

# Nepean Green | Station Street, Penrith

Landscape Concept Plan and Project Application for  
NSW Department of Planning and Infrastructure



CLIENT: Parkview Penrith Pty Ltd  
ARCHITECT: Turner + Associates  
Leffler Simes Architects  
ISSUE: F  
DATE: 23rd July 2012





# INTRODUCTION

This Landscape Design report has been prepared by Site Image Landscape Architects on behalf of Parkview Penrith Pty Ltd, in conjunction with Turner + Associates and Leffler Simes Architects to describe the Landscape Design associated with the development proposals for the Nepean Green development at 164 Station Street, Penrith.

This report sets out landscape considerations and design proposals associated with the site development proposals and is to be read in conjunction with related planning, architectural and consultant reports describing the allied aspects of the works. Those reports comprehensively describe the physical site, context, constraints, controls, and built form and associated proposals and assessed impacts and benefits. This report will focus on landscape aspects of the site and proposals, and aims to minimize duplication of information contained in accompanying reports.

Generally, this report describes the existing landscape conditions, the development and landscape proposals, and sets out relevant authorities codes and requirements, and describes the design features that illustrate substantial conformance with these requirements.

## CONTENTS:

1.0	Existing Landscape Conditions
2.0	Landscape Master Plan
3.0	Access + Circulation
4.0	Landscape Elevations
5.0	Landscape Elevations
6.0	Public Open Space
7.0	Internal Landscape Courtyards
8.0	Planting Palette
9.0	Project Application - Masters Home Improvement





# 1.0 EXISTING LANDSCAPE CONDITIONS

The site, commonly known as the former ‘Panasonic Site’, is located at 164 Station Street in Penrith and is bounded by Station Street to the west, Woodriff Street to the east, Jamison Road to the south and Centro Nepean Square to the north.

The northern section of the site currently houses a number of single storey warehouse style buildings which have been used historically for light industrial purposes. The southern section of the site, currently an open field of grasses, is the intended location for the retail development and is the subject of the Project Application – this area is currently vacant.

Generally the site is bordered by avenues of mature Eucalypt tree plantings along Station and Woodriff Streets. The southern portion of the site is dominated by over grown sedge grasses and turf. These trees are likely to remain as they are unlikely to be affected by the development and provide strong visual amenity as a ‘Gateway’ to Penrith City. The northern portion of the site is characterized by copses of native tree plantings and an understorey of native bushland vegetation.



## EXISTING SITE PHOTOGRAPHS



01 Cnr Station St / Jamison Rd



02 Station St



03 Station St - Penrith Stadium



04 Station St - Penrith Stadium



05 Station St



06 Cnr Station St / Jamison Rd



07 Cnr Station St / Jamison Rd



08 Jamison Rd



09 Masters Site



10 Cnr Jamison Rd / Woodriff St



11 Woodriff St



12 Woodriff St



LANDSCAPE DESIGN

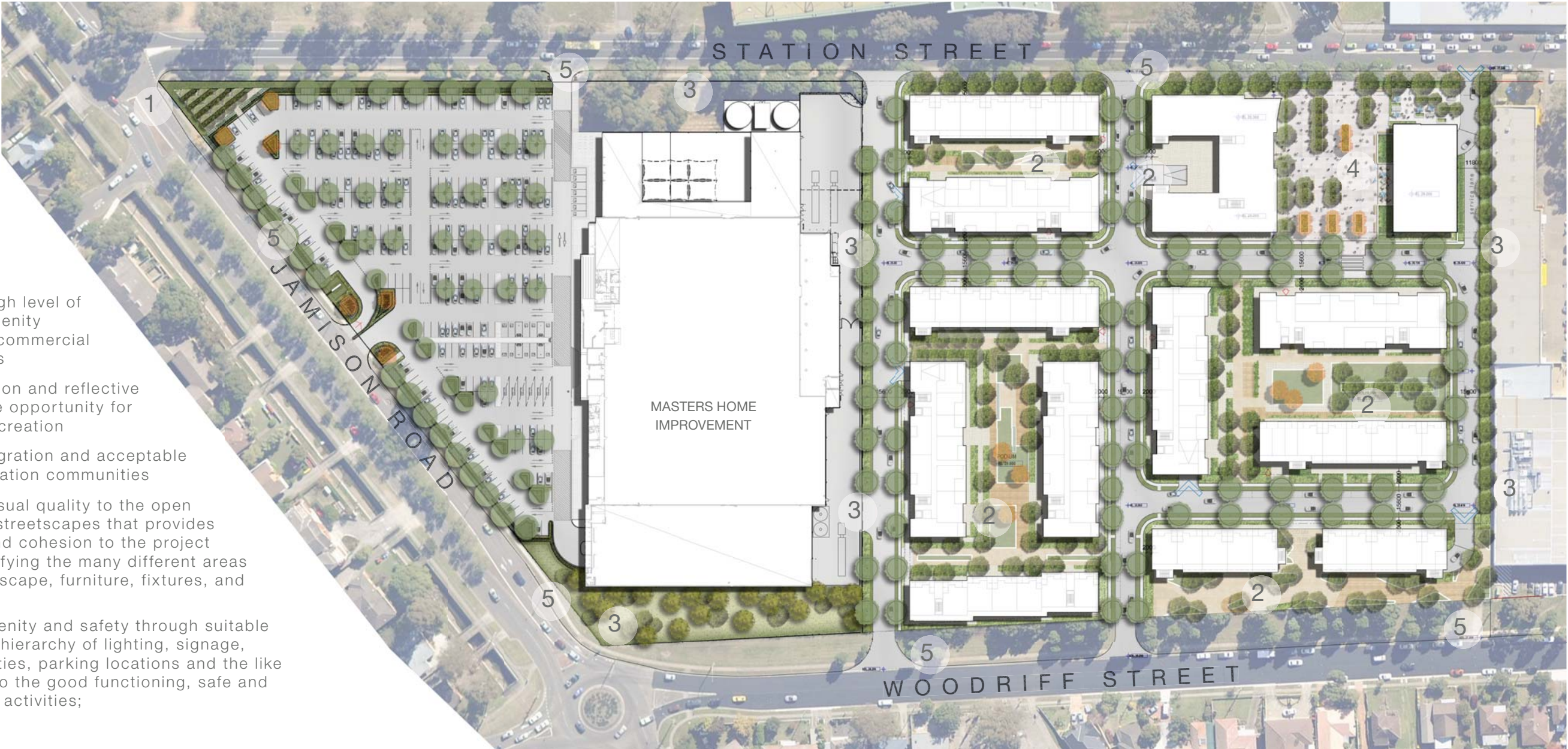
The masterplan and landscape concept formulation included consideration of a range of site planning options, giving consideration to the range of urban design, ecological, commercial, and public domain and landscape design issues.

OBJECTIVES

- To provide a suitable high level of open space and other amenity provisions for residents, commercial building staff, and visitors
- Provide passive recreation and reflective garden areas that provide opportunity for relaxation and passive recreation
- To provide suitable integration and acceptable impact on adjacent vegetation communities
- To achieve a suitable visual quality to the open space, civic spaces and streetscapes that provides consistency of identity and cohesion to the project overall, and assists in unifying the many different areas of the site (planting, hardscape, furniture, fixtures, and services);
- To provide practical amenity and safety through suitable design and detailing of a hierarchy of lighting, signage, access routes and amenities, parking locations and the like that together contribute to the good functioning, safe and efficient operation of site activities;

LEGEND

- 1 - GATEWAY PRESENTATION LANDSCAPE
- 2 - LANDSCAPE COMMUNAL AREAS
- 3 - VISUAL VEGETATIVE BUFFERS
- 4 - PUBLIC PLAZA
- 5 - UPGRADE EXISTING FOOTPATHS



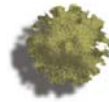
PROPOSED STREET TREE



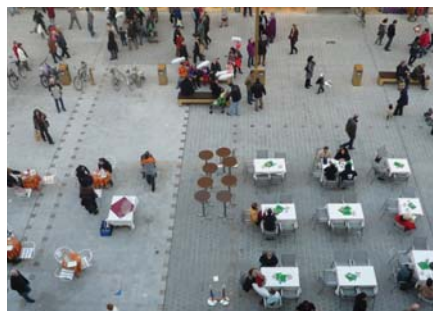
PROPOSED FEATURE TREE



PROPOSED COURTYARD TREE



PROPOSED BUFFER TREES



SITE IMAGE  
Landscape Architects  
Sydney | Melbourne | Ho Chi Minh City

NEPEAN GREEN, 164 STATION ST, PENRITH | LANDSCAPE CONCEPT



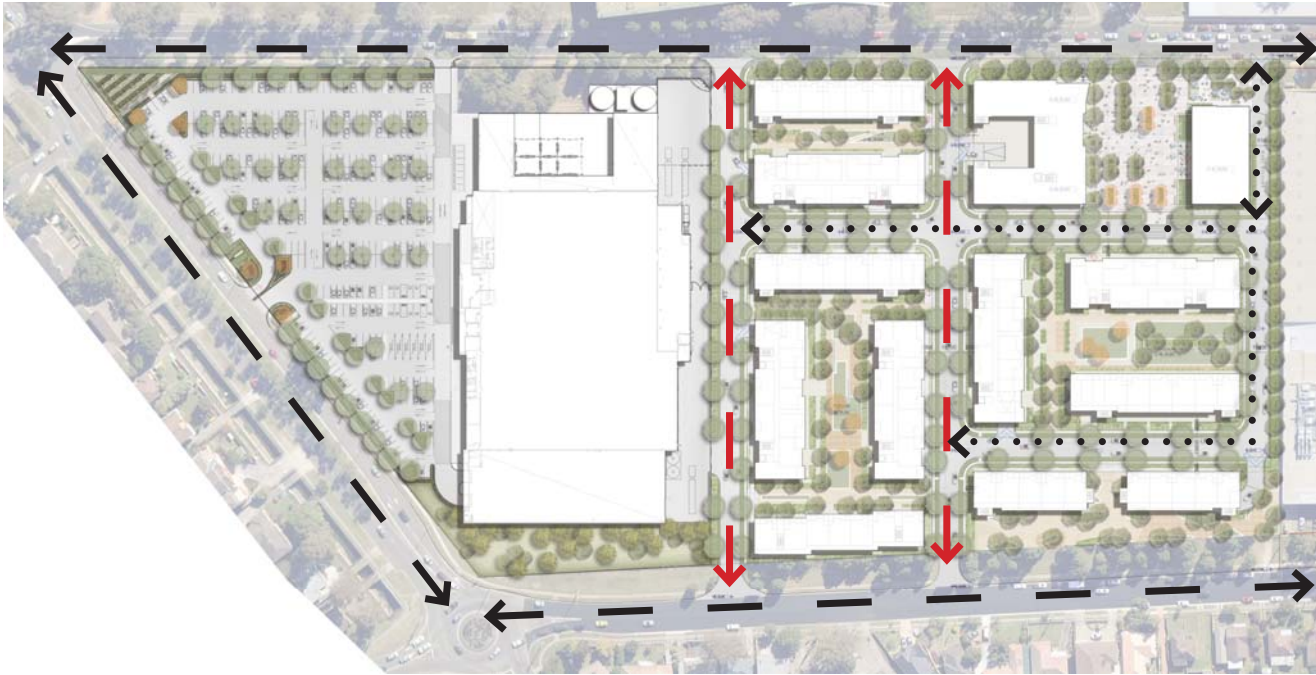
Client  
Architect  
Site Image Job Number

PARKVIEW PENRITH PTY LTD  
TURNER + ASSOCIATES  
SS12-2492

Drawing Number 004  
Issue F  
Date 23.07.2012



3.0 ACCESS + CIRCULATION



VEHICULAR - CIRCULATION NETWORK

- EXISTING PUBLIC ROAD
- PROPOSED PRIMARY ACCESS ROAD
- PROPOSED SECONDARY ACCESS ROAD

- New roads through the site will connect Station Street and Woodriff Street
- The new roads are intended to be public roads, provided in accordance with Council's standards and after construction are proposed to be dedicated to Council for ongoing management and maintenance



PEDESTRIAN - CIRCULATION NETWORK

- EXISTING PUBLIC PEDESTRIAN WALKWAY
- CROSS SITE FOOTPATHS
- INTERNAL ACCESS PATHS

- New pedestrian pathways with adequate lighting and signage will be provided
- Streets will be lined with avenues of street tree planting and road surface run-off will be captured in rain garden swales

Decomposed-granite banding through grid of trees allows pedestrian egress from Master's car park and creates opportunities for seating and passive recreation

Location of 'Gateway' Penrith City signage incorporated into the landscape aesthetic with sculptural hedging providing a landscape backdrop

Grid of feature trees with native grasses front the Station St / Jamison Rd corner as the iconic 'Gateway' to Penrith City. The dense planting and copse of trees appropriately softens the car park beyond



DETAIL PLAN - STATION ST / JAMISON ROAD



NATIVE VEGETATIVE BUFFER ADJACENT PATH



'GATEWAY' PENRITH CITY SIGNAGE



ENTRY SIGNAGE WITH SCULPTURAL HEDGING



CRUSHED FEATURE GRAVEL



GRAVEL / TURF BANDING



FEATURE GRID OF TREES

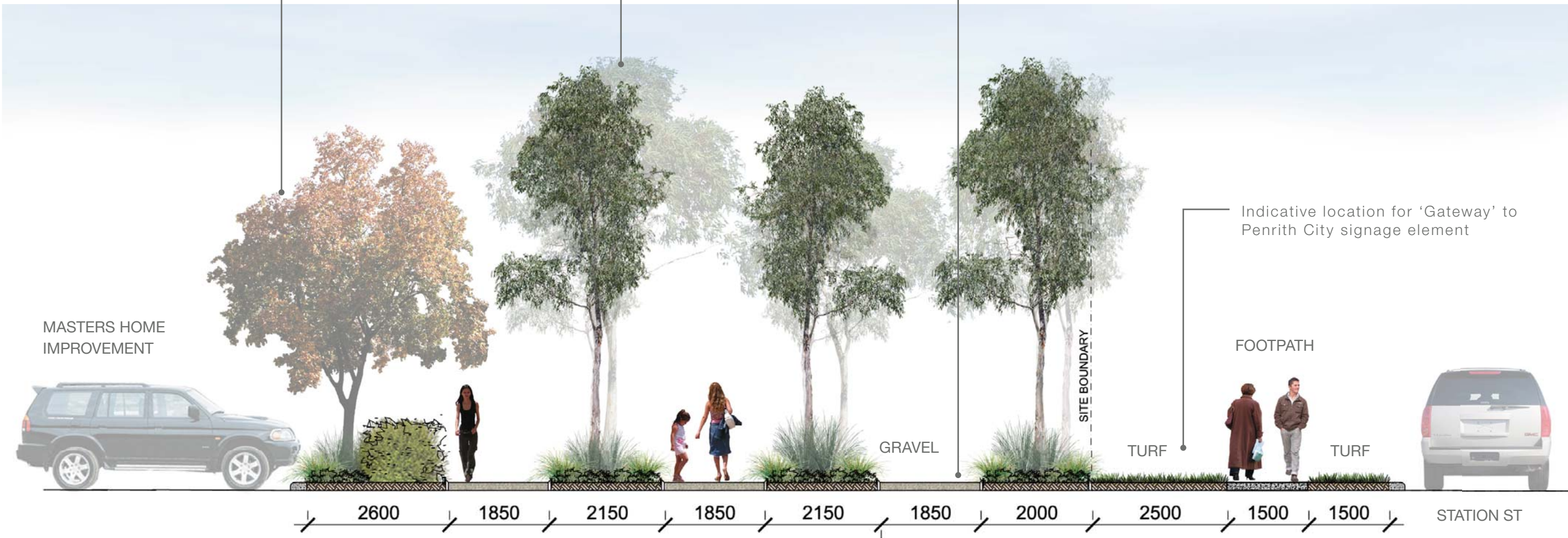


4.0 LANDSCAPE ELEVATIONS

Seasonal tree species planted in the Masters Car Park will provide good shade, adequate screening from the road and a colourful back drop to soften the building envelope behind

Endemic, regularly spaced, high canopy trees will visually reinforce the 'Gateway' into Penrith, whilst providing shade, as well as softening the presence of the built form behind.

A mixture of materiality, gravel banding and native grasses, at the understorey of the tree grid will provide a common area and further strengthen the broader avenue identity along Station Street

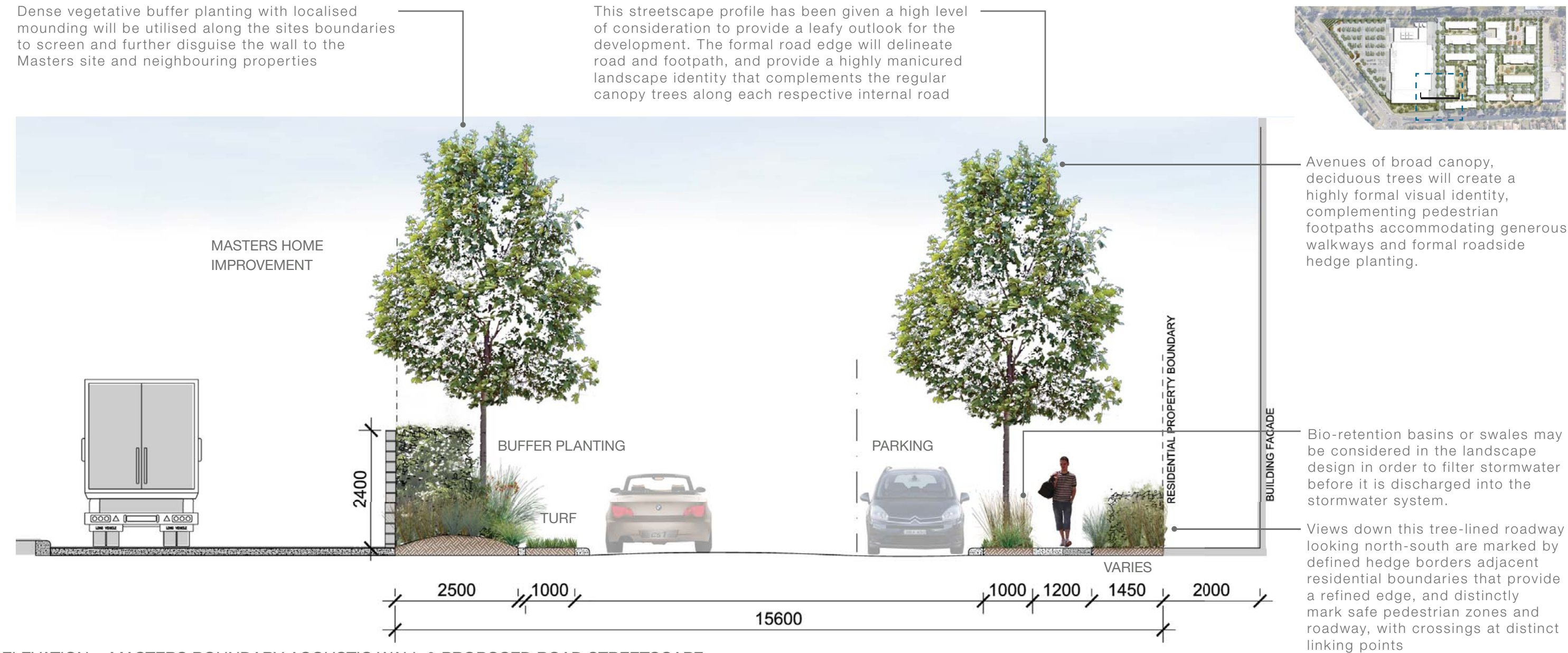


ELEVATION - STATION ST / JAMISON RD





5.0 LANDSCAPE ELEVATIONS



ELEVATION - MASTERS BOUNDARY ACOUSTIC WALL & PROPOSED ROAD STREETSCAPE





6.0 PUBLIC OPEN SPACE

Potential new retail, commercial and community tenancies fronting the plaza, along with new trees and paving treatments and allied lighting and street furniture will enhance visual quality complimenting the broader plaza identity

With pedestrian crossings and clearly marked way finding signage a greater sense of pedestrian priority and continuity towards the Penrith Stadium will be introduced

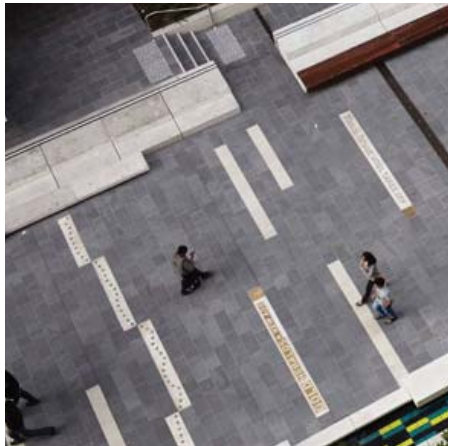
The 'plaza' design reflects the objectives of the community to create an active community and retail hub that attracts and entertains visitors. Water features, grids of trees and seating, focal thematic sculpture, and level changes overlooking cafes and retail all contribute to creating a dynamic space that provides interest, identity, amenity and entertainment.

Dense vegetative screening along boundary



Public open space in the form of a plaza and large communal (resident) open spaces are provided across the site.

Communal open spaces are sited to provide clear delineation between private and publicly accessible open space, as well as achieving good residential amenity. Clear links between the existing Penrith Leagues Club Stadium will be made and additional amenities provided to accommodate the increase in pedestrian traffic.



LARGE FORMAT GRANITE PAVING WITH FEATURE BANDING



OUTDOOR TAVERN SEATING AND FACILITIES FOR PATRONS



SCULPTURAL SEATING ELEMENTS INCORPORATED INTO LANDSCAPE DESIGN



PLAY SPACE TO ACTIVE PUBLIC DOMAIN



CONCRETE SEATING BENCHES



LANDSCAPE PLANTERS TO SOFTEN RETAIL FRONTAGES



7.0 INTERNAL LANDSCAPE COURTYARDS

A series of podium landscaped terraces are proposed to the residential buildings across the site to provide common recreation space for the benefit of residents.

The appearance of significant 'green edges' to portions of the buildings façade have been a key consideration in the formulation of the terrace landscape proposals

A combination of raw materials and a sympathetic landscaping palette will provide intimate spaces for the residents to use

These terraces are variously indicated to have shade structures, seating alcoves, lawns, play equipment and water features. Consideration has been given to security and accessibility



Communal open spaces are sited to provide clear delineation between private and publicly accessible open space, as well as achieving good residential amenity, solar access and active recreation.

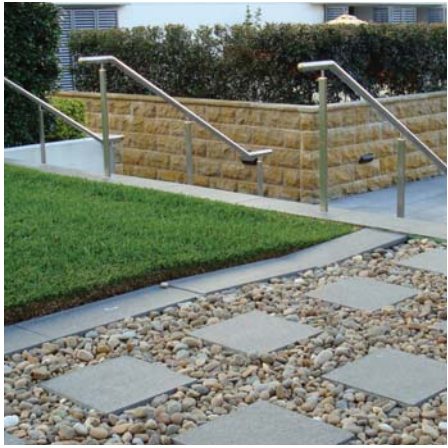
Individual apartments will benefit from ground floor courtyards or upper level balconies overlooking large landscaped courtyards.



JUXTAPOSITION OF RAW MATERIALS AND SOFT LANDSCAPING



GRIDS OF FEATURE TREES IN TURF OFFER AREAS OF RESPIRE



STEPPERS IN GRAVEL



PRIVATE TERRACE PLANTING



COMBINATION OF TIMBER AND CONCRETE



TERRACE SEATING ELEMENTS



## 8.0 PLANTING PALETTE



01. *Magnolia grandiflora* 'Little Gem'  
Magnolia Little Gem  
6 x 4 Mature Size (h x w)



02. *Pyrus calleryana* 'Chanticleer'  
Callar Pear  
12 x 4 Mature Size (h x w)



03. *Gleditsia triacanthos* 'Shademaster'  
Shademaster Honey Locust  
8 x 7 Mature Size (h x w)



04. *Ulmus parvifolia*  
Chinese Elm  
13 x 4 Mature Size (h x w)



05. *Acer Palmatum*  
Japanese Maple  
6 x 3 Mature Size (h x w)

### SHRUB / GROUND COVER PLANTING



### INDIGENOUS / LOW WATER USE SPECIES LIST

*Casuarina glauca*  
*Casuarina cunninghamiana*  
*Eucalyptus sclerophylla*  
*Eucalyptus crebra*  
*Angophora floribunda*  
*Melaleuca decora*  
*Eucalyptus punctata*  
*Tristaniopsis laurina*

*Acacia falcata*  
*Banksia serrata*  
*Grevillea juniperina*  
*Westringia fruticosa*

*Juncus usitatus*  
*Lomandra longifolia*  
*Themeda australis*  
*Hibbertia scandens*



**SITE IMAGE**  
Landscape Architects  
Sydney | Melbourne | Ho Chi Minh City

NEPEAN GREEN, 164 STATION ST, PENRITH | LANDSCAPE CONCEPT



Client  
Architect  
Site Image Job Number

PARKVIEW PENRITH PTY LTD  
TURNER + ASSOCIATES  
SS12-2492

Drawing Number 0010  
Issue F  
Date 23.07.2012



## 9.0 PROJECT APPLICATION - MASTERS HOME IMPROVEMENT

FULL SIZE A1 DRAWINGS AVAILABLE UPON REQUEST

000	COVER SHEET
101	LANDSCAPE PLAN
102	LANDSCAPE PLAN
103	LANDSCAPE PLAN
501	LANDSCAPE DETAILS