

The background of the entire page is a photograph of three people (two women and one man) sitting at an outdoor table, smiling and eating. The scene is brightly lit, suggesting a sunny day. The table has white plates, glasses of wine, and a bottle of wine. The people are dressed in casual summer attire.

PENRITH RILEY STREET

Restaurants External Seating Area Design Criteria

Jamies Italian - London
design - www.blacksheep.uk.com
photography - gareth gardner

Restaurants External Seating
Penrith Riley St Design Criteria - April 2017

“The quality and presentation of the Westfield centres is paramount to our joint success.

We hope that through our design process we can assist you in designing and delivering an exceptional retail offer while also acknowledging our collective responsibility for improved sustainability practices.”

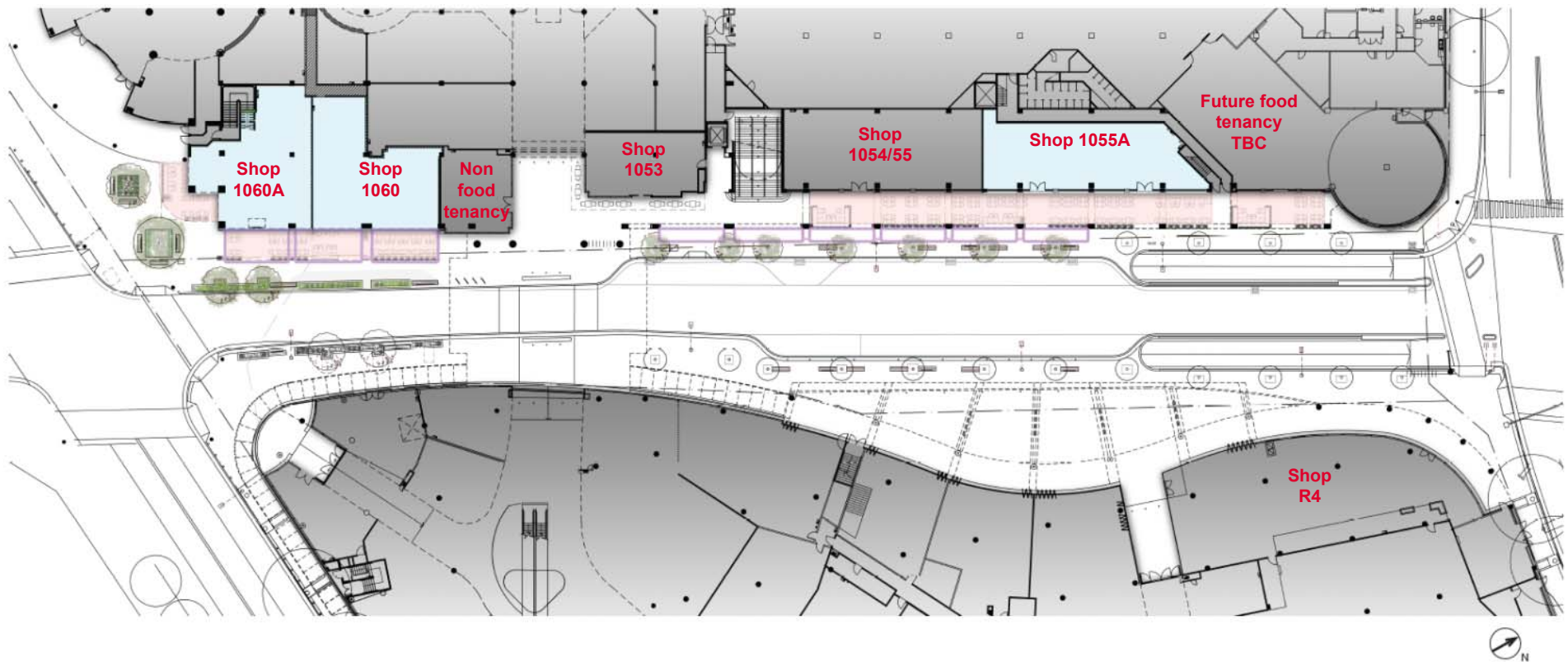
Peter Allen
Chief Executive Officer
Scentre Group



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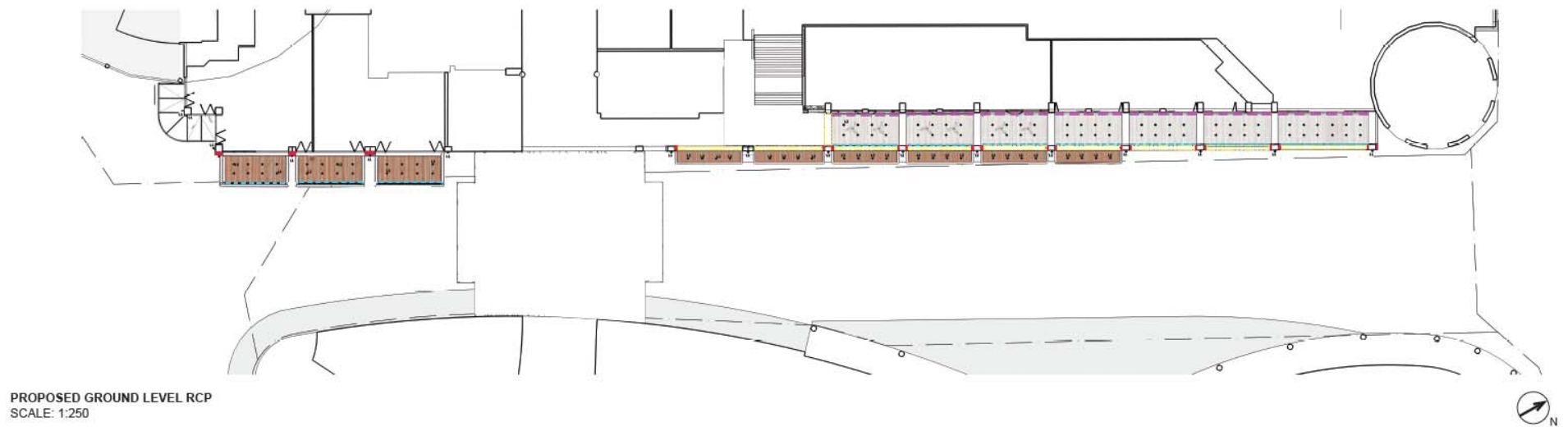
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Overall Floor Plan



*All drawings subject to change. Refer to lease plans.

Overall Reflected Ceiling Plan



*All drawings subject to change. Refer to lease plans.

Elevations



PROPOSED WEST ELEVATION – SOUTH PART
NOT TO SCALE



PROPOSED WEST ELEVATION – NORTH PART
NOT TO SCALE

*All drawings subject to change. Refer to lease plans.



PROPOSED SECTION - SOUTH PART
OPTION A

NOT TO SCALE



PROPOSED SECTION - SOUTH PART
OPTION B

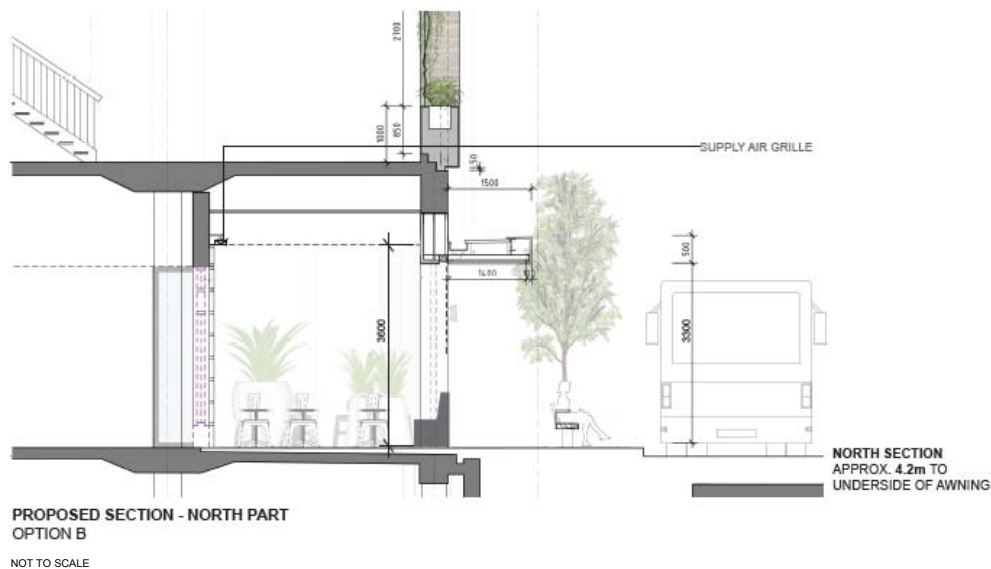
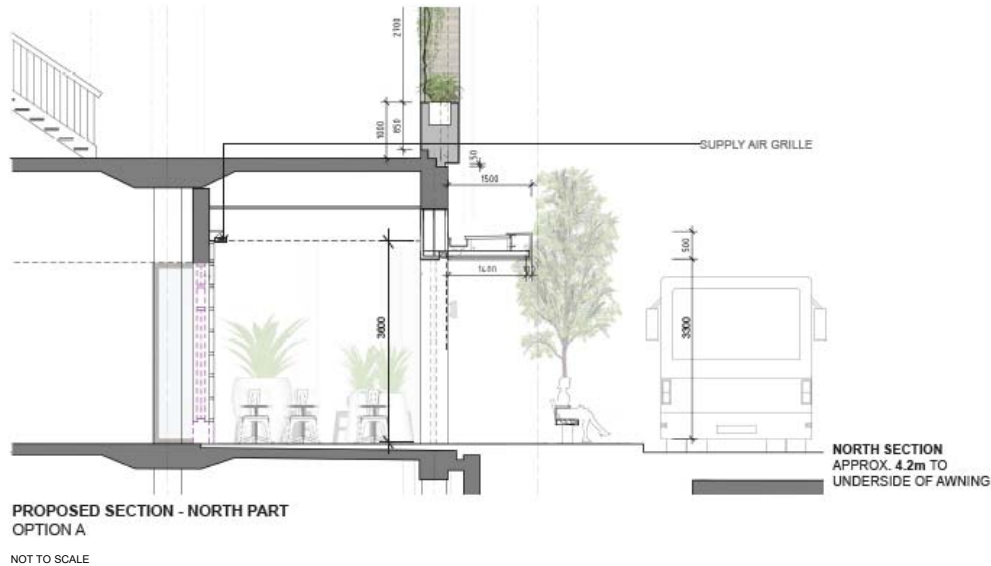
NOT TO SCALE

External Seating Area Sections

*All drawings subject to change. Refer to lease plans.

Note: Removable café barriers are not permitted.

Note: Planter boxes are permitted in lieu of banquette seating for Option B.



External Seating Area Sections

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External Seating Design Elements

1. **HIGH LEVEL SIGN**
Lessee branded sign to be centred on awning, internally illuminated, conceal fixed to Lessor awning. Refer lease plans.
2. **VERTICAL WEATHER SCREEN**
Lessee screen to be recessed into Lessors awning structure. Refer specification page 10.
3. **SEATING BOUNDARY**
Lessee

DESIGN CONSTRAINTS:

- a. Height of banquet seating to min 600mm – max 900mm.
- b. Height of planter boxes to min 600mm – max 1,100mm, including planting.
- c. Planters or banquet seating to be no more than 400mm apart.
- d. No tenancy signage permitted on the blinds, A frame and menu signage also prohibited.
- e. Solid structures can comprise maximum 80% of shopfront to allow adequate sightlines.

Riley St Finishes Palette

*Indicative palette only and subject to change



External Paving



External Wall Rendered Paint Finish



Awning Timber Soffit



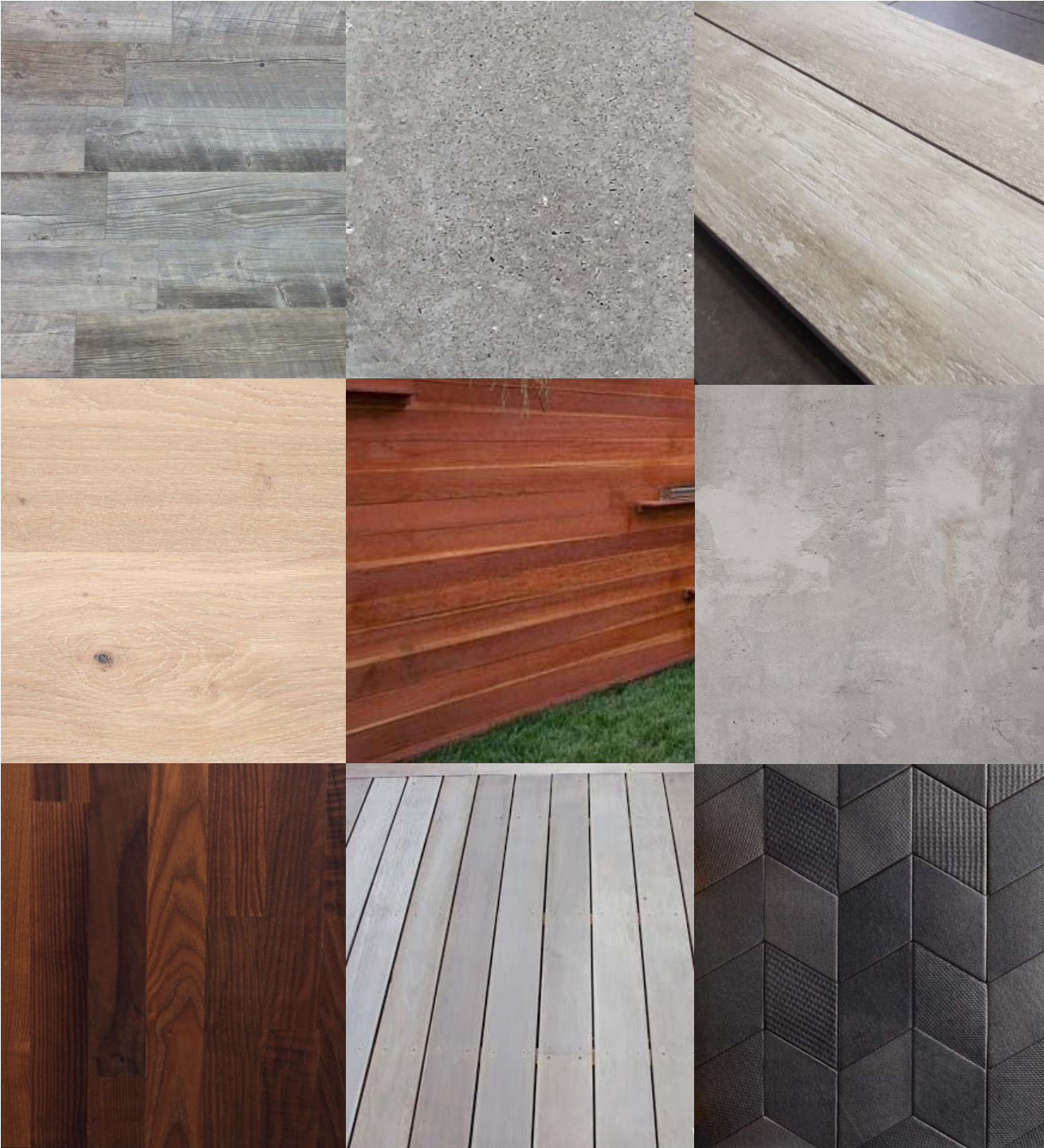
Vertical Blind Fabric Edge Trim - Fawn



Timber Bench – Ironbark



Awning Edge – RAKU Paint



Seating Boundary Palette

The Lessee's external seating boundary should fit within it's the external mall context.




Tenants are encouraged to use natural external grade materials of a similar colour and tone such as – solid timber; stone pavers; concrete, or external grade wall tiles.

Materials should be detailed to ensure durability for weather conditions and wear and tear.

Branding is not permitted.

*Indicative palette only and subject to change

Lessee – Fans, Weather Screens & Heating

ITEM	SPECIFICATION
 <p>FANS</p>	<p>ITEM: FANS TO OUTDOOR SEATING AREA'S</p> <p>Shape, Colour & Specification: Design of fans needs to fit within the rustic garden setting and be part of the tenants overall fitout concept.</p>
 <p>VERTICAL WEATHER SCREEN</p>	<p>ITEM: VERTICAL WEATHER SCREEN</p> <p>Design: Clear vinyl central panel with fabric surround to sides (100W) and top/bottom (300W)</p> <p>Size: 5000mm Max. width</p> <p>Bottom Rail & Pelmet Channels : All extruded aluminium profiles to be powder coated Dulux XXXX. All fixings to Lessors awning structure to be concealed. To be secured at base to Lessees Seating Boundary or Mall Flooring as per manufacturers specification.</p> <p>Fabric: Premium external acrylic canvas fabric, (Colour – Fawn)</p> <p>Installation/Operation: To be manually operated</p>
 <p>HEATING</p>	<p>ITEM: WALL MOUNTED GAS HEATING</p> <p>Mounting Height: Wall mount – 2000mm, Ceiling mount – 2500mm. Refer to lease plans for ceiling heights.</p> <p>Area Coverage: 20m2. With bi-directional pivot of 25 degrees each side.</p> <p>External Finish: Black electro plated.</p> <p>Heat Type: One switch start electronic ignition from remote-located switch</p> <p>Clearances: Side (min. distance to combustible materials): 1100mm Top (ceiling) clearance (with heat deflector): 350mm</p>

Lessee/Lessor Responsibilities

		Design by	Works by	Cost to
Awning Ceilings	External soffit to underside of new Lessor awning over external seating areas.	Lessor	Lessor	Lessor
Awning Soffit Lighting	Lighting to awning soffit within lease boundaries to Lessee external seating areas on house power.	Lessor	Lessor	Lessor
Awning Signage	Signage to external street facing edge of Lessor awning.	Lessee	Lessee	Lessee
	Power and conduit to awning signage to a point on house power.	Lessor	Lessor	Lessor
Fans	Fans within Lessee external seating area's	Lessee	Lessee	Lessee
Vertical Weather Screen	Manual clear with fabric surround roller blinds within Lessee external seating area's	Lessee	Lessee	Lessee
Gas Heaters	Gas heaters within Lessee external seating areas	Lessee	Lessee	Lessee
	Gas supply for heaters to a nominated position within Lessee external seating area – refer to lease plans.	Lessee	Lessee	Lessee
Shopfront	Shopfront to restaurants, including all openings, fixed & operable.	Lessee	Lessee	Lessee
	Additional steel framework to support Lessee shopfront (if required)	Lessee	Lessee	Lessee
Gardens & Planting	All plants and pots within Lessee external seating area (including fabrication, planting & maintenance)	Lessee	Lessee	Lessee
Furniture	All furniture within Lessee external seating area.	Lessee	Lessee	Lessee

WESTFIELD RETAIL DESIGN MANAGEMENT

WESTFIELD LEASING 2012

This is a guide to assist Lessees within Westfield Centres to design their general and food retail tenancies and to present their merchandise. It is important that the quality of design and fitout throughout the Shopping Centre be maintained to a high standard. General and Food Retail tenancy design and fitout should have the same level of detail and quality of finishes as shown in this guide. Please contact your Retail Design Manager should you have any questions.

Important: This guide is illustrative only. Approvals of speciality shops design will be made on an individual basis, may vary between tenancies and will ultimately depend on a range of factors. Neither the Westfield Group, the Lessor, anyone on their behalf nor this guide makes any promise, representation or warranty (collateral or otherwise) whether written, oral, express or implied as to:-

- a) The appearance of any part of the Shopping Centre including the design and fitout of any speciality shop or shops
- b) What shops and businesses will operate in the Centre and what merchandise and services will be sold
- c) The potential profitability, turnover or success of any business operating within the Centre
- d) The number of customers that may visit or shop in the Centre
- e) The tenancy mix of the Centre
- f) The permitted use of any shop
- g) The exclusivity of any business conducted from any shop and the extent to which there will be the same, similar or competing uses in any other shop.
Any such promises representation and warranties are hereby withdrawn and cancelled

Westfield, at its discretion, reserves the right to discuss and agree with Lessees on any aspect of the shop design and fitout including quality.

Neither the Westfield Group, the Lessor, nor any of their related bodies corporate, trustees, nominees, representatives, employees and contractors will be liable or otherwise responsible for any loss or damage (whether from negligence, conduct or otherwise) suffered as a result of any decision a Lessee may make based on the information contained in this guide, or any promise, representation or warranty of the type referred to above.