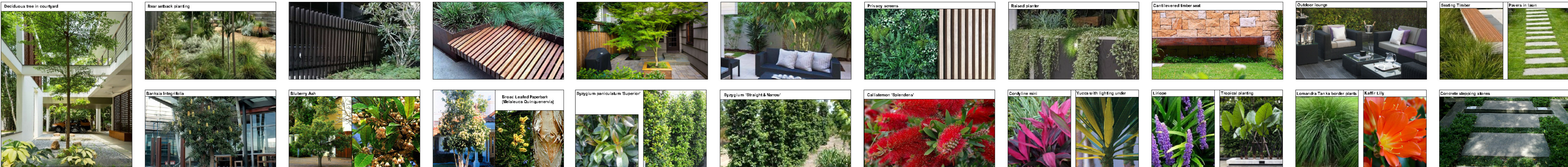
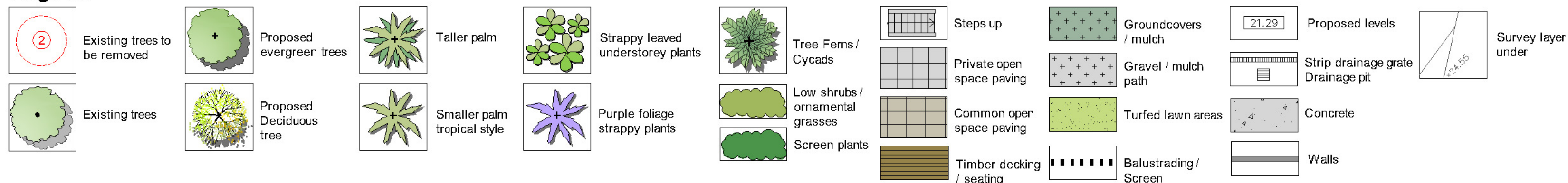


Landscape site plan 1:100 @ A1



### Legend



## AMENDMENTS

B	31.3.21	FOR DA
A	31.3.21	FOR REVIEW



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PROJECT: BOARDING HOUSE DEVELOPMENT  
 AT 27 & 28 PARK AVE,  
 KINGSWOOD

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DWG: LANDSCAPE SITE PLAN

DATE: 31.3.21 SCALE:

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JOB REF: 20/2248

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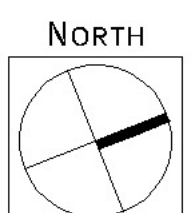
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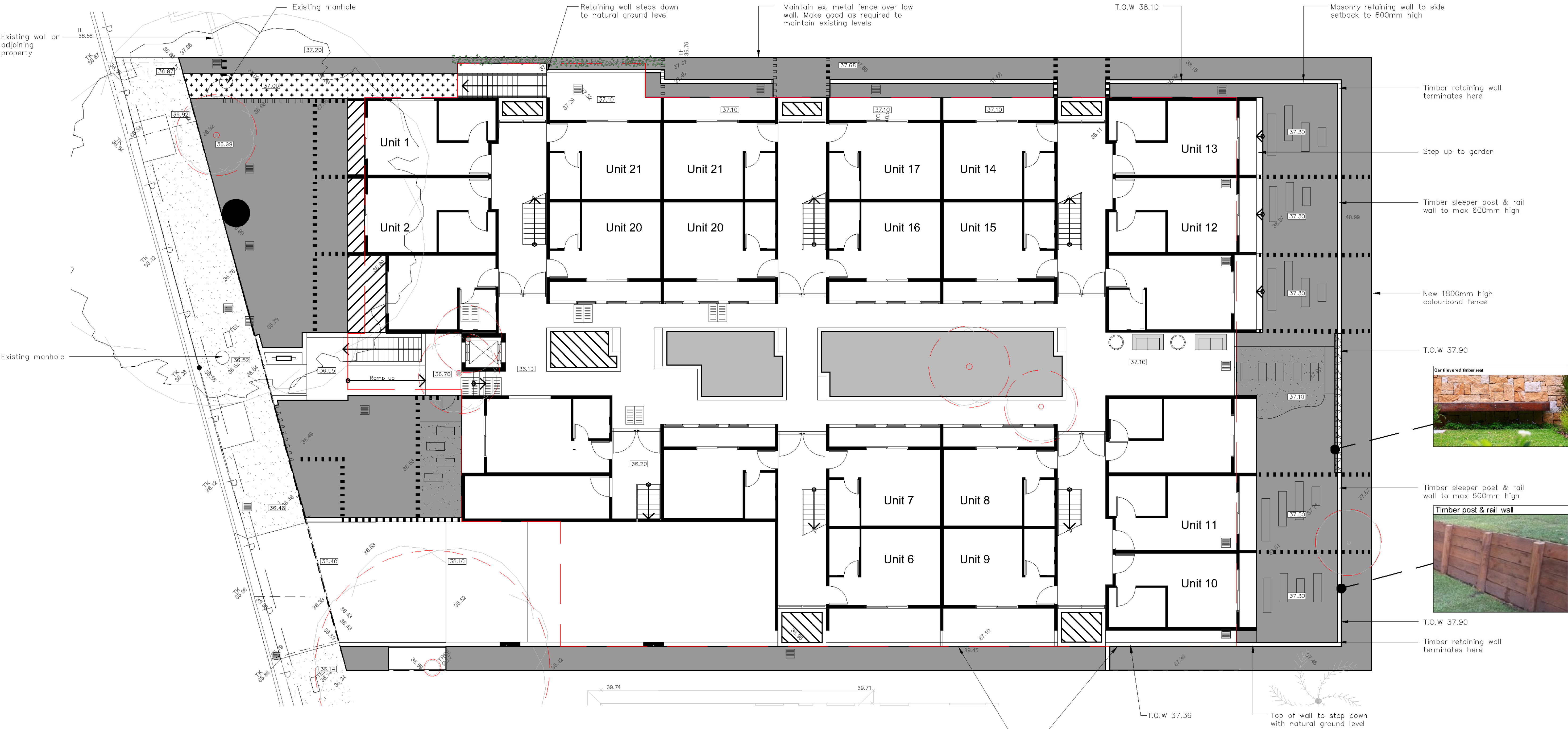


1 OF 3

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ISSUE-B





Landscape soil calculations

	Site area	0.00 m2
	Natural deep soil	413.7 m2
	Raised planter 1000mm-1200mm	52.4 m2
	Raised planter 600-800mm	15.3 m2
	Natural soil continuation under deck	13.6 m2
	Crushed gravel paving at natural ground level	16.8 m2

AMENDMENTS

B	31.3.21	FOR DA
A	31.3.21	FOR REVIEW



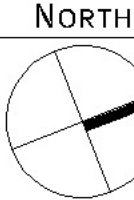
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AT 27 & 28 PARK AVE,  
KINGSWOOD

DWG: SOIL CALCULATIONS & LEVELS PLAN

DATE: 31.3.21  
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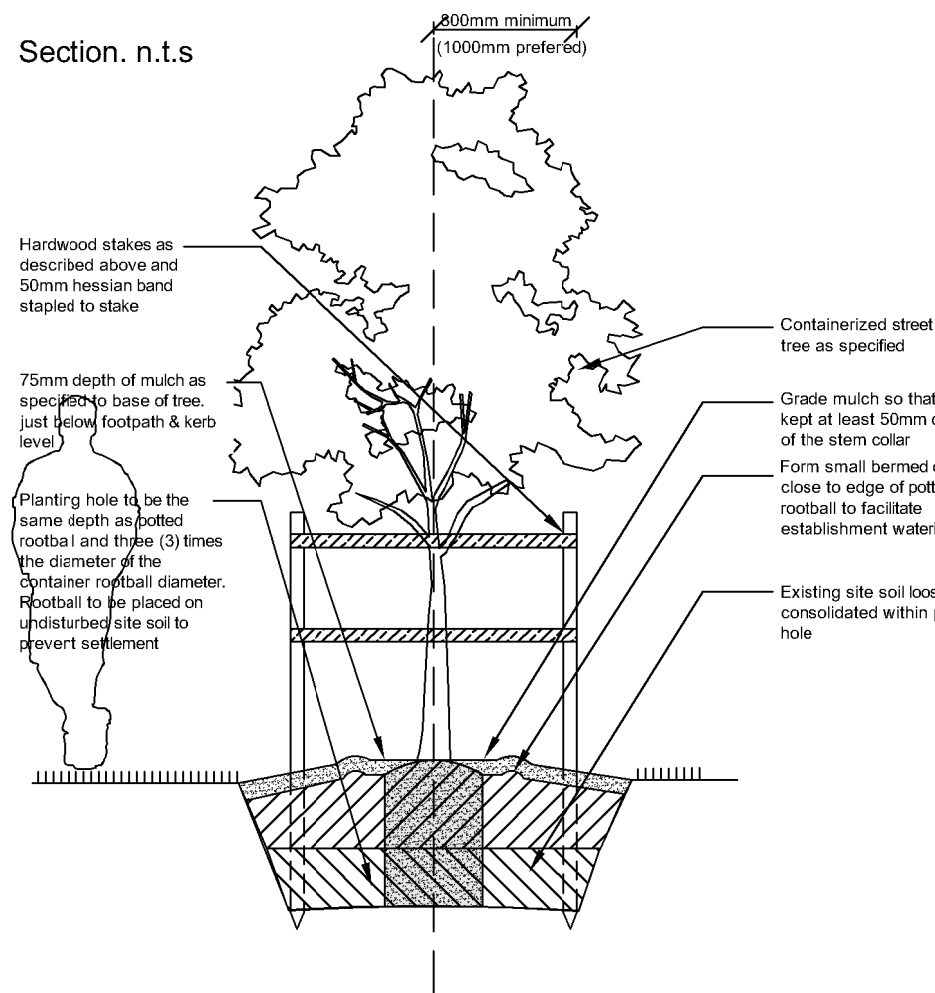


Planting plan 1:150 @ A1



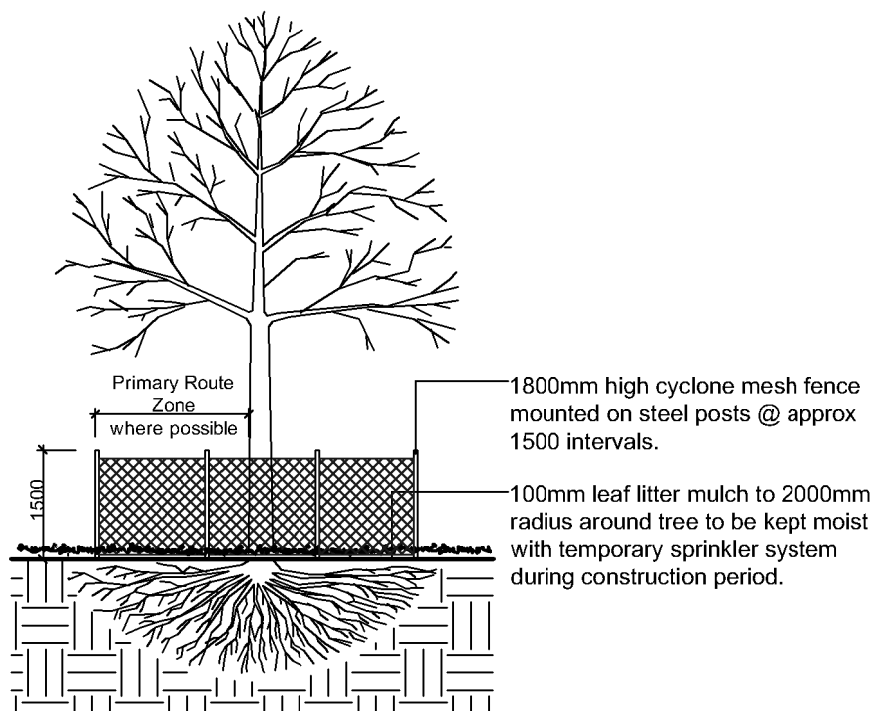
Detail 1.

Section. n.t.s



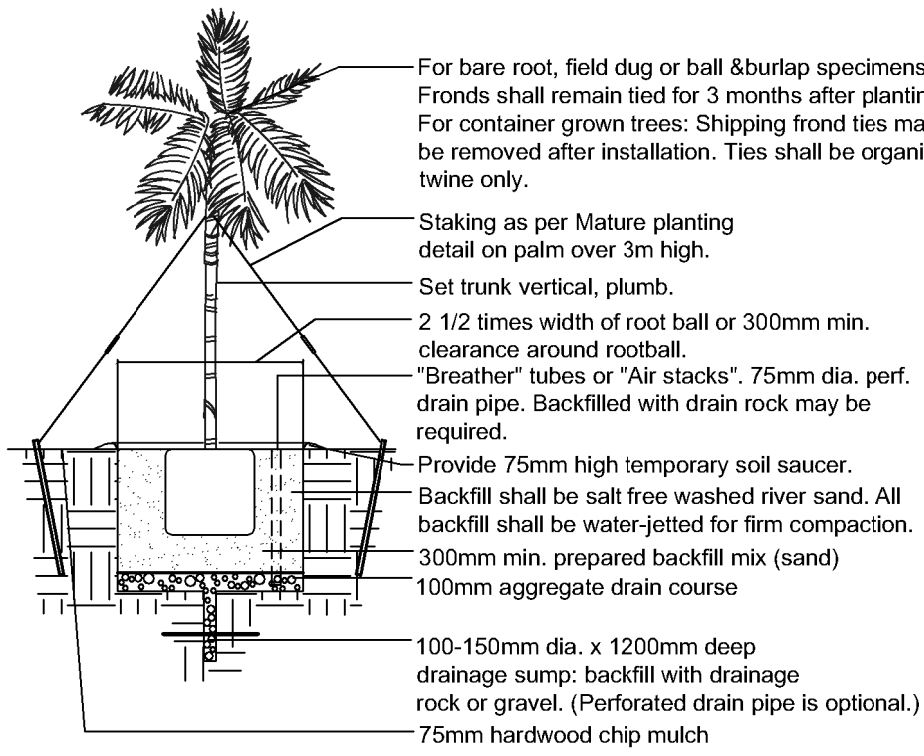
Detail 2.

Tree protection measure  
Type 2 n.t.s.



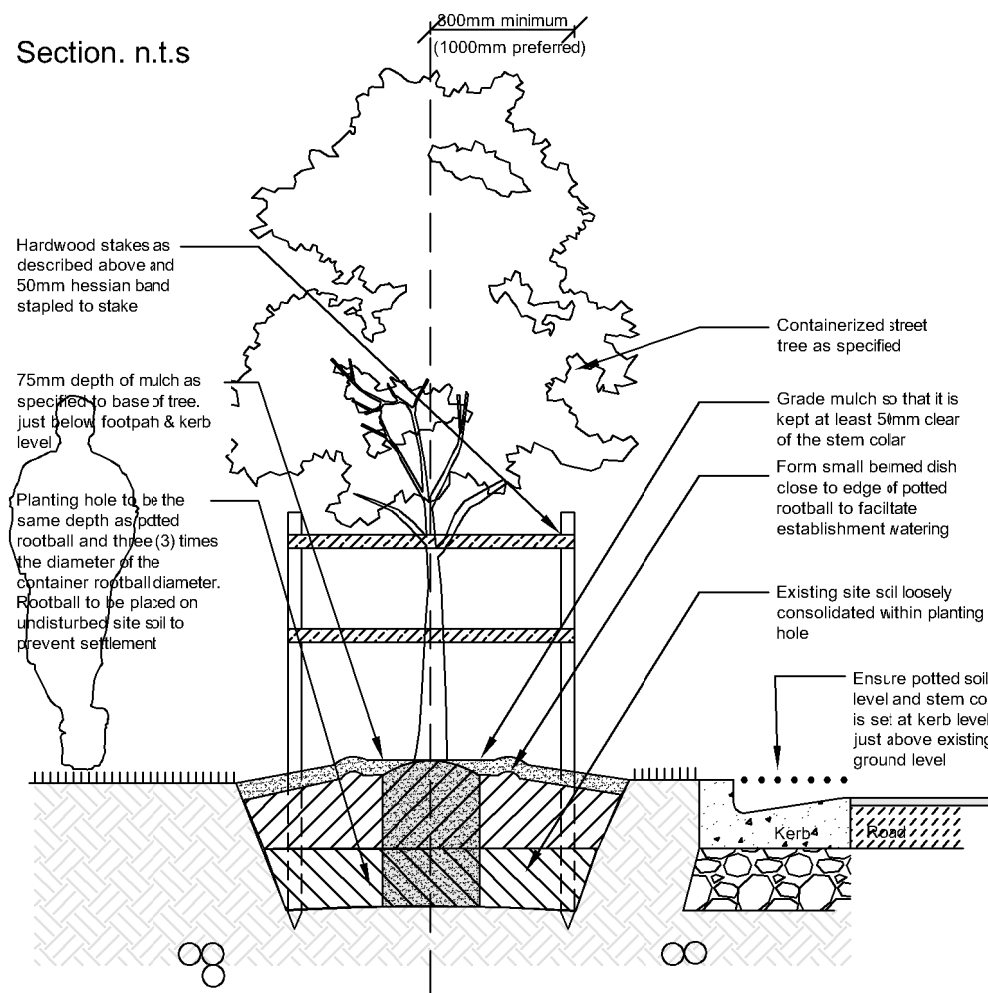
Detail 3.

Palm planting detail n.t.s



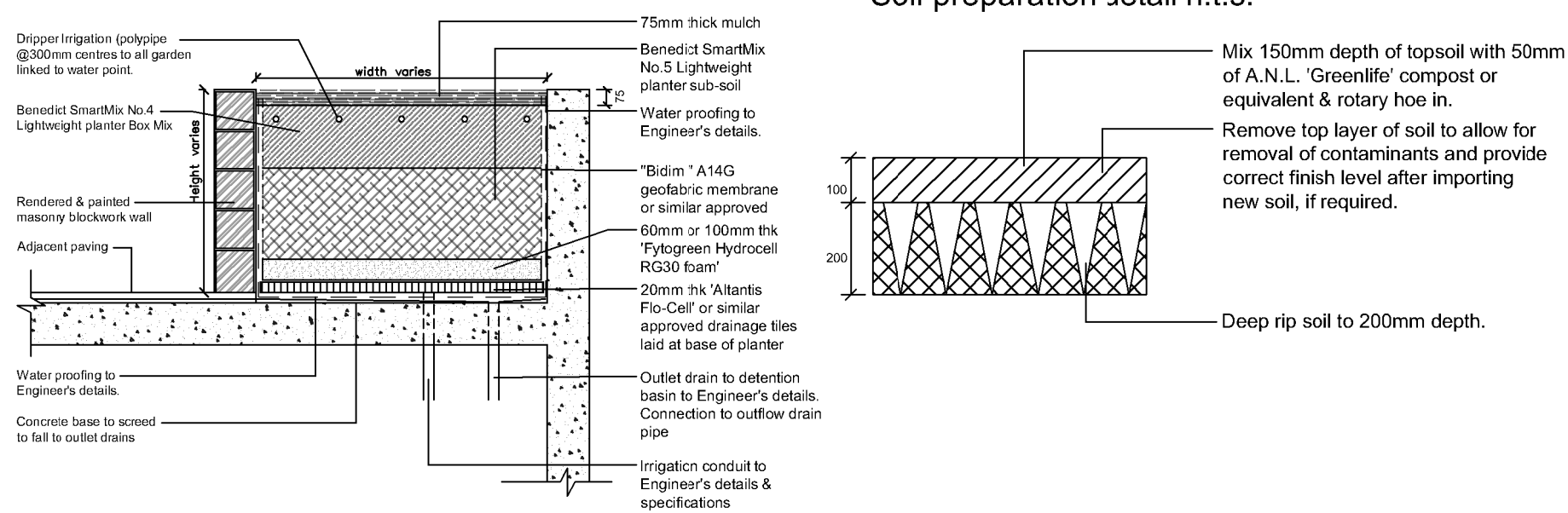
Detail 3.

Section. n.t.s



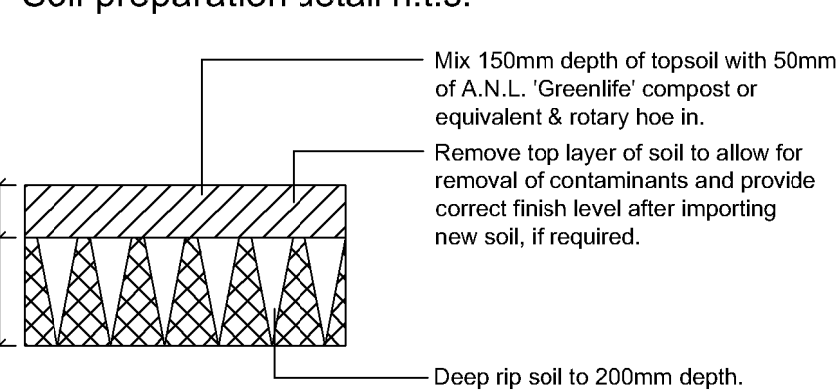
Detail 5.

Soil installation in planter typical detail n.t.s



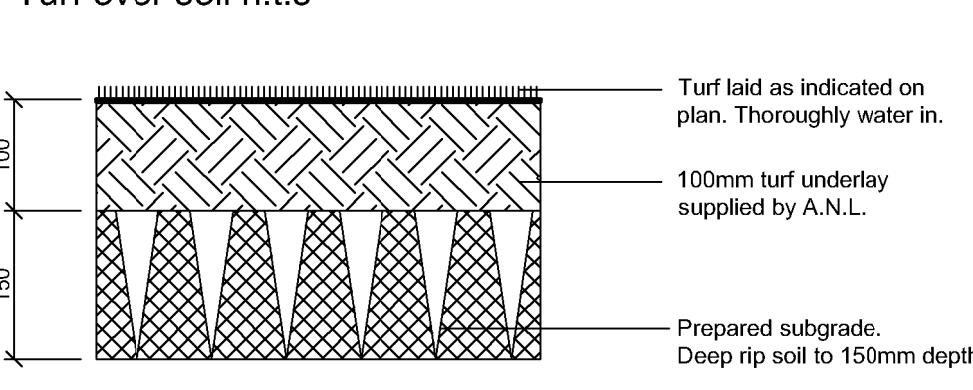
Detail 6.

Soil preparation detail n.t.s.



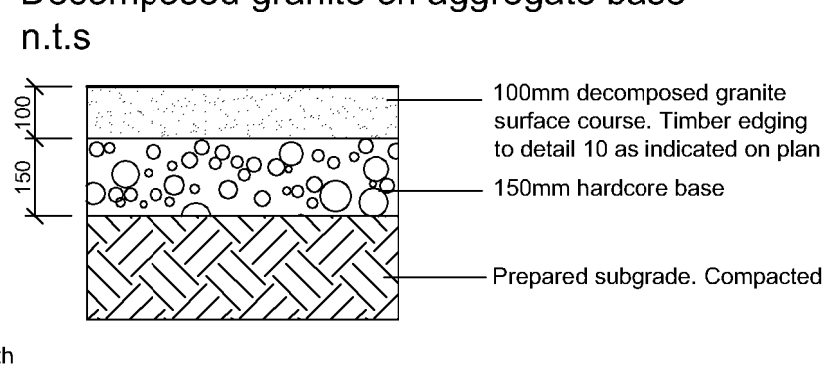
Detail 7.

Turf over soil n.t.s



Detail 8.

Decomposed granite on aggregate base  
n.t.s



Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
<b>Trees</b>						
APA (B)	Acer palmatum 'Bonfire'	Bonfire Japanese Maple (Small deciduous garden tree)	75Lt	3x50x50x1800	5-7.0M	2
BAS	Banksia serrata	Old Man Banksia (Small native. Gnarled trunk & serrated leaves)	75Lt	3x50x50x1800	4-6.0M	1
CKS	Callistemon 'Kings Park Special'	Kings Park Special Bottlebrush (suitable small street tree)	45Lt	4x50x50x1800	3-4.0M	2
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	45Lt	3x50x50x1800	6-8.0M	1
PYC	Pyrus calleryana 'Capital'	Ornamental Pear (medium deciduous narrow tree)	75Lt	2x50x50x1800	7-10.0M	2
<b>Shrubs / small feature trees</b>						
CSS	Camellia sasanqua 'Setsugekka'	Camellia sasanqua (semi hedged Camellia)	300mm	2x50x50x1800	2-2.5M	1
MP	Murraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0MM	9
SNN	Syzygium 'Straight & Narrow'	Straight & Narrow Lilly Pilly (very narrow and vertical screen)	300mm	hedged to req.height	3-5.0M	45
SYR	Syzygium 'Resilience'	Resilience Lilly Pilly (native screen plant. Can be hedged)	300mm	hedged	2.8-3.5M	15
WFN	Westringia fruticosa 'Naringa'	Ozbreed Grey Box® (hardy low screen can be hedged)	200mm	hedged	0.4-0.7M	11
<b>Ferns / Palms / Succulents / ornamental bamboos</b>						
ARC	Archontophoenix cunninghamiana	Bangalow Palm (Tropical style tall palm)	Semi adv.	wire guys	8-12M	3
CAA	Cyathea australis	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	5
COB(B)	Colocasia esculenta 'BM'	Black Magic Elephants ears (Dark large leaved plant)	200mm	nil	1-1.5M	2
COB	Colocasia esculenta	Elephants ears (Large leaved plant)	200mm	nil	1-1.5M	2
COR(M)	Cordylina spp. Mini	Selected Dwarf Cordylina (Shade tolerant bright foliage)	200mm	nil	0.6M	12
LAV	Livistona australis	Cabbage Palm (tall indigenous palm)	semi adv	wire guys	8-12.0M	2
RHA	Raphis excelsior	Lady Finger Palm	300mm	nil	2-2.5M	2
<b>Groundcovers/Climbers</b>						
DIR	Dichondra repens	Kidney weed (native carpet groundcover)	tubes	nil	0.1M	200
<b>Ornamental grasses/strappy leaved plants</b>						
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	22
CRP	Crinum pedunculatum	Swamp Lily (native mass planted groundcover)	200mm	nil	0.5-0.7	16
LTT	Lomandra Lime Tuff	Dwarf Lomandra (ornamental grass)	150mm	nil	0.4M	50

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.

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 nature strip 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 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 revention 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)

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 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 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.

2. Soil preparation

All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas as noted to be laid over 100mm min. good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensure soil conditioners and 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 details:

- 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). To comply with AS 4419 and AS 3743
- 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. 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.

9. Structural

All structural details whatsoever to Engineer's details.

AMENDMENTS

B	31.3.21	FOR DA
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DATE: 31.3.21  
SCALE: 1:150 @A1  
3 OF 3  
NORTH  
ISSUE-B

DWG: PLANTING PLAN