

LOT 210

LORD SHEFFIELD CIRCUIT, PENRITH

LANDSCAPE DA REPORT

29 MARCH 2019
ISSUE A

Prepared for:



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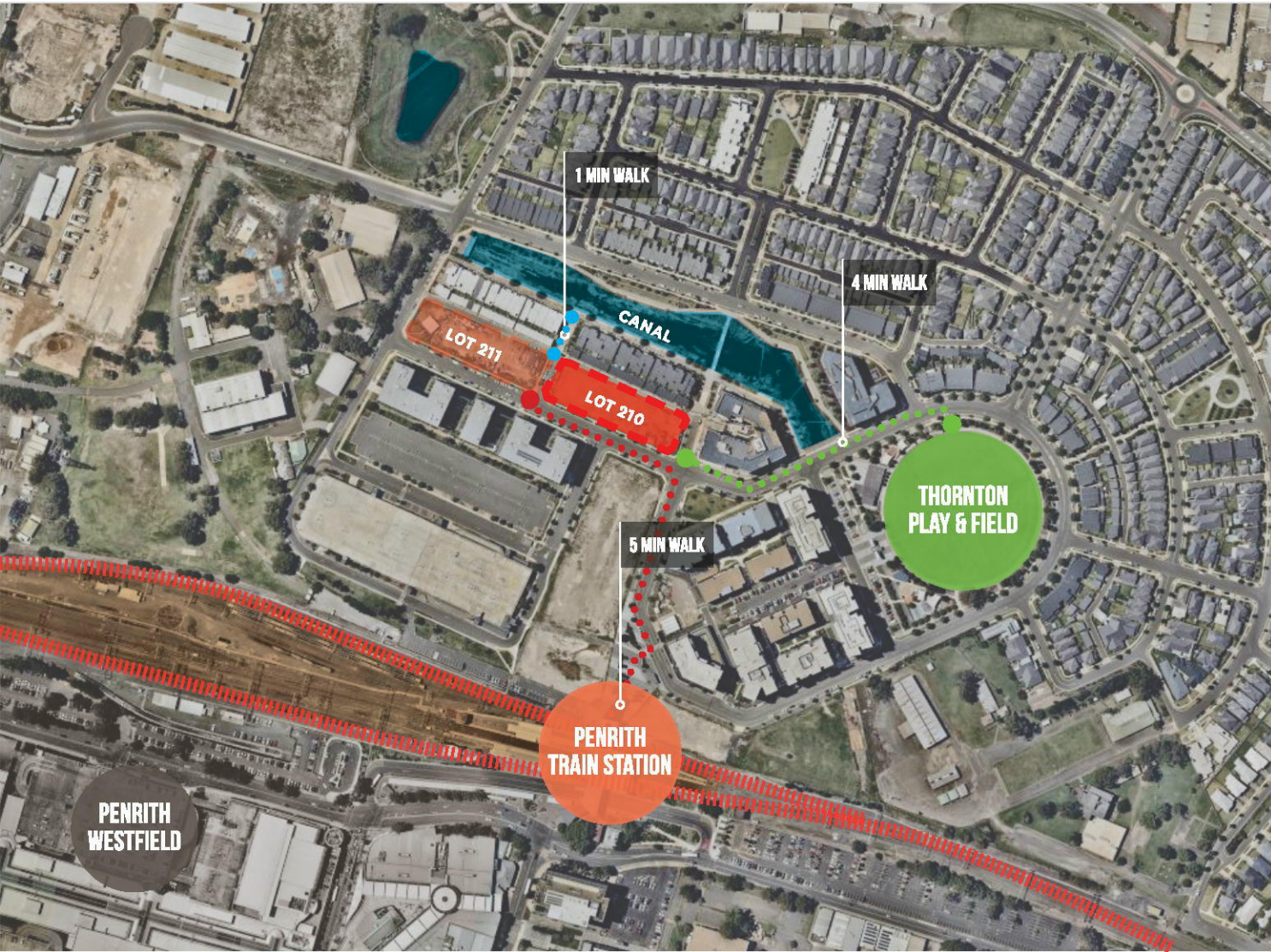
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SITE CONTEXT AND ANALYSIS

SITE CONTEXT



INTRODUCTION

This landscape design report has been prepared by Turf Design for the proposed development of Lot 210 Lord Sheffield Circuit, Penrith. The proposed medium density residential development includes landscaping to the streetscape, a series of rooftop gardens, and private terraces. The outcome will be a quality landscape that provides high amenity to the neighbourhood and also a private oasis for the residents.

SITE AREA & LOCATION

The site area totals 3084m² for Lot 210.

The Canal and Thornton Field nearby are quality public open space offerings for the neighbourhood. Penrith Train Station and CBD is a short 5 min. walk south.



Canal



Thornton Play & Field



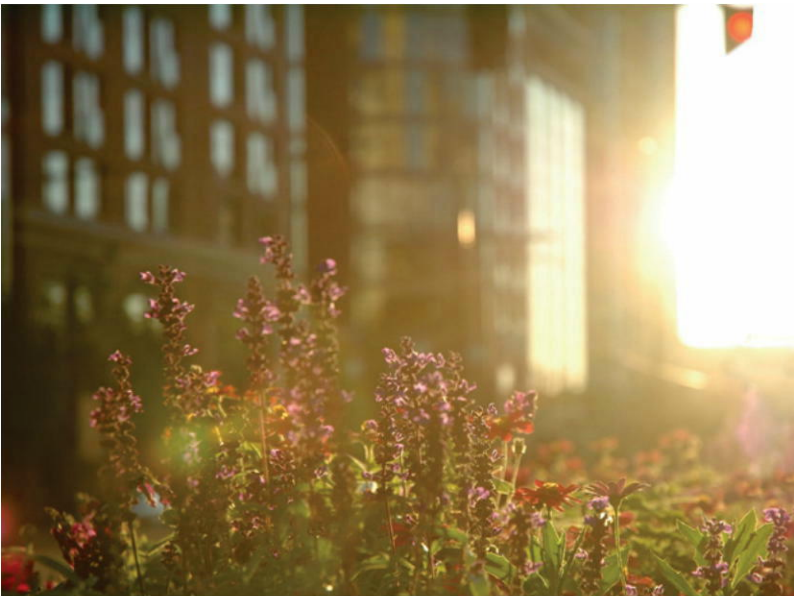
Penrith Train Station

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DESIGN RESPONSE

KEY LANDSCAPE PRINCIPLES

ENVIRONMENT



Create a place that is comfortable to be in all year-round and in all weather conditions.

URBAN GREENING



Explore the full range of opportunities to integrate greenery and living systems into the urban fabric.

SHADE



Contribute to cooling the city, urban tree canopy, and environmental comfort by maximising provision of shade trees throughout.

PASSIVE SURVEILLANCE



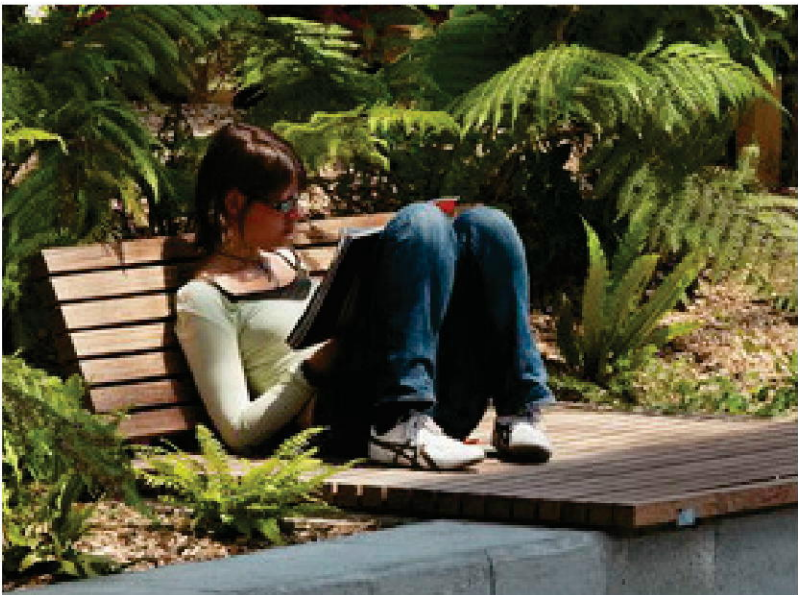
Maximise sense of safety in the public domain and communal open space by ensuring the design of built form and landscape optimises opportunities for passive surveillance.

GATHERING



Create a place that brings people together outside.

REFUGE



Create comfortable unique spaces to unwind, relax and time to think.

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Food & Growing



Family Terrace

STREETSCAPE

The streetscape will be designed in accordance with Council requirements, and planting inside the lot boundaries to provide a comfortable balance of privacy and passive surveillance of the street from ground floor apartments.

The Retail and Bike Hubs provide street activation on key corners.

Vertical greening of the architectural lobby entry gateways further elevates the entry experience and their legibility from the street. They will be feature lit at night with LEDs for visual effect and to address legibility and CPTED issues, whilst ensuring no impacts on adjacent apartments.

COMMUNAL OPEN SPACE

The proposed range of communal open spaces combine to create a diverse offering of urban amenities, and will be an important agent for developing a happy, healthy, and social residential community.

Please refer to the following pages for specific details on each space.

URBAN ELEMENTS

Elements such as paving, furniture and lighting will be developed further during detailed design.

AMENITY

Solar access and natural ventilation have been maximised by selecting a variety of tree species to suit varying requirements throughout the site. Deciduous and light-canopied trees have been nominated in close proximity to building facades with good solar access.

Visual privacy needs have been addressed in the planting design. The desire for an outlook to public areas is balanced with the need for privacy internally and externally, during day and night.

The design acknowledges the opportunity to provide a diversity of communal open spaces and take advantage of views. Mezzanine communal levels provide good summer shade to areas below, whilst ensuring adequate light by offsetting from the edges and having voids in the centre.

Private courtyards and balconies have also been designed with consideration to privacy/screening requirements.

ACCESSIBILITY

All residents of the new development can access and enjoy the communal areas. Universal access has been incorporated into communal spaces, connecting walkways and building entries without compromising design quality.

Gently graded pathways will provide accessibility for all age groups and degrees of mobility; ensuring that residents can access site amenities comfortably. Paths are rationally laid out into a clear and identifiable pathway network assisting orientation for visitors, and access to and from building entries and service areas.

LIGHTING

Lighting of external spaces will be provided to ensure access points are well lit, improving visibility and the sense of safety. Lighting of the communal open spaces will ensure safe levels of illumination for movement, whilst considering impact on private residences. Unobtrusive lighting will be incorporated where appropriate to enable early evening use of key spaces. All external lighting will be designed to meet relevant Australian lighting standards.

DRAINAGE AND IRRIGATION

The detailed design will specify drainage cell to all soft landscape zones.

Where possible storm water runoff will be directed to the lawn and garden beds. Consideration has been given to the incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertiliser contamination of drainage water. A proprietary subsurface drip irrigation system will be provided to all soft landscape areas.

SOIL

The planting will comprise a complementary mix of indigenous and exotic species. Soil requirements will therefore vary according to varying soil chemistries enjoyed by individual species.

For indigenous vegetation, soil profiles will be provided which have modest nutrient levels particularly phosphorus. Specified material will equal Australian Native Landscapes 'Low P' mixture.

In areas where exotic species are to be planted an industry standard organic soil mixture will be provided.

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PLANT ESTABLISHMENT AND MAINTENANCE



Parents Retreat



Multi-Use Space & Dog Play

PLANT ESTABLISHMENT AND MAINTENANCE

A landscape maintenance contractor will be engaged to maintain all plant material in a state of health and vigour for a period of 52 weeks after practical completion. Contractor must provide the Superintendent with a proposed maintenance works program for approval. The landscape contractor must keep a logbook of all maintenance works undertaken and include 'works to date' information with all progress payment invoices. Works will include, but not be limited to:

- Monitoring the irrigation system on a weekly basis to ensure plants are not under or over irrigated,
- Replacing dead plant material to establish a complete cover of planting without obvious voids at final completion.
- Replenishment of mulch as required to provide cover to the soil surface minimising weed encroachment.
- Suppression of weed growth and weed removal
- Low phosphorus nutrient will be provided to indigenous plant groupings, and a broad spectrum fertiliser applied to exotic plant groupings to satisfy differing chemical requirements.
- Selective pruning / crown lifting / canopy shaping of trees to remove potential future structural defects, establish branching above head height, etc.

SPECIFIC REQUIREMENTS
1.GROUND FLOOR PLANTERS

- Common
Particular attention to crown lifting of trees is required to address CPTED, mitigate risk of vandalism, and maximise open views to apartment entries and street. Diverse mixes of drought tolerant species in the understorey will ensure a resilient landscape.
- Private
Species selection in the private terraces will be slower-growing, hardy species that require minimal ongoing maintenance. An annual maintenance program will be provided to the residents, and monitored by the building maintenance contractor. Consent for access by the building maintenance contractor will be required if the planting is not maintained in good health.

2.BALCONY & ROOFTOP PLANTERS

- Communal
Planters to building edges are generally 1m high and max. 1m wide to form the balustrade to edge, whilst ensuring narrow enough to be maintained from the terrace. In some locations the planters are wider to achieve required soil volumes for trees. In these locations flat bar palisade fences are located on the top of external planter walls to form the balustrade and provide safe access to the planting for maintenance.
- Private
All private balcony planters will be maintainable from the balcony (without the need for abseiling/anchor points). Species selection in the private terraces will be slower-growing, hardy species that require minimal ongoing maintenance. An annual maintenance program will be provided to the residents, and monitored by the building maintenance contractor. Consent for access by the building maintenance contractor will be required if the planting is not maintained in good health.

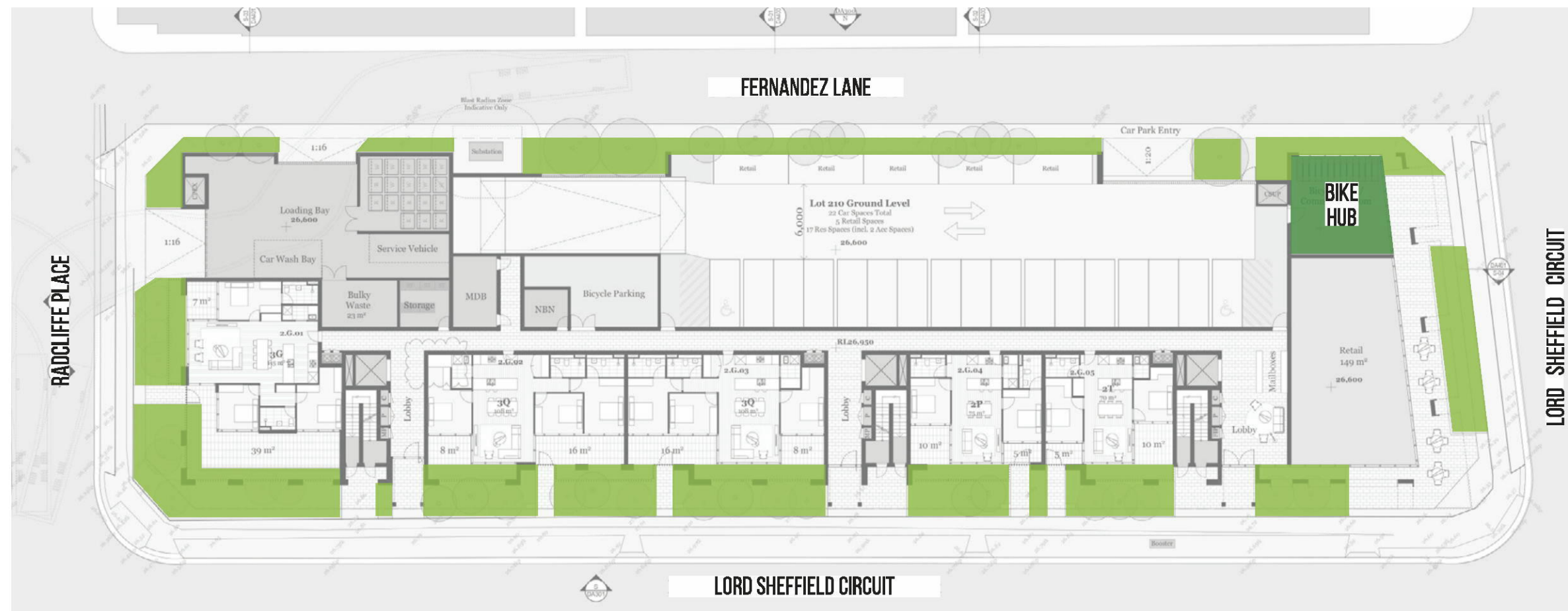
3.VERTICAL GREENING

Significant urban amenity and greening is achieved with the inclusion of vertical wires for climbers to grow up key locations of the facade. Ongoing maintenance will be minimised using several strategies: generous soil volume at the base to support healthy growth; species selection will be a mix of at least two hardy, drought tolerant species; wires will be located minimum 600mm clear of windows and openings in the facade to ensure no impacts on solar access, horizontal ladders provided in a staggered formation between wires to provide lateral support for plant growth; anchors provided at the top of facades (concealed within planter) to enable ongoing maintenance of the facade.

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DESIGN RESPONSE ZONING DIAGRAM



STREETSCAPE

Plan Scale - 1:400 @ A3

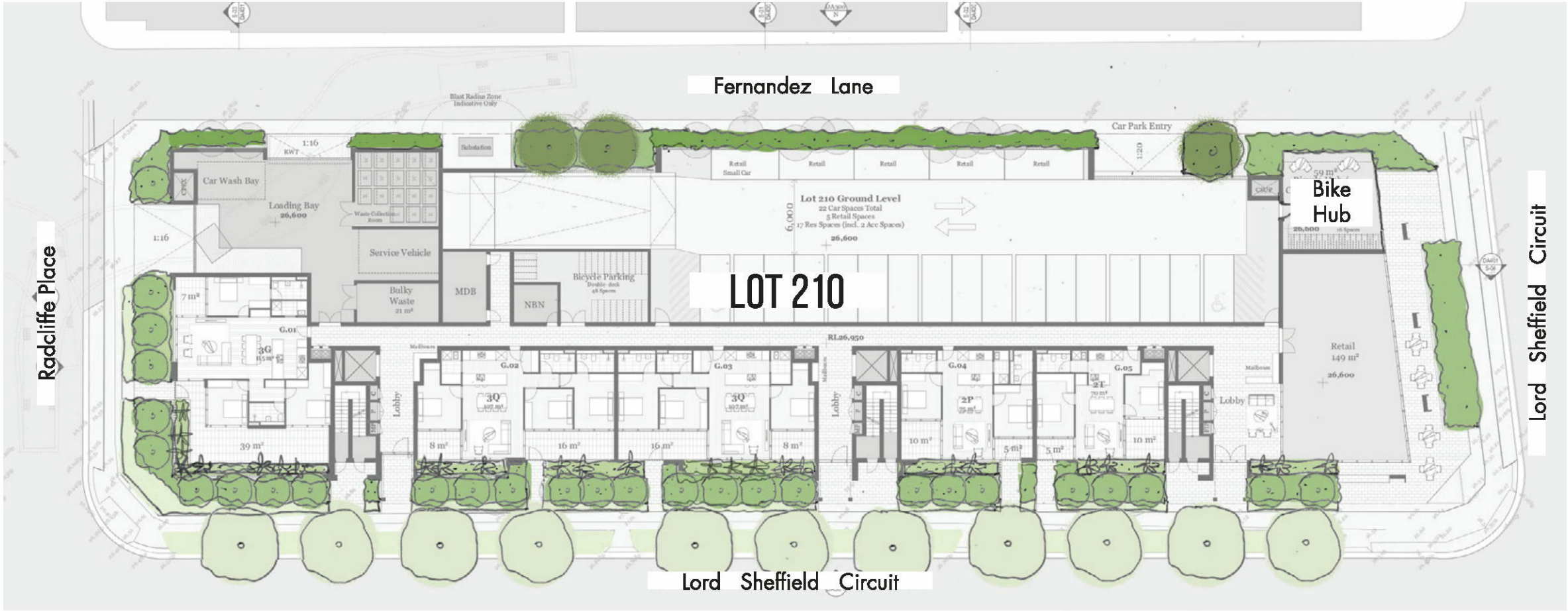


ROOFTOPS

Plan Scale - 1:400 @ A3

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STREETSCAPE
LOT 210 MASTERPLAN



Plan Scale - 1:400 @ A3

- LEGEND**
- Street Trees (species to be confirmed in consultation with council)
 - Tall upright, light canopy tree to provide dappled shade / screening
 - Tall upright tree on Fernandez Lane to mask building mass and provide urban canopy

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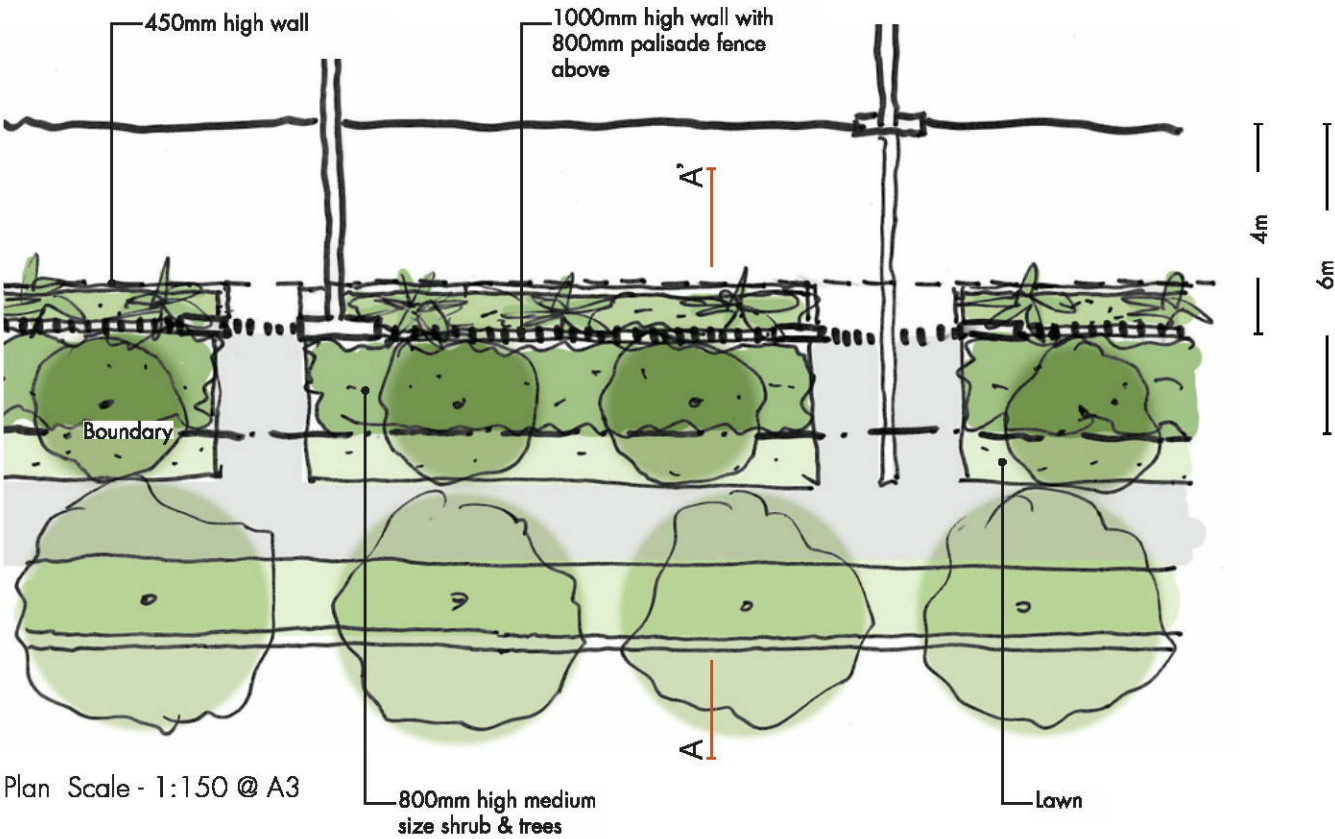


0 10 20 30 40m
SCALE 1:800@A3



STREETSCAPE

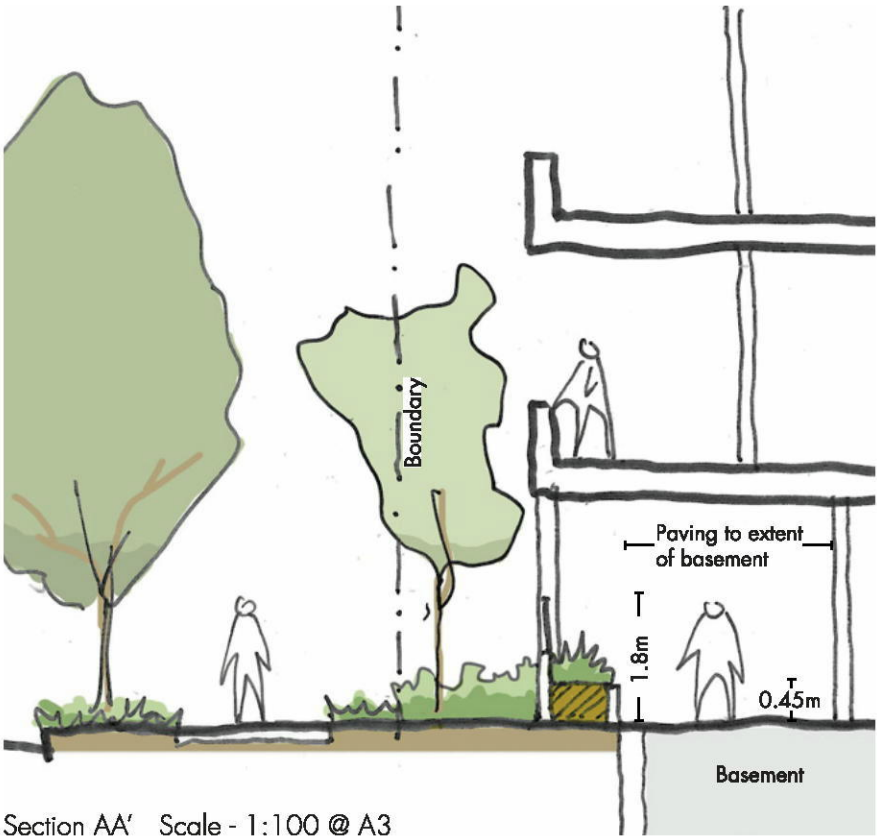
LORD SHEFFIELD CIRCUIT



TERRACE INTERFACE

Raised planter (1m) combined with flat bar palisade fence (1.8m) provides privacy whilst retaining views out. Internal planter wall to remain 450mm to ensure sense of space for terrace is maximised.

Tall upright tree species with a light canopy to maximise light into apartments and views to the street. Approx. 800mm high shrubs to screen wall behind.



Vertical Greening



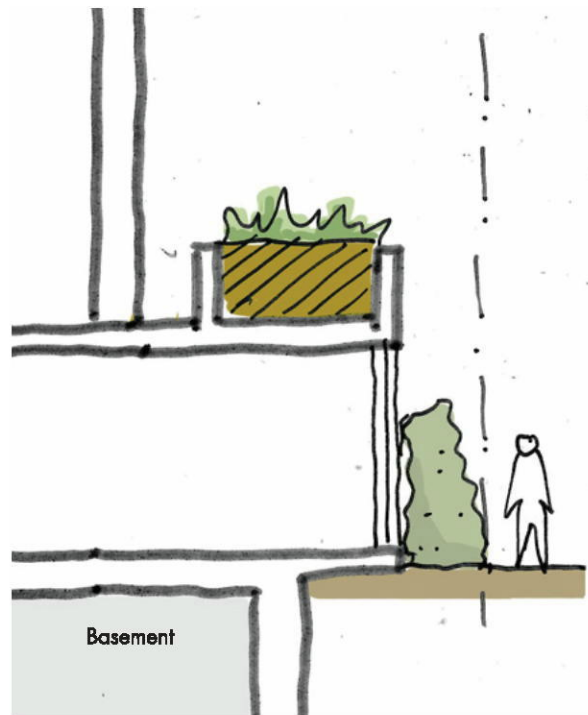
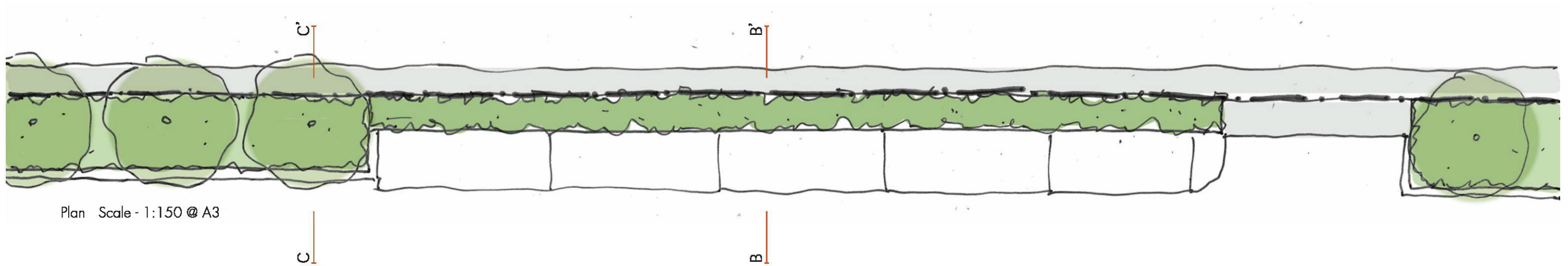
North Elevation Vertical Greening Scale - 1:300 @ A3



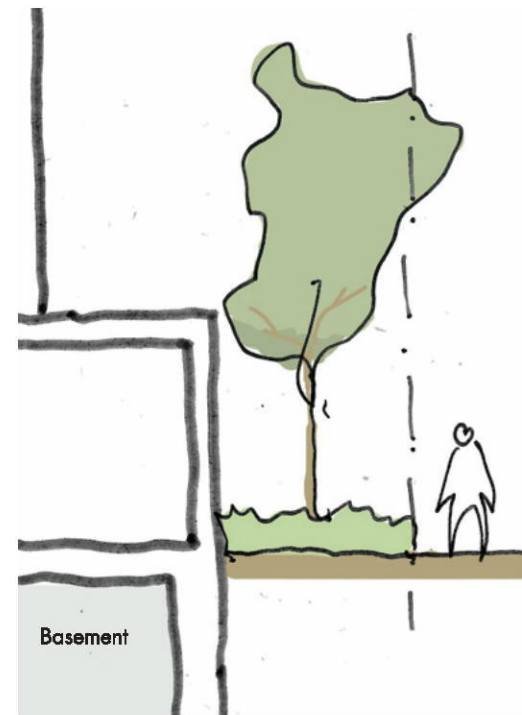
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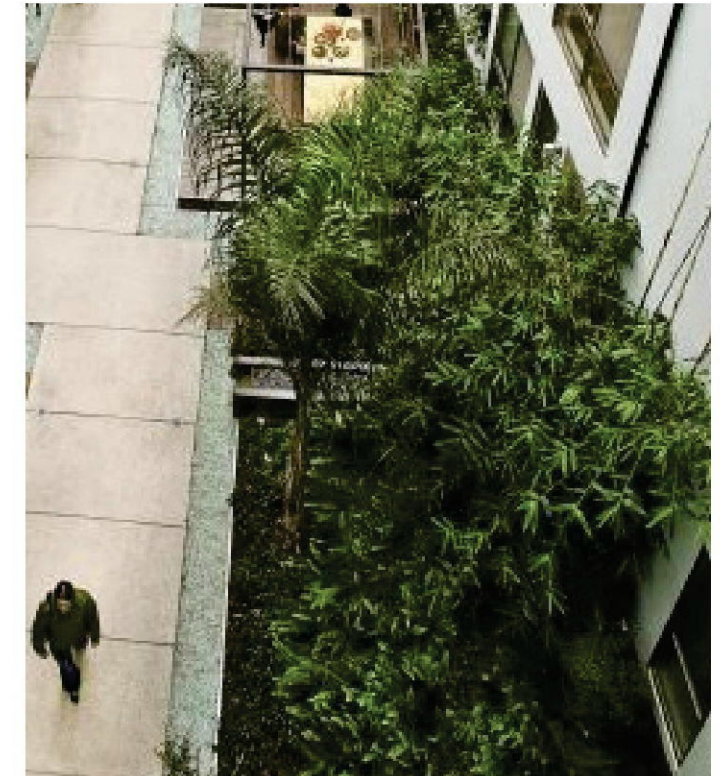
STREETSCAPE FERNANDEZ LANE



Narrow planting zones - tall, upright shrubs

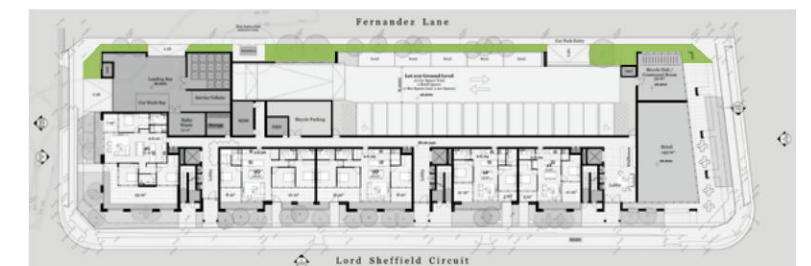


Wider planting zones - tall, upright trees

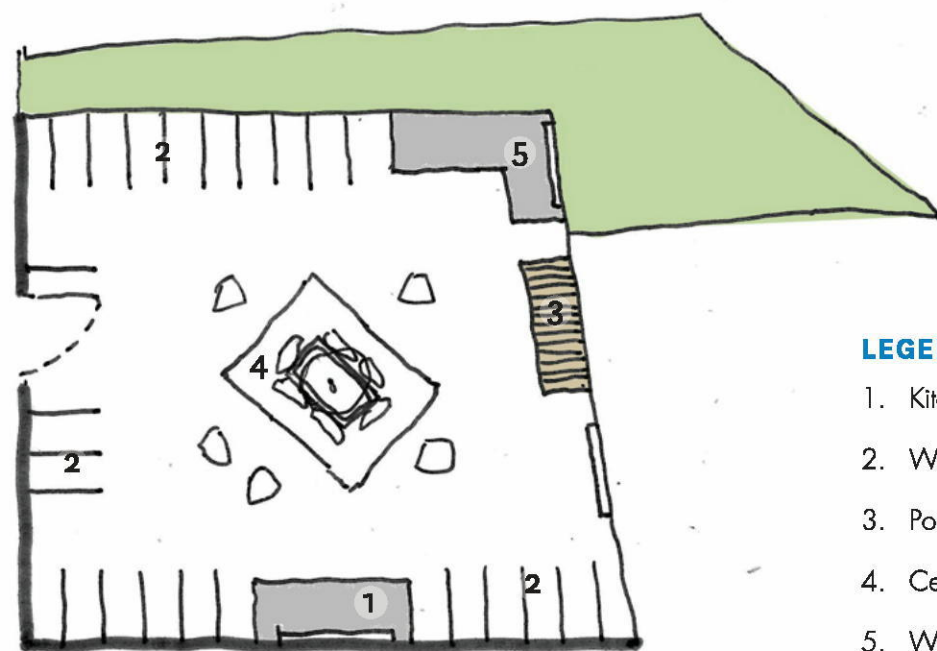


LANEWAY PLANTING

Planting zones along the laneway vary in width. Dense, tall, upright shrubs will be complemented by broader canopy trees in the wider sections of garden to create a dynamic green living edge to the urban lane.

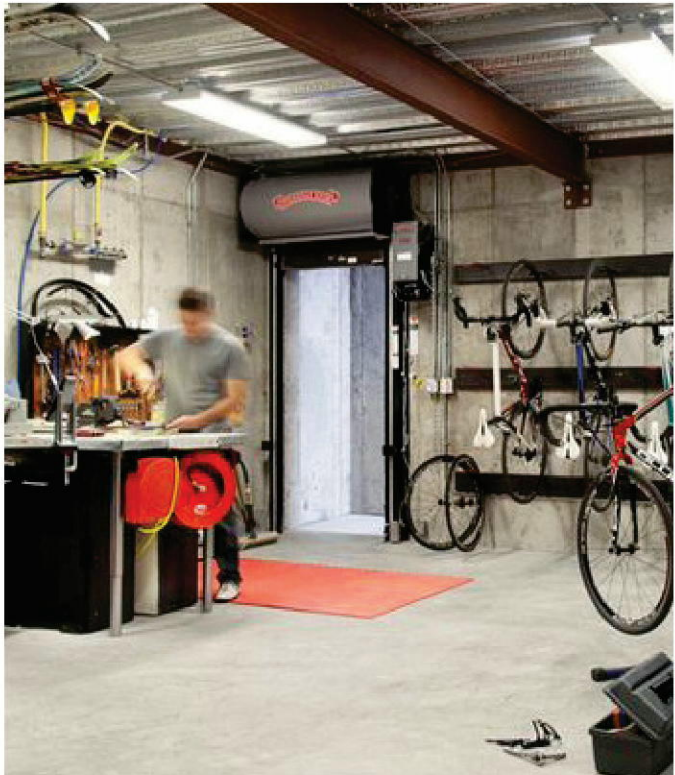


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- LEGEND**
- 1. Kitchen bench & TV
 - 2. Wall bike racks (23 bikes in total)
 - 3. Portal seat
 - 4. Central lounge area
 - 5. Work bench & Shadow board

Plan Scale - 1:100 @ A3

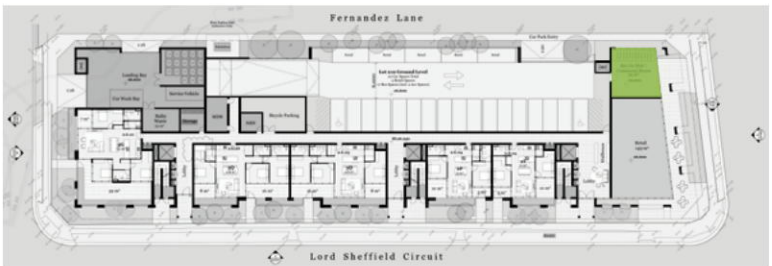
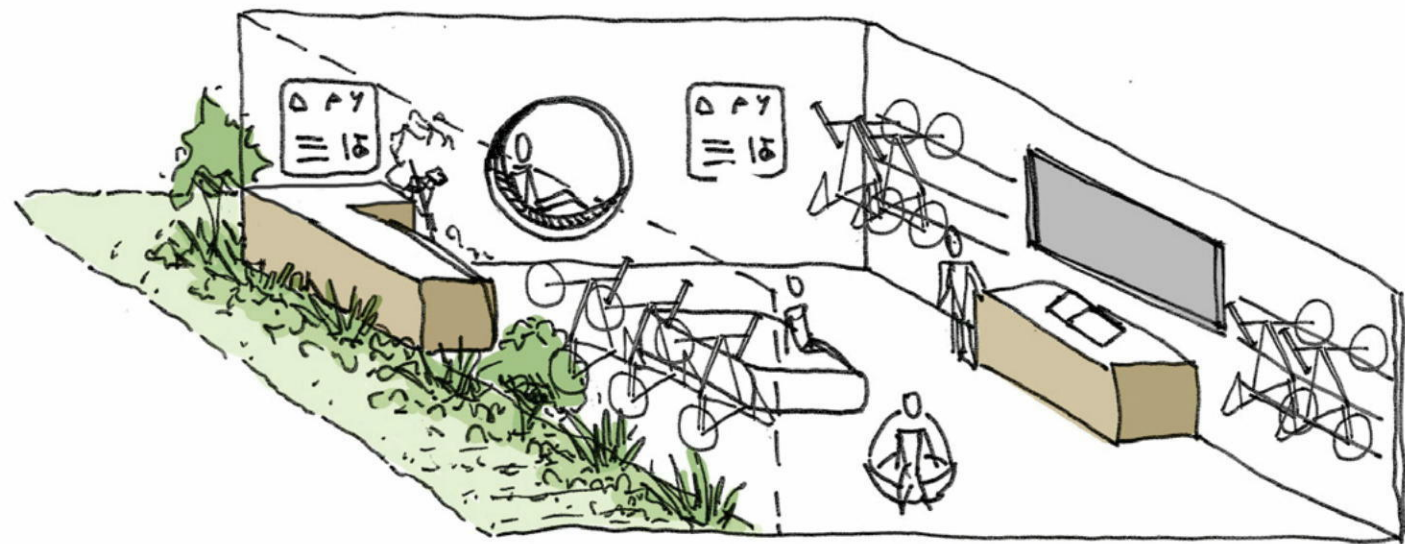


Maker Space / Workshop



PROMOTING ACTIVE MOBILITY

The bike hub will be an active, flexible space with street presence that supports an active lifestyle, DIY, and casual social interaction.



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PLANTING PALETTE

PLANTING SCHEDULE				
CODE	BOTANICAL NAME	COMMON NAME	CENTRES	POT SIZE
TREES				
CS	<i>Callistemon salignus</i>	Willow Bottlebrush	As shown	100L
EC	<i>Eucalyptus crebra</i>	Iron Bark	As shown	75L
MS	<i>Melaleuca styphelioides</i>	Prickly Paperbark	As shown	100L
RP	<i>Robinia pseudoacacia 'Frisia'</i>	Golden Robinia	As shown	400L
WF	<i>Waterhousea floribunda</i>	Weeping Lilly Pilly	As shown	200L

UNDERSTOREY				
Cw	<i>Callistemon 'White Anzac'</i>	White Anzac Bottlebrush	600mm	200mm
Dr	<i>Dianella revoluta</i>	Spreading Lily	400mm	150mm
Ej	<i>Euonymus japonicus 'Ovatus Aureus'</i>	Japanese Splndle Bush	500mm	200mm
Ga	<i>Gardenia augusta 'Florida'</i>	Gardenia Florida	600mm	200mm
Gn	<i>Grevillea 'Ned Kelly'</i>	<i>Grevillea Ned Kelly</i>	600mm	200mm
Gr	<i>Grevillea rosmarinifolia 'Nana'</i>	Rosemary Grevillea	600mm	200mm
Im	<i>Liriope muscari 'Evergreen Giant'</i>	Evergreen Giant	400mm	200mm
Lt	<i>Lomandra 'Tanika'</i>	Tanika Mat Rush	500mm	200mm
Ri	<i>Raphiolepis indica 'Oriental Pearl'</i>	Oriental Pearl Indian Hawthorn	500mm	200mm

TREES



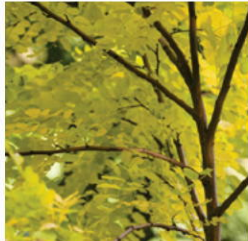
Callistemon salignus



Waterhousea floribunda



Melaleuca styphelioides



Robinia pseudoacacia

UNDERSTOREY



Callistemon "White Anzac"



Dianella revoluta



Grevillea 'Ned Kelly'



Euonymus japonicus



Gardenia augusta 'Florida'



Liriope muscari 'Evergreen Giant'



Grevillea rosmarinifolia 'Nana'



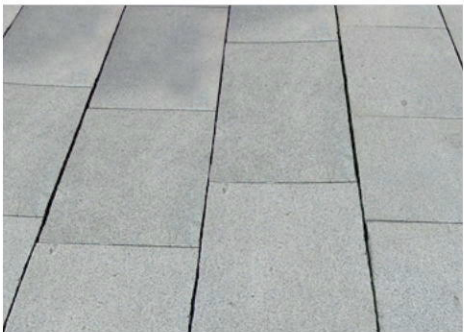
Lomandra 'Tanika'



Raphiolepis indica 'Oriental Pearl'

PLANTING SCHEDULE & MATERIALS PALETTE

PAVING



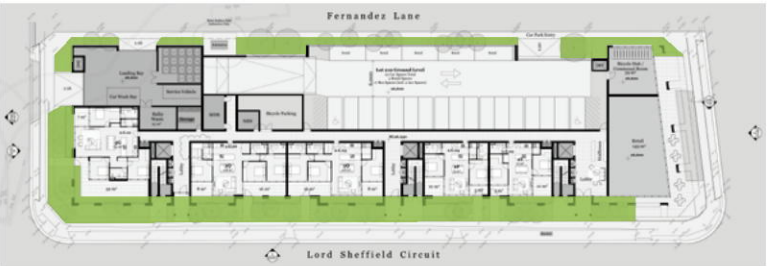
UNIT PAVING (RETAIL FRONTAGE)



RENDERED PLANTER WALL



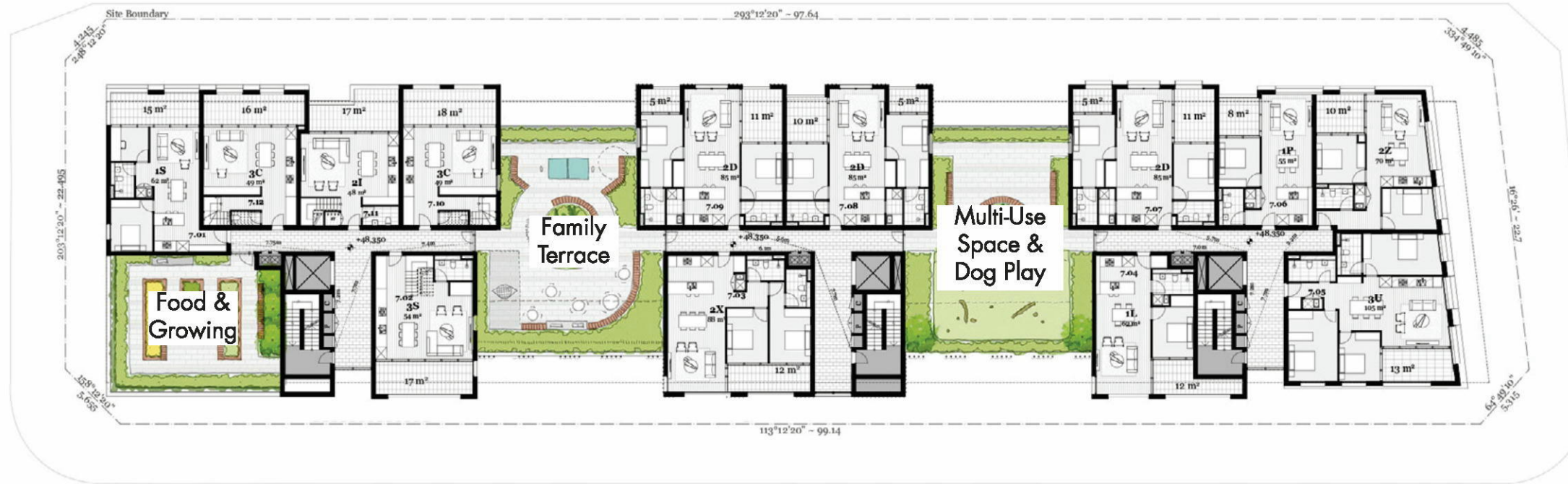
IN-SITU CONCRETE (FOOTPATH)



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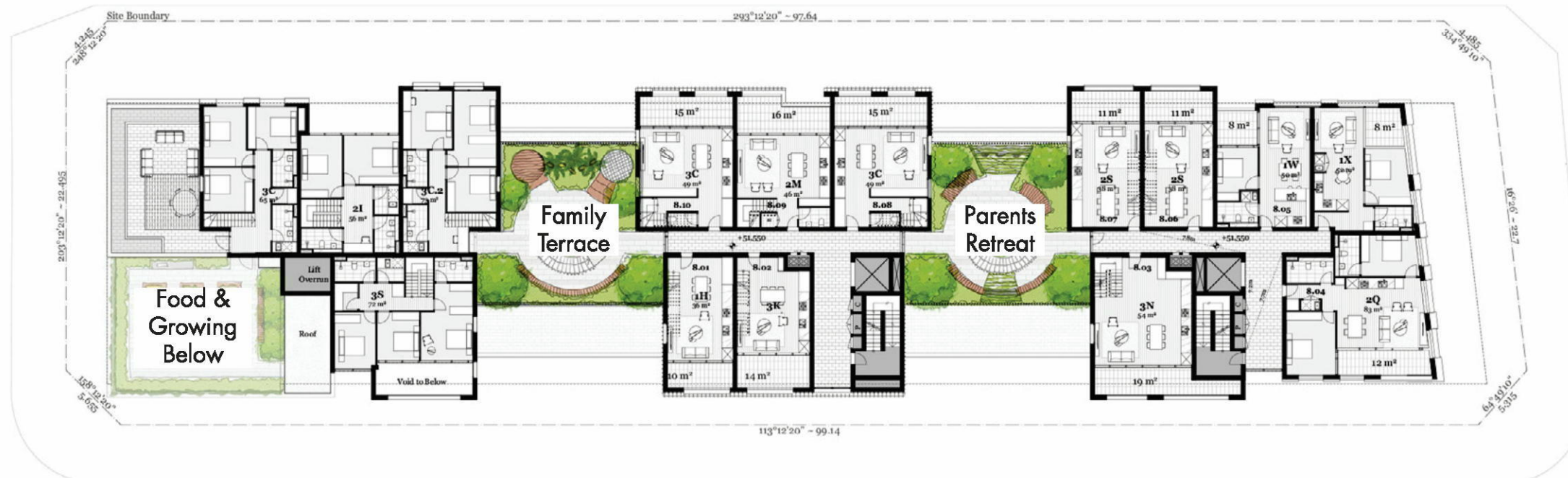
ROOFTOPS LOT 210 MASTERPLAN

LOT 210



Level 7 Plan Scale - 1:400 @ A3

LOT 210



Level 8 Plan Scale - 1:400 @ A3

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0 10 20 30 40m
SCALE 1:800@A3

L-DA-13

Prepared for: Urban Property Group

Prepared by: Turf Design Studio



ROOFTOPS

FOOD & GROWING - LEVEL 7 - LOT 210



VEGGIE GARDENS

Largely a passive and slow-living offering, this space provides residents with the opportunity to grow and nurture their own plants, and also becomes an educational resource. All plants on this terrace will have a culinary use. Higher maintenance annual plantings will be located in the ‘veggie patch’, with low maintenance perennials and fruit trees in the other planters.

Residents will be provided with an information booklet regarding the species planted and their various culinary uses.

LEGEND

- 1. Veggie patch (450mm high planter)
- 2. Workbench with wash basin (potting/storage/tools)
- 3. West-facing seating
- 4. 1.2m width path
- 5. Cascading landscape edge (1m high x 1m wide)
- 6. Fruit trees



SCALE 1:100 @ A3

L-DA-14

Prepared for: Urban Property Group

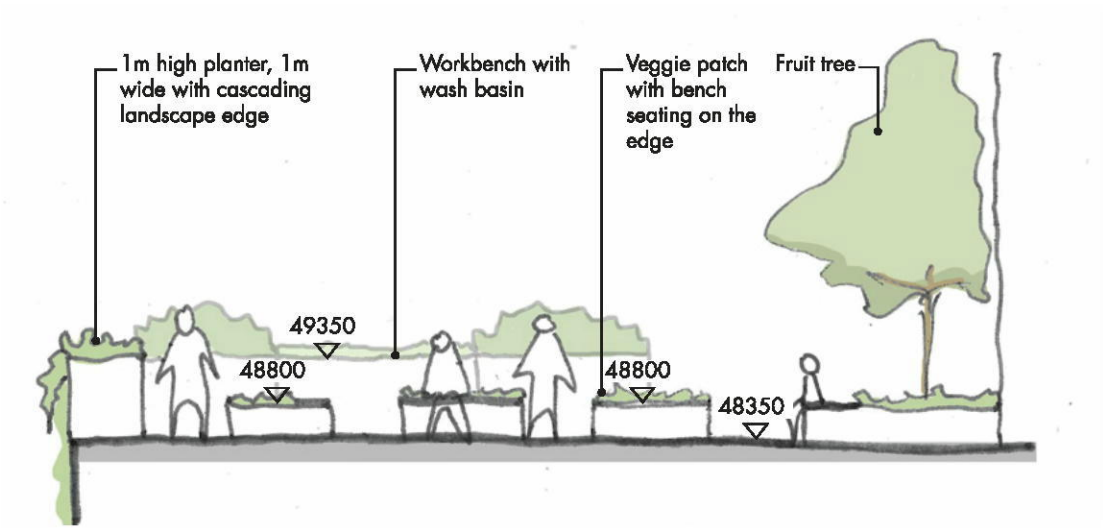
Prepared by: Turf Design Studio

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ROOFTOPS

FOOD & GROWING - LEVEL 7

SECTIONS



Section DD' Scale - 1:100 @ A3



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PLANTING PALETTE

PLANTING SCHEDULE				
CODE	BOTANICAL NAME	COMMON NAME	CENTRES	POT SIZE
TREES				
CM	<i>Citrus x meyeri</i>	Lemon Tree	As shown	100L
CR	<i>Citrus reticulata</i>	Mandarin	As shown	100L
PG	<i>Punica granatum</i>	Pomegranate	As shown	100L
PP	<i>Prunus persica</i>	Flowering Peach	As shown	100L
MN	<i>Morus nigra</i>	Black Mulberry	As shown	100L
OE	<i>Olea europaea</i>	Olive Tree	As shown	100L

UNDERSTOREY				
Cc	<i>Chrysanthemum cinerariifolium</i>	Dalmatian pellytory	400mm	150mm
Ccvs	<i>Cynara cardunculus var. scolymus</i>	Artichoke	As shown	200mm
La	<i>Lavandula angustifolia</i>	lavender	400mm	150mm
Rab	<i>Raphiolepis 'Apple Blossom'</i>	Apple Blossom Indian Hawthorn	500mm	150mm
Rr	<i>Rheum rhabarbarum</i>	Rhubarb	400mm	150mm
Sc	<i>Syzygium 'Cascade'</i>	Cascade Lilly Pilly	800mm	45L
So	<i>Salvia officinalis</i>	Sage	400mm	150mm
Tv	<i>Thymus vulgaris</i>	Thyme	400mm	150mm

TREES



Olea europaea *Citrus reticulata*



Punica granatum *Morus nigra*



Citrus x meyeri *Prunus persica*

UNDERSTOREY



Lavandula angustifolia *Thymus vulgaris* *Salvia officinalis*



Rheum rhabarbarum *Syzygium 'Cascade'* *Raphiolepis 'Apple Blossom'*



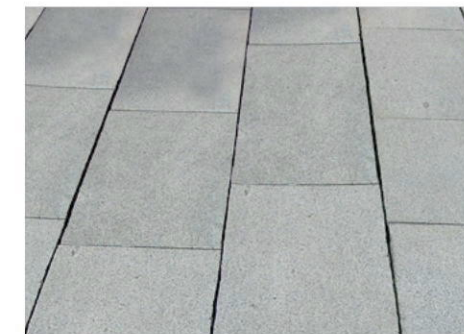
Chrysanthemum cinerariifolium *Cynara cardunculus var. scolymus*

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ROOFTOPS FOOD & GROWING

PLANTING SCHEDULE & MATERIALS PALETTE

PAVING



UNIT PAVING



RENDERED PLANTER WALL



VEGE PATCH TIMBER SLAB

FURNITURE & FIXTURES



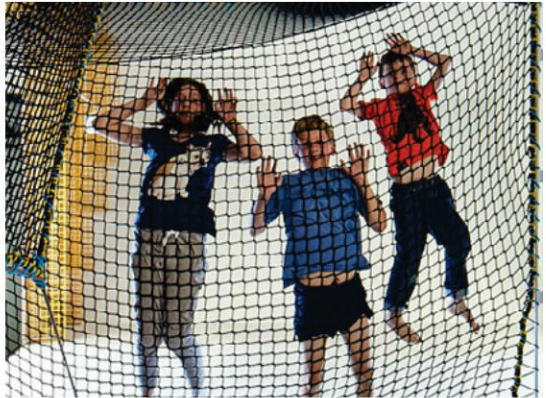
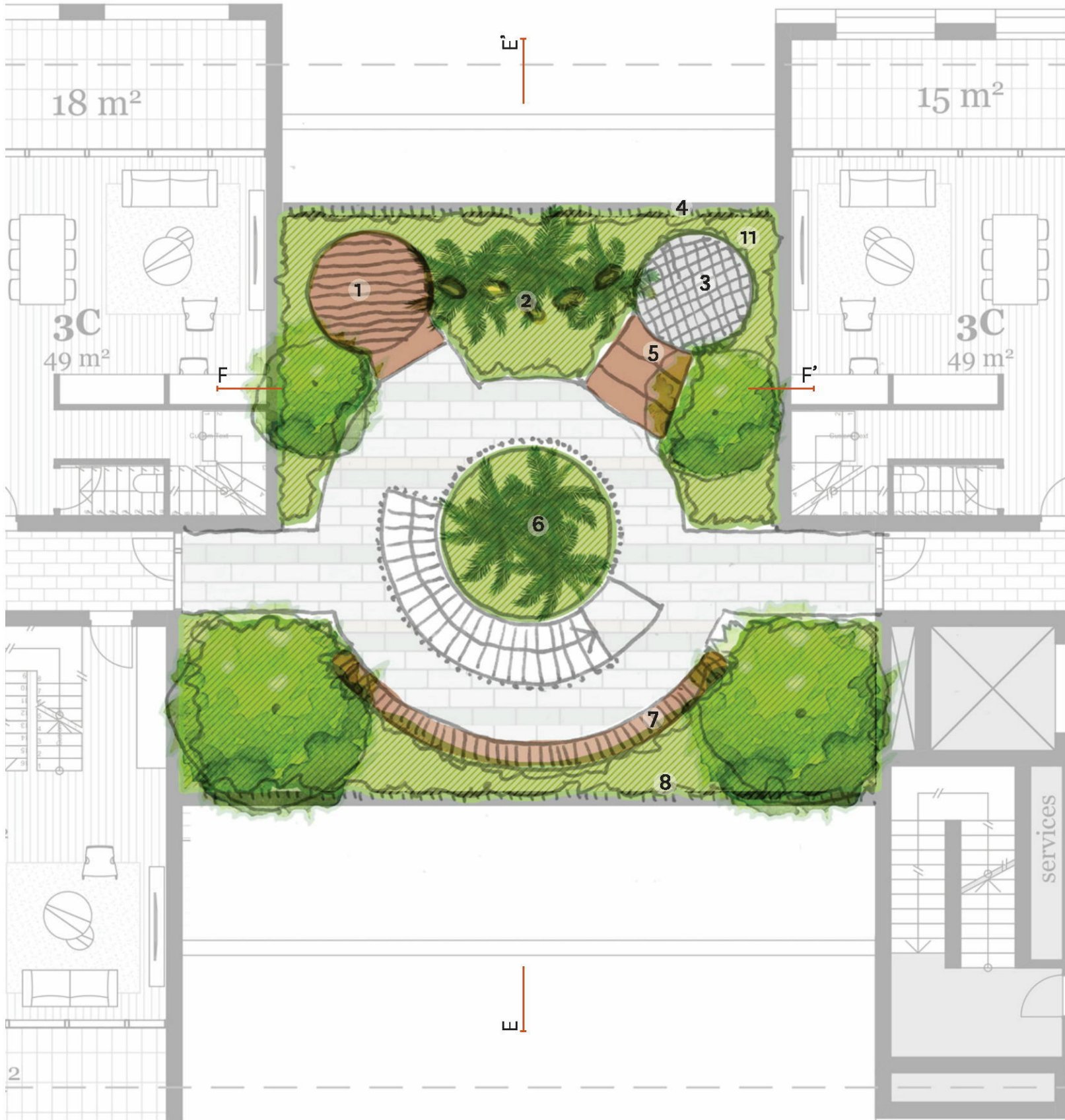
WORKBENCH



TIMBER BENCH



ROOFTOPS
FAMILY TERRACE - LEVEL 8

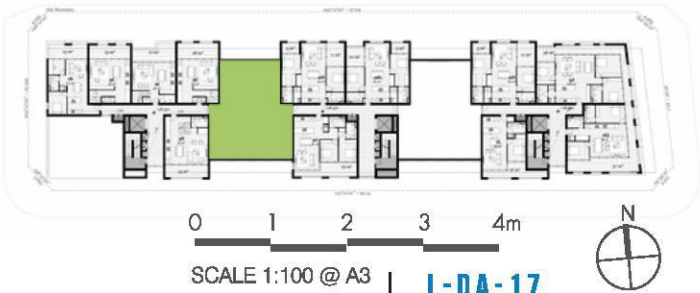


SOCIAL NOOKS

A series of intimately-scaled spaces for small groups contrasts with the larger-proportioned space on Level 7 below.

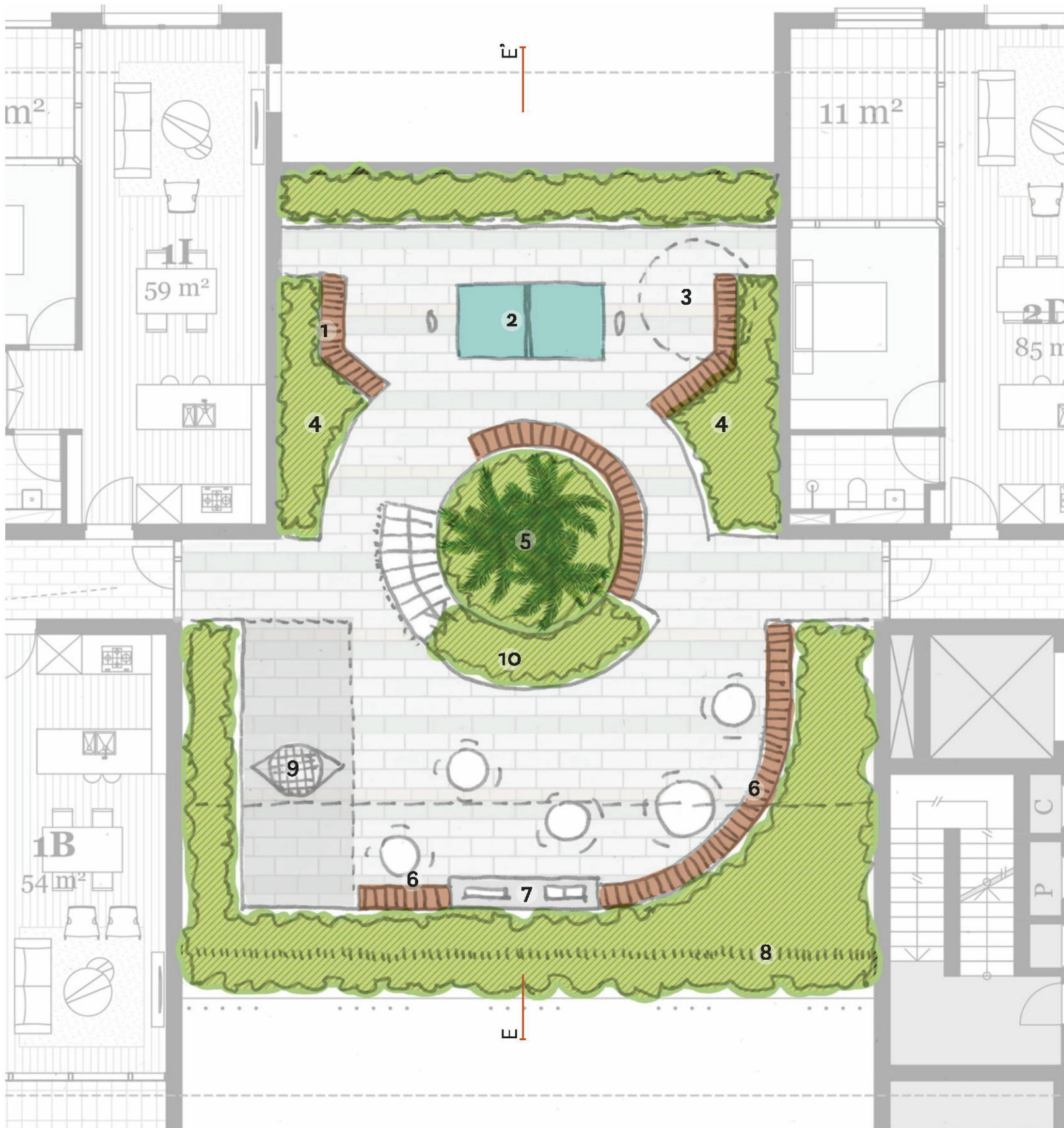
LEGEND

- 1. Timber deck platform (step up to it)
- 2. Stepping stones meandering through palm trees
- 3. Nest-bed over void
- 4. 1050mm high flat bar palisade (10x50mm)
- 5. Step up to Net-bed
- 6. Palm trees with circular seating (on level 7 below)
- 7. Circular bench seating social space
- 8. Raised planter 1m high at the edge



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ROOFTOPS
FAMILY TERRACE - LEVEL 7

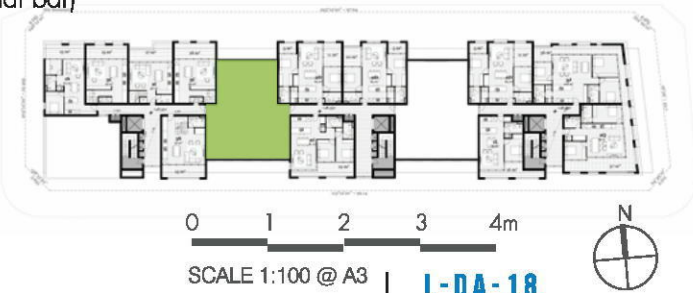


ACTIVE ZONE

Large social space with movable furniture, framed by planting. This space is adaptable to a range of uses, and accommodates larger gatherings; a popular meeting place for kids and parents.

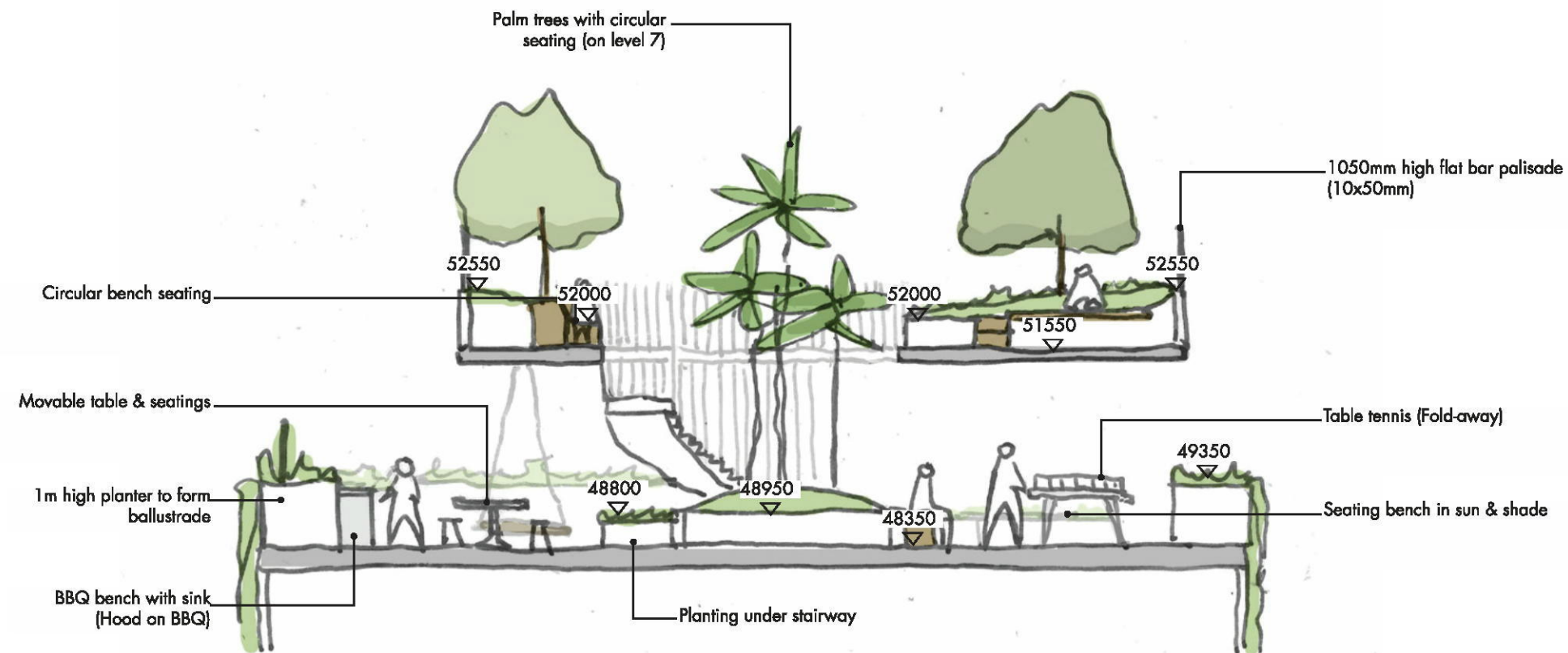
LEGEND

- 1. Seating bench in sun & shade
- 2. Table tennis (Fold-away)
- 3. Nets-bed above
- 4. Space framed by lush greenery (450mm high planter)
- 5. Palm trees with circular seating
- 6. Seating bench with moveable table & chair settings
- 7. BBQ bench with sink (Hood on BBQ)
- 8. 1050mm high palisade fence (10x50mm flat bar)
- 9. Basket swing suspended from ceiling. Soft fall surface to fall zone.
- 10. Planting under stairway (amenity & head clearance safety)

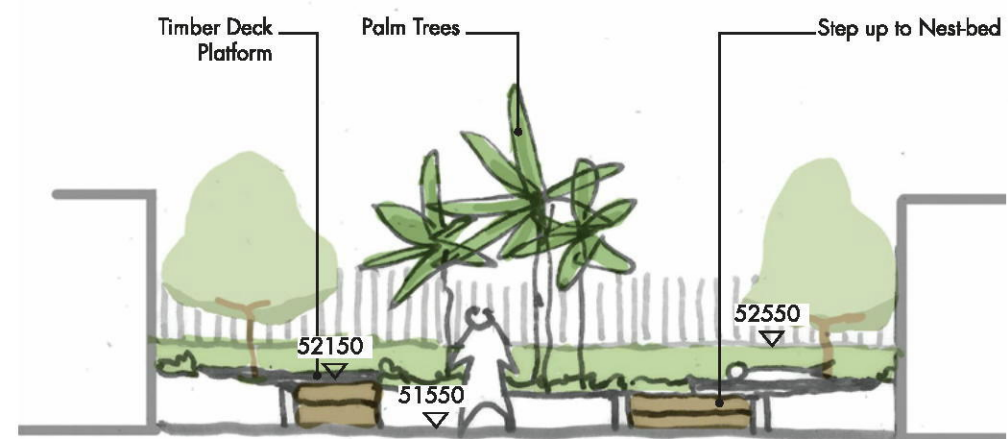


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ROOFTOPS FAMILY TERRACE SECTIONS



Section EE' Scale - 1:100 @ A3

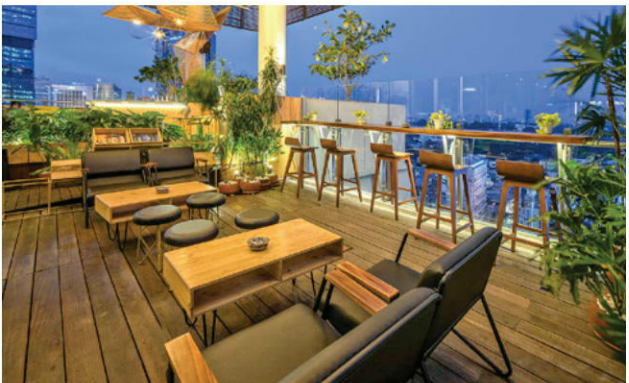
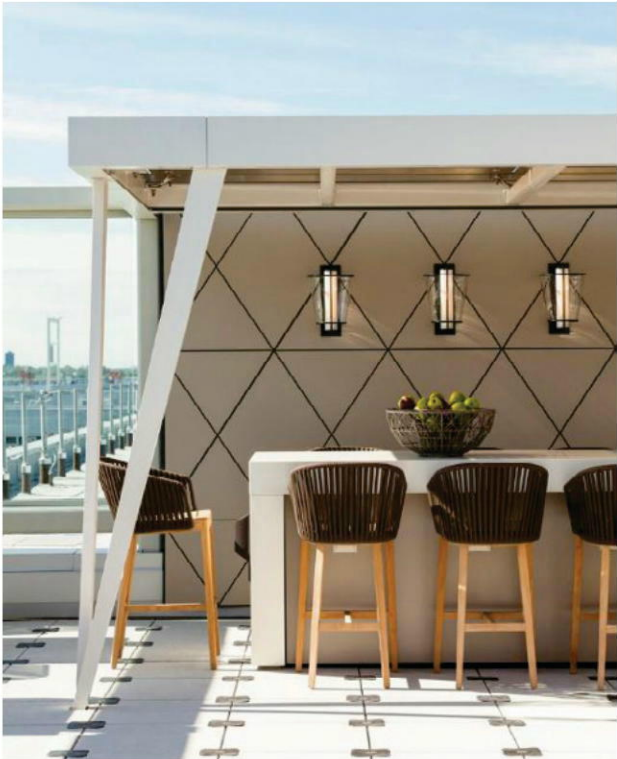
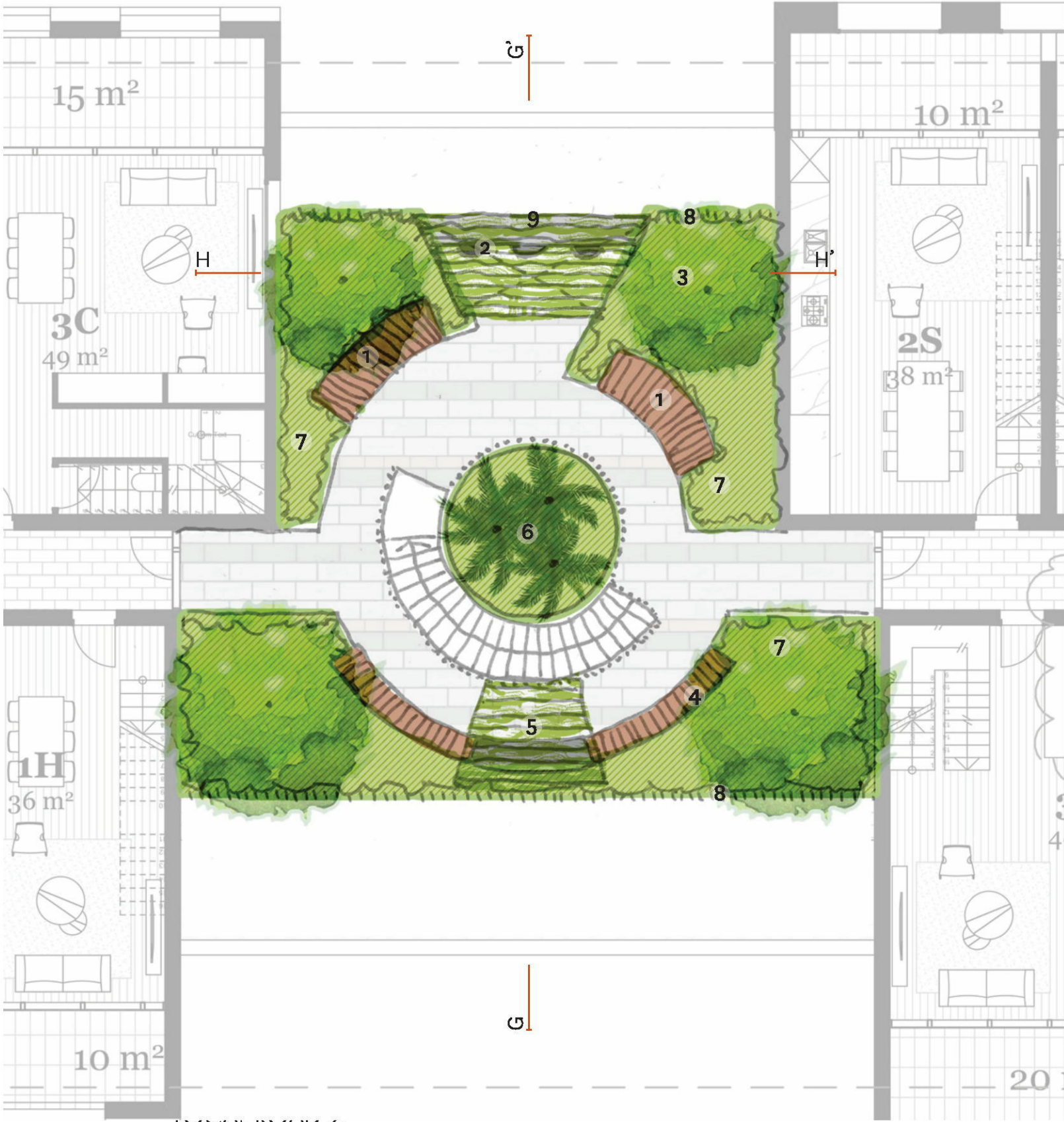


Section FF' Scale - 1:100 @ A3



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ROOFTOPS
PARENTS RETREAT - LEVEL 8

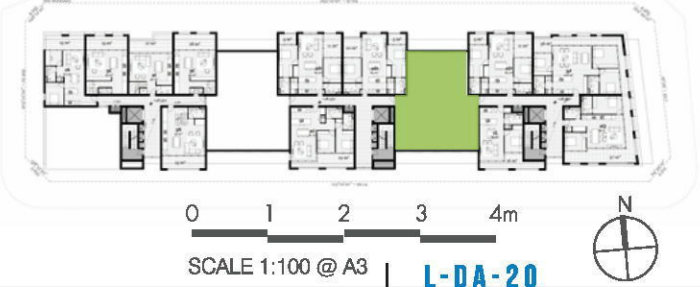


ALFRESCO SOCIAL SPACES / WORK SPACES

A convenient outdoor retreat space for adults. Facilities provided to accommodate working from home, and after-work socials.

LEGEND

- 1. Timber deck platform with USB connections
- 2. Bar bench (900mm High) with views to the north. Shaded by a pergola with climbers. USB and power connections (work from home facility)
- 3. Shade trees to timber deck platform
- 4. Circular bench seating social space
- 5. Wet bar with pergola over
- 6. Palm trees with circular seating (on level 7 below)
- 7. 450mm high planter banked up to 1m at the edge
- 8. 1050mm high palisade fence (10x50mm flat bar)
- 9. 1m high wall (consistent with planters). Glass balustrade to top of wall (1050mm high)



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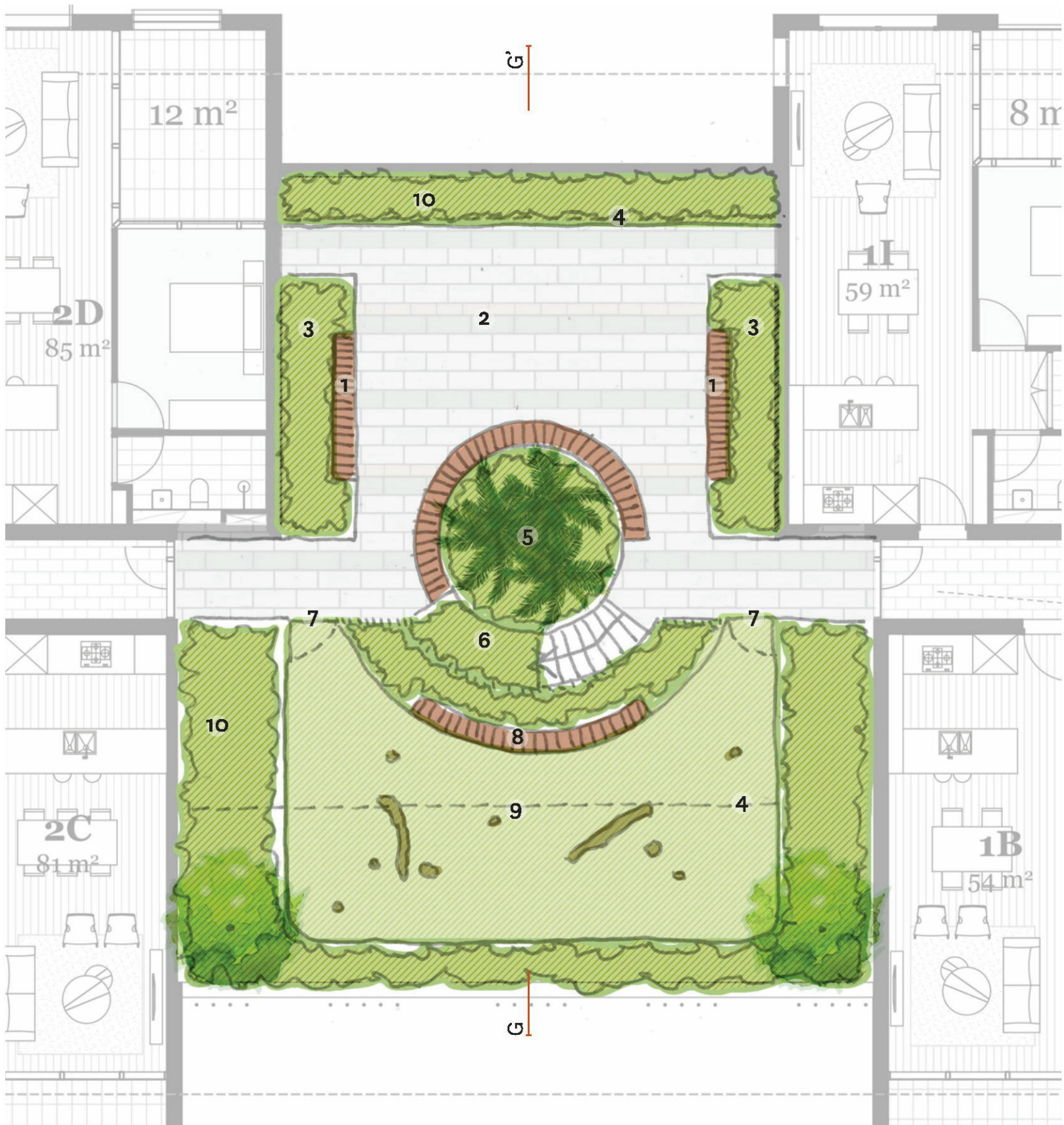
L-DA-20

Prepared by: Turf Design Studio



ROOFTOPS

MULTI-USE SPACE & DOG PLAY - LEVEL 7

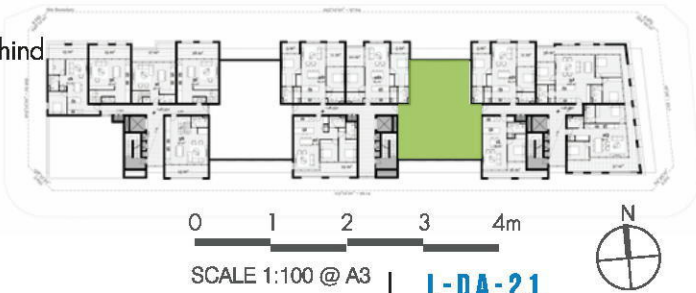


FUNCTIONS / HEALTH & FITNESS / PET FRIENDLY SPACE

A flexible terrace space for a range of communal activities, and hireable for private events (such as birthday parties). This terraces also provides for pet exercise. The space is framed by greenery.

LEGEND

- 1. Seating benches - breakout space
- 2. Outdoor multi-use space (gym/exercise area/functions)
- 3. 450m high planter
- 4. Roof over
- 5. Palm trees with circular seating
- 6. 450mm high planting under stairway to form balustrade & secure line for dogs (amenity & head clearance safety)
- 7. Gated entry to dog play area
- 8. Wrap-around seating bench with climer behind
- 9. Synthetic lawn w/dog play elements
- 10. 1m high planter



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0 4 8 12 16m
SCALE 1:400@A3

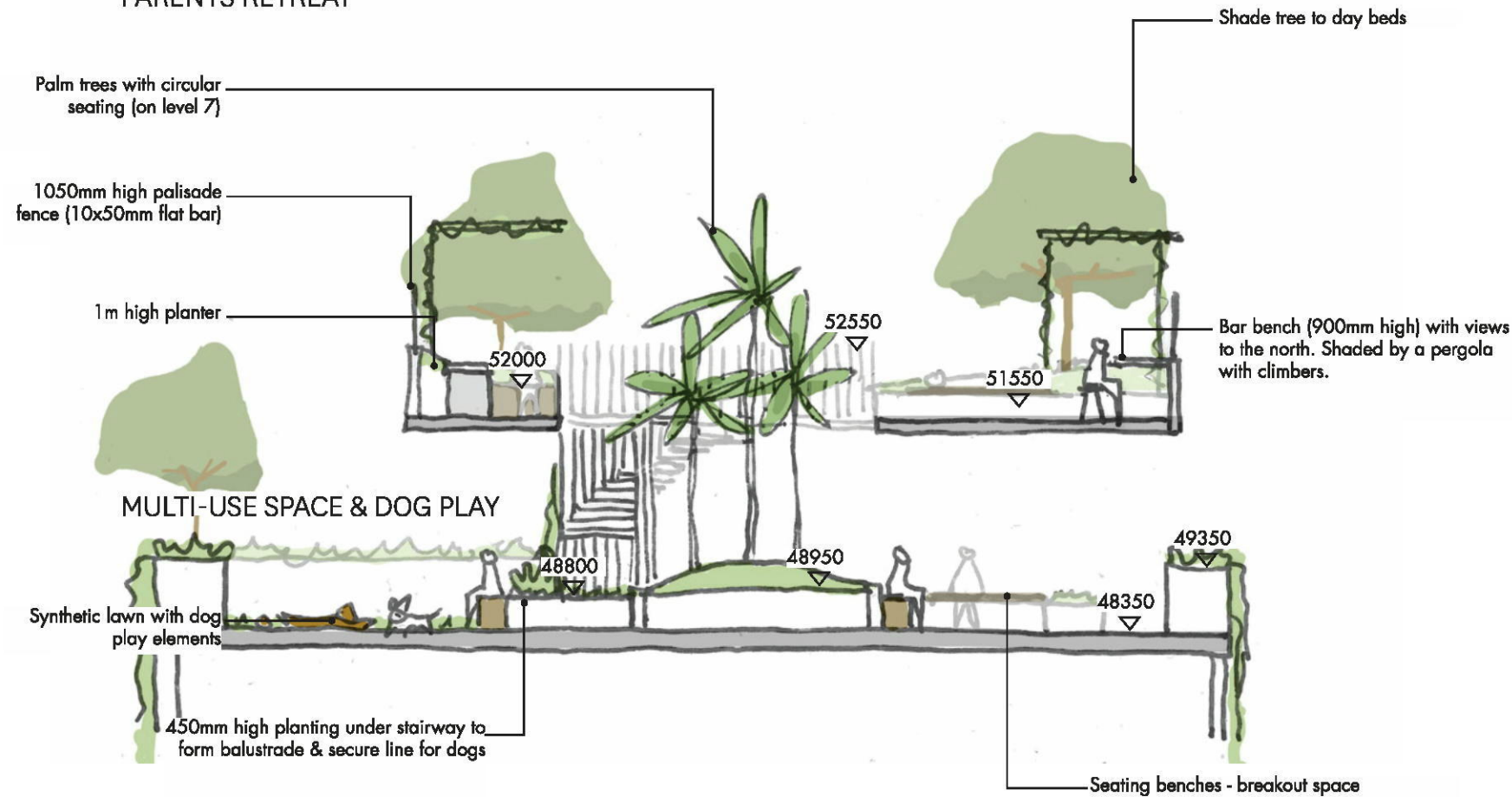
Prepared for: Urban Property Group

L-DA-21
Prepared by: Turf Design Studio



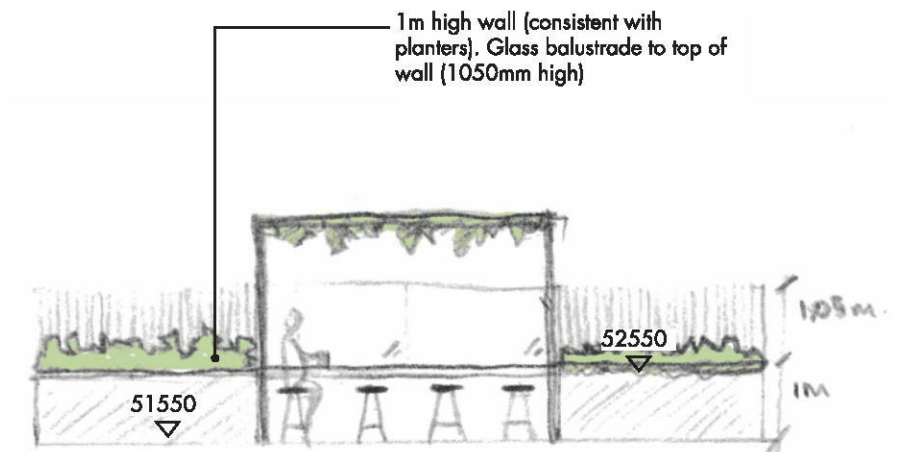
ROOFTOPS PARENTS RETREAT & MULTI-USE SPACE & DOG PLAY SECTIONS

PARENTS RETREAT



Section GG' Scale - 1:100 @ A3

PARENTS RETREAT



Section HH' Scale - 1:100 @ A3



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PLANTING PALETTE

PLANTING SCHEDULE				
CODE	BOTANICAL NAME	COMMON NAME	CENTRES	POT SIZE
TREES				
AA	<i>Archontophoenix alexandrae</i>	Alexandra Palm	As shown	3-5m trunks
HF	<i>Hymenosporum flavum</i>	Native Frangipani	As shown	200L
LP	<i>Leptospermum petersonii</i>	Lemon Scented Tea Tree	As shown	100L
LT	<i>Liriodendron tulipifera</i>	Tulip Tree	As shown	200L
PU	<i>Pyrus ussuriensis</i>	Manchurian Pear	As shown	200L
YE	<i>Yucca elephantipe</i>	Spineless Yucca	As shown	100L

UNDERSTOREY				
Agfm	<i>Abella grandiflora 'Francis mason'</i>	<i>Linnaea grandiflora</i>	500mm	200mm
Cg	<i>Carpobrotus glaucescens</i>	Native Pig Face	400mm	150mm
Co	<i>Crassula ovata</i>	Jade Plant	400mm	200mm
Cwa	<i>Callistemon 'White Anzac'</i>	Bottlebrush	500mm	200mm
Gbr	<i>Grevillea bronze rambler</i>	Bronze Rambler Grevillea	400mm	150mm
Px	<i>Philodendron 'Xanadu'</i>	Xanadu	400mm	200mm
Re	<i>Russelia Equisetiformis</i>	Coral Bush	400mm	150mm
Tj	<i>Trachelospermum jasminoides</i>	Star Jasmine	400mm	150mm

TREES



Archontophoenix alexandrae Yucca elephantipe



Hymenosporum flavum Liriodendron tulipifera



Pyrus ussuriensis Leptospermum petersonii

UNDERSTOREY



Callistemon 'White Anzac' Abella grandiflora 'Francis mason' Crassula ovata



Carpobrotus glaucescens Russelia Equisetiformis Grevillea bronze rambler



Trachelospermum jasminoides Philodendron 'Xanadu'

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ROOFTOPS
FAMILY TERRACE/PARENTS RETREAT/
MULTI-USE SPACE & DOG PLAY
PLANTING SCHEDULE & MATERIALS PALETTE

PAVING



UNIT PAVING



RENDERED PLANTER WALL



RUBBER UNITS



SYNTHETIC LAWN

FURNITURE & FIXTURES



PERGOLA WITH CLIMBERS



TIMBER BENCH



ROOFTOPS

PRIVATE OPEN SPACE - MEZZANNINE LEVEL



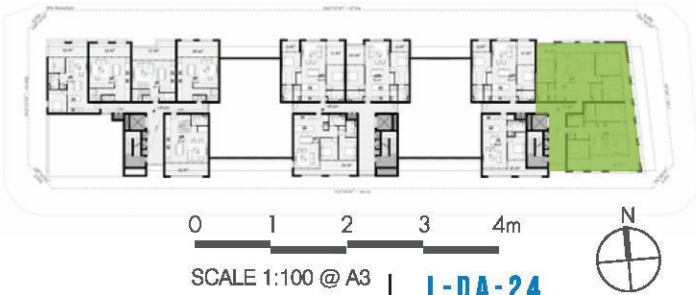
LEGEND

- 1. lounging area
- 2. 1m high planter
- 3. Planter Pots
- 4. BBQ bench with sink
- 5. 10 Seat circular table with ceiling fan
- 6. Weather protected awning

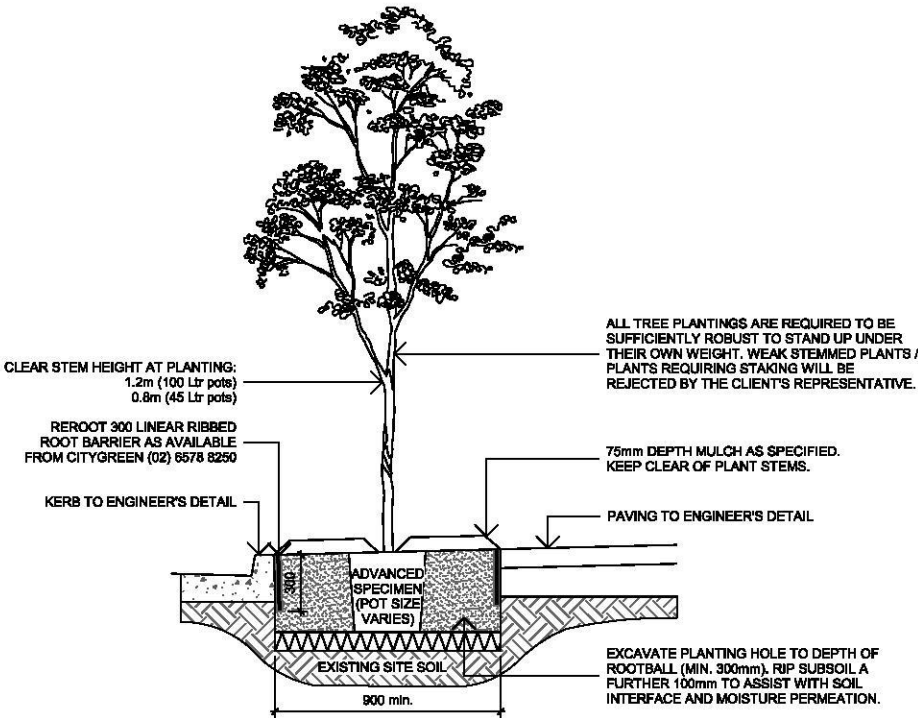


ALFRESCO DINING & LOUNGING SPACE

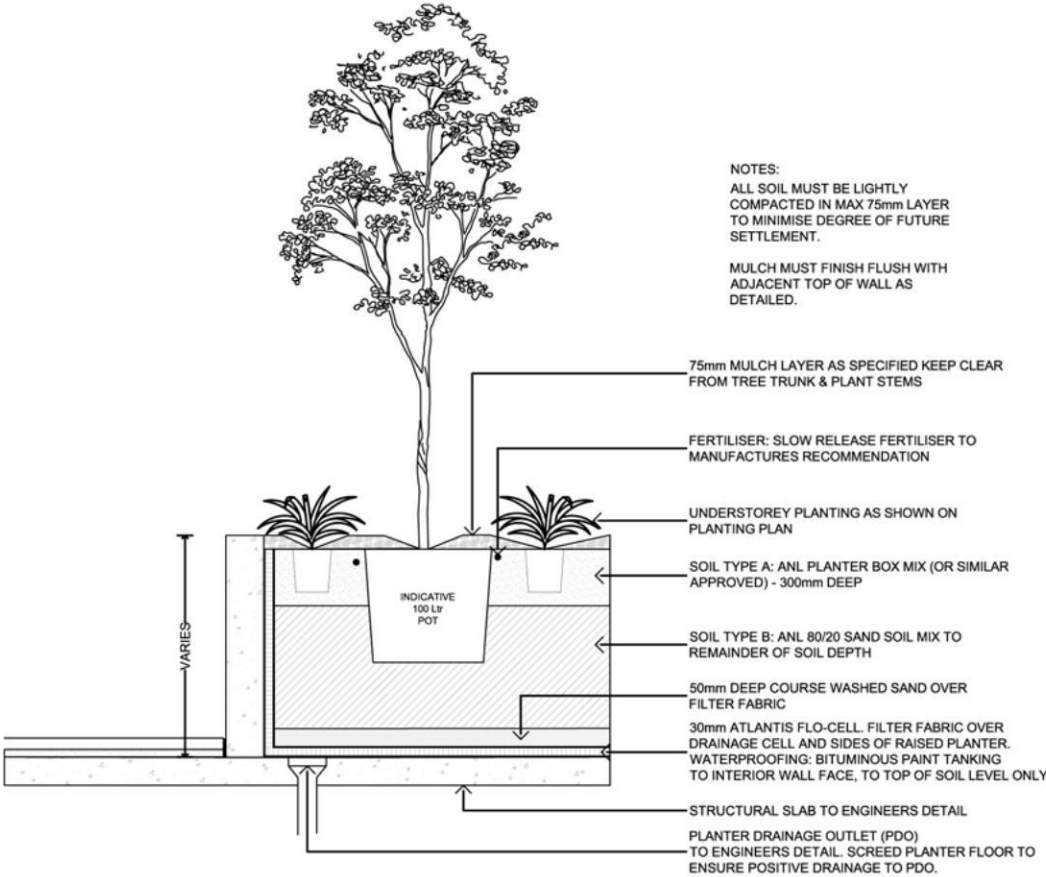
A highly flexible outdoor space framed by greenery, and with generous provision of weather protection for year-round comfort.



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TYPICAL STREET TREE PLANTING 1:40@A3



TYPICAL RAISED PLANTER ON STRUCTURE 1:40@A3

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