

LANDSCAPE CHARACTER  
STRATEGY

Character Statements  
and Maps



PENRITH CITY COUNCIL  
June 2006

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# Introduction

The Landscape Character Strategy has been developed by Penrith City Council as a means to protect and enhance the visual amenity or 'look' of the City and reflects Council's vision for harmonious urban and rural qualities and environmental protection and enhancement.

The fundamental purpose of the Landscape Character Strategy is to guide Council in its administration and activities that affect the City's landscape character, such as strategic planning tasks, development assessment, capital works projects, and maintenance programs. It also has application to places that are not owned by Council (significant land holdings, Government authority lands) in which Council can provide guidance and encouragement in those landowners' administration and activities.

The Strategy comprises:

- Landscape Character Strategy (this document): includes desired character statements and maps;
- Background Papers: includes the Framework, which support and inform the Landscape Character Strategy character statements and maps; and
- Prioritised list of projects and actions (to be developed in 2006-07 and progressively implemented).

Each of the above Strategy parts should be read in conjunction with the other parts.

This document presents statements of 'desired character' and are supported by maps quantifying the extent of their application in the local government area. The statements have been prepared on information available prior to the release of the Standard Local Environmental Plan template and compliment existing state and regional planning policies. They also reflect comments received from the consultation processes (refer to Background Papers for further detail). Where statements may conflict with existing statutory policies, further detailed consideration of all issues should be given at a more local level. The statements fall within four levels of detail, from a big picture perspective to district and local places:

- Iconic places - which are places or elements of character that the community acknowledges as fundamental to Penrith City's environmental identity;
- The primary visual backdrops – which specifically emphasise the 'visibility' of prominent backdrops to major roads and transportation corridors that have a primary influence upon residents' and visitors' perceptions of the City's environmental character;
- Rural places – which are distinct rural areas that have broadly similar characteristics and have been influenced by land use and development history;
- Urban places - which are distinct urban areas that have broadly similar characteristics and have been influenced by land use and development history.

Council gratefully acknowledges Brett Newbold Urban Planning, the principle author, who was engaged by Council to prepare the Strategy, and Karin Schicht Council's

Landscape & Urban Design Supervisor, who co-ordinated its development and production.

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# Definitions

The analysis of character has highlighted a number of unique place names and terms whose meanings are mostly specific to Penrith City. Although many have some similarity with definitions that are applied to statutory land use plans, the definitions relate primarily to the visual elements of landscape character. Character terms used in the statements are highlighted by bold text.

***Active recreation settings** in Penrith City are defined as large properties with facilities for sporting pursuits, whether privately- or publicly-owned in rural areas.*

***Agricultural settings** in Penrith City are defined as areas that have been mostly cleared with occasional remnant native trees, where properties support activities such as market gardens or orchards and are associated with modest dwellings.*

***Arterial approaches** in Penrith City are defined as major roads and the railway that provide access to Penrith City in general and to the **city centres** in particular.*

***Bushland reserve settings** in Penrith City are defined as natural and near-natural areas that are defined reserves or privately owned areas larger than 1ha that support an unbroken bushland canopy.*

***Bushland residential settings** in Penrith City are defined as areas or properties that support locally-native plant communities in a natural or near-natural condition, or properties that have been partly-cleared but retain a scattering of locally-native trees that screen buildings from their neighbours and road frontages.*

***City centres** in Penrith City are defined as business areas around the railway stations at Penrith and St Marys.*

***Civic identity** in Penrith City is defined in relation to areas that are experiencing redevelopment as those planning or design features that have distinct potential to influence the community's future appreciation of the City as a unique place.*

***Employment and service precincts** in Penrith City are defined as urban corridors or precincts of showroom retail, industrial and business activities that are located around the **city centres**.*

***Environmental identity** in Penrith City is defined as existing features that are predominantly natural, and that influence community perceptions not only of each unique place or locality, but also of the City as a whole.*

***Future urban areas** in Penrith City are defined as large properties located at the City's fringe, where Council's adopted strategies have confirmed their future urban use, and either detailed planning or initial stages of site development are well-advanced.*

***Government facilities** in Penrith City are defined as large properties in rural settings that have been operated by government agencies for a variety of purposes, irrespective of whether properties have been recently vacated or if government activities are continuing.*

***Government and civic facilities** in Penrith City are defined as precincts of educational or medical facilities that are located in urban areas outside of the **city centres**.*

***Heritage values** in Penrith City are defined by formally identified representations of European cultural heritage.*



**Historic landscape settings** in Penrith City are defined by lands within the Mulgoa Valley, where numerous heritage-listed properties reflect early stages of the City's European settlement.

**Land management** in Penrith City is defined as any routine activity by a public authority or private landowner related to maintenance of a place or property, and might include small scale improvements or alterations to existing landscape features.

**Landscape settings** in Penrith City are defined as the visible curtilage or surroundings to any building or infrastructure works.

**Medium density residential areas** in Penrith City are defined as established urban areas that have experienced substantial multi-unit redevelopment for apartments of three or more storeys.

**Mixed density neighbourhoods** in Penrith City are defined as established urban areas that are experiencing multi-unit redevelopment for villas and townhouses, where the siting and form of new developments do not correspond with **traditional residential patterns**. A **substantial number of allotments still remain as traditional detached bungalows**.

**New residential settings** in Penrith City are defined as urban neighbourhoods established after 1970, where irregular subdivision patterns incorporate a hierarchy of curved roads and streets, with linear reserves along drainage lines and large local shopping centres, where small to medium-sized front and rear private gardens occasionally accommodate canopy trees, and dwellings tend to have a medium-to-larger scale with garages that often dominate their street frontage.

**Pastoral settings** in Penrith City are defined as larger rural holdings across the City's southern ridges and plateaux that have been cleared substantially and have been developed primarily as pastures, but also accommodating a variety of rural industries such as poultry sheds.

**Primary community centres of excellence** of Penrith City are defined by localities or facilities that provide focal points for the City's intellectual, cultural, social and economic development, and they include city centres at Penrith and St Marys, UWS and the TAFE college, Nepean Hospital and the surrounding clinics, the Whitewater Centre, Panthers and Penrith Showgrounds, and intensively-visited reserves such as Tench Reserve and Jamison Park, plus the major employment and service precincts along Mulgoa and Castlereagh Roads, at South Penrith, Dunheved and Erskine Park.

**Primary scenic and natural areas** of Penrith City are defined by the Blue Mountains Escarpment, the Nepean River, the City's riparian corridors, floodplains and topography of ridges and valleys, plus bushland and the City's tree canopy in general.

**Primary rural backdrops** of Penrith City are defined by productive agricultural and pastoral landscapes, rural residences and villages that are located to the north and the south of the City's urban lands.

**Primary visual backdrops** in Penrith City are defined as all lands that are visible from major public gathering places or thoroughfares: the Nepean River, the motorway and railway, arterial roads plus major access roads to the motorway, the City centres at Penrith and St Marys.

*Visible lands are identified in relation to these major public vantage points according to topographic contours and the height of existing building development.*

*Visible lands also include the full extent of bushland blocks that can be seen from major public vantage points, even where available vistas might be limited by foreground trees, but where the density of visible vegetation is influenced by the extent of natural backgrounds.*

**Regional recreation facilities** in Penrith City are defined as large facilities or properties located outside the **city centres** that accommodate sporting pursuits or community recreation, whether privately- or publicly-owned.

**Rural residential settings** in Penrith City are defined as localities that accommodate large residential allotments surrounded by rural landscapes.

**Rural village settings** in Penrith City are defined as established clusters of urban-scaled residential allotments that are surrounded by rural landscape settings, and incorporate centrally located community, retail and recreational facilities.

**Scenic residential settings** in Penrith City are defined as residential areas or properties located next to the City's iconic natural backdrops, including the Blue Mountains Escarpment and the Nepean River, where conservation and enhancement of scenic quality is a priority.

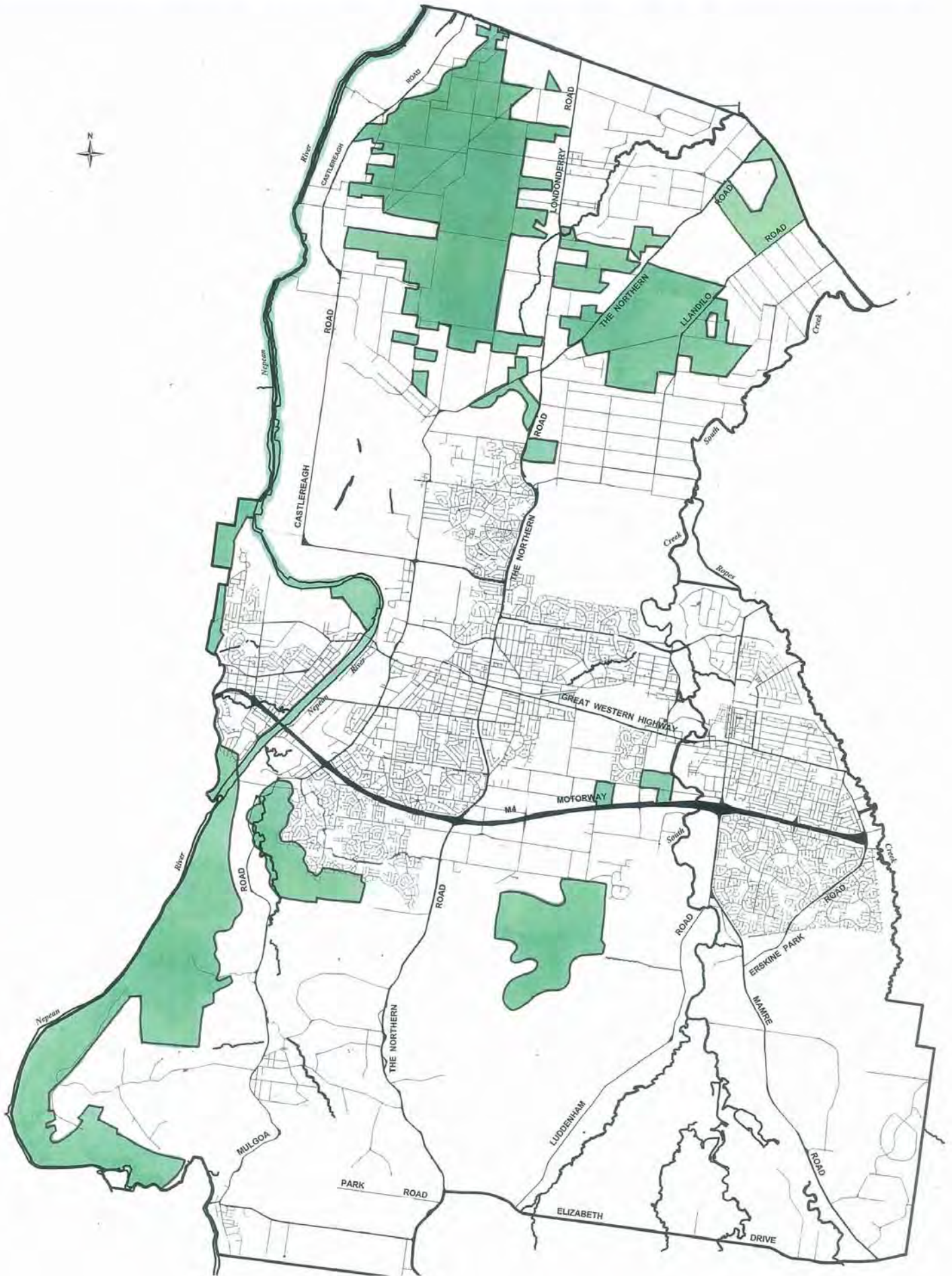
**Street wall development** is defined as buildings with tall facades that are built along, or very close to, their boundary without space for an effective screen of canopied trees.

**Traditional mainstreet design principles** apply to publicly accessible buildings and are defined by shops sited hard against their street frontage with awnings above expansive display windows next to the street-footpath, or community buildings surrounded by gardens that provide local landmarks.

**Traditional residential patterns** in Penrith City are defined by modestly-scaled detached dwellings that date from the late Nineteenth Century through to the mid-Twentieth Century, surrounded and separated from street frontages and neighbouring properties by "leafy" private gardens that accommodate tall shady trees, and where the street frontages are "addressed" by each dwelling.

**Traditional residential settings** in Penrith City are defined as urban neighbourhoods established prior to 1970 where patterns reflect "gridded" subdivisions with straight access streets, scattered local reserves and shopping centres, where relatively large front and rear private gardens accommodate mature canopy trees, and most dwellings are modestly-scaled with living areas that address their street frontage.

# Iconic places: Scenic & natural areas





# Iconic places: Scenic & natural areas

*"Primary scenic and natural areas of Penrith City are defined by the Blue Mountains Escarpment, the Nepean River, the City's riparian corridors, floodplains and topography of ridges and valleys, plus bushland and the City's tree canopy in general".*

- 1. Conserve, protect and enhance the primary natural features that influence Penrith City's scenic quality and environmental identity.**
- 2. Discourage development, infrastructure or land management that would dominate or degrade Penrith City's primary natural features or their scenic qualities.**
- 3. Encourage land management that would enhance the scenic qualities of Penrith City's primary natural features.**







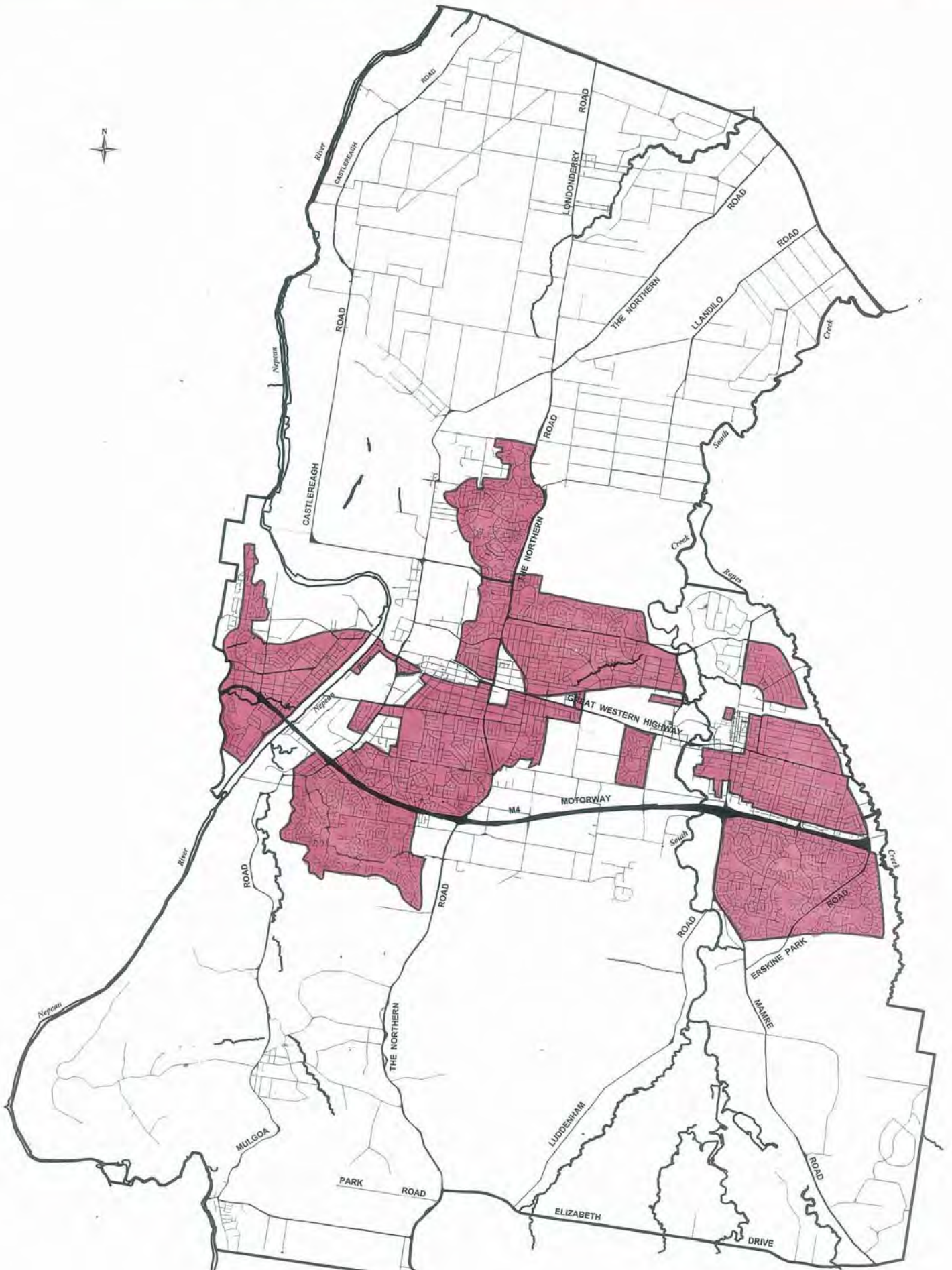
# Iconic places: Rural backdrops

*"Primary rural backdrops of Penrith City are defined by productive agricultural and pastoral landscapes, rural residences and villages that are located to the north and the south of the City's urban lands".*

- 1. Maintain and enhance the primary rural backdrops that influence Penrith City's scenic quality and environmental identity.**
- 2. Promote the current diversity of land holdings and activity that contributes to the existing scenic quality and environmental identity of Penrith City's primary rural backdrops.**
- 3. Discourage new activities, development, works or land management that would dominate or significantly alter the existing scenic or environmental qualities of Penrith City's primary rural backdrops.**
- 4. Ensure that future development, works and land management in Penrith City's primary rural backdrops represent a substantial contrast to intensive development patterns in urban areas nearby, and also complement scenic qualities of the City's surrounding natural backdrops.**
- 5. Conserve and enhance historic properties and works that illustrate early stages of Penrith City's economic development and that also contribute to the environmental identity of the City's primary rural backdrops.**



# Iconic places: Garden suburbs

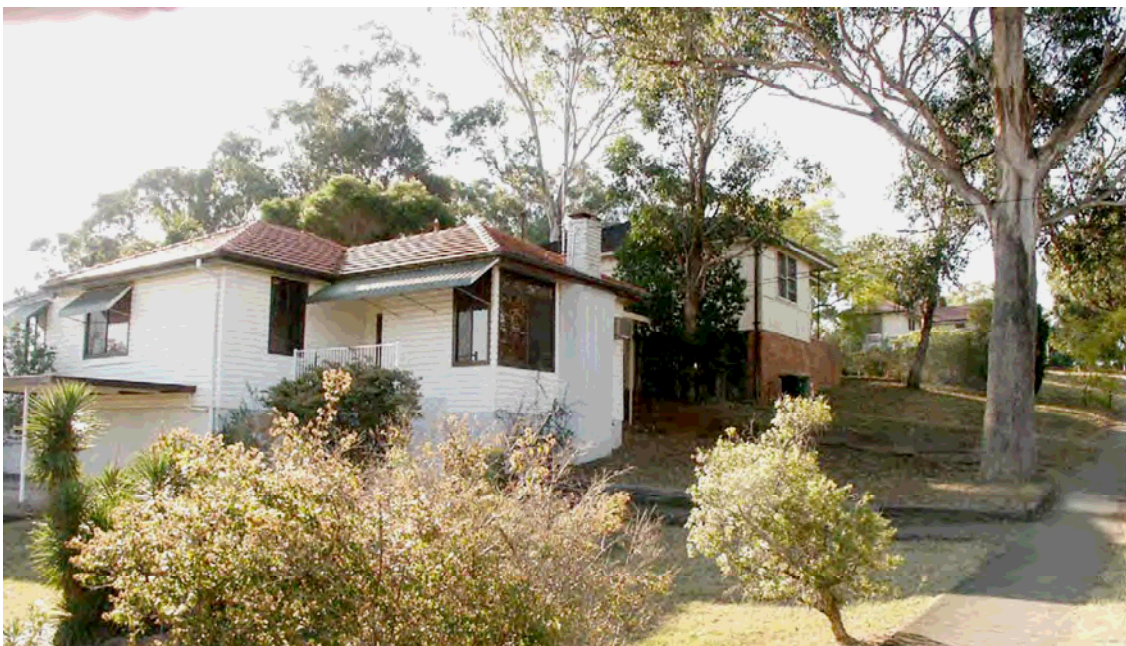




# Iconic places: Garden suburbs

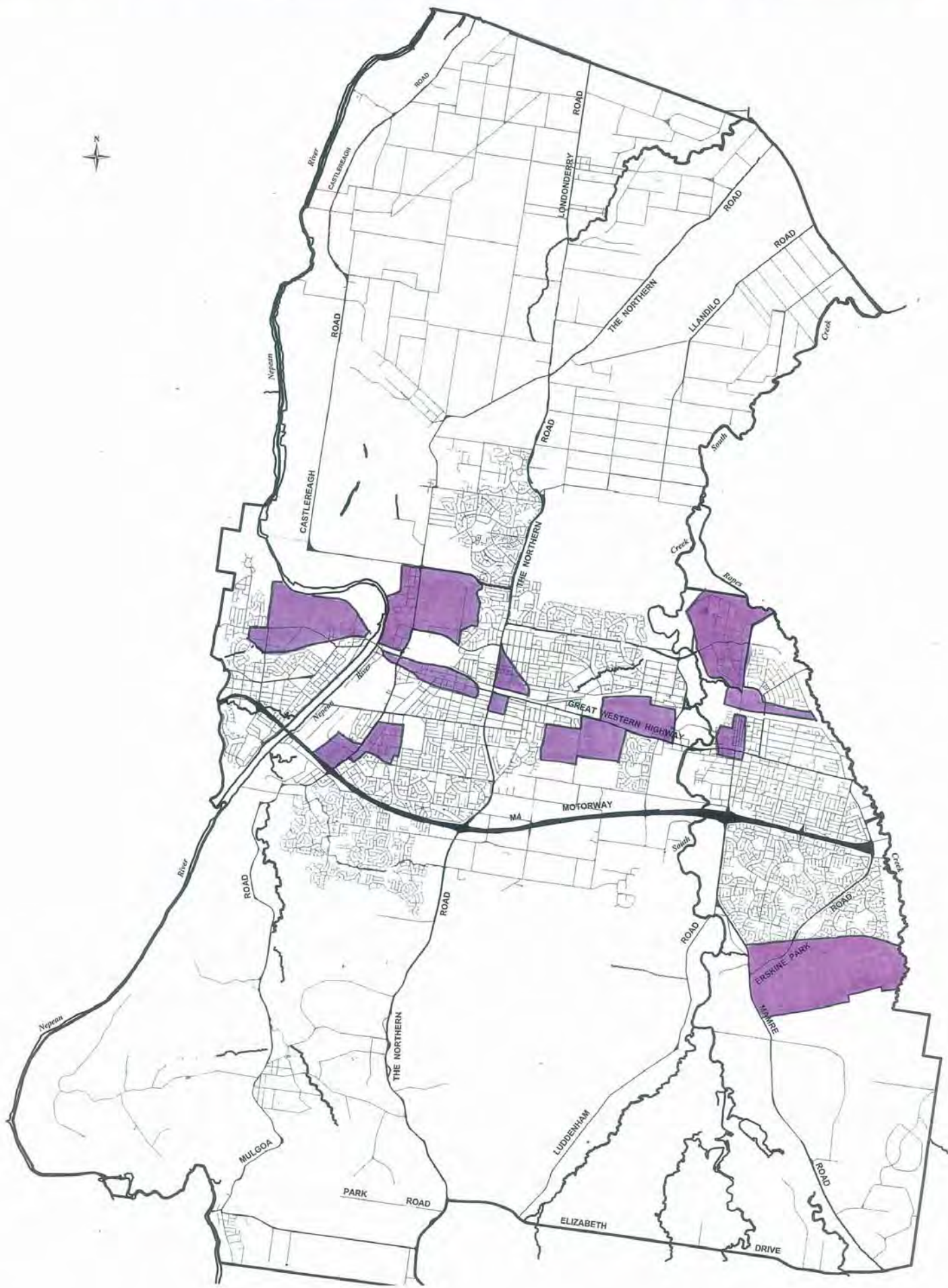
*"Traditional residential patterns or 'Garden suburbs' in Penrith City are defined by modestly-scaled detached dwellings that date from the late nineteenth century through to the mid-twentieth century, surrounded and separated from street frontages and neighbouring properties by "leafy" private gardens that accommodate tall shady trees, and where the street frontages are "addressed" by each dwelling".*

- 1. Maintain and enhance the traditional residential patterns in Penrith City's suburban neighbourhoods that influence the City's environmental identity and streetscape quality.**
- 2. Maintain scenic quality and neighbourhood identity by retaining existing trees that are visually prominent in order to minimise the impact of redevelopment upon Penrith City's traditional residential patterns.**
- 3. Enhance Penrith City's environmental quality and the identity of local streetscapes by promoting corridors of trees along street verges as well as across front and rear gardens throughout the City's residential neighbourhoods.**





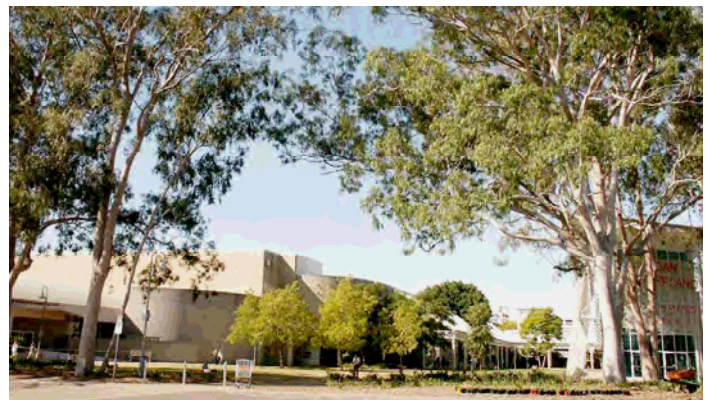
# Iconic places: Community centres of excellence



# Iconic places: Community centres of excellence

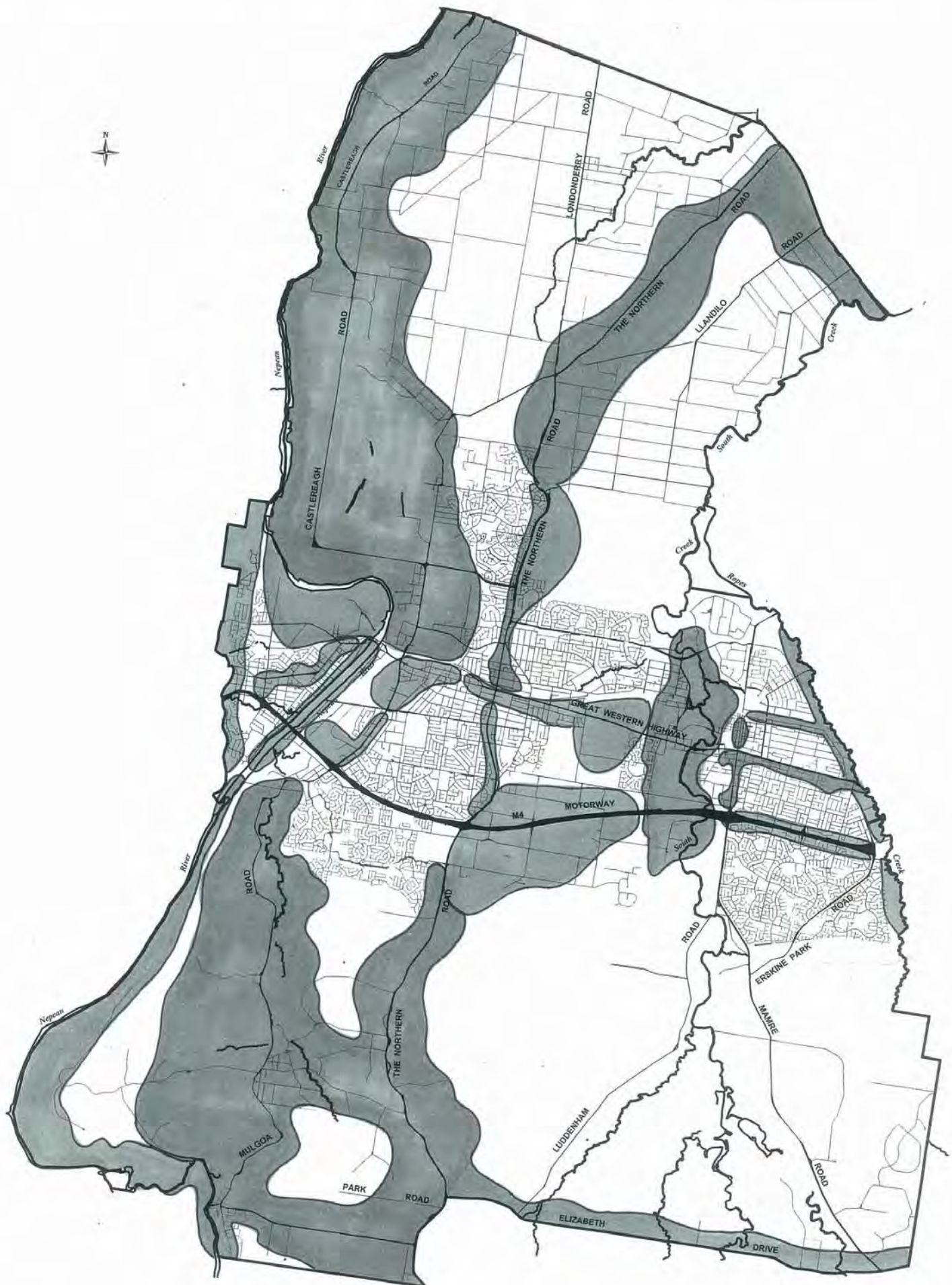
*"Primary community centres of excellence of Penrith City are defined by localities or facilities that provide focal points for the City's intellectual, cultural, social and economic development, and they include city centres at Penrith and St Marys, UWS and the TAFE college, Nepean Hospital and the surrounding clinics, the Whitewater Centre, Panthers and Penrith Showgrounds, and intensively-visited reserves such as Tench Reserve and Jamison Park, plus the major employment and service precincts along Mulgoa and Castlereagh Roads, at South Penrith, Dunheved and Erskine Park".*

- 1. Promote the civic status of Penrith City by achieving the highest standards of urban, architectural and landscape design quality for new buildings, infrastructure and public places within the City's primary community centres.**
- 2. Encourage buildings and infrastructure within Penrith City's primary community centres that complement the City's natural and scenic settings as well as creating civic landmarks.**
- 3. Ensure that pedestrian activity within and around Penrith City's primary community centres promotes their civic, social and economic functions by generating a "cosmopolitan" and active street life that also stimulates community interaction.**





# Primary visual backdrops



# Primary visual backdrops

*"Primary visual backdrops in Penrith City are defined as all lands that are visible from major public gathering places or thoroughfares: the Nepean River, the motorway and railway, arterial roads plus major access roads to the motorway, the City centres at Penrith and St Marys.*

*Visible lands are identified in relation to these major public vantage points according to topographic contours and the height of existing building development.*

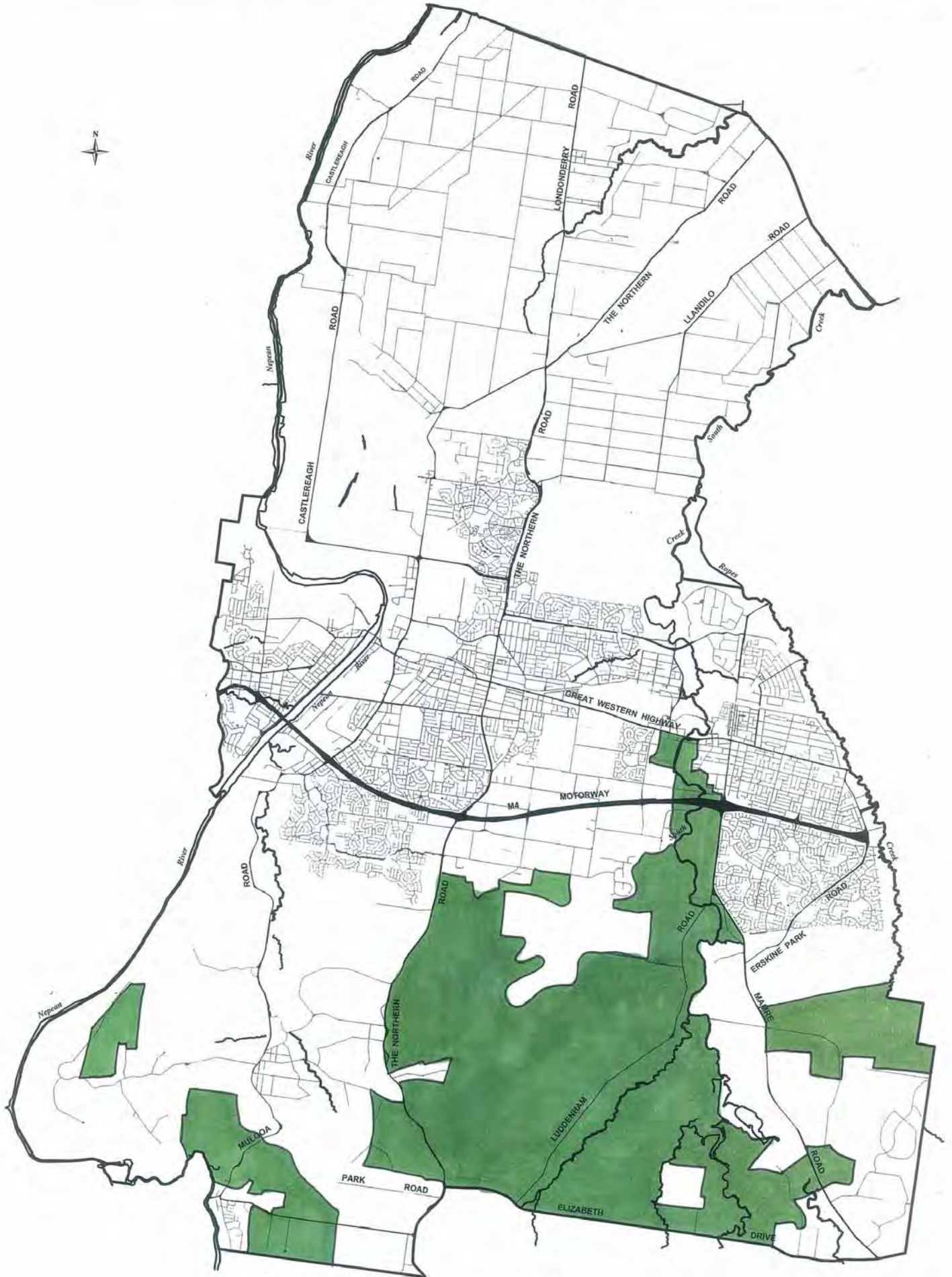
*Visible lands also include the full extent of bushland blocks that can be seen from major public vantage points, even where available vistas might be limited by foreground trees, but where the density of visible vegetation is influenced by the extent of natural backgrounds".*

- 1. Recognise that Penrith City's environmental identity is affected substantially by the quality of development, infrastructure works and land management practices that occur within the City's primary visual backdrops.**
- 2. Within Penrith City's primary visual backdrops, ensure that the highest standards are achieved in relation to landscape planning and scenic quality, as well as the design quality of built form and landscaping to maintain and enhance views and vistas.**





# Rural: Pastoral settings



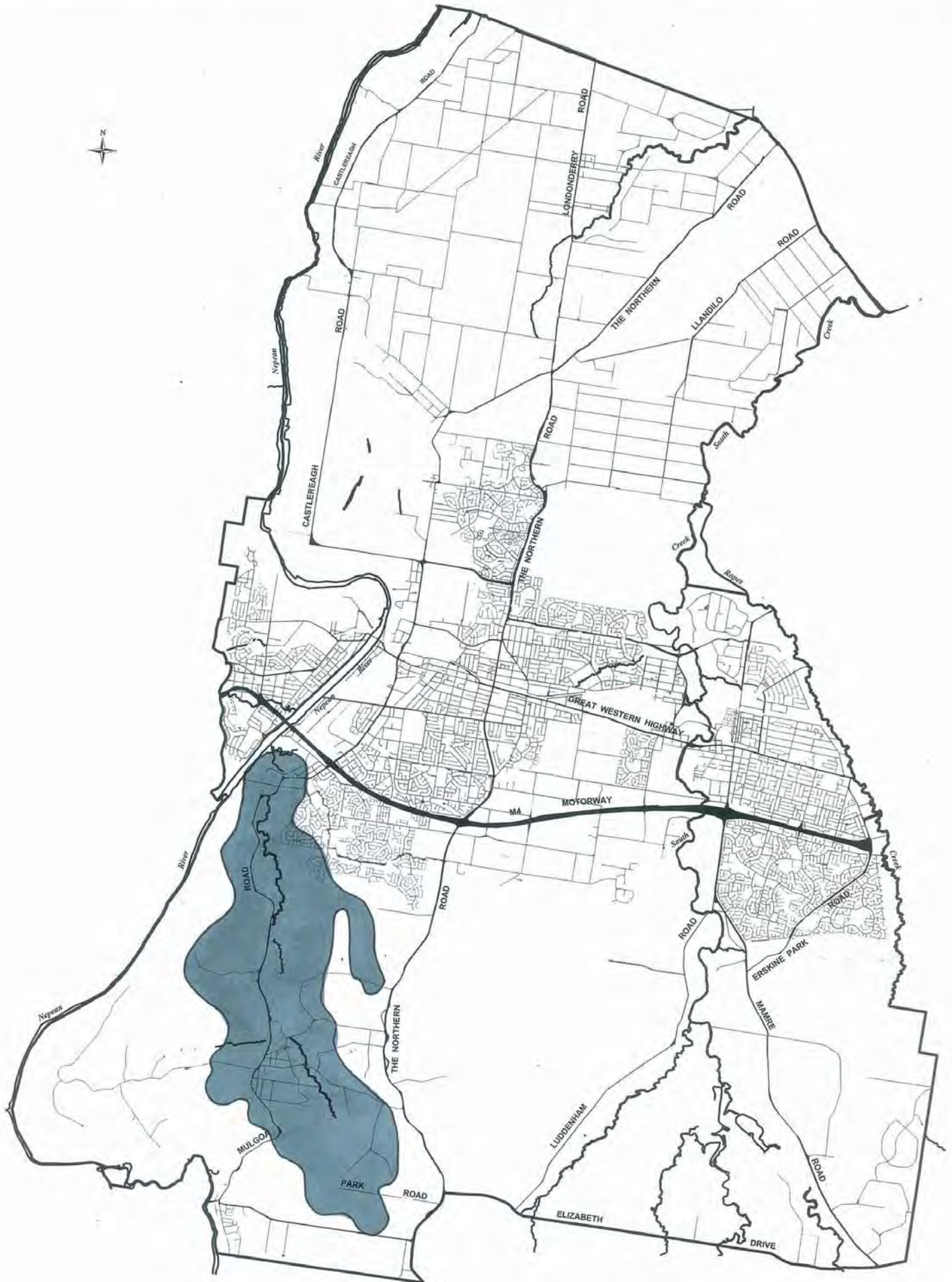
# Rural: Pastoral settings

*"Pastoral settings in Penrith City are defined as larger rural holdings across the City's southern ridges and plateaux that have been cleared substantially and have been developed primarily as pastures, but also accommodating a variety of rural industries such as poultry sheds".*

- 1. Encourage the use of these productive landscapes, and ensure that future development and landscaping, as well as infrastructure works and land management do not dominate existing pastoral settings or compromise the established scenic quality of these settings.**
- 2. Protect scenic qualities of existing hillside vistas that are available from ridgetop roads by appropriate siting and construction of future development or works:**
  - a. Generally, maintain existing patterns of trees that are apparent throughout the surrounding vicinity, along road verges and upon each property;
  - b. In particular, conserve any clusters of locally-native trees across visually-prominent hillsides, along all road frontages and any creeklines, together with landmark trees that have been planted and are reminders of Penrith City's early rural settlement;
  - c. Locate structures and works away from visually-prominent ridges and slopes unless they can be screened effectively by existing trees or new plantings that match existing local patterns;
  - d. Other than for construction of dams, avoid substantial alteration to existing landforms that would be visible from major roads unless those works could be screened effectively by existing trees or new plantings that match existing local patterns.
- 3. Maintain the informal rural qualities and amenity of these landscape settings:**
  - a. Surround all new structures or works with wide setbacks from street and property boundaries;
  - b. Encourage irregular siting of structures and works where the alignment of adjoining buildings is staggered to avoid the appearance of regular rows of structures across the landscape;
  - c. Locate ancillary sheds and large structures behind the main building on each property, and away from street frontages unless they would be screened effectively by existing trees;
  - d. Concentrate any intensive landscaping and site works around the main building on each property, and maintain existing informal landscape qualities along side boundaries as well as road frontages.



# Rural: Historic valleys



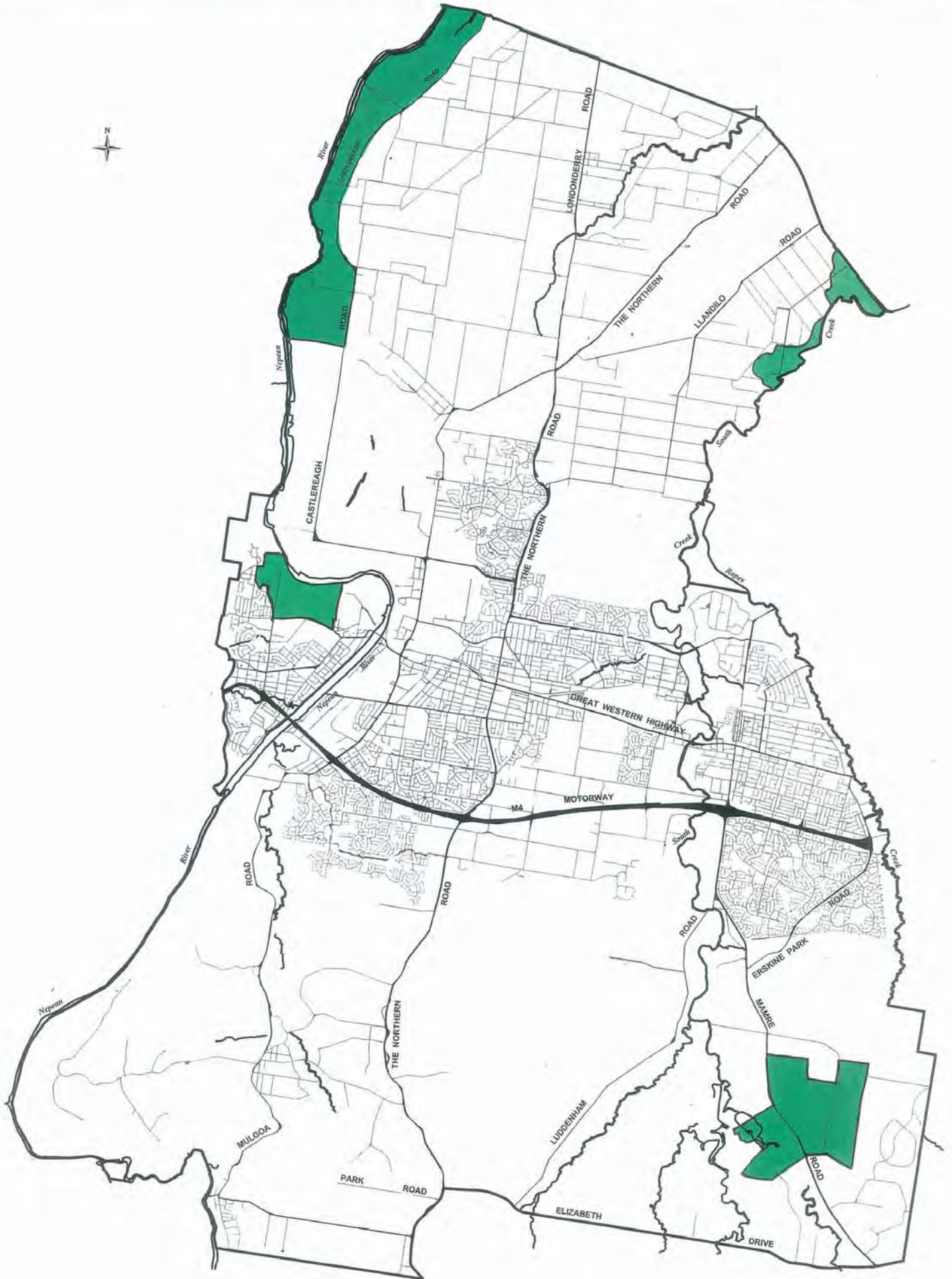


# Rural: Historic landscape settings

*"Historic landscape settings in Penrith City are defined by lands within the Mulgoa Valley, where numerous heritage-listed properties reflect early stages of the City's European settlement".*

- 1. Ensure that future development and landscaping, as well as infrastructure works and land management do not dominate existing historic landscape settings or compromise the established scenic qualities and defined *heritage values* of these settings.**
- 2. Protect scenic qualities of partly-cleared slopes and bushland backdrops by appropriate siting and construction of future development or works, as well as by considerate landscape management:**
  - a. Conserve existing patterns of locally-native vegetation, including blocks and clusters of trees across ridges and hillsides that are visually-prominent, as well as along all road frontages and creeklines;
  - b. Also conserve landmark trees planted around dwellings that are reminders of Penrith City's early rural settlement;
  - c. Locate structures and works away from visually-prominent ridges and slopes unless they can be set against an unbroken bushland backdrop or screened effectively by existing trees;
  - d. Other than for construction of dams, avoid substantial alterations to existing landforms that would be visible from major roads.
- 3. Maintain the heritage value and scenic amenity of existing low intensity development patterns:**
  - a. Generally, maintain the existing pattern of properties that vary in shape and size, resulting in widely-spaced buildings on adjoining properties;
  - b. Ensure that siting and design of new structures and works complement the values, configuration and details of defined heritage items or properties nearby;
  - c. Surround all new structures or works with wide setbacks to maintain the screening effect of existing trees that are located along all street and property boundaries;
  - d. Encourage irregular siting where the alignment of adjoining buildings is staggered to avoid the appearance of regular rows of structures across the landscape;
  - e. Locate ancillary sheds and large structures so that they would be screened effectively from street frontages and neighbouring properties;
  - f. Concentrate any intensive landscaping and site works around the main building on each property, and maintain existing informal landscape qualities along side boundaries as well as road frontages.

# Rural: Agricultural flats



# Rural: Agricultural settings

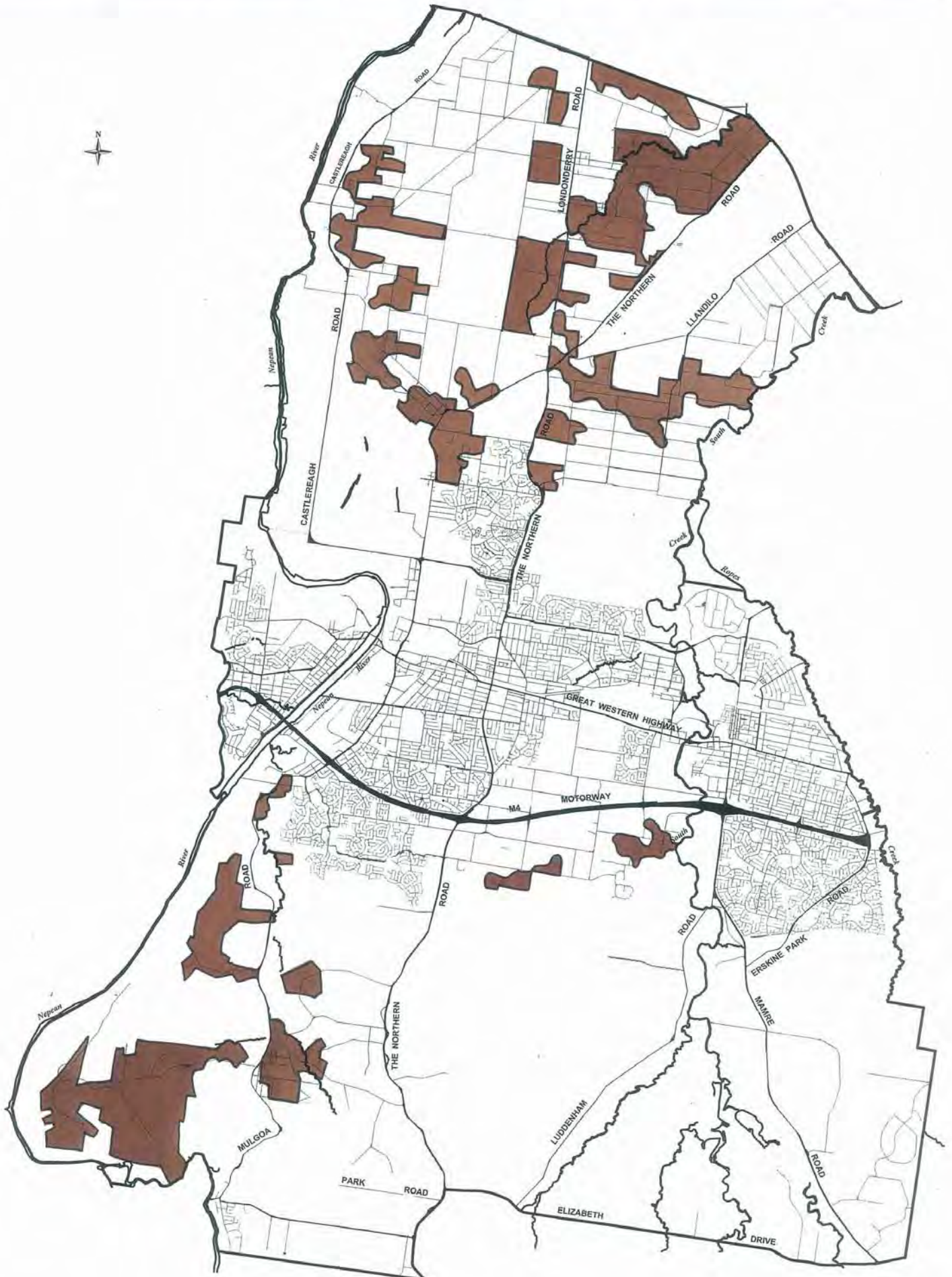
*"Agricultural settings in Penrith City are defined as areas that have been mostly cleared, where properties support activities such as market gardens or orchards and are associated with modest dwellings".*

1. **Ensure that future development and landscaping, as well as infrastructure works and land management maintain these corridors of productive landscapes, and do not compromise the environmental identity of these *agricultural settings* or their defined *heritage values*.**
2. **Maintain the formalised quality of these intensively managed “agricultural” landscape settings:**
  - a. Generally, maintain the existing pattern of narrow allotments where orchards and market gardens provide backdrops to closely-spaced dwellings and production sheds lining their road frontages;
  - b. Ensure that siting and design of new structures, new types of structures and works complement the values, configuration and details of defined heritage items or properties nearby;
  - c. Locate dwellings behind wide street setbacks, with production sheds partly-screened by dwellings or existing street frontage trees;
  - d. Ensure that any commercial structures or signs along street frontages do not dominate this landscape setting, and that they are limited in both size and number;
  - e. Conserve any clusters of locally native trees along road frontages and creeklines, together with landmark trees planted around dwellings that are reminders of Penrith City’s early rural settlement.





# Rural: Bushland residential



# Rural: Bushland residential

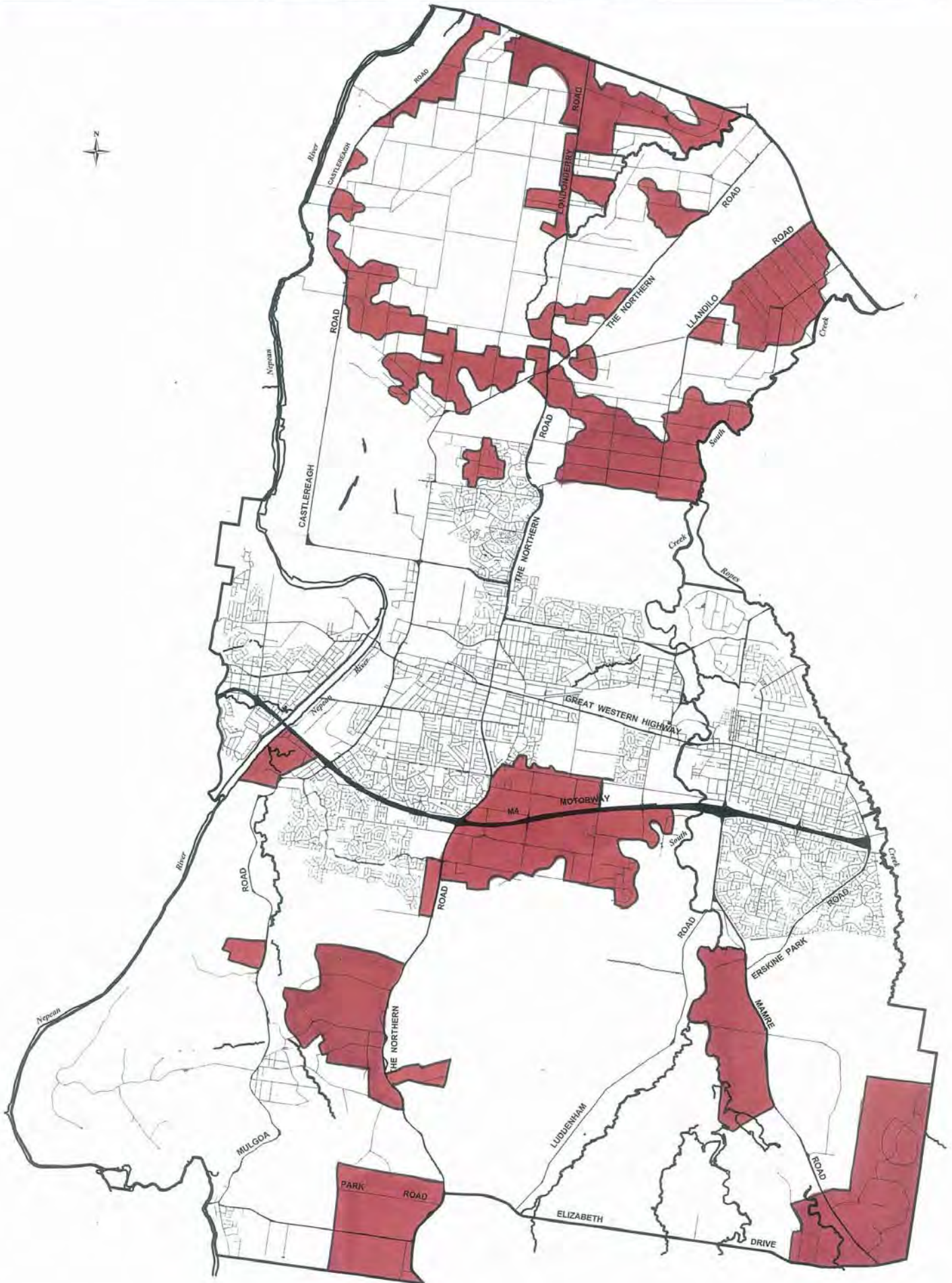
*"Bushland residential settings in Penrith City are defined as areas or properties that support locally-native plant communities in a natural or near-natural condition, or properties that have been partly-cleared but retain a scattering of locally-native trees that screen buildings from their neighbours and road frontages".*

- 1. Ensure that future buildings and landscaping, as well as site works and land management, do not dominate existing bushland settings or compromise the established scenic qualities of these settings.**
- 2. Protect scenic qualities of bushland backdrops and locally-native trees that are scattered across partly-cleared properties by appropriate siting and construction of future development and works, as well as by considerate landscape management:**
  - a. Conserve existing patterns of locally-native vegetation, including blocks and clusters of trees along road frontages and creeklines, as well as across visually-prominent hillsides;
  - b. Concentrate structures and works within existing clearings, surrounded by landscapes that are managed as bushfire asset protection zones;
  - c. Avoid substantial alteration of existing landforms that would require clearing along boundaries or on visually prominent hillsides, or that would be likely to affect long-term survival of existing trees in such locations.
- 3. Recognise that these areas accommodate some home business activities, but also maintain and enhance their existing leafy quality as well as their amenity:**
  - a. Generally accommodate locally native trees and vegetation that partly screen dwellings and structures on each property;
  - b. Encourage irregular siting of buildings to conserve existing trees and to avoid the appearance of regular rows of structures across the landscape;
  - c. Design ancillary buildings to complement the main building on each property, and ensure that large structures would be screened effectively from street frontages and neighbouring properties;
  - d. Concentrate any intensive landscaping and site works around the main building on each property, and maintain existing informal landscape qualities along side boundaries as well as road frontages.





# Rural: Rural residential



# Rural: Rural residential

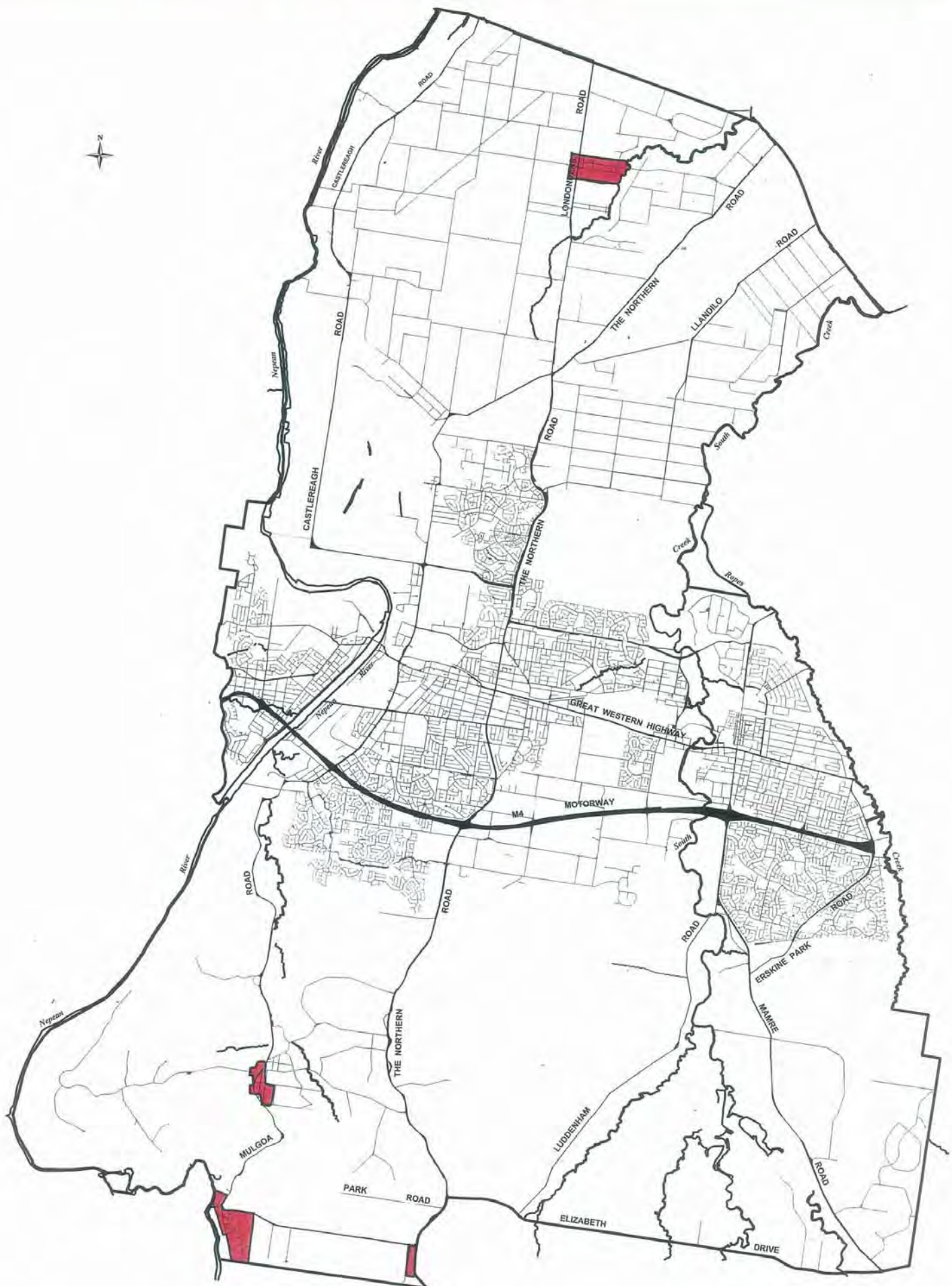
*"Rural residential settings in Penrith City are defined as localities that accommodate large residential allotments surrounded by rural landscapes".*

- 1. Maintain these settings as buffers to intensive urban development, and ensure that future development buildings and landscaping, as well as infrastructure and land management, enhance the environmental identity of existing rural residential settings including their defined *heritage values*.**
- 2. Recognise that these areas accommodate some home business activities, and enhance the environmental identity of these intensively-managed residential settings:**
  - a. Maintain wide setbacks around dwellings and ancillary structures to accommodate existing trees and managed gardens
  - b. Promote the greening of extensively-cleared landscape settings through informal tree and vegetation plantings throughout private gardens;
  - c. Encourage irregular siting of buildings to avoid the appearance of regular rows of structures along any street;
  - d. Design front gardens and fences to reflect an informal rural quality.





# Rural: Rural villages





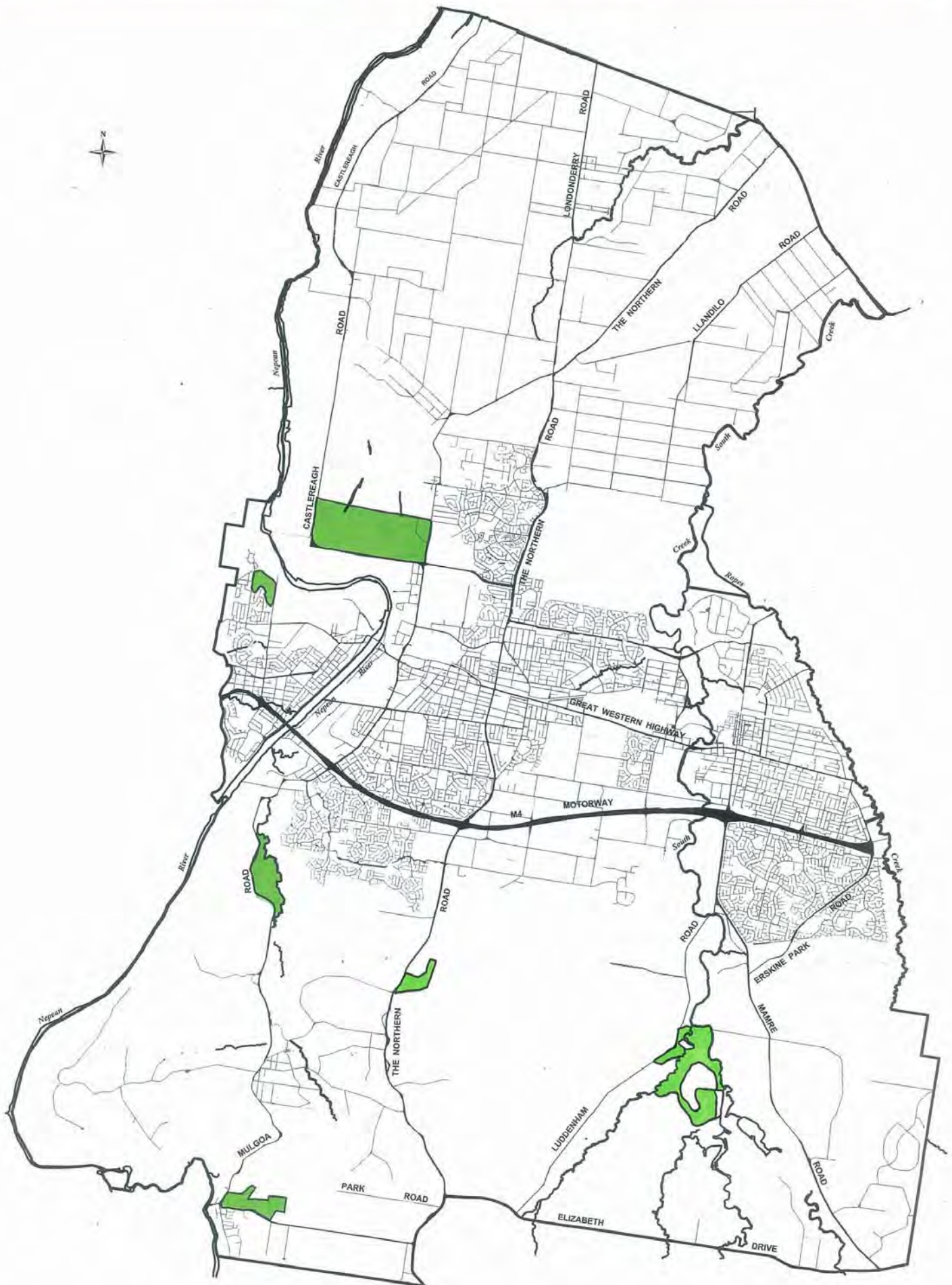
# Rural: Rural villages

*"Rural village settings in Penrith City are defined as established clusters of urban-scaled residential allotments that are surrounded by rural landscape settings, and incorporate centrally-located community, retail and recreational facilities".*

1. **Ensure that future buildings and landscaping, as well as infrastructure and land management, do not compromise the scenic qualities and defined *heritage values* of existing rural village settings, and also enhance the environmental identity of these settings.**
2. **Retain features that contribute to the scenic qualities and *heritage values* of rural village settings by appropriate siting, design and construction of future development or works, as well as by complementary landscape management:**
  - a. Generally, maintain the established pattern of dwellings that are surrounded by front, back and side gardens;
  - b. Conserve visually-prominent trees along street frontages, back fences and local ridgelines;
  - c. Maintain and complement landmark gardens, parks and curtilages around identified heritage items.
3. **Enhance the environmental identity of these established settings:**
  - a. Promote the greening of cleared streetscapes and neighbourhoods by street trees and irregular clusters of trees planted in back gardens, complementing the predominant theme of canopied trees that are established elsewhere within each village;
  - b. Reflect the qualities of traditional front gardens that accommodate existing trees, are planted with a variety of shady trees and shrubs and have low fences;
  - c. Promote greening of streets with street trees that contribute to the informal streetscape.
  - d. Ensure that the scale, siting and design of future shops or community buildings applies **traditional mainstreet design principles**, maximising visible activity and pedestrian movement along street frontages whilst maintaining the amenity enjoyed by neighbouring gardens or dwellings;
  - e. Encourage commercial restraint with regard to business signs and use of corporate livery for building colour schemes.



# Rural: Active recreation



# Rural: Active recreation

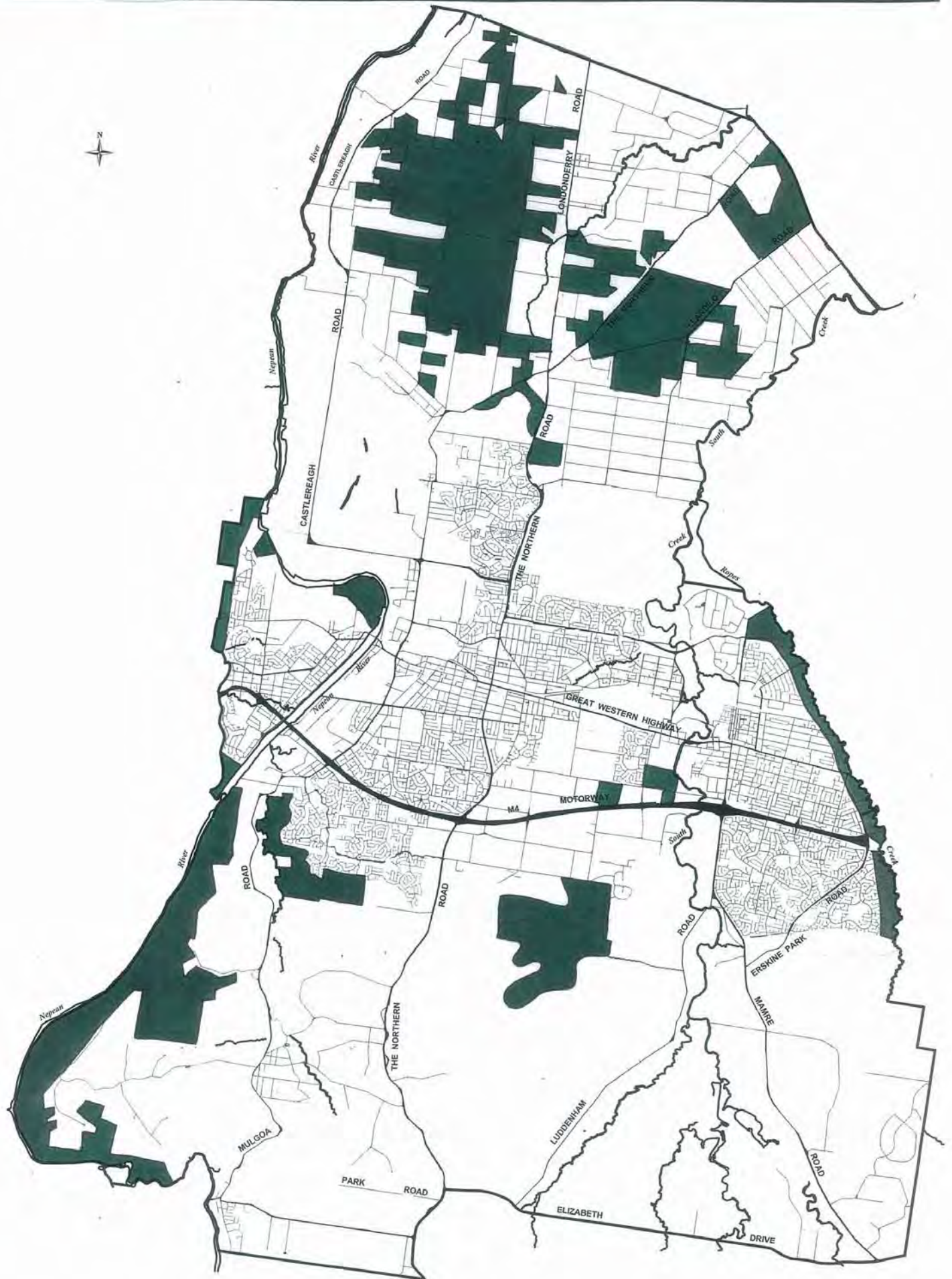
*"Active recreation settings in Penrith City are defined as large properties with facilities for sporting pursuits, whether privately- or publicly-owned in rural areas".*

1. **Ensure that site works and landscaping, as well as land management and any future buildings, do not dominate existing active recreation settings or compromise the established scenic qualities and defined heritage values of these settings.**
2. **Protect scenic qualities of bushland backdrops and locally-native trees that are scattered across partly-cleared properties by appropriate siting and construction of future development and works, as well as by considerate landscape management:**
  - a. Conserve existing patterns of locally-native vegetation, including blocks and clusters of trees along road frontages and creeklines, as well as across visually-prominent hillsides;
  - b. Concentrate intensive landscaping, site works and new structures within existing clearings in order to maintain an informal landscape quality along prominent ridgelines and boundaries plus major road frontages;
  - c. Avoid substantial alteration of existing landforms that would require clearing along boundaries or across visually-prominent hillsides, or that would be likely to affect long-term survival of existing trees in such locations.
3. **Maintain the heritage value and scenic amenity of existing active recreation settings:**
  - a. Conserve any landmark trees planted around buildings that are reminders of Penrith City's early rural settlement;
  - b. Encourage irregular siting where the alignment of adjoining buildings is staggered to avoid the appearance of regular rows of structures across the landscape;
  - c. Locate large structures so that they would be screened effectively from street frontages and major public gathering places by existing trees;
  - d. Ensure that siting and design of new structures and works complement the values, scale, configuration and details of defined heritage items or properties nearby.





# Rural: Bushland reserves



# Rural: Bushland reserves

*"Bushland reserve settings in Penrith City are defined as natural and near-natural areas that are defined reserves or privately-owned areas larger than 1ha that support an unbroken bushland canopy".*

- 1. Conserve and enhance the natural and scenic qualities of bushland reserve settings by considerate landscape management, as well as by appropriate siting and construction of future works or development.**
- 2. Protect the scenic and natural qualities of existing bushland backdrops:**
  - a. Conserve existing blocks of locally-native vegetation, and avoid further fragmentation of existing naturally-vegetated blocks or any increase in the proportion of their edge-to-area;
  - b. Encourage the consolidation of blocks of locally native vegetation through appropriately located new vegetation plantings;
  - c. Maintain a continuous natural canopy across ridges and hillsides that are visually-prominent, as well as along any road frontages or creeklines;
  - d. Concentrate any works or structures within existing clearings, and away from primary roads and visually-prominent naturally-vegetated ridges and slopes;
  - e. Avoid substantial alteration of existing landforms in visually prominent locations that would require clearing, or that would be likely to affect long-term survival of existing trees in such locations.

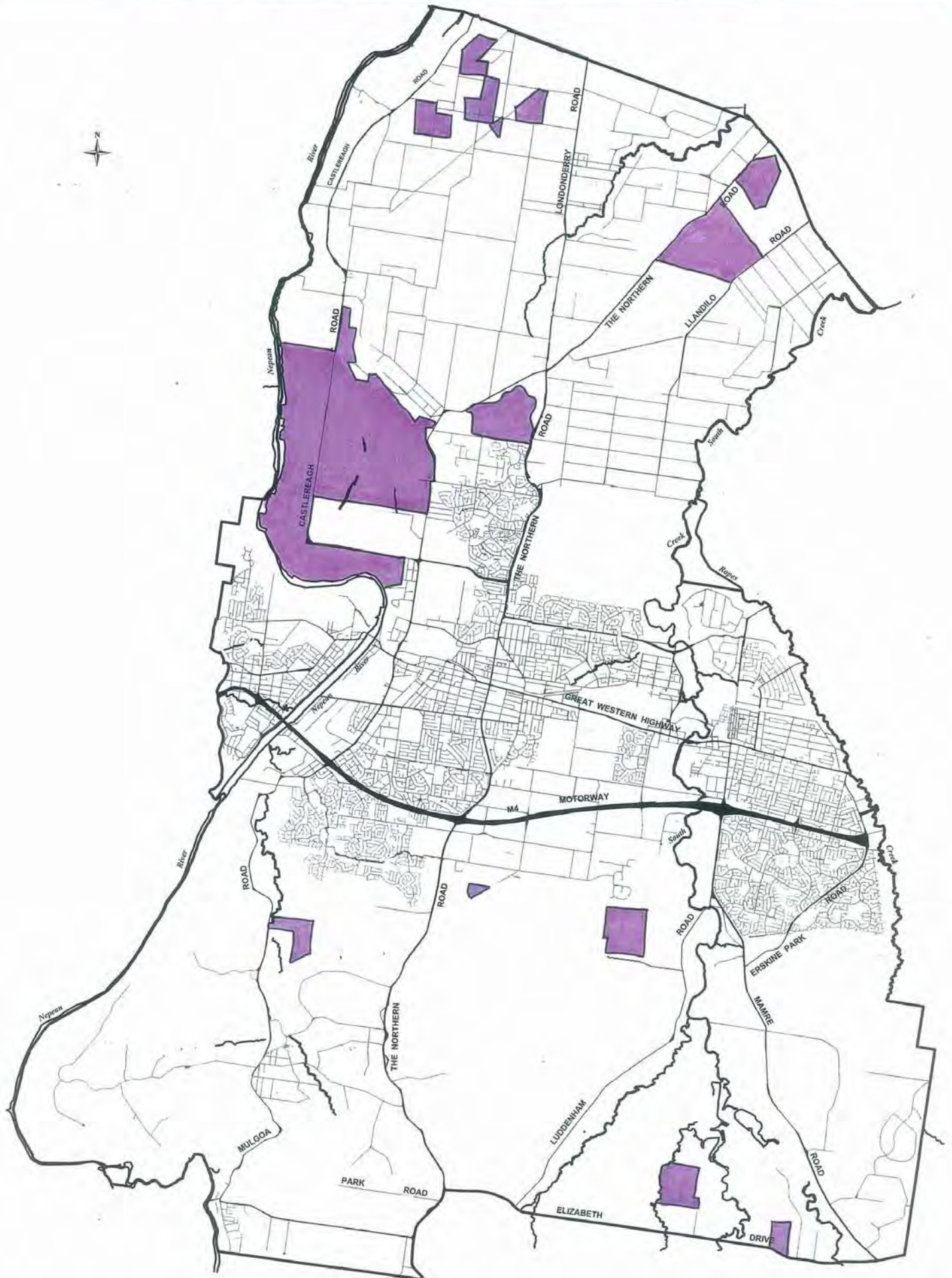


SPINKS ROAD, BERKSHIRE PARK





# Rural: Government facilities



# Rural: Government facilities

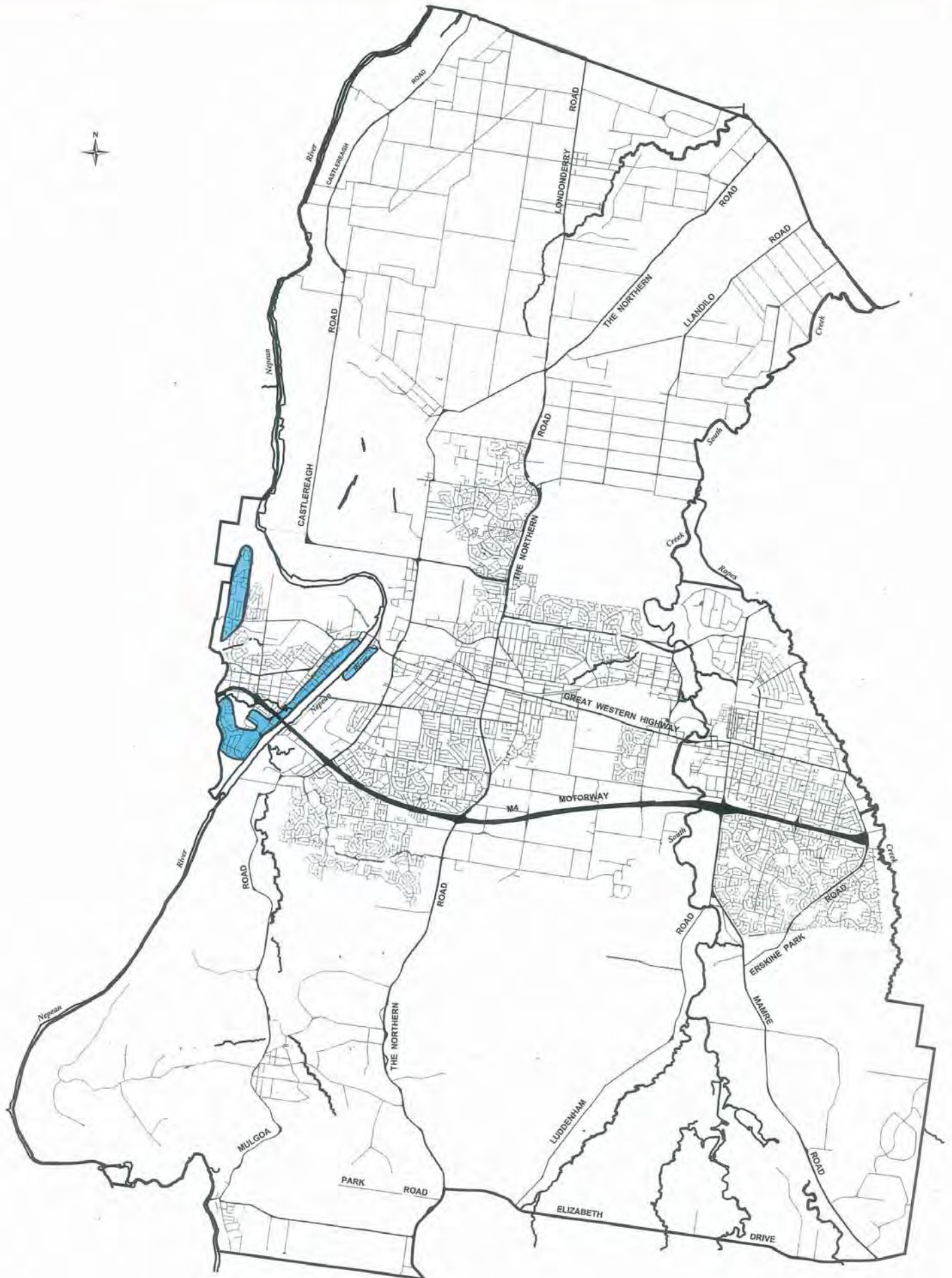
*"Government facilities in Penrith City are defined as large properties in rural settings that have been operated by government agencies for a variety of purposes, irrespective of whether properties have been recently-vacated or if government activities are continuing".*

1. **Ensure that landscaping and land management, as well as any future buildings or infrastructure works, do not dominate the landscape setting of existing government facilities, or compromise their established scenic qualities and defined heritage values.**
2. **Protect scenic qualities of bushland backdrops and locally-native trees that are scattered across partly-cleared properties by appropriate siting and construction of future development and works, as well as by considerate landscape management:**
  - a. Conserve existing patterns of locally-native vegetation, including blocks and clusters of trees along road frontages and creeklines, as well as across visually-prominent hillsides;
  - b. Concentrate intensive landscaping, site works and new structures within existing clearings and towards the centre of each property in order to maintain an informal landscape quality along prominent ridgelines and boundaries plus major road frontages;
  - c. Avoid substantial alteration of existing landforms that would require clearing along boundaries or across visually prominent hillsides, or that would be likely to affect long-term survival of existing trees in such locations.
3. **Maintain the heritage value and scenic amenity of existing settings:**
  - a. Conserve any landmark trees planted around buildings that are reminders of Penrith City's rural settlement or economic development;
  - b. Encourage irregular siting where the alignment of adjoining buildings is staggered to avoid the appearance of regular rows of structures across the landscape;
  - c. Locate large structures so that they would be screened effectively from major road frontages and public gathering places by existing trees and are further supported by vegetated backdrop skylines;
  - d. Ensure that siting and design of new structures and works complement the values, configuration and details of defined heritage items or properties nearby.





# Urban: Scenic residential





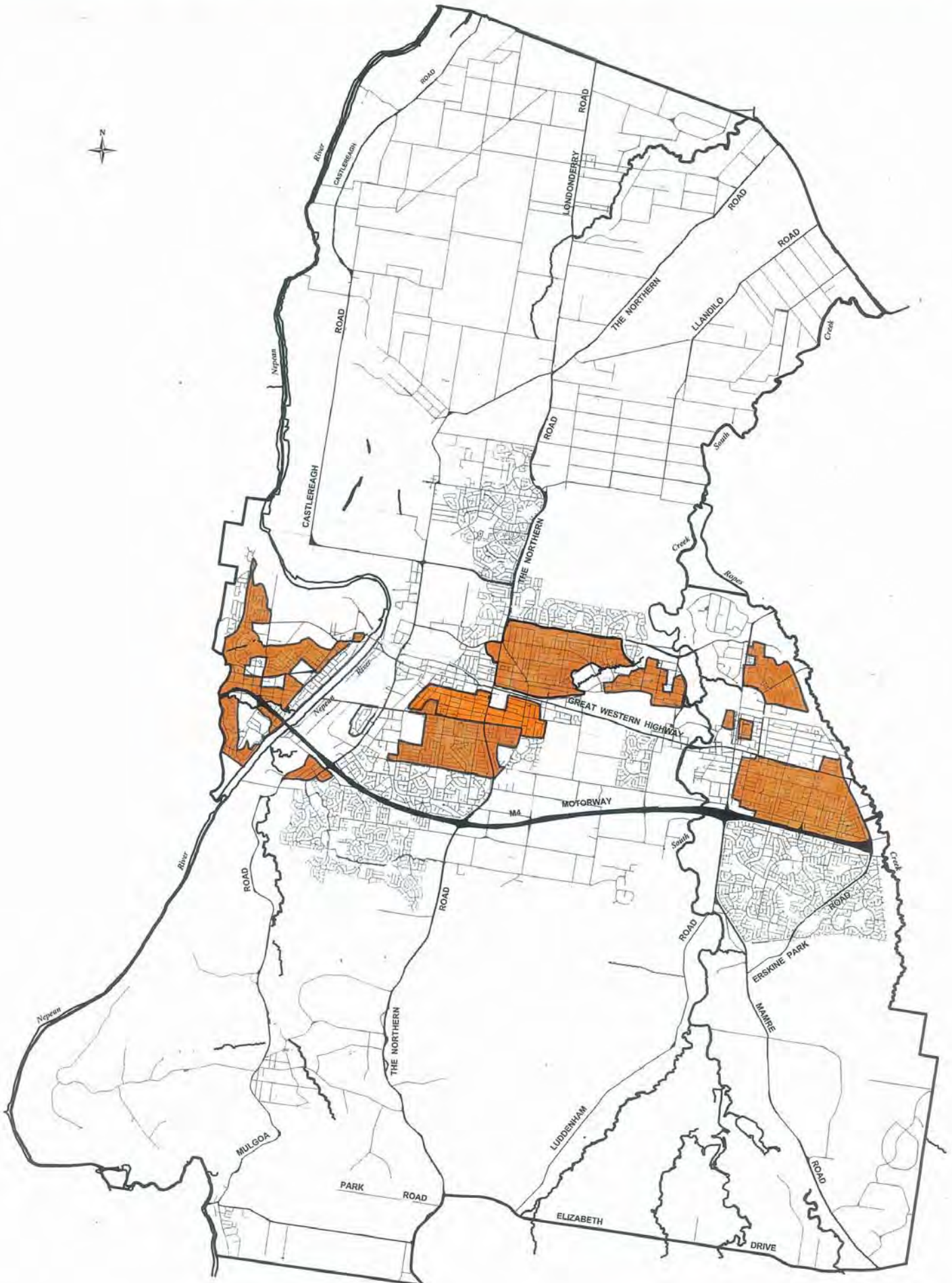
# Urban: Scenic residential

*"Scenic residential settings in Penrith City are defined as residential areas or properties located next to the City's iconic natural backdrops, including the Blue Mountains Escarpment and the Nepean River, where conservation and enhancement of scenic quality is a priority".*

- 1. Ensure that future buildings, building extensions and landscaping, together with infrastructure works and land management, do not dominate scenic residential settings or compromise existing qualities of their surroundings.**
- 2. Protect scenic qualities of bushland backdrops and trees that are scattered across partly-cleared properties by appropriate siting and construction of future buildings, building extensions and works:**
  - a. Conserve the general pattern of existing trees along road frontages and visually-prominent hillsides;
  - b. Concentrate new structures and works within existing cleared areas, surrounded by setbacks that maintain the screening effect of existing trees along street and property boundaries and visual connectivity between buildings to back gardens and iconic natural backdrops beyond;
  - c. Avoid substantial alterations to existing landforms that would require clearing along boundaries or that would be likely to affect long-term survival of existing trees in such locations.
- 3. Maintain and enhance the leafy quality and amenity of these landscape settings:**
  - a. Encourage new tree plantings along street verges, in reserves and across private properties in order to complement locally-established patterns in terms of predominant species, height and canopy-form;
  - b. Encourage irregular siting of dwellings to conserve existing trees and to avoid the appearance of regular rows of buildings across these landscape settings.



# Urban: Traditional residential





# Urban: Traditional residential

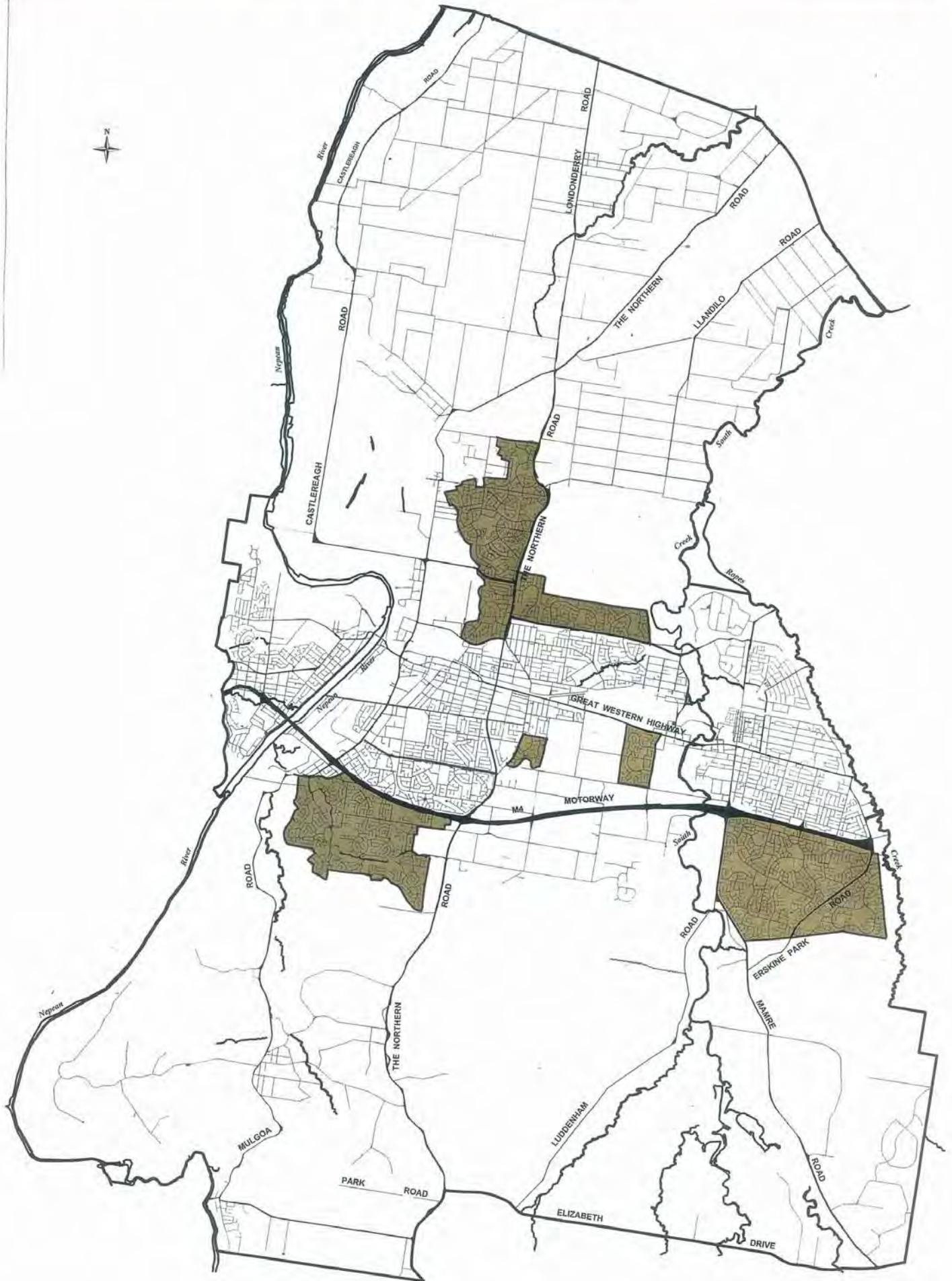
*"Traditional residential settings in Penrith City are defined as urban neighbourhoods established prior to 1970 where patterns reflect "gridded" subdivisions with straight access streets, scattered local reserves and local shopping centres, where relatively large front and rear private gardens accommodate mature canopy trees, and most dwellings are modestly-scaled with living areas that address their street frontage".*

- 1. Ensure that future buildings and landscaping, together with infrastructure works and land management, maintain *traditional residential patterns* within established neighbourhoods, as well as enhancing the environmental identity of their surroundings.**
- 2. Retain features that contribute to the quality of local streetscapes by appropriate siting of future buildings or works:**
  - a. Conserve visually-prominent trees along street frontages, back fences and local ridgelines;
  - b. Maintain locally established patterns of dwellings that are surrounded by front, rear and occasionally side garden setbacks.
- 3. Enhance the environmental identity and amenity of established streetscapes:**
  - a. Promote greening of cleared localities by avenues of street trees and new garden plantings that complement locally-established patterns in terms of predominant species, height and canopy-form;
  - b. Maintain the qualities of traditional front gardens where boundaries are marked by low plantings or low fences, as well as canopied trees that partly screen dwellings and flank and overhang driveways to contribute to leafy streetscapes.





# Urban: New residential



# Urban: New residential

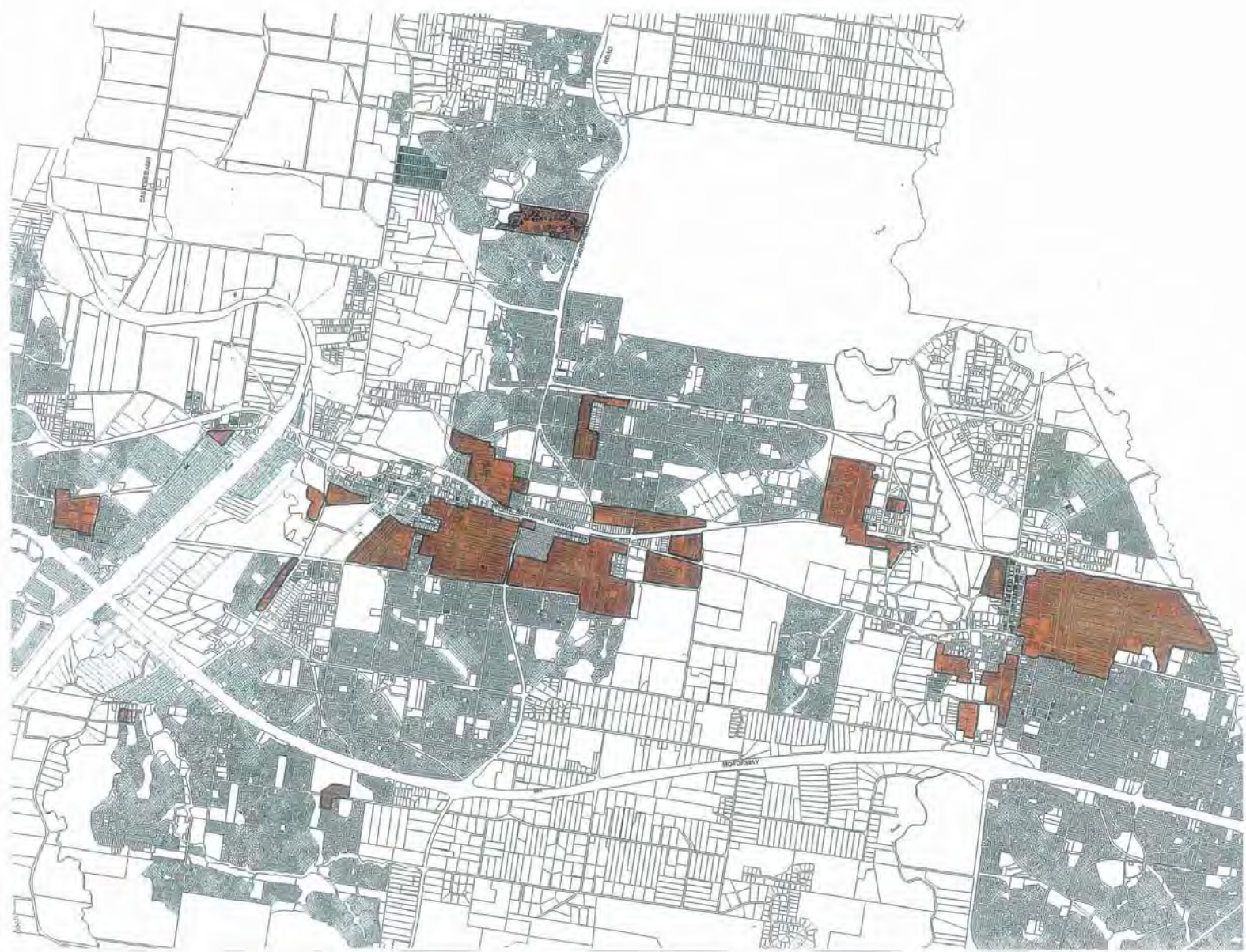
*"New residential settings in Penrith City are defined as urban neighbourhoods established after 1970, where irregular subdivision patterns incorporate a hierarchy of curved roads and streets, with linear reserves along drainage lines and large local shopping centres, where small to medium-sized front and rear private gardens occasionally accommodate canopy trees, and dwellings tend to have a medium-to-larger scale with garages that often dominate their street frontage".*

- 1. Ensure that future buildings and landscaping, together with infrastructure works and land management, enhance the environmental identity of new residential settings.**
- 2. Reflect and retain features that contribute to the quality of local streetscapes by appropriate siting of future buildings or works:**
  - a. Maintain locally-established patterns of dwellings that are surrounded by front and back gardens;
  - b. Conserve visually prominent trees along local ridgelines, road verges and reserves.
- 3. Enhance the environmental identity and amenity of established streetscapes:**
  - a. Promote greening of cleared localities by avenues of street trees and garden plantings that complement locally-established patterns in terms of predominant species, height and canopy-form;
  - b. Reflect the qualities of traditional front gardens with boundaries marked by low plantings or low fences, and dwellings are partly screened by canopied trees which contribute to leafy streetscapes.





# Urban: Mixed density neighbourhoods





# Urban: Mixed density neighbourhoods

*"Mixed density neighbourhoods in Penrith City are defined as established urban areas that are experiencing multi-unit redevelopment for villas and townhouses, where the siting and form of new developments do not correspond with traditional residential patterns. A substantial number of allotments still remain as traditional detached bungalows".*

- 1. Within mixed density neighbourhoods, ensure that future residential redevelopment and landscaping reflect traditional residential patterns as well as enhancing the environmental identity and amenity of their surroundings, supported by complementary infrastructure works and land management.**
- 2. Reflect or complement features that contribute to the quality of local streetscapes by appropriate siting and form of future buildings in general, including multi-unit residential developments in particular:**
  - a. Conserve visually-prominent trees along street frontages, back fences and local ridgelines;
  - b. Reflect locally established dwelling patterns and disguise gun-barrel multi-unit developments by dividing floorspace into separate pavilions that are surrounded by garden spaces that include tree plantings.
- 3. Enhance the environmental identity and amenity of established streetscapes:**
  - a. Promote greening of cleared localities by avenues of street trees and new garden plantings that complement locally-established patterns in terms of predominant species, height and canopy-form;
  - b. Reflect the qualities of traditional streetscapes by internal streets or common driveways that are flanked by shady canopied trees, and garden beds with low plantings that separate each dwelling entrance from internal streets or common driveways.





# Urban: Medium density residential





# Urban: Medium density residential

*"Medium density residential areas in Penrith City are defined as established urban areas that have experienced substantial multi-unit redevelopment for apartments of three or more storeys".*

- 1. Within medium density residential areas in close proximity to the city centres, emphasise the civic significance of those centres as well as enhancing the environmental identity and amenity of their surroundings by promoting the highest design standards for future residential development, landscaping and infrastructure works, supported by complementary land management.**
- 2. Establish green backdrops that emphasise the civic importance of Penrith's city centres:**
  - a. For all new developments, divide floorspace into separate buildings surrounded by garden setbacks and courtyards that are landscaped with canopied trees to prevent the appearance of street-wall development;
  - b. Highlight strategically important pedestrian links into the **city centres** by avenues of canopied trees planted along street verges supported by tree plantings in front gardens.
- 3. Enhance the environmental identity and amenity of medium density neighbourhoods by effective landscaping around all new buildings:**
  - a. Promote local networks of landscaped open space by front and back gardens that provide continuous green spaces, as well as street backdrops and buffers to any adjoining lower-density neighbourhood;
  - b. Ensure that the landscaped open spaces on each property incorporate a high proportion of deep soil that can accommodate clusters of canopied trees along back boundaries and street frontages, and also between adjoining buildings and properties;
  - c. Encourage new tree plantings that complement a future **city centre** masterplan, or locally established patterns in terms of predominant species, height and canopy-form.





# Urban: City centres



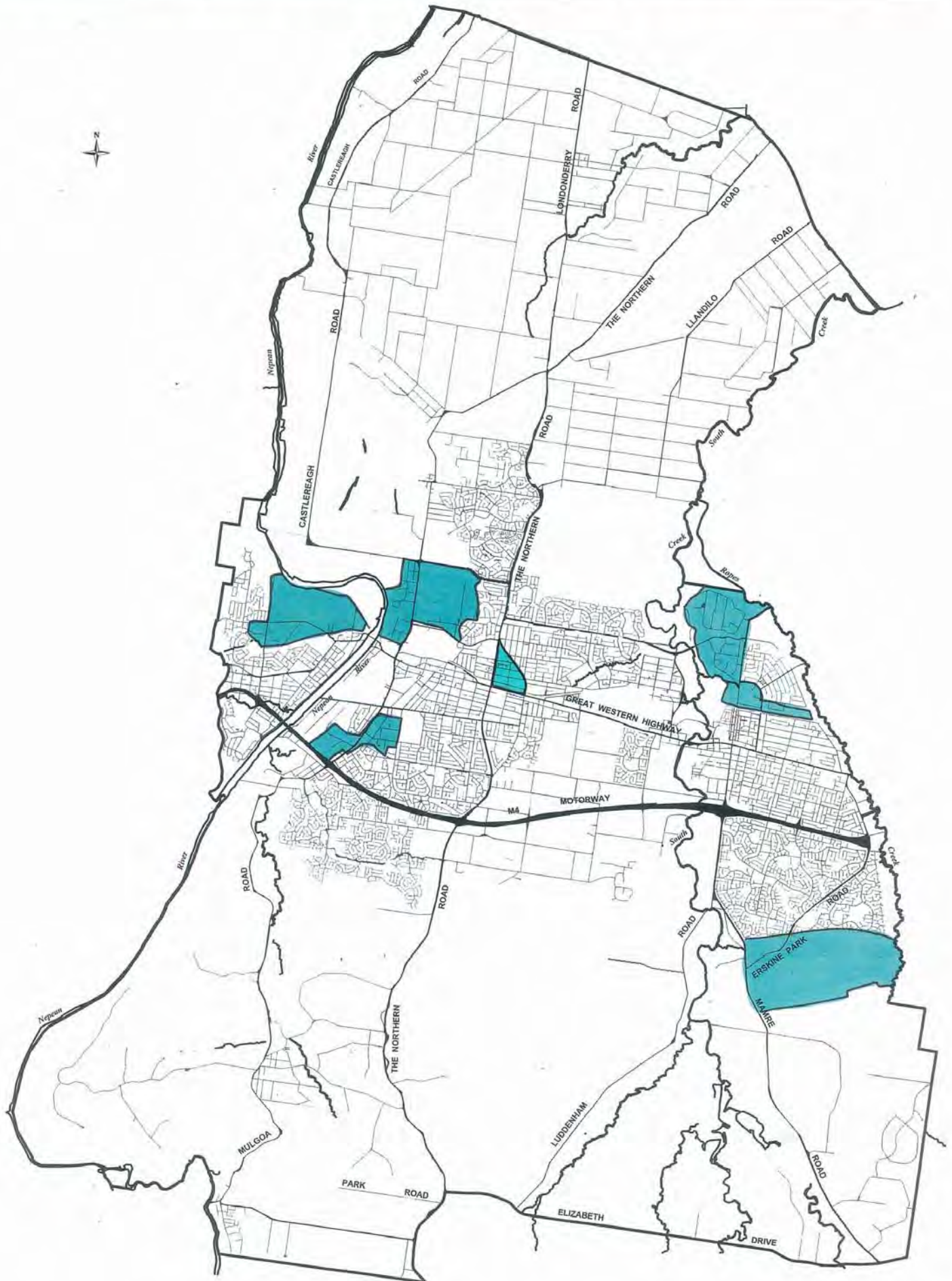
# Urban: City centres

*"City centres in Penrith City are defined as business areas around the railway stations at Penrith and St Marys".*

- 1. For Penrith's city centres, emphasise their civic, social and economic roles as well as enhancing the centres' contribution to the City's environmental identity by achieving the highest standards for building design and the landscaping of public places, supported by complementary infrastructure works and land management.**
- 2. Ensure effective operation of Penrith's city centres by co-ordinating the planning and design of buildings with access and open space networks:**
  - a. Provide access that is efficient and convenient for commuters, vehicles, cycles and pedestrians to the centres as well as within the centres via a hierarchy of clearly-defined routes;
  - b. Within the immediate vicinity of public transport nodes, emphasise their strategic importance by providing priority access for commuters and pedestrians;
  - c. Promote vibrant street-life by siting and design of buildings to maximise pedestrian activity along existing public frontages, maximising the diversity of street-front retailers facing each footpath and orienting major building entrances towards prominent intersections or outdoor civic spaces;
  - d. Provide civic spaces in strategic locations that are visually prominent as well as exposed directly to high levels of existing pedestrian activity, accommodating outdoor community gatherings as well as presenting signature green backdrops.
- 3. Promote Penrith City's civic identity by effective planning and design within the city centres:**
  - a. Consolidate building heights to create townscape landmarks that are visible from surrounding areas;
  - b. Align and shape future buildings in order to maintain existing iconic vistas towards the Blue Mountains escarpment or landmark hilltops;
  - c. Provide green backdrops and shade by boulevard and avenue plantings of canopied trees in deep soil that emphasise the hierarchy of centre access, as well as by signature plantings in deep soil around civic spaces and arrival points such as transit nodes;
  - d. Co-ordinate the landscaping of publicly-accessible places according to a future **city centre** masterplan, including canopied trees and accent plantings for particular places, outdoor furniture and light fittings, as well as civic and special-purpose structures;
  - e. Encourage commercial restraint with regard to business signs and use of corporate livery for building colour schemes.



# Urban: Employment & service precincts





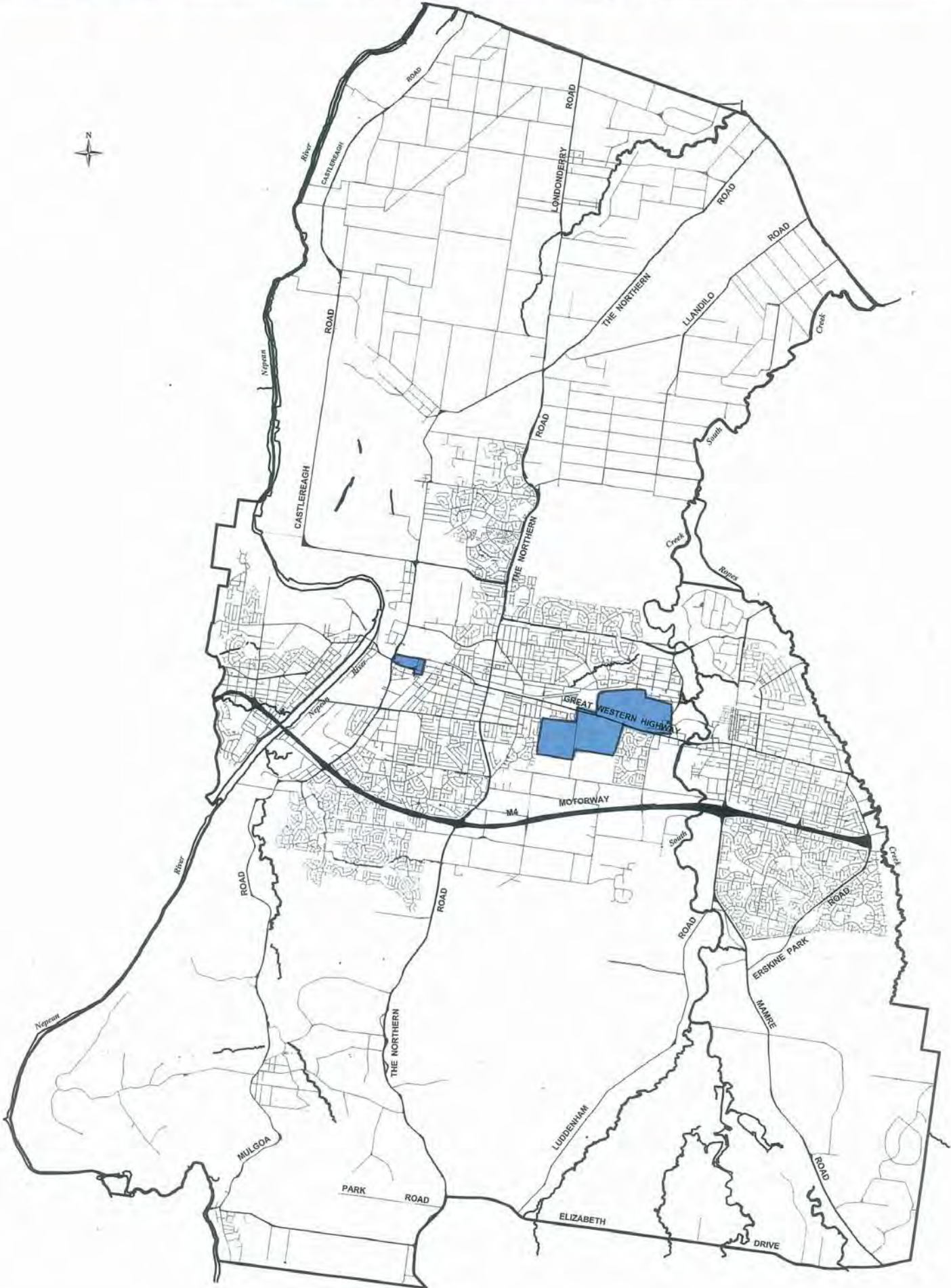
# Urban: Employment & service precincts

*"Employment and service precincts in Penrith City are defined as urban corridors or precincts of showroom retail, industrial and business activities that are located around the city centres".*

- 1. Promote the City's civic identity as well as enhancing the social and economic significance of Penrith City's employment and service precincts by achieving high standards for building design and the landscaping of public frontages, supported by complementary infrastructure works and land management.**
- 2. For centres that face the City's arterial approaches, promote the City's civic identity by boulevard landscape settings:**
  - a. Provide wide deep-soil setbacks suitable for clusters and rows of tall canopied trees that partly-screen buildings and prevent the appearance of continuous **street walls**;
  - b. Co-ordinate boulevard landscaping to reflect patterns that have been established along each roadway in terms of predominant species, height and canopy-form, or according to a future main road masterplan;
  - c. Encourage commercial restraint with regard to business signs and use of corporate livery for building colour schemes.
- 3. Ensure effective operation of centres by co-ordinating the planning and design of buildings with access and open space networks:**
  - a. Provide internal access for each development that is efficient and convenient, complementing networks of driveways and off-street parking that have been established within each centre;
  - b. Promote effective commercial exposure as well as vibrant street-life by siting and design of buildings to maximise pedestrian activity along existing public frontages that include driveways and parking areas, maximising the diversity of street-front retailers facing each footpath and orienting major building entrances towards prominent intersections;
  - c. Provide green backdrops and shade along street frontages, driveways and parking areas by avenue plantings with elevated canopies that do not conceal display windows and building entrances.



# Urban: Government & civic facilities



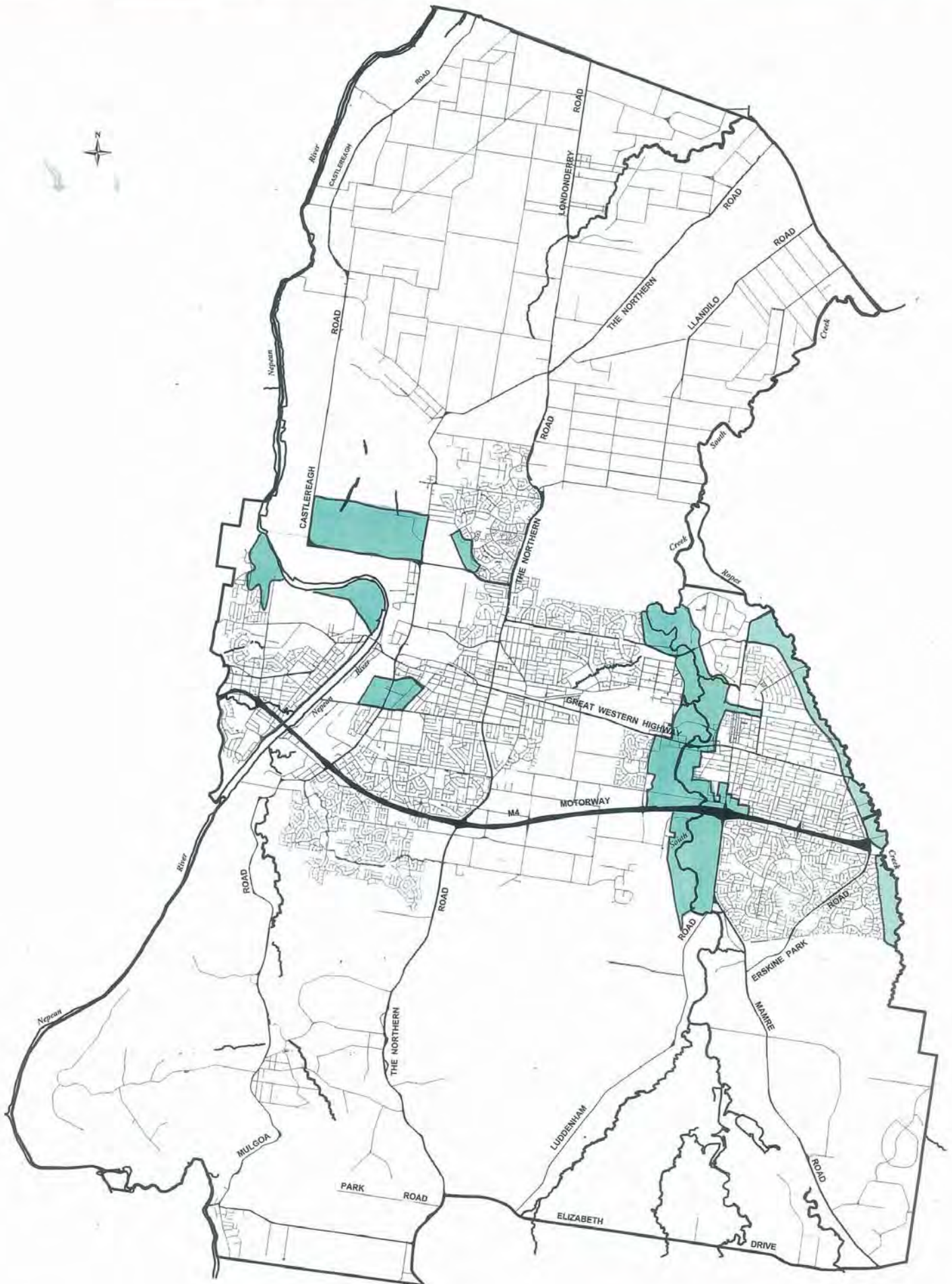


# Urban: Government & civic facilities

*"Government and civic facilities in Penrith City are defined as precincts of educational or medical facilities that are located in urban areas outside of the city centres".*

- 1. Emphasise the civic, social and economic roles of Penrith City's government and civic facilities, as well as enhancing their contribution to the City's environmental identity, by achieving the highest standards for building design and the landscaping of public frontages, supported by complementary infrastructure works and land management.**
- 2. Ensure effective operation of existing and future facilities by co-ordinating the planning and design of buildings with access and open space networks:**
  - a. Provide access that is efficient and convenient for commuters, vehicles, cycles and pedestrians to precincts of facilities as well as within individual facilities via a hierarchy of clearly defined routes;
  - b. Promote effective community exposure as well as vibrant street-life by siting and design of buildings to maximise pedestrian activity facing prominent intersections or outdoor civic spaces, as well as along significant internal routes including driveways and parking areas;
  - c. Provide civic spaces in strategic locations that are visually prominent as well as exposed to high levels of pedestrian activity, accommodating outdoor community gatherings as well as presenting signature green backdrops within each facility.
- 3. Promote Penrith City's civic identity by achieving the highest standards of design quality:**
  - a. Establish City landmarks that balance the design of structures with their landscape settings, where future structures and landscaping combine to create landmarks of design excellence and urban identity;
  - b. Generally, maintain clusters of existing trees across visually-prominent ridges, hillsides and road frontages;
  - c. Align future buildings and landscaping to maintain existing iconic vistas from major public vantage points towards the Blue Mountains escarpment or landmark hilltops;
  - d. Locate large structures and works away from visually-prominent ridges and slopes unless they can be set against a backdrop of trees, either existing or new plantings that complement established patterns in terms of predominant species, height and canopy-form;
  - e. Provide boulevard landscaping along main road frontages, either reflecting patterns that have been established along each roadway in terms of predominant species, height and canopy-form, or according to a future main road masterplan;
  - f. Co-ordinate the landscaping of publicly-accessible places within each facility, including canopied trees and accent plantings for particular places, outdoor furniture and light fittings, plus civic and special-purpose structures;
  - g. Encourage restraint with regard to entrance or facility signs and use of corporate livery for building colour schemes.

# Urban: Regional recreation



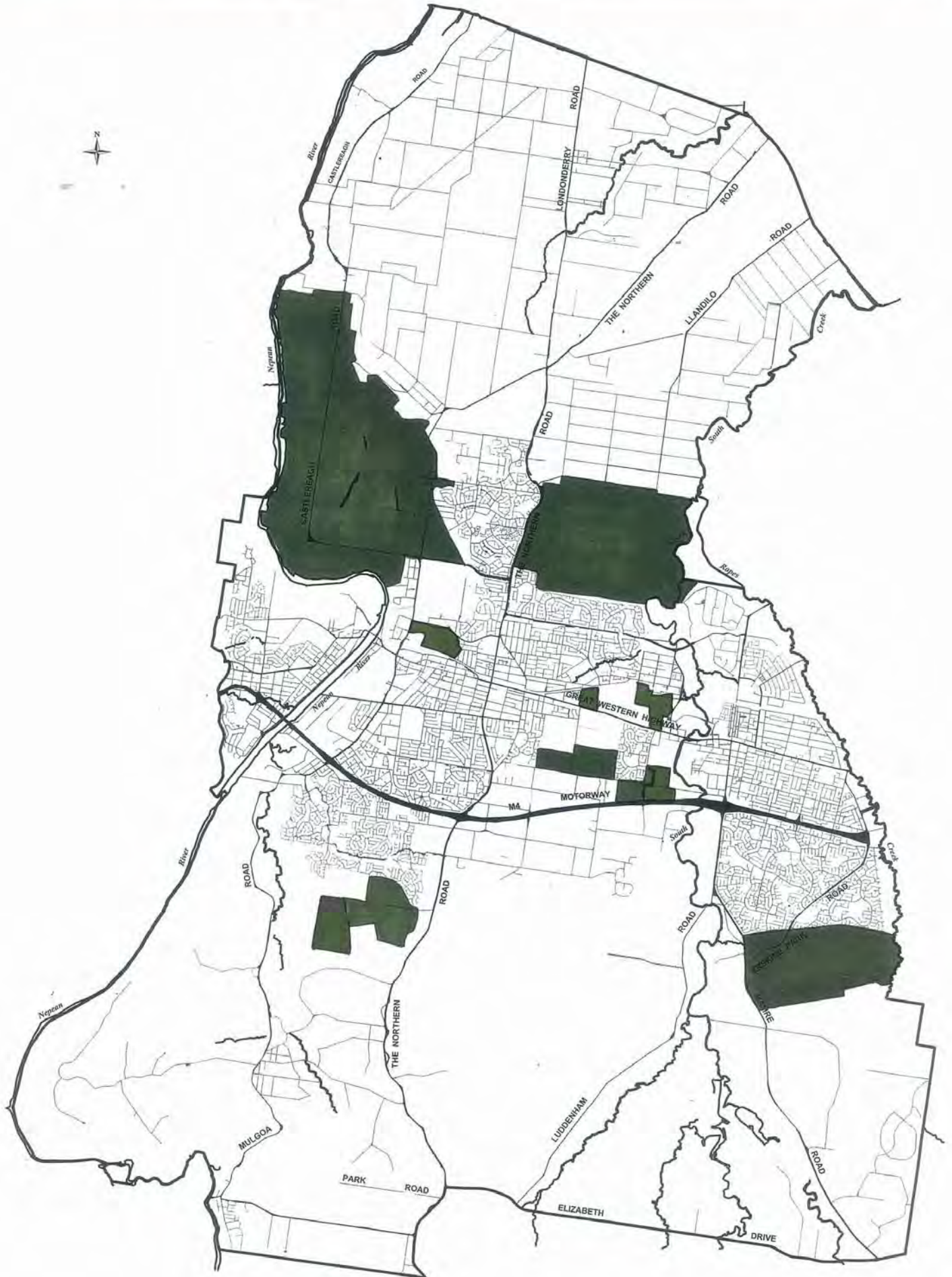


# Urban: Regional recreation

*"Regional recreation facilities in Penrith City are defined as large facilities or properties located outside the city centres that accommodate sporting pursuits or community recreation, whether privately- or publicly-owned".*

- 1. Emphasise the civic, social and economic roles of Penrith City's regional recreation facilities, as well as enhancing their contribution to the City's environmental identity by achieving the highest standards for landscaping and building design, supported by complementary land management and infrastructure works.**
- 2. Promote effective operation of these facilities by co-ordinating the planning and design of buildings with access and open space networks:**
  - a. Provide access that is efficient and convenient for commuters, vehicles, cycles and pedestrians to the centres as well as within the centres via a hierarchy of clearly-defined routes;
  - b. Promote effective community exposure as well as vibrant street-life by siting and design of buildings and facilities to maximise pedestrian activity facing prominent intersections or outdoor civic spaces, as well as along significant internal routes;
  - c. Provide civic spaces in strategic locations that are visually prominent as well as exposed to high levels of pedestrian and retail-related activities, accommodating outdoor community gatherings as well as presenting signature green backdrops within each facility.
- 3. Promote Penrith City's civic identity by achieving the highest standards of design quality:**
  - a. Establish City landmarks that balance the design of structures with their landscape settings, where future structures and landscaping combine to create landmarks of design excellence and urban identity;
  - b. Align future buildings, structures and landscaping to maintain existing iconic vistas from major public vantage points towards the Blue Mountains escarpment or landmark hilltops;
  - c. Locate large structures and works away from visually-prominent ridges and slopes unless they can be integrated with landforms or set against vegetated backdrops;
  - d. Provide boulevard landscaping along main road frontages, either reflecting patterns that have been established along each roadway in terms of predominant species, height and canopy-form, or according to a future main road masterplan;
  - e. Co-ordinate the landscaping of publicly-accessible places within each facility, including canopied trees and accent plantings for particular places, outdoor furniture and light fittings, plus civic and special-purpose structures;
  - f. Encourage restraint with regard to entrance or facility signs and use of corporate livery for building colour schemes.

# Urban: Future Urban





# Urban:

## Future urban

*"Future urban areas in Penrith City are defined as large properties located at the City's fringe, where Council's adopted strategies have confirmed their future urban use, and either detailed planning or initial stages of site development are well-advanced".*

- 1. Ensure that future development and landscaping, as well as infrastructure works and land management do not dominate existing landscape settings or compromise the established scenic qualities and defined heritage values of these settings.**
- 2. Protect scenic qualities of partly-cleared slopes and bushland backdrops by appropriate siting and construction of future development or works, as well as by considerate landscape management:**
  - a. Conserve existing patterns of locally-native vegetation, including blocks and clusters of trees across ridges and hillsides that are visually-prominent, as well as along all road frontages and creeklines;
  - b. Also conserve landmark trees planted around dwellings that are reminders of Penrith City's early settlement;
  - c. Locate structures and works away from visually-prominent ridges and slopes unless they can be set against an unbroken vegetated backdrop or screened effectively by existing trees;
  - d. Avoid substantial alterations to existing landforms that would be visible from major roads.
- 3. Reflect the amenity of existing scenic settings:**
  - a. Complement surrounding development patterns by appropriate siting and forms for new structures as well as landscaping that would be visible from major roads;
  - b. Provide wide deep-soil setbacks suitable for clusters and rows of tall canopied trees that partly-screen buildings and prevent the appearance of continuous **street walls**;
  - c. Co-ordinate boulevard landscaping to reflect patterns that have been established along each roadway in terms of predominant species, height and canopy-form, or according to a future main road masterplan;
  - d. Encourage irregular siting where adjoining buildings have a staggered alignment and are partly screened by existing or new trees in order to avoid the appearance of regular rows of structures across the landscape;
  - e. Locate large structures so that they would be screened effectively from street frontages and neighbouring properties.