



URBIS

WESTFIELD PENRITH ALTERATIONS & ADDITIONS

PUBLIC DOMAIN DEVELOPMENT APPLICATION

PREPARED FOR
SCENTRE GROUP
15 OCTOBER 2019

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SITE ANALYSIS

INTRODUCING THE SITE AND ITS CONTEXT

1.0 INTRODUCTION

The landscape Architectural report represents the landscape philosophy for the proposed development at Westfield Penrith.

The landscape proposal has been prepared after review of and in compliance with Council's DCP – Landscape Code and DA application checklist. The report is also in response to previous design workshops with Penrith Council and Scentre Group.

SITE CONTEXT

Westfield Penrith is situated in the heart of Penrith's CBD, positioned the main arterial roads of Greater Western Highway to the north, High street and Henry Street to the south. Its key location is also highlighted by its close relationship with Penrith Train Station to the East and Penrith City Council chamber to the west.

The proposed public domain open space development site 'Westfield Penrith alterations and additions' sits within both Westfield Penrith and Penrith City Council property boundaries. The current public domain plaza provides public amenity and key pedestrian links to the surrounding stakeholders, including Westfield's south-west entrance and food court, Westfield car park and adjacent John Sutherland Performance Art Centre. It also provides strong pedestrian and emergency vehicle circulation connections between Penrith City Council chambers and High Street.

The existing public domain design (by Penrith City Council) consists of; large flexible concrete pavement area, generous synthetic turf areas, planted squares with a mix of mature and immature trees, modular seating elements with integrated art and small shade umbrellas. The spaces are connected by a linear stormwater grate, celebrating the story of water.

DEVELOPMENT PROPOSAL

The intent of the proposed development is to stimulate the existing plaza through upgrades to the existing Westfield's southern façade with food & beverage. The Food and Beverage will also bring late night activation, contributing to the pedestrian through link safety.

The application aims to retain the existing plaza character while looking for various public domain interventions that respond to the new food & beverage retail activation, strengthening amenities for surrounding stakeholders and community.



Views into site from library



Views down to High Street

2.0 DESIGN RESPONSE

METHODOLOGY

The underlying principles from which the landscape concept has been developed are set out below. The design approach to the landscape design has been to:

- Retain the existing tree grid to the High Street frontage which strengthens the arrival forecourt.
- Provide new and improved sight lines both internally and externally. Provide a strong pedestrian arrival from High Street.
- Upgrade pavement within the private lot adjacent to the proposed LSA terraces with pre cast concrete pavers. The upgraded pedestrian arrival from High Street is integrated with a lightweight arbour structure with proposed star jasmine climbing the columns.
- Retain flexible spaces for community events such as weekend markets and performance stages.
- Increase planting to the eastern car park LSA terrace facades to provide a lush landscape setting.
- The large proposed northern LSA terrace has a feature magnolia tree in a moveable Philippe Starck pot.
- The main entrance to Westfield integrates indoor and outdoor planting connecting the external plaza to the kids play area inside.
- Retain existing vegetation to the the car park entrance integrating a new Westfield sign and proposed hedge planting and trees.

LIGHTING

All external areas will be designed to meet relevant Australian Lighting Standards. Integrated landscape lighting is proposed to all the landscape elements.

WATER MANAGEMENT

Water Sensitive Urban Design (WSUD) principals have been realised into the landscape design in a way that celebrates a sustainable water cycle.

- Where possible storm water runoff will be directed to the lawn and garden beds.
- All soft landscape zones on structure will be detailed to have subsurface drainage.
- Irrigation will be provided to all soft landscape areas and will be specified within the tender package.

PLANT ESTABLISHMENT MAINTENANCE

MAINTENANCE NOTES:

General

- Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase
- Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.
- Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent. Log book to contain a copy of the approved planting establishment program.
- Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.
- Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

Watering

- If the watering regime is intended to be amended the contractor must seek written approval from the superintendent immediately prior to the deferment of watering.
- Where possible storm water runoff will be directed to the lawn and garden beds.
 - All irrigation systems will comprise of subsurface drip systems and automatic timers with rainwater / soil moisture sensor controls;
 - Irrigation will be provided to all soft landscape areas and will be specified within

the tender package;

- Low water demand shrub planting is proposed.

Watering permits: the contractor is responsible for obtaining the necessary watering permits required to carry out the watering as specified.

Planting Maintenance

Protection of works: provide any fencing or barriers necessary to protect the planting from damage throughout the planting establishment period.

Recurrent works: throughout the planting maintenance period, continue to carry out recurrent works of a maintenance nature all to the extent required to ensure that the plants are in the best possible condition at the end of the planting maintenance period. These activities are including but not limited to:

- weeding,
- rubbish removal,
- fertilizing,
- pest and disease control,
- adjust / replace stakes and ties
- topping up mulch,
- cultivating,
- pruning,
- keeping the site neat and tidy

Replacements: the contractor is responsible for the replacement of failed, damaged or stolen trees, shrubs and groundcovers throughout the planting establishment period.

Weeding

Generally: regularly remove, by hand, rubbish and weed growth that may occur or recur throughout turfed, planted and mulched areas. Continue eradication throughout the course of the works and during the planting establishment periods.

Weed eradication: the contractor must make allowance for a higher level of maintenance during establishment to ensure that weeds are controlled.

Herbicide use: re-application of herbicide such as Ronstar or equivalent if required.

Compliance

Requirement: plant maintenance shall be deemed complete subject to the following compliance with the criteria:

- repairs to planting media completed
- ground surfaces are covered with the specified treatment to the specified depths
- pests, disease, or nutrient deficiencies or toxicities are not evident.
- organic and rock mulched surfaces have been maintained in a weed free and tidy condition and to the specified depth
- vegetation is established and well formed
- plants have healthy root systems that have penetrated into the surrounding, undisturbed ground and not able to be lifted out of its planting hole
- vegetation is not restricting essential sight lines and signage
- Collection and removal of litter
- All non-conformance reports and defects notifications have been closed out.
- Plant maintenance compliance schedule: *as defined by the superintendent collection and removal of litter
- All non-conformance reports and defects notifications have been closed out.
- Plant maintenance compliance schedule: *as defined by the superintendent

Pruning

- Generally: tree plantings shall be left to grow in a form consistent with the growth habit of the species.
- Pruning: cut back tree canopies and groundcovers to road verges, and light poles and signs as required achieving clear sight lines when viewed along roadway.
- Requirement: pruning to be undertaken by a qualified tree surgeon / arborist

Plant Material	Acceptable failure per area	Acceptable concentration of failure
Tube stock given location*	<10%	<15% in any
100-150mm given location*	<5%	<15% in any
45L	<nil	nil%
Turf	<5%	nil%
Trees (200L/400L/1000L/ Trunk)	< nil%	< nil%

Fertilising

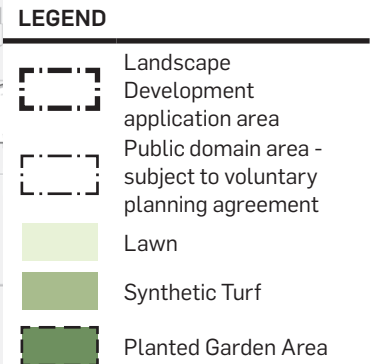
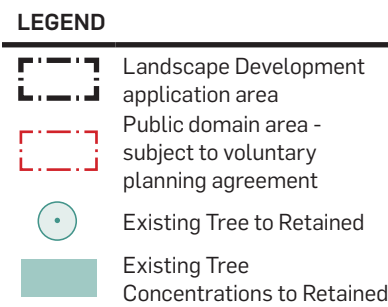
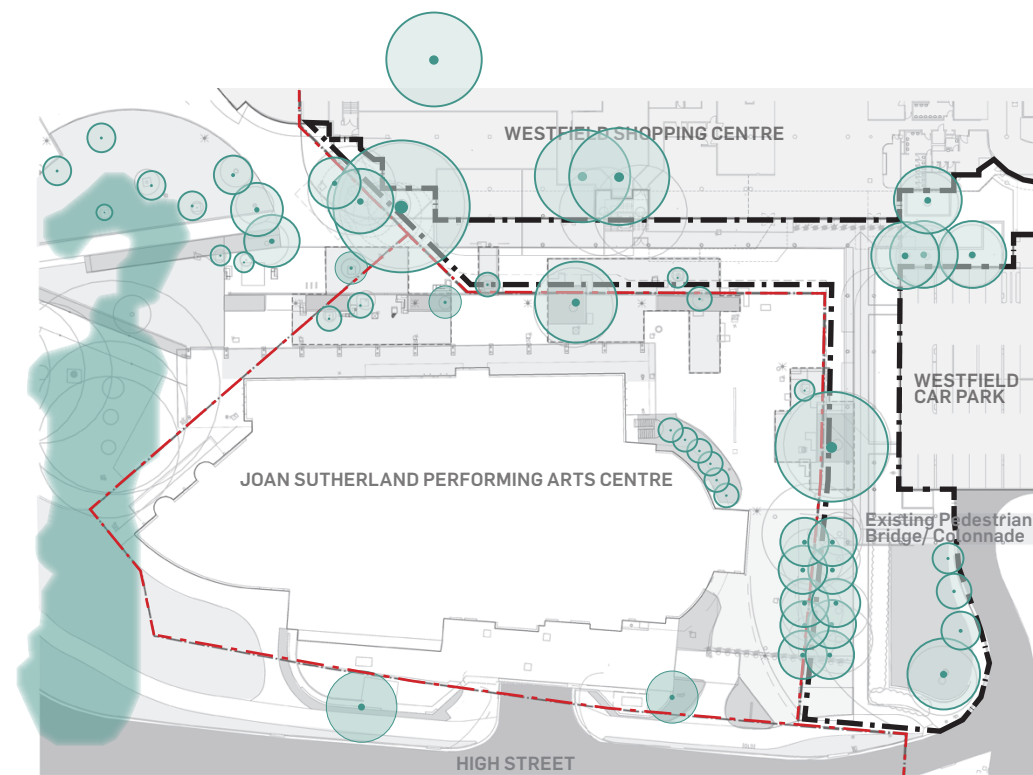
- Generally: the fertiliser regimes have been devised to provide sufficient long-term fertility for the vegetation type and it is anticipated that all except the very high status horticultural beds such as feature plantings (entry and courtyard planting) for colour and foliage will not need regular fertiliser regimes.
- Testing: additional nitrogen may be required due to drawdown effects from composts and mulches and localised waterlogging. To compensate for this, soil testing is to be carried out after 12 months to ascertain nutrient requirements.

Completion

- Cleaning: remove temporary protective fences and tree stakes at the end of the planting maintenance period.

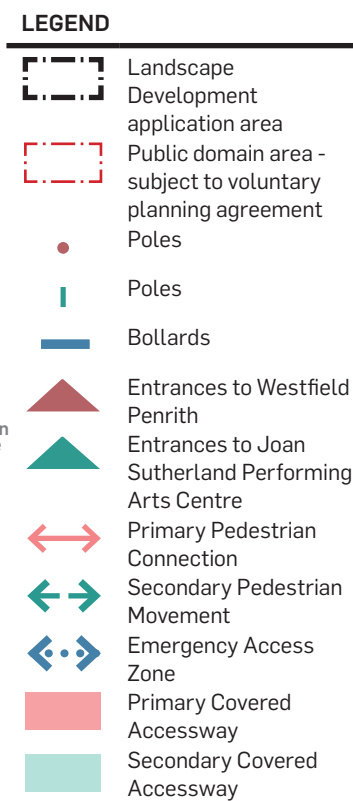
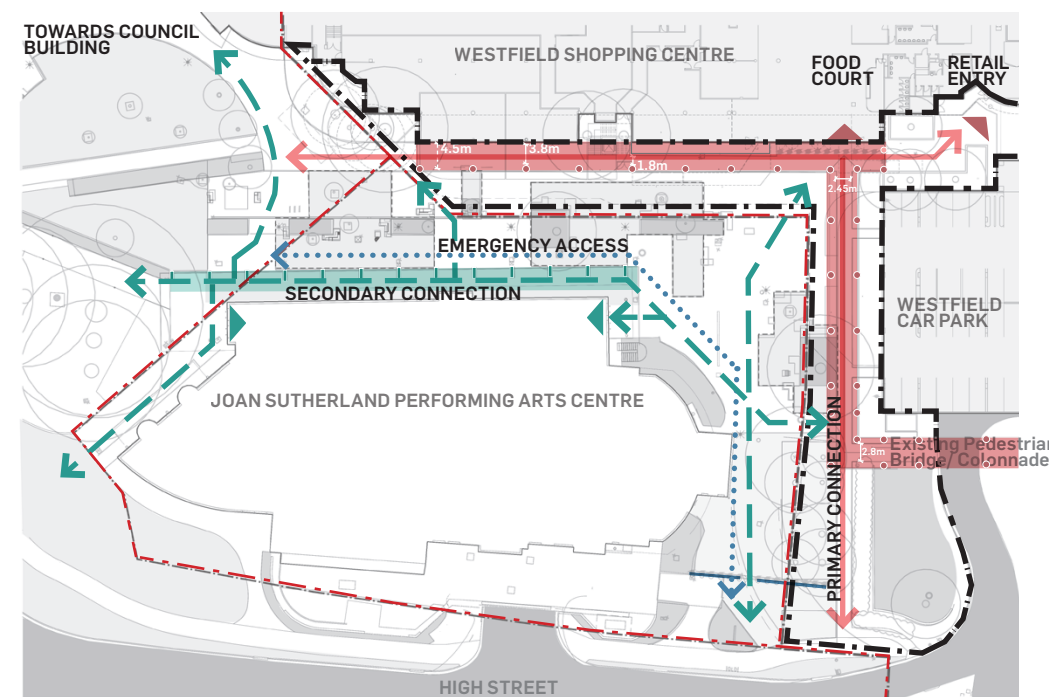
3.0 EXISTING SITE CONDITIONS





3.1 URBAN TREE CANOPY

3.3 GREEN PLAZA



3.2 ACCESS AND CIRCULATION

3.4 KEY VIEW CORRIDORS

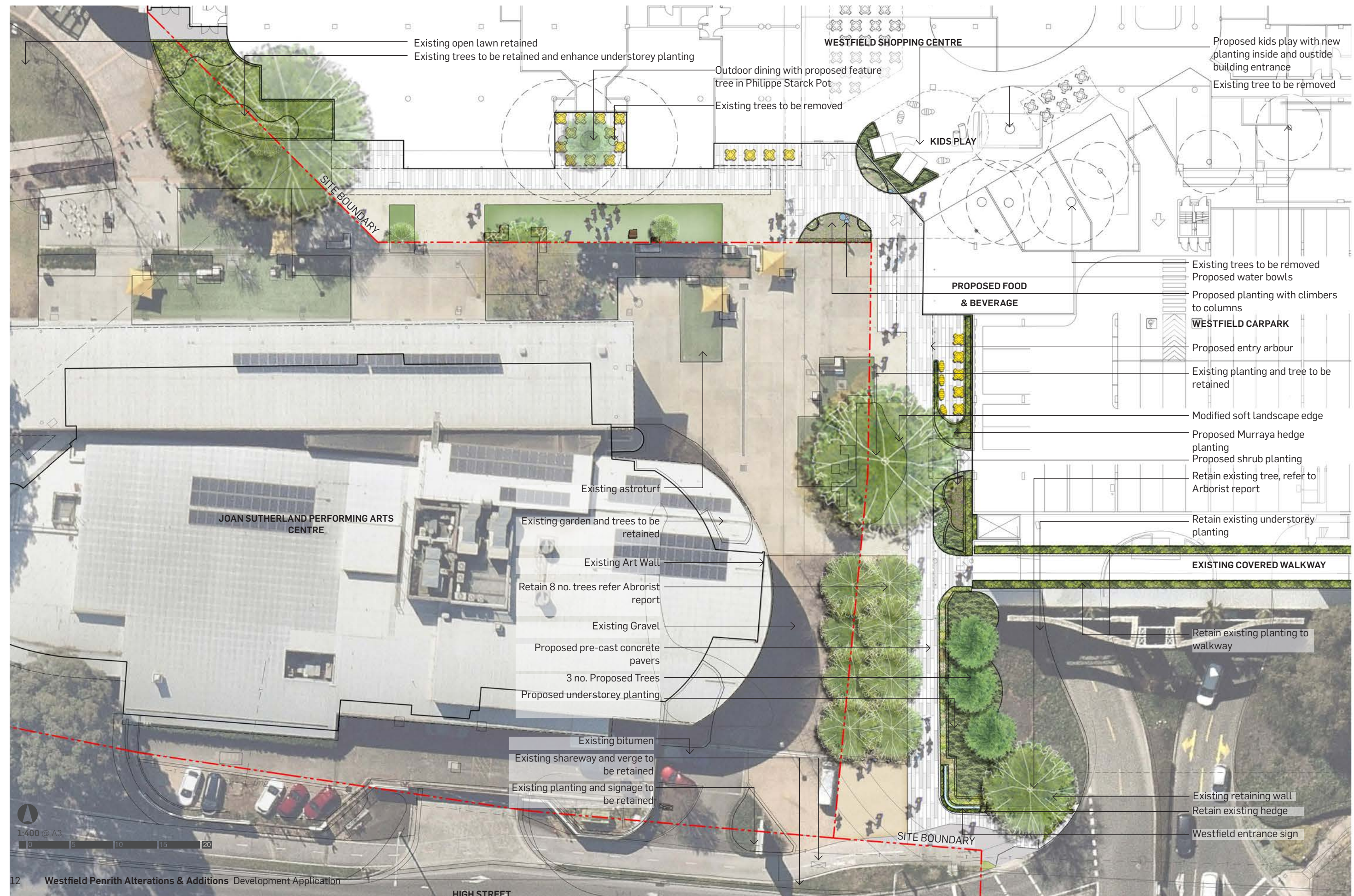
4.0 TREE RETENTION STRATEGY



LANDSCAPE CONCEPT DESIGN

ADDRESSING THE LANDSCAPE

5.0 LANDSCAPE CONCEPT DESIGN WITH AERIAL



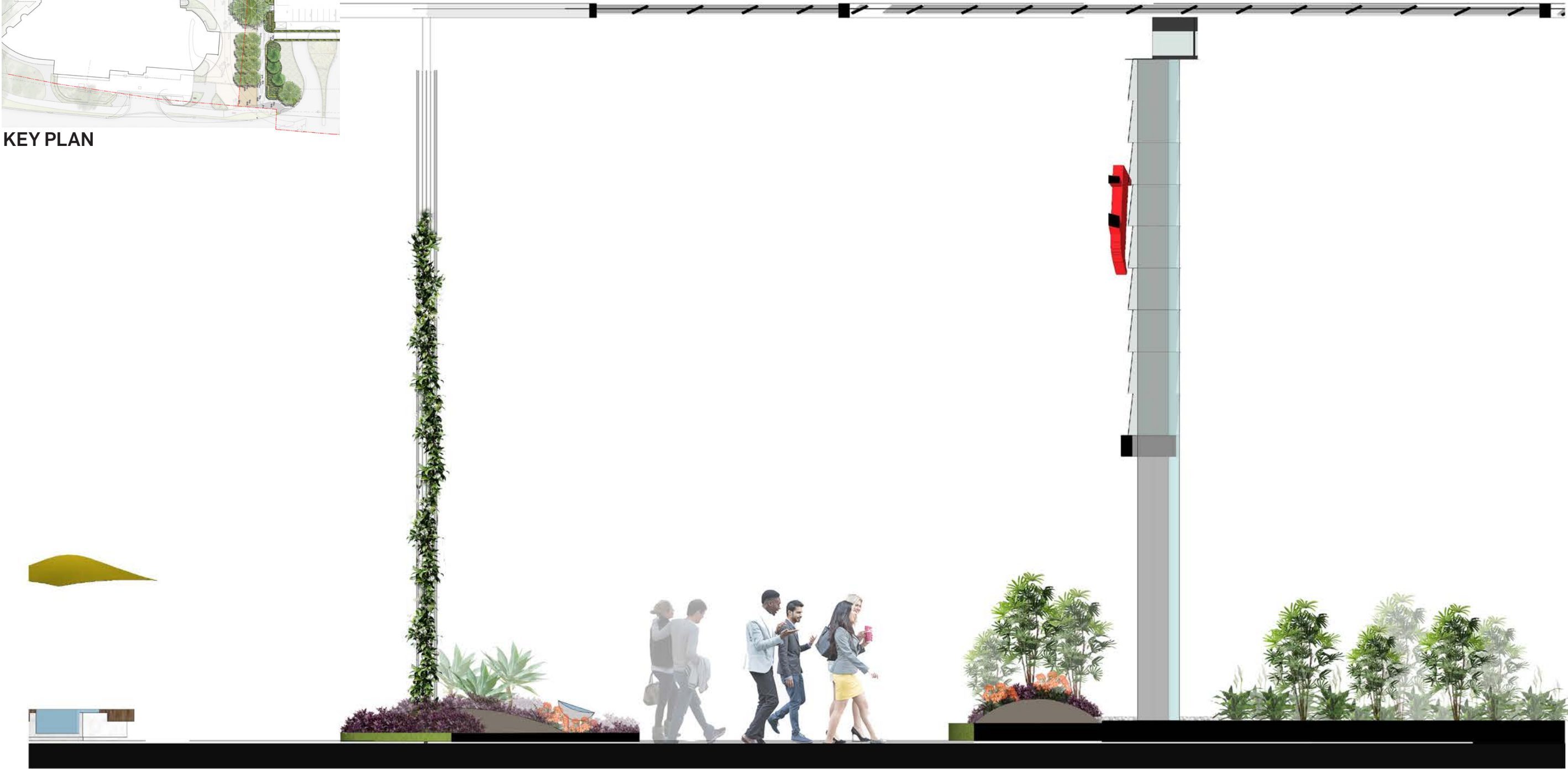
6.0 LANDSCAPE CONCEPT DESIGN



7.0 LANDSCAPE CONCEPT SECTION



KEY PLAN



SECTION A - 1:50 @A3

4000MM

8.0 PLANTING STRATEGY

Plants have been chosen for their contrasting form, foliage and colour, promoting a diversity of trees and understorey planting. Responding to the proposed streetscape planting on the site, the surrounding context and climatic conditions, we have proposed a combination of exotic and native plants, providing a strong connection to the surrounding

Communal Gardens		
Trees	Common Name	Mature Height x Spread (m)
Cupaniopsis anacardioides	Tuckeroo	15 x 15
Lagerstroemia indica	Crepe Myrtle	6 x 4
Magnolia grandiflora 'Exmouth'	Exmouth Magnolia	8 x 5
Screening + Shrubs		
Agapanthus africanus	African Lily	0.6 x 0.6
Agave attenuate	Agave	0.5 x 0.6
Aspidistra elatior	Cast Iron Plant	0.4 x 0.6
Alpinia purpurata	Red Ginger	2 x 1
Callistemon 'Little John'	Bottlebrush	1.5x1.5
Lomandra longifolia 'tanika'	Lomandra Tanika	0.6 x0.65
Muraya paniculata	Mock Orange	3x 1
Metrosideros sp.	New Zealand Christmas Bush	1 x 1
Monstera deliciosa	Swiss Cheese Plant	3 x 3
Philodendron Xanadu	Xanadu	1 x 1
Phormium tenax	New Zealand Flax	1.5 x 1
Raphiolepis sp	Indian Hawthorn	1 x 1
Rhapis excelsa	Bamboo Palm	3 x 2
Strelizia juncea	Bird of Paradise	6 x 3.5
Spathiphyllum wallisii	Peace Lily	0.6 x 0.4
Syzygium sp	Dwarf Lilly pilly	3 x 2
Westringia fruticosa	Coastal Rosemary	1 x 1
Zephyranthes candida	Rain Lily	0.3 x 0.5
Climbers and Ground Covers		
Trachelospermum jasminoides	Chinese Star Jasmine	Climber
Alternanthera dentata	Ruby Leafed Alternanthera	0.4 x 0.90

9.0 PLANTING PALETTE

TREES



SCREEN + SHRUB PLANTING



10.0 MATERIALS PALETTE

- Paving will consist of contrasting finishes, textures and materials (existing concrete and proposed pre cast concrete pavers) providing a seamless connections throughout the site. Pre Cast Concrete pavers (honed with bluestone exposed aggregate in a bespoke pattern - 600x400, 400x400 and 800x400) will be used at the entrance and edge of the Westfield site. Seamlessly blending with the existing concrete, gravel and astro turf.
- The existing seating within the courtyard will remain the same. Implementation of cafe seating will be applied to LSA areas at the edge of teh Westfield site.
- Arbour structures will be light weight and compliment the architecture and landscape.
- The large Philippe Stark moveable pots will be used within the centre Northern LSA cafe area with a feature tree.



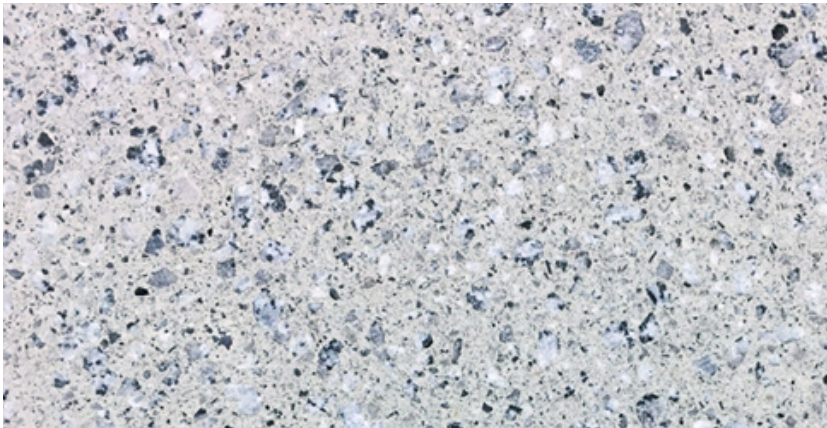
Existing Concrete



Proposed Paving Pattern Intent



Existing Decomposed Gravel



Proposed Pre Cast Concrete Paving



Proposed Arbour with Climbers



Existing Astro Turf

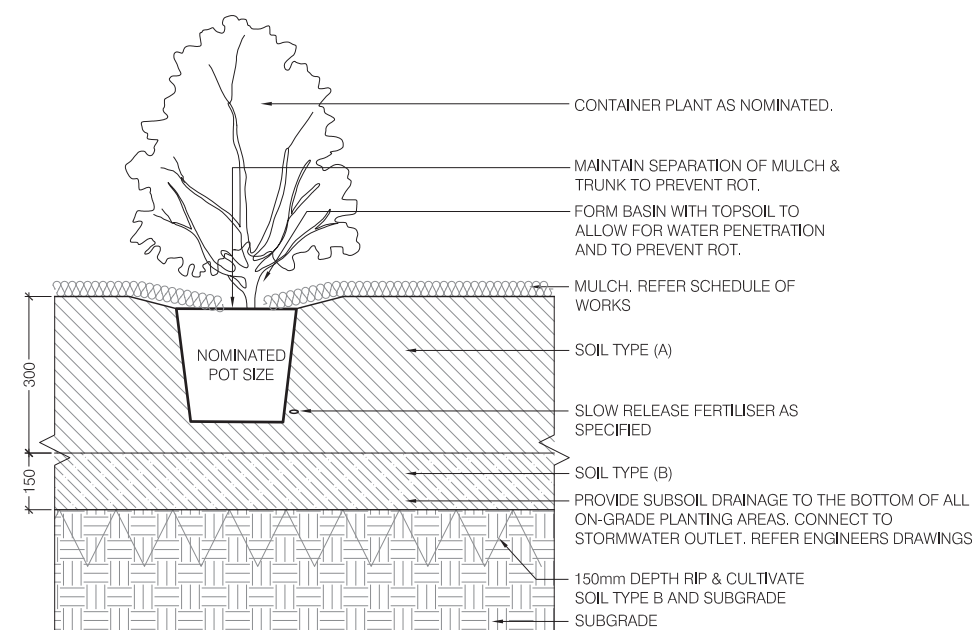


Existing Furniture

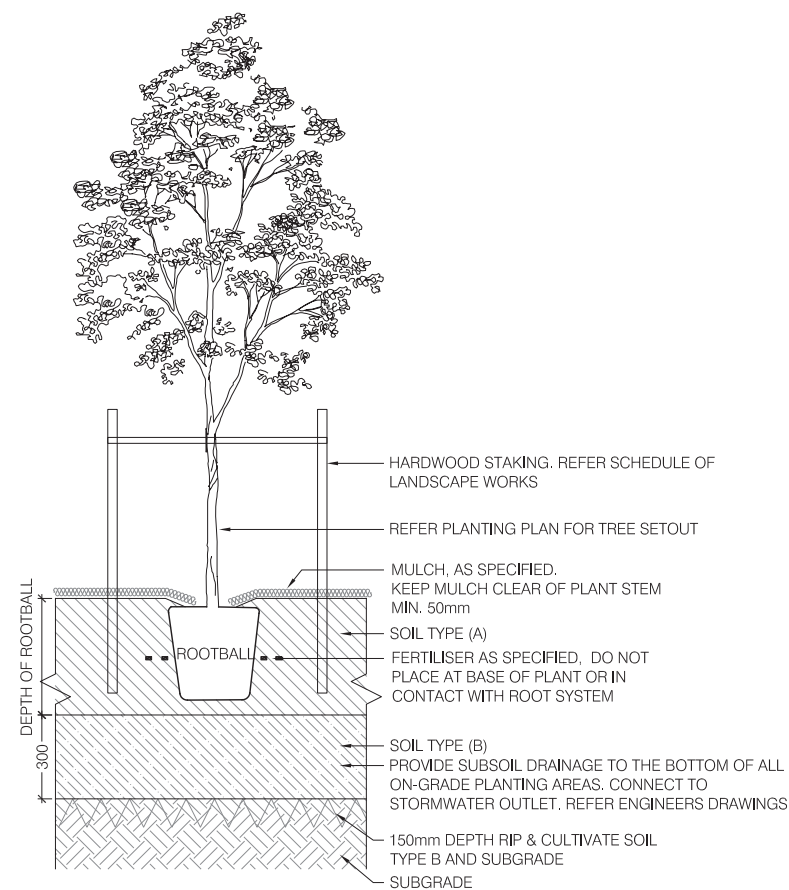


Philippe Stark Moveable Pots

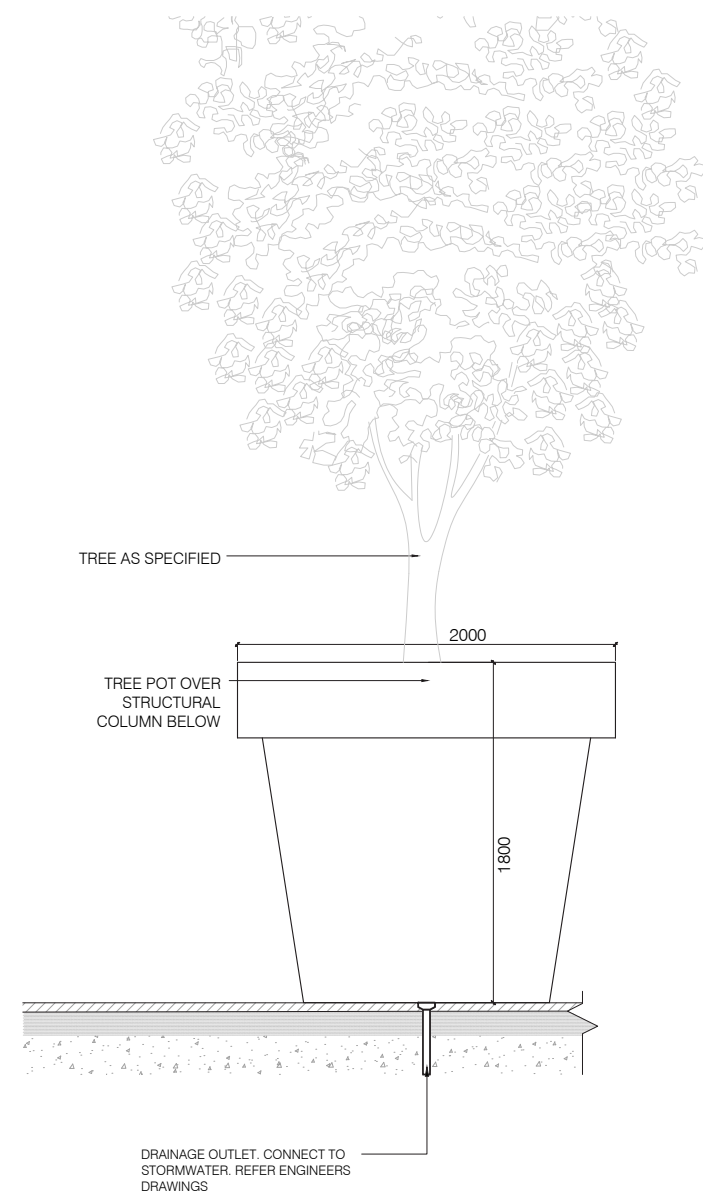
11.0 TYPICAL LANDSCAPE DETAILS



Typical Shrubs/grasses/groundcovers on grade 1:20@A3 - 1:10 @A1



Typical Tree on grade 1:40@A3 - 1:20 @A1



Philippe Starck Moveable Pot 1:40@A3 - 1:20 @A1

APPENDIX A

LANDSCAPE MAINTENANCE PLAN

WESTFIELD PENRITH ALTERATIONS + ADDITIONS LANDSCAPE MAINTENANCE PLAN

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE
DEVELOPMENT APPLICATION

15 OCTOBER 2019
REV A
PREPARED FOR SCENTRE GROUP

URBIS

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1. LANDSCAPE MAINTENANCE REQUIREMENTS

1.1. GROUND LEVEL PUBLIC DOMAIN

Refer to Urbis Landscape Design Development Application Report for the extent of the publicly accessible landscape areas associated with Westfield Penrith Alternations and Additions.

All planting, hardscape and furniture elements are to be maintained as per the Development Application (DA) report.

1.2. REPORT

In the last week of every second month the Landscape Contractor is to provide a report of those items within the scope area that, in their opinion, provide the Client with proactive suggestions to lift the appearance of the estate beyond the scope of contracted landscape maintenance works and additionally reduce any long term landscape maintenance costs

The report is to include:

- A list of the improvement items;
- Suggested method by which these items should be improved;
- A sketch plan highlighting the location of the improvement items; and
- A quote to achieve these works.

1.2.1. Quote

Each rectification/improvement item is to be presented as a separate line item with a separate item number that can be used in correspondence.

1.3. GARDEN BEDS

- Maintain the garden beds to ensure healthy and vigorous tree, shrub and groundcover growth. Maintain shrub and groundcover areas to encourage a mass planting effect and to be weed free.

1.3.1. Stakes and Ties

- Adjust/replace failed tree stakes and/or ties where required;
- Remove all stakes and ties from trees as soon as possible once plants are self-supporting;
- Ensure all ties are loose to allow free tree movement. Rectify if this is not the case;
- Any replacement ties to be hessian and fitted loosely to allow free tree movement and avoid ring barking.

1.3.2. Pruning

- Use appropriate horticultural techniques when pruning trees, shrubs and groundcovers within garden beds;
- Trees shall be pruned in accordance with AS4343-2007 "Pruning of Amenity Trees" and best horticultural practice;

- Prune plants to prevent overhang of adjacent paths and roads;
- Prune out dead or diseased leaves and branches when discovered;
- Use sharp and clean pruning equipment.

1.3.3. Weeding

- Weed garden areas both by hand and by spraying, monthly in winter and fortnightly in summer;
- Use appropriate herbicide and/or manual weeding methods to control weeds in garden bed areas;
- Apply herbicides as per the manufacturer's recommendations;
- Spray only in calm wind conditions;
- Do not allow herbicide spray to drift onto adjacent planting, or houses;
- Where landscape and revegetation treatments or existing turf, grasses and plants to be retained are poisoned due to overspray, they shall be replaced by the Contractor with plants of the same species, size and quality;
- Do not spray when rain is imminent;
- Immediately bag hand pulled weeds and remove from site.

1.3.4. Fertilising

- Apply fertilisers to garden areas to maintain healthy growth;
- Apply fertiliser to garden areas every 3 months or more frequently as needed;
- Determine the need for slow or rapid release fertiliser requirements based on inspection of garden areas and seasonal factors;
- Use appropriate fertiliser for site situation and plant species.

1.3.5. Mulching

- Maintain mulch to keep a consistent 100mm depth across all garden beds. Top up as necessary;
- Keep mulch 50mm away from tree and shrub stems at bases to minimise fungal infections;
- Provide a 50mm depth of mulch to all garden beds annually in May. Mulch type is to match what is already in the garden bed in question;
- Keep mulch within the boundaries of garden beds;
- Maintain a consistent and uniform mulch finished surface level across garden beds.

1.3.6. Replacement Planting

- Inform the Project Manager of any failed, damaged or stolen plants within one week;
- Replace failed, damaged or stolen plants as soon as practically possible (typically within two weeks);
- All replacement plants will be subject to a 12 week establishment period;
- All replacement planting is to match the specified type as listed on the drawings;

- Contact the Project Manager with a quote for replacement planting;
- All replacement planting is to incorporate the necessary ground preparation and protection required to ensure sound establishment and long term performance. For example; adequate herbicide treatment, tree guards, mulching, weeding etc.;
- A 100% success rate of all replacement plants is expected.
- The contractor is liable for any plant replacement due to herbicide overspray.

1.4. LITTER COLLECTION

Remove litter to maintain the site in a clean, litter free and presentable state at all times.

1.4.1. Litter Collection

- Undertake a litter inspection and removal of the entire scope area weekly;
- Inform the Project Manager of litter considered to be outside the scope of these works. E.g. builders rubbish.

1.5. REPLACEMENT PLANTING

- Replace failed, damaged or stolen plants within two weeks of discovery. Contact the Project Manager for direction and approval on plant species, sizes and quantities;
- Inform the Project Manager of any failed, damaged or stolen plants within one week;
- All replacement plants will be subject to a 12 week establishment period;
- All replacement planting is to match the specified type as listed on the drawings;
- Contact the Project Manager with a quote for replacement planting;

1.6. SAFETY

- Refer to future architect's drawings for location of safety railings and anchor points. Safety railings and anchor points will be installed along the level 00, 3, 4, 5, 6, 7, 8 and 59 planters for continual, full protection during maintenance.
- Report any potential hazards or solutions associated with plant maintenance at the upper levels areas to the Project Manager. E.g. anchor defects.

1.7. PAVING/HARDSTAND

1.7.1. Cleaning

- Clean all paths and hardstand areas within site as shown on landscape DA drawing with a high pressure water device once every 6 months.

1.7.2. Safety

- Report any potential hazards or solutions associated with paving or hardstand areas to the Project Manager. E.g. lifting of path causing trip hazard.

1.8. FURNITURE AND STRUCTURES

Ensure all site furniture, structures and fences/balustrades are to be well presented and maintained in good working order at all times.

1.8.1. Seats and Benches

- Ensure seats are firmly fixed in position and are free from “snags” which may cause injury;
- Oil all timber components of seats and benches within the scope area once every 6 months, as per the original construction specifications;
- Clean with a high pressure hose every 3 months.

1.8.2. Graffiti Removal

- Immediately remove any graffiti. Contact the Project Manager if removal cannot be achieved by manual cleaning methods only (e.g. requires re-surfacing). Do not use cleaning agents that will damage the surfaces.

1.9. EXISTING TREES

Maintain all existing trees within parklands in a healthy, safe and presentable manner.

1.9.1. Inspections

- Have a suitably qualified arborist or horticulturalist conduct a 12 monthly check on the health and condition of remnant site trees. Notify the Project Manager of areas of concern with individual trees, especially in relation to safety, and recommendations and cost of rectification.

1.9.2. Deadwooding

- Have a qualified QAA member arborist carry out an annual inspection and deadwooding of remnant/existing site trees;
- Deadwooding of branches under 10mm diameter is not required;
- Other faults identified are to be communicated with the Project Manager, including costs to rectify. Wait for the Project Manager's instruction prior to proceeding;
- Pruning is to be compliant with AS4343-2007 “Pruning of Amenity Trees”;
- All safety measures necessary to do the work safely are to be carried out by the landscape contractor.

1.9.3. Root Zone Protection

The following is prevented from occurring within the canopy zone of existing retained trees within parkland areas.

- Stockpiling soil;
- Parking of vehicles;
- Excavation;
- Washing paint brushes, wheel barrows, concrete slurry etc.;
- Cut of fill greater than 50mm deep.

1.10. LOG BOOK

- Keep a log book recording, according to weekly cycles, when and what maintenance work has been done and what materials, including toxic materials, have been used. The log book is to be submitted to the Project Manager monthly with invoices
- Upon the Project Manager's request, key dates during the year may be identified as a high importance for the Warner Lakes the Reserve site to be presented at its best. These dates must be identified as early as possible by the Project Manager in order for the contractor to be able to adjust their program accordingly and keep record in their log book.

1.11. SITE MEETINGS

- On-site meetings are to be coordinated with the Project Manager and Contractor to ensure all works on site are progressing and to raise any new items or concerns.
- Site meetings are to be coordinated as required.

APPENDIX A PROGRAM OF LANDSCAPE MAINTENANCE WORKS

Landscape Maintenance Plan

30.09.19

Westfield Penrith Alterations and Additions

This Program of Works is to be implemented in accordance with the Landscape Development Application Report

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
PROACTIVE IMPROVEMENT REPORT AND QUOTE TO UNDERTAKE WORKS												
report												
GARDEN BEDS												
stakes and ties												
pruning (ongoing as required)												
weeding												
fertilising												
top up mulch												
replacement planting												
TREES												
pruning												
fertilising												
mulching												
weeding												
stakes and ties												
LITTER COLLECTION												
litter collection												
PAVING/HARDSTAND												
cleaning												
weeding												
FURNITURE AND STRUCTURES												
oil seats and benches												
clean seats and benches												

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