



Great River NSW Pty Ltd
Nepean Business Park
GREAT RIVER WALK
Development Application
S18-0072 R02
Issue L • 31/05/2021



NEPEAN BUSINESS PARK

GREAT RIVER WALK DEVELOPMENT APPLICATION

Client:
Great River NSW Pty Ltd

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Document	Issue	Date	Status	Reviewed	Verified	Validated
S18-0072 R02	A	30/10/2019	DRAFT	CL	CL	-
S18-0072 R02	B	05/11/2019	DRAFT	JT	CL	-
S18-0072 R02	C	04/12/2019	DRAFT	AR	CL	-
S18-0072 R02	D	29/05/2020	DRAFT	CJ	CL	-
S18-0072 R02	E	11/06/2020	DRAFT	CJ	CL	-
S18-0072 R02	F	10/12/2020	DRAFT	CJ	CL	-
S18-0072 R02	G	16/12/2020	DA	CJ	CL	-
S18-0072 R02	H	17/12/2020	DA	CJ	CL	-
S18-0072 R02	I	18/03/2021	DA	CJ	CL	-
S18-0072 R02	J	19/04/2021	DA	CJ	CL	-
S18-0072 R02	K	19/04/2021	DA	CJ	CL	-
S18-0072 R02	L	31/05/2021	DA	CJ	CL	-

Note: this document is preliminary unless validated.

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THE SCOPE OF THIS APPLICATION

THE SCOPE OF THIS DOCUMENT

This Development Application (DA) addresses a section of the south-western boundary of the Nepean Business Park development, as it interfaces with the Nepean River.

The DA is for an extension of the Great River Walk (GRW) from the site boundary near Cassola Place to a point around 320 meters to the northwest. (see figure 1).

This path would connect to a proposed future connection within the Nepean Business Park.

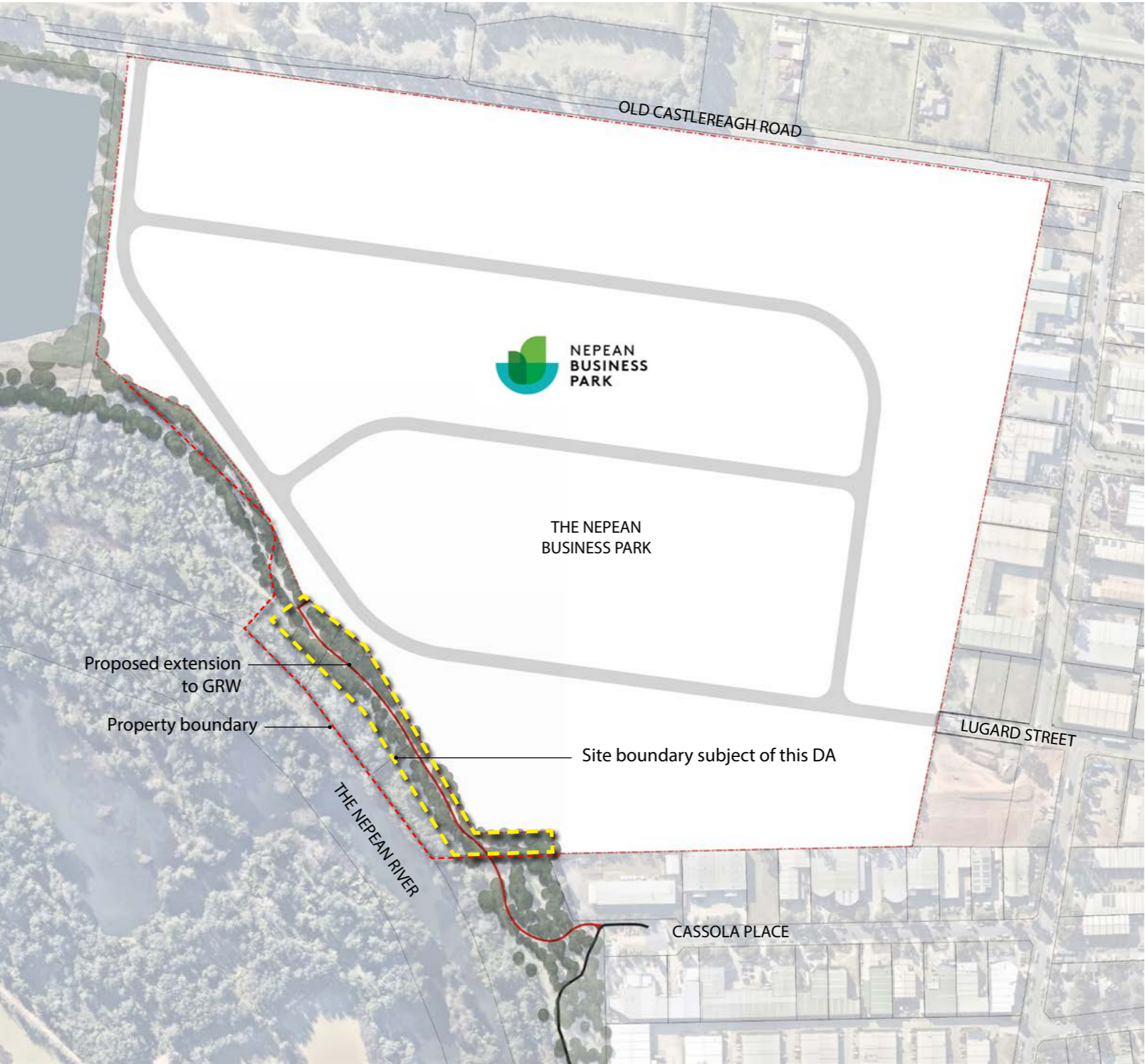


Figure 1: The Nepean Business Park and location of boundaries

THE SCOPE OF THIS APPLICATION

The development of the Nepean Business Park provides an ideal opportunity to extend the Great River Walk along the boundary from Cassola Place and allow for a future extension into the Penrith Lakes Parklands.

The master plan for Penrith Lakes identifies a continuous shared path (pedestrian and cycle) at top of bank with loop paths (principally pedestrian) at various locations down to the river's edge.

A detailed mapping review of a possible top of bank path along this site boundary was ground-truthed on site. There is a wide band of existing level land between the top of bank and the site boundary fence, varying in width from approximately 10 to 20 metres.

This band includes a wide grassed track - formerly a haulage road - and native planting (mostly self-regenerated) between the top of bank and the track, and also between the site boundary and the track; there are also self-regenerating trees in some places along the Business Park fencing line.

Importantly, the current rural type character of this area already complements the intended transitional nature of the path from urban (between the weir north of Victoria Bridge and the M4 Bridge) to a more rural and natural character of the Penrith Lakes GRW alignment.



Penrith Weir located upstream on the Nepean River



Section of the Great River Walk leading up to the southwestern boundary of the Nepean Business Park

SITE AND CONTEXT

The Nepean Business Park precinct is a proposed employment lands subdivision. The site is 49ha adjacent to the North Penrith industrial area and falls along the southern edge of the Penrith Lakes Parklands.

While currently under development, once complete the Parklands will cover 1,935ha. The development is a much needed and natural extension of the adjoining industrial areas given the shortage of employment lands in the locality.

The proximity of the site to the Penrith Lakes Parklands and the site's location on the northern bank of the Nepean River with views to the Blue Mountains escarpment places the estate at the heart of one of Western Sydney's most important ecological, recreational and scenic landscapes.

In recognising and reflecting this pivotal setting, the urban design for the site and its boundaries seeks to integrate the estate into its industrial landscape context with simple design responses that recognise the industrial nature of the land use.

The Great West Walk (GWW) is a regional trail that creates an east-west pedestrian link from Parramatta to the base of the Blue Mountains at Blaxland. As the GWW runs along Leland St, Cassola Place, and shares the Great River Walk along the Nepean, the Nepean Business Park site is well placed to join into this broader link, through existing and proposed connections.

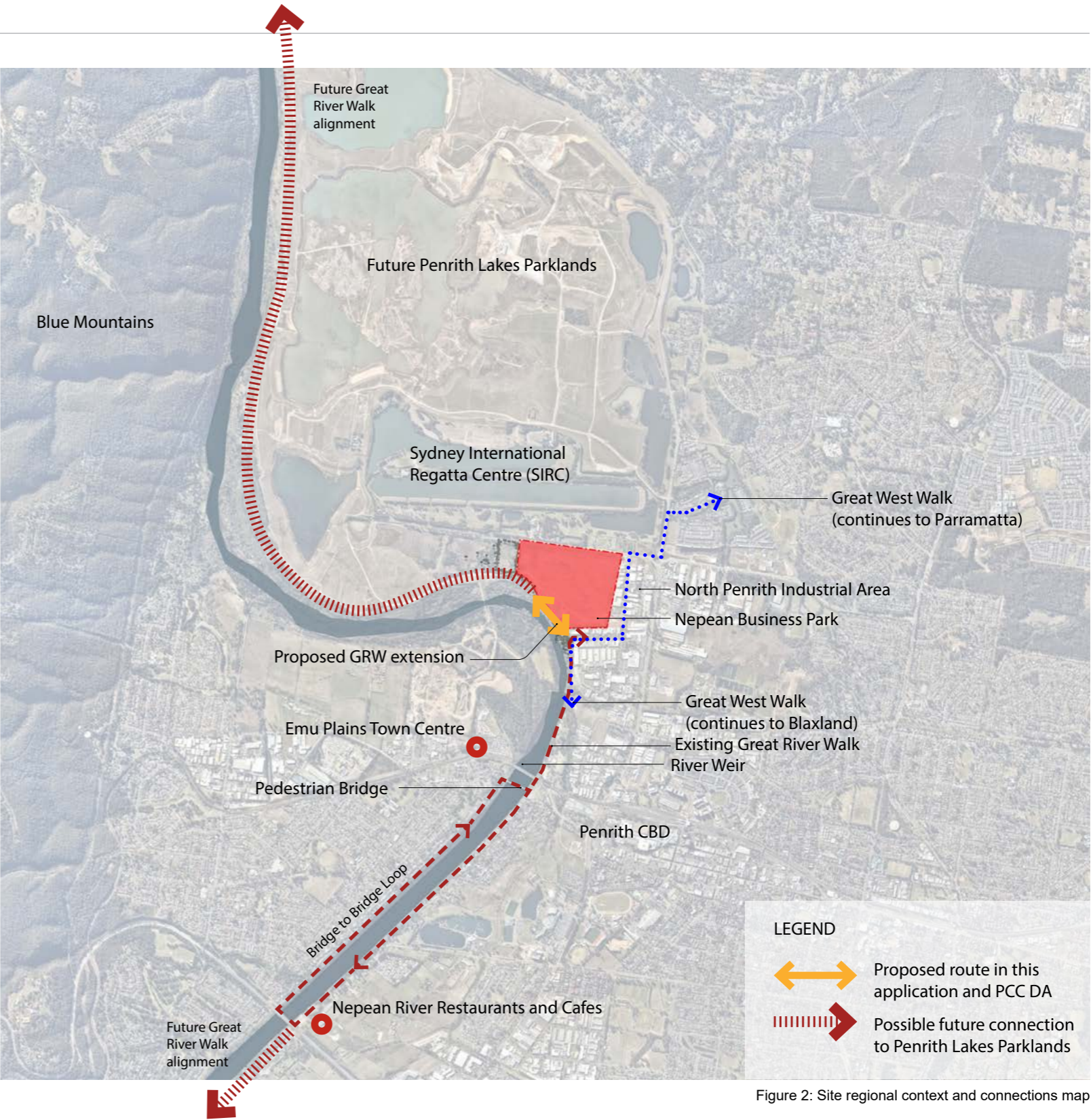


Figure 2: Site regional context and connections map

SITE AND CONTEXT

EXTENT OF THE GRW SITE

The GRW site extends from the southern boundary of the Nepean Business Park near Cassola Place to the connection point of the Nepean Business Park - refer GRW-P-SK6.

FEATURES OF THE SITE

- Level land incorporating an old haulage road
- Variable batter on northern boundary with gradual slope to the Nepean River
- Existing self seeded grass cover
- Native vegetation alongside proposed route
- Obstructed views to Nepean River & Mountains due to dense vegetation along rivers edge

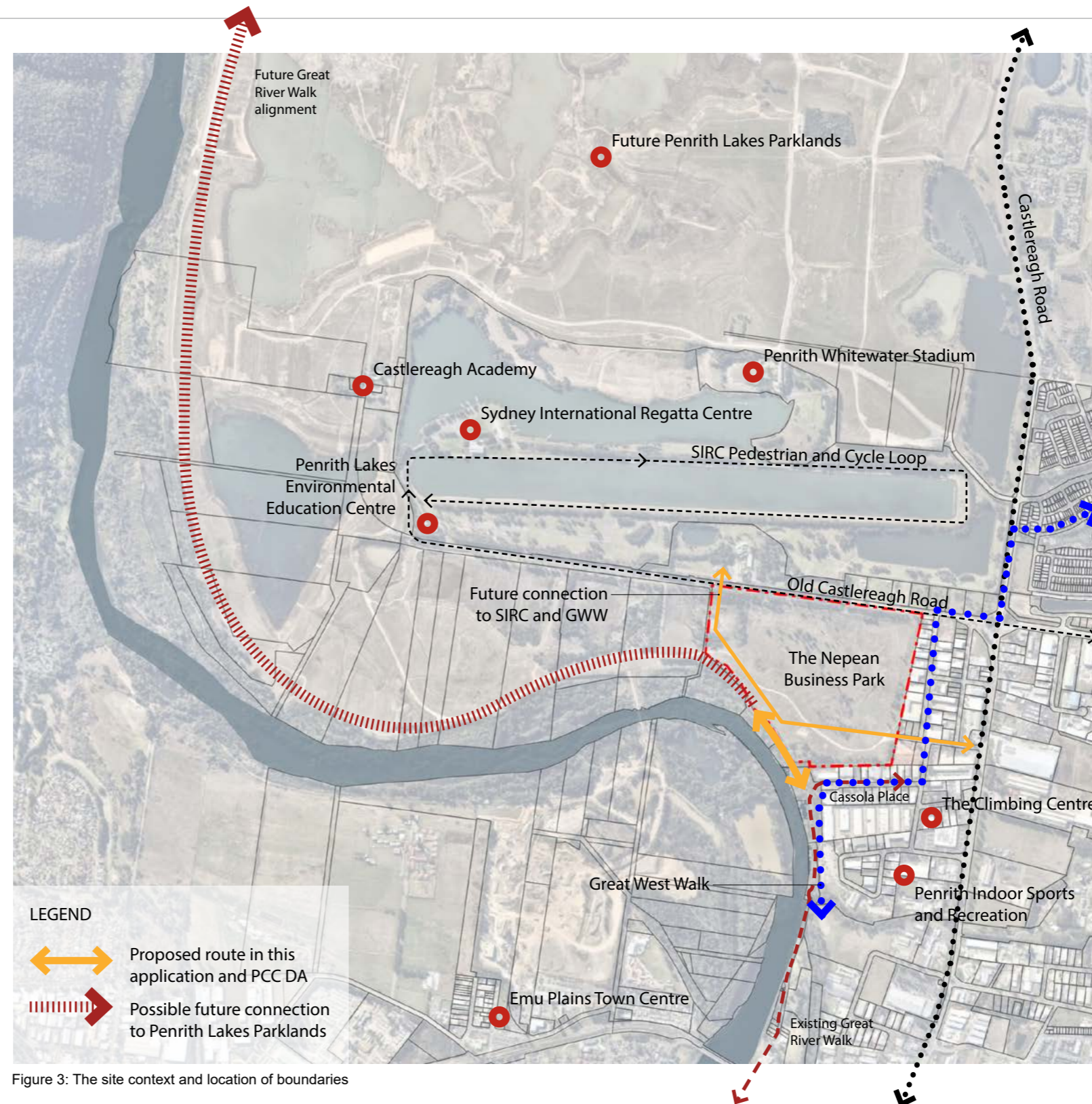
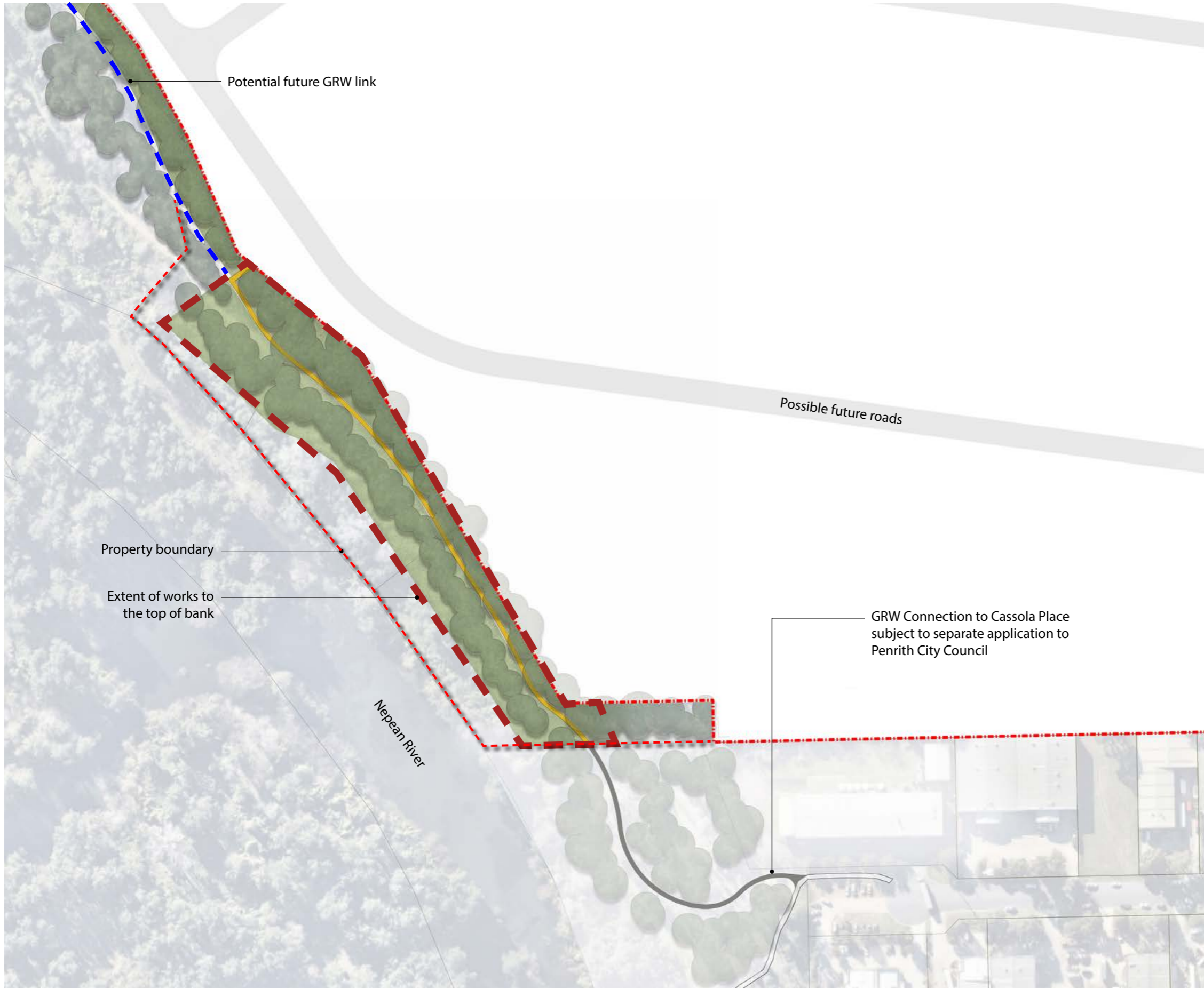


Figure 3: The site context and location of boundaries



LEGEND

	Existing Great River Walk Path
	Future Great River Walk Path (separate application)
	Proposed Great River Walk Path Extension
	Potential Future Great River Walk Path Connection
	Existing fence line and extent of works
	Extent of Works under this DA
	Existing trees to be retained

- DESIGN STATEMENT**
The following plans convey the proposed alignment and character of the Great River Walk extension along the south-west boundary. The intent of the design illustrated in this document is to:
- Construct a 3m wide concrete shared path from Cassola Place to the Nepean Business Park Link Space.
 - Improve pedestrian and cycle accessibility into the Penrith Lakes Parklands via the Great River Walk
 - Retain any views to the Nepean River and Blue Mountains
 - A wide maintenance edge already exists for ease of future management
 - Offer a convenient, safe and attractive experience for pedestrians and cyclists
 - Improve the quality and quantity of native vegetation along the development boundary
 - Provide an attractive destination for users of the Great River Walk.

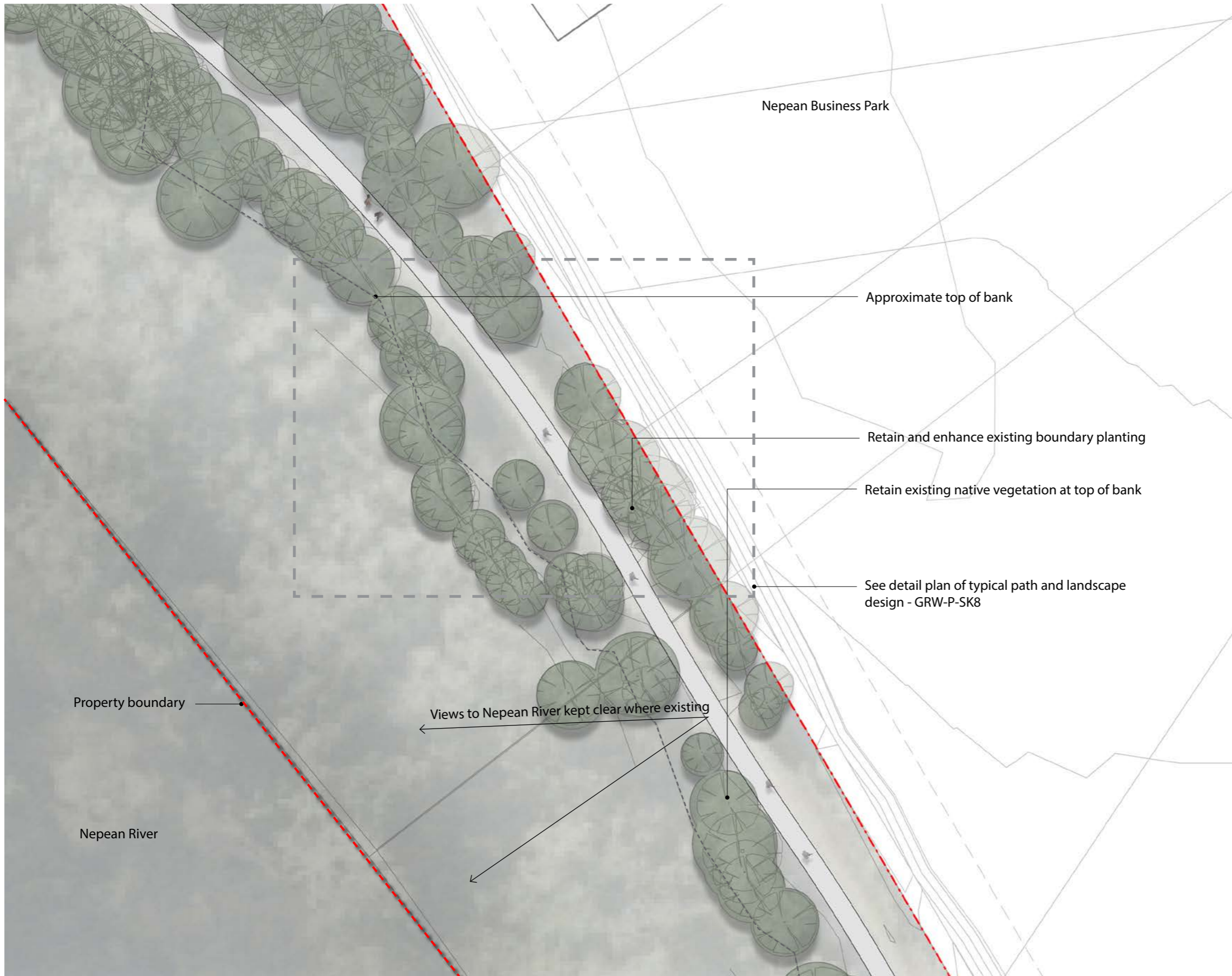


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1:2000 @A3

0 20 40 60 100m

Nepean Business Park • Penrith, NSW	S18-0072 GRW-P-SK6
LANDSCAPE MASTER PLAN: GREAT RIVER WALK PATH	31/05/2021 Issue L



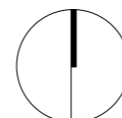
LEGEND

-  Proposed Great River Walk Path Extension - 3m Insitu Brushed Concrete Footpath
-  Existing trees
-  Existing fence line and extent of works
-  Top of Bank - Extent of Work



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1:500 @A3
0 5 10 15 25m

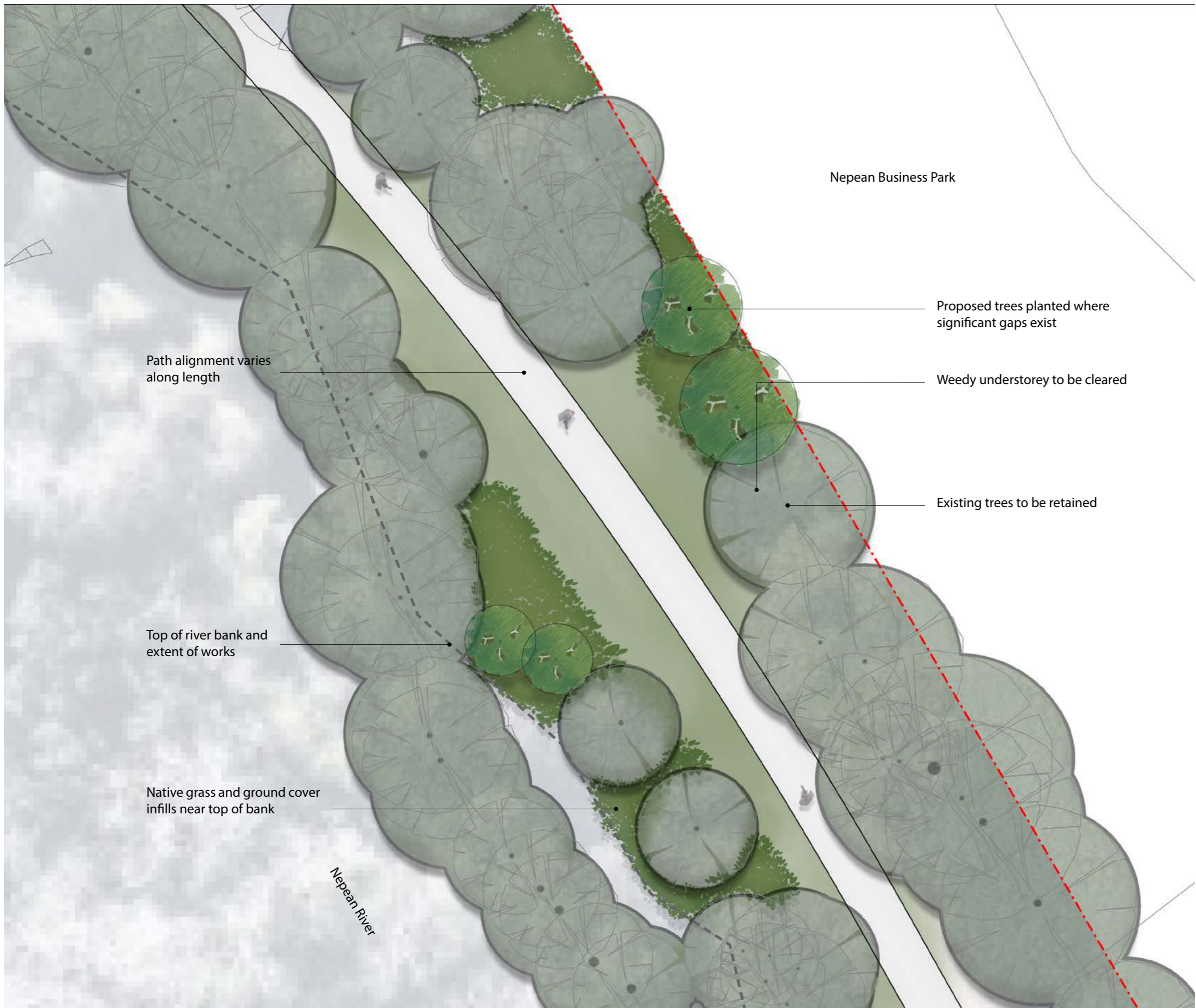


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GREAT RIVER WALK - TYPICAL DETAIL PLAN

S18-0072 GRW-P-SK7

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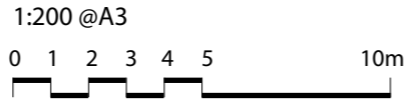


LEGEND

-  Existing fence line and extent of works
-  Existing trees as surveyed
-  Proposed trees in gaps
-  3m wide Shared Insitu Brushed Concrete Pathway
-  Proposed native grasses and small shrubs
-  Extending existing grass type to path edge
-  Top of River Bank and extent of works



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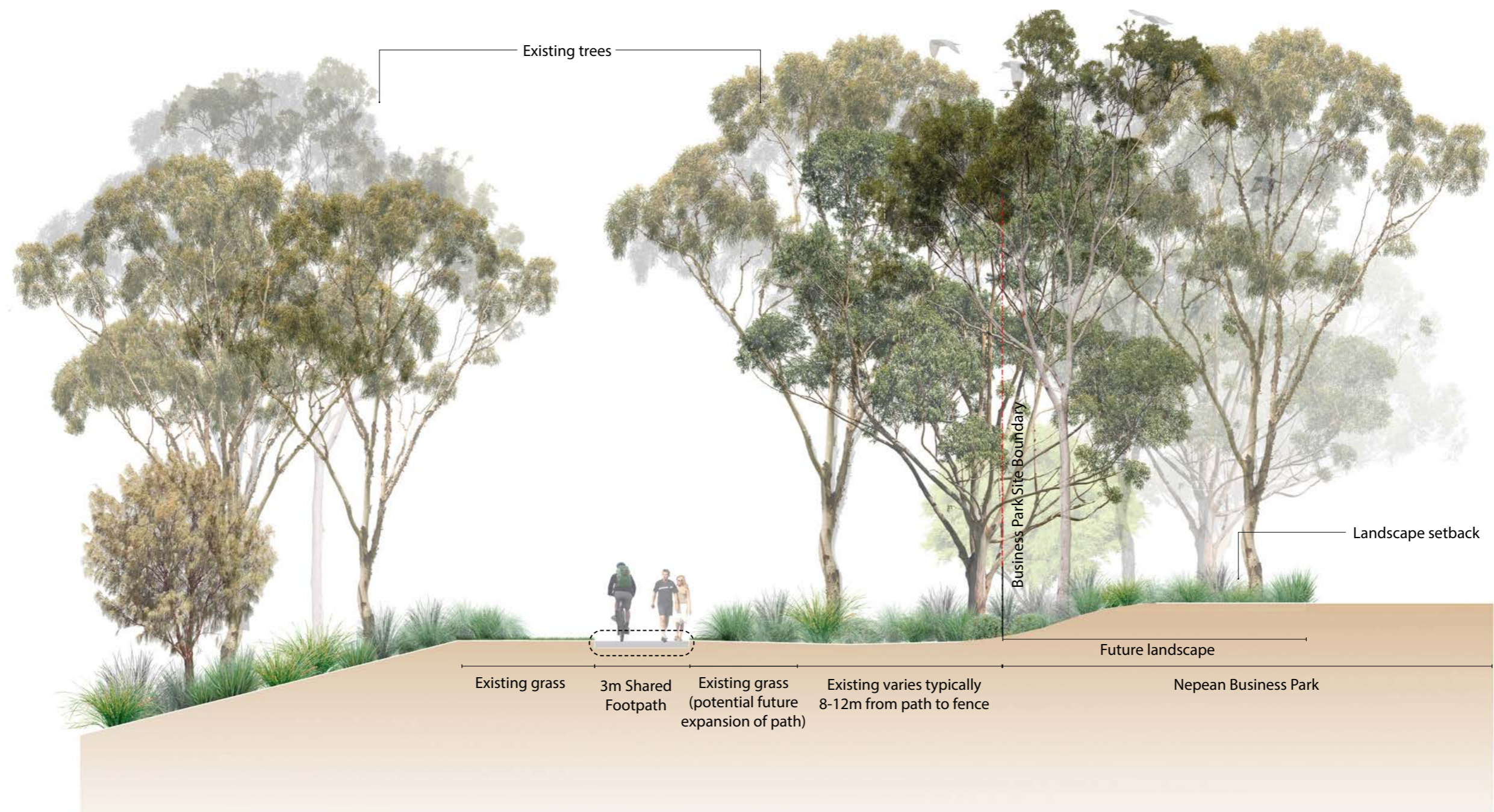
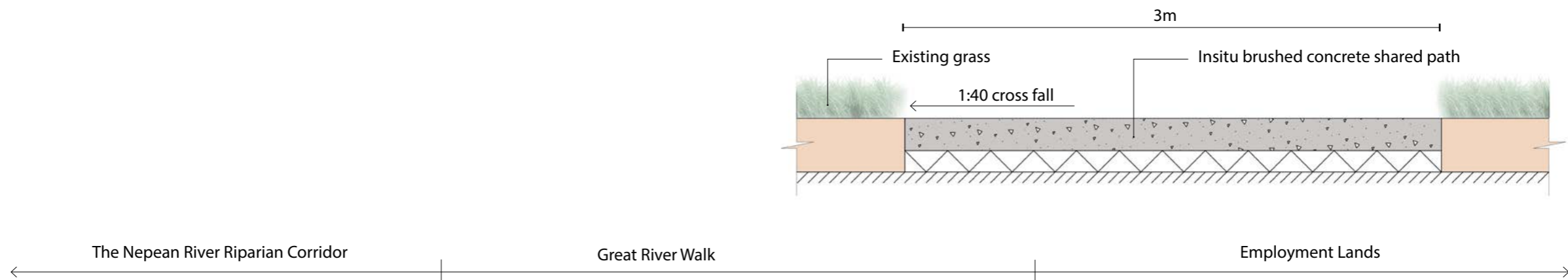


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TYPICAL PATH AND LANDSCAPE DESIGN

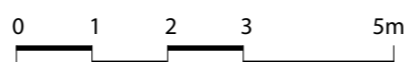
S18-0072 GRW-P-SK8

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1:100 @A3



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GREAT RIVER WALK - TYPICAL PATH SECTION

S18-0072 GRW-P-SK9

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INDICATIVE PLANTING PALETTE

NATIVE GRASSES



TREES



CODE	BOTANICAL NAME	COMMON NAME	Indicative mature height (metre)
TREES			
Aflo	Angophora floribunda	Rough Barked Apple	30m
Cma	Corymbia maculata	Spotted Gum	30m
Ecr	Eucalyptus crebra	Narrow Leafed Ironbark	35m
Epu	Eucalyptus punctata	Grey Gum	30m
Esa	Eucalyptus saligna	Sydney Blue Gum	50m

GREAT RIVER WALK - NATIVE GRASS PLANTING MIX - INDICATIVE			
Dre	Dianella revoluta	Blue Flax-Lily	1m
Lfl 'Sha'	Lomandra fluviatilis 'Shara'	Lomandra 'Shara'	0.4m
Llo 'Tan'	Lomandra longifolia 'Tanika'	Lomandra 'Tankia'	0.8m
Pla 'Esk'	Poa labillardieri 'Eskdale'	Poa 'Eskdale'	0.7m
Tau	Themeda triandra	Kangaroo Grass	1.2m

PROJECT CREDITS

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