



Typical planting palette



Typical design images



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Amendments		
G	26.2.25	Final Coordination
F	2.9.24	-
E	15.8.24	



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Dwg: Landscape Plan  
Date: 26.2.25  
Job Ref: 24/2680  
Scale: 1:150 @A1  
Sheet No: 1 of 3

Builder must verify all dimensions of the site before work commences.  
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## 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 lopped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

### 2. Soil preparation

All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker.. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas 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. (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. 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

### 5. Fertiliser

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. No 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 works 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 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 adjacent nature strip turf on the 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 to be maintained as listed below. In addition the individual owners of the residence are responsible for the ongoing maintenance and viability of the gardens and 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 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 & foliage of gardens / 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 employed if required
- Garden/lawn masonry edging to be inspected every 12 months after three years after practical completion to ensure it is maintained in good order. Replace 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 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.
- 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 the 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 sensor 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, rubber modified polypropylene reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bonds, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

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

Chemical root control: Provide standard chemical root inhibiting chemical cartridge. These are to be industry standard, in-line replaceable cartridges located for easy access for replacement cartridge installation

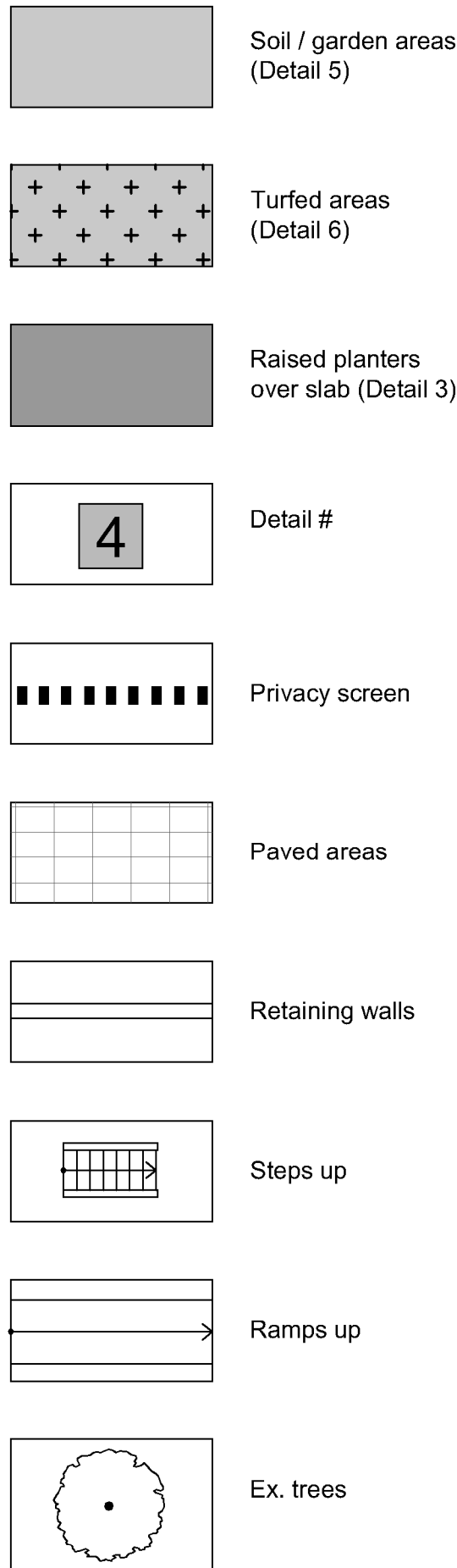
Automatic Controller: Provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet 2.

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

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)



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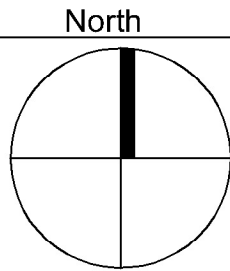
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Scale: 1:150 @A1

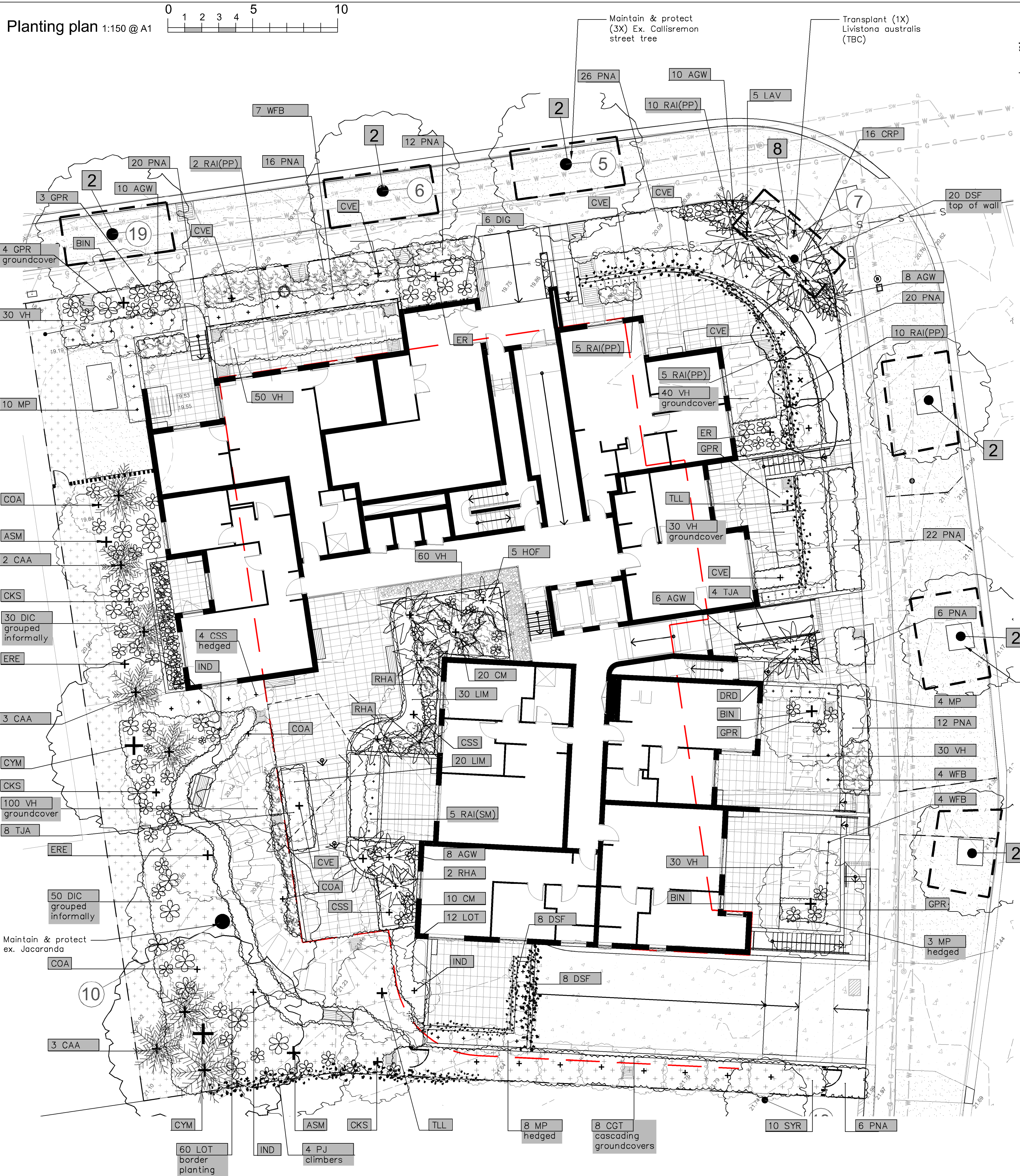
Job Ref: 24/2680 Sheet No: 2 of 3

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### Planting schedule

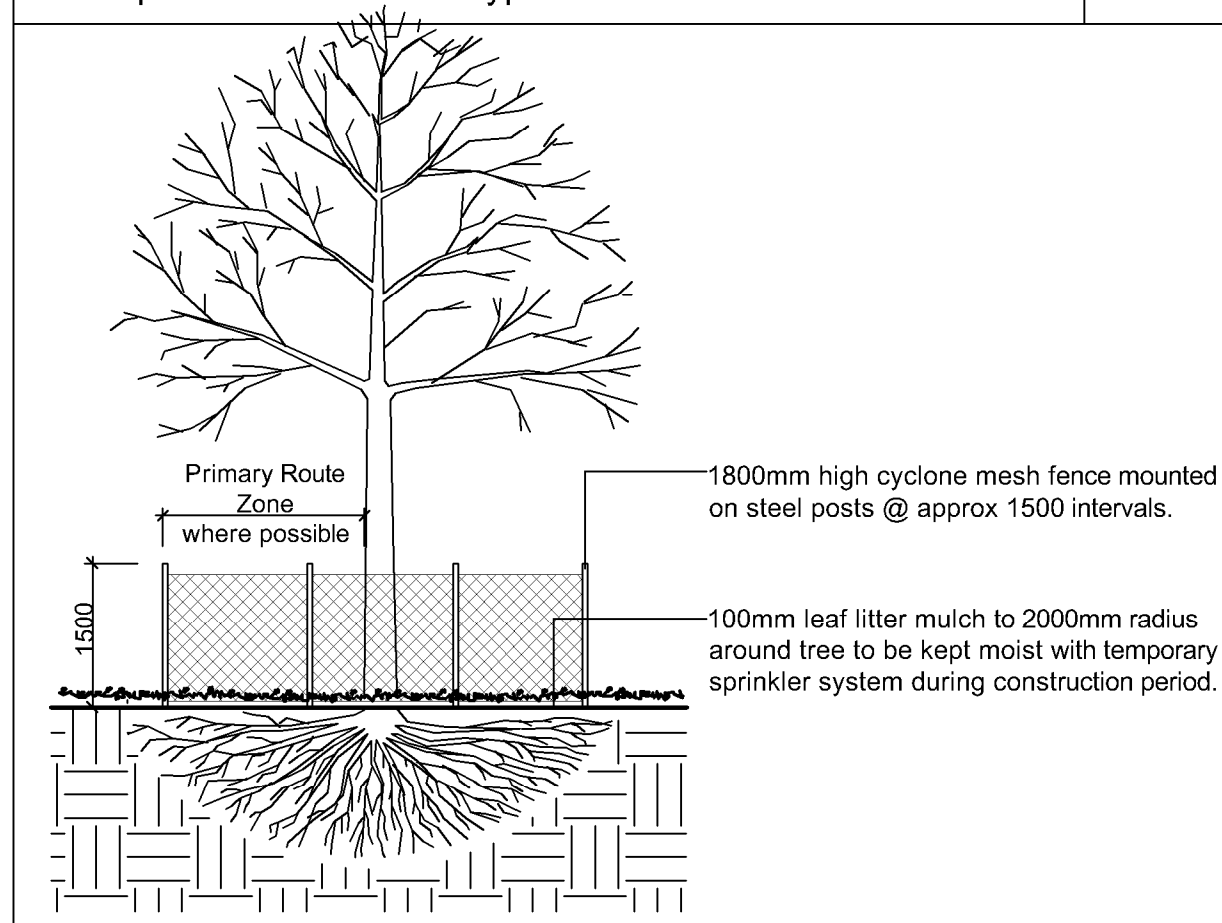
Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
<b>Trees</b>						
ASM	<i>Acmena smithii</i>	Lily Pilly (Native tree in dep soil. Prune lower branches)	75Ltl	3x50x50x1800	8-10.0M	2
BIN	<i>Banksia integrifolia</i>	Coast Banksia (medium indigenous tree)	75Ltl	3x50x50x1800	12-15.0M	3
CYM	<i>Corymbia maculata</i>	Spotted Gum (Tall native tree)	75Ltl	3x50x50x1800	15-20.0M	2
ER	<i>Elaeocarpus reticulatus</i>	Blueberry Ash (indigenous small tree)	45Ltl	3x50x50x1800	6-8.0M	2
ERE	<i>Elaeocarpus cummuidii</i>	QLD Condong (native vertical narrow screen tree)	45Ltl	2x50x50x1800	7-10.0M	2
TLL	<i>Tristanopsis laurina</i> 'Luscious'	Water Gum cultivar (indigenous small-med tree)	75Ltl	3x50x50x1800	5-7.0M	2
<b>Shrubs / small feature trees</b>						
CKS	Callistemon Kings Park Special'	Bottlebrush small (native tree for planterbox)	300mm	2x50x50x1800	3.0M	3
COA	<i>Correa alba</i>	White Correa (hardy salt wind tolerant coastal shrub)	200mm	nil	1.2-1.5M	3
CSS	<i>Camellia sasanqua</i> 'Setsugekka'	<i>Camellia sasanqua</i> (semi hedged Camellia)	300mm	2x50x50x1800	2-2.5M	4
CVE	Callistemon citrinus 'Endeavor'	Endeavor Crimson Bottlebrush (Flowering native small tree)	300mm	nil	2-3.0M	7
IND	<i>Indigofera australis</i>	Australian Indigo (small flowering native shrub)	200mm	nil	1.5-2.0M	3
MP	<i>Muraya paniculata</i>	Orange Jessamine (flowering screening plant)	300mm	hedged	1-3.0M	35
RAI (PP)	<i>Raphiolepis indica</i> PP	Pink Pearl (hedging dense flowering plant)	300mm	nil	1.0M	32
RAI (SM)	<i>Raphiolepis indica</i> SM	Snow Maiden (hedging dense flowering plant)	300mm	nil	1.0M	5
SYR	Syzygium 'Resilience'	Resilience Lilly Pilly (native screen plant can be hedged)	300mm	hedged	2.8-3.5M	10
WFB	<i>Westringia fruticosa</i> 'Blue Gem'	Dwarf Blue stringia (hardy low growing plant)	200mm	hedged to req height	0.7-1.0M	15
<b>Ferns / Palms / Succulents / ornamental bamboos</b>						
CAA	<i>Cyathea australis</i>	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	8
DRD	<i>Dracaena draco</i>	Dragon Tree (striking feature plant)	semi adv.	nil	2.5-3.5M	1
HOF	<i>Howea forsterana</i>	Kentia Palm (tall palm)	semi-adv	wire guys	7-10.0M	5
LAV	<i>Livistona australis</i>	Cabbage Palm (tall indigenous palm)	200Ltl	wire guys	8-12.0M	5
RHA	<i>Raphis excelsor</i>	Lady Finger Palm	300mm	nil	2-2.5M	5
<b>Groundcovers/Climbers</b>						
CGT	<i>Casuarina glauca</i> 'Cousin It'	Cousin It Groundcover (hybrid groundcover)	200mm	nil	0.15M	8
CRP	<i>Crinum pedunculatum</i>	Swamp Lily (native mass planted ground cover)	200mm	nil	0.5-0.7	16
DSF	<i>Dichondra</i> 'Silver Falls	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	36
GPR	<i>Grevillea</i> 'Poorinda Royal Mantle'	'Grevillea Groundcover (native low groundcover)	150mm	nil	0.2M	6
PJ	<i>Pandorea jasminoides</i>	Bower Plant (native climbing/cascading groundcover)	200mm	wire supports on fence	2.5M	4
TJA	<i>Trachelospermum asiaticum</i>	Flatmat Star Jasmine (FT01 Ozbreed hybrid groundcover)	200mm	nil	0.2M	17
VH	<i>Viola hederacea</i>	Native Violets (native low groundcover)	tubes	nil	0.1M	210
<b>Ornamental grasses/strappy leaved plants</b>						
AGW	<i>Agapanthus orientalis</i> 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	14
CM	<i>Clivia miniata</i>	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	30
DIC	<i>Dianella caerulea</i>	Blue Flax Lily (native grass like plant)	140mm	nil	0.4M	80
DIG	<i>Dietes grandiflora</i>	Wild Iris	200mm	nil	0.7M	6
LIM	<i>Liriope Evergreen Giant</i>	Turf Lily (shade tolerant groundcover)	140mm	nil	0.4M	50
LOT	<i>Lomandra 'Tanika'</i>	Dwarf Mat Rush (native mass planted groundcover)	140mm	nil	0.4M	72
PNA	<i>Pennisetum alopecuroides</i> Nafray	NAFRAY® 'PA300' PBR (flowering ornamental grass)	150mm	nil	0.8-1.0M	136

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.

### Detail 02

Tree protection measure Type 2 n.t.s.

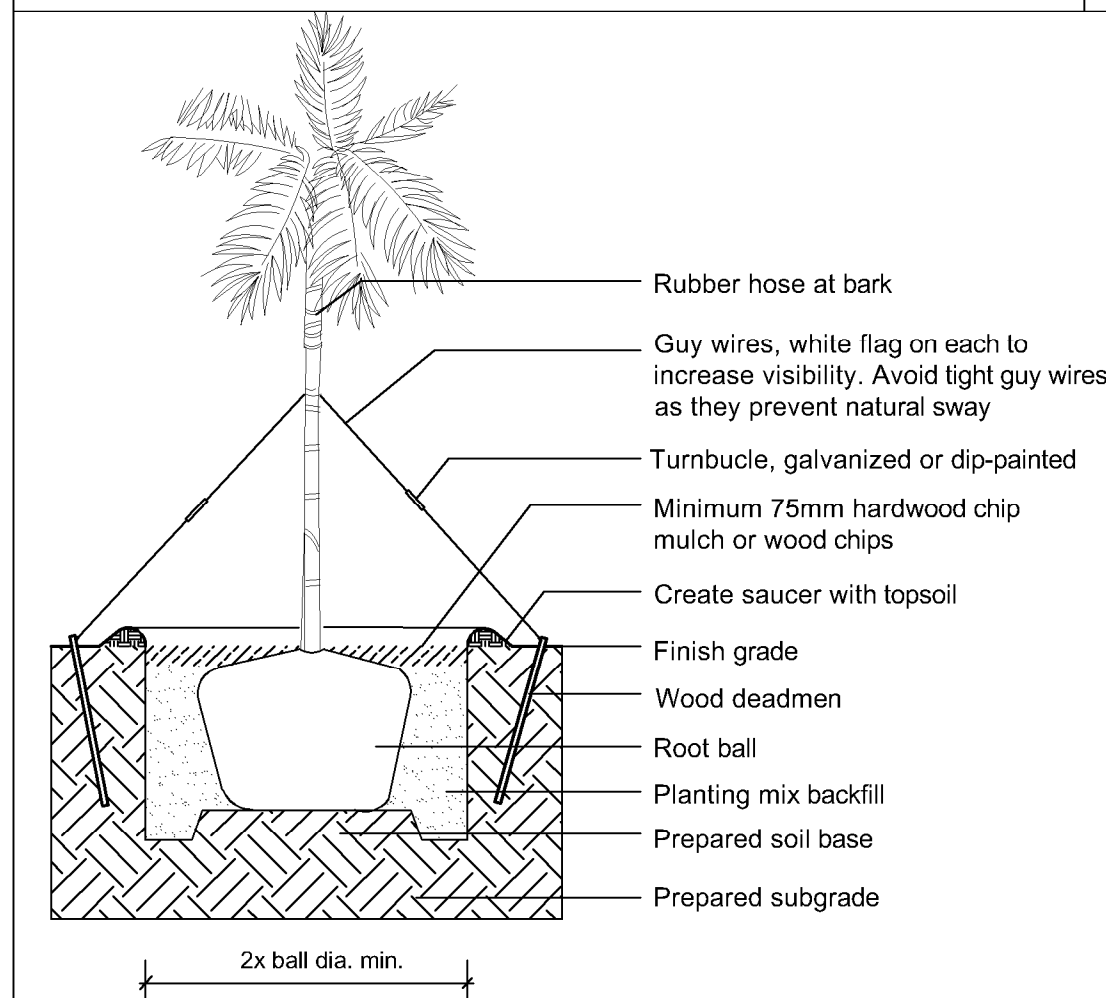
PSLA 2



Detail 08

Palm planting detail n.t.s

PSLA 7



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ISSUE-G

North

