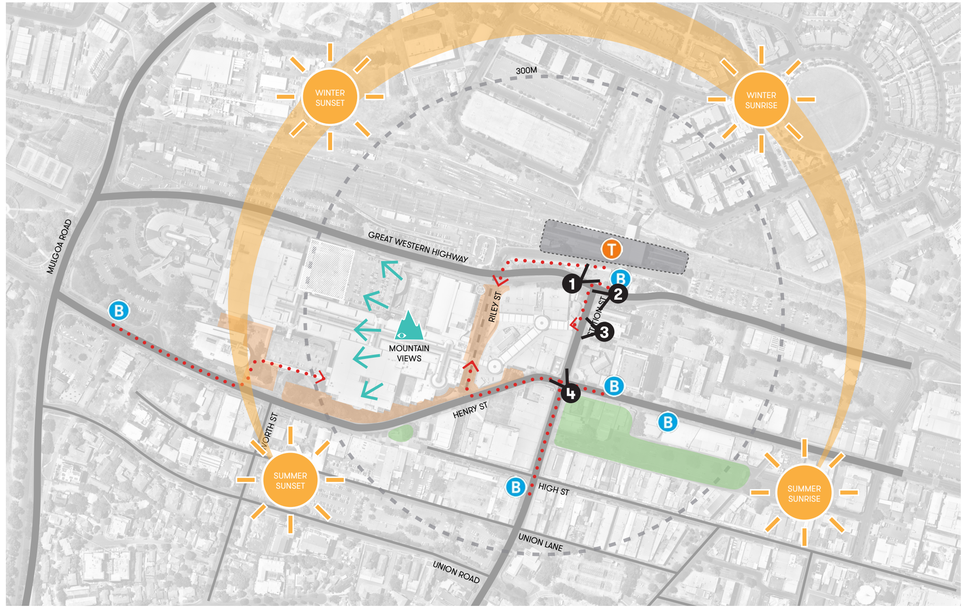
Site analysis

The Penrith Westfield site is strategically placed within a 500m radius from a major transportation Hub and sandwiched between two arterial roads within the Penrith City.

Threading through and around the site are existing and proposed pedestrian links to civic and cultural spaces.

The site also enjoys prominent views westward towards the Blue Mountains.

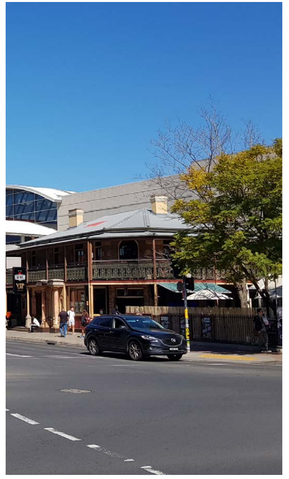


Site context photos



1

PENRITH RAILWAY STATION



2

VIEW OF HERITAGE RED COW PUB



3

PENRITH WESTFIELD STATION ST ENTRY



4

VIEW OF EXISTING BUILDING BOREC HOUSE ON HENRY ST & STATION ST INTERSECTION

Development proposals in the vicinity

It is evident that Penrith is going through rapid change. There are multiple developments under construction in the area and various DA's and Planning Proposal underway. Adjacent is a snapshot of some of these projects. Also identified area the opportunity areas from the Penrith Progression Plan 2015.

Several opportunity sites have been identified within the Penrith City Centre as outlined in the Penrith Progression Plan 2015. There are allowances for variation of building height and FSR provisions within the LEP.

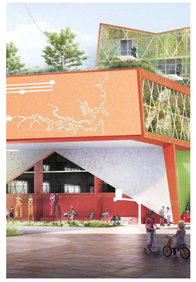
Some of the recent developments attuned to the market direction have pushed the current development controls.



Westfield Penrith

Opportunity areas identified in Penrith Progression Plan 2015

- A City Park village
- B Commerce and Education Precinct
- C Health Link Precinct
- D Community, Culture and Civic Precinct
- E Justice Precinct



1

SOPER PLACE

+ 600 Car Spaces
+ Commercial Office
+ Public Space



2

FORMER COUNCIL CHAMBERS

+ 8000m^2 commercial space
+ Prominent public corner
+ Ground floor retail



3

TOGA'S PENWAY PLACE

+ 356 apartments
+ 14 & 38 storey towers
+ 5 storey commercial podium



4

57 HENRY STREET

+ 431 apartments
+ 25 & 41 storey towers
+ Commercial Office
+ Retail Space



5

39-49 HENRY STREET - TRIFALGA

+ 445 apartments
+ 34 storeys
+ 100 key hotel
+ Commercial Office
+ Retail Space



6

614-632 HIGH STREET

+ 272 apartments
+ 41 serviced apartments
+ 5 storey retail podium