

DKO

# High Street Penrith

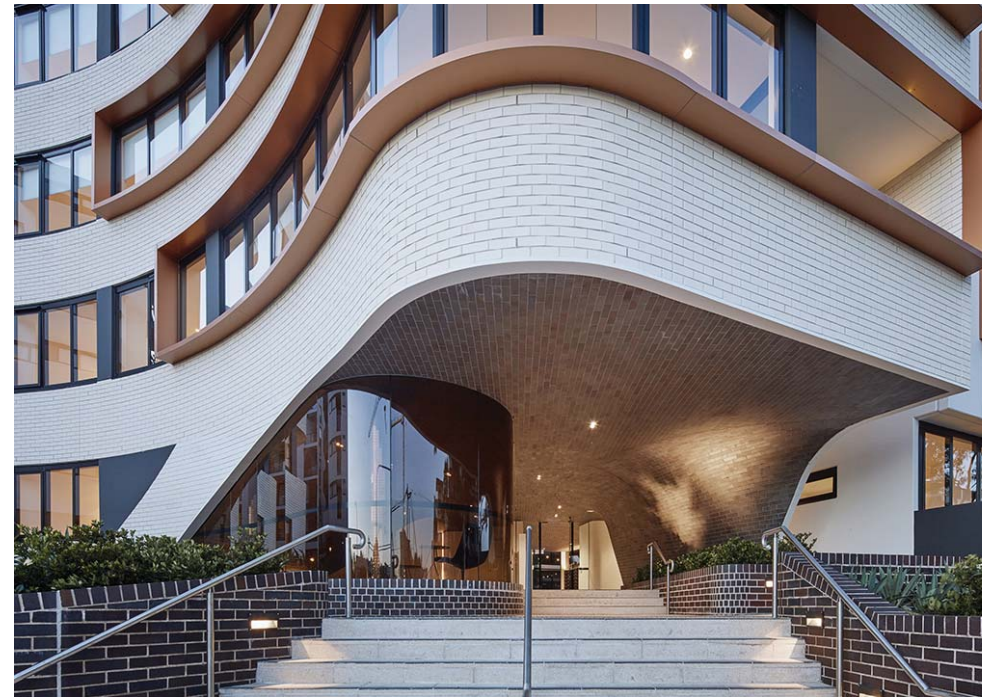
REFERENCE PROPOSAL



DKO was founded 18 years ago. Its founding architects departed renowned firms to independently implement their own vision: the creation of ingenious spaces that are appreciated by the eyes, mind and soul alike.

Within a decade the practice has grown from its humble beginnings to a design powerhouse in the Asia-Pacific region. DKO is a multidisciplinary team of 170 professionals working across six offices in Australia, New Zealand and South East Asia. Such rapid expansion has meant constant adaptation to the changing needs of the market however the underlying principles that propel DKO have remained consistent since day one.

At DKO we approach all projects with our heads firmly on our shoulders. We utilise logic to interpret our canvas into unique and effective designs. We aim to be as culturally aware and people savvy as possible to understand and appreciate the different ways they tick. We open our minds to the creative possibilities and rely on a solid and united team to implement them.



Eve, Erskineville, NSW



Thornton Stage 2, Penrith, NSW



Lord Sheffield Circuit, Penrith, NSW

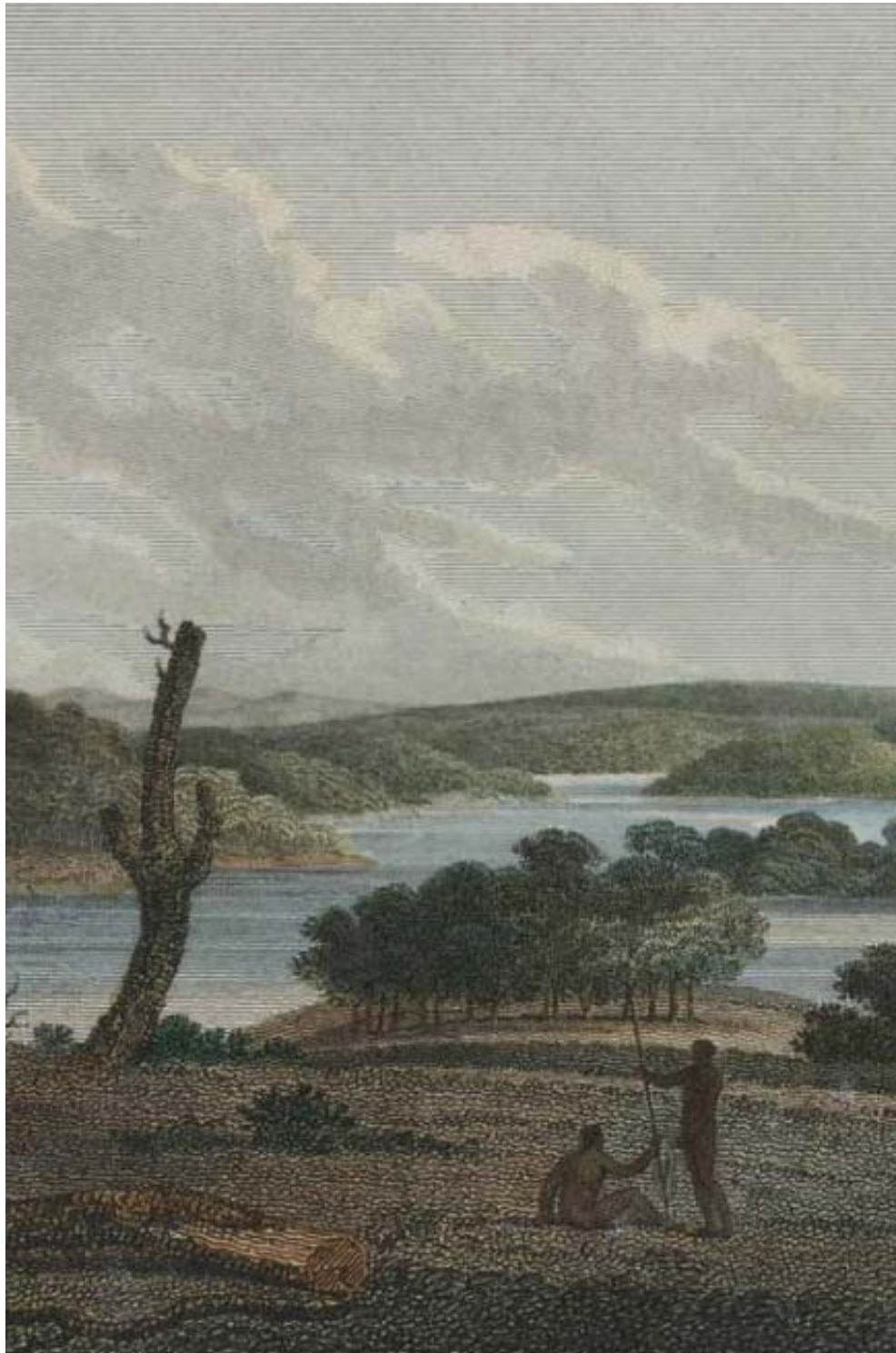


Peel by Milieu, Collingwood, VIC





## Understanding the Site



Darug People



High Street, Penrith



Victoria Bridge, Penrith

## Traditional Land Owners

There is evidence of Aboriginal occupation sites and tool making along the Nepean River near Penrith Lakes in NSW. Stone flakes have been dated to be at least 5,000 years old.

The Darug, in particular the ‘Mulgoa clan’, occupied this land for thousands of years and for generations they hunted game, fished and gathered plant food. For the Darug, this was also a ‘special meeting place’, a ‘pathway to friends’ (of the Darug) and other Aboriginal tribal groups.

Penrith city centre was known to local Aboriginal people as Muru Murak.

## European

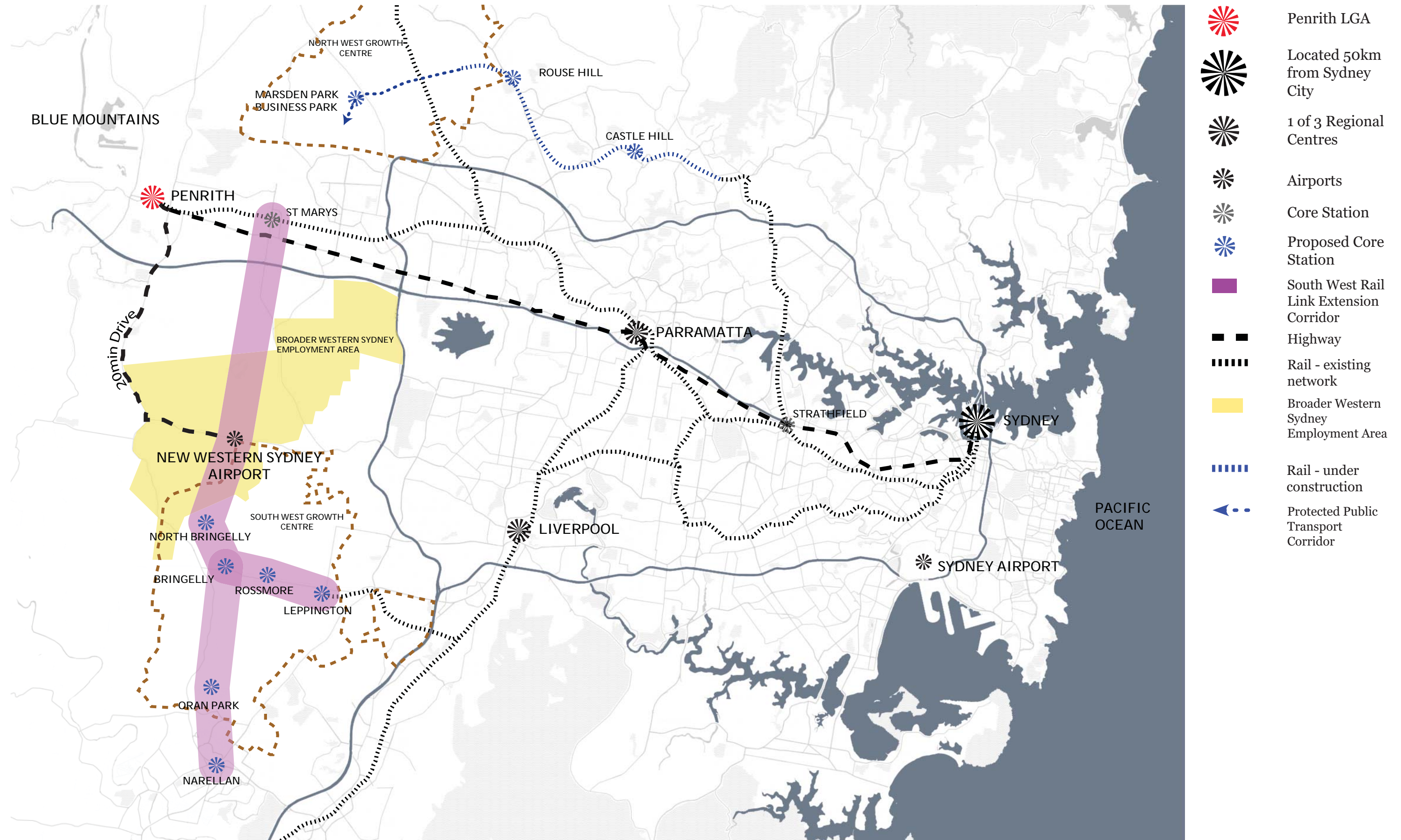
In 1789, an exploring party led by Captain Watkin Tench set out to further discoveries made by Governor Arthur Phillip. Tench and his party discovered the broad expanse of the Nepean River. Tench’s party became the first Europeans to see the site of what is now the City of Penrith.

The town centre itself grew and developed along the margins of the Western Road (High Street – constructed in 1815) contributing to the lineal and elongated nature of the city.

The Victoria Bridge was completed in 1869 with the northern lane carrying rail traffic and the southern lane used for road traffic. This iron box girder bridge has been used exclusively as a road bridge since 1907 when the adjacent railway bridge was completed.

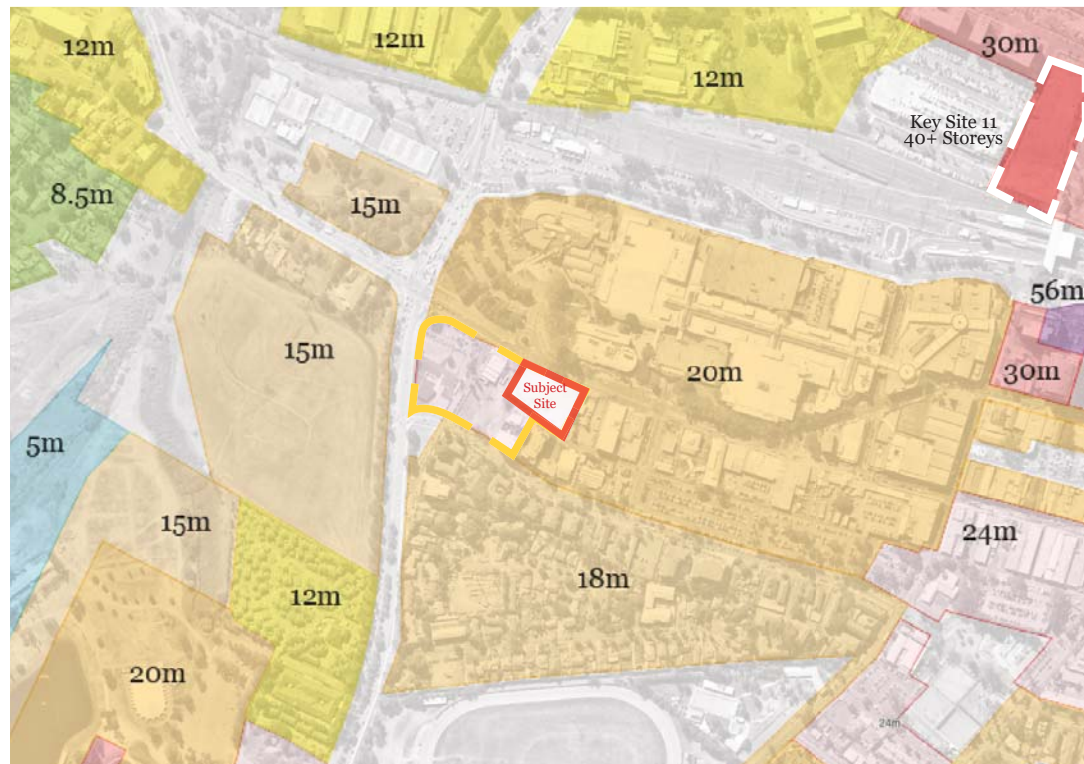


UNDERSTANDING THE SITE  
MACRO

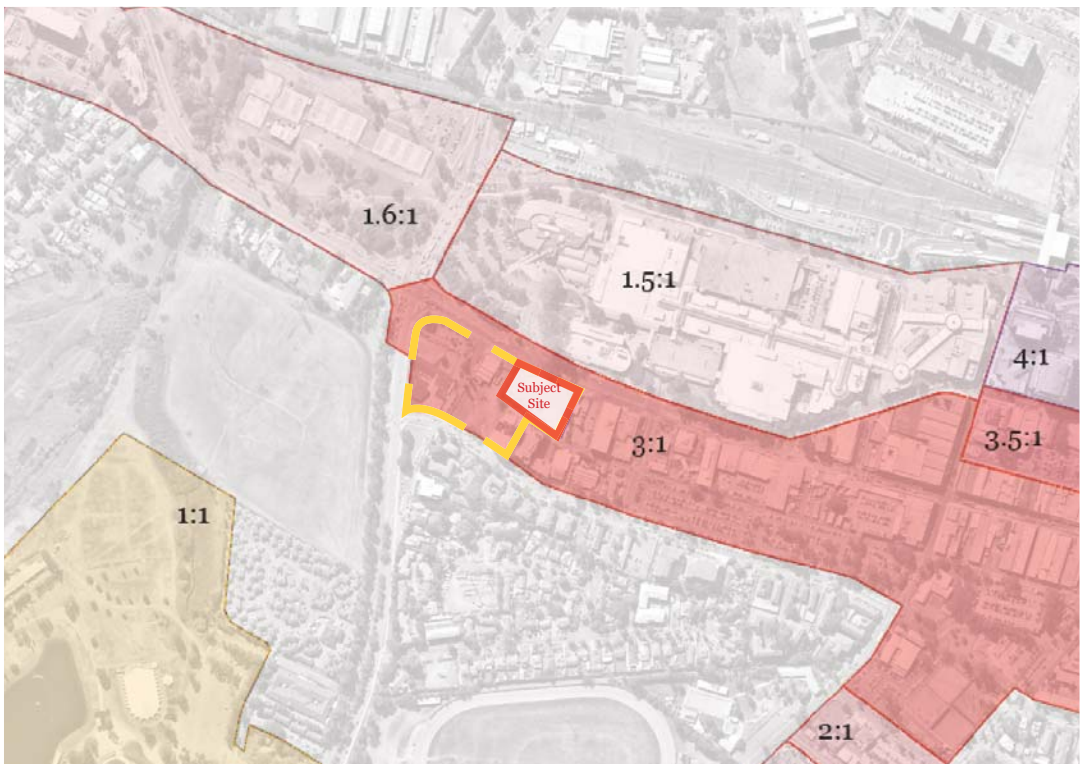




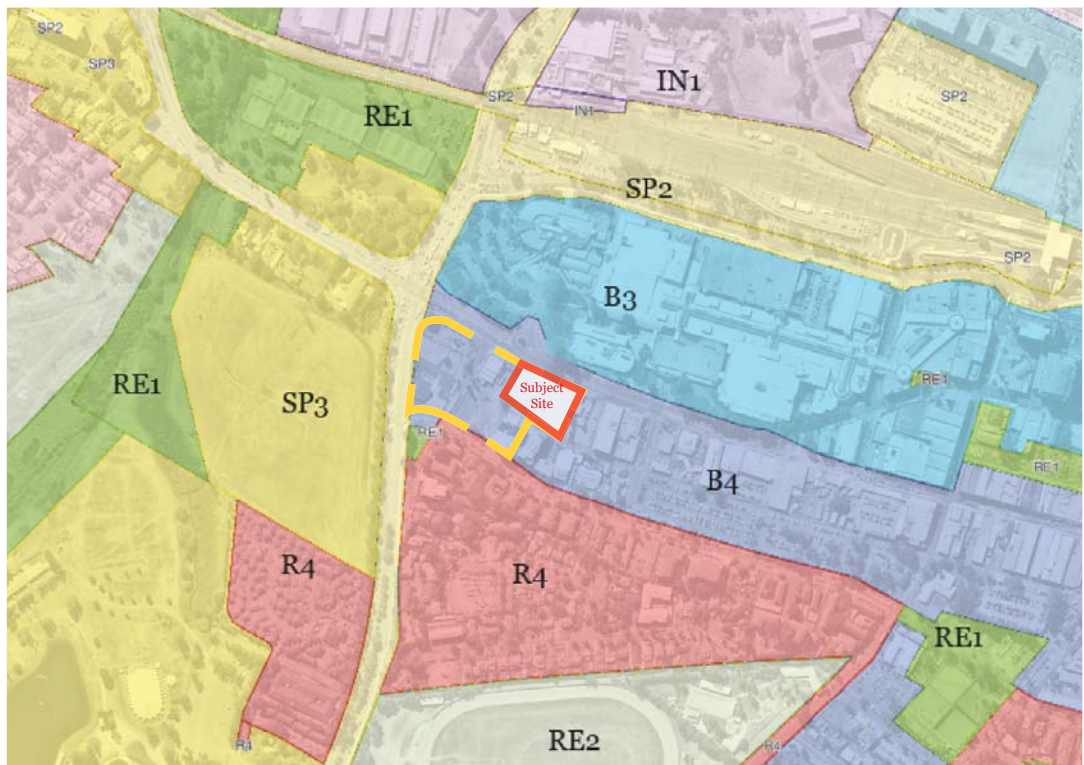
UNDERSTANDING THE SITE  
CURRENT LEP



LEP Height



LEP FSR



LEP Zones

DKO ARCHITECTURE

Key

Key Site 3 & 10\*

\*Penrith LEP 2010

|     |                          |
|-----|--------------------------|
| B3  | Commercial Core          |
| B4  | Mixed Use                |
| IN1 | General Industrial       |
| R4  | High Density Residential |
| RE1 | Public Recreation        |
| RE2 | Private Recreation       |
| SP2 | Infrastructure           |
| SP3 | Tourist                  |

HIGH STREET  
PENRITH

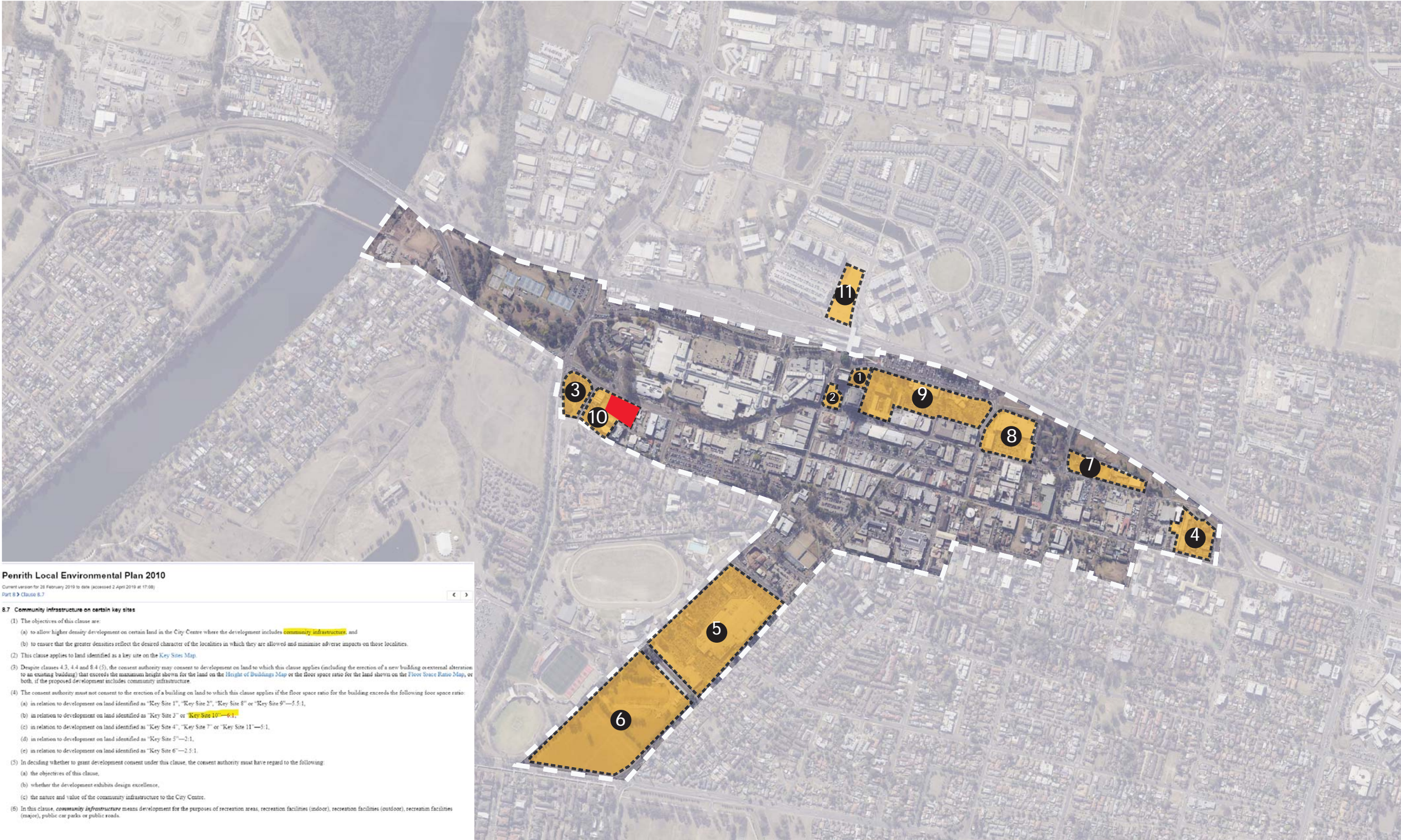
URBAN  
PROPERTY GROUP

PROJECT  
00012012



MAY.2019  
PAGE 6



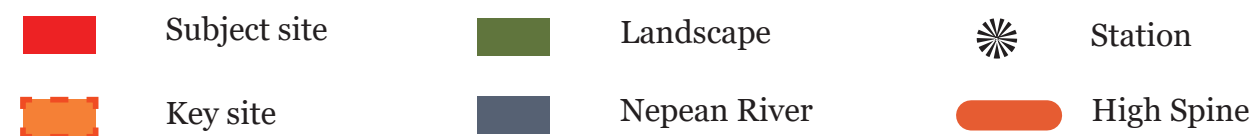
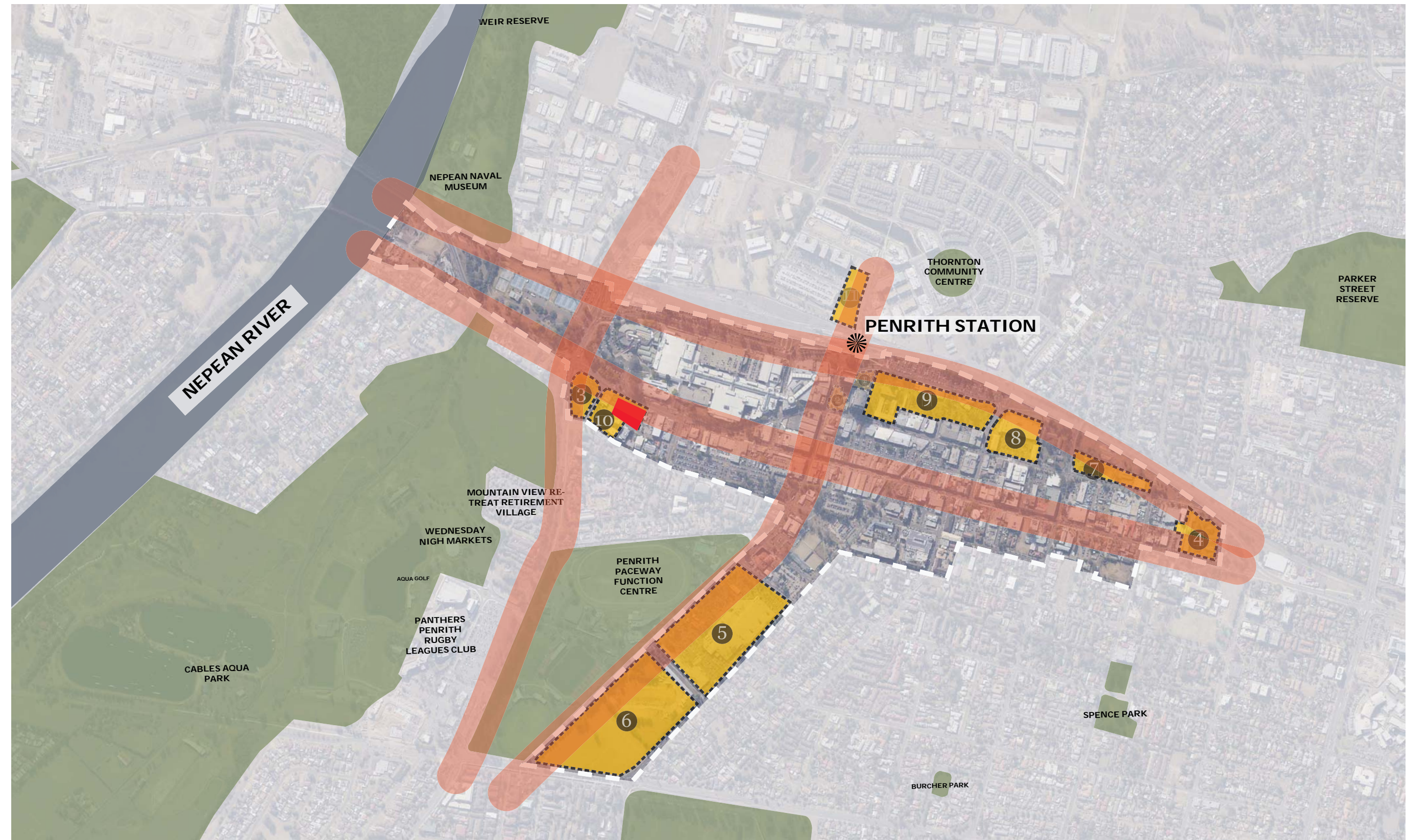


Subject site

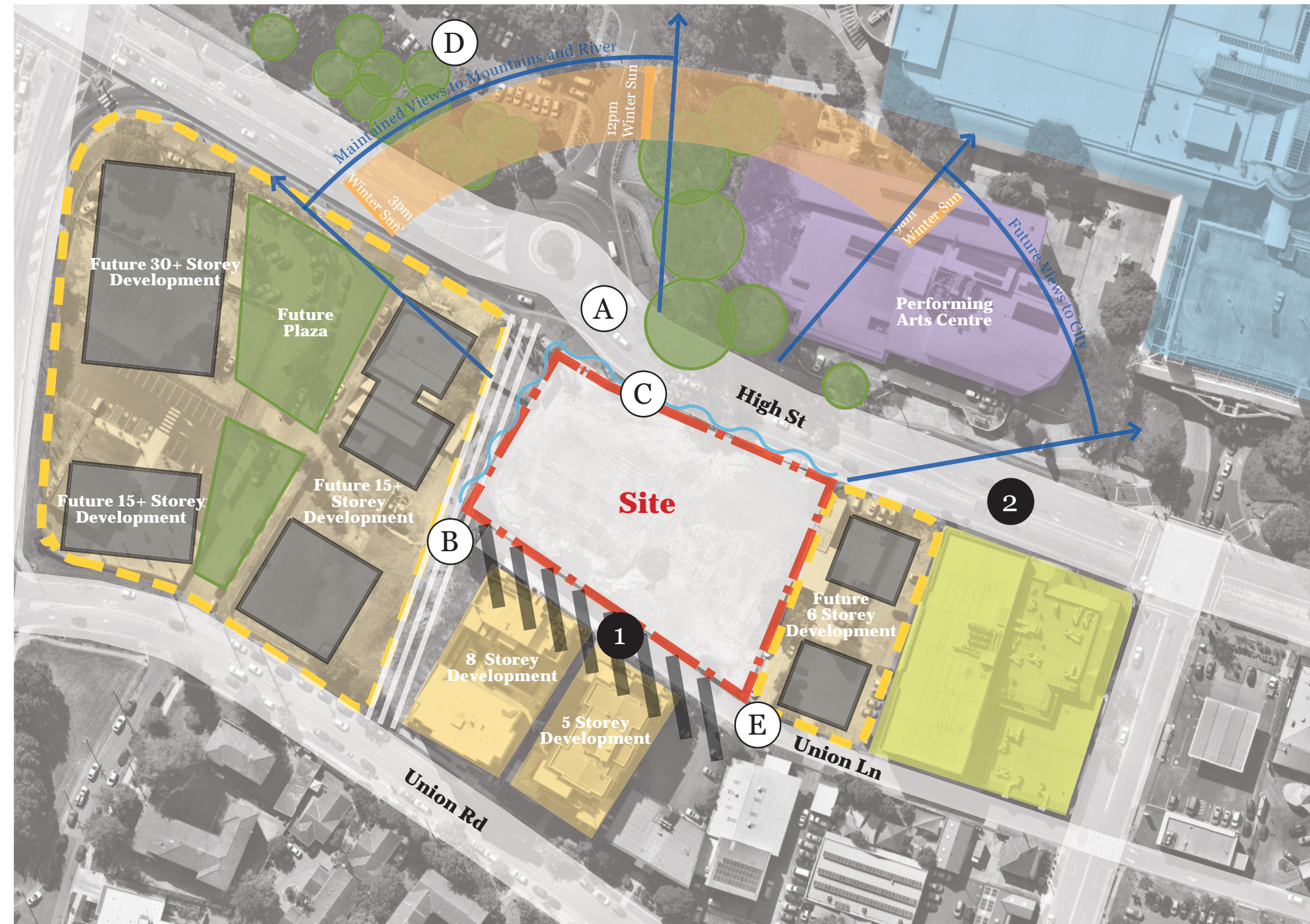
Key site











## Opportunities

- A. New signalised intersection (DCP) improve connection to civic/ culture precinct. Draw foot traffic from retail stores and slow down the traffic
- B. New public street (DCP), opportunity for pedestrian focused streetscape
- C. Active street frontage along High Street and New Street to reinforce retail presence
- D. View opportunity to mountains, river, cityscape and adjacent parklands
- E. Create vibrant laneway and active neighbourhoods

## Constraints

- 1. Potential overshadowing
- 2. Traffic noise from High St





UNDERSTANDING THE SITE  
SITE PHOTO



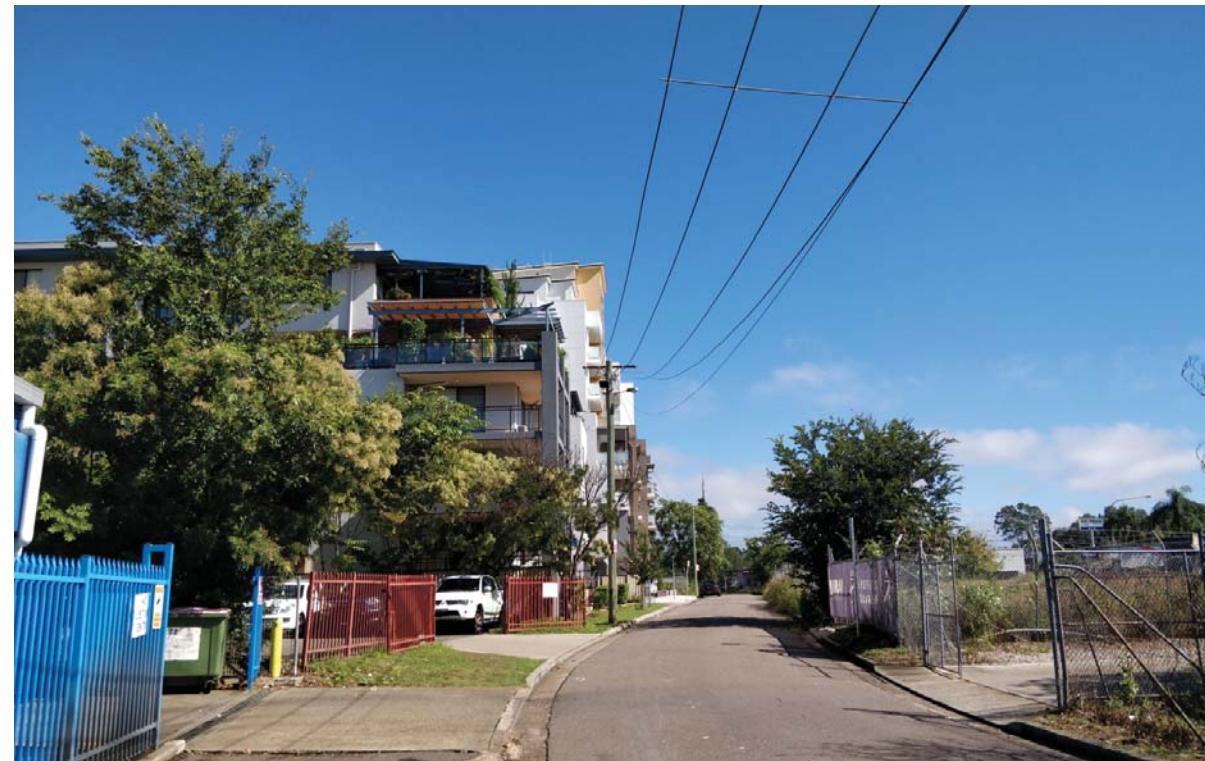
① High Street



② John Tipping Grove



③ Subject site



④ Union Ln









# 2031 New West

## Penrith Progression - A Plan For Action

With Penrith's population expected to grow to 224,000 in 2031, the City will need another 35,000 new dwellings to house our new residents.



Walkable Streets



Green Grids and  
Infrastructure



Better Connect  
People and Places



Improve Public Domain



Enhance River Precinct  
and Urban Parks



# CITIES ARE MADE UP OF DIFFERENT URBAN EXPERIENCES



## Main Roads

For public transport, vehicles and bicycles



## Shared Streets

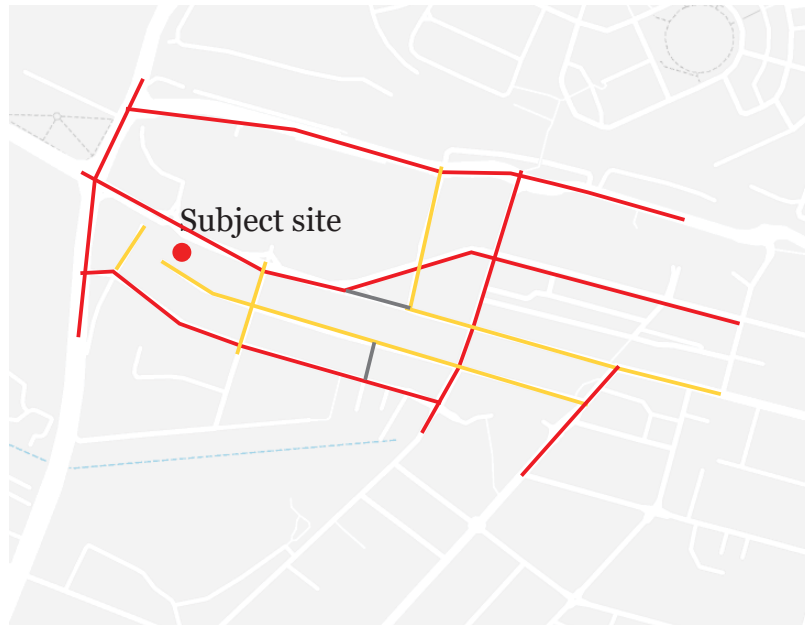
Active street frontages with a variety of activities such as retail, cafes and commercial premises



## Pedestrian Link

Encourage human connection and interaction. Integrate nature with built environment, wellbeing for residence and the city





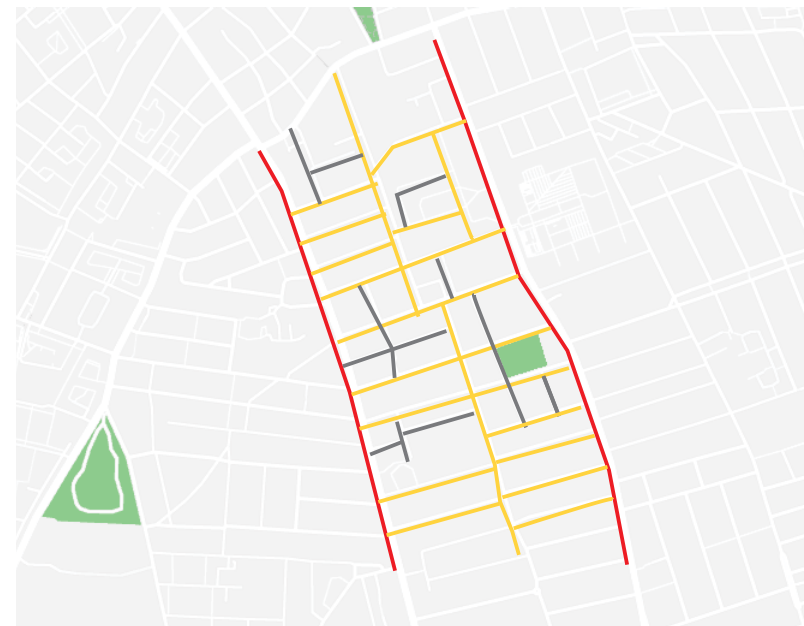
Penrith



Toronto



Melbourne

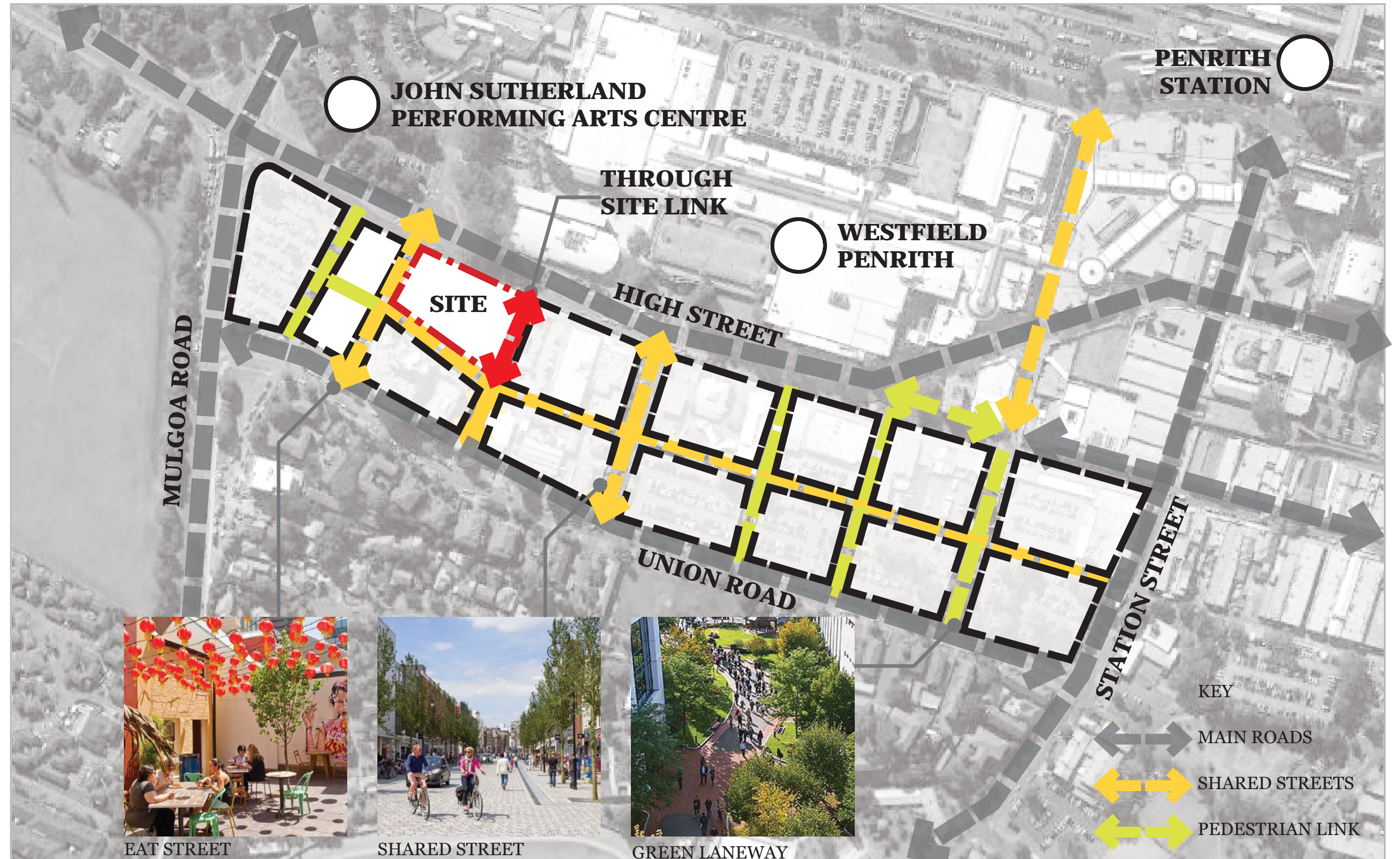


Copenhagen

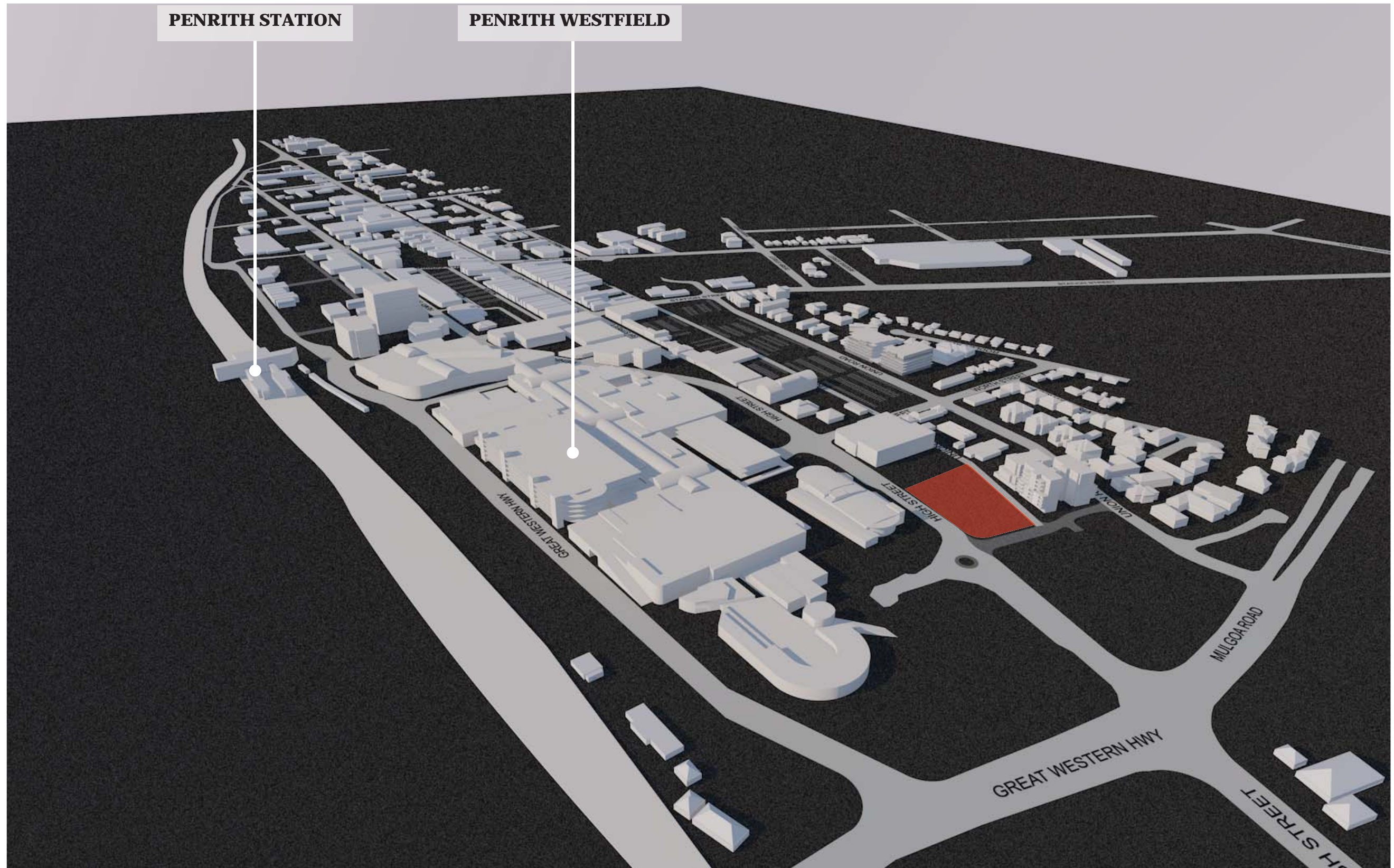
- Key
- Main Roads
  - Shared Streets
  - Pedestrian Link







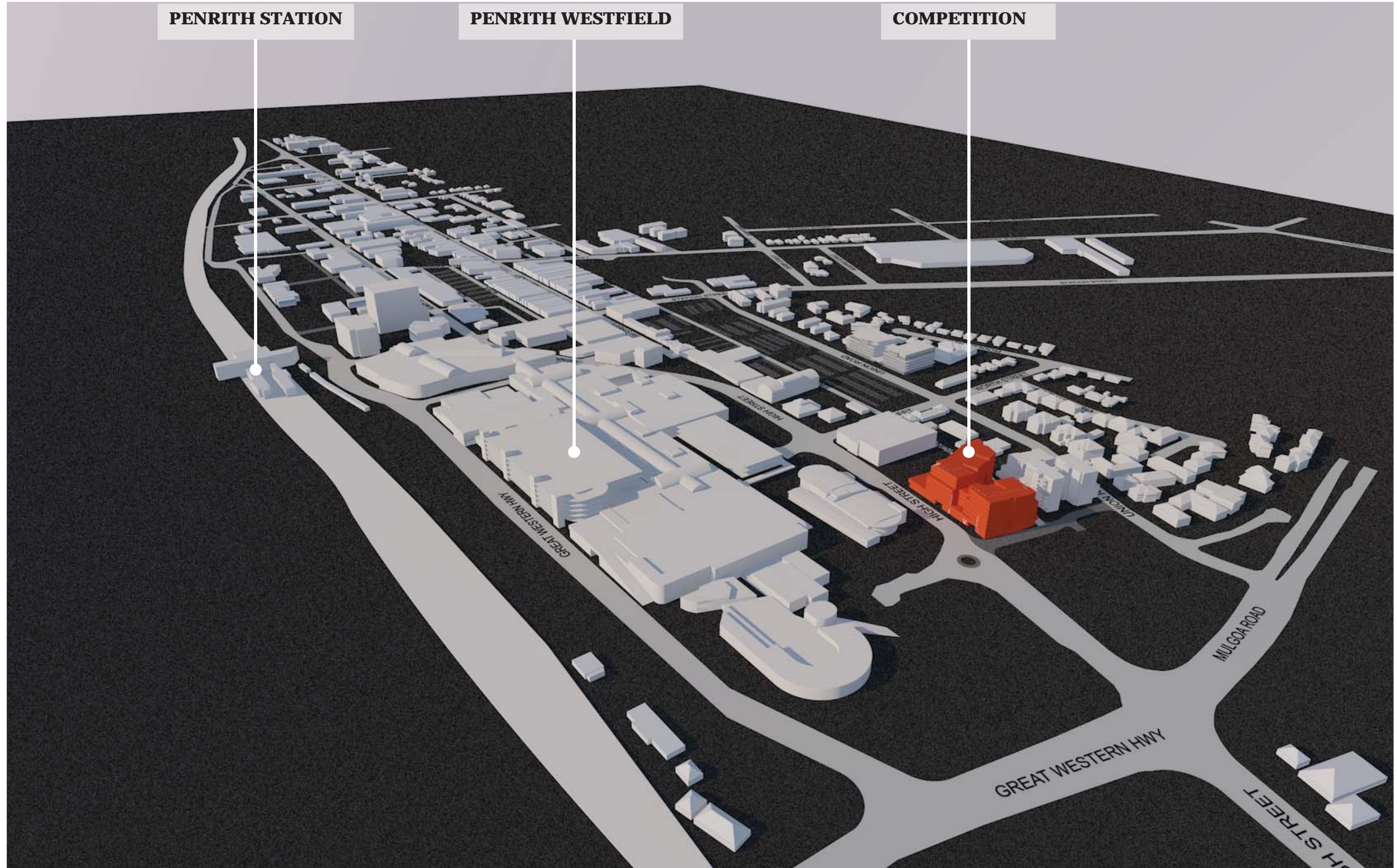




 Subject site



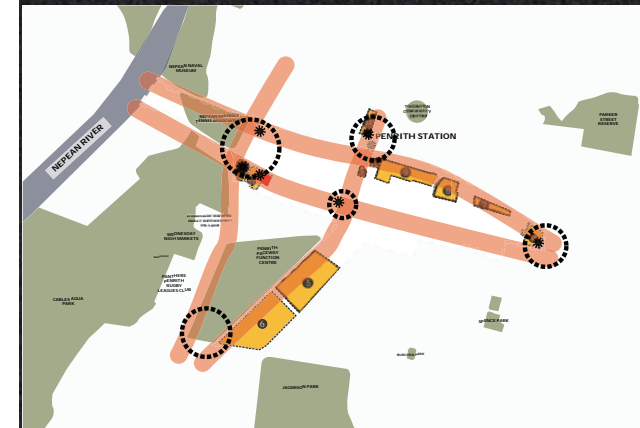




Subject site



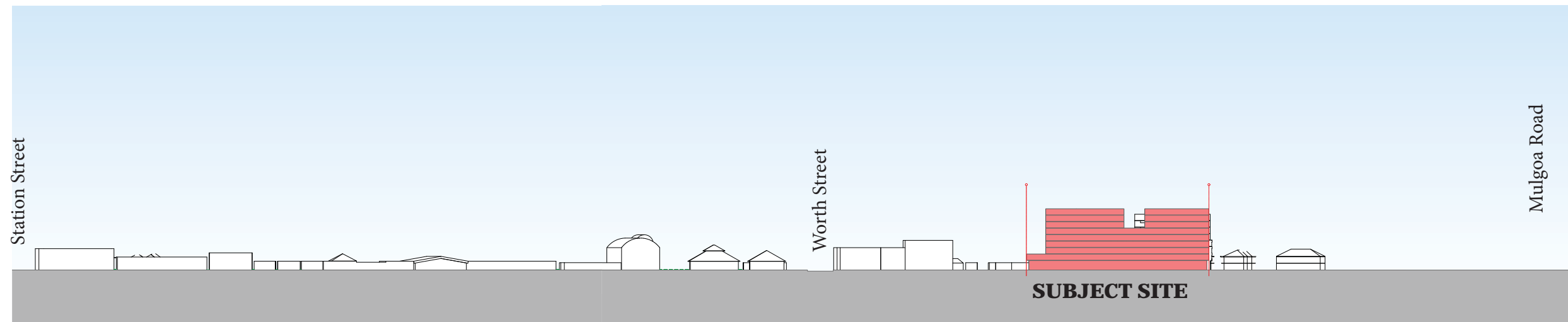




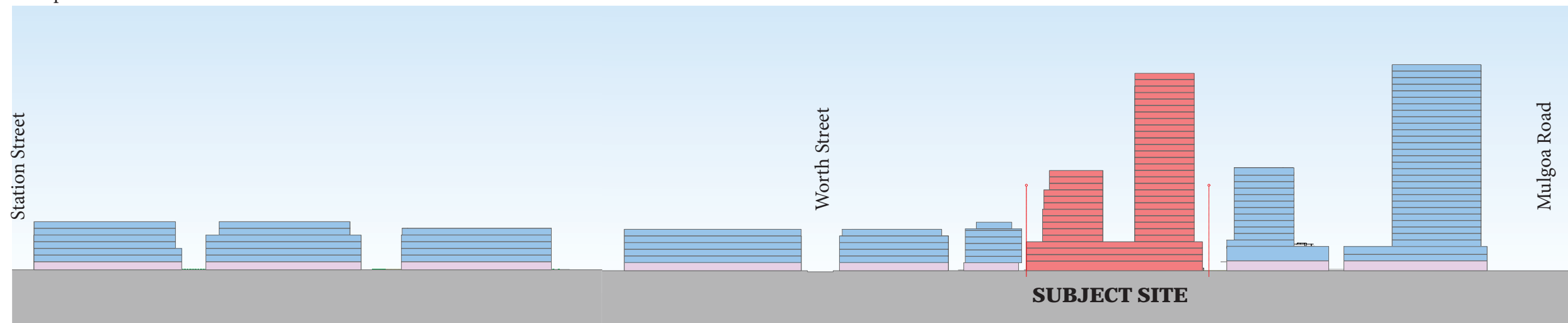
- Subject site
- Key Development
- Key site



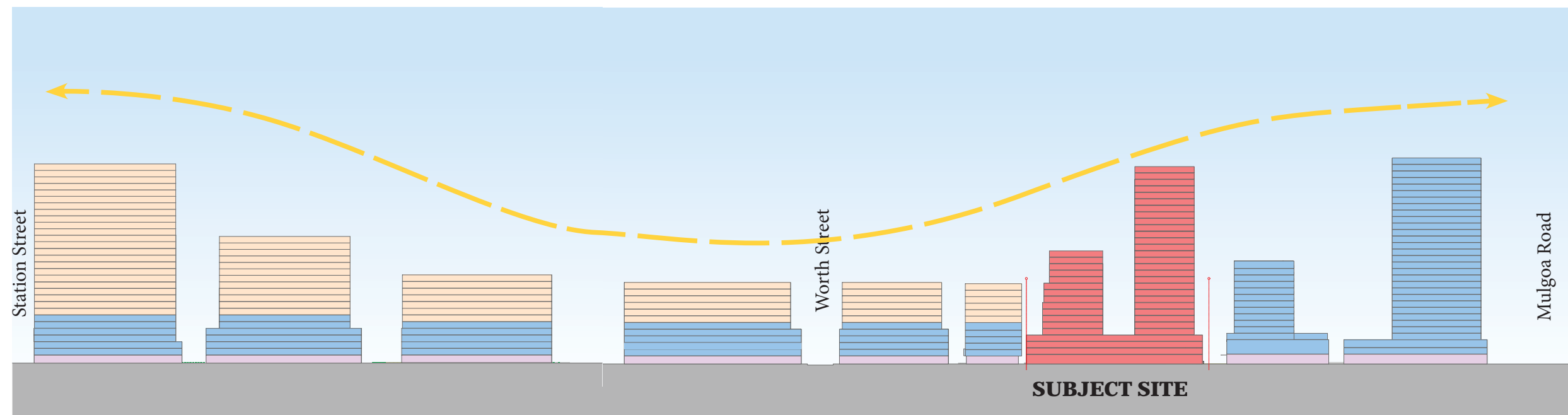




Competition



LEP



Future City Vision

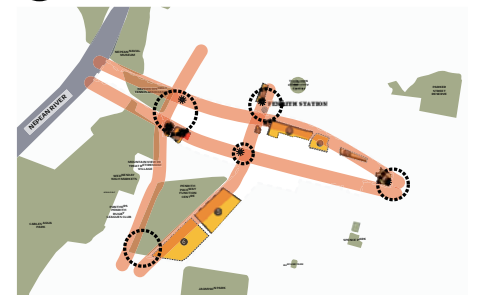
DKO ARCHITECTURE

HIGH STREET  
PENRITH

URBAN  
PROPERTY GROUP

PROJECT  
00012012

- Proposal Envelope
- Retail
- Residential
- Proposal additional envelope
- Key Development



MAY.2019  
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## Design Drivers





Celebrate the River  
Connect the People





# Invite the Neighbours Vibrant Laneways





# Embrace Nature







DESIGN EXCELLENCE - KEY CRITERIA



ARCHITECTURAL DESIGN  
APPROPRIATE TO BUILDING  
TYPE AND LOCATION



IMPROVE QUALITY AND  
AMENITY OF THE PUBLIC  
DOMAIN



ACTIVE STREET FRONTAGE



DIVERSE COMMUNAL SPACES



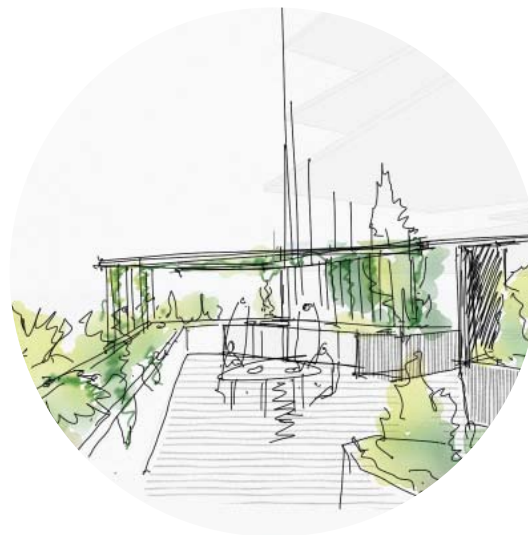
FINE GRAIN INTERFACE  
TO UNION LANE



## OPPORTUNITIES FOR FURTHER DESIGN EXCELLENCE



PERMEABILITY/  
CONNECTION BY THROUGH  
SITE LINK

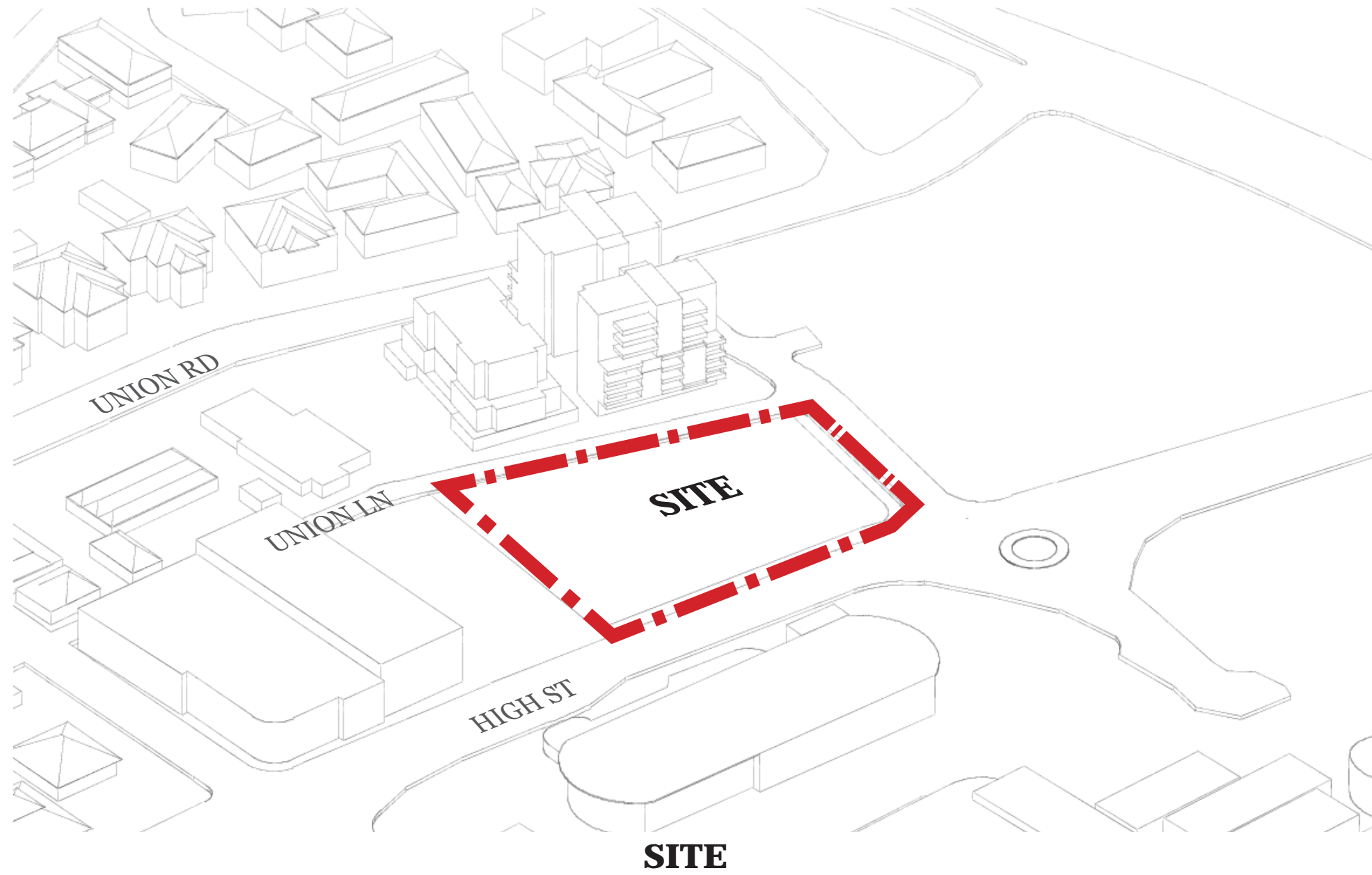


ADDITIONAL COMMUNAL  
AMENITIES/ POCKET  
PARKS FOR WELLBEING  
OF OCCUPANTS

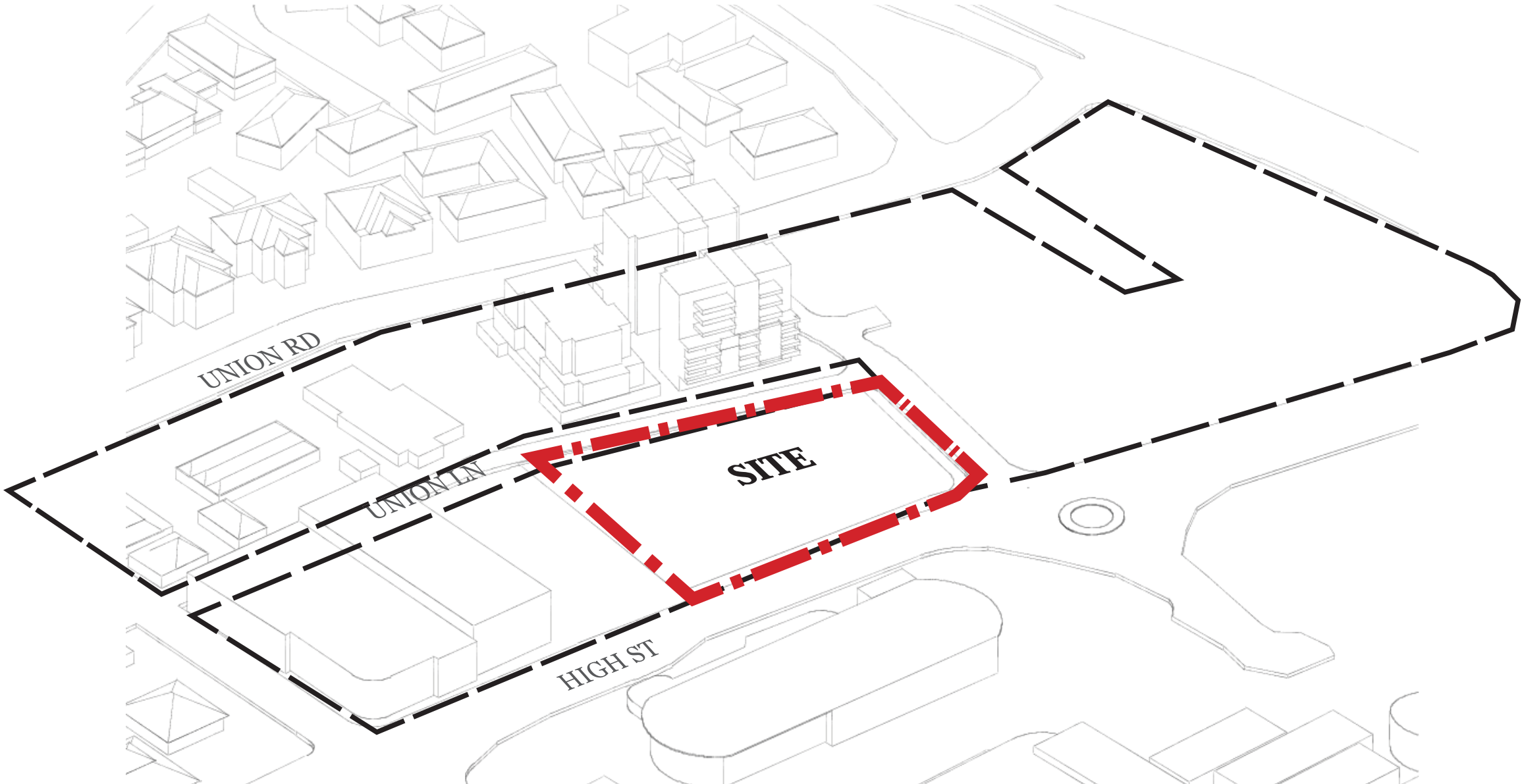


ENHANCE KEY SITE  
PROMINENCE/  
SLENDER TOWER FORM



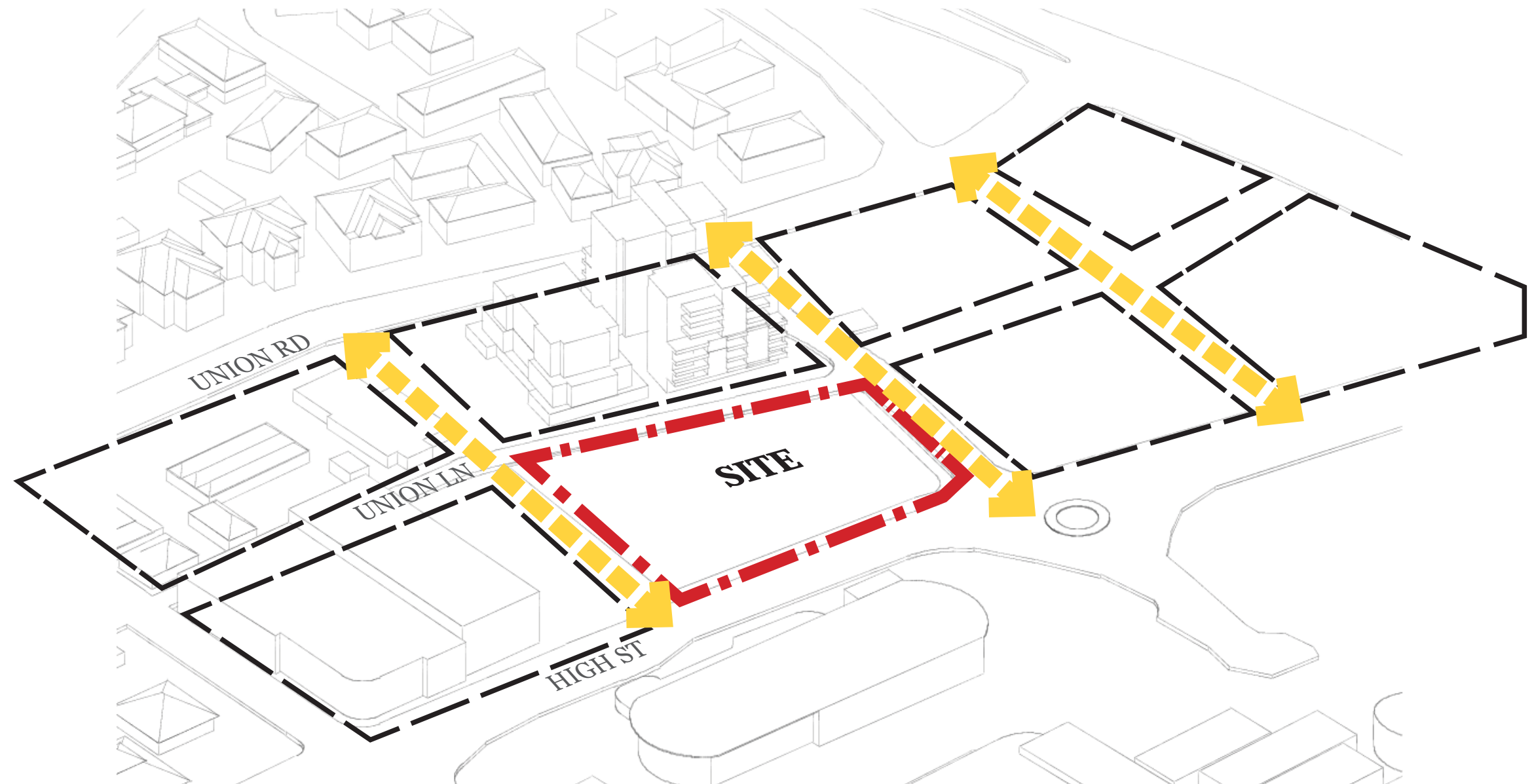






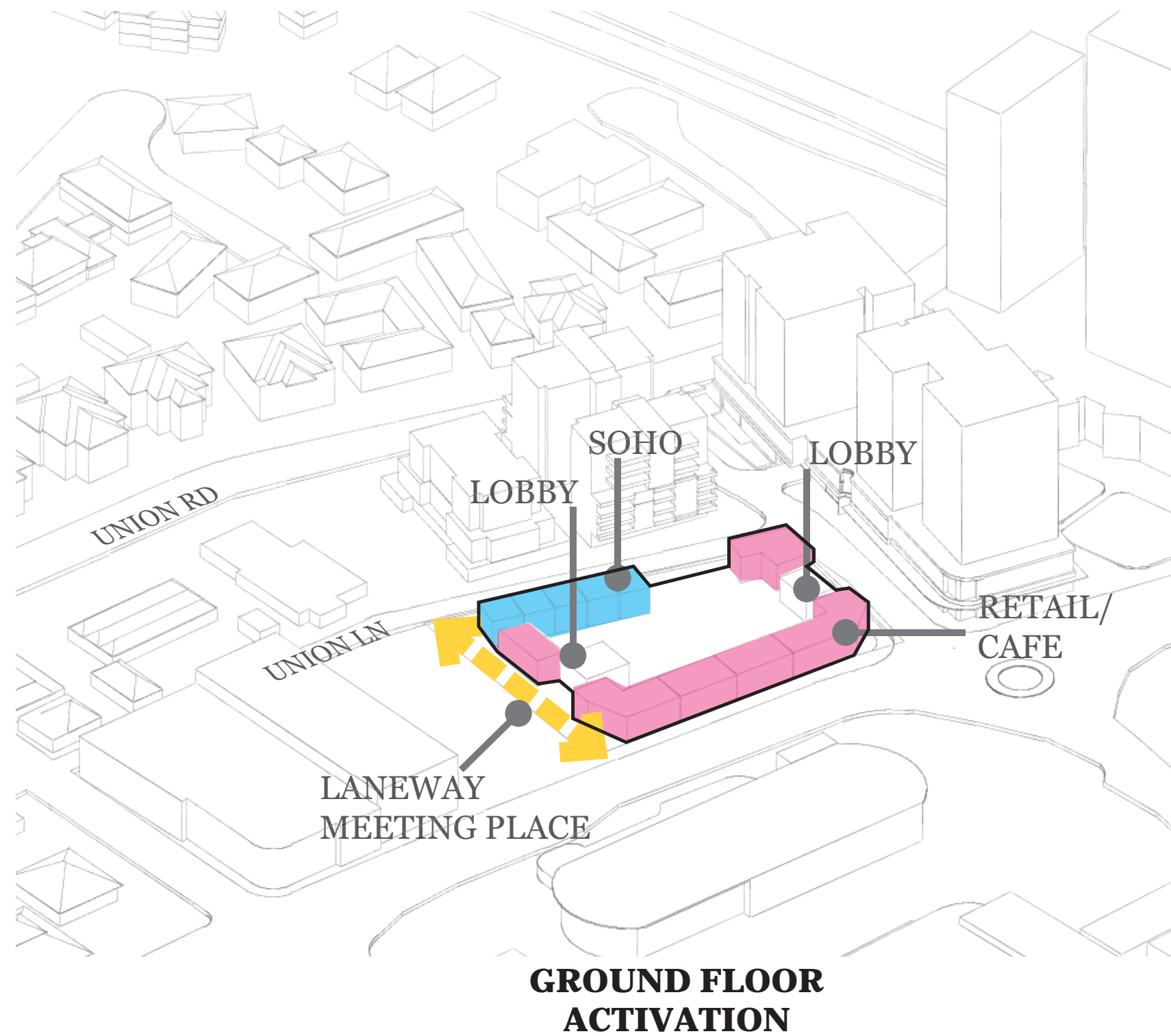
CURRENT BLOCK PATTERN





**PERMEABILITY/  
SITE CONNECTION**





CAFE

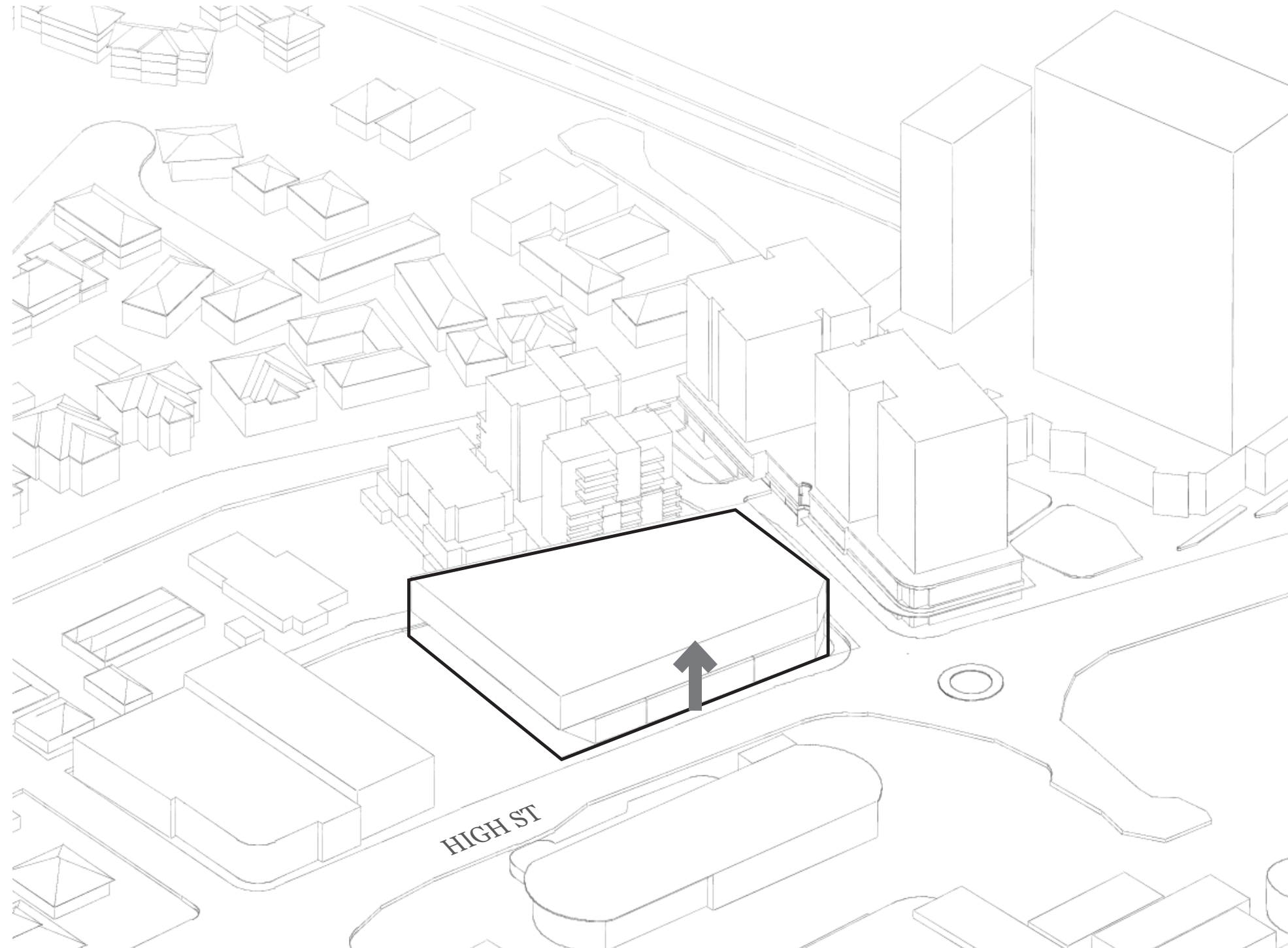


RETAIL



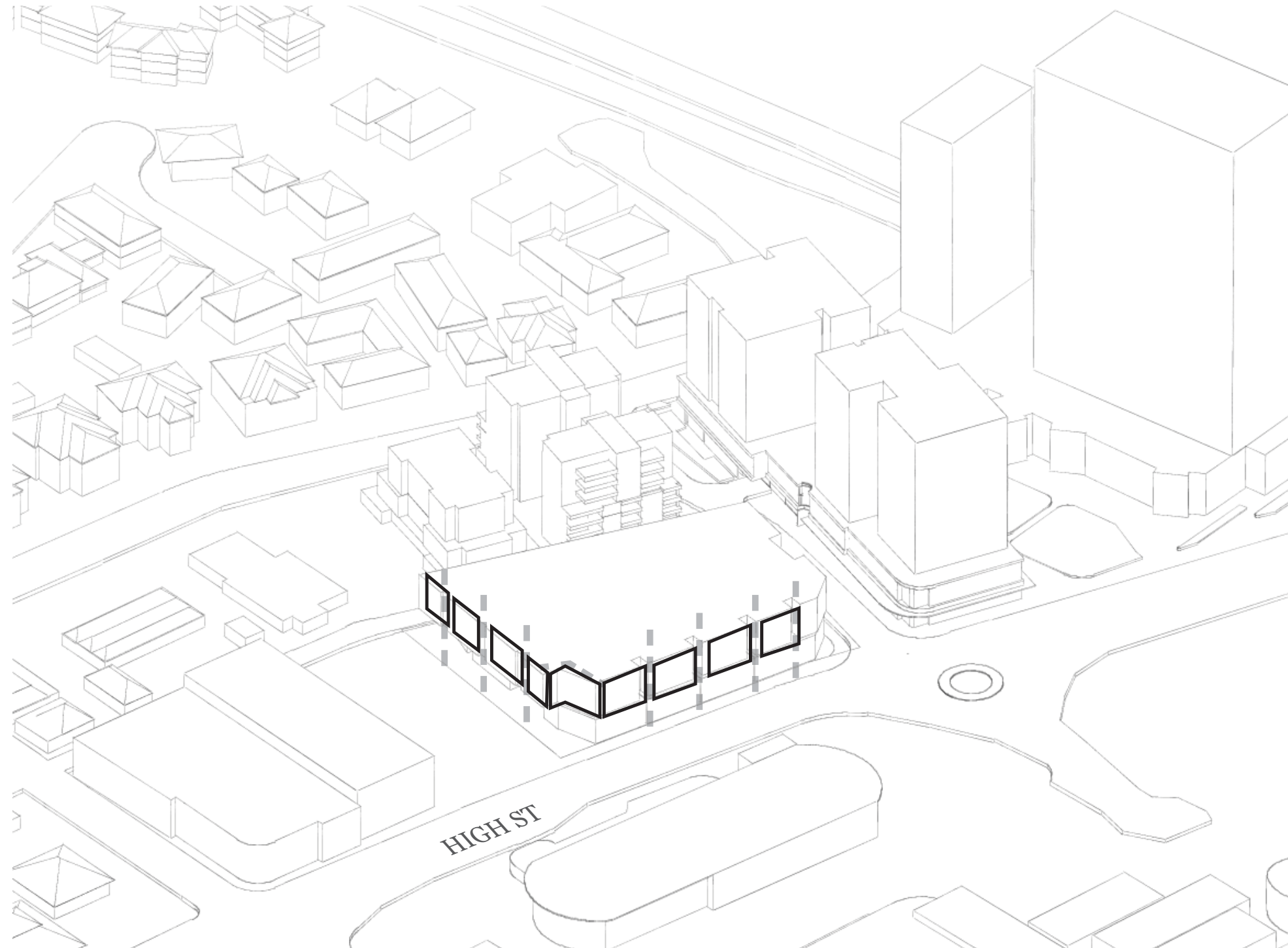
SOHO UNITS





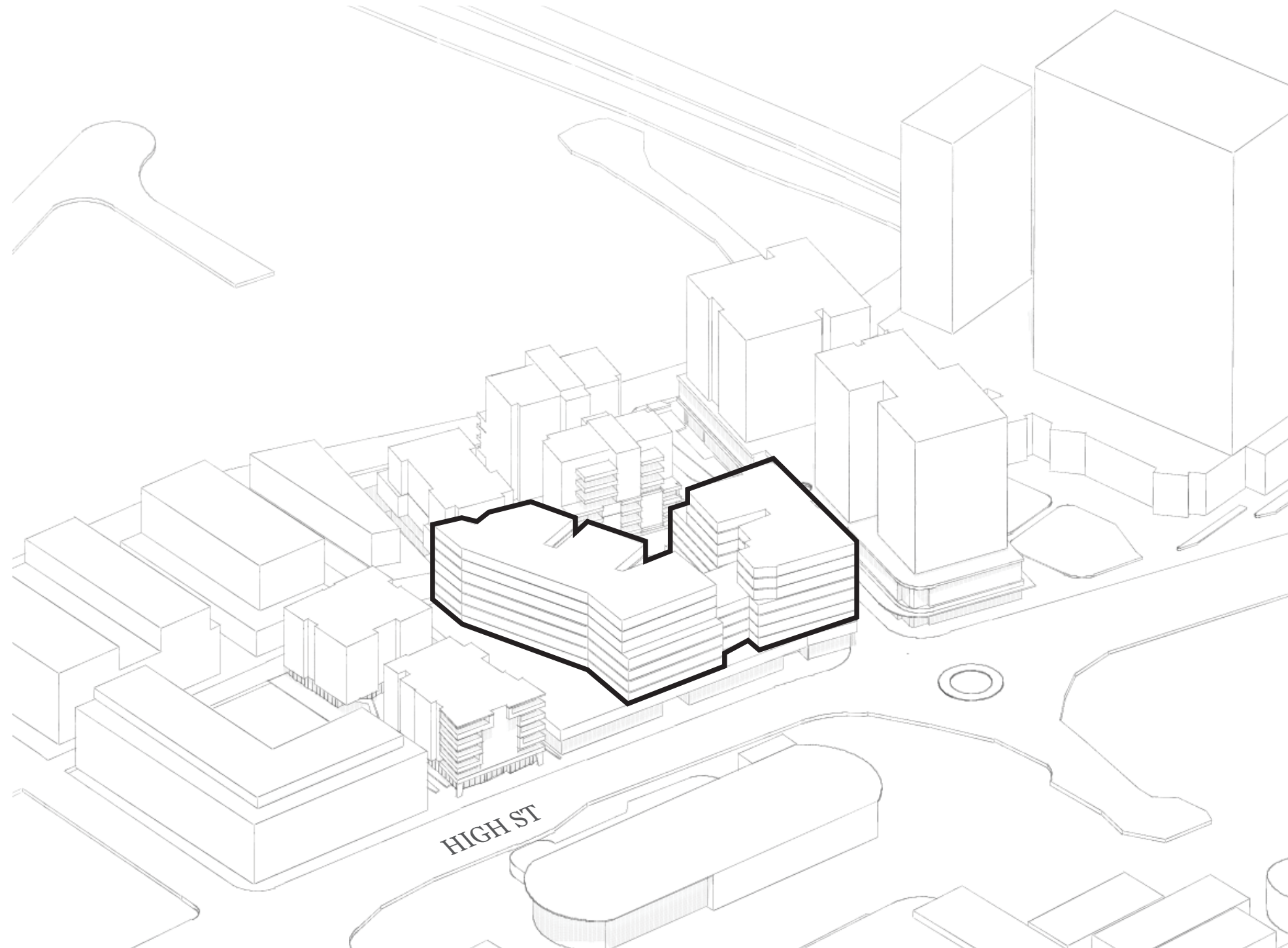
**PODIUM MASSING**





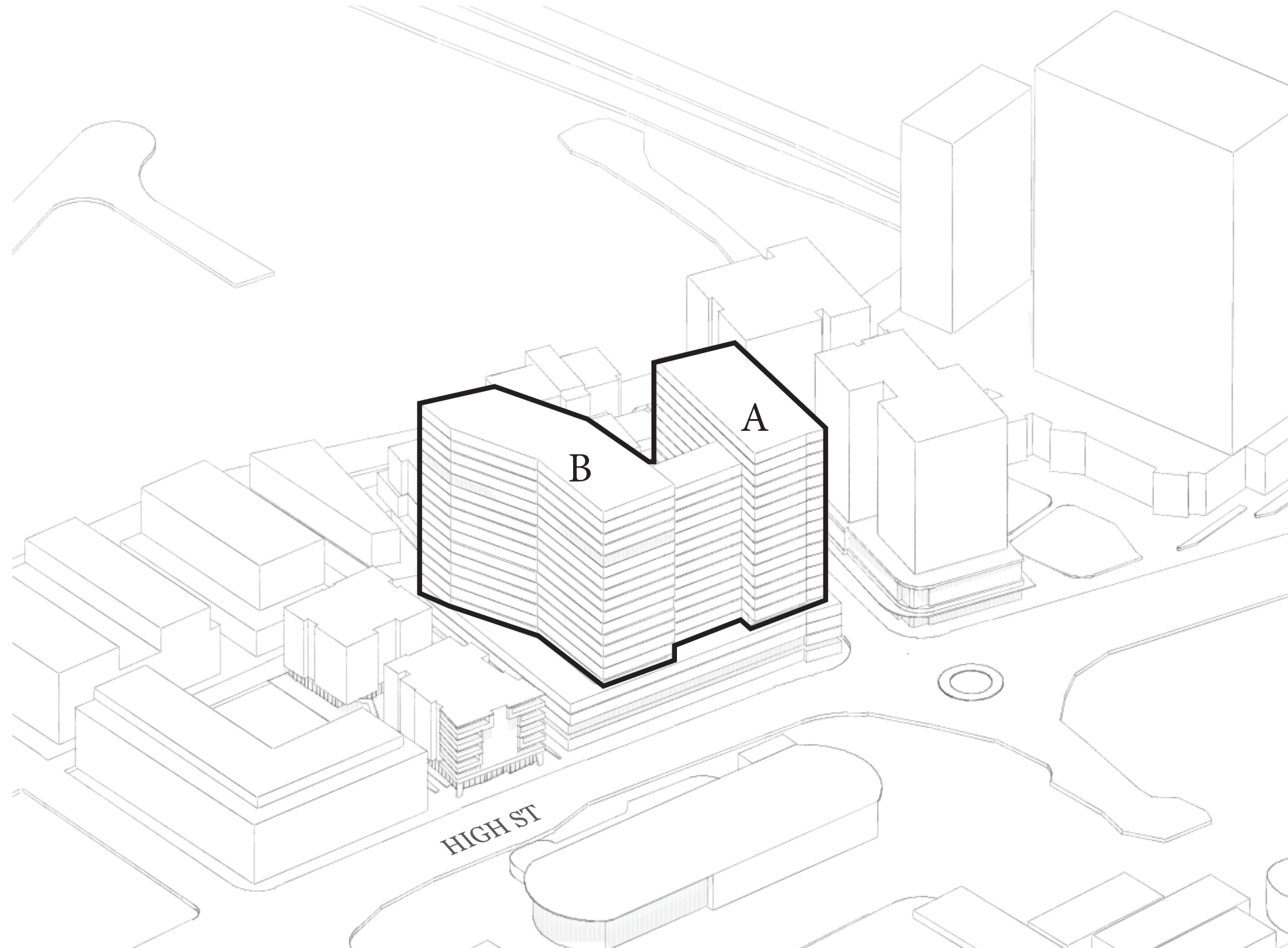
## PODIUM ARTICULATION





## COMPETITION MASSING

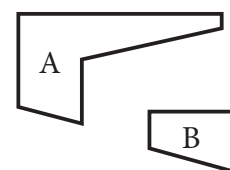
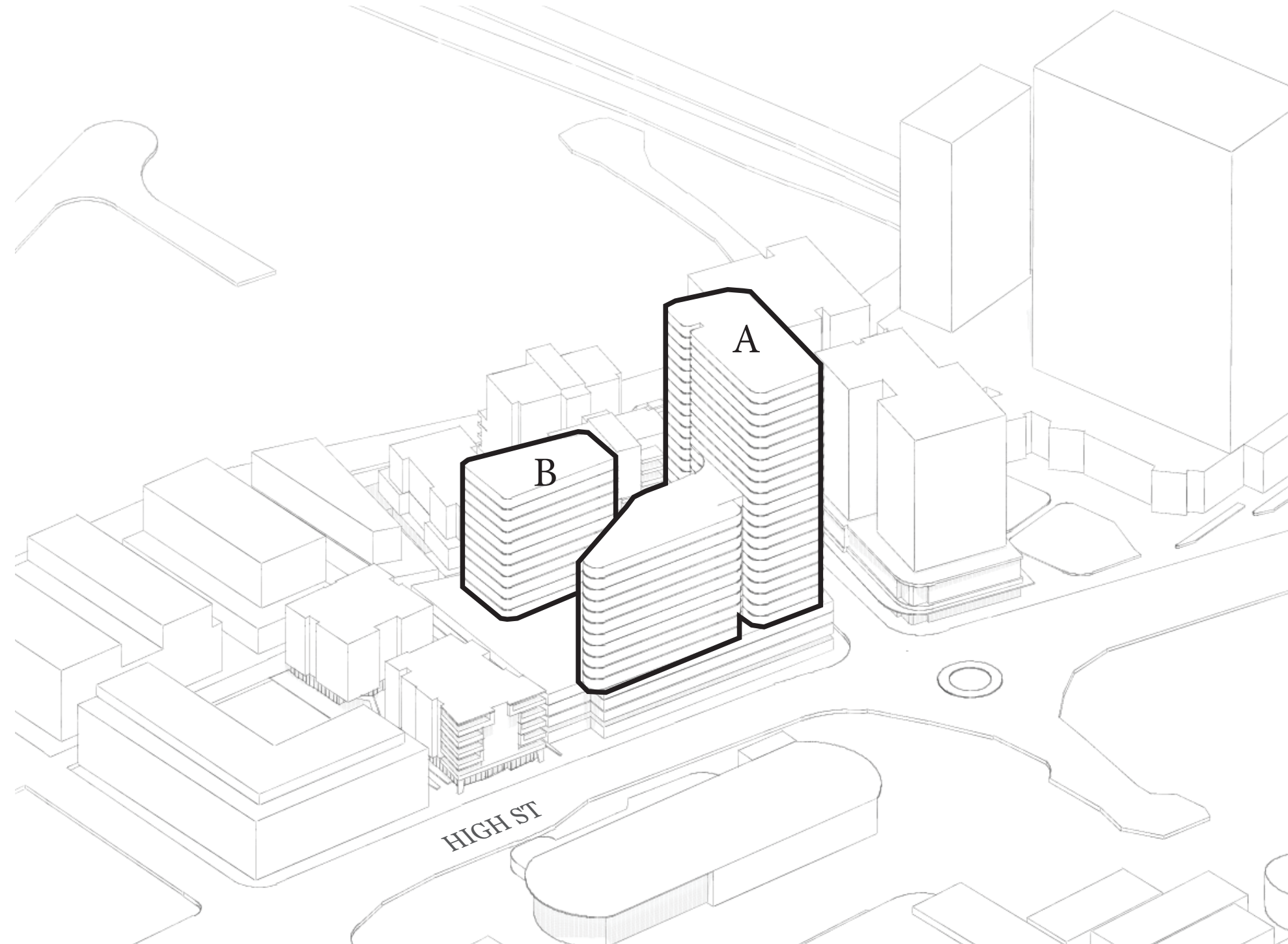




Pros:  
-Maximise north frontage

Cons:  
-Overshadowing to podium  
-Visual Bulk along High St

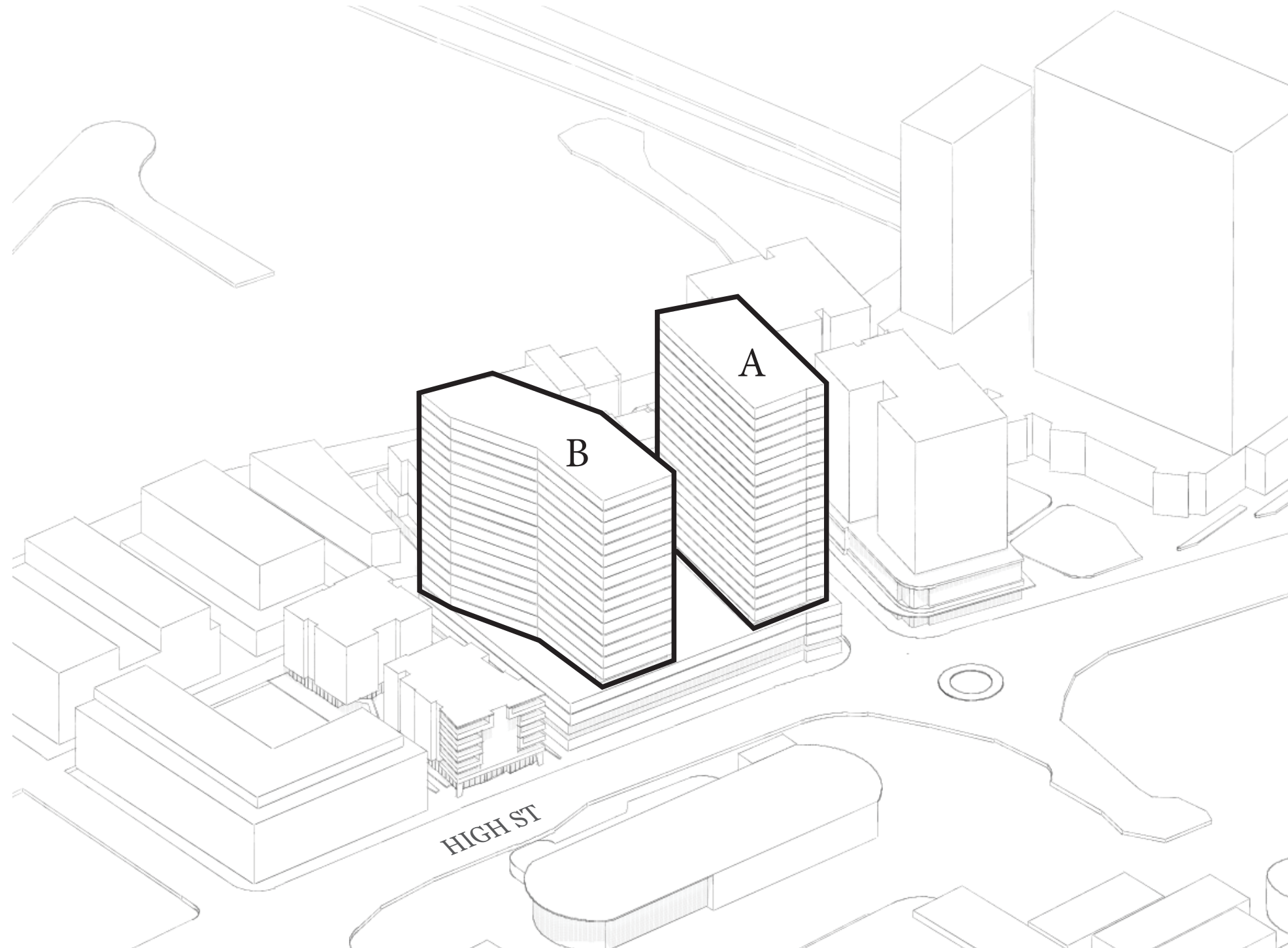




Pros:  
-Maximise north frontage

Cons:  
-Overshadowing to podium  
-Visual Bulk along High St  
-Inefficient floor plate





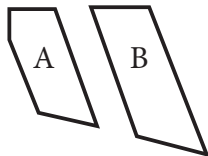
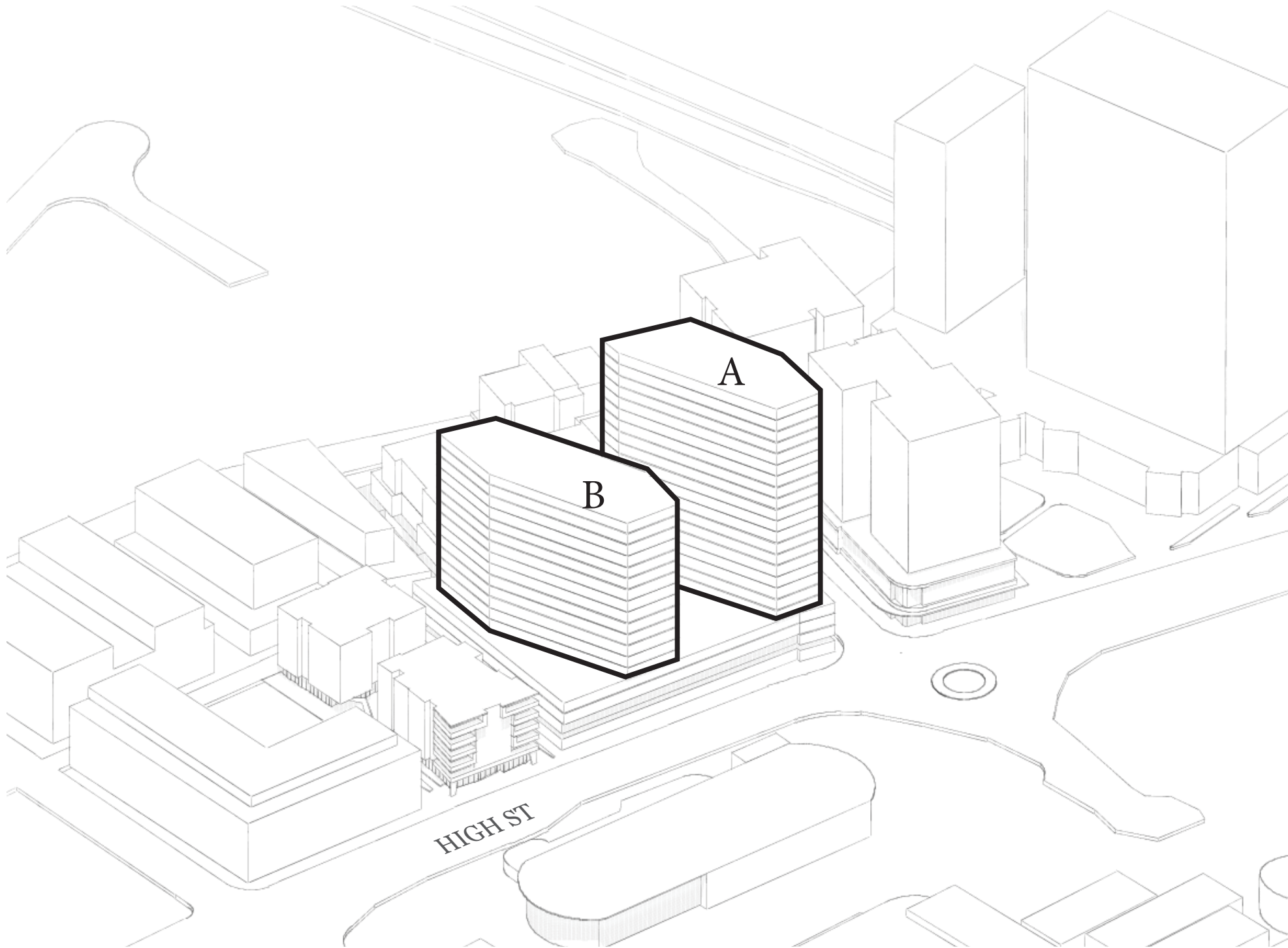
A

B

Pros:  
-Natural ventilation  
opportunity

Cons:  
-Visual bulk Tower B  
facade  
- Overshadowing and  
reduced solar access to  
Tower A

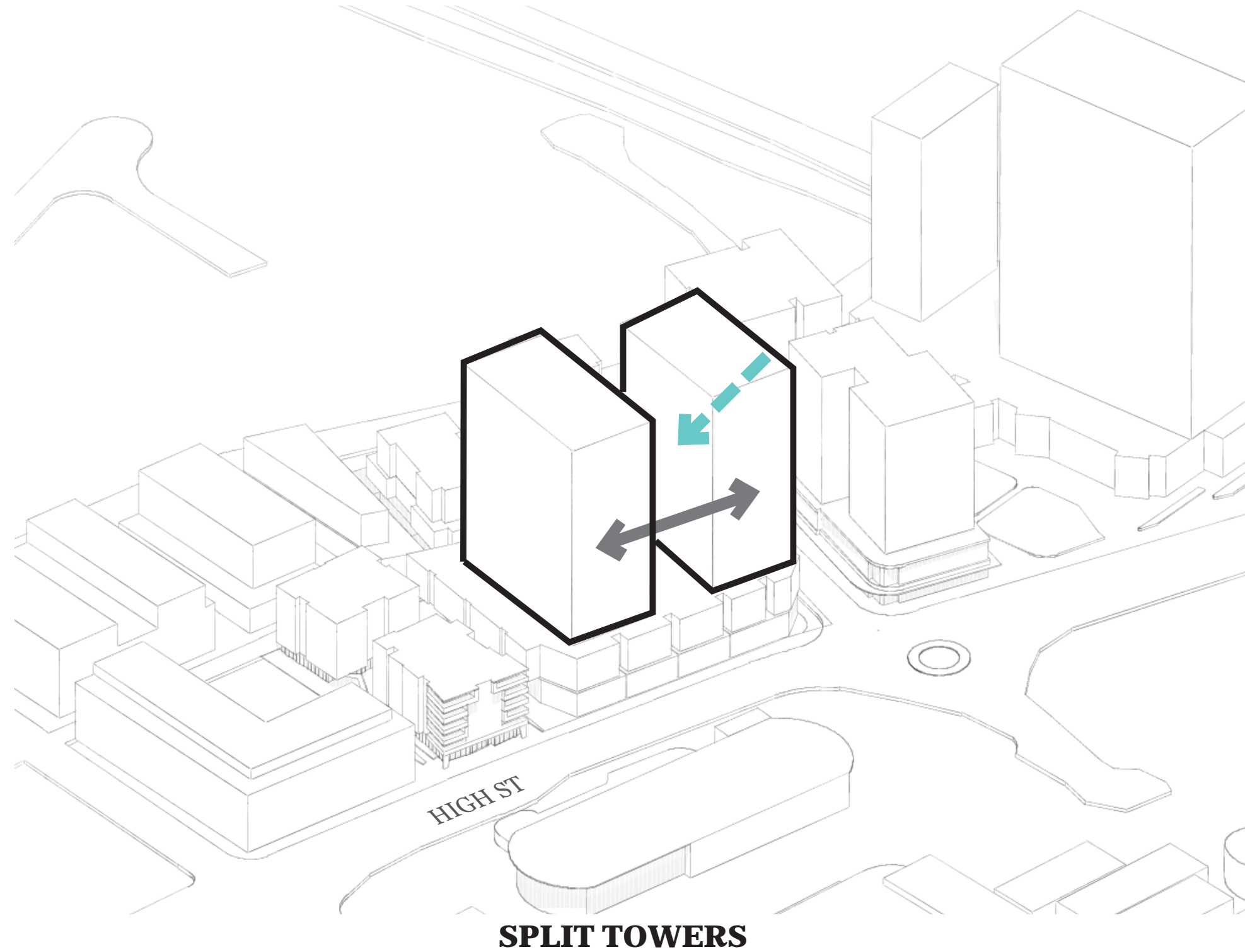




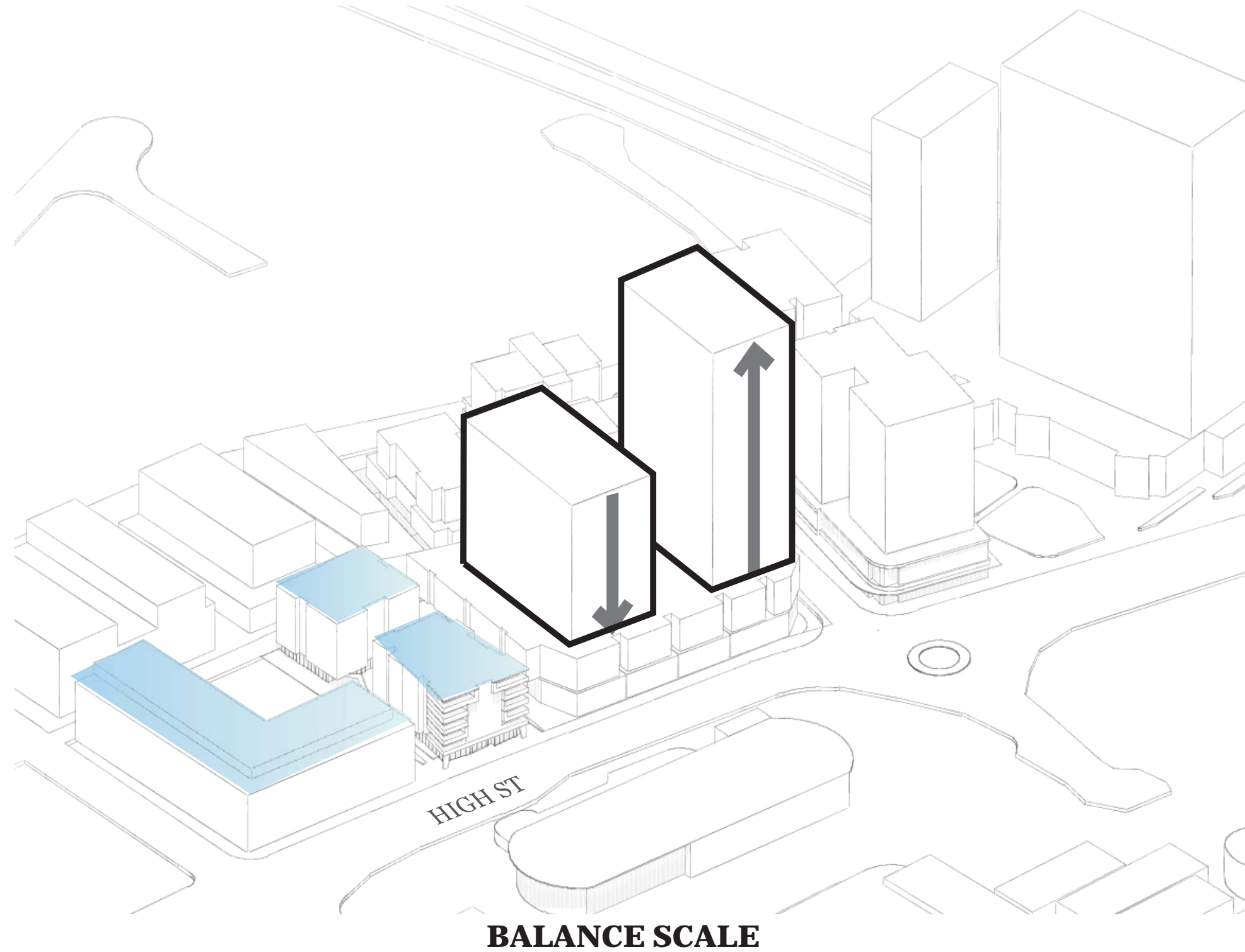
Pros:  
-Natural ventilation  
opportunity

Cons:  
-Visual bulk Tower B  
facade  
- Overshadowing and  
reduced solar access to  
Tower A  
-Inefficient floor plate

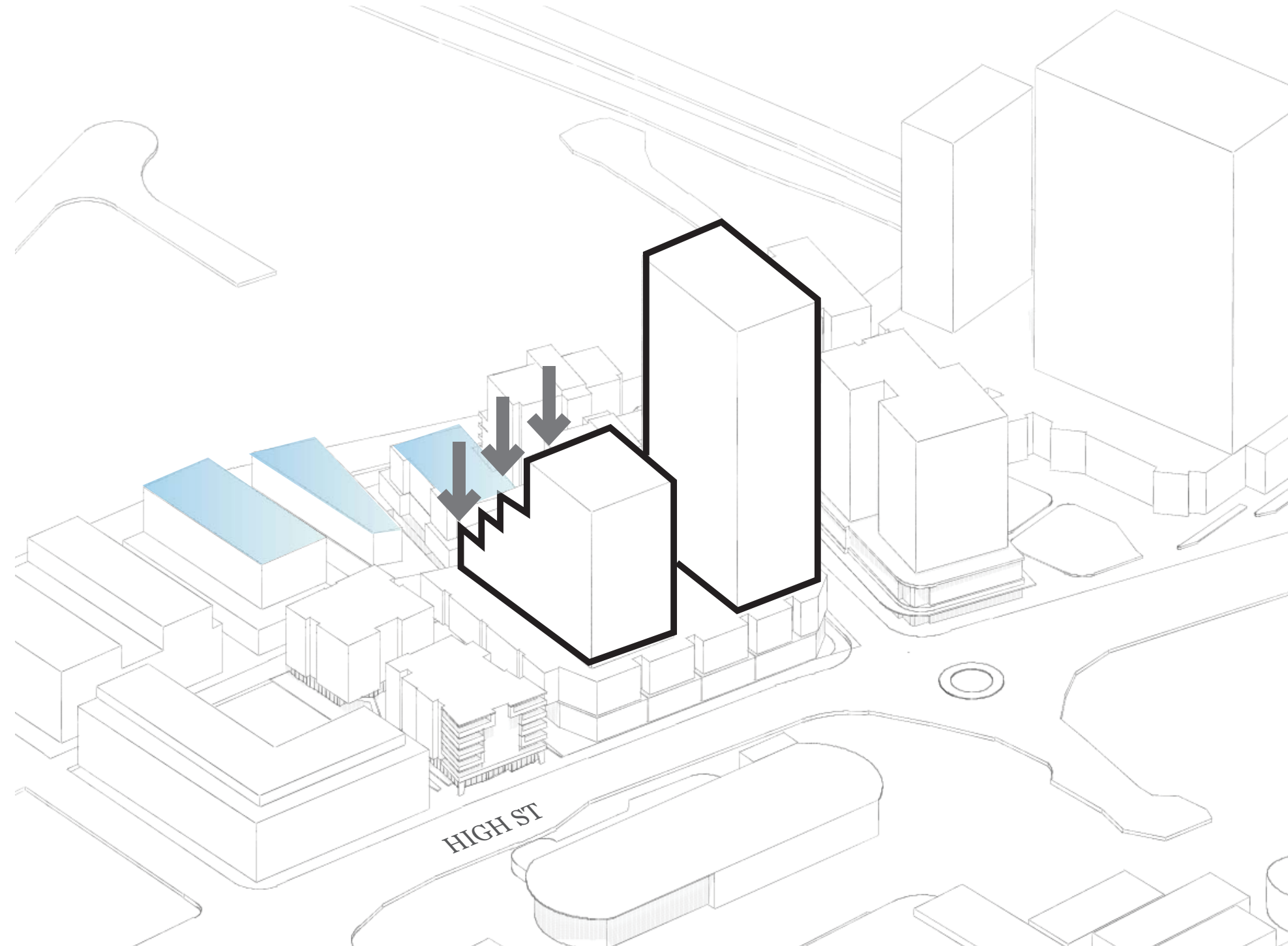






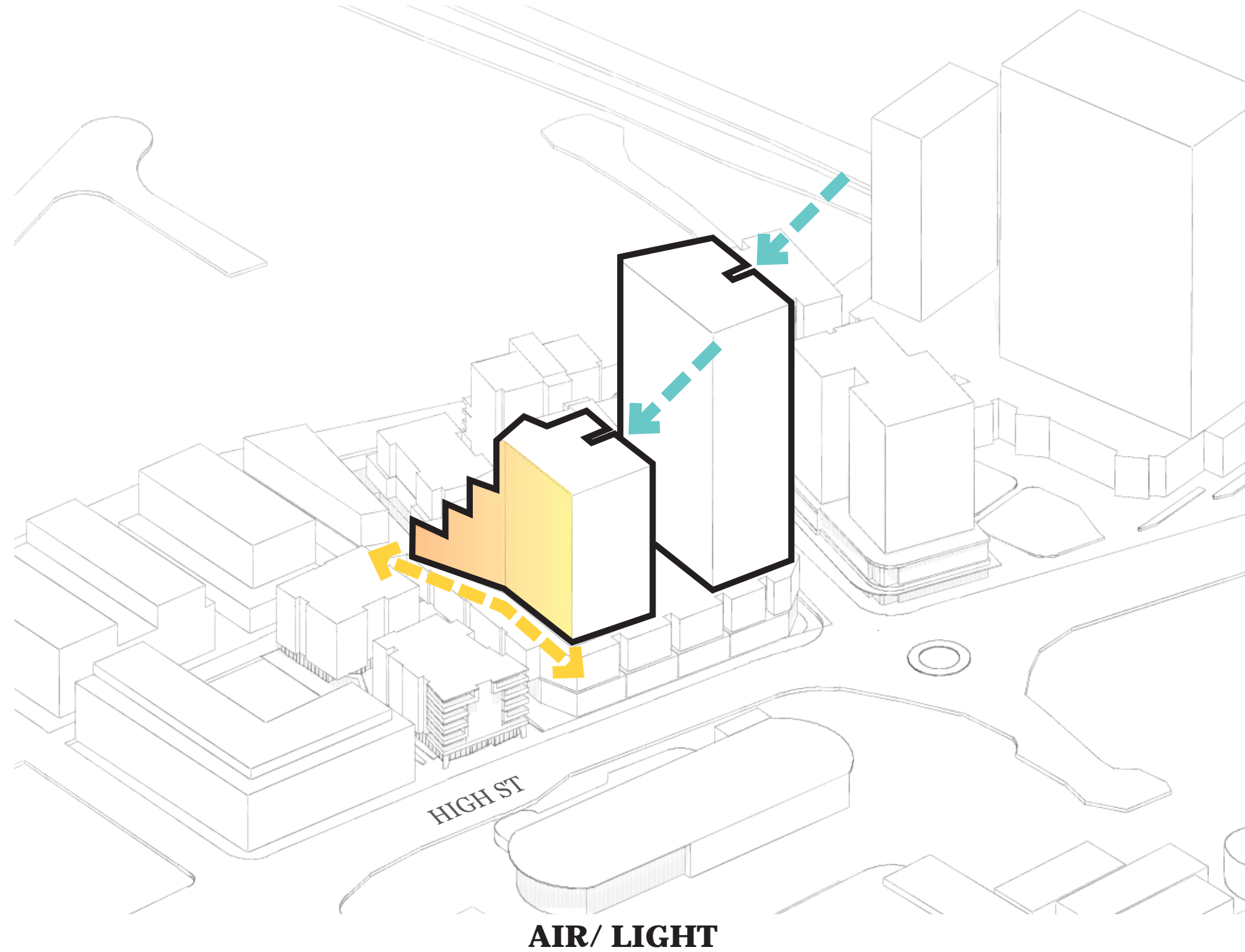




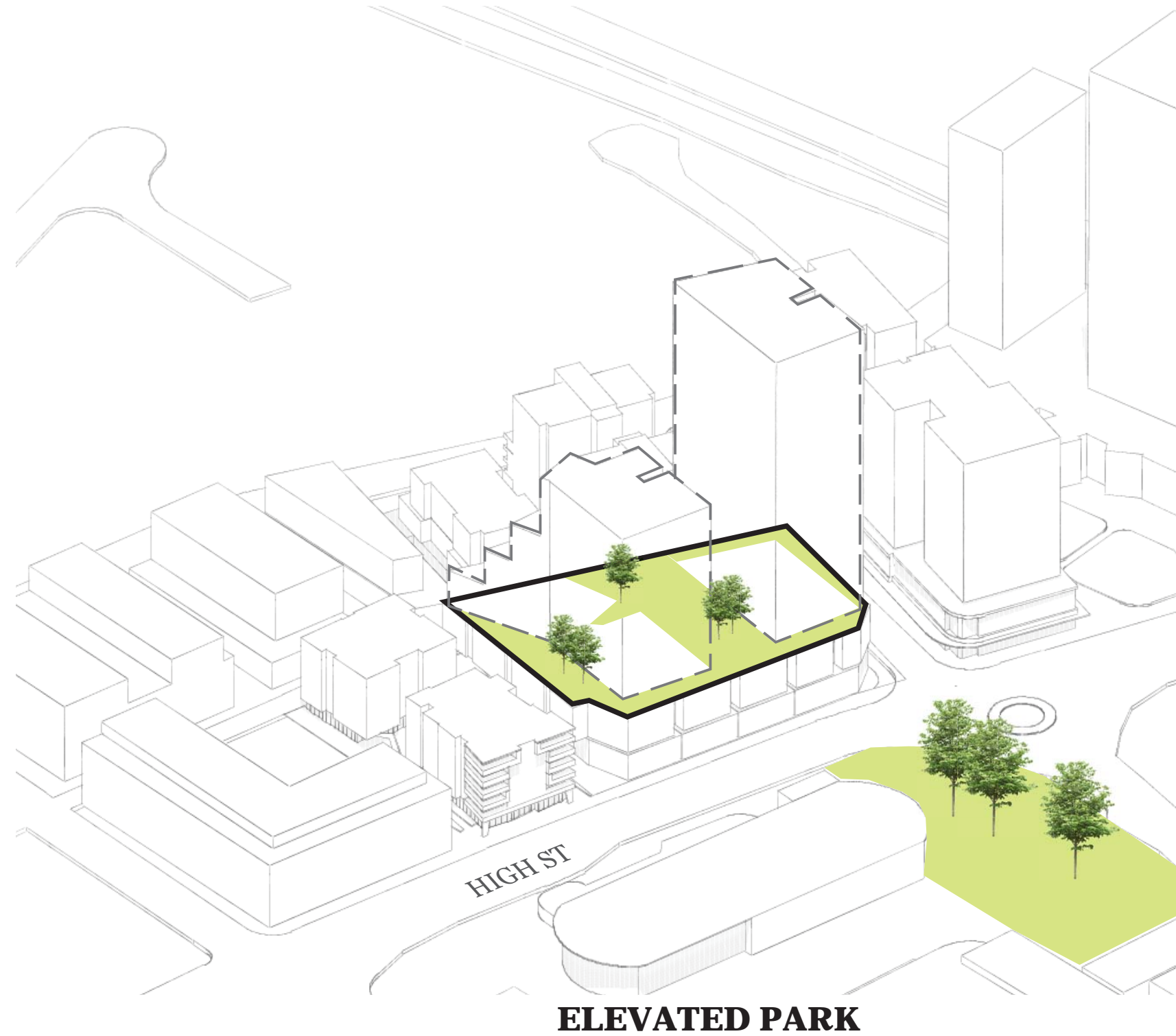


## RESPECT THE NEIGHBOURS









Community Gardens

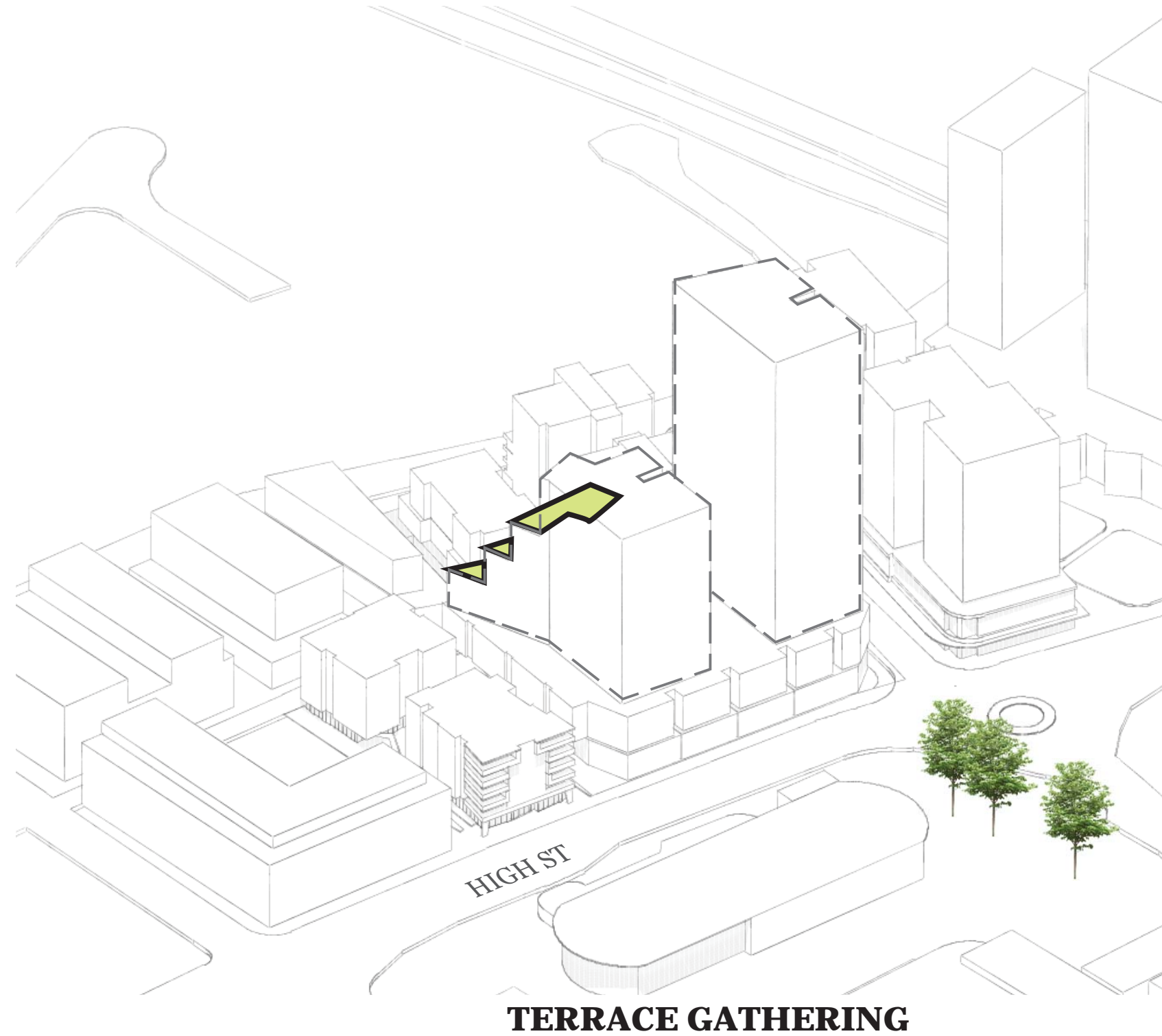


Lush Landscape



Family & Friends





Dine Together



Invite the Neighbours



Health & Exercise





**VERTICAL VILLAGE**  
VARIETY OF PRESCRIBED COMMUNAL SPACE AND  
PACKET GARDENS



Library



Playground

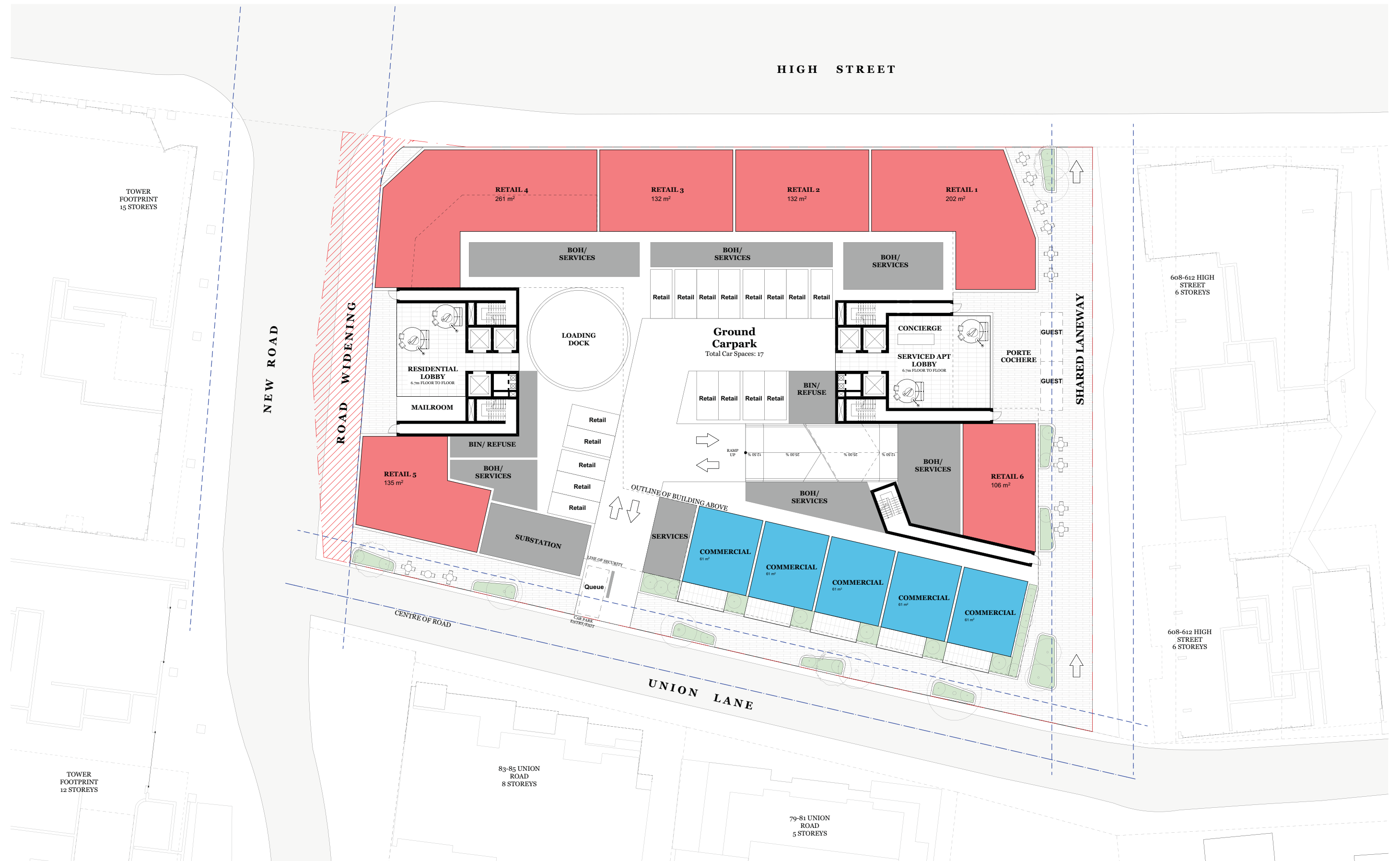


Pocket Landscape

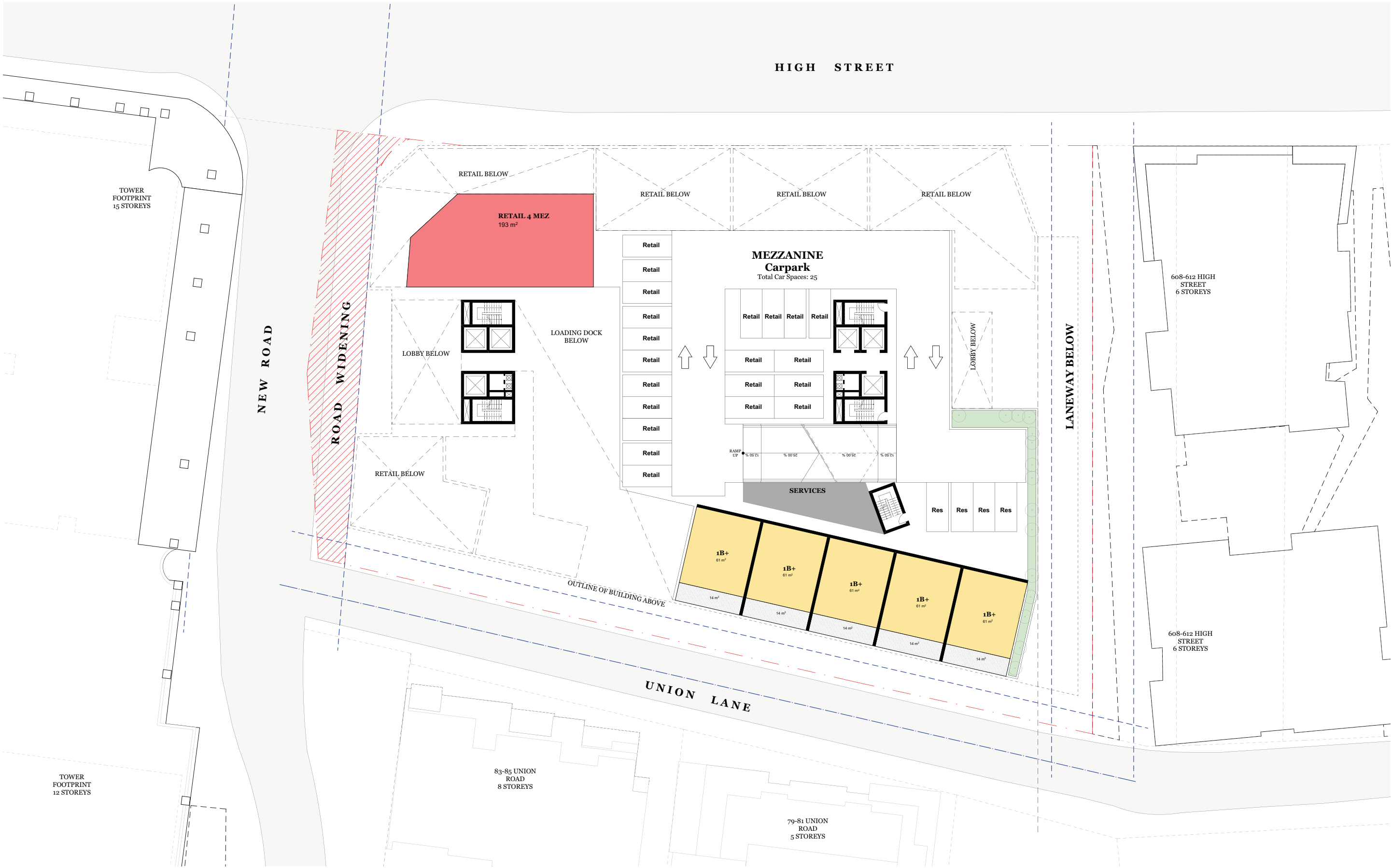




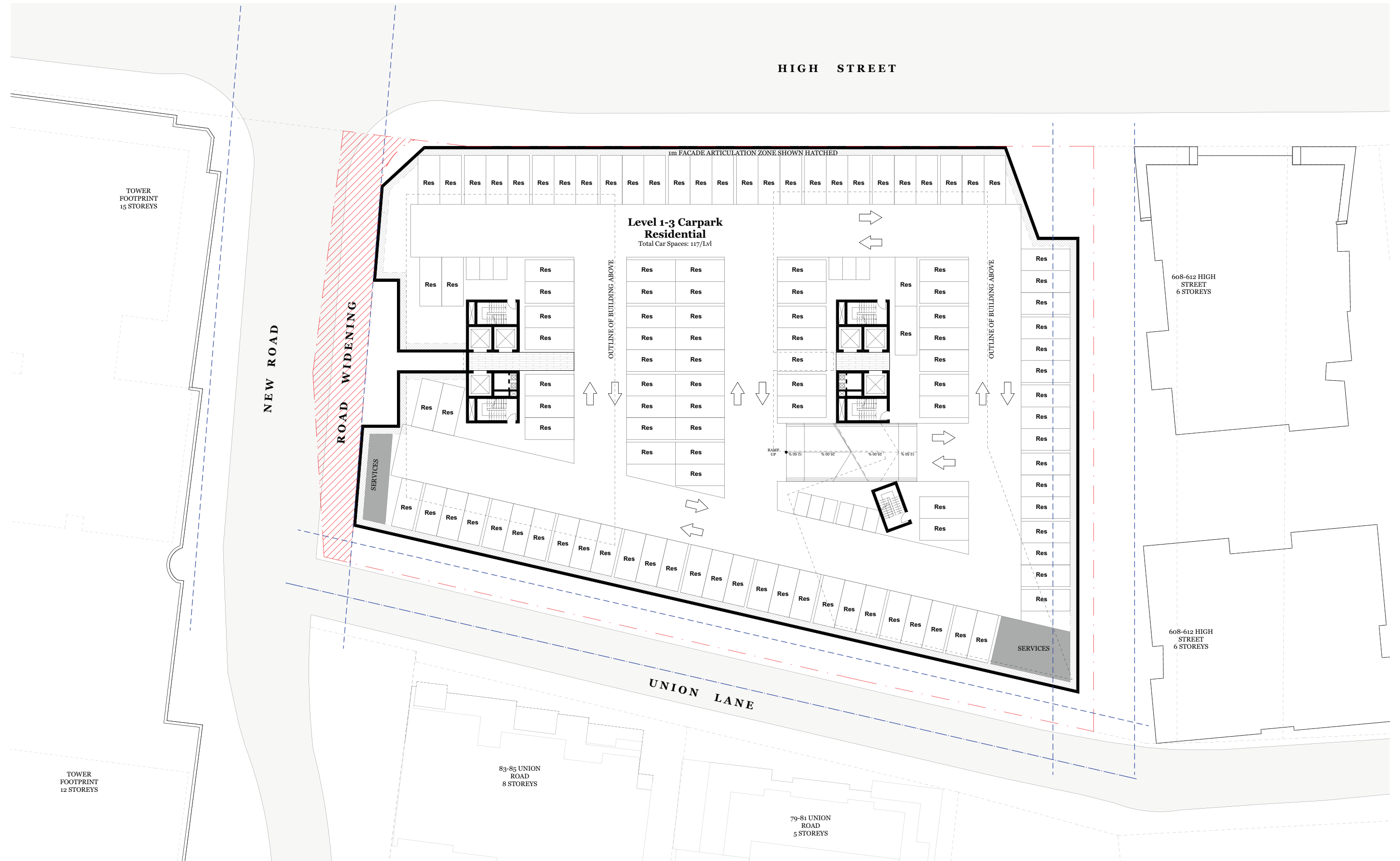








































# Architecture



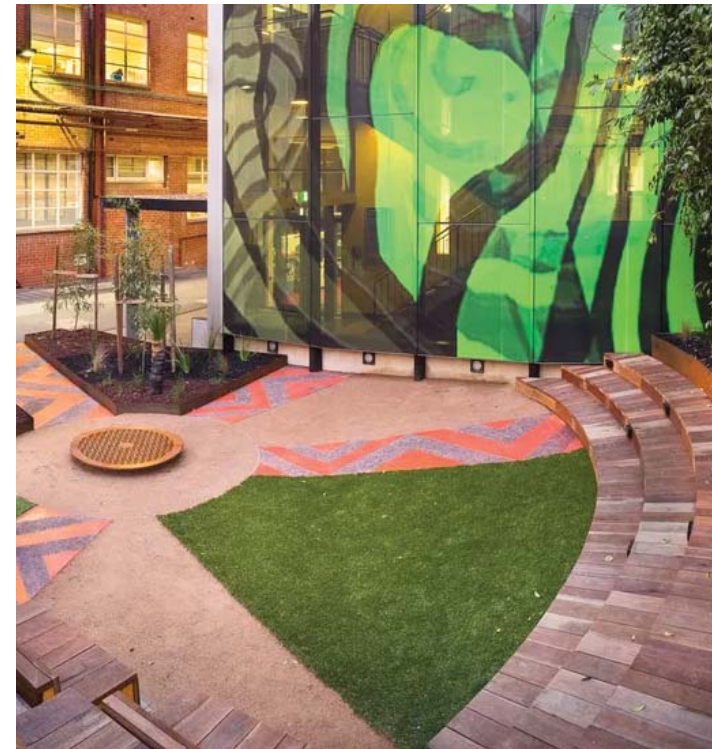
## Architecture



Retail Store and Office, Lockhart River  
Kevin O'Brien Architects



Burrinja Cultural Centre  
Gregory Burgess Architects



RMIT Ngarara Place  
Greenway Architects



Yagan Square (Top)  
Aspect Studio



Lartelare Aboriginal Heritage Park (Bottom)  
T.C.L





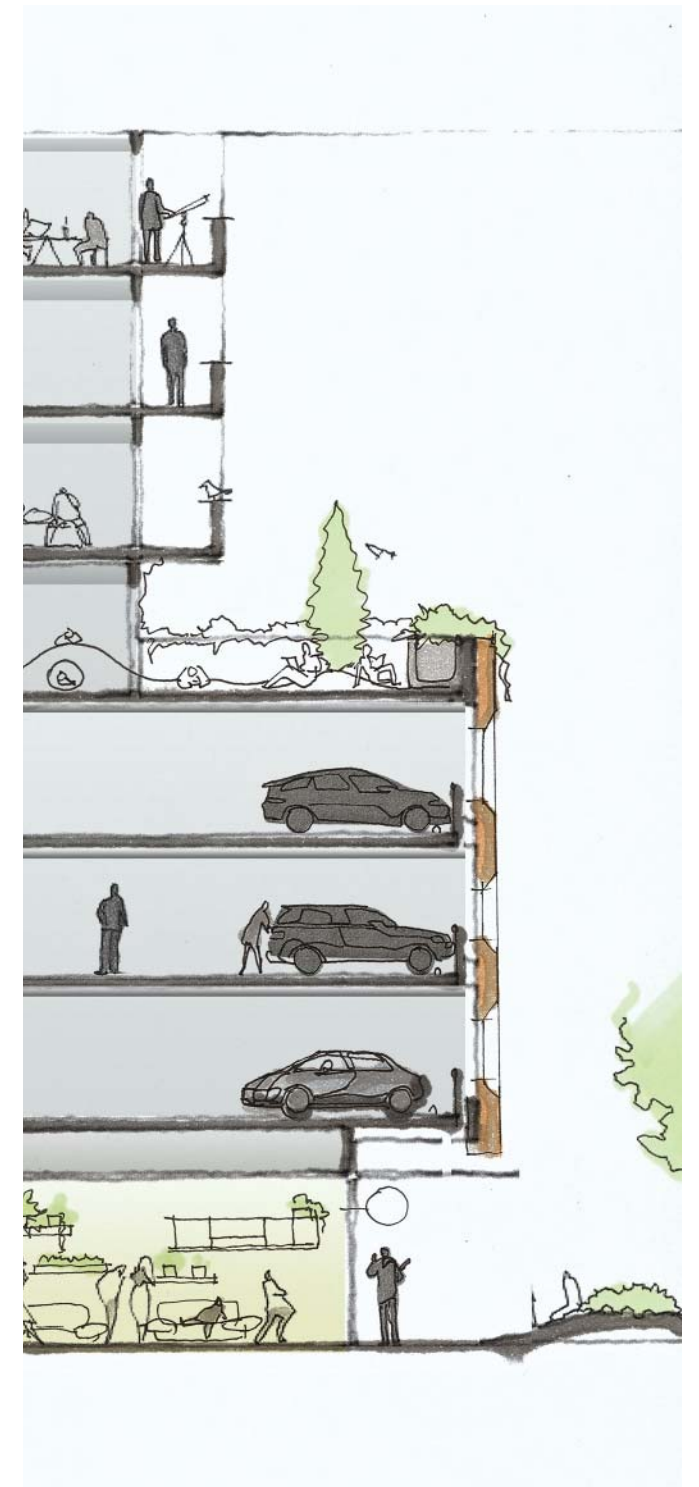
Integrate Landscape Greenery to Street



Art/ Lighting/ Storytelling



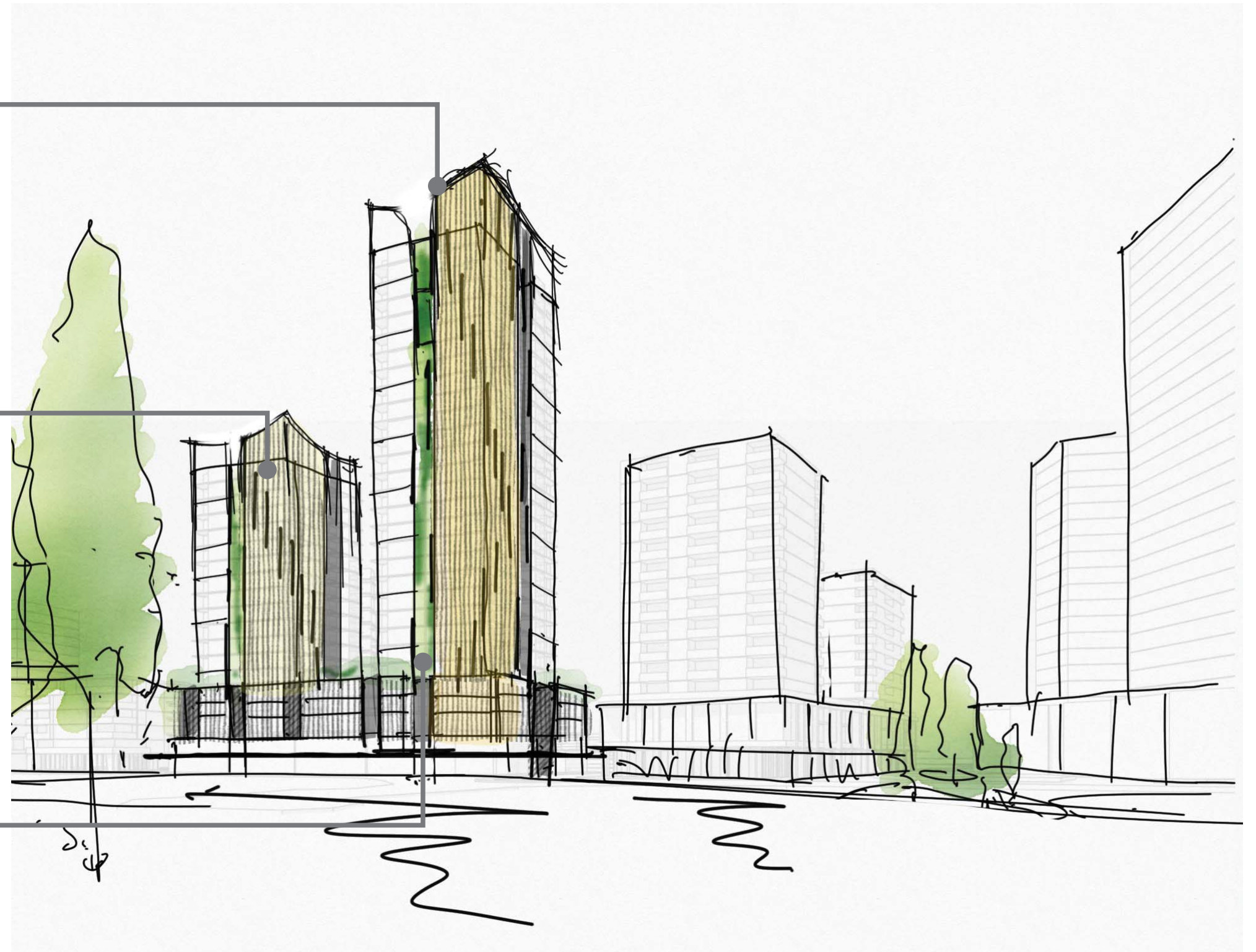
Meeting Place/ Coffee Shop/Retail





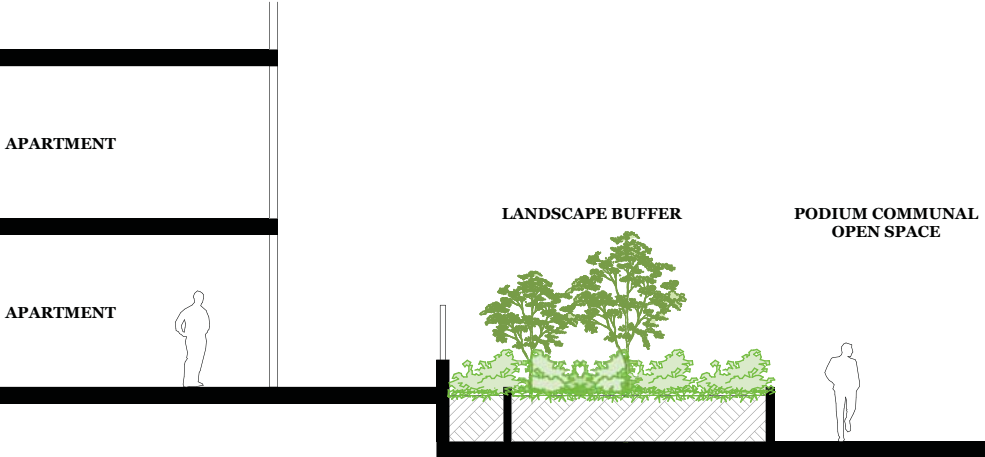












Podium Section A



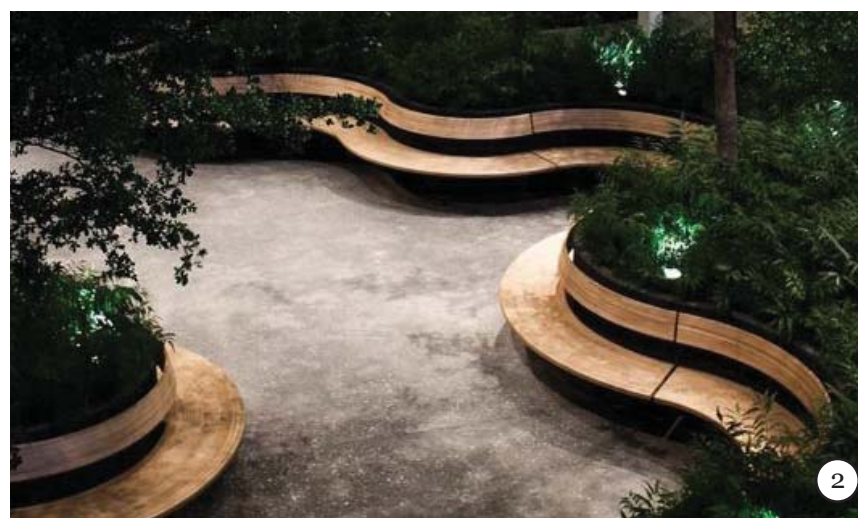


Legend

- 1. Veggie Patch
- 2. Work Bench
- 3. Landscape Path
- 4. Seating
- 5. Cascading Landscape Edge







Legend

- 1. Outdoor Games
- 2. Small Gathering
- 3. Trellis Vines
- 4. Large Gathering



Key Plan





Legend

- 1. Outdoor Cinema
- 2. Fireplace
- 3. Artificial Lawn
- 4. Reclining Bench
- 5. BBQ



Key Plan



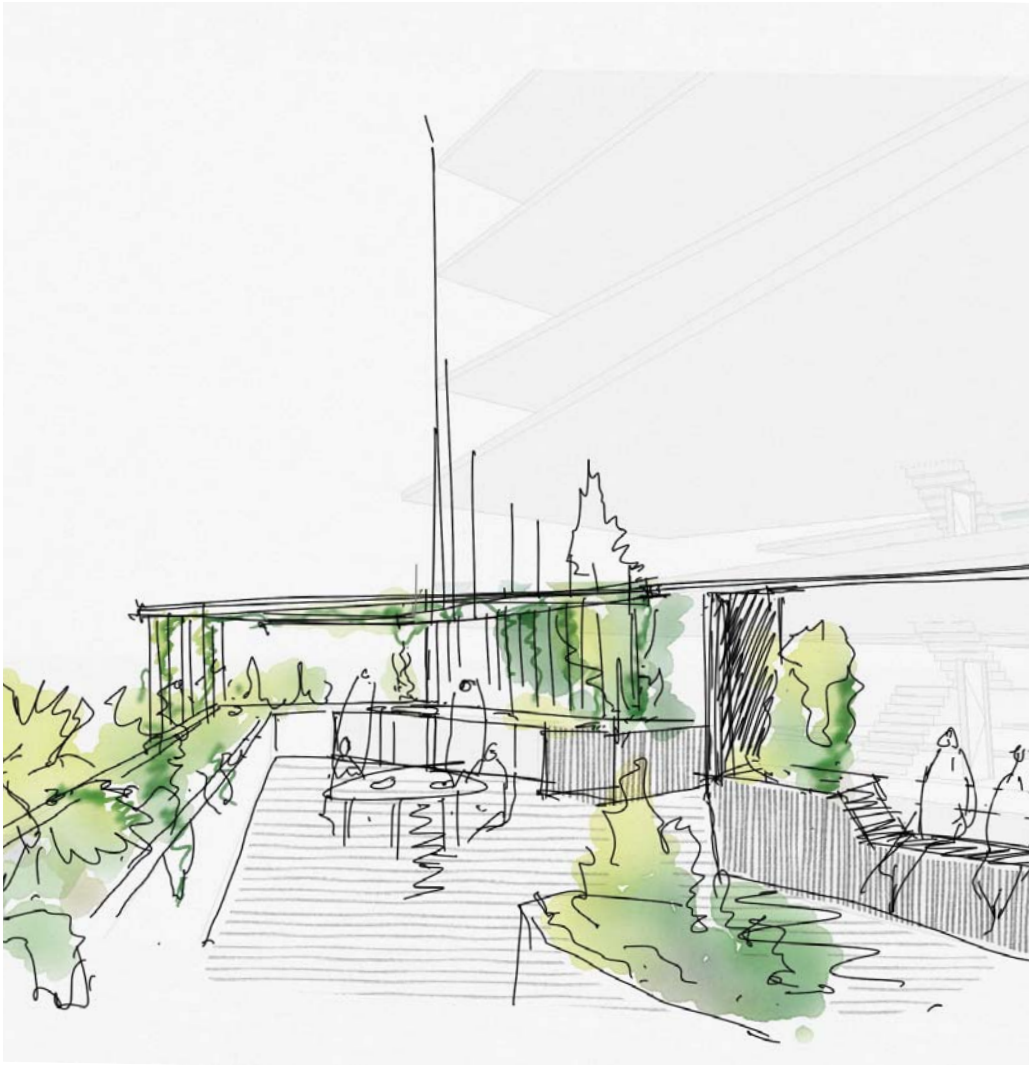


- Legend
- 1. Yoga Deck
  - 2. Reflection Pond
  - 3. Reading Lounge



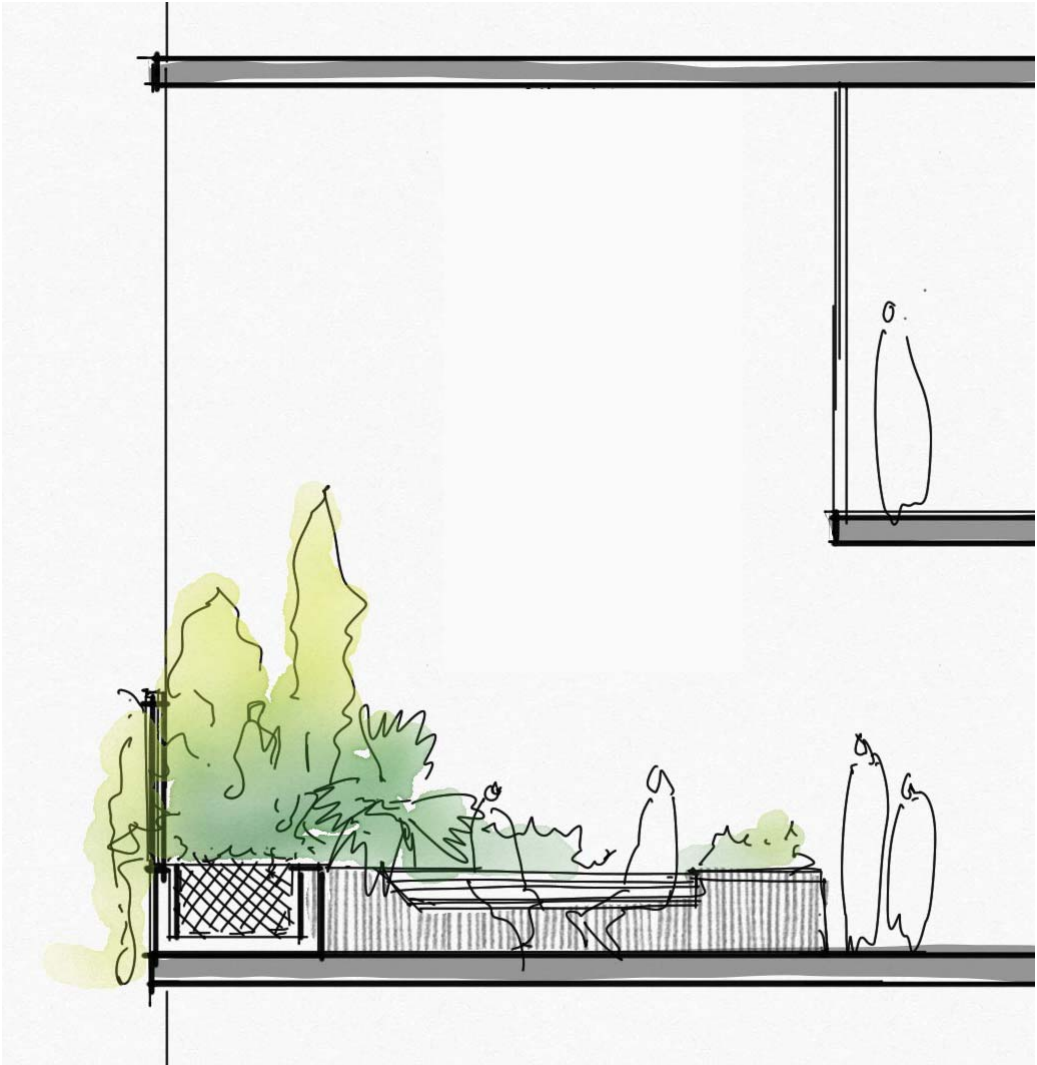
Key Plan





Key Plan





Key Plan





Compliance





Competition Scheme June 21st - 9am



Proposed Scheme June 21st - 9am

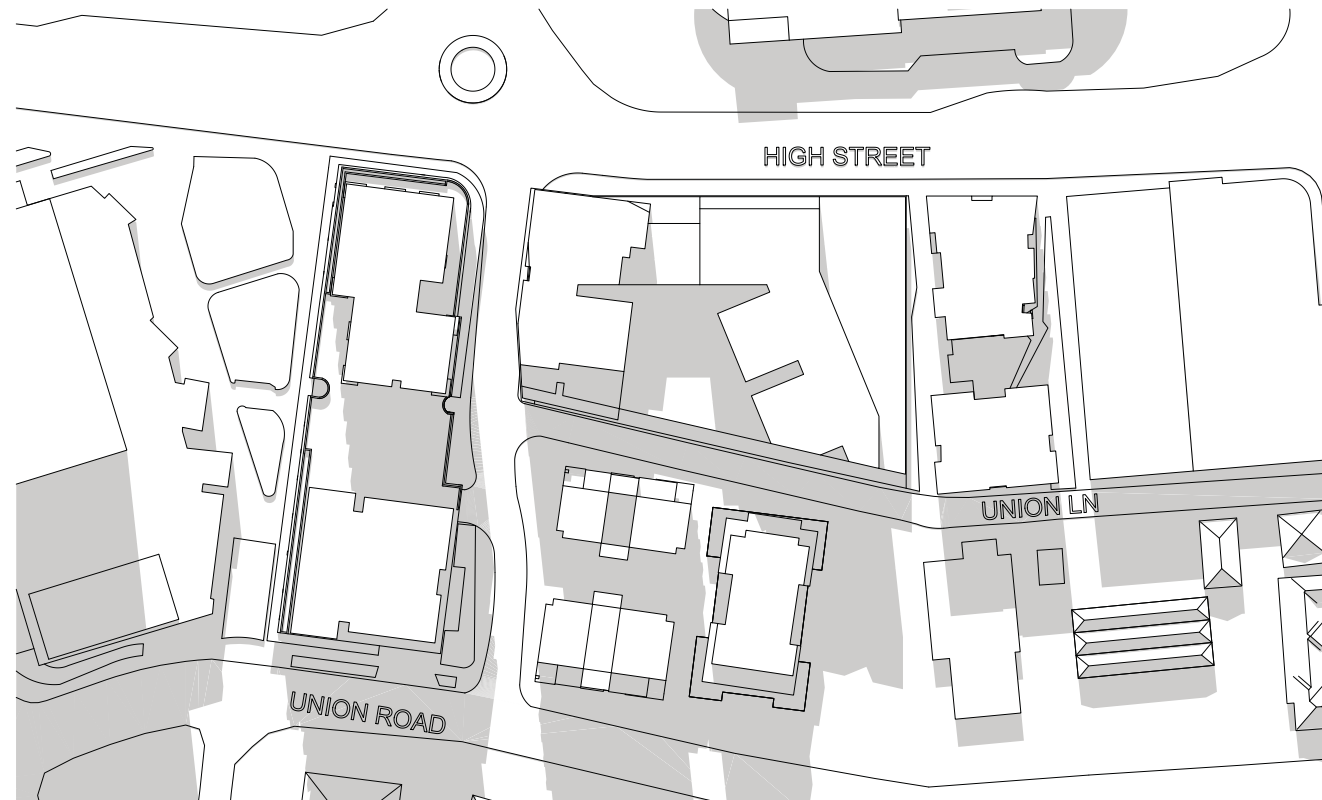


Competition Scheme June 21st - 10am



Proposed Scheme June 21st - 10am

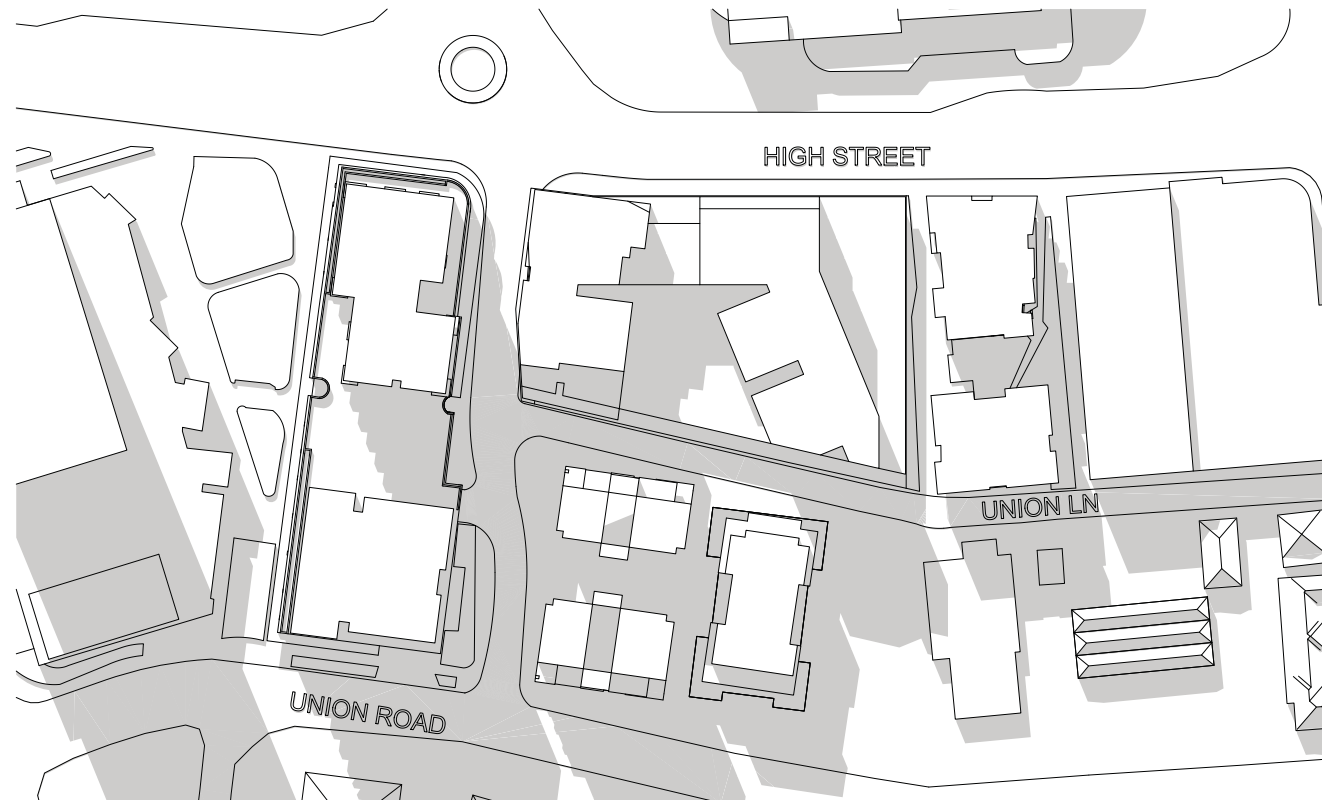




Competition Scheme June 21st - 11am



Proposed Scheme June 21st - 11am

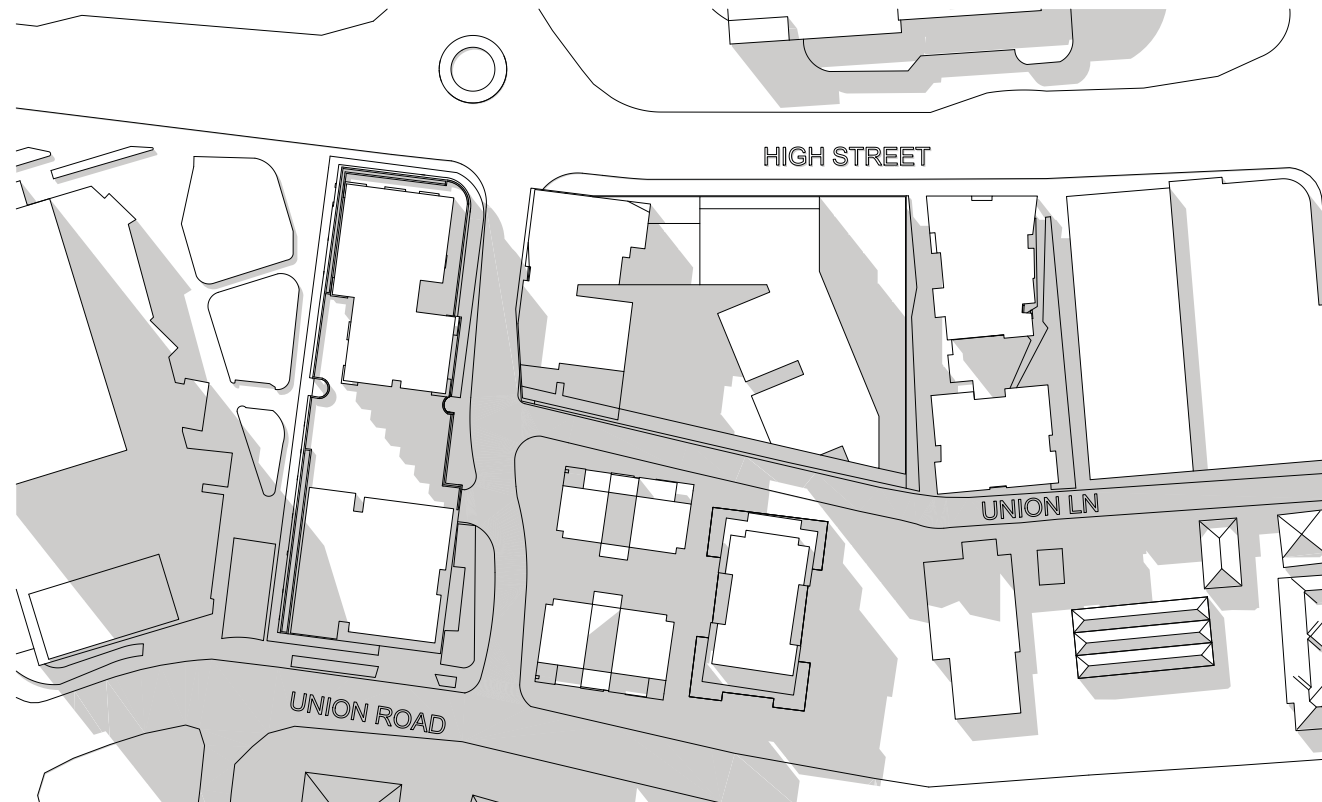


Competition Scheme June 21st - 12pm



Proposed Scheme June 21st - 12pm

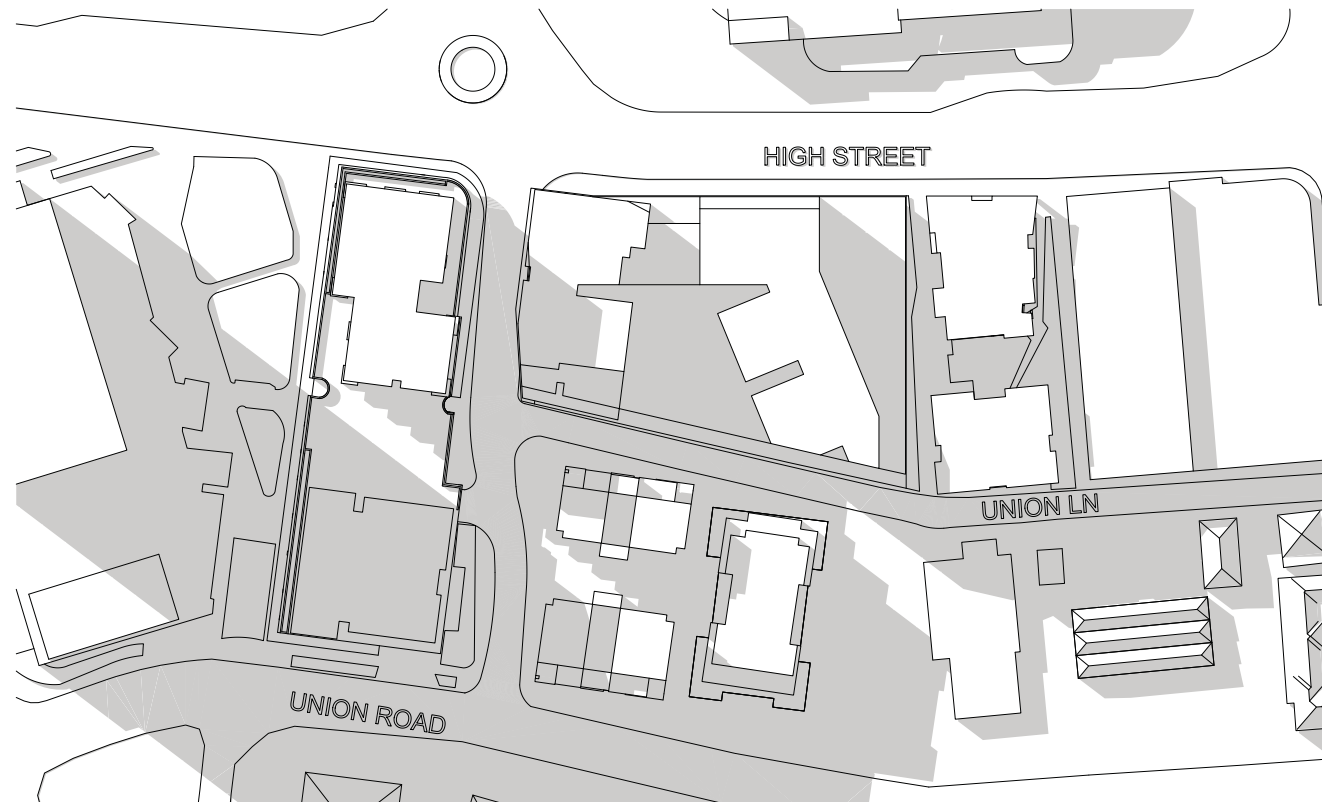




Competition Scheme June 21st - 1pm



Proposed Scheme June 21st - 1pm

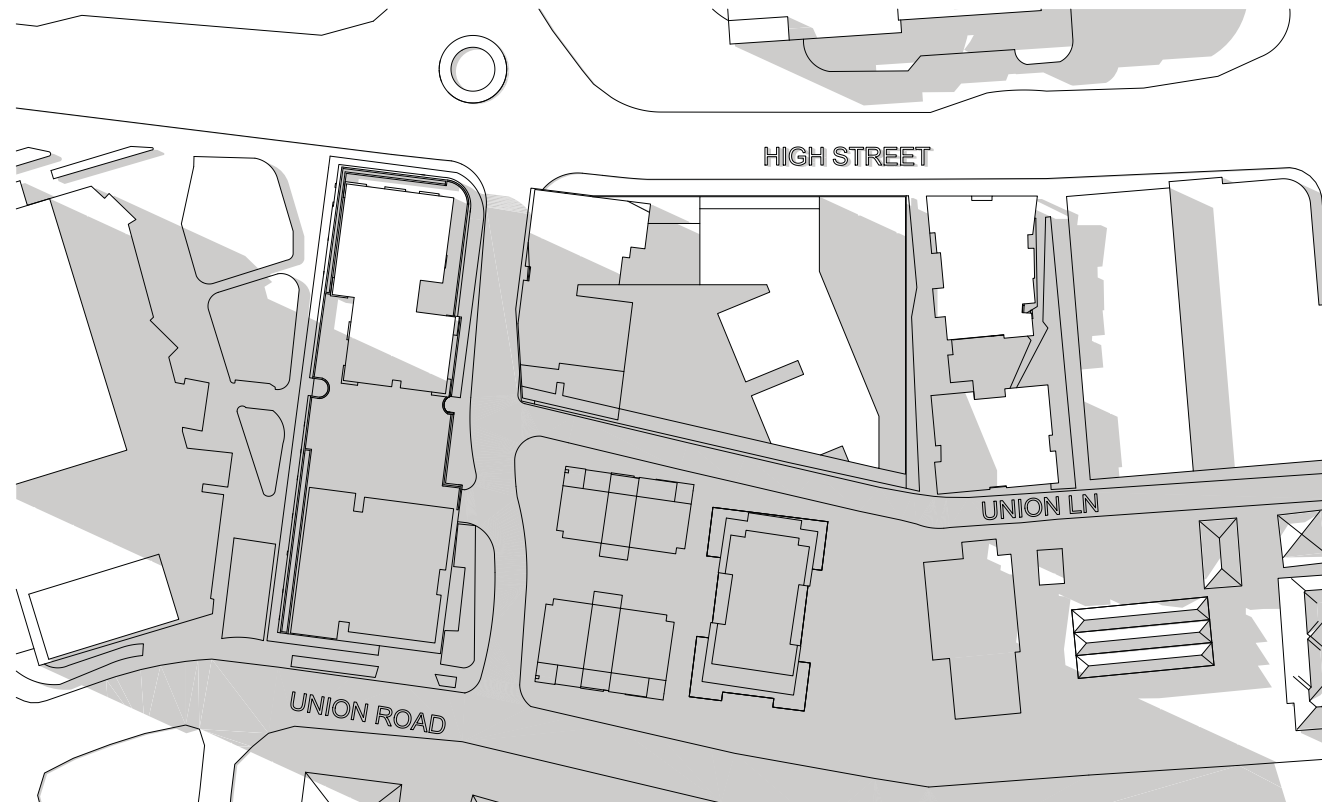


Competition Scheme June 21st - 2pm



Proposed Scheme June 21st - 2pm





Competition Scheme June 21st - 3pm



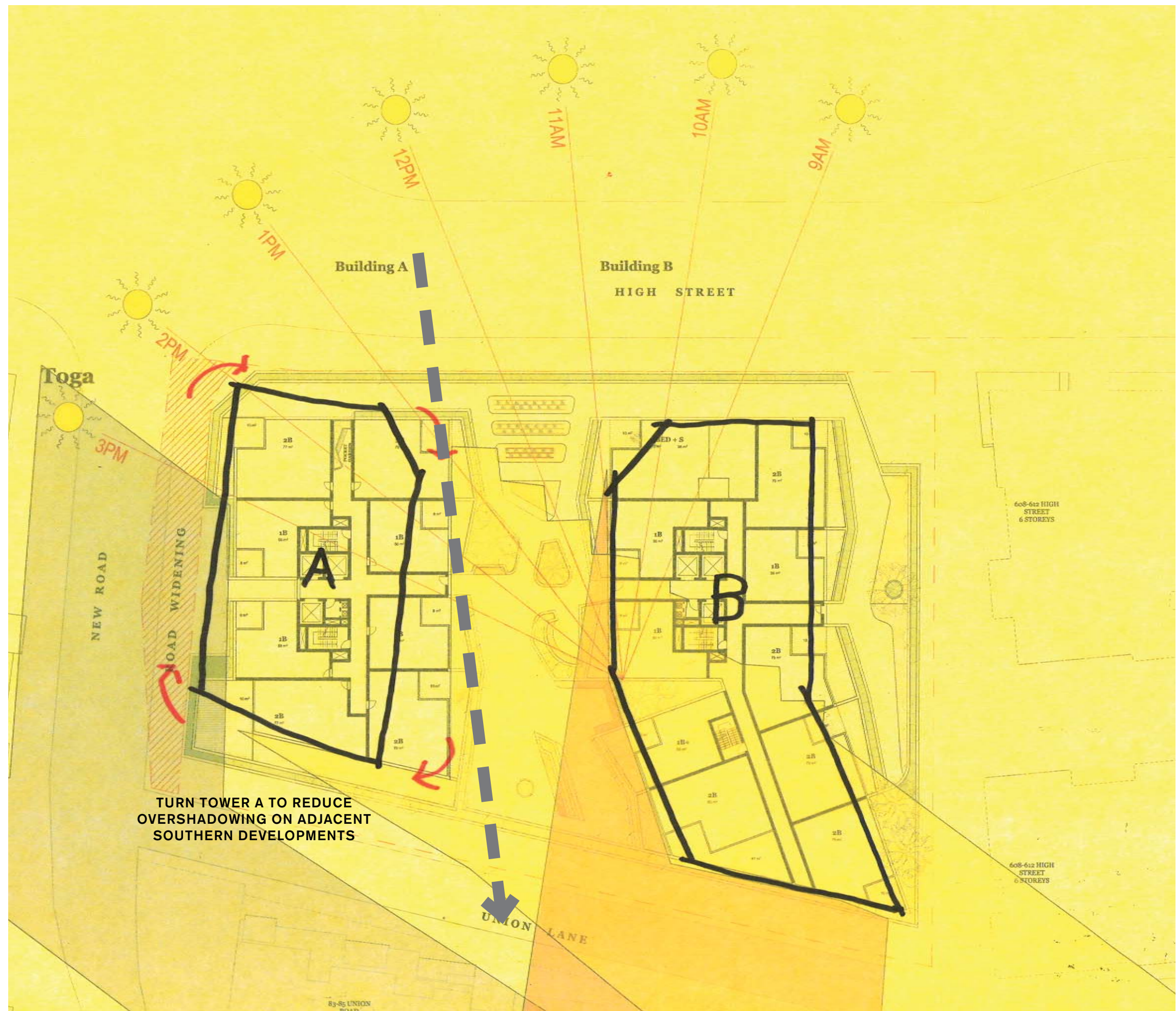
Proposed Scheme June 21st - 3pm

















614-632 High Street Penrith  
Yield Table

| 614-632 High Street Penrith |             |          |         |          |         |       |          |         |         |       |       |      |            |            |              |         |
|-----------------------------|-------------|----------|---------|----------|---------|-------|----------|---------|---------|-------|-------|------|------------|------------|--------------|---------|
|                             |             | Controls |         | Proposed |         |       |          |         |         |       |       |      |            |            |              |         |
| Site Area                   |             | 4,715    |         |          |         |       |          |         |         |       |       |      |            |            |              |         |
| FSR                         |             | 6.00     |         | 5.95     |         |       |          |         |         |       |       |      |            |            |              |         |
| GFA                         |             | 28,290   |         | 28,067   |         |       |          |         |         |       |       |      |            |            |              |         |
|                             |             | TOWER A  | TOWER B | TOWER A  | TOWER B |       |          | TOWER A | TOWER B |       |       |      |            |            |              |         |
|                             | Car Parking | 1 Bed    | 1Bed    | 2 Bed    | 2Bed    | 3 Bed | Subtotal | NLA     | NSA     | RES   | RES   | GBA  | Efficiency | Cross Vent | Solar Access |         |
|                             |             |          |         |          |         |       |          |         |         |       |       |      |            |            | <0Hrs        | 2Hrs+   |
| Basement                    | 0           |          |         |          |         |       |          |         |         |       |       |      |            |            |              |         |
| Ground                      | 17          | 0        | 0       | 0        | 0       | 0     | 0        |         |         |       | 1529  |      |            |            |              |         |
| Mezzanine                   | 25          | 5        |         |          |         |       |          | 5       |         |       | 509   |      |            | 2          | 5            |         |
| Level 1                     | 117         | 0        | 0       | 0        | 0       | 0     | 0        |         |         | 0     | 0     |      |            | 11         | 2            | 13      |
| Level 2                     | 117         | 0        | 0       | 0        | 0       | 0     | 0        |         |         | 0     | 0     |      |            |            |              |         |
| Level 3                     | 117         | 0        | 0       | 0        | 0       | 0     | 0        |         |         | 0     | 0     |      |            |            |              |         |
| Level 4                     |             | 3        | 3       | 5        | 6       | 1     | 18       |         |         | 656   | 873   |      |            |            |              |         |
| Level 5                     |             | 3        | 3       | 5        | 6       | 1     | 18       |         |         | 656   | 873   |      |            |            |              |         |
| Level 6                     |             | 3        | 3       | 5        | 6       | 1     | 18       |         |         | 656   | 873   |      |            | 11         | 2            | 13      |
| Level 7                     |             | 3        | 2       | 5        | 5       | 1     | 16       |         |         | 656   | 720   |      |            | 10         | 1            | 12      |
| Level 8                     |             | 3        | 2       | 5        | 5       | 1     | 16       |         |         | 656   | 720   |      |            | 10         | 1            | 12      |
| Level 9                     |             | 3        | 2       | 5        | 5       | 1     | 16       |         |         | 656   | 720   |      |            |            | 1            | 12      |
| Level 10                    |             | 3        | 3       | 5        | 4       | 1     | 16       |         |         | 656   | 690   |      |            |            | 1            | 12      |
| Level 11                    |             | 3        | 3       | 5        | 4       | 1     | 16       |         |         | 656   | 690   |      |            |            | 1            | 12      |
| Level 12                    |             | 3        | 3       | 5        | 4       | 1     | 16       |         |         | 656   | 690   |      |            |            | 1            | 12      |
| Level 13                    |             | 3        | 2       | 5        | 3       | 1     | 14       |         |         | 656   | 541   |      |            |            |              | 11      |
| Level 14                    |             | 3        | 2       | 5        | 3       | 1     | 14       |         |         | 656   | 541   |      |            |            |              | 11      |
| Level 15                    |             | 3        | 2       | 5        | 3       | 1     | 14       |         |         | 656   | 541   |      |            |            |              | 11      |
| Level 16                    |             | 3        | 2       | 5        | 3       | 1     | 14       |         |         | 656   | 541   |      |            |            |              | 11      |
| Level 17                    |             | 3        |         | 5        |         |       | 8        |         |         | 656   |       |      |            |            |              | 5       |
| Level 18                    |             | 3        |         | 5        |         |       | 8        |         |         | 656   |       |      |            |            |              | 5       |
| Level 19                    |             | 3        |         | 5        |         |       | 8        |         |         | 656   |       |      |            |            |              | 5       |
| Level 20                    |             | 3        |         | 5        |         |       | 8        |         |         | 656   |       |      |            |            |              | 5       |
| Level 21                    |             | 3        |         | 5        |         |       | 8        |         |         | 656   |       |      |            |            |              | 5       |
| Level 22                    |             | 3        |         | 5        |         |       | 8        |         |         | 656   |       |      |            |            |              | 5       |
| Level 23                    |             | 3        |         | 5        |         |       | 8        |         |         | 656   |       |      |            |            |              | 5       |
| Level 24                    |             | 3        |         | 5        |         |       | 8        |         |         | 656   |       |      |            |            |              | 5       |
| Level 25                    |             | 3        |         | 5        |         |       | 8        |         |         | 656   |       |      |            |            |              | 5       |
| Level 26                    |             | 3        |         | 5        |         |       | 8        |         |         | 656   |       |      |            |            |              | 5       |
| Level 27                    |             | 3        |         | 5        |         |       | 8        |         |         | 656   |       |      |            |            |              | 5       |
| Level 28                    |             | 3        |         | 5        |         |       | 8        |         |         | 636   |       |      |            |            |              | 5       |
| Level 29                    |             | 3        |         | 5        |         |       | 8        |         |         | 636   |       |      |            |            |              | 5       |
| Subtotal                    | 393         | 78       | 37      | 130      | 57      | 13    | 315      | 0       | 0       | TOTAL | 28067 | 0    | 0.0%       | 55         | 17           | 220     |
|                             |             |          |         |          |         |       |          |         |         |       |       |      |            | 60%        | 5%           | 70%     |
| Proposed Mix                |             | 25%      |         | 12%      |         | 41%   |          | 18%     |         | 4%    |       | 100% |            | Min 60%    | Max 15%      | Min 70% |
|                             |             |          |         |          |         |       |          |         |         |       |       |      |            | 55         | 47           | 221     |

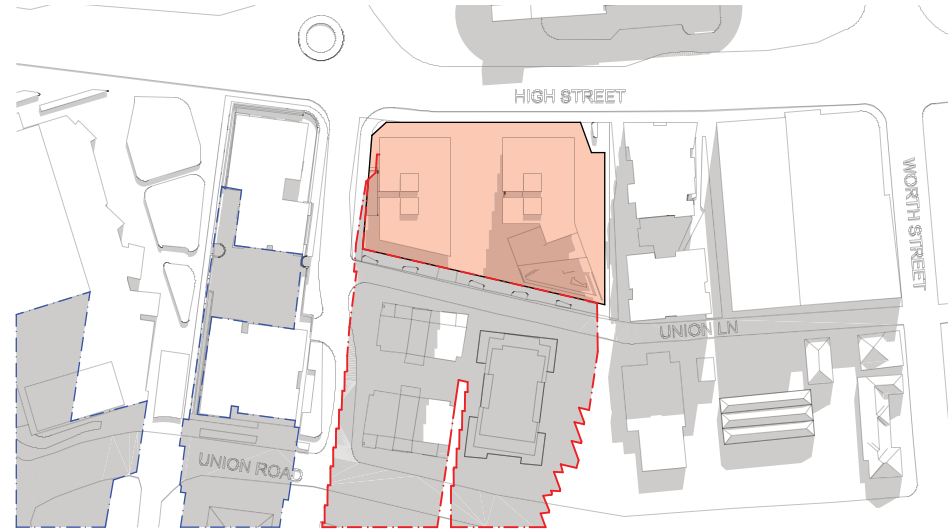
| Parking Rates     |                |                     |              |                 |                       |                 |                 |                   |                 |
|-------------------|----------------|---------------------|--------------|-----------------|-----------------------|-----------------|-----------------|-------------------|-----------------|
| Residential       | Dwelling Type  | Number of Dwellings | DCP Rates    | Required Spaces | PLEP 2010 Rates (max) | Required Spaces | Required Spaces | RMS Rates         | Required Spaces |
|                   | Studio         | 0                   | N/A          | 0               | N/A                   | 0               | 0               | N/A               |                 |
|                   | 1B             | 115                 | 1 per unit   | 115             | 1 per unit            | 115             | 115             | 0.6 per unit      | 69              |
|                   | 2B             | 187                 | 1 per unit   | 187             | 1 per unit            | 187             | 187             | 0.9 per unit      | 168             |
|                   | 3B             | 13                  | 2 per unit   | 26              | 1 per unit            | 13              | 26              | 1.4 per unit      | 18              |
|                   | Visitor        | 315                 | 1 per 5 unts | 63              | 1 per 5 units         | 47              | 47              | 1 per 5 units     | 63              |
|                   |                |                     |              | 391             |                       | 362             | 375             |                   | 319             |
| Commercial/Retail | Type           | Area                | DCP Rates    | Required Spaces | Competition Rates     | Required Spaces | Required Spaces | Competition Rates | Required Spaces |
|                   | Commerical GFA | 0                   | 1 per 100m2  | 0               | 1 per 100m2           | 0               | 0               | 1 per 100m2       | 0               |
|                   | Retail GFA     | 950                 | 1 per 30m2   | 32              | 1 per 30m2            | 32              | 32              | 1 per 30m2        | 32              |
|                   |                |                     |              | 32              |                       | 32              | 32              |                   | 32              |
| TOTAL DCP         |                |                     |              | 423             | TOTAL LEP             | 394             | 407             | TOTAL RMS         | 350             |



COMPLIANCE  
SOLAR ANALYSIS



June 21st - 9am



June 21st - 10am



June 21st - 11am



June 21st - 12pm



June 21st - 1pm



June 21st - 2pm



June 21st - 3pm

DKO ARCHITECTURE

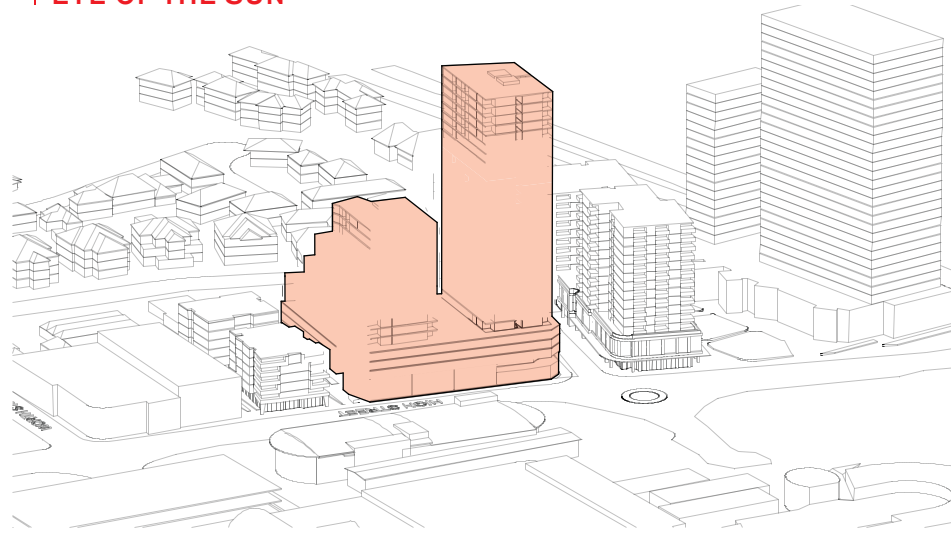
HIGH STREET  
PENRITH

URBAN  
PROPERTY GROUP

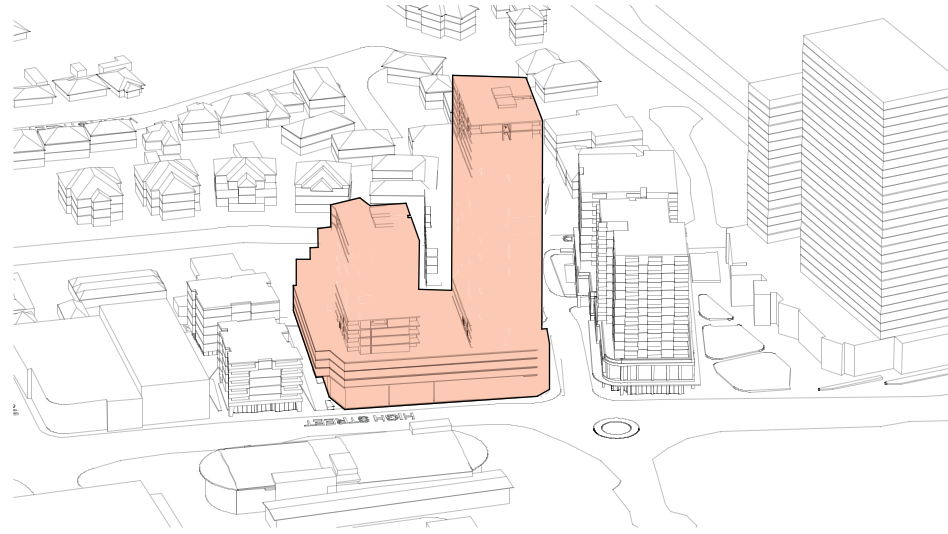
PROJECT  
00012012

MAY.2019  
PAGE 83

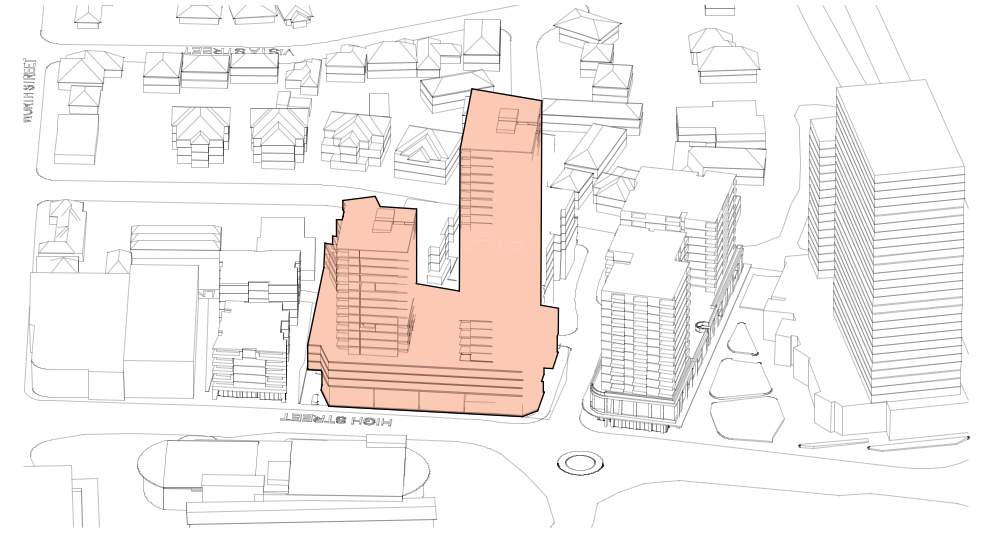
COMPLIANCE  
EYE OF THE SUN



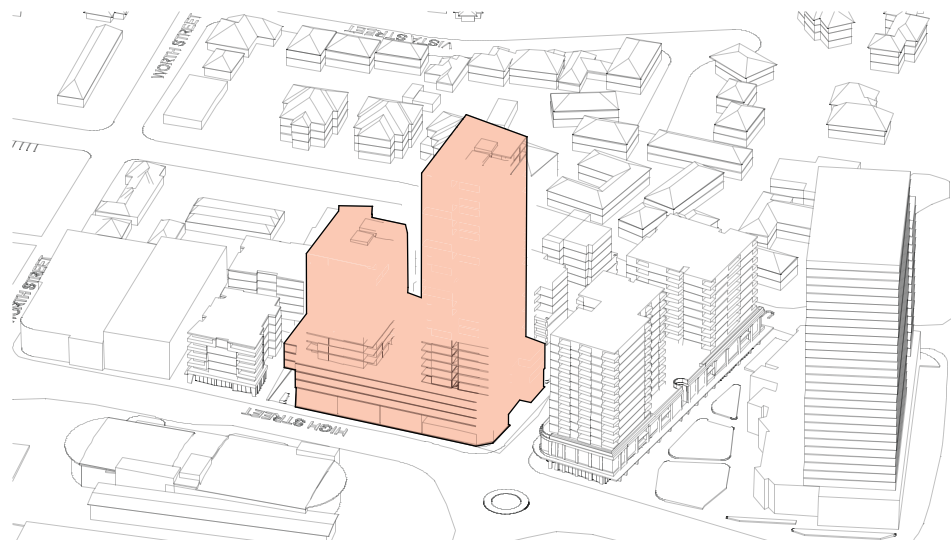
9am



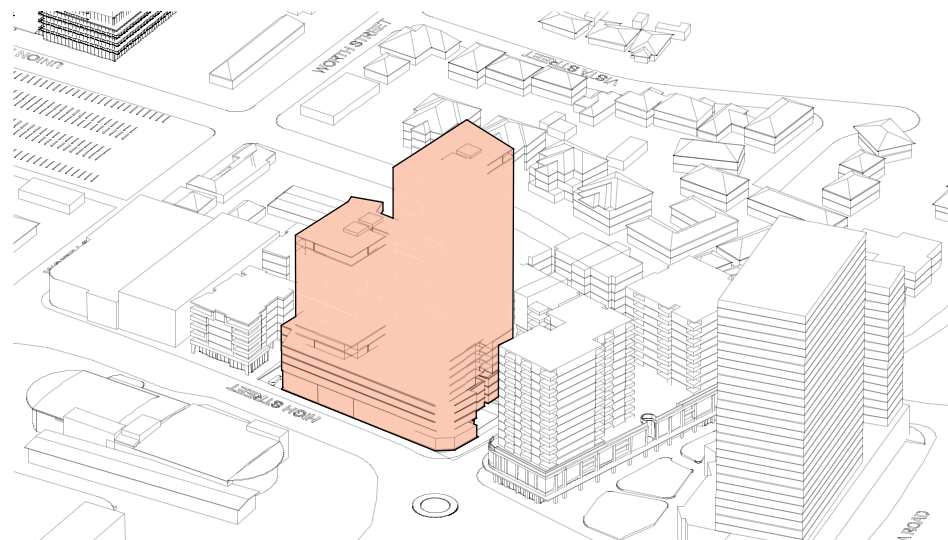
10am



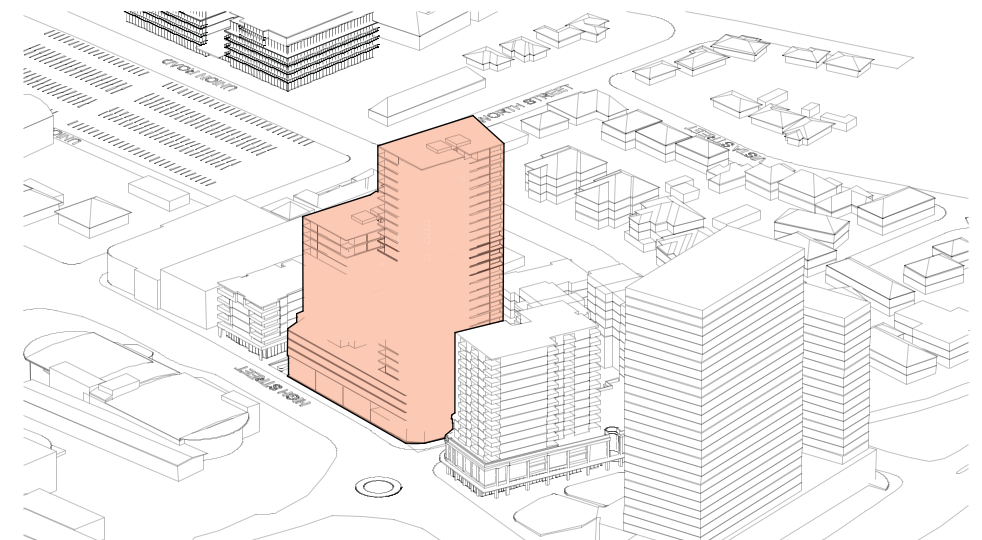
11am



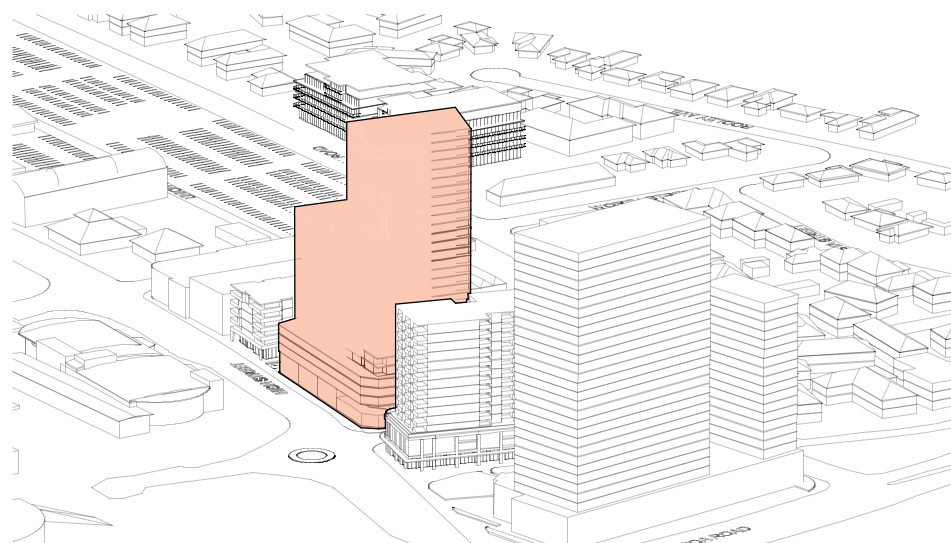
12pm



1pm



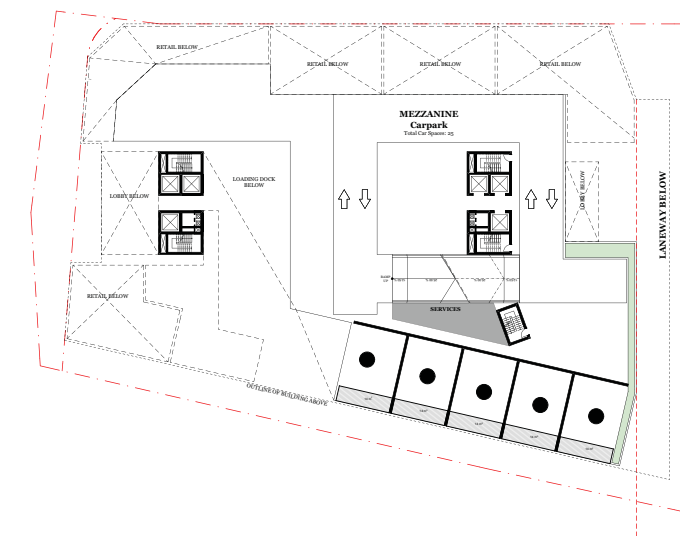
2pm



3pm

 **Proposed building**





Mezzanine Level

Solar Access: (0/5)  
No Solar Access: (5/5)



Levels 4-6

Solar Access: (13/18)  
No Solar Access: (02/18)



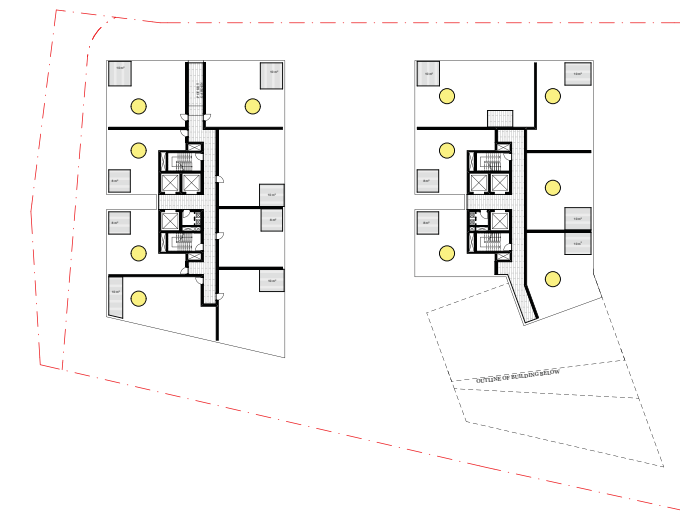
Levels 7-9

Solar Access: (12/16)  
No Solar Access: (01/16)



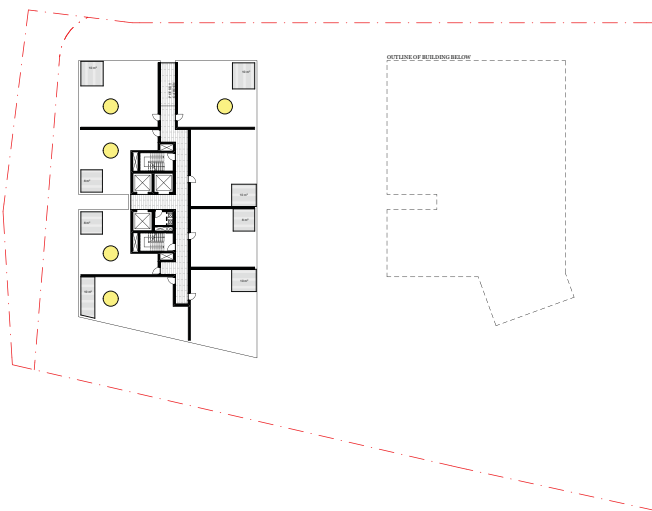
Levels 10-12

Solar Access: (12/16)  
No Solar Access: (01/16)



Levels 13-16


Solar Access: (11/14)  
No Solar Access: (0/16)






Levels 17-29

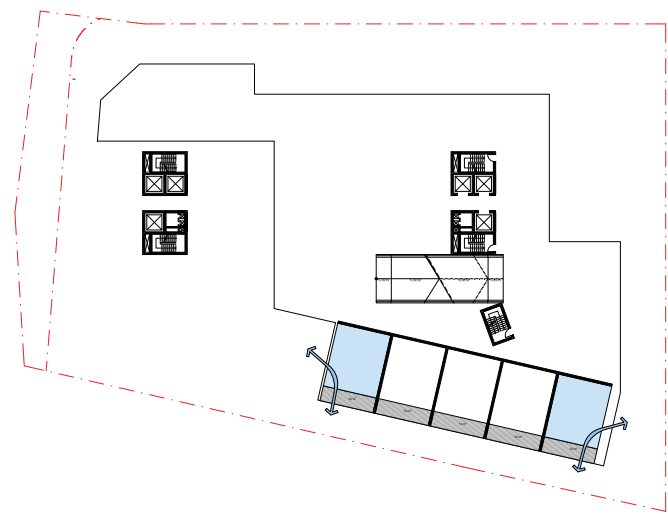
Solar Access: (5/8)  
No Solar Access: (0/8)

**LEGEND**

 Unit reciving 2+ hours sun light

 Unit reciving no direct sun light

|             |  |  |
|-------------|---|---|
| Mezzanine   | 5   |   |
| Level 4-6   | 13*3  | 2*3   |
| Level 7-9   | 12*3  | 1*3   |
| Level 10-12 | 12*3  | 1*3   |
| Level 13-16 | 11*4  |   |
| Level 17-29 | 5*13  |   |
| Total       | 220/315<br>=70%   | 17/315<br>=15%  |



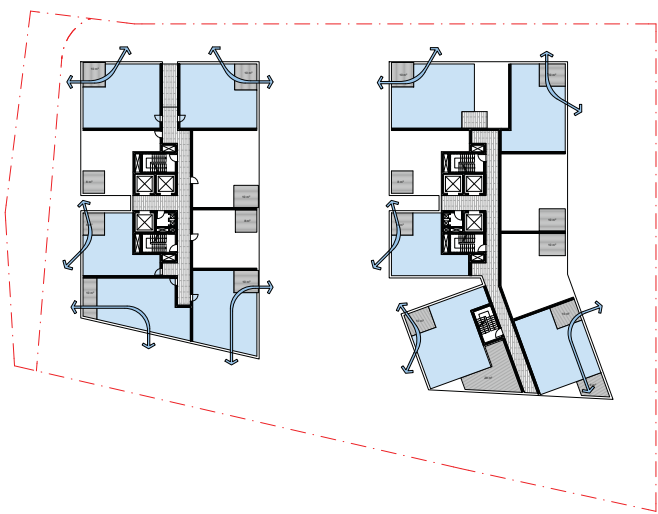
Levels 4-6

Cross Ventilated 2/5



Levels 4-6

Cross Ventilated 11/18



Levels 7-8

Cross Ventilated 10/16





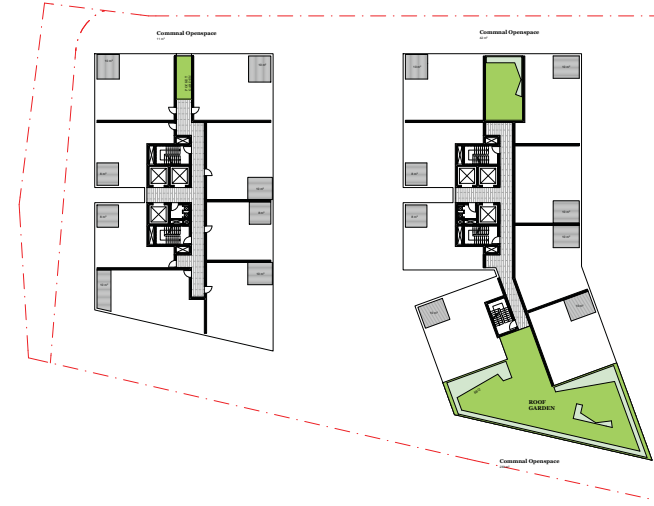
Level 4

Communal openspace: 1,656 sqm



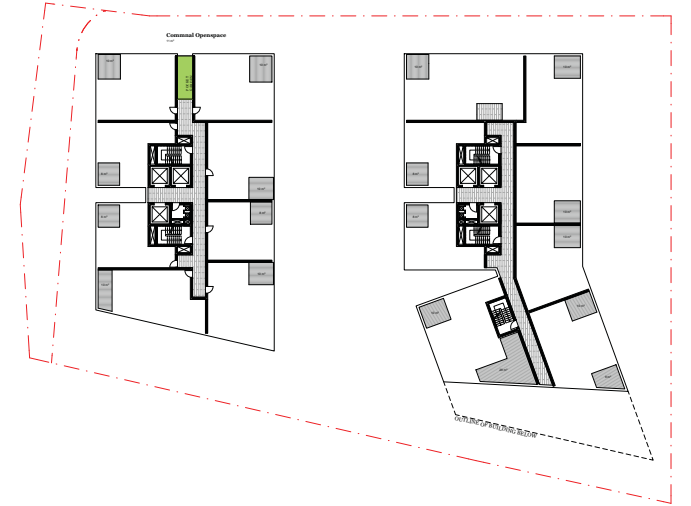
Levels 5-6

Communal openspace: 11 sqm \*2



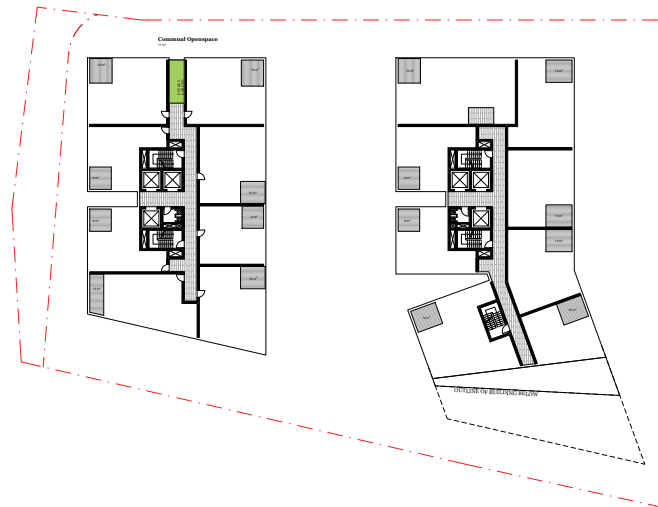
Level 7

Communal openspace: 283sqm



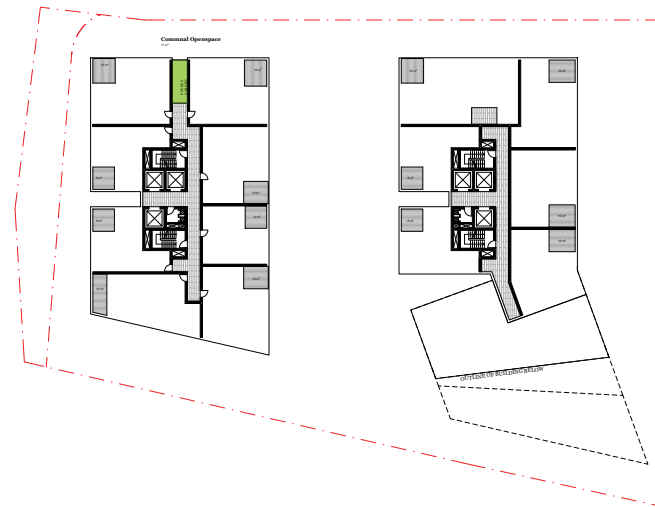
Levels 8-9

Communal openspace: 11sqm \*2



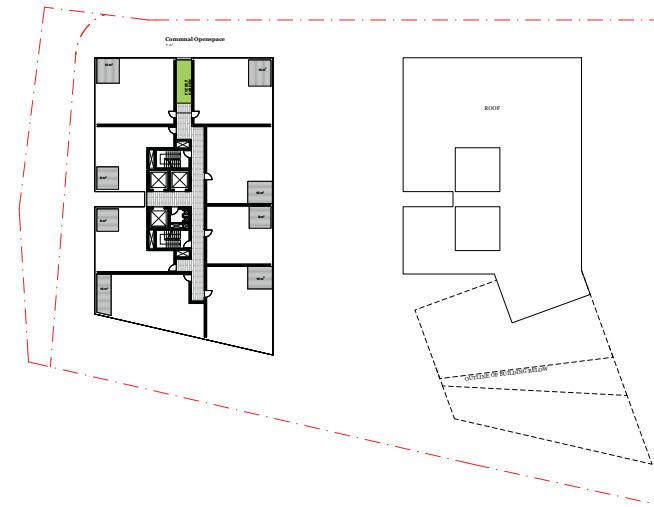
Levels 10-12

Communal openspace: 11 sqm \*3



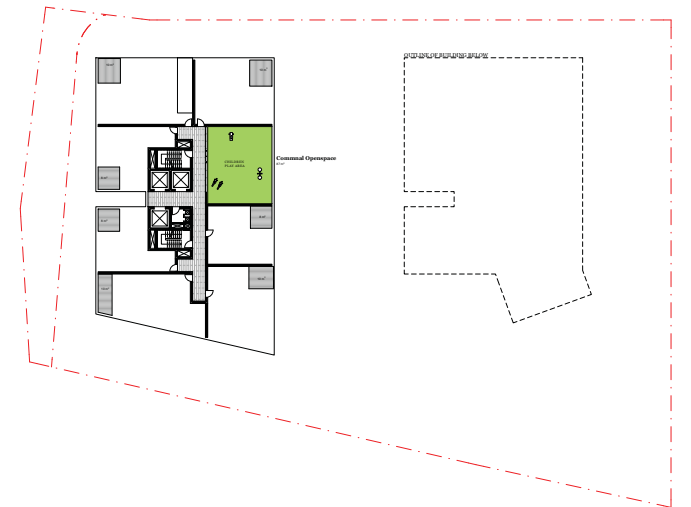
Levels 13-16

Communal openspace: 11 sqm \*4



Levels 17-29

Communal openspace: 11 sqm \*13



Level 19

Communal openspace: 87 sqm

|             |          |
|-------------|----------|
| Level 4     | 1656 sqm |
| Level 5-6   | 22 sqm   |
| Level 7     | 283 sqm  |
| Level 8-9   | 22 sqm   |
| Level 10-12 | 33 sqm   |
| Level 13-16 | 44 sqm   |