

The background of the entire page is an aerial photograph of a modern public plaza. The plaza features a grid of large, light-colored geometric paving stones. Numerous young trees with green foliage are planted in rectangular planters. People are seen walking, sitting on low concrete walls, and pushing strollers, indicating a lively public space. A modern building with a glass facade is visible in the background.

WESTFIELD PENRITH MONDO

PUBLIC DOMAIN DEVELOPMENT APPLICATION

PREPARED FOR
SCENTRE GROUP
05 MARCH 2019

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APPENDIX A - PUBLIC DOMAIN MASTER PLAN

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.

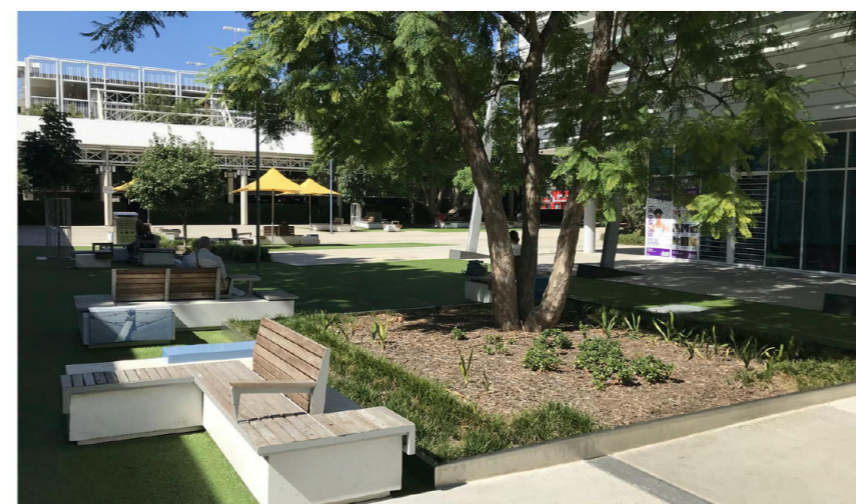
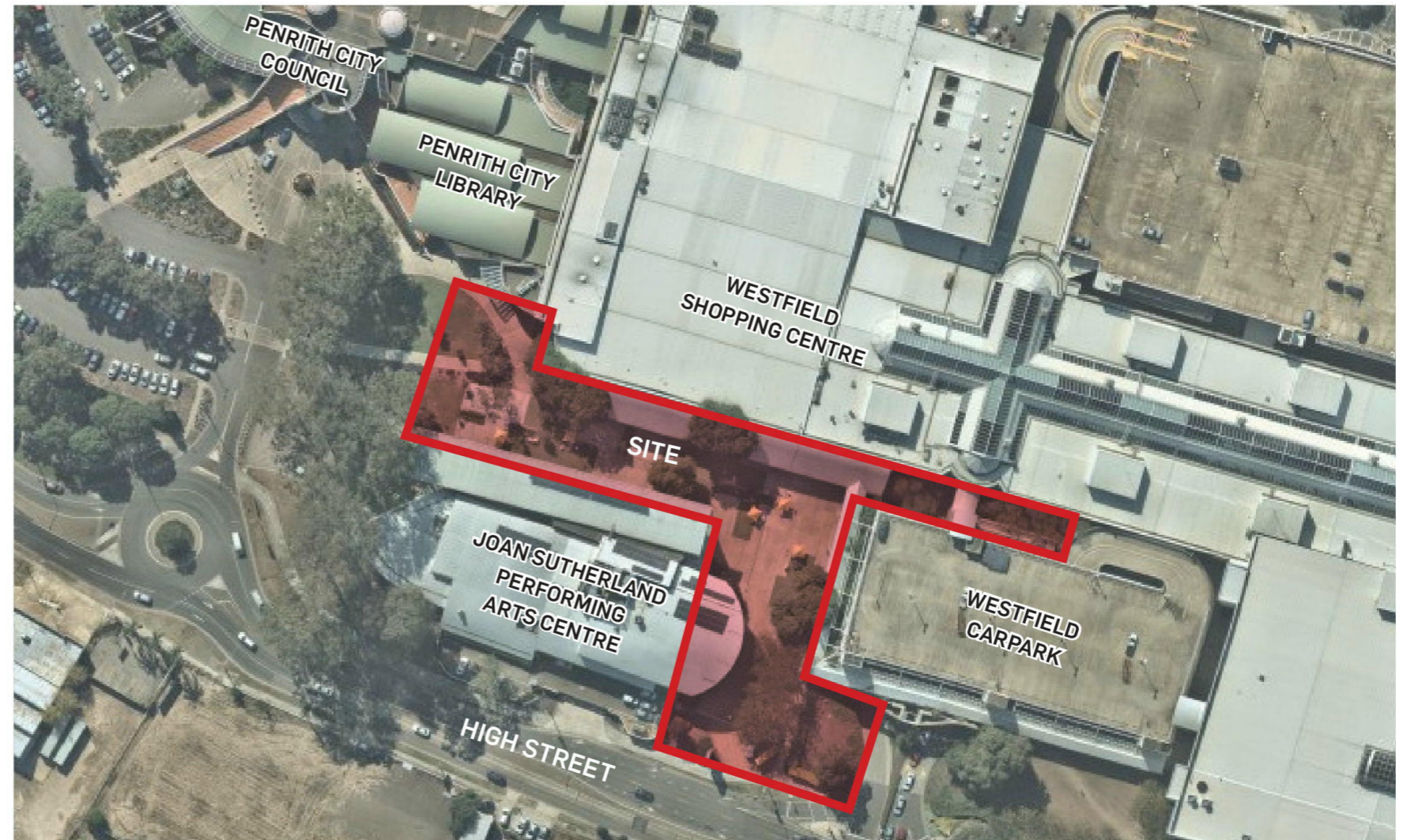
The proposed public domain open space development site 'Westfield Mondo' sits within both Westfield Penrith and Penrith City Council property boundaries. The current public domain plaza provides public amenity and key pedestrian links to the surrounding stakeholders, including Westfield's south-west 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.

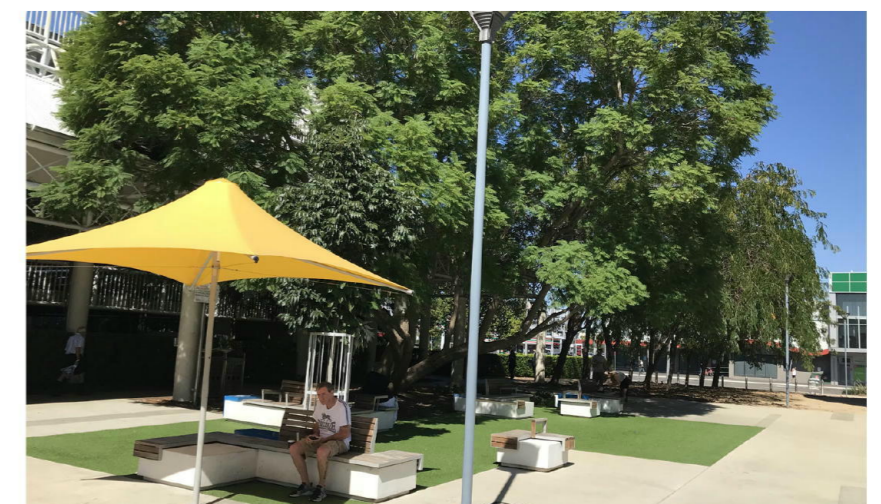
DEVELOPMENT PROPOSAL

The intent of the proposed development is to stimulate the existing plaza through upgrades to the existing Westfield's southern façade with food & beverage and health and leisure services. 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:

- Arrival forecourt strengthened through existing tree avenue. Entry to be integrated with new signage and screening of adjacent Performing Arts Centre and loading dock.
- Provide new and improved sight lines both internally and externally. Provide a desirable public domain and pedestrian access between High Street, Westfield, John Sutherland Performing Arts Centre and Penrith City Council chambers.
- Retain flexible spaces for community events such as weekend markets and performance stages.
- Increase planters to the Eastern entry point to provide a lush landscape setting which includes climbers to the carpark facade.
- Upgrade pavement adjacent to the proposed food and beverage which connects pedestrians from High Street to the food court entry under cover.
- Retaining existing vegetation to the the car park entrance.

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.

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:

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

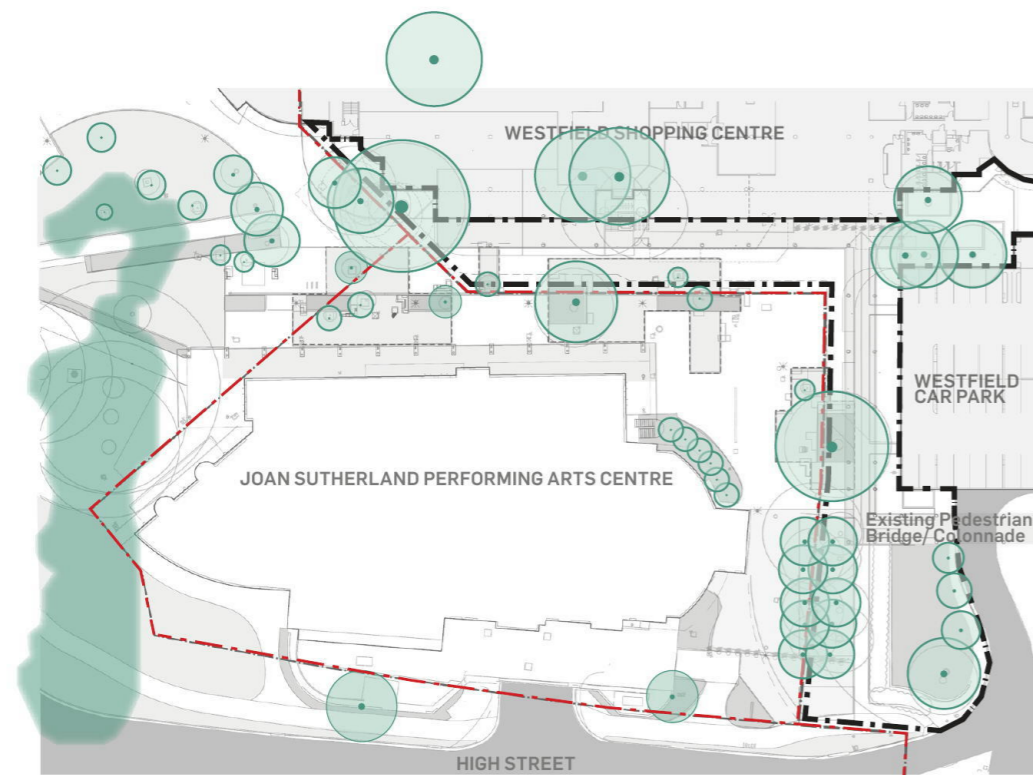
- Generally: the fertiliser regimes have been devised to provide sufficient long-term fertility for the vegetation type and it is anticipated that all except the very high status horticultural beds such as feature plantings (entry and courtyard planting) for colour and foliage will not need regular fertiliser 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





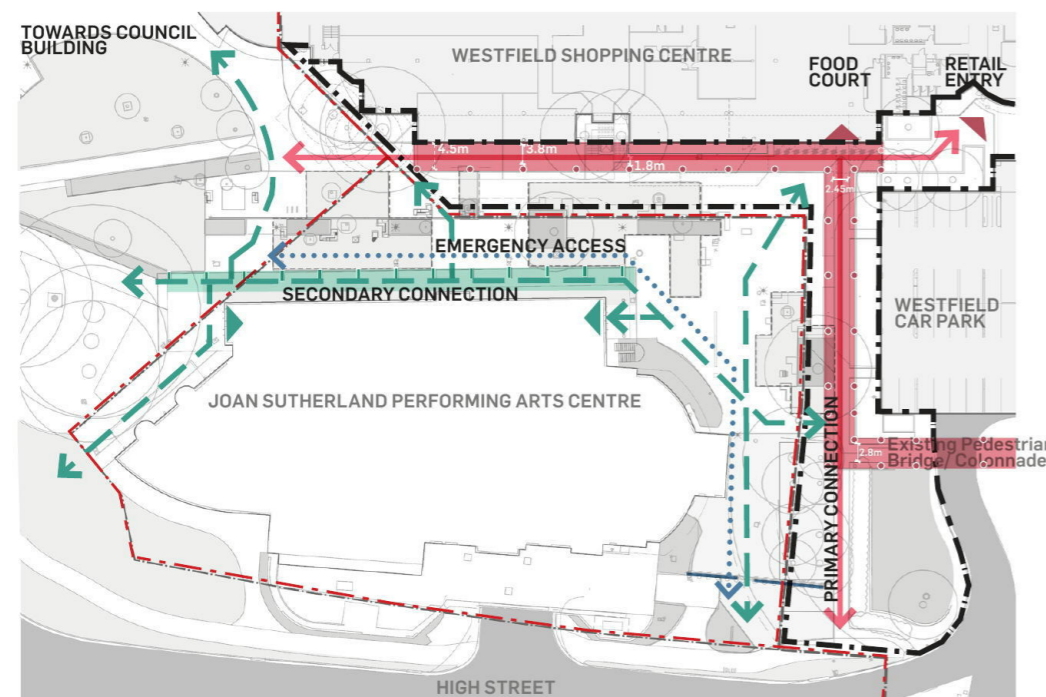
- LEGEND**
- Landscape Development application area
 - Public domain area - subject to voluntary planning agreement
 - Existing Tree to Retained
 - Existing Tree Concentrations to Retained



- LEGEND**
- Landscape Development application area
 - Public domain area - subject to voluntary planning agreement
 - Lawn
 - Synthetic Turf
 - Planted Garden Area

3.1 URBAN TREE CANOPY

3.3 GREEN PLAZA



- LEGEND**
- Landscape Development application area
 - Public domain area - subject to voluntary planning agreement
 - Poles
 - Bollards
 - ▲ Entrances to Westfield Penrith
 - ▲ Entrances to Joan Sutherland Performing Arts Centre
 - ↔ Primary Pedestrian Connection
 - ↔ Secondary Pedestrian Movement
 - ↔ Emergency Access Zone
 - Primary Covered Accessway
 - Secondary Covered Accessway



- LEGEND**
- Landscape Development application area
 - Public domain area - subject to voluntary planning agreement

3.2 ACCESS AND CIRCULATION

3.4 KEY VIEW CORRIDORS

Source: Urbis Urban Design Context Review Report Appendix B

4.0 TREE RETENTION STRATEGY



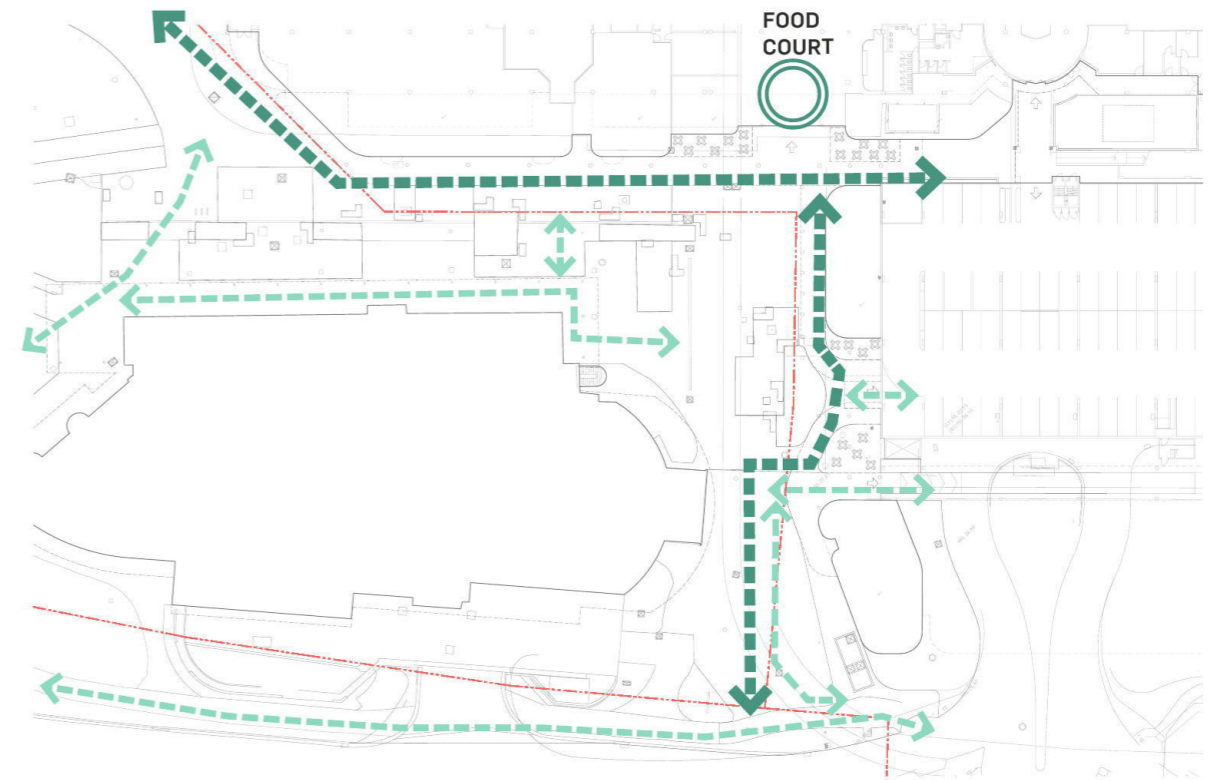
DESIGN OPPORTUNITIES AND DRIVERS

ADDRESSING THE LANDSCAPE

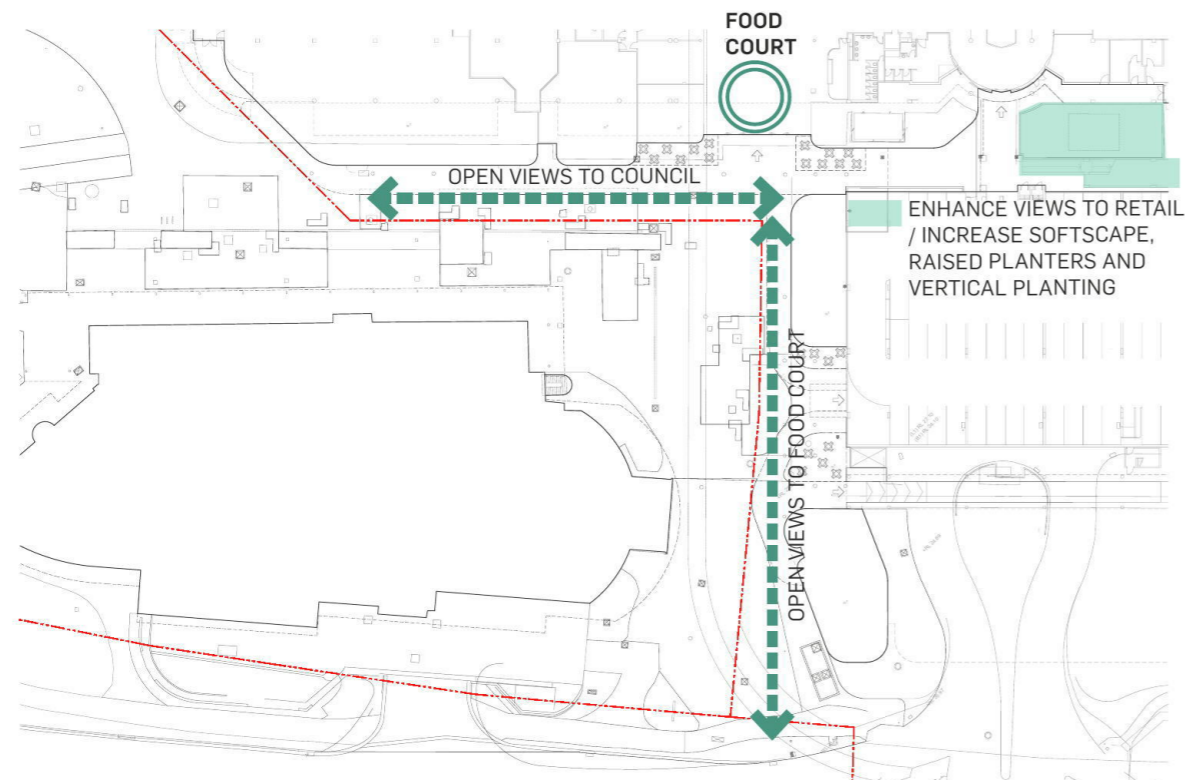
5.0 DESIGN STRATEGIES



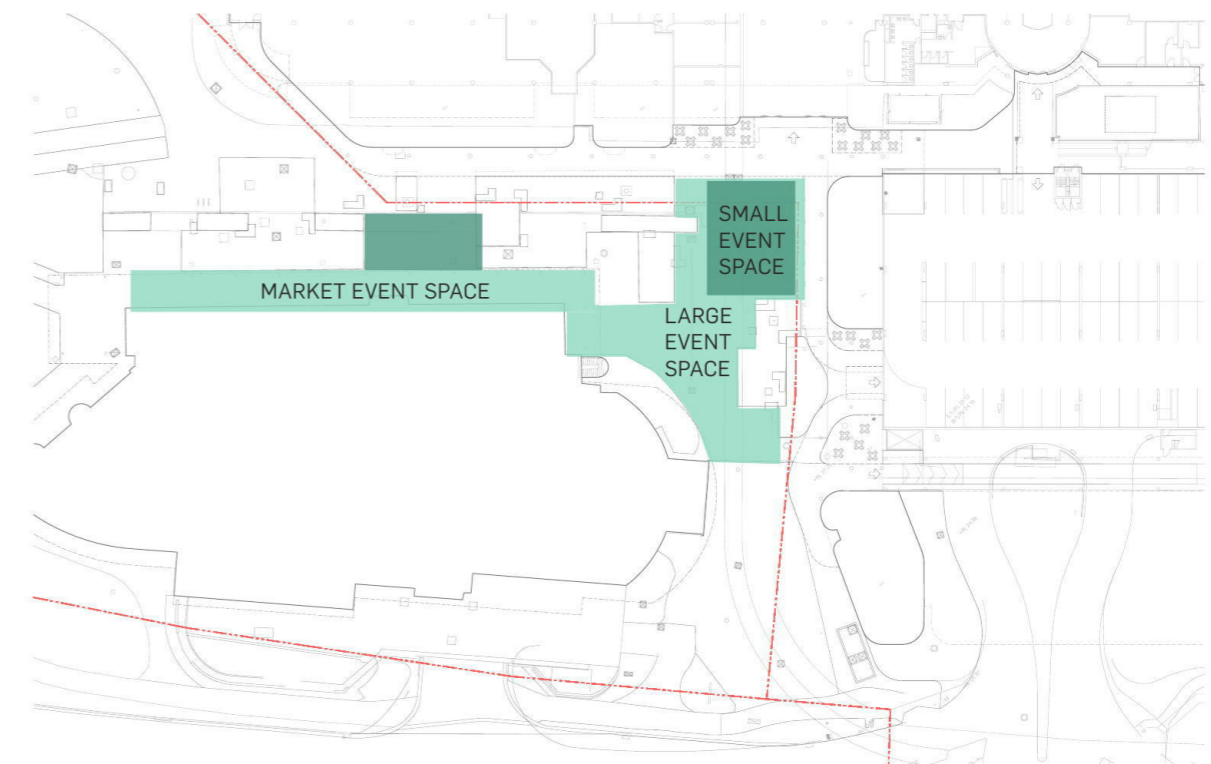
ENHANCE URBAN TREE CANOPY



DEFINE CLEAR HIERARCHY OF PEDESTRIAN CIRCULATION

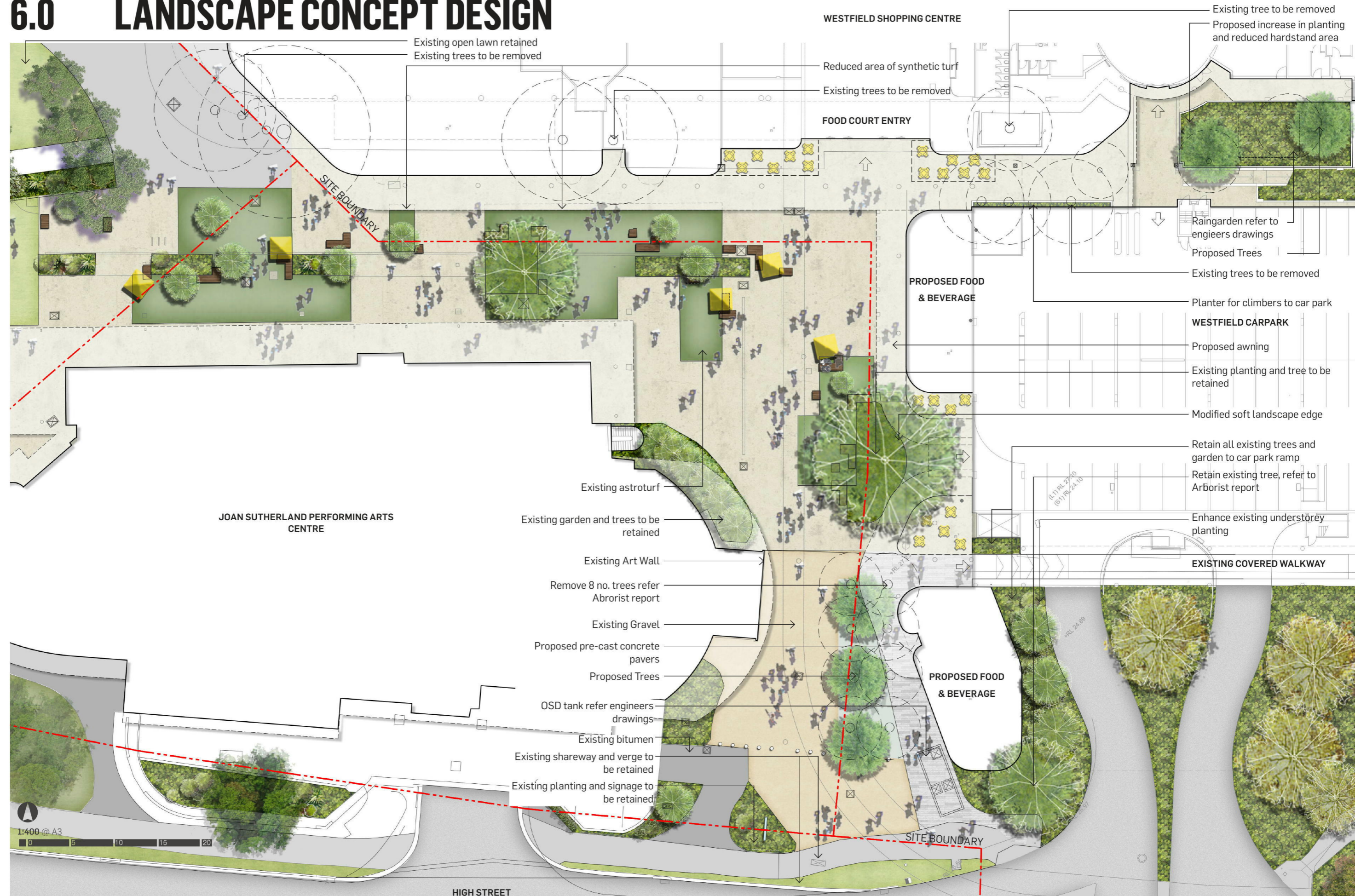


EMPHASISE VIEW CORRIDORS AND KEY FOCAL POINTS

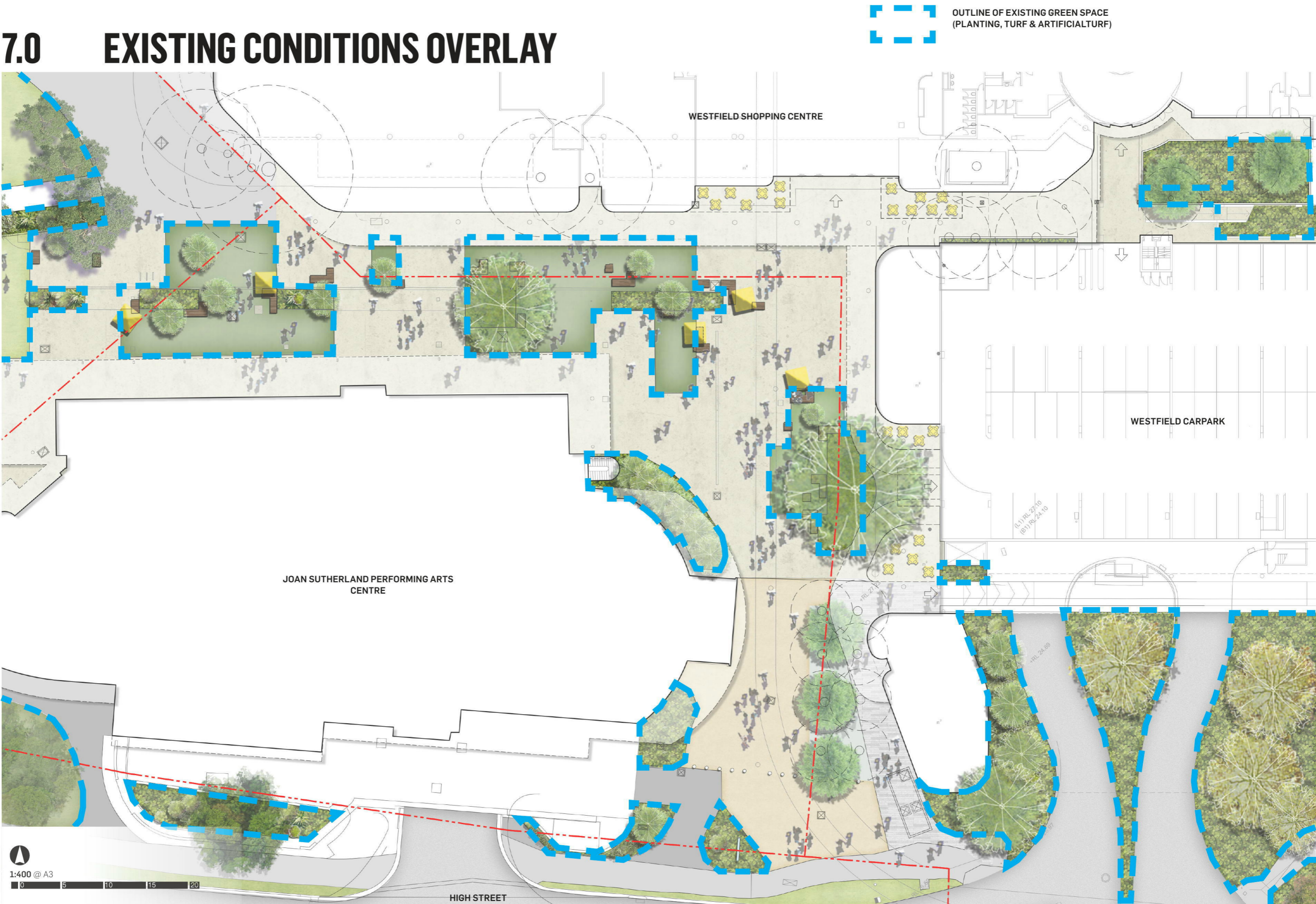


INTEGRATE FLEXIBLE EVENTS

6.0 LANDSCAPE CONCEPT DESIGN



7.0 EXISTING CONDITIONS OVERLAY



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)
Brachychiton acerifolius	Illawarra Flame Tree	15 x 10
Corymbia maculata	Spotted Gum	20 x 10
Cupaniopsis anacardioides	Tuckeroo	15 x 15
Lagerstroemia indica	Crepe Myrtle	6 x 4
Magnolia grandiflora 'Exmouth'	Exmouth Magnolia	8 x 5
Pyrus callyryana 'Chanticleer'	Ornamental Pear	10-15 x 7
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
Adenanthos seiceus	Wooly Bush	1.5 x 1
Callistemon 'Little John'	Bottlebrush	1.5x1.5
Colocasia esculenta	Elephants Ear	1.5x1.5
Crinum pendunculatum	Swamp Lily	2 x 2
Hymenocallis littoralis	Spider Lily	0.7 x 0.7
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
Strelizia juncea	Bird of Paradise	6 x 3.5
Syzygium sp	Dwarf Lilly pilly	3 x 2
Westringia fruticosa	Coastal Rosemary	1 x 1
Zephranthes candida	Rain Lilly	0.3 x 0.5
Climbers		
Clematis armandii	Evergreen Clematis	Climber
Lonicera japonica	Japanese Honeysuckle	Climber
Pyrostegia venusta	Orange Trumpet	Climber
Trachelospermum jasminoides	Chinese Star Jasmine	Climber

9.0 PLANTING PALETTE

TREES



PLANTING PALETTE

SCREEN + SHRUB PLANTING



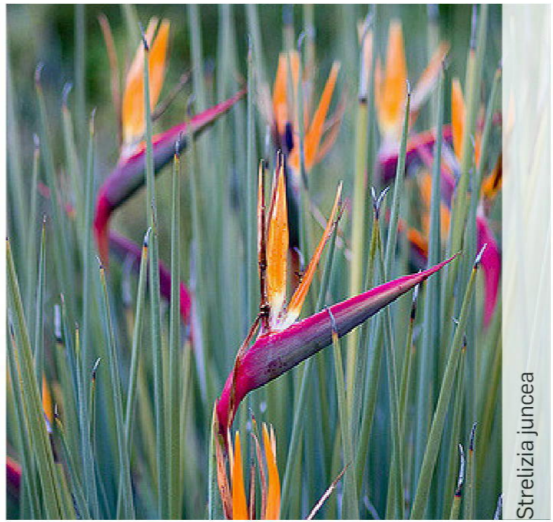
Alpinia purpurata



Colocasia esculenta v



Agave attenuate



Strelitzia juncea



Murraya paniculata



Philodendron Xanadu



Leptospermum flavescens



Hymenocallis littoralis



Westringia fruticosa



Callistemon 'little John'

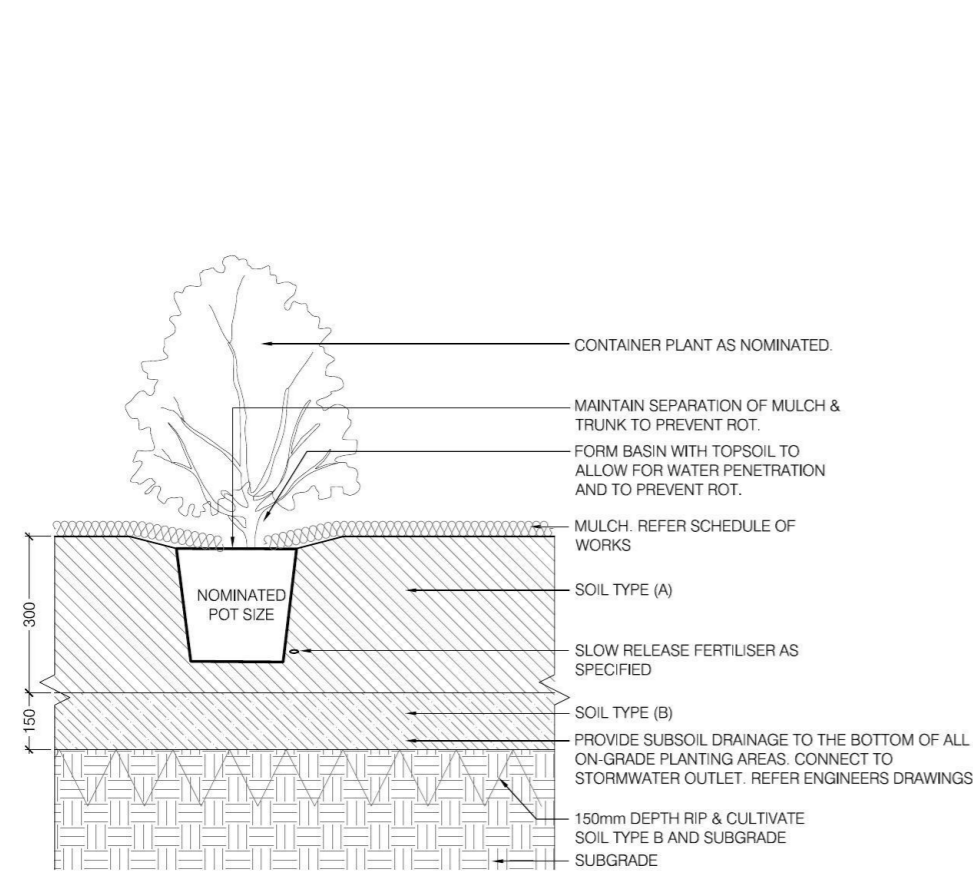


Cordyline fruticosa

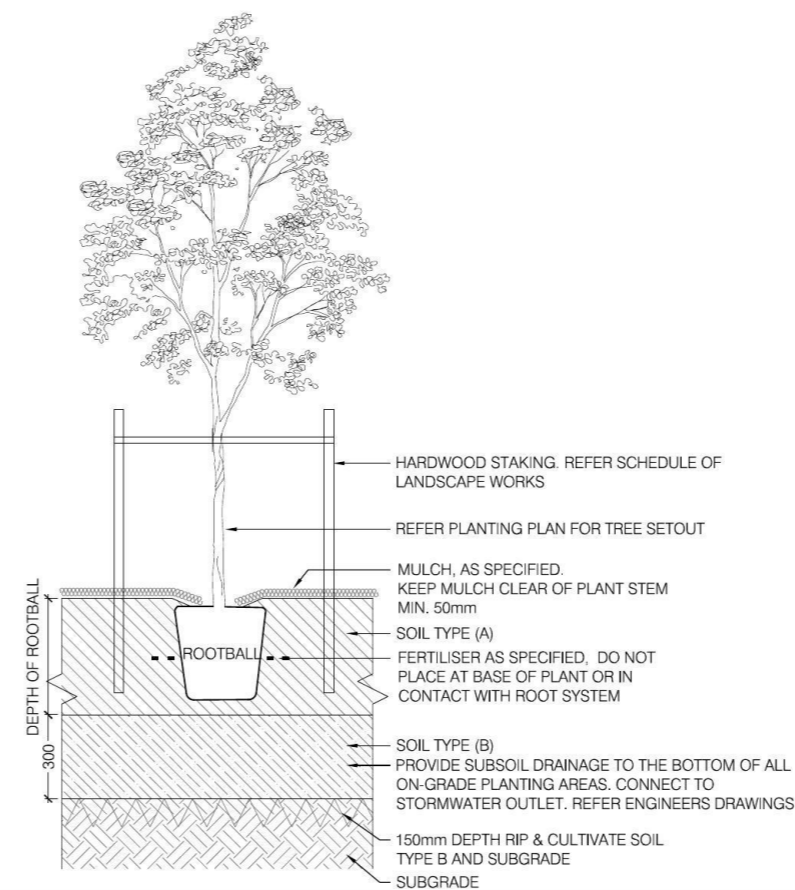


Clivia miniata

10.0 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

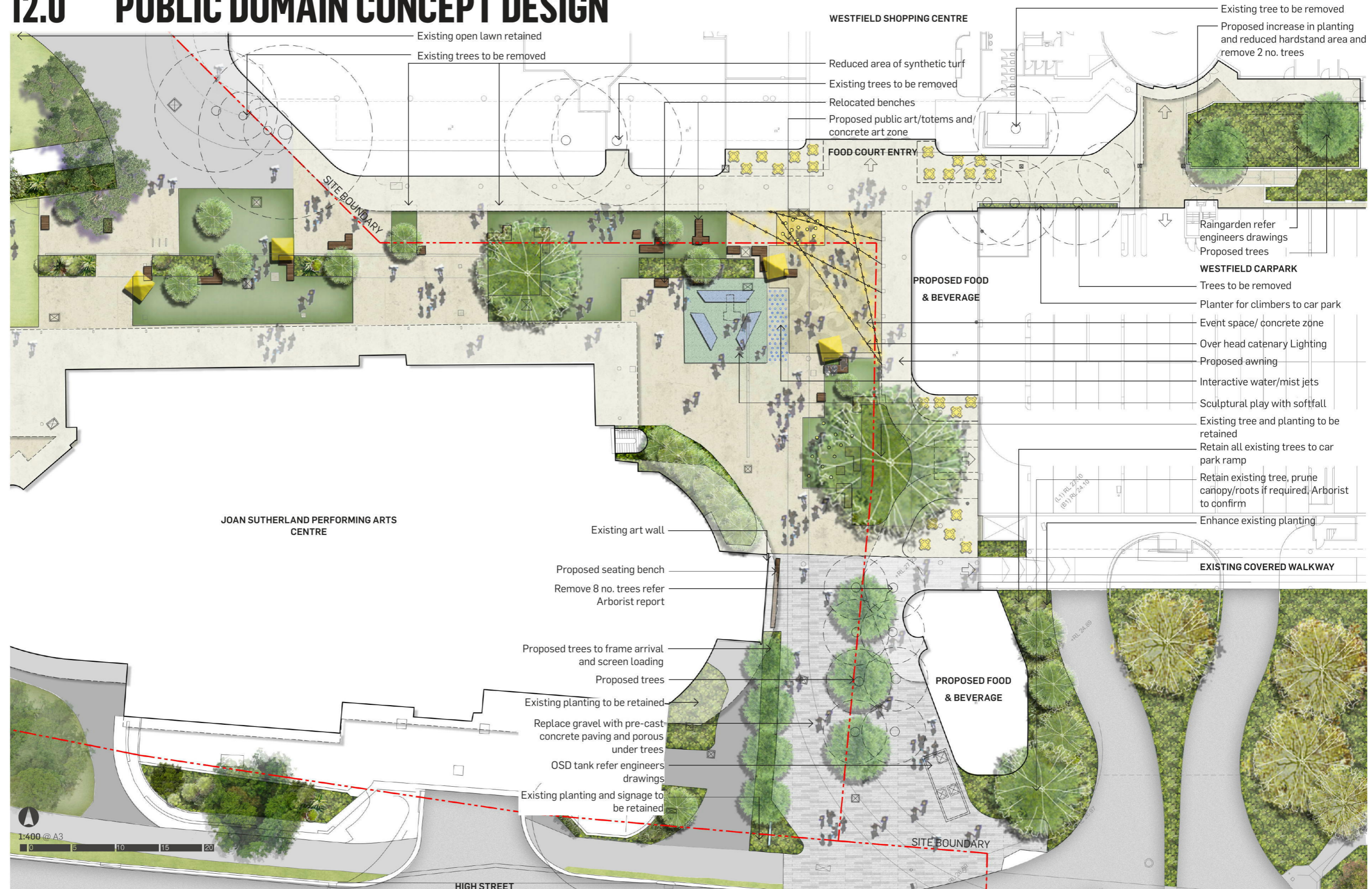
APPENDICIES

APPENDIX A - MASTER PLAN DESIGN

11.0 A SERIES OF CONNECTED DESTINATIONS



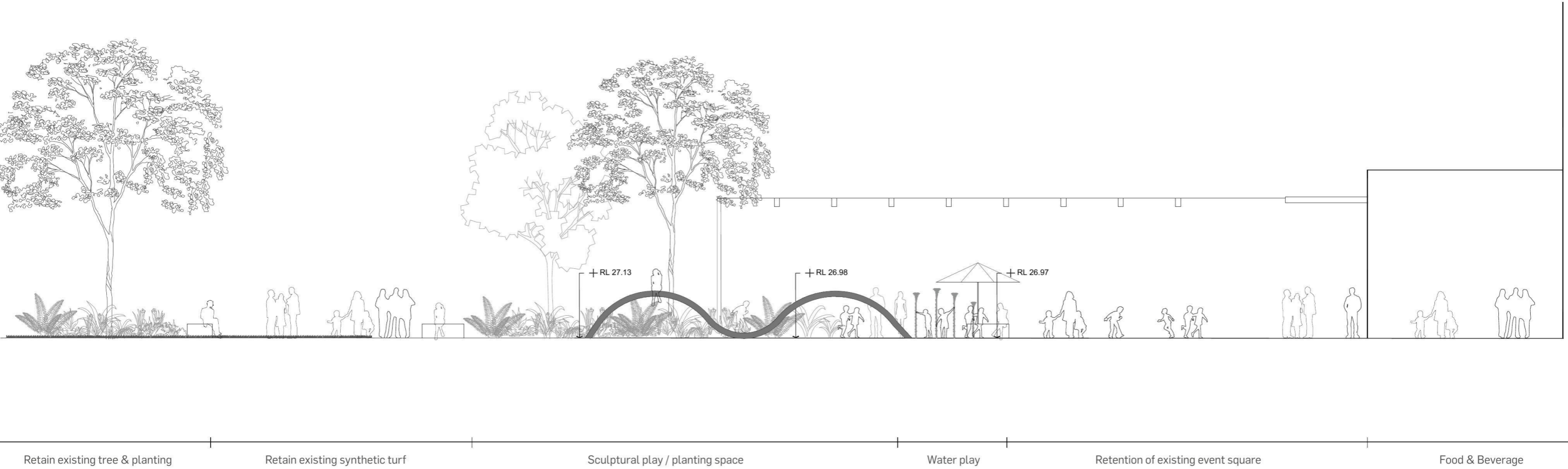
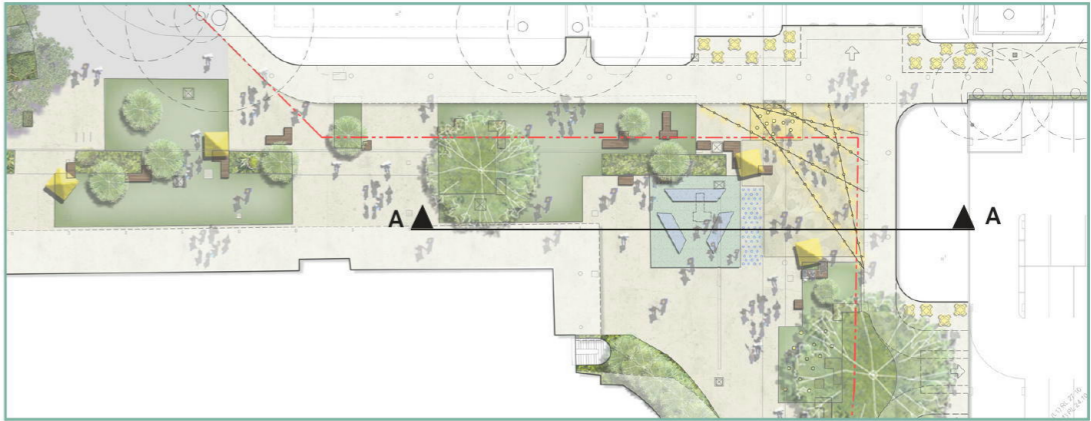
12.0 PUBLIC DOMAIN CONCEPT DESIGN



13.0 DETAIL CONCEPT PLAN



14.0 TYPICAL LANDSCAPE SECTION



SECTION A - SCALE 1:150@A3

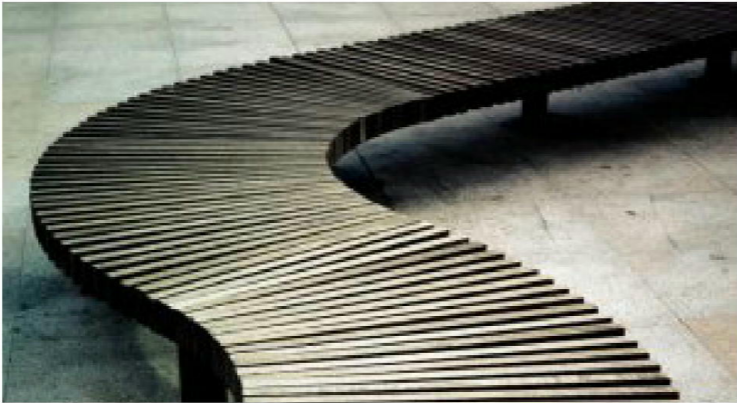
15.0 PRECEDENT IMAGERY



Arrival Plaza



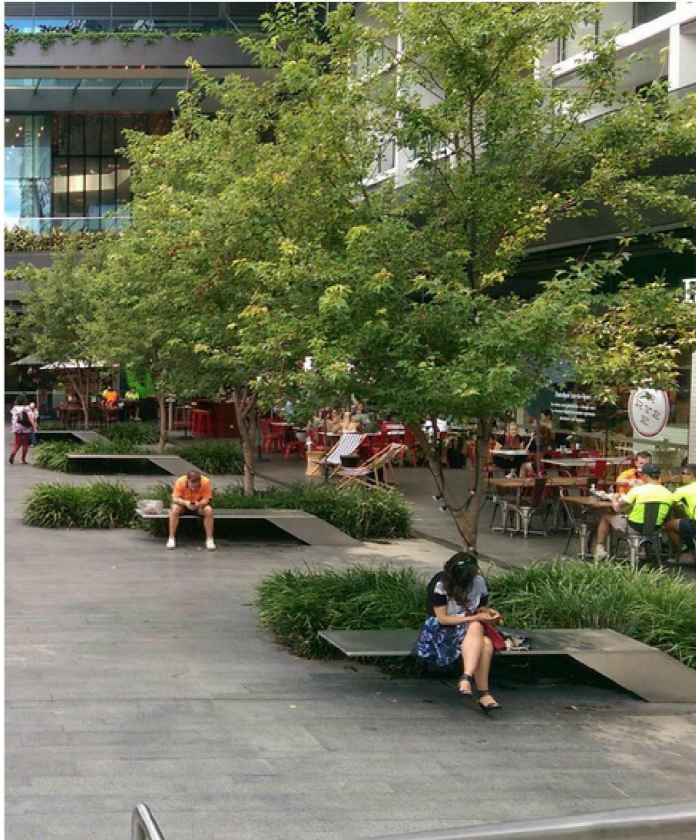
Retain & relocate existing seating and artwork



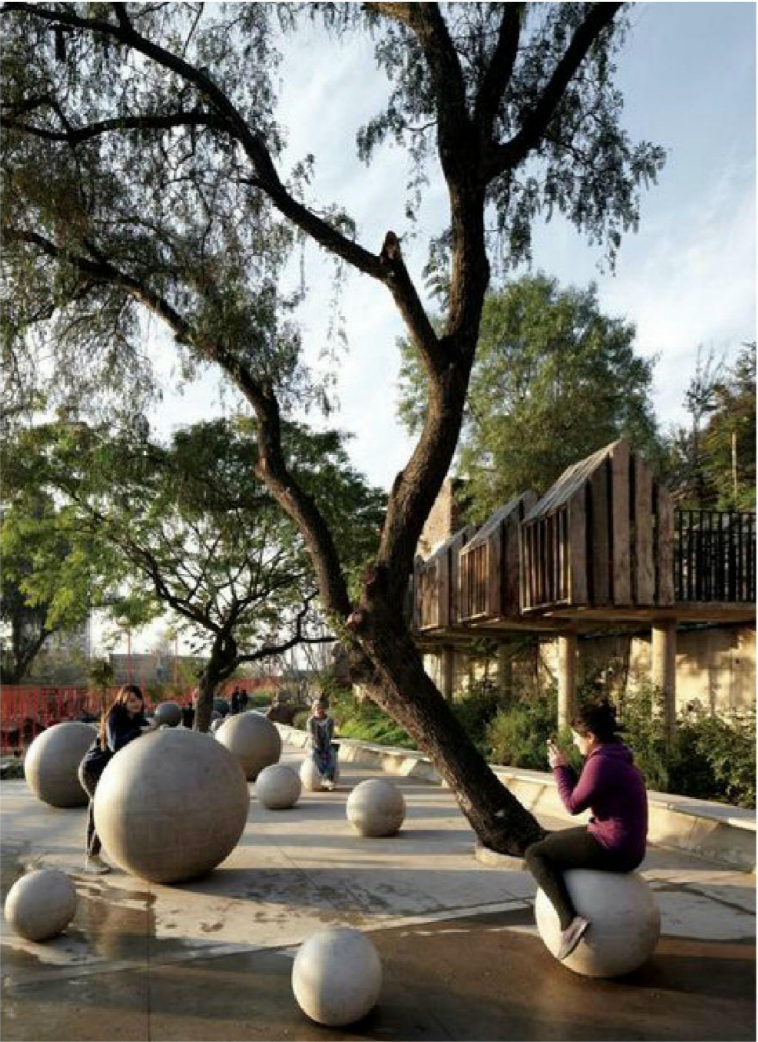
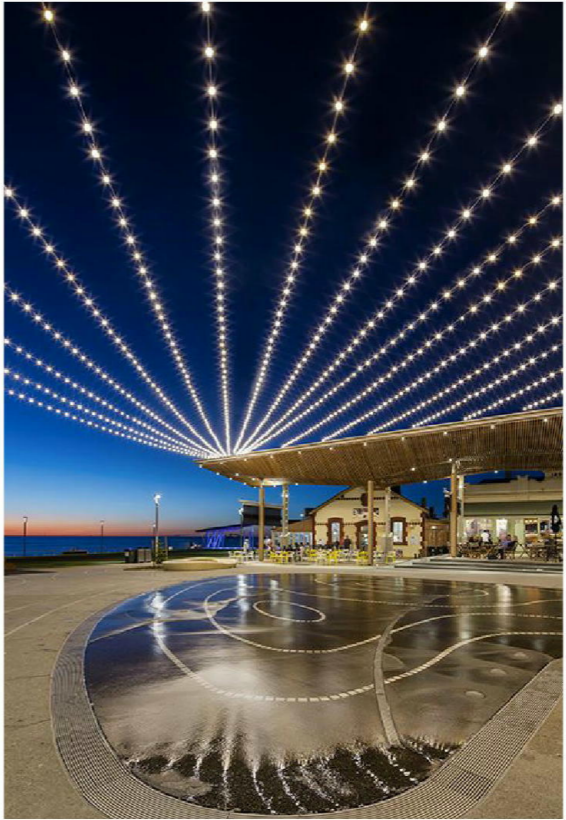
Proposed seating and benches



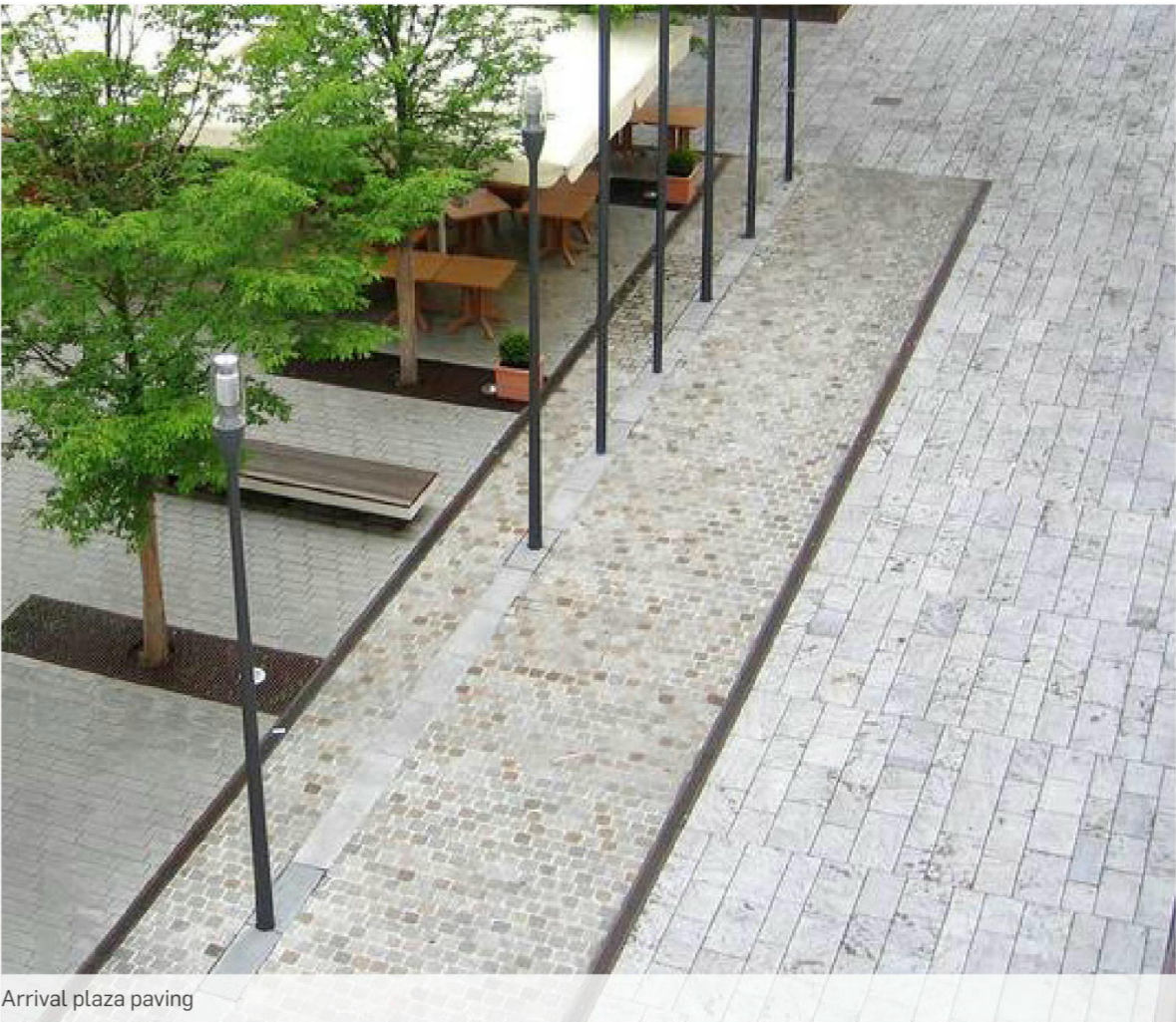
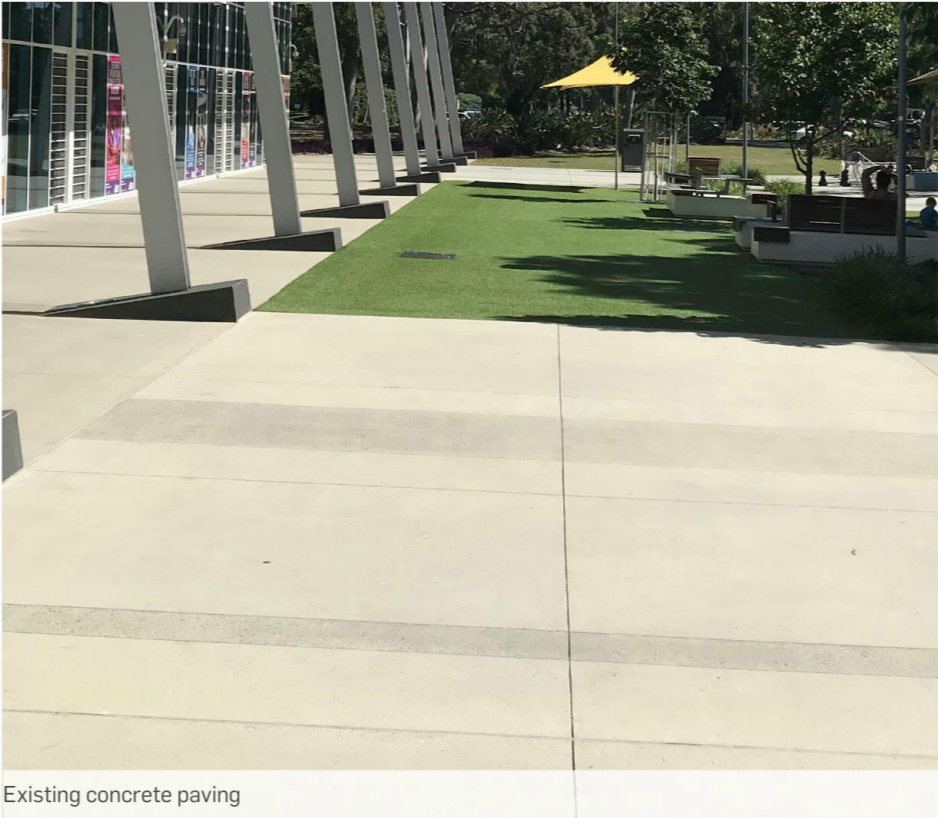
Water play (Water jets and mist)



PRECEDENT IMAGERY - SCULPTURAL PLAY & PUBLIC ART



16.0 MATERIALS STRATEGY



1 2 3 4 5 6 7 8 9 10 11 12

A

B

C

D

E

F

G

H

1 2 3 4 5 6 7 8 9 10 11 12

5,100

1,950 1,200 1,950

800 800 2,100 800

Stratavault Generation 6 STRUCTURAL SOIL MODULES LOADED WITH SCREENED SANDY LOAM SOIL MIX, ORGANIC 4-8% BY VOLUME.

RRPREC1 RootRain PRECINCT SINGLE INLET FOR INITIAL WATERING OF ROOTBALL ZONE.

CITYGREEN TREE GRILLE AND GUARD - REFER TO ADDITIONAL SPECIFICATIONS.

RRARB2 RootRain ARBORVENT DUAL INLET DEEP WATERING AND AERATION SYSTEM.

RSB900 RootStop BARRIER LAID ON OUTER WALLS OF PIT.

RER300 ReRoot RIBBED LINEAR BARRIER INSTALLED ABOVE Stratavault, WITH RIBS FACING TREE.

LINEAR TREEPIT - PLAN
SCALE 1:25 (A1) SCALE 1:50 (A3)

CITYGREEN TREE GRILLE AND GUARD - REFER TO ADDITIONAL SPECIFICATIONS.

RRPREC1 RootRain PRECINCT SINGLE INLET FOR INITIAL WATERING OF ROOTBALL ZONE.

RER300 ReRoot RIBBED LINEAR BARRIER INSTALLED ABOVE Stratavault, WITH RIBS FACING TREE.

PAVEMENT LAYERS AND SUB-BASE DESIGN TO ENGINEER SPECIFICATIONS.

FilterGrid HEAVY GRADE NON-WOVEN FILTER FABRIC WITH REINFORCING GRID TO TOP SURFACE OF Stratavault MATRIX, AND FOLDED TO LINE OUTER EDGE OF MATRIX TO REQUIRE FilterGrid TO EXTEND TO BOTTOM OF MATRIX.

Stratavault Generation 6 STRUCTURAL SOIL MODULES LOADED WITH SCREENED SANDY LOAM SOIL MIX, ORGANIC 4-8% BY VOLUME.

COMPACTED GRANULAR COLLAR AS PER SPECIFICATIONS.

RSB900 RootStop BARRIER LAID ON OUTER WALLS OF PIT WHERE REQUIRED FOR PROTECTION OF SERVICES OR INFRASTRUCTURE FROM ROOT PENETRATION.

RRARB2 RootRain ARBORVENT DUAL INLET DEEP WATERING AND AERATION SYSTEM.

OPTIONAL: 100mm DRAINAGE LAYER 5-10mm STONE CHIP (REQUIRED IF SURROUNDING SOIL IS NOT FREE DRAINING, OR IF TREE PIT IS HARVESTING STORMWATER).

1,200

2,100 900 2,100 5,100

124

OPTIONAL: DRAINAGE CONNECTED TO STORMWATER (REQUIRED IF SURROUNDING SOILS IS NOT FREE DRAINING, OR IF TREE PIT IS HARVESTING STORMWATER)

LINEAR TREEPIT - SECTION AA
SCALE 1:25 (A1) SCALE 1:50 (A3)

600 900 600 2,100

LINEAR TREEPIT - SECTION BB
SCALE 1:25 (A1) SCALE 1:50 (A3)

NOTES

INSTALLATION/EXCAVATION TIPS:

1. ADD 5% TO OUTER PLAN DIMENSIONS WHEN EXCAVATING PIT.
2. ALWAYS CHECK PIT DIMENSIONS AT BASE OF PIT, ENSURING SIDES ARE CLEAN AND SQUARE.
3. LEVEL AND SCREED DRAINAGE LAYER PRIOR TO PLACEMENT OF CELLS.

ENSURE THAT THE PIT BASE IS SCREEDED AND COMPACTED ADEQUATELY BEFORE PLACING CELLS ON BASE, TO ALLOW FOR EASE OF INSTALLATION OF OVERALL MATRIX.

ADEQUATE DRAINAGE FROM BASE OF TREEPIT TO BE PROVIDED IF DESIGN INCORPORATES WSD PRINCIPLES, OR IF SITE CONDITIONS REQUIRE.

COMPONENT LIST

PRODUCT	QTY
Stratavault Generation 6 STRUCTURAL SOIL CELL	41
FG3030 FilterGrid BI-AXIAL FILTER LAYER	27m²
RRPREC1 RootRain PRECINCT SINGLE INLET	1
RRARB2 RootRain ARBORVENT DUAL INLET	1
RER300 ReRoot LINEAR RIBBED R/BARRIER	4.1m
RSB900 RootStop BARRIER	20.9m
CITYGREEN TREEGRILLE - SEE SPECIFICATIONS	1
CITYGREEN TREEGUARD - SEE SPECIFICATIONS	1

SOIL VOLUME GUIDE: APPROX 8.8m³ OF SOIL (±5%), DEPENDING ON SOIL TYPE AND EXCAVATION VARIATIONS

LINEAR TREEPIT - ISOMETRIC ELEVATION
SCALE 1:25 (A1) SCALE 1:50 (A3)

AutoCAD FILE:
CIVILCAD FILE:

No. Date
1 13.11.14

Amendment Details
ISSUE 1

Initial
CW

No. Date
1 13.11.14

Amendment Details
ISSUE 1

Initial
CW

citygreen
URBAN LANDSCAPE SOLUTIONS
transforming grey spaces into green

Client: CITYGREEN URBAN LANDSCAPE SOLUTIONS

Drawn: CW

Approved: JG

Surveyed by: -
Geotechnical by: -
Datum: -
Designed: -
Coord: -
Checked: -

Job Name
TREE PIT SYSTEMS

Scale
AS SHOWN

Job No.
1409 - A03.2

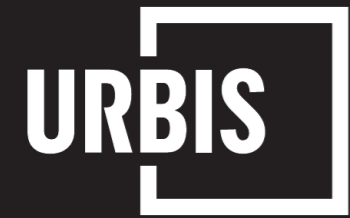
Title
LINEAR TREEPIT
W/TREE GRILLE 8.8m3
DETAIL PLANS

Sheet No. 1 OF 1

Amt. 1

26 **Westfield Penrith Mondo** Development Application

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