

LANDSCAPE DA PLAN

BOARDING HOUSE

10 - 11 Railway street
Werrington NSW 2747

SHEET TITLE

SHEET NUMBER

COVER PAGE

LANDSCAPE PLAN

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Deep Soil plan / Details

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REVISION

DATE

DRAFT

07.09.21

FIRST ISSUE

08.09.21

Rev.A

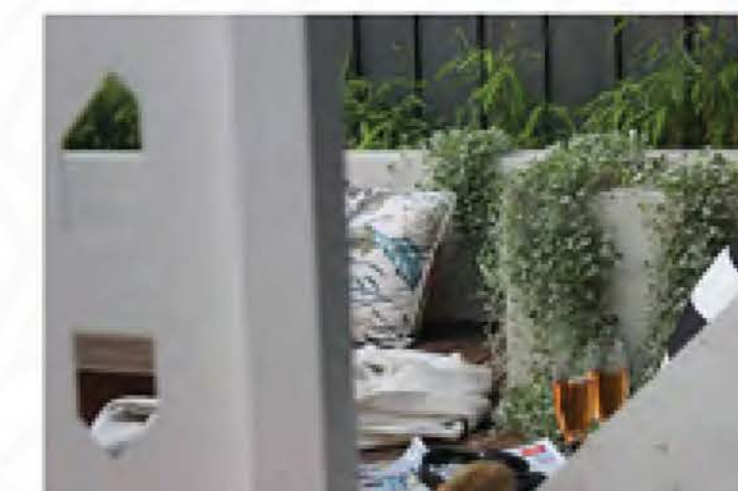
14.09.21

Rev.B

17.09.21

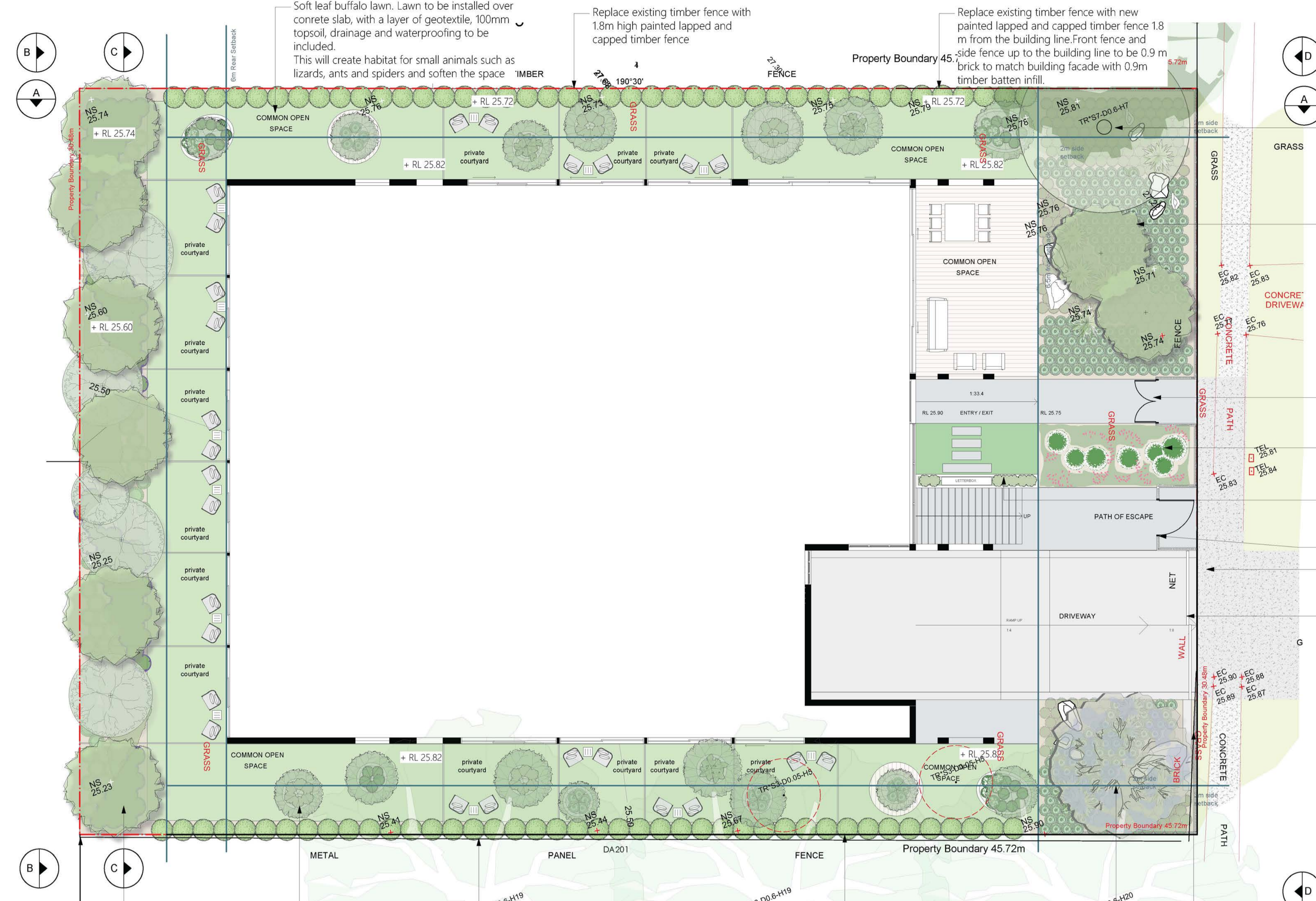
Rev.C

20.09.21



LEGEND

- BOUNDARY FENCE
- EUCALYPTUS MULCH FOR GARDEN BED
- SOFT LEAF BUFFALO LAWN
- SELECTED PAVING
- NEW CONCRETE DRIVEWAY
- SELECTED TIMBER DECKING
- SELECTED NATURAL ROCK BOULDERS
- NATURE STIP
- NEW CONCRETE
- EXISTING CONCRETE
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED



Existing tree to be retained, under planted with soft native grasses and shrubs

2x evergreen Water-gums to be planted to soften the overall development and to create food and shelter for native animals. Trees to be under planted with soft native grasses and shrubs.

Natural rock boulders to be scattered through the front to create interest and shelter for native animals

Entry pathway and recessed timber batten pedestrian gate 1.8m

Native groundcover and feature shrubs

Undercover planter box with suitable planting. Shade tolerant native groundcover and access to letterbox

Timber batten exit gate 1.8m

New concrete driveway and extended footpath

Double sliding driveway timber batten gate 1.8m

DA NOTES
LANDSCAPE AREA CALCULATIONS

Site area: 1,393.50 sqm

Development Control Plan (DCP) 2014 Penrith precinct requirement:

Landscape area is defined as an area of a reasonable proportion of each site for landscaped garden areas, conserve significant existing vegetation, and provide reasonable separation between neighbouring dwellings

(a) R3 Medium Density Residential - 5.11 Boarding Houses min. 40% of the landscape area to be soft min. 557.60 sqm

Proposed Landscape area 566.10 sqm (40%)

3) Compatibility with Streetscape in the Front Setback complies

In order to be compatible with the streetscape, boarding houses must supply the following elements within the front setback, in addition to complying with other relevant Landscape. Design controls in this DCP and Built form, streetscape impact and appearance controls in this section:

a) A minimum of 18m² deep soil area must be provided to support larger plants and trees used to soften the form of the building and provide shade. Deep soil areas are to be a minimum width and length of 3m. Deep soil zone may form part of the landscaped area calculation.

b) A watering system that does not rely on lodgers to maintain plantings.

Principal private open space complies

controls for Multi Dwelling Housing - Boarding Houses

(1) A reasonable area of private open space should be provided for:
Min 20m² for lodgers + 8m² for building manager

APPROXIMATE CALCULATIONS

PLANT SCHEDULE

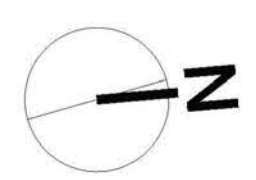
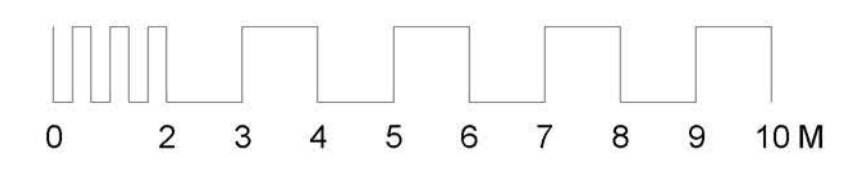
IMAGE	ID	QTY	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE SPREAD	MATURE HEIGHT	REMARKS	
Trees									
	Jm	1	Jacaranda mimosifolia	Jacaranda mimosifolia	100 Ltr	6.0 - 10.0 m	10.0-15.0 m	semi - deciduous	
	Ph	15	Pyrus nivalis	Snow Pear	45 Ltr	2.0 - 4.0 m	3.0 - 6.0 m	deciduous	
	Til-1	8	Tristanopsis laruina 'Luacious'	Water Gum	75 Ltr	3.0-5.0 m	7.0-12.0 m	native / evergreen	
	Wf	5	Waterhouisia floribunda	Weeping Lilly Pilly	75 Ltr	3.5 - 6.0 m	5.0 - 10.0 m	native / evergreen	
Shrubs									
	Acs	84	Acmena 'Sublime'	Lillypilly	300 mm	0.9 - 1.5 m	2.0 - 5.0 m	native	
	Gf	15	Gardenia augusta 'Florida'	Gardenia	300 mm	0.6 - 1.0 m	0.6 - 1.0 m		
	Rop	7	Rhaphiolepis indica 'Oriental Pear'	Indian Hawthorn	300 mm	1.0 - 1.2 m	1.0-1.2 m		
Perennials									
	Deg	10	Doranthus excelsa	Gynea Lily	300 mm	1.5 - 2.0 m	1.5 - 3.0 m	native	
	Lp	94	Libertia paniculata	Libertia	175 mm	0.2 - 0.5 m	0.5 - 0.8 m		
	Prc	12	Philodendron Xanadu	Philodendron	175 mm	0.8 - 1.2 m	0.6 - 0.8 m		
Strappy									
	Dclj	301	Dianella caerulea 'Little Jess'	Flax Lily	140 mm	0.35 - 0.4 m	0.35 - 0.4 m	native	
	Poa	287	Poa labillardieri 'Eskdale'	Tussock Grass	140 mm	0.5 - 0.6 m	0.6 - 0.9 m	native	
	Lit	51	Lomandra longifolia 'Tanika'	Spiny-headed mat rush	140 mm	0.6 - 0.65 m	0.5 - 0.6 m	native	
Groundcovers									
	Di	34	Dichondra repens	Kidney Weed	100 mm	0.9 - 1.2 m	0.1 - 0.3 m	native/in-front of letterbox	
	Ga	25	Grevillea hybrid 'Aussie Crawl'	Groundcover Grevillea	140 mm	1.0 - 2.0 m	1.0 - 2.0 m	native	
	Hv	89	Hardenbergia violacea	False Sarsaparilla	200 mm	1.2 - 2.0 m	0.75 - 0.9 m	native	
	Lr	31	Ligularia reniformis	Leopard Plant	140 mm	0.0 - 0.3m	0.0 - 0.3m		
Total:		1069							

* Plants have been selected for their low maintenance, drought tolerant and overall neat appearance. A mix of flowering and non flowering native and exotic plants help to create a functional biodiversity for local wildlife that suite the microclimate within the new development and the Werrington

1 Landscape Plan - Ground floor
Scale: 1:100



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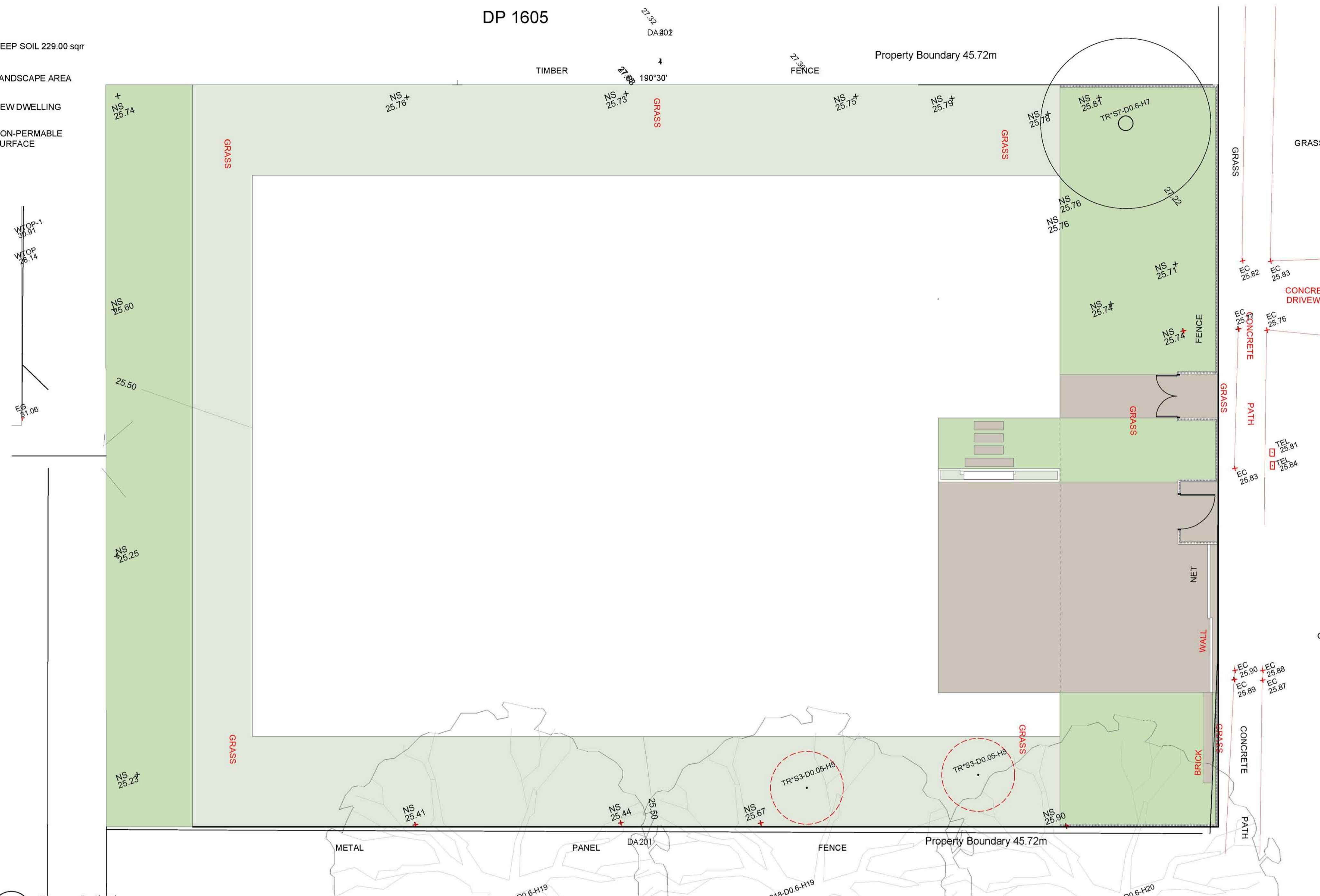
PROJECT:
Georges Wehbe
10-11 Railway Street,
Werrington NSW 2747

DRAWING TITLE:
DA Landscape Plan
Ground floor

SHEET No. DA-01
Rev. No. C
SCALE: 1:100 @A1

DATE: 06.09.2021
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- DEEP SOIL 229.00 sqm
- LANDSCAPE AREA
- NEW DWELLING
- NON-PERMEABLE SURFACE



PLANTING NOTES

SITE PREPARATION
All existing plants marked for retention shall be protected for the duration of works. Remove from site all perennial weeds and rubbish before commencing landscape works.

SOILWORKS
Thoroughly cultivate the subsoil to a depth of 300mm. Supply and install to a depth of 300mm quality garden soil mix to all planting beds and 150mm turf-underlay to lawn areas.

EDGING
All garden bed areas to be clearly defined by metal, brick, concrete or timber edging with its top edge flush with the surface of adjacent grass area

MULCH
Supply and install a 75mm layer of hardwood horticultural grade mulch to all planting beds set down 25mm from adjacent paving or garden edge.

MAINTENANCE
All failed or defective plant species to be replaced by landscaper for a 3 months period following completion of work. Further maintenance during and after this period should include watering, weeding, fertilising, pest and disease control, pruning and hedging, reinstatement of mulch and keeping the site neat and tidy.

LANDSCAPE NOTES

EROSION CONTROL AND DRAINAGE
Install required sedimentation control devices as required by council DCPs. Proposed development to include new pits and grates to accommodate runoff from hard surfaces to be connected to existing stormwater system to control flows. Subsoil drainage/Ag lines to be used in garden beds.

PAVING/TIMBER DECKING/WALLING/POOL CONSTRUCTION
All hard landscaping work to be carried out in accordance with the building code of Australia and all relevant Australian standards and all codes and regulations of local council and other authorities. All timber construction shall be in accordance with the timber framing code. All footings and walls to future structural engineers detail.

TREE PROTECTION
All trees to be retained will have tree protection in accordance to Arborist or equivalently qualified person's recommendations.

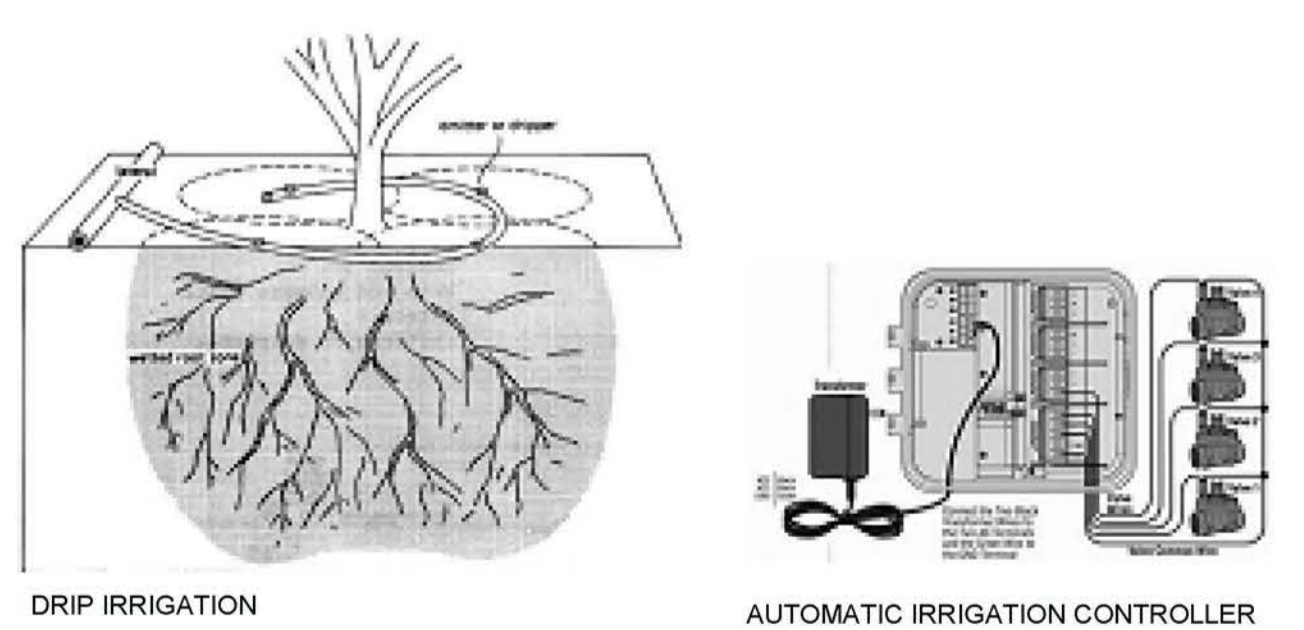
IRRIGATION
All garden bed areas and pots to be connected to automatic drip irrigation system. Water supply to be adjusted accordingly. Controller to be easily accessible. Location to be confirmed

SUGGESTED PLANTERS

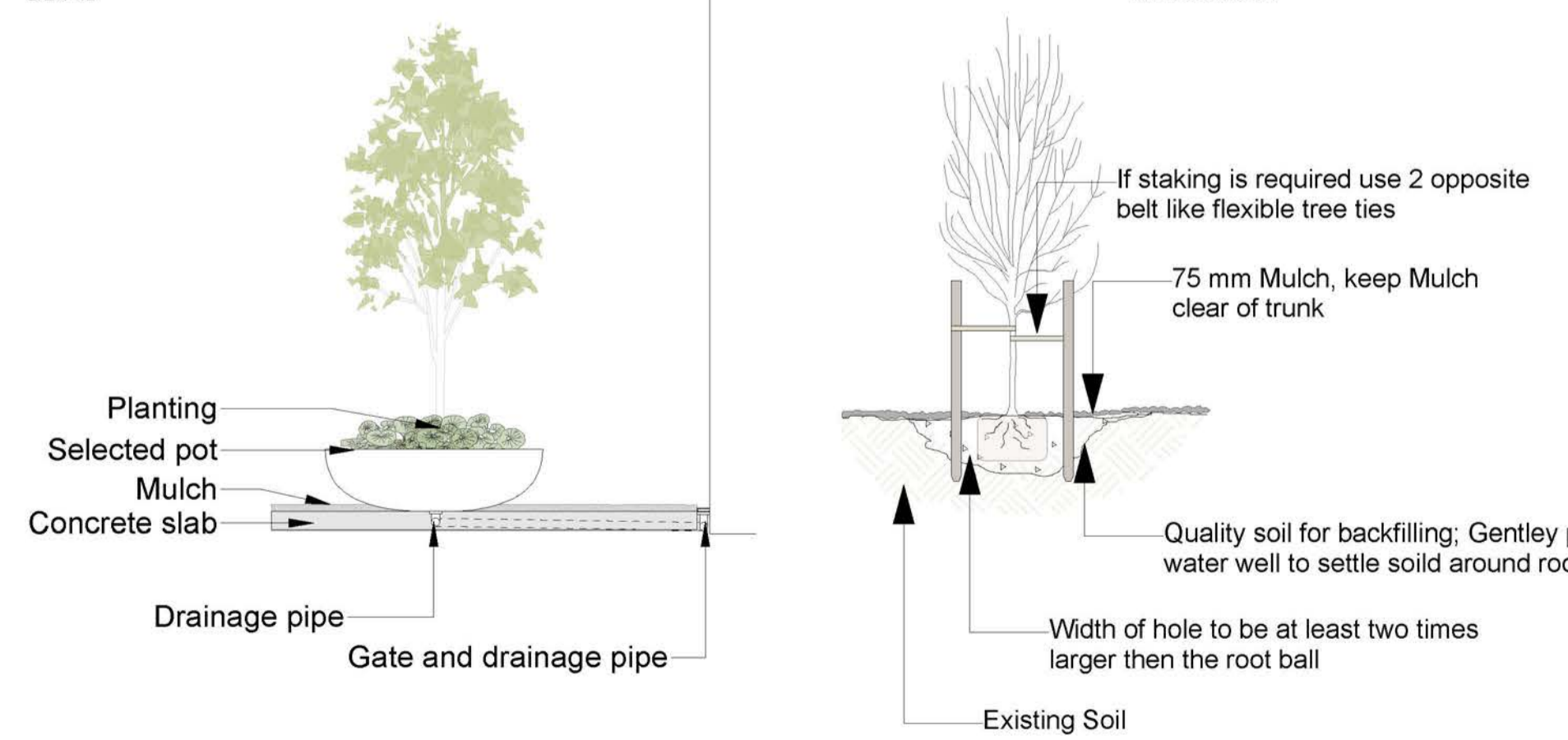


3 Deep Soil Plan
Scale: 1:100

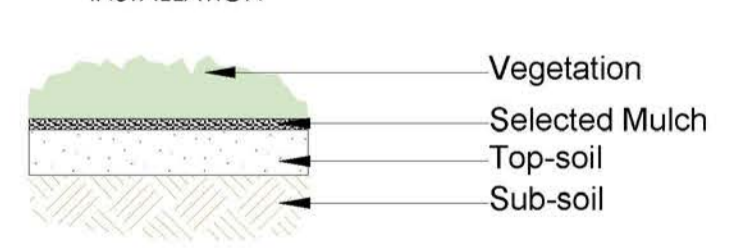
PLANTER DRAINAGE DETAIL



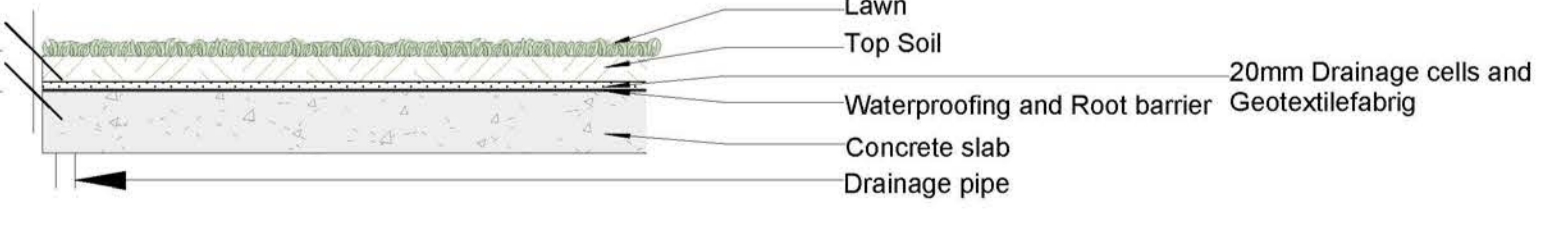
SOIL/MULCH INSTALLATION



GENERAL PLANTING SOIL/MULCH INSTALLATION



LAWN OVER SLAB DETAIL



- 2200 Soul Seat, Timber Deck & Centre Planter**
SCL 2200PM, L 2750 x W 1750 x H 500mm, 440kg Approx Weight
- 2750 Soul Oval Seat Planter**
SCL 2750PM, L 2750 x W 1750 x H 500mm, 3.7kg Approx Weight
- 1240 Soul Low Planter**
SCL 1240PM, D 1240 x H 450mm, 140kg Approx Weight



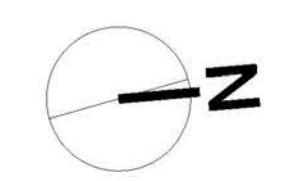
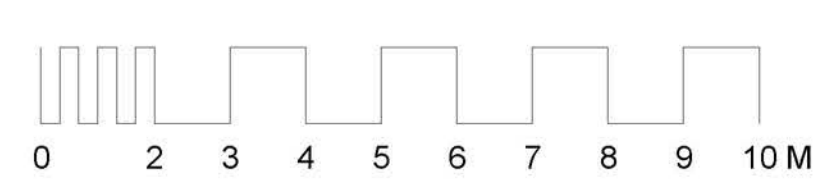
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DRAWING TITLE:
Deep Soil Plan /
Details

SHEET No. DA-02
Rev. No. C
SCALE: 1:100 @ A1
DATE: 06.09.2021
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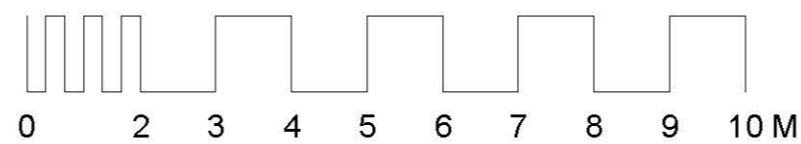




1 West Elevation A-A
Scale: 1:100



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PROJECT.

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DRAWING TITLE.

Elevation A-A

SHEET No. DA-03

Rev. No. C

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DATE: 06.09.2021

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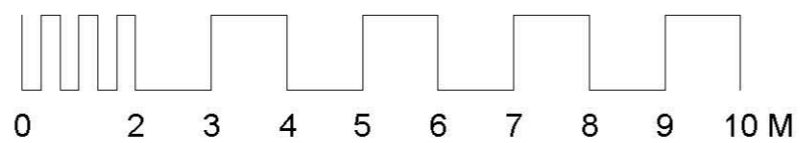
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1 South Elevation B-B
Scale: 1:100



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PROJECT.

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DRAWING TITLE.

Elevation B-B

SHEET No. DA-04

Rev. No. C

SCALE: 1:100 @ A2

DATE: 06.09.2021

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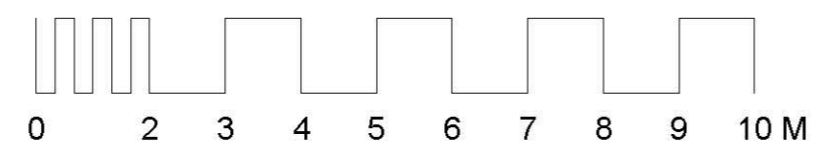
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2 South Elevation C- C
Scale: 1:100



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PROJECT.
Georges Wehbe
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DRAWING TITLE.
Elevation C-C

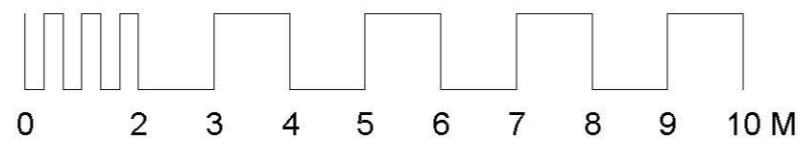
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1 North Elevation D-D
Scale: 1:100



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PROJECT.

Georges Wehbe

10-11 Railway Street,
Werrington NSW 2747

DRAWING TITLE.

North Elevation

SHEET No. DA-06

Rev. No. C

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