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RESPONSE to LANDSCAPE ISSUES

PENRITH COUNCIL REQUEST FOR INFORMATION 23rd OCTOBER 2020

ISSUE 2:

Architectural Design and Landscaping Clubhouse, pool, gym and car parking areas

(a)

Southern Carpark

The amended car park design creates additional opportunities for planting in and around the southern carpark.

Spotted gums are utilised within the carpark as they are relatively fast growing and will develop large canopies to shade a maximum number of car spaces. The gums are underplanted with indigenous groundcovers providing colour & foliage to visually 'break up' the extent of hard surface. In the amended plans of this response, an additional 5.5 metre wide landscape buffer has been incorporated into the design along the Park Road frontage of the site and a 2.0m wide planting strip has been incorporated along the eastern boundary of the southern carpark

The Park Road landscape buffer incorporates a number of large and medium trees: Spotted Gums, Lilly Pillies, Blueberry Ash and Water Gums to provide canopy at varying heights in views towards the site from the road and from properties opposite the subject site. At the understorey, a variety of shrubs and groundcovers provide an attractive, dense landscape presentation.

The eastern boundary planting now incorporates some taller planting of Cascade Lilly Pillies, although opportunities for additional increased height planting are limited, given the proximity of the residence to the boundary, within the APZ.

On the Western boundary of the southern carpark the amended landscape plan has increased the height of one of the bands of planting to provide more diversity and a softer edge to the car park.

The large planted buffer adjacent to Park Road, incorporating trees at various canopy levels, the additional canopy trees within the carpark and the increased buffer planting on the edges of the car park suitably addresses the impacts of the scale of the car parking on local character and scenic values, heritage significance and streetscape.

(a) & (b)

Western Side of the Clubhouse

The amended plans indicate additional detail planting along the western wall of the clubhouse and around the entrance to the Pool. This planting is low because of the APZ requirements but it will provide colour and landscape focus to soften the building. In the U shaped boundary indent to the west of the clubhouse we have increased the height of the planting in three locations with clumps of Cascade Lilly Pillies of 2-3 metres in height. These taller species will serve to partially screen views from the heritage building into the site, and introduce modulation into the landscape. The taller canopies of the Spotted Gums will provide landscape elements of

scale. As they mature, these tall canopies will reinforce the tall Spotted Gums in the southern Carpark and those adjacent to the northern carpark to provide a landscape setting of scale for the proposed building. The northernmost of the two canopies, as it matures, will cast shade on the western side of the clubhouse.

Several trees are retained further to the north along the western boundary, although this amended plan removes two trees originally proposed for retention, as they were deemed too close to the car park works to be retained. A row of Blueberry Ash has been introduced along the western boundary opposite the pool building. These trees, with a mature height of some 8 metres will provide an effective landscape separation between the proposed development and the adjacent heritage building. Although the APZ dictates that the landscape screen cannot be continuous, the Blueberry Ash will provide significant punctuation of the built form in views from the rear of the Wallacia Hotel and the western approach along Park Street. The row of Blueberry Ash will also enhance the landscape setting of the building for future visitors.

(c)

Eastern Boundary

Additional landscape has been provided to the eastern side boundary interface to the residential dwelling at 21 Park Road. Pls refer to response (a) above.

(e)

Photomontage

The photomontage has been co-ordinated with the amended landscape plan.

A number of fastigate Lilly Pillies to 6metres in height have been incorporated into the amended landscape plan. These will provide a number of tall landscape elements to punctuate the southern and southwestern elevation of the building.

(f)

Meeting the Objectives & controls of the DCP.

Objectives:

The amended proposal better addresses the objectives of Chapter 6 of the Penrith DCP.

The project architect and Botanica have worked together in an integrated response to optimise opportunities for landscape of scale to enhance vistas and views towards the building, notwithstanding the significant constraints imposed by the APZ.

The proposed landscape

'complements the proposed built form and minimises the impacts of scale, mass and bulk of the development in its context.'

Reference to Botanica Site Plans Nos1 & 2 shows that the Development application also incorporates the planting of significant wide landscape buffers of indigenous planting along Park Road, to the east of the clubhouse, significantly enhancing the existing streetscape and landscape character of the locality. The plans also indicate extensive riparian planting and extensive retention and revegetation of existing vegetation communities on the site. The proposal thereby recognises and reinforces the natural attributes of the site, including views, vistas and significant trees.

The upgrading of the proposed landscape around the clubhouse that is incorporated into the landscape plans which accompany this response plans ensures that landscape character and the visual quality of the locality is recognised and enhanced.

In all of these measures the proposal complies with the objectives of the DCP.

Controls:

1 (a) Landscape character

Discussed throughout the response above.

(b) Retention of remnant vegetation

Reference to Botanica Site Plans Nos1 & 2 shows that the Development Application incorporates extensive retention and revegetation of existing vegetation communities on the site.

The proposed development retains wherever possible existing remnant vegetation around the clubhouse. Although a significant tree, Tree 1012, a Rough Barked Apple, is being removed its loss is being compensated for by the proposed planting of nine trees: two canopy trees, Spotted Gums, two Water Gums, three Lilly Pillies and two Blueberry Ash adjacent to Park Rd. These trees are trees which occur commonly in the locality. They will enhance the streetscape, and together with the proposed trees and planting around the proposed buildings, will enhance the identified scenic and landscape values and contribute to the landscape character of the locality.

(c) Amenity and visual quality of the site.

Discussed throughout the response above.

3(a) Assessment of the Streetscape

In the preparation of the landscape submission a detailed assessment of the streetscape and the context of the site was undertaken. This is evidenced in Botanica Site Plans, Nos1 & 2, which detail a variety of differing treatments: riparian planting, Cumberland Plain Full revegetation, Cumberland Plain Woodland (No Mid Storey) and landscape planting. Sheet 5 includes a detailed planting plan for the indigenous plants proposed in the landscape planting, and a section showing the form of the landscape so that the level of amenity of the proposed planting within the streetscape can be assessed.

3(b) Reinforcing dominant streetscape elements

The proposed landscape buffer which separates the car park from Park Road continues the detailed landscape planting proposed in the streetscape treatment further to the east on the subject site. The density of planting, the species selection and the varying canopy heights will echo the landscape planting further east in the streetscape and will create a streetscape of quality that reflects and significantly enhances the existing streetscape character in the locality.

3(c) Landscape to enhance the buildings & building curtilage

Discussed throughout the response above.

ISSUE 3: Trees

3(a) Inconsistencies in Tree Retention/ Removal

The Botanica plans appended to this response have been amended to accurately reflect Trees retention / removal.

The amendments have occurred for the following reasons:

- The Travers Tree Assessment (TA) failed to include trees proposed to be removed for golf course works
(500,543,747,749,814,824,831,834,844,850,853,886,889,862,864,880,905,911,917,920,925,930,938,942,945,958,965,974,980,992,999,1001,1006,1150,1154,1164,1166,1172,1175,1177,1182,1184,1186,1190,1192,1203,1207)
- The TA failed to include trees that needed to be removed for the car park works (Trees 18,21,31,34,37,39,40,1012 1212,1213,1214,1215 and removed in the latest plans T43,T6,T28)
- There were inconsistencies between TA Schedule 1 (Tree list) and Schedule 2 (Tree Plan) (Trees 749,917,920, 980, 1192,1207)