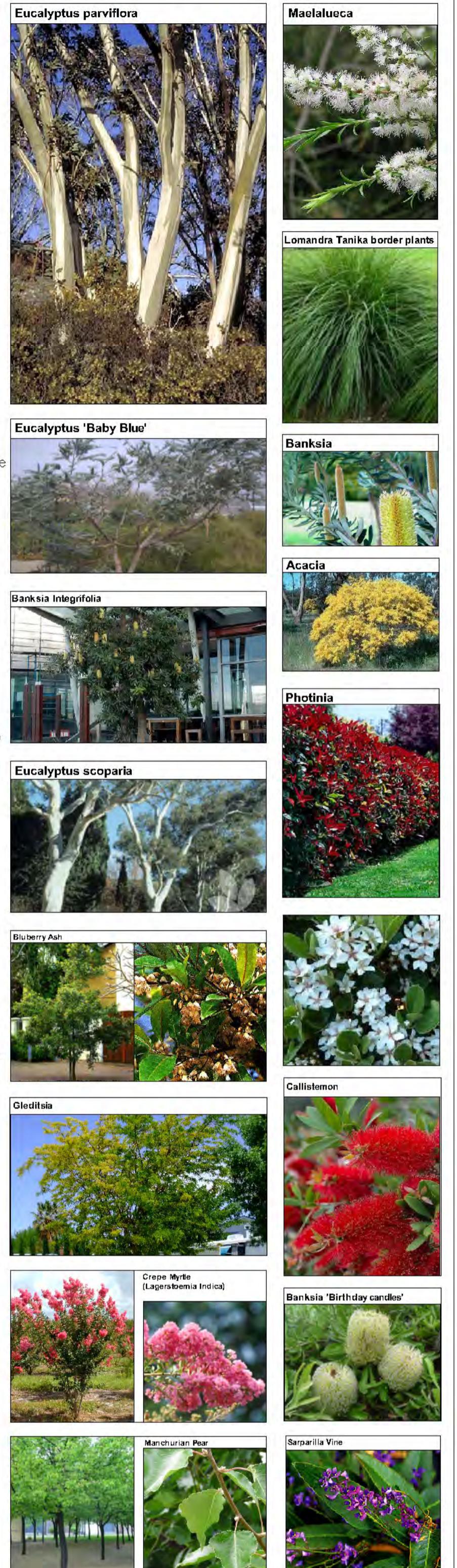
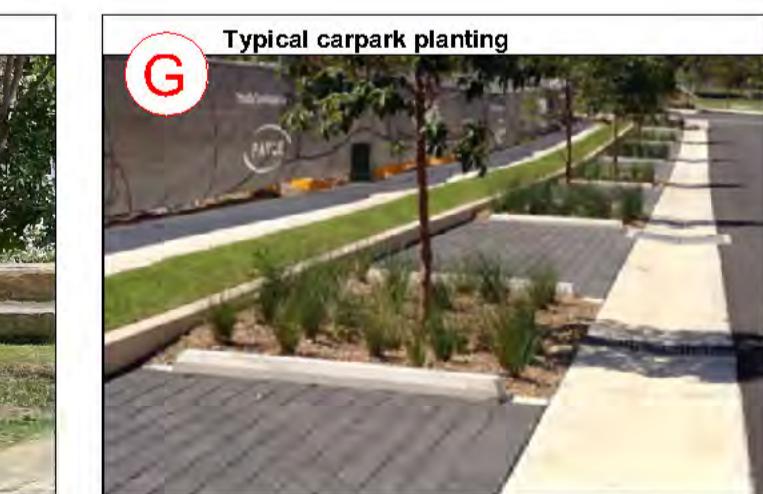
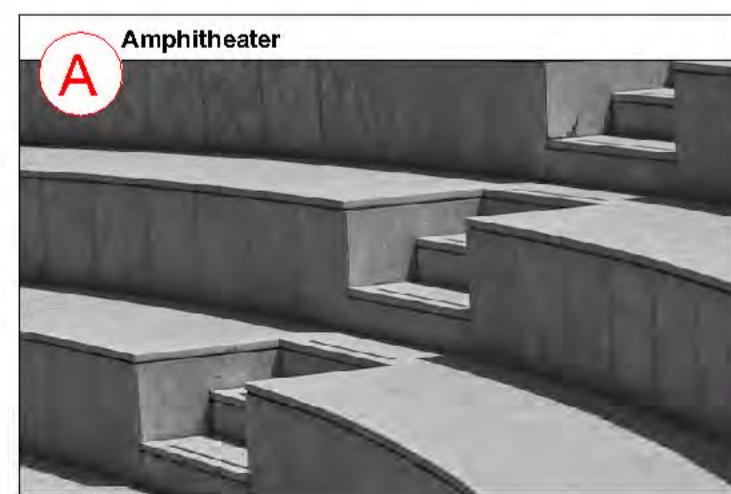


### Typical planting palette



### Typical external use areas



### Drawing schedule:

- Sheet 1: Landscape site plan
- Sheet 2: Detail plan
- Sheet 3: Planting plan
- Sheet 4: Details and notes
- Sheet 5: Elevations
- Sheet 6: Elevations

### Amendmen

B	13.9.24	Final coordination
A	31.7.24	Internal review



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Date: 13.9.24 Scale: 1:250 @A1

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Job Ref: 2682/24

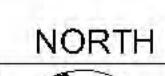
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Builder must verify all dimensions of the site before work commences.

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A circular compass rose with a vertical line extending upwards, labeled 'NORTH' at the top.

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1 of 6

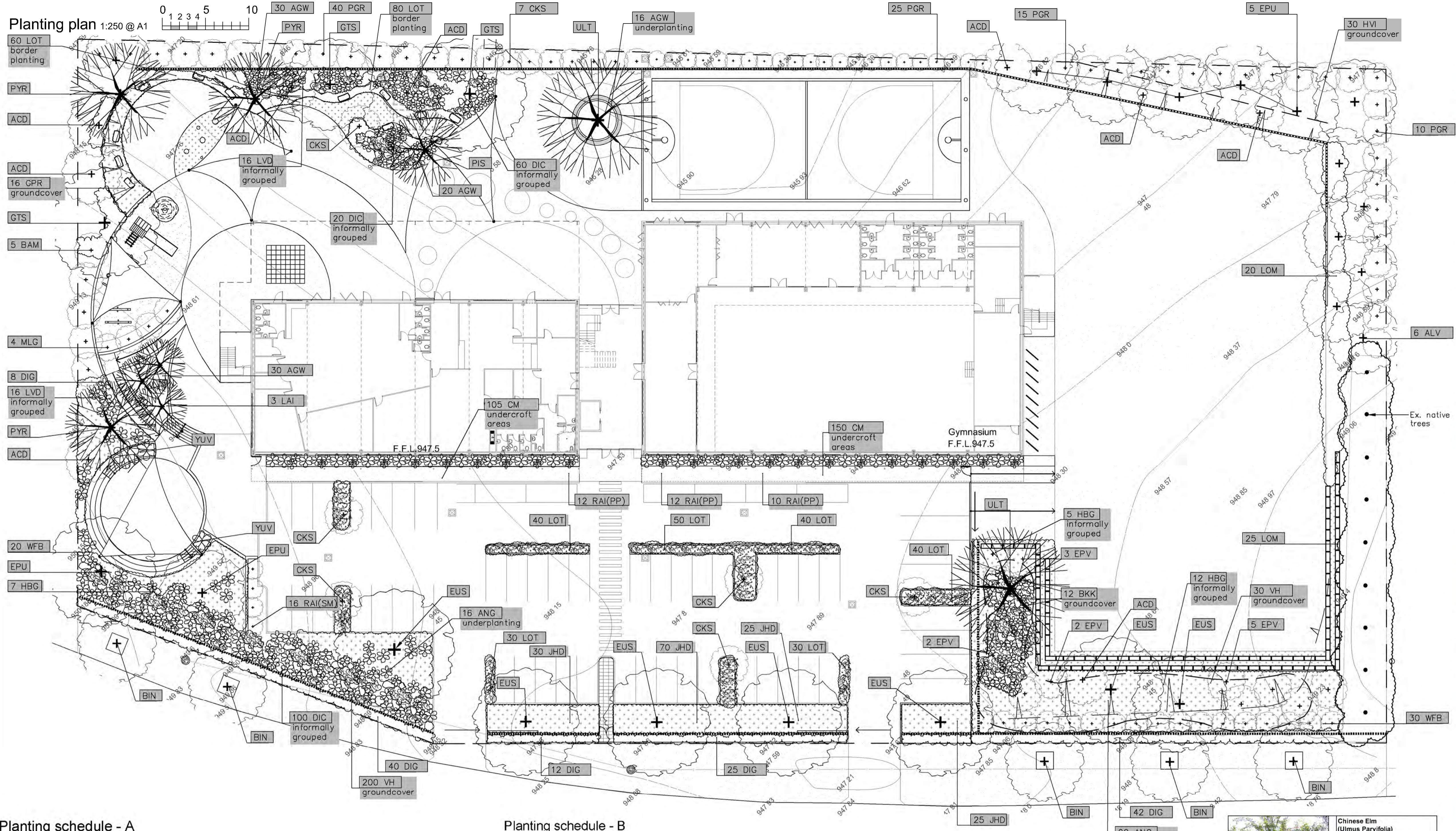
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ISSUE-B





## Planting schedule - A

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	Notes
<b>Trees</b>						
ACD	<i>Acacia implexa</i>	Lightwood (Fast growing native tree. Weeping habit)	300mm	3x50x50x1800	7-12.0M	9
ALV	<i>Allocasuarina verticillata</i>	Drooping She Oak (native narrow growing med tree)	300mm	3x50x50x1800	10.0M	6
BIN	<i>Bankisa integrifolia</i>	Coast Banksia (medium indigenous tree)	75Lt	3x50x50x1800	12-15.0M	1
EPV	<i>Eucalyptus pulverulenta 'Baby Blue'</i>	Florist's Silver Dollar Dwarf Gum (small open foliage Gum)	300mm	2X38X38X1800	3.0M	7
EPU	<i>Eucalyptus pauciflora</i>	snow Gum (indigenous canopy tree)	100Lt	3x50x50x1800	20.0M	7
EUS	<i>Eucalyptus scoparia</i>	Willow Gum (Native white trunked. Interesting bark. Very hardy)	45Lt	3x50x50x1800	15-20.0M	7
GTS	<i>Gleditsia 'Sunburst'</i>	Sunburst Honey Locust (Medium weeping tree)	75Lt	3x50x50x1800	8.0M	3
LAI	<i>Lagerstroemia indica</i>	Crepe Myrtle (small deciduous tree for planterbox)	45Lt	3x50x50x1800	5-6.0M	3
PIS	<i>Pistachia chinensis</i>	Chinese Pistachio (Hardy deciduous tree. Common street tree)	45Lt	3x50x50x1800	7-10.0M	1
PYR	<i>Pyrus ussuriensis</i>	Manchurian Pear (medium deciduous tree)	75Lt	2x50x50x1800	12-15.0M	3
ULT	<i>Umus parvifolia 'Todd'</i>	Chinese Elm 'Todd' (Weeping branches deciduous tree)	75Lt	3x50x50x1800	8-12.0M	2
<b>Shrubs / small feature trees</b>						
BAM	<i>Banksia marginata</i>	Silver Banksia	300mm	nil	2-5.0M	5
CKS	<i>Callistemon Kings Park Special'</i>	Bottlebrush small (native tree for planterbox)	300mm	2x50x50x1800	3-3.5M	1
HBG	<i>Hebe fransicana 'Blue Gem'</i>	Royal Comb (compact low flowering plant can be hedged)	200mm	nil	0.7-1.0M	2
LVD	<i>Lavendula dentata</i>	French Lavender (fragrant flowering hardy shrub)	200mm	nil	0.6-0.8M	3
MLG	<i>Magnolia 'Little Gem'</i>	Little Gem (small ornamental standard tree)	300mm	2x50x50x1800	2.5-3.0M	4
PGR	<i>Photinia 'Glabra Rubens'</i>	Small Leaved Photinia (bright red foliage screening)	300mm	hedged	3-4.0M	9
RAI (PP)	<i>Raphiolepis indica PP</i>	Pink Pearl (hedging dense flowering plant)	300mm	nil	1.0M	3
RAI (SM)	<i>Raphiolepis indica SM</i>	Snow Maiden (hedging dense flowering plant)	300mm	hedged	1.0M	3
WFB	<i>Westringia fruticosa 'Blue Gem'</i>	Ozbreed Blue Gem® (hardy low plant. Can be hedged tightly)	200mm	hedged	1-1.4M	5

### Planting schedule - B

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
<b>Ferns / Palms / Succulents /</b>						
YUV	<i>Yucca variegata 'Gloriosa'</i>	Variegated Yucca (multi trunked spiky feature plant)	300mm	nil	1.5M	2
<b>Groundcovers/Climbers</b>						
BKK	<i>Banksia spinulosa 'Birthday Candles'</i>	Birthday Candles (Low shrub/groundcover)	200mm	nil	0.6M	12
GPR	<i>Grevillea 'Poorinda Royal Mantle'</i>	Grevillea Groundcover (native low groundcover)	150mm	nil	0.2M	16
HVI	<i>Hardenbergia violacea</i>	Native sarsaparilla (native groundcover)	200mm	nil	2.0M	30
JHD	<i>Juniperus horizontalis 'Douglasii'</i>	Horizonatl juniper (low dense groundcover)	200mm	nil	0.3M	150
VH	<i>Viola hederacea</i>	Native Violets (native low groundcover)	tubes	nil	0.1M	230
<b>Ornamental grasses/strappy leaved plants</b>						
AGW	<i>Agapanthus orientalis 'Blue'</i>	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	96
ANG	<i>Anogozanthus flavidus</i>	Kangaroo Paw (native ornamental grass like. Red flower)	150mm	nil	0.6M	36
CM	<i>Clivia miniata</i>	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	255
DIC	<i>Dianella caerulea</i>	Blue Flax Lily (blue foliage native grass like plant)	100mm	nil	0.4M	180
DIG	<i>Diетес grandiflora 'Grand Star'</i>	Grand Star Dietes (ozbreed hybrid. Low seeding variety)	150mm	nil	0.7M	127
LOM	<i>Lomandra longifolia</i>	Spiny Mat Rush (Tall hardy grass like clumping plant)	200mm	nil	1-1.2M	45
LOT	<i>Lomandra 'Tanjika'</i>	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	370

All trees to be provided with written confirmation from the supplier for compliance to Natspec guidelines in compliance with A.S. 2003:2018. Plant

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.

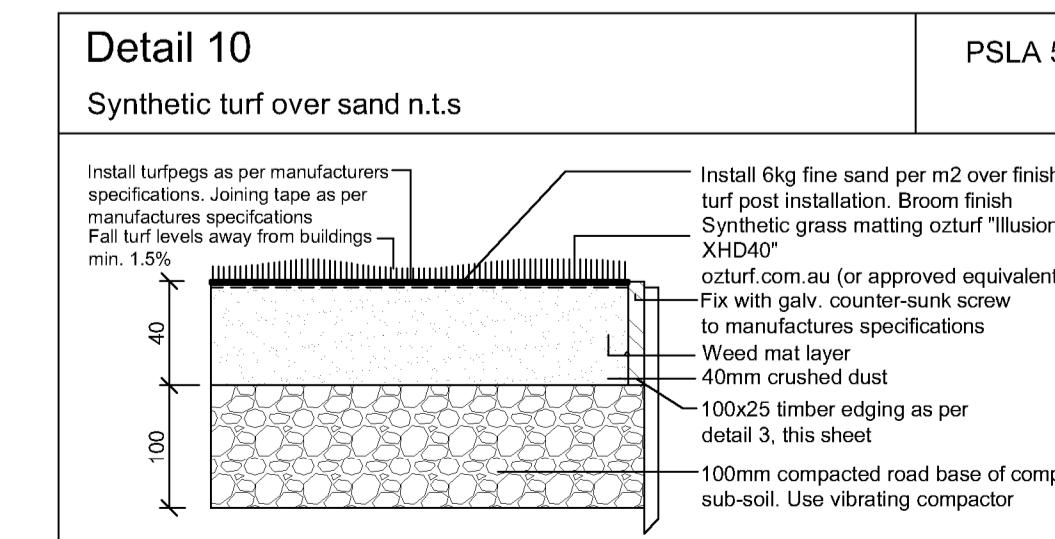
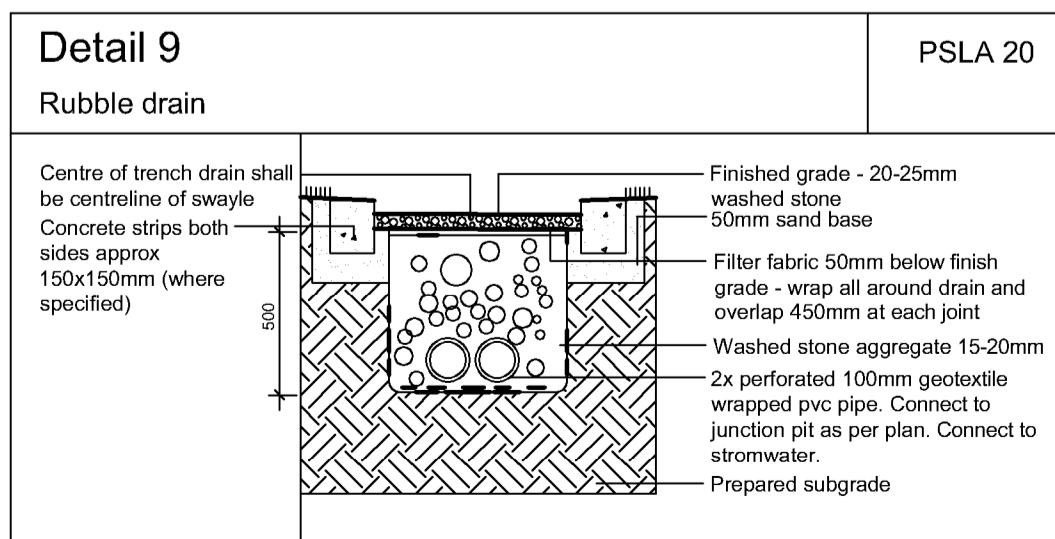
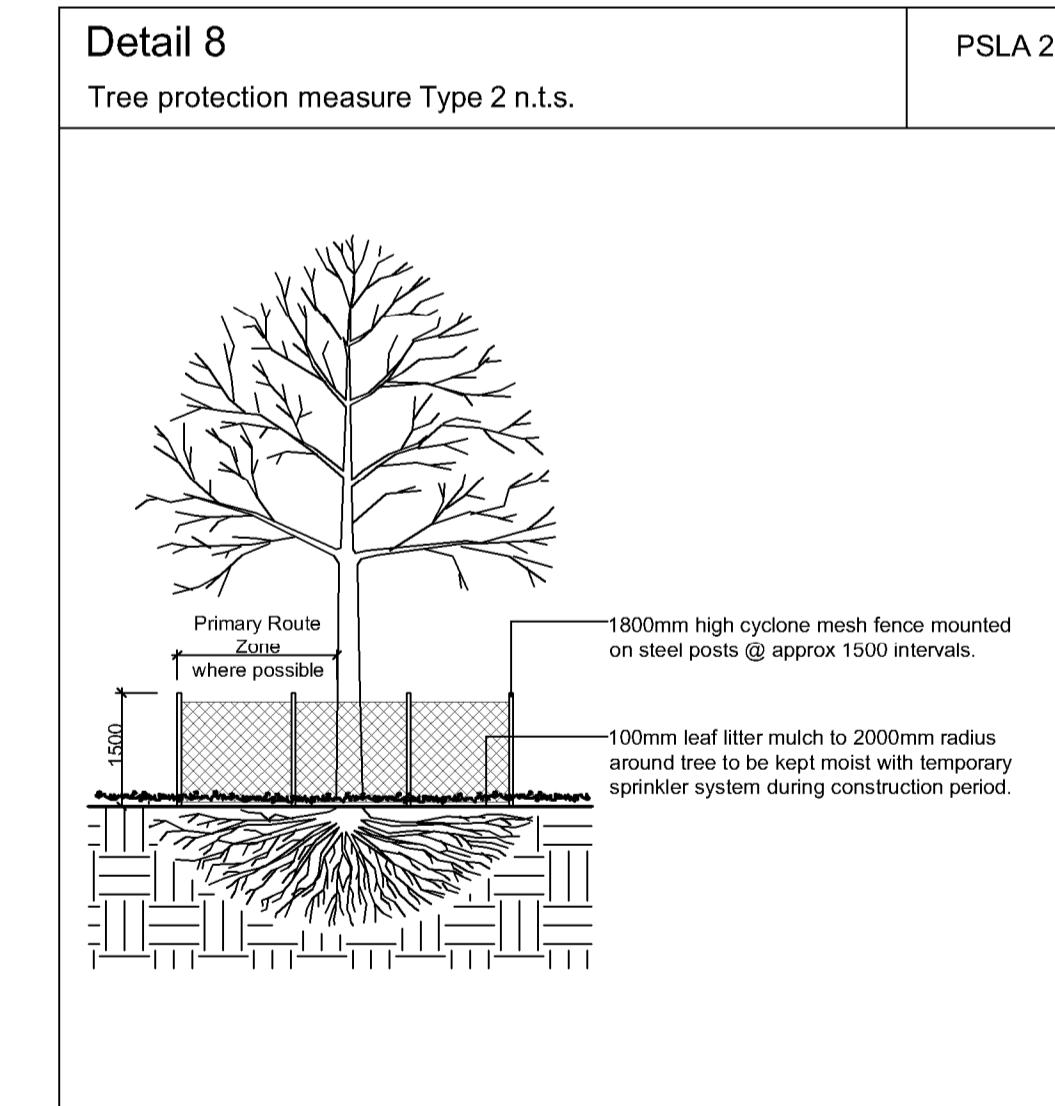
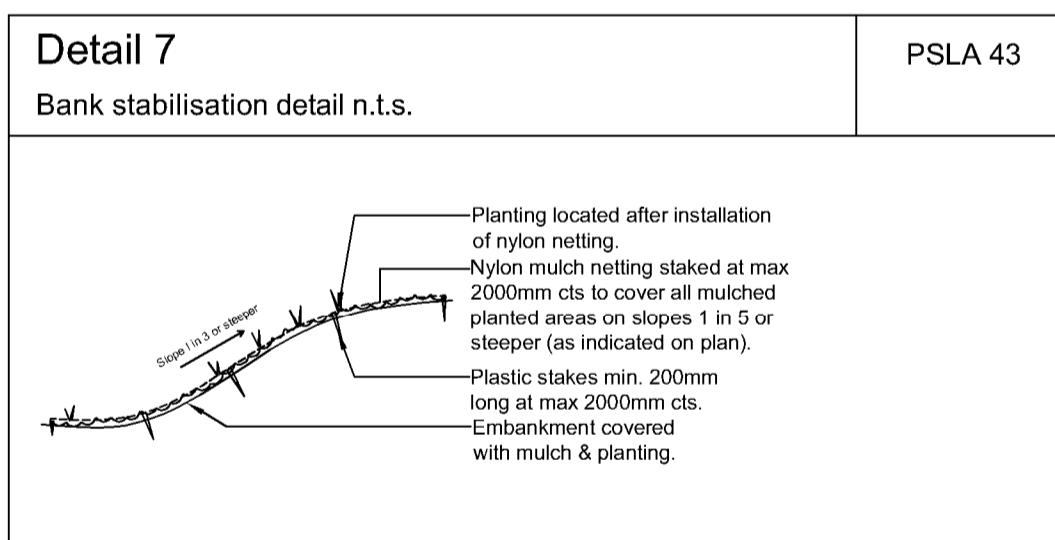
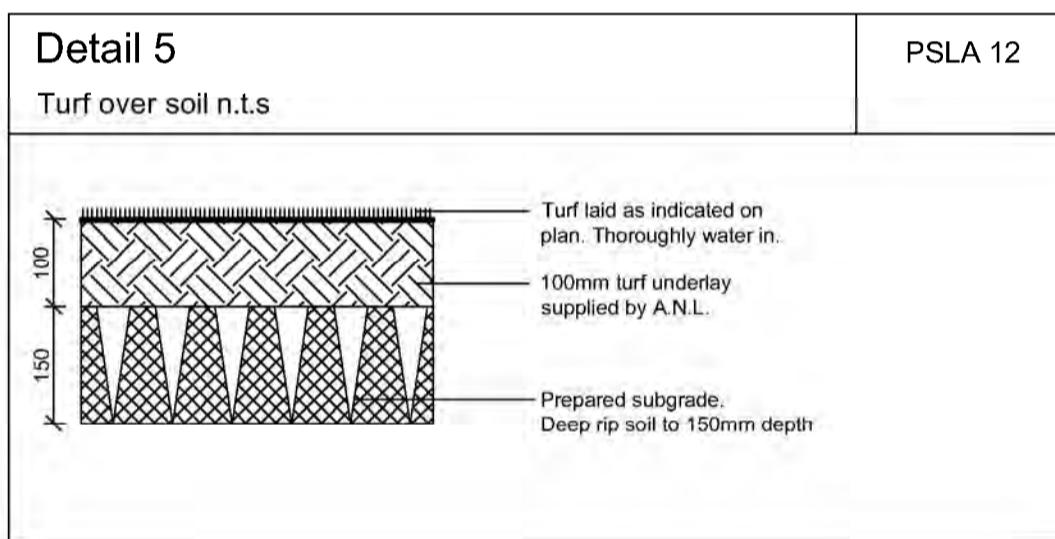
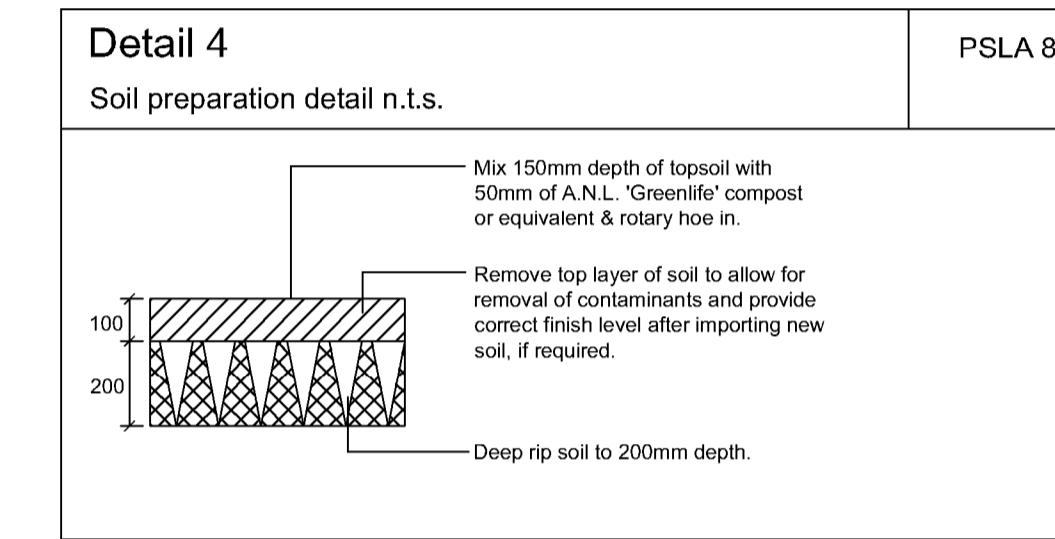
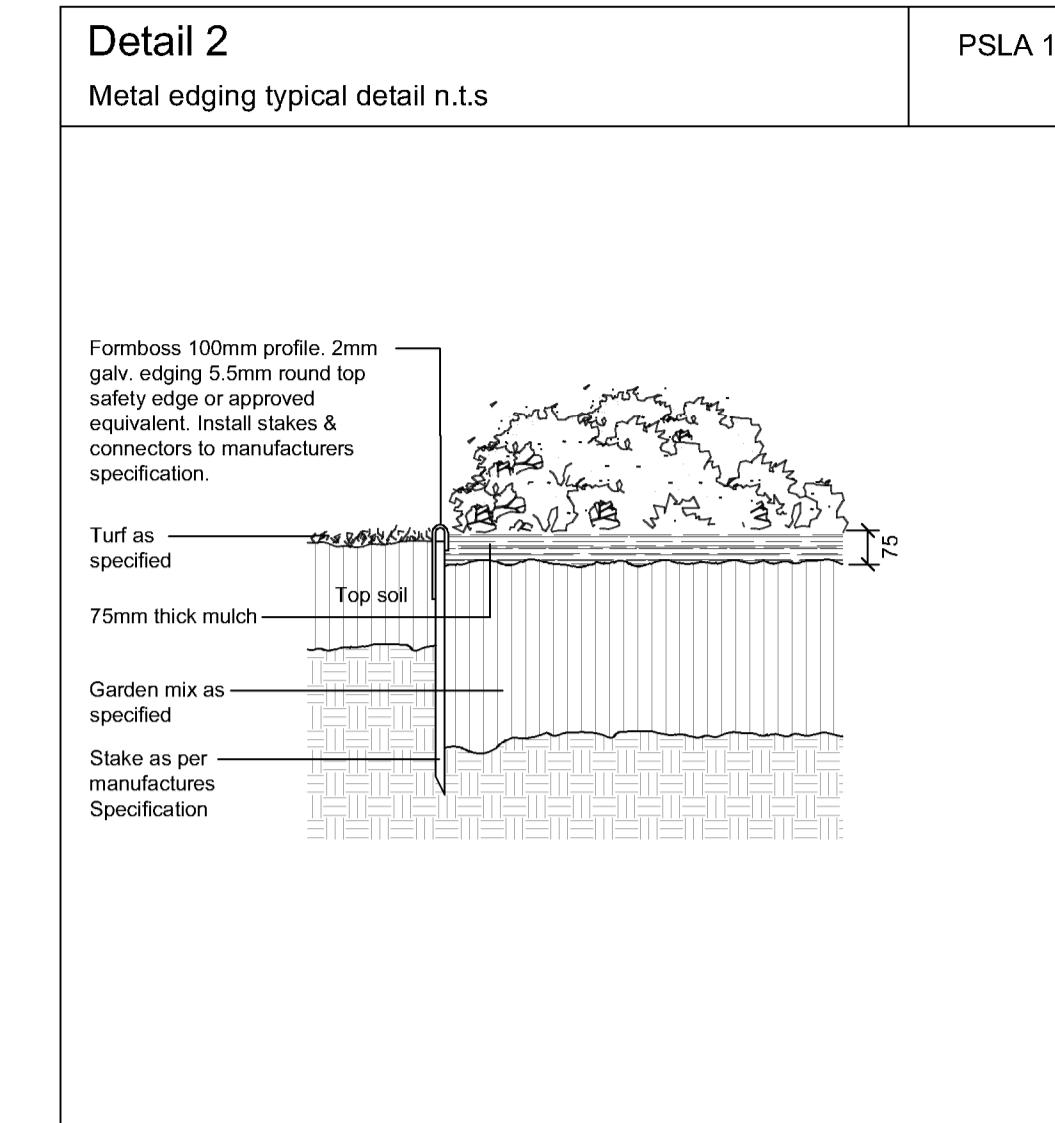
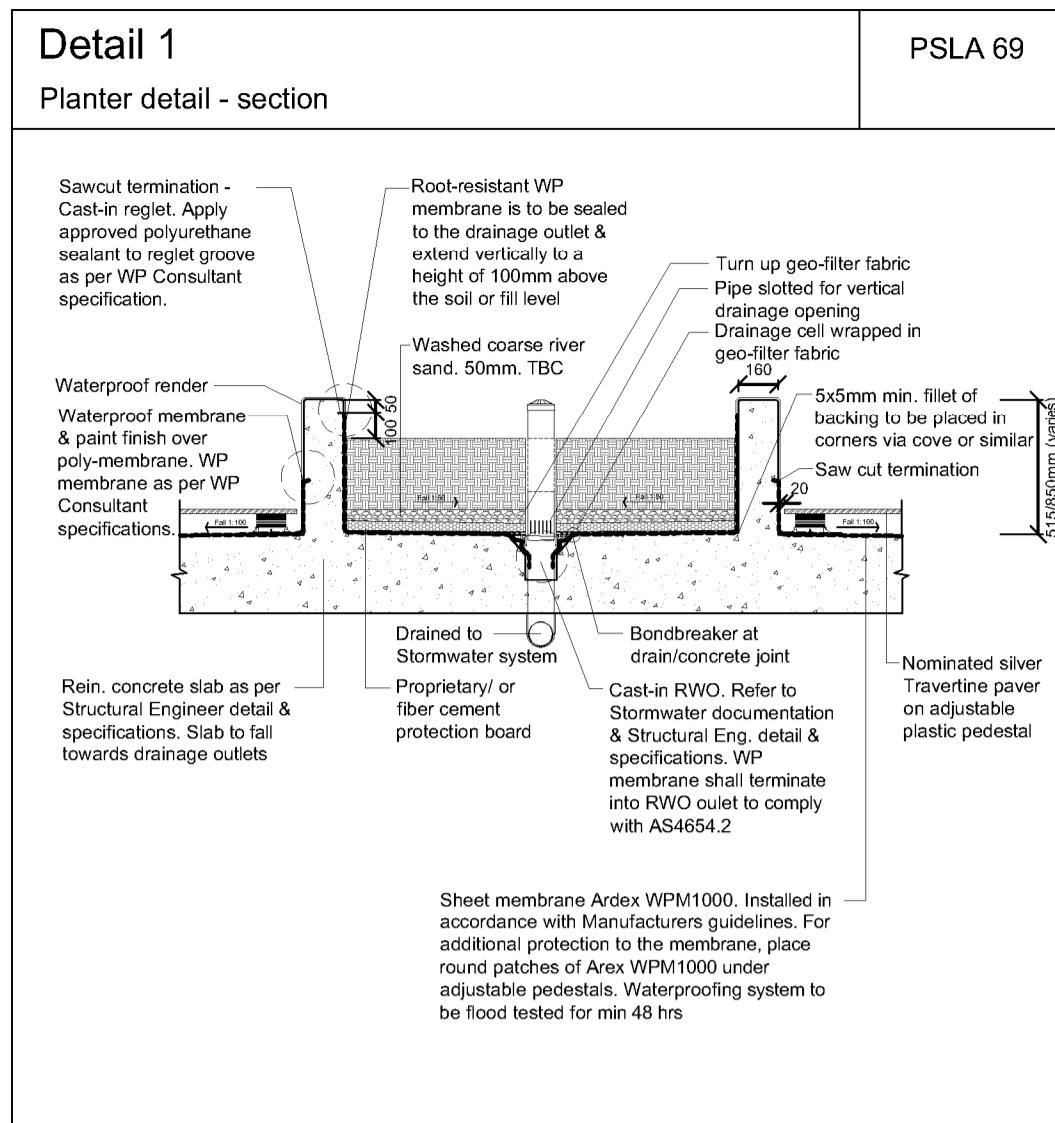
Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure



Amendments		
B	13.9.24	Final coordination
A	31.7.24	Internal review



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## 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 (OSD basin area). To comply with AS 4419. Turfed areas as noted on plans to be laid over 100mm min. good quality turf underlay with sand mix for free drainage. Turfed areas to be to be laid over 100mm good quality turf underlay (with 25% washed sand mix for free drainage) to be installed over Benedicts Smart Mix no.4 Lightweight Planter Mix (or approved equivalent) to approx. 300-400 mm. over drainage layer. See typical raised planter detail. To comply with AS 4454:1999.

### 3. New plantings

No staking to plant material in raised planter areas to ensure no damage to waterproofing and drainage layers. 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) 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. Raised planter soil installation methodology

All slab areas to be waterproofed and 'Atlantis' drainage cell installed with geotextile fabric or similar approved. Refer Engineer's details for ALL structural and installation details. All waterproofing as per Architects specification. All raised gardens to have the following soils:

- Benedicts Smart Mix no. 4 Lightweight Planter Mix (or approved equivalent) to min. 400mm depth over Benedicts Smart Mix. No. 5 light weight base layer where raised planter depth are required for planters greater 700mm or greater. To comply with min 650mm soil depth as per condition # 22. To comply with AS 4419 and AS 3743
- All common area raised planters and over slab areas to have automatic drip line irrigation system. (see separate irrigation notes)
- 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.

### Note: Hold point requirements for raised planting over slab.

Confirmation of waterproofing with certificate by qualified installer that it meets the specified requirements.

Inspection of drains by the stormwater engineer prior to drainage and soil installation.

Landscape consultant to confirm correct soil and drainage layers have been installed

Landscape consultant to confirm that irrigation has been installed in all common areas landscape areas (excluding drainage detention zone)

### 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

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 (with sand mix for free drainage) to be installed over Benedicts Smart Mix no.4 Lightweight Planter Mix (or approved equivalent) to min 300 mm. To comply with condition # 22. See typical raised planter detail. To comply with AS 4454:1999.

### 9. Structural and drainage

All structural details whatsoever to Structural and Civil Engineer's details. All site and raised planter drainage to Stormwater Engineer's details.

### 10. Maintenance regime

See separate maintenance notes on sheet 3

### 11. Final inspections

Final review and any variation as 'Works as executed plans' to be provided to the PCA prior to Occupation Certificate as per condition no. 79.

## Irrigation notes

Automatic drip line watering system to be selected. To extend to ALL garden areas nominated on the deep soil and planter box areas and is to include all raised planter boxes over slab. (all lawn areas to be excluded) Water supply tap hosecocks as indicated on CC stage drawings. (To be coordinated with Hydraulic and Structural Engineer's details). Drip line 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

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 .... . Battery timers to isolated planter boxes is acceptable and to be maintained by the owners corporation as part of the ongoing property maintenance.

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

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.
- 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.
- Regular 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 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 containers is to be removed from the site in a timely manner.

**Amendments**

B 13.9.24	Final coordination
A 31.7.24	Internal review



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Project: Design,  
Lot 1 Magpie Hollow  
Road South Bowenfels

DWG: Detail plan

Date: 13.9.24 Scale: 1:250 @A1  
Job Ref: 2682/24

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Southern Elevation 1 1:200 @ A1

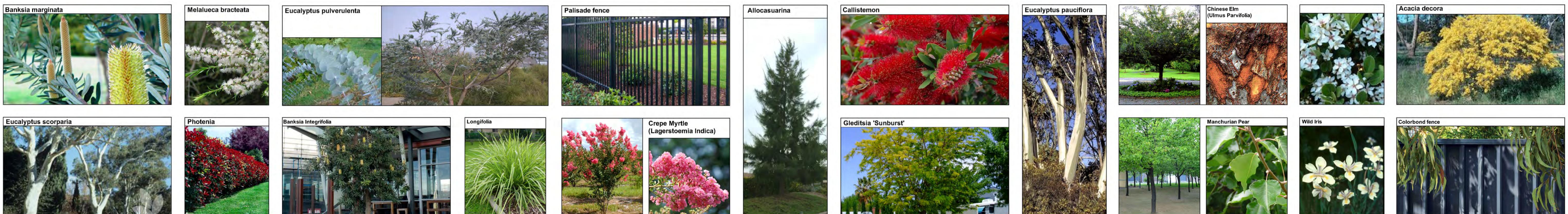
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Western Elevation 2 1:200 @ A1



### Planting palette images



### Amendments

B 13.9.24 Final coordination  
A 31.7.24 Internal review



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Lot 1 Magpie Hollow  
Road South Bowenfels  
DWG: South & western Elevations

Date: 13.9.24  
Job Ref: 2682/24  
Builder must verify all dimensions of the site before work commences.  
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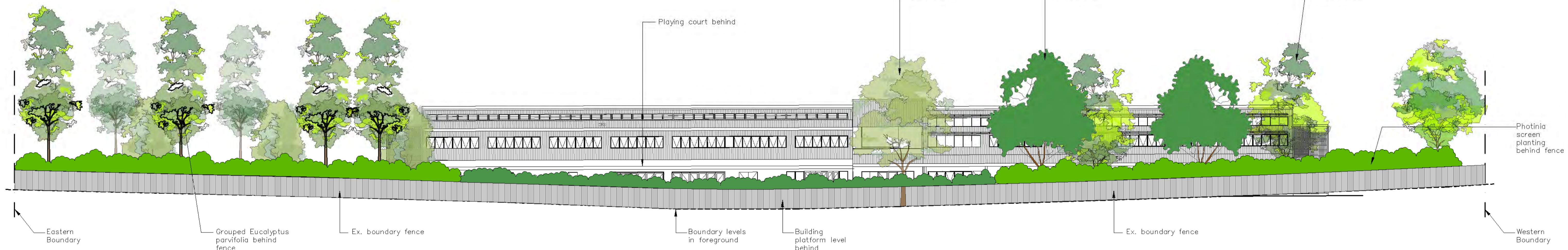
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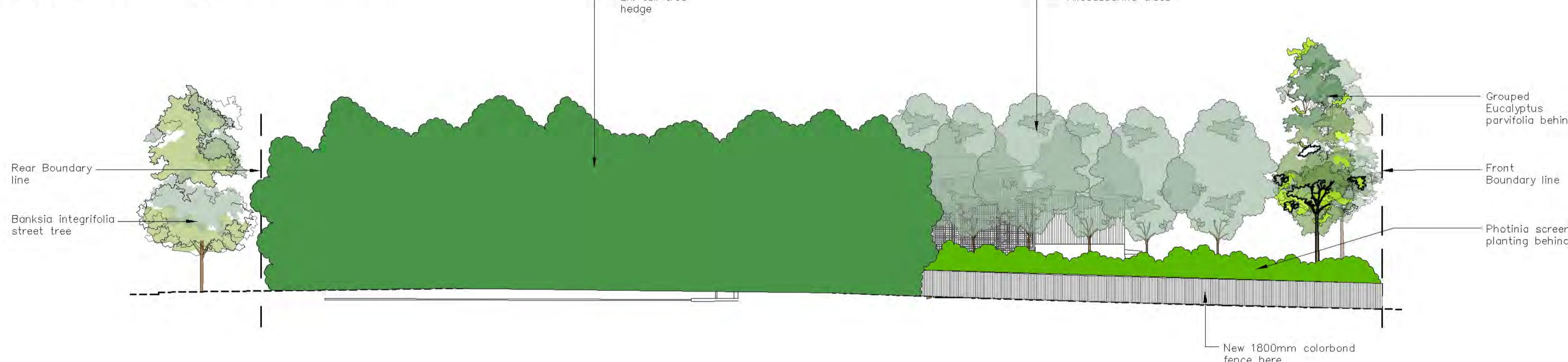
5 of 6  
DA  
ISSUE-B

Northern Elevation 3 1:200 @ A1

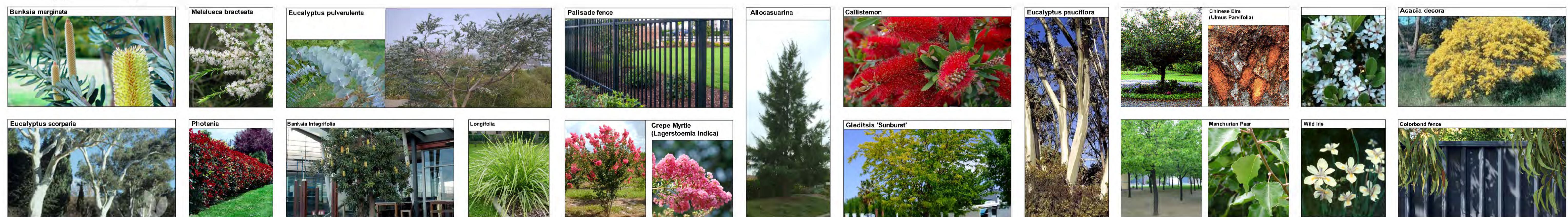
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East Elevation 4 1:200 @ A1



#### Planting palette images



#### Amendments

B 13.9.24 Final coordination  
A 31.7.24 Internal review



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Project: Dezign,  
Lot 1 Magpie Hollow  
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DWG: Northern & Eastern Elevations

Date: 13.9.24  
Job Ref: 2682/24

Scale: 1:200 @ A1

Boulder must verify all dimensions of the site before work commences.  
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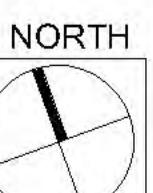
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Job Ref: 2682/24

Scale: 1:200 @ A1

Date: 13.9.24

Job Ref: 2682/24

Project: Dezign,  
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DWG: Northern & Eastern Elevations

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