

28-32 Somerset Street

Penrith NSW 2750

Landscape Development Application

13 November 2020

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Design Statement

Maximising a green front along Somerset Street while at the same time being able to use and enjoy the space was paramount to our design direction.

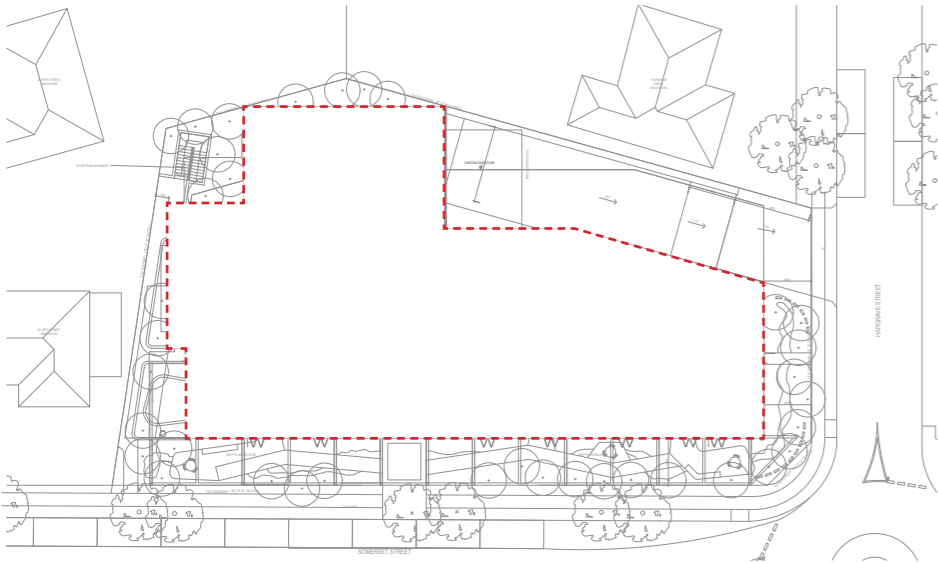
An outdoor green room consisting of mid and under story planting beneath densely planted green structure will be enjoyed visually from the street and also from within the building.

A meandering permeable mesh path connecting to multiple seating and breakout nodes and various entry / exit points along the facade will encourage visitors to enjoy both the indoor and outdoor space this design offers.

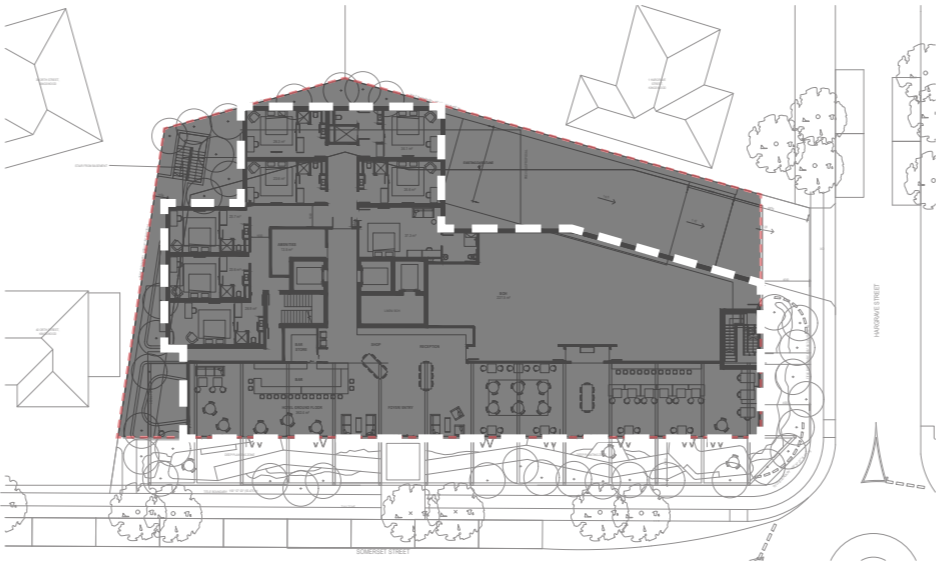
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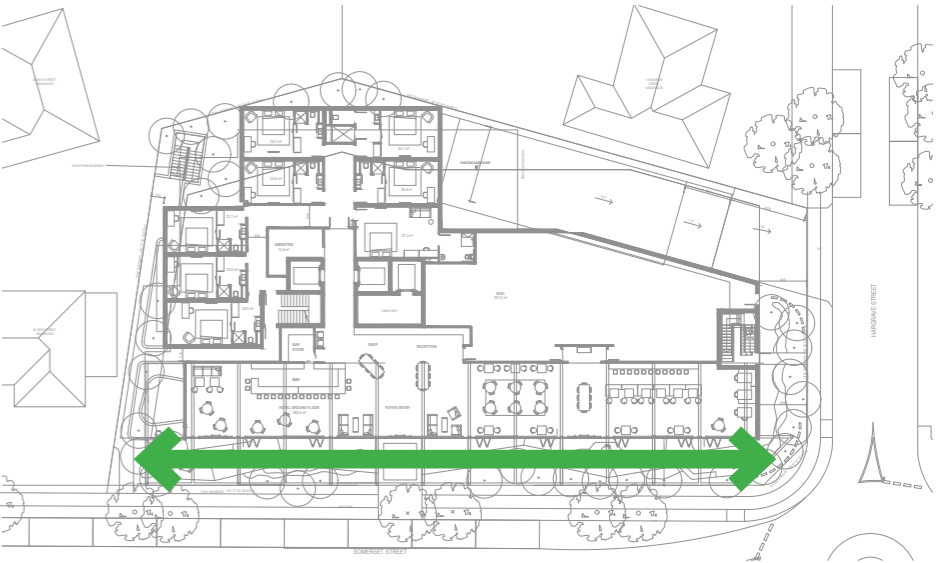
01. Landscape Constraints



Building footprint

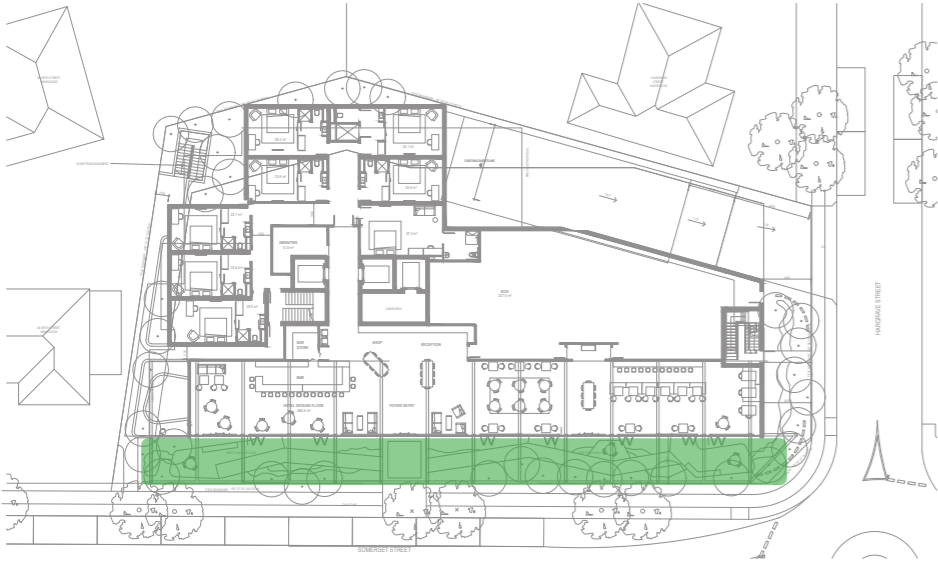


Basement Extents

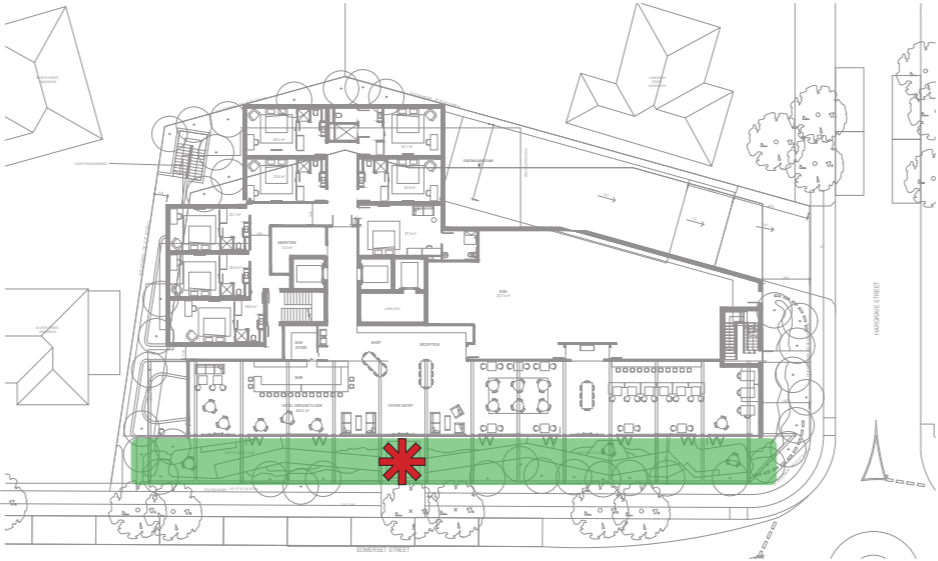


4m Offset Along Somerset Street

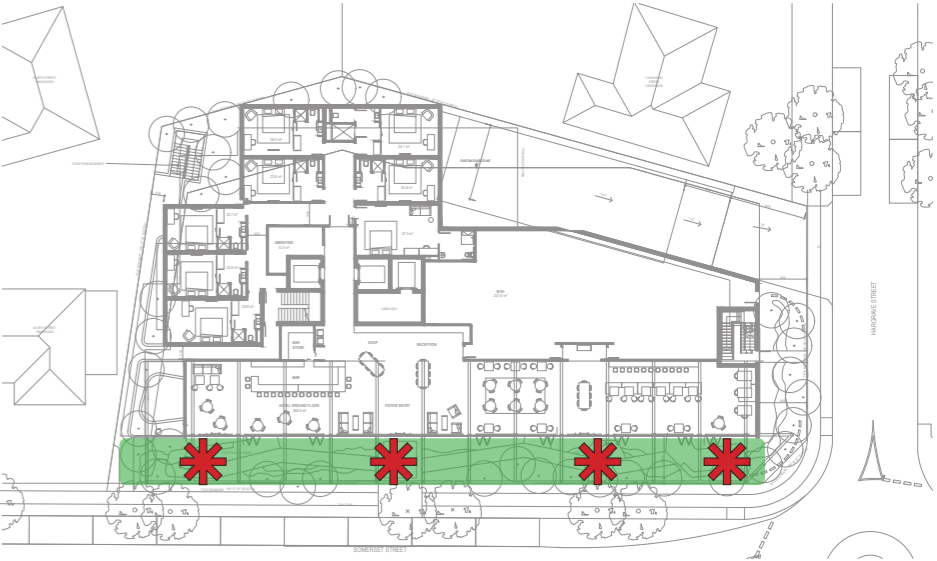
02. Landscape Opportunities



Maximise landscape and amenity along Somerset St



Highlight Hotel entry



Maximise deepsoil landscape and amenity along Somerset St

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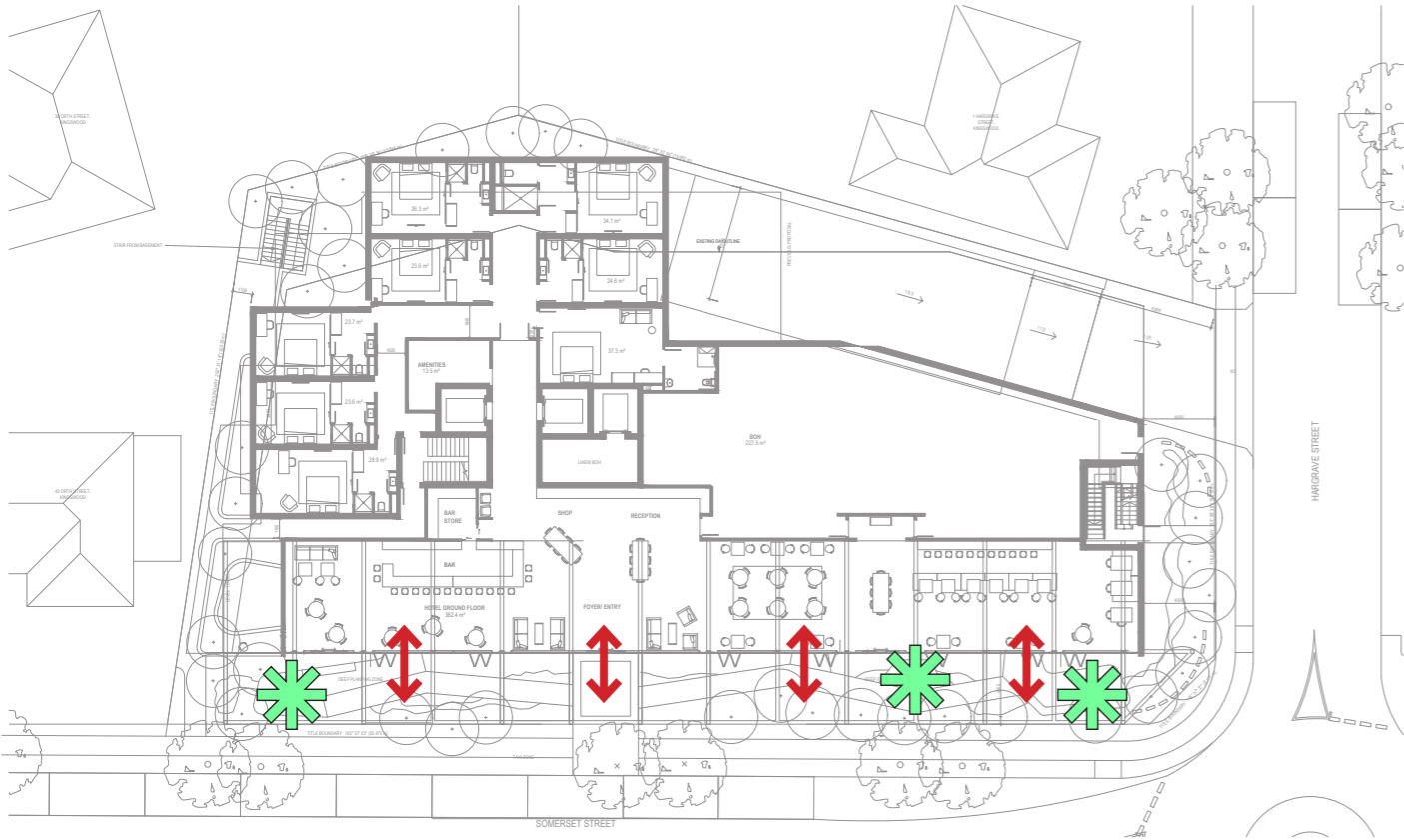
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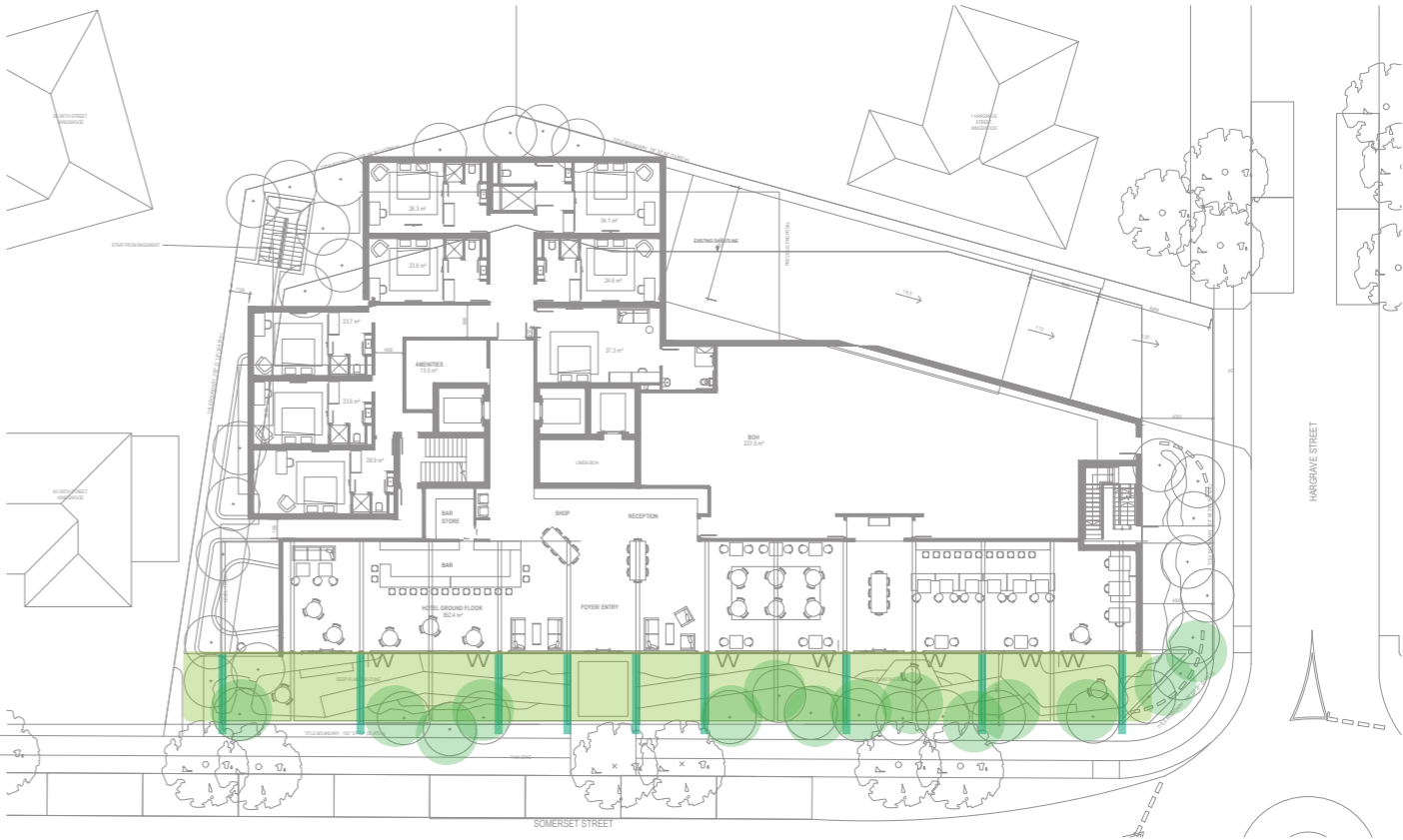
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03. Key Design Moves



Indoor / outdoor flow and outdoor usability along Somerset Street frontage



Multiple layers of greenery i.e Overhead structure / Street Trees / Understory Planting

04. Landscape Character



Usable spaces amongst dense planting



Intergration of climbers on structures



Usable amenities amongst planting for visitors



Iconic entry element / bridge amongst planting

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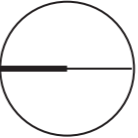
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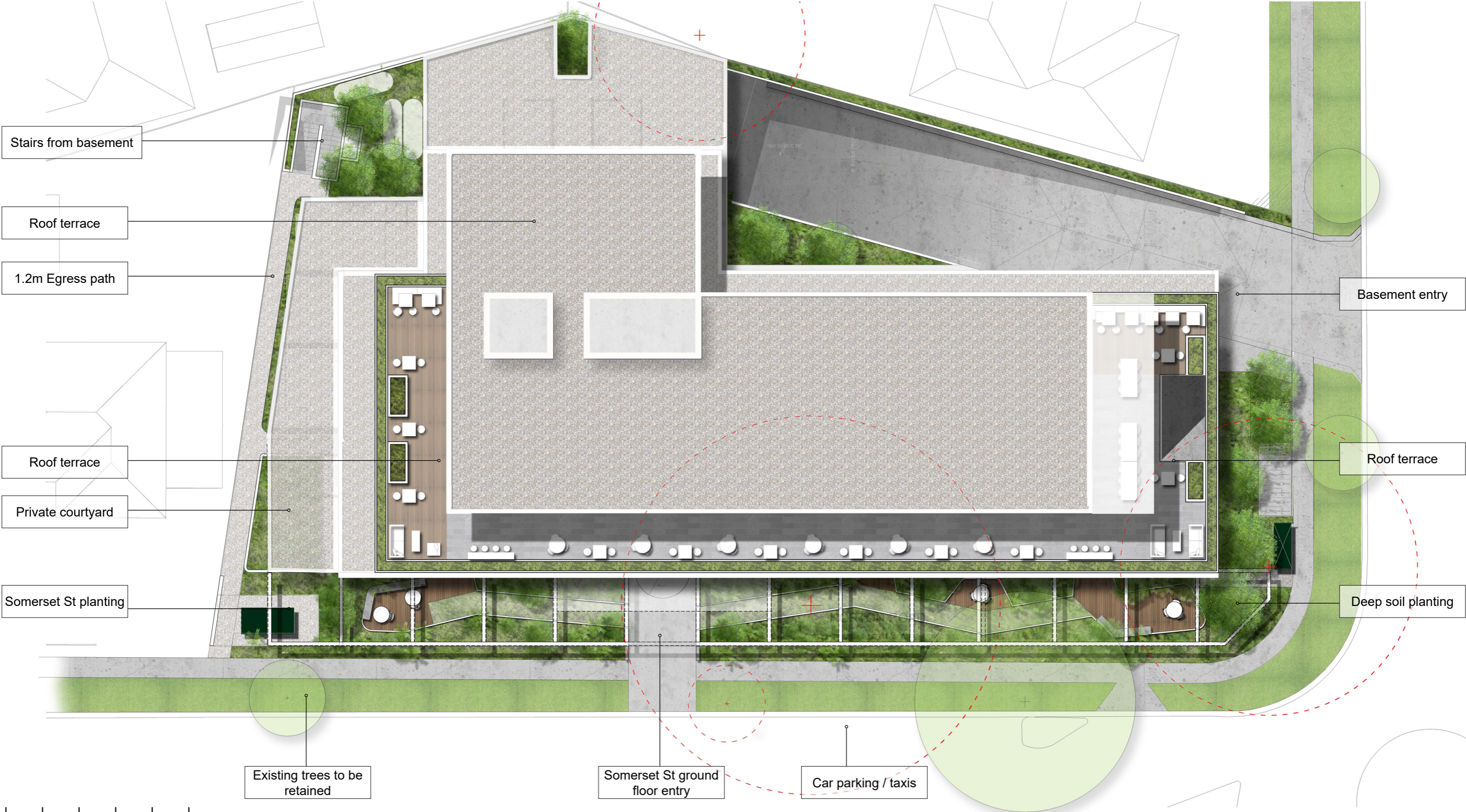
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05. Landscape Plan



0 2 4 6 8 10M  
SCALE 1:200 @ A3


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06. Landscape Plan - Ground

Tree Management Legend

- Tree to be retained
- Tree to be removed

Stairs from basement

1.2m Egress path

Raised planter for buffer planting

Basement entry

Hargraves Street

Corner screening

Somerset Street

Existing trees to be retained

Somerset St planting

Somerset St entry

Somerset St planting

Car parking / taxis



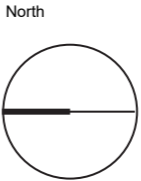
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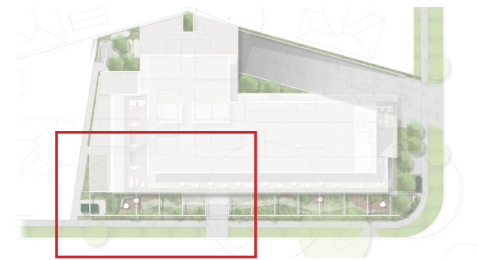
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07. Landscape Detail Plan - 1 of 2



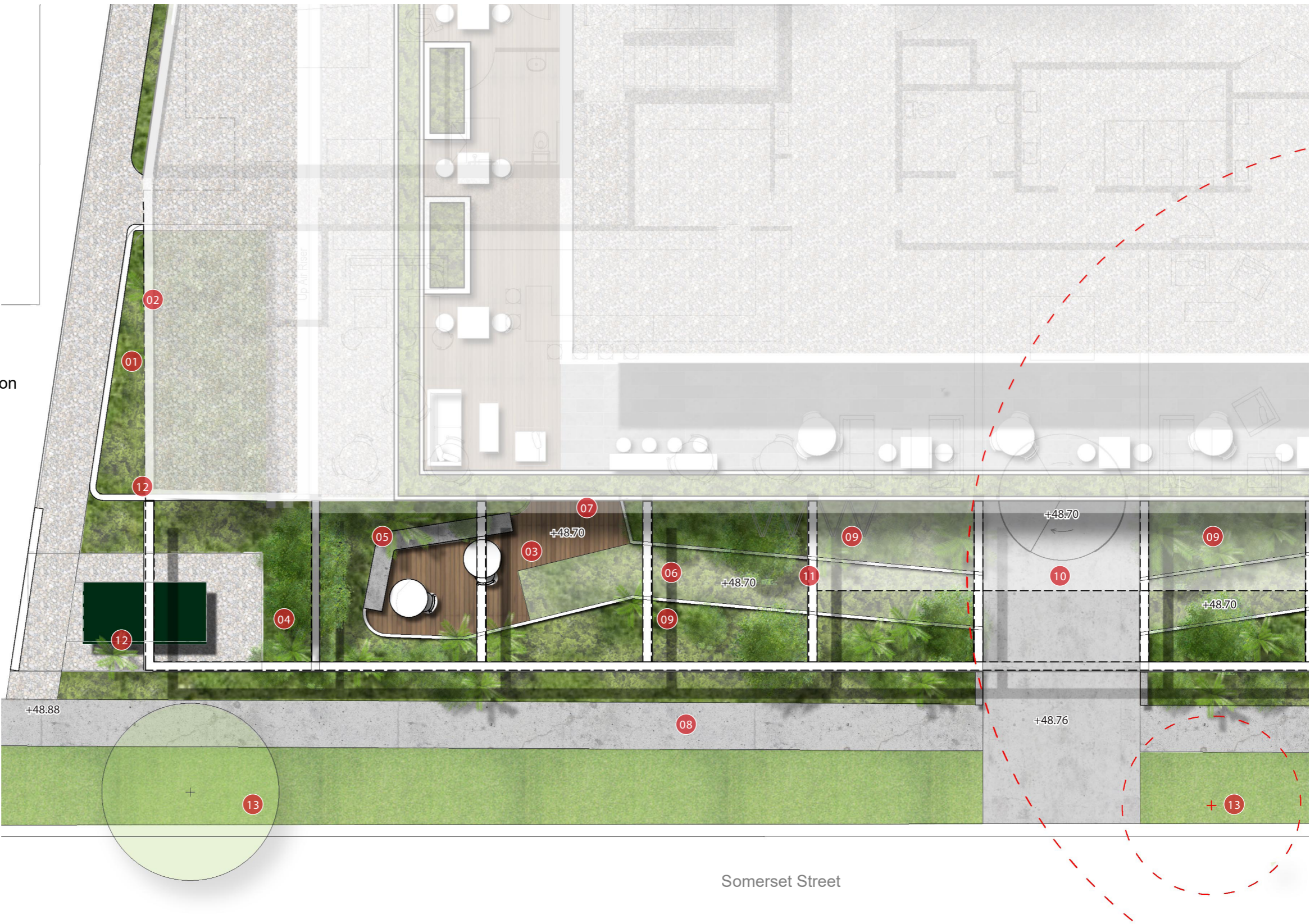
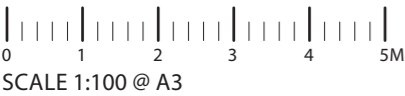
Reference Plan

Legend

- 01. Raised planter on podium
- 02. Roof overhang above
- 03. Timber decking platform
- 04. Informal seating options
- 05. Built in seating bench
- 06. 1.2m steel mesh walkway dense planting
- 07. Proposed entry to bar area
- 08. Existing footpath to be made good after construction
- 09. Deep soil planting
- 10. Main entry from Somerset St (undercover)
- 11. Overhead structure
- 12. Substation
- 13. Existing trees to be retained



03.



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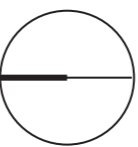
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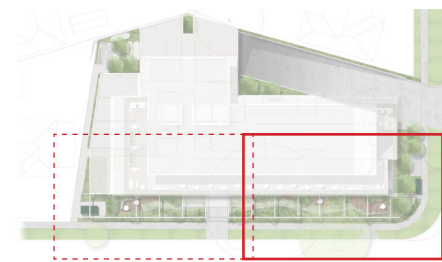
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08. Landscape Detail Plan - 2 of 2



Reference Plan

Legend

- 01. Existing Street trees to be retained
- 02. Proposed entry
- 03. Timber decking platform
- 04. Informal seating node
- 05. Built in seating bench
- 06. 1.2m steel mesh walkway over planting
- 07. Corner screen planting / trees
- 08. Existing footpath to be made good after Construction
- 09. Deep soil planting
- 10. Booster valve
- 11. Overhead structure
- 12. Existing Street trees to be removed
- 13. Bike stands
- 14. Egress path



04. Informal seating node



SCALE 1:100 @ A3



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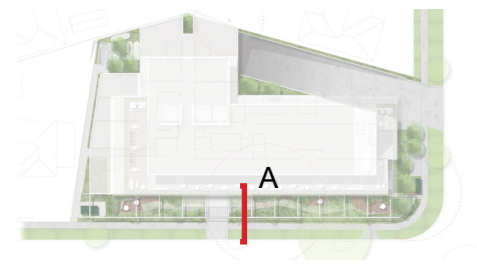
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09. Landscape Section



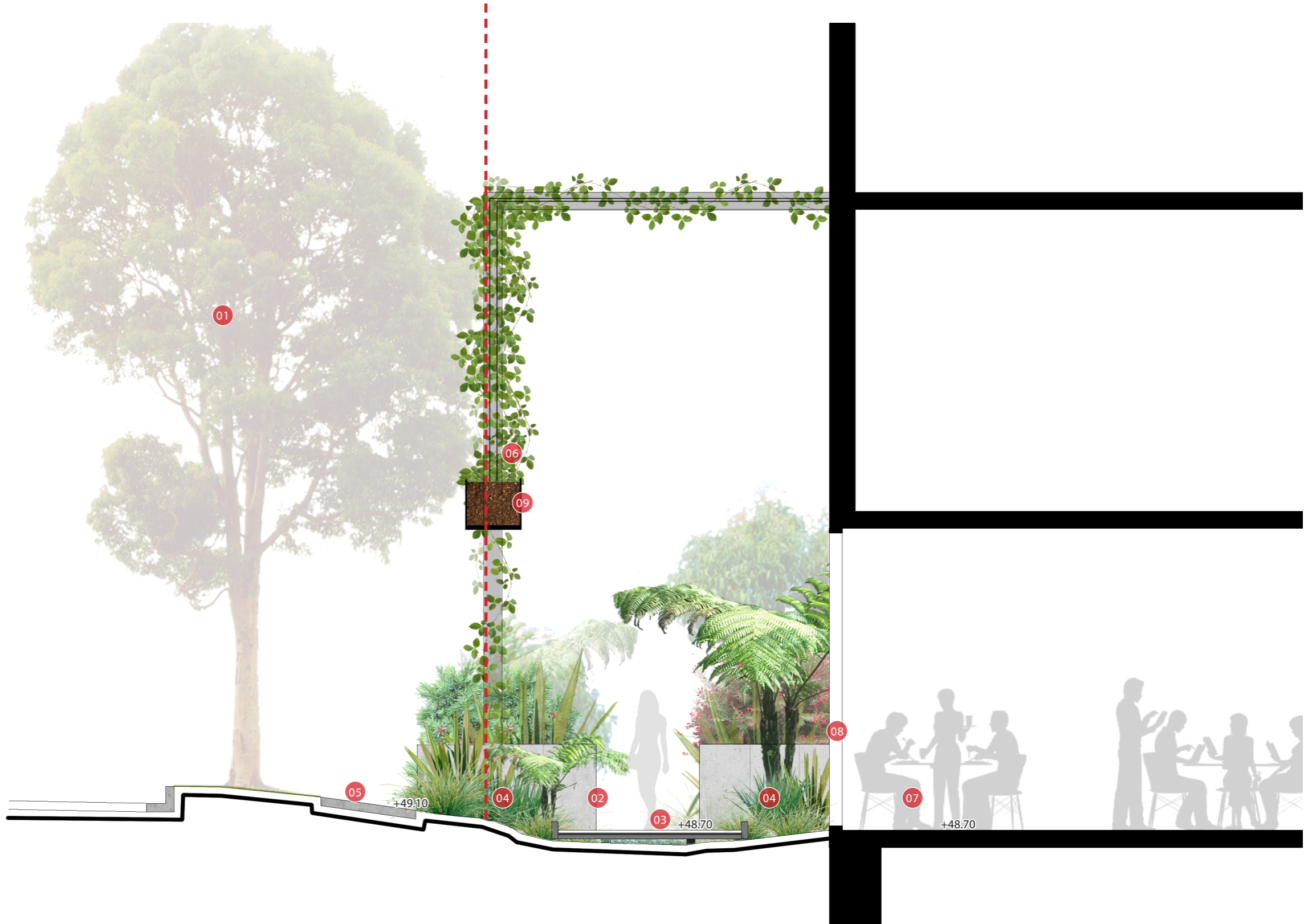
Reference Plan

Legend

- 01. Existing Street trees (*Lophostemon confertus*)
- 02. Proposed entry bridge in background
- 03. 1.2m wide mesh walkway over planting
- 04. Dense planting in deepsoil zone
- 05. Existing Somerset St. footpath
- 06. Overhead structure with climbers
- 07. Internal zone
- 08. Windows opening out to connect with planting
- 09. Indicative planter for climbers to grow on structure mesh



04. Informal seating node



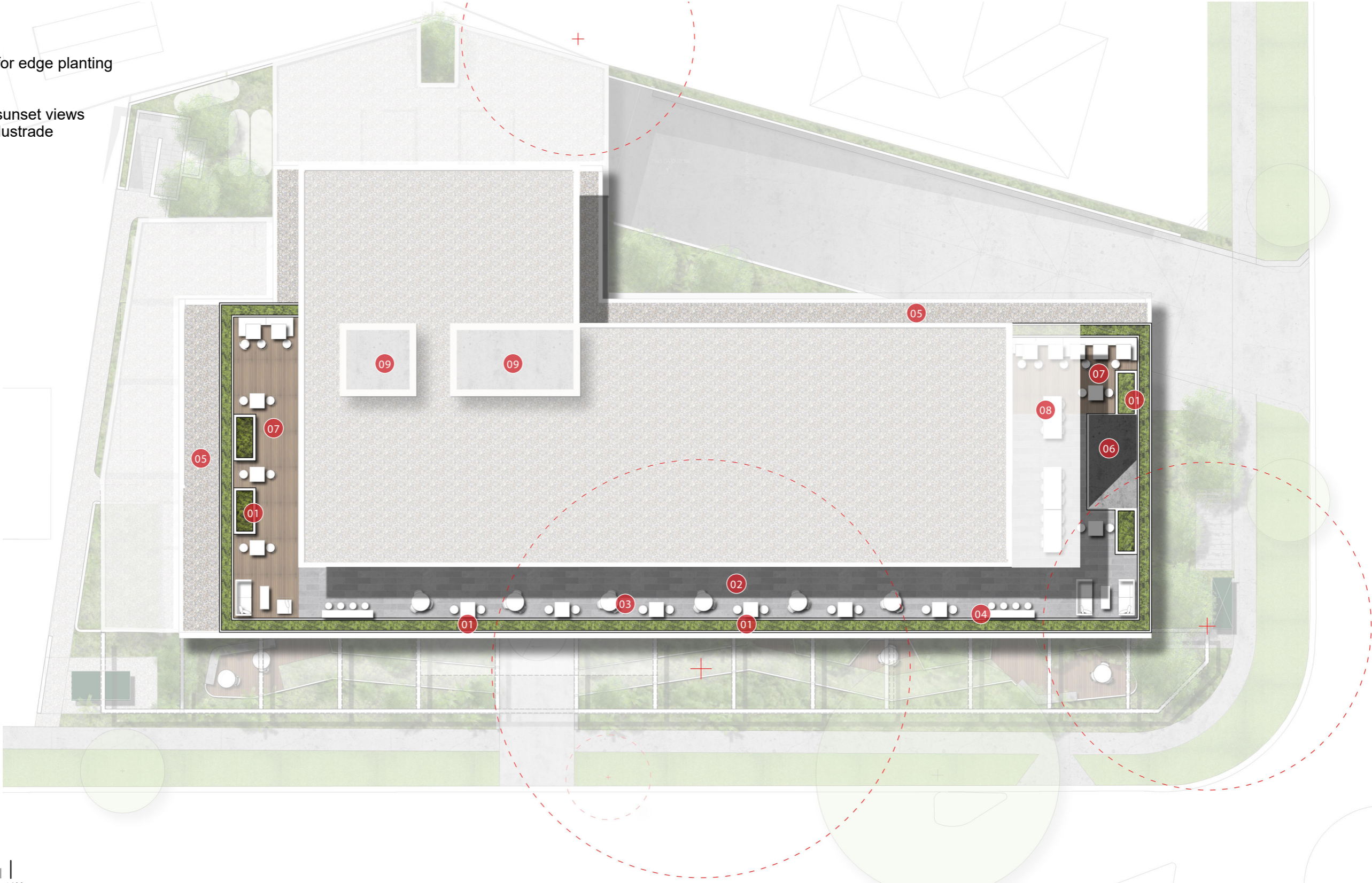
Section A - Somerset Street Frontage



10. Landscape Plan - Roof Terrace

Legend

- 01. 1.0m ht raised planters for edge planting
- 02. Circulation
- 03. Seating with views
- 04. Bar height seating with sunset views
- 05. Pebble edge beyond balustrade
- 06. Stair void
- 07. Timber decking
- 08. Overhead structure
- 09. Lift overrun



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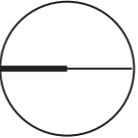
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# 11. Indicative Landscape Palettes

## Materials approach

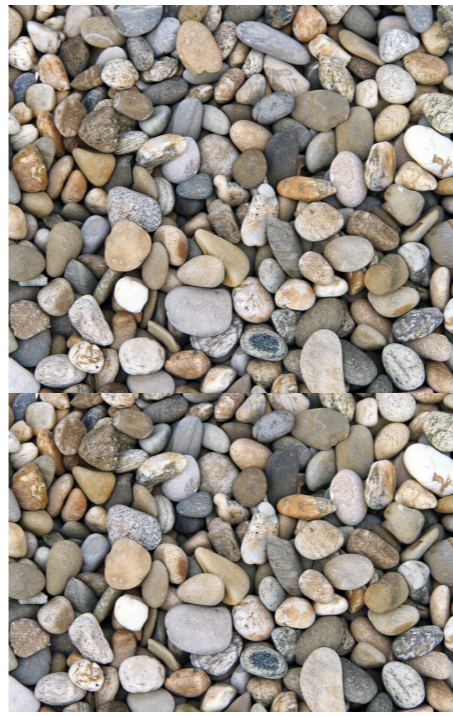
The ground level material palette ties in with the earthy tones of Architectural palette so there is a consistent cohesiveness visual to the entire development at eye level.



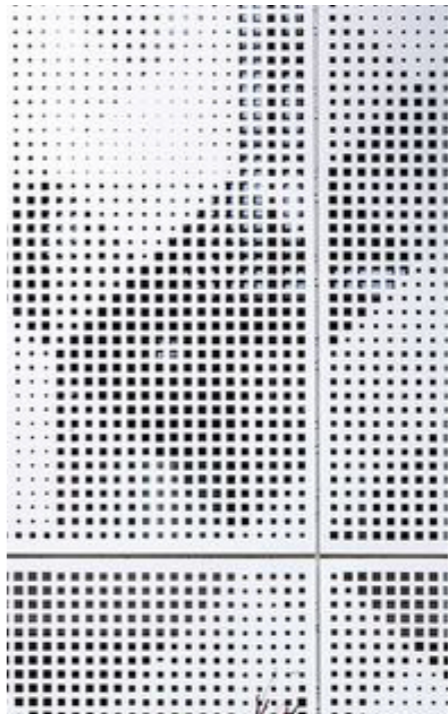
Timber Decking



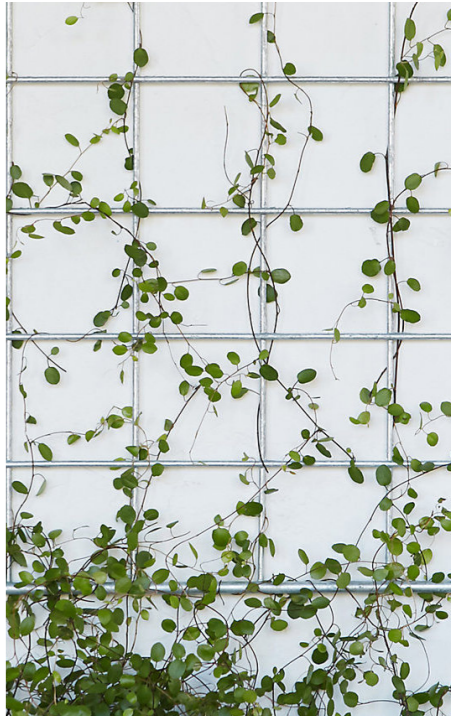
Natural concrete elements



Decorative Pebbles



Powdercoated mesh



Steel climbing structures

## Planting approach

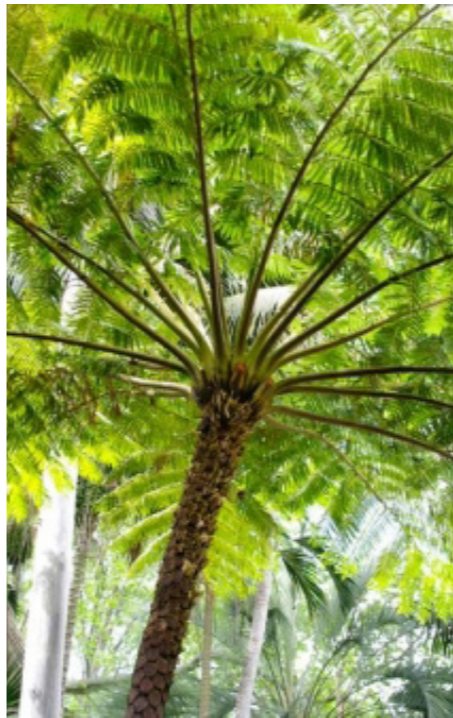
Low maintenance planting clearly defined garden bed and areas is proposed. Planting will be functional but also create an effective aesthetical outcome. Feature plantings will reinforce character and bring rich texture and diversity to garden beds adjacent paths and internal spaces.



Native trees



Accent planting



Vivid foliage



Shade tolerance



Climbers

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12. Planting Schedule and Palette

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	QUANTITY GF	QUANTITY ROOF
TREES & PALMS						
Tl	<i>Tristaniaopsis 'Luscious'</i>	Luscious Water Gum	8 x 4	75L	4	0
SHRUBS AND ACCENTS						
Ac	<i>Alpinia nutans</i>	Native Ginger	3 x 3	200mm	2	0
De	<i>Doryanthes excelsa</i>	Gymea Lily	3 x 1.5	200mm	29	0
Mt	<i>Metrosideros collina tahiti</i>	NZ Christmas Bush	1.5 x 1	200mm	61	0
GRASSES AND RUSHES						
Lt	<i>Lomandra 'Tanika'</i>	Mat Rush	0.6 x 0.6	150mm	263	138
Lv	<i>Lomandra 'Verday'</i>	Mat Rush	0.6 x 0.6	150mm	10	0
FERNS AND CYCADS						
Aa	<i>Asplenium australasicum</i>	Birds Nest Fern	1.5 x 1.5	200mm	20	0
Bs	<i>Blechnum Silver Lady Fern</i>	Silver Lady Fern	1.5 x 1.5	200mm	64	0
Cc	<i>Cyathea cooperi</i>	Tree Fern	5 x 2	300mm	6	0
Da	<i>Dicksonia antarctica</i>	Scaly Tree Fern	4 x 2	300mm	19	0
Dod	<i>Doodia aspera</i>	Prickly Rasp Fern	0.4 x 0.4	200mm	59	0
GROUNDCOVERS AND CLIMBERS						
Cb	<i>Carpobrotus glaucescens</i>	Pig Face	0.25 x 1	150mm	12	0
Mp	<i>Myoporum parvifolium</i>	Creeping Boobialla	0.15 x spreading	150mm	10	24
Vh	<i>Viola hederacea</i>	Native Violet	0.2 x 0.5	150mm	71	0

TREES



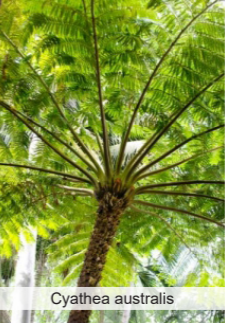
SHRUBS + ACCENTS



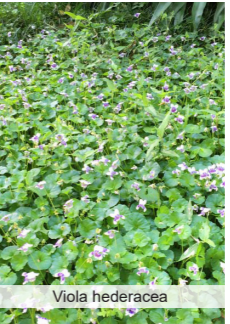
GRASSES + RUSHES



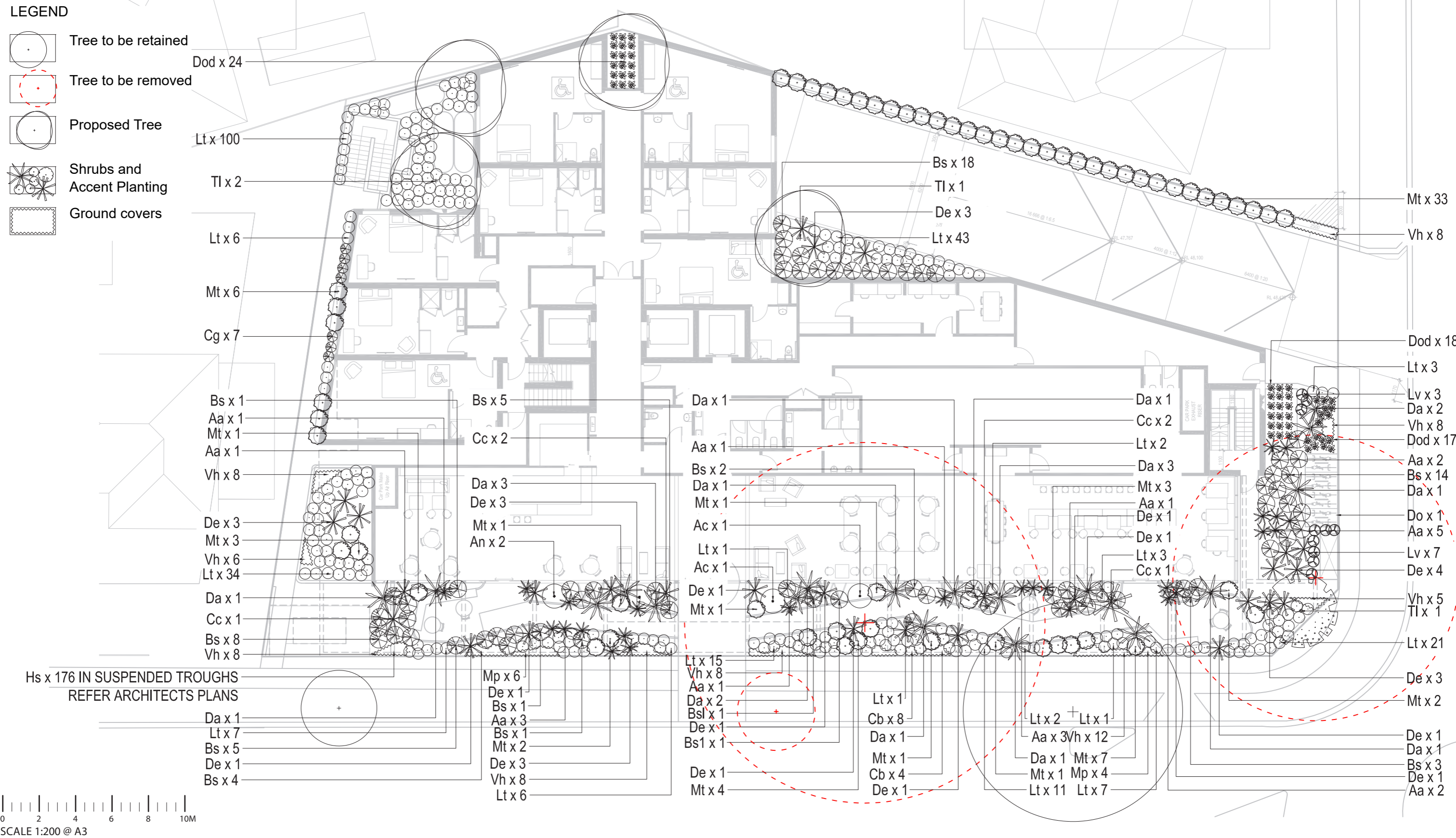
FERNS + CYCADS



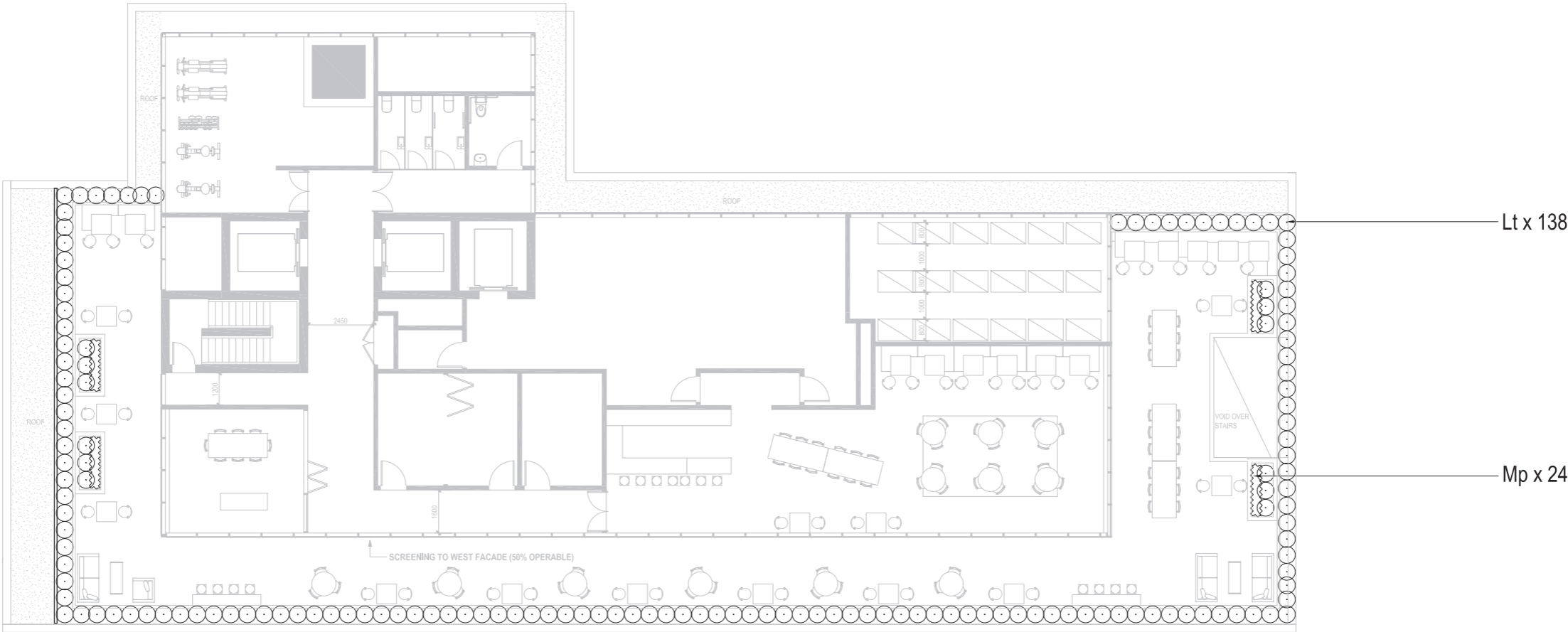
GROUNDCOVERS



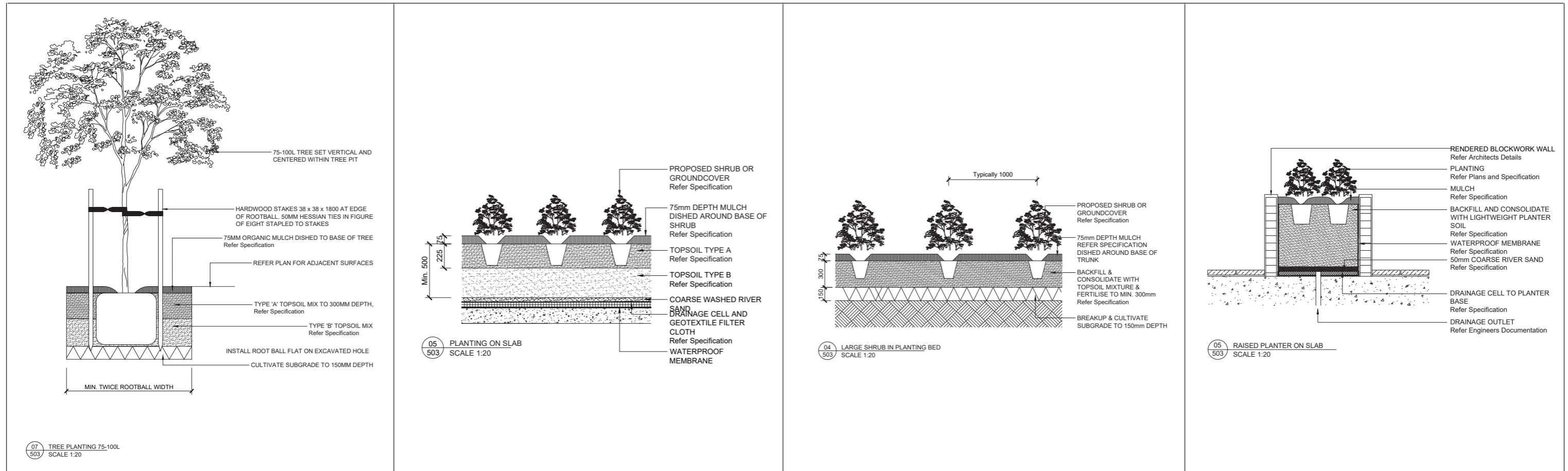
13. Planting Plan - Ground



14. Planting Plan - Roof Terrace



## 15. General Landscape Details



# 16. General Landscape Specification

## Landscape specification notes

### Services

Before landscape work is commenced the landscape contractor is to establish the Position of all service lines and ensure tree planting is carried out at least 3 metres Away from these services. Service lids, vents and hydrants shall be left exposed and not Covered by any landscape finishes (turfing, paving, garden beds etc.) Finish adjoining Surfaces flush with pit lids.

### Aborist management of tree protection

A qualified and approved aborist is to be contracted to undertake or manage the Installation of protective fencing, and to undertake such measures as he deems appropriate to preserve the subject trees to be retained. The arborist is to be retained for the entire contract period to undertake ongoing management and review of the Trees.

### Drainage cell and filter fabric

For on-slab areas install an approved 'drainage cell' product to comprehensively cover the bottom of all planters. Over drainage cell to on-slab areas, a polyfelt geotextile lining (as supplied by 'polyfelt ts' or approved equivalent) is to be installed to cover the bottom of all planters, turned up 300mm and taped to the planter sides to ensure soil mix does not escape into drainage outlets/holes. Install min. 50Mm coarse river sand over all geotextile lining prior to installation of soil mix.

### Planting mixture

Shall be homogenous blend of soil and additives in the following proportions:  
Existing site soil if suitable or imported topsoil 50% Compost 30% D/w sand 20%  
soil testing of existing site soil is to be undertaken to assess suitability of use as planting topsoil and compliance with australian standards.(As4419 - soils for landscaping)

### Mulch application

Place mulch to the required depth, (refer to drawings) clear of plant stems, and rake to an even surface finishing 25mm below adjoining levels. Ensure mulch is watered in and tamped down during installation.

### Mulch type

Forest litter or pine bark: from mature trees, graded in size from 15mm to 30mm, free from wood slivers. Dark brown in colour and texture.  
All mulch to be free of deleterious material such as rock, soil, weeds and sticks

### Compost

Shall be well rotted vegetative material or animal manure, or other approved material, free from harmful chemicals, grass and weed growth and with neutral ph. Provide a Certificate of proof of ph upon request.

### Plant material

All plants supplied are to conform with those species listed in the plant schedule on the drawings. Generally plants shall be vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced, free from disease or insect pests with large healthy root systems and no evidence of having been restricted or damaged. Trees shall have a leading shoot. Immediately reject dried out, damaged or Unhealthy plant material before planting. All stock is to be container grown for a Minimum of six (6) months prior to delivery to site

### Turf

Shall be soft leaf buffalo. To consist of 25mm depth dense, well rooted, vigorous grass growth with minimum 15mm on an average of 100mm topsoil .  
Shirleys no. 17 Or approved equal lawn food shall be thoroughly mixed into the topsoil prior to placing turf. Obtain turf from an approved grower. Furnish a warranty from the grower that the turf is free from weeds and other foreign matter. Deliver turf to the site within 24 hours of being cut, and lay it within 24 hours of being delivered.

### Trees in grass and super advanced trees:

Pellets shall be in the form intended to uniformly release plant food elements for a period of approximately nine months equal to shirleys kokei pellets, analysis 6.3:1.8:2.9. Kokei pellets shall be placed at the time of planting to the base of the plant, 50mm minimum From the root ball at a rate of two pellets per 300mm of top growth to a maximum of 8 pellets per tree.  
Tree trunks to be a minimum of 700mm from street kerb or guttering.  
All tree planting holes are minimum 1.5M diameter and twice the depth of the rootball  
Root directors  
Install root directors to manufacturers specificatons to protect assets, structures and underground servives

### Staking and tying

Stakes shall be straight hardwood, free from knots and twists, pointed at one end. Size shall be 2x38x38x1800mm and shall sit 600mm within ground. Secure the tree firmly with 2no. Hessianties fitted to the stem separately in opposite directions.  
Of plants to be staked.  
A. 5-15 Litre size plant 1x(1200x25x25mm)  
B. 35-75 Litre size plant 2x(1500x38x38mm)  
C. 100-Greater than 200litre 3x(1800x50x50mm)  
Ties shall be 50mm wide hessian webbing or approved equivalent nailed or stapled to stake.  
Drive stakes a minimum one third of their length, avoiding damage to the root system, on The windward side of the plant.

### Irrigation system

Supply an automatic watering system using 'toro irrigation system' or similar approved, with micro-jet sprinkler heads and low density, rubber modified polypropylene reticulation, to include filters, bends junctions, ends and other ancillary equipment. The Landscaper shall nominate his source of supply for the watering system and obtain approval from the superintendent before placing orders for equipment or supply.  
A schematic plan of the proposed irrigation system is to be prepared by the contractor, showing solenoids, pipe diameters, and all nozzle and trickle attachment types (including spray/head angle), for review by the superintendent prior to installation  
the contractor is to liaise with the hydraulic engineer and council as necessary, to ensure the irrigation system conforms with all the council and water board codes and requirements.  
Provide an automatic controller that provides for two week scheduling and hourly multi-cycle operation. The controller shall manual override. Programming shall be undertaken by the contractor who shall advise on the operation of the system.  
provision of secure housing for the automatic irrigation controller to be located in association with the landscape contractor and location confirmed by the superintendent. Wiring to connect remote solenoid locations is to be provided. The controller shall be located in a dry place, protected from the weather, and all cable connections shall be made with waterproof connectors.

Installation shall be tested under known working conditions. Acceptance of the installed Plant and equipment shall be subject to these being satisfactory.  
Timber or steel edging  
N/a  
Soft edges  
All soft edges (mulch, turf, grassed) to be finished to appropriate falls and flush with Adjacent surface treatment.  
Turf  
Turf all landscape areas as shown on the landscape drawings. Turf is to have To prepare graded areas to receive turf, excavate the area and cultivate so as to allow For importing of 100mm of turf underlay soil. Remove all stones over 50mm ø and remove All weeds and foreign matter. Spread soil mix a.B.S to a depth of 100mm and grade to Appropriate levels to achieve general even grades to drainage outlets installed by Others.  
Lay the turf along the land contours with staggered, close butted joints, so that the Finished turf surface is flush with adjacent finished surfaces of paving and the like. As Soon as practicable after laying, roll the turf with a roller weighing not more than 90kg Per metre of width for sandy or light soils.  
Water as necessary to keep the soil moist to a depth of 100mm. Protect newly turfed Areas against traffic until grass is established. Fertilise two weeks after laying fertilise A.B.S  
'Top dress' the turf when it is established to a depth of 10mm with coarse washed river Sand. Rub the dressing well into the joints and correct any unevenness in the turf Surfaces.

