Current Commercial Offering

The majority of commercial building offerings are of older building stock, built in the 20th century.

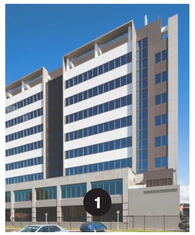
Currently there are limited A-Grade offerings capable of attracting top tier commercial tenants for Western City satellite or head offices. Of those available, there are few within a 500m radius of the train station

Recent developments and upgraded commercial buildings are clustered around the "commerce and education" precinct, and utilised for state government offices and departments.

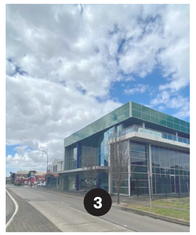
Overall there is currently a limited capacity to cater to the projected growth in local jobs

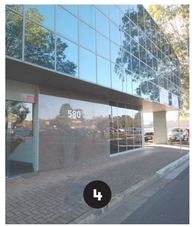
1. 121 Henry St - Australian Taxation Office
2. 2-6 Station St - NSW Government Offices
3. 606 High St - Australian Electoral Commission
4. 580 High St
5. 50 Belmore St
6. 311 High St - Danallam House







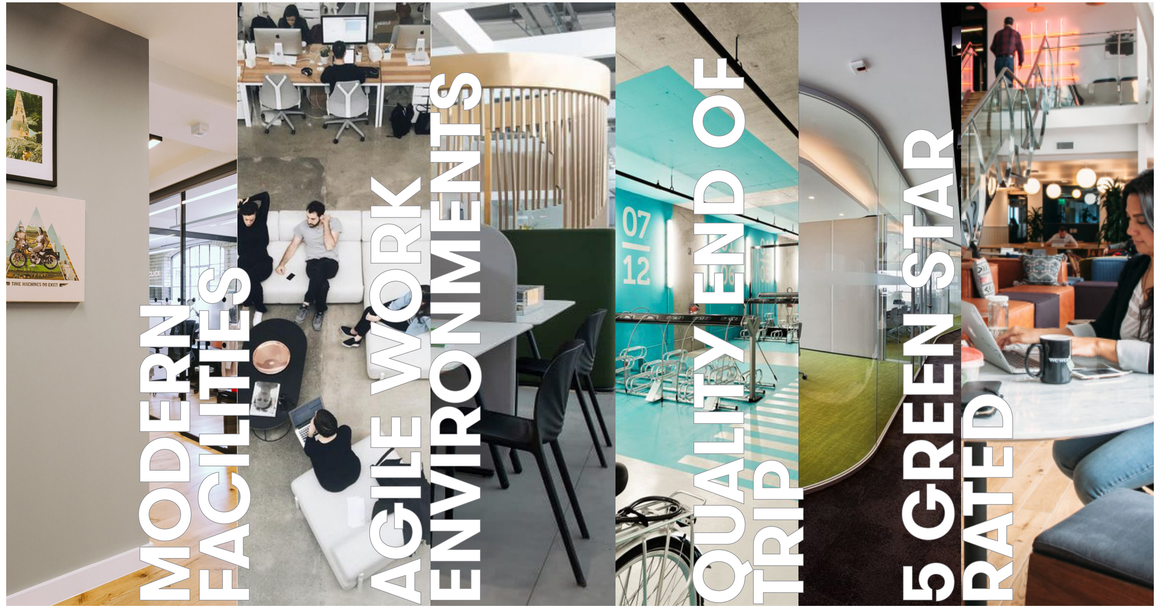








Proposed Convenient A-grade Commercial Offices



WESTFIELD PENRITH LIVING CENTRE IS AN OPPORTUNITY TO TAP INTO THESE CITY SHAPING ASPIRATIONS AND MAKE THEM A REALITY.

THIS PROPOSAL AIMS TO DELIVER PEDESTRIAN FRIENDLY SPACES AND PUBLIC PLAZAS, BUILD UPON AND COMPLIMENT EXISTING CIVIC ASSETS, DELIVER SHORT TERM ACCOMMODATION AND A-GRADE COMMERCIAL OFFICE WITH SUSTAINABLE PRINCIPLES AND HELP TRANSFORM PENRITH INTO A TRUE 24/7 CITY



4.0
MASTERPLAN



Developing the Penrith CBD structure

Penrith is a city spread wide across a clear East/West axis, and a vaguely delineated city centre that relates poorly to the major transport Hub. Future developments have an opportunity to strengthen this connection and create a CBD built to take advantage of existing and future transport connections.



EAST-WEST LINEAR CITY

The Penrith urban structure is predominantly east west orientated, due to:

+ Historic street arrangement towards the Blue Mountains & Nepean River
+ Parallel developments to the rail line (opened in 1863)

Furthermore:

+ Henry Street is a major east-west connection, which has been identified as a 'Complete Street' by the Penrith Progressive Plan 2015. 'Complete street' will provide safe and calm access for pedestrians, cyclists and car users alike.
+ Westfield development is strategically located along Henry Street.



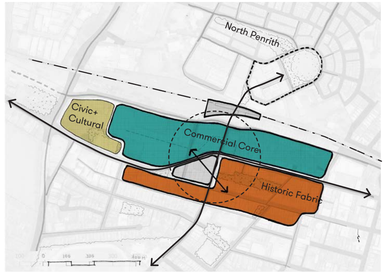
NORTH-SOUTH PEDESTRIAN PERMEABILITY

North south pedestrian links will:

+ Increase permeability of the CBD's ground plane, ensuring greater pedestrian connectivity
+ Strengthen the CBD structure, which is currently east west orientated
+ Enable better pedestrian connections between North Penrith to the Centre and further to the Sports Precinct

Furthermore:

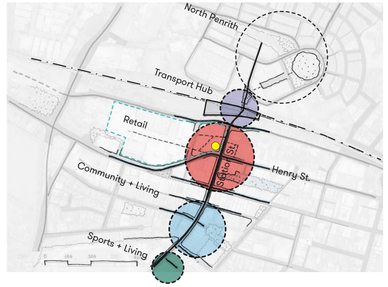
+ Station Street is nominated as a 'Complete Street'
+ Westfield development is strategically positioned along Station Street.



WEAK CENTRALITY

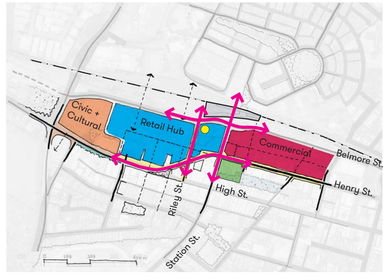
+ Penrith CBD currently lacks a clear Centre of Gravity (COG), which weakens the legibility of the CBD
+ A CBD focal point will bind the expanding City Centre
+ The opportunity for the site is to be part of the 'Focal Area' and capitalise on the associated built form intent.

Strengthening the Penrith CBD structure



STRENGTHEN STATION STREET

+ Station Street is the only north south link between North Penrith, the City Centre and the Sports Precinct to the south
+ Station Street has the potential to be an engaging and attractive development spine (Complete Street) as it interfaces with various character areas in the City Centre
+ The Borec Site can enhance and further strengthen the character of Station Street, and address the City Park on the opposite corner



ENHANCE PEDESTRIAN CONNECTIVITY

+ Henry Street links the Cultural and Civic Precinct, the Retail Hub and the Commercial Precinct, with key pedestrian links bleeding northward towards the train station.
+ A key nodal development on the corner of Riley Street and Jane Street will help anchor key pedestrian routes from the station and present a strong and purposeful presence to travelers arriving by rail.



IDENTIFY A FOCAL CORE AREA

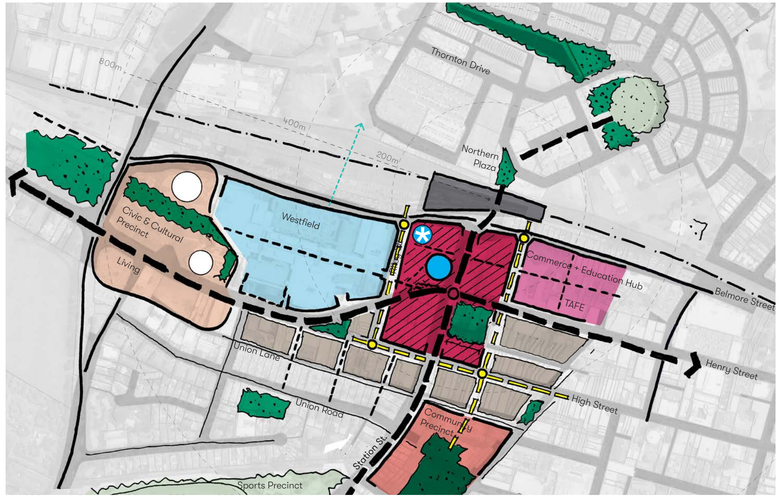
There is an opportunity for the Penrith CBD to create a 'Focal Core Area' that will:

+ Create a highly connected and walkable precinct bound by the pedestrian streets along High Street, Riley Street, and a future pedestrian link from High Street to Belmore Street via the proposed park
+ Enhance the rich mix of character areas both new and historic
+ Strengthen the Penrith CBD as a Transit Oriented Development
+ The sites, in the heart of the 'Focal Core Area', are ideally positioned to enhance and strengthen the Penrith city centre.

An integrated Penrith CBD with a centre of gravity

The Hub and Borec House have the potential to be city-shaping elements that help strengthen and define a CBD centrality, improve pedestrian amenity and connectivity and support local economic growth.

- Define a focal core area in the CBD
- Identify opportunity for landmark development and height
- Nodal developments to activate & rejuvenation Henry Street
- Active pedestrian link to frame the proposed focal core area
- Penrith City Park to be an integral part of the focal core area
- Respect & Enhance heritage and main street character
- Reinforce connections to civic and cultural precinct
- Pedestrian link to connect commercial and Education Hub
- Rejuvenate and connect community precinct
- Penrith integrated transport Hub - station and bus terminal
- Potential extension of car park with opportunity for landscaped edge
- Potential future pedestrian link to north Penrith across the rail line



A connected Central Precinct

The overall Westfield centre can develop over time in order to accommodate demand and provide the basis for a well rounded lifestyle precinct.

KEY / INDICATIVE TIMELINE

0-3 Years

1. The Mondo dining & lifestyle Precinct [DA Approved]
2. Western Sydney premier entertainment destination [Initial DA Lodged]

3-5 Years

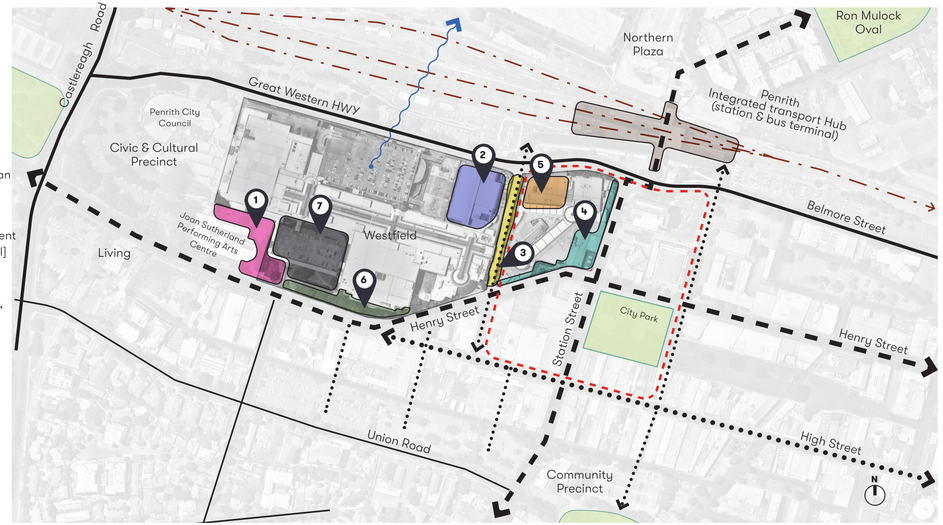
3. Riley Street 'Eat Street' - Pedestrian activated green street
4. Borec House Mixed Use Development [included in this Planning Proposal]

5-10 Years

5. The Hub - Mixed Use, Commercial, Retail & Hotel [included in this Planning Proposal]
6. Henry / High Street streetscape renewal

Timing subject to need

7. Proposed future carpark expansion



- Active pedestrian link to frame proposed focal core area
- Define focal core area in the CBD
- Allen Place City Park to be an integral part of the focal core area
- Potential future pedestrian link to north Penrith across rail line
- Respect & enhance heritage & main street character

5.0
BOREC HOUSE

