

# North Penrith Residential Design Palette

Sydney Smith Drive Lots  
Version: 21 December 2011

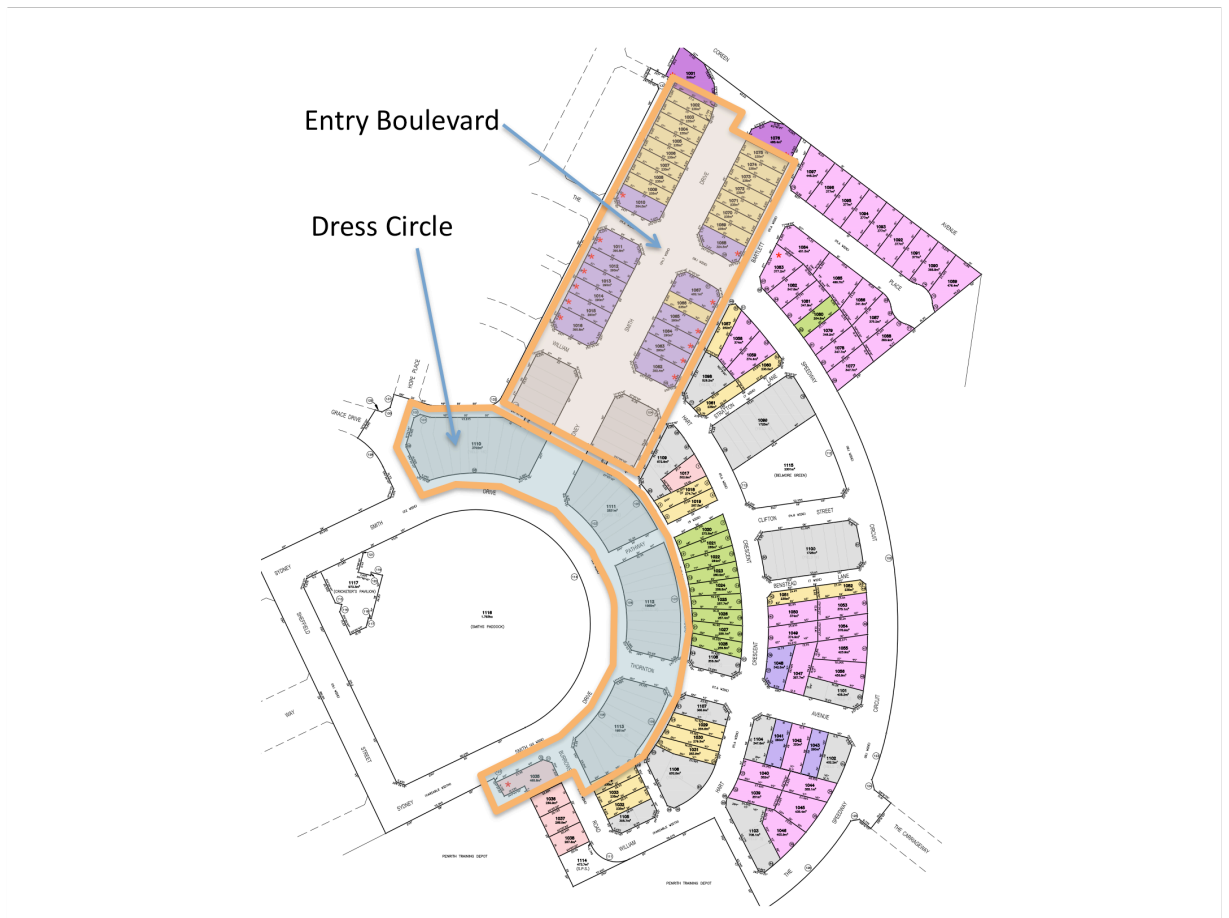




## OBJECTIVE

This design palette is intended to create attractive and architecturally consistent streetscapes in a major street in Stage 1 of the North Penrith project – Sydney Smith Drive.

Residential buildings on lots shown on the masterplan in Figure 1 are therefore subject to compliance with this design palette. Lots on Sydney Smith Drive fronting Smiths Paddock are termed 'Dress Circle' lots. Lots fronting the straight section of Sydney Smith Drive from Smiths Paddock to the corner lots at Coreen Avenue are termed 'Entry Boulevard' lots.



*Figure 1: Masterplan showing Dress Circle or Entry Boulevard lots for this design palette*

## STREETSCAPES VISION

The **Dress Circle** will be a uniform, formal urban edge to the town oval with a classic contemporary architectural style, broadly consistent with the imagery shown in Figure 2. Attached dwellings with this style are intended to create an urbane, stately and prosperous neighbourhood character. Each individual dwelling plays its part in creating a pleasing overall building, borrowing grandeur from the whole composition rather than seeking to be different. The overall parapet form building is made up of simple repeating elements such as balconies, windows and blade walls, against muted coloured walls. Buildings on the corners may have a special element or modulating form.

The **Entry Boulevard** will be a wide, symmetrical street lined with trees, and framed on both sides with a strong, built edge of architecturally coordinated houses. The architectural style will be broadly consistent with the imagery shown in Figure 3, using a limited palette of materials and colours for the base, middle and top; base of face brick, middle painted and top as flat profile tiled roof. From this uniform base, individual houses are varied with porticoes, verandahs, and feature front walls and highlight colours on front doors. This style bridges the formality of the dress circle with the detached traditional houses of the minor streets.

The **Accessways** behind the **Dress Circle** and **Entry Boulevard** lots will be functional and attractive rear addresses to dwellings. The accessways will be fronted with a variety of garage forms alternating with rear fencing and landscaping. In materials, dimensions and landscaping details, accessways will look and feel distinctively different from standard streets, reinforcing the slow speed, shareway environment. Occasional studio rooms or strata studios, particularly in sentinel locations at the side street junction, will contribute to this carefully crafted streetscape. Strata studio lofts will have a clearly defined and dignified address at ground level including a lit front door, street number, doorbell and letter box, and utilize the side street for an address where possible.

## REQUIREMENTS – LOT FRONTAGES to STREETS

ELEMENT	DRESS CIRCLE	ENTRY BOULEVARD
<b>Walls</b>	<ul style="list-style-type: none"> <li>Painted or rendered masonry.</li> <li>No face brick or weatherboard profile cladding.</li> <li>On upper levels, painted FC sheet ("Blueboard") permissible on upper levels.</li> <li>Refer FIGURE 2</li> </ul>	<ul style="list-style-type: none"> <li>Visual principle of 'two thirds base, one third top'. Combination of face brick on the ground level (to sill of level 1 windows,) and painted/rendered finish on the upper level.</li> <li>Front articulation zone elements such as porticoes in face brick or painted finish or both. Face brick header course lintels.</li> <li>No brick columns beyond level 1 sill height. Posts used to support roofs over level 1 balconies.</li> <li>Refer FIGURE 3</li> </ul>
<b>Roof</b>	<ul style="list-style-type: none"> <li>Roof behind parapet.</li> <li>Parapet to have an architectural detail such as corbels producing shadow lines.</li> </ul>	<ul style="list-style-type: none"> <li>Minimum pitch 25<sup>0</sup>, preferred 29<sup>0</sup>.</li> <li>Combination of hips and gables, no skillion roofs. At least one gable roof element on the front façade.</li> <li>Roofing material to be flat profile tile.</li> <li>Eaves minimum 450mm.</li> </ul>
<b>Windows/Doors</b>	<ul style="list-style-type: none"> <li>The main windows/doors in front/side street façades are vertically proportioned. A minor square (or in side street facades - horizontal) window as part of an attractive composition is acceptable.</li> <li>On ground level front façades within 4m setback from the front boundary, all glazing is to have a minimum sill height of 850mm for privacy and security.</li> <li>No sliding windows to front or side street facades.</li> </ul>	<ul style="list-style-type: none"> <li>The main windows/doors in front/side street façades are vertically proportioned. A minor small square (or in side street facades - horizontal) window as part of an attractive composition is acceptable.</li> <li>On ground level front façades within 4m setback of the front boundary, all glazing is to have a minimum sill height of 850mm for privacy and security.</li> <li>No sliding windows to front or side street facades.</li> </ul>
<b>Balustrade</b>	<ul style="list-style-type: none"> <li>Metal, similar in style to fencing panels.</li> </ul>	<ul style="list-style-type: none"> <li>Metal, similar in style to fencing panels.</li> </ul>
<b>Fencing</b>	<ul style="list-style-type: none"> <li>Painted or rendered brick piers. Powder coated metal rod/slat infill panels in dark colour. Hedge. Front gate in line with front door. Height 1200mm for front fences, 1800mm for side street privacy fences.</li> <li>Refer FIGURE 4</li> </ul>	<ul style="list-style-type: none"> <li>Face brick piers. Powder coated metal rod/slat infill panels in dark colour. Hedge. Front gate in line with front door. Height 1200mm for front fences, 1800mm for side street privacy fences.</li> <li>Refer FIGURE 4</li> </ul>
<b>Colours</b>	<ul style="list-style-type: none"> <li>Neutral colours as suggested in style collage, FIGURE 2</li> </ul>	<ul style="list-style-type: none"> <li>Neutral colours as suggested in style collage, FIGURE 3</li> </ul>
<b>Min. Ceiling Height</b>	<ul style="list-style-type: none"> <li>2.7m ground floor</li> </ul>	<ul style="list-style-type: none"> <li>2.7m ground floor</li> </ul>
<b>Metering</b>	<ul style="list-style-type: none"> <li>Water and gas metering behind front gate pier. Electrical/NBN and solar switchboards and metering in locations that are not highly visible from the street or public domain.</li> </ul>	<ul style="list-style-type: none"> <li>Water and gas metering behind front gate pier. Electrical/NBN and solar switchboards and metering in locations that are not highly visible from the street or public domain.</li> </ul>

## REQUIREMENTS – LOT BOUNDARIES to ACCESSWAYS

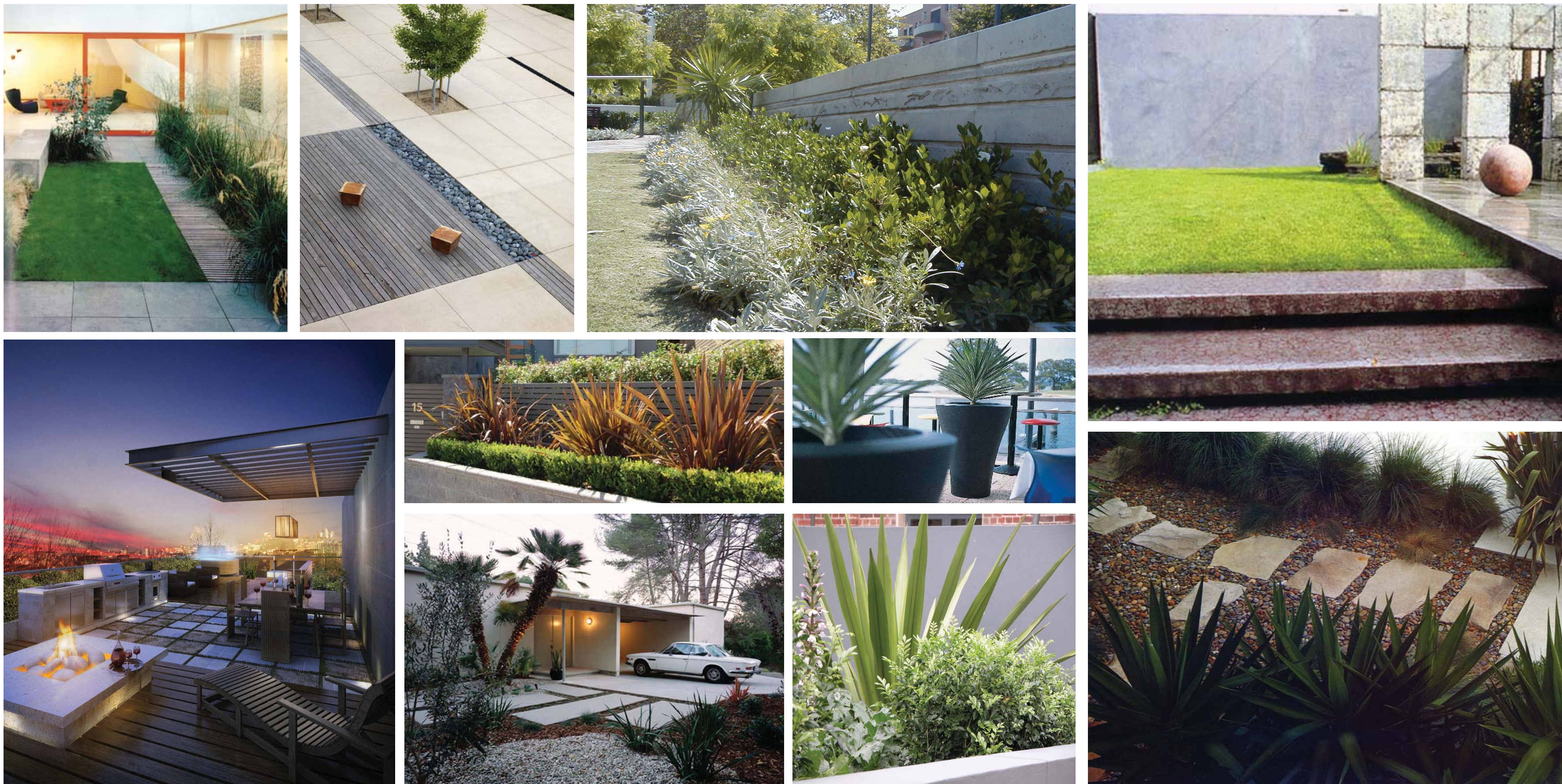
ELEMENT	DRESS CIRCLE and ENTRY BOULEVARD
Garages and Landscaping	<ul style="list-style-type: none"> <li>The arrangement of garages along the accessway should maximize opportunities for planted landscaping in the accessway between the garage doors and seeing “borrowed greenery” from the rear gardens. Avoid very long runs of identical, attached garages.</li> </ul>
Walls	<ul style="list-style-type: none"> <li>Face brick.</li> <li>Face brick header course lintels over window/door/garage door openings.</li> <li>Any painted wall finish to be above garage door lintel height to deter graffiti.</li> <li>Refer FIGURE 5.</li> </ul>
Roof	<ul style="list-style-type: none"> <li>A variety of roof forms along the accessway as part of an overall composition including hips, gables, dormers and parapets.</li> </ul>
Colours	<ul style="list-style-type: none"> <li>Neutral colours as suggested in style collage, FIGURE 3.</li> </ul>
Rear lane fencing	<ul style="list-style-type: none"> <li>Powder coated aluminium slats, in the same colour and style as the high side fencing on side street frontages. Height 1800mm.</li> </ul>
Garage Doors	<ul style="list-style-type: none"> <li>Sectional doors of plain design and the occasional aluminium slats/battened door in a prominent location such as at the end of long vista.</li> </ul>

## REQUIREMENTS – STUDIO LOFTS

ELEMENT	DRESS CIRCLE and ENTRY BOULEVARD
<b>Walls</b>	<ul style="list-style-type: none"> <li>Combination of face brick on the ground level (to sill of level 1 windows,) and painted/rendered finish on upper levels. Visual principle of ‘two thirds base, one third top’ in wall elevation.</li> <li>Brick lintel header course over window/door/garage door openings.</li> <li>Any painted wall finish to be above garage door lintel height to deter graffiti.</li> <li>Refer FIGURE 5.</li> </ul>
<b>Roof</b>	<ul style="list-style-type: none"> <li>A variety of roof forms is encouraged such as hips, gables and dormers. Minimum pitch 25°, preferred 29°. Eaves to 1800mm finished floor height with dormers are encouraged as it produces a well proportioned building in scale with the small footprint, and the lower roof ridge reduces the bulk and overshadowing of the studio from the main dwelling.</li> <li>Pitched roofs to use the same flat profile roof tile as used in the Entry Boulevard dwellings. Parapet or flat roofs can be metal.</li> </ul>
<b>Entry</b>	<ul style="list-style-type: none"> <li>Studio lofts on corners should utilize the side street or corner for their front entry.</li> <li>A front door should be provided at ground level with internal stairs to improve safety. Studio front entries should well lit, clearly numbered, include a letter box and where possible, be covered. It may be possible for some studio lofts to have a small front garden as part of the front address.</li> <li>Articulation elements such as entry porticoes and balconies overlooking the accessway or side street are encouraged.</li> </ul>
<b>Windows</b>	<ul style="list-style-type: none"> <li>The main windows/doors in front/side street façades are vertically proportioned.</li> <li>The internal planning should orientate windows to the accessway and side street to avoid overlooking of the private space of neighbouring dwellings. Where necessary (for example bathroom ventilation), small windows on the rear wall that could overlook the private space of principal dwellings should be small, sill height above 1500mm and/or white glass.</li> </ul>
<b>Balcony Balustrade</b>	<ul style="list-style-type: none"> <li>Same as fencing metal infill panel.</li> </ul>
<b>Colours</b>	<ul style="list-style-type: none"> <li>Neutral colours as suggested in style collage, FIGURE 3.</li> </ul>
<b>Fencing</b>	<ul style="list-style-type: none"> <li>Where studio lofts address streets, any front and side fences are to be the same brick pier/metal infill panel design as used by the main dwellings.</li> <li>Where studio lofts front only accessways, any front or side fences are to be the same metal infill panels as used by the main dwellings but do not require brick piers.</li> </ul>
<b>Metering</b>	<ul style="list-style-type: none"> <li>Provision for metering, preferably in a discrete location.</li> </ul>
<b>Garage Doors</b>	<ul style="list-style-type: none"> <li>Sectional doors of plain design and the occasional aluminium slats/battened door in a prominent location such as at the end of long vista.</li> </ul>

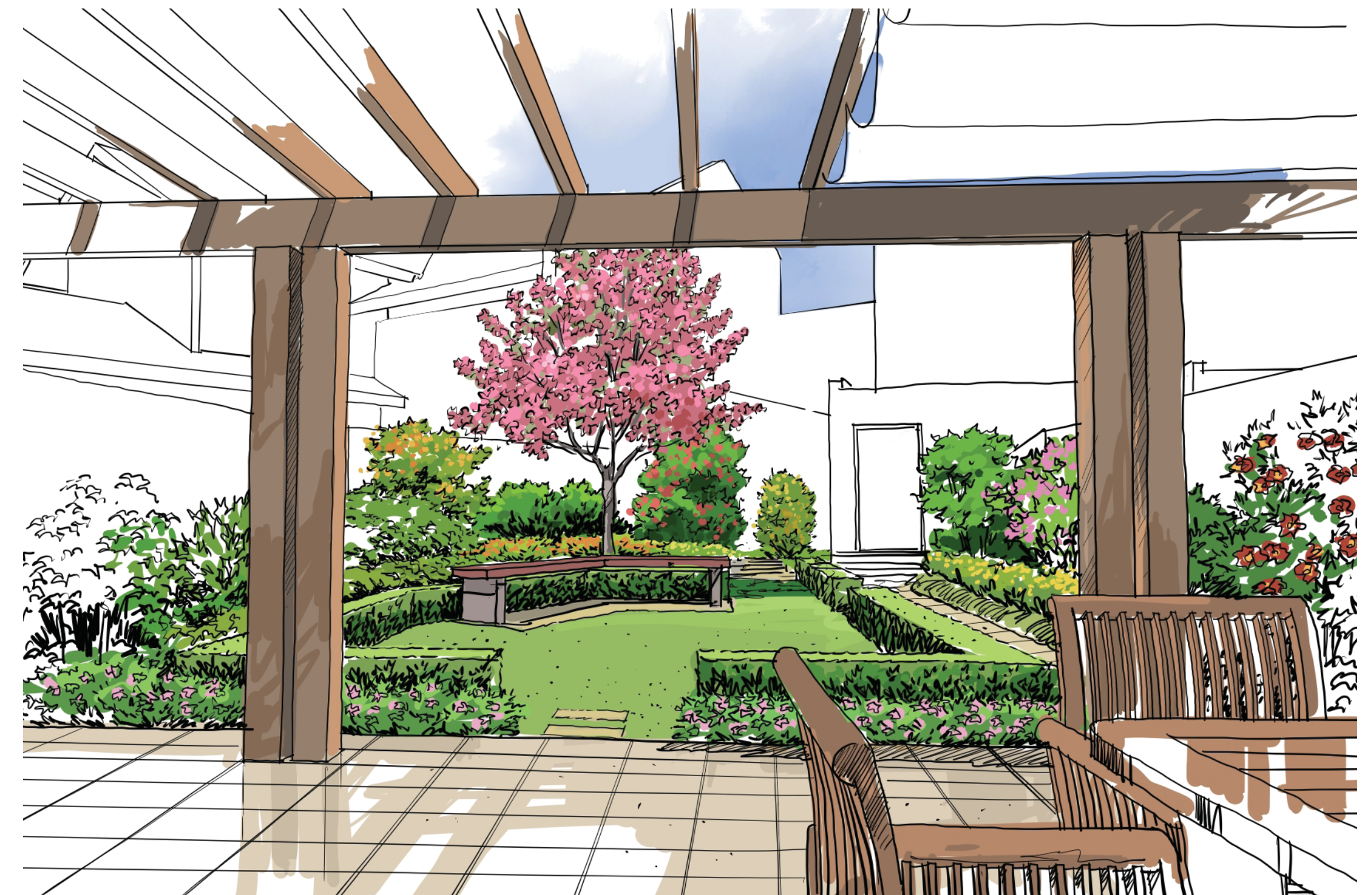


modern landscape



Modern character landscapes focus on creating well balanced spaces. Angles and odd shapes are embraced with asymmetry a key driver in dictating form. Planting palettes are varied and include many natives, and other plants with interesting forms, that offer distinct character. Contrasting colours and textures create visual interest while transitions are generally defined by pebble beds and associated plantings. Ease of maintenance and year round attractiveness are considered important.

formal landscape



Landscape treatments of formal character embrace straight lines and more symmetrical organisation of space. Planting composition is to embrace plant groupings with more traditional flowering and ornamental species favoured. Complimentary colours, forms and textures create harmonious arrangements. Transitions are well defined by low hedging and flowering borders.

# CHARACTER

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fencing



pergola



furniture



surfaces



## principles

Materials are generally low cost but presented in high value applications. Dark stained timber is employed to unify the development and provide an attractive backdrop for planting arrangements.

Fencing strategies reuse specific materials, colours and patterns to create a cohesive look for the development. Strategies have addressed contribution to streetscape while offering privacy for dwellings where required.

Pergola construction takes on a contemporary form to extend architectural character.

Hard surfaces have been rationalised to areas of high use for reduced material usage and maximum rainwater infiltration. Paving stones in gravel mulch or decomposed granite are to be utilised for side access and areas of infrequent use. Pavers in turf add interest and reduce turf wear.

Potential application of retractable awnings to pergolas creates outdoor spaces that are adaptable for use in wet weather or high sun.

Other furniture is space-wise and promotes use of outdoor spaces while acting as a focal element. Use of natural materials as feature elements.

## MATERIALS

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PLANTING SCHEDULE

botanical name	common name	height	staking
TREES			
Backhousia <i>citriodora</i>	Lemon Scented Myrtle	6m	N
Elaeocarpus <i>reticulatus</i>	Blueberry Ash	7m	N
Lagerstroemia <i>indica</i> x <i>fauriei</i>	Crepe Myrtle	4m	N
Magnolia <i>grandiflora</i> ‘Exmouth’	Magnolia	10m	>100L
Magnolia <i>grandiflora</i> ‘Little Gem’	Magnolia	6m	>100L
Malus <i>ioensis</i> ‘Plena’	Bechtel Crab Apple	6m	N
Prunus <i>cerasifera</i> ‘Nigra’	Black Plum	5m	N
Pyrus <i>calleryana</i> ‘Capital’	Ornamental Pear	10m	N
Pyrus <i>calleryana</i> ‘Chanticleer’	Ornamental Pear	6m	N
Robinia <i>psuedoacacia</i> ‘Frisia’	Black Locust	8m	N
Sapium <i>sebiferum</i>	Chinese Tallow	6m	N
Tristaniopsis <i>laurina</i> ‘Luscious’	Water Gum	8m	N
Waterhousia <i>floribunda</i>	Weeping Lilly Pilly	15m	N
SHRUBS			
Agave <i>attenuata</i>	Agave	0.6m	N
Agapanthus <i>orientalis</i>	Agapanthus	0.8m	N
Agonis <i>flexuosa</i> ‘Nana’	Dwarf Willow Myrtle	2m	N
Asplenium <i>australasicum</i>	Birds Nest Fern	1m	N
Buxus Spp.	Box Hedge	1m	N
Callistemon Spp.	Bottlebrush	2m	N
Cordylina <i>australis</i>	Cabbage Tree	5m	N
Cordylina <i>australis</i> ‘Red Fountain’	Red Fountain	1.5m	N
Dodonaea <i>viscosa</i> ‘Purpurea’	Purple Hop Bush	2m	N
Doryanthes <i>excelsa</i>	Gymea Lily	1.5m	N
Grevillea Spp.	Spider Plant	2m	N
Pittosporum Spp.	Pittosporum	2m	N
Syzygium <i>paniculatum</i>	Lilly Pilly	2m	N
Westringia ‘Wynyabbie Gem’	Coastal Rosemary	1m	N
GROUNDCOVERS / GRASSES / CLIMBERS			
Anigozanthos ‘Bush Gem’	Kangaroo Paw	0.6m	N
Dianella ‘Breeze’	Flax Lily	0.5m	N
Dianella ‘Little Jess’	Flax Lily	0.5m	N
Dianella ‘Silver Streak’	Flax Lily	0.5m	N
Dietes <i>grandiflora</i>	Wild Iris	0.6m	N
Hardenbergia <i>violacea</i>	False Sarsaparilla	Varies	N
Lavandula Spp.	Lavender	0.8m	N
Liriope muscari ‘Just Right’	Turf Lily	0.7m	N
Liriope muscari ‘Variegata’	Turf Lily	0.7m	N
Lomandra longifolia ‘Tanika’	Mat Rush	0.7m	N
Myoporum <i>parvifolium</i>	Creeping Boobialla	0.5m	N
Pandorea <i>pandorana</i>	Wonga Wonga Vine	Varies	N
Scaevola <i>aemula</i>	Purple Fan Flower	0.6m	N
Trachelospermum <i>jasminoides</i>	Star Jasmine	0.5m	N
Viola <i>hederacea</i>	Native Violet	0.2m	N

trees



principles

Plant selection has responded to environmental factors inherent to North Penrith's location and climate.

Growing conditions following the development have also been considered. Species selection has responded to available light and occurrence of frost.

Microclimate has been addressed with deciduous tree planting, maximising solar access in winter while providing comfortable shade during summer months.

Tree planting will be predominately European while shrubs and groundcovers have a native, low water use, low maintenance emphasis.

Planting will compliment streetscape treatments.

Species with tight / compact / narrow growth habits have been selected to maximise open spaces and reduce future maintenance.

Gardenbeds will be structured and layered with a variation in mulching, as dictated by character.

shrubs



ground covers



PLANTING PALETTE

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