

**Urban Design Strategy and Proposed Masterplan
Station Street, Penrith**

Prepared for SHMH Developments Pty Ltd
October 2015





Introduction

- 1. An Urban Vision
- 2. Regional Context
- 3. Urban Context
- 4. Site Analysis
- 5. Development of an Urban Design Strategy
- 6. Urban Strategy
- 7. Landscape Strategy
- 8. Public Domain Interface
- 9. Building Articulation
- 10. Revised Masterplan
- 11. Architectural Statement



Introduction

This urban design report has been prepared by PTW Architects for SHMH Developments Pty Ltd. It describes the urban vision for the redevelopment of the former Panasonic industrial site at Penrith and includes site analysis, an appreciation of urban development and a proposed masterplan. Also included in this document are indicative built form controls, public domain interface controls, floor space areas, together with landscape strategy for the proposed public open spaces, and architectural statement.

We confirm that in our professional opinion the proposed masterplan is capable of achieving the intent of the design principles set out in State Environmental Planning Policy 65 - Design Quality of Residential Flat Development.

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, which includes revision to a previous masterplan, this 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

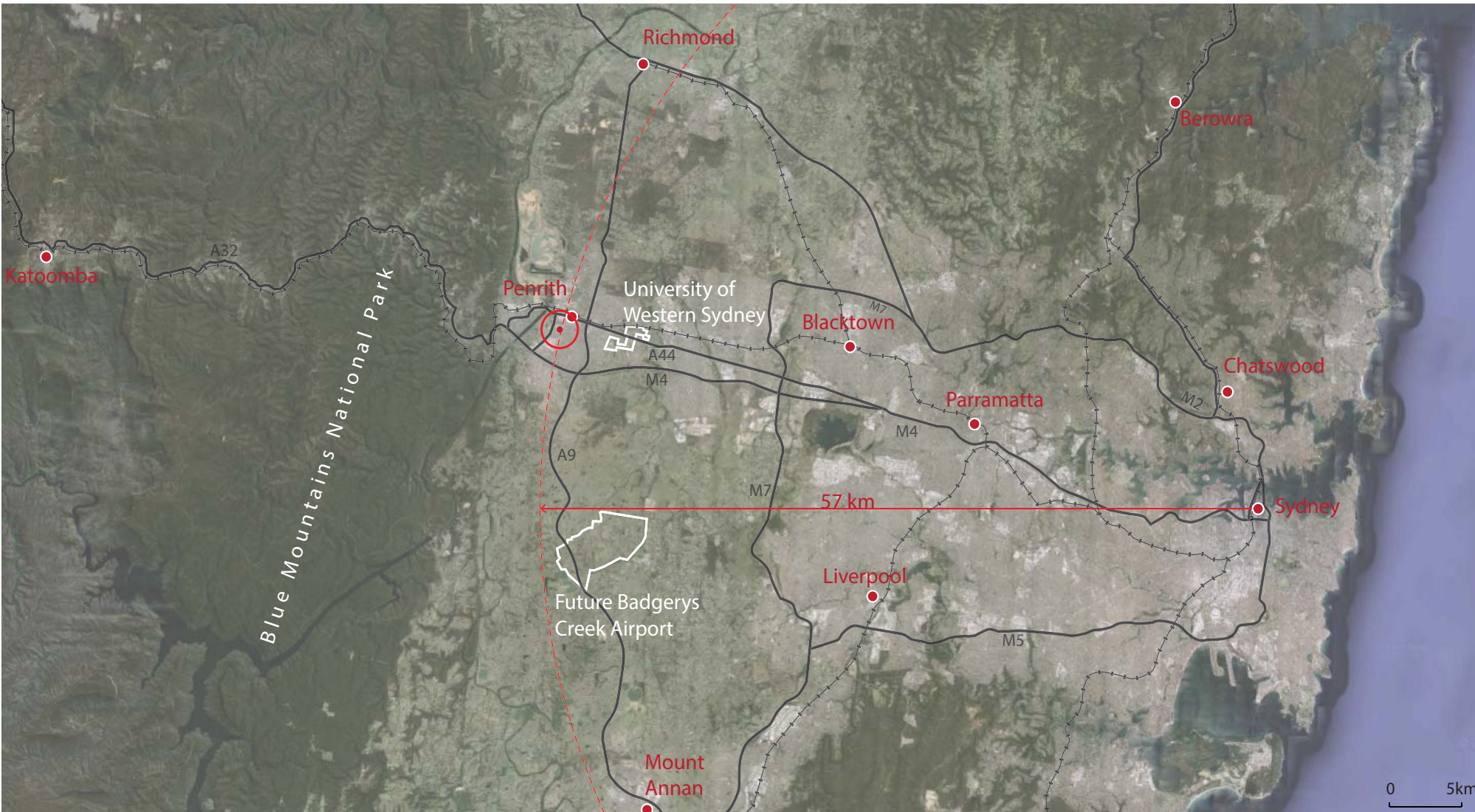


The site is located at the southern edge of Penrith City Centre.

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.



PTW 3. Urban Context

Urban Context

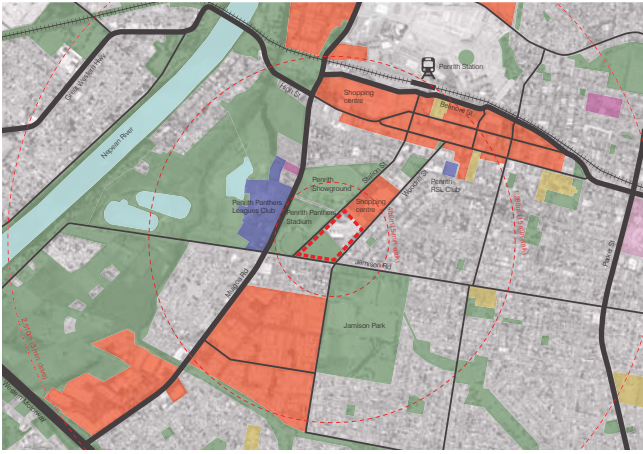
Located at the southern edge of Penrith city centre, the site has frontages to Station Street, Jamison Road and Woodriff Road.

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 aptment 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



Local Land Uses



LEP Building Height Control



Regional Bike Path (from Penrith Accessible Trails Hierachy Strategy (PATHS))



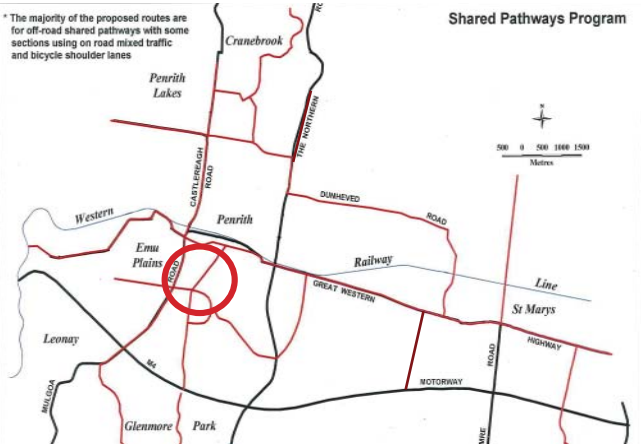
Local Access



Local Transport (Rail & Bus)



LEP Flood Planning Land Map



Shared Pathways Program



Urban Context

- The surrounding urban context is defined by:
- Low scale retail uses with open car parking uses to the north.
- Higher density residential apartments generally of three storeys to the south
- Lower scale suburban uses to the east
- Open spaces and sporting uses to the west

Streetscape Character

- The streetscape character is defined as:
- Jamison Street is a regional urban road with an urban character defined by wider landscape verges and larger buildings
- Station Street which connects to Penrith railway station has an urban character of mixed uses.
- Woodriff Road has a local residential character of varied setbacks.



PTW 4. Site Analysis

REDEVELOPMENT OPPORTUNITIES

The following redevelopment opportunities are identified:

The site has a site area of 7.855 hectare. It is a large undissected site with three road frontages.

The site is generally level with a low point at the southern edge along Jamison Road which can be mitigated.

The site has outlook to the north west over open landscape spaces. Views of the Blue Mountains are afforded to the west.

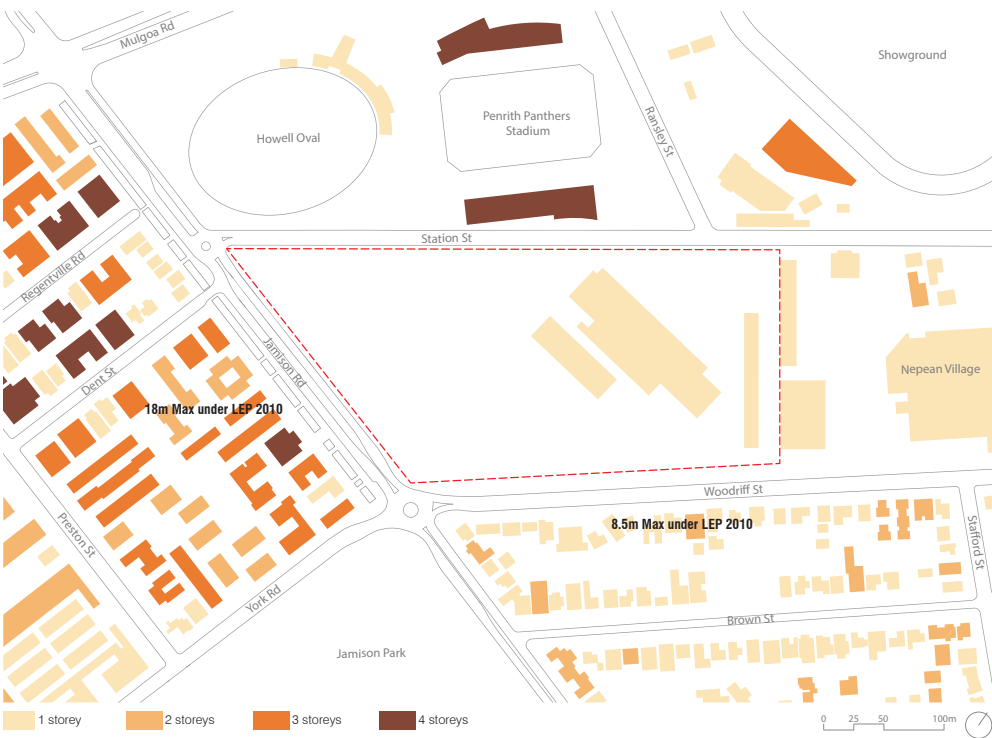
Diagonal views across Jamison Road to Jamison park are afforded to the south east.

The site has a number of mature exotic trees located along Station Street edge which are to be retained.

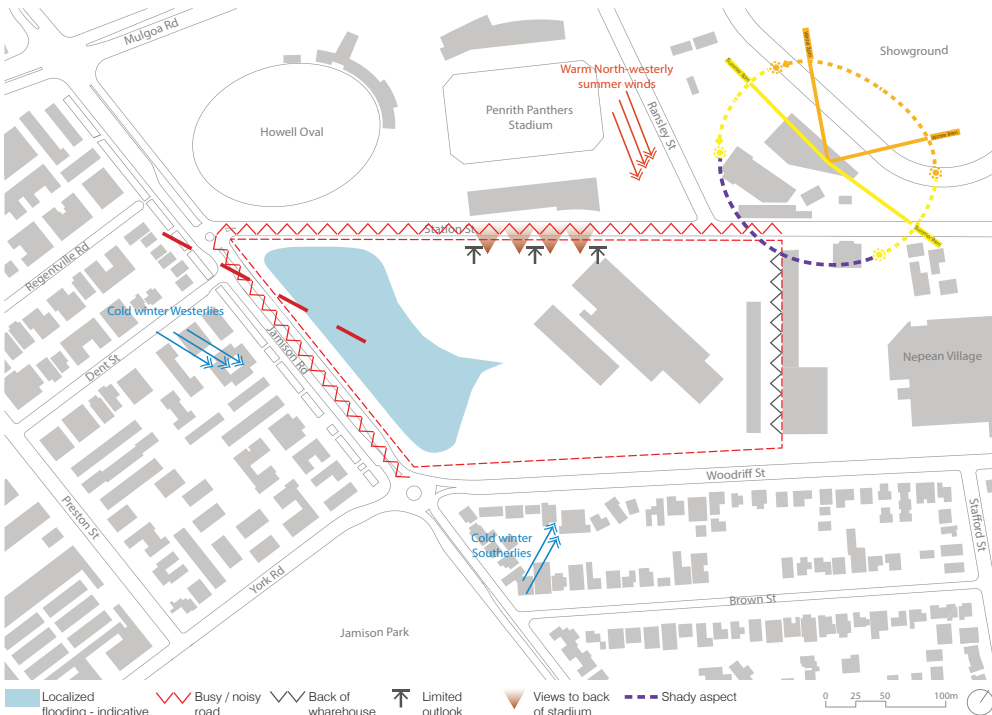
New vehicle entries are to be located off Station Street and Woodriff Road.



Adjacent Land Uses



Adjacent Building Heights



Constraints



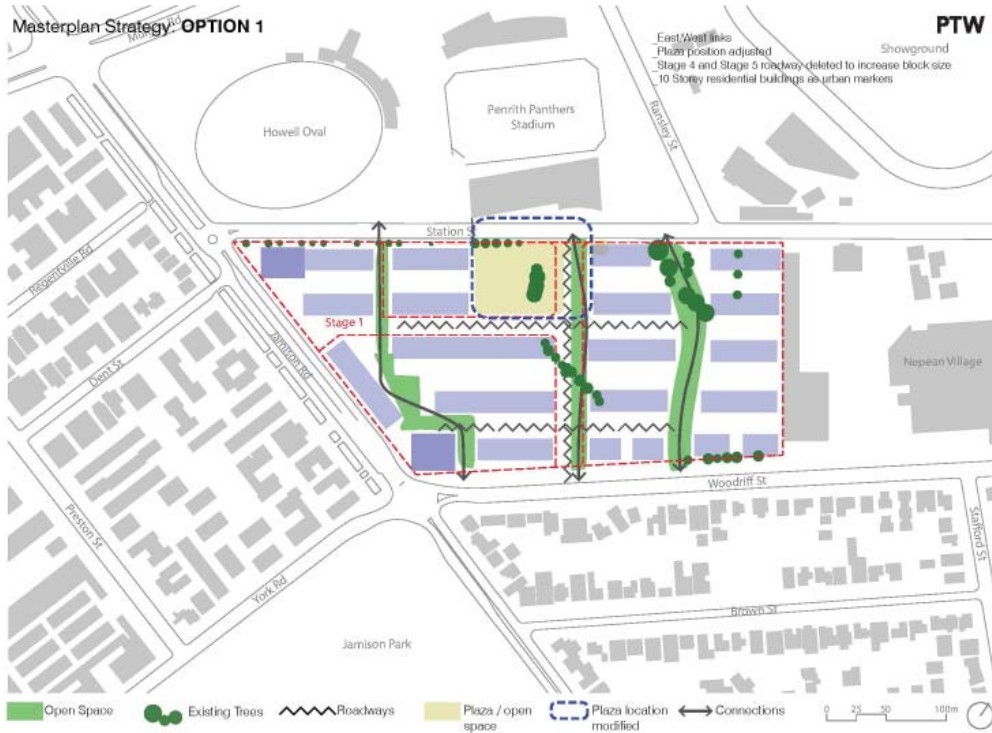
Opportunities

PTW 5. Development of an urban design concept

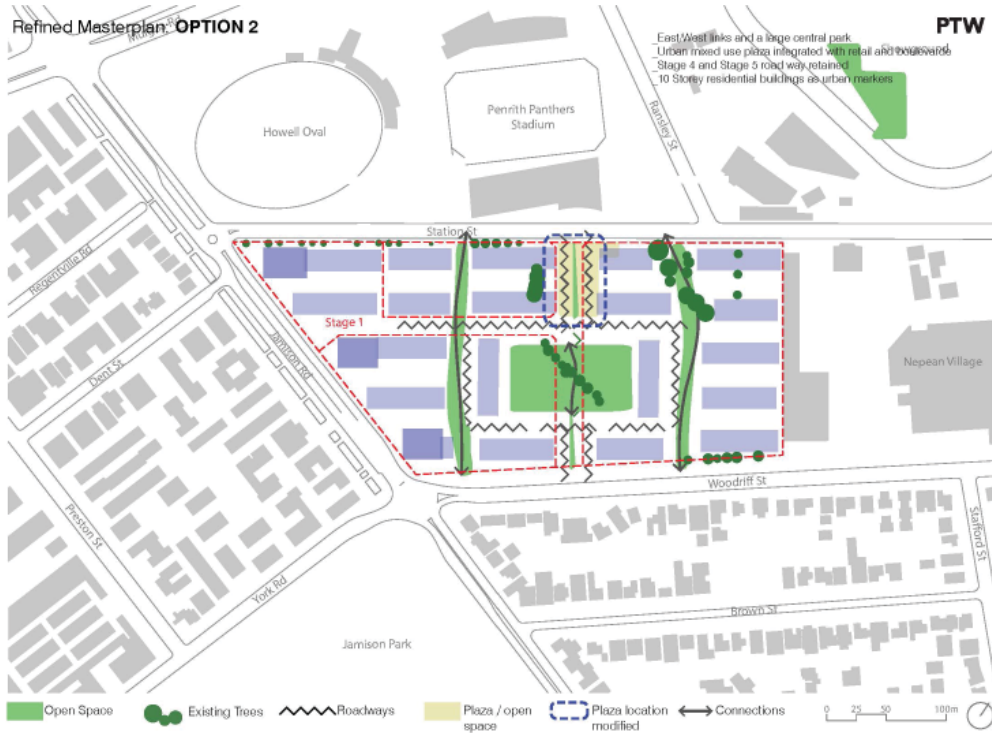
Four options were considered in the development of an urban response for the site. The following urban design principles were respected in each option:

- Vehicle access is provided off Station Street and Woodriff Road.
- Vehicle circulation designed for local neighbourhood traffic only.

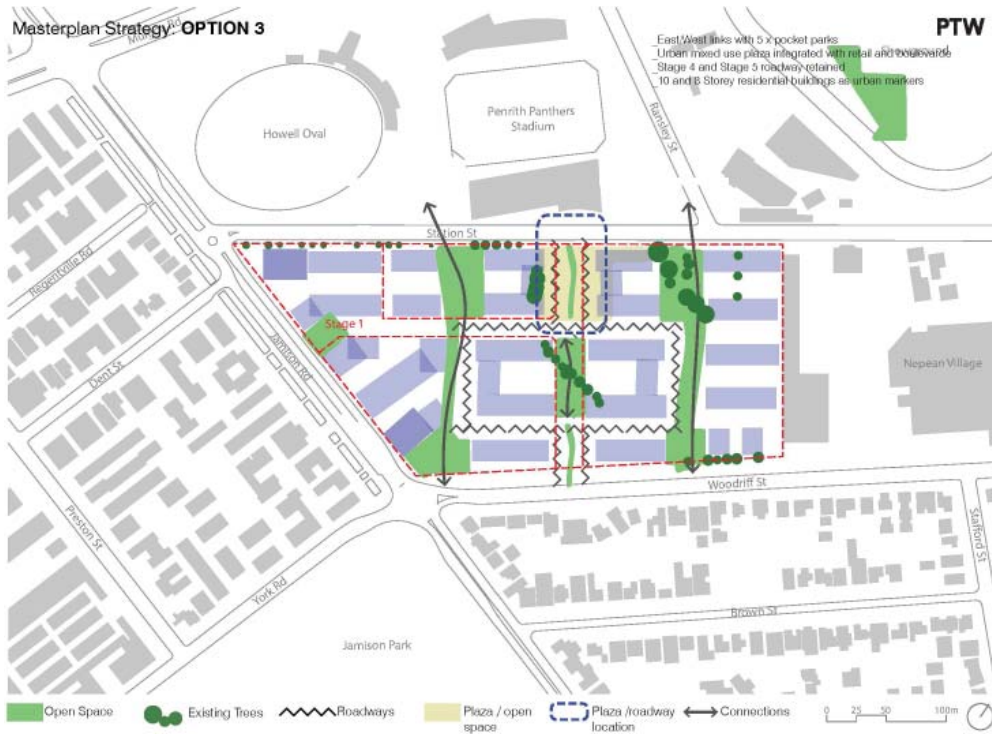
- The public domain of pedestrian friendly streets, pedestrian pathway links and open spaces defines the development pattern, with the aim to provide multiple east west links across the site.
- Locate new public open spaces to enable the surrounding and adjoining open spaces to extend into the development site.
- Locate neighbourhood new retail uses off Station Street.
- Retain of Stage 1 development zone as identified under a previous masterplan.
- Orientate the built form of higher residential densities to ensuring winter sun access while maximising cross conventional opportunity. This may mean a development pattern of parallel blocks.



Option 1



Option 2



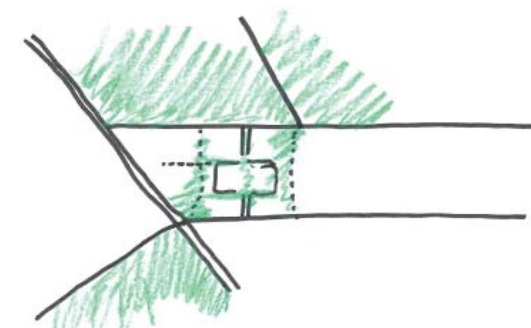
Option 3



Option 4

PTW 6. Urban Strategy

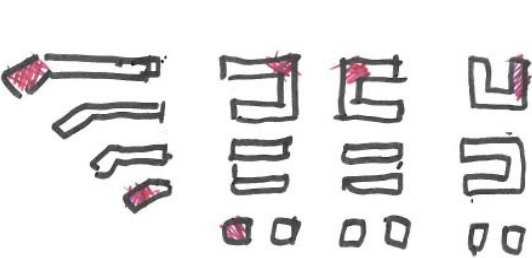
The concept for the proposed development unites the Penrith parklands.....



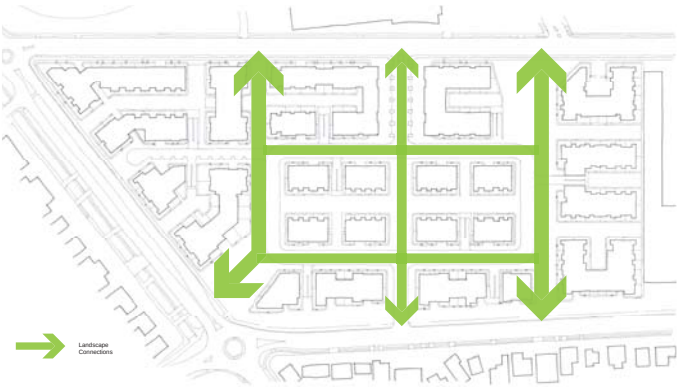
...with distinct open space experiences....



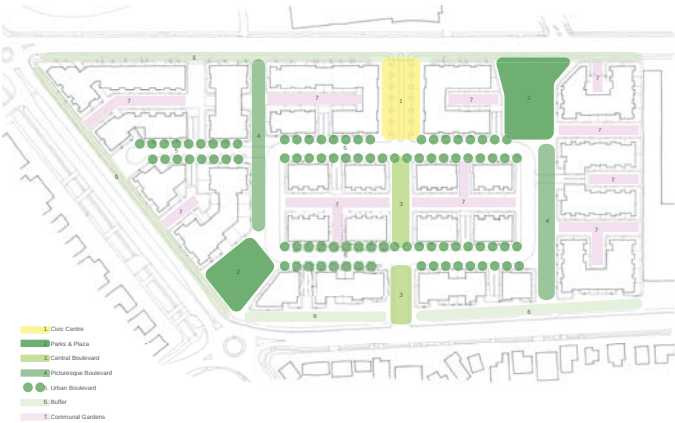
...as a new urban edge to the city.



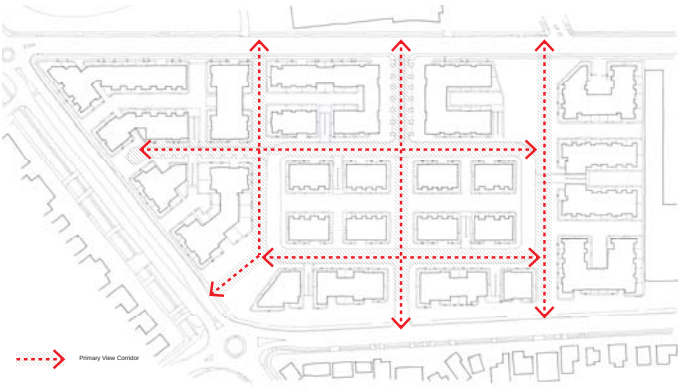
The urban strategy for the redevelopment of this former industrial site recognises the urban context in the creation of a new residential neighbourhood defined through its landscape LINKS and urban CONNECTIONS



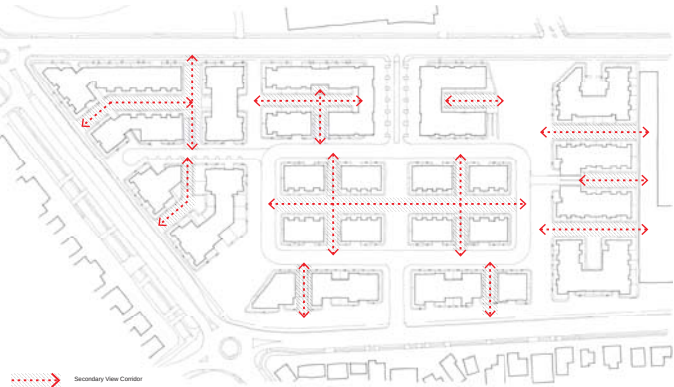
Concept of Landscape Connection



Public Open Space Landscape Character Zone



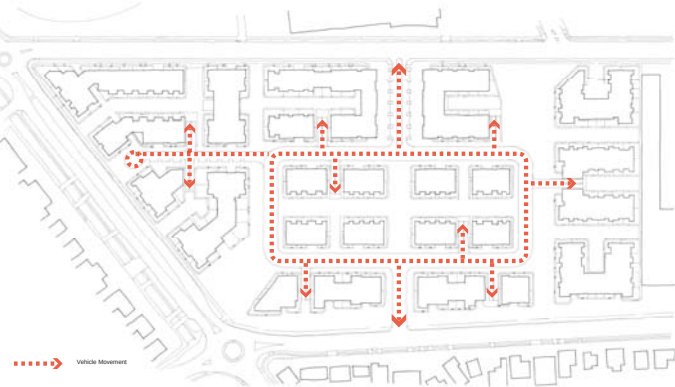
Primary View Corridors



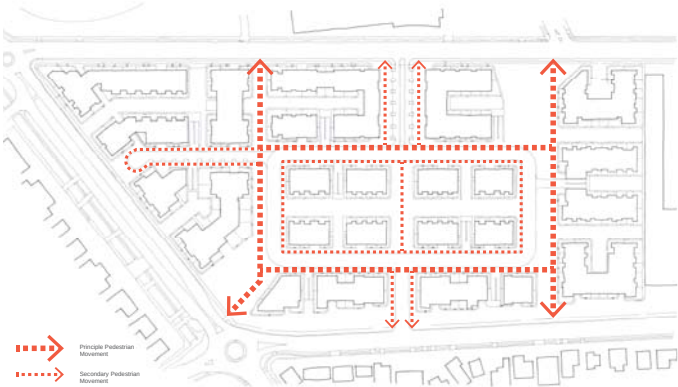
Secondary View Corridors



Urban Makers



Vehicle Access



Pedestrian Access



Street Entries

PTW 7. Landscape Strategy

Design Concept

A residential neighbourhood with a focus on landscape connections and a memorable and diverse experience of open space

Landscape Character Precincts:

- + 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 7. Landscape Strategy

A rich landscape system offers amenity and interest for residents and passers by.

A choreography of landscape characters creates the sense of journeys through the development.

Landscape Masterplan - Ground Floor Plan



PTW 7. Landscape Strategy

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

Landscape Masterplan - Roof Plan



PTW 7. Landscape Strategy

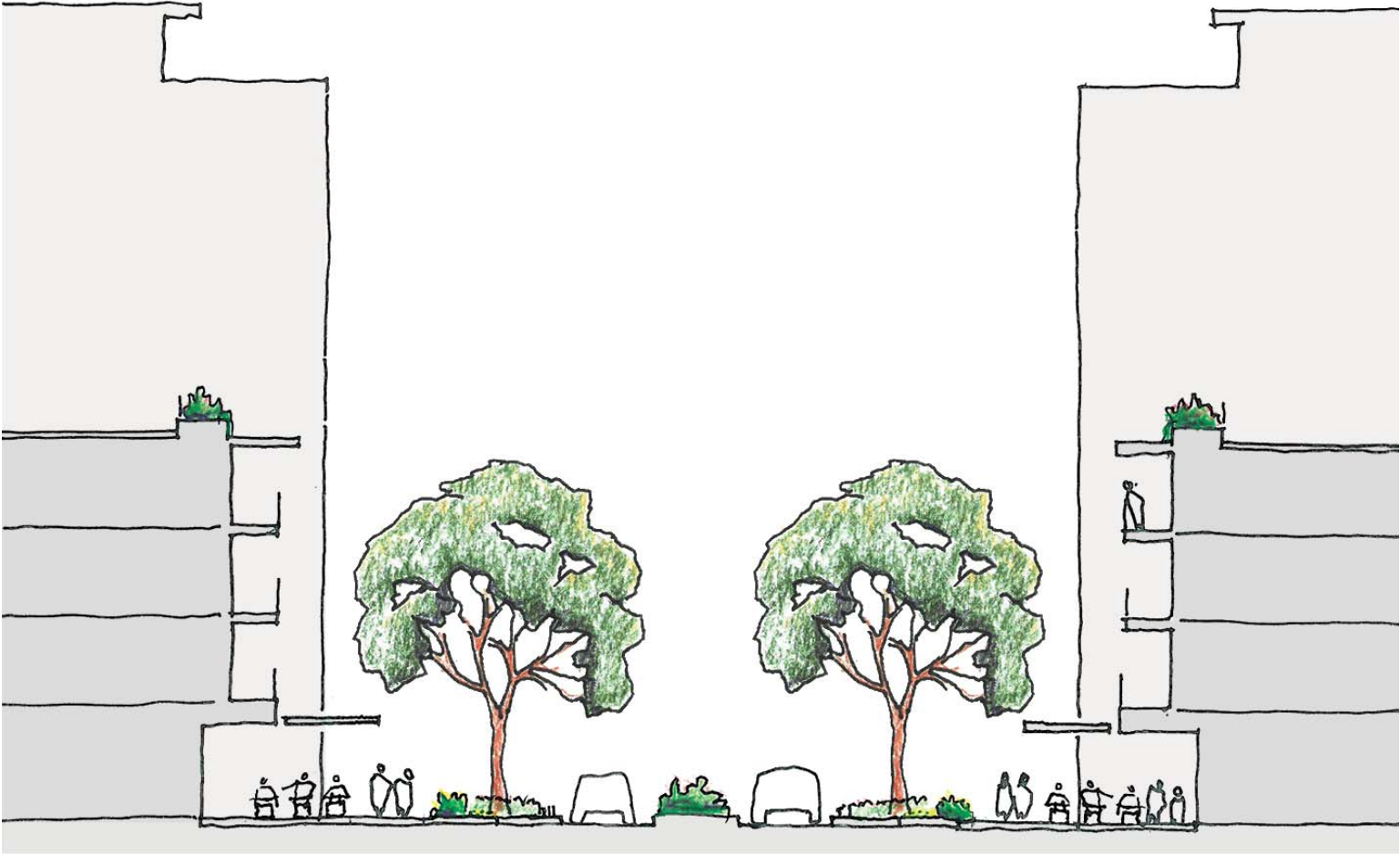
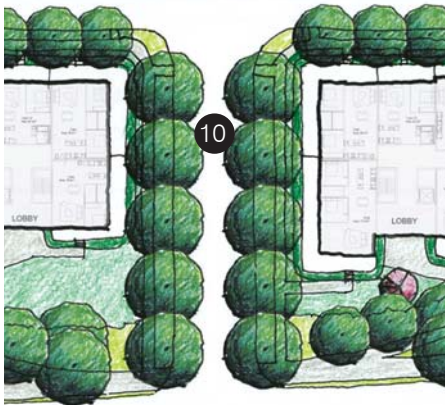
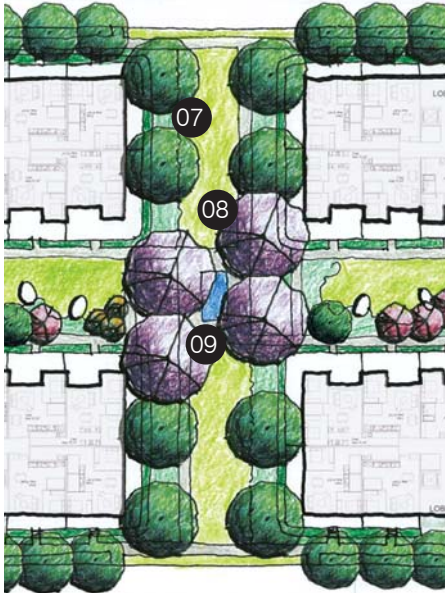
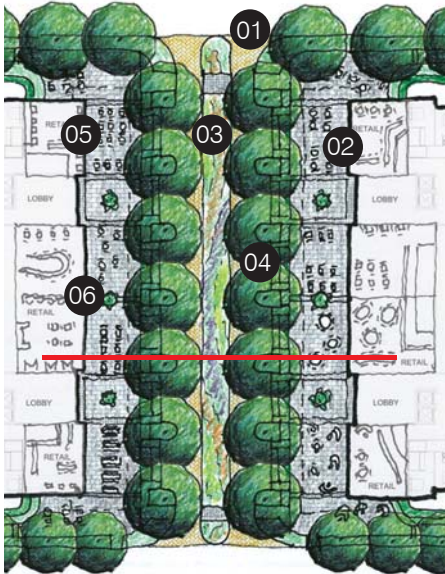


Public Open Space - Central Finger

Civic entries and a central pedestrian boulevard

- 01- Threshold pavement
- 02 - Civic detailed pavement
- 03 - Feature median planting
- 04 - Boulevard trees and sidewalk planters
- 05 - Alfresco dining pockets
- 06 - Feature sidewalk pots
- 07 - Formal Australian garden
- 08 - Flowering trees
- 09 - Central node with water feature
- 10 - Urban boulevard

Key Plan



PTW 7. Landscape Strategy

Public Open Space - North Finger

A Civic Plaza and a picturesque linear park

- 01 - Plaza with feature pavement
- 02 - Sculpture
- 03 - Architectural shade structure
- 04 - Feature deciduous trees
- 05 - Existing conifer trees
- 06 - Cold climate planting
- 07 - Driveway threshold pavement
- 08 - Picturesque Australian native garden
- 09 - Shared pedestrian and cycleway

Key Plan



PTW 7. Landscape Strategy

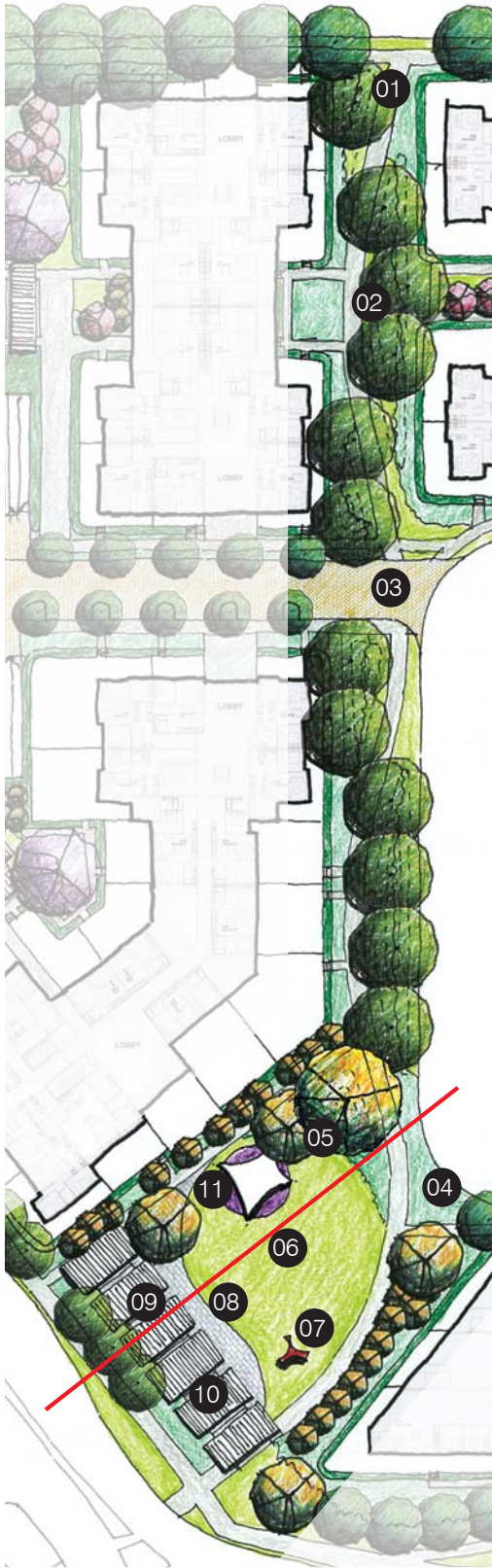


Public Open Space - South Finger

A picturesque linear park and a recreation park

- 01 - Shared cycleway
- 02 - Picturesque Australian native garden
- 03 - Driveway threshold pavement
- 04 - Cold climate planting
- 05 - Feature deciduous trees
- 06 - Multi-purpose recreation lawn
- 07 - Sculpture
- 08 - Transition zone with feature pavement
- 09 - BBQ location
- 10 - Architectural shade structure

Key Plan

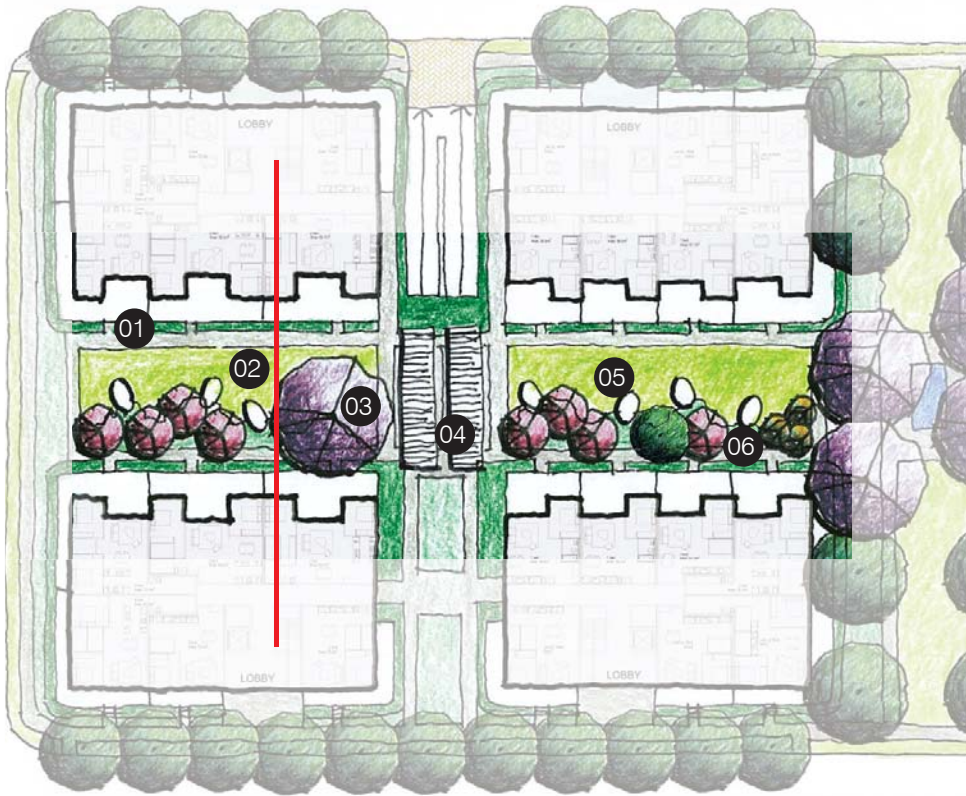


PTW 7. Landscape Strategy

Communal Gardens

Shared amenity in the heart of the development

- 01 - Periphery planters and path
- 02 - Sunny lawn
- 03 - Feature flowering tree
- 04 - Architectural shade structure with communal BBQ & table
- 05 - Architectural light wells into basement
- 06 - Mound with mixed tree planting



Key Plan



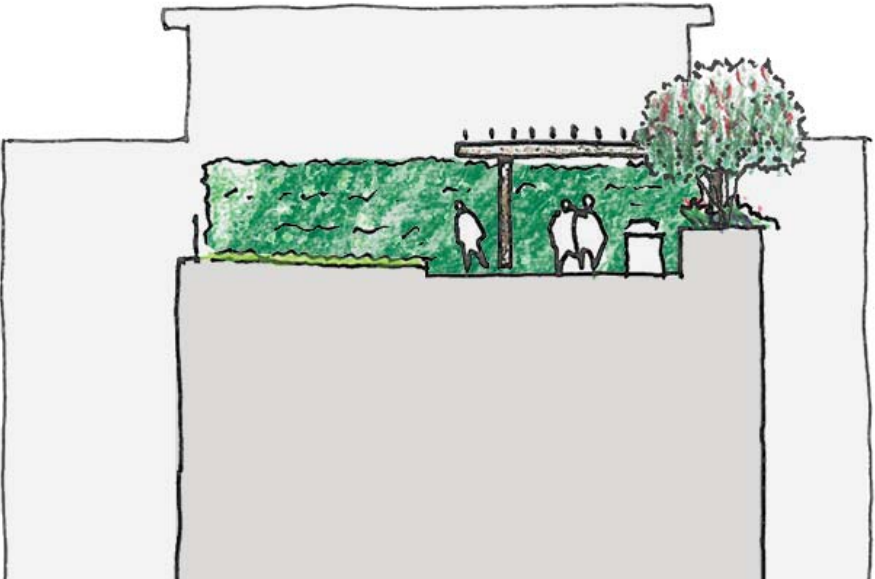
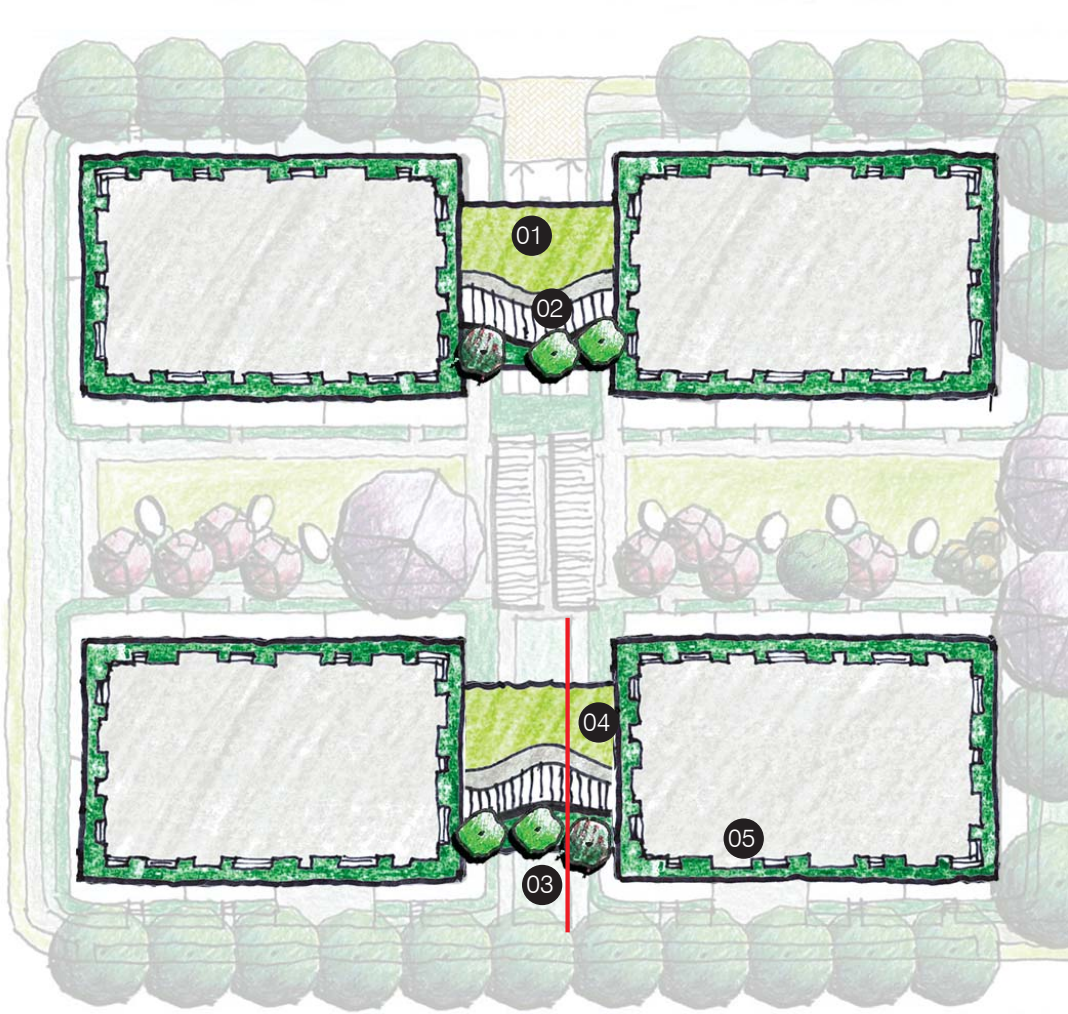
PTW 7. Landscape Strategy



Rooftop Communal Garden

Green rooms at the roof level offer amenity and entertainment opportunity, taking advantage of views

- 01 - Sunny lawn
- 02 - Architectural shade structure with BBQ & seating
- 03 - Raised planter with ground-covers & small trees
- 04 - Green walls
- 05 - Private roof gardens above - articulated periphery planters with integrated seats



Key Plan



PTW 8. Public Domain Interface

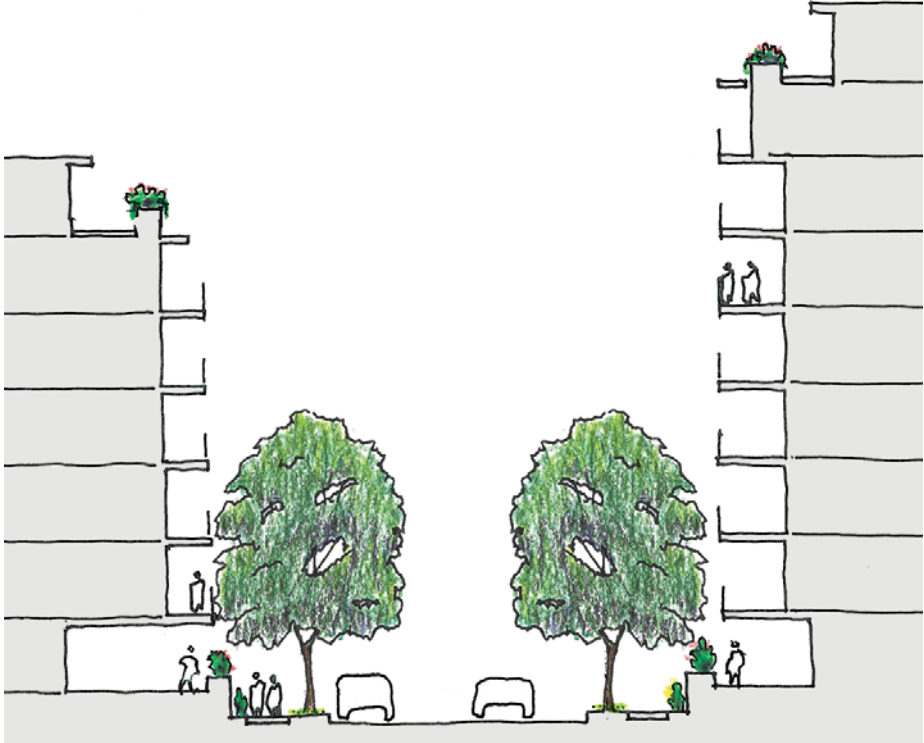


The public domain interface is defined by the following significant interfaces:

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

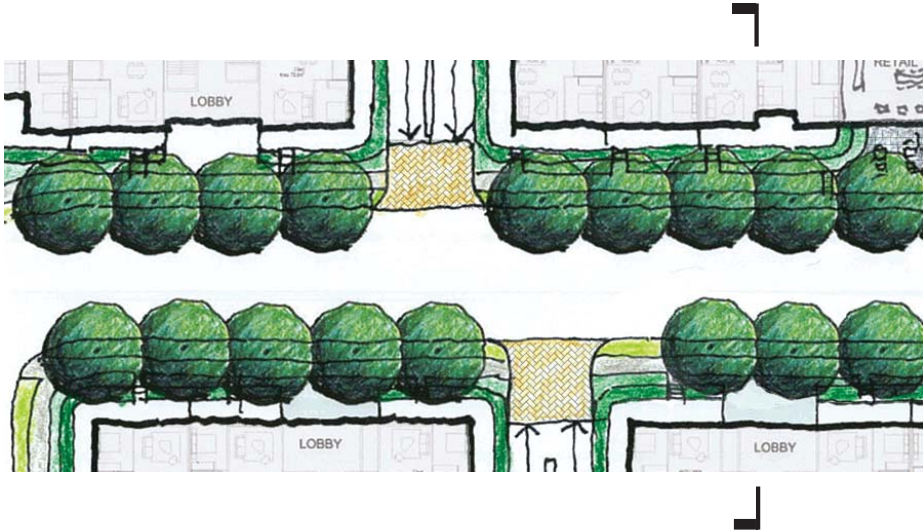
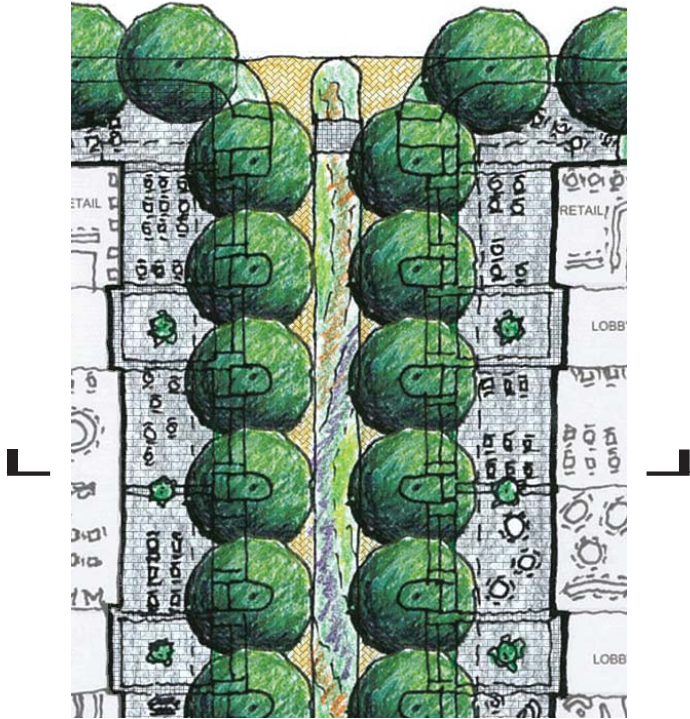


01. Entry Boulevard



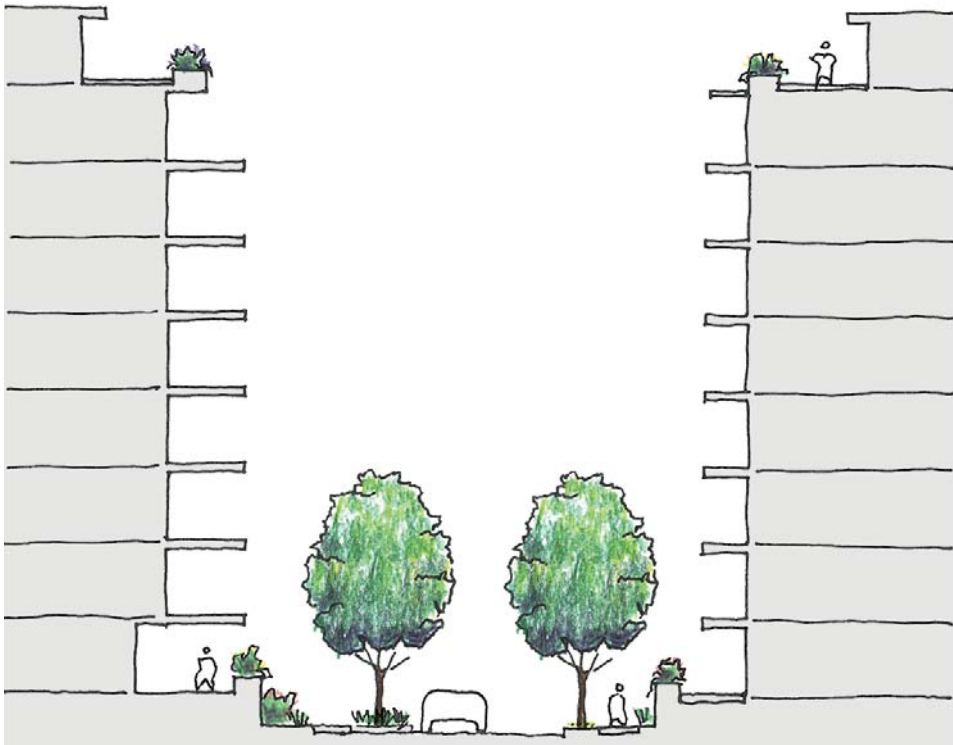
02. Neighbourhood Street

Key Plan



PTW 8. Public Domain Interface

[Redacted]

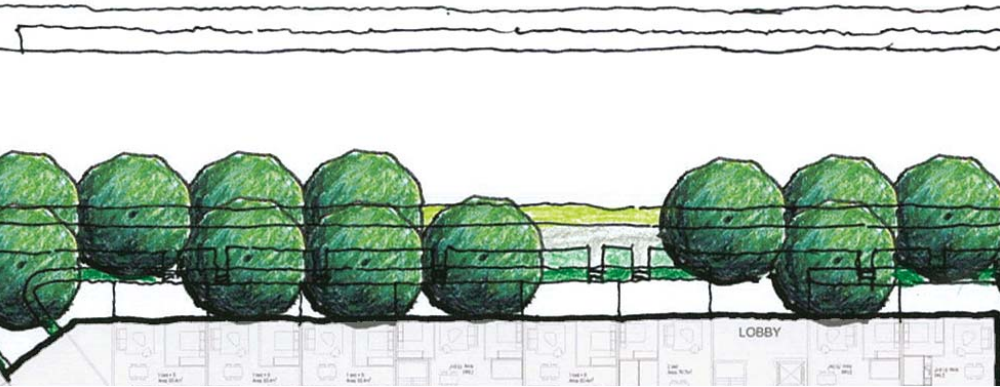
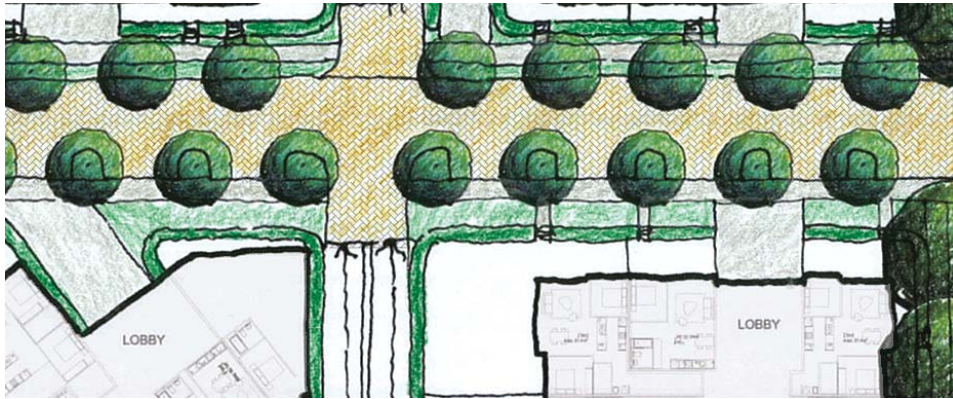


03. Internal shared zone

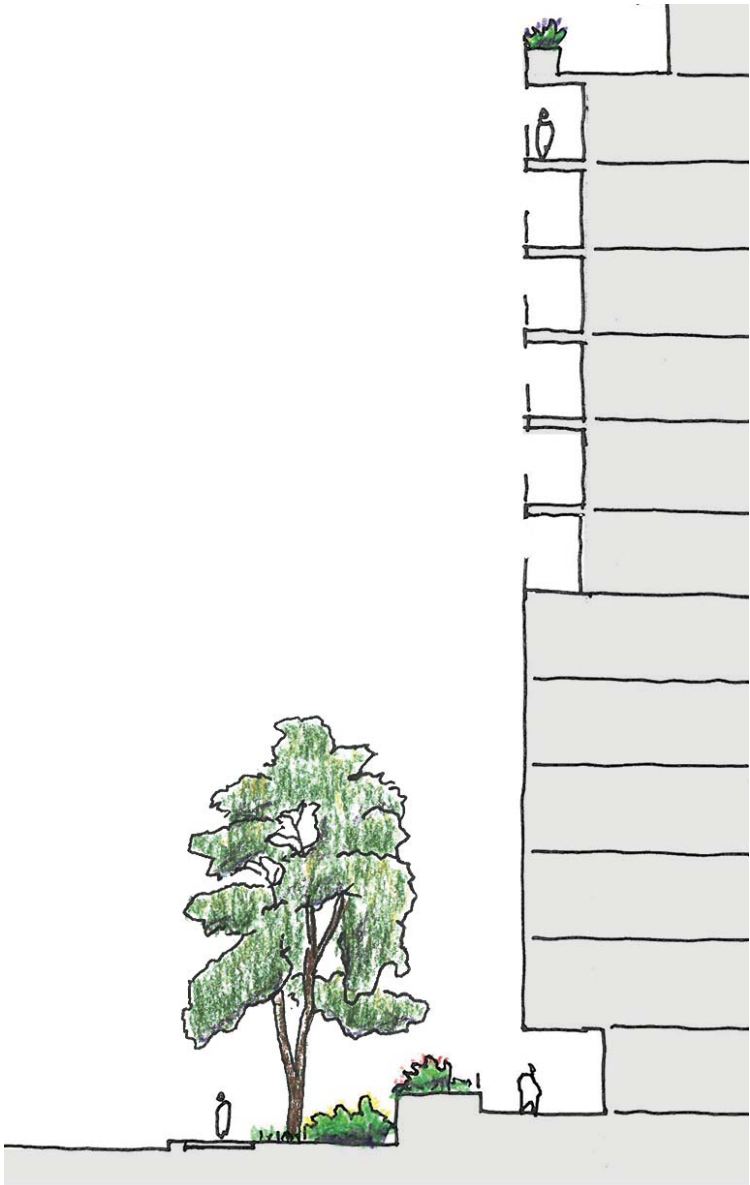


04. Station Street

Key Plan



PTW 8. Public Domain Interface

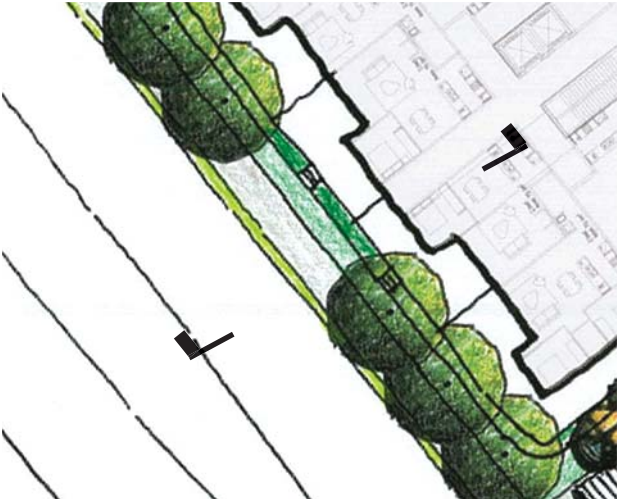


05. Jamison Street



06. Woodriff Road

Key Plan

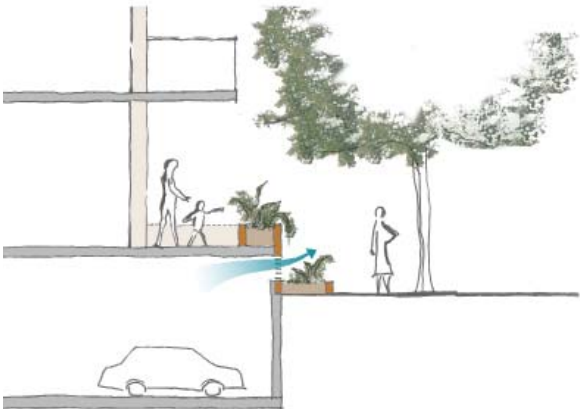


PTW 9. Building Articulation

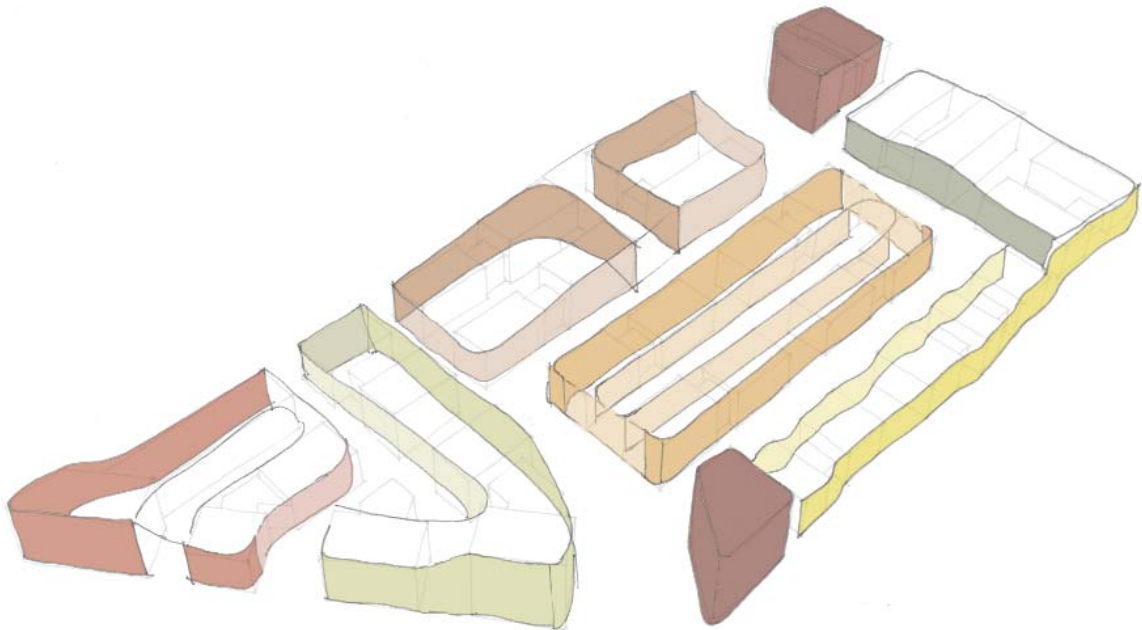
Building Groups / Families concept

This is applied to give distinction within the development.

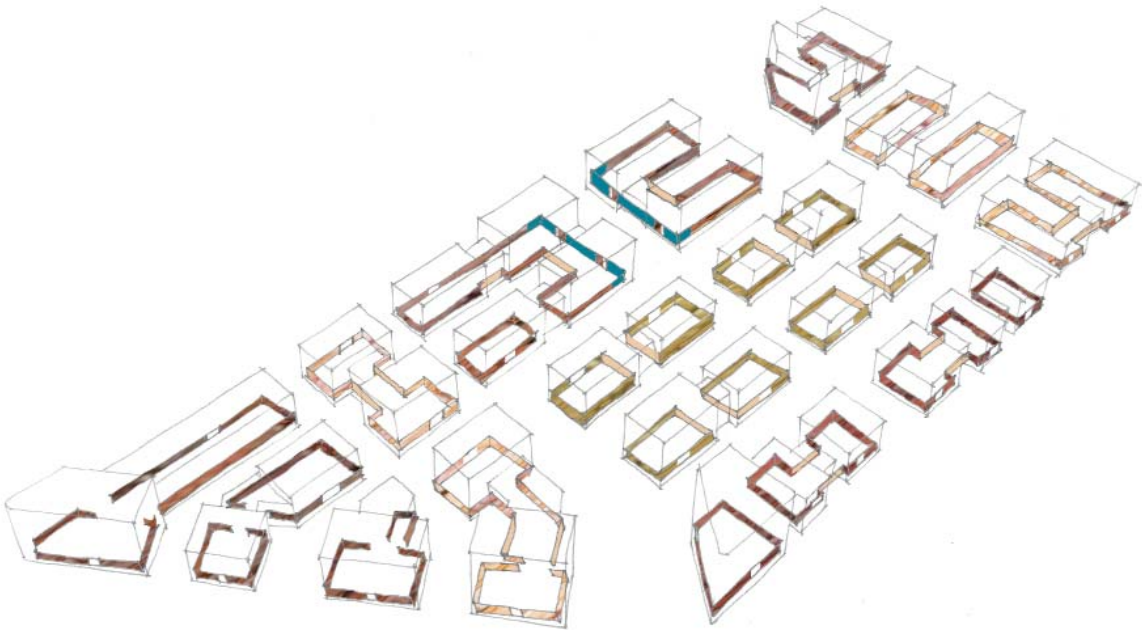
- The following strategies are to be applied:
- + urban themes to give differentiation
 - + ground plane interface for privacy and base ments
 - + warm solid building bases in a range of col ours
 - + emphasise the corners - especially Station Street and Jameison corner and Boulevarde entry



Ground plane articulation: apartment privacy and natural ventilation opportunity for basements



Urban form strategy: theming, differentiating



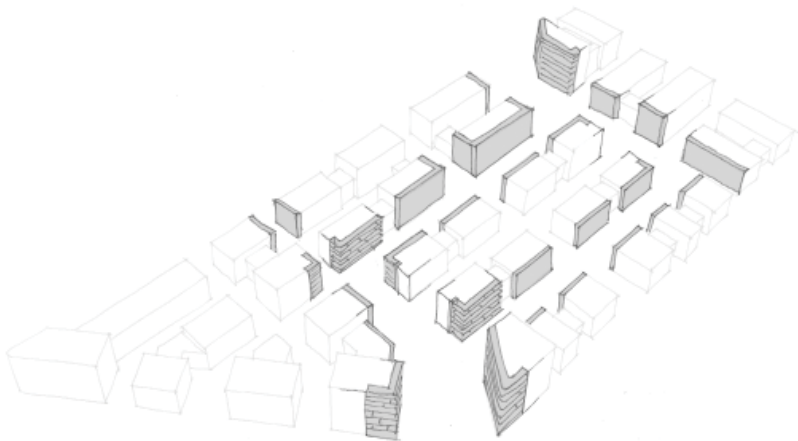
Material strategy: warm, solid materials for building base, permeable ground plane



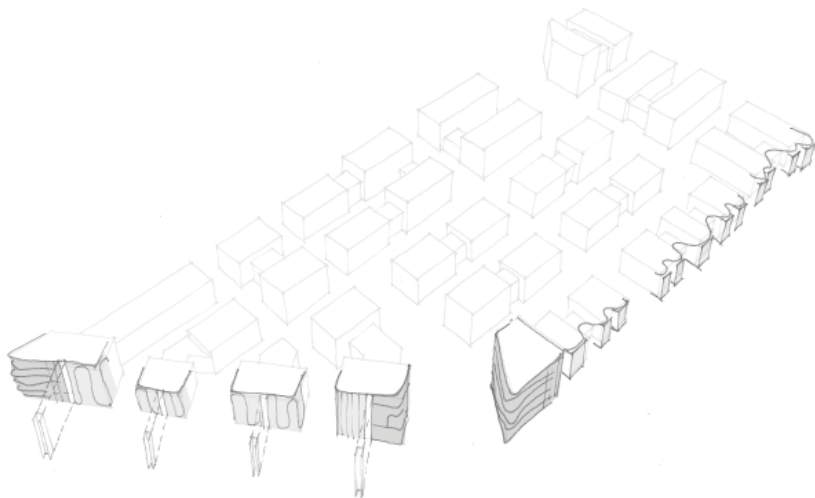
PTW 9. Building Articulation



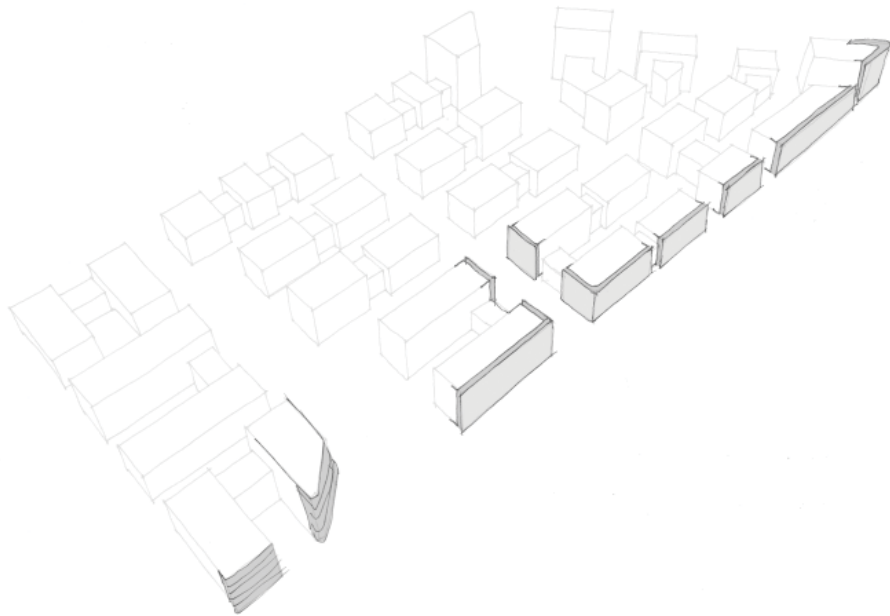
An open and modulated facades within the development to give a sense of neighbourhood community



Urban prominence and distinction along Jamison Road and Woodriff Street



Urban contextual response along Station Street:



Building articulation at key urban edges

PTW



Building articulation at key urban edges: Station Street Entry

PTW 10. Revised Masterplan

Key features of the masterplan:

- + 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 Jameison Street that minimise overshadowing of adjoining development
- + A formal street edge treatment along Station Street
- + a more varied and stepped building interface along Woodrifiif Road
- + retention of single roadway entries off Station Street and Wooddriff Road
- + basement parking with entries within the development
- + articulation of building entieres 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 10. Revised Masterplan



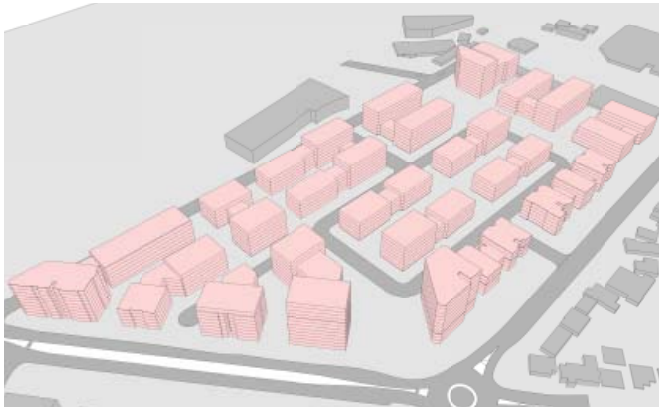
Massing and Urban Form Strategy



Built Form Overview - North



Built Form Overview - East



Built Form Overview - South



Built Form Overview - West



Built Form Articulation - taller elements along Jamison Road

PTW 10. Revised Masterplan

Solar Access Studies



21 June 8:00 am



21 June 9:00 am



21 June 10:00 am



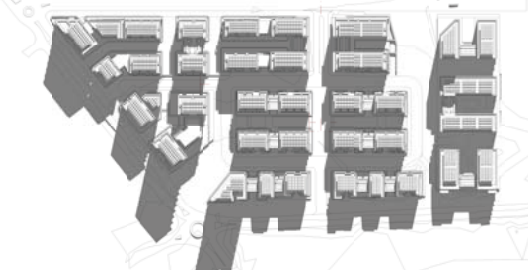
21 June 11:00 am



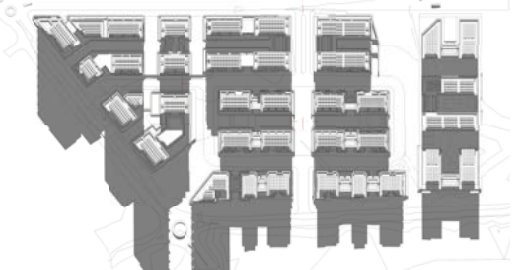
21 June 12:00 noon



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

PTW 10. Revised Masterplan



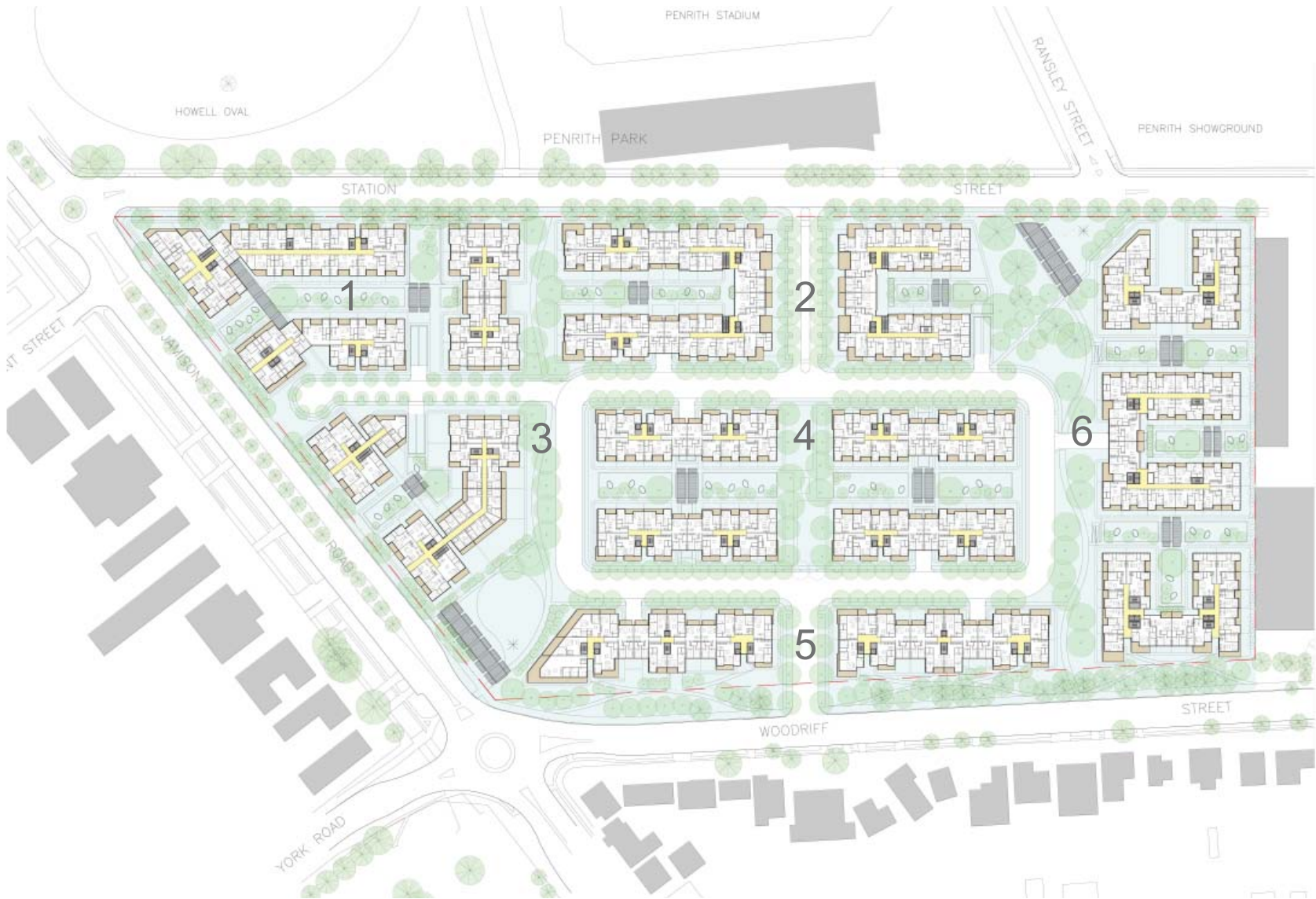
Masterplan - Ground Floor Plan



PTW 10. Revised Masterplan



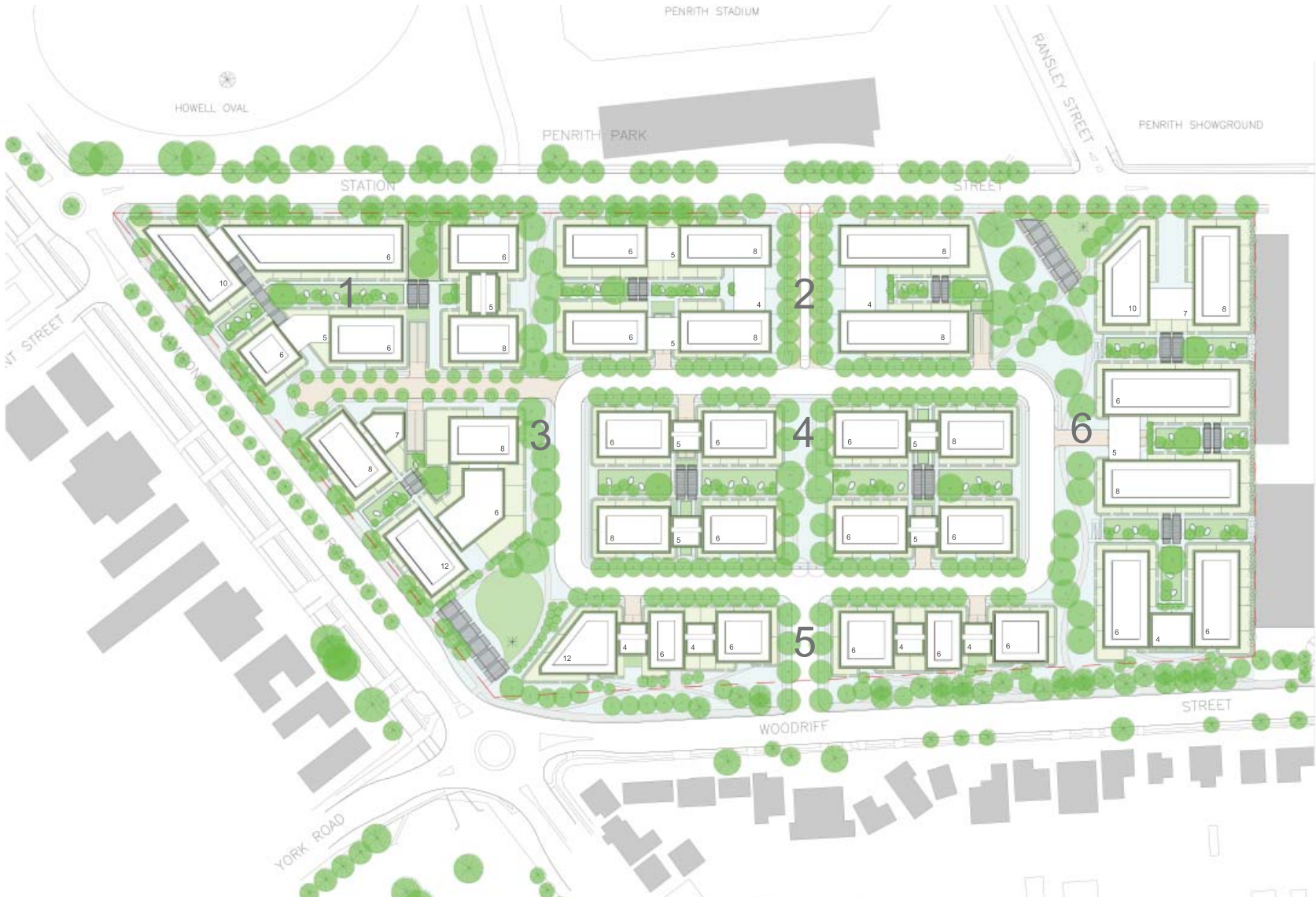
Masterplan - Typical Floor Plan



PTW 10. Revised Masterplan



Masterplan - Roof Plan



PTW 10. Revised Masterplan



Masterplan - Basement Plan



PTW 10. Revised Masterplan



Masterplan - Elevations

Key Plan



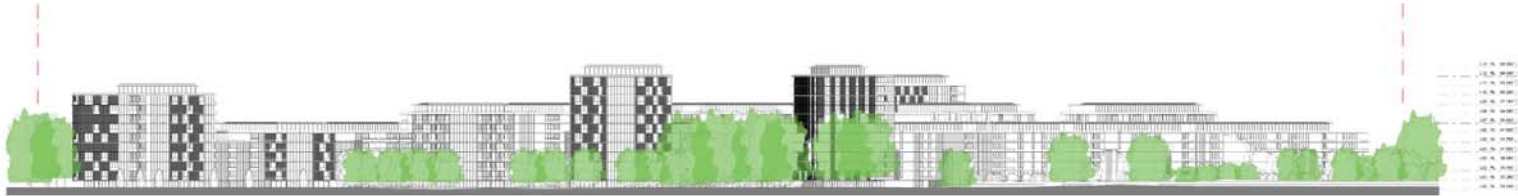
01 Woodriff Street Elevation



02 Station Street Elevation



03 Proposed development internal elevation along main boulevard



04 Jamison Road Elevation

PTW 10. Revised Masterplan

Indicative TOTAL Yield and Development Indication:

Site Area = 7.855 HA
Optimum FSR (excluding roadways and public open space)
2.5:1 (and equating to 196,375 sqm)

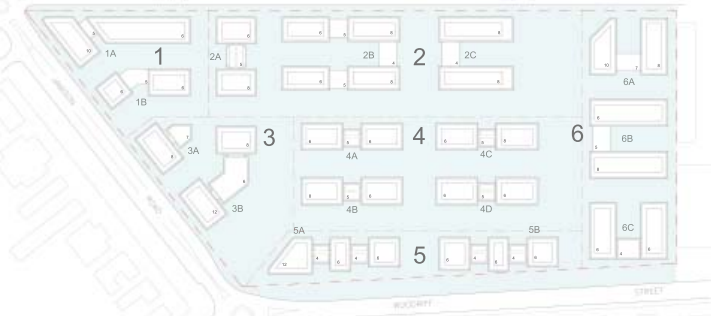
Revised Masterplan
GBA = 221,316 SQM
GFA = 177,309 SQM
FSR = 2.26 : 1

Illustrative Masterplan TOTAL Unit Yield = 1923 apartments
equating to:
GFA = 176,545 SQM

Illustrative Masterplan Local Retail use, equating to:
GFA = 764 SQM

- Unit Yield (Based on Indicative Staging)
- + Stage 1: 227
 - + Stage 2: 468
 - + Stage 3: 226
 - + Stage 4: 374
 - + Stage 5: 224
 - + Stage 6: 404

Staging and Building Height Key Plan



STAGE 1										
1A										
	1B	2B	3B	TOTAL	9am-3pm 3 hour check	8am-4pm 3 hour check	VENT	GBA (m²)	GFA (m²)	
10								388	241	
ROOF										
LEVEL 09		4	3	7	5	5	4	811	678	
LEVEL 08	1	5	1	7	5	5	4	811	678	
LEVEL 07	1	5	1	7	5	5	4	811	678	
LEVEL 06	1	5	1	7	5	5	4	1507	1312	
LEVEL 05	2	17	2	21	13	13	12	2291	1895	
LEVEL 04	5	17		22	14	14	12	2373	1990	
LEVEL 03	5	17		22	14	14	12	2373	1990	
LEVEL 02	5	17		22	14	14	12	2372	1980	
LEVEL 01	5	17		22	14	14	12	2373	1980	
LEVEL 00	7	14		21	11	11	8	2137	1990	
TOTAL	32	118	8	158	100	100	64	18247	15392	
%	20%	75%	5%		63%	63%	53%			

1B										
	1B	2B	3B	TOTAL	9am-3pm 3 hour check	8am-4pm 3 hour check	VENT	GBA (m²)	GFA (m²)	
6								588	403	
ROOF										
LEVEL 05		6	4	10	6	7	9	1130	892	
LEVEL 04	2	10		12	8	9	9	1367	1088	
LEVEL 03	2	10		12	8	9	9	1367	1088	
LEVEL 02	2	10		12	8	9	9	1367	1088	
LEVEL 01	2	10		12	8	9	9	1367	1088	
LEVEL 00	2	9		11	6	7	9	1257	1116	
TOTAL	10	55	4	69	44	50	64	8443	6763	
%	14%	80%	6%		64%	72%	76%			

STAGE 2										
2A										
	1B	2B	3B	TOTAL	9am-3pm 3 hour check	8am-4pm 3 hour check	VENT	GBA (m²)	GFA (m²)	
8								337	174	
ROOF										
LEVEL 07		4	2	6	2	4	4	626	518	
LEVEL 06	2	4		6	2	4	4	963	692	
LEVEL 05	2	8	2	12	9	12	10	1252	1036	
LEVEL 04	4	12		16	9	12	10	1556	1280	
LEVEL 03	4	12		16	9	12	10	1556	1280	
LEVEL 02	4	12		16	9	12	10	1556	1280	
LEVEL 01	4	12		16	9	12	10	1556	1280	
LEVEL 00	2	12		14	6	7	8	1387	1216	
TOTAL	22	76	4	102	55	75	66	10769	8816	
%	22%	75%	4%		54%	74%	65%			

2B										
	1B	2B	3B	TOTAL	9am-3pm 3 hour check	8am-4pm 3 hour check	VENT	GBA (m²)	GFA (m²)	
8								970	553	
ROOF										
LEVEL 07		10	4	14	12	12	8	747	575	
LEVEL 06	6	8		14	12	12	8	1496	1027	
LEVEL 05	6	16	4	26	15	17	18	2962	2242	
LEVEL 04	8	22		30	15	17	18	3356	2594	
LEVEL 03	8	24		32	19	21	18	3605	2820	
LEVEL 02	8	24		32	19	21	18	3605	2820	
LEVEL 01	8	24		32	19	21	18	3605	2820	
LEVEL 00	10	14		24	13	15	10	3317	2226	
LEVEL 00									382	
TOTAL	54	142	8	204	124	136	116	23663	18059	
%	26%	70%	4%		61%	67%	57%			

2C										
	1B	2B	3B	TOTAL	9am-3pm 3 hour check	8am-4pm 3 hour check	VENT	GBA (m²)	GFA (m²)	
8								1463	1032	
ROOF										
LEVEL 07		12	8	20	13	14	10	2137	1674	
LEVEL 06	4	16		20	13	14	10	2137	1674	
LEVEL 05	4	16		20	13	14	10	2137	1674	
LEVEL 04	4	16		20	13	14	10	2137	1674	
LEVEL 03	4	18		22	15	16	10	2386	1900	
LEVEL 02	4	18		22	15	16	10	2386	1900	
LEVEL 01	4	18		22	15	16	10	2386	1900	
LEVEL 00	4	12		16	10	10	4	2513	1475	
LEVEL 00									382	
TOTAL	28	128	8	162	107	114	74	19682	15285	
%	17%	78%	5%		66%	70%	46%			

STAGE 5										
5A										
	1B	2B	3B	TOTAL	9am-3pm 3 hour check	8am-4pm 3 hour check	VENT	GBA (m²)	GFA (m²)	
8								403	313	
ROOF										
LEVEL 11		3	2	5	5	5	4	852	577	
LEVEL 10	1	3	1	5	5	5	4	852	577	
LEVEL 09	1	3	1	5	5	5	4	852	577	
LEVEL 08	1	3	1	5	5	5	4	852	577	
LEVEL 07	1	3	1	5	5	5	4	852	577	
LEVEL 06	1	3	1	5	5	5	4	1352	886	
LEVEL 05	1	11	2	14	9	9	12	1821	1354	
LEVEL 04	2	11	1	14	9	9	12	1821	1354	
LEVEL 03	4	13	1	18	14	14	16	2225	1714	
LEVEL 02	4	13	1	18	14	14	16	2225	1714	
LEVEL 01	4	13	1	18	14	14	16	2225	1714	
LEVEL 00	4	10	1	15	11	11	12	1635	1515	
TOTAL	24	89	14	127	101	101	100	17967	13449	
%	19%	70%	11%		80%	80%	79%			

5B										
	1B	2B	3B	TOTAL	9am-3pm 3 hour check	8am-4pm 3 hour check	VENT	GBA (m²)	GFA (m²)	
6								782	487	
ROOF										
LEVEL 05		13	1	14	9	9	12	1565	1263	
LEVEL 04	2	11	1	14	9	9	12	1565	1263	
LEVEL 03	4	13	1	18	13	13	16	1968	1624	
LEVEL 02	4	13	1	18	13	13	16	1968	1624	
LEVEL 01	4	13	1	18	13	13	16	1968	1624	
LEVEL 00	3	11	1	15	11	11	14	1519	1411	
TOTAL	17	74	6	97	68	68	86	11335	9296	
%	18%	76%	6%		70%	70%	89%			

STAGE 3										
3A										
	1B	2B	3B	TOTAL	9am-3pm 3 hour check	8am-4pm 3 hour check	VENT	GBA (m²)	GFA (m²)	
8								398	241	
ROOF										
LEVEL 07		4	2	6	4	4	4	664	536	
LEVEL 06	3	6		9	5	6	7	908	725	
LEVEL 05	3	6		9	5	6	7	908	725	
LEVEL 04	3	6		9	5	6	7	908	725	
LEVEL 03	3	6		9	5	6	7	908	725	
LEVEL 02	3	6		9	5	6	7	908	725	
LEVEL 01	3	6		9	5	6	7	908	725	
LEVEL 00	3	5		8	4	5	5	831	775	
TOTAL	21	45	2	68	38	46	51	7341	5902	
%	31%	66%	3%		56%	68%	75%			

3B										
	1B	2B	3B	TOTAL	9am-3pm 3 hour check	8am-4pm 3 hour check	VENT	GBA (m²)	GFA (m²)	
12								398	241	
ROOF										
LEVEL 11			4	4	4	4	4	664	536	
LEVEL 10			4	4	4	4	4	664	536	
LEVEL 09	2	4		6	4	4	4	664	536	
LEVEL 08	2	4		6	4	4	4	1001	710	
LEVEL 07	2	10		12	9	10	4	1290	1054	
LEVEL 06	4	8		12	9	10	4	1290	1054	
LEVEL 05	4	15		19	13	16	10	1964	1592	
LEVEL 04	4	15		19	13	16	10	1964	1592	
LEVEL 03	4	15		19	13	16	10	1964	1592	
LEVEL 02	4	15		19	13	16	10	1964	1592	
LEVEL 01	4	15		19	13	16	10	1964	1592	
LEVEL 00	6	13		19	13	16	8	1764	1662	
TOTAL	36	114	8	158	112	132	74	17555	14289	
%	23%	72%	5%		71%	84%	47%			

STAGE 6										
6A										
					9am-3pm	8am-4pm				
					3 hour check	3 hour check				
10	1B	2B	3B	TOTAL	SOLAR	SOLAR	VENT	GBA (m²)	GFA (m²)	
ROOF								375	267	
LEVEL 09		3	3	6	4	4	4	710	595	
LEVEL 08	2	3	1	6	4	4	4	1156	926	
LEVEL 07	3	10	1	14	8	10	7	1543	1301	
LEVEL 06	3	12	1	16	10	12	7	1791	1445	
LEVEL 05	3	12	1	16	10	12	7	1791	1455	
LEVEL 04	3	12	1	16	10	12	7	1791	1445	
LEVEL 03	3	12	1	16	10	12	7	1791	1445	
LEVEL 02	3	12	1	16	10	12	7	1791	1445	
LEVEL 01	3	12	1	16	10	12	7	1791	1445	
LEVEL 00	5	11		16	8	10	5	1667	1521	
TOTAL	28	99	11	138	84	100	62	16197	13280	
%	20	72	8		61%	72%	45%			

PTW



Urban Design Strategy for Station Street Penrith, PTW Architects

PTW

11. Architectural Statement

This Architecture Statement for the redevelopment of the former industrial Panasonic site, Station Street Penrith, is built upon an appreciation of the existing urban context and an understanding of the future urban context. The proposed masterplan incorporates over 1900 apartments in the making of a new urban neighbourhood underpinned by a distinct public domain of urban streets and communal open spaces.

Statement of Design Intent

PTW have developed a masterplan proposal that considers regional and local context, sustainability, relationships to the adjoining open spaces and built form which enhances new community uses. The masterplan which defined built form envelops has been developed in regard to SEPP 65 and the ADG requirements.

The masterplan is underpinned by the following nine principles.

Principle 1: Context and Neighbourhood Character

The site is an 7.855ha former industrial precinct in single ownership, edged by recreational open spaces and residential uses of varying scales. It is a 15minute walk from a Penrith railway station and town centre which is on the Western Railway Line.

The revised masterplan responds to its context by increasing its permeability through the formerly gated and private property site. The built form responds to the site’s edges and interface with surrounding residential areas, whilst massing of the built form increases towards the north-eastern and south-western edges to best utilise the site. Significant exotic trees to the Station Street edge is maintained and embellished within new open space areas. The site contributes to its surrounds by providing additional open space, community and local retail opportunities to benefit future residents.

Principle 2: Built Form and Scale

The site is located within an evolving urban area to the southern edge of Penrith City. The proposed urban form is consistent with state and local government policies on the location of denser, urban infill development close to transport and employment areas.

The revised masterplan proposal has responded better to the scale of the surrounding area by locating building mass to the south western edge of the site along Jamison Road, and away from lower scale existing residential areas to the east. The revised masterplan concept has generally aligned buildings in a north-south arrangement that allows greater solar access, site permeability and open space. It reflects the linear built form of the existing street grid and allows better accessibility for surrounding residents travelling into and through the site.

The revised masterplan concept provides strong built edge with buildings defining a local street network and multiple open space linkages across the site. Further, the north-south building alignment allows views through the site to these key open space areas creating further amenity for all residents and site users.

Principle 3: Density

The revised masterplan concept provides a higher level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. The current concept allows for around 1900 units which is considered appropriate and consistent with the area's projected population mindful of its city location. Importantly, the proposal is supportable in terms of environmental impacts. The provision of a greater level of open space further support the densification of this 7.855ha former industrial site.

Principle 4: Sustainability

Existing vegetation is maintained and augmented, as well as increased deep soil zones for groundwater permeability. The provision of open space provides opportunities for storm-water management. The revised scheme provides better opportunity for natural cross ventilation of buildings and significantly increases sunlight access to units through the provision of north-south building forms.

The development will seek to recycle and reuse materials and waste throughout the construction process and use sustainable materials where possible. In addition, the principles of transit orientated development (TOD) also apply, as reflected in State Government planning policy of the '30 minute city' whereby increased housing densities are provided in closer accessibility to employment, recreation, health and education facilities.

Principle 5: Landscape

The design recognises the interaction of the landscape and buildings through providing external facing aspects to all units within the development to increase amenity for all users. The north-south open space linkages will provide landscaped ribbons through the development, providing amenity to dwelling occupants and the community through pedestrian and cycle links. The building alignment will also allow greater passive surveillance and therefore encourage greater use of these spaces.

The revised concept proposes areas of open space with deep soil areas and therefore opportunities for landscaping and significant tree planting. The proposal retains significant existing exotic tree plantings on the site, particularly trees located off Station Street.

Principle 6: Amenity

The revised masterplan proposal provides a greater level of amenity for both building occupants and ground level users.

A better connected and sequence of open spaces provide a focus community uses including local retail uses and passive recreation uses. This open spaces will be complemented by a string green links.

A stronger street legibility that is activated by built form encourages greater use. In turn, the local streets will provide a place of pride and delight for the local community to cherish. The outlook afforded by proposed occupants will be added to through the stepping down of built form towards the east and along Woodriff Street. It is intended that the building separation will allow better solar access and cross ventilation opportunity.

Principle 7: Safety

The proposed masterplan concept provides a legible local loop road layout that is activated by the built form to allow for greater passive surveillance while accommodating pedestrian and cycle routes.

The east-west public domain links, and considered as desire lines through the site are overlooked by the north-south aligned buildings, with the network of public open spaces being connected and well surveyed to encourage use and maintain safety. The proposal is consistent with Crime Prevention Through Environmental Design (CPTED) and optimises the safety of the public domain.

Principle 8: Housing Diversity and Social Interaction

The opening up of the site to the broader and surrounding community and activity provided within the site through the retail, commercial, public open space and community uses will encourage use and activation as well as social interaction.

The public open space and features such as playgrounds, community gardens, marketplace plaza and passive recreation areas will be an incredible public benefit to the local community and promote seamless social integration between new residents and the existing community.

Items such as housing diversity will meet DCP and SEPP 65 requirements to provide a development that provides opportunity for a mix of household types, sizes, mix and affordability ranges.

Principle 9: Aesthetics

The revised masterplan is derived from site analysis which specifically defines a new urban pattern, built form orientation, public domain pedestrian desire lines, and building interface. A key driver has been the articulation of a new higher density residential neighbourhood within Penrith’s city centre.

The concept provides the opportunity for a range of architectural expressions as well as the palette of materials of the surrounding area.

A key component of the concept has been the arrangement of buildings across this 7.855ha site which enables the opportunity to place building mass along the southern edges of the site, whilst scaling the heights down to interface with adjoining residences along Woodriff Street.



Sydney

Level 13
9 Castlereagh Street
Sydney NSW 2000
Australia
T +61 2 9232 5877
F +61 2 9221 4139

E info@ptw.com.au
W www.ptw.com.au

Beijing

Unit 1706, Zhong Yu Plaza
6 Gongti Bei Road
Chaoyang District
Beijing 100027
People's Republic of China
T +86 10 8571 2635
F +86 10 8571 2637

Shanghai

Suite 4302
Bund Centre
222 Yan An East Road
Huangpu District
Shanghai 200002
People's Republic of China
T +86 21 6335 1100
F +86 21 6335 0300

Shenzhen

Level 14
Jinjia Technology Building
#19 Keji Zhonger Road
Nanshan, Shenzhen 518057
People's Republic of China
T +86 150 2663 9691

Taipei

2F, No.116, Sec 1
Zhongshan North Road
Taipei City 104, Taiwan
T +886 2 2522 1882
F +886 2 2522 1883

Hanoi

Level 5
Han-Viet Tower
203 Minh Khai Street
Hai Ba Trung District
Hanoi, Vietnam
T +84 4 3974 4252
F +84 4 3974 4255

Ho Chi Minh City

Room 6.02
Level 6, An Phu Plaza
117-119 Ly Chinh Thang
Ward 7, District 3
Ho Chi Minh City
Vietnam
T +84 8 3931 8779
F +84 8 3931 8778