

26<sup>th</sup> August 2013

The General Manager  
Penrith City Council  
601 High Street  
PENRITH NSW 2760

**Attention:** Gavin Cherry

Dear Gavin,

**DEVELOPMENT APPLICATION (DA)  
PROPOSED OPEN SPACE / PARK EMBELLISHMENTS, VILLAGE 4 PARK, JORDAN  
SPRINGS, WESTERN PRECINCT, ST MARYS**

**1.0 INTRODUCTION**

This Statement of Environmental Effects (SEE) is submitted to Penrith City Council (PCC) in support of a Development Application (DA) for the proposed open space embellishment for Village 4 Park within Jordan Springs, Western Precinct, St. Marys, including the following:

- Shade shelters and picnic tables;
- Concrete footpaths linking into the existing path network;
- A children's playground area incorporating a variety of natural play elements ;
- safety fencing to playground where required;
- Feature walling and seating walls;
- A designated kick-about space; and
- Native mass planting areas, incorporating vegetation and tree plantings.

This report has been prepared by the Applicant, Lend Lease (LL) as agent for Maryland Development Company.

This report should be read in conjunction with the following:

- DA form and application fees;
- Location Plan, prepared by Lend Lease (**Appendix A**);
- Neighbour Notification Plan, prepared by Lend Lease (**Appendix B**); and
- Landscape Design Plans, prepared by Clouston Associates (**Appendix C**).



This report describes the site and its environs, the proposed development and includes an assessment of the proposal in terms of the matters for consideration as listed under Section 79C(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Within this report, references to the 'subject site' mean the land to which this DA relates.

## 2.0 SITE LOCATION AND DESCRIPTION

### 2.1 Background

The St Marys site was endorsed by the NSW Government for inclusion on the Urban Development Program (UDP) in 1993. The St Marys site is located approximately 45km west of the Sydney CBD, 5km north-east of the Penrith City Centre and 12km west of the Blacktown City Centre.

The St Marys site has an area of approximately 1,545ha and is approximately 7km east to west and 2km north to south. The site is bounded by Forrester Road and Palmyra Avenue in the east, The Northern Road in the west, Ninth Avenue and Palmyra Avenue in the north and the Dunheved Industrial Area, Dunheved Golf Club and Cambridge Gardens, Werrington Gardens and Werrington County residential estates in the south.

The St Marys site, which has been rezoned for a variety of uses, comprises 6 development precincts – Western (Jordan Springs), Central, North and South Dunheved, Ropes Creek and Eastern Precincts (Ropes Crossing). Developable areas within these Precincts are shown on **Figure 1**.



Figure 1 – St Marys Development Precincts



On 16 June 2003 the Minister for Infrastructure, Planning and Natural Resources announced the "release" of the Eastern, North and South Dunheved Precincts. Subsequently, on 29 September 2006, the Minister released the remaining precincts, allowing "Precinct Plans" to be released for each area.

A Precinct Plan for the Western Precinct (the WPP) and accompanying Development Control Strategy (DCS) were adopted by Penrith City Council on 23<sup>rd</sup> March 2009. Construction of roads, services, landscaping and housing has been undertaken. The WPP required the preparation and adoption by Council of a Concept Plan prior to the approval of any subdivision proposal within the Western Precinct. The Concept Plan provides the next level of specificity of detail in relation to the matters addressed in the WPP and is intended for use by Council as an assessment tool for the consideration of future DAs.

## 2.2 Site Description and Ownership

The land to which this DA refers is the suburb of Jordan Springs which comprises the Western Precinct of the St Marys development. The site is owned by St Marys Land Limited and is being developed by Lend Lease under the name of Maryland Development Company.

The subject land of this subdivision DA is located on the existing balance lot 11 in DP 1176163. For site context, refer to **Appendix A** for the Site Location Plan.

## 2.3 Relevant Western Precinct Subdivision DAs

This DA will require consideration within the context of previous DAs lodged in the area of the subject site (refer **Table 1**). The scope of each DA and its status is provided.

**Table 1- Associated Western Precinct subdivision DAs**

<b>Development Application</b>	<b>Proposal</b>	<b>Status</b>
Stage 4 subdivision application (DA12/0897)	<ul style="list-style-type: none"><li>• 292 lots, 1 public reserve and public roads</li></ul>	Approved 10 <sup>th</sup> December 2012
Northern Road Oval Landscape Embellishment (DA12/1363)	<ul style="list-style-type: none"><li>• Landscape embellishment and associated facilities of Northern Road Oval</li></ul>	Lodged 19 <sup>th</sup> December 2012
Riparian Corridor Landscape embellishment (DA13/0066)	<ul style="list-style-type: none"><li>• Landscape embellishment of Riparian channel</li></ul>	Approved 2 <sup>nd</sup> July 2013

### **3.0 DESCRIPTION OF PROPOSAL**

This section of the report provides a detailed description of the proposed development. Specifically, the proposal will incorporate a range of works as follows:

- Shade shelters with table and seat settings and associated street furniture;
- Concrete footpaths linking into the existing path network;
- A children's playground area incorporating a range of static and interactive play elements, including play equipment, decorative paving and softfall areas;
- 1.2m high barrier fencing between the children's play area and the local street;
- feature walling, comprising two basalt feature walls, a sandstone clad seating wall located around the kick about space, and a decorative tiled wall with raised turrets;
- A designated turf kick-around space; and
- Associated planting, including native mass planting areas of Cumberland Plain Woodland vegetation to emulate and provide a natural transition to the adjacent Regional Park, and shade trees and plantings scattered throughout the park.

#### **3.1 Location of subject site**

The subject site is centrally located in Village 4, which is situated on the southern boundary of Jordan Springs. The subject site is surrounded by public road and residential allotments on the Northern, Eastern and Western sides, and the Regional Park to the South.

Refer to the Site Location Plan at **Appendix A**.

#### **3.2 Existing site conditions**

The subject site was previously cleared and graded as part of the civil works for Stage 4 (DA12/0897). The site generally slopes from South to North. The Regional Park on the southern boundary of the site sits slightly elevated to the proposed park.

#### **4.0 ASSESSMENT OF PLANNING ISSUES**

Section 79C(1) of the Environmental Planning and Assessment Act 1979 declares that the Consent Authority, in assessing a DA, must take into account a range of issues relevant to the proposal, including the suitability of the site, and the impacts of the site and surrounds imposed by the proposal.

The following matters are reviewed in accordance with the proposed subdivision.

#### **4.1 Landscaping**

A planting palette of landscaping treatments is detailed in the Landscaping Plans prepared by Clouston and included at **Appendix C**. Overall, the palette contains a range of possible native and exotic species including:

- *Schinus molle* (Peppercorn Tree)
- *Eucalyptus fibrosa* (Red Ironbark)
- *Angophora floribunda* (Rough-Barked Apple)
- *Tristaniopsis laurina* (Water Gum)
- *Brachychiton acerifolius* (Illawarra Flame tree)
- *Eucalyptus sclerophylla* (Scribbly Gum)
- *Melaleuca decora* (White Feather Honey Myrtle)

Formal planting of groundcover and grass planting will be undertaken in areas across the site using a range of native species. Refer to the landscape plans for details and proposed locations of planting areas.

#### **4.2 Maintenance**

The design proposes an appropriate selection of long-lasting hard and soft materials to avoid maintenance requirements which are over and above Council's existing regimes.

Further, the insignificant slope across the site will ensure ease of mowing and maintenance of landscaping.

#### **4.3 Tree Retention and Removal**

No tree removal is proposed as part of the subject DA. Tree removal on the site was undertaken as part of the civil works for Village 4.

#### **4.4 Visual impact and views**

The design of the Park is being undertaken by qualified landscape architects to ensure a high degree of visual amenity is achieved. There are no existing views or vistas which will be impeded by the proposal; conversely, it is considered that the proposal will have a positive visual impact on the adjacent development areas.

Additionally, the landscape palette and choice of structures will ensure visual permeability through the park, avoiding sight line blockages wherever possible.

#### **4.5 Crime Prevention through Environmental Design (CPTED)**

The proposal has been designed with CPTED principles in mind. Opportunities for passive surveillance have been incorporated into all facets of the design to maximise safety and security in the Park for all users, particularly through the choice of vegetation species, avoidance of dark or concealed areas and ensuring that potential gathering spaces are visible from distances.

The proposed park is in close proximity to adjacent allotments within Stage 4 and the surrounding road network. In this regard, the high level of visual permeability through to the park will provide good natural surveillance of the park and those using it. This level of visibility is expected to reduce the incidence of vandalism of fixtures and landscape elements within the Park, and reduce the potential for other crime.

The park will receive a level of light spill from street lighting on the surrounding road network to ensure a level of visibility within the park at night.

A further assessment of CPTED principles is included in Section 5 below.

#### **4.6 Bushfire**

The subject site is located adjacent to the Regional Park, and therefore on bushfire prone land. However, the proposal does not include residential subdivision or construction, and therefore is not defined as integrated development.

The subject site of the proposal contains Asset Protection Zones which were imposed as part of the Village 4 subdivision DA, and in accordance with AS3959-2009. To ensure that the vegetation within the proposed Park does not increase the bushfire hazard posed by the Regional Park, the landscape proposal has been designed in accordance with Planning for Bushfire Protection 2006 to include:

- 2 – 5m gaps between tree canopies; and
- Managed understorey to minimise fuel loads, including turf in the kick about space.

#### **4.7 Accessibility**

Accessibility through the Park is provided through 1.5m wide paths. As a result of the slight slope across the site, the footpath gradients are consistent with DDA requirements.

The paths through the park will link up with the existing footpath network to ensure that the park is equally accessible to pedestrians.

#### **4.8 Traffic and parking**

The proposed development is designed as a local level park to service the immediately surrounding community, in accordance with the Development Deed. It is well connected to the immediately surrounding community by footpaths. It is not envisaged that the park will attract a significant number of visitors from areas outside Village 4 or Jordan Springs, and therefore not considered necessary for car parking facilities to be provided on the subject site.

The street network is sufficiently designed to cater for on-street car parking, should the need occasionally arise. The streets surrounding the park are designed as local streets with parking on both sides, in accordance with the Development Control Strategy. This has been approved as part of the Village 4 subdivision DA (12/0897).

Consideration has been given to the vegetation type and setback of planting areas to ensure that sufficient sight distances are provided for vehicles driving around the park. Additionally, a 1.2m high fence is proposed adjacent to the children's playground area to provide a barrier to prevent children from running directly onto the road.

#### **4.9 Stormwater management**

The Water, Soils and Infrastructure Report that forms part of the WPP and prepared by SKM contains an analysis of the existing water, drainage and soil characteristics of the Western Precinct. The report establishes that the site is not affected by the Probably Maximum Flood level from the Hawkesbury Nepean River system, or the 100 year ARI level in South Creek, located to the west of the subject site.

The park and embellishments will unlikely cause significant additional stormwater overflow, with soft landscape covering the majority of the site surface in the form of managed turf and planted garden beds.

Drainage from hard surface areas will be subject to detailed design plans which will be submitted at Construction Certificate stage.

#### **4.10 Flora and Fauna**

A Species Impact Statement has previously been undertaken on the site and prepared by Cumberland Ecology as part of the Stage 4 subdivision DA. This report was endorsed by Council under that application to permit the clearing of vegetation on the site, which was undertaken as part of the civil works for Stage 4.

#### **4.11 Erosion and Sediment Control**

Erosion and sediment control measures will be implemented during the construction phase, and will be detailed in the Construction Certificate documentation.



#### **4.12 Soil Salinity**

The Soil and Water Management Plan contained within the Western Precinct Plan includes possible measures to address potential soil salinity issues, should they occur.

A salinity review has previously been undertaken for the entire Western Precinct by Geotech Testing Pty Ltd. This has been endorsed by Penrith City Council as part of previous DAs.

#### **4.13 Explosive Ordnance Material**

In accordance with the Contamination Management Plan (CMP), processes are in place in the unlikely event that potential ordnance material is uncovered. These processes have previously been approved as part of the Western Precinct Plan by Penrith City Council.

As part of the rezoning process for the site, an independent audit of the decontamination works was undertaken by an independent EPA accredited Auditor under the direction of the then Department of Urban Affairs and Planning. Comprehensive Site Audit Statements were issued by the Auditor under the provisions of the Contaminated Land Management Act, lodged with the EPA and are publicly available documents.

#### **4.14 Heritage**

There are 4 European Heritage items located within the Western Precinct, as listed under SREP30. None of these items are located in the vicinity of the proposed development.

There will be no impact on the identified Aboriginal Heritage sites in the Western Precinct. In any event, an AHIP exists for all Urban Zoned land in the Precinct.

#### **4.15 Contamination**

The St Marys Precinct has been subject to extensive investigation and remediation to ensure that the land is suitable for development. The Environmental Protection Agency (EPA), now DECCW, has been involved in the process of preparing the Site Audit Statements (SAS) for the Precinct. The specific SAS which encompasses the subject site is CHK001/1. A copy of this SAS has been submitted to Penrith City Council previously.

#### **4.16 Site suitability**

The proposed development is considered suitable and within the interest of the public in that it:

- Is permissible within the Urban Zone;
- Provides a high level of amenity for the future residents within Jordan Springs;
- Provides an attractive character contributing to the identity and sense of place for Jordan Springs;

- Provides high quality embellished open space for the use of residents of Jordan Springs; and
- Promotes Jordan Springs as a pleasant, attractive, vibrant and safe place to live.

#### **4.17 Social and Economic Impacts**

The proposed development will provide an important open space asset to the local community of Jordan Springs. It will provide the positive flow on effects within the area that a well-designed public space can create, including an increased sense of community, sense of place and a healthy and active community.

The proposal is in accordance with the development framework established under SREP 30 for the Precinct, which, on the whole, is delivering economic development and employment opportunities. Further, the proposed development will continue the utilisation of construction jobs as well as longer term economic benefits associated with flow on effects from establishing a new residential community.

## **5.0 DEVELOPMENT ASSESSMENT UNDER RELEVANT PLANNING INSTRUMENTS AND CONTROLS**

Section 79C(1) of the Environmental Planning and Assessment Act states that the consent authority must take into account a range of matters relevant to the development in determining an application, and specifically the provisions of environmental planning instruments.

The following planning instruments and documents are relevant to the proposed development:

- St Marys Penrith Planning Agreement;
- Sydney Regional Environmental Plan No. 30 – St Marys (SREP 30);
- St Marys Environmental Planning Strategy (St Marys EPS);
- Western Precinct Plan (including Development Control Strategy and Concept Plan); and
- Penrith Development Control Plan 2006 (DCP).

The following assessment of these instruments only includes those matters under Section 79C(1) that are relevant to the proposal. These planning instruments have been used to determine the social, economic and natural and built environmental impacts.

### **5.1 St Marys Penrith Planning Agreement**

The Planning Agreement specifies the objectives and requirements for the development, and in this case, the requirements for the facility referred to as the “South Pocket Park” in the Agreement.

The requirements under the Agreement are as follows:

- A level 3 pocket park of 0.7 ha;
- Kick-about area;
- Play space;
- Picnic facilities;
- Associated landscaping;
- Internal / street path linkages, and connections to cycle / pedestrian links.

All of the requirements have been addressed as part of the proposal, and therefore the development proposal is consistent with the Planning Agreement.

### **5.2 Sydney Regional Environmental Plan No. 30 – St Marys (SREP 30)**

SREP 30 contains planning objectives, principles and provisions to control development within the Precincts shown in figure 1. Overall, the proposed subdivision is not inconsistent with the achievement of the performance or zone objectives, and reflects the aims of the development control strategies of SREP 30.

The site is zoned Urban under DREP 30. The proposed embellishments to the park are ancillary development to the permissible uses of parks. The embellishments are considered consistent

with the objectives of the zoning as it is associated with the surrounding residential development of the Precinct. Additionally, the proposal is also consistent with the open space and recreation performance objectives prescribed within Part 5 of SREP 30 in that it:

- Contributes to the range of facilities provided for passive open space and recreation;
- Supports the provision of open space in areas that are highly accessible by the surrounding community; and
- Is located and designed to maximise conservation of the natural environmental values for the Precinct.

### **5.3 St Marys Environmental Planning Strategy (St Marys EPS)**

The St Marys EPS establishes guidelines and strategies for the future development of land under SREP 30, specifically in relation to matters of conservation, cultural heritage, water cycle and soils, transport, urban form, energy and waste, human services, employment and contamination.

Section 8 in the EPS identifies the urban form objectives for the St. Marys site. In accordance with these objectives, the proposal will:

- Result in an attractive and safe environment which satisfies the need for community recreational facilities;
- Be highly visible to maximise the contribution of the park to the urban character of Village 4;
- Provide pathways which link, and provide short cuts, to the existing footpath network in the adjacent residential area; and
- Use vegetation species which are endemic to the area.

### **5.4 St Marys Western Precinct Plan (WPP)**

The Western Precinct Plan (WPP) identifies the distribution of major land uses including the location and function of open space and public facilities within the Western Precinct. The Village 4 park was assessed against the locational principles and requirements of the open space network as part of the Village 4 subdivision DA.

The plan states that the Open Space and Landscape Masterplan prepared by Environmental Partnerships sets the direction for the landscaping of public domain areas of the Western Precinct. This Masterplan forms part of the WPP and contains guidelines for the provision of landscaping and streetscape embellishments. The guidelines contained in Section 3.0 of the Landscape Masterplan are of relevance to the proposed development and are addressed below.

In accordance with Section 3.2(f) of the Landscape Masterplan, the proposed works will:

- Provide an area of passive recreation within close proximity (a 5 minute walk) of residential villages;
- Optimise use of existing tree canopy, mainly as a visual backdrop of the park;
- Provide open grassed and shaded seating areas; and
- Provide a natural / suburban presentation with Bushland landscape character.

In light of the above, the proposed development is consistent with the relevant sections of the Precinct Plan and Landscape Masterplan.

#### **5.5 Western Precinct Development Control Strategy (DCS)**

The DCS contains specific development standards for urban design, built form and environmental management to ensure the implementation of the development principles as specified in the WPP.

In accordance with the requirements in the DCS, the proposal will:

- Comply with the Landscape Character requirements;
- Incorporate CPTED principles in accordance with Penrith City DCP 2006 (refer to Section 5.6 below);
- Maintain adequate sight lines for vehicles on public roads, particularly around the corners of the subject site;
- Maximise actual and perceived safety in the park through specific landscape types around the edges of the park to ensure surveillance from the adjacent residential area;
- Enhance the character and appearance of the public domain, whilst minimising ongoing maintenance requirements; and
- Provide quality materials and finishes to ensure longevity and high amenity value.

#### **5.6 Penrith Development Control Plan 2006 (DCP)**

The 2006 DCP was amended in 2010, however the subject site is located on land which was excluded from the Penrith Development Control Plan 2010. Where the Precinct Plan does not specify development objectives, the DCP will provide guiding principles.

A review of the relevant criteria of the Penrith Development Control Plan 2006 confirms that the proposed development is consistent with the relevant controls and objectives of all Parts in the 2006 DCP. In accordance with the CPTED principles defined in Section 2.2, the proposal will:

- Ensure clear sight lines between the public realm and the private homes adjacent to the park;
- Avoid the creation of hiding places for offenders with direct paths and visually permeable landscaping;
- Include a number of access points to the park for pedestrians; and
- Provide a park which is both attractive and low maintenance.

Additionally, the proposal is consistent with the landscape principles stated in Section 2.6, particularly as follows:

- Use of native species to identify with the local area;
- Use of quality and long lasting materials to minimise maintenance;
- Providing equal access in accordance with DDA requirements for paths, landings and seating; and
- Undertaking landscape works in accordance with Council's guidelines.



## **6.0 Conclusion**

The proposed development is consistent with the objectives and controls within the planning instruments relevant to this site.

The proposal is in accordance with the Development Control Strategy and Western Precinct Plan, and represents Council's planning objectives for the Western Precinct. Under SREP 30 objectives, the proposal is consistent with the Urban Zone objectives specified in clause 40.

In light of the merits of the proposal, and in absence of any significant adverse environmental, social or economic impacts, we request that the application be approved, subject to appropriate conditions of consent.

Should you require further clarification on any of the above items or require additional plans or documentation, please do not hesitate to contact me on 0439 094 730.

Yours faithfully,

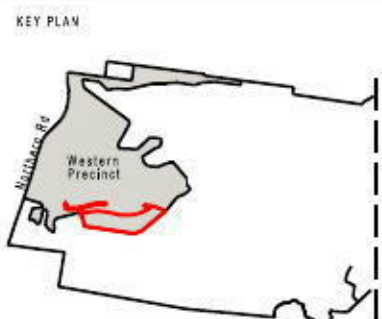
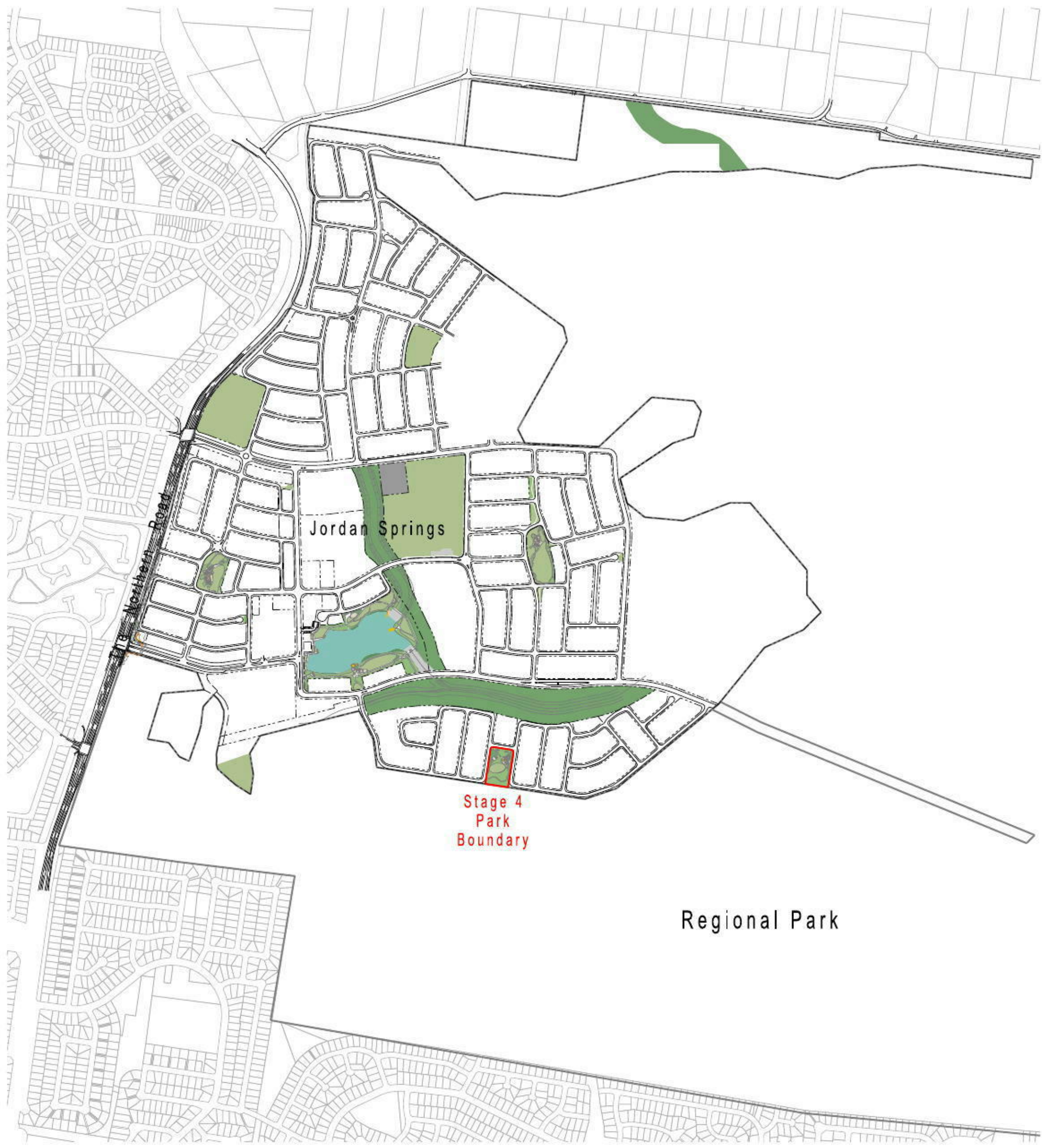
A handwritten signature in blue ink, appearing to read "Angus Fulton".

**Angus Fulton**  
**Statutory Planner NSW / ACT**  
**COMMUNITIES**



**Appendix A**  
Location Plan, prepared by Lend Lease





**NOTES**

Issue	Amendment	Date
A	Council Submission Issue	22.08.13

**LEGEND**  
 DA Boundary

Developer

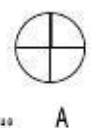
**Lend Lease**  
 5th Jordan Springs Blvd and Lakeside Pde  
 Jordan Springs NSW 2747  
 PO Box 1970, Penrith NSW 2751  
 02 8316 8566  
 ABN 19 007 976 936

Development Manager: Lend Lease Development Pty Ltd

Project

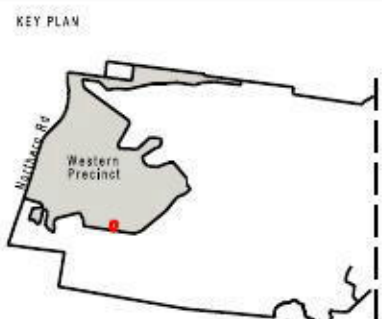
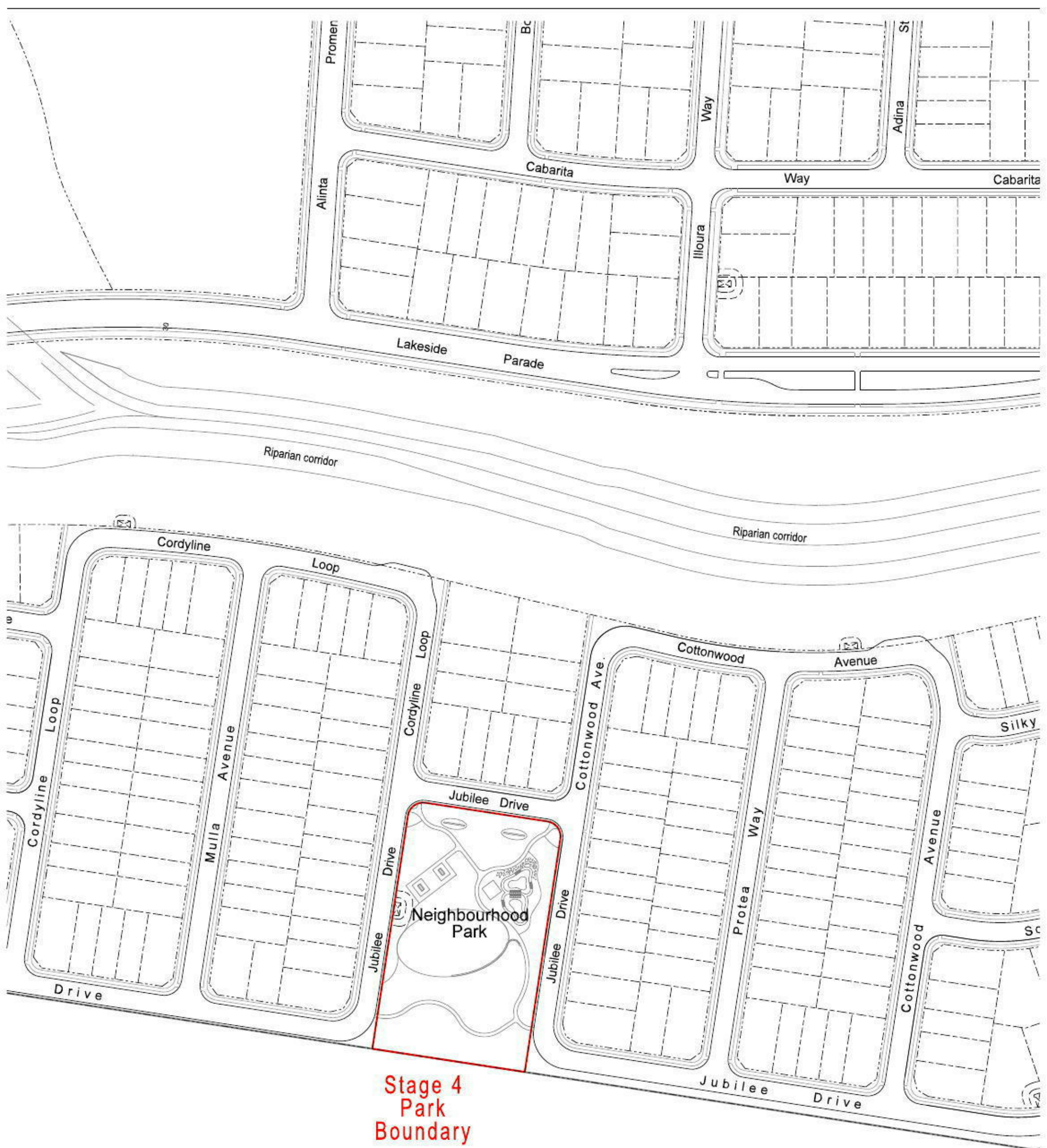
**JORDANSPRINGS**  
 Drawing Title  
 Village 4 Park DA  
 Location Plan

Scale AT A3 1:10000  
 Drawn by RS/LM  
 Drawing No. WP V4 LDA Loc



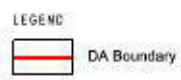


**Appendix B**  
Neighbour Notification Plan, prepared by Lend Lease



NOTES

Issue	Amendment	Date
A	Council Submission Issue	22.08.13



Developer

**Lend Lease**  
 501 Jordan Springs Blvd and Lakeside Pde  
 Jordan Springs NSW 2747  
 PO Box 1970, Penrith NSW 2751  
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 ABN 10 007 876 934

Development Manager: Lend Lease Development Pty Ltd

Project

**JORDANSPRINGS**

Drawing Title  
**Village 4 Park DA**  
**Neighbour Notification Plan**

Scale AT A3 1:1200  
 Drawn by RS/LM  
 Drawing No. WP VALDA NN

Issue **A**



**Appendix C**  
Landscape Design Plans, prepared by Clouston Associates



**CLOUSTON** associates



**LEND LEASE  
VILLAGE 4 PARK  
Landscape Development Application  
JOR-0011 DA Issue 01 25/07/13**



FRONT COVER IMAGE  
Scheyville - National Parks NSW Government

# VILLAGE 4 PARK LANDSCAPE DEVELOPMENT APPLICATION

Client:  
Lend Lease

Prepared by

**CLOUSTON Associates**  
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INDICATIVE LANDSCAPE MATERIALS PALETTE	DA 6
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INDICATIVE LANDSCAPE PLANTS SCHEDULE	DA 8

Document	Issue	Date	Status	Review	Verify	Validate
JOR-0011 DA	01	25/07/2013	For Review	DW	DW	PA



Source: Google Maps (2013)

### SITE LOCATION & CONTEXT

Village 4 Park is located to the southern boundary of the Jordan Springs development, sitting adjacent to Wianamatta Regional Park. The park is part of Stage 4 of the estate development which is accessed via Lakeside Parade.

### DESCRIPTION OF EXISTING SITE

The immediate site is currently under construction for stage works. South of the site, Shale Plain Woodland exists which extends further into Wianamatta Regional Park.

### DESIGN MANDATE

The design development of the park responds to the following 3 key principles.

- 1. Emulate with Regional Park** - to ensure the park will respond to its local environmental setting, a strong physical connection will be made to the Shale Plain Woodlands adjoining the site by incorporating sporadic, native tree plantings.
- 2. Multi-purpose Park** - the park is to incorporate a wide selection of elements that come together to accommodate a variety of users, resulting in a local park that creates a sense of ownership and wellbeing for the local residents and community.
- 3. Local Play and Interaction** - by incorporating a set of static, dynamic and diverse play spaces, children of all ages are able to enjoy and challenge themselves.

## DESIGN COMPONENTS

### Park Structure

The park is designed as an informal setting to accommodate local residents and visitors to the area. The structure of the park is of a meandering nature that intertwines passive and active recreation through the use of play and open space. An easily accessible path network within the park provides users clear and defined routes to all key spaces.

### Play Space

The play space incorporated into the park is a collection of static and interactive play elements. By diversifying the types of equipment and elements used, a wide range of ages are able to play in and around the designated space. A variety of materials will be used to deliver a vibrant environment creating an interactive and inclusive play space. A fence to the eastern boundary will offer a physical barrier between the local street and play area. This will prevent children from wondering from the play space towards the adjacent street.

### Kick-about Space

A large oval area towards the centre of the park has been included to accommodate active recreation. The oval provides local residents the opportunity to utilise the space for activities that require a large area. With the oval in clear sight of the play space and shelters, a visual connection can be easily established, creating natural surveillance.

### Shelters

Two shelters are proposed to the north-west corner of the site with a south-east aspect. Table and seat settings will provide spaces for gatherings and small local events. Both shelters have clear sightlines to the kick-about space as well as the adjacent play space, allowing parents to keep an eye on their children.

### Proposed Vegetation

The park is to emulate the existing regional park vegetation to allow a smooth and seamless transition into the regional park itself. Through the planting of native groundcovers, grasses, shrubs and trees, the park will form a natural bushland character, bolstering the transition between the residential subdivision and Wianamatta Regional Park. Three large feature trees (*Schinus molle*) will create a visual highlight towards the northern edge of the park.

### Hard Materials

Areas of hard surfacing are limited primarily to that of pathways at 1.5m wide and general paving for shelters and play surfaces.

### Furniture

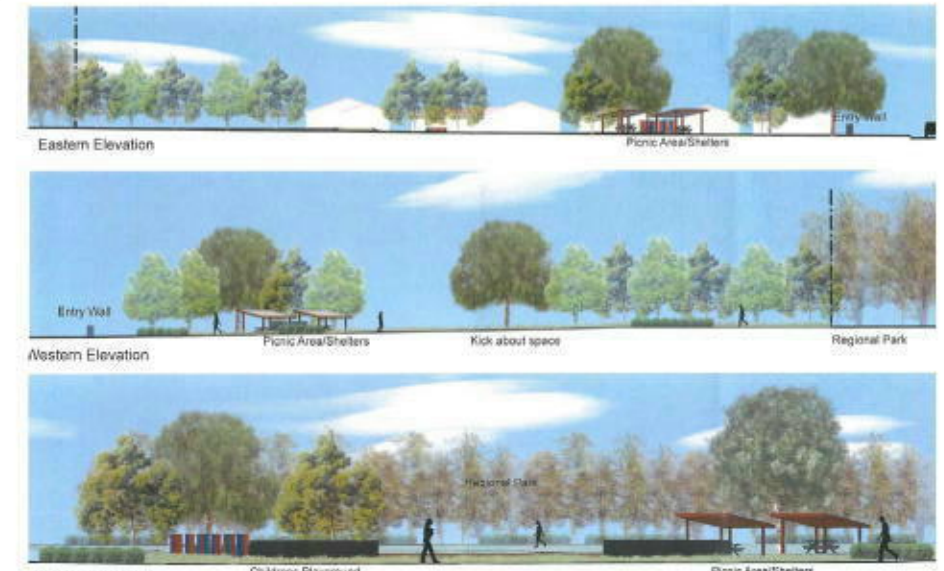
Furniture will be selected for durability, ease of maintenance and aesthetic and functional qualities. Benches, bins, shelters, picnic tables will all be used and specified within the Construction Certificate documentation.

### Access

The site will be easily accessible from all areas, with the play space and shelters being designed and positioned to sit on a level and fully accessible ground plane.

### Maintenance

The design minimises maintenance through appropriate selection of hard and soft materials. All lawn areas will be accessible by ride on mowers.



Above: Initial Conceptual Design Sections

## DESIGN EVOLUTION OF PARK

### Initial Conceptual Design

The initial design concept produced was an informal park layout which addressed key areas vital to the success and longevity of a local park.

### Final Conceptual Design

The final concept design builds on the initial concept by the incorporation of additional elements to improve the parks functionality and safety. Additional footpaths have been included to improve overall circulation internally and externally. Reorganisation of mass planting and turf has improved sightlines in and out of the park, while still maintaining a 'bush character' scheme.

**LEGEND**

-  Application Boundary
-  Large Feature Parkland Tree
-  Small Parkland Tree
-  Cumberland Plain Woodland Informal Tree
-  Turf
-  Low Height Mass Planting (Groundcover - 0.5m)
-  Medium Height Mass Planting (0.5m - 1.5m)
-  Basalt Feature Wall with gravel groundcover (0.7m high)
-  Sandstone Clad Wall (0.4m high)
-  Tile Clad Turret Wall (0.4m base height - varies)
-  Concrete Footpath (1.5m wide)
-  Shelter with table and seat setting
-  Decomposed Gravel for Play Space
-  Rubber softfall
-  Decorative Footpath and Play Pad
-  Concrete Stepping Stumps (0.15m - 0.4m High)
-  Concrete Snakes & Ladders Pad
-  Timber Swing Bridge
-  Protection Fence to Play Space



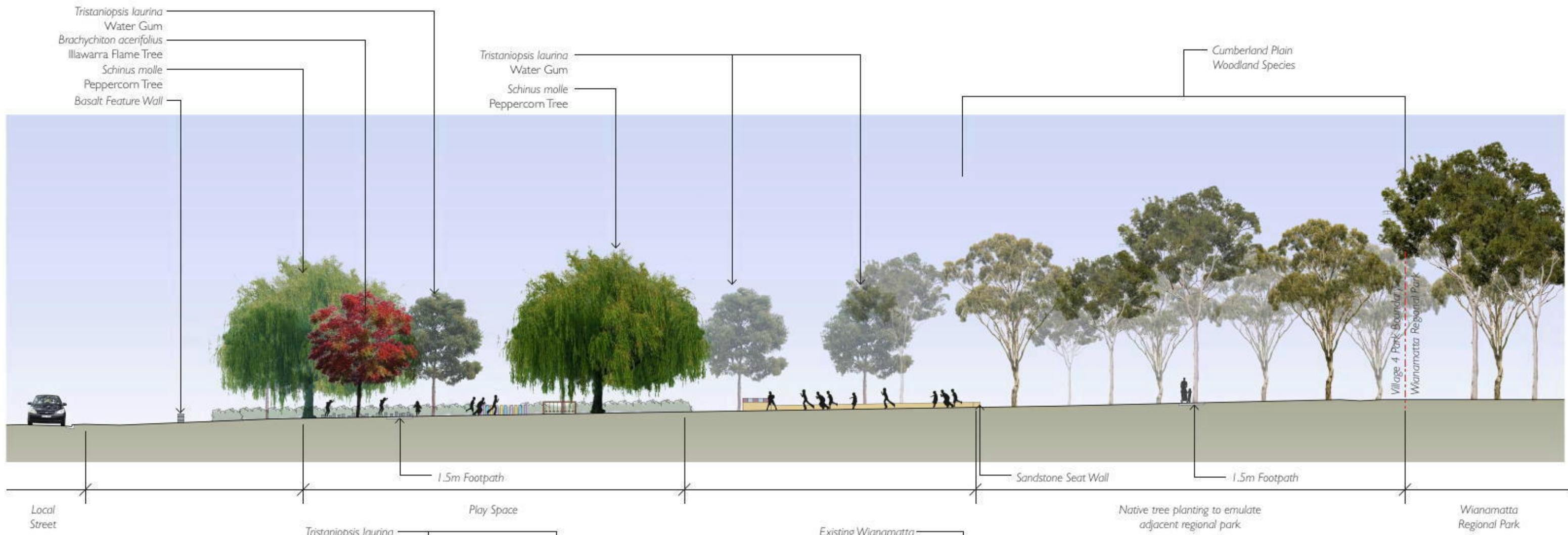
Village 4 Park • Jordan Springs

**LANDSCAPE MASTER PLAN**

JOR-0011 DA 4

Jul 2013 issue 01

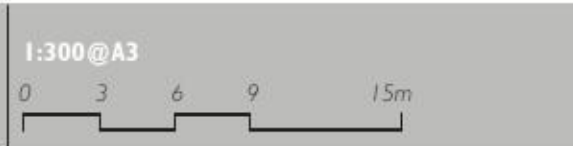




**SECTIONAL ELEVATION AA**  
Scale 1:300@A3



**SECTIONAL ELEVATION BB**  
Scale 1:300@A3



Village 4 Park • Jordan Springs  
**SECTIONAL ELEVATION AA & BB**

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Concrete stepping stumps reduces the need for high levels of maintenance while still providing an interactive and challenging play element.



Combining play into softfall areas.



Sandstone seating walls around kick-about space.



Shade shelters will encourage local group and family use for passive recreation.



The play space will evoke the feeling of a natural setting with the use of materials and elements that emulate the surrounding local environment.



Swing bridge play elements will encourage children to challenge themselves.



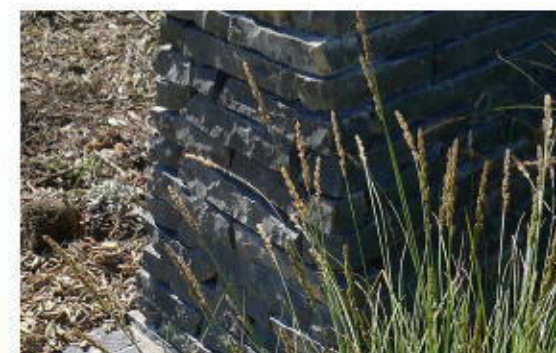
Tying into the existing Shale Plain Woodlands of the Wianamatta Regional Park is important to ensure the co-existence of both parks, and identifying the natural environment as an important aspect of the local site.



Open space defined by planting will allow areas to be clearly identified, providing an informally structured park. Sightlines from residential properties through the park are maintained for CPTED.



Decorative paving and softfall.



Basalt feature walls will provide a visual identity to the arrival at the park from the street frontage.

## Feature Parkland Tree



*Schinus molle*  
Peppercorn Tree

## Parkland Trees

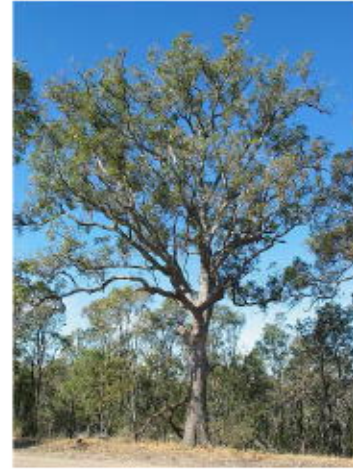


*Tristaniopsis laurina*  
Water Gum



*Brachychiton acerifolius*  
Illawarra Flame Tree

## Cumberland Plain Woodland Trees



*Angophora floribunda*  
Rough-barked Apple



*Eucalyptus fibrosa*  
Red Ironbark



*Eucalyptus sclerophylla*  
Scribbly Gum



*Melaleuca decora*  
White Feather Honeymyrtle

## Groundcover / Grass Planting



*Carex appressa*  
Tall Sedge



*Lomandra filiformis*  
Wattle Mat Rush



*Themeda australis*  
Kangaroo Grass



*Wahlenbergia gracilis*  
Australian Bluebell