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E9 Mulgoa Valley

A. Background

Area included within the Mulgoa Valley Precinct

The Mulgoa Valley Precinct includes land in the Mulgoa Valley and parts of Wallacia. It is bounded on the west by the Nepean River and Blue Mountains National Park, on the south by the village of Wallacia (and includes the village), on the east by Luddenham and on the north by Glenmore Park and Regentville. The extent of the land is shown on the LEP Clause Application Map with a notation 'Mulgoa Valley'.

The Precinct is characterised by its predominantly rural landscape comprising creek flats, undulating agricultural land, wooded hills and escarpment, and large estate gardens. The backdrop of the Nepean River and Blue Mountains contributes to this landscape. The Precinct includes the villages of Mulgoa and Wallacia, which also have important cultural and natural heritage qualities.

The Mulgoa Valley Precinct plays an important role in providing:

- A nature and heritage conservation area on the fringe of the Sydney metropolitan area;
- A rural, recreation and tourism centre for Penrith and suburbs in the surrounding region;
- An area of limited rural living opportunities in sympathy with its landscape and heritage values; and
- A landscape buffer between the Blue Mountains National Park and the suburbs of Western Sydney.

Aims of the controls for the Mulgoa Valley Precinct

The controls for this Precinct seek to conserve the heritage, rural and natural landscape of the Mulgoa Valley, and encourage its development as a rural area emphasising its visual and environmental heritage values.

The controls are in addition to and support the provisions in LEP relating to Mulgoa Valley and the Villages of Mulgoa and Wallacia. In particular, applicants will need to demonstrate how any proposed development will address the development consent criteria in subclause (3) of the Mulgoa Valley clause of the LEP.

B. General Objectives

- a) To conserve the rural landscape of the Mulgoa Valley;
- b) To protect the setting of the villages of Mulgoa and Wallacia within the rural landscape;
- c) To conserve heritage items and vistas within the Valley;
- d) To protect natural ecological elements within the Valley;
- e) To protect the agricultural capability of prime agricultural land; and

- f) To ensure that development in the Valley is consistent with conserving its rural and natural landscape, heritage and agricultural qualities.

C. Other Relevant Sections of this DCP

This DCP is a multi-layered document that recognises the relationship of a number of issues in achieving sustainable outcomes. Therefore, it is important to read all relevant parts of this DCP.

9.1 Siting and Built Form controls

9.1.1 Heritage Items and Vistas

A. Background

The Mulgoa Valley Precinct has played an important role in the history of the State's development. From 1810, the Valley was a key area of European settlement and it became closely linked to the activities of the wealthy Cox family and other prominent figures of the colony. The Precinct's heritage significance lies in the surviving sites, buildings, gardens and pastoral landscapes developed by the Cox family. These features provide some of the best remaining physical evidence in NSW of the manner in which the country was settled and the impact that this had on the landscape. This section seeks to protect the Valley's heritage items and their vistas from any unsympathetic development.

B. Objectives

- a) To protect the surviving early colonial rural landscape from any further degradation;
- b) To ensure development does not prejudice the remaining evidence of the Cox family's associations with the Valley, its houses and gardens;
- c) To preserve and enhance the visual relationship between the sites of Cox's Cottage, St Thomas's Church and Fernhill;
- d) To conserve the surviving structures, features and gardens at the major historic and archaeological sites;
- e) To protect the visual catchments of heritage items by appropriately siting development having regard to the significance of the setting;
- f) To prevent development within the historic landscapes and curtilages of heritage items which may detract from the significance of those sites; and
- g) To prevent any activity which could destroy the potential archaeological resources of any heritage items.

C. Controls

- 1) No structures are to be located in the view corridors linking the heritage items of Cox's Cottage, St Thomas's Church and Fernhill.

- 2) Figures E9.1 and E9.2 show the extent of the historic landscapes and curtilages in the Mulgoa Valley and should be used in assessing the impact development may have on them. Buildings are to be screened from view from heritage items and their curtilages. (Figures E9.1 and E9.2 are located at the end of Section 9.1).
- 3) The vistas from the major heritage items in Mulgoa Valley are shown on the LEP on the Scenic and Landscape Values Map. No development is permitted in the vistas of these heritage items unless they are for the purpose of restoring, rehabilitating or preserving elements of the heritage items, such as fences, outbuildings, gates, roadways or plantings. Such structures should be designed and sited so as not to detract from the vistas.
- 4) Landscaping, including trees, should be sensitively sited to complement rather than interfere with the vistas.

9.1.2 Siting

A. Background

This section seeks to ensure that buildings are sited so they are in harmony with the existing landscape.

B. Objectives

- a) To ensure that buildings are sited to protect and enhance the rural and natural landscape of the Valley, particularly when viewed from roads and other public places.

C. Controls

- 1) Buildings are to be located on mid-slopes to avoid visual impact on ridges and to avoid the banks of watercourses.
- 2) Buildings are to be setback at least 30m from public roads and at least 100m from Mulgoa Road. This control may be varied depending on the topography of the site.
- 3) Buildings are to minimise excavation, filling and high foundations by avoiding slopes greater than 1 in 6.
- 4) The longest façade of a building is to be parallel to the contours of the land.
- 5) Buildings are to be grouped to minimise the visual impact of buildings in an open rural landscape.

9.1.3 Building Form, Materials and Colours

A. Background

This section seeks to ensure that buildings adopt appropriate building forms, materials and colours that are consistent with conserving the Valley's rural and natural landscape and its heritage values.

B. Objectives

- a) To ensure building forms are in keeping with the traditional buildings of the Mulgoa Valley;
- b) To ensure building materials match or complement those of older rural buildings and heritage items; and
- c) To ensure building colours are derived from the local natural landscape, especially the stone and soil, and from the traditional colours of the historic buildings of the Valley.

C. Controls

- 1) Buildings are to be a maximum of two storeys in height.
- 2) Pitched roofs are preferable with a slope of between 30 and 45 degrees. Skillion roofs by themselves are to be avoided except as verandahs or for extensions.
- 3) Large elements, especially flat surfaces, are to be avoided. Building façades and roof lines are to be broken into small elements. Garden structures, such as trellises and pergolas, can assist in breaking up large elements.
- 4) Buildings are to be designed with a horizontal rather than vertical emphasis. For example, elements such as verandahs and wide eaves can add a horizontal emphasis.
- 5) Windows and doors, expressed as openings in solid walls, are to have a vertical rather than a horizontal emphasis, and large unbroken glazed panels are to be avoided.
- 6) Building materials are to match or complement those of older rural buildings and heritage items. Examples of appropriate materials are:
 - a) Walls – Dressed Hawkesbury sandstone, rendered brickwork, rendered concrete block work, pise, mud brick, earth wall construction, painted weatherboard (horizontal), corrugated iron and timber slab construction; and
 - b) Roofs – Slate, timber shingles, clay tiles of traditional shape and colour, corrugated iron and ribbed sheet metal.
- 7) Building colours are to be derived from the local natural landscape, especially the stone and soil, and from the traditional colours of the historic buildings of the Valley. Examples are:
 - a) Walls – Light Indian Red, Biscuit, Light Stone, Drab, Light Red/Brown, Light Cream, Pink Beige and Brown Pink. Lighter colours are also acceptable, but avoid white and variegated and mottled colours in brickwork;
 - b) Roofs – Unpainted iron, Light Olive Green, Paynes Grey, slate grey and blue/grey; and
 - c) Trim – Bold rich deep colours such as Maroon, Terracotta and Brunswick Green.

9.1.4 Planting

A. Background

This section seeks to ensure that important indigenous vegetation and historic introduced vegetation that contributes to the landscape of the Mulgoa Valley Precinct is protected and enhanced.

B. Objectives

- a) To protect and enhance existing indigenous vegetation and historic introduced vegetation that contributes to the Valley's rural and natural landscape and its heritage values.

C. Controls

- 1) Existing stands of indigenous vegetation and key individual indigenous trees that contribute to the landscape character shall be retained.
- 2) Historic plantings of introduced trees and shrubs shall be retained where they have been identified as significant, or form a positive visual feature in the landscape, or complement a place of historic or cultural significance. For example, the entrance drive of *Pinus pinea* (Stone pines) at Winbourne, the *Araucaria bidwillii* (Bunya pines) at Glenmore, the *Ficus rubiginosa* (Port Jackson Fig) at Fairlight, and *Cinnamomum camphora* (Camphor Laurel) at Glenleigh.
- 3) Regrowth vegetation in the view corridors linking Cox's Cottage/St Thomas's Church/Fernhill may be selectively thinned to restore the landscape to an historic park-like character. However, the rough barked angophora species (*A. subvelutina* and *A. floribunda*) and their hybrids must be retained. For screening or to enhance this landscape character, clumps of three or four of these angophoras should be planted in appropriate locations. Naturally occurring seedlings or those specially propagated from specimens in the locality (provenance stock) for the purpose should be used.
- 4) A comprehensive list of suitable species is available on Council's website or by contacting Council.
- 5) Non-traditional introduced species with strongly coloured or otherwise prominent foliage is not recommended for planting in the Mulgoa Valley Precinct; e.g. golden cypress and *Pinus patula*. These species tend to detract from the landscape of traditional introduced species such as bunya pines or showy indigenous shrubs like wattles.

9.1.5 Access, Parking and Services

A. Background

This section seeks to ensure that access roads, parking areas and services do not detract from the Valley's rural and natural landscape or its heritage values.

B. Objectives

- a) To ensure the visual impact of access roads, parking areas and services is minimised.

C. Controls

- 1) Driveways and access roads shall follow the contours of the land as much as possible and be of the minimum width.
- 2) Driveways and access roads shall be constructed of compacted gravel, or paved or sealed in a dark coloured material if located on steep slopes.
- 3) Parking areas shall be separated from access roads and from the buildings they serve by planting and other landscaping.
- 4) Large parking areas shall not be visible from public roads.
- 5) Services should be appropriately located and screened by walls and vegetation to form part of a coherent group.

9.1.6 Fences and Entrances

A. Background

This section seeks to ensure that fences and entrances do not detract from the Valley's rural and natural landscape or its heritage values.

B. Objectives

- a) To ensure fences, gates and entrances are in harmony with the existing landscape and character of the Mulgoa Valley Precinct.

C. Controls

- 1) If practicable, avoid fences on road frontage boundaries.
- 2) Fences should be simple and unpretentious, and in keeping with traditional forms; e.g. unpainted timber post and rail, timber post and wire, or steel post and wire. Masonry fences, such as brick, blockwork or stone, should be avoided.
- 3) Gates and entrances should also be simple, and in keeping with traditional forms. Examples are:
 - a) Rendered and pointed brickwork, blockwork, sandstone, painted timber or post and rail;
 - b) Decorated gateposts with the property name carved or painted onto the gatepost or painted onto a wide timber top rail; and
 - c) Decorated iron, steel or timber gates.
- 4) Gates and entrances should relate to the materials and colours of the building to which they belong.

9.1.7 Signage

A. Background

This section seeks to ensure that signage does not detract from the Valley's rural and natural landscape or its heritage values.

B. Objectives

- a) To ensure signage is in harmony with the existing landscape and character of the Mulgoa Valley Precinct.

C. Controls

- 1) Signage, where permissible, shall relate to the style, character and function of the building or activity.
- 2) Signage shall not be freestanding in the natural landscape, but relate to walls, fences or buildings.
- 3) Signage shall be no larger than 0.72m² and no higher than 2m.
- 4) Illuminated signage is not permitted.
- 5) A distinctive signage system for the Valley is encouraged based on colonial lettering faces, proportions, sizes and details.

Figure E9.1: Historic landscapes

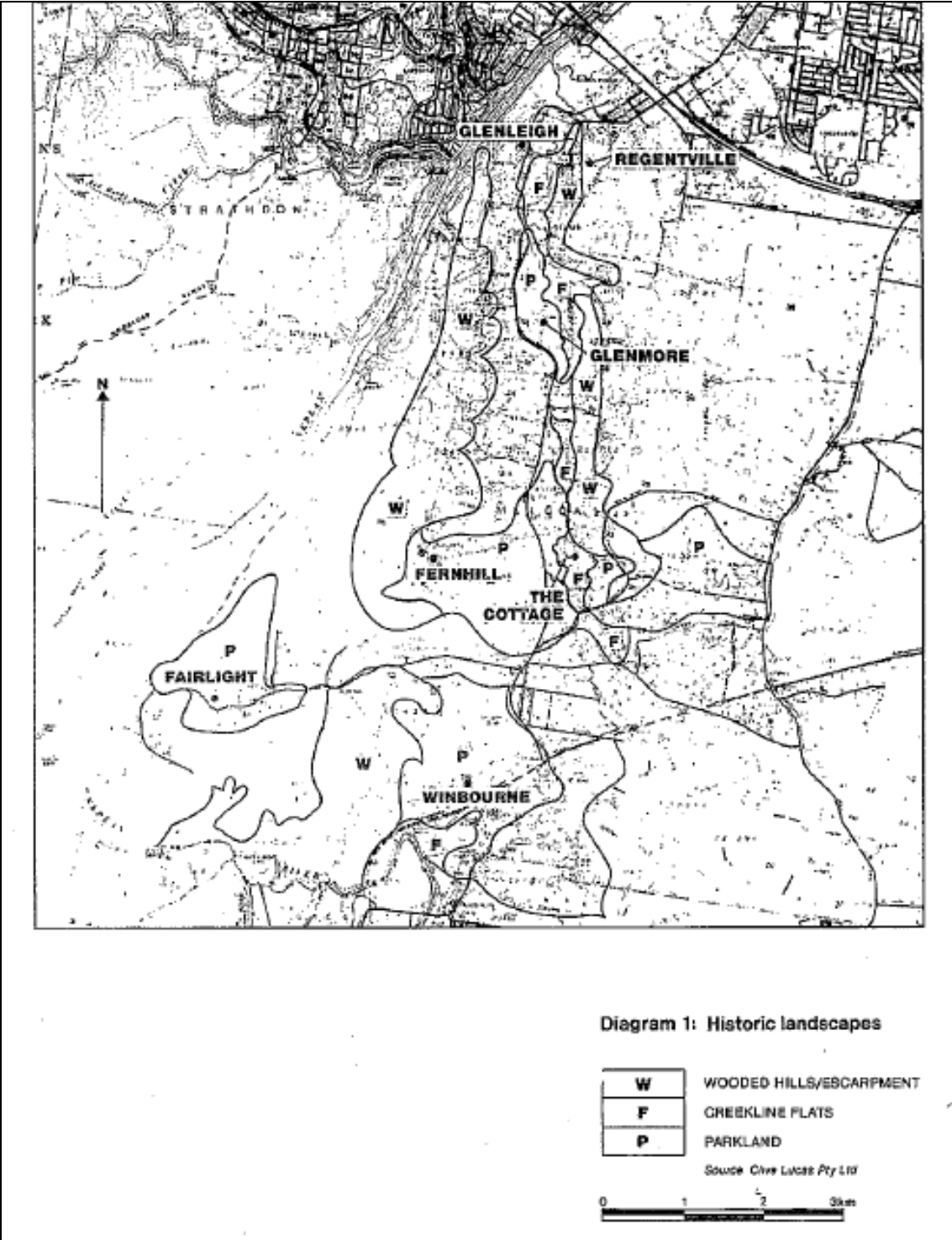
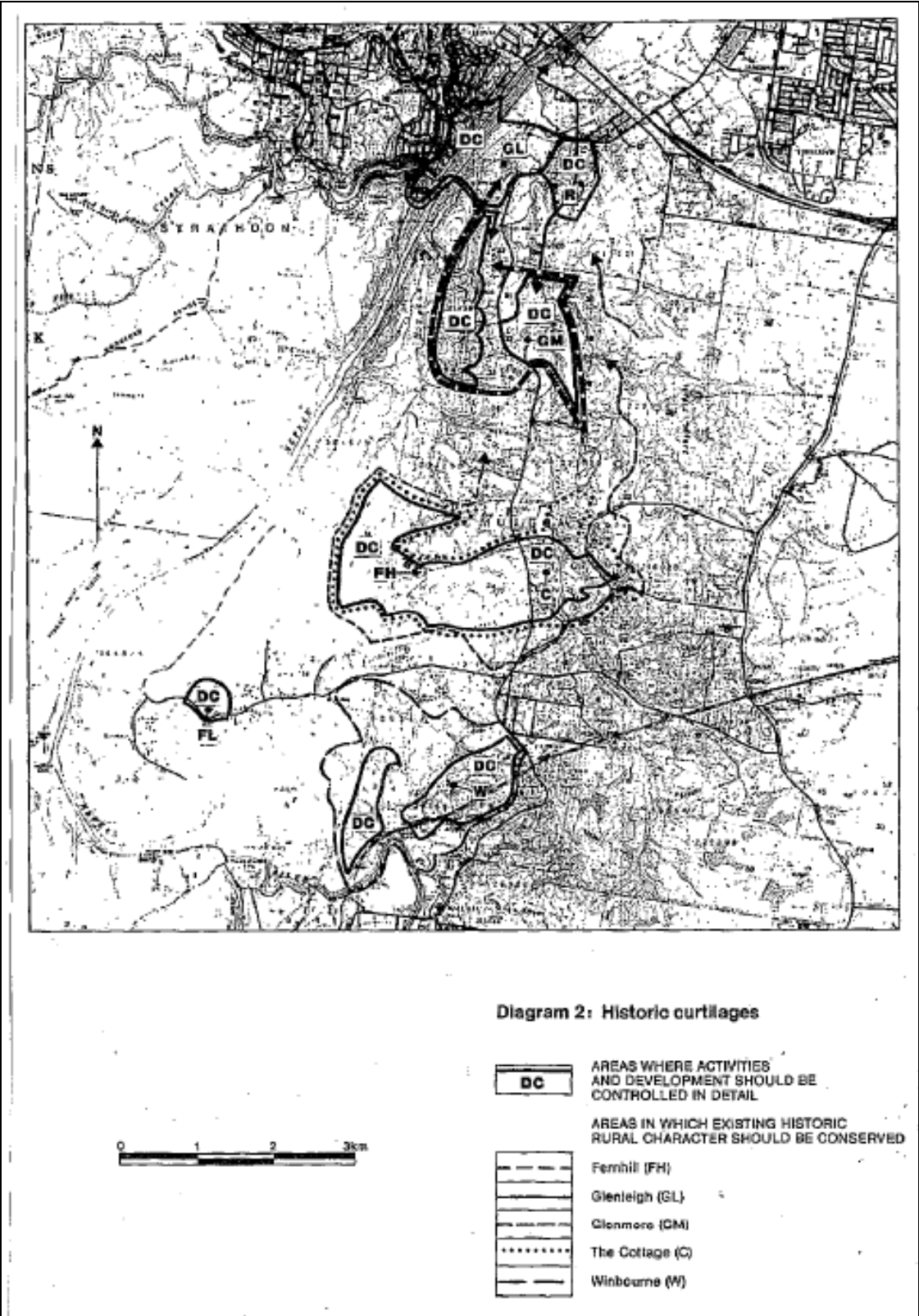


Figure E9.2: Historic curtilages



9.2 Other Controls

9.2.1 Mulgoa Road

A. Background

An important part of the Mulgoa Valley Precinct and appreciating its landscape is the drive along Mulgoa Road. Roadside vegetation, hills, gullies, bends and the changing views of heritage items and the landscape are the main attributes. This section seeks to ensure that Mulgoa Road and these attributes are protected.

B. Objectives

- a) To protect the present rural character and function of Mulgoa Road; and
- b) To ensure any new development does not impact on the safety and efficiency of Mulgoa Road.

C. Controls

- 1) Mulgoa Road shall be maintained as a rural road and shall not be improved to the level of a major regional thoroughfare.
- 2) Consent shall not be granted to development in the Mulgoa Valley Precinct if:
 - a) The safety and efficiency of Mulgoa Road will be adversely affected by the design and siting of the proposed access and by the nature, volume and frequency of vehicles using Mulgoa Road to gain access to the development; and
 - b) Any upgrading or strengthening of Mulgoa Road required to maintain its safety and efficiency detracts from the present rural character and function of Mulgoa Road.

9.3 Other Relevant Information

The following documents may assist applicants in addressing the controls for the Mulgoa Valley Precinct:

- Department of Environment and Planning 1984, Mulgoa Valley Regional Environmental Study
- Department of Environment and Planning 1987, Sydney Regional Environmental Plan No.13 – Mulgoa Valley – Parts I & II
- Penrith City Council 1999, Mulgoa and Wallacia Rural Villages Study.