

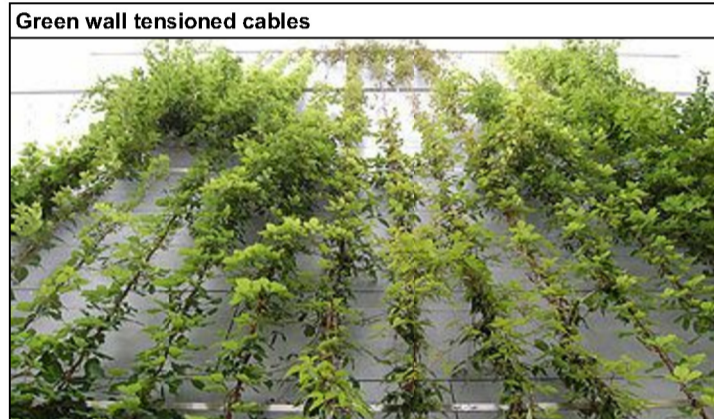
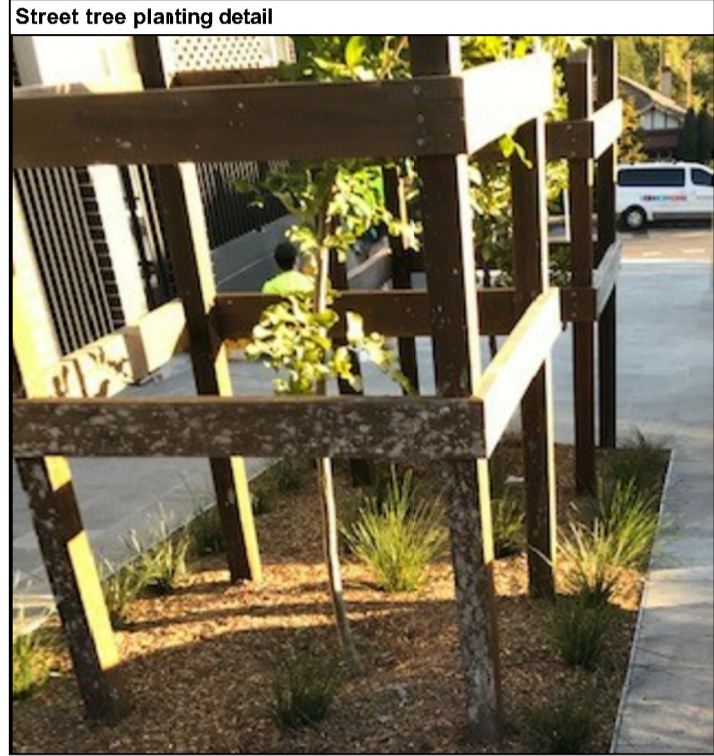
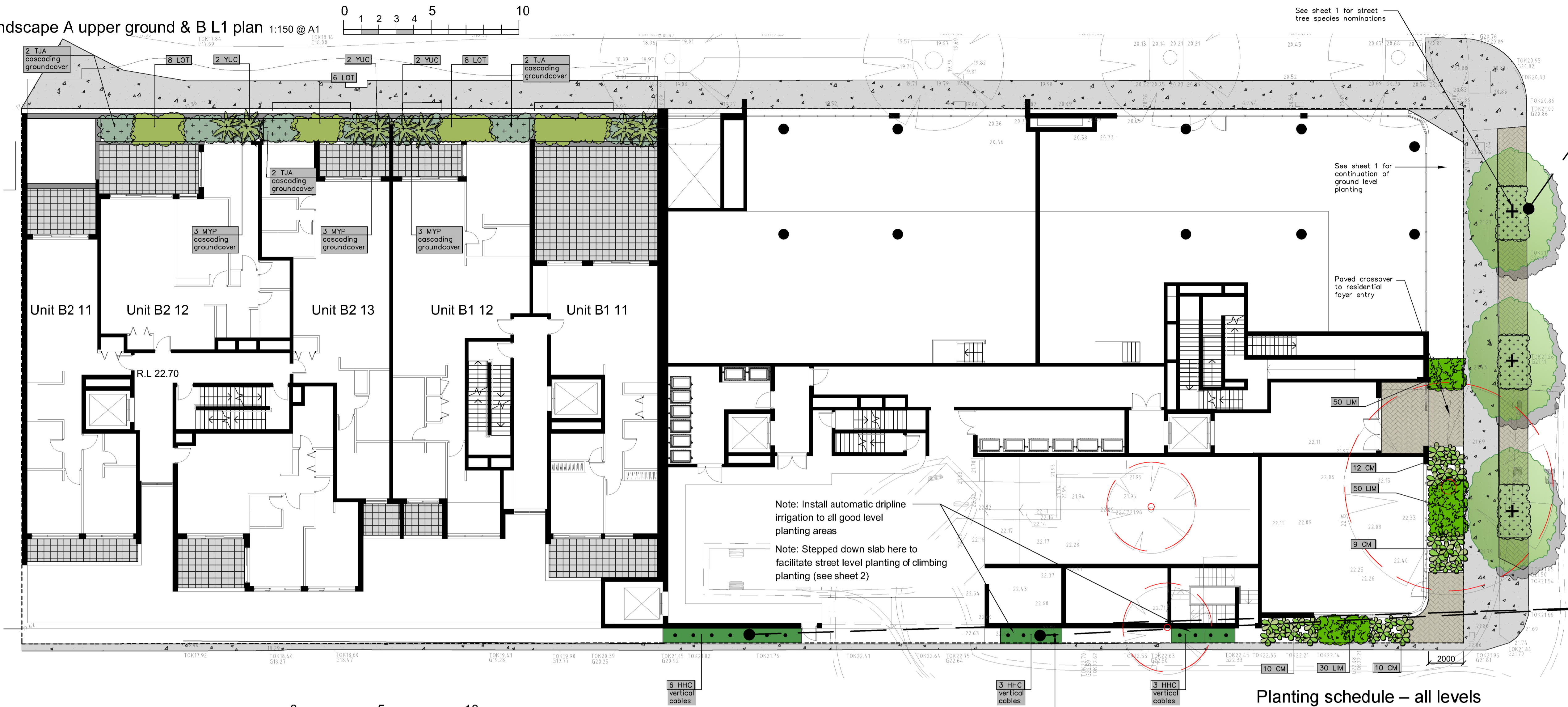
	PO BOX 813 NEWPORT NSW 2106	DATE: 2.11.20	SCALE: 1:150 @A1
	PHN: 627 121 448	JOB REF: 192131	SHEET NO: 1 of 5
	PROJECT: 02 9907 8011 WWW.PAULSCRIVENDER-DESIGN.COM EMAIL: PAUL@PAULSCRIVENDER-DESIGN.COM	ISSUE: C	

© 2019 PAUL SCRIVENER DESIGN. ALL RIGHTS RESERVED.
THIS DOCUMENT IS THE PROPERTY OF PAUL SCRIVENER DESIGN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM PAUL SCRIVENER DESIGN.

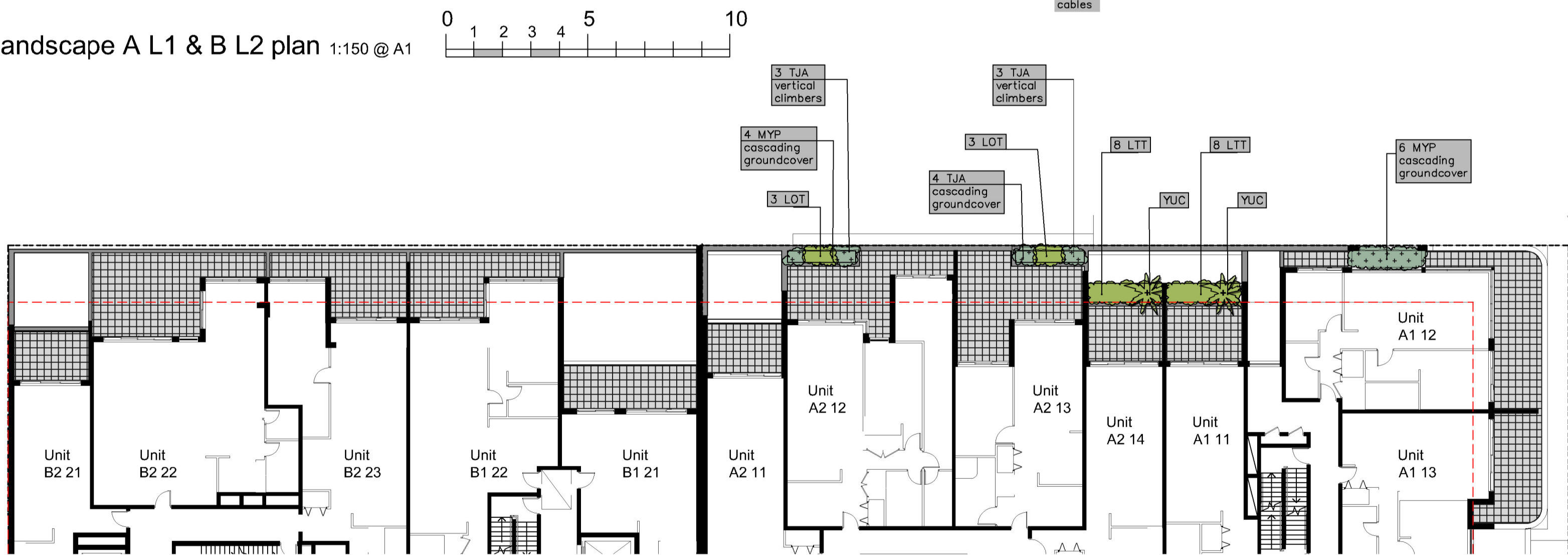
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT, 17-35 KING STREET ROCKWELL, NSW 2216	DRAWN: LANDSCAPE PLAN		REVISIONS:
--	------------------------------	---	-------------------

PAUL SCRIVENER
LANDSCAPE ARCHITECTURE

Landscape A upper ground & B L1 plan 1:150 @ A1



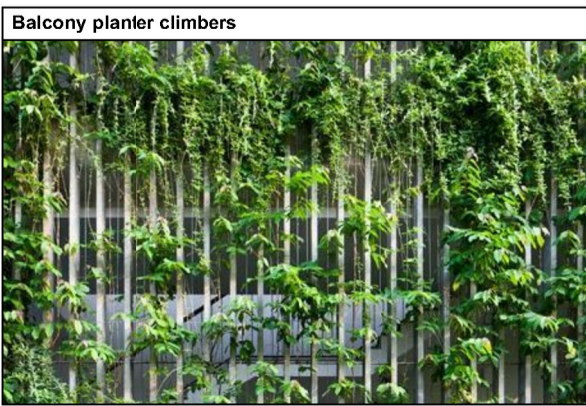
Landscape A L1 & B L2 plan 1:150 @ A1



Planting schedule – all levels

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Street trees						
TLL	Tristanopsis laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	200Lt	4x50x50x1800	5-7.0M	3
Shrubs / screen plants / small trees						
CCS	Callistemon citrinus 'Splendens'	Dwarf Crimson Bottlebrush (Crimson flowering native shrub)	300mm	nil	2.5M	1
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	45Lt	2x50x50x1800	6-8.0M	3
LA(I)D	Lagerstroemia Ind x L. fauriei 'Tonto'	Dwarf Crepe Myrtle	45Lt	3x50x50x1800	3.0-4.0M	3
PLU	Plumeria acutifolia	Frangipani (small flowering deciduous tree)	45Lt	2x50x50x1800	3-4.0M	2
PTT	Pittosporum tobira 'Miss Muffet'	Miss Muffet Pittosporum (bright green foliage hedge)	200mm	hedged	0.8-1.0M	7
SBB	Syzygium 'Baby Boomer'	Baby Boomer Lilly Pilly	300mm	hedged	1.4-2.0.0M	27
SYC	Syzygium 'Cascade'	Cascade Lilly Pilly (flowering screen plant. Can be hedged)	200mm	hedged to req. height	1.6-2.8M	2
Ferns / Palms / Succulents / ornamental bamboos						
AGV	Agave attenuata	Century plant (striking spiky leaved succulent)	200mm	nil	0.5M	23
ALR	Alcanatarea 'Rubra'	Giant Bromeliad (Large succulent leaved ornamental plant)	300mm	nil	1.0M	4
BGU	Bambusa Guangxiensis	Dwarf Chinese Bamboo (ornamental bamboo can be hedged)	200mm	nil	2-3.5M	5
CYR	Cycas revolutum	Sago Palm (striking native low palm like)	300mm	nil	1-1.2M	2
DRD	Dracaena draco	Dragon Tree (striking feature plant)	semi adv.	nil	2.5-3.5M	1
RHA	Raphis excelsior	Lady Finger Palm	300mm	nil	2-2.5M	2
YUC	Yucca elaphantipes	Giant Yucca (multi trunked spiky feature plant)	300mm	nil	1.5M	13
Groundcovers/Climbers						
DSF	Dichondra 'Silver Falls'	Silver Falls (cascading groundcover in roof garden)	200mm	nil	0.15M	12
GPR	Grevillea 'Poorinda Royal Mantle'	Grevillea Groundcover (native low groundcover)	150mm	nil	0.2M	4
HHC	Hedera canariensis	Canary Island Ivy (Glossy leaf. Shade tolerant climber on cables)	200mm	vertical cables on wall	4-5.0M	12
HIS	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	17
MYP	Myoporum parvifolium	Creeping Boobialla (native cascading groundcover)	150mm	nil	0.2M	71
TJA	Trachelospermum asiaticum	Flatrat Star Jasmine (F101 Outbreed hybrid groundcover)	200mm	nil	0.2M	86
WIS	Wisteria sinensis	Chinese Wisteria (deciduous climber over pergola)	300mm	over pergola	5.0M	8
Ornamental grasses/strappy leaved plants						
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	71
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	240
LOT	Lomandra Lime Tuff	Dwarf Lomandra (ornamental grass)	150mm	nil	0.4M	129
LTT	Lomandra Lime Tuff	Dwarf Lomandra (ornamental grass)	150mm	nil	0.4M	88

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.





PO Box 813 Newport NSW 2106
ABN: 627 121 448
PHONE: 02 9907 8011
WWW.SCRIVENER-DESIGN.COM
EMAIL: PAUL@SCRIVENER-DESIGN.COM

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT,
17-35 KING STREET ROCKDALE,
NSW 2216

DWG: LANDSCAPE PLAN

DATE: 2.11.20
JOB REF: 192131
ISSUE: C

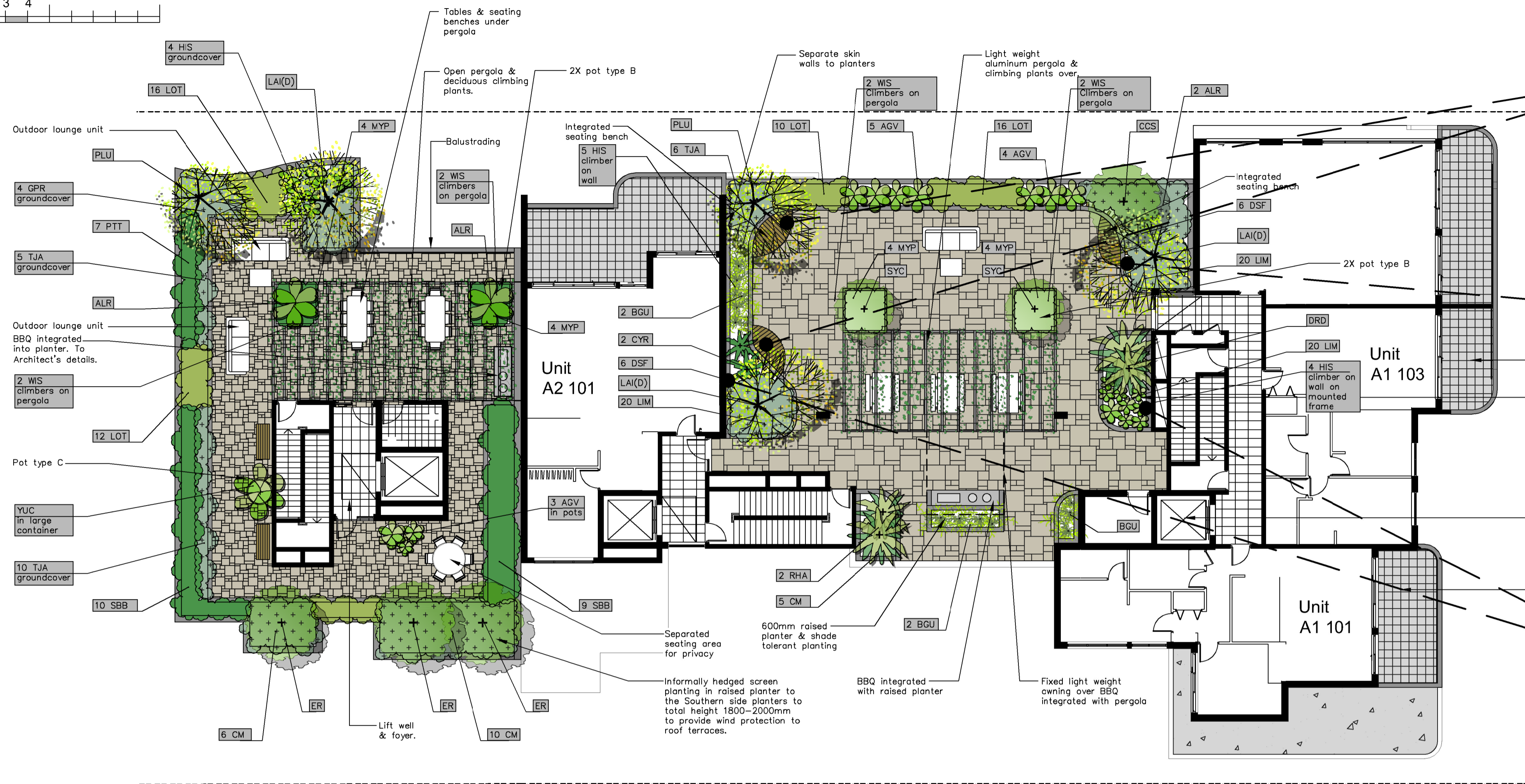
SCALE: 1:150 @ A1
SHEET NO: 2 OF 3

AMENDMENTS

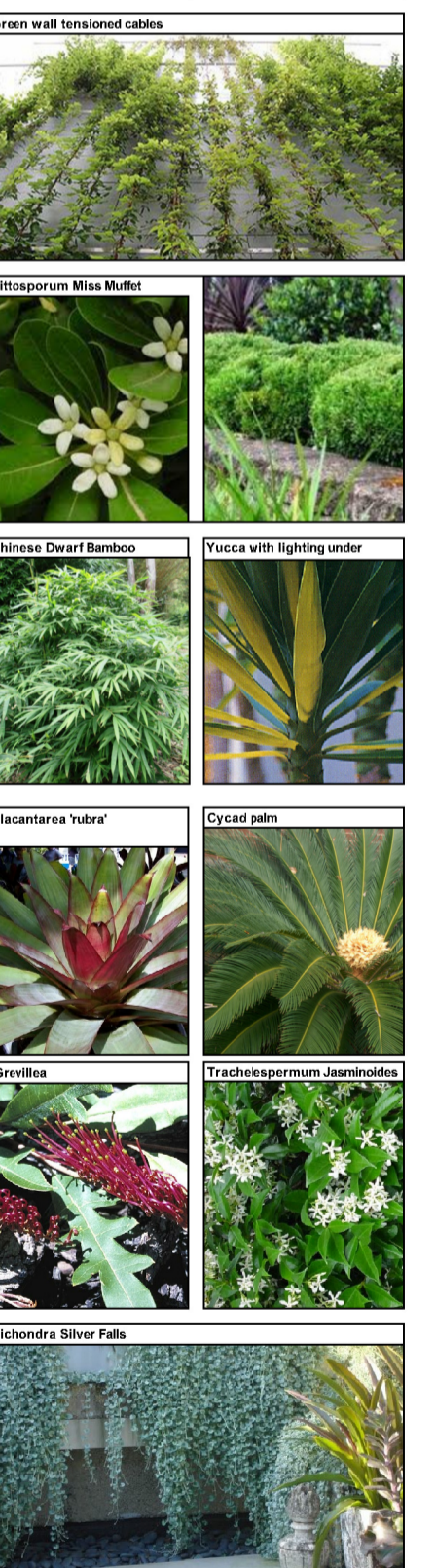
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	



Outdoor lounge seating



Quatro[®]
DESIGN
where landscape meets architecture



**See sheet 2 for
planting schedule**



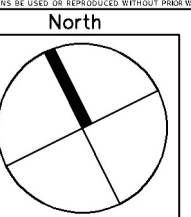
PAUL SCRIVENER
LANDSCAPE ARCHITECTURE

PO Box 813 NEWPORT NSW 2106
ABN: 627 121 448

PHONE: 02 9907 8011
WWW.SCRIVENER-DESIGN.COM
EMAIL: PAUL@SCRIVENER-DESIGN.COM

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
17-35 KING STREET ROCKDALE,
NSW 2216


DWG: LANDSCAPE PLANS



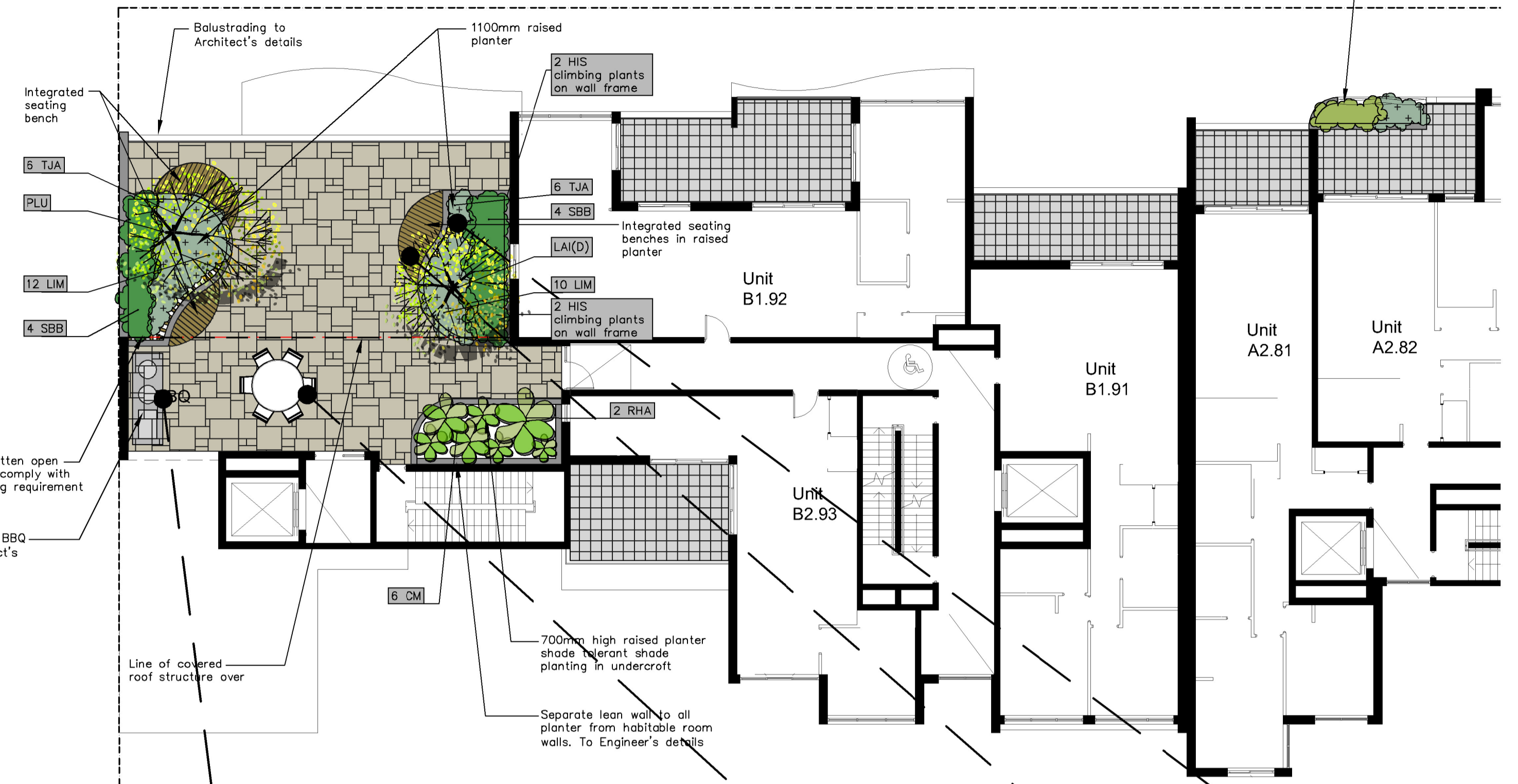
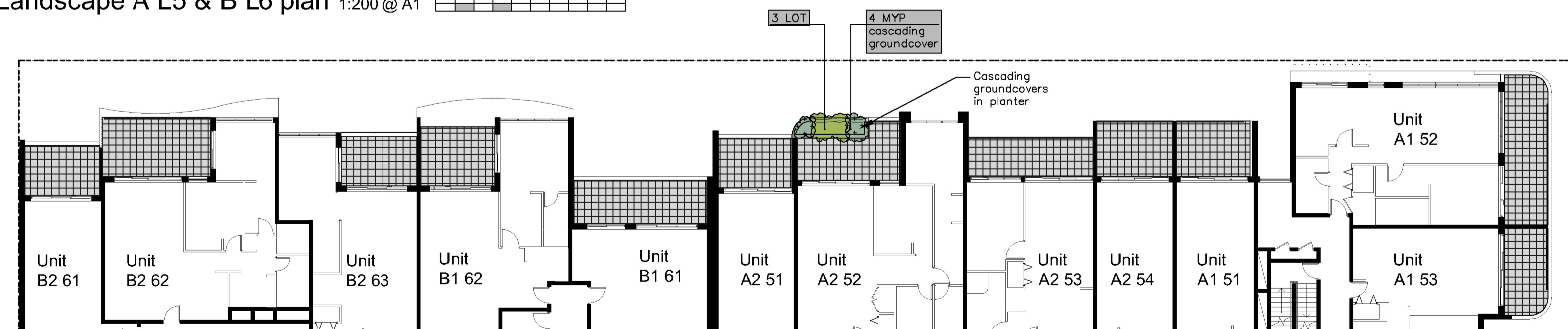
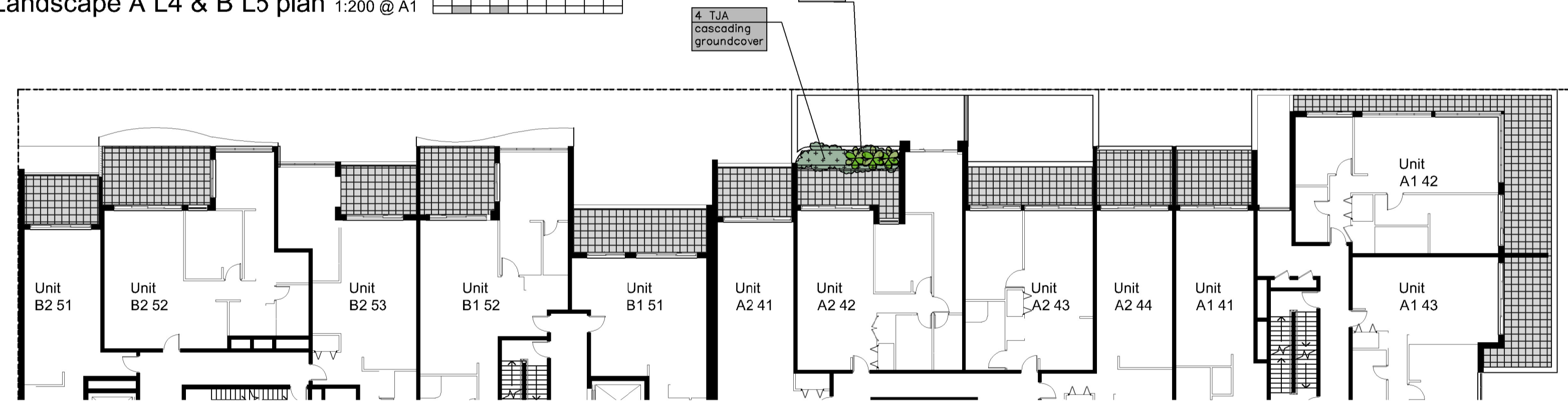
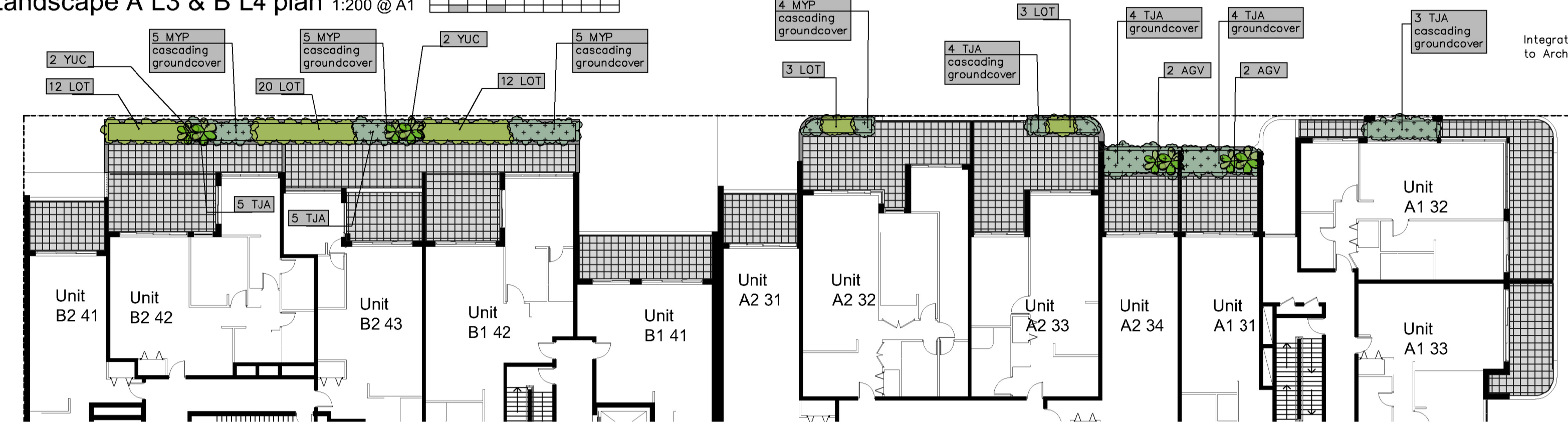
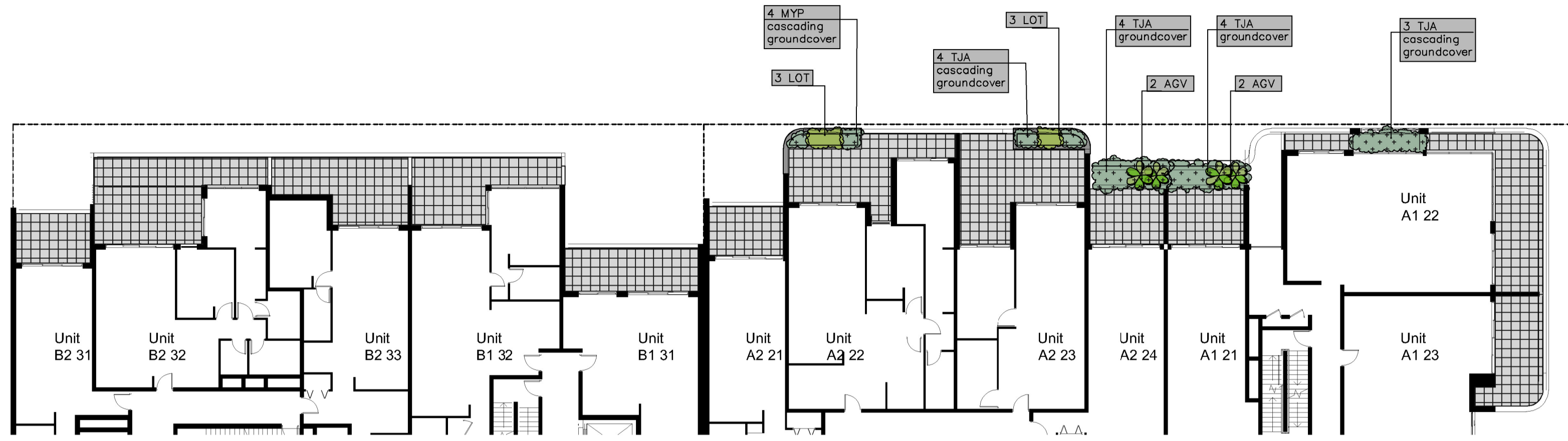
DATE: 2.11.20	SCALE: 1:150 @ A1
JOB REF: 19/2131	SHEET NO: 3 of 5
ISSUE: C	

BUILDS UPON: ALL DIMENSIONS OF THE SITE ARE FOR GUIDANCE.
 PLANNING PERMISSION: 19/0146/01 - 19/0146/02
 CONSENT BY THE MAYOR OF NEWCASTLE CITY COUNCIL: 19/0146/01
 F.A.S. 227 571 550
 THE CALCULATION, MEASUREMENT AND INFORMATION CONTAINED HEREIN ARE CONFIDENTIAL OTHER THAN
 FOR THE PURPOSES PROVIDED UNDER THE COMPACT ACT. NOT TO BE USED IN ANY CASE ON OR AFTER
 10/01/2021. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.

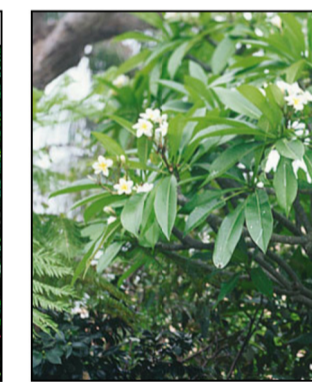
North



AMENDMENTS



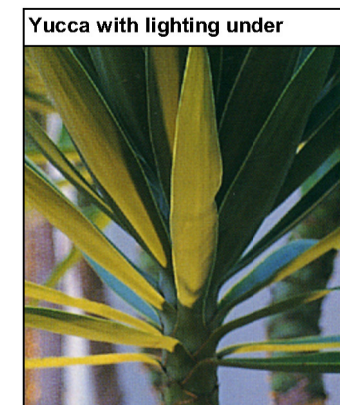
Indicative terrace planting images



MYP _____ Plant symbol

**See sheet 2 for
planting schedule**

4 of 5



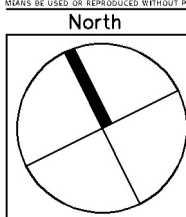
PAUL SCRIVENER
LANDSCAPE ARCHITECTURE

PO Box 813 NEWPORT NSW 2106
ABN: 627 121 448

PHONE: 02 9907 8011
WWW.SCRIVENER-DESIGN.COM
EMAIL: PAUL@SCRIVENER-DESIGN.COM

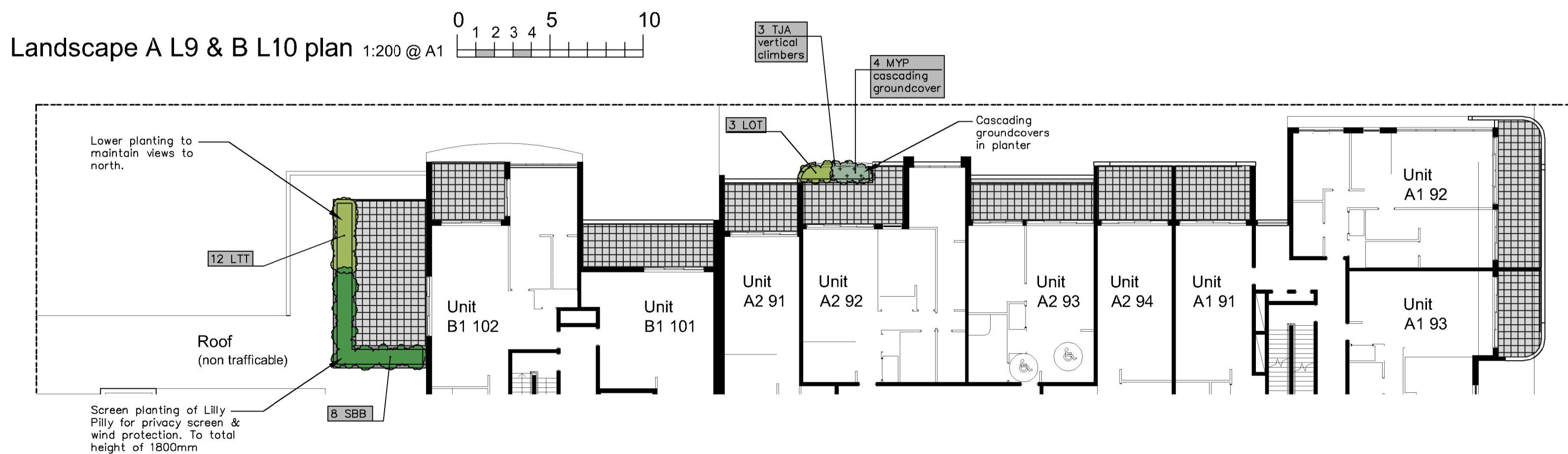
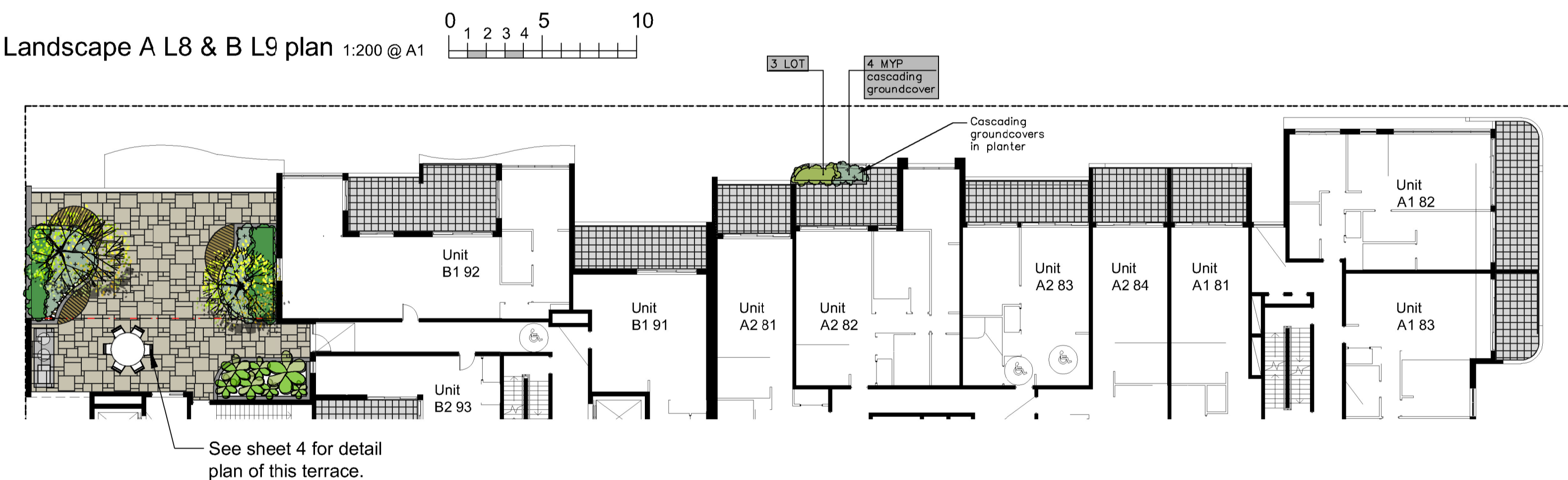
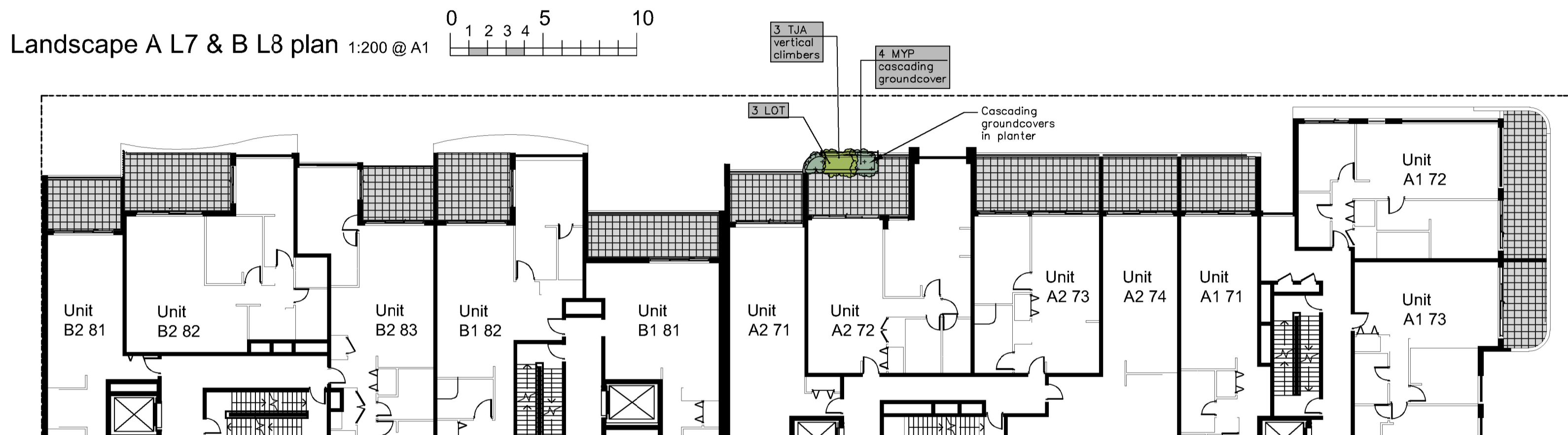
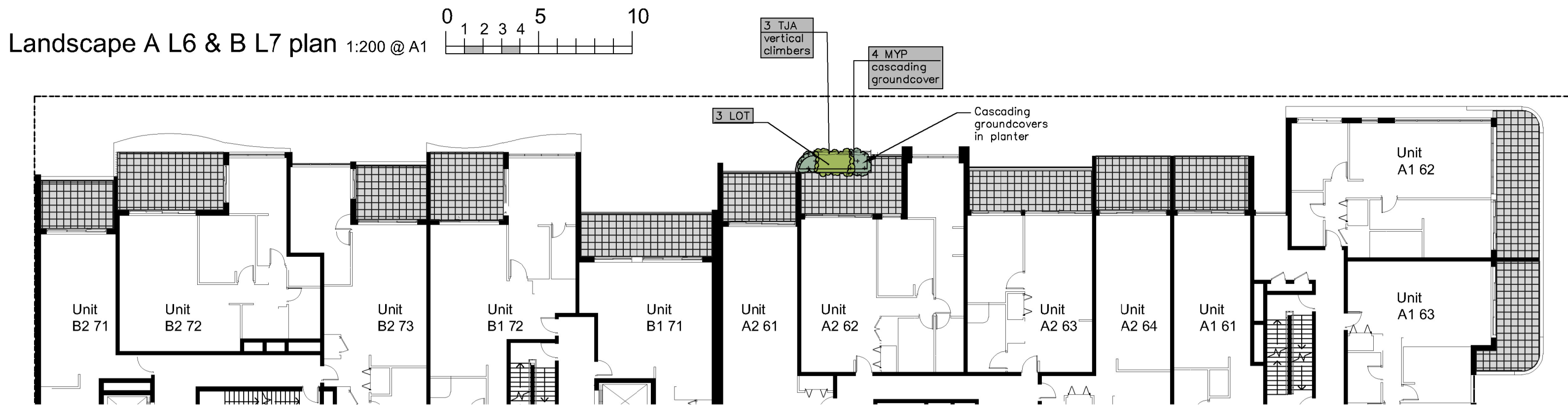
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT,
17-35 KING STREET ROCKDALE,
NSW 2216

DWG: LANDSCAPE PLANS



AMENDMENTS

[CD: ZNABF / 17-35 ENG STYL /]



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 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 turf when it is established at regular intervals to maintain an average height of 50mm.

The owners corporation are to contract a garden maintenance contractor for an initial 12 month establishment period commencing from the end of the above listed 13 week installation period. The following is to be addressed:

- 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 monthly checks for function of system and 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 and foliage of trees and shrubs.
- Minimum 2 monthly assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil of Yates pest spray or equivalent is to be employed 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. Replace where required if defective sections are discovered
- A qualified person is to be engaged to report on the ongoing health of the street trees 6 and 12 months after the practical completion of works.
- 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.
- All manufacturer's warranties, instruction manuals and other relevant documents for the irrigation system, irrigation timers and any associated items are to be passed on to future owners (for private open space courtyards and terraces) if properties are sold to ensure the long term upkeep of these items.

Irrigation notes

The landscape / irrigation contractor is to provide an irrigation design to meet the listed requirements on these sheets. This is to be reviewed and approved by the project manager and confirmed in writing prior to complying with the relevant DA consent clauses. This is to be provided before supply and installation.

The Occupation Certificate sign off may be withheld due to non-compliance of this DA consent clause.

The design, materials and installation are to be in accordance with Sydney Water Codes and satisfy all relevant Australian Standards. Details demonstrating compliance shall be submitted to the Principal Certifying

Automatic drip line watering system to be selected. To extend to all garden areas nominated on the plans (excluding turfed areas and street trees) and is to include all raised planter boxes over slab structures wherever they occur within the development. Turfed areas to be excluded and are to be watered by hand as required with hoses from hosecocks throughout the site and to be coordinated with water supply details on Hydraulic engineer's drawings. Double head hosecocks to each isolated planterbox for separate irrigation lines and hand held hoses with battery timers to enable automatic operation of the system. To be maintained by owners or owners corporation as per area delineations. Drip line supply system only to be incorporated.

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).

Irrigation system to be supplied from rainwater tanks as nominated on the Hydraulic Engineer's plans with town water top up system. Rain sensor unit to be incorporated for all ground floor common area landscape irrigated zones

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

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)

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 to be Soft leaf Buffalo or Soft Leaf Buffalo to be laid over 150mm 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 is 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 plantings 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 Refer Engineer's details for all structural, drainage and waterproofing details raised for planter box construction. All internal planter slab levels to have mortar screed to fall to drainage outlets as detailed by Engineer. Exterior finishes as per Architect's detail. Ensure base of any wall cavities are able to drain via weep holes in event water seeps into cavity so as to not build up against building wall. Containers to be at height as indicated on Architects' drawing. All planning containers to have the following:

- A.N.L.(or approved equivalent) planter box soil mix or equivalent to comply with AS 4419 and AS 3743. Install planter box mix min 400mm depth over free draining base soil material as per soil suppliers specifications.
- Contractor to install all planter box finishes after other site works are completed to ensure no deterioration of waterproof membrane. Contractor to be responsible for the integrity of the waterproofing of the planter boxes during planting and soil installation
- All planter boxes are to have automatic dripline irrigation system. See separate irrigation notes.

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 3 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.

8. Lawn edging

All ground level garden beds adjacent to site boundary or paved areas to have 150mm raised concrete edging as nominated on the plans.

9. Turfing

Turfed nature strip areas to be Soft leaf Buffalo or Soft Leaf Buffalo 'shademaster' to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. 300mm soil underlay over slab areas as per detail 7 sheet 4

10. Structural

All structural details whatsoever to Engineer's details.



See sheet 2 for planting schedule

PO Box 813 NewPort NSW 2106
ABN: 627 121 448
PHONE: 02 9907 8011
WWW.SCRIVENER-DESIGN.COM
EMAIL: PAUL@SCRIVENER-DESIGN.COM

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT,
17-35 KING STREET ROCKDALE,
NSW 2216

DWG: LANDSCAPE PLANS

DATE: 2.11.20
JOB REF: 192131
ISSUE: C

SCALE: 1:200 @ A1
SHEET NO: 5 OF 5

REVISIONS

NO.	DATE	DESCRIPTION
1	2.11.20	ISSUED FOR TENDERS
2	2.11.20	ISSUED FOR TENDERS
3	2.11.20	ISSUED FOR TENDERS
4	2.11.20	ISSUED FOR TENDERS
5	2.11.20	ISSUED FOR TENDERS
6	2.11.20	ISSUED FOR TENDERS
7	2.11.20	ISSUED FOR TENDERS
8	2.11.20	ISSUED FOR TENDERS
9	2.11.20	ISSUED FOR TENDERS
10	2.11.20	ISSUED FOR TENDERS

North