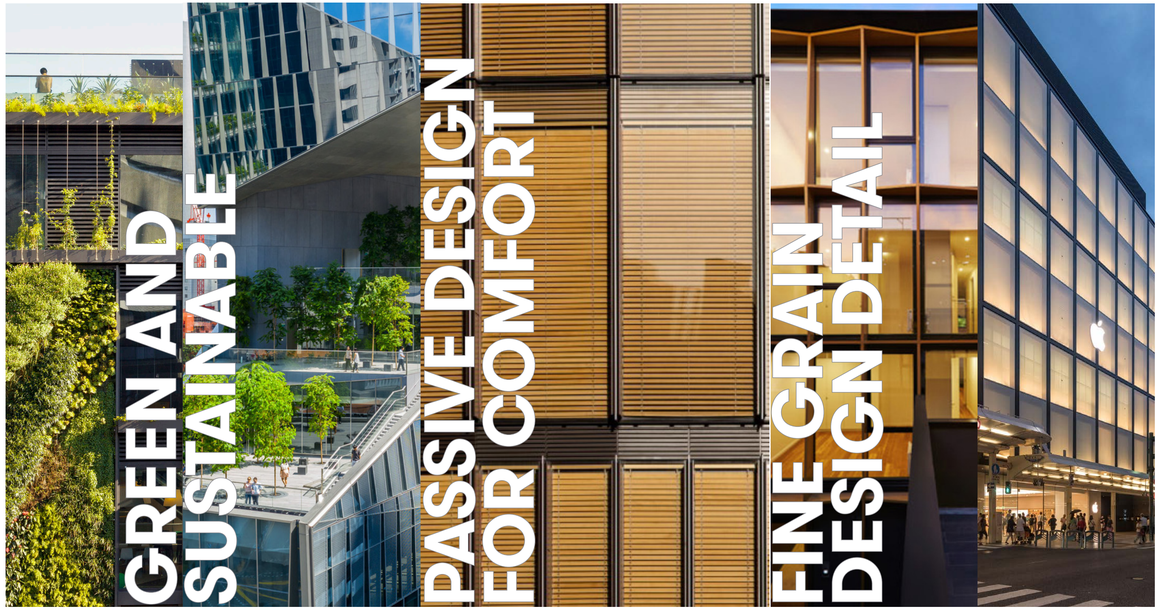
Design Principles

Borec House will sit fronting a contemporary civic park and along a key axis of pedestrian activity. With aspirations for A-grade commercial, Borec House will need to set high standards for design, sustainability and amenity, whilst maintaining key pedestrian links and ground plane activation.



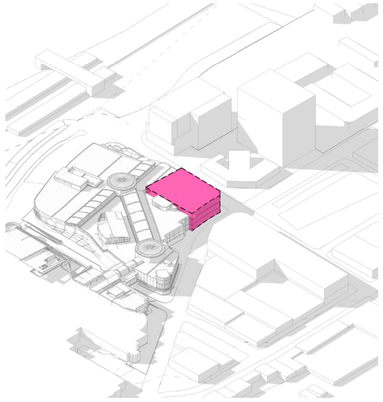


5.0 BOREC HOUSE

5.0 BOREC HOUSE

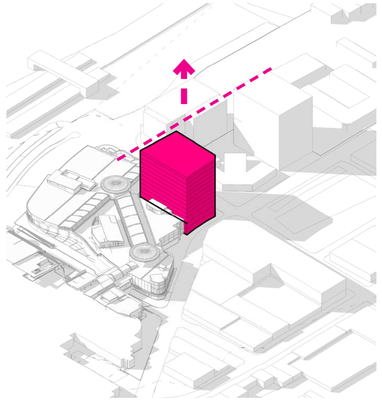
Massing Envelope Strategy

The proposed building envelope for Borec House aims to maintain an individual identity for Borec House as a stand-alone building to help anchor the corner at a 56m height consistent with adjacent LEP controls. It then extends and builds prominence to Station Street in order to strengthen the pedestrian connection. Articulation at the LEP control 20m height continues a consistent street wall language, and the overall form is then cut in order to avoid overshadowing the future City Park, in accordance with Clause 8.2 of Penrith LEP 2010.



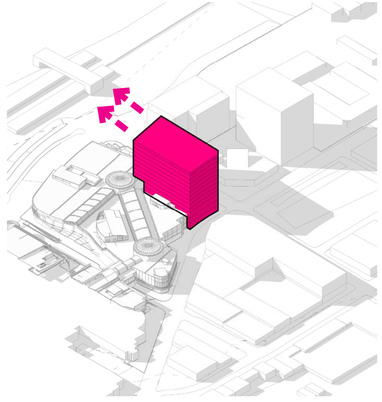
1

MATCH EXISTING
BOREC HOUSE
FOOTPRINT



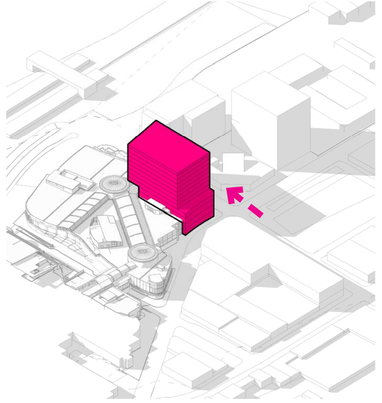
2

ELEVATE TO 45M
TO BUILD CORNER
LANDMARK AND
ACHIEVE FEASIBILITY



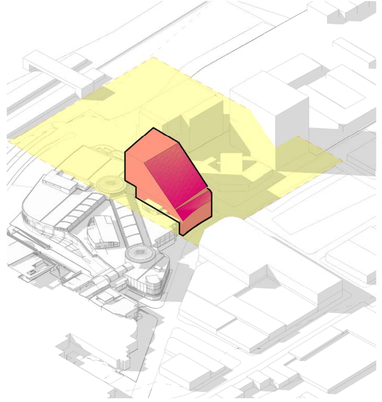
3

EXTEND FORM TO
BUILD STATION STREET
PROMINENCE



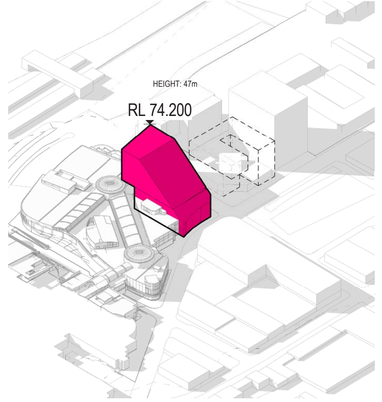
4

SET BACK OF 8M ABOVE
20M HEIGHT TO MAINTAIN
HENRY ST STREET WALL



5

ENVELOPE
CUT TO AVOID
OVERSHADOWING ON
FUTURE CITY PARK



6

FINAL BUILDING
ENVELOPE

PENRITH WESTFIELD PLANNING PROPOSAL REPORT

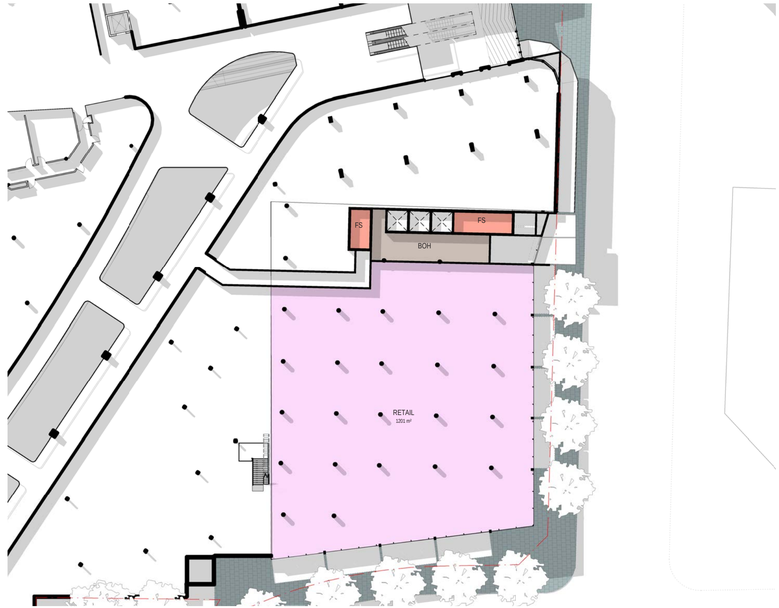
F&B and Retail

LEVEL 1



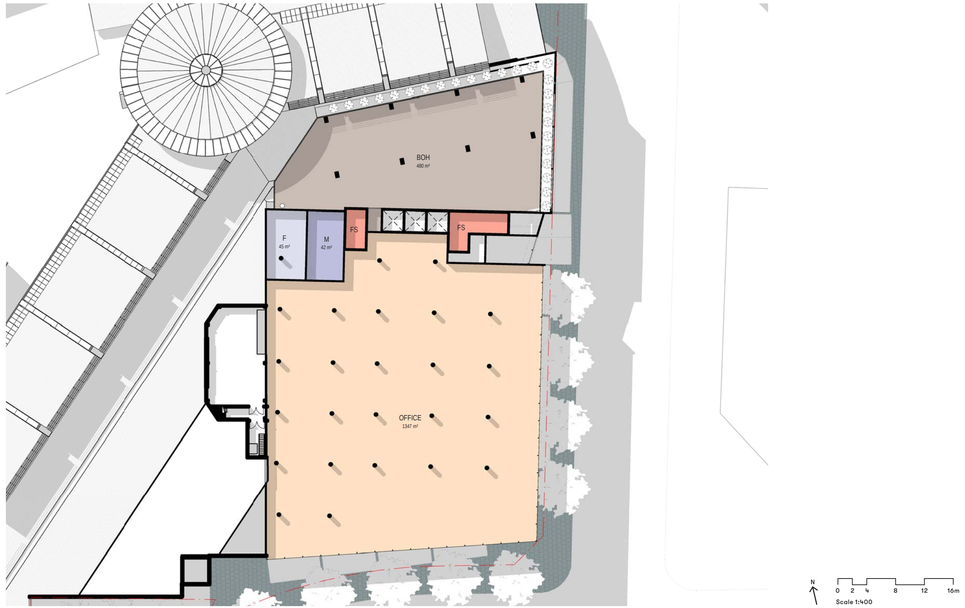
Retail

LEVEL 2

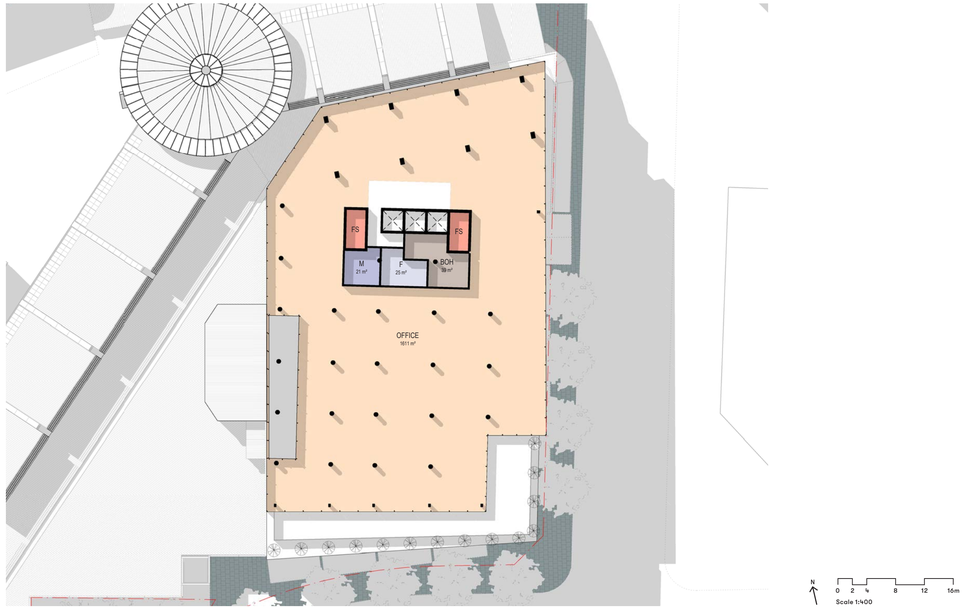


Commercial

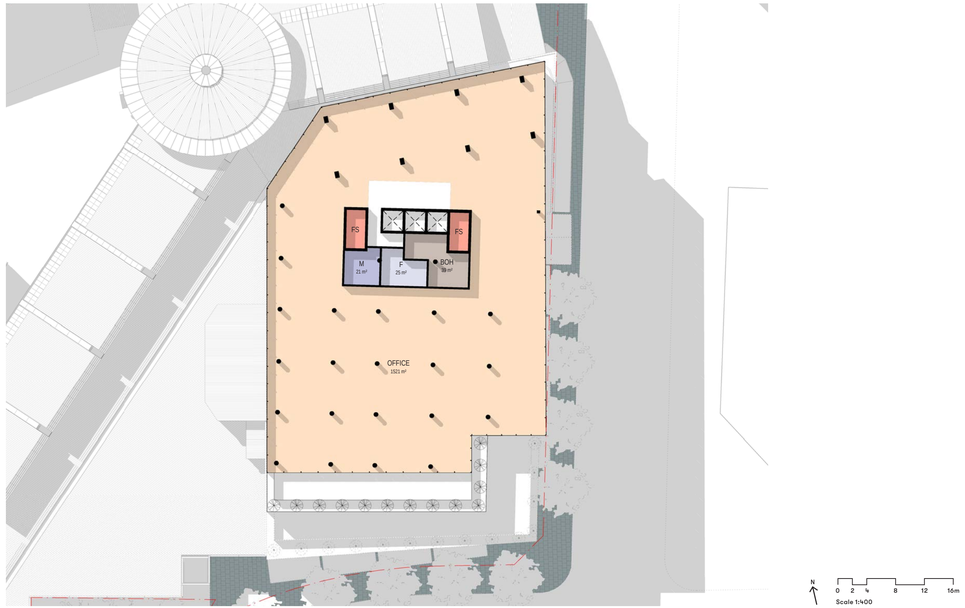
LEVEL 3



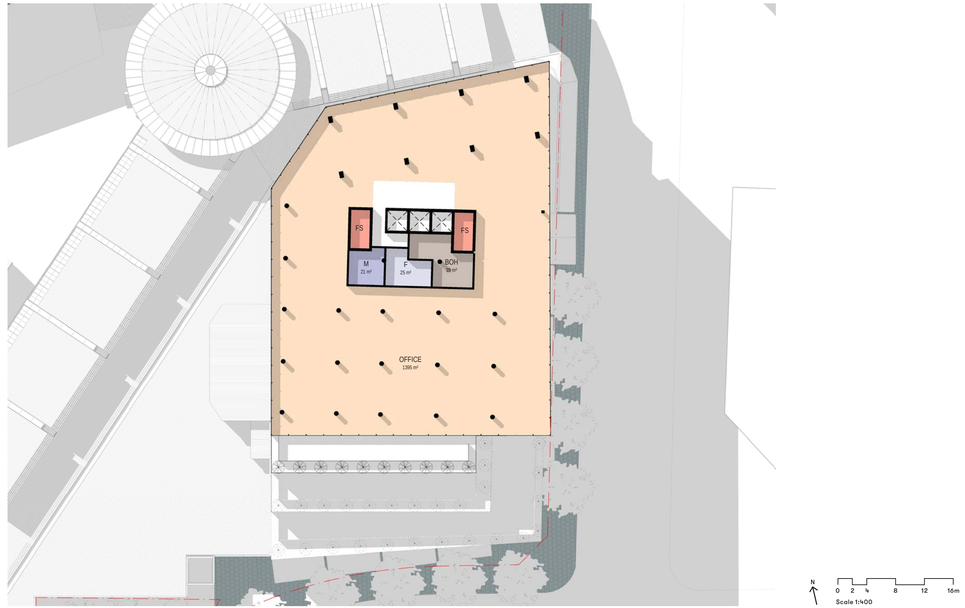
LEVEL 4



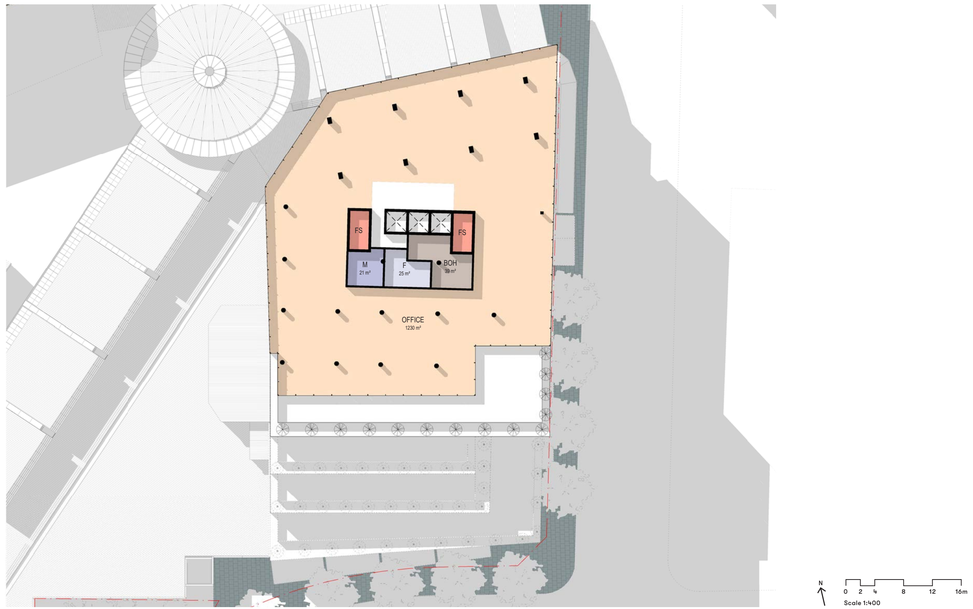
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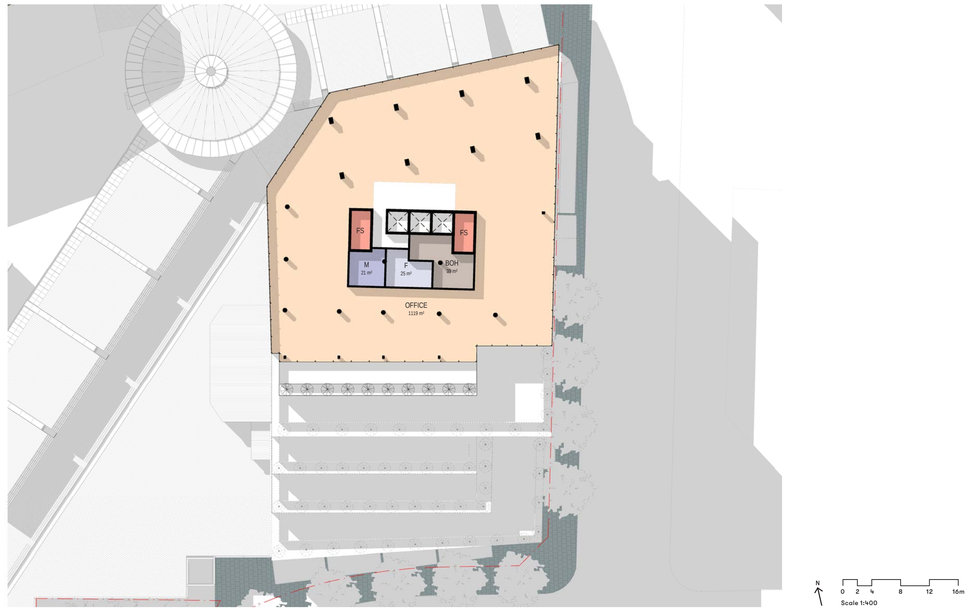
LEVEL 6



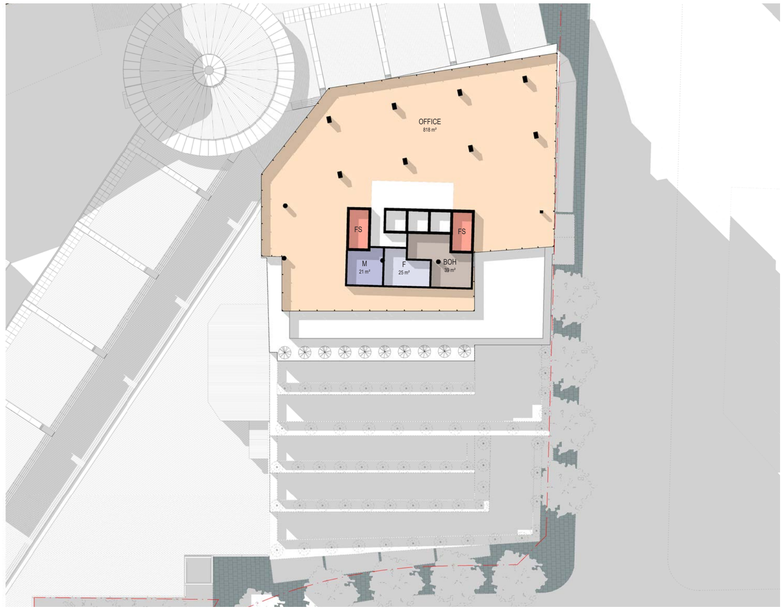
LEVEL 7



LEVEL 8

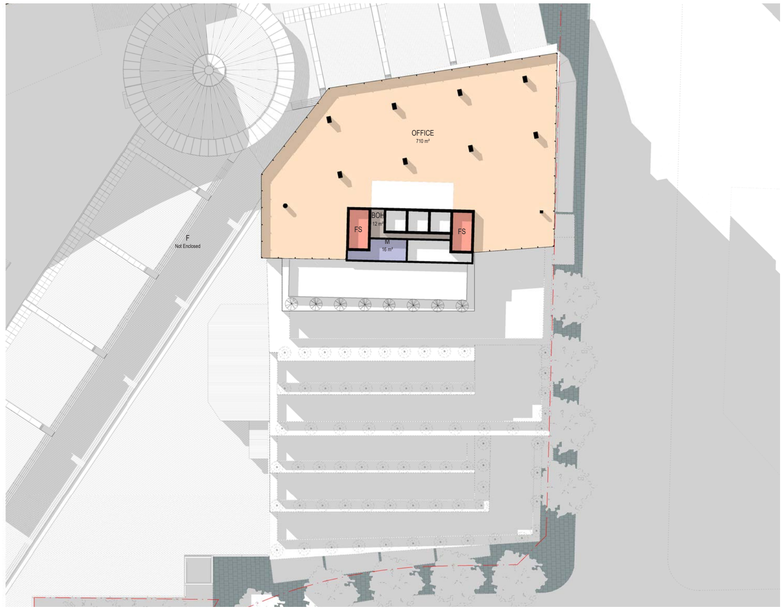


LEVEL 9

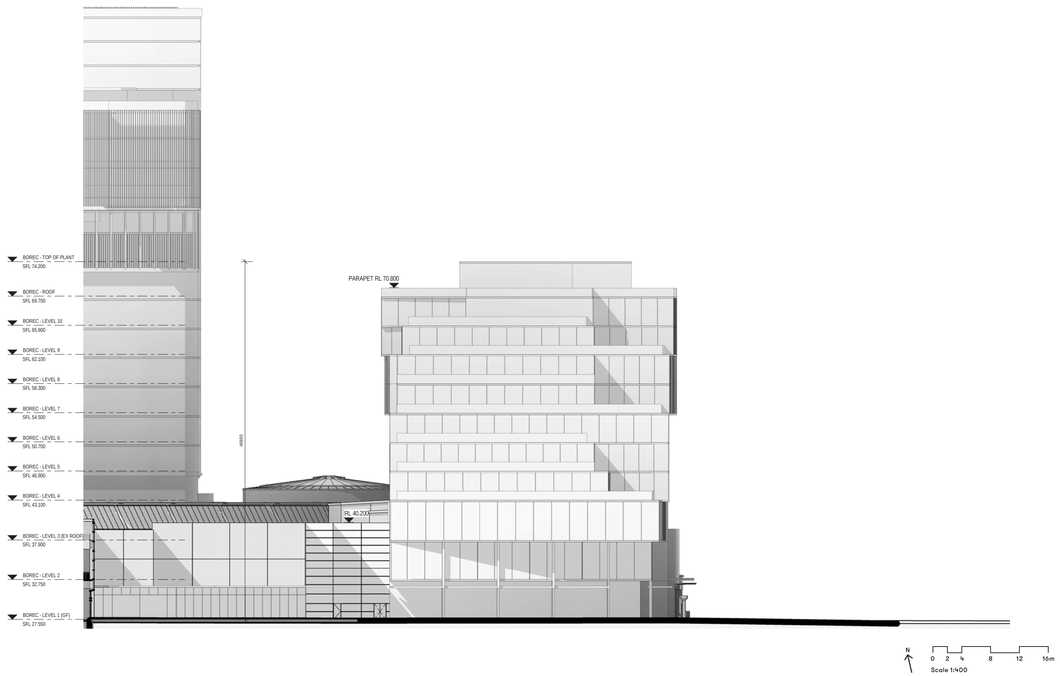


5.0 BOREC HOUSE

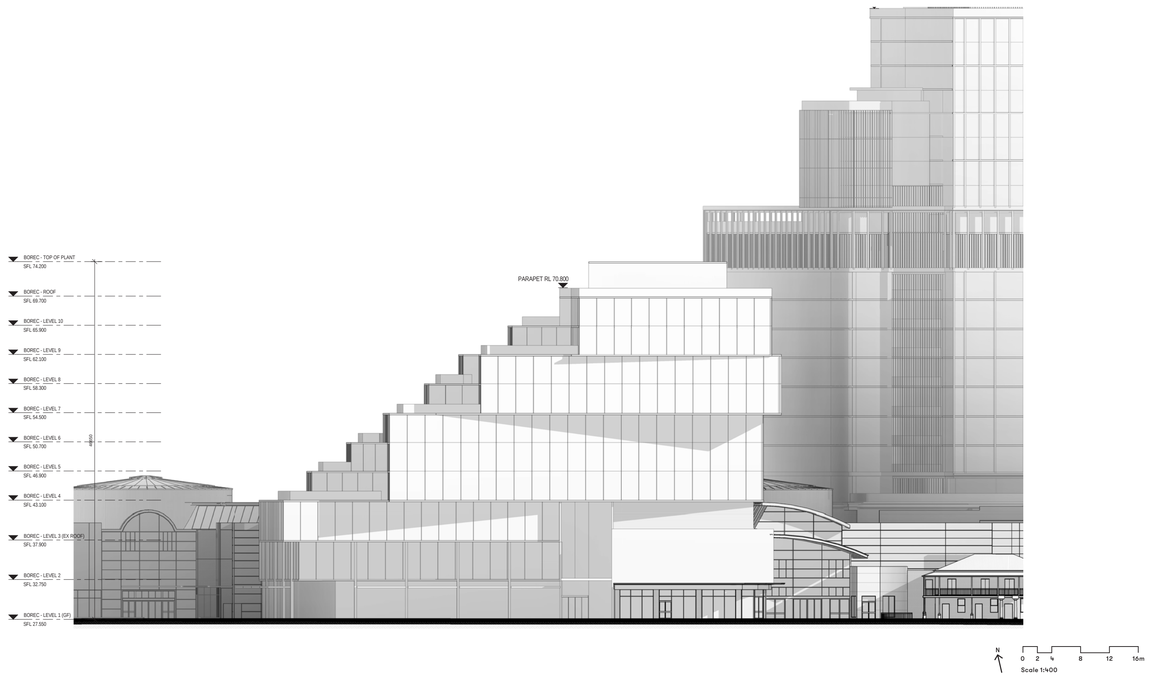
LEVEL 10



Henry Street Elevation



Station Street Elevation



View from City Park



ARTIST IMPRESSION INDICATIVE ONLY

Henry Street looking South West



ARTIST IMPRESSION INDICATIVE ONLY

6.0
THE HUB



Design Principles

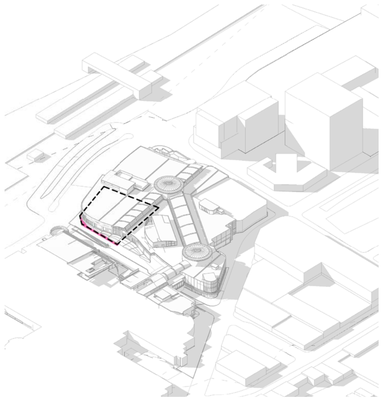
The Hub will become a destination of retail and food, business and leisure accommodation and commercial activity. The development will address views west across the sprawling mountains, provide contemporary A-grade commercial opportunities, and enliven a new food and retail destination on Riley Street.





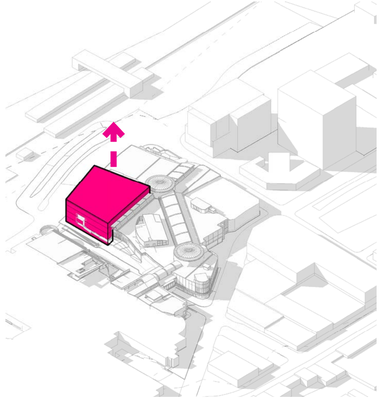
Massing Envelope Strategy

The proposed building envelope for the Hub is situated in order to best address existing centre conditions. It is elevated to a 20m street wall consistent with current LEP height control, before being set back 5m front and back in order to accentuate the street wall condition and provide a narrower, more efficient commercial floor plate. The volume is then extruded to meet the sun access plane (as nominated by Clause 8.2 of Penrith LEP 2010), for an overall envelope height of 99m at its peak.



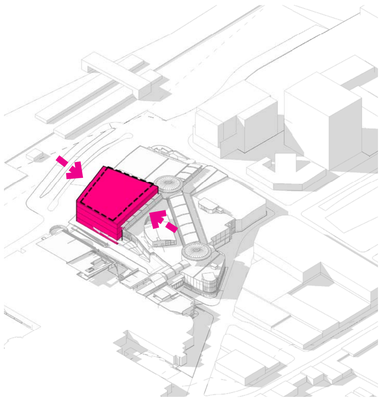
1

FOOTPRINT OVER
EXISTING LOADING BAY &
EXISTING ENTRY



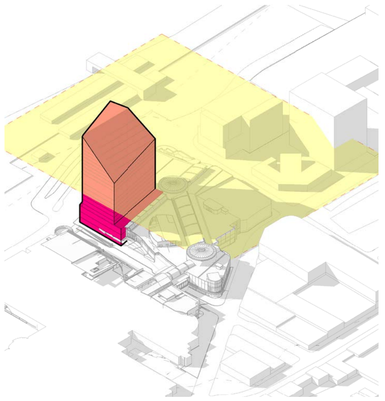
2

PODIUM TO ALLOWABLE
20M STREET WALL



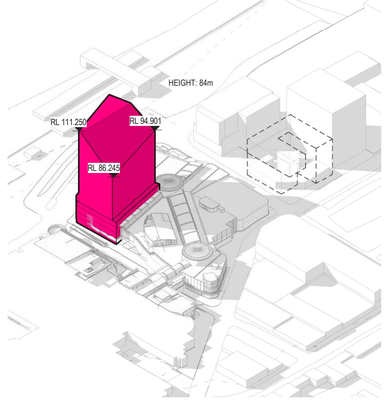
3

TOWER FOOTPRINT SET BACK 5M
FROM JANE ST TO ACCENTUATE
STREET WALL AND NARROW FLOOR
PLATE



4

TOWER EXTRUDED TO
MEET SUNLIGHT ACCESS
PLANE FOR CITY PARK



5

**FINAL BUILDING
ENVELOPE**

6.0 THE HUB

PENRITH WESTFIELD PLANNING PROPOSAL REPORT

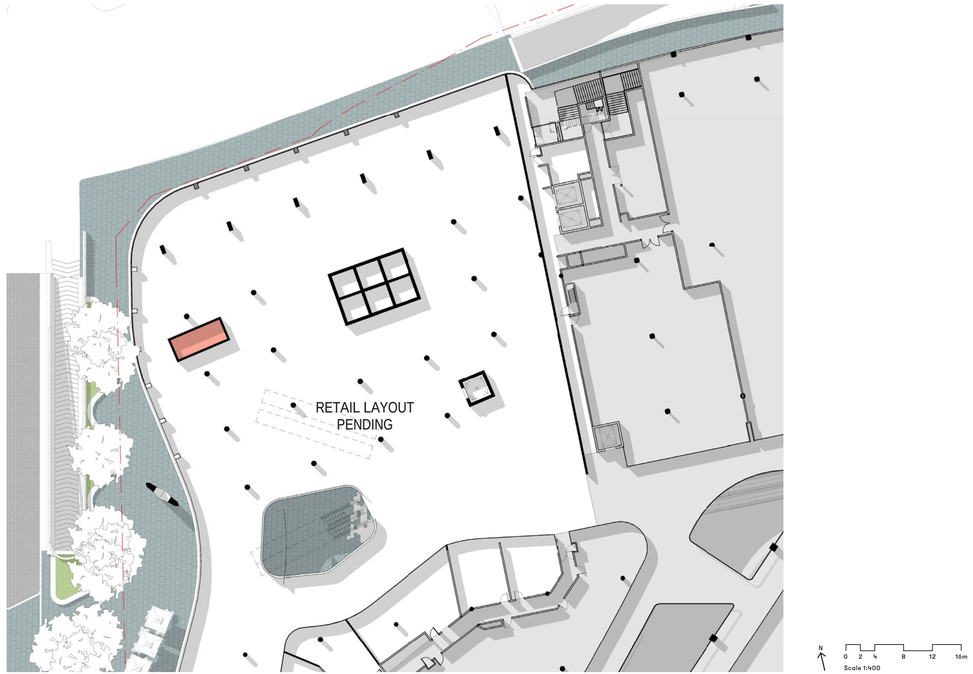
Hotel Lobby & Ground Activation

LEVEL 1



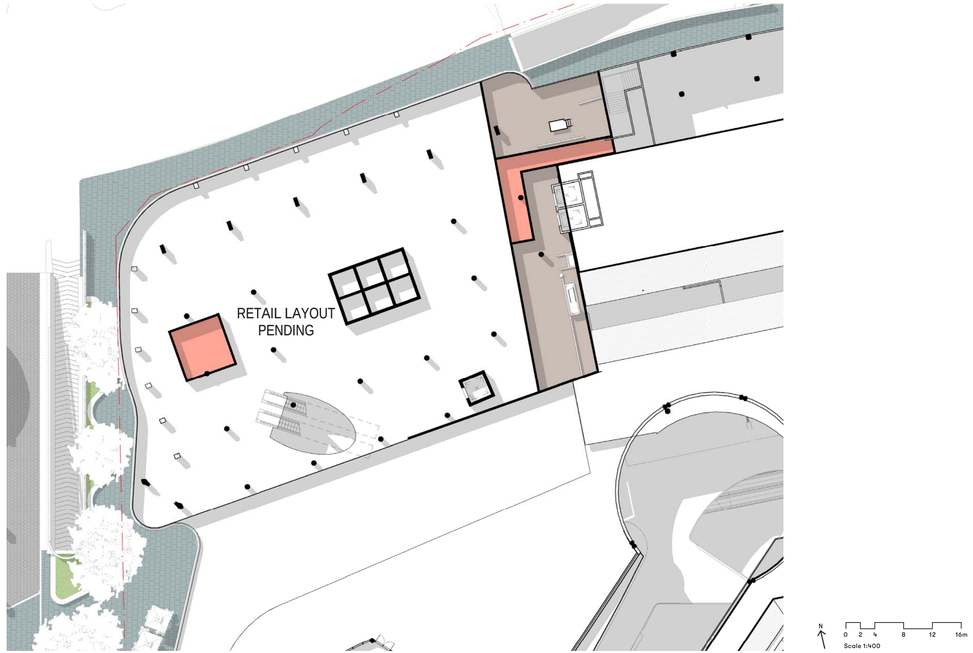
F&B Foodcourt Terrace

LEVEL 2



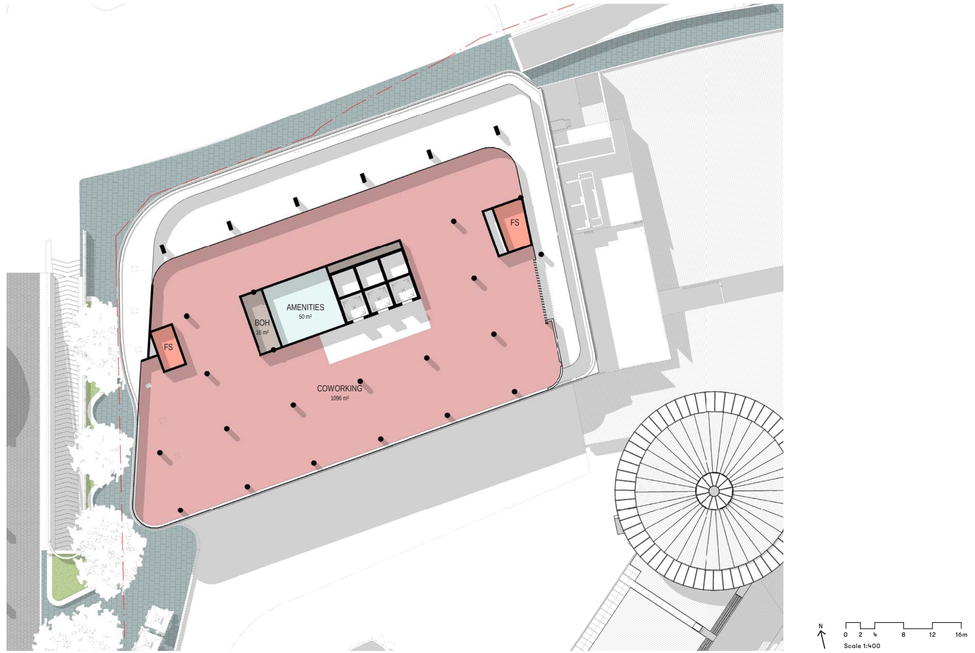
Premium Dining

LEVEL 3



Coworking & Commercial

LEVEL 4



Typical Commercial Floor

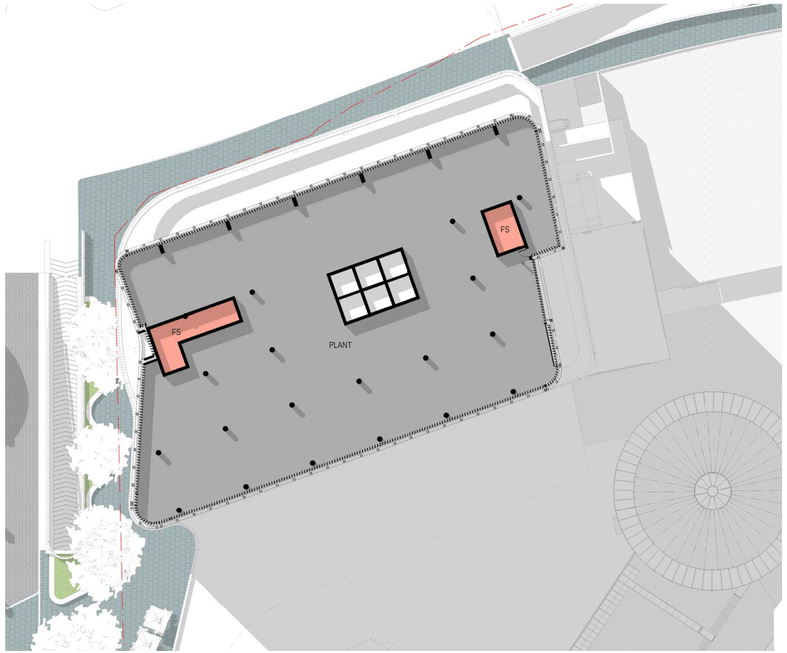
LEVELS 4 - 11





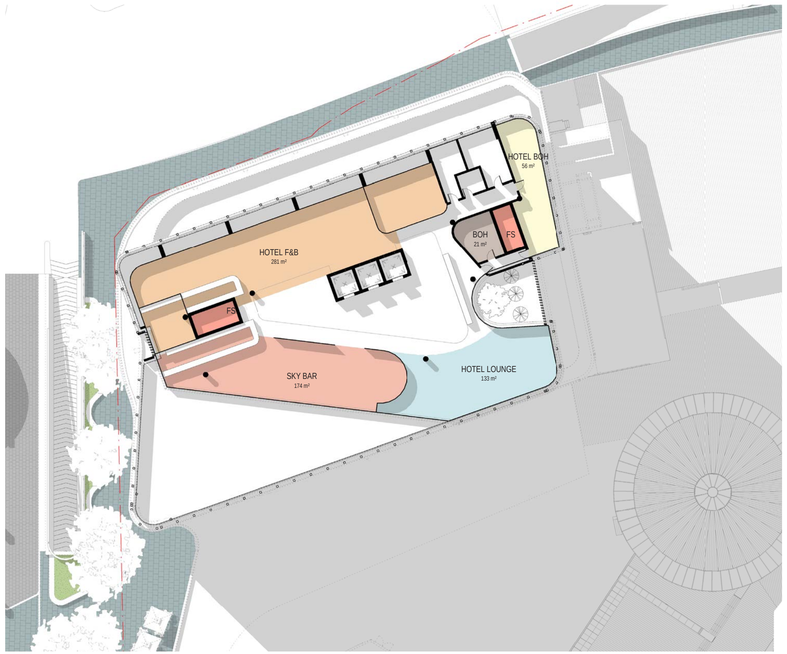
Plant and transfer level

LEVEL 12



Hotel Sky Lobby

LEVEL 13





Typical Hotel Floor Plate 1

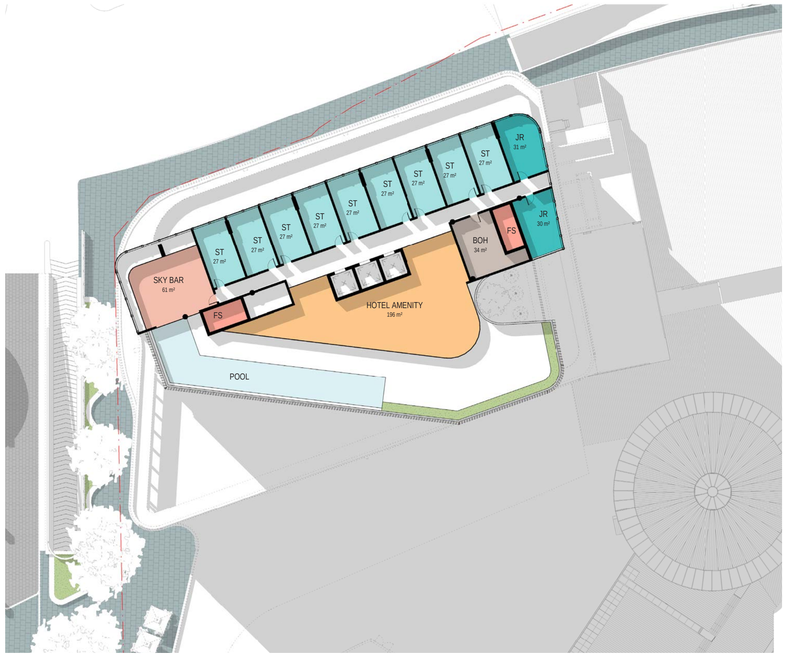
LEVELS 14-16





Hotel Patron Exclusive Amenity Floor

LEVEL 17



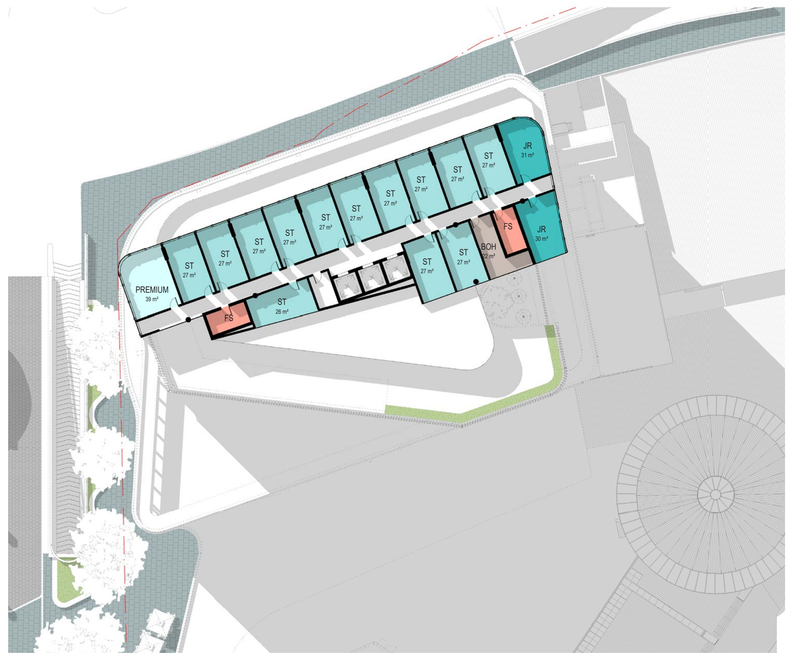
N

0 2 4 8 12 16m

Scale 1:400

Typical Hotel Floor Plate 2

LEVELS 18-20

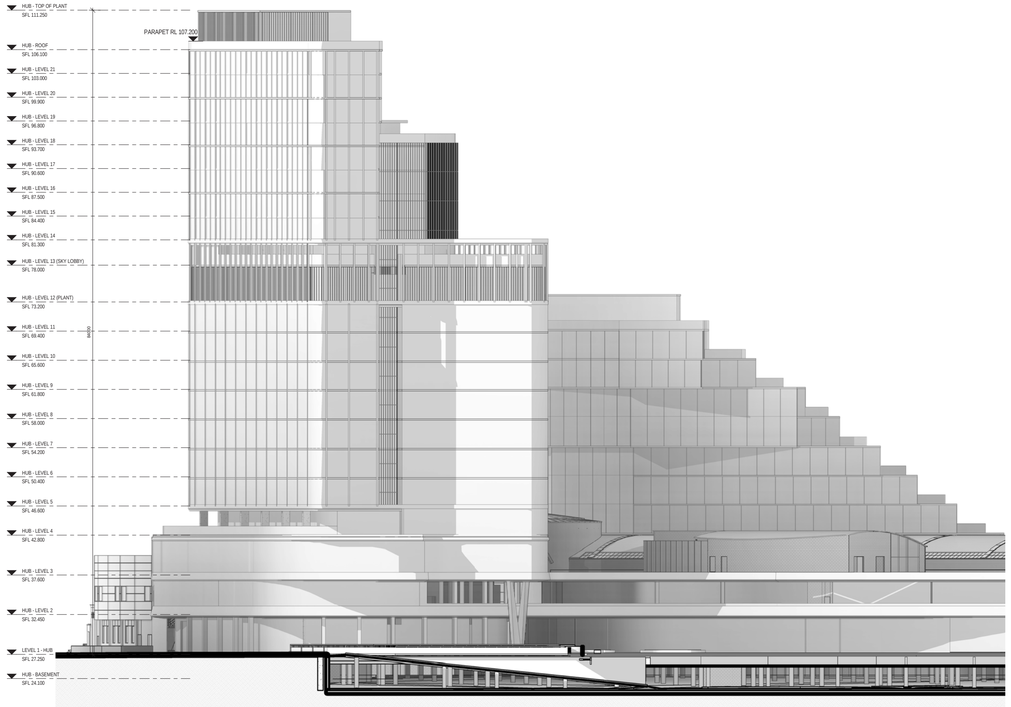


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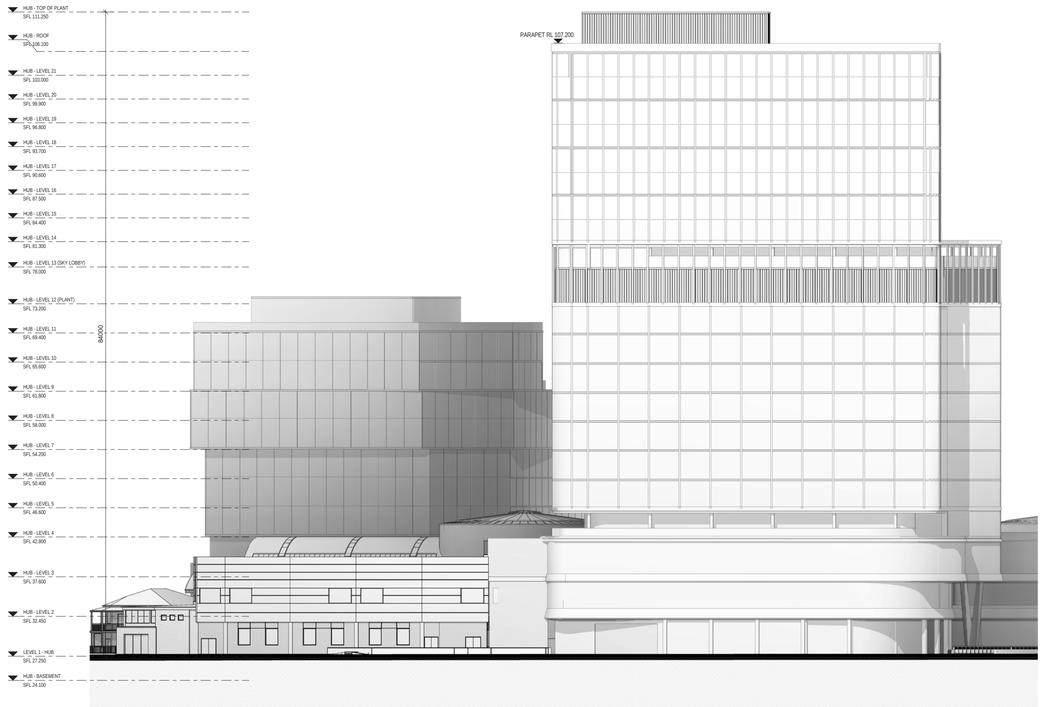
0 2 4 8 12 16m

Scale 1:400

Riley Street Elevation



Jane Street Elevation



Aerial view looking North East



View from Riley Street looking North



