

46-50 BELMORE ST PENRITH, NSW 2750

LANDSCAPE DOCUMENTATION

DEVELOPMENT APPLICATION

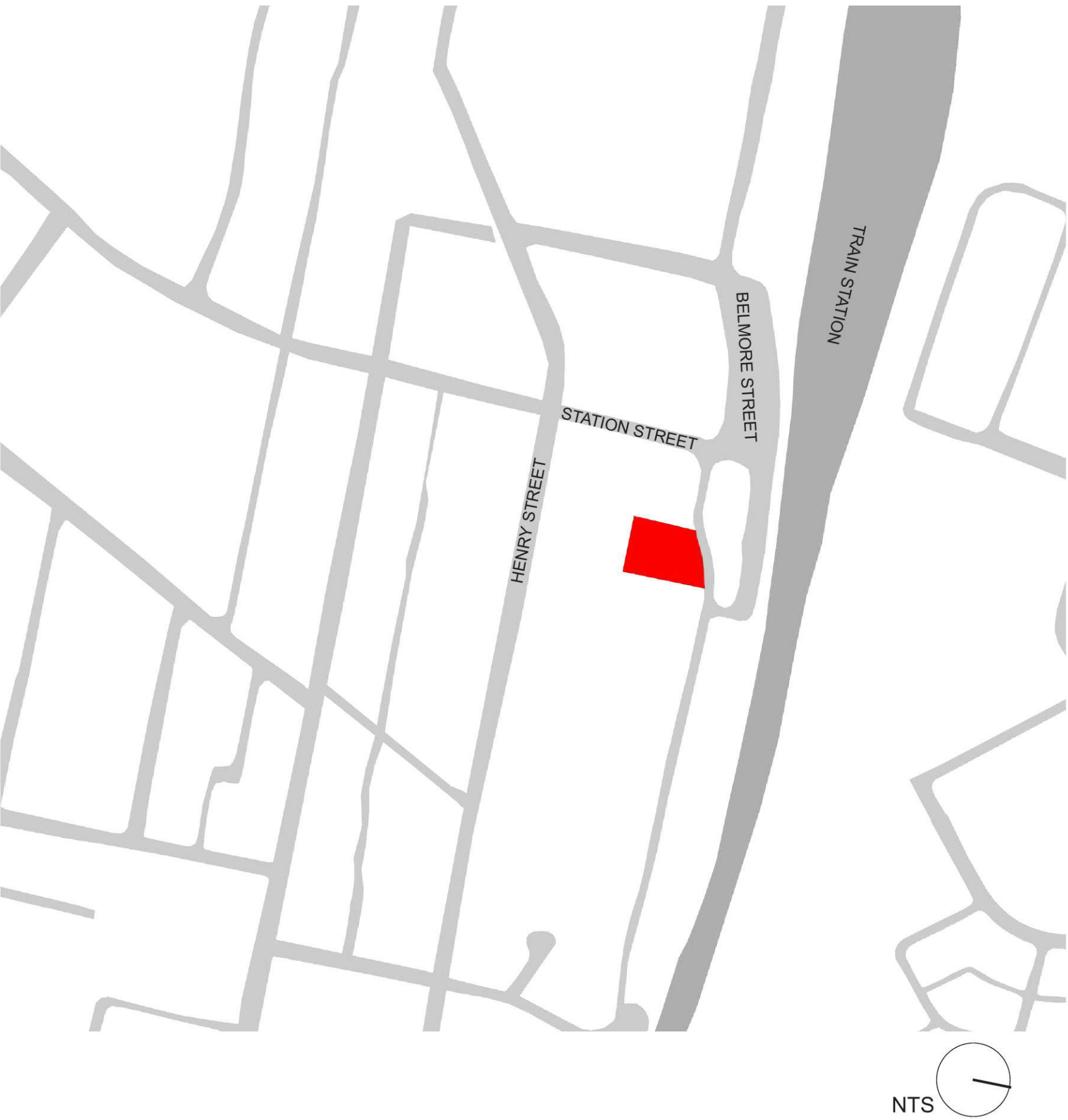
DRAWING REGISTER

Dwg No.	Drawing Title	Size	Scale	Issue
General				
LA-DA-01	Cover Page + Drawing Schedule	A1	N/A	C
LA-DA-02	Landscape Design Statement	A1	N/A	C
Plans				
LA-DA-03	Landscape Masterplan - Ground Floor	A1	1:250	C
LA-DA-04	Landscape Masterplan - Level 07	A1	1:250	C
Sections				
LA-DA-05	Typical Landscape Section A - A	A1	1:25	C
LA-DA-06	Typical Landscape Section B - B	A1	1:25	C
LA-DA-07	Typical Landscape Section C - C	A1	1:25	C
LA-DA-08	Typical Landscape Section D - D	A1	1:25	C
LA-DA-09	Typical Landscape Section E - E	A1	1:25	C
Palette				
LA-DA-10	Planting Palette	A1	N/A	C

GENERAL NOTES

- * FOR DA ONLY_NOT FOR CONSTRUCTION
- * Do not scale from drawings.
- * All work to be carried out in accordance with the Landscape Technical Specification.
- * All discrepancies or conflict to be brought to the attention of the Project Landscape Architect prior to construction or installation.
- * Larger scale drawings and written dimensions take preference.
- * All dimensions in mm unless stated otherwise.
- * All tree dimensions and RLs in metres.
- * Use figured dimensions only.
- * Verify all dimensions on site before the commencement of any works.
- * Contractors shall locate and protect all services prior to construction.
- * All work shall be carried out in accordance with current versions of Australian Standards, BCA and Local Government Regulations.
- * Structural Details shall be subject to Engineer's Specifications.
- * Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications.
- * All work shall be carried out in a professional manner by Qualified Tradesperson according to the Landscape Drawings & Technical Specification and Engineer's Specifications.
- *Protect all adjoining property building, walls and paving. Damaged elements are to be replaced at no cost to the client.
- * No responsibility will be taken by *360 Degrees Landscape Architects Pty Ltd* for any variations in design, construction method, materials specified and general specifications without permission from the Project Engineer or Landscape Architect.
- *Service location on plans are indicative only. *360 Degrees Landscape Architects Pty Ltd* accepts no responsibility for the accuracy of service locations. It is the responsibility of the contractor to determine service locations prior to the commencement of work. Any damages to services and associated damages remains the responsibility of the contractor and shall be rectified at no cost to the client.
- * This Drawing is copyright to *360 Degrees Landscape Architects Pty Ltd*.

CONTEXT PLAN



	ISS.	AMENDMENT	DATE	BY	ARCHITECT	<div>IMPORTANT NOTES: Do not scale from drawings. All dimensions to be brought to the attention of the Landscape Architect. Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated. All tree dimensions and RLs in metres. Use figured dimensions only. Verify all dimensions on site before the commencement of any works. Confirm and locate and protect all services prior to construction. All work shall be carried out in accordance with AS/NZS, BCA and Local Government Regulations. Drainage Details shall be subject to Engineer's Specifications. Drainage & Water Feature Details shall be subject to Hydraulic Engineer's Specifications. All work shall be carried out in a professional manner by Qualified Tradesperson according to Landscape Drawings and Technical Specification and Engineer's Specifications. No responsibility will be taken by 360 Degrees for any variations in design, construction method, materials specified, and general specifications without permission from the Project Engineer or Landscape Architect. This Drawing is copyright to 360 Degrees.</div>	CLIENT	CHECKED	DWG. TITLE	<div>360° Studio 1, 1 Marys Place Burry Hills NSW 2810 p +612 9222 3821 w www.360d.com.au ABN: 80 146 801 352</div>	LA-DA-01	
	A	DRAFT Development Application	12.12.16	GF	<div>BATESSMART™</div>		<div>SANDRAN PROPERTY GROUP</div>	GD	COVER PAGE + DRAWING SCHEDULE			
	B	Development Application	16.12.16	GF								
	C	Development Application	20.02.17	GF								
						SCALE N/A @ A1	DRAWN GF	ISSUE DA	PROJECT 46-50 Belmore Street, Penrith			

INTRODUCTION

360 Degrees Landscape Architects have been engaged by Sandran Property Goup to prepare a Landscape Design for the proposed development at 46-50 Belmore Street, Penrith. This statement will describe the landscape concept for the site and provide a framework for detailed design and documentation.

As part of a collaborative design team, *360 Degrees Landscape Architects* propose to create a community responsive development through an engaging and memorable landscape design. The proposed DA Landscape Plan has been designed and set out in accordance with;

- Penrith Civic Improvement Plan 2008
- Penrith Development Control Plan 2014
- Penrith Public Domain Manual
- Architectural plans by BatesSmart

DESIGN STATEMENT

Careful consideration of the architectural building and conceptual collaboration with the planner, client, architects and consultant team has contributed to the landscape design solutions. In general the Landscape Architectural design sets out to provide a stimulating environment responsive to the scale of the development. The plant selection has been made from plant species suited to various microclimatic conditions and site requirements with local native and indigenous species used where applicable.

The sequence of landscape components (the streetscape planting and entries, laneways, private gardens and communal paths) combine to create an integrated, verdant and diverse sequence of spaces that contribute to both the building function and the public domain of the neighbourhood. The overall design aims for an environmental and socially sustainable landscape and an integrated landscape experience with the building architecture and function, activating the site and creating a vibrant precinct and place to live.

The primary landscape architectural components of this project can be divided as follows for descriptive purposes;

- Streetscape, Laneways & Entries
- Private Rooftop Terrace

STREETSCAPE, LANEWAYS & ENTRIES

The proposed landscape plan encourages indoor/outdoor relationships; the buildings edge seamlessly transitions to the surrounding streetscape, offering a unified internal and external spatial experience. The ground plane is activated through extension of the public domain into the property, providing meaningful gathering spaces fronting Belmore St, while new laneways activated by various food and beverage offerings provide pedestrian connection through the site.

The proposed planting to the street frontage offer the street edge of the development an active interface at pedestrian scale, while the furniture and garden arrangements at the entries from the street and the façade of the new building articulates the main entry points from Belmore Street. The street frontage gardens carry a distinct design language which are maintained throughout the development creating a consistent palette and identity.

The design responds to the levels constraint across the site by creating a series of stepped terraces and ramps to traverse the laneways and create meaningful, useable and accessible spaces. These spaces will be used by cafes and various food and beverage offerings creating activation and destination to the laneway, while considered planters have been positioned to delineate cafe seating areas and pedestrian movement paths.

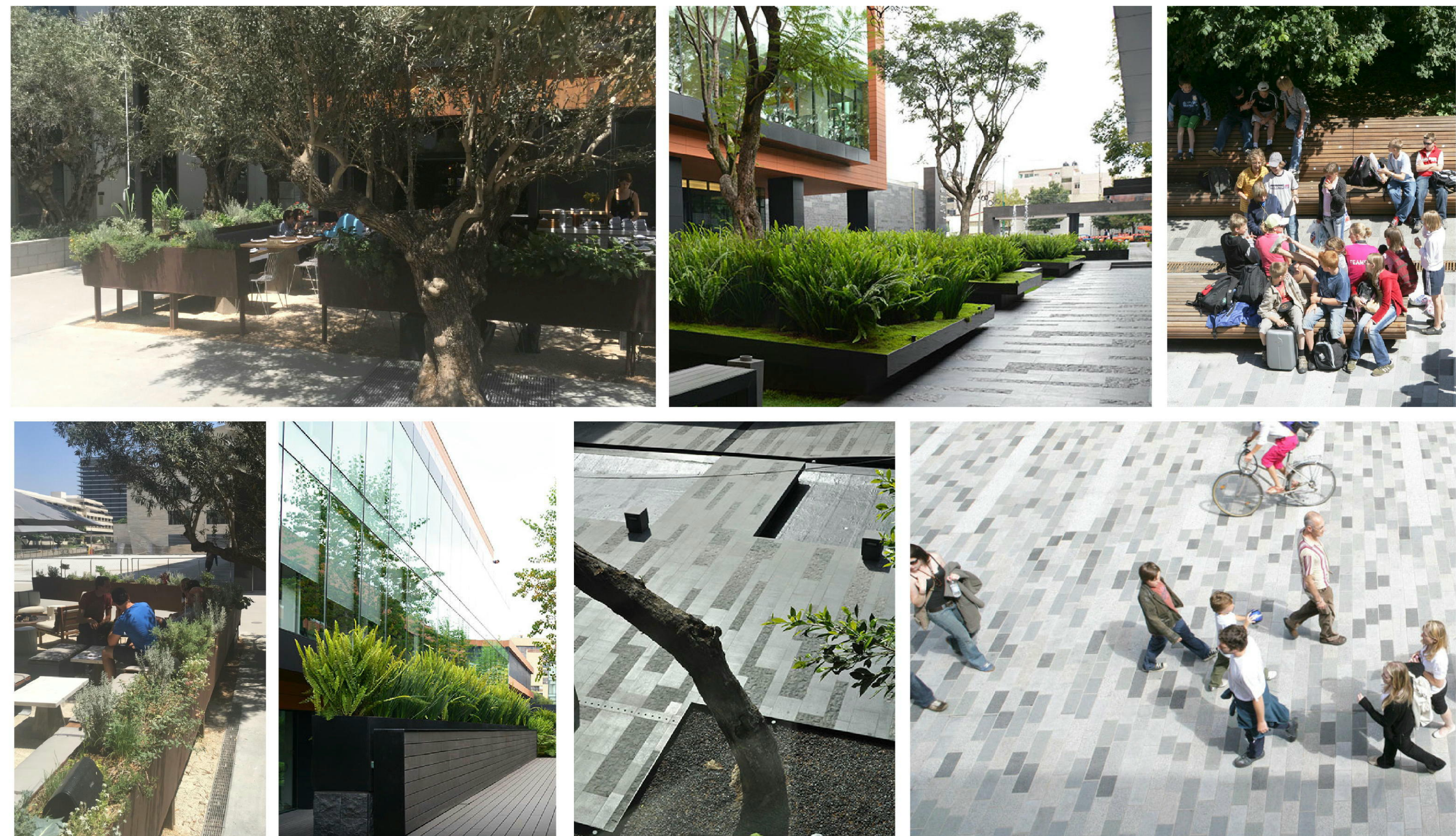
PRIVATE ROOFTOP TERRACE

The private terrace located on level 07 offers tenants a private retreat elevated over the surrounding streets where they may have lunch, conduct meetings or escape to the outdoors for solar access. The terrace is proposed to consist primarily of furniture, an inbuilt planter to the parapet edge and a central large planter with a feature *Tristanopsis* tree and perimeter seat.

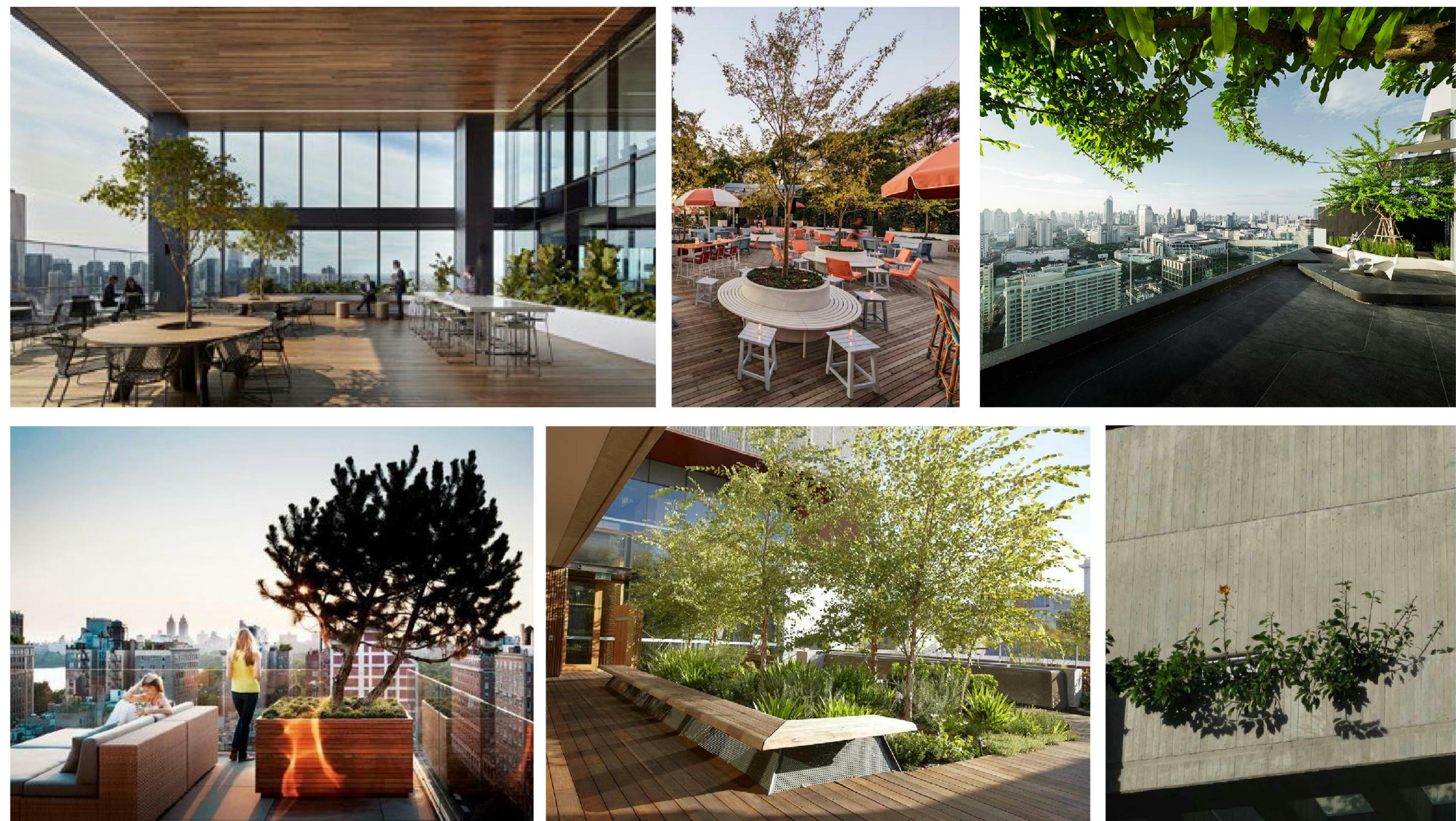
CONCLUSION

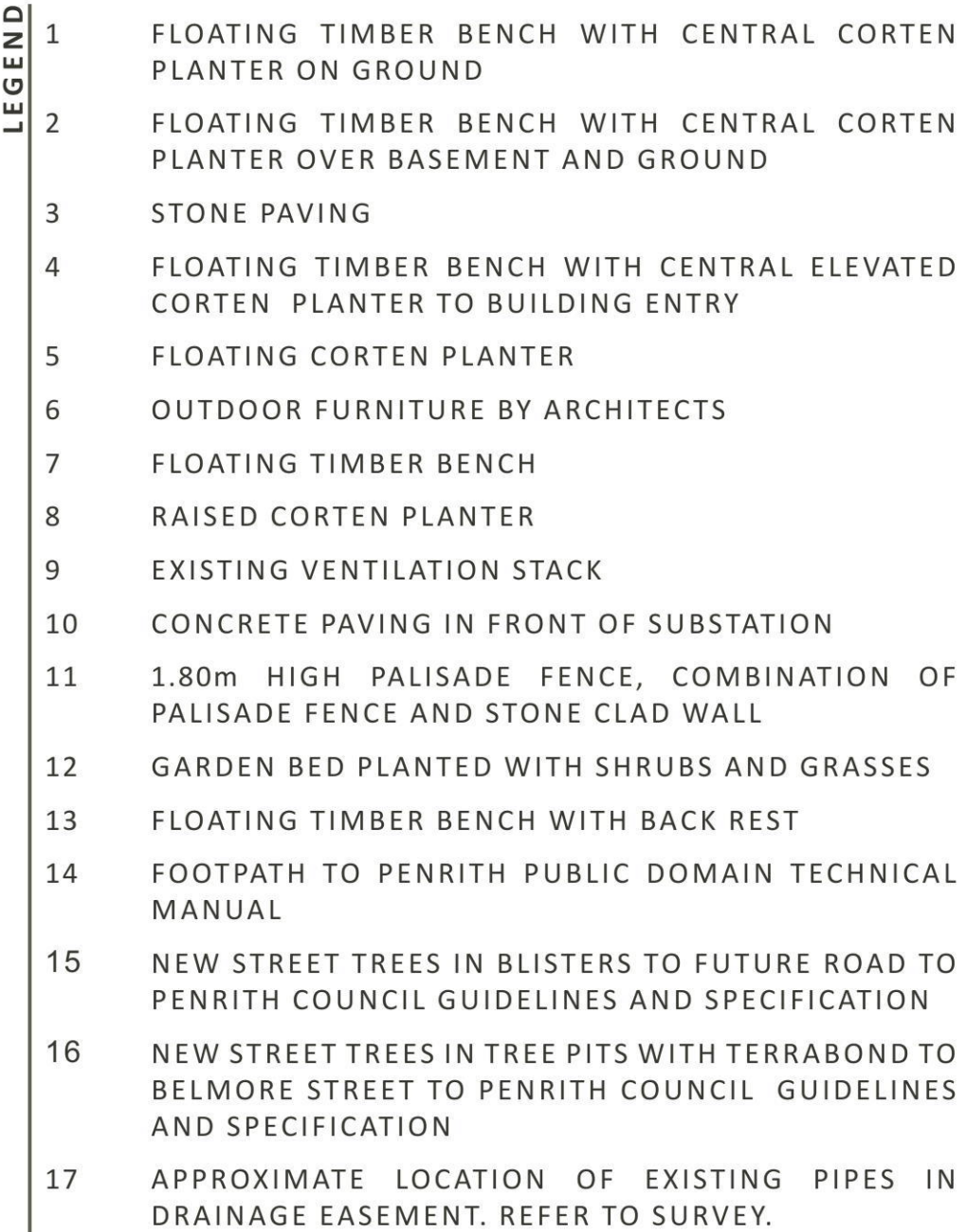
The landscape design supports the project's value proposition of establishing an environment that fosters community ownership, and caters to public needs through engaging and memorable landscape design. The overarching landscape concept is for an external environment that supplements and connects the spectrum of external spaces created by the architecture. The proposed landscape plan encourages indoor/outdoor relationships; the property edge seamlessly transitions to the surrounding landscape, offering a unified internal and external spatial experience with abundant public amenity.

STREETSCAPE, LANEWAYS AND ENTRIES



PRIVATE ROOFTOP TERRACE

[illegible]



1. All planting areas to be mulched, typically 75mm depth. Organic mulch to conform to AS 4454 - 2003 *Compost Soil Conditioners & Mulches*

2. Soils to conform to AS 4419 - 2003 Soils for Landscaping & Garden Use
- Soil Depths:
- Grass Areas minimum 300mm deep
 - Planting/Garden areas minimum 450mm deep

3. All planting areas to have drip irrigation lines with a backup connection to main water supply, installed to satisfy all current Sydney Water requirements and relevant Australian Standards.

Planting with:
Buxus bodinieri
Arthropodium cirratum
Dianella caerulea 'Little Jess'
Gaura lindheimeri 'May Farm'
Dichondra argentata 'Silver Falls'
Rosmarinus officinalis 'Irene'
Trachelospermum asiaticum 'Flat Mat'

Planting with:
Acmena smithii 'Minor'
Plectranthus 'Silver Falls'
Rhaphiolepis indica 'Oriental Pearl'
Arthropodium cirratum
Dichondra argentata 'Silver Falls'

ISS.	AMENDMENT	DATE	BY
A	DRAFT Development Application	12.12.16	GF
B	Development Application	16.12.16	GF
C	Development Application	20.02.17	GF

BATESSMART™

IMPORTANT NOTES:

Do not scale from drawings

All discrepancies to be brought to the attention of the Architect/Architect-Engineer.

Design is based on design criteria and design assumptions stated in the project description and the program. All dimensions in rim elevations shall conform to all dimensions and R/Ls in the program.

Use of specified standards only.

Verify all dimensions on site before the commencement of any work.

Contractors shall locate and protect all services prior to construction.

Work shall be carried out in accordance with the American Society of Civil Engineers (ASCE) Code of Professional Ethics and the American Society of Professional Engineers (ASPE) Code of Professional Ethics.

Structural Details shall be subject to Engineer's Specifications.

Drainage & Water Features shall be subject to Hydraulic Engineer's Specifications.

Work shall be carried out in a professional manner by Qualified Tradesmen according to Landscaping Drawings and any applicable codes.

No responsibility will be taken by 360 Degrees, for any variations in design, construction methods, materials specified, and general specifications without permission from the Project Engineer or Architect/Architect-Engineer.

Drawings is copyright © 2019 by 360 Degrees.

CLIENT

SANDRAN
 PROPERTY GROUP
 SCALE 1:250 @ A1
 DRAWING GF

CHECKED	GD
ISSUE	DA

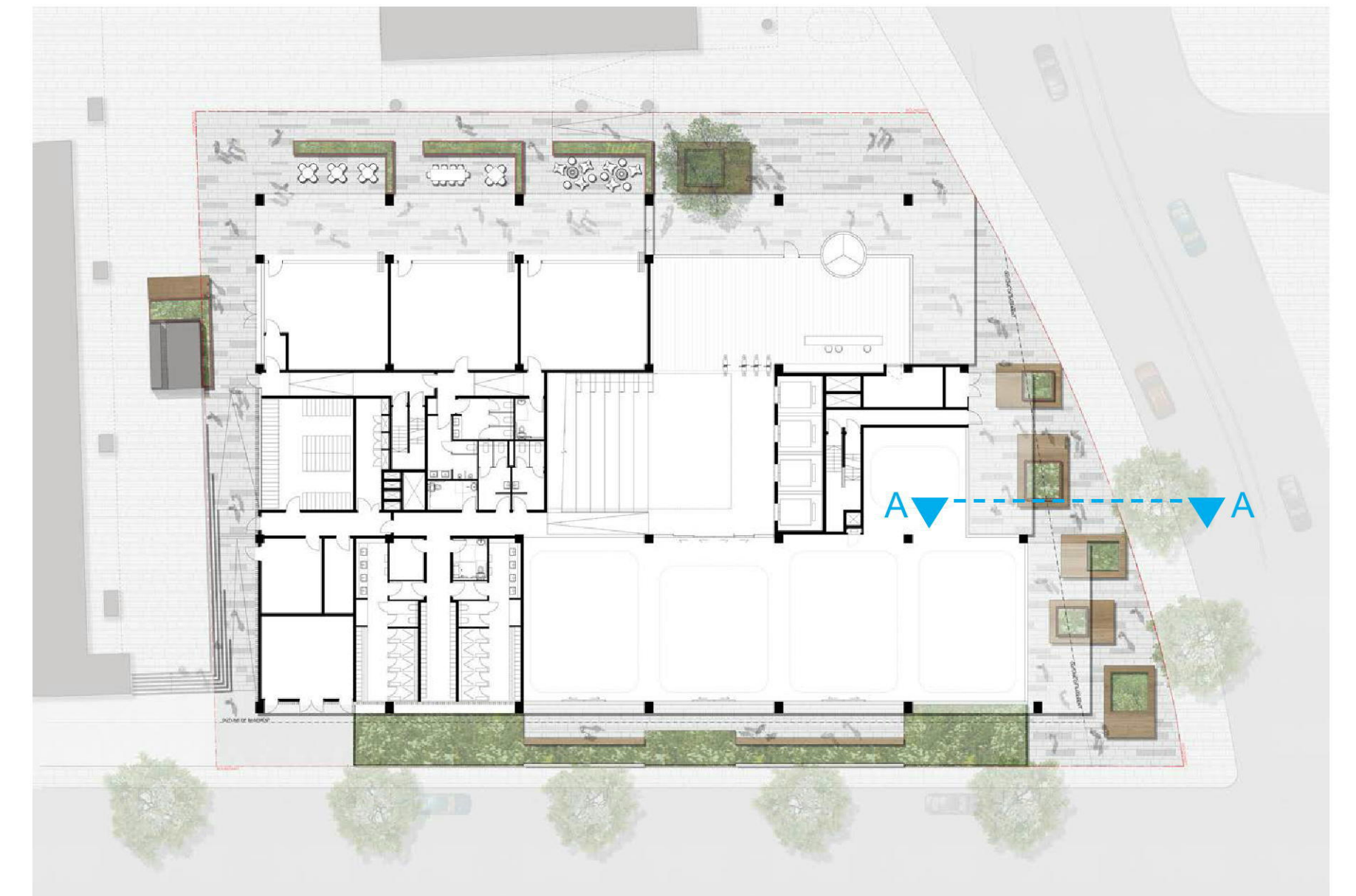
DWG. TITLE

LANDSCAPE MASTERPLAN - GROUND FLOOR

PROJECT

46-50 Belmore Street, Penrith

- | | | |
|--------|---|--|
| LEGEND | 1 | NEW TREE PIT WITH TERRABOND IN LIGHT GREY COLOUR AS PER PENRITH PUBLIC DOMAIN TECHNICAL MANUAL |
| | 2 | NEW STREET TREE TO PENRITH COUNCIL SPECIFICATION |
| | 3 | FOOTPATH TO PENRITH PUBLIC DOMAIN TECHNICAL MANUAL |
| | 4 | FLOATING TIMBER BENCH |
| | 5 | 800 mm HIGH CORTEN PLANTER |
| | 6 | STONE PAVING |
| | 7 | APPROXIMATE LOCATION OF EXISTING PIPES IN DRAINAGE EASEMENT. REFER TO SURVEY. |



KEY PLAN



ISS.	AMENDMENT	DATE	BY
A	DRAFT Development Application	12.12.16	GF
B	Development Application	16.12.16	GF
C	Development Application	20.02.17	GF

ARCHITECT

BATESSMART™

IMPORTANT NOTES:

Not to be read without drawings.
All dimensions to be brought to the attention of the Landscape Architect.
Larger scale drawings and written dimensions take preference. All dimensions in mm unless otherwise stated.
Dimensions and RLs are given in meters.
Use figured dimensions only.
Worked dimensions are to follow the commencement of any construction.
Commence construction at locale and proceed as follows per project conditions.
All work shall be carried out in accordance with AGA, SIDA & Local Government Regulations.
Work shall be carried out by a qualified Engineer's Supervisor.
Work shall be carried out by a professional and Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.
The Contractor shall be liable for 360 degrees for any variation in design, construction method, materials specified, and general specifications without permission from the Project Engineer or Landscape Architect.
The Contractor is responsible for the following:

CLIENT


SANDRAN
PROPERTY GROUP

SCALE
1:25 @ A1

	CHECKED GD
	ISSUE DA

DWG. TITLE
TYPICAL LANDSCAPE SECTION A-A

PROJECT
46-50 Belmore Street, Penrith

360 
Studio 1, 1 Marys Place
Surry Hills NSW 2010
p +612 9332 3801
w www.360.net.au
ABN: 90 146 801 322

LA-DA-03

-

GROUND FLOOR

BASEMENT (LVL 01)

FFL 28.45 ▼

01

RL 28.35 ▼

02

03

▼ RL 28.26

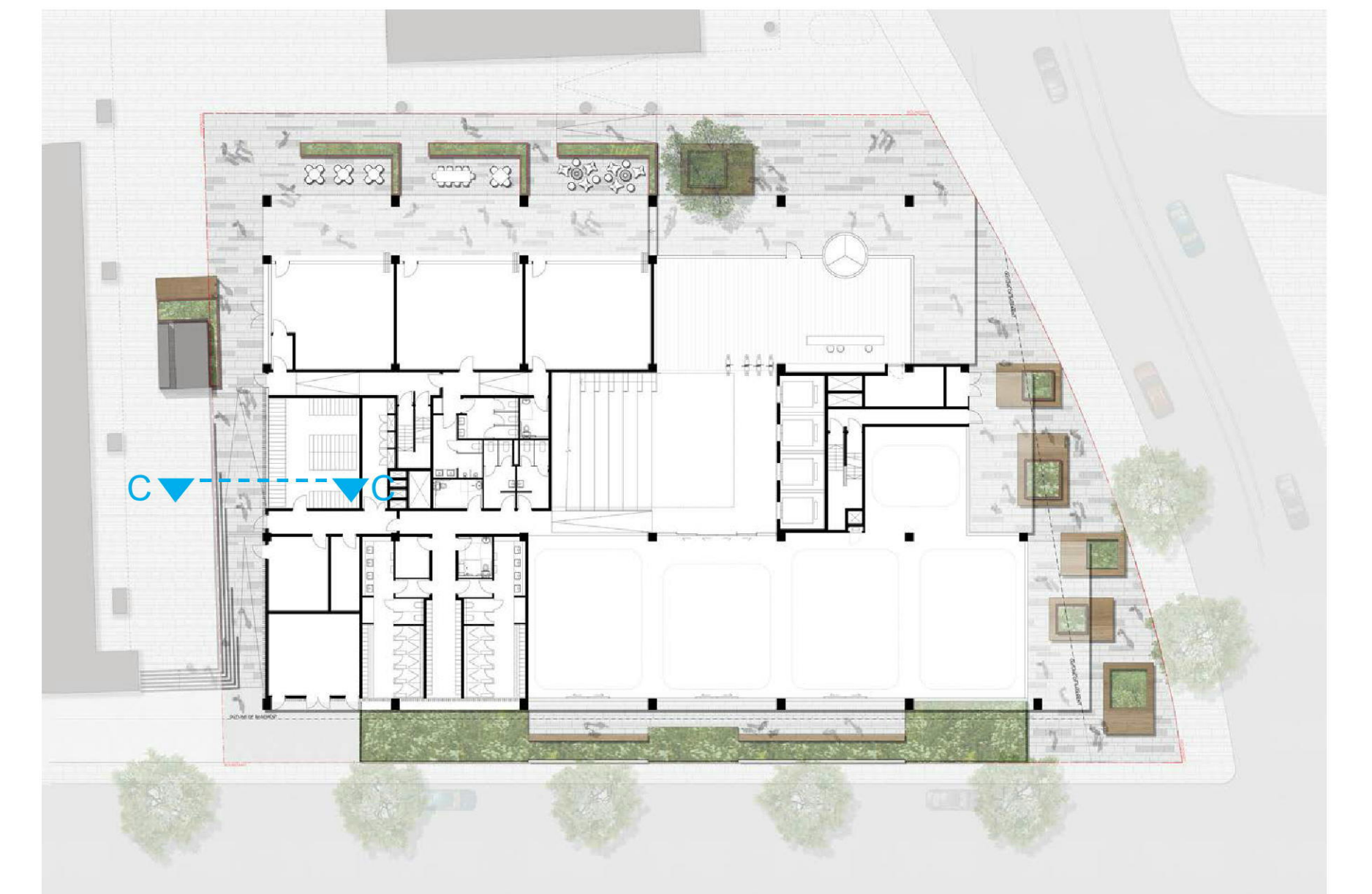
04

05

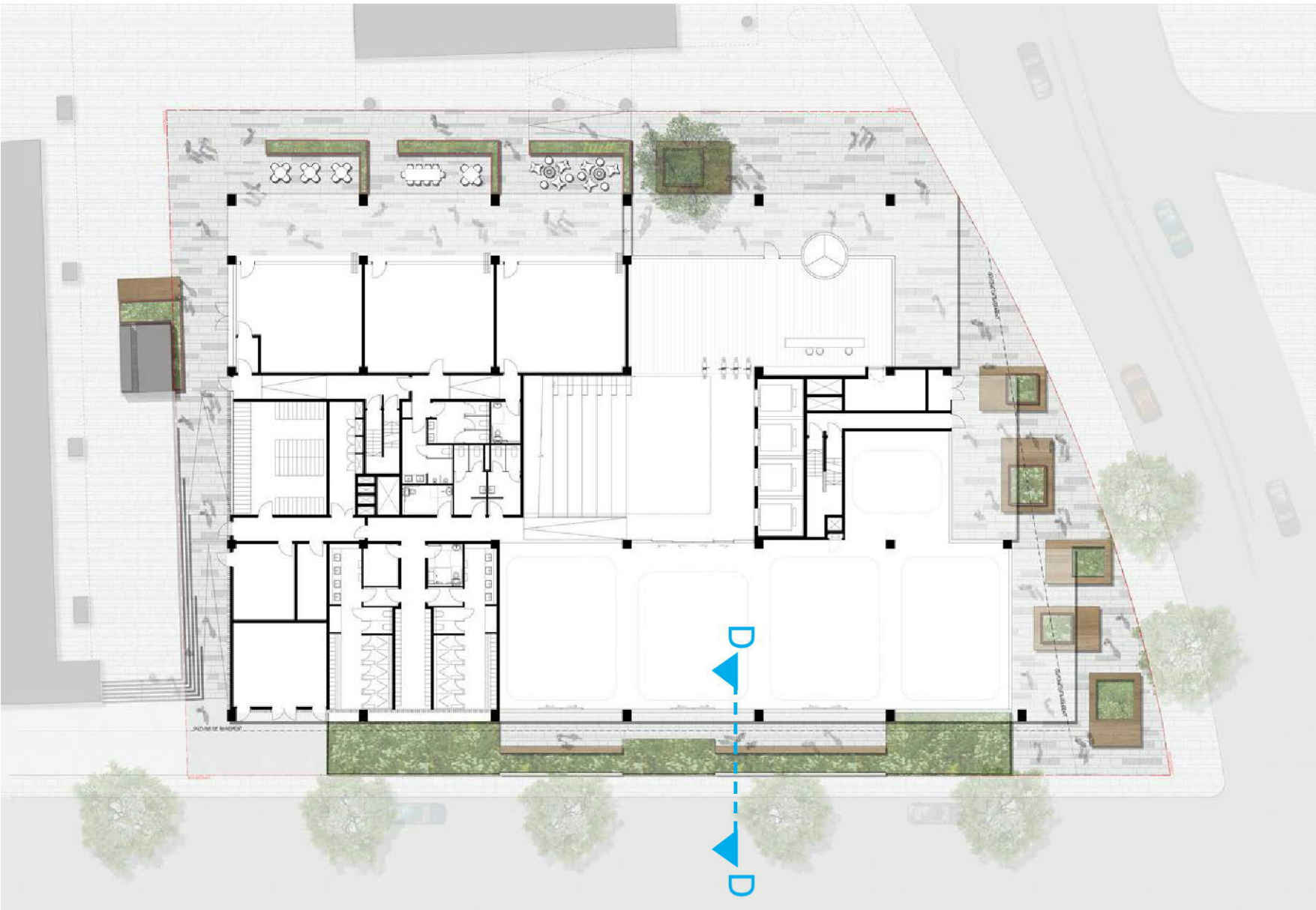
BOUNDARY

2-6 STATION STREET (EXISTING)

LA-DA-06



LEGEND	
1	1:20 WALKWAY WITH STONE PAVING
2	NEW STAIRS TO TRANSITION BETWEEN EXISTING LEVELS OF ADJACENT PROPERTY AND NEW DEVELOPMENT LEVELS
3	EXISTING PAVING TO ADJACENT PROPERTY

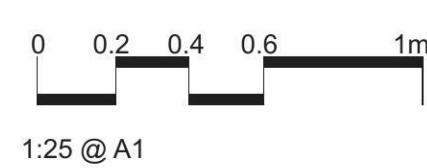


LEGEND	1	FUTURE STREET TO PENRITH COUNCIL SPECIFICATION AND GUIDELINESS
	2	FOOTPATH TO PENRITH COUNCIL PUBLIC DOMAIN TECHNICAL MANUAL
	3	BOUNDARY TREATMENT. COMBINATION OF SOLID STONE CLAD WALL AND PALISADE FENCE AS AN ACOUSTIC AND PRIVACY TREATMENT FOR OFFICES AND EXTERNAL TERRACE
	4	ON GRADE GARDEN TO PRIVATE TERRACE
	5	FLOATING TIMBER BENCH WITH BACK REST
	6	STONE PAVING
	7	APPROXIMATE LOCATION OF EXISTING PIPE IN DRAINAGE EASEMENT. REFER TO SURVEY.

<p>1:25 @ A1</p>	ISS.	AMENDMENT	DATE	BY	ARCHITECT	IMPORTANT NOTES: Do not scale from drawings. All dimensions to be brought to the attention of the Landscape Architect. Larger scale drawings and other dimensions take preference. All dimensions in mm unless otherwise stated. Do not abbreviate and ELLs as needed. Use Imperial dimensions only. Specify all dimensions in size before the commencement of any work. All work shall be carried out in accordance with AS/NZS 4842 and Local Government Regulations. Materials used shall be subject to Engineer's Specifications. Drawings & Material Fastener Details shall be subject to Hydraulic Engineer's Specifications. All work shall be carried out by a professional member of Qualified Tradesmen according to Landscape Drawings and Engineer's Specifications. No responsibility will be taken by SANDRAN for any variations to design, construction methods, materials specified and general specifications without permission from the Project Engineer or Landscape Architect. The Drawing is copyright © SANDRAN.
	A	DRAFT Development Application	12.12.16	GF		
	B	Development Application	16.12.16	GF		
	C	Development Application	20.02.17	GF		
<div><div><div>CLIENT</div><div> environmental solutions</div></div><div><div>CHECKED</div><div>GD</div></div></div>						
<div><div><div>SCALE</div><div>1:25 @ A1</div></div><div><div>DRAWN</div><div>GF</div></div><div><div>ISSUE</div><div>DA</div></div></div>						
<div><div><div>DWG. TITLE</div><div>TYPICAL LANDSCAPE SECTION D-D</div><div>PROJECT</div><div>46-50 Belmore Street, Penrith</div></div><div><div> Studio 1, Marys Place Hurry Hill NSW 2510 p +612 9592 2210 w www.360.net.au ABN 80 146 801 332</div><div><div>LA-DA-08</div></div></div></div>						



- | LEGEND | |
|--------|--|
| 1 | 1.00 m HIGH CORTEN PLANTER |
| 2 | OUTDOOR DINING AREA |
| 3 | FLOATING TIMBER BENCH |
| 4 | 1.00 m HIGH CENTRAL CORTEN PLANTER WITH LOW SHRUBS AND SHADE TREE (<i>TRISTANIOPSIS LAURINA</i> 'LUSCIOUS') REFER TO PLANTING PALETTE |
| 5 | OUTDOOR KITCHEN/STORAGE |
| 6 | SHADE STRUCTURE BY ARCHITECTS |



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A	DRAFT Development Application	12.12.16	GF
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ARCHITECT

BATESSMART™

IMPORTANT NOTES:

Do not scale from drawings.

All discrepancies to be brought to the attention of the Landscape Architect.

Large scale drawings and written dimensions take precedence. All dimensions in mm unless otherwise stated.

Dimensions in millimeters and feet and inches.

Use Connected dimensions to avoid the compromise of any works.

Verify dimensions on site before the commencement of any works.

Contractors shall locate and protect all services prior to construction.

All work shall be carried out in a professional manner by a Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.

Structural Details shall be subject to Engineer's Specifications.

Damage & Water/Fuel Details shall be subject to Hydraulic Engineer's Specifications.

All work shall be carried out in a professional manner by a Qualified Tradesman according to Landscape Drawings and Engineer's Specifications.

Contractors shall be liable to a penalty of 360 dollars, for any variations in design, construction method, materials, specifications, and general specifications without permission from the Project Engineer or Landscape Architect.

This Drawing is supplied to you as a guide only.

	CLIENT
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SCALE
1:25 @ A1

	DRAWN GF
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	CHECK GD
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	ISSUE
	DA

	ISSUE
	DA

	ISSUE
	DA

DWG. TITLE

TYPICAL LANDSCAPE SECTION E-E

PROJECT

46-50 Belmore Street, Penrith

360 

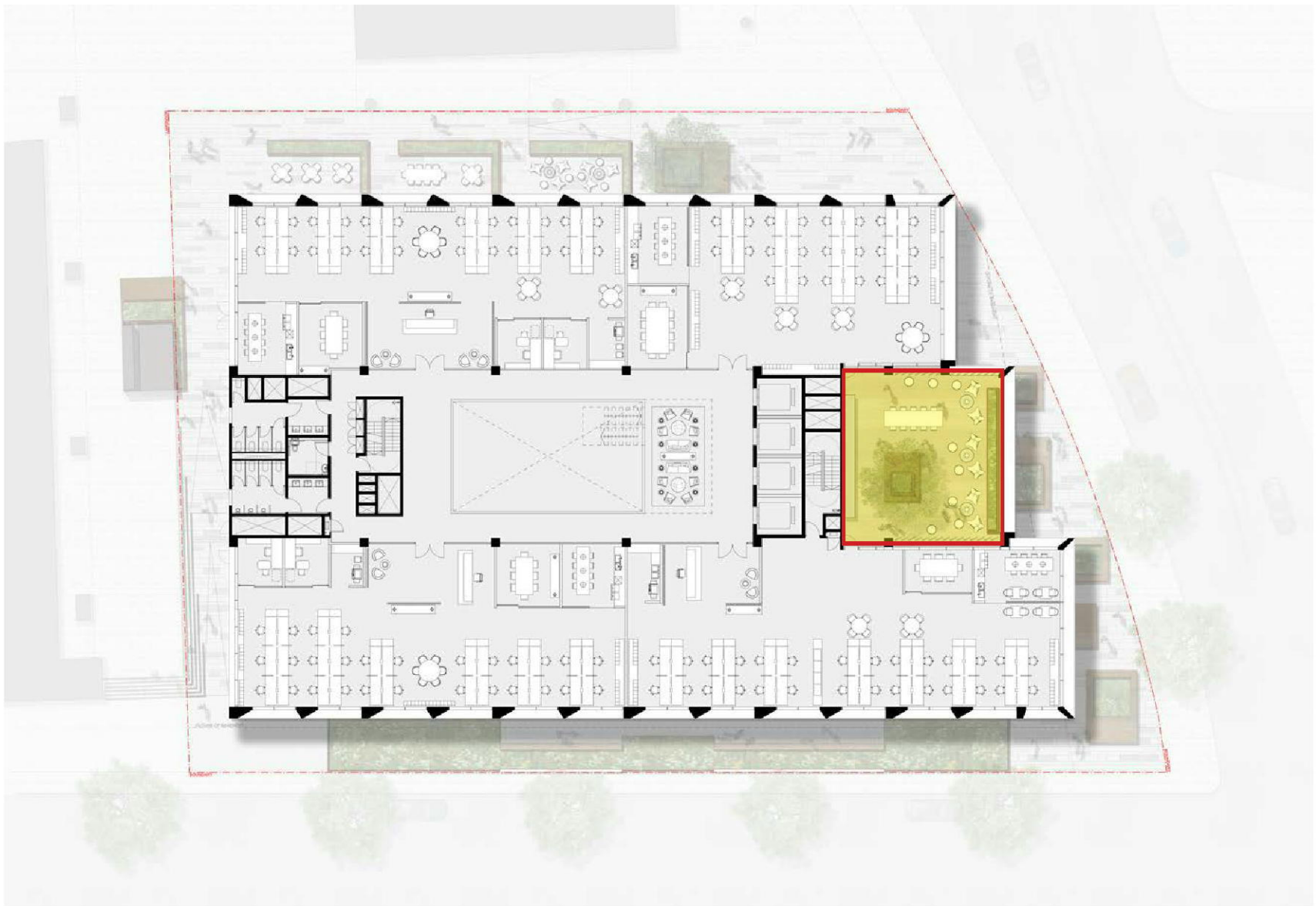
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p +612 9332 3601
w www.360.net.au
ABN: 90 146 801 322

LA-DA-09

PLANTING GROUND FLOOR



PLANTING LEVEL 07



TREES

Tristaniopsis laurina 'Luscious'

SHRUBS

Acmena smithii 'Minor'

Buxus bodinieri

Plectranthus argentatus 'Silver Shield'

Raphiolepis indica 'Oriental Pearl'

GRASSES & PERENNIALS

Arthropodium cirratum

Dianella caerulea 'Little Jess'

Gaura lindheimeri 'May Farm'

GROUNDCOVERS

Dichondra argentata 'Silver Falls'

Rosmarinus officinalis 'Irene'

Trachelospermum asiaticum 'Flat Mat'

TREES

Tristaniopsis laurina 'Luscious'

SHRUBS

Buxus bodinieri

GRASSES & PERENNIALS

Arthropodium cirratum

Dianella caerulea 'Little Jess'

Gaura lindheimeri 'May Farm'

GROUNDCOVERS

Dichondra argentata 'Silver Falls'

Rosmarinus officinalis 'Irene'

INDICATIVE PLANTING PALETTE

Botanical Name	Common Name	Pot Size
GROUND FLOOR PLANTING		
PLANTING PALETTE - TREES		
Tristaniopsis laurina 'Luscious'	Luscious	300L
PLANTING PALETTE - SHRUBS		
Acmena smithii 'Minor'	Dwarf Lillypilly	300mm
Buxus bodinieri	Slow Box	300mm
Plectranthus argentatus 'Silver Shield'	Silver Spurflower	200mm
Raphiolepis indica 'Oriental Pearl'	Oriental Pearl	300mm
PLANTING PALETTE - GRASSES & PERENNIALS		
Arthropodium cirratum	Renga Renga Lily	200mm
Dianella caerulea 'Little Jess'	Flax Lily	200mm
Gaura lindheimeri 'May Farm'	Butterfly Bush	200mm
PLANTING PALETTE - GROUNDCOVERS		
Dichondra argentata 'Silver Falls'	Silver Falls	140mm
Rosmarinus officinalis 'Irene'	Prostrate Rosemary	140mm
Trachelospermum asiaticum 'Flat Mat'	Asiatic Jasmine	140mm
LEVEL 07 PLANTING		
PLANTING PALETTE - TREES		
Tristaniopsis laurina 'Luscious'	Luscious	300L
PLANTING PALETTE - SHRUBS		
Buxus bodinieri	Slow Box	300mm
PLANTING PALETTE - GRASSES & PERENNIALS		
Arthropodium cirratum	Renga Renga Lily	200mm
Dianella caerulea 'Little Jess'	Flax Lily	200mm
Gaura lindheimeri 'May Farm'	Butterfly Bush	200mm
PLANTING PALETTE - GROUNDCOVERS		
Dichondra argentata 'Silver Falls'	Silver Falls	140mm
Rosmarinus officinalis 'Irene'	Prostrate Rosemary	140mm