

# APPENDIX B

## Orchard Hills North: Place Vision

## **ORCHARD HILLS NORTH**

### **WHAT DOES SUCCESS LOOK LIKE?**

We strive to create a **destination**, demonstrate **leadership** and create a **legacy**.

### **ORCHARD HILLS NORTH – OUR PLACE POSITIONING**

**Local character, new spirit** - Hidden behind the hum of Penrith's burgeoning heart, lies a rich, naturally alluring landscape to be discovered. True to the traditions of yesteryear with an outlook to the future, this is a place for both community and progress. A place where people have space to stretch out and relax, or reach out and connect. A place where unique rural character meets a vibrant new energy; for a more sustainable, more cohesive, more connected tomorrow.

### **WHAT LEGACY KNOWS ABOUT THE PRODUCT TO DELIVER**

- Housing Diversity is critical (driven by affordability) – access to many diverse product opportunities
- A mix of land sales and built form where design outcomes are most critical
- Provision for neighbourhood retail underpinned by a supermarket and community centre
- Medium density housing around the town centre

### **GUIDING PRINCIPLES**

Our guiding principles are **diversity, meaningful connections, an active community, thoughtful design and respect**.

### **CREATE A DESTINATION**

The opportunity for Orchard Hills North is to include essential amenity and facilities for all residents' needs, keeping people within the suburb and increasing the sense of security and community.

### **PURPOSE**

We believe better communities are thoughtfully designed with a diversity of homes and intimate links to the heritage and character of their place. Orchard Hills North bears all the local character of Penrith Valley, with the spirit of the 'new west'.

### **KEY PILLARS FOR CREATING A PLACE: HEART OF THE NEW WEST**

With Penrith CBD minutes away, you're at the heart of the New West; a region booming with growth.

*CHARACTER: PROGRESSIVE*

### **HOMES OF INDIVIDUAL CHARACTER**

Smart and contemporary with the appeal of their rural roots – homes with character.

*CHARACTER: TEXTURED*

### **LINKING LIFE AND LEARNING**

Purposeful spaces, engaging activities and seamless links connect the community.

*CHARACTER: CONNECTED*

### **NATURALLY ALLURING**

Natural beauty shines through pocket parks, green surrounds, waterways, and expansive views.

*CHARACTER: REFRESHING*

### **RURALLY INSPIRED DESTINATION**

Our heritage-inspired town centre will become a destination for exploration and discovery.

*CHARACTER: PROUD*

# ORCHARD HILLS

