

HIGH STREET PENRITH

LANDSCAPE DA REPORT

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ISSUE A



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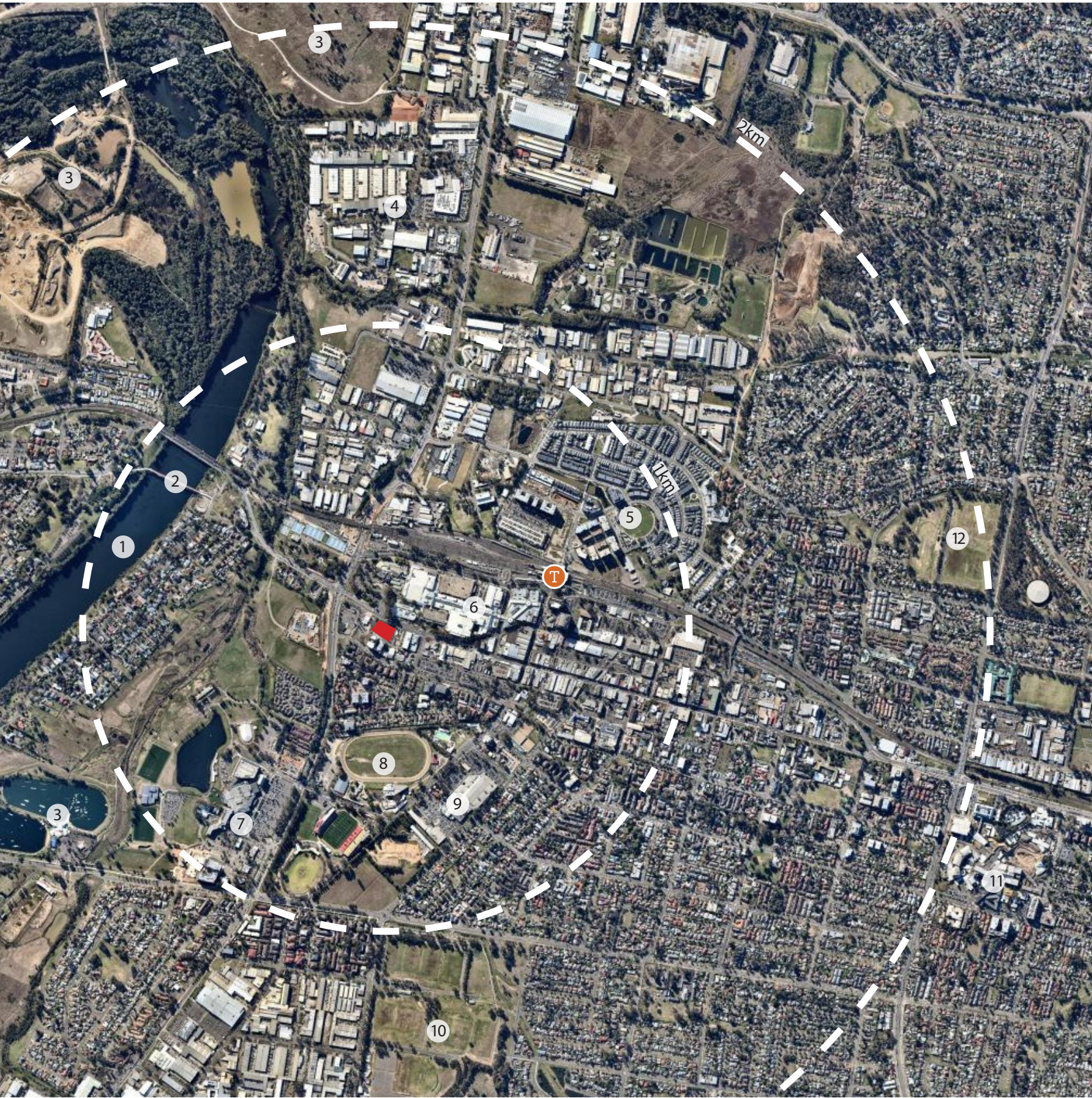
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SITE CONTEXT | LANDSCAPE



INTRODUCTION

Penrith is Sydney's 'Growth City,' with an expected catchment population of 1 million by 2031. The region is undergoing massive redevelopment, reshaping the region to accommodate the increasing population, promote job growth, increase open space amenity and support the model of a vibrant city. A key component of this transformation is increase the presence of different housing models, namely units and townhouses, particularly within the city center.

SITE LOCATION

- Entry to the Nepean River Great River Walk is approximately 1km walking distance from site. The River anchors a number of key community activities and facilities, including the Nepean Rowing Club, Regatta Park and Penrith Regional Gallery.
- Major urban amenities, including the Nepean Hospital, shopping centre and public transport links are all accessible within a 2km radius of site.

CONTEXT

The Penrith City Centre is bounded by the Western Train line and Penrith High Street. To the North of the trainline, the suburbs of Cranebrook and North Penrith are undergoing mass urban transformation, with new residential developments in progress. The southern edge of High Street is mostly small town houses and single dwelling homes.

Major open space facilities include, Jamison Park, Regatta Park and the Nepean River walk. These spaces are often occupied by local sporting clubs, local walking enthusiasts and families.

THE LOCAL ENVIRONMENT

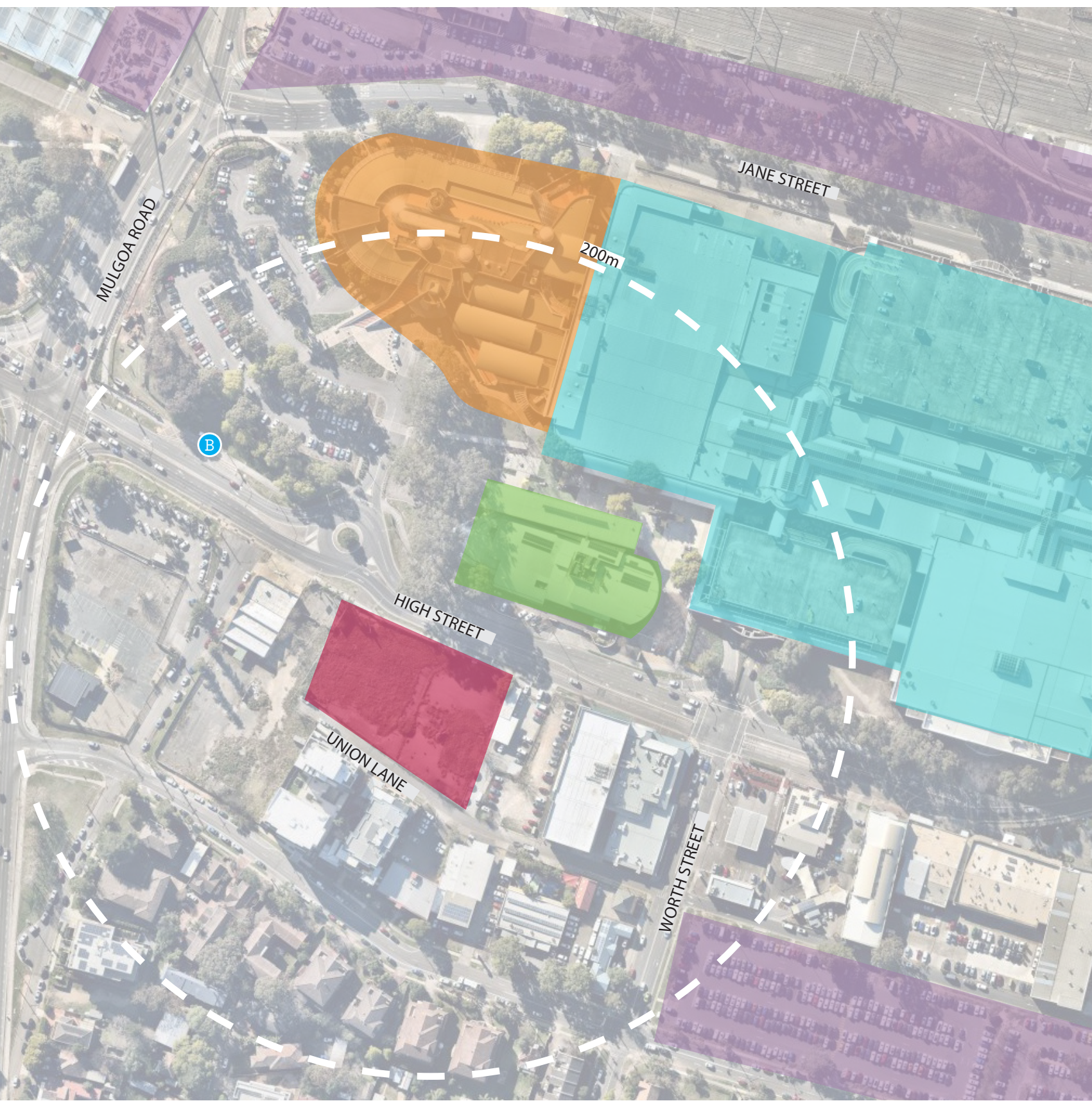
The most significant natural landmark in Penrith is the Nepean River. Recently, the Yandhai Nepean Crossing bridge was opened in place of the former Victoria Bridge crossing, which was particularly dangerous for pedestrian movement.

Remnant vegetation corridors exist to the north of Victoria Bridge, namely within the Emu Plains precinct which adjoins the former quarry, now Penrith Lakes Regional Park.

LEGEND

- | | | |
|---------------------------------|--|---|
| 1 Nepean River | 6 Penrith City Centre (Westfields, Council Chambers) |  Penrith Station |
| 2 Yandhai Bridge | 7 Panthers Club |  Site |
| 3 Penrith Lakes Regional Park | 8 Penrith Stadium | |
| 4 North Penrith Industrial Area | 9 Nepean Shopping Village | |
| 5 Thornton Development | 10 Jamison Sports Park | |
| | 11 Nepean Hospital | |
| | 12 Parker Street Playing Fields | |

SITE ANALYSIS | LANDSCAPE



SITE ANALYSIS

The site is located directly opposite Penrith’s civic hub. Within 400m walking distance is entries to the Penrith Westfields, Council Chamber and Library and performing arts hub. The site is also located less than 1km walking distance from Penrith Station.

Presently, there are no defined off road cycle pathways, with most transport connections giving precedence to vehicular traffic. There are a number of bus routes that run throughout the city center to and from surrounding suburbs, however presently the only dedicated stop nearby site is opposite the Council Chambers.

LEGEND

- Site
- Joan Sutherland Performing Arts Center
- Westfields Penrith Plaza
- Penrith Library & Council Chambers
- Commuter Carparking
- Bus Stop

The High Street Penrith landscape sets a new benchmark for urban living in Penrith. A diversity of offerings from the street to rooftops combine to create a dynamic place that is great to be at all times, and in all seasons.





comfortable



street amenity



inside/outside



social



green

YEAR-ROUND ENVIRONMENTAL COMFORT

The primary objective for all external spaces is environmental comfort - how it feels to be there throughout the year, day and night. Key considerations are solar access and wind.

GENUINE, SOCIAL PLACES FOR ALL

A diverse offering of communal open space that is tailored to individual groups, whilst remaining adaptable to changing needs into the future.

CONTRIBUTE TO URBAN LIFE

Understand the changing urban fabric of Penrith and responding by creating a public domain and podium landscape space that is contemporary and sets a benchmark for other developments

CONTINUUM OF GREEN

The experience of nature and greenery is ever-present - from the entry spaces to the podiums, the ground level and the doorstep terraces.

INSIDE / OUTSIDE CONNECTIONS

Maximising opportunities for seamless connection between inside and out, ensuring consideration of environmental comfort such as shade and wind.

DESIGN STATEMENT | LANDSCAPE



PUBLIC DOMAIN

STREETSCAPES

The streetscape will be designed in accordance with Council requirements, and planting inside the lot boundaries to provide a comfortable balance of privacy and passive surveillance of the street from ground floor apartments.

A feature tree will act as a icon for the entry - guiding people off High Street and down the adjacent laneway.

The laneway will feature a planting buffer along the eastern edge, buffering the laneway from the adjacent property. The laneway will be lit at night with LEDs for visual effect and to address legibility and CPTED issues, whilst ensuring no impacts on adjacent apartments.

COMMUNAL OPEN SPACE

The proposed range of communal open spaces combine to create a diverse offering of urban amenities, and will be an important agent for developing a happy, healthy, and social residential community.

Please refer to the following pages for specific details on each space.

URBAN ELEMENTS

The palette of elements selected are in response to the environmental factors, including extreme summer heat. Elements such as paving, furniture and lighting will be developed further during detailed design, though current palettes for the ground level and podium can be found further in the document.

AMENITY

GROUND LEVEL

The ground level amenity focuses on ensuring ease of access for residents and visitors. A feature tree at the High Street entry will define and space and serve as a beacon guiding residents and visitors down the laneway to the building entry and neighbouring streets.

PODIUMS

The design will incorporate a variety of amenities such as communal multi-use areas, seating, pool amenity and play. This aligns with the need to provide a rich collection of spaces and activities for people of all ages and backgrounds. These spaces are adequately sheltered by either planting or above podiums, which will aid against extreme summer heat.

ACCESSIBILITY

GROUND LEVEL

The through site link is a critical connection from Union Lane to High Street. The wide pathway ensure optimal access for wheelchairs, pedestrians and bicycle users.

PODIUMS

All residents of the new development can access and enjoy the communal areas. Universal access has been considered in the design of the communal space, connecting walkways and building entries without compromising design quality.

LIGHTING

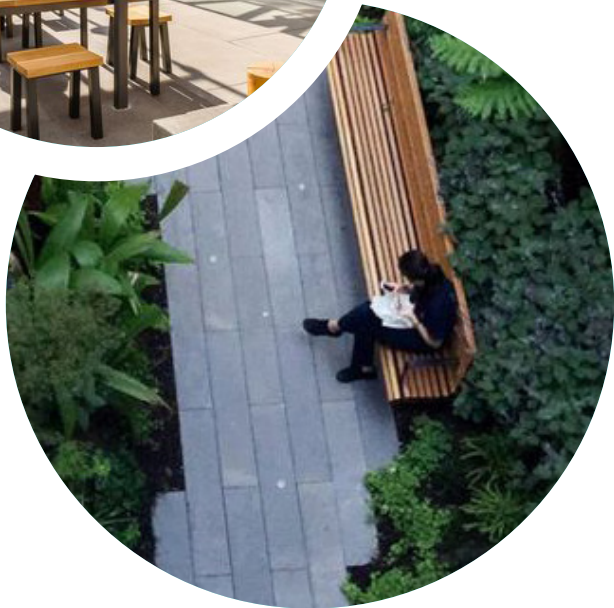
Lighting of external spaces will be provided to ensure access points are well lit, improving visibility and the sense of safety. Lighting of the communal open spaces will ensure safe levels of illumination for movement, whilst considering impact on private residences. Unobtrusive lighting will be incorporated where appropriate to enable early evening use of key spaces. All external lighting will be designed to meet relevant Australian lighting standards.

SOIL

The planting will comprise a complementary mix of indigenous and exotic species. Soil requirements will therefore vary according to varying soil chemistries enjoyed by individual species.

For indigenous vegetation, soil profiles will be provided which have modest nutrient levels particularly phosphorus. Specified material will equal Australian Native Landscapes 'Low P' mixture.

In areas where exotic species are to be planted an industry standard organic soil mixture will be provided.



DRAINAGE AND IRRIGATION

The detailed design will specify drainage cell to all soft landscape zones.

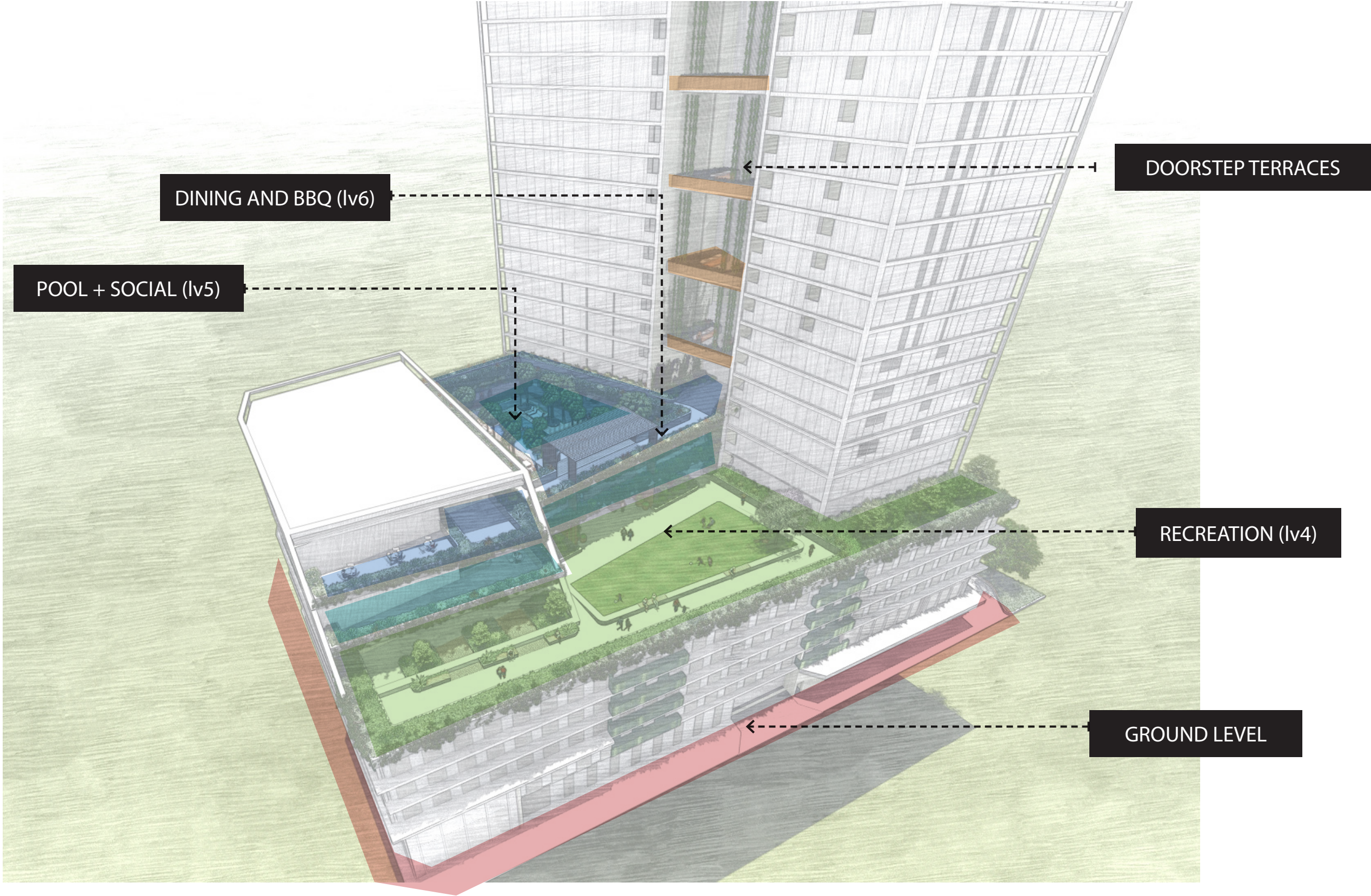
Where possible storm water runoff will be directed to the lawn and garden beds. Consideration has been given to the incorporation of low water demand and low maintenance plant species in all areas to reduce mains consumption and fertiliser contamination of drainage water. A proprietary subsurface drip irrigation system will be provided to all soft landscape areas.

PLANT ESTABLISHMENT AND MAINTENANCE

A landscape maintenance contractor will be engaged to maintain all plant material in a state of health and vigour for a period of 52 weeks after practical completion. Contractor must provide the Superintendent with a proposed maintenance works program for approval. The landscape contractor must keep a logbook of all maintenance works undertaken and include 'works to date' information with all progress payment invoices. Works will include, but not be limited to:

- Monitoring the irrigation system on a weekly basis to ensure plants are not under or over irrigated,
- Replacing dead plant material to establish a complete cover of planting without obvious voids at final completion.
- Replenishment of mulch as required to provide cover to the soil surface minimising weed encroachment.
- Suppression of weed growth and weed removal
- Low phosphorus nutrient will be provided to indigenous plant groupings, and a broad spectrum fertiliser applied to exotic plant groupings to satisfy differing chemical requirements.
- Selective pruning / crown lifting / canopy shaping of trees to remove potential future structural defects, establish branching above head height, etc.

PLACE PROGRAM | LANDSCAPE



GROUND LEVEL | MASTERPLAN

- ① Feature tree planting with seating
- ② Raised planter along adjacent property edge.
- ③ Pedestrian Laneway
- ④ Lobby entry

TOWER
FOOTPRINT
15 STOREYS

NEW ROAD
CENTER LINE OF THE ROAD

HIGHSTREET

Street tree planting and pavement to Council's specifications.

UNION LANE

83-85 UNION
ROAD
8 STOREYS

79-81 UNION
ROAD
5 STOREYS

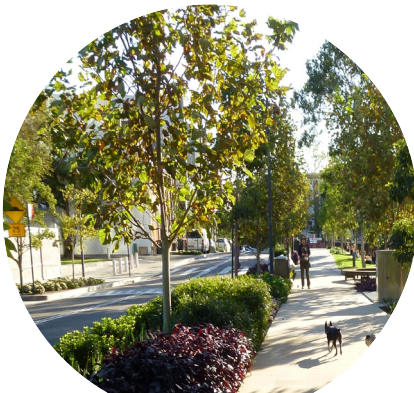
TOWER
FOOTPRINT
12 STOREYS

608-61
ST
6 ST

608-61
ST
6 ST



TREE PLANTING



PLANTING BUFFER



STREET AMENITY

1:400@A3 N

PLANTING + MATERIAL PALETTE | GROUND FLOOR

PLANTING

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE
TREES			
PU	Pyrus ussuriensis	Manchurian Pear	200L
UNDERSTOREY			
Cw	Callistemon 'White ANZAC'	White ANZAC Bottlebrush	200mm pot
Dr	Dianella revoluta	Spreading Lily	150mm pot
Ej	Euonymus japonicus 'Ovatus Aureus'	Japanese Splndle Bush	200mm
Ga	Gardenia augusta 'Florida'	Gardenia Florida	200mm
Gn	Grevillea 'Ned Kelly'	Grevillea Ned Kelly	200mm
Gr	Grevillea rosmarinifolia 'Nana'	Rosemary Grevillea	200mm
Lm	Liriope muscari 'Evergreen Giant'	Evergreen Giant	200mm
Lt	Lomandra 'Tanika'	Tanika Mat Rush	200mm
Ri	Raphiolepis indica 'Oriental Pearl'	Oriental Pearl Indian	200mm



Callistemon "White ANZAC"



Dianella revoluta



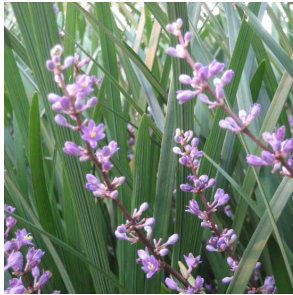
Grevillea 'Ned Kelly'



Raphiolepis indica 'Oriental Pearl'



Gardenia augusta 'Florida'



Liriope muscari 'Evergreen Giant'



Grevillia rosmarinifolia 'Nana'



Euonymus japonicus



Lomandra 'Tanika'



Pyrus ussuriensis

MATERIALS

The material palette for the public domain will align with the current stylistic qualities and standards of the High Street domain.



UNIT PAVING



CONCRETE FOOTPATH

FURNITURE + FIXTURES



CONCRETE RAISED PLANTERS



BOLLARD (OR SIMILAR)

PODIUM LANDSCAPES



LEVEL 04



A BUSHTUCKER GARDEN FOR THE COMMUNITY



A SPACE FOR ACTIVITY



COMMUNAL LAWN SPACE



LUSH, CENTRAL GREEN

LEVEL 04 | MASTERPLAN

- ① Raised lawn
- ② Feature tree
- ③ Greenwall
- ④ Raised planter - variable heights
- ⑤ Bushtucker garden planting with seating
- ⑥ Lobby entry space
- ⑦ Youth recreation space
- ⑧ Cabana
- ⑨ Spiral staircase to level 05
- ⑩ Storage / void for pool and deck on level 06
- ⑪ Feature palm planting
- ⑫ Multi-use communal space
- Line of podium above



1:200@A3 N





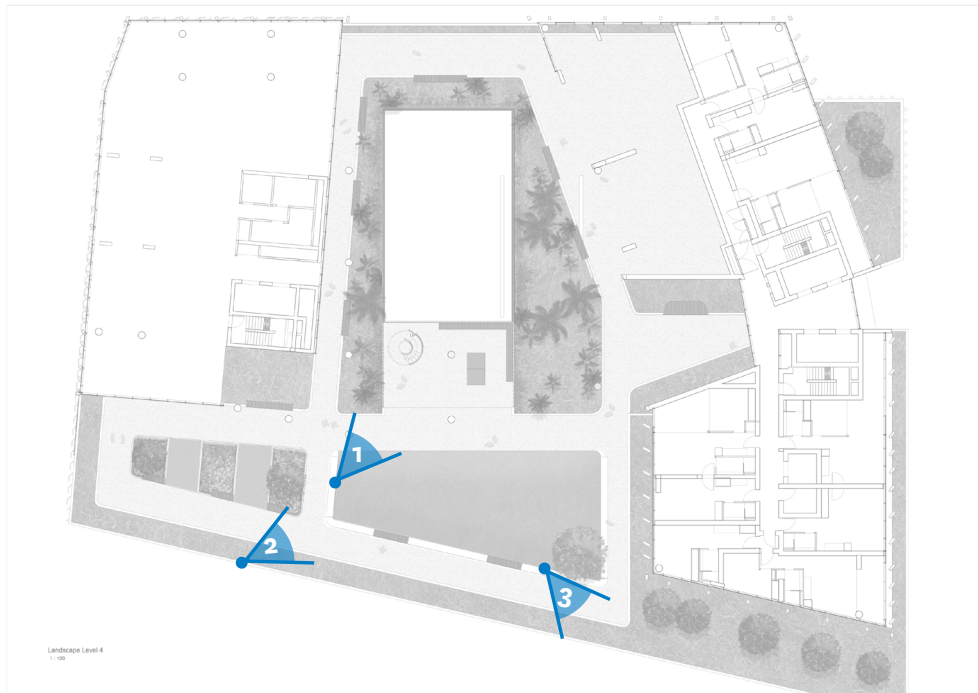
View 1: Youth recreation space and open lawn



View 2: Aerial view of lawn space



View 3: Youth recreation space and open lawn



Key Plan (Not to scale)



THE SUMMER SPLASH ZONE



A CABANA POOL PARADISE



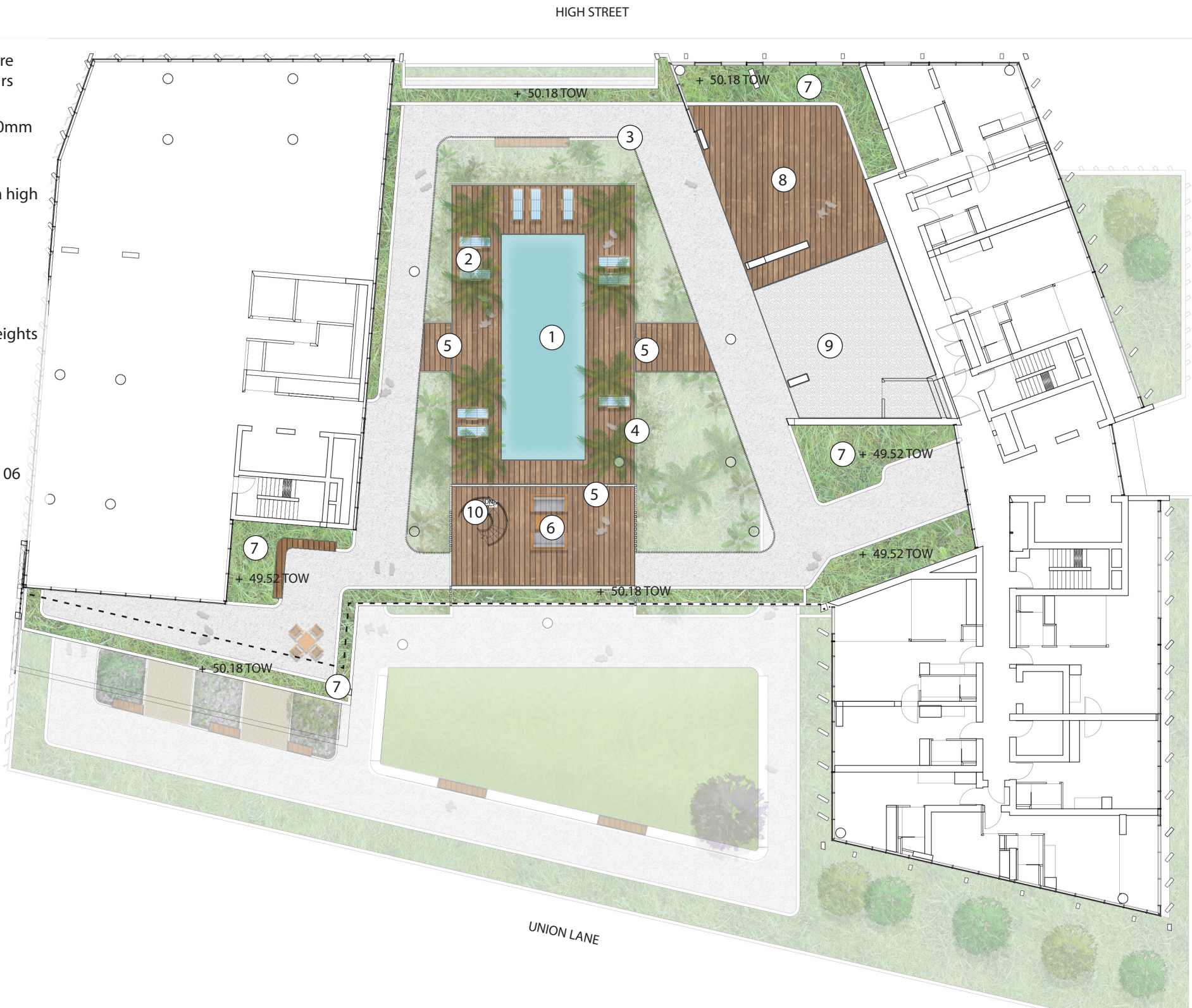
AN ACTIVE RETREAT



A CURTAIN OF GREEN AT EVERY TURN

LEVEL 05 | MASTERPLAN

- ① Pool
- ② Pool deck space with feature palms and sun lounge chairs
- ③ Flatbar palisade fence 1200mm high
- ④ Glass pool fence - 1200mm high
- ⑤ Pool entry gate
- ⑥ Casual lounge space
- ⑦ Raised planter - variable heights
- ⑧ Yoga Deck
- ⑨ Gym space
- ⑩ Spiral stairway to level 04 / 06
- Line of podium above



SEATING NOOKS



POOL AREA



LUSH PLANTING

1:200@A3 N



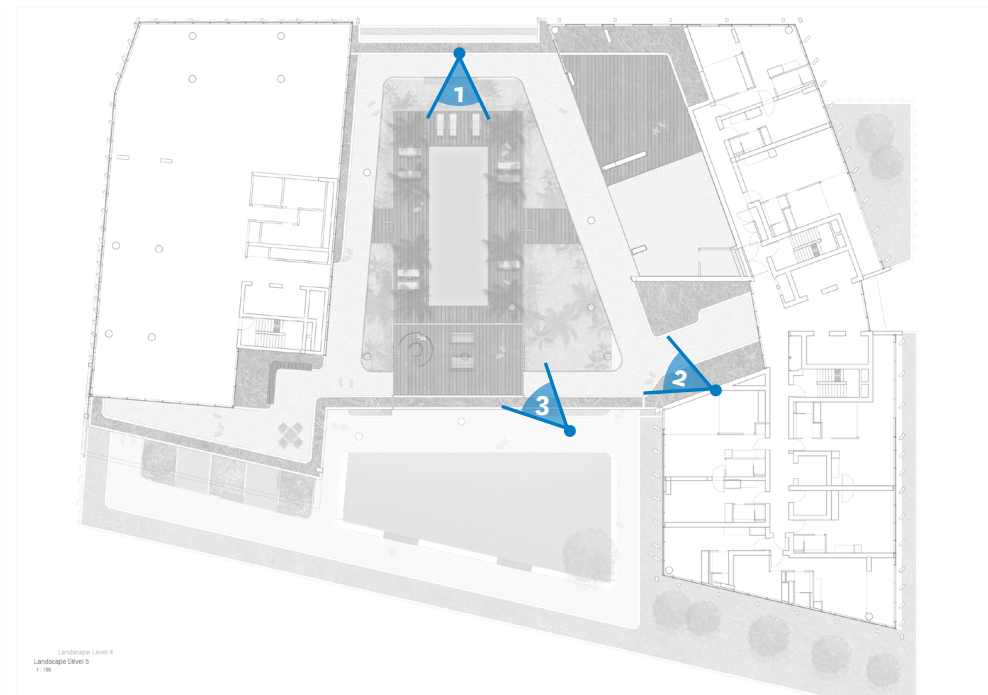
View 1: The pool zone and deck space



View 2: Lush planting cascading from level 6



View 3: Social space overlooking pool area



Key Plan (Not to scale)



Overlooking the pool and deck space, from level 6

LEVEL 06



THE **CASCADING** GARDEN



COMMUNAL **BBQ**



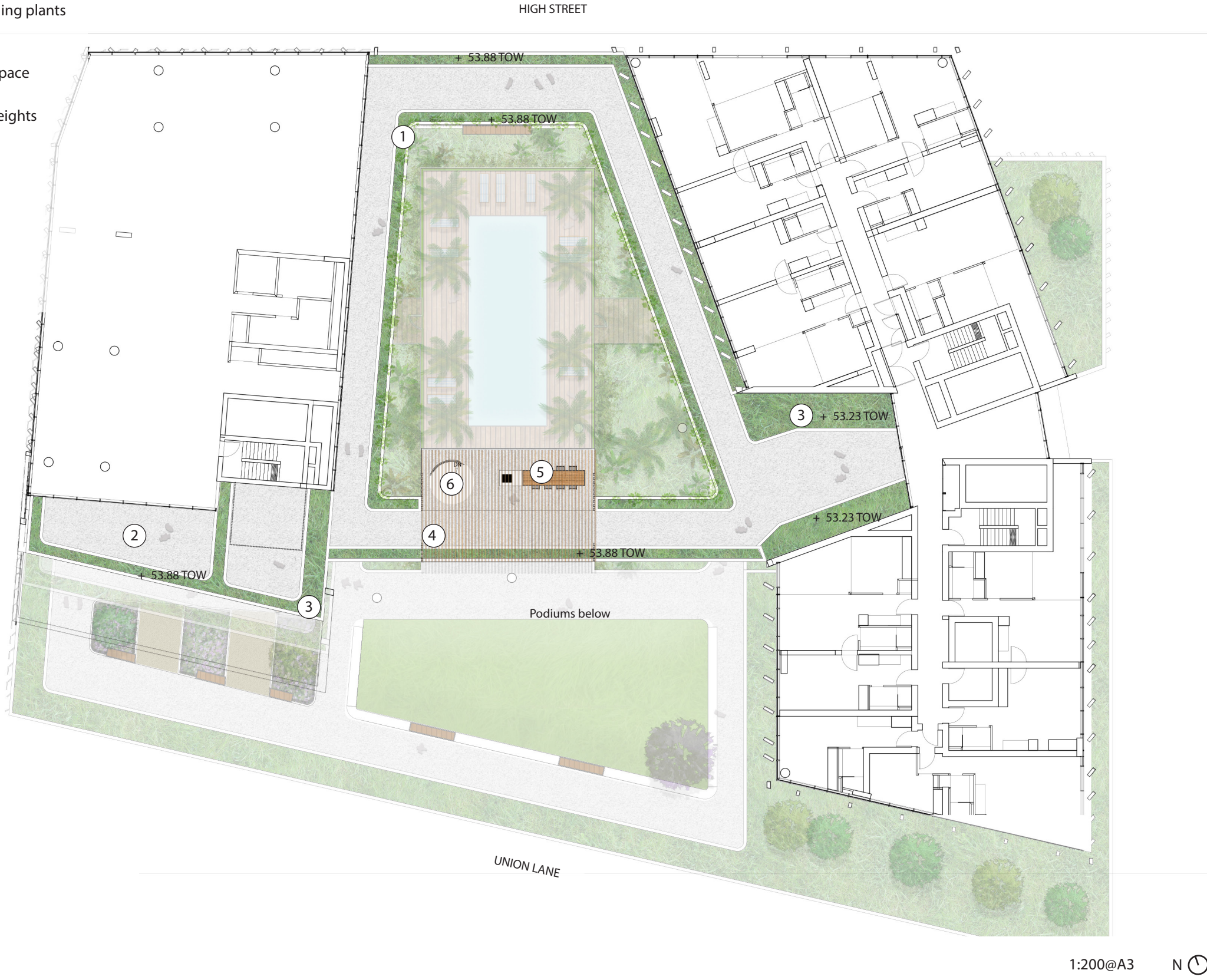
GREENING FROM THE TOP



A SPACE TO BE **SOCIAL**

LEVEL 06 | MASTERPLAN

- ① Raised planter with cascading plants into void below
- ② Social gathering / dining space
- ③ Raised planter - variable heights
- ④ Cabana Rooftop
- ⑤ Social dining / BBQ space
- ⑥ Spiral stairway to level 05



VIEWS | LEVEL 06



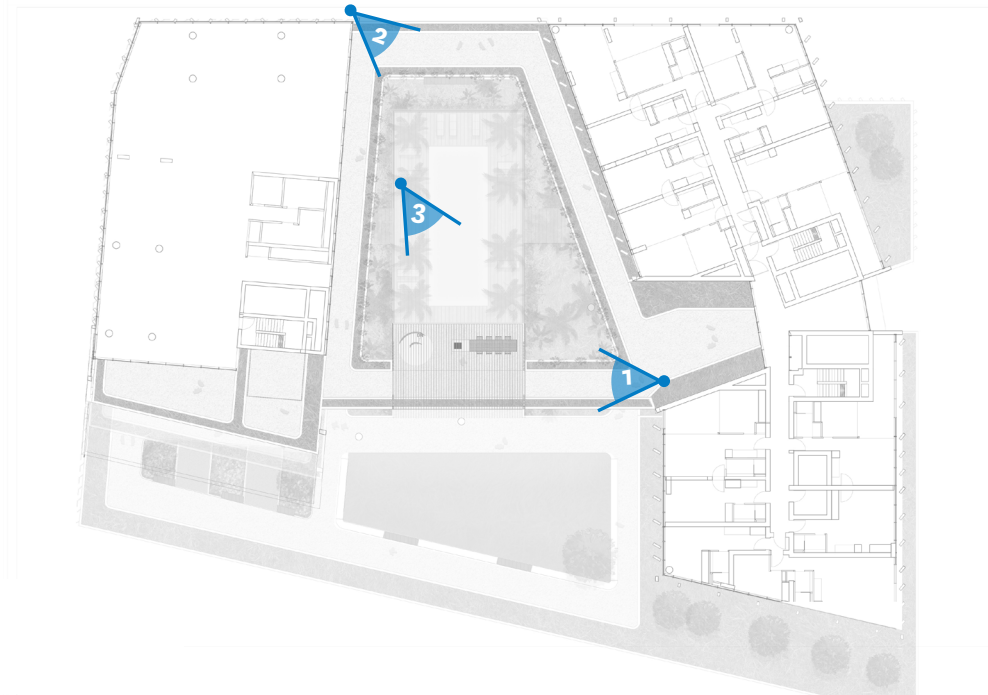
View 1: Cabana rooftop and walkway



View 2: Aerial view overlooking pool

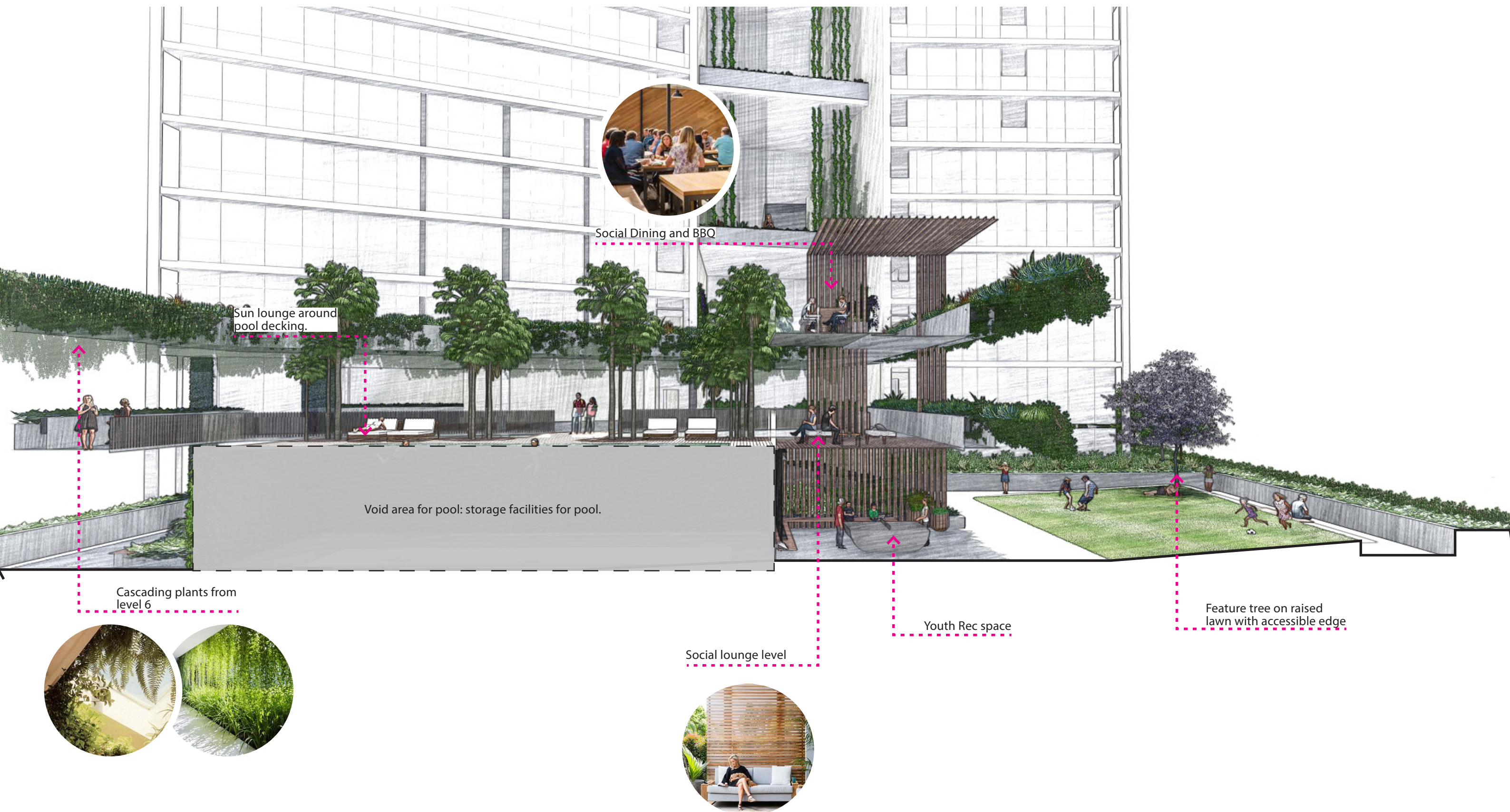


View 3: Communal dining and Cabana

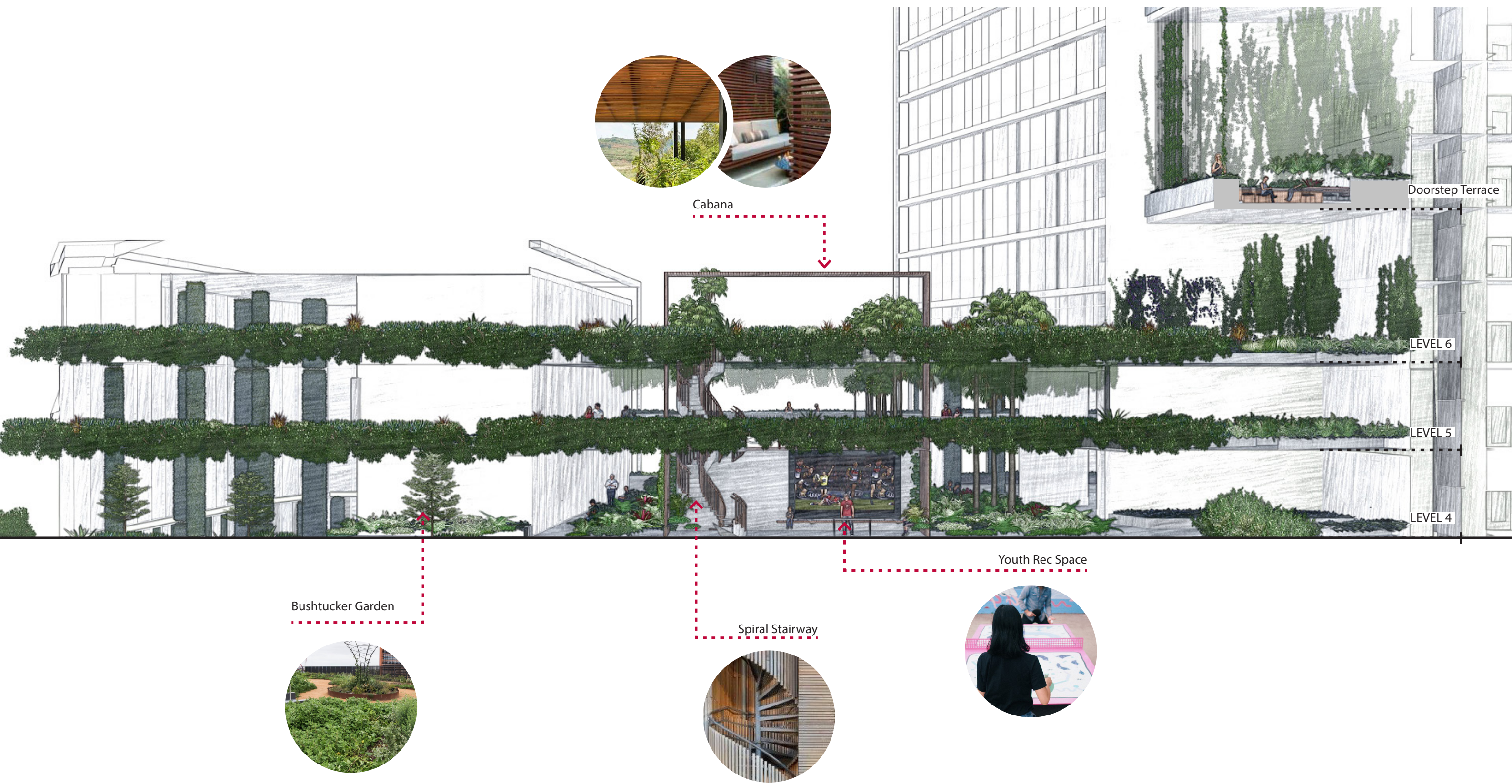


Key Plan (Not to scale)

SECTIONS | NORTH - SOUTH



SECTIONS | EAST - WEST

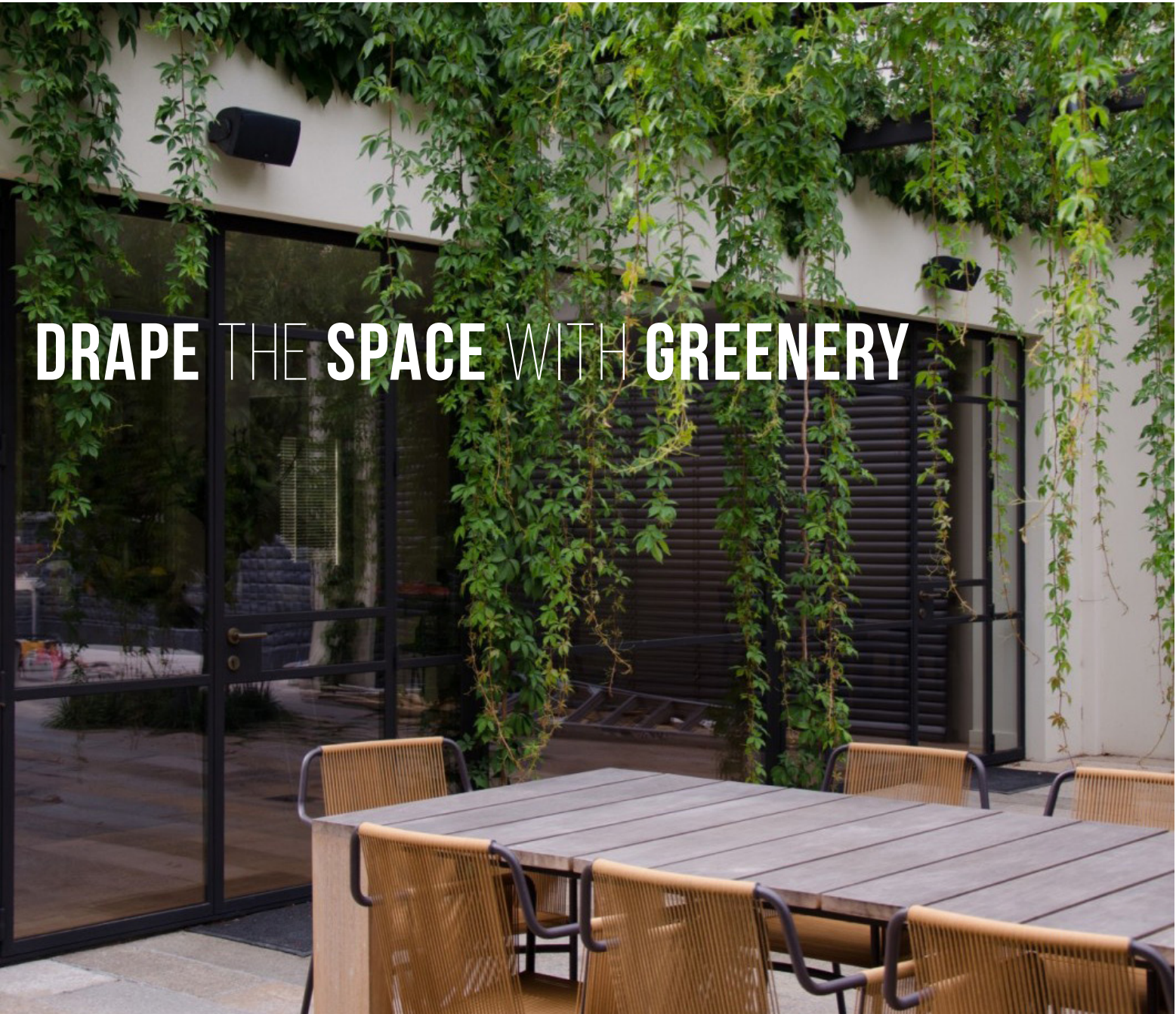


DOORSTEP TERRACES

BRINGING THE INDOORS, OUT...



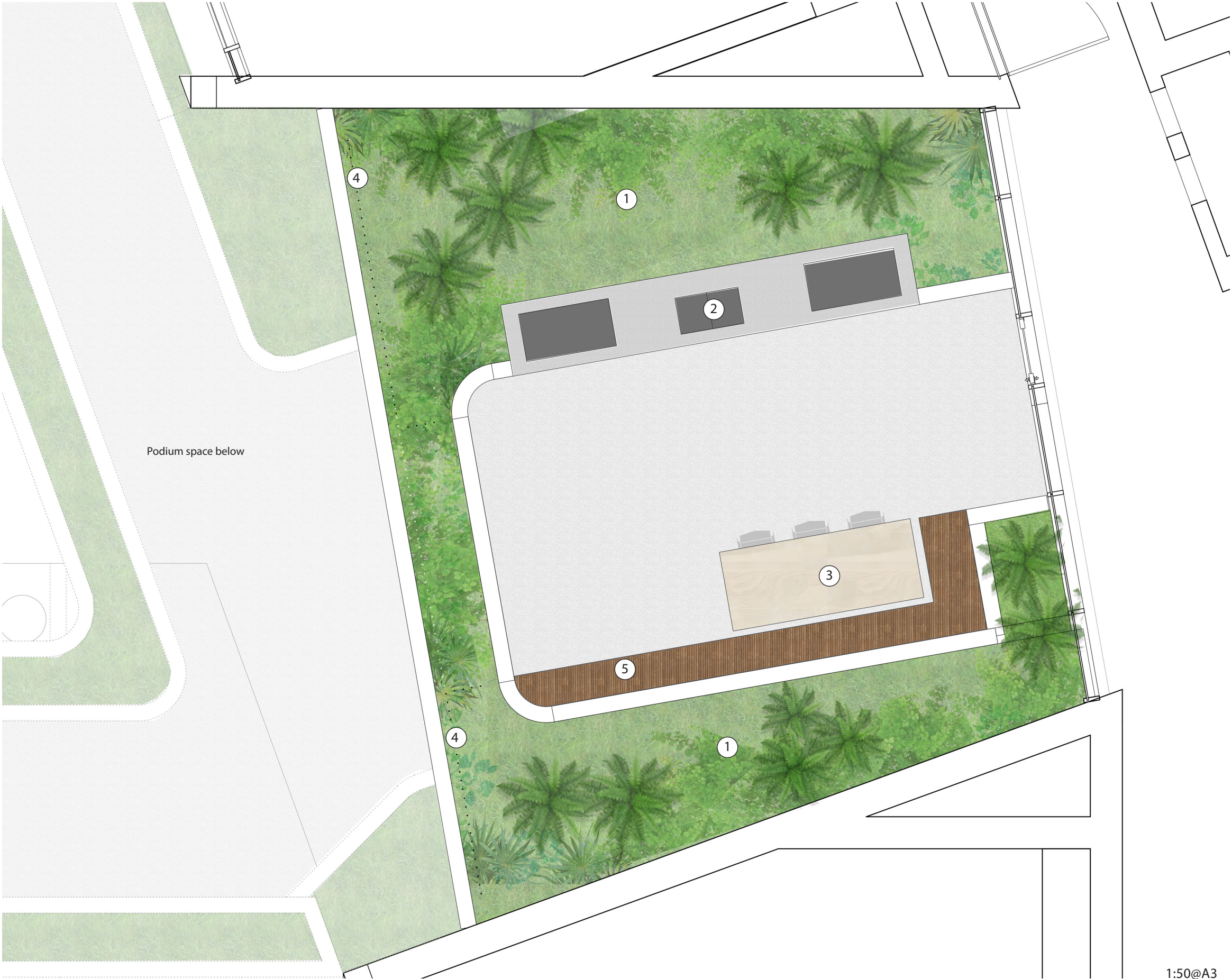
THE OUTDOOR KITCHEN



DRAPE THE SPACE WITH GREENERY

DOORSTEP TERRACES | PLAN

- ① Raised planter - 1.2m high
- ② BBQ + Outdoor kitchen space
- ③ Seating and dining space
- ④ Vertical greening
- ⑤ Seating Bench



VIEWS | DOORSTEP TERRACE



View 1: Doorstep terrace and views

MATERIALS PALETTE | PODIUMS + TERRACES

STRATEGY

The material palette for the podium levels will echo the architectural character of the development. The hardscape elements will use earthy tones and textures, softening the ground plane and complimenting the planting buffer that guides pedestrian movement across the podiums.

All furniture and fixtures for the site will be:

- Durable, functional and aesthetically pleasing
- Able to facilitate social and communal activities.
- Adaptable to the needs of the community, including being childsafe.
- Well-wearing and resistant to the changing extremes in climate in the Penrith region.

PAVING + FINISHES



ASHLAR PAVING



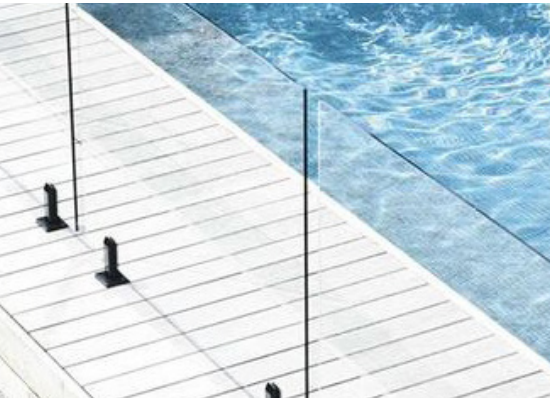
TIMBER DECK (OR SIMILAR)

PLANTERS



CONCRETE RAISED PLANTERS

GATES + FENCING



GLASS POOL BALUSTRADE + GATE



PALISADE FLAT BAR FENCE



CABANA STRUCTURE

STAIRS AND HANDRAILS



STAINLESS STEEL HANDRAILS



SPIRAL STAIRWAY (OR SIMILAR)

MATERIALS PALETTE | PODIUMS + TERRACES

FURNITURE + FIXTURES



CONCRETE BBQ BENCH



COMMUNAL OUTDOOR TABLE



SUN LOUNGERS (OR SIMILAR)



OUTDOOR LOUNGE SETTING



TIMBER SEATING WITH CONCRETE EDGE



TIMBER BENCH SEATING WITH BACKREST

PLANTING PALETTE | PODIUMS + TERRACES

CODE	BOTANICAL NAME	COMMON NAME	POT SIZE
TREES			
Ac	Achontophoenix cumminghamiana	Bangalow Palm	3-5m varying heights
Ee	Elaeocarpus eumundii	Smooth Leafed Quandong	200L
Er	Elaecarpus reticulatus	Blueberry Ash	200L
Hf	Howea fosteriana	Kentia Palm	3-5m varying heights
Hy	Hymenosporum flavum	Native Frangipani	200L
Jm	Jacaranda mimosifolia	Jacaranda	1000L
Tl	Tristaniopsis laurina	Watergum	200L
Wf	Waterhousea floribunda	Weeping Lily Pily	200L

UNDERSTOREY			
Ae	Aspidistra elatior	Cast Iron Plant	200mm
Av	Asplenium variegata	Variegated Bird's Nest Fern	200mm
Bs	Blechnum 'silver lady'	Silver Lady Fern	200mm
Ca	Casuarina 'Cousin It'	Sheoak	200mm
Cc	Chlorophytum comosum	Spider Plant	200mm
Cr	Cordyline 'Rubra'	Cordyline	200mm
Db	Dianella 'Breeze'	Flax Lily	200mm
Gf	Gardenia florida	Gardenia	200mm
Gm	Gardenia magnifica	Magnifica	200mm
Hg	Hymenosporum 'Gold Nugget'	Native Frangipani	200mm
Lm	Liriope 'Evergreen Giant'	Evergreen Giant	200mm
Px	Philodendron 'Xanadu'	Xanadu	200mm
Rp	Rosemary officinalis 'Prostrate'	Common Rosemary	200mm
Sc	Syzygium 'Cascade'	Lily Pily	200mm

SHRUBS + ACCENT PLANTING			
Aa	Agave attenuata	Foxtail Agavae	300mm
Ai	Alcantarea imperialis 'Rubra'	Imperial Bromeliad	300mm
Dc	Dracaena 'Janet Craig'	Janet Craig	300mm
Dd	Dracaena 'Tricolour'	Striped Dracaena	300mm
Ro	Raphiolepis 'Oriental Pearl'	Indian Hawthorn	200mm
Ss	Stromanthe sanguinea	Sanguinea	200mm
Vh	Vriesea hieroglyphica	King of the Bromeliads	300mm

CLIMBERS			
Cg	Carpobrotus glaucescens	Pigface	200mm
Hi	Hibbertia scandens	Snake Vine	200mm
Tb	Thunbergia battiscombei	Blue Glory Vine	200mm
Tj	Trachelospermum jasminoides	Star Jasmine	150mm
Tt	Trachelospermum jasminoides 'Tricolour'	Variegated Star Jasmine	150mm

PLANTING PALETTE



Elaeocarpus eumundii



Howea fosteriana



Jacaranda mimosifolia



Waterhousea floribunda



Aspidistra elatior



Blenchnum 'Silver Lady'



Casuarina 'Cousin It'



Philodendron 'Xanadu'



Agave attenuata



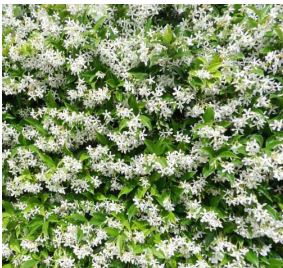
Dracaena 'Tricolour'



Stromanthe sanguinea



Vriesea hieroglyphica



Trachelospermum jasminoides



Thunbergia pattiscombei



Carpobrotus glaucescens



Hibbertia scandens

CARPARK GREENING | VERTICAL GREENING

Carpark greening along building edges will feature a variety of hardy, sun tolerant species that will add vertical greening and character to the facade.

PLANTING PALETTE

CODE	BOTANICAL NAME	COMMON NAME	CENTRES	POT SIZE
CLIMBERS				
Ma	Mandevilla spp	Rocket Trumpet	400mm	200mm
Pp	Pandorea pandorana	Wonga Wonga Vine	400mm	200mm
Tj	Trachelospermum jasminoides	Star Jasmine	400mm	200mm



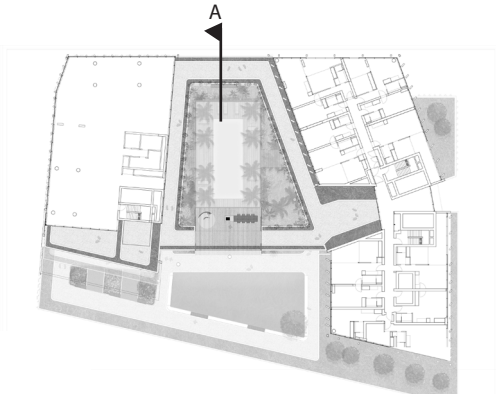
Mandevilla spp



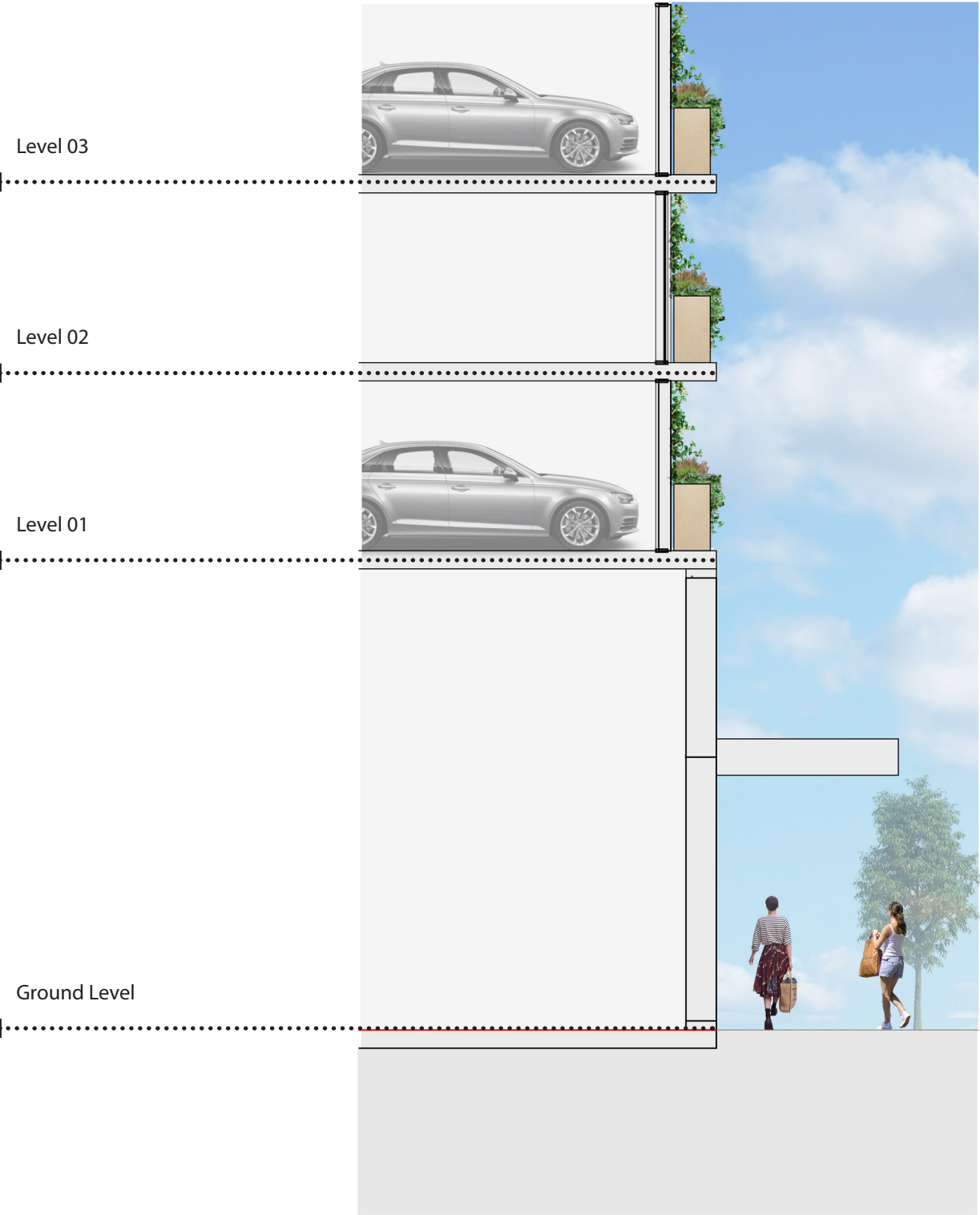
Pandorea pandorana



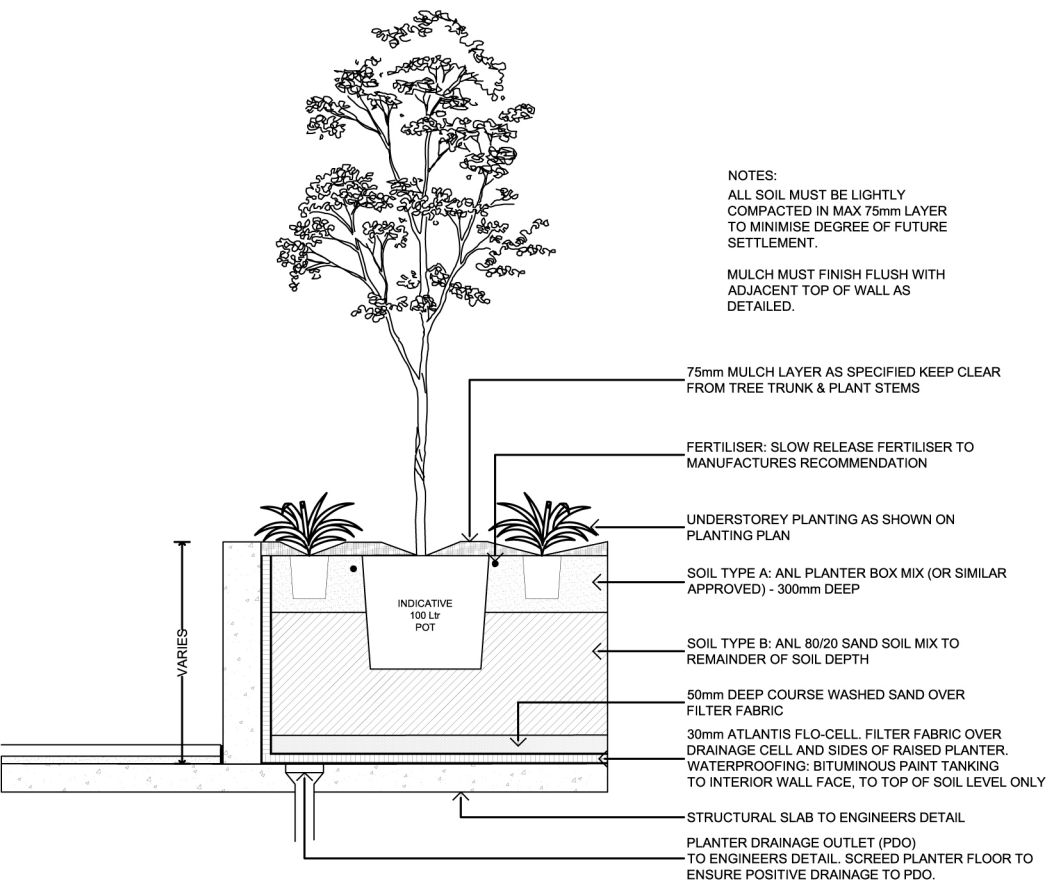
Trachelospermum
jasminoides



Section A - Typical Carpark Section - 1: 100@A3



PRELIMINARY CONSTRUCTION DETAILS | LANDSCAPE



Typical raised planter on structure 1:40@A3



SYDNEY

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