

Private open space paving



Common open space paving



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Strata - vault soil system under pavers where indicated



MLQ

0 5 1

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## Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req
Canopy (	trees					
BAK	Backhousia myrtifolia	Grey Myrtle (Native tree in deep soil)	75Lt	3x50x50x1800	7-9.0M	1
BIN	Bankisa integrifolia	Coast Banksia (medium indigenous tree)	45Lt	3x50x50x1800	12-15.0M	2
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	300mm	3x50x50x1800	6-8.0M	11
ERE	Elaeocarpus eumundii	QLD Q ondoing (native vertical narrow screen tree)	45Lt	2x50x50x1800	7-10.0M	7
lai(d)	Lagerstroemia Ind xL. fauriei 'Tonto	Dwarf Crepe Myrtle	4 5Lt	3x50x50x1800	3.0-4.0M	1
MLQ	Melalueca quinquenervia	Flax Leaf Paperbark (indigenous medium tree)	75Lt	3x50x50x1800	12-15.0M	1
TLL	Tristaniopsis laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	75Lt	3x50x50x1800	5-7.0M	2
Shrubs /	small feature trees					
CKS	Callistemon Kings Park Special	Bottlebrush small (native tree for planterbox)	300mm	2x50x50x1800	2.5-3.0	4
CLJ	Callistemon 'Little jet'	Little Jet Bottlebrush (Flowering native ideal for hedging)	200mm	nil	0.8-1.4M	14
CEV	Callistemon citrinus 'Endeavor'	Endeavor Crimson Bottlebrush (Flowering native small tree)	300mm	nil	2-3.0M	5
MLG	Magnolia 'Little Gem'	Little Gem (small ornamental standard tree)	300mm	2x50x50x1800	2.5-3.0M	5
MP	Murraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0MM	34
PTT	Pittosporum tobira 'Miss Muffet'	Miss Muffet Pittosporum (bright green foliage hedge)	200mm	hedged	0.8-1.0M	18
SYR	Syzygium 'Resilience'	Resilience Lilly Pilly (native screen plant. Can be hedged)	300mm	hedged	2.8-3.5M	14
Ferns / P	alms / Succulents / ornamental	bamboos				
CAA	Cyathea australe	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	6
RHA	Raphis excelsor	Lady Finger Palm	300mm	nil	2-2.5M	5
Groundc	overs/Climbers					
HIS	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	13
PJ	Pandorea jasminoides	Bowler Plant (native climbing/cascading groundcover)	200mm	wire supports on fence	2.5M	11
AUT	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozobreed hyvrid groundcover)	200mm	nil	0.2M	<b>1</b> 1
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	160
Ornamer	ntal grasses/strappy leaved plan					
AGW	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	112
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	36
DIC	Dianella caerulea	Blue Flax Lily (native grass like plant)	150mm	nil	0.4M	25
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	128
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	227

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



Planting symbols.



# Job No.

	AMENDMENT	S		
orist report Naturally Trees nber 2022 <b>BGUV3</b>	K         20.6.2           J         16.6.2           H         16.3.2           G         28.2.2           F         24.2.2           E         2.2.23	3AMENDMENTS3TREE ADJUST3FOR DA3	PAULSCRIVENER LANDSCAPE	PO Box 4050. ACT ABN: 16 949 100 279 Phone: 02 9907 8011 www.scrivener-design.co Email: paul@scrivener-di Project: Town house Developme 9-11 Stapleton Parade Dwg: Planting Plan & Schedi

Jub/Architects/Mursun/ Stapleton Rd, St. Marys /2458

#### Detail 1 Tree planting detail 800mm minimum (1000mm preferred) Hardwood stakes as described above and 50mm hessian band stapled to stake Containerized street tree as specified 75mm depth of mulch as specified to base of tree. - Grade mulch so that it is kept at least 50mm dear just below footpath & kerb of the stem collar level Form small bermed dish close to edge of potted P(anting hole to be the rootball to facilitate same depth as potted establishment watering rootball and three (3) times the diameter of the container rootball diameter Existing site soil loosely Rootball to be placed on consolidated within planting undisturbed site soil to hole prevent settlement

### Detail 3.

Shrub planting detail n.t.s



### Detail 5.

Soil preparation detail n.t.s.



Mix 150mm depth of topsoil with 50mm of A.N.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.

### Detail 7.

Ag. drainage line n.t.s.



Turf over top soil — Top soil to a minimum of 150mm -Backfill with aggregate Geotextile wrapped Ag. drainage line Sand laver Ensure base of trench falls to water outlet or







Detail 6. Turf over soil n.t.s



Detail 8



## Job No. BGUV3

### 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 particul 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 a growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or lopped unless specific writte 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, 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 t 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 gual garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas as noted to be laid over 100mm min. good guality turf underlay over existing s 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 su 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 Arborist's report. Where planting is to occur in existing soil profiles ensute soil conditioners and compots worked into the top 200mm profile. To comply with A 4454:1999.

#### 3. New plantings

-Make saw cuts max. 15mm deep

to facilities tight radius curves

where required

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 lar enough in size to take root ball with additional space to take back filling of good quality planting mix. (Mature heights of planting as shown on planting schedule of 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 heigh Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as availa planting width, intended access under branches and solar access.

#### 4. Mulchina

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 wa To comply with AS 4454

#### 5. Fertliser

All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser

#### 6. 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. staking in raised planters to avoid damaging waterproofing installation

7. 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.

#### 8. Structural

All structural details whatsoever to Engineer's details.

Landscape maintenance strategy

#### Initial installation maintenance

The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the wor under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of thirteen (13) weeks after the date of practi 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 stol during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping le surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the adjacent nature strip turf on t Lumley Street frontage at regular intervals to maintain an average height of 40mm.

#### Ongoing maintenance

The owner's corporation shall have a contracted landscape maintenance arrangement in place for the life of the development. All common open space areas are be maintained as listed below. In addition the individual owners of the residence are responsible for the ongoing maintenance and viability of the gardens ongoing maintenance to the same standards as listed below. No removal or changes to landscape and vegetation are to occur in any area of the development (common or private) without the approval of the owner's corporation and to enable all 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 manufacturer's specification 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 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 & foliage of trees / shrubs.
- Minimum 2 monthly assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil, Yates pest spray or equivalent is to be employ 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. Repla where required if defective sections are discovered
- Ensure all tree staking and wire support guys for palms are in good condition, tensioned and secured properly.
- All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate gene 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 is a time manner
- Regularly test irrigation system and timers to ensure correct operation of the system.

### Irrigation notes

Automatic drip line watering system to be selected. To extend to all garden areas excluding lawn areas. Contractor is to provide an irrigation design to meet t following requirements.

Coordinate with water supply garden tap hosecocks as indicated on hydraulic engineers plans CC plans

Dripline supply system only to be incorporated. Root inhibiting system. Driplines to be 'Netafim Techline AS XR' drip tubing or approved equivalent

Ensure rain sesnsor is installed for common area garden zones connected to timers

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, rubbe modified polypropeyline reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include a 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).

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 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 f 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 thriv 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 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 ( items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity 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 an 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 standard

Амі	ENDMENTS	
<u>к</u>	20.6.23	· · ·
J	16.6.23	Amendments
Н	16.3.23	TREE ADJUST
G	28.2.23	For DA
F	24.2.23	
E	2.2.23	



PO Box 4050. ACT ABN: 16 949 100 279 Рноме: 02 9907 8011 WWW.SCRIVENER-DESIGN.CO/ EMAIL: PAUL@SCRIVENER-DE **PROJECT: TOWN HOUSE DEVELOPMEN** 9-11 STAPLETON PARADE,

Dwg: Landscape Plan

	3.0 EXTERNAL COMMON AREAS INCLUDING LANDSCAPING 3.1 General
Go	od landscaping designs recognise the site, soils and climate, and can be easily maintaine r Common Area External Lighting: refer <b>Section B10.2c.</b>
1	8.2 Performance Requirements
b.	Meet the access requirements of the NCC. Assist visitors to find their way through the site with appropriate signage.
1	Common areas are low maintenance and usable by all tenants. Provide a sense of security for tenants.
<b>B</b> 3	3.3 LAHC Deemed to Satisfy Solution(s) .2a – Meeting the access requirements of the NCC achieved by the following
me •	thods Meet the requirements for access for people with a disability in Table D3.1 of the NCC.
•	Ground floor dwellings in multi-unit developments having a direct street frontage also to
•	have an accessible path of travel to the common areas. Paths:
	<ul> <li>Maximum 1:20 gradient</li> <li>Integral slip resistant surfaces</li> </ul>
	<ul> <li>Class 1 dwellings: 1000mm min clear width</li> </ul>
	<ul> <li>Class 2 developments: 1200mm min clear width</li> <li>Circulation routes are direct.</li> </ul>
•	<ul> <li>Ramps:</li> <li>Maximum 1:14 gradient with landings in accordance with AS1428-2009</li> </ul>
	<ul> <li>Minimise use of ramps and retaining walls, and integrate into landscape design</li> </ul>
	<ul> <li>Integral slip resistant surfaces</li> <li>'Switchback' ramps into buildings have landings suitable for ambulance trolleys.</li> </ul>
•	<ul> <li>Steps, where unavoidable:</li> <li>300mm going and 150mm riser, maximum, with no projecting nosing</li> </ul>
	<ul> <li>Steps finish and start with full steps and do not 'disappear' because of cross falls</li> </ul>
•	<ul> <li>Handrails provided both sides.</li> <li>Do not provide podium level lobby entries above the footpath accessed only by stairs.</li> </ul>
•	<b>Do not</b> compromise dwelling privacy and security if providing access to dwellings via external verandas.
B3 •	.2b – Assisting visitors achieved by the following methods Signage design:
	<ul> <li>In accordance with the LAHC Component Requirements</li> <li>Site maps to have clear typography and appropriately coloured symbols</li> </ul>
	<ul> <li>Signage within lobbies and at entrance areas appropriately sized and reconfigurabl</li> </ul>
•	<ul> <li>Combine pictograms and/or Braille in accordance with NCC.</li> <li>Signage identifies:</li> </ul>
	<ul> <li>Street address</li> </ul>
	<ul><li>Block numbers</li><li>Location of any public on-site facilities</li></ul>
	<ul> <li>Bus stops, taxi ranks</li> <li>Parking restrictions.</li> </ul>
•	Dwellings with direct frontage to the street to have their own numbered letterbox. All
	letterboxes preferably integrated into front fence.
В3	.2c – Low maintenance and usability achieved by the following methods
•	Soft Landscaping:
	<ul> <li>Usable flat outdoor areas slopes: between 1:20 and 1:100</li> <li>Slopes for turf and garden beds: 1:10 maximum</li> </ul>
	<ul> <li>Overland flow paths directed away from buildings</li> <li>Prevent wet walls: paths and landscaping must not be above building floor levels</li> </ul>
	<ul> <li>Garden bed widths: 1000mm minimum. Minimise turf areas generally. Pave up to</li> </ul>
	<ul> <li>boundary where distance to building is less than 1500mm</li> <li>Weed matting (non-plastic type) under all private courtyard garden beds</li> </ul>
	<ul> <li>Plant and shrub species: indigenous flora and/or xeriscape garden types, readily</li> </ul>
	available in local nurseries, all to approval. Trees adjacent to building: mature heigh 3.0m max with non-invasive root systems. Refer <b>Section D</b>
	<ul> <li>Shade trees near car spaces: crown must allow good surveillance from dwellings.</li> <li>Street tree species are consistent with Council's requirements</li> </ul>
	<ul> <li>Make provision for raised garden beds or small sections of vertical gardens for</li> </ul>
•	gardeners with mobility issues. Water Sensitive Urban Design (WSUD) measures to be considered.
•	Open space is 'attached' to individual dwellings as much as possible, using low and high fences, with planting placed inside these fences. See <b>B40 Dwellings</b>
•	fences, with planting placed inside these fences. See <b>B4.0 Dwellings</b> . Maintenance contractors must be able to access common open space without passing
	through the private open space of a dwelling. Common use drying lines, if briefed: one max for 1-11 dwellings, two max for 12-20
-	dwellings, three min thereafter, screened from the street. Provide wheelchair access and
•	appropriate sized paved area under. Waste and Recycling Storage areas: sized to Council requirements, located no more tha
	30m from each dwelling, and within easy access to collection points on street.
•	Wheelchair access from each block and appropriate sized paved area provided. Seating, garden beds and any covered areas are useable for most of the year, screened
	for wind protection and for privacy from the street. BBQ's provided when briefed. External shade structures are roofed, providing year-round weather protection. Exposed
•	frames and posts constructed of suitably finished steel, not timber.
•	<b>Do not</b> use piped watering systems for gardens or lawns. <b>Do not</b> use coloured concrete to waste and recycling storage area paving.
•	Do not place garden beds against buildings. Provide paved path where suitable.
•	<b>Do not</b> lay turf in private courtyards/private open space. <b>Do not</b> use concrete edging around garden beds.
•	Do not render and paint concrete block retaining walls.
•	Do not use advanced tree species. Do not use noxious or allergenic plant species.
٠	Do not plant trees and shrubs in lawns.
В3	.2d – Providing a sense of security for tenants achieved by the following methods
•	Incorporate Crime Prevention through Environmental Design (CPTED) principles,
•	especially through passive surveillance and fencing measures. Rear and side boundary fences: 1800mm high, with rails spaced to prevent a child from
	climbing. Front (where directed) and side boundary (to cut off) fence: consistent with streetscape
-	and to Council requirements. If no Council requirement, fencing is 900-1200mm semi-
	transparent, with 900mm wide clear pedestrian gate, 2700mm min width vehicle gates. Corner blocks must have 900-1200mm semi-transparent perimeter fencing fronting
•	
•	streets/laneways. <b>Do not</b> use 'spear points' fencing where impaling is possible.

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