

Appendix E

**Landscape Architecture Report
prepared by
Taylor Brammer Landscape Architects**



Dunmore Street, Pendle Hill

Planning Proposal

Landscape Architecture

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Amendment register

DOCUMENT TITLE	REVISION	DATE	STATUS	REVIEWED	CHECKED
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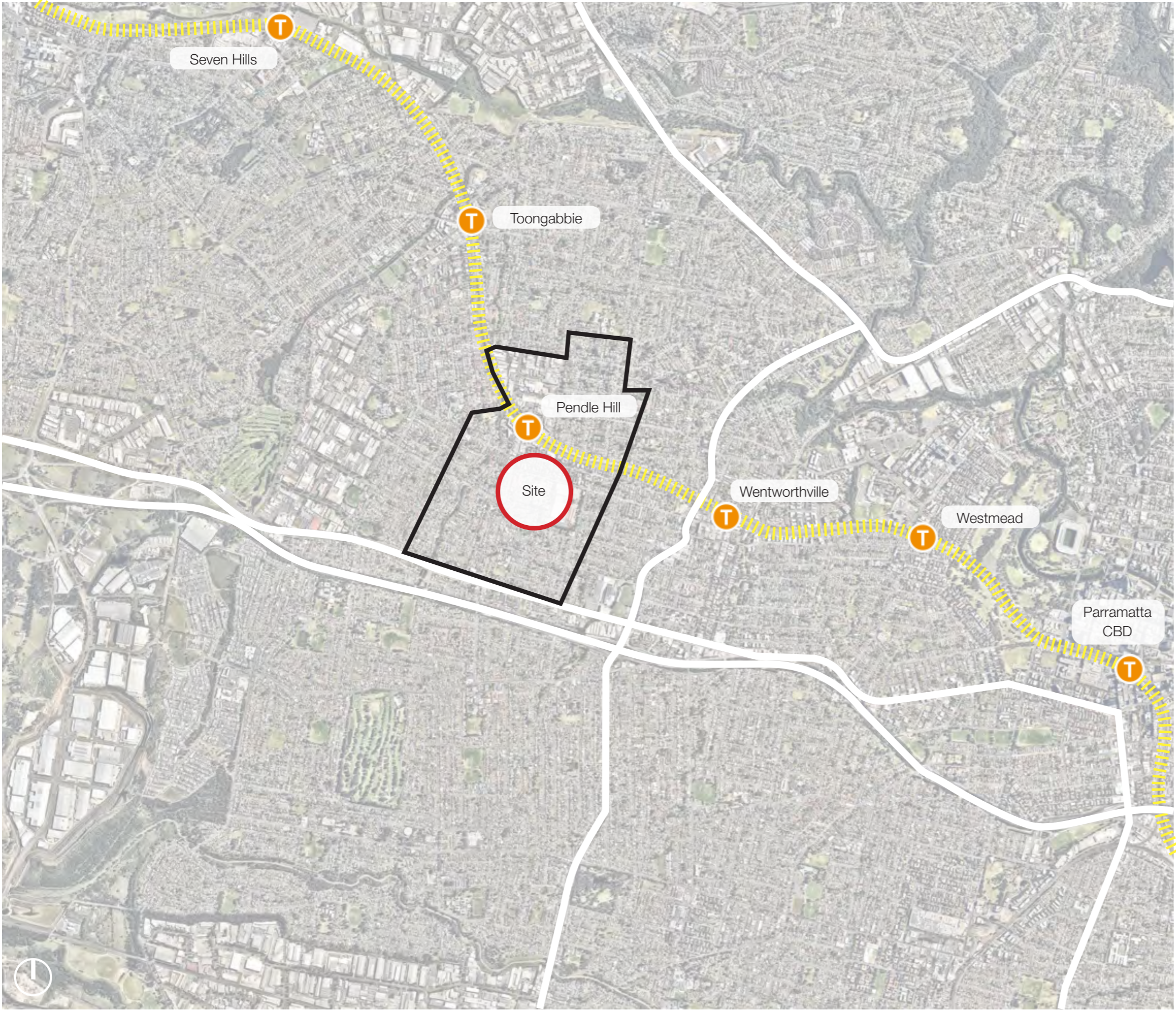
Site Analysis



Current view of Dunmore House from carriage drive

01

1.1 | Suburban Context



Suburban Context and Landscape Patterns

The subject site is located in a well connected pocket of western Sydney with strong public and private transport connections available. Located adjacent to the Western Train line and 3 stops from Parramatta CBD, the site has strong access to Sydney's second CBD and Westmead Hospital. The recently upgraded M4 motorway, Cumberland Highway and the Great Western Highway are major roads which border the suburb boundary and create strong opportunities for connection to greater Sydney. Pendle Hill is located within Western Sydney and bounded by the suburbs of Girraween, Wentworthville, Toongabbie and Greystanes. Pendle Hill and the subject site are within Cumberland Council LGA.

Legend

- Site Location
- The Western Train line and Stations
- Major roads
- Pendle Hill Suburb Boundary




1.2 | Local context



Local Context

The site is located centrally within the suburb boundaries of Pendle Hill and to the south of the Pendle Hill train station and associated local shopping strip. Local public transport is readily accessible from the site and within pedestrian access. This includes a 5 min walk to Pendle Hill train station and access to existing bus stops on Dunmore Street and two on Pendle Way immediately opposite the site.

Legend

-  Site Location
-  The Western Train line and Stations
-  Major roads

1.3 | Historical Reference 1943 Aerial



1943 aerial showing landscape patterns and built form.
 Source: NSW Spatial Services, SIX Maps

Heritage Buildings



1. Dunmore House
 19th century Victorian homestead located on the top of hill with view to and from surrounding streets.



2. Ashwood House
 Mid 20th century brick structure with circular carriage drive fronting Dunmore Street



3. Carriageway
 Existing 19th century carriage way addressing Dunmore House to Dunmore Street. Several specimen trees are evident from 1943 aerial which remain today.

1.4 | Existing Landscape Precincts



Current Precincts

- 1
19th Century Heritage Precinct
 High value landscape setting and grounds of Dunmore House, Circa 1930s.
- 2
Ashwood House Precinct
 Ashwood House mid 20th century building
- 3
Residential Precinct
 Existing aged care facilities including RACF, ILU and Shaw House, late 20th century

Legend

- Site boundary
- High value Heritage Precinct
- Dunmore House Carriage Drive
- Ashwood House Precinct
- Residential Precinct

1.5 | Open Space Character



Open Space Character



1. Carriage Drive
Existing driveway wandering through open lawn creating framed views of Dunmore House



2. Open Lawn with Specimen Trees
Specimen trees in lawn typical of 1930's approach.



3. Residential Cultural Landscape
Fine detailed open spaces dominated by driveways, direct footpaths and sporadic planting typical of residential aged care communities

Legend

- - - Site boundary
- Heritage Precinct
- Heritage Curtilage Trees
- Carriage Drive
- ← Primary views to heritage items from streetscape

1.6 | Topography



Existing Site Topography

The site's topography can be characterised as gently undulating with Dunmore House being located at the high point of the site at RL 64.50. Dunmore House is visible with clear sight lines from Dunmore Street from an existing view corridor in its elevated position. Ashwood House is elevated to a lesser extent from Dunmore Street at a RL of 54.50. The low point of the site is located at the junction of Dunmore Street and Pendle Way at RL 48.00

Legend

- - - Site boundary
- 0.5m Contours
- Site High Point
- Site Low Point
- ⊕ Boundary RL point

1.7 | Existing Significant Trees



Significant trees



1. Ficus macrophylla
Existing mature Ficus specimen tree planting within open lawn setting. Adjacent to Dunmore House



2. Araucaria sp
Existing upright marker planting of various Araucaria species through central portion of site



3. Eucalyptus sp.
Various Eucalyptus species of mature and over mature nature located throughout heritage precinct

Legend

- Ficus macrophylla
- Araucaria sp.
- Eucalyptus sp.
- Camphor laurel

1.8 | Site Photographs



Significant heritage trees to former carriage way



Landscape character of heritage curtilage to Dunmore House



View to Dunmore House looking south



View of Dunmore House looking west



Specimen Fig tree in lawn



View of significant trees from Dunmore House

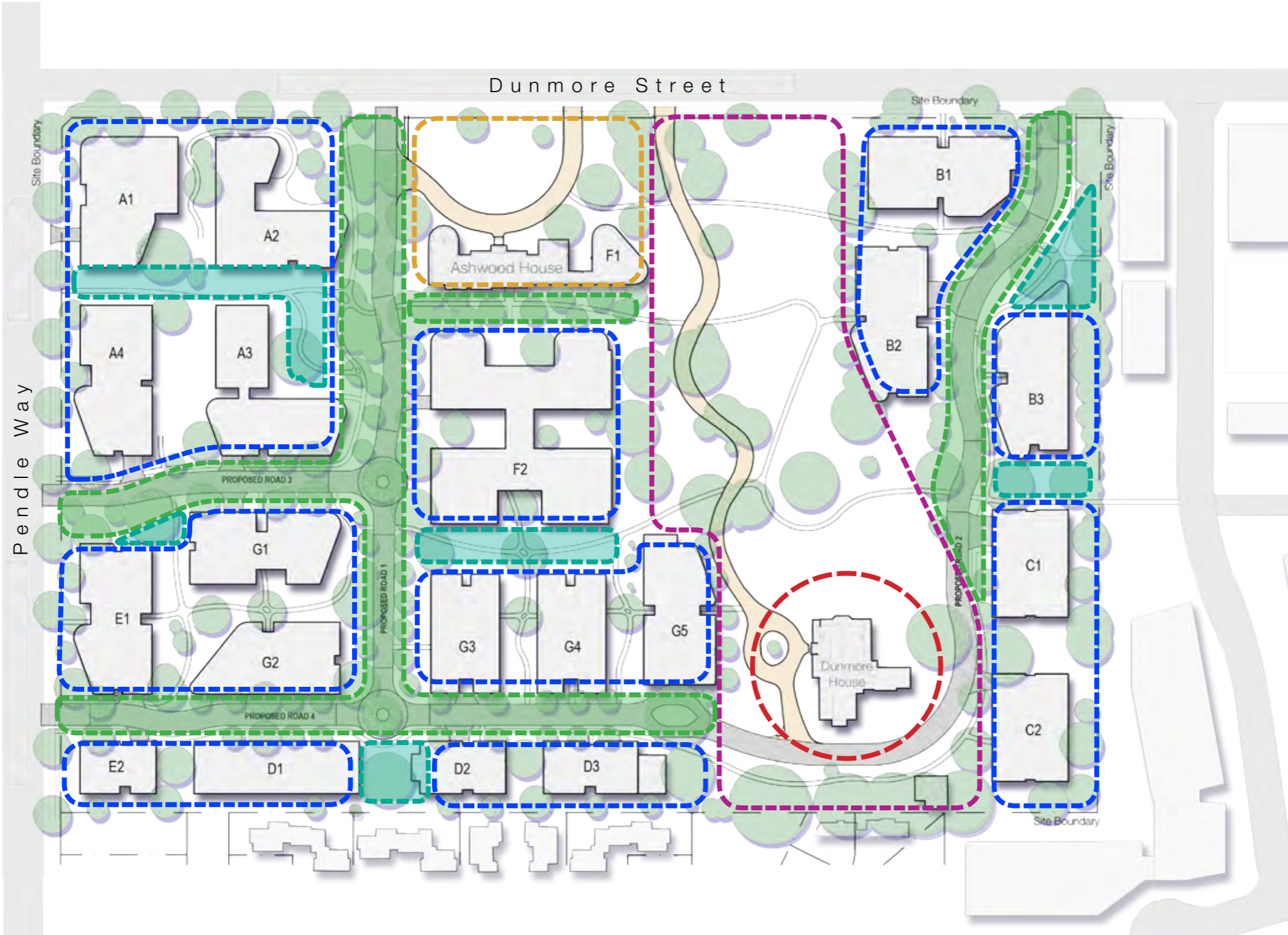
Design Principles









Dunmore House carriage way and entry

02

3.2 | Proposed Precincts







- Legend**
-  Retained Heritage Curtilage - Dunmore House
 -  Retained Heritage Curtilage - Ashwood House
 -  Community Hub
 -  Green spine
 -  Residential
 -  Pocket Parks

3.3 | Pedestrian Circulation



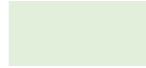

Legend

-  Publicly Accessible Pedestrian Pathways
-  Privately Accessible Pedestrian Pathways
-  Community Hub - Dunmore House
-  Allied Health / Community Services Hub - Ashwood House

3.3 | Public and Private Zones












Legend

-  Publicly Accessible Zone
-  Private Courtyards and Gardens

Masterplan context



Legend

-   Site boundary
-  Proposed building
-  Existing Trees Retained
-  Proposed Deciduous Trees
-  Proposed Evergreen Trees
-  New Residential Driveway
-  Open lawn
-  Existing Carriageway

3.5 | Heritage Curtilage - Dunmore House

Design Principles

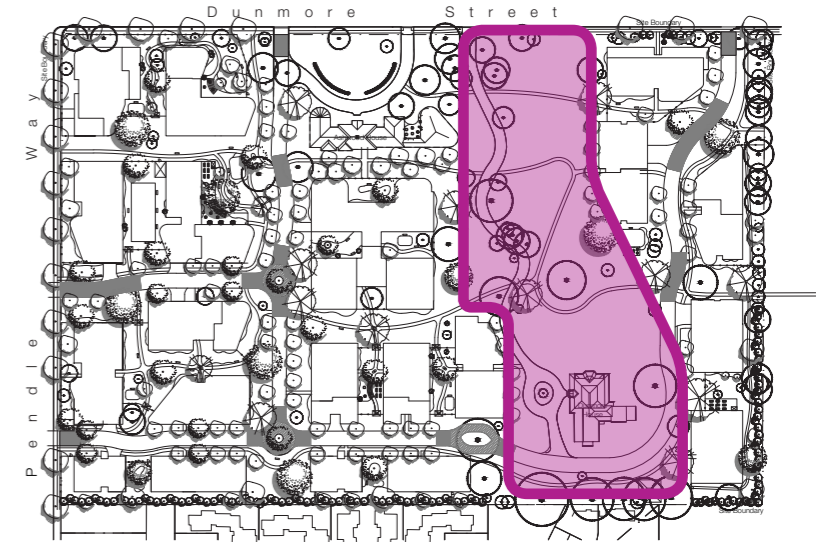
- Existing Dunmore House and surrounding landscape curtilage to be publicly accessible for the greater community benefit
- Existing landscape character of specimen trees in lawn retained as key way finding markers within greater setting of Pendle Hill
- Existing views from Dunmore Street to Dunmore House retained
- Pedestrian connectivity prioritised through creation of new supplementary path network
- Supplement existing significant trees with new screen planting to proposed built forms
- Children's community playground within heritage curtilage, near former Bonds site to create hub of activity.



Existing landscape character around Dunmore House retained and enhanced



Existing specimen Araucaria species retained as key way finding markers within greater setting of Pendle Hill



3.6 | Heritage Curtilage - Ashwood House

Design Principles

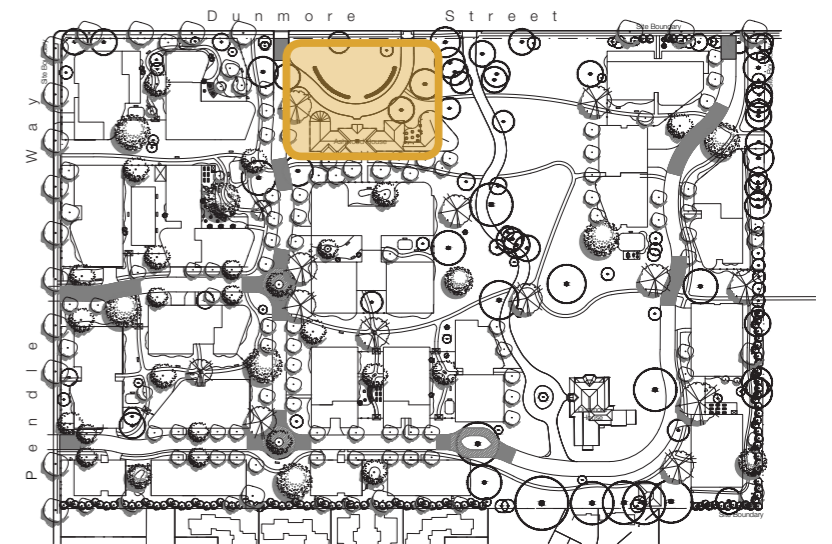
- Retain and enhance existing landscape setting of Ashwood House consisting of specimen trees and ornamental rose gardens.
- Supplementary evergreen trees and screening plants to eastern boundary
- Native frangipani trees to provide green connectivity link between rear of Ashwood House and RACF



Existing heritage Araucaria pines retained and supplementary planting to Ashwood House



Communal cafe and dining facilities to Ashwood House



3.7 | Community and Village Hubs

Design Principles

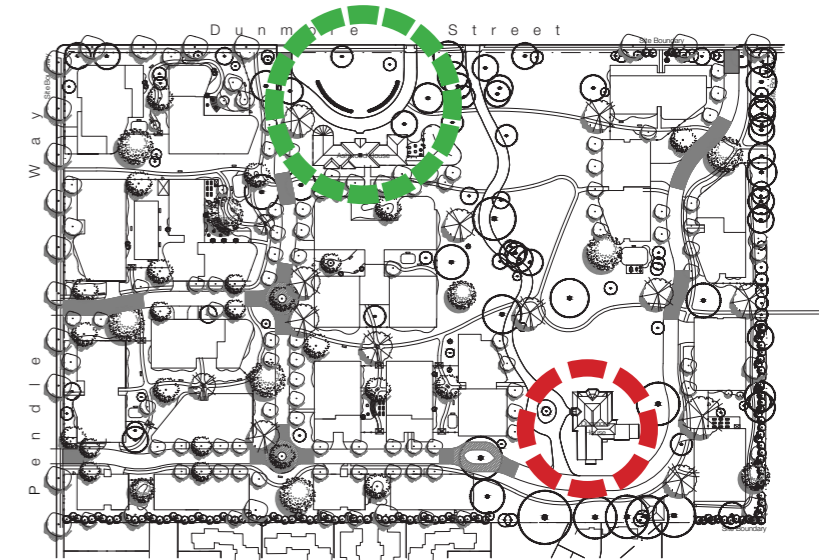
- Activation of Dunmore House as community “For Hire” space for the benefit of the greater community
- Activation of Ashwood House and setting through cafe for residential and community everyday use and gatherings.
- Pedestrian prioritised spaces and access through community hub to provide connection between heritage precinct and residential precincts
- Children’s community playground within heritage curtilage, near former Bonds site to create hub of activity.
- BBQ and cafe for community gatherings



Flexible communal open space around Dunmore House



Children's community playground



3.8 | Green Spine

Design Principles

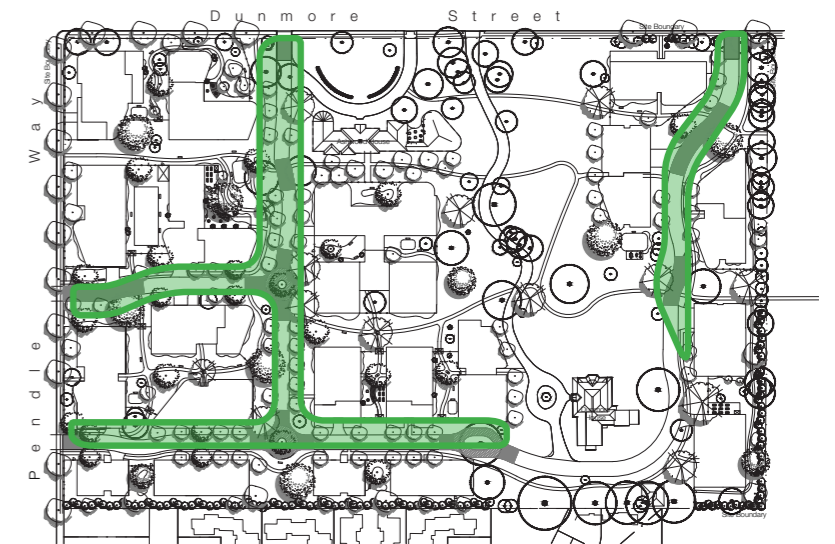
- Publicly accessible space
- Mix of large evergreen and deciduous trees to provide shade and seasonal colour interest
- Eucalyptus with tall crowning habit to allow solar access to street level.
- Large deciduous trees to road junctions as wayfinding measure and feature element.



Shared pedestrian and vehicular road with evergreen trees



Avenue of deciduous street trees



3.9 | Pedestrian Spaces

Design Principles

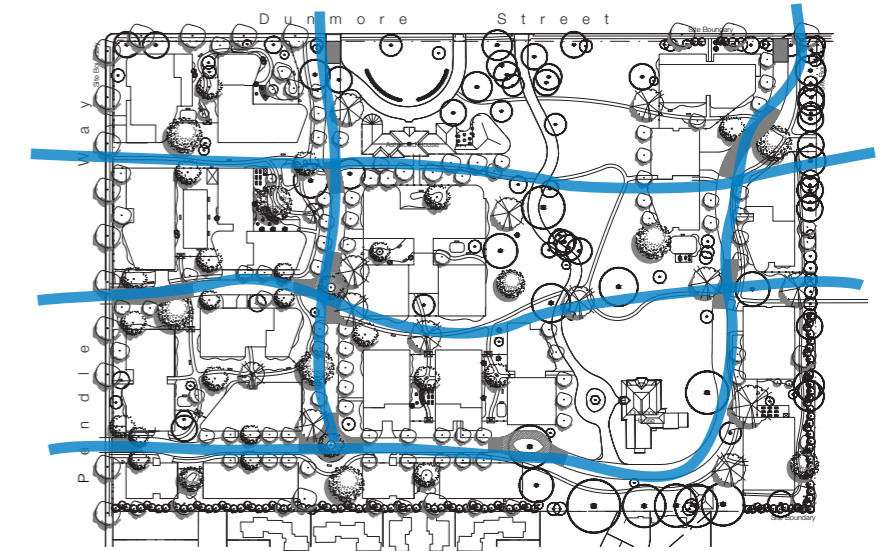
- Publicly accessible pedestrian routes created throughout site
- Path network with a variety of activities including playground and shaded seating areas.
- Future linkages to adjacent Former Bonds Spinning Mills Site redevelopment and retail centre



Communal gathering spaces with shade element



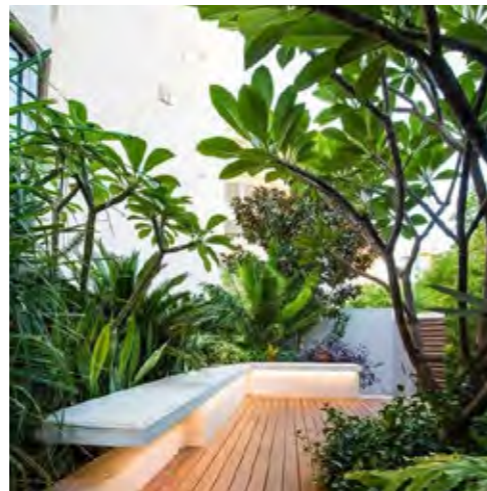
Green link to adjacent Former Bonds Spinning Mills Site redevelopment



3.10 | Rooftop Gardens

Design Principles

- Combination of deciduous and evergreen planting to provide seasonal interest and protection
- Inclusion of spillover plants to soften environment and create sense of enclosure
- Provide shaded seating area and variety of activities for residential usage
- Opportunities to provide planted terraces and roof
- Communal BBQ and dining spaces for residents



Communal gathering and seating spaces for residents with shade element

