

FEBRUARY 2013



**NORTH PENRITH - STAGE 2D
LANDSCAPE CONCEPT REPORT
STATE SIGNIFICANT DEVELOPMENT APPLICATION**



INTRODUCTION

Landcom are seeking landscape design solutions that reflect the image and memory of the old ADF site as a fully integrated residential / open space environment reflecting both the history and culture of the site.

The landscape design philosophy recognises the current trends in the new home owners demographic, as well as an accepted trend of displaying increased community expectations of a whole range of active and passive recreational uses. Pedestrian and cycle movement and connections will be sufficiently addressed.

The North Penrith site has a remarkable landscape heritage and an abundance of historic European cultural elements that are varied in typology and has either state or local significance. This heritage is of paramount importance in the landscape for the purposes of education and recreation, not only in the daily lives of the local residents, but also in the wider community.

The North Penrith Landscape Design is based on a clear landscape design theme or themes and a definitive palette of components that will be identified in this document. This will result in a 'big picture' design theme to provide cohesion and site / regional identity.

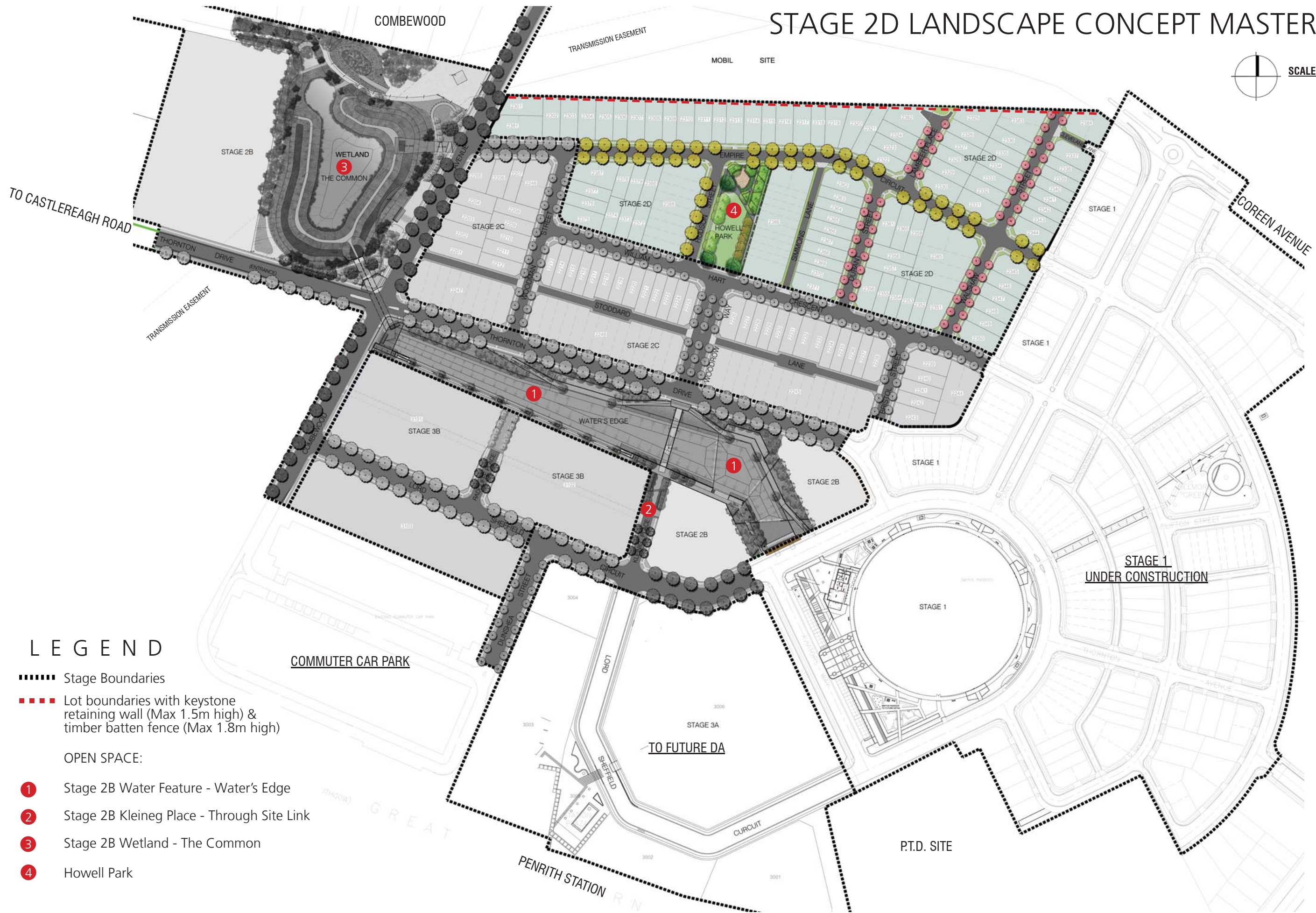
The landscape treatment to the development aims to promote a unique sense of place, responding to the nature and history of the site whilst creating a meaningful amenity to the local community.

The streetscape network has a simple urban language with more intimate landscape experiences at entry points, delivering fully functional and legible treatments to the residential roads. Park spaces such as Howell Park assist in the creation of community and natural nodes for passive and active recreation, tying in with the surroundings and creating a sense of journey and destination to the whole development.

In this way, a sensitive and appropriate standard of landscape design can be applied to the North Penrith development so that the practical, aesthetic and social needs of the residents and community are better realised.



STAGE 2D LANDSCAPE CONCEPT MASTER PLAN



LEGEND

- Stage Boundaries
- - - - Lot boundaries with keystone retaining wall (Max 1.5m high) & timber batten fence (Max 1.8m high)
- OPEN SPACE:
- ① Stage 2B Water Feature - Water's Edge
- ② Stage 2B Kleineg Place - Through Site Link
- ③ Stage 2B Wetland - The Common
- ④ Howell Park



HOWELL PARK CONCEPT PLAN



DESIGN INTENT

Howell Park is a residential local park and has been located in an opportunistic location within Stage 2D to service the open space requirements of the local residential community. This park provides the resident and visitors with an area for passive and active recreation, children's play and quiet contemplation.

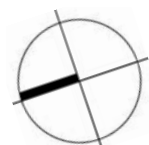
Spatial arrangement and the integration of robust materials such as off-form concrete. Concrete and stone pavers will be key principals in the design.

The introduction of a deciduous and native evergreen softscape palette will complement the hardscape spaces while formal planting and large expanses of turf for passive or active play will aid in the framing of the space. Landmark trees that punctuate the southern corners and within the paved plaza will act as a beacon for the park acting as a natural way finding device as residents and visitors move about the development.

To the north of the park within a formal paved area a sunken plaza with sandstone pavement and bespoke seating elements will mark the terminus of the direct visual site link back to the Water's Edge pedestrian bridge and on to Station Square to further enhance the neighbourhood park experience.

LEGEND

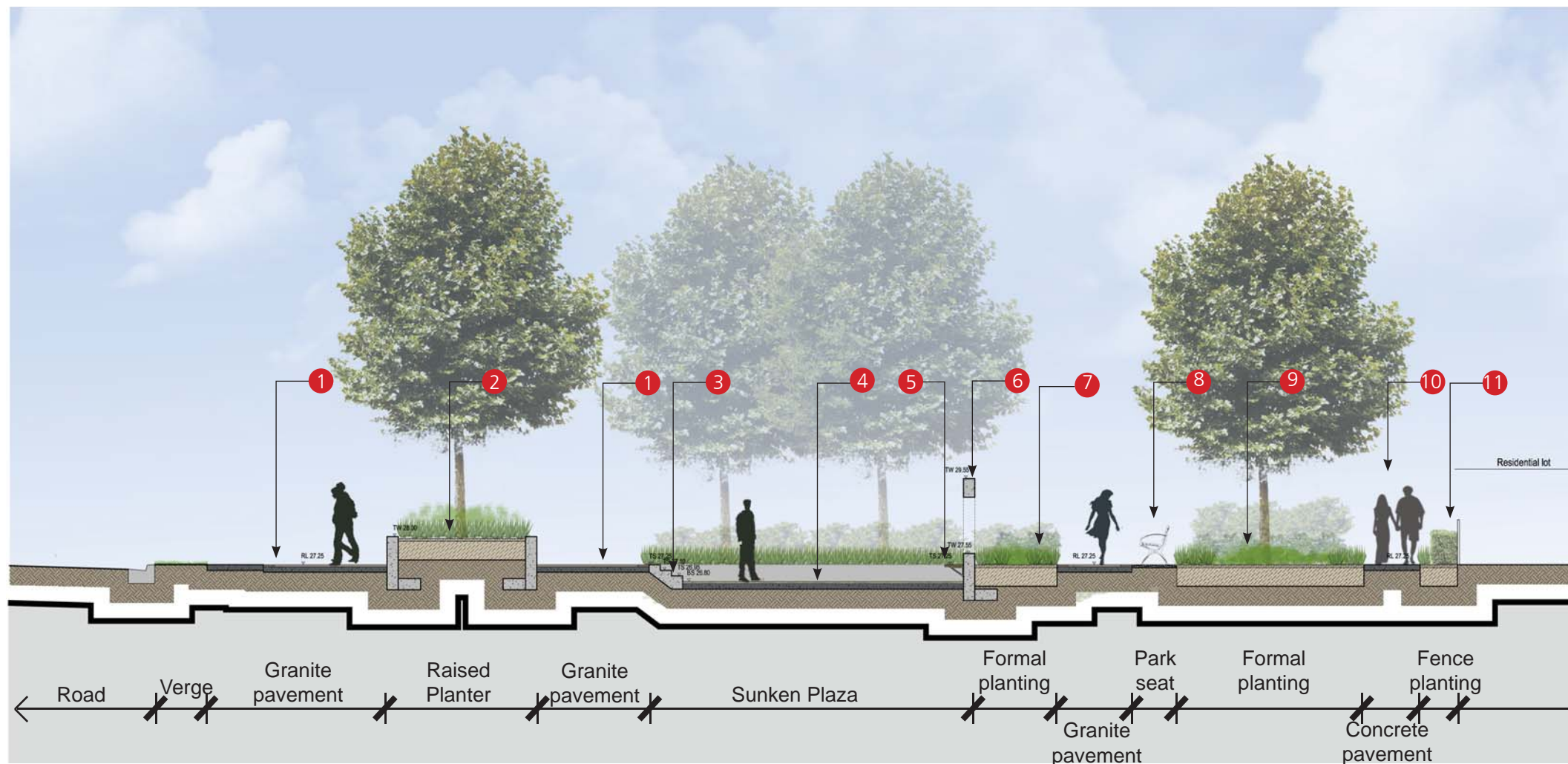
- ① Turf open space / kick about space
- ② Granite pedestrian paths with porphyry sett banding
- ③ Concrete path to terrace housing
- ④ Sunken plaza / Sandstone crazy pave
- ⑤ Concrete walls & steps
- ⑥ Feature bench seating element
- ⑦ Formal mass planting
- ⑧ Large deciduous trees
- ⑨ Trees in grass
- ⑩ Small deciduous tree screening



SCALE 1/400 @ A3



HOWELL PARK SECTION A-A

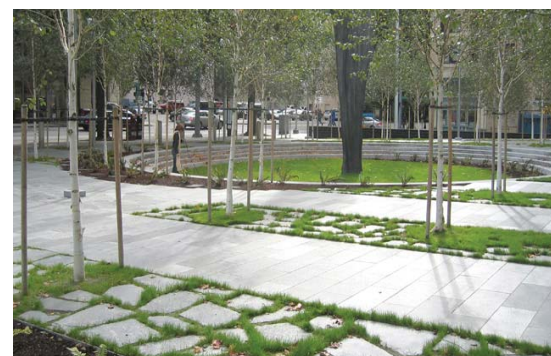


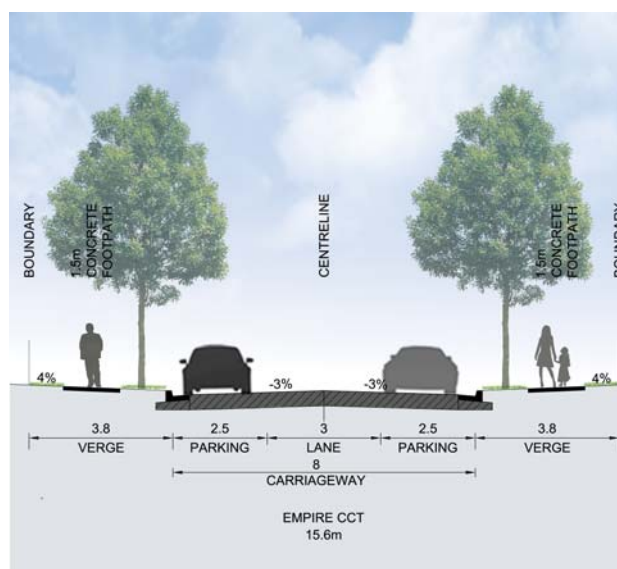
LEGEND

- ① Granite pavement
- ② Raised planter with large feature tree
- ③ Concrete stairs
- ④ Sunken plaza with sandstone crazy paving
- ⑤ Bespoke seating element to plaza
- ⑥ Extended concrete wall with formed window opening
- ⑦ Formal Garden bed planting
- ⑧ Rest area / bench seat
- ⑨ Large trees with formal understorey planting
- ⑩ Integrated lots entrance path
- ⑪ Fenceline planting

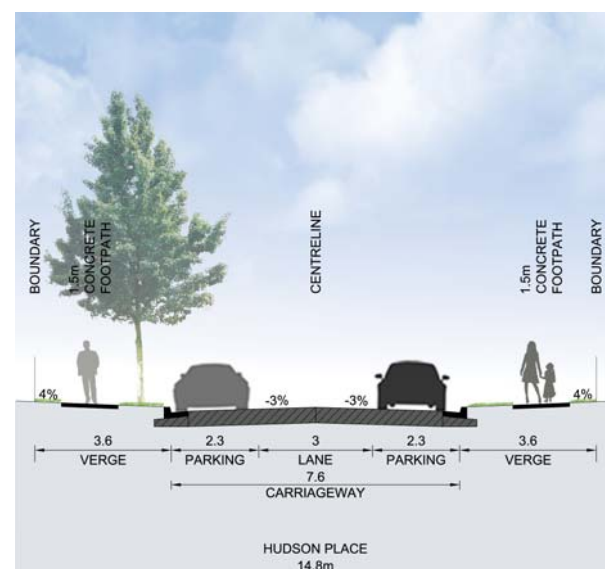
SECTION AA

SCALE 1:150 @ A3

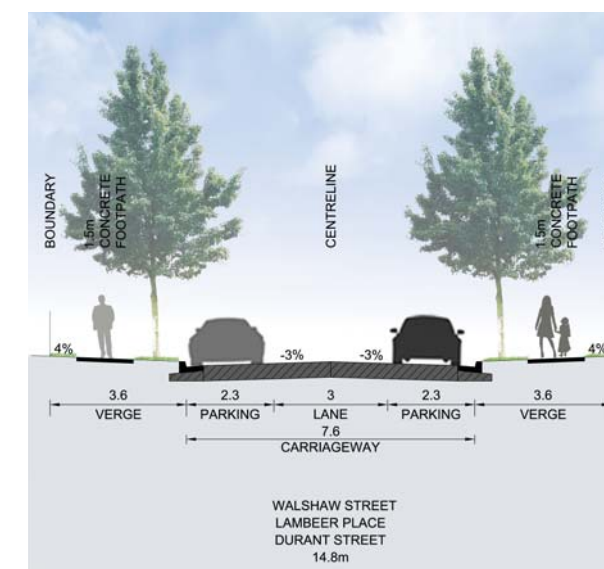




LOCAL STREET (SECTION 1)
EMPIRE CIRCUIT



MINOR LOCAL STREET (SECTION 2)
HUDSON PLACE



MINOR LOCAL STREET (SECTION 3)
WALSHAW STREET, LAMBERT PLACE, DURANT STREET



The North Penrith Streetscape Character will be defined by the selection of tree species which will translate as providing the site with an over arching European Village character whilst accommodating the requirements of council along with the functional needs of pedestrian/cycle and vehicular movements along each of the roads.

The streetscapes are to enhance and reinforce the road hierarchy, through their arrangement, size and species selection. The formal planting of mid to large size trees will occur mainly within the street verges and located primarily within the primary streets including the Local Streets. Smaller deciduous species will be introduced within the verges of the Minor Local streets. The streets provide green links and view corridors throughout the site, making connections with and between other open spaces.

Streets are designed to provide an appropriate level of on street parking with priority given to pedestrians and cyclists to provide a pleasant environment to promote walking and social activity.

Some key points:

Aspect and Views

- Strong visual associations with the significant European historical cultural associations used to define the site.
- Grouped canopy trees provide shade and visual amenity will retaining important views for future residents.
- Strong emphasis to avenue planting with spacings of trees to enable canopies to touch when trees are mature.

Accessibility

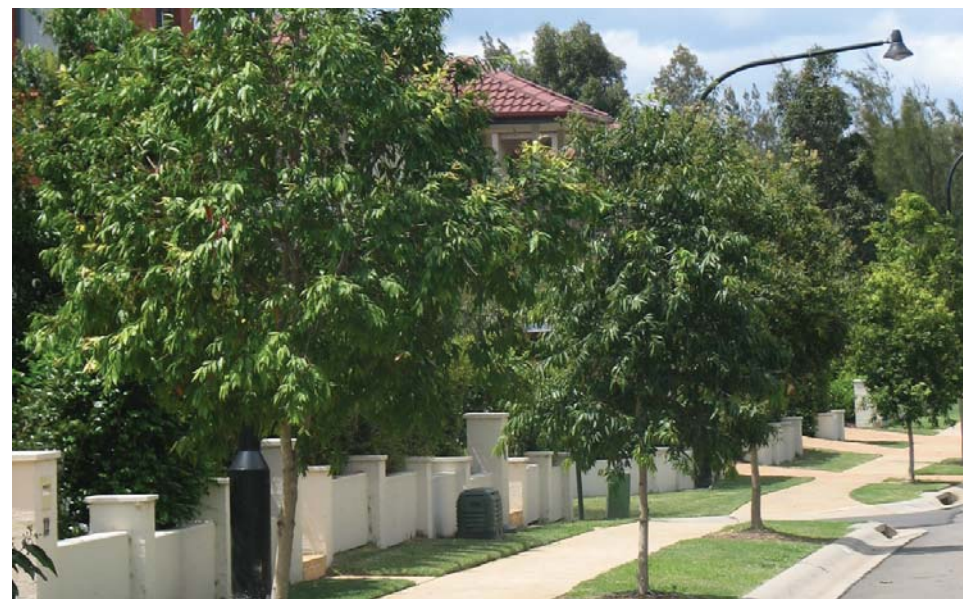
- Continuity of and connectivity to local and recreational paths linking the entire site.

Materials:

- Footpaths will be robust and will consist mainly of in situ, lightly exposed concrete with areas of porphyry stone setts at key junction points. All driveway cross overs are to be of the same material in order to ensure visual continuity.

Plantings:

- Landscaping to all streets is to be maximised with tailored species selection to that of the local and site context. Important views have been considered.
- Canopy trees to provide shade and visual amenity.
- Low shrub and ground cover planting to Howell Park utilise both formal exotic species and low maintenance native plant species.





LEGEND

- LARGE TREES:
- *Fraxinus pennsylvanica* 'Cimmon' - Red Ash
- MEDIUM TREES:
- *Pistacia chinensis* - Chinese pistacia

SCALE: 1/2500 @ A3



INDICATIVE PLANTING PALETTE

There will be a predominant focus on the appropriate mix of formal and native plant species used throughout the site. Overall, a leafy, deciduous character to the streetscapes will aid in the enforcement of a European styled village character. Exotic species will be used in certain specific locations -

- In Streetscapes where Penrith City Council will not accept larger natives;
- Where accent planting is required such as at the entry precincts, pedestrian crossing points and focal points within parks and civic spaces.

A structured approach to the planting design will occur to the more formal open spaces, neighbourhood parks and internal streetscapes. Open spaces and Public Domain footpaths will be bordered by a hierarchy of formal exotic species and native grasses and ground covers where appropriate to provide a more structured, defined look.

Street Trees



Fraxinus pennsylvanica
Cimmon - Red Ash

Height: 15m
Spacings: 10m min.
Locations: Empire Circuit

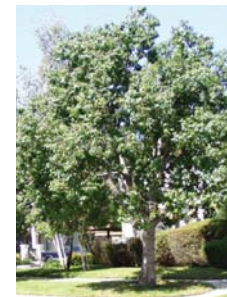


Pistacia chinensis
Chinese Pistacia

Height: 15m
Spacings: 10m min.
Locations:
Hudson Street, Durant Street,
Lambeer Place, Walshaw Street

HOWELL PARK					
SYM	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING	POT SIZE
DECIDUOUS TREES					
	Fraxinus oxycarpa 'Raywood'	Claret Ash	15m	As Shown	200L
	Largerstomia indica	Crepe Myrtle	12m	As Shown	100L
	Magnolia x soulangeana	Tulip Magnolia	7m	As Shown	100L
	Populus simonii	Chinese Poplar	20m	As Shown	400L
	Plantanus x hybrida	London Plane	20m	As Shown	200L
	Pyrus calleryana 'Chanticleer'	Ornamental Pear	7m	As Shown	100L
	Quercus palustris	Pin Oak	20m	As Shown	400L
EVERGREEN TREES					
	Brachychiton populneus	Kurrajong	20m	As Shown	100L
	Cupaniopsis anacardioides	Tuckeroo	10m	As Shown	100L
	Hymenosporum flavum	Native Frangipani	10m	As Shown	75L
	Magnolia grandiflora	Bull Bay Magnolia	10m	As Shown	75L
	Tristaniopsis laurina 'Luscious'	Water Gum	12m	As Shown	75L
	Waterhousia floribunda	Weeping Lilly Pilly	15m	As Shown	100L
SHRUBS					
	Acmena smithii 'Hedgemaster'	Lilly Pilly	1m	500mm	25L
	Alternanthera dentata	Ruby Leaf Alternanthera	1.5m	300mm	200mm
	Buxus microphylla	Japanese Box	1.5m	300mm	200mm
	Cordyline sp	Cordyline	3m	4m2	5L
	Gardenia augusta 'Florida'	Gardenia	1.5m	3m2	25L
	Lavandula dentata	French Lavenda	1m	300mm	5L
	Murraya paniculata	Orange Jessamine	3m	750mm	25L
	Philodendron 'Xanadu'	Philodendron	1.2m	500mm	25L
	Rosmarinus officinalis	Rosemary	1.5m	500mm	25L
	Syzygium sp.	Lilly Pilly	3m	1.0m	25L
	Viburnum odoratissimum	Sweet Viburnum	6m	500mm	25L
	Westringia sp.	Coastal Rosemary	1m	500mm	25L
GRASSES & GROUND COVERS					
	Beschorneria yuccoides	Mexican Lily	1.0m	3m2	200mm
	Dianella 'Little Jess'	Paroo Lily	0.4m	7/m ²	75mm Tube
	Dianella 'Wyeena'	Paroo Lily	0.4m	7/m ²	75mm Tube
	Dietes grandiflora	Wild Iris	0.6m	7/m ²	75mm Tube
	Juniperus conferta	Shore Juniper	0.3m	4m2	200mm
	Liriope muscari 'Evergreen Giant'	Turf Lily	0.7m	5/m ²	150mm
	Liriope muscari 'Just Right'	Turf Lily	0.7m	5/m ²	150mm
	Lomandra 'Tanika'	Mat Rush	0.7m	7/m ²	75mm Tube
	Phormium tenax 'Baby Bronze'	New Zealand Flax	0.6m	5/m ²	200mm
	Trachelospermum jasminoides	Star Jasmine	0.6m	5/m ²	150mm
	Viola hederacea	Native Violet	0.2m	5/m ²	100mm

Howell Park Trees



Brachychiton populneus
Kurrajong



Fraxinus oxycarpa
'Raywood' Claret Ash



Platanus x hybrida
London Plane



Populus simonii
Chinese Poplar



Pyrus ussuriensis
Manchurian Pear



Quercus palustris
Pin Oak



Tristaniopsis laurina
'Luscious' Water Gum



Waterhousia floribunda
Weeping Lilly Pilly

Shrubs



Acmena smithii
'Hedgemaster'



Alternanthera dentata
Ruby Leaf Alternanthera



Buxus microphylla
Japanese Box



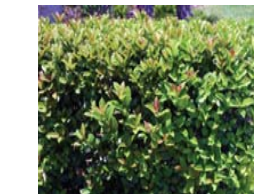
Gardenia augusta 'Florida'
Gardenia



Lavandula denata
French Lavender



Murraya paniculata
Orange Jessamine



Viburnum odoratissimum
Sweet Viburnum



Westringia 'sp.'
Coastal Rosemary

Grasses & Ground Covers



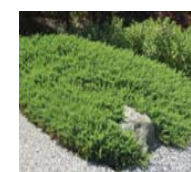
Beschorneria
yuccoides
Mexican Lily



Dianella 'Little
Jess' Paroo Lily



Dietes grandiflora
Wild Iris



Juniperus conferta
Shore Juniper



Liriope muscari
'Evergreen Giant'
Turf Lily



Lomandra
'Tanika'
Mat Rush



Trachelospermum jasminoides
Star Jasmine



The landscape design principles will utilise materials to respond to play - through colour, form and shape and repetition to celebrate a sense of place which is in keeping with local character. The materials selected have been carefully considered against the site characteristics and needs of the spaces created to reflect a special sense of identity that is unique to North Penrith. The landscape design philosophy and materials selection will reflect, wherever possible, this uniqueness.

It is important the design has a sense of both the formal; that is in keeping with the village parkland character; as seen throughout the main body of the development site.

- Howell Park will comprise of a mix of contemporary materials (Off - form concrete walls / in-situ concrete pavements) in combination with inspired installations of natural materials such as granite, porphyry setts and sandstone paving. In this way the more naturalistic character of the park will be enhanced through sensitive material choices while retaining associations with the overall design aesthetic and related materials utilised through out the remainder of the development. The contrast and juxtaposition of the raised off form concrete walls of the sunken plaza will provide a memorable visual experience as well as being functional as a formal seating and contemplation space.

Concrete works will be clean lined and pale in colour to enhance contrast. Pavers will be either sandstone, granite, concrete and porphyry sett banding. Cor-ten steel may also be used for certain minor components through the park. It is intended that these materials in their various forms will provide a unity between different landscape components and the overall material palette used throughout the remainder of the development site.

There are also opportunities for bright, idiosyncratic elements proposed through inlays of red coloured tiles within the concrete walls. This will provide an continuing colour theme throughout the development and provide an interesting contrast when used in conjunction with the concrete walls and the more neutral stonework.

