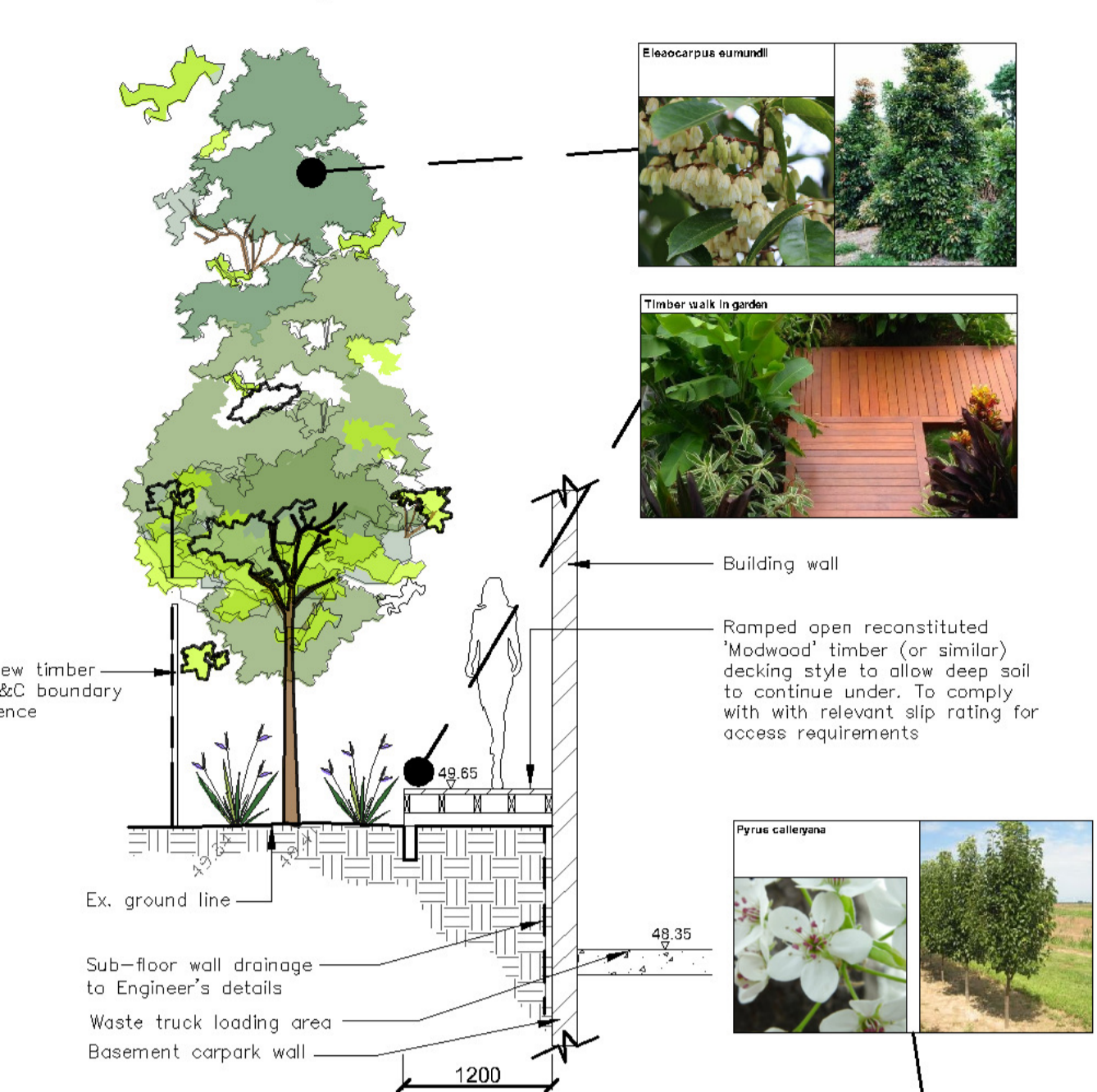


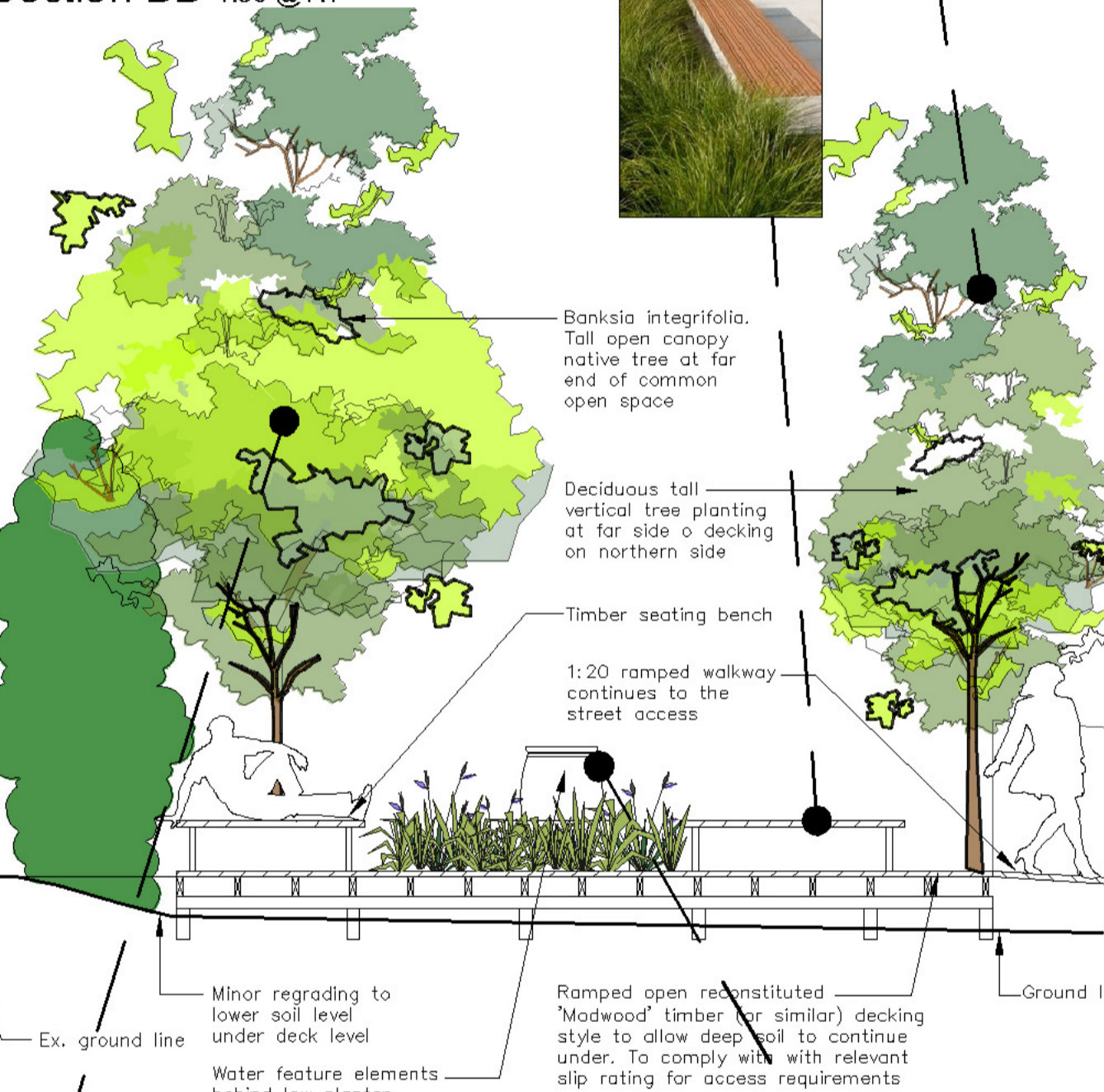
Landscape site plan - Ground floor 1:100 @ A1



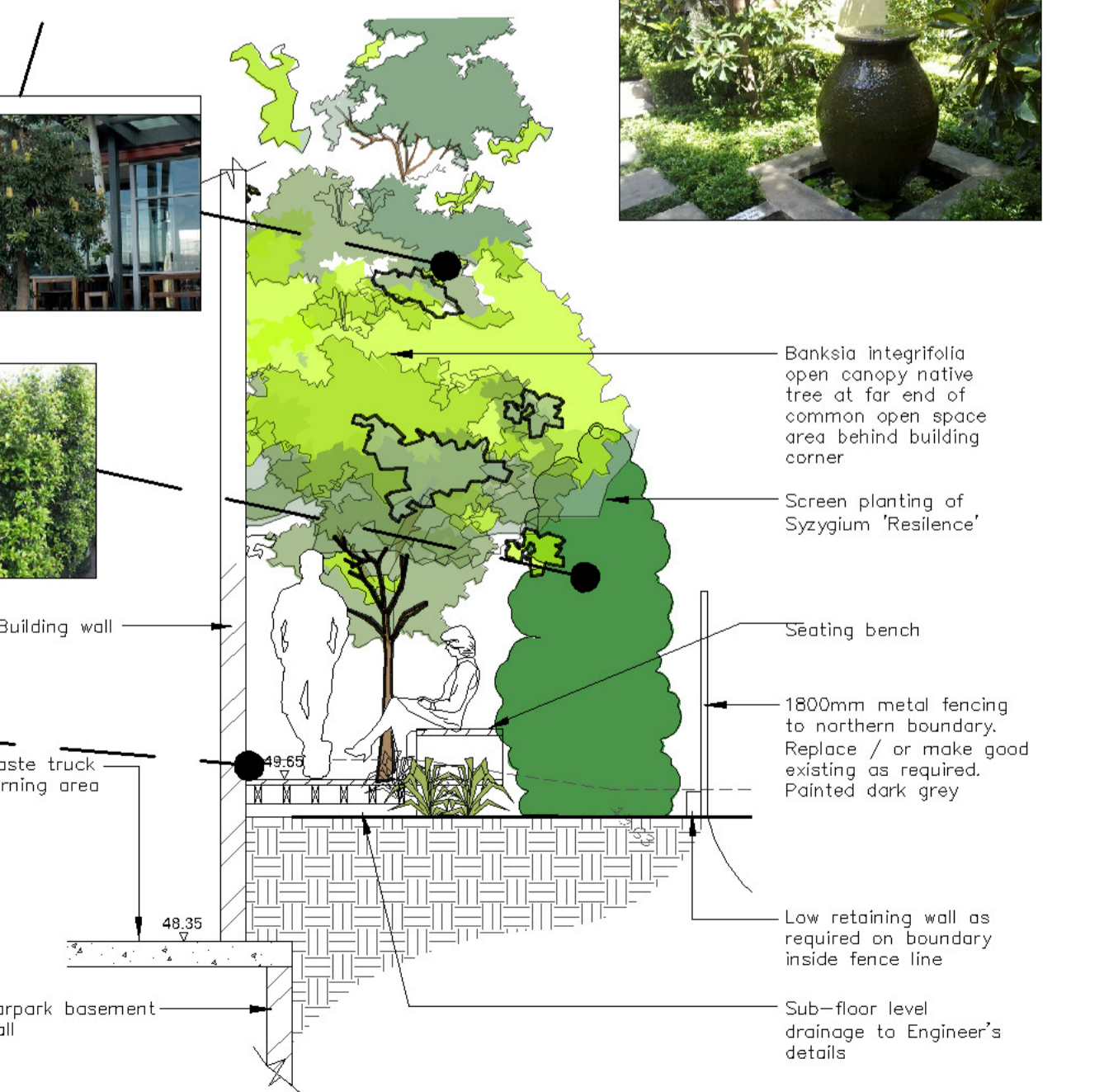
Section AA 1:50 @ A1



Section BB 1:50 @ A1



Section CC 1:50 @ A1



- ### Legend
- Existing trees to be removed
  - Proposed evergreen trees
  - Proposed Deciduous tree
  - Palm
  - Strappy leaved understorey plants
  - Low shrubs / ornamental grasses
  - Screen plants
  - Common open paving
  - Groundcovers
  - Lawn areas
  - Timber decking
  - Balustrading/fence
  - Water
  - Strip drainage grate
  - Drainage pit
  - Walls
  - Proposed levels
  - Survey layer under



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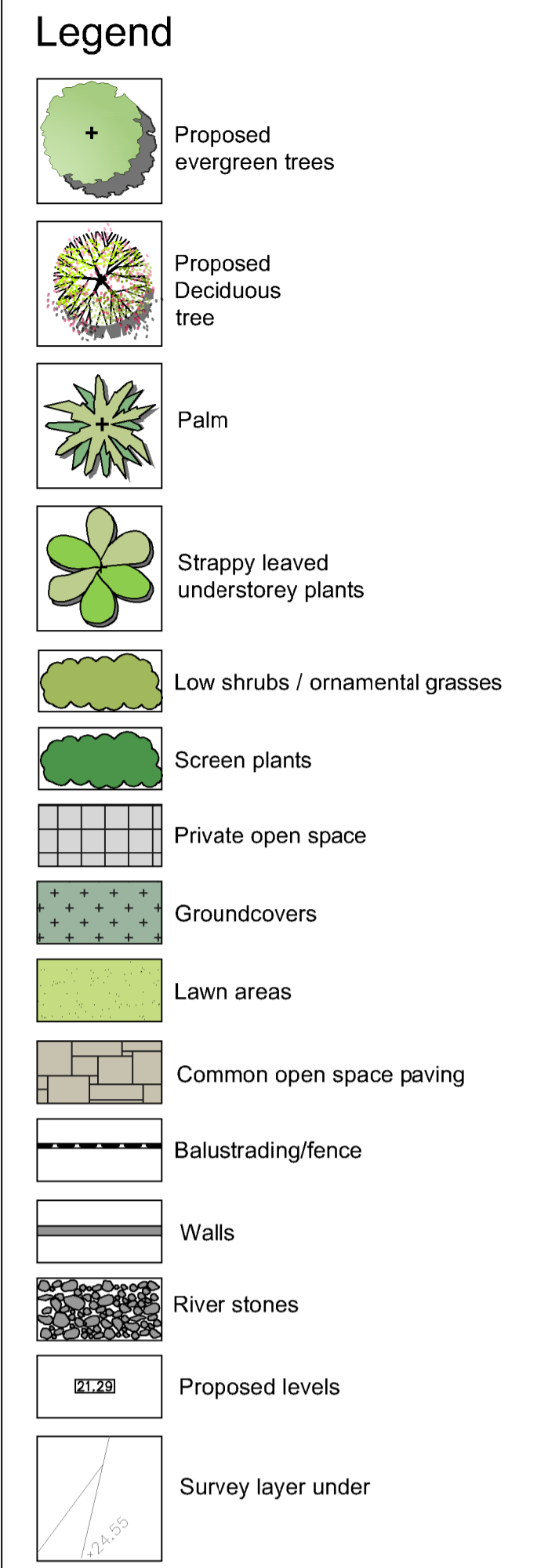
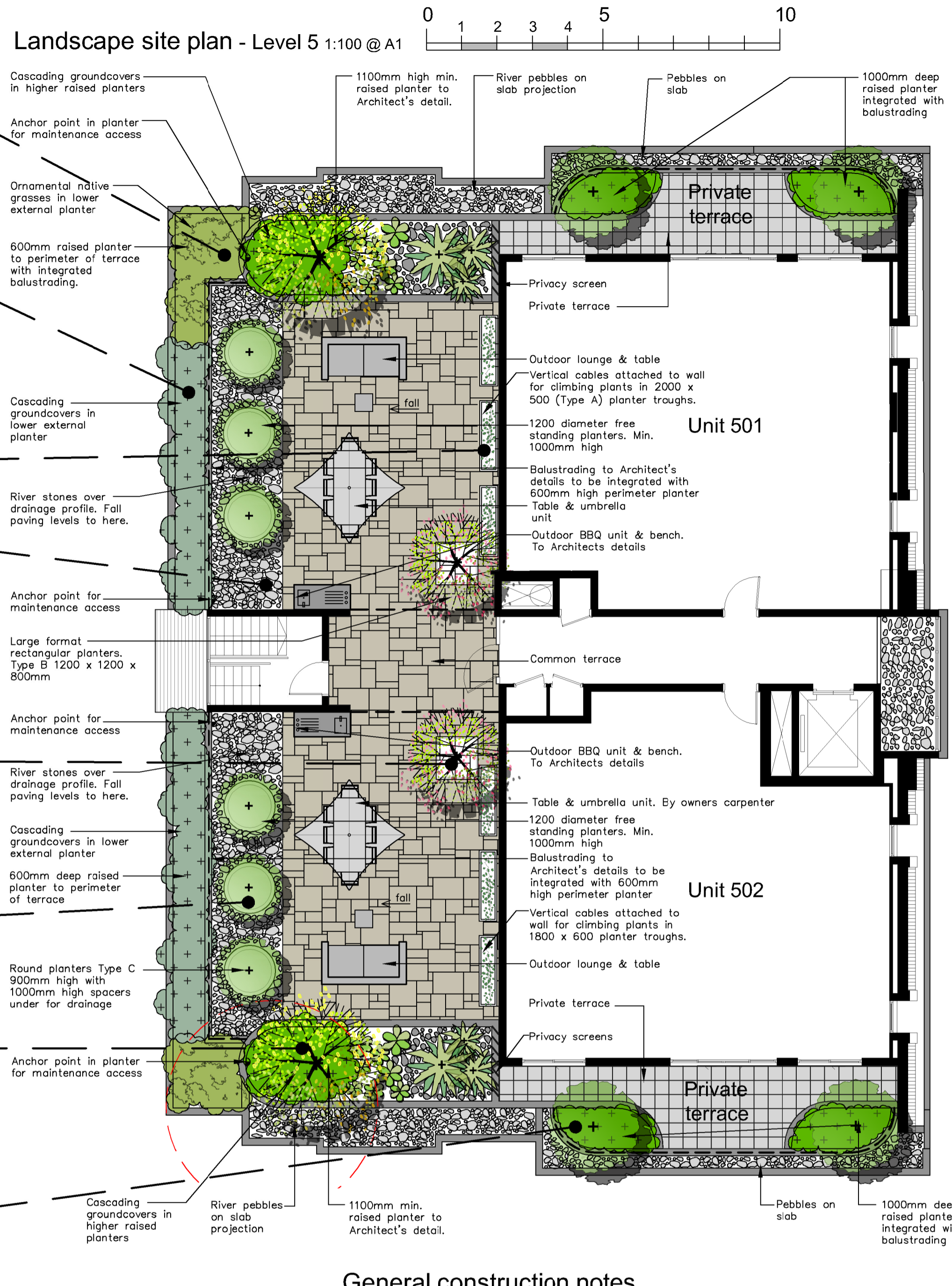
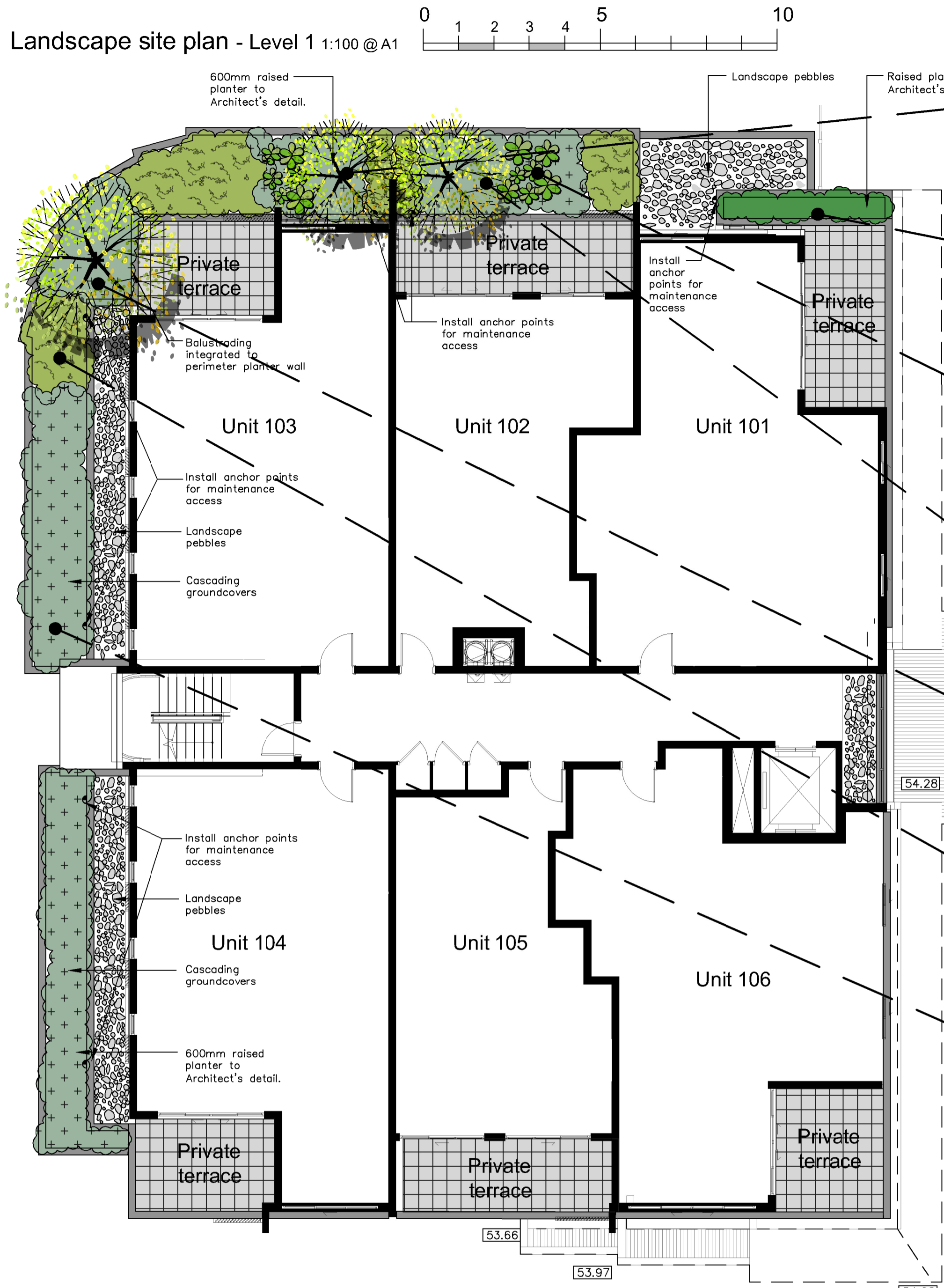
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT

DWG: LANDSCAPE SITE PLAN - GROUND FLOOR  
 DATE: 23.10.19 SCALE: 1:100 @A1  
 JOB REF: 19/2108/DA SHEET NO: 1 OF 3  
 ISSUE: C

AMENDMENTS


NORTH

**Drawing schedule**  
 Sheet 1: Ground floor landscape plan & Sections  
 Sheet 2: Upper level plan  
 Sheet 3: Planting plan & details



Note: Automatic dripline irrigation for all planters. All raised planters & any structural details whatsoever to Engineer's details

**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 individual 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 monthly checks for function of system, to check for leaks and to ensure general good working operation. All battery timers and irrigation lines to be checked every two months as part of the owners corporation maintenance schedule.

- 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.
- Minimum 2 monthly 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 masonry edging to be inspected every 12 months after first three years after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
- The developer shall engage the consultant Arborist to report on the ongoing health of the adjoining western boundary trees 6 months after the practical completion of works.
- 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.

All manufacturer's warranties, instruction manuals and other relevant documents for the irrigation system, irrigation timers and any associated items are to be passed on to future owners (for private open space courtyards and terraces) if properties are sold to ensure the long term upkeep of these items.

**Irrigation notes**

Automatic drip line watering system to be selected. To extend to all garden areas nominated on the plans to include all raised planter boxes over slab structures including upper levels terraces and planters. Water supply tap hosecocks to each isolated plant/box for separate irrigation lines with battery timers. (To be coordinated with Hydraulic engineer's details). Dripline 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 and poly lines 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).

**Warranty:** A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall confirm 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).

**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.

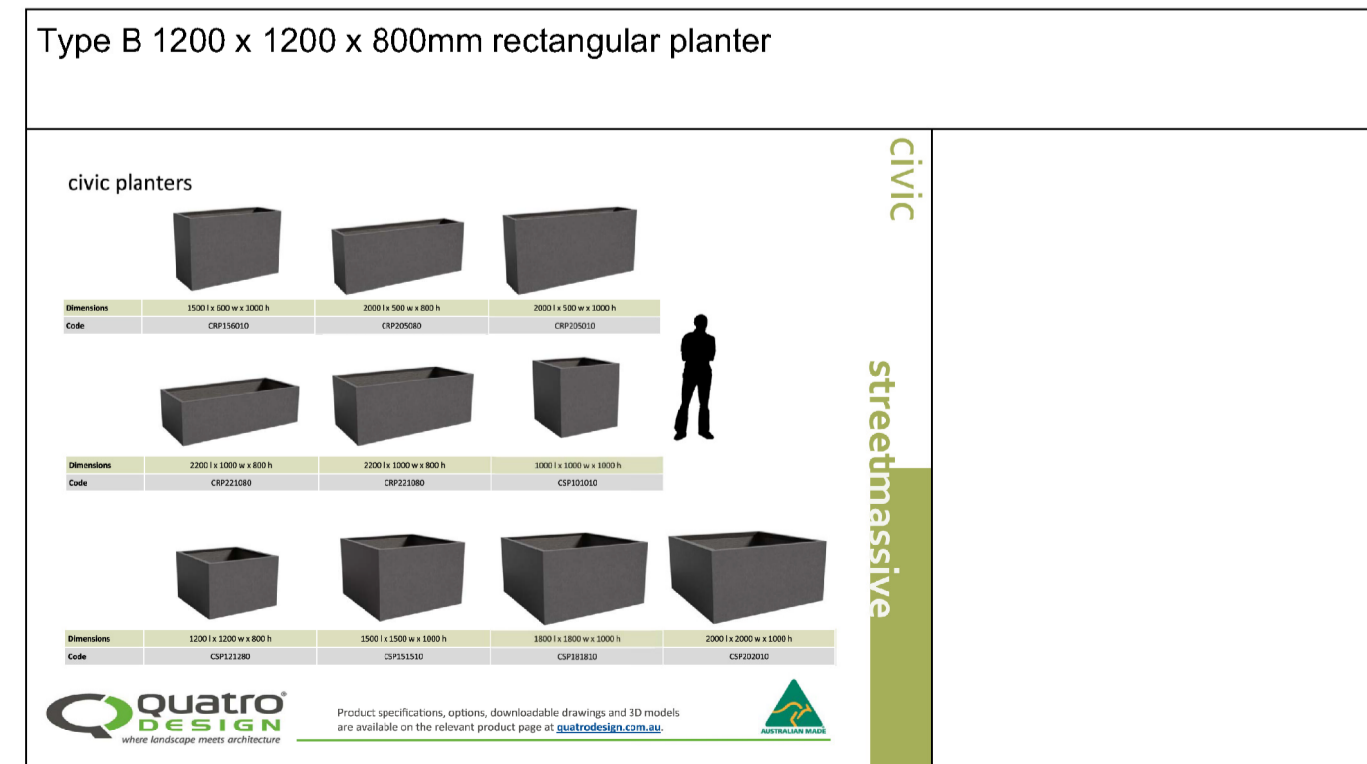
**Performance:** It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow 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.

**General construction notes**

- 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 topped 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.
- 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 100mm profile. To comply with AS 4454:1999.
- 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.
- Planter boxes & waterproofing.**  
All slab areas to be waterproofed and 'Altantis' drainage cell installed with geotextile fabric. Refer Engineer's details for structural details for planter box construction. All internal planter slab levels to fall to drainage outlets as detailed by Hydraulic Engineer. Ensure 50mm cavity between planter box and building wherever planter joins building by providing cavity clear of debris by providing capping row built 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 to have the following:  
  - 2 coats of waterproof sealant to all interior areas as specified by the Architects construction details
  - Impervious waterproof membrane along base up to top of soil level of containers
  - 'Altantis' drainage cell at base to be connected to drainage system of development - see detail this sheet
  - A.N.L. planter box soil mix (or equivalent) to comply with AS 4419 and AS 3 743
  - 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 installed in slab structures prior to slab pour.
- 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 4544
- Fertiliser**  
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.
- 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.
- 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.
- Turfing**  
Turfed nature 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.
- Structural**  
All structural details whatsoever to Engineer's details.

**Typical raised container planters**



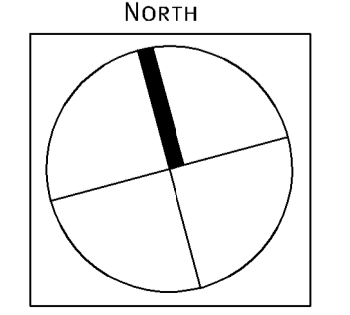
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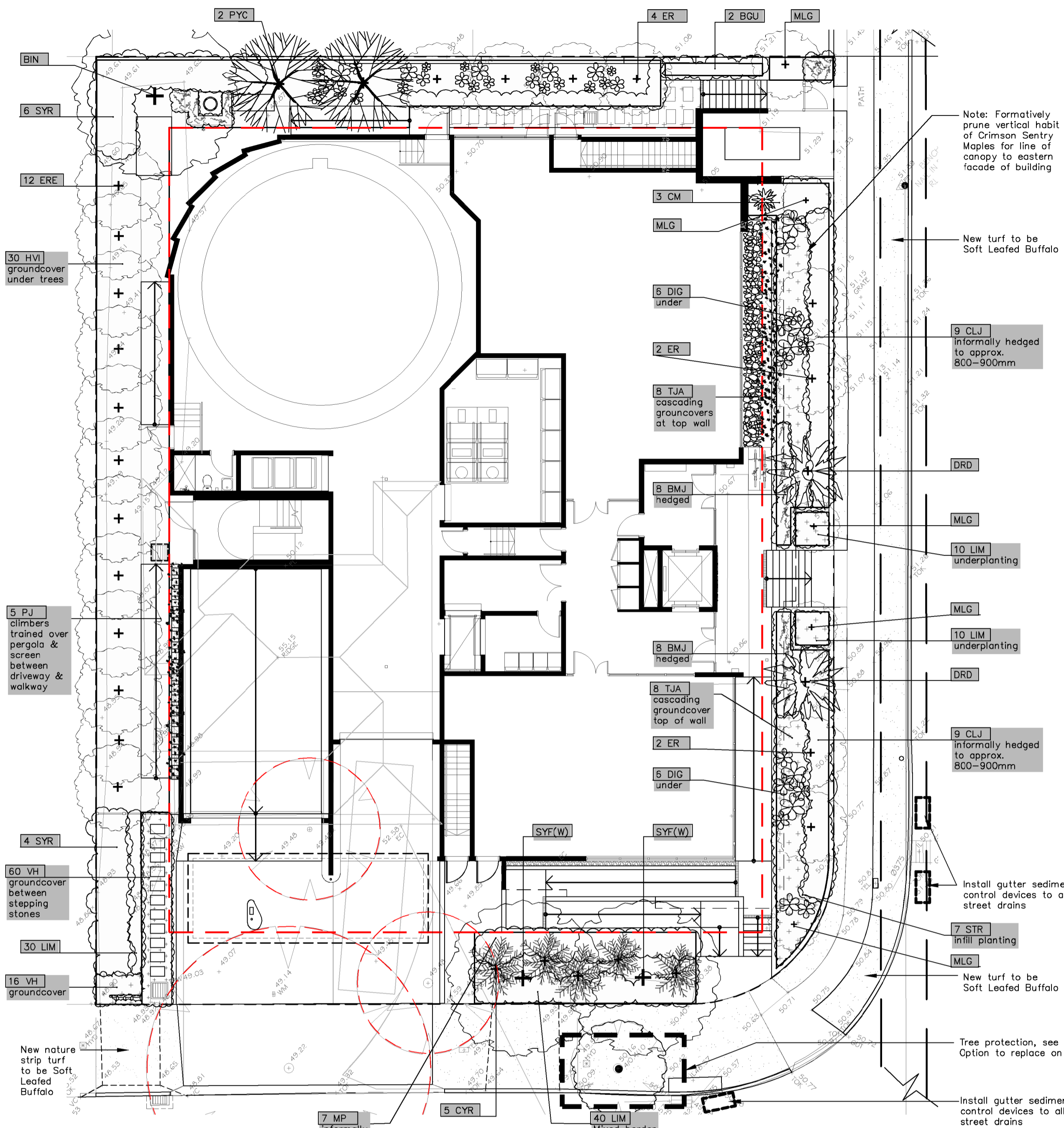
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DATE: 23.10.19 SCALE: 1:100 @A1  
 JOB REF: 19/2108/DA SHEET NO: 2 OF 3  
 ISSUE: C

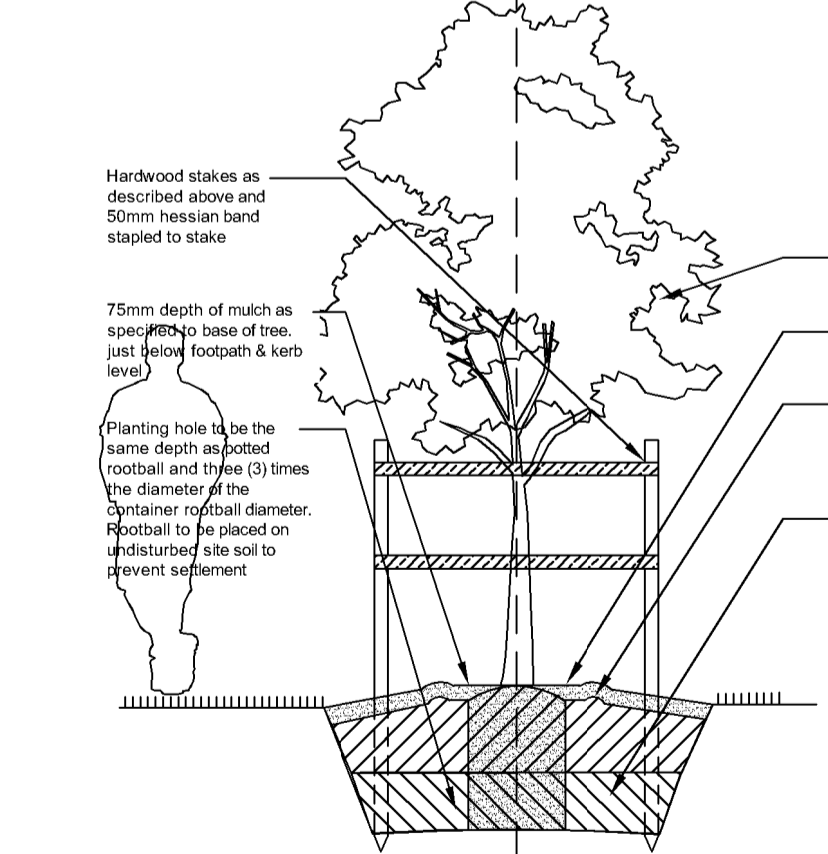
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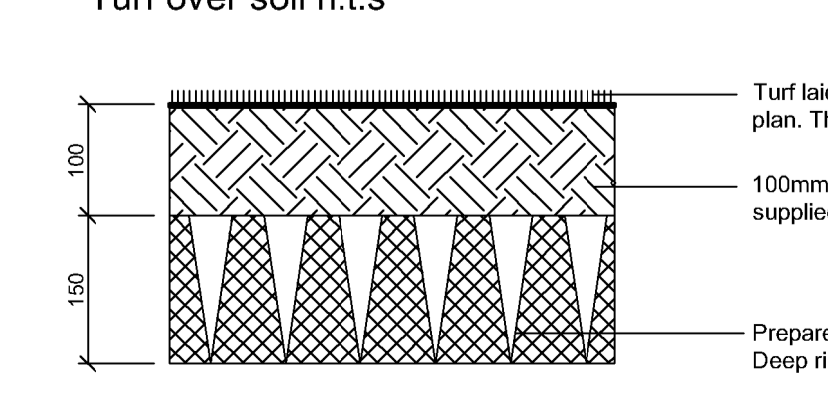
Planting plan - Ground floor 1:150 @ A1



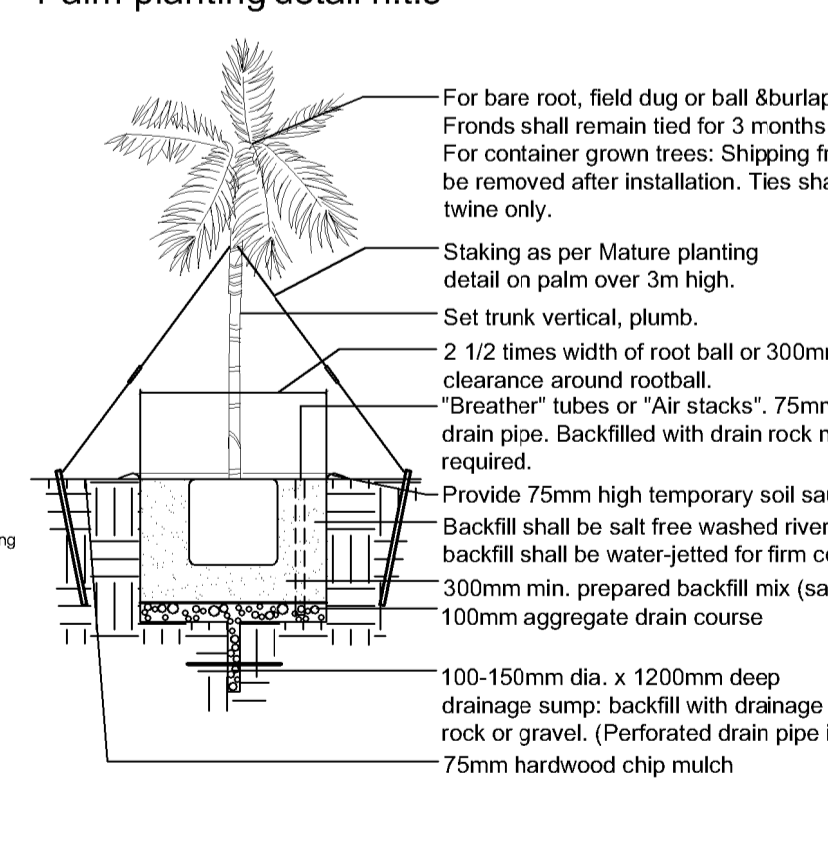
Detail 1. Section n.t.s



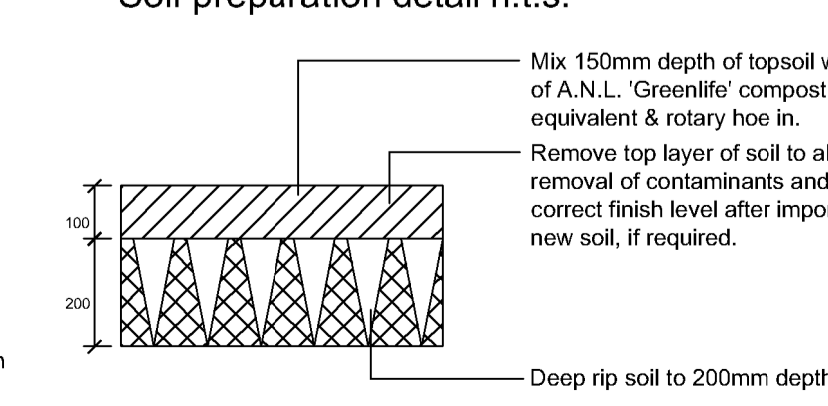
Detail 3. Turf over soil n.t.s



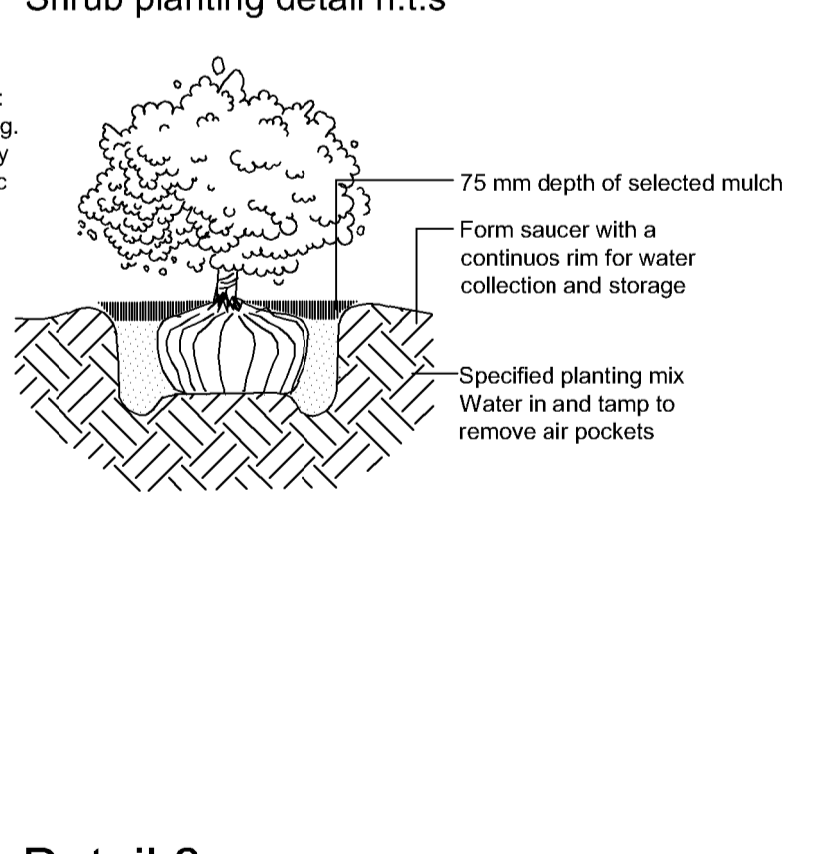
Detail 2. Palm planting detail n.t.s



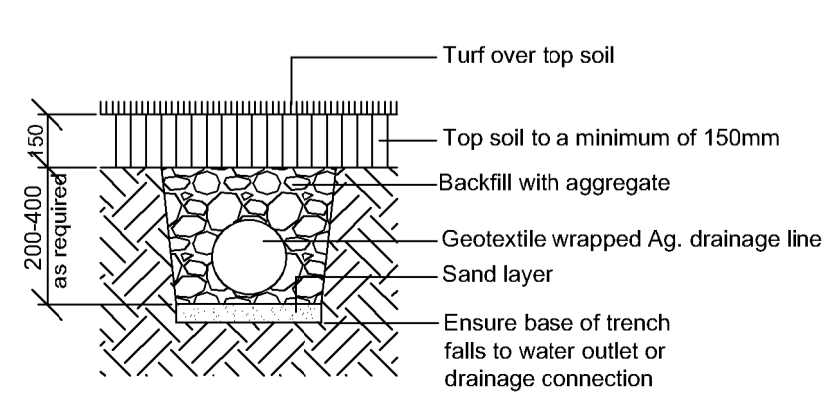
Detail 4. Soil preparation detail n.t.s



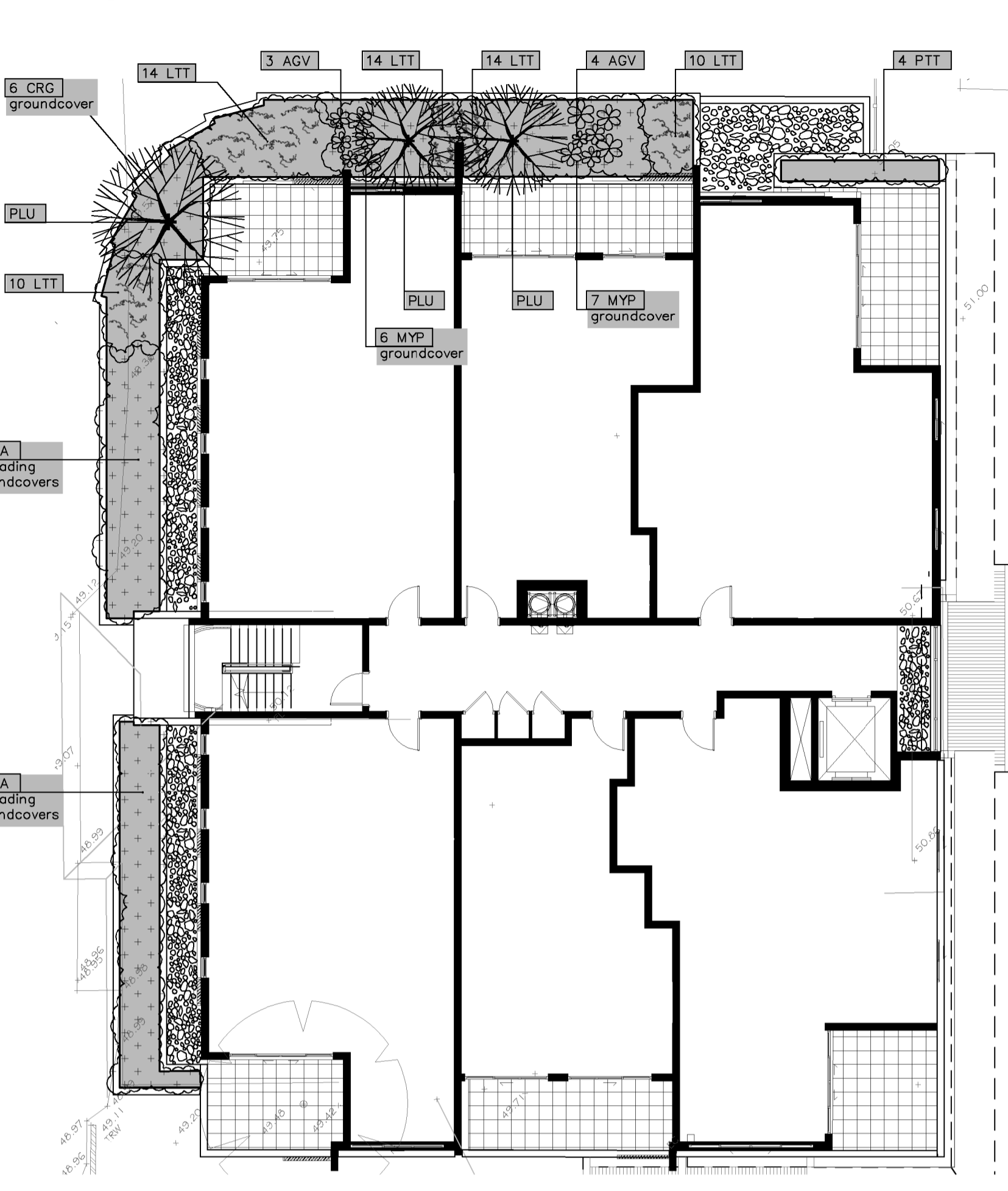
Detail 5. Shrub planting detail n.t.s



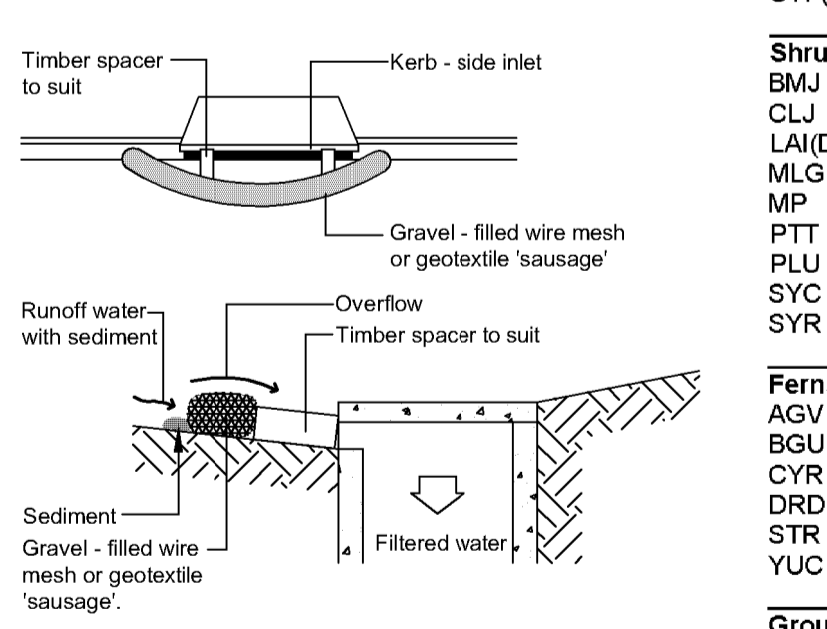
Detail 6. Ag. drainage line n.t.s



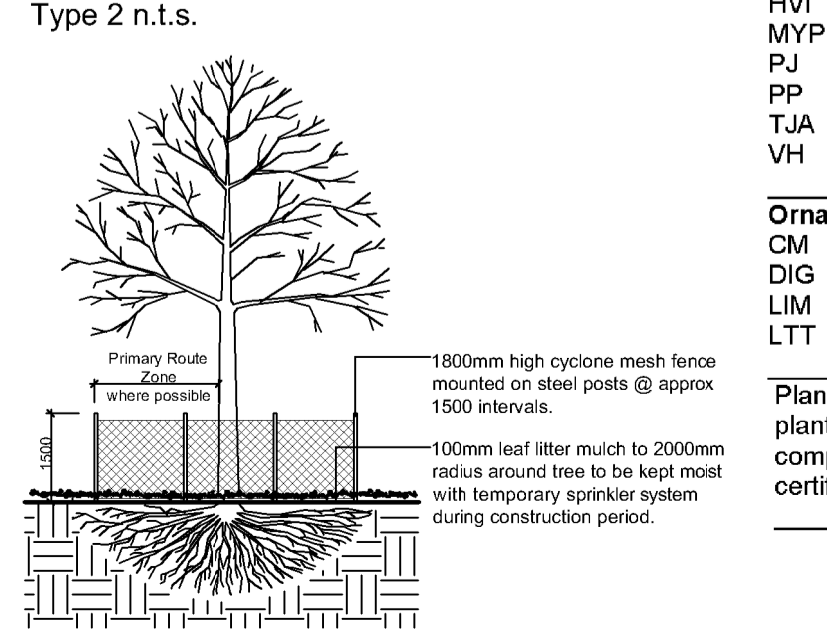
Planting plan - Level 1 1:150 @ A1



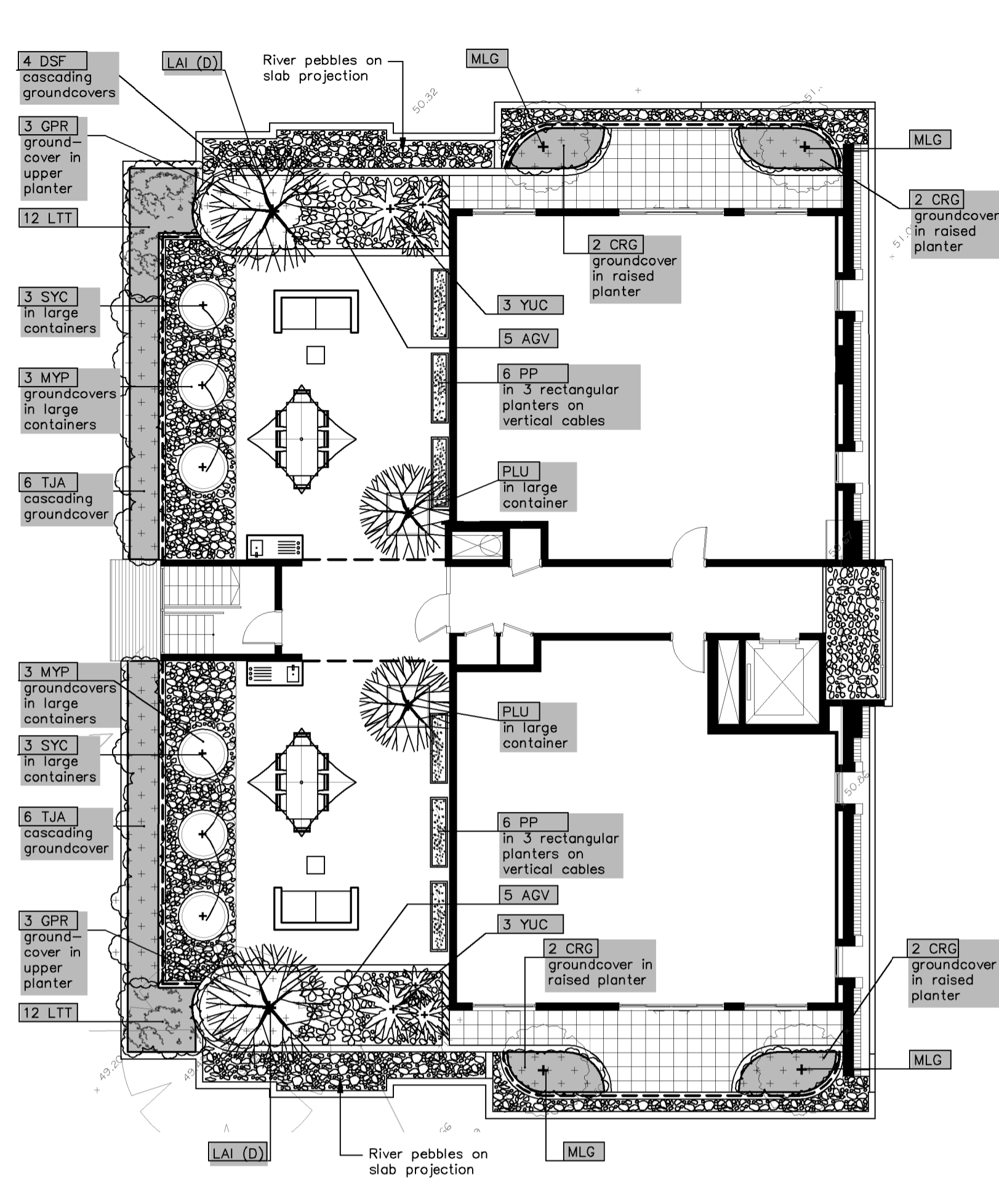
Detail 7. Mesh & gravel inlet filter



Detail 8. Tree protection measure Type 2 n.t.s



Planting plan - Level 5 1:150 @ A1

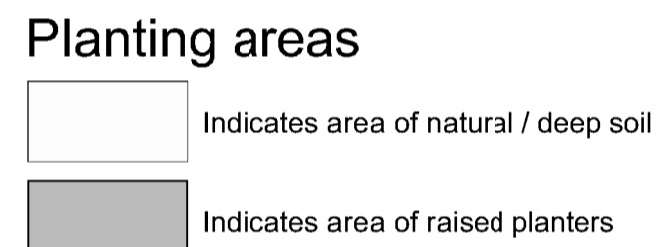


See also General notes, Maintenance notes & Irrigation Notes, sheet 2

Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
<b>Canopy trees</b>						
BIN	<i>Banksia integrifolia</i>	Coast Banksia (medium indigenous tree)	75L	3x50x50x1800	12-15.0M	1
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash (indigenous small tree)	45L	3x50x50x1800	6-8.0M	8
ERE	<i>Elaeocarpus eumundii</i>	CLD Qomdong (native vertical narrow screen tree)	45L	2x50x50x1800	8-12.0M	12
PYC	<i>Pyrus calleryana</i> 'Capital'	Ornamental Pear (medium deciduous narrow tree)	75L	2x50x50x1800	10-12.0M	2
SYF(W)	<i>Waterhousia floribunda</i> 'Sweeper'	Sweeper Waterhousia (Ozbreed @ 'DOW20')	75L	3x38x38x1800	10.0M	2
<b>Shrubs / small feature trees</b>						
BMJ	<i>Buxus microphylla</i> 'Japonica'	Japanese Box Hedge (formal low hedging lant)	150mm	nil	0.4-1.2M	16
CLJ	<i>Callistemon 'Little Jet'</i>	Little Jet Bottlebrush (flowering native ideal for hedging)	200mm	nil	0.8-1.4M	18
LAI(D)	<i>Lagerstroemia Ind x L. laurie</i> 'Tonto'	Dwarf Crepe Myrtle	45L	3x50x50x1800	3.0-4.0M	2
MLG	<i>Magnolia 'Little Gem'</i>	Little Gem (small ornamental standard tree)	300mm	2x50x50x1800	2.5-3.0M	9
MP	<i>Murraya paniculata</i>	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0M	7
PTT	<i>Pittosporum tobira</i> 'Miss Muffet'	Miss Muffet Pittosporum (bright green foliage hedge)	200mm	hedged	0.8-1.0M	4
PLU	<i>Plumeria acutifolia</i>	Frangipani (small flowering deciduous tree)	45L	2x50x50x1800	3-4.0M	6
SYC	<i>Syzygium 'Cascade'</i>	Cascade Lilly Pilly (flowering screen plant. Can be hedged)	200mm	hedged to req height	1.6-2.8M	6
SYR	<i>Syzygium 'Resilience'</i>	Resilience Lilly Pilly (native screen plant. Can be hedged)	300mm	hedged	2.8-3.5M	10
<b>Ferns / Palms / Succulents / ornamental bamboos</b>						
AGV	<i>Agave attenuata</i>	Century Palm (striking spiky leaved succulent)	200mm	nil	0.5M	17
BGU	<i>Bambusa guangxiensis</i>	Dwarf Chinese Bamboo (ornamental bamboo can be hedged)	200mm	nil	2-3.5M	2
CYR	<i>Cycas revolutum</i>	Sago Palm (striking native low palm like)	300mm	nil	1-1.2M	5
DRD	<i>Draecena draco</i>	Dragon Tree (striking feature plant)	semi adv.	nil	2.5-3.5M	2
STR	<i>Strelitzia reginae</i>	Bird of Paradise (Strappy leaved flowering accent plant)	250mm	nil	1-1.2M	7
YUC	<i>Yucca elephantipes</i>	Giant Yucca (multi trunked spiky feature plant)	300mm	nil	1.5M	6
<b>Groundcovers/Climbers</b>						
CRG	<i>Carpobrotus glaucescens</i>	Pigface (very hardy salt wind tolerant trailing groundcover)	200mm	nil	0.2M	14
DSF	<i>Dichondra 'Silver Falls'</i>	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	4
GPR	<i>Grevillea 'Pocriinda Royal Mantle'</i>	Grevillea Groundcover (native low groundcover)	150mm	nil	0.2M	6
HVI	<i>Hardenbergia violacea</i>	Native sarsaparilla (native groundcover)	200mm	nil	2.0M	30
MYP	<i>Myoporum parvifolium</i>	Creeping Boobialla (native cascading groundcover)	150mm	nil	0.2M	19
PJ	<i>Pandorea jasminoides</i>	Bower Plant (native climbing/cascading groundcover)	200mm	wire supports on fence	2.5M	5
PP	<i>Pandorea pandorana</i>	Wonga Wonga Vine (native climbing plant / groundcover)	200mm	wire supports on fence	3.0M	12
TJA	<i>Trachelospermum asiaticum</i>	Flatmat Star Jasmine (FT01 Ozbreed hybrid groundcover)	200mm	nil	0.2M	41
VH	<i>Viola hederacea</i>	Native Violets (native low groundcover)	tubes	nil	0.1M	76
<b>Ornamental grasses/strappy leaved plants</b>						
CM	<i>Clivella miniata</i>	Katfir Lily (shade tolerant groundcover)	200mm	nil	0.5M	3
DIG	<i>Dietles grandiflora</i>	Wild Iris	200mm	nil	0.6M	12
LIM	<i>Liriope Evergreen Giant</i>	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	90
LTT	<i>Lomandra Lime Tuff</i>	Dwarf Lomandra (ornamental grass)	150mm	nil	0.4M	86

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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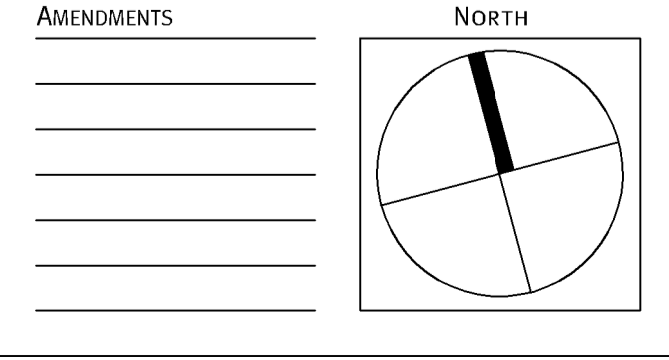
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PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT

DWG: PLANTING PLAN

DATE: 23.10.19 SCALE: 1:150 @A1  
JOB REF: 19/2108/DA SHEET NO: 3 of 3  
ISSUE: C

Builder must verify all dimensions of the site before work commences. Figure dimensions should be used in preference to those noted on plan. Copyright is the property of Rose Zone Pty Ltd. 1/3 Paul Scrivener Landscape Design Pty Ltd.





The landscape design seeks to provide a high quality built environment for the residents of the development. It ensures that useable open spaces are incorporated within the development to provide for passive recreation and to contribute positively to the amenity of the local area.

The final design has been arrived at with the collaboration of the project Architect and Storm water Engineer to understand the various consultant requirements and parameters in addition to the relevant planning instruments that apply to the development. A lengthy process of ongoing design refinements has been undertaken to ensure an integrated design solution is achieved.

The site constraints have been carefully considered in the formulation of the design. Existing levels have been assessed in detail and responded to with appropriate attention to existing ground levels, retention of deep soil opportunities and visual treatment of retaining walls as excavated levels are required particularly along the northern boundary. In these areas narrow vertical native species such as *Eleocharpus reticulatus* (Blueberry Ash) are incorporated to fully screen the wall and to provide a softer vegetated visual relief to the northern elevation of the building. Additional deciduous trees with the same growth characteristics *Pyrus calleryana* 'Capital' (Capital Pear) have been utilized at the western end of the northern boundary to provide summer shade and winter solar access to the informal seating area in the north western corner of the site. This seating area will most likely be utilized as a lunch sitting / breakout area for the ground floor medical suites users in addition to the upper level residents. The ground level outdoor seating area is dominated by a taller height vertical habit *Banksia integrifolia* (Coast Banksia) in the north western corner. This tree has a lighter density evergreen canopy to avoid excessive shading as well as being very hardy and able to adapt to narrower setback areas.

Open timber style (Modwood or similar to satisfy fire rating and slip rating requirements) walkways and seating areas are incorporated along the western and northern landscape setbacks. These allow for disabled pedestrian access from Hope Street and stair access from both the internal staircase and carpark as well as providing the required fire egress routes. Care has been taken to formulate the levels and location of the walkways to allow for the continuation of deep soil under the walkways to maximize the growth potential for the adjacent tree plantings. These have been detailed in the three sections located on sheet 1 of the landscape plans for clarity of the design intent. Appropriate tree species for these locations are also shown and nominated on the relevant planting plans on sheet 3.

A range of trees, shrubs, palms, groundcovers and ornamental grass species have been selected along the eastern and southern boundaries facing the two street frontages in the deep soil zones located there. Varied height shrubs, flowering understory plants, ornamental native grasses and native groundcovers are incorporated under the taller canopy trees.

On the Parker Street frontage lower height large shrub selections have been utilised to ensure visual screening from the pedestrian footpath down to the lower level medical suite glazing. Again the narrow vertical native species *Eleocharpus reticulatus* (Blueberry Ash). The selected trees as well as the multi-layered understory plantings have a variety of foliage, colour and height to provide both visual amenity and privacy screening where required. The proposed plant species schedule is located on sheet 3 of the landscape drawings.

Two connected common use roof terrace seating areas divided by an open sided roof canopy. Tis is details on sheet 2 of the landscape drawings. Amenities include two zones for separate seating areas with BBQ facilities and additional smaller lounge seating areas to take advantage of the district views and proposed plantings. Additional landscape courtyards for two units are also located on this level.

In summary the landscape design seeks to incorporate the development into a viable and considered landscape setting for the benefit of the users as well as maintaining a high quality streetscape. The landscape design seeks to respond to both the developing character of the Penrith area in conjunction with the architectural language of the proposed building

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