

# 1 Station Lane, Penrith Proposed Boarding Homes



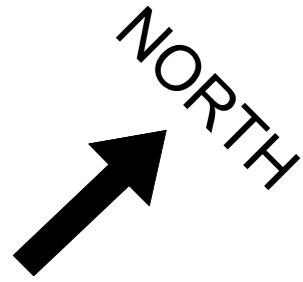
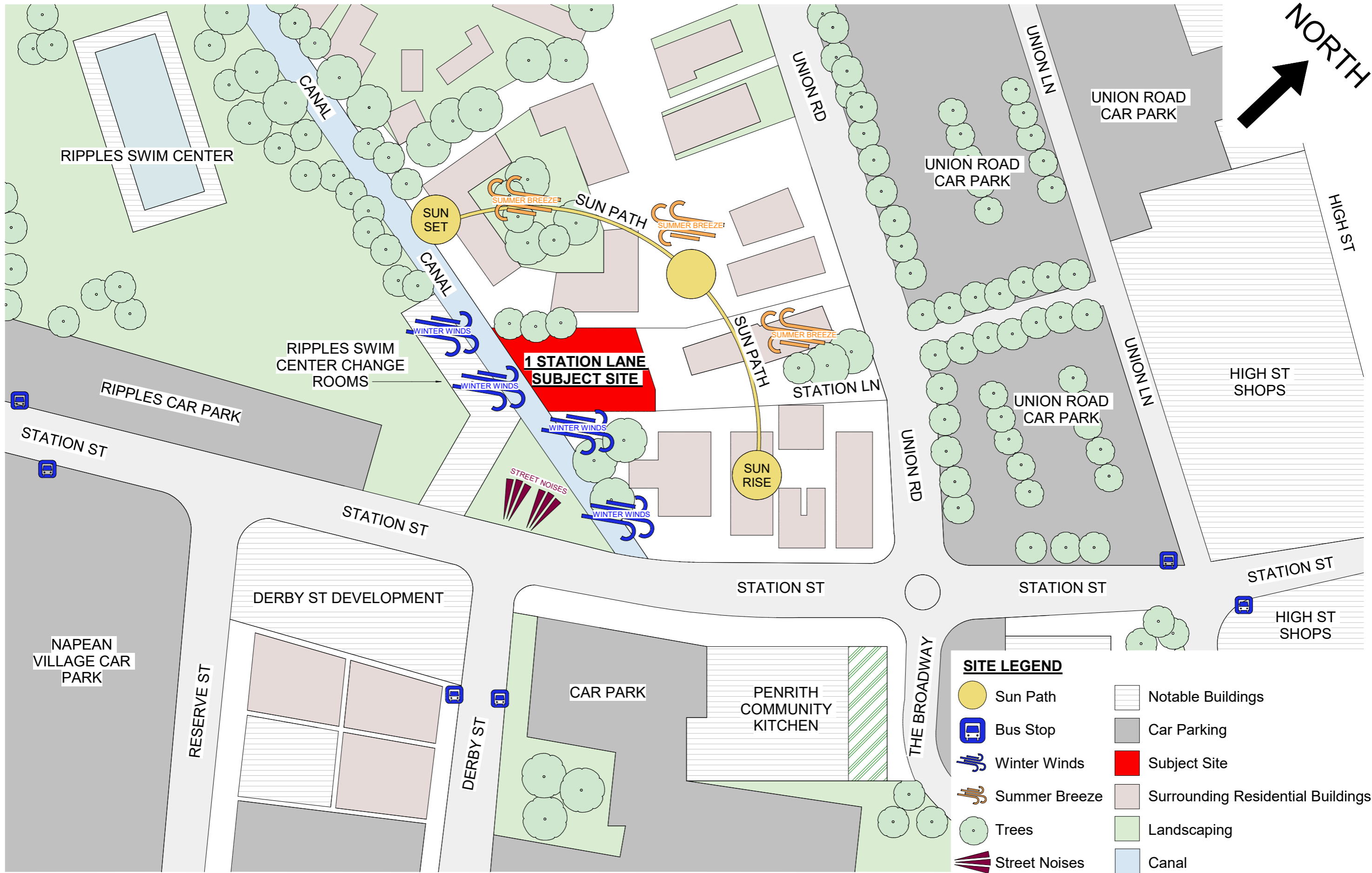
- 24 Boarding rooms - 4 double rooms & 20 single rooms (including 3 accessible)
- 62m<sup>2</sup> communal area
- 12 Car spaces (including 2 Disabled)
- 3 Motorcycle Spaces + 2 Bicycle Spaces
- Allowance for Services & Garbage Room on ground floor
- Compliant ADG setbacks
- Northern boundary frontage activated
- 70.8% Solar compliance



1 Locality Plan  
1 : 1000

Sheet List			
Sheet Number	Sheet Name	Revision Date	Revision
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AR 02	Ground Floor GA	13.05.21	3
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AR 04	Level 3 & 4 GA	23.04.21	2
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AR 15	Local Character Analysis	20.11.20	1
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1 Site Analysis  
1 : 500

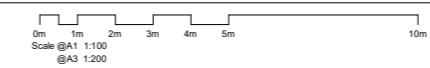
**SITE LEGEND**

- Sun Path
- Bus Stop
- Winter Winds
- Summer Breeze
- Trees
- Street Noises
- Notable Buildings
- Car Parking
- Subject Site
- Surrounding Residential Buildings
- Landscaping
- Canal
- Heritage

REVISIONS	ISSUE	DATE	DESCRIPTION	BY
T	20.11.20	DA SUBMISSION		

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PROJECT TITLE  
Boarding Homes - Option 2  
PROJECT ADDRESS  
1 Station Lane - Penrith

DRAWING TITLE  
Site Analysis  
DRAWING NO.  
AR 01  
DATE OF ISSUE  
20.11.20  
REVISION NO.  
1  
DRAWING SCALE  
AS SHOWN  
SHEET SIZE  
A1

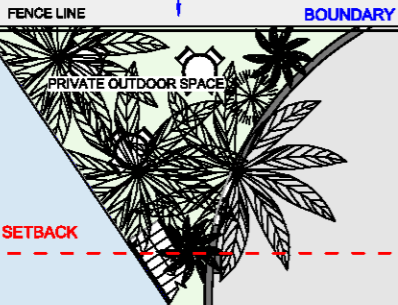
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NEIGHBORING  
RESIDENTIAL BUILDINGS



TREE SPECIES TO COMPLY WITH  
CHAPTER D2.5 OF PENRITH DCP



6M SETBACK

6M SETBACK

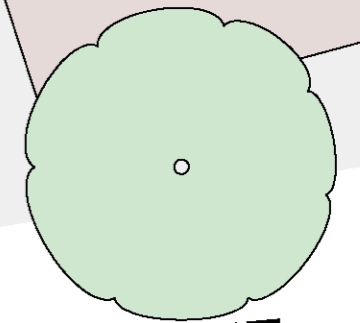
6M SETBACK

6M SETBACK

NO WINDOWS FACING  
PROPOSED  
DEVELOPMENT

RIPPLES SWIM CENTER  
CHANGE ROOMS

NEIGHBORING  
RESIDENTIAL BUILDINGS



STATION LANE



NEIGHBORING RESIDENTIAL  
LANDSCAPING

NEIGHBORING  
RESIDENTIAL BUILDINGS

1 Ground Floor GA  
1 : 100

**PRODOC**  
**ARCHITECTS**

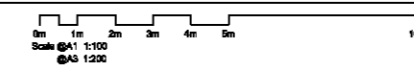
Nominated Registered Architect 10071

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Version: 1, Version Date: 18/06/2021

CLIENT

REVISIONS	ISSUE	DATE	DESCRIPTION	BY
1	20.11.20	DA SUBMISSION		
2	23.04.21	ACCESS CONSULTANT CHANGES		
3	13.05.21	Traffic Data Changes		

REVISIONS	ISSUE	DATE	DESCRIPTION	BY



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Boarding Homes - Option 2  
PROJECT ADDRESS  
1 Station Lane - Penrith

DRAWING TITLE  
Ground Floor GA  
DRAWING NO.  
AR 02  
DATE OF ISSUE  
13.05.21

REVISION NO.  
3  
DRAWING SCALE  
AS SHOWN

TRUE NORTH  
SHEET SIZE  
A1

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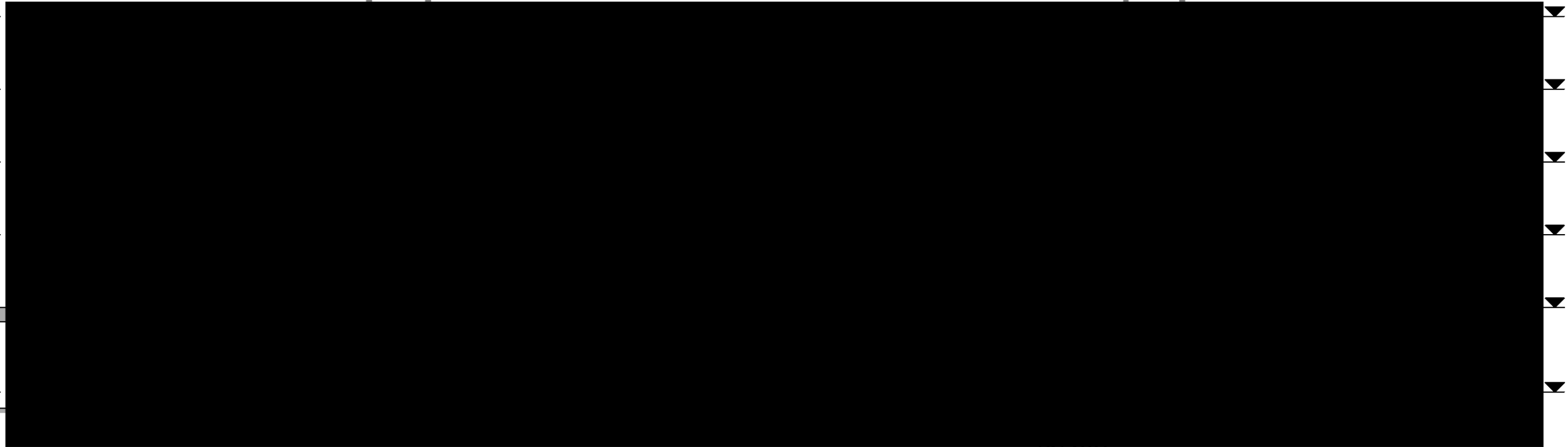


18M MAX BUILDING HEIGHT

18M MAX BUILDING HEIGHT

18M MAX BUILDING HEIGHT

18M MAX BUILDING HEIGHT



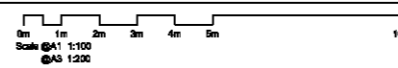
1 Section 1  
1:100

2 1:100

CLIENT

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PROJECT TITLE  
**Boarding Homes - Option 2**  
 PROJECT ADDRESS  
**1 Station Lane - Penrith**

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DRAWING TITLE  
**Sections**  
 DRAWING NO.  
**AR 06**  
 DATE OF ISSUE  
**20.11.20**

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**1**  
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**AS SHOWN**

SHEET SIZE  
**A1**

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18M MAX BUILDING HEIGHT

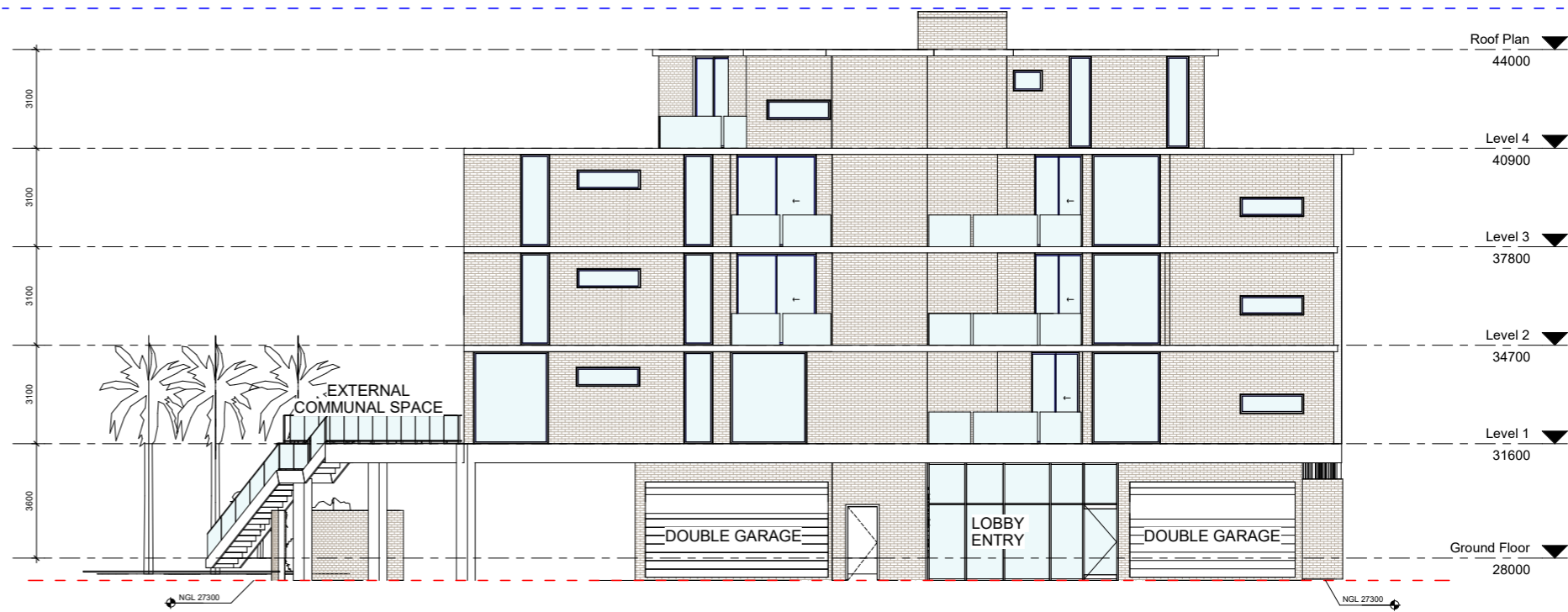
18M MAX BUILDING HEIGHT



1 North  
1 : 100

18M MAX BUILDING HEIGHT

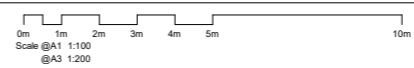
18M MAX BUILDING HEIGHT



2 East  
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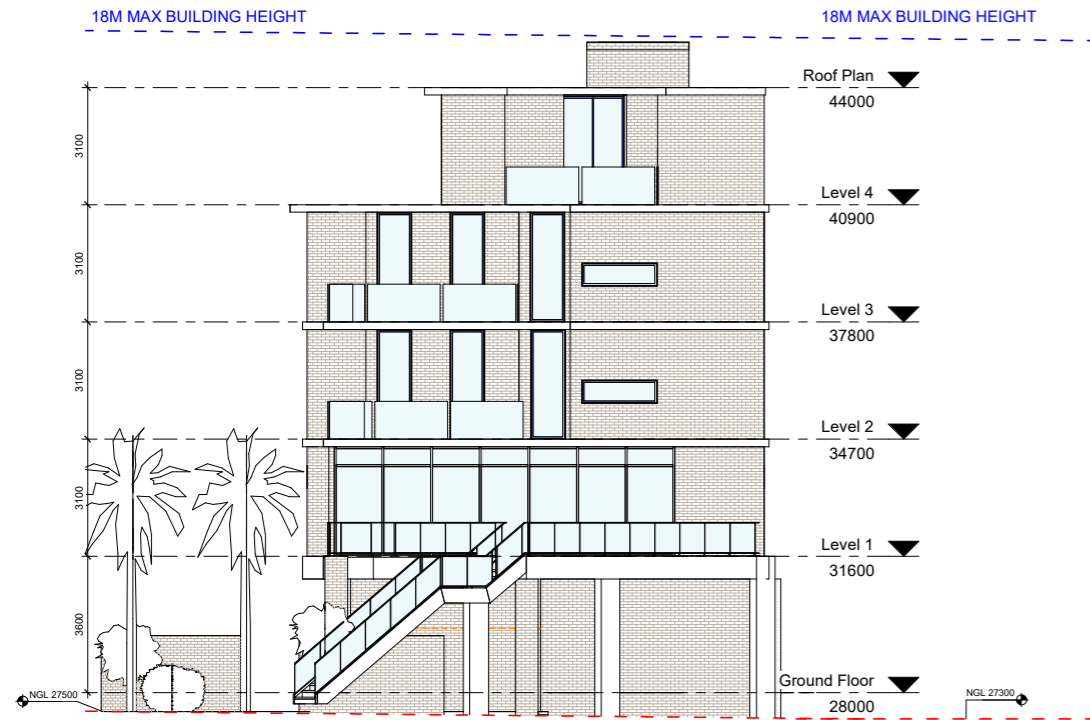
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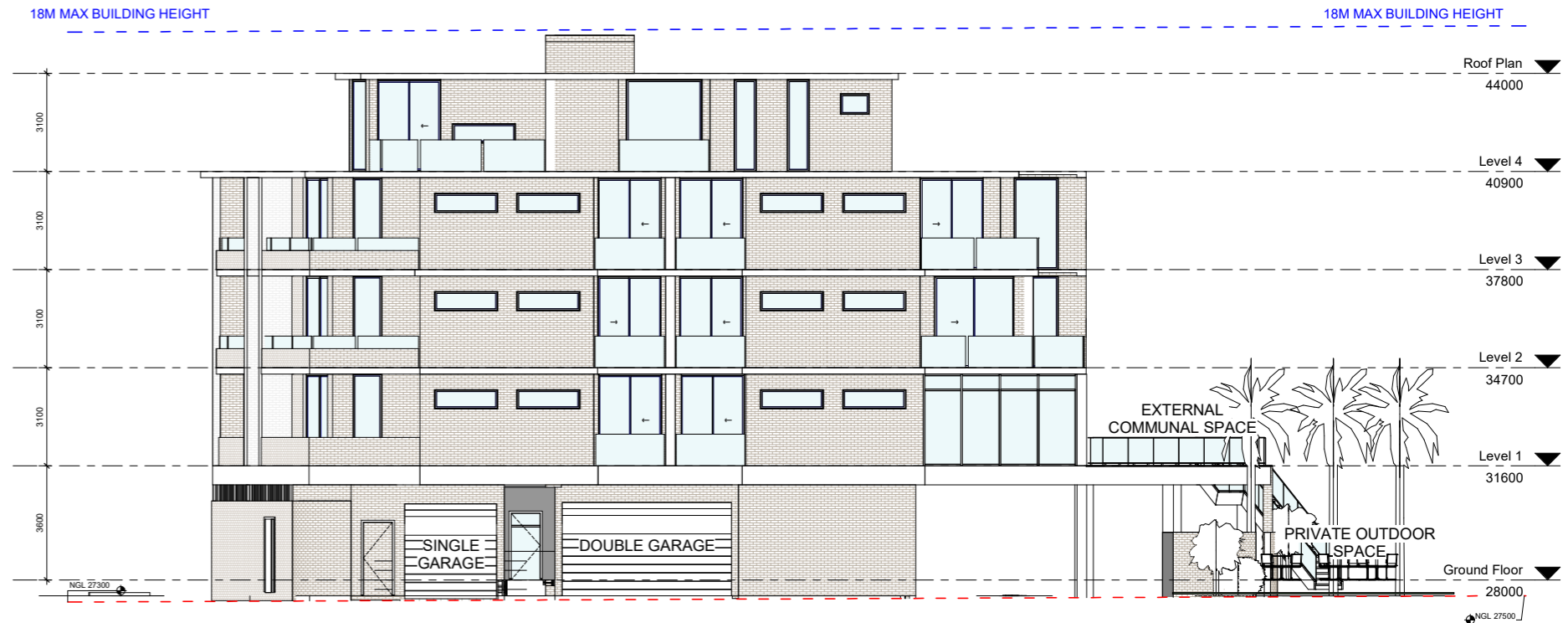


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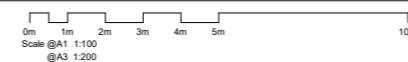




① South  
1 : 100



② West  
1 : 100



PROJECT TITLE  
Boarding Homes - Option 2  
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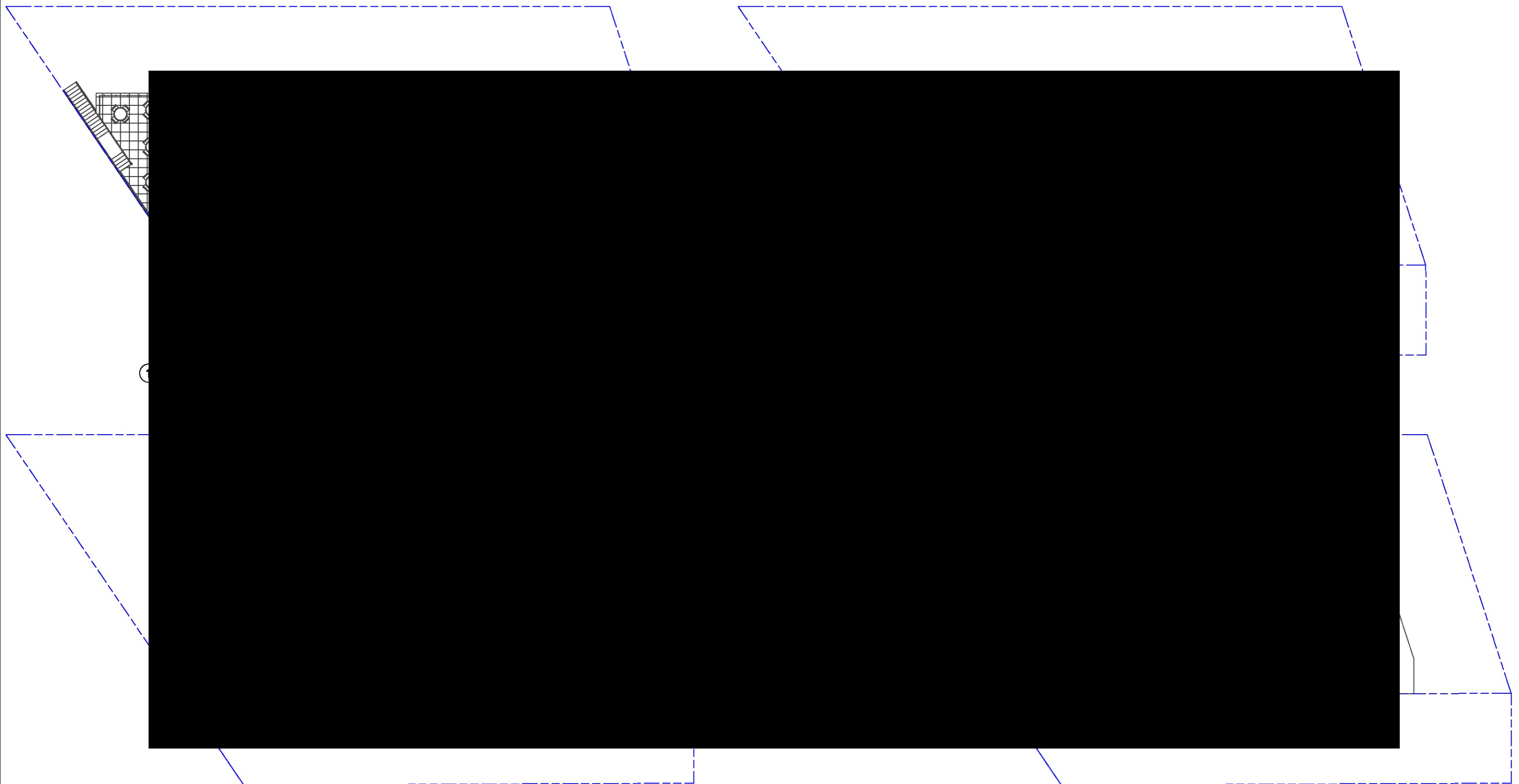
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South & West Elevation  
DRAWING NO.  
AR 08  
DATE OF ISSUE  
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**PRODOC ARCHITECTS**  
Nominated Registered Architect 10071

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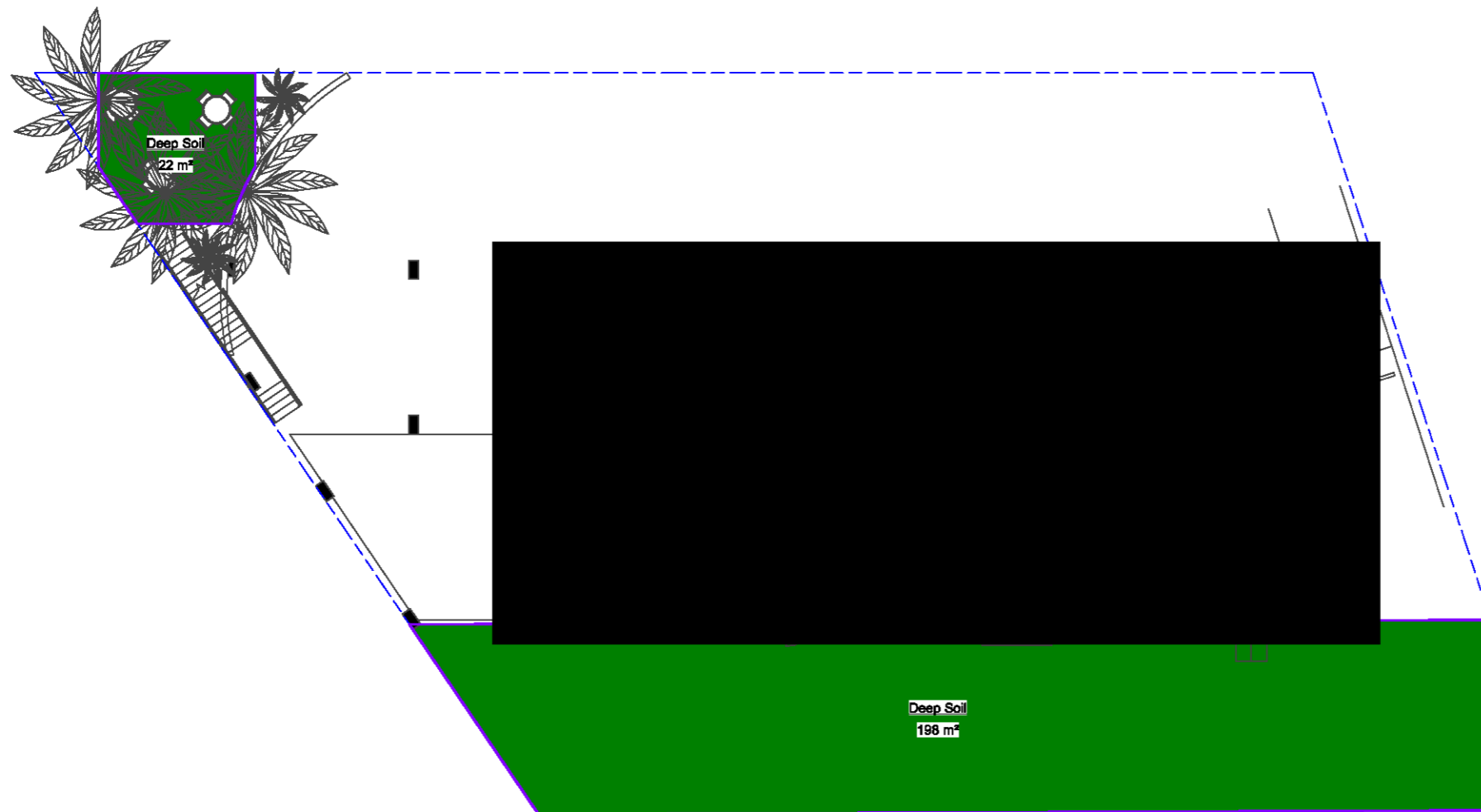


③ Level 3  
1:125

④ Level 4  
1:125

Gross Floor Area Calculation		
Site Area	Total GFA	FSR
862.8	748 m <sup>2</sup>	0.87



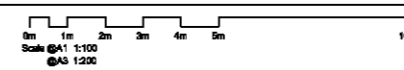


① Deep Soil  
1:100

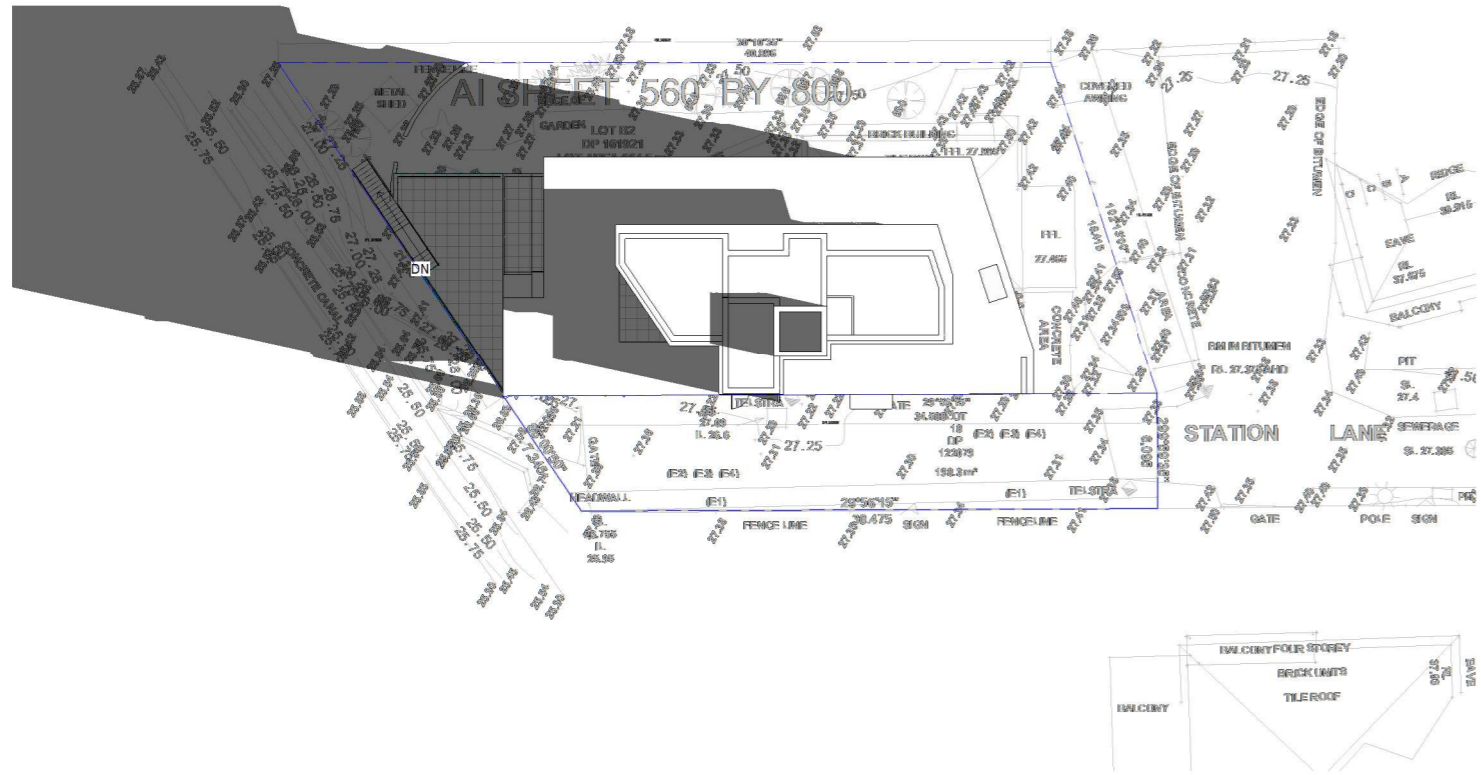
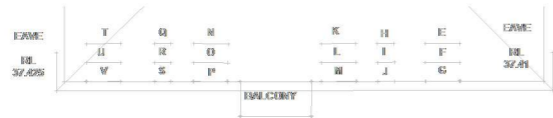
Deep Soil		
Site Area	Area	Deep Soil
862.8	221 m <sup>2</sup>	26%

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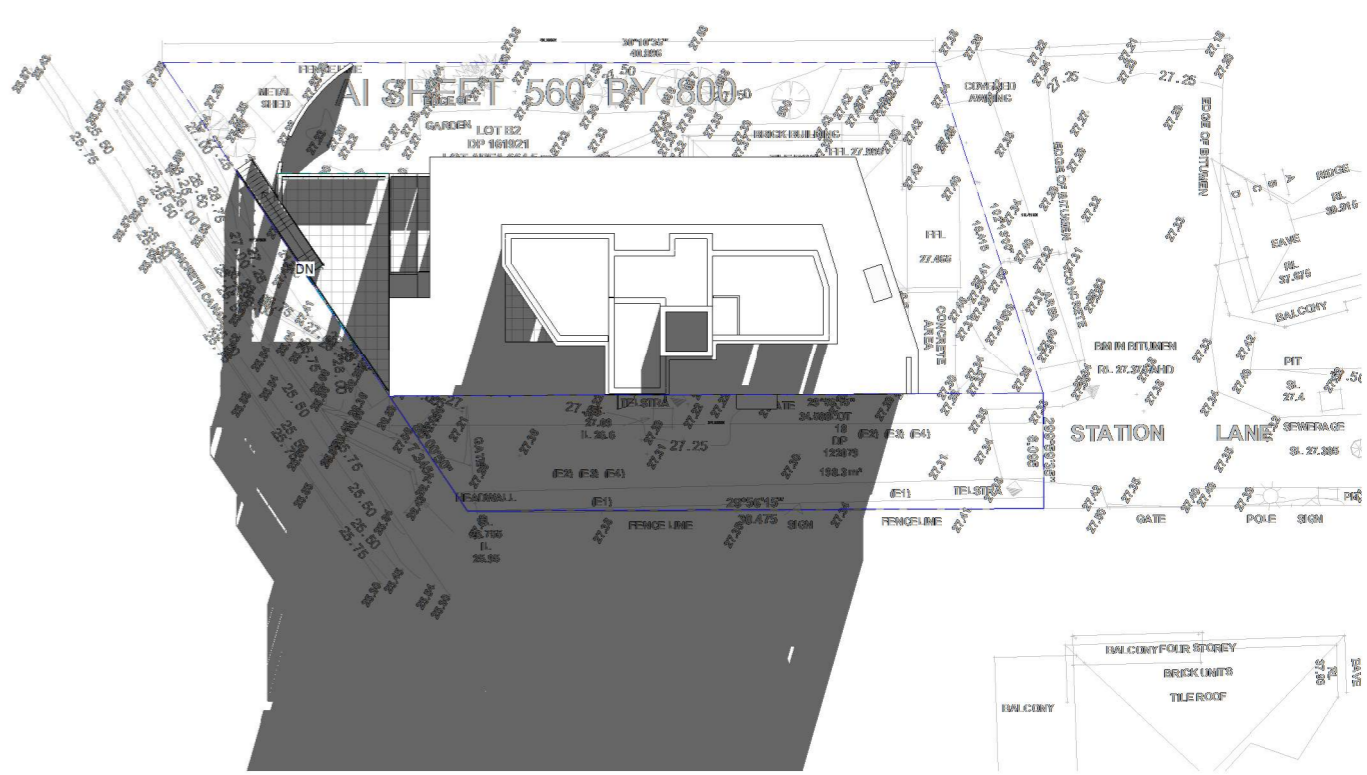
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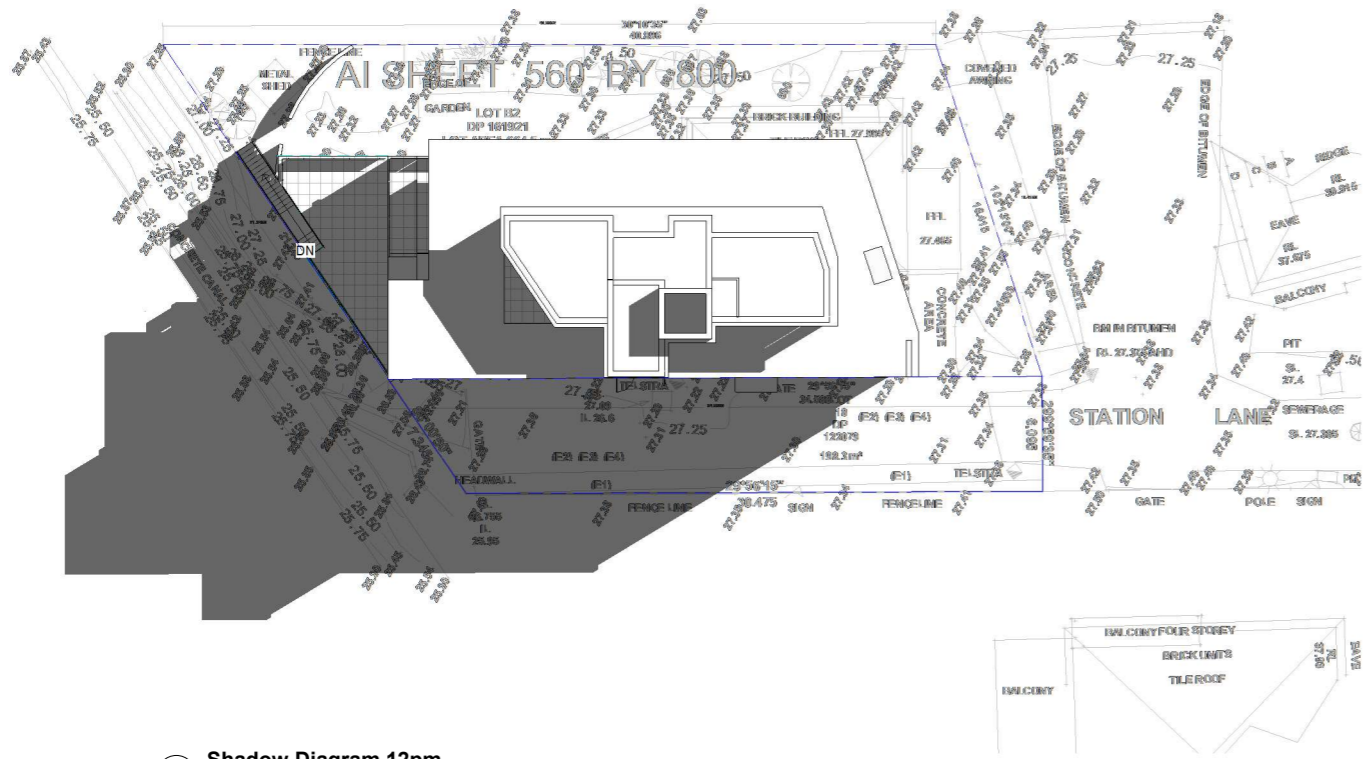
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1 21st June 9.00 am  
1 : 200



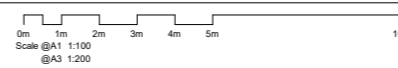
2 Shadow Diagram 3pm  
1 : 200

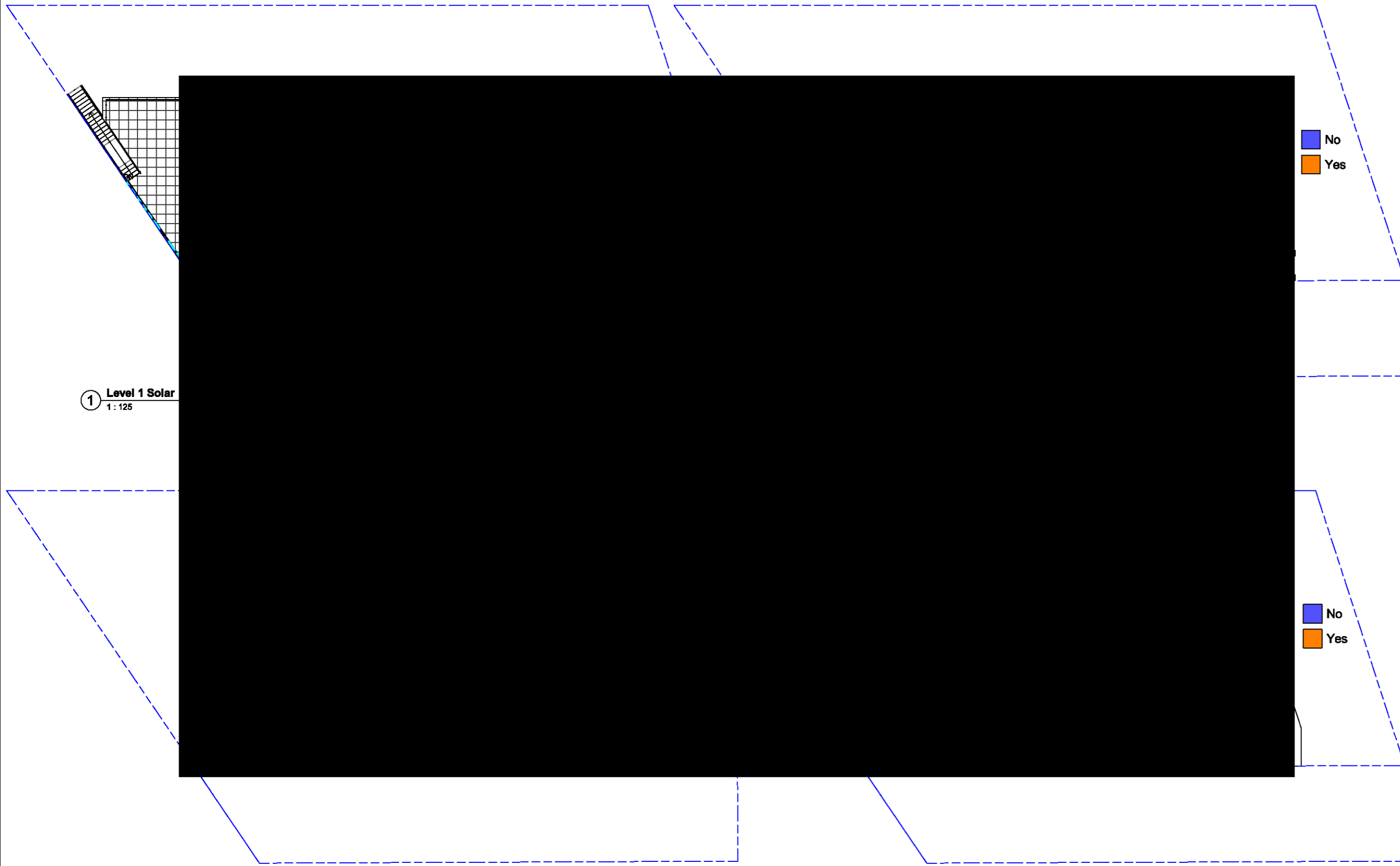


3 Shadow Diagram 12pm  
1 : 200

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① Level 1 Solar  
1 : 125

③ Level 3 Solar  
1 : 125

④ Level 4 Solar  
1 : 125

■ No  
■ Yes

■ No  
■ Yes

**Solar Study**

Unit Number	Solar Compliance
-------------	------------------

APT 4 AD	No
APT 5	No
APT 10 AD	No
APT 11	No
APT 12	No
APT 19	No
APT 20	No

No: 7

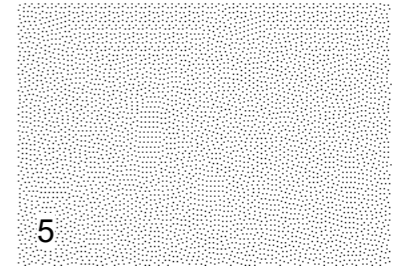
APT 1	Yes
APT 2	Yes
APT 3	Yes
APT 6	Yes
APT 7	Yes
APT 8	Yes
APT 9	Yes
APT 13	Yes
APT 14	Yes
APT 15	Yes
APT 16	Yes
APT 17	Yes
APT 18 AD	Yes
APT 21	Yes
APT 22	Yes
APT 23	Yes
APT MANAGERS	Yes

Yes: 17  
Grand total: 24

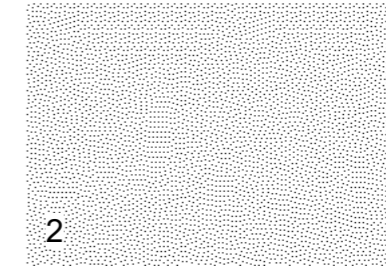




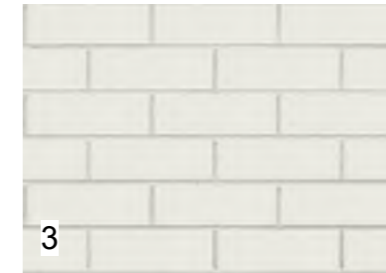
1  
Austral Bricks  
Metropolis - Alabaster  
(or similar)



5  
Dulux 37131  
Lime White (or similar)  
(Garage Doors)



2  
Dulux 37131  
Lime White (or similar)



3  
Austral Bricks  
La Paloma - Castellana  
(or similar)



4  
Dulux 90E7724Z  
Monument® (or similar)



# LOCAL CHARACTER ANALYSIS

## PROPOSED BUILDING DESIGN

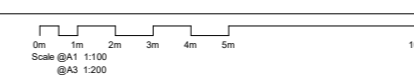


- #1** Exposed horizontal slab edges
- #2** Face Brick Finish
- #3** Vertical windows
- #4** Brick balconies
- #5** Ground floor garage doors



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# LOCAL CHARACTER ANALYSIS

## PROPOSED BUILDING DESIGN



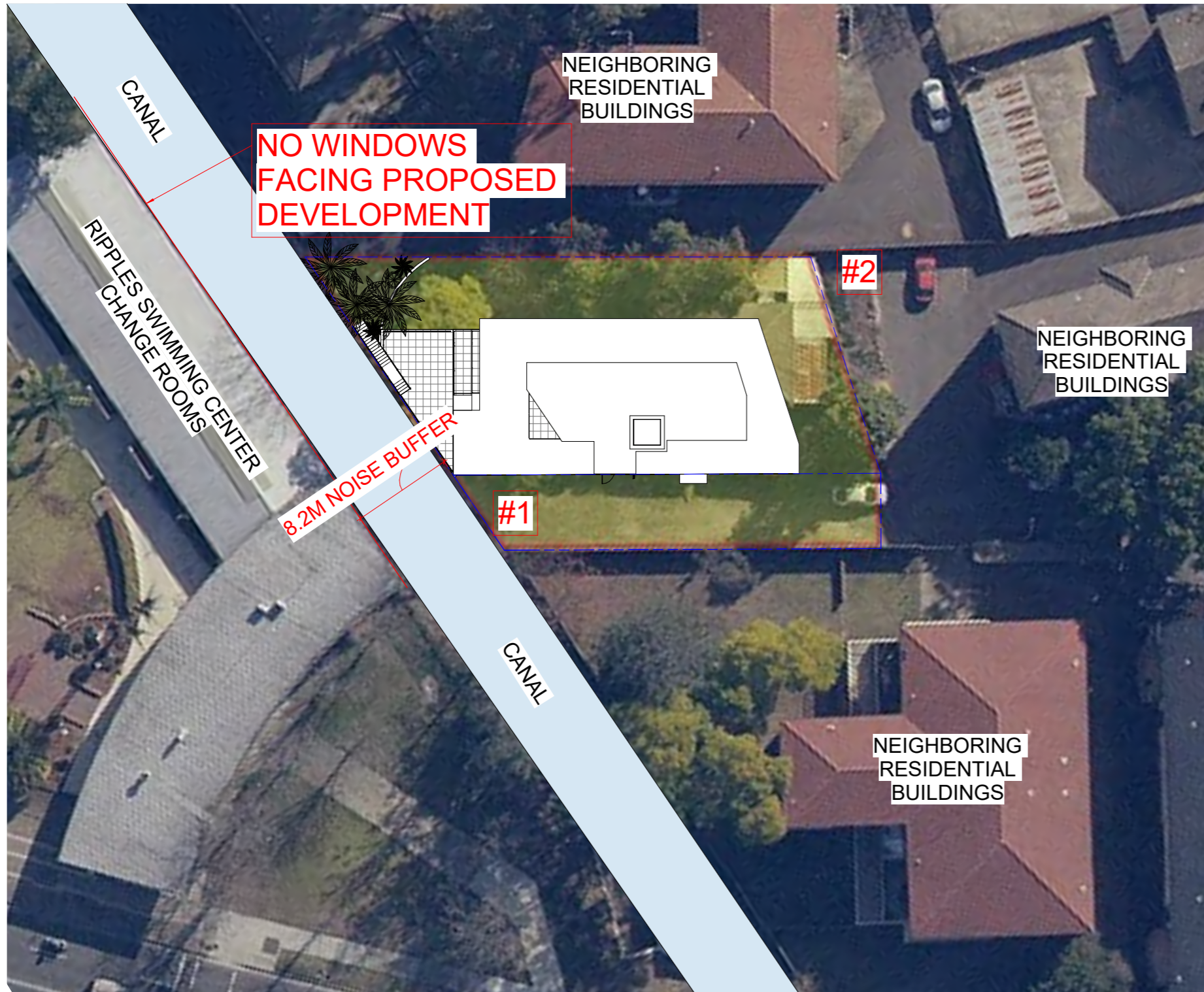
## SURROUNDING BUILDINGS



- #1** Exposed horizontal slab edges
- #2** Face Brick Finish
- #3** Vertical windows
- #4** Brick balconies
- #5** Ground floor garage doors



# SOUTHERN BOUNDARY SEPARATION



## SITE IMAGES



NO WINDOWS FACING PROPOSED DEVELOPMENT

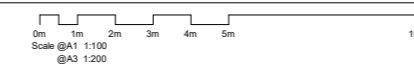
- 8.2m canal separation from Ripples Public Swimming Pool



1 SEPP Separation of Communal Space  
1 : 200

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