

CASTLEREAGH TOURISM DEVELOPMENT

39-65 Old Castlereagh Rd, Castlereagh NSW

Landscape Concept Development Application (DA)

JULY 2025

REVISION	DATE	PREPARED BY	CHECKED BY
A	02/06/25	PD	DB
B	06/06/25	PD	DB/PG
C	11/06/25	PD	PG
D	25/06/25	AT	PG
E	18.07.25	AT	PG

Prepared For:

CLEARROCK INVESTMENTS PTY LTD & JACOB4765 INVESTMENTS PTY LTD

Site Location:

39-65 OLD CASTLEREAGH RD, NSW

Prepared By:

distinctive Living Design

Landscape Architecture - Design - Consultancy

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*"we respectfully acknowledge the
traditional custodians of the lands we work on, the
dharawal people and pay our respects to their elders
past, present and emerging"*

Audax Urban

**MORSON
GROUP**

distinctive

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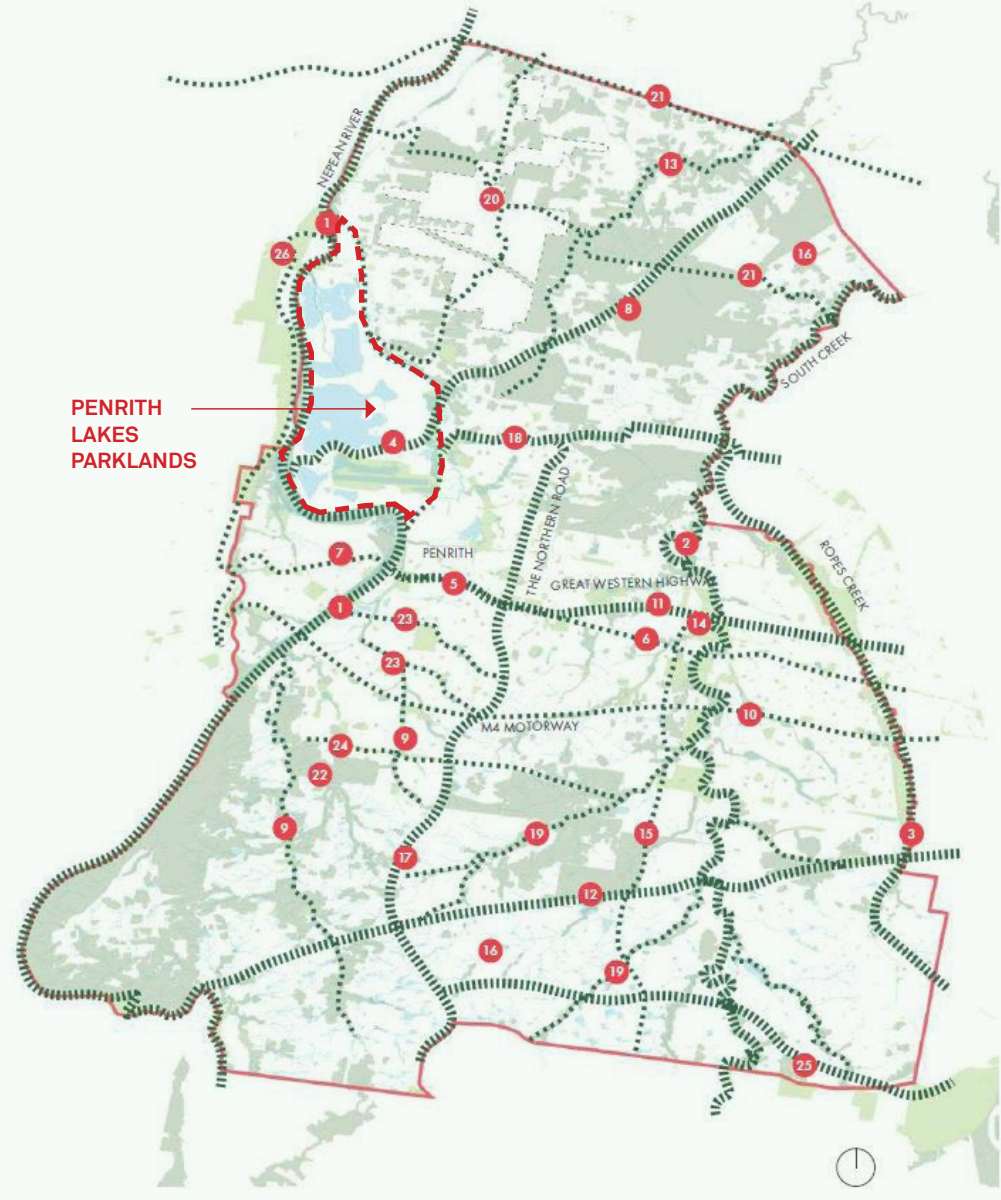
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1.0 SITE UNDERSTANDING

WEST DISTRICT GREEN GRID PROJECT OPPORTUNITIES



Reference: Penrith Green Grid Strategy

The subject land is zoned Tourism under SEPP (Precincts – Western Parkland City) 2021. It forms a significant link within Penrith Lakes Parkland, which is planned to be a large water-based parkland and a signature piece of public open space in the Western Parkland City.

REFERENCE DOCUMENTS

The following Development Application has been prepared with reference to the following documents:

Site Level

- Connecting with Country Report
- Flood and Flood Evacuation Constraints Advice - Initial Advice
- Geotechnical Investigation Report

GREAT RIVER WALK

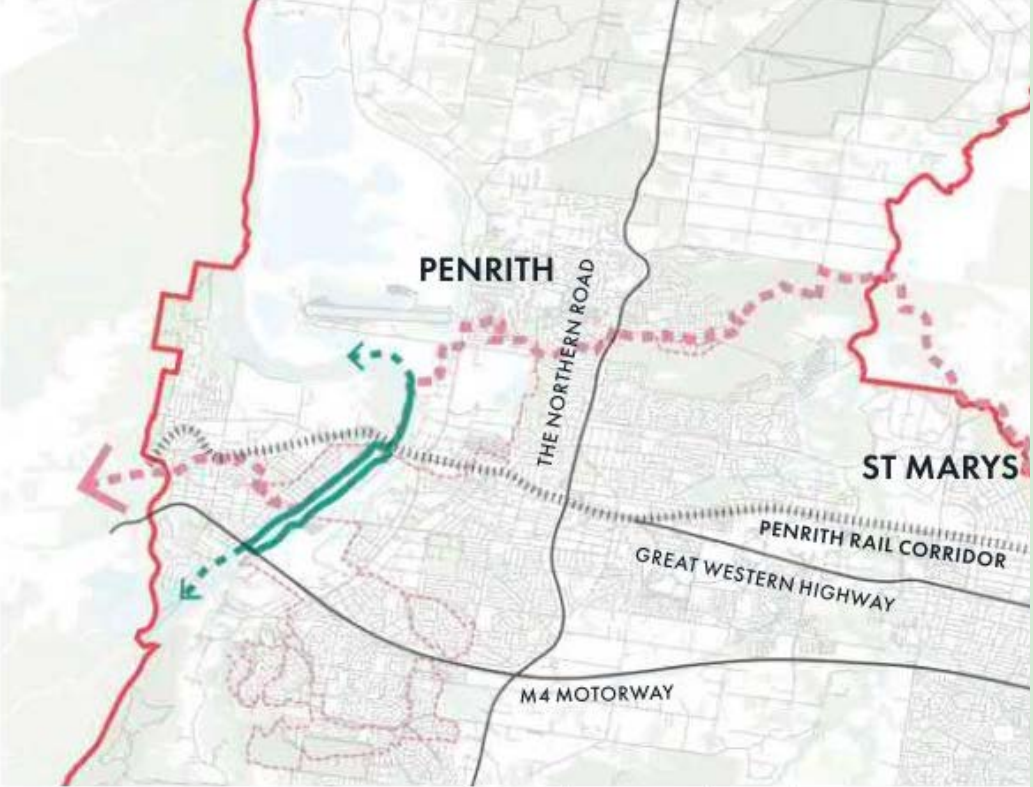


Figure 7. Great River Walk Map, Source Google Maps Walking Volunteers 27 July 2020



Reference: Penrith Green Grid Strategy

Local Level

- Penrith DCP
- Lake Penrith DCP - Stage 1
- Penrith Local Environmental Plan 2010
- Penrith Green Grid Strategy Final Report

PENRITH LOCAL ENVIRONMENTAL PLAN 2010

Clause 8.4 Design Excellence

According to PLEP Clause 8.4, the development will address the following matters

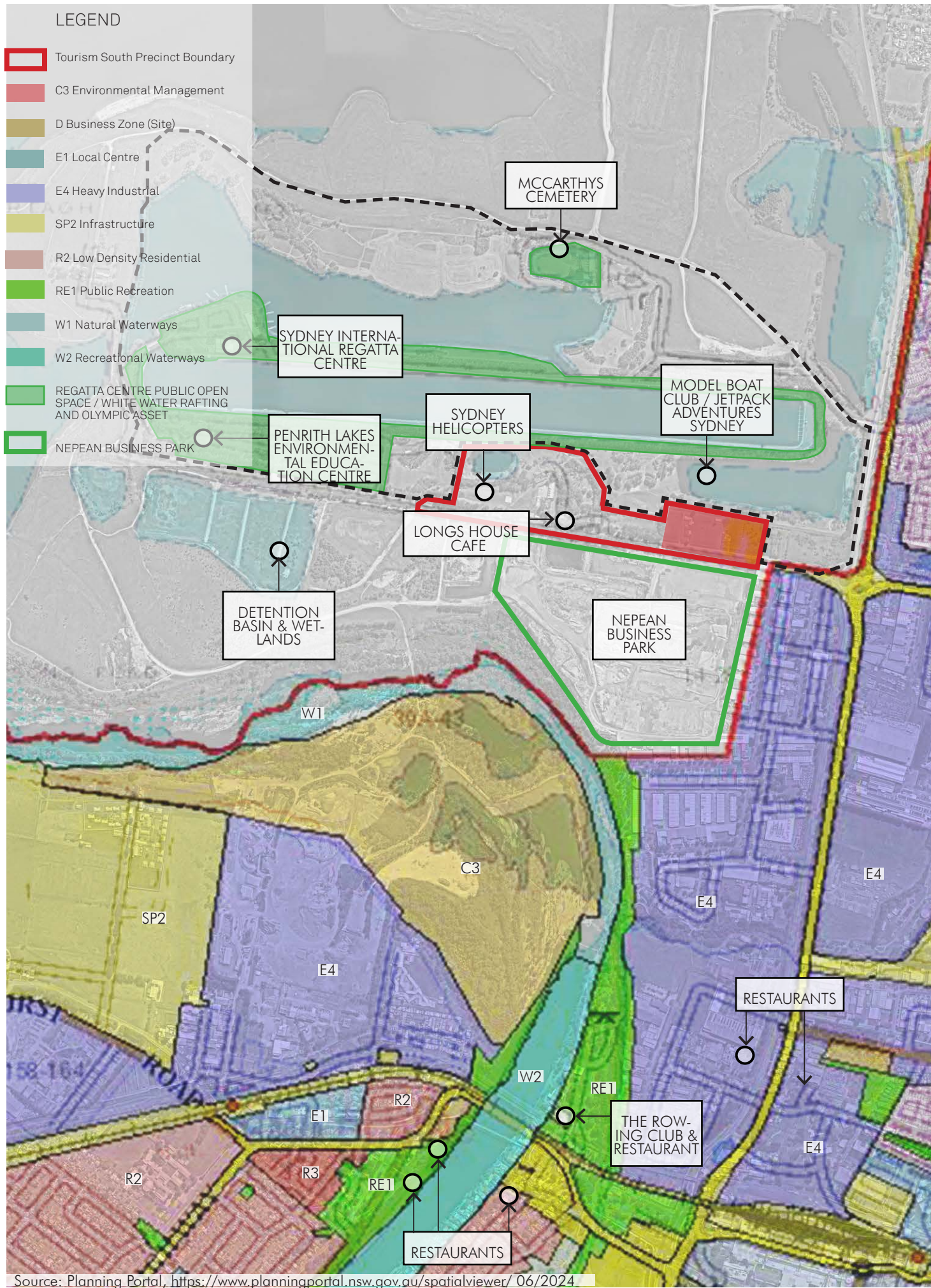
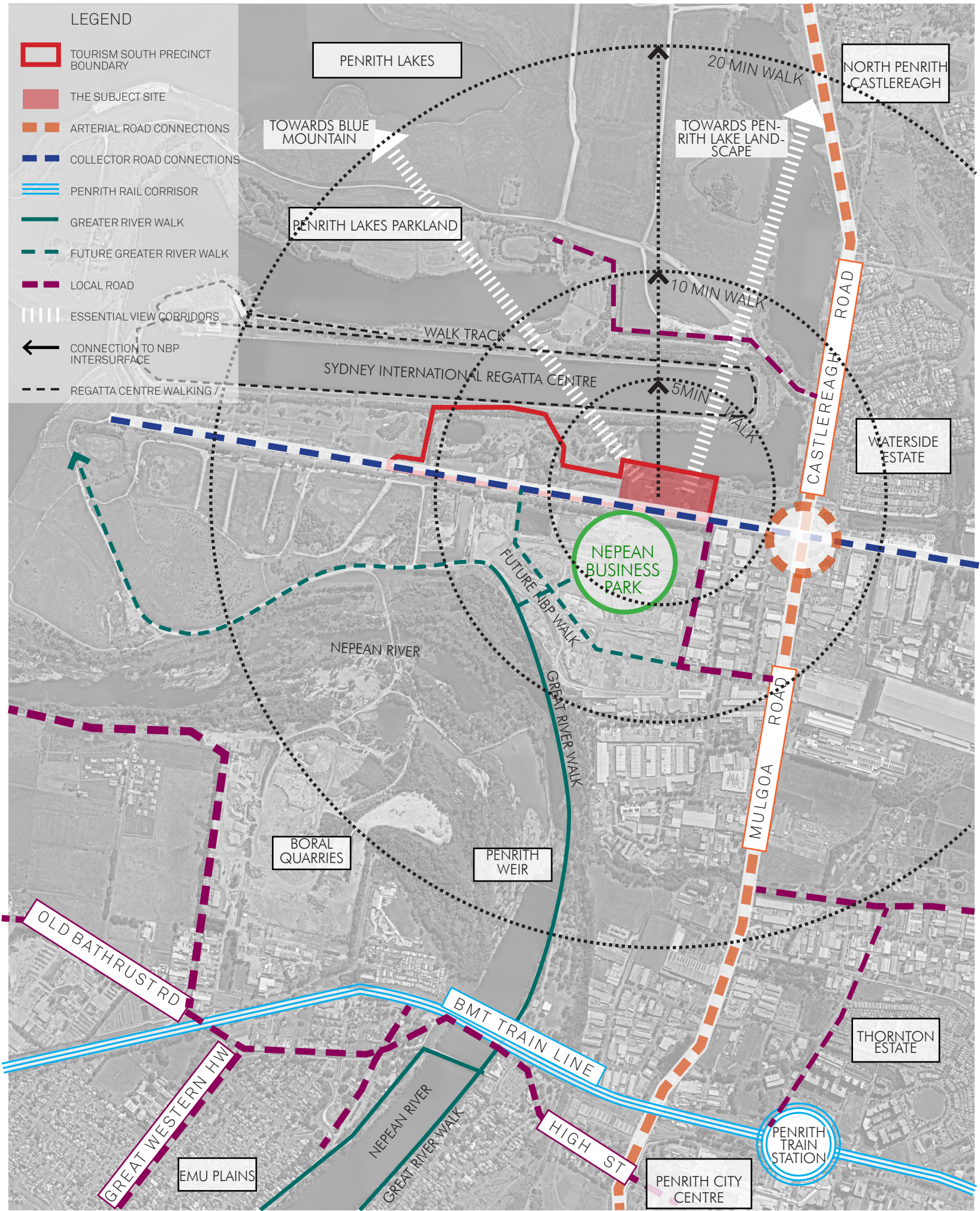
- whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,
- whether the form and external appearance of the development will improve the quality and amenity of the public domain,
- whether the development will detrimentally impact on view corridors,
- how the development will address the following matters—
- the suitability of the land for development,
- existing and proposed uses and use mix,
- heritage issues and streetscape constraints,
- the relationship of the development with other buildings (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,
- bulk, massing and modulation of buildings,
- street frontage heights,
- environmental impacts such as sustainable design, overshadowing, wind and reflectivity,
- the achievement of the principles of ecologically sustainable development,
- pedestrian, cycle, vehicular and service access, circulation and requirements,
- the impact on, and any proposed improvements to, the public domain.

LAKE PENRITH DCP - STAGE 1

Landscape Strategy

According to PLEP Clause 8.4, the development will address the following matters

- All development will have regard to:
- the connection of people to Country and restoration of the landscape and natural systems of the Western Parkland City;
- the protection and framing of the expansive views of the parkland and waterways and the character of Penrith Lakes;
- the promotion of landscape design and planning as part of a fully integrated approach to site development;
- ensuring that all landscaping is designed in the context of the wider Penrith Lakes landscape setting;
- increasing canopy cover towards the Greater Sydney Region Plan's identified target of 40% tree canopy, to help cool the area and increase resilience to a changing climate;
- the promotion of biodiversity and ecological conservation through the protection of watercourses, wetlands and riparian corridors; and
- the creation of distinct landscape character areas that build on the existing landscape features.



Source: Planning Portal, <https://www.planningportal.nsw.gov.au/spatialviewer/> 06/2024

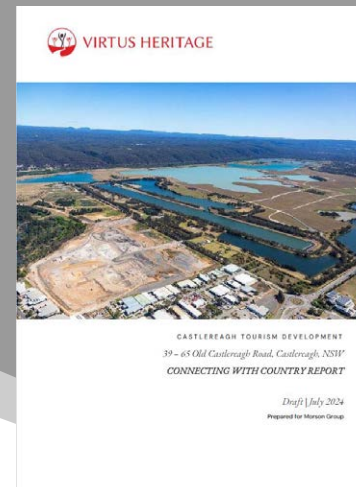
CONNECTION TO COUNTRY FRAMEWORK RATIONALE: THE BURRA CHARACTER

- Aesthetic: 'the sensory, the sensory, scenic, architectural and creative aspects of the place'
- Historic: 'the association of a place with a historically important person, event, phases or activity in an Aboriginal community'
- Scientific/archaeological: Rarity and representativeness / Research potential / Educational potential
- Social Value: Contemporary associations and attachments First Nation people have
- Spiritual Value: the tangible values and meanings embodied in or evoked by a place

CONSULTATION FOR CULTURAL INPUT & VALUES

- Defining community and Rights Holders: Virtus Heritage contacted Deerubbin Local Aboriginal Land Council in order to undertake consultation for this project.
 1. Virtus Heritage contacted Deerubbin LALC to arrange DLALC representatives
 2. DLALC confirmed their attendance
 3. Walk on Country
 4. Virtus Heritage provided the draft DWC Report for DLALC's review (TBC)

DESIGN WITH COUNTRY walk on Country Engage with Elders



KEY DESIGN THEMES

- Aboriginal Materiality and Colour Palettes, such as sandblasted glass, sandstone, gravel pathways, and textured concrete finishes, can evoke the feel of sand underfoot.
- Waterway Inspiration: Shaws Creek Aboriginal Place / Connection to Penrith Lakes and the Blue Mountains
- Restoration of existing landscape: integration of Aboriginal concepts of Country including the land, water, sky, people, animals and planting.

ECO CENTRIC DESIGN PRINCIPLES

- Thinking: Communicating with Country - Archaeological context / Ethnohistorical background
- Feeling: Sensing Country - Locally native trees to be selected and to inform signage at the location of these plants
- Behaving: Being on Country - 4 phases (Project information or Starting with Country / Project design / Project delivery or shaping Country / Project maintenance)

2.0 DESIGN RESPONSE

KEY ISSUES FOR DHARUG DESIGN

CONNECTING THE SITE, BUILT FORM, PEOPLE & COUNTRY

This site is on the edge of important waterways and resources, crossings and other cultural and settlement related activities. How might we honour Country and ensure it's dignity is still intact after the project?

Any new building should honour Country and the people associated with this land through tangible and intangible outcomes.

OPENING THE SITE

Ensuring the building is welcoming to people of all ages, culturally safe and educational

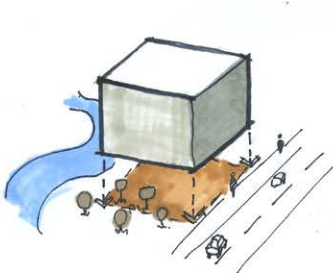
How might the building bring people closer to important themes? Water, the Archaeology, Songlines, Language groups etc.?

CELEBRATE COUNTRY

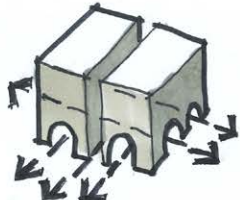
Use colour, material, public art, vegetation to celebrate and enhance connection to Country. Can the project provide a space to celebrate this important Country?

TELL OUR STORIES

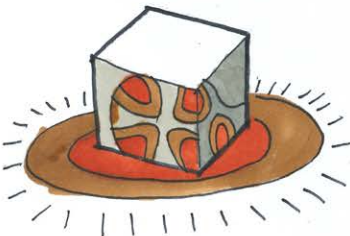
Penrith Lake parkland is a place of ceremony, lore and settlements. There are many latent stories associated with this place waiting to be told through place based interventions. How might we tell the stories of this Country and it's first peoples in the design of this building?



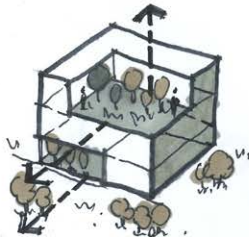
Connect the buildings to Country



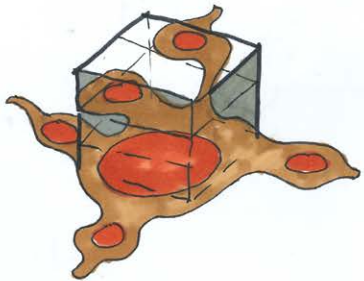
Connect people to the site



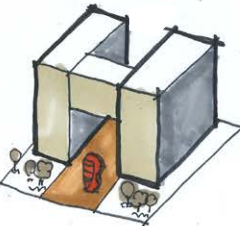
Connect built form to Dharug Design



Invite Country into the building



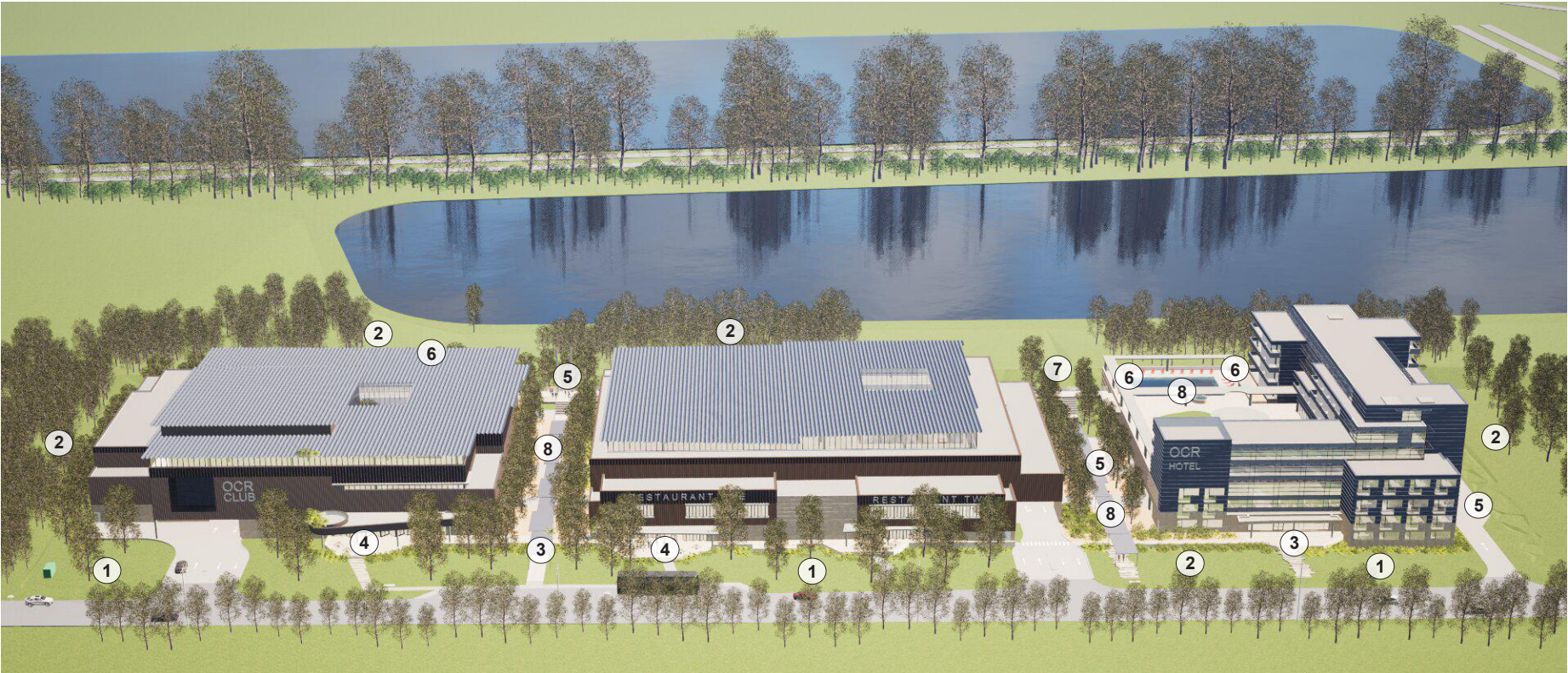
Connect the building to Culture

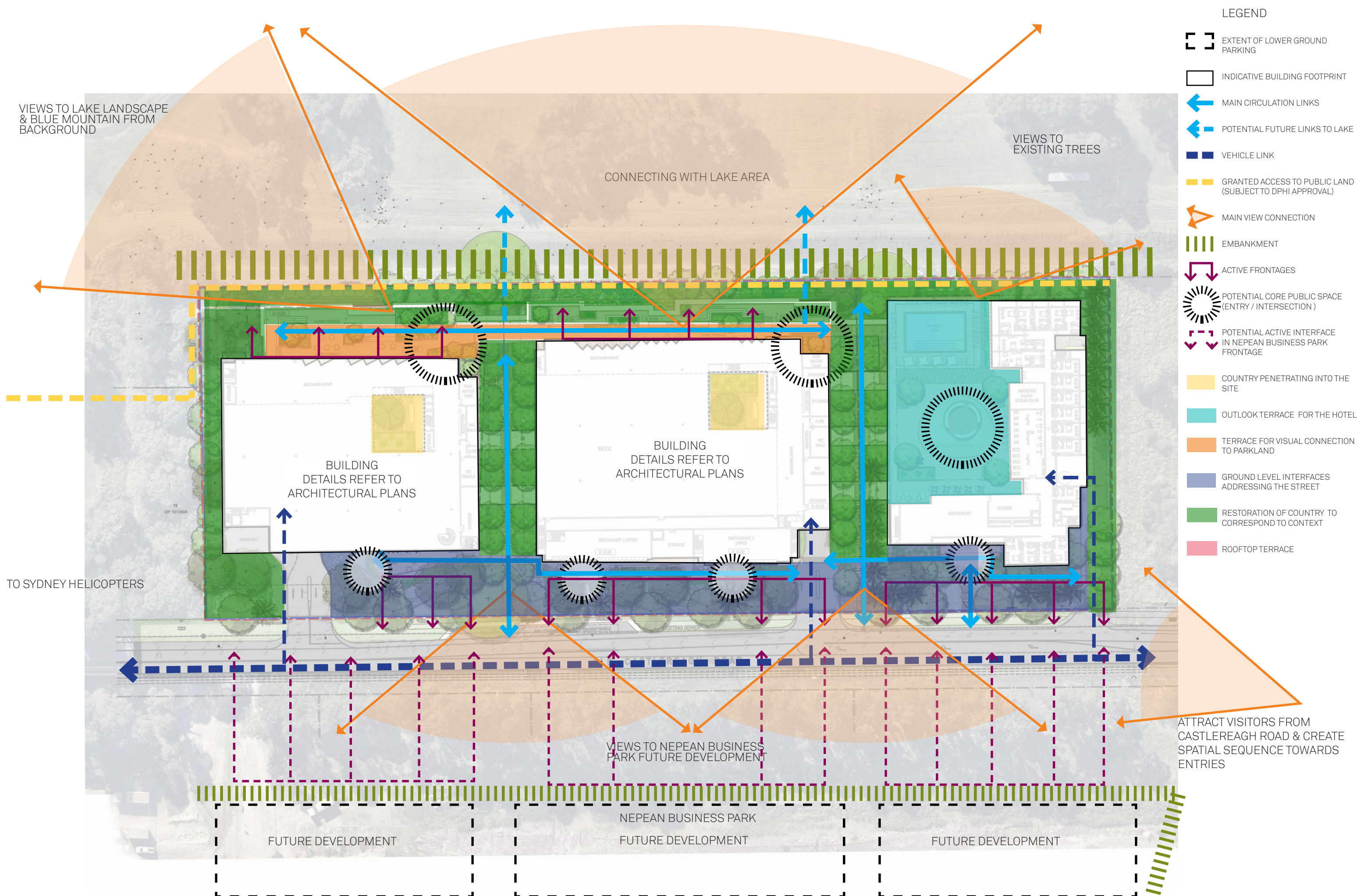


Building entry welcoming to Country

INDIGENOUS ELEMENTS & DESIGN RESPONSE

INDIGENOUS ELEMENTS	CONNECTING TO REMNANT LANDSCAPE		CONNECTING TO WATER COUNTRY		CONNECTING TO WIDER DHARUG COUNTRY	
	- Dharug culture and restoration of indigenous vegetation - Cranebrook Terrace and the original geological		- Responding to waterways in landscape and built form - Reflecting Reginal Landmarks		- Connection to wider context: the Blue Mountains, Cranebrook Escarpment, and Nepean River - Connection to Country culture: Dharug, Darkinjung, and Gundungurra Nations	
DESIGN RESPONSE	1	2	3	4	7	8
	Indigenous landscape buffer (Cumberland Plain Woodland) Retain existing Bushland and Grassland and characterise the site by native canopy cover		Material / Colours to trace cultural map: Paving pattern, sandblasting techniques, sandstone inspired color, etc Create gathering spaces and circulation points with natural movement through Country culture: Water feature along pedestrian path, etc		Restoring aboriginal concepts of Country. Engaging community and public for shared business discussion Create spaces to support connection and comfort: entry space, gathering space, connecting to sky, etc	
	5 Access track encircling waterways		6 Viewing terrace for visual connection to Country			





LEGEND

RESTORATION OF COUNTRY TO CORRESPOND TO CONTEXT

GROUND LEVEL INTERFACES ADDRESSING THE STREET

EXTENT OF LOWER GROUND PARKING

COUNTRY PENETRATING INTO THE SITE

SENSE OF ARRIVAL

ROOFTOP TERRACE

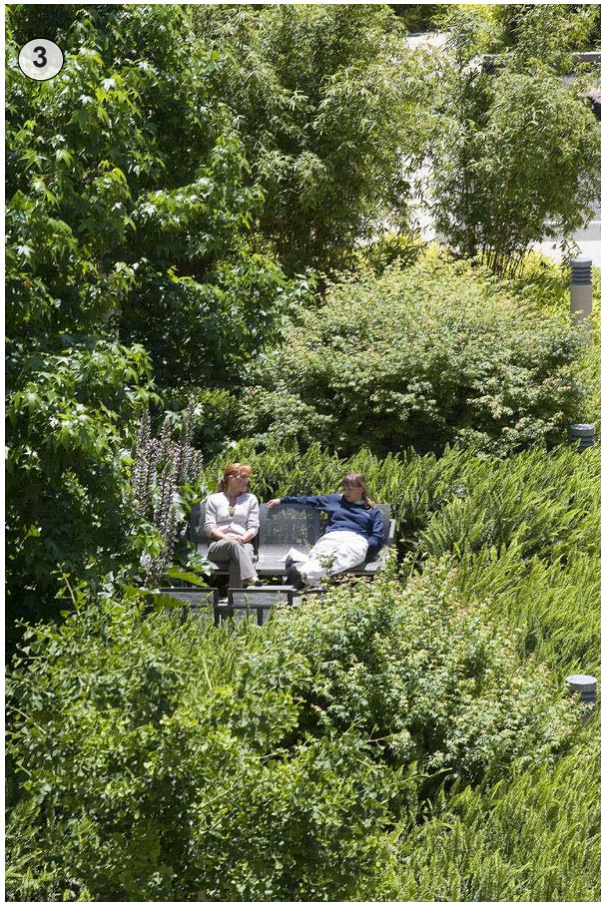
MOOD BOARD IMAGERY



Incorporating landscape with stairs



River planting



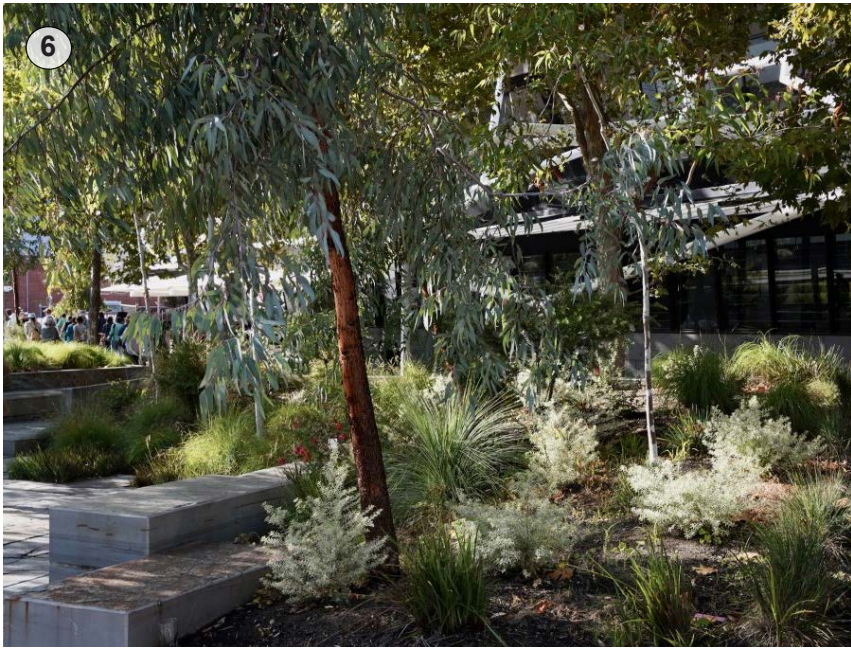
Emersion in nature



Tree avenue to create a structure and provide legibility

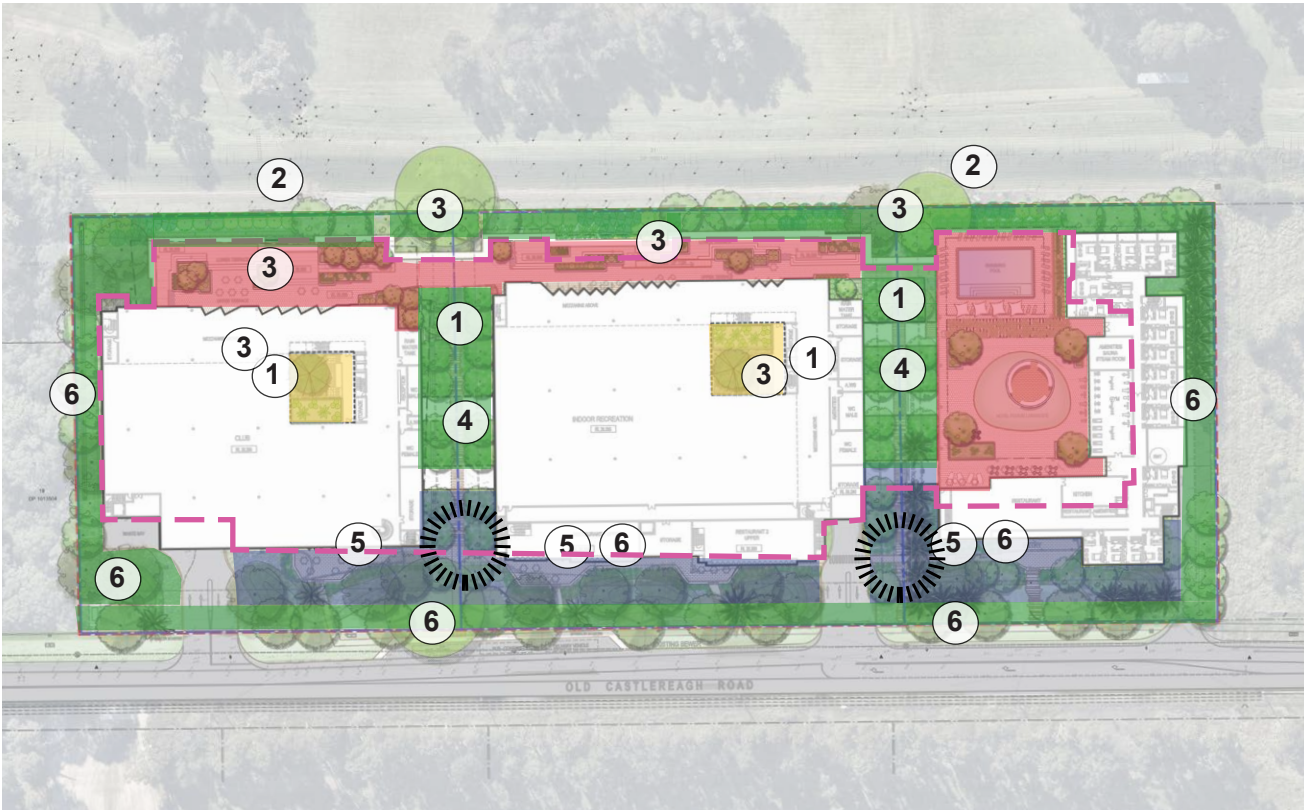


Landscape embellishment and bench seating



Native planting

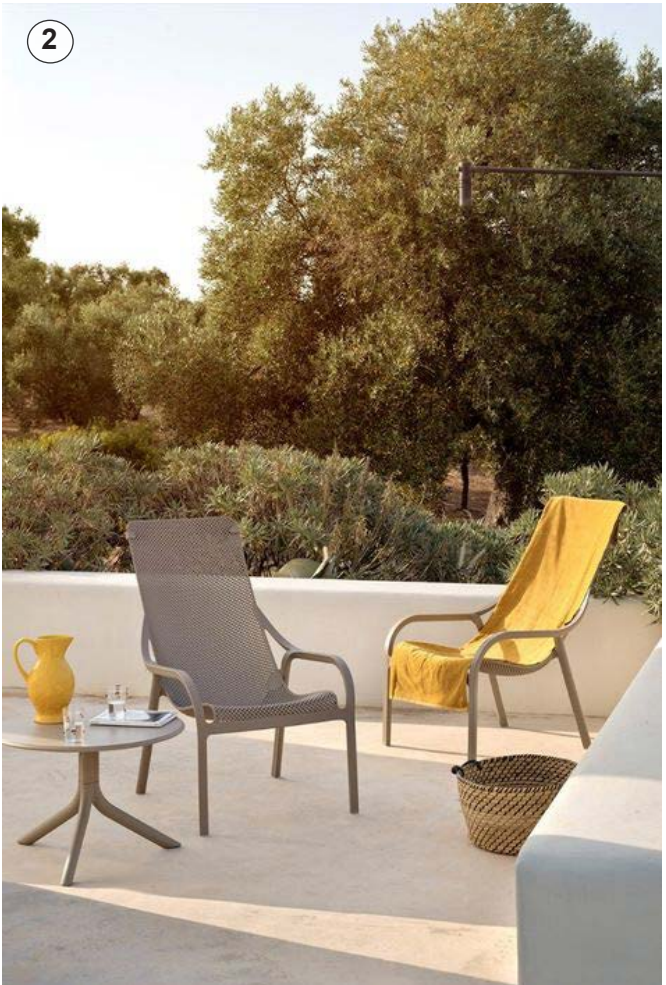
LOCATION PLAN



MOOD BOARD IMAGERY



Potential Water feature



Terrace to connect to natural landscape



Dynamic steps along main pathway



Shaded seating along active frontages



Dynamic space incorporated into ramp, stairs and planting



Inscriptions about indigenous culture on paving

LOCATION PLAN



Outdoor dining



Paving incorporate colours from Indigenous Culture

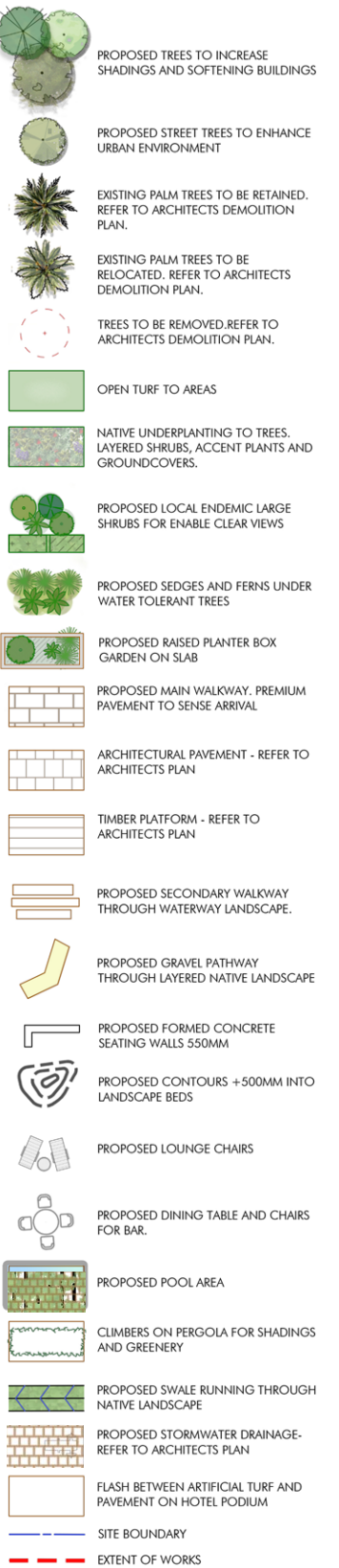


Seating & pergola outside buildings



Building facades or screening panel with Aboriginal-designed artwork

3.0 LANDSCAPE CONCEPT DESIGN





LEGEND

- PROPOSED TREES TO INCREASE SHADINGS AND SOFTENING BUILDINGS
- PROPOSED STREET TREES TO ENHANCE URBAN ENVIRONMENT
- EXISTING PALM TREES TO BE RETAINED. REFER TO ARCHITECTS DEMOLITION PLAN.
- EXISTING PALM TREES TO BE RELOCATED. REFER TO ARCHITECTS DEMOLITION PLAN.
- TREES TO BE REMOVED. REFER TO ARCHITECTS DEMOLITION PLAN.
- OPEN TURF TO AREAS
- NATIVE UNDERPLANTING TO TREES. LAYERED SHRUBS, ACCENT PLANTS AND GROUNDCOVERS.
- PROPOSED LOCAL ENDEMIC LARGE SHRUBS FOR ENABLE CLEAR VIEWS
- PROPOSED SEDGES AND FERNS UNDER WATER TOLERANT TREES
- PROPOSED RAISED PLANTER BOX GARDEN ON SLAB
- PROPOSED MAIN WALKWAY. PREMIUM PAVEMENT TO SENSE ARRIVAL
- ARCHITECTURAL PAVEMENT - REFER TO ARCHITECTS PLAN
- TIMBER PLATFORM - REFER TO ARCHITECTS PLAN
- PROPOSED SECONDARY WALKWAY THROUGH WATERWAY LANDSCAPE.
- PROPOSED GRAVEL PATHWAY THROUGH LAYERED NATIVE LANDSCAPE
- PROPOSED FORMED CONCRETE SEATING WALLS 550MM
- PROPOSED CONTOURS +500MM INTO LANDSCAPE BEDS
- PROPOSED LOUNGE CHAIRS
- PROPOSED DINING TABLE AND CHAIRS FOR BAR.
- PROPOSED POOL AREA
- CLIMBERS ON PERGOLA FOR SHADINGS AND GREENERY
- PROPOSED SWALE RUNNING THROUGH NATIVE LANDSCAPE
- PROPOSED STORMWATER DRAINAGE. REFER TO ARCHITECTS PLAN
- FLASH BETWEEN ARTIFICIAL TURF AND PAVEMENT ON HOTEL PODIUM
- SITE BOUNDARY
- EXTENT OF WORKS

Using native underplantings to trees to enhance connection to country. Layered shrubs, accent plantings and groundcovers.

Small garden creates spaces to support connection and comfort to entry, gathering spaces and sky. Layered sedges and ferns under water tolerant trees growing through level 2.

Proposed swale running through the native landscape and under concrete steps

Sedges and ferns under water tolerant trees and along aside secondary walkway

Secondary walkway creates a natural movement through country linked towards the lake.

Proposed formed concrete seating wall creates an emersive atmosphere in nature.

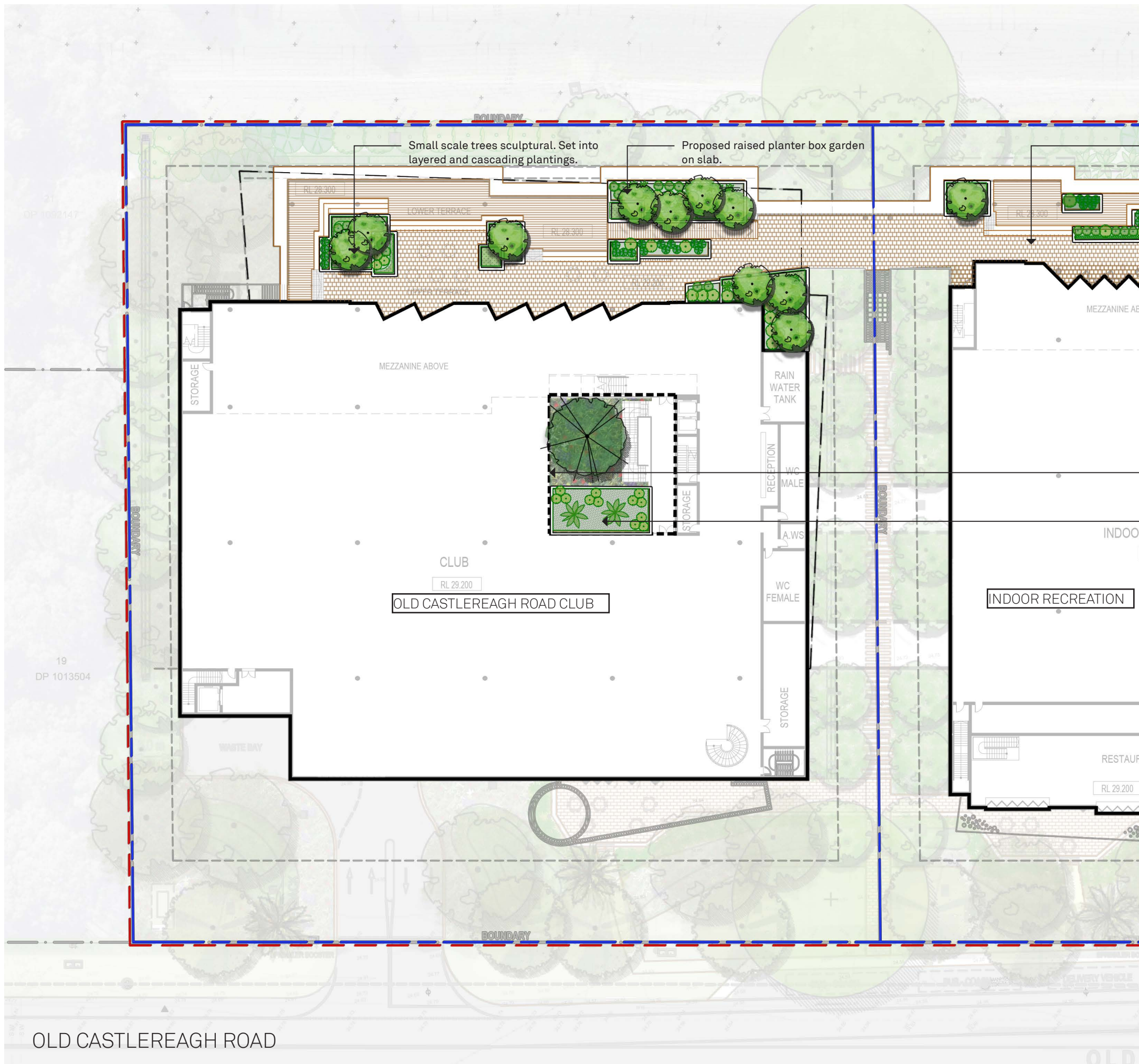
Proposed gravel pathway through layered native landscape.

Proposed street trees to enhanced urban environment

Proposed contours +500 into landscape beds.

Main walkway with inscriptions about indigenous culture on paving.





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Dynamic space incorporated with stairs, ramps and plantings

Void on level 2 for water tolerant tree to grow through level 2.

Small garden creates spaces to support connection and comfort to entry, gathering spaces and sky. Layered with shrubs on level 2..

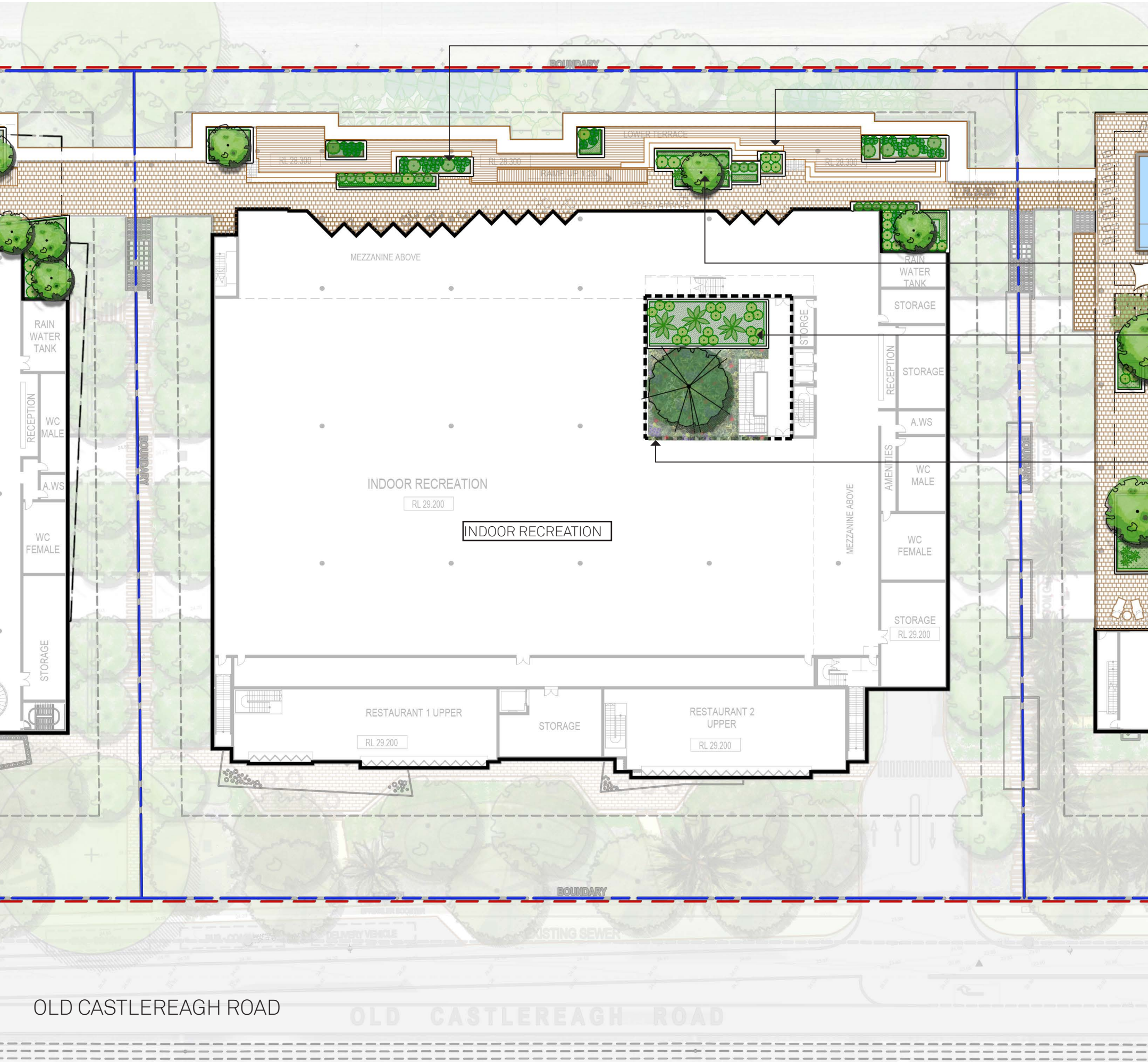




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Proposed raised planter box garden on slab.

Dynamic space incorporated with stairs, ramps and plantings.

Small scale trees sculptural. Set into layered and cascading plantings.

Small garden creates spaces to support connection and comfort to entry, gathering spaces and sky. Layered with shrubs on level 2.

Void on level 2 for water tolerant tree to grow through level 2.

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Strategic landscape to enable clear views. Local endemic, large shrubs and small trees.

Using native underplantings to trees to enhance connection to country. Layered shrubs, accent plantings and groundcovers beneath existing palm trees.

Proposed boundary trees to create Indigenous landscape buffers in connecting to remnant landscape.

Sedges and ferns along the edges of the walls and banks.

Proposed contours +500 into landscape beds.

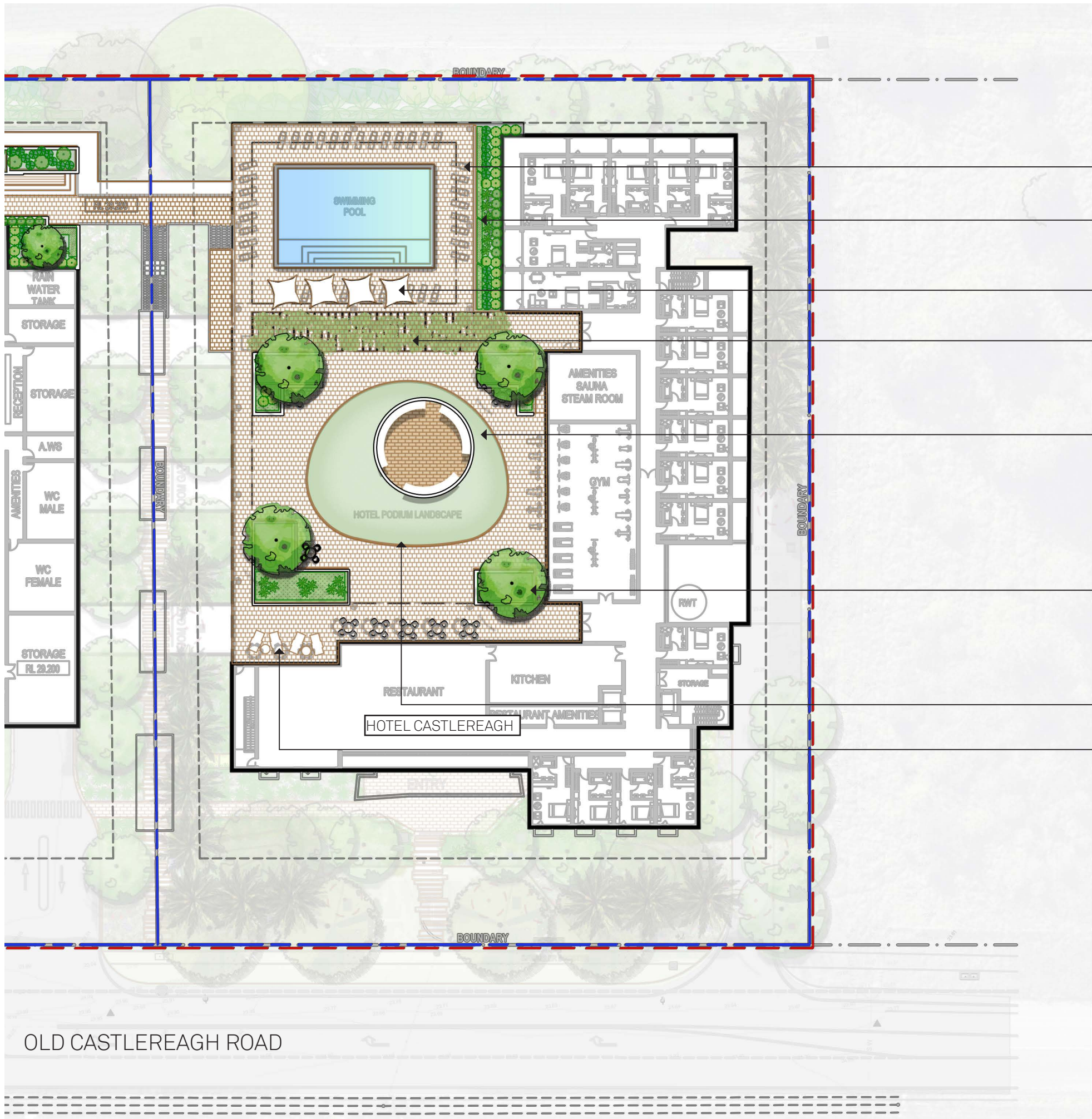
Proposed formed concrete seating wall creates an emersive atmosphere in nature.

Proposed street trees to enhanced urban environment

Main walkway with inscriptions about indigenous culture on paving.

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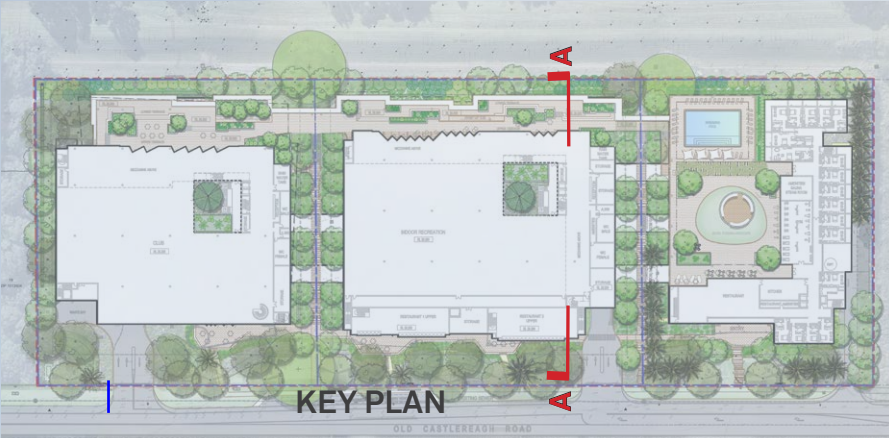




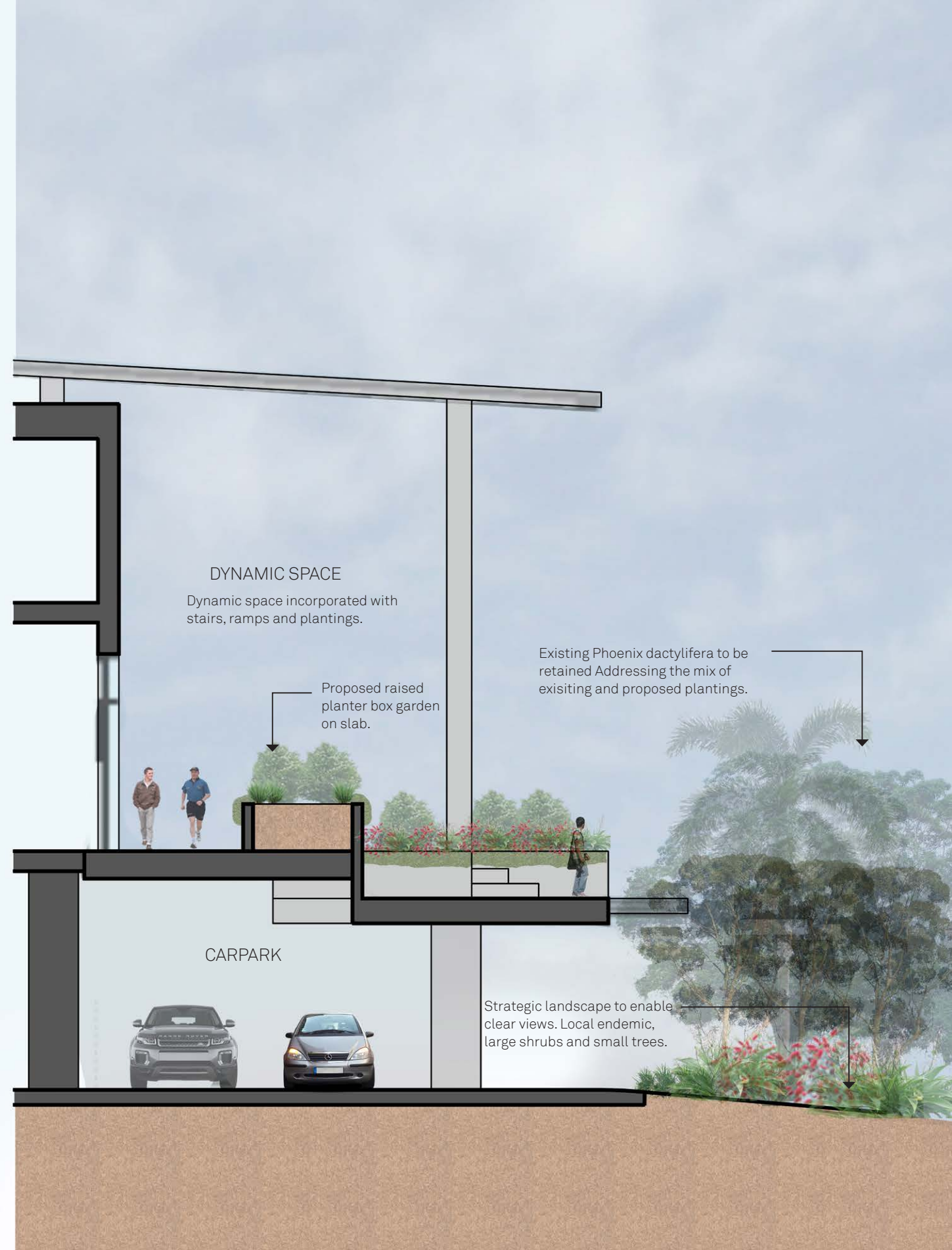
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- PROPOSED LOCAL ENDEMIC LARGE SHRUBS FOR ENABLE CLEAR VIEWS
- PROPOSED SEDGES AND FERNS UNDER WATER TOLERANT TREES
- PROPOSED RAISED PLANTER BOX GARDEN ON SLAB
- PROPOSED MAIN WALKWAY. PREMIUM PAVEMENT TO SENSE ARRIVAL
- ARCHITECTURAL PAVEMENT - REFER TO ARCHITECTS PLAN
- TIMBER PLATFORM - REFER TO ARCHITECTS PLAN
- PROPOSED SECONDARY WALKWAY THROUGH WATERWAY LANDSCAPE.
- PROPOSED GRAVEL PATHWAY THROUGH LAYERED NATIVE LANDSCAPE
- PROPOSED FORMED CONCRETE SEATING WALLS 550MM
- PROPOSED CONTOURS +500MM INTO LANDSCAPE BEDS
- PROPOSED LOUNGE CHAIRS
- PROPOSED DINING TABLE AND CHAIRS FOR BAR.
- PROPOSED POOL AREA
- CLIMBERS ON PERGOLA FOR SHADINGS AND GREENERY
- PROPOSED SWALE RUNNING THROUGH NATIVE LANDSCAPE
- PROPOSED STORMWATER DRAINAGE. REFER TO ARCHITECTS PLAN
- FLASH BETWEEN ARTIFICIAL TURF AND PAVEMENT ON HOTEL PODIUM
- SITE BOUNDARY
- EXTENT OF WORKS





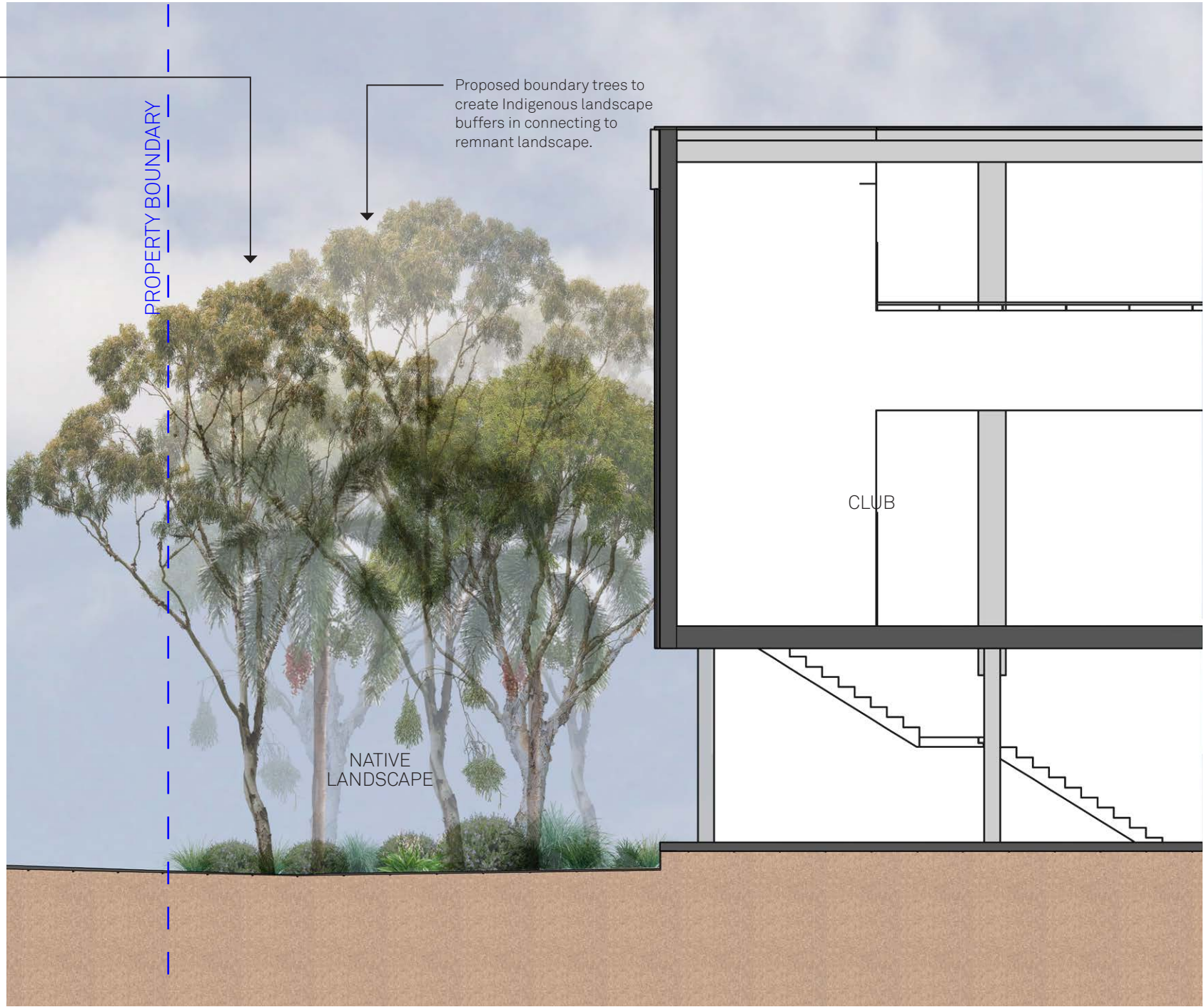
SECTION AA - INDOOR RECREATION FRONT - OLD CASTLEREAGH ROAD



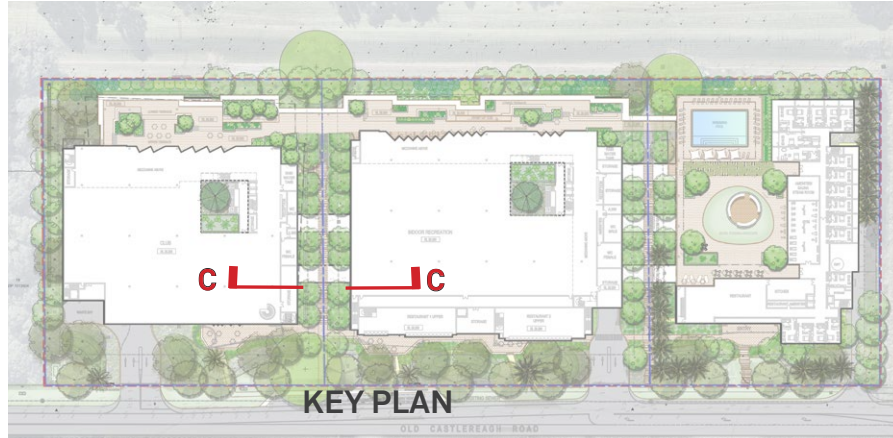
SECTION AA - INDOOR RECREATION BACK



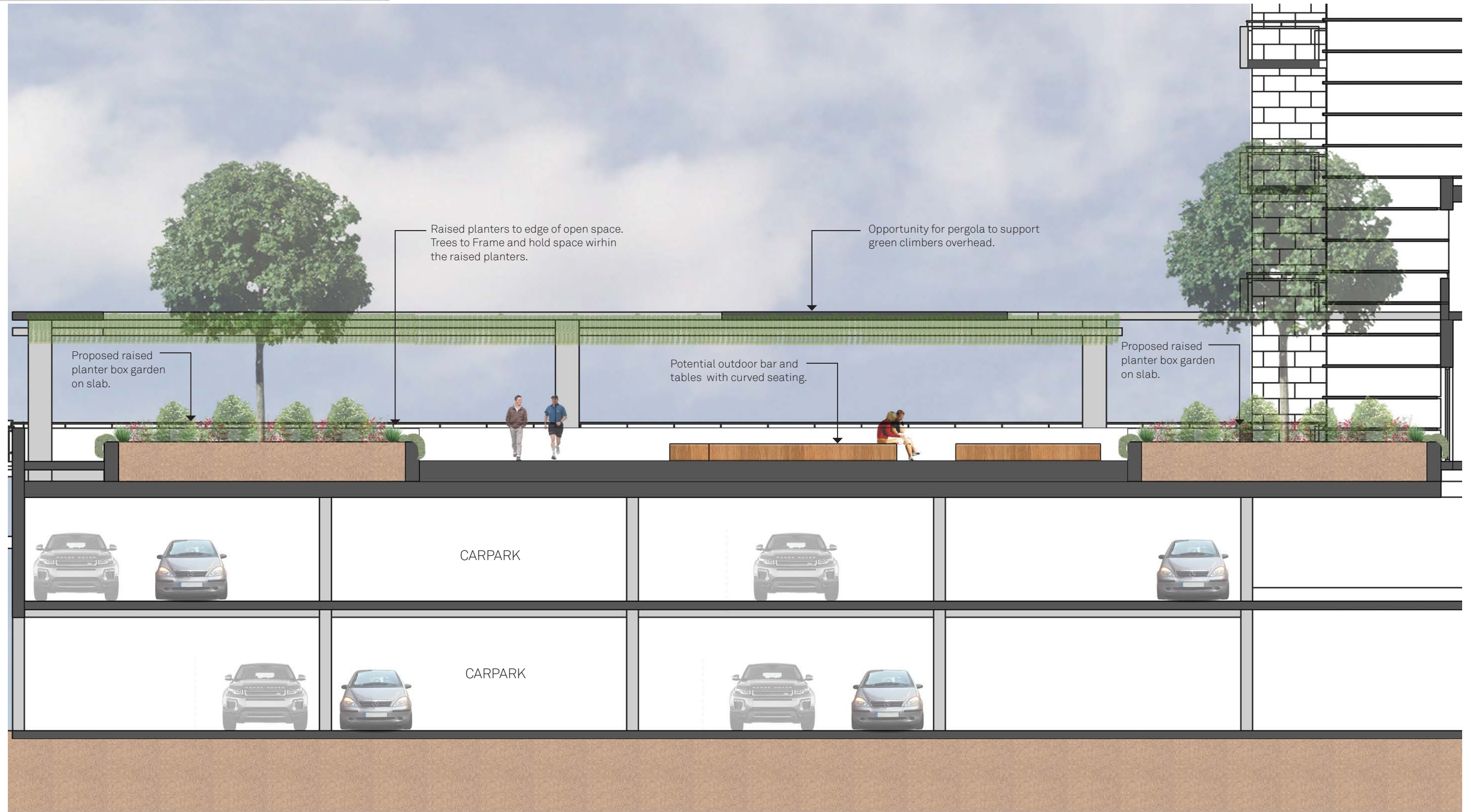
Proposed boundary trees to create Indigenous landscape buffers in connecting to remnant landscape.



SECTION BB



SECTION CC



SECTION DD

4.0 GREEN INFRASTRUCTURE

PLANTING PALETTE

TREES



Eucalyptus moluccana



Allocasuarina littoralis



Flindersia australis



Lophostemon confertus



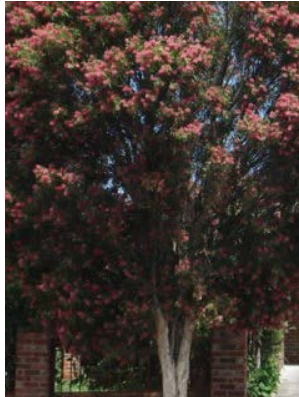
Brachychiton discolor



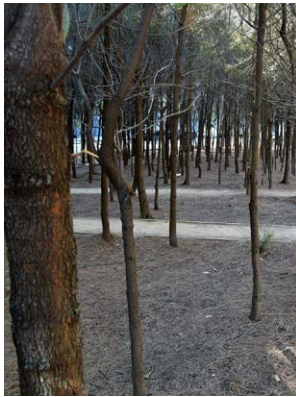
Tristaniopsis laurina
'Luscious'



Acacia floribunda



Callistemon salignus



Casuarina cunninghamiana



Melaleuca decora

SHRUBS



Banksia marginata



Grevillea rosmarinifolia
'Crimson Villea'



Acacia implexa



Casuarina glauca 'Free Fall'



Melaleuca linariifolia 'Claret
Tops'



Melaleuca thymifolia



Banksia robur



Melaleuca linariifolia 'Snow-
storm'



Grevillea banksii 'Misty Pink'



Eremophila debilis

SHRUBS



Zamia furfuraceae



Crinum pedunculatum



Melaleuca thymifolia



Acacia elata



Dillwynia sieberi



Indigofera australis



Isolepis nodosa



Juncus sp.



Blechnum nudum



Eremophila 'Silver Ball'

GROUNDCOVERS



Grevillea juniperina
'Gold Cluster'



Westringia fruticosa 'Grey Box'



Lomandra longifolia 'Tanika'



Rhagodia spinescens



Scaevola humilis
'Purple Fusion'



Aristida vagans



Microlaena stipoides var. stipoides



Themeda australis



Rytidosperma caespitosum



Lomandra longifolia

GROUNDCOVERS



Tricoryne elatior



Wahlenbergia gracilis



Liriope muscari 'Isabella'



Grevillea lanigera 'Mt Tam-
boitha'



Goodenia hederacea



Solanum pungetium



Myoporum parvifolium



Pandorea pandorana



Pandorea Pandorana



Hibbertia scandens

SCRAMBLER

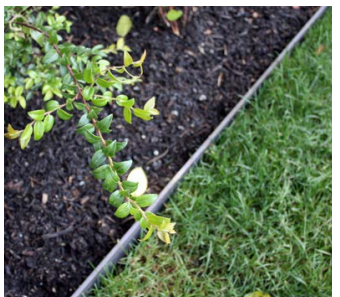
MATERIAL PALETTE



Turf (to match native grass)



Mulch



Edging
Steel edge



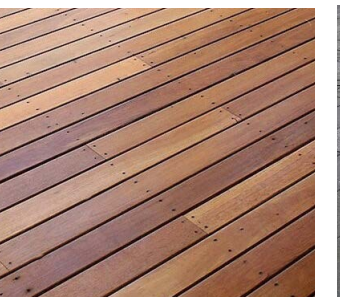
Concrete Paving
Broom finish concrete



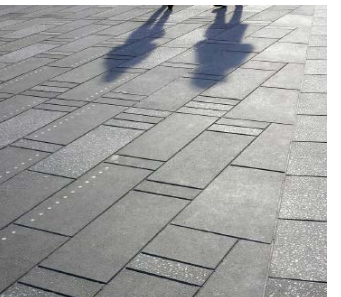
Casuarina Needle Mat



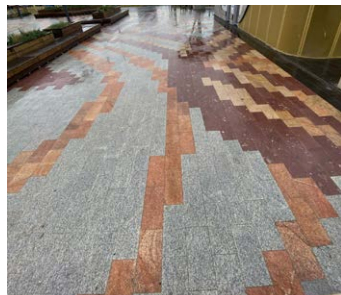
Decorative Gravel



Decking



Urban Banded Paving



'Welcome to Country' Signage



Public Art on Pavement



Pavement Inscriptions
Indicative only Source: Gregory Hills Public Art



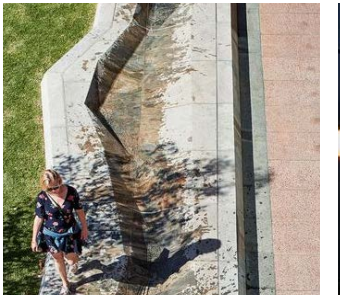
Dynamic Seating Stone



Pergola with Climbers



Tree Pits



Water play



Catenary Lighting



Strata Vault (soil profile in engineered fill)



Stairs with planting



Balustrade & Fencing



Bench (ECO)
Linea bench (LIB6) - Street Furniture



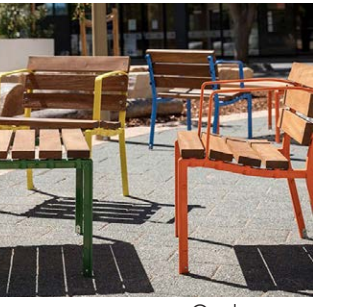
Outdoor Dining / Picnic Tables



Timber Seat on Retaining Walls



Bench seating



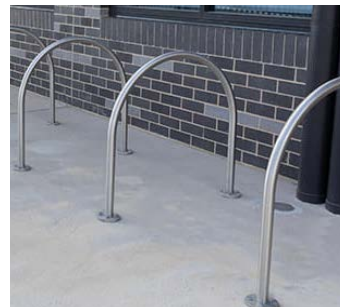
Outdoor seats



Oversized pots



Bollards



Bike Rack



Bollards



Building facades or screening panel with Aboriginal-designed artwork