7.0
PUBLIC DOMAIN: IMPROVEMENT OPPORTUNITIES

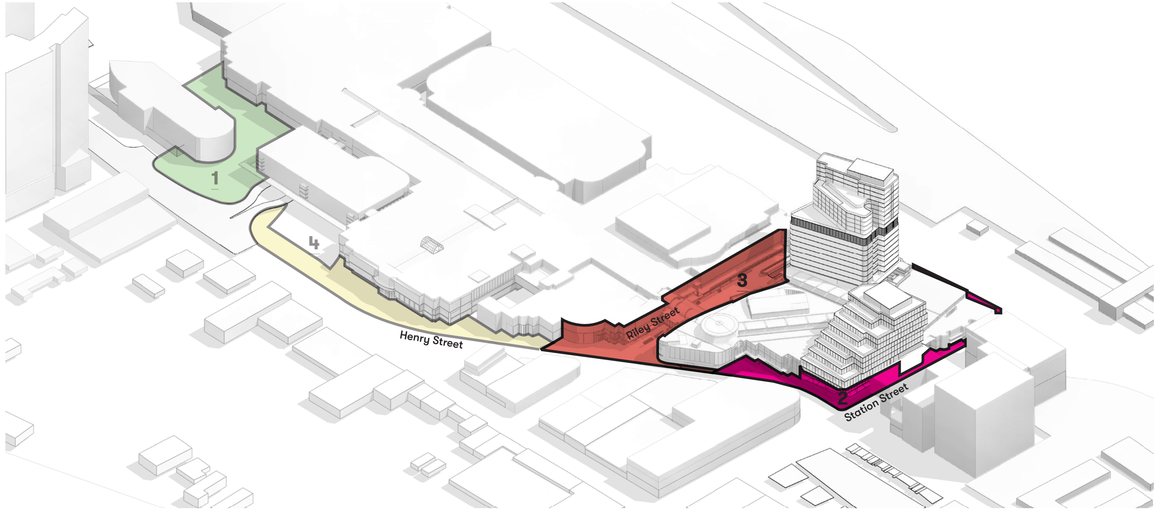


Design Principles

The development of the Westfield site provides to opportunity to improve areas of public domain and connect precincts across Penrith through consistent design language and high public amenity.



Living Centre amenity opportunities



1. **THE MONDO** DINING & LIFESTYLE PRECINCT
2. BOREC HOUSE GROUND ACTIVATION & STATION STREET REVITALISATION
3. RILEY STREET 'EAT STREET' PEDESTRIAN ACTIVATED STREET & PLAZA [TIED TO FUTURE APPROVALS]
4. HENRY STREET STREETSCAPE UPGRADE [TIED TO FUTURE APPROVALS]

Proposed Amenity Opportunities



DESIGN INDICATIVE ONLY

SCENTRE GROUP scott carver

Approx **630m²**

Additional public space given back

Approx **250+m²**

New and improved planter beds and landscaped area

Approx **600m²**

Paved pedestrian priority shared zone

Approx **6200m²**

New paved sidewalk

INDICATIVE ONLY













SCENTRE GROUP scott carver

7.0 PUBLIC DOMAIN

Riley Street Public Domain Opportunity (Subject to further Council Discussion)



8.0
SUMMARY


SCENTRE GROUP
scott carver
ARTIST IMPRESSION INDICATIVE ONLY

WESTFIELD PENRITH LIVING CENTRE IS THE DEVELOPMENT OF KEY LANDMARK BUILDINGS THAT SUPPORT AND FUEL THE GROWTH POTENTIAL OF PENRITH CITY. IT WILL BECOME A BUSTLING CITY CENTRE WITH OVER 20 000M² OF A-GRADE COMMERCIAL SPACE TO RESPOND TO A GROWING AND AGILE TECH ECONOMY, AN 150 KEY HOTEL TO TAP INTO ADVENTURE AND BUSINESS TOURISM, AND A VIBRANT AND INTERCONNECTED FOOD, RETAIL & ENTERTAINMENT DISTRICT.

WESTFIELD PENRITH LIVING CENTRE IS THE KEY TO UNLOCKING THE NEW WEST

Supporting the vision of a 24 hour city

Est. **2,013 jobs**

Approx **20,134 m²**

Office Space

Supporting the future collaboration & innovation within Penrith

Est. **75 jobs**

152

Hotel Keys

Supporting business & leisure travellers for a green, adventure capital connected to the new airport

Approx **6,000+ m²**

Retail GFA

Strengthening tenants' retail viability in support of jobs

Approx **6800m²**

Public Domain Improvements

Supporting a precinct that brings people together and promotes external pedestrian movement

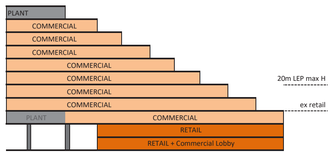
Overall Development Strategy

BOREC HOUSE | HIGH LEVEL YIELD SCHEDULE

SCOTT CARVER

16.03.2022

LEVEL	FLOOR 2 FLOOR	REL. LEVEL (RL)	HEIGHT (M)
Top of Plant		74.20	46.65
Level Roof	4.5	69.70	42.15
Level 10	3.8	65.90	38.35
Level 9	3.8	62.10	34.55
Level 8	3.8	58.30	30.75
Level 7	3.8	54.50	26.95
Level 6	3.8	50.70	23.15
Level 5	3.8	46.90	19.35
Level 4	3.8	43.10	15.55
Level 3	5.2	37.90	10.35
Level 2	5.15	32.75	5.20
Level 1 (GF)	5.2	27.55	0.00



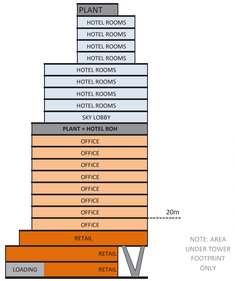
		RETAIL GBA (m²)	RETAIL GFA (m²)	RETAIL NLA (m²)	COMMERCIAL GBA (m²)	COMMERCIAL GFA (m²)	COMMERCIAL NLA (m²)	COMMERCIAL Eff. %
		2,853	2,440	1,201	13,297	10,949	9,751	89%
Commercial	8				400			
Commercial	7				979	798	710	89%
Commercial	6				1219	965	818	85%
Commercial	5				1407	1266	1119	88%
Commercial	4				1626	1381	1230	89%
Commercial	3				1691	1545	1395	90%
Commercial	2				1830	1674	1521	91%
Commercial	1				2065	1831	1611	88%
Retail	2	1507	1292	1201	2080	1489	1347	90%
Retail	1	1346	1148	1071	incl. in retail count			

THE HUB | HIGH LEVEL YIELD SCHEDULE

SCOTT CARVER

16.03.2022

LEVEL	FLOOR 2 FLOOR	REL. LEVEL (RL)	HEIGHT (M)
Top of Plant		111.25	84.00
Level Roof	5.15	106.10	78.85
Level 21	3.1	103.00	75.75
Level 20	3.1	99.90	72.65
Level 19	3.1	96.80	69.55
Level 18	3.1	93.70	66.45
Level 17	3.1	90.60	63.35
Level 16	3.1	87.50	60.25
Level 15	3.1	84.40	57.15
Level 14	3.1	81.30	54.05
Level 13	3.3	78.00	50.75
Level 12 (PLANT)	4.8	73.20	45.95
Level 11	3.8	69.40	42.15
Level 10	3.8	65.60	38.35
Level 9	3.8	61.80	34.55
Level 8	3.8	58.00	30.75
Level 7	3.8	54.20	26.95
Level 6	3.8	50.40	23.15
Level 5	3.8	46.60	19.35
Level 4	3.8	42.80	15.55
Level 3	5.2	37.60	10.35
Level 2	5.15	32.45	5.20
Level 1 (GF)	5.2	27.25	0.00



		RETAIL GBA (m²)	RETAIL GFA (m²)	RETAIL NLA (m²)	COMMERCIAL GBA (m²)	COMMERCIAL GFA (m²)	COMMERCIAL NLA (m²)	COMMERCIAL Eff. %	HOTEL GBA (m²)	HOTEL GFA (m²)	HOTEL ROOMS ST	HOTEL ROOMS JR	HOTEL ROOMS PR	HOTEL ROOMS TOTAL	HOTEL KEY AREA (m²/KEY)
		5,689	4,661	PENDING	13,827	10,878	10,000	92%	9,289	8,014	117	28	7	152	61.11
											77.0%	18.4%	4.6%	100.0%	
									310						
Hotel Rooms	8								682	623	13	2	1	16	
Hotel Rooms	7								682	623	13	2	1	16	
Hotel Rooms	6								682	623	13	2	1	16	
Hotel Rooms	5								1159	736	10	2		12	
Hotel Rooms	4								1159	1106	17	5	1	23	
Hotel Rooms	3								1159	1106	17	5	1	23	
Hotel Rooms	2								1159	1106	17	5	1	23	
Hotel Rooms	1								1159	1106	17	5	1	23	
Lobby									1448	985					
Plant					1521	0	0	0%							
Commercial	8				1519	1381	1272	92%							
Commercial	7				1519	1381	1272	92%							
Commercial	6				1519	1381	1272	92%							
Commercial	5				1519	1381	1272	92%							
Commercial	4				1519	1381	1272	92%							
Commercial	3				1519	1381	1272	92%							
Commercial	2				1519	1381	1272	92%							
Commercial	1				1673	1211	1096	91%							
Retail	3	1852	1750	PENDING											
Retail	2	2295	2120	PENDING											
Retail	1	1542	791	PENDING	Lobby incl in retail count				Lobby incl in retail count						

Borec HOUSE GFA TOTAL: 13,389m²

THE Hub GFA TOTAL: 23,553m²

GFA TOTAL: 36,942m²

Site Summary

Site = 89,160 m²

Current FSR

1.5:1

Proposed additional GFA

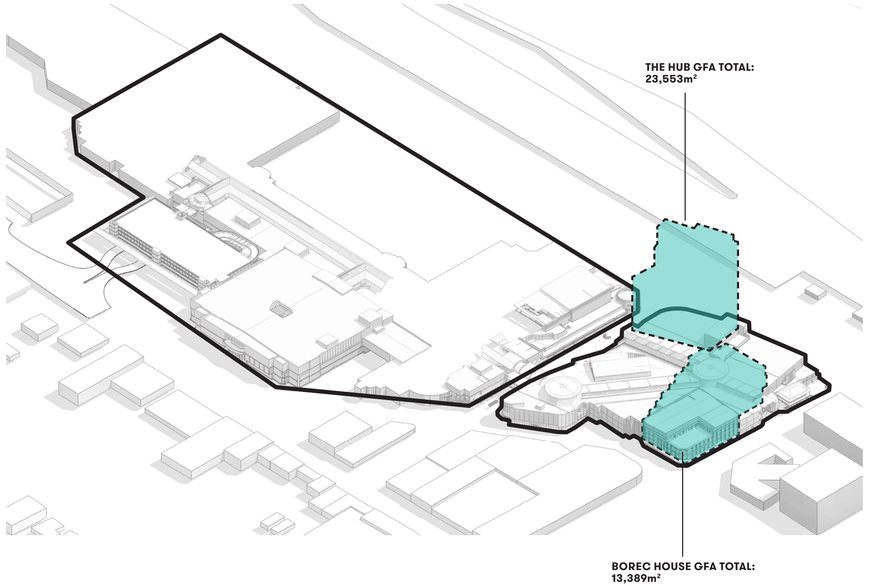
THE HUB: 23 553 m² + BOREC HOUSE: 13 389 m²

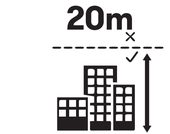
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36 942 m²

=

Additional 0.41 FSR





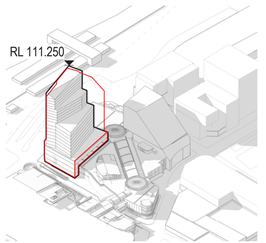
Existing height control



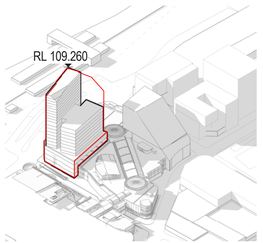
Proposed heights
Borec House = 47m



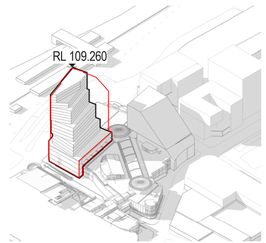
Proposed heights
The Hub = 84m



The Hub
Massing Study 1



The Hub
Massing Study 2



The Hub
Massing Study 3

9.0
PENRITH DCP 2014 DEPARTURES



Clause 11.2.4 Building Depth and Bulk

Maximum floor plate size:

As outlined in table E11.1 the maximum floor plate size above 24m in height is 1,200m².

In the case of Borec house the floor plate size departs from the the standard on levels 4-7 with area ranging between 1,230 - 1,600m².
In the case of the Hub the floor plate size departs from the standard on levels 4-11, with a floor plate size of 1270m².

While these departures are relatively minor the the proposed floor plate sizes have also considered standards outlined in the property council of Australia "A Guide to office building quality". These standards stipulate a minimum floor plate size of 1,200m² for buildings in CBD areas., and also in line with market demands.

Maximum building depth:

As outlined in table E11.1 the maximum building depth (excluding balconies) is 25m. Departures from this control exist both in Borec house and the Hub.

In the case of Borec house this departure is in response to the site boundaries and conditions. Due to the solar plane limitations to city park, the building form does not take on a regular tower condition. This irregular conditions results in varying floor plate sizes as the tower rises in stories. While at the lower levels the building depth exceeds the maximum, as you rise through the tower this depth is decreased.

In the case of the Hub the departure is in response to maximising the floor plate size as outlined above while working with the constraints of the site.

In both cases the design proposed breaks down the mass of the building to reduce the overall bulk and scale through building articulation and facade expression. Throughout both buildings the internal light amenity is achieved in line with PCA guidelines with a central core arrangement.

Distance to Source of daylight

The DCP requires '*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.*'

The proposed proof of concept depart from this control however are in line with industry guidelines of office design and as well as green star standards for sufficient daylight admittance to office floors.

The following diagrams demonstrate how the proposed floor plates follow some of these standards and provide sufficient daylight access to office floors.