

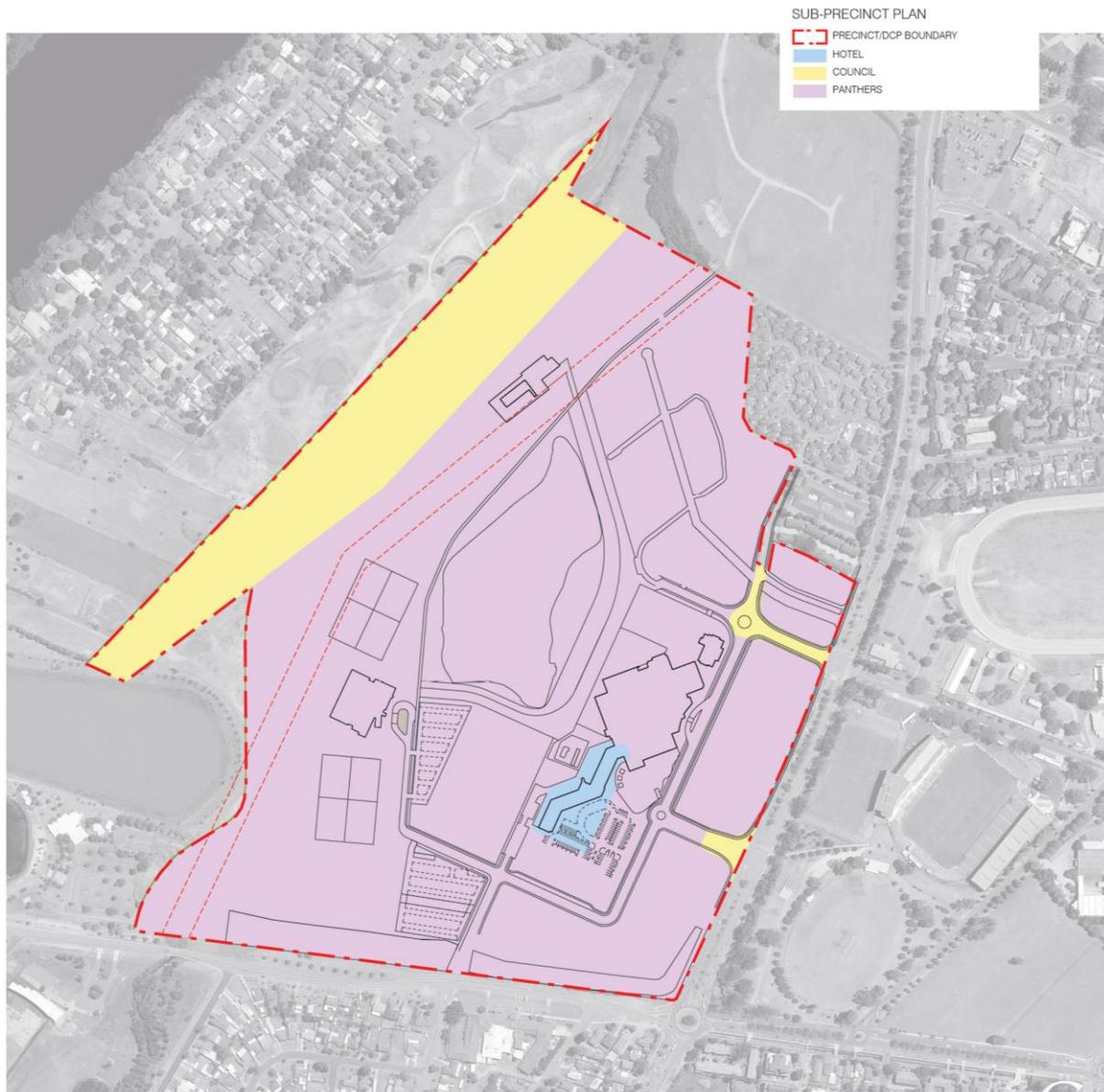
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Part B – PANTHERS PENRITH PRECINCT

13.5. Panthers Penrith Site

Figure E13.9: Ownership - Panthers Penrith Precinct Area



13.5.1. Background

This section applies to development on land known as Panthers Penrith Precinct as identified in Figures E13.9 and E13.10. This section provides specific controls for Panthers Penrith in addition to the general controls elsewhere in this DCP. Where there is an inconsistency between this section and the rest of this DCP, the requirements of this section prevail.

The Panthers Penrith Precinct is located within a 2km radius of the City Centre and is approximately 68.1ha in area. It is bounded by Mulgoa Road to the east, the Nepean River, Nepean and Ladbury Avenue residences to the west, Council's 'Carpenter's site' to the north and Jamison Road to the south. It includes the Panthers Club and associated lands and facilities.

The agglomeration of land uses, within an entertainment core east of Peachtree Creek that incorporates the existing Panthers Club will be revitalised, as an entertainment, leisure, lifestyle and sporting precinct. Possible uses include cinemas, bowling, restaurants, cafes, limited retail, health, wellness and aquatic facilities, sporting facilities, accommodation, including expanded hotel accommodation, and a multi-use events/exhibition centre to be known as the Western Sydney Conference and Community Centre.

It will be surrounded by a mix of residential offerings and campus style business park accommodation. Recreational opportunities will be enhanced with green parks and open spaces, as well as walking and cycling tracks. The part of the precinct that has been identified for entertainment, retail, business and residential use in the Panthers Penrith Planning Proposal is 51.11ha in area.

The aim of the controls in this section of the DCP is to provide more detailed provisions for development in the Panthers Penrith Precinct that will:

- a) Contribute to the growth and character of Panthers Penrith Precinct as a cohesive and active entertainment, leisure, lifestyle (including sporting) precinct that will contribute to Penrith as a regional city;
- b) Deliver a balanced social, economic and environmental outcome; and
- c) Protect and enhance the public domain.

Figure E13.10: The Panthers Penrith Precinct relationship to Penrith City Centre



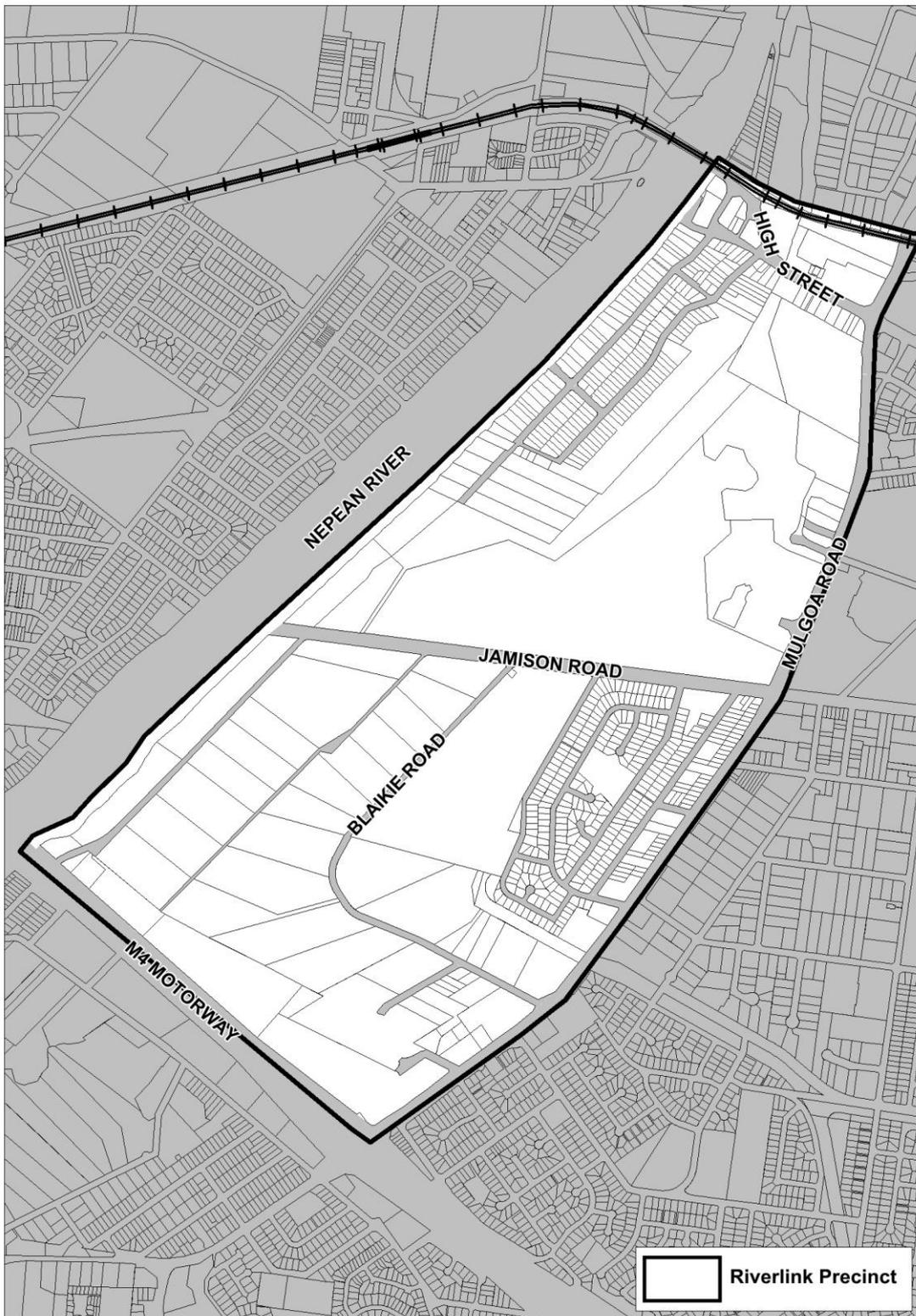
13.5.2. Riverlink Precinct Plan

The Panthers Precinct lies within the area considered in the Penrith Riverlink Precinct Plan (adopted by Council 5 May 2008) – a vision plan for the area on the eastern bank of the Nepean River between the Main Western Railway Line and the M4 Motorway (Figure E13.11). It includes the area known as Blaikie Road and Tench Avenue, south of Jamison Road and identifies locations and types of future activity nodes, view corridors, key gateway locations and connections for the precinct including the Concept Plan area.

The Riverlink Precinct Plan 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:

- a) Enhancing and activating Mulgoa Road as a significant approach to Penrith City Centre
- b) Reinforcing key intersections as gateways to the Precinct and the Penrith City Centre
- c) Creating a clear and legible public domain framework of streets and open space
- d) Creating an exciting core of entertainment, leisure and lifestyle uses around the existing club
- e) Incorporating sustainability best practice
- f) Connecting Riverlink pathways with the Great River Walk
- g) Encouraging views of the Blue Mountains from the public domain
- h) Encouraging design excellence
- i) Improving connectivity through the Precinct
- j) Enhancing Peachtree Creek with the planting of indigenous riparian vegetation.

Figure E13.11: The Riverlink Precinct



13.6 PANTHERS PENRITH PRECINCT VISION

13.6.1. Panthers Penrith Precinct Vision

Figure E13.12: Panthers Penrith Illustrative Concept Plan showing indicative land uses





1. Entertainment Uses



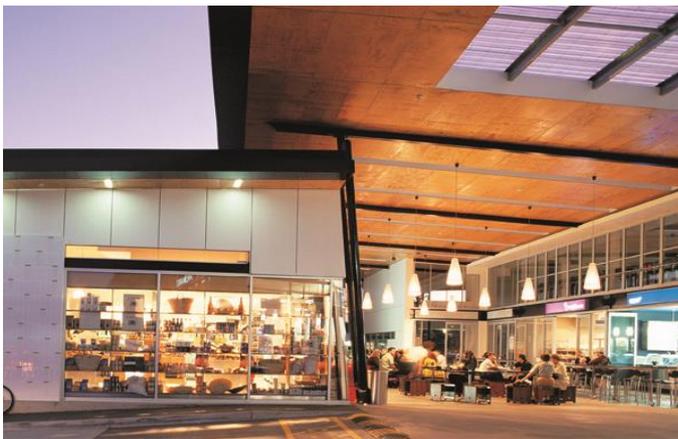
2. Retail



3. Multi Use Facility



4. Commercial Uses



5. Cafes and Restaurants



6. Medium density housing

The Panthers Penrith vision is to create a vibrant entertainment, leisure, lifestyle and sporting precinct that offers a range of activities to attract a diverse mix of locals and intrastate, interstate and international visitors.

Panthers Penrith Precinct will be a dynamic and sustainable place, providing a new workplace, day and night-time entertainment, a new and different shopping experience, food and beverage opportunities, conferencing and accommodation. It will be linked to the Penrith City Centre by public transport, pedestrian and cycle pathways.

In addition to building on the Panthers Penrith Precinct as a core entertainment, leisure and lifestyle offer for the region, the plan aims to provide open space and access that will benefit the wider community and to contribute to Penrith's role as a regional city. The illustrative plan developed for the precinct (Figure E13.12) shows the proposed concept with the anticipated building footprint.

The Panthers Penrith Precinct will enable better integration with and connection to neighbouring lands and will facilitate improved management of precinct-wide issues such as flooding and also facilitate the future road widening of Mulgoa Road and a suitable landscape setting to the new road alignment. The regionally important Riverlink will be incorporated into the structure, providing a key missing pedestrian and cycle connection between the Nepean River and the city centre. In addition, the needs of adjoining sites have been taken into account.

The Panthers Penrith Precinct is to be a pedestrian oriented, quality-landscaped and urban public domain with equitable access throughout the precinct for pedestrians, public transport, cyclists and cars. The new landscaped public domain is to improve amenity for workers and residents of the nearby areas in addition to providing convenient and logical internal linkages.

13.6.2. Precinct Objectives

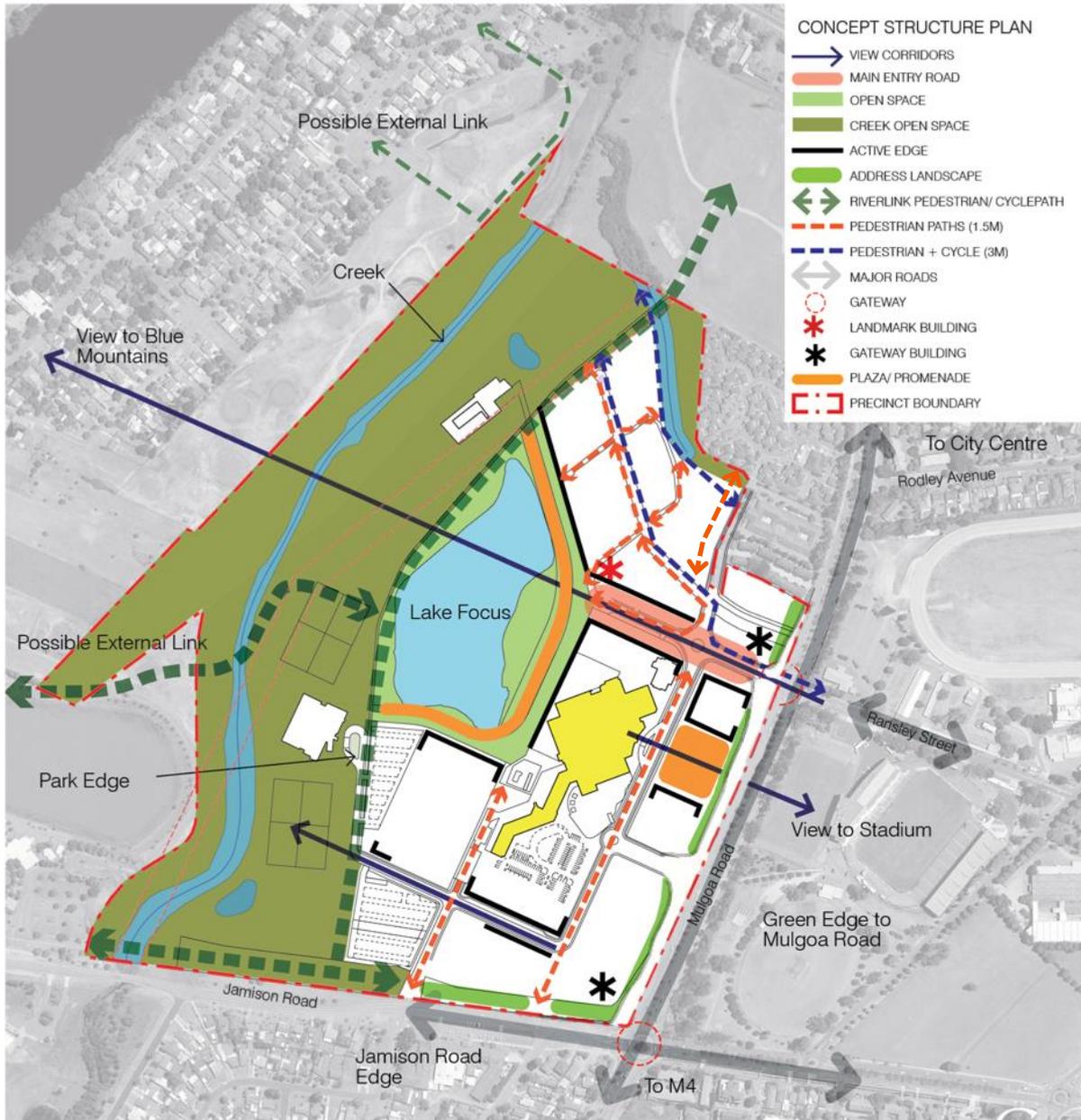
- a) To facilitate the development of the place by promoting redevelopment and urban sustainability;
- b) To promote quality urban design, architectural excellence and environmental sustainability in the planning, development and management of the place;
- c) To create a high quality public domain and ensure development integrates and relates to the public domain;
- d) To provide for mixed use development (entertainment, limited retail, hotel, campus style office development, residential, seniors living, multi-use events /exhibition and conference facility/community centre.) which provide high levels of amenity for occupants and visitors;
- e) To provide high levels of accessibility within Panthers Penrith, connecting significant activity nodes, public open space and surrounding residential and mixed use areas;
- f) To encourage development within Panthers Penrith that gives primacy to the public domain and creates an attractive and vibrant centre;
- g) To encourage integration of the existing Panthers Club with residential and non-residential land uses and improved access to transport facilities;
- h) To ensure that development at Panthers Penrith is consistent with the desired future character of the precinct and sub-precincts as described in the following section;
- i) To provide clear connectivity through the site and to the surrounding neighbourhood and to enable suitable address and presentation to Mulgoa Road after proposed road widening.
- j) To ensure that view corridors are maintained to the lake and Blue Mountains escarpment;

- k) To provide the framework to facilitate and encourage the use of public transport, safe pedestrian and cycle movement and vehicular movement;
- l) To create a sensitive buffer between the development within the precinct and neighbouring properties, where required; and
- m) To maximise opportunities for pedestrian activities around the lake at the centre of the precinct to create an active promenade and waterside edge and allow for lakeside circulation.

13.7 URBAN FRAMEWORK

13.7.1. Structure Plan

Figure E13.13: Panthers Penrith Structure Plan



A. Background

A new public domain defined by streets and blocks and interface between buildings and the lakeside will create new site connectivity, links to existing surrounding areas and safe and legible access for pedestrians, cyclists, public transport, cars, trucks and service vehicles.

The Structure Plan is based around the creation of a new integrated street network that will be designed to Penrith Council standards. Cycle paths will be provided in appropriate locations in the open space network. The creek open space corridor will be activated by the construction of a new road along the western edge of the site known as the Riverlink.

The plan has been developed to accommodate a range of flexible uses within a new framework of roads and open space opportunities. It allows for a variety of complementary uses to be developed on the site over the next 20 years.

The landscaped public domain will improve amenity for workers, visitors, patrons and residents of the nearby areas in addition to providing convenient and clear internal linkages. Key links through the site will acknowledge views to the Blue Mountains and connections to the River.

B. Objectives

- a) To create a new entertainment, leisure, lifestyle (including sporting) and residential precinct that contributes to Penrith's role as a regional city;
- b) To create a well-defined and accessible public domain that is connected to the CBD, river and recreation system;
- c) To achieve active street frontages with good physical and visual connections between buildings and the street;
- d) To provide for pedestrian comfort, amenity and protection from weather conditions;
- e) To provide for quality landscape to contribute to user amenity and a sustainable urban environment;
- f) To maintain and enhance important views to surrounding natural landscape features, including the lake and the Blue Mountains;
- g) To establish the scale, dimensions, form and separation of buildings appropriate for the setting;
- h) To develop a built form and density that reflects the location and proximity to the city centre;
- i) To protect and enhance the amenity of residents in the vicinity of the development; and
- j) To create an active and well defined lake's edge that is accessible and provides a central focal point for the site.

C. Controls

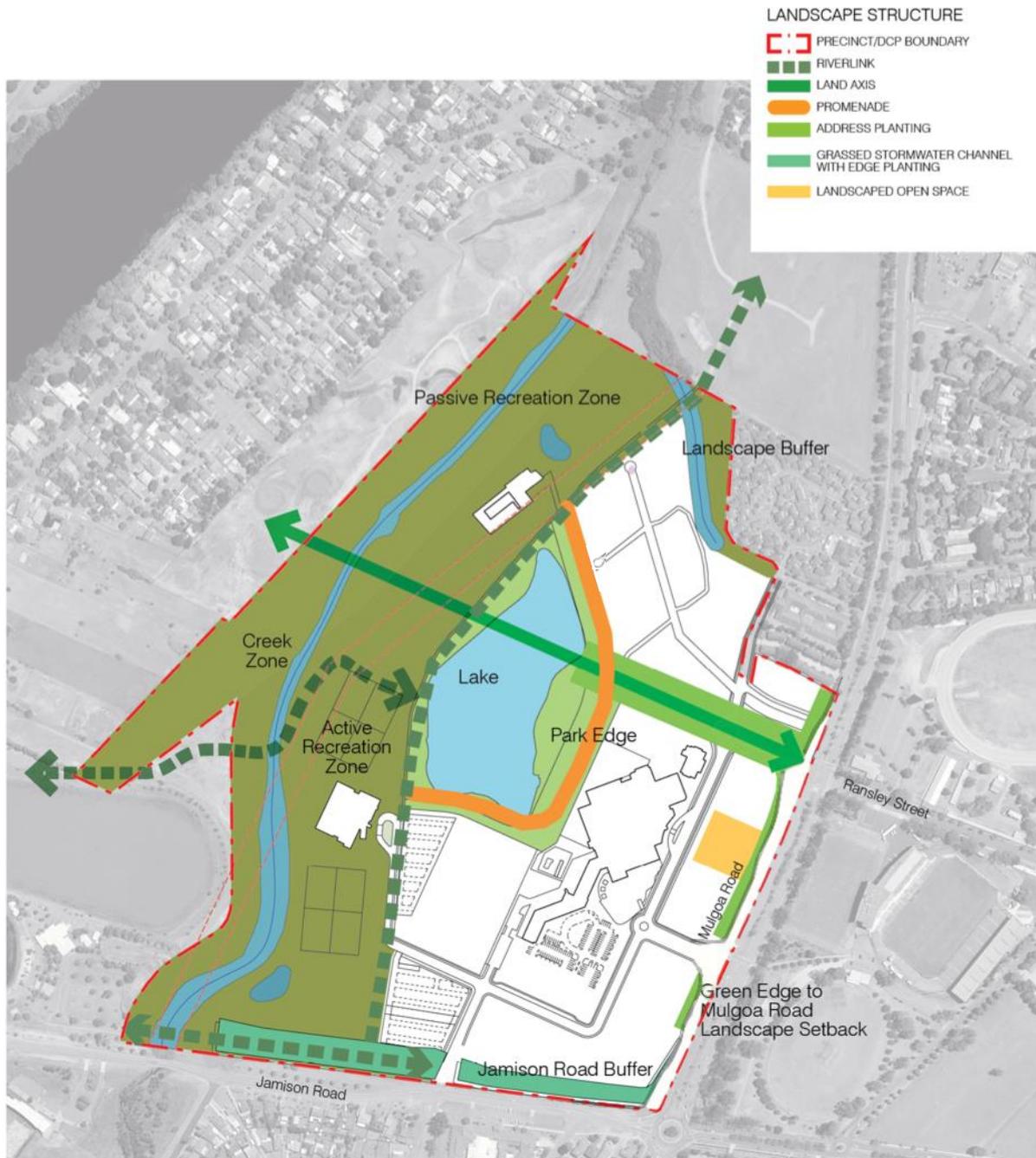
Future development is to be consistent with Figure E13.13 and is to:

- 1) Develop a public domain based on the lake's edge, new streets and blocks.
- 2) Extend key streets from the existing network.
- 3) Facilitate access to the Peachtree Creek corridor.
- 4) Create view corridors that open views to the Blue Mountains.
- 5) Focus activity around the lake's edge and Ransley Street.

- 6) Create a high quality address to Mulgoa Road having regard to the new road alignment proposed by the RMS.
- 7) Develop high quality buildings that in particular respond to gateway locations.
- 8) Create new pedestrian and cyclist links along the Riverlink corridor.

13.7.2. Landscape Structure

Figure E13.14: Landscape Structure



A. Background

The plan seeks to create a vibrant new destination with integrated public domain, streetscapes, built form and sophisticated coordinated range of finishes, furniture, lighting, street trees and landscaping. Water Sensitive Urban Design (WSUD) features, signage systems, canopies and other public domain elements will add to the detailed resolution of the public domain.

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 lined roadways to the Mulgoa Road frontage. Proposed landscape components and strategies that underpin the Landscape Structure include:

- a) Enhancement of the linear north-south open space and riparian corridor that links Penrith and the Riverlink Precinct Plan structure of pedestrian and cycleway connectivity, and strong integration of the surrounding area with the Panthers precinct.
- b) Reinforcing the central lake as a focal landscape element, and creating an active lakeside that provides a high level of amenity within the precinct.
- c) Create a civic identity through a parkland and playing fields area that extends west of the lake to integrate and transition between the developed eastern portion of the site, and the open space and riparian zone to the west of the site.
- d) Acknowledgement of and a response to the site flooding events through landscape, environmental, engineering, built form and site management elements.
- e) Framing western views to the mountains.
- f) Creation of shade in summer and solar access in winter to key public spaces.
- g) Provision of a landscaped interface with Mulgoa Road that recognises the road widening and new road alignment.
- h) The creation of defined site entries that integrate with new public domain areas and open spaces to the north, south and west.
- i) Development of an interesting and culturally engaging component to connect to the Great River Walk along the Nepean River.
- j) Create a landscaped precinct that integrates with the precinct's surrounds.
- k) The detail design response of all landscape areas is to be the subject of on-going consultation with Council in order to develop a specific Panthers precinct identity and landscape character, while also referencing the existing open space and urban design palette of Penrith.

B. Objectives

- a) To ensure landscaping is integrated into the design of the precinct and development sites;
- b) To ensure landscape design is flood compatible so that works proposed improve safety and do not adversely flood impact others;
- c) To reinforce and enhance the entries and gateways to the precinct from Mulgoa and Jamison Roads;
- d) To create well designed active and passive recreation areas, open spaces, and lakeside promenade;
- e) To create a well-defined high amenity and active lakefront;
- f) To ensure that landscape contributes to the amenity of streets, including shade, particularly to the active streets;
- g) To maintain select view corridors to the mountains and the lake;
- h) To reinforce the city's ecology and biodiversity by using appropriate species for the area;
- i) To improve urban air quality;
- j) To ensure that the use of potable water for landscaping irrigation is minimised;

- k) To incorporate WSUD principles and contribute to the reduction of stormwater runoff; and
- l) To improve the microclimate within the development.

C. Controls

1. General

- a) A detailed landscape/public domain design is to be submitted with a development application. In addition to this section refer to Section C6 of this DCP.
- b) The landscape treatment of precincts within the site is to be developed based on the following controls for open space uses, landscape character and the Landscape Principles for the precinct. 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 possible, are to be retained.
- d) The vegetation within the area identified as “Landscape Buffer” on Figure E13.14 is to be retained.
- e) Water management principles are to be incorporated as per the Water Management Section of this DCP.

2. Street Design

- a) Verge planting is to be provided in local streets and full width paving in pedestrian areas with high activity.
- b) New streets in the precinct are to have a strong landscape character with planting of trees consistent with Council policy. East-west street trees are to be predominantly native and north-south streets deciduous.
- c) The street detailing, furniture, lighting and finishes are to be developed to respond to the specific character of the Panthers precinct and its sub-precincts and are to complement the design palette in Penrith Public Domain Technical Manual.

3. Lake Edge

- a) The lake edge is to be developed as a pedestrian promenade that links the retail, commercial and residential precinct to the north, club and club expansion to the east, and multi-purpose facility to the south. The promenade will become a key focus for activity in the precinct and will allow for adjacent land uses to ‘spill out’ to the lake frontages.
- b) The lake edge treatments will appropriately include trees, shade structures, seating and other amenity elements that will encourage gathering and active uses at the water edge. The design is to vary to respond to the adjoining conditions including roadways, the promenade, passive and active recreational areas, development zones and the parkland interfaces:
 - Western edge - predominantly a soft landscape interface with easy transition of slopes back to the adjoining Riverlink pathway and open space areas. The edge provides a future north-south link through the precinct.
 - Eastern and northern edge – a formalised promenade edge to the lakeside that will be the primary focal point of the site, drawing activity from the various uses across the eastern portion of the site.
 - Southern edge – An edge defined by the multi-use facility that allows interaction with the waterfront.
- c) Views of mountains and access to the water are to be key elements in the landscape/public domain design.

- d) The promenade and lake edge is to provide sufficient area to accommodate a range of uses such as festivals, markets, passive and active recreation and interaction with the lake.
- e) The lakefront open space and promenade will accommodate spill over from any multi use facility to the south and multi-use development to the north. Open space and promenade areas are to integrate food, beverage and outdoor dining and recreational opportunities provided by the club expansion and future multi-use (retail and residential) development at the eastern and northern edges of the lake.
- f) Provide pedestrian connectivity from the active eastern part of the precinct to the western edge of the lake.

4. Ransley Street

- a) The Ransley Street character is to be designed as the main entry to the precinct. It is to be lined with active land uses, and lead to the active promenade at the lake frontage.
- b) Wide pavements are to be provided to allow for active adjacent land uses. In particular the southern side is to allow for generous pedestrian circulation and outdoor eating areas. These pavement areas will connect to a lakefront promenade and to parkland to the west and are to be suitable for active uses.
- c) The view corridor is to be maintained along the street to the mountains.
- d) Provide a focal point at the end of Ransley Street to draw visitors to the lake edge and to activate the precinct.
- e) A well designed urban space at the end of the Ransley Street activity zone is to be provided.
- f) The street should be characterised by active uses at ground floor level.

5. Recreational Open Space

- a) Detailed design is to allow parkland areas to transition from high amenity and useable trees-in-grass style parkland, to more densely vegetated areas with strong riparian character and content.
- b) The central visual axis along Ransley Street is to be extended to a visual element across the lake and the parkland.
- c) Areas for services and associated uses should not impact on the functionality or amenity of the recreational precinct.
- d) Parking areas serving the active recreation areas are to be suitably located and are to incorporate suitable landscaping and tree planting.
- e) A plan for the landscape treatment of Peachtree Creek is to be developed by the owners of the creek - Penrith City Council and Panthers Penrith.
- f) Any development application in the Recreational Precinct in regards to Peachtree Creek rehabilitation must take into consideration conditions of previous approval for a golf course on the site.

6. Mulgoa Road Frontage

- a) Acknowledging the importance of this major regional roadway, the landscape treatment along Mulgoa Road is to be high quality design and is to be well maintained in the future and any development proposal is to take into account the road widening and new road alignment of Mulgoa Road.
- b) A 5m landscape setback along this frontage, relative to the new road alignment, is to continue the nearby character of lawns, grasses and low native planting and retain the existing native canopy trees.

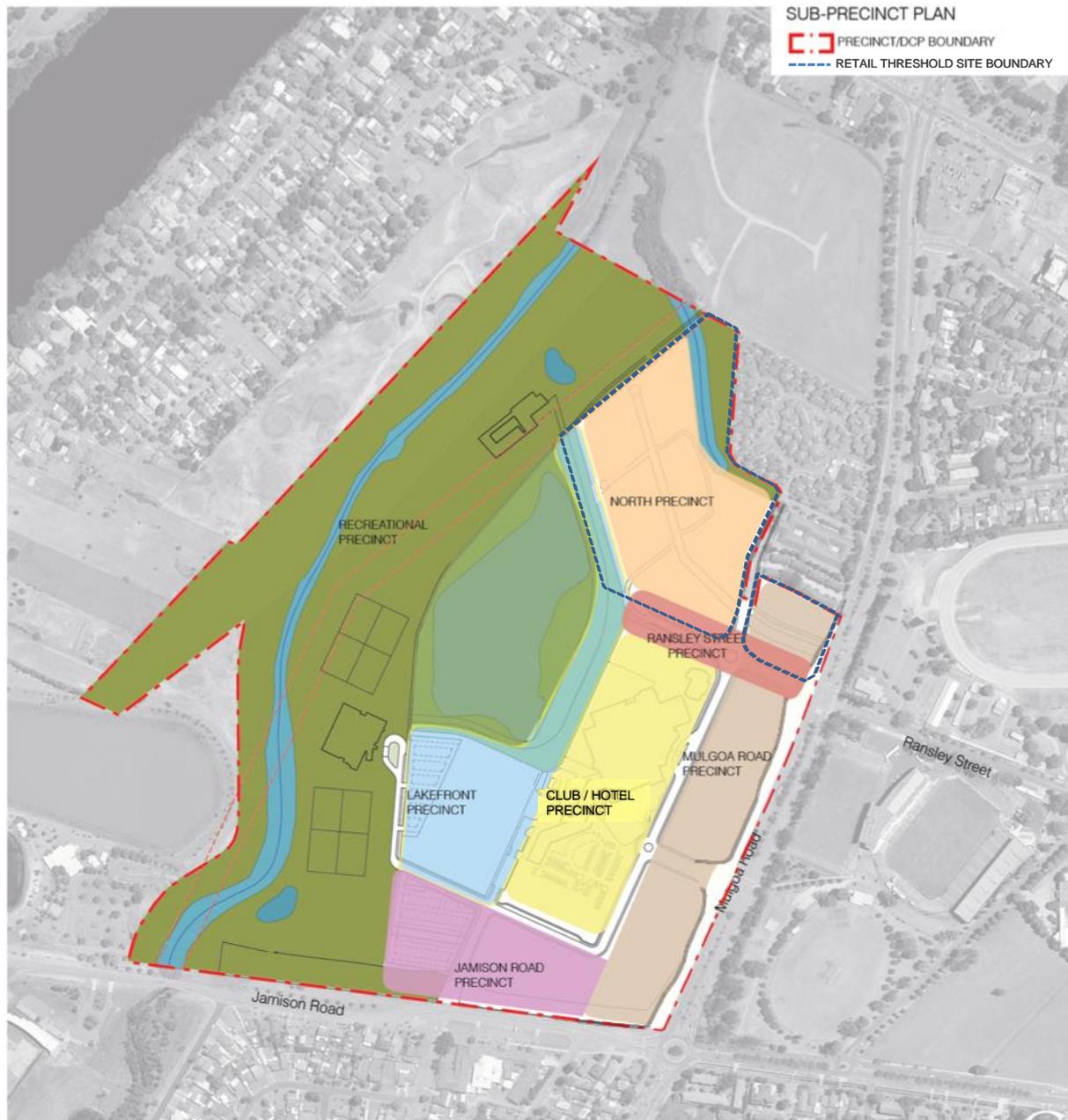
- c) Planting is to provide framed and filtered views and exposure to the new buildings along this frontage.
- d) Where tree removal is required as a result of widening to Mulgoa Road, in accordance with the Roads Works Planning Agreement, replacement planting shall occur.

7. Jamison Road Frontage

- a) Jamison Road is to provide a transitional landscape character, continuing the Mulgoa Road landscape character with scattered canopy trees east of the new Harris Street intersection, and a more open parkland landscape character to its west.
- b) A landscape setback is to accommodate overland flow from land to the east.
- c) Landscape east of the overflow at-grade car park along the Jamison Road frontage is to successfully interface with adjoining playing fields and Peachtree Creek open space.

13.7.3 Sub Precincts

Figure E13.15: Sub Precinct



A. Background

The Panthers Precinct comprises a series of integrated sub precincts, each with a distinctive character and role. The sub precincts are defined by varying uses and built form, which are interconnected through the key focal points, being the lake's edge, Ransley Street and the site's street network. Within each sub precinct there are a wide range of uses possible. These uses are not necessarily limited to a particular sub precinct however development must address the envisaged character of each sub-precinct. It is the mix of these uses that provide a net community benefit to Penrith in delivering an entertainment, leisure, lifestyle and residential precinct.

The following is the envisaged character and range of indicative uses for each sub precinct:

1. Ransley Street sub precinct

Ransley Street links the main entry from Mulgoa Road west to the Lakefront and Recreation precinct. This sub precinct, centred on Ransley Street will be a pedestrian oriented place, is linked by a range of active uses on both sides at street level.

The Ransley Street alignment and the alignment of buildings on either side provide a vista to the mountains, visible on entry to the Panthers Precinct as well as from Ransley Street to the east of Mulgoa Road. It will be an active street that will become a destination and strong entry to the precinct.

Indicative land uses within this sub precinct include a mix of uses comprising staged retail (limited to 12,500m² GFA), entertainment and residential uses above. These sites are seen as having active edges that encourage both a vibrant street life and a rich public domain. Cafes, restaurants and ground level retail will generate activity through the day and into the evening as the Precinct becomes a unique urban environment.

2. Mulgoa Road sub precinct

Mulgoa Road is one of the major entries to Penrith City and therefore the sub precinct fronting it is an important 'front door' and gateway to the city itself.

This frontage is currently characterised by a 'green' landscaped edge to both sides of Mulgoa Road. Mulgoa Road is subject to road widening by the RMS and it is proposed to strengthen this frontage with a well-defined built form that reinforces the landscape setback that is to be established relative to the new road alignment.

While buildings within the Mulgoa Road precinct will not have direct vehicle access off Mulgoa Road, the buildings are to address this frontage, not 'turn their backs' on Mulgoa Road.

Open space between the Club and Mulgoa Road is to enhance the clubs address to the street. This open space is to be defined by a strong built edge to the north and south and will open up the site to its surrounds.

The north-west corner of the Jamison and Mulgoa Road intersection will be highly visible and will require high quality architectural and landscape design.

Indicative land uses include:

- a) Campus-style office development that is differentiated from, but complements, office space in the Penrith City Centre.
- b) A mix of uses that attract and sustain a vibrant and active day and night time economy including apartments, hotel, and the Western Sydney Conference and Community Centre.
- c) Sporting and recreation uses.

3. Club/Hotel sub precinct

There are existing buildings and facilities associated with the Club and Hotel within this sub precinct.

A key objective of the Panthers Precinct, and reinforced in this sub precinct, is to create a series of connections between this core and its surroundings including east to Mulgoa Road, west to the open space and recreation facilities as well as to the north towards the city.

Future development and/or expansion of the existing Club and existing Hotel should take advantage of views over the lake and towards the Blue Mountains.

It is proposed that new buildings will improve the activation of the public street edges of this precinct including the relationship with new Ransley Street area and the western edge.

Indicative land uses may include:

- a) Extension to the existing Club.
- b) Indoor/outdoor dining will be a vibrant and exciting new destination for Penrith.
- c) Food and beverage outlets and live entertainment venues.
- d) Hotel uses with synergies with conference and meeting events.
- e) A mix of uses that attract and sustain a vibrant and active day and night time economy.
- f) An aquatic centre.

4. Lakefront sub precinct

This sub precinct sits between the existing club core and recreation and open space area to the west. It is therefore an important linking sub precinct as well as the primary focus for pedestrian activity and active uses that 'spill out' to the lake, and the precinct's open space corridor. The Lakefront should also provide good pedestrian amenity.

The sub precinct will activate both the open space generally and the Lakefront in particular providing an excellent outlook to open space and the mountains.

Indicative uses may include:

- a) A Multi use events/ exhibition centre which would be a significant asset for Penrith and the region. The facility would host conferences, exhibitions, sporting events and concerts. Associated uses may include a gymnasium, sports medicine facility, café, community services and supporting facilities.
- b) Serviced apartments/ hotel uses with synergies with conference and meeting events.
- c) Residential that supports mixed use development outcomes and links to residential in adjoining North Precinct and active land uses within Ransley Precinct. Planning will take advantage of water and open space views with residents enjoying the range of uses and facilities within the precinct and adjoining precincts.
- d) Café/restaurants to activate the Lake edge.

5. Jamison Road sub precinct

This Precinct is the southern edge of the Panthers site and is immediately north of Jamison Road and the largely residential areas to the south.

The precinct also addresses the open space recreational area to the west and a range of precincts to the north and east.

Indicative land uses may include:

- a) Residential development to provide additional activity and year round activation of the Precinct. A range of options exists on the site for medium and higher density residential and aged housing. Planning will take advantage of water and open space views with residents enjoying the range of uses and facilities within the precinct.

- b) Car park to support adjoining development.

6. North sub precinct

This sub precinct sits immediately north of Ransley Street and is located adjacent to the open space recreational area and lake.

The sub precinct creates a transition from the Panthers site to the Council owned 'Carpenter's site' that sits to the north which then connects to the Penrith City.

Retail uses within the zone will contribute to the activation of the Ransley Street precinct and the lakefront.

Indicative land uses may include:

- a) Residential development to provide additional activity and year round activation of the Precinct and adjoining Precincts. A range of options exists on the site for medium and higher density residential. Planning will take advantage of the generous northerly aspect, water and open space views with residents enjoying the range of uses and facilities within the precinct and surrounding precincts.
- b) A mix of uses such as cafes, restaurants and ground level retail will generate activity through the day and into the evening as the Precinct becomes a unique urban environment.

7. Recreational sub precinct

The recreational sub precinct is the largest precinct on the Panthers site, occupying almost half the entire area. The precinct includes Peachtree Creek and the Riverlink which connects green space from Jamison Road northwards to Penrith City Centre via Council's 'Carpenter's site'.

This sub precinct will be characterised by landscaping, creek, lake and outdoor playing fields. The fields will be integrated into the landscape design to create distinctive linear parkland with a water focus at the termination of Ransley Street.

Indicative land uses may include:

- a) Sports facilities available to the wider Greater Western Sydney community as well as to elite training to allow promotion of excellence and participation.
- b) A range of active and passive recreation uses are to be accommodated including playing fields for a range of sporting codes.
- c) Temporary markets and community events.

B. Objectives

- a) To create distinctive places activated by a mix of uses compatible with each sub precinct;
- b) To create a framework that is flexible enough to accommodate a changing range of uses over time and respond to market opportunities;
- c) To facilitate the orderly development of the precinct;
- d) To encourage high quality urban design, architectural excellence and environmental sustainability;
- e) To minimise potential conflicts and achieve compatibility between different uses;
- f) To guide development of sub-precincts across the site;
- g) To ensure that development contributes to the overall creation of a destination within Penrith;
- h) To plan uses in the most appropriate locations;

- i) To preserve views to surrounding places where identified; and
- j) To limit retail floor space permitted on that part of the Panthers Precinct delineated on the Sub-Precinct Plan (Figure E13:15).

C. Controls

1. General

- a) A development application within each sub precinct is to consider the desired character of that sub precinct and the Panthers Precinct.

2. Mulgoa Road sub precinct

- a) Any proposed residential uses are to be located at the southern end towards Jamison Road and north of Ransley Street within this sub precinct.
- b) Development is to take advantage and respond to the high visibility of the Mulgoa Road frontage and is to recognise the proposed road widening and new road alignment of Mulgoa Road. A high quality architectural response is required for development along the Mulgoa Road frontage and is to address this road.
- c) Campus style office development is to complement office space within the City Centre through features such as low rise, large floor plate development.
- d) The Western Sydney Conference and Community Centre and hotel is to present a high quality design and presentation to the public domain.

3. Club/Hotel sub precinct

- a) Future expansion of the existing club is to take advantage of views to the lake and Blue Mountains and allow for associated outdoor areas for club use.
- b) Pedestrian linkages through the sub precinct are to be provided.

4. Ransley Street sub precinct

- a) Ransley Street is to be developed as the main street to the Precinct with a range of active street level uses including restaurants and cafes. The sub precinct is to support uses to the immediate north and south of Ransley Street.
- b) A focal point is to be provided at the lakefront end of the street to create a sense of arrival.
- c) Development is to facilitate connectivity between Ransley Street and the Stadium to connect patrons between the two sites and generate activity by providing an attractive pedestrian environment.
- d) Development in Ransley Street is to take into consideration views towards the lake and the Blue Mountains.

5. Mixed Use Controls (not limited to Ransley Street sub precinct)

- a) Developments with a mix of uses must have flexible building layouts which allow greater adaptability of the floor area of, or tenancies on, the first floor of a building above the ground floor.
- b) Development with a mix of uses is to have a minimum floor to floor height of 3.6m in order to provide for flexibility of future use.

- c) The commercial and residential activities of the building are to have separate service provision, such as loading docks and residential access and servicing needs.
- d) Residential pedestrian and vehicular entries shall be clearly marked and provide direct access to the street. Pedestrian entrances are to address the main streets.
- e) Commercial and residential uses should have clearly separate pedestrian and vehicular entries and internal vertical circulation.
- f) Security access controls must be provided to all entrances into private areas, including car parks and internal courtyards.
- g) Buildings are to front onto major streets with active uses.
- h) Blank building walls with frontage to streets or open space are to be avoided.

6. Lakefront sub precinct

- a) A landmark building (up to 50m) is to be located on the lake adjacent to the Ransley Street termination.
- b) Develop an accessible frontage to the lakefront. Ensure shade through the provision of trees and shade structures.
- c) A well designed landscaped promenade is to be developed on the lakefront, connecting retail, cafes, restaurants, residential and tourist accommodation, Club and multi-use facility.

7. North sub precinct

- a) Retail use in the sub precinct is to explore the possibility of open air shopping and must develop a strong relationship to the lake and Ransley Street activity zone.
- b) Medium and higher density residential development within the sub precinct is to promote high architectural quality and diversity; excellence in landscaping; strongly defined streets and pedestrian spaces; and a strong relationship to the lake and Ransley Street activity zone.
- c) New public open spaces should be provided and designed to have a strong landscape character, serve the recreational needs of the community and encourage social interaction.
- d) Deliver publicly accessible, high quality through-site links that provides for a variety of both passive and active uses, and responds to community needs.
- e) Any uses within this sub precinct are to consider the privacy and amenity of adjoining residences.
- f) A landscape buffer is required at the interface with existing adjoining residential development.

8. Recreational sub precinct

- a) On-grade parking areas are to be located adjacent to sports fields with suitable landscaping so as to minimise visual impact and to provide shade.
- b) Development within the Recreational sub precinct will be required to demonstrate compatibility and flood conveyance and must not adversely affect the existing flood conditions.

9. Jamison Road sub precinct

Residential (not limited to Jamison Road sub precinct)

- a) In addition to other controls in this DCP, State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development (SEPP 65) and the accompanying

Apartment Design Guide (ADG) apply to residential development in the Panthers Penrith Precinct including flats, multi dwelling housing, any residential component of a mixed use development, and serviced apartments that are strata titled.

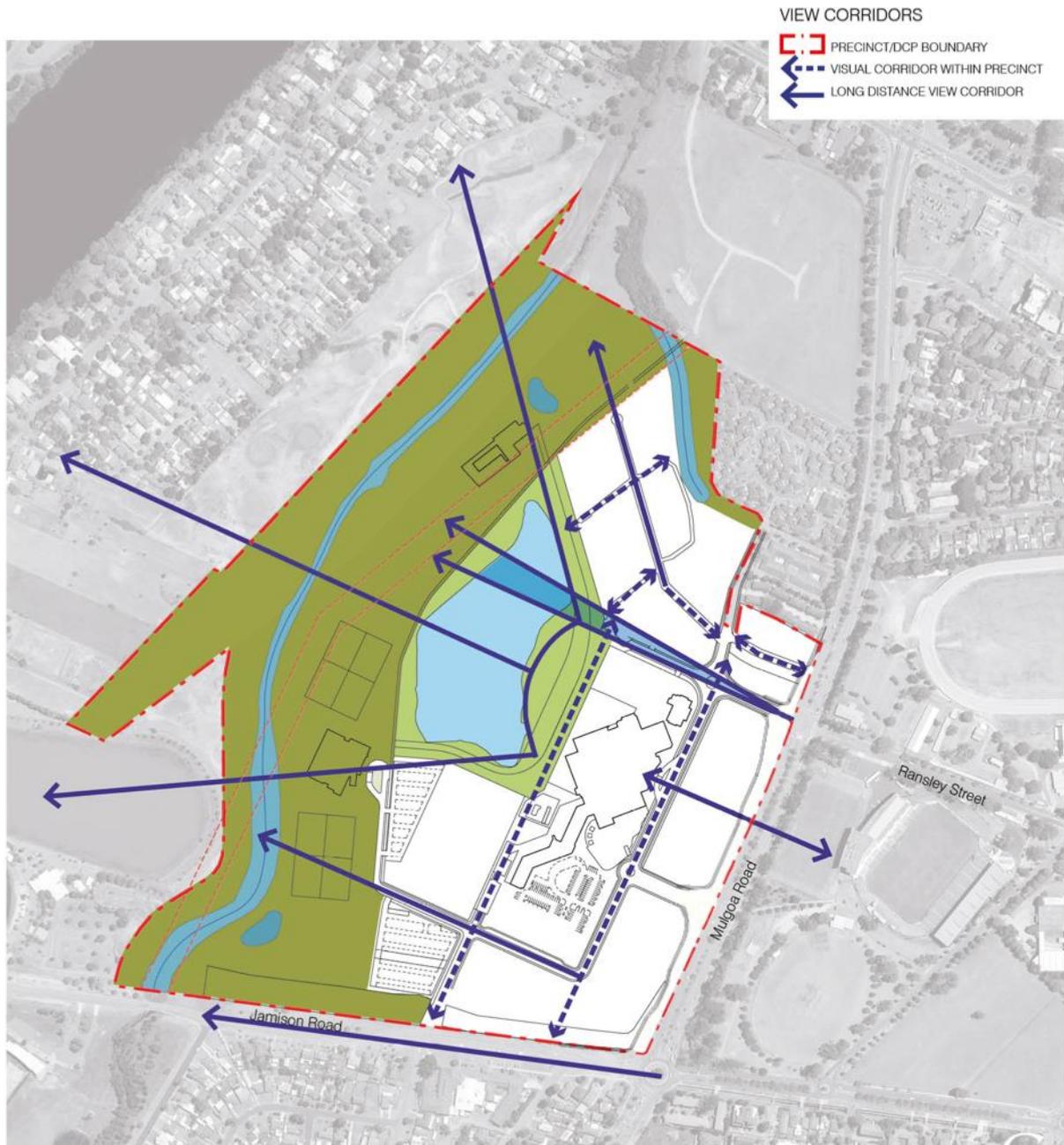
- b) In particular, Parts 3 and 4 of the Apartment Design Guide will apply to the precinct.
- c) In addition to controls for apartment mix in Part 4 of the Apartment Design Guide, the following controls apply:
 - i) Where residential units are proposed at ground level in a zone nominated as an Active Frontage, a report must be provided with the development application demonstrating how future non-residential uses can be accommodated within the ground level design. The report must address:
 - Access requirements including access for people with a disability;
 - Any upgrading works necessary for compliance with the Building Code of Australia; and
 - Appropriate floor to ceiling heights.
 - ii) 10% of all dwellings or a minimum one dwelling, whichever is the greater, must be designed in accordance with the Australian Adaptable Housing Standard (AS 4299-1995), to be capable of adaptation for people with a disability or elderly residents.
 - iii) Where possible, the mandatory adaptable dwellings shall be located on the ground floor. Adaptable dwellings located above the ground level of a building may only be counted towards the minimum required where lift access from the basement is available within the building.
 - iv) The development application must be accompanied by certification from an accredited Access Consultant confirming that the adaptable dwellings are capable of being modified, when required by the occupant, to comply with the Australian Adaptable Housing Standard (AS 4299-1995).
 - v) Car parking and garages allocated to adaptable dwellings must comply with the requirements of the relevant Australian Standard regarding parking for people with a disability.

10. Retail Threshold

- a) Retail premises located in the area described as Retail Threshold Site Boundary, shown delineated on the Sub-Precinct Plan (Figure E13:15), is to be limited to a maximum 3,500m².

13.7.4. Views

Figure E13.16: Views



A. Background

There are a number of existing distant views, especially from the eastern edges, looking west across the site. These views are important to the identity of the region and characterise this area of Penrith.

The Blue Mountains can be seen from various points along Mulgoa Road and along the Ransley Street alignment at the Panthers site. There are important views between the Panthers Club and the Penrith Football Stadium across Mulgoa Road. Figure E13.16 shows the views corridors on the Site to the mountains and between the Panthers Club and the Penrith Football Stadium.

B. Objectives

- a) To maintain identified views and vistas;
- b) To reinforce the visual connection between Mulgoa Road and the mountains;
- c) To protect and provide visual connectivity between sub precincts and towards the site recreational areas;
- d) To improve legibility and sense of place from within the site;
- e) To visually connect the Precinct to the wider area; and
- f) To create new view corridors where possible, to maximize views over the lake and towards the Blue Mountains.

C. Controls

- 1) Development is to preserve major views /vistas as identified on Figure E13.16.
 - a) Extension of Ransley Street view corridor to the Blue Mountains
 - b) The view from the Club entry to the Stadium
 - c) Views from the eastern edge of the lake to the Blue Mountains.

13.7.5. Public Art Strategy

A. Background

Panthers Penrith is an entertainment, leisure, lifestyle and sporting precinct with a unique sense of place. It is a key destination for the Penrith Community and the Western Sydney region that will be further realised by the vision of the master plan. The provision of public art within open space is an important step in contributing to this sense of place in the precinct and the creation of an enlivened public domain.

Public art should be developed with the engagement of professional artists, and reflect and interpret matters of local significance.

An art strategy for the precinct is to be developed that responds to the architectural character and environment of the Panthers Penrith precinct through the staged integration of public art with public spaces as the precinct is delivered.

B. Objectives

- a) To integrate urban art within the public domain and property development;
- b) To position Penrith as an internationally renowned arts destination;
- c) To encourage excellence in the development of urban art initiatives;
- d) To create opportunities for landmark statements in the Penrith landscape; and
- e) To enrich the public domain through the installation of artworks in the open space network, particularly around the lakeside promenade.

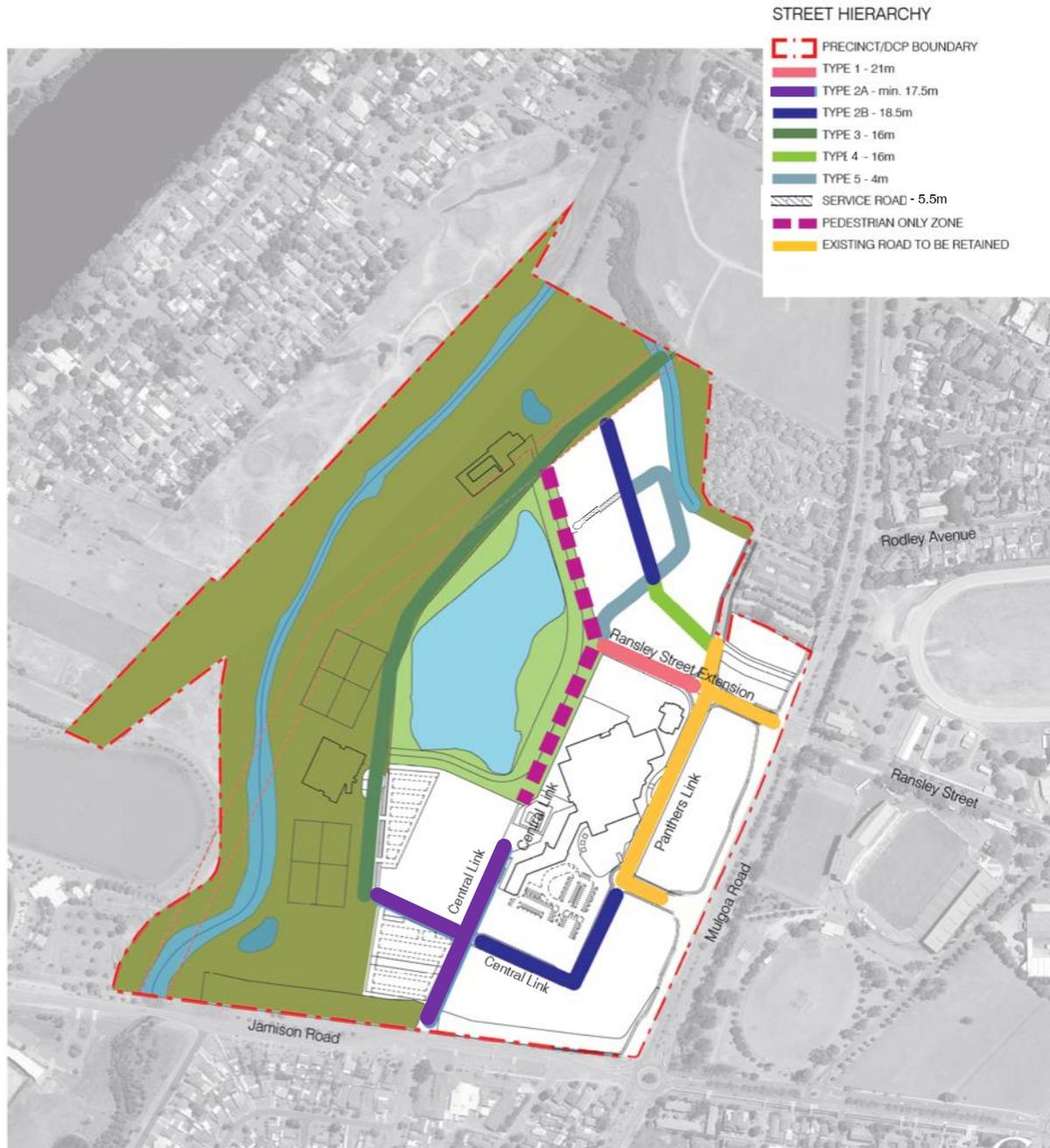
C. Controls

- 1) A Public Art Strategy is to be prepared by a specialist art consultant for the whole Precinct prior to approval of the first major building development application \$5 million in value.
- 2) The Public Art Strategy is to be relevant and site specific for the precinct and is to address:
 - a) Context of precinct within Penrith and the Penrith Community
 - b) Community / public artist engagement
 - c) Location of installations/art work
 - d) Themes and narrative
 - e) Procurement strategies
 - f) Maintenance strategies
 - g) Decommissioning strategies.

13.8 CONNECTIVITY

13.8.1. Street Design and Character

Figure E13.17: Street Hierarchy



A. Background

The Panthers Penrith Precinct currently has three existing streets: Ransley Street, Panther Place and the road between Ransley Street and Panther Place in front of the Club. The expanded street network encourages pedestrian permeability, public transport, cycle and local vehicle and service access and movement across the Site and to adjoining places.

A clear hierarchy of street types is proposed throughout the site.

The street character is local in nature with street tree planting used to reinforce the character of the street. Generous footpaths and setbacks allow for cafes and outdoor seating opportunities. Consistently spaced street tree planting will create a generous landscape treatment framing the street, providing shade to the street and complementing the green corridors of Mulgoa Road and the north-south open space green corridor.

It is anticipated that Panthers Penrith will have a variety of new streets:

Ransley Street extension (Type 1 - Primary Street)

The Ransley Street extension provides the primary point of address to the Site, linking Mulgoa Road physically and visually to the Site and to the mountains beyond. The opening up of this link will also create a memorable sense of arrival. The interface and intersections of this link create the most important address points to the Site. Its character will be active with some outdoor seating, and with buildings built to the boundary. It will provide an appropriate prelude to the vibrancy of the lake promenade and adjacent uses.

Panthers Link (Existing Road to remain)

The Panthers Link is currently the primary north-south vehicular link within the Site. This road will be maintained with public domain improvements. The public bus will use this street with the front entry to Panthers the main stop within the Site.

Central Link (Type 2 Secondary Streets)

The Central Link roads will provide vehicular access within the Site, from Jamison Road at the south to Panthers Link. They will be designed to accommodate events and exhibition traffic and service vehicles.

Peachtree Creek Edge & Riverlink (Type 3 - Park Edge Street)

The Peachtree Creek edge will be defined by a low volume north-south vehicular link through the Site from Jamison Road at the south, past the western edge of the existing lake to the northern boundary of the site. A footpath and cycleway will be developed the full length of the north-south corridor providing an essential part of the link from the CBD leading to the Nepean River. The footpath and cycleway shall be located to the east of the vehicular link, at varying distances, to provide access and interaction with the lake, as well connectivity with proposed lakeside promenade. The street will be strongly pedestrian focussed but it will accommodate slower vehicular traffic with the ability to close the street if required for events or at other times.

Residential Link (Type 2B – Secondary Street (with parking))

This portion of the Residential link will provide vehicular access within the site from Road Type 4 north to the Recreational Precinct. The new Secondary Street will be designed to accommodate dual local traffic, on-street parking to both sides and service vehicles. The street shall allow for clear pedestrian and cycle routes to enable safe access with lobbies and building entries legible and easily located from the public domain. The street must be designed so that its northern end can be linked to the proposed Type 3 - Park Edge Street.

Residential Link (Type 4 – Local Street (with parking))

This portion of the Residential link will provide vehicular access within the site from Retreat Drive north to Road Type 2B. The new street will be designed to be dual carriageway, accommodating local traffic and on-street parking to one side and service vehicles. The street shall allow for clear pedestrian and cycle routes to enable safe access with lobbies and building entries legible and easily located from the public domain.

Retail Link (Type 5 – Minor Local Street)

The Retail Link is a portion of Road Type 5 that will provide both vehicle and pedestrian access within the site from the Ransley Street Extension to the Residential Link. The Retail Link will intercept active frontages along Ransley Street and the Lakes Edge and be one-way requiring vehicles to travel north, north-east from the Ransley Street Extension to the Residential Link.

Its character will be active with a pedestrian focus whilst accommodating slower vehicular traffic. Access to parking, servicing and loading facilities associated with commercial and retail uses may be provided from this street. A drop-off zone shall be provided along its western edge adjacent or within the urban space located at the end of Ransley Street. A minimum 1.5m pedestrian path shall be provided, however total verge width will be variable depending on building setbacks.

Landscape Link (Type 5 – Minor Local Street)

The Landscape Link is a portion of Road Type 5 that will provide a circuitous loop from the Residential Link, around residential buildings identified in the Structure Plan under Figure E13.12, returning to the Residential Link. As a one-way loop, the Landscape Link may function as a shared way combining vehicular and pedestrian circulation to provide access to future residential buildings as well as activation and identification of public and communal open space areas. A minimum 1.5m pedestrian path shall be provided, however total verge width will be variable depending on building setbacks and location of pedestrian paths.

Service Road

A Service Road will accommodate vehicular traffic traveling between the Residential Link and the Pedestrian Only Zone located adjacent to the lake. The Service Road is to be designed as a dual carriageway (either in part of overall) no-through-road, terminating in a cul-de-sac. The function of the Service Road is to provide access to residential and retail plant, lobbies, loading docks and associated goods handling rooms.

The Service Road is not to conflict with the Pedestrian Only Zone and assist in providing pedestrian connectivity between the Residential Link and the Pedestrian Only Zone. A minimum road width of 4m and minimum pedestrian path of 1.5m shall be provided, however total verge width will be variable depending on building setbacks and location of pedestrian paths.

RMS Road Widening

A portion of Mulgoa Road and the existing road between Mulgoa Road and the round-a-bout at the intersection of Panthers Link, Retreat Drive and Ransley Street extension, is subject to Roads and Maritime Services (RMS) road widening requirements, established in a Planning Agreement between the following parties: Penrith Rugby League Club Limited, Penrith City Council and Roads and Maritime Services.

This Road Works Planning Agreement establishes the scope of works, development triggers, as well as ensuring adequate infrastructure is defined to support development proposed within the Penrith Panthers Precinct. Any development is to have regard to the new road alignment of Mulgoa Road.

B. Objectives

- a) To create a quality public domain that provides legible, safe and comfortable street environments, in terms of daylight, scale, sense of enclosure and wind mitigation;
- b) To ensure good circulation within the site;
- c) To encourage sunlight access to new public spaces; and
- d) To facilitate view corridors to the Blue Mountains.

C. Controls

- 1) All streets will be constructed in accordance with Council's standards.
- 2) All requirements, as detailed in the Roads Works Planning Agreement entered into by Penrith Rugby League Club, Penrith City Council and Roads and Maritime Service are to be provided for.
- 3) All development is to be designed to take into account the Mulgoa Road widening and new road alignment.
- 4) The dimensions of each road as noted in Figure E13.17: Street Hierarchy will be:

Road Type		Total width	Road width	Parking	Verge width*
1	Primary Street	21.0 m	10.5m	N/A	1 x 3.5m 1 x 7.0m
2A	Secondary Street (without parking)	17.5m	10.5m	N/A	2 x 3.5m
2B	Secondary Street (with parking)	18.5m	6.5m	2 x 2.5m	2 x 3.5m
3	Park Edge Street	16.0m	6.5m	1 x 3.0m	1 x 6.0m
4	Local Street (with parking)	16m	6.5m	1 x 2.5	2 x 3.5m
5	Minor Local Street	Variable	4.0m	N/A	Variable
Service Road		Variable	4.0m	N/A	Variable

* Refer to Figure E13.13 for location and dimensions for pedestrian and cycle paths.

Note: For road dimensions relating to RMS road widening requirements, refer to the Planning Agreement entered into between Penrith Rugby Leagues Club Limited, Penrith City Council and Roads and Maritime Services.

- 5) Indicative street sections are illustrated in Figures E13.18-22.

Figure E13.18 Primary Street – Type 1

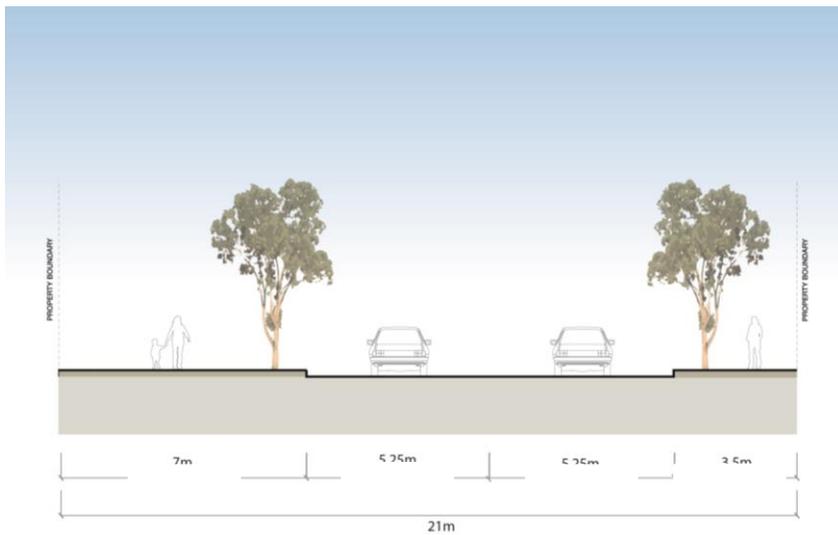


Figure E13.19 Secondary Street (without parking) – Type 2A

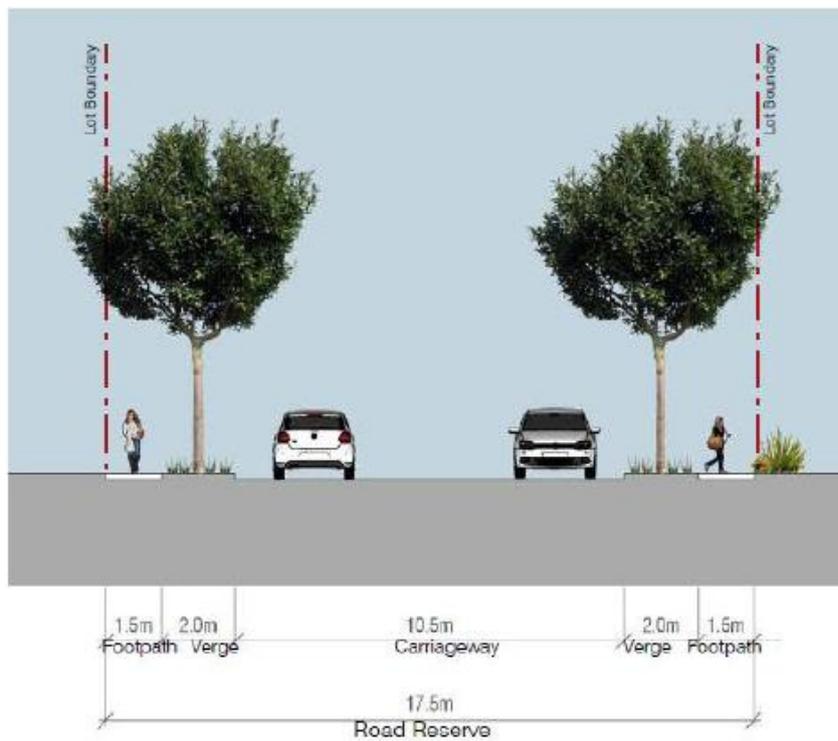


Figure E13.20 Secondary Street (with parking) – Type 2B

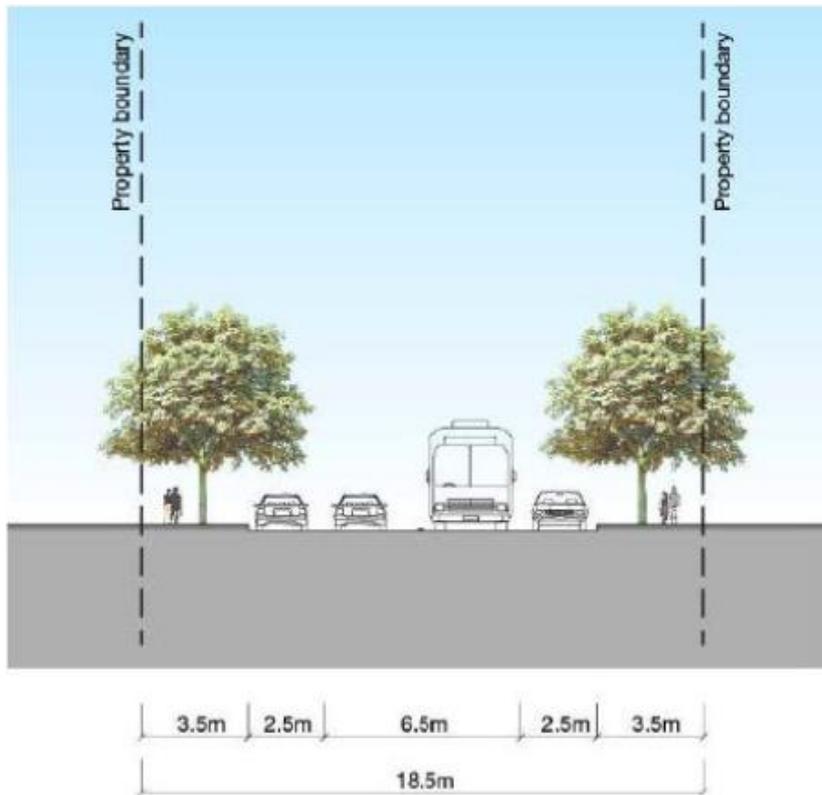


Figure E13.21: Park Edge Street – Type 3

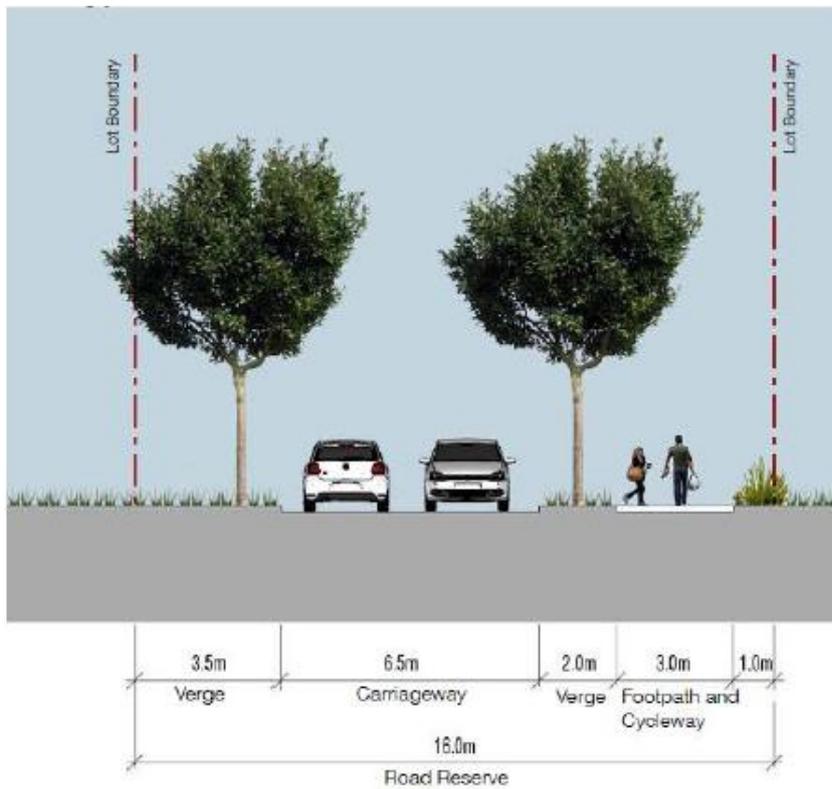
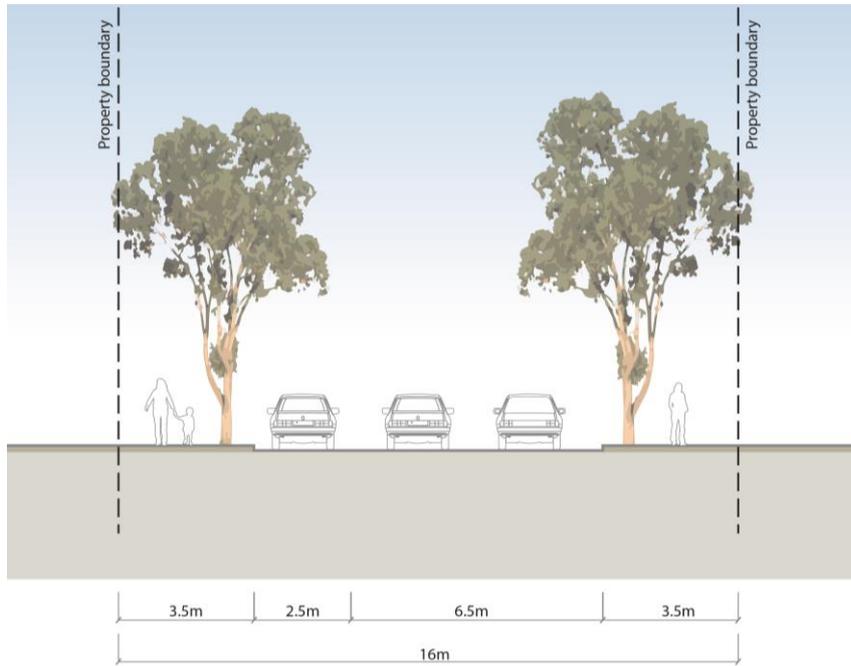


Figure E13.22: Local Street – Type 4



13.8.2. Pedestrian and Cycle Network

Figure E13.23: Pedestrian and Cycle Network



A. Background

The new road network forms the basis of both pedestrian and cycle access within the site. Generous footpaths accommodate pedestrian movement and wide lanes and in some areas dedicated cycleways facilitate bicycle movement around the precinct.

B. Objectives

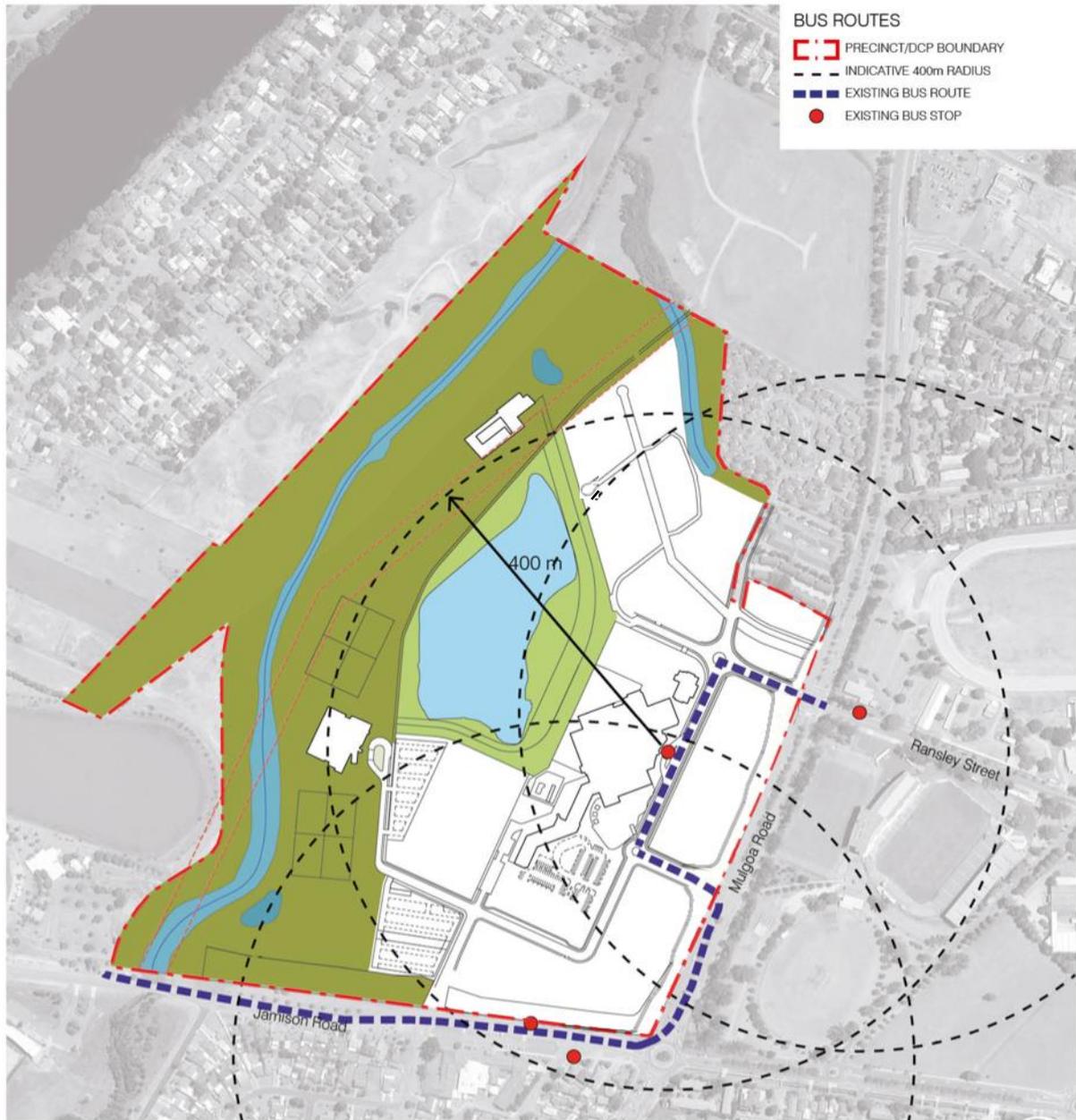
- a) To improve access in the Panthers Penrith by providing through site links as development occurs;
- b) To retain and enhance existing through site links as redevelopment occurs;
- c) To encourage active street fronts along the length of through site links where possible;
- d) To provide for pedestrian amenity and safety;
- e) To improve the permeability of large sites when they are redeveloped for more intensive uses; and
- f) To provide a lakefront promenade that provides a central pedestrian connection to the various lakeside sub precincts.

C. Controls

- 1) Pedestrian and cycle access within the site is to be provided as indicated in Figure E13.23.
- 2) A dedicated cycle lane is to be provided to the park edge.
- 3) Pedestrian links are to make use of existing crossings within the Peachtree Creek zone.
- 4) Pedestrian links are to facilitate future connections from outside the site.
- 5) Through site links are to be provided as shown in Figure E13.23 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.
- 6) Signage is to be located at street entries indicating public access through the site as well as the street to which the link connects.

13.8.3. Public Transport

Figure E13.24: Public Transport Nodes



A. Background

The Site benefits from its relatively close proximity to Penrith railway station – the station is within 20 minutes casual walking distance to the north of the precinct.

A number of bus routes travel north-south along Mulgoa Road, providing access to the railway station and Penrith city centre. Jamison Road has a weekday bus service. Panthers has a bus stop for public buses serving Penrith and the Blue Mountains.

B. Objectives

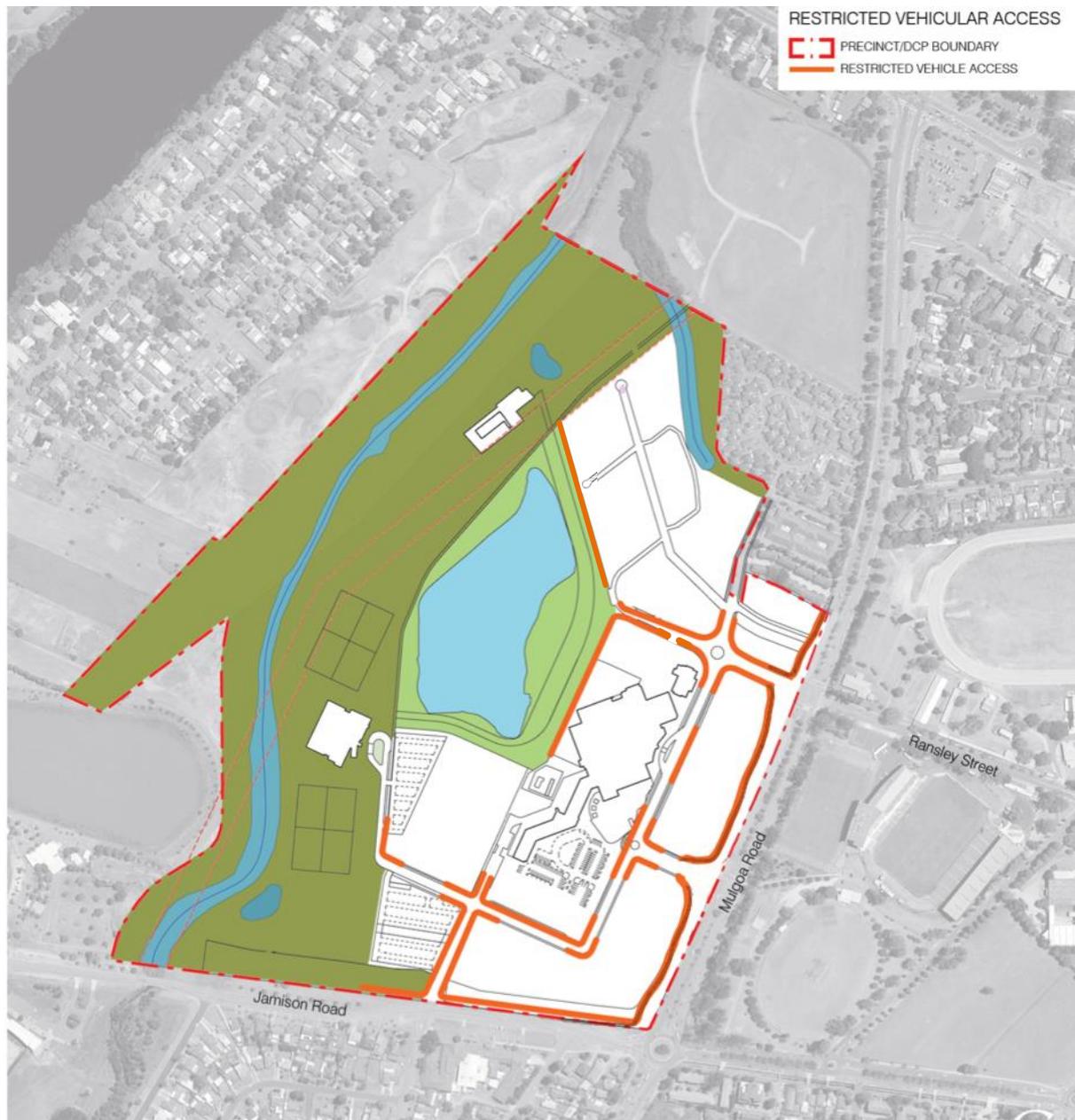
- a) To locate higher density development near public transport opportunities;
- b) To explore extension of bus services into the site; and
- c) To ensure adequate infrastructure for pedestrian amenity and safety.

C. Controls

- 1) The public transport route is shown as per Figure E13.24.
- 2) New development is to respond to public transport opportunities within and adjacent to the site.
- 3) Ensure adequate infrastructure for bus users such as seating and shelters are provided at bus stops within the site.

13.8.4. Traffic, Parking and Site Access

Figure E13.25: Restricted Vehicular Access



A. Background

The Panthers Penrith Precinct will accommodate a range of uses and traffic generation and parking needs will differ from traditional single use sites.

Panthers have entered into a Voluntary Planning Agreement with the roads and Maritime Services and Council to deliver local and State road infrastructure as result of traffic generated by the development within the Precinct.

B. Objectives

- a) To ensure that traffic generation of development on the Panthers Penrith Precinct does not exceed agreed limits;
- a) To integrate adequate car parking and servicing access without compromising street character, landscape or pedestrian amenity and safety;
- b) To ensure that adequate parking to serve development is provided on site;
- c) To encourage shared use of parking;
- d) To allow flexibility in parking rates to reflect shared use or best practice;
- e) To ensure that parking structures do not dominate the public domain; and
- f) To control site entry points to encourage the active use of street frontages.

C. Controls

Traffic and Access

- 1) Development applications for major development proposals should be accompanied by an appropriate Traffic Report that details the assessed impact of projected vehicular traffic associated with the proposal. Traffic on the site is not to exceed limits identified in the Voluntary Planning Agreement supporting Traffic Management Report.
- 2) Any Traffic Report or Traffic Impact Statement is required to address the following issues:
 - a) The objectives of this section relating to transport and land use;
 - b) The objectives of this section relating to traffic management and safety; and
 - c) The objectives and controls of this section relating to traffic generating developments.
- 3) A Traffic Plan that addresses Special Event traffic conditions is to be submitted with any DA for event or major sporting facilities on the site.
- 4) Vehicular access is not permitted in zones nominated in Figure E13.25 and where practicable, vehicle access is to be from secondary streets.
- 5) A new median in Jamison Road is to be provided.
- 6) Potential pedestrian/vehicle conflict is to be minimised by:
 - a) Limiting the width and number of vehicle access points;
 - b) Ensuring clear site lines at pedestrian and vehicle crossings;
 - c) Utilising traffic calming devices; and
 - d) Separating and clearly distinguishing between pedestrian and vehicular accessways.

Parking

- 1) The appearance of car parking and service vehicle entries is to be improved by locating or screening parking, garbage collection, loading and servicing areas visually away from the street.
- 2) Structured parking that extends above ground where viewed from the public domain is to be architecturally treated or where possible sleeved with development.
- 3) Any development application within the Mulgoa Road sub precinct is to submit a car parking strategy that details the location and provision of the displaced existing parking as a result of any development within this sub precinct.

13.9 BUILT FORM

13.9.1. Street Alignment, Wall Height and Setbacks

Figure E13.26: Setbacks

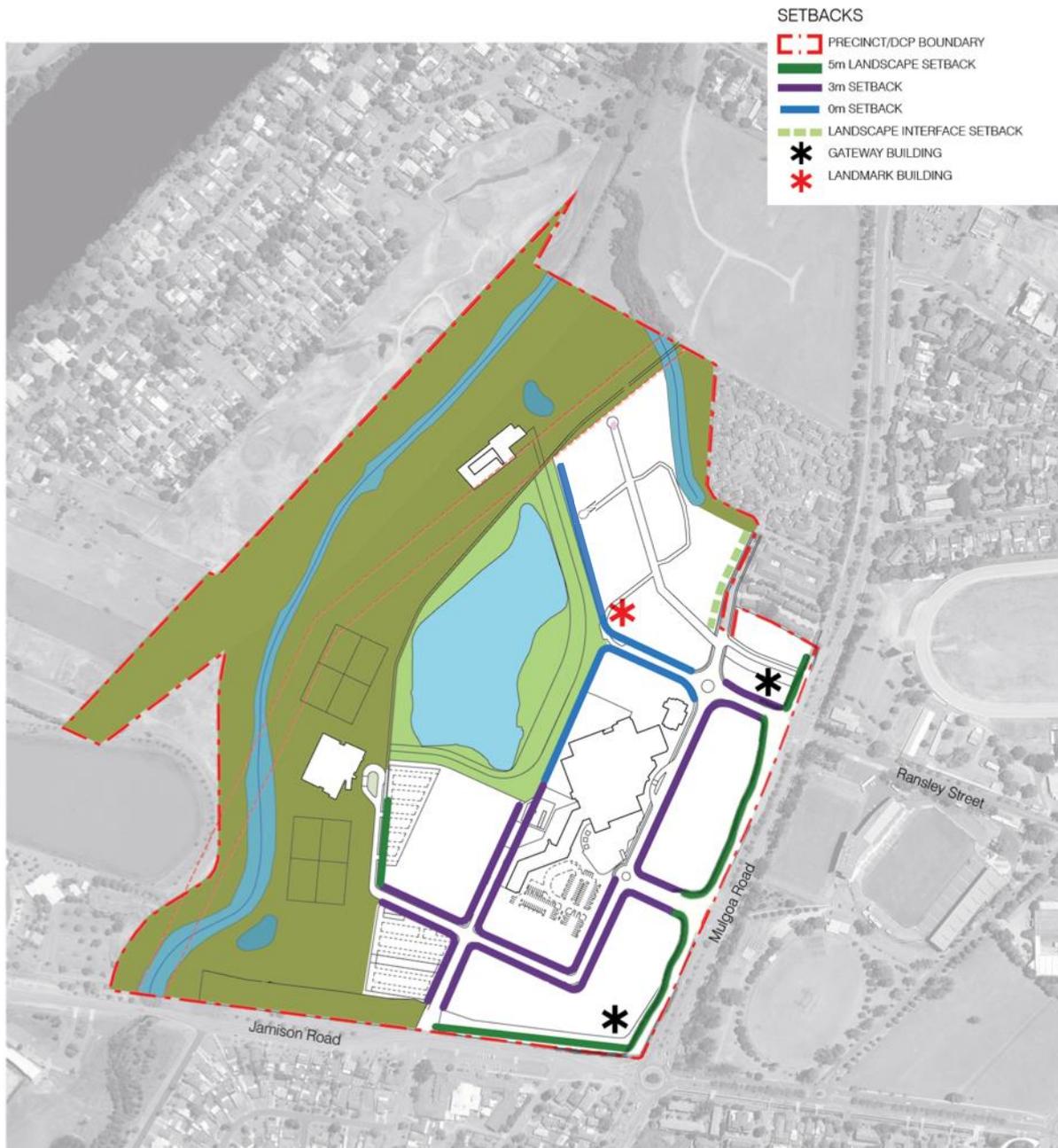
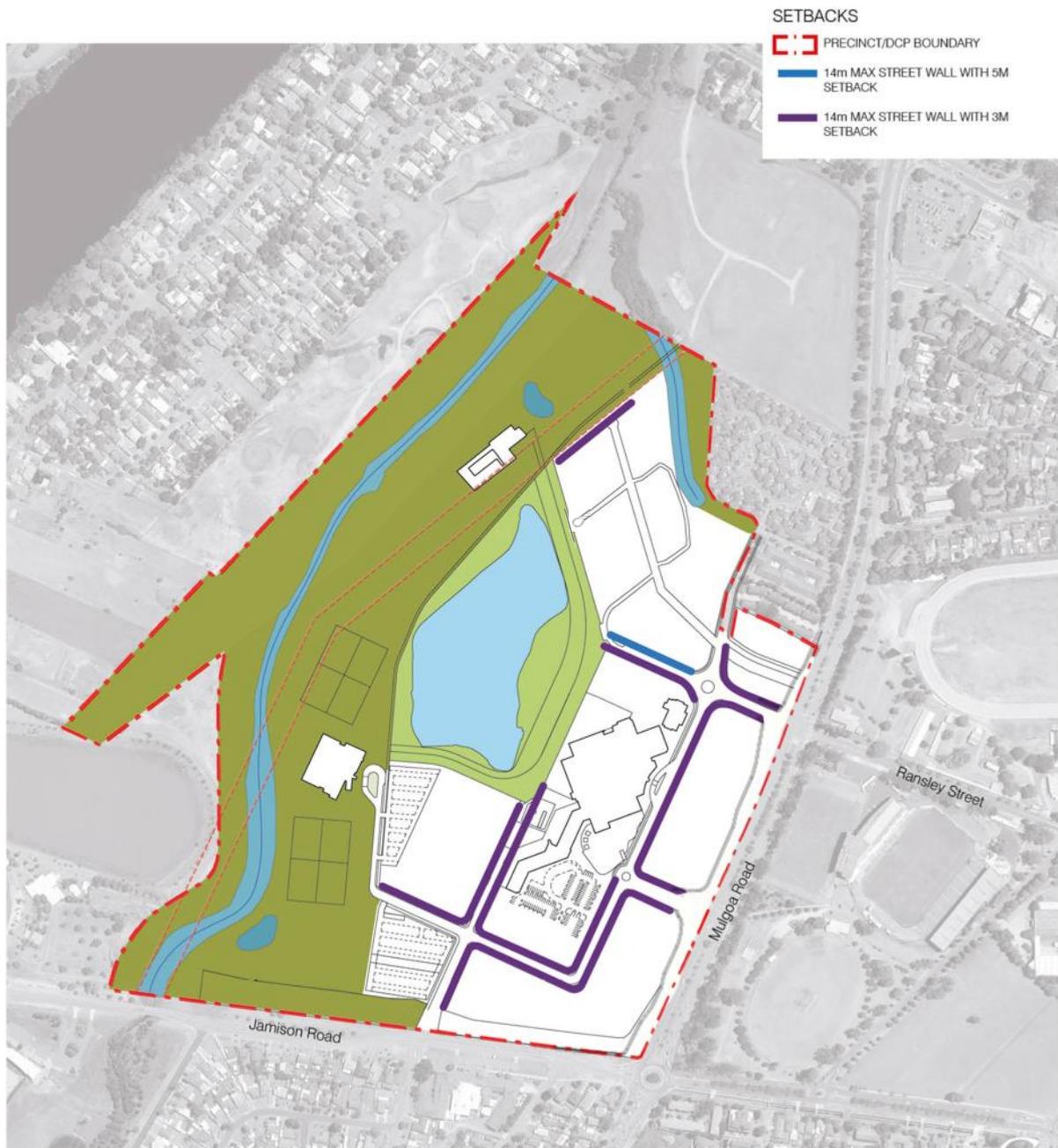


Figure E13: 27 Street Wall Height



A. Background

Zoning of the site allows for a range in building heights from 15m up to 20m, 24m and 38m, with a landmark building site of 50m. The establishment of a clear and cohesive built form framework allows for flexibility of building use.

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

Buildings should be built up to the street alignment to reinforce the urban character and improve pedestrian accessibility amenity and activity at street level. Above street frontage height, buildings are to be set back to provide sunlight access to streets, pedestrian areas and lower levels of other buildings. These setbacks allow view corridors, an appropriate building scale for pedestrians, and good growing conditions for street trees.

B. Objectives

- a) To establish consistent building alignments to the street;
- b) To provide street setbacks appropriate to building function and character;
- c) To establish the desired spatial proportions of the street and define the street edge;
- d) To create a transition between public and private space;
- e) To locate active uses closer to pedestrian activity areas;
- f) To maintain sun access to the public domain;
- g) To protect important views to the Blue Mountains escarpment;
- h) 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; and
- k) To provide deep soil zones within sites, and maintain mature/significant vegetation where possible.

C. Controls

General

- 1) Street building alignment and street setbacks are specified in Figure E13.26 and Figure E13.27. These setbacks are to follow the new road alignment of Mulgoa Road.
- 2) Balconies may project up to 600 mm into front building setbacks, provided the cumulative width of all balconies at that particular level totals no more than 50% of the horizontal width of the building façade, measured at that level.
- 3) Minor projections into front building lines and setbacks for sun shading devices, entry awnings and cornices are permissible.
- 4) The minimum height of development built to the side boundary should comply with the maximum street frontage height requirement as shown in Figures E13.28-32. Exceptions to this control can occur for parts of a building's frontage provided it is not more than 40% of that building's frontage and such exemption is justified on architectural merit.

- 5) Where 0m side and rear boundary setbacks are permissible, it must be demonstrated that 0m setbacks provide amenity in terms of day light access and ventilation.

Gateway Buildings

- 1) Gateway sites have been nominated at the corner of Jamison and Mulgoa Roads and at the site entry off Mulgoa Road at Ransley Street. Special emphasis through architectural quality and detailing is required.
- 2) These buildings are to be iconic in form and will denote and provide emphasis to the main Blue Mountain view corridors from Mulgoa Road.
- 3) Buildings are to address the corner condition with an emphasis on the approach along Mulgoa Road.

Landmark Building

- 1) A landmark building is to be located at the western end of Ransley Street in accordance with Figure E13.26. The building is to demonstrate landmark qualities through height, architectural treatment and detailing.
- 2) The building is to be iconic in form and will denote and provide emphasis to the Panthers Precinct and Blue Mountain view corridor along Ransley Street.
- 3) The building is to address the corner condition of Ransley Street and the Retail link with an emphasis on the approach along Ransley Street and the lakefront promenade.

Figure E13:28 Setbacks on existing North/South Street

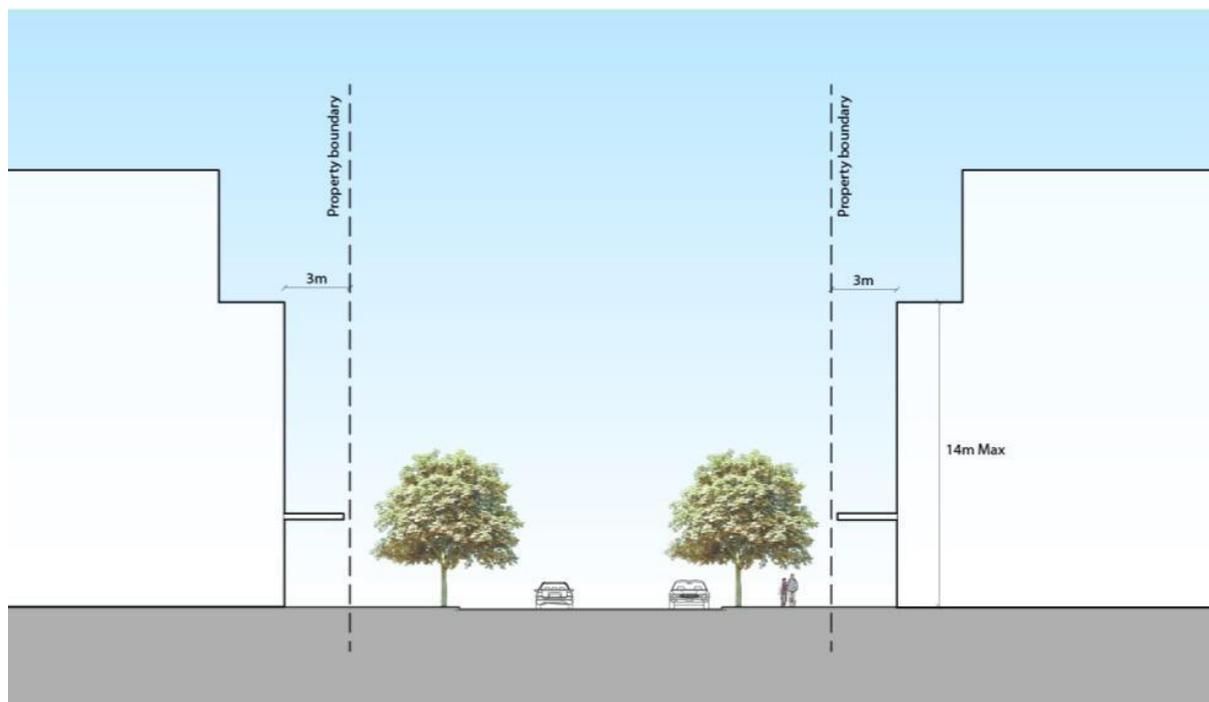


Figure E13:29 Setbacks West of Existing Hotel

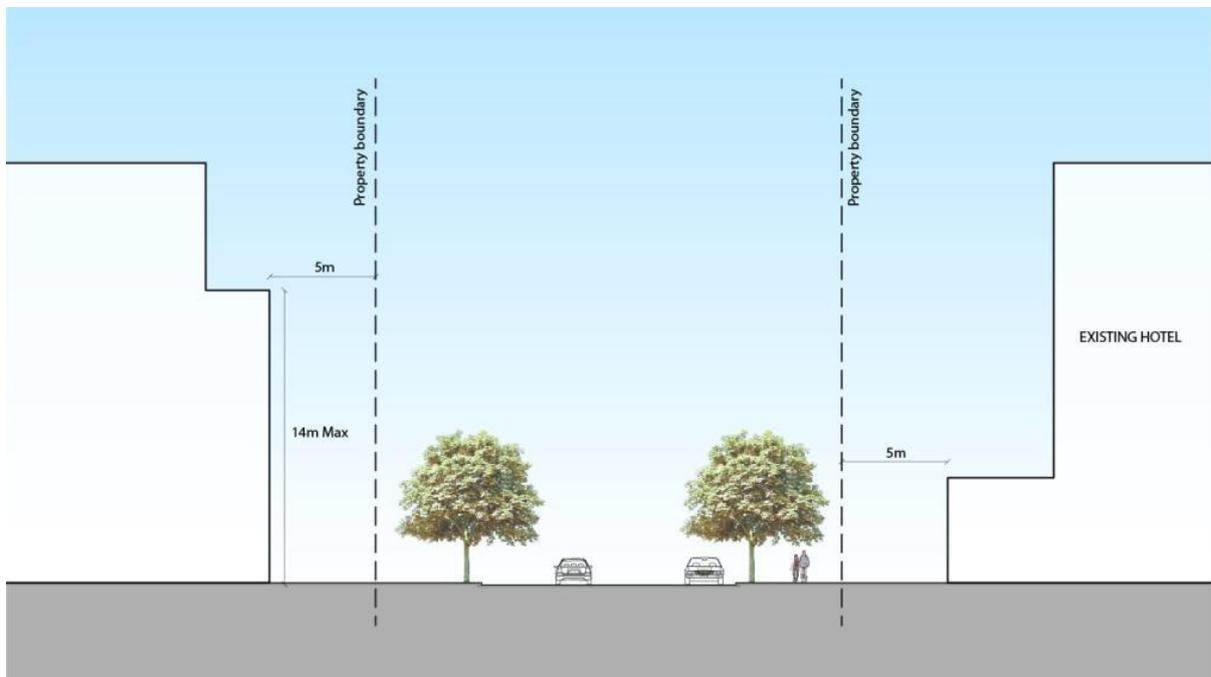


Figure E13:30 Setbacks on Ransley Street

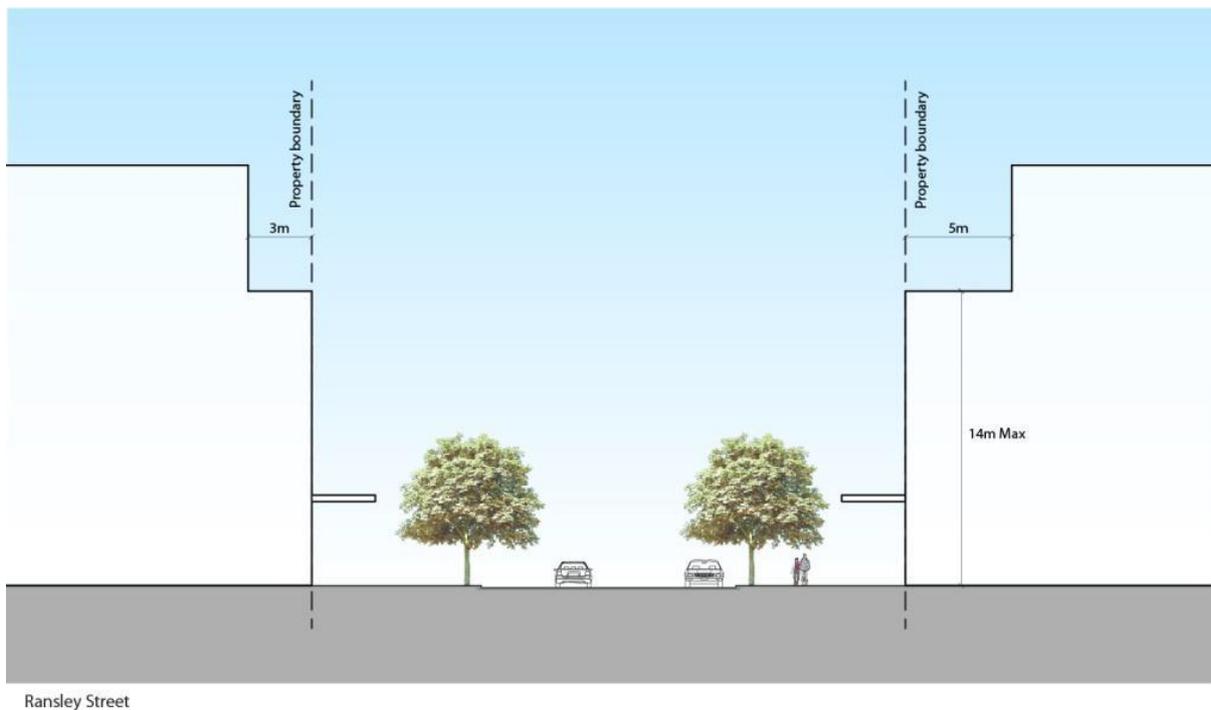


Figure E13:31 Setbacks Park Edge Street

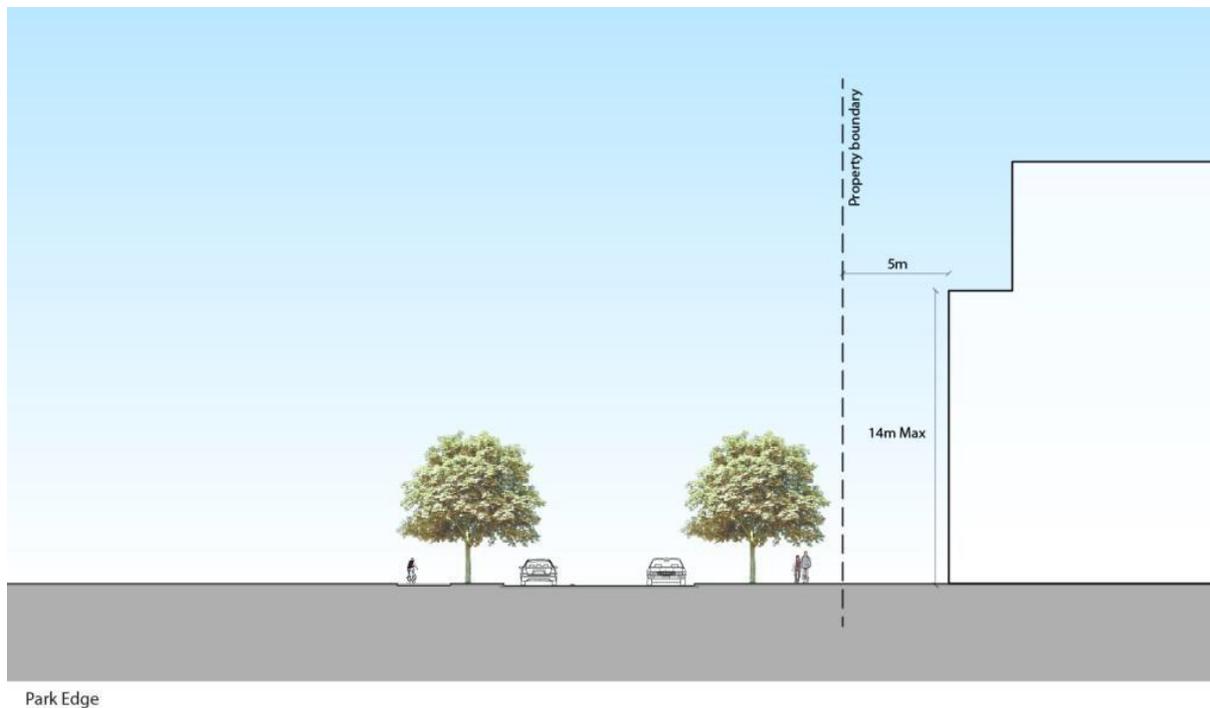
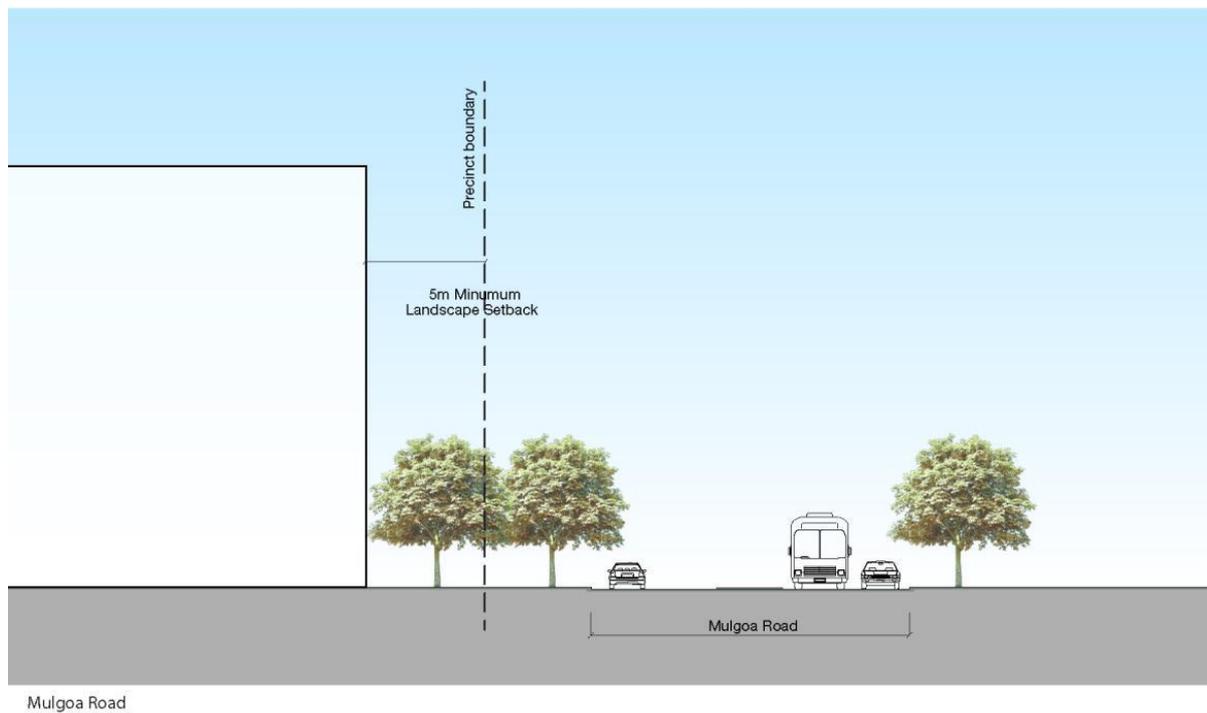
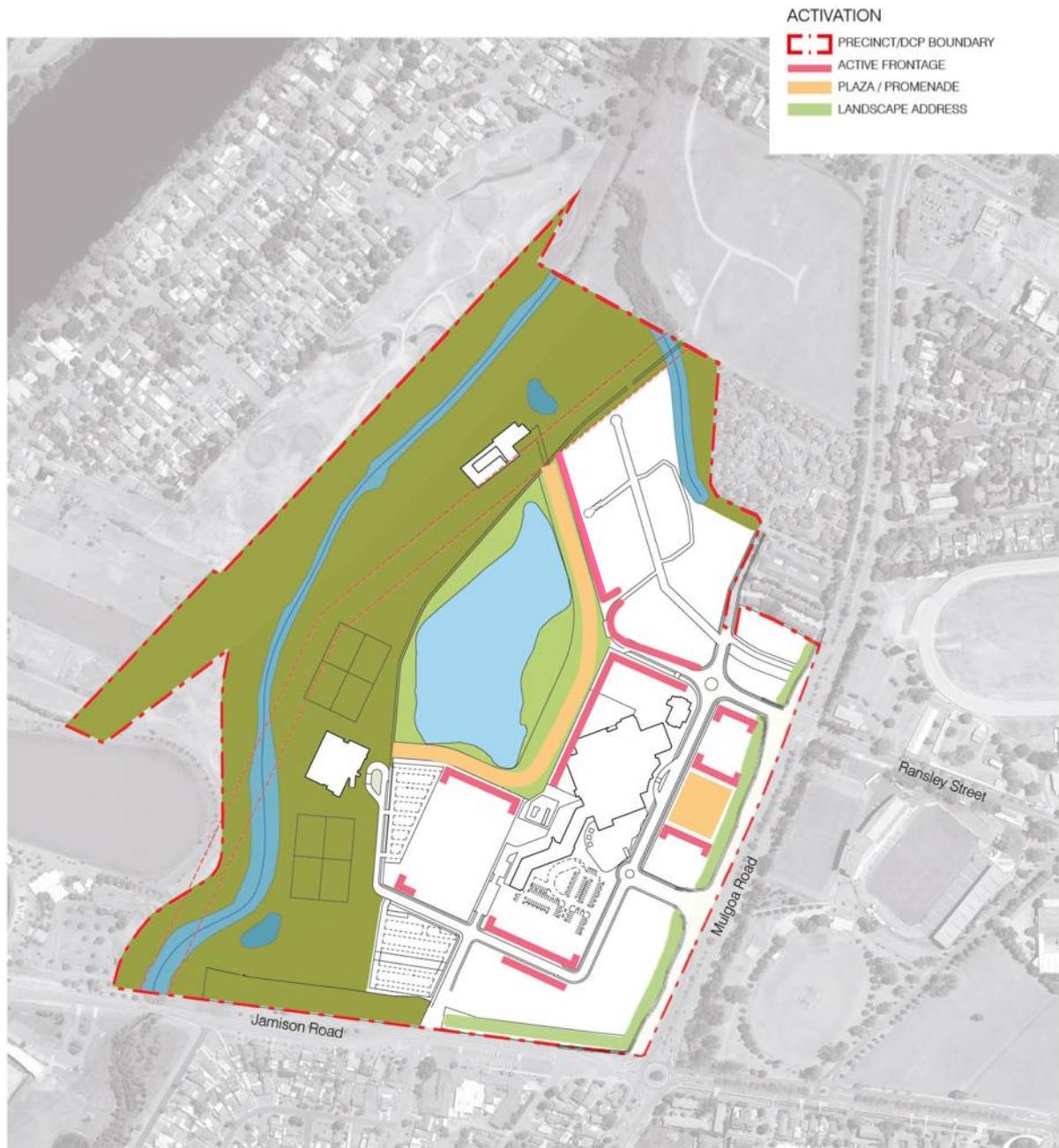


Figure E13:32 Mulgoa Road Frontage



13.9.2. Active Street Frontages

Figure E13.33: Active 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. Active 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:

- a) Shop fronts
- b) Retail/service facilities with a street entrance
- c) Cafe or restaurants with street entrance
- d) Community and civic uses with a street entrance
- e) Recreation and leisure facilities with a street entrance.

B. Objectives

- a) To promote pedestrian activity and safety in the public domain;
- b) To create vibrant streetscapes around areas of high pedestrian traffic;
- c) To encourage activity within the Site outside commercial business hour;
- d) To provide a mix of uses to support an increasing employment and visitor population over time; and
- e) To enhance pedestrian safety, security and amenity within Precinct.

C. Controls

- 1) Active ground level uses are to be located as shown Figure E13.33.
- 2) Active street fronts are to be maximised along Ransley Street, to the lakeside promenade, and in front of hotels and the multi-use facility.
- 3) Entries to active frontage tenancies are to be accessible.
- 4) Vehicular access points should not, if possible, be located at primary active frontages.
- 5) Ground level uses at active frontage zones are to be located at or close to street level.
- 6) Transparency and openings to the street are to be maximised and blank walls, fire exits and building services elements are to be minimised.

13.9.3. Awnings

Figure E13.34: Awning Locations



A. Background

Awnings increase pedestrian amenity by providing shelter and enclosure at a pedestrian scale. They encourage pedestrian activity along streets and, in conjunction with active edges, support and enhance the vitality of the local area. Awnings and entry canopies provide a public presence and interface within the public domain, contributing to the identity of a development.

B. Objectives

- a) To provide weather protection, safety and security for pedestrians;
- b) To unify the streetscape; and
- c) To demarcate building entries and contribute to the image and identity of development.

C. Controls

Awnings

- 1) Continuous awnings must be provided as shown in Figure E13.34.
- 2) Awning width is to be a minimum of 3m.
- 3) Provide awnings with a soffit height of 3.6m above the finished ground floor level. On sloping sites, awning soffit height may vary from 3.6m – 4.2m.
- 4) Where the topography slopes along the street, awnings are to step to provide a regular height over the footpath. Steps in awnings should not exceed 600mm.
- 5) Stepped awnings must be detailed to provide continuous weather protection.
- 6) Glazing is not permitted in continuous awnings.
- 7) Under awning lighting is to be provided to achieve appropriate luminance levels for pedestrians (Refer to relevant Australian Standards). This should be recessed into the soffit of the awning.

Entry Canopies

- 1) Entry canopies and discontinuous awnings may be provided to building entries not located along Active Frontages.
- 2) Entry canopies may be glazed or solid, and are to be coordinated with the overall facade design.
- 3) Provide canopies with a soffit height of 3.6m – 4.2m.

13.9.4. Building Depth and Bulk

A. Background

The final use of sites remains flexible and subject to market demand and opportunities. Without a clear program of land uses across the precinct, controlling the size of floor plates of buildings and site coverage helps to create good internal amenity, access to natural light and ventilation and reduces potential adverse effects that tall and bulky buildings may have on the public domain, including visual impacts and overshadowing.

Building depth is related to building use.

B. Objectives

- a) To promote the design and development of sustainable buildings;

- b) To achieve the development of living and working environments with good internal amenity and minimise the need for artificial heating, cooling and lighting;
- c) To provide viable and useable commercial floor space;
- d) To achieve usable and pleasant streets and public domain at street level;
- e) To achieve a skyline sympathetic to the topography and context;
- f) To allow for view sharing and view corridors; and
- g) To reduce the apparent bulk and scale of buildings by breaking up expanses of building wall with modulation of form.

C. Controls

- 1) Commercial floor plate sizes are governed by the Panthers Penrith provisions within the LEP.
- 2) All points of an office floor should be no more than 10m from a source of daylight (e.g. window, atria, or light wells) in buildings less than 24m in height, and no more than 12.5m from a window in buildings over 24m in height.
- 3) Use atria, light wells and courtyards to improve internal building amenity and achieve cross ventilation and/or stack effect ventilation.

13.9.5. Building Articulation

A. Background

Building articulation refers to the three dimensional external modelling of a building façade. Building articulation establishes the relationship of the building with its street. The composition and detailing of the building façade has an impact on its apparent scale as well as its appearance. The pattern or rhythm established by the proportions of the façade, the modulation of the external walls, the design of façade elements, their materials and detailing are all important considerations.

B. Objectives

- a) To create buildings with articulated façade that address the public domain;
- b) To ensure that new developments have facades which define and enhance the public domain;
- c) To ensure that new developments minimise street wall length with appropriate breaks in built form massing to increase opportunities for solar access and view corridors;
- d) To ensure that building elements such as awnings, sun screens, shading devices, roof structures and service elements are integrated into the overall building form and façade design.

C. Controls

- 1) Facades are to be composed with an appropriate scale, rhythm and proportion, that respond to building use and the desired character by:
 - a) Defining a base, middle and top related to the overall proportion of the building;
 - b) Expressing key datum lines in the context using cornices, a change in materials or building setback;

- c) Expressing the internal layout of the building, for example, vertical bays or its structure, such as party wall divisions;
 - d) Expressing the variation in floor to floor height, particularly at the lower levels;
 - e) Articulating building entries with awnings, porticos, recesses and blade walls; and
 - f) Incorporating architectural features which give human scale to the design of the building at street level. These can include entrance porches, awnings, pergolas and fences using recessed balconies and deep windows to create articulation and define shadows thereby adding visual depth to the façade.
- 2) Facade design is to reflect and respond to the orientation of the site using elements such as sun shading and environmental controls where appropriate.
 - 3) The maximum unbroken facade length is to be 70 metres and it must provide articulation and interest.
 - 4) Important corners are to be expressed by giving visual prominence to parts of the façade (e.g. a change in building articulation, material or colour).
 - 5) Building services such as roof plant and parking ventilation are to be coordinated and integrated with the overall façade and building design, and screened from view.
 - 6) Ventilation louvres and car park entry doors are to be coordinated with the overall façade design.
 - 7) Built form should respond to street corners and/or intersection locations, and should provide for 'fine grain' articulation in response to adjacent open space to promote a sense of identity.

13.9.6. Architectural Excellence

A. Background

This Part seeks to encourage urban design and architectural excellence as well as environmental sustainability in both the public and private domain.

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.

Architectural excellence should be achieved through careful consideration of:

- a) Built form – how it relates to its context
- b) Quality of materials
- c) Integrity of the design concept
- d) Its contribution to the public domain.

B. Objectives

- a) To encourage a high level of design consideration;
- b) To ensure that significant buildings achieve design excellence;
- c) To ensure that buildings contribute positively to the precinct character; and

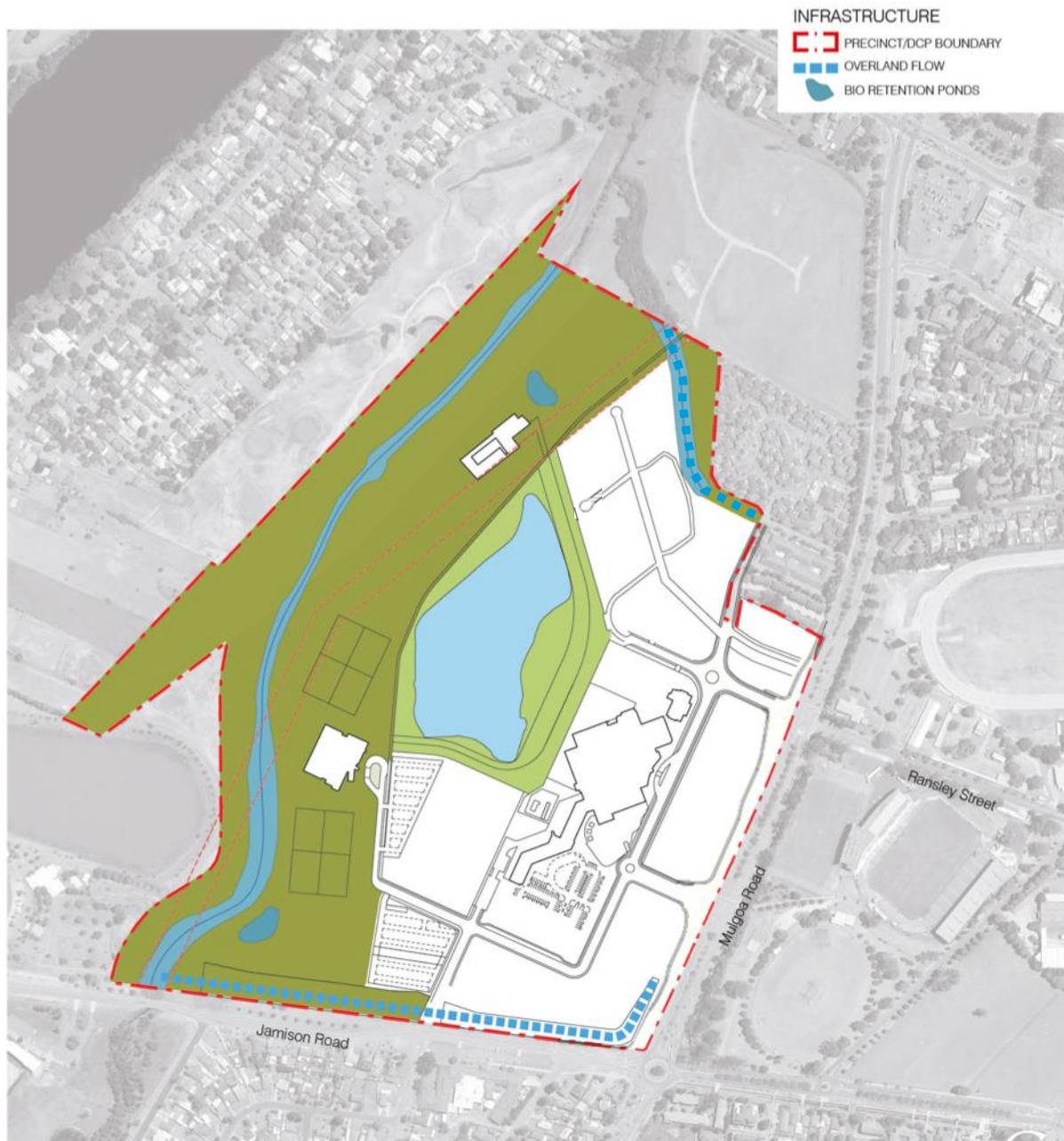
d) To encourage the development of sustainable design.

C. Controls

- 1) All applications are to explain the design concept including built form, context response and materials selection.
- 2) Gateway and Landmark buildings are to demonstrate architectural excellence in the following areas:
 - a) How the building reinforces and enhances significant vistas and view corridors; and
 - b) How the building will enliven the public domain it adjoins.
- 3) Materials are to be selected for durability and quality. In general, painted surfaces are not appropriate especially at street 'level'.
- 4) Particular attention is to be paid to detailing of materials, which should be diverse to articulate individual character of buildings.
- 5) Buildings are to be simple, elegant and well proportioned.
- 6) Environmental sustainable initiatives are to be incorporated into new buildings.
- 7) Appearance of buildings should have architectural character and/or distinguishing features.
- 8) Composition of building facades are to include both vertical and horizontal elements to create interest and provide for greater articulation.
- 9) Identifying features should be integrated into the building design in response to the location and context of the individual building.

13.10 DELIVERY

Figure E13.35: Infrastructure Plan



13.10.1. Flooding and Drainage

A. Background

Flooding and stormwater are major considerations on the Penrith Panthers Precinct site. A precinct Stormwater Management Strategy (SMS) will minimise the impact on water quality, identify opportunities to maximise the reuse of stormwater runoff, reduce the demand on

potable water supplies, reduce pollutants and enhance the landscaping opportunities within the development.

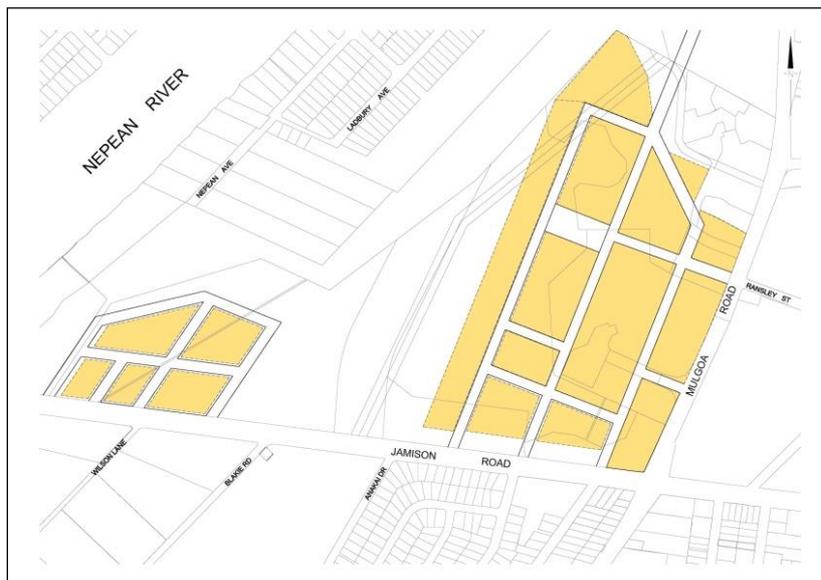
The SMS will be based upon the principles of Water Sensitive Urban Design (WSUD) and will be underpinned by a stormwater harvesting strategy aimed at maximizing the reuse of runoff for non-potable purposes, maintaining the ecological integrity of Peachtree Creek, and complying with Penrith City Council's water management requirements as set out in Section C3 of this DCP.

Any development that is flood affected will require an appropriate level of flood assessment and may include the need to undertake modelling and prepare flood reports. The assessment will need to include consideration of flood behaviour and hazard, and any mitigation measures required to ameliorate any impacts identified.

Maintaining the regional flood runner function of Peachtree Creek through the site and ensuring no adverse impact upon flood levels and flood conveyance on surrounding properties and in Peachtree Creek is of prime importance. In this regard the adopted flood conveyance principles of Panthers Planning Proposal Appendix H Scenario 4 Flood Model apply to the site (i.e. conveyance of 200 year regional flood).

The flood levels detailed in Panthers Planning Proposal Appendix H table H1.1 have been prepared for strategic planning purposes only. Applicable flood levels for each development shall be determined in conjunction with Penrith City Council at the time of each application.

Figure E13.36: Development Layout as modelled from Panthers / Adopted Scenario 4 development footprint



B. Objectives

- a) To manage development of the Panthers site with respect to its unique flooding characteristics;
- b) To develop the site in accordance with sound flood management principles;
- c) To achieve high quality outcomes for water quality and quantity;
- d) To provide opportunities for WSUD initiatives; and
- e) To ensure adequate consideration and management for evacuation is undertaken.

C. Controls

- 1) All applications are to address the relevant sub-sections of the Water Management section of this DCP.
- 2) A Stormwater Management Strategy (SMS) is to be prepared for the whole Precinct and be submitted with the first major development application and should identify and address:
 - a) Impacts of stormwater generated both on and off the site;
 - b) Stormwater easements and overland flow paths;
 - c) Opportunities to maximise the reuse of stormwater runoff;
 - d) Means to reduce the demand on potable water supplies; and
 - e) Reductions in pollutants entering the water system.
- 3) Any development west of the Club and within the flood flow conveyance corridor is to develop a strategy to ensure that the 200-year regional flood runner is maintained without causing adverse impact to adjoining lands in accordance with the principles of Scenario 4 modelling under Panthers Planning Proposal – Appendix H. The strategy will identify the timing, staging and detailing of necessary works to be undertaken.
- 4) Development of a comprehensive flood evacuation and emergency response plan as part of the Infrastructure Master Plan.
- 5) Proposed residential development on Lot 2, as detailed in Figure E13.12, must include:
 - a) Provision for external vertical access up to the Probable Maximum Flood (PMF) level where possible; and
 - b) Provision for accessible refuge areas, at or above the PMF level. Refuge areas must be enclosed and of sufficient size to accommodate, at a minimum, residents located below the PMF level. Refuge areas must have access to toilet facilities, running water and electricity where possible.

13.10.2. Utilities

A. Background

The Panthers Penrith Precinct will connect to the local utilities network, with upgrades occurring where required to support the future development. As part of the overall development strategy, alternative services and energy sources will be investigated.

An integral part of determining development suitability for a site involves assessing whether the appropriate utilities and services are available on the site to service the proposed development, and whether they have sufficient capacity to meet the demand of the proposal.

This section aims to ensure that development consent is only granted where a proposal can be appropriately serviced, either through the existing system having sufficient capacity or being upgraded, or an alternative system being provided. In most cases, the developer will be required to fund necessary system upgrades or alternatives.

B. Objectives

- a) To ensure that development will not place unreasonable pressure on servicing authorities in terms of timing and extent of supply;
- b) To ensure that development will take place only where satisfactory arrangements are made with the servicing authorities; and

- c) To ensure that adequate consultation is carried out with the relevant servicing authorities during the formulation of development proposals.

C. Controls

- 1) All development applications are to address the existing and proposed provision of services/utilities to a site and whether there is satisfactory capacity to address the required demand of the proposal.
- 2) Satisfactory arrangements are to be made with the servicing authorities for the provision of services to the property.
- 3) Where possible, services (including easements) should not be located in areas where vegetation will be removed or damaged.
- 4) Existing easements are to be reviewed and rationalised.

13.10.3. Bushfire Risk Management

A. Background

Bushfire Prone Land is identified on maps certified by the Rural Fire Service in accordance with section 146 of the Environmental Planning & Assessment Act 1979. The Bushfire Prone Land map shows land within the Panthers Precinct to be considered at risk from bush fire.

Development on bush fire prone land must comply with Planning for Bush Fire Protection 2006. This section of the DCP should be read in conjunction with Section 2.3 Bushfire Management of Part C2 Vegetation Management, and focuses on providing guidance on achieving a balance between future development, environmental considerations and meeting the requirements for Planning for Bush Fire Protection 2006.

B. Objectives

- a) To prevent loss of life and property due to bushfires by providing for development compatible with bushfire hazard.
- b) To encourage sound management of bushfire prone areas.

C. Controls

- 1) Generally, at development application stage, any required Asset Protection Zones (APZs) provided:
 - a) Are to be located wholly within the Panthers Precinct;
 - b) May incorporate roads and flood prone land;
 - c) May be used for open space and recreation subject to appropriate fuel management;
 - d) Are to be designed and maintained in accordance with the Planning for Bushfire Protection 2006 (NSW RFS);
 - e) May incorporate private residential land, however no dwellings are to be located within the APZ; and
 - f) Are not to burden public land.
- 2) Vegetation within public and community title parks is to be designed and managed as a 'fuel reduced area'.
- 3) The asset protection zone must be located and designed to allow ongoing maintenance to be readily carried out by the responsible landowners or occupiers.

- 4) Buildings adjacent to APZs are to be constructed in accordance with the requirements of Appendix 3 of Bushfire Protection and Australian Standard 3959 - Construction of Building in Bushfire-prone Areas.
- 5) Where an allotment fronts and partially incorporates an APZ it shall have an appropriate depth to accommodate any building with private open space and the minimum required APZ. The APZ will be identified through a Section 88b instrument.

13.10.4. Staging

A. Background

The Panthers Penrith Precinct Structure Plan represents indicative super lots on the site and the order and timing in which elements are to be delivered will be in response to market opportunities.

The delivery of individual developments must be considered in the context of:

- a) Available and future infrastructure
- b) Site access
- c) Flood control
- d) Public domain delivery
- e) Traffic and parking limits
- f) As each development is delivered, the supporting infrastructure must be provided. All relevant supporting studies must be completed with each major development application.

B. Objectives

- a) To facilitate orderly development of the site;
- b) To ensure that adequate services are provided at each stage of development;
- c) To ensure that infrastructure anticipates future development; and
- d) To ensure that development does not exceed floor space or traffic and parking limits identified for the Precinct.

C. Controls

- 1) Each development application for new buildings in excess of 1,000m² GFA is to identify the infrastructure provision necessary to service this development. This includes, but is not limited to:
 - a) Power
 - b) Water and gas supply
 - c) Drainage works
 - d) Flood control works
 - e) Roadworks.
- 2) Infrastructure provision is to anticipate future development adjacent and linked to the site. The provision is to ensure that any disruption to new roads and services is minimised as future projects are brought on line.
- 3) Consideration of any flood studies undertaken to determine in particular the timing and delivery of any flood mitigation works (e.g. if required, reducing the ski lake)

- 4) Major new development in excess of 1,000m² GFA will require evaluation of parking and traffic generation based on the findings and limits identified in Supplementary Transport Assessment for the Panthers Penrith Planning Proposal GHD May 2011 and the Panthers Roadworks Planning Agreement.
- 5) A register of all floor area, use and parking provision in the precinct is to be maintained through the life of precinct development.