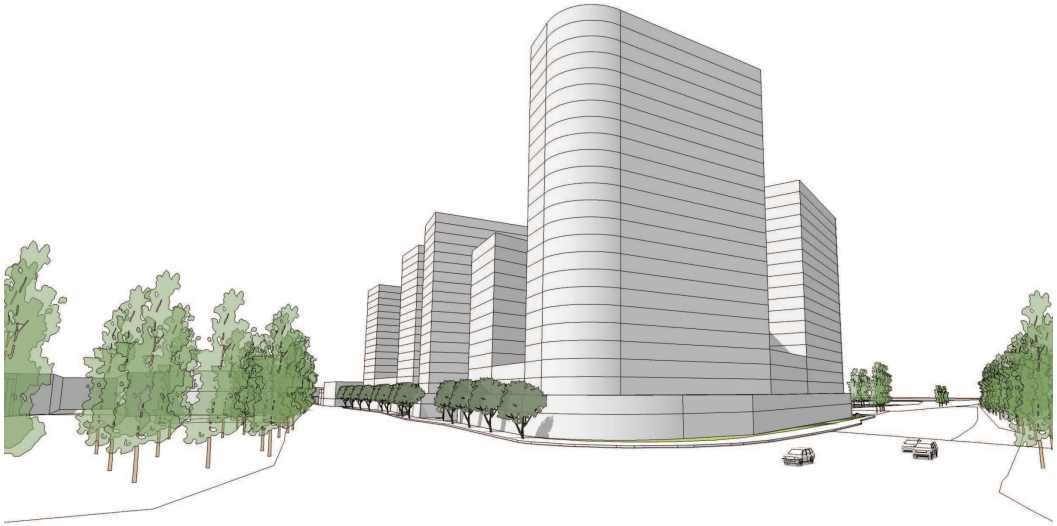
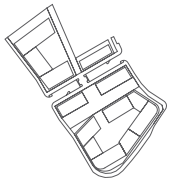
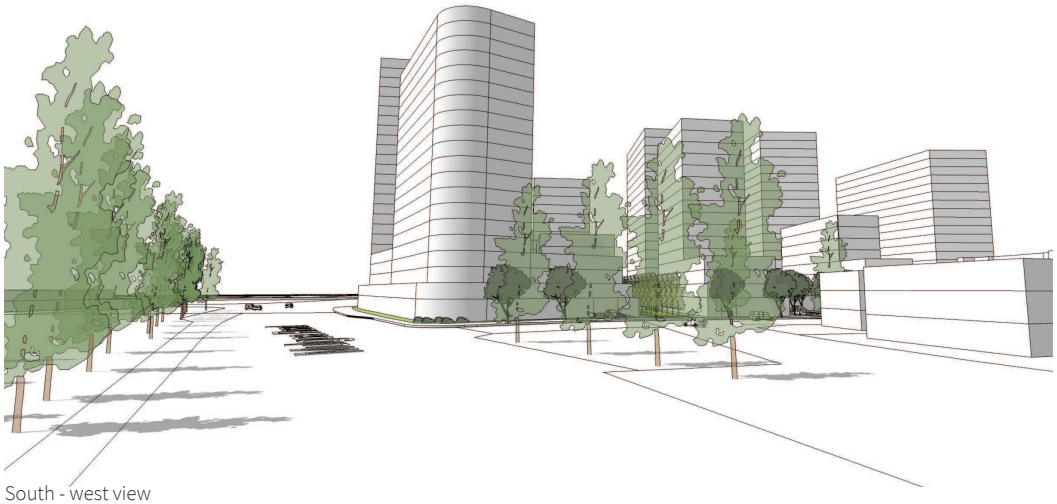
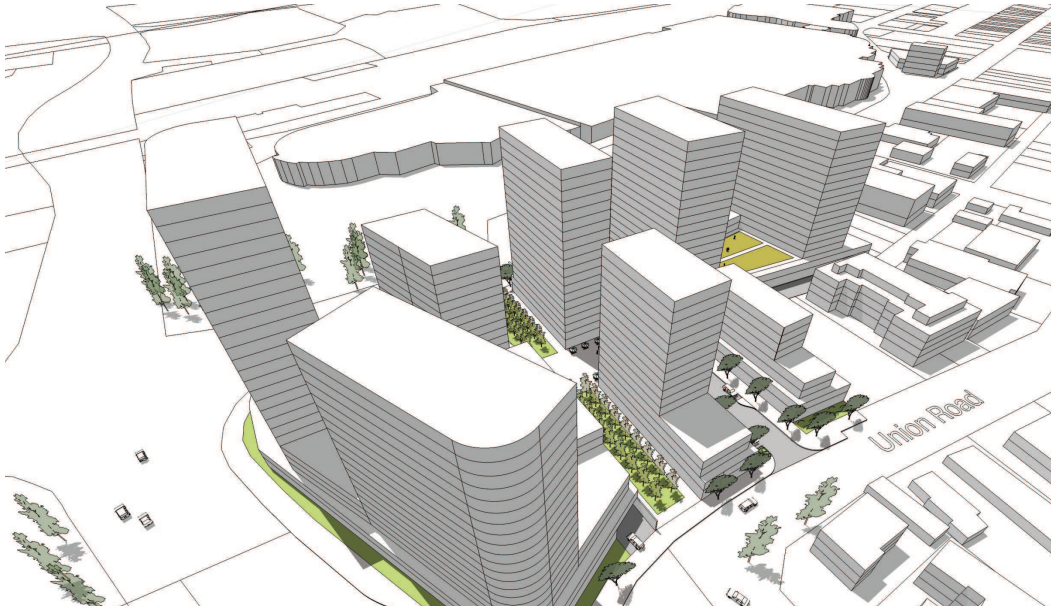


North - west view

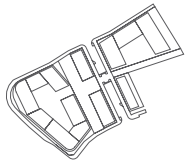




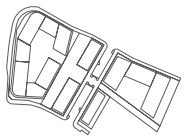
South - west view



South - west view

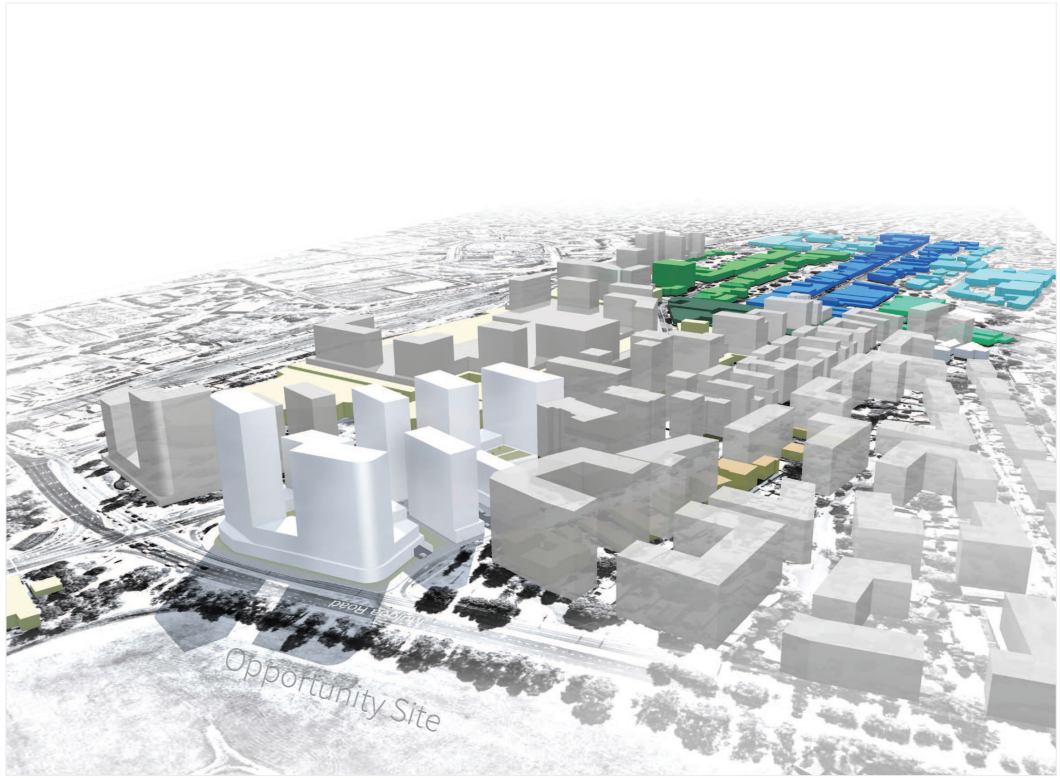


South - east view



The Site in the context of surrounding existing development

- Proposal
- Mixed Use Intensification
- Residential Transition Area
- Residential Intensification
- Transitional Area
- Commercial Core Intensification
- Community Hub
- City Fringe
- Historic Core



The Site in the context of surrounding potential development

- Proposal
- Mixed Use Intensification
- Residential Transition Area
- Residential Intensification
- Transitional Area
- Commercial Core Intensification
- Community Hub
- City Fringe
- Historic Core
- Potential Future Buildings

10 Proposal Urban Character

The Site is united in three parts around the north-south alignment of Eat Street and The Grove. It is one site but the disposition of activity upon it is varied.

Eat Street and The Grove

Eat Street will have the character of a vibrant place for pedestrians with cafes and outdoor seating. In contrast to it, The Grove will have the character of quiet repose for residents and visitors in a garden setting.

Residential buildings are proposed with ground floor retail frontages onto Eat Street and The Grove. We anticipate that a retail tenancy will open east and west to both Eat Street and The Grove. The architectural design of buildings that look both ways to The Grove and to Eat Street should be a sophisticated blend of the character of the two frontages.

Union Square

Like the buildings between The Grove and Eat Street, Union Square is proposed to moderate between the distinct retail vibrancy on Eat Street and the gardenesque repose of The Grove. As the buildings will architecturally blend these two distinct characters, Union Square will be designed as a landscape blend of Eat Street vibrancy and The Grove gardenesque repose.

Communal Open Space and Union Lane

Union Square extends west to a large communal open space traversed by paths with seating, lighting, lawn and garden. An investigation of the micro-climate within the Communal Open Space should avail of its most pleasant aspects for the use of residents. It should also be available to the public. Our goal for the Communal Open Space is to provide a semi-enclosed space overlooked by residences. It should provide a place of tranquillity where people are not subject to unpleasant sensory experiences such as noise, glare, sun, wind and cold.

The buildings that surround the western open space range in height between four and twenty-five storeys. They are arranged to provide good solar access from the north into the communal open space.

East of Union Square we propose a second communal open space as a counterpart of the western communal open space. It has buildings of similar size, between 4 and 25 storeys. However its area is approximately half of the western open space. It adds width to the existing (narrow) Union Lane. Buildings are proposed to provide good solar access into the eastern communal open space.

Buildings

The architectural character of buildings should be similar to convey a wholeness to the site, but varied as they adopt the distinct character of their different settings. Along High Street we propose five residential towers that vary at 25, 14, 20, 20 and 18 storeys. All are generally aligned North-South. They are paired in the East and West – which should be explored architecturally as having similar but different aesthetic characteristics.

The character of the central 20-storey tower that stands alone between The Grove and Eat Street is discussed above as having a dual frontage. Its architectural character should be explored as representing that duality. The central buildings are paired north-south as 20- and 16-storey buildings separated by Union Square. These buildings should develop related but distinctly different architectural character.

Streets

The arterial roads Mulga Road and High Street meet in a large intersection north-west of the site. We propose to match the prominence of the intersection with a 25-storey iconic tower in the north-west of the site. The Mulga Road and High Street frontages will have large-format retail tenancies. We propose a landscape margin inside the property boundary to moderate between the edge of road and the retail interior.

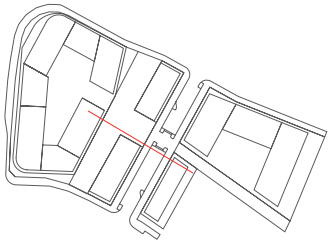
Eat Street is proposed as a slow street with kerb-side parking that moderates between moving lanes and alfresco seating. Street trees should be designed to further enhance the pedestrian character.

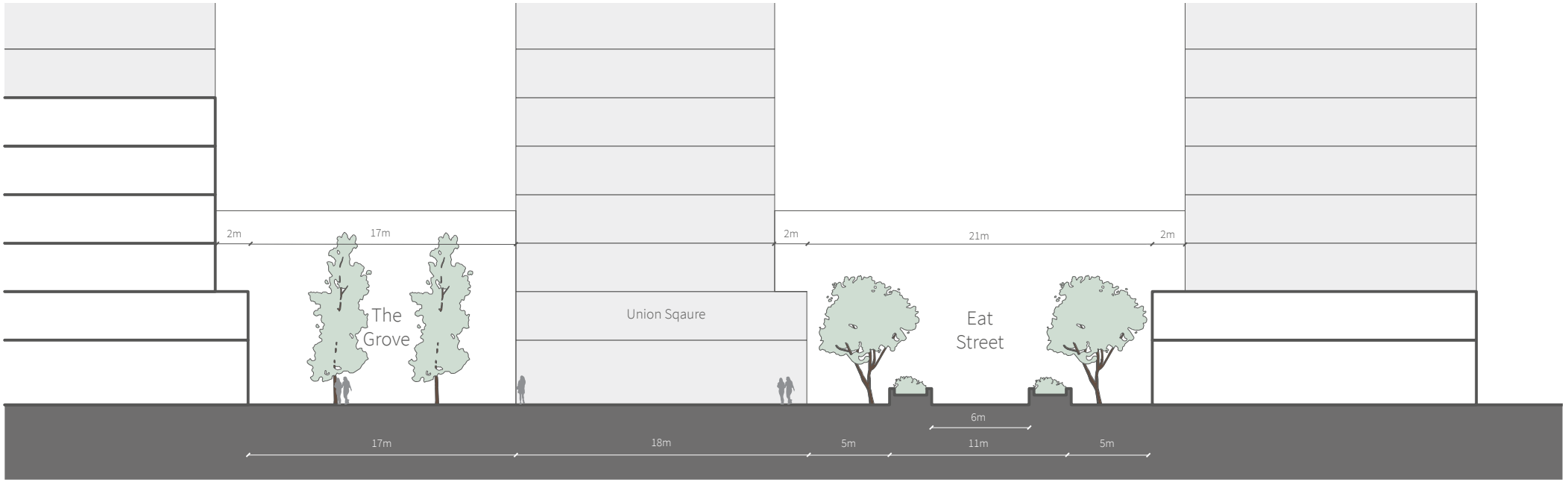
Union Lane exists as a narrow lane that will benefit from the appearance of widening created by communal open space to the north.

Example of the potential development of Eat Street

Example of the potential development of The Grove

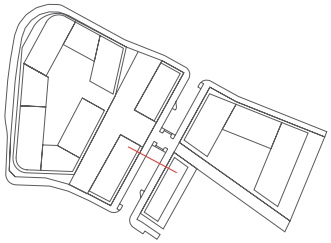
11 Site Section - Eat Street and The Grove





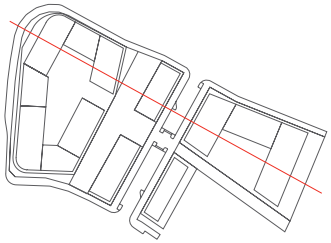
Proposal Section along Union Lane

11 Site Section - Eat Street and The Grove



Potential development of Eat Street

11 Site Section - Eat Street and The Grove



Section along Union Lane

12 Shadow Analysis

High Street Penrith - Winter Solstice

9:00AM - Winter Solstice (21st June)

9:30AM - Winter Solstice (21st June)

10:00AM - Winter Solstice (21st June)

10:30AM - Winter Solstice (21st June)

11:00AM - Winter Solstice (21st June)

11:30AM - Winter Solstice (21st June)

12:00PM - Winter Solstice (21st June)

LEGEND

- Site Boundary
- Shadows of Envelopes
- Shadow of Proposed Envelopes beyond Site Boundary

Note: The illustrated shadows are generated by the building's envelopes, 25% larger than the final building

High Street Penrith - Winter Solstice

12:30PM - Winter Solstice (21st June)

1:00PM - Winter Solstice (21st June)

1:30PM - Winter Solstice (21st June)

2:00PM - Winter Solstice (21st June)

2:30PM - Winter Solstice (21st June)

3:00PM - Winter Solstice (21st June)

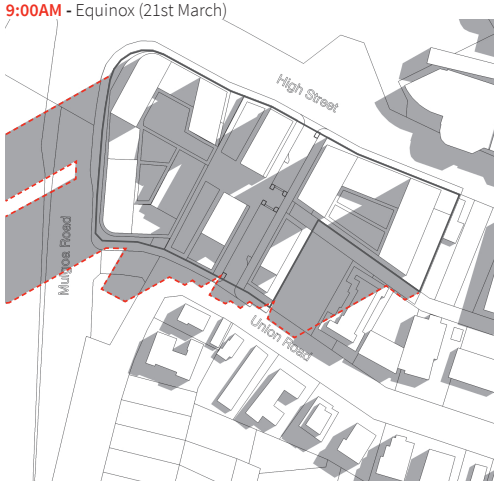
Note: The illustrated shadows are generated by the building's envelopes, 25% larger than the final building

LEGEND

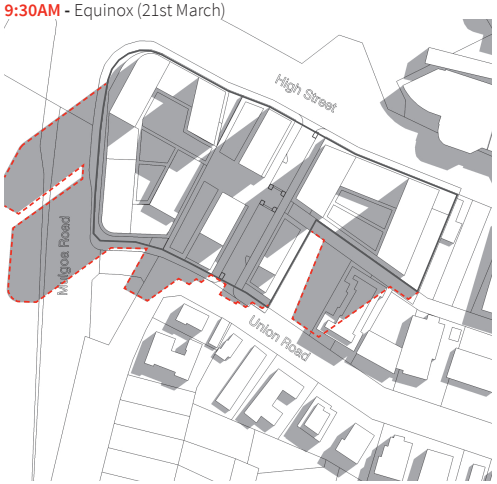
- **Site Boundary**
- **Shadows of Envelopes**
- **Shadow of Proposed Envelopes beyond Site Boundary**

High Street Penrith - Equinox

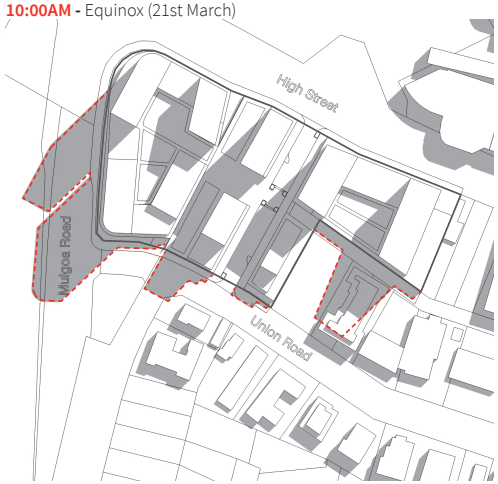
9:00AM - Equinox (21st March)



9:30AM - Equinox (21st March)



10:00AM - Equinox (21st March)



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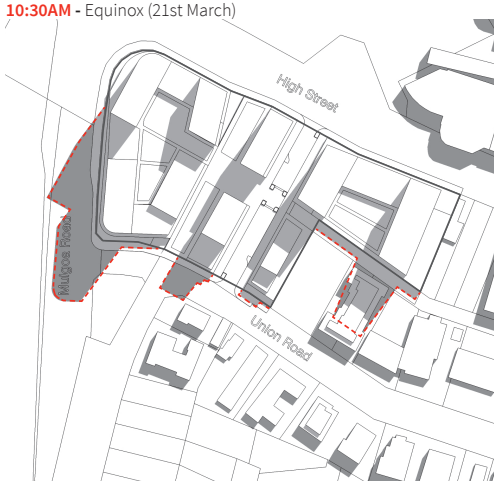
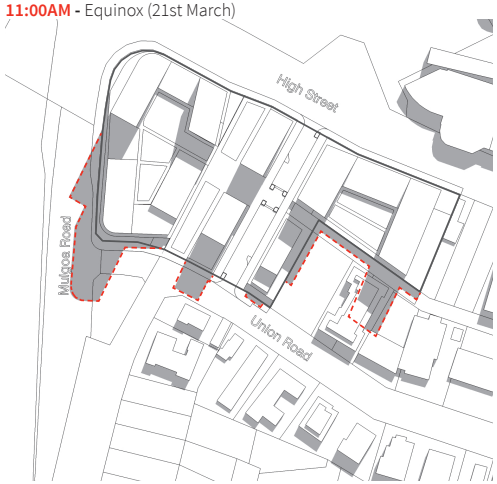
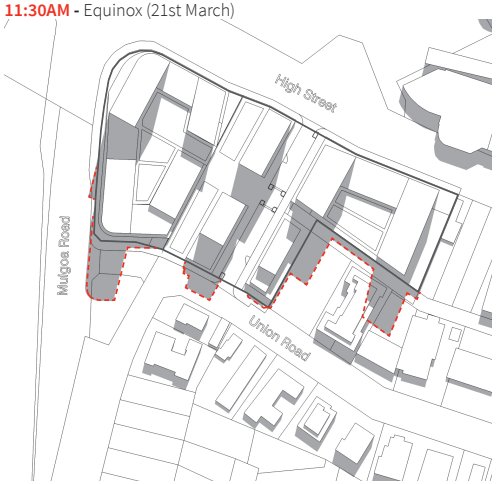


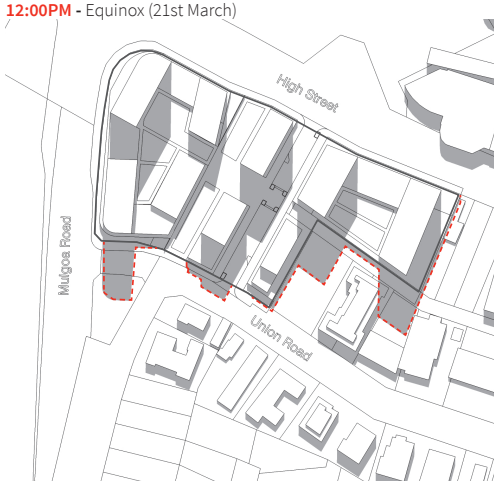
11:00AM - Equinox (21st March)



11:30AM - Equinox (21st March)



12:00PM - Equinox (21st March)



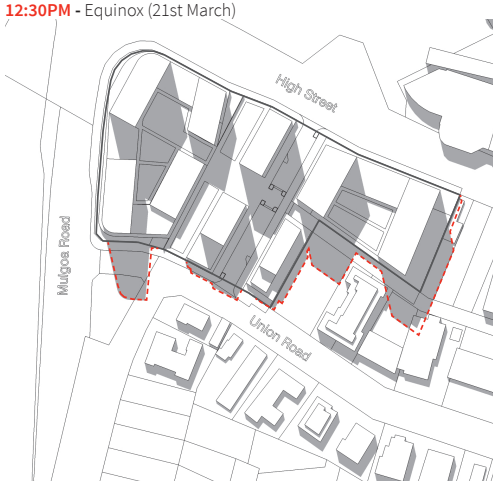
LEGEND

- Site Boundary
- Shadows of Envelopes
- Shadow of Proposed Envelopes beyond Site Boundary

Note: The illustrated shadows are generated by the building's envelopes, 25% larger than the final building

High Street Penrith - Equinox

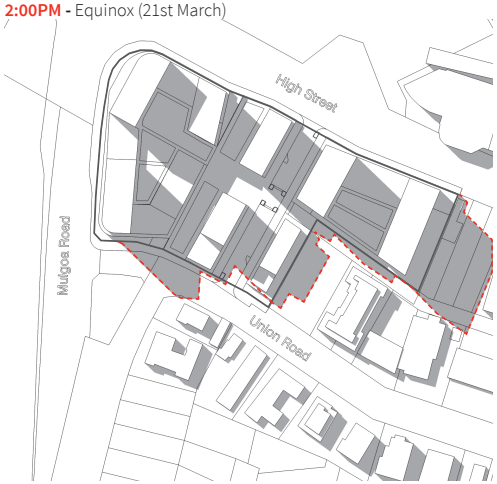
12:30PM - Equinox (21st March)



1:00PM - Equinox (21st March)

1:30PM - Equinox (21st March)

2:00PM - Equinox (21st March)



2:30PM - Equinox (21st March)

3:00PM - Equinox (21st March)

Note: The illustrated shadows are generated by the building's envelopes, 25% larger than the final building

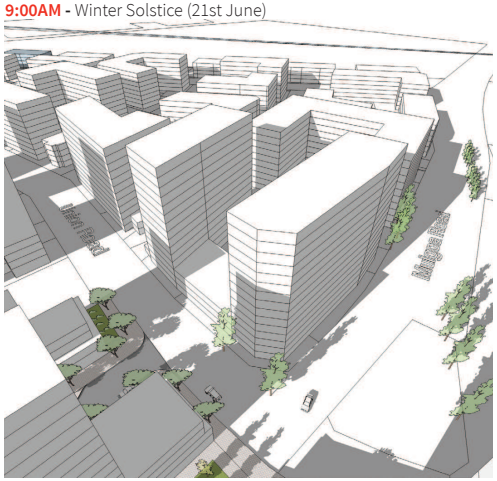
LEGEND

- **Site Boundary**
- **Shadows of Envelopes**
- **Shadow of Proposed Envelopes beyond Site Boundary**

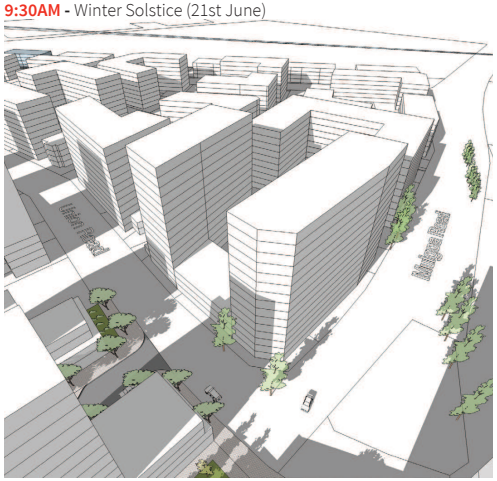
13 Shadow Analysis on Future Use

High Street Penrith - Winter Solstice

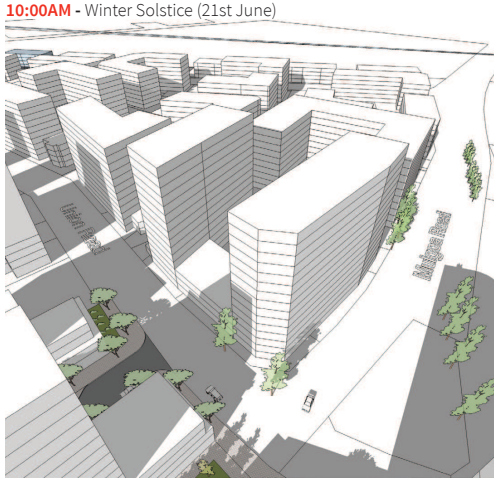
9:00AM - Winter Solstice (21st June)



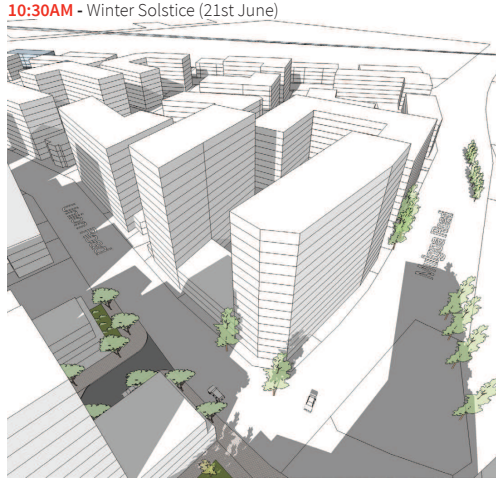
9:30AM - Winter Solstice (21st June)



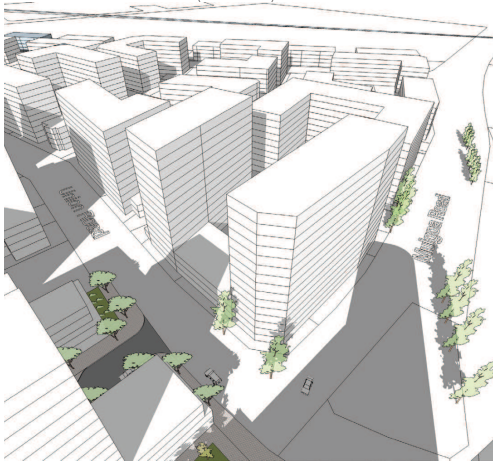
10:00AM - Winter Solstice (21st June)



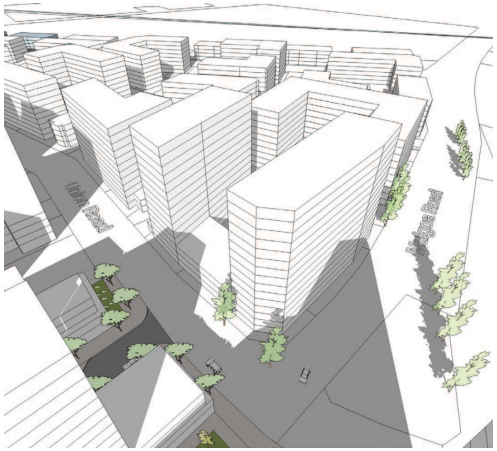
10:30AM - Winter Solstice (21st June)



11:00AM - Winter Solstice (21st June)



11:30AM - Winter Solstice (21st June)



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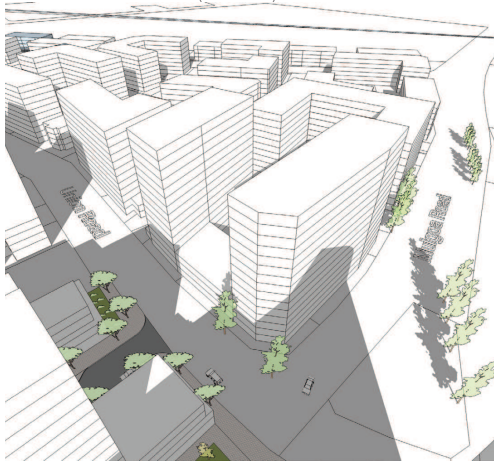
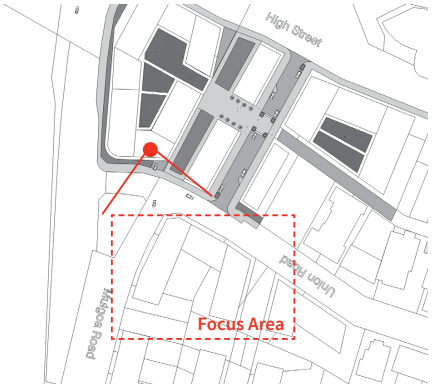


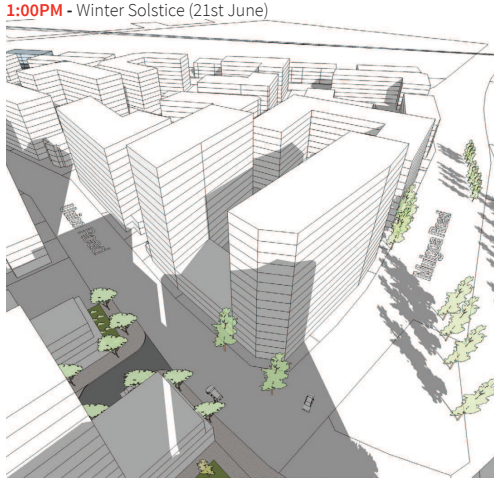
Note: The illustrated shadows are generated by the building's envelopes, 25% larger than the final building



High Street Penrith - Winter Solstice

12:30PM - Winter Solstice (21st June)

1:00PM - Winter Solstice (21st June)

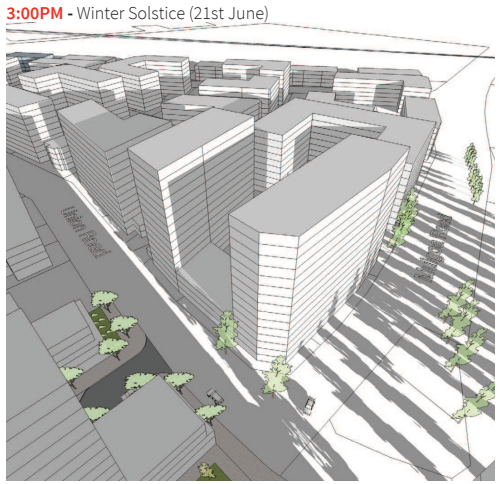


1:30PM - Winter Solstice (21st June)

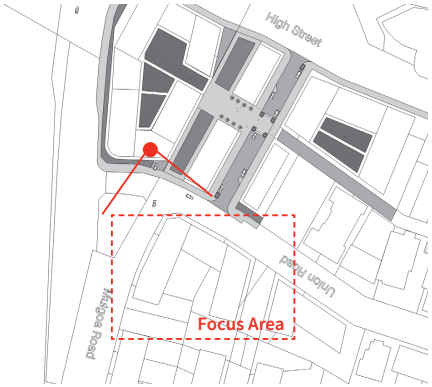
2:00PM - Winter Solstice (21st June)

2:30PM - Winter Solstice (21st June)

3:00PM - Winter Solstice (21st June)



Note: The illustrated shadows are generated by the building's envelopes, 25% larger than the final building



14 Yield Spreadsheet

Site A	Level	Envelope Floor Area (m2)	Use	GFA (m2)	NLA (m2)	Quantity of Units
Podium	GF	4,872	Commercial	4,384.80		
A1, A2, A3	1	4,872	Commercial	4,384.80		
				8,770		
A1. Tower	2	795	Residential	596	537	7
	3	795	Residential	596	537	7
	4	795	Residential	596	537	7
	5	795	Residential	596	537	7
	6	795	Residential	596	537	7
	7	795	Residential	596	537	7
	8	795	Residential	596	537	7
	9	795	Residential	596	537	7
	10	795	Residential	596	537	7
	11	795	Residential	596	537	7
	12	795	Residential	596	537	7
	13	795	Residential	596	537	7
	14	795	Residential	596	537	7
	15	795	Residential	596	537	7
	16	795	Residential	596	537	7
	17	795	Residential	596	537	7
	18	795	Residential	596	537	7
	19	795	Residential	596	537	7
				10,733	**9,659**	**121**
A2. Tower	2	1076	Residential	807	726	9
	3	1076	Residential	807	726	9
	4	1076	Residential	807	726	9
	5	1076	Residential	807	726	9
	6	1076	Residential	807	726	9
	7	1076	Residential	807	726	9
	8	1076	Residential	807	726	9
	9	1076	Residential	807	726	9
	10	1076	Residential	807	726	9
	11	1076	Residential	807	726	9
	12	1076	Residential	807	726	9
	13	1076	Residential	807	726	9
	14	1076	Residential	807	726	9
	15	1076	Residential	807	726	9
	16	1076	Residential	807	726	9
	17	1076	Residential	807	726	9
				12,912	**11,621**	**145**
A3. Edge	2	717	Residential	538	484	6
	3	717	Residential	538	484	6
				1,076	**968**	**12**
Residential Total				**24,720**	**22,248**	**278**
Commercial Total				**8,770**		
				33,490		

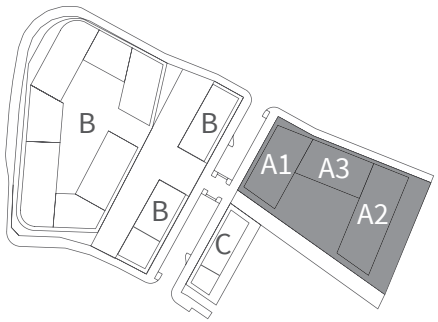
	Type	% Mix	Qty	Parking Rate	Parking Spaces
Site A Apartments & Parking	1 Bed	10	**28**	1	**28**
	2 Bed	80	**221**	1	**221**
	3 Bed	10	**29**	2	**58**
	Total residents parking				**307**
	Visitor Parking			1 per 6 apt	**46**
	Commercial Parking			1 per 50m2 GFA	**175**
					528

	m2	Levels	Available m2	Car Spaces	Required m2 38m2/car
Parking Site A					
parking deck - below ground	4,863	4.00	19,452		
			19,452	**528**	**20,082**

High Street Penrith Yield Testing

Development Assumptions	
Commercial Efficiency	90%
Residential Efficiency	
--- Envelope to GFA	75%
--- GFA to NLA	90%

apartment type	**apt size (m2)**
1br	60
2br	80
3br	100



Site B	Level	Envelope Floor Area (m2)	Use	GFA (m2)	NLA (m2)	Quantity of Units
Podium	GF (B1)	714	retail/comm	643		
	GF	3386	showroom	3,047		
	GF (B2)	863	retail/comm	777		
	1 (B2)	863	retail/comm	777		
	1 (B2)	714	retail/comm	643		
	1 (B)	3386	showroom	3,047		
				8,933		
Residential Sleeve to Grove	GF	412	residential	309	278	3
	1	412	residential	309	278	3
B1 - Tower	2	602	residential	452	406	5
	3	602	residential	452	406	5
	4	602	residential	452	406	5
	5	602	residential	452	406	5
	6	602	residential	452	406	5
	7	602	residential	452	406	5
	8	602	residential	452	406	5
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	15	602	residential	452	406	5
	16	602	residential	452	406	5
	17	602	residential	452	406	5
	18	602	residential	452	406	5
	19	602	residential	452	406	5
				8,745	**7,871**	**98**
B2	2	735	residential	551	496	6
	3	735	residential	551	496	6
	4	460	residential	345	311	4
	5	460	residential	345	311	4
	6	460	residential	345	311	4
	7	460	residential	345	311	4
	8	460	residential	345	311	4
	9	460	residential	345	311	4
	10	460	residential	345	311	4
	11	460	residential	345	311	4
	12	460	residential	345	311	4
	13	460	residential	345	311	4
	14	460	residential	345	311	4
	15	460	residential	345	311	4
				5,243	**4,718**	**59**

Site B	Level	Envelope Floor Area (m2)	Use	GFA (m2)	NLA (m2)	Quantity of Units
B3 - Tower	2	596	residential	447	402	5
	3	596	residential	447	402	5
	4	596	residential	447	402	5
	5	596	residential	447	402	5
	6	596	residential	447	402	5
	7	596	residential	447	402	5
	8	596	residential	447	402	5
	9	596	residential	447	402	5
	10	596	residential	447	402	5
	11	596	residential	447	402	5
	12	596	residential	447	402	5
	13	596	residential	447	402	5
				5,364	**4,828**	**60**
B4 - Tower	2	682	Residential	512	460	6
	3	682	Residential	512	460	6
	4	682	Residential	512	460	6
	5	682	Residential	512	460	6
				2,046	**1,841**	**23**
B5 - Tower	3	394	Residential	296	266	3
	4	394	Residential	296	266	3
				591	**532**	**7**
B6 - Tower	3	795	Residential	596	537	7
	4	795	Residential	596	537	7
	5	795	Residential	596	537	7
	6	795	Residential	596	537	7
	7	795	Residential	596	537	7
	8	795	Residential	596	537	7
	9	795	Residential	596	537	7
	10	795	Residential	596	537	7
	11	795	Residential	596	537	7
	12	795	Residential	596	537	7
	13	795	Residential	596	537	7
	14	795	Residential	596	537	7
	15	795	Residential	596	537	7
	16	795	Residential	596	537	7
	17	795	Residential	596	537	7
	18	795	Residential	596	537	7
	19	795	Residential	596	537	7
	20	795	Residential	596	537	7
				10,733	**9,659**	**121**
B7 - Tower	3	460	Residential	345	311	4
	4	460	Residential	345	311	4
	5	460	Residential	345	311	4
				1035	**932**	**12**

Site B	Level	Envelope Floor Area (m2)	Use	GFA (m2)	NLA (m2)	Quantity of Units
B8 - Tower	3	756	Residential	567	510	6
	4	756	Residential	567	510	6
	5	756	Residential	567	510	6
	6	756	Residential	567	510	6
	7	756	Residential	567	510	6
	8	756	Residential	567	510	6
	9	756	Residential	567	510	6
	10	756	Residential	567	510	6
	11	756	Residential	567	510	6
	12	756	Residential	567	510	6
	13	756	Residential	567	510	6
	14	756	Residential	567	510	6
	15	756	Residential	567	510	6
	16	756	Residential	567	510	6
	17	756	Residential	567	510	6
	18	756	Residential	567	510	6
	19	756	Residential	567	510	6
	20	756	Residential	567	510	6
	21	756	Residential	567	510	6
	22	756	Residential	567	510	6
	23	756	Residential	567	510	6
	24	756	Residential	567	510	6
	25	756	Residential	567	510	6
				13,041	**11,730**	**147**
B9 - Edge	2	404	Residential	303	273	3
	3	404	Residential	303	273	3
				606	**545**	**6**
Residential Total Site B				**47,403**	**42,656**	**532**
Commercial Total Site B				**8,933**		
				56,336		

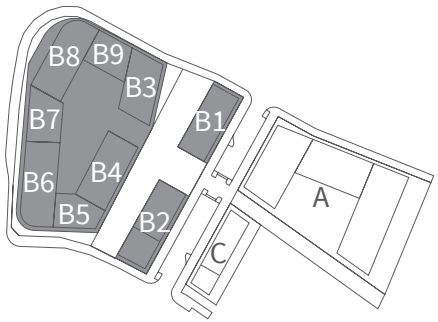
	Type	% Mix	Qty	Parking Rate	Parking Spaces
Site B Apartments & Parking	1 Bed	10%	**53**	1	**53**
	2 Bed	80%	**426**	1	**426**
	3 Bed	10%	**53**	2	**106**
	Total residents parking				**586**
	Visitor Parking			1 per 6 apt	**89**
	Commercial Parking			1 per 50m2 GFA	**179**
					853

	m2	Levels	Available m2	Car Spaces	Required m2 38m2/car
Parking Site B					
parking deck - above ground	2,720	2.00	5,440		
parking deck - underground	6,537	4.35	28,436		
			33,876	**853**	**32,415**

High Street Penrith Yield Testing

Development Assumptions	
Commercial Efficiency	90%
Residential Efficiency	
--- Envelope to GFA	75%
--- GFA to NLA	90%

apartment type	apt size (m2)
1br	60
2br	80
3br	100



Site C	Level	Envelope Floor Area (m2)	Use	GFA (m2)	NLA (m2)	Quantity of Units
Podium	GF	765	retail/comm	689		
	1	961	retail/comm	865		
				1,553		
C1. tower	2	508	residential	381	343	**4**
	3	508	residential	381	343	**4**
	4	360	residential	270	243	**3**
	5	360	residential	270	243	**3**
	6	360	residential	270	243	**3**
	7	360	residential	270	243	**3**
		2456		**1,842**	**1,658**	**21**
Residential Total Site C				**1,842**	**1,658**	**21**
Commercial Total Site C				**1,553**		
				3,395		

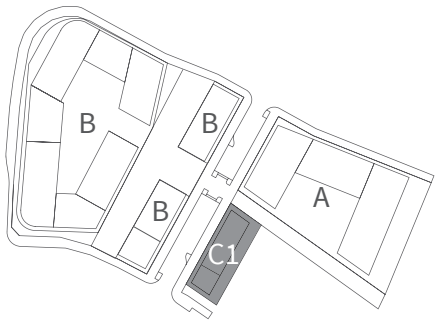
	Type	% Mix	Qty	Parking Rate	Parking Spaces
Site C Apartments & Parking	1 Bed	10%	**2**	1	**2**
	2 Bed	80%	**17**	1	**17**
	3 Bed	10%	**2**	2	**4**
	Total residents parking				**23**
	Visitor Parking			1 per 6 apt	**3**
	Commercial Parking			1 per 50m2 GFA	**31**
					57

	m2	Levels	Available m2	Car Spaces	Required m2 38m2/car
Parking Site C					
parking deck - above ground	-	2.00	-		
parking deck - underground	961	3.30	3,171		
			3,171	**57**	**2,178**

High Street Penrith Yield Testing

Development Assumptions	
Commercial Efficiency	90%
Residential Efficiency	
--- Envelope to GFA	75%
--- GFA to NLA	90%

apartment type	apt size (m2)
1br	60
2br	80
3br	100



15 Summary

FSR Calculation

Site	Area (m2)	Total GFA (m2)	FSR : 1	Notes
A. (Stage 1)	4,872	33,490	6.9	EXCLUDES: Eat Street, Union Lane, parking deck both above & below ground
B.	11,330	56,336	5.0	INCLUDES: Eat Street / EXCLUDES: John Tipping Grove, parking above & below ground
C.	1,051	3,395	3.2	EXCLUDES: Eat Street, Union Lane, parking above/below ground
Combined Sites	**17,253**	**93,221**	**5.40**	INCLUDES eat Street / EXCLUDES: John Tipping Grove, Union Lane, parking above & below ground

Summary Residences

Site	1Bed	2Bed	3Bed	
A	28	221	29	278
B	53	426	53	532
C	2	17	2	21
	83	**664**	**84**	**831**

High Street Penrith - Urban Design Report