3.1

TRANSLATING THE VISION

BOREC HOUSE

ON THE PARK

ANCHORING THE PARK CORNER



EXPANSIVE PODIUM DESIGN TOWARDS THE CITY PARK & PUBLIC PLAZA



ACTIVE FRONTAGE TO ENCOURAGE CONNECTIVITY AND INTERACTION



AN IDENTITY CORNER BUILDING ENHANCING THE CHARACTER OF STATION ST & CREATING VISUAL INTEREST



GREEN TERRACING TO ADDRESS PARK

GROUND CORNER ACTIVATION

RETAIL + F&B

CORNER ADDRESS

- F&B OFFERING TO PROMINENT CORNER OPPOSITE FUTURE CITY PARK

BOUTIQUE STAND-ALONE RETAIL

- STREET FRONTING RETAIL SPACES

A-GRADE COMMERCIAL

10,000m² COMMERCIAL OFFICE

- TARGET A-GRADE
- AMENITIES ACCESS FOR EACH FLOOR

3 LIFT CORE

- 2 EMPLOYEE LIFTS, 1 GOODS LIFT

STREET ADDRESS

- SECURE GROUND FLOOR LOBBY & RECEPTION

COMMON AMENITIES

- BASEMENT END OF TRIP FACILITIES
- BASEMENT PARKING

WESTFIELD RETAIL EXPANSION

BIG BOX PROVISION

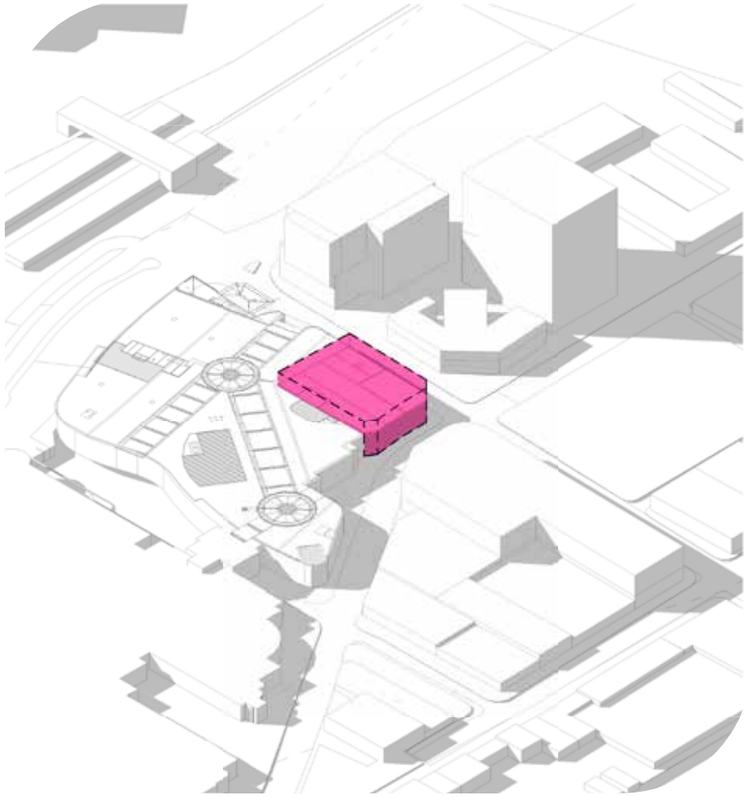
- INTEGRATION INTO EXISTING LEVEL 2 RETAIL TO PROVIDE OPPORTUNITY FOR BIG BOX RETAILER

BOREC HOUSE

MASSING ENVELOPE STRATEGY

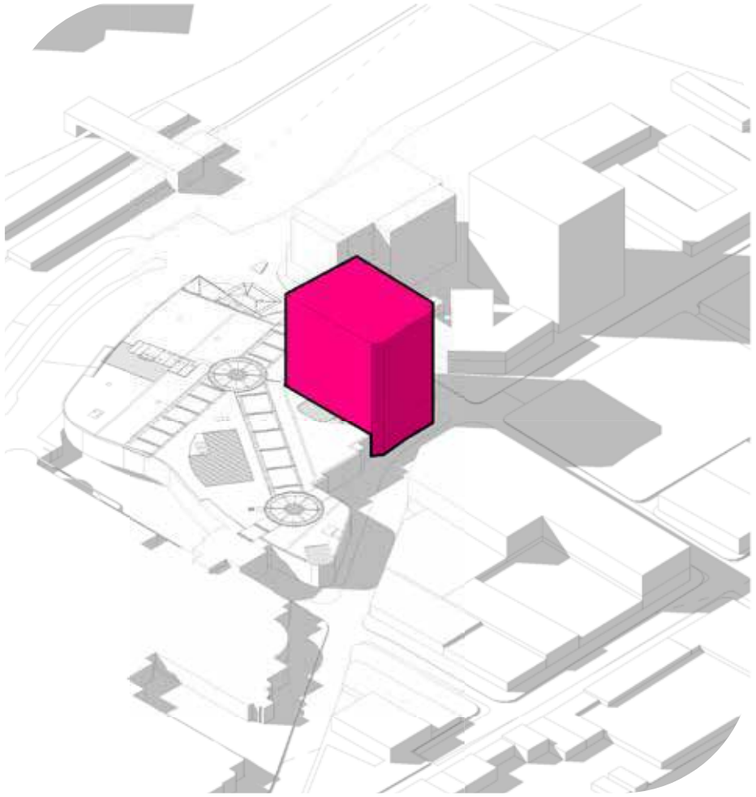
1

MATCH EXISTING BOREC HOUSE FOOTPRINT



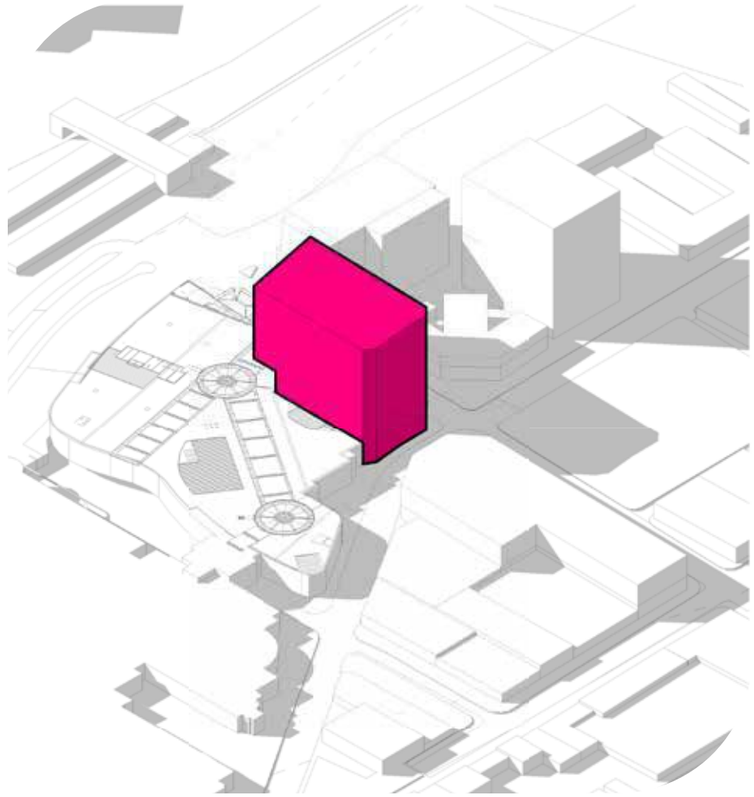
2

ELEVATE TO MATCH ADJACENT LEP HEIGHTS & BUILD CORNER LANDMARK



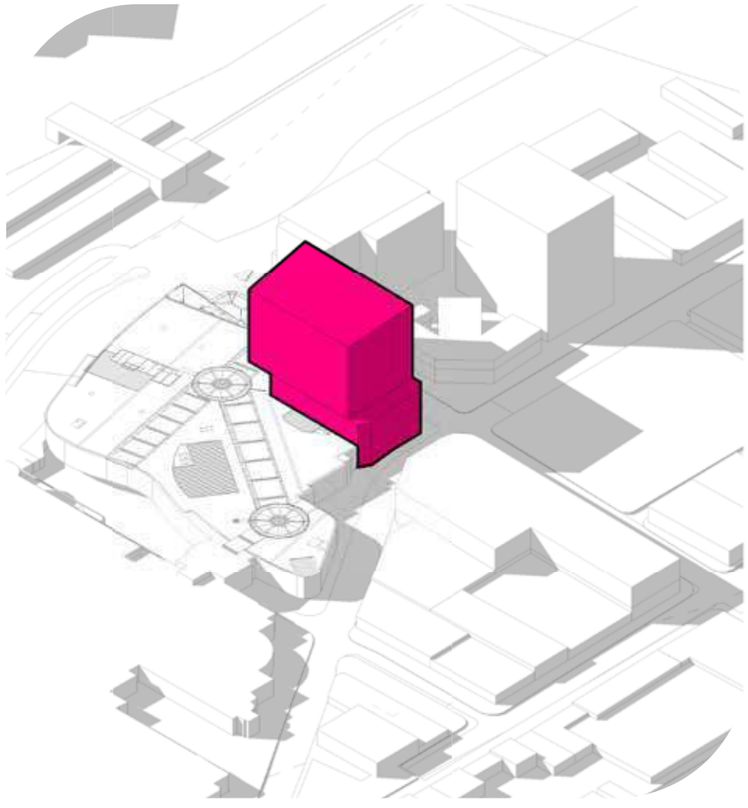
3

EXTEND FORM TO BUILD STATION STREET PROMINENCE



4

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



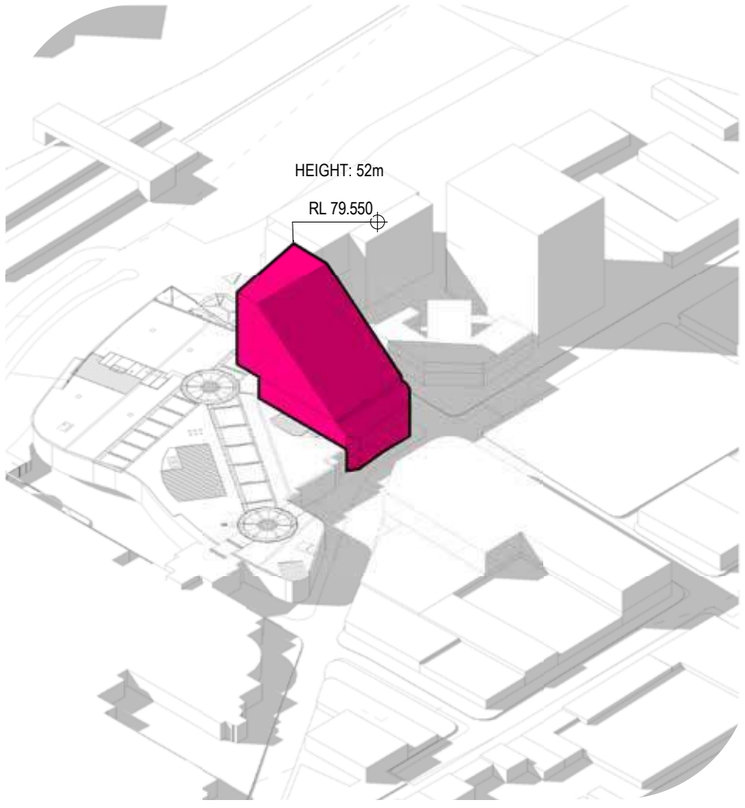
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ENVELOPE CUT TO AVOID OVERSHADOWING ON FUTURE CITY PARK



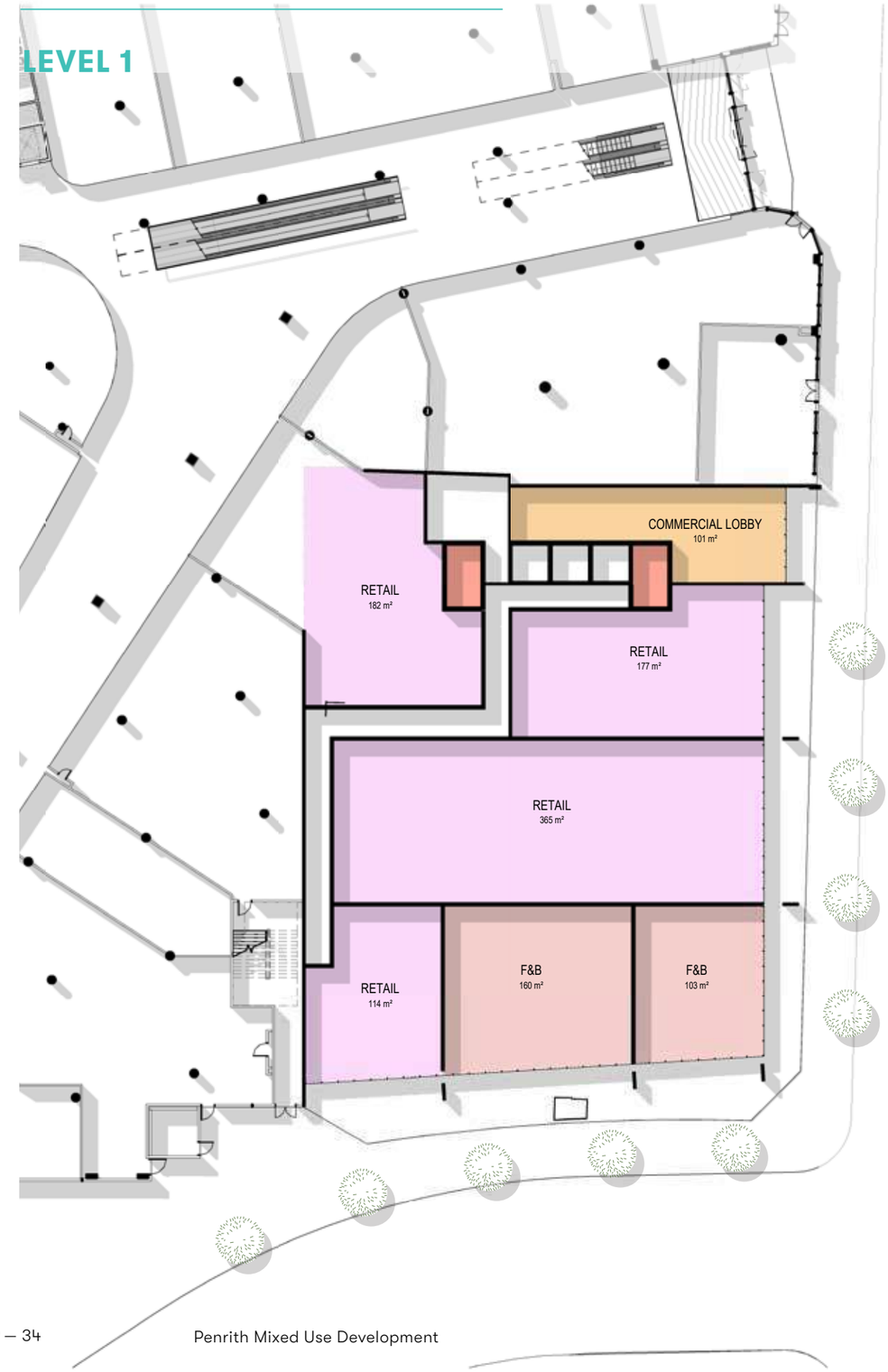
6

FINAL BUILDING ENVELOPE

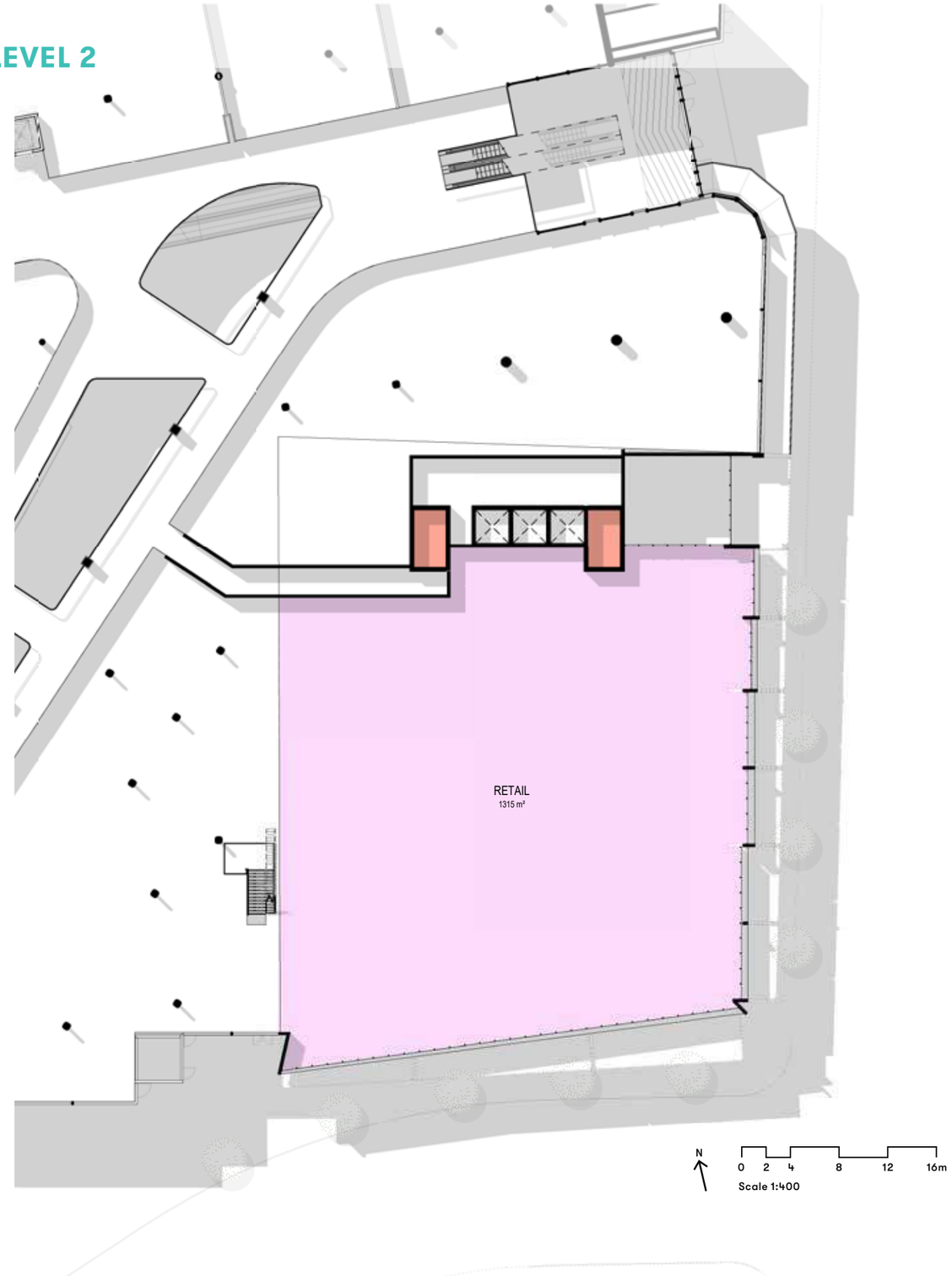


PODIUM RETAIL

LEVEL 1

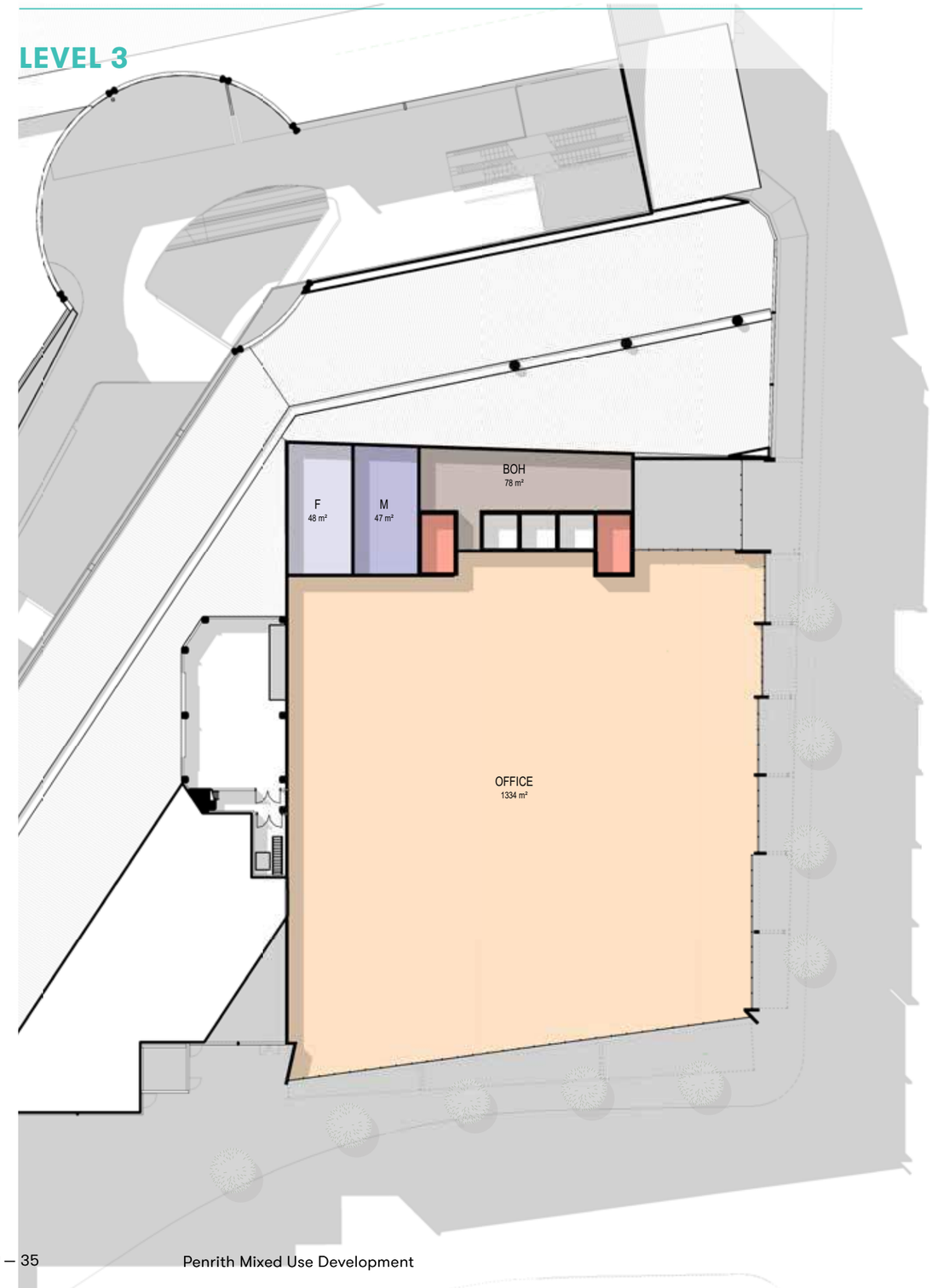


LEVEL 2

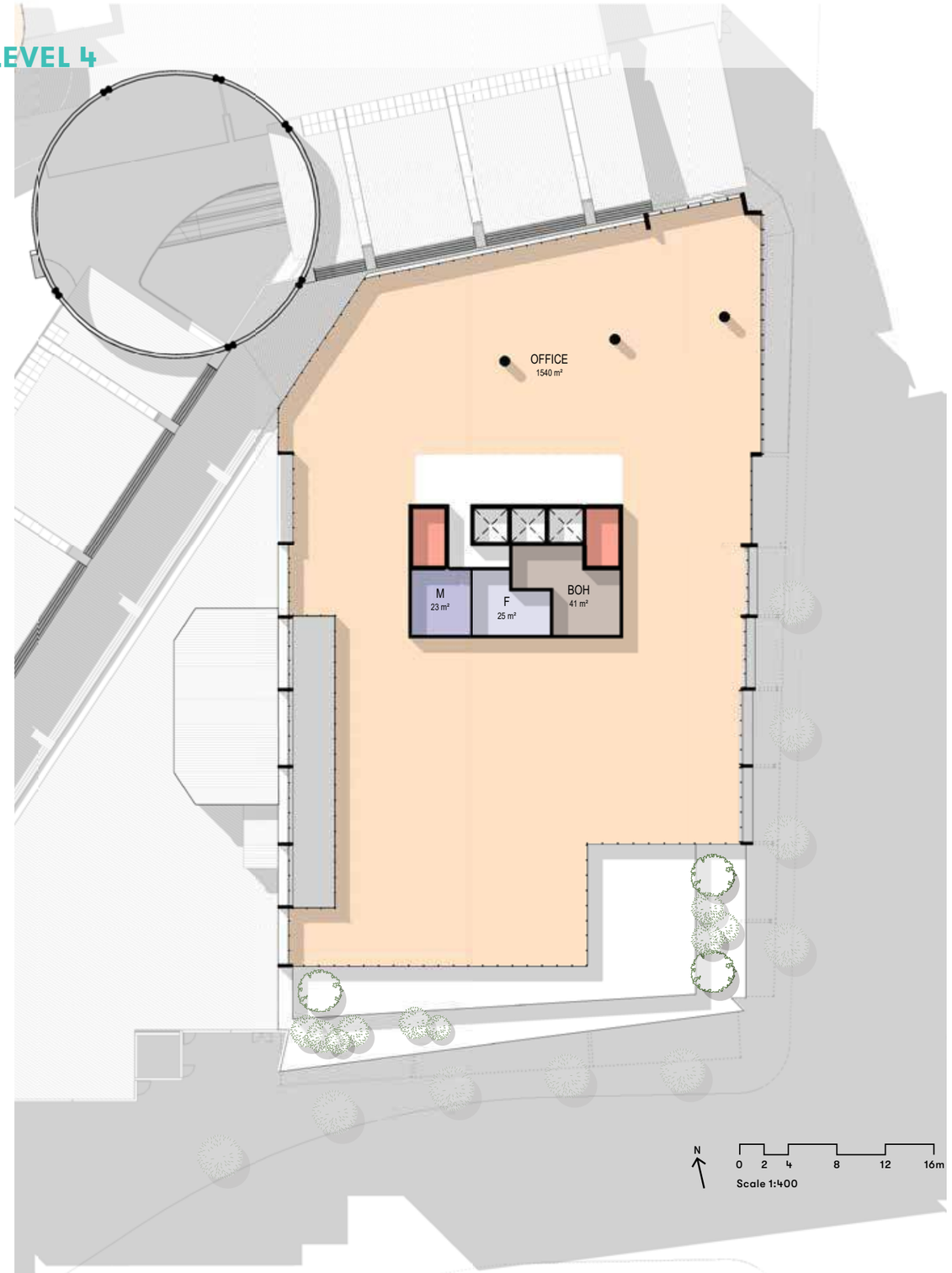


COMMERCIAL FLOORPLATES

LEVEL 3

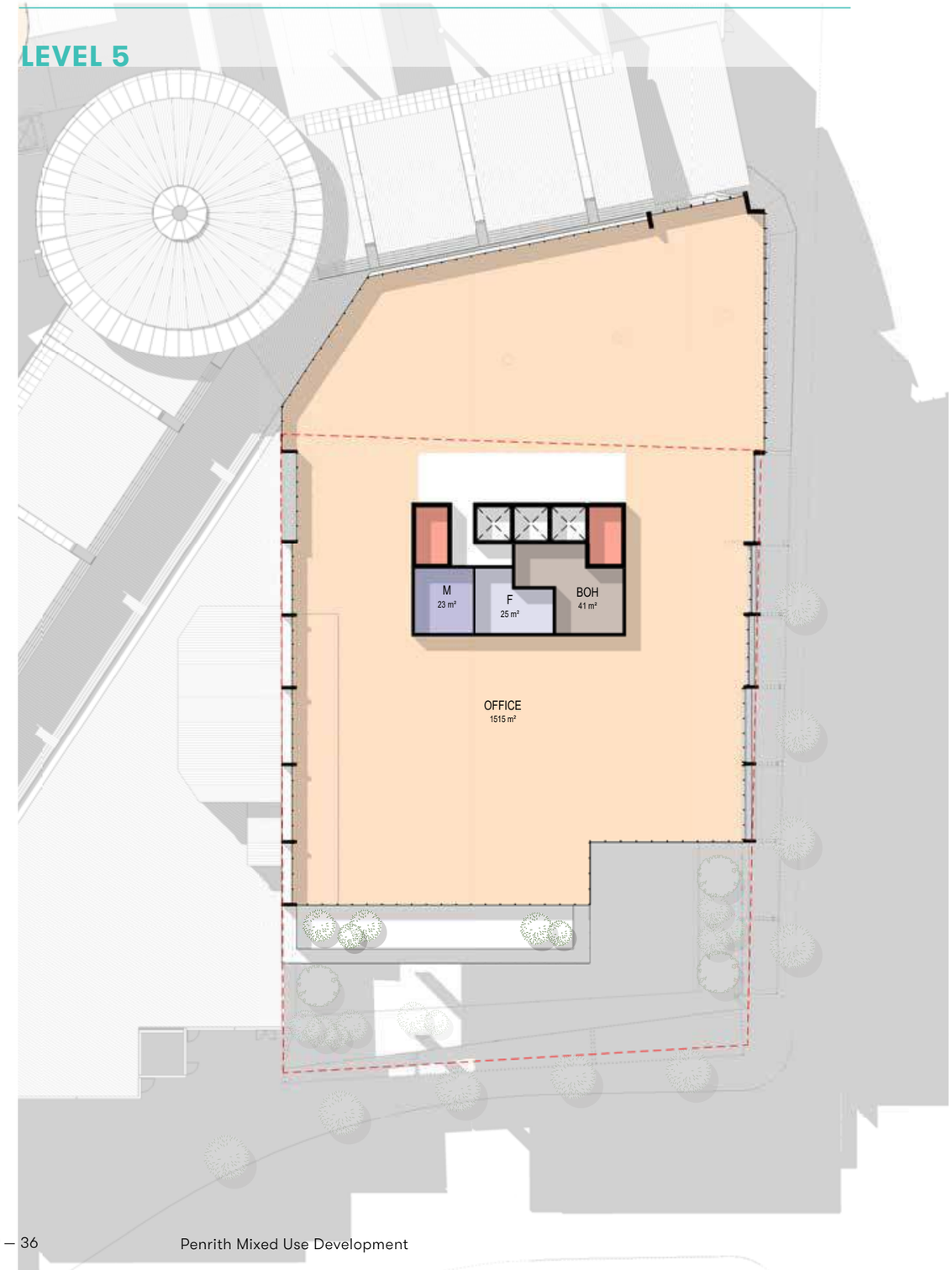


LEVEL 4

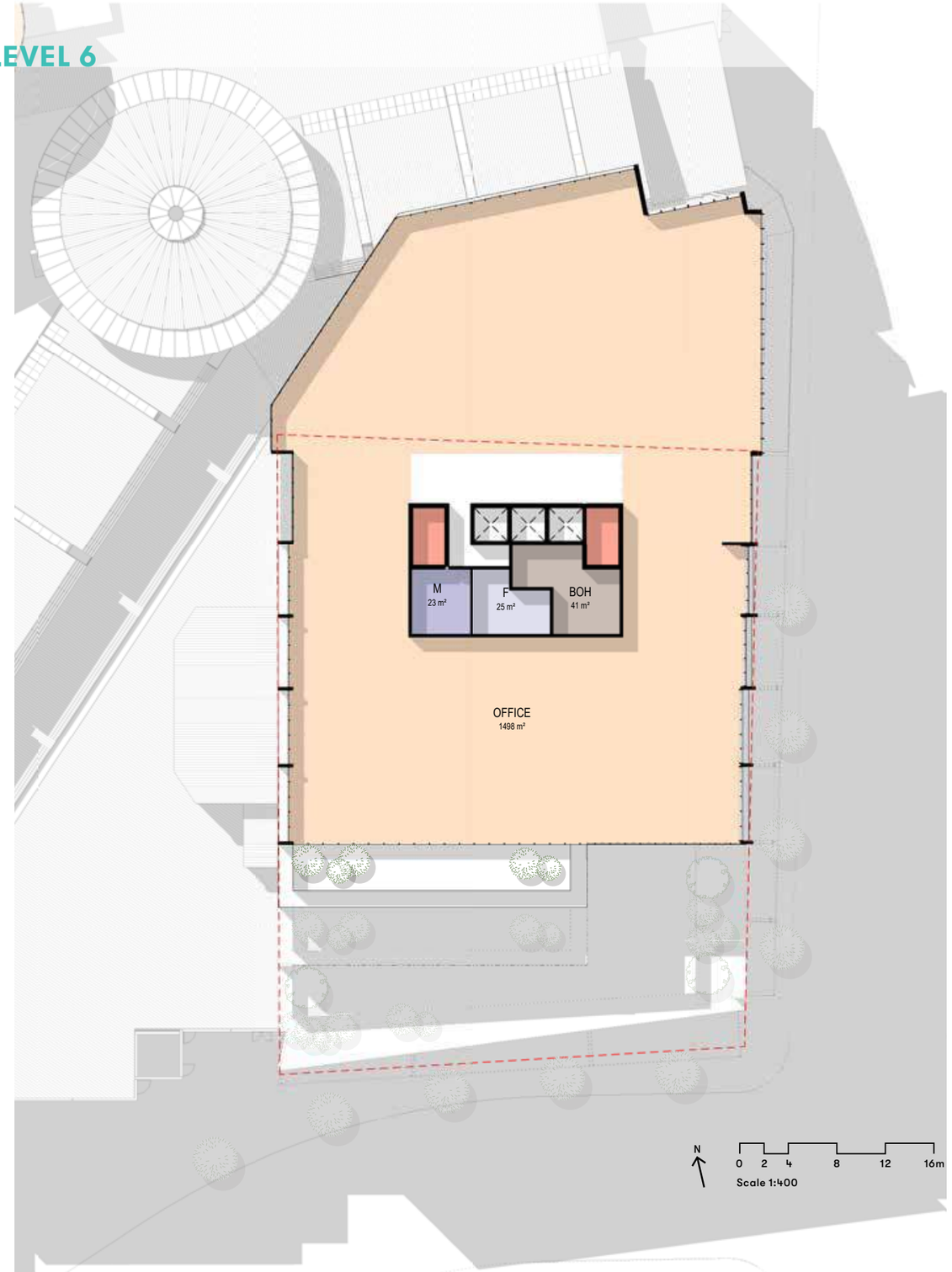


COMMERCIAL FLOORPLATES

LEVEL 5



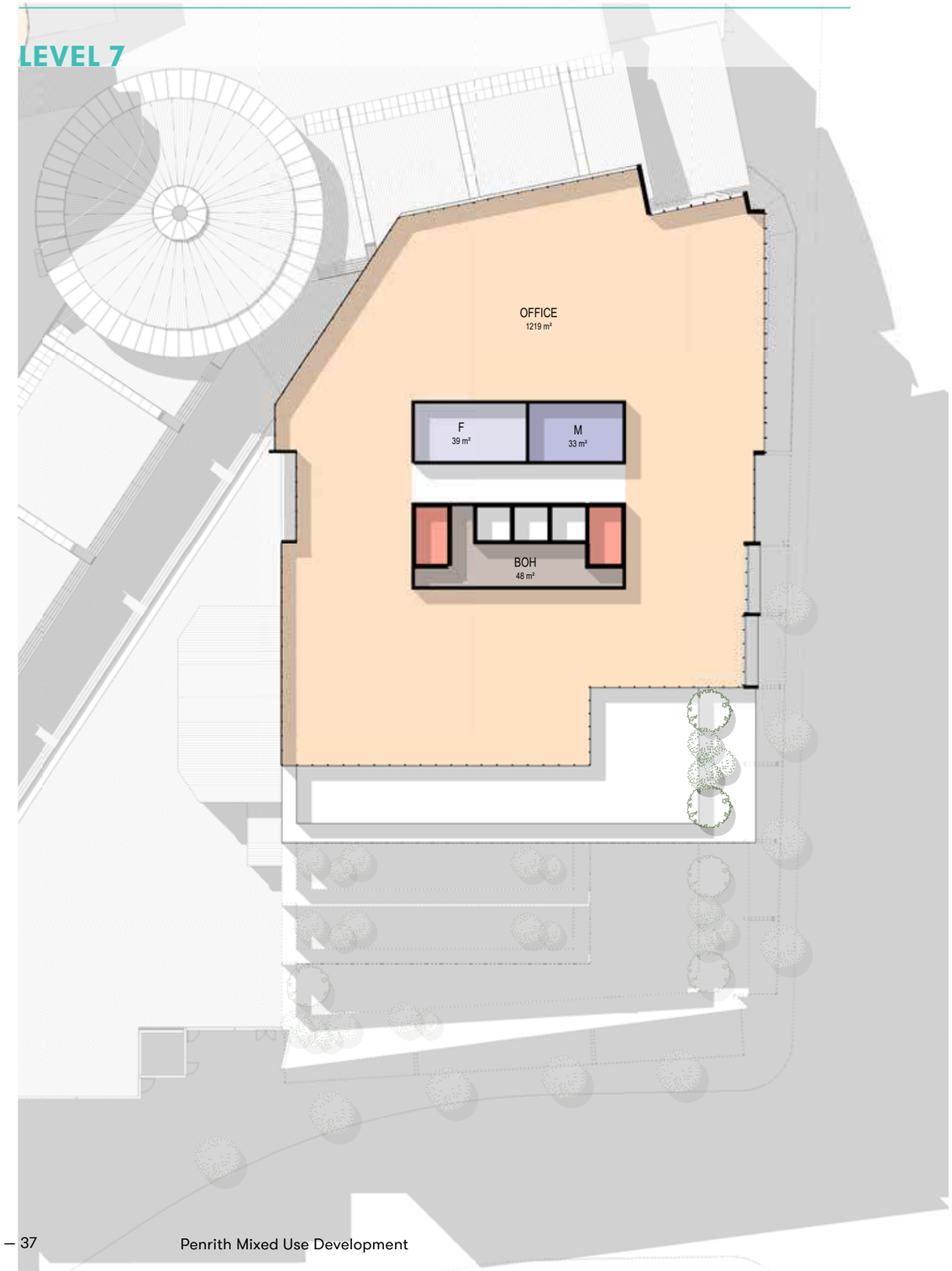
LEVEL 6



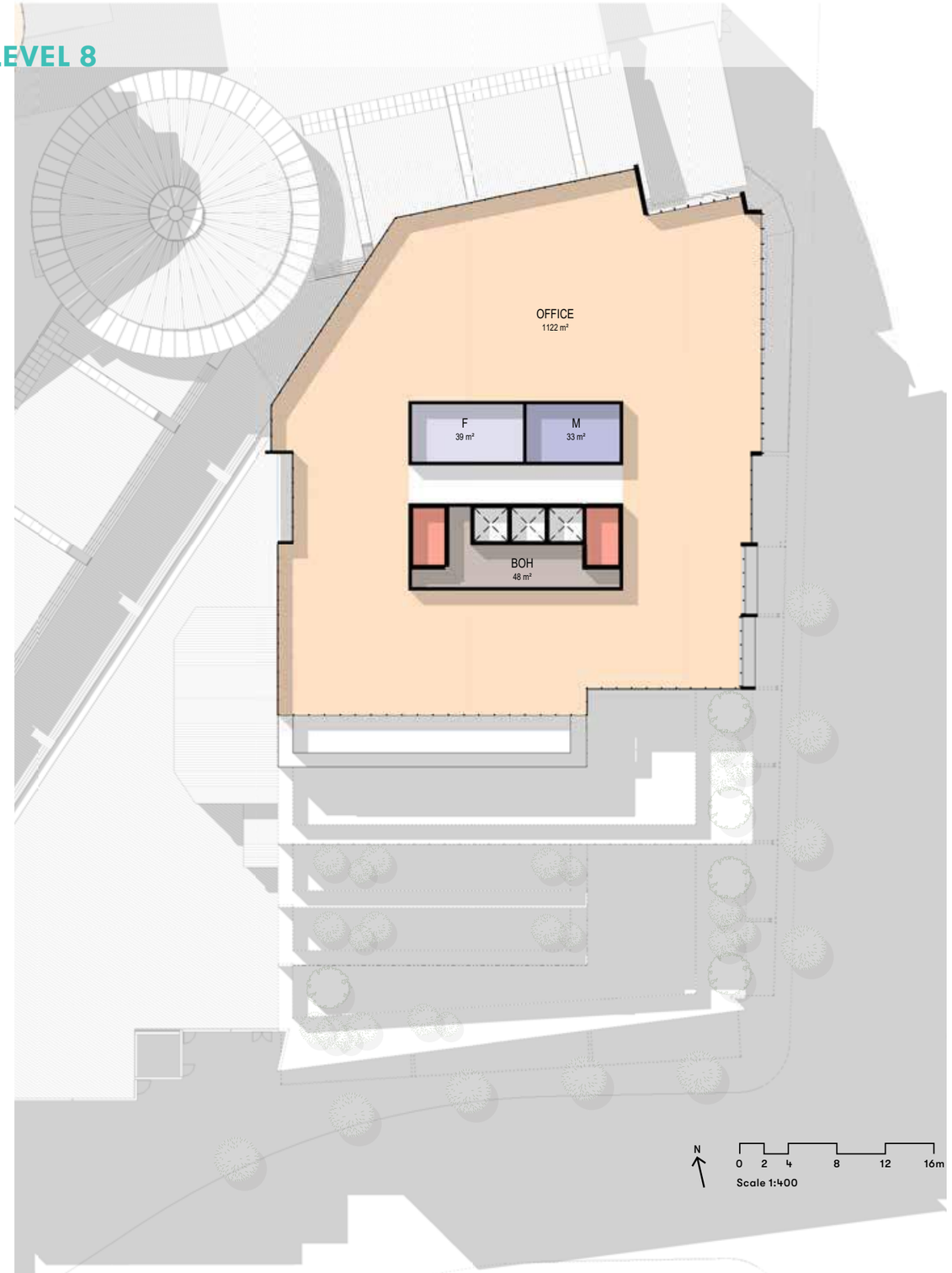
IM ROOF TERRACE

COMMERCIAL FLOORPLATES

LEVEL 7

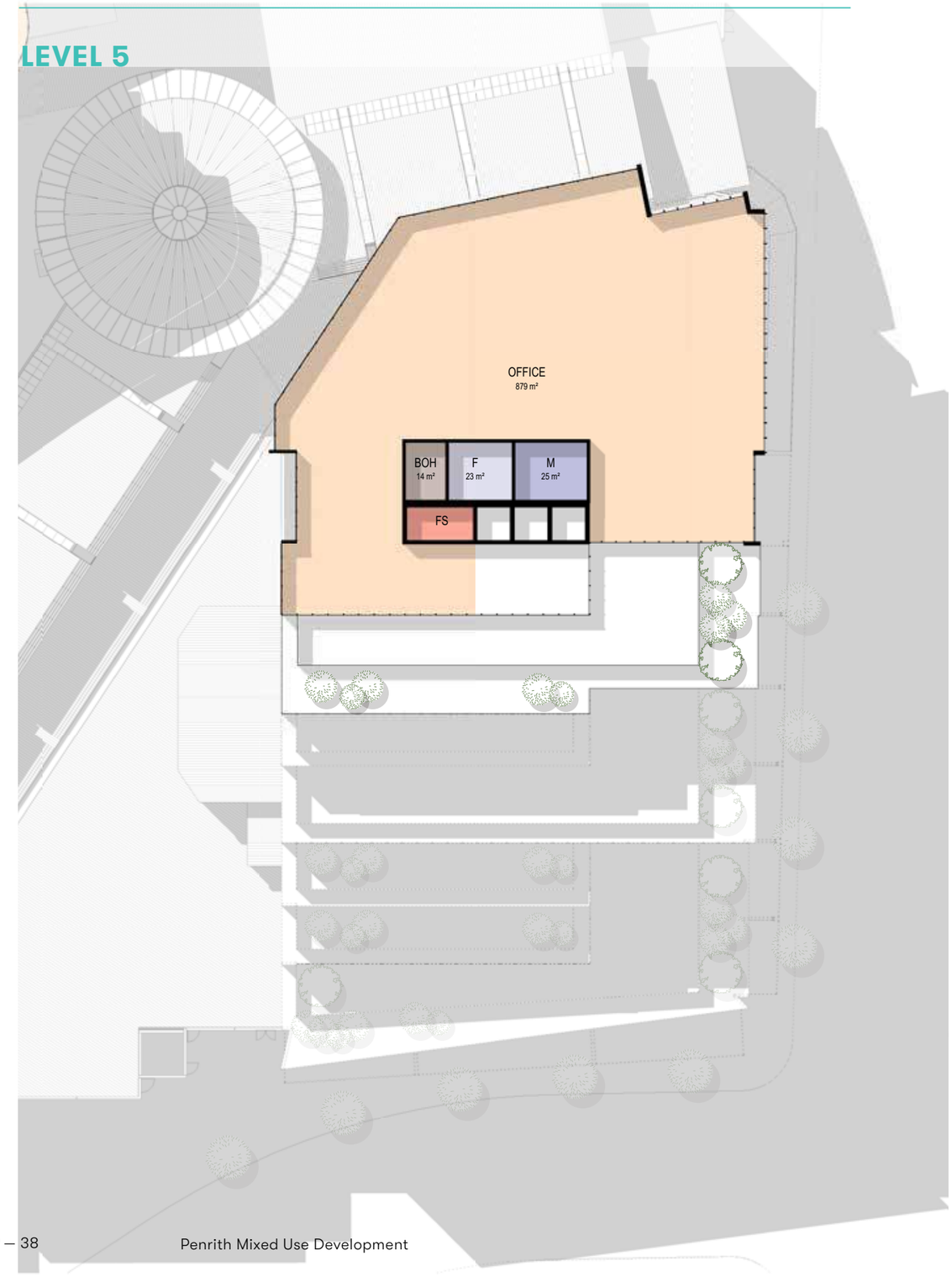


LEVEL 8

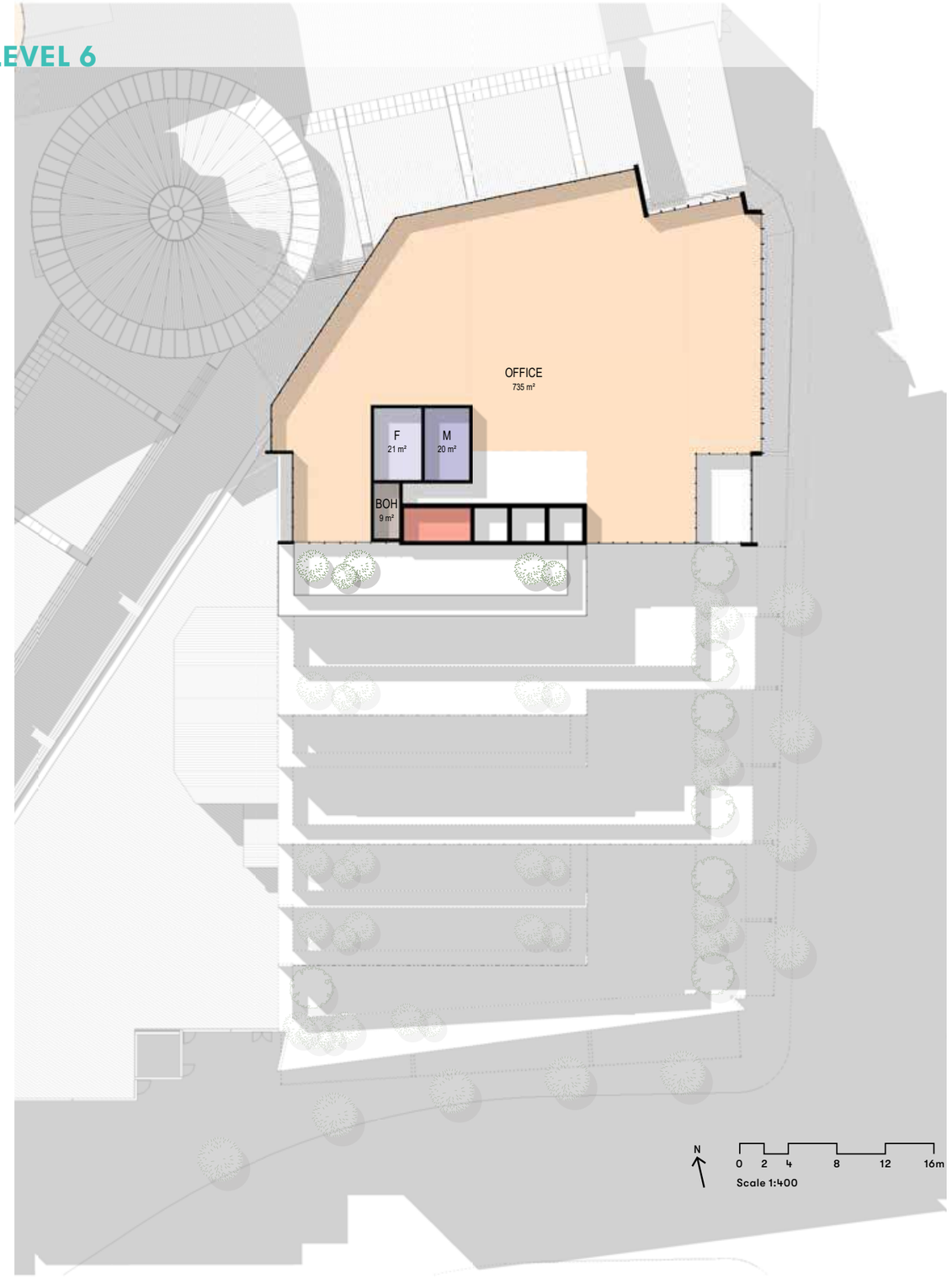


COMMERCIAL FLOORPLATES

LEVEL 5



LEVEL 6



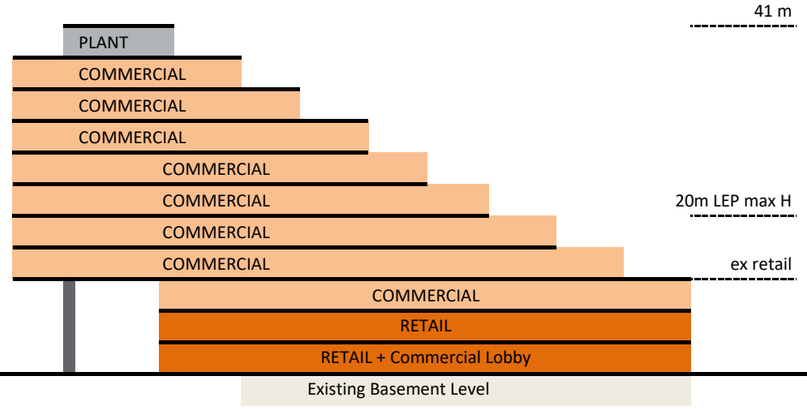
HIGH LEVEL YIELD SUMMARY

BOREC HOUSE | HIGH LEVEL YIELD SCHEDULE

SCOTT CARVER

13.10.2020

Level	Floor to Floor (h)	Relative Level (RL)	Building Height				RETAIL GBA (m²)	RETAIL GFA (m²)	RETAIL NLA (m²)	COMMERCIAL GBA (m²)	COMMERCIAL GFA (m²)	COMMERCIAL NLA (m²)	COMMERCIAL Eff. %
					Total		3,091	2,897	2,416	11,719	11,113	9,858	89%
Level ROOF	2.9	62.10	34.55	PLANT									
Level 10	3.8	65.90	38.35	COMMERCIAL	Commercial	8				932	886	735	83%
Level 9	3.8	62.10	34.55	COMMERCIAL	Commercial	7				1050	1004	879	88%
Level 8	3.8	58.30	30.75	COMMERCIAL	Commercial	6				1369	1309	1122	86%
Level 7	3.8	54.50	26.95	COMMERCIAL	Commercial	5				1466	1406	1219	87%
Level 6	3.8	50.70	23.15	COMMERCIAL	Commercial	4				1639	1579	1498	95%
Level 5	3.8	46.90	19.35	COMMERCIAL	Commercial	3				1752	1692	1515	90%
Level 4	3.8	43.10	15.55	COMMERCIAL	Commercial	2				1857	1717	1540	90%
Level 3	5.2	37.90	10.35	COMMERCIAL	Commercial	1				1654	1520	1350	89%
Level 2	5.15	32.75	5.20	RETAIL	Retail	2	1654	1520	1315				
Level 1 (GF)	5.2	27.55	**0.00**	RETAIL + Commercial Lobby	Retail	1	1437	1377	1101	Incl. in retail count			
Level B1	3.45	24.10		Existing Basement Level			1715	1530					



PRELIMINARY MASSING VIEW

STATION STREET LOOKING SOUTH







PRELIMINARY MASSING VIEW

VIEW FROM CITY PARK







PRELIMINARY MASSING VIEW

STATION STREET LOOKING NORTH







PRELIMINARY MASSING VIEW

HENRY STREET LOOKING EAST







3.2

TRANSLATING THE VISION

THE HUB

“THE HUB”

WORK, ENJOY, STAY



4+ STAR ACCOMMODATION FOR BUSINESS TRAVELERS & FAMILIES VISITING THE REGION, FEATURING 25m² ROOM MODULES



PREMIUM DINE-IN RESTAURANTS



A MIX OF COLLABORATIVE CO-WORKING SPACES FOR THE LOCAL AND NOMAD BUSINESS TRAVELLER & LARGE FORMAT OFFICES FOR THE SERIOUS BUSINESS



AN ARRIVAL EXPERIENCE LOOKING THROUGH TO THE MOUNTAINS AND RIVER

PENRITH’S BEST SKY BAR AND RESTAURANT

BRIEF

A-GRADE COMMERCIAL

10,000m² COMMERCIAL OFFICE

- TARGET A-GRADE
- AMENITIES ACCESS FOR EACH FLOOR

3 LIFT CORE

- 2 EMPLOYEE LIFTS, 1 GOODS LIFT

STREET ADDRESS

- SECURE GROUND FLOOR LOBBY & RECEPTION

COMMON AMENITIES

- END OF TRIP FACILITIES
- PARKING

PREMIUM HOTEL EXPERIENCE

150 KEY HOTEL

- 25m² ROOMS
- 4+ STAR LUXURY

3 LIFT CORE

- 2 PATRON LIFTS, 1 GOODS LIFT

STREET ADDRESS

- GROUND FLOOR LOBBY & DROP OFF
- ACCESS TO PARKING & VALET SERVICES

SKY ADDRESS

- SKY LOBBY

COMMON AMENITIES

- SKY LOUNGE & TERRACE
- EXCLUSIVE F&B OFFERING
- GYM & POOL

HIGH END RETAIL

RENEWED RETAIL + F&B

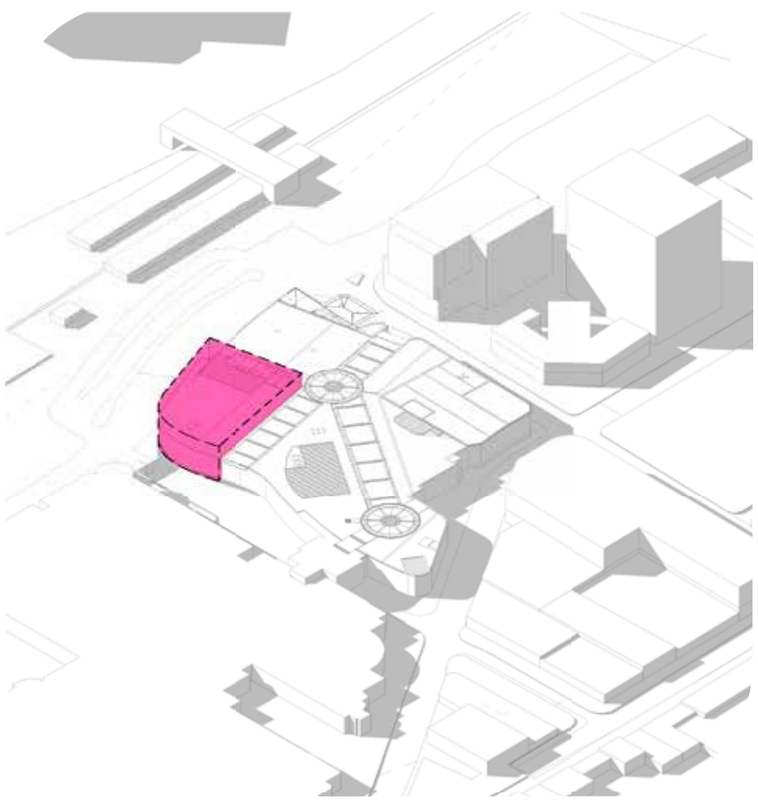
- PREMIUM RESTAURANT OFFERINGS
- “DINE-IN” OFFERINGS
- RENEWED FOOD COURT

THE HUB

MASSING ENVELOPE STRATEGY

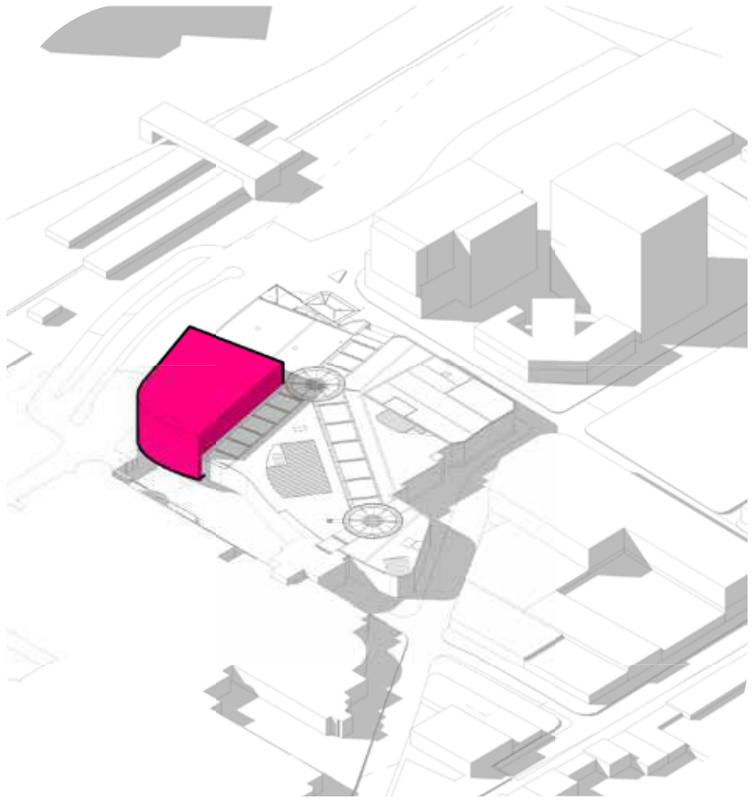
1

FOOTPRINT TO AVOID SKYLIGHTS AND UTILISE EXISTING CENTRE PLANNING



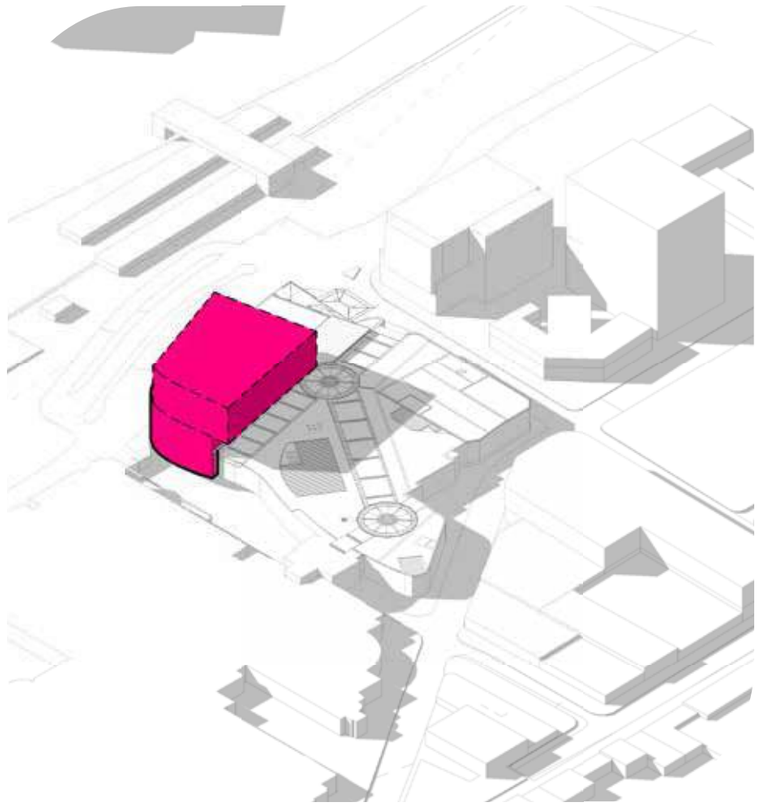
2

PODIUM TO 20M STREET WALL



3

TOWER FOOTPRINT SET BACK 5M FROM JANE STREET TO ACCENTUATE STREET WALL, CANTILEVER OVER EXISTING



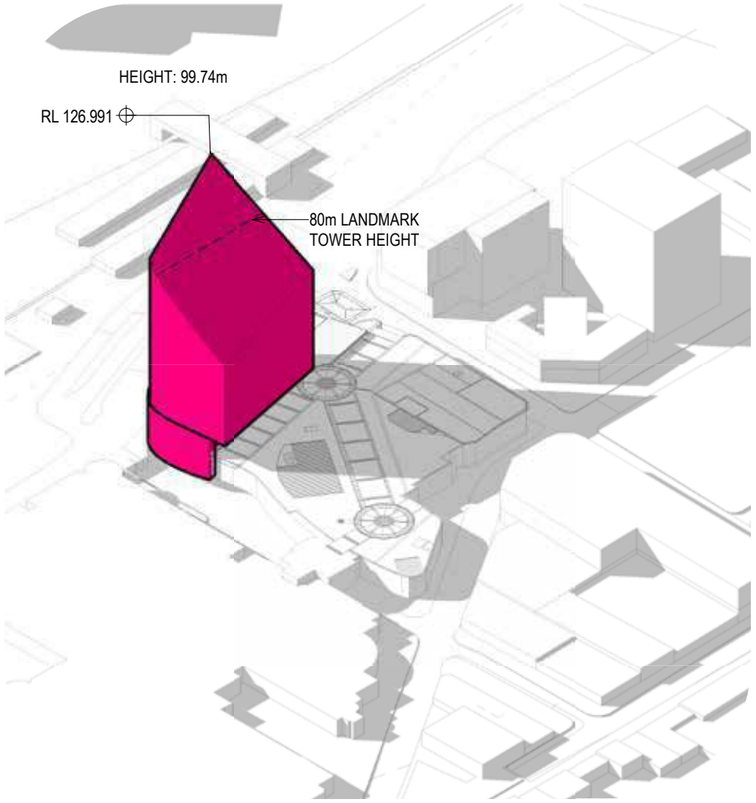
4

TOWER EXTRUDED TO MEET
SUNLIGHT ACCESS PLANE
FOR CITY PARK



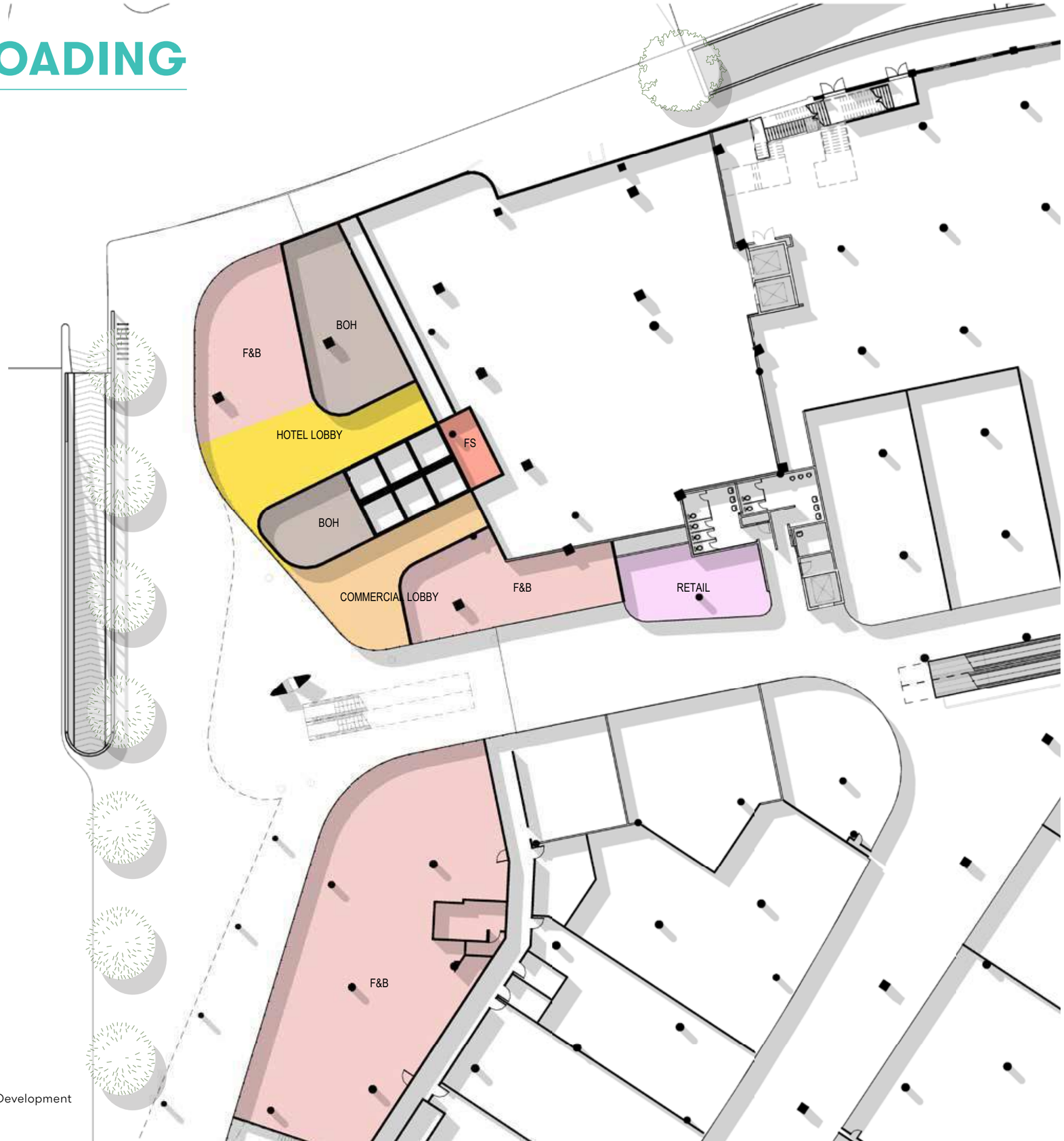
5

FINAL BUILDING ENVELOPE



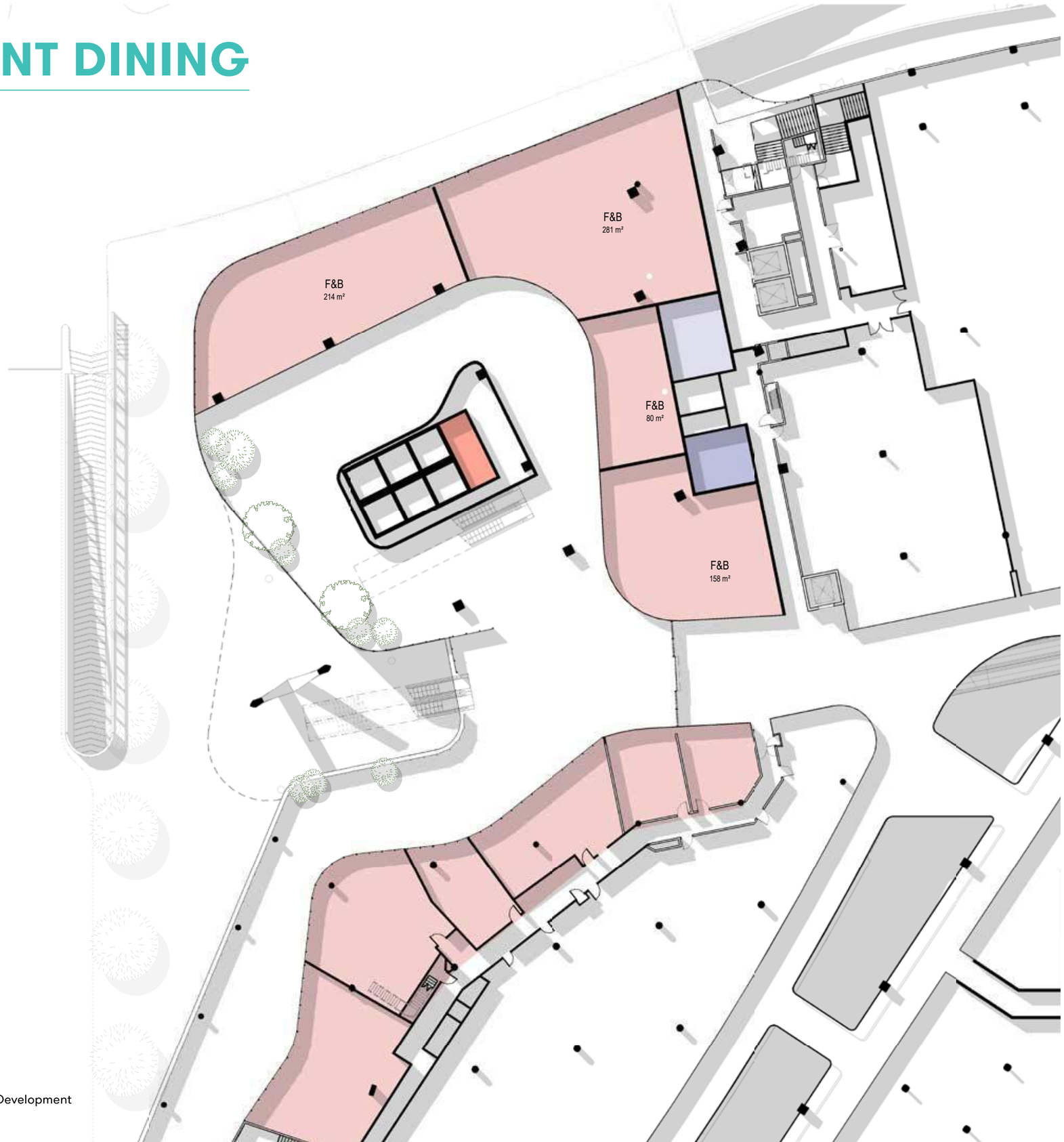
LOBBY & LOADING

LEVEL 1



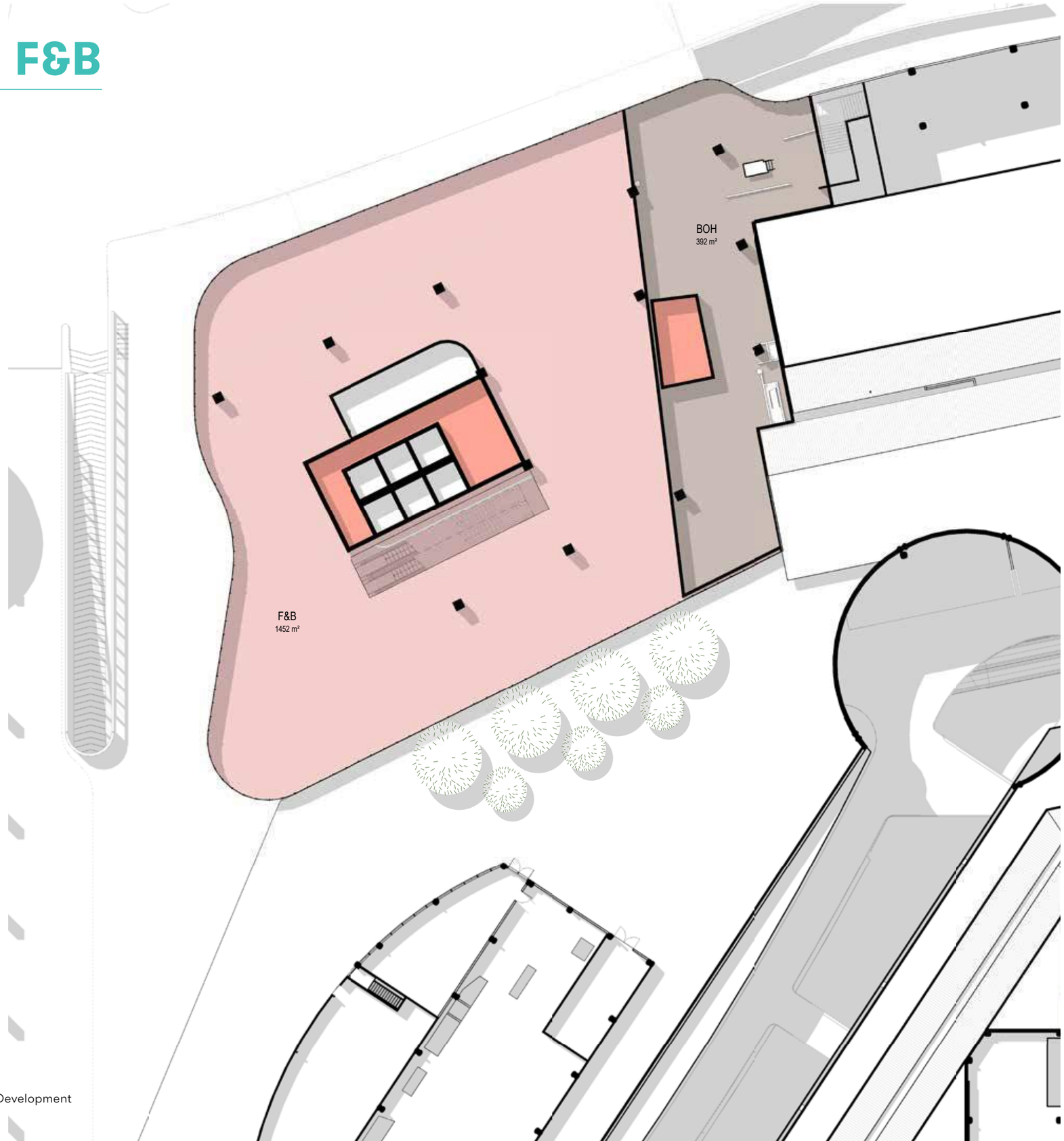
RESTAURANT DINING

LEVEL 2



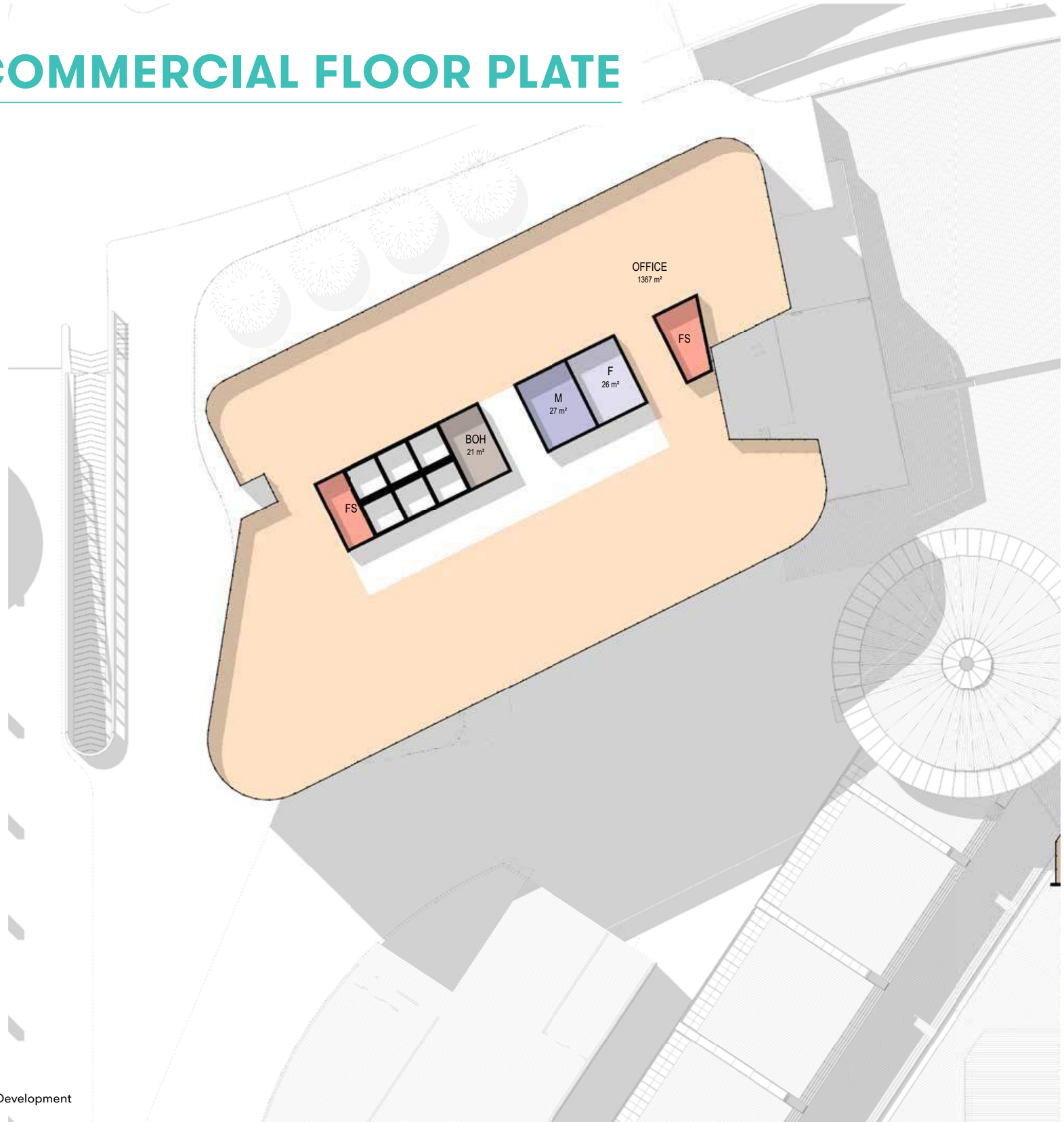
BOUTIQUE F&B

LEVEL 3



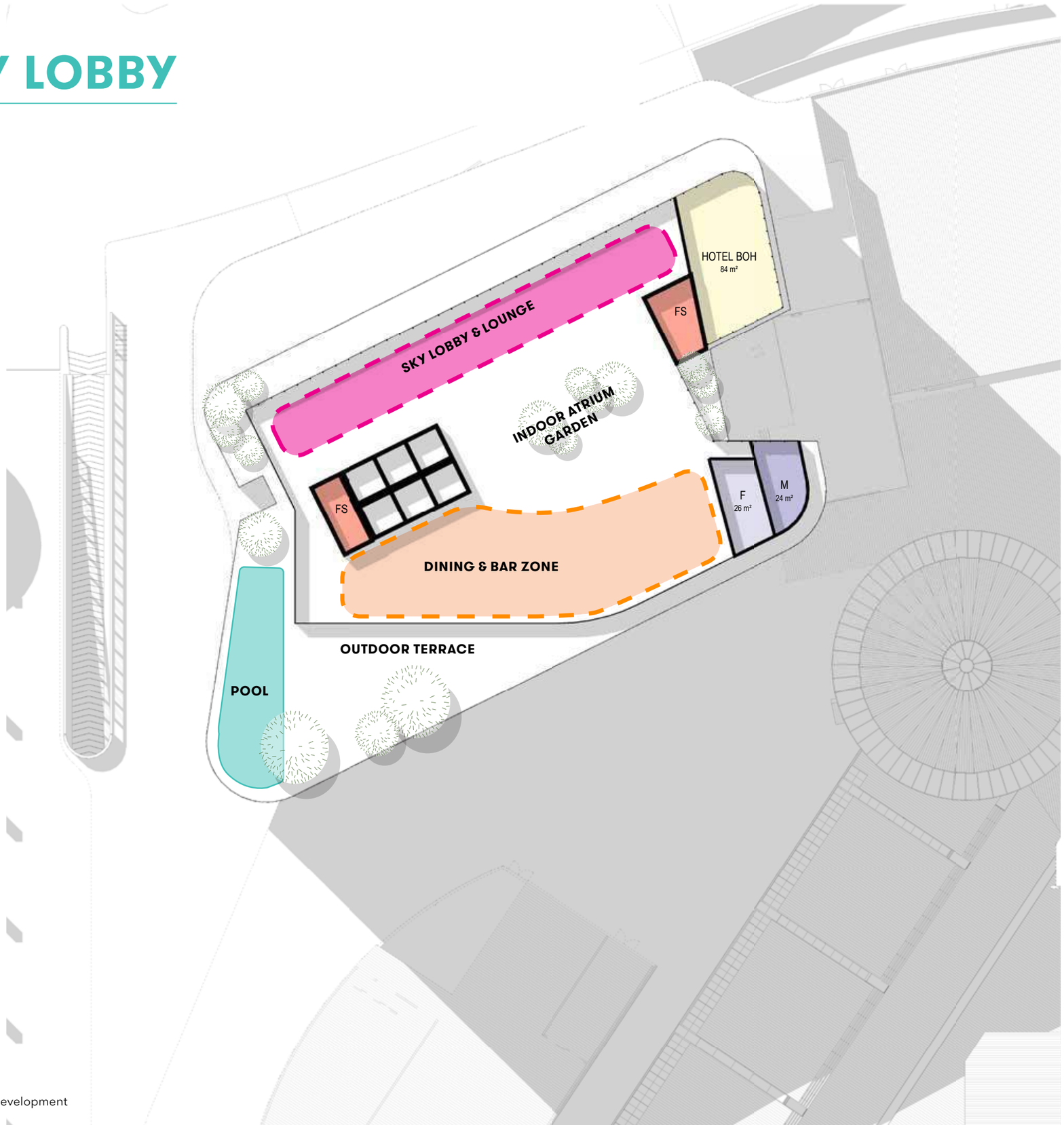
TYPICAL COMMERCIAL FLOOR PLATE

LEVELS 4 - 11



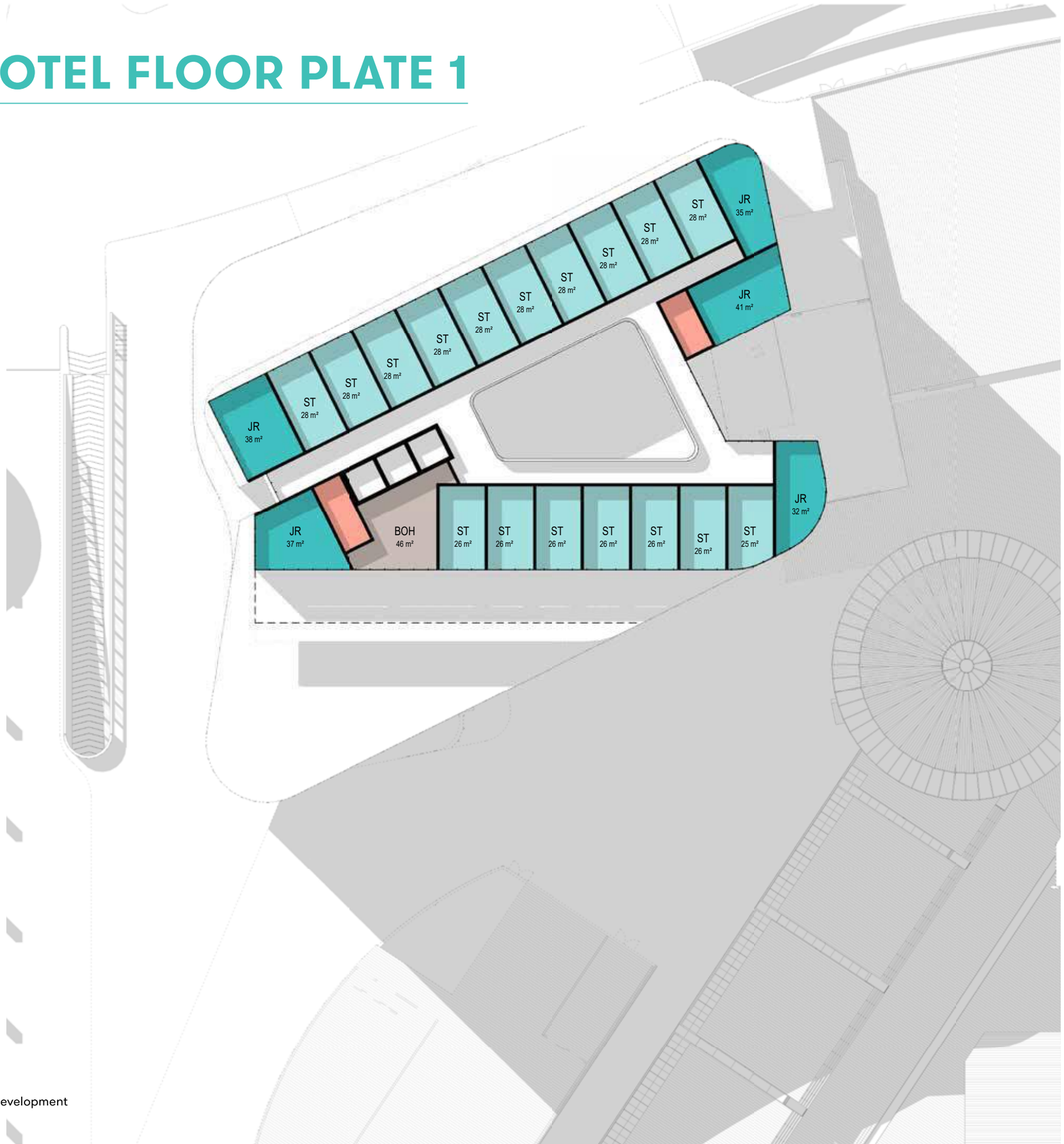
HOTEL SKY LOBBY

LEVEL 12



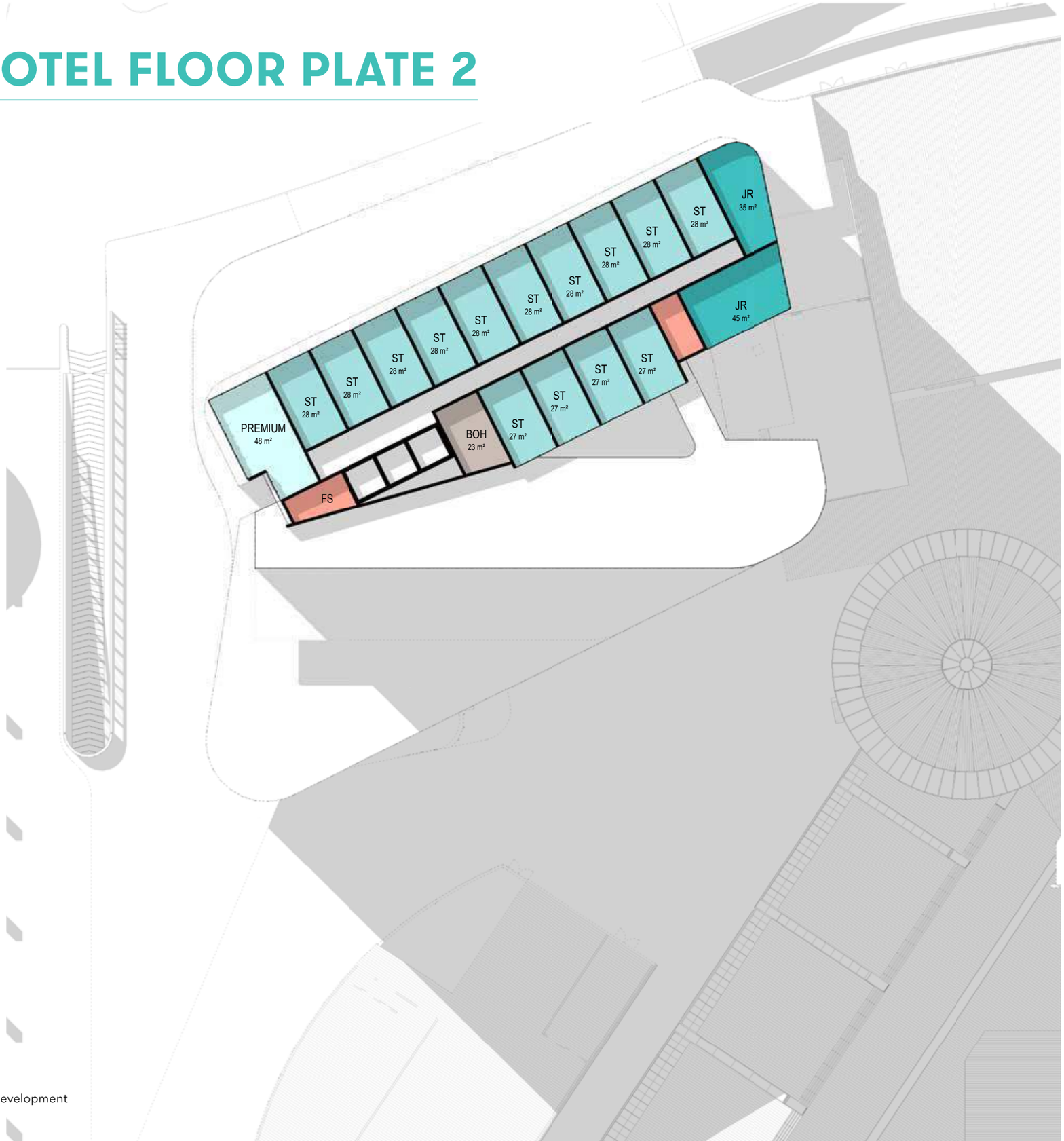
TYPICAL HOTEL FLOOR PLATE 1

LEVELS 13-17



TYPICAL HOTEL FLOOR PLATE 2

LEVELS 18-20



HIGH LEVEL YIELD SUMMARY

THE HUB | HIGH LEVEL YIELD SCHEDULE

SCOTT CARVER

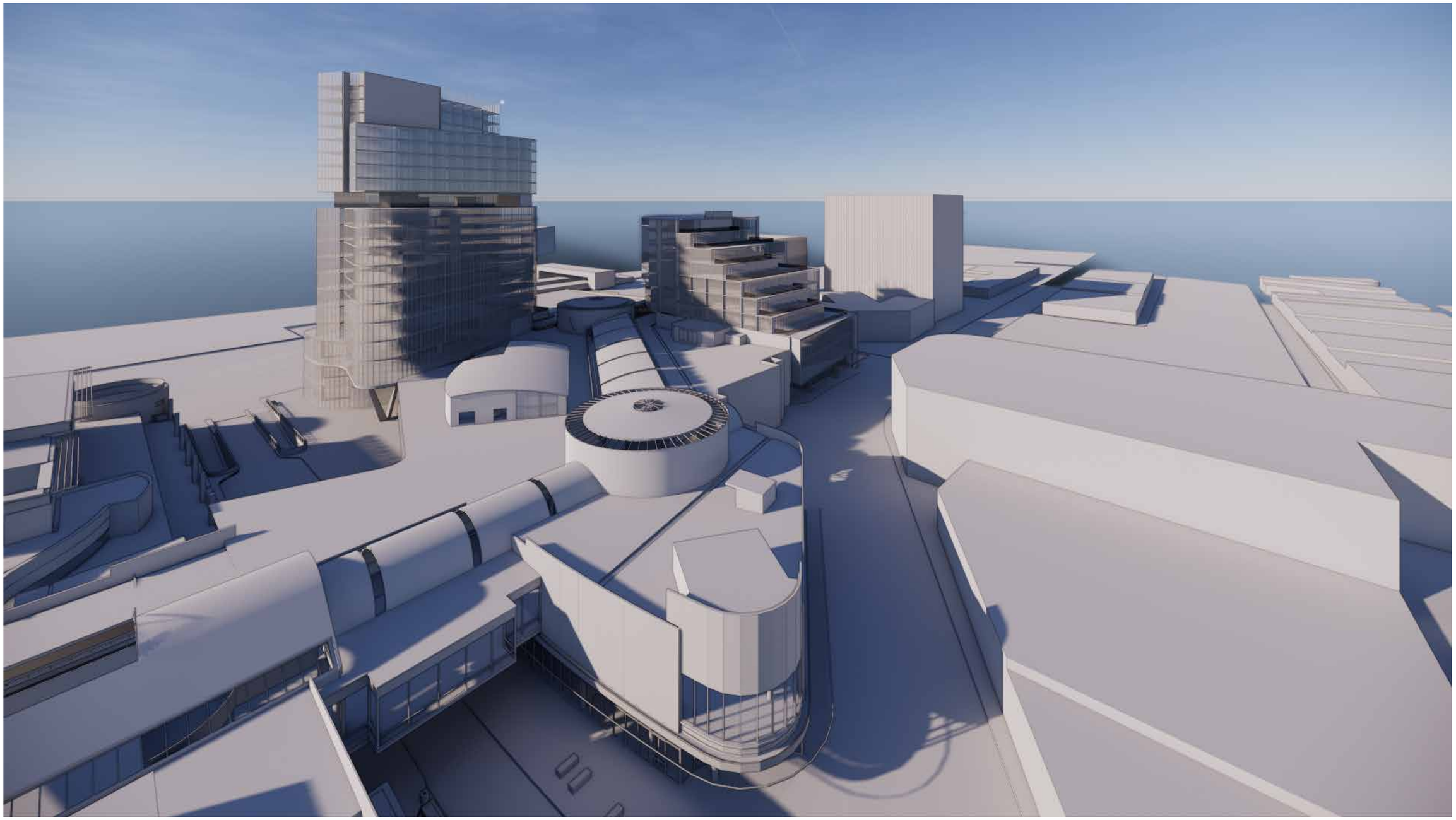
13.10.2020

GFA TOTAL 21,911

Level	Floor to floor (h)	Relative level (RL)	Building Height			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
Total						2,075	1,855	1,452	13,448	12,496	10,936	88%	8,943	7,560	127	31	3	161
															78.9%	19.3%	1.9%	100.0%
			77.35		80m													
Level Plant and LOR	2.8	101.80	74.55	Plant +LOR	Plant - hotel													
Level 20	3.1	98.70	71.45	Hotel Rooms	Hotel Rooms 8								719	646	14	2	1	17
Level 19	3.1	95.60	68.35	Hotel Rooms	Hotel Rooms 7								719	646	14	2	1	17
Level 18	3.1	92.50	65.25	Hotel Rooms	Hotel Rooms 6								719	646	14	2	1	17
Level 17	3.1	89.40	62.15	Hotel Rooms	Hotel Rooms 5								1138	925	17	5		22
Level 16	3.1	86.30	59.05	Hotel Rooms	Hotel Rooms 4								1138	925	17	5		22
Level 15	3.1	83.20	55.95	Hotel Rooms	Hotel Rooms 3								1138	925	17	5		22
Level 14	3.1	80.10	52.85	Hotel Rooms	Hotel Rooms 2								1138	925	17	5		22
Level 13	3.1	77.00	49.75	Hotel Rooms	Hotel Rooms 1								1138	925	17	5		22
Level 12	3.8	73.20	45.95	Hotel Sky lobby	Lobby								1096	997				
Level 11	3.8	69.40	42.15	OFFICE	Commercial 8				1681	1562	1367	88%						
Level 10	3.8	65.60	38.35	OFFICE	Commercial 7				1681	1562	1367	88%						
Level 9	3.8	61.80	34.55	OFFICE	Commercial 6				1681	1562	1367	88%						
Level 8	3.8	58.00	30.75	OFFICE	Commercial 5				1681	1562	1367	88%						
Level 7	3.8	54.20	26.95	OFFICE	Commercial 4				1681	1562	1367	88%						
Level 6	3.8	50.40	23.15	OFFICE	Commercial 3				1681	1562	1367	88%						
Level 5	3.8	46.60	19.35	OFFICE	20m Commercial 2				1681	1562	1367	88%						
Level 4	3.8	42.80	15.55	OFFICE	Commercial 1				1681	1562	1367	88%						
Level 3	5.2	37.60	10.35	RETAIL	Retail 3	2075	1855	1452										
Level 2	5.15	32.45	5.20	RETAIL	Retail 2													
Level 1 (GF)	5.2	27.25	0.00	LOADING / RETAIL	Retail 1				Lobby incl in retail count				Lobby incl in retail count					

PRELIMINARY MASSING VIEW

AERIAL LOOKING EAST



PRELIMINARY MASSING VIEW

JANE ST LOOKING EAST











PRELIMINARY MASSING VIEW

JANE ST LOOKING WEST







PRELIMINARY MASSING VIEW

RILEY STREET LOOKING NORTH









PRELIMINARY MASSING VIEW

RILEY STREET ESCALATORS

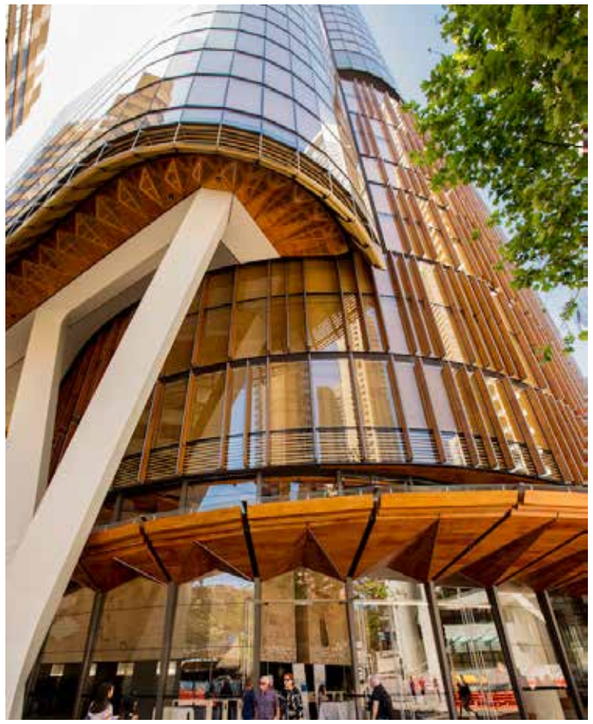






PRELIMINARY MASSING VIEW

RILEY ST LOOKING SOUTH







3.3

TRANSLATING THE VISION

RILEY STREET ACTIVATION

RILEY EAT STREET

BRIEF



PUBLIC ART OPPORTUNITIES AND WITH IMPROVED QUALITY OF PUBLIC SPACE



IMPROVED WAYFINDING AND VISUAL INTEREST THROUGH QUALITY FACADE DESIGN AND ACTIVATION



A PEDESTRIAN PRIORITY ZONE THAT REMOVES GENERAL TRAFFIC, ALLOWING FOR A WIDENING OF THE PLAZA



INCREASED STREET PLANTING AND SEATING, WITH OUTDOOR SEATING FOR F&B SPILLING OUT ONTO THE PLAZA

VIBRANT COMMUNITY SPACE

SHARED PEDESTRIAN VEHICLE ZONE

- SLOW VEHICLE MOVEMENT ON RILEY ST
- BUS STOPS RELOCATED
- SPECIALTY PAVING ZONE

COMMUNITY PLAZA

- A NEW COMMUNITY PLAZA WITH ACTIVATED FRONTAGES ON LEVEL 1 AND LEVEL 2
- ART INSTALLATION OPPORTUNITIES
- INCREASED PLANTERS AND STREET TREES

BUSTLING F&B DESTINATION

EUROPEAN-STYLED PLAZA DINING

- F&B OFFERINGS LINING PLAZA EDGES

ELEVATED PROMENADE DINING

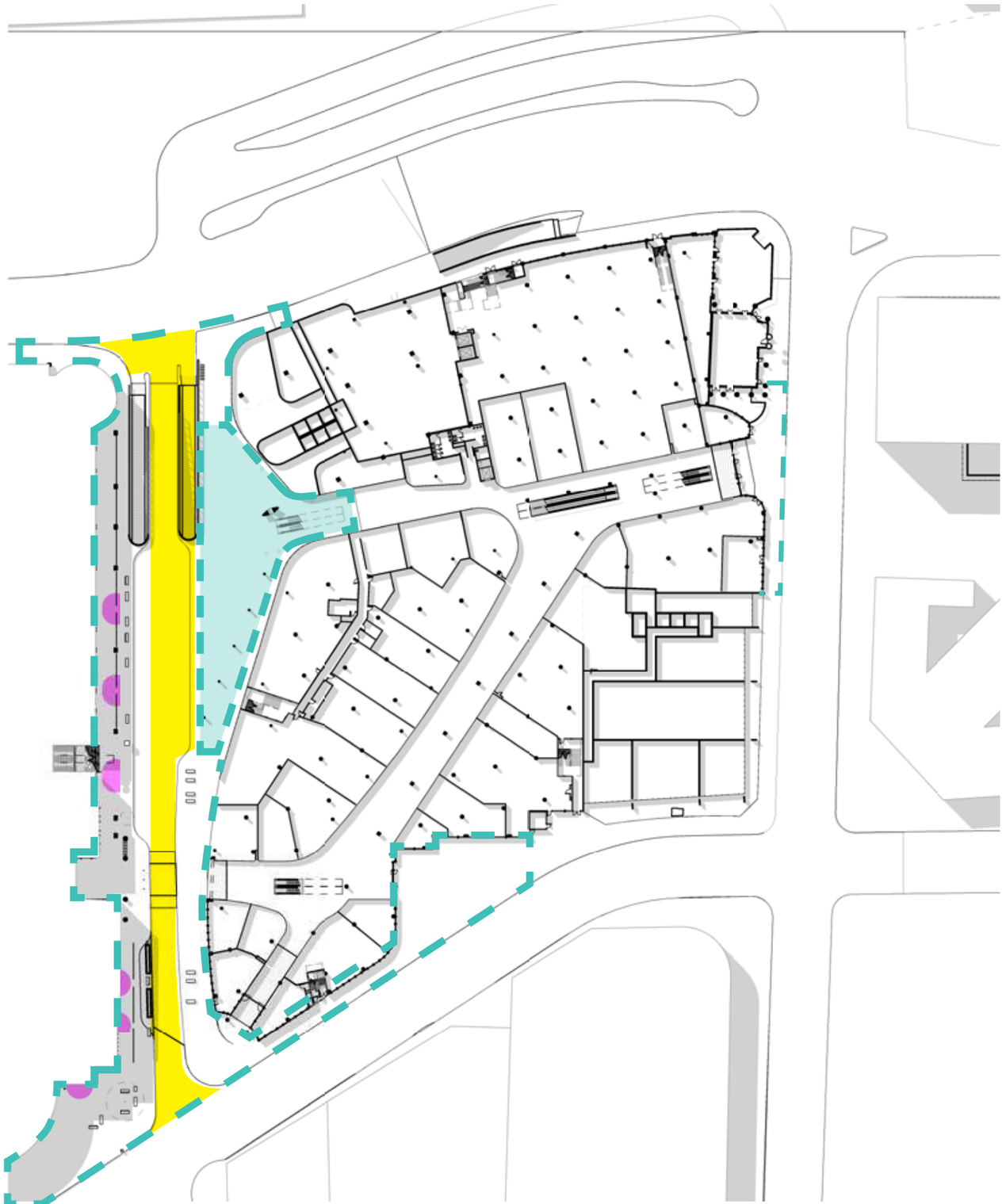
- NEW ACTIVATED LEVEL 2 DINING OVERLOOKING RILEY ST

NEW CENTRE ADDRESS

- DIRECT LINK TO WESTFIELD DINING ZONES ON LEVEL 2 & 3

RILEY PLAZA

LEVEL 1



EXTENT OF IDENTITY PAVING

PUBLIC PLAZA

PEDESTRIAN PRIORITY ZONE

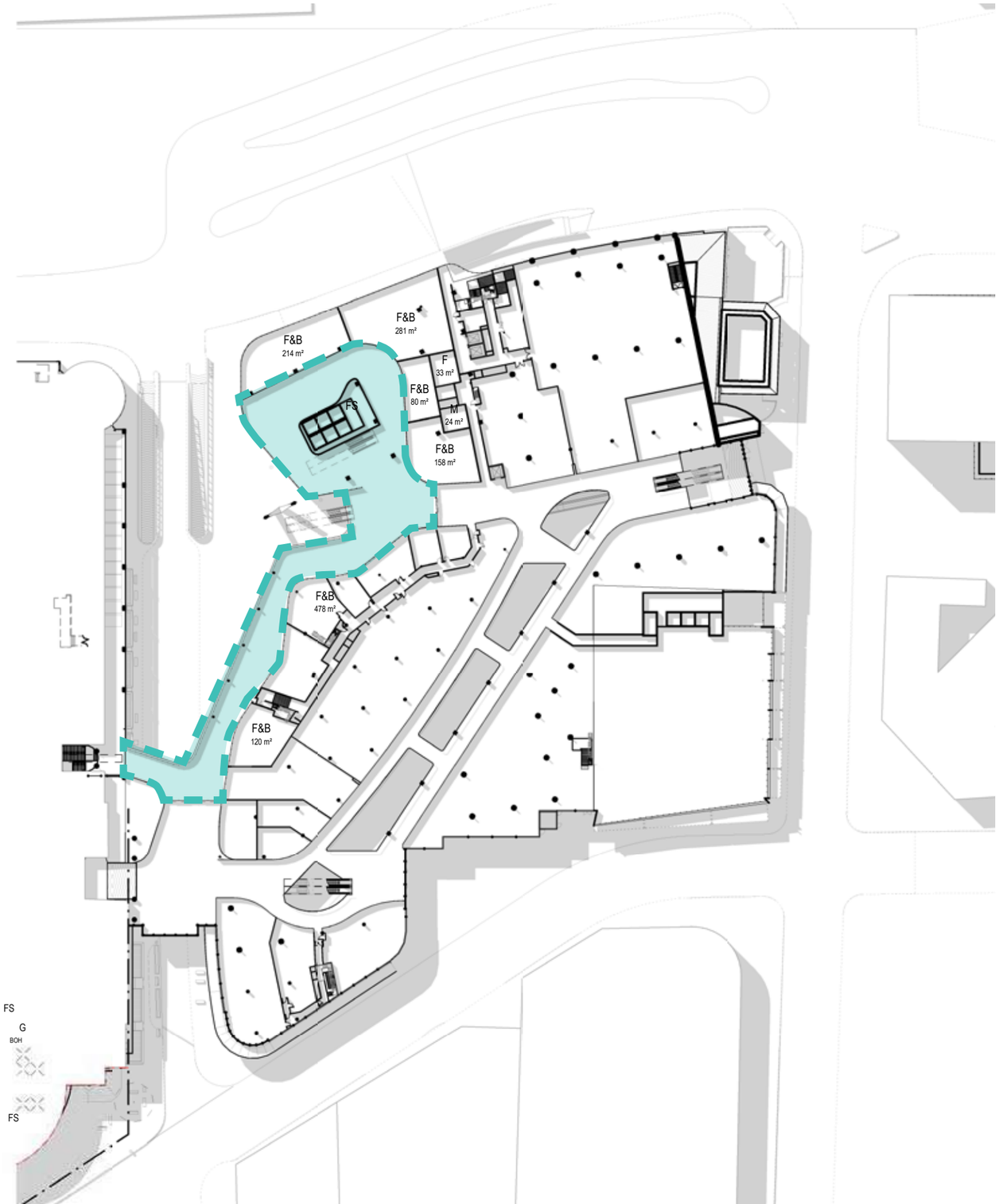
N

0 5 10 20 30 40m

Scale 1:1,000

RILEY PLAZA PROMENADE

LEVEL 2



OUTDOOR PROMENADE DINING ZONE

PRELIMINARY MASSING VIEW



PRELIMINARY SKETCH VISION

FOOD, ARTS & LIFE



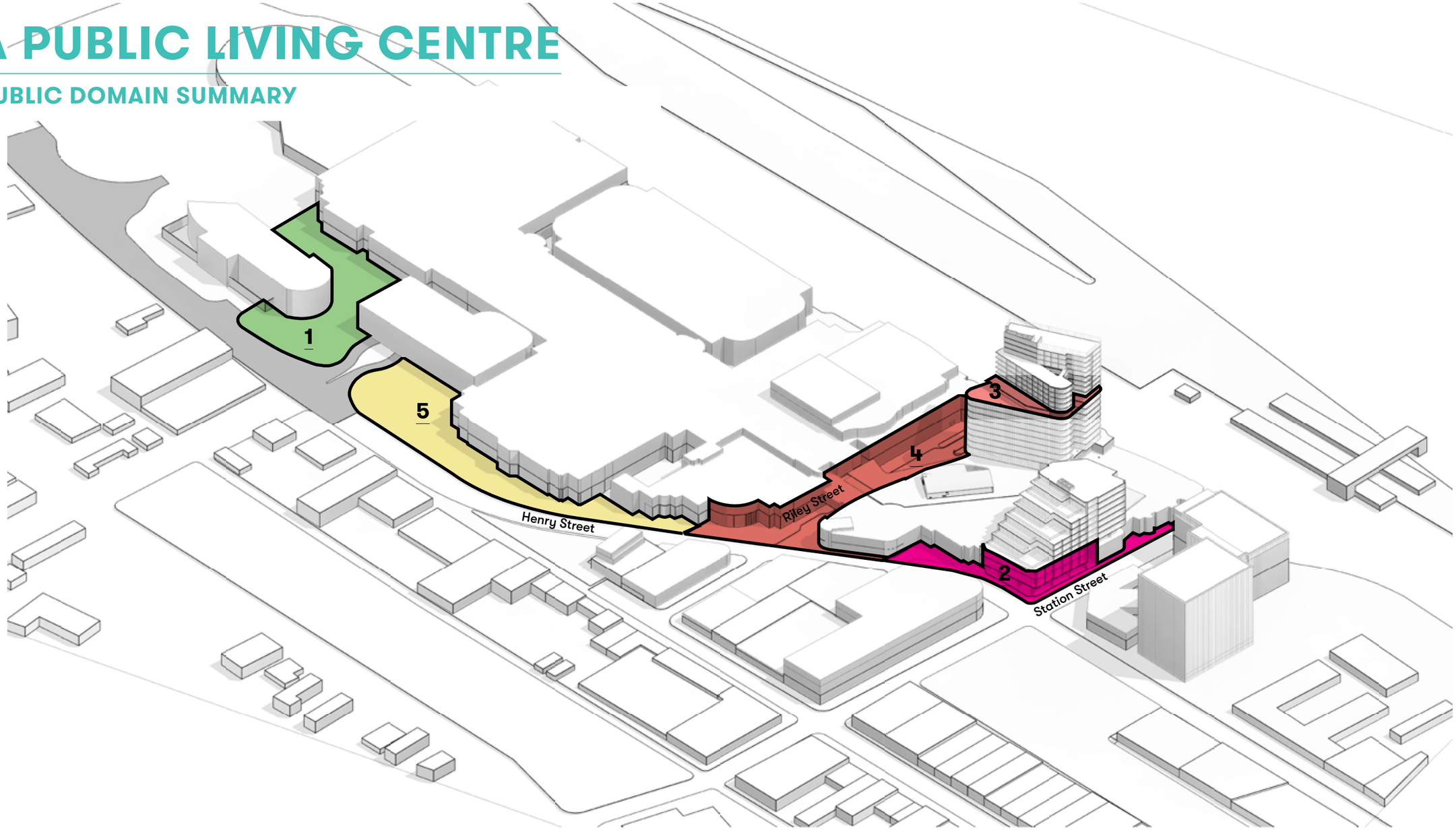
4.0

A REALISED VISION

THE PENRITH INNER CITY LIFESTYLE

A PUBLIC LIVING CENTRE

PUBLIC DOMAIN SUMMARY



1

THE MONDO DINING & LIFESTYLE PRECINCT

2

BOREC HOUSE PODIUM TERRACE & STATION STREET REVITALISATION

3

COMMERCIAL & HOTEL TOWER SKY LOBBY DINING & BAR

4

RILEY STREET 'EAT STREET' - PUBLIC DOMAIN / PEDESTRIANIZED GREEN STREET

5

REALIGNMENT OF FOOTPATH FOR CONTINUATION OF TREE-LINED AVENUE AND CARPARK EXPANSION

SCENTRE GROUP scott carver

SUPPORTING THE CREATION OF A 24/7 CITY



2,079 jobs

20,790 m² **WORKSPACE**

SUPPORTING THE FUTURE COLLABORATION & INNOVATION WITHIN PENRITH



80 jobs

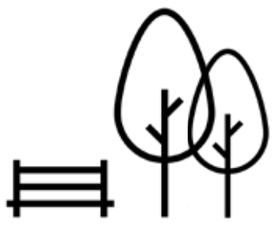
161 **HOTEL ROOMS**

SUPPORTING BUSINESS & LEISURE TRAVELLERS FOR A GREEN, ADVENTURE CAPITAL CONNECTED TO THE NEW AIRPORT



4,000+ m² **RENEWED RETAIL OFFER**

STRENGTHENING TENANTS' RETAIL VIABILITY IN SUPPORT OF JOBS



5,000+ m² **NEW PEDESTRIANISED STREET & CONNECTION TO CITY PARK**

SUPPORTING A PRECINCT THAT BRINGS PEOPLE TOGETHER AND PROMOTES EXTERNAL PEDESTRIAN MOVEMENT

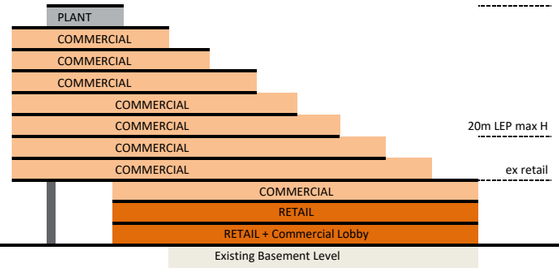
OVERALL DEVELOPMENT SUMMARY

BOREC HOUSE | HIGH LEVEL YIELD SCHEDULE

SCOTT CARVER

13.10.2020

Level	Floor to Floor (h)	Relative Level (RL)	Building Height				RETAIL GBA (m²)	RETAIL GFA (m²)	RETAIL NLA (m²)	COMMERCIAL GBA (m²)	COMMERCIAL GFA (m²)	COMMERCIAL NLA (m²)	COMMERCIAL Eff. %
				Total			3,091	2,897	2,416	11,719	11,113	9,858	89%
Level ROOF	2.9	62.10	34.55										
Level 10	3.8	65.90	38.35	Commercial	8					932	886	735	83%
Level 9	3.8	62.10	34.55	Commercial	7					1050	1004	879	88%
Level 8	3.8	58.30	30.75	Commercial	6					1369	1309	1122	86%
Level 7	3.8	54.50	26.95	Commercial	5					1466	1406	1219	87%
Level 6	3.8	50.70	23.15	Commercial	4					1639	1579	1498	95%
Level 5	3.8	46.90	19.35	Commercial	3					1752	1692	1515	90%
Level 4	3.8	43.10	15.55	Commercial	2					1857	1717	1540	90%
Level 3	5.2	37.90	10.35	Commercial	1					1654	1520	1350	89%
Level 2	5.15	32.75	5.20	Retail	2		1654	1520	1315				
Level 1 (GF)	5.2	27.55	0.00	Retail	1		1437	1377	1101	Incl. in retail count			
Level B1	3.45	24.10					1715	1530					



BOREC HOUSE GFA TOTAL: 12,755m²

THE HUB GFA TOTAL: 24,911m²

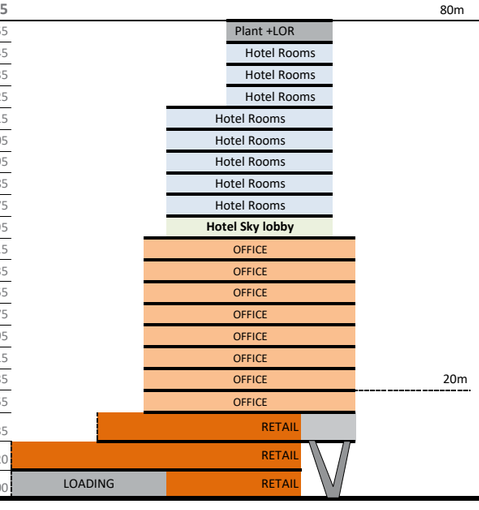
GFA TOTAL: 37,666m²

THE HUB | HIGH LEVEL YIELD SCHEDULE

SCOTT CARVER

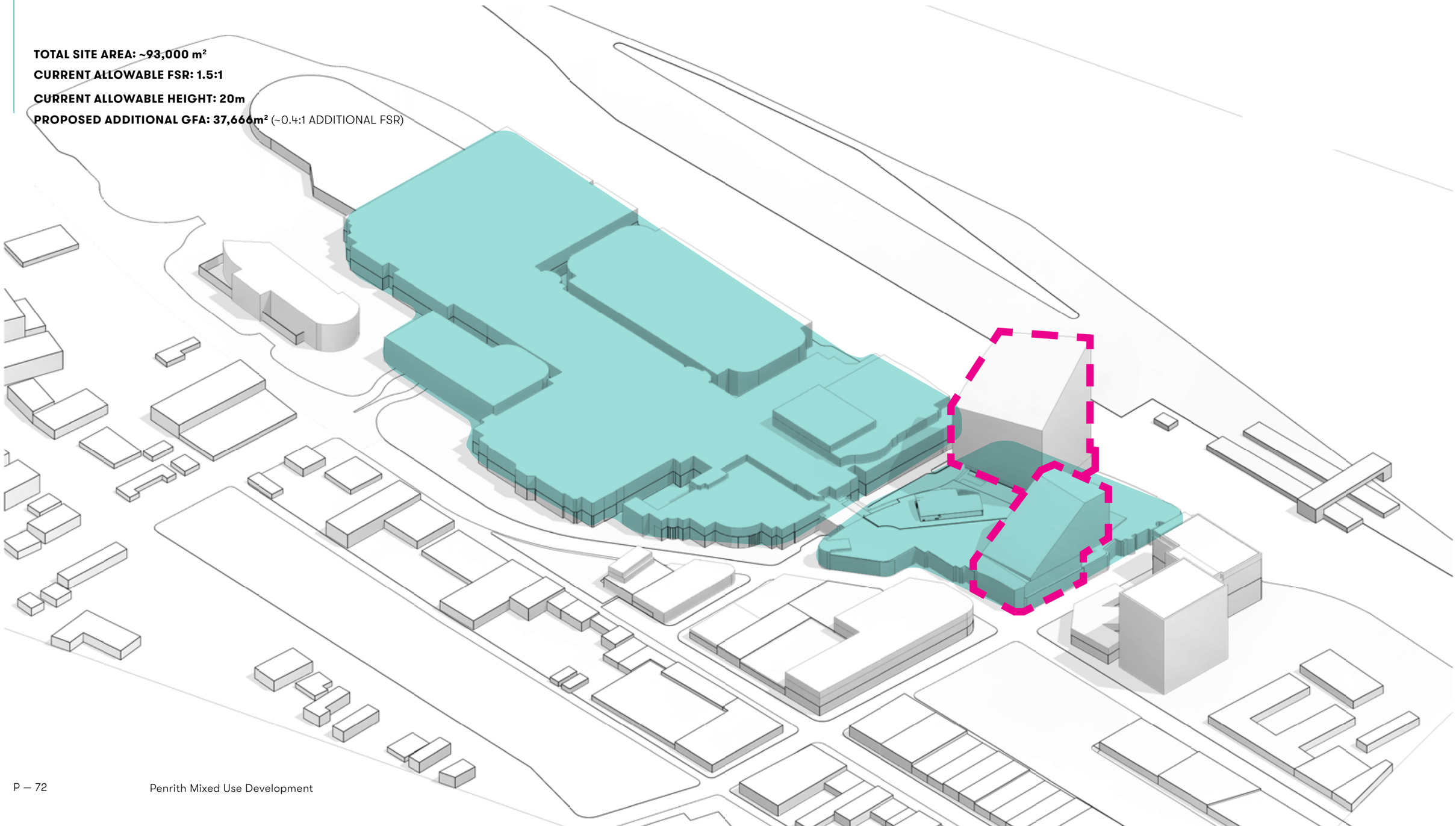
13.10.2020

Level	Floor to floor (h)	Relative level (RL)	Building Height				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)	ROOMS ST	ROOMS JR	ROOMS PR	ROOMS TOTAL
				Total			2,075	1,855	1,452	13,448	12,496	10,936	88%	8,943	7,560	127	31	3	161
			77.35													78.9%	19.3%	1.9%	100.0%
Level Plant and LOR	2.8	101.80	74.55	Plant - hotel															
Level 20	3.1	98.70	71.45	Hotel Rooms	8									719	646	14	2	1	17
Level 19	3.1	95.60	68.35	Hotel Rooms	7									719	646	14	2	1	17
Level 18	3.1	92.50	65.25	Hotel Rooms	6									719	646	14	2	1	17
Level 17	3.1	89.40	62.15	Hotel Rooms	5									1138	925	17	5		22
Level 16	3.1	86.30	59.05	Hotel Rooms	4									1138	925	17	5		22
Level 15	3.1	83.20	55.95	Hotel Rooms	3									1138	925	17	5		22
Level 14	3.1	80.10	52.85	Hotel Rooms	2									1138	925	17	5		22
Level 13	3.1	77.00	49.75	Hotel Rooms	1									1138	925	17	5		22
Level 12	3.8	73.20	45.95	Lobby										1096	997				
Level 11	3.8	69.40	42.15	Commercial	8					1681	1562	1367	88%						
Level 10	3.8	65.60	38.35	Commercial	7					1681	1562	1367	88%						
Level 9	3.8	61.80	34.55	Commercial	6					1681	1562	1367	88%						
Level 8	3.8	58.00	30.75	Commercial	5					1681	1562	1367	88%						
Level 7	3.8	54.20	26.95	Commercial	4					1681	1562	1367	88%						
Level 6	3.8	50.40	23.15	Commercial	3					1681	1562	1367	88%						
Level 5	3.8	46.60	19.35	Commercial	2					1681	1562	1367	88%						
Level 4	3.8	42.80	15.55	Commercial	1					1681	1562	1367	88%						
Level 3	5.2	37.60	10.35	Retail	3		2075	1855	1452										
Level 2	5.15	32.45	5.20	Retail	2		approx 1500sqm												
Level 1 (GF)	5.2	27.25	0.00	Retail	1		approx 1500sqm			Lobby incl in retail count				Lobby incl in retail count					



OVERALL FSR ANALYSIS

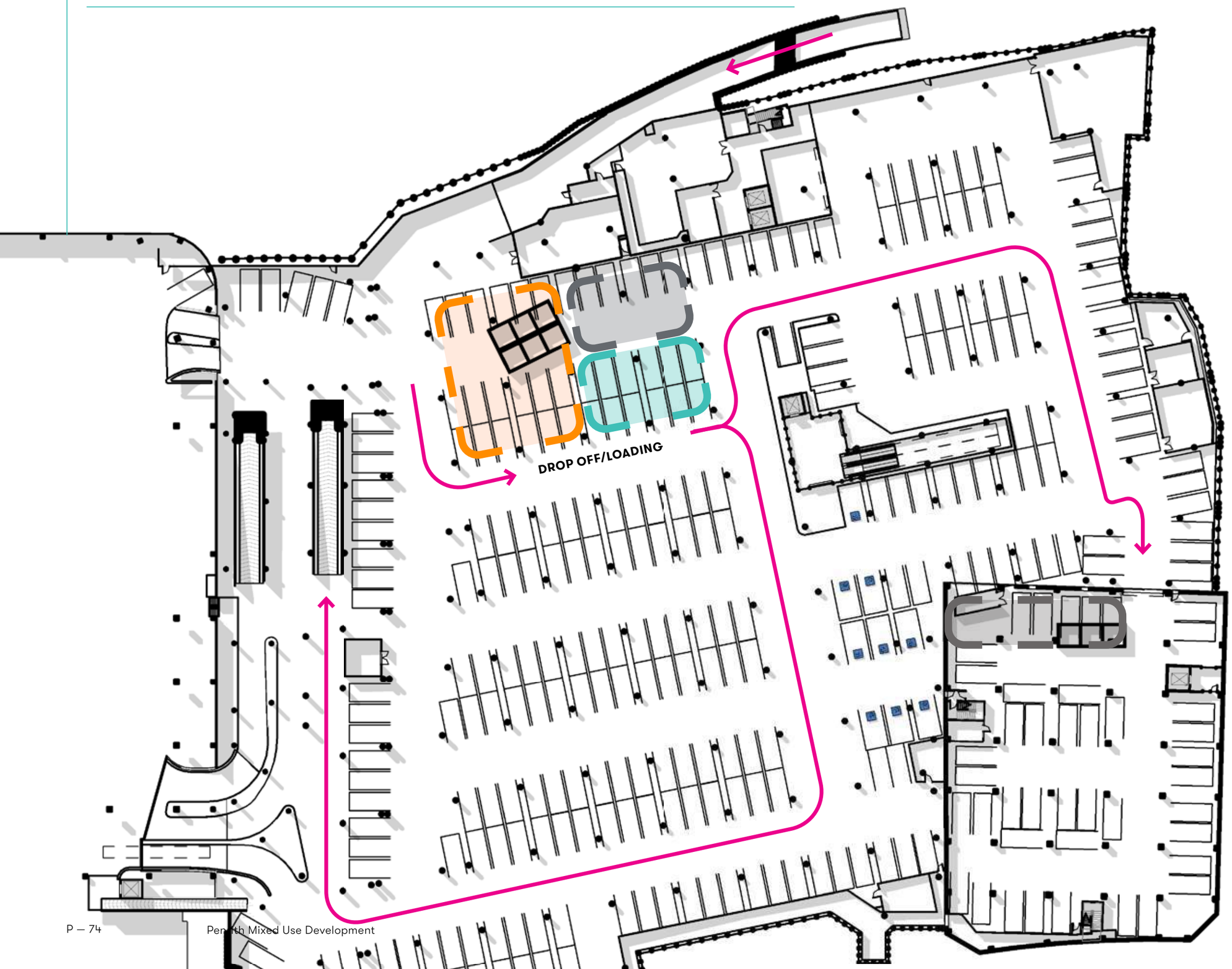
TOTAL SITE AREA: ~93,000 m²
CURRENT ALLOWABLE FSR: 1.5:1
CURRENT ALLOWABLE HEIGHT: 20m
PROPOSED ADDITIONAL GFA: 37,666m² (~0.4:1 ADDITIONAL FSR)



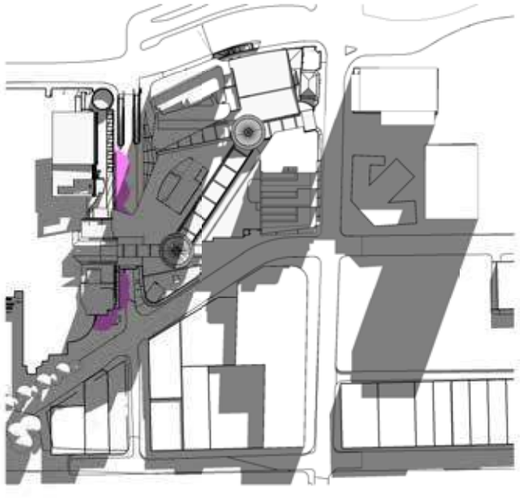
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APPENDIX

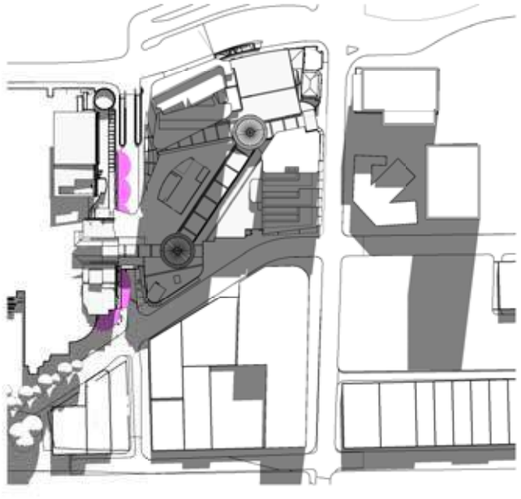
BASEMENT VEHICLE MOVEMENTS



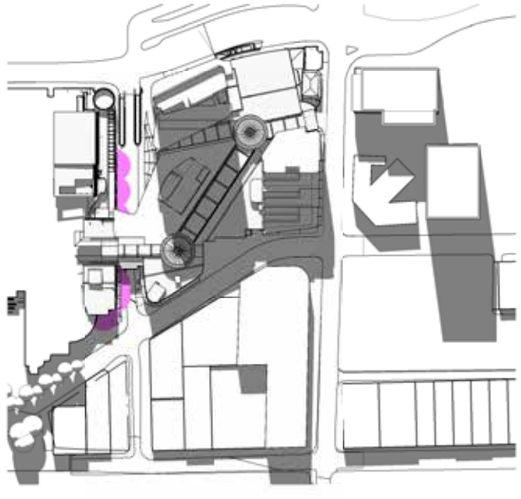
SHADOW STUDY



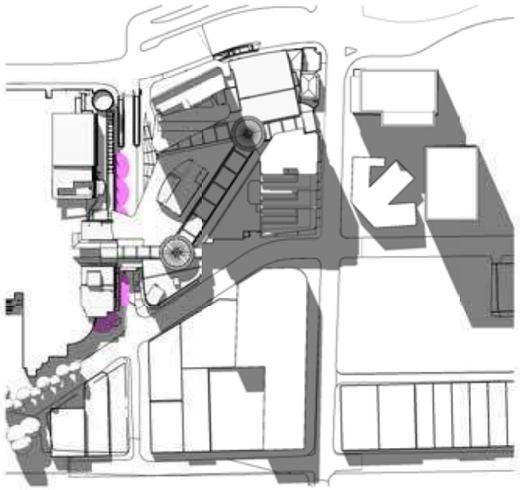
1 21 JUNE 9.00AM



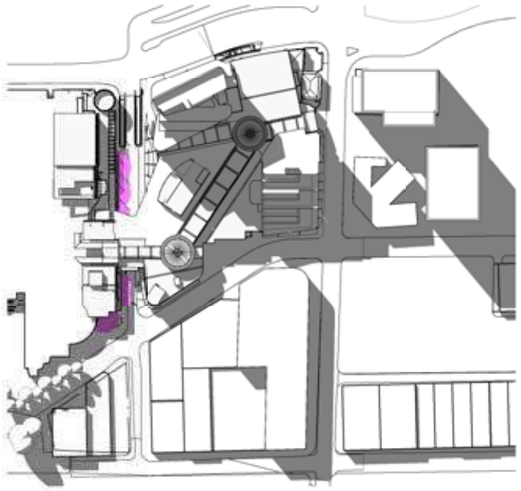
2 21 JUNE 10.00AM



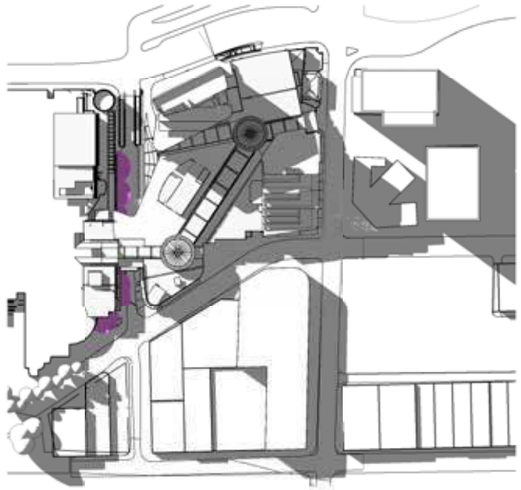
3 21 JUNE 11.00AM



4 21 JUNE 12.00AM



5 21 JUNE 13.00AM



6 21 JUNE 14.00AM



7 21 JUNE 15.00AM

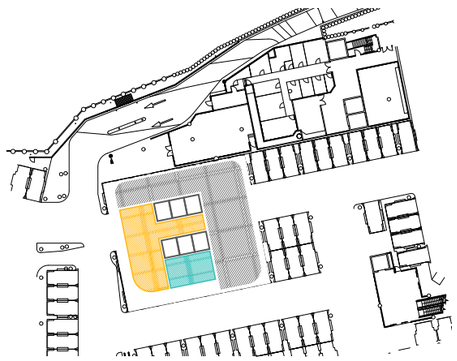
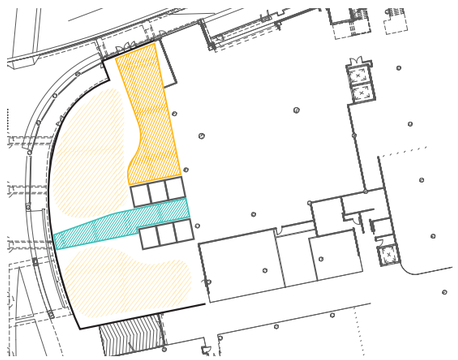
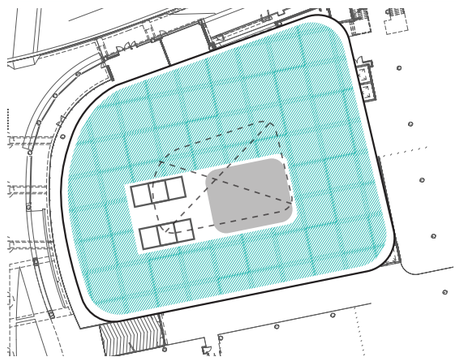
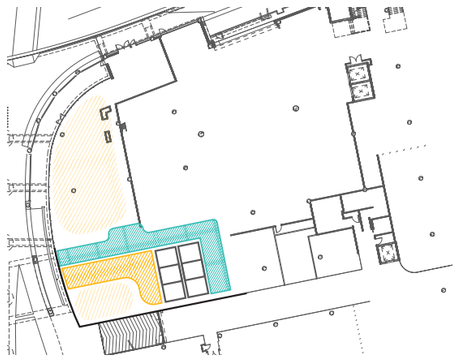
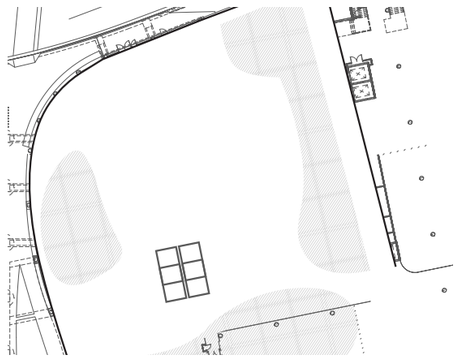
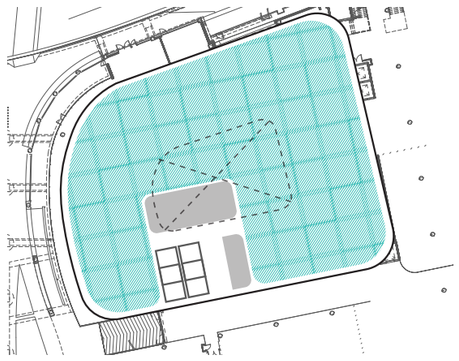
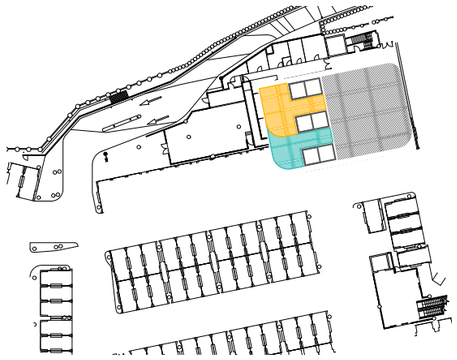
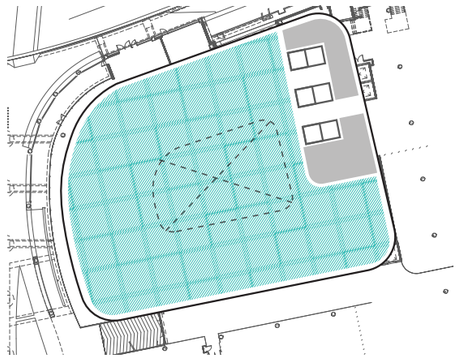
CORE LOCATIONS

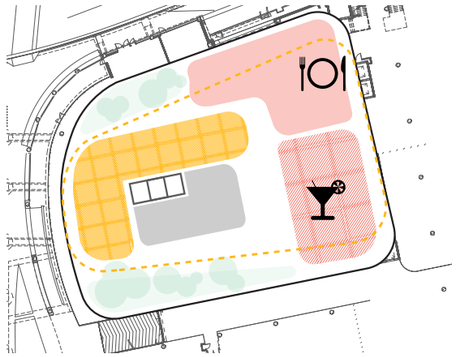
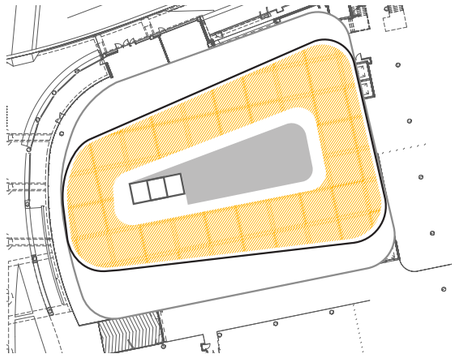
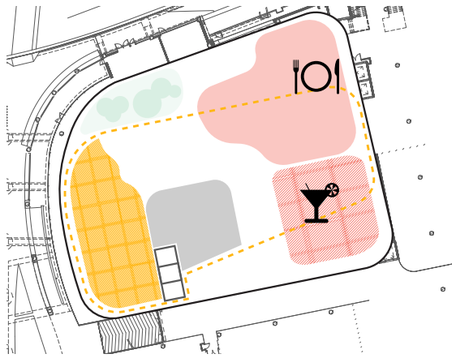
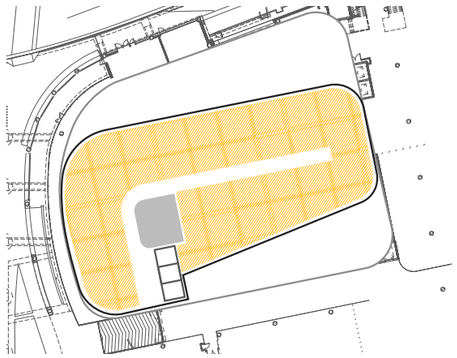
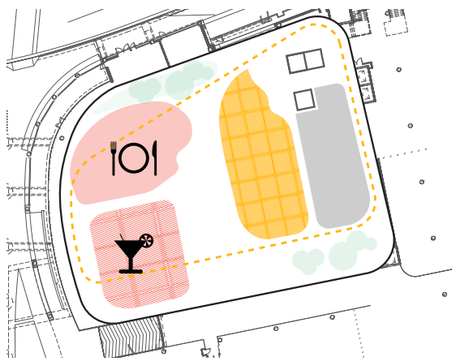
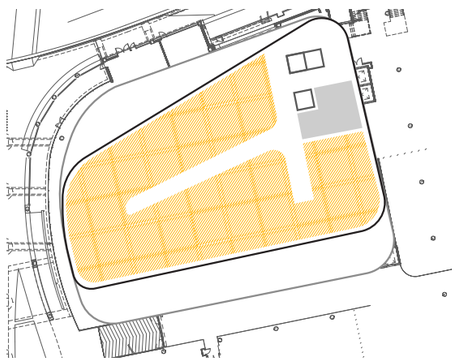
GROUND FLOOR LOCATION OPTIONS



CORE LOCATIONS

PRELIMINARY EXPLORATION

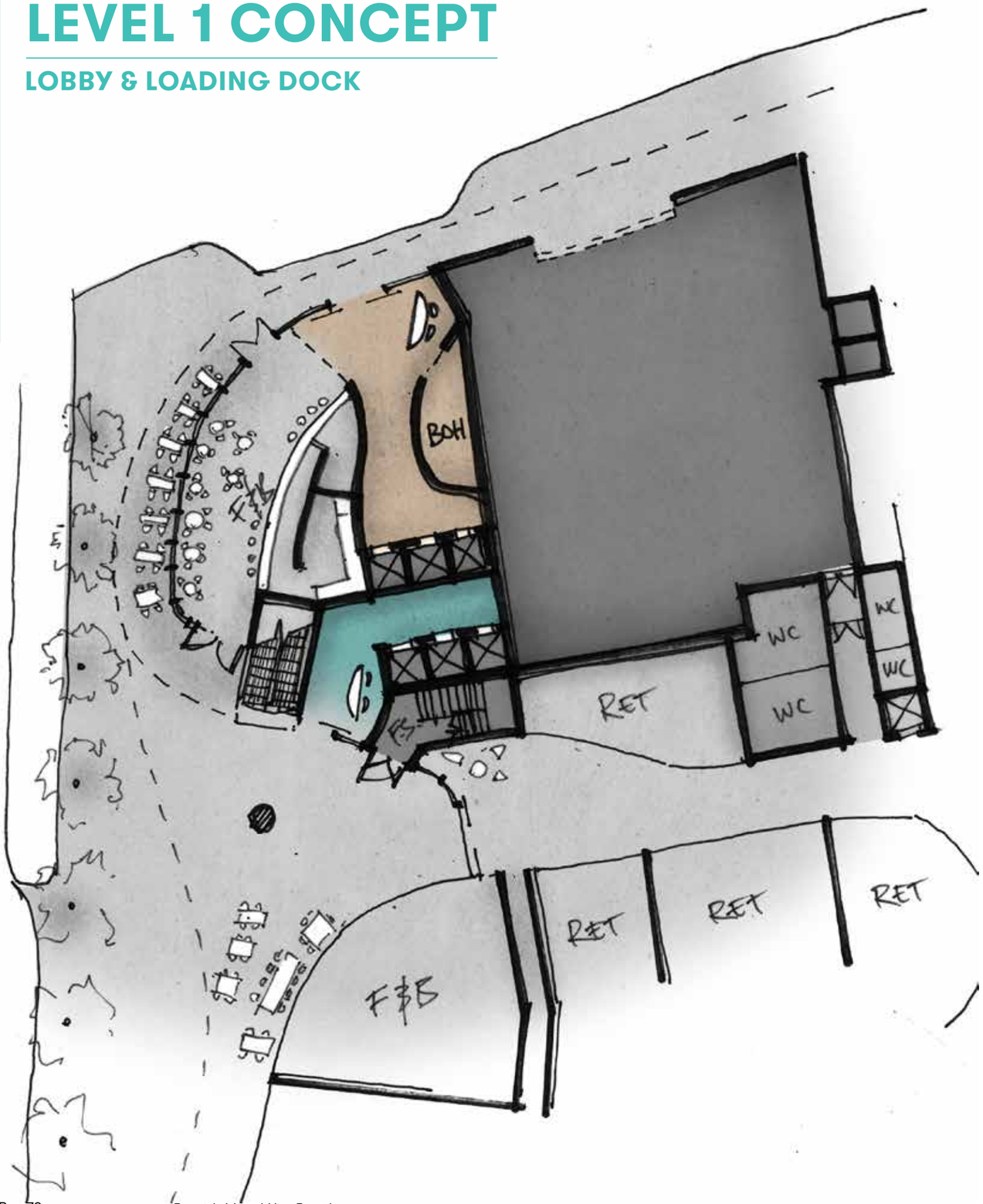
	BASEMENT	GROUND LEVEL	LEVEL 2	COMMERCIAL
1				
2				
3				

		PROMINENT ADDRESS	CORNER ACTIVATION	MAXIMISING RILEY ST ACTIVATION	CLOSE PROXIMITY TO JANE ST DROP OFF	MINIMAL IMPACT TO LOADING BAY	INTEGRATION INTO LEVEL 2 PLANNING	EASE OF BASEMENT CARPARK INTEGRATION	MAXIMISE VIEWS & OUTLOOK	SHALLOW COMMERCIAL FLOOR DEPTH	NO OVERSHADOWING IMPACT TO CITY PARK
SKY LOBBY	**HOTEL**										
		✔	○	✔	✔	○	○	✔	✔	✔	✔
		✔	✘	○	✘	✔	○	✔	✔	○	✔
		✘	✘	✔	✔	✘	✔	✔	✔	✘	✔

✔ SATISFIED ○ PARTIAL ✘ NOT SATISFIED

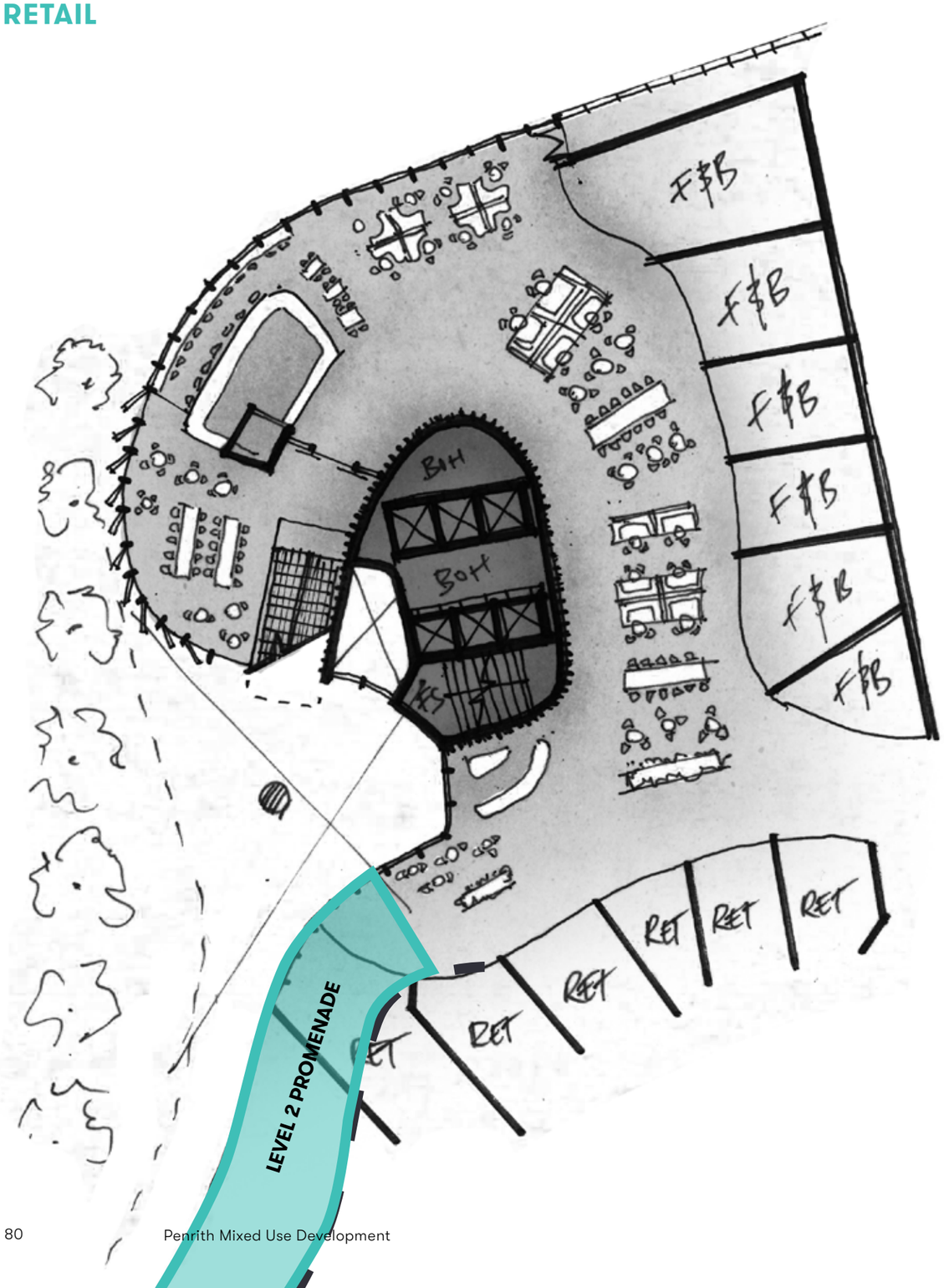
LEVEL 1 CONCEPT

LOBBY & LOADING DOCK



LEVEL 2 CONCEPT

RETAIL



SCOTTCARVER.COM.AU

scott_ carver

SCENTRE GROUP