

Roadway

Proposed
Landscape Zone. Residential Lot.

Planting Symbol. (See Schedule sheet 10)

Couch turf





Proposed area colored 이

For DA



SCRIVENER

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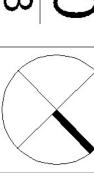
PROJECT: PROPOSED LIFE STYLE VILLAGES
METFORD ROAD

LANDSCAPE MASTERPLAN

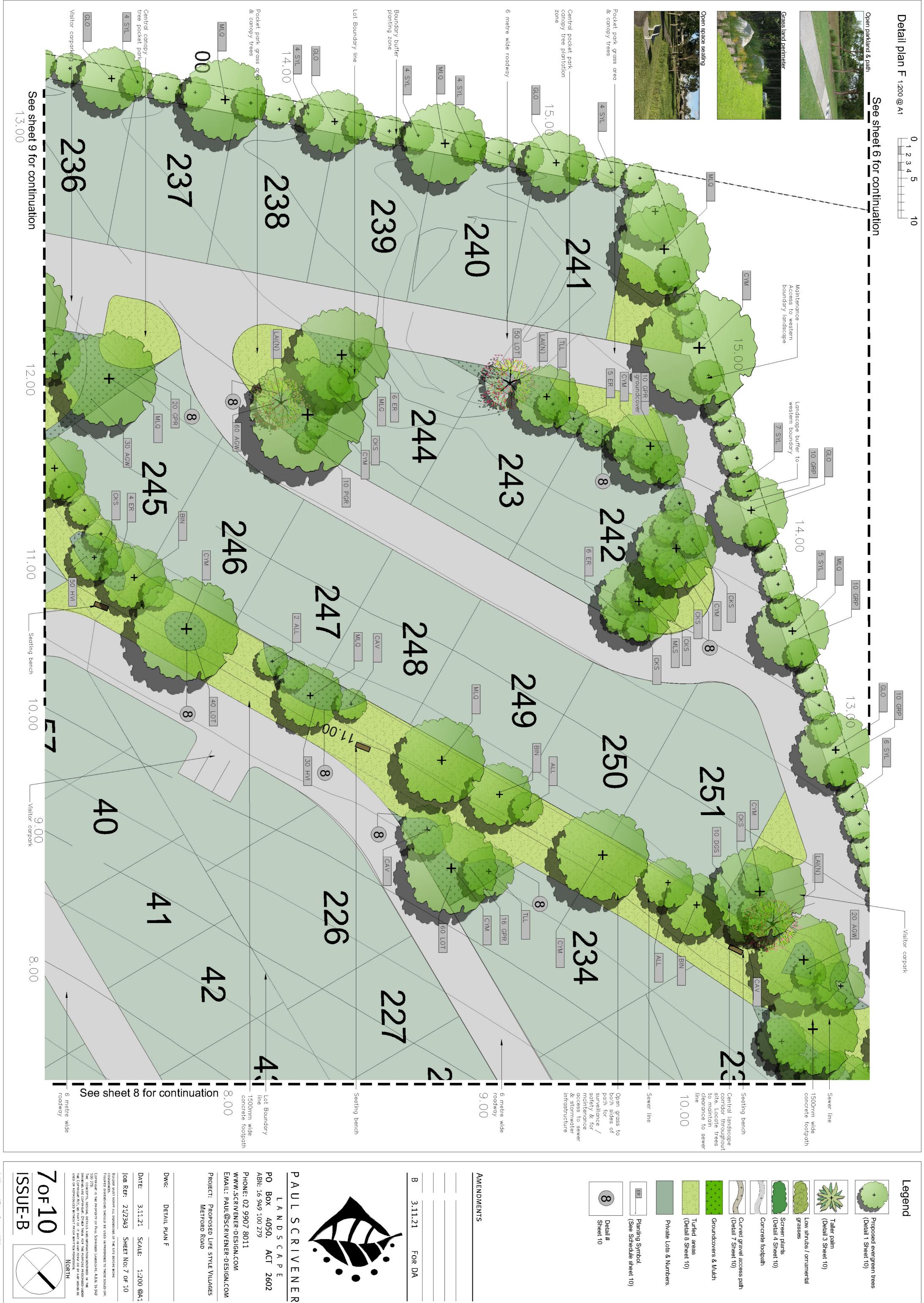
21/2343 3.11.21 SCALE: SHEET NO: 1 OF 10 1:1000 @A1

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SHEET No: 3 of 10

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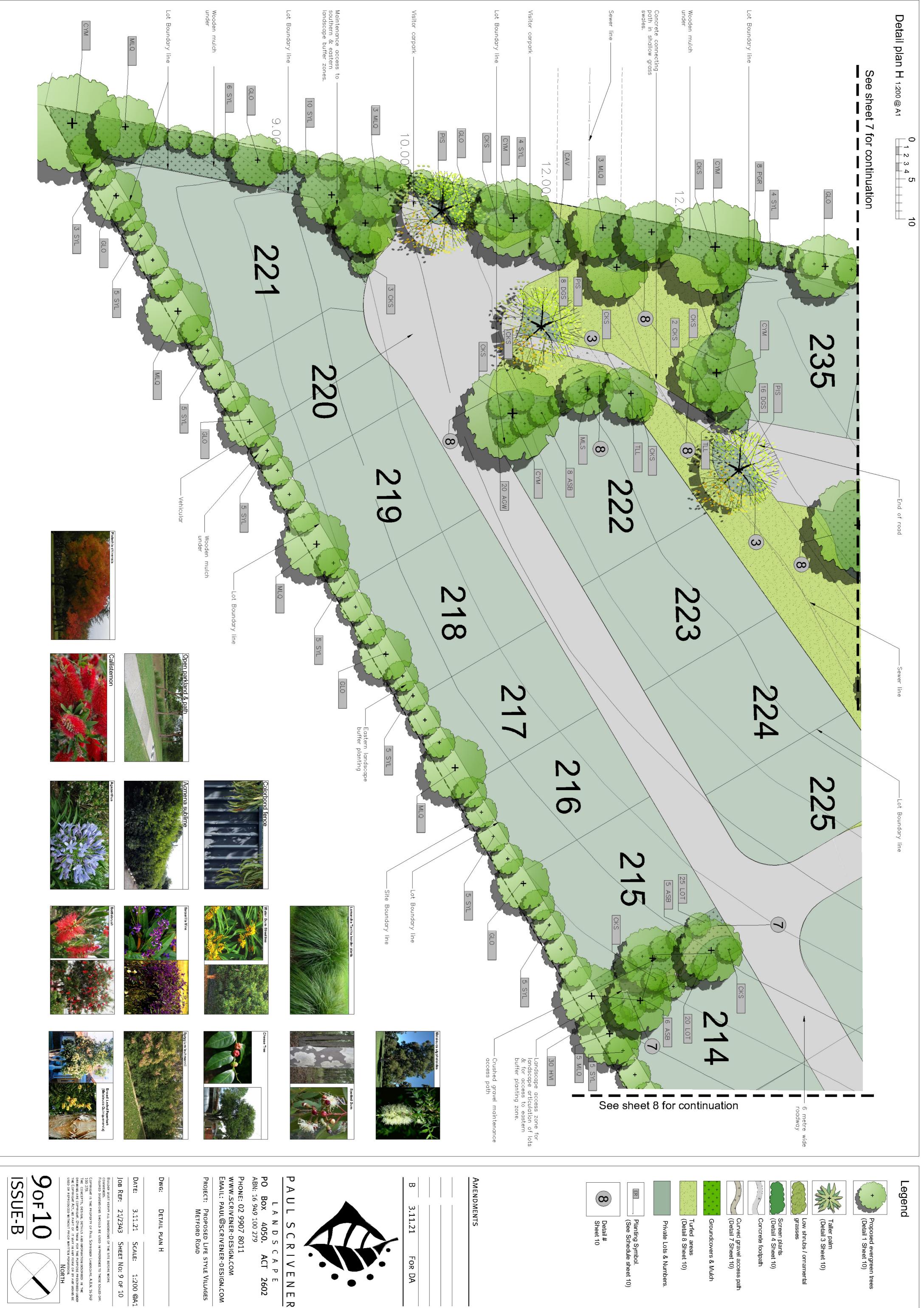


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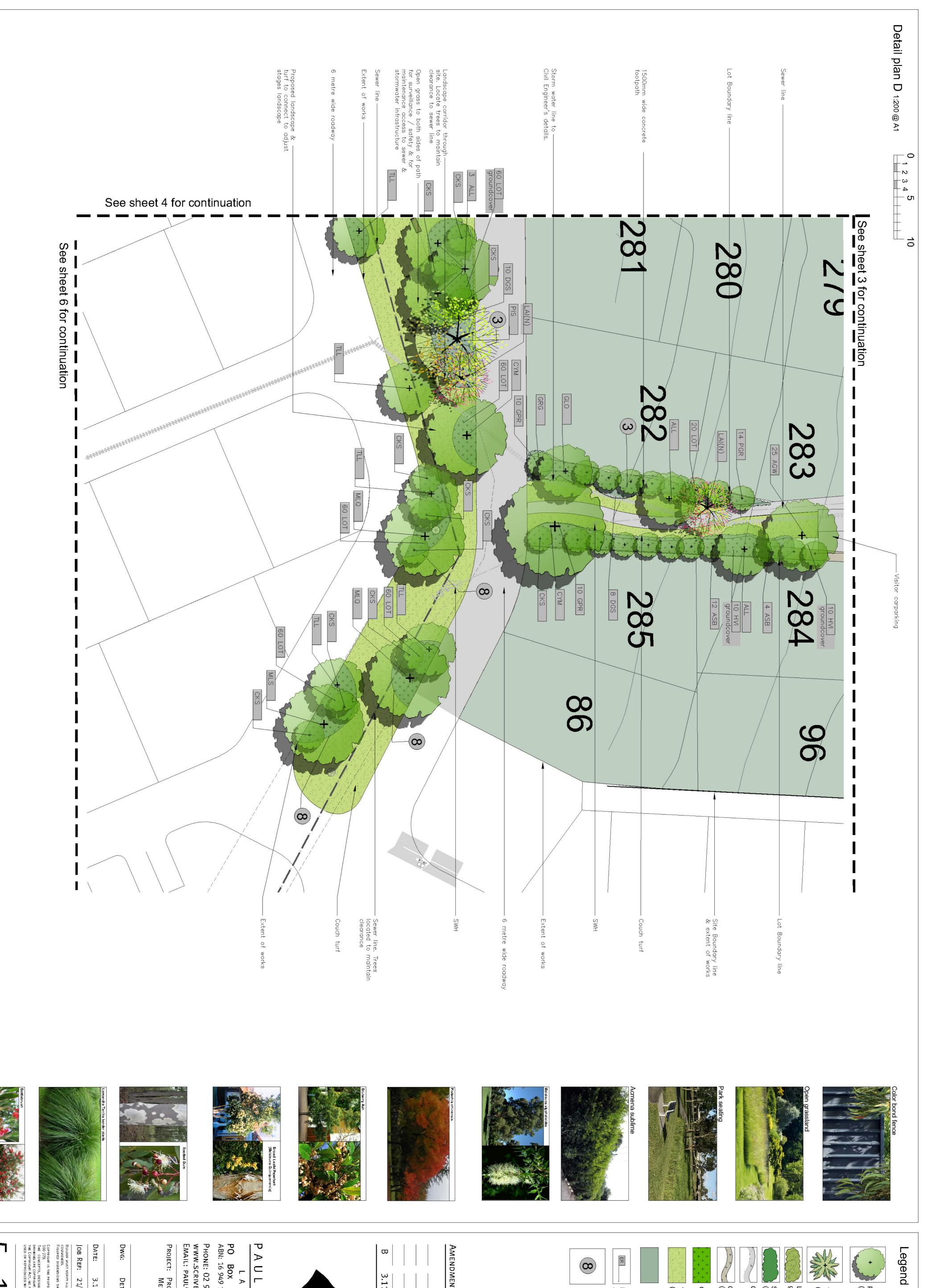
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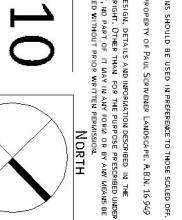
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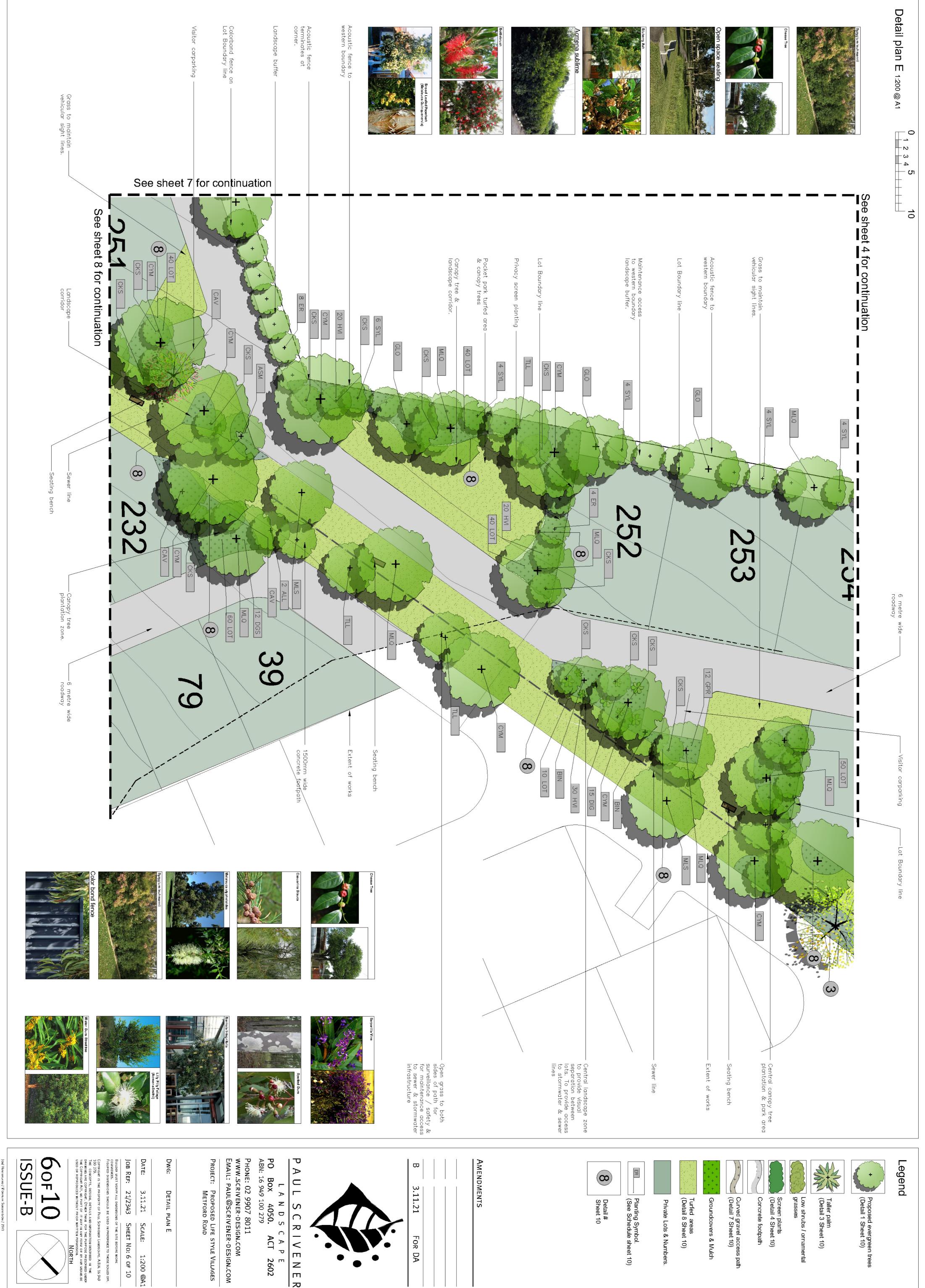






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LANDSCAPE PO Box 4050. ACT 2 ABN: 16 949 100 279 Phone: 02 9907 8011 www.scrivener-design.com Email: Paul@scrivener-design.com PROJECT: PROPOSED LIFE STYLE VILLAGES
METFORD ROAD PAUL AMENDMENTS \odot Proposed evergreen trees (Detail 1 Sheet 10) 3.11.21 Turfed areas (Detail 8 Sheet 10) Screen plants (Detail 4 Sheet 10) Taller palm (Detail 3 Sheet 10) Curved gravel access path (Detail 7 Sheet 10) Low shrubs / ornamental grasses Concrete footpath Planting Symbol. (See Schedule sheet 10) Groundcovers & Mulch Private Lots & Numbers SCRIVENER SHEET NO: 5 OF 10 For DA 1:200 @A1 2602

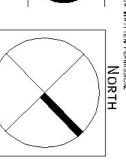


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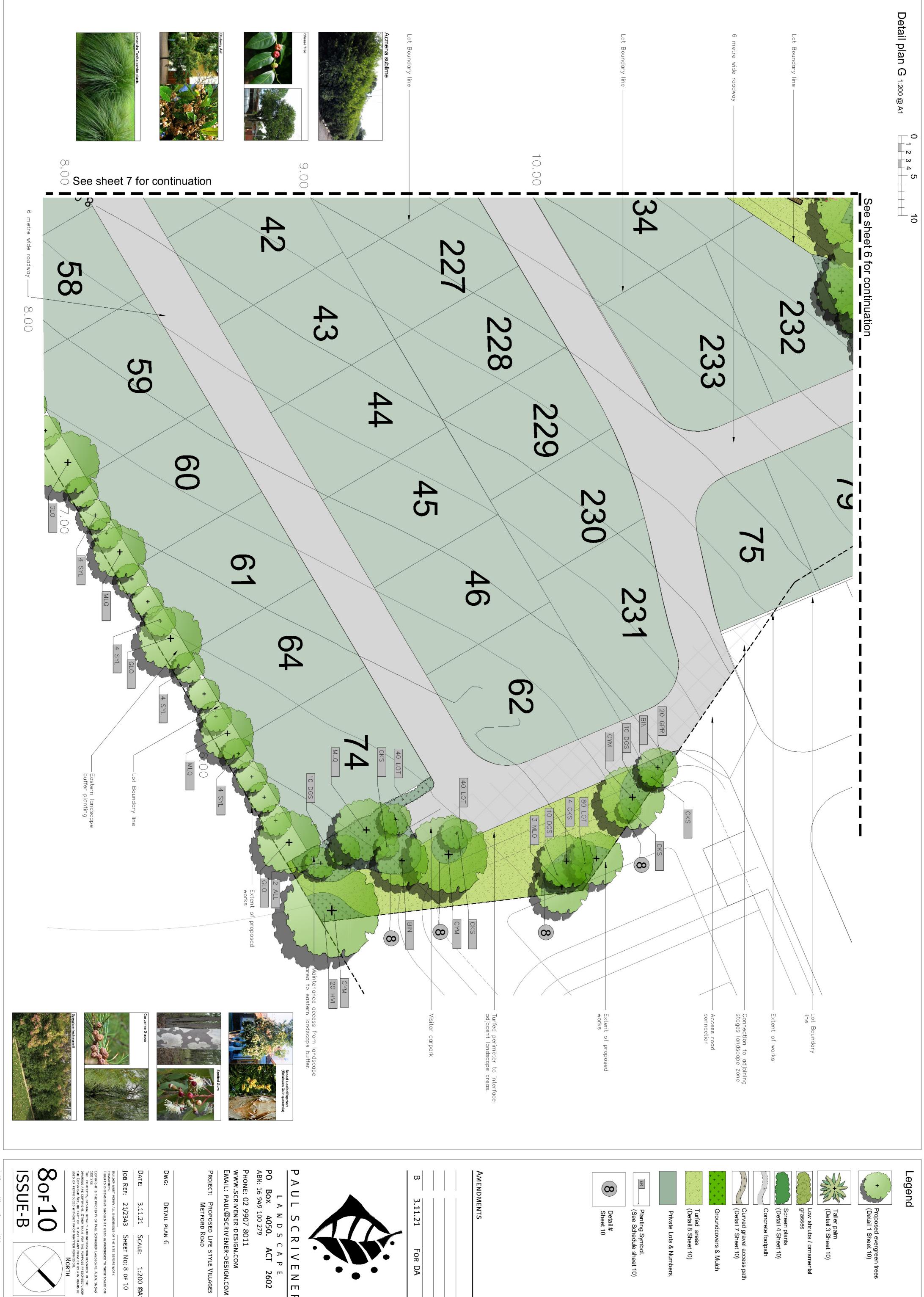
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General construction notes

 Site preparation
 Any existing trees and videocape work. In participants
 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

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 ensute soil conditioners and compots worked into the top 200mm profile. To comply with AS 4454:1999.

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. Mulchin All planting a thoroughly so areas to be mulched with a minimum 75mm thick cover of recycled hard soaked with water. To comply with AS 4454 wood chip mulch and then <u>=</u> plant areas

to be fertilised with 9 month 'NPK' slow fertiliser.

6. Staking To those plar achieve rigid ints indicated support. No s on the planting schedules provide: hardwood stakes as nominated a staking in raised planters to avoid damaging waterproofing installation and driven

ground

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depth

irfed areas to be to be laid over 100mm good quality turf underlay over existing soil which is to installation. be deep ripped ₽ 200mm

8. Structural All structural details whatsoever to Engineer's details

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 operation. All battery timers and irrigation lines to be checked every two months as part of the owners corporation maintenance

- f canopy & foliage of trees / shrubs.
 Appropriate pest oil, white oil, Yates pest spray
- completion ₽ ensure
- =:
- 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 confinued uniform growth of canopy & foliage of trees / Regular pruning of plants is to be undertaken to ensure confinued uniform growth of canopy & foliage of trees / Regular pruning of plants is to be employed if required equivalent is to be employed if required (Garden/lawn masonry edging to be inspected every 12 months after first three years after practical commaintained 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 stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be containers is to be removed from the site is a timely manner. s are to stored ⊒. ß e collected and Council waste

Detail 01

Tree planting

- Grade mulch so that it is kept at least 50mm clear of the stem collar Form small bermed dish close to edge of potted rootball to facilitate establishment watering 67 Detail 02 Tree protection 1500 measure Type 1800mm high cyc on steel posts @

Detail 04

PSLA8

Detail 07

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Soil pre

detail n.t.s.

Remove top layer of soil to allow for removal of contaminants and provide correct finish level after importing new soil, if required.

(150mm depth of topsoil with mm of A.N.L. 'Greenlife' compost equivalent & rotary hoe in.

8

tenance schedule

Staking

Mature height

req.

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Main

rubbish removal, spraying and value surfaces, replacing failed maintaining mulch, pruning, in disease control, cleaning of sareas. Mow the turf when it is eat regular intervals to maintain a The Landscape Contractor shathe contract areas by horticultural practices as well as any defects that become apparaments under normal use. The I Contractor shall maintain the very street the contractor shall maintain the very street that the contractor shall be contracted to the contracted to the contractor shall be contracted to the contracted to the contractor shall be contracted to the contractor shall at regular height of 5 make the twenty practica of the not be which stolen al completion. Practical landscape works shall limited to the replaceme good all defects for six (26) weeks after pe maintenance shall limited to the followin failed ailed or work u under t

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 is a timely manner.

nil 2x50x50x1800 2x50x50x1800 hedged hedged

3-4.0m 3-3.5M 2.5-3.0M 1.5-2.0M 0.4-0.7M

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29 24 ←

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Planting schedule

<u>a</u>				
l as rectifying	Symbol	Botanical name	Common name	Cont.
parent in the				size
ne works and	Trees			
the date of	ALL	Allocasuarina littoralis	Black She Oak (native narrow growing med tree)	45Lt
al completion	ASM	Acmena smithii	Lilly Pilly (Native tree in dep soil. Prune lower branches)	45Lt
ll include but	BAS	Banksia serrata	Old Man Banksia (Small native. Gnarled trunk & serrated leaves) 45Lt) 45Lt
nent of plants	B Z	Bankisa integrifolia	Coast Banksia (medium indigenous tree)	45Lt
damaged or	CAV	Callistemon viminalis	Weeping Bottlebrush (indigenous small tree)	45Lt
the contract.	CYM	Corymbia maculata	Spotted Gum (Tall native tree)	45Lt
Il include but	뛰	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	300mm
ing: watering,	GLO	Glochidion ferdinandii	Cheese Tree (Indigenous medium tree)	45Lt
_≤	LAI(N)	Lagerstroemia Ind x 'Natchez'	White Crepe Myrtle	45Lt
insect and	MLQ	Melalueca quinquenervia	Flax Leaf Paperbark (indigenous medium tree)	45Lt
surmounding	MLS	Melalueca stypheloides	Prickly Paperbark (indigenous small-med tree)	45Lt
is established	PIS	Pistachia chinsensis	Chinese Pistachio (Hardy deciduous tree)	45Lt
in an average	SYL	Syzygium leuhmanni	Small Leaved Lilly Pilly (native screen tree)	45Lt
,	Ţ	Tristaniopsis laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	45Lt
sidence are maintenance	Shrubs / ASB	Shrubs / screening plants ASB Acmena Sublime	Sublime Lilly Pilly	300mm
and ongoing e following:	<u> </u>	Callistemon Kings Park Special'	Bottlebrush small (native tree for planterbox)	300mm
f gardens if	PGR (Photinia 'Glabra Rubens'	Small Leaved Photinia (bright red foliage screening)	300mm
installed and	WFN	Westringia fruticosa 'Naringa'	Ozbreed Grey Box® (hardy low screen can be hedged)	200mm

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650x50x 650x50x 650x50x 650x50x 650x50x 650x50x 650x50x 650x50x

10-15.0.0M 8-10.0M 4-6.0M 12-15.0M 6-8.0M 15-20.0M 8-10.0M 3.5-5.0M 12-15.0M 12-15.0M 8-10.0M 8-10.0M 8-10.0M

422

43 39 39 27 57 57 191

G Z	Grevillea Poorinda Royal Manti	Grevillea 'Poorinda Royal Mantle' Grevillea Groundcover (native low groundcover)	150mm	<u> </u>	0.2M	190
¥	Hardenbergia violacea	Native sarsaparilla (native groundcover)	200mm	⊒.	2.0M	555
Omam	Omamental grasses/strappy leaved plants	nts				
AGW	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	⊒.	0.5M	285
DiG	Dietes grandiflora	Wild Iris (low vertical hardy wild Iris)	150mm	<u>⊒.</u>	0.7-0.9M	22
DGS	Dietes grandiflora 'Grand Star'	Grand Star Dieted (ozbreed hybrid. Low seeding variety)	150mm	⊒.	0.7M	18 1
LOM	Lomandra longifolia	Spiny Mat Rush (Tall hardy grass like clumping plant)	200mm	2:	1-1.2M	400
<u></u>	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	⊒.	0.4M	1 0 4

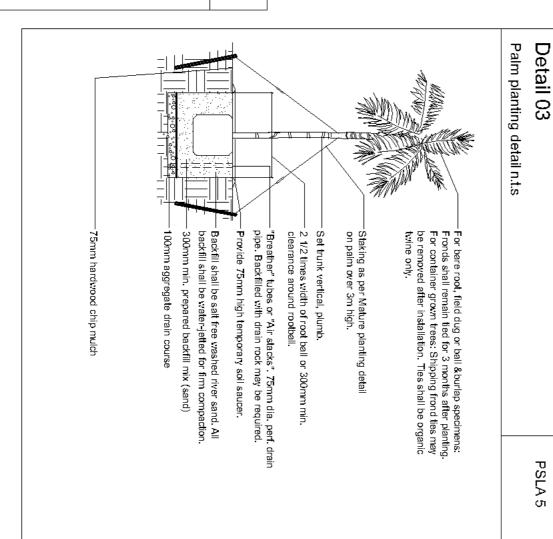
Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council 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's meets the specific development consent conditions of the project.

AMENDMENTS

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3.11.21

For DA



Detail 06 Sedimentation control tence	Turf laid as indicated on plan. Thoroughly water in. 100mm turf underlay supplied by A.N.L. Prepared subgrade. Deep rip soil to 150mm depth	Turf over soil n.t.s	Detail 05
PSLA 22			PSLA 12
75mm of s	5	Timber	Detai

PSLA 22	PSLA 22 75mm of specified bark mulch At grade At grade
	75mm of specified bark mulch At grade

	PSLA 22		PSLA 12
At grade sawn hardwood ecging, skew nalled using 75mm ungalvanised brad head nalls. Finish flush with finished grade. Specified turf over 100mm of cultivated topsoil 50x50x450 hardwood stakes, finished 20mm below top of edging.	curves 75mm of specified bark mulch ———	edging - refer plans for setout edging - refer plans for setout Planting area Lapped and nailed (both sides) hardwood segment at joins set 20mm below top of finished edge 50x50x450 hardwood stakes at	Detail 08 Timber edge detail n.t.s.
od ecging, anised brad ned grade. ng.		. 15mm ht redius	PSLA 6

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PROJECT:

PROPOSED LIFE STYLE VILLAGES METFORD ROAD

	PSLA 37	Detail 09	_
regate base n.t.s		Shrub planting detail n.t.s	
		Experience of the state of the	
mm decomposed granite surface rse. Timber edging to detail 10 as tated on plan mm hardcore base		Form saucer with a continuous rim for water collection and storage	
vared subgrade. Ipacted		Specified planting mix Water in and tamp to remove air pockets	

PSLA4

JOB REF:

21/2343

SHEET NO: 10 OF 10

DATE:

3.11.21

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DETAILS, NOTES & SCHEDULE





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