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Part A - Riverlink Precinct (Excluding Panthers Penrith Site)

A. A. Background

The Riverlink Precinct has a rich and diverse history. Originally settled by the local Aboriginal peoples (Mulgowey and Booroonboorongal people), the area was first settled by Europeans in 1803 when land along the east bank of the Nepean River was surveyed. Land lots adjacent to the river were granted by Governor King to free settlers, ex-military men and ex-convicts.

Following further European settlement in the early 1800s, the Nepean River was crossed in 1813 by Gregory Blaxland, William Lawson and William Wentworth, who sought greater grazing lands in the western plains in order to help sustain the growing colony. This resulted in new towns along the river providing a gateway to the west. The construction of a road connecting Emu Plains to Sydney in 1815 resulted in further growth in the area. The construction of the Victoria Bridge in 1867 and the Regentville Bridge (also known as the M4 Bridge) further shaped development of the Riverlink Precinct. Ongoing development in the area over time has resulted in the Precinct's diverse land uses which exist today, such as residential, employment and entertainment facilities.

This section of the DCP applies to development on land known as the Riverlink Precinct as identified in Figure E13.1: Riverlink Precinct Location Map. This section provides specific controls for the Riverlink Precinct and is to be read in conjunction with other parts of the DCP.

Documents which are to be considered in the context of E13 Riverlink Precinct include:

- a) Riverlink Precinct Plan (2008)
- b) Riverlink Precinct Urban Design Study (2009)
- c) Traffic, Transport and Access Study (2009)
- d) Economic Impact and Land Use Analysis (2010)
- e) The Future of Penrith, Penrith of the Future (2012)
- f) 'Our River' Master Plan Report (2013)

The Riverlink Precinct is located within a 2km radius of the city centre and is approximately 370 hectares in area. The Precinct is bounded by the eastern bank of the Nepean River to the west, Mulgoa Road to the east, the M4 Motorway to the south and the Western Railway line to the north. It includes the Penrith Panthers Club and associated lands and facilities as shown in Figure E13.1.

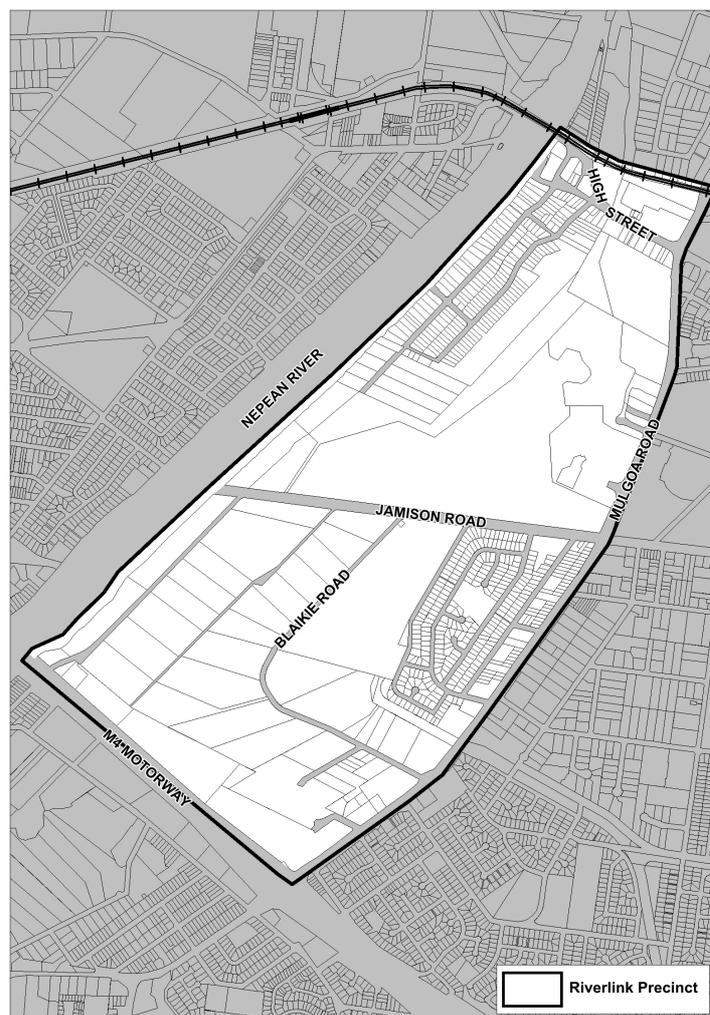
The Precinct comprises a mix of uses including:

- Residential – rural and suburban – single detached houses, townhouses/villas, retirement housing.
- Bulky goods retail/warehousing – large floorplate with at grade car parking.
- Leisure/entertainment – large floorplate commercial buildings with at grade car parking.
- Hotels/motels – large floorplate, 2+ storey commercial buildings with at grade car parking.
- Open space – Tench Reserve, drainage easements, stormwater drainage.

The Precinct has the broad goal of creating a living, entertainment and working hub to link the city centre to the Nepean River. It seeks to create a cohesive and well-connected precinct by:

- Enhancing and activating Mulgoa Road as a significant approach to Penrith City Centre
- Reinforcing key intersections as gateways to the Precinct and the Penrith City Centre
- Creating a clear and legible public domain framework of streets and open space
- Creating a new local north-south access link between Jamison Road and the Great Western Highway
- Extending Ransley Street west through the Panthers site, connecting to the open space corridor
- Creating an exciting core of entertainment, leisure and lifestyle uses around the existing club
- Incorporating sustainability best practice
- Connecting Riverlink pathways with the Great River Walk
- Encouraging views of the Blue Mountains from the public domain
- Encouraging design excellence
- Improving connectivity through the Precinct
- Enhancing Peachtree Creek.

Figure E13.1 Riverlink Precinct Location Map



Riverlink Precinct Vision

The Riverlink Precinct will be a living and working hub providing residential and employment activities with a key focus on the Nepean River. The Precinct will comprise a mix of activity nodes, with a diverse range of land uses and services and a substantial entertainment and leisure-based focus. A range of entertainment activities will be provided which will attract visitors from an extensive catchment in addition to servicing the local community.

Community and cultural needs, including additional cultural facilities will be provided at the Western Gateway to the Penrith CBD and provide a distinctive architectural focus.

The public domain and open space character will be treed and green and relatively open, revealing views and vistas to the Blue Mountains, Peachtree Creek parklands and the Nepean River. View corridors to the Blue Mountains will be reinforced. A series of open space linkages will preserve areas for active and passive recreation, ensure land remains for natural habitats and incorporate water sensitive design. The public domain throughout the Precinct will be permeable and connected to its context and feature design excellence. A series of pedestrian and cyclist pathways will encourage walkability and easy access to the CBD and water activity nodes in the Precinct. Gateways for entering the sites will be strengthened and reinforced from major roads and thoroughfares. Mulgoa Road will be a high quality, urban entry to the Penrith CBD environs.

Built form development in the Precinct will be of a high quality, providing visual and landscape amenity for workers and residents befitting the site's proximity to the Penrith CBD. Development will incorporate best practice in terms of sustainability and urban design outcomes. The heritage significance of all heritage items and the natural landscape features in the Precinct will be recognised, reinforced and valued.

B. B. Precinct Objectives

1) Connectivity and links

- a) To create strong synergies with the Penrith City Centre by optimising the proximity to the centre and complementing its land uses and character areas.
- b) To create the Riverlink by strengthening the relationship to and connection with the Nepean River.
- c) To reinforce transport links and pedestrian connections to the Penrith City Centre and public transport hubs.
- d) To improve links and connectivity across the Precinct and between the various landholdings.

2) Co-operation

- a) To address precinct issues such as flooding and access through collaboration with key stakeholders within the Riverlink Precinct.

3) Local character and regional appeal

- a) To reinforce and enhance local identity and sense of place through public domain and building design.
- b) To create a highly desirable visitor destination.
- c) To create an exciting new entertainment, leisure and lifestyle hub.

4) Design excellence

- a) To meet and exceed sustainability benchmarks, including water quality.
- b) To achieve public domain and architectural design excellence.

13.1 Urban Framework

The Urban Framework focuses on the broad scale and the long term, and sets an overall planning and design context within which more detailed and localised strategies, studies and projects can be coordinated. The Urban Framework provides a physical interpretation of Riverlink's vision and strategies. It helps to ensure that the built environment created reflects the community's vision and Council's strategies, and it underpins an integrated approach to better physical environments.

13.1.1 Landscape Structure

C. A. Background

The largely undeveloped and floodplain nature of the Precinct means that the existing character is predominantly 'green', grassed and open with a rural and undeveloped feel. There is a mixture of public domain and park planting, private domain larger site planting (front and rear), and riparian planting (creek or river vegetation). There are some small neighbourhood parks associated with the residential areas.

The Landscape Structure seeks to integrate the natural and civic areas of the site through strong landscape links from the riparian areas back along the tree linked roadways to the Mulgoa Road frontage. Landscape components and strategies that underpin the Landscape Structure include:

- Landscaping streets, site boundaries and interfaces that contribute to the landscape identity of the Precinct.
- Acknowledging and responding to the site flooding events through landscape, environmental, engineering, built form and site management elements.
- Provision of a green interface with Mulgoa Road.
- Developing an interesting and culturally engaging component to connect the Great River Walk along the Nepean River.
- Enhancing the flood prone areas and riparian areas along Peachtree and Surveyors Creek as open space with a variety of active and passive recreational areas including a pedestrian/cyclist network. Naturalise, rehabilitate, and re-establish indigenous plantings along Peachtree and Surveyors Creeks.
- Maintaining the 'green' character by requiring setbacks for front gardens or plantings.
- Enhancing views to the Nepean River through management of the riparian plantings at Jamison Road and other public streets.
- Creating access points to the water for a wide range of passive and recreational activities.
- Creating shade in summer and solar access in winter.

D. B. Objectives

- a) To create well designed active and passive recreation areas and open spaces;
- b) To ensure the landscape contributes to the amenity of streets, including shade, especially the active streets;
- c) To maintain view corridors to the mountains;
- d) To reinforce the city's ecology by using appropriate species for the area;
- e) To improve urban air quality and contribute to biodiversity;

- f) To ensure landscaping designs incorporates methods for conserving mains water; and
- g) To incorporate WSUD principles and contribute to the reduction of stormwater runoff.

E. C. Controls

1) General

- a) A long-term landscape concept plan must be provided for all landscaped areas including the deep soil landscape zone in accordance with the Landscape Design section of this DCP.
- b) Remnant vegetation and riparian areas in the precinct are to be protected and enhanced where possible.
- c) Any significant stands of mature trees are to be assessed and where the health and vigour of the stand is demonstrated, are to be retained.
- d) Landscaping is to be integrated in the front setback of the development to provide an attractive outlook within buildings, an attractive edge to the footpath, and to screen and breakdown the apparent scale of large areas of façade, bulk of building mass and urban form.
- e) Where the setback area is a deep soil zone, clear-trunk canopy trees shall be planted.
- f) Where an established planting character exists, this is to be continued into adjacent new development sites.
- g) Native or indigenous plants that have lower water requirements are to be incorporated.
- h) Landscaping of balconies, walls or roofs (vertical gardens/pots) should be provided to help visually minimise building mass and help soften the building. These areas should be designed for optimum conditions for plant growth by:
 - i. Providing soil depth, soil volume and soil area appropriate to the size of the plants to be established;
 - ii. Providing appropriate soil conditions and irrigation methods
 - iii. Providing appropriate drainage.
 - iv. The mix of plants in a planter, for example, where trees are planted in association with shrubs, groundcovers and grass.
 - v. Ensuring appropriate long term maintenance will be provided.

2) Street Design

- a) All streets are to provide verge planting in local streets and full width decorative paving in pedestrian areas with high activity.
- b) The street detailing, furniture, lighting and finishes are to be developed to respond to the specific character of the Precinct and are to complement the design palette in the draft Penrith Public Domain Technical Manual.

13.2 Connectivity

Connections for pedestrians, cyclists, public transport, cars, trucks and service vehicles through new and existing links to the Great River Walk, City Centre and surrounding areas ensures key activity nodes are activated. Key links through the Precinct as shown in Figure E13.2 will acknowledge views to the Blue Mountains and connections to the River.

13.2.1 Permeability

A. Background

Within the non-residential areas of the Precinct, there is a limited street network reflecting the large scale building footprint of land uses and activities and lack of development due to flooding. Large blocks reflect existing uses – bulky goods and entertainment. Rural residential, smaller blocks and lots (which are finer grain) reflect smaller scale residential uses.

Through site links provide access connections between the long sides of street blocks for pedestrian and vehicular access at street level. These links provide an important function in the form of lanes, shared zones, arcades and pedestrian ways.

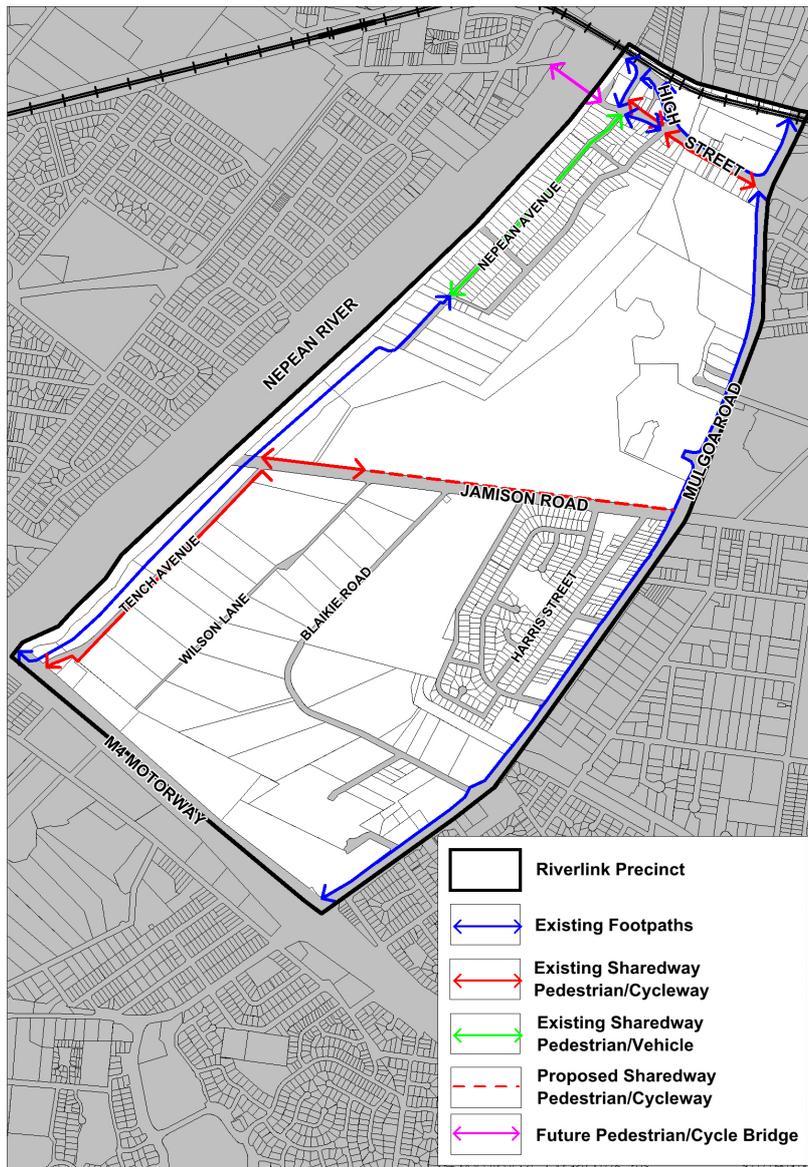
B. Objectives

- a) To retain and enhance existing through site links as redevelopment occurs.
- b) To enhance connections between the Riverlink Precinct and surrounding areas, both along and across the Nepean River and through existing and new street networks.
- c) To take advantage of all possible pedestrian connections to enable the site to function physically as a 'Riverlink' to the City Centre.
- d) To connect the Riverlink pedestrian/cyclist network to the Great River Walk.
- e) To improve the visual connection through the precinct to the river and mountains.
- f) To improve permeability of large sites when they are redeveloped for more intensive uses.
- g) To provide for pedestrian amenity and safety.

C. Controls

- 1) Through site links are to be provided as shown in Figure E13.2: Existing and Proposed Connections with accessible paths of travel that are:
 - a) a minimum width of 4m for its full length and clear of all obstructions including columns, stairs, etc
 - b) Direct and publicly accessible thoroughfares for pedestrians; and
 - c) Open-air for its full length and have active frontages or a street address.
- 2) Ensure new streets and through site links extend and reinforce the existing street and block pattern as shown in Figure E13:2.
- 3) New through site links should be connected with existing and proposed through block lanes, shared zones, arcades and pedestrian ways and opposite other through site links.
- 4) The redevelopment of sites with an extra area of 5 hectares or more are to include new streets, lanes and/or site links to ensure permeability and encourage public access throughout the site.
- 5) Locate vehicular access and entries to parking on secondary streets or at the rear of buildings.
- 6) Existing publicly and privately owned links are to be retained.
- 7) Signage is to be located at street entries indicating public access through the site as well as the street to which the link connects.

Figure E13.2: Existing and proposed connections



13.2.2 Pedestrian and Cycle Network

A. Background

A series of linkages will encourage walkability and easy access to activity nodes in the Precinct as shown in Figure E13.2 Existing and Proposed Connections. Better pedestrian and cycleway connections will be created by new links and connections between existing pathways. Safety will be enhanced by designing buildings that have natural surveillance of pathways, laneways, parks, open space corridors or other elements of the public domain.

B. Objectives

- a) To provide safe and easy access to buildings to enable better use and enjoyment by people regardless of age and physical condition, whilst also contributing to the vitality and vibrancy of the public domain

- b) To provide a safe and accessible public domain
- c) To create an extended and enhanced pedestrian and cycling network.
- d) To provide continuous trafficable footpaths to all streets.
- e) To provide opportunities for casual surveillance, places to enjoy views, and place to sit and rest along the off road pedestrian and cycle network.
- f) To ensure adequate provision for expansion of the cycle network.

F. C. Controls

- 1) Paved surfaces are to be designed to delineate between different uses including pedestrian areas, car parking spaces and driveways.
- 2) Signage is to be located at street entries indicating public access through the site as well as the street to which the link connects.

13.3 Built Form

The development provisions in this section are intended to encourage high quality design for new buildings, balancing the character of the Riverlink Precinct with innovation and creativity. The resulting built form and character of new development should contribute to an attractive public domain and produce a desirable setting for its intended uses.

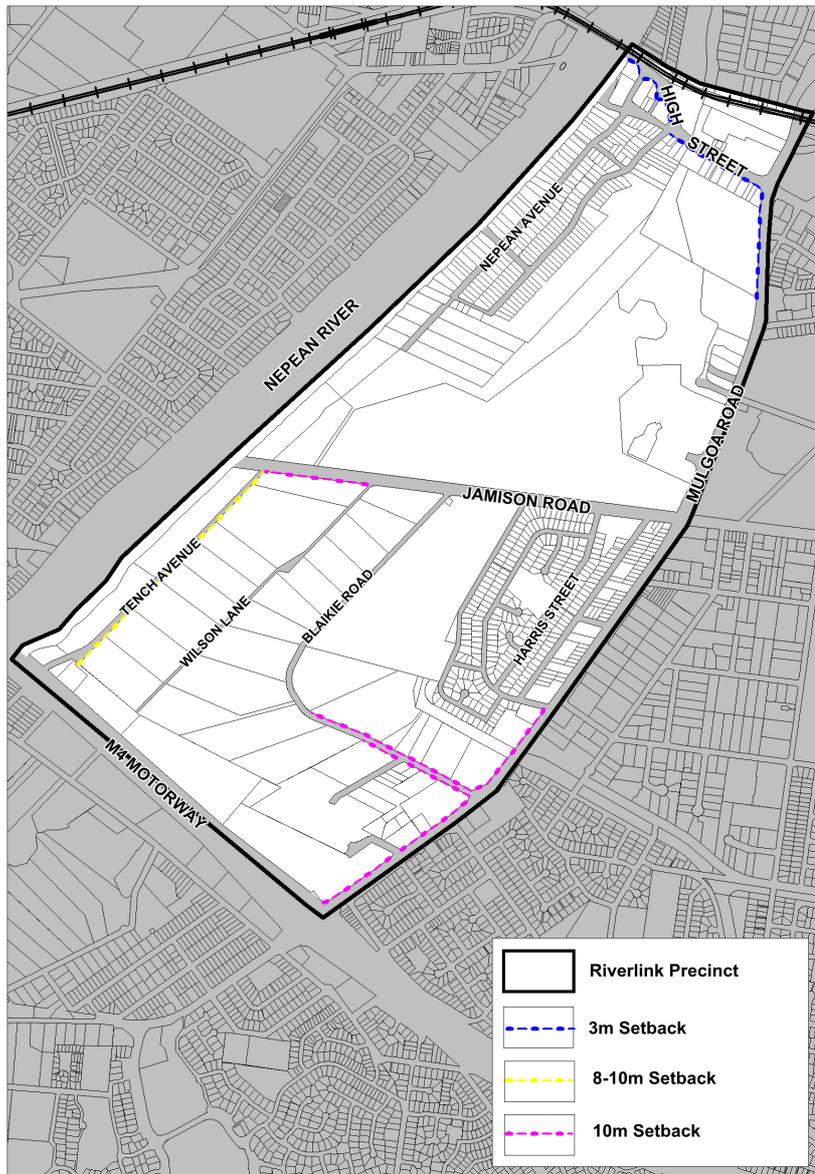
13.3.1 Street Alignment and Setbacks

G. A. Background

Street setbacks and building alignments establish the front building line. They help to create the proportions of the street and can contribute to the public domain by enhancing streetscape character and continuity of street facades.

Street setbacks can be used to enhance the setting and address for the building. They provide for landscape areas, deep soil zones and entries to ground floor apartments. Setbacks allow ventilation, daylight access and view sharing and increase privacy.

Figure E13.3 Street Setbacks



B. Objectives

- To establish consistent building alignments to the street.
- To provide street setbacks appropriate to building function and character.
- To establish the desired spatial proportions of the street and define the street edge.
- To create a transition between public and private space.
- To locate active uses closer to pedestrian activity areas.
- To maintain solar access to the public domain.
- To protect important views to the Blue Mountains escarpment.
- To ensure an appropriate level of amenity for building occupants in terms of daylight access, outlook, view sharing, ventilation, wind mitigation, and privacy.

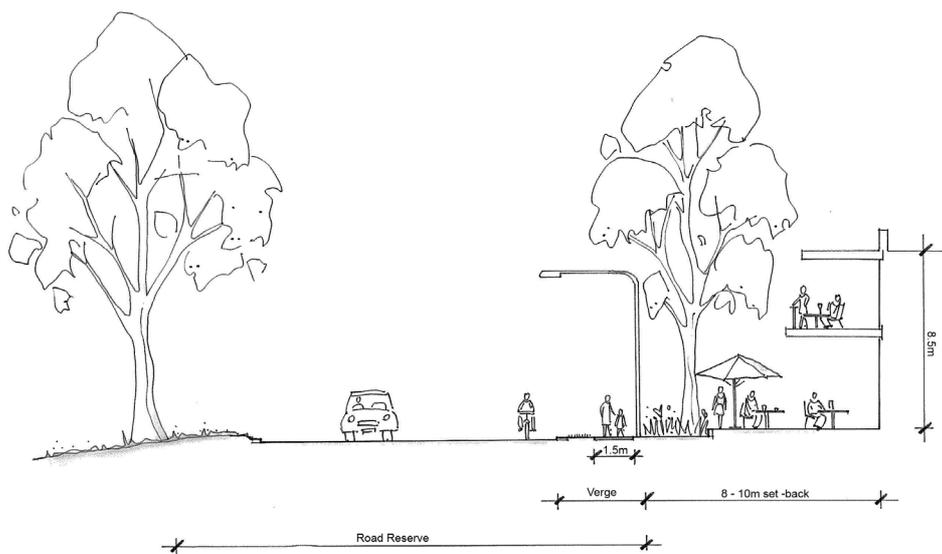
- i) To achieve usable and pleasant streets and public domain areas in terms of wind mitigation and daylight access.
- j) To provide building separation for visual and acoustic privacy
- k) To provide deep soil zones within sites and maintain mature/significant vegetation where possible.

C. Controls

- 1) Street setbacks are to be in accordance with those shown in Figure E13.3. Where an area is not identified in Figure E13.3 applicants should refer to other sections of this DCP for minimum setback requirements.
- 2) Provide slender buildings aligned to the street or pedestrian walkways where possible.
- 3) Minor projections into front building lines and setbacks for sun shading devices, entry awnings and cornices are permissible.
- 4) Buildings must demonstrate that views to the Blue Mountains escarpment are maintained through the provision of technically accurate perspectives to the satisfaction of Council officers.
- 5) The following development is permitted and preferred within the 8-10m setback along Tench Avenue:
 - a) Outdoor dining and awnings, including upper storey dining, where appropriate, to maximise views to the river;
 - b) Landscaping, including shade trees; and
 - c) Limited signage and parking.

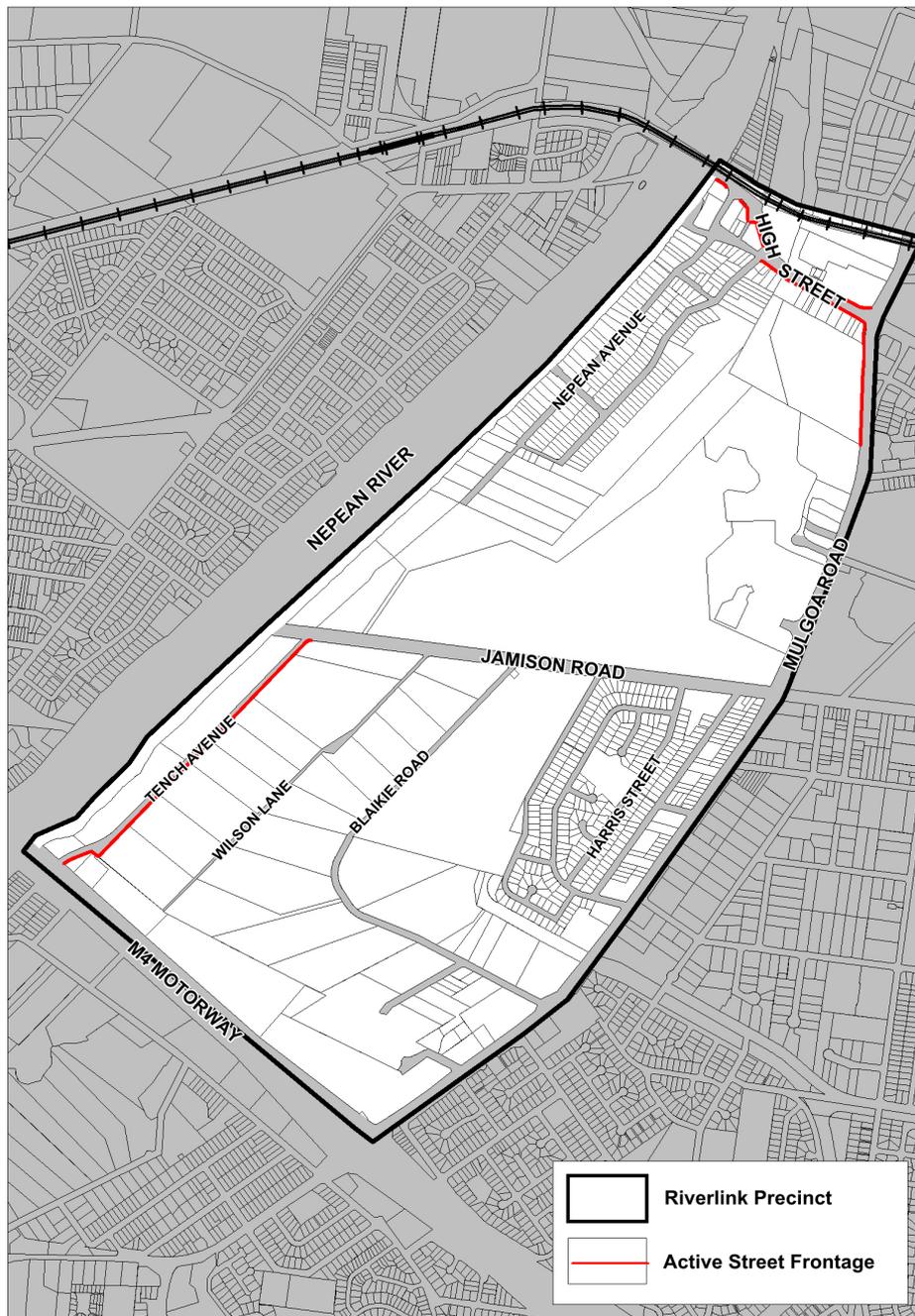
A cross section of preferred development within the 8-10m setback along Tench Avenue is illustrated in Figure E13.4 below.

Figure E13.4: Cross section of preferred development within 8-10m setback along Tench Avenue



13.3.2 Active Street Frontages

Figure E13.5: Active Street Frontages



A. Background

Active frontages promote an interesting and safe pedestrian environment. Due to the size of the area, it is recognised that not all streets will develop as active pedestrian areas. As shown in Figure E13.5 Active Street Frontages have been identified where active ground level uses are to be consolidated, creating vibrant streetscapes in areas with high pedestrian traffic and possibly located close to public transport and public open space.

Active uses include:

- Shop fronts

- Retail/service facilities with a street entrance
- Cafe or restaurants with street entrance
- Community and civic uses with a street entrance
- Recreation and leisure facilities with a street entrance.

B. Objectives

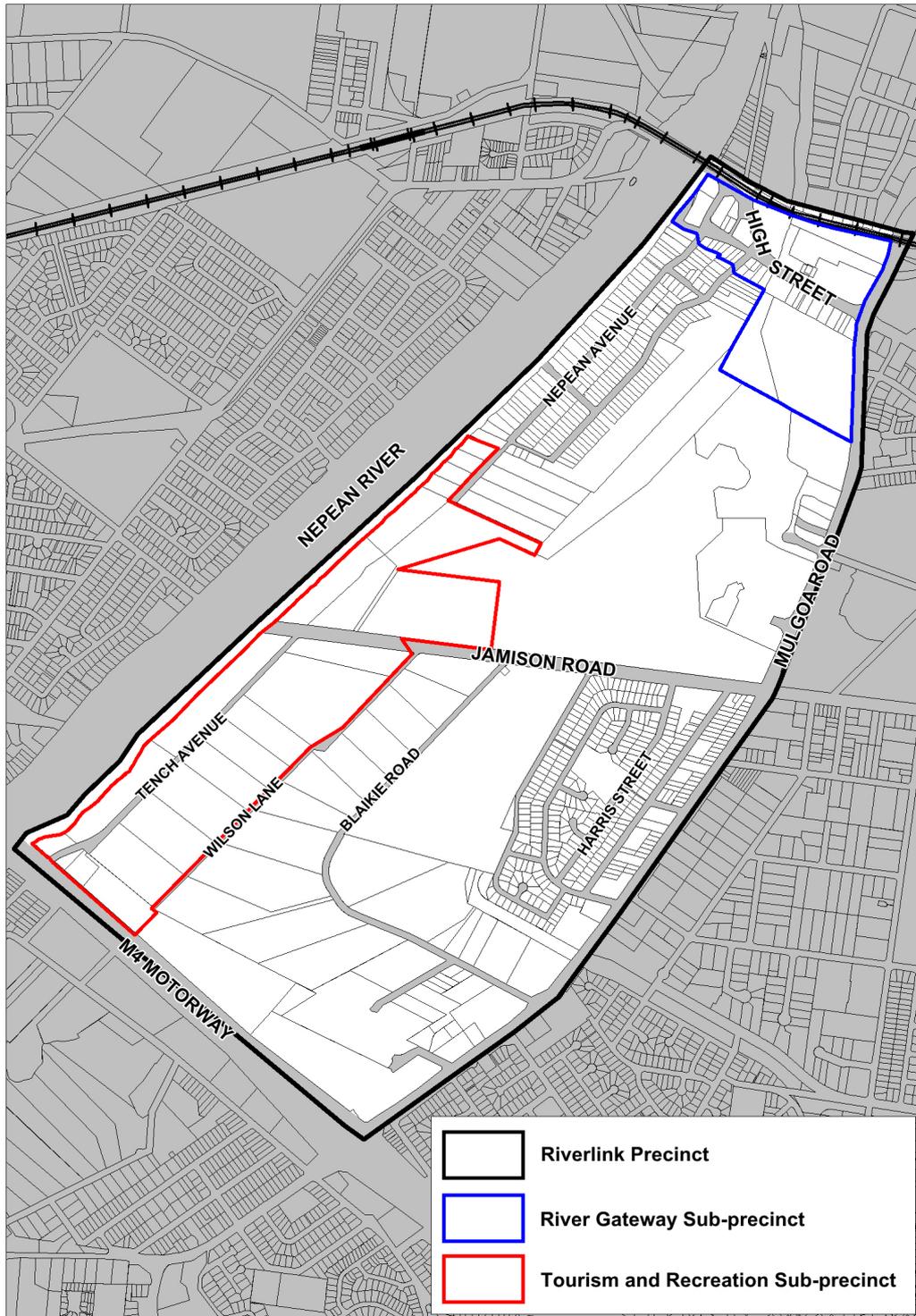
- a) To promote pedestrian activity and safety in the public domain.
- b) Achieve active street frontages with good physical and visual connections between buildings and the street
- c) To create vibrant streetscapes around areas of high pedestrian traffic.
- d) To encourage activity within the site outside commercial business hours.
- e) To provide a mix of uses to support an increasing employment and visitor population over time.
- f) To enhance pedestrian safety, security and amenity.

C. Controls

- 1) Active ground level uses are to be located as shown in Figure E13.5.
- 2) Entries to active frontage tenancies are to be accessible and at the same level as the adjacent footpath.
- 3) Vehicular access points should not be located at primary active frontages or adjacent to building entry points.
- 4) Ground level uses at active frontage zones are to be located at or close to street level.
- 5) Transparency and openings to the street are to be maximised and blank walls, fire exits and building services elements are to be minimised.
- 6) Locate primary pedestrian entries to buildings on the street frontage.
- 7) Design setback areas to provide interest and maximise opportunities for casual surveillance.
- 8) Design openings, including main entries, to the street to activate the street and to provide passive surveillance and overlooking of the public domain
- 9) Development on High Street may be built to the street frontage to encourage active uses including restaurants and cafes.

13.4 Future Character Strategy for Sub Precincts

Figure E13.6: Sub Precincts



A. Introduction

Character is determined by the differing combinations of physical elements that give an area a distinctive quality. These elements refer to the physical setting, the economic and land use patterns over time, and the social and cultural history.

Due to the size and strategic importance of the Riverlink Precinct, specific design principles and development outcomes have been identified for sub precincts. Large parts of the Precinct are in transition and will have a different character in time to what currently exists.

This part seeks to encourage urban design and architectural excellence as well as environmental sustainability in both the public and private domain for these key precincts.

Built form and public domain controls need to retain positive character elements such as built form and landscape elements and control future development to achieve a desired future character. Development within sub precincts as shown in Figure E13.6 is to consider the desired character of that precinct.

Architectural excellence is particularly important where the building is highly visible from the public domain outside the Precinct. Good building design should positively contribute to the overall architectural quality of the city and provide buildings appropriate to their context. In some circumstances, this contribution may be as an iconic or landmark building, but more typically it is as a well-mannered building that fits sensitively into the streetscape.

The maintenance and improvement of the public domain is dependent on a high quality approach to the design of new development including the articulation and finish of building exteriors. Careful consideration must be given to the built form, quality of materials, integrity of the design concept and its contribution to the public domain.

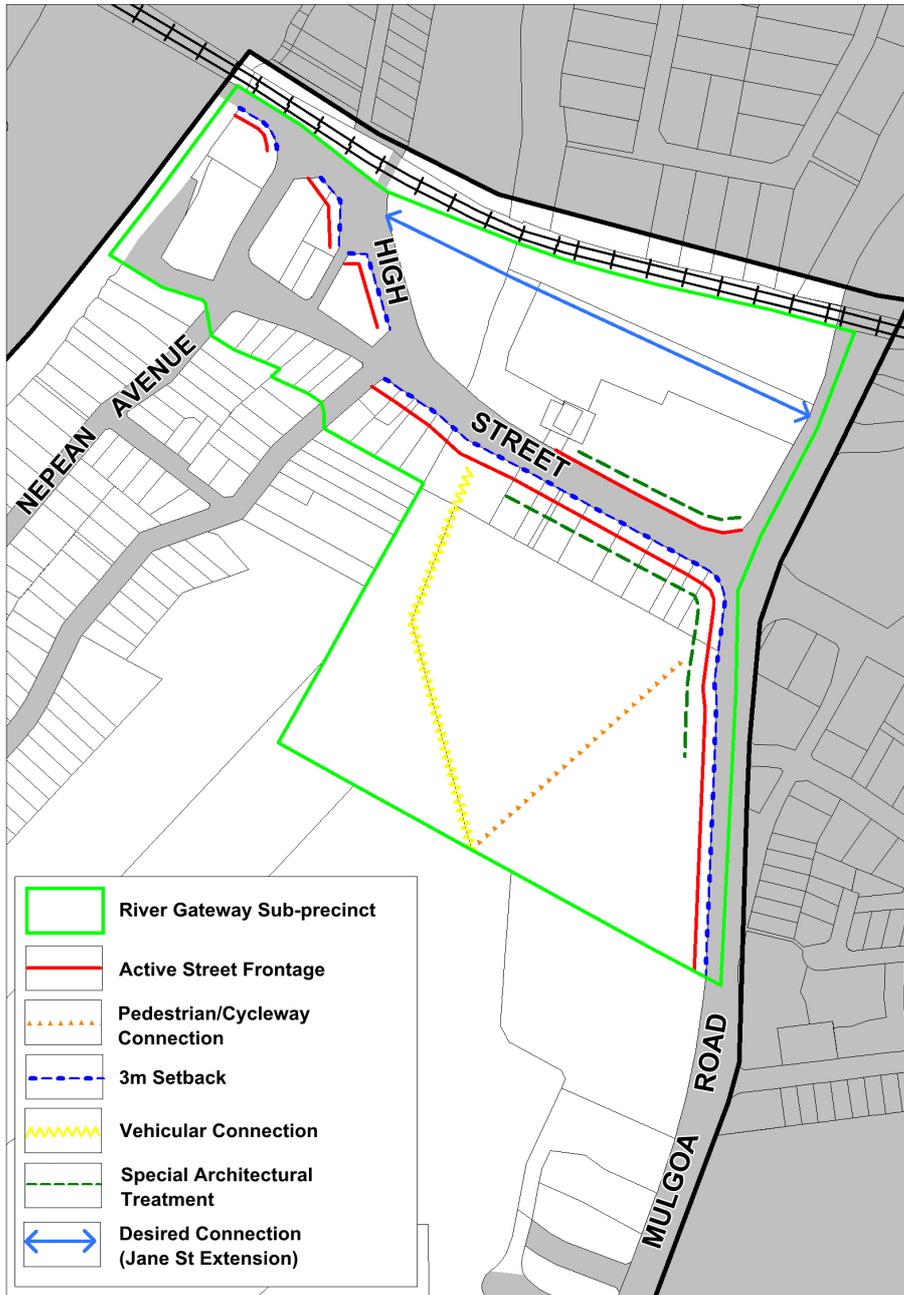
Sub precincts are also rich in panoramic and focused street views to the Blue Mountains escarpment. These views are fundamental to the identity of the region and characterise this area of Penrith. Views are regarded as significant when they terminate at places of architectural, landscape, or cultural significance. This may include views of the Nepean River, public open space areas or heritage buildings. It is important that views to the Blue Mountains be maintained from as many points as possible at street level. In the redevelopment of key sites consideration should be given to opening up new significant views.

B. Objectives

- a) To create a framework that is flexible enough to accommodate a changing range of uses over time and respond to market opportunities
- b) To facilitate the orderly development of key precincts
- c) To create distinctive places activated by a mix of uses
- d) To ensure that development contributes to the overall creation of a destination within Penrith
- e) To retain and enhance panoramic views to the Blue Mountains escarpment and the Nepean River from existing streets and the public domain
- f) To retain and enhance views to natural and cultural landmarks and heritage items

13.4.1 River Gateway

Figure E13.7: River Gateway sub-precinct



A. Background

The River Gateway sub precinct as shown in Figure E13.7 is an integral part of the 'Riverlink', the reconnecting of the City Centre with the River, to better link the beauty of the City's natural landscape with its urban environments. This Precinct, along with the Carpenters site and Woodriff Gardens, proposes the re-visioning of public transport, stronger pedestrian and cycling networks, green spaces and a pedestrian bridge. In addition, there has been identified a community desire for an activated river frontage, as well as a strategic mix of indoor and outdoor areas which encourage people of all ages to come together to build a sense of community.

B. Objectives

- a) To connect the Penrith City Centre with the River and Penrith Lakes
- b) To create multi-modal opportunities for people to engage with the River
- c) To optimise views of the Victoria Bridge, Nepean Valley and the Blue Mountains eastern escarpment
- d) To connect Penrith, Emu Plains and the Blue Mountains
- e) To respect the historic setting and place
- f) To provide an iconic bridge, dedicated to pedestrians and bicycle riders, over the Nepean River
- g) To ensure buildings and structures are iconic and regionally significant, and which distinguish Penrith from other places
- h) To integrate with a green network that connects the Penrith City Centre with the River and environs – the 'Riverlink'

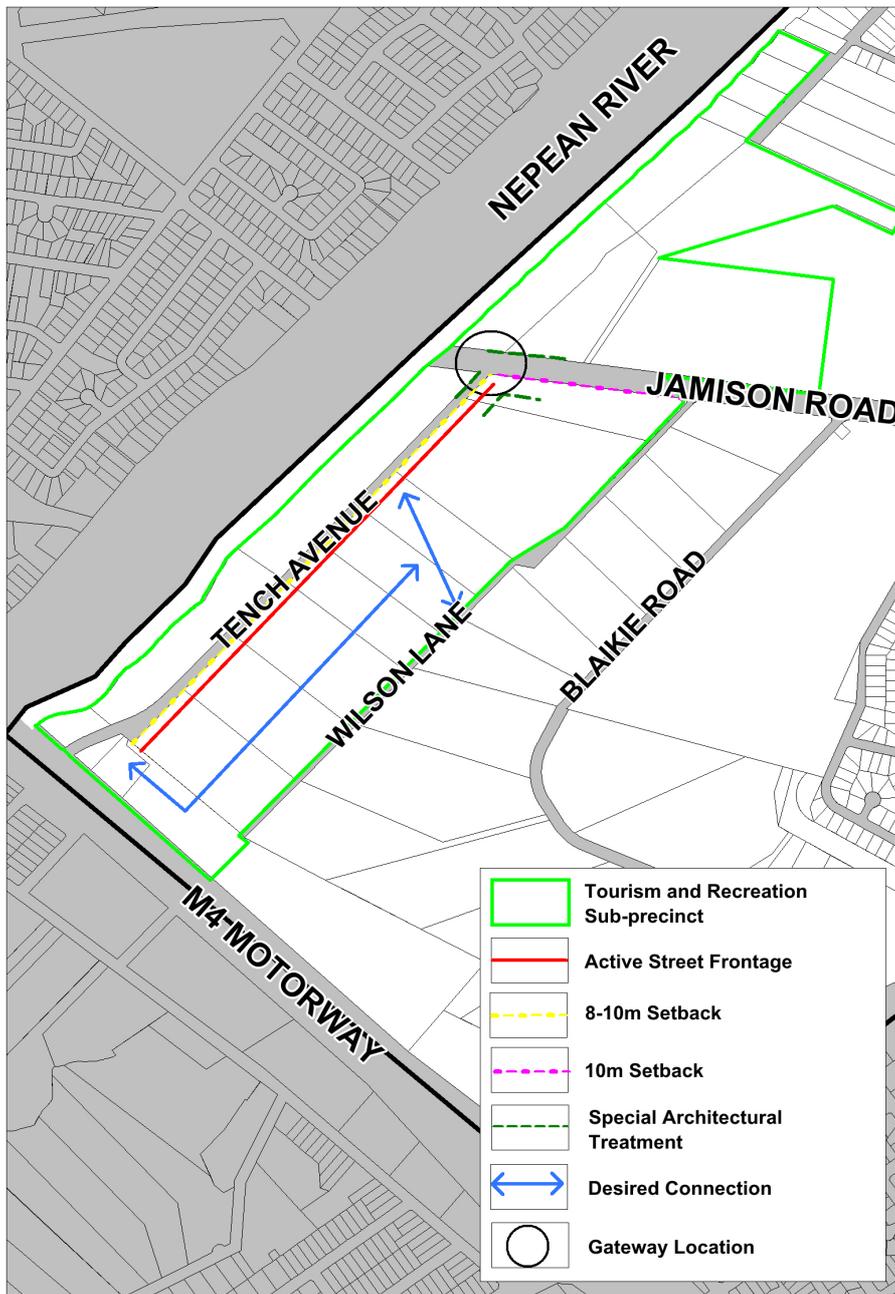
C. Controls

- 1) The built form within this sub precinct must provide a transition from the City Centre to the active, recreational edge of the Nepean River and the lower density residential surrounds.
- 2) Development should be massed to the High Street corners at Mulgoa and Castlereagh Roads to mark the City Centre Western Gateway.
- 3) Development must provide an active edge to High Street, street address and continuation of High Street to the water.
- 4) Power lines are to be located underground.
- 5) Where power lines cannot be located underground, development may need to be set back from the corridor to allow for an appropriate buffer zone (may require up to 30 metres each side – with exact dimensions to be confirmed by utility authorities).
- 6) Civic and cultural elements of the City Centre should be incorporated and extended through to the Nepean River via High Street.
- 7) Landmark and gateway locations are to have buildings that demonstrate architectural excellence in the following ways:
 - a) How the building reinforces and enhances significant vistas and view corridors.
 - b) How the building will enliven the public domain it adjoins.
- 8) Particular attention is to be paid to detailing of materials. In general:
 - a) Painted surfaces are not appropriate especially at street 'level'.
 - b) External walls should be clad with high quality and durable materials and finishes.
 - c) Architectural form/design uniqueness is to be considered.
- 9) Provide an architecturally distinctive, high quality, unique and well-designed building, which responds to the character of the region and establishes the site as a special place.
- 10) Buildings are to be simple, elegant and well proportioned.

- 11) Balconies and terraces should be provided, particularly where buildings overlook parks and on low rise parts of buildings. Gardens on the top of setback areas of buildings are encouraged.
- 12) Façades are to be articulated so that they address the street and add visual interest.
- 13) To assist articulation and visual interest, large expanses of any single material are to be avoided.
- 14) Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of:
 - a) datum of main façade and roof elements,
 - b) appropriate materials and finishes selection,
 - c) façade proportions including horizontal or vertical emphasis.
- 15) Parking areas must not dominate the street frontage.
- 16) Mixed use buildings are to provide pedestrian friendly, active street edges.
- 17) A street should be provided on the boundary of the Mountain View Retirement Village complex to activate this edge.
- 18) A north-south vehicular link should be provided through the sub precinct from Great Western Hwy/High Street to the southern boundary (Panthers Precinct).
- 19) A view connection should be created from Penrith Civic Centre through the sub precinct on the corner of Mulgoa Road and High Street in the form of a pedestrian through link.
- 20) A landscaped public domain is to be provided with water features and public art incorporated at street level.
- 21) The city edge should be defined through the use of formal structured plantings, banners on light poles, and street treatments in line with the City Centre.
- 22) Environmental and sustainable initiatives are to be incorporated into new buildings.

13.4.2 Tourism and Recreation Precinct

Figure E13.8: Tourism and Recreation Precinct



A. Background

The Nepean River has a long cultural history, dating back thousands of years. As a spectacular natural and cultural landscape setting, the river provides the opportunity for a series of memorable spaces and places each with their own focus and character, a place to celebrate the community's culture and diversity.

The Tourism and Recreation Precinct as shown in Figure E13.8 is focused around the River and provides a sequence of foreshore open spaces of different sizes, shapes and characters that contribute to a rich and varied promenade experience that draws people along the

waterfront. The river is a significant and important recreational asset in the region. An active and vibrant river should provide a wide range of recreational opportunities both on and off the water, making the river a place to be enjoyed by all.

B. Objectives

- a) Be a destination – provide a river park for the people
- b) Provide a strong sense of arrival along Jamison Road
- c) Create a connected, active and vibrant river with a wide range of recreational opportunities at hubs both on and off the water
- d) Create spaces and places for people to celebrate the community's culture and diversity

C. Controls

- 1) Facilitate access and areas for casual spectator vantage points for river based events
- 2) Facilities for water related uses should be provided at major points along the River such as pontoons, wharf structures, boardwalks and viewing decks.
- 3) Improved vehicle circulation and parking should be provided, including trailer parking near boat launch areas.
- 4) Improvements to the public domain are to be implemented such as street lighting and continuous street planting.
- 5) Vehicular access points and entries to parking areas are to be located on secondary streets or at the rear of buildings.
- 6) Landmark and gateway intersections are to be reinforced with buildings and structures and are to demonstrate architectural excellence in the following areas:
 - a) How the building reinforces and enhances significant vistas and view corridor
 - b) How the building will enliven the public domain it adjoins.
- 7) Materials are to be selected for durability and quality. In general painted surfaces are not appropriate especially at street 'level'.
- 8) Particular attention is to be paid to detailing of materials.
- 9) Balconies and terraces should be provided, particularly where buildings overlook parks and on low rise parts of buildings. Gardens on the top of setback areas of buildings are encouraged.
- 10) Facades are to be articulated so that they address the street and add visual interest.
- 11) To assist articulation and visual interest, large expanses of any single material are to be avoided.
- 12) External walls should be clad with high quality and durable materials and finishes.
- 13) Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of:
 - a) datum of main façade and roof elements,
 - b) appropriate materials and finishes selection,
 - c) façade proportions including horizontal or vertical emphasis.
- 14) Buildings are to be simple, elegant and well proportioned.
- 15) Environmental and sustainable initiatives are to be incorporated into new buildings.