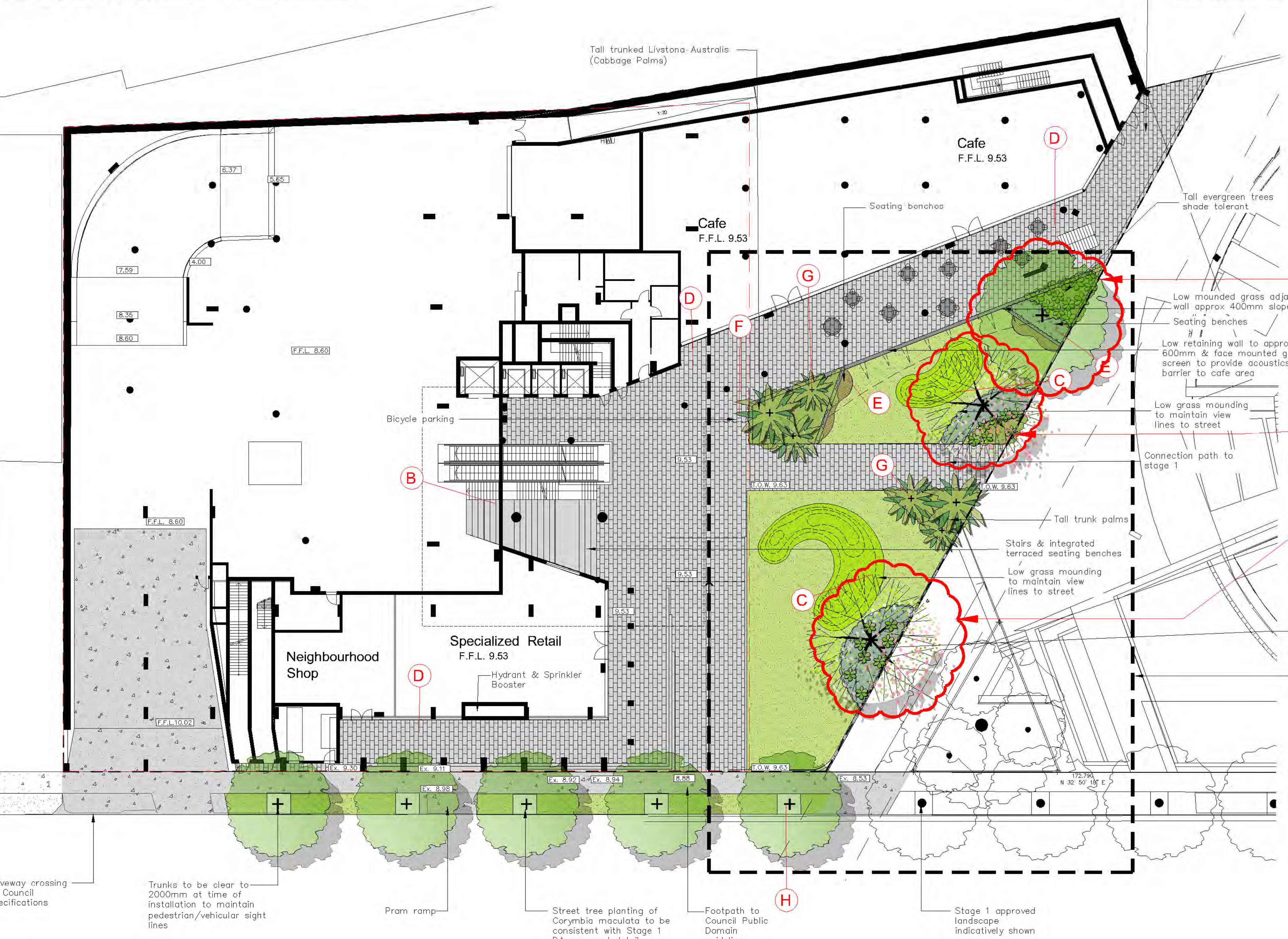




Drawing schedule

- Sheet 1: Landscape site plan
- Sheet 2: Details plan
- Sheet 3: Level 1 & 2 plan
- Sheet 4: Level 3 - Office
- Sheet 5: Level 3 - Childcare
- Sheet 6: Details

Legend

- Proposed evergreen trees
- Proposed Deciduous tree
- Taller palm
- Medium shrubs
- Turfed lawn areas
- Climbing plants
- Pergola & climbing plants
- Common open space paving
- Concrete
- Walls
- Proposed levels

Amendments

F	5.11.24	Council RFI
E	14.3.24	Final issue
D	12.3.24	For Review
C	21.2.24	



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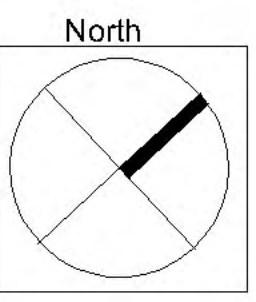
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Project: New development @
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Auburn

Dwg: Landscape plan - Ground floor /

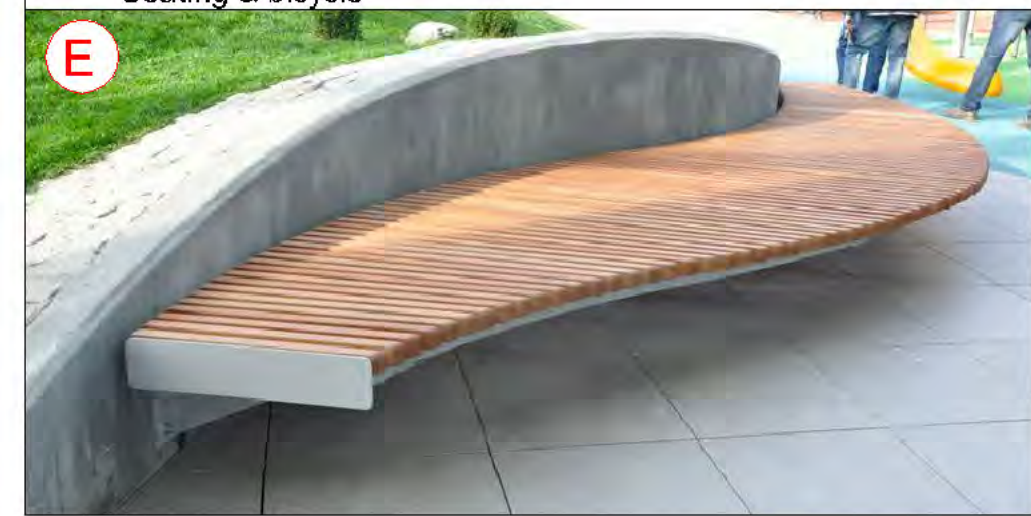
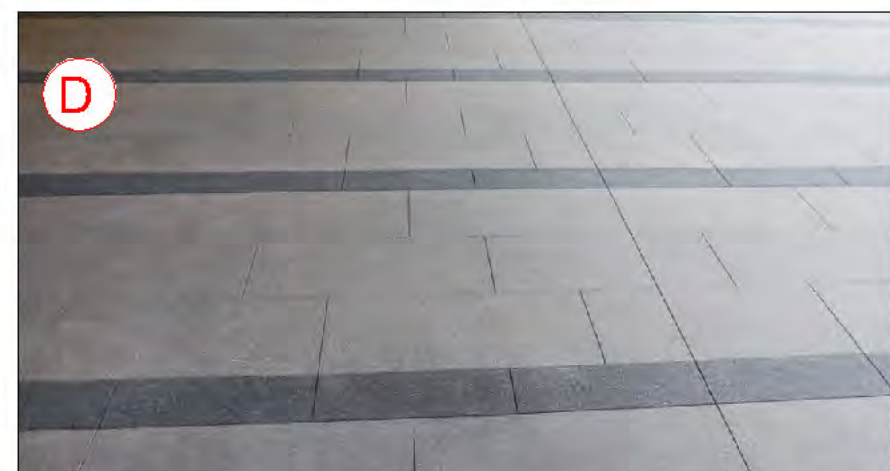
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Job Ref: 23/2545 Sheet No: 1 of 6

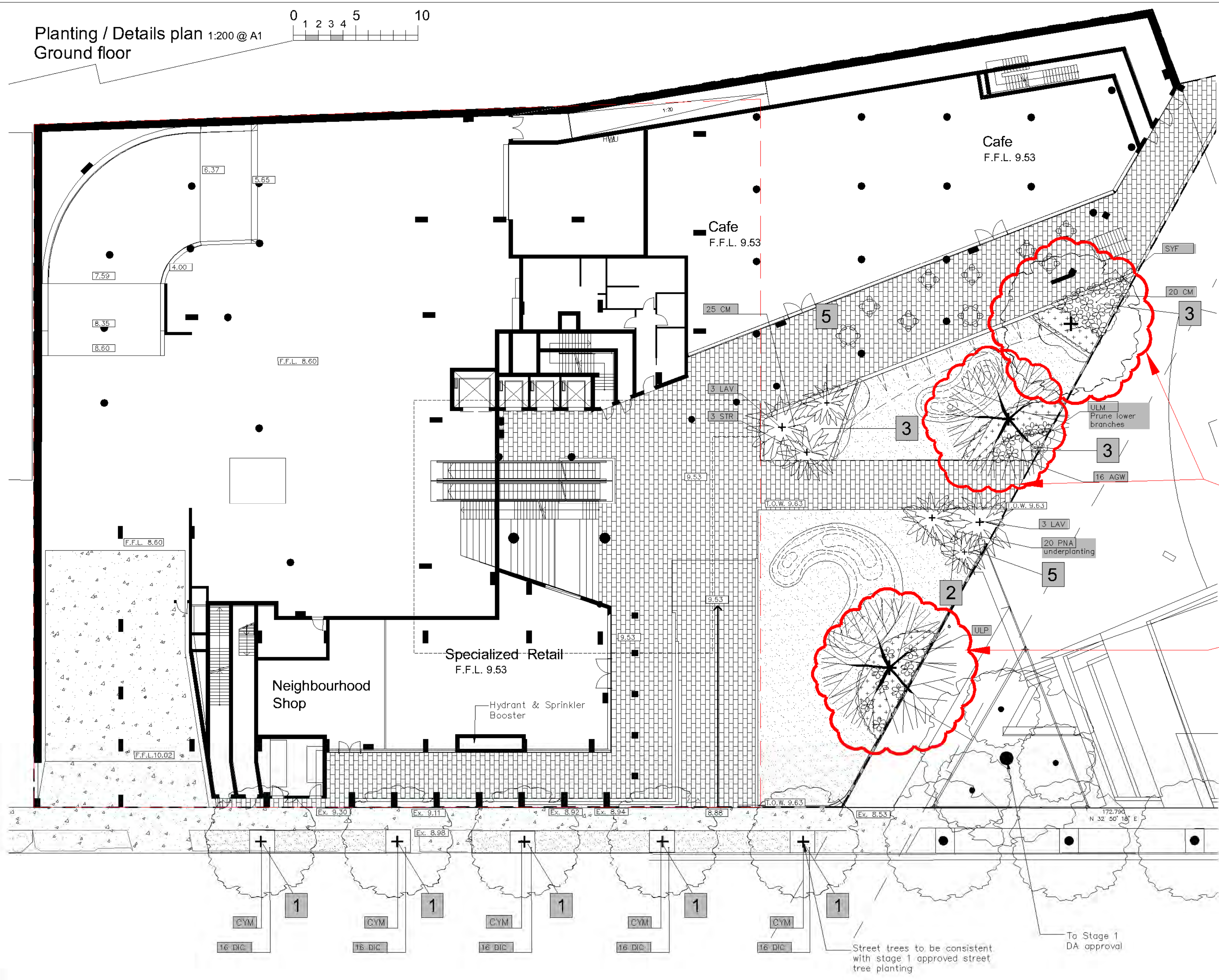
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Materiality images



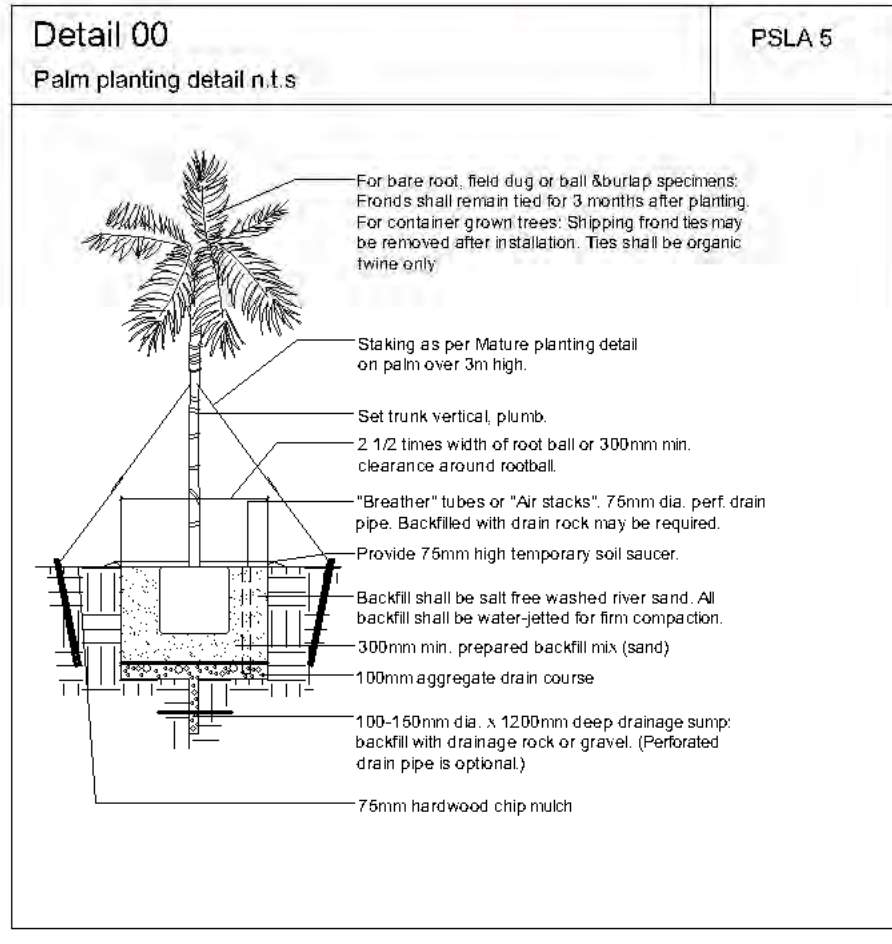
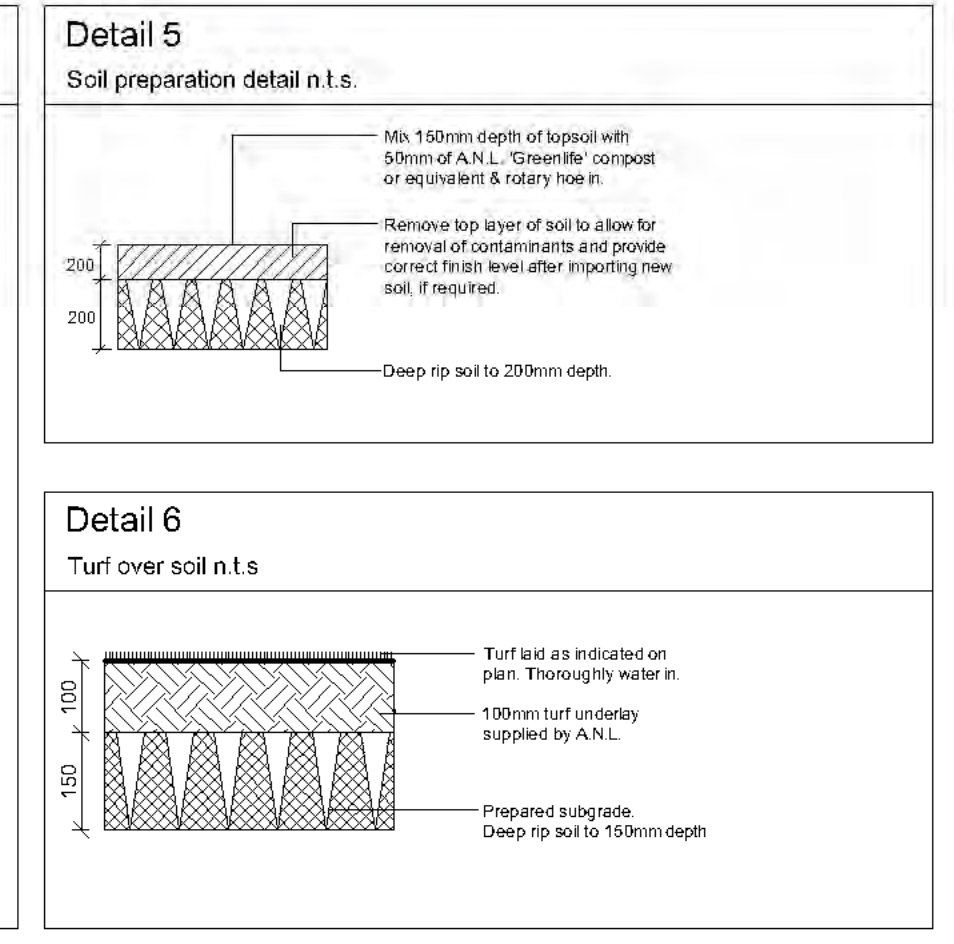
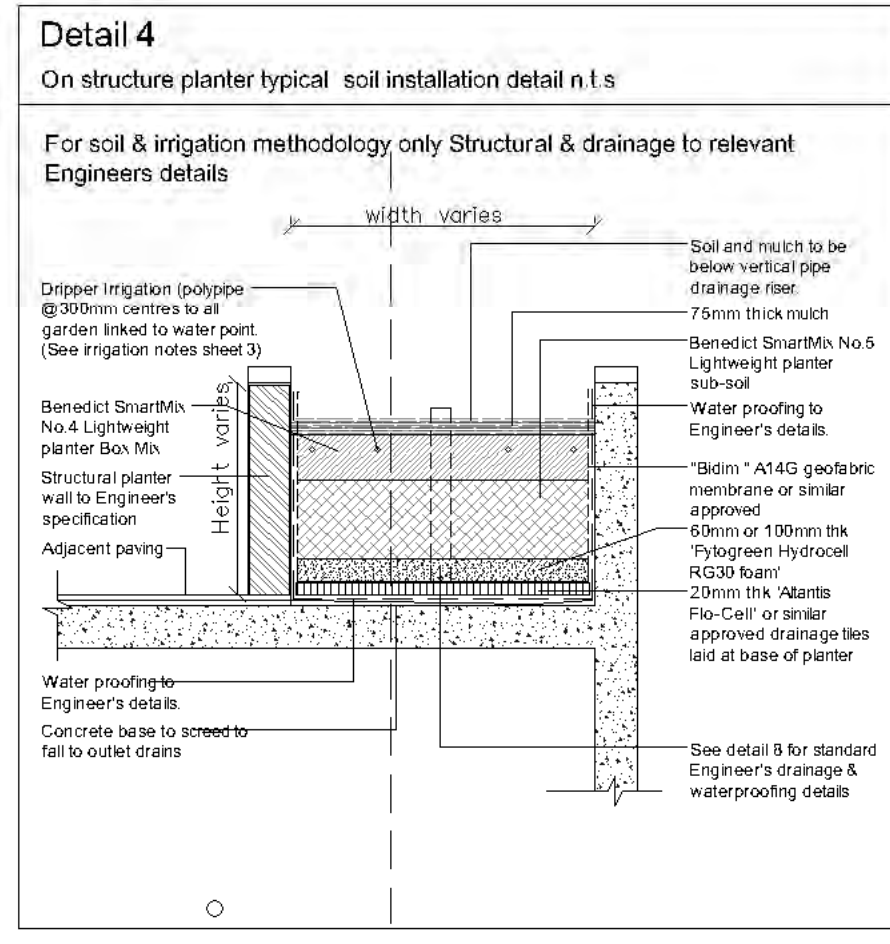
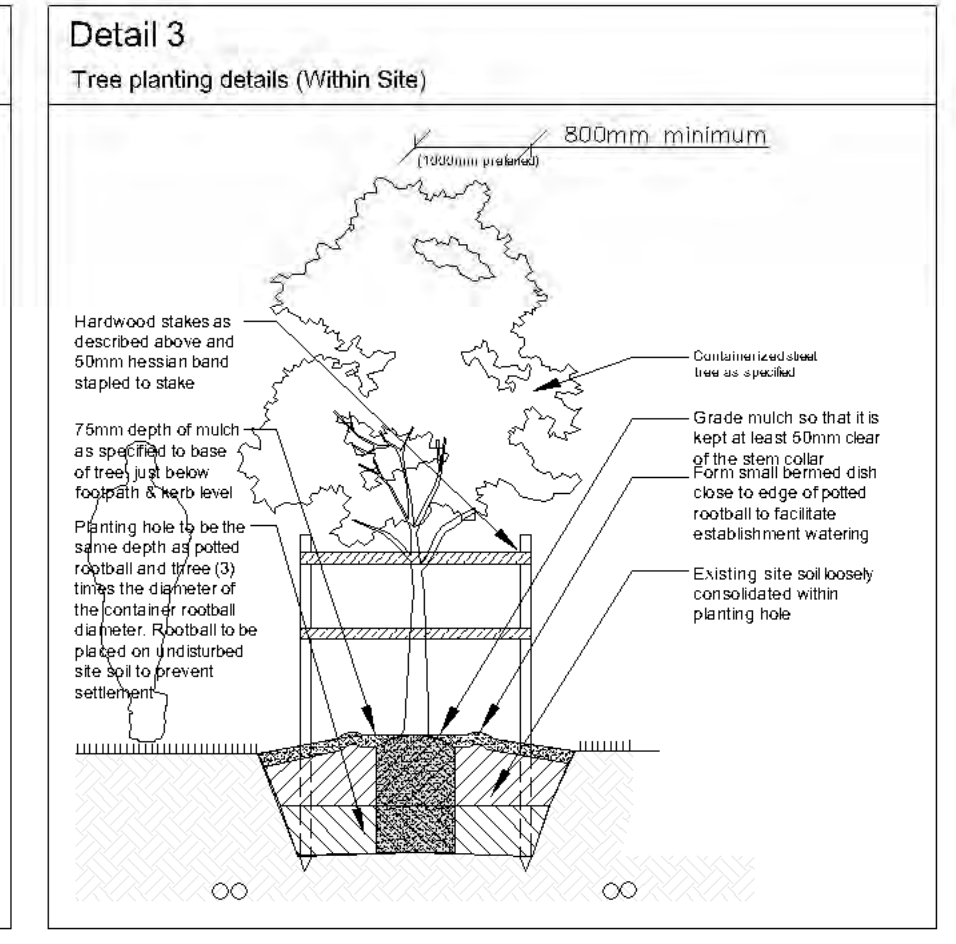
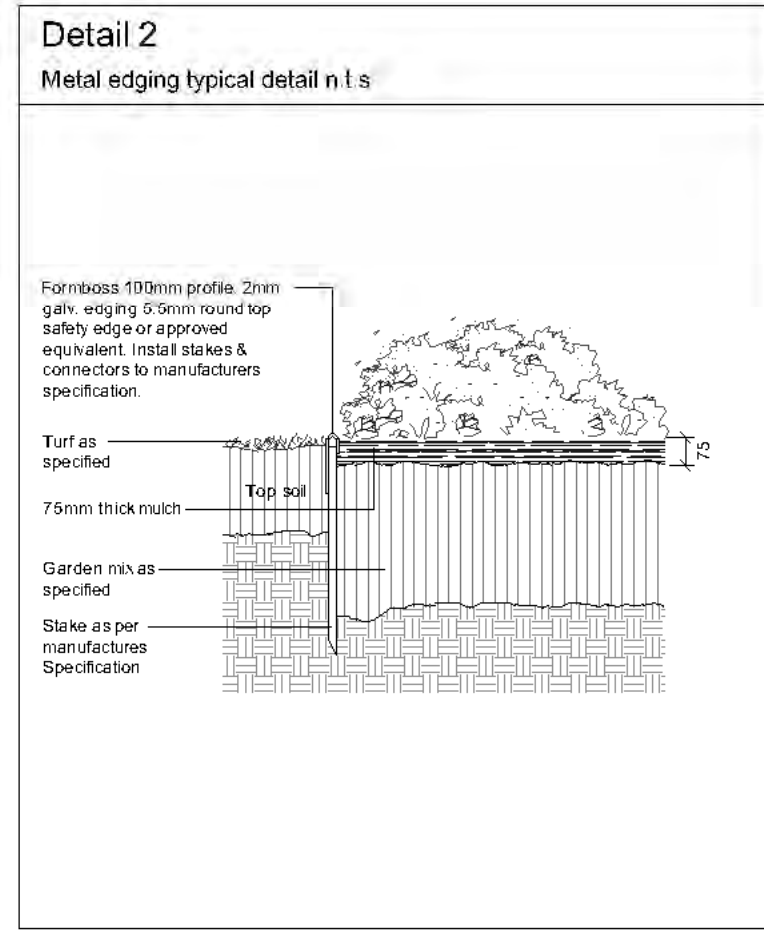
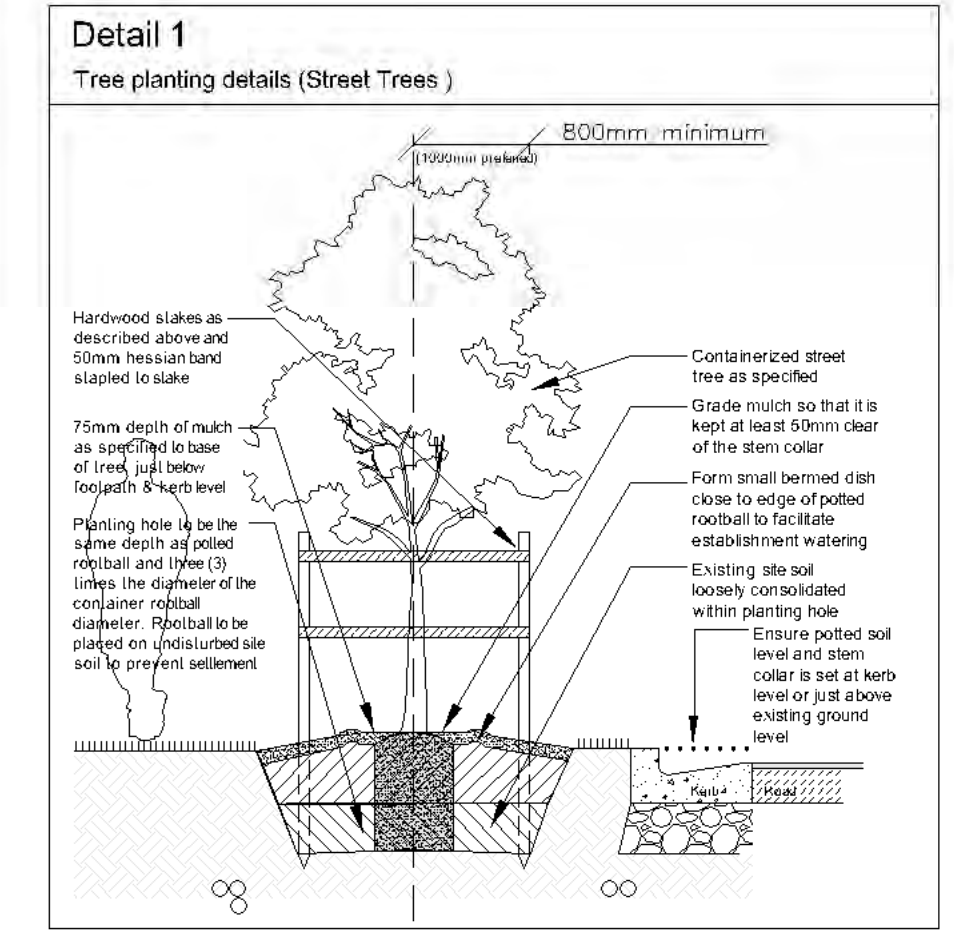
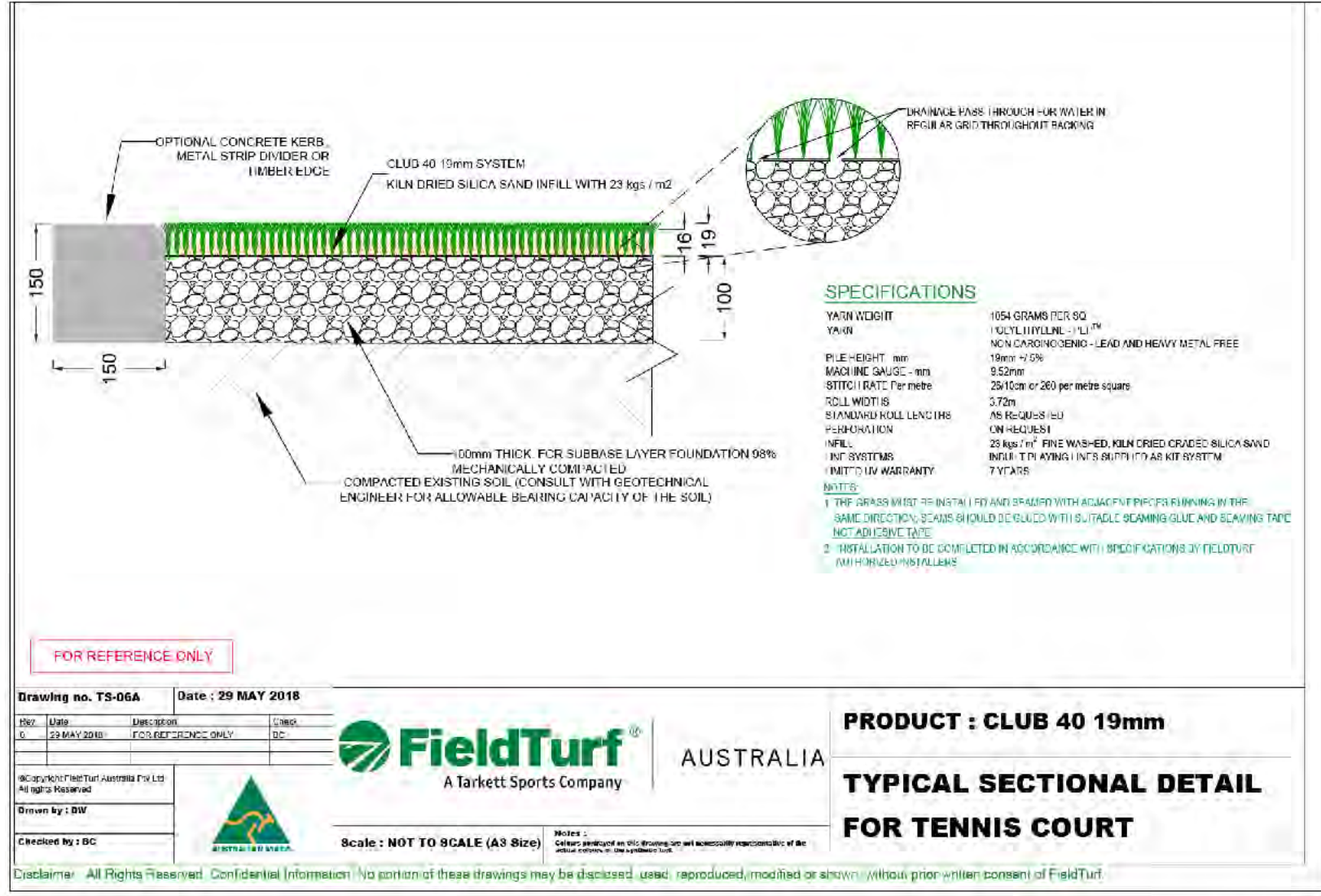
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Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Trees						
CUP	Cupaniopsis anacardioides	Tuckeroo (small to medium native tree, Hardy street tree)	200L	3:50x50x1800	5-7.0M	1
CIT	Citrus spp.	Selected Citrus plant	300mm	nil	1-3.0M	1
CYM	Corymbia maculata	Spotted Gum (tall native tree)	400L	3:50x50x1800	15-20.0M	1
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	45L	3:50x50x1800	6-8.0M	2
SYF	Waterhusia floribundum	Weeping Lilly Pilly (native screen tree)	75L	3:30x30x1800	9-10.0M	2
ULM	Ulmus parvifolia 'Murrays Form'	Chinese Elm 'Murrays Form' (weeping deciduous tree)	400L	3:50x50x1800	8-12.0M	1
ULP	Ulmus parvifolia	Chinese Elm (weeping branches deciduous tree)	75L	3:50x50x1800	8-12.0M	1
Shrubs / screen plants						
BMJ	Buxus microphylla 'Japonica'	Japanese Box Hedge (normal low hedging plant)	200mm	nil	0.4-1.2M	7
CKS	Callistemon Kings Park Special	Bottlebrush small (native tree for planters)	300mm	2:50x50x1800	3-3.5M	3
MP	Murraya paniculata	Orange Jessamine (low hedging plant)	300mm	Informally hedged	2-4.0M	8
SYR	Syzygium Resilience	Resilience Lilly Pilly (native screen plant. Can be hedged)	300mm	hedged	2.6-3.5M	10
Ferns / Palms / Succulents / ornamental bamboos						
AGV	Agave attenuata	Century plant (stippling piky leaved succulent)	200mm	nil	0.5M	31
BGU	Bambusa guangxiensis	Dwarf Chinese Bamboo (ornamental bamboo can be hedged)	200mm	nil	2-3.5M	3
CAA	Cyathea australis	Tree Fern (native tree fern)	300mm	nil	2-4.0M	4
COB(A)	Colocasia var antiquorum 'Illustris'	Imperial Taro (tropical large glossy leaves)	200mm	nil	1.5-2.0M	3
COB(B)	Colocasia esculenta 'BM'	Black Magic Elephant's ears (rose arrow leaved plant)	200mm	nil	1-1.5M	1
COR(M)	Cordyline spp. Mini	Selected Dwarf Cordyline (shade tolerant bright foliage)	200mm	nil	0.6M	10
HOF	Howea forsteriana	Kentia Palm (tall palm)	semi-adv	wire guys	7-10.0M	5
LAV	Livistonia australis	Cabbage Palm (all indigenous palm)	semi-adv	wire guys	8-12.0M	6
RHA	Raphis excelsior	Lady Finger Palm	300mm	nil	2-2.5M	8
STR	Strelitzia reginae	Bird of Paradise (strappy leaved flowering acaecid plant)	250mm	nil	1-1.2M	3
Groundcovers/Climbers						
CSS	Cissus Antarctica	Kangaroo Vine (native groundcover)	150mm	nil	0.2M	7
DSF	Dichondra 'Silver Falls'	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	104
GPR	Grevillea 'Poinciana Royal Mantle'	Grevillea Groundcover (native low groundcover)	150mm	nil	0.2M	10
HIS	Hibiscus scandens	Guinevere Flower (climbing climber / groundcover)	200mm	nil	0.3M	20
TJA	Tirolepispermum asiaticum	Flathead Star Jasmine (F.T.J.) (climber / low groundcover)	200mm	nil	0.2M	21
VH	Viola hederacea	Native Violets (native low groundcover)	150mm	nil	0.1M	50
Ornamental grasses/strappy leaved plants						
AGW	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	24
CM	Clivia miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	55
DIC	Dianella caerulea	Blue Flax Lily (blue foliage native grass like plant)	100mm	nil	0.4M	80
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	110
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	70
PNA	Pennisetum alopecuroides Nafay	NAFAY® 'PA300' PBR (flowering ornamental grass)	150mm	nil	0.8-1.0M	40

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 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.

Trees relocated further into deep soil



Legend

ER

Planting symbol
(See schedule, this sheet)

3

Detail #

F	5.11.24	Council RFI
E	14.3.24	Final issue
D	12.3.24	For Review
C	21.2.24	

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LANDSCAPE
PO Box 4050, ACT 2602
ABN: 16 949 100 279
Phone: 02 9907 8011
www.scrivener-design.com
Email: paul@scrivener-design.com

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Auburn

Dwg: Planting / Details plan

Date: 5.11.24 Scale: 1:200 @A1

Job Ref: 23/2545 Sheet No: 3 of 6

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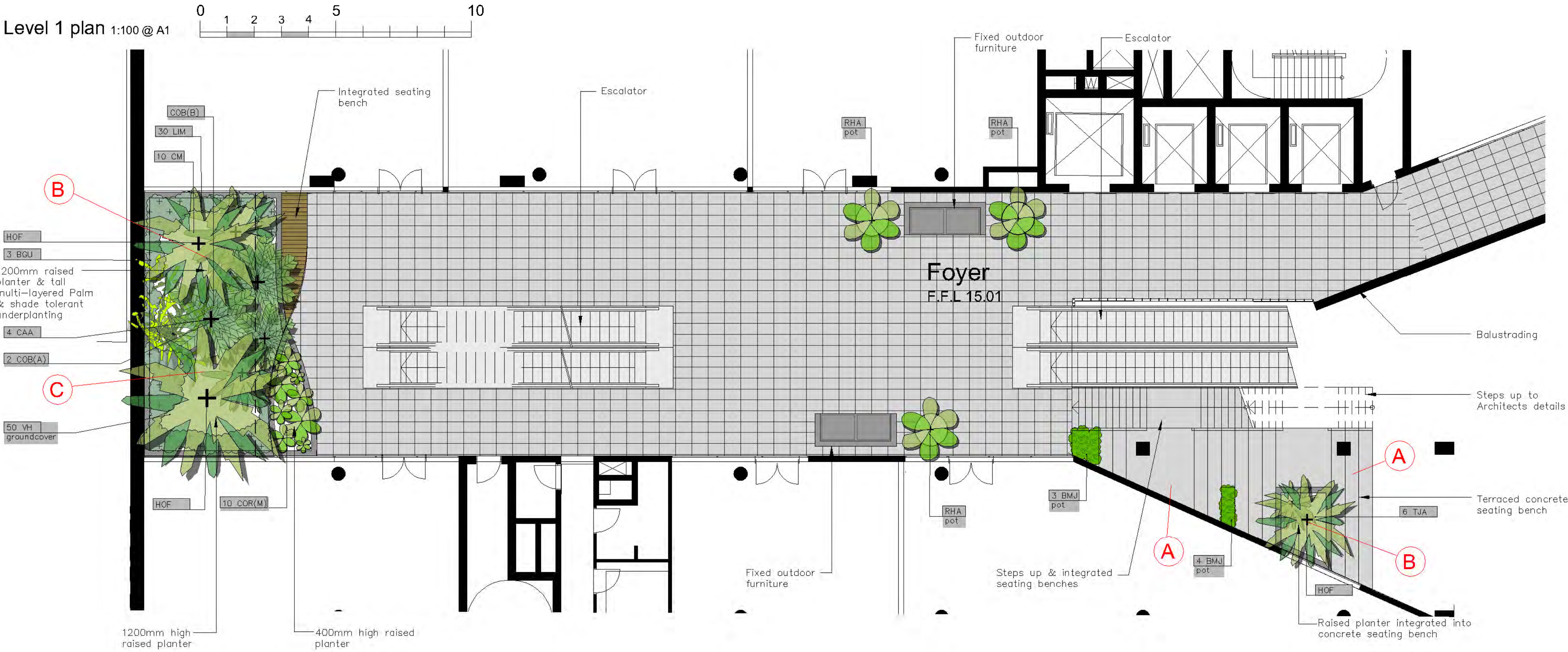
2 of 6

ISSUE-F

North

Document Set ID: 11516877
Version: 1, Version Date: 28/03/2025

Job / Road / Auburn / 2345



General installation 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 compost 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 wall waterproofing.**
All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric or similar approved. Refer Engineer's details for ALL structural, drainage and installation details whatsoever for wall construction. All raised gardens to have the following soils:
- Benedicts Smart Mix no. 4 Lightweight Planter Mix (or approved equivalent) to min. 400-500mm depth.. To comply with AS 4419 and AS 3743
 - All planter boxes are to have automatic dripline irrigation system.
 - 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 behind external walls.
- 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. See details sheet
- 9. Structural**
All structural details whatsoever to Engineer's details.

Irrigation notes

- Automatic drip line watering system to be selected. To extend to ALL common area garden and landscape zones in the development including both the deep soil and raised planter wall areas and including all raised planter boxes over slab on all levels. (All lawn areas to be excluded).
- Water supply tap hosecocks and water supply conduit to be coordinated by 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 prevention 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
- Root inhibiting system.** Driplines to be 'Netafim Techline AS XR' drip tubing or approved equivalent
Automatic Controller: For all common area landscape areas 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 to private terraces.
- 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)

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 nature strip turf when it is established at regular intervals to maintain an average height of 50mm.
- After the completion of the defects period noted above the 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 regular checks for function of system, to check for leaks and to ensure general good working operation. Regular maintenance of the irrigation system battery timers (where required) for isolated planter beds in common areas.
 - 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. Removal of vegetation over the long term (if and when required) as the garden matures. Subject to the relevant council applications
 - Regular assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of industry standard safe to use pest spray is to be employed if required
 - Garden/lawn edging to be inspected regularly after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
 - 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 bins is to be removed from the site separately.



Planting symbol
(See schedule, sheet 2)

Amendments

F	5.11.24	Council RFI
E	14.3.24	Final issue
D	12.3.24	For Review
C	21.2.24	



PAUL SCRIVENER

LANDSCAPE
PO Box 4050. ACT 2602
ABN: 16 949 100 279

Phone: 02 9907 8011
www.scrivener-design.com
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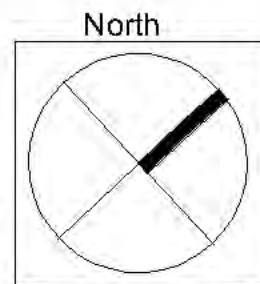
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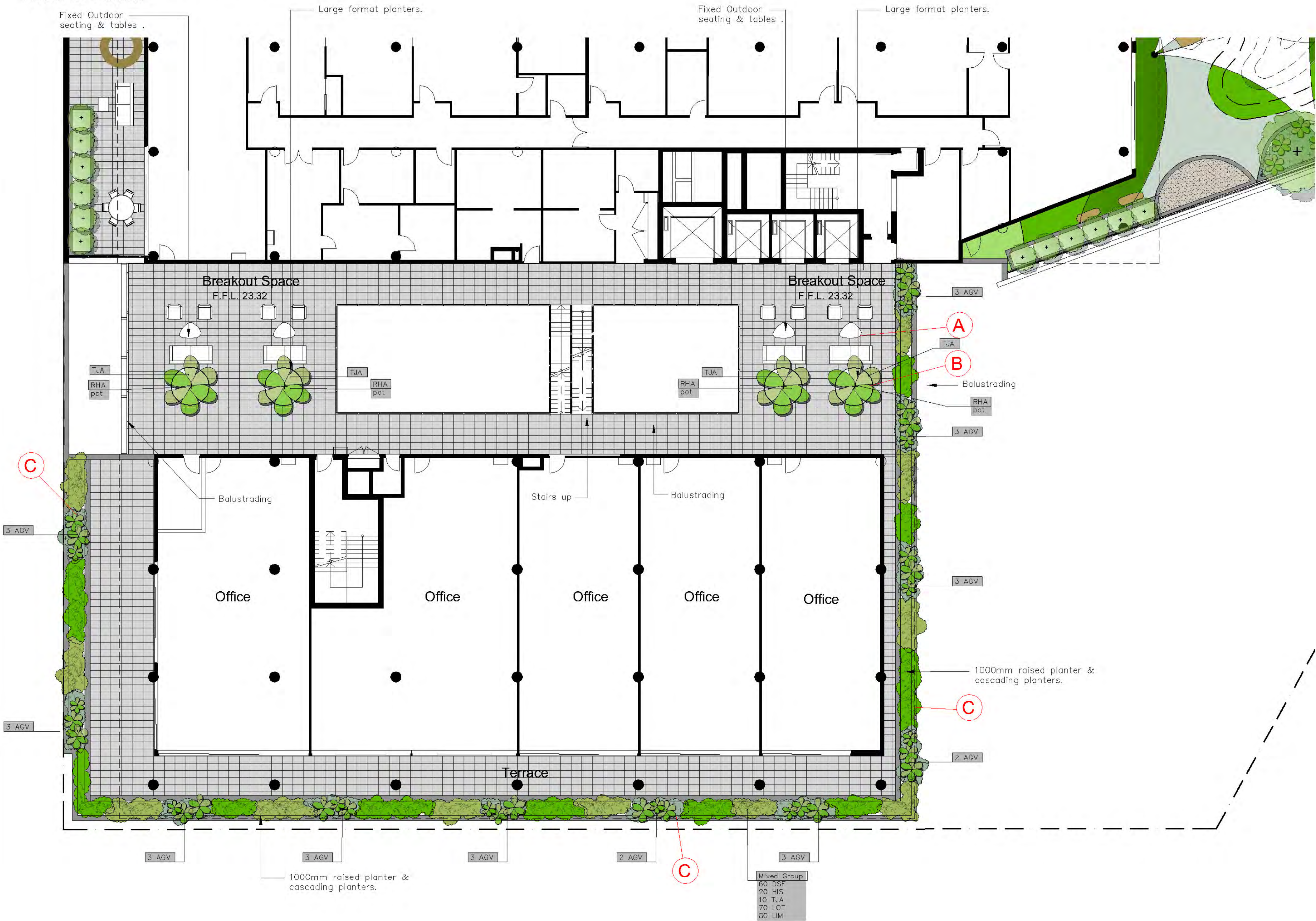
Job Ref: 23/2545 Sheet No: 3 of 6

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ISSUE-F



Landscape plan 1:150 @ A1
Level -3 Offices



Typical Image Palette

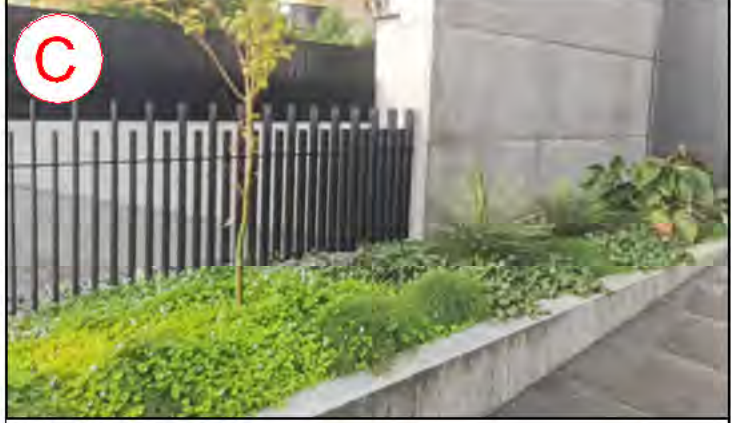
Fixed Seating



Low planter



Raised planter



Lomandra Tanika border plants



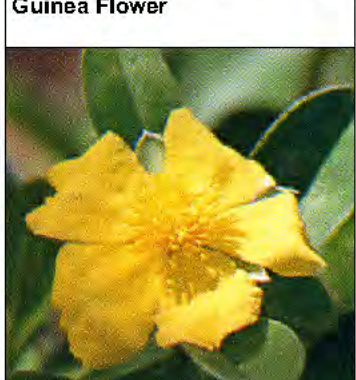
Liriope



Dichondra Silver Falls



Guinea Flower



Planting symbol
(See schedule, sheet 2)

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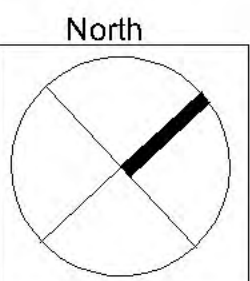
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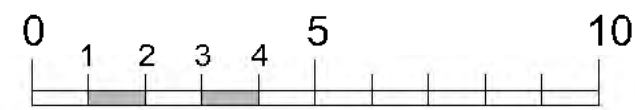
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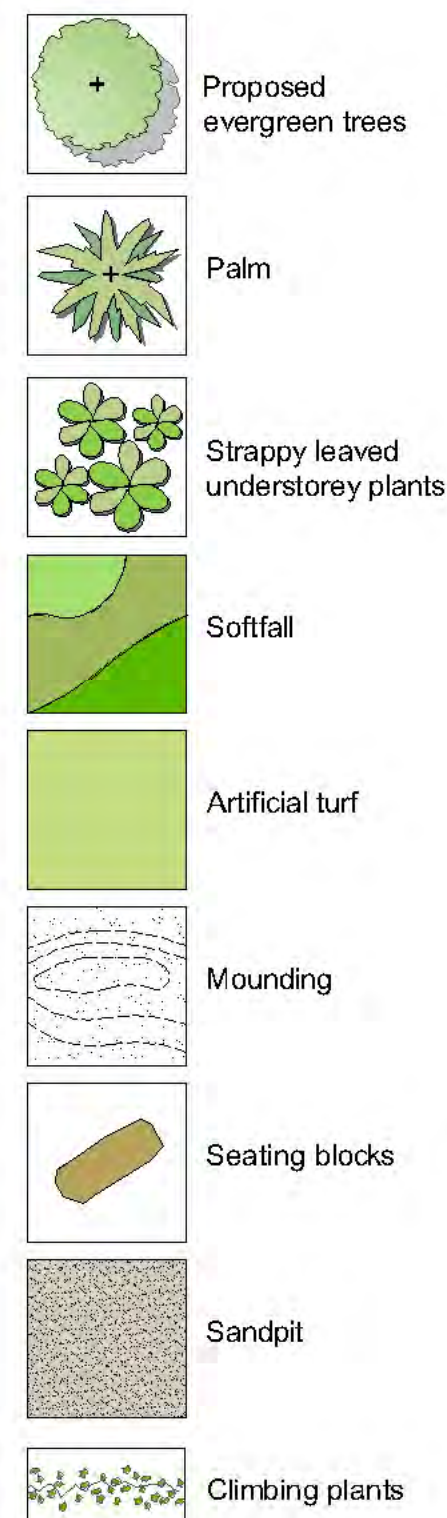
4 of 6
ISSUE-F



Landscape plan 1:150 @ A1
Level -3 Childcare



Legend



Amendments

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PAUL SCRIVENER

LANDSCAPE

PO Box 4050, ACT 2602
ABN: 16 949 100 279

Phone: 02 9907 8011
www.scrivener-design.com
Email: paul@scrivener-design.com

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Dwg: Level 3 - Childcare

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Job Ref: 23/2545 Sheet No: 5 of 6

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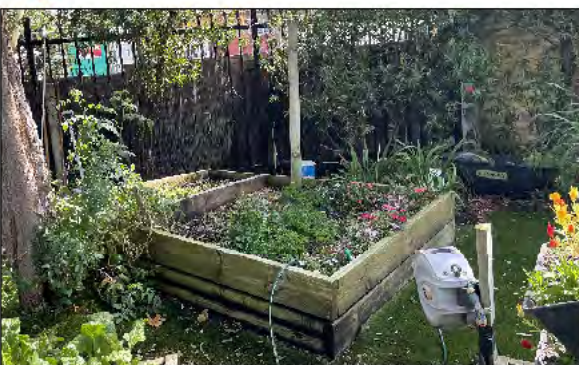
5 of 6
ISSUE-F
North

Issue - F Amendments
clouded red

A



B



C



D



E



F



G



H



I



J



K



L



M



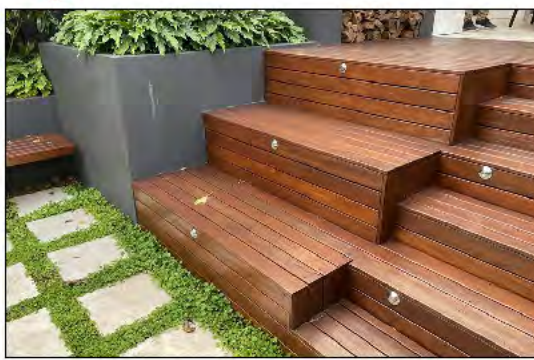
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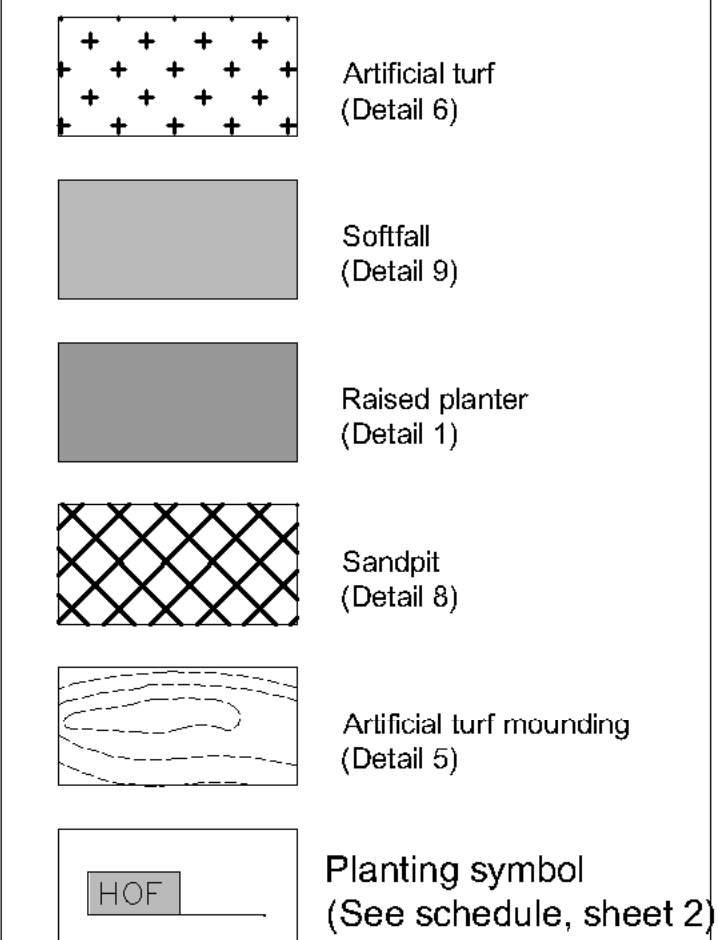


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R





F	5.11.24	Council RF
E	14.3.24	Final issue
D	12.3.24	For Review
C	21.2.24	



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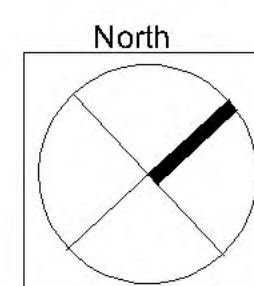
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Dwg: Level 3 - Childcare

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ISSUE-F



Job/ Record / Album / 2345

A large, white, modern, bowl-shaped planter with a central vertical support holding a plant, situated in an outdoor plaza area.

Colour Options *Australian Mild cost, hardy, super proven, good feel, colour wears

red	red	terracotta	yellow	gold	dark green
purple	purple	dark blue	teal	teal	emerald
multi-colored	multi-colored	grey	grey	grey	grey

Colour Options** *Higher cost, proven history, soft feel, can fade

earth red	scarlet red	turquoise	ochre gold	sunshine yellow	lime green
grey	purple	teal	sky blue	sky blue	dark blue
grey	grey	grey	grey	grey	grey

****ALWAYS** request product sheets, know where the product has been proven, understand where the product comes from and its inherent strengths & weaknesses