

MIXED USE DEVELOPMENT

118 - 120 | STATION STREET | PENRITH

DEVELOPMENT APPLICATION

Dwg No.	Tittle	Drawing Scales	Current Issue
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0302	Site Management and Sediment Plan	1:200	03
0401	Site Plan	1:100	03
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1201	GROUND FLOOR	1:100	04
1301	FIRST FLOOR	1:100	03
1302	SECOND FLOOR	1:100	03
1303	THIRD FLOOR	1:100	03
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6001	FINISHES SCHEDULE 1/2	1:100	01
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8001	SHADOW DIAGRAMS	1:500	03

UNIT SCHEDULE																	
Apartment No:	No of Bedrooms	Area (m2)	Adaptable	Cross Ventilation	09.00	10.00	11.00	12.00	13.00	14.00	15.00	Total Solar Access	Car Spaces	Carpark Storage (m3)	Unit Storage (m3)	Total Storage (m3)	
01-01	3 BEDROOM AFFORDABLE	103.32	NO	YES	1	1	1	1	0	0	0	4 HRS	2	5	5.5	10.50	
01-02	2 BEDROOM ADAPTABLE	75.51	YES	YES	1	1	1	1	1	0	0	5 HRS	1	5	4	9.00	
01-03	2 BEDROOM LIVABLE - AFFORDABLE	76.05	YES	YES	0	0	0	1	1	1	1	4 HRS	1	5	5.5	10.50	
01-04	3 BEDROOM	102.99	NO	YES	0	0	0	1	1	1	1	4 HRS	2	5	5	10.00	
02-01	3 BEDROOM AFFORDABLE	103.32	NO	YES	1	1	1	1	0	0	0	4 HRS	2	5	5.5	10.50	
02-02	2 BEDROOM ADAPTABLE	75.51	YES	YES	1	1	1	1	1	0	0	5 HRS	1	5	4	9.00	
02-03	2 BEDROOM LIVABLE - AFFORDABLE	76.05	YES	YES	0	0	0	1	1	1	1	4 HRS	1	5	5.5	10.50	
02-04	3 BEDROOM	102.99	NO	YES	0	0	0	1	1	1	1	4 HRS	2	5	5	10.00	
03-01	3 BEDROOM AFFORDABLE	103.32	NO	YES	1	1	1	1	0	0	0	4 HRS	2	5	5.5	10.50	
03-02	2 BEDROOM LIVABLE	75.51	YES	YES	1	1	1	1	1	0	0	5 HRS	1	5	4	9.00	
03-03	2 BEDROOM LIVABLE - AFFORDABLE	76.05	YES	YES	0	0	0	1	1	1	1	4 HRS	1	5	5.5	10.50	
03-04	3 BEDROOM	102.99	NO	YES	0	0	0	1	1	1	1	4 HRS	2	5	5	10.00	
04-01	2 BEDROOM AFFORDABLE	85.50	NO	YES	1	1	1	1	1	0	0	5 HRS	1	5	6	11.00	
04-02	2 BEDROOM	79.99	NO	YES	0	0	0	1	1	1	1	4 HRS	1	5	4	9.00	
04-03	3 BEDROOM	95.10	NO	YES	0	0	0	1	1	1	1	4 HRS	2	5	5	10.00	
05-01	2 BEDROOM	85.50	NO	YES	1	1	1	1	1	0	0	5 HRS	1	5	6	11.00	
05-02	2 BEDROOM	79.98	NO	YES	0	0	0	1	1	1	1	4 HRS	1	5	4	9.00	
05-03	3 BEDROOM	95.10	NO	YES	0	0	1	1	1	1	1	5 HRS	2	5	5	10.00	
06-01	3 BEDROOM	95.10	NO	YES	0	1	1	1	1	1	1	6 HRS	2	5	5	10.00	
19		1,689.88 m²	6/19	19/19								19/19					
			31.6%	100%								100%					



Eco Certificates Pty Ltd  
info@ecocertificates.com.au  
1300 16 24 36  
PO Box 5172 South Turramurra NSW 2074

Building Components Performance and Specifications Schedule  
  
NatHERS Thermal Comfort Modeling

These are the specifications upon which the certified NatHERS assessment is based. Any deviation from these specifications will invalidate the NatHERS certificate and therefore voids compliance of the development with the National Construction Code of Australia 2016 and 2019. In case of any variation from these specifications contact Eco Certificates Pty Ltd to obtain updated NatHERS and BASIX certificates and an updated copy of these specifications.

**Assessment Date** : 25/9/2020  
**Assessor** : Manuel Basiri - ABSA Member / BDAV Accredited Assessor BDAV/12/1462 / MIEAust  
**Thermal Modeling Software** : BERS Pro v4.3.0.2d (3.13)  
**Development** : 118-120 Station Street Penrith 2750

Windows and Skylights

	Description	Type	U Value	SHGC
1	All windows of 05-01, 06-01	Aluminium Double Glazed	4.80	0.51
2	All windows of 01-01	Aluminium Double Glazed	4.10	0.47
3	All windows of 03-01	Aluminium Single Glazed	4.30	0.47
4	All other windows	Aluminium Single Glazed	6.70	0.70

Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above. Note that the NatHERS Technical Notes 2019 allows only a 5% tolerance for the SHGC value however this is overridden by BASIX Thermal Comfort Protocol 2017 to be 10%.

External and Internal Walls

	Description	Construction Type	Insulation	Colour (Solar Absorptance)
1	All external walls	Brick Veneer	R 1.5	Medium (0.30 < SA < 0.85)
2	All internal walls	Plasterboard	N/A	
3	All party walls	AFS Wall System	N/A	
4	All common area walls	AFS Wall System	R 1.5	

The solar absorptance values are as per definition of Light, Medium and Dark Colours in the BERS Pro software and the naming might differ according to the BASIX thermal comfort protocol 2017.

Floors

	Description	Construction Type	Insulation	Floor Covering
1	All floors above unconditioned common spaces	Concrete	R 1.0	Not Specified (Defaults Applied)
2	All floors above retail and residential spaces	Concrete	N/A	Not Specified (Defaults Applied)

Ceilings and Roofs

	Description	Construction Type	Insulation	Colour (Solar Absorptance)
1	All ceilings under another floor	Concrete	N/A	
2	All ceilings under roof	Plasterboard	R 2.5	
3	All roofs	Concrete	N/A	Light (SA < 0.30)

No ceiling penetration(s) as a result of installation of sealed or unsealed recessed downlights is being considered in the NatHERS thermal comfort modeling associated with this specifications schedule. If recessed downlights are introduced to the project at a later state the NatHERS certificate associated with this specification and the BASIX certificate of this development, if any, would become invalid and must be updated.

Apartment Type Count		
APARTMENT		
	2 BEDROOM	3
	2 BEDROOM ADAPTABLE	2
	2 BEDROOM AFFORDABLE	1
	2 BEDROOM LIVABLE	1
	2 BEDROOM LIVABLE - AFFORDABLE	3
	3 BEDROOM	6
	3 BEDROOM AFFORDABLE	3
		19

Area Schedule - GFA	
Zone Type	Area
GFA - Fifth Floor	278.46
GFA - First Floor	380.81
GFA - Fourth Floor	278.48
GFA - Ground Floor	333.09
GFA - Second Floor	380.81
GFA - Sixth Floor	102.66
GFA - Third Floor	380.81
	2,135.12 m²

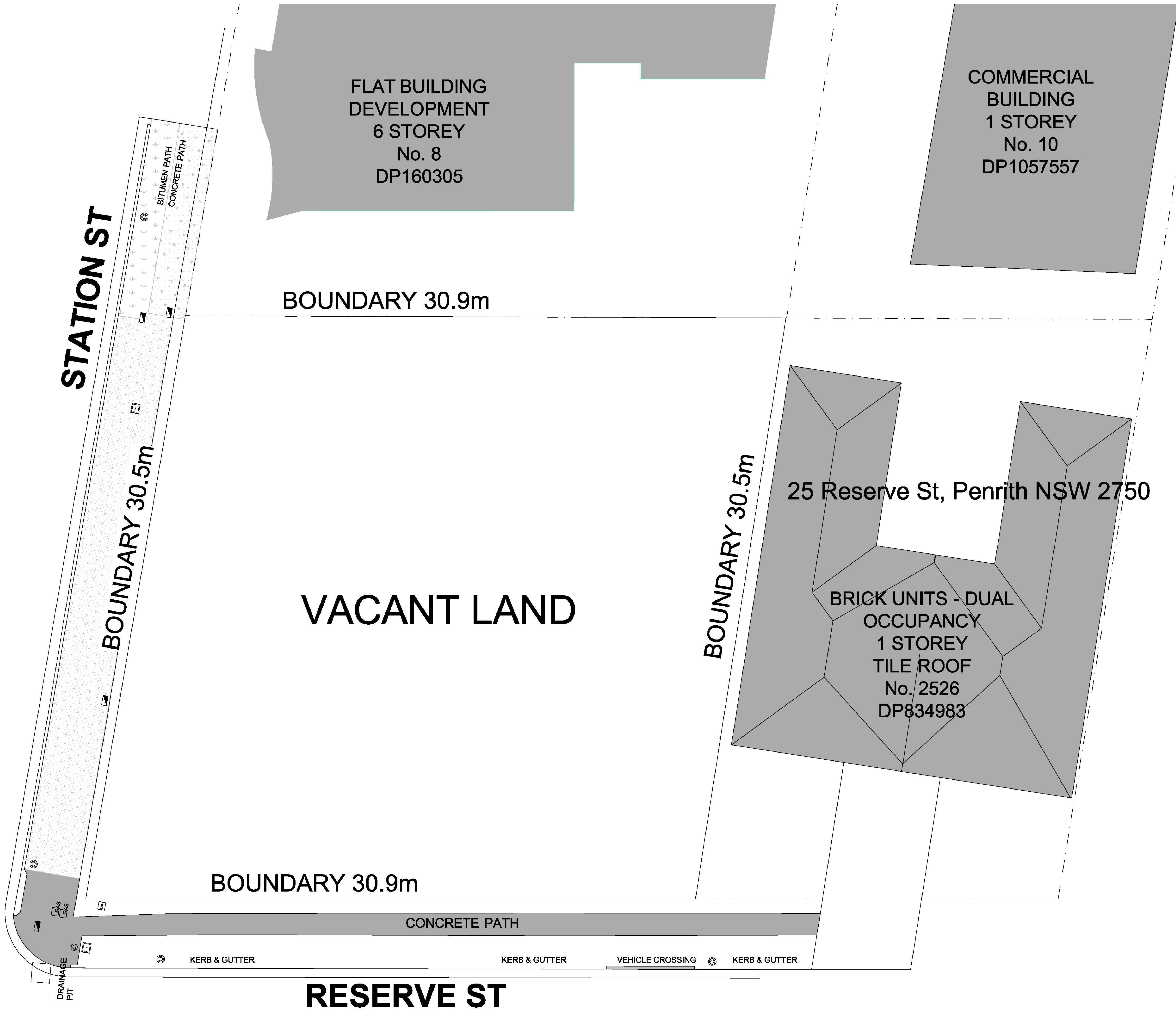
SCHEDULE OF AREAS	
ADDRESS	118 - 120 STATION STREET PENRITH NSW 2750 Australia
LOT AND DP	LOTS 4 & 5 IN DP 112466 & LOT 6 DP 1003862
SITE AREA	934.8 m2

COMMUNAL OPEN SPACE (22.09% OF SITE AREA)	206.69 m²
DEEP SOIL (11.3 % OF SITE AREA)	105.91 m²
LANDSCAPING (17.9 % OF SITE AREA)	167.33 m²
TOTAL LANDSCAPE AREA	273.24 m²

ALLOWABLE FSR	2:1
TOTAL GFA	2135.12 m²
FSR	2.28:1

PROPOSED -- RESIDENTIAL :	19 x UNITS
	10 x 2 BEDROOM
	9 x 3 BEDROOM

CAR PARKING :	RESIDENTIAL: 28 VISITORS: 4 COMMERCIAL: 2
	TOTAL SPACES: 34



LEGEND	
	Telephone Pit Lid (Single)
	Power Pole
	Gas Value
	Water Hydrant
	Water Stop Valve

01 24/08/2020 Issue For Consultation

02 25/07/2020 Issue For DA

Rev	Date	Amendment	By	Rev	Date	Amendment	By

GENERAL NOTES:

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ARCHITECTS

ARCHITECTURE DESIGN STUDIO (NSW) PTY LTD

NSW Nominated Architect  
Pavlo Doroch 9170

Structural Engineer:  
#Structural Engineer

Mechanical Services:  
#Mechanical Engineer

Electrical Services:  
#Electrical Engineer

Hydraulic Services:  
#Hydraulic Engineer

Fire Services:  
#Fire Engineer

BCA and Access Consultant:  
#BCA & Access Consultant

Principal Certifying Authority:  
#Principal Certifying Authority

Landscape Architect:  
#Landscape Architect

Acoustic Engineer:  
#Acoustic Engineer

Client

Project  
MIXED USE DEVELOPMENT

Address  
118 - 120 STATION STREET  
PENRITH NSW 2750 Australia

Jim Aitken  
Partners

Project No  
Pn\_0735

Demolition Plan  
SITE DEMOLITION PLAN

Drawing No  
0301

Date  
30/09/2020

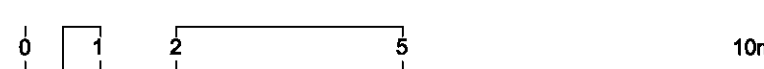
Revision  
02

A1 Scale  
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A3 Scale  
50%

Checked  
IS





Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	21/08/2020	Issue For Consultation	VA				
02	24/08/2020	Issue For Consultation	VA				
03	30/09/2020	Issue For DA	VA				

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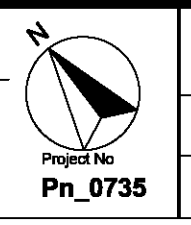
Structural Engineer:  
#Structural Engineer  
Mechanical Services:  
#Mechanical Engineer  
Electrical Services:  
#Electrical Engineer

Hydraulic Services:  
#Hydraulic Engineer  
Fire Services:  
#Fire Engineer  
BCA and Access Consultant:  
#BCA & Access Consultant

Principal Certifying Authority:  
#Principal Certifying Authority  
Landscape Architect:  
#Landscape Architect  
Acoustic Engineer:  
#Acoustic Engineer



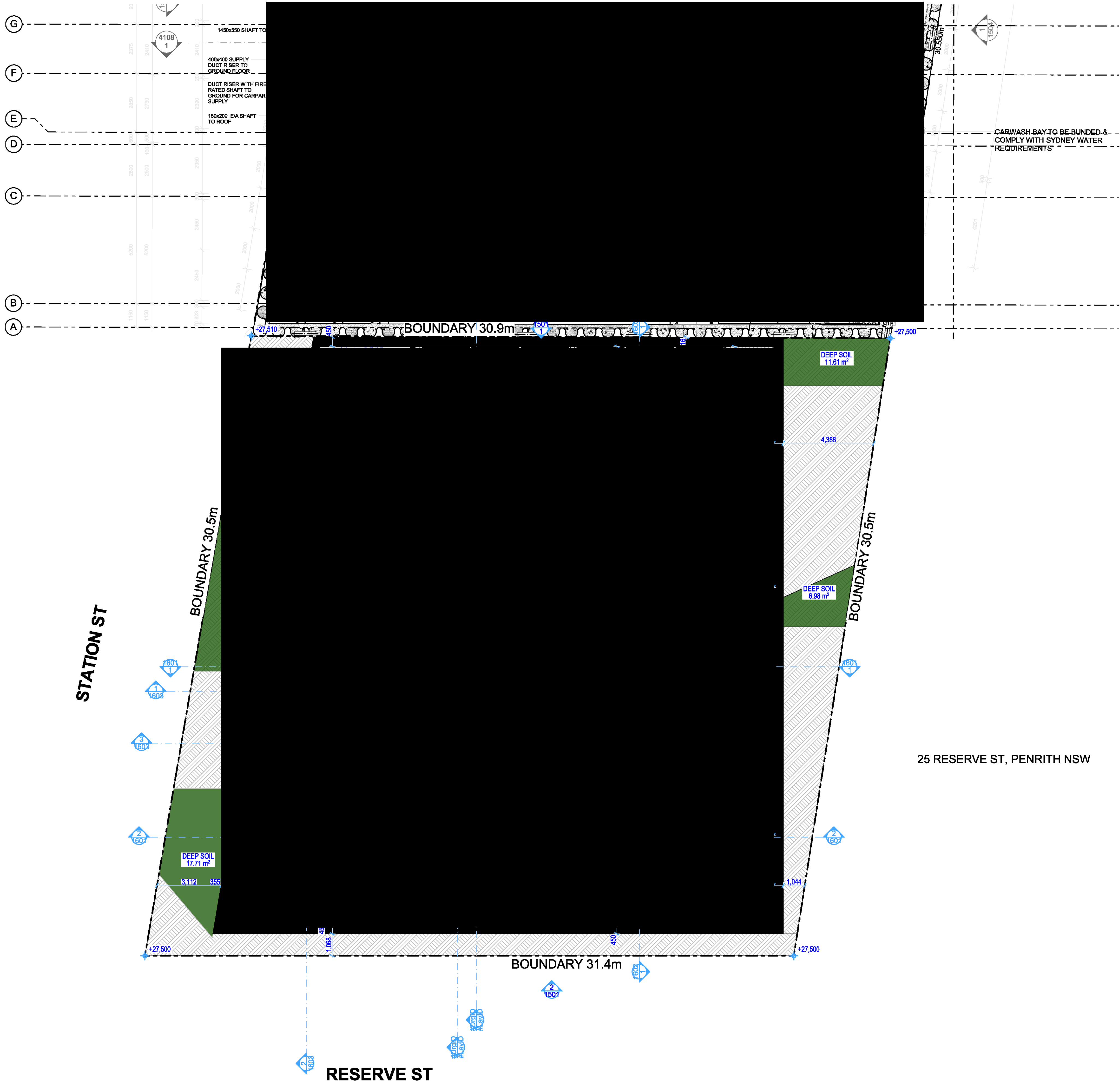
Client:  
Project:  
MIXED USE DEVELOPMENT  
Address:  
118 - 120 STATION STREET  
PENRITH NSW 2750 Australia



Drawing Title	Revision
Site Plan	03
Drawing No	0401
Date	30/09/2020
A1 Scale	1:100
A3 Scale	50%
Checked	IS

Issue For DA





Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	10/09/2020	Issue For Consultation	VA				
02	24/09/2020	Issue For Consultation	VA				
03	16/10/2020	Issue For Consultation	VA				
04	25/09/2020	Issue For DA	BT				

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ARCHITECTURE DESIGN STUDIO (NSW) PTY LTD  
NSW Nominated Architect  
Pavlo Doroch 9170

Structural Engineer:  
#Structural Engineer  
Mechanical Services:  
#Mechanical Engineer  
Electrical Services:  
#Electrical Engineer  
Hydraulic Services:  
#Hydraulic Engineer  
Fire Services:  
#Fire Engineer  
BCA and Access Consultant:  
#BCA & Access Consultant  
Principal Certifying Authority:  
#Principal Certifying Authority  
Landscape Architect:  
#Landscape Architect  
Acoustic Engineer:  
#Acoustic Engineer

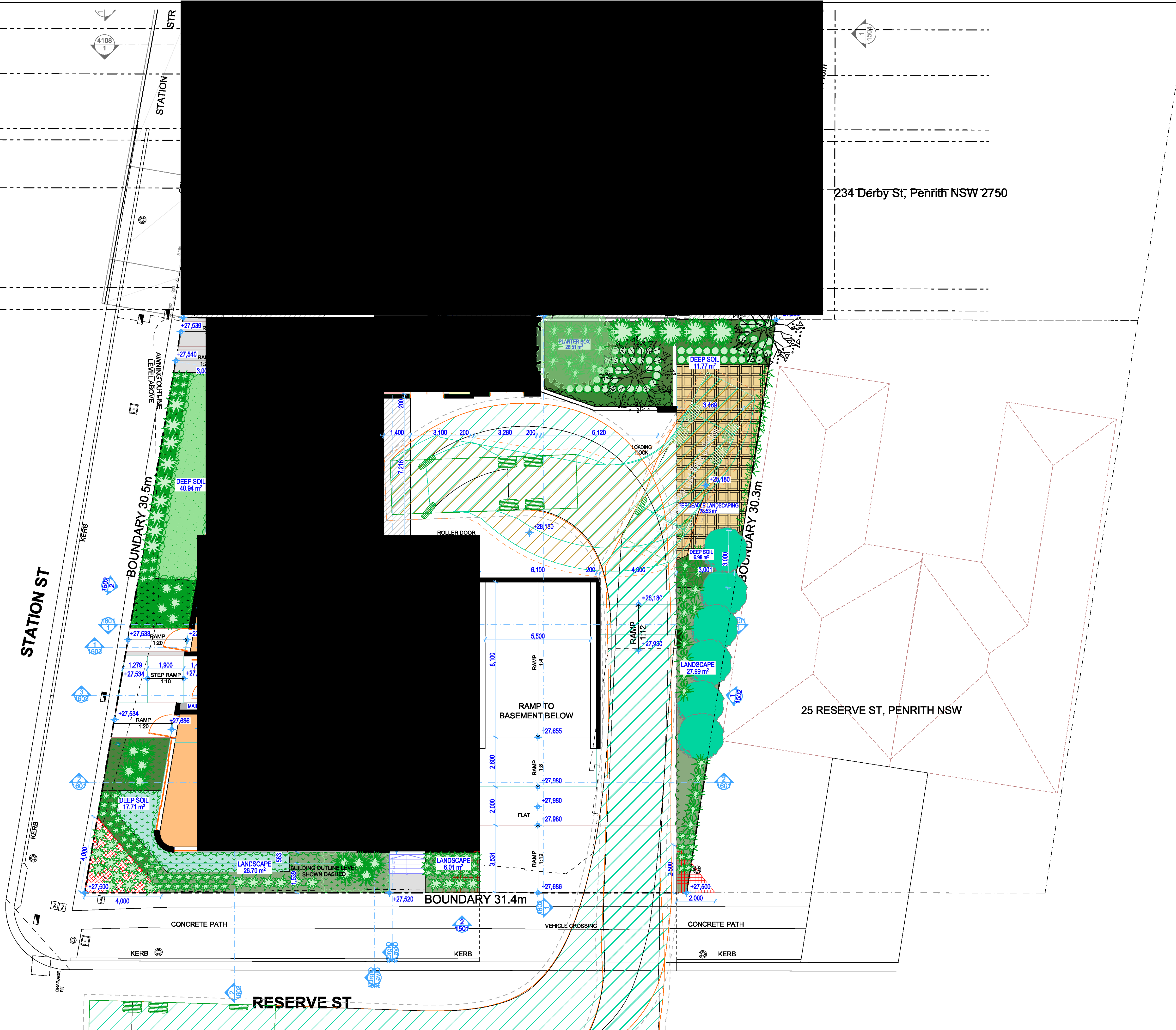


Client:  
Project:  
MIXED USE DEVELOPMENT  
Address:  
118 - 120 STATION STREET  
PENRITH NSW 2750 Australia



Drawing Title UPPER BASEMENT FLOOR BASEMENT PLAN				Revision 04	
Drawing No 1102	Date 30/09/2020	A1 Scale 1:100	A3 Scale 50%	Checked IS	

Issue For DA




STATION ST

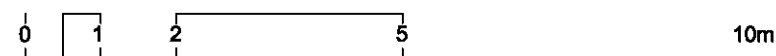
234 Derby St, Penrith NSW 2750

25 RESERVE ST, PENRITH NSW

RESERVE ST

Issue For DA

<table><tr><td>01</td><td>10/06/2020</td><td>Issue For Consultation</td><td>VA</td></tr><tr><td>02</td><td>24/06/2020</td><td>Issue For Consultation</td><td>VA</td></tr><tr><td>03</td><td>16/08/2020</td><td>Issue For Consultation</td><td>VA</td></tr><tr><td>04</td><td>25/08/2020</td><td>Issue For DA</td><td>BT</td></tr><tr><td>Rev</td><td>Date</td><td>Amendment</td><td>By</td></tr></table>				01	10/06/2020	Issue For Consultation	VA	02	24/06/2020	Issue For Consultation	VA	03	16/08/2020	Issue For Consultation	VA	04	25/08/2020	Issue For DA	BT	Rev	Date	Amendment	By	<p>GENERAL NOTES:</p> <p>1. ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES. DO NOT SCALE DRAWINGS. PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.</p> <p>2. ALL WALL THICKNESSES DIMENSIONED OR NOTED ARE NOMINAL SIZES ONLY. INFORMATION INDICATED IN THIS DOCUMENT MAY BE CRITICAL TO THE SAFE AND PROPER FUNCTIONING OF THE PROJECT. DO NOT ALTER ANY ASPECT WITHOUT REFERENCE TO THE ARCHITECT.</p> <p>3. READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS AND SPECIFICATIONS.</p>				<p>2. INFORM THE ARCHITECT OF ANY DISCREPANCIES.</p> <p>3. THE WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, SAA CODES AND ALL RELEVANT CONDITIONS BY LAW.</p> <p>4. THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>5. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p> <p>6. THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT IS ISSUED.</p>				<div><p>ARCHITECTURE DESIGN STUDIO (NSW) PTY LTD</p><p>NSW Nominated Architect Pavlo Doroch 9170</p></div>				<div><p>Structural Engineer: #Structural Engineer</p><p>Mechanical Services: #Mechanical Engineer</p><p>Electrical Services: #Electrical Engineer</p></div>				<div><p>Hydraulic Services: #Hydraulic Engineer</p><p>Fire Services: #Fire Engineer</p><p>BCA and Access Consultant: #BCA &amp; Access Consultant</p></div>				<div><p>Principal Certifying Authority: #Principal Certifying Authority</p><p>Landscape Architect: #Landscape Architect</p><p>Acoustic Engineer: #Acoustic Engineer</p></div>				<div><p>Client: [REDACTED]</p><p>Project: MIXED USE DEVELOPMENT</p><p>Address: 118 - 120 STATION STREET PENRITH NSW 2750 Australia</p><p>Project No: Pn_0735</p></div>				<div><p>Drawing Title: GROUND FLOOR / PODIUM PLAN</p><p>Drawing No: 1201</p><p>Date: 30/09/2020</p><p>A1 Scale: 1:100</p><p>A3 Scale: 50%</p><p>Revision: 04</p><p>Checked: IS</p></div>			
01	10/06/2020	Issue For Consultation	VA																																																				
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01	21/06/2020	Invoice For Consultants			
02	24/08/2020	Invoice For Consultants			
03	25/09/2020	Invoice For CA			
Rev Date	Amendment	bv	Rev Date	Amendment	bv

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Structural Engineer: #Structural Engineer	Hydraulic Services: #Hydraulic Engineer	Principal Certifying Authority: #Principal Certifying Authority
Mechanical Services: #Mechanical Engineer	Fire Services: #Fire Engineer	Landscape Architect: #Landscape Architect
Electrical Services: #Electrical Engineer	BCA and Access Consultant: #BCA & Access Consultant	Acoustic Engineer: #Acoustic Engineer



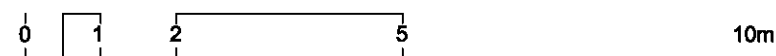
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Project  
**MIXED USE DEVELOPMENT**

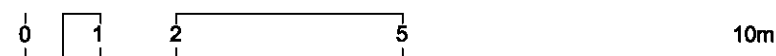
Address  
**118 - 120 STATION STREET  
PENRITH NSW 2750 Australia**



Drawing Title			
<b>FIRST FLOOR UPPER FLOOR PLAN</b>			
Drawing No			Revision
<b>1301</b>			<b>03</b>
Date	A1 Scale	A3 Scale	Checked
30/09/2020	1:100	50%	



 <p>Project No <b>Pn_0735</b></p>	Drawing Title <b>SECOND FLOOR UPPER FLOOR PLAN</b>			Revision
	Drawing No <b>1302</b>			<b>03</b>
Date 30/09/2020	A1 Scale 1:100	A3 Scale 50%	Checked IS	



GENERAL NOTES:	
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**ARCHITECTURE DESIGN STUDIO (NSW) PTY LTD**

**NSW Nominated Architect:**  
Pavlo Doroch 9170



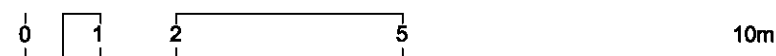


**Jim Aitken**  
Partners




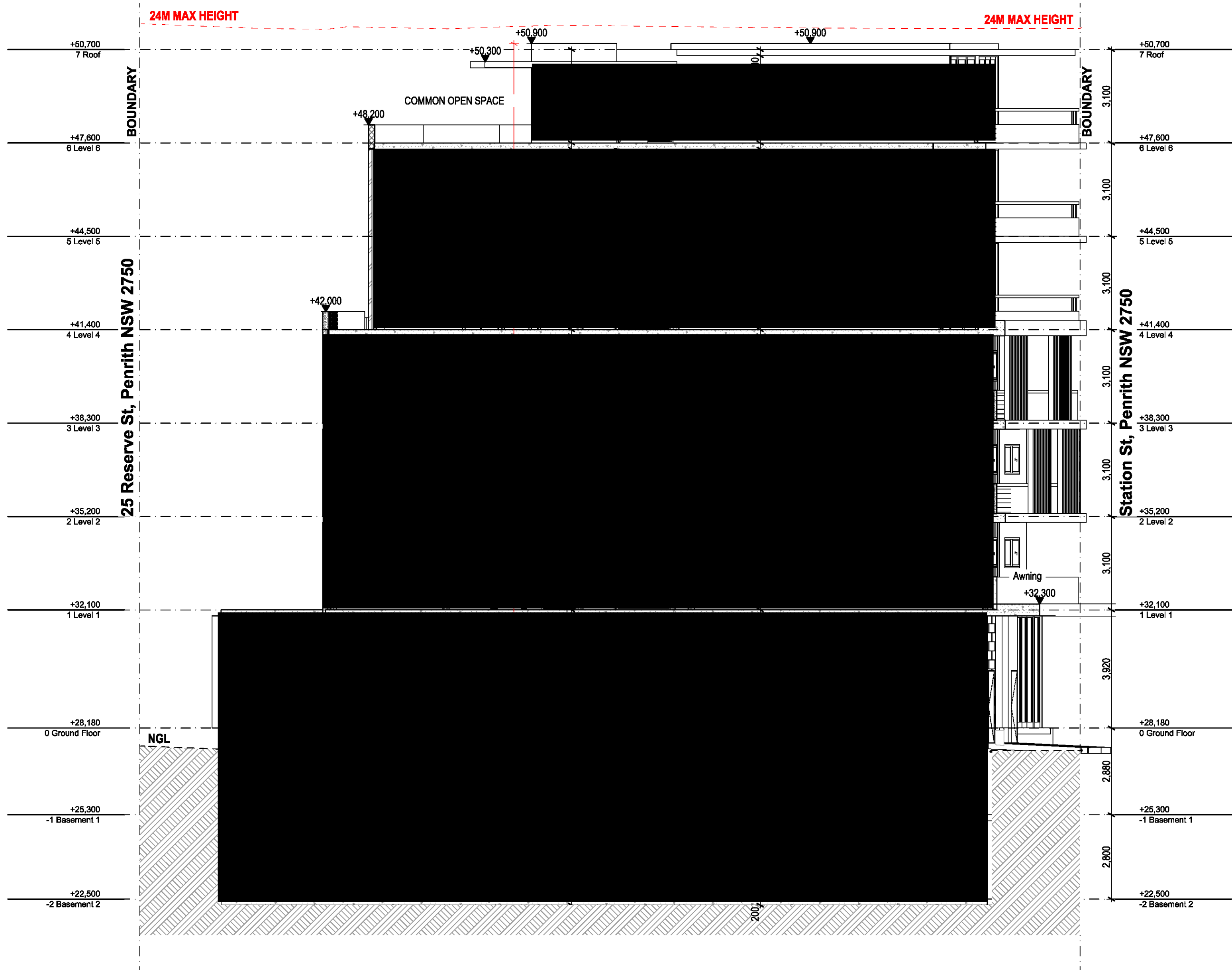
Project No  
**Pn\_0735**

Drawing Title			
<b>SIXTH FLOOR UPPER FLOOR PLAN</b>			
Drawing No			Revision
<b>1306</b>			<b>03</b>
Date	A1 Scale	A3 Scale	Checked
30/09/2020	1:100	50%	IS

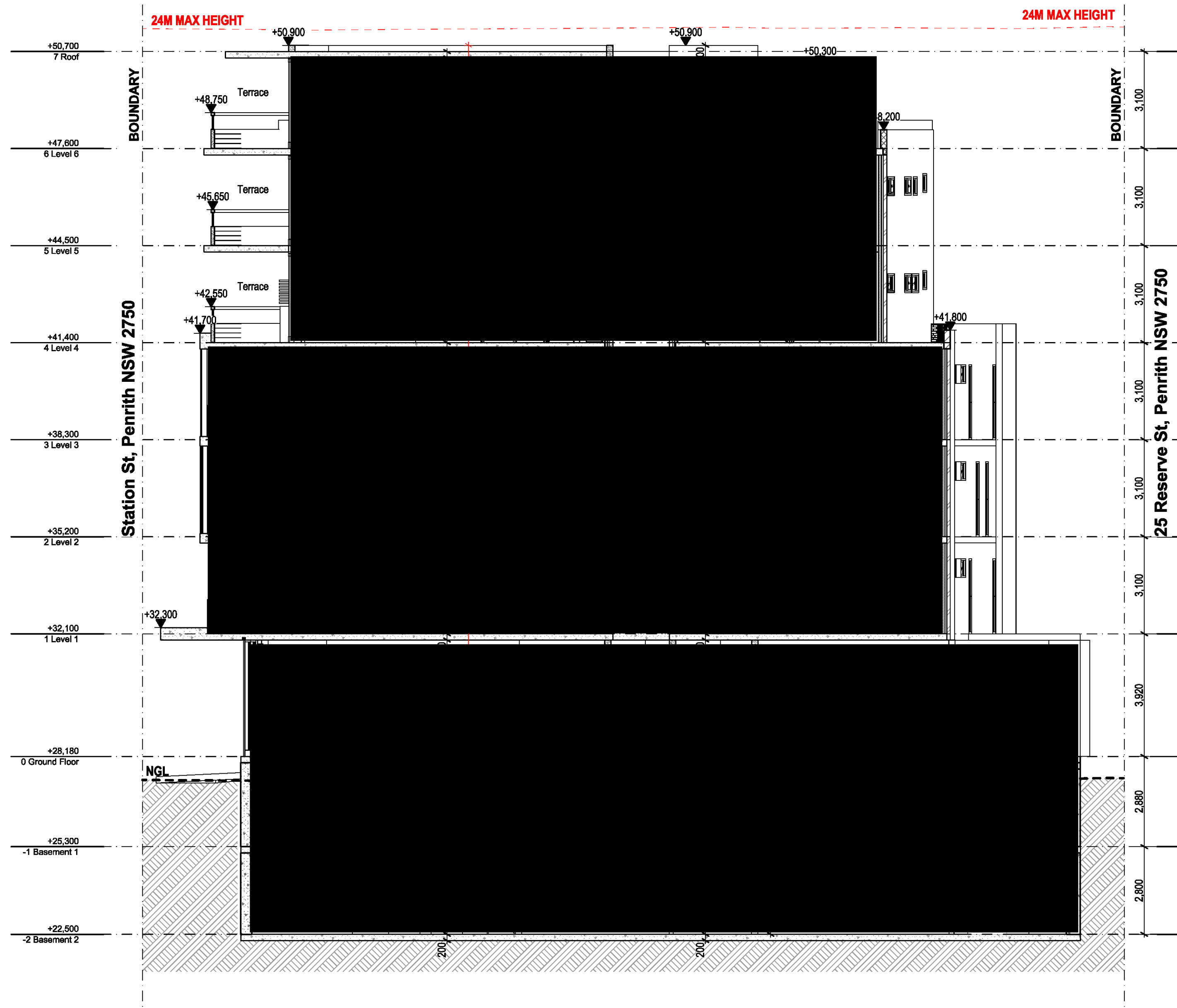


Project No  
**Pn 0735**

 Project No <b>Pn_0735</b>	Drawing Title <b>ROOF ROOF PLAN</b>			
	Drawing No <b>1401</b>			Revision <b>03</b>
	Date <b>30/09/2020</b>	A1 Scale <b>1:100</b>	A3 Scale <b>50%</b>	Checked <b>IS</b>
	Drawn By <b>IS</b>			



1  
-  
Section 01  
1:100



2  
-  
Section 02  
1:100

0 1 2 5 10m

Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	10/09/2020	Issue For Consultation	VA				
02	24/09/2020	Issue For Consultation	VA				
03	30/09/2020	Issue For DA	VA				

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NSW Nominated Architect  
Pavlo Doroch 9170

Structural Engineer:  
#Structural Engineer  
Mechanical Services:  
#Mechanical Engineer  
Electrical Services:  
#Electrical Engineer

Hydraulic Services:  
#Hydraulic Engineer  
Fire Services:  
#Fire Engineer  
BCA and Access Consultant:  
#BCA & Access Consultant

Principal Certifying Authority:  
#Principal Certifying Authority  
Landscape Architect:  
#Landscape Architect  
Acoustic Engineer:  
#Acoustic Engineer



Project:  
MIXED USE DEVELOPMENT  
Address:  
118 - 120 STATION STREET  
PENRITH NSW 2750 Australia

Project No.  
Pn\_0735

Drawing Title	Revision	Checked
Section 01 & 02 GA SECTION	03	IS
Drawing No 1601		
Date 30/09/2020	A1 Scale 1:100	A3 Scale 50%

Issue For DA



1  
-  
Section 03  
1:100

0 1 2 5 10m

Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	10/09/2020	Issue For Consultation	VA				
02	24/09/2020	Issue For Consultation	VA				
03	16/10/2020	Issue For Consultation	VA				
04	25/09/2020	Issue For DA	BT				

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Pavlo Doroch 9170

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#Structural Engineer  
Mechanical Services:  
#Mechanical Engineer  
Electrical Services:  
#Electrical Engineer

Hydraulic Services:  
#Hydraulic Engineer  
Fire Services:  
#Fire Engineer  
BCA and Access Consultant:  
#BCA & Access Consultant

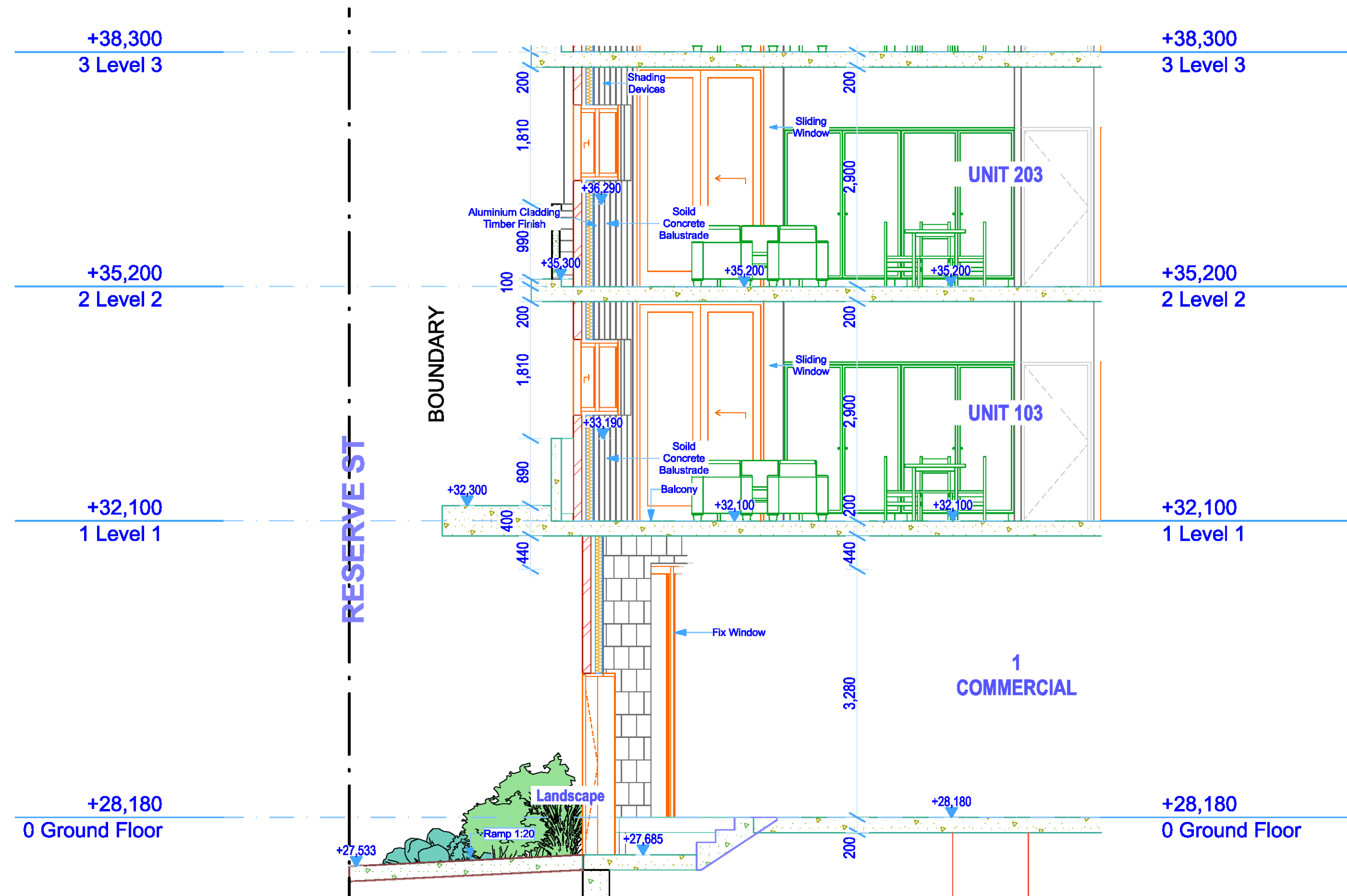
Principal Certifying Authority:  
#Principal Certifying Authority  
Landscape Architect:  
#Landscape Architect  
Acoustic Engineer:  
#Acoustic Engineer



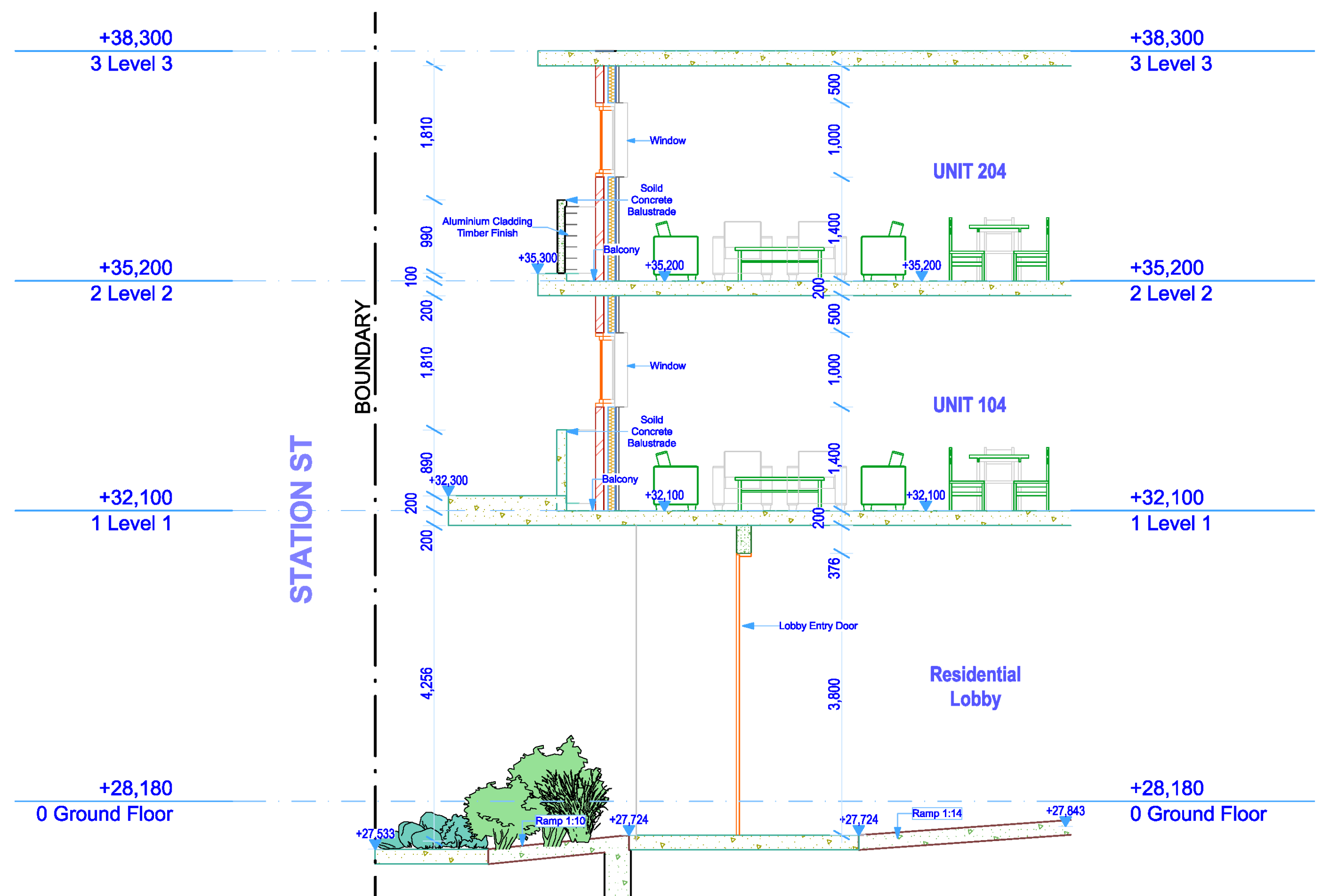
Client:  
Project: MIXED USE DEVELOPMENT  
Address: 118 - 120 STATION STREET  
PENRITH NSW 2750 Australia  
Project No: Pn\_0735

Drawing Title	Section 03	Revision	04
Drawing No	1602	Date	30/09/2020
A1 Scale	1:100	A3 Scale	50%
Checked	IS		

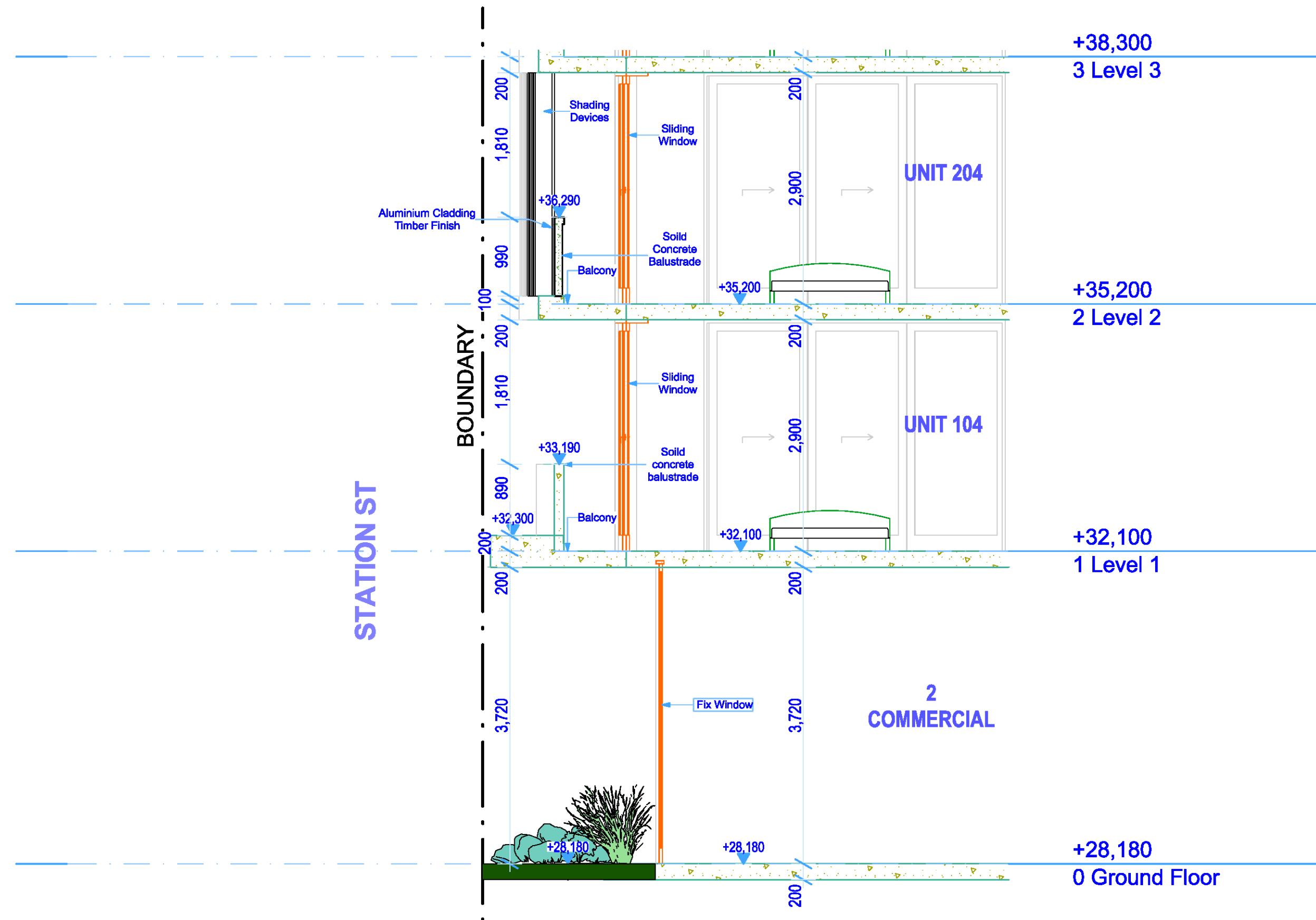
Issue For DA



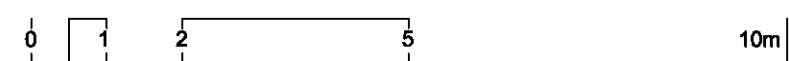
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-  
A Section  
1:50



3  
-  
C Section  
1:50

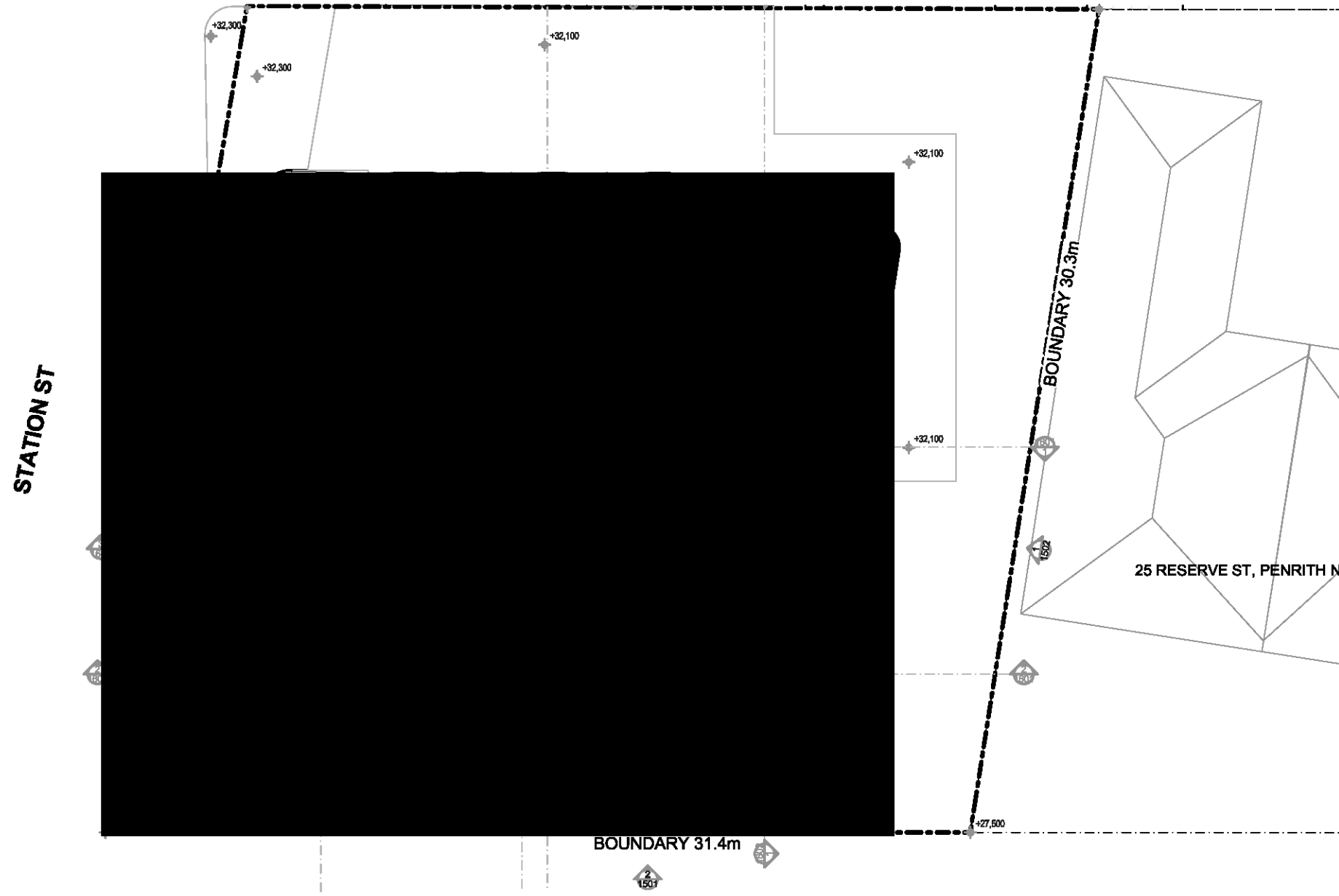


2  
-  
B Section  
1:50



Issue For DA

11 20/09/2020 11:54:10 DA		GENERAL NOTES: 1. ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES. DO NOT SCALE DRAWINGS. PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS. 2. ALL WALL THICKNESSES DIMENSIONED OR NOTED ARE NOMINAL SIZES ONLY. 3. INFORMATION INDICATED IN THIS DOCUMENT MAY BE CRITICAL TO THE SAFE AND PROPER FUNCTIONING OF THE PROJECT. DO NOT ALTER ANY ASPECT WITHOUT REFERENCE TO THE ARCHITECT. 4. READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS AND SPECIFICATIONS.		5. INFORM THE ARCHITECT OF ANY DISCREPANCIES. 6. THE WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, SAA CODES AND ALL RELEVANT CONDITIONS BY LAW. 7. THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. 8. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL. 9. THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT IS ISSUED.		<b>ADS</b> ARCHITECTS		ARCHITECTURE DESIGN STUDIO (NSW) PTY LTD NSW Nominated Architect Pavlo Doroch 9170		Structural Engineer: #Structural Engineer Mechanical Services: #Mechanical Engineer Electrical Services: #Electrical Engineer		Hydraulic Services: #Hydraulic Engineer Fire Services: #Fire Engineer BCA and Access Consultant: #BCA & Access Consultant		Principal Certifying Authority: #Principal Certifying Authority Landscape Architect: #Landscape Architect Acoustic Engineer: #Acoustic Engineer		<b>Jim Aitken</b> Partners		Client: MIXED USE DEVELOPMENT Address: 118 - 120 STATION STREET PENRITH NSW 2750 Australia		Project No: Pn_0735		Drawing Title: Detail Section GA SECTION Drawing No: 1603 Date: 30/09/2020 A1 Scale: A3 Scale: 50%		Revision: 01 Checked:	
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1  
-  
KEY MAP  
1:200



2  
-  
TYPICAL ACCESSIBLE UNIT CONFIGURATION  
1:50

**TOTAL UNITS**  
01-02, 01-03, 02-02, 02-03, 03-02 & 03-03

**ADAPTABLE UNITS**  
01-02 & 02-02

**LIVABLE UNITS**  
01-03, 02-03, 03-02 & 03-03

Bed clearances comply with AS 1428.1

Circulation spaces at doorways to comply with AS 1428.1

Shower recess with no hob min 1160mm x 1100mm to comply with AS 1428.1

Folding Seat

Circulation spaces at Kitchen to comply with AS 4299

Circulation spaces at doorways to comply with AS 1428.1

0 1 2 5 10m

Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	10/08/2020	Issue For Consultation	VA				
02	24/08/2020	Issue For Consultation	VA				
03	30/09/2020	Issue For DA	VA				

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NSW Nominated Architect  
Pavlo Doroch 9170

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#Structural Engineer  
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#Mechanical Engineer  
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#Electrical Engineer

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#Hydraulic Engineer  
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#BCA & Access Consultant

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#Landscape Architect  
Acoustic Engineer:  
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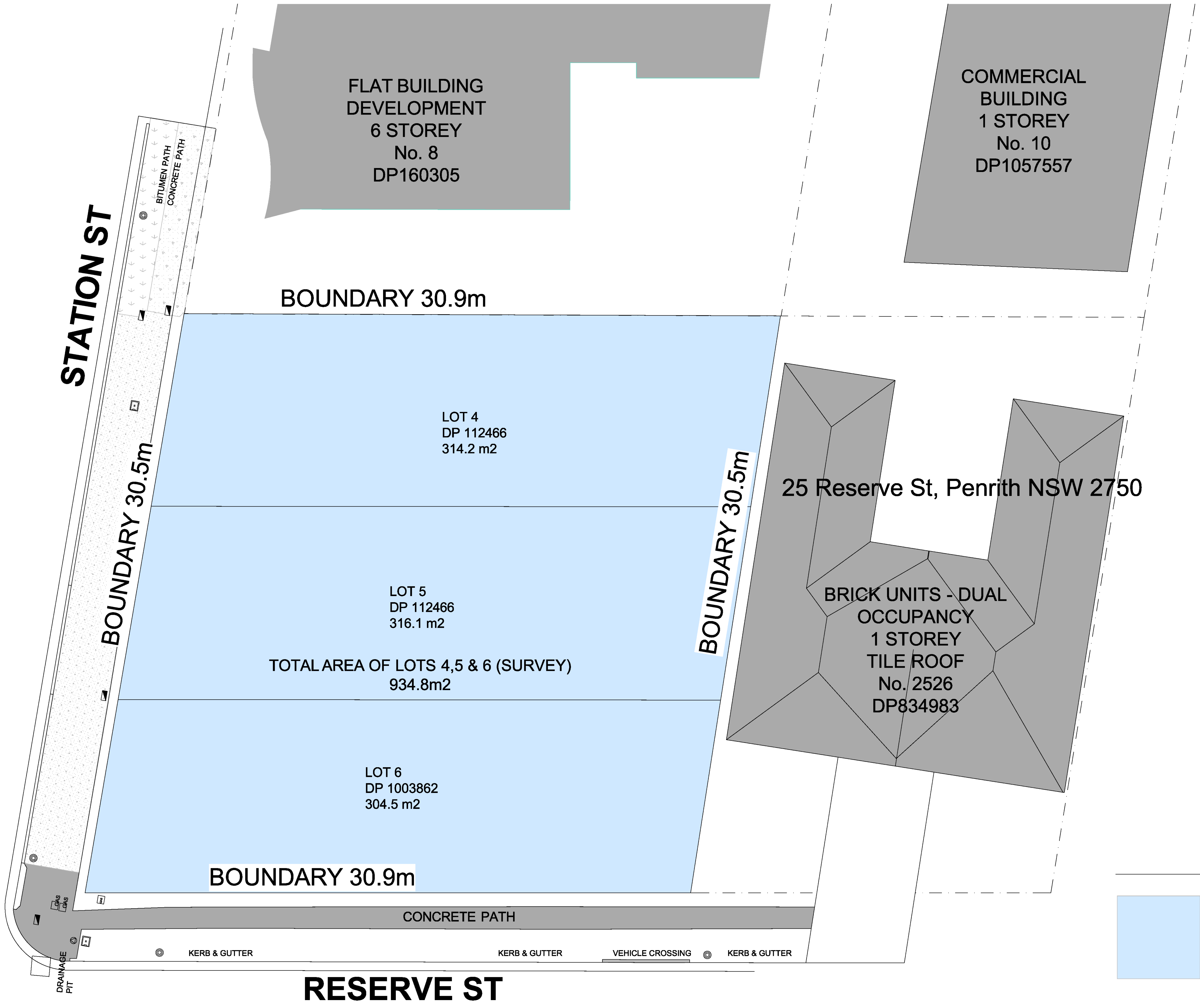


Client:  
Project:  
MIXED USE DEVELOPMENT  
Address:  
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PENRITH NSW 2750 Australia

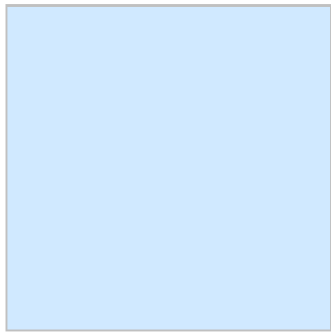


Drawing Title:  
TYPICAL ACCESSIBLE UNIT CONFIGURATION  
Drawing No:  
3001  
Revision:  
03  
Date:  
30/09/2020  
A1 Scale:  
1:200, 1:50  
A3 Scale:  
50%  
Checked:  
IS

Issue For DA



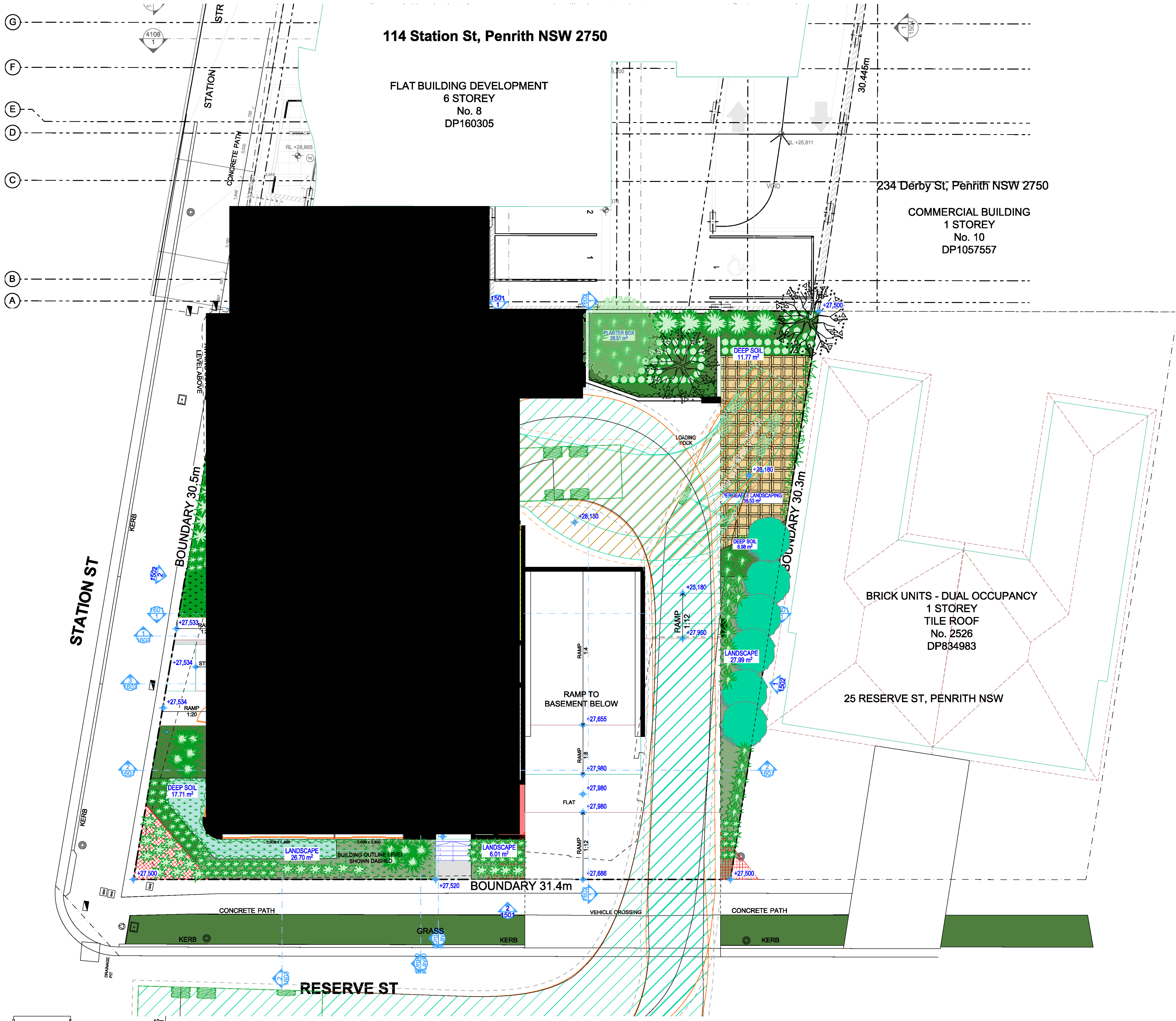
LEGEND



Combined Lot

Issue For DA

01 30/09/2020 Issue For DA						GENERAL NOTES:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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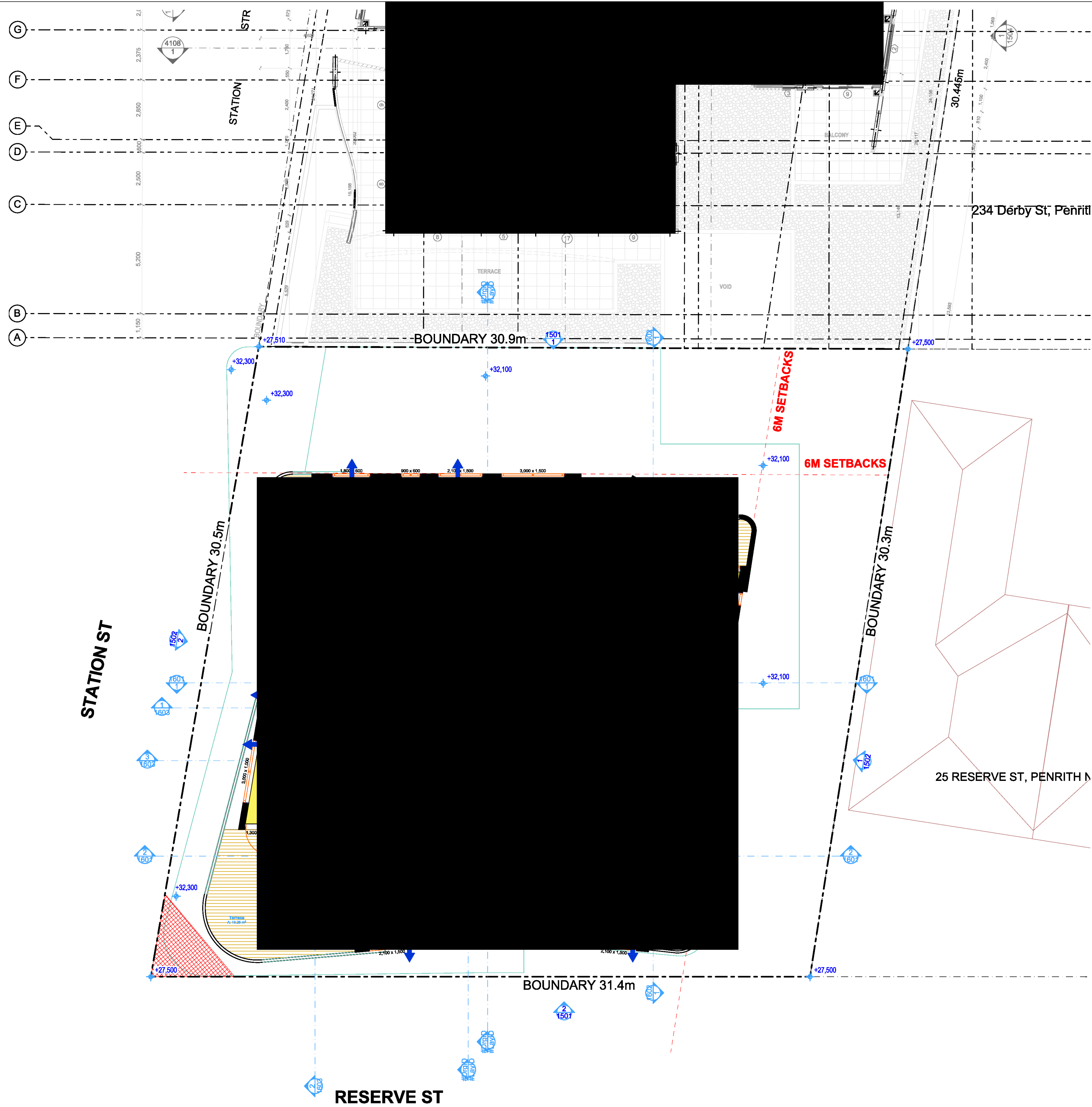


LEGEND


CALCULATED GFA


Natural Ventilation

<p>01 10/08/2020 Issue For Consultation VA</p> <p>02 24/08/2020 Issue For Consultation VA</p> <p>03 20/09/2020 Issue For DA VA</p>	<p>GENERAL NOTES:</p> <p>1. ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES. DO NOT SCALE DRAWINGS. PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.</p> <p>2. ALL WALL THICKNESSES DIMENSIONED OR NOTED ARE NOMINAL SIZES ONLY. INFORMATION INDICATED IN THIS DOCUMENT MAY BE CRITICAL TO THE SAFE AND PROPER FUNCTIONING OF THE PROJECT. DO NOT ALTER ANY ASPECT WITHOUT REFERENCE TO THE ARCHITECT.</p> <p>3. READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS AND SPECIFICATIONS.</p>	<p>2. INFORM THE ARCHITECT OF ANY DISCREPANCIES.</p> <p>3. THE WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, SAA CODES AND ALL RELEVANT CONDITIONS BY LAW.</p> <p>4. THE BUILDING/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>5. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p> <p>6. THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT IS ISSUED.</p>	<p><b>ADS</b></p> <p>ARCHITECTS</p>	<p>ARCHITECTURE DESIGN STUDIO (NSW) PTY LTD</p> <p>NSW Nominated Architect</p> <p>Pavlo Dorosh 9170</p>	<p>Structural Engineer: #Structural Engineer</p> <p>Mechanical Services: #Mechanical Engineer</p> <p>Electrical Services: #Electrical Engineer</p>	<p>Hydraulic Services: #Hydraulic Engineer</p> <p>Fire Services: #Fire Engineer</p> <p>BCA and Access Consultant: #BCA &amp; Access Consultant</p>	<p>Principal Certifying Authority: #Principal Certifying Authority</p> <p>Landscape Architect: #Landscape Architect</p> <p>Acoustic Engineer: #Acoustic Engineer</p>	<p><b>Jim Aitken</b></p> <p>Partners</p>	<p>Client: [REDACTED]</p> <p>Project: MIXED USE DEVELOPMENT</p> <p>Address: 118 - 120 STATION STREET PENRITH NSW 2750 Australia</p>	<p>Drawing Title: GROUND FLOOR - GFA &amp; CROSS VENTILATION</p> <p>Drawing No: 3021</p> <p>Date: 30/09/2020</p> <p>A1 Scale: 1:100</p> <p>A3 Scale: 50%</p> <p>Revision: 03</p> <p>Checked: IS</p>
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LEGEND

 CALCULATED GFA

 Natural Ventilation

01	10/06/2020	Issue For Consultation	VA
02	24/06/2020	Issue For Consultation	VA
03	24/06/2020	Issue For DA	VA
Rev	Date	Amendment	By

GENERAL NOTES:

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4. INFORM THE ARCHITECT OF ANY DISCREPANCIES.

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ARCHITECTURE DESIGN STUDIO (NSW) PTY LTD

NSW Nominated Architect  
Pavlo Doroch 9170

Structural Engineer:  
#Structural Engineer

Mechanical Services:  
#Mechanical Engineer

Electrical Services:  
#Electrical Engineer

Hydraulic Services:  
#Hydraulic Engineer

Fire Services:  
#Fire Engineer

BCA and Access Consultant:  
#BCA & Access Consultant

Principal Certifying Authority:  
#Principal Certifying Authority

Landscape Architect:  
#Landscape Architect

Acoustic Engineer:  
#Acoustic Engineer



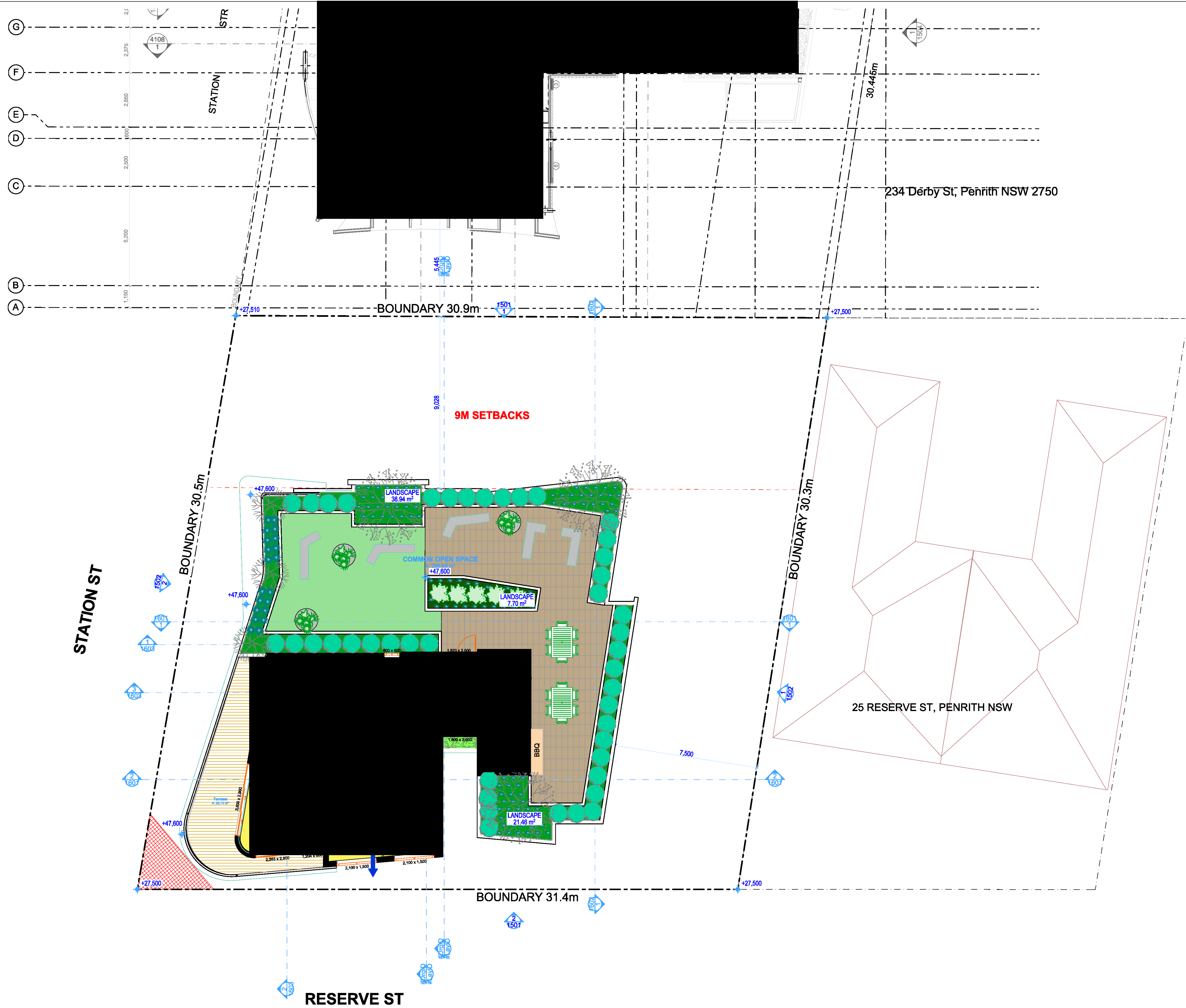
Client: [Redacted]

Project: MIXED USE DEVELOPMENT

Address:  
118 - 120 STATION STREET  
PENRITH NSW 2750 Australia



Drawing Title: FIRST FLOOR - GFA GFA & CROSS VENTILATION	Revision: 03
Drawing No: 3022	Checked: IS
Date: 30/09/2020	A1 Scale: 1:100
A3 Scale: 50%	



Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	10/08/2020	Issue For Consultation	VA				
02	24/08/2020	Issue For Consultation	VA				
03	30/09/2020	Issue For DA	VA				

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ARCHITECTURE DESIGN STUDIO (NSW) PTY LTD  
11 Egerton Street, Silverwater, NSW 2128  
P: 02 9648 8863 | F: 02 9648 8664  
info@ad-s.com.au | www.ad-s.com.au  
ABN: 90 616 216 196  
NSW Nominated Architect  
Pavlo Doroch 9170

Structural Engineer: #Structural Engineer  
Mechanical Services: #Mechanical Engineer  
Electrical Services: #Electrical Engineer  
Hydraulic Services: #Hydraulic Engineer  
Fire Services: #Fire Engineer  
BCA and Access Consultant: #BCA & Access Consultant  
Principal Certifying Authority: #Principal Certifying Authority  
Landscape Architect: #Landscape Architect  
Acoustic Engineer: #Acoustic Engineer



Client: MR David Reeves  
Project: MIXED USE DEVELOPMENT  
Address: 118 - 120 STATION STREET  
PENRITH NSW 2750 Australia



Issue For DA

Drawing Title: SIXTH FLOOR - GFA GFA & CROSS VENTILATION	Revision: 03
Drawing No: 3027	Checked: IS
Date: 30/09/2020	A1 Scale: 1:100
A3 Scale: 50%	

114 Station St, Penrith NSW 2750

FLAT BUILDING DEVELOPMENT  
6 STOREY  
No. 8  
DP160305

234 Derby St, Penrith NSW 2750

COMMERCIAL BUILDING  
1 STOREY  
No. 10  
DP1057557

BRICK UNITS - DUAL OCCUPANCY  
1 STOREY  
TILE ROOF  
No. 2526  
DP834983

25 RESERVE ST, PENRITH NSW

BOUNDARY 30.9m

BOUNDARY 30.5m

BOUNDARY 30.3m

BOUNDARY 31.4m

RESERVE ST

0 1 2 5 10m

Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	21/08/2020	Issue For Consultation					
02	24/08/2020	Issue For Consultation					
03	30/09/2020	Issue For DA					

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ARCHITECTURE DESIGN STUDIO (NSW) PTY LTD  
NSW Nominated Architect  
Pavlo Doroch 9170

Structural Engineer: #Structural Engineer  
Mechanical Services: #Mechanical Engineer  
Electrical Services: #Electrical Engineer  
Hydraulic Services: #Hydraulic Engineer  
Fire Services: #Fire Engineer  
BCA and Access Consultant: #BCA & Access Consultant  
Principal Certifying Authority: #Principal Certifying Authority  
Landscape Architect: #Landscape Architect  
Acoustic Engineer: #Acoustic Engineer

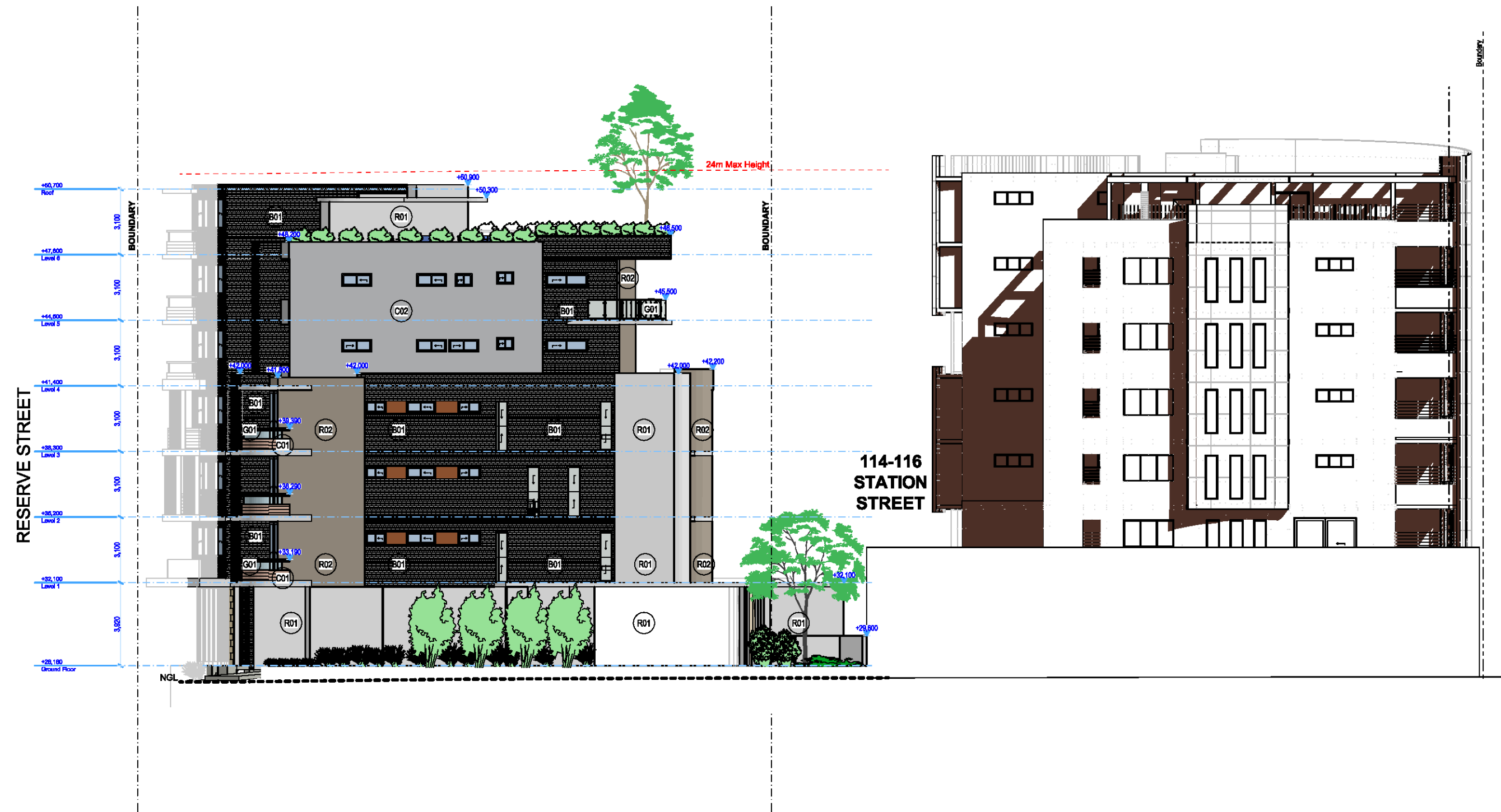


Client: [REDACTED]  
Project: MIXED USE DEVELOPMENT  
Address: 118 - 120 STATION STREET  
PENRITH NSW 2750 Australia



Drawing Title				
NOTIFICATION PLANS 1/2				
Drawing No				
3041				
Revision				
03				
Date	A1 Scale	A3 Scale	A4 Scale	Checked
30/09/2020	1:100	50%	35%	

Issue For DA



1  
-  
East Elevation  
1:200



2  
-  
West Elevation  
1:200



3  
-  
North Elevation  
1:200



4  
-  
South Elevation  
1:200

0 1 2 5 10m

Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	21/08/2020	Issue For Consultation					
02	24/08/2020	Issue For Comments					
03	20/09/2020	Issue For DA					

GENERAL NOTES: 1. ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES. DO NOT SCALE DRAWINGS. 2. PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS. 3. ALL WALL THICKNESSES DIMENSIONED OR NOTED ARE NOMINAL SIZES ONLY. 4. INFORMATION INDICATED IN THIS DOCUMENT MAY BE CRITICAL TO THE SAFE AND PROPER FUNCTIONING OF THE PROJECT. DO NOT ALTER ANY ASPECT WITHOUT REFERENCE TO THE ARCHITECT. 5. READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS AND SPECIFICATIONS.	2. INFORM THE ARCHITECT OF ANY DISCREPANCIES. 3. THE WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, SAA CODES AND ALL RELEVANT CONDITIONS BY LAW. 4. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL. 5. THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT IS ISSUED.
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ARCHITECTURE DESIGN STUDIO (NSW) PTY LTD  
NSW Nominated Architect  
Pavlo Dorosh 9170

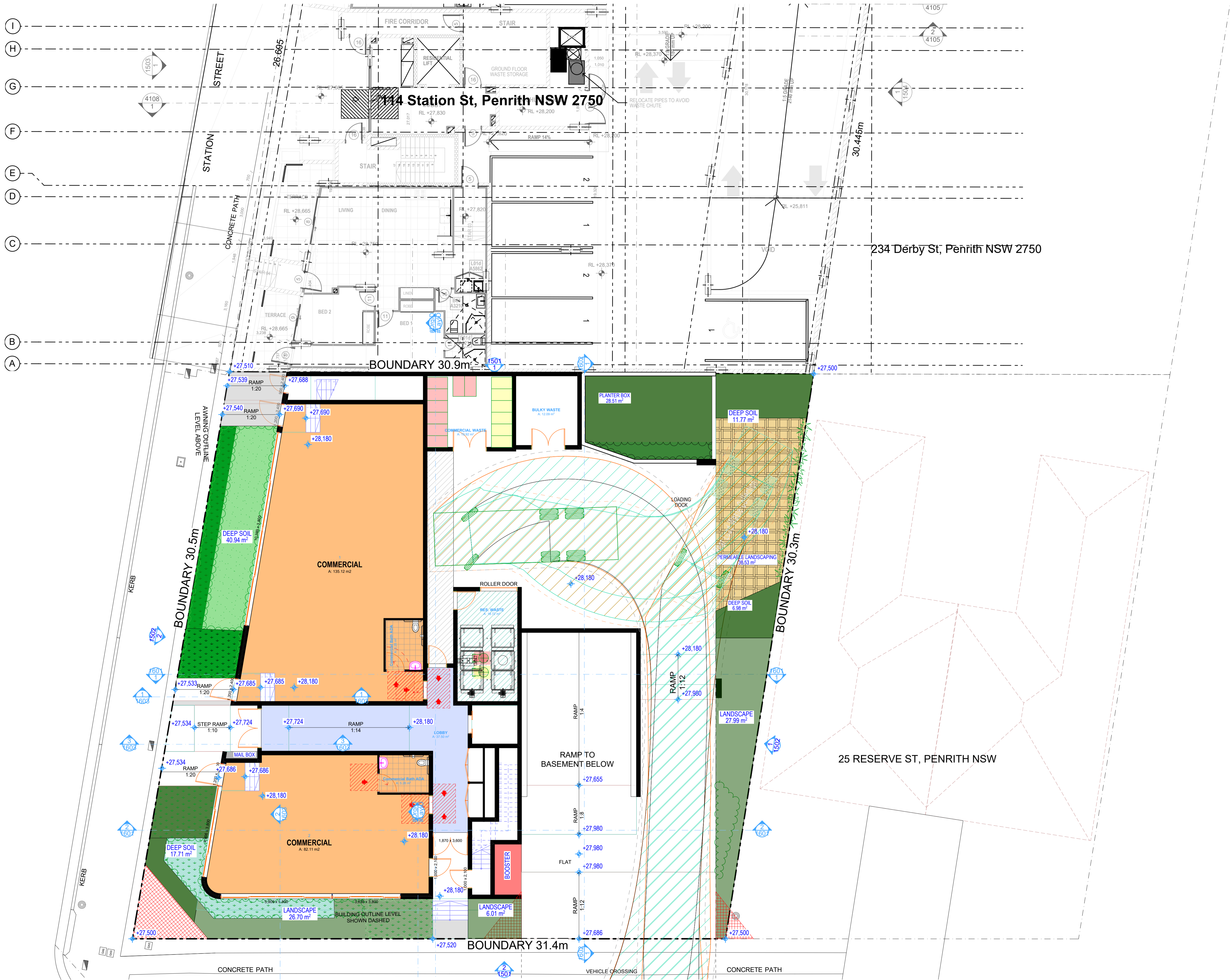
Structural Engineer: #Structural Engineer	Hydraulic Services: #Hydraulic Engineer	Principal Certifying Authority: #Principal Certifying Authority
Mechanical Services: #Mechanical Engineer	Fire Services: #Fire Engineer	Landscape Architect: #Landscape Architect
Electrical Services: #Electrical Engineer	BCA and Access Consultant: #BCA & Access Consultant	Acoustic Engineer: #Acoustic Engineer



Client: MIXED USE DEVELOPMENT	Project No: Pn_0735
Address: 118 - 120 STATION STREET PENRITH NSW 2750 Australia	Date: 30/09/2020

Drawing Title: NOTIFICATION PLANS 2/2 NOTIFICATION PLANS	Drawing No: 3042	Revision: 03
Date: 30/09/2020	A1 Scale: 1:200	A3 Scale: 50%
A4 Scale: 35%	Checked:	

Issue For DA



Issue For  
Consultants

Rev	Date	Amendment	By	Rev	Date	Amendment	By

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P: 02 9648 6663 F: 02 9648 6664  
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ABN: 90 616 216 196  
NSW Nominated Architect  
Pavlo Doroch 9170

Structural Engineer:  
#Structural Engineer  
Mechanical Services:  
#Mechanical Engineer  
Electrical Services:  
#Electrical Engineer

Hydraulic Services:  
#Hydraulic Engineer  
Fire Services:  
#Fire Engineer  
BCA and Access Consultant:  
#BCA & Access Consultant

Principal Certifying Authority:  
#Principal Certifying Authority  
Landscape Architect:  
#Landscape Architect  
Acoustic Engineer:  
#Acoustic Engineer



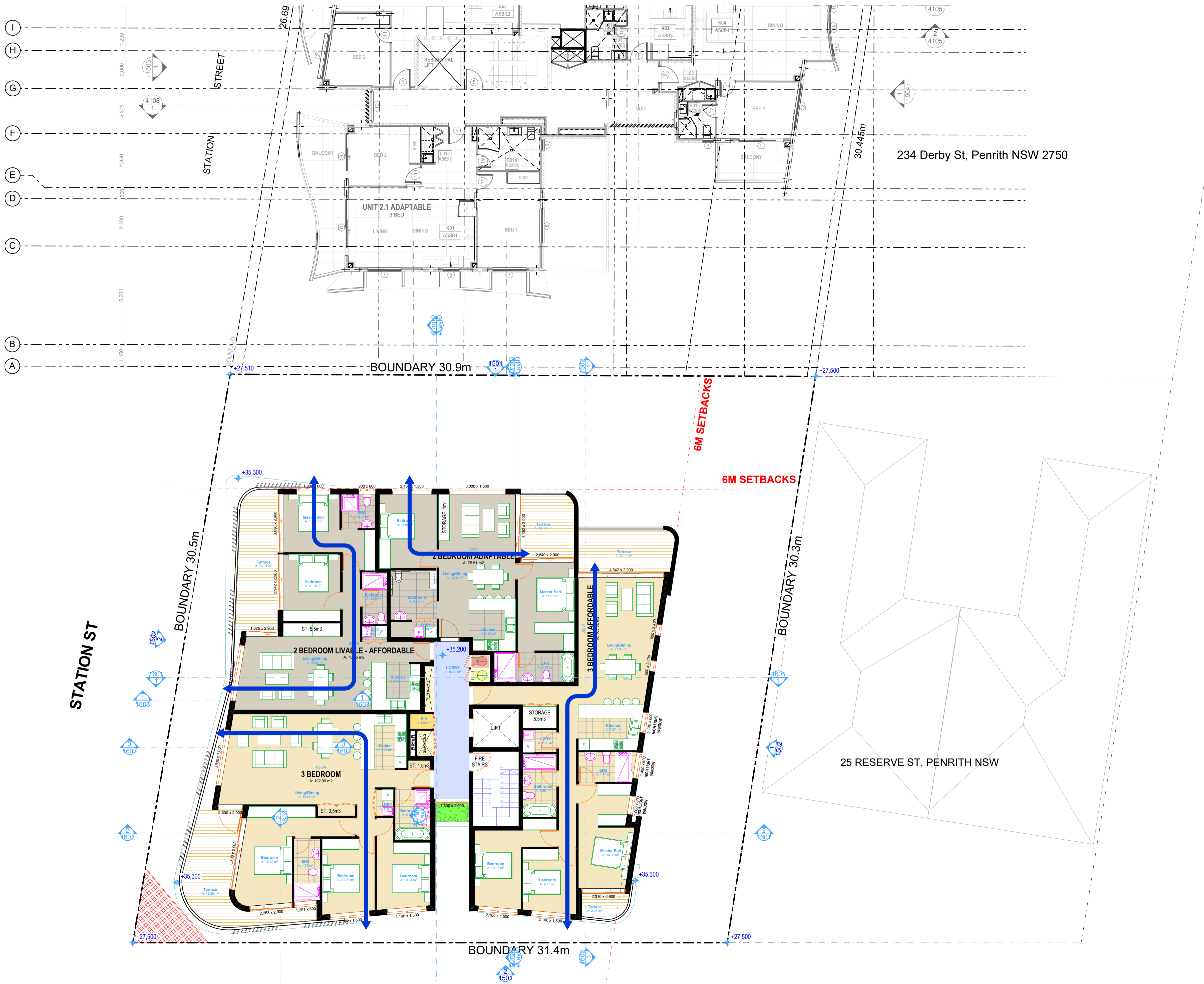
Client: MR David Reeves  
Project: MIXED USE DEVELOPMENT  
Address: 118 - 120 STATION STREET  
PENRITH NSW 2750 Australia



Drawing Title	Revision
GROUND FLOOR - BASIX	01
Drawing No	3061
Date	30/09/2020
A1 Scale	1:100
A3 Scale	50%
Checked	IS



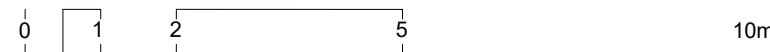
Issue For Consultants



STATION ST

234 Derby St, Penrith NSW 2750

25 RESERVE ST, PENRITH NSW



Issue For Consultants

Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	24/09/2020	Issue For Consultants	VA				

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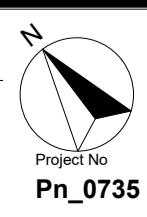
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#Electrical Engineer

Hydraulic Services:  
#Hydraulic Engineer  
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#Fire Engineer  
BCA and Access Consultant:  
#BCA & Access Consultant

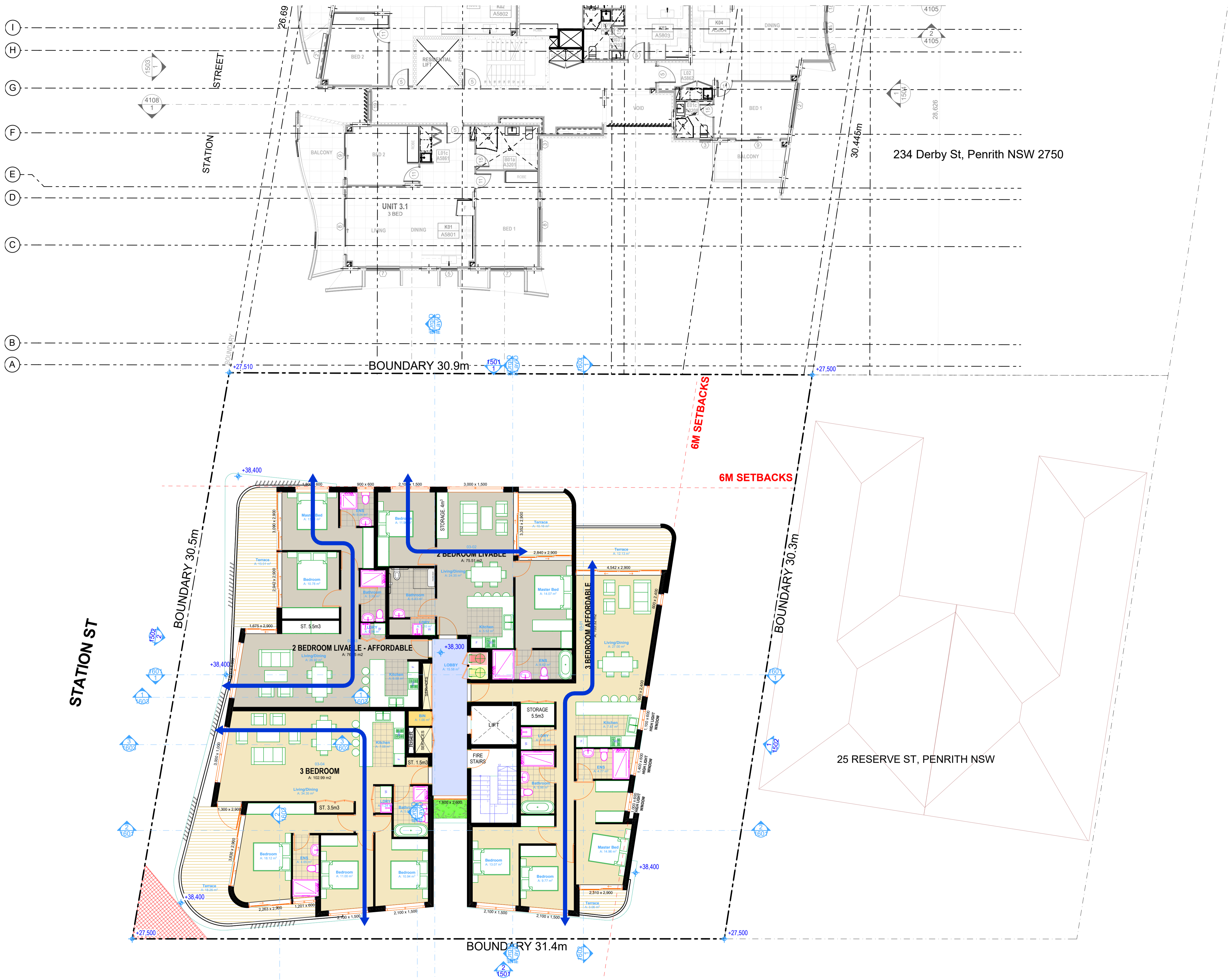
Principal Certifying Authority:  
#Principal Certifying Authority  
Landscape Architect:  
#Landscape Architect  
Acoustic Engineer:  
#Acoustic Engineer



Client:  
MR David Reeves  
Project:  
MIXED USE DEVELOPMENT  
Address:  
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Drawing Title	Revision
SECOND FLOOR - BASIX	01
Drawing No	3063
Date	30/09/2020
A1 Scale	1:100
A3 Scale	50%
Checked	IS



STATION ST

234 Derby St, Penrith NSW 2750

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Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	24/09/2020	Issue For Consultants	VA				

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NSW Nominated Architect  
Pavlo Doroch 9170

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Client: MR David Reeves  
Project: MIXED USE DEVELOPMENT  
Address: 118 - 120 STATION STREET  
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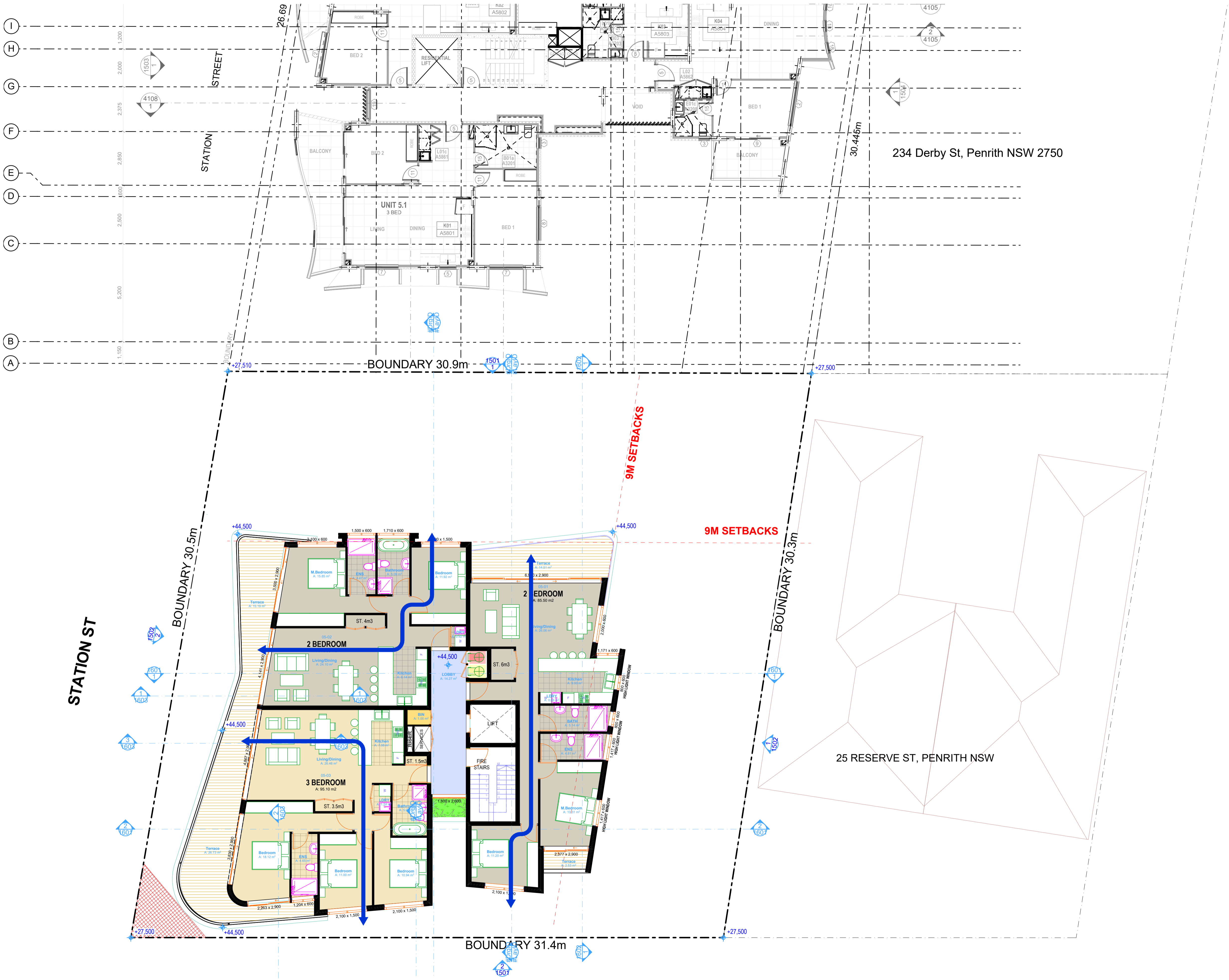
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Drawing No	3064
Date	30/09/2020
A1 Scale	1:100
A3 Scale	50%
Checked	IS



25 RESERVE ST, PENRITH NSW

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Drawing Title			
FOURTH FLOOR - BASIX			
BASIX			
Drawing No		Revision	
065		01	
Date	A1 Scale	A3 Scale	Checked
09/09/2020	1:100	50%	IS

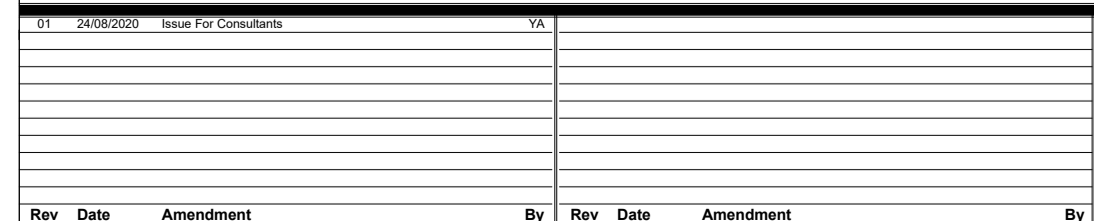


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P: 02 9648 6663 | F: 02 9648 6664  
info@ad-s.com.au | www.ad-s.com.au  
ABN: 90 616 216 196

NSW Nominated Architect  
Pavlo Doroch 9170

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Fire Services:  
#Fire Engineer

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#BCA & Access Con

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#Principal Certifying Authority

Landscape Architect:  
#Landscape Architect

Acoustic Engineer:  
#Acoustic Engineer

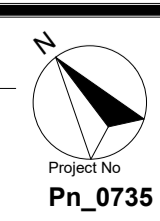


**Jim Aitken**  
Partners

**Client**  
**MR David Reeves**

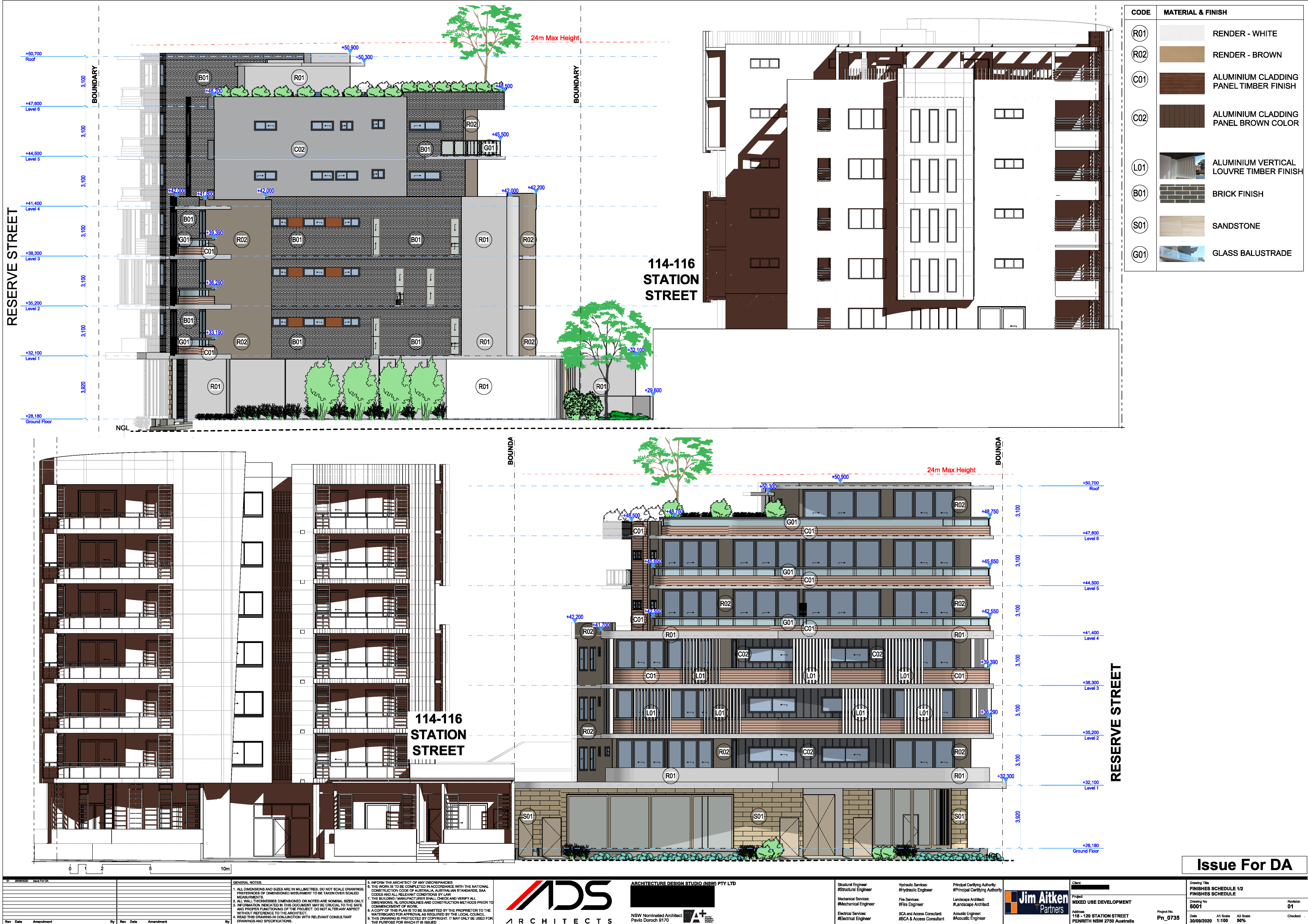
**Project**  
**MIXED USE DEVELOPMENT**

**Address**  
**118 - 120 STATION STREET**  
**PENRITH NSW 2750 Australia**



Drawing Title <b>SIXTH FLOOR - BASIX BASIX</b>				Revision <b>01</b>
Drawing No <b>3067</b>				
Date <b>30/09/2020</b>	A1 Scale <b>1:100</b>	A3 Scale <b>50%</b>	Checked <b>IS</b>	

## Issue For Consultants





CODE	MATERIAL & FINISH	
(R01)		RENDER - WHITE
(R02)		RENDER - BROWN
(C01)		ALUMINIUM CLADDING PANEL TIMBER FINISH
(C02)		ALUMINIUM CLADDING PANEL BROWN COLOR
(L01)		ALUMINIUM VERTICAL LOUVRE TIMBER FINISH
(B01)		BRICK FINISH
(S01)		SANDSTONE
(G01)		GLASS BALUSTRADE



Issue For DA

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01	20/09/2020	Issue For DA									

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Pavlo Doroch 9170

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#Electrical Engineer

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#Hydraulic Engineer

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BCA and Access Consultant:  
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Principal Certifying Authority:  
#Principal Certifying Authority

Landscape Architect:  
#Landscape Architect

Acoustic Engineer:  
#Acoustic Engineer

Client:  
MIXED USE DEVELOPMENT  
Address:  
118 - 120 STATION STREET  
PERNETH NSW 2750 Australia

Drawing Title:  
FINISHES SCHEDULE 22  
FINISHES SCHEDULE

Drawing No:  
6002

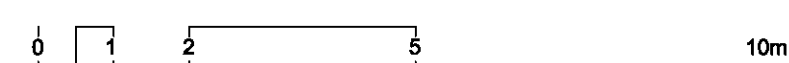
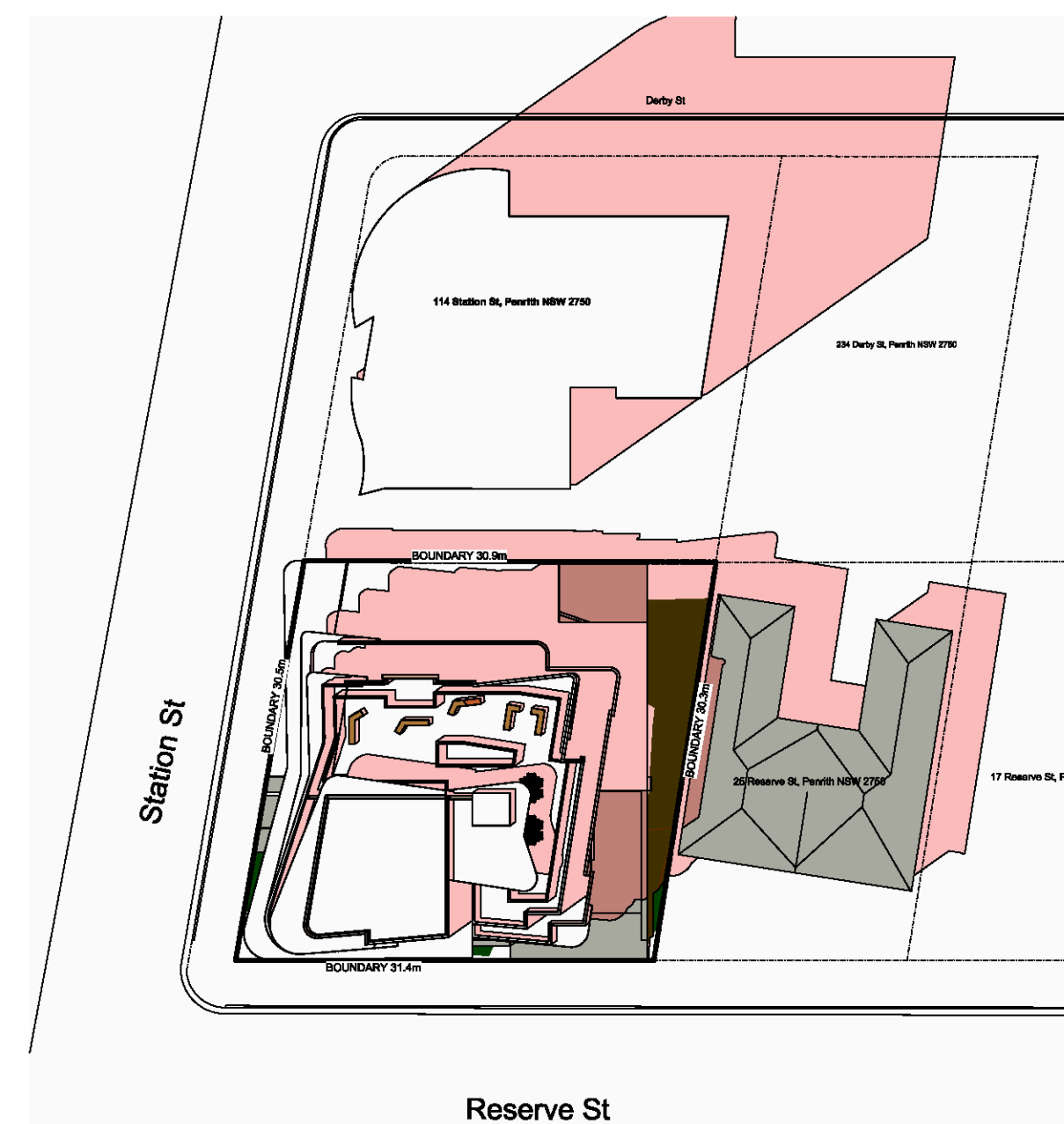
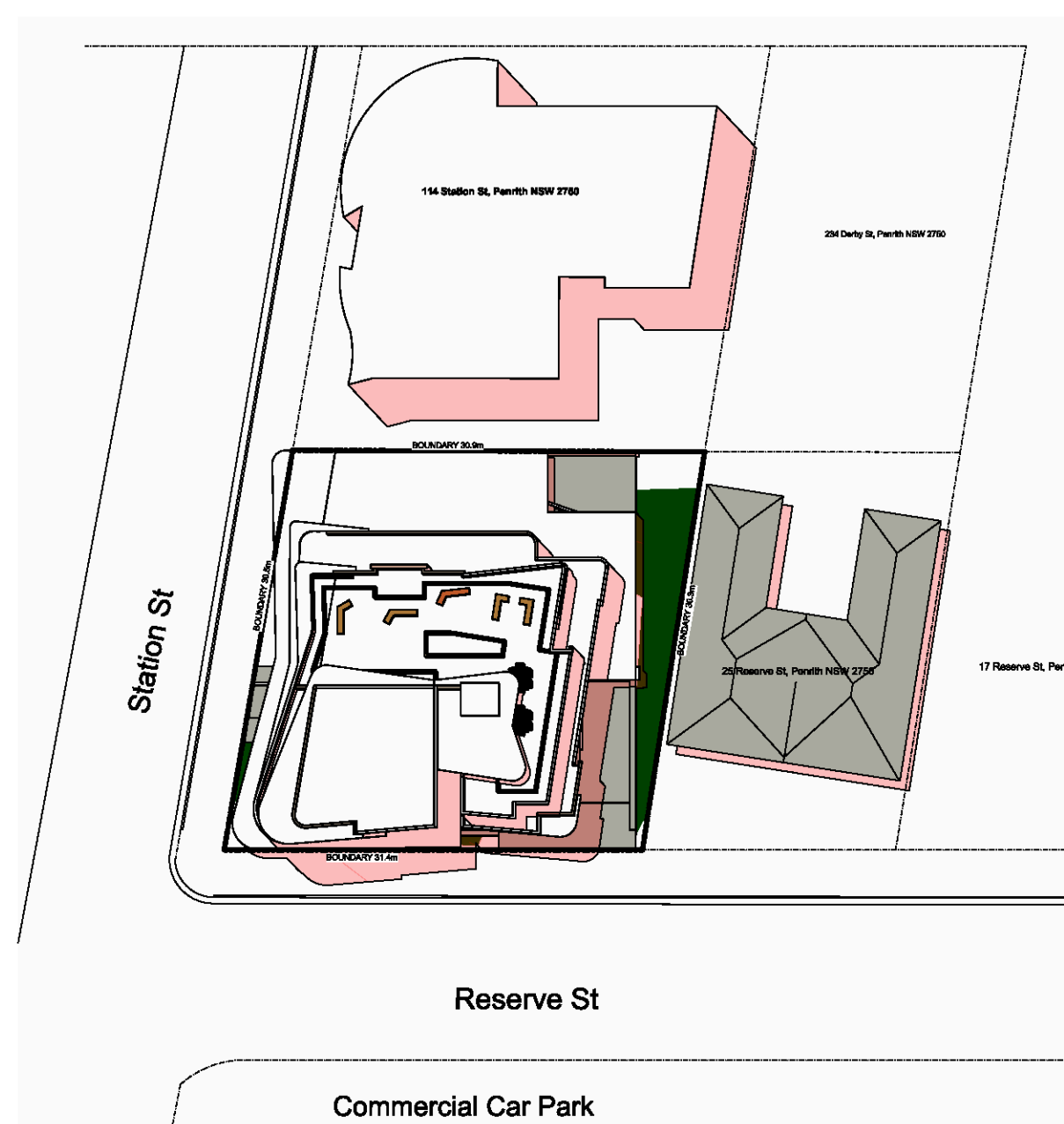
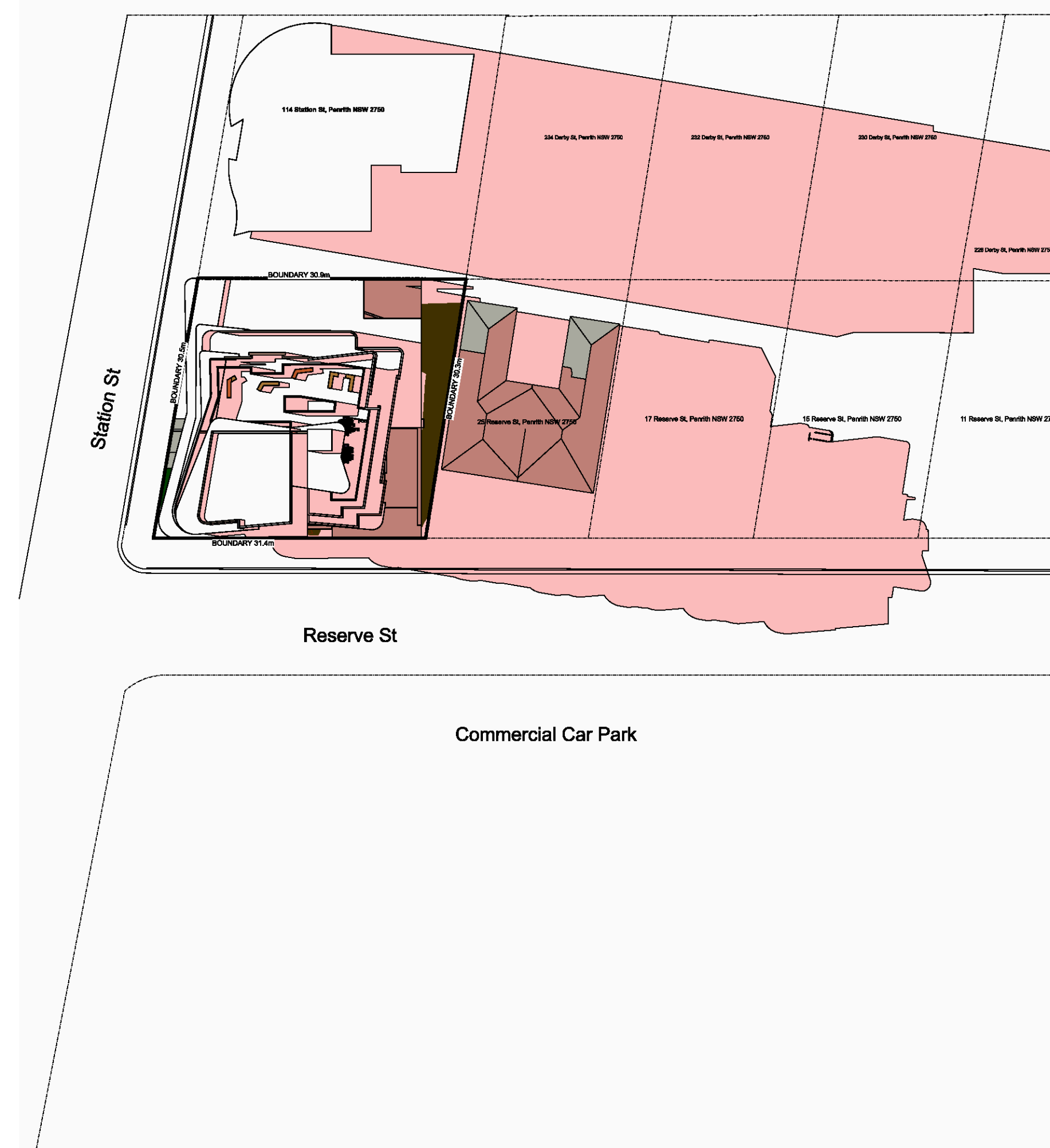
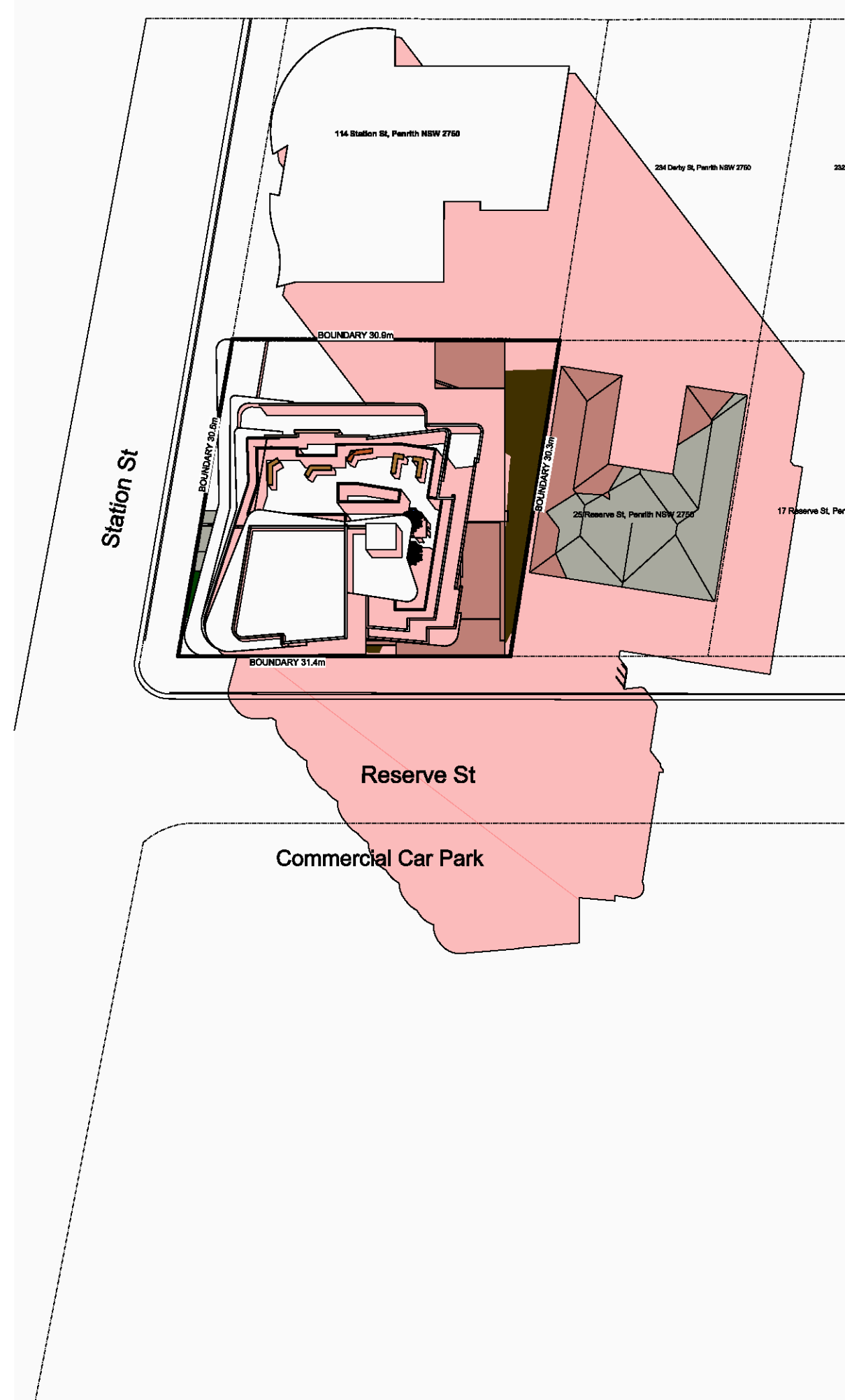
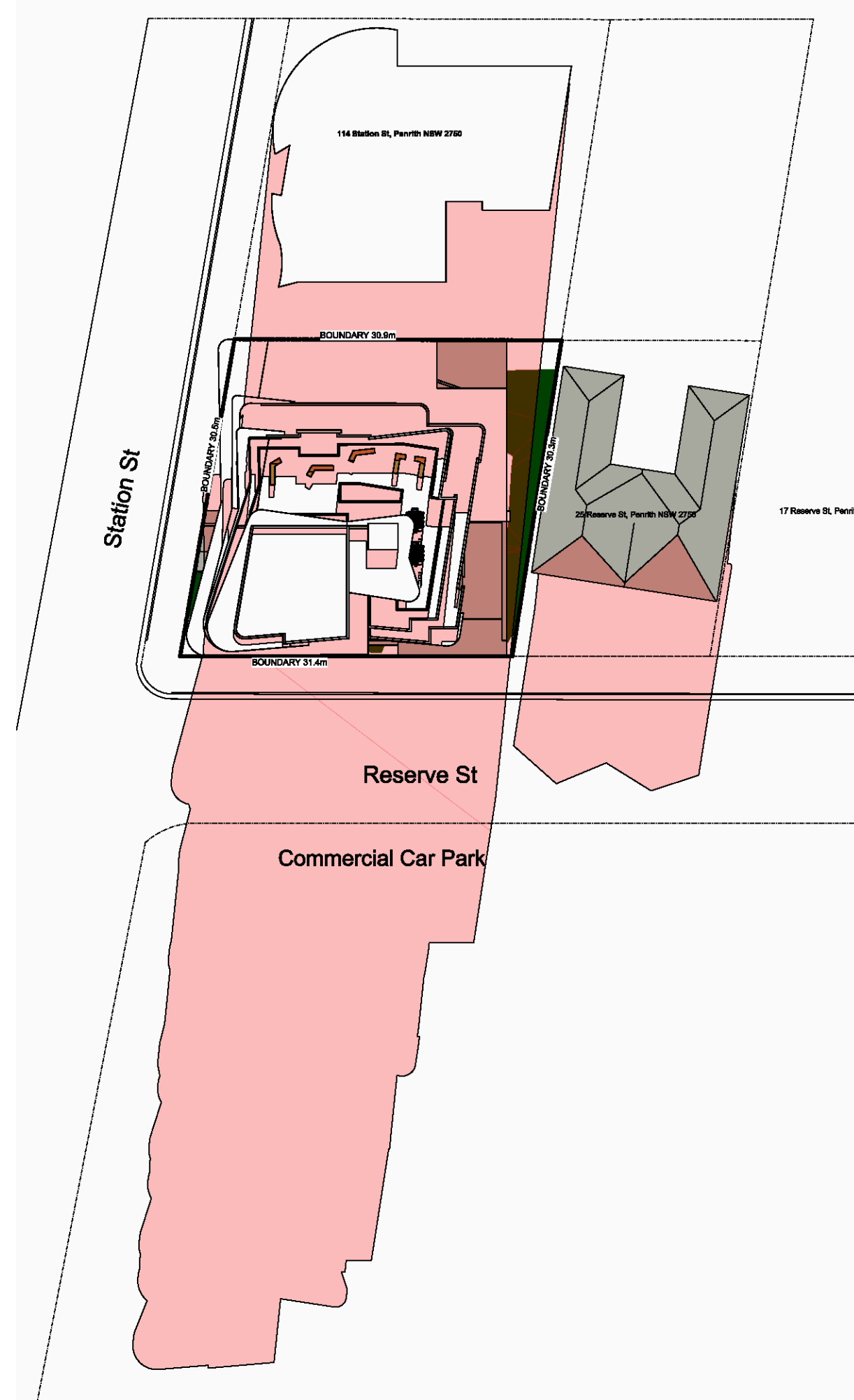
Date:  
30/09/2020

A1 Scale:  
1:100

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50%

Revision:  
01

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**NSW Nominated Architect**  
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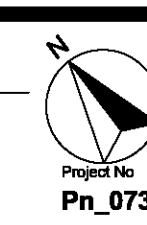
Acoustic Engineer:  
#Acoustic Engineer



Client  
[REDACTED]

Project  
**MIXED USE DEVELOPMENT**

Address  
**118 - 120 STATION STREET  
PENRITH NSW 2750 Australia**



Drawing Title	SHADOW DIAGRAMS PLAN VIEW SOLAR STUDIES		
Drawing No	8001		Revision 03
Date	A1 Scale	A3 Scale	Checked IS
30/09/2020	1:500	50%	



1. **GENERAL**
  - 1.1 The Contractor shall familiarise themselves with the site prior to tender.
  - 1.2 The Contractor will be responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material.
  - 1.3 The site is to be left in a clean and tidy condition at the completion of works to the satisfaction of the Superintendent.
  - 1.4 No work involving an extra shall be undertaken unless approval is first obtained from the Superintendent.
  - 1.5 No substitute of material to be made unless approval is given by the Superintendent.
  - 1.6 The Contractor shall continuously maintain all areas of the Contract during progress of the works specified.
2. **SITE PREPARATION**
  - 2.1 Fresh sub-grade is to be of free stones larger than 100mm diameter, cement, rubble and any other foreign matter that could hinder plant growth.
3. **MIX PLANTED AREAS**
  - 3.1 On minimum seed growth, grass and debris, sub-grade should be cultivated to a minimum depth of 150mm incorporating 'Dynamic Lifter' or equivalent at the manufacturers recommended rates.
  - 3.2 Weeds shall be controlled by a combination of chemical and hand removal techniques.
4. **PLANTING**
  - 4.1 All plant material is to be hardened off, disease and insect free and true to species, type and variety. Plants are to be well grown but not root bound and shall comply with Natspec - 'Guide to Purchasing Landscape Trees'.
  - 4.2 All plants are to be removed from their containers prior to planting with a little disturbance to the root system as possible.
  - 4.3 Planting shall not be carried out in dry soil or extreme weather conditions.
  - 4.4 Plants should be planted at the same depth as the plants were in the containers and allow for a shallow saucer of soil to be formed around the plant to aid the penetration of water.
  - 4.5 All plant material should be watered thoroughly immediately after planting.
  - 4.6 The Contractor shall be responsible for the failure of plants during construction, except for acts of vandalism.
  - 4.7 Labels shall be removed entirely from the plants.
5. **STAKING**
  - 5.1 Ties should be firmly attached to the stakes, in a way to avoid damage to the stem while allowing a small degree of movement.
6. **TURF AREAS**
  - 6.1 Turf areas should be cultivated before turbing by ripping or harrowing.
  - 6.2 At the completion of turbing the whole area shall be thoroughly soaked and kept moist till the completion of landscape works.
7. **MULCH**
  - 7.1 Mulch for all general mass planted beds shall be 'Droughstrutter' organic as supplied by A.N.L. or similar.
8. **SOIL MIXES**
  - 8.1 Soil mix for mass planted areas shall be 3 parts site soil to 1 part 'Organic Garden Mix' as supplied by A.N.L. or equivalent.
  - 8.3 Soil mix for planter boxes and planting over slab shall be 'Planter Box Mix' as supplied by A.N.L. or equivalent.
9. **FEATURE PEBBLES**
  - 9.1 Feature pebbles shall be 20mm Napeen River Gravel or similar laid to a minimum 500mm depth.

1. These works shall be in addition to the construction contract.
2. The Contractor shall commence and fully implement the short term maintenance after Practical Completion has been confirmed by the Superintendent.
3. The Contractor shall carry out maintenance works for a minimum period of 26 weeks
4. Maintenance works shall include the following works :
  - a. Mow lawns and trim lawn edges each 10 days in summer and each 14 days in winter.
  - b. Water all planting and living areas in order to ensure adequate soil moisture at all times.
  - c. Remove any weed growth from all planting areas.
  - d. Spray and control pests and diseases as required.
  - e. Replace plants which fall with all plants of similar size and quality as originally planted.
  - f. Adjust tree to be as necessary.
  - g. Metic good any erosion or soil subsidence which may occur.
  - h. Maintain all mulched areas in a clean and tidy condition to the depth as originally specified.
  - i. Make good any defects or faults arising from defective workmanship.
5. Note: The Contractor is not to be held responsible for the theft or vandalism of any plants during the maintenance period
6. Advanced trees shall be individually inspected at least once a month in order to determine their health and vigor. Should the trees exhibit a sign of disease, pest or other problem, the Superintendent shall be consulted within 14 days in order to determine the most appropriate course of action. Recommended treatment shall then be commenced within 7 days and shall continue until the problem is eliminated.
7. When the maintenance period is completed the Contractor shall notify the Superintendent. The site shall then be inspected and if to the satisfaction of the Superintendent the responsibility will be handed over to the Contractor for on-going maintenance.

**DISCLAIMER**  
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1. Vehicular pavement, fencing and built structure details shall be to Architect's specification.
2. All surface and sub-surface drainage requirements shall be to Engineers details.
3. Numeric dimensions should be taken in preference to scaling.
4. All dimensions should be taken from the centerline to the centering construction.
5. Contractors shall verify the location of all site features prior to commencing works.
6. Soil testing has not been undertaken as part of the preparation of this design. Contractors shall determine the need for soil testing prior to any planting works.
7. A search of underground services has not been undertaken as part of the preparation of this design. It is recommended that Contractors contact DIAL BEFORE YOU DIG ON 100 prior to commencing any works.
8. This plan is to be read in conjunction with the architectural and engineering plans.
9. It is recommended that an approved root barrier be installed to manufacturers recommendations to all tree planting in the vicinity of structures, walls and hard pavements.
10. Common mass planted beds will require a fully automated irrigation system which is to be designed and installed by an irrigation consultant prior to planting.

Rev. no.	Description:	Date:

ARBORIST:	
SURVEY:	
HYDRAULIC:	ACE
ARCHITECT:	ADS ARCHITECTS
CLIENT:	

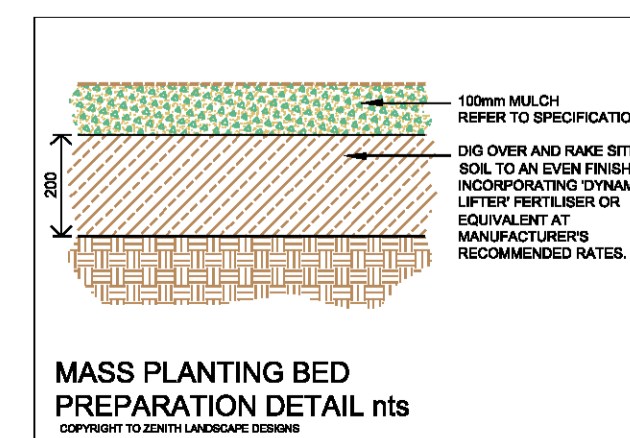
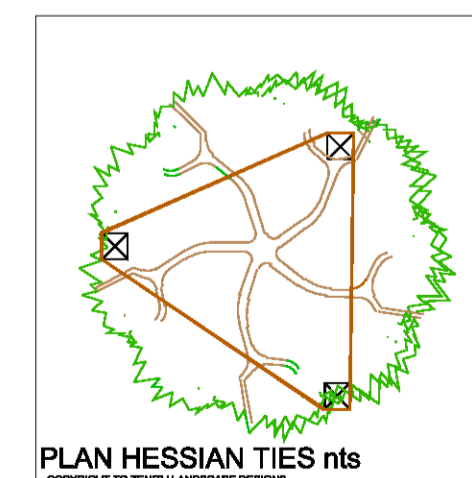
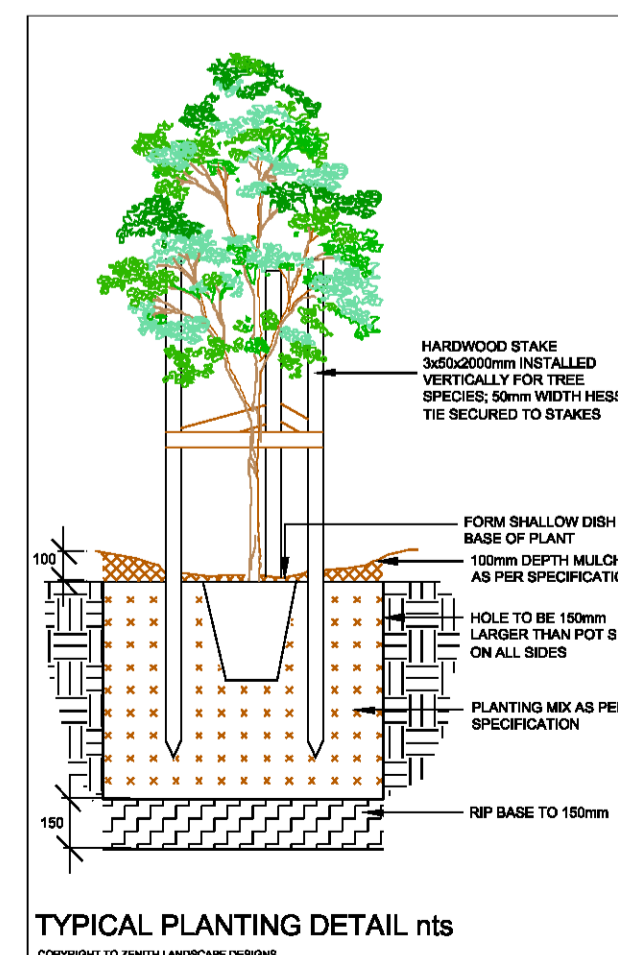
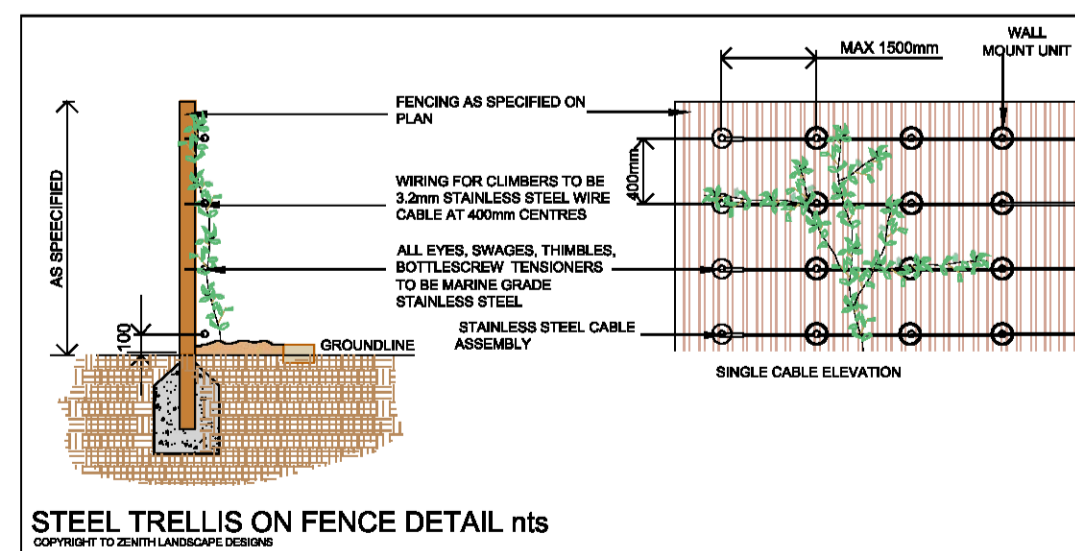


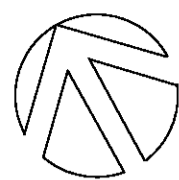
118-120 STATION STREET  
PENRITH

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CHECKED: MFG		DRAWING No: 20-4238 LO1	
DATE: 02/09/2020		REVISION:	

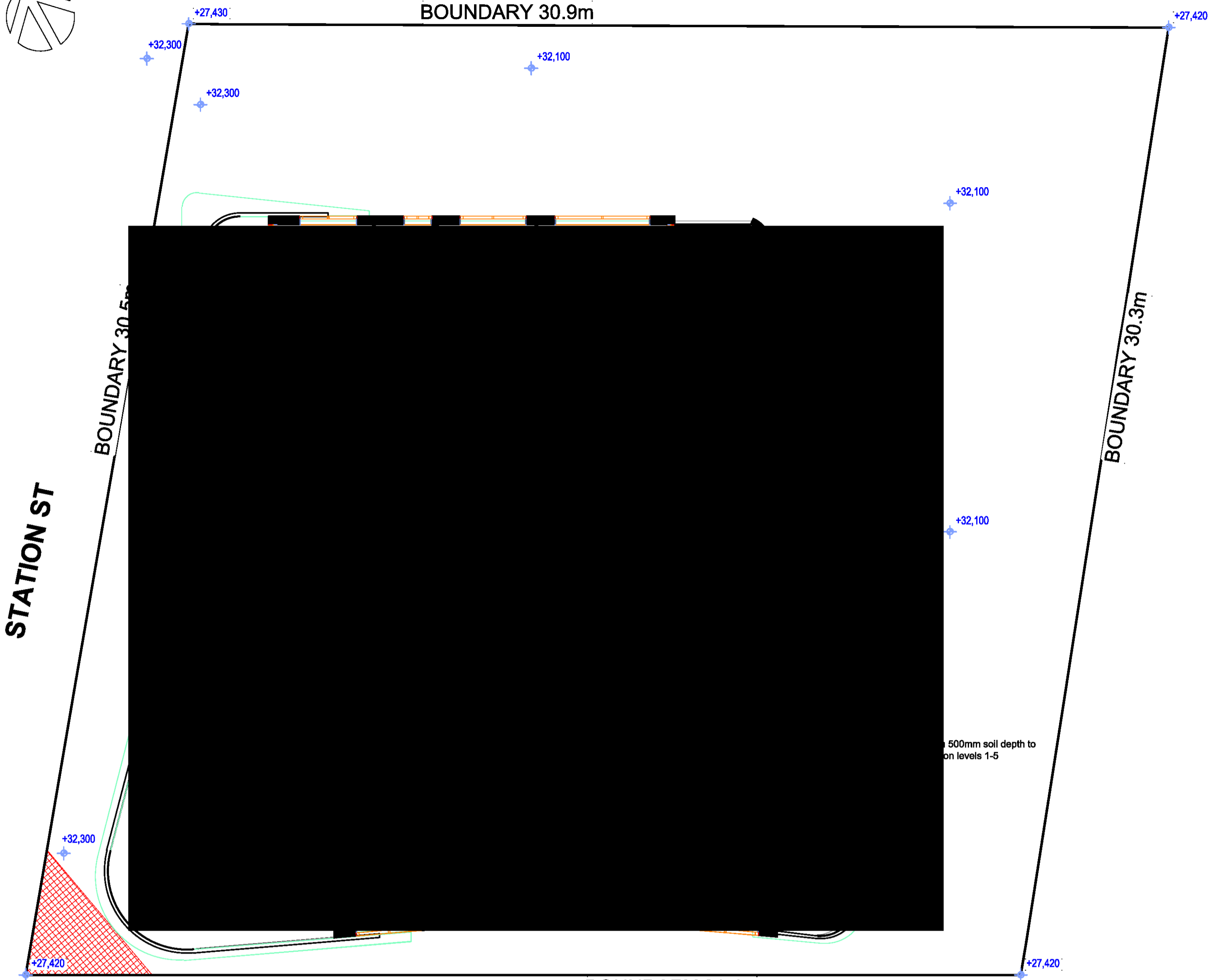


turf grid with pebbles





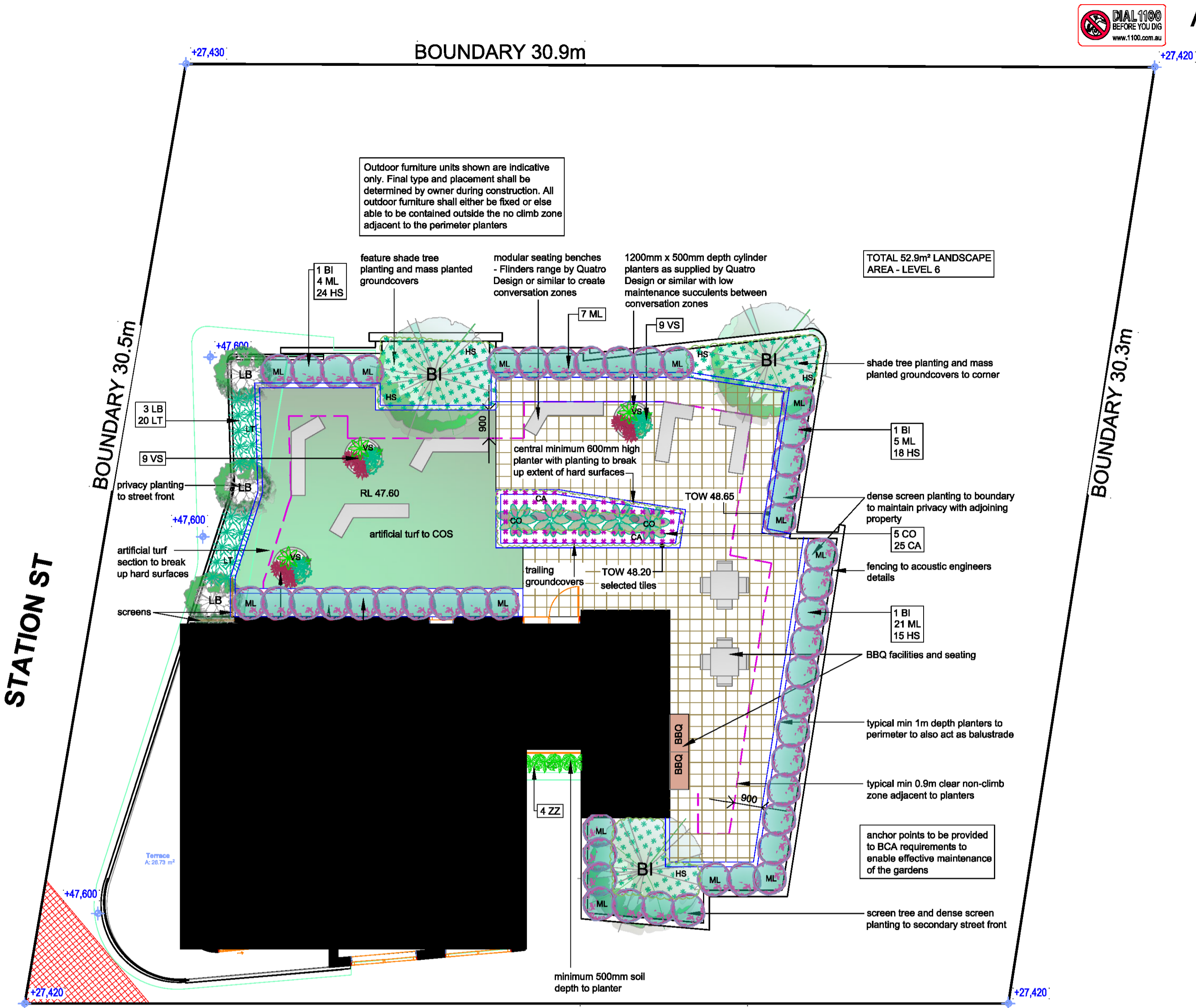
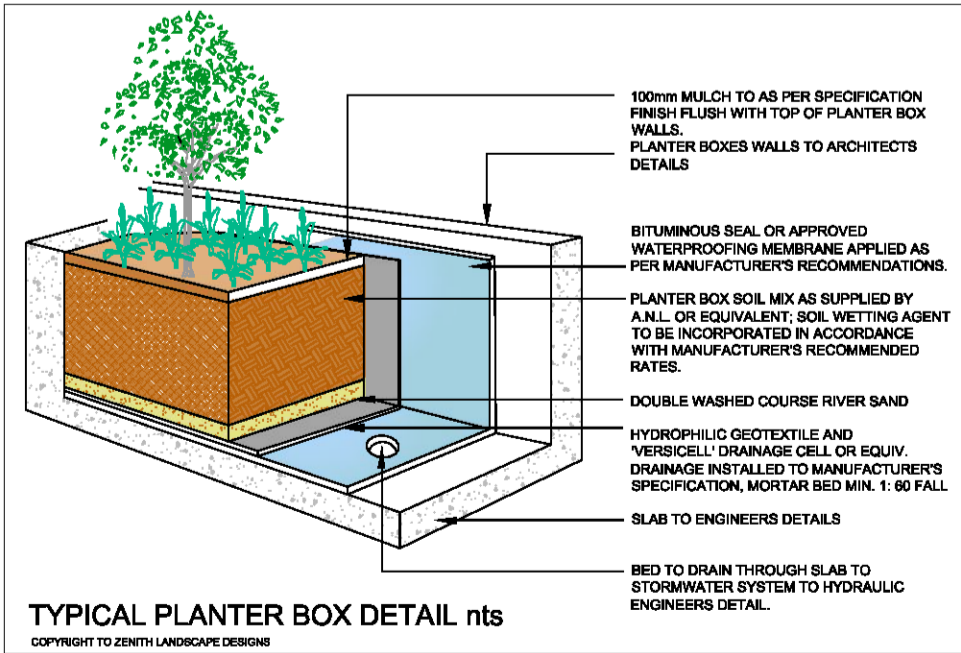
STATION ST



BOUNDARY 30.9m  
BOUNDARY 30.3m  
BOUNDARY 31.4m  
RESERVE ST

LEVEL 1-5 PLAN 1:100

PLANT SCHEDULE - LEVELS 1-6						
SYMBOL	SPECIES	No.	Pot Size	Mat. Hgt.	Stake	COMMON NAME
	<i>Banksia integrifolia</i>	3	25ltr	8m	yes	Coast Banksia
	<i>Laurus nobilis</i> 'Baby Bay'	3	5ltr	2m	no	Dwarf Bay Tree
	<i>Crassula ovata</i> 'Red Tip'	8	5ltr	1m	no	Red Tip Jade
	<i>Metrosideros</i> 'Little Ewan' (hedged)	47	5ltr	1m	no	Dwarf Metrosideros
	<i>Lomandra longifolia</i> 'Tanika'	20	150mm	0.5m	no	Dwarf Mat Rush
	<i>Zamia</i> 'Zanzibar Gem'	44	5ltr	0.5m	no	Zanzibar Gem
	<i>Carpobrotus</i> 'Aussie Rambler'	25	150mm	g/cover	no	Native Pigface
	<i>Hibbertia scandens</i>	57	150mm	g/cover	no	Yellow Guinea Vine
	Various Succulents	9	150mm	g/cover	no	Blue Chalk Sticks
	<i>Senecio serpens</i>	9	150mm	g/cover	no	Hen & Chicks
	<i>Echeveria</i> sp. various	9	150mm	g/cover	no	Stonecrop
	<i>Sedum</i> sp. various	9	150mm	g/cover	no	
	selected artificial turf					



BOUNDARY 30.9m  
BOUNDARY 30.3m  
BOUNDARY 31.4m  
RESERVE ST

LEVEL 6 PLAN 1:100

sample project images

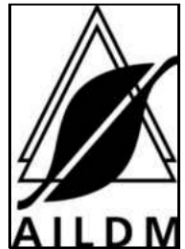
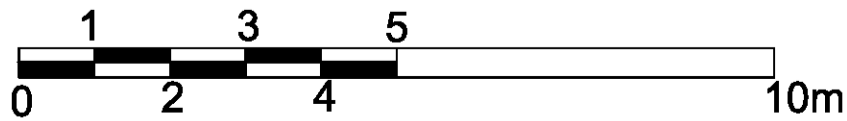


**DISCLAIMER**  
Every effort is made to ensure the accuracy of these documents, however they should be thoroughly checked before being issued to any other persons or authority or used for construction purposes. Any inaccuracies, omissions or discrepancies should be referred back to Zenith Landscape Designs immediately.

These drawings may be printed in whole. The drawings and parts thereof remain the intellectual property of Zenith Landscape Designs and may not be used in part or whole for any other purpose without the prior permission of Zenith Landscape Designs.

- NOTES**
1. Vehicular pavement, fencing and built structure details shall be to Architect's specification.
  2. All surface and sub-surface drainage requirements shall be to Engineers details.
  3. Numeric dimensions should be taken in preference to scaling.
  4. All dimensions should be checked on-site prior to commencing construction.
  5. Contractors shall verify the location of all site features prior to commencing works.
  6. Soil testing has not been undertaken as part of the preparation of this design; Contractors shall determine the need for soil testing prior to any planting works.
  7. A search of underground services has not been undertaken as part of the preparation of this design; it is recommended that Contractors contact DIAL BEFORE YOU DIG ON 1100 prior to commencing any works.
  8. This plan is to be read in conjunction with the architectural and engineering plans.
  9. It is recommended that an approved root barrier be installed to manufacturers recommendations to all tree planting in the vicinity of structures, walls and hard pavement areas.
  10. Common mass planted beds will require a fully automated irrigation system which is to be designed and installed by an irrigation consultant prior to planting.

Rev. no.	Description:	Date:
ARBORIST:		
SURVEY:		
HYDRAULIC:	ACE	
ARCHITECT:	ADS ARCHITECTS	
CLIENT:		
118-120 STATION STREET PENRITH		
TITLE: LANDSCAPE PLAN		
STATUS: DA	SCALES: 1:100	
DRAWN: MAG	SHEET: 2 OF 2	REVISION:
CHECKED: MFG	DRAWING No. 20-4238 LO2	
DATE: 02.09.2020		











Drawing title: SURROUNDING AREA IMAGE

# 118-120 Station St Penrith



IM1



IM2



IM3



IM9



IM7



IM4



IM5



IM8

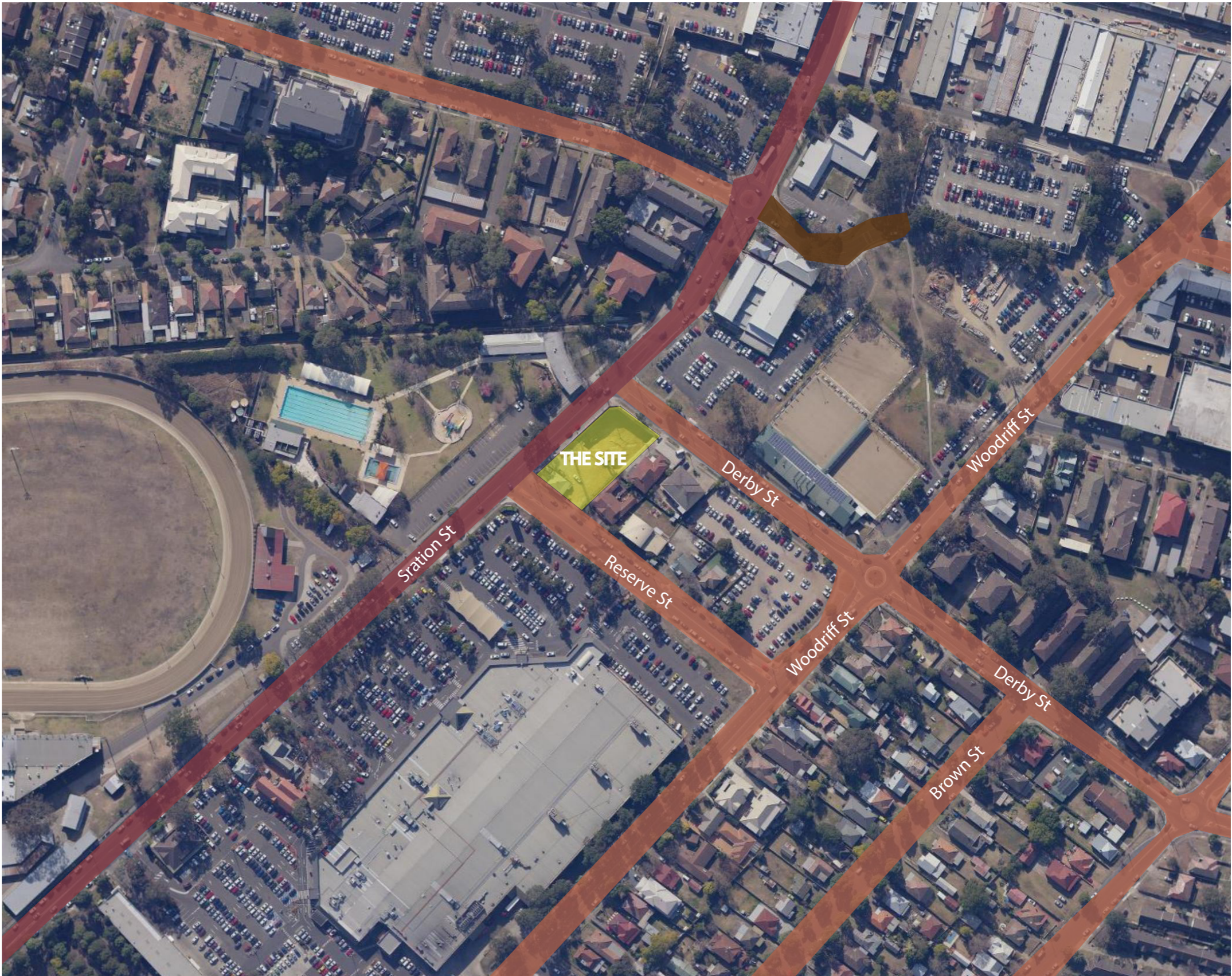


IM6

Drawing title: CONTEXT IMAGES

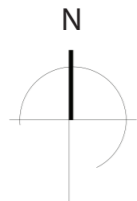
# 118-120 Station St Penrith

- MAIN ROAD
- LOCAL ROAD
- THE SITE
- NO THROUGH ROAD



Drawing title: TRAFFIC ANALYSIS

# 118-120 Station St Penrith

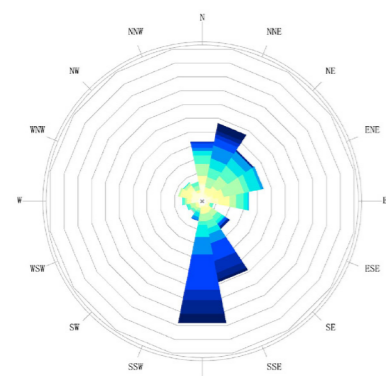


WINTER SUNPATH

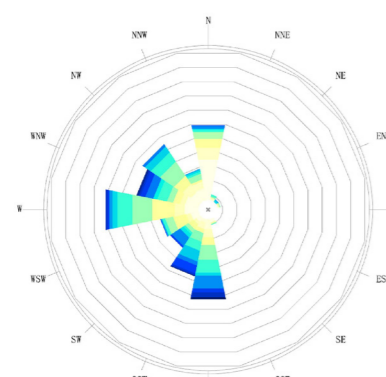
SUMMER SUNPATH

SUMMER WIND DIRECTION

WINTER WIND DIRECTION



Jan



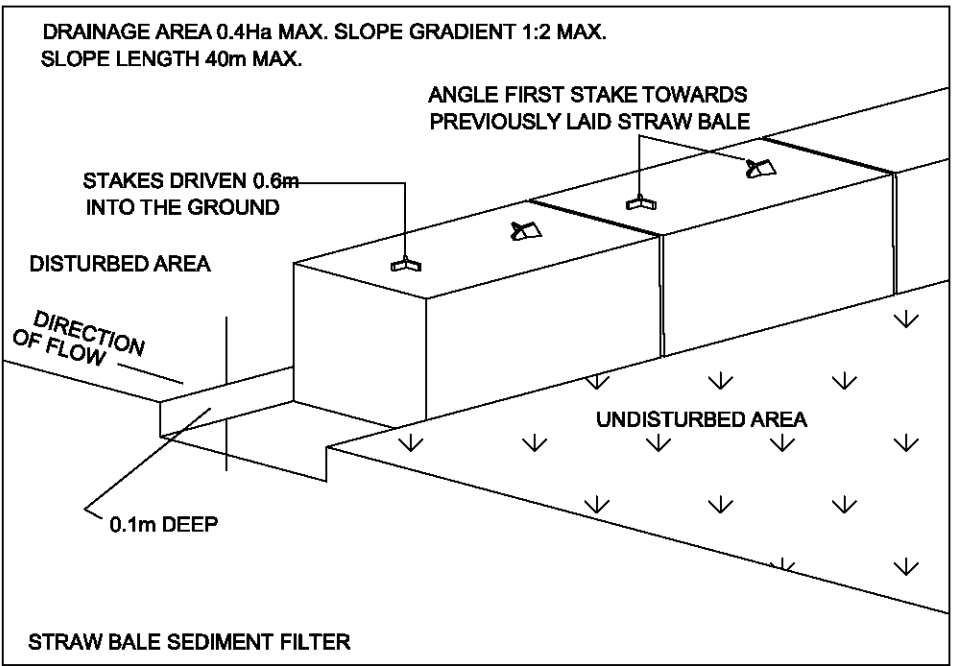
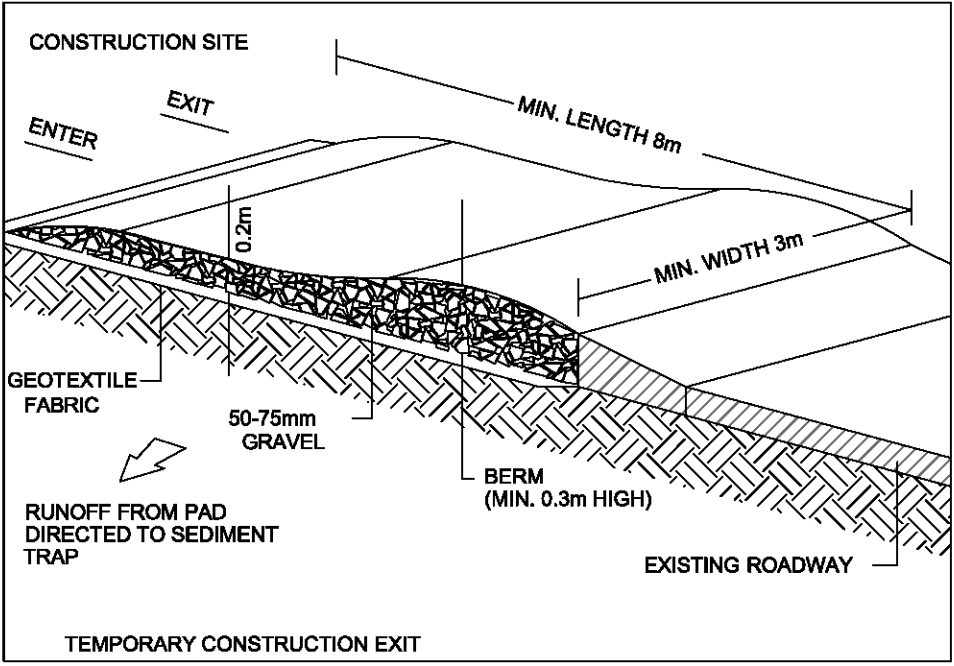
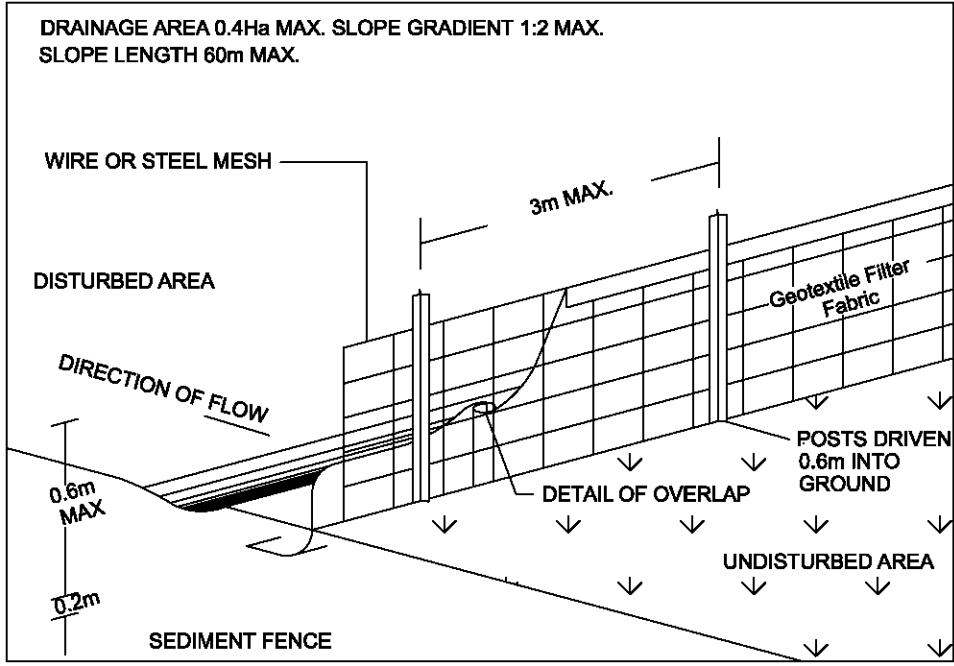
Jun



Drawing title: SUNPATH AND WEATHER ANALYSIS

# 118-120 Station St Penrith

Document Set ID: 9327632  
Version: 1, Version Date: 08/10/2020



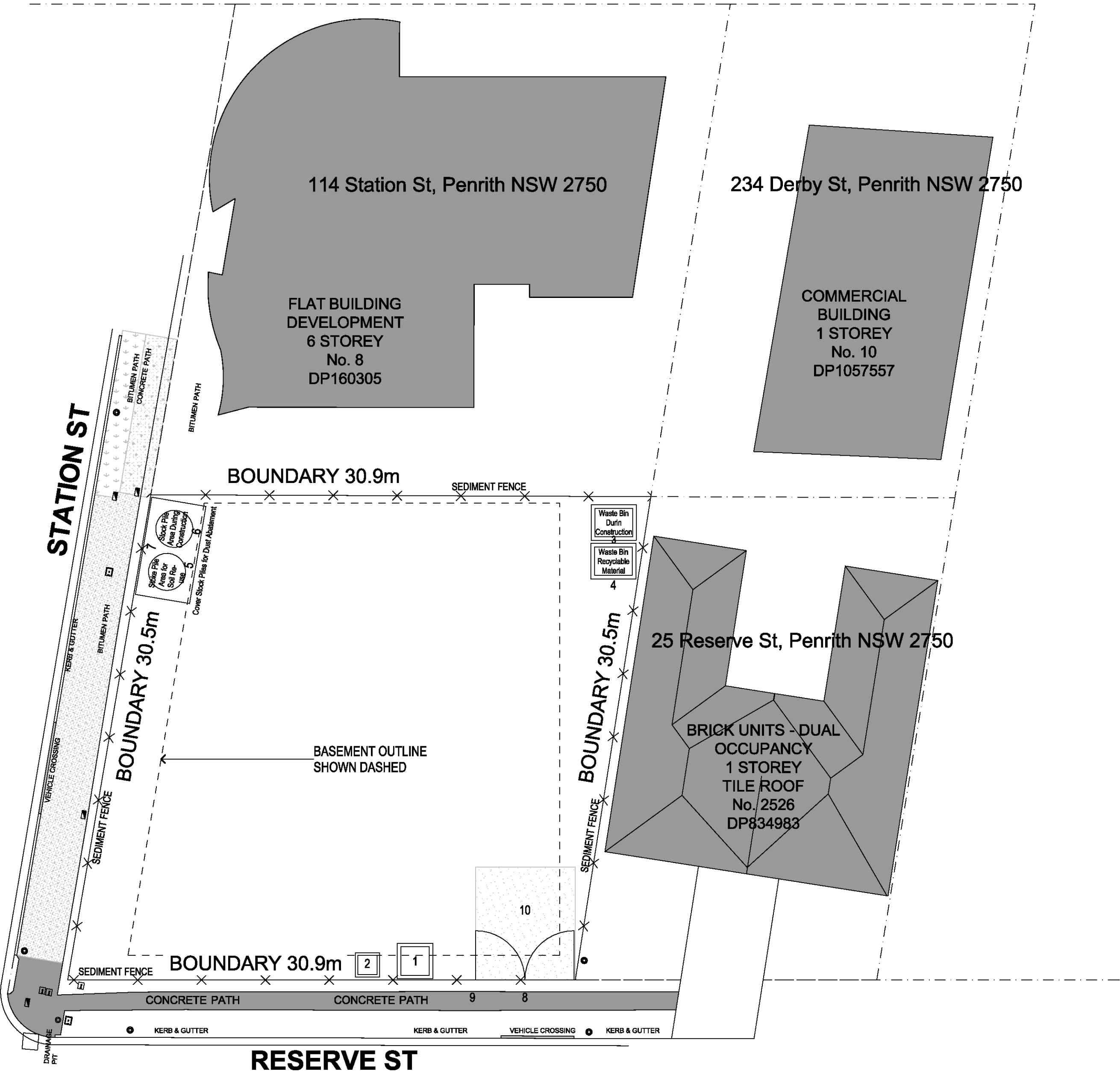
### LEGEND

- 1 Site Sheed
- 2 WC
- 3 Waste Bin Durin Construction
- 4 Waste Bin Recyclable Material
- 5 Stoke Pile Area for Soil Re-use
- 6 Stock Pile Area During Construction
- 7 Cover Stock Piles for Dust Abatement
- 8 Temporary Driveway Gate
- 9 Safety Signs During Construction
- 10 Truck Washdown Area 200mm Thick DGB20 or Crushed Rock on Natural Subgrade and Cover Filter Fabrick with Shaker Pad

### NOTES

All stockpiles of building material such as sand and soil must be protected to prevent scour and erosion. The stockpiles should never be placed in the street gutter where they will wash away with the first rainstorm.

The removal of excess stormwater during periods of rain while construction is in progress, is to be flocculated and pumped through a filtration system.



1 Sediment Control Plan  
1:200

NOTES:

- THE POSITION OF FEATURES ARE INDICATIVE ONLY.
- CONTOURS SHOWN DEPICT THE GENERAL TOPOGRAPHY. THEY DO NOT REPRESENT EXACT LEVELS OTHER THAN AT SPOT LEVELS SHOWN.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- BEARINGS & DISTANCES SHOWN BASED ON TITLE & ADJOINING SURVEYS. NO BOUNDARY INVESTIGATION/ DEFINITION HAS BEEN CARRIED OUT. THE POSITION OF THE BOUNDARIES SHOWN IN RELATION TO BUILDINGS, IMPROVEMENTS, FENCES & WALLS ARE APPROXIMATE ONLY. IF THE POSITION OF THESE STRUCTURES ARE CRITICAL TO DESIGN OR FINANCIAL DECISIONS FREEBURN SURVEYING RECOMMEND A BOUNDARY SURVEY OVERSEEN BY A REGISTERED SURVEYOR.
- ORIGIN OF LEVELS: PM 12633 (SCIMS: 14/02/2017)

BOUNDARY NOTE:

THE SURVEY UNDERTAKEN DOES NOT INCLUDE A BOUNDARY REDEFINITION & THE CURRENT TITLE SYSTEM OF THE SUBJECT LOTS IS OLD SYSTEM MEANING THERE IS A DEGREE OF UNCERTAINTY OF THE LOCATION OF THE BOUNDARIES. IN VIEW OF THE UNCERTAINTY OF THE LOCATION OF THE BOUNDARIES AS DETERMINED BY THE LIMITATIONS OF THE SURVEY REQUESTED AND THE AGE & THE TITLE SYSTEM OF THE DEPOSITED PLAN WE ADVISE THAT ONLY FURTHER SURVEY WOULD DETERMINED THE TRUE POSITION OF THE BOUNDARIES TO A STANDARD SUITABLE FOR ACCEPTANCE OF (A REAL PROPERTY APPLICATION) AT LAND REGISTRY SERVICES. DIMENSIONS SHOWN HAVE BEEN TAKEN FROM THE DIMENSIONS & ADJOINING PLANS, NOTED AS "SURVEY" AS PER ABOVE. FREEBURN SURVEYING RECOMMENDS A PLAN OF REDEFINITION SURVEY BE PREPARED & LODGED AT LAND REGISTRY SERVICES BEFORE ANY DESIGN AND CONSTRUCTION COMMENCES

SERVICES NOTE:

SERVICES SEARCH HAS BEEN UNDERTAKEN. THIS OFFICE HOLDS A COPY OF THAT SERVICES SEARCH. NUMEROUS AUTHORITY ASSETS EXIST WITHIN THE SURVEYED AREA. ALL CONSULTANTS SHOULD UNDERTAKE THEIR OWN SERVICES SEARCH. SURVEY HAS LOCATED VISIBLE SURFACE FILLINGS - NO POTHOLING OR EXCAVATION HAS BEEN UNDERTAKEN.

- APPROXIMATE POSITION OF UNDERGROUND TELECOMMUNICATIONS
- APPROXIMATE POSITION OF UNDERGROUND GAS MAIN
- APPROXIMATE POSITION OF UNDERGROUND ELECTRICITY
- APPROXIMATE POSITION OF UNDERGROUND WATER MAIN
- APPROXIMATE POSITION OF UNDERGROUND SEWER MAIN

CAD NOTE:

THESE PLANS SHOULD BE READ IN CONJUNCTION WITH DIGITAL DATA ISSUED TO CLIENT. THE DIGITAL DATA CONTAINS NUMEROUS LAYERS OF INFORMATION WHICH ARE NOT SHOWN ON THESE PLANS FOR THE SAKE OF CLARITY.

LEGEND

- TELECOMMUNICATIONS PIT
- GAS ASSET
- POWER POLE
- PRIVATE POLE
- SIGN
- HYDRANT
- STOP VALVE
- SEWER MAN HOLE

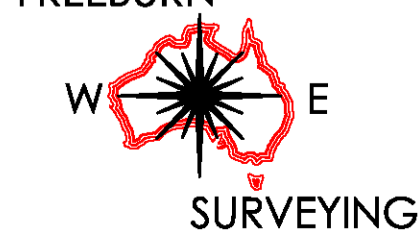
1 : 100

Client:

Project:

PLAN OF DETAIL, LEVELS & CONTOURS OVER  
LOT 4 & 5 IN DP 112466 & LOT 6 IN DP 1003862  
118-120 STATION STREET, PENRITH

FREEBURN



MATTHEW FREEBURN

LAND, ENGINEERING & MINING SURVEYOR  
SUITE 2, FIRST FLOOR, "SURVEYOR HOUSE"  
2 CASTLEREAGH STREET  
PENRITH 2750

THIS DETAIL PLAN HAS BEEN UPDATED ON 12/08/2020 BY DC/DM

Scale 1 : 100	Datum: AHD	Contour: 0.2m
Surveyor: CR/NI	Drawn By: DM	Checked: MF
Date of Survey: 13/12/2017		Sheet 1 of 1
AUTOCAD	REVISION 02	17/08/2020 36 206 UPDATE DETAIL

A1 SHEET