PENRITH CITY COUNCIL

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Penrith City Council
Gipps Street Masterplan Update
Landscape Report

S18-0036 R01
Issue A • 10/03/2020



Cover Image: *Gipps Street Masterplan*

Inside Cover: *Existing Gipps Street Site Condition*

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GIPPS STREET MASTERPLAN UPDATE
LANDSCAPE REPORT

Client:

PENRITH CITY COUNCIL

Prepared by

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1.0 INTRODUCTION

1.0 LOCATION

The Gipps Street site (the Project) is located on Gipps Street, Claremont Meadows, a suburb located within the Local Government Area (LGA) of Penrith City Council. The site was previously a landfill location that accepted household waste until it was decommissioned in 1956. Remediation of the site has been undertaken since decommissioning with the aim of developing it into a recreation and open space destination for the community.

Immediately surrounding the site is Claremont Meadows to the west and South Creek to the east. Further from the site are the suburbs of St Marys and Werrington.

The location of the site in such close proximity to South Creek offers opportunities for integration with a riparian environment and connect into the recreation opportunities of the South Creek Corridor.

1.1 PURPOSE

The purpose of the Gipps Street Masterplan is to provide guidance for the future development of the area as an open space and recreation facility for the community. Through careful consideration and assessment of the opportunities and constraints of the site, the Masterplan balances the existing community recreation and open space needs while ensuring a flexibility for future adaptation and modification of the site for future community needs.

The Masterplan defines the programme and spatial orientation of the site, however built into this framework is a flexibility that will ensure Council has the ability to meet the future needs of the community. The Masterplan guides both the short and long term objectives for the site.

The Gipps Street Masterplan should be viewed as the first step towards the development of the site. The next stage of the development of the site is design development, whereby the concepts of the Masterplan are further refined and developed in order for implementation.



2.0 THE SITE

A detailed analysis of existing site conditions and an assessment of potential opportunities and constraints for the site informed the development of the Gipps Street Site Masterplan.

The assessment of the Gipps Street Site was undertaken within the following categories:

- Natural Environment
- Access and Circulation
- Recreation and Leisure
- Landscape Character and Scenic Quality

The following pages provide a summary of the assessment of each of the above categories.



Looking east from the Gipps Street site entrance.



Looking south across the site towards the SES Penrith unit.



Leachate treatment facility on-site.



Bushaland area running parallel to South Creek.

2.1 NATURAL ENVIRONMENT



Riparian Vegetation
Native Vegetation
Opportunities for vegetation corridor connections
Main arterial roads
Minor arterial roads
Average 200m riparian corridor zone
Site boundary

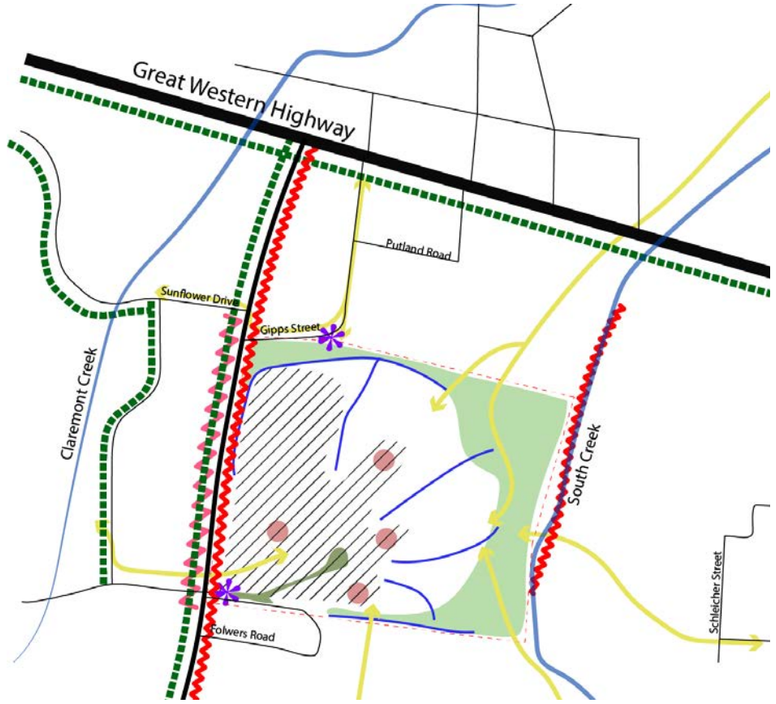
Constraints:

- The leachate collection and treatment system is a permanent feature on the site. Any new works will need to consider its function.
- Lack of a natural soil profile means that any native seed deposits no longer exists on the site and therefore natural regeneration will not take place.

Opportunities:

- The size of the site creates the opportunity to introduce a significant amount of new canopy cover.
- Opportunity to create significant areas of new habitat for flora and fauna.
- The width of the corridor provides opportunities for continued rehabilitation of the native bushland to act as a physical buffer and filter to protect the creekline area.
- Opportunities exist to link two separated portions of natural bushland on the north and south of the site through the riparian corridor.

2.2 ACCESS AND CIRCULATION



Embarkment areas
Level areas
Drainage lines
Original access
High points
Existing entry points
Potential linkages
Barriers to access
Road widening
Public transport
Main arterial roads
Minor arterial roads
Site boundary

Constraints:

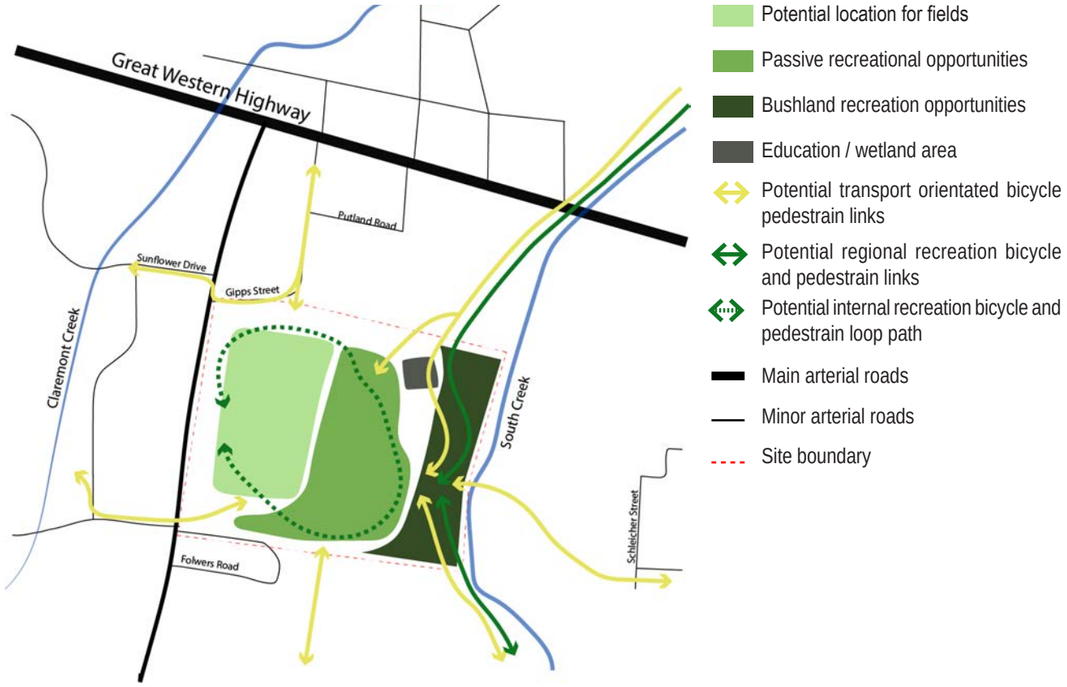
- South Creek creates a natural barrier to east in terms of access to the site.
- Gipps Street to the west is a significant road limiting access.
- Steeper embankment areas create physical barriers to the mobility impaired.

Opportunities:

- Develop Gipps St Site as a major destination point within a broader precinct recreational trails network.
- Improve connectivity by linking Gipps St Site key streets across the creek corridor with pedestrian bridges.
- Investigate options to provide new bridge linkages, and level crossings (as appropriate) across Gipps St.
- Consider vehicle access points and offstreet parking facilities at the site.
- Develop the site as a gateway location to the broader precinct to increase identity / profile and sense of arrival.
- Develop wayfiniding signage to improve accessibility to the site.

2.0 THE SITE

2.3 RECREATION AND LEISURE



- Potential location for fields
- Passive recreational opportunities
- Bushland recreation opportunities
- Education / wetland area
- Potential transport orientated bicycle pedestrain links
- Potential regional recreation bicycle and pedestrain links
- Potential internal recreation bicycle and pedestrain loop path
- Main arterial roads
- Minor arterial roads
- Site boundary

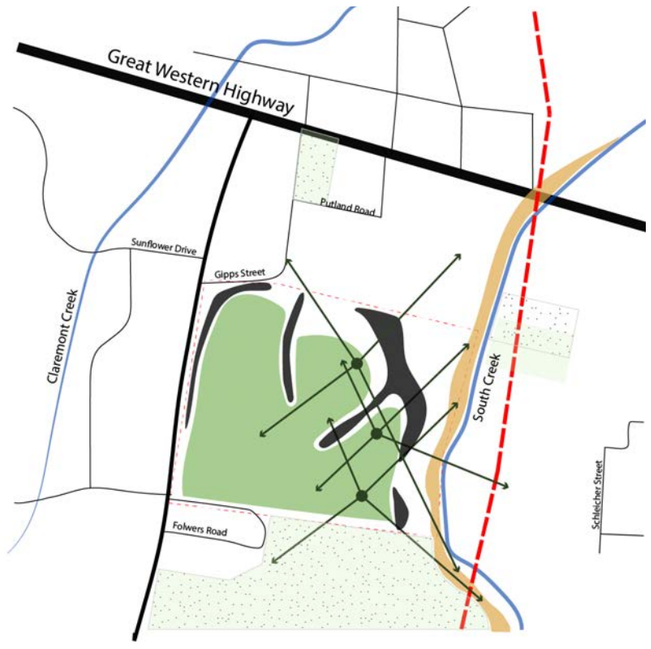
Constraints:

- Topography directly along the creekline prohibits the creating large level areas to cater for new playing fields

Opportunities:

- Develop the site as a major active recreation destination.
- Provide a range of programmed areas/facilities to cater for different passive and active recreation needs and social levels including competition playing fields (soccer, rugby, cricket, AFL etc), active hardcourt recreational facilities (tennis, basketball, mixed use courts, etc), large gathering spaces / kick about opportunities, secure playgrounds for children, play opportunities for youth and opportunities for families.
- Flat clear areas on the west of the site provide opportunities for sports fields to be built up on top of the rehabilitation works.
- Flat to undulating areas and high points over the eastern part of the site provide opportunities for passive recreation areas (e.g. picnic facilities, playgrounds, kick about areas) that take advantage of the district views.
- The creekline corridor and bushland areas provide an opportunity to create nature based passive recreation such as walking, jogging, cycling etc.

2.4 LANDSCAPE CHARACTER AND SPACIAL QUALITY



- Open grass (Potential recreation focus)
- Natural Bushland area
- Steep slope
- Riparian planting buffer
- View corridors from high points on site
- Transmission lines
- Main arterial roads
- Minor arterial roads
- Site boundary

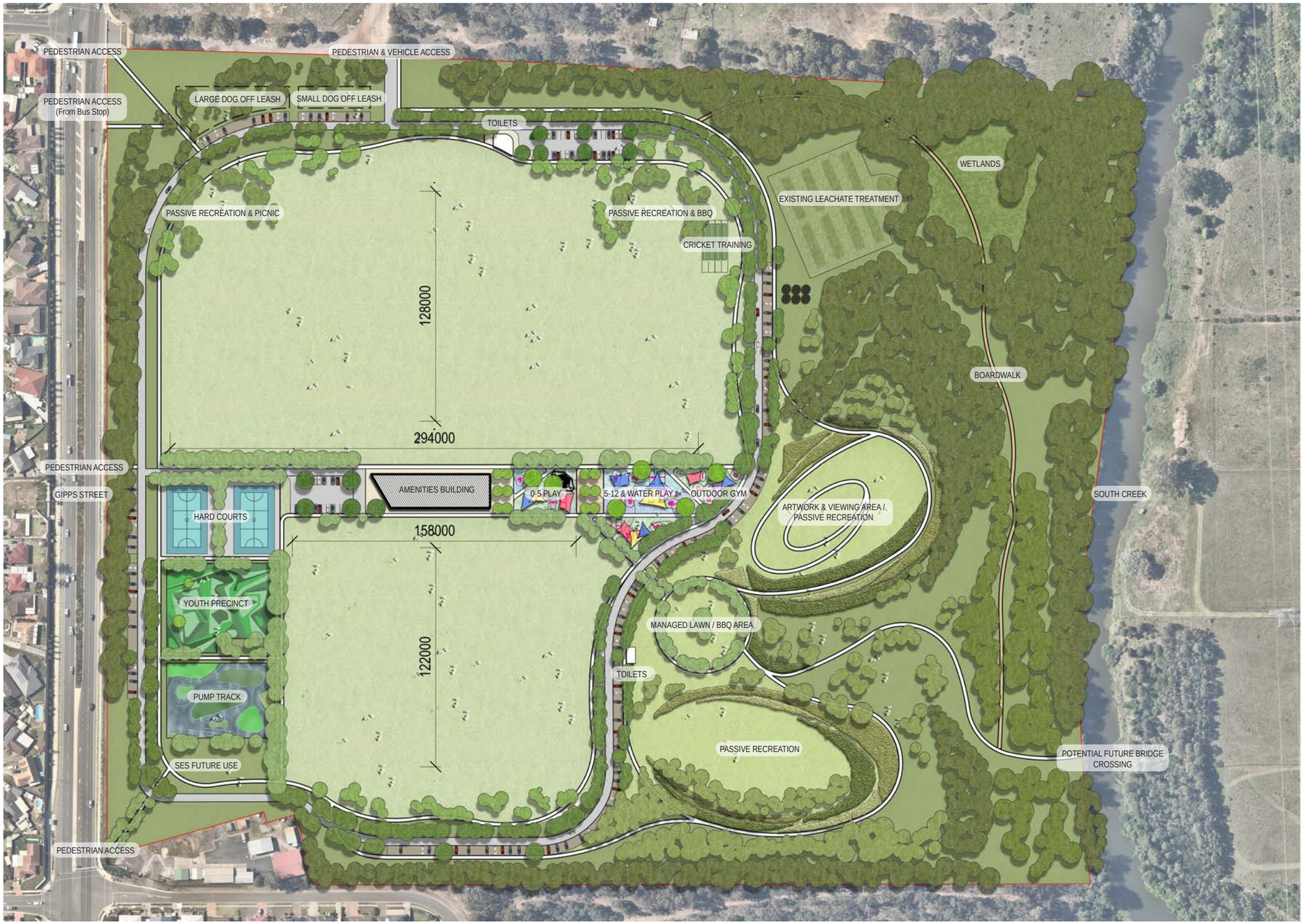
Constraints:

- Transport corridors are permanent features in the landscape.

Opportunities:

- Broader precinct wide measures, such as gross pollutant traps, bioretention areas, revegetation of creek banks and removal of aquatic weeds will assist in improving the visual quality of creek. The existing leachate collection and treatment system and wetland already perform this function for the site.
- Optimise existing views into the creek to improve awareness and identity of the corridor.
- Where appropriate activities and facilities should address the creek as a focal point.
- Enhance scenic quality of bushland through regeneration and revegetation programs.
- Employ visual mitigation measures, such as screen planting, as part of the Gipps Street road widening works to reduce the visual impact of the road.

3.0 MASTERPLAN THEMES



Masterplan Elements:

- Plat for a range of ages and abilities
- Youth precinct
- Hardcourts
- Pump track
- Space for a range of potential sports fields configurations
- Amenities building
- Managed lawn areas
- Passive recreation and picnic area
- Viewing areas and public art
- Interpretation signage and artworks
- Boardwalk through the woodland belt
- Dog-off leash area
- Tree, shrub and native grass planting
- Cumberland Plain Woodland revegetation
- Riparian zone revegtation

This masterplan has been prepared to show the future potential for the Gipps Street Site and provides for a range of recreation opportunities ranging from structured active recreation (such as team sports) through to passive recreation opportunities such as picnics.

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LANDSCAPE ARCHITECTS • URBAN DESIGNERS • LANDSCAPE PLANNERS

Client: Penrith City Council

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GIPPS STREET MASTER PLAN UPDATE • WERRINGTON

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MASTER PLAN - DRAFT

14/02/20 Issue B

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3.0 MASTERPLAN THEMES

3.0 THE MASTERPLAN

The preparation of the Gipps Street Masterplan has been guided by four aspirations for the site:

- To maximise the opportunity for active and passive recreation pursuits. As the Gipps Street site will be a brand new “District Level” facility for the community, the Masterplan has been designed to provide additional high quality sporting facilities but within a landscape that offers passive and informal recreation areas.
- To have a highly integrated interface between the Gipps Street Site and the surrounding South Creek Corridor. The Corridor is a vital recreation and environmental corridor within Western Sydney and the design of the Masterplan was conducted with a heightened consideration of the proposed programme, purpose and integrity of the Corridor.
- To provide opportunities for the conservation, improvement and education of the environment and ecology of the site and the adjoining South Creek. The Gipps Street Site offers the community a unique opportunity to experience Cumberplain Woodlands and riparian vegetation communities at one location. The Masterplan seeks to improve habitat and vegetation communities while exposing the role of the landscape in treating the outputs from previous uses of the site.
- To provide a diversity of experiences and opportunities through the design of a park that responds to the needs of the community but reflects the past uses of the region.

While these four aspirations have been the drivers for the development of the Masterplan, there have been occasions where compatibility has not been possible. Where such conflicts have arisen, the goal has been to define a balance that remains true to these aspirations.

The outcome of this design approach has been the creation of a Parkland that meets the leisure and wellbeing desires of the community while ensuring a flexible approach to meeting sportsfield demand. With large open grasslands that can accommodate various configurations of sports fields, the options and combinations for the future use of the Parklands is endless.

Meeting the recreation and leisure needs of the community was only one consideration in the preparation of the Masterplan. Education, awareness and understating was another key design idea that was achieved in the Masterplan. The Parklands offers a wonderful opportunity to facilitate environmental, aboriginal heritage and cultural heritage awareness and education.

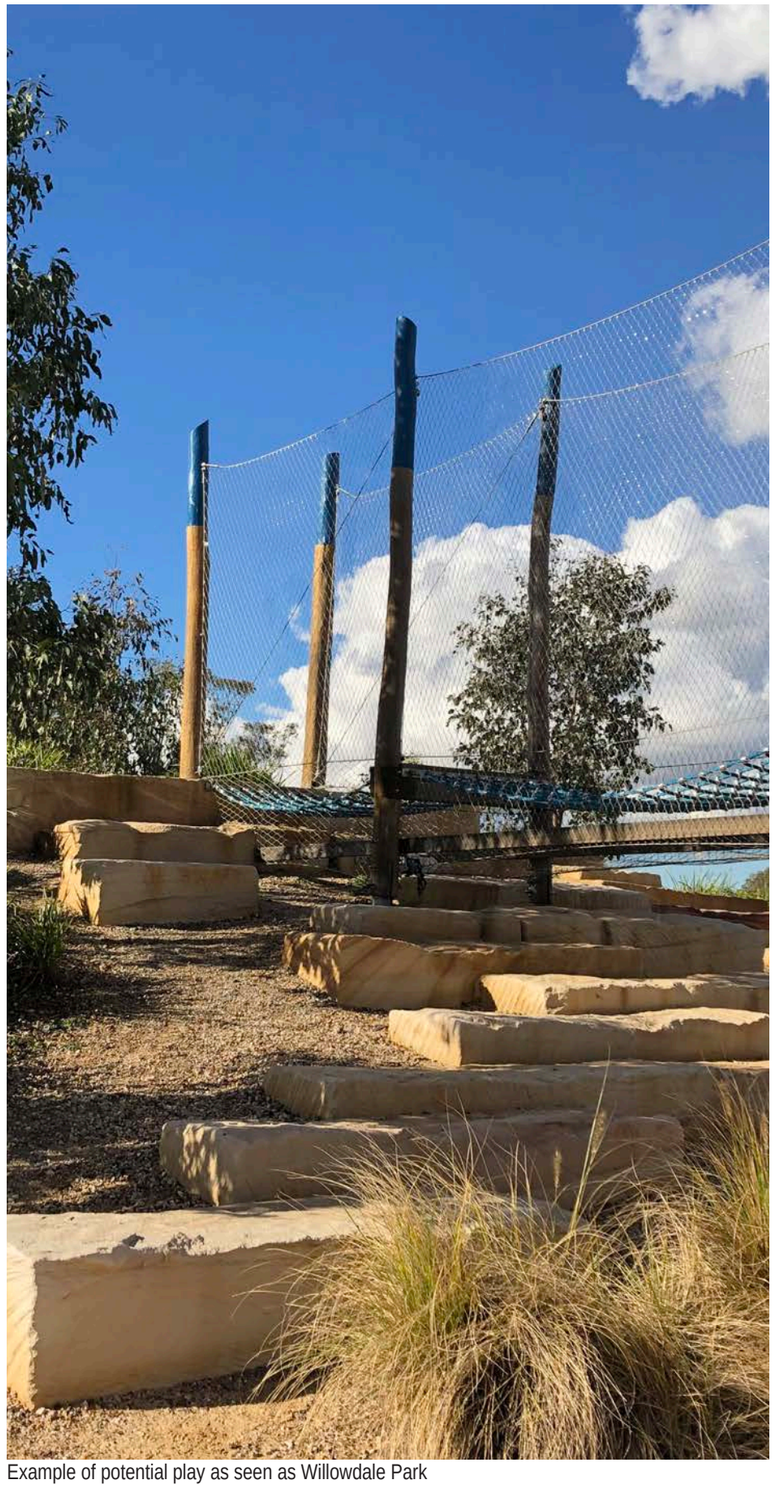
The Parklands are unique. School and university groups together with the local community can come to the Parklands and see first hand a number of elements, including:

- Cumberland Plain Woodlands,
- South Creek and its riparian corridor,
- Active leachate collection and management system,
- Wetlands,
- Stormwater management system.

What does the Masterplan offer to the Penrith Community?

The scale of the Gipps Street Site is such that to obtain a full appreciation of what the Masterplan offers to the community, a number of Precincts have been identified to provide details on the design. Each of the Precincts are discussed in detail in the following section of this Report, however as a summary, the Masterplan offers the following to the community:

- Space for a number of sports fields configurations (to be determined by sporting and community input / requirements)
- Youth Precinct (such as skateboarding)
- Pump track
- Multi-use hardcourts
- A large play area that consists of three play zones; 0 - 5 years, 5 - 12 years and water play and will cater to a range of abilities
- Fitness area
- Picnic and BBQ areas
- Public art
- Creek edge boardwalk
- Amenities building
- Small and large dog off-leash areas
- A range of planting varieties to increase diversity and habitat creation
- 2 way Parkland Loop Road with access from Gipps Street at the northern boundary of the Parklands
- Parking throughout the park.



Example of potential play as seen as Willowdale Park

3.0 MASTERPLAN THEMES











3.1 YOUTH PRECINCT

Located in the south-west corner of the Parklands, the purpose of the Youth Precinct is to provide an area where youths can socialise and participate in recreation.

Features:

- Skate facility - it is the intention that this facility be a skate plaza that imitates skating in urban areas, with stairs, ramps, hand rails in addition to bowls and other traditional skate park elements
- Pump track - this will offer the opportunity for off trail bicycle trail. It is proposed that this trail will consist of dirt mounds and jumps. It is not proposed that this track is available for motorised vehicles
- Shelter and social spaces for gatherings and to be able to observe skating and pump track
- Space for food stalls at key times to support youth events (such as a skating contest)

Access

The precinct will be accessible from the path network running throughout the park, as well as a number of parking spaces directly opposite it. Access points from Gipps Street to the south and approximately halfway along the western boundary will provide easy access point to the surrounding community to this precinct as well as the wider park.

Character

Tree planting within the Precinct will be placed and structured to maximise views into the area while maintaining shaded areas of respite while not engaged in active recreation (such as skating). Understorey planting will be limited in this area. New cycleways and pathways will connect the Precinct to the remainder of the Park and into the adjoining suburbs. Detailed design of the Precinct must consider material selection (for noise control), views from surrounding residential areas, antisocial behaviour and after-hours access / management.

3.0 MASTERPLAN THEMES















3.2 SPORTS PRECINCT

A major use of the Park will be for formal active sports. The masterplan provides a central sporting precinct that has been planned and designed with a flexibility that will accommodate various sporting configurations and large scale community events.

While located in the centre of the park and occupying the largest area within the park, it is not intended that the precinct dictate the program and usage of the Park. Rather, it offers large grassed areas that meet community needs for formal sports but can also provide opportunities for informal recreation, such as kite flying, dog walking, fitness training, community events (fairs) etc.

Features:

- Large areas for a number of potential sporting configurations (TBC)
- Central amenity building - that should be designed to provide club facilities, change rooms, storage rooms and toilet facilities for Park users. Furthermore, this building should be designed to provide kiosk or cafe to service users of the Parklands and the adjoining South Creek Corridor. CPTED principles must be applied in the design of this facility.

Access

The precinct is accessible for pedestrians directly from Gipps Street along the central pathway, from the north west and south west corners and from Fowler Street to the South. A number of parking opportunities thoroughout the park also provide easy access for vehicle users.

Character

Open expanses of grassed areas will be the dominating characteristic of the precinct. However, to ensure spectator and user comfort, located around the perimeter of the sports fields are tree groups for shade provision and mounded lawn areas for informal spectator seating. Where possible, small seating walls can be added to provide additional seating for park users.

Surrounding the perimeter of the precinct is the Park loop road and associated car parking. To manage the movement of vehicles and to prohibit vehicles driving onto the sports fields, an interface between the road and the fields is proposed. Through the use of bio-swales and earth mounding, access to the fields by vehicles will not be possible (apart for defined locations for emergency vehicles).

The central amenity building will be the heart of the precinct. The design of the building must meet the needs of the users of precinct however the building also serves as a facility for the entire Parklands.

3.0 MASTERPLAN THEMES











3.3 PLAY PRECINCT

Located in the heart of the Parklands is the play precinct. This area has been designed to provide a fun and exciting play space for children with three playground areas that each provide a focus on a range of ages and abilities.

Earth mounds, shade structures, trees, surface textures, water elements, seating walls and picnic shelters help to define the play areas and to engage children in exploration play in addition to the play equipment that will be installed.

The design and location of the playground provides a safe connection to the park amenity building and offers carers a comfortable and convenient area to observe children playing and exploring.

Features:

Three play spaces that have been positioned and designed to maximise play benefit of different age groups and abilities. The three spaces have been programmed as follows:

1. 0 - 5 age group - consisting of small equipment, seating for carers, shade structures and shade trees.
2. 5 - 12 age group - Shade structures and shade trees will provide solar protection and a comfortable seating area will be provided for carers. Water play elements will be included within this area.

- Car parking is positioned adjacent to the playground.
- Carers area have been placed in close proximity to the play areas and provide a separate area for carers to sit and relax while watching the children. Shade trees and picnic tables (etc) are located within these areas.

Access

Access to the Play Precinct is via the Parkland Loop Road and path network.

Character

Diversity of play elements is intended to provide for a range of abilities. Natural play elements will provide educational opportunities through play. Although primarily an active play space for children, opportunities for rest and relaxation (especially for parents / minders) will be provided in a way that allows for passive observation of children while still being an enjoyable and comfortable space in its own right.

3.0 MASTERPLAN THEMES











3.4 INVESTIGATION PRECINCT

Some of the unique features of the Gipps Street Site include its history, environment and its location within the South Creek Corridor. To capitalise on this uniqueness, the Investigation Quarter has been proposed as a destination for education, interpretation and a learning centre to inform and educate the community and school children about waste management, creek environments, Cumberland Plain Woodland, stormwater management and land fill management.

Located in the north-eastern sector of the Parklands, the Investigation Quarter captures many different vegetation types. In addition to the value of this area for education, it also provides a recreation and leisure resource for the community.

Features:

- The Environmental Trail is proposed within the Precinct. The purpose of this Trail is to provide a loop pathway with interpretation and art works that communicate to the community on the following topics:

1. History of the Parklands,
2. Impacts of humans within the natural environment,
3. Management and protection of endangered remnant vegetation communities,
4. Integrated stormwater management (collection and re-use),
5. Adaptive reuse of landfill areas and the management of these lands,
6. Landfill remediation
7. South Creek Corridor

- Outdoor Classroom - to provide a location where school / university groups can meet and sit to learn about the Parklands and the South Creek Corridor. This space can double as a picnic area when not being used by school / university groups for educational purposes
- Interpretation signage and art works will be placed throughout the Quarter to provide information and explanations of points of interest. This may include South Creek fauna, birdlife of Cumberland Plain Woodland etc
- The Wetland Boardwalk will link into the trail network of the Parklands but the boardwalk will also provide an education opportunity in addition to being a part of the trail network
- Cumberland Plain Woodland is located to the north and the south of the Parklands
- The masterplan proposes significant revegetation areas of this Woodland for two primary purposes: to provide a continuation of habitat and secondly to provide opportunity for education and study of the vegetation community.
- Leachate Treatmemt Ponds have been constructed on the site to treat the leachate collected from around the Parklands. These ponds are essential to the ongoing management of the Parklands and provide a great opportunity for education on waste management and remediation.

Access

The Parkland Loop Road is located along the boundary of the Investigation Quarter and vehicle parking is provided in close proximity to the area. The internal trail network connects the Quarter to the remainder of the Park and to the adjacent South Creek Corridor.

Character

There are two predominate vegetation characters proposed within the Investigation Quarter. These are described as follows:

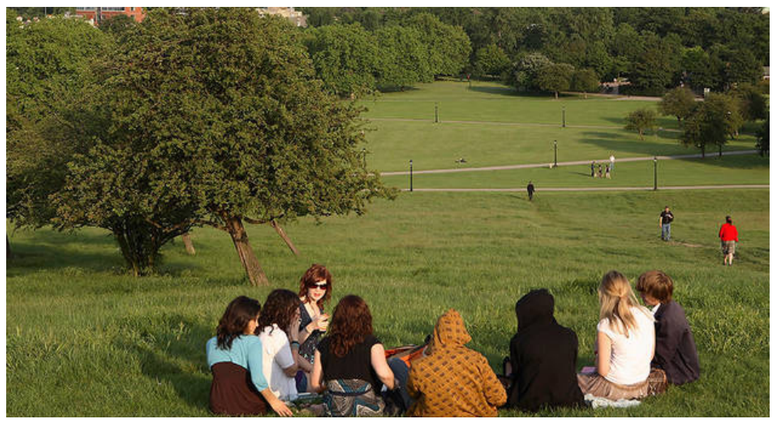
- Cumberland Plain Woodland revegetation. This vegetation community will be positioned to the north and east of the Quarter and will be characterised by tree planting with a scrubby under storey. However for safety reasons, consideration must be given to the species selection so as to maximise view lines

3.0 MASTERPLAN THEMES









3.5 THE RIDGELANDS

The Ridgelands are the highland areas of the Parkland that offer park users views over the Parklands and over the South Creek Corridor. Located in the eastern third of the Parklands, The Ridgelands provide the central passive recreation zone for the Park and the interface between the activities of the South Creek Corridor.

Features:

- Large viewing areas are located to provide views of the region. Complemented by artworks and interpretation, this area will become a marker that will identify the Parklands from the surrounding suburbs.
- Cycle and Pedestrian Loop - this trail is a part of the wider trail network within the Park and picnic areas provide a destination for park users.
- Native grass mosaics are placed around the viewing mounds to form a patchwork of colour and texture. The Parkland Trails and pathways will traverse the mosaics and accommodate views across the Parklands and to South Creek.

Access

The precinct is accessible for pedestrians directly along the Central Avenue and by car along the Parkland Loop Road.

Character

Tree planting within the Precinct will be placed and structured to limit view obstruction but while ensuring shaded areas. Understory planting will be either managed lawns or the native grass mosaic.



3.0 MASTERPLAN THEMES









3.6 CREEK LOWLANDS AND WOODLAND BELT

These two precincts are predominately revegetation zones. The Woodland Belt will provide revegetation of Cumberland Plain Woodland community and the Creek Lowlands will be revegetation of appropriate riparian vegetation.

Attractions

- Boardwalks over wetland areas
- Creek side Trails
- Vegetation interpreation and education opportunities
- Picnic areas and seating to view the bushland and the Creek.

Access

The precinct is accessible for pedestrians and car parking is located within close proximity which will allow for people to park and walk a short distance to access the areas.

Character

Tree planting and a bushland setting will be the major characteristics of this area. These two precincts have a high level of interface with the South Creek Corridor and extension of walking trails into the corridor will move through these areas. Throughout the two Precincts, artworks are suggested to provide points of interest to also provide interpretation of the landscape.



4.0 LANDSCAPE VALUES AND STRATEGIES

4.0 RECREATION AND CIRCULATION

Objectives

- To strengthen the perception of the Parklands as an integrated resource providing a diverse range of passive and active recreational opportunities for both the immediate and wider community.
- To ensure that the Parklands provide scenic and green corridors linked to their urban context by a highly accessible network of local and district pathways.

Key Strategies

- Progressively upgrade all sports precincts and passive recreation facilities to provide and integrate support facilities, improve aesthetics and identity and create physical and visual linkages to creeks and surrounding areas.
- Ensure all sports facilities and future land developments close to the creeks address the creeks through both physical and visual linkages.
- Improve transport links, paths and cycleways within and around the Parklands and major reserves.
- Improve public amenity and encourage active and passive use of the parks without health impacts.

4.1 ENVIRONMENT, CONSERVATION AND LANDSCAPE CHARACTER

Objectives

- To enhance, rehabilitate and maintain the biodiversity and natural systems of the Parklands, focused on the creeks as healthy and dynamic natural filters for the catchment.

Key Strategies

- Implement a range of actions in line with best practice and Stormwater Management Plans to improve water quality in Ropes and South Creeks.
- Continue bush regeneration and revegetation activities that are occurring along the creeks and their environs.
- Maintain the Parklands as a environmental and heritage education resource for school groups and the community.

4.2 HERITAGE INTERPRETATION AND EDUCATION

Objectives

- To conserve, care for and manage the cultural assets of the Parklands and promote them as an educational, interpretive and tourism resource.

Key Strategies

- Promote both Aboriginal and Non Aboriginal cultural heritage of the site.
- Establish a heritage and environment walking trail within the Parklands that link the numerous Aboriginal and European heritage sites in this locality, use signage to interpret their difference.
- Adapt and develop schools, tertiary and general community awareness and education programs for the locality using the corridors as a key resource.
- Develop a Parklands orientation and interpretive strategy.

4.3 INFRASTRUCTURE, PLANNING AND MANAGEMENT

Objectives

- To promote strategic and integrated planning and management of the parklands that recognises their local and regional values.

Key Strategies

- Create an identity / sense of place to which the present or future local community can relate to and which can be developed as a marketing tool.





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