



Developing the Vision

High Street Penrith



Prepared for
Urban Link

16 February 2015

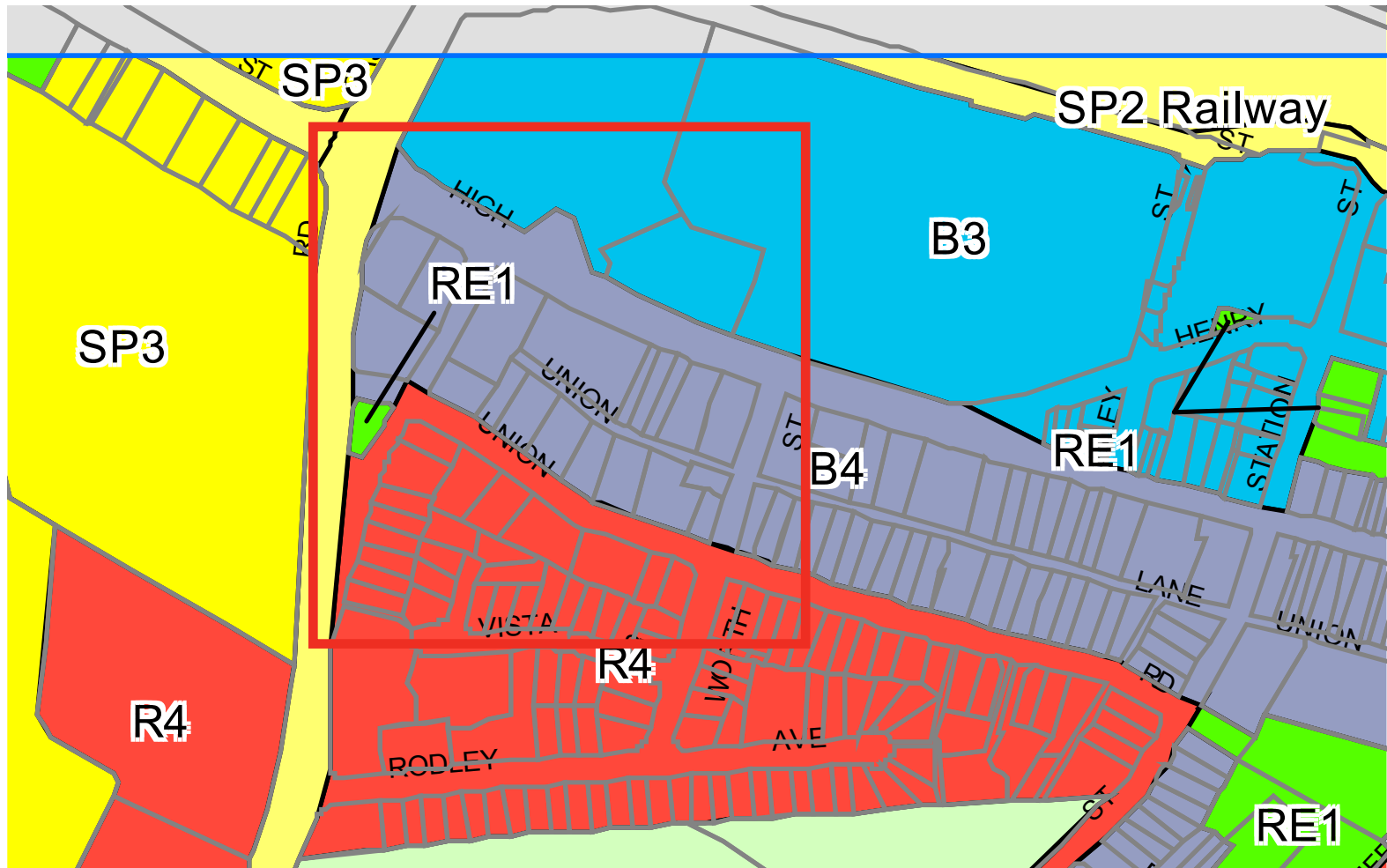
Agenda

- 1. Introduction**
- 2. Site Description**
- 3. Developing the Vision**
- 4. Approval Pathway**
- 5. Council Response**

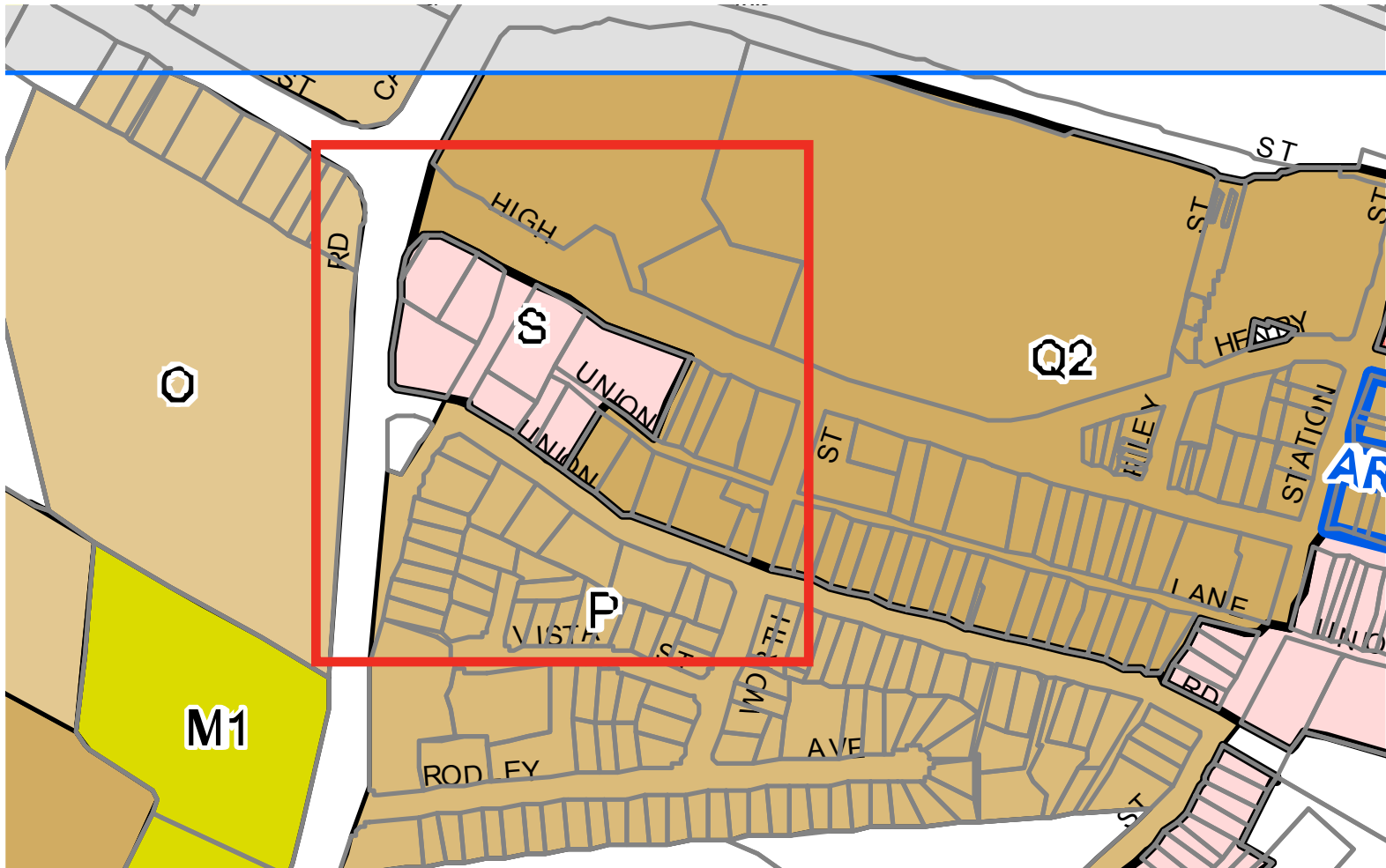
Penrith Context



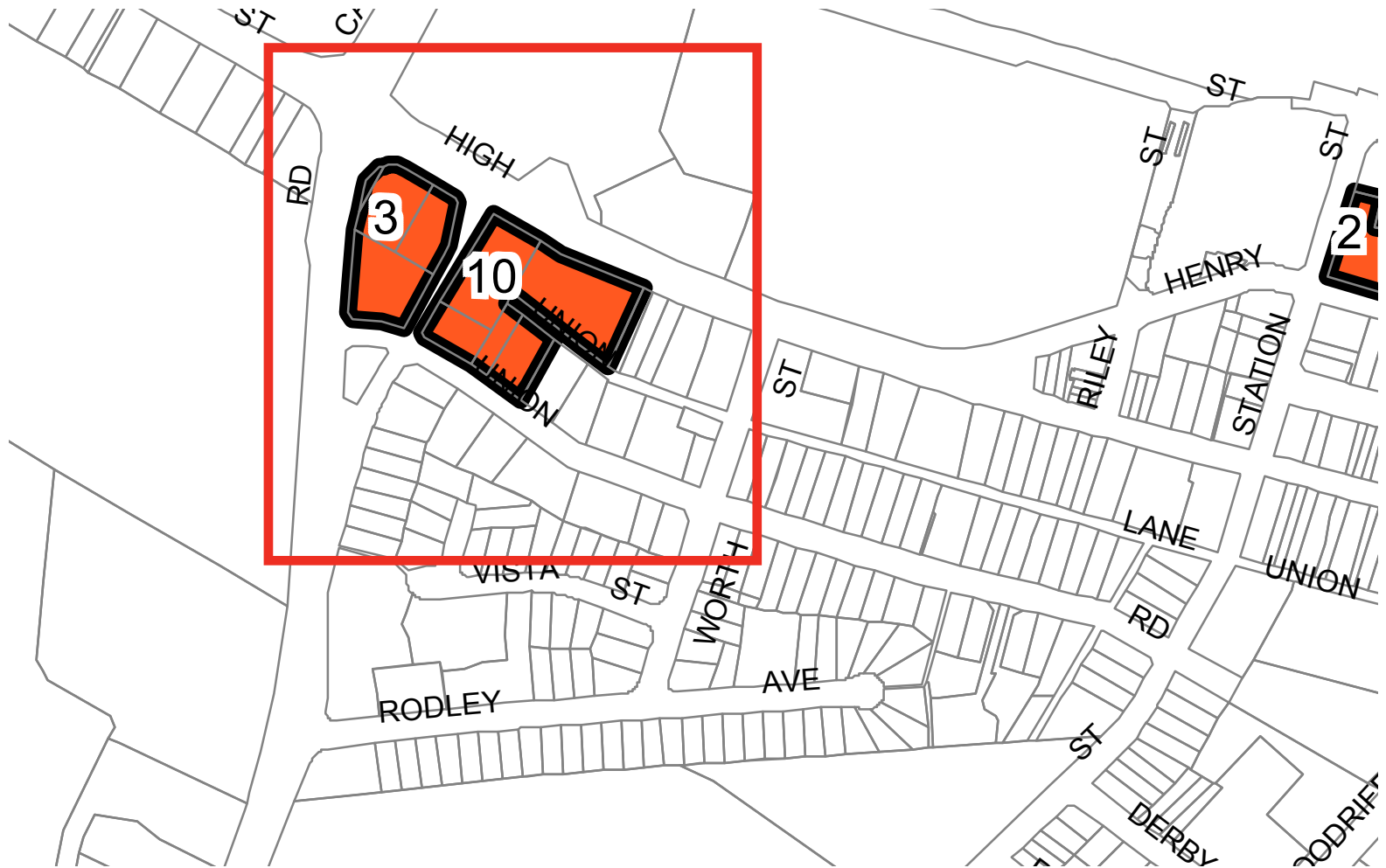
Zoning



Height



Key Site Map



Site Context



Evolution of Centres - *traditional*

pre 1940's



ORANGE
New South Wales

Evolution of Centres - *modernist*

1950 - 1990

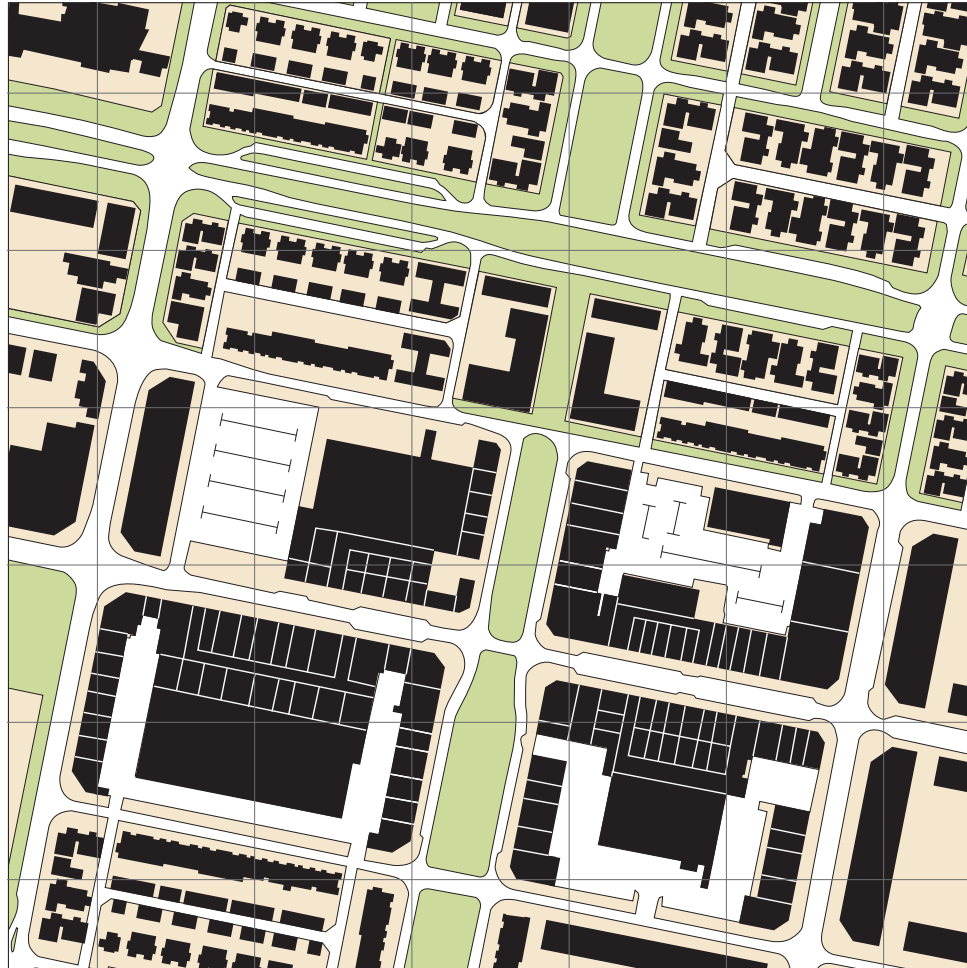


INNALOO

Perth, Western Australia

Evolution of Centres - *current thinking*

1990 - today



GUNGAHLIN

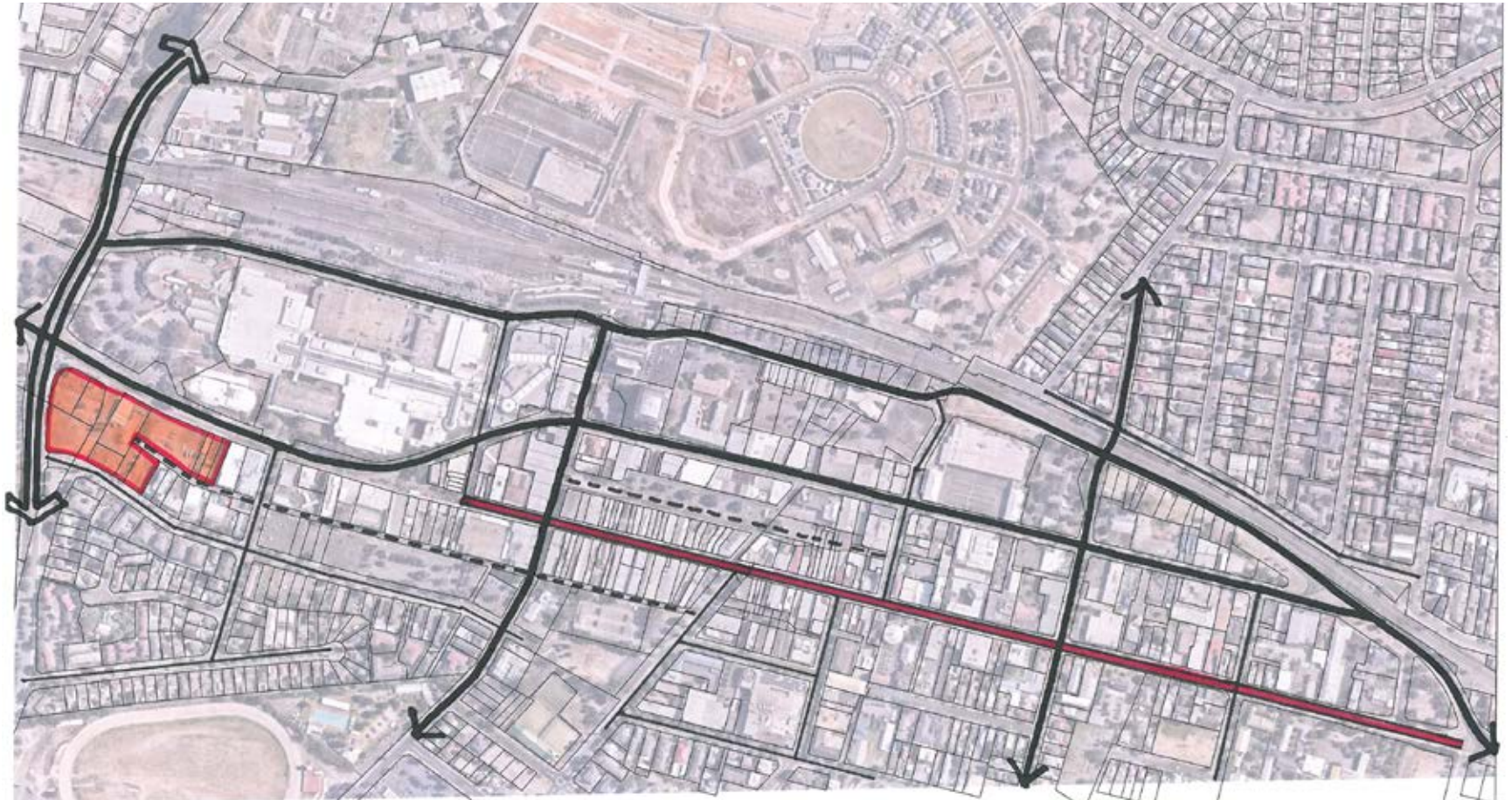
Canberra, Australian Capital Territory

Penrith - *a tale of two cities?*

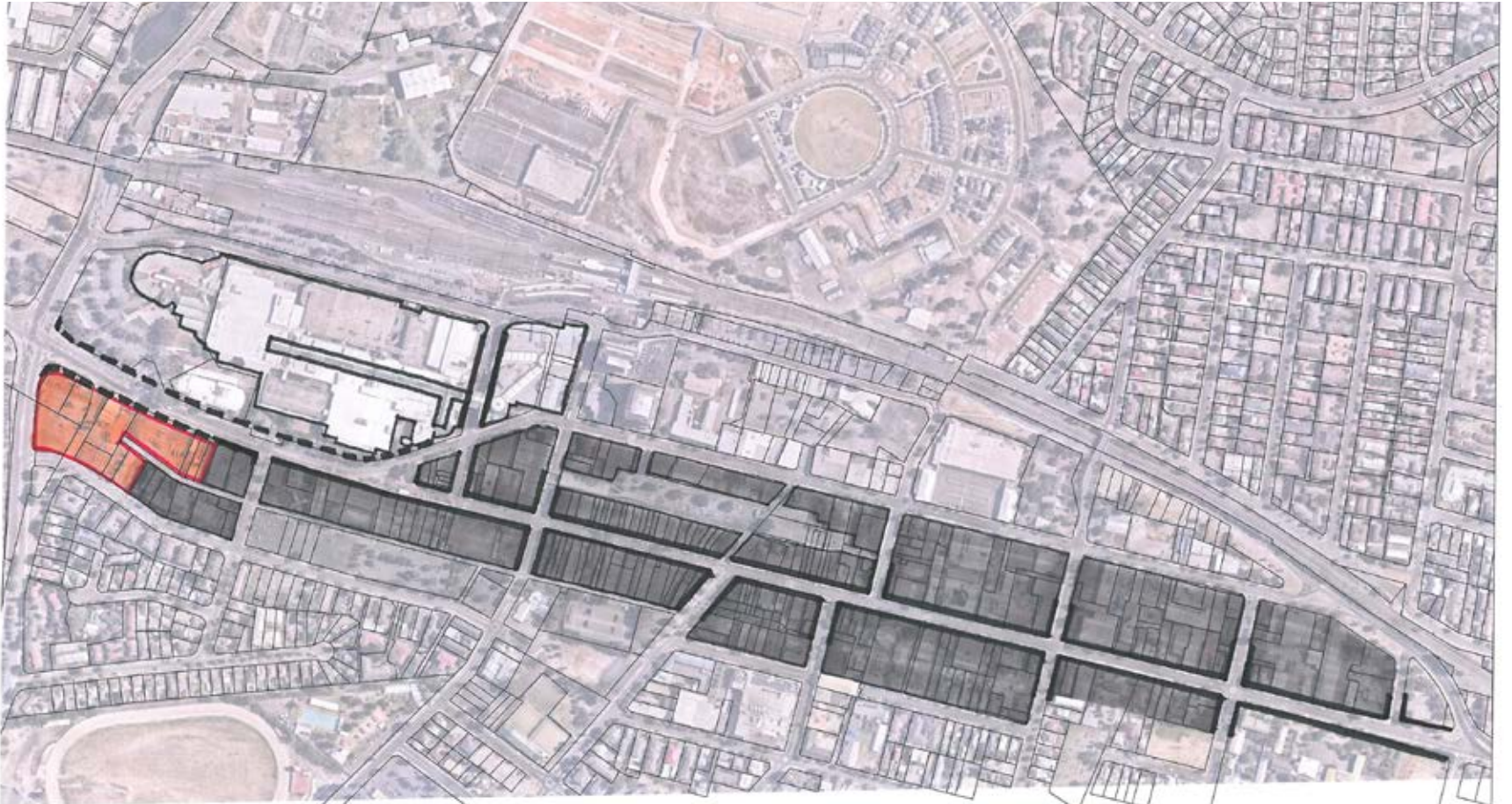


PENRITH

Street Network



Block Structure



Filling the gap



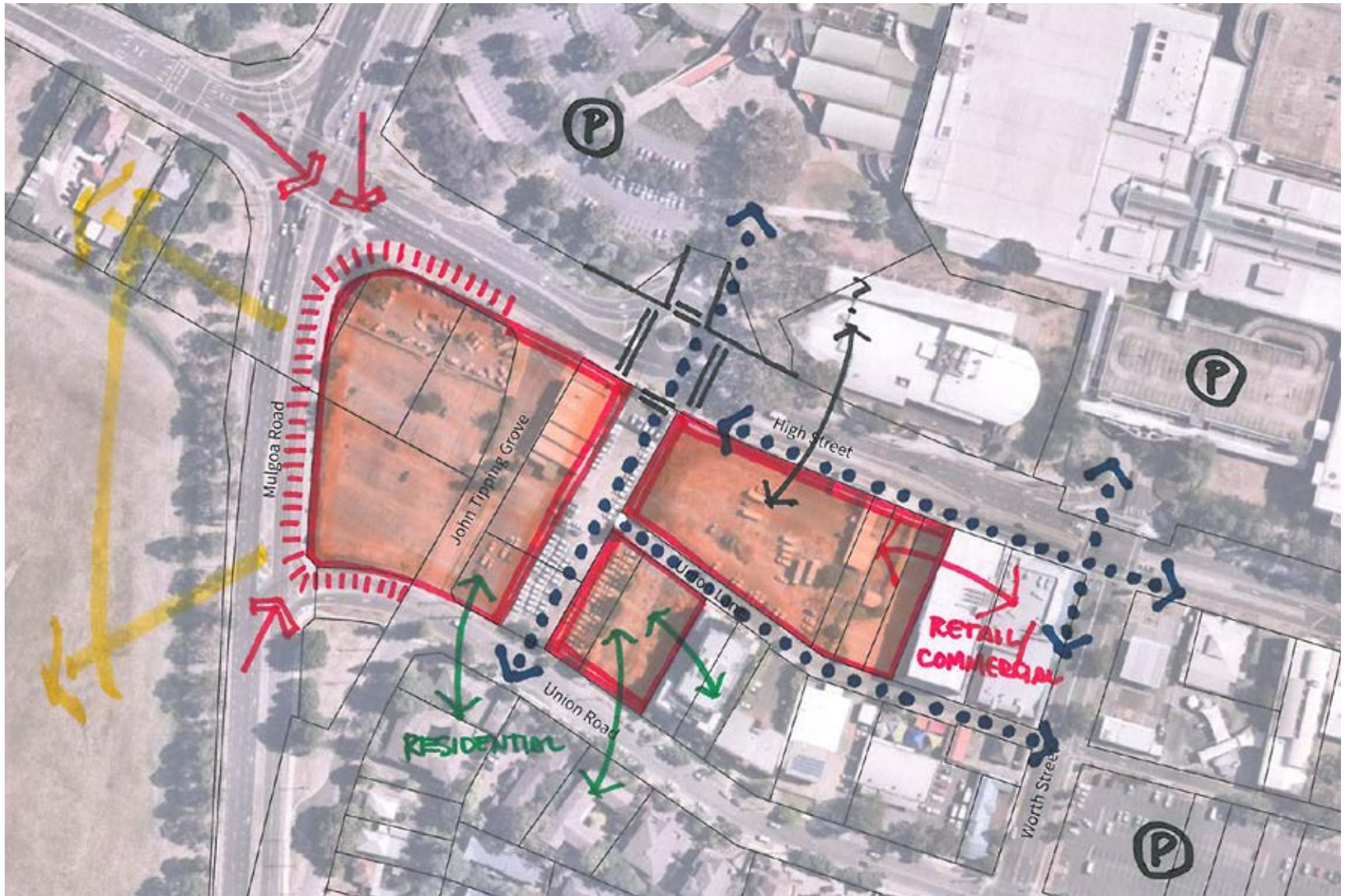
Street Network - current



Street Network - possible



Site Relationship



High Street

- Continue urban street edge form the traditional main street
- Active uses engaging with the street
- Complete the south side of High Street
- Transition from town to Malgoa Road edge





Signature Location

- Site is the western gateway to Penrith
- Forms the western urban edge of the city
- Highly visible from Malgoa Road
- Landmark opportunity



Residential Interface - Union Road

- Moderate building form and scale to relate to existing residential on the southern side of Union Road
- Residential address to street



New Street

- Realigned John Tipping Grove to connect Council carpark to Union Road
- High quality streetscape treatment
- Traffic calmed slow speed environment
- Mixed uses



Public Spaces

- Explore opportunities for place making and memorable public domain features
- Squares and plazas, pedestrian lanes, shared paths / zones, water features

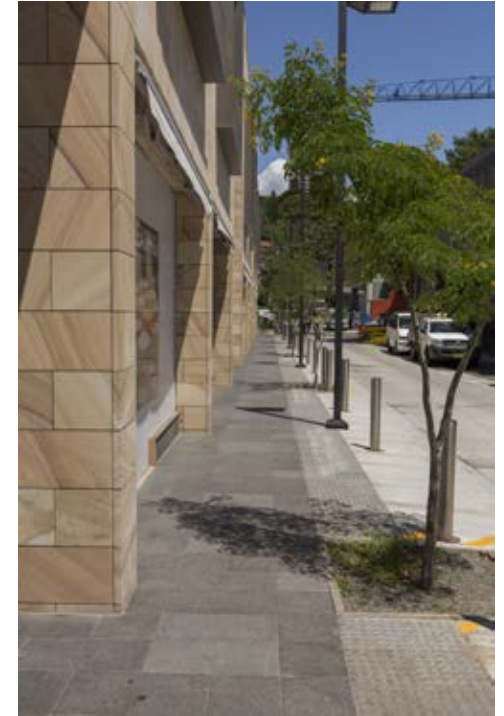






Union Lane

- Utilise Union Lane for more than just vehicular circulation
- Opportunities for activation to provide passive and active surveillance





Woolworths 
Dan Murphy's 

CAUTION BEWARE OF VEHICLES
NO PARKING

Mulgoa Road Interface

- Western gateway to Penrith
- High profile road frontage
- Views to park land
- Upper level views to Nepean River and the Blue Mountains
- Lower level noise, traffic and access constraints





Centre Sydney



East Village

coles

Questions

