

# PENRITH GOLF CLUB SENIORS LIVING

## Landscape Development Application

### DRAWINGS

DWG NO.	DRAWING TITLE	SCALE
000	COVER SHEET	
100	LANDSCAPE MASTERPLAN	1:400
101	LANDSCAPE PLAN	1:200
102	LANDSCAPE PLAN	1:200
102	LANDSCAPE PLAN	1:200
200	LANDSCAPE MASTERPLAN - PLANTING	1:400
201	PLANTING PLAN	1:200
202	PLANTING PLAN	1:200
202	PLANTING PLAN	1:200
501	LANDSCAPE SPECIFICATION & PLANT SCHEDULE & DETAILS	AS SHOWN
502	LANDSCAPE DETAILS	AS SHOWN

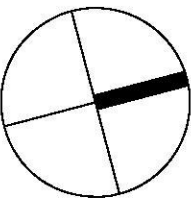
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C	For Approval	PH	RS	14.06.2018
B	Development Application	NP	RS	24.03.2017
A	For Review	NP	RS	13.03.2017
Issue	Revision Description	Drawn	Check	Date

#### LEGEND

Key Plan:



Client:  
Sunshine Property Investment Group

Architect:  
Jackson Teece

Project:  
Penrith Golf Club Seniors Living

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S I T E I M A G E



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#### DEVELOPMENT APPLICATION

Drawing Name:  
Cover Sheet

Scale:		Sheet _ of _
Job Number:	Drawing Number:	Issue:
SS17-3483		000 C



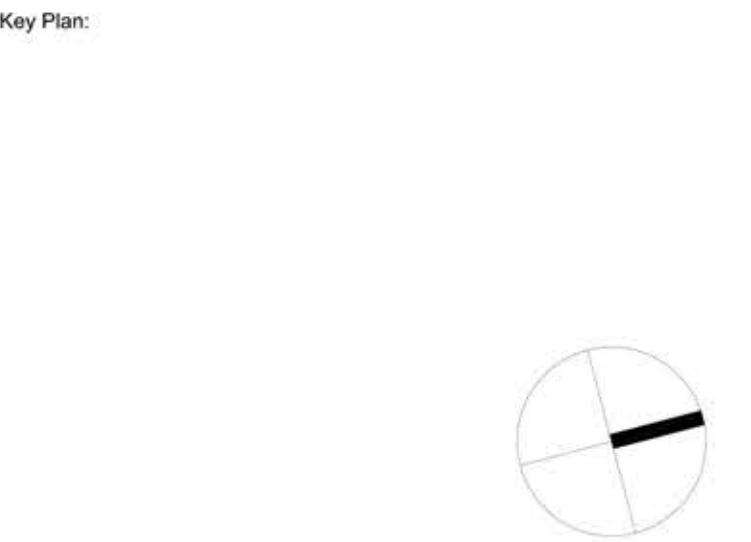


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E	For Approval	MW	RS	12.03.2019
D	For Approval	PH	RS	01.03.2019
C	For Approval	PH	RS	14.08.2018
B	Development Application	NP	RS	24.03.2017
A	For Review	NP	RS	13.03.2017
Issue	Revision Description	Drawn	Check	Date

- LEGEND
- Proposed Tree Planting
  - Proposed Shrub Planting
  - Proposed Shrub Planting
  - Proposed Accent Planting
  - Proposed Groundcover
  - Proposed Water Feature
  - Proposed Paving Area
  - Proposed Paving Area
  - Proposed Concrete Path
  - Pergola Structure



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Project:  
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**DEVELOPMENT APPLICATION**

Drawing Name:  
**Landscape Masterplan Render**

Scale: 1:400 @ A1

Job Number: **SS17-3483**

Drawing Number: **C100**

Issue: **E**

Sheet of: **1**

NOT FOR CONSTRUCTION



Landscape Master Plan

The buildings have been located and arranged to suitably relate to the adjoining golf course and clubhouse, access road and parking areas, and to provide suitable screening and visual separation from main roads to the east and south.

Two principal access roads service the roads, providing suitable address and access to building entries with a strong sense of address to assist wayfinding and create suitable residential identity for residents and for visitors. The buildings are arranged so as to provide a connected series of open spaces that provide a high level of amenity and landscape outlook and setting, and landscape and recreation amenity generally. A comprehensive pathway network provides interesting loop walkways around the site, and access to the various amenities and facilities, including community terrace area and swimming pool, seating and shelters, and a range of dedicated recreation areas. The following pages provide illustration of detail areas of the site, along with short commentary of landscape feature and character, facilities and amenity provided by the landscape.



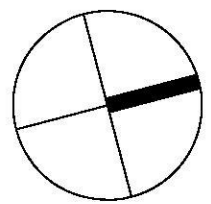
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Key Plan:



Client:  
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Architect:  
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**DEVELOPMENT APPLICATION**

Drawing Name:  
**Landscape Masterplan**

Scale: 1:400 @ A1  
Job Number:  
**SS17-3483**

Sheet \_ of \_  
Drawing Number:  
**100**

Issue:  
**C**

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Landscape Accessibility

Council has requested 'Accessibility' review of the general pathways, their grades, layout and confirmation as to suitability and consideration of relevant codes and requirements.

We note that throughout the masterplan and design process, ongoing consideration and adjustment has been made to achieve suitable building access and general circulation, including access to public transport on The Northern Road.

The adjacent plan demonstrates key levels that we believe show a suitable outcome in terms of relationship between paths and building entries, general circulation pathways, amenity areas, and road setdown and crossing locations. Accessible journey path has been indicated, allowing access to buildings.

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B	Supplementary DA Information	NPE	RS	17.08.2018
B	Supplementary DA Information	NH	RS	23.05.2017
A	Supplementary DA Information	NH	RS	17.05.2017
Issue	Revision Description	Drawn	Check	Date

- LEGEND
- Accessible Journey Requiring Ramp (Grade shallower than 1:14, steeper than 1:21)
  - Accessible Journey (Grade shallower than 1:21)
  - + 50.76 Spot Level
  - FE Fire Egress
  - LO Lobby Entry

Key Plan:

Client:  
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SUPPLEMENTARY DA INFORMATION

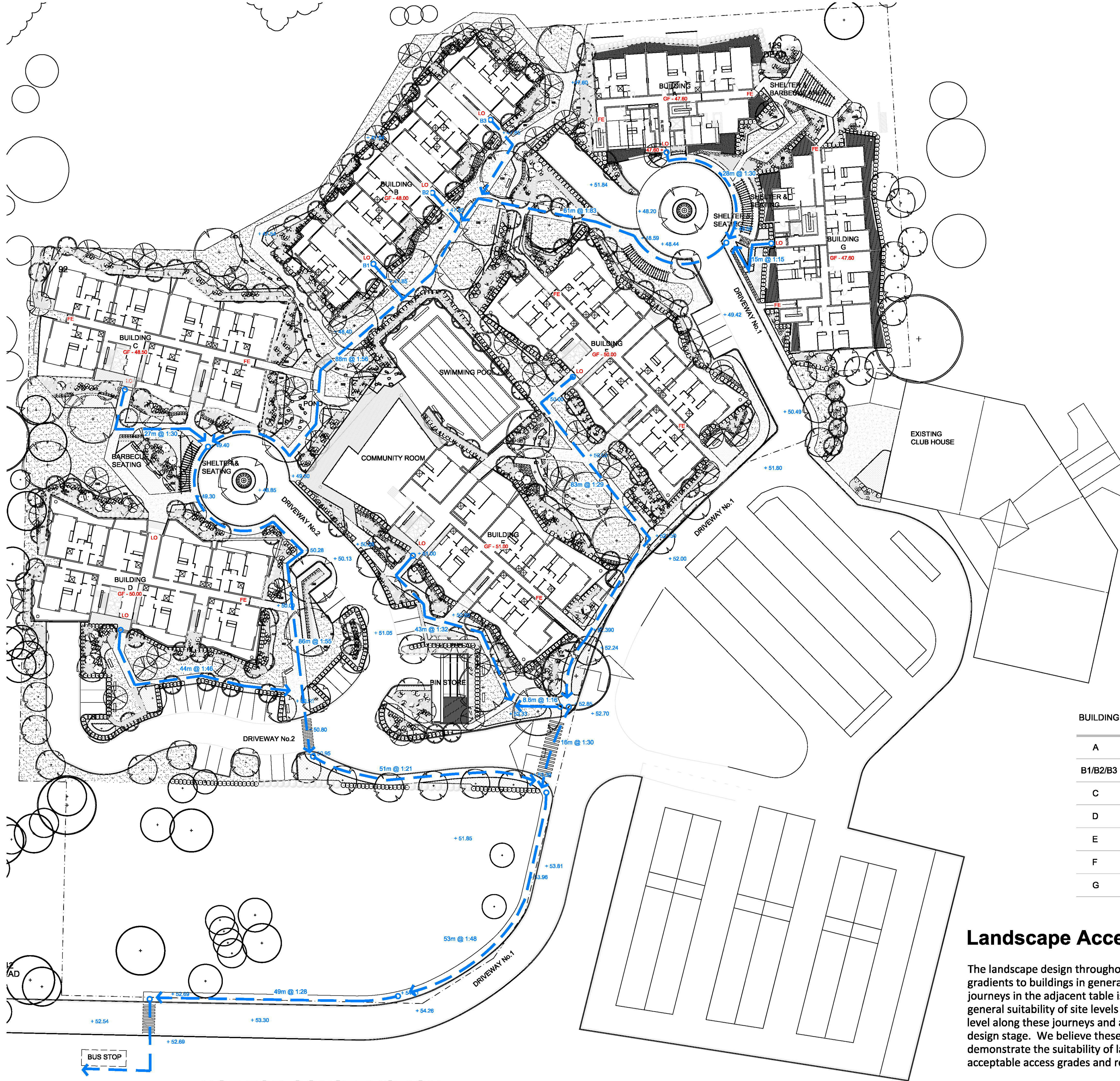
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Landscape Accessibility

Scale: 1:400 @ A1  
Job Number:  
SS17-3483

Sheet \_ of \_  
0 2 4 8 12 20m  
Drawing Number:  
100 C

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  - Accessible Journey (Grade shallower than 1:21)
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  - FE** Fire Egress
  - LO** Lobby Entry

Key Plan:

BUILDING	DISTANCE TO BUS STOP (m)	AVERAGE GRADE
A	448	1:69
B1/B2/B3	343/362/382	1:56
C	303	1:49
D	249	1:39
E	211	1:108
F	239	1:82
G	438	1:67

## Landscape Accessibility to Bus Stop

The landscape design throughout has considered levels and access gradients to buildings in general. The overall average gradient indicated for journeys in the adjacent table is provided as a guide only to show the general suitability of site levels - with detailed design to address variation in level along these journeys and at entries as may be required in the detailed design stage. We believe these gradients and the site levels indicated demonstrate the suitability of landscape levels in general to achieve acceptable access grades and relationships in the completed project.

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**SUPPLEMENTARY DA INFORMATION**

Drawing Name:  
**Landscape Accessibility - Journey to Bus Stop**

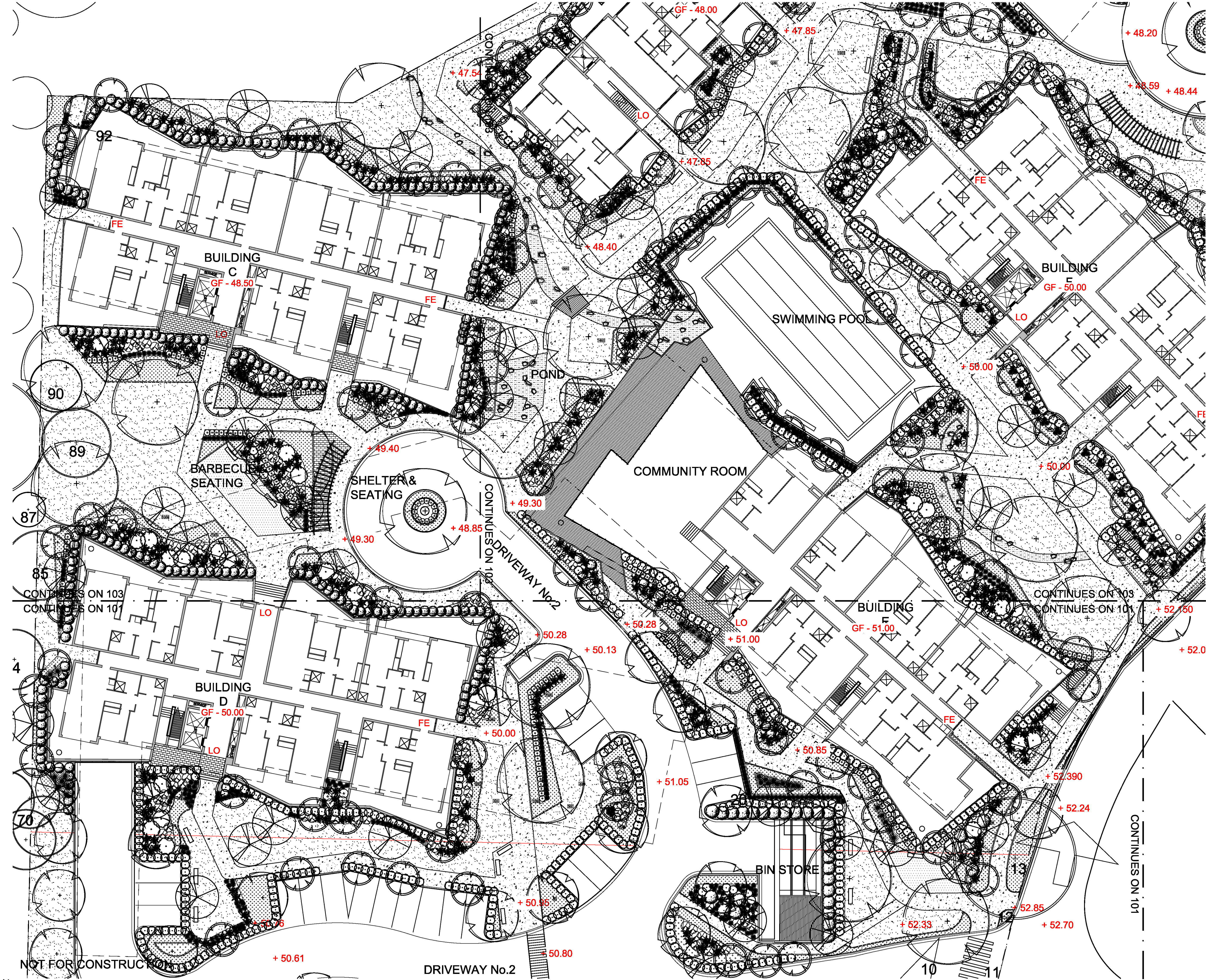
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Job Number:  
Drawing Number:  
Sheet \_ of \_  
20m  
Issue:

SS17-3483 101 C







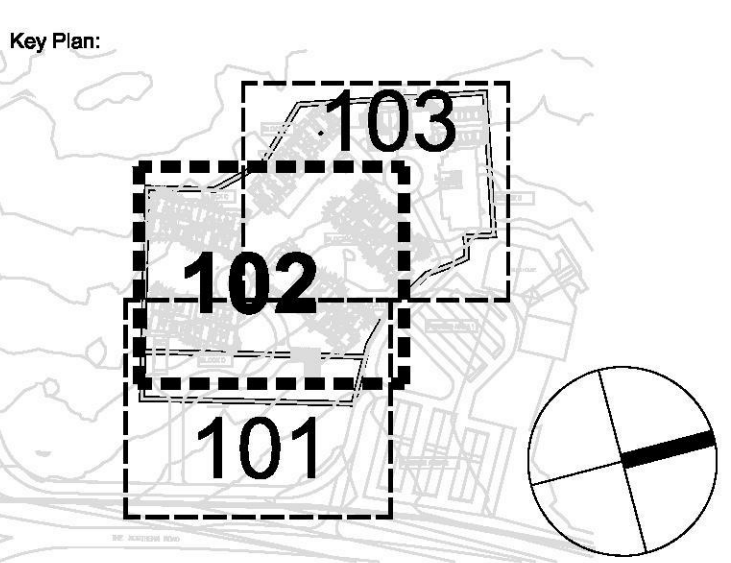


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**DEVELOPMENT APPLICATION**

Drawing Name:  
**Landscape Plan**

Scale: 1:200 @ A1  
Job Number:  
**SS17-3483**

Sheet \_ of \_  
Drawing Number: 6  
Issue: 102 C