

WET 'N' WILD SYDNEY

PROSPECT, NSW

LANDSCAPE MASTER PLAN

CONCEPT DESIGN REPORT

OCULUS



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INTRODUCTION

Prospect Aquatic Investments (PAI) is seeking the necessary Part 3A planning permits and approvals from the Department of Planning (DOP) to enable the construction of the Wet 'n' Wild facility in Sydney's western suburbs in Prospect. It forms part of the Western Sydney Parklands (WSP) and as such is an important recreational resource of the Parklands.

The site occupies approximately 25.5 ha of gently undulating land that has been largely cleared of trees and used for agricultural purposes. It is bound by the M4 to the north, Reservoir Road to the south, Watch House Road to the east and agricultural paddocks and the Blacktown Drive In to the west. The site also contains the former Policeman's Cottage, located in the south west corner of the site.

The site is generally contained by two ridges with a natural amphitheatre in the centre that slopes down to the north and there are a number of existing farm dams that are heavily weed impacted. There are some existing stands of regenerating Cumberland Plain Woodland in the north and south east corner of the site.

Considerable master planning has been undertaken as well as detail resolution of the concept Master Plan. The Master Plan seeks to create a series of landscape terraces that incorporate various rides and activities, pedestrian walkways and access routes as well as areas for passive recreation. At its centre, the water park contains a large wave pool that forms the main visual focus and water based activity in the park. Each of the major rides and entertainment areas and amenities buildings are connected by a generous curvilinear pedestrian promenade.

The landscape design recognises the importance of the sites location with the WSP and responds with landscape treatments that incorporate native and indigenous plant material with exotic species used to create accent and provide seasonal colour. The landscape also reflects the uses of the various active and passive outdoor spaces, as well as aspect, slope and topography to create a series of specific landscape characters for the site.

This report constitutes the Landscape Concept Design Report.

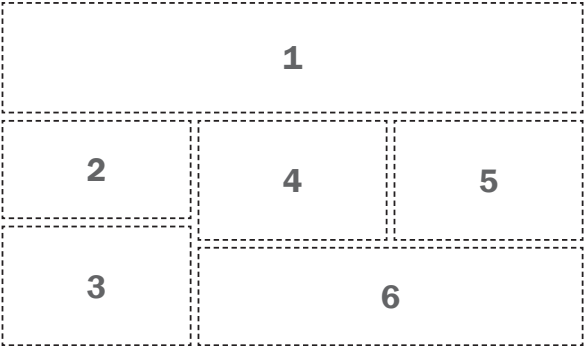
It has been prepared to describe the proposed structure, concept design, landscape materials and finishes and plant species that form the landscape concept package prepared by OCULUS for inclusion in the Part 3A Planning Application.



EXISTING VIEWS

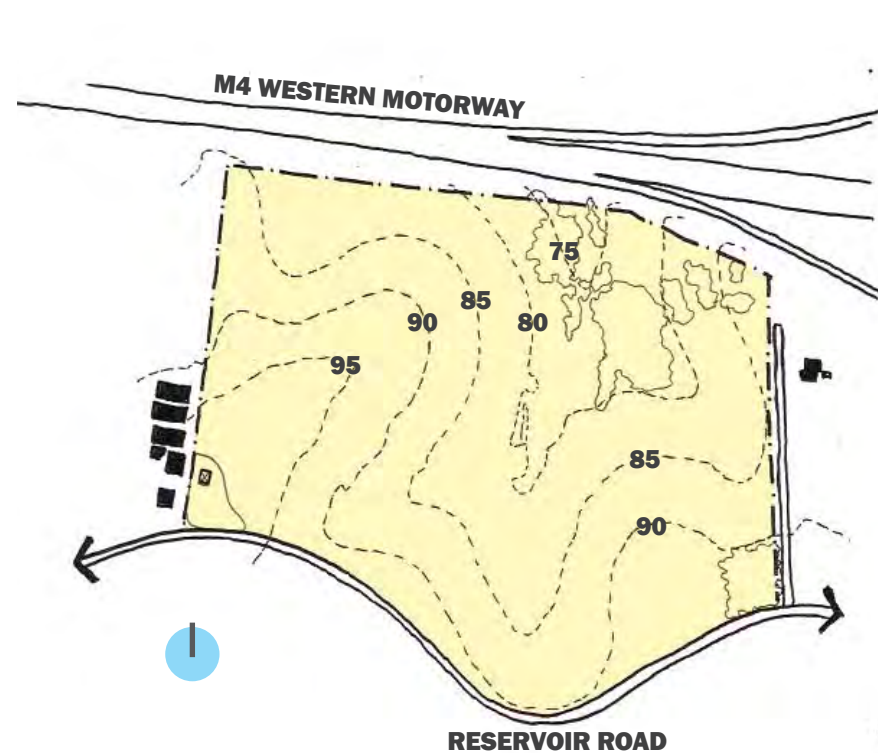
The site is visible from a number of locations from the surrounding area and adjacent roads. Travelling along the M4 Western Motorway the site is only visible when diagonally opposite. This is due to the Prospect Road overpass which blocks views of the site when travelling from east to west. Likewise due to the topography and ridge line on the western boundary the site has limited visibility when travelling from west to east.

More panoramic views of the site occur from elevated positions along Watch House Road and Reservoir Road both into the site and over it to providing distant views of the surrounding landscape. A major visual feature of the site is the existing Araucaria's that have been planted as part of the Policeman's Cottage curtilage on Reservoir Road. These are located at the south western corner of the site and are the same species to those originally planted along the driveway to VeTeran Hall the home of William Lawson which is now the entry road to Prospect Reservoir.



VIEWS (right)



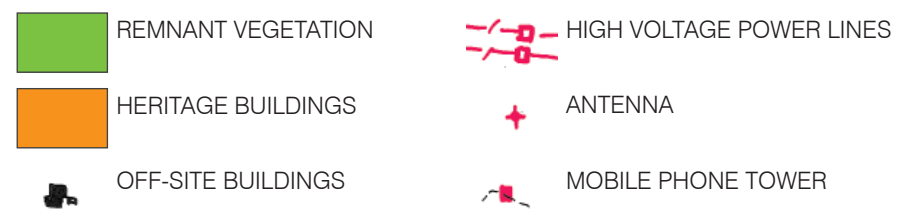


TOPOGRAPHY

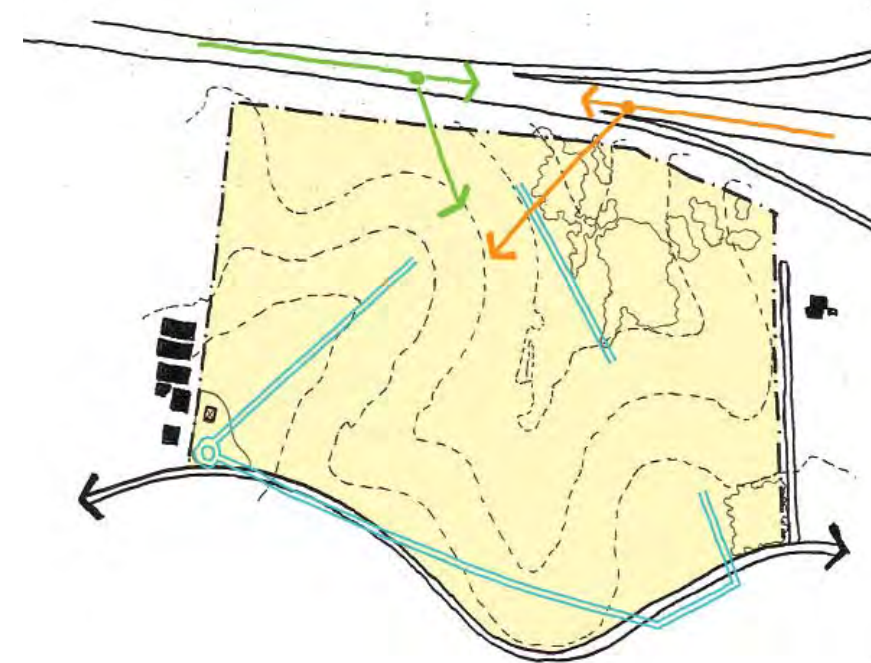
The existing topography slopes from the south to the north and drops approximately 20 metres in height from its highest point in the south west corner down to the drainage culvert under the M4 Western Motorway.



EXISTING VISUAL ELEMENTS



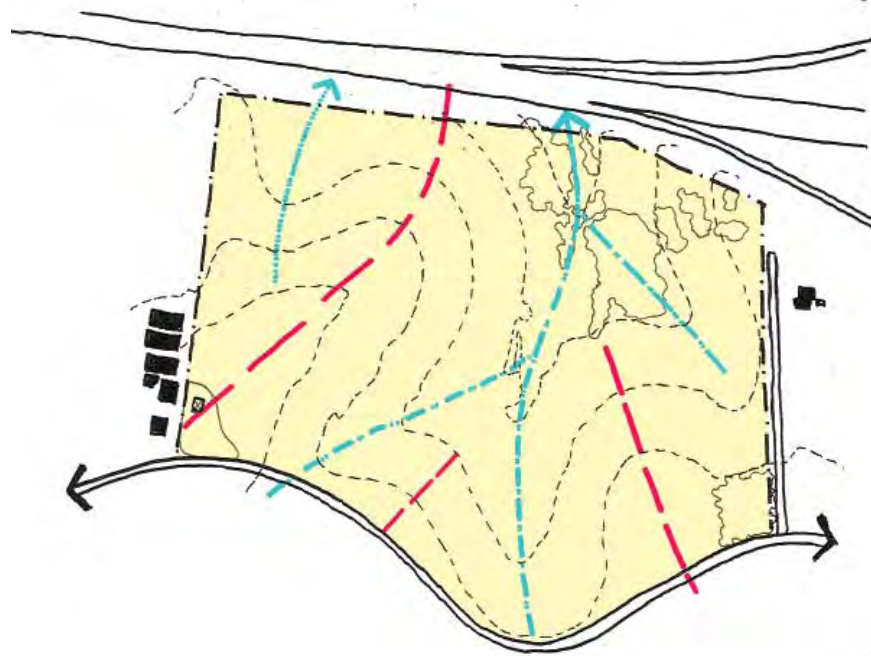
The site and adjacent landscape contain a number of visual elements. Remnant Cumberland Plain Woodland is located in the south east corner of the site as well as the lower area in the north. Mature Araucarias and the former Policeman's Cottage are located in the south west corner and there are a number of offsite buildings and mobile phone towers and high voltage powerlines on the northern side of the M4.



VIEWS



Views into the site are largely constricted along the M4 Western Motorway and there are panoramic views of the site from the elevated areas along Reservoir Road and Watch House Road.



RIDGES AND VALLEYS



The site contains two major and one minor ridgeline that bisect the site from Reservoir Road towards the north. The ridgelines create a major valley in the centre of the site which drains under the M4.



ASPECT AND SLOPE



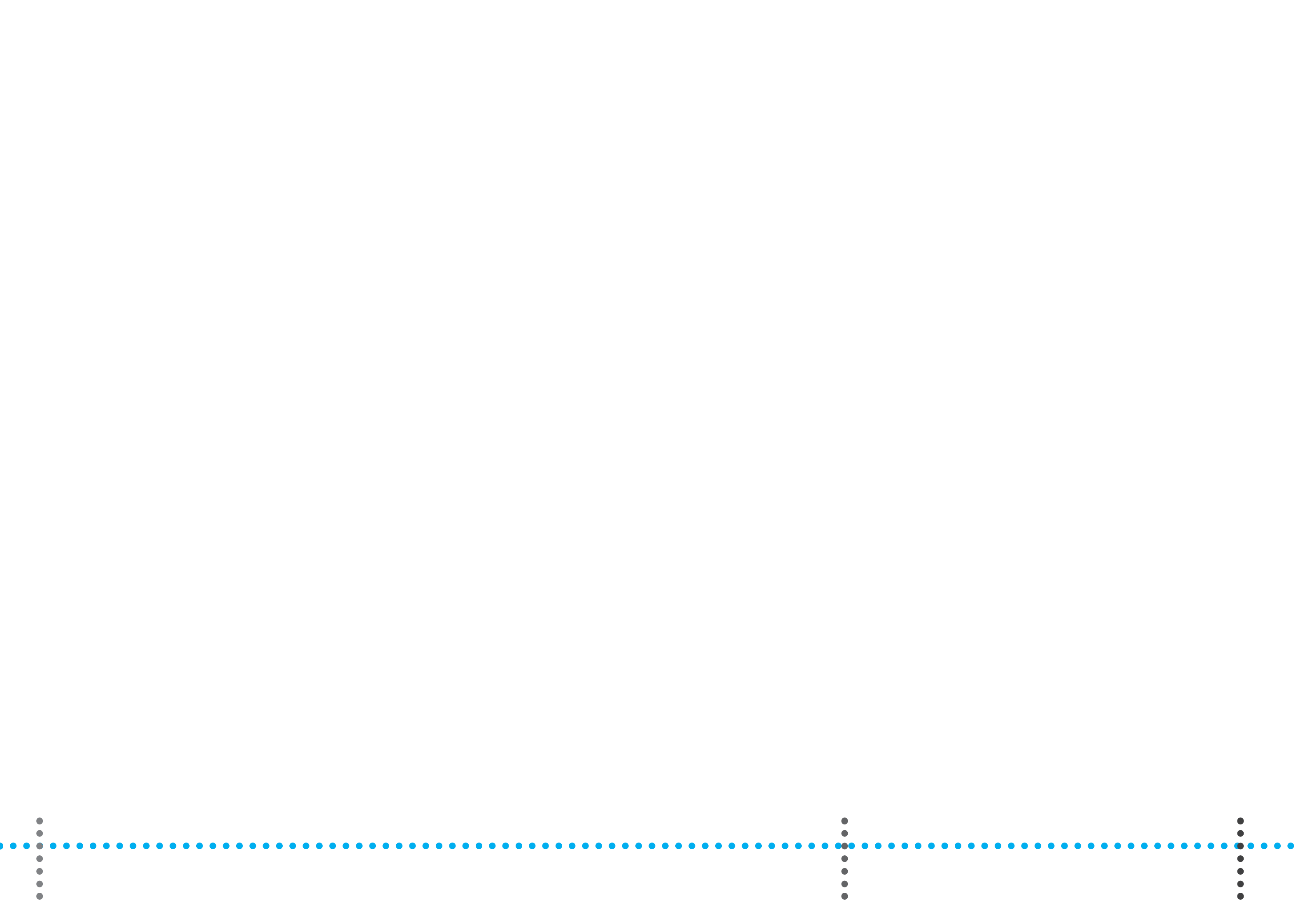
The ridgelines create different aspects to the site with the topography sloping towards the north, north east, east and west.



BROADSCALE LANDSCAPE ZONES



The combination of topography, aspect and slope create three broadscale landscape zones.



03 THE MASTER PLAN



LANDSCAPE CONCEPT

The overall landscape concept for Wet 'n' Wild Sydney is based upon the following key design principles by:

- Recognising and reflecting the importance of the site and it's key location within the greater Western Sydney Parklands;
- Enhance the identity of the site and provide a series of logically well connected landscape spaces;
- Providing natural shading with evergreen canopy trees in association with fixed shade elements;
- Providing clearly legible and safe pedestrian connections throughout the site and with the surrounding at-grade carparks;
- Reinforcing the main promenade as the primary structuring device for the site;
- Bringing the surrounding landscape into the site through planting and other means;
- Incorporating simple design treatments and a selection of robust landscape materials that minimise maintenance;
- Providing a planting palette that provides a distinct landscape character that utilises primarily native and endemic plant material; and
- Incorporating water sensitive urban design initiatives in the carparks and other locations where appropriate to reduce heat island effect and reduce solar glare;

The landscape concept proposes various landscape zones and spaces that will reinforce the character of the site all of which are connected by a well defined pedestrian circulation pattern throughout the site. The concept utilises a planting palette that recognises and works with these spaces to celebrate the site and entry to the water park, reflects the uses for each of the broader spaces and provides a micro climate of lush sub tropical plantings and native plantings along the interface with the wooded bushland adjacent the site.

The main vehicular entry road will be marked with iconic avenue trees to celebrate and provide hierarchy to the internal road system while the entry court will be planted with palms to mark the main pedestrian entry to the water park. Plant material normally found around the beaches of Sydney's eastern suburbs and naturally along the eastern seaboard of Australia is located around the wave pool and along the promenade to reinforce a beach character. The children's water play area as well as the

river rides and bungalows contain sub tropical rainforest species to provide shade and a more intimate landscape experience. Accent and grove plantings will be used to highlight feature areas and mark important pedestrian nodes and gathering spaces.

The existing woodland areas will be supplemented with plantings of Cumberland Plain Woodland species that will provide a corridor between the two existing remnant stands and the water detention area will be planted with native wetland and sedge species. The carparks will incorporate water sensitive design elements including bio-filtration swales and raingardens as well as tree planting to reduce glare and heat island effect. It is proposed that the landscape treatment associated with the former Policeman's Cottage will be simple and understated until renovations and future uses for the building are more fully determined.





THE BEACH

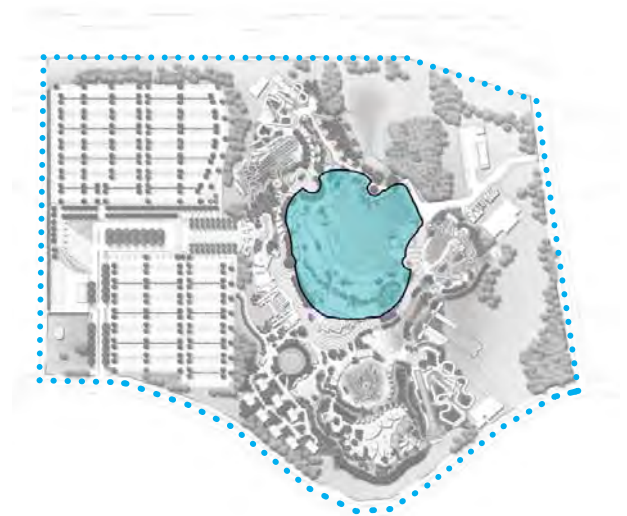


At the heart of the water park is the wave pool surrounded by sandy terraces. It is a hub of activity with people coming and going from the water, lounging around on the sandy beach areas or relaxing with friends and family in the cabanas and pavilions.

Its central location within the park, combined with the enhanced natural site topography, makes the beach the place to be seen and to be a part of the action. The wave pool is the venue for pro-surf demonstrations and surfing competitions with the amphitheatre of terraces providing excellent vantage points.

The beach is the prime event space for the water park. Nodes of activity are located throughout the area including a small stage area, the Flowrider, and two prominent food and beverage outlets. The Flowrider, host to mini-comps and surfing trials, attracts crowds of onlookers to the area and itself overlooks the wave pool.

The planting strategy reinforces a beach character by utilising many plant species that would commonly be found in coastal dune areas. Tree and canopy cover has been largely contained to the edges of the beach area to maintain an open character and allow clear visibility of the beach for lifersavers and to provide good visual connection from the various overlooks and elevated vantage points.



THE PROMENADE

The promenade is the principal structuring element within the water park connecting all of the zones together. It works as a primary way finding device and has clear visual clues that it is the main pedestrian spine through the water park and the major rides, amenities and food and beverage outlets.

Iconic Norfolk Island Pines *Araucaria heterophylla* line the promenade providing visual orientation from anywhere in the park, you can always find your way back to the promenade.

From its elevated position you can look out over the beach, decide where next to go or just soak up the beach culture atmosphere.

Striking pavement, evoking the ripples and tides of water and suggesting the epicentres of activity creates a dynamic promenading experience as you explore the park.



THE SUB TROPICAL RAINFOREST

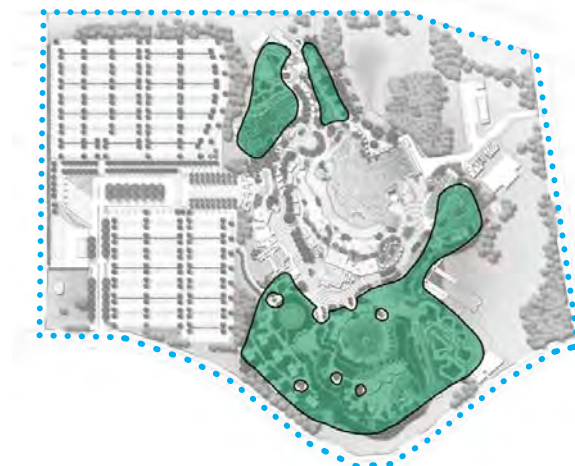
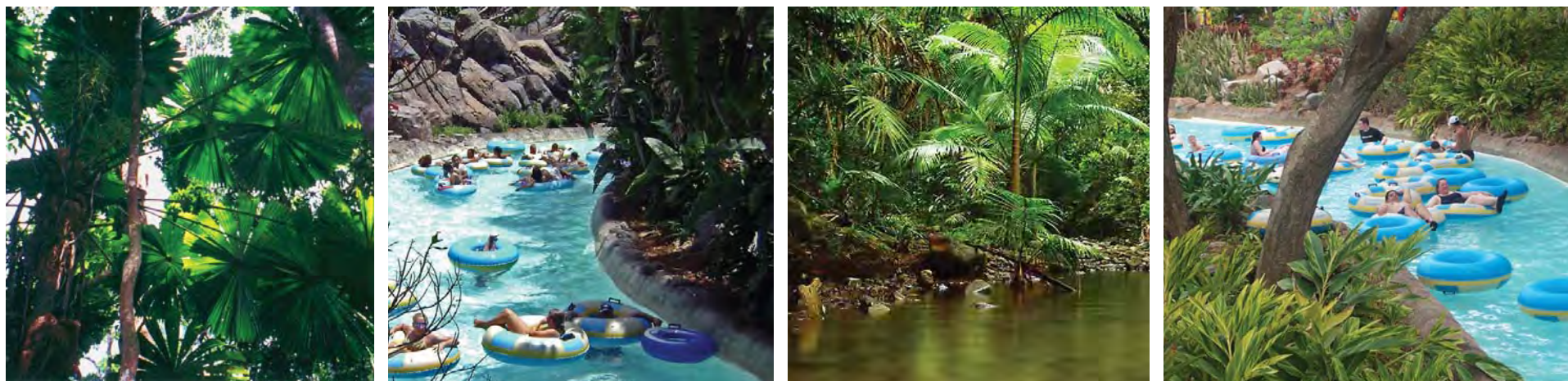


The main children's water play area and river rides that nestle into the topography above the beach and promenade will be planted with a range of sub tropical plant material including Cabbage Tree Palms *Livistona australis* Tree Ferns *Cyathea cooperii* and Blueberry Ash *Elaeocarpus reticulatus* and Small Leaf Figs *Ficus obliqua* to create a rich and lush atmosphere.

The understorey planting will also be rich and diverse to provide an intimate landscape. It will also provide a sense of enclosure with evergreen trees that will provide shade and wind protection in combination with shade and canopy structures.

The river rides will meander through the dense sub tropical rainforest planting that will be edged with rocks and low planting.

The cabana and picnic areas will also be set within sub tropical rainforest planting.

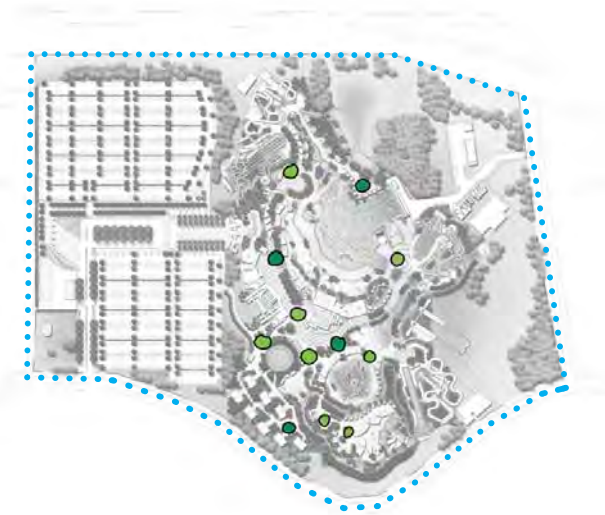


THE ACCENTS

Throughout the park there are a number of key locations that will be planted with accent and groves of trees. These locations will include meeting places, event spaces, important intersections of pedestrian footpaths and the promenade as well as intimate gathering spaces.

They provide visual interest and act as way-finding devices within the park. Some may include seating and places to relax while others may be dense groves that you can meander through.

The species will include specimen trees that provide canopy and shade and colourful accent trees that have a seasonal display.



THE WOODLAND



The woodland areas build on the existing remnant vegetation associated with the Cumberland Plain Woodland on the site. It will be supplemented with additional trees, shrubs and groundcovers and where possible plants will be grown from locally provenanced seed. The woodland will also provide a buffer of vegetation along the M4 Western Motorway with additional planting to create habitat connection between the two major stands on site with additional planting along Watch House Road.

The major tree species will include Forest Red Gum *Eucalyptus tereticornis* and Grey Box *Eucalyptus moluccana*.

