

OPEN SPACE MAINTENANCE & MANAGEMENT - NORTH PENRITH

	REFERENCE AND DESCRIPTION	CONCEPTUAL DESIGN AND FUNCTON	ESTIMATED CAPITAL EXPENDITURE	CONCEPTUAL DESIGN AND FUNCTON	FUTURE MANAGEMENT ISSUES	FREQUENCY	APPROXIMATE COST RANGE / ANNUM
Smiths Paddock / Village Green	The Smiths Paddock is located at the end of a strong north easterly axis from the proposed Station Square and is approximately 330m from the existing Penrith Train Station to the centre of the oval.	The Village Green location has significant historical references in terms of its contribution to the Penrith Districts affiliation with the pursuit of active recreation. Following these principles the oval will remain as part of the developments core active recreational facilities. However, the oval is not dedicated to any particular sporting code as the oval is intended to be available for use by the general public for unorganised play. The areas surrounding the northern and eastern perimeter of the oval will be used for pedestrian circulation through a series of perimeter paths separated by a native woodland landscape treatment created by the stand of existing eucalypts and supplementary plantings of similar eucalypts. Entry points into the village green will be accentuated with boardwalks crossing over WSUD swales and ornamental rain gardens. The southern portion of the oval contains a structured play space catering for children of various age groups and abilities along with a water play element such as a pop jet plaza. An all abilities play area is to be designed to cater for children with various disabilities in mind. The western edge of the oval will contain a architecturally designed Community Facilities building with included private and public amenities. A segmented foam jet water feature is proposed to visually link the movement of water to the north west to give the illusion of a single continuous water body leading to the Waters Edge park further to the west of the oval.	Nil to Council	Hard Landscape - Cleaning & re-oiling of Timber Decking General cleaning of graffiti Leaf blowing Soft Landscape :- Water Carts - watering Care of New & Existing trees mowing of oval & streetscape turf, Fertilisers & Pruning Weeding Structures :- Community Facilities building Public Toilet General Cleaning & servicing of public facilities, re-painting, safety / lighting. Play Equipment :- Children's playground General maintenance of equipment & softfall, cleaning, safety / lighting Public Art :- General maintenance, cleaning, safety / lighting Water Features :- Pumps, water storage, reticulation pipes, cleaning of water feature, repair damage or leaks Drainage :- Clean out of all sub surface pipes and pits when required. Furniture and Amenities :- Cleaning & re-oiling of any Timber components General cleaning of graffiti Ornamental Rain Gardens :- Clean out off sediment build up Remove litter Irrigation :- Clean out of Water Storage Tank, Pump station, clean UV filter / globes, Control panel, Repair damaged lines and sprinklers Waste Management :- empty litter bins	2 Years When Required Autumn- Fortnightly / Remainder Monthly Spring/Summer Fortnightly - Autumn/Winter Monthly Quarterly Spring/Summer Fortnightly - Autumn/Winter Monthly Spring / Autumn Ongoing Weekly When Required Quarterly 6 Months 6 Months / When Required When Required 2 Years When Required 5 Years Monthly 3Months/ When Required Weekly	75K - 150K	
OPEN SPACE TWO							
Thornton Park	Thornton Park is located approximately 255m due east of the centre of Smiths Paddock / Village Green with its eastern boundary being defined by the curtilage of the heritage listed Thornton Hall building.	This park is situated within some of the remaining remnant Cumberland Plain Woodland found on site and is also positioned to take full advantage of one of the sites few topographic high points. The intent of this park is to create an area for contemplative passive recreation with potential for both indigenous and European heritage interpretation through public art. Removal of no more than three of the existing woodland trees will open up a view corridor through the remnant woodland plantings to visually link Thornton Hall to the Smiths Paddock Oval and its new Community Facilities building. Access to the park will be through several sets of steps that link a series of small elevated turf break out spaces created by retaining walls clad with red interpretive art panels and soft planting. Universal access is provided via a ramped path running parallel with the site contours linking the southern and northern entries to the park. The remaining Cumberland Plain Woodland is to be cleared of all weeds and undergo selected bush regeneration management.	Nil to Council	Hard Landscape - Cleaning of Retaining walls & Art wall panelling installation General cleaning of graffiti Leaf blowing Soft Landscape :- Water Carts - watering Care of New & Existing trees mowing of terrace turf & streetscape turf, Fertilisers & Pruning Weeding Public Art :- General maintenance, cleaning, safety / lighting Drainage :- Clean out of all sub surface pipes and pits when required. Furniture and Amenities :- Cleaning & re-oiling of any Timber components, General cleaning and or of graffiti Waste Management :- empty litter bins if bins required Lighting:- Excluded	When Required When Required Autumn- Fortnightly / Remainder Monthly Spring/Summer Fortnightly - Autumn/Winter Monthly Quarterly Spring/Summer Fortnightly - Autumn/Winter Monthly Spring / Autumn Ongoing 6 Months / When Required When Required 2 Years / When Required Weekly	30K - 50K	
OPEN SPACE THREE							
Belmore Green	Location of this Neighbourhood Park is 500m due North East of the Station Square and 200m due north of the centre of Smiths Paddock Oval. It is bound on its eastern border by residential lots and surrounded on the remaining three sides by residential roads. This park is generally triangular in shape.	The intent of this open space is to create an area for passive an active recreation, and quiet contemplation. A gently mounded sunning lawn is the focal point of the park as it creates a metaphoric relationship with the Smiths Paddock Oval. Accessibility around all three sides of this space with one major intersecting path connecting both sides of the park enhance the functionality and usability for both pedestrians and cyclist. A dedicated front access path combined with dense planting will minimise the effect of surrounding residential lots.	Nil to Council	Hard Landscape - Cleaning of walls General cleaning and or of graffiti Leave blowing Soft Landscape :- Water Carts - watering Care of Existing and replacement trees Mowing Fertilisers, Pruning and Hedging Weeding Drainage :- Clean out of all sub surface pipes and pits when required. Furniture and Amenities :- Cleaning & re-oiling of any Timber components, General cleaning and or of graffiti, Waste Management :- empty litter bins if bins required Lighting:- Excluded	When Required When Required Autumn- Fortnightly / Remainder Monthly Spring/Summer Fortnightly - Autumn/Winter Monthly Quarterly Spring/Summer Fortnightly - Autumn/Winter Monthly Spring / Autumn Ongoing When Required 2 Years / When Required Weekly	30K - 50K	
OPEN SPACE FOUR							
Howell Park	This community park is located 360m due north of the Station Square and is surrounded on all four sides by residential streets with some off street parking available to access the park.	The intent of this open space is to create an area of passive and active recreation, children's play and quiet contemplation. Accessibility around all four sides of the park enhance the functionality of this long linear park. A sunken plaza with integrated public art work will create interest for both young and old as well as improving visual safety as park users can view the art works whilst sitting on the built in circular seating.	Nil to Council	Hard Landscape - Cleaning of retaining walls General cleaning and or of graffiti Leave blowing Soft Landscape :- Water Carts - watering Care of Existing and replacement trees Mowing Fertilisers, Pruning and Hedging Weeding Public Art :- General maintenance, cleaning, safety / lighting Drainage :- Clean out of all sub surface pipes and pits when required. Furniture and Amenities :- Cleaning & re-oiling of any Timber components, General cleaning and or of graffiti Waste Management :- empty litter bins if bins required Lighting:- Excluded	When Required When Required Autumn- Fortnightly / Remainder Monthly Spring/Summer Fortnightly - Autumn/Winter Monthly Quarterly Spring/Summer Fortnightly - Autumn/Winter Monthly Spring / Autumn Ongoing 6 Months / When Required When Required 2 Years / When Required Weekly	30K - 50K	
OPEN SPACE FIVE							
The Common	The Common is located approximately 400m in a straight line to the north west of the Station Square. The park is situated in the north western corner of the site and bounded by existing lots to the north, including Combewood, and unused lot to the west and by the Museum of Fire to the south.	The intent of this open space is to create an area for passive and quiet contemplation. Accessibility is enhanced via a sinuous linear pathway and connecting loop trail located amongst littoral and park like greenery will create an interesting and varied landscape experience for the North Penrith community. Additional features such as community garden, quiet corners, look out points and a strong viewing deck connection to the residential lots will provide an attractive destination for all ages from the community.	Nil to Council	Hard Landscape - Cleaning of walls General cleaning and or of graffiti Leave blowing Soft Landscape :- Water Carts - Watering Care new trees Mowing Fertilisers, Pruning and Hedging Weeding Public Art :- General maintenance, cleaning, safety / lighting Drainage :- Clean out of all sub surface pipes and pits when required. Furniture and Amenities :- Cleaning & re-oiling of any Timber components, General cleaning and or of graffiti WSUD Zones :- Clean out off sediment build up, replace filter material and plants Remove litter Waste Management :- empty litter bins if bins required Lighting:- Excluded	When Required When Required Autumn- Fortnightly / Remainder Monthly Spring/Summer Monthly - Autumn/Winter Quarterly Quarterly Spring/Summer Fortnightly - Autumn/Winter Monthly Spring / Autumn Ongoing 6 Months / When Required When Required 2 Years When Required 5 Years Monthly Weekly	30K - 50K	
OPEN SPACE SIX							
Waters Edge	The Waters Edge is located 250m due north of the Station Square and is divided into western and eastern sections by a singular pedestrian bridge crossing. The western water body is approximately 120m in length while the eastern water body is 120m in length connecting visually to Smiths Paddock.	The intent of this long linear Waters Edge is not only to collect the site run off for water management but also to create an semi-active or promenade destination along with the qualities of a passive and quiet contemplation space for the North Penrith community to enjoy. Set amongst lush shrub planting, dappled shade from the avenue trees, Waters Edge will also contain integration with public art elements, quality material finishes and water movement. The Waters Edge park will also create the perfect backdrop for the premium residential lots that run adjacent the length of the water body. As you enter the development from the west, the lineal aspect of the Waters Edge directs you into the centre of the development to the Smiths Paddock and Station Square.	Nil to Council	Hard Landscape - Cleaning of retaining walls General cleaning and or of graffiti Leave blowing Soft Landscape :- Water Carts - Watering Care of new trees Mowing Fertilisers, Pruning and Hedging Weeding Water Features :- Pumps, water storage, reticulation pipes, cleaning of water feature, repair damage or leaks Public Art :- General maintenance, cleaning, safety / lighting Drainage :- Clean out of all sub surface pipes and pits when required. Furniture and Amenities :- Cleaning & re-oiling of any Timber components General cleaning and or of graffiti WSUD Zones :- Clean out off sediment build up, replace filter material and plants Remove litter Waste Management :- empty litter bins if bins required Lighting:- Excluded	When Required When Required Autumn- Fortnightly / Remainder Monthly Spring/Summer Fortnightly - Autumn/Winter Monthly Quarterly Spring/Summer Fortnightly - Autumn/Winter Monthly Spring / Autumn Ongoing 3 Months / When Required 6 Months / When Required When Required 2 Years When Required 5 Years Monthly Weekly	75K - 150K	
OPEN SPACE SEVEN							
McHenry Place	This small town park is to be found approximately 120m due north of the Station Square and is located to the eastern side of the road.	The intent of this open space is to keep the existing trees and to help create a green fringe to the more dense urban forms found closer to the Station Plaza. Direct access through the park will be via a diagonal path that will encourage pedestrian activity day or night within the park and providing users with a experiential walk due to carefully thought out planting and the retention of existing trees. A gently sloping sunning lawn has been created to create visual interest and the opportunity to rest and relax under the existing eucalypts.	Nil to Council	Hard Landscape - Cleaning of retaining wall General cleaning and or of graffiti Leave blowing Soft Landscape :- Water Carts - Watering Care of Existing and new trees Mowing Fertilisers, Pruning and Hedging Weeding Drainage :- Clean out of all sub surface pipes and pits when required. Furniture and Amenities :- Cleaning & re-oiling of any Timber components General cleaning and or of graffiti Waste Management :- empty litter bins if bins required Lighting:- Excluded	When Required When Required Autumn- Fortnightly / Remainder Monthly Spring/Summer Monthly - Autumn/Winter Quarterly Quarterly Spring/Summer Fortnightly - Autumn/Winter Monthly Spring / Autumn Ongoing When Required 2 Years When Required Weekly	15K - 30K	
OPEN SPACE EIGHT							
Station Square	The Projects main urban centre is the Station Square. The plaza is located adjacent to and directly north of the existing Penrith Train Station.	The urban plaza is the hub of the development as it is the ultimate destination point for local and potentially regional commuters travelling to work on the State Rail and Bus connections. The very influx of commuters will define the nature of this space with retail and small businesses located to the edges of the plaza space. The plaza itself is generally open with little in the way of obstruction to pedestrian desire lines to and from the station. Quality landscape materials are to be used along with the introduction of a water riff incorporated with foam jets to enhance the theme of water movement found throughout the development. Shade trees coupled with an expansive undulating turf platform provides a green respite to the openness of the plaza. A focal piece of public art and sinuous forms of the public seating complement the linear geometry.	Nil to Council	Hard Landscape - Cleaning of retaining walls General cleaning and or of graffiti Leave blowing Soft Landscape :- Water Carts - Watering Mowing of turf Care of trees and mass planting Fertilisers, Pruning and Hedging Weeding Water Features :- Pumps, water storage, reticulation pipes, cleaning of water feature, repair damage or leaks Drainage :- Clean out of all sub surface pipes and pits when required. Irrigation :- Clean out of Water Storage Tank if not connected to town water, Pump, Control panel, Repair damaged sub surface lines Furniture and Amenities :- General cleaning and or of graffiti Waste Management :- empty litter bins if bins required Lighting:- Excluded	When Required When Required Autumn- Fortnightly / Remainder Monthly Spring/Summer Fortnightly - Autumn/Winter Monthly Spring/Summer Fortnightly - Autumn/Winter Monthly Quarterly Spring / Autumn Ongoing 3 Months / When Required When Required 3 Months / When Required When Required Weekly	50K - 75K	

Excludes all Civil, Hydraulic, Electrical / Lighting, Plumbing works, Entry statement and Streetscapes