

# Penrith

## Urban Design & Public Benefit Analysis

7 March 2016 | 15098







# Penrith Urban Design & Public Benefit Analysis

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| Revision | Date       | Description         | By | Chk | App |
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Prepared for: Penrith City Council

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# 1.0 Introduction

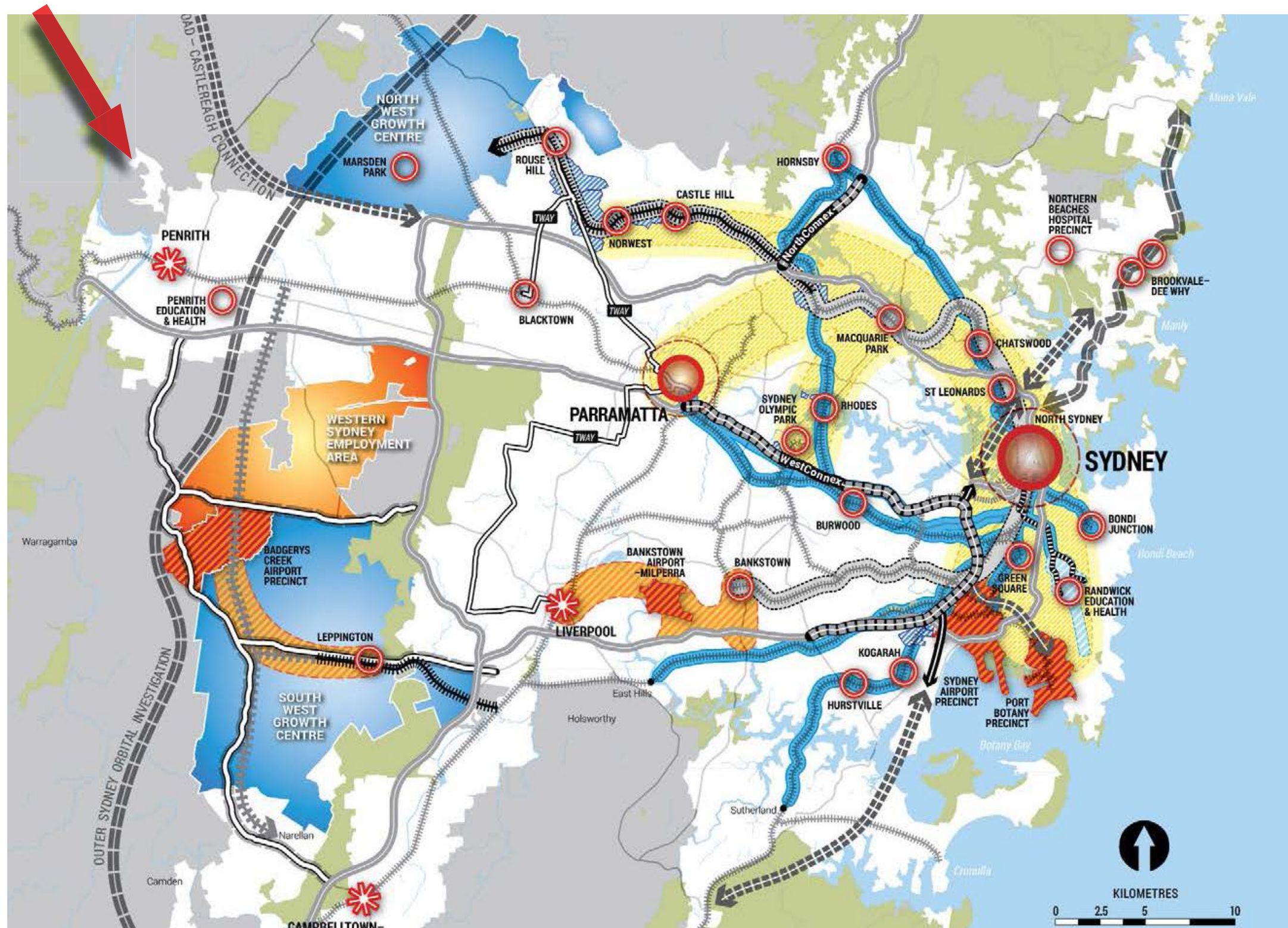


Figure 1: A Plan for Growing Sydney - connecting jobs and homes

CM<sup>+</sup> has been retained by Penrith Council to review current development parameters for key development sites within the Penrith City Centre to ascertain if development incentives are appropriate and, if so, what public benefits could be linked to their provision.

As part of the growth of Sydney Metropolitan Area Penrith has been identified as a Regional Centre within “A Plan for Growing Sydney”. Penrith is the existing centre between the North Western and South Western growth areas and the closest existing significant centre to the future airport Badgery’s Creek. Traditionally it’s also the gateway for communities beyond the Metropolitan area and as such functioning as an agricultural Regional Centre.

With this strategic position Penrith looks to significantly grow in population and development potential over the following years. Councils’ intention is to strengthen its CBD with feasible sites for construction while achieving the best outcome for the community.

This reports outlines the Key Sites that are identified within the LEP. These have significant impact in shaping the future of Penrith.

## LEGEND

|  |                                                  |  |                                |
|--|--------------------------------------------------|--|--------------------------------|
|  | CBD                                              |  | Western Sydney Employment Area |
|  | Regional City Centre                             |  | Global Economic Corridor       |
|  | Strategic Centre                                 |  | Transport Gateway              |
|  | Growth Centre                                    |  | Enterprise Corridor            |
|  | Urban Investigation Area                         |  | Metropolitan Urban Area        |
|  | Priority Precinct                                |  | Metropolitan Rural Area        |
|  | Urban Renewal Corridor                           |  | Parks & Reserves               |
|  | Local renewal opportunities yet to be identified |  | Waterway                       |



## 2.0 Purpose of the Study



Figure 2: On grade parking along the Nepean Village shopping centre on Key Site 5



Figure 3: The ATO building, the current highest building in Penrith next to the train station and between Key Site 1, 2 and 9



Figure 4: Current development on Key Site 10



Figure 5: Underutilised open space, Lawler Park, in front of Key Site 4

The intention of this study is to assess existing built form controls from an urban design and financial feasibility standpoint to ascertain if development incentives may be appropriate as a means to stimulating both residential and commercial development within the centre of Penrith.

A number of developments are currently in progress within the city centre. These have achieved varying degrees of success. Penrith however continues to face challenges in reaching its potential as a Regional Centre attracting business investment and a robust residential population to support an active and vibrant city centre. The Penrith Progression initiative suggests that an additional 5,000 dwellings is set as a target for achieving these outcomes.

In order to achieve this target Council is considering whether development incentives, in the form of additional GFA, height limits, or both, provide greater momentum for development in the city.

It has been assumed that redevelopment of sites will require consolidation and information provided in this report is based on whole of site outcomes.

This study is being undertaken as follows:

- Test existing built form controls.
- Provide a preferred urban form outcome.
- Market test existing and preferred development outcomes.
- Identify what public benefits can be linked to incentives.



# 2.1 Key Sites

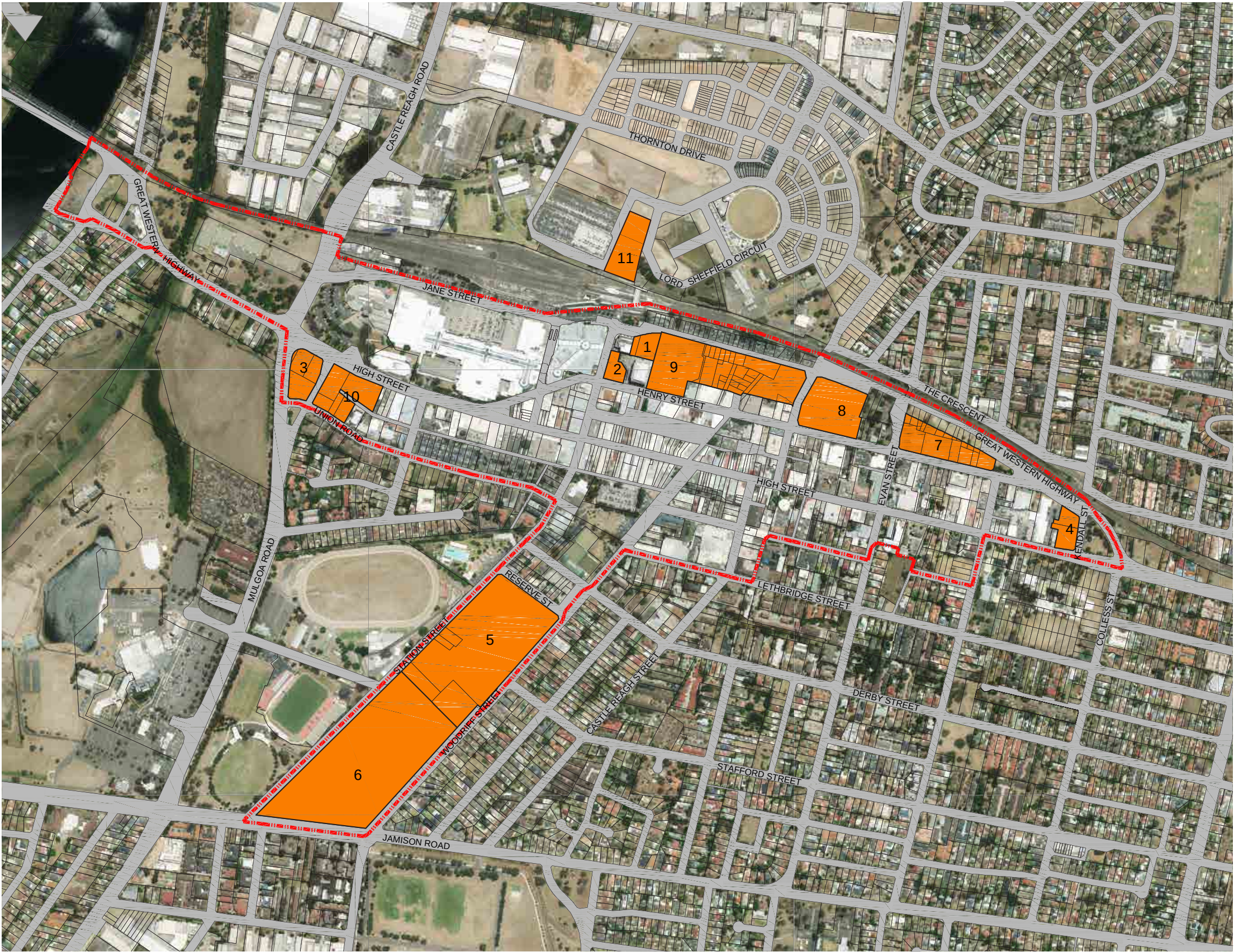


Figure 6: Key Sites as identified in the LEP + Councils additional Key Site 11, north of the train station and just outside the existing City Centre Boundary. Key Site 11 is part of the latest development of Thornton.

The Key Sites identified in the LEP are shown in the diagram on the left. The sites are located within the City Centre Boundary of Penrith. The 11th site is recently identified by Council as a site of high importance and included within this Study.

The Penrith LEP 2010 has identified these Key Sites part a Design Excellence process as they have a capital value over \$1,000,000.-. Chapter 8.4, (3) Design Excellence states the following:

*Development consent must not be granted for any of the following development on land to which this Part applies unless an architectural design competition has been held in relation to the development:*

- development in respect of a building that is, or will be, greater than 24 metres or 6 storeys (or both) in height,
- development that has a capital value of more than \$1,000,000 on a key site identified on the Key Sites Map,
- development for which the applicant has chosen to have an architectural design competition.

The Key Sites will need to be considered in terms of current development dynamics and an overall strategy for place making, height, linkages and density within the city centre.

Key Sites have been grouped in this study as appropriate to gain an understanding of related urban design outcomes.

LEGEND

Key Site

City Centre Boundary

0 100 200 300 400m

SCALE 1:10000 @ A3



## 2.2 Key Sites | Aerial Snapshot



Figure 7: Aerial Including All Sites Showing Existing GFA Built Form.





Figure 8: Opportunity Precincts identified within the Penrith Progression 'A Plan for Action'

At the start of this year Penrith City Council and the Penrith Business Alliance released the Penrith Progression Report which is 'a plan for Action' and identifies Penrith as the NEW WEST. It is intended as a guide to transform the City Centre and generate sustainable economic development.

The Action Plan identifies key principles to success which need to be used when identifying the Public Benefits for the Key Sites. Key principles for the process include:

Collaborate, Investigate, Advocate & Activate.

Ideas have been identified and are bundled under the following headings:

- Put Penrith on the Map
- Create a Green City
- Foster Investment and Innovation
- Make Pedestrian and Cycle friendly streets
- Create a City Heart
- A 24 hour City
- More density and diversity
- Connect to our river

The Key Sites shown on the map on the left (figure 7) have blueprints to the future desired development outcomes and are included within this study. Key Sites 1, 2, 3, 8, 9, 10 and 11 are identified as part of an Opportunity Precinct, within the Penrith Progression study.

LEGEND

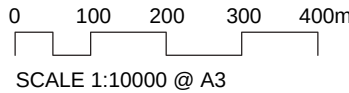






Figure 9: Penrith DCP 2014 - Laneways and Links

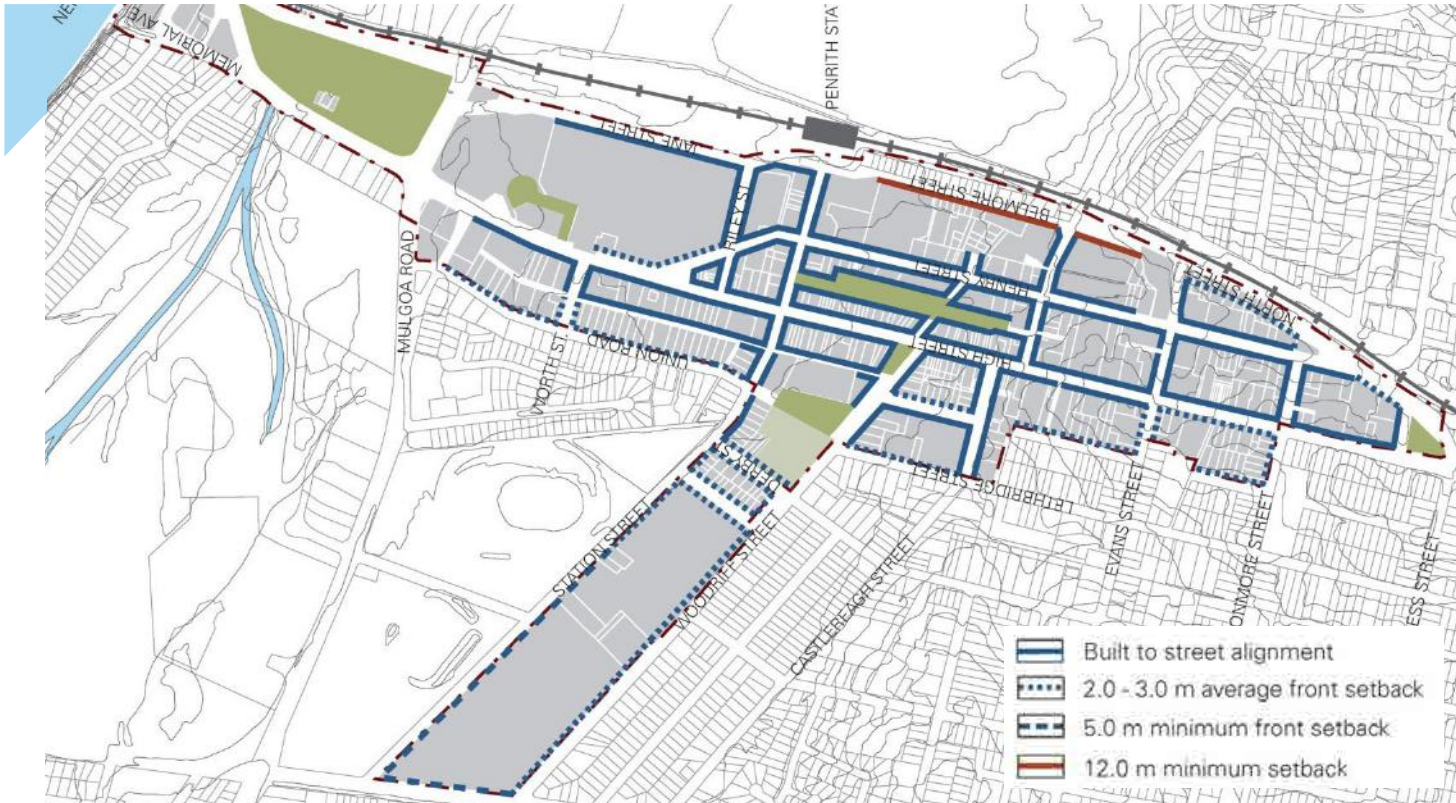


Figure 10: Penrith DCP 2014 - Street Frontages

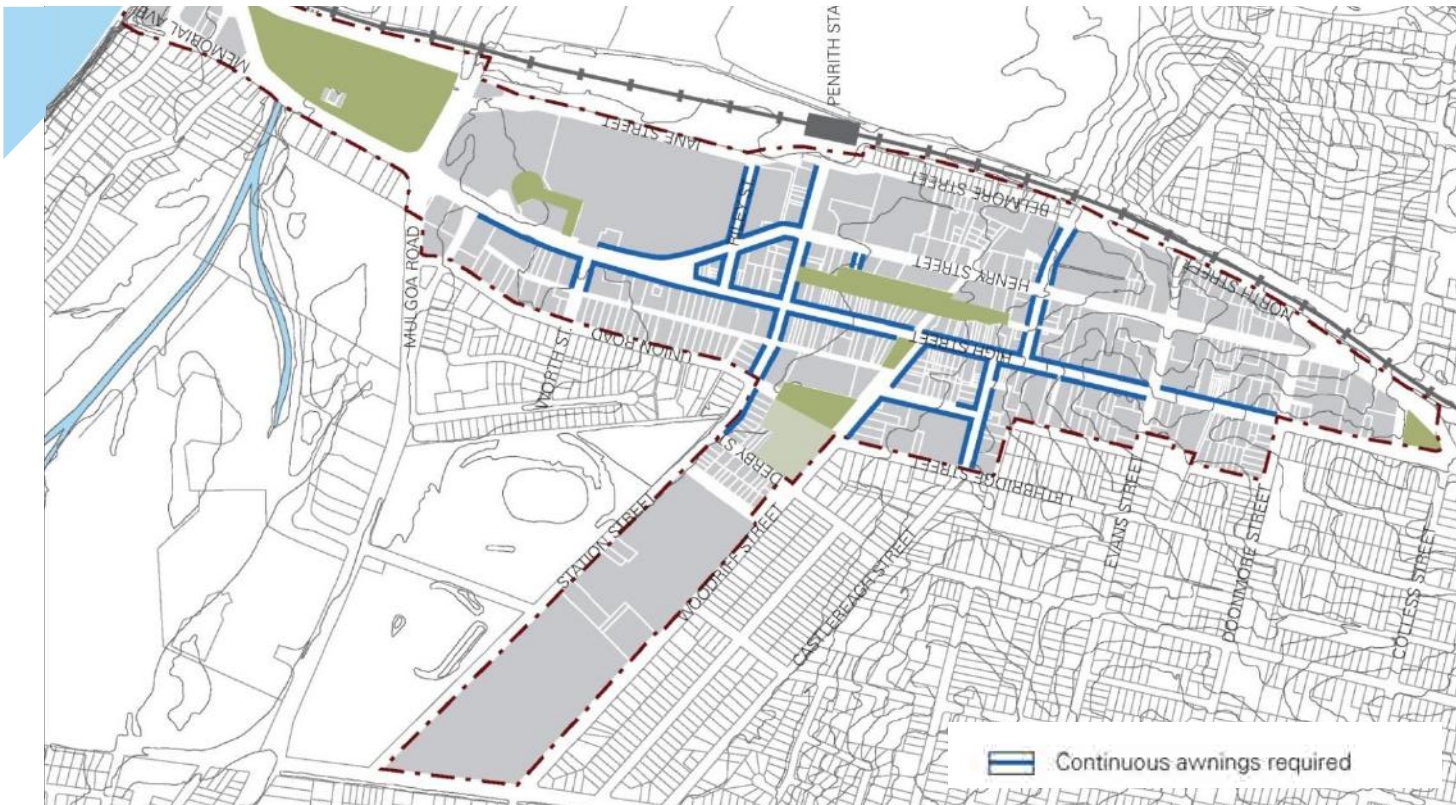


Figure 11: Penrith DCP 2014 - Awnings

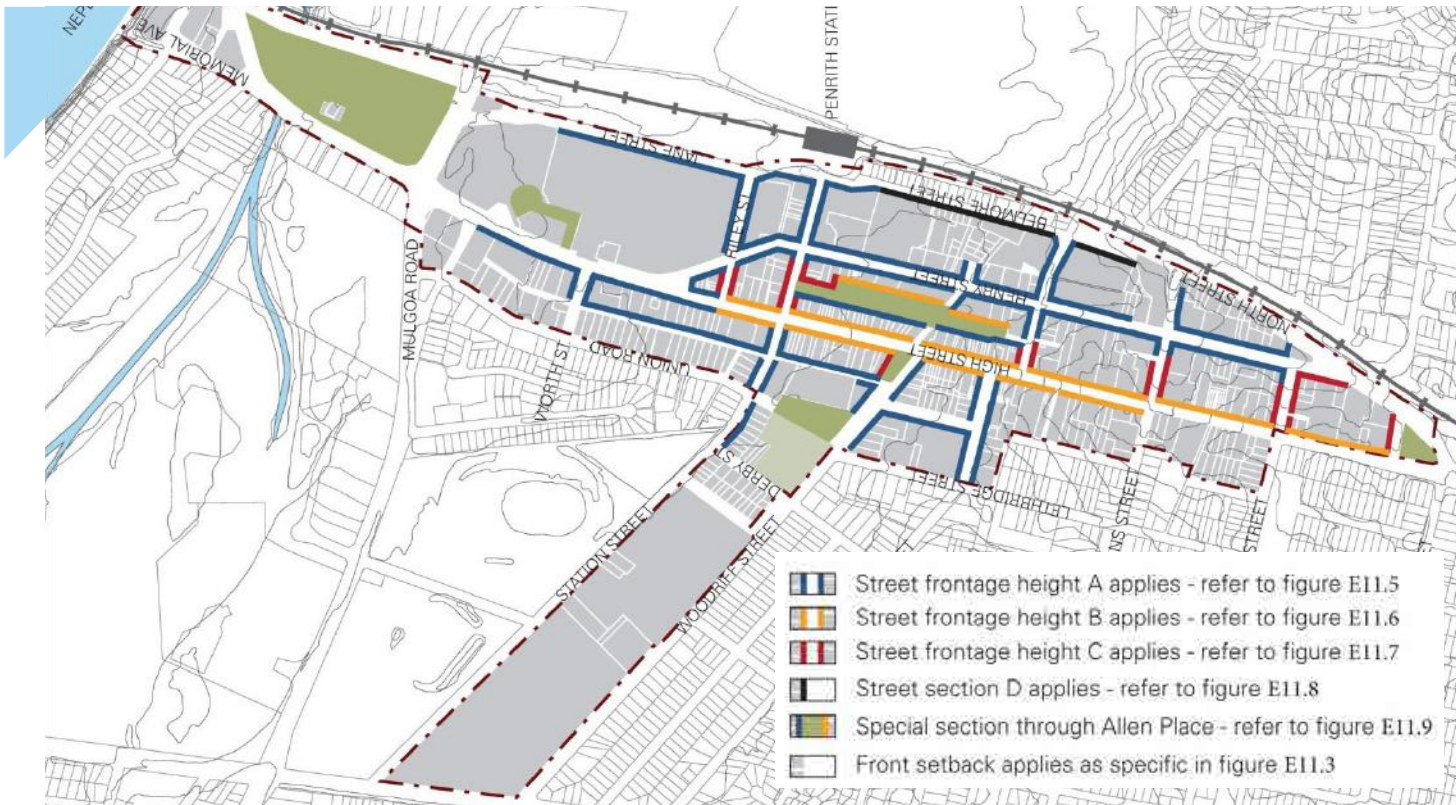
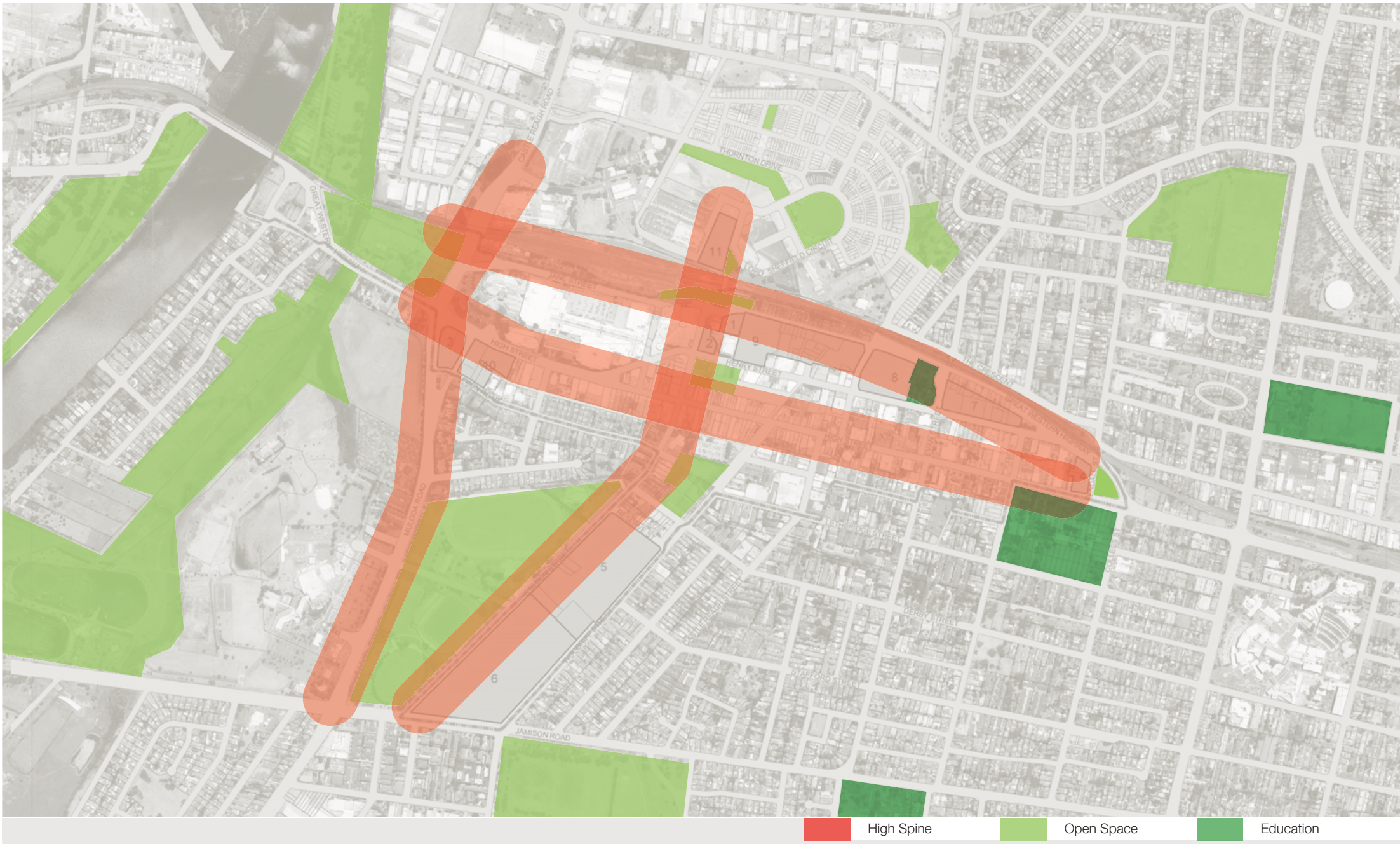


Figure 12: Penrith DCP 2014 - Setbacks



5.0 Penrith Urban Design Strategies | Height

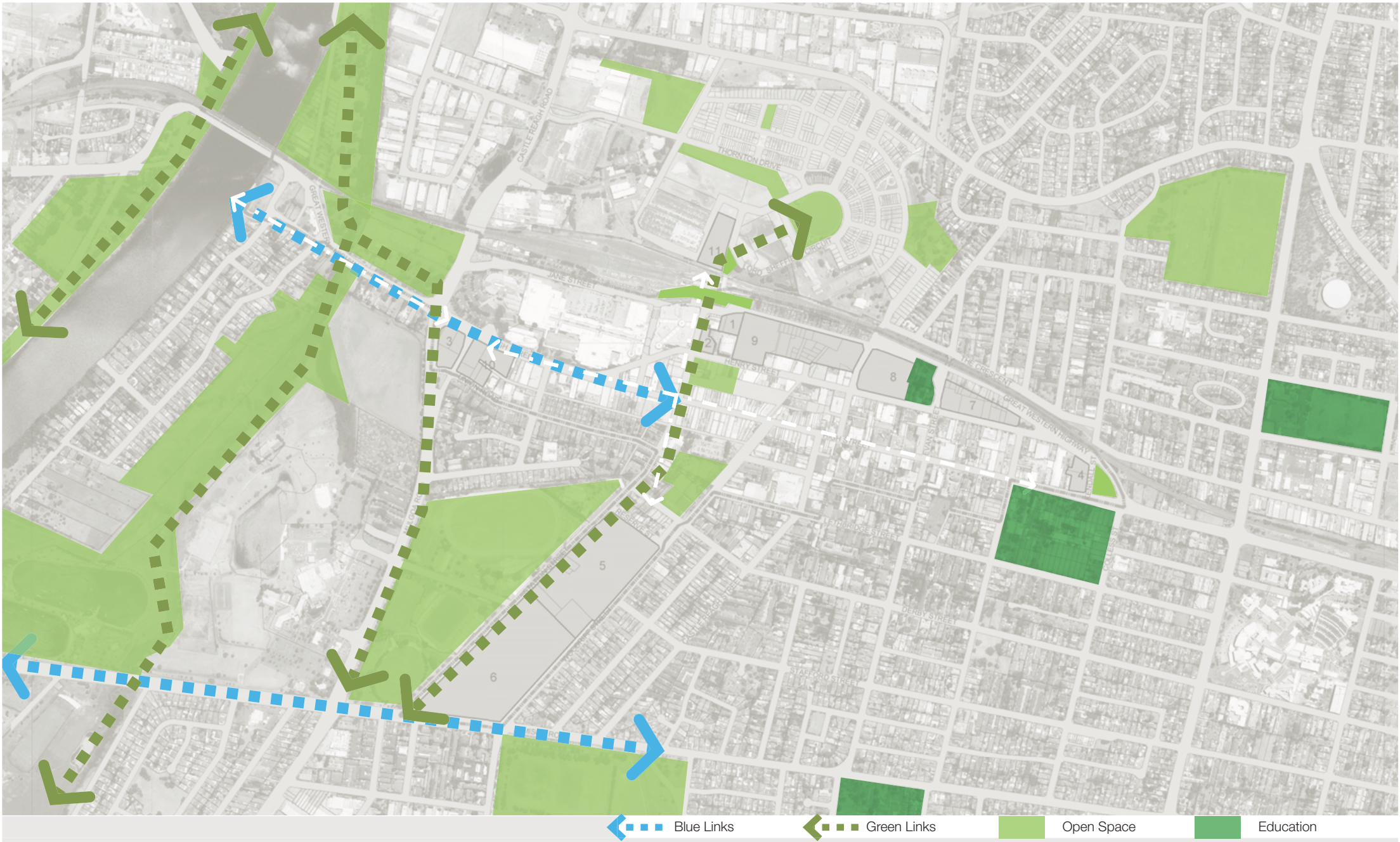


- Reinforces key open spaces
- Supports legibility of urban structure
- Subject to detailed shadow studies in individual locations

Figure 13: Conceptual Diagram Penrith to allow for additional Height of Building



# 5.1 Penrith Urban Design Strategies | Links



- Connect the river to city (Blue Links)
- Connect green spaces into a system (Green Links)
- Form a coordinated network of legibility
- Includes both public and private open spaces and recreation areas

Figure 14: Conceptual Diagram Penrith Character of the Links (Blue/Green)



5.2 Penrith Urban Design Strategies | Landmarks



Figure 15: Conceptual Diagram Penrith Landmark Development



5.3 Penrith Urban Design Strategies | Gateways



- Mark main transition/arrival points to the centre of the city
- Occur at main transport corridors
- Enhance and provide reinforced legibility to adjacent open spaces

Figure 16: Conceptual Diagram Penrith showing the Gateways into the Centre





- Provides a context for site urban design attributes
- Provides a layered approach to the macro-structure of Penrith
- Reinforces overall relationship of Penrith to its site geography

Three Urban Structure Options can be used to reinforce the overall structure of Penrith.

- Precinct Identity Based
- Height Spine
- Point Tower

Figure 17: Conceptual Diagram Penrith Overall Synthesis



## 5.5 Overall | Urban Design Options Summary

Base Case



Option 1 - Precinct Identity Based

- Optimised urban design layout with finer grained built form and connectivity





## 5.5 Overall | Urban Design Options Summary

### Option 2 - High Spine

- High Spine urban concept with spines defining urban structure and primary open spaces



### Option 3 - Point Tower

- Point tower concept with general midrise datum and signature towers at key points and gateways.
- Point towers generally increasing in height towards the centre.











Figure 18: Typical 6 Storey Development



Figure 19: Typical 9 Storey Development



Figure 20: Tower Development around Hyde Park



Figure 21: Typical 25 Storey Development

## General observations:

1. Properties in the B3 Commercial Core are unlikely to be redeveloped on a large scale. This is due to lot/ownership fragmentation and existing buildings.
2. Where lots are in single ownership (e.g. Sites 1 and 2), there could be an opportunity for a new commercial building. At current commercial rents and prices, unless there is substantial demand from large occupiers, there is unlikely to be large scale redevelopment (e.g. to 10 storeys and greater). That said, as the population of the CBD grows in the fringes, there will be demand for more retail and urban support commercial services and hence demand for commercial suites (smaller scale).
3. Mixed use development is also unlikely to occur on a large scale in the centre of the CBD (lot/ownership fragmentation, consequently difficult and expensive to assemble sites).
4. Mixed use development is likely to occur in greater scale on the fringe of the CBD where sites are less valuable and those in one/two party ownership. This observation is manifest through the planning proposals that Council has received.
5. Examples of fringe mixed use sites mentioned in the previous point are Sites 3 and 10 are at the edge of the CBD. They have modest improvements (some carparking, warehouse-type buildings) and are in majority control. Generic feasibility testing suggests that if the FSR permitted under the LEP of 3:1 was achievable on the sites, development would be feasible. Urban design testing by CM+ suggests though, that the existing heights do not facilitate all of the FSR being achieved.

## Contribution/Levy for bonus floorspace

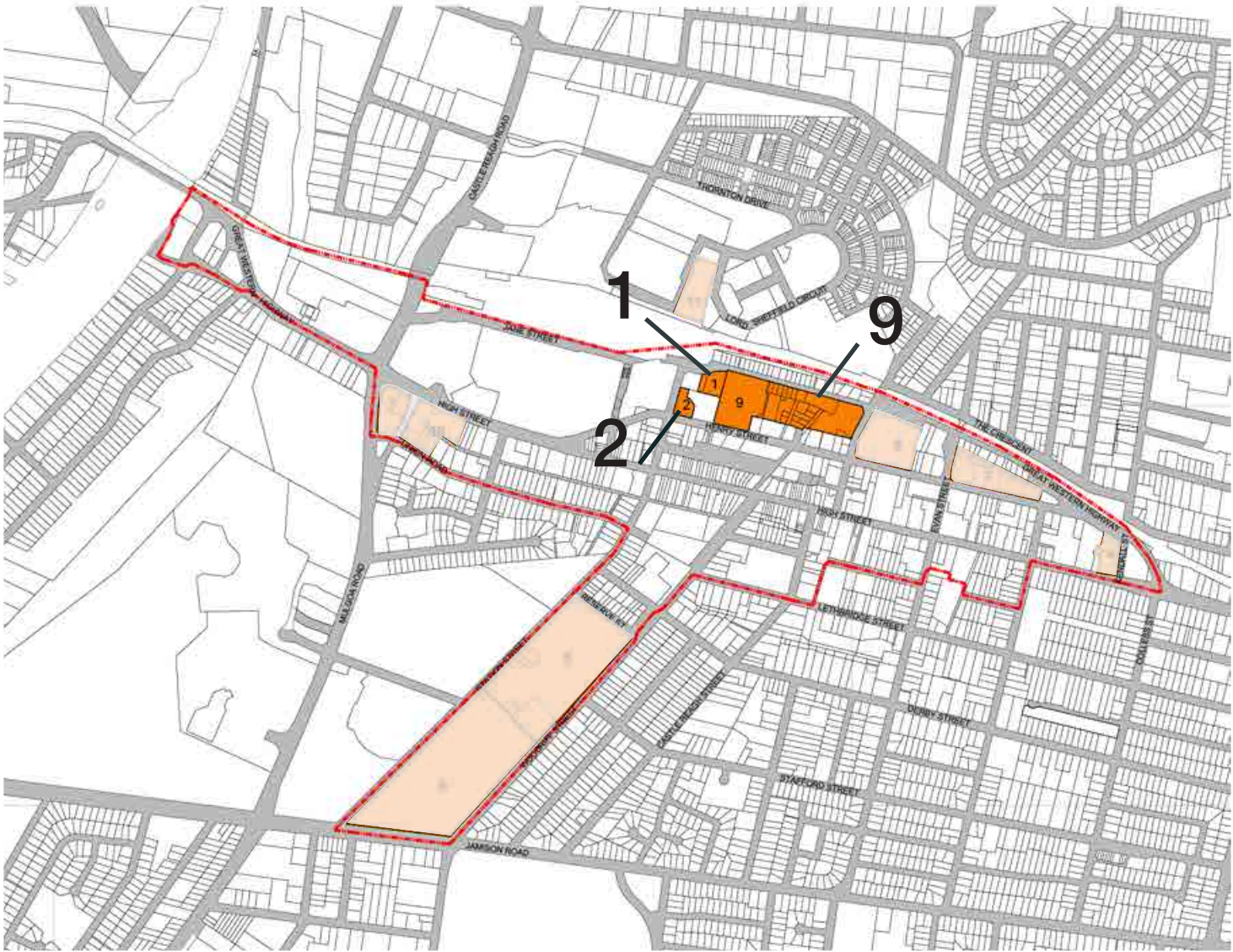
1. There is little potential for levying a contribution for bonus commercial floorspace, as owing to prevailing rents/price points, the feasibility of developing new commercial buildings is fragile.
2. The best opportunity for levying a contribution to fund public benefit works is through bonus residential floorspace.
3. We would suggest levying a rate per FSR rather than on additional height. Feasibility testing on storeys (6 storeys v 9 storeys v 25 storeys) suggest due to the increasing cost of construction as buildings get taller, revenue achieved on higher floors needs to be higher to offset the increased construction cost. The market remains yet untested for residential towers, however if height limits permit taller buildings, developers will access the greater permitted heights should market conditions permit.







7.0 Key Sites 1, 2 & 9





## 7.1 Key Sites 1, 2 & 9 | LEP



Figure 22: Site Plan



Figure 24: Zoning

Key Sites 1, 2 and 9 form part of the central city business core. These sites are located in proximity to the railway station and form part of a large contiguous development area.

Key issues include:

- The major frontage of these sites occurs along a high spine of the central city along the railway corridor.
- Much of the existing character of this area will be replaced by the redevelopment with a larger scale envisaged.
- The configuration of the proposed city park at Station Street between Henry Street and High Street will affect outcomes for Site 2.
- A significant site exists to the north of site 9 where commuter parking is currently located and redevelopment may occur on this site in the future.
- Precinct is in dispersed ownership
- The Penrith Progression Report identifies this precinct as part of the Commerce & Education and Health Link area



Figure 23: Floor Space Ratio

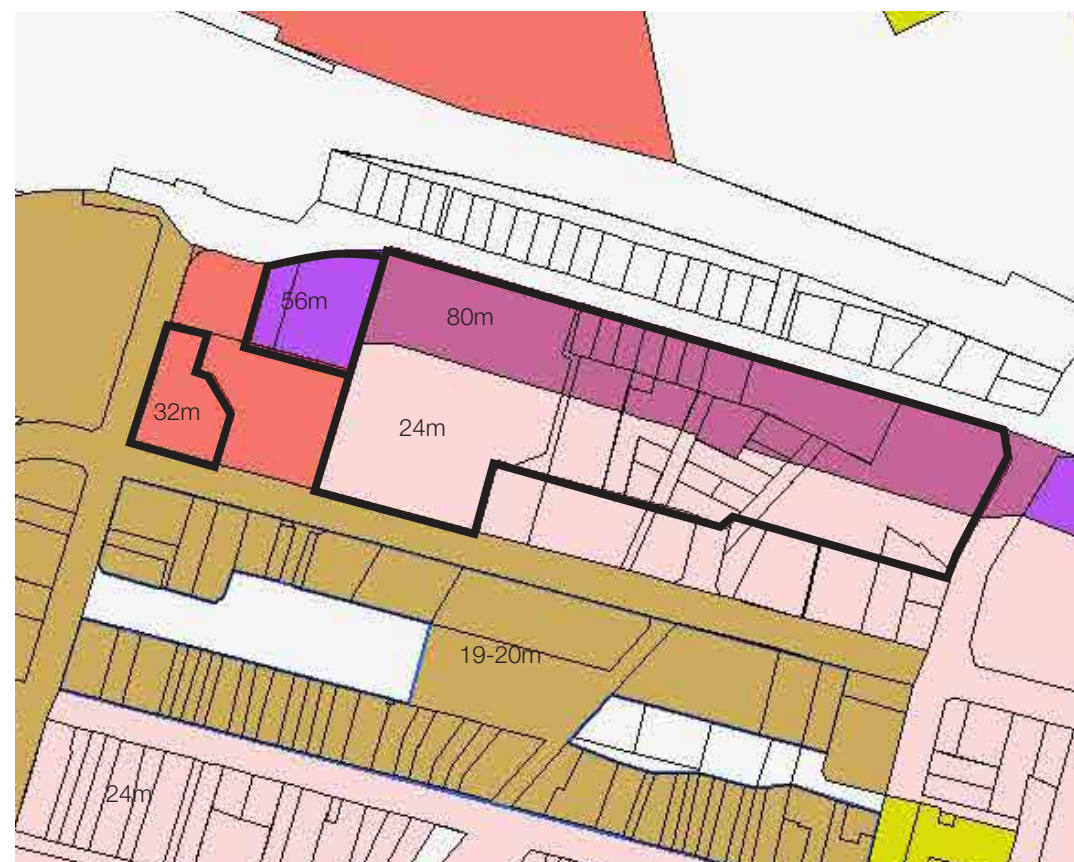


Figure 25: Height of Building

Existing LEP 2010 Controls are as follows:

Zoning

Key Site 1, 2 & 9 = B3

Height of Building

Key Site 1 = 56.0m

Key Site 2 = 32.0m

Key Site 9 = 80.0m and

partly 24.0m

Floor Space Ratio

Key Site 1, 2 & 9 = 4.0 : 1



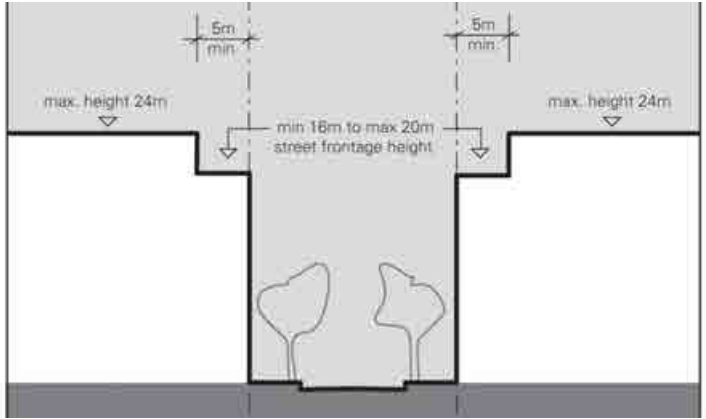


Figure 27: Street Type A

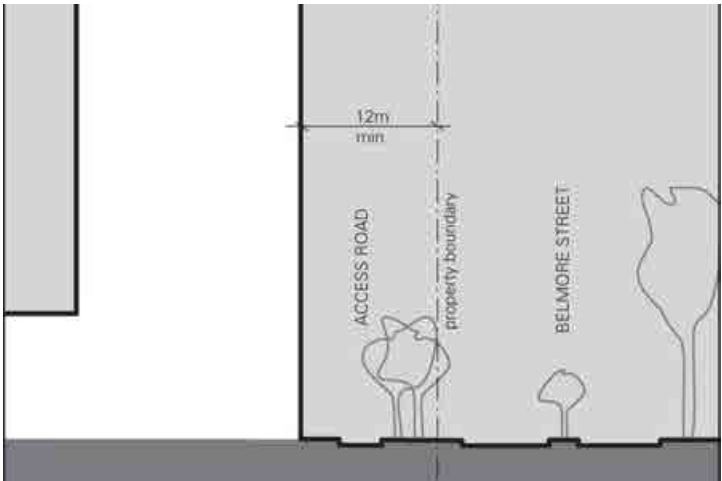


Figure 28: Street Type D

LEGEND

- Key Sites 1,2 and 9
- Other Key Site
- City Centre Boundary
- Street frontage height A applies
- Street frontage height D applies
- 0 m front setback
- 10.0 m minimum front setback
- Continuous awnings required
- Existing lanes to be retained
- Desired new pedestrian links
- Existing pedestrian links to be retained
- Continuous awnings required

0 20 40 60 80m

SCALE 1:2000 @ A3







## 7.2 Key Site 1 | Preferred Urban Design Outcome



Figure 29: Site Plan of Key Site 1 Including Spatial Opportunities for Public Benefit.

### Recommendations

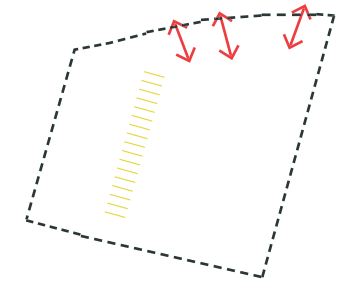


Figure 30: Built Form with a groundfloor and upper setback

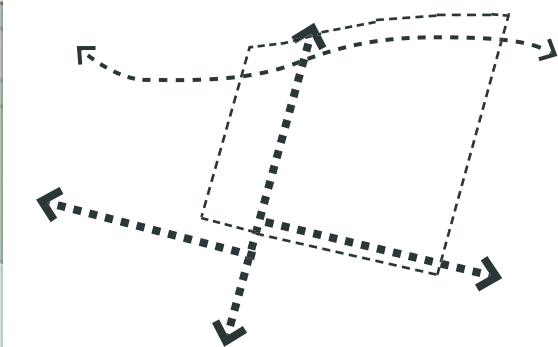


Figure 31: Open Space and Improved Connectivity



7.2 Key Site 1 | UD Feasibility

Base Case

Option 1 - Precinct Identity Based

Option 2 - Height Spine

Option 3 - Point Tower

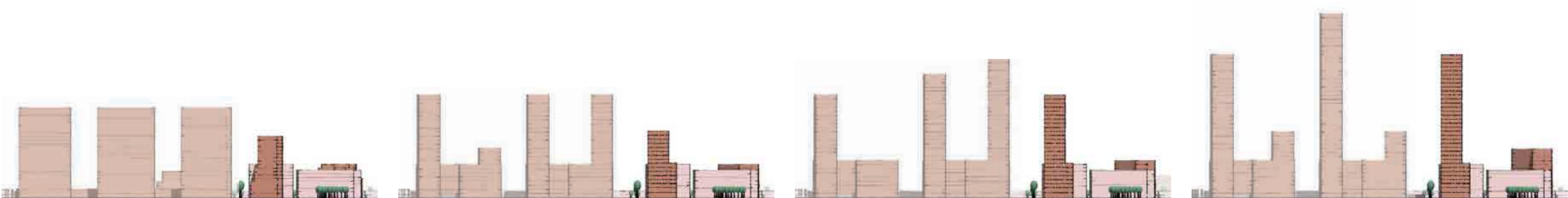


Figure 32: Elevations

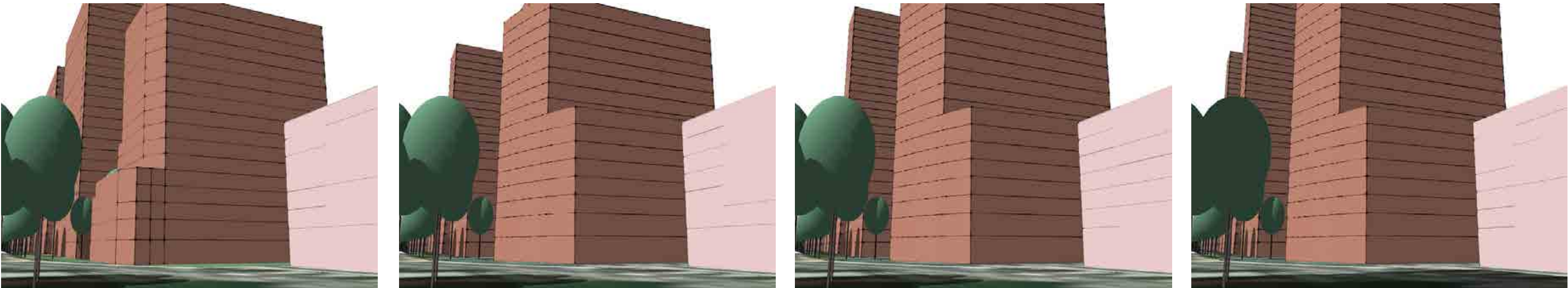


Figure 33: Streetview

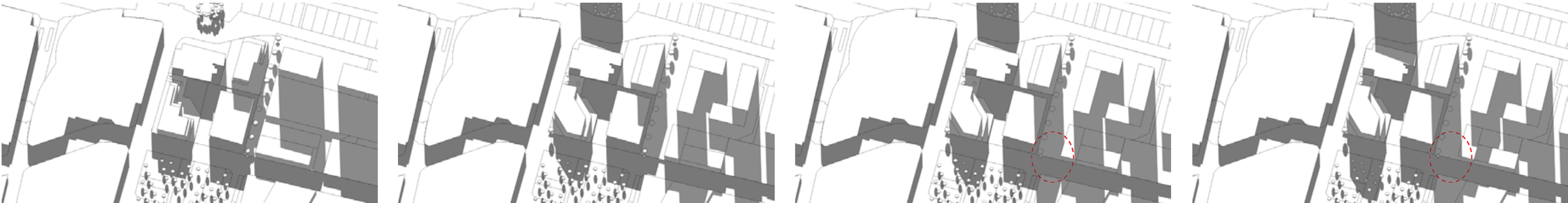


Figure 34: Solar Access at noon on the winter solstice, 21 June @ 12 pm



7.2

Key Site 1 | Urban Design Options Summary

CM<sup>+</sup>

Base Case

|     |                          |                       |
|-----|--------------------------|-----------------------|
| FSR | Height Governed<br>4.4:1 | GFA Governed<br>4.0:1 |
| HOB | 56.0m                    | 52.0m                 |



Figure 35: Elevations

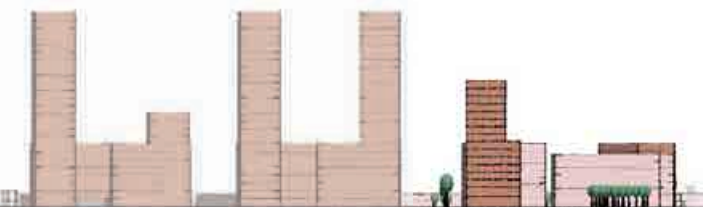


Figure 36: Aerial View

**UD Concept**

Option 1-Precinct Identity Based

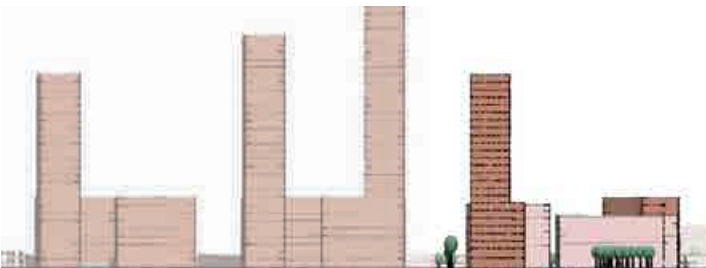
4.2 :1  
48.0 m - 13 stories



Optimised urban design layout with finer grained built form and connectivity

Option 2 -Height Spine

7.3 :1  
91.0 m - 25 stories



High Spine urban concept with spines defining urban structure and primary open spaces

Option 3 - Point Tower

10.0 :1  
127.0 m - 35 stories



Point tower concept with general midrise datum and signature towers at key points. Point towers generally increasing in height towards the centre.

|                                         |
|-----------------------------------------|
| Shadow Impacts                          |
| Recommendation on Urban Design Outcome: |
| Initial assessment on market incentives |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                           |                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Impacts largely on built form and Henry St. Low rise built form already shades Henry St.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Impacts largely on adjoining buildings and Henry St. However low rise built form already shades Henry St. | Impacts largely on adjoining buildings and Henry St. However low rise built form already shades Henry St. |
| Recommendation on Urban Design Outcome: <ul style="list-style-type: none"><li>The uplift to a higher FSR could provide for an improved public domain on all 4 sides of the building including a New Street from Henry Street to Belmore Street. This future street would be on site 9.</li><li>A new FSR between 4.2:1 and 7.3:1 (Option 1 &amp; 2) can prevent negative solar impacts on the future corner park and New Street.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                           |                                                                                                           |
| Properties in B3 Commercial Core unlikely to be redeveloped on large scale mainly due to lot/ownership patterns and existing buildings, some of which are still valuable. At current commercial rents and prices, unless there is major shift in demand and there is demand from large occupiers, there is unlikely to be large scale redevelopment (e.g. to 10 storeys or greater). That said, as the population grows there will be demand for more retail and urban support commercial services and hence demand for commercial suites (smaller scale, as opposed to large floorplates). Although Sites 1 and 2 are in single ownership (owned by Council), the value of new development needs to be more valuable than the existing uses (existing commercial building and car park). Commercial development in excess of FSR 4:1 is unlikely, unless there is major pre-commitments able to be secured. |                                                                                                           |                                                                                                           |









Figure 37: Site Plan of Key Site 2 Including Spatial Opportunities for Public Benefit.

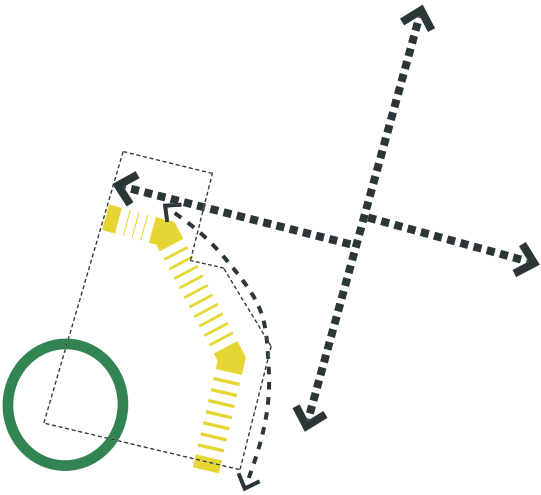


Figure 38: Open Space and Improved Connectivity



7.3 Key Site 2 | UD Feasibility

Base Case

Option 1 - Precinct Identity Based

Option 2 - Height Spine

Option 3 - Point Tower



Figure 39: Elevations

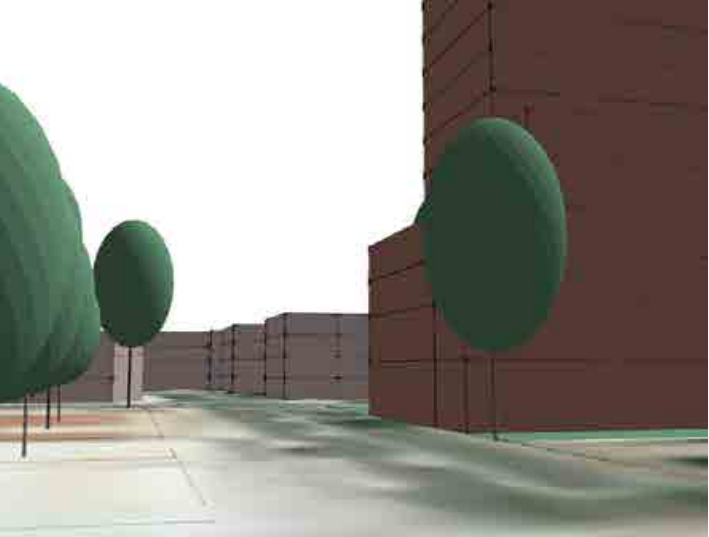
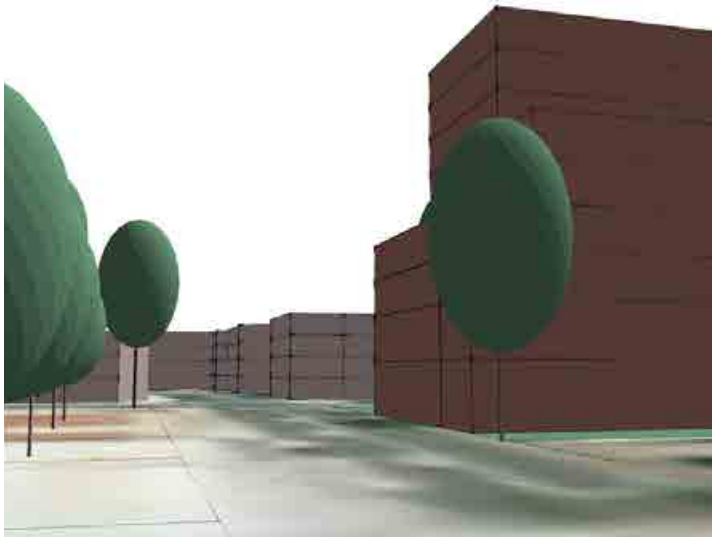
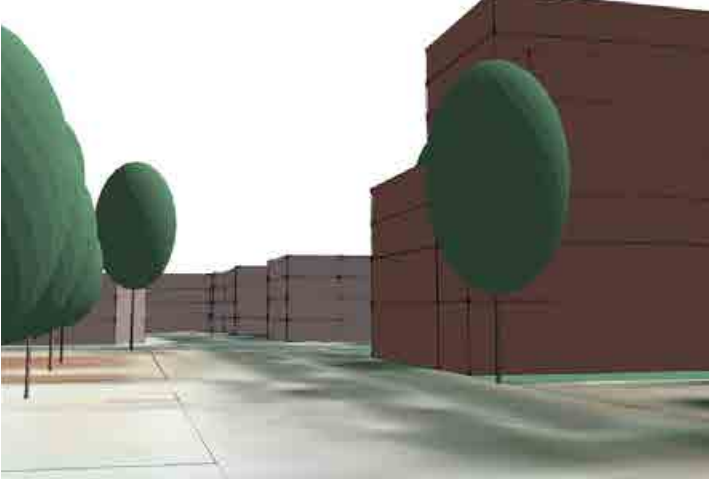
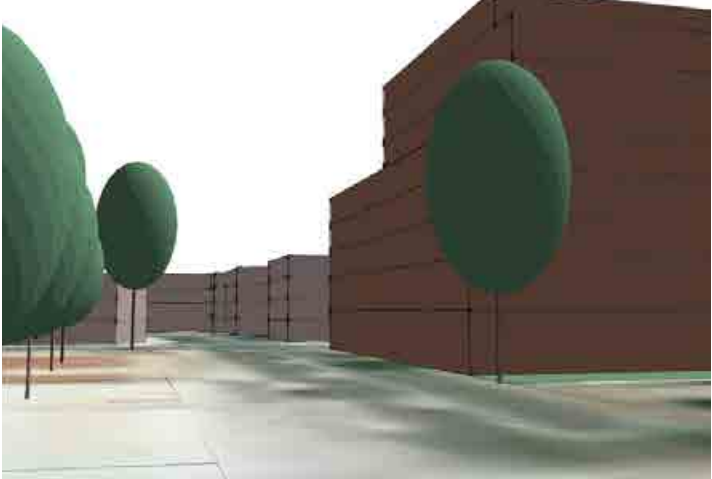
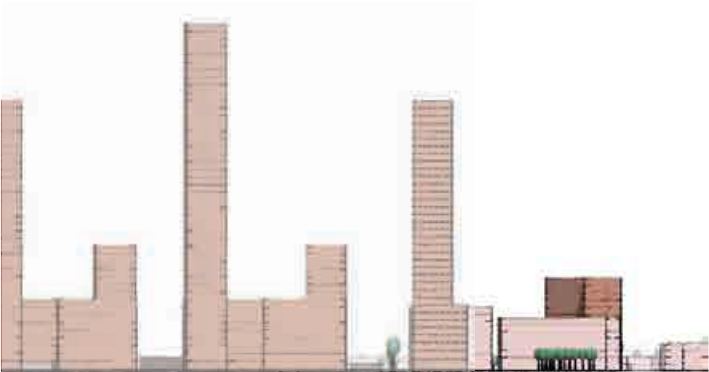


Figure 40: Streetview

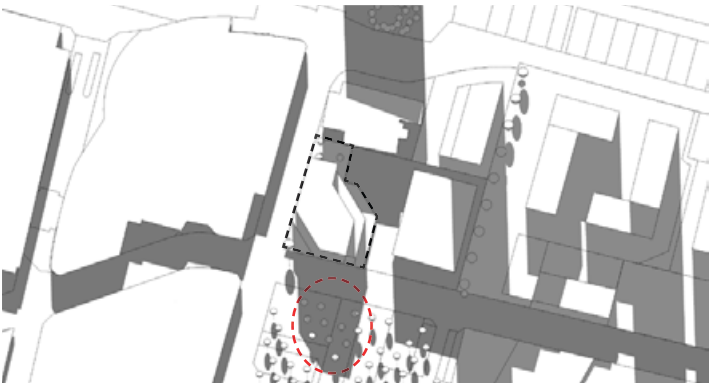
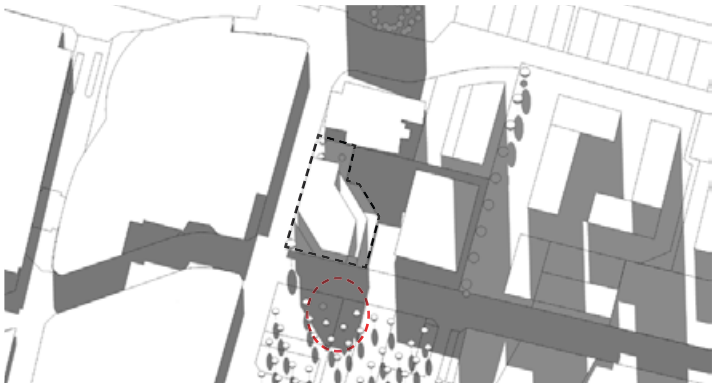
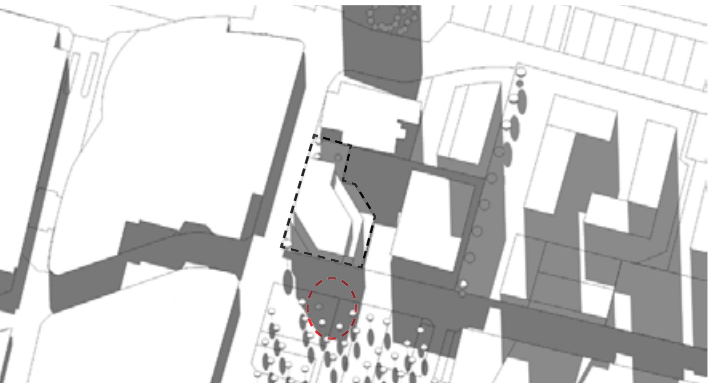


Figure 41: Solar Access at noon on the winter solstice, 21 June @ 12 pm



|                                                                                    |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                   |                                                                                                                                                                                               |
|------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Base Case                                                                          |                                            | Option 1 - Precinct Identity Based                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Option 2 - Height Spine                                                                           | Option 3 - Point Tower                                                                                                                                                                        |
| FSR                                                                                | Height Governed<br>3.9 :1                  | 4.2 :1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4.6 :1                                                                                            | 5.8 :1                                                                                                                                                                                        |
| HOB                                                                                | GFA Governed<br><u>4.0:1</u><br><br>32.0 m | 30.0 m - 8 stories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 33.0 m - 9 stories                                                                                | 44.0 m - 12 stories                                                                                                                                                                           |
|   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |                                                                                                            |
|  |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |                                                                                                           |
| UD Concept                                                                         |                                            | Optimised urban design layout with finer grained built form and connectivity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | High Spine urban concept with spines defining urban structure and primary open spaces.            | Point tower concept with general midrise datum and signature towers at key points. Point towers generally increasing in height towards the centre. Urban form read in conjunction with Site 9 |
| Shadow Impacts                                                                     |                                            | Impacts largely on Henry St. and new city park. Low rise built form already shades new city park.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Impacts largely on Henry St. and new city park. Low rise built form already shades new city park. | Impacts largely on Henry St. and new city park. Low rise built form already shades new city park. Greater shadow impact on new city park therefore not feasible.                              |
| Recommendation on Urban Design Outcome:                                            |                                            | <ul style="list-style-type: none"><li>The uplift to a higher FSR will encourage negative solar shadow impacts on the future corner park at Henry Street and Station Street.</li><li>A higher FSR is not recommended for this site.</li><li>The heritage status of the existing building is controversial. If this building will be retained it ensures a lower built form with little shadow impacts.</li><li>Improvements to the back of the site is recommended for an improved interface with the adjoining sites. (ATO office and Fair Trading office)</li></ul>                                                                                                                                                                                                                                                                                                                                         |                                                                                                   |                                                                                                                                                                                               |
| Initial assessment on market incentives                                            |                                            | Properties in B3 Commercial Core unlikely to be redeveloped on large scale mainly due to lot/ownership patterns and existing buildings, some of which are still valuable. At current commercial rents and prices, unless there is major shift in demand and there is demand from large occupiers, there is unlikely to be large scale redevelopment (e.g. to 10 storeys or greater). That said, as the population grows there will be demand for more retail and urban support commercial services and hence demand for commercial suites (smaller scale, as opposed to large floorplates). Although Sites 1 and 2 are in single ownership (owned by Council), the value of new development needs to be more valuable than the existing uses (existing commercial building and car park). Commercial development in excess of FSR 4:1 is unlikely, unless there is major pre-commitments able to be secured. |                                                                                                   |                                                                                                                                                                                               |







# 7.4 Key Site 9 | Preferred Urban Design Outcome

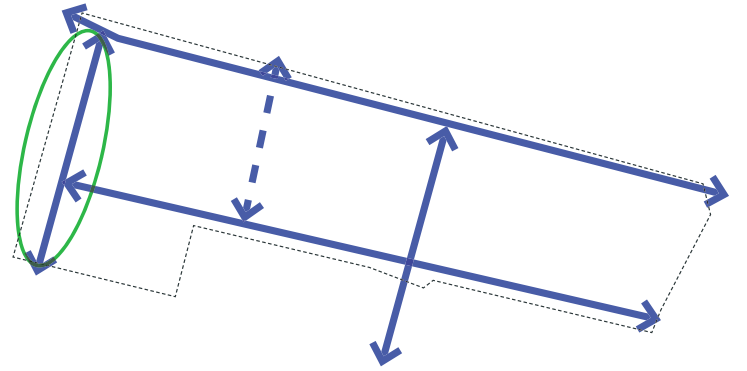
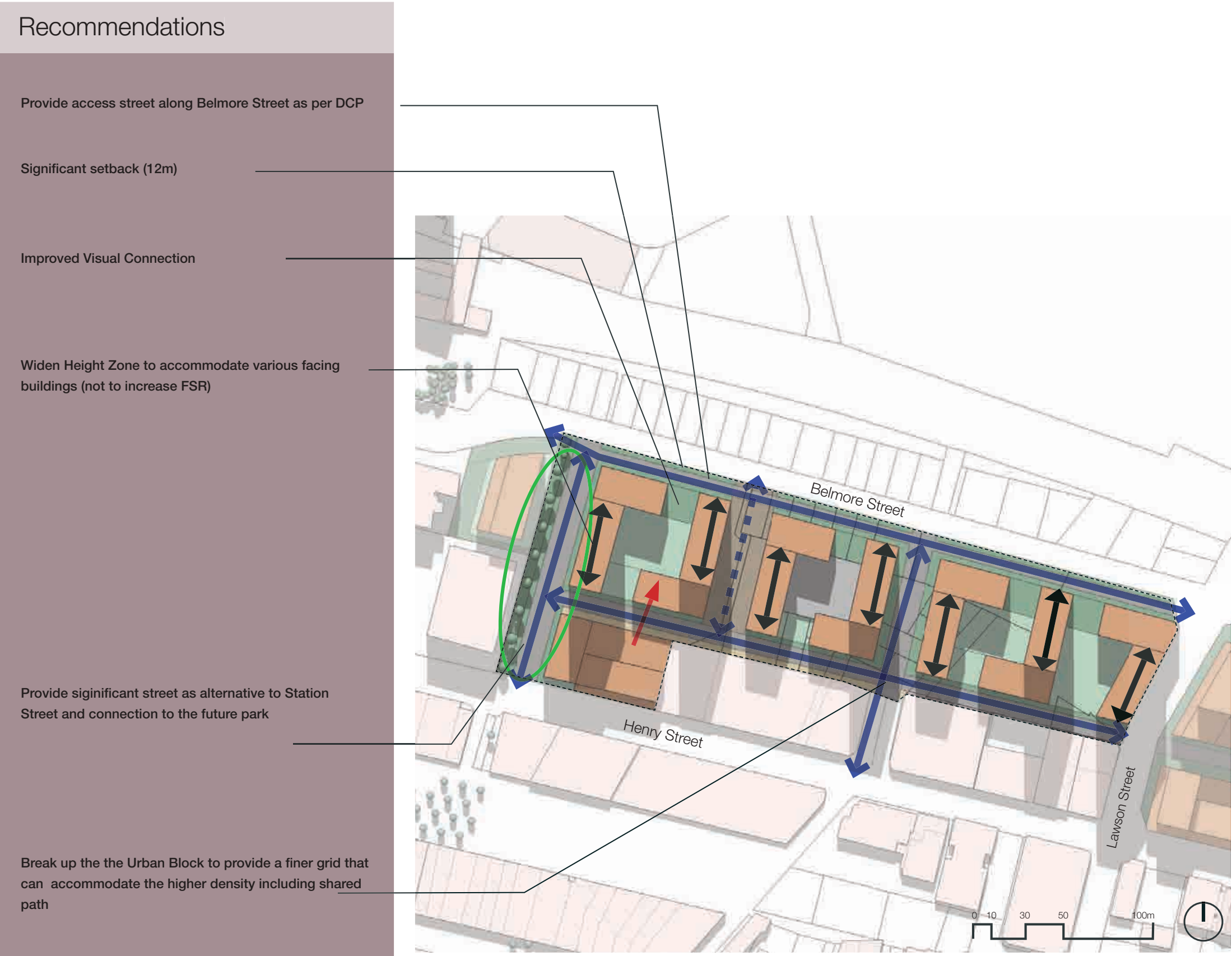


Figure 45: Open Space and Improved Connectivity

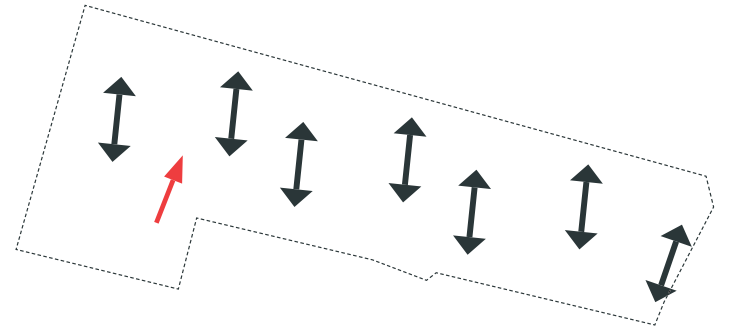


Figure 46: Built Form Diagram



7.4 Key Site 9 | UD Feasibility

Base Case

Option 1 - Precinct Identity Based

Option 2 - Height Spine

Option 3 - Point Tower

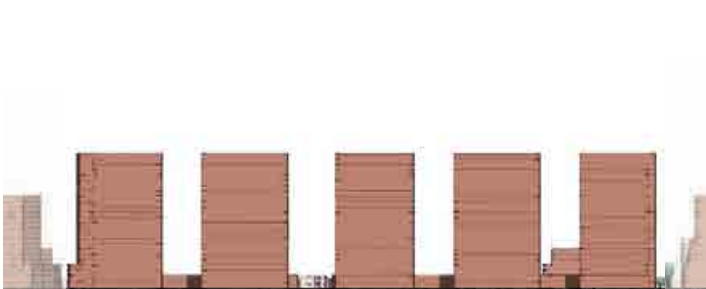


Figure 47: Elevations

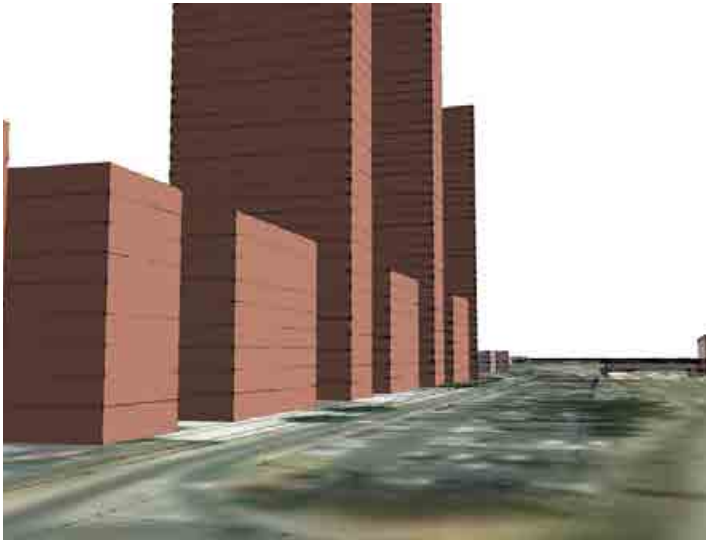
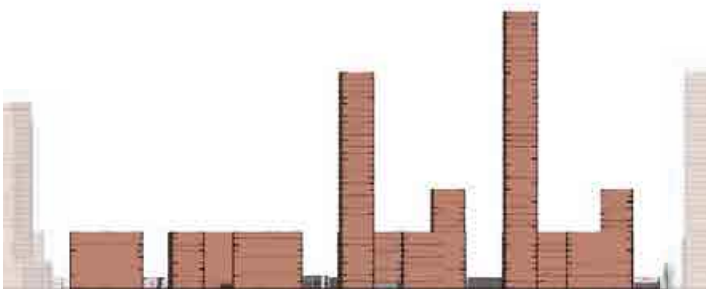
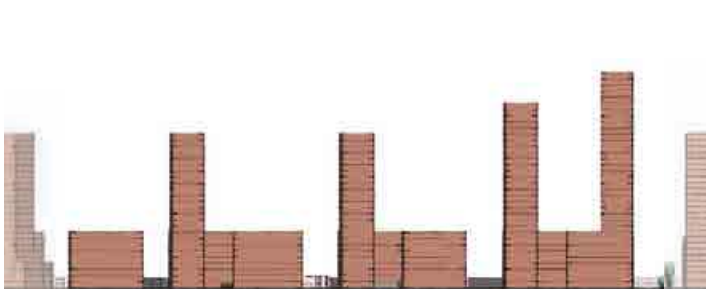
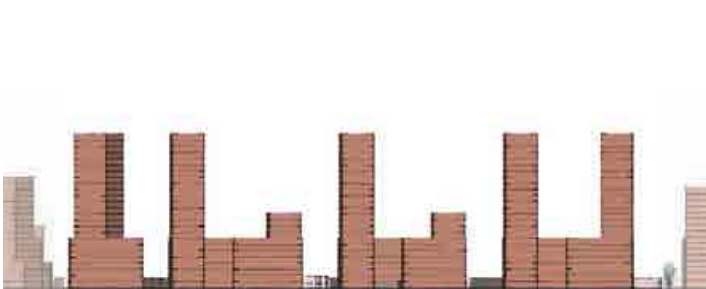


Figure 48: Streetview

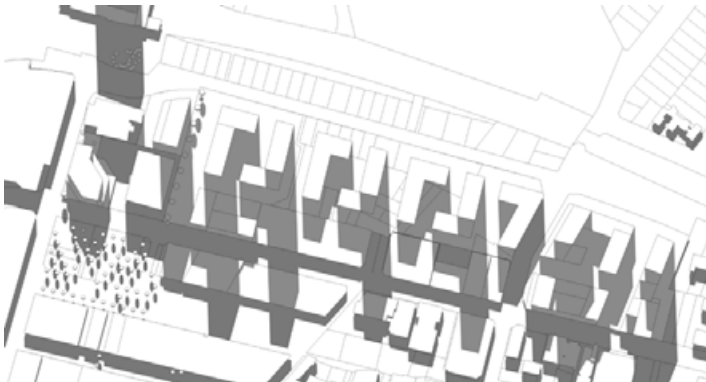
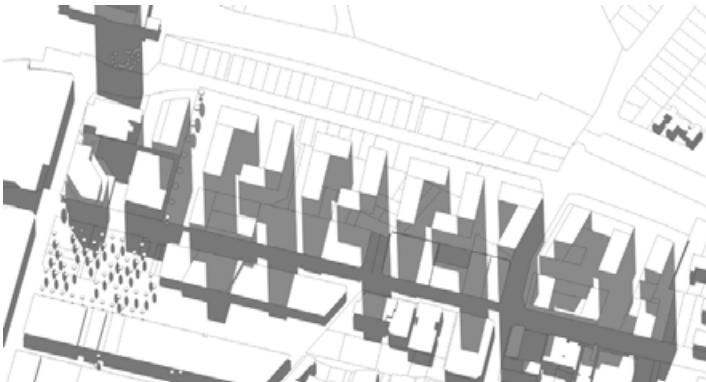
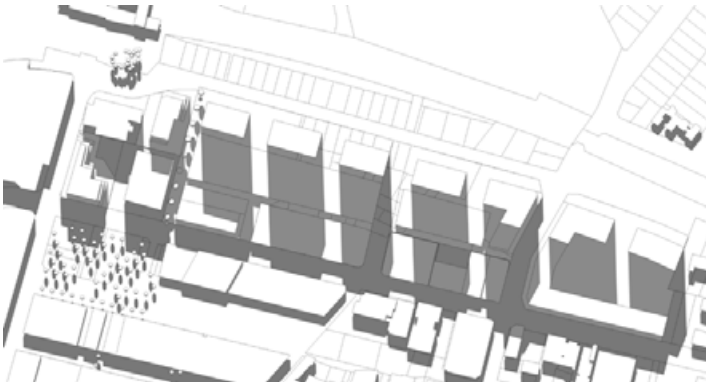


Figure 49: Solar Access at noon on the winter solstice, 21 June @ 12 pm



# 7.4 Key Site 9 | Urban Design Options Summary

## Base Case

|     |                           |                              |
|-----|---------------------------|------------------------------|
| FSR | Height Governed<br>3.5 :1 | GFA Governed<br><u>4.0:1</u> |
| HOB | <u>24/80.0 m</u>          | 88.0 m                       |

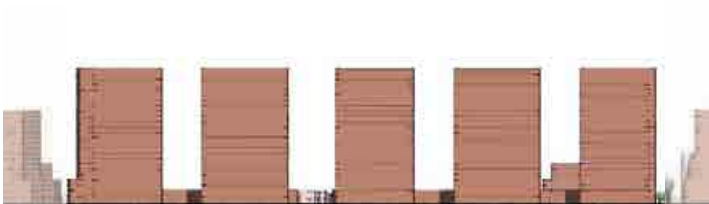


Figure 50: Elevations

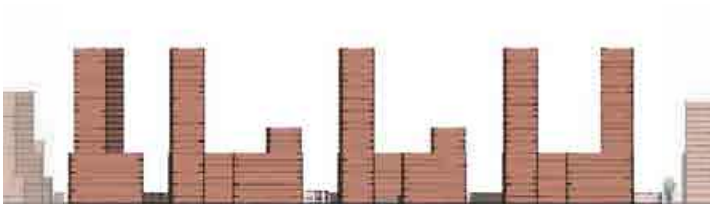


Figure 51: Aerial View

### UD Concept

## Option 1 - Precinct Identity Based

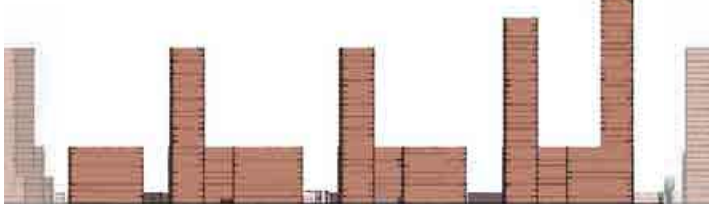
|                     |
|---------------------|
| 4.2 :1              |
| 91.0 m - 25 stories |



Optimised urban design layout with finer grained built form and connectivity

## Option 2 - Height Spine

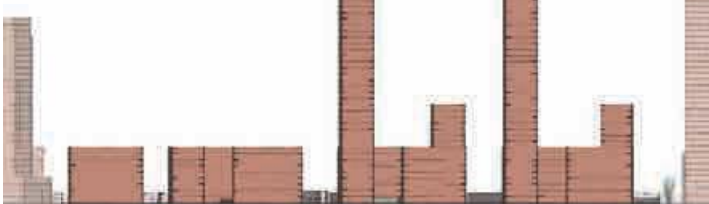
|                      |
|----------------------|
| 4.2 :1               |
| 127.0 m - 35 stories |



High Spine urban concept with spines defining urban structure and primary open spaces.

## Option 3 - Point Tower

|                      |
|----------------------|
| 4.2 :1               |
| 163.0 m - 45 stories |



Point tower concept with general midrise datum and signature towers at key points. Point towers generally increasing in height towards the centre.

### Shadow Impacts

Impacts largely on existing built form and Henry St. Low rise datum already shades Henry St.

Impacts largely on existing built form and Henry St. Low rise datum already shades Henry St.

Impacts largely on existing built form and Henry St. Low rise datum already shades Henry St.

### Recommendation on Urban Design Outcome:

- The uplift to a higher FSR will allow for higher towers not more quantity of towers. A slight increase of 0.2:1 FSR can ensure a design excellence outcome.
- As the site is in fragmented ownership an offset of FSR a part of the site can create an incentive for development if height restrictions are removed. Higher built form will also promote a landmark outcome around the station gateway (Option 3).
- Improve visual and physical connections from Belmore Street to Henry Street.
- Widen Belmore Street.

### Initial assessment on market incentives

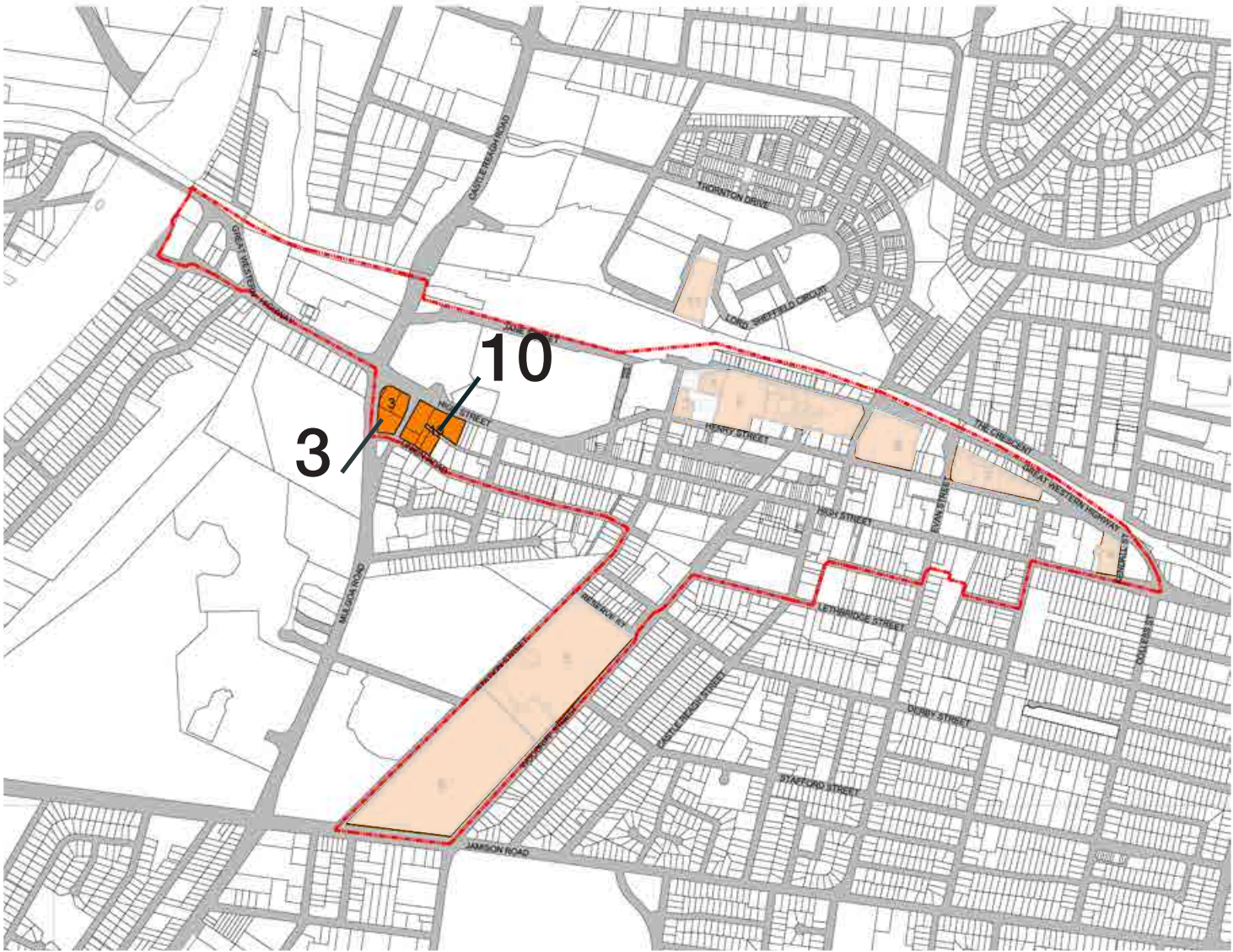
Site in multiple allotments and highly fragmented in ownership. Existing uses include Nepean College, carpark, veterinary hospital and various other commercial uses. The depth of commercial demand is not present to incentivise large scale consolidation such as that which would be required for this site.







8.0 Key Sites 3 & 10





# 8.1 Key Sites 3 & 10 | LEP



Figure 52: Site Plan

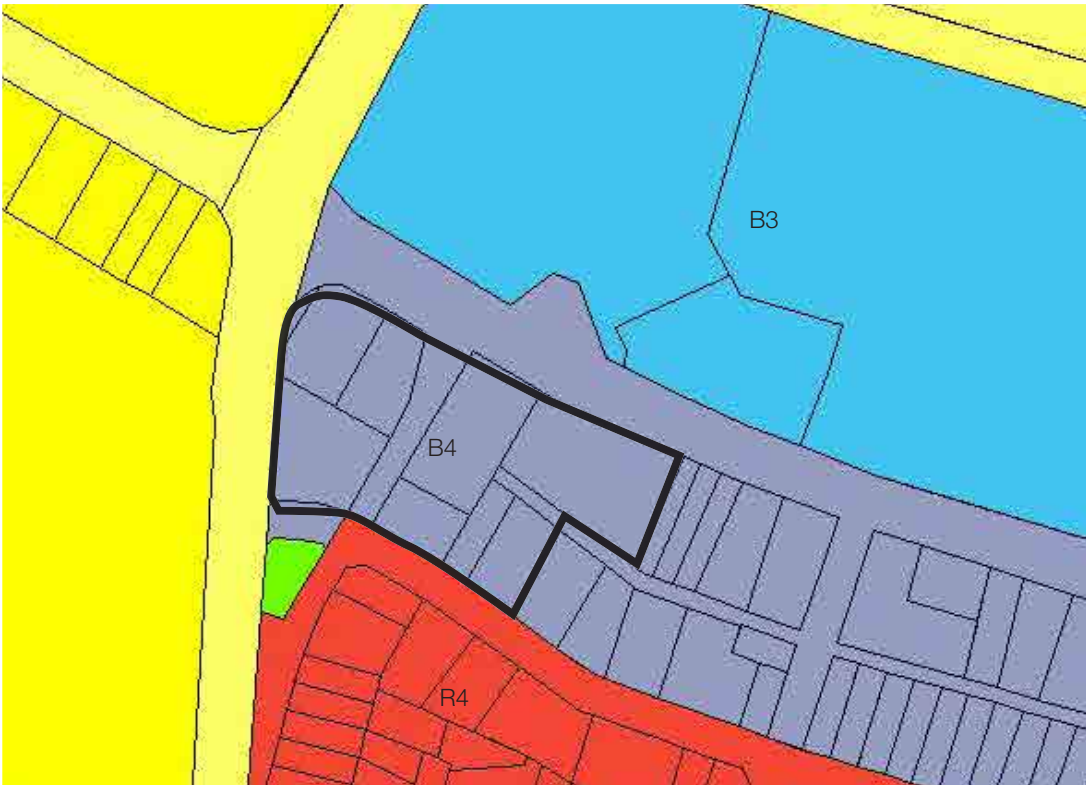


Figure 54: Zoning



Figure 53: Floor Space Ratio



Figure 55: Height of Building

Key Sites 3 and 10 form part of the western gateway to central Penrith. These sites are located in at the intersection of the Great Western Highway and Mulgoa Road. Site 3, in particular, has a gateway exposure within the city and, due to the bend in High Street, is visible from the east within the city.

Key issues include:

- The major gateway opportunity and identity.
- Good exposure to mountain views.
- Major road exposure gives these sites good access.
- A transition to the existing community to the south of Union Road needs to be considered.
- A significant site exists to the west of site 3, the Carpenter Site, where entertainment, tourist and visitor accommodation is under consideration.
- The Penrith Progression Report identifies this precinct as part of the Community Culture and Civic area of the city.

Existing LEP 2010 Controls are as follows:

Zoning

Key Site 3 & 10 = B4

Height of Building

Key Site 3 & 10 = 24.0m

Floor Space Ratio

Key Site 3 & 10 = 3.0 :1





Figure 56: Diagram of the relevant Built Form Controls from the DCP applicable on Site 3 and 10

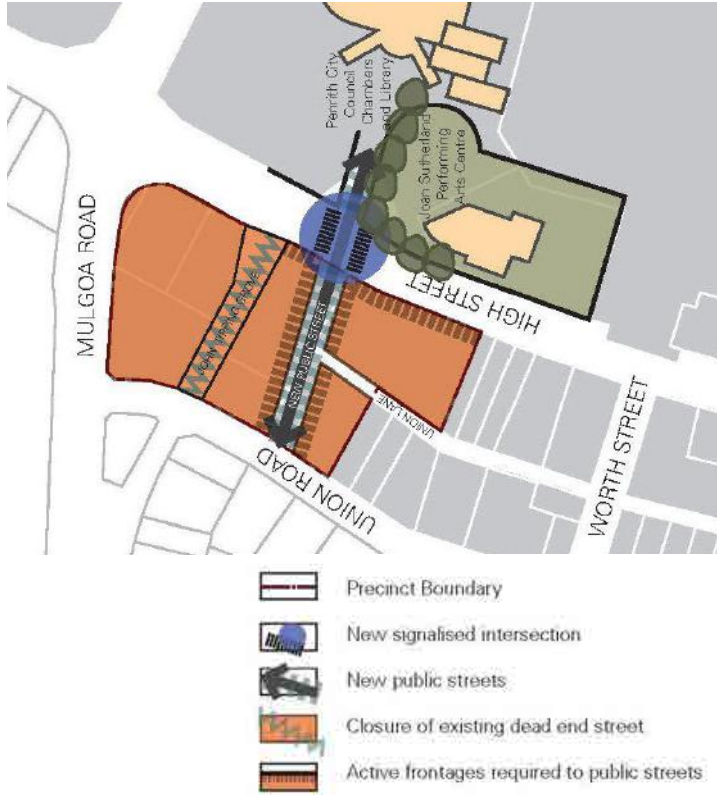
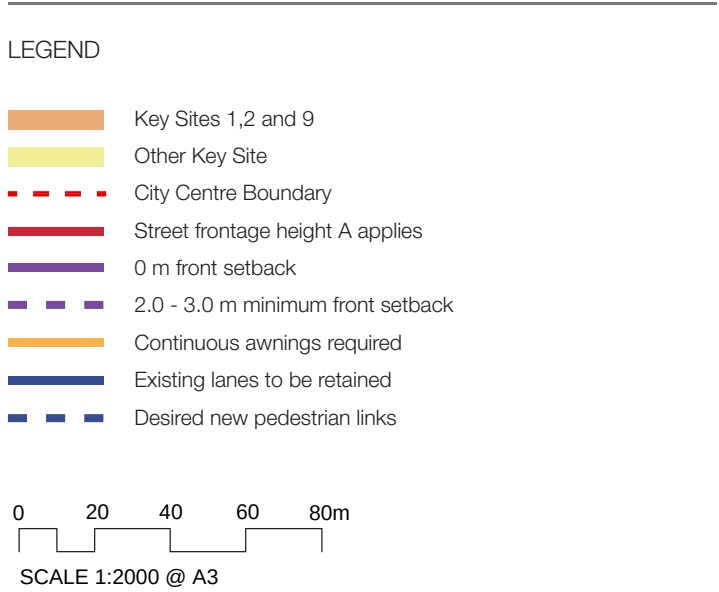


Figure 57: Principle Diagram from the DCP.





# 8.2 Key Site 3 & 10 | DA Comparison

Significant more height across the whole site

Limited zone between Mulgoa Road and Development



Figure 58: Proposed DA Masterplan for Key Site 3 and 10

Proposed Height = 82m

Proposed FSR on Site 3 = 6.0:1

Would an uplift to 4.0:1 FSR not give the a significant incentive to develop while a better public benefit as 6.0:1 FSR?



Figure 59: Looking towards the site over High Street



8.2 Key Site 3 & 10 | Preferred Urban Design Outcome

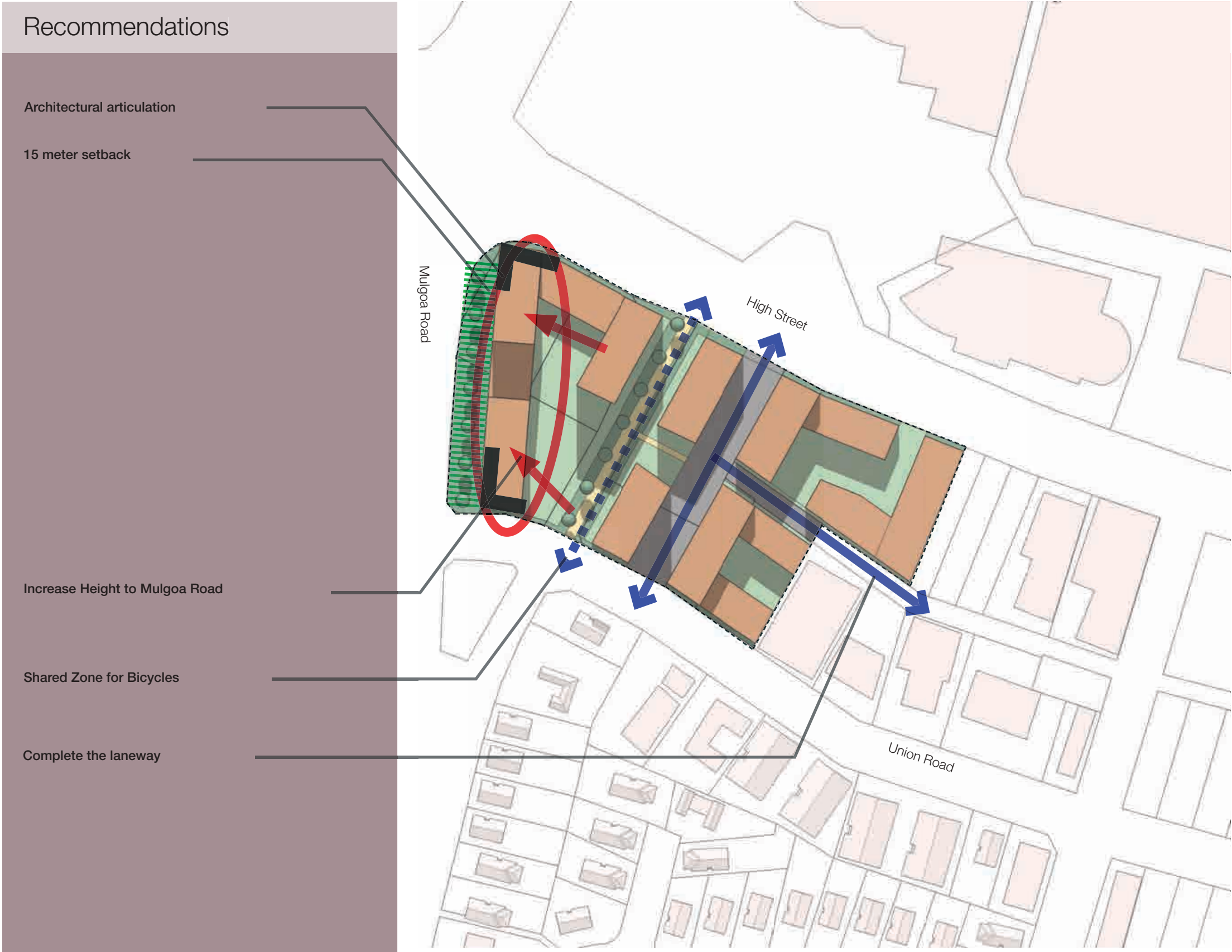


Figure 60: Site Plan of Key Site 3 and 10 Including Spatial Opportunities for Public Benefit.

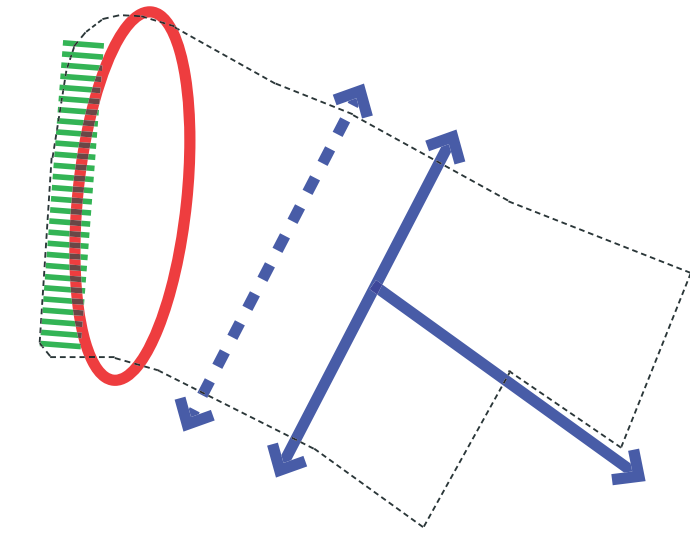


Figure 61: Open Space and Improved Connectivity

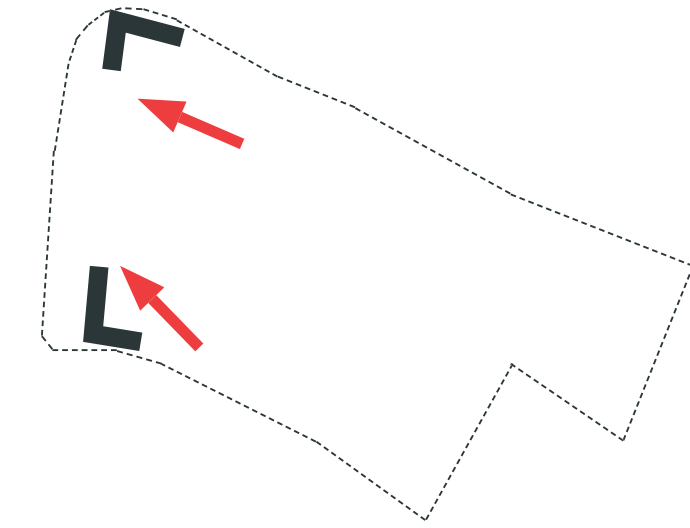


Figure 62: Built Form Diagram



8.2 Key Site 3 & 10 | UD Feasibility

Base Case

Option 1 - Precinct Identity Based

Option 2 - Height Spine

Option 3 - Point Tower

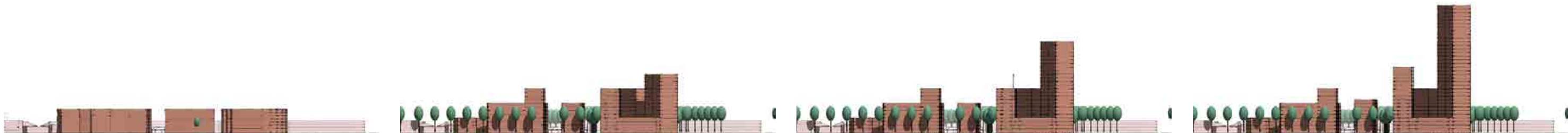


Figure 63: Elevations

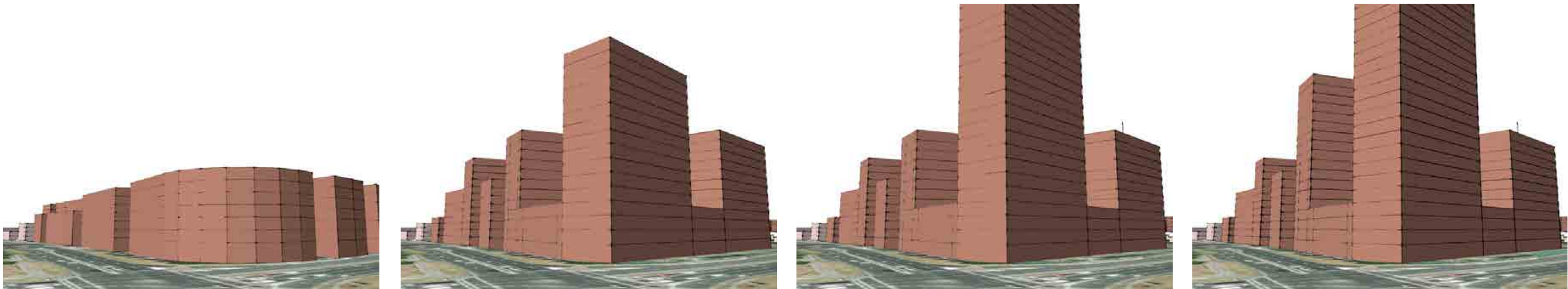


Figure 64: Streetview

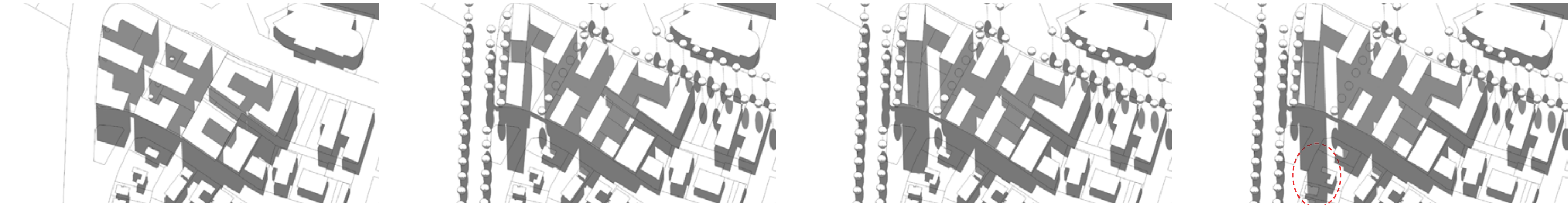


Figure 65: Solar Access at noon on the winter solstice, 21 June @ 12 pm



8.2

Key Site 3 & 10 | Urban Design Options Summary

CM<sup>+</sup>

Base Case

|     |               |               |               |               |
|-----|---------------|---------------|---------------|---------------|
|     | Combined      | Combined      | Site 3        | Site 3        |
| FSR | 2.2 :1        | <u>3.0 :1</u> | <u>3.0 :1</u> | 2.5 :1        |
| HOB | <u>24.0 m</u> | 36.0 m        | 30.0m         | <u>24.0m</u>  |
|     |               |               | Site 10       | Site 10       |
|     |               |               | <u>3.0 :1</u> | 2.1 :1        |
|     |               |               | 36.0 m        | <u>24.0 m</u> |



Figure 66: Elevations



Figure 67: Aerial View

Option 1 - Precinct Identity Based

|                      |         |
|----------------------|---------|
| Site 3 & 10 Combined | Site 3  |
| 3.2 :1               | 3.9 :1  |
| 52.0 m - 16 stories  | 52.0m   |
|                      | Site 10 |
|                      | 2.7 :1  |
|                      | 39.0m   |



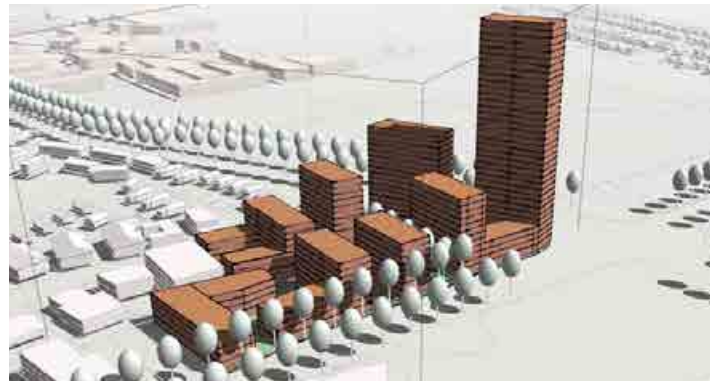
Option 2 - Height Spine

|                      |         |
|----------------------|---------|
| Site 3 & 10 Combined | Site 3  |
| 3.4 :1               | 4.5 :1  |
| 80.0 m - 25 stories  | 80.0m   |
|                      | Site 10 |
|                      | 2.7 :1  |
|                      | 39.0m   |



Option 3 - Point Tower

|                      |         |
|----------------------|---------|
| Site 3 & 10 Combined | Site 3  |
| 3.6 :1               | 5.1 :1  |
| 116.0 m - 32 stories | 116.0m  |
|                      | Site 10 |
|                      | 2.7 :1  |
|                      | 39.0m   |



UD Concept

Optimised urban design layout with finer grained built form and connectivity

High Spine urban concept with spines defining urban structure and primary open spaces

Point tower concept with general midrise datum and signature towers at key points. Point towers generally increasing in height towards the centre.

Shadow Impacts

Minor impacts largely on built form and Henry St. Low rise residential properties south of Union St.

Minor impacts largely on built form and Henry St. Low rise residential properties south of Union St.

Larger impacts largely on built form and Henry St. Low rise residential properties south of Union St. due to iconic tower. Impacts likely to make this unfeasible.

Recommendation on Urban Design Outcome:

- The uplift to a higher FSR creates limited space for an uplift in the public domain considering the increased density and limited open space in the direct vicinity.
- A slight increase in FSR can allow for tall tower built form including design excellence that can mark the gateway from Mulgoa Road into High Street.
- Height restrictions are not necessary on site 3 if a solar impact study is performed. Recommended Height for Site 10 should not exceed 9 Stories (39.0m) to ensure a transition zone.

Initial assessment on market incentives

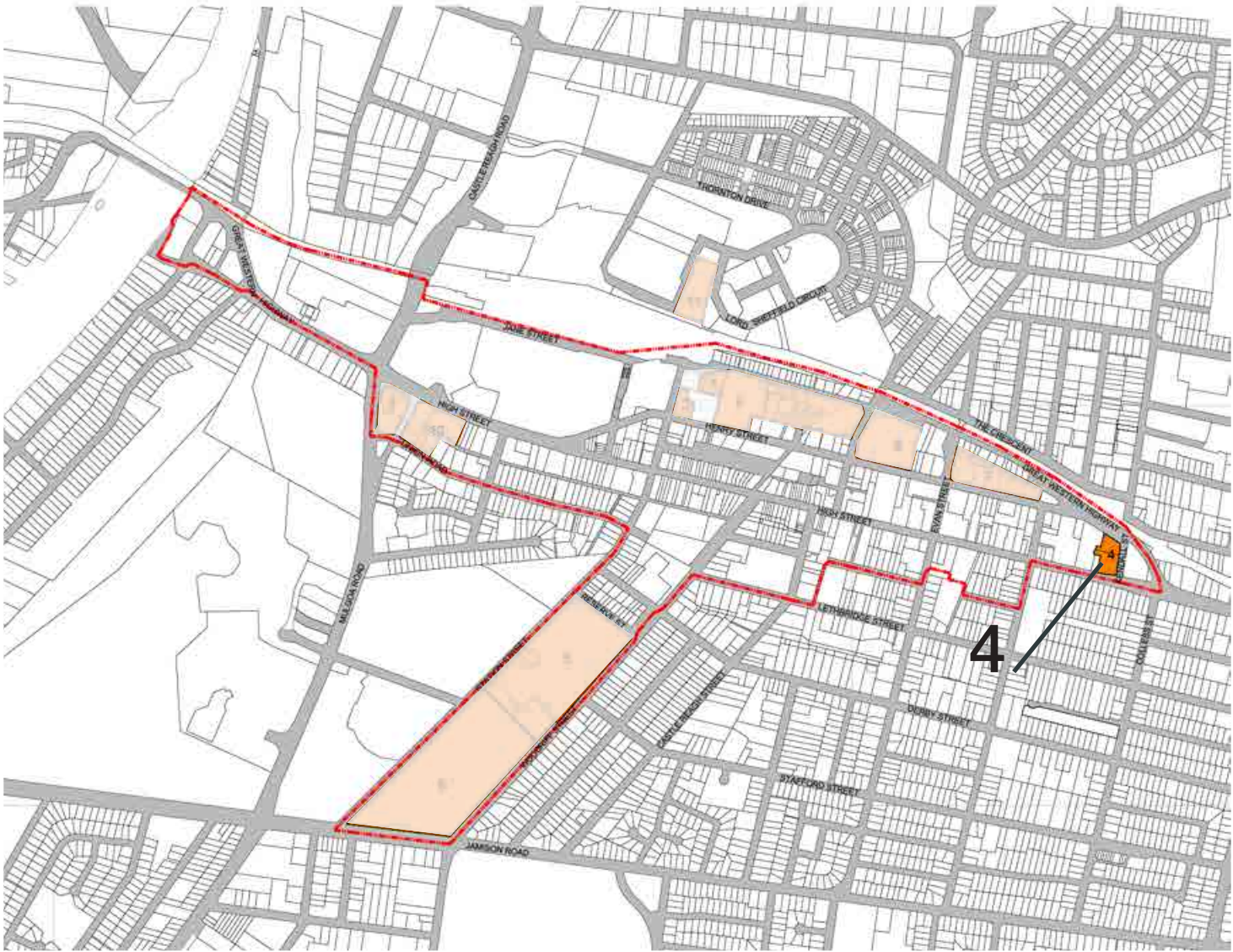
At a high-level (without detailed feasibility modelling), development at FSR 3:1 on this combined site appears feasible. Davis Langdon feasibility analysis finds that FSR 3:1 is not feasible and FSR 6:1 is needed for feasible development. On the face of it, the revenue assumptions of \$5,000/sqm of internal residential area would appear notably understated. The analysis does qualify that the revenue assumptions were provided by JBA and that no market analysis was undertaken. As part of this study, AEC has carried out market analysis and sale prices start from \$5,500/sqm but can range to \$7,500/sqm-\$8,000/sqm.

There is good potential for incentive floorspace contribution to be paid from an increase in permitted FSR on this site.











# 9.1 Key Site 4 | LEP



Figure 68: Site Plan



Figure 70: Zoning



Figure 69: Floor Space Ratio



Figure 71: Height of Building

Key Site 4 forms part of the eastern gateway to central Penrith. This site is located in at the intersection of the Great Western Highway and High Street with Kendall Street forming the eastern frontage to the site. Although within the city centre, it is somewhat distant from the railway station

Key issues include

- The major gateway opportunity and identity.
- Major road exposure gives this site good access.
- The Penrith Progression Report identifies this precinct between the regional road and connected with the “Complete Street”, High Street.

Existing LEP 2010 Controls are as follows:

Zoning

Key Site 4 = B4

Height of Building

Key Site 4 = 24.0m

Floor Space Ratio

Key Site 4 = 3.5 : 1





Figure 72: Diagram of the relevant Built Form Controls from the DCP applicable on Site 4

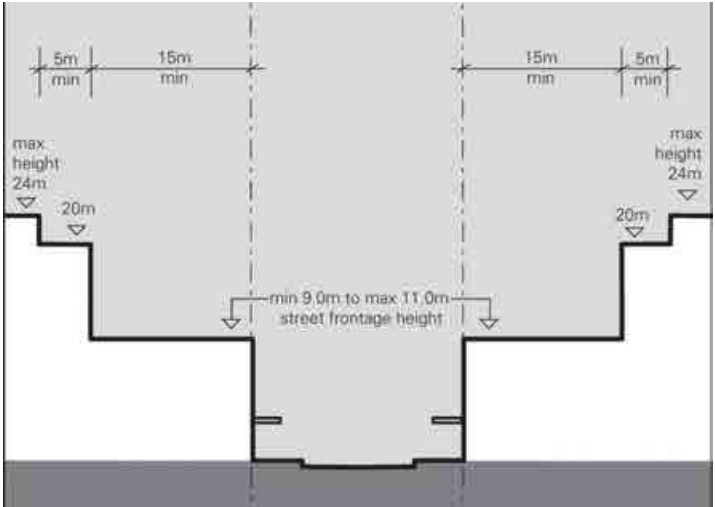


Figure 73: Street Type B

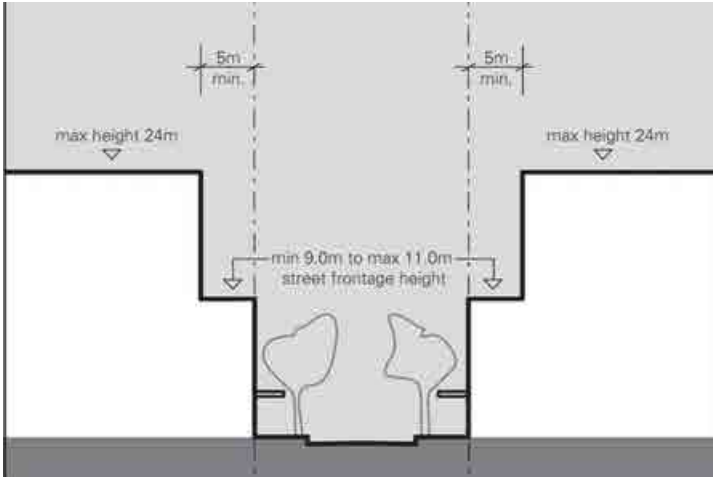


Figure 74: Street Type C

- LEGEND
- Key Sites 1,2 and 9
  - Other Key Site
  - City Centre Boundary
  - Street frontage height B applies
  - Street frontage height C applies
  - 0 m front setback
  - 2.0 - 3.0 m minimum front setback

0 20 40 60 80m  
SCALE 1:2000 @ A3







9.2 Key Site 4 | Preferred Urban Design Outcome

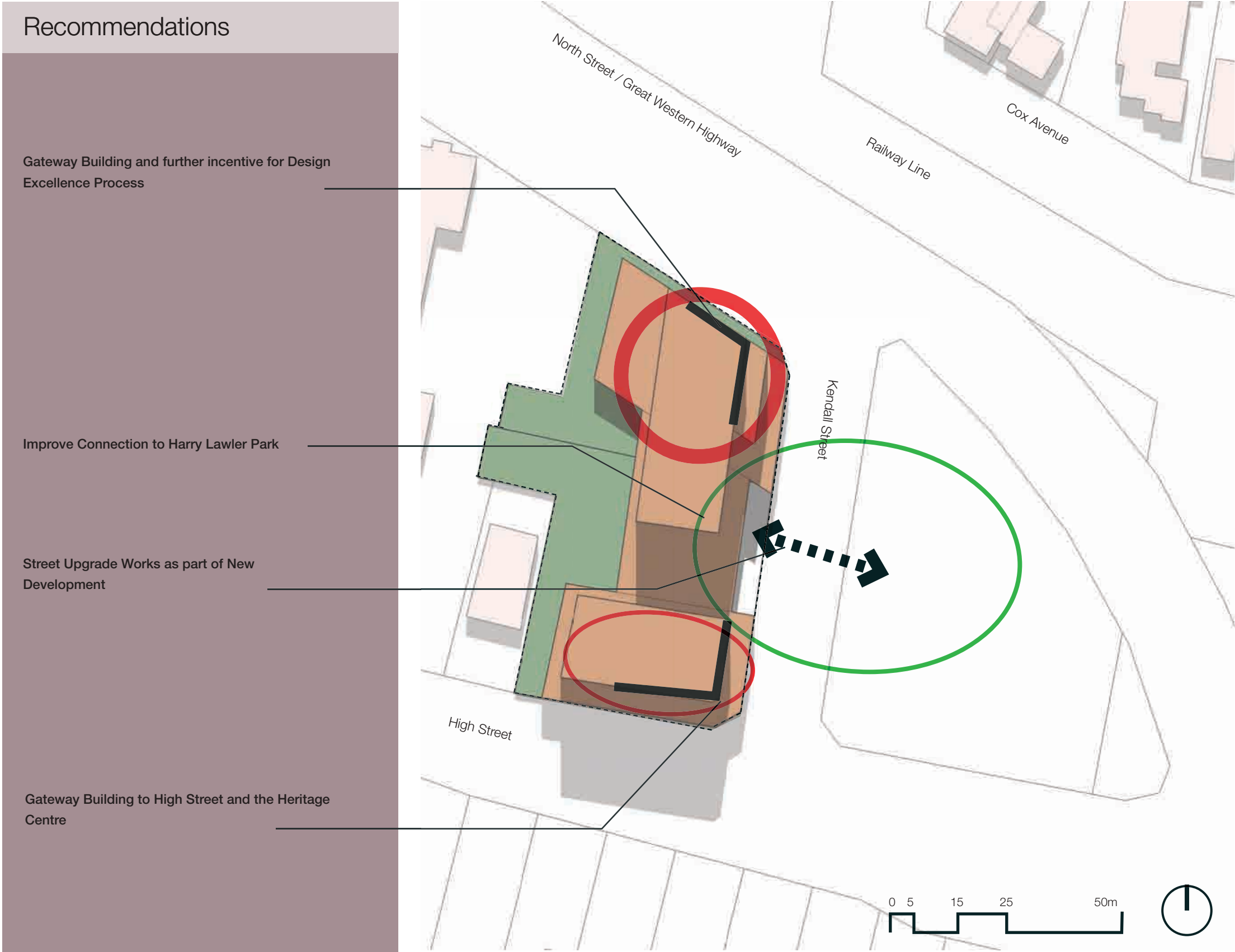


Figure 75: Site Plan of Key Site 4 Including Spatial Opportunities for Public Benefit.

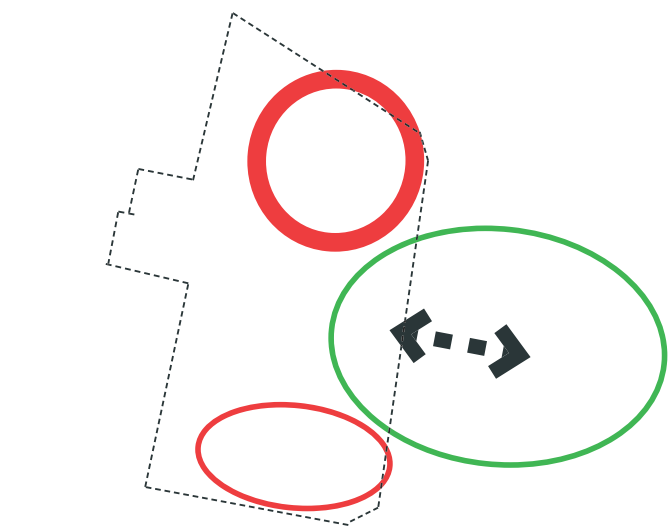


Figure 76: Open Space and Improved Connectivity

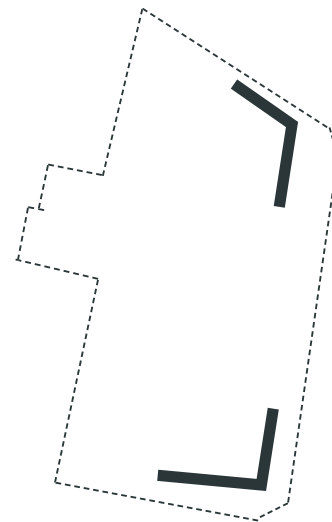


Figure 77: Built Form Diagram



9.2 Key Site 4 | UD Feasibility

Base Case



Figure 78: Elevations

Option 1 - Precinct Identity Based



Option 2 - Height Spine



Option 3 - Point Tower

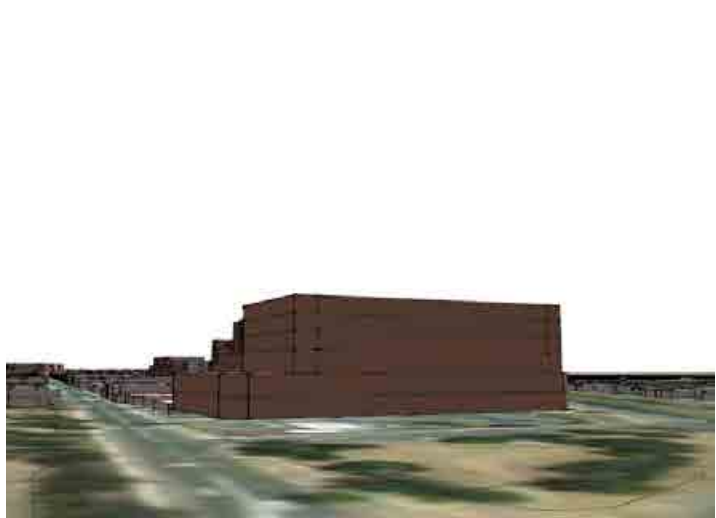


Figure 79: Streetview

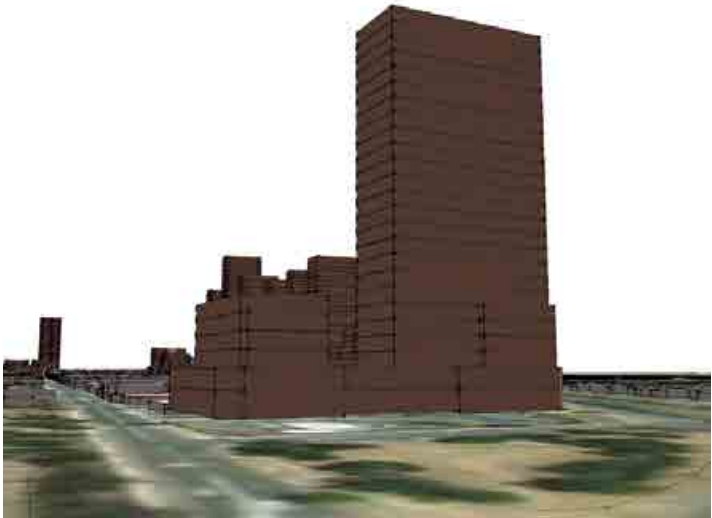
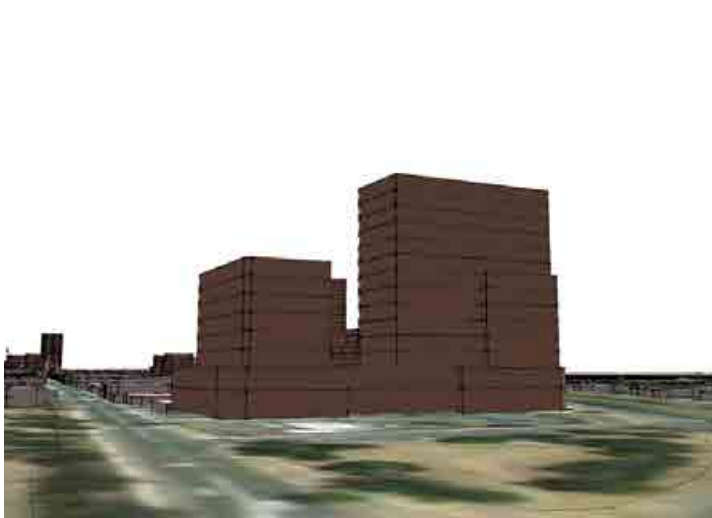
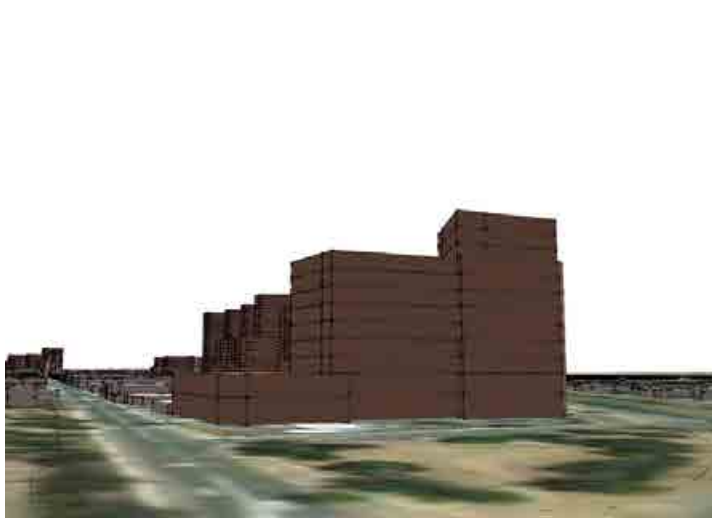


Figure 80: Solar Access at noon on the winter solstice, 21 June @ 12 pm



# 9.2 Key Site 4 | Urban Design Options Summary

## Base Case

|     |                           |                        |
|-----|---------------------------|------------------------|
| FSR | Height Governed<br>2.8 :1 | GFA Governed<br>3.5 :1 |
| HOB | 24.0 m                    | 30.0 m                 |



Figure 81: Elevations

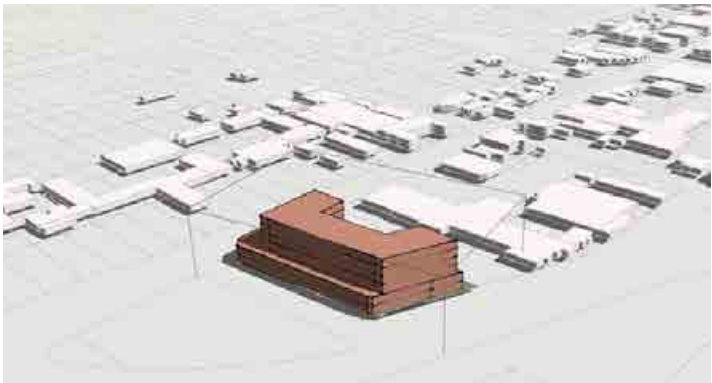
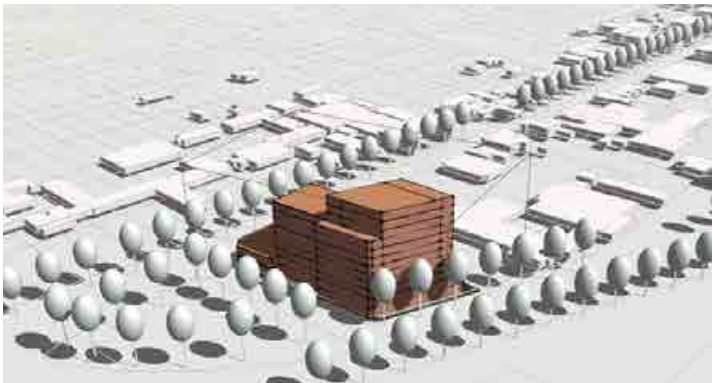


Figure 82: Aerial View

### UD Concept

## Option 1 - Precinct Identity Based

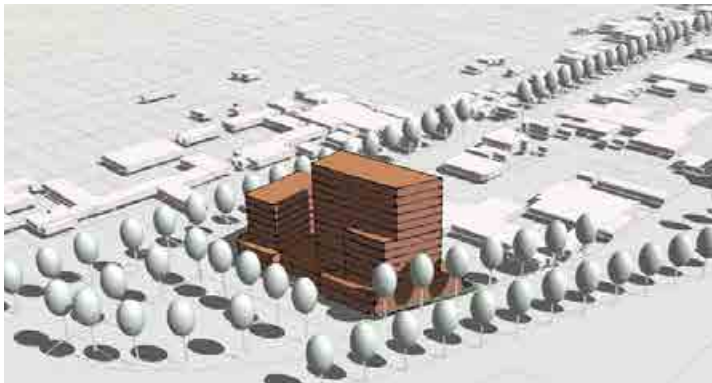
3.5 :1  
39.0 m - 12 stories



Optimised urban design layout with finer grained built form and connectivity

## Option 2 - Height Spine

3.6 :1  
45.0 m - 14 stories



High Spine urban concept with spines defining urban structure and primary open spaces.

## Option 3 - Point Tower

4.7 :1  
80.0 m - 25 stories



Point tower concept with general midrise datum and signature towers at key points. Point towers generally increasing in height towards the centre.

### Shadow Impacts

Minor impacts largely on built form and High St. Shadows impact open space at school.

Minor impacts largely on built form and High St. Shadows impact open space at school. School impact likely to great for feasibility of scheme.

Minor impacts largely on built form and High St. Shadows impact open space at school. School impact to great for feasibility of scheme.

### Recommendation on Urban Design Outcome:

- Recommendation on Urban Design Outcome:
- The uplift to a higher FSR will have negative impact on the school site.
  - No Height Restrictions will ensure the possibility of a landmark building (Option 1)

### Initial assessment on market incentives

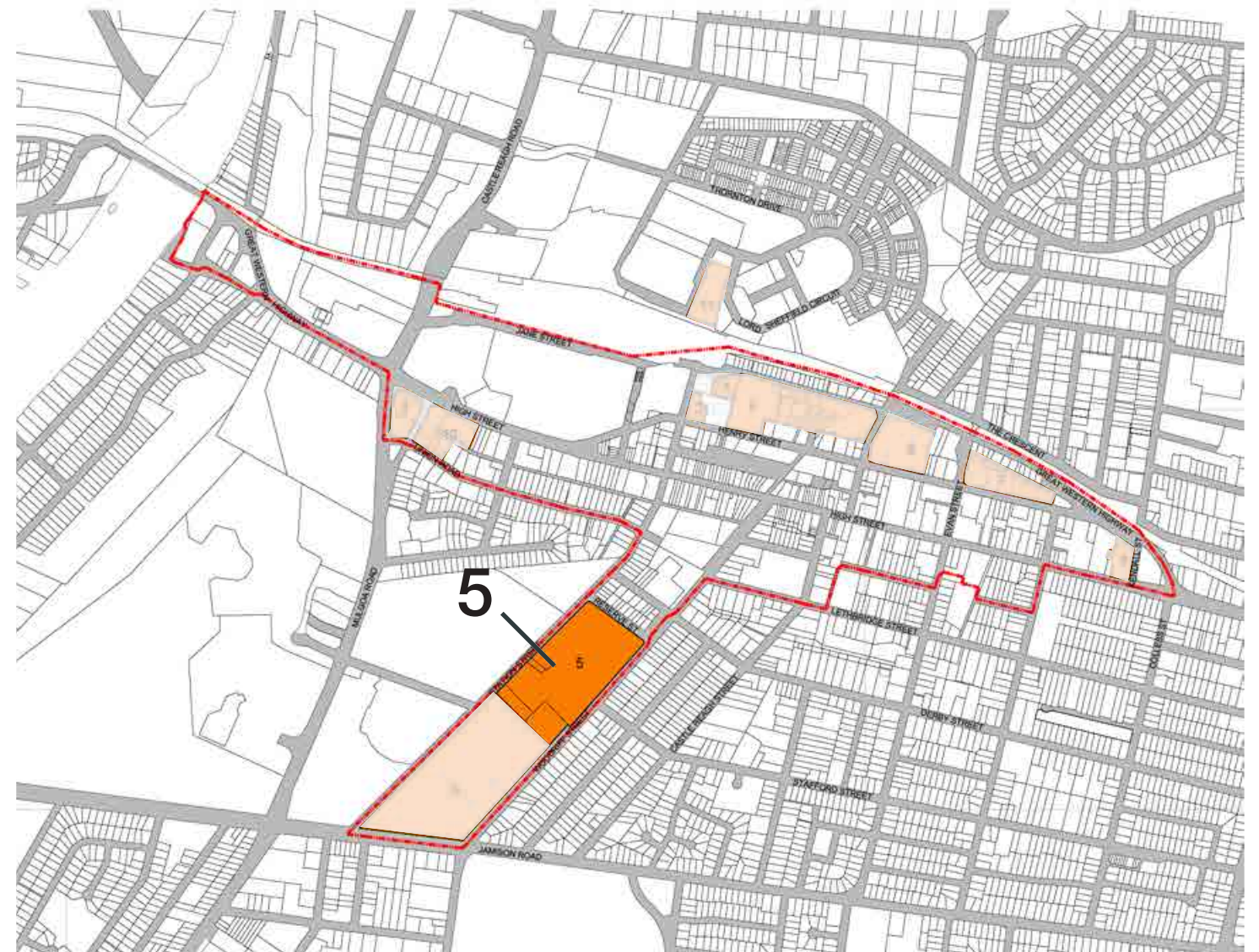
Existing uses include Red Rooster and retail shop. Current FSR is likely to be financially feasible to develop. An incentive floorspace contribution could potentially be charged for greater FSR.







## 10.0 Key Site 5





# 10.1 Key Site 5 | LEP

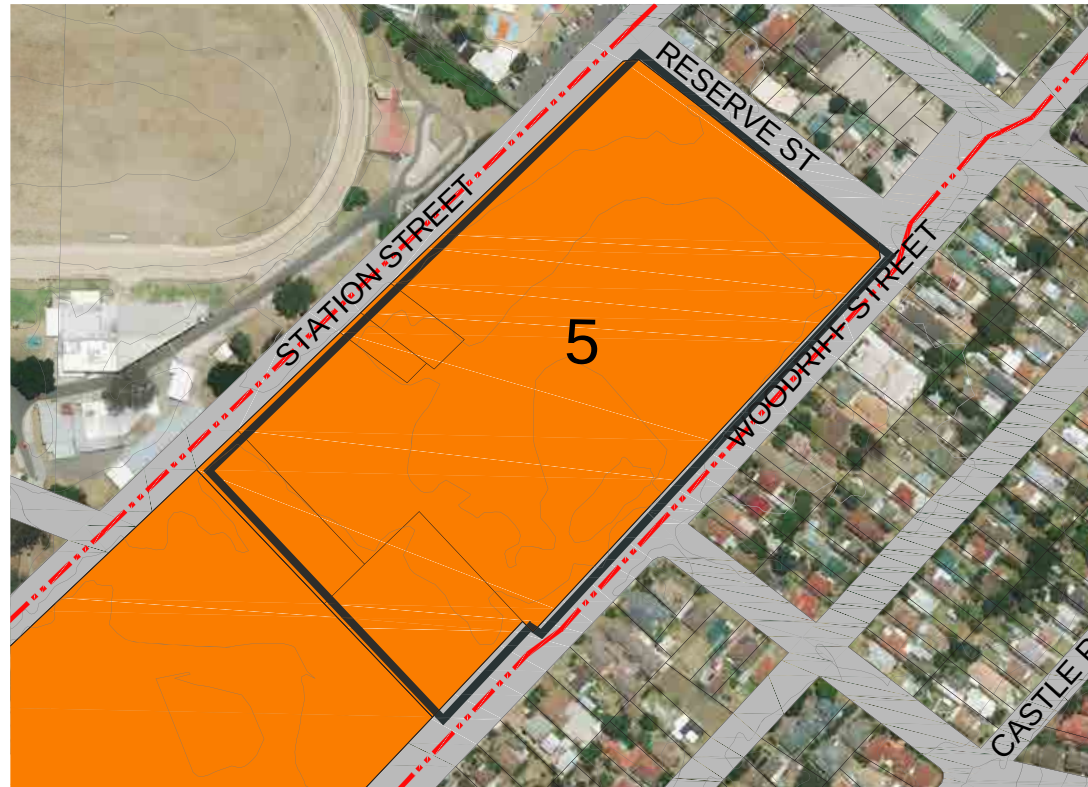


Figure 83: Site Plan



Figure 85: Zoning



Figure 84: Floor Space Ratio



Figure 86: Height of Building

Key Site 5 forms part of the extension of the city centre towards the south. It is located along Station Street and adjacent to the largest area of open space within central Penrith, namely the Howell Oval, Panthers Stadium and the Penrith Showground and the Council Swimming centre. This site is located along most major bus routes from the south to the railway station.

Key issues include:

- The opportunity of reinforcing a main spine within the centre of Penrith.
- Capitalising on its adjacency to major green spaces.
- Providing a transition to adjacent residential areas to the east.
- Coordinating with major development opportunities to the south on Site 6.
- Providing a finer grain and improved connectivity across the site from the east through to the open spaces on the west.

Existing LEP 2010 Controls are as follows:

Zoning

■ Key Site 5 = B4

Height of Building

■ Key Site 5 = 20.0m

Floor Space Ratio

■ Key Site 5 = 1.5 : 1



## 10.1 Key Site 5 | Controls from the DCP



Figure 87: Diagram of the relevant Built Form Controls from the DCP applicable on Site 5

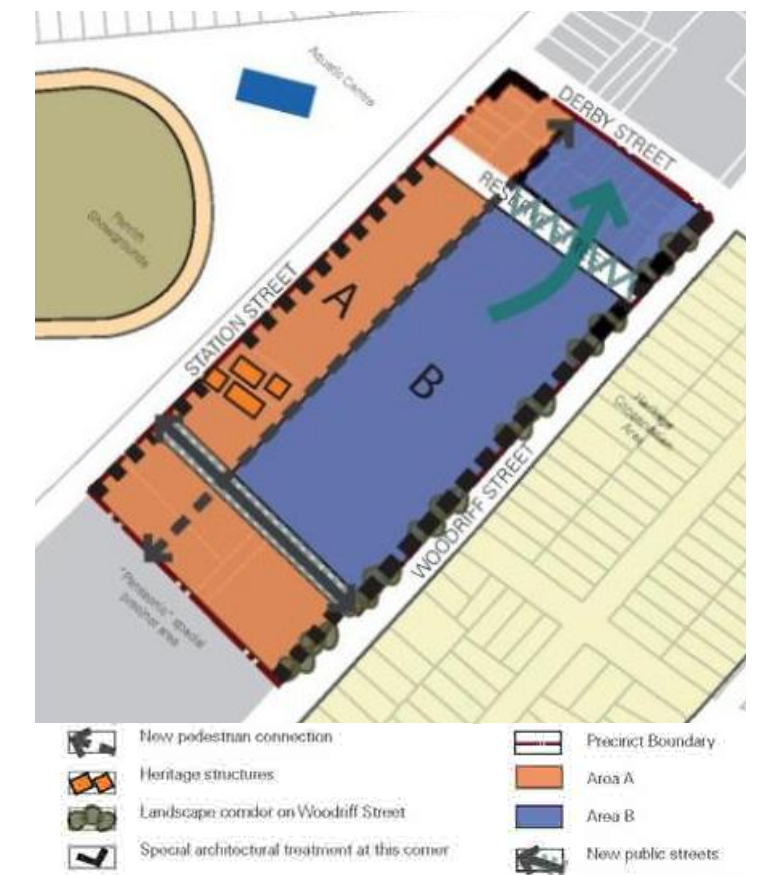


Figure 88: Principle Diagram from the DCP.

### LEGEND

- Key Sites 1,2 and 9
- Other Key Site
- City Centre Boundary
- 2.0 - 3.0 m front setback
- 5.0 m minimum front setback

0 20 40 60 80m

SCALE 1:2000 @ A3



Nepean  
Village

Kmart

coles





## 10.2 Key Site 5 | Preferred Urban Design Outcome

### Recommendations

Possible Expansion

Active Facade at Corner Building

Increase height towards Station Street

Provide a 5 meter Landscape Setback

Retain Heritage Buildings

Continue Connection Public Street

Provide Public Open Space in the Centre of the Precinct

Complete the Urban Fabric with a finer grid that can accommodate the higher density including shared path

Increase Residential Zone

Consolidate Parking

Continue 30 meter wide street reserve of Woodriff Street

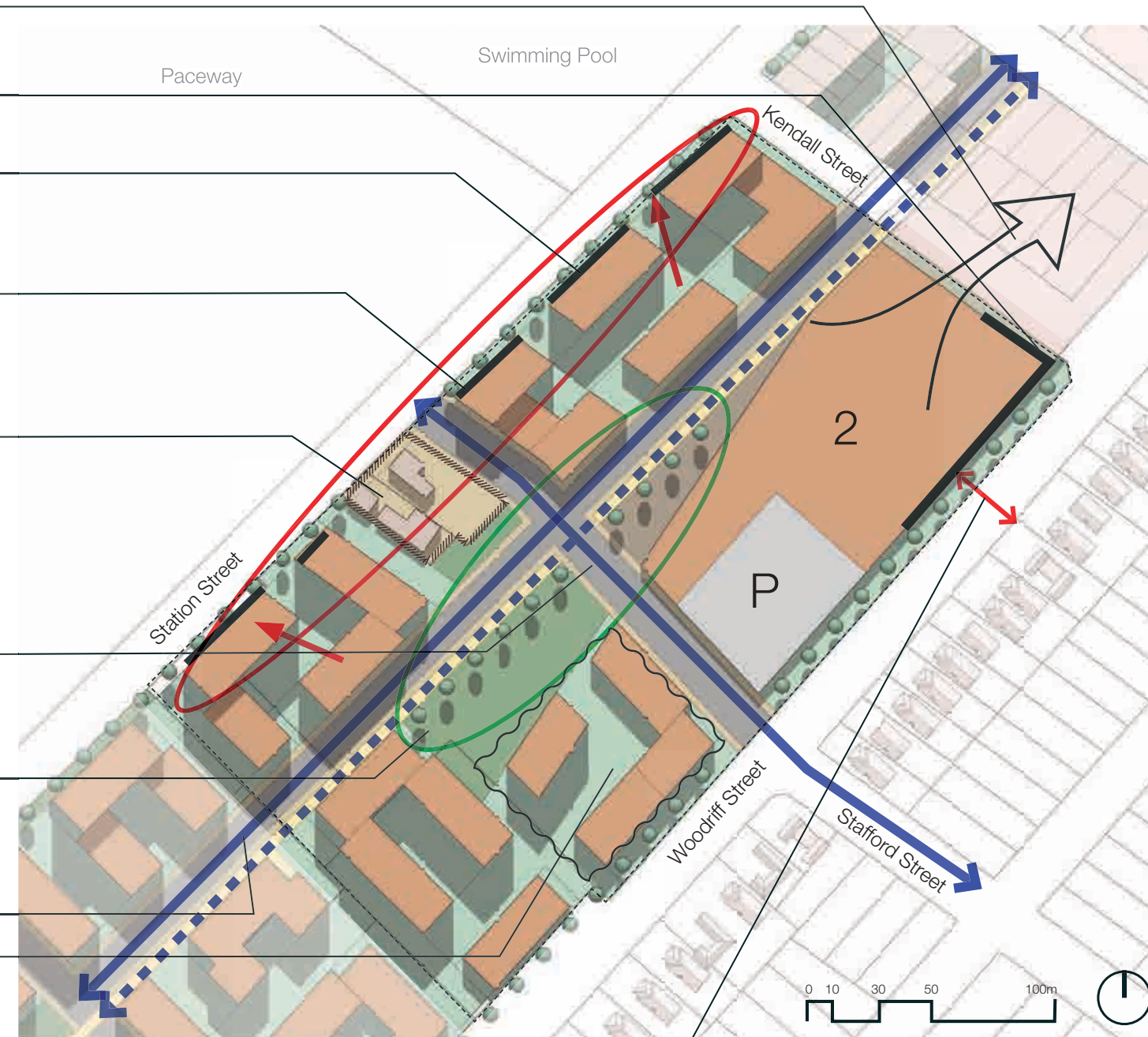


Figure 89: Site Plan of Key Site 5 Including Spatial Opportunities for Public Benefit.

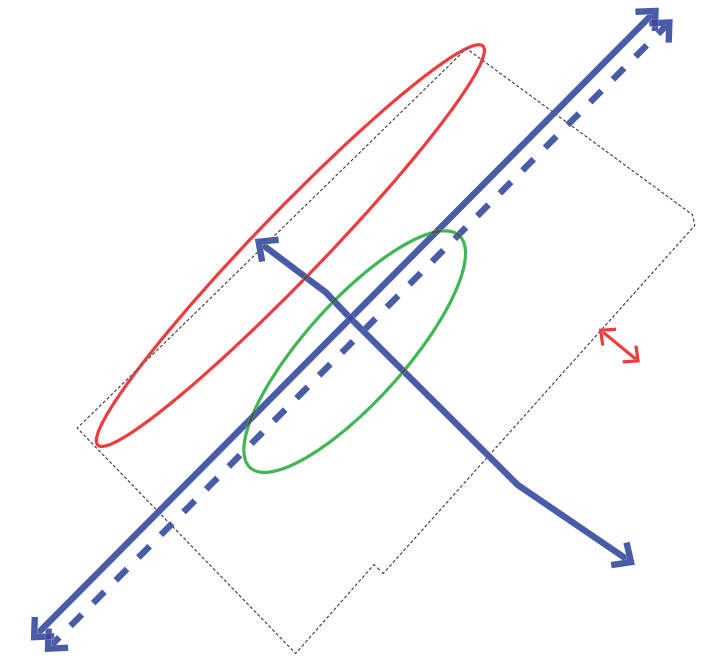


Figure 90: Open Space and Improved Connectivity

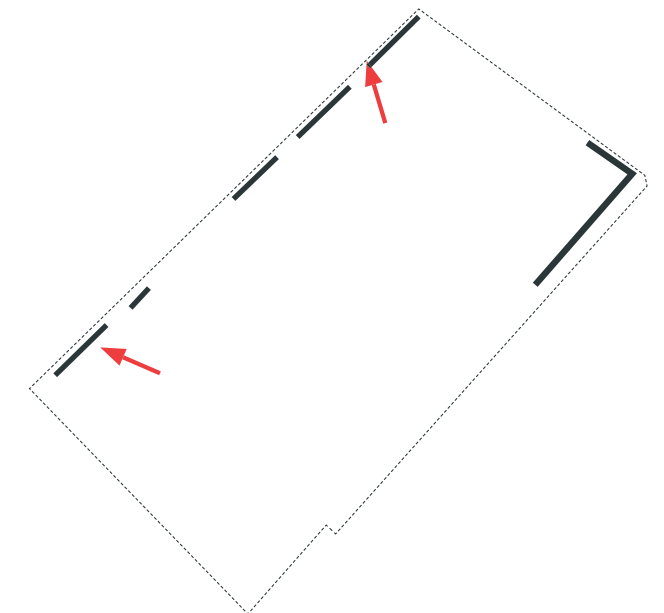


Figure 91: Built Form Diagram



# 10.2 Key Site 5 | UD Feasibility

Base Case



Figure 92: Elevations

Option 1 -Precinct Identity Based



Option 2 - Height Spine



Option 3 - Point Tower



Figure 93: Streetview

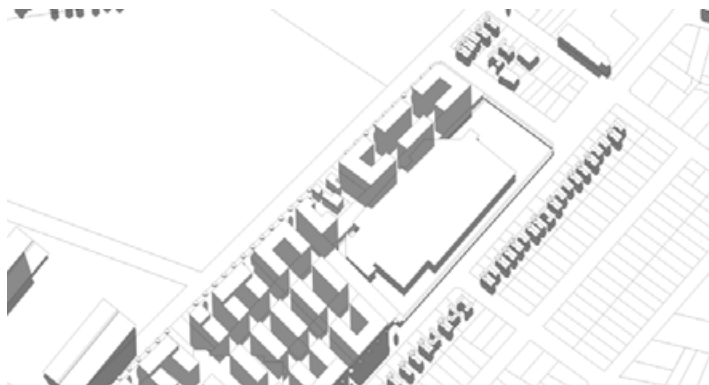
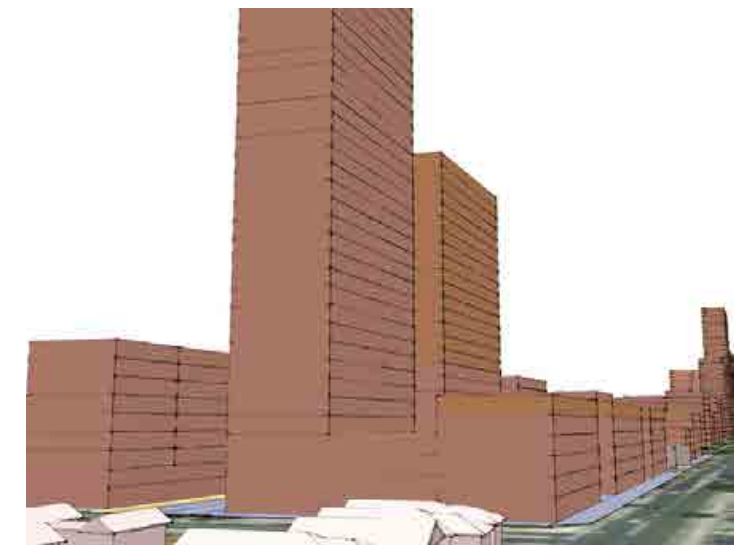
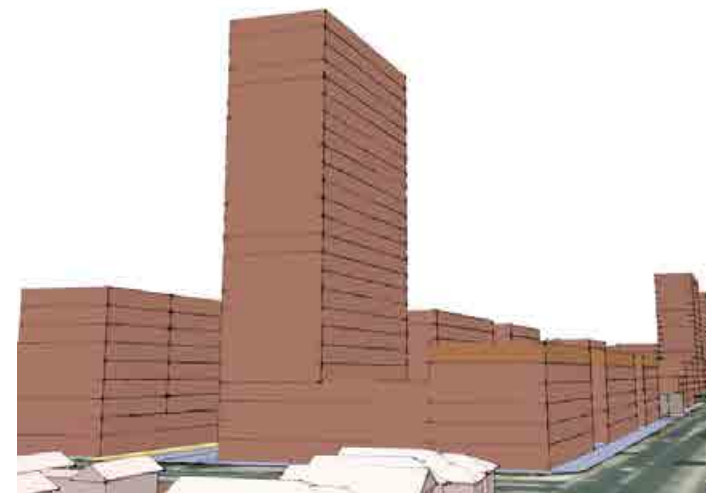
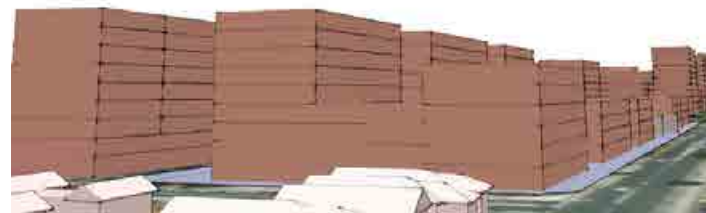
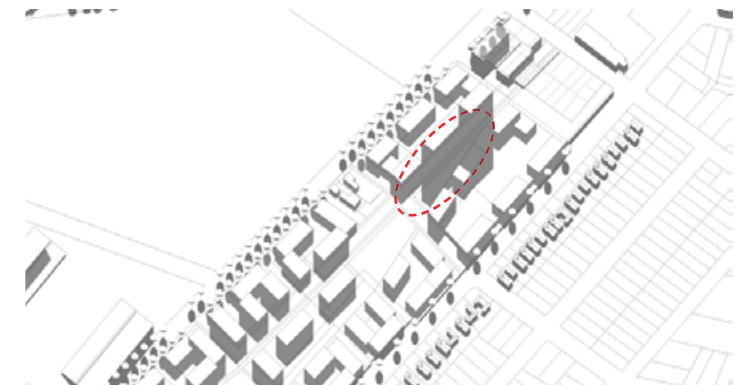
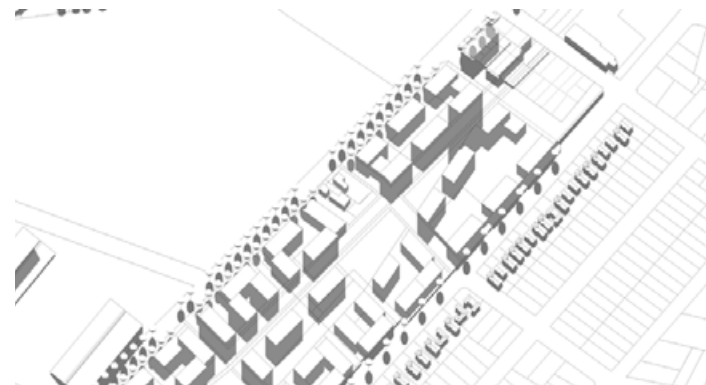
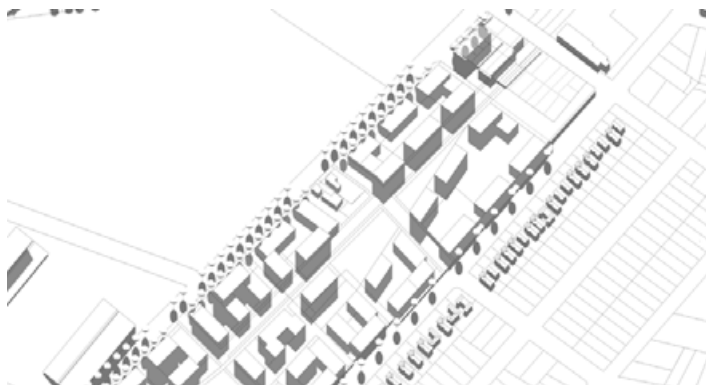


Figure 94: Solar Access at noon on the winter solstice, 21 June @ 12 pm





# 10.2 Key Site 5 | Urban Design Options Summary

## Base Case

|     |                               |                            |
|-----|-------------------------------|----------------------------|
| FSR | Height Governed<br>FSR 1.2 :1 | GFA Governed<br>FSR 1.5 :1 |
| HOB | HOB 20.0 m                    | HOB 27.0 m                 |



Figure 95: Elevations



Figure 96: Aerial View

### UD Concept

## Option 1 -Precinct Identity Based

1.6 :1  
30.0 m - 9 stories



Optimised urban design layout with finer grained built form and connectivity. Add new connections per DCP.

## Option 2 - Height Spine

1.8 :1  
80.0 m - 25 stories



High Spine urban concept with spines defining urban structure and primary open spaces.

## Option 3 - Point Tower

2.0:1  
110.0 m - 35 stories



Point tower concept with general midrise datum and signature towers at key points. Point towers generally increasing in height towards the centre.

### Shadow Impacts

Impacts of taller spine largely fall on site.

Impacts of taller spine largely fall on site.

Impacts of iconic tower largely fall on site.

### Recommendation on Urban Design Outcome:

- The uplift to a higher FSR strengthen the extended CBD of Penrith to the south. An FSR of 2.0:1 in Option 3 is feasible as an Urban Design Outcome.
- The predominant HOB can go up to 8 storeys (26.0m), additional height can be absorbed in 1 or 2 point towers marking the bend in Station Street.
- Built form along Woodriff Street can not exceed the existing 20.0m HOB to retain transition zone.
- Additional east-west connections are recommended.
- Additional pocket parks, plaza and other open space are recommended.

### Initial assessment on market incentives

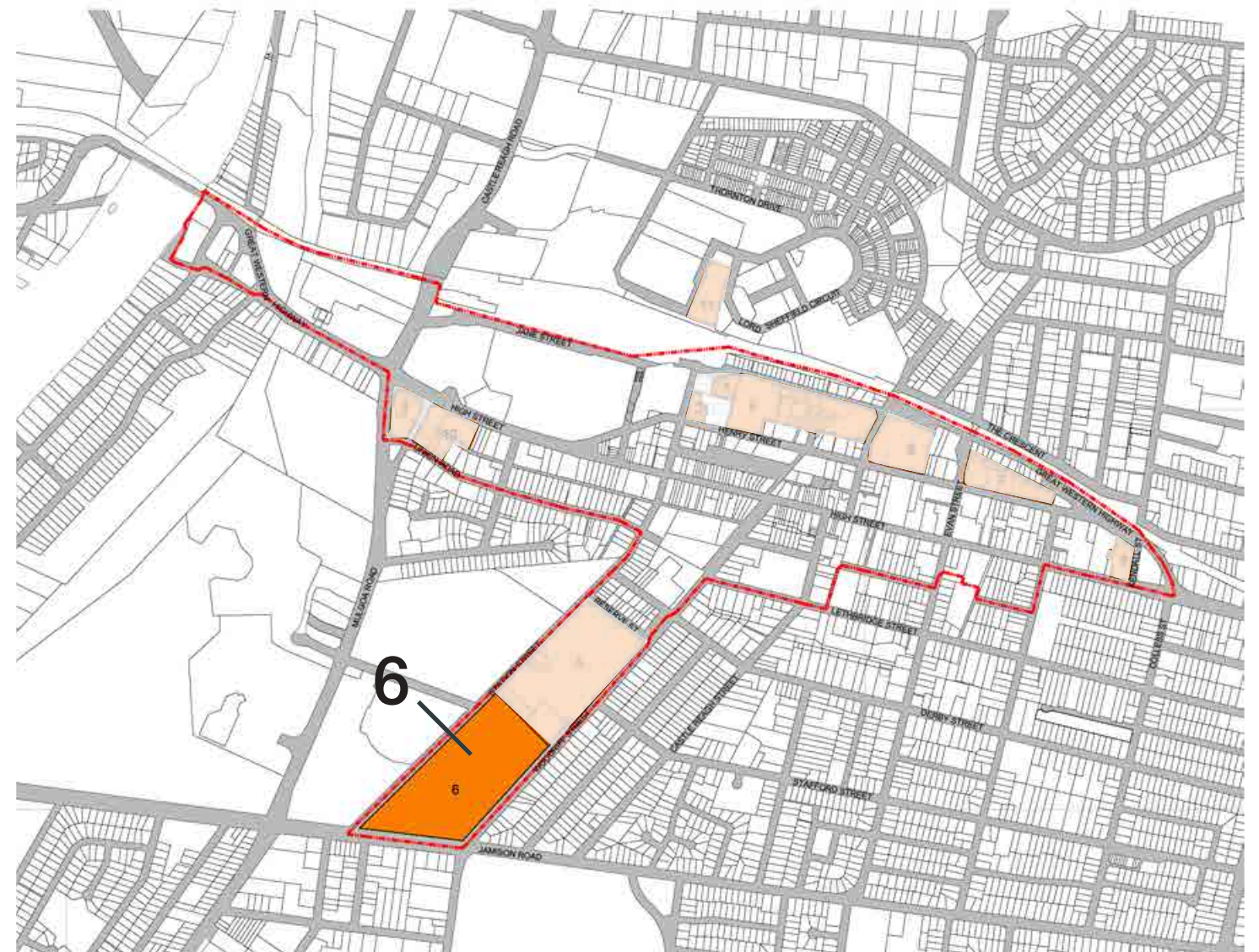
Nepean Village (owned by Vicinity Centres). Valuation as at June 2015 was \$142m (\$2,315/sqm site area). Given the valuable nature of the existing uses, current FSR of 1.5:1 is insufficient to displace existing uses. Detailed feasibility modelling has not been carried out however it is likely a minimum FSR of 5:1 would be required for development to be feasible. Any redevelopment of the site will have to consider floorspace requirements of Nepean Village (whether there is any need for expansion).







## 11.0 Key Site 6





# 11.1 Key Site 6 | LEP

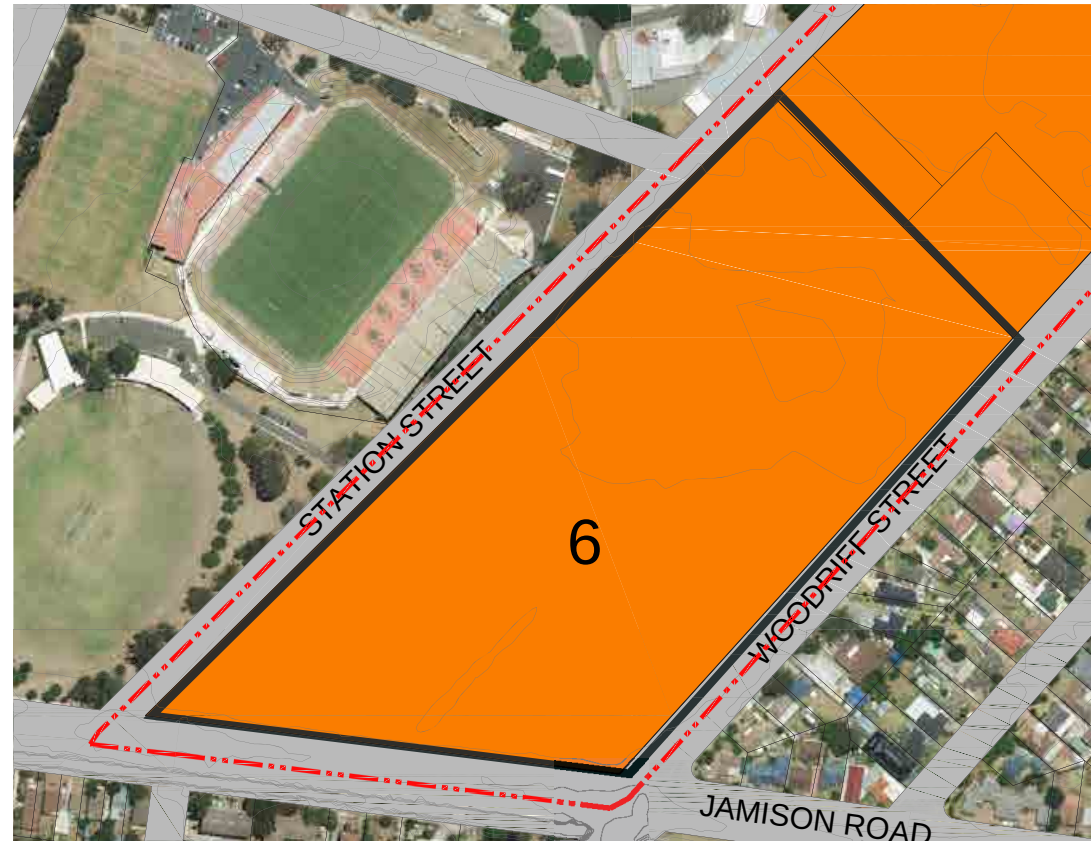


Figure 97: Site Plan



Figure 99: Zoning

Key Site 6 forms part of the extension of the city centre towards the south. It is located along Station Street and adjacent to the largest area of open space within central Penrith, namely the Howell Oval, Panthers Stadium and the Penrith Showground and the Council Swimming centre. This site is located along most major bus routes from the south to the railway station.

Key issues include:

- The opportunity of reinforcing a main spine within the centre of Penrith.
- Capitalising on its adjacency to major green spaces.
- Providing a transition to adjacent residential areas to the east.
- Coordinating with major development opportunities to the north on Site 5.
- Providing a finer grain and improved connectivity across the site from the east through to the open spaces on the west.

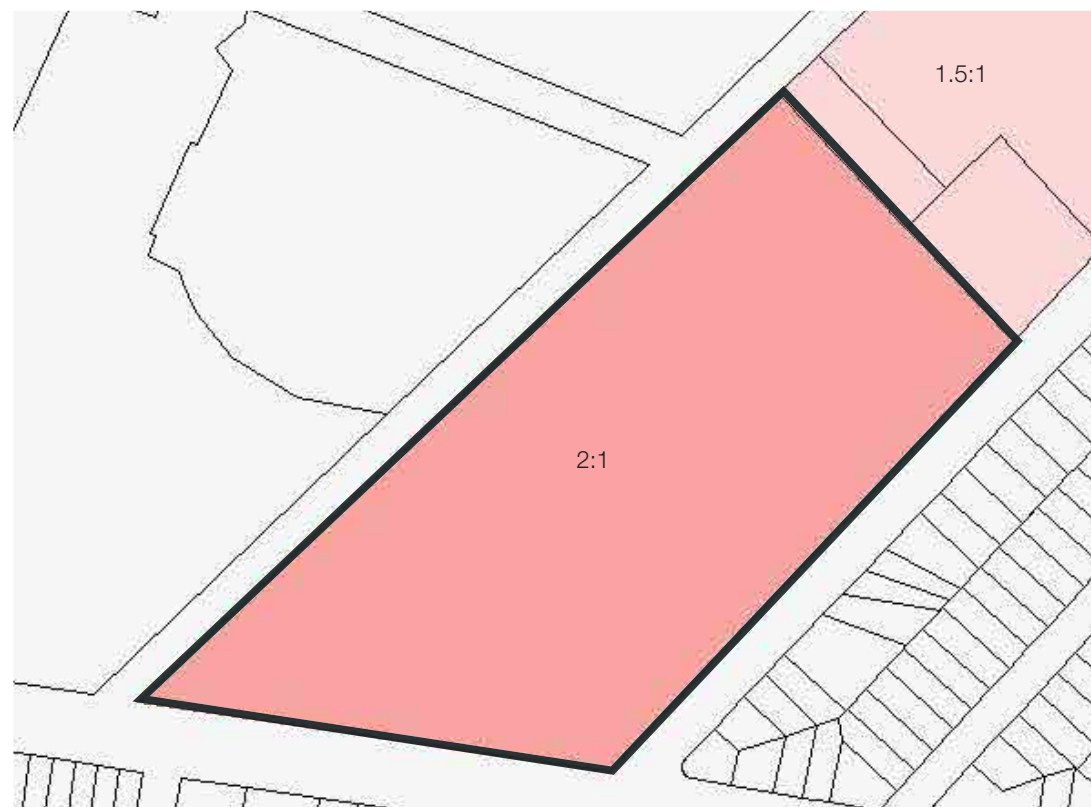


Figure 98: Floor Space Ratio



Figure 100: Height of Building

Existing LEP 2010 Controls are as follows:

Zoning

Key Site 6 = R4

Height of Building

Key Site 6 = 20.0m & 24.0m

Floor Space Ratio

Key Site 6 = 2.0 : 1



# 11.1 Key Site 6 | DCP



- Landscape corridor with verge on Woodriff
- Transitional built form to address adjacent residential development
- Opportunities for increase in built form away from sensitive uses
- ←→ Indicative alignment for New Public Streets
- Gateway Built Form

## LEGEND

- Key Sites 1,2 and 9
- Other Key Site
- City Centre Boundary
- 2.0 - 3.0 m front setback
- 5.0 m minimum front setback

0 20 40 60 80m

SCALE 1:2000 @ A3

Figure 101: Diagram of the relevant Built Form Controls from the DCP applicable on Site 6



# 11.2 Key Site 6 | Proposed Development Application

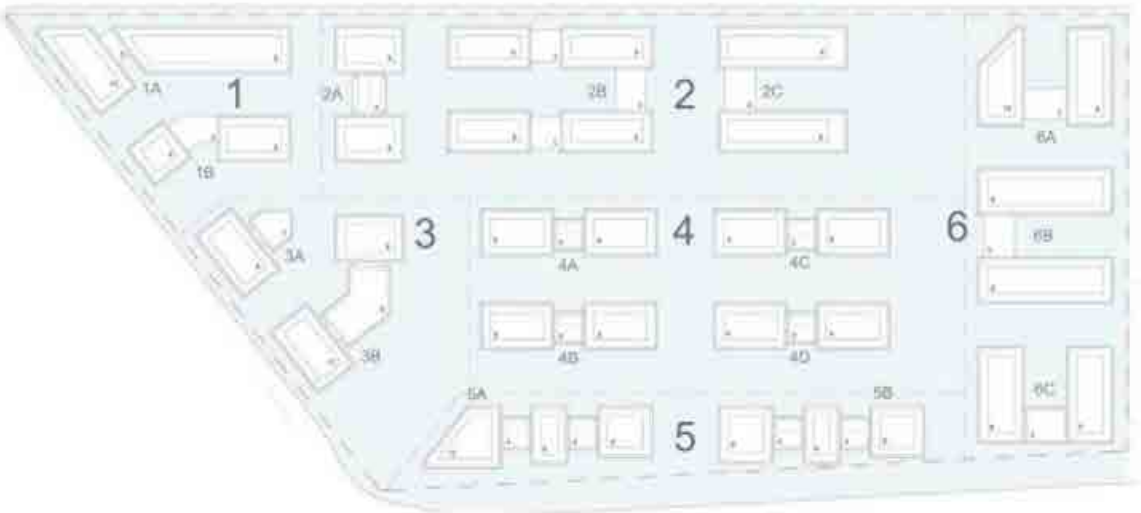


Figure 102: Development Application - Floorplan



Figure 103: Development Application - Aerial 3D Impression

## Proposed DA

- Amend the FSR Maps from 2:1 to 2.5:1.
- Amend the Height of Building Map from 20 and 24 metres to delete height controls as they apply to the site (no height control).

Note that:

- The design that was lodged shows 2.26:1 FSR
- Mostly 9/12 stories.



Figure 104: Looking from Ransley Street towards the site



## 11.2 Key Site 6 | Preferred Urban Design Outcome



Figure 105: Site Plan of Key Site 6 Including Spatial Opportunities for Public Benefit.

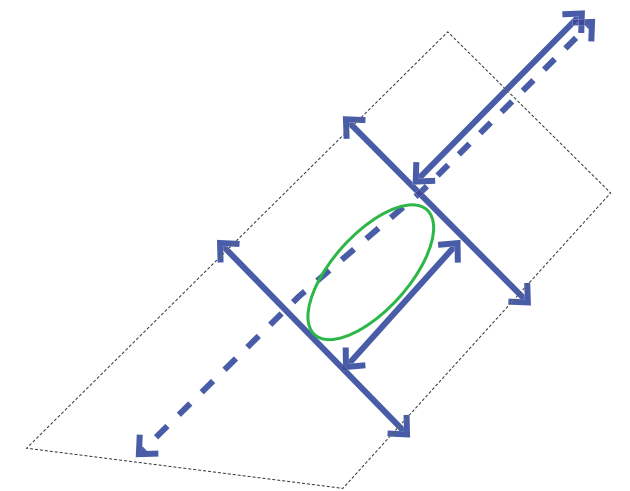


Figure 106: Open Space and Improved Connectivity

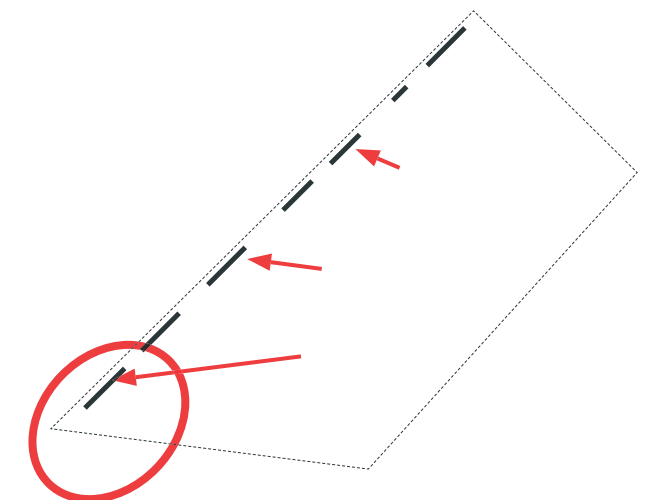


Figure 107: Intensify Built Form towards Jamison Street along Station Street



## 11.2 Key Site 6 | UD Feasibility

Base Case

Option 1 -Precinct Identity Based

Option 2 - Height Spine

Option 3 - Point Tower



Figure 108: Elevations

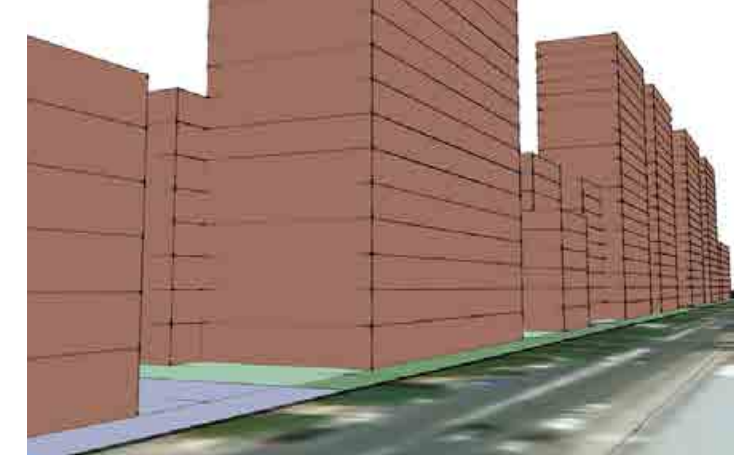
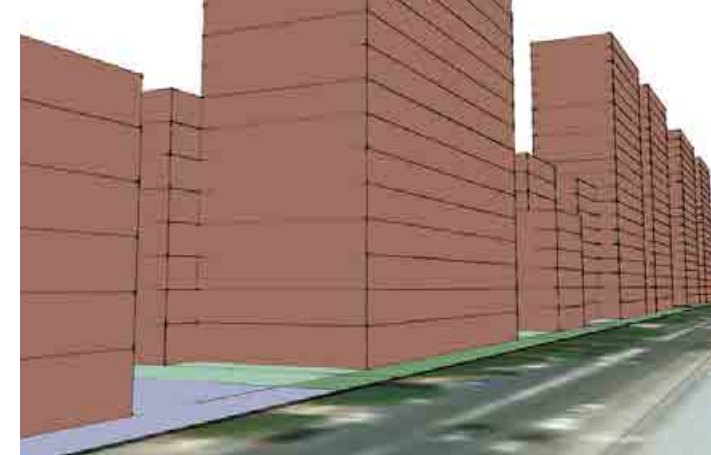
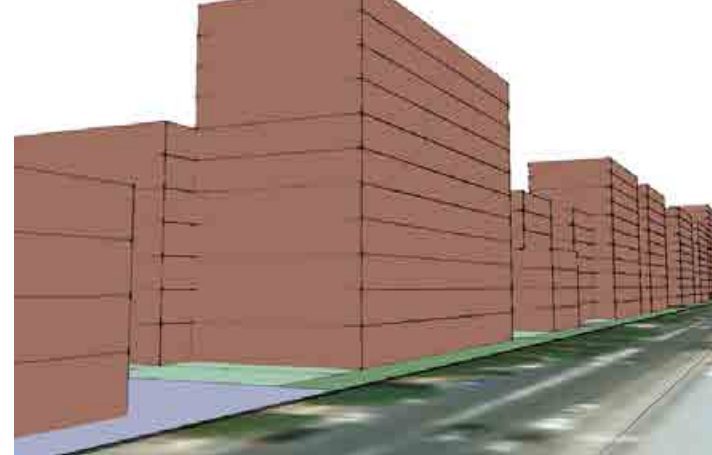
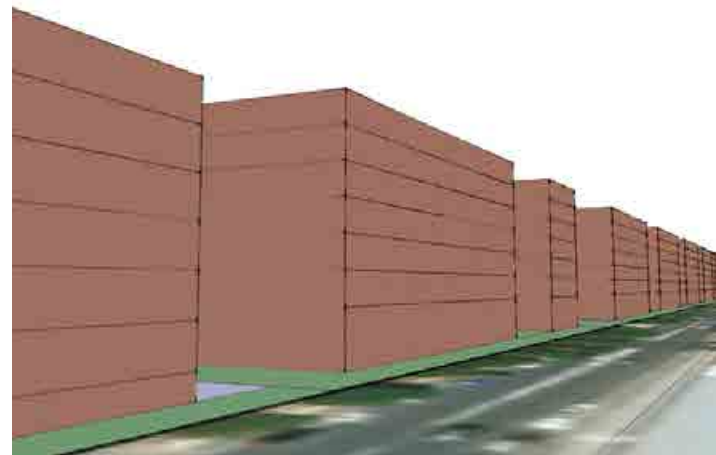


Figure 109: Streetview



Figure 110: Solar Access at noon on the winter solstice, 21 June @ 12 pm



# 11.2 Key Site 6 | Urban Design Options Summary

## Base Case

|     |                           |                               |
|-----|---------------------------|-------------------------------|
| FSR | Height Governed<br>1.7 :1 | GFA Governed<br><u>2.0 :1</u> |
| HOB | <u>20/24.0 m</u>          | 33.0 m                        |



Figure 111: Elevations



Figure 112: Aerial View

### UD Concept

## Option 1 -Precinct Identity Based

2.0 :1  
48.0 m - 15 stories



Optimised urban design layout with finer grained built form and connectivity

## Option 2 - Height Spine

2.3 :1  
64.0 m - 20 stories



High Spine urban concept with spines defining urban structure and primary open spaces

## Option 3 - Point Tower

2.3 :1  
110.0 m - 35 stories



Point tower concept with general midrise datum and signature towers at key points. Point towers generally increasing in height towards the centre.

### Shadow Impacts

Impacts of taller spine largely fall on site.

Minor impacts largely on built form on Jamison Rd and low rise residential properties south.

Minor impacts largely on built form on Jamison Rd and low rise residential properties south. Iconic tower shadow likely to make unfeasible.

### Recommendation on Urban Design Outcome:

- The uplift to a higher FSR will allow for higher towers. A slight increase of 0.2:1 FSR can ensure a design excellence outcome.
- An incentive for development can be created if height restrictions are removed. Higher built form can promote a landmark outcome (Option 3).
- The predominant built form should not exceed 8 stories to ensure a pleasant streetscape. A transition zone along Woodriff Street.
- High quality centrally located Open Space.
- Visual and physical connectivity from Woodriff Street to Station Street.

### Initial assessment on market incentives

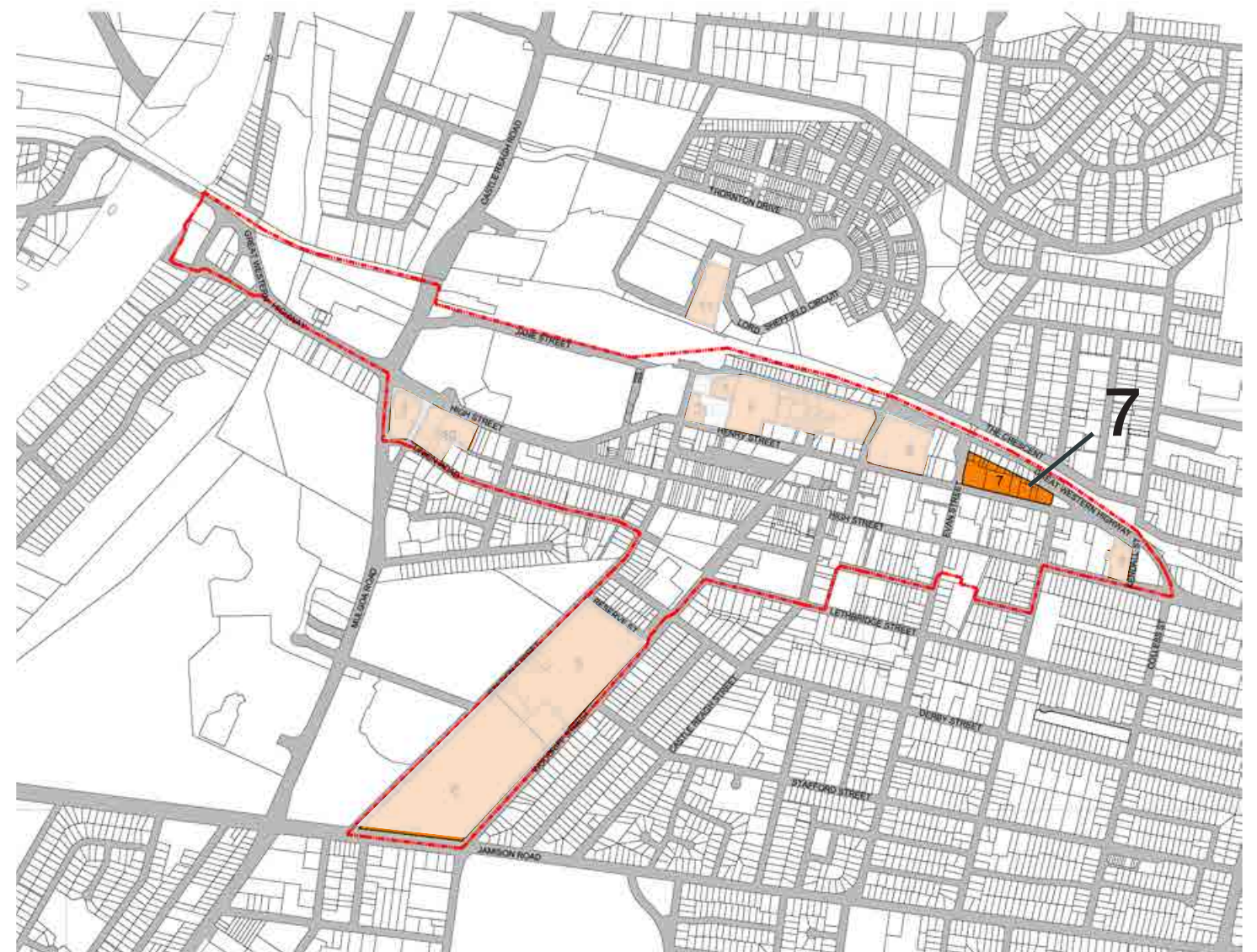
Current FSR 2:1 is feasible. Planning proposal envisages increase to FSR 2.5:1 and while Masterplan details buildings 4-12 storeys, it proposes deleting the height controls, potentially allowing towers to be constructed. While an additional FSR 0.5:1 will convey value to the proponent, substantial increases to height (even if FSR is unchanged) also conveys financial benefit to the proponent. Subject to feasibility from an urban design perspective, an incentive floorspace contribution rate could be structured to also reflect the 'value created' by additional height.







## 12.0 Key Site 7





## 12.1 Key Site 7 | LEP



Figure 113: Site Plan



Figure 115: Zoning



Figure 114: Floor Space Ratio



Figure 116: Height of Building

Key Site 7 forms part of the eastern gateway to central Penrith. This site is located in at the intersection of the Great Western Highway and Henry Street with an open space forming the eastern frontage to the site.

Key issues include

- The major gateway opportunity and identity.
- Major road exposure gives this site good access.
- The major frontage of these sites occurs along a high spine of the central city along the railway corridor.
- Much of the existing character of this area will be replaced by the redevelopment with a larger scale envisaged.

Existing LEP 2010 Controls are as follows:

Zoning

Key Site 7 = B4

Height of Building

Key Site 7 = 32.0m

and partly = 24.0m

Floor Space Ratio

Key Site 7 = 3.5 : 1



## 12.1 Key Site 7 | DCP



Figure 118: Diagram of the relevant Built Form Controls from the DCP applicable on Site 7

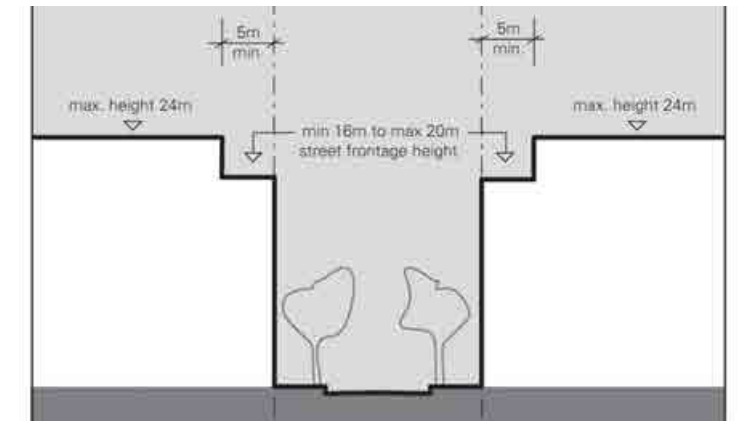


Figure 117: Street Type A

### LEGEND

- Key Sites 1,2 and 9
- Other Key Site
- City Centre Boundary
- Street frontage height A applies
- 0 m front setback
- 2.0 - 3.0 m minimum front setback

0 20 40 60 80m

SCALE 1:2000 @ A3





NORTH STREET  
Emu Plains  
HENRY STREET  
Penrith  
CITY CENTRE

A44





Figure 121: Site Plan of Key Site 7 Including Spatial Opportunities for Public Benefit

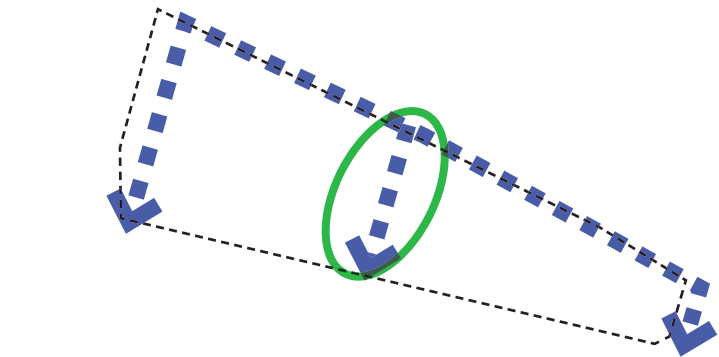


Figure 119: Open Space and Improved Connectivity

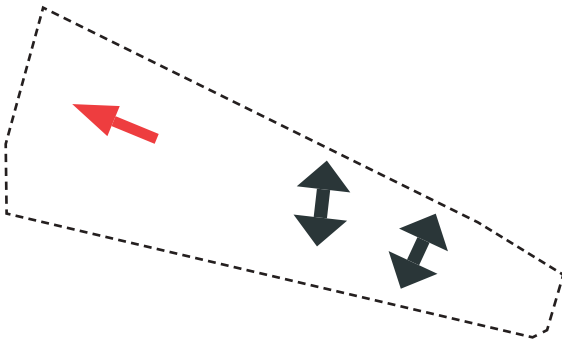


Figure 120: Built Form Diagram



## 12.2 Key Site 7 | UD Feasibility

Base Case

Option 1 -Precinct Identity Based

Option 2 - Height Spine

Option 3 - Point Tower

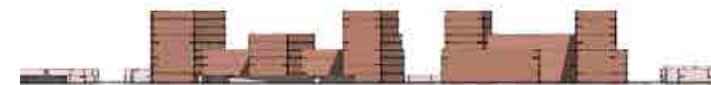


Figure 122: Elevations

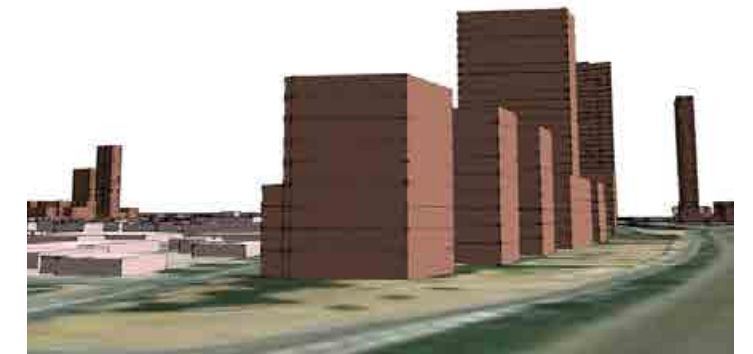
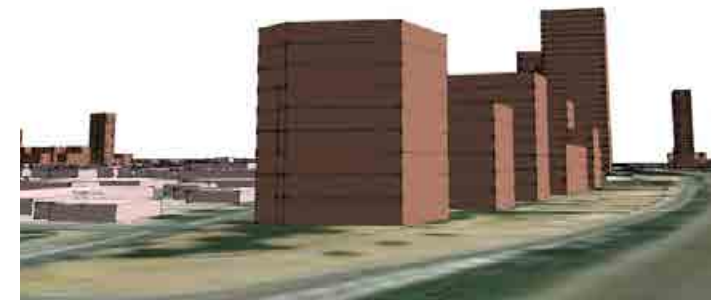
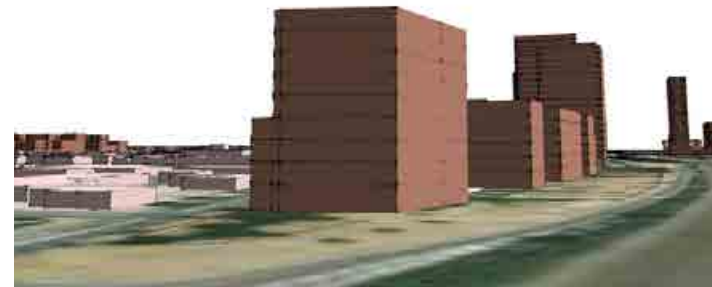


Figure 123: Streetview



Figure 124: Solar Access at noon on the winter solstice, 21 June @ 12 pm



# 12.2 Key Site 7 | Urban Design Options Summary

## Base Case

|     |                           |                               |
|-----|---------------------------|-------------------------------|
| FSR | Height Governed<br>5.0 :1 | GFA Governed<br><u>3.5 :1</u> |
| HOB | <u>24/32.0 m</u>          | 32.0 m                        |



Figure 125: Elevations

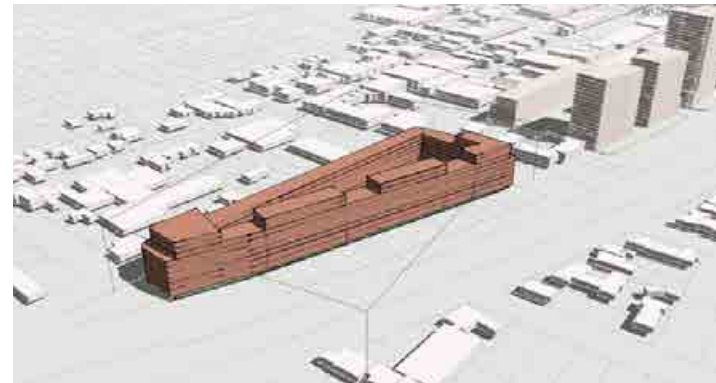


Figure 126: Aerial View

### UD Concept

## Option 1 -Precinct Identity Based

3.7 :1  
32.0 m - 9 stories



Optimised urban design layout with finer grained built form and connectivity.

## Option 2 - Height Spine

4.0 :1  
32.0 m - 9 stories



High Spine urban concept with spines defining urban structure and primary open spaces.

## Option 3 - Point Tower

4.6:1  
80.0 m - 25 stories



Point tower concept with general midrise datum and signature towers at key points. Point towers generally increasing in height towards the centre.

### Shadow Impacts

Minor impacts largely on built form and Henry St. Low rise properties south of Henry St. Base case already shades Henry St.

Minor impacts largely on built form and Henry St. Low rise properties south of Henry St. Base case already shades Henry St.

Minor impacts largely on built form and Henry St. Low rise properties south of Henry St. Base case already shades Henry St. Iconic tower shadow largely on built form.

### Recommendation on Urban Design Outcome:

- The uplift to a higher FSR can ensure a design excellence outcome and an offset for an improved public domain.
- An improved public domain can incorporate better physical and visual connections from Henry Street to North Street.
- A point tower (Option 3) is not necessary as this site is not part of a major gateway. However the bridge at Evan Street over the rail could potentially justify marking this area.
- A visual connection from Hemmings Street over the railway through the site.

### Initial assessment on market incentives

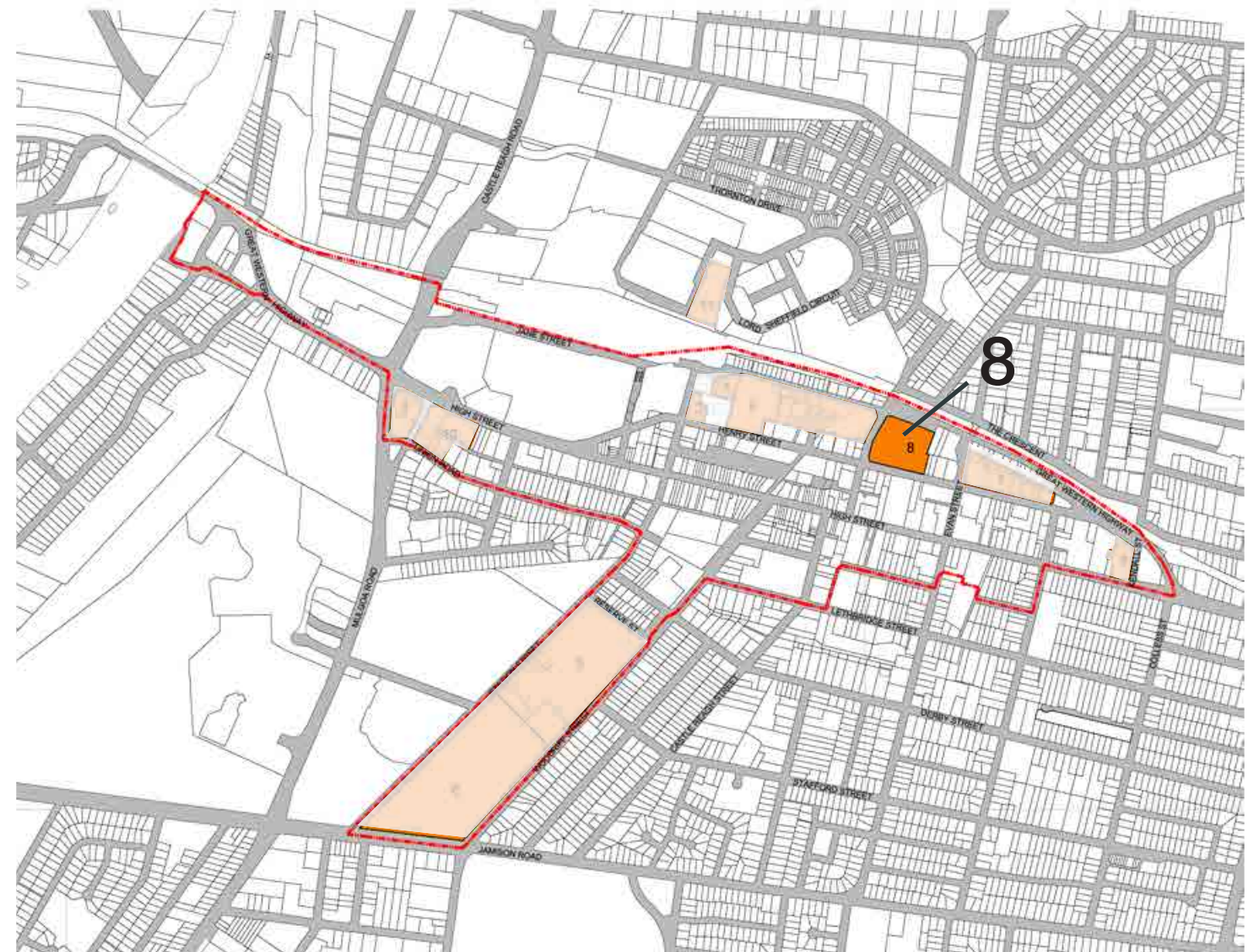
Site is in multiple allotments however majority in Council ownership. Potential for consolidation by a developer, subject to alignment of objectives of the other landowners (battery and tyres shop, car wash, etc.). Potential for incentive floorspace contribution.







## 13.0 Key Site 8





# 13.1 Key Site 8 | LEP



Figure 127: Site Plan



Figure 129: Zoning



Figure 128: Floor Space Ratio



Figure 130: Height of Building

Key Site 8 forms part of the central city business core. This site is located relatively close to the railway station and occupies most of its urban block.

Key issues include

- The major frontage of these sites occurs along a high spine of the central city along the railway corridor.
- Much of the existing character of this area will be replaced by the redevelopment with a larger scale envisaged.
- The Penrith Progression Report identifies this precinct as part of the Justice Area.

Existing LEP 2010 Controls are as follows:

Zoning

Key Site 4 = B3

Height of Building

Key Site 4 = 56.0m

and partly = 24.0m

Floor Space Ratio

Key Site 4 = 4.0 :1



# 13.1 Key Site 8 | DCP

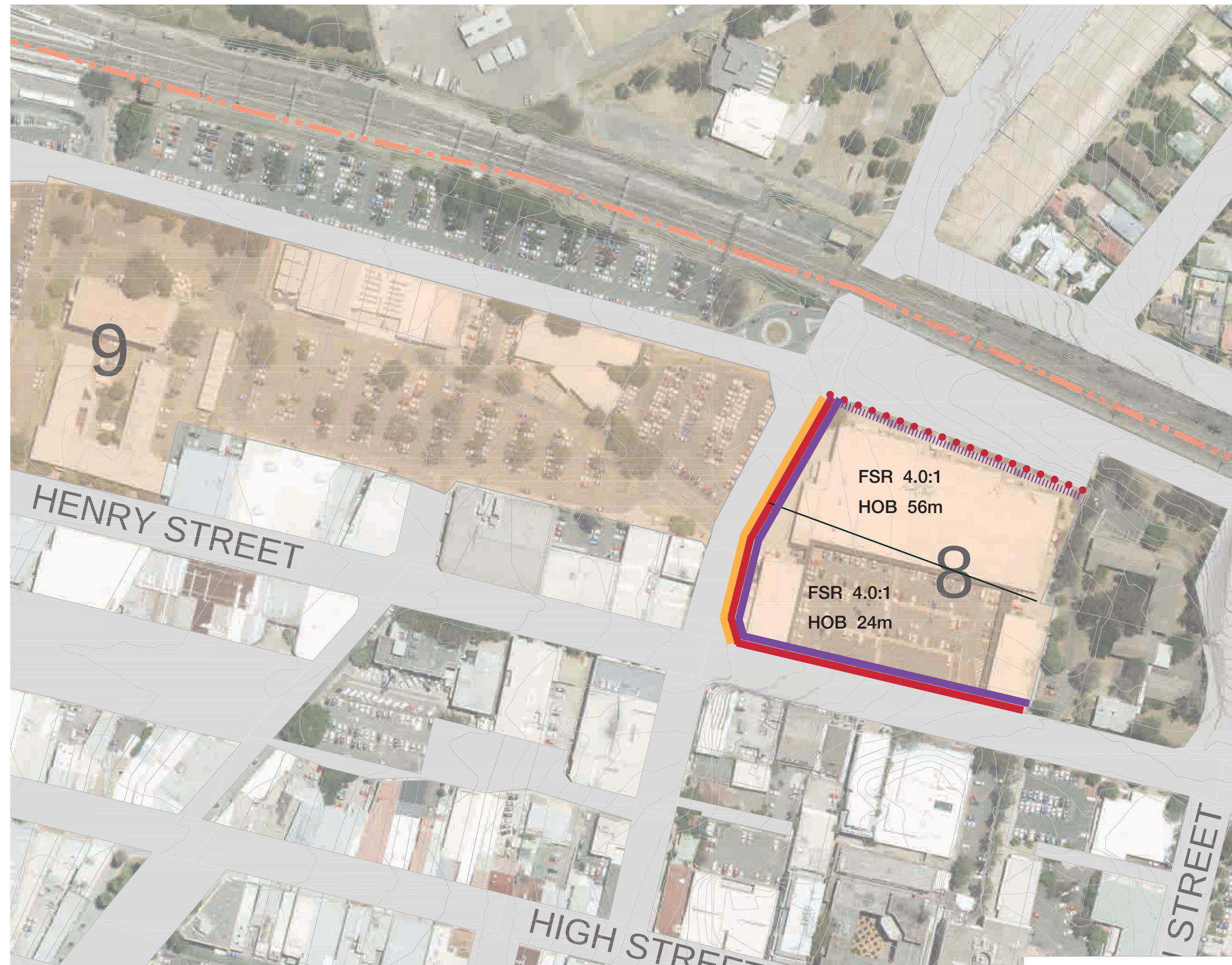


Figure 133: Diagram of the relevant Built Form Controls from the DCP applicable on Site 8

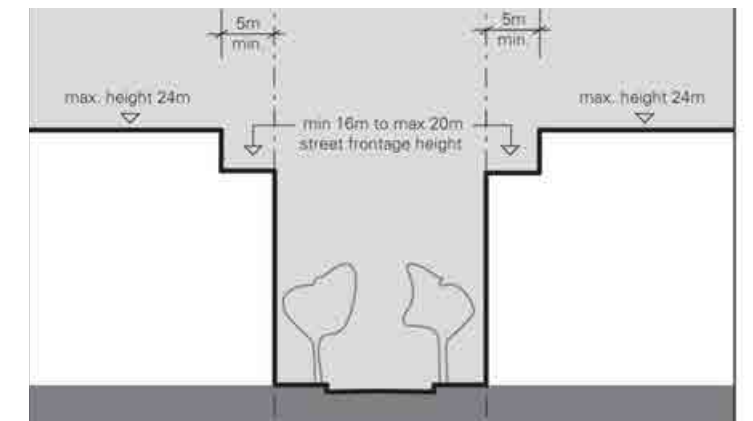


Figure 131: Street Type A

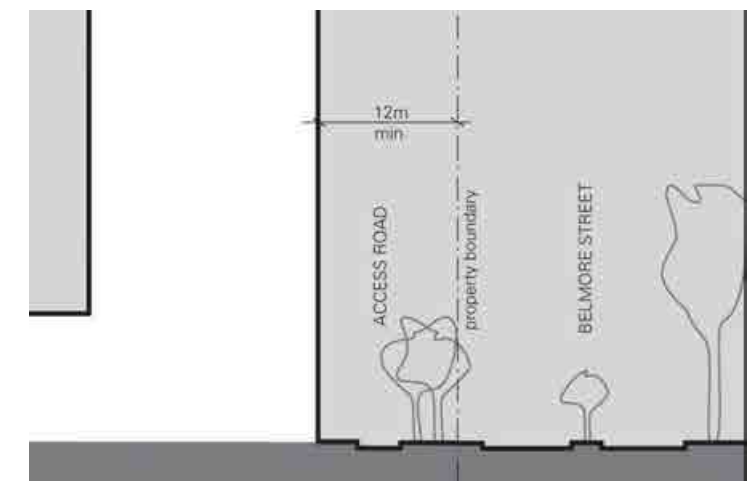


Figure 132: Street Type D

## LEGEND

- Key Sites 1,2 and 9
- Other Key Site
- City Centre Boundary
- Street frontage height A applies
- Street frontage height D applies
- 0 m front setback
- 10.0 m minimum front setback
- Continuous awnings required

0 20 40 60 80m

SCALE 1:2000 @ A3





**AMART**  
SPORTS

**AMART**  
SPORTS

GOLDCROSS  
cycles

Balmoral Batters

50  
AREA



## 13.2 Key Site 8 | Preferred Urban Design Outcome



Figure 134: Site Plan of Key Site 8 Including Spatial Opportunities for Public Benefit.

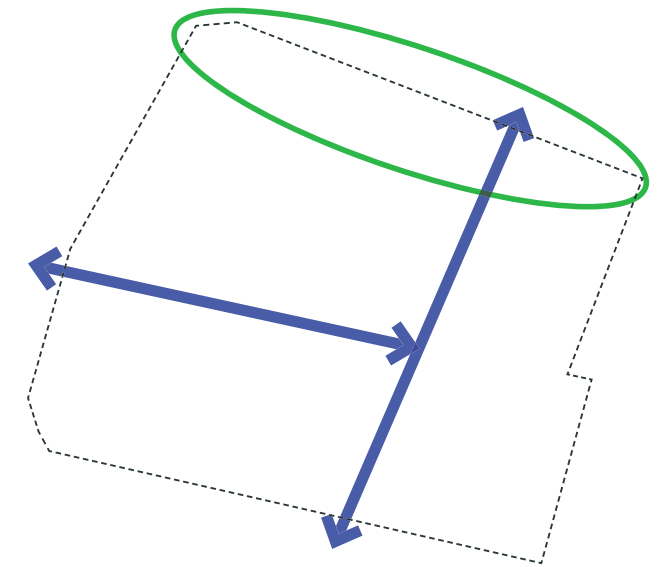


Figure 135: Open Space and Improved Connectivity

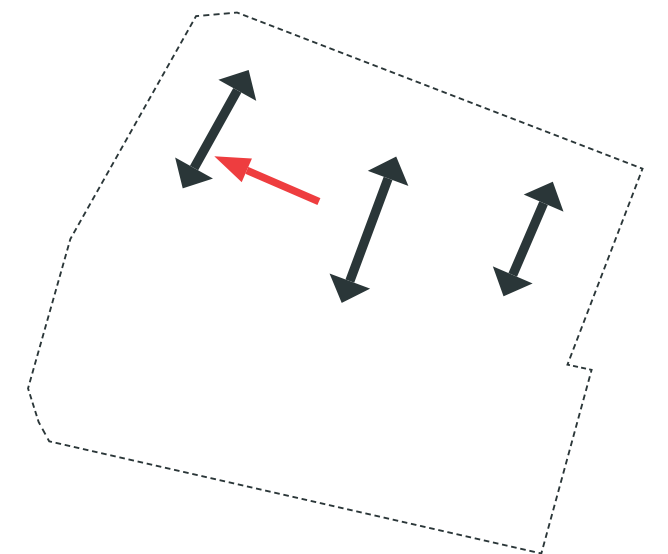


Figure 136: Built Form Diagram



## 13.2 Key Site 8 | UD Feasibility

Base Case

Option 1 - Precinct Identity Based

Option 2 - Height Spine

Option 3 - Point Tower

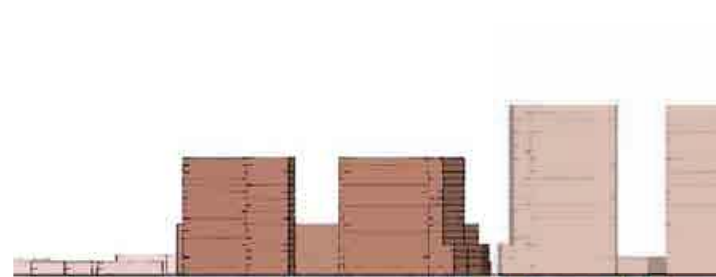


Figure 137: Elevations

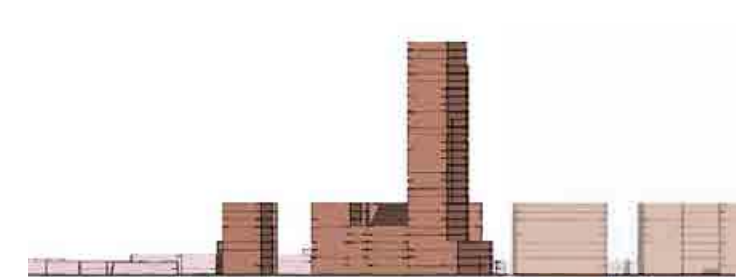
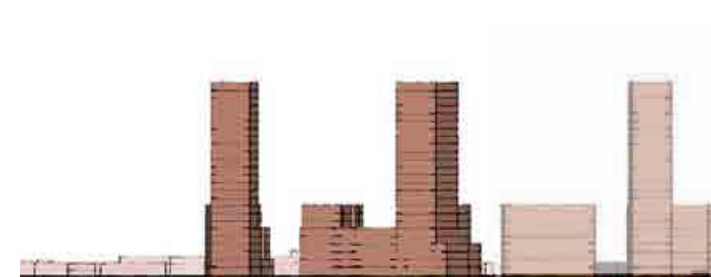
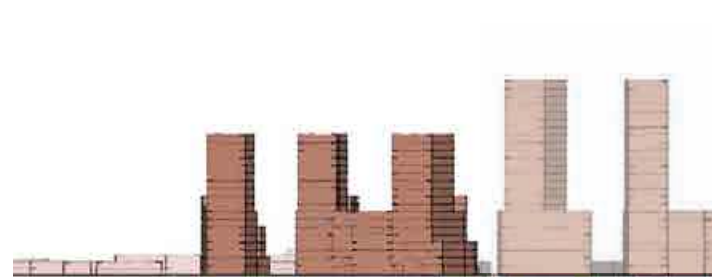


Figure 138: Streetview

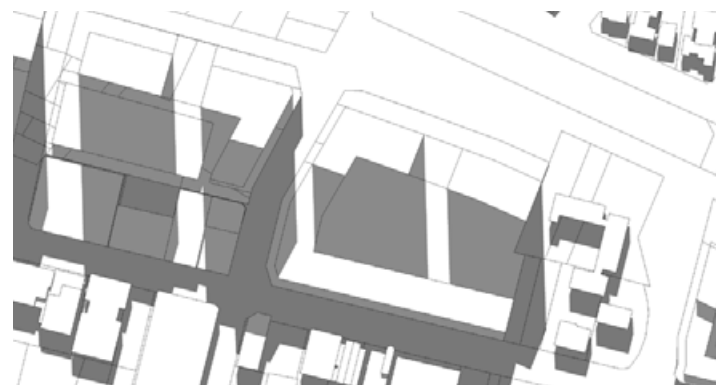
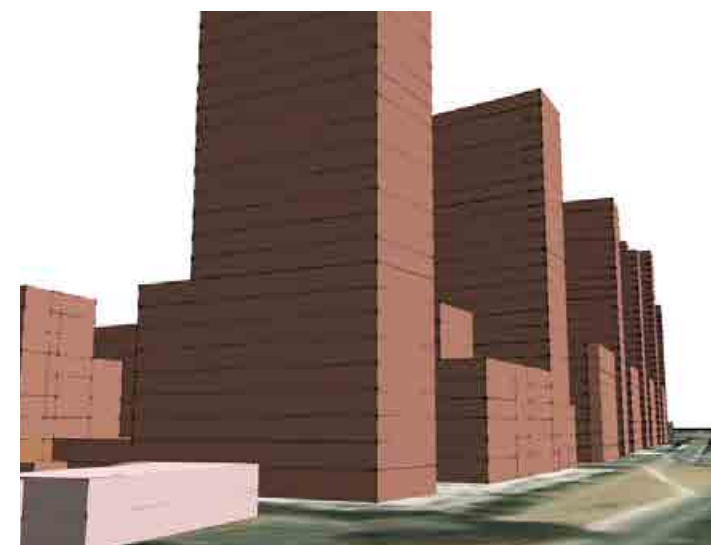
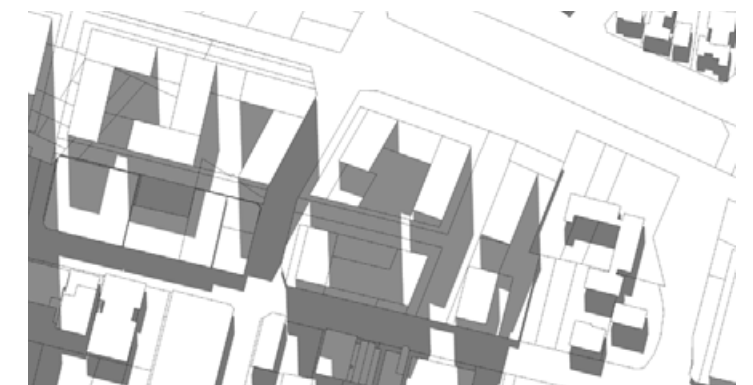
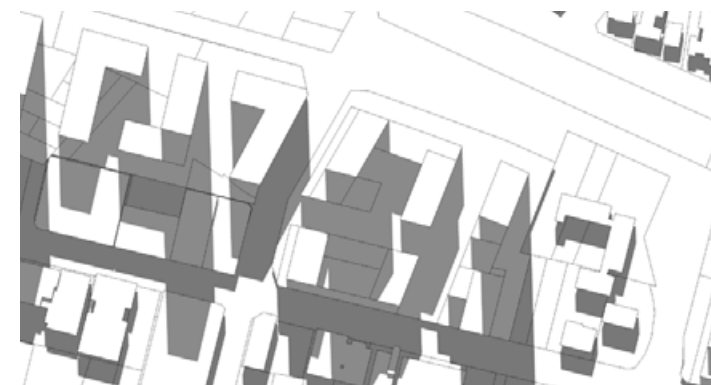


Figure 139: Solar Access at noon on the winter solstice, 21 June @ 12 pm





# 13.2 Key Site 8 | Urban Design Options Summary

## Base Case

|     |                           |                               |
|-----|---------------------------|-------------------------------|
| FSR | Height Governed<br>3.9 :1 | GFA Governed<br><u>4.0 :1</u> |
| HOB | <u>24/56.0 m</u>          | 59.0 m                        |

## Option 1 - Precinct Identity Based

4.0 :1  
66.0 m - 18 stories

## Option 2 - Height Spine

4.0 :1  
91.0 m - 25 stories

## Option 3 - Point Tower

4.0 :1  
109.0 m - 30 stories

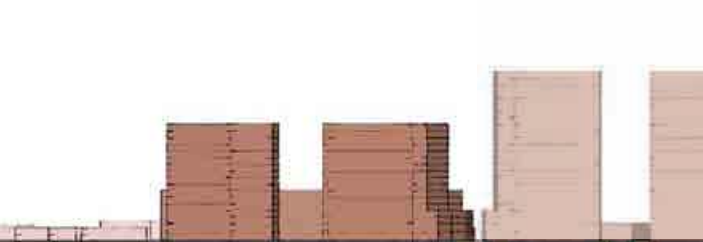


Figure 140: Elevations

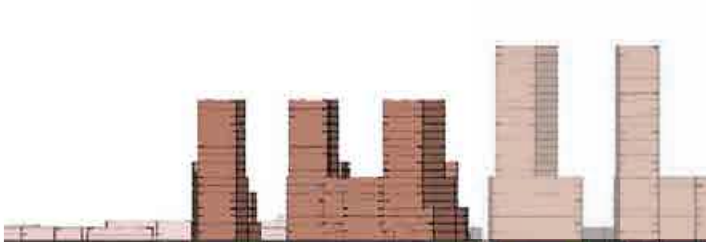


Figure 141: Aerial View



### UD Concept

Optimised urban design layout with finer grained built form and connectivity

High Spine urban concept with spines defining urban structure and primary open spaces

Point tower concept with general midrise datum and signature towers at key points. Point towers generally increasing in height towards the centre.

### Shadow Impacts

Impacts largely on built form and Henry St. Low rise datum already shades Henry St.

Impacts largely on built form and Henry St. Low rise datum already shades Henry St.

Impacts largely on built form and Henry St. Low rise datum already shades Henry St.

### Recommendation on Urban Design Outcome:

- The uplift to a higher FSR is hard to achieve as the site already has significant controls.
- A wider hieght zone without height limitations is recommended for a better built form outcome.
- A transition zone towards Henry Street including setbacks as presently in the DCP is highly recommended. This ensures a continuous streetscape character and built form along Henry Street.
- A physical and visual connection from Henry Street to North Street.
- Accessiblity into the site that responds towards site 9.

### Initial assessment on market incentives

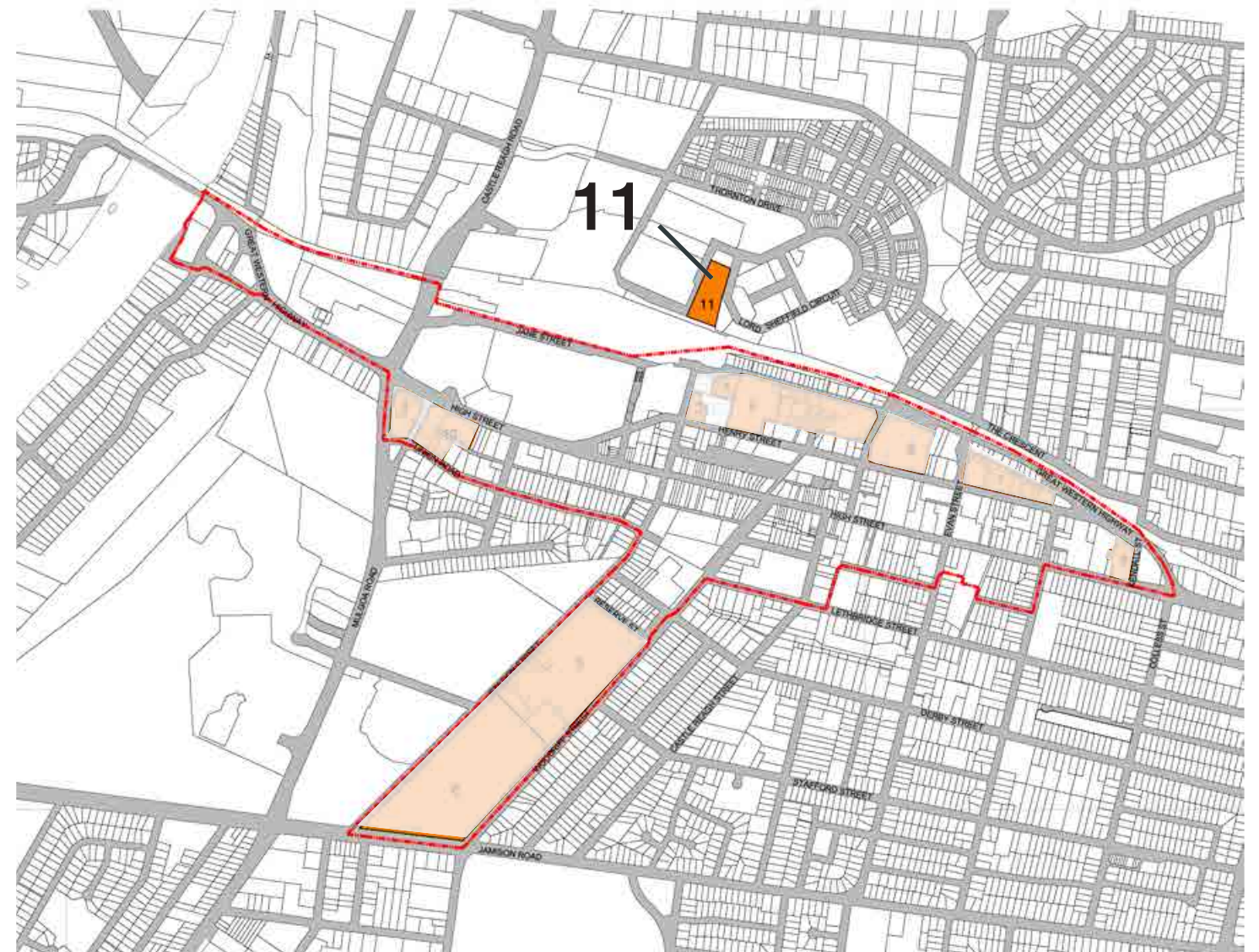
Existing use includes Henry Lawson Centre (bulky goods retail). Large scale commercial development unlikely. Consequently potential for incentive floorspace contribution is unlikely.







## 14.0 Key Site 11





# 14.1 Key Site 11 | LEP



Figure 142: Site Plan

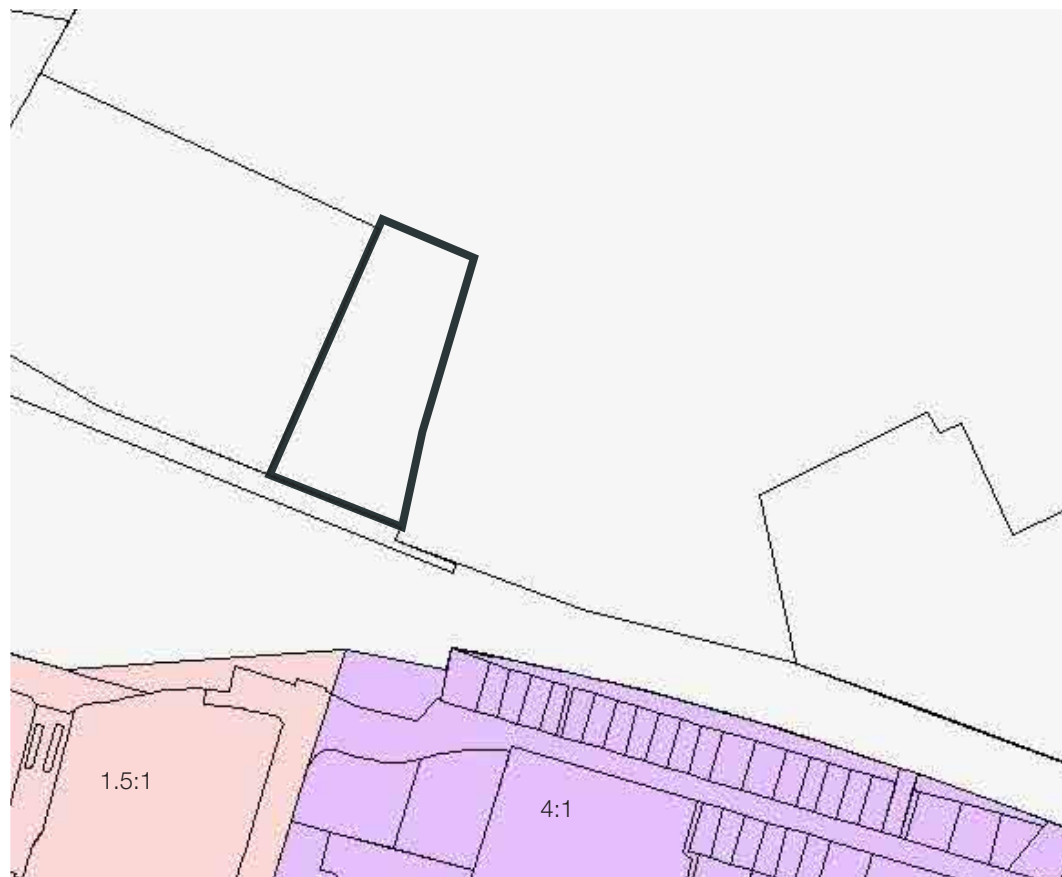


Figure 144: Floor Space Ratio

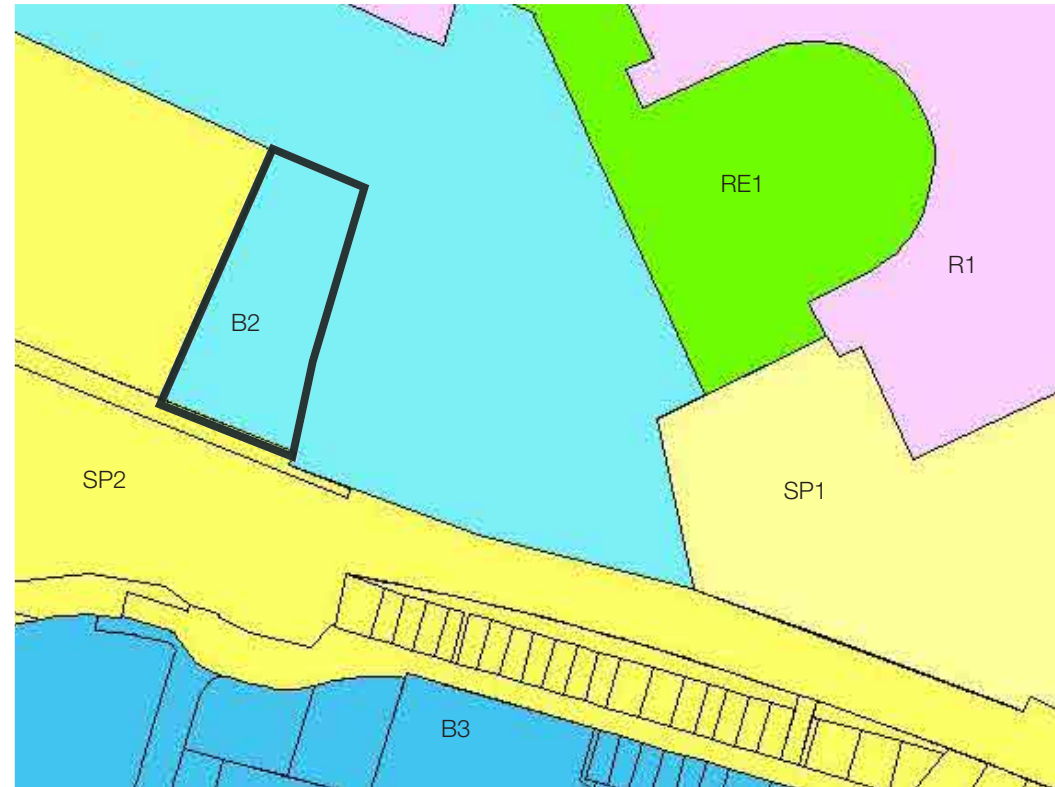


Figure 143: Zoning

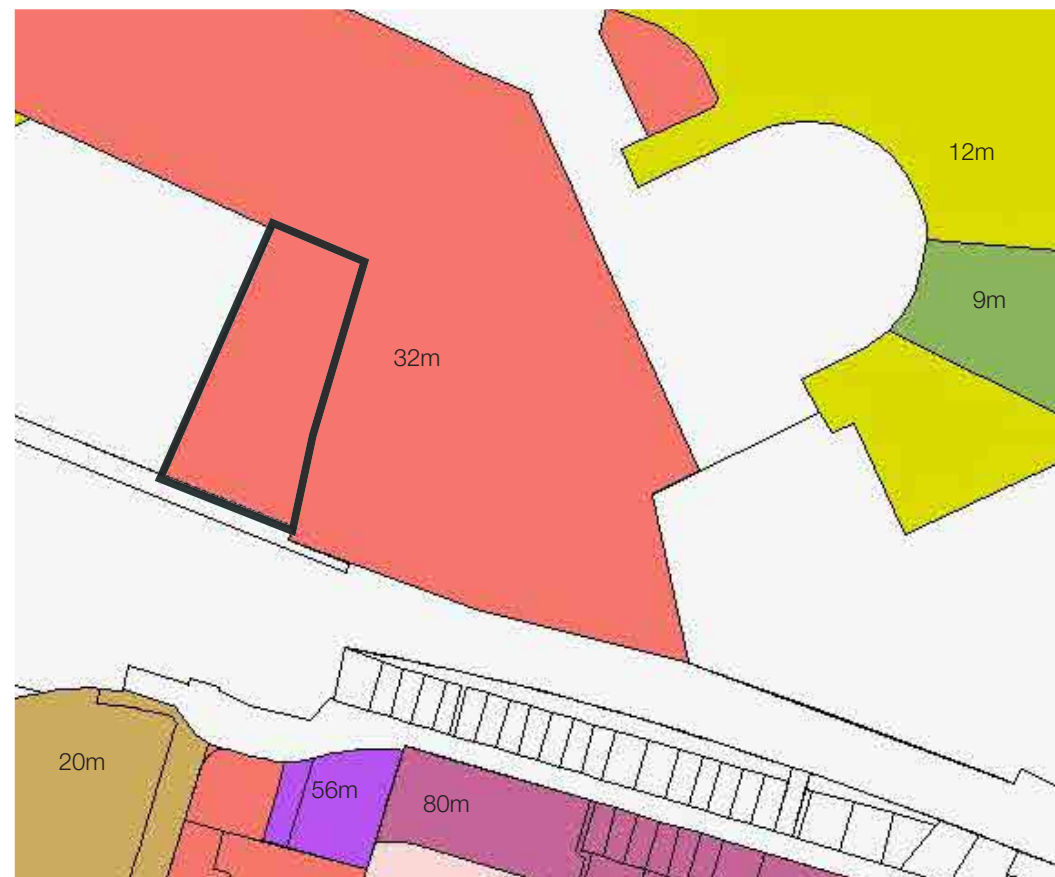


Figure 145: Height of Building

Key Sites 11 forms part of the Thornton development precinct across the railway line from the central city business core. This site is located immediately adjacent to the railway station and is adjacent to a major commuter carpark.

Key issues include

- The site occurs along a high spine of the central city along the railway corridor.
- The existing character of this area is currently being created.
- The major landmark opportunity and identity for Penrith.
- Good exposure to mountain views.

Existing LEP 2010 Controls are as follows:

Zoning

Key Site 11 = B2 - Local Centre

Height of Building

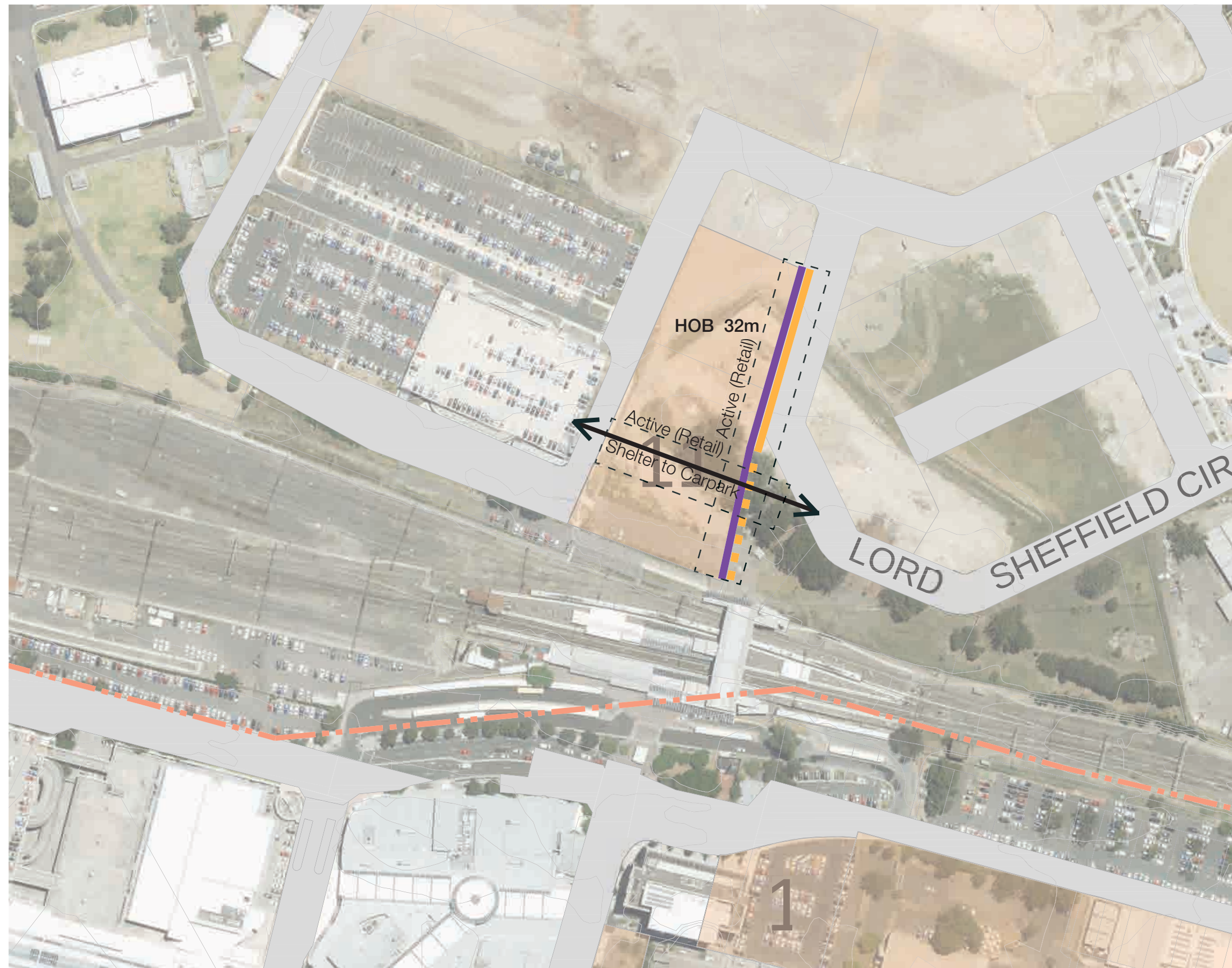
Key Site 11 = 32.0m

Floor Space Ratio

Key Site 11 = none



# 14.1 Key Site 11 | DCP



## LEGEND

- Key Sites 1,2 and 9
- Other Key Site
- City Centre Boundary
- 0 m front setback
- Continuous awnings required
- Arcade / Colonnade required

0 20 40 60 80m

SCALE 1:2000 @ A3

Figure 146: Diagram of the relevant Built Form Controls from the DCP applicable on Site 11



## 14.2 Key Site 11 | DA Comparisson

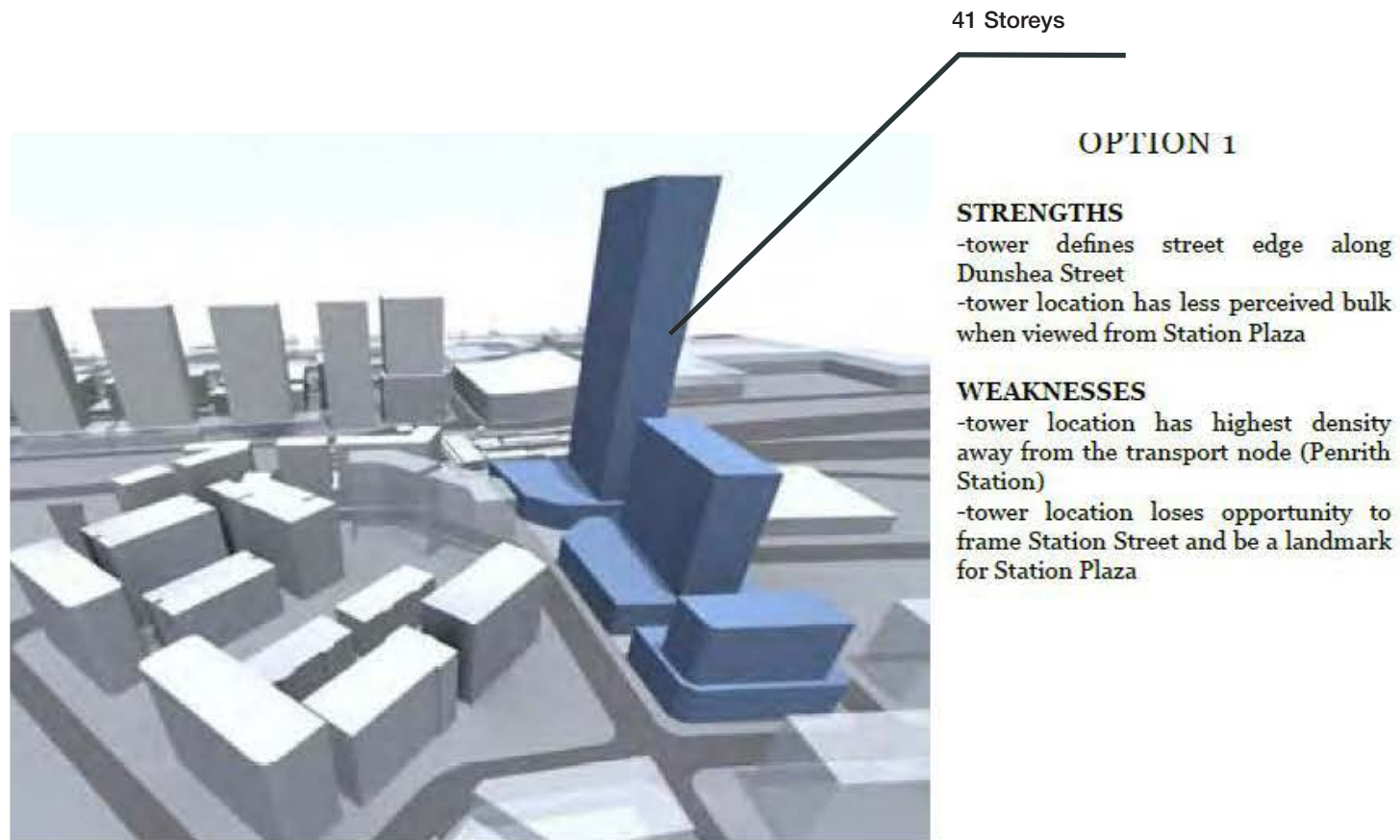


Figure 147: Development Application Option 1

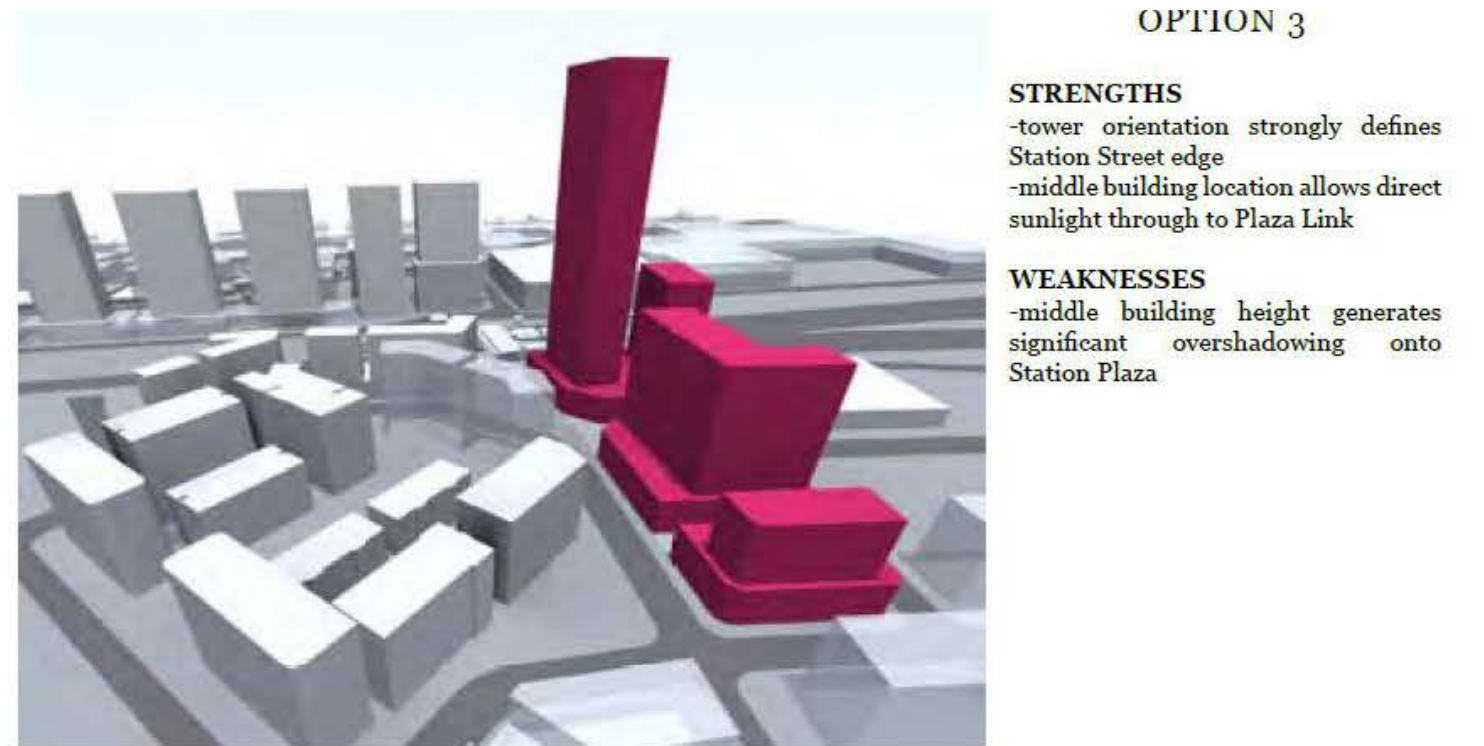


Figure 149: Development Application Option 3

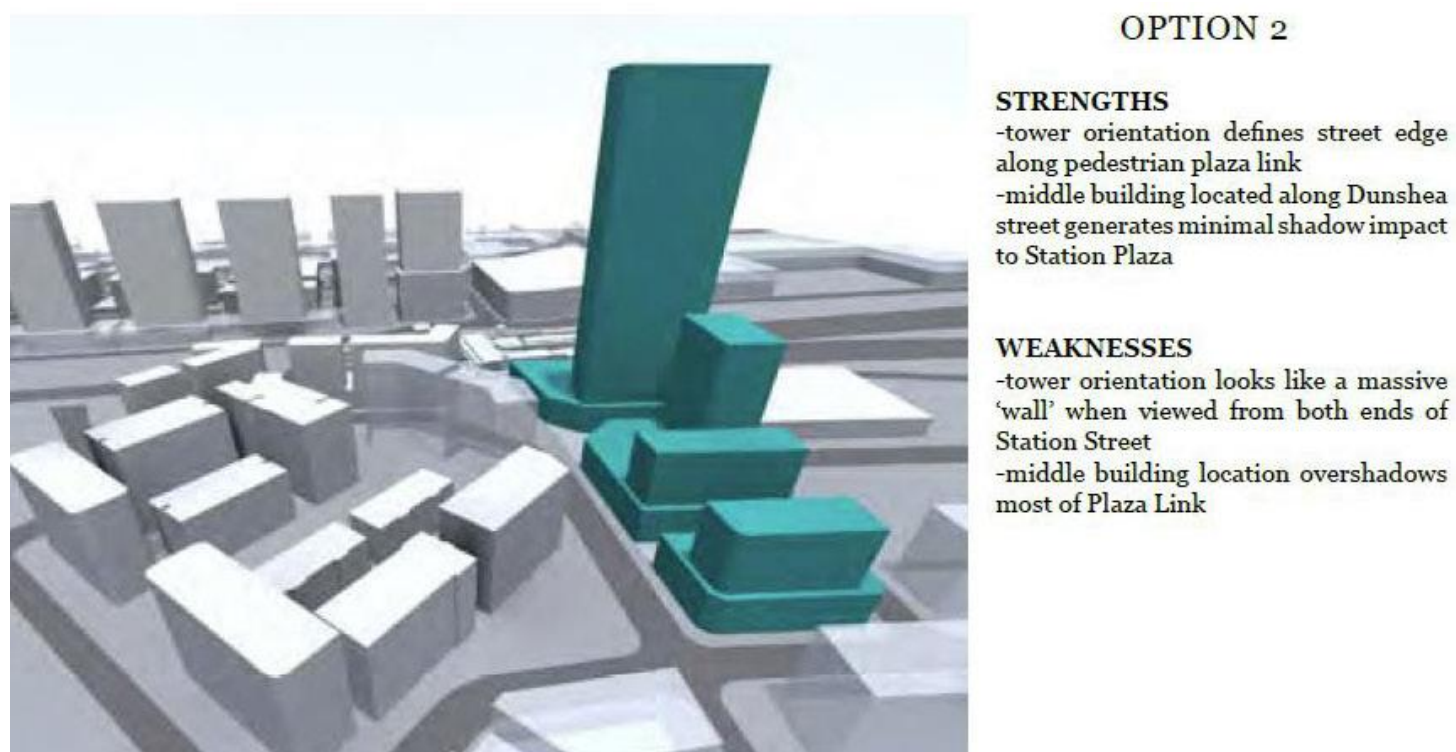


Figure 148: Development Application Option 2



Figure 150: Development Application Option 4



## 14.2 Key Site 11 | Preferred Urban Design Outcome

### Recommendations

Capture the character of Thornton in bulk and scale

Provide Parking Structure

Shared Path as per plans

Explore Option for a signature building at the Station - minimise overshadowing over the square

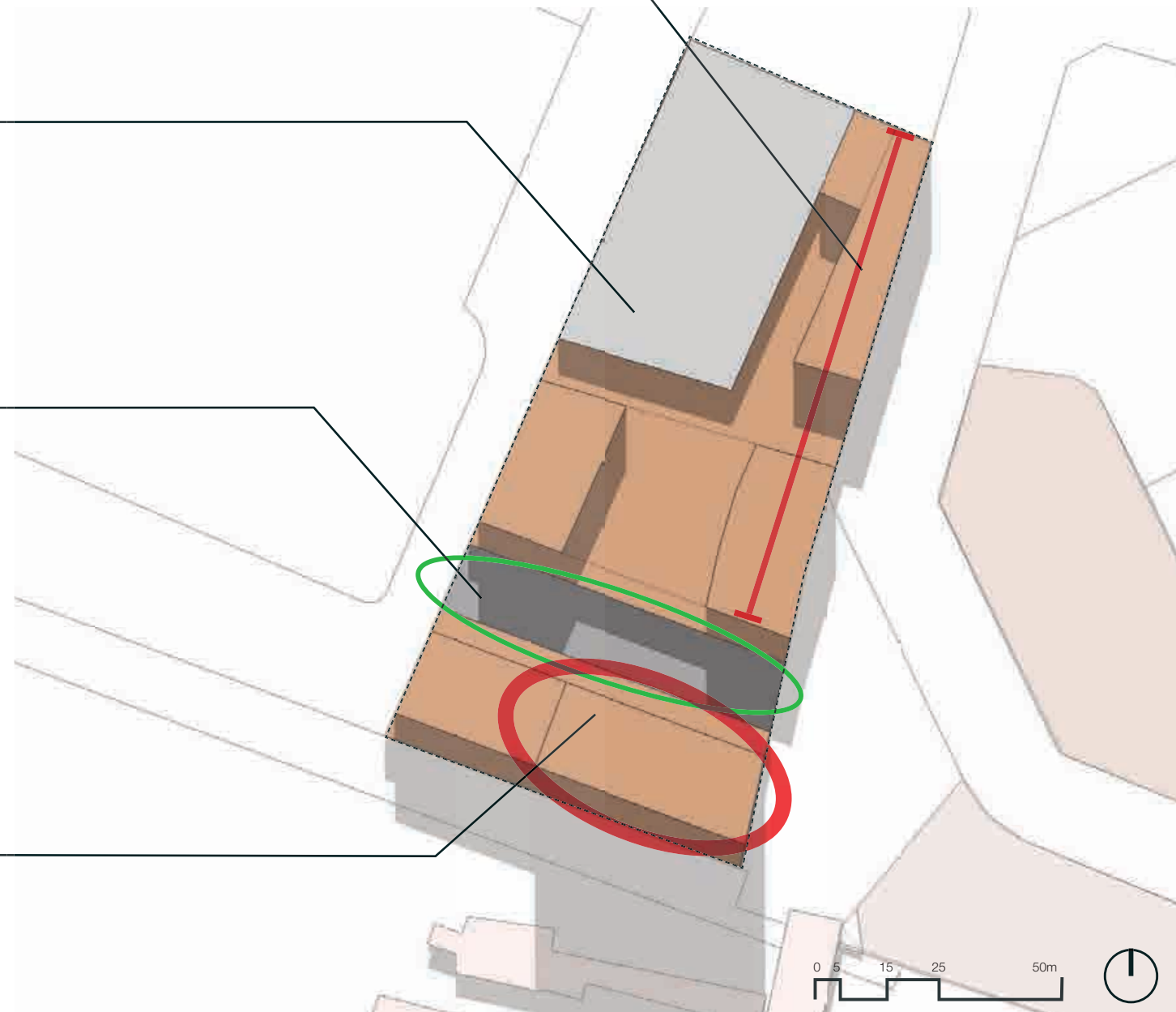


Figure 151: Site Plan of Key Site 11 Including Spatial Opportunities for Public Benefit.

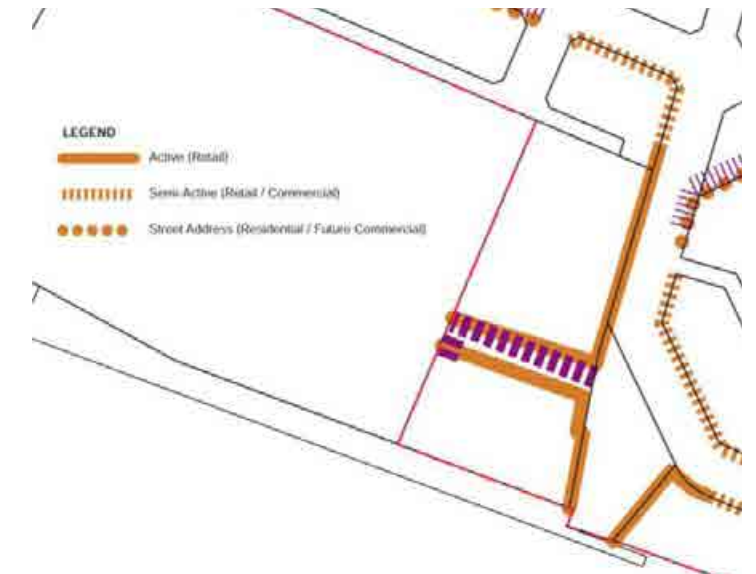


Figure 154: Penrith DCP 2014 Vol 2 - Site 11 Frontages

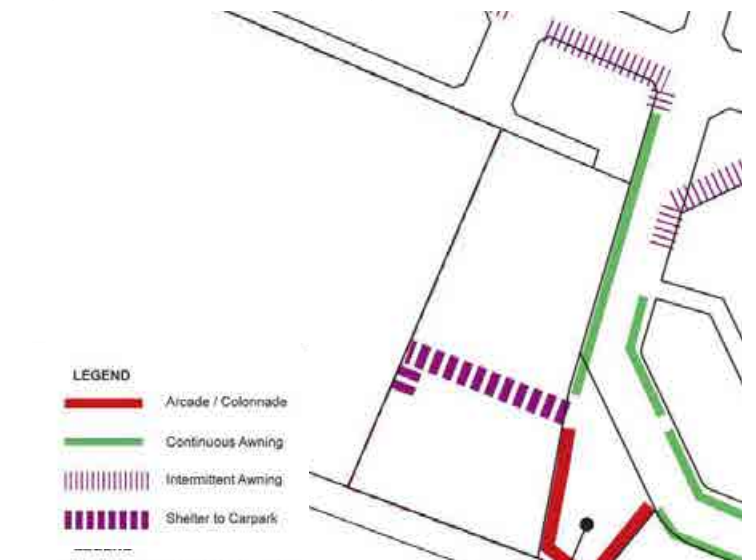


Figure 153: Penrith DCP 2014 Vol 2 - Site 11 Awnings



Figure 152: Penrith DCP 2014 Vol 2 - Site 11 Accessibility



# 14.2 Key Site 11 | UD Feasibility

Base Case

Option 1 -Precinct Identity Based

Option 2 - Height Spine

Option 3 - Point Tower



Figure 155: Elevations



Figure 156: Streetview

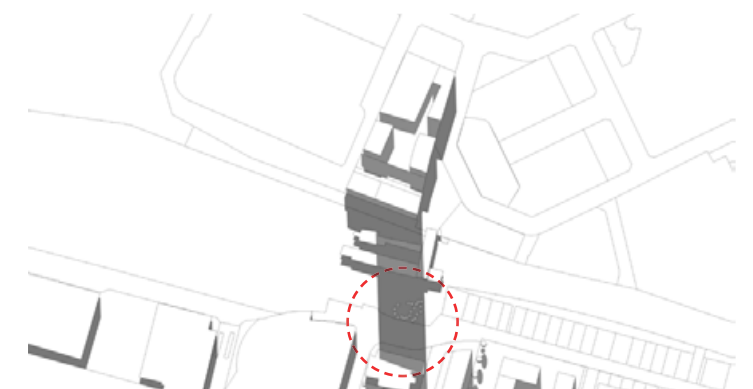
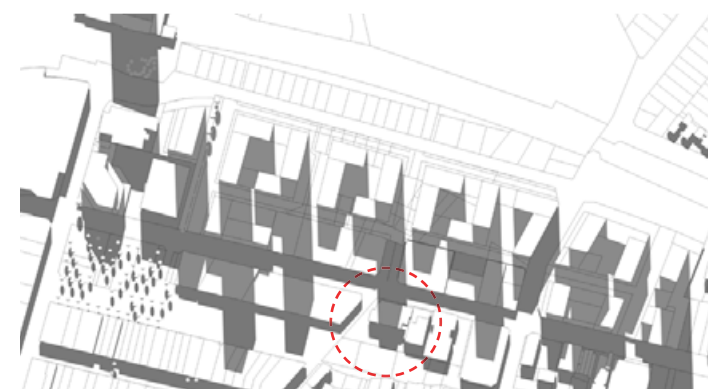
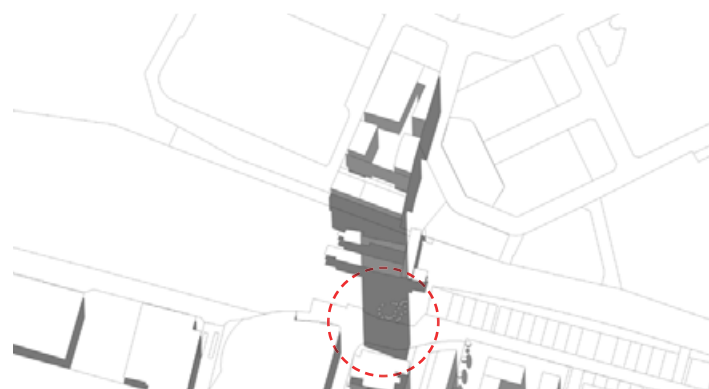


Figure 157: Solar Access at noon on the winter solstice, 21 June @ 12 pm



# 14.2 Key Site 11 | Urban Design Options Summary

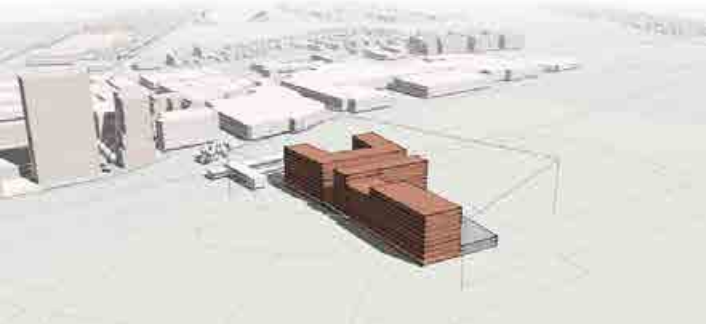
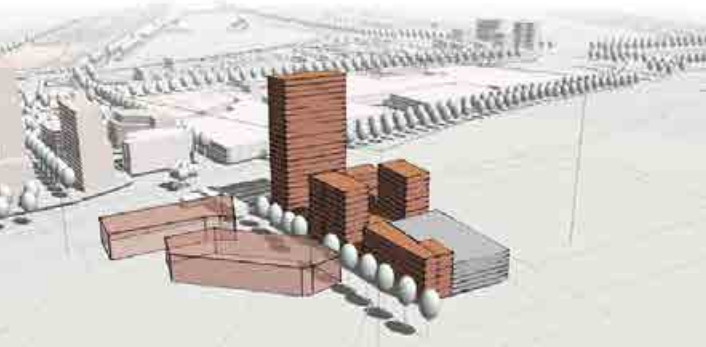
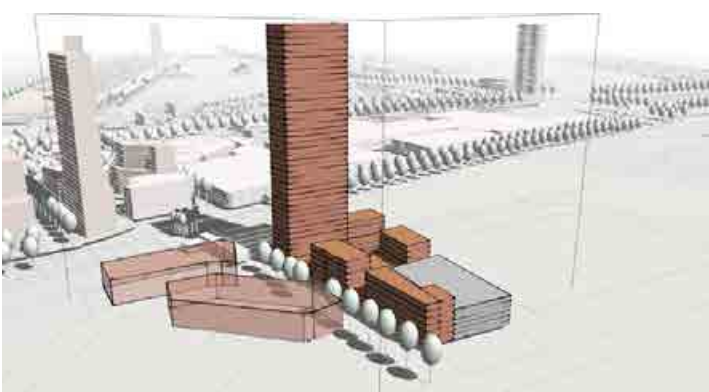
| Base Case                                                                          |                            | Option 1 - Precinct Identity Based                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Option 2 - Height Spine                                                               | Option 3 - Point Tower                                                                                                                             |
|------------------------------------------------------------------------------------|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| FSR                                                                                | Height Governed<br>3.7 :1  | 3.7 :1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4.0 :1                                                                                | 4.3 :1                                                                                                                                             |
| HOB                                                                                | GFA Governed<br><u>N/A</u> | 80.0 m - 25 stories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 80.0 m - 25 stories                                                                   | 110.0 m - 41 stories                                                                                                                               |
|   |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |    |                                                                 |
|  |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |   |                                                                |
| <b>UD Concept</b>                                                                  |                            | Optimised urban design layout with finer grained built form and connectivity.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | High Spine urban concept with spines defining urban structure and primary open spaces | Point tower concept with general midrise datum and signature towers at key points. Point towers generally increasing in height towards the centre. |
| <b>Shadow Impacts</b>                                                              |                            | Impacts largely on built form and Penrith Station.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Impacts largely on built form and Penrith Station.                                    | Impacts largely on built form and Penrith Station.                                                                                                 |
| <b>Recommendation on Urban Design Outcome:</b>                                     |                            | <ul style="list-style-type: none"><li>Increased height on this site is marking the gateway into Penrith.</li><li>Transition into the adjoining development and overshadowing need to be taken into consideration. A single tower is recommended. (Option 1 &amp; 3)</li><li>Height response towards the built form limitations at the other side of the railway (site 1, 2 and 9) should compliment eachother to ensure a balanced built form outcome into the future.</li></ul>                                                                                                       |                                                                                       |                                                                                                                                                    |
| <b>Initial assessment on market incentives</b>                                     |                            | While an additional FSR will convey value to the proponent, substantial increases to height (even if FSR is unchanged) also conveys financial benefit to the proponent. Subject to feasibility from an urban design perspective, an incentive floorspace contribution rate could be structured to also reflect the ‘value created’ by additional height. Additionally, the ability to construct deck parking (above ground) rather than basement reflects a major financial benefit to the proponent. There is good potential for an incentive floorspace contributions for this site. |                                                                                       |                                                                                                                                                    |









Figure 160: Aerial including all Preferred Urban Design Recommendations of the Key Sites



# 15.1 Overall Key Sites | Summary Table

|        | Site              | FSR     | HOB       |            | Zoning Use      | Shadow Impacts                                                                                                                                                     | Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------|-------------------|---------|-----------|------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1      | Base - Height Gov | 4.4 :1  | 56.0 m    |            | B3 - Commercial |                                                                                                                                                                    | PUBLIC BENEFIT THROUGH ADDITIONAL FSR ONLY, IS NOT FEASIBLE, HEIGHT WITH B4 REZONING AS A TOOL FOR BENEFIT IS RECOMMENDED TO INVESTIGATE                                                                                                                                                                                                                                                                                                                                                                                             |
|        | Base - GFA Gov    | 4.0 :1  | 52.0 m    |            |                 |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|        | 1 - Optimised     | 4.2 :1  | 48.0 m    | 13 stories | B3 Maintained   | Impacts largely on built form and Henry St. Low rise datum already shades Henry St.                                                                                | > The uplift to a higher FSR could provide for an improved public domain on all four sides of the building including a New Street from Henry Street to Belmore Street. This future street would be on Site 9.<br>> A new FSR between 4.2:1 and 7.3:1 (Option 1 & 2) can prevent negative solar impacts on the future corner park and New Street.                                                                                                                                                                                     |
|        | 2 - High Spine    | 7.3 :1  | 91.0 m    | 25 stories | B3 Maintained   | Impacts largely on built form and Henry St. Low rise datum already shades Henry St.                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|        | 3 - Point Towers  | 10.0 :1 | 127.0 m   | 35 stories | B3 Maintained   | Impacts largely on built form and Henry St. Low rise datum already shades Henry St.                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 2      | Base - Height Gov | 3.9 :1  | 32.0 m    |            | B3 - Commercial |                                                                                                                                                                    | PUBLIC BENEFIT DOES NOT SEEM FEASIBLE AT THIS TIME AS THERE IS NOT MUCH DEMAND FOR COMMERCIAL SPACE- REZONING IS UNLIKELY TO HAPPEN                                                                                                                                                                                                                                                                                                                                                                                                  |
|        | Base - GFA Gov    | 4.0 :1  | 30.0 m    |            |                 |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|        | 1 - Optimised     | 4.2 :1  | 30.0 m    | 8 stories  | B3 Maintained   | Impacts largely on Henry St. and new city park. Low rise datum already shades new city park.                                                                       | > The uplift to a higher FSR could provide for an improved public domain on all four sides of the building including a New Street from Henry Street to Belmore Street. This future street would be on Site 9.<br>> A new FSR between 4.2:1 and 7.3:1 (Option 1 & 2) can prevent negative solar impacts on the future corner park and New Street.                                                                                                                                                                                     |
|        | 2 - High Spine    | 4.6 :1  | 33.0 m    | 9 stories  | B3 Maintained   | Impacts largely on Henry St. and new city park. Low rise datum already shades new city park.                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|        | 3 - Point Towers  | 5.8 :1  | 44.0 m    | 12 stories | B3 Maintained   | Impacts largely on Henry St. and new city park. Low rise datum already shades new city park. Greater shadow impact on new city park therefore not feasible.        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 9      | Height Governed   | 3.5 :1  | 24/80.0 m |            | B3 - Commercial |                                                                                                                                                                    | PUBLIC BENEFIT DOES NOT SEEM FEASIBLE AT THIS TIME AS THERE IS NOT MUCH DEMAND FOR COMMERCIAL SPACE- REZONING IS UNLIKELY TO HAPPEN                                                                                                                                                                                                                                                                                                                                                                                                  |
|        | GFA Governed      | 4.0 :1  | 88.0 m    |            |                 |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|        | 1 - Optimised     | 4.2 :1  | 91.0 m    | 25 stories | B3 Maintained   | Impacts largely on built form and Henry St. Low rise datum already shades Henry St.                                                                                | > The uplift to a higher FSR will allow for higher towers, not more quantity of towers. A slight increase of 0.2:1 FSR can ensure a design excellence outcome.<br>> As the site is in fragmented ownership, an offset of FSR for part of the site can create an incentive for development, if height restrictions are removed. Higher built form will also promote a landmark outcome around the station gateway (Option 3).<br>> Improve visual and physical connections from Belmore Street to Henry Street. Widen Belmore Street. |
|        | 2 - High Spine    | 4.2 :1  | 127.0 m   | 35 stories | B3 Maintained   | Impacts largely on built form and Henry St. Low rise datum already shades Henry St.                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|        | 3 - Point Towers  | 4.2 :1  | 163.0 m   | 45 stories | B3 Maintained   | Impacts largely on built form and Henry St. Low rise datum already shades Henry St.                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 3 & 10 | Height Governed   | 2.2 :1  | 24.0 m    |            | B4 - Mixed Use  |                                                                                                                                                                    | PUBLIC BENEFIT THROUGH ADDITIONAL FSR IS POSSIBLE - FURTHER INVESTIGATION IN STAGE 2 IS RECOMMENDED                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|        | GFA Governed      | 3.0 :1  | 36.0 m    |            |                 |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|        | 1 - Optimised     | 3.2 :1  | 52.0 m    | 16 stories | B4 Maintained   | Minor impacts largely on built form and Henry St. Low rise residential properties south of Union St.                                                               | > The uplift to a higher FSR creates limited opportunity for public domain considering the increased density and limited open space in the direct vicinity.<br>> A slight increase in FSR can allow for a tall tower built form, including design excellence, that can mark the gateway from Mulgoa Road into High Street. Height restrictions are not necessary on Site 3 if a solar impact study is performed.<br>> Height for Site 10 should not exceed 9 Stories (39.0m) to ensure a transition zone.                            |
|        | 2 - High Spine    | 3.4 :1  | 80.0 m    | 25 stories | B4 Maintained   | Minor impacts largely on built form and Henry St. Low rise residential properties south of Union St.                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|        | 3 - Point Towers  | 3.6 :1  | 116.0 m   | 32 stories | B4 Maintained   | Larger impacts largely on built form and Henry St. Low rise residential properties south of Union St. due to iconic tower. Impacts likely to make this unfeasible. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 4      | Height Governed   | 2.8 :1  | 24.0 m    |            | B4 - Mixed Use  |                                                                                                                                                                    | PUBLIC BENEFIT THROUGH ADDITIONAL FSR OPTIONAL - MORE SOLAR ACCESS AND VISUAL AMENITY STUDY DURING THE DA PHASE IS REQUIRED - FURTHER FINANCIAL INVESTIGATION IN STAGE 2 OF THIS STUDY IS RECOMMENDED                                                                                                                                                                                                                                                                                                                                |
|        | GFA Governed      | 3.4 :1  | 30.0 m    |            |                 |                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|        | 1 - Optimised     | 3.5 :1  | 30.0 m    | 12 stories | B4 Maintained   | Minor impacts largely on built form and High St. Shadows impact open space at school.                                                                              | > The uplift to a higher FSR will have negative impact on the school site.<br>> No height restrictions will ensure the possibility of a landmark building (Option 1)                                                                                                                                                                                                                                                                                                                                                                 |
|        | 2 - High Spine    | 3.6 :1  | 45.0 m    | 14 stories | B4 Maintained   | Minor impacts largely on built form and High St. Shadows impact open space at school. School impact likely to be great.                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|        | 3 - Point Towers  | 4.7 :1  | 80.0 m    | 25 stories | B4 Maintained   | Minor impacts largely on built form and High St. Shadows impact open space at school. School impact to be great.                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |



# 15.1 Overall Key Sites | Summary Table

|    |                  | FSR    | HOB       |            | Zoning Use        | Shadow Impacts                                                                                                                                                         | Recommendation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----|------------------|--------|-----------|------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5  | Height Governed  | 1.2 :1 | 20.0 m    |            | B4 - Mixed Use    |                                                                                                                                                                        | PUBLIC BENEFIT IS UNLIKELY TO TAKE OFF ON THE ENTIRE SITE AT THIS TIME DUE TO THE SUCCESSFUL SHOPPING CENTRE AND PARKING REQUIREMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|    | GFA Governed     | 1.5 :1 | 27.0 m    |            |                   |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|    | 1 - Optimised    | 1.6 :1 | 30.0 m    | 9 stories  | B4 Maintained     | Impacts of taller spine largely falls on site.                                                                                                                         | > The uplift to a higher FSR will strengthen the extended CBD of Penrith to the south.<br>An FSR of 2.0:1 in Option 3 is feasible as an urban design outcome.<br>> The predominant building height should be 8 storeys (26.0m), additional height can be absorbed in 1 or 2 point towers marking the bend in Station Street.<br>> Built form along Woodriff St can't exceed the existing 20.0m HOB transition.<br>> Additional east-west connections are recommended.<br>> Additional pocket parks, plaza and other open space are recommended.                                                  |
|    | 2 - High Spine   | 1.8 :1 | 80.0 m    | 25 stories | B4 Maintained     | Impacts of taller spine largely falls on site.                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|    | 3 - Point Towers | 2.0 :1 | 110.0 m   | 35 stories | B4 Maintained     | Impacts of iconic tower largely falls on site.                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 6  | Height Governed  | 1.7 :1 | 20/24.0 m |            | R4 - High Density |                                                                                                                                                                        | PUBLIC BENEFIT THROUGH A SLIGHT UPLIFT OF FSR IS POSSIBLE - FURTHER INVESTIGATION IN STAGE 2 IS RECOMMENDED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|    | GFA Governed     | 2.0 :1 | 33.0 m    |            | Residential       |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|    | 1 - Optimised    | 2.0 :1 | 48.0 m    | 15 stories | R4 Maintained     | Impacts of taller spine largely fall on site.                                                                                                                          | > The uplift to a higher FSR will allow for higher towers. A slight increase of 0.2:1 FSR can ensure a design excellence outcome.<br>> An incentive for development can be created if height restrictions are removed.<br>> Higher built form can promote a landmark outcome (Option 3).<br>> The predominant built form should not exceed 8 stories to ensure a well scaled streetscape. A transition zone along Woodriff Street is recommended.<br>> A high quality centrally located Open Space is recommended.<br>> Visual and physical connectivity from Woodriff Street to Station Street. |
|    | 2 - High Spine   | 2.3 :1 | 64.0 m    | 20 stories | R4 Maintained     | Minor impacts largely on built form on Jamison Rd and low rise residential properties south.                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|    | 3 - Point Towers | 2.3 :1 | 110.0 m   | 35 stories | R4 Maintained     | Minor impacts largely on built form on Jamison Rd and low rise residential properties south. Iconic tower shadow likely to make unfeasible.                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 7  | Height Governed  | 5.0 :1 | 24/32.0 m |            | B4 - Mixed Use    |                                                                                                                                                                        | PUBLIC BENEFIT THROUGH ADDITIONAL FSR IS POSSIBLE - FURTHER INVESTIGATION IN STAGE 2 IS RECOMMENDED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|    | GFA Governed     | 3.5 :1 | 32.0 m    |            |                   |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|    | 1 - Optimised    | 3.7 :1 | 32.0 m    | 9 stories  | B4 Maintained     | Minor impacts largely on built form and Henry St. Low rise properties south of Henry St. Base case already shades Henry St.                                            | > The uplift to a higher FSR can ensure a design excellence outcome and an offset for an improved public domain.<br>> An improved public domain can incorporate better physical and visual connections from Henry Street to North Street.<br>> A point tower (Option 3) is not necessary as this site is not part of a major gateway.<br>> However the bridge at Evan Street over the rail could potentially justify marking this area.<br>> Reinforce the visual connection from Hemmings Street over the railway through the site.                                                             |
|    | 2 - High Spine   | 4.0 :1 | 32.0 m    | 9 stories  | B4 Maintained     | Minor impacts largely on built form and Henry St. Low rise properties south of Henry St. Base case already shades Henry St.                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|    | 3 - Point Towers | 4.6 :1 | 80.0 m    | 25 stories | B4 Maintained     | Minor impacts largely on built form and Henry St. Low rise properties south of Henry St. Base case already shades Henry St. Iconic tower shadow largely on built form. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 8  | Height Governed  | 3.9 :1 | 24/56.0 m |            | B3 - Commercial   |                                                                                                                                                                        | PUBLIC BENEFIT THROUGH ADDITIONAL FSR ONLY, IS NOT FEASIBLE. RECOMMENDED TO INVESTIGATE HEIGHT & B4 REZONING FOR PUBLIC BENEFIT                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|    | GFA Governed     | 4.0 :1 | 59.0 m    |            |                   |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|    | 1 - Optimised    | 4.0 :1 | 66.0 m    | 18 stories | B3 Maintained     | Impacts largely on built form and Henry St. Low rise datum already shades Henry St.                                                                                    | > The uplift to a higher FSR is hard to achieve as the site already has significant controls.<br>> A wider height zone without height limitations is recommended for a better built form outcome and possible and further public benefits.<br>> Transition to Henry Street including setbacks, as in the current DCP, is recommended ensuring a continuous streetscape and built form along Henry Street.<br>> A physical and visual connection from Henry Street to North Street.<br>> Improve accessibility into the site that responds to Site 9.                                             |
|    | 2 - High Spine   | 4.0 :1 | 91.0 m    | 25 stories | B3 Maintained     | Impacts largely on built form and Henry St. Low rise datum already shades Henry St.                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|    | 3 - Point Towers | 4.0 :1 | 109.0 m   | 30 stories | B3 Maintained     | Impacts largely on built form and Henry St. Low rise datum already shades Henry St.                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 11 | Height Governed  | 3.7 :1 | 32.0 m    |            | B2 - Local Centre |                                                                                                                                                                        | PUBLIC BENEFIT THROUGH ADDITIONAL HEIGHT IS POSSIBLE - FURTHER INVESTIGATION IN STAGE 2 IS RECOMMENDED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|    | GFA Governed     | 0.0 :1 | na        |            |                   |                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|    | 1 - Optimised    | 3.7 :1 | 80.0 m    | 25 stories | B2 Maintained     | Impacts largely on built form and Penrith Station.                                                                                                                     | > Increase height on this site to mark the gateway into Penrith.<br>> Transition into the adjoining development, and overshadowing, need to be taken into consideration. A single tower is recommended. (Option 1 & 3)<br>> Height response on Site 11 should complement built form on the other side of the railway (Sites 1, 2 and 9) to ensure a balanced cityscape into the future.                                                                                                                                                                                                          |
|    | 2 - High Spine   | 4.0 :1 | 80.0 m    | 25 stories | B2 Maintained     | Impacts largely on built form and Penrith Station.                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|    | 3 - Point Towers | 4.3 :1 | 110.0 m   | 41 stories | B2 Maintained     | Impacts largely on built form and Penrith Station.                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |







## 15.2 Overall Key Sites | Next Steps

Next steps for the study include:

- Stage 2: Market Analysis AEC

To survey Public Benefit levy models and to recommend preferred approach, the options of Stage 1 will be market-tested by the AEC Group and their 'pros' and 'cons' assessed. A bonus square meter floor area value will be established for residential development in the Centre and the impact on the market and on development feasibility assessed. The study recommendations will be presented to Council and summarised in a succinct report.

- Stage 3

CM<sup>+</sup> will draft, refine and finalise a Public Benefits Policy (PBP) to support an FSR Bonus clause within Penrith LEP 2010. The preparation of a PBP will only proceed once Council has publicly exhibited a Planning Proposal to insert the proposed LEP clause. The PBP will provide guidance to Council DA assessors and to proponents, on how to access the bonus FSR as well as identifying Council's preferred public benefits.



Figure 161: Precedent Density for Penrith - Proposed Residential Apartments in Victoria Park



Figure 162: Precedent Density for Penrith - Proposed Residential Apartments in Eastwood