



Penrith Golf Seniors Living Landscape Design Report

Prepared by: Site Image Landscape Architects
For: Sunshine Property Investment Group
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Landscape Masterplan



Landscape Masterplan & Design Principles

The Landscape Masterplan and Design Principles considered in the preparation of proposals for the Seniors Living residential buildings and landscape setting include:

- To respect and suitably express the landscape identity of the site and it's setting, and to suitably integrate with the golf course setting, and adjoining native and residential landscapes. Setback and landscape screening from roadways is a key consideration;
- To provide a suitable high standard of open space and amenity provision for residents and visitors, from walking and feature landscape areas through to residential garden areas that provide a suitable range of residential open space and garden amenity;
- To provide linking open spaces and pathway networks that visually and physically connect each building to the surrounding landscape and streetscape;
- To provide for the needs of the broad spectrum of users, including those with limited mobility, sensory and other impairments, visitors, staff and services support;
- To consider views to, from and within the site, and include visual screening, and to suitably reveal key views that provide positive contribution to the golf course;
- Identification and analysis of existing and proposed services, access requirements, and define movement corridors for cars and pedestrians, easements, and emergency vehicle access and servicing;
- To achieve a feeling of security and safety across the site and adjacent external areas through consideration of CPTED principles from planning through to detailed design.
- To consider the opportunities, and incorporate the design principles and initiatives for Water Sensitive Urban Design (WSUD), and water quality management within the development;
- To embody principles of Environmentally Sustainable Development in the proposals, which includes a broad spectrum of considerations including ecology and biodiversity; heritage; reducing embodied and on-going energy consumption; water sensitive design; to creating spaces that are beneficial to the health and well-being of users of the site;
- To implement design principles for low water use plant material and associated guidelines in accordance with BASIX requirements to reduce reliance on irrigation and utilize roof water collection if suitable for irrigation. Note that native and exotic plant species have demonstrated low-water use characteristics;
- To achieve water detention and retention, and to provide for overland water flow in peak flow events. To achieve the core functional requirements of the various proposed users of the development and surrounding areas;
- To provide suitable integration and acceptable impact on adjacent areas in terms of visual character and integration, environmental, sustainable transport and other issues as appropriate;
- To achieve a suitable visual quality to the open space, communal spaces and internal roadways that provides consistency of identity and cohesion to the project overall, and assists in unifying the many different areas of the site (planting, hardscape, furniture, fixtures, and services);
- To provide practical amenity and safety through suitable design and detailing of a hierarchy of lighting, signage, accessible access routes, access to public transport, amenities, parking and the like that together contribute to the good functioning, safe and efficient operation of site activities.

We believe these design principles have been suitably achieved in the landscape and external environment proposals. More detail of the concept design will be provided in due course to the satisfaction of Council by subsequent Construction Certificate documentation. .



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Penrith Golf Club Seniors Living Landscape Design Report

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Landscape Context & Existing Site

The Penrith Golf Course is located approximately 6 kilometres east of the Nepean River, with The Northern Road running north-south along it's eastern boundary being a north-south arterial road that generally lies upon the division between land with semi-rural landscape character to the east and more urban character to the west. Large Lot residences on Garswood Road occur along the northern boundary, and Pinehurst Avenue and Huntingwood has a more traditional suburban residential character. The general contrast between rural lands in the south and east and urbanised areas in the north and west is one of the defining features of the The Northern Road corridor, together with long-distance views to the Blue Mountains.

The proposed upgrades to The Northern Road and Glenmore Parkway will increase the capacity of both roads, and straighten the now meandering form of the Glenmore Parkway. As part of the RMS proposals, the access road to the golf course and clubhouse are to be relocated from The Northern Road to Glenmore Parkway, with an access driveway now to run generally along the boundary to link the new entry to the clubhouse. The roadway upgrades will have significant impacts with tree removal, but significant attention is taken in the design and landscape to create a new buffer that compliments and reinforces retained existing trees and creates a suitable new landscape edge to the roadways. An existing bus stop on the Northern Road frontage is being moved a short distance, and will continue to provide public transport adjacent the golf course.

The Seniors Living development proposals for the site are proposed to adjoin the south side of the clubhouse and carpark, and are to have substantial setback and landscape buffer to The Northern Road and Glenmore Parkway. The Penrith Golf course was established in the early 1900's, being at the time located over 'a series of paddocks'. The current club was formalised in 1920, with ongoing improvements to the landscape from that time.

Flooding is a significant local issue, with overland water flow associated with the waterway that crosses the course diagonally, with flood levels and extent guiding the suitable locating of the development proposals. The subject site is currently golf course fairways, greens and associated trees, with the course being re-arranged to provide a suitable sequence of 18 holes.

The following pages provide an overview of the design aims and principles embodied in the landscape masterplan, and demonstrate the compatability of proposals with the club and course landscape, and creation of a suitable landscape setting that integrates buildings into the course and provides suitable visual separation from adjoining major roadways. A series of precincts of the site are described and illustrated. Supportive detailed plans accompany this report that demonstrate that the site paths and levels provide suitable accessible grades, and that all aspects of engineering, emergency vehicle access, relationships with streetscapes and adjacent sites are all suitably addressed in the building siting and landscape proposals.



Landscape Precincts - Community lawn

Key Plan



Design Discussion

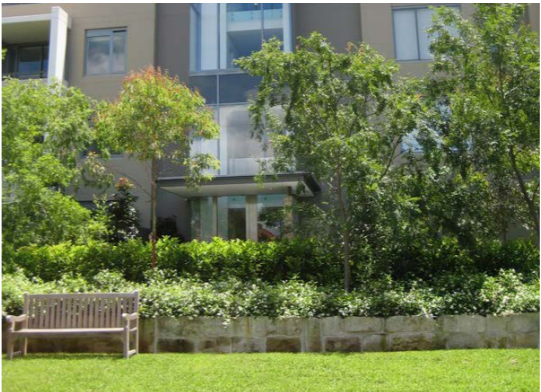
The south-eastern portion of the proposed development provides expansive lawns with a variety of seating opportunities. Wide buffer planting, including a mix of both native and indigenous species are proposed to all boundaries providing screening to the adjacent golf course to the south and views from The Northern Rd to the east. BBQ facilities are provided to encourage community gathering and outdoor entertaining of guests. Extensive landscaping is proposed to the periphery of Building D ensuring that separation and privacy is provided to ground floor apartments whilst contributing to the appearance of the building sitting within the landscape.

Precinct Plan



- Avenue of native trees to entry roadway adjacent to on grade carparking
- Landscaping to soften and screen adjacent bin enclosure
- 4-5m wide landscaping to the periphery of the residential building with feature planting to entries
- Feature Jacaranda tree surrounded by BBQ & seating under pergola
- Grove of trees in expansive lawn for passive and active recreation
- 5m wide landscape buffers to boundaries

Landscape Character Images



Landscape Precincts - Passive recreation and setdown space

Key Plan



Design Discussion

Towards the eastern boundary, the lawn space between buildings C and D offer residents a space for passive recreation, with ancillary amenities such as BBQ, tables and seating. The jacaranda tree offers an identity element to the space, blending in with the adjacent landscape. Lush planting creates welcoming and visually stimulating garden setting. All the landscape elements and planting design help create a welcoming entry and setdown area to nearby buildings.

Landscape Character Images



Precinct Plan



- Feature Jacaranda tree planting
- Setdown spaces for Buildings C and D
- Pergola structure within garden setting
- BBQ and tables / seating adjacent passive lawn area
- Paths leading to building entries, framed by lush garden setting



Landscape Precincts - Pool and breakout space

Key Plan



Design Discussion

The pool space adjacent the community room provides residents with pool and water related exercise facilities. This active recreation spaces reinforces the social aspect of the community building, allowing residents to meet and interact, and take part in programmed events. Landscape planting to the perimeter provides a generous garden separation.

Landscape Character Images



Precinct Plan



Uninterrupted circulation network around pool area

Generous landscape buffer planting

Pool and adjacent breakout space from community building

Community room and adjacent breakout space



Landscape Precincts - Communal open space

Key Plan



Design Discussion

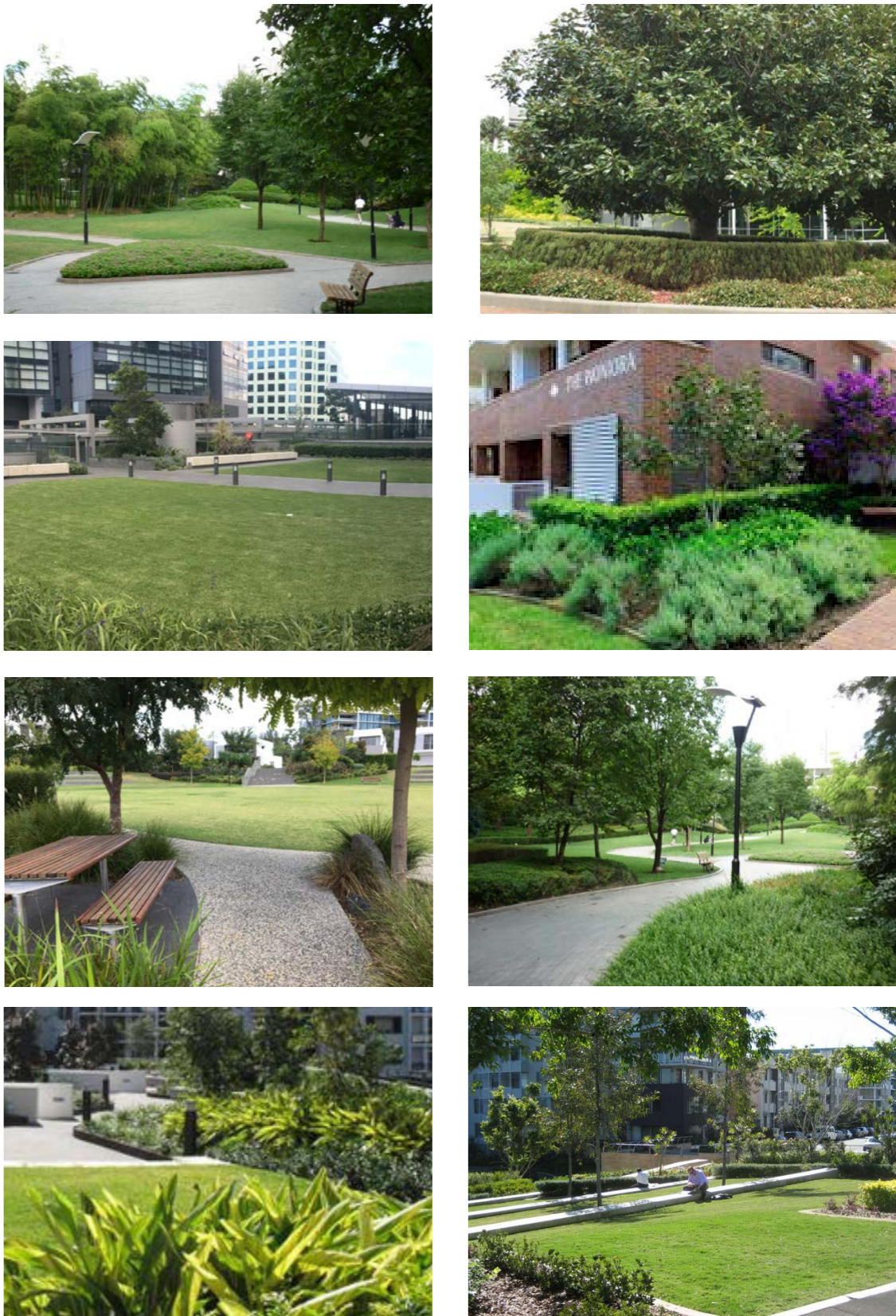
The open space between buildings is one of many examples of generous communal open spaces throughout the site. The spaces offer a variety of opportunities for both active and passive recreation. These communal spaces are connected through the pedestrian network, allowing easy access between them, and helping create loop networks.

Precinct Plan



- Feature tree planting to building entries
- Connected pedestrian network servicing buildings and spaces throughout the site
- Ample open space for both active and passive recreation
- Tree and landscape treatment to road edge
- Feature tree planting
- Perimeter garden setting to buildings and open spaces

Landscape Character Images



Landscape Materials & Installation

Generally

All materials are to be installed new or recycled so that they are the best quality and fit for purpose. The whole of the landscape works is to be carried out by a competent Contractor who is experienced in horticultural practice, landscape construction, and planting techniques. All work shall be faithfully carried out in the most tradesmanlike and substantial manner in accordance with accepted superior trade standards and applicable Australian Standards.

Finishes to the walls and pavements are to remain in keeping with the quality and appearance of the built elements. Pavement finishes are to be of a type that has adequate slip resistance and does not present an uneven surface to avoid trip hazards. Landscape lighting will provide security lux levels and will accent feature elements (seating walls, water features and advanced tree planting) as well as providing an ambient light source to illuminate garden areas while avoiding light “washing” into private spaces.

Planting Strategy

The proposed plant material will be substantially selected from Penrith City Council (PCC) and relevant authorities approved plant species lists, and for hardiness, ease of maintenance and proven ability to tolerate site conditions. Of importance are the foliage characteristics and floral displays to create garden character. Regular planting of similar species allows for ease of maintenance with regard to fertilising, pruning and pest treatment. Defined edges to all planting beds will allow for ease of trimming of groundcovers. Indigenous planting will be selected for its ability to attract native bird life. Exotic plants will be incorporated to garden spaces and courtyard areas where suitable to provide variety and consistency with the character of the locality.

Garden Detailing

Gardens are to be mulched with a pine bark or decorative gravel products. Areas of lawn and gardens are to be defined by raised concrete edges, capped with a high quality paver.

Imported and improved site soils shall be tested to ensure a low Phosphorus content and are suitable in other aspects for the growth and development of Australian native plants. On slab garden beds will be have a specially blended light weight and free draining soil mix with sand bed drainage layer to establish minimum soil depths of 450 mm depth for grass areas, 600 mm depth for shrub planting and between 800 and 1200 mm depth for tree planting, with soil volume to be carefully considered to be appropriate for tree species and to create a suitable mature size. The detailing of the on slab planters incorporates the following components:

- a free draining soil mix specially blended for planter box use
- a washed sand drainage layer placed beneath the soil mix
- a drainage cell product with filter fabric to establish a drainage void above the slab
- falls in slabs to drainage outlets with inspection pipes over drainage outlets

All on slab planters will be made accessible for maintenance. Where safety issues exist for working in areas above ground, anchor points and the like will be provided for safety harnesses.

Hardscape Materials

Paving materials are generally indicated on the plans and will be developed to be integral with the detailed Architectural proposals. Public paths and hardstand areas are to be paved to meet PCC paving standards, details and public domain manual. A full range of integrated street and garden furniture and other fixtures will also be provided to meet PCC and relevant Authority codes and requirements.

Landscape Irrigation

The use of an irrigation system will aid the successful establishment and long-term development of the landscape. Utilisation of harvested and recycled water will be achieved in consultation with the Hydraulic Engineer and project team to meet the principles of WSUD.

Establishment and Maintenance

The design of all areas to be subsequently passed to Council ownership / management are to be prepared in consultation with Council so that the design and detailing meets their requirements in terms of sustainable maintenance, vandal resistance and design to assist minimizing graffiti. The installation of the works shall be subject to a 52 weeks defects liability period. The landscape contractor shall be required to undertake regular maintenance inspections and works during this period and replace any failed plants / finishes / equipment as determined to be defective. As a part of the Construction Documentation the landscape specification shall describe a full Maintenance Schedule. Regular inspections and reporting by the Landscape Architect on behalf of the developer will occur during this period.

Authorities and Requirements

The site planning through to the detailed design have to our best knowledge substantially accorded with the requirements of Council in terms of general landscape provisions for private and common open space, streetscape design, and the specific requirements of Penrith City Council DCP and relevant codes and policies.

We note that the process of concept and design development has included an Architect pre-DA meeting with Council officers, and the design has been developed to respond to this input. We believe the design suitably addresses the issues raised in these meetings, including requirements for deep soil, site access, street and site tree numbers and distribution, private and common open space and amenity.

Conclusion

The landscape proposals for the Penrith Golf Course & Seniors Living project will provide a comprehensive landscape setting for the proposed buildings. The proposals have suitably considered the specific landscape features and environment of the site and surrounds and future context, relevant Council policies, codes and requirements; and have been coordinated with the project team. Based on our review of the proposals against PCC DCP, and other relevant residential development and landscape codes, we believe the landscape proposals are suitable for Development Application consideration and approval by Council and relevant authorities.



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