

# WESTFIELD PENRITH MONDO

## VISUAL CONTEXT ANALYSIS

PREPARED FOR

**SCENTRE GROUP**

08 MARCH 2019

FINAL

# PROJECT BACKGROUND

Urbis Pty Ltd (Urbis) was engaged by Scentre Limited Pty Ltd (Scentre Group) to prepare a Visual Context Analysis to understand the impact of the proposed DA which includes alterations and additions to the south-western corner of Penrith Plaza (Westfield) and changes to the public space between Westfield and the Joan Sutherland Performing Arts Centre, known as 'the Mondo'.

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## KEY PRINCIPLES

The following key urban design principles underpin the proposed design outcomes within this DA.

- 1 Maintain the existing scale proportions of The Mondo public space between the Penrith Plaza and the Joan Sutherland Centre.
- 2 Retain and improve pedestrian pathway desire lines and functionality within the Mondo without compromising the available functionality of the Mondo.
- 3 Maintain solar access to The Mondo space whilst providing a scaled built form response that reflects the Joan Sutherland building.
- 4 Remove barriers to clear sightlines through the Mondo to improve safety and respond to CPTED considerations.
- 5 Retain the passive functionality of the recreational space as the primary character whilst creating opportunity for including future, place responsive embellished play opportunities.
- 6 Respond to the Penrith Night-Time Economy Strategy and support the Joan Sutherland Centre through provision of dining uses that provide activation and casual surveillance of the Mondo.
- 7 Retain existing trees where appropriate and as informed by an arborist report.
- 8 Maintain the predominantly established landscape setback character of High and Henry Streets whilst providing active uses to improve CPTED and safety considerations.

## SUMMARY OF KEY INSIGHT

The visual change analysis of the proposed DA compares the existing condition with the proposed design within this DA and concludes the proposal presents minimal visual impact to The Mondo public space while providing greater visual amenity, clearer sightlines along pedestrian path and improved casual surveillance to The Mondo public space.

The key visual change proposed within the DA is the extension of the south-western and western facade of Penrith Plaza with retainment of existing spatial scale in respect to Joan Sutherland Performing Arts Centre and the passive use of The Mondo. The extension of the building provides visual markers for wayfinding and clear sightlines to the entrances of the Mondo at the west from Penrith City Council Building and the entrance from High Street.

The offering of food and beverage uses along the area of extension and the design of the building facade at ground level with retail frontage better integrates with The Mondo, providing immediate sightlines and pedestrian access to The Mondo while ensuring casual surveillance to the public space throughout the day and night.

The proposed new awnings with upper level structure recessed results in a less building bulk when compared with the existing structure. The removal of awning posts declutter the space and provide a more welcoming and open pedestrian pathway to The Mondo. Additionally, the green wall treatment to the building facade on the upper levels also improves the visual amenity from The Mondo.

Existing planting that were determined to be of low quality and unsuitable for long term retention has also been taken into consideration in the proposed DA, where these will be replace with mature trees of similar scale and canopy, further enhance the visual amenity of The Mondo public space and the users' experience.



# VIEW IDENTIFICATION

- The following views have been identified through consideration of:
- key pedestrian desire lines approaching the Mondo public space;
  - key pedestrian movements through the space and
  - use of the internal public space within the Mondo.

## A-SERIES: WESTERN ENTRANCE OF PENRITH MONDO

- 1 Pedestrian entrance from Civic Centre public car park
- 2 Pedestrian entrance from Penrith Civic Centre
- 3 Pedestrian journey from west along Westfield southern facade awning

## B-SERIES: HIGH STREET ENTRANCE OF PENRITH MONDO

- 4 Pedestrian and Vehicular Entrance Along High Street (from the West)
- 5 Pedestrian and Vehicular Entrance Along High Street (from the east)
- 6 Pedestrian Journey at signalised crossing From the South
- 7 Pedestrian Journey on at Slip Lane zebra crossing
- 8 Penrith Mondo Entrance on High Street

## C-SERIES: THE EXPERIENCE OF PENRITH MONDO

- 9 View from west Into Penrith Mondo looking east
- 10 View from south into Penrith Mondo looking north
- 11 View from within Penrith Mondo looking out to the west
- 12 View from within Penrith Mondo looking out to the south



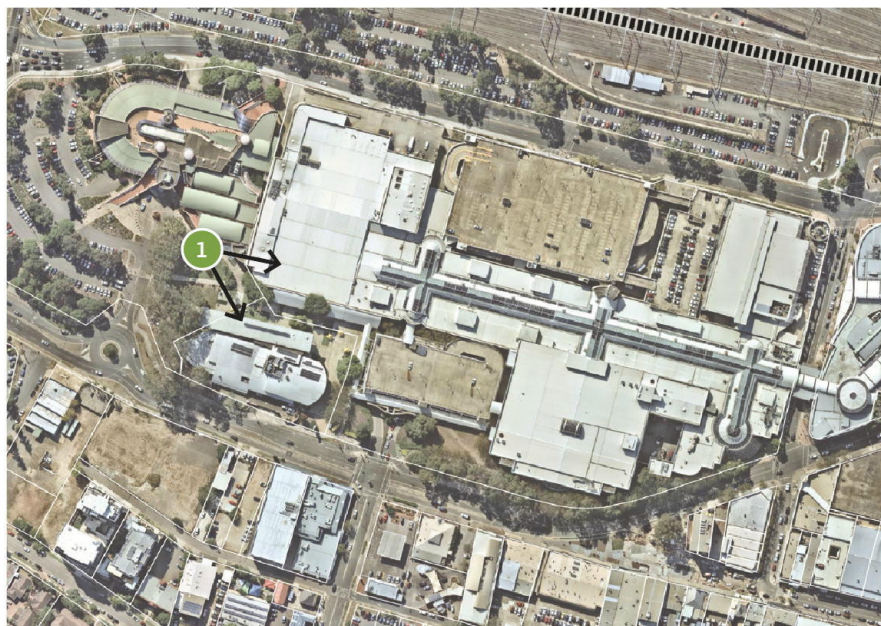
Figure 1 Penrith Mondo Site Reference Plan - View Locations





# WESTERN ENTRANCE OF PENRITH MONDO

## VIEW 1: PEDESTRIAN ENTRANCE FROM PENRITH CIVIC CENTRE



**Figure 2** Site Reference Plan - View Location 1

### Existing Condition:

Arrival to The Mondo from the Penrith City Council Building, provides a view towards an inactive frontage consisting of a blank wall at the second storey and existing glass wall / windows which are recessed below the second storeys and obscured by dense planting at the ground level. This building provides no casual surveillance onto the passive lawn or approaching pathway.

The path leading around this building towards The Mondo and through to the Penrith Plaza (Westfield) entrance narrows immediately in front of this building due to the large planting bed adjoining the building. There is no view of the Penrith Plaza (Westfield) entrance from this arrival.



**Figure 3** Existing south-east view into The Mondo from Penrith City Council Building



**Proposed DA:**

The DA proposes to remove the low planting currently located in front of the south-western corner and extend the ground level slightly forward closer to the Mondo space (refer to C). The corner of this building includes glass facade and openings providing activation and casual surveillance to both the adjacent open space, as well as the approaching pathway. The activation also acts as a wayfinding element for pedestrians indicating the presence of further activation which fronts The Mondo space. An awning which mirrors the language of the awning on Penrith City Library is proposed along this new facade to provide weather protection to pedestrians. A green wall on the upper levels of the existing facade is provided to soften the building and provide visual amenity (refer to D).

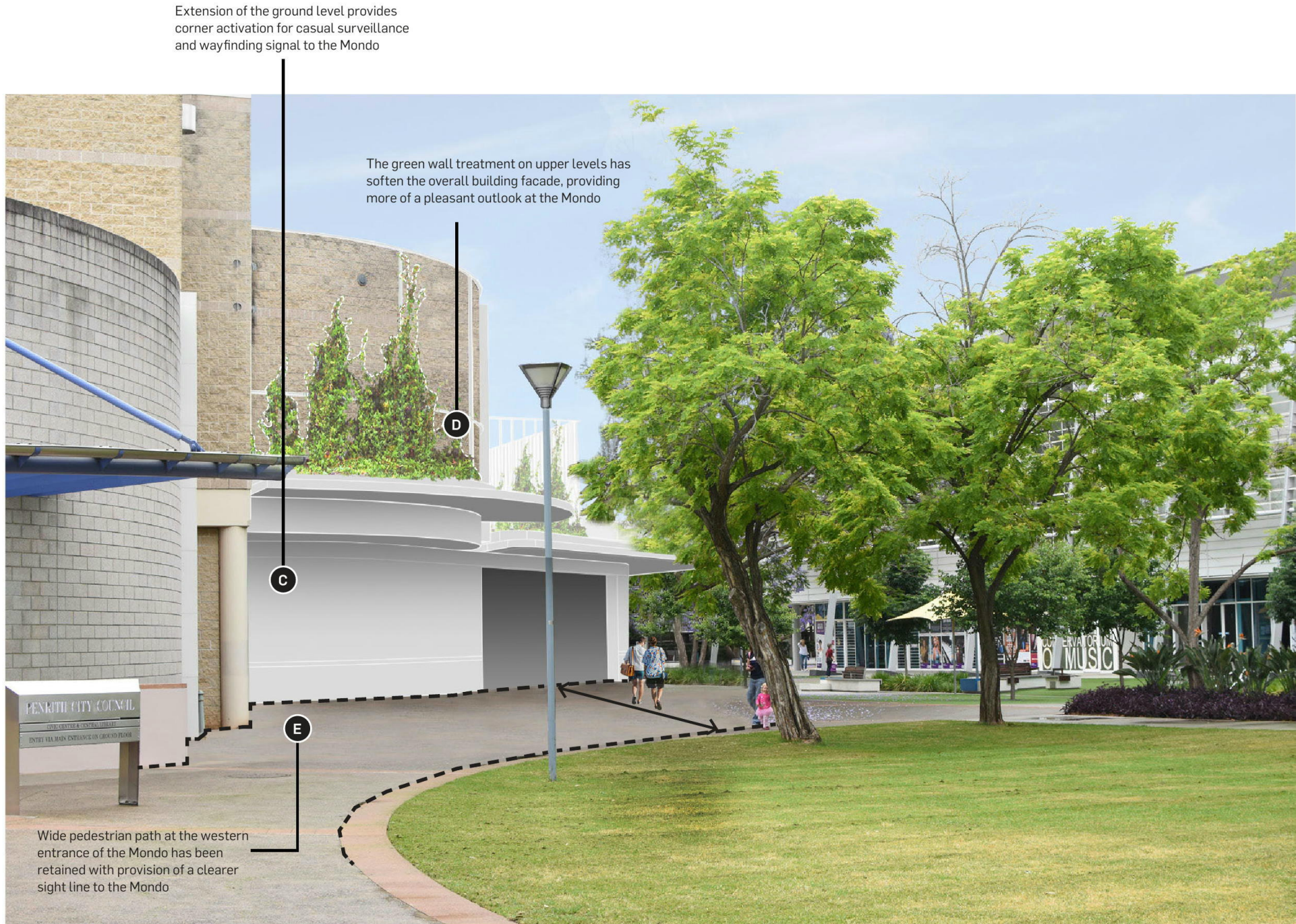
The Jacaranda tree adjacent to this building will be removed, as this tree has developed with a compromised canopy due to its phototropic response to the shadowing caused by the adjacent building, and it recommended to be removed by the Arborist. By removing this tree, the pathway can be widened, creating a more generous connection. The proposed new building does not protrude further into the Mondo than existing planting which will be removed as part of the DA (refer to E).

**Visual Change:**

The key visual change proposed within the DA is the removal of existing planting and replacement with active building facade. The extension of the building does not change the extent of clear sightlines into The Mondo space. Additional planting elements have been provided to soften the built form at upper levels while active frontages at ground level provide casual surveillance which improves safety in relation to CPTED principles. A more generous pathway has been provided.

LEGEND

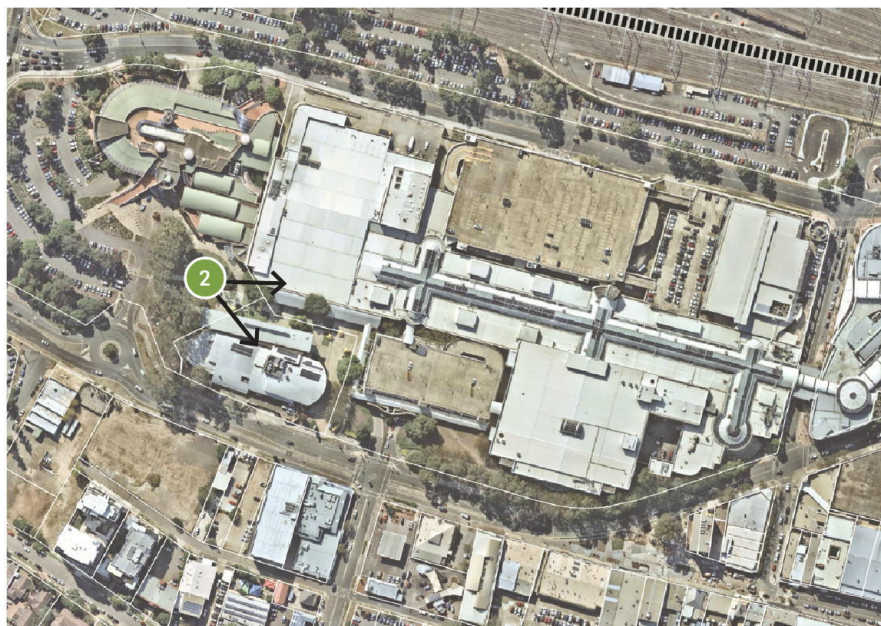
Retail Glass Facade



**Figure 4** South-east view into The Mondo from Penrith City Council Building - Proposed Scheme



## VIEW 2: PEDESTRIAN ENTRANCE FROM CIVIC CENTRE PUBLIC CAR PARK



**Figure 5** Site Reference Plan - View Location 2

### Existing Condition:

The existing pedestrian link off Civic Centre's public car park at the south-western corner of Penrith Plaza (Westfield) can just be seen hidden behind a small grouping of trees. This lack of visibility makes it difficult for pedestrians to navigate into Penrith Plaza (Westfield). The existing pathway into Penrith Plaza (Westfield) that is winding (refer to A) provides no clear sight lines for pedestrians.

The adjacent Joan Sutherland Performing Arts Centre dominates the view, being 3 storeys in height clear of any trees.



**Figure 6** Existing view into The Mondo from pedestrian link off Civic Centre's public car park



**Proposed Scheme:**

The DA proposes to remove the Jacaranda tree (as per advice from the Arborist), as it has developed with a compromised canopy. The ground level of the south-western corner is proposed to be extended slightly out towards the path. This is done to create a visual marker to increase wayfinding for pedestrians, however is proposed at only one storey so the impact of the building is minimal. The Joan Sutherland Performing Arts Centre remains the focal building.

This south-western facade would be activated (refer to B) to create casual surveillance out onto the open space adjacent. An awning is also proposed to wrap around this facade to provide weather protection for pedestrians.

**Visual Change:**

The key visual change proposed within the DA is the removal of existing planting and replacement with active building facade. The extension of the building slightly realigns pedestrian desire lines from the carpark pathway into The Mondo space to move around the building, however this pathway is already angled slightly away from the main Mondo space. Active frontages at ground level provide casual surveillance which improves safety in relation to CPTED principles.

LEGEND

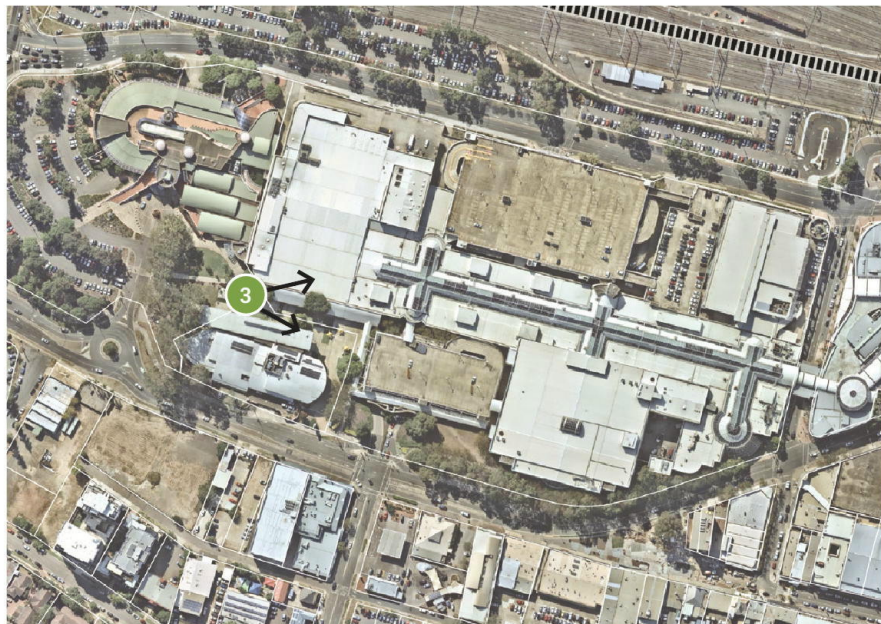
Retail Glass Facade



**Figure 7** View into The Mondo from pedestrian link off Civic Centre's public car park - Proposed Scheme



## VIEW 3: PEDESTRIAN JOURNEY FROM WEST ALONG WESTFIELD SOUTHERN FACADE'S AWNING



**Figure 9** Site Reference Plan - View Location 3

### Existing Condition:

The primary pedestrian path in The Mondo is a covered link located on the southern facade fronting The Mondo (refer to A). This path is 4.5m wide, however is interrupted by colonnades supporting the awning. The width therefore ranges from 1.8m to 3.8m along its length. These colonnades act as a visual and physical barrier separating Penrith Plaza (Westfield) from the passive lawn.

The southern facade of Penrith Plaza (Westfield) currently does not have any active uses along the facade, resulting in little passive surveillance onto the passive lawn. The awning therefore acts only as a thoroughfare to move from the west of the site into the Centre, rather than being a space where people gather.



**Figure 8** Existing view into Penrith Plaza (Westfield) and Mondo from west



**Proposed Scheme:**

The scheme proposes to extend the southern facade out slightly and provide active uses such as specialty retail and food outlets along the facade, providing increased casual surveillance to the Joan Sutherland Performing Arts Centre and park users (refer to B).

A clear 4m wide unobstructed pedestrian path is proposed to replace the existing awning (refer to C), which enhances the casual surveillance from active ground floor uses. Removing the colonnades also provides better integration into the new landscaped elements located in The Mondo.

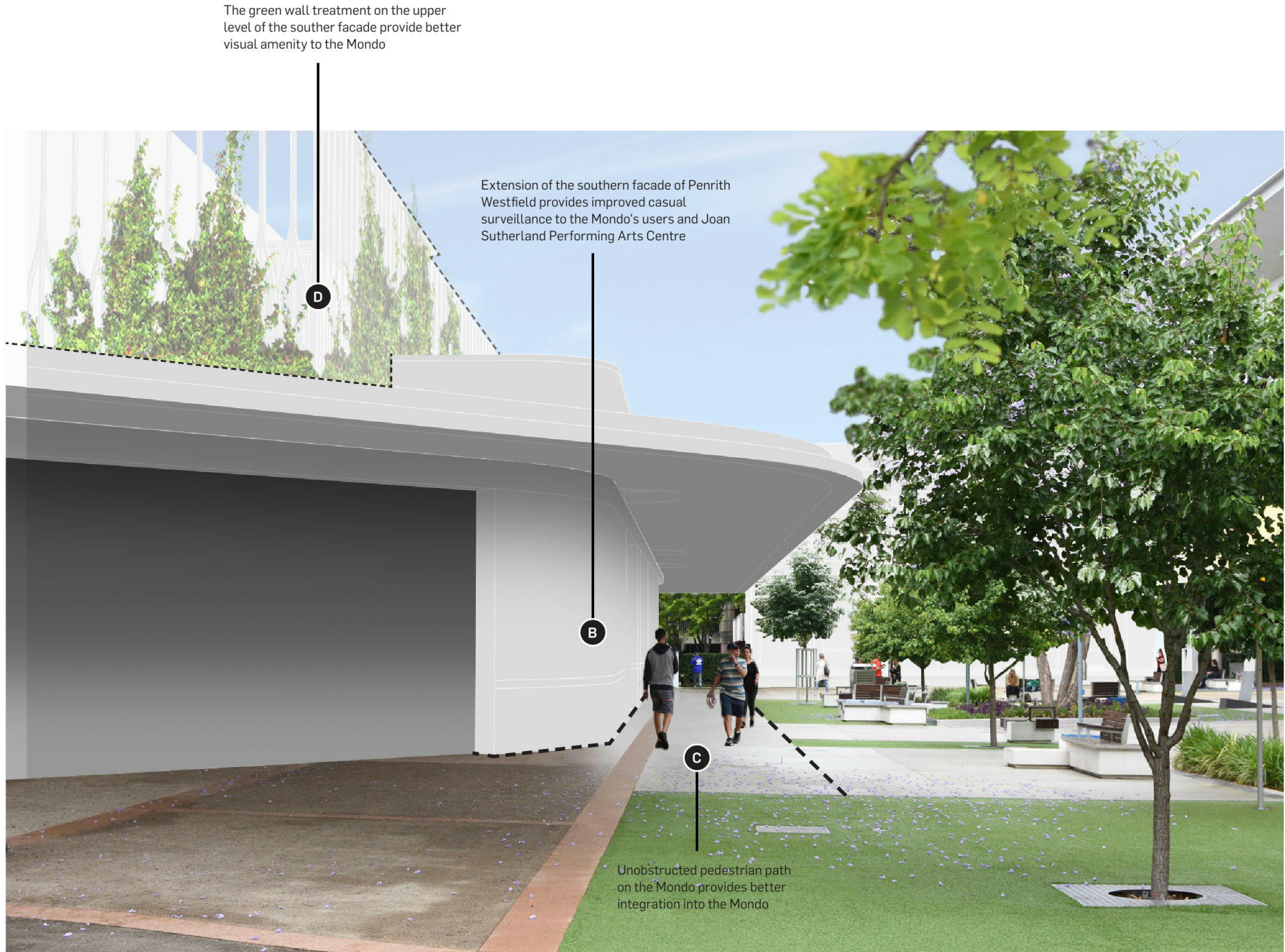
A new green wall is proposed on the upper levels of the southern facade to provide visual amenity (refer to D).

**Visual Change:**

The key visual change proposed within the DA is the removal of existing planting and replacement with active building facade. The extension of the building slightly realigns pedestrian desire lines alongside The Mondo space. The removal of the awning posts declutters the space and provide a more welcoming and open pathway. Active frontages at ground level provide casual surveillance which improves safety in relation to CPTED principles. The flat awning shape results in less building bulk at the upper level when compared with the triangular awning shape of the existing structure. The upper level structure is recessed.

LEGEND

Retail Glass Facade



**Figure 10** View into Penrith Plaza (Westfield) and Mondo from west - Proposed Scheme



# HIGH STREET ENTRANCE OF PENRITH MONDO

## VIEW 4: PEDESTRIAN AND VEHICULAR ENTRANCE ALONG HIGH STREET (FROM THE WEST)

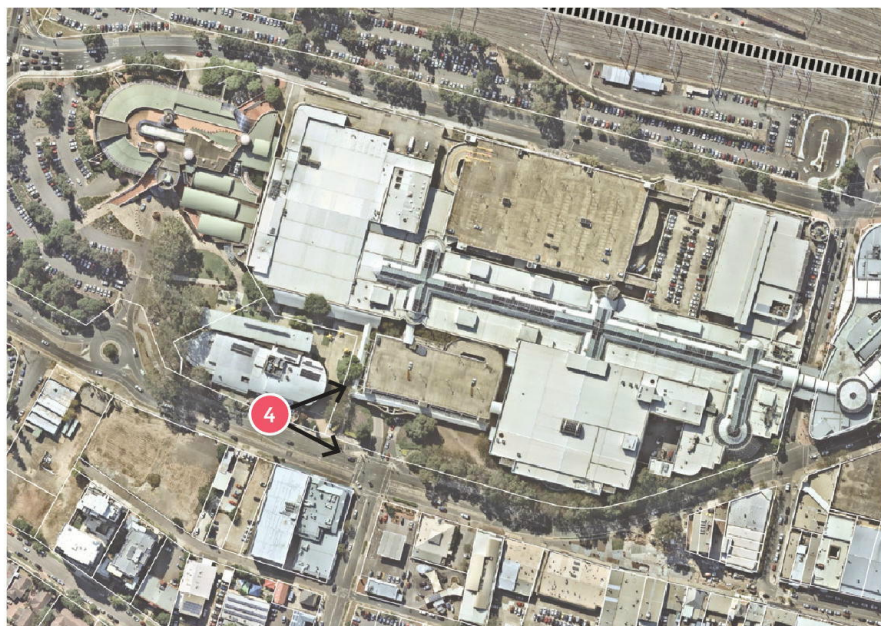


Figure 11 Site Reference Plan - View Location 4

### Existing Condition:

The visibility of the proposed built form as part of Penrith Plaza (Westfield) is at the minimal from the front of Joan Sutherland Performing Arts Centre along High Street. The built form is hidden behind a large cluster of trees which act as a green gateway into the centre. It is recommended that this entrance is retained.



Figure 12 View into Mondo from retail shops across the road (along High Street)



**Proposed Scheme:**

The DA proposes very minimal impacts on High Street, when viewing Penrith Plaza (Westfield) from the front of the Joan Sutherland Performing Arts Centre. The proposed building is in line with the existing clustering of trees and can only be seen slightly on the right-hand side (refer to A).

The clustering of trees in front of the entrance to Penrith Plaza (Westfield) (refer to B) are proposed to be replaced as the existing trees are a well-recognised Class 3 Environmental Weed Species and is not suitable for long term retention and have therefore been recommended for removal by the Arborist. These trees will be replaced by mature trees of a similar size and canopy. When these trees are replaced, Penrith Plaza (Westfield) will remain not visible from this view.

**Visual Change:**

The key visual changes proposed within the DA is the replacement of the existing trees and a new building along High Street. By replacing the existing trees with ones of a similar size and canopy, the visual impacts will be very minor. The new food and beverage building located along High Street is to be built to the same height as the existing tree to be retained, and therefore this built form has only slight visual impacts.

The proposed scheme therefore has very minimal impact and will retain the existing green gateway into Penrith Plaza (Westfield).



**Figure 13** View into Mondo from retail shops across the road (along High Street)



## VIEW 5: PEDESTRIAN AND VEHICULAR ENTRANCE ALONG HIGH STREET (FROM THE EAST)

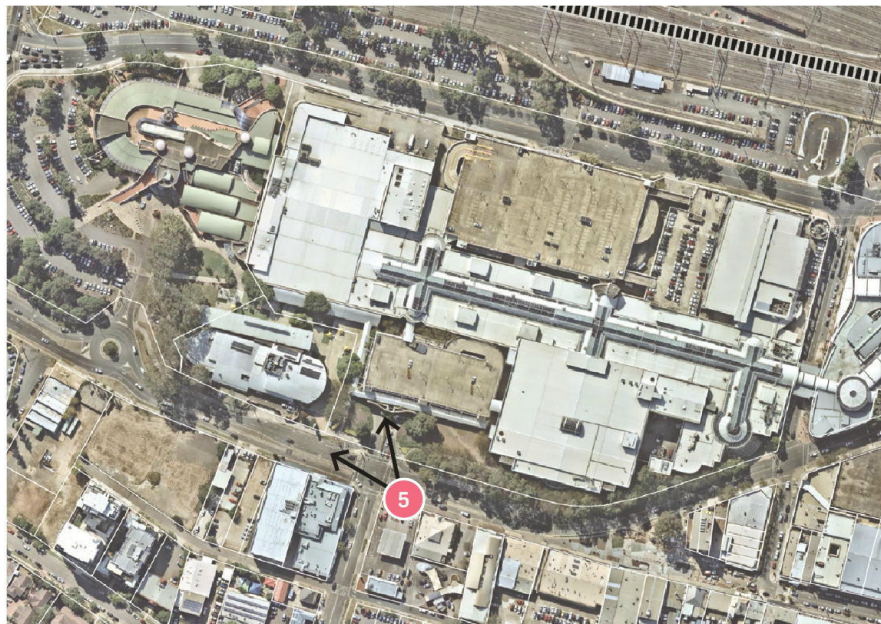


Figure 15 Site Reference Plan - View Location 5

### Existing Condition:

The existing large hedge on High Street blocks the sightlines into the main pedestrian spine connecting The Mondo and the Penrith Plaza (Westfield). This disorients pedestrians, as a clear path into Westfield is not easily seen (refer to A).

The overall built form of Penrith Plaza (Westfield) has very little impact on the street, as the built form is built up to the height of existing trees.



Figure 14 View of Penrith Plaza and The Mondo's High Street Entrance from main intersection



**Proposed Scheme:**

The DA proposes to remove the large hedge that is currently located at the entrance to the main pedestrian entrance into Penrith Plaza (Westfield) (refer to B). The hedge currently blocks sight lines and is therefore proposed to be replaced with low planting. This will increase visibility for pedestrians trying to navigate into the centre.

The large grouping of trees between Penrith Plaza (Westfield) and the Joan Sutherland Performing Arts Centre are to be replaced with large mature trees with a similar canopy to the existing trees, as the current trees are recommended to be removed by the Arborist (refer to C). By replacing these trees, the built form will mostly remain hidden, and High Street will benefit from retaining its green amenity.

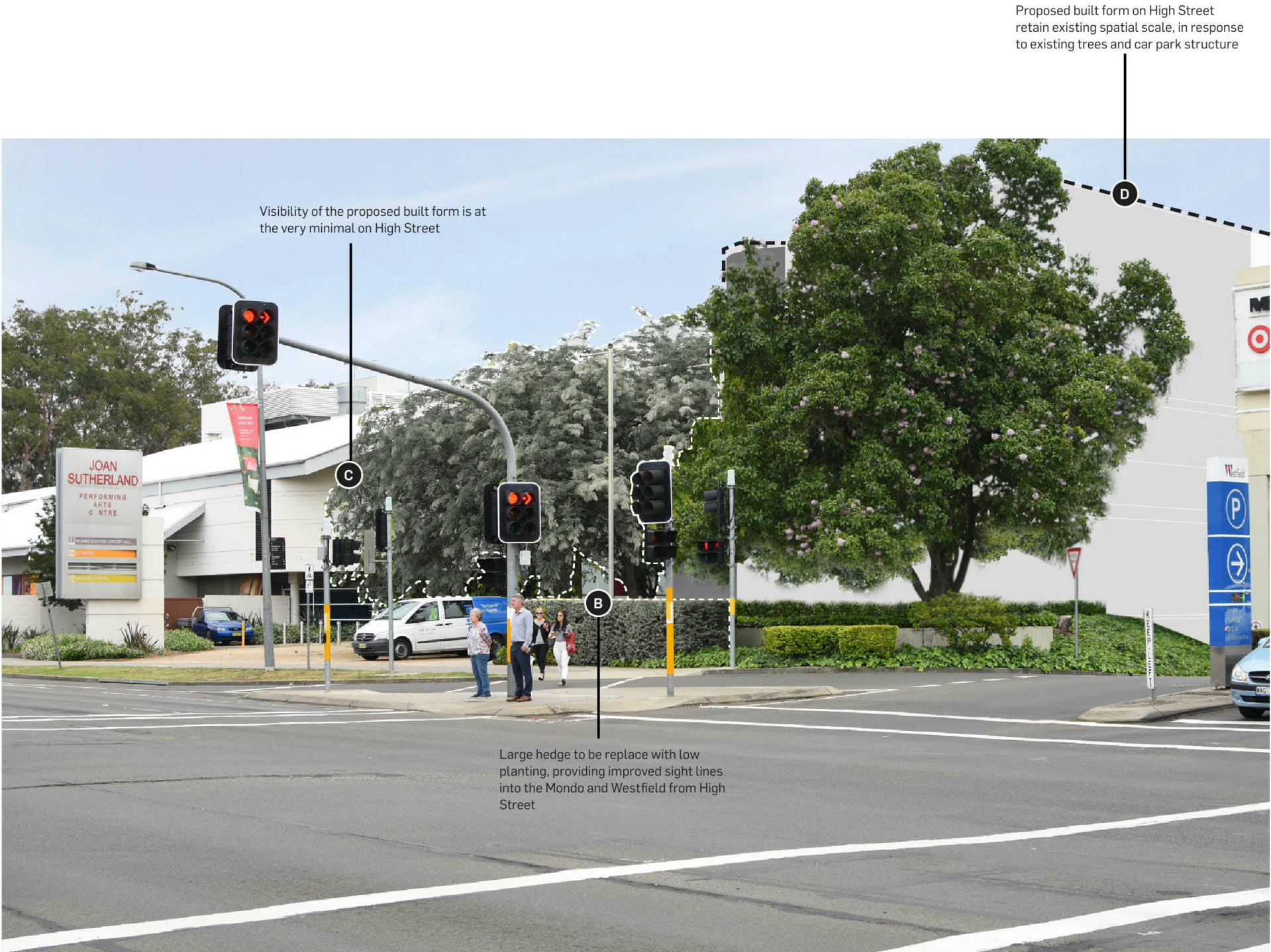
The proposed extension of Penrith Plaza (Westfield) along High Street is built up to the height of existing trees (refer to D). The impact of the built form is therefore negligible.

**Visual Change:**

The key visual change proposed within the DA is the removal of the large hedges. The hedges are proposed to be replaced with low planting, which will open up pedestrian sight lines from High Street into the entrance of the centre. The proposed southern building along High Street is proposed at the same height as existing trees, and therefore has a very minimal impact on the street. Similarly, the replacement of existing trees ensures that the 'green gateway' entrance into the centre is retained.

LEGEND

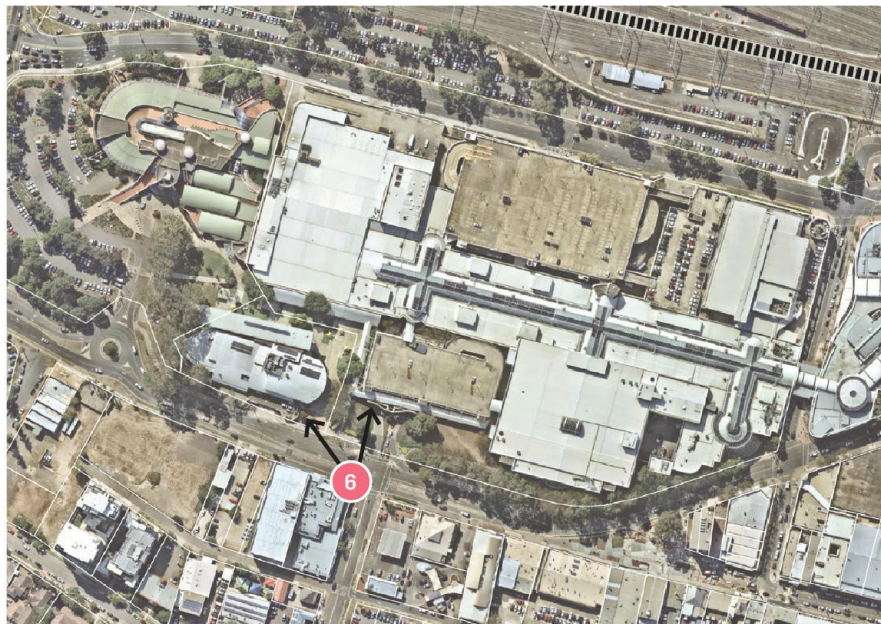
Retail Glass Facade



**Figure 16** View of Penrith Plaza and The Mondo's High Street Entrance from main intersection



## VIEW 6: PEDESTRIAN JOURNEY AT SIGNALISED CROSSING FROM THE SOUTH



**Figure 18** Site Reference Plan - View Location 6

### Existing Condition:

The existing large hedge on High Street entrance blocks sightlines into the main pedestrian spine connecting to The Mondo and Penrith Plaza (Westfield). This disorients pedestrians, as a clear path into Penrith Plaza (Westfield) is not easily seen. (refer to A)

The existing building located to the east of The Mondo (refer to B) currently only contains car parking uses within it. Pedestrians are navigated to past a long inactivated, and unpleasant facade to access the entrance to Penrith Plaza (Westfield). This means reduced casual surveillance onto the passive open spaces during the day, as well as no surveillance onto the entrance of the Joan Sutherland Performing Arts Centre after hours.



**Figure 17** View into The Mondo from main pedestrian crossing at south



Proposed Scheme:

The DA proposes a new building along High Street opposite the Joan Sutherland Performing Arts Centre. This building is three storeys in height and will provide activated facades on the ground level fronting High Street, as well as on the western facade fronting the main pedestrian passageway into The Mondo (refer to C). This building would increase casual surveillance onto The Mondo and High Street which improves safety in relation to CPTED principles.

This building is proposed to contain dining uses, which is complementary of the uses provided within the Performing Arts Centre and would help activate the space after hours when the Performing Arts Centre is still in use. The two upper levels are also proposed to contain dining uses, with balconies overlooking The Mondo and the Performing Arts Centre.

While this new building can be seen from High Street, the scale of the building is unobtrusive as it is below the height of adjacent trees (refer to D). Furthermore, the facade will incorporate green walls, which will provide visual amenity to High Street.

The large grouping of trees between Penrith Plaza (Westfield) and the Joan Sutherland Performing Arts Centre are to be replaced with large mature trees with a similar canopy to the existing trees, as the current trees are recommended to be removed by the Arborist (refer to E).

Visual Change:

The key visual change proposed within the DA is the proposed new building located on High Street. This three-storey building is visible on High Street, however is built to the existing tree and Penrith Plaza (Westfield) car park height, and therefore does not have a major impact on the street. This building will contain green walls, which will provide visual amenity, and blend the building into the existing tree canopy. This building proposed active frontages, which will activate the corner of Penrith Plaza (Westfield) provide casual surveillance which improves safety in relation to CPTED principles.

LEGEND

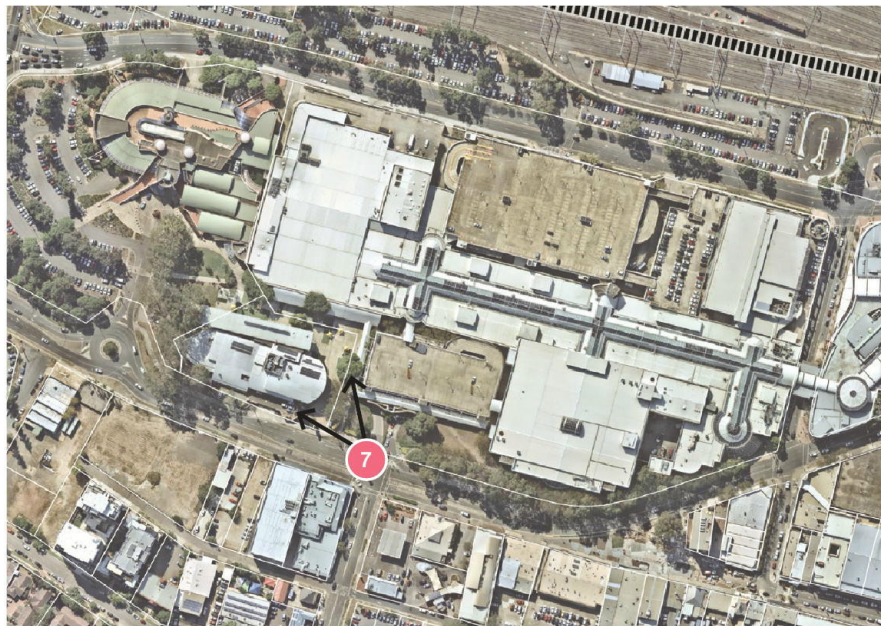
Retail Glass Facade



Figure 19 View into The Mondo from main pedestrian crossing at south



## VIEW 7: PEDESTRIAN JOURNEY ON AT SLIP LANE ZEBRA CROSSING



**Figure 21** Site Reference Plan - View Location 7

### Existing Condition:

The view into the pedestrian entrance linking both the Joan Sutherland Performing Arts Centre and Penrith Plaza (Westfield) is currently completely blocked by the existing hedge on High Street. This hedge currently blocks sightlines into the Mondo public space, leaving pedestrians disoriented (refer to A).



**Figure 20** View into The Mondo's High Street Entrance from crossing island



**Proposed Scheme:**

The DA proposes to remove the large hedge currently blocking pedestrian sight lines into the pedestrian entrance. This is to be replaced with low planting (refer to B) creating better visibility for pedestrians into the centre. A new active frontage will be located on the south-west corner of Penrith Plaza (Westfield) along High Street adjacent to the Joan Sutherland Performing Arts Centre (refer to C). This will provide move casual surveillance onto the entrance to the centre as well as to the Performing Arts Centre.

The large grouping of trees between Penrith Plaza (Westfield) and the Joan Sutherland Performing Arts Centre are to be replaced with large mature trees with a similar canopy to the existing trees, as the current trees are recommended to be removed by the Arborist (refer to D).

**Visual Change:**

The key visual change proposed within the DA is the removal of the large hedge, and the introduction of a new building on the corner of High Street. The current hedge combined with the existing tree canopy creates a screen condition that blocks pedestrian sight lines into the site. By removing this hedge and replacing it with low planting, pedestrians will have increased visibility into the pedestrian entrance. The proposed active frontages at this pedestrian entrance will further increase casual surveillance which improves safety in relation to CPTED principles.

Proposed built form on High Street retain existing spatial scale in response to existing trees, and the provision of green wall treatment to the facade enhances visual amenity to High Street

Existing trees not suitable for long term retention will be replace by large mature trees of similar canopy



**Figure 22** View into The Mondo's High Street Entrance from crossing island



## VIEW 8: PENRITH MONDO ENTRANCE ON HIGH STREET

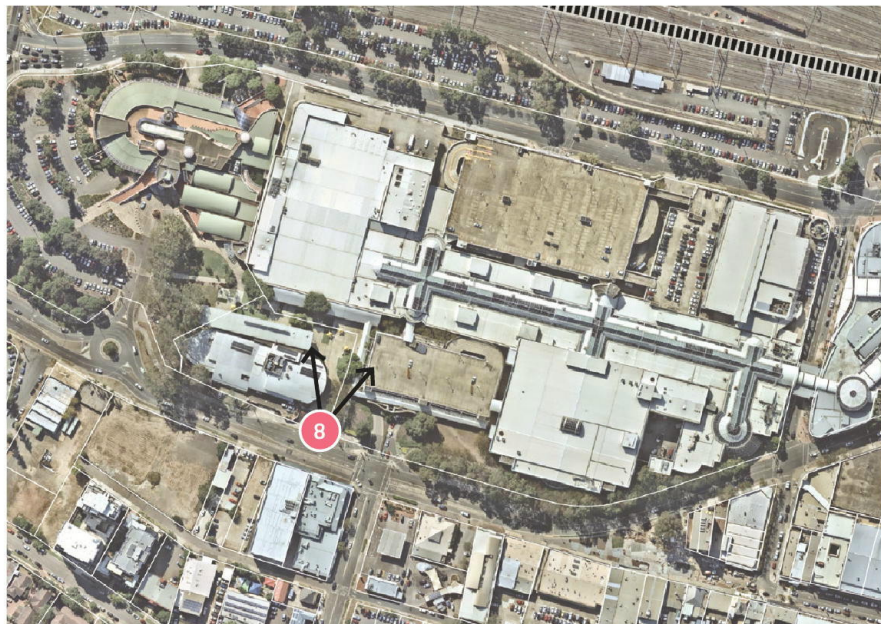


Figure 24 Site Reference Plan - View Location 8

### Existing Condition:

The existing view into the Mondo from High Street entrance is framed by a large grouping of trees on the right (refer to A) and the Joan Sutherland Performing Arts Centre on the left. In the background, The Mondo public domain improvements are visible, including passive lawns, and small meeting spaces with umbrellas.

The existing built form that wraps itself around this space to north and east has generous footpaths with large awnings, however these facades contain no active uses. This results in the meeting spaces within The Mondo not benefiting from casual surveillance.



Figure 23 View into The Mondo from High Street



**Proposed Scheme:**

The DA proposes a new building located adjacent to the Joan Sutherland Performing Arts Centre. This building will contain active dining uses fronting the pedestrian entrance (refer to B), increasing casual surveillance onto the passive meeting spaces in The Mondo. A new pre-cast concrete paved pathway connected to this building is proposed (refer to C), which will improve pedestrian connectivity through the site).

The DA proposes to extend the southern and western facade of Penrith Plaza (Westfield) slightly (refer to D and E respectively). These facades will contain food and beverage uses, and therefore be complementary to the passive meeting spaces provided within The Mondo.

A new awning will be located on the southern facade of Penrith Plaza (Westfield) for the comfort and protection of pedestrians (refer to F). This awning will remove the existing colonnades, therefore providing better sightlines into Penrith Plaza (Westfield) for pedestrians, as well as providing a more direct connection between the building and adjacent open spaces.

The large grouping of trees between Penrith Plaza (Westfield) and the Joan Sutherland Performing Arts Centre are to be removed as per Arborist advice (refer to G). These trees will be replaced with large mature trees with a similar canopy to the existing trees, and therefore will contribute to the high amenity pedestrian experience.

**Visual Change:**

The key visual change proposed within the DA is the proposed new building located on High Street, as well as the extension of the southern and western facades. All these facades front the passive meeting spaces within The Mondo and are proposed to contain food and beverage outlets. These active frontages will increase casual surveillance for users of The Mondo.

Overall, the built form impacts from the main pedestrian entrance are very minor.

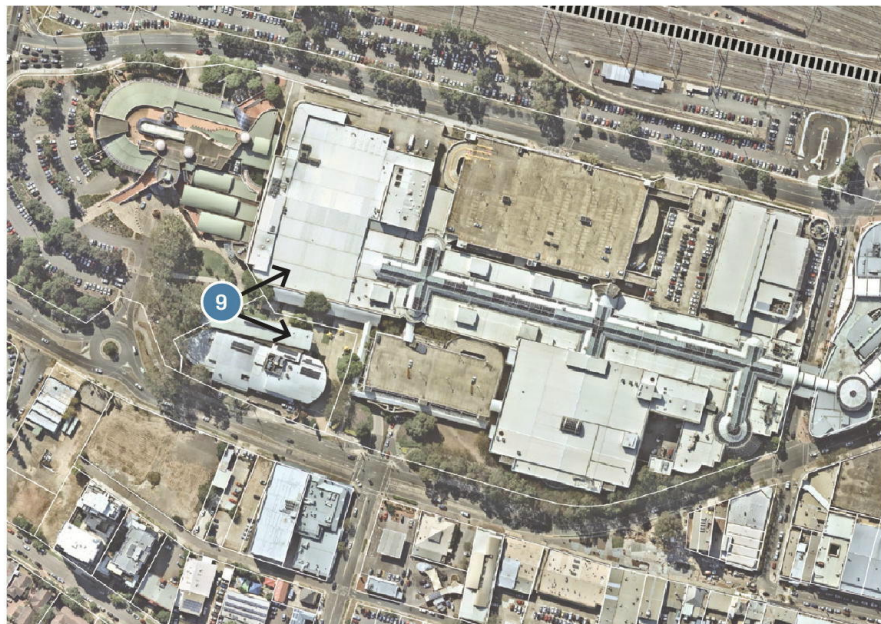


**Figure 25** View into The Mondo from High Street



# THE EXPERIENCE OF PENRITH MONDO

## VIEW 9: VIEW FROM WEST INTO PENRITH MONDO LOOKING EAST



**Figure 27** Site Reference Plan - View Location 9

### Existing Condition:

The southern and western facades of Westfield wrap around the passive lawns and meeting spaces provided in The Mondo. These facades have generous awnings running the length of them, providing pedestrians a comfortable experience away from the weather (refer to A). These awnings are also at a comfortable pedestrian scale, creating a courtyard with an intimate feel.

Penrith Plaza (Westfield) currently, however, turns its back on The Mondo, providing no activation along the length of its facades to give casual surveillance onto The Mondo. The colonnades along the length of the awning also acts as a visual and physical barrier, separating Penrith Plaza (Westfield) from the adjacent open spaces (refer to A).



**Figure 26** View into The Mondo from Joan Sutherland Performing Arts Centre's north-west entrance



**Proposed Scheme:**

The DA proposes to retain the intimate feel of The Mondo but create more activity along the edges to integrate the two spaces together and ensure an appropriate level of casual surveillance.

Both the southern and western facades are proposed to be extended slightly, with food and beverage uses proposed along them. The upper level of the western facade is also proposed to have food and beverage uses, further increasing the amount of casual surveillance into The Mondo.

A new cantilevered awning is proposed along the southern boundary, and the existing colonnades are removed. This ensures an uninterrupted pedestrian experience and integrates the two spaces together. These facades will also integrate green walls, providing increased visual amenity to The Mondo users.

**Visual Change:**

The key visual change proposed within the DA is the extension and activation of the southern and western facades, as well as the new awning along the southern facade. The facades will be activated by food and beverage outlets, improving the casual surveillance onto The Mondo at not only the ground level, but also at the upper levels of the western facade. The addition of the awning along the southern facade integrates Penrith Plaza (Westfield) into the adjacent open space.

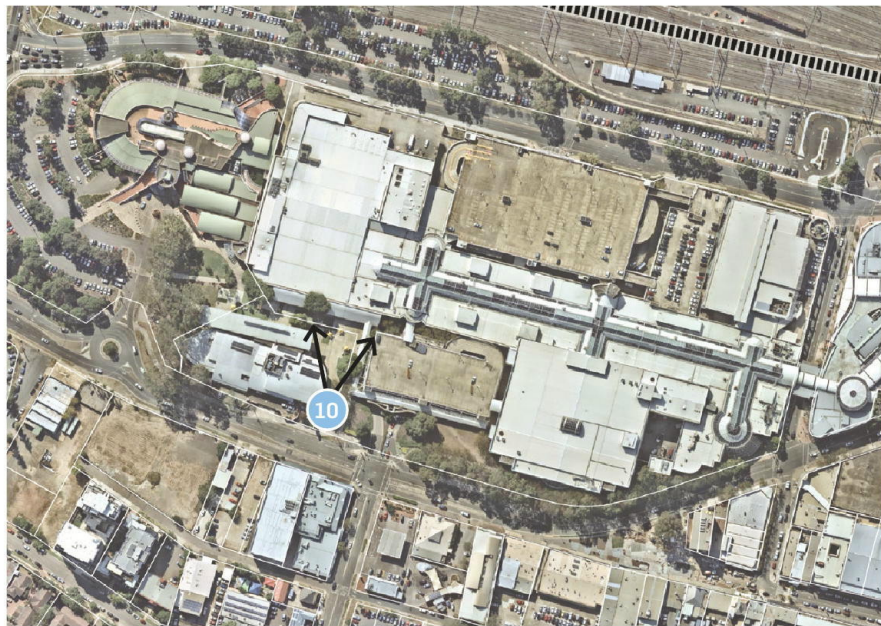
Proposed extension along the western facade of Penrith Plaza (Westfield) with food and beverage uses provides improved casual surveillance to the Mondo and better visual amenity



Figure 28 View into The Mondo from Joan Sutherland Performing Arts Centre's north-west entrance



## VIEW 10: VIEW FROM SOUTH INTO PENRITH MONDO LOOKING NORTH



**Figure 30** Site Reference Plan - View Location 10

### Existing Condition:

The existing view into The Mondo from High Street entrance is framed by a large grouping of trees on the right (refer to A) and the Joan Sutherland Performing Arts Centre on the left. In the background, The Mondo public domain improvements are visible, including passive lawns, and small meeting spaces with umbrellas.

The existing built form that wraps itself around this space to north and east has generous footpaths with large awnings, however these facades contain no active uses. This results in the meeting spaces within The Mondo not benefiting from casual surveillance.



**Figure 29** View into The Mondo from High Street Entrance



**Proposed Scheme:**

The DA proposes to extend the southern and western facade of Penrith Plaza (Westfield) slightly (refer to B and C respectively). These facades will contain food and beverage uses, and therefore be complementary to the passive meeting spaces provided within The Mondo.

A new awning will be located on the southern facade of Penrith Plaza (Westfield) for the comfort and protection of pedestrians (refer to D). This awning will remove the existing colonnades, therefore providing better sightlines into Penrith Plaza (Westfield) for pedestrians, as well as providing a more direct connection between the building and adjacent open spaces.

The large grouping of trees between Penrith Plaza (Westfield) and the Joan Sutherland Performing Arts Centre are to be removed as per Arborist advice (refer to E). These trees will be replaced with large mature trees with a similar canopy to the existing trees, and therefore will contribute to the high amenity pedestrian experience.

**Visual Change:**

The key visual change proposed within the DA is the proposed new building located on High Street, as well as the extension of the southern and western facades. All these facades front the passive meeting spaces within The Mondo and are proposed to contain food and beverage outlets. These active frontages will increase casual surveillance for users of The Mondo.

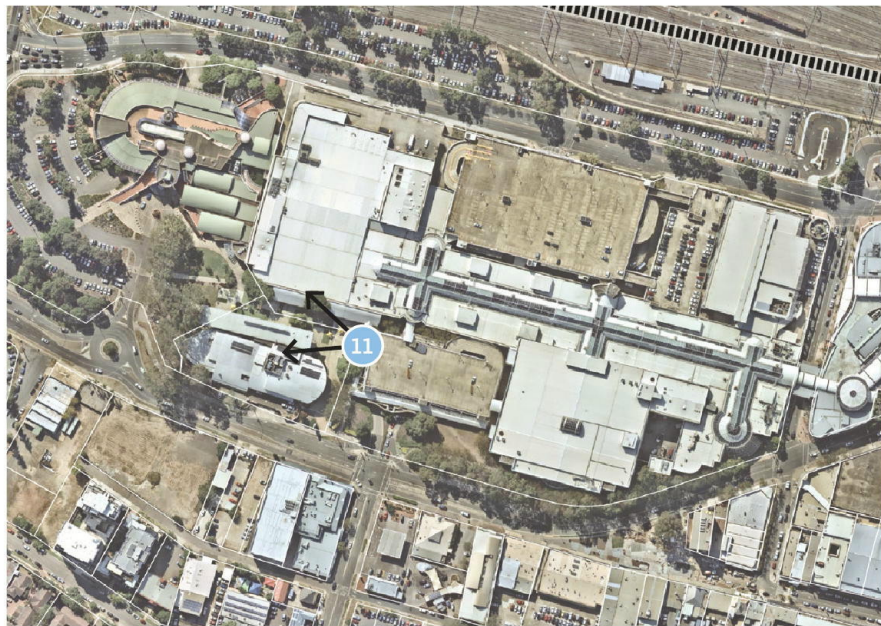
Overall, the built form impacts from the main pedestrian entrance are very minor.



**Figure 31** View into The Mondo from High Street Entrance



## VIEW 11: VIEW FROM WITHIN PENRITH MONDO LOOKING OUT TO THE WEST



**Figure 33** Site Reference Plan - View Location 11

### Existing Condition:

The existing view into the The Mondo public space is framed by the Joan Sutherland Performing Arts Centre to the left and the southern Penrith Plaza (Westfield) boundary to the right. In the centre, the passive lawns and meeting spaces of The Mondo are the focal points of the view. In the background, large canopies of trees can be seen (refer to A).

The existing pedestrian path along the southern facade is generous, being 4.5m wide, with an awning running the extent of the building (refer to B). This pathway, however, currently has no active uses along the facade, and contains large colonnades which create a visual and physical barrier separating Penrith Plaza (Westfield) from The Mondo.



**Figure 32** View into The Mondo from covered pedestrian path along High Street Car Park



**Proposed Scheme:**

The DA proposes to slightly extend the southern facade of Penrith Plaza (Westfield) fronting The Mondo. This facade is proposed to contain active uses, providing casual surveillance onto the meeting spaces provided within The Mondo.

A new cantilevered awning is proposed, and the existing colonnades are removed. This allows for more visibility from active uses into passive open spaces and increases casual surveillance (refer to D).

The two Benjamina Figs located along the awning of the southern facade of Penrith Plaza (Westfield) are proposed to be removed (refer to E). According to the Arborist, these trees would not have been planted following NATSPEC guidelines and are structurally compromised, and therefore have been recommended for removal.

**Visual Change:**

The key visual change proposed within the DA is the active frontages and new awning proposed along the southern facade, as well as the removal of the two Benjamina Fig trees. The new active frontages at ground level of Penrith Plaza (Westfield) fronting The Mondo provide an additional level of casual surveillance which improves safety in relation to CPTED principles. The new canter levered awning which removes the existing colonnades results in further casual surveillance from both the active uses and the pedestrians into the passive open spaces.



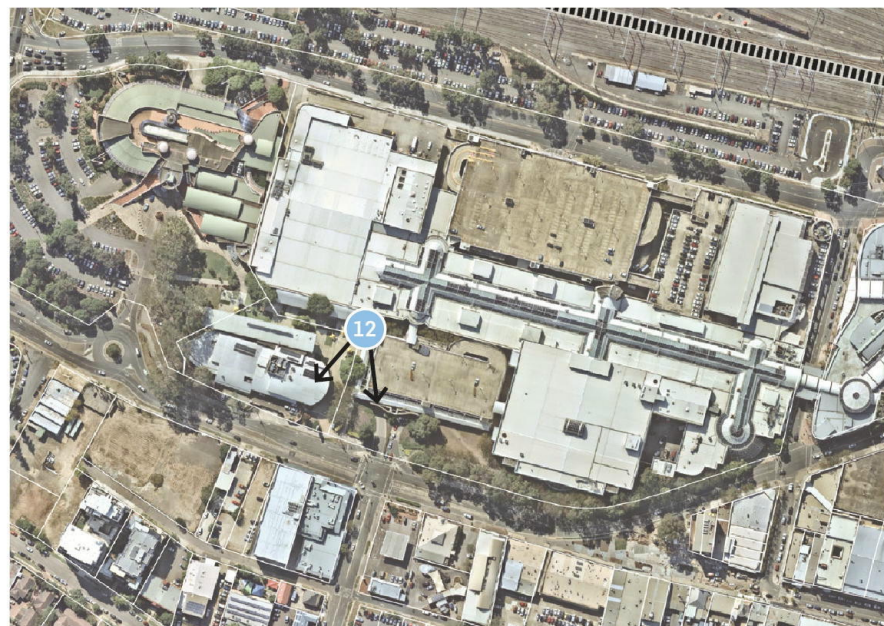
Proposed new awnings along the south-western facade of Penrith Westfield remove existing colonnades, providing better sight lines to the Mondo and a more direct connection for pedestrians

The proposed extension along the south-western facade of Penrith Westfield complements the passive meeting spaces on the Mondo, with provision of food and beverage uses and as a result casual surveillance through day and night

**Figure 34** View into The Mondo from covered pedestrian path along High Street Car Park



## VIEW 12: VIEW FROM WITHIN PENRITH MONDO LOOKING OUT TO THE SOUTH



**Figure 36** Site Reference Plan - View Location 12

### Existing Condition:

The existing car parking structure is visible on the left from the view out towards The Mondo's High Street entrance. This building contains the only north-south covered pathway connecting High Street to Penrith Plaza (Westfield) (refer to A). While this pathway is generous, the facade has no active frontages.

Similarly, the Joan Sutherland Performing Arts Centre's eastern facade (refer to B) is a blank facade. This means that there is currently no activity at all at the entrance to Penrith Plaza (Westfield), resulting in no casual surveillance on The Mondo. This lack of use and surveillance is a large problem at night, when the Joan Sutherland Performing Arts Centre is well used.

The Mondo public domain upgrades visible from this view include a small passive lawn and seating areas. The large and well-established jacaranda tree is prominent. This will be retained in the proposed design.



**Figure 35** View towards the south from Penrith Plaza (Westfield's) food court entrance



### Proposed Scheme:

The DA proposes to extend the existing car parking structure out slightly to sleeve the car parking with food and beverage uses (refer to C). This new active frontage will provide much needed casual surveillance onto the pedestrian entrance to Penrith Plaza (Westfield), as well as out onto The Mondo. This increased activity will also help to support the night time uses of the Joan Sutherland Performing Arts Centre, by extending the current hours of Penrith Plaza (Westfield).

The covered pedestrian pathway will be replaced (refer to D), to ensure that pedestrians can comfortably access Penrith Plaza (Westfield) from High Street.

The large jacaranda tree is to be retained for the high visual amenity it provides.

### Visual Change:

The key visual change proposed within the DA is the new sleeve of food and beverage uses on the outside of the existing car parking structure. This active facade will activate the entrance to Penrith Plaza (Westfield) from High Street and provide casual surveillance onto the passive open spaces within The Mondo.

The proposed extension along the western facade of Penrith Westfield complements the passive meeting spaces on the Mondo, with provision of food and beverage uses and as a result casual surveillance through day and night



**Figure 37** View towards the south from Penrith Plaza (Westfield's) food court entrance



