



Design notes

To provide a high quality built environment for the residents of the property. Ensure usable common open space areas are incorporated within the development to provide for passive recreation and to contribute positively to the amenity of the local area.

The northern side podium is the principle common open space area for the residents of the development. Some covered areas for BBQ areas at both the western and eastern sides are proposed. These are physically separated and visually screened and separated from the private courtyards with planting in 1100mm high raised planters

Attached to the covered BBQ areas are a continuation of pergolas with deciduous climbing plants for summer shade and winter solar access. This design feature provides visual privacy screening to address overlooking from the balconies on the upper levels.

The planting is located in a predominantly continuous 1100mm raised planter following the perimeter of the podium. This size and depth is realistically what is required to get any reasonable sort of long term trees and shrubs to thrive. A mixture of evergreen and deciduous trees and shrubs for amenity and privacy. This also addresses overlooking from the common open space podium area into adjoining properties.

The paving types are split into two types integrated into the geometry of the layout for visual interest. This layout also delineates the separation of various use areas within the podium area so a variety of users and groups can populate the common open space area at any given time. Informal uncovered seating benches are separated from the covered BBQ areas again to maximise the number of groups who could comfortably use the space at any one time.

A water feature bowl, adjacent feature planting and garden lighting are configured with seating opportunities around space to draw users into the space.

The existing Brush Box street trees have been heavily pruned due to overhead powerlines. These in combination of the proposed footpath awning will require extensive additional pruning. The proposal recommends the removal of these poor condition street trees and replacement with a species of a lower height and location to enable them exist within the above noted constraints. For the purposes of the application the shorter growing *Tristanopsis laurita* (Water Gum) has been proposed as hardy street tree suitable for this type of installation. Council may consider a variety of alternative species. (refer to sheet 2 for details)

In summary the garden design seeks to incorporate all of the above principles within the framework of an appropriate period style and aesthetically pleasing visual design appropriate for the location and intended use.

Legend

- Existing trees to be removed
- Refer to Arborist report
- Proposed evergreen trees
- Proposed Deciduous tree
- Palm
- Shrubby leaves plants
- Low shrubs / ornamental grasses
- Screen plants
- Private open space parking
- Common street local parking
- Paver tiles on podium slab
- Gravel areas
- Strip drainage grate
- Concrete
- Walls
- Proposed levels
- Survey layer under

Arborist:  
Redgum Horticultural  
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PROJECT: MIXED USE DEVELOPMENT  
AT 13 - 19 MARY STREET  
AUBURN, NSW 2144

DWG: LANDSCAPE PLAN

DATE:	7.9.17	SCALE:	1:100 @A1
JOB REF:	161896/DA	SHEET NO:	1 of 3
ISSUE:	E		
NOTES: 1. This drawing is the property of Paul Scrivener Landscape Architecture and is not to be used for any other purpose without the written consent of Paul Scrivener Landscape Architecture. 2. The client, Redgum Horticultural, has agreed to the design and construction of the landscape plan and is not responsible for any errors or omissions. 3. The client, Redgum Horticultural, has agreed to the design and construction of the landscape plan and is not responsible for any errors or omissions. 4. The client, Redgum Horticultural, has agreed to the design and construction of the landscape plan and is not responsible for any errors or omissions.			
APPROVED:			
North			







