



# concept masterplan

## HENRY LAWSON CENTRE

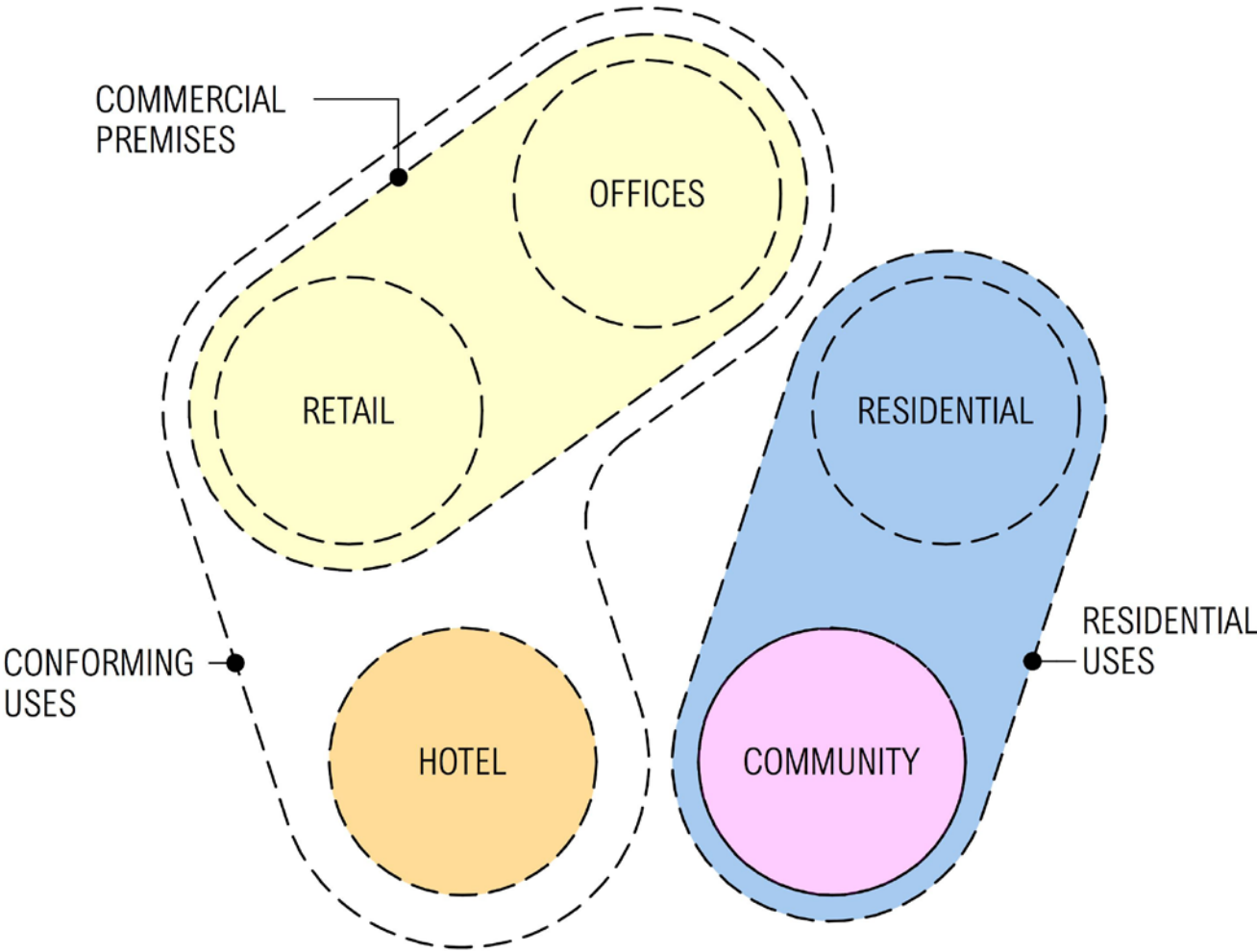
CORNER HENRY STREET AND LAWSON STREET, PENRITH



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## 1.0 BRIEF

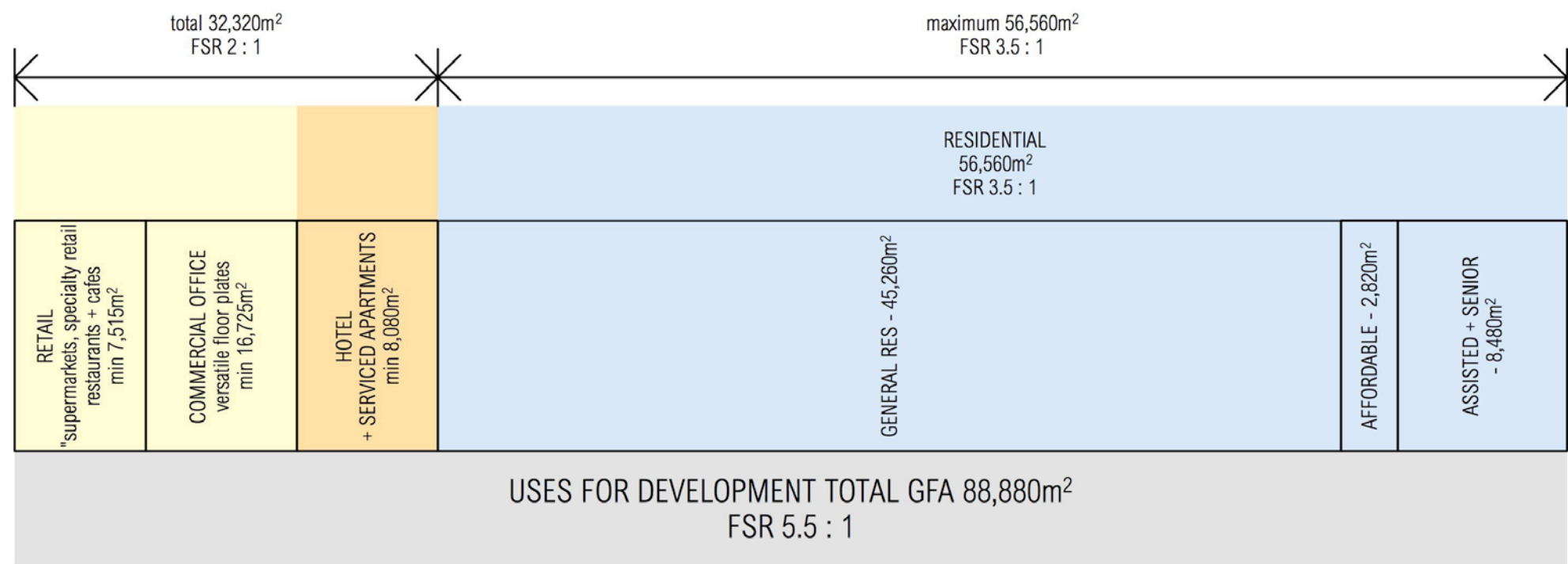


# USES

The economic study demonstrates the highest use, best use for this site is not as a solely commercial retail area, but as mixed use. The non-residential use would be composed of several uses: retail on the ground floor, maximum public access, commercial office space above on first or second floor levels, a hotel with attendant uses and rooms, and community uses associated with the residential but not part of the residential itself.



1.0 BRIEF

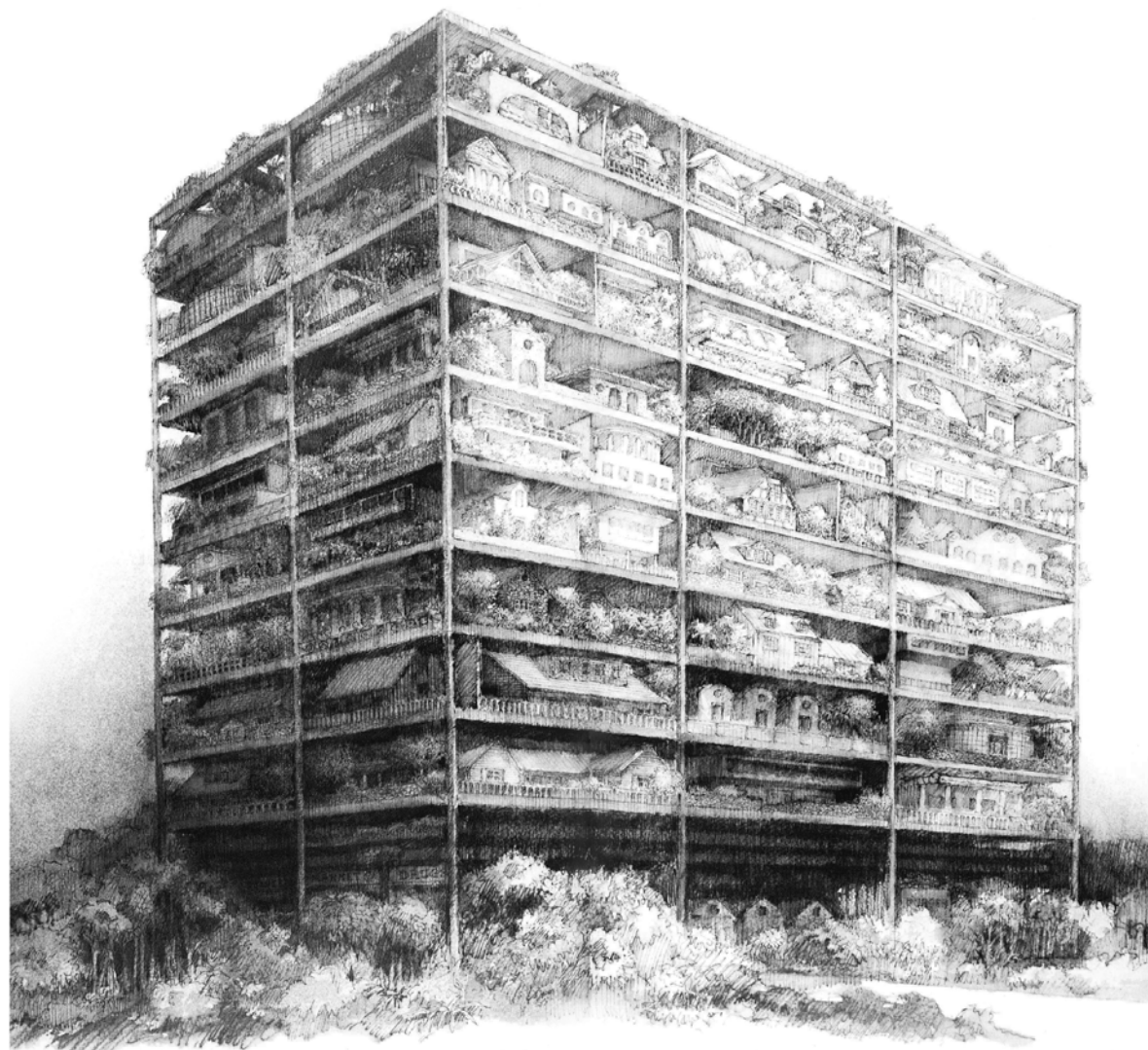


USES ACROSS THE SITE

The variety of uses are distributed across the site and in section. The retail would be on the ground level with direct access to the street frontages. Commercial areas, with lower rental potential, would be on upper levels, accessed directly from street or internal frontages. The retail and commercial uses are fairly traditional in location and type.

Retail would have a single big box retail similar to a Woolworths Metro or Audi, together with a series of smaller shops. This demand is maximized at about 5,000 square meters. Commercial office space would be maximized at a figure of about 4,000 square meters. The Hotel would have about 400-500 rooms and would have a number of activities on the lower floors: food and beverage outlets, hotel conference and meeting room facilities, guest facilities such as gymnasium, pool and club floor. The rooms on the upper levels increase in size with some serviced apartments

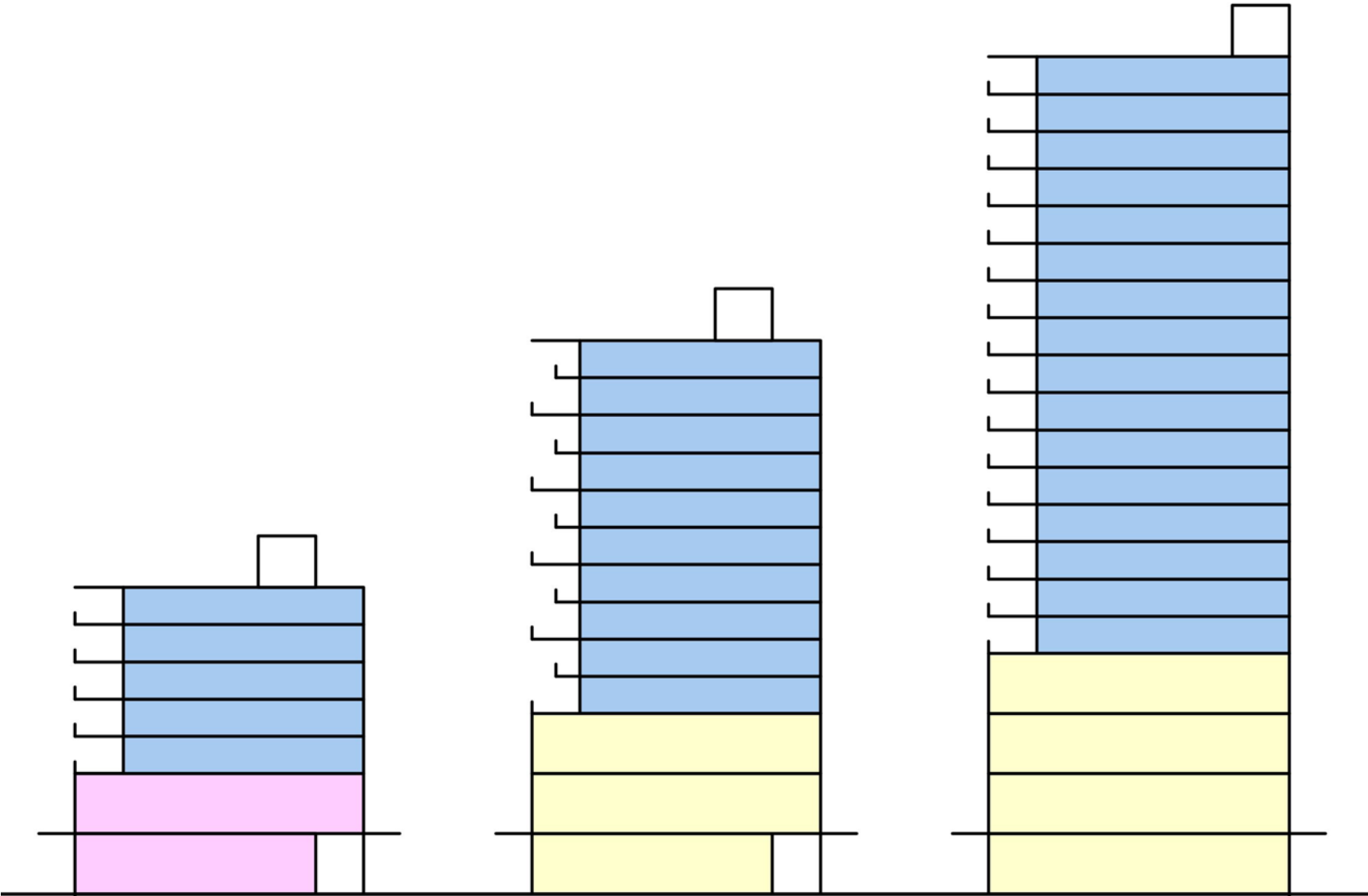
Residential accommodation would be in medium to high density apartments (not villas or townhouses) and would be above the retail commercial and community uses for security, privacy and better sun and cross ventilation. We envisage a new form of residential apartment accommodation, placing heavy emphasis on the 'community' of the residential, seeing the uses outside the apartments being as integral to living and lifestyle as the interiors of the apartments themselves.



## APARTMENTS ARE NOT A STACK OF HOUSES

We seek to avoid the common result of Australian apartment design being nothing more than a vertical stack of houses, typified in James Wine's scheme called "High Rise of Homes". Most Australian apartment buildings try to replicate everything found in detached homes on its individual blocks of land. This leads to unreasonable demands for spaces, rooms and outdoor areas which can be easily accommodated in individual backyards, but are better designed as communal areas in apartments. In this proposal we seek to follow the European understanding of an apartment building being an integral part of a wider community.

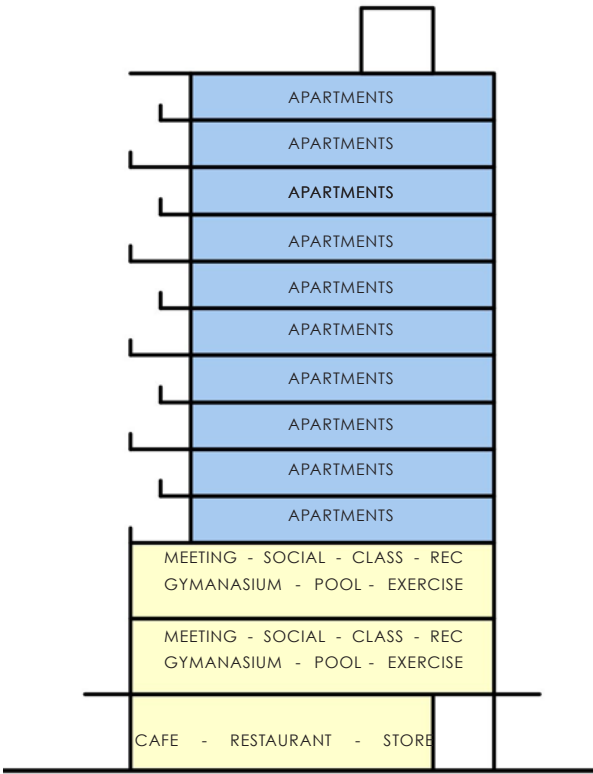




## A NEW KIND OF APARTMENT LIVING

The apartments have been rethought in type and diversity. Residential buildings vary in size, ranging from 4 storeys, to 10 storeys to 18 storeys. The buildings would provide for a variety of occupants: standard residential (commercial ownership), affordable housing (build-to-rent with social or community housing providers), retirement living (as a village) and to assisted living (for people with mental or physical disabilities)

4.1 BRIEF



## RESIDENTIAL/AFFORDABLE

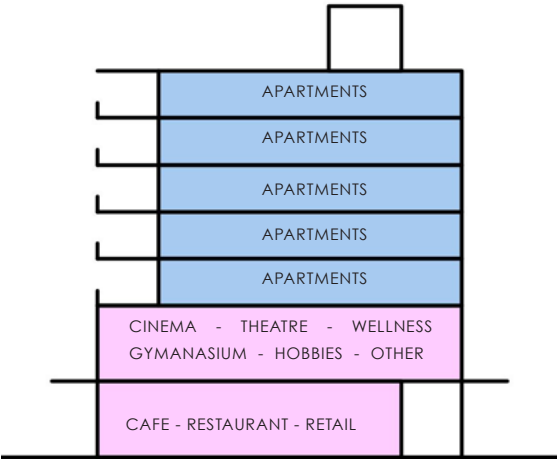
Standard and affordable apartments would have communal activities at the lower floors including:

- café or restaurant areas
- small convenience store
- gymnasium, pool and exercise areas,
- meeting rooms used for parties,
- rooms for gatherings and social events
- rooms for passive recreation,
- classrooms for activities, U3A and adult learning + literacy activities

There would be 'work spaces' which could be rented, firstly by local residents or secondly by members of the public. These are 'start up' or 'live work' area, available on both short term and long-term leases.

Such activities on the site will minimize travel distances and to allow for the variety of activities and the quickly shape shifting nature of work in the current economy.



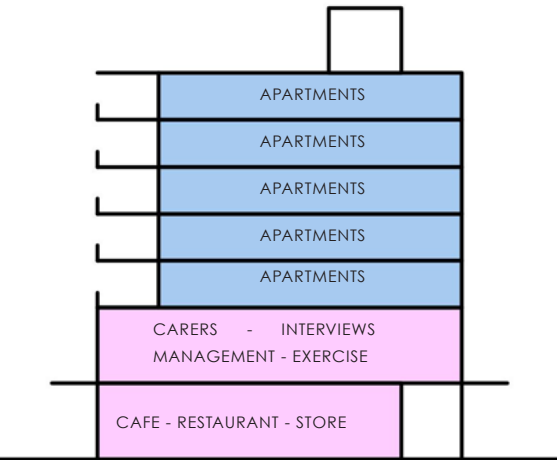


# RETIREMENT LIVING

The lower levels of the retirement living building would contain rooms for activities for seniors living such as:

- cafes, restaurants and small retail outlets a lounge or bar meeting rooms,
- cinema, or well-appointed theatrical space for events
- gymnasium and wellness areas activity rooms,
- areas for various hobbies, or a men's shed
- and other activities related to seniors living.

These areas will service needs of residents, to transform some of the activities that are normally associated with private living on suburban blocks into communal living that is undertaken on a communal basis at the common area at the base of a high rise apartment building. This gives a new form of residential, which is not a stack of houses.



# ASSISTED LIVING

Assisted living includes accommodation for people with disabilities, that may be physical or mental, and at any stage of life. The needs are expressed in the recent rise in NDIS provisions that the site's owner, AFFORD, specialises in. The ideas to provide facilities in the base of the building to assist people with physical or mental disabilities, is driven by them, and may include:

- café or restaurant areas
- small convenience store
- rooms for carers,
- rooms for interviews,
- rooms for management,
- rooms for exercise and other associated activities.

There is a desire to 'pepper and salt this accommodation throughout a building, but this can present difficulties in the social arrangements and the physical organisation of the building. A better opportunity exists here to create a building specific to these needs, BUT integrated into a village of other residential types so they are specifically catered for within a regular community



## 2.0 SITE ANALYSIS

2.0 SITE ANALYSIS



Figure The Site 61-79 Henry Street

The proposed Henry Lawson Centre would occupy the 16,164 square metre site on the corner of Henry Street and Lawson Street in Penrith. The site is currently used for commercial purposes with a number of offices and retail outlets with on grade car parking and is bounded on three sides by streets. The adjacent block to the east at 57 Henry Street which is currently the subject of a planning proposal.

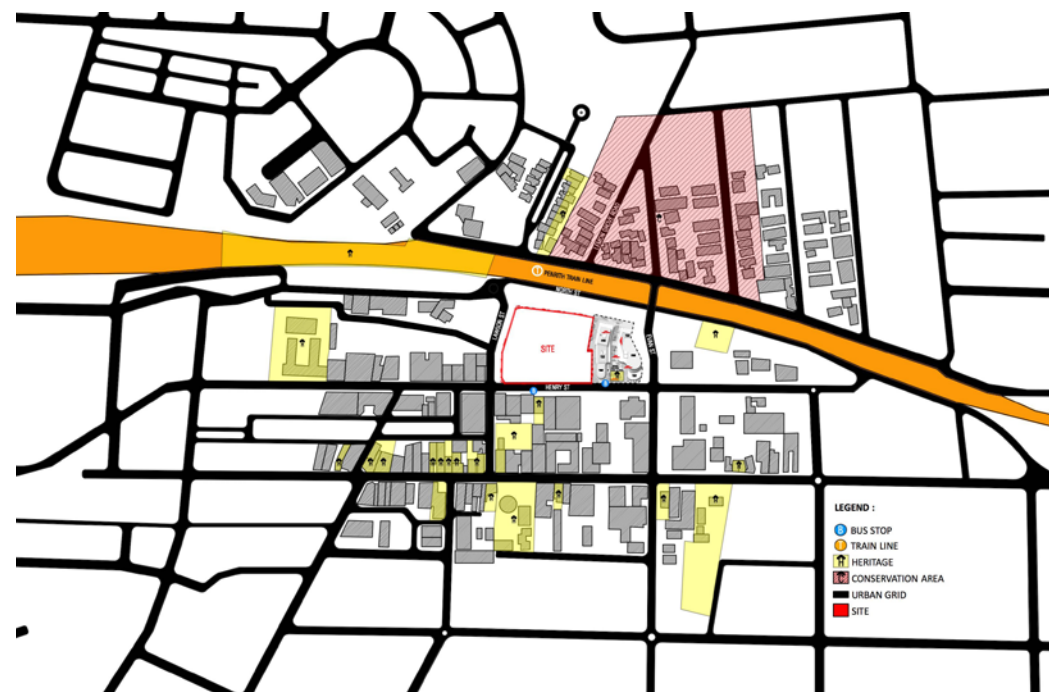
To the south of the site is the primary frontage on Henry Street. The Penrith Court House is situated across the road at 64-74 Henry Street. Henry and High Streets are significant to the early development of Penrith maintaining the original Colonial orthogonal grid planning of the town centre with several

remnant historic and important civic buildings.

To the north of the site is North Street, which forms part of the Great Western Highway and has an infrastructure SP2 reservation for future widening.

To the west of the site is Lawson Street and Soper Place which currently hosts the council car park. The site will be developed by council to provide the Soper Place development including recreation facilities, car park and commercial tower development.

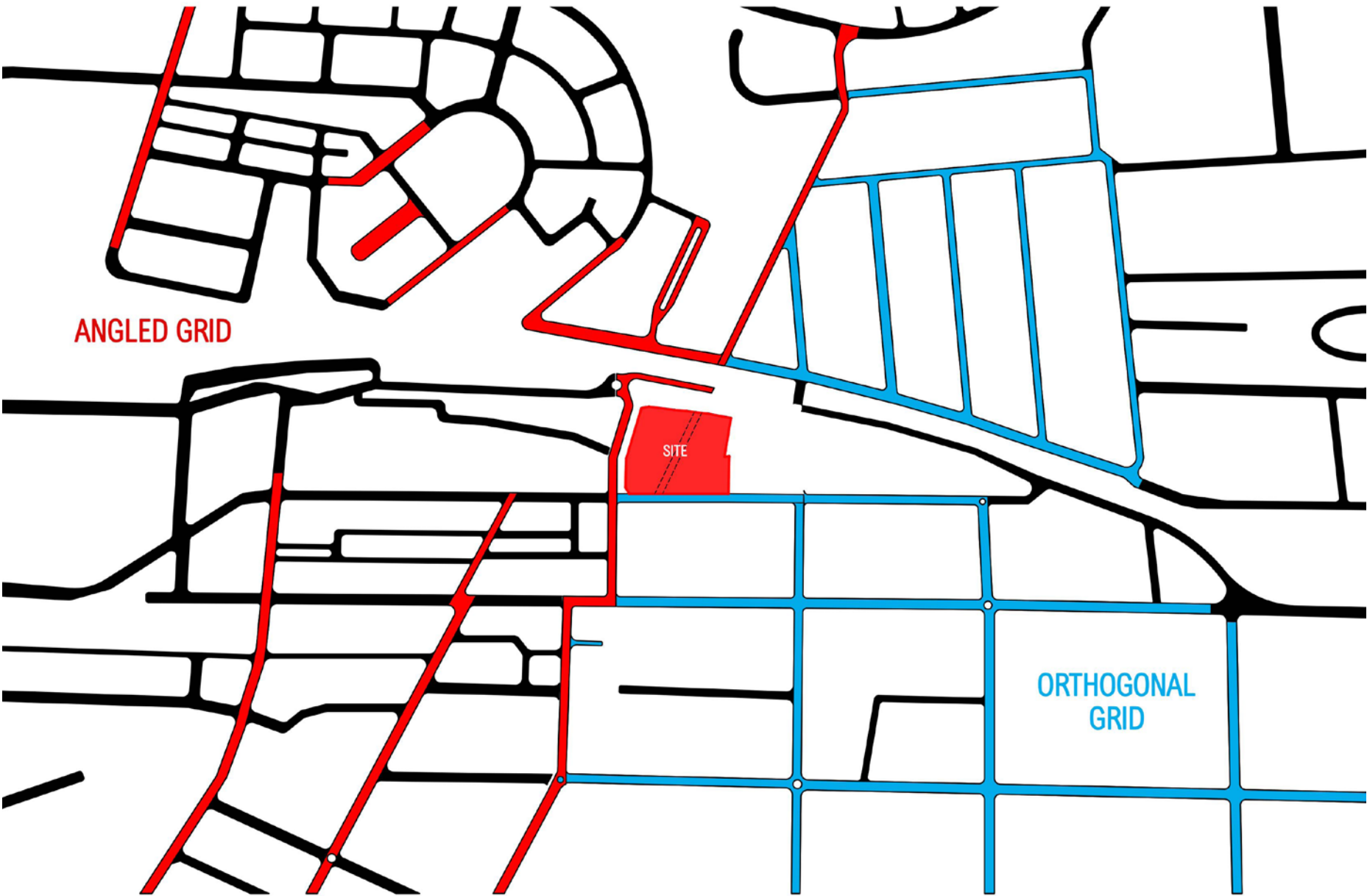




## CONTEXT

The site is 1.6 Ha or four acres in area and is essentially square in planimetric shape and has roads on three sides, with Henry Street to the south, Lawson Street to the west and North Street to the north. It is bounded by a site to the east, which has a current planning proposal for a series of apartment and hotel developments as tall as 38 stories. The site is oriented predominantly to a compass grid with north to North Street, which is a putative four to six lane highway next to the Great Western Railway link.

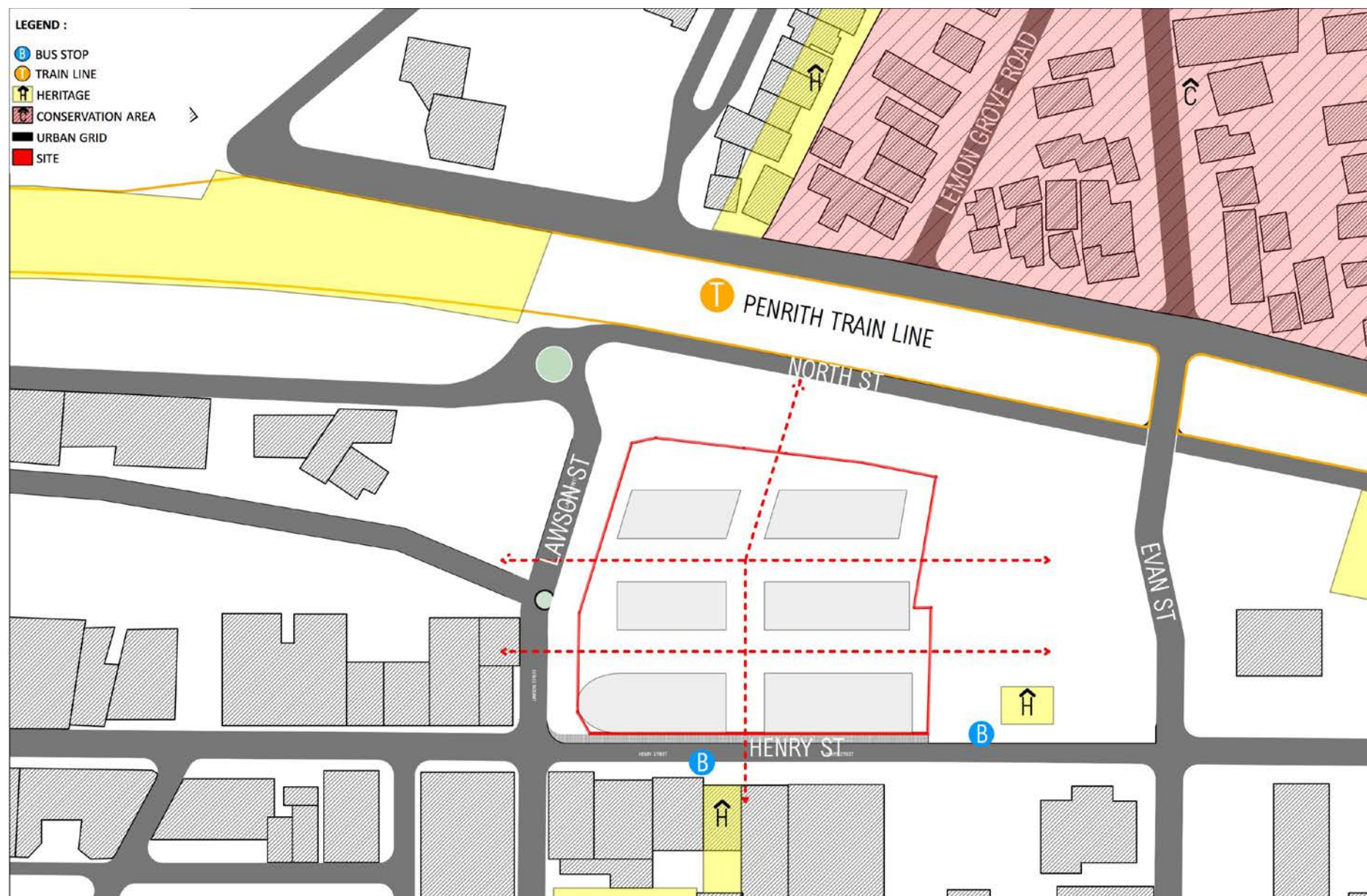
The area to the north provides a large area of enforced low level development for approximately one hundred metres. To the south on Henry Street there are a series of smaller buildings including the local courthouse and a church converted into a cafe meeting space. It is intended that this portion of the Penrith CBD will be developed into a courthouse precinct with legal offices and associated office space and potentially an enlargement to the courthouse.



GRIDS ON SITE

The site sits at a breaking point between two grids in Penrith. To the EAST lies a predominantly Cartesian rectangular grid (shown in BLUE) whilst to the WEST lies an angular grid that varies between 15 and 30 degrees to the east of north (shown in RED). This gives rise to non-rectangular boundaries on two sides of the four-sided site.

2.0 SITE ANALYSIS

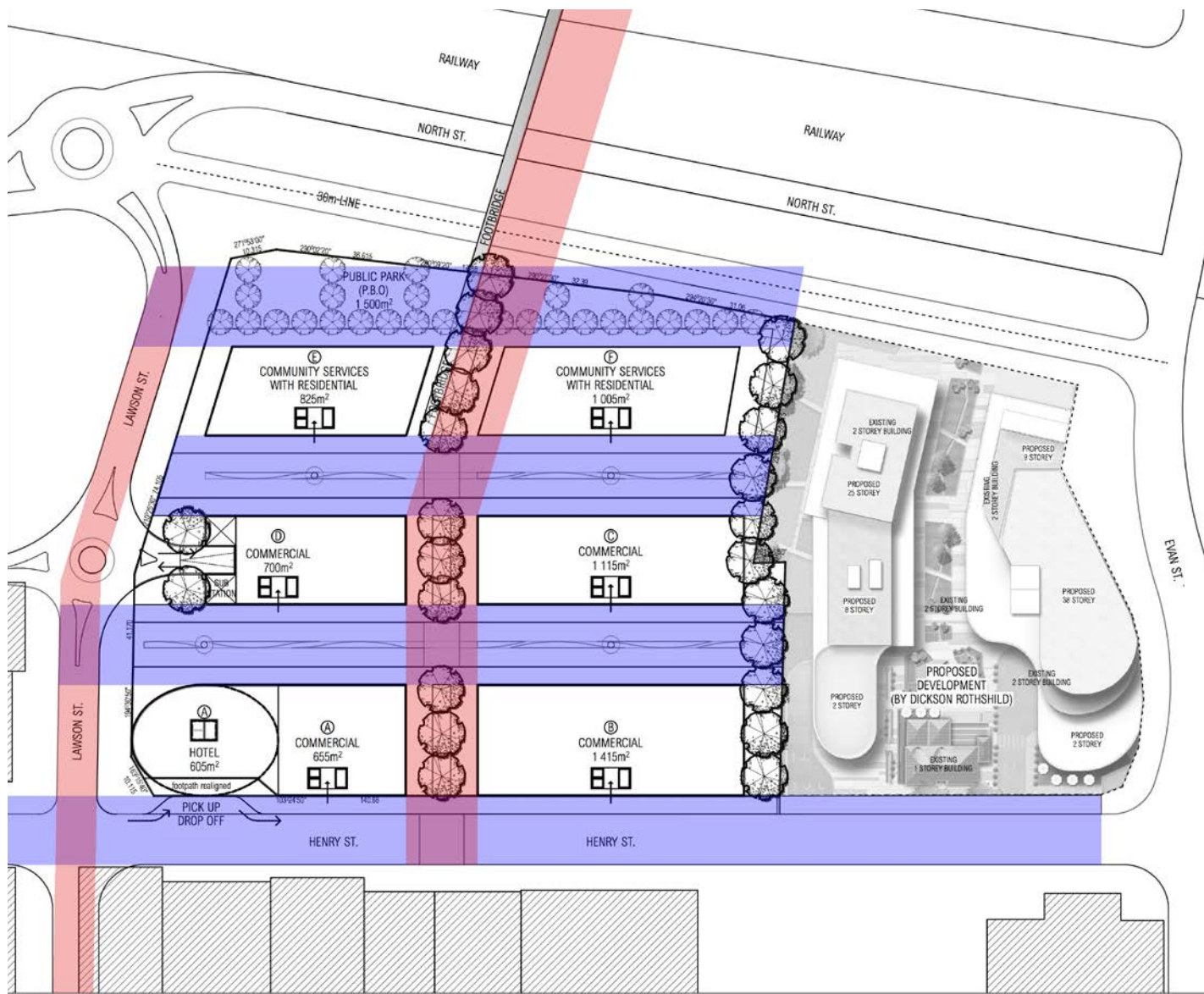


## DIAGONAL AND ORTHOGONAL GRID 1

The identified grids are used to subdivide the site into developable portions, with separate building envelopes. This mirrors the existing rear lanes in the subdivisions to the west and south of the site. The site will then be a 'village of related forms rather than a singular grouping of towers.



2.0 SITE ANALYSIS



## DIAGONAL AND ORTHOGONAL GRID 2

The orthogonal grid is extended into the site to create a series of 'laneways', for both cars and pedestrians. The diagonal grid is introduced on the northern side to assist in orientation to the north east sun, and to align with the 'Lemongrove Estate'. Each provides a contextual relationship to the urban order beyond the site.



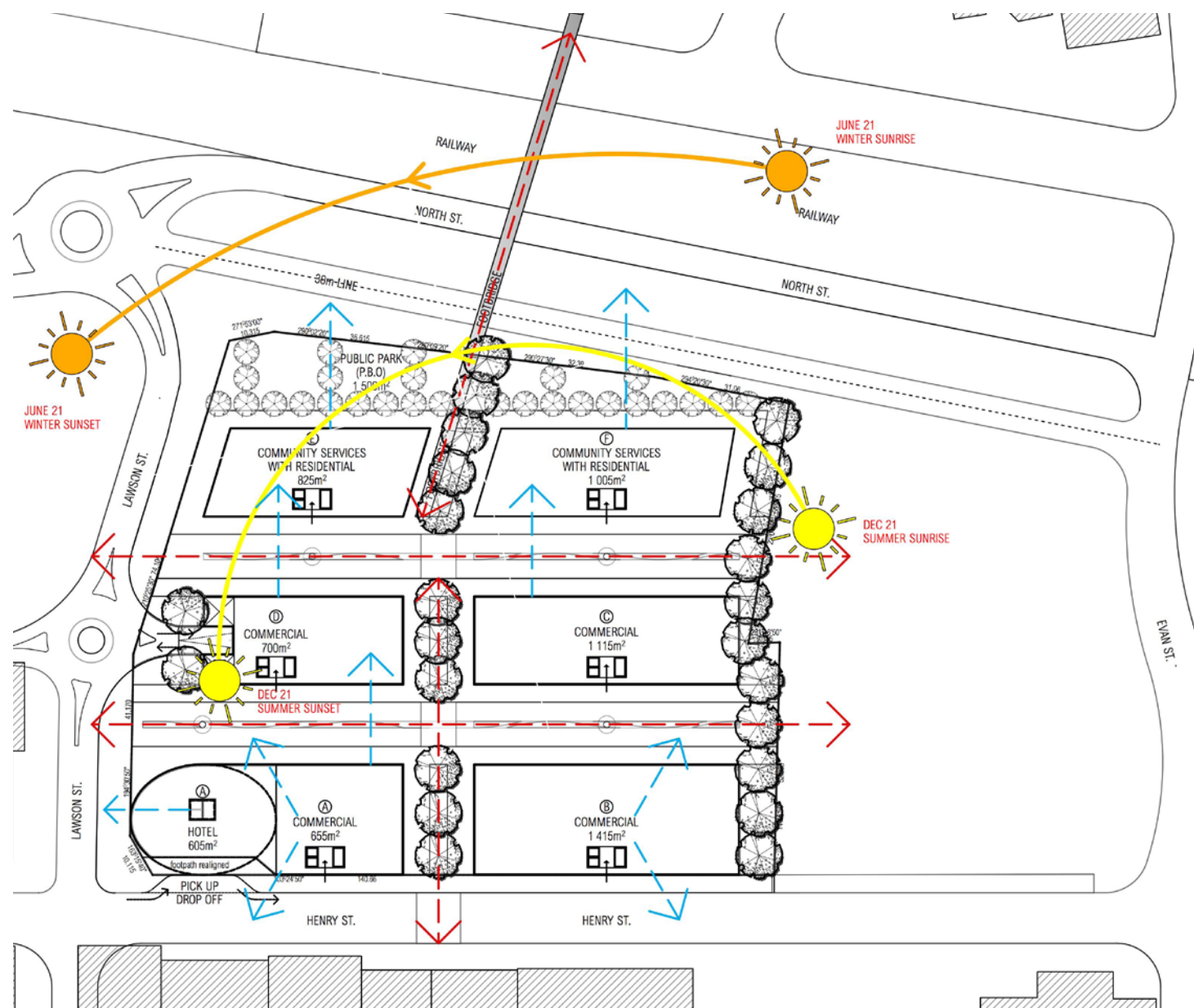
2.0 SITE ANALYSIS



PUBLIC SPACE

The public space of the 'Public Benefit Offer' is organised on 3 levels: a public park, a civic plaza and the landscape of the laneways. The park would have passive and active recreation uses, including open grassed areas and trees with picnic grounds, children's play areas, a skate park, a water feature for summer cooling, and outdoor exercise area with gym equipment, and such like. The plaza would have civic amenities associated with the retail and the laneways are shaded by awnings, loggias and trees.

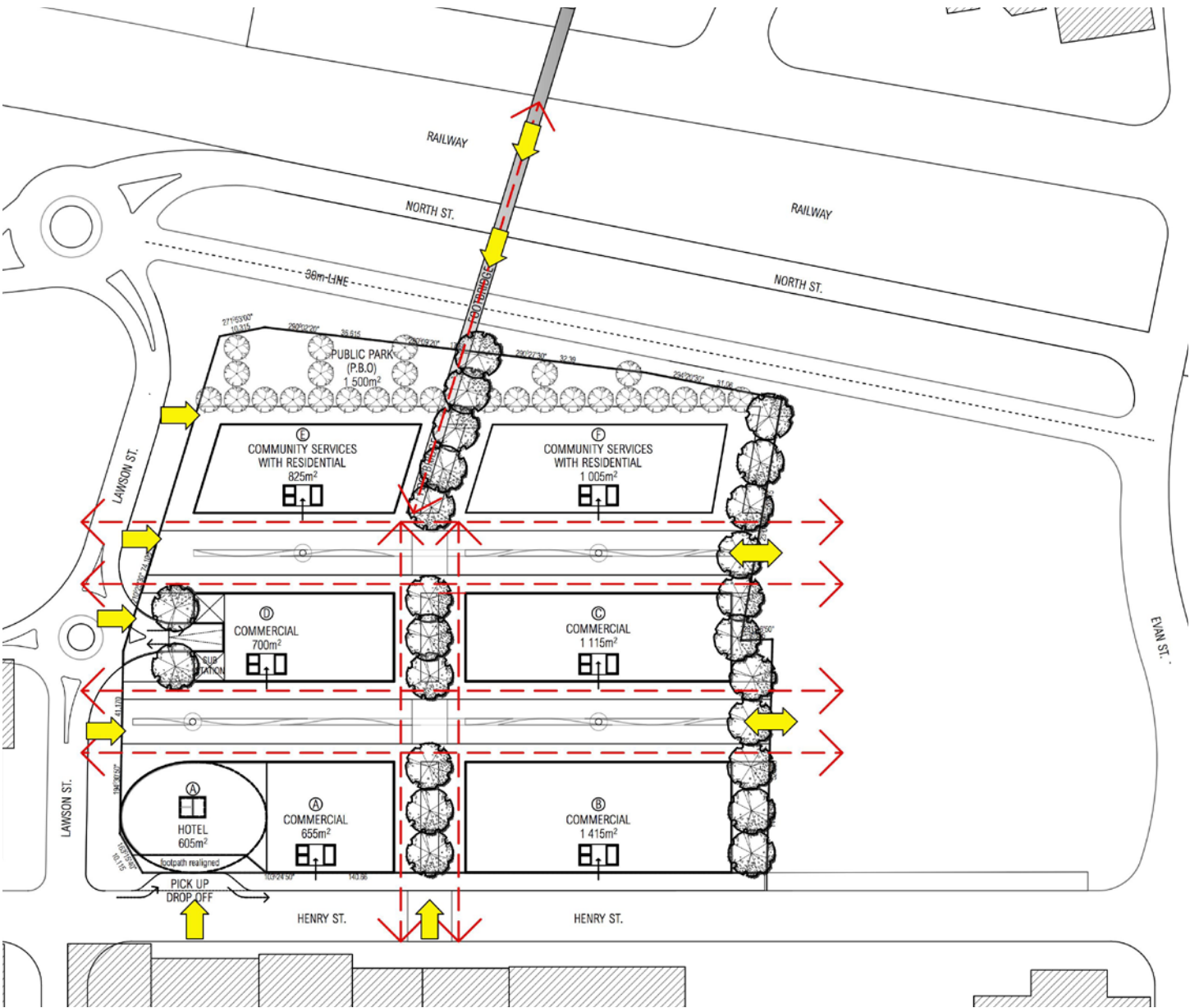
2.0 SITE ANALYSIS



ASPECT + PROSPECT

The longer axis is east west, ensuring maximum possible sun access to the residential units which can all face north. The aspect ratio is 3:1 to 4:1, an important consideration in the design of apartments. SEPP 65 ADG requires 2 hours of winter sun to 70% of apartments, which is often achieved by east and west facing windows, however these windows grossly overheat in spring summer and autumn (eg the PP next door). The site encourages EVERY apartment to have north orientation where winter and summer sun control is far better passively controlled.

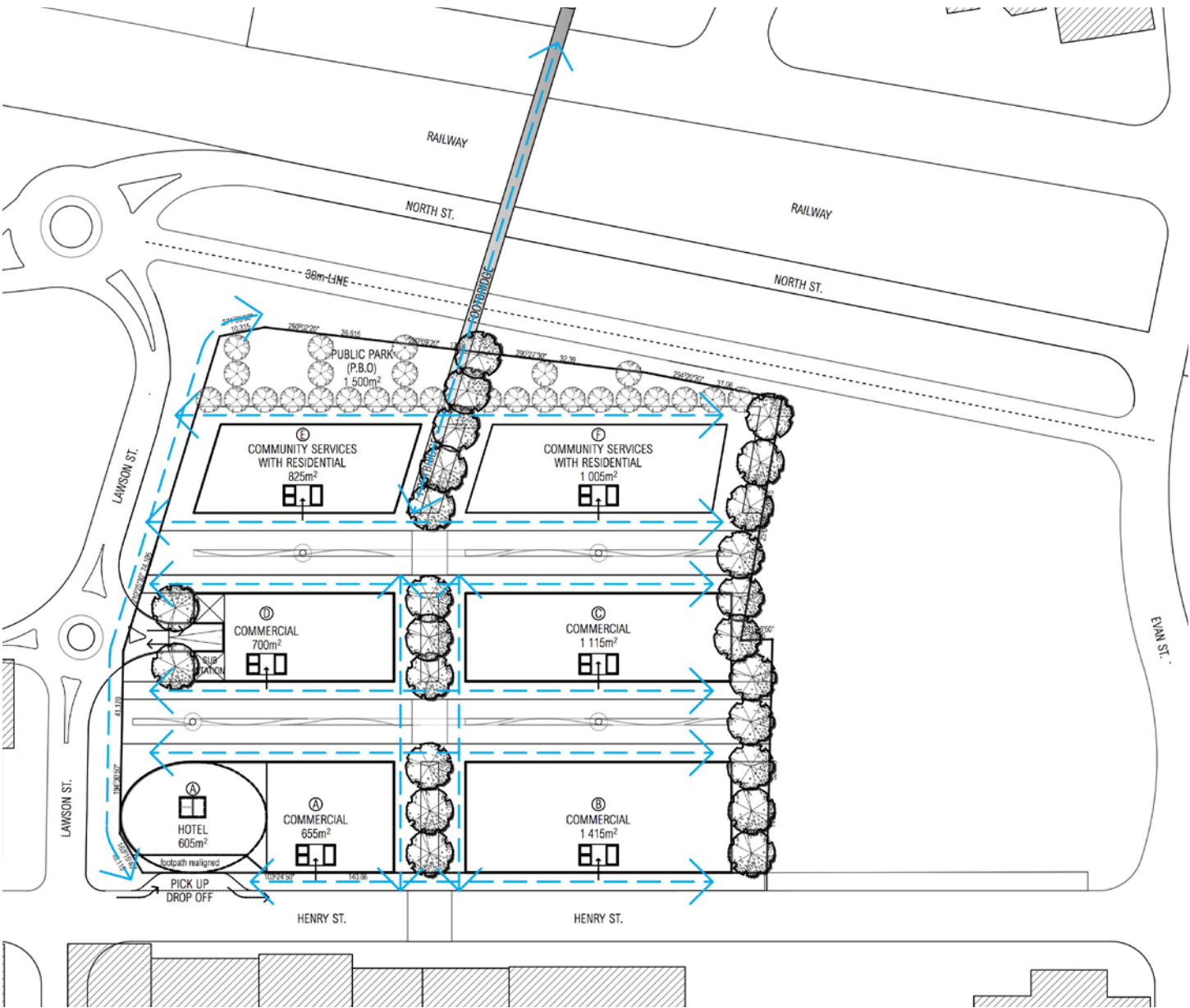
2.0 SITE ANALYSIS



## STREET ACCESS + ENTRIES

The intention is to make the site as porous as possible. Access points are created along the length of Henry and Lawson streets, and the grid allows access at ground level to the retail and the entry porte cochere of the hotel and the entries to the 5 residential buildings. Possible entry points to continue into the site to the east are shown but would require a modification of the current Planning Proposal (PP) for that site.

2.0 SITE ANALYSIS

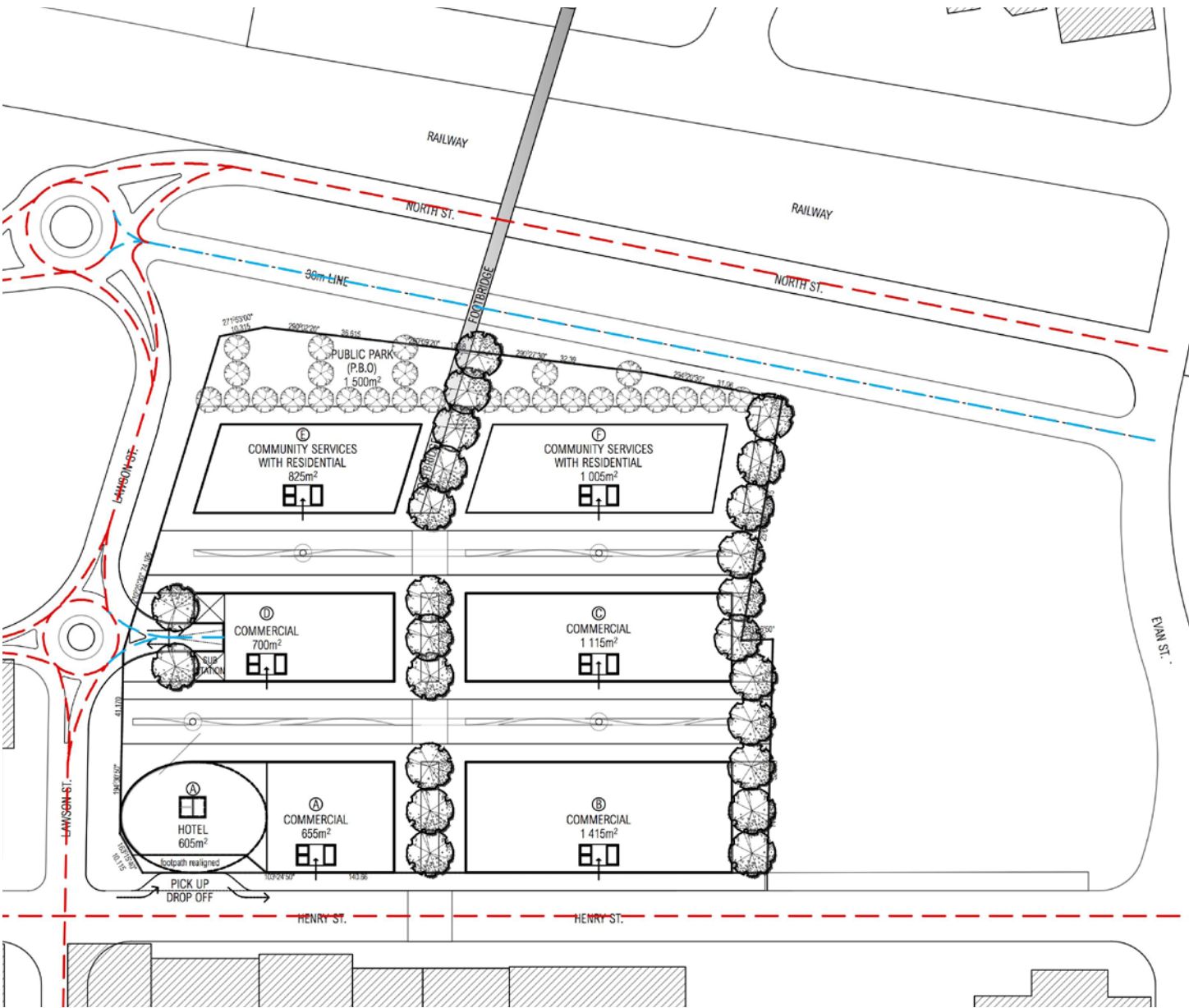


PEDESTRIAN MOVEMENT

The site is as porous as possible for pedestrian movements. The civic plaza, located opposite the courthouse and historic former church, provides the principal internal north south movement, whilst Henry St and the internal laneways provide east west movement to gain access to the entries of the buildings identified earlier.



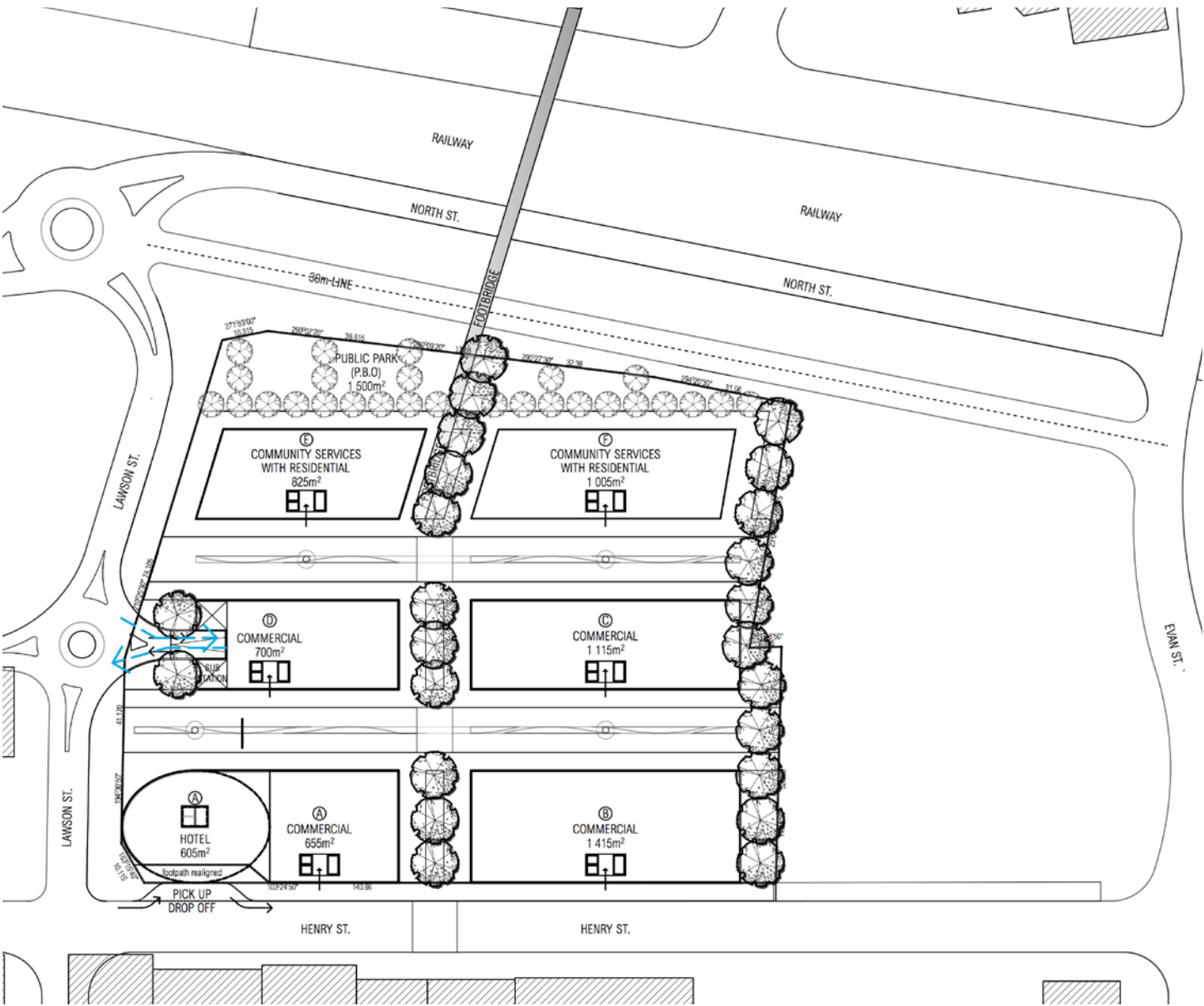
2.0 SITE ANALYSIS



VEHICLE MOVEMENT PATTERN

The site has limited car access on to the site and no car access to the centre of the site. It is desirable to minimize car access points and it is proposed that access be gained via the existing intersection of Lawson and Soper street by the creation of a new roundabout, which would give access for residential, commercial and potentially retail visitors. Access retail and truck deliveries ideally would be taken from North Street, but as the Penrith traffic planning study is incomplete an alternative proposed drop-off point on Henry Street is proposed adjacent to the eastern most point where access to the site at number 57.

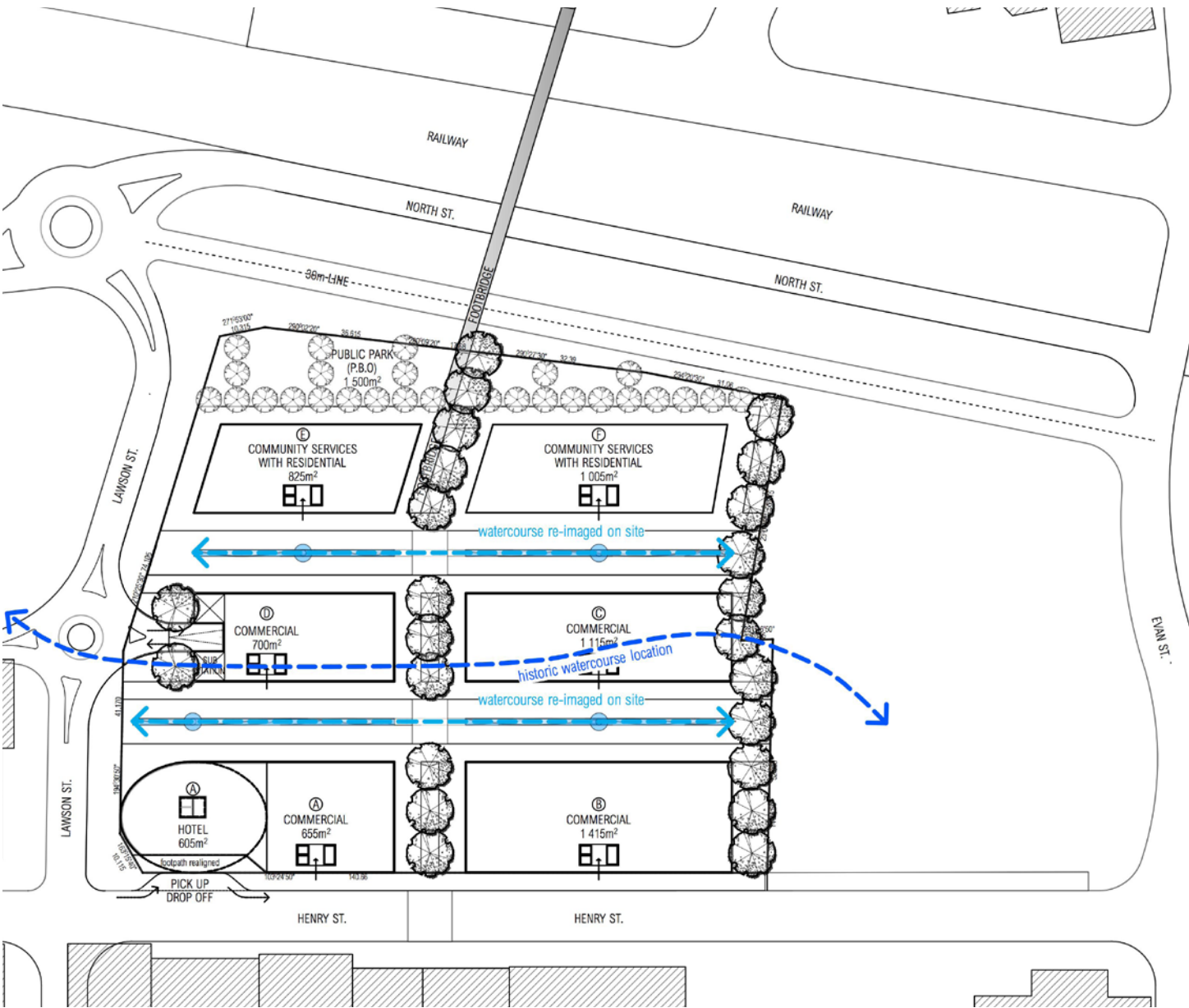
2.0 SITE ANALYSIS



INTERNAL VEHICLE CIRCULATION

A loop road entering and leaving at the Lawson St roundabout is proposed. The loop would provide access to all 6 building blocks not serviced by Henry St with access to all building entries. There would be a ramp entry on one side and exit on the other to the 3 level basement car park (914 cars as per traffic report), with speeds limited to 10 kmh to preference pedestrian circulation on a 'Woonerf' design.

2.0 SITE ANALYSIS

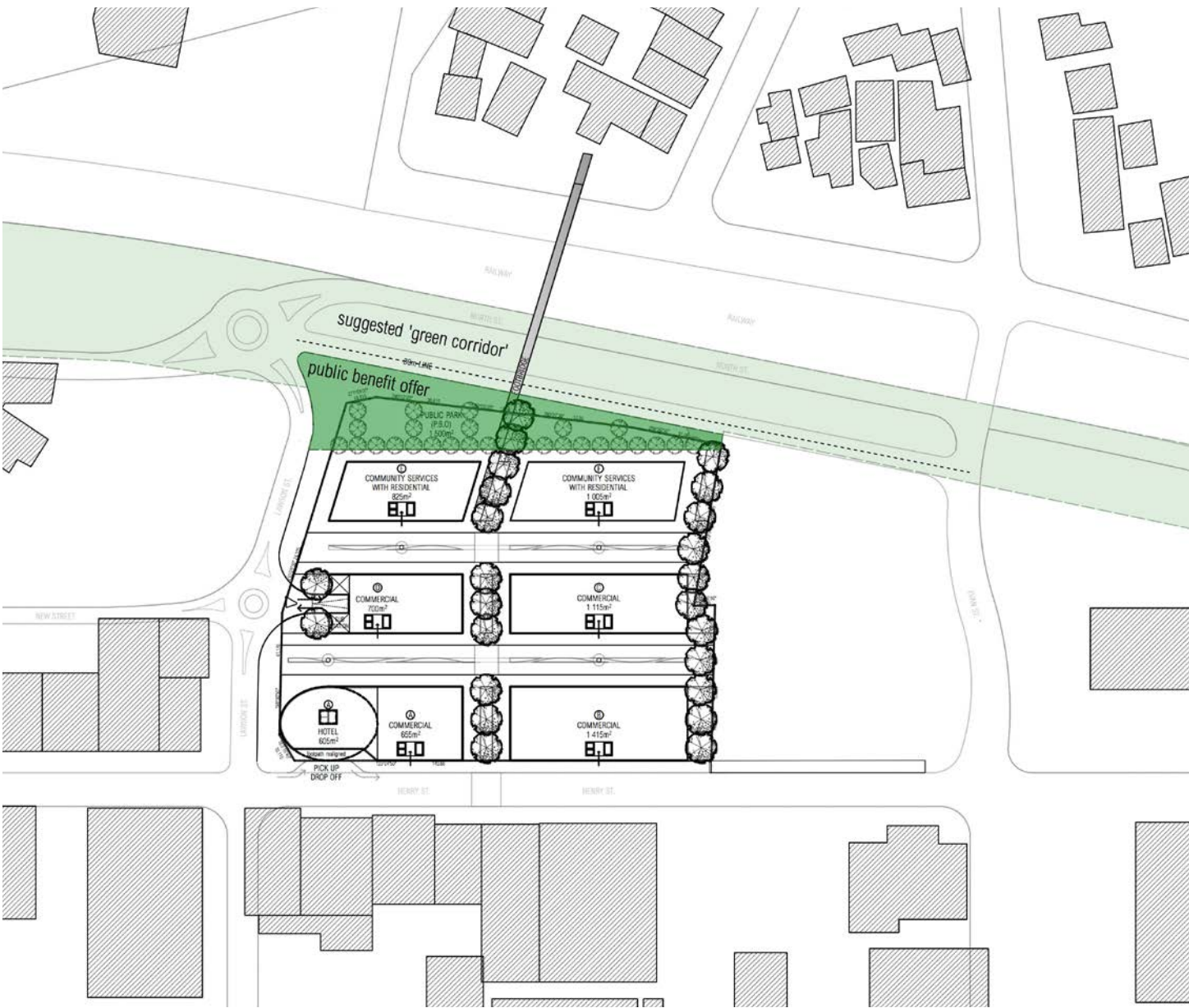


WATERCOURSE RE-IMAGINED ON SITE

2 factors suggest a linear water feature on site. Historically a small watercourse ran across this site later confined to a channel that was diverted to run between and through the rear yards of the former houses. And Penrith may be said to be a 'river / water' city sitting along the Nepean River with water-based tourist attractions: Olympic courses, Cable Ski Park and the river itself. In celebration of these two issues, a shallow permanent watercourse is re-created on the site, bringing the cooling effects of water, and a memory of the stream to the urban area. With a pebble base of Nepean gravel it would have a fountain to mark the start and end of the watercourse and to aerate the water.



2.0 SITE ANALYSIS

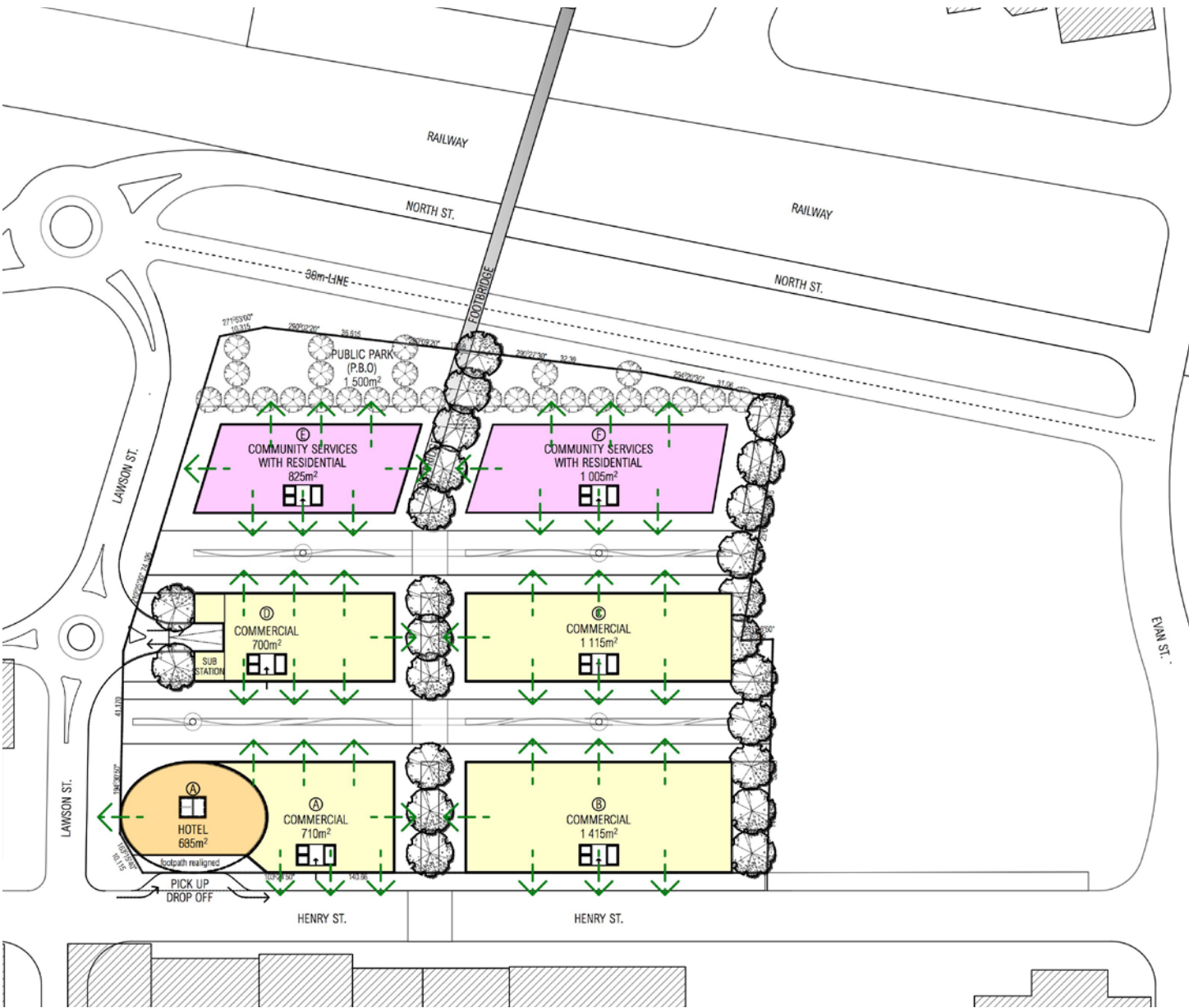


GREEN CORRIDOR

The 'green corridor' identified along the line of North St and the railway corridor is extended and enhanced with green space in two ways: the park of located to the north of the site, connected to the green space corridor provides passive and active recreation areas. Further it allows and preserves better north sun access to the residential buildings to the south, extending to low areas of the railway and North St. Winter sun is available to both the public open space AND the residential. This is a far better than the earlier Conybeare Morrison suggestion of super tall buildings along the railway corridor, which would blanket sun access to the site.



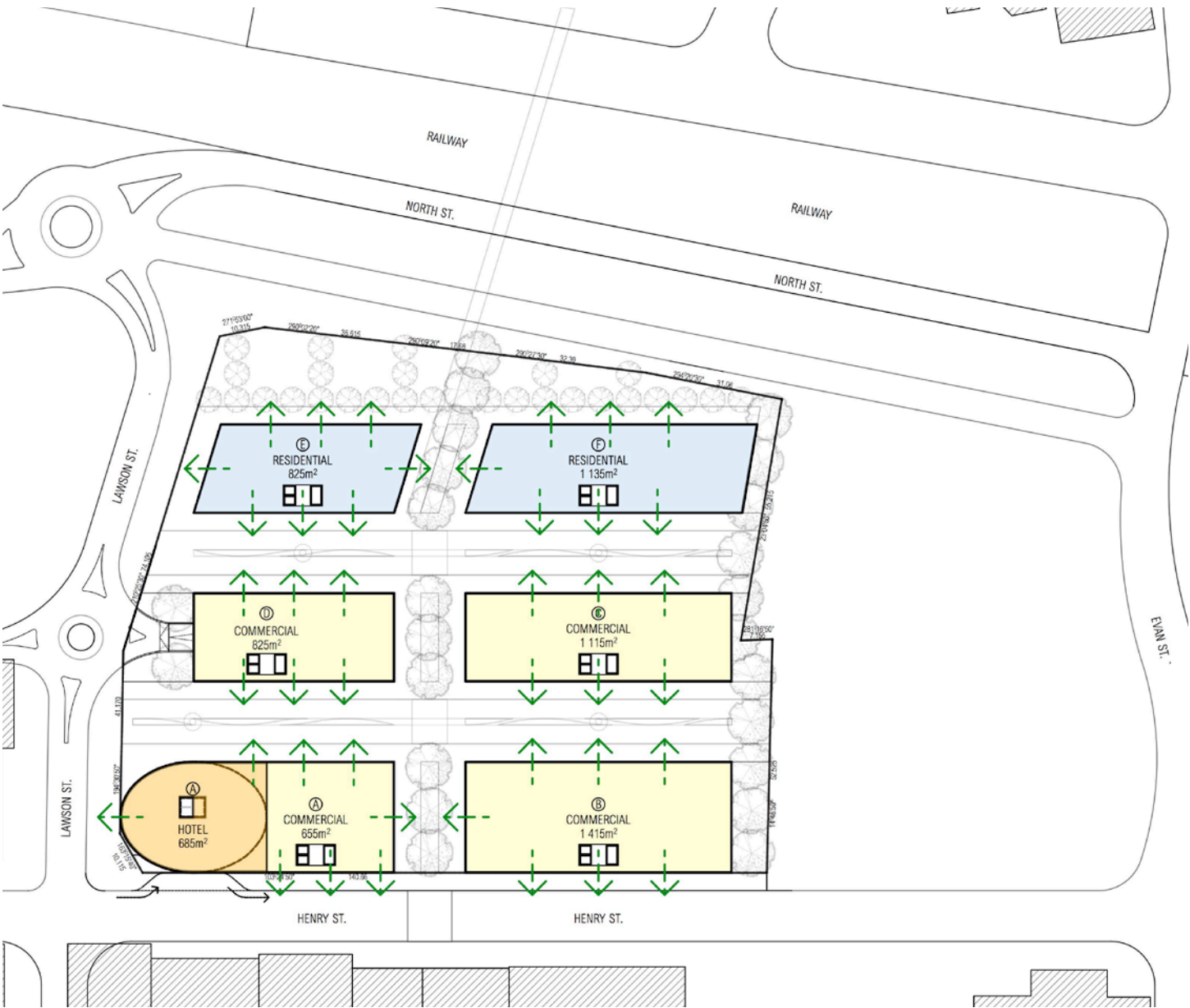
2.0 SITE ANALYSIS



DISTRIBUTION OF USES + SPACE - GROUND FLOOR

The hotel is located at the junction of Henry and Lawson streets as a marker of that important intersection and as a continuation of the 'towers' that will eventually develop along Henry St. The retail is located along Henry St for maximum street presence. Further retail is associated with the civic plaza and is the second row of buildings. The community services are associated with the lowest buildings in height, the furthest away from Henry St.

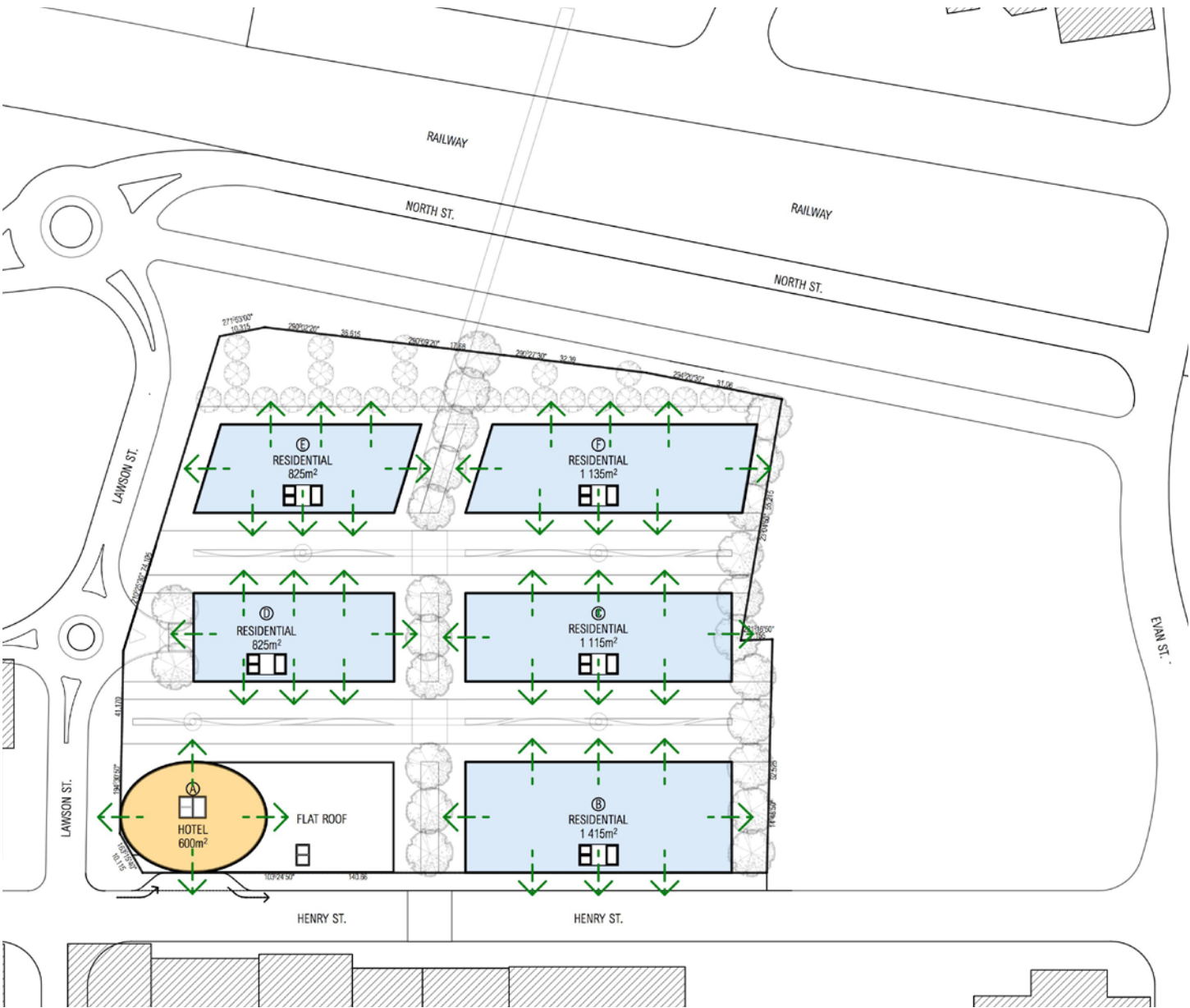
2.0 SITE ANALYSIS



DISTRIBUTION OF USES + SPACE - UPPER NON RESIDENTIAL

The hotel continues at the junction of Henry and Lawson streets as a marker of that important intersection. The retail upper level for the 'big box retailer' such as a Woolworths Metro, is located on Henry St for for connection to the street presence below. Commercial uses are associated with the civic plaza and is the second row of buildings. The community services are associated with the lowest buildings in height, the furthest away from Henry St.

2.0 SITE ANALYSIS

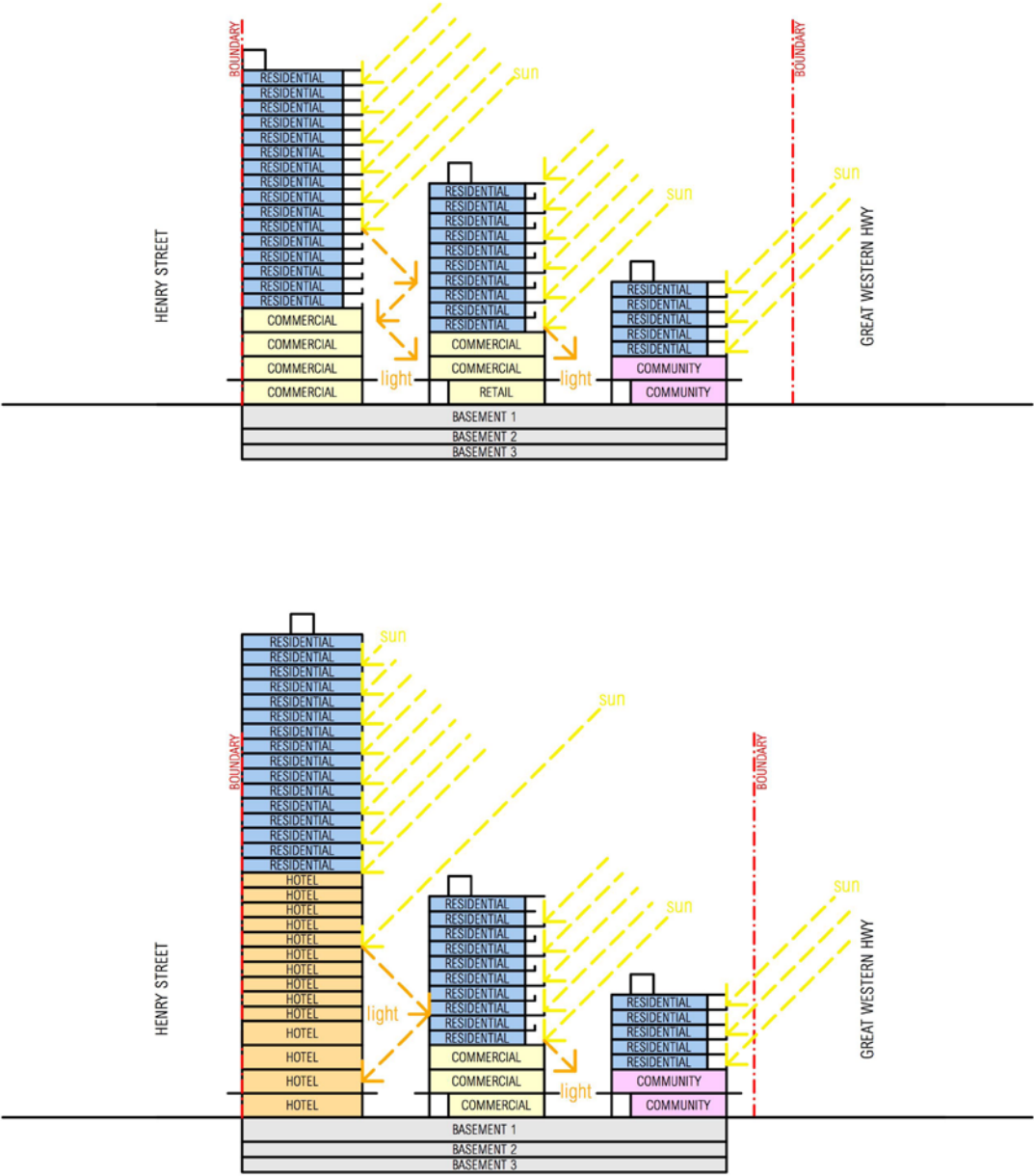


DISTRIBUTION OF USES + SPACE - UPPER RESIDENTIAL

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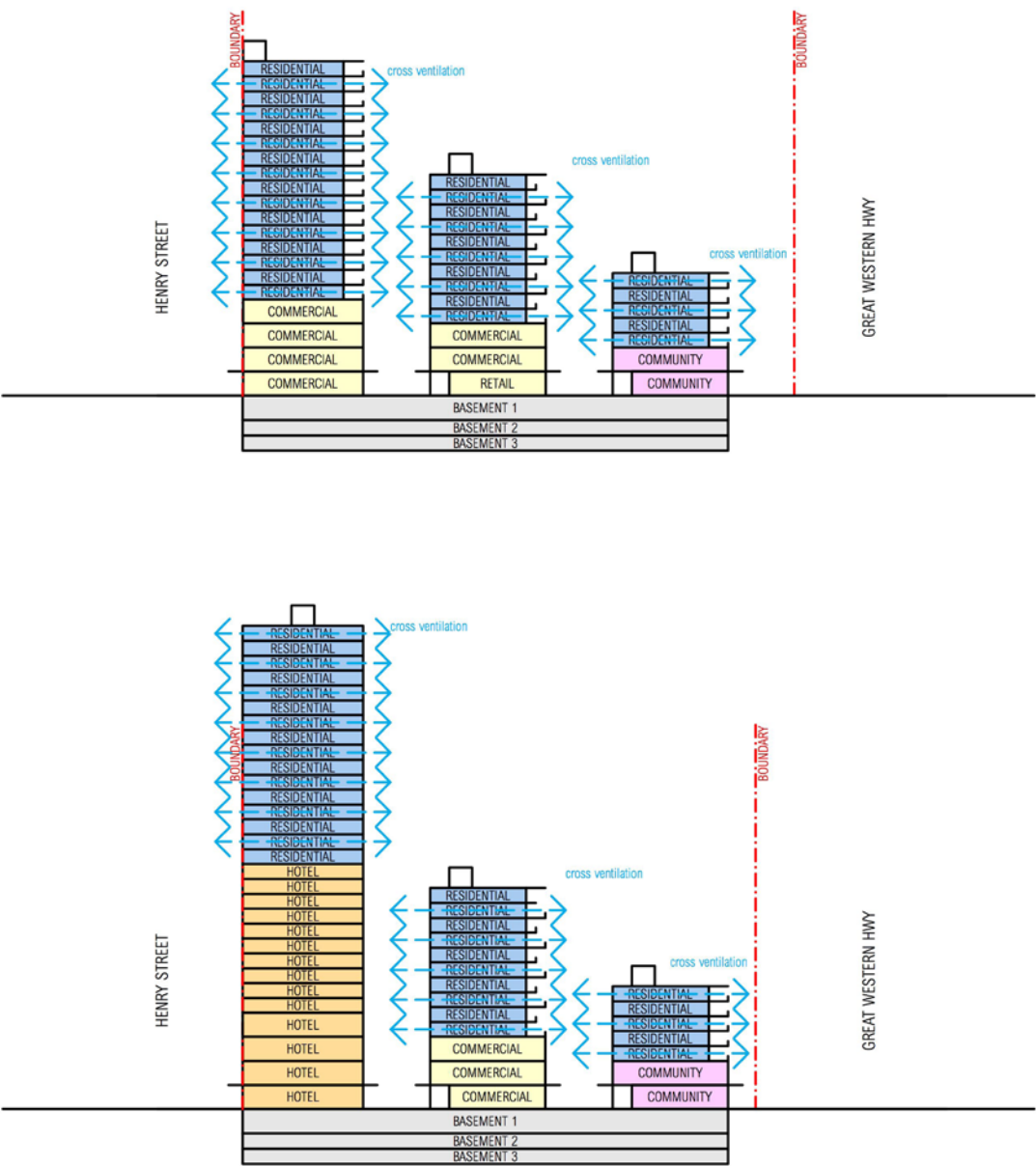
2.0 SITE ANALYSIS



SOLAR ACCESS

The residential buildings are stepped to ensure that a maximum of apartments on the site are capable of receiving north sun. The spacing, at a minimum of 18 m ensures that natural light is possible to all apartments. The uses that do not require direct sun access such as the retail and commercial are located in the lower more shaded areas.

2.0 SITE ANALYSIS



## CROSS VENTILATION

As the residential forms are in long axis east west, they are shallow in depth, which allows for single loaded corridors and naturally cross ventilation to all apartments – rather than the inadequate 60% that is required in the SEPP 65 ADG. Some typical floor plate plans that have been used by environa studio to promote this form of cross ventilation are shown in section 4.6.

### 3.0 CONCEPT MASTERPLAN



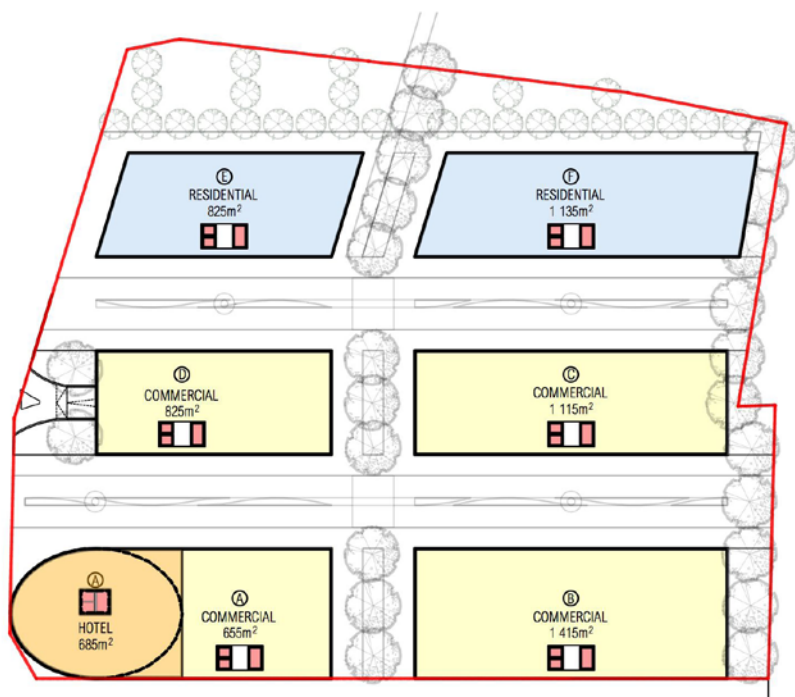
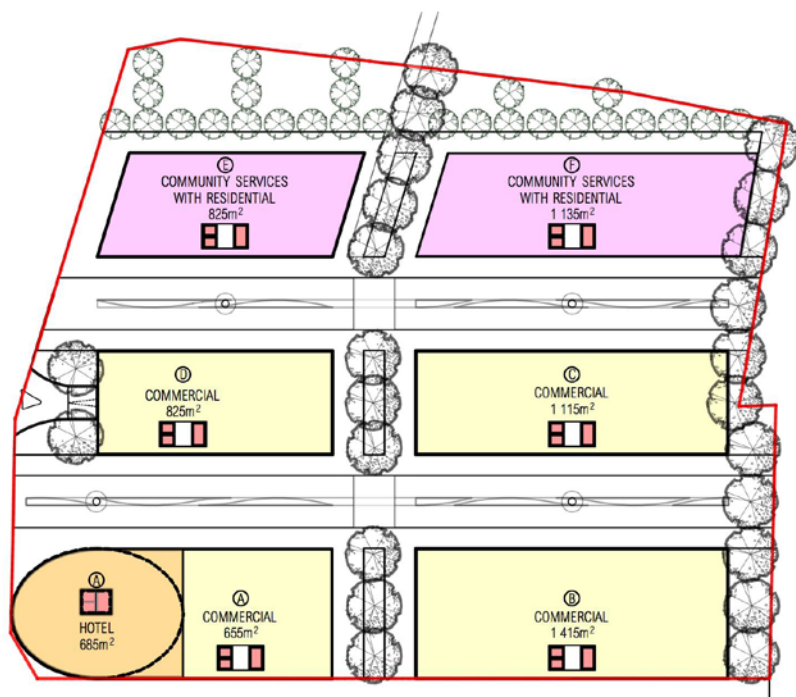
3.1 LEVEL 1



LEVEL 1

PLAN IS INDICATIVE ONLY

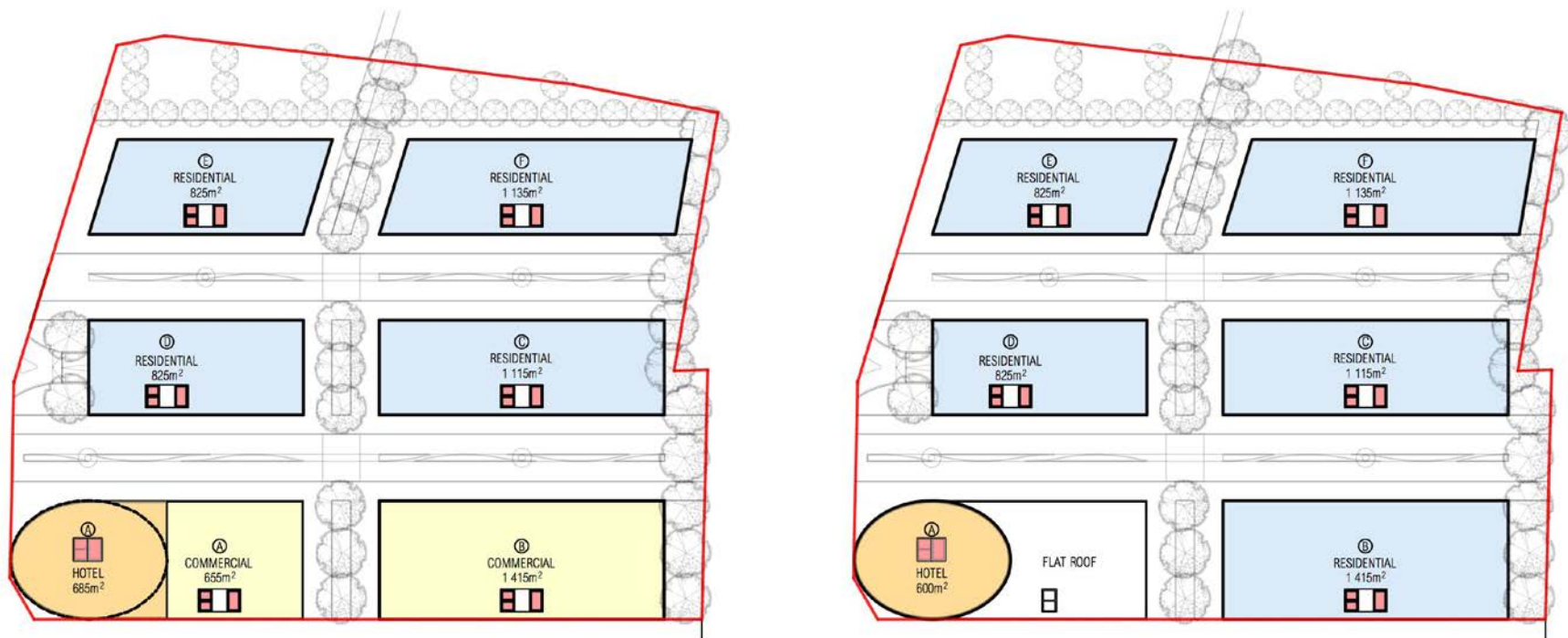
3.1 LEVEL 2 + 3



LEVEL 2 + 3

PLAN IS INDICATIVE ONLY

3.1 LEVEL 4 + 5

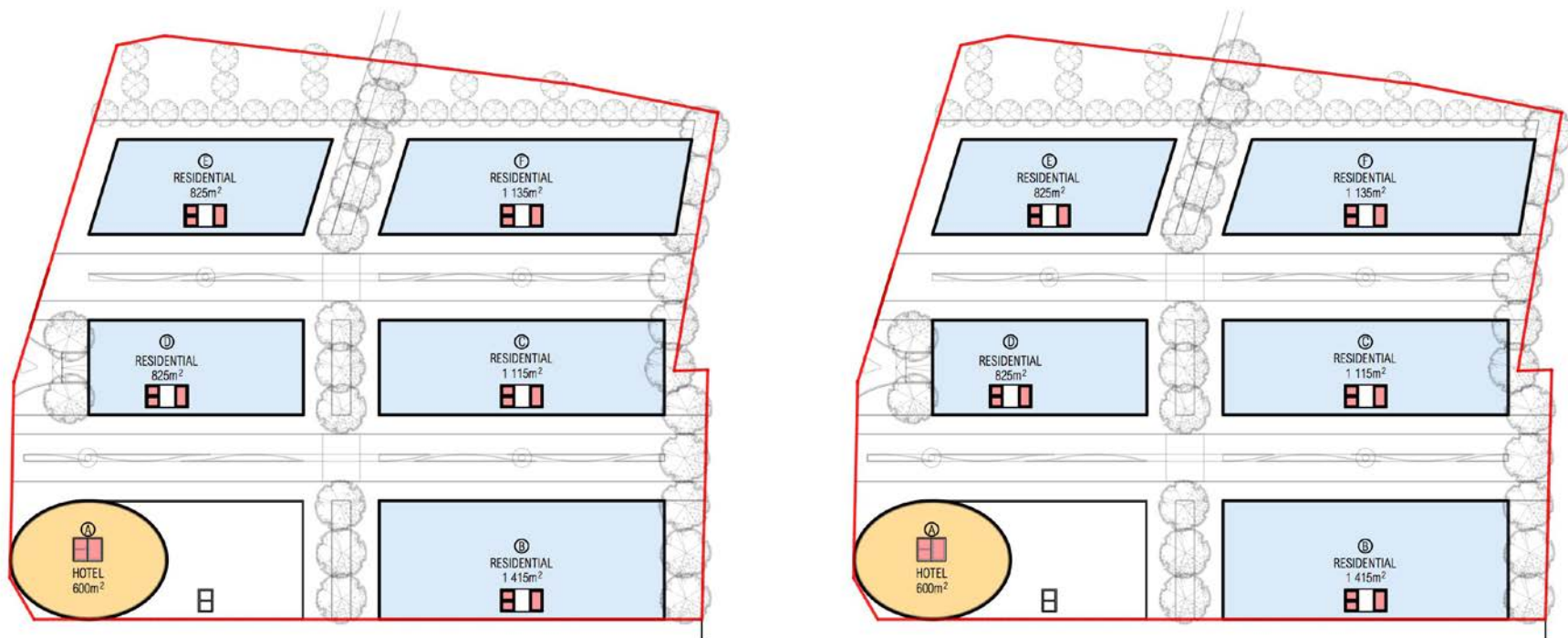


LEVEL 4 + 5

PLAN IS INDICATIVE ONLY



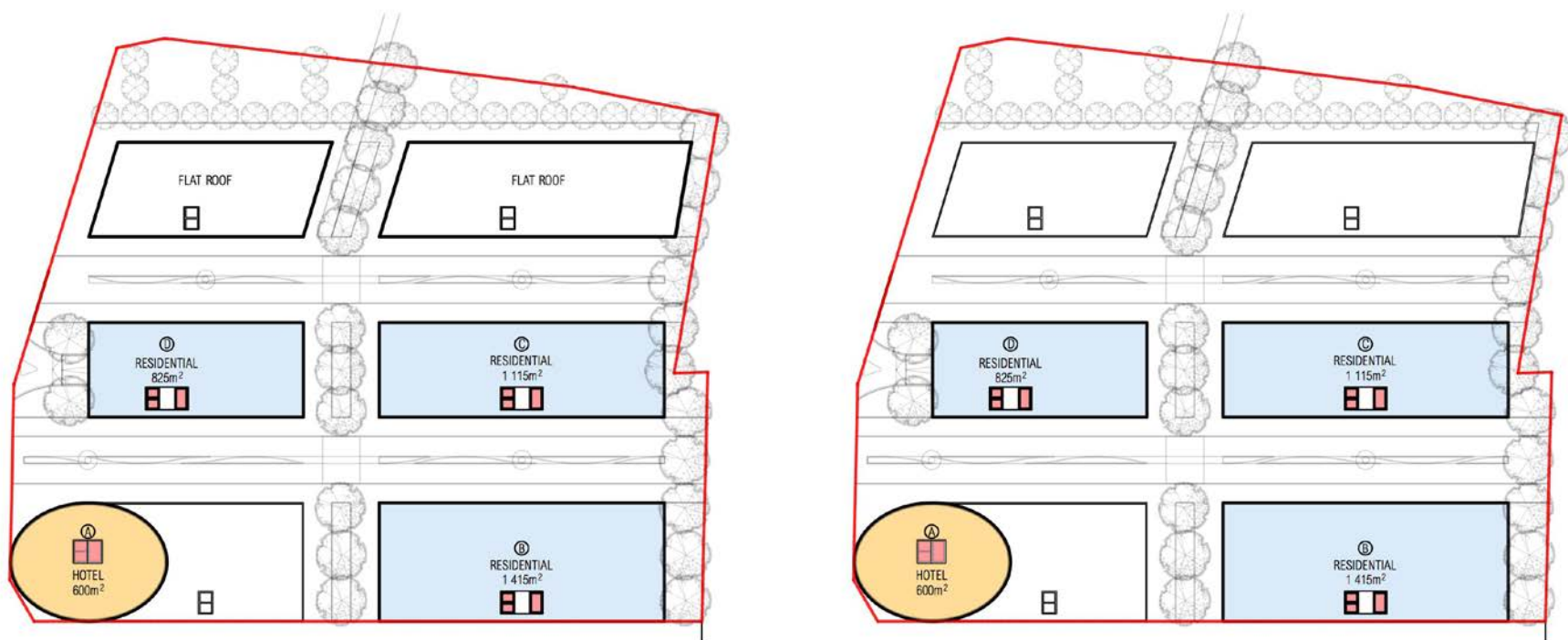
3.1 LEVEL 6 + 7



LEVEL 6 + 7

PLAN IS INDICATIVE ONLY

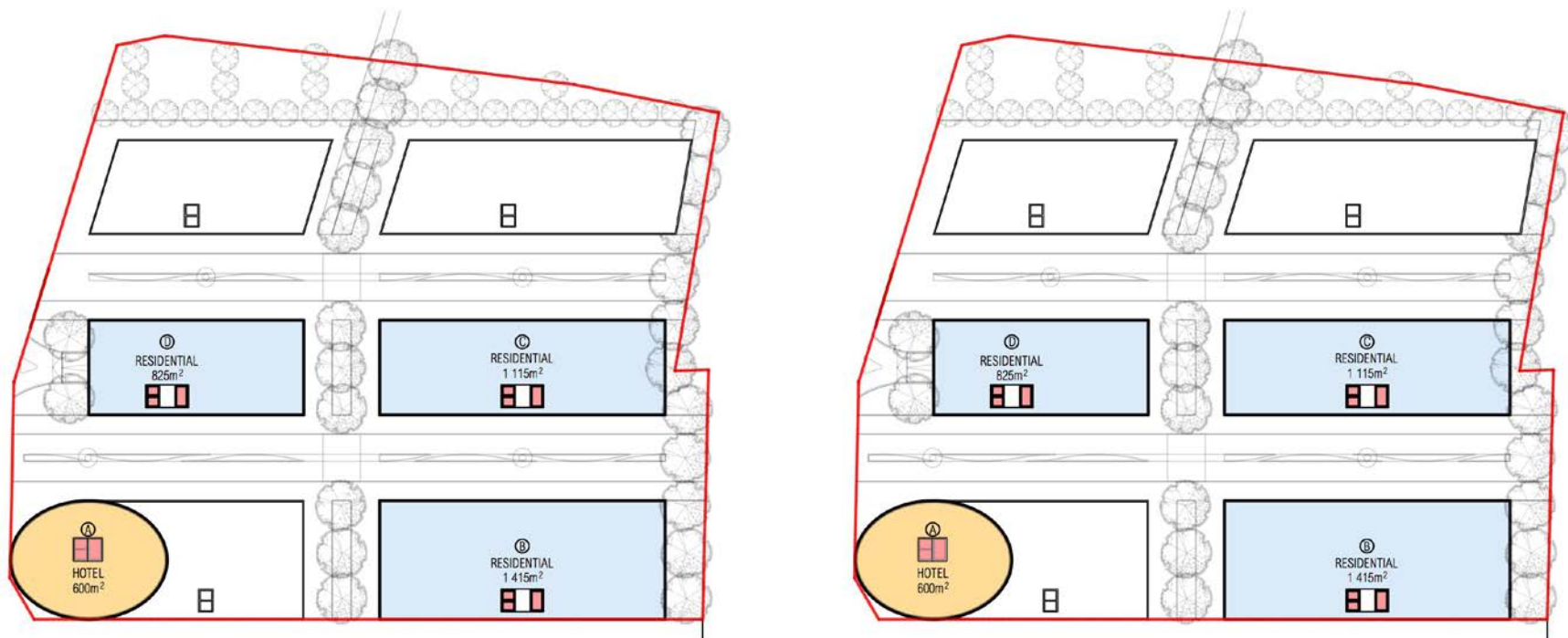
3.1 LEVEL 8 + 9



LEVEL 8 - 9

PLAN IS INDICATIVE ONLY

3.1 LEVEL 10 + 11

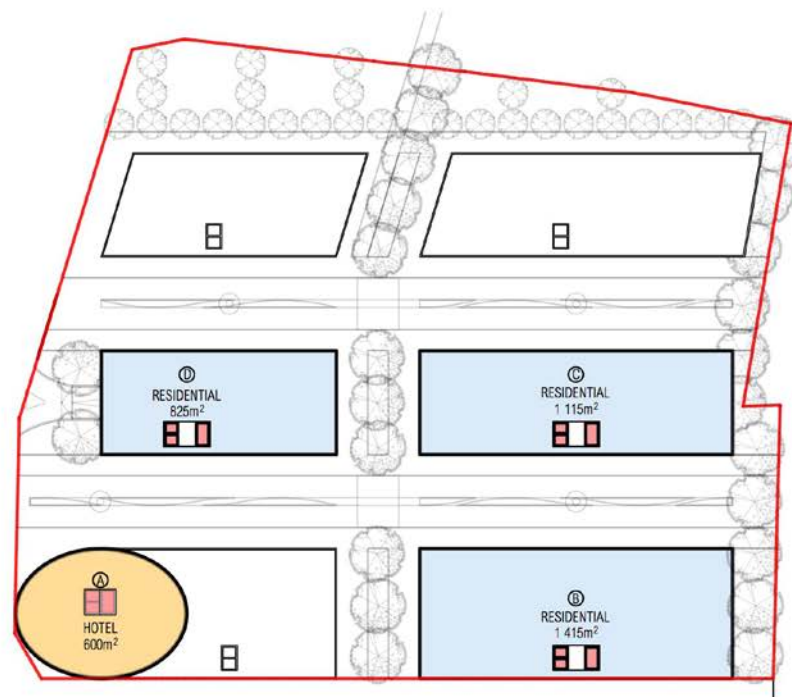
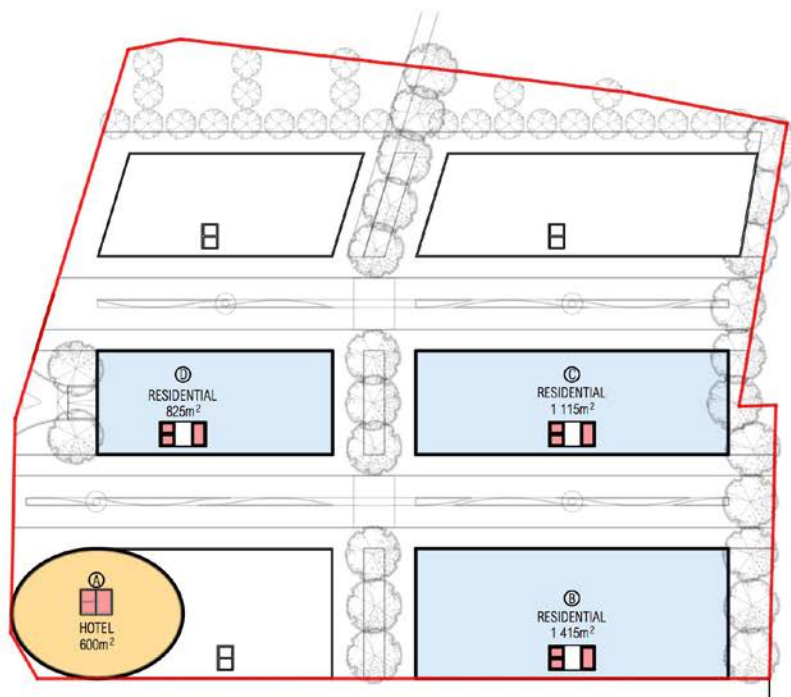


LEVEL 10 - 11

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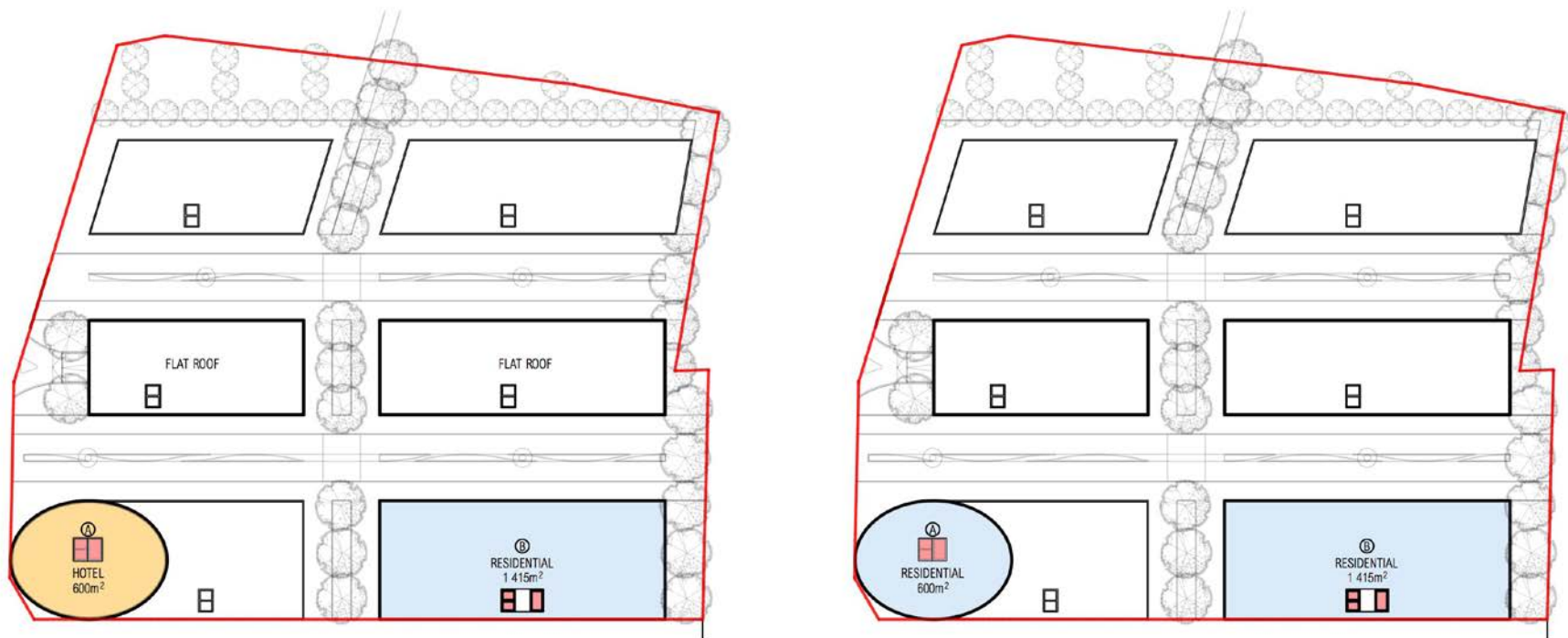
3.1 LEVEL 12 +13



LEVEL 12 - 13

PLAN IS INDICATIVE ONLY

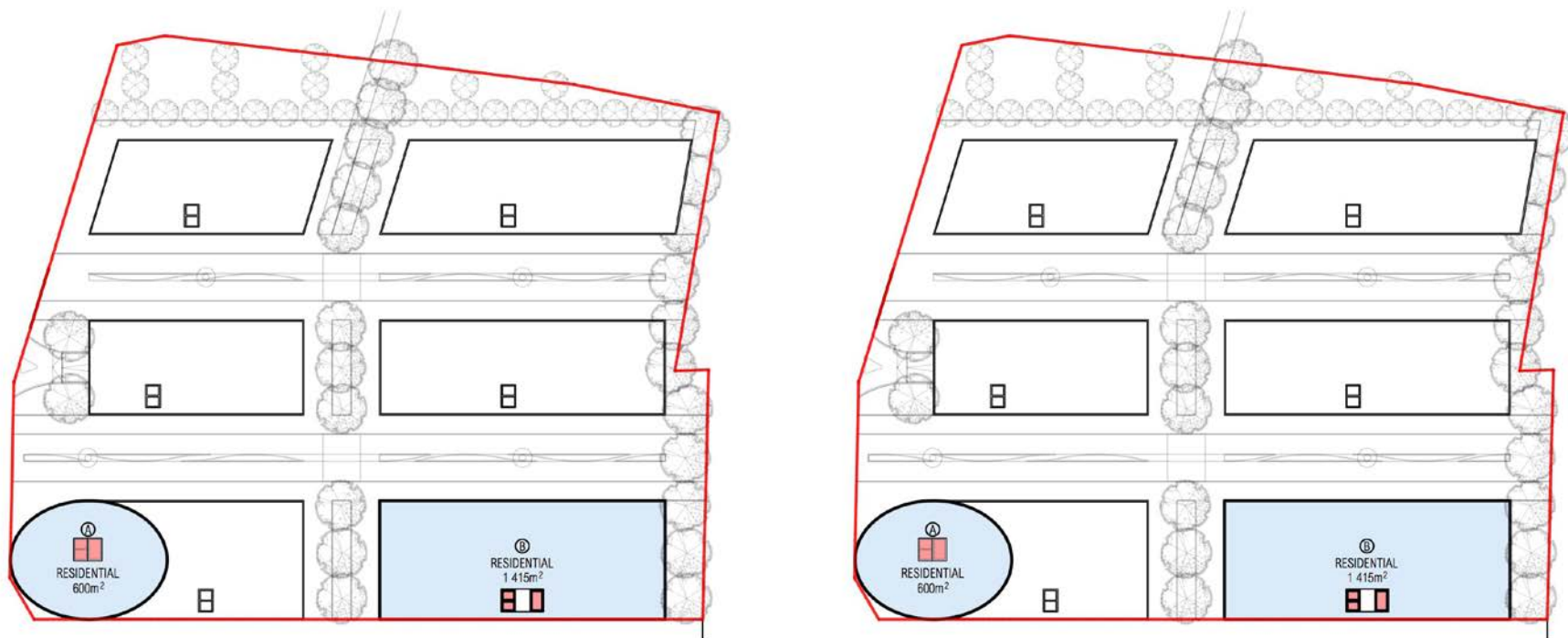
3.1 LEVEL 14 + 15



LEVEL 14 - 15

PLAN IS INDICATIVE ONLY

3.1 LEVEL 16 + 17

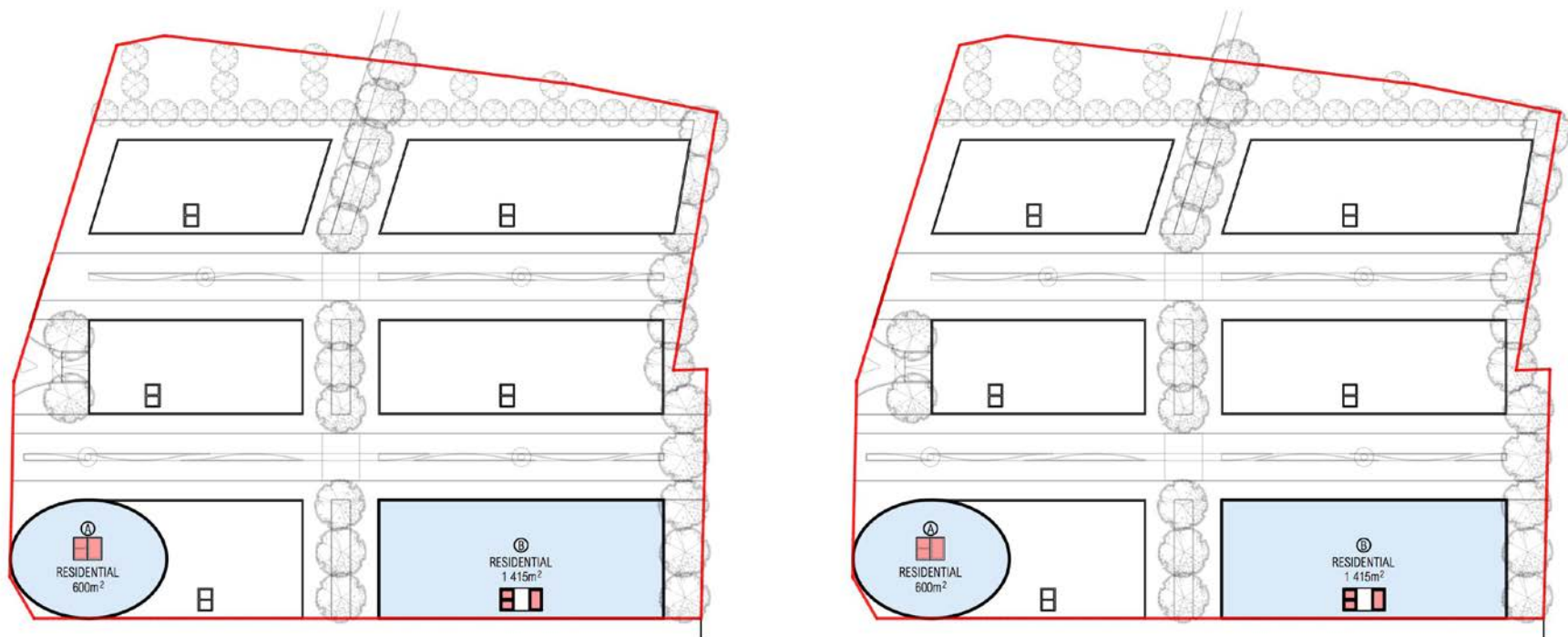


LEVEL 16 - 17

PLAN IS INDICATIVE ONLY



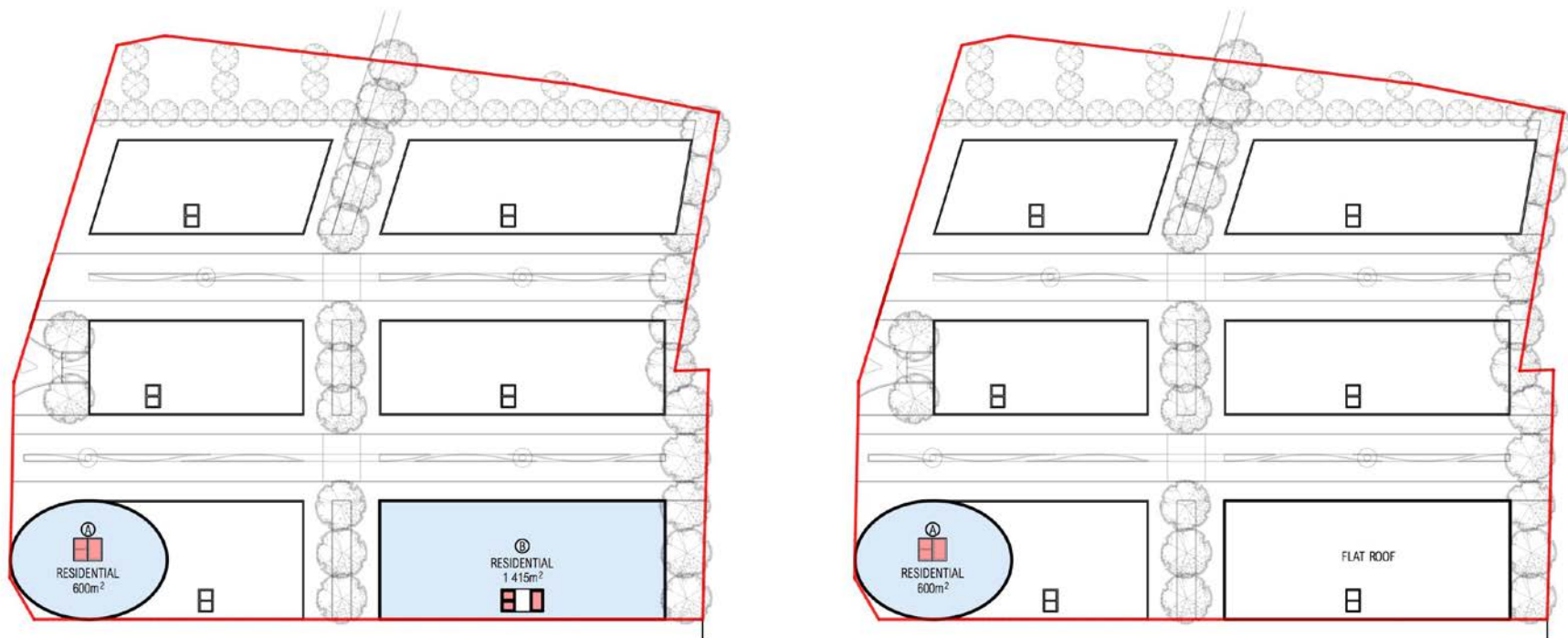
3.1 LEVEL 18 + 19



LEVEL 18 - 19

PLAN IS INDICATIVE ONLY

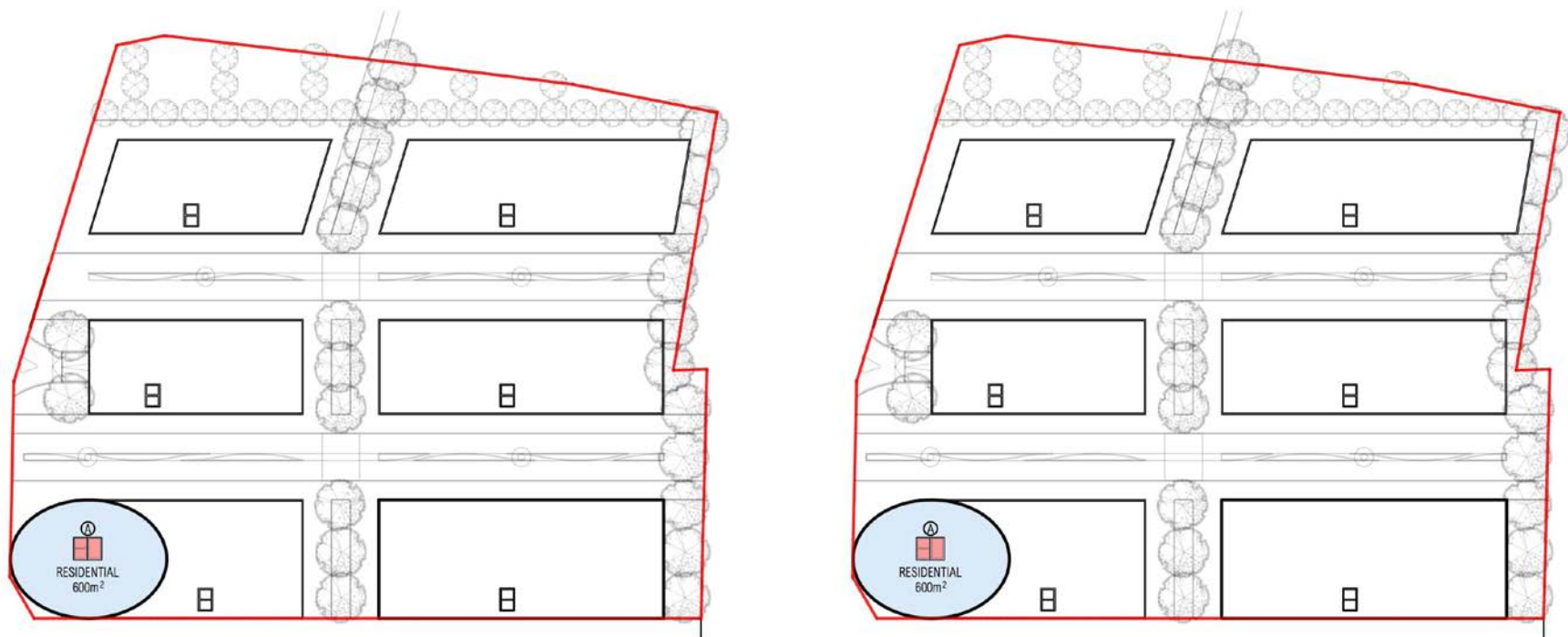
3.1 LEVEL 20 + 21



LEVEL 20 - 21

PLAN IS INDICATIVE ONLY

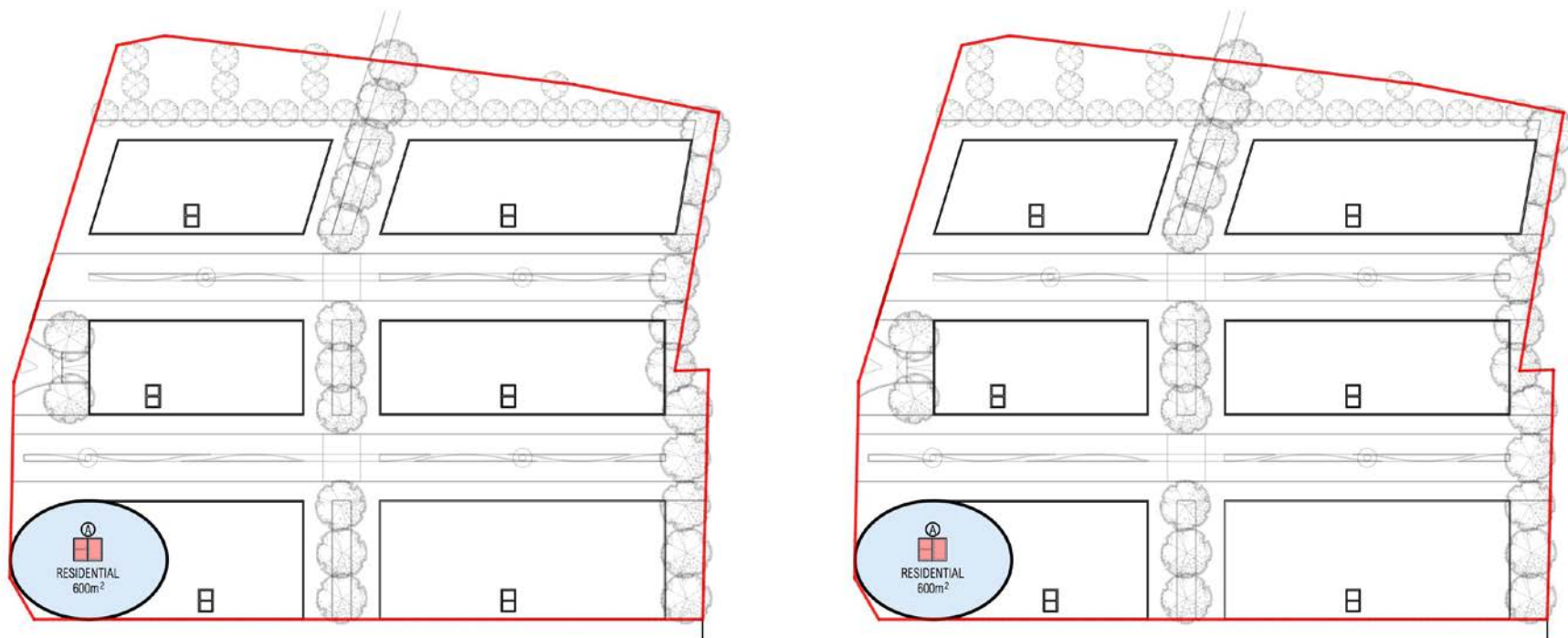
3.1 LEVEL 22 + 23



LEVEL 22 - 23

PLAN IS INDICATIVE ONLY

3.1 LEVEL 24 + 25

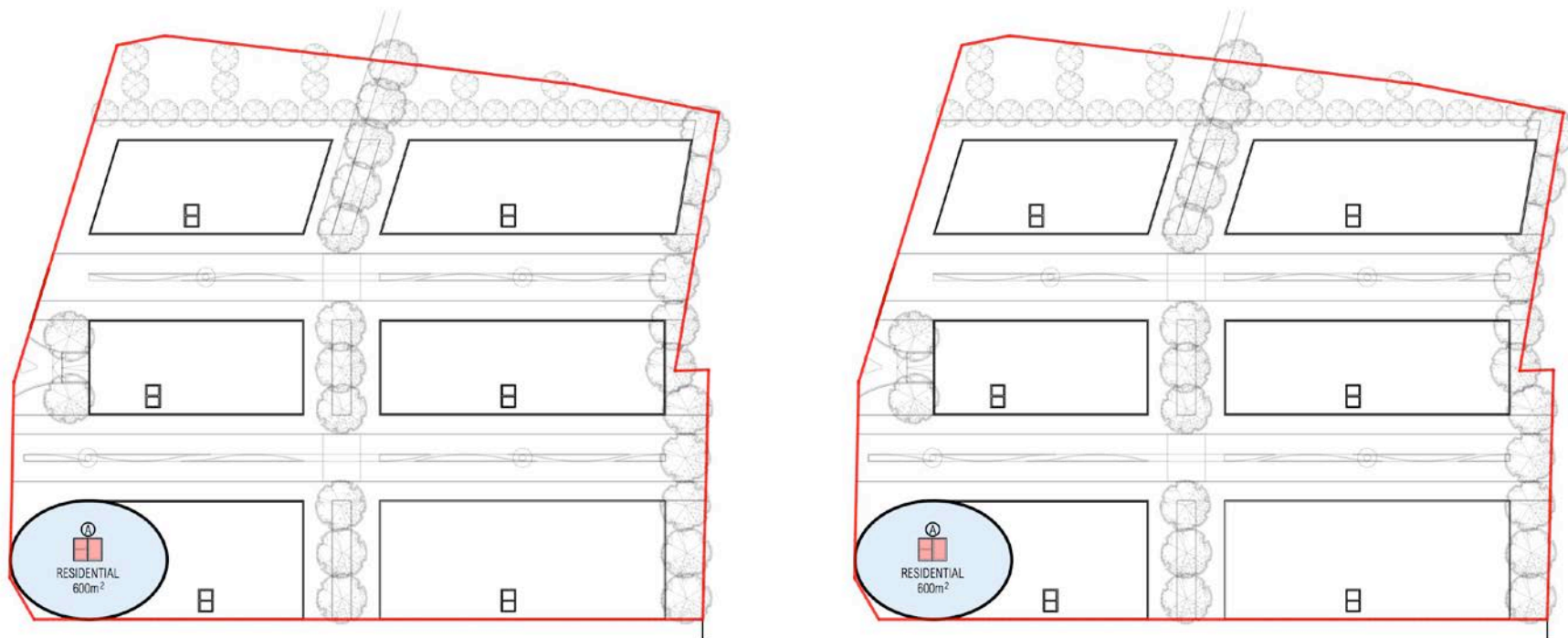


LEVEL 24 - 25

PLAN IS INDICATIVE ONLY



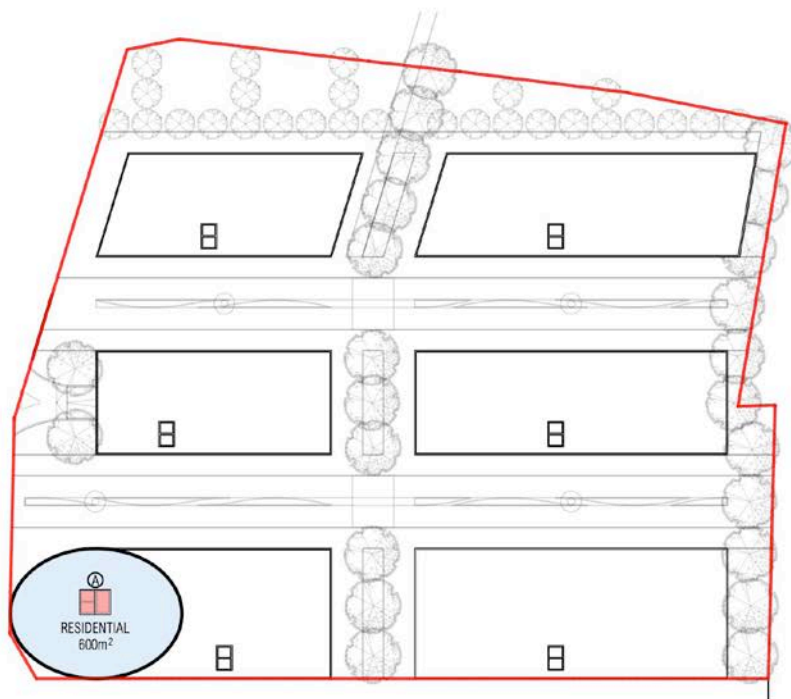
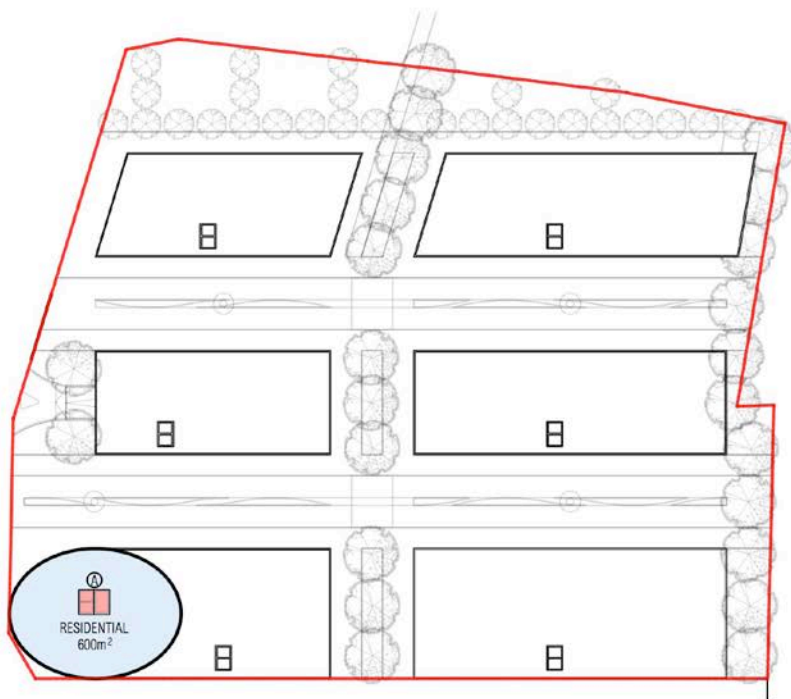
3.1 LEVEL 26 + ROOF



LEVEL 26 - 27

PLAN IS INDICATIVE ONLY

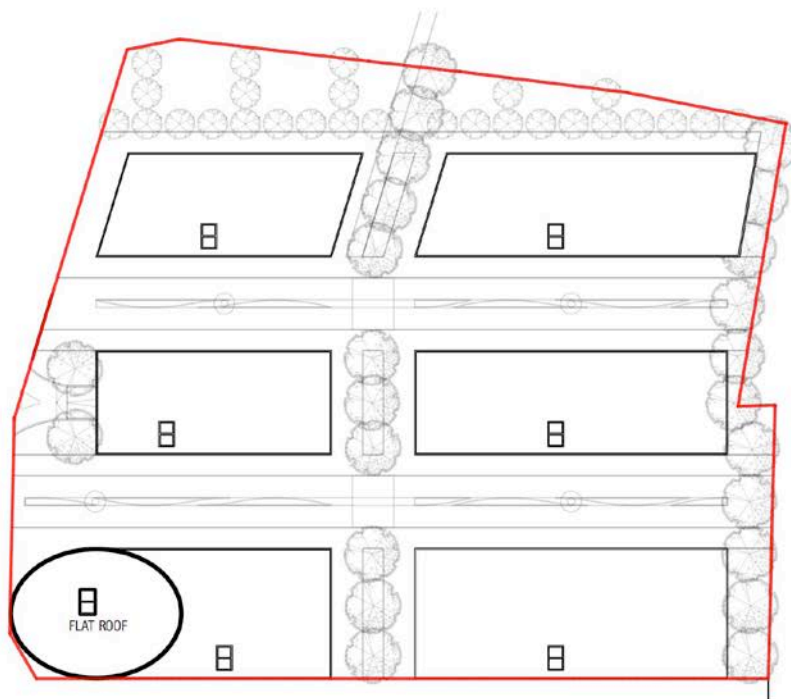
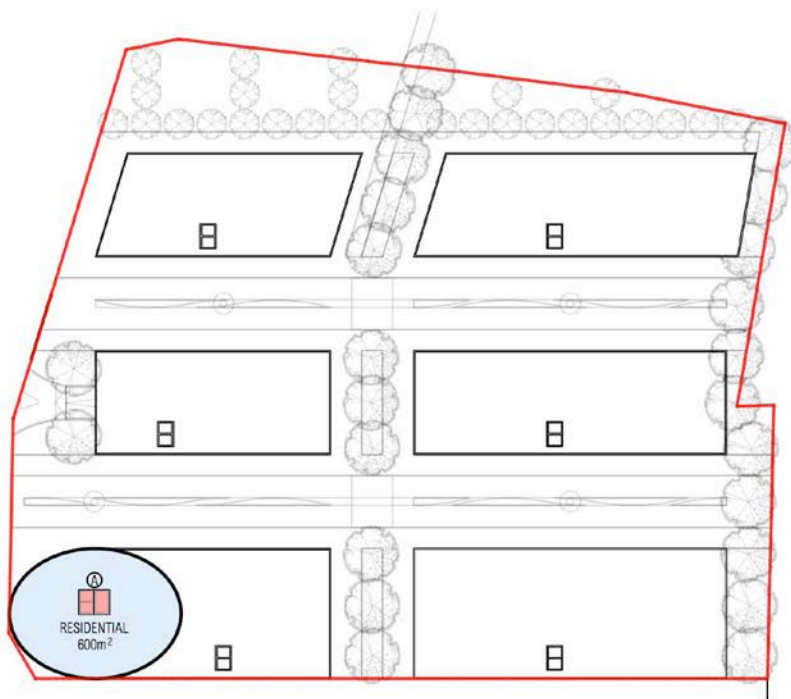
3.1 LEVEL 24 + 25



LEVEL 28 - 29

PLAN IS INDICATIVE ONLY

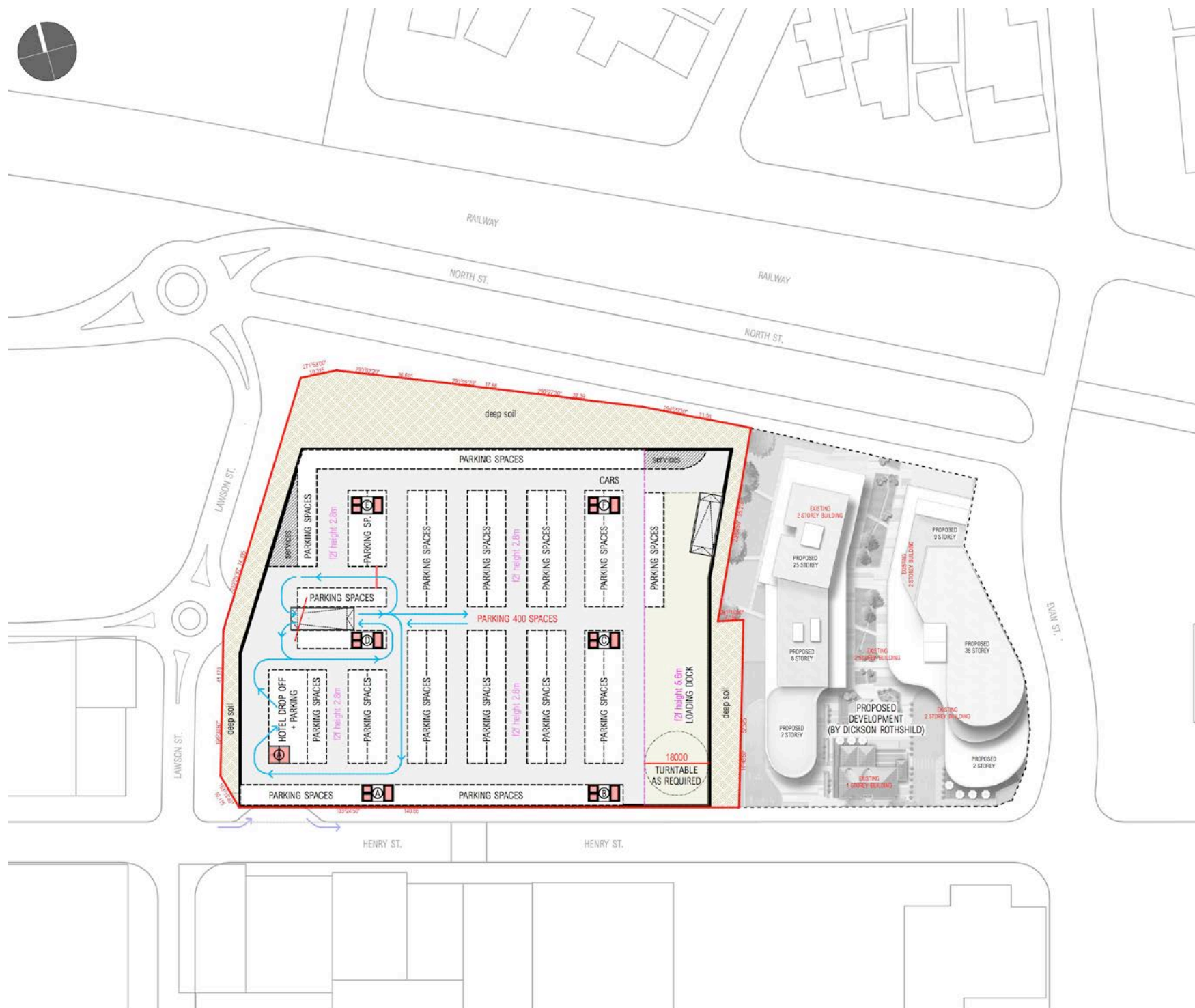
3.1 LEVEL 24 + 25



LEVEL 30 - ROOF

PLAN IS INDICATIVE ONLY

3.1 BASEMENT 1

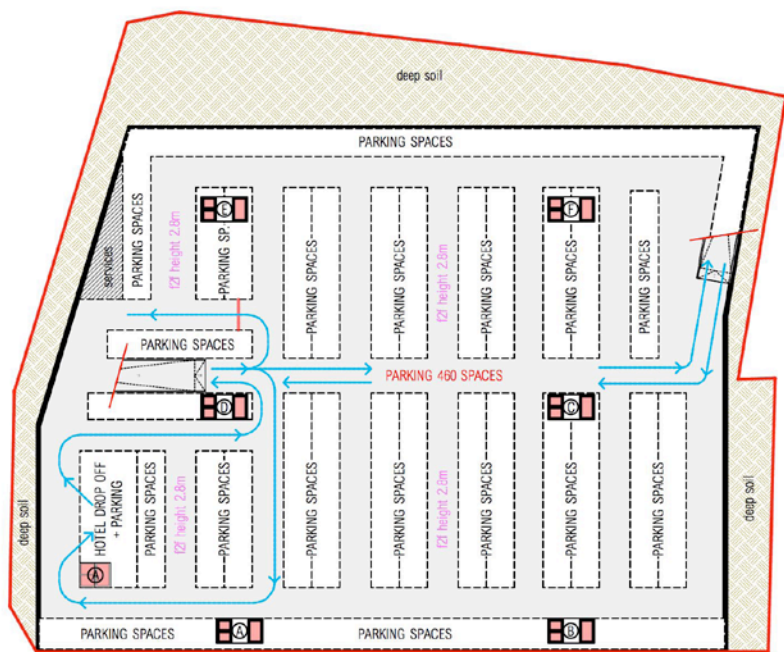
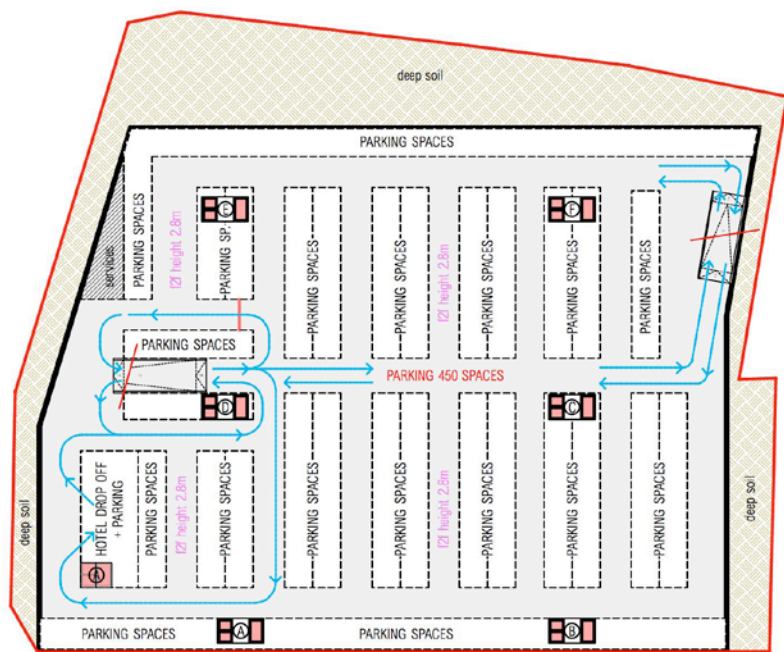


BASEMENT 1

PLAN IS INDICATIVE ONLY



3.1 BASEMENT 2 + 3

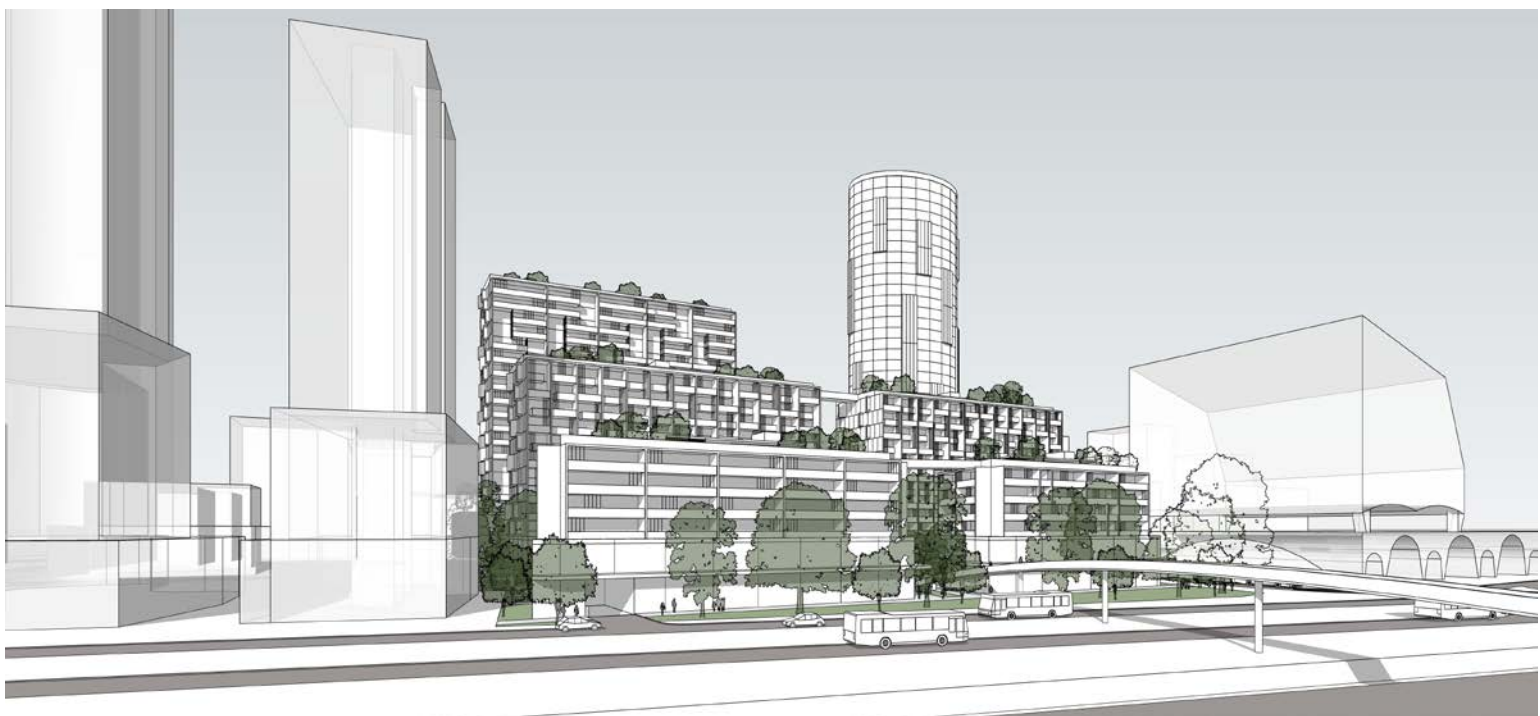


BASEMENT 2 + 3

PLAN IS INDICATIVE ONLY

## 3.2 PERSPECTIVES

## 3.2 PERSPECTIVES



IMAGES ARE INDICATIVE ONLY

## PERSPECTIVES 1

## 3.2 PERSPECTIVES

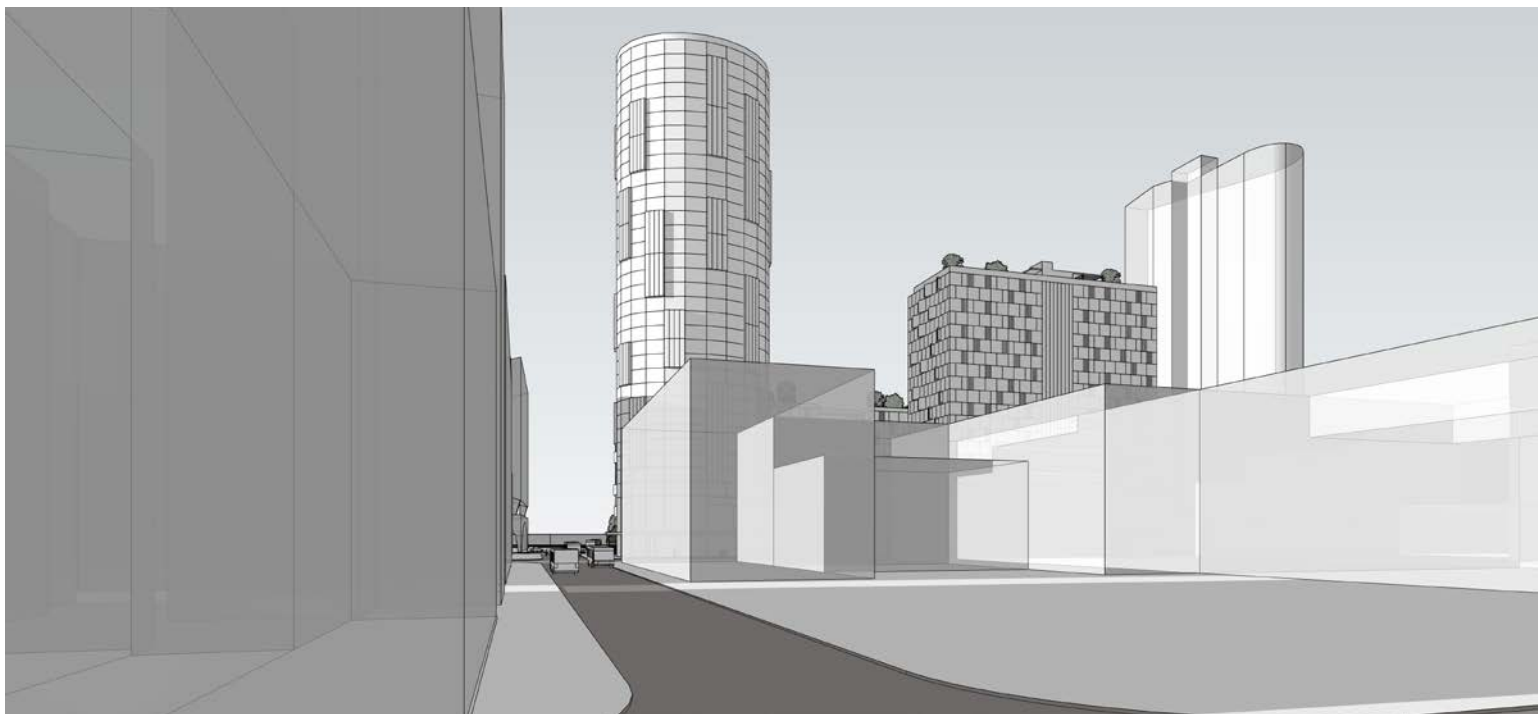
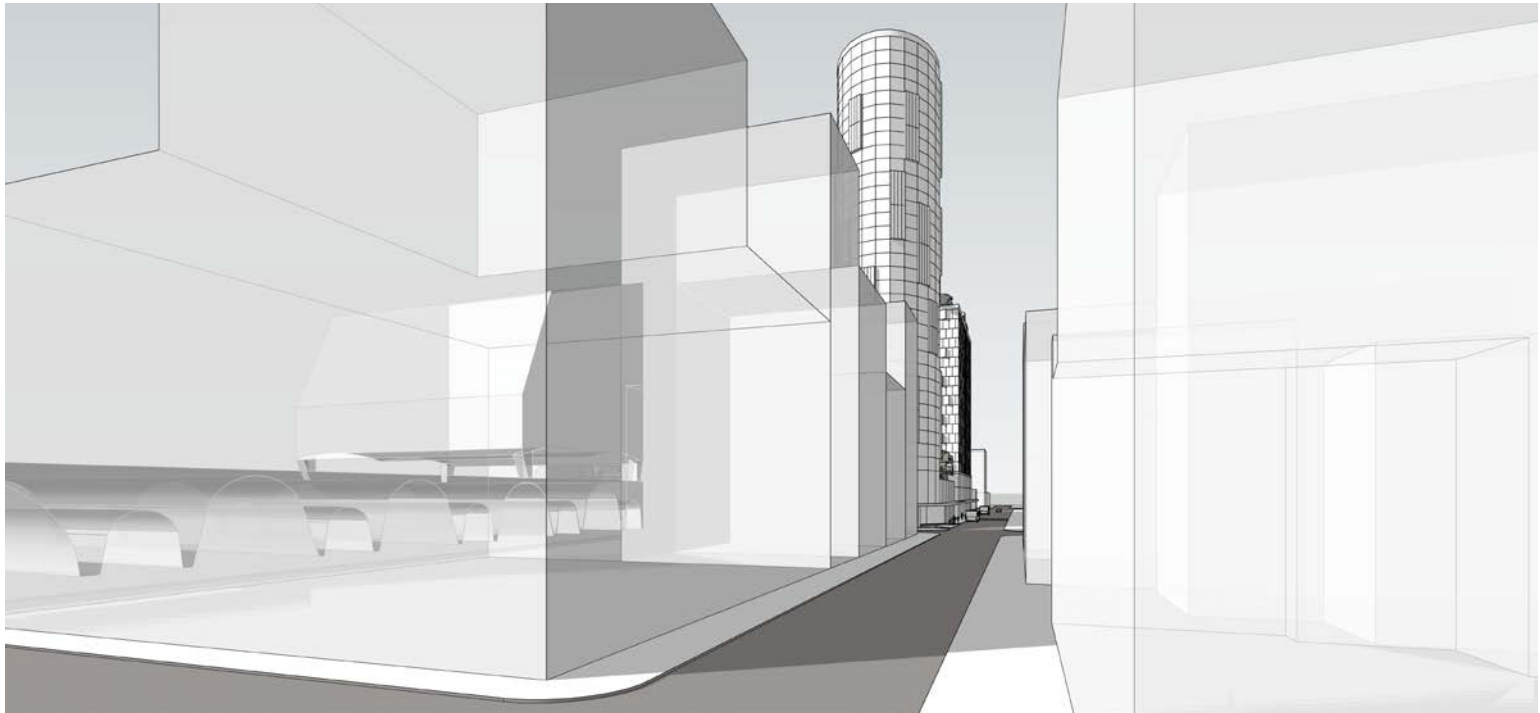


IMAGES ARE INDICATIVE ONLY

## PERSPECTIVES 2



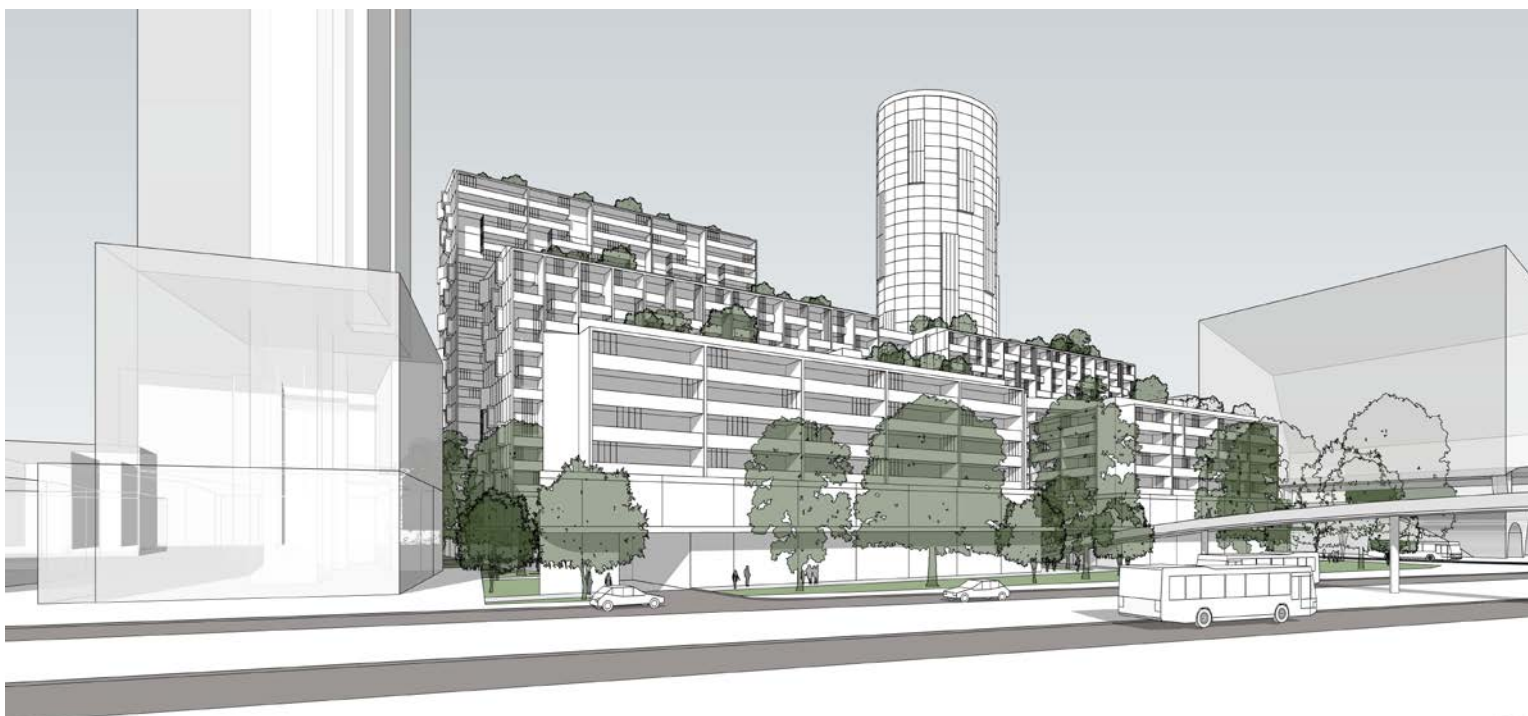
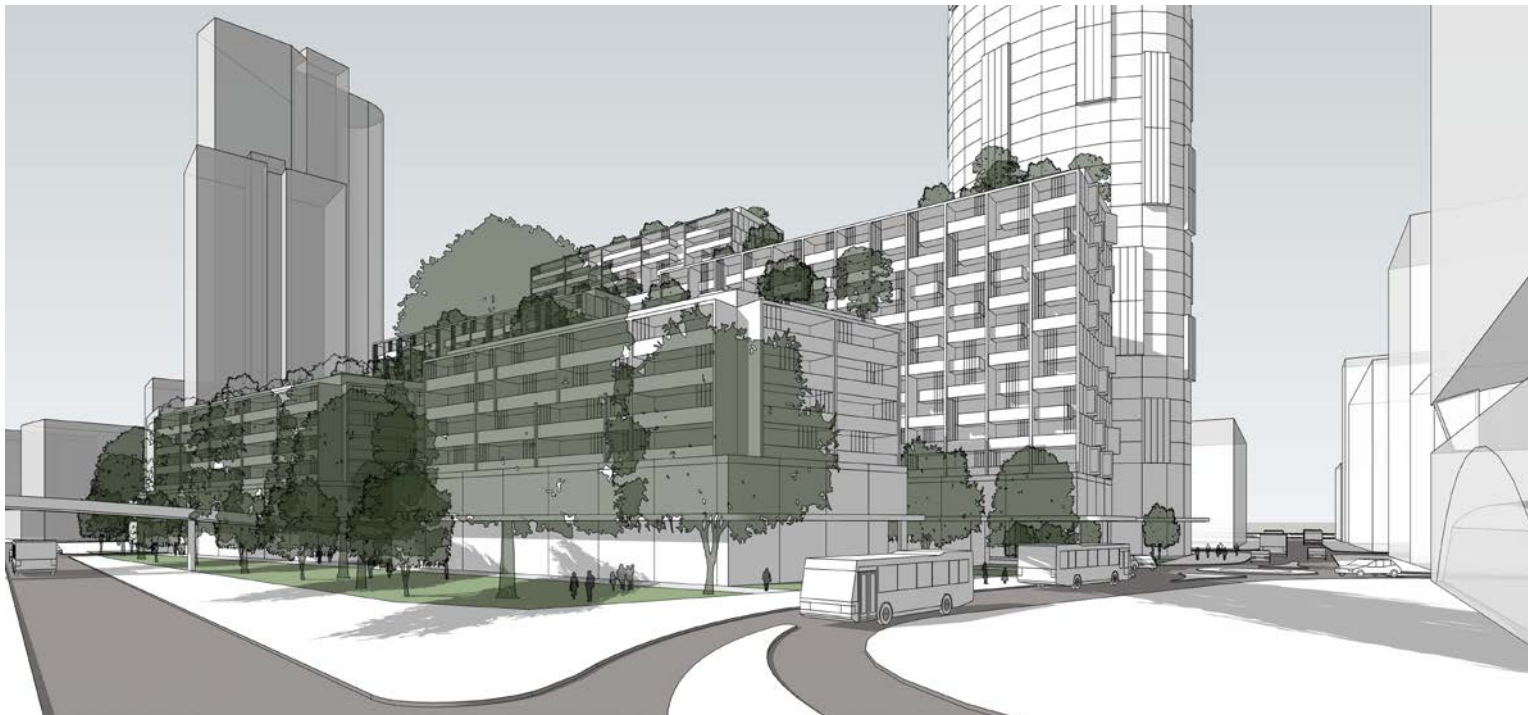
## 3.2 PERSPECTIVES



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## PERSPECTIVES 3

## 3.2 PERSPECTIVES



IMAGES ARE INDICATIVE ONLY

## PERSPECTIVES 4

3.2 PERSPECTIVES



IMAGES ARE INDICATIVE ONLY

PERSPECTIVES 5



## 3.2 PERSPECTIVES



IMAGES ARE INDICATIVE ONLY

## PERSPECTIVES 6



## 3.2 PERSPECTIVES



IMAGES ARE INDICATIVE ONLY

## PERSPECTIVES 7

## 3.2 PERSPECTIVES



IMAGES ARE INDICATIVE ONLY

## PERSPECTIVES 8

3.2 PERSPECTIVES

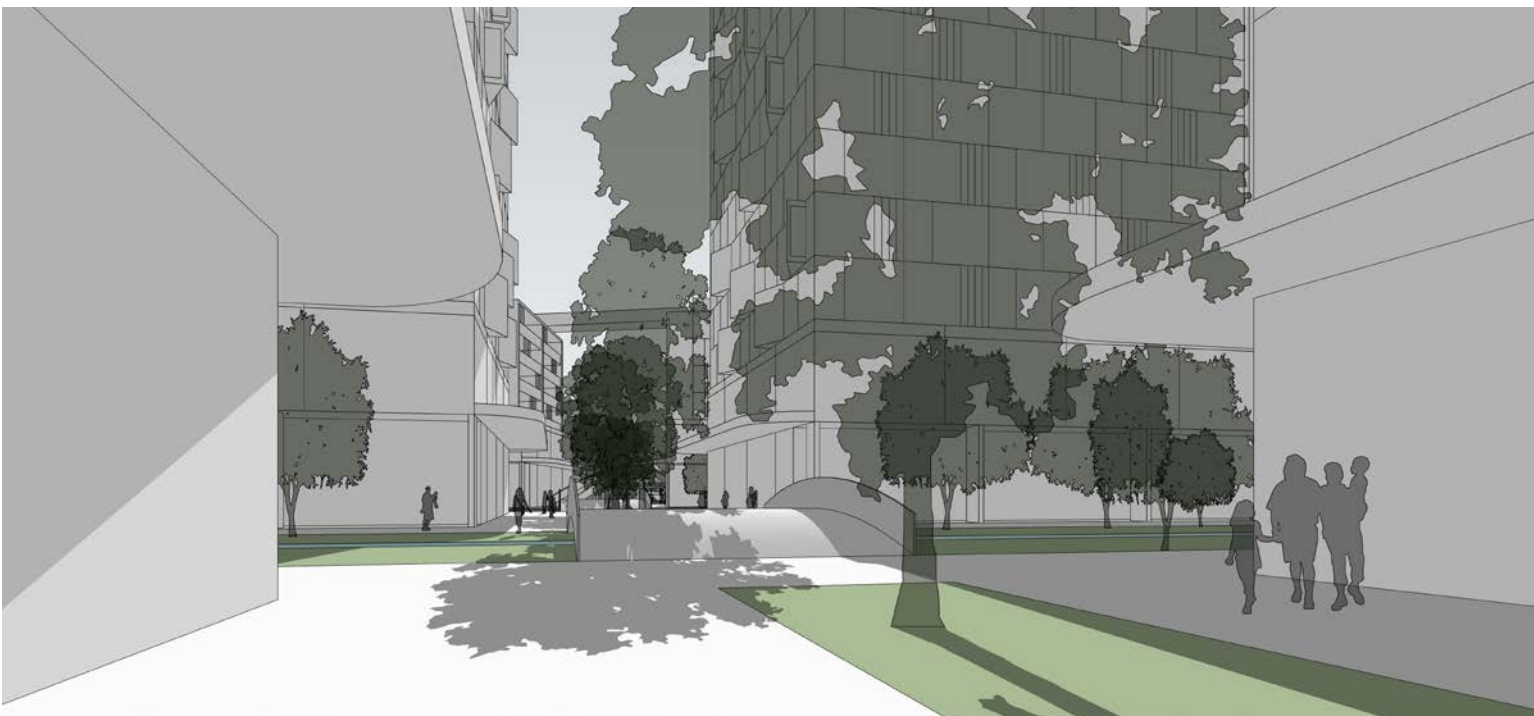


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PERSPECTIVES 9



3.2 PERSPECTIVES



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PERSPECTIVES 10



## 3.2 PERSPECTIVES

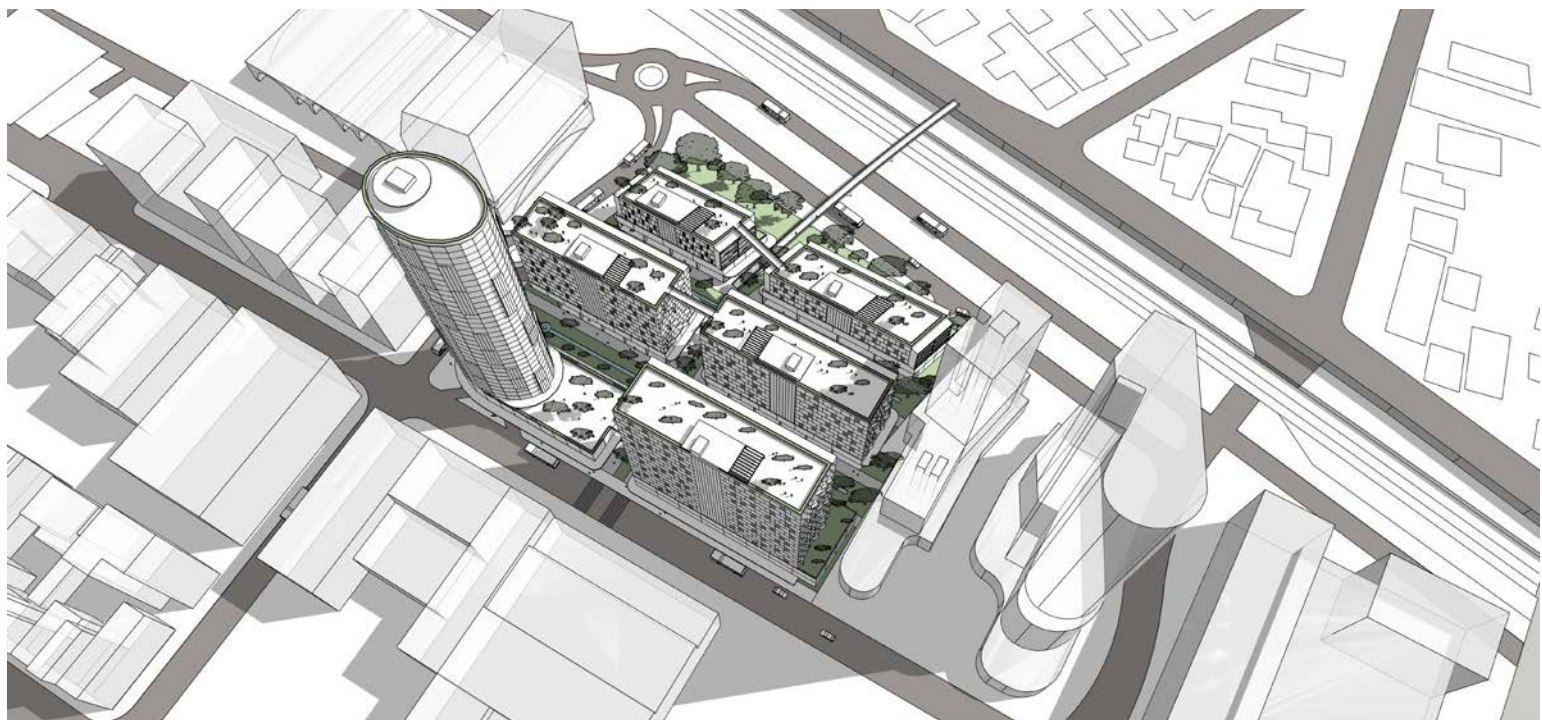
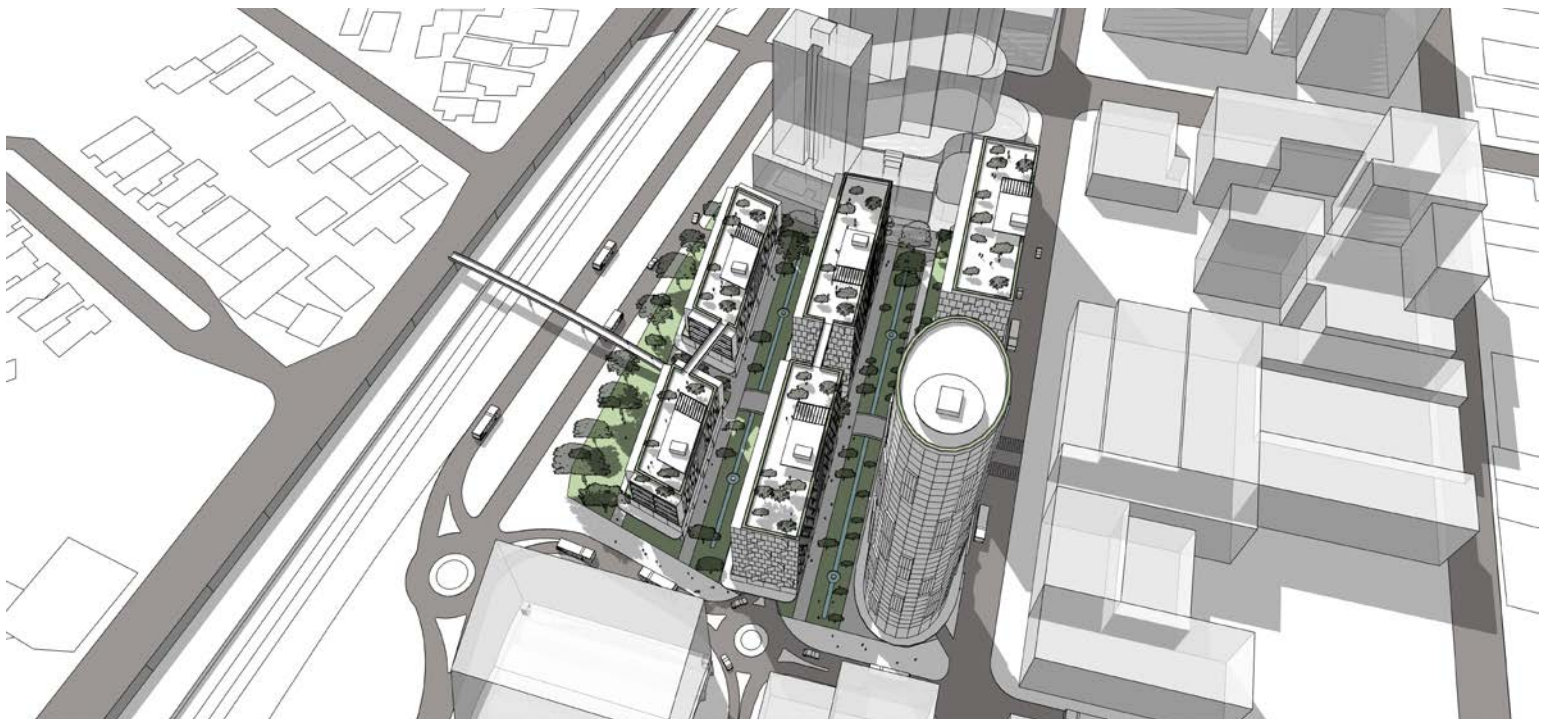


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## PERSPECTIVES 11



## 3.2 PERSPECTIVES



IMAGES ARE INDICATIVE ONLY

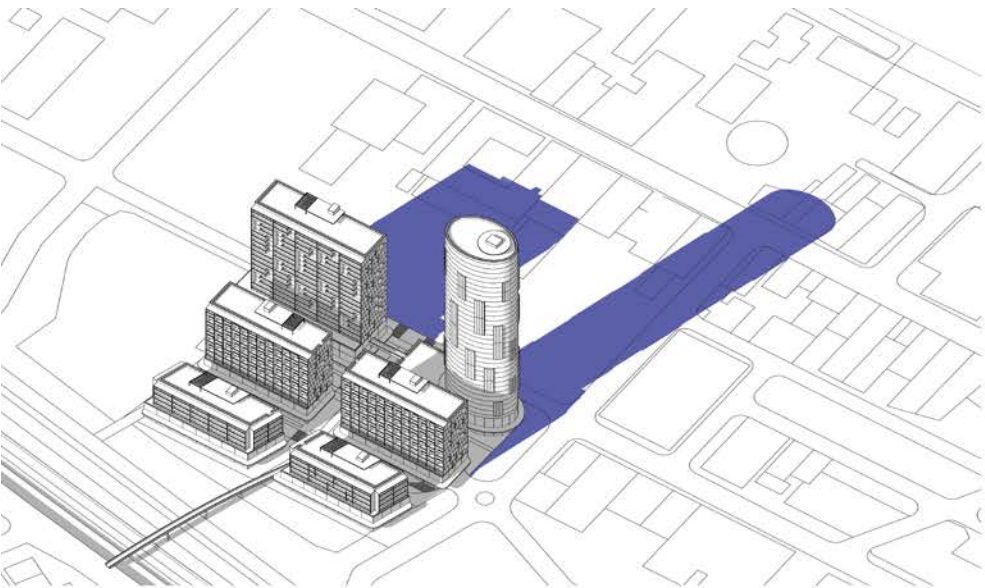
## PERSPECTIVES 12

### 3.3 SOLAR STUDIES

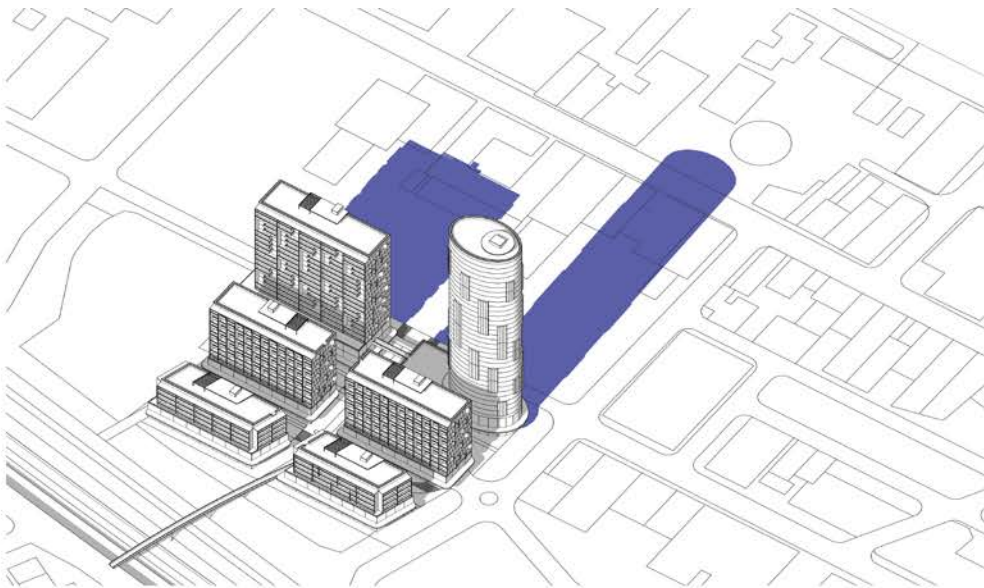
A number of solar studies of the preferred scheme were undertaken. The shadow diagrams show that the tall slender Hotel tower casts a quick moving shadow that is essentially over the roofs of the neighbouring buildings, and only extends into the street which is already over-shadowed. The solar access to the central square shows full sun access at the critical lunchtime period even at the mid-winter solstice. The solar access to living rooms study shows that a 90% majority of the units (considerably more than the SEPP 65 ADG requirement of 70% ) receive sun at the the mid-winter solstice.



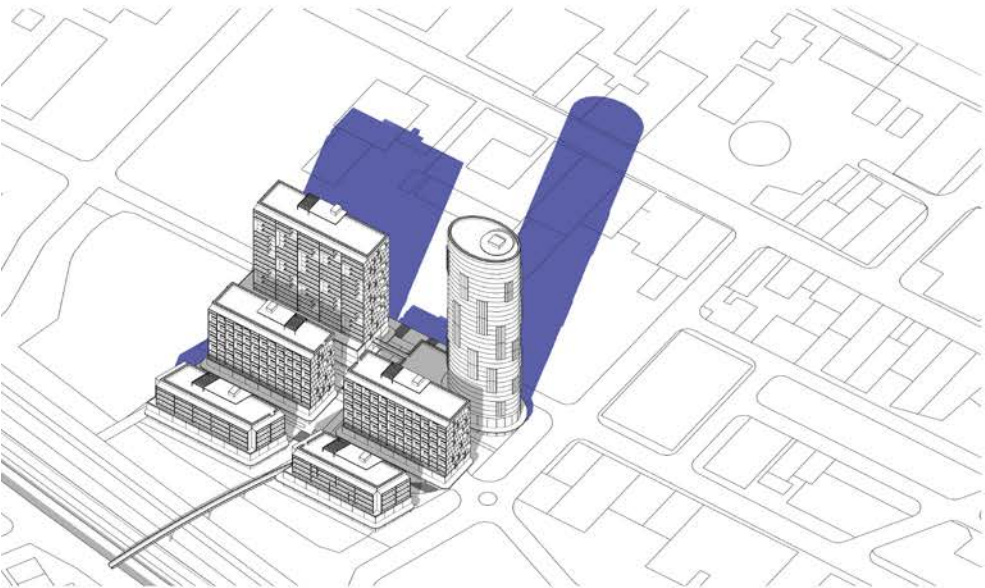
3.3 SOLAR STUDIES



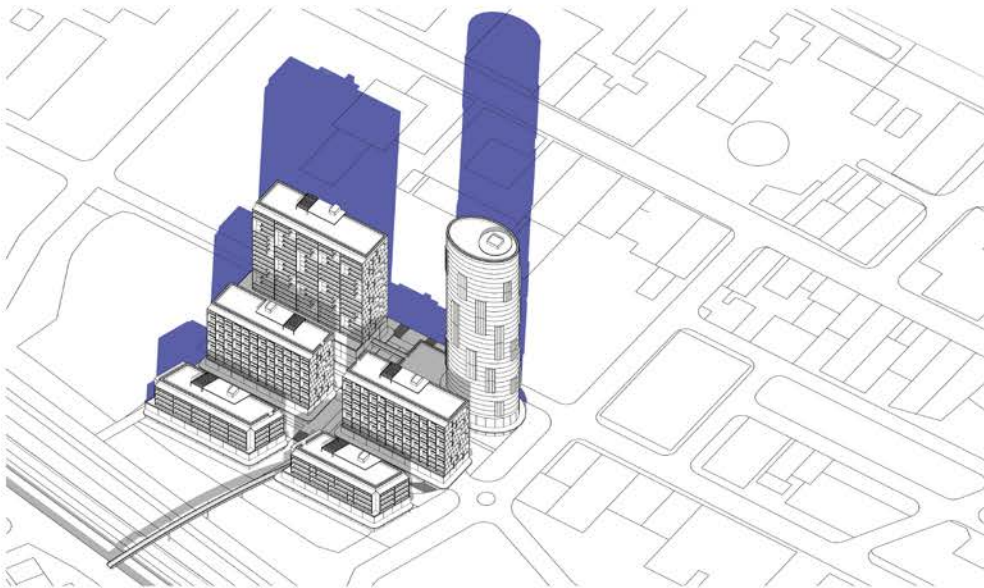
june 21 11am



june 21 12pm



june 21 1pm

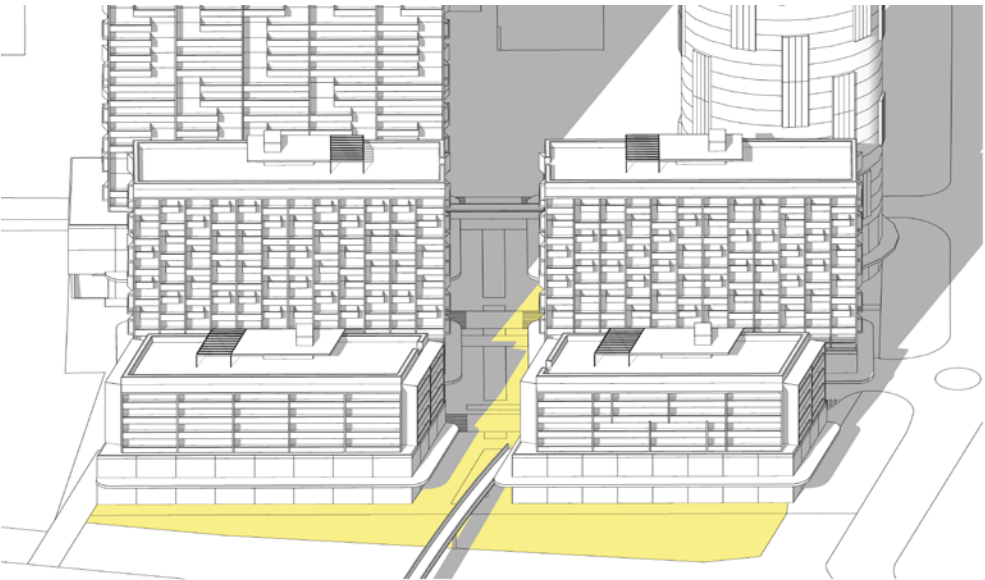


june 21 2pm

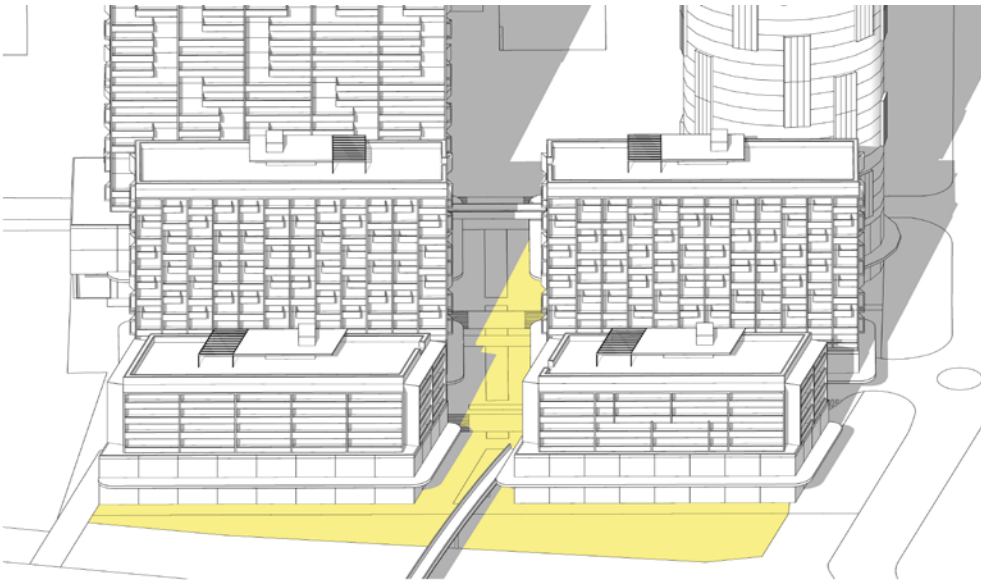
SHADOW DIAGRAMS



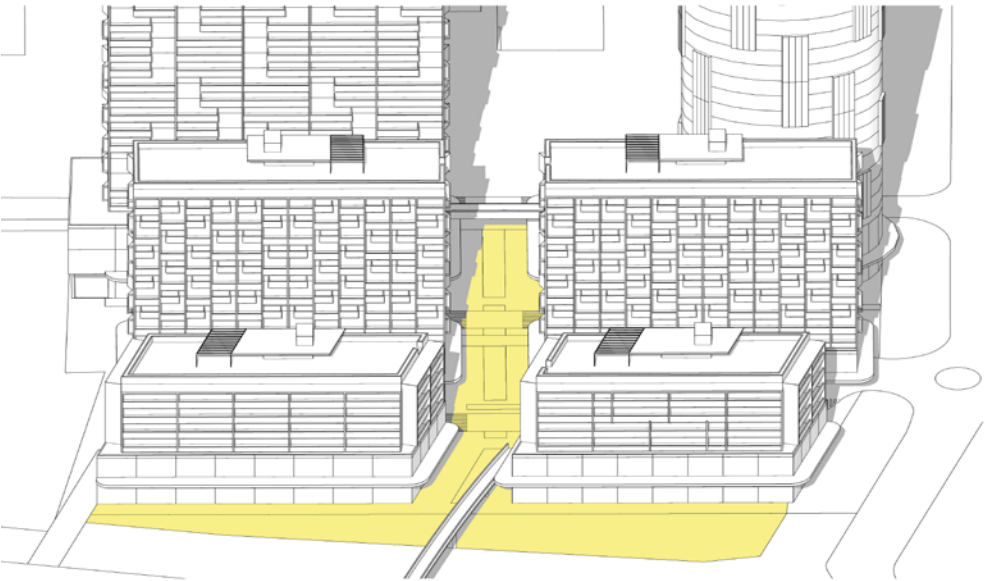
3.3 SOLAR STUDIES



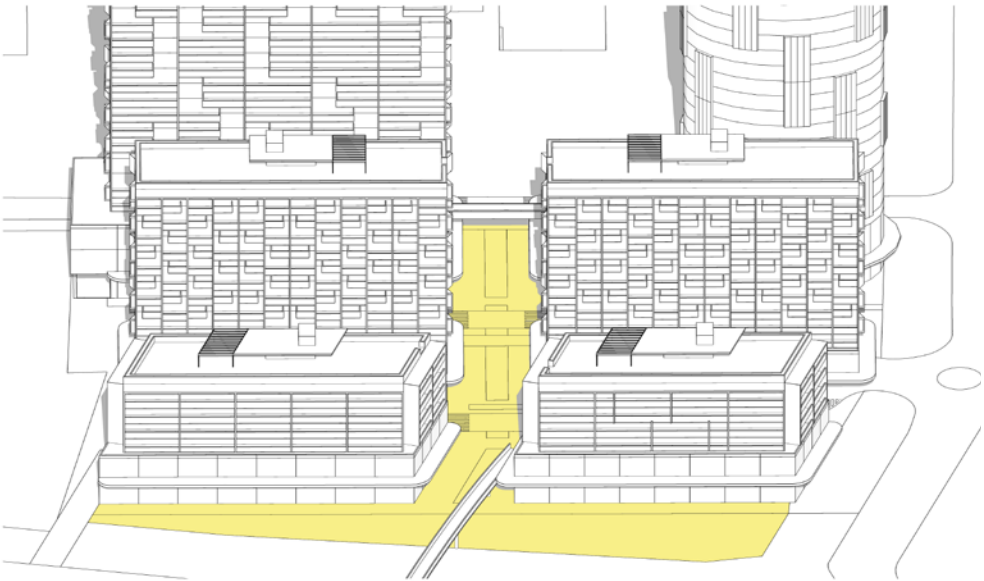
june 21 10:30am



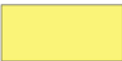
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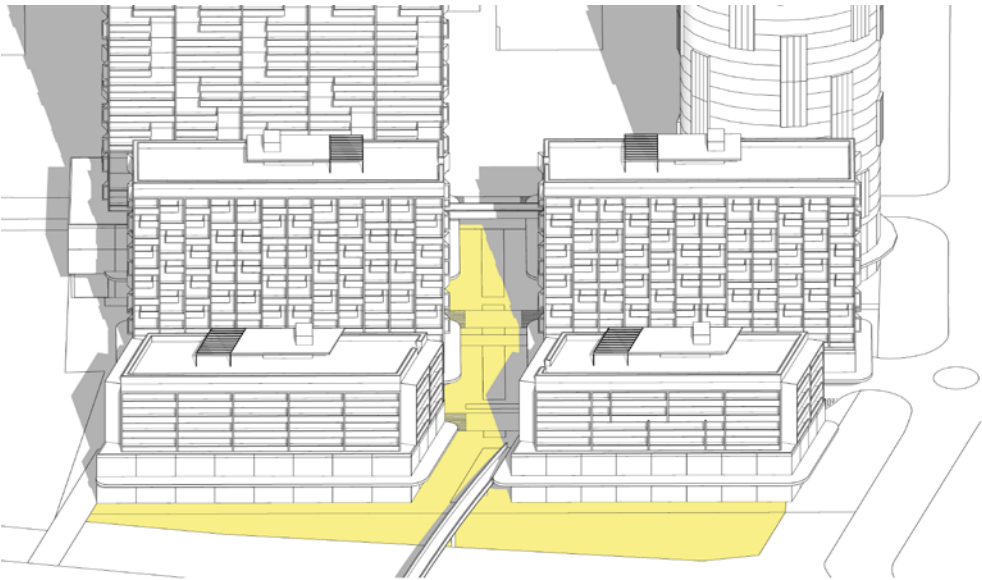


june 21 12pm

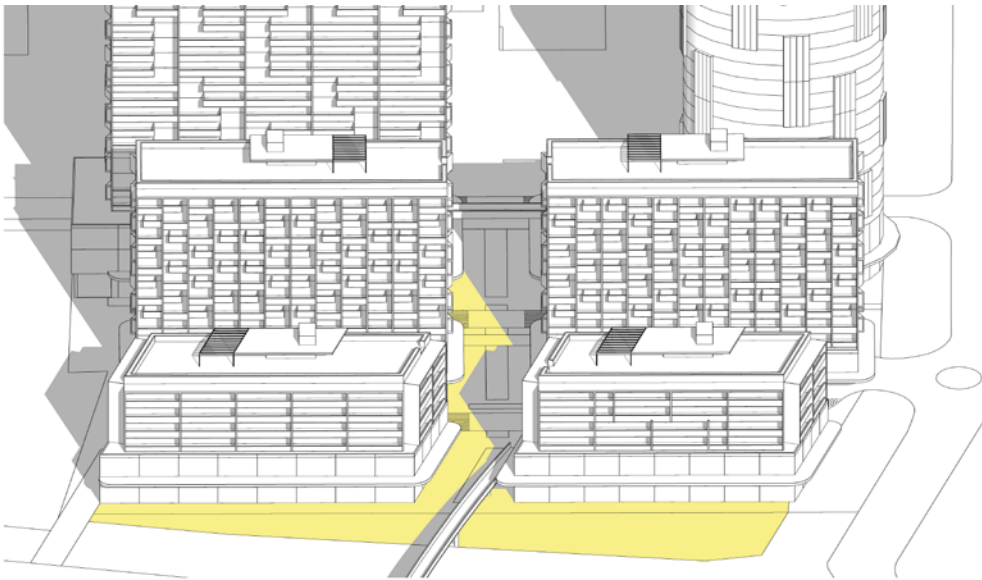
 solar access into central square

SOLAR ACCESS - CENTRAL SQUARE

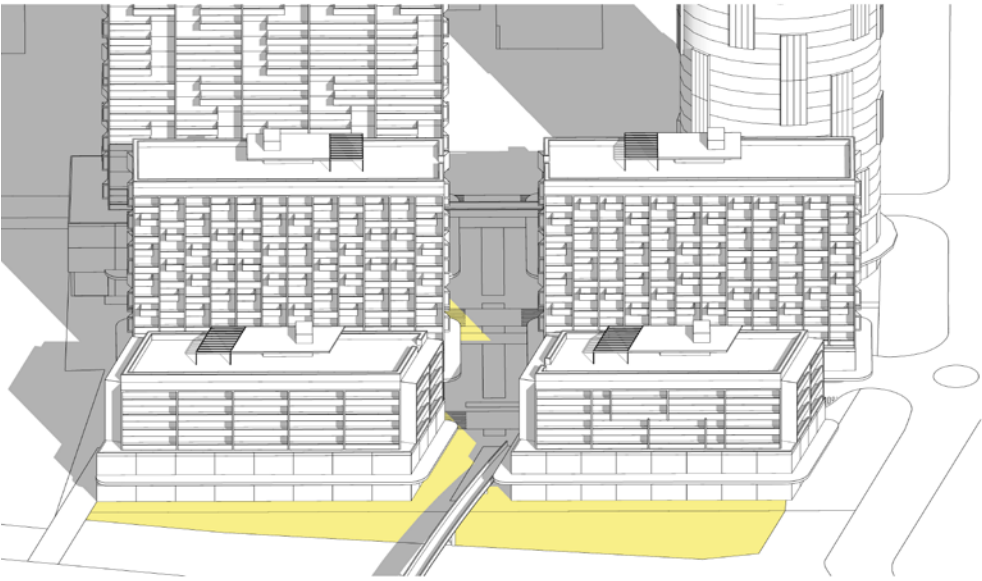
3.3 SOLAR STUDIES



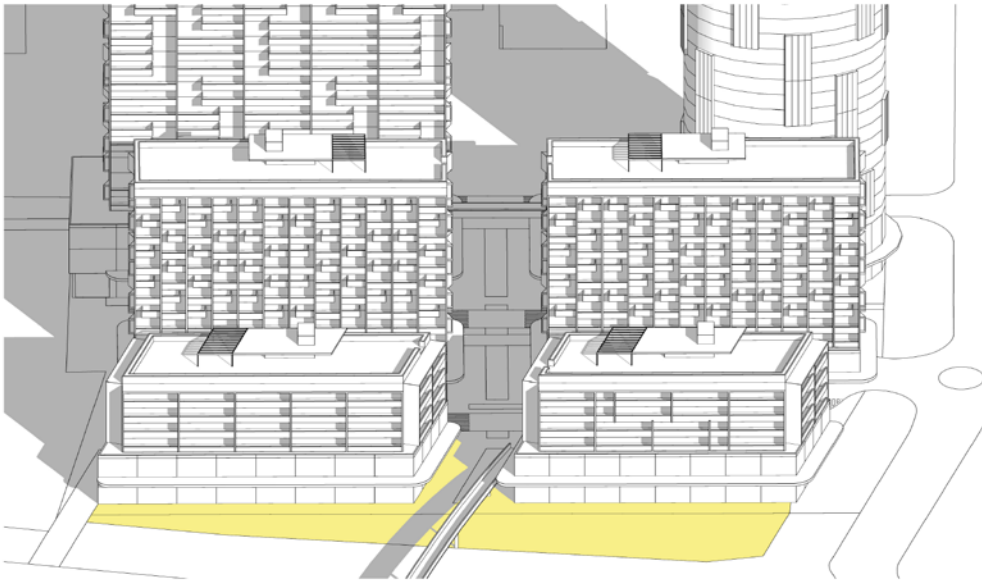
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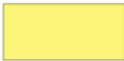
june 21 1pm



june 21 1:30pm



june 21 2pm

 solar access into central square

SOLAR ACCESS - CENTRAL SQUARE



3.3 SOLAR STUDIES



june 21 9am




june 21 10am



june 21 11am

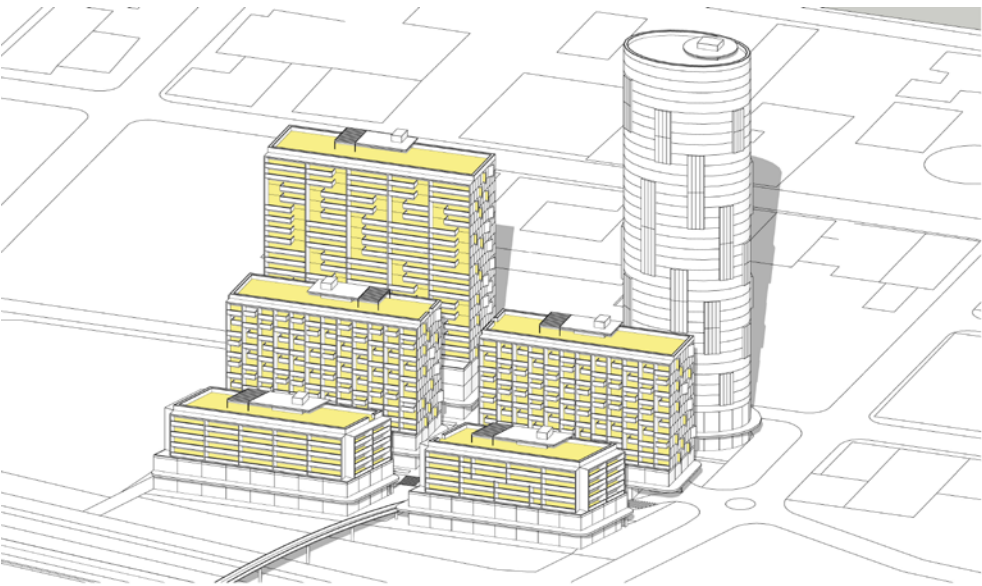


june 21 12pm

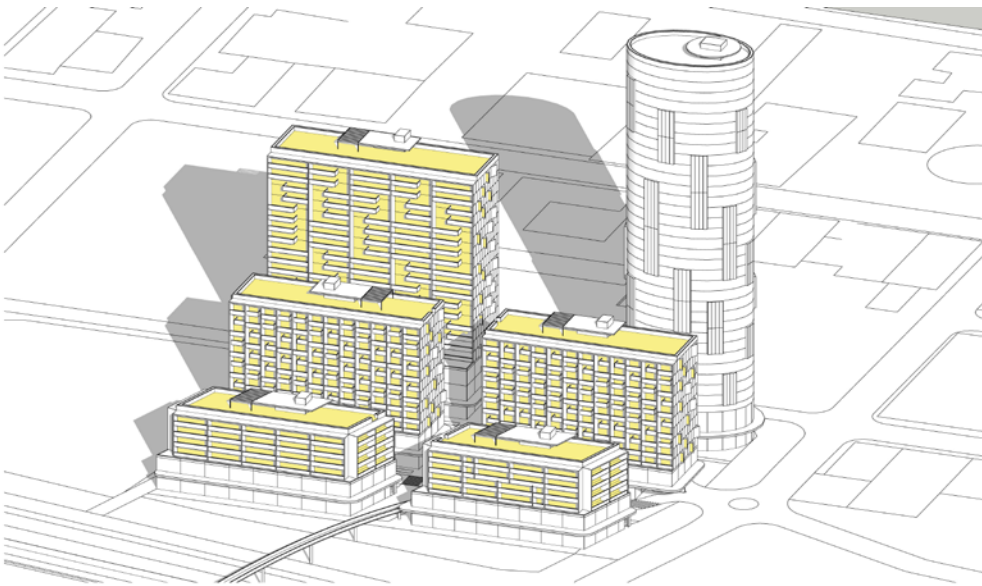
 solar access into living room glazing

SOLAR ACCESS - LIVING ROOMS

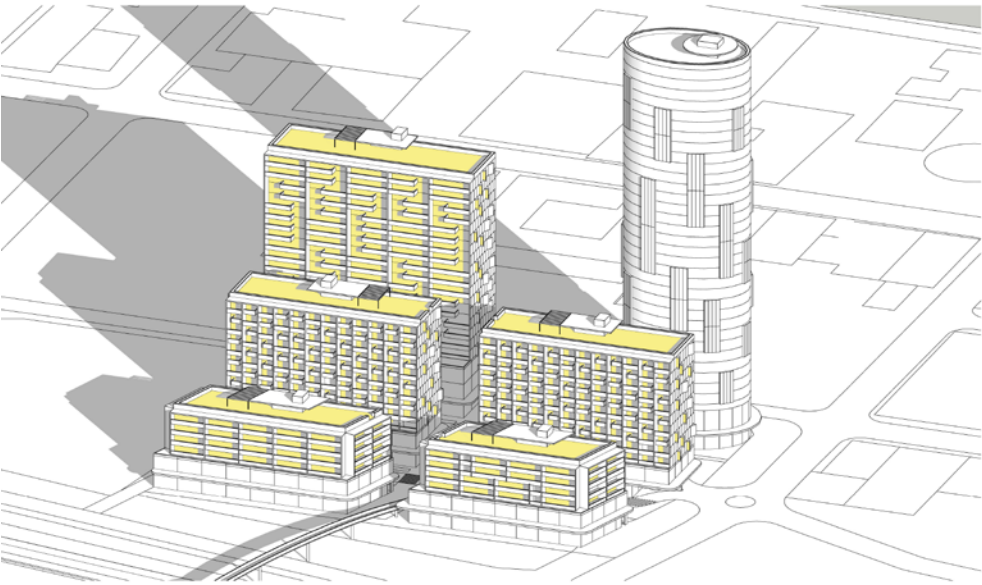
3.3 SOLAR STUDIES



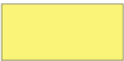
june 21 1pm



june 21 2pm



june 21 3pm

 solar access into living room glazing

SOLAR ACCESS - LIVING ROOMS



## 3.4 INDICATIVE IMAGES

A number of images of the possible developments for the public open spaces, showing the landscape and water elements, are shown overleaf

3.4 INDICATIVE IMAGES





3.4 INDICATIVE IMAGES

