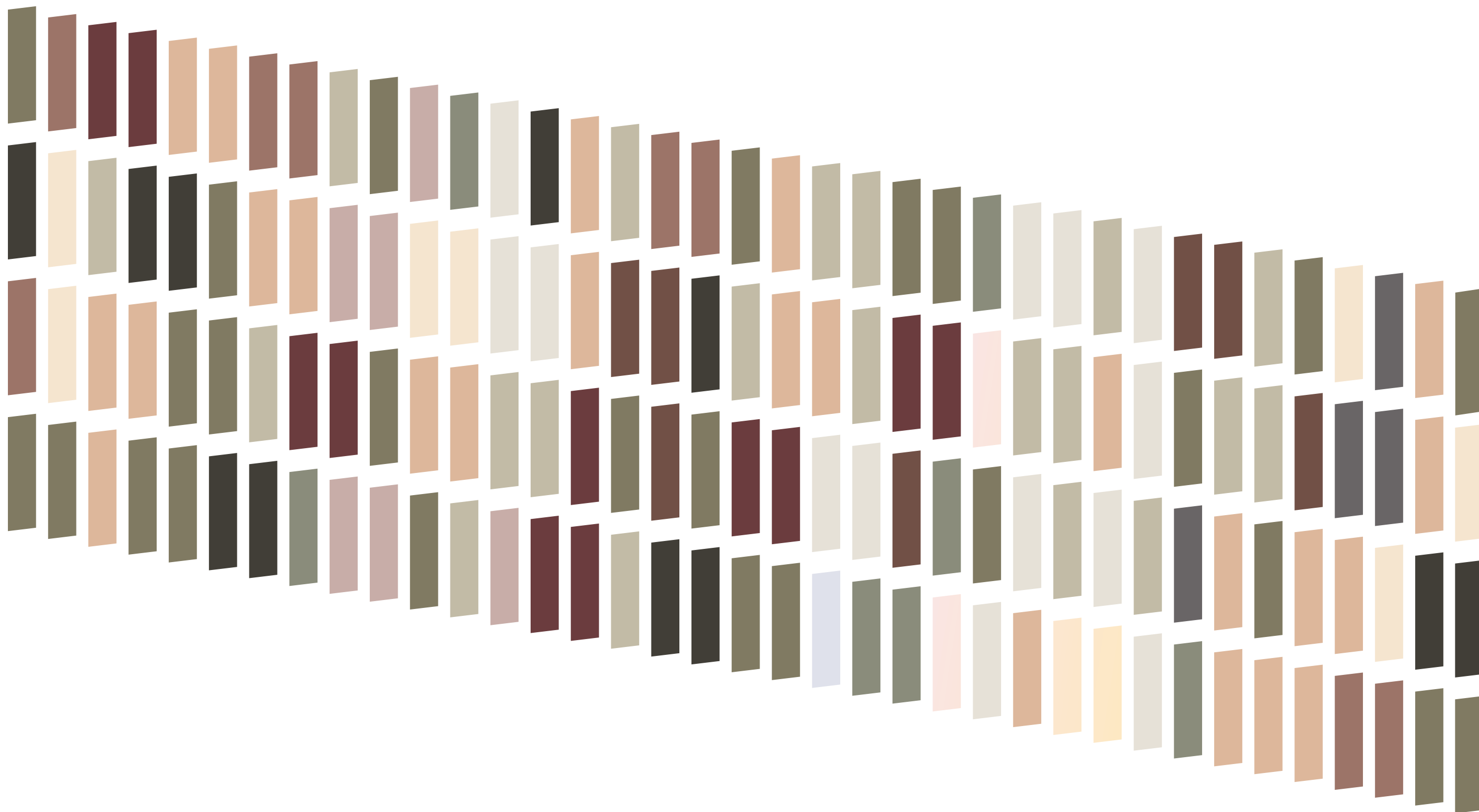




Architect Prineas.

High Street Penrith Design Competition

Post Competition Design Review





Post Competition Design Review for 634-652 High
Street and 87-91 Union Road, Penrith NSW.

Prepared by SJB Architects and Architect Prineas for
TOGA Group and Penrith City Council.



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| | |
|---------|------------------|
| Date | 20 November 2017 |
| Ref | 5754 |
| Version | 00 |

Jury comments

This report has been prepared in response to jury comments and Retail Options Analysis report by NH Architects issued to SJB Architects and Architect Prineas on Friday 10 November 2017.

The Jury have deliberated and have identified SJB + Prineas as the preferred architectural team. They believe that the scheme could achieve design excellence, subject to making the following changes:

- 1 Provide a residential only option for Tower C (no hotel);
- 2 Undertake further design refinement of Tower A and B so they can be constructed in two separate vertical stages;
- 3 Floorplans to be refined to reflect the Toga dwelling mix and target GFA to NSA efficiency for each individual building, in lieu of the current scheme. The Toga dwelling mix is 30% 1 bed, 60% 2 bed and 10% 3 bed;
- 4 Provide a design that accommodates sufficient car parking to meet Toga's brief as outlined below:
 - 1 bed: 1 space
 - 2 bed: 1.5 spaces
 - 3 bed: 2 spaces
 - Visitor and ancillaries – 0.25 spaces per apartment;
 - Retail – 1 per 25sqm of NLA;
 - Overlap - retail and visitor parking can be overlapped by 50 spaces i.e. reduce retail and visitor spaces by 25 car spaces each;
 - Please note that the current proposal reflects a deficit of 511 spaces against the brief (apartment only scenario);
- 5 Reconsider Building D in totality in terms of efficiency. The Jury recommends adopting a zero lot line against the 83 Union Road. This may include covering the existing glass blocks;
- 6 Further development of the retail kiosks to create adjacency in the retail area. Refer to the attached feedback from NH Architecture and Toga Asset Management;
- 7 Meet with CPP to ameliorate any wind effects associated with the proposed design.

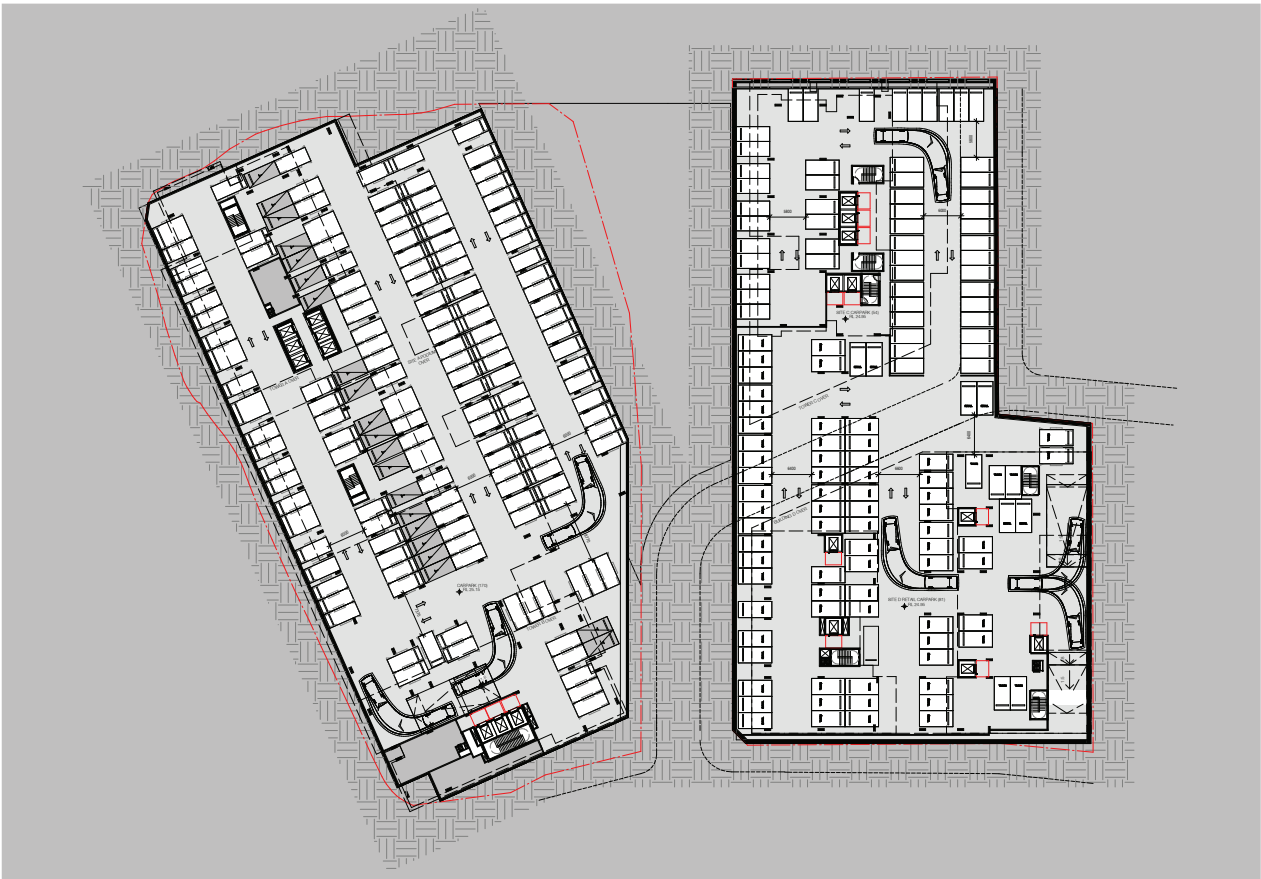


1. Typical basement level

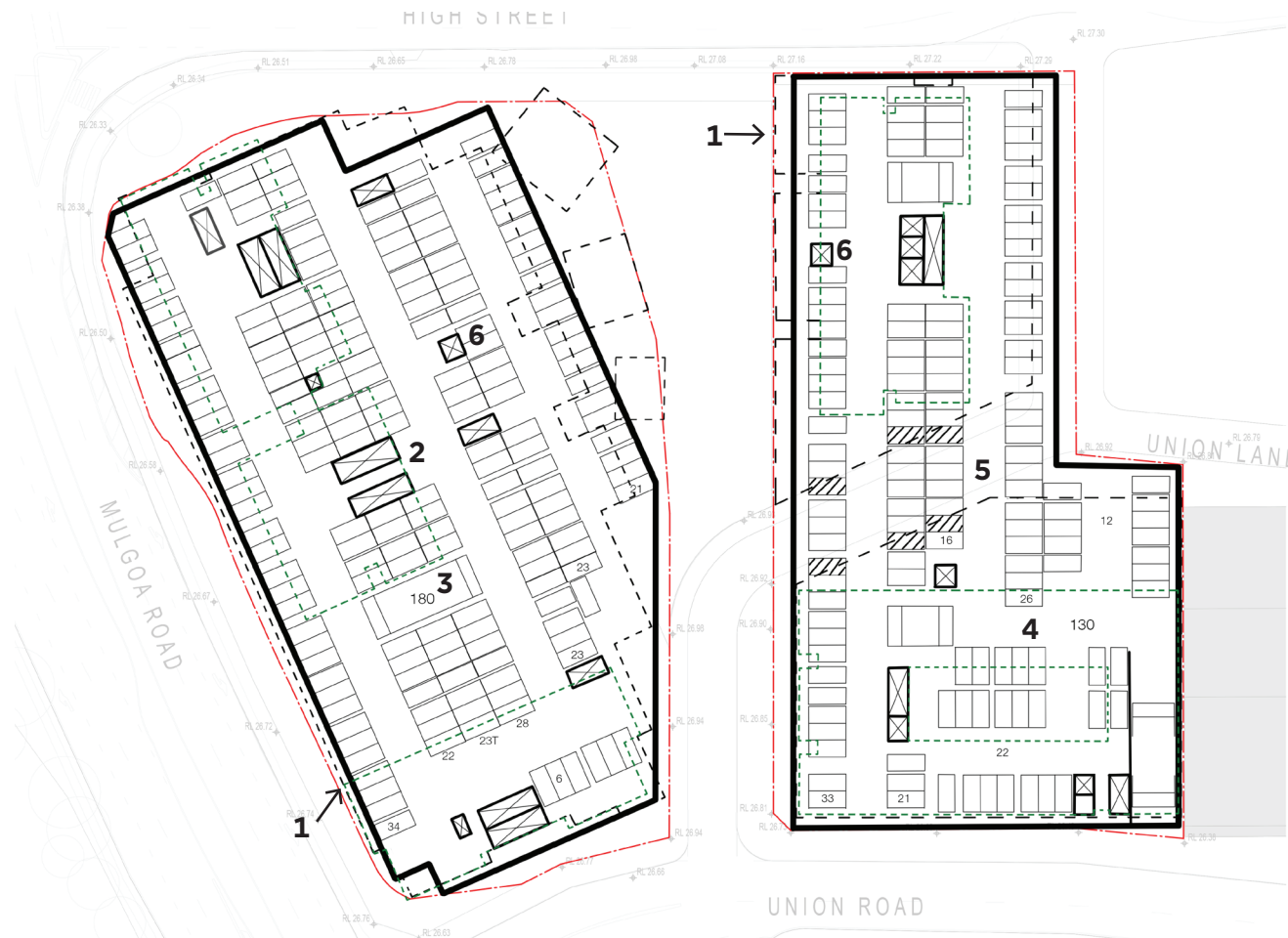
Basement changes

- 1 Tower A and B basement footprint retained. Tower C and D basement footprint reduced.
- 2 Second core introduced Tower A. Parking numbers adjusted parking spaces rearranged.
- 3 New location for the vehicular access ramp to Tower A and B.
- 4 Tower C and D retail parking removed from basement levels and relocated to Tower D podium
- 5 Tower C and D basement levels additional residential parking gained.
- 6 Lift core location adjusted. Additional lift core to serve Tower C and Tower A and B podium introduced.

04



Competition submission typical basement level

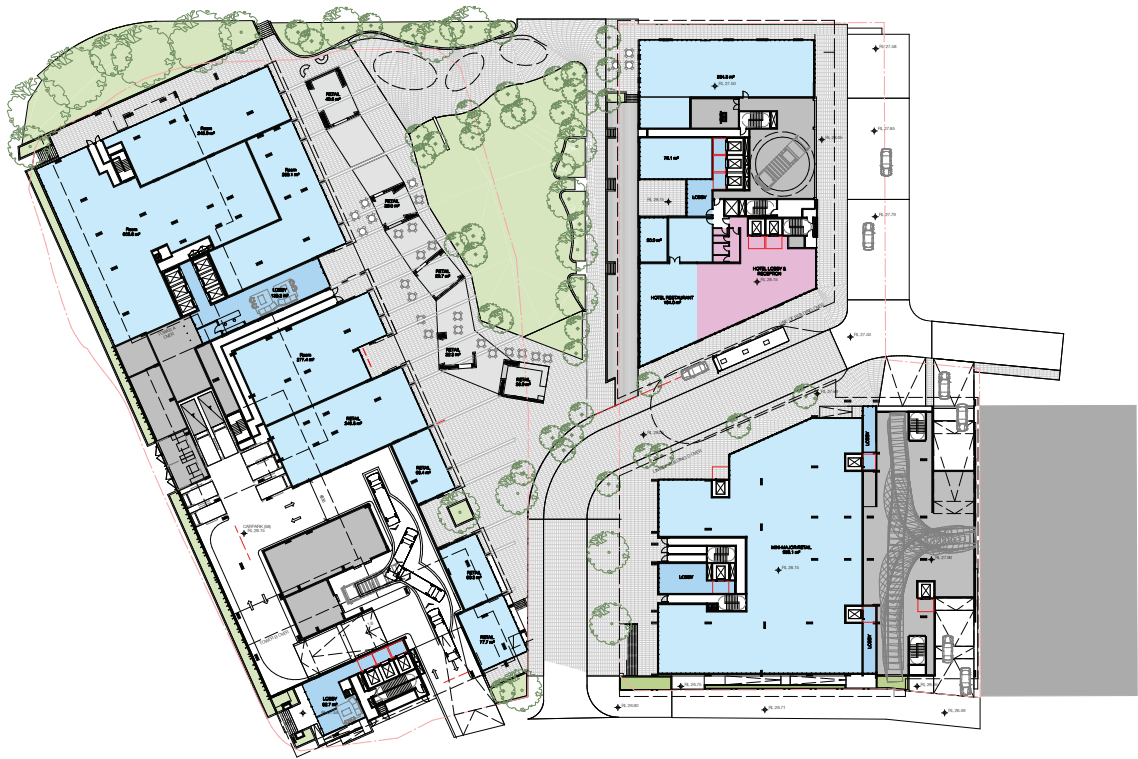


Competition design changes typical basement level

2. Typical ground level plan

Ground level changes

- 1 Retail to Tower A pushed towards east boundary of Site 1 to create better retail adjacency. Private open space reduced in size.
- 2 New lift core location to all four towers. Additional lift core introduced to Tower A and B podium and Tower C podium to allow access from basement.
- 3 Loading area increased to ground level of Tower C with access from shared road. Loading area to Tower A and B increased and simplified.
- 4 Retail areas to Tower C retained in original location fronting the public open space.
- 5 Podium footprint to Tower C increase. The western side of the podium overhangs the 'The Verandah'. The eastern side of the podium overhangs the New Road Link footpath.
- 6 The pavilions increased in size between 75sqm-150sqm and rearranged to new location.
- 7 Additional small retail tenancy introduced to Tower D alongside mini-major.
- 8 Entry lobby to Tower A split into two separate lobbies. New lobby to Tower A and B podium introduced.



Competition submission typical ground level



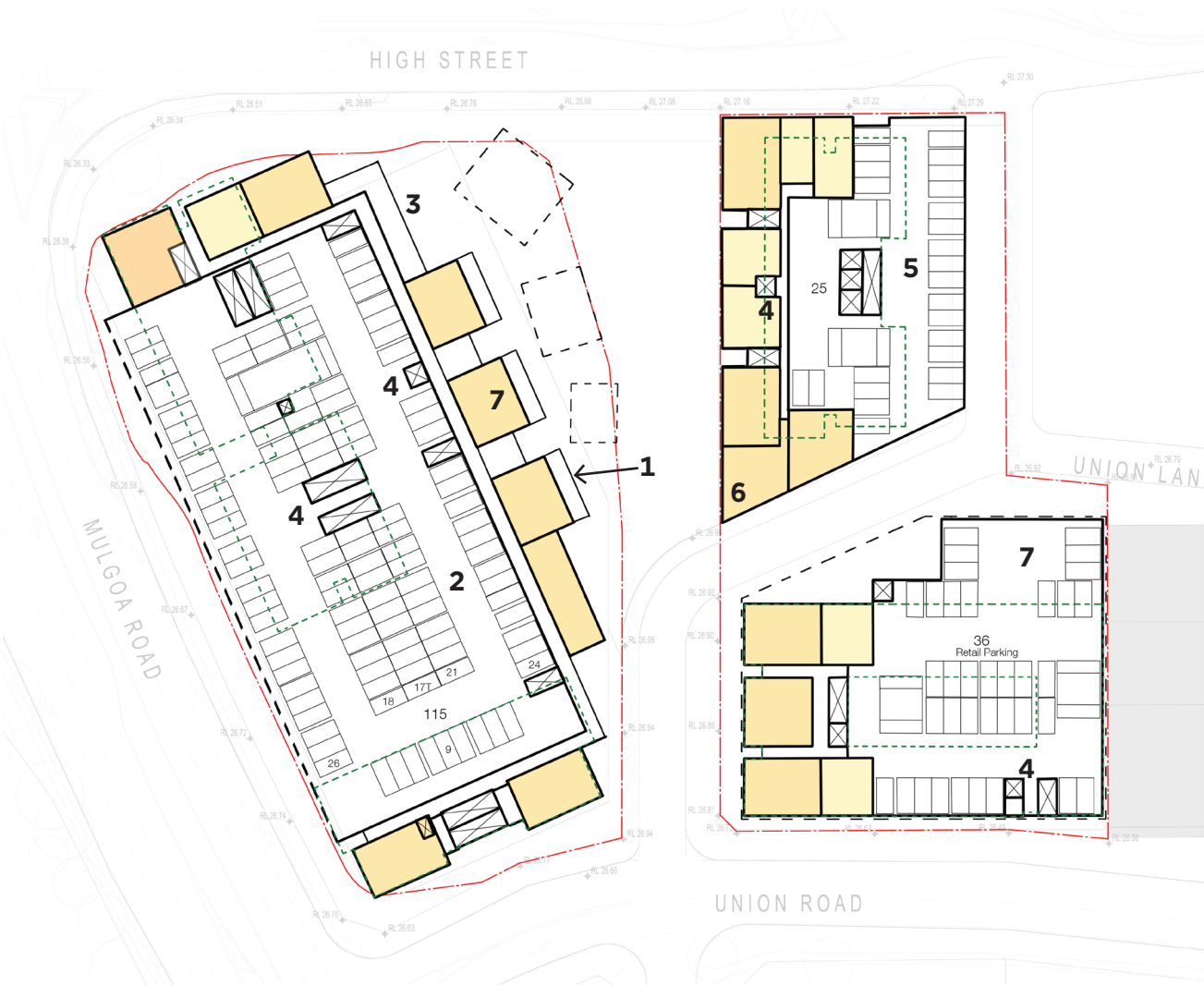
Competition design changes typical ground level

3. Typical podium levels

Podium level changes

- 1 Tower A and B podium pushed out towards east boundary of Site 1. The public open space reduced as a result.
- 2 Parking to podium of Tower A and B rearranged. New parking aisle added. Additional residential parking gained.
- 3 Tower A podium apartments rearranged. 2 bed apartment to N-E corner removed to create better relationship between podium and community hub pavilion.
- 4 New lift core location to all four towers. Additional lift core introduced to Tower A and B podium and Tower C podium to allow access from basement.
- 5 Sleeved parking to Tower C added.
- 6 Hotel component to Tower C removed and replaced with apartments.
- 7 Retail parking moved to podium of Tower D, parking efficiency increased retail parking contained within Tower D podium apartments to Tower D podium reduced.

06



Competition submission typical podium level

Competition design changes typical podium level

4. Typical tower levels

Tower level changes

- 1 Tower A split to tower A1 and A2. New lift core added.
- 2 Tower A1, A2, B, C and D apartment mix adjusted to align closer with Toga stipulated mix.
- 3 Tower C footprint increased from 7 to 8 apartments per floorplate.
- 4 Tower D footprint rearranged to increase efficiency and maintain complying ADG distances to Tower C.
- 5 Tower D pushed to zero setback to eastern boundary.
- 6 Apartment to Level 6-7 N-W corner of Tower A removed to alleviate wind impact.



Competition submission typical tower levels



Competition design changes typical tower levels

5. Schedule

08



Competition submission typical tower levels

TOWER A1 SUMMARY:

| 1Bed | | 2Bed | | 3Bed | | |
|-------------------------|-----|------|------|------|-----|-------|
| 77 | 157 | 19 | 253 | | | |
| 30% | 62% | 8% | 100% | | | |
| 30% | 60% | 10% | | | | |
| | | | | | | |
| Unit types | | ST | 1B | 2B | 3B | Total |
| Rates | | 0.0 | 1.0 | 1.5 | 2.0 | |
| Residential | | 0 | 77 | 236 | 38 | 351 |
| Allowance for Adaptable | | | | | | 18.98 |
| Visitors 1 per | | | | 0.25 | 63 | |
| Total | | | | | | 414 |

TOWER A2 SUMMARY:

| 1Bed | | 2Bed | | 3Bed | |
|------|-----|------|---|------|--|
| 59 | 85 | 14 | 0 | 158 | |
| 37% | 54% | 9% | | 100% | |
| 30% | 60% | 10% | | | |

| Unit types | ST | 1B | 2B | 3B | Total |
|-------------------------|-----|-----|-----|-----|-------|
| Rates | 0.0 | 1.0 | 1.5 | 2.0 | |
| Residential | 0 | 59 | 128 | 28 | 215 |
| Allowance for Adaptable | | | | | 23.7 |
| 1 per Dwellings | | | | | 40 |
| | | | | | 254 |

TOWER B SUMMARY:

| 1Bed | 2Bed | 3Bed | |
|------|------|------|------|
| 45 | 90 | 10 | 145 |
| 31% | 62% | 7% | 100% |
| 30% | 60% | 10% | |

| Unit types | ST | 1B | 2B | 3B | Total |
|-------------------------|-----|-----|------|-----|-------|
| Rates | 0.0 | 1.0 | 1.5 | 2.0 | |
| Residential | 0 | 45 | 135 | 20 | 200 |
| Allowance for Adaptable | | | | | 10.88 |
| Visitors | | | 0.25 | | 36 |
| Total | | | | | 236 |

Residential Parking Provided:

| | |
|--------|-----|
| B2 | 180 |
| B1 | 180 |
| GR | 47 |
| L1 | 115 |
| L2 | 115 |
| L3 | 115 |
| L4 | 115 |
| L5 | 115 |
| Total: | 982 |

TOWER C SUMMARY:

| 1Bed | | 2Bed | | 3Bed | |
|------|-----|------|------|------|--|
| 52 | 124 | 16 | 192 | | |
| 27% | 65% | 8% | 100% | | |
| 30% | 60% | 10% | | | |

| Unit types | ST | 1B | 2B | 3B | Total |
|-------------------------|-----|-----|-----|-----|-------|
| Rates | 0.0 | 1.0 | 1.5 | 2.0 | |
| Residential | 0 | 52 | 186 | 32 | 270 |
| Allowance for Adaptable | | | | | 14.4 |
| Visitors | | | | | 48 |
| Total | | | | | 318 |

Residential Parking Provided:

| | |
|--------|-----|
| B5 | 54 |
| B4 | 76 |
| B3 | 54 |
| B2 | 76 |
| B1 | 54 |
| GR | |
| L1 | 25 |
| L2 | 25 |
| L3 | 25 |
| L4 | 25 |
| L5 | 25 |
| Total: | 385 |

TOWER D SUMMARY:

| 1Bed | | 2Bed | | 3Bed | |
|------|-----|------|------|------|--|
| 22 | 43 | 4 | 69 | | |
| 32% | 62% | 6% | 100% | | |

| Unit types | | ST | 1B | 2B | 3B | Total |
|-------------------------|--|-----|-----|-----|-----|-------|
| Rates | | 0.0 | 1.0 | 1.5 | 2.0 | |
| Residential | | 0 | 22 | 65 | 8 | 95 |
| Allowance for Adaptable | | | | | | 5.175 |
| Visitors | | | | | | 17 |
| Total | | | | | | 117 |

Retail Parking Provided:

| | |
|--------|-----|
| B5 | |
| B4 | |
| B3 | |
| B2 | |
| B1 | |
| GR | |
| L1 | 36 |
| L2 | 36 |
| L3 | 36 |
| L4 | 36 |
| L5 | 36 |
| Total: | 180 |

Total Apartments: 817
Note: Final Apartment numbers will be determined at DA preparation stage

| | | | |
|-------------------|------|-----------------------|----|
| Retail required: | 145 | Overlap with visitor: | 50 |
| Visitor required: | 205 | | |
| Resi required: | 1130 | | |
| Total: | 1480 | | |

