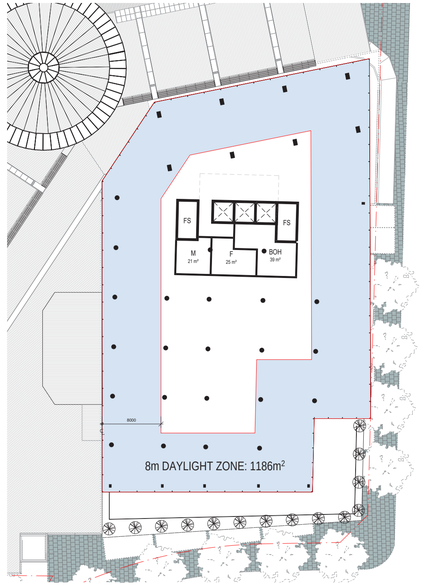
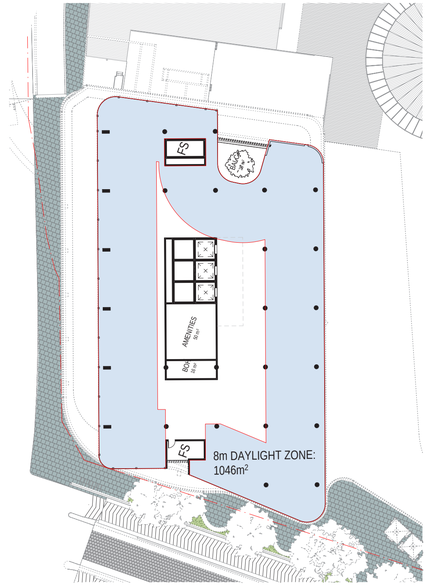
Daylight access

In Line with Green star standards a minimum of 60% of floor plates should be within 8m of a source of daylight.



Borec HOUSE

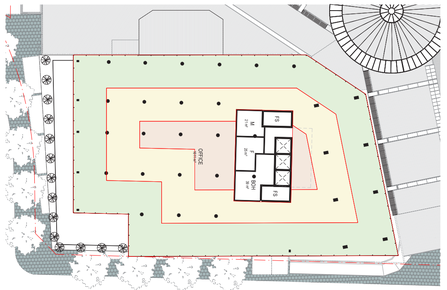
GFA:	1521 m²
Floor area within 8m of perimeter:	1186 m²
Ratio:	78 %



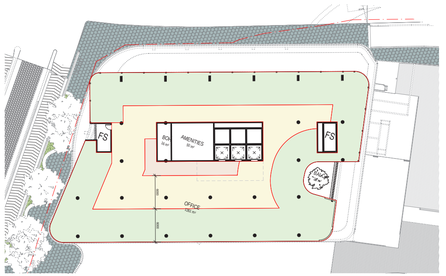
THE Hub

GFA:	1381 m²
Floor area within 8m of perimeter:	1046 m²
Ratio:	75.7 %

The proposal adopts a common industry approach to design around varying level of daylight access by zoning based on uses.



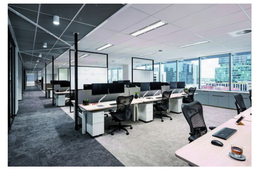
Borec HOUSE



THE Hub

A GRADE: MAXIMUM DAYLIGHT

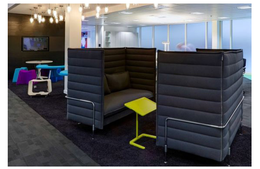
Suitable for: Open work space, social space

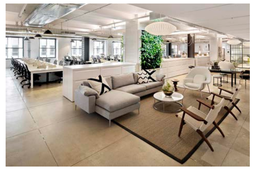




B GRADE: GOOD DAYLIGHT

Suitable for: Open work space / Informal meeting space, circulation etc





C GRADE: REDUCED DAYLIGHT

Suitable for: Meeting room & auxiliary space e.g. kitchenette, server room etc





Clause 11.2.5 Boundary Setbacks & Building Separation

Table E11.2 outlines setbacks to site boundaries and building separation controls.

The proposed development consists of departures to these controls with respect to setbacks.

In both buildings relief at ground floor is proposed in order to enhance the public domain at street level and provide relief and opportunity for outdoor seating.

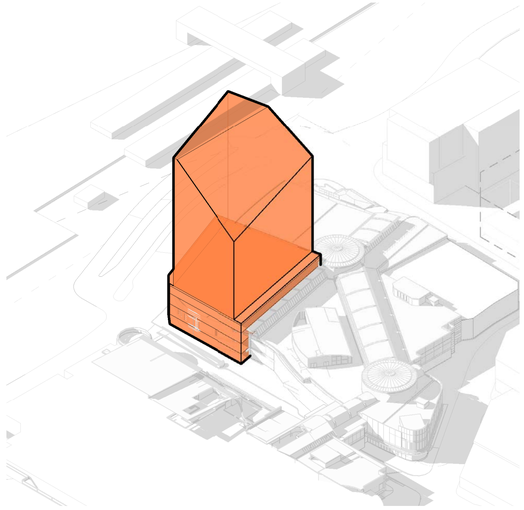
In the case of the Hub, the tower form maintains a 5m setback along Jane St, and a varying setback along Riley between 0 - 5m.
While the Hub proposes a 0m setback for the height of the building along station St. While these setbacks are not consistent with the controls, the following points have been considered to justify the departure.

- Isolated corners that do not follow existing or future built form line.
- Heritage pub on the corner, meaning no future development adjacent to the site and concerns over building separation.
- Articulation and break up in building form and design to be proposed.

The Hub
- Railway corridor opposing on Jane St, allowing for sufficient tower separation and outlook from tower form.
- Solar plane resulting in higher massing form pushed to Jane St.
- Dynamic tower opportunity to front Riley St and be an extension of the public domain.

Borec House
- Solar plane resulting in stepped form. Refer to diagrams adjacent proposing redistribution of mass form.

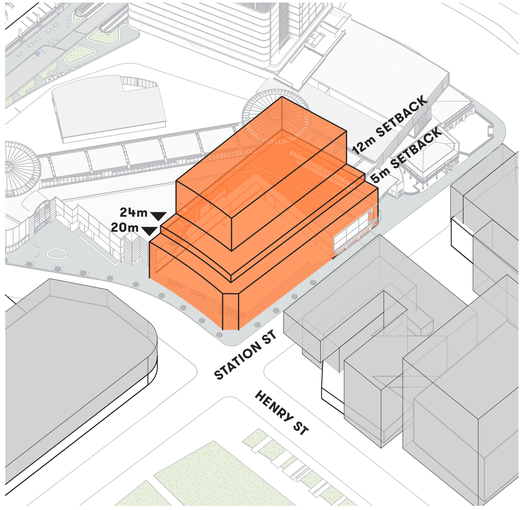
The Hub Setback



DCP SETBACK:

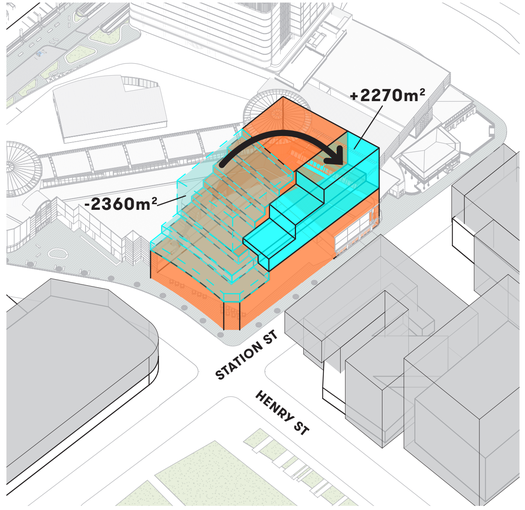
- Maintains consistent tower form
- Provides higher built form to Jane St through reduced set back.
- Minimal impact to surrounding development due to rail way corridor adjacent.
- Tower form acts as an extension to the Riley St plaza and public domain.

Borec House Setback



DCP SETBACK:

- Up to 20m: 0m Setback
- Up to 24m: 5m Setback
- Above 24m: 12m Setback



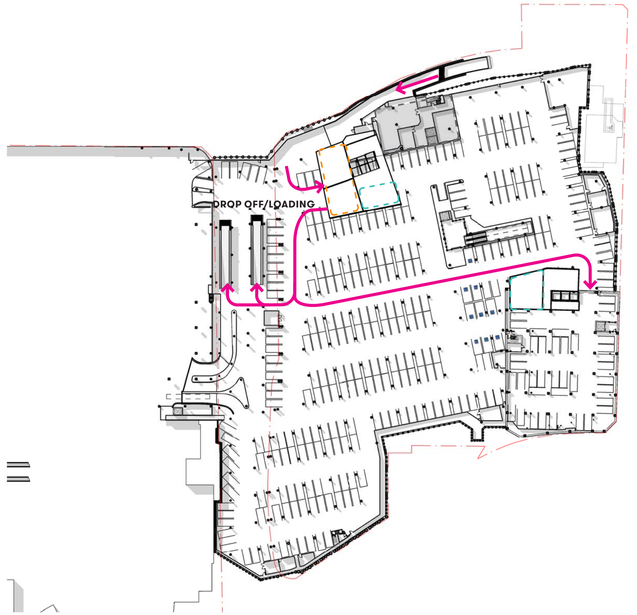
PROPOSED SETBACK :

- Responding to solar height plane to city park
- Remove caking form and create further setback along Henry St
- Translating area lost from Henry St to Station St

A.0
APPENDIX


SCENTRE GROUP
scott carver
ARTIST IMPRESSION INDICATIVE ONLY

A.1
BASEMENT VEHICLE MOVEMENTS



VEHICLE MOVEMENT

HOTEL BASEMENT SERVICES

PLANT AREA

END OF TRIP FACILITIES

[Status] PRELIMINARY

[Nom. Architect] Doug Southwell /7362

[File]

[Print Date] 30/03/2021 10:09:54 AM

History

[Revn]	[Description]	[Date]
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[Client] SCENTRE GROUP

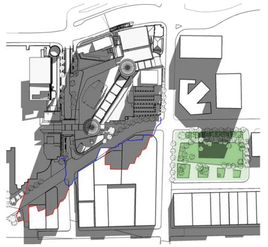
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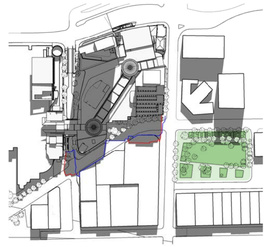
GA PLAN - HUB BASEMENT LEVEL

[Ref] 20190034 [Dwg No.] AD-DA110 [Rev] 1

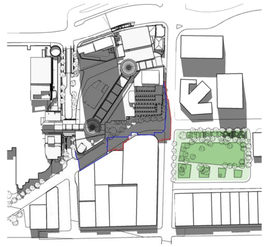
A.2
SHADOW PLANS



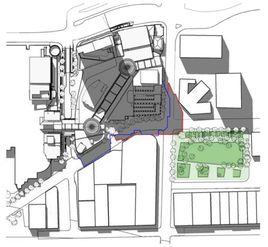
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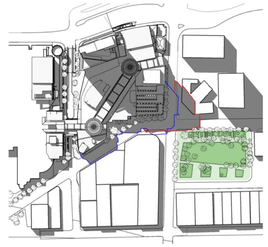
2 21 JUNE 10.00AM
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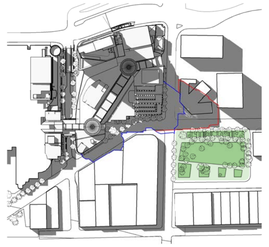
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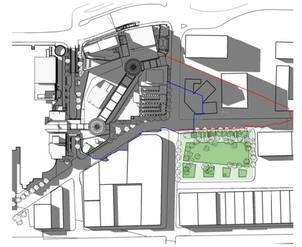
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5 21 JUNE 13.00PM
1 : 2000



6 21 JUNE 14.00PM
1 : 2000



7 21 JUNE 15.00PM
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[Status] PRELIMINARY

[Nom. Architect] Doug Southwell /7362

[File]

[Print Date] 16/03/2022 3:59:30 PM

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[Rev#]	[Description]	[Date]
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2	FOR INFORMATION	10.08.2021
3	FOR INFORMATION	16.03.2022

EXTENT OF EXISTING SHADOW

EXTENT OF PROPOSED SHADOW

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[Client] SCENTRE GROUP

0 20 40 60 80 100 m

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SHADOW PLANS

[Ref] 20190034 [Dwg No.] AD-DA800 [Rev] 3

[Status] PRELIMINARY

[Nom. Architect] Doug Southwell /7362

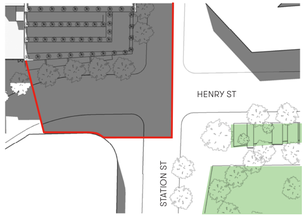
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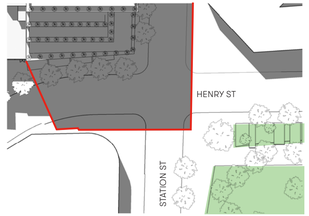
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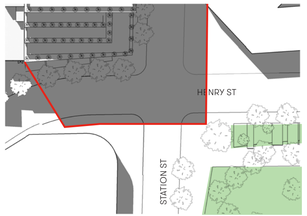
EXTENT OF PROPOSED SHADOW



2 SHADOW PLAN - 21/06/2018-11.30
1 : 500



3 SHADOW PLAN - 21/06/2018-12.00
1 : 500



4 SHADOW PLAN - 21/06/2018-12.30
1 : 500



5 SHADOW PLAN - 21/06/2018-13.00
1 : 500



1 SHADOW PLAN - 21/06/2018-13.30
1 : 500

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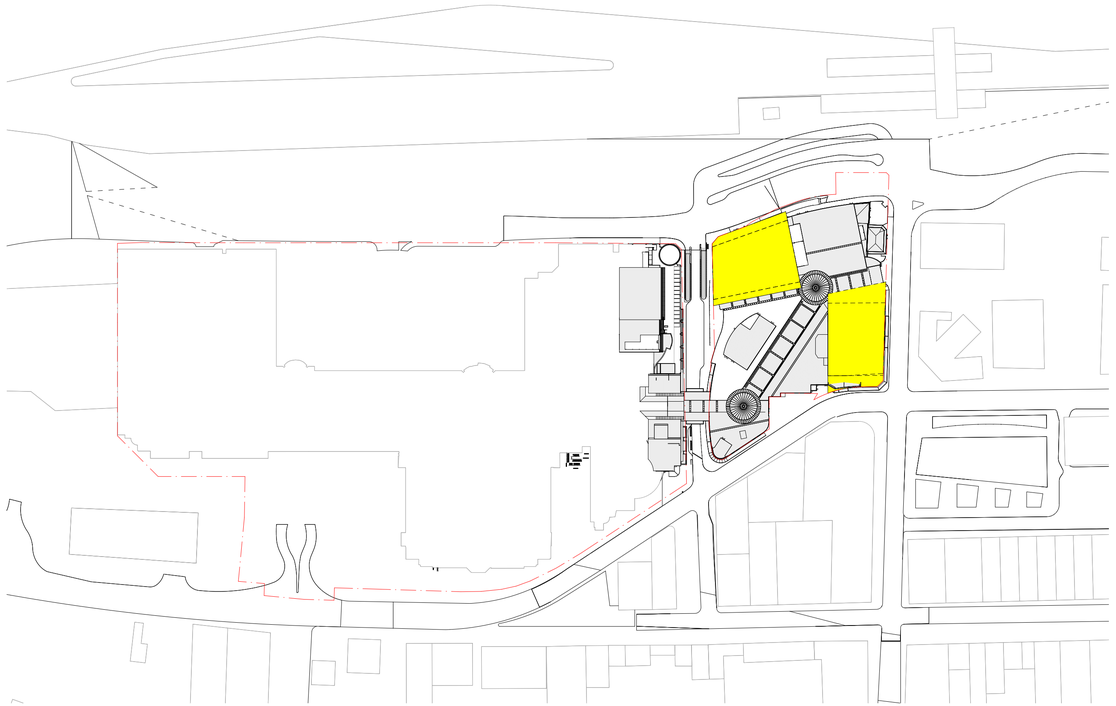
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DETAIL SHADOW PLANS

[Ref] 20190034 [Dwg No.] AD-DA802 [Rev] 3

A.3
ENVELOPE DRAWINGS



1 SITE PLAN - ENVELOPE
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[Status] PRELIMINARY
[Nom. Architect] Doug Southwell /7362
[File]
[Print Date] 30/03/2021 10:10:45 AM

History

[Revd]	[Description]	[Date]
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ENVELOPE SITE PLAN
[Ref] 20190034 [Dwg No.] AD-DA805 [Rev.] 1



1 LEVEL 1 - HUB
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[Status] PRELIMINARY

[Nom. Architect] Doug Southwell /7362

[File]

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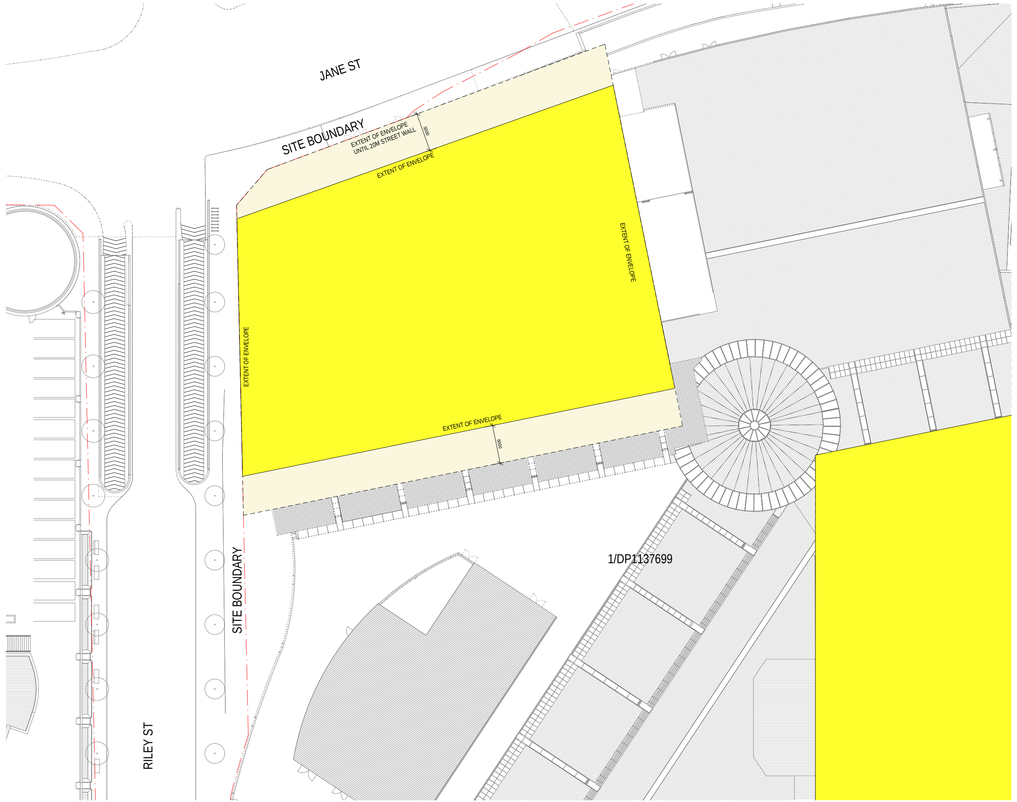
BUILDING ENVELOPE PLAN - THE HUB - GROUND FLOOR

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[Project] PENRITH WESTFIELD PLANNING PROPOSAL
[Client] SCENTRE GROUP

[Scale] 1 : 200 @ A1

[Ref] 20190034 [Dwg No.] AD-DA810 [Rev] 1



1 BUILDING ENVELOPE - THE HUB UPPER LEVELS
1 : 200

[Status] PRELIMINARY

[Nom. Architect] Doug Southwell /7362

[File]

[Print Date] 30/03/2021 10:11:14 AM

History

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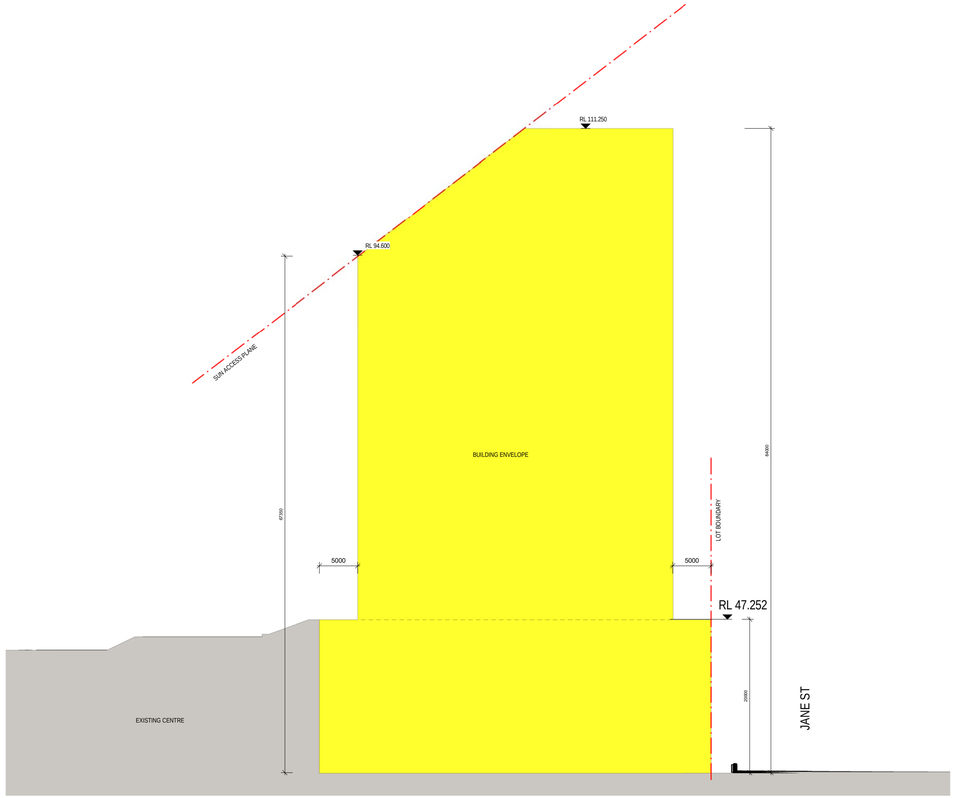
BUILDING ENVELOPE PLAN - THE HUB - UPPER LEVEL

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[Project] PENRITH WESTFIELD PLANNING PROPOSAL
[Client] SCENTRE GROUP

[Scale] 1 : 200 @ A1

[Ref] 20190034 [Dwg No.] AD-DA811 [Rev] 1



1 BUILDING ENVELOPE SECTION - THE HUB - NORTH-SOUTH
1 : 200

[Status] PRELIMINARY
[Nom. Architect] Doug Southwell /7362
[File]
[Print Date] 16/03/2022 6:38:41 PM

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2	FOR INFORMATION	10.08.2021
3	FOR INFORMATION	16.03.2022

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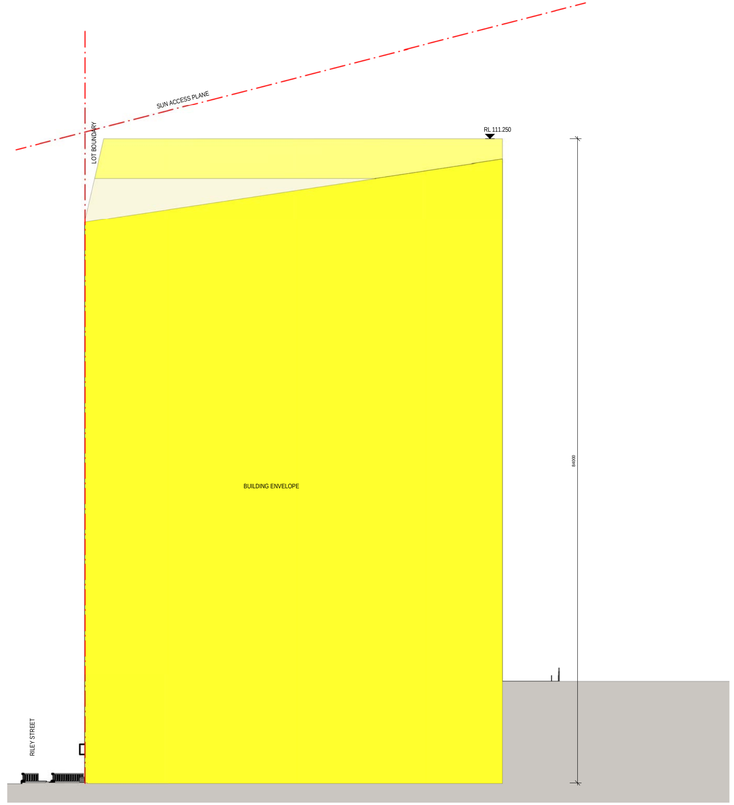
[Project] PENRITH WESTFIELD PLANNING PROPOSAL
[Client] SCENTRE GROUP

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[Scale] 1 : 200 @ A1

BUILDING ENVELOPE SECTION - THE HUB - NORTH-SOUTH

[Ref] 20190034 [Dwg No.] AD-DA820 [Rev.] 3



1 BUILDING ENVELOPE SECTION - THE HUB - EAST-WEST
1 : 200

[Status] PRELIMINARY
[Nom. Architect] Doug Southwell /7362
[File]
[Print Date] 16/03/2022 6:40:02 PM

History

[Revit]	[Description]	[Date]
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3	FOR INFORMATION	16.03.2022

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[Project] PENRITH WESTFIELD PLANNING PROPOSAL
[Client] SCENTRE GROUP

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

BUILDING ENVELOPE SECTION - THE HUB - EAST WEST

[Ref] 20190034 [Dwg No.] AD-DA821 [Rev.] 3



1 BUILDING ENVELOPE - BOREC HOUSE - GROUND FLOOR
1 : 200

[Status] PRELIMINARY
[Nom. Architect] Doug Southwell /7362
[File]
[Print Date] 30/03/2021 10:11:17 AM

History

[Revn]	[Description]	[Date]
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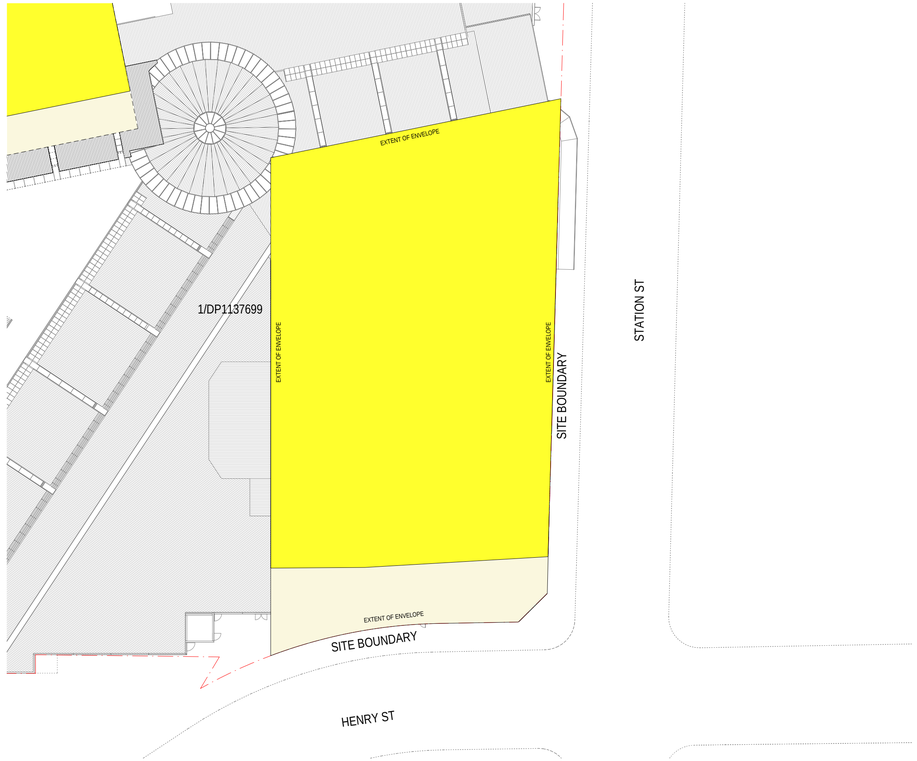
[Project] PENRITH WESTFIELD PLANNING PROPOSAL
[Client] SCENTRE GROUP

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

BUILDING ENVELOPE PLAN - BOREC HOUSE - GROUND FLOOR

[Ref] 20190034 [Dwg No.] AD-DA812 [Rev.] 1



1 BUILDING ENVELOPE - BOREC HOUSE - UPPER LEVELS
1 : 200

[Status] PRELIMINARY
[Nom. Architect] Doug Southwell /7362
[File]
[Print Date] 30/03/2021 10:11:21 AM

History

[Revn]	[Description]	[Date]
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[Client] SCENTRE GROUP

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

BUILDING ENVELOPE PLAN - BOREC HOUSE - UPPER LEVEL

[Ref] 20190034 [Dwg No.] AD-DA813 [Rev.] 1

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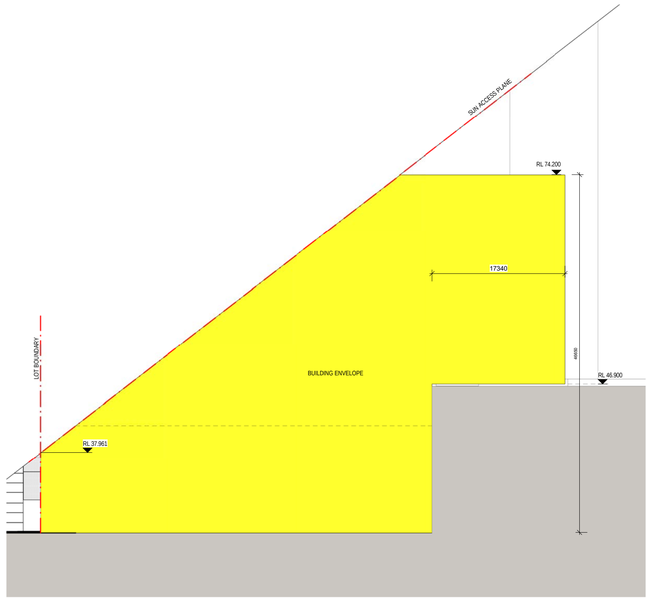
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2	FOR INFORMATION	10.08.2021
3	FOR INFORMATION	16.03.2022



1 BUILDING ENVELOPE SECTION - BOREC HOUSE - NORTH-SOUTH

1 : 200

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[Client] SCENTRE GROUP

0 2 4 6 8 10 m

[Scale] 1 : 200 @ A1

BUILDING ENVELOPE SECTION - BOREC HOUSE - NORTH-SOUTH

[Ref] 20190034 [Dwg No.] AD-DA822 [Rev] 3

[Status] PRELIMINARY

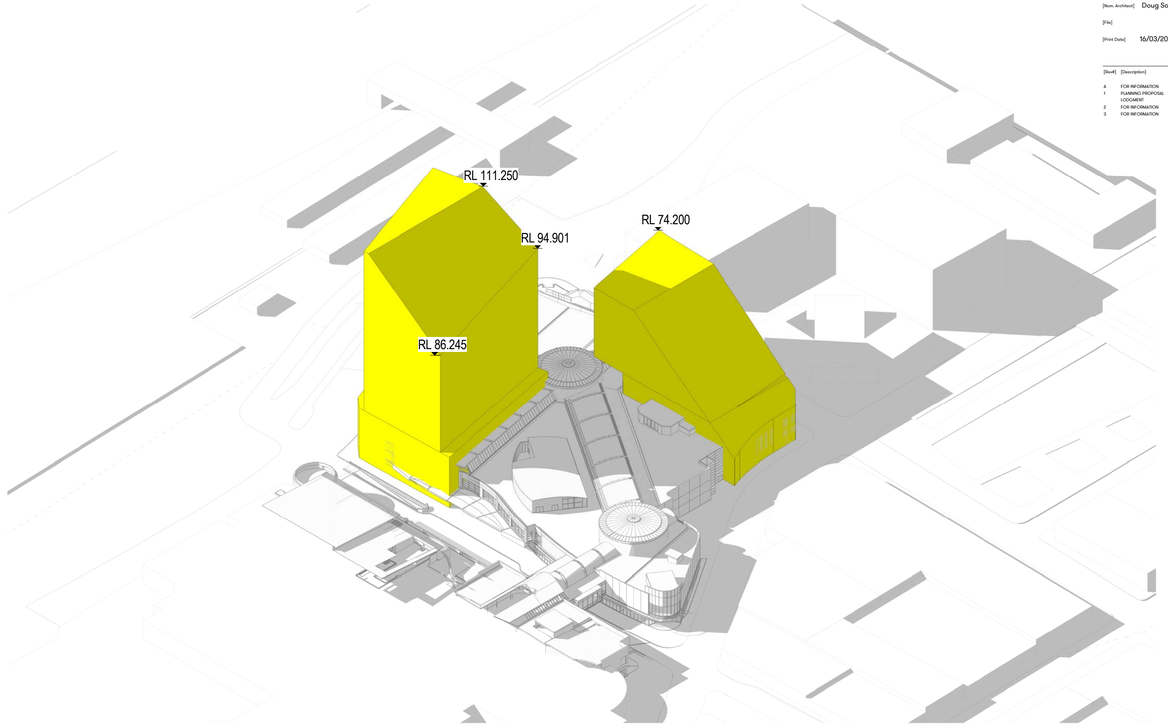
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1	PLANNING PROPOSAL LODGEMENT	30.03.2021
2	FOR INFORMATION	10.08.2021
3	FOR INFORMATION	16.03.2022



1 ENVELOPE DIAGRAM - COMBINED

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[Project] PENRITH WESTFIELD PLANNING PROPOSAL

[Client] SCENTRE GROUP

[Scale]

BUILDING ENVELOPE AXONOMETRIC

[Ref] 20190034 [Dwg No.] AD-DA830 [Rev] 3

A.4
AREA PLANS



4 HUB - LEVEL 4
1 : 1000



3 HUB - LEVEL 3
1 : 1000



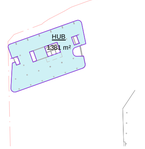
2 HUB - LEVEL 2
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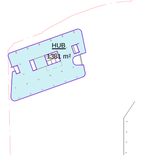
1 LEVEL 1 - HUB
1 : 1000



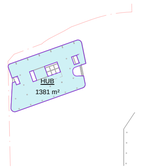
8 HUB - LEVEL 8
1 : 1000



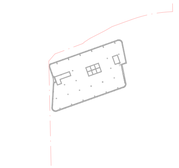
7 HUB - LEVEL 7
1 : 1000



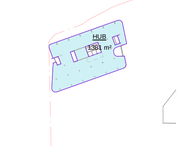
6 HUB - LEVEL 6
1 : 1000



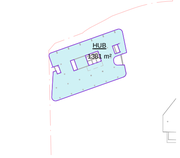
5 HUB - LEVEL 5
1 : 1000



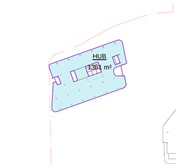
12 HUB - LEVEL 12 (PLANT)
1 : 1000



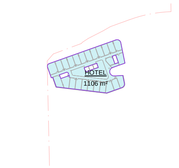
11 HUB - LEVEL 11
1 : 1000



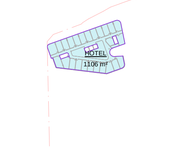
10 HUB - LEVEL 10
1 : 1000



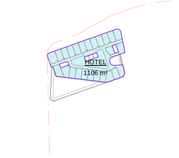
9 HUB - LEVEL 9
1 : 1000



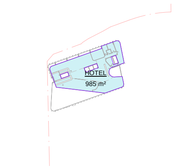
16 HUB - LEVEL 16
1 : 1000



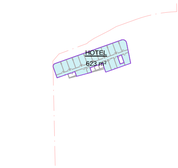
15 HUB - LEVEL 15
1 : 1000



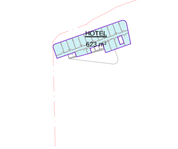
14 HUB - LEVEL 14
1 : 1000



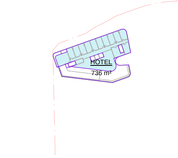
13 HUB - LEVEL 13 (SKY LOBBY)
1 : 1000



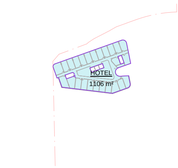
20 HUB - LEVEL 20
1 : 1000



19 HUB - LEVEL 19
1 : 1000



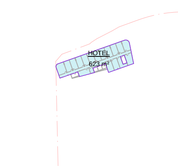
18 HUB - LEVEL 18
1 : 1000



17 HUB - LEVEL 17
1 : 1000



22 HUB - ROOF LEVEL
1 : 1000



21 HUB - LEVEL 21
1 : 1000

[Status] PRELIMINARY

[Nom. Architect] Doug Southwell /7362

[File]

[Print Date] 16/03/2022 3:44:21 PM

History

[Revit]	[Description]	[Date]
1	PLANNING PROPOSAL LODGMENT	30.03.2021
2	FOR INFORMATION	10.08.2021

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[Project] PENRITH WESTFIELD PLANNING PROPOSAL

[Client] SCENTRE GROUP

0 10 20 30 40 50 m

[Scale] 1 : 1000 @ A1

GFA PLANS - HUB

[Ref] 20190034 [Dwg No.] AD-DA901 [Rev.] 2

[Status] PRELIMINARY

[Nom. Architect] Doug Southwell /7362

[File]

[Print Date] 16/03/2022 3:43:53 PM

History

[Rev#]	[Description]	[Date]
1	PLANNING PROPOSAL LODGMENT	30.03.2021
2	FOR INFORMATION	10.06.2021



3 BOREC - LEVEL 3 (EX ROOF)
1 : 1000



6 BOREC - LEVEL 6
1 : 1000



9 BOREC - LEVEL 9
1 : 1000



2 BOREC - LEVEL 2
1 : 1000



5 BOREC - LEVEL 5
1 : 1000



8 BOREC - LEVEL 8
1 : 1000



11 BOREC - LEVEL 11
1 : 1000



1 BOREC - LEVEL 1 (GF)
1 : 1000



4 BOREC - LEVEL 4
1 : 1000



7 BOREC - LEVEL 7
1 : 1000



10 BOREC - LEVEL 10
1 : 1000

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[Project] PENRITH WESTFIELD PLANNING PROPOSAL

[Client] SCENTRE GROUP

0 10 20 30 40 50 m

[Scale] 1 : 1000 @ A1

GFA PLANS - BOREC

[Ref] 20190034 [Dwg No.] AD-DA911 [Rev] 2

A.5
3D VISUALISATIONS