the fence is covered with 100mm leaf litter mulch to 5000mm radius around the tree. The area outside the fence is also covered with 100mm leaf litter mulch to 5000mm radius around the tree. The diagram also shows a 100mm leaf litter mulch layer around the tree to be kept moist with temporary sprinkler system during construction period.

Mix 150mm depth of topsoil with 50mm of AN/L 'Greenlife' compost or equivalent & rotary hoe in.

Remove top layer of soil to allow for removal of contaminants and provide correct finish level after importing new soil, if required.

Deep rip soil to 200mm depth.

100

150

Turf laid as indicated on plan. Thoroughly water in.

100mm turf underlay supplied by A.N.L.

Prepared subgrade. Deep rip soil to 150mm depth.

Diagram illustrating the construction of a garden bed:

- Paver set flush in garden.
- Planting as specified.
- Mortar bedding.
- Planting mix as specified.
- Prepared subgrade.
- Deep rip soil to 300mm depth.

Dimensions shown on the left:

- 200 mm (for the top layer)
- 300 mm (for the subgrade layer)

[illegible]

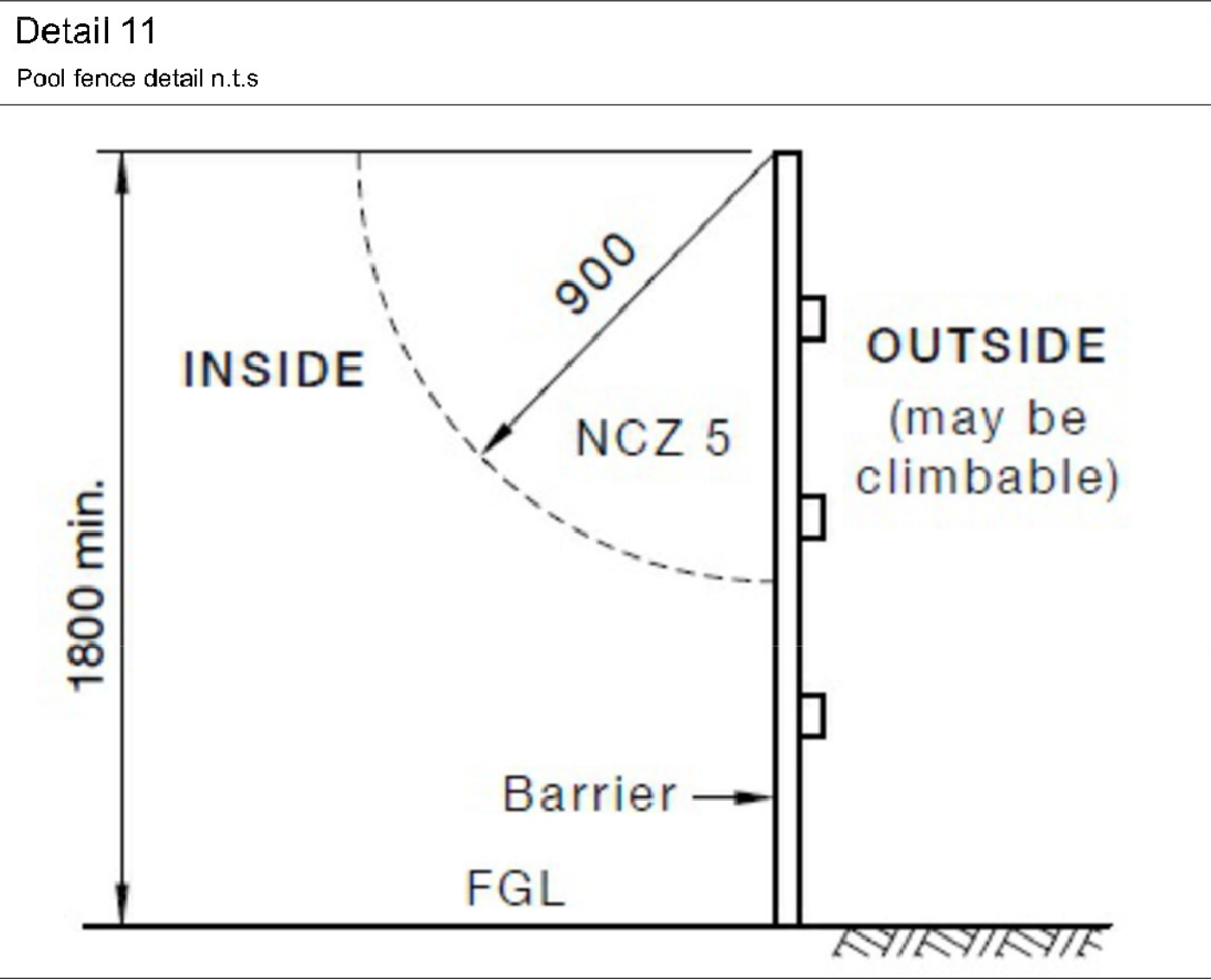
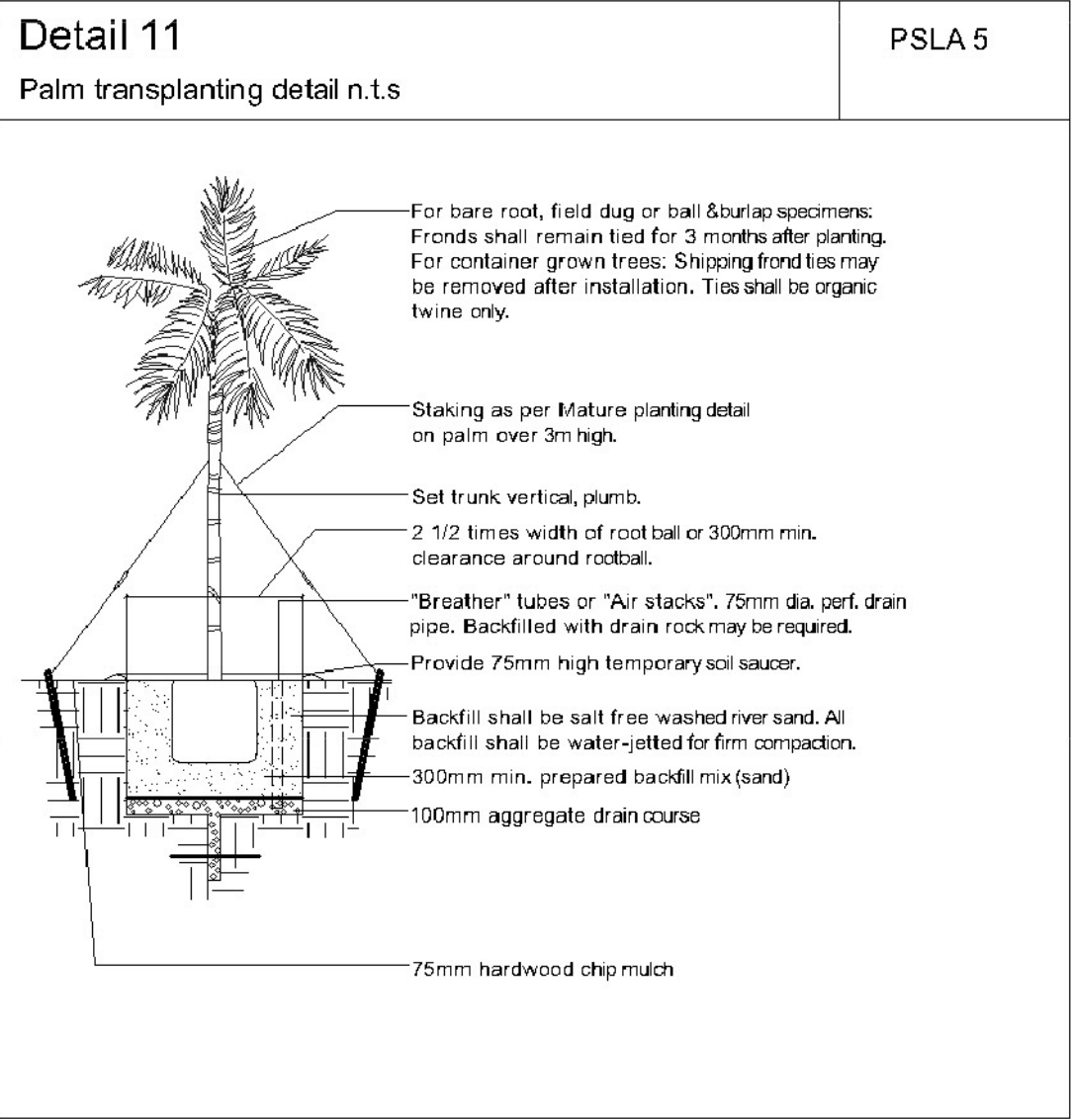
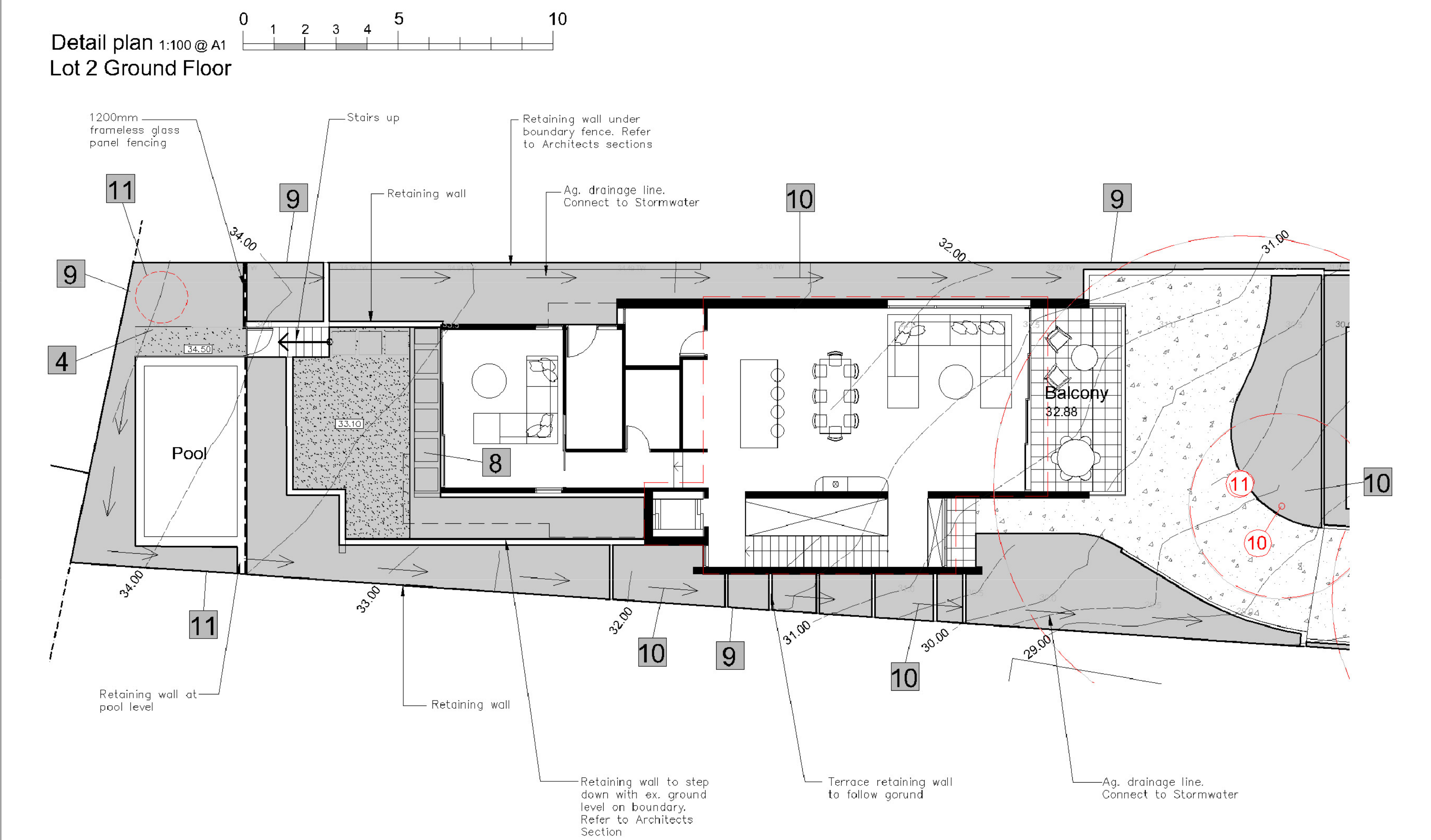
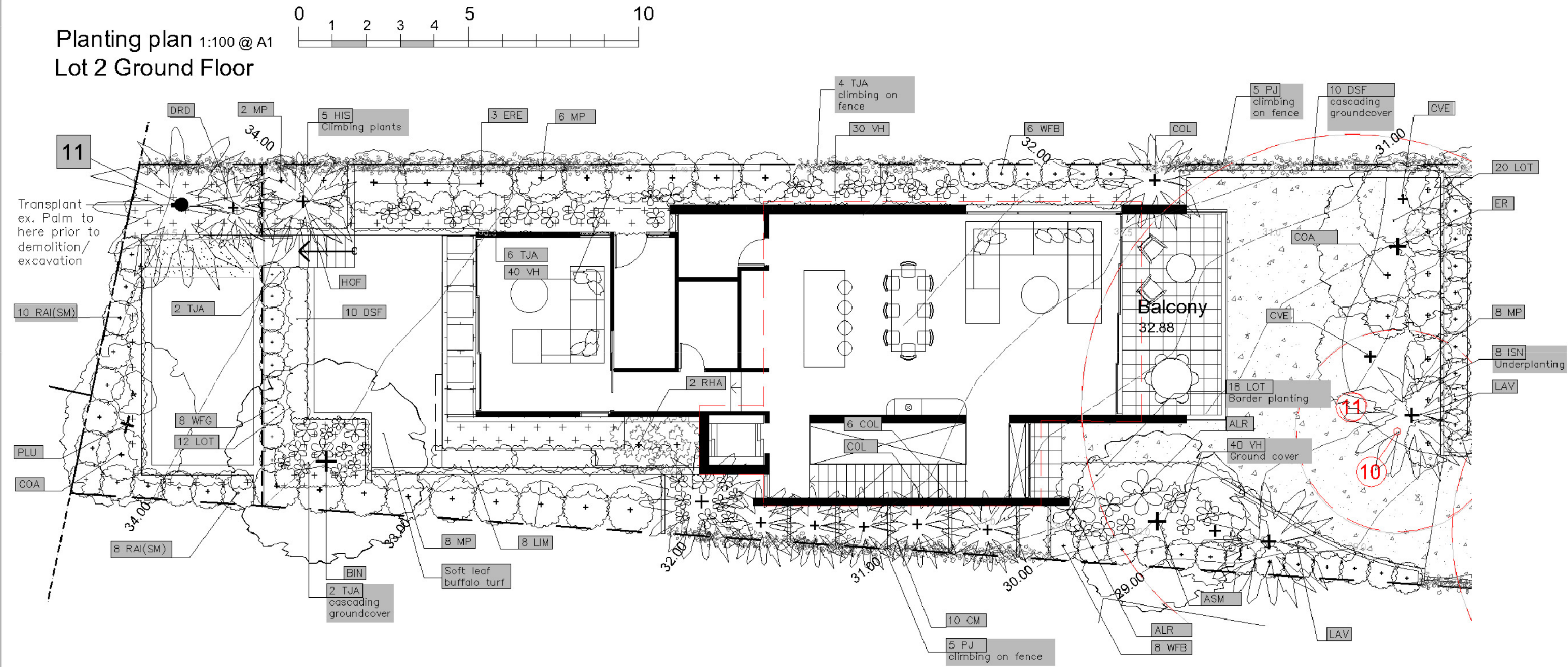
Diagram illustrating the construction of a trench for a drainage pipe. The layers from top to bottom are:

- Turf over top soil
- Top soil to a minimum of 150mm
- Backfill with aggregate
- Geotextile wrapped Ag. drainage line
- Sand layer

Ensure base of trench falls to water outlet or drainage connection

350/500 mm required





## Planting schedule

| Symbol                                                 | Botanical name                  | Common name                                                 | Cont. size | Staking                | Mature height | No req. |
|--------------------------------------------------------|---------------------------------|-------------------------------------------------------------|------------|------------------------|---------------|---------|
| <b>Trees</b>                                           |                                 |                                                             |            |                        |               |         |
| ASM                                                    | Acmena smithii                  | Lilly Pilly (Native tree in dep soil. Prune lower branches) | 75Lt       | 3x50x50x1800           | 8-10.0M       | 1       |
| ANO                                                    | Angophora costata               | Sydney Red Gum (large native tree. Striking bark colour)    | 45Lt       | 3x50x50x1800           | 16-25.0M      | 1       |
| BIN                                                    | Bankisia integrifolia           | Coast Banksia (medium indigenous tree)                      | 75Lt       | 3x50x50x1800           | 12-15.0M      | 1       |
| ER                                                     | Elaeocarpus reticulatus         | Blueberry Ash (indigenous small tree)                       | 45Lt       | 3x50x50x1800           | 6-8.0M        | 3       |
| ERE                                                    | Elaeocarpus eumundii            | QLD Quandong (native vertical narrow screen tree)           | 45Lt       | 2x50x50x1800           | 7-10.0M       | 6       |
| GLO                                                    | Glochidion ferdinandii          | Cheese Tree (indigenous medium tree)                        | 75Lt       | 3x50x50x1800           | 7-10.0M       | 1       |
| LPT                                                    | Leptospermum petersonii         | Lemon Scented Tea Tree (Small native tree. Open foliage)    | 300mm      | 2x50x50x1800           | 3.5-5.0M      | 2       |
| PLU                                                    | Plumeria acutifolia             | Frangipani (small flowering deciduous tree)                 | 45Lt       | 2x50x50x1800           | 3-4.0M        | 1       |
| TLL                                                    | Tristanopsis laurina 'Luscious' | Water Gum cultivar (indigenous small-med tree)              | 75Lt       | 3x50x50x1800           | 5-7.0M        | 2       |
| <b>Shrubs / small feature trees</b>                    |                                 |                                                             |            |                        |               |         |
| COA                                                    | Correa alba                     | White Correa (hardy salt wind tolerant coastal shrub)       | 200mm      | nil                    | 1.5-2.0M      | 5       |
| CVE                                                    | Callistemon citrinus 'Endeavor' | Endeavor Crimson Bottlebrush (Flowering native small tree)  | 300mm      | nil                    | 2-3.0M        | 2       |
| MP                                                     | Murraya paniculata              | Orange Jessamine (flowering screening plant)                | 300mm      | hedged                 | 2-3.0M        | 34      |
| RAI (PP)                                               | Raphiolepis indica PP           | Pink Pearl (hedging dense flowering plant)                  | 300mm      | hedged                 | 1.0M          | 15      |
| RAI (SM)                                               | Raphiolepis indica SM           | Snow Maiden (hedging dense flowering plant)                 | 300mm      | hedged                 | 1.0M          | 15      |
| WFB                                                    | Westringia fruticosa 'Blue Gem' | Dwarf Blue Westringia (hardy low growing plant)             | 150mm      | hedged                 | 1.2-1.5M      | 33      |
| WFG                                                    | Westringia fruticosa 'Grey Box' | Ozbreed Grey Box® (hardy low screen can be hedged)          | 200mm      | hedged                 | 0.4-0.7M      | 8       |
| <b>Ferns / Palms / Succulents / ornamental bamboos</b> |                                 |                                                             |            |                        |               |         |
| AGV                                                    | Agave attenuata                 | Century plant (striking spiky leaved succulent)             | 200mm      | nil                    | 0.5M          | 1       |
| ALR                                                    | Alcantarea 'Rubra'              | Giant Bromeliade (Large succulent leaved ornamental plant)  | 300mm      | nil                    | 1.0M          | 2       |
| CAA                                                    | Cyathea australis               | Tree Fern (Native tree ferns)                               | 300mm      | nil                    | 2-4.0M        | 13      |
| COL                                                    | Colocasia esculenta             | Elephants ears (Large leaved plant)                         | 200mm      | nil                    | 1.5-2.0M      | 8       |
| CYR                                                    | Cycas revolutum                 | Sago Palm (striking native low palm like)                   | 300mm      | nil                    | 1-1.2M        | 2       |
| DRA                                                    | Dracaena marginata              | Dracaena (Vertical spiky feature plant)                     | 250mm      | nil                    | 1.5M          | 1       |
| DRD                                                    | Dracaena draco                  | Dragon Tree (striking feature plant)                        | semi adv.  | nil                    | 2.5-3.5M      | 2       |
| HOF                                                    | Howea forsteriana               | Kentia Palm (tall palm)                                     | semi-adv   | wire guys              | 7-10.0M       | 3       |
| LAV                                                    | Livistona australis             | Cabbage Palm (tall indigenous palm)                         | semi adv   | wire guys              | 8-12.0M       | 4       |
| RHA                                                    | Raphis excelsor                 | Lady Finger Palm                                            | 300mm      | nil                    | 2-2.5M        | 3       |
| <b>Groundcovers/Climbers</b>                           |                                 |                                                             |            |                        |               |         |
| DSF                                                    | Dichondra 'Silver Falls         | Silver Falls (cascading groundcover in roof garden)         | 200mm      | nil                    | 0.15M         | 31      |
| HIS                                                    | Hibbertia scandens              | Guinea Flower (flowering climber / groundcover)             | 200mm      | nil                    | 0.3M          | 27      |
| PJ                                                     | Pandorea jasminoides            | Bower Plant (native climbing/cascading groundcover)         | 200mm      | wire supports on fence | 2.5M          | 11      |
| SCA                                                    | Scaevola aemula                 | Fan Flower (Flowering cascading groundcover)                | 150mm      | nil                    | 0.3M          | 10      |
| SEN                                                    | Senecio serpens                 | Blue Chalk Sticks (silver blue low succulent groundcover)   | 200mm      | nil                    | 0.2M          | 24      |
| TJA                                                    | Trachelospermum asiaticum       | Flatmat Star Jasmine (FT01 Ozbreed hybrid groundcover)      | 200mm      | nil                    | 0.2M          | 34      |
| VH                                                     | Viola hederacea                 | Native Violets (native low groundcover)                     | tubes      | nil                    | 0.1M          | 240     |
| <b>Ornamental grasses/strappy leaved plants</b>        |                                 |                                                             |            |                        |               |         |
| CM                                                     | Clivea miniata                  | Kaffir Lily (shade tolerant groundcover)                    | 200mm      | nil                    | 0.5M          | 10      |
| DIC                                                    | Dianella caerulea               | Blue Flax Lily (blue foliage native grass like plant)       | 100mm      | nil                    | 0.4M          | 8       |
| ISN                                                    | Isolepis (Finicia) nodosa       | Knobby Club Rush (native ornamental grass)                  | 150mm      | nil                    | 0.6M          | 18      |
| LIM                                                    | Liriope Evergreen Giant         | Turf Lily (shade tolerant groundcover)                      | 150mm      | nil                    | 0.4M          | 73      |
| LOM                                                    | Lomandra longifolia             | Spiny Mat Rush (Tall hardy grass like clumping plant)       | 200mm      | nil                    | 1-1.2M        | 12      |
| LOT                                                    | Lomandra 'Tanika'               | Dwarf Mat Rush (native mass planted groundcover)            | 150mm      | nil                    | 0.4M          | 84      |

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.

**Legend**

Existing trees to be removed (Refer to Arborist report)

Existing trees to be retained

Soil / garden areas (Detail 6, sheet 2)

Turfed areas (Detail 7, sheet 2)

Raised planters Retained planters (Detail 2, sheet 2)

Detail # Sheet 2

Proposed levels

Planting symbol (See schedule sheet 3)

**PAUL SCRIVENER**  
LANDSCAPE

**PO Box 4050. ACT 2602**  
ABN: 16 949 100 279  
Phone: 02 9907 8011  
www.scrivener-design.com  
Email: paul@scrivener-design.com

Project: 90 Brighton Street  
Freshwater

DWG: Lot 2 Ground Floor  
Detail plan

Scale: 13.2.25  
Scale: 1:100 @A1

Job Ref: 2872/24

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

Copyright is the property of Paul Scrivener Landscape  
ABN: 16 949 100 279  
The concepts design details and information described in the drawing are copyright. Other than for the purpose prescribed under the Copyright Act no part of it may in any form or by any means be used or reproduced without prior written permission.

**3 of 6**  
**DA**  
**ISSUE-F**

**NORTH**



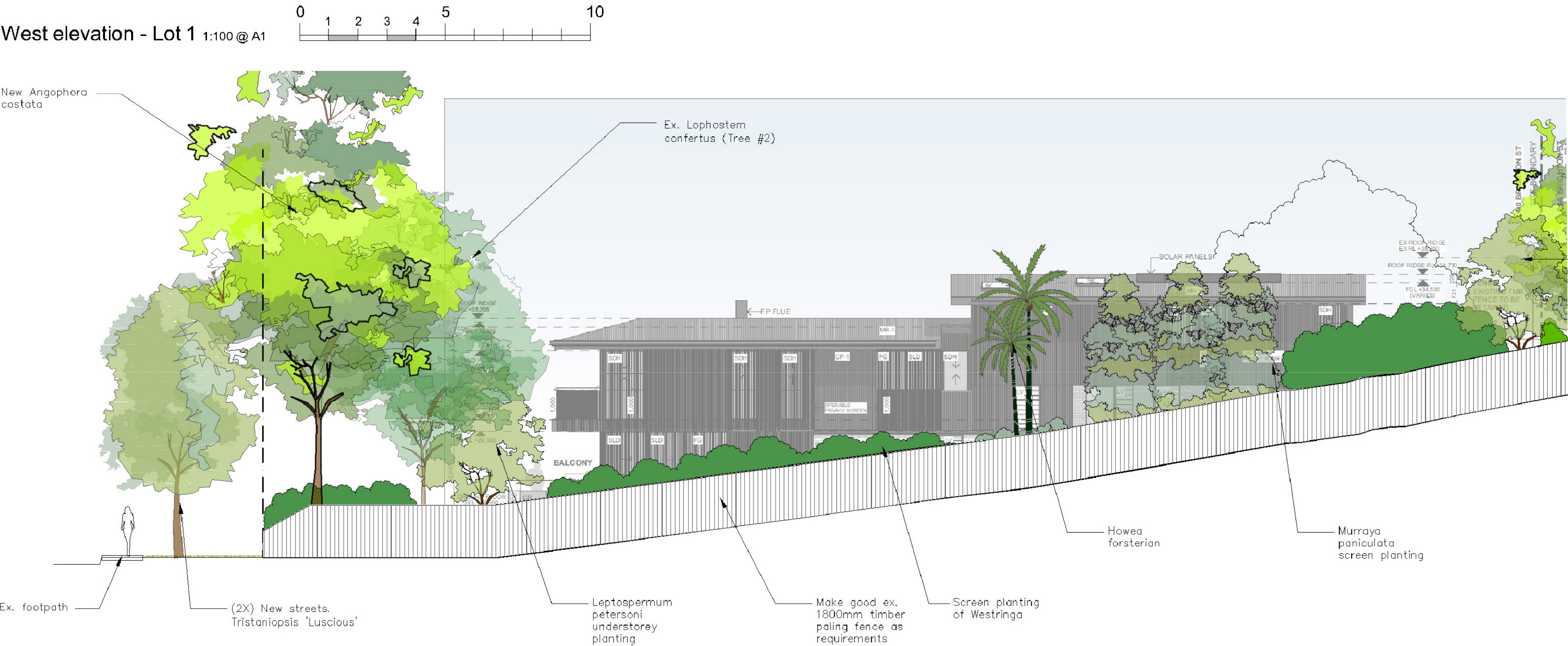
North elevation - Lot 1 1:100 @ A1



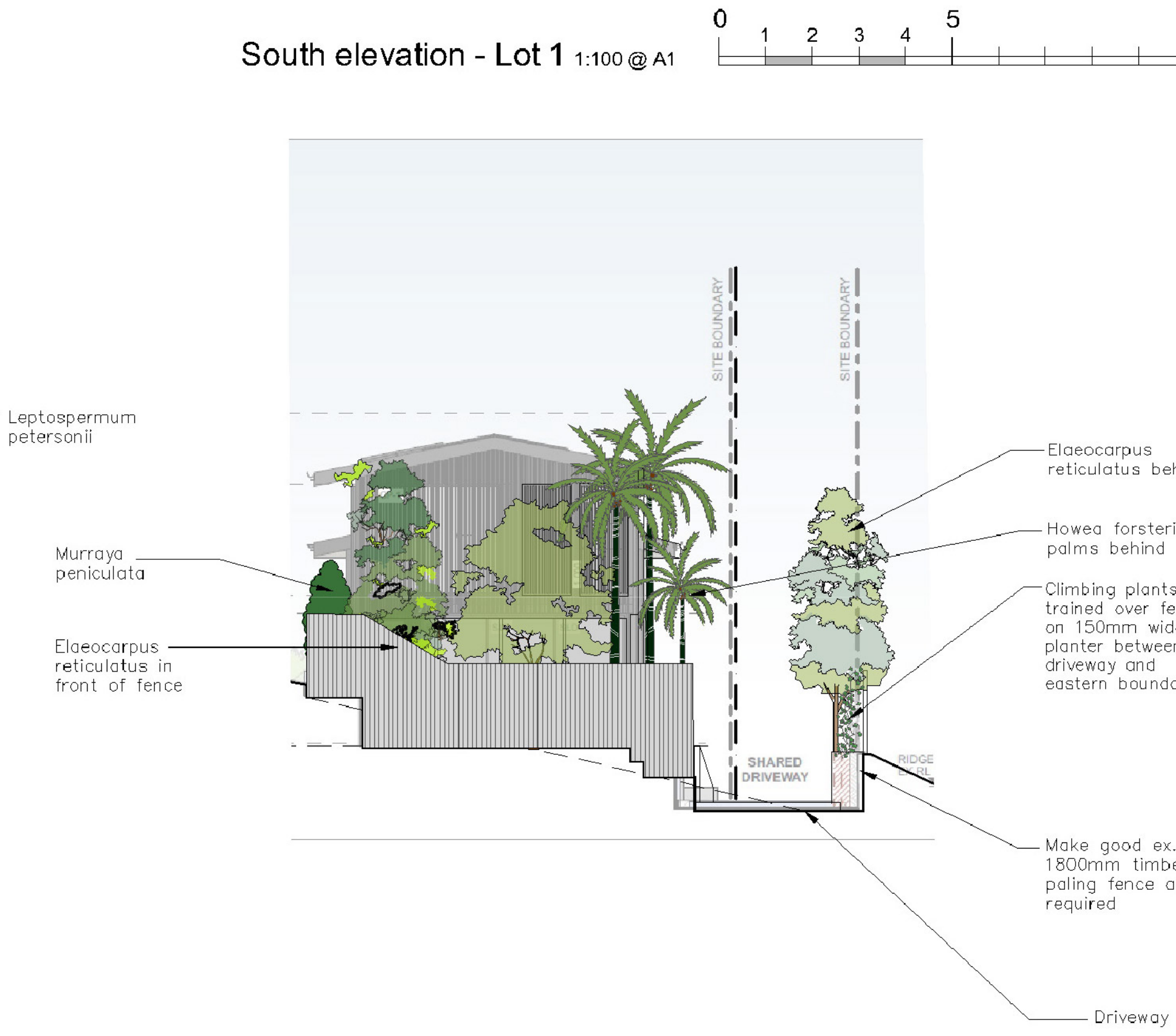
East elevation - Lot 1 1:100 @ A1



West elevation - Lot 1 1:100 @ A1



South elevation - Lot 1 1:100 @ A1



| Amendments |          |                        |
|------------|----------|------------------------|
| F          | 13.2.24  |                        |
| E          | 11.2.25  | Updated Architecturals |
| D          | 17.10.24 |                        |
| C          | 14.10.24 |                        |
| B          | 9.10.24  | DA Final Review        |
| A          | 7.10.24  | DA Review              |

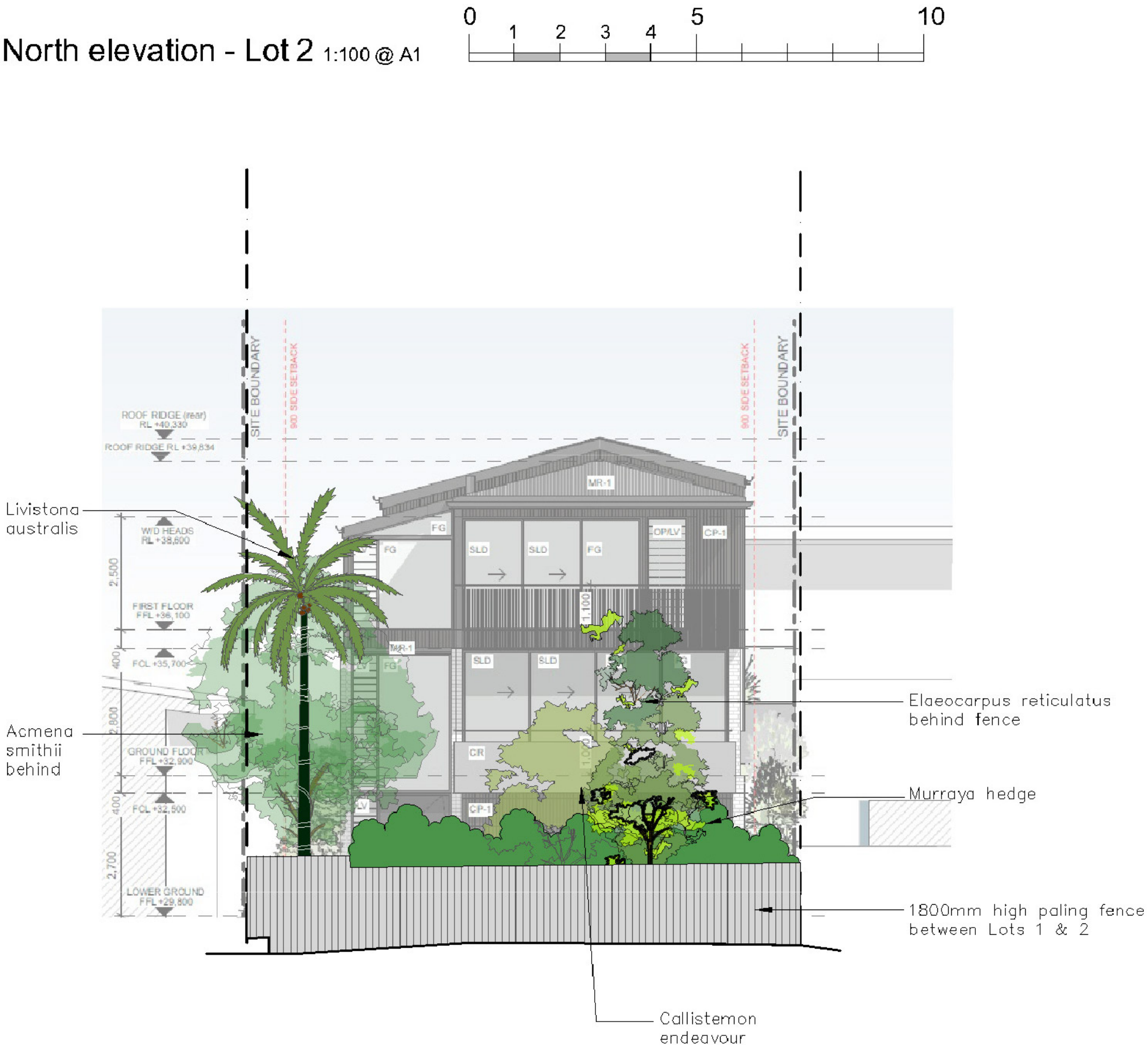


PO Box 4050. ACT 2602  
ABN: 16 949 100 279  
Phone: 02 9907 8011  
www.scrivener-design.com  
Email: paul@scrivener-design.com  
Project: 90 Brighton Street  
Freshwater  
DWG: Lot 1 Elevations

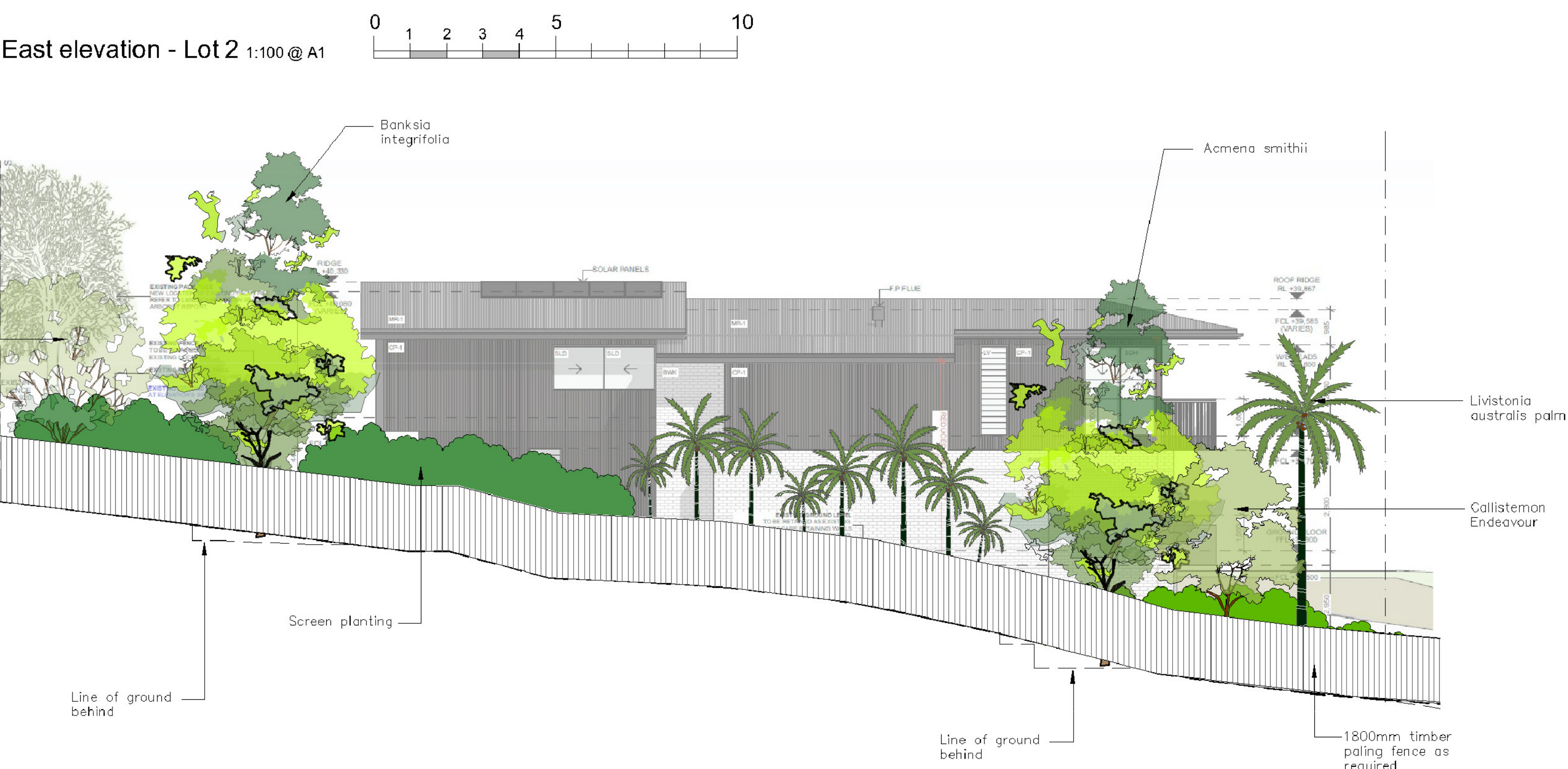
Scale: 13.2.25  
Scale: 1:100 @ A1  
Job Ref: 2872/24  
Builder must verify all dimensions of the site before work commences. Figured dimensions should be used in preference to those scaled off.  
Copyright is the property of Paul Scrivener Landscape. All rights reserved. The concepts, design, details and information described in the drawing are copyright. Other than for the purpose prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior written permission.  
NORTH  
4 of 6  
DA  
ISSUE-F



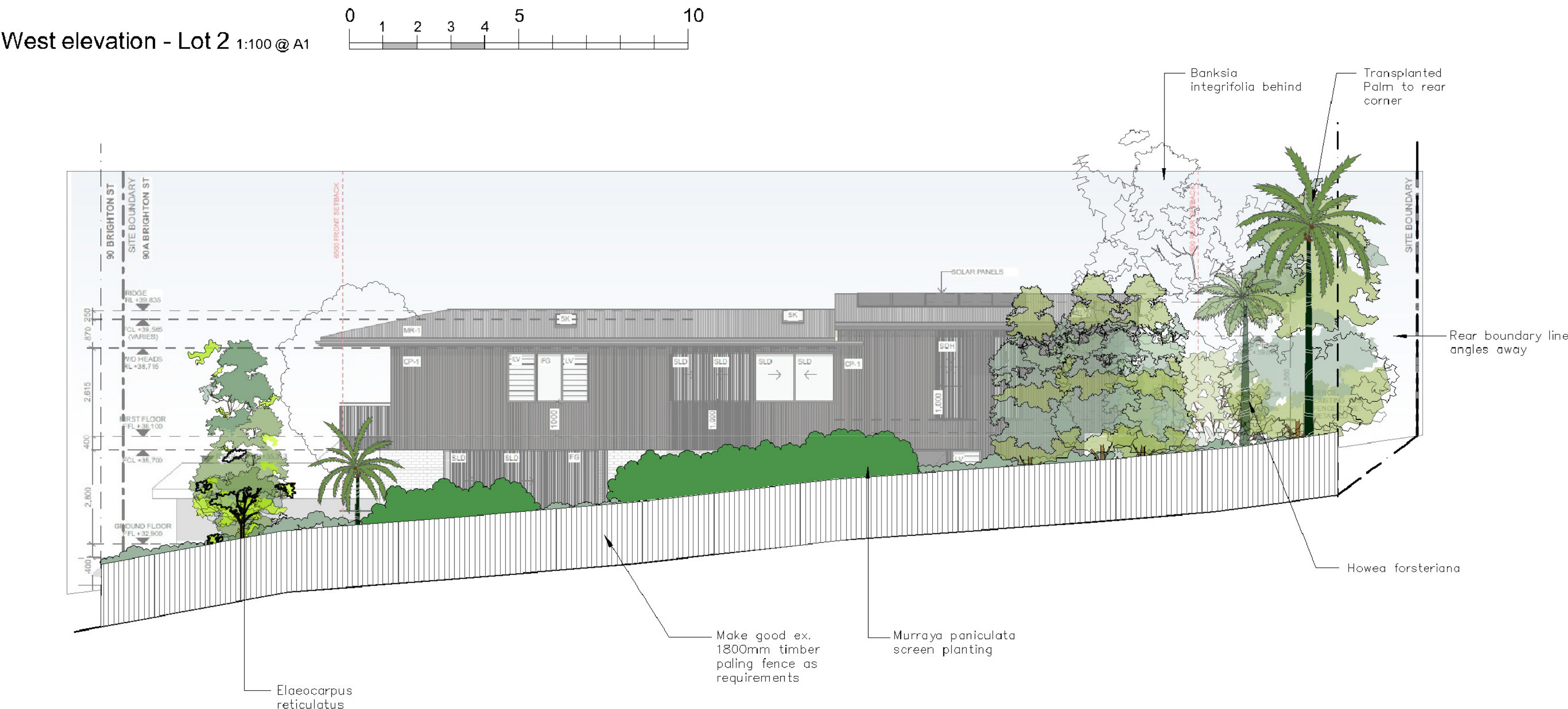
North elevation - Lot 2 1:100 @ A1



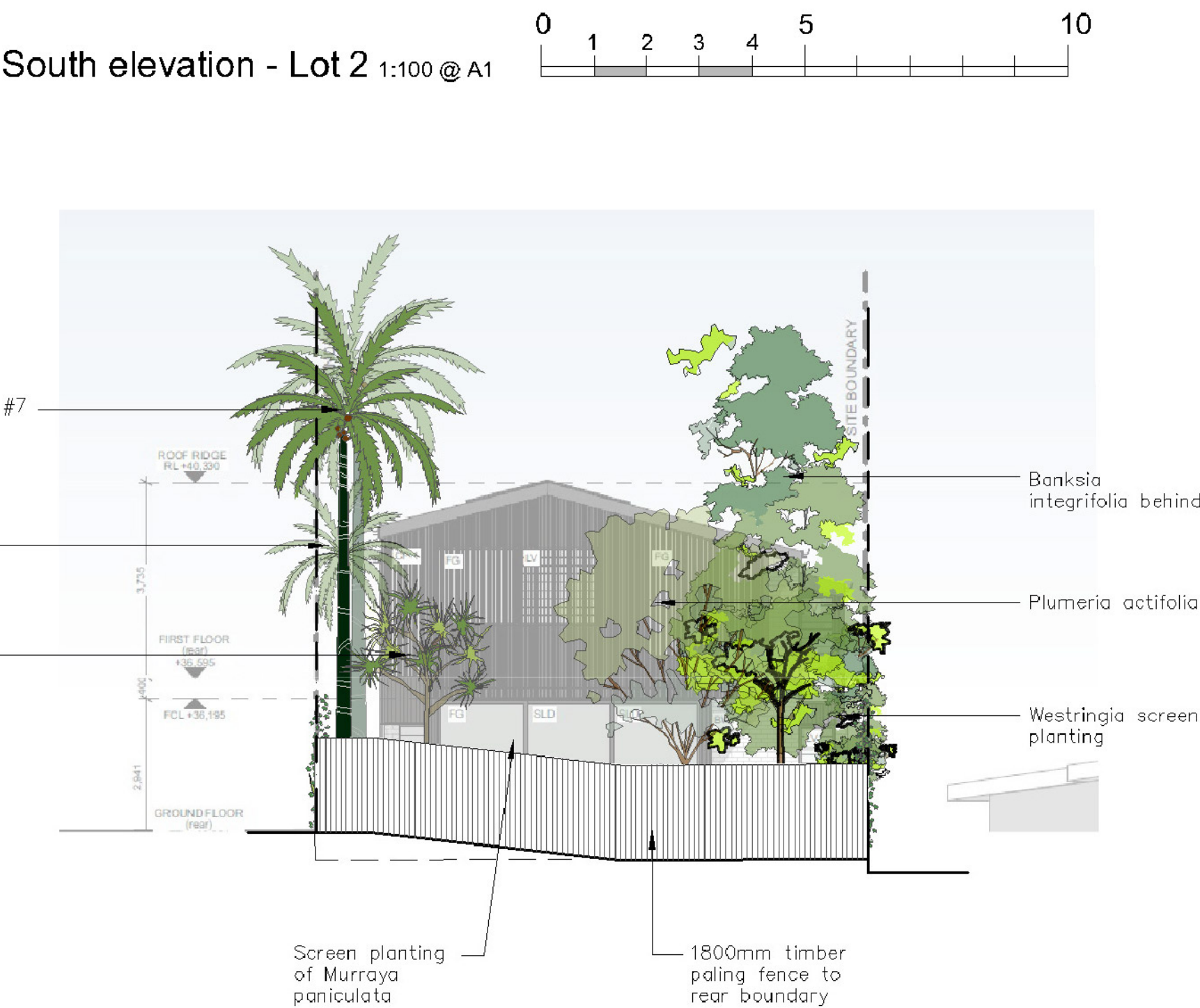
East elevation - Lot 2 1:100 @ A1



West elevation - Lot 2 1:100 @ A1



South elevation - Lot 2 1:100 @ A1



| Amendments |          |                        |
|------------|----------|------------------------|
| F          | 13.2.24  |                        |
| E          | 11.2.25  | Updated Architecturals |
| D          | 17.10.24 |                        |
| C          | 14.10.24 |                        |
| B          | 9.10.24  | DA Final Review        |
| A          | 7.10.24  |                        |



PO Box 4050. ACT 2602  
ABN: 16 949 100 279  
Phone: 02 9907 8011  
www.scrivener-design.com  
Email: paul@scrivener-design.com  
Project: 90 Brighton Street  
Freshwater  
DWG: Lot 2 Elevations

Scale: 13.2.25  
Scale: 1:100 @A1  
Job Ref: 2872/24  
Builder must verify all dimensions of the site before work commences.  
Figured dimensions should be used in preference to those scaled off.  
Copyright is the property of Paul Scrivener Landscape  
A.B.N. 16 949 100 279  
The concepts, design, details and information described in the drawing are copyright. Other than for the purpose prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior written permission.

NORTH

5 of 6  
DA  
ISSUE-F



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 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 (OSD basin area). To comply with AS 4419 Turfed areas as noted on plans to be laid over 100mm min. good quality turf underlay with sand mix for free drainage. Turfed areas to be to be laid over 100mm good quality turf underlay (with 25% washed sand mix for free drainage) to be installed over Benedicts Smart Mix no.4 Lightweight Planter Mix (or approved equivalent) to approx. 300-400 min. over drainage layer. See typical raised planter detail. To comply with AS 4454:1999 .

3. New plantings

No staking to plant material in raised planter areas to ensure no damage to waterproofing and drainage layers. 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) 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. Raised planter soil installation methodology

All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric or similar approved. Refer Engineer's details for ALL structural and installation details. All waterproofing as per Architects specification. All raised gardens to have the following soils:

- Benedicts Smart Mix no. 4 Lightweight Planter Mix (or approved equivalent) to min. 400mm depth over Benedicts Smart Mix. No. 5 light weight base layer where raised planter depth are required for planters greater 700mm or greater. To comply with min 650mm soil depth as per condition # 22. To comply with AS 4419 and AS 3743
- All common area raised plantersand over slab areas to have automatic dripline irrigation system. (see separate irrigation notes)
- 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 behind external walls.

**Note:** Hold point requirements for raised planting over slab.  
Confirmation of waterproofing with certificate by qualified installer that it meets the specified requirements. Inspection of drains by the stormwater engineer prior to drainage and soil installation.  
Landscape consultant to confirm correct soil and drainage layers have been installed  
Landscape consultant to confirm that irrigation has been installed in all common areas landscape areas (excluding drainage detention zone)

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

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 (with sand mix for free drainage) to be installed over Benedicts Smart Mix no.4 Lightweight Planter Mix (or approved equivalent) to min 300 min. to comply with condition # 22. See typical raised planter detail. To comply with AS 4454:1999 .

9. Structural and drainage

All structural details whatsoever to Structural and Civil Engineer's details. All site and raised planter drainage to Stormwater Engineer's details.

10. Maintenance regime

See separate maintenance notes on sheet 3

11. Final inspections

Final review and any variation as 'Works as executed plans' to be provided to the PCA prior to Occupation Certificate as per condition no. 79.

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 nature strip turf when it is established at regular intervals to maintain an average height of 50mm.

After the completion of the defects period noted above the owners corporation 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. Regular maintenance of the irrigation system battery timers (where required) for isolated planter beds in common areas. Battery timers for private terraces are the responsibility of the individual unit owners.
- 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. Removal of vegetation over the long term (if and when required) as the garden matures. Subject to the relevant council applications
- Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of industry standard safe to use pest spray 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.

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 polypropelyline 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

**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 maintenace.

**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)

| Amendments |          |                        |
|------------|----------|------------------------|
| F          | 13.2.24  |                        |
| E          | 11.2.25  | Updated Architecturals |
| D          | 17.10.24 |                        |
| C          | 14.10.24 |                        |
| B          | 9.10.24  | DA Final Review        |
| A          | 7.10.24  | DA Review              |



**PO Box 4050. ACT 2602**  
ABN: 16 949 100 279  
Phone: 02 9907 8011  
www.scrivener-design.com  
Email: paul@scrivener-design.com

Scale: 13.2.25  
Job Ref: 2872/24

Project: 90 Brighton Street  
Freshwater

DWG: Notes

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

Copyright is the property of Paul Scrivener Landscape  
A.B.N. 16 949 100 279  
The concepts, design, details and information described in the drawing are copyright. Other than for the purpose prescribed under the Copyright Act, no part of it may in any form or by any means be used or reproduced without prior written permission.

NORTH

6 of 6  
DA  
ISSUE-F