

JUNE 2013



**NORTH PENRITH - STAGE 3A
STATION PLAZA & STREETScape
LANDSCAPE CONCEPT REPORT
STATE SIGNIFICANT DEVELOPMENT APPLICATION**



INTRODUCTION

Landcom is seeking landscape design solutions that reflect the image and memory of the site as a fully integrated residential / open space environment reflecting both the history and culture of the site. Along with these historic and cultural references, water storage, usage, amelioration and movement are also key components of this master plan vision and will be reflected throughout the landscape design. The safe interaction between visitor / resident and the Water Sensitive Urban Design initiatives used throughout the development will be the key area of focus while helping to formulate public awareness of the importance of improving the stormwater water quality throughout 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 along with site specific children play facilities. 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 as 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.

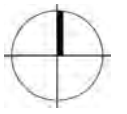
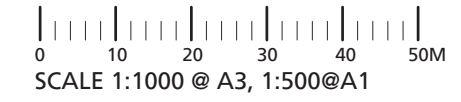
The landscape treatment to the development aims to promote a unique sense of place, responding to the nature and history of the site whilst creating a meaningful amenity to the local community.

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 at key locations create community and natural nodes, 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 3A LANDSCAPE CONCEPT MASTER PLAN



LEGEND

- Stage Boundaries
- 1 Penrith Station concourse lift
- 2 Station Plaza
- 3 Stage 3A superlot indicative future building Interface with plaza
- 4 Pedestrian link to superlot
- 5 Urban streetscape
- 6 Standard streetscape
- 7 Future bus link to Penrith CBD



DESIGN INTENT

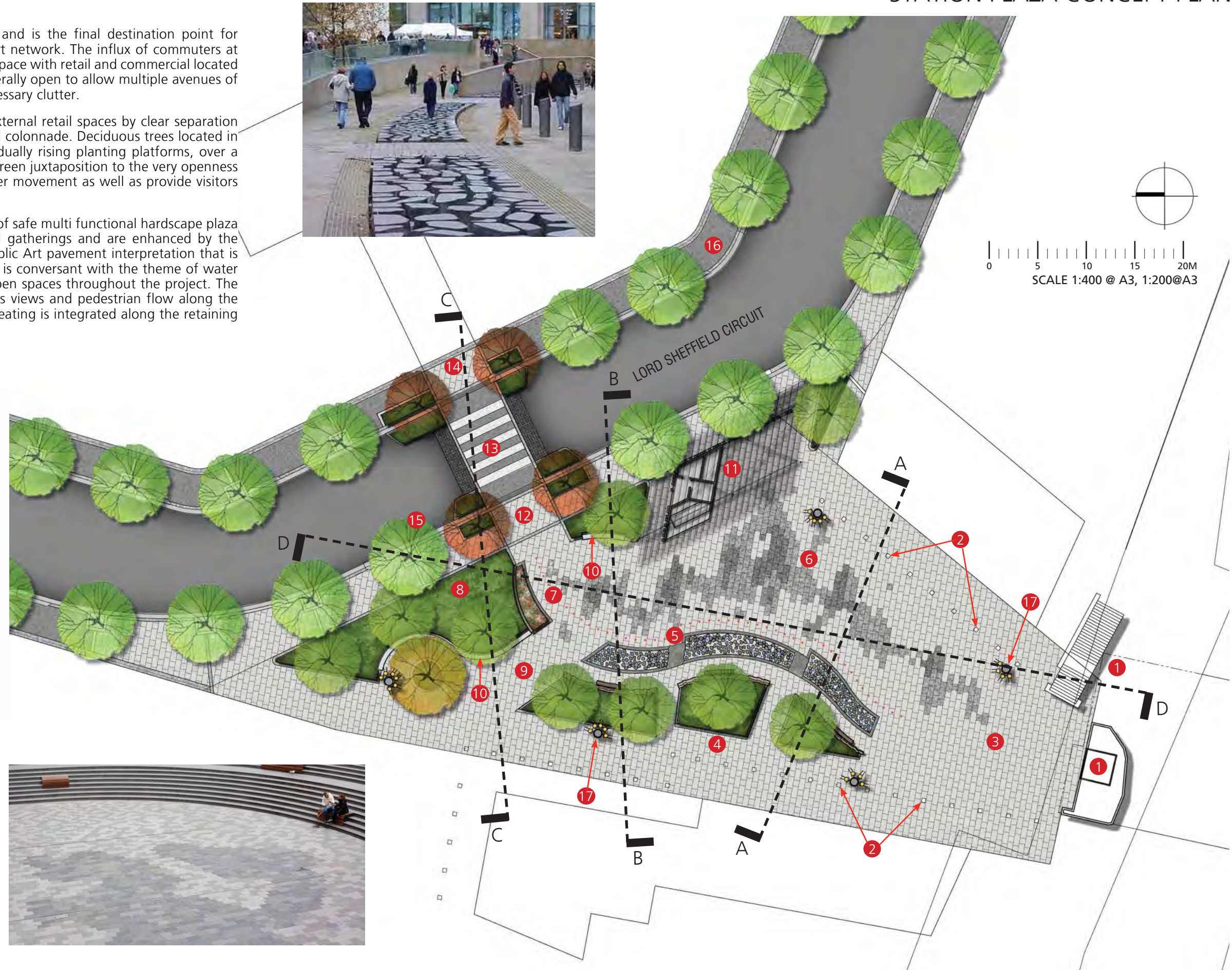
This Transit Square is the hub of the development and is the final destination point for commuters travelling to work via the public transport network. The influx of commuters at certain times of the day has defined the design of the space with retail and commercial located to the very edge of the space while the Square is generally open to allow multiple avenues of approach to the station without obstruction or unnecessary clutter.

The design intent is to encourage activation of the external retail spaces by clear separation of pedestrian movement via the proposed future retail colonnade. Deciduous trees located in mass planting coupled with an expansive raised, gradually rising planting platforms, over a stone slab escarpment walls, provide a dramatic and green juxtaposition to the very openness of the Square and will help delineate spaces of greater movement as well as provide visitors with greater visual amenity.

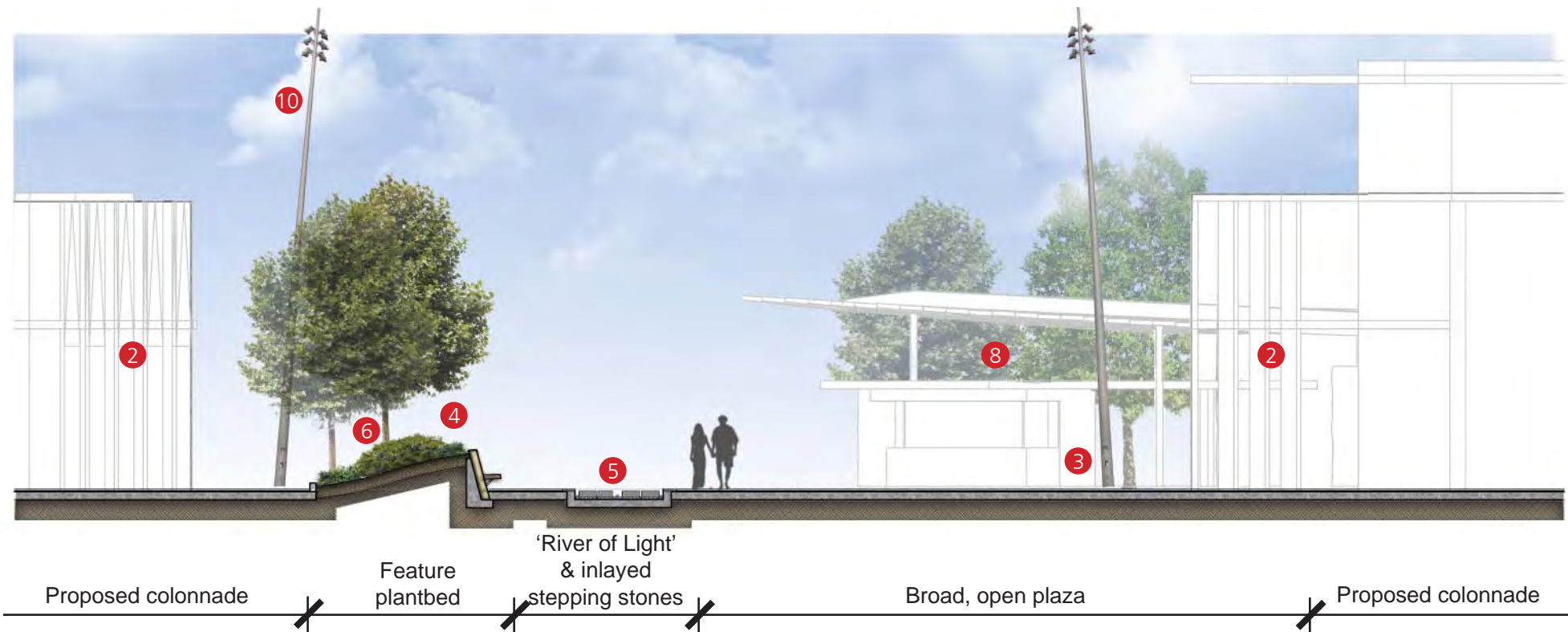
The Square's design provides a focus on the provision of safe multi functional hardscape plaza areas that are suitable for both informal and formal gatherings and are enhanced by the careful integration of a linear water feature and a Public Art pavement interpretation that is unique to the project site. The Square's water feature is conversant with the theme of water movement on site which is also found in the other open spaces throughout the project. The curvilinear alignment of the water feature encourages views and pedestrian flow along the main axis of the square. Ample informal continuous seating is integrated along the retaining walls of the plantbeds framing the square.

LEGEND

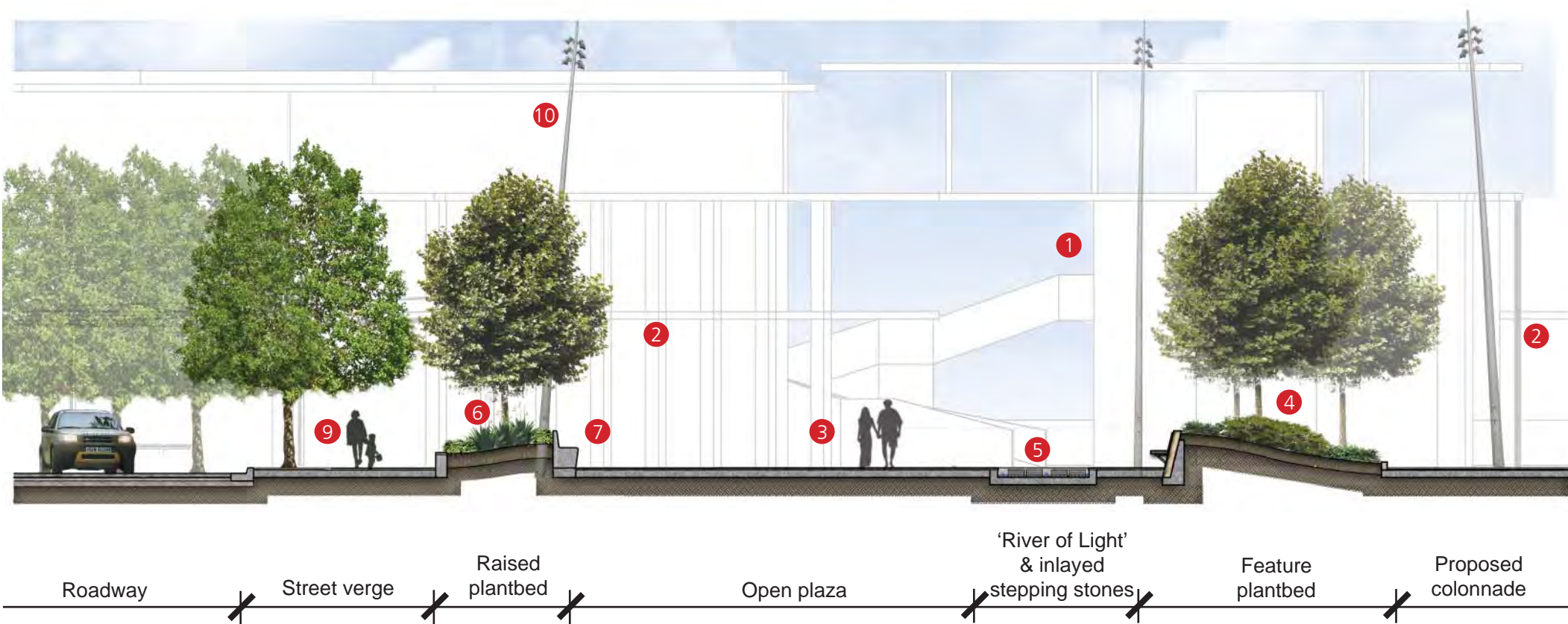
- 1 Lift and stairs to Penrith station concourse
- 2 Proposed colonnade to future buildings
- 3 Stone paved plaza (finish at same level as base of station steps and lift)
- 4 Raised plantbed with feature escarpment wall
- 5 Public art 'River of Light' with fragmented stepper stones
- 6 Public art feature pavement to future artist details (pattern is indicative representation only) refer to page 15 for Public Art statement.
- 7 Feature plaza floral entry plantbed
- 8 Mass planting
- 9 Link to future thoroughfare from public carpark
- 10 Long curvilinear bench with backrest
- 11 Public amenity pavilion (refer to architects concept drawings)
- 12 Plaza pavement continued over street verge
- 13 Raised pedestrian threshold
- 14 Pedestrian link & crossing to superlot
- 15 Taxi rank / kiss and ride drop off
- 16 Secondary urban streetscape treatment
- 17 High mast multi headed luminaire



STATION PLAZA SECTIONS



SECTION A-A



SECTION B-B

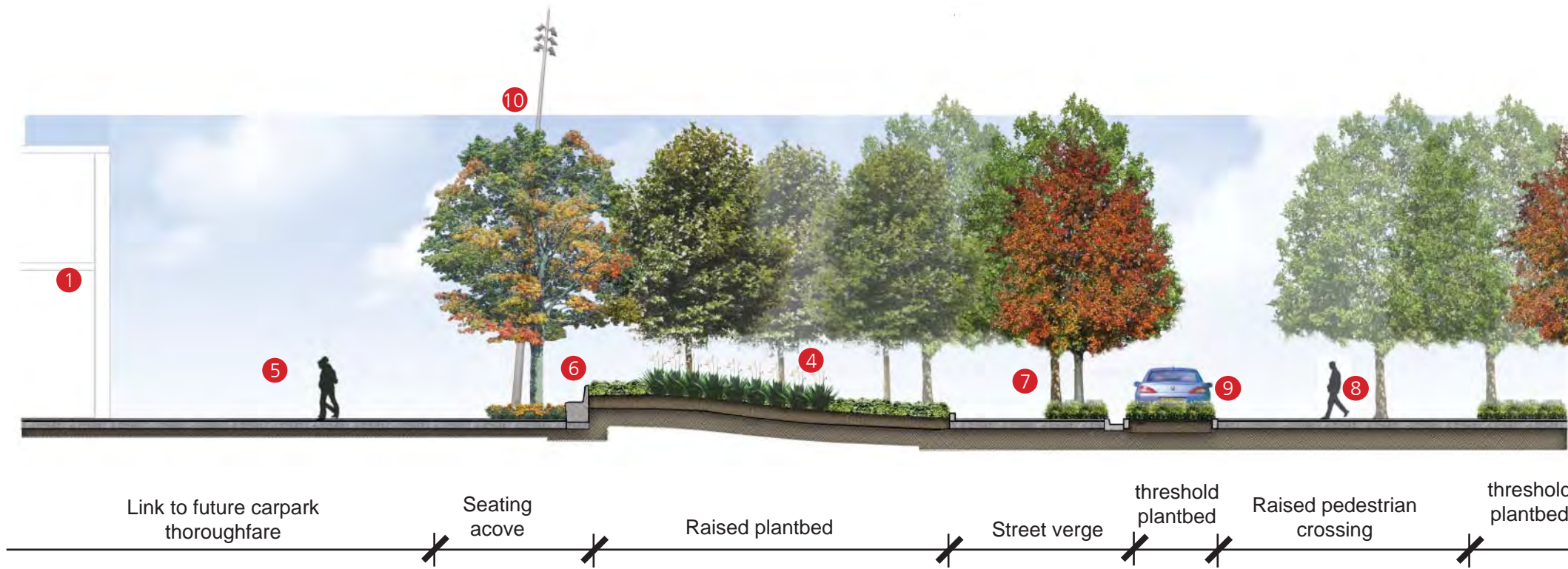


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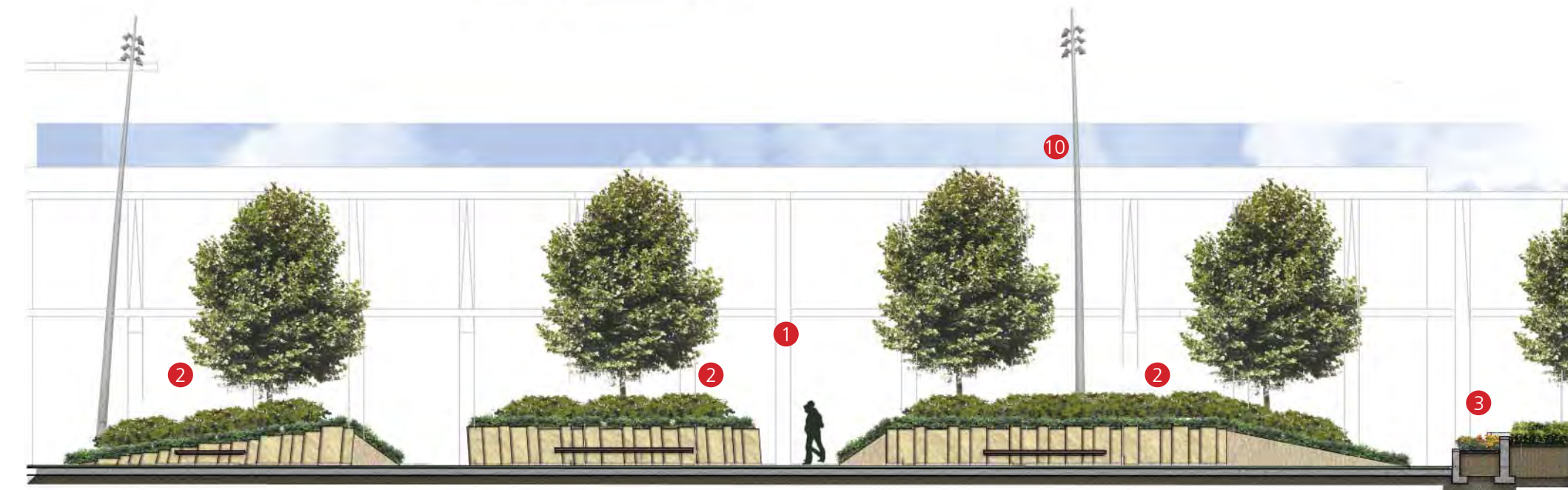
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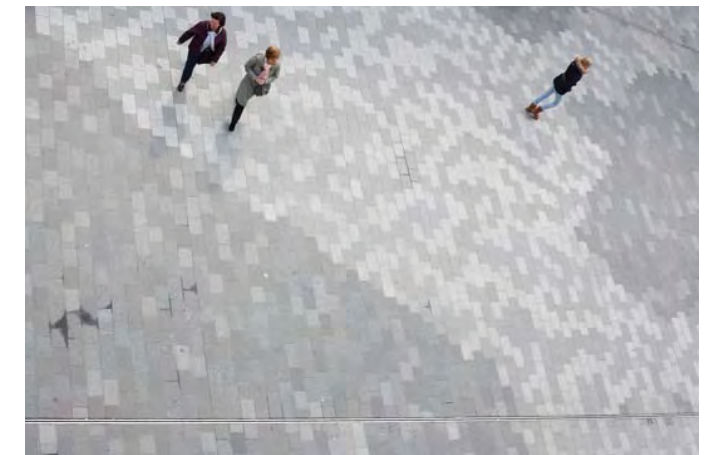
STATION PLAZA SECTIONS



SECTION C-C



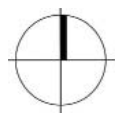
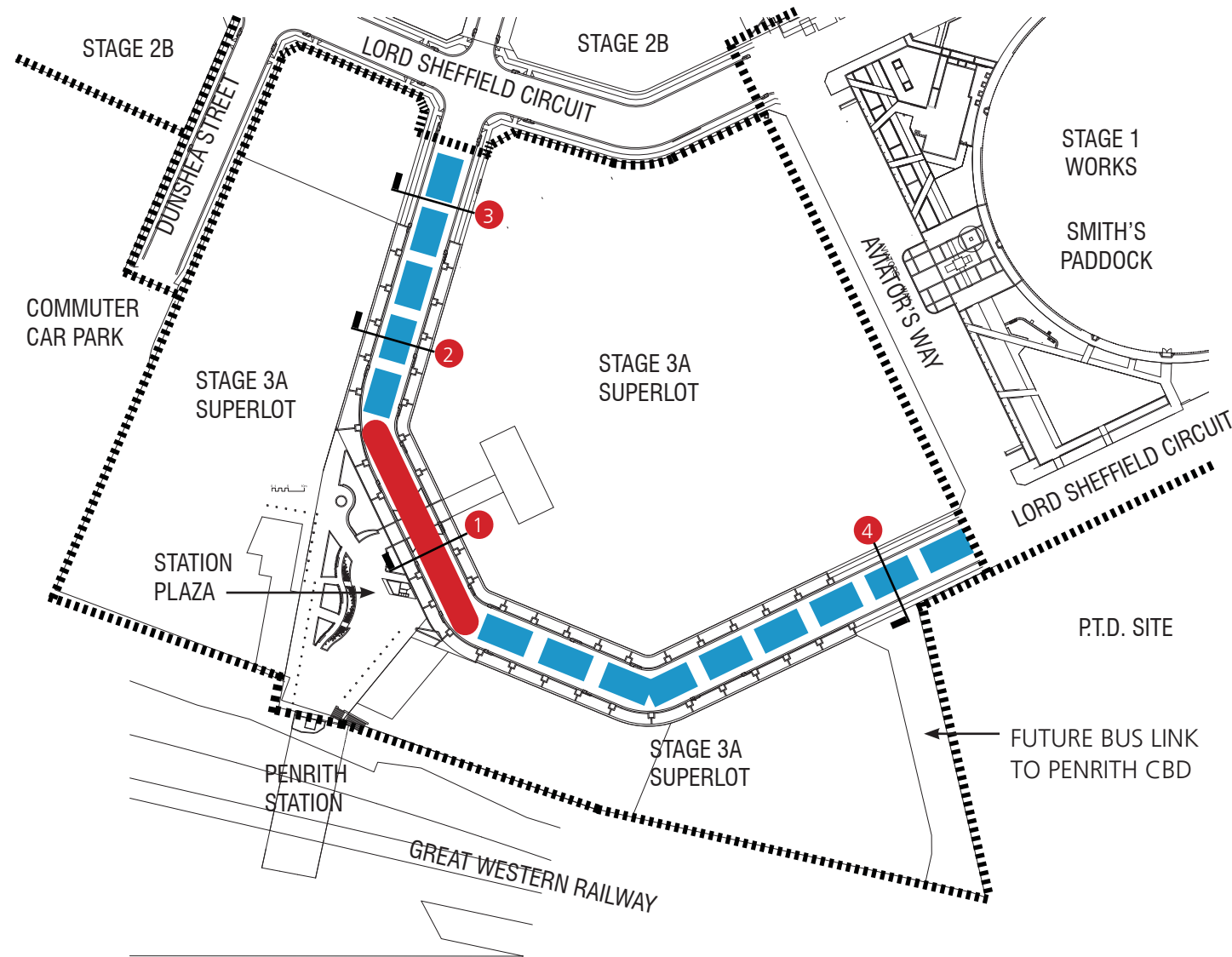
SECTION D-D



LEGEND




- 1 Proposed colonnade to future buildings
- 2 Raised plantbed with feature escarpment wall
- 3 Feature plaza floral entry plantbed
- 4 Mass planting
- 5 Link to future thoroughfare from public carpark
- 6 Long curvilinear bench with backrest
- 7 Plaza pavement continued over street verge
- 8 Raised pedestrian link & crossing to superlot
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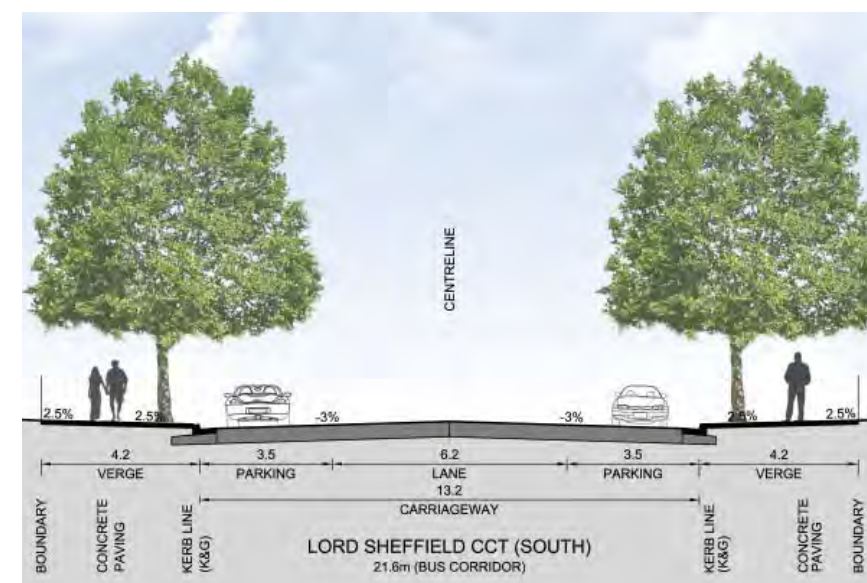
LEGEND

-  Main Street
-  Collector Street (Bus Corridor)
-  Stage Boundaries

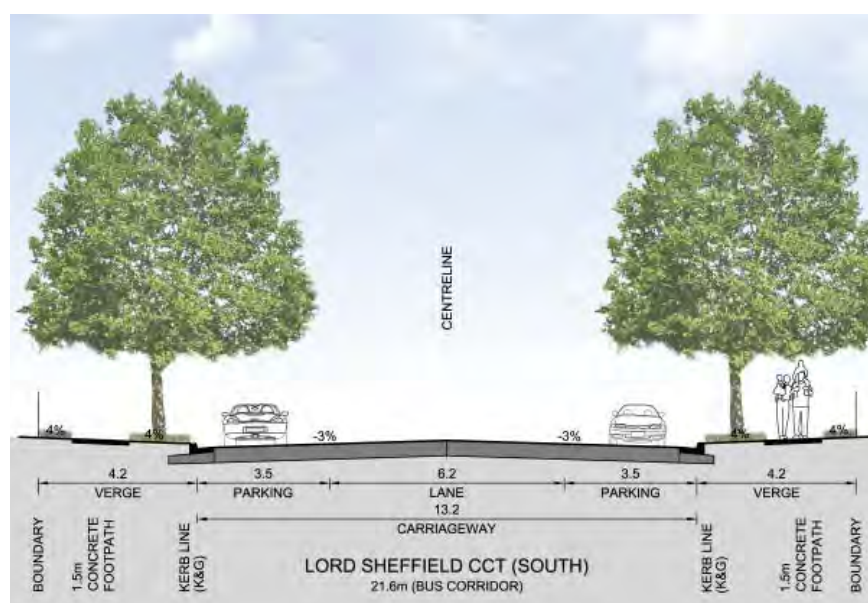




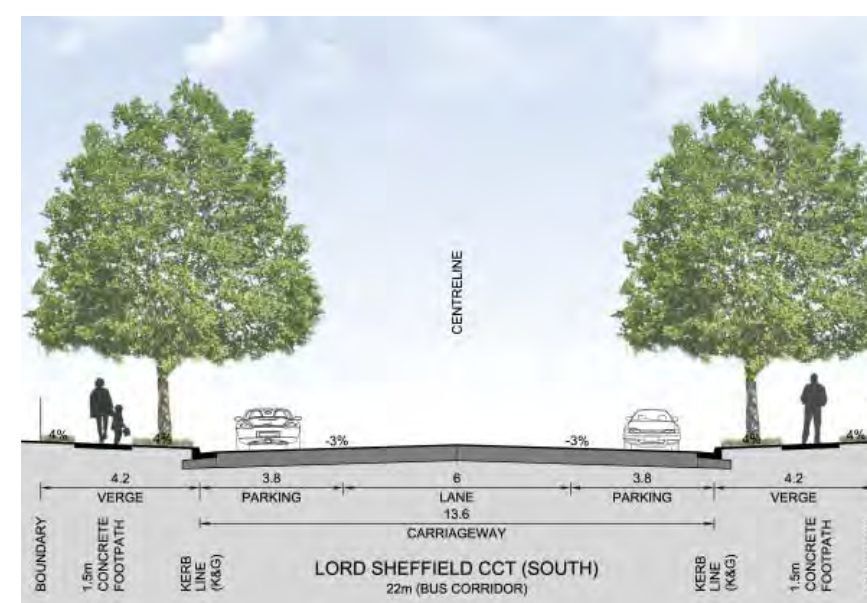
MAIN STREET
LORD SHEFFIELD CIRCUIT SOUTH (SECTION 1)



COLLECTOR STREET (BUS CORRIDOR)
LORD SHEFFIELD CIRCUIT SOUTH (SECTION 2)



COLLECTOR STREET (BUS CORRIDOR)
LORD SHEFFIELD CIRCUIT SOUTH (SECTION 3)



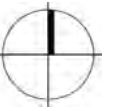
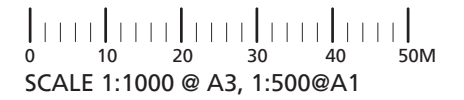
COLLECTOR STREET (BUS CORRIDOR)
LORD SHEFFIELD CIRCUIT SOUTH (SECTION 4)



Note: For street tree species refer to street tree planting plan





TREE PLANTING PLAN





LEGEND



STREET TREES:

-  ***Platanus hybrida*** - London Plane Tree
-  ***Pistacia chinensis*** - Chinese pistacia

PLAZA TREES:

-  Exotics & native species
-  Various, positions to be determined

EASEMENT TREES:

-  Native species
-  Various, positions to be determined



STREET TREES - LORD SHEFFIELD CIRCUIT



Platanus hybrida
London Plane Tree
Height: 20m
Spacings: 12m (Min)

STATION PLAZA TREES



Fraxinus pennsylvanica 'Cimmzam' Cimmeron
Red Ash
Height: 15m



Pyrus ussuriensis
Manchurian Pear
Height: 10m



Fraxinus oxycarpa 'Raywoodii'
Claret Ash
Height: 15m



Pistacia chinensis
Chinese Pistacia
Height: 10m
Spacings: 7m (Min)
Location: Lord Sheffield Circuit



Brachychiton populneus
Kurrajong
Height : 12m



Magnolia grandiflora
Bull Bay
Height : 8m



Waterhousia floribunda
Weeping Lilly Pilly
Height : 20m



Liriodendron tulipifera
Tulip Tree
Height : 20m



SHRUBS



Acmena smithii
'Hedgemaster'



Lavandula denata
French Lavender



Murraya paniculata
Orange Jessamine



Melaleuca thymifolia
Honey Myrtle



Viburnum odoratissimum
Sweet Viburnum



Westringia 'Wynyabbie Gem'
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



Poa labillardieri 'Eskdale'
Tussock Grass



Trachelospermum jasminoides
Star Jasmine



Lomandra 'Tanika'
Matt Rush

There will be a predominant focus on the appropriate mix of formal and native plant species used through out 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 civic space.

A structured approach to the planting design will occur to the more formal open spaces and neighbourhood parks, internal streetscapes and at the main entrances off Coreen Avenue. 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.

To the eastern boundary of the site and around the Thornton Hall locality the significant existing Cumberland Plain Woodland community will be replicated where throughout the bus corridor easement. Aviding large tree species due to the interim requirement of the planting. Extensive weed management and rehabilitation through seed collection of remnant native planting will occur to preserve the cultural plantings and to enhance the presence of the indigenous culture found throughout the eastern portion of the site.

BUS CORRIDOR INTERIM PLANTING



Melaleuca sp
Paperbark



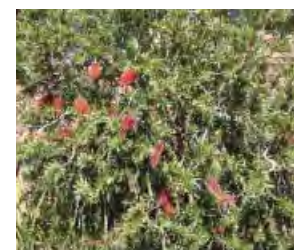
Acacia decurrens
Early Black Wattle



Acacia parramattensis
Early Green Wattle



Callistemon citrinus
'Anzac'
Dwarf Bottlebrush



Callistemon
'Captain Cook'
Bottlebrush



Grevillea 'Honey Gem'
Grevillea



Poa labillardieri 'Eskdale'
Tussock Grass



STREET TREES - LORD SHEFIELD CIRCUIT (SOUTH)					
SYM	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING	POT SIZE
DECIDUOUS TREES					
	Plantanus x hybrida	London Plane	20m	As Shown	200L
	Pistacia chinensis	Chinese Pistachia	15m	As Shown	200L
GROUND COVERS (Pedestrian crossing planting peninsulas)					
	Agapanthus sp.	Agapanthus	0.6m	5/m ²	150mm
	Lomandra 'Tanika'	Mat Rush	0.7m	7/m ²	75mm Tube
	Gardenia jasminoides 'Radicans'	Creeping Gardenia	0.5m	4/m ²	150mm
	Phormium sp'	Flax	0.7m	5/m ²	150mm
	Trachelospermum jasminoides	Star Jasmine	0.6m	5/m ²	150mm

BUS EASEMENT INTERIM PLANTING					
SYM	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING	POT SIZE
EVERGREEN TREES					
	Acacia decurrens	Black Wattle	10m	As Shown	5L
	Cupaniopsis anacardioides	Tuckeroo	10m	As Shown	75L
	Melaleuca decora	White Feather Honey Myrtle	7m	As Shown	75L
	Melaleuca styphelioides	Prickly-Leaved Paperbark	12m	As Shown	75L
SHRUBS					
	Acacia fimbriata	Golden Wattle	3-4m	As Shown	5L
	Acacia parramattensis	Sydney Green Wattle	3-4m	As Shown	5L
	Callistemon 'Captain Cook'	Bottlebrush	1.0m	4/m ²	5L
	Callistemon 'Harkness'	Bottlebrush	1.0m	3/m ²	5L
	Grevillea 'Honey Gem'	Grevillea	3m	1/m ²	5L
	Melaleuca linarifolia 'Snow Storm'	Snow in Summer	3m	1/m ²	5L

STATION PLAZA					
SYM	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING	POT SIZE
DECIDUOUS TREES					
	Fraxinus oxycarpa 'Raywood'	Claret Ash	15m	As Shown	200L
	Fraxinus pennsylvanica 'Cimmzam Cimarron'	Red Ash	15m	As Shown	200L
	Liriodendron tulipifera	Tulip Tree	20m	As Shown	200L
	Plantanus orientalis 'Autumn Glory'	Oriental Plane	20m	As Shown	200L
	Pyrus ussuriensis	Manchurian Pear	9m	As Shown	200L
EVERGREEN TREES					
	Brachychiton populneus	Kurrajong	20m	As Shown	200L
	Magnolia grandiflora	Bull Bay	15m	As Shown	200L
	Tristaniopsis laurina 'Luscious'	Water Gum	12m	As Shown	200L
	Waterhousia floribunda	Weeping Lilly Pilly	15m	As Shown	200L
SHRUBS					
	Acmena smithii 'Hedgemaster'	Lilly Pilly	1m	4/m ²	5L
	Beschorneria yuccoides	Mexican Lily	1.0m	3/m ²	200mm
	Euphorbia characias 'wulfenii'	Spurge	1.5m	3/m ²	5L
	Callistemon viminalis 'Better John'	Drawf Bottlebrush	1.0m	4/m ²	5L
	Lavandula dentata	French Lavenda	1m	4/m ²	5L
	Melaleuca thymifolia	Honey Myrtle	0.5m	5/m ²	5L
	Viburnum odoratissimum	Sweet Viburnum	6m	3/m ²	5L
	Westringia sp.	Coastal Rosemary	1m	4/m ²	5L
GRASSES & GROUND COVERS					
	Agapanthus sp.	Agapanthus	0.6m	5/m ²	150mm
	Cerastium tomentosum'	Snow in Summer	0.3m	5/m ²	150mm
	Dietes grandiflora	Wild Iris	0.6m	7/m ²	75mm Tube
	Gardenia jasminoides 'Radicans'	Creeping Gardenia	0.5m	4/m ²	150mm
	Juniperus conferta	Shore Juniper	0.3m	4m2	200mm
	Lomandra 'Tanika'	Mat Rush	0.7m	7/m ²	75mm Tube
	Liriope muscari 'Just Right'	Turf Lily	0.5m	5/m ²	150mm
	Phormium sp'	Flax	0.7m	5/m ²	150mm
	Trachelospermum jasminoides	Star Jasmine	0.6m	5/m ²	150mm



North Penrith precinct is widely regarded as a unique setting within the greater urban fabric. In determining the sites 'Genus Loci' the landscape design principles that utilise play - colour, form and materials will be celebrated to create North Penrith with a sense of place which is wholly in keeping with Landcom objectives and guidelines and conducive to the wider community.

The materials to be selected have been carefully considered against the site characteristics and needs of the spaces created. The materials palette must reflect a special sense of identity which is unique to North Penrith.

It is important that the landscape design philosophy reflects, wherever possible, this uniqueness. It is also very important that design solutions need to have a sense of both the formal that is in keeping with the village centre and the parkland character as seen throughout the main body of the development site and the more natural and informal celebrating the remaining areas of remnant endangered forest communities around Thornton Hall to the east.

Drawing together a cohesive design strategy from this juxtaposition of design styles calls upon a more sensitive and understated treatment. It is not simply a case of whatever is deemed appropriate for whichever location but rather an cohesion of site specific materials used in similar but distinct ways. In natural areas materials need to be carefully selected to harmonise with their surroundings and the materials utilised throughout the remainder of the development

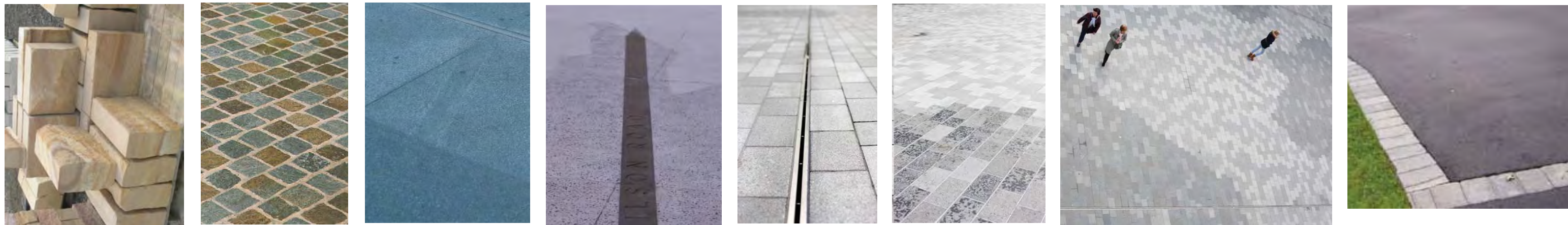
Station Plaza and surrounds will, by being respectful to the materials utilised in Stage 1 of the development, incorporate both the traditional and contemporary materials such as coloured and lightly exposed concrete along with bands of Porphyry sets and large format granite paver. Sandstone cladd framing retaining planter walls are punctuated and the water feature is bridged to interconnect seamlessly with the commercial colonnades and entries surrounding the space. The large threshold spaces that signify the location of major entry pathways into the plaza will be enhanced with higher quality materials such as exfoliated granite pavers and/or large format concrete pavers respectively. The continuation of the broader linear landscape theme will be reinforced with the incorporation of playful patterns using paving units and inlays of various forms and textures, to be designed by an artist.

Station Plaza with its concentration of pedestrian movement will consist of a hardstand plaza that will comprise predominantly of very durable high quality contemporary materials such as bluestone or granite pavers, sinuous off- form concrete seating walls, shaped off formed concrete walls, mild steel, stainless steel and toughened glass.

The feature inclined planter shall be predominantly sawn & split sandstone slabs of slightly different profiles and heights which will be fixed in a vertical, slightly reclining linear fashion to a base concrete wall. Concrete works will be clean lined and pale in colour to denote contrast. Pavements will be either granite or concrete and porous in function where possible. The timber, where feasible, should be hardwood from sustainable forests that turns a silver colour during the weathering process. The steel, depending upon its application, shall be stainless, galvanised or painted. It is intended that these materials in their various forms will provide a unity between different landscape components.

There are also opportunities for bright, idiosyncratic elements such as red enamel or red ceramic tile inlay or cladding to highlight walls. This will provide an continuing colour theme throughout the development and provide an interesting contrast when used in conjunction with the concrete walls or the more natural stonework.

Indeed, the components chosen for use throughout the landscape theming process at North Penrith comprise, where possible, local materials such as stone, timber (limited due to maintenance requirements), concrete and steel. These shall be used in a variety of ways to reinforce the character of the park or space whilst being practical, low maintenance and cost-effective.



The site furniture palette will reflect the design intent of this individual precinct.

Design principles will be:

- 1. Furniture palette to be robust and low maintenance.
- 2. Furniture palette to be modern in design.
- 3. Possible incorporation of public art into components.
- 4. Continuous seating integrated into wall structures



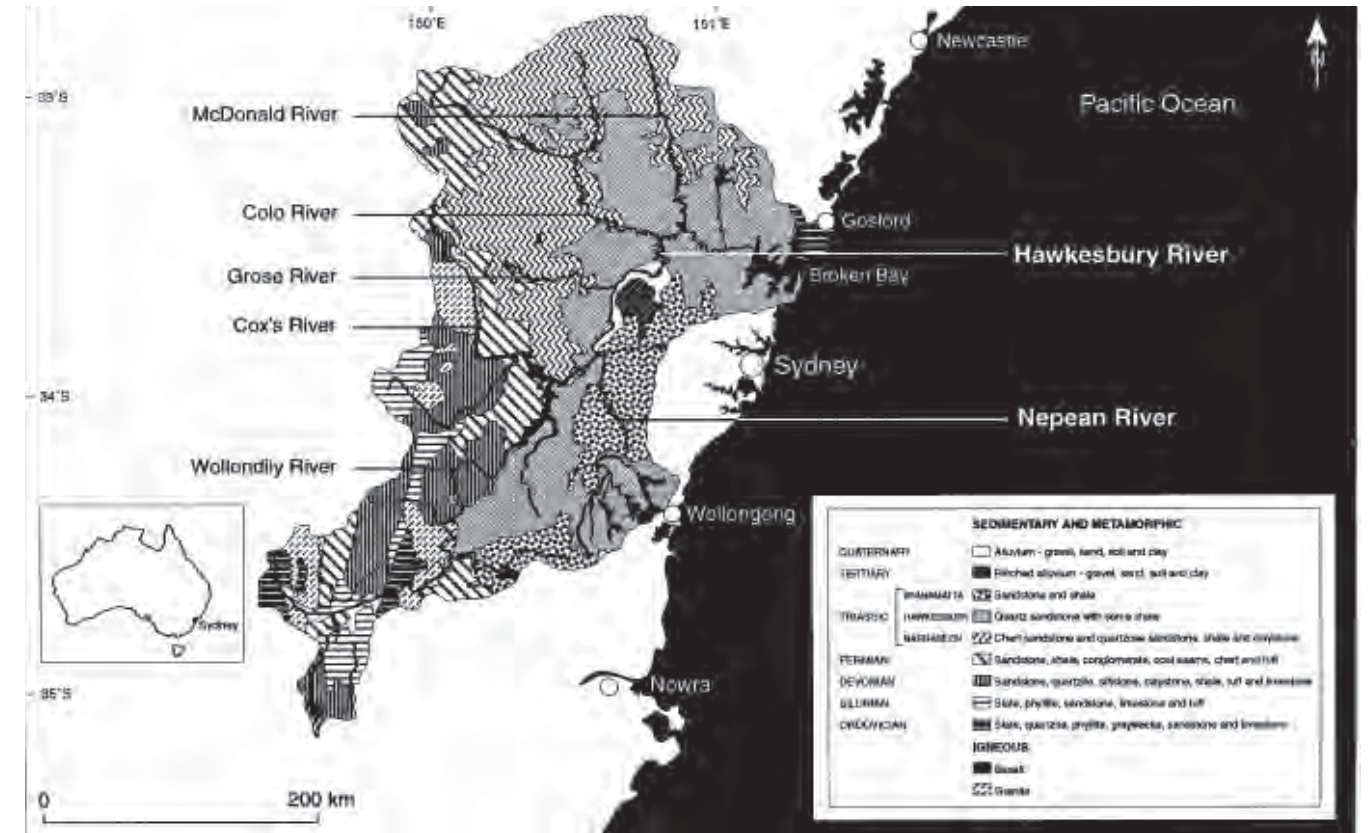
G r o u n d p l a n e P a v i n g

'The Layers Within' delivers an artwork that is stimulating, evokes curiosity and serves as a landmark for visitors to the area and local residents. The ground plane artwork can be viewed from multiple view-points including a bird's eye view from the station platform above.

The artwork interprets geological strata's as a means of uncovering the layers of Penrith's natural and built environment, future growth and development, community and place. The artwork visually references local Penrith Wianamatta Shale and geological formations of the greater Sydney Basin, building on the theming delivered in the overall landscape design that references the sandstone formations of the Blue Mountains and Nepean River.

This is overlaid with local historic and contemporary visual references detailed into paving units that are viewed from near and distant sightline perspectives.

The concept employs the use of standard pavers. What makes this design unique is the clever and innovative arrangement of standardised paving units into patterns and formations that create text and images.



R i v e r o f L i g h t

The 'River of Light' transforms the landscape reference to the Nepean River into a modern, digital execution of this theme. This approach is consistent with the vision for the Station Plaza as a 21st century, digitally connected space. The reference is further developed in the idea that the digital river interprets a flow of information, and just as natural rivers have been a source of transport, trade and communication, the digital 'river' reflects the modern use of technology to support communication exchange through data flows.

The River of Light will be executed through incorporating lighting in the ground plane to create a glowing and vibrant night-time experience. A series of interesting and changing paving textures and patterns will be developed, to ensure the River of Light also provides a stimulating and visually daytime experience.

