



Appendix 10 – Landscape Package

An aerial photograph of a residential area in Carlingford, New Zealand. The image shows a dense residential neighborhood with many houses and trees. A road, identified as Pennant Hills Road, is highlighted in white and runs through the center of the image. The sky is clear and blue.

263-281 PENNANT HILLS ROAD CARLINGFORD PLANNING PROPOSAL

PREPARED FOR
MERITON
1 SEPTEMBER 2023
PLANNING PROPOSAL

ACKNOWLEDGEMENT OF COUNTRY

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society. We acknowledge their unique ability to care for Country and their deep spiritual connection to it.

We acknowledge the Traditional Owners of the Land, Water, and Sky of the Wallumedegal people. We recognise and respect their culture, heritage, beliefs, and continuing relationship with the land and that they are the proud survivors of more than two hundred years of dispossession. We honour Elders past and present whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

We respectfully acknowledge the Traditional Custodians of the lands on where we work, the Gadigal People of the Eora Nation. We acknowledge the custodianship of its people and the privilege and responsibility to Connect and Design with Country.





ISSUE AUTHORISATION

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Report Status: Planning Proposal

Rev	Date	Purpose	Prepared	Reviewed
01	01.09.23	Planning Proposal	LB/HS	YV

We acknowledge Aboriginal and Torres Strait Islanders as the traditional custodians of all the lands throughout Australia. We recognise and respect the connection to their land, cultural heritage and community, and we pay respects to their Elders past, present and emerging.

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CONTENTS

1.1 THE PROPOSAL	5
1.2 SITE DESCRIPTION	5
1.3 GUIDING DOCUMENTS	6
1.4 SITE CONTEXT	8
1.5 LANDSCAPE CHARACTER	9
1.6 SITE ANALYSIS	10
1.7 LANDSCAPE PRINCIPLES	11
1.8 GROUND FLOOR - LANDSCAPE CONCEPT PLAN	13
1.9 LANDSCAPE CONCEPT PLAN - CENTRAL PARK	14
1.10 PRECEDENT IMAGERY	15
1.11 SECTIONS	16
1.12 LANDSCAPE CONCEPT PLAN - COMMUNITY LINK	18
1.13 PRECEDENT IMAGERY	19
1.14 LANDSCAPE CONCEPT PLAN - RETAIL PLAZA	20
1.15 PRECEDENT IMAGERY	21
1.16 LANDSCAPE CONCEPT PLAN - COMMUNAL OPEN SPACE ROOFTOPS	22
1.17 PRECEDENT IMAGERY	23
1.18 MATERIAL & PLANTING STRATEGY	24
1.19 INDICATIVE PLANT PALETTE	25

1.1 THE PROPOSAL

This planning proposal presents the upgrade of the streetscape along Shirley Street, improvements to the interface of Pennant Hills Road, create high quality communal open spaces including a large flexible central park, a play focused community park and a vibrant retail destination on the ground floor. The ground floor is connected for pedestrians through a central accessible walkway that links to a series of key landmarks and destinations. Vehicles and cyclists can access the development via a newly proposed internal road network.

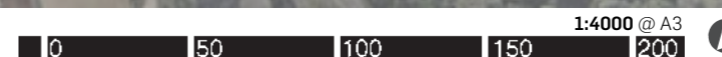
1.2 SITE DESCRIPTION

The site is located at 263-281 Pennant Hills Road which has been identified as a Key Development Area under The Hills Shire DCP 2012.

It sits on the corner of the Marsden Rd and Pennant Hills Rd turn off to the Cumberland Highway. It is located within 500m of a tertiary college, primary school, shopping centers and a future light rail station.



Figure 1 Site Boundary



STREET VIEW



View from Shirley Street

1



View from corner of Shirley Street

2



View from Pennant Hills Road

3

1.3 GUIDING DOCUMENTS

The following Documents were used to inform and guide the Analysis, Design Process & Response to the site.

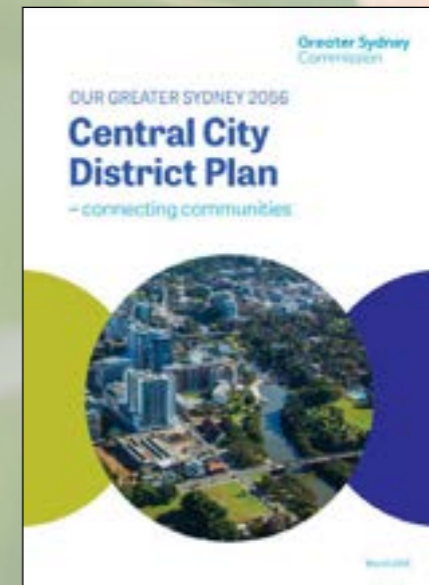
01



GREENER PLACES

In 2020, the Government Architect New South Wales (GANSW) released the Greener Places Design Guide to provide information on how to design, plan, and implement green infrastructure in urban areas throughout NSW. The guide provides strategies, performance criteria and recommendations to assist planning authorities, and design and development communities to deliver green infrastructure.

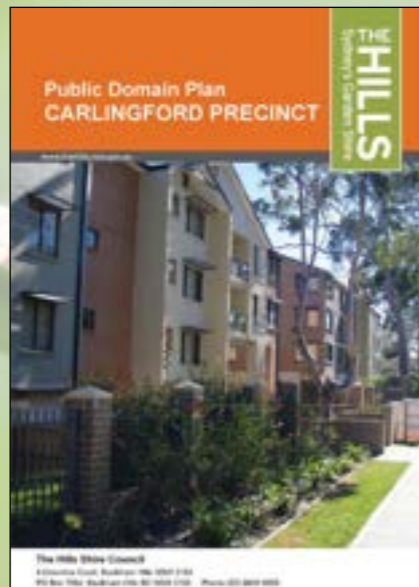
02



CENTRAL CITY DISTRICT PLAN

In March 2018, the Greater Sydney Commission (GSC) released this strategic plan and was created under the EP&A Act. The vision will improve the District's lifestyle and environmental assets creating high value spaces for residents in the Central City District will have quicker and easier access to a wider range of jobs, housing types and activities as part of the transformation of their District.

03

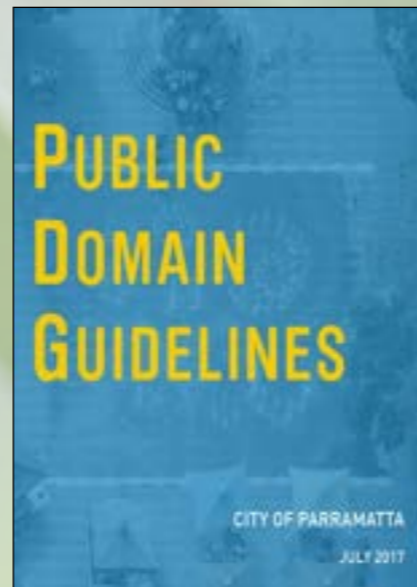


CARLINGFORD PRECINCT - PUBLIC DOMAIN PLAN

In March 2011, the Hills Shire Council released the Public Domain Plan to serve as a manual to guide the future planning and design of the public domain in the Carlingford Precinct. The public domain plan provides: An analysis identifying the current and desired future character of the Carlingford Precinct;

A public domain design framework providing design direction for future development, including recommended design approaches, treatments and details.

04



CITY OF PARRAMATTA - PUBLIC DOMAIN GUIDELINES

In 2011, the City of Sydney released the Street Tree Masterplan which provides a "coordinated and strategic approach to planting and managing street trees across the city." The plan is intended to assist developers select and plant trees appropriate to the sites context and character.

05



URBAN GREEN COVER IN NSW

In 2015, the NSW Government and Office of Environment and Heritage released the Urban Green Cover in NSW Technical Guidelines to articulate practical advice, best practice and guidelines to increase the resilience of NSW settlements and communities to climate change. The technical guidelines offer built environment professionals working practical information and typical details to encourage best practice applications of green cover, so as to minimise urban heat impacts across NSW.

1.4 SITE CONTEXT



EXISTING & SURROUNDING CONTEXT

Carlingford offers residents plenty of opportunities to engage with the natural environment through surrounding reserves. Future developments such as the Light Rail Station will allow residents easier access to the Parramatta CBD.

Legend

- Site Location
- Light Rail Station
- Bus Stop
- Schools
- Open Space
- Retail/Commercial

Figure 2 Site Context Map



1.5 LANDSCAPE CHARACTER

LOCAL CHARACTER



GALARINGI RESERVE

- Connection to nature and opportunity for walking
- Ecological connection



HUNTS CREEK RESERVE

- Balaka Falls - Natural feature in local reserve



LARRY BOLITHO RESERVE

- Local playground to north of site



RAPANEA COMMUNITY FOREST

- Opportunity for bush walking



FUTURE LIGHT RAIL STATION

- Connection to CBD
- Promotes active transport



CARLINGFORD COURT

- Close proximity to site
- Shopping

1.6 SITE ANALYSIS

01



TOPOGRAPHY

The site falls South-West with a high point of +126.00 and low point of +104.00

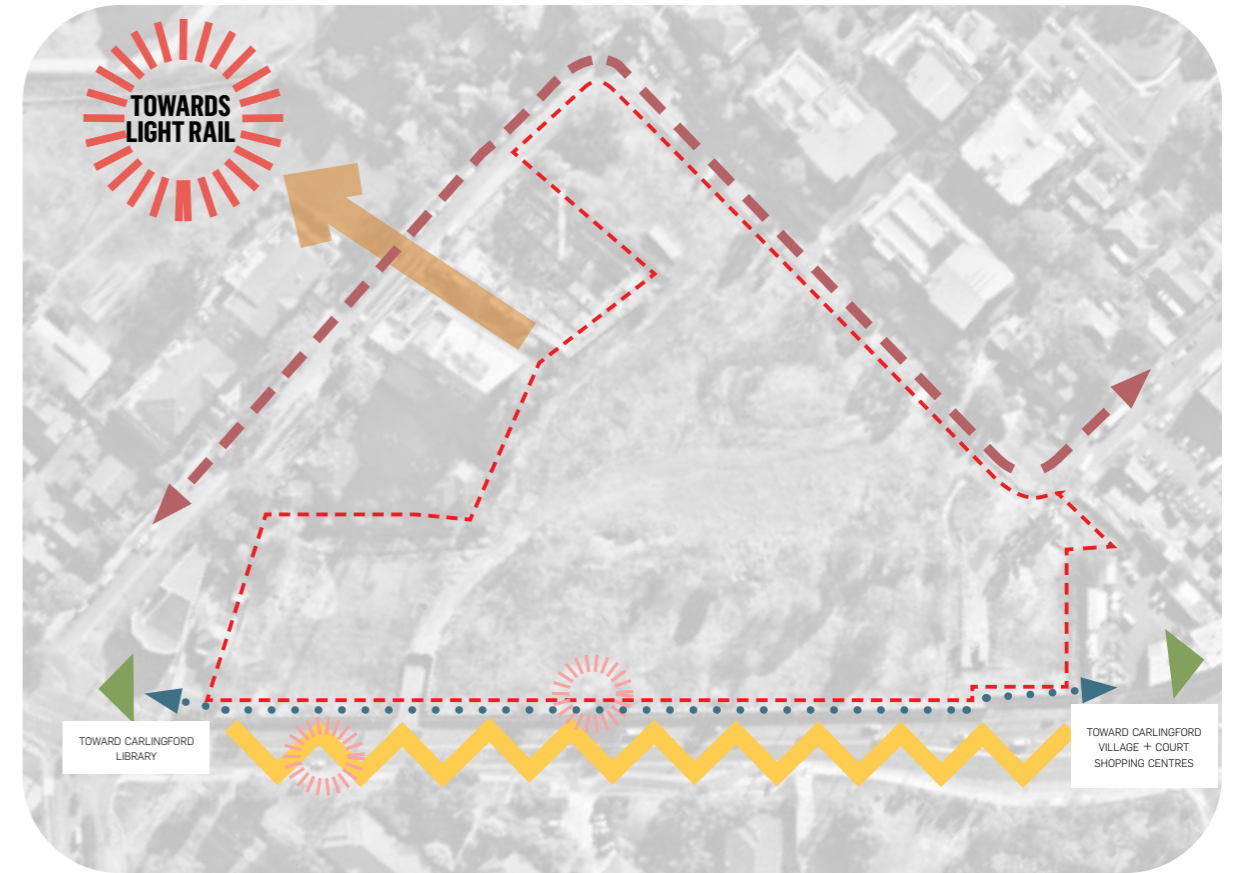
Legend

- 2m contours
- + XX.X Existing levels



NOT TO SCALE

02



ACCESS

The site is located along Pennant Hills Road, between Carlingford Library and Carlingford Court + shopping centre.

Legend

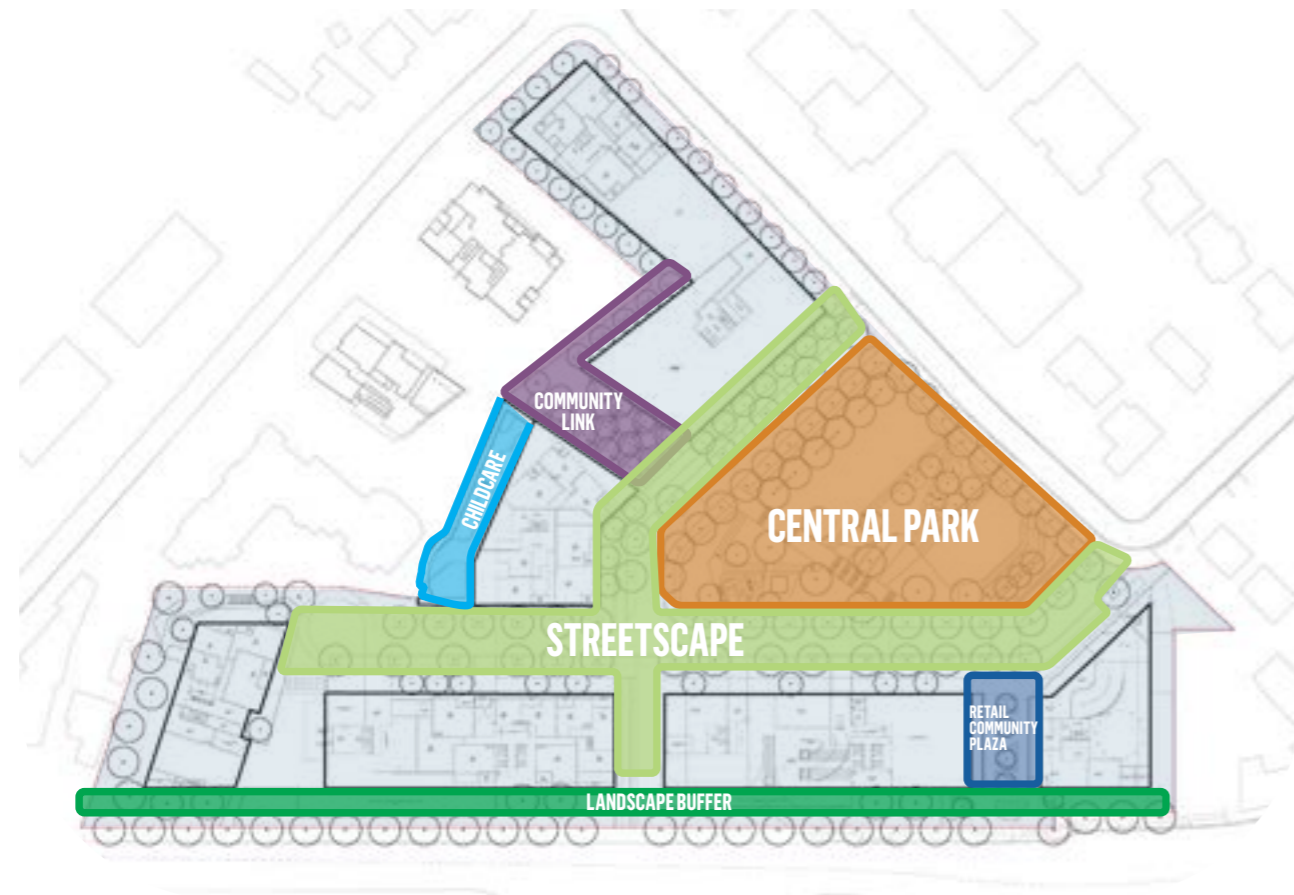
- — Vehicular access to site via Shirley Street.
- • • Existing non-compliant pedestrian footpath
- Pennant Hills Road visual and physical barrier to site
- ☀ Existing bus stop locations



NOT TO SCALE

1.7 LANDSCAPE PRINCIPLES

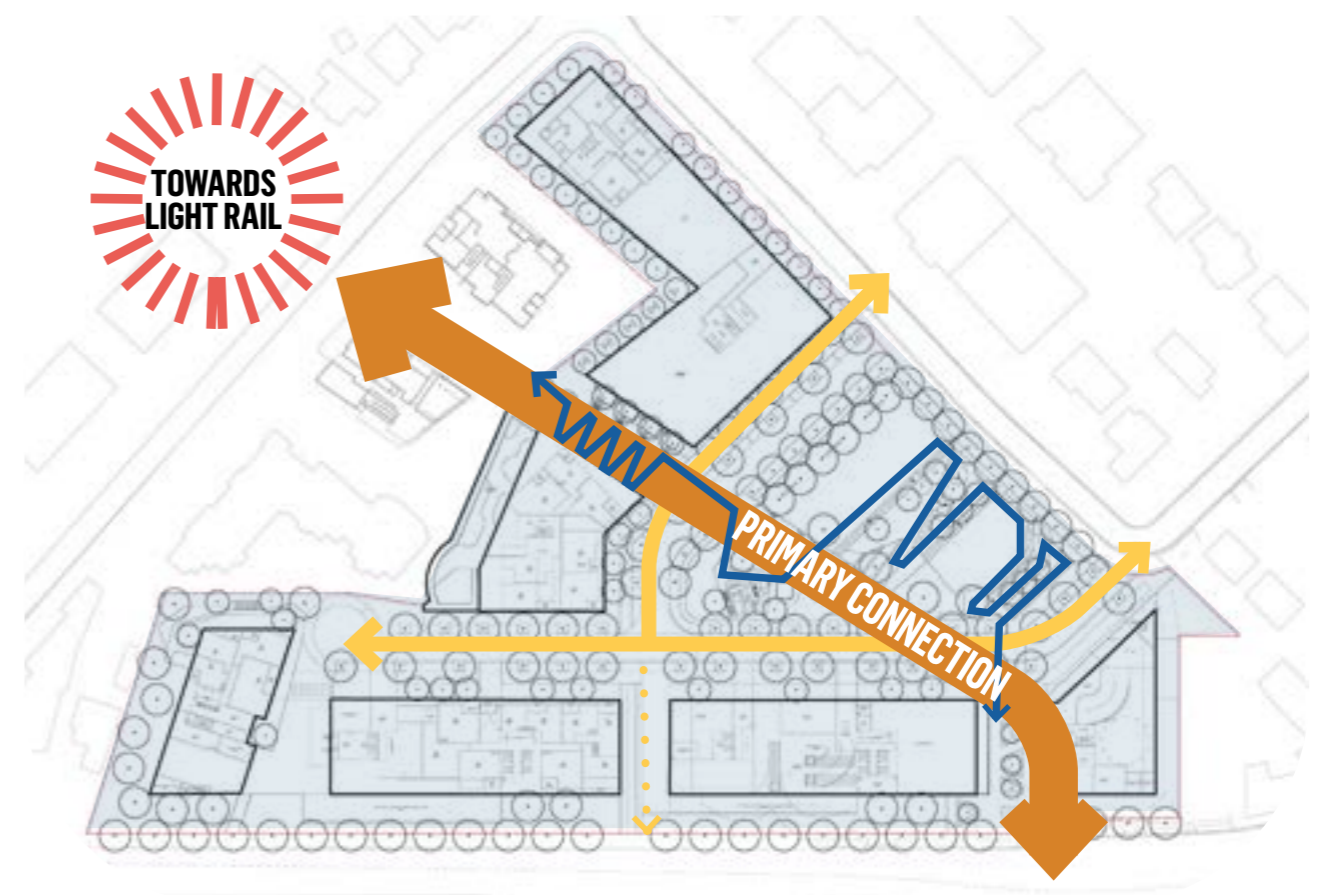
01



DIVERSE SERIES OF SPACES

The creation of a variety of spaces that offer different experiences and activities for people of all ages and abilities. This can include spaces for relaxing, playing, exercising, learning, and socialising. By incorporating a diverse series of spaces into the design of a central park, you can create a place that is welcoming and inviting.

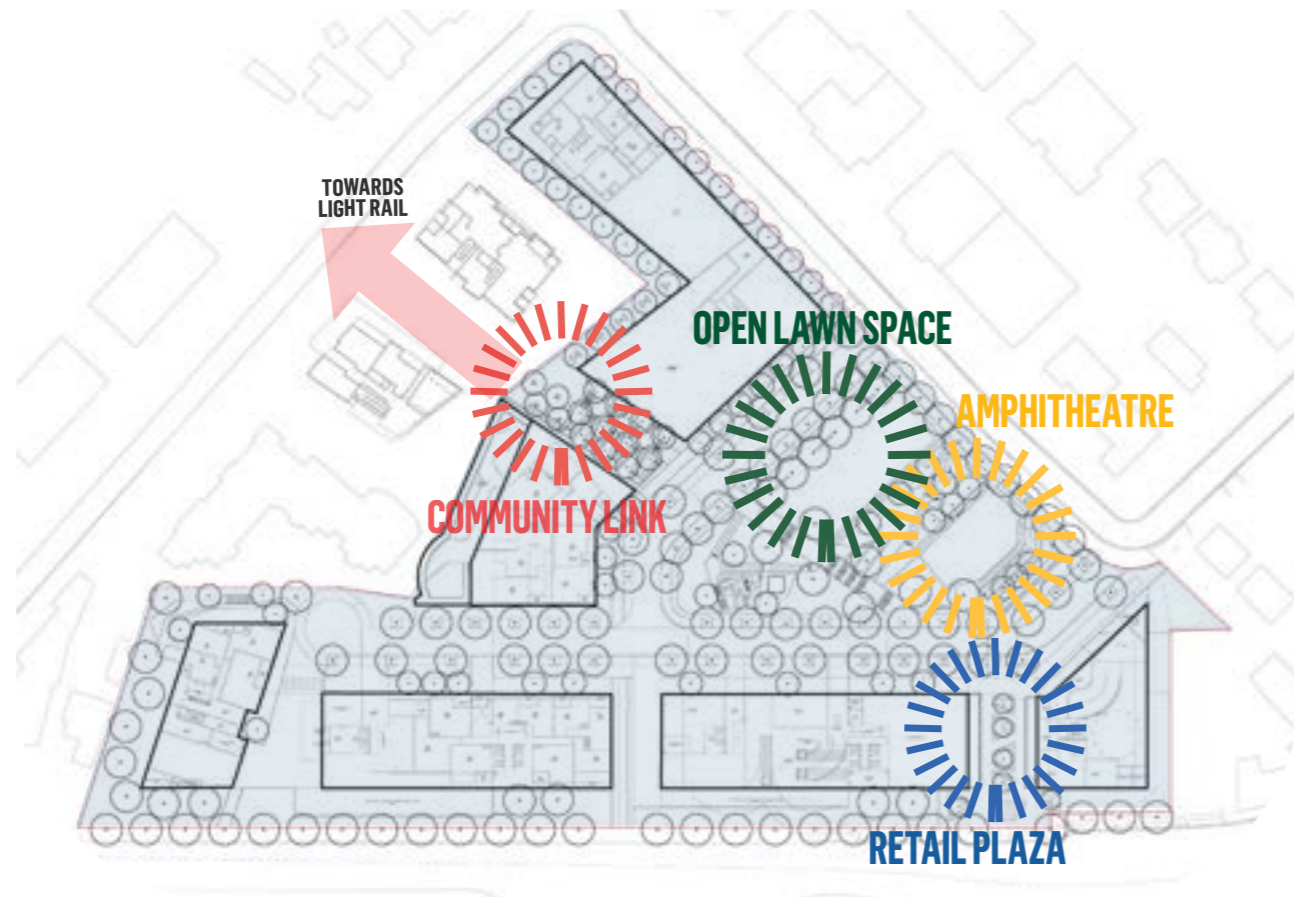
02



CONNECTIVITY

Physical and visual connections between spaces can improve wayfinding and navigation by creating clear and easy-to-follow connections. Encourage pedestrian activity, as people can easily walk from one place to another, they are more likely to choose to walk instead of driving. Providing accessible paths on the site allows for all users to enjoy the spaces.

03



ADAPTIVE

The design aims to enable flexible programming through providing spaces that have the ability to become activated at various points of the day or throughout the year. The open lawn areas offers a dynamic space for a casual recreation, whilst the amphitheatre can cater for a wide range of group sizes and users.

04



SUSTAINABLE

The tree canopy aims to reduce the impacts of the urban heat island effect whilst providing other benefits such as improving air quality, providing habitat for wildlife. The incorporation of WSUD design principles and elements aims to address and celebrate the steep topography of the site. Green roofs incorporated into the precinct helps improve ecological connections across the wider region.

1.8 GROUND FLOOR - LANDSCAPE CONCEPT PLAN



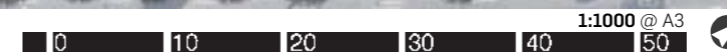
CONCEPT

The new urban precinct in Carlingford will be a vibrant and inviting space that connects people to nature. The central park will be the heart of the precinct, providing a place for recreation, relaxation, and community events. The park will be designed to be inclusive and accessible to all, with a variety of features to suit people of all ages and abilities. The park will be surrounded by a mix of residential, commercial, and retail development. The overall goal is to create a sustainable and livable community that is connected to nature.

Legend

- ① Central Park
- ② Community Link
- ③ Building Blocks
- ④ Retail Community Plaza
- ⑤ Outdoor Childcare

Figure 3 Landscape Concept Plan



1.9 LANDSCAPE CONCEPT PLAN - CENTRAL PARK



CONCEPT

The park will feature a playground with a variety of equipment for children of all ages. There is also a shaded picnic area with tables and benches. The park also features an amphitheater which can cater for a diversity of group sizes. A walking track winds through the park, offering stunning views of the surrounding landscape and punctuated with fitness stations. Native vegetation will be utilised to establish a sense of place whilst also providing habitat for the local biodiversity and create an ecological connection to surrounding reserves.

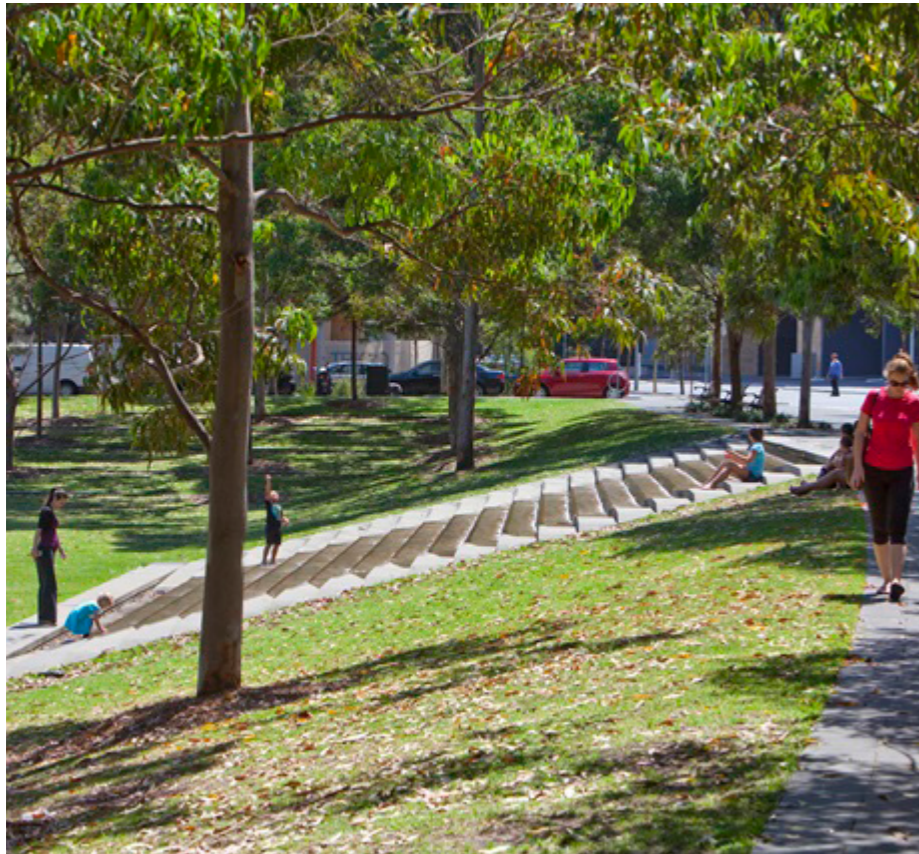
Legend

- ① Playground
- ② Fitness Stations
- ③ Amphitheatre Steps
- ④ BBQ Area
- ⑤ Open Lawn Space
- ⑥ Accessible Ramps
- ⑦ Seating Areas
- ⑧ OSD/WSUD garden
- ⑨ Central Access Stairs
- ⑩ Amphitheatre Lawn
- ⑪ Terraced Landscaping

Figure 4 Landscape Concept Plan

1.10 PRECEDENT IMAGERY

CENTRAL PARK



1.11 SECTIONS

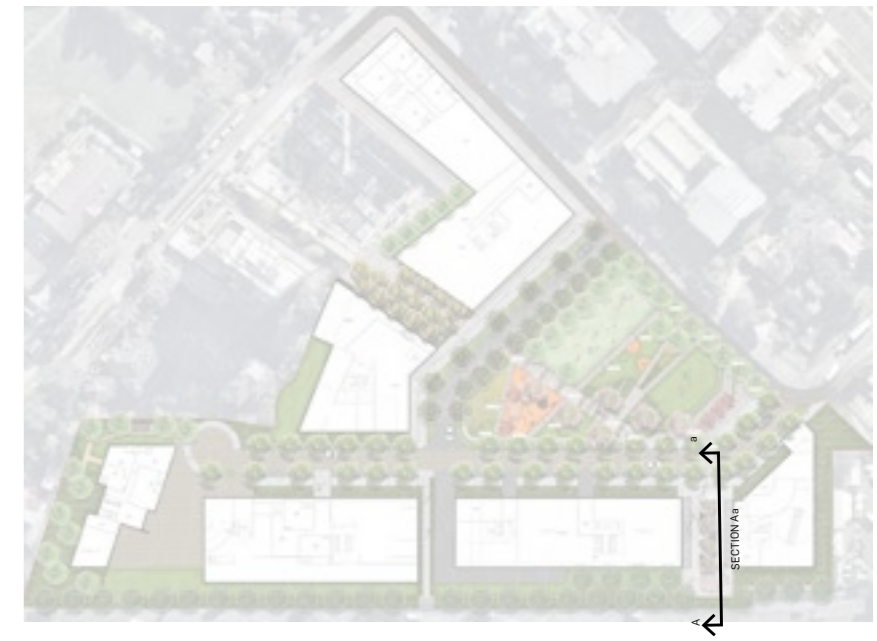


Figure 5 Section Aa - Retail Community Link

1:100 @ A3
0 1 2 3 4 5

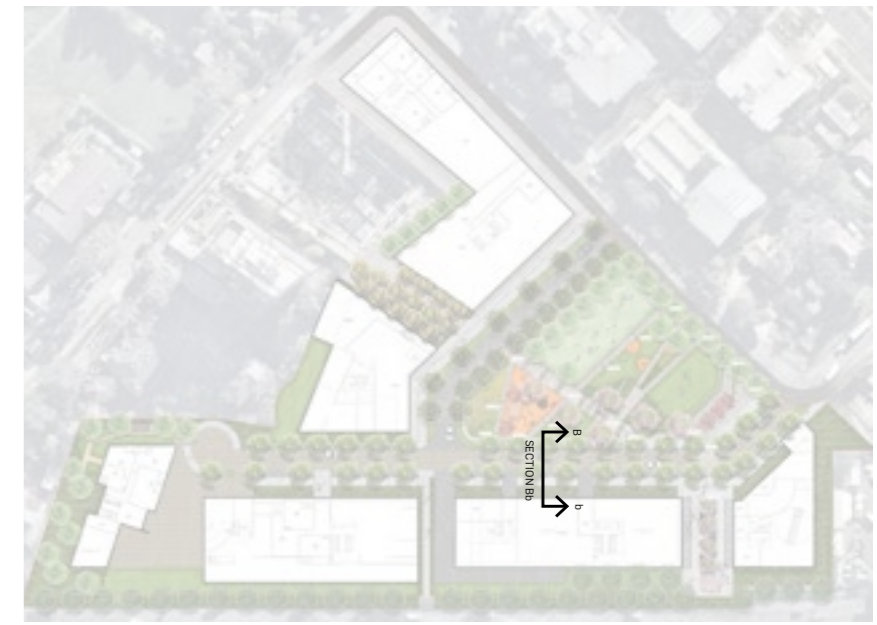


Figure 6 Section Bb - Typical Street

1.12 LANDSCAPE CONCEPT PLAN - COMMUNITY LINK



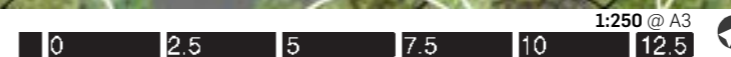
CONCEPT

The Entry Plaza will create a sense of arrival and a welcoming and accessible space for people of all ages and abilities. It will be designed to be a gathering place for the community, a place to relax, learn and explore. The plaza will also include a number of accessible features, such as ramps, wide walkways, and accessible seating. This will ensure that everyone can enjoy the plaza, regardless of their ability.

Legend

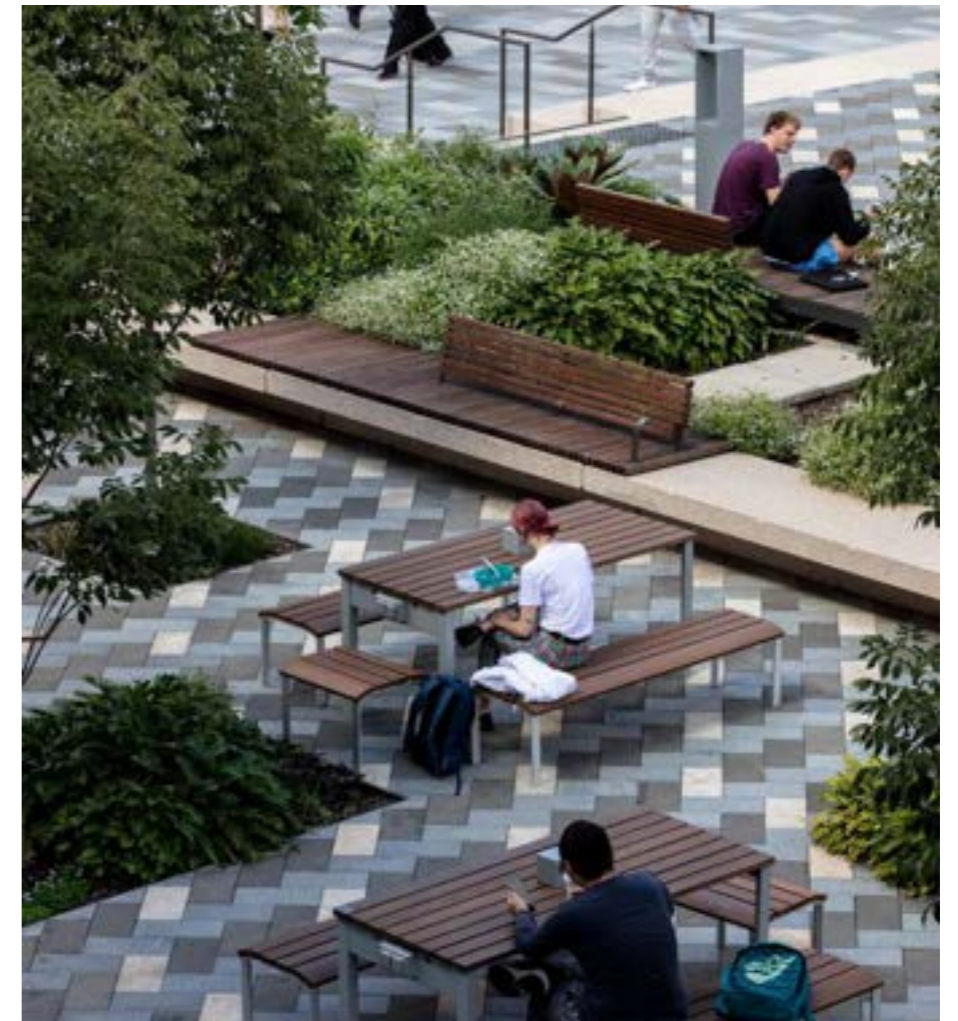
- ① Seating Pods
- ② Entry Plaza
- ③ Accessible Path
- ④ Garden Rooms
- ⑤ Central Access Stairs

Figure 7 Landscape Concept Plan



1.13 PRECEDENT IMAGERY

COMMUNITY LINK



1.14 LANDSCAPE CONCEPT PLAN - RETAIL PLAZA



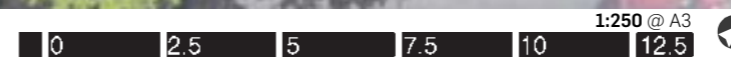
CONCEPT

The design of the retail plaza will create a welcoming and inviting space for shoppers. The goal is to create a space that is both functional and attractive, and that encourages people to linger and spend time. The plaza will be designed to be pedestrian-friendly, with wide walkways and plenty of seating. The landscaping will be lush and inviting, with an arrival forecourt.

Legend

- ① Outdoor Dining
- ② Raised Planters
- ③ Central Seating Lounge Areas
- ④ Entry Arbour
- ⑤ Permeable Paving
- ⑥ Arrival Forecourt

Figure 8 Landscape Concept Plan



1.15 PRECEDENT IMAGERY

RETAIL COMMUNITY PLAZA



1.16 LANDSCAPE CONCEPT PLAN - COMMUNAL OPEN SPACE ROOFTOPS



CONCEPT

The communal rooftop spaces and green roofs will be designed to create a vibrant and inviting space that connects people to nature and each other. The spaces will be a place where people can relax, learn, and connect with their community.

Legend

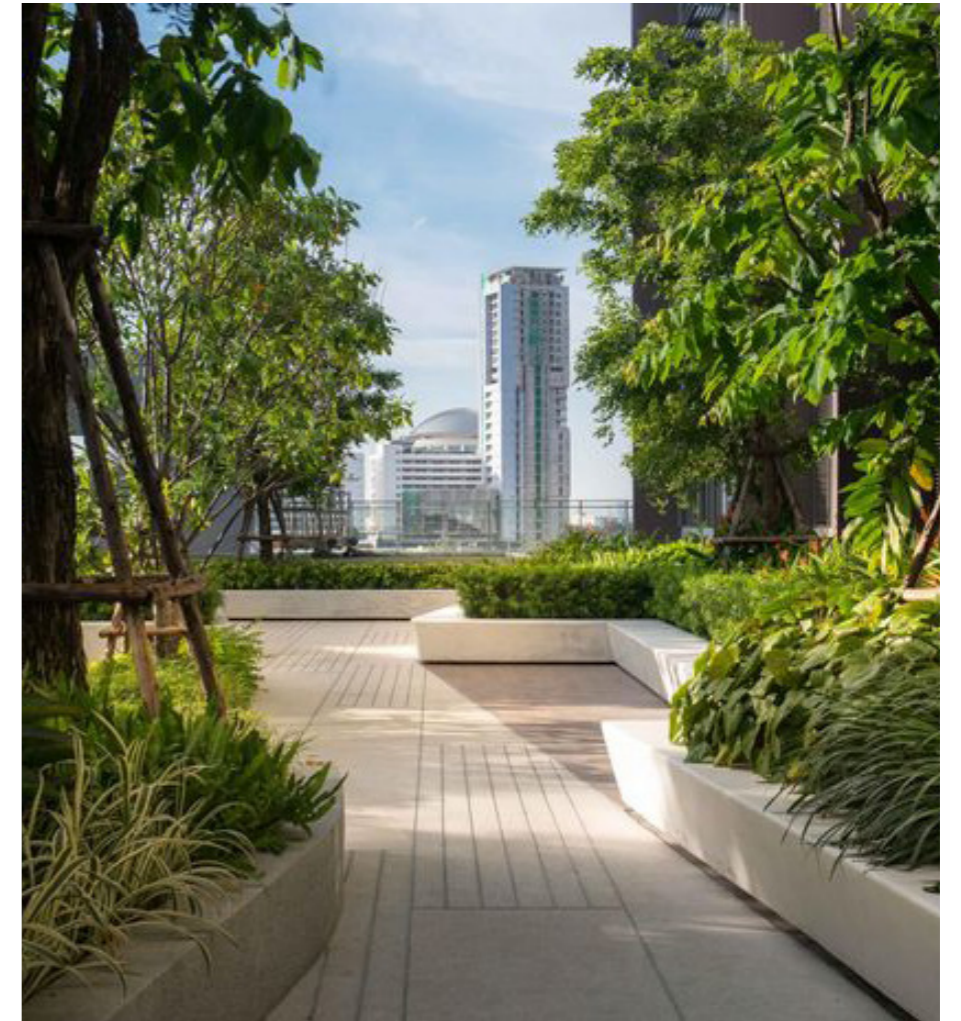
- ① Planters
- ② Seating Areas
- ③ Outdoor BBQ

Figure 9 Landscape Concept Plan

0 10 20 30 40 50 1:1000 @ A3

1.17 PRECEDENT IMAGERY

COMMUNAL OPEN SPACE - ROOFTOPS



1.18 MATERIAL & PLANTING STRATEGY

MATERIALS

A suite of hard landscape materials have been selected to provide a robust and long lasting finish that will provide a quality exterior setting for the project and its wider site. Material choices privilege natural and integral materials such as stone, concrete, timber and steel that do not require unnecessary amounts of repainting and upkeep.

Fixtures were selected from Parramatta Councils Standard Public Domain Catalogue to work with the existing character.

PLANTING

The planting design will include lush planting, provide a unique design language, provide shade, form and character, creating livable, desirable and invigorating public and private spaces.

Plants have been chosen for their contrasting form foliage and colour, promoting a diversity of trees and understory planting. The plant palette responds to the existing domestic and native species used in and around the site and is sympathetic to Western Sydney's climatic conditions.

Street trees are proposed along Shirley Street and Pennant Hills Road in accordance with the 'Carlingford Urban Village Street Tree Strategy'.

Soil depths on podium will comply with Parramatta Councils minimum requirements for trees (1000mm) and shrubs (600mm) and turf (200mm).

Refer to detailed planting plan for plant quantities.

MATERIALITY



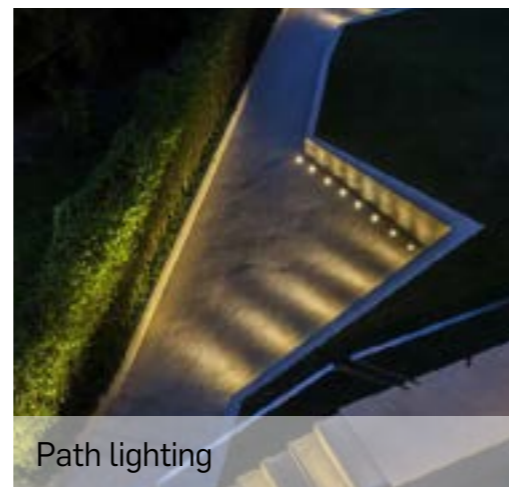
Streetscape P1: In situ concrete footpath to Shirley Street, Pennant Hills Road and internal roads



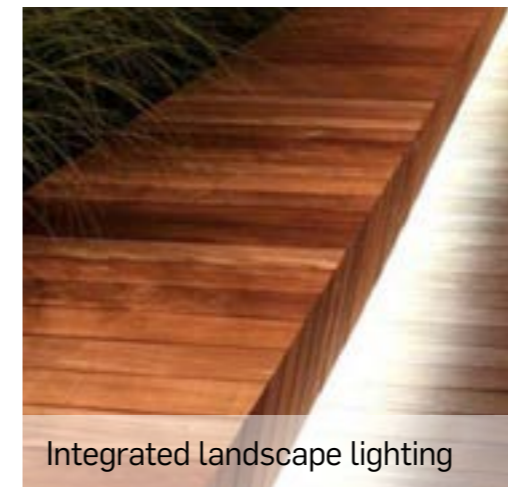
Permeable Paving



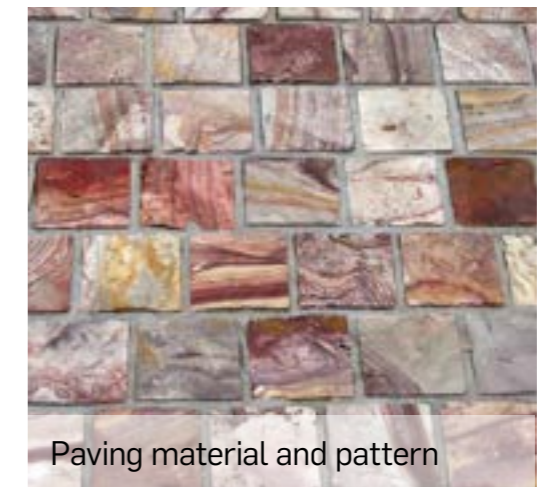
Street trees in verge



Path lighting



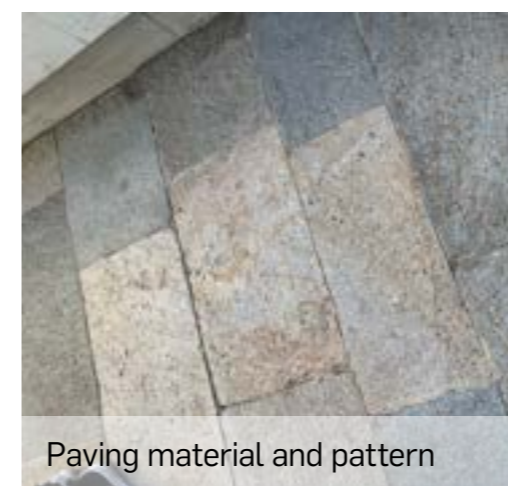
Integrated landscape lighting



Paving material and pattern



Raised planter bed and integrated seating



Paving material and pattern



Tree grates

1.19 INDICATIVE PLANT PALETTE

TREES



Magnolia grandiflora



Fraxinus pennsylvanica



Cupaniopsis anadarioides



Lagerstroemia indica



Glitzia triacanthos



Elaeocarpus reticulatus



Eucalyptus scoparia



Tristaniopsis laurina 'Luscious'

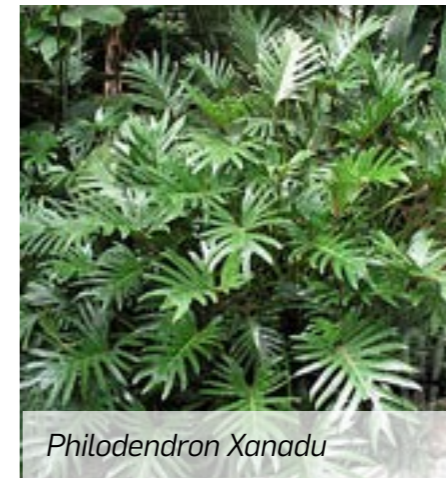
SHRUBS & ACCENT PLANTING



Viburnum 'Dense Fence'



Eremophila Glabra



Philodendron Xanadu



Grevillea 'Moonlight'



Rhaphis excels



Raphiolepis indica

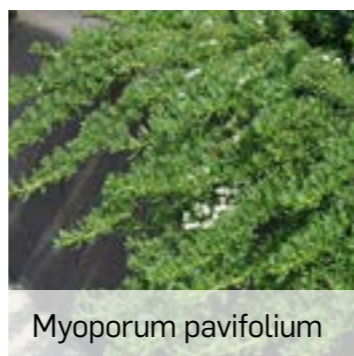


Westringia fruticosa 'Zena'



Doryanthes excelsa

GROUNDCOVER & GRASSES



Myoporum pavifolium



Scaevola albida



Trachelospermum



Liriope muscari



Dianella Silver Streak