WESTERN SYDNEY COMMUNITY AND SPORTS CENTRE (WSCSC)
PENRITH PANTHERS

DA LANDSCAPE & PUBLIC DOMAIN REPORT
008-LA-9760

Existing Site

Design example images

SITE IMAGE LANDSCAPE ARCHITECTS
04 JUNE 2014
ISSUE 05

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Level 1, 345 Baptist Street Redfern
NSW 2016 Australia T +61 2 9332 9600
Site Image (NSW) Pty Ltd ABN 44 801 262 380 as agent for Site Image NSW Partnership

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Introduction

Panthers Penrith is an entertainment, leisure & lifestyle destination, comprising a significant precinct of Penrith and Western Sydney. The proposed expansion of the precinct will provide a broad spectrum of community facilities and activity, retail, tourism, commercial, entertainment, leisure and sport facilities, with a significant permanent residential population. An important community and sporting facility that will provide a key identity element of the enlarged Penrith Panthers precinct is the Western Sydney Community and Sports Centre (WSCSC). The architecture, functions, facilities, infrastructure, services, implementation and operation of the WSCSC are described in accompanying documentation, with this report describing the landscape aspects of the proposals. The project is located centrally on the southern part of the Panthers site, between the existing lake and Jamison Road, adjacent the existing Panthers Club and Chifley Hotel to the east, and to the west the proposed NRL Academy and associated playing fields, and future parklands and Riverlink walkway to the Nepean River. A new carpark to service the facility is proposed to the south of the building, with the precinct entry road from Jamison Road to provide the main point of access. The NRLA carpark proposals to the west have complementary use periods and will provide parking and bus access amenity to this site. The WSCSC will provide a significant identity building to feature in views from all around the 'Lakeside' precinct, being the staged upgrading of landscape and plaza surrounds to the existing lake. The Lakeside precinct will provide the very active public central feature space for the Panthers Precinct, with a series of destination areas on the 600 metre loop walkway around the lake edge. The western edge is to have an informal landscape character linking to the parklands beyond, with activation of other frontages by the retail proposals to the north, serviced apartments and upgraded club frontage to the east, and the WSCSC to the south. The Lakeside precinct is complemented by a 'Civic' precinct on the eastern part of the site, including residential, aged care, commercial, hotel and tourism components. The Pantners precinct has been planned and designed in consultation with Penrith Council to ensure the precinct successfully integrates with adjoining areas and streets, and complements and enhances Penrith and it's CBD.

Site Image have been involved in the planning of the precinct from initial site assessment and development of masterplan options through to preparation of the Development Control Plan documents (DCP) undertaken in consultation with Council. These documents establish the overall objectives of the precinct and it's relationship to Penrith urban structure, road network, pedestrian and cycle networks, open space connectivity, through to streetscape and landscape form and character. The DCP establishes urban form and streetscape hierachy, and the landuses and development form and outcomes proposed for all areas of the site. The DCP and allied Masterplan Study refining aspects of the detail provides a comprehensive development framework for design for all parts of the site. Key issues relating to the WSCSC and it's landscape surrounds include,

- To recognise and address flooding of the locality and provide suitable design / engineering outcome
- To create a suitable spatial, visual and functional relationship between the WSCSC and adjoining buildings;
- Ensuring sustainability, water quality, ecology & environmental issues are addressed in design proposals;
- To create a suitable landscape setting for the building, streets and carpark that integrates into the site;
- To address key functional and physical analysis issues (refer analysis diagrams) including arrival and departure (roads, parking, walkways, shareways): legibility, comfort and safety for users including clear sightlines to destinations, well defined civic and landscape areas, and strong amenity for broad range of user groups servicing activities, events, management and general public movement in adjoining areas;
- To provide an attractive landscape that complements the building, carpark and lakefront, and that responds to amenity in terms of gathering spaces, outdoor seating, event management, sun/shade, views and visual screening, drainage, accessibility, CPTED amenity and integration with the site generally;
- Placemaking and identity relating to site and precinct landscapess, Public Art / Public Domain Strategies;
- Creating a cohesive, legible and high quality public domain, with effective Wayfinding strategy, and coordinated external lighting, paving, landscape furniture systems that relate to overall site systems.

This report is to be read in conjunction with landscape documentation and allied consultant documents, and is set out to demonstrate how the above key issues are addressed in the WSCSC proposals, and how the requirements of Council's Landscape and general public domain polices are met.

Design example images

Overall Precinct Masterplan

The built form, streetscape, pedestrian network, and landscape proposals set out in the master plan / approved DCP documents have been developed to build upon the existing landscape, responding to the open space and mountain outlook to the west and increasing density of built form and civic address to Mulgoa Road to the east. Parklands and playing fields transition to active waterfront landscapes to the lake, and then to refined public domain streetscapes, plazas and landscaping to development lots. Increased amenity, quality of finishes and landscape will be matched by higher levels of open space management and maintenance. The lake and spaces adjoining sporting, lifestyle, retail and entertainment facilities will provide significant focal open space for the precinct. The upgraded overall site landscape and civic areas (completed in stages associated with adjoining development Lots) will provide a quality landscape and urban setting, with areas providing for sports, passive recreation and club activities, and range of active civic areas. Extensive paved and open lawn areas will provide opportunity for events, festivals, promotion activities, markets and the like.

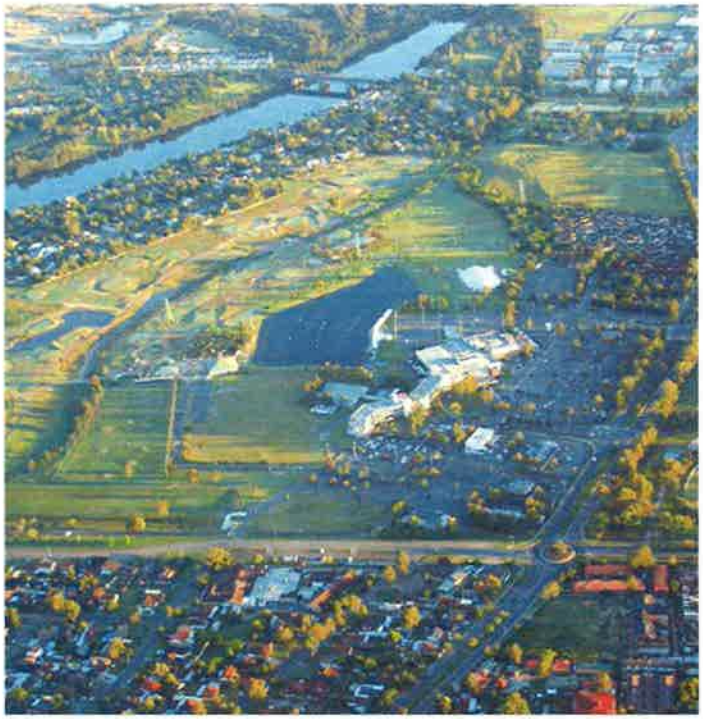
The public domain finishes and furniture have been formulated as a single coordinated family of paving, lighting, furniture and associated landscape and detailed elements. Changes in accent materials are proposed to assist creation of differentiation of the 'Lakeside' areas (more timber and natural materials) and the general 'Civic' areas to the east of the site. Legible public access is to be the priority, with the linking paths and Panthers Promenade loop around the lake towards the club to connect the active urban spaces and facilities with open space and walkway links to the river.

The landscape proposals for the WSCSC have been developed as part of the overall landscape proposals for the Panthers precinct, integrating with the Lakeside character to the north, and with the Civic landscape treatments on the other frontages. This report describes the landscape design responses and treatments to each of the four frontages of the building, and how they integrate into the adjoining areas of the precinct.

Panthers Precinct Landscape Masterplan - Site Image

WSCSC Existing Site and Surrounds

The existing site is generally flat and comprised of open lawns that are at times formalised with line marking into practice fields for Rugby League. Some existing 'demountable' sheds are located towards the Chifley Hotel, with a small playground to the north and scattered Spotted Gum trees surrounding the buildings. Further scattered trees occur to the south west of the site, being Casuarina and Eucalypt species. Please refer to the accompanying Arborist Report prepared by David Ford of Treescan identifying and appriasing all trees on site, and confirming that all trees are able to be removed. The existing lake edge has a concrete edge that secures a waterproof membrane liner, with this intended to substantially remain insitu, with planting behind this edge to create a natural visual effect. A fenced zone against the Club is to have minor adjustment of the fence line, with this area subject to future development proposals and not part of the subject site.



Existing site photographs

Landscape Functional Analysis

Landscape Analysis - Site Image

LEGEND:

- Adjoining Open Space
- Road Connections
- Service Road
- Shared Pathway
- Proposed Pedestrian Links
- Future Pedestrian Cycle Link
- Bus Setdown / Pickup
- Services Access
- Public Access
- Key Aspects
- Setdown / Pickup

This functional analysis diagram shows the key principles and functions for landscape and open space areas relating to the WSCSC, and is to be read in conjunction with the more detailed building function analysis provided by the Architects. A strong relationship with between the WSCSC, Chifley Hotel and Panthers Club has been demonstrated in preliminary concepts for the Club and Hotel forecourts, but are subject to detailed consultation with stakeholders. We are confident that these key linkages will have very strong connectivity in the completed precinct design.

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Level 1, 310 Baptist Street Redfern
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Landscape Functional Analysis

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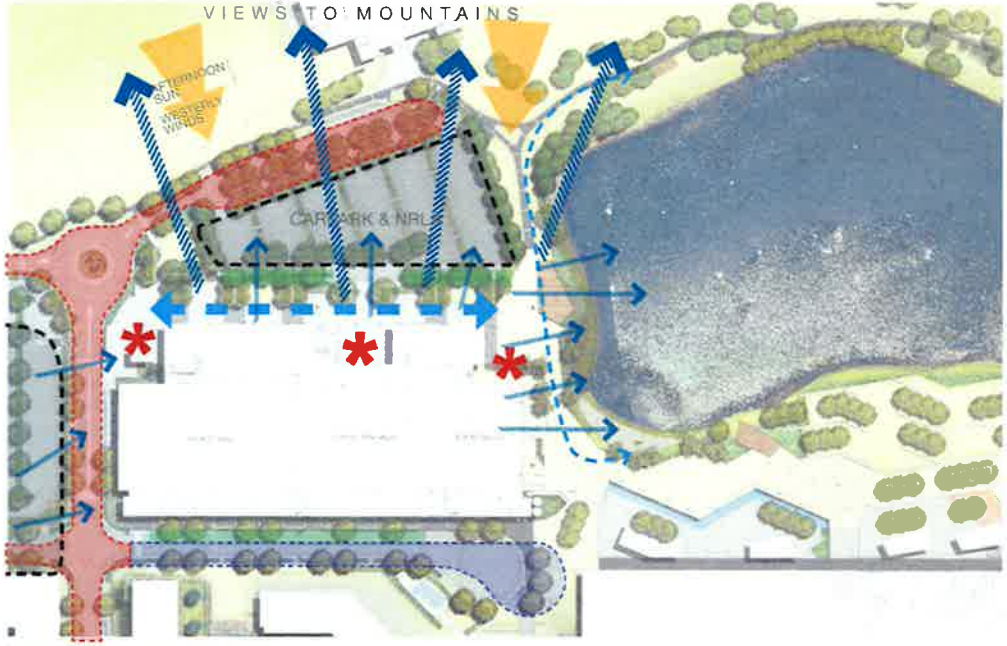
Site image Job Number	SS14-2802
Report number	008-LA-9760
Sheet Number	005
Issue 05	Date 04 June 2014

Landscape Physical and Visual Analysis



Landscape Analysis - Site Image

This analysis combines some aspects of relationship with existing site and analysis of design proposals. The strongly focal main building entry, and western entry and northern address are significant aspects of the architecture, as is the connective covered colonnade. There are low level views to the carpark and beyond to the playing fields and future parkland, and views beyond to the Blue Mountains. The address and outlook to the lake is important, with the visual axis along the colonnade aligned on the lake. Trees provide a foil to western sun but are spaced to allow views to the west. Tree planting along the eastern frontage will green the views from the hotel.

Landscape Masterplan render of staged work - Site Image

Staging is an important aspect of the project, with careful consideration given to creating an initial loop pathway around the lake to engage the WSCSC with the adjacent open space. Progressive implimentation of the lakefront civic spaces and focal decks and activity / retail areas will at each stage ensure substantial continuity of amenity for users. The adjacent plan shows completion of the WSCSC and also the Decked Carpark and Serviced Apartments on Ransley Street - but it is noted there are interim stages to and beyond the illustrated plan.

LEGEND:

- Building Address/Focal Location
- Active Circulation Corridor
- Views
- Lakeside Walk
- Service Road
- Roadways
- Green Edge (Screening and Shade)

WSCSC Landscape Concept

WSCSC Landscape Plan - Site Image

Design example images

The WSCSC is to be an active community and sports facility with many different user groups ensuring activity from early morning till late evening most days. As a venue for sports, events, ranging from weddings, lage functions, exhibitions, performances and entertainment the centre will have a strong identity within the broader community. A large gym, cafe, and Scout facilities are examples of complimentary activities housed within the centre. Design provides for access by bike, walkways, car and bus, with detailed considerations including connection to regional shareways, disabled parking, bicycle stands, and links to adjacent Hotel, Club, NRLA, lake walkway, and general Panthers precinct access. Generous lawn and terrace areas extend from the principal movement and access corridor of the western colonnade, with extensive seating provision. Extensive tree planting provides greening of the carpark, feature shading canopy trees adjacent to the main colonnade and western entry, greening of the eastern facade, and avenue planting along streets. Paving, furniture, lighting, signage and public art elements will create a premium quality public domain that is coordinated with precinct wide treatments. A substantial landscape setting is to be provided to the WSCSC to compliment the architecture; integrate the project into the Panthers precinct; and create a feature active frontage to the focal Panthers lake.

SITE IMAGE
Level 1, 3-5 Baptist Street Redfern
NSW 2016 Australia T +61 2 8332 5600
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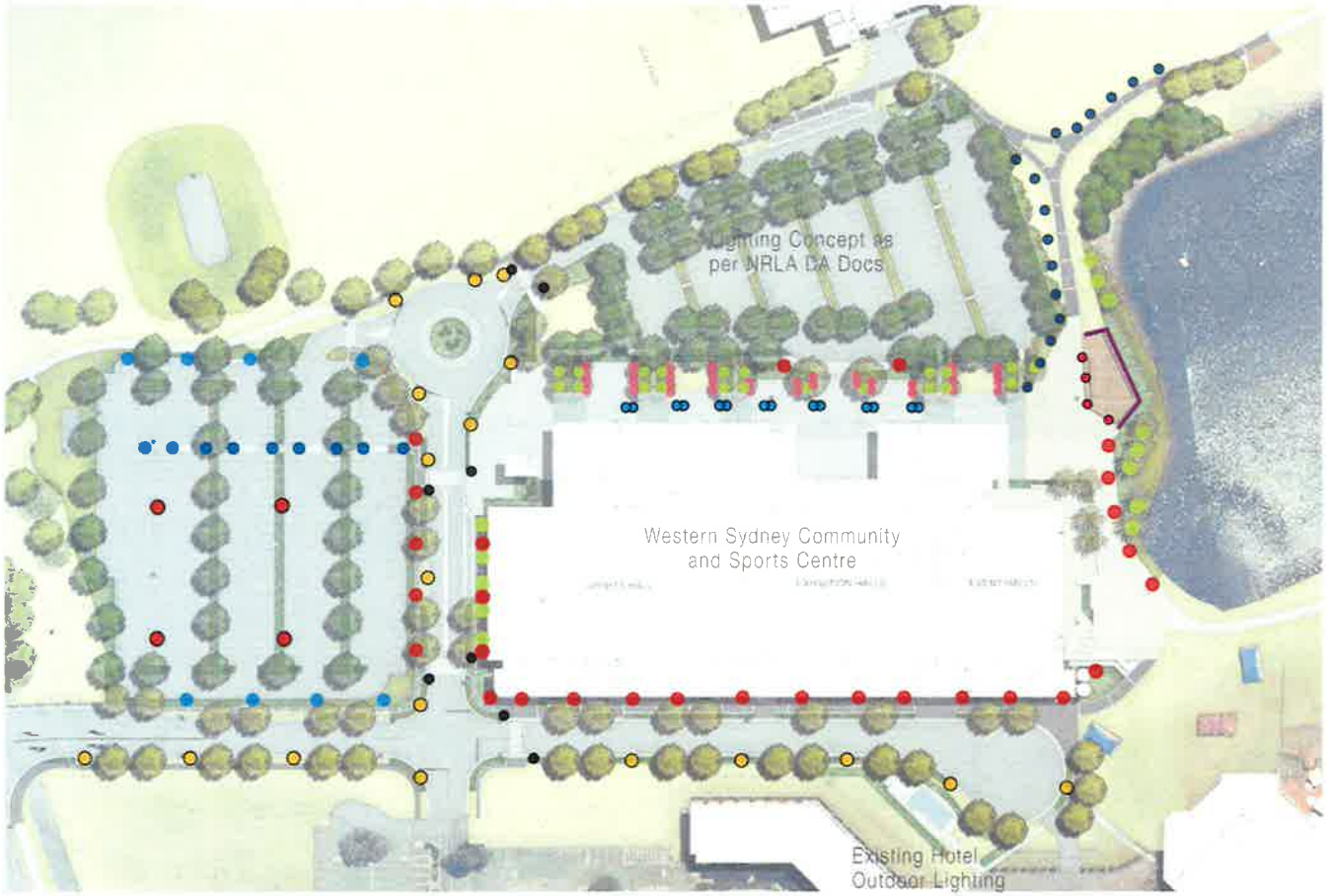
Landscape Lighting Concept



Legend

- Lighting L1: Pole Top Pedestrian Light
- Lighting L6: Flood Light (Carpark)
- Lighting L3: Street lighting
- Lighting L5: Flood Light to pedestrian Crossing
- Lighting L21: Inground Uplight
- Lighting L22: Above Ground Uplight
- Lighting L23: Strip Lighting to Handrail
- Lighting L24: Wall Light
- Column Wall Light
- Lighting L7: Small Floodlight Carpark
- Lighting L8: Ped Pole top Carpark
- Lighting L20: Bollard Light

WSCSC Landscape Lighting Concept Summary - Site Image

The Landscape lighting strategy is to provide a hierachy of street, path, and open space lighting to compliment feature building lighting. Building lighting provides suitable illumination of facades, signage and main arrival and identity elements of the building, as well as lighting of colonnade and terraces integral with the building. Landscape lighting provides roadway lighting of pavements and surrounds as well as banners, signage, and pedestrian crossings. Pathways and open spaces are to have comfortable lighting levels that ensure safey and amenity. The aim is to create a welcoming but not overwhelming lighting effect for the precinct. Feature colonnade trees and waterfront Cabbage Tree Palms are to be uplit, lawns and seating / gathering areas to be floodlit so as to minimise glare, and pathways to be marked by low-level pools of lighting at regular intervals. Views of the building from across the lake are to benefit from the long reflected lights on the water, with detail design of the building, forecourt and waterfront deck to consider the combined effect and overall character of the lakeside precinct.

Western Colannade / Terraces / Carpark

WSCSC Landscape Concept Plan - Site Image

Western Colannade / Terraces / Carpark Design principles

The western colonnade and adjoining open space are to provide the main access route and break-out area for pre and post event activity. The colonnade links the entry forecourt plaza to the south and the waterfront plazas and deck to the north with feature views across the lake. Feature deciduous Green Ash trees are to provide summer shade and winter sun access, and striking autumn colour. Signature Pinoak trees mark the main entry and bus setdown from the western carpark. Large lawn and terrace areas adjoin the colonnade providing highly flexible spaces for the great variety of users of the area.

Features include:

- Series of outdoor lawn and paved alcove spaces to provide 'outdoor rooms' and event amenity, with long flanking seating providing for large user numbers.
- Flexibility to overlay for range of uses including large number of market stalls, or entertainment marquees, or other temporary exhibitions. community events and activities
- Generous walkway with clear signage to assist wayfinding to various building entries and areas
- Carpark and roadway trees create a strong arrival roadway avenue and perimeter planting, with clear visual access around the central space imporant for safety and lighting (refer NRLA DA documents)
- Carpark frontage has tall Spotted Gums to the edge and Weeping Lilly Pilly Trees to island planters to green and screen views of the carpark
- Bus setdown area with ramps and steps up to large western entry terrace with feature flanking walls
- Honed concrete paving to colonnade, with unit paving accents, & feature artwork inlays to each end.

Design example images

WSCSC Southern Carpark

WSCSC Landscape Concept Plan - Site Image

Southern Carpark Design principles

- The site entry from Jamison Road serves the precinct and is to be the main arrival location for WSCSC patrons, with other site entries also accessing the area
- Precinct entry signage and avenue treatment includes clear signage to WSCSC setdown, bus arrival, carparking and lawn overflow parking, and service road functions.
- Pedestrian access to the site is along footpaths adjacent to roadways abd pedestrian crossings, and via the link to the shareway towards the lake accessed from Jamison Road
- Carpark includes collector pathway that leads patrons towards the distinctive main building entry
- Site-wide lighting, paving, furniture and signage provides a coordinated public domain
- Carpark trees are Corymbia maculata (Spotted Gums), with Water Gums (Tristaniopsis laurina) against the facade and Pinoak trees (Quercus sp.) as main site entry avenue trees
- Refer Architect's documents for public artwork treatment of southern elevation of building.

Preliminary WSCSC Concept Elevation - Cox Architecture

Design example images

WSCSC Lakefront

WSCSC Landscape Concept Plan - Site Image

Design principles

- Terraces extend from active building frontages to the landscaped water edge providing a feature waterfront plaza as a gathering and function area, connecting to the western colonnade
- A feature timber deck is to be part of a coordinated series along the loop walkway around the lake, with the defined area suitable for functions and events such as weddings and entertainment
- The tall tunks of Cabbage tree palms are proposed to provide framing of views to and from the building, with uplights to trunks creating long reflections in views to the building across the lake
- Site-wide lighting, paving, furniture and signage provides a coordinated public domain
- Adjoining waterfront areas in front of the club are to feature active terraces, and links to the hotel

Preliminary WSCSC Concept Elevation - Cox Architecture

Design example images

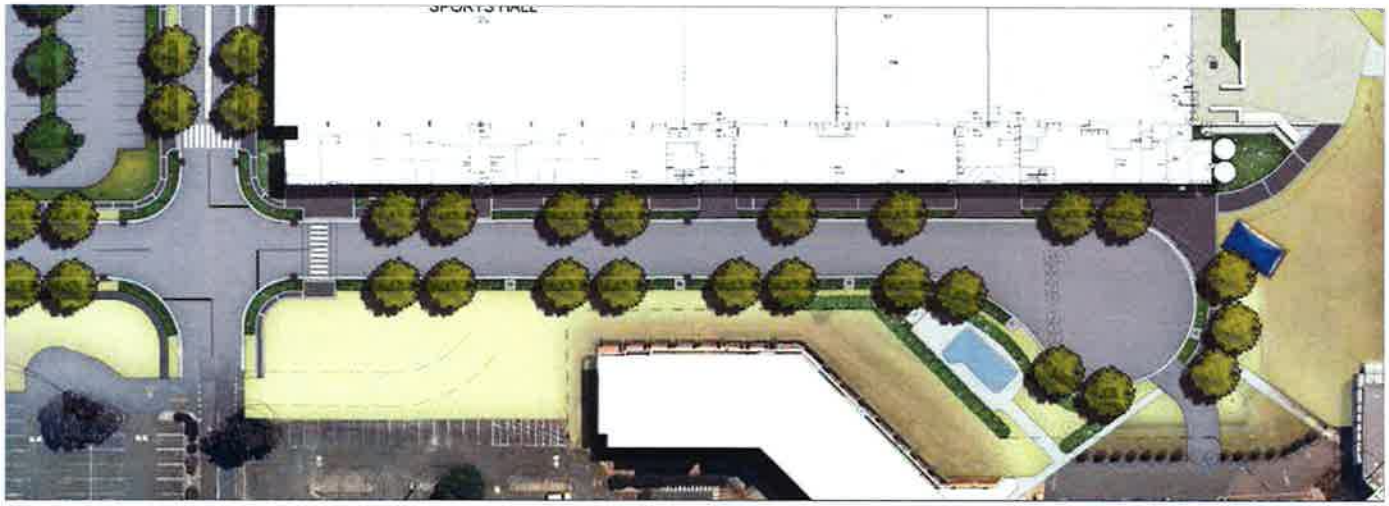
WSCSC Eastern Roadway

The eastern roadway has been designed to provide a high quality visual relationship with the adjacent Chifley Hotel, with avenue tree planting and screen vegetation to the base of the building. The streetscape detailing an banded footpath is equal to the high quality pathways throughout the precinct. The northern end of the road provides a wide pathway link towards the lake, club and main lake address of the WSCSC, with the large plaza at that link location to be designed as part of Club improvements. There is suitable setback of the road from the hotel to allow further landscape, but such landscape was not assessed as being required at this time. Further assessment will occur with preparation of proposals for the Lot to the south of the hotel.

The road function is principally as a service access and delivery road, being a key aspect of exhibition and events management activities. The road and turning circle occur entirely on the subject site, but it is noted that the pool on Panthers land (with use rights by the hotel) is required to be relocated to facilitate the best outcome for the road, hotel and club, and WSCSC access requirements.

WSCSC Eastern Roadway Design principles

- Service vehicle access to take priority over car access and parking
- Streetscape provides high quality public domain, landcape and pedestrian pathways
- Avenue trees are a feature of design, providing a buffer to the hotel
- Site-wide lighting, furniture and signage under development
- Street trees being selected as part of site-wide tree masterplan
- Creating a very strong series of pedestrian links between the hotel, club and WSCSC is a key aspect of the design. Opportunity for creating a feature waterfront plaza to further upgrade these connections will occur with club terraces detail design. The landscape masterplan / DCP documents demonstrate this intent.



WSCSC Landscape Concept Plan - Site Image

DCP Landscape Masterplan - Site Image / Architectus

Design example images

Conclusion

The landscape design proposals for the Western Sydney Community and Sports Centre have been prepared in consultation with Council, and in cooperation with a comprehensive planning and design consultant team, and with client and stakeholder participation to formulate and address detailed requirements of the DCP Precinct Masterplan and developed brief. There has been design development to respond to the increase in site information and design response by all members of the team, including planning, survey, arborist, traffic, transport, hydrology, civil, structural, environmental, sustainability, access, lighting, wayfinding and the like. These inputs have variously sought authorities direction to ensure proposals address relevant codes, guidelines, standards and the like, and it is understood that all requirements have been substantially met. These coordinated team inputs and design responses, and authorities dialogue, have generated the final concept proposals and supportive design and written documentation.

In terms of landscape the proposals have been prepared as part of a coordinated precinct design approach with site-wide consideration of trees, planting, environment, traffic and road network, paving and path network, furniture, lighting, wayfinding and landscape provisions generally. Design development has been prepared in general accordance with Council's landscape DCP and associated codes and requirements. As required, landscape analysis has been completed of the site, physical and functional, environmental and engineering requirements and outcomes for landscape address the factors identified. Factos considered include requirements for WSUD, ESD, Basix, CEPTED, TPO, equitable access, and sustainable transport principles. Broader objectives addressed include functionality relative to the specific facility, visual amenity, ecology, open space continuity, cycle and pedestrian movement, and establishing of a cost-effective maintainable public/common open space. A balance has been achieved between shade tree planting and evening user comfort with effective lighting and clearly defined carpark areas with clear visibility allowing security camera and general surveillance. Given the strong night-time operational aspects of the precinct, the design reflects a suitable compromise between shade trees and CEPTED issues.

The WSCSC as proposed will provide a significant community facility, with a high quality functional landscape that responds to the site and surrounds, and provides a suitable setting for the feature architecture. It is believed that the landscape proposals and documents are suitable for consideration and approval by Council and relevant authorities.

On behalf of Site Image (NSW) Pty Limited

Ross Shepherd BLArch (UNSW) MFA, AAILA, Registered Landscape Architect No. 449
Partner, Site Image (NSW) Pty Ltd – Landscape Architects