

PTW

Revised Masterplan Station Street, Penrith

Prepared for SHMH Developments Pty Ltd

October 2015



Introduction

1.
- An Urban Vision
2.
- Regional Context
3.
- Urban Context
4.
- Revised Masterplan



Introduction

This report has been prepared by PTW Architects for SHMH Developments Pty Ltd. It describes the urban vision and the revised masterplan for the redevelopment of the former Panasonic industrial site at Penrith.

PTW 1. An Urban Vision

Our urban vision for the redevelopment of the former Panasonic Industrial site is to create a new residential neighbourhood at the southern edge of Penrith City Centre. In this redevelopment, including the revision to a previous masterplan, the vision respects and acknowledges the significance of the area including the city's urban vibrancy adjacent to the Blue Mountains. The built form massing provides new publicly accessible mid-block links and open space areas; which achieves a fine grain urbanity suitable for Penrith's city centre. A combination of apartment types will enjoy high levels of amenity through solar access, cross ventilation and views of the Blue Mountains and new open space areas, whilst also creating a vibrant and socially diverse community in the heart of Penrith.

Our urban vision is defined by the following key points:

- + Benchmark in urban residential neighbourhood
- + A place of Community Landscape Spaces
- + Permeable and Accessible
- + Neighbourhood Pride
- + Inviting & Secure
- + Neighbourhood Retail uses off Station Street
- + Varied apartment type
- + Environmentally responsible (cooling the city)



PTW 2. Regional Context



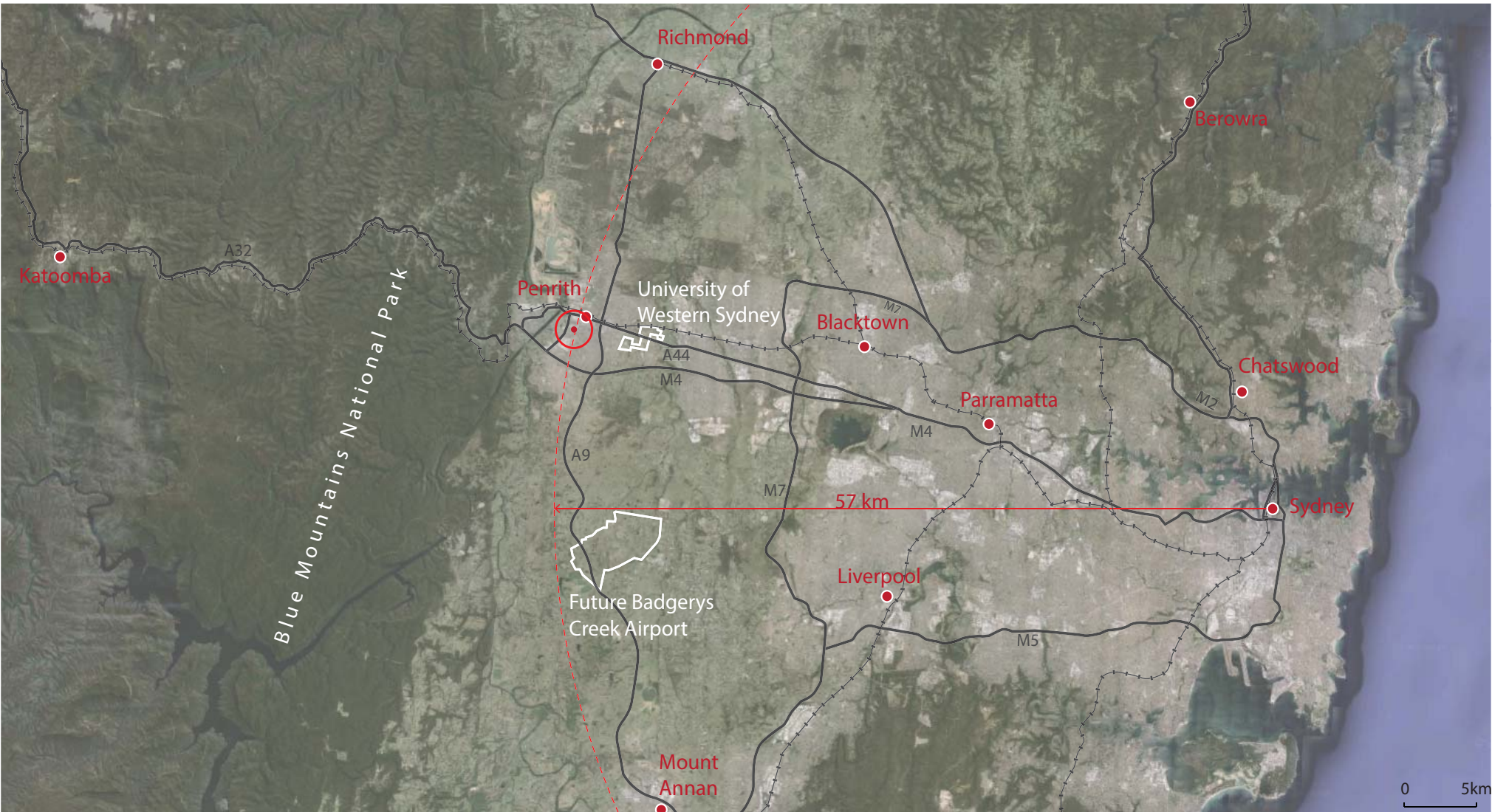
Location at the south western edge of Penrith City

The site is located at the southern edge of Penrith City Centre.

Penrith is a major commercial centre located approximately 57 kilometres west of the City of Sydney.

The site is located within the centre of Penrith city and is in close proximity to Penrith railway station, Nepean Hospital and University of Western Sydney. Penrith is well connected by train being on the Western Line.

Also of interest is the proximity of the site to the proposed Badgerys Creek Airport.

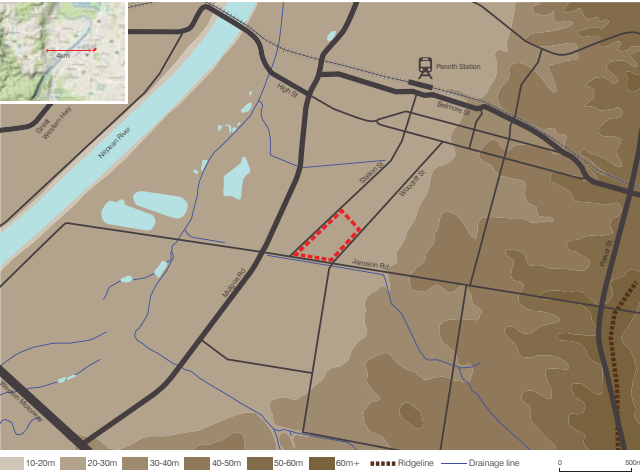


Location at the south western edge of Penrith City

PTW 3. Urban Context

Located at the southern edge of Penrith city centre, the site has frontages to Station Street, Jamison Road and Woodriff Road. The urban context of the site is defined by:

- 1. The site is located at the southern edge of Penrith's city centre. The site has a significant urban presence.
- 2. The site is edged by open spaces and sporting fields to the west and south east. This provides excellent outlook.
- 3. The site is accessed by public transport with bus stops located on Station street and Jamison Road. The site is also within walking distance of Penrith railway station.
- 4. The adjoining urban areas consists of low scale suburban residential uses to the east and higher scale residential apartment uses to the south.
- 5. While the site is level and low lying it is expected to be outside the 100 year flood levels identified by Penrith City Council.
- 6. The site is located on the Penrith City Council Bike plan.



Local Topography



Bus network
3+ services
1-2 services
Bus stops adjacent to the site

0 500m
Local Transport (Rail & Bus)

PTW 4. Revised Masterplan

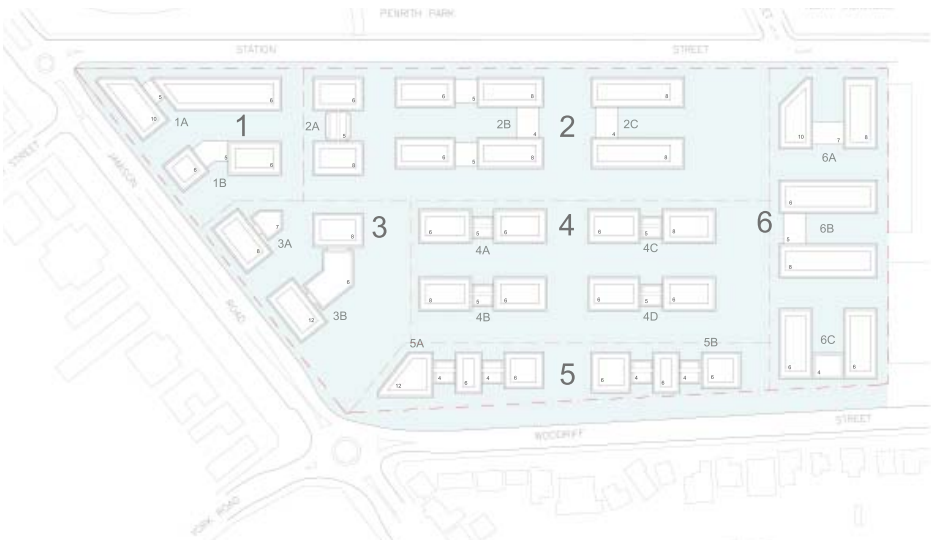


Key features of the revised masterplan consists of:

- + Street edge aligned buildings
- + a range in building heights form 6 to 12 storeys
- + mixed use retail at the Boulevardde entry off Station Street
- + pedestrian linkages and open space areas
- + retention of mature exotic trees off Station Street. This is associated with a new plaza park
- + Taller buildings along Jamison Street that minimise overshadowing of adjoining development
- + A formal street edge treatment along Station Street
- + a more varied and stepped building interface along Woodriff Road
- + retention of single roadway entries off Station Street and Woodriff Road
- + basement parking with entries within the development
- + articulation of building entires and community open space areas
- + Modulation in building height with a development potential of 2.5:1



Staging and Building Height Diagram



Staging and Building Height Diagram



Open Space and Roadway Allocation Schedule

PTW 4. Revised Masterplan

The revised masterplan seeks to create a new residential neighbourhood within the city of Penrith. This neighbourhood is to be defined through its landscape LINKS and urban CONNECTIONS



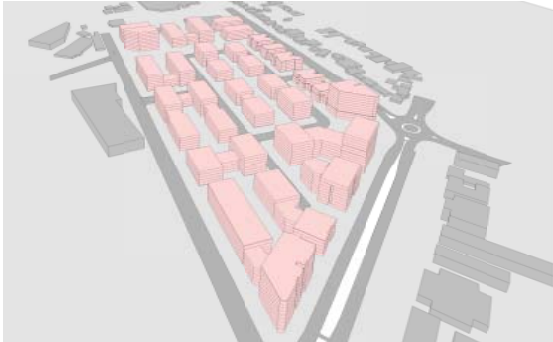
Built Form Overview - North



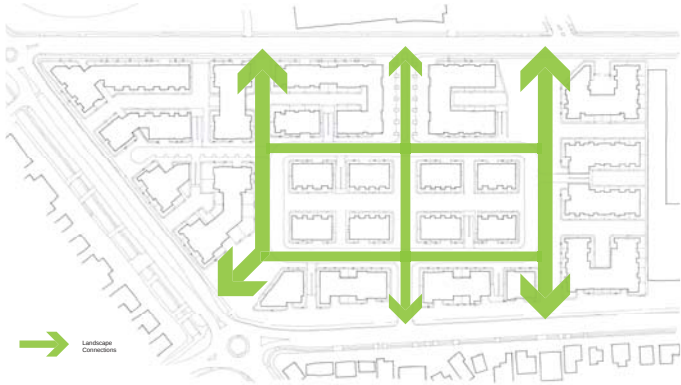
Built Form Overview - East



Built Form Overview - South



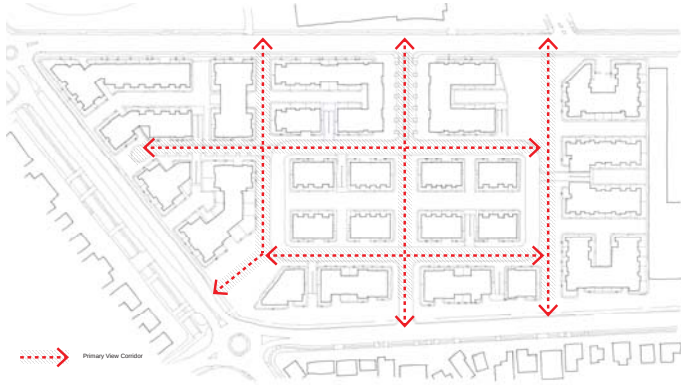
Built Form Overview - West



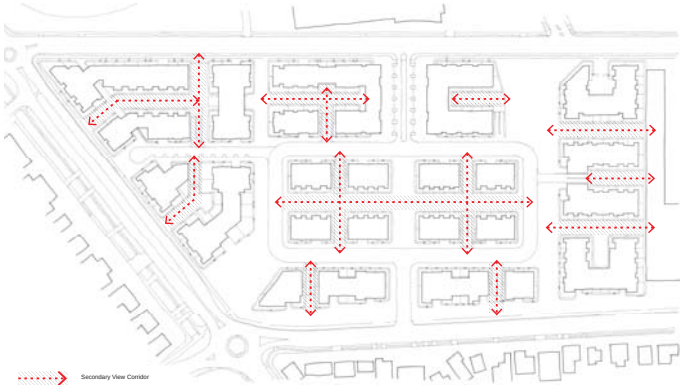
Concept of Landscape Connection



Public Open Space Landscape Character Zone



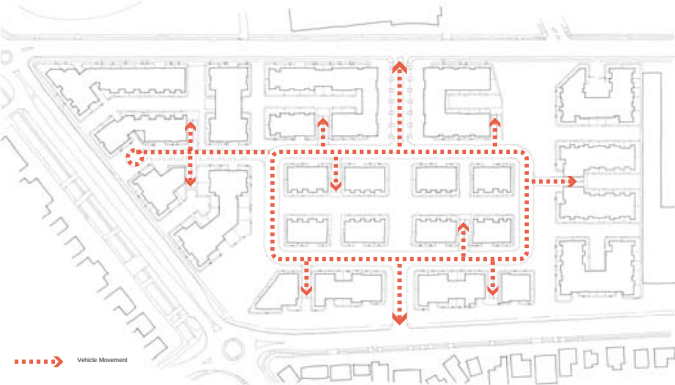
Primary View Corridors



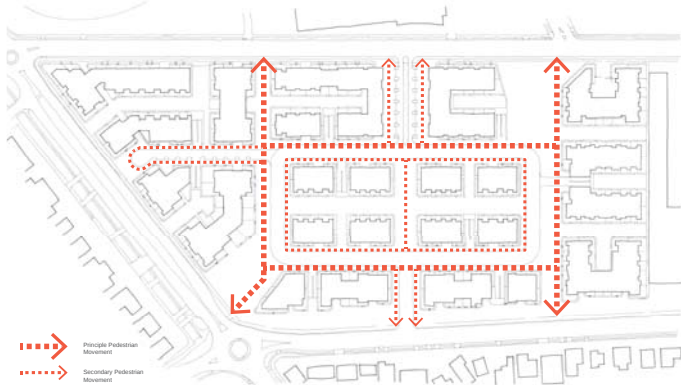
Secondary View Corridors



Urban Makers



Vehicle Access



Pedestrian Access



Street Entries

PTW 4. Revised Masterplan

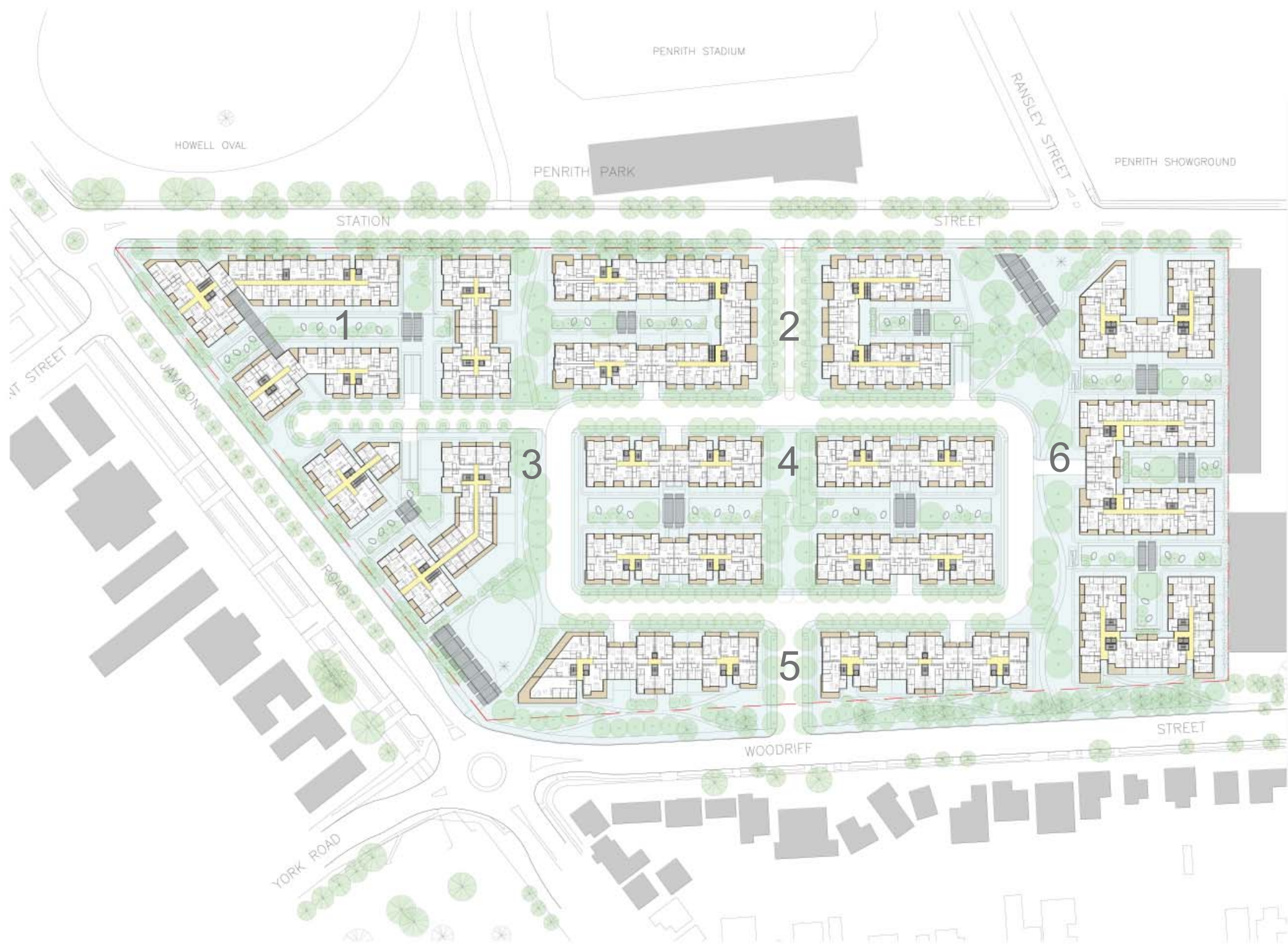
Masterplan - Ground Floor Plan



scale 1 : 2000 @ A3

PTW 4. Revised Masterplan

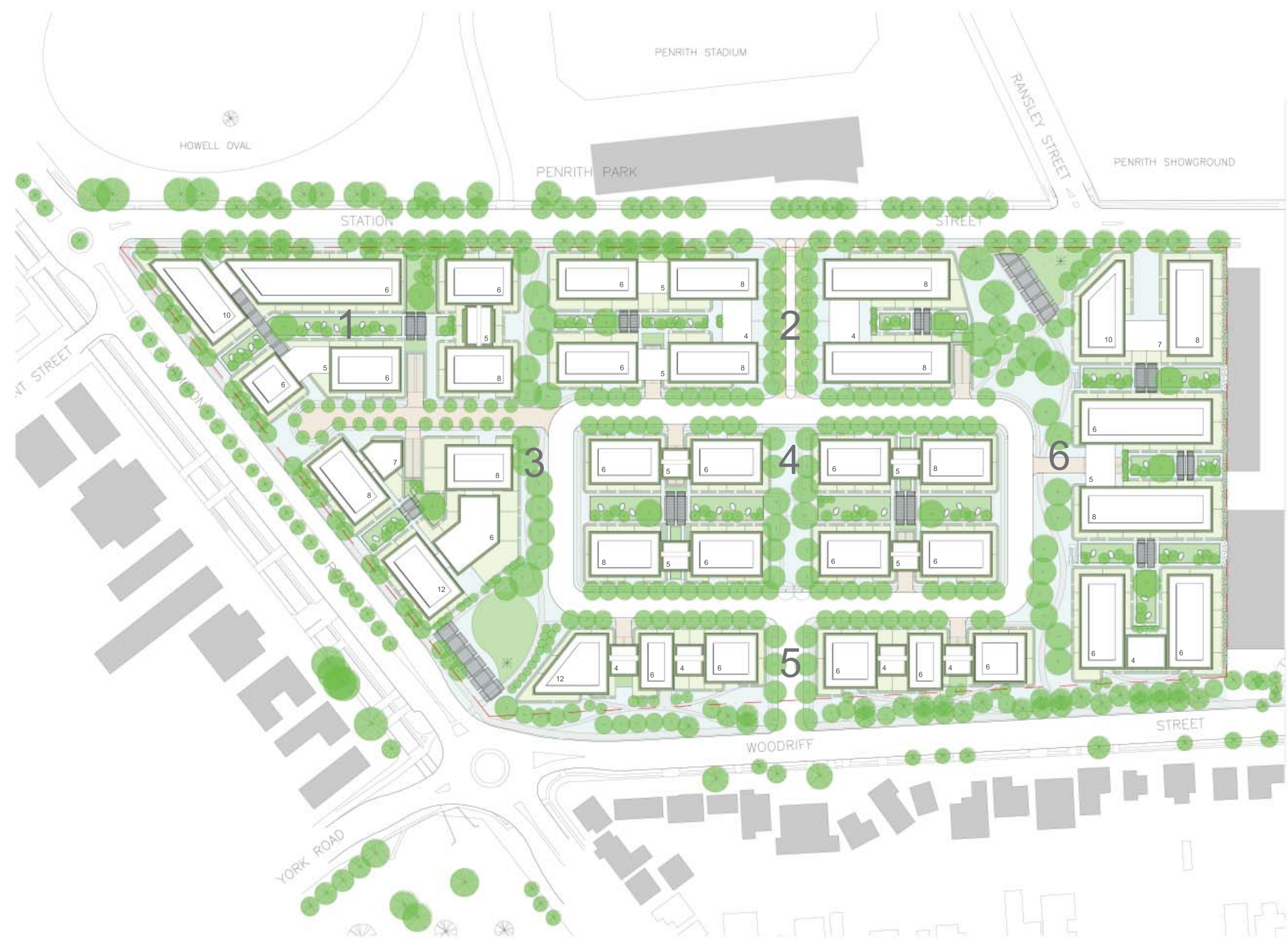
Masterplan - Typical Floor Plan



scale 1 : 2000 @ A3

PTW 4. Revised Masterplan

Masterplan - Roof Plan



scale 1 : 2000 @ A3

PTW 4. Revised Masterplan

Masterplan - Basement Plan



scale 1 : 2000 @ A3

PTW 4. Revised Masterplan

Masterplan - Elevations



Key Plan



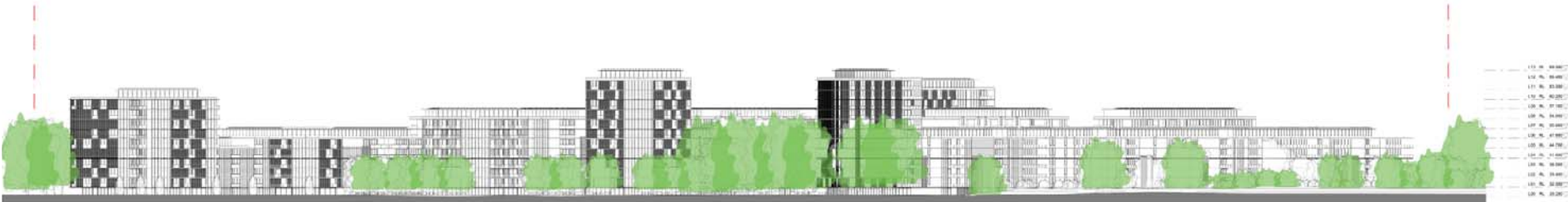
01 Woodriff Street Elevation



02 Station Street Elevation



03 Proposed development internal elevation along main boulevard



04 Jamison Road Elevation

PTW 4. Revised Masterplan

Public Domain Interface

he public domain within this proposed development is defined by the following significant interfaces

- 01 - Entry Boulevard
- 02 - Neighbourhood Street
- 03 - Internal shared zone
- 04 - Station Street
- 05 - Jamison Street
- 06 - Woodriff Road

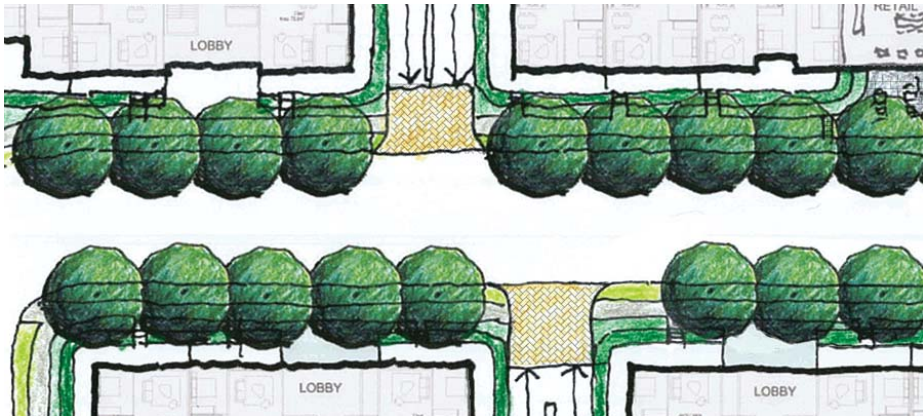
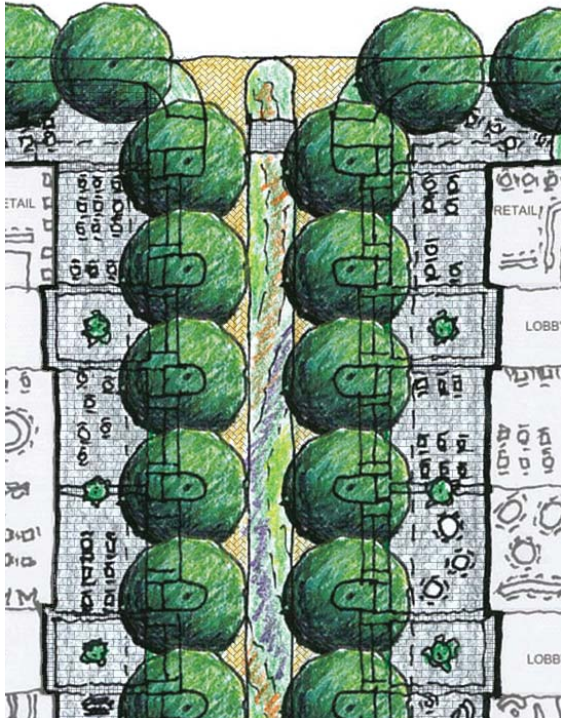


01. Entry Boulevard - 35.4m



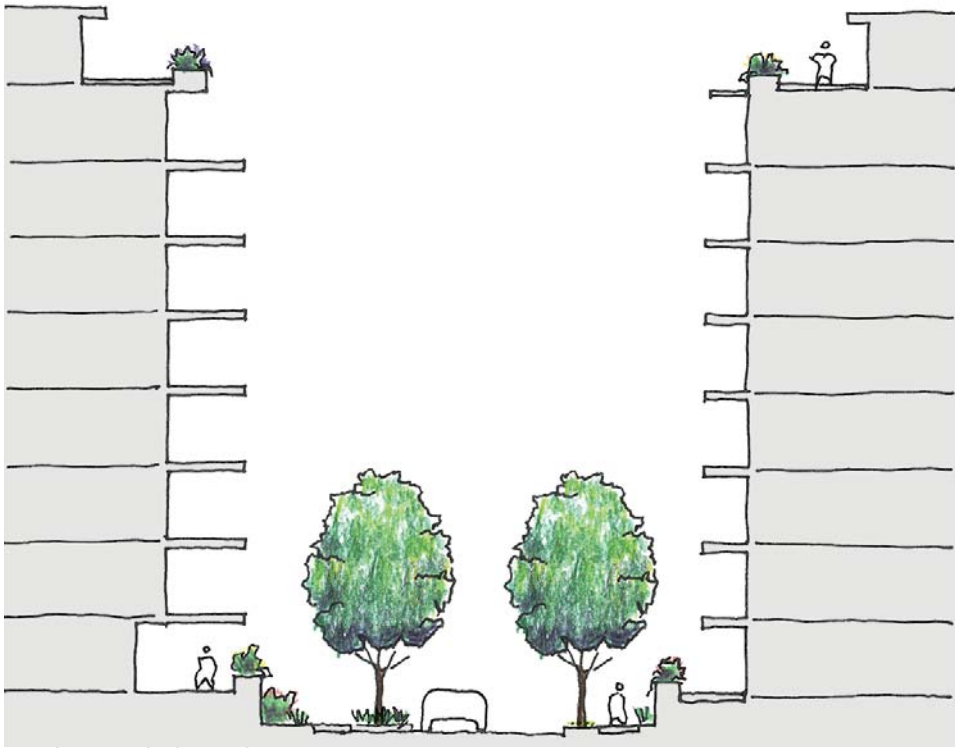
02. Neighbourhood Street - 18.6m

Key Plan



PTW 4. Revised Masterplan

Public Domain Interface

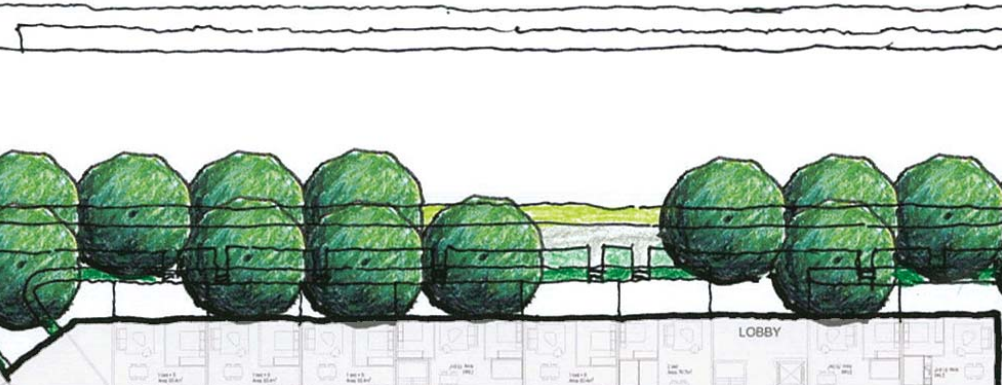
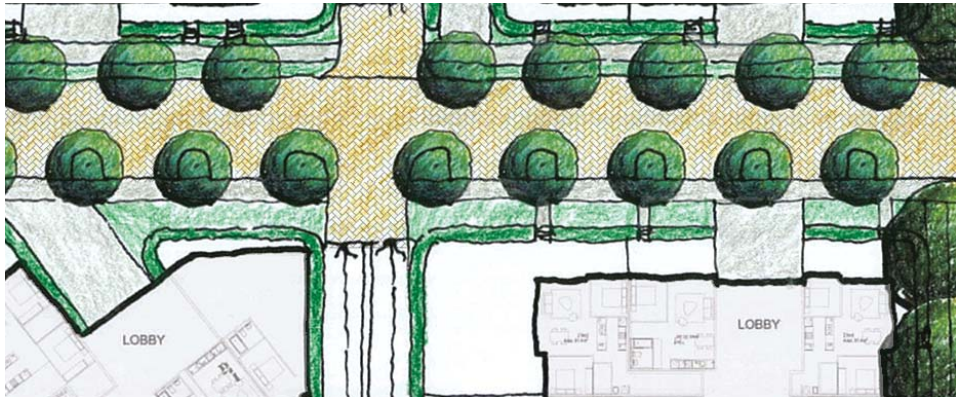


03. Internal shared zone - 18.6m



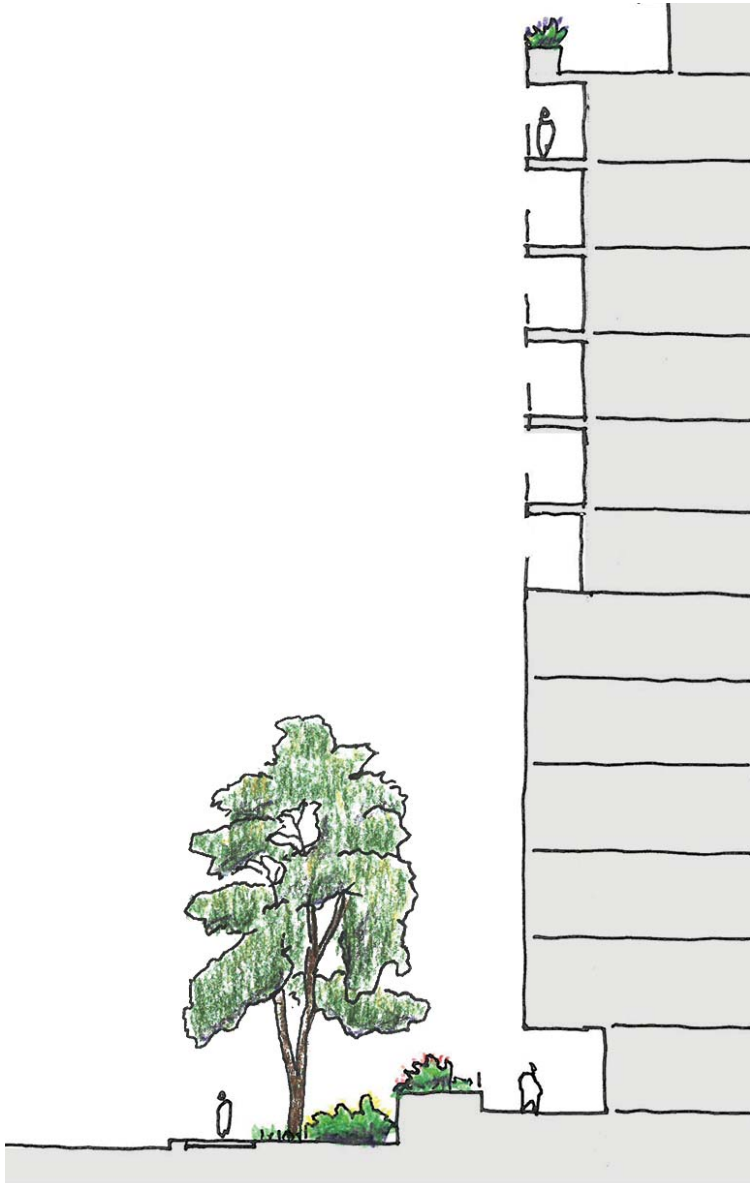
04. Station Street

Key Plan



PTW 4. Revised Masterplan

Public Domain Interface

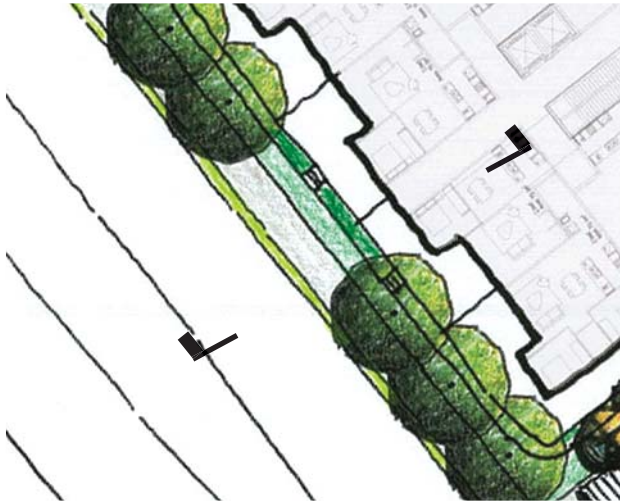


05. Jamison Street



06. Woodriff Road

Key Plan



PTW 4. Revised Masterplan:
Open Space

Landscape Masterplan

As a residential neighbourhood with a focus on community open spaces, the following principles define the landscape masterplan:

- + A permeable landscape for community uses
- + Formal Entry Boulevarde with mixed-use retail
- + Neighbourhood tree lined streets for pedestrian use
- + Picturesque Linear Parks with shared pedestrian and bicycle paths
- + Jamison Park for community passive recreation
- + Formal Station Street Plaza / Park
- + Landscaped buffers to adjacent developments
- + Communal Gardens
- + Roof gardens



PTW 4. Revised Masterplan



Landscape Masterplan - roof gardens

Amenity is provided on the roof level, with the creation of green rooms taking advantage of views and providing entertainment facilities for the residents.



PTW 4. Revised Masterplan:

 Solar Access Studies



21 June 8:00 am



21 June 9:00 am



21 June 10:00 am



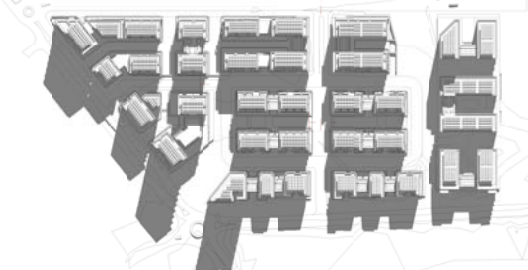
21 June 11:00 am



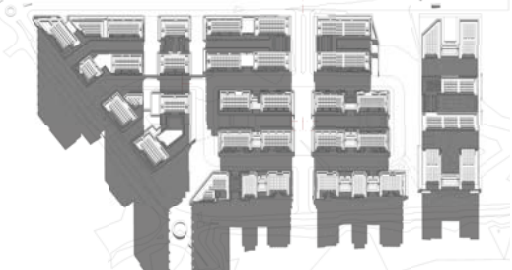
21 June 12:00 noon



21 June 1:00 pm



21 June 2:00 pm



21 June 3:00 pm



21 June 4:00 pm



21 December 9:00 am



21 December 12:00 noon



21 December 3:00 pm

STAGE 1 1A									
10	1B	2B	3B	TOTAL	9am-3pm 3 hour check		8am-4pm 3 hour check		VENT
					SOLAR	SOLAR	SOLAR	SOLAR	
ROOF									388
LEVEL 09		4	3	7	5	5	4		811
LEVEL 08	1	5	1	7	5	5	4		811
LEVEL 07	1	5	1	7	5	5	4		811
LEVEL 06	1	5	1	7	5	5	4		1507
LEVEL 05	2	17	2	21	13	13	12		2291
LEVEL 04	5	17		22	14	14	12		2373
LEVEL 03	5	17		22	14	14	12		2373
LEVEL 02	5	17		22	14	14	12		2372
LEVEL 01	5	17		22	14	14	12		2373
LEVEL 00	7	14		21	11	11	8		2137
TOTAL	32	118	6	156	100	100	84		18247
%		20%	75%	5%		63%	63%	53%	

1B									
6	1B	2B	3B	TOTAL	9am-3pm 3 hour check		8am-4pm 3 hour check		VENT
					SOLAR	SOLAR	SOLAR	SOLAR	
ROOF									588
LEVEL 05		6	4	10	6	7	9		1130
LEVEL 04	2	10		12	8	9	9		1367
LEVEL 03	2	10		12	8	9	9		1367
LEVEL 02	2	10		12	8	9	9		1367
LEVEL 01	2	10		12	8	9	9		1367
LEVEL 00	7	6		13	7	7	9		1257
TOTAL	10	65	4	69	44	50	54		8443
%		14%	80%	6%		64%	72%	78%	

STAGE 4 4A									
6	1B	2B	3B	TOTAL	9am-3pm 3 hour check		8am-4pm 3 hour check		VENT
					SOLAR	SOLAR	SOLAR	SOLAR	
ROOF									727
LEVEL 05		10	4	14	7	7	8		1320
LEVEL 04	3	12		15	9	10	10		1516
LEVEL 03	3	12		15	9	10	10		1516
LEVEL 02	3	12		15	9	10	10		1516
LEVEL 01	3	12		15	9	10	10		1516
LEVEL 00	7	6		13	7	7	8		1177
TOTAL	19	64	4	87	50	54	56		9288
%		22%	74%	5%		57%	62%	64%	

4B									
8	1B	2B	3B	TOTAL	9am-3pm 3 hour check		8am-4pm 3 hour check		VENT
					SOLAR	SOLAR	SOLAR	SOLAR	
ROOF									364
LEVEL 07		5	2	7	5	5	4		662
LEVEL 06	3	4		7	5	5	4		991
LEVEL 05		11	2	13	7	7	8		1320
LEVEL 04	3	12		15	9	10	10		1516
LEVEL 03	3	12		15	9	10	10		1516
LEVEL 02	3	12		15	9	10	10		1516
LEVEL 01	3	12		15	9	10	10		1516
LEVEL 00	7	6		13	7	7	8		1177
TOTAL	22	74	4	100	60	64	64		10578
%		22%	74%	4%		60%	64%	64%	

4C									
8	1B	2B	3B	TOTAL	9am-3pm 3 hour check		8am-4pm 3 hour check		VENT
					SOLAR	SOLAR	SOLAR	SOLAR	
ROOF									364
LEVEL 07		5	2	7	5	5	4		662
LEVEL 06	3	4		7	5	5	4		991
LEVEL 05		11	2	13	7	7	8		1320
LEVEL 04	3	12		15	9	10	10		1516
LEVEL 03	3	12		15	9	10	10		1516
LEVEL 02	3	12		15	9	10	10		1516
LEVEL 01	3	12		15	9	10	10		1516
LEVEL 00	7	6		13	7	7	8		1177
TOTAL	22	74	4	100	60	64	64		10578
%		22%	74%	4%		60%	64%	64%	

4D									
6	1B	2B	3B	TOTAL	9am-3pm 3 hour check		8am-4pm 3 hour check		VENT
					SOLAR	SOLAR	SOLAR	SOLAR	
ROOF									727
LEVEL 05		10	4	14	7	7	8		1320
LEVEL 04	3	12		15	9	10	10		1516
LEVEL 03	3	12		15	9	10	10		1516
LEVEL 02	3	12		15	9	10	10		1516
LEVEL 01	3	12		15	9	10	10		1516
LEVEL 00	7	6		13	7	7	8		1177
TOTAL	19	64	4	87	50	54	56		9288
%		22%	74%	5%		57%	62%	64%	

STAGE 2 2A									
8	1B	2B	3B	TOTAL	9am-3pm 3 hour check		8am-4pm 3 hour check		VENT
					SOLAR	SOLAR	SOLAR	SOLAR	
ROOF									337
LEVEL 07		4	2	6	2	4	4		626
LEVEL 06	2	4		6	2	4	4		963
LEVEL 05	2	8	2	12	9	12	10		1252
LEVEL 04	4	12		16	9	12	10		1556
LEVEL 03	4	12		16	9	12	10		1556
LEVEL 02	4	12		16	9	12	10		1556
LEVEL 01	4	12		16	9	12	10		1556
LEVEL 00	2	12		14	6	7	8		1367
TOTAL	22	76	4	102	55	75	66		10769
%		22%	75%	4%		54%	74%	65%	

2B									
8	1B	2B	3B	TOTAL	9am-3pm 3 hour check		8am-4pm 3 hour check		VENT
					SOLAR	SOLAR	SOLAR	SOLAR	
ROOF									970
LEVEL 07		10	4	14	12	12	8		747
LEVEL 06	6	8		14	12	12	8		1496
LEVEL 05	6	16	4	26	15	17	18		2962
LEVEL 04	8	22		30	15	17	18		3356
LEVEL 03	8	24		32	19	21	18		3605
LEVEL 02	8	24		32	19	21	18		3605
LEVEL 01	8	24		32	19	21	18		3605
LEVEL 00	10	14		24	13	15	10		3317
LEVEL 00									382
TOTAL	54	142	8	204	124	136	116		23663
%		26%	70%	4%		61%	67%	57%	

2C									
8	1B	2B	3B	TOTAL	9am-3pm 3 hour check		8am-4pm 3 hour check		VENT
					SOLAR	SOLAR	SOLAR	SOLAR	
ROOF									1463
LEVEL 07		12	8	20	13	14	10		2137
LEVEL 06	4	16		20	13	14	10		2137
LEVEL 05	4	16		20	13	14	10		2137
LEVEL 04	4	16		20	13	14	10		2137
LEVEL 03	4	18		22	15	16	10		2386
LEVEL 02	4	18		22	15	16	10		2386
LEVEL 01	4	18		22	15	16	10		2386
LEVEL 00	4	12		16	10	10	4		2513
LEVEL 00									382
TOTAL	28	126	8	162	107	114	74		19682
%		17%	78%	5%		66%	70%	46%	

STAGE 5 5A									
8	1B	2B	3B	TOTAL	9am-3pm 3 hour check		8am-4pm 3 hour check		VENT
					SOLAR	SOLAR	SOLAR	SOLAR	
ROOF									403
LEVEL 11		3	2	5	5	5	4		852
LEVEL 10	1	3	1	5	5	5	4		852
LEVEL 09	1	3	1	5	5	5	4		852
LEVEL 08	1	3	1	5	5	5	4		852
LEVEL 07	1	3	1	5	5	5	4		852
LEVEL 06	1	3	1	5	5	5	4		1352
LEVEL 05	1	11	2	14	9	9	12		1821
LEVEL 04	2	11	1	14	9	9	12		1821
LEVEL 03	4	13	1	18	14	14	16		2225
LEVEL 02	4	13	1	18	14	14	16		2225
LEVEL 01	4	13	1	18	14	14	16		2225
LEVEL 00	4	10	1	15	11	11	12		1635
TOTAL	24	89	14	127	101	101	100		17967
%		19%	70%	11%		80%	80%	79%	

5B									
8	1B	2B	3B	TOTAL	9am-3pm 3 hour check		8am-4pm 3 hour check		VENT
					SOLAR	SOLAR	SOLAR	SOLAR	
ROOF									782
LEVEL 05		13	1	14	9	9	12		1565
LEVEL 04	2	11	1	14	9	9	12		1565
LEVEL 03	4	13	1	18	13	13	16		1968
LEVEL 02	4	13	1	18	13	13	16		1968
LEVEL 01	4	13	1	18	13	13	16		1968
LEVEL 00	3	11	1	15	11	11	14		1519
TOTAL	17	74	6	97	68	68	86		11335
%		18%	76%	6%		70%	70%	89%	

STAGE 3 3A		
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PTW



Revised Masterplan for Station Street Penrith, PTW Architects

PTW



Revised Masterplan for Station Street Penrith, PTW Architects

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