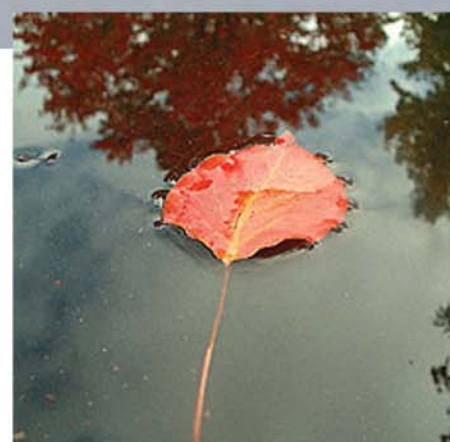


OCTOBER 2012



**NORTH PENRITH - STAGE 3B  
LANDSCAPE CONCEPT REPORT  
STATE SIGNIFICANT DEVELOPMENT APPLICATION**





# INTRODUCTION

Landcom are seeking landscape design solutions that reflect the image and memory of the 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.

Sensitivity is critical when dealing with historic landscapes, therefore Stage 3B seeks to further continue the landscape themes that are more prevalent within the other stages of the development site while ensuring that the practical, aesthetic and social needs of the residents and community are better realised.

The landscape design recognises the need for continued pedestrian connectivity between the recreational open spaces and the surrounding streetscapes of the development. The connection of Radcliffe Place to Water's Edge with a significant through site link, provides pedestrians with a pleasant landscaped experience which utilises both soft and hard materials that seamlessly link with the landscape elements of the Water's Edge water feature. Pedestrian and cycle connections also are of primary concern.

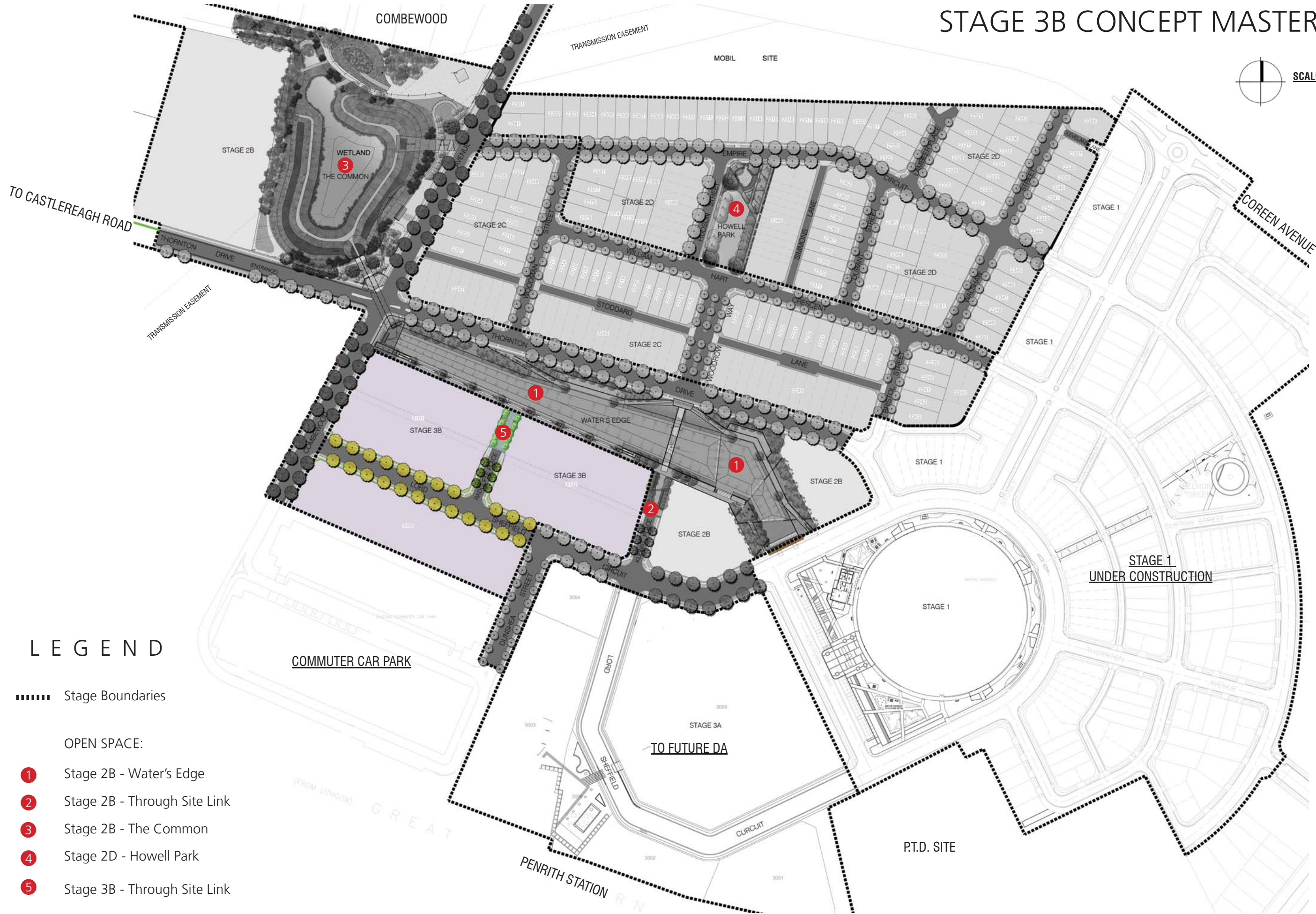
The Stage 3B Landscape Design is based on clear landscape design themes and a definitive palette of components that will be identified in this document. This will result in a design that provides cohesion and site / regional identity.





STAGE 3B CONCEPT MASTERPLAN

SCALE: 1/2500 @ A3

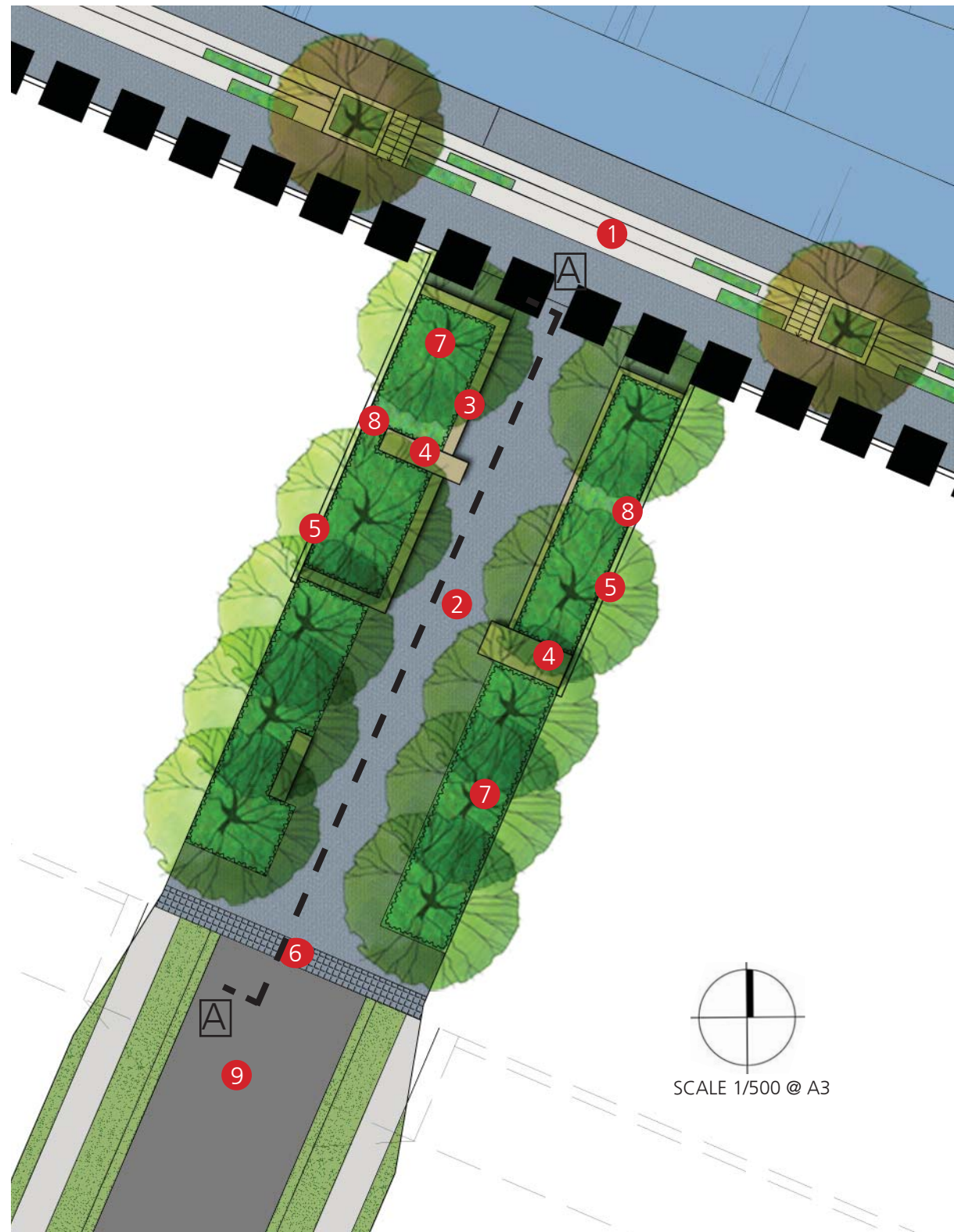


LEGEND

- ..... Stage Boundaries
- OPEN SPACE:
  - 1 Stage 2B - Water's Edge
  - 2 Stage 2B - Through Site Link
  - 3 Stage 2B - The Common
  - 4 Stage 2D - Howell Park
  - 5 Stage 3B - Through Site Link







## LEGEND

- 1 Concrete terrace steps, stone clad planters & stairs
- 2 All access concrete path
- 3 Sandstone bench seating element
- 4 Dimension cut sandstone blocks
- 5 Residential lots stone clad wall and fence
- 6 Porphyry Sett band
- 7 Deciduous trees
- 8 Formal understorey planting
- 9 Rear lane access road

## DESIGN INTENT

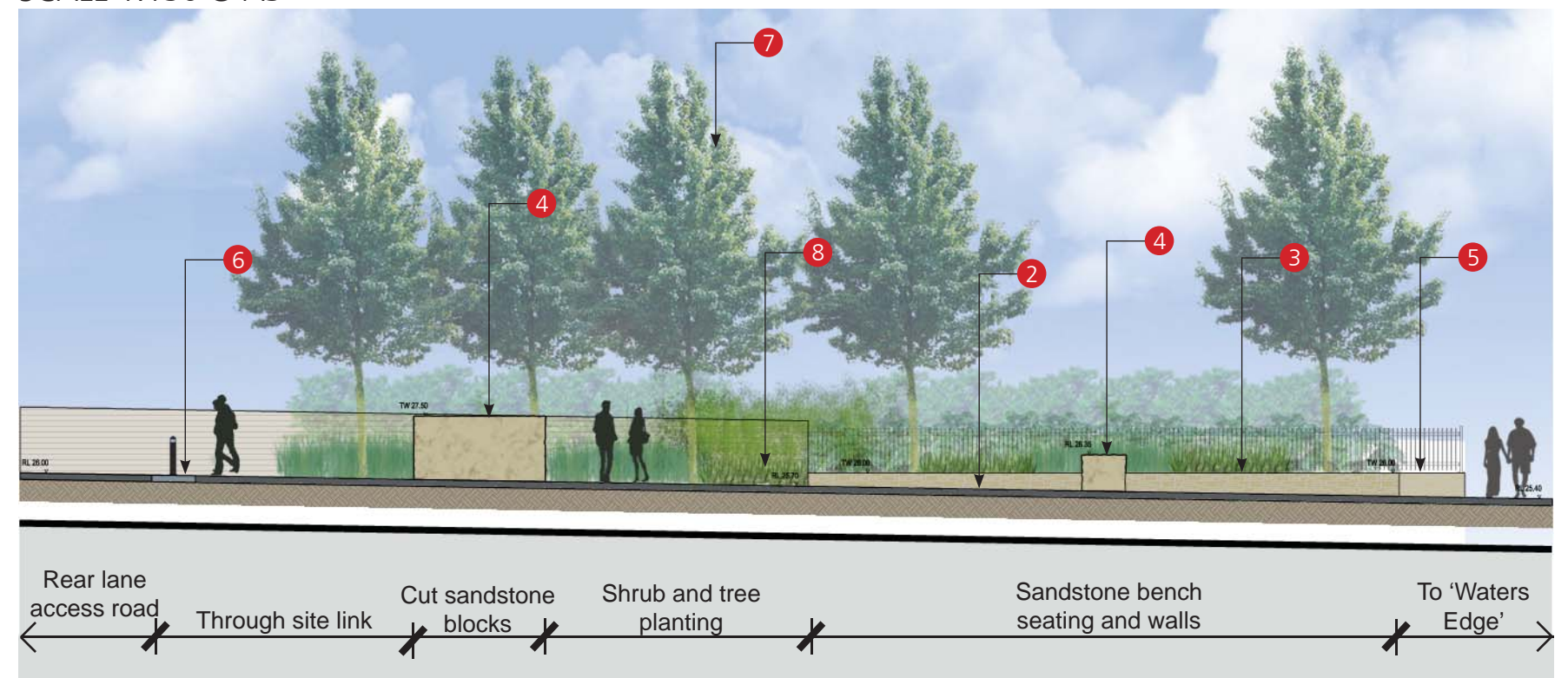
There is an opportunity to create a strong visual and physical landscape connection between Lord Sheffield Circuit and Radcliffe Place to the Waters Edge open space through a simple arrangement of stone plinth spatial elements and other materials that connect the rest of the project. It will combine a significant but low amenity pedestrian corridor with the major Water Sensitive Urban Design element that provides an important outlook for the residents to southern side of the water body.

The linear movement of the space can be marked by the rhythm of trees flanking the space planted both on grade and within sandstone clad raised planters. The use of sandstone seamlessly connects the materiality of the stone clad planters and walling utilised with in the Waters Edge landscape design. The through site link is further punctuated with large dimension cut sandstone blocks that provide additional verticality to the space and allows the pedestrian to experience the raw material.

The western raised planter is of sufficient height and width to be used for informal seating and viewing of the water feature and park lands beyond.

## SECTION AA

SCALE 1:150 @ A3





The North 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 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.
- Strong emphasis to avenue planting with spacings of trees to enable canopies to touch when trees are mature.

#### Accessibility

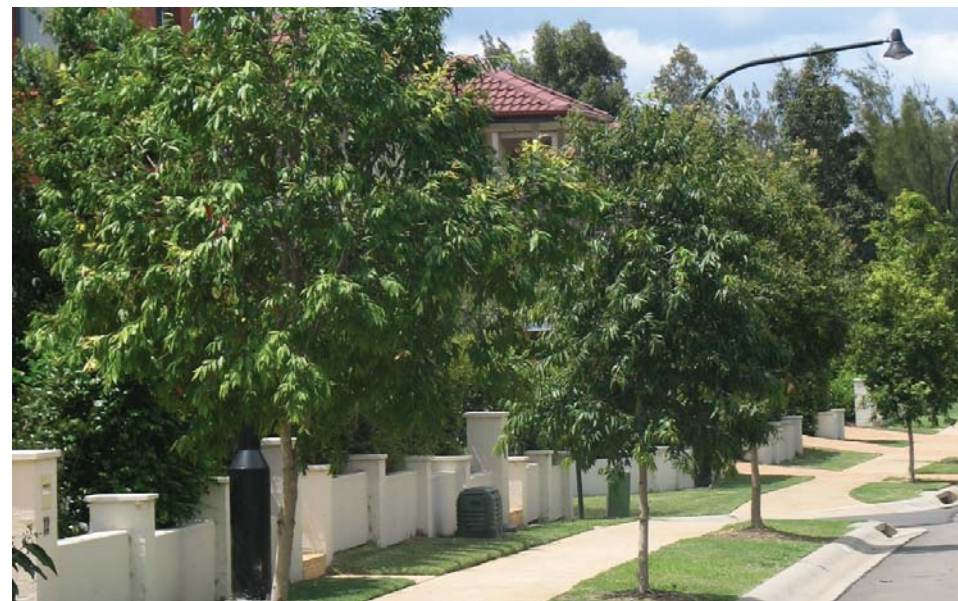
- Continuity of and connectivity to local and recreational paths linking the entire site.

#### 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.
- Low shrub and ground cover planting will utilise low maintenance plant species where possible.

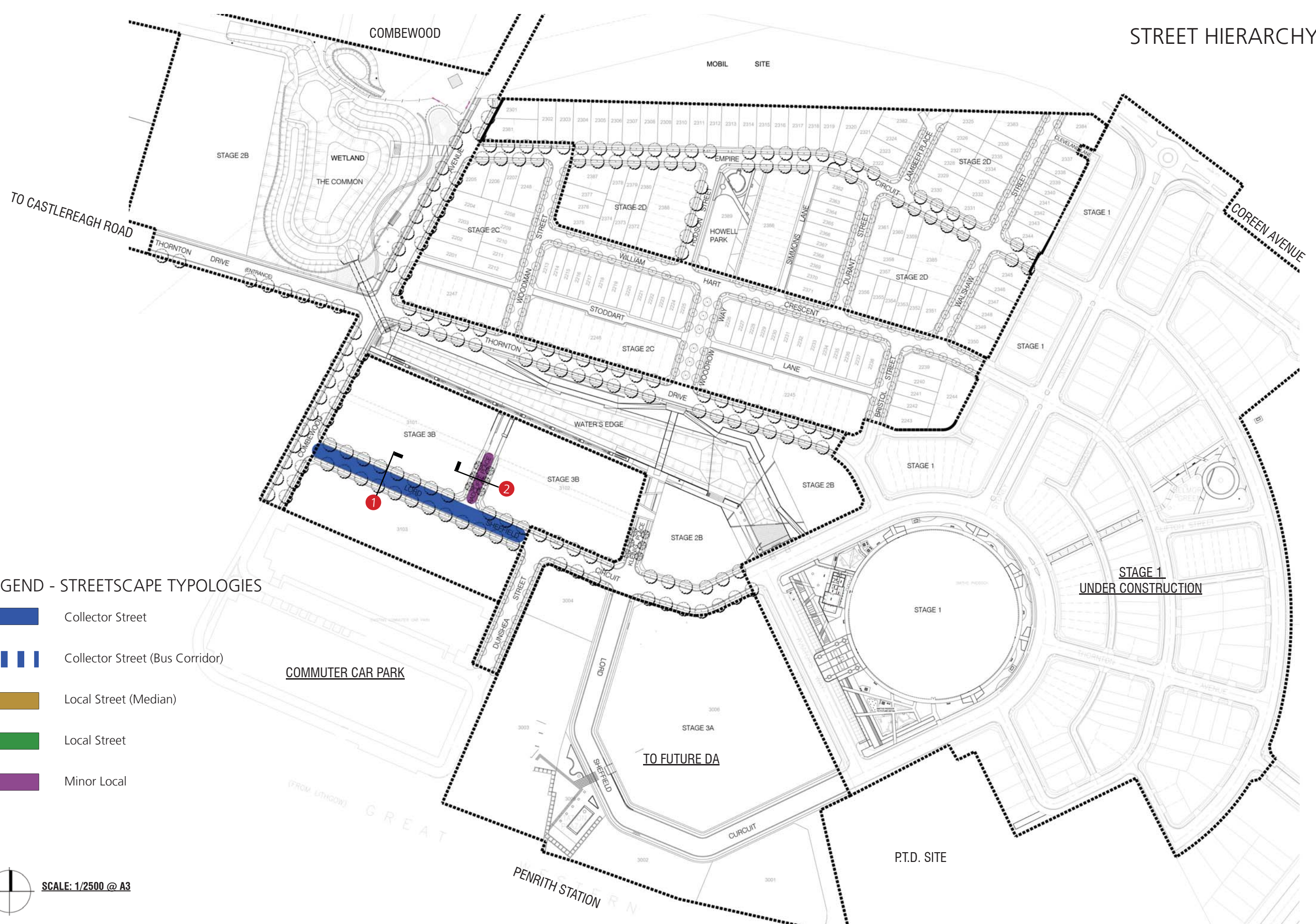




## LEGEND - STREETSCAPE TYPOLOGIES

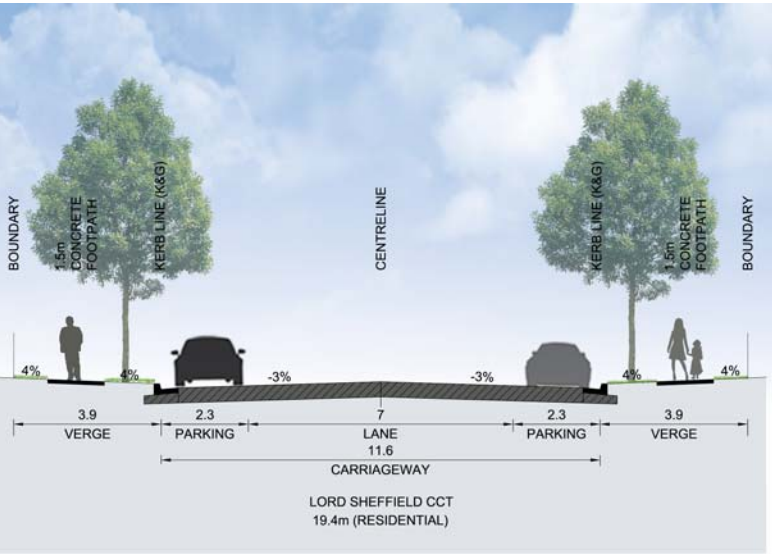
-  Collector Street
-  Collector Street (Bus Corridor)
-  Local Street (Median)
-  Local Street
-  Minor Local

 SCALE: 1/2500 @ A3

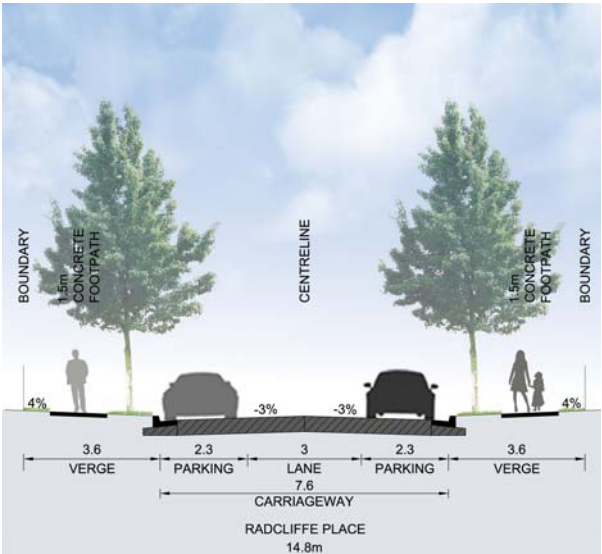




STREET SECTIONS



COLLECTOR STREET (SECTION 1)  
LORD SHEFFIELD CIRCUIT



MINOR LOCAL STREET (SECTION 2)  
RADCLIFFE PLACE

STREET TREE PLANTING



Fraxinus pennsylvanica  
Cimmon  
Red Ash  
Height: 15m  
Spacings: 10m min.  
Location:  
Lord Sheffield Circuit



Pyrus ussuriensis  
Manchurian Pear  
  
Height: 10m  
Spacings: As Shown  
Location:  
Radcliffe Place

INDICATIVE PLANTING PALETTE - RADCLIFFE PLACE

As per Stages 2B, 2C & 2D 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 parks and civic spaces.

A structured approach to the planting design will occur to the edges of the through site link. The open space will be bordered by a hierarchy of formal exotic and native species and ground covers where appropriate to provide a more structured, defined look.

Shrubs



Acmena smithii 'Hedgemaster' Alternanthera dentata 'Ruby Leaf Alternan-' Lavandula denata 'French Lavender' Rosmarinus officinalis 'Rosemary' Westringia Sp. 'Coastal Rosemary'

Grasses & Ground covers



Agapanthus Sp. 'Agapanthus' Cerastium tomentosum 'Snow in Summer' Dietes grandiflora 'Wild Iris' Liriope muscari 'Evergreen Giant' 'Turf Lily' Trachelospermum jasminoides 'Star Jasmine'

RADCLIFFE PLACE					
SYM	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING	POT SIZE
DECIDUOUS TREES					
	Pyrus ussuriensis	Manchurian Pear	9m	6m	200L
	Populus simonii	Chinese Poplar	20m	As Shown	200L
SHRUBS					
	Acmena smithii 'Hedgemaster'	Lilly Pilly	1m	500mm	25L
	Alternanthera dentata	Ruby Leaf Alternanthera	1.5m	300mm	200mm
	Gardenia augusta 'Florida'	Gardenia	1.5m	3m2	25L
	Lavandula dentata	French Lavenda	1m	300mm	5L
	Rosmarinus officinalis	Rosemary	1.5m	500mm	25L
	Westringia sp.	Coastal Rosemary	1m	500mm	25L
GRASSES & GROUND COVERS					
	Agapanthus sp.	Agapanthus	0.6m	5/m²	150mm
	Cerastium tomentosum'	Snow in Summer	0.3m	5/m²	150mm
	Dietes grandiflora	Wild Iris	0.6m	7/m²	75mm Tube
	Liriope muscari 'Evergreen Giant'	Turf Lilly	0.7m	5/m²	150mm
	Trachelospermum jasminoides	Star Jasmine	0.6m	5/m²	150m





## INDICATIVE MATERIALS PALETTE

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 Waters Edge open space and the parkland character as seen throughout the main body of the development site.

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 urban areas the materials need to be carefully selected to harmonise with their surroundings and the materials utilised throughout the remainder of the development.

- The Radcliffe Place through site link and surrounds will, by being respectful to the materials utilised in the adjoining Waters Edge design and the remaining 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 pavers. Sandstone cladding to the retaining planter walls will interconnect seamlessly with the materials proposed for use within the Waters Edge design. Continuing the theme of stone large solid blocks of sandstone will be placed within the through site link to provide visual connection of materials and add verticality. The ground plane will comprise of mainly the same mix of materials found in the Waters Edge design ranging from cast in situ coloured concrete pavements either acid washed or lightly exposed with reduced usage of porphyry sett banding.

