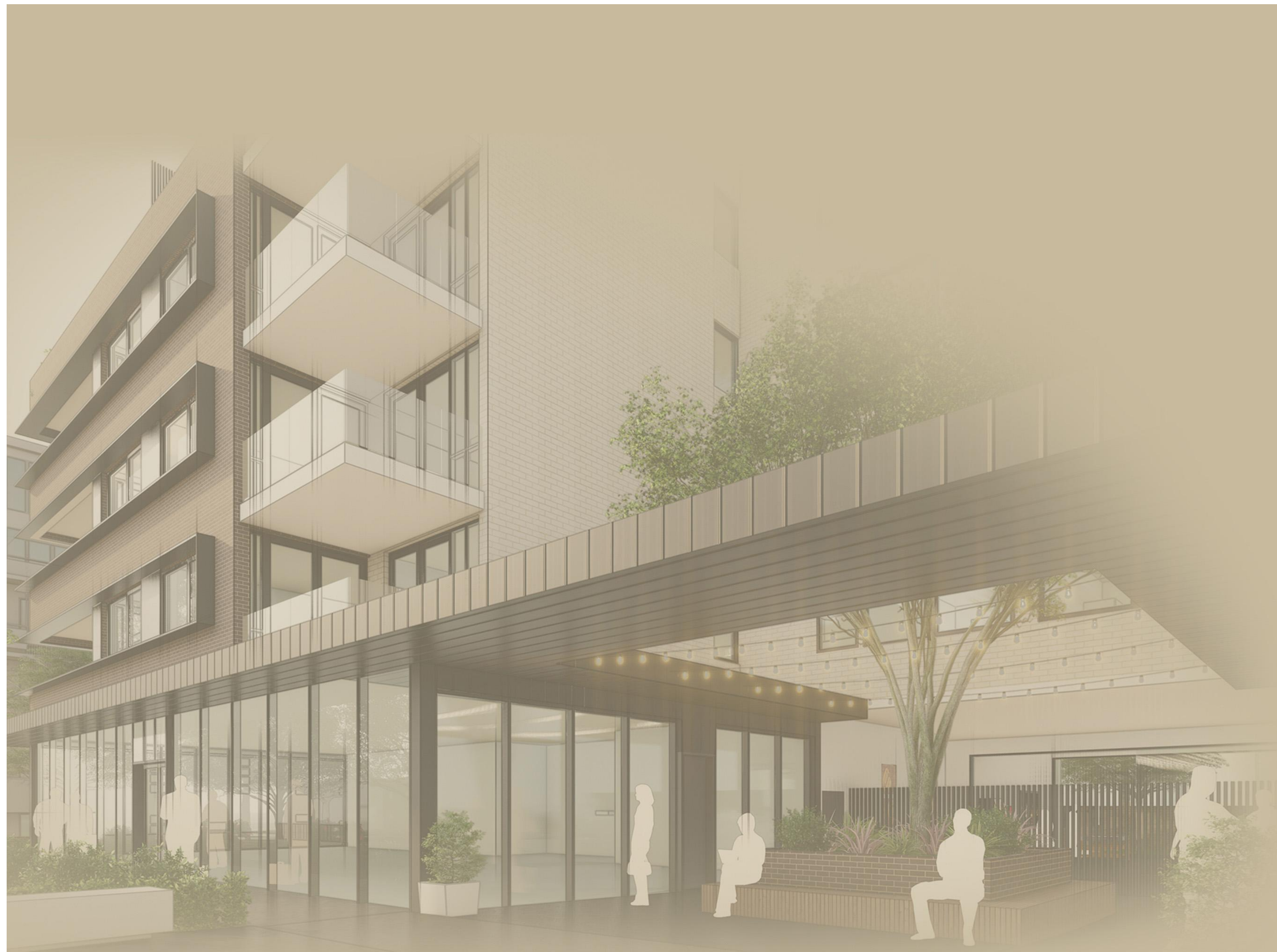
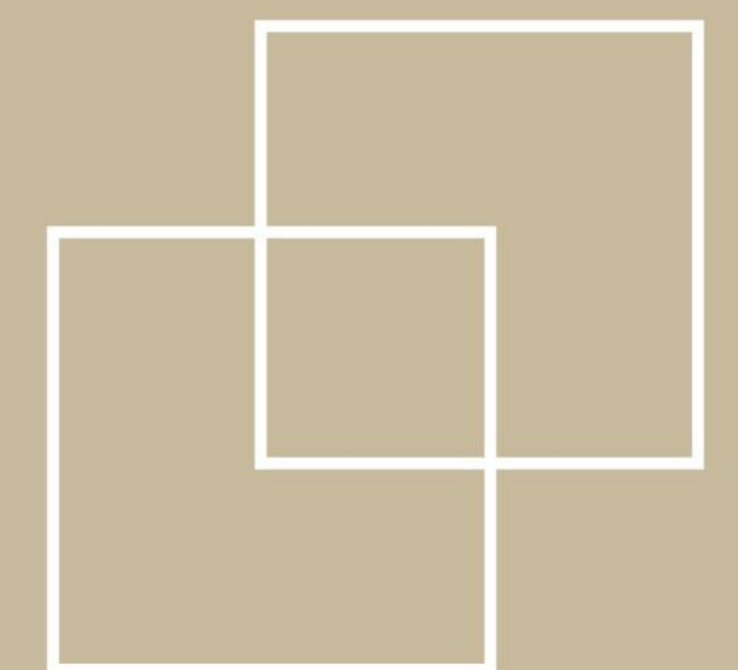




17-23 HOPE ST, PENRITH
SPETEMBER 2021



URBAN LINK



SITE

- DA-000
- DA-001
- DA-002
- DA-003
- DA-004

- SK TITLE PAGE
- SK COVER
- SK PROJECT INFORMATION
- SK SITE LOCATION AND CONTEXT
- SK SITE PLAN AND ANALYSIS

FLOOR PLANS

- DA-101
- DA-102
- DA-103
- DA-104
- DA-105
- DA-106
- DA-107
- DA-108
- DA-109

- SK BASEMENT 02
- SK BASEMENT 01
- SK GROUND FLOOR PLAN
- SK LEVEL 01
- SK LEVEL 02
- SK LEVEL 03
- SK LEVEL 04
- SK LEVEL 05
- SK ROOF

ELEVATIONS

- DA-201
- DA-202
- DA-203

- SK EAST & NORTH
- SK SOUTH & WEST
- SK STREETScape

SECTIONS

- DA-301
- DA-302
- DA-303

- SK SECTION A & E
- SK SECTION B & D
- SK SECTION C

EXTERNAL FINISHES

- DA-901
- DA-902
- DA-903

- SK FINISHES SCHEDULE
- SK PHOTOMONTAGE
- SK PHOTOMONTAGE

COMPLIANCE

- DA-1401
- DA-1402
- DA-1403
- DA-1404
- DA-1405
- DA-1406
- DA-1407
- DA-1408

- SK GFA DIAGRAMS
- SK ACCESSIBLE AND LIVEABLE UNITS
- SK DEEP SOIL & COMMUNAL OPEN SPACE
- SK LANDSCAPE AREA CALCULATION
- SK SHADOW DIAGRAMS JUNE 21
- SK VIEWS FROM THE SUN
- SK HEIGHT PLANE
- SK PHOTOMONTAGE

SITE AREA

2,440 m²

GFA FSR

4,932 m² N/A

NON-RESIDENTIAL GROSS FLOOR AREA

330 m ²	Medical	210.00 m ²
	Neighbourhood shop	120.00 m ²

RESIDENTIAL UNITS

50	1bed	9	18%
	2bed	36	72%
	3bed	5	10%

TOTAL CARPARKING

77	Residential	55 (0.7 cars/unit)
	Residential Visitor	10.0
	Medical	7.0
	Medical Visitor	4.0

Detailed Calculations

GROSS FLOOR AREA

	MEDICAL	MEDICAL (excluding Waste and Circulation)	NEIGHBOURHOOD SHOP	NEIGHBOURHOOD SHOP (excluding Waste and Circulation)	Residential
Basement 2					
Basement 1					
Ground	210.0 m ²	199.0 m ²	120.0 m ²	120.0 m ²	483.0 m ²
Level 1					1,032.0 m ²
Level 2					1,032.0 m ²
Level 3					1,032.0 m ²
Level 4					751.0 m ²
Level 5					272.0 m ²
	210.0 m ²	199.0 m ²	120.0 m ²	120.0 m ²	4,602.0 m ²
					4,932.0 m ²
					Total

CAR PARKING

Medical and neighbourhood per DCP			
Staff/Residents	7	4.00	0.0
Visitors			11.0
			Total
			11.0

BICYCLES

Staff/Residents	0.6
Visitors	1.1
	Total
	1.7

NOTES

1. Residential Parking: When using RMS CBD (SubRegional) rates referenced from the ADG rates, carparking spaces are calculated based on 0.6/Studio, 0.6/1Bed, 0.9/2Bed, 1.4/3Bed+, and Visitors at 1/5
2. Residential Parking: When using Development Control Plan rates, carparking spaces are calculated based on 1/Studio, 1/1Bed, 1/2Bed, 2/3Bed, 2/4Bed+, and Visitors at 1/5
3. number of health care professional practising at any one time plus 1 space per receptionist/support staff
4. Neighbourhood and specialty shops – 1 space per 30m2 GFA
4. Bicycle spaces: When using 'NSW Planning Guidelines Walking and Cycling' rates, bicycle spaces are for Residents at a rate of 20% of units and Visitors 5% of units. Commercial at a rate of 3% of Staff and Visitors 5% of Staff

CONTROL	REQUIREMENT	PROPOSED	COMPLIES
Floor Space Ratio	N/A MAX	2.02 : 1	✓
Gross Floor Area	N/A MAX	4,932.0 m ²	✓
Building Height	18.00 m MAX	20.39 m	✗
Carparking			
Residential	55.0 MIN	55.0	✓
Residential Visitor	10.0 MIN	10.0	✓
Medical staff	7.0 MIN	7.0	✓
Neighbourhood staff	4.0 MIN	4.0	✓
Total	76 MIN	77.0	✓
Motorcycle Parking (1/15units)	3.33 MIN	4.0	✓
Bicycle Parking	14.18 MIN	15.0	✓
Solar Access (> 2hours)	70% MIN	36 72%	✓
No Solar Access (< 15 mins)	15% MAX	7 14%	✓
Cross Ventilation (first 10 storeys)	60% MIN	36 72%	✓
Adaptable Units			
Adaptable	10% MIN	8 16%	✓
Livable Housing Silver Level	20% MIN	10 20%	✓
Communal Open Space (DCP)	25% MIN	659 27.0%	✓
Deep Soil area less than 6m (ADG)	7% MIN	240 10%	✓
Deep Soil area min dimension 2m (DCP)	35% MIN	651 27%	✗
Total Landscape area		1064	✓
Unit Storage	1Bed 6 m3 MIN	6 m3	✓
(min. half in unit, remaining	2Bed 8 m3 MIN	8 m3	✓
in basement)	3Bed+ 10 MIN	10 m3	✓

CARPARKING PROVIDED

ADG CALCULATIONS			
Solar Access (>2 hrs)	Solar Access (< 15mins)	Cross Ventilated (first 10 storeys)	
33.00			
43.00			
1.00	4	2	2
	8	2	8
	8	2	8
	8	2	8
	6	1	8
	2		2
77.00	36	7	36
	72%	14%	72%

UNITS QTY

Studio	1Bed	1Bed + Study	2Bed	2 Bed + Study	3Bed	3 Bed + Study	4 Bed +	TOTAL Units per floor
	3		0		1			4
	2		10					12
	2		10					12
	2		10					12
			6		2			8
					2			2
0	9	0	36	0	5	0	0	
	9		36		5			
								Total
								50

Residential per DCP							
0.0	9.0	36.0	10.0	0.0	55.0		
					10.0		
					Total		65

Residential per ADG							
0.0	5.4	32.4	7.0	0.0	44.8		
					10.0		
					Total		54.8

					10.0		
					2.5		
					Total		12.5

NatHERS Specs Summary:

- Floor slabs: - Concrete.
- R2.0 floor insulation to unit 1.11.
- R1.5 floor insulation to units G.01, 1.10
- R1.0 floor insulation to units G.02, G.03, G.04, 1.06, 1.07, 1.09
- Exterior walls: - Brick veneer wall with foil + R1.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R2.62). As per plans.
- Lightweight clad wall with foil + R1.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R2.16). Top floor as per plans.
- Modelled with default medium colour finishes.
- "Exterior walls" = All unit walls that are not party walls to other units.
- Glazing: **Low solar gain Low-E glass, with aluminium framing:**
- To unit 4.03.
- Type A (U-Value: 5.6, SHGC: 0.41).
- Type B (U-Value: 5.6, SHGC: 0.36).
High solar gain Low-E glass:
-To units G.01, G.02, G.03, G.04, 1.02, 1.11, 2.02, 3.02, 2.11, 3.11, 4.03.
- Type A (U-Value: 5.4, SHGC: 0.49).
- Type B (U-Value: 5.4, SHGC: 0.58).
Single clear glass:
- To remaining glazing.
- Type A (U-Value: 6.7, SHGC: 0.57).
- Type B (U-Value: 6.7, SHGC: 0.70).
U-Value & SHGC are combined glass and frame figures.
- Ceiling: - R2.5 ceiling insulation to all ceilings to roof.
- Modelled with sealed: LED downlights & wet area exhaust fans.
- Roof: - Concrete roof modelled with default medium colour finishes, and as unventilated.
- Metal roof with "Anticon 90" glasswool/foil under (or similar R2.0 rated product), modelled with default medium colour finishes, and as unventilated.

Please refer to NatHERS individual certificates for further details.

Copyright URBAN LINK PTY LTD ©

Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



A	DA SUBMISSION	8.09.2021	GJ
Rev	Description	Date	App'd

Project
MIXED USE MULTI RESIDENTIAL

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumihem Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title		
SITE PROJECT INFORMATION		
Date of Issue	Checked	Approved
8/09/2021	GJ	TJ
Scale		
@A1 Sheet Size		
Project Number	Drawing Number	Revision
2021-011	DA-002	A
Status	DA SUBMISSION	

2021-02-09 10:00:00

Project

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

URBAN LINK
 Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
 Postal Address: PO BOX 2223 Burwood North NSW 2134
 Phone Number: +61 2 9745 2014
 Nominated Architects:
 Ziad Boumelhem Reg no 8008
 Youssef El Khawaja Reg no 8933

Drawing Title

FLOOR PLANS

BASEMENT 02

Date of Issue	Checked	Approved
8/09/2021	GJ	TJ

Scale
1:100 @ A1 Sheet Size

Project Number	Drawing Number	Revision
2021-011	DA-101	A

DA SUBMISSION

1775 James H. Beardslee, ed. *800,000,000: A Book of*

Project

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title

FLOOR PLANS

BASEMENT 01

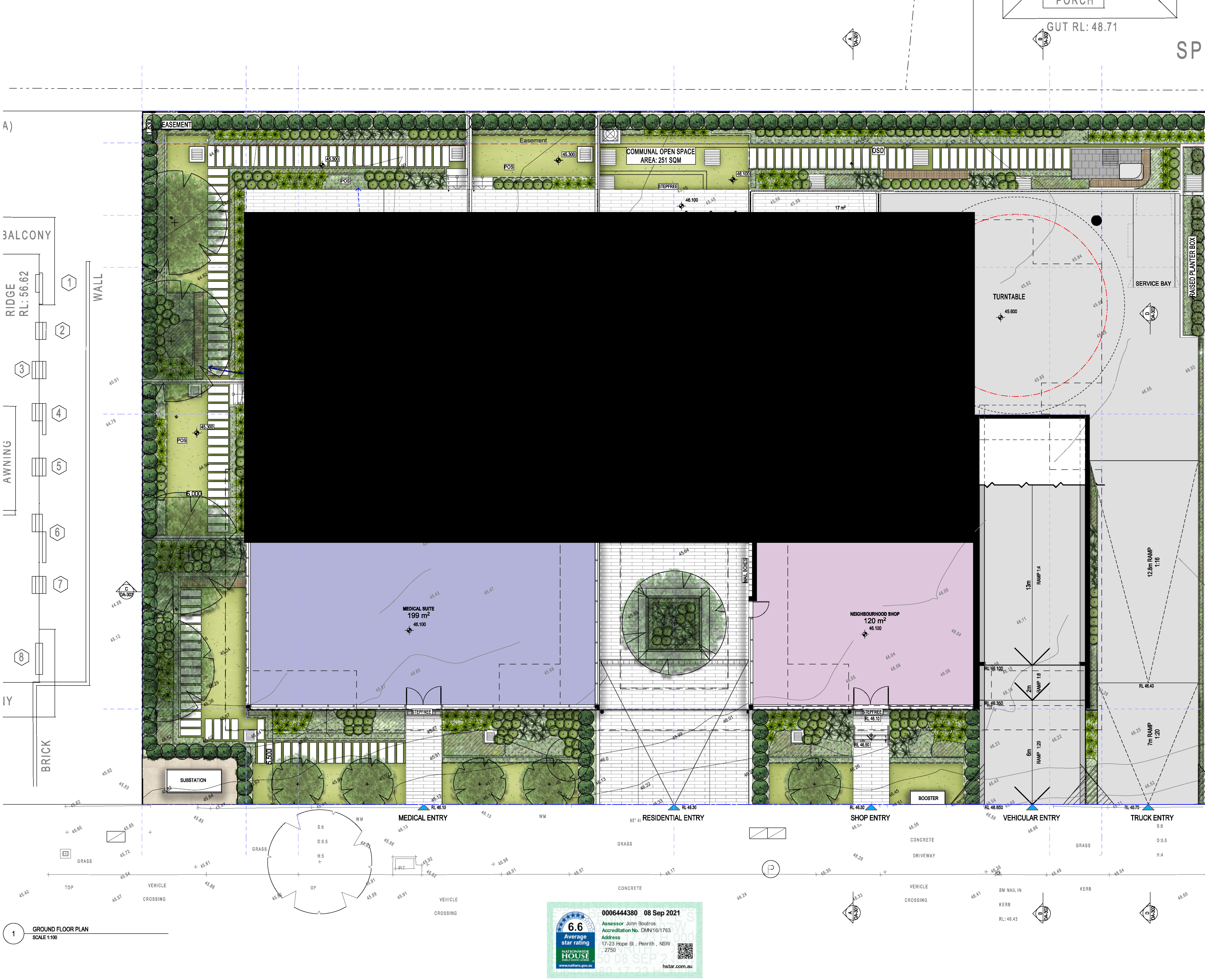
Date of Issue	Checked	Approved
8/09/2021	GJ	TJ

Scale
1:100 @ A1 Sheet Size

Project Number	Drawing Number	Revision
2021-011	DA-102	A

DA SUBMISSION

1775 James H. Beardslee, ed. *800,000,000: A Book of*



Copyright URBAN LINK PTY LTD ©

Notes:
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

DIAL BEFORE YOU DIG

A DA SUBMISSION 8.09.2021 GJ
Rev Description Date App'd
Project
MIXED USE MULTI RESIDENTIAL

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Bouamrah Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title
**FLOOR PLANS
GROUND FLOOR PLAN**

Date of issue 8/09/2021 Checked GJ Approved TJ

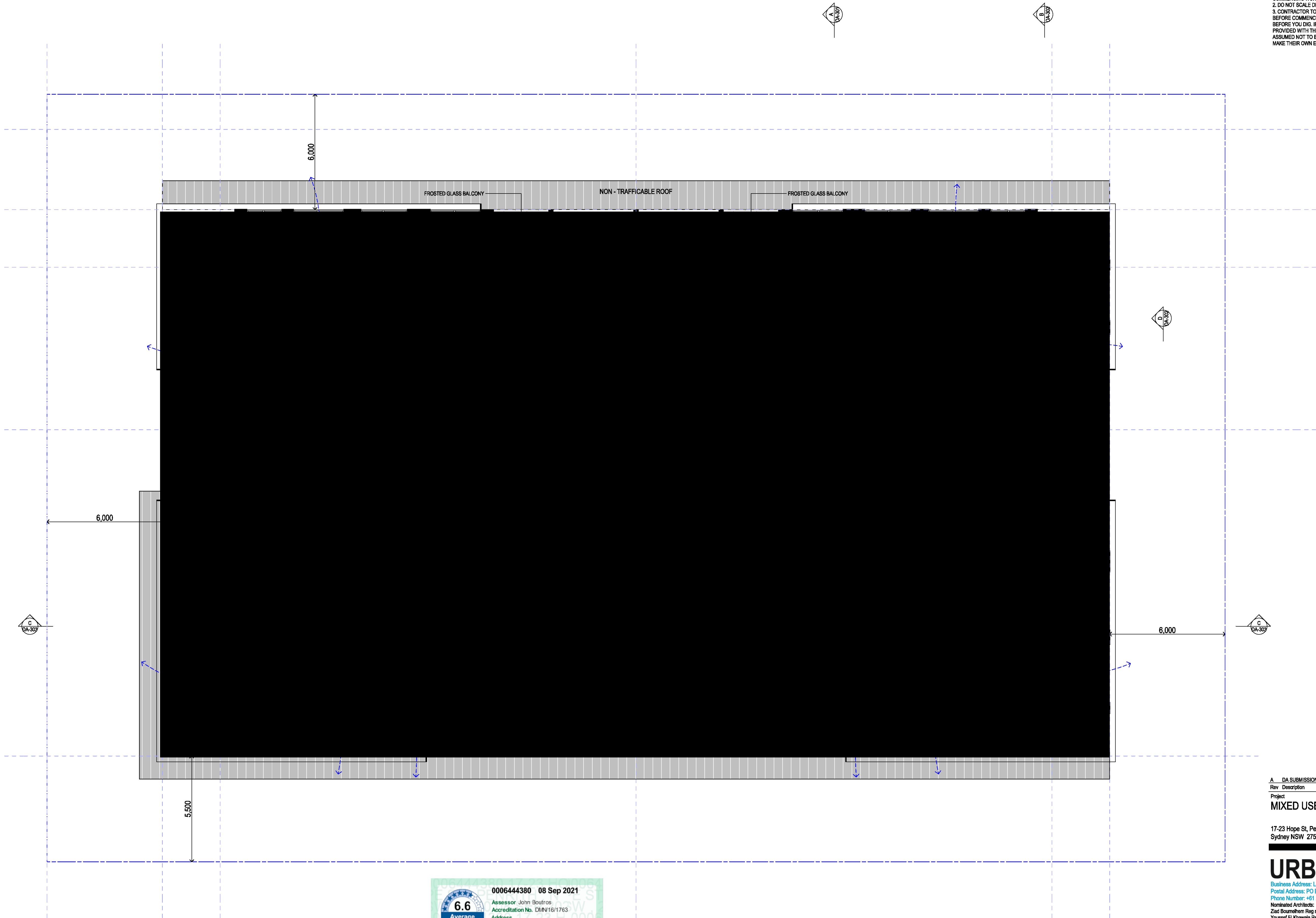
Scale
1:100 @A1 Sheet Size

Project Number 2021-011 Drawing Number DA-103 Revision A
Status
DA SUBMISSION



1 GROUND FLOOR PLAN
SCALE 1:100

Notes:
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



1 LEVEL 01
SCALE 1:100

Rev	Description	Date	App'd
A	DA SUBMISSION	8.09.2021	GJ

Project:
MIXED USE MULTI RESIDENTIAL

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumahmoud Reg no 8008
Youssef El Khawaja Reg no 8933

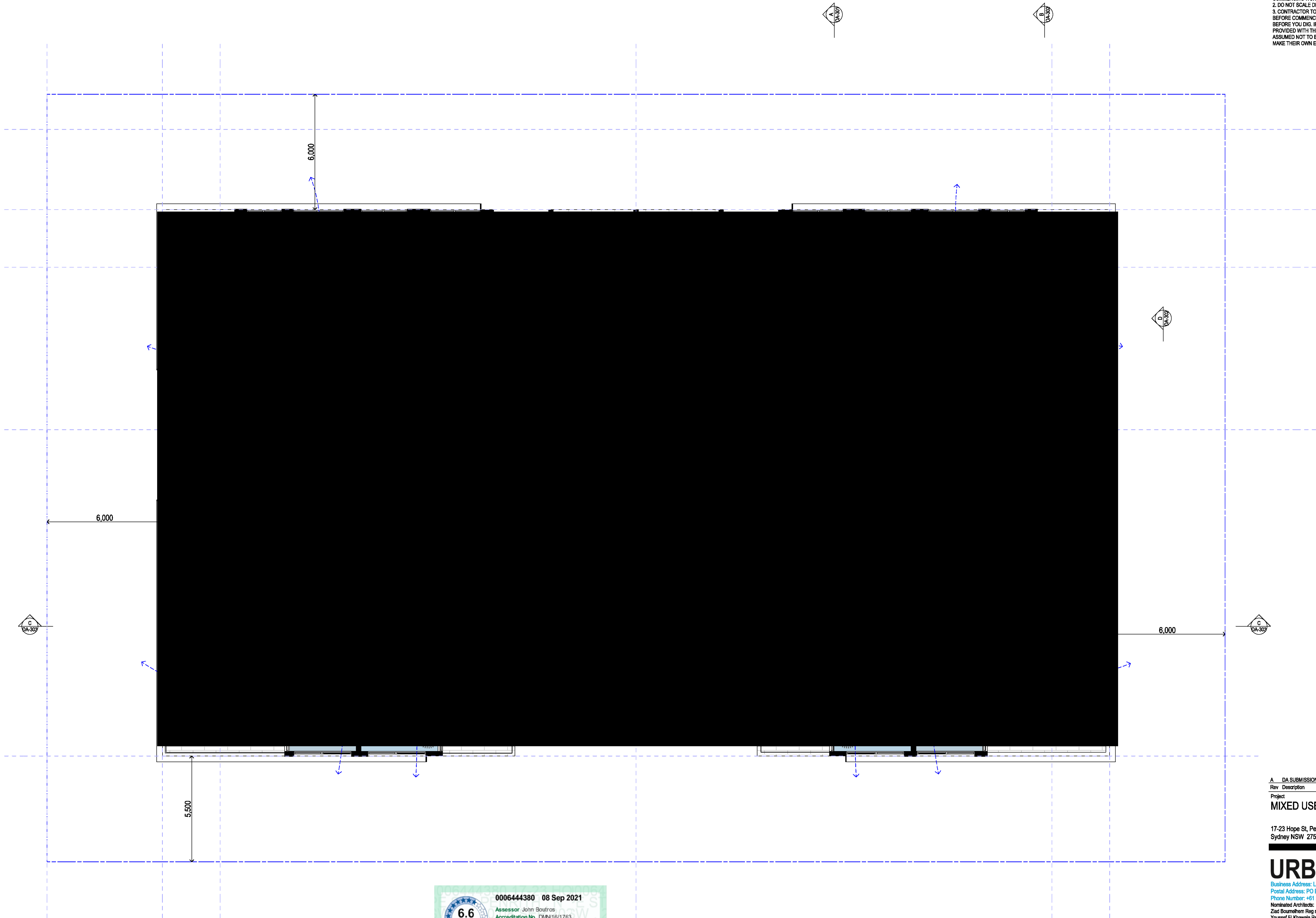
Drawing Title
**FLOOR PLANS
LEVEL 01**

Date of issue	Checked	Approved
8/09/2021	GJ	TJ

Scale
1:100 @A1 Sheet Size

Project Number	Drawing Number	Revision
2021-011	DA-104	A
Status		
DA SUBMISSION		

Notes:
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



1 LEVEL 02
SCALE 1:100

Rev	Description	Date	App'd
A	DA SUBMISSION	8.09.2021	GJ

Project:
MIXED USE MULTI RESIDENTIAL

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumahmoud Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title
**FLOOR PLANS
LEVEL 02**

Date of issue	Checked	Approved
8/09/2021	GJ	TJ

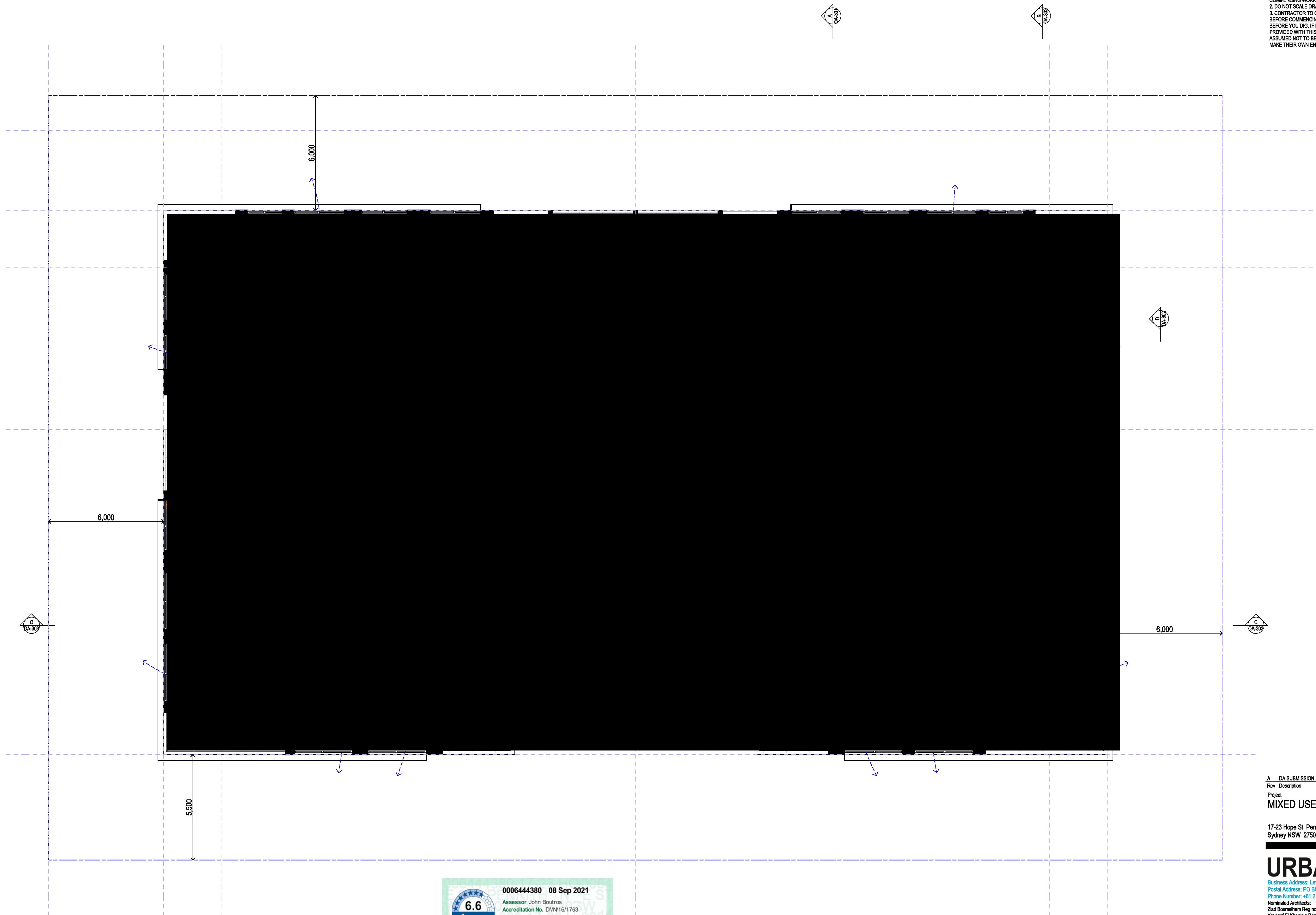
Scale
1:100 @A1 Sheet Size

Project Number	Drawing Number	Revision
2021-011	DA-105	A
Status		
DA SUBMISSION		



Notes

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

The logo is a vertical rectangular sign. At the top, it says "DIAL BEFORE YOU DIG" in bold, black, sans-serif capital letters. Below the text is a red circle with a diagonal slash through it, and inside the circle is a black silhouette of a person digging with a shovel. At the bottom of the sign, it says "www.dialbeforeyoudig.com" in a smaller, black, sans-serif font.

A	DA SUBMISSION	8.09.2021	GJ
Rev	Description	Date	App'd

Project

MIXED USE MULTI RESIDENTIAL

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

URBAN  LINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title
FLOOR PLANS
LEVEL 03

Date of Issue	Checked	Approved
8/09/2021	GJ	TJ

Scale
1:100 @A1 Sheet Size

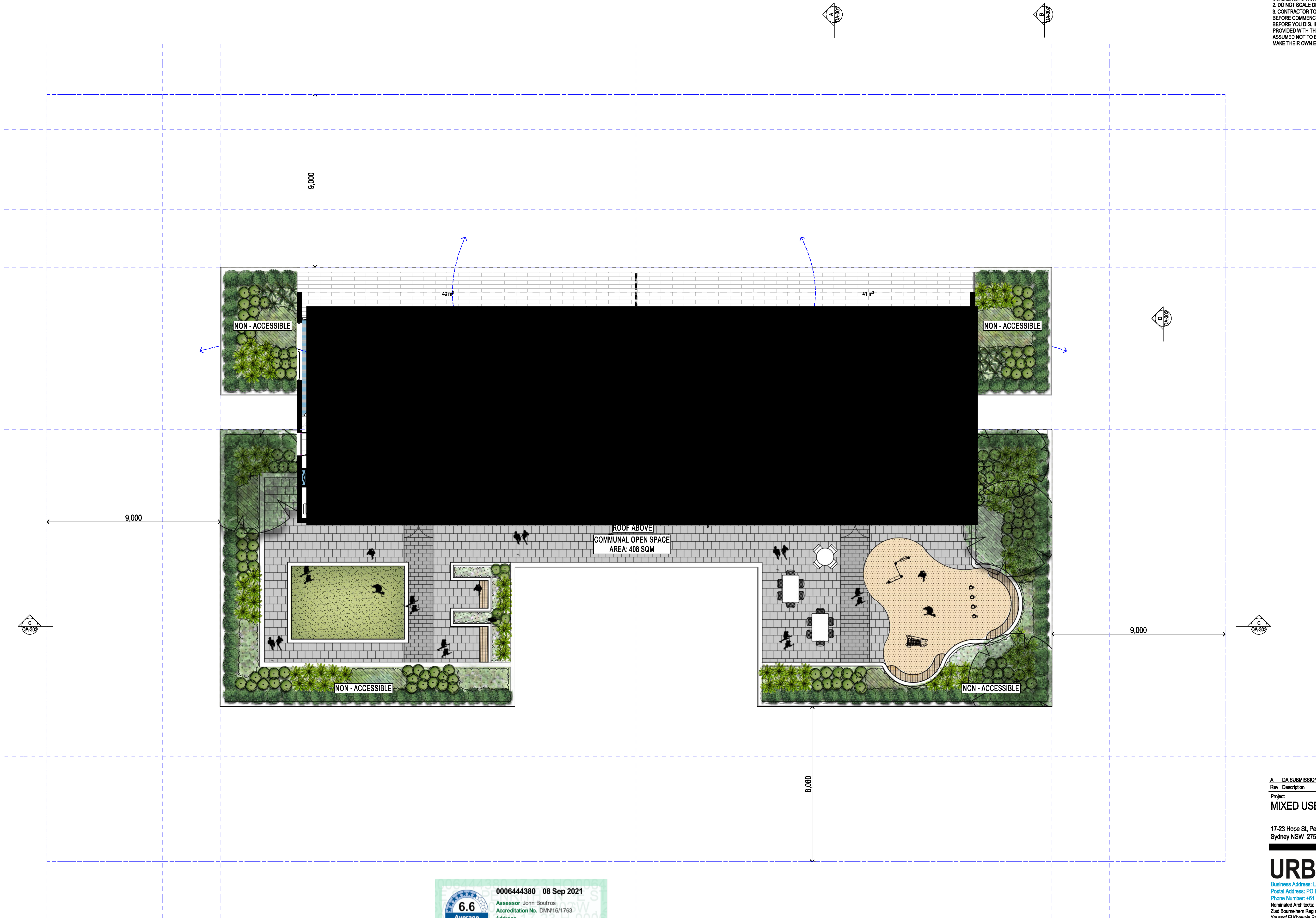
Project Number	Drawing Number	Revision
2021-011	DA-106	A

DA SUBMISSION

17-52 Hays ES, Parthasarathy SS (2012) 1:16 PM



Notes:
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



Rev	Description	Date	App'd
-----	-------------	------	-------

Project:

MIXED USE MULTI RESIDENTIAL

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumahmoud Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title
**FLOOR PLANS
LEVEL 05**

Date of issue	Checked	Approved
8/09/2021	GJ	TJ

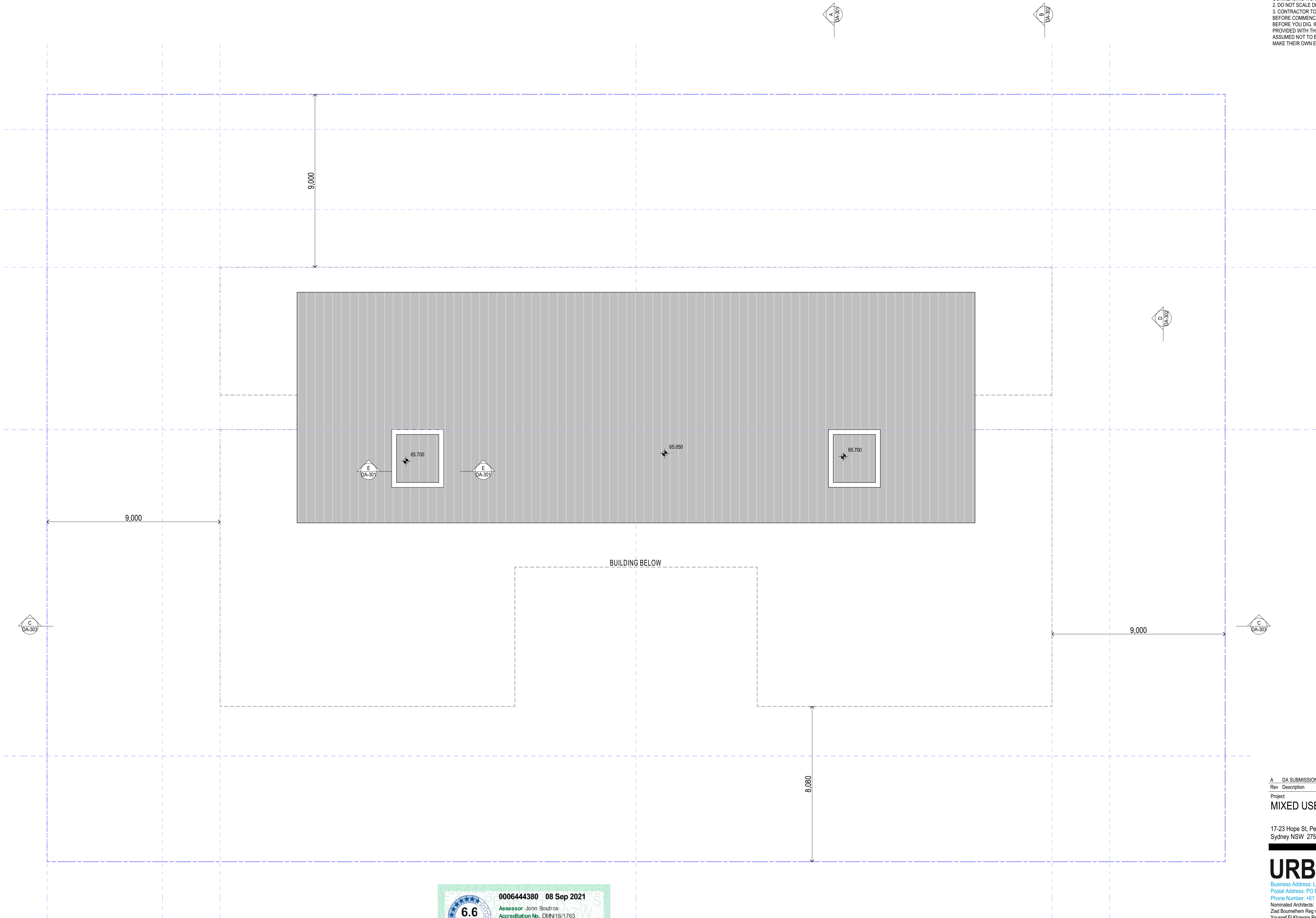
Scale
1:100 @A1 Sheet Size

Project Number
2021-011
Status
DA SUBMISSION

Drawing Number
DA-108

Revision
A

Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



Rev	Description	Date	App'd
A	DA SUBMISSION	8.09.2021	GJ

Project

MIXED USE MULTI RESIDENTIAL

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

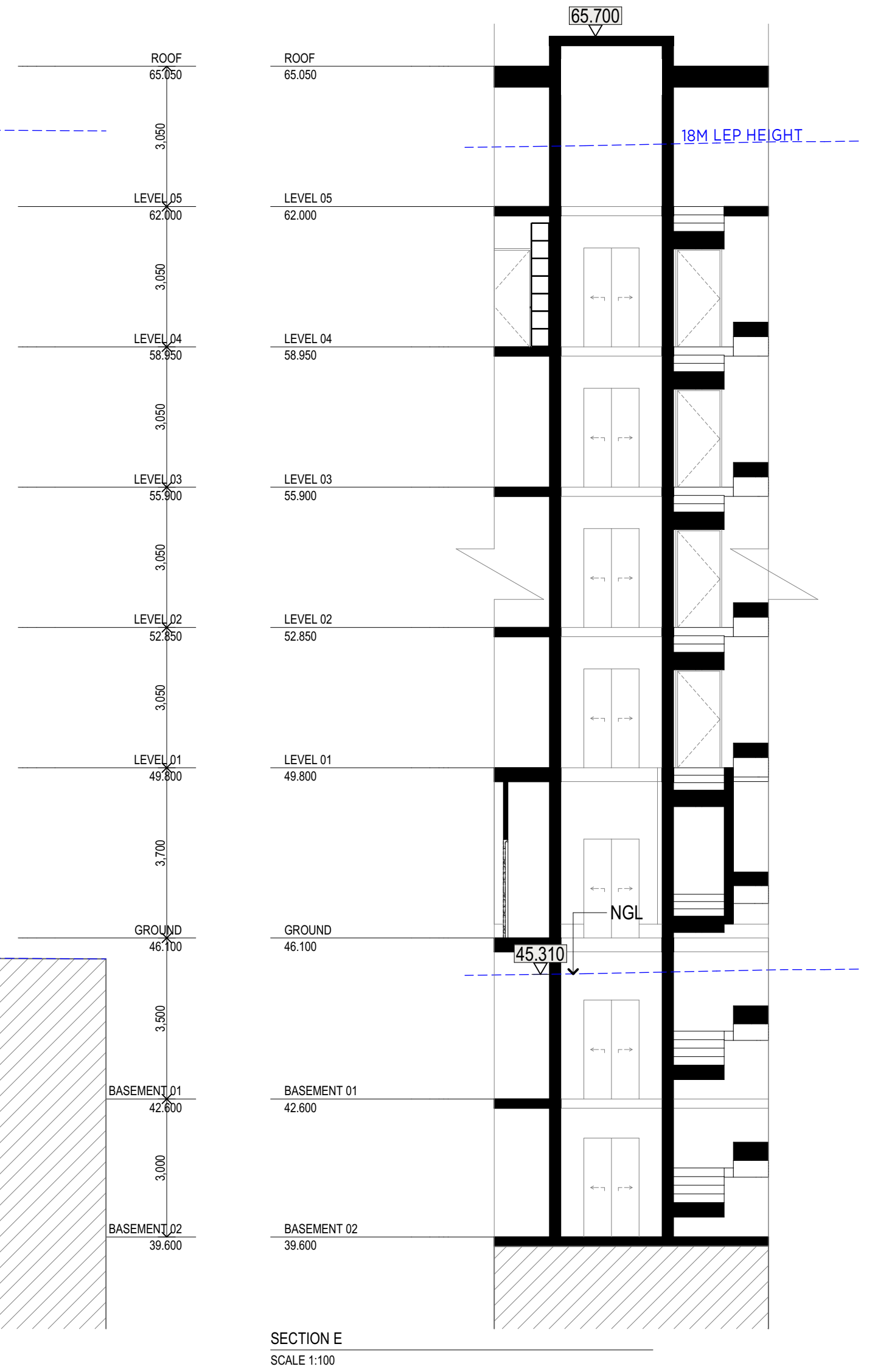
URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumlehem Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title
**FLOOR PLANS
ROOF**

Date of Issue	Checked	Approved
8/09/2021	GJ	TJ

Scale
1:100 @A1 Sheet Size

Project Number	Drawing Number	Revision
2021-011	DA-109	A
Status		
DA SUBMISSION		

Project

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

URBAN LINK
 Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
 Postal Address: PO BOX 2223 Burwood North NSW 2134
 Phone Number: +61 2 9745 2014
 Nominated Architects:
 Ziad Boumelhem Reg no 8008
 Youssef El Khawaja Reg no 8933

Drawing Title

Date of Issue	Checked	Approved
8/09/2021	GJ	TJ

Scale
1:100 @ A1 Sheet Size

Product	Product	Product
Product	Product	Product

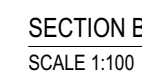
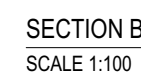
Project Number	Drawing Number	Revision
----------------	----------------	----------

2021-011 DA-301 A

Status

DA SUBMISSION





Project MIXED USE MULTI RESIDENTIAL



URBAN LINK
 Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
 Postal Address: PO BOX 2223 Burwood North NSW 2134
 Phone Number: +61 2 9745 2014
 Nominated Architects:
 Ziad Boumelhem Reg no 8008
 Youssef El Khawaja Reg no 8933

Scale
1:100 @ A1 Sheet Size

6.6

Average star rating

NATIONWIDE HOUSE

www.nathurs.gov.au

0006444380 08 Sep 2021

Assessor John Boutros

Accreditation No. DMN16/1763

Address 17-23 Hope St., Penrith, NSW 2750

hstar.com.au

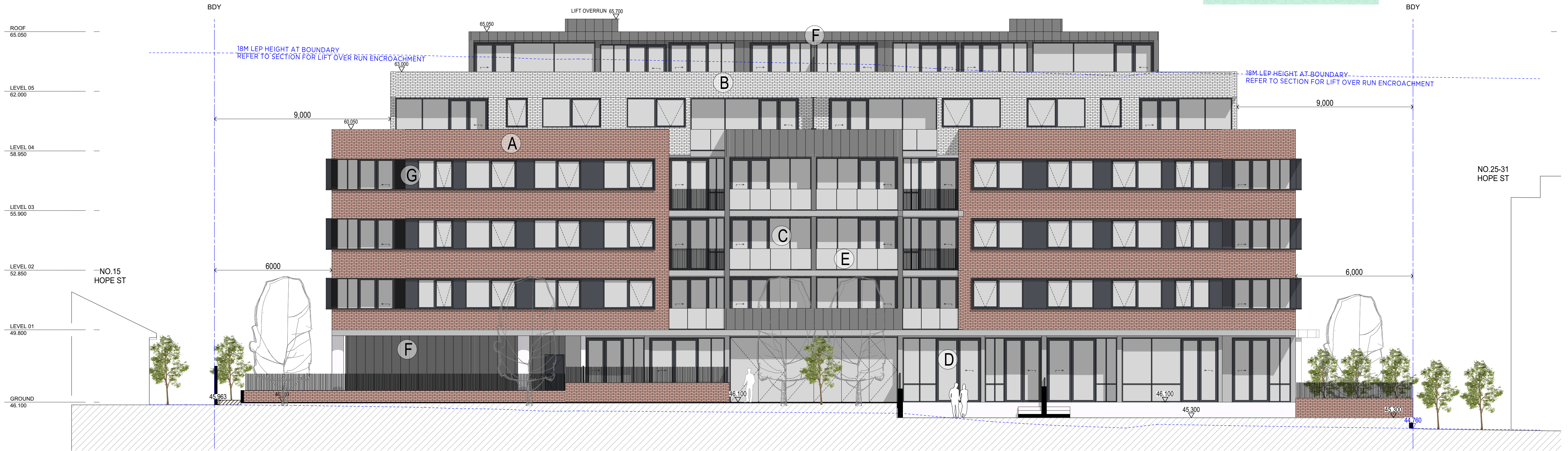
Copyright URBAN LINK PTY LTD ©

Notes

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

REAL BEFORE YOU DIG

YOU DIG



- (A) Desert Sinai Standard in PGH or similar
- (B) Morada Blanco Standard in PGH or similar
- (C) Glass (Residential) - Grey Glass or similar
- (D) Glass (Commercial) - G-Clear Glass or similar
- (E) Glass Balcony (Balustrade) - Clear / Frosted
- (F) Cladding colorbond steel matte monument
- (G) Dulux Oolong or similar

A	DA SUBMISSION	8/09/2021	GJ
Rev	Description	Date	App'd

Project
MIXED USE MULTI RESIDENTIAL

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumlehem Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title
**ELEVATIONS
EAST & NORTH**

Date of Issue	Checked	Approved
8/09/2021	GJ	TJ

Scale
1:100, 1:150 @A1
Sheet Size

Project Number	Drawing Number	Revision
2021-011	DA-201	A
Status		
DA SUBMISSION		



Copyright URBAN LINK PTY LTD ©

Notes

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

YOU DIG



- (A) Desert Sinai Standard in PGH or similar
- (B) Morada Blanco Standard in PGH or similar
- (C) Glass (Residential) - Grey Glass or similar
- (D) Glass (Commercial) - G-Clear Glass or similar
- (E) Glass Balcony (Balustrade) - Clear / Frosted
- (F) Cladding colorbond steel matte monument
- (G) Dulux Oolong or similar

A	DA SUBMISSION	8.09.2021	GJ
Rev	Description	Date	App'd

Project
MIXED USE MULTI RESIDENTIAL

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumlehem Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title
**ELEVATIONS
SOUTH & WEST**

Date of Issue	Checked	Approved
8/09/2021	GJ	TJ

Scale
1:100, 1:150 @A1
Sheet Size

Project Number	Drawing Number	Revision
2021-011	DA-202	A
Status		
DA SUBMISSION		

NatHERS Specs Summary:

- Floor slabs:

- Concrete.

- R2.0 floor insulation to unit 1.11.

- R1.5 floor insulation to units G.01, 1.10

- R1.0 floor insulation to units G.02, G.03, G.04, 1.06, 1.07, 1.09
- Exterior walls:

- Brick veneer wall with foil + R1.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R2.62). As per plans.

- Lightweight clad wall with foil + R1.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R2.16). Top floor as per plans.

- Modelled with default medium colour finishes.

- “Exterior walls” = All unit walls that are not party walls to other units.
- Glazing:

Low solar gain Low-E glass, with aluminium framing:

- To unit 4.03.

- Type A (U-Value: 5.6, SHGC: 0.41).

- Type B (U-Value: 5.6, SHGC: 0.36).

High solar gain Low-E glass:

-To units G.01, G.02, G.03, G.04, 1.02, 1.11, 2.02, 3.02, 2.11, 3.11, 4.03.

- Type A (U-Value: 5.4, SHGC: 0.49).

-Type B (U-Value: 5.4, SHGC: 0.58).

Single clear glass:

- To remaining glazing.

- Type A (U-Value: 6.7, SHGC: 0.57).

- Type B (U-Value: 6.7, SHGC: 0.70).

U-Value & SHGC are combined glass and frame figures.

- Ceiling:

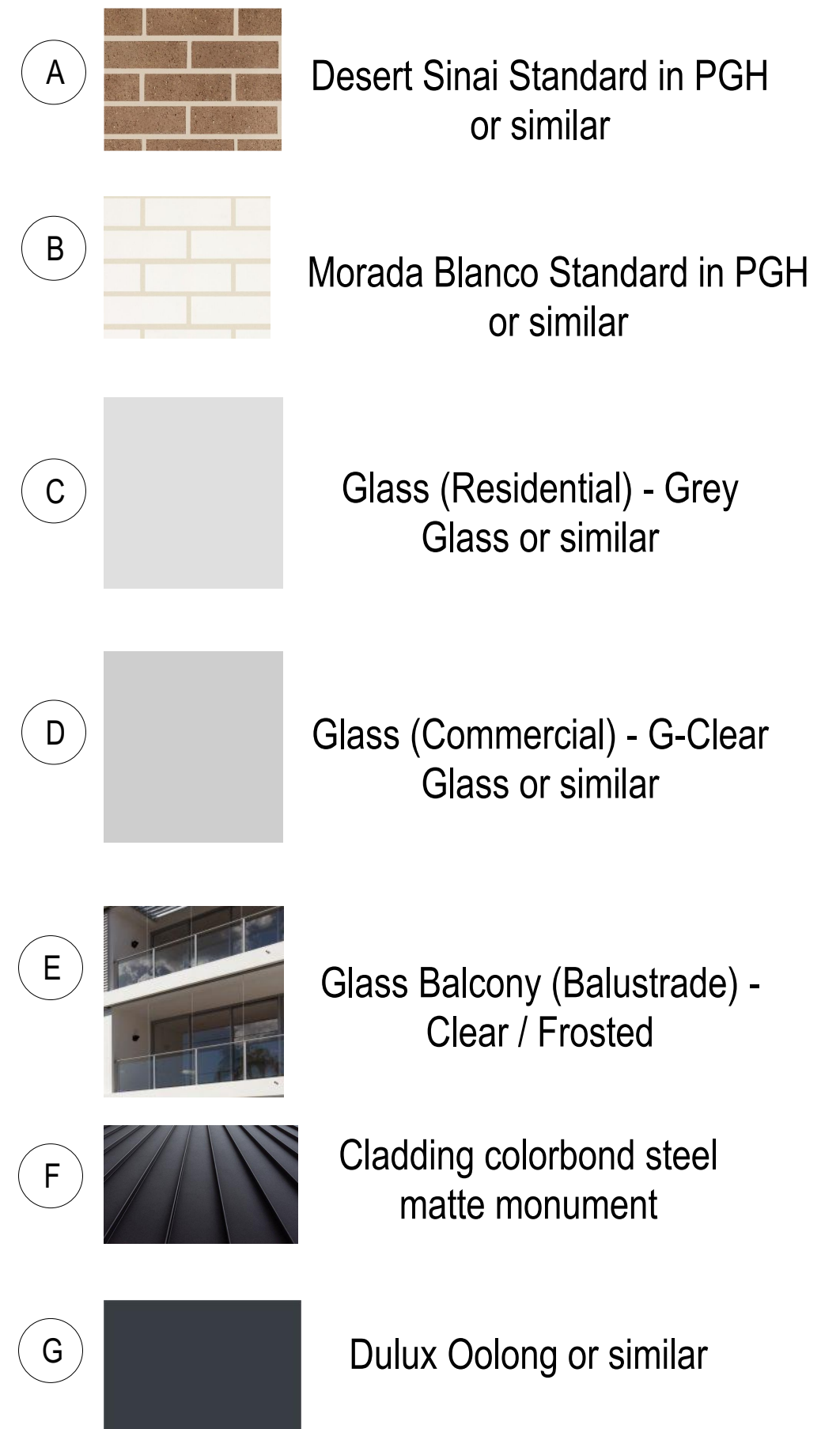
- R2.5 ceiling insulation to all ceilings to roof.

- Modelled with sealed: LED downlights & wet area exhaust fans.

- Roof:

- Concrete roof modelled with default medium colour finishes, and as unventilated.

- Metal roof with “Anticon 90” glasswool/foil under (or similar R2.0 rated product), modelled with default medium colour finishes, and as unventilated.
- Please refer to NatHERS individual certificates for further details.
-
-
- Copyright URBAN LINK PTY LTD ©
- Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.
-
- | | | | |
|-----|---------------|-----------|-------|
| A | DA SUBMISSION | 8.09.2021 | GJ |
| Rev | Description | Date | App'd |
- Project
MIXED USE MULTI RESIDENTIAL
- 17-23 Hope St, Penrith
Sydney NSW 2750 Australia
- URBAN LINK**
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933
- Drawing Title
**ELEVATIONS
STREETSCAPE**
- | | | |
|---------------|---------|----------|
| Date of Issue | Checked | Approved |
| 8/09/2021 | GJ | TJ |
- Scale
@A1 Sheet Size
-
- | | | |
|----------------|----------------|----------|
| Project Number | Drawing Number | Revision |
| 2021-011 | DA-203 | A |
| Status | DA SUBMISSION | |
- 2021-02-22 10:00 AM 17-23 Hope St, Penrith 17-23 Hope St, Penrith
- Document Set ID: 9737414
Version: 1, Version Date: 16/09/2021

Project

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title

EXTERNAL FINISHES

FINISHES SCHEDULE

Scale

@A1 Sheet Size



Project Number	Drawing Number	Revision
----------------	----------------	----------

2021-011 DA-901 A

Status

DATA SUBMISSION

210852, 17-23 Hope St, Feneth zls 8/28/2021 1:18 PM

Notes:
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



A	DA SUBMISSION	8/09/2021	GJ
Rev	Description	Date	App'd

Project
MIXED USE MULTI RESIDENTIAL

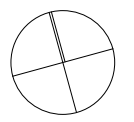
17-23 Hope St, Penrith
Sydney NSW 2750 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title
**EXTERNAL FINISHES
PHOTOMONTAGE**

Date of Issue	Checked	Approved
8/09/2021	GJ	TJ

Scale
@A1 Sheet Size



Project Number	Drawing Number	Revision
2021-011	DA-902	A
Status		
DA SUBMISSION		

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRIES.



MIXED USE MULTI RESIDENTIAL

URBAN LINK
 Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
 Postal Address: PO BOX 2223 Burwood North NSW 2134
 Phone Number: +61 2 9745 2014
 Nominated Architects:
 Ziad Boumelhem Reg no 8008
 Youssef El Khawaja Reg no 8933

EXTERNAL FINISHES

PHOTOMONTAGE

Date of Issue	Checked	Approved
8/09/2021	GJ	TJ

Scale

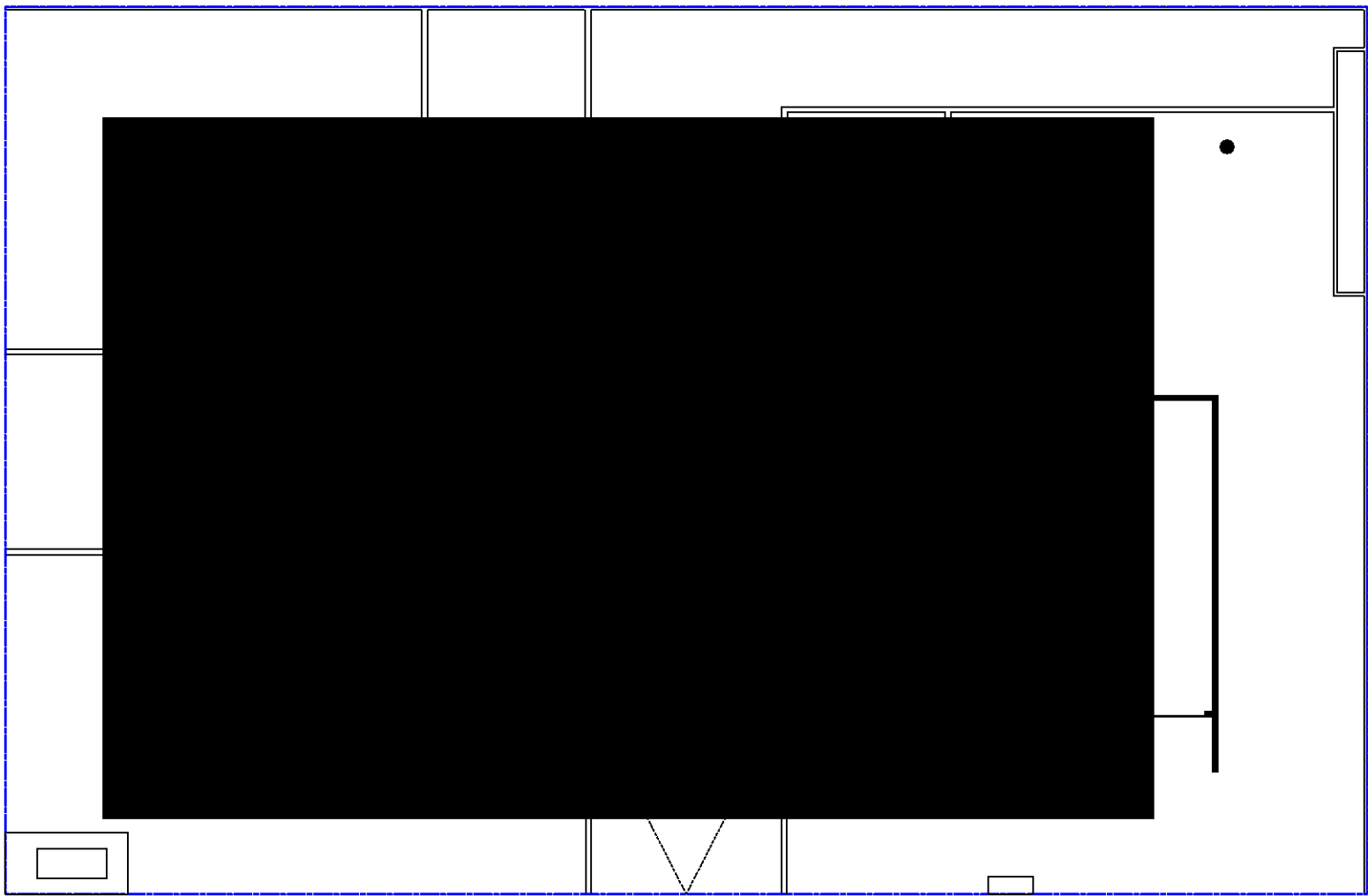
@A1 Sheet Size



Project Number	Drawing Number	Revision
2021-011	DA-903	A

2021-011
Status
DA SUBMISSION

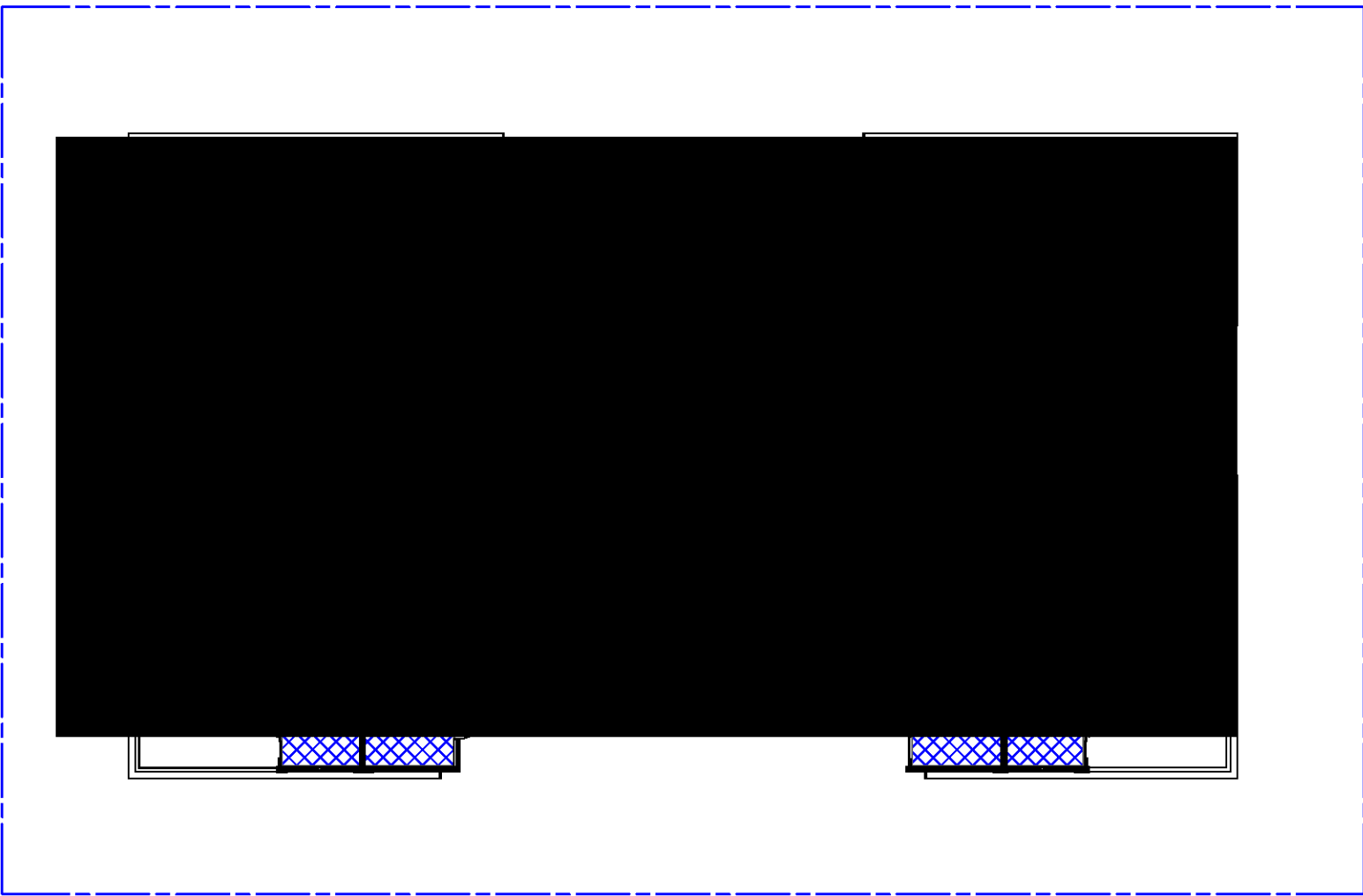
[illegible]



GROUND FLOOR PLAN
SCALE 1:300



LEVEL 01
SCALE 1:300



LEVEL 02
SCALE 1:300

- RESIDENTIAL GFA
- MEDICAL GFA
- RETAIL GFA



LEVEL 03
SCALE 1:300



LEVEL 04
SCALE 1:300



LEVEL 05
SCALE 1:300

A	DA SUBMISSION	8/09/2021	GJ
Rev	Description	Date	App'd

Project
MIXED USE MULTI RESIDENTIAL

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

URBANLINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architects:
Ziad Boumahmeh Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title
COMPLIANCE
GFA DIAGRAMS

Date of Issue
8/09/2021

Checked
GJ

Approved
TJ

Scale
1:300 @A1 Sheet Size

Project Number
2021-011
Status
DA SUBMISSION

Drawing Number
DA-1401

Revision
A

UNITS: L1.01, L1.03, L2.01, L2.03
TOTAL: 4

UNITS: L3.01, L3.03
TOTAL: 2

UNITS: L1.05, L2.05
TOTAL: 2

UNITS: L1.08, L2.08
TOTAL: 2

Project

MIXED USE MULTI RESIDENTIAL

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

URBAN  LINK

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014

Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title

COMPLIANCE

ACCESSIBLE AND LIVEABLE UNITS

Scale
1:100 @ A1 Sheet Size

Project Number	Drawing Number	Revision
----------------	----------------	----------

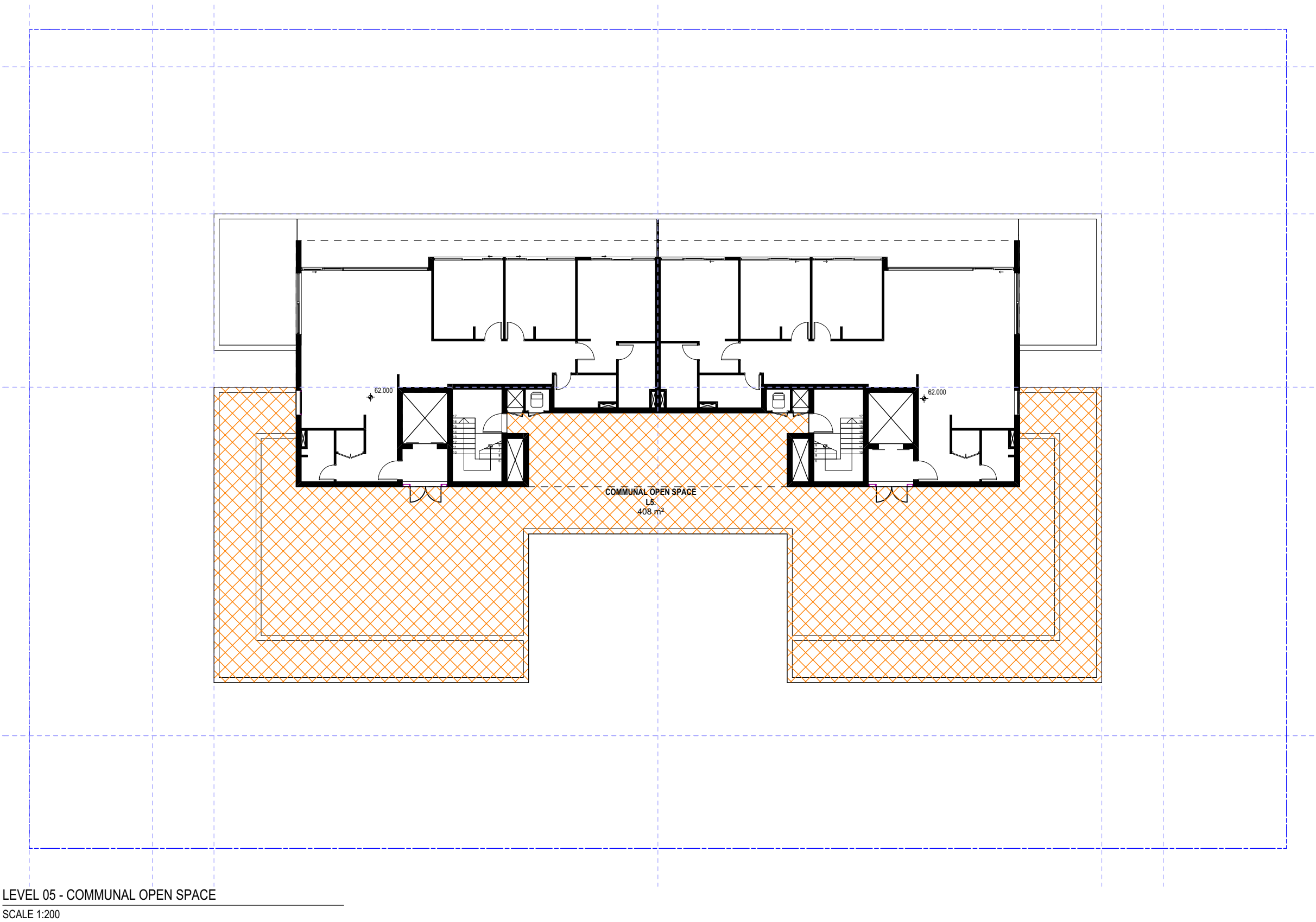
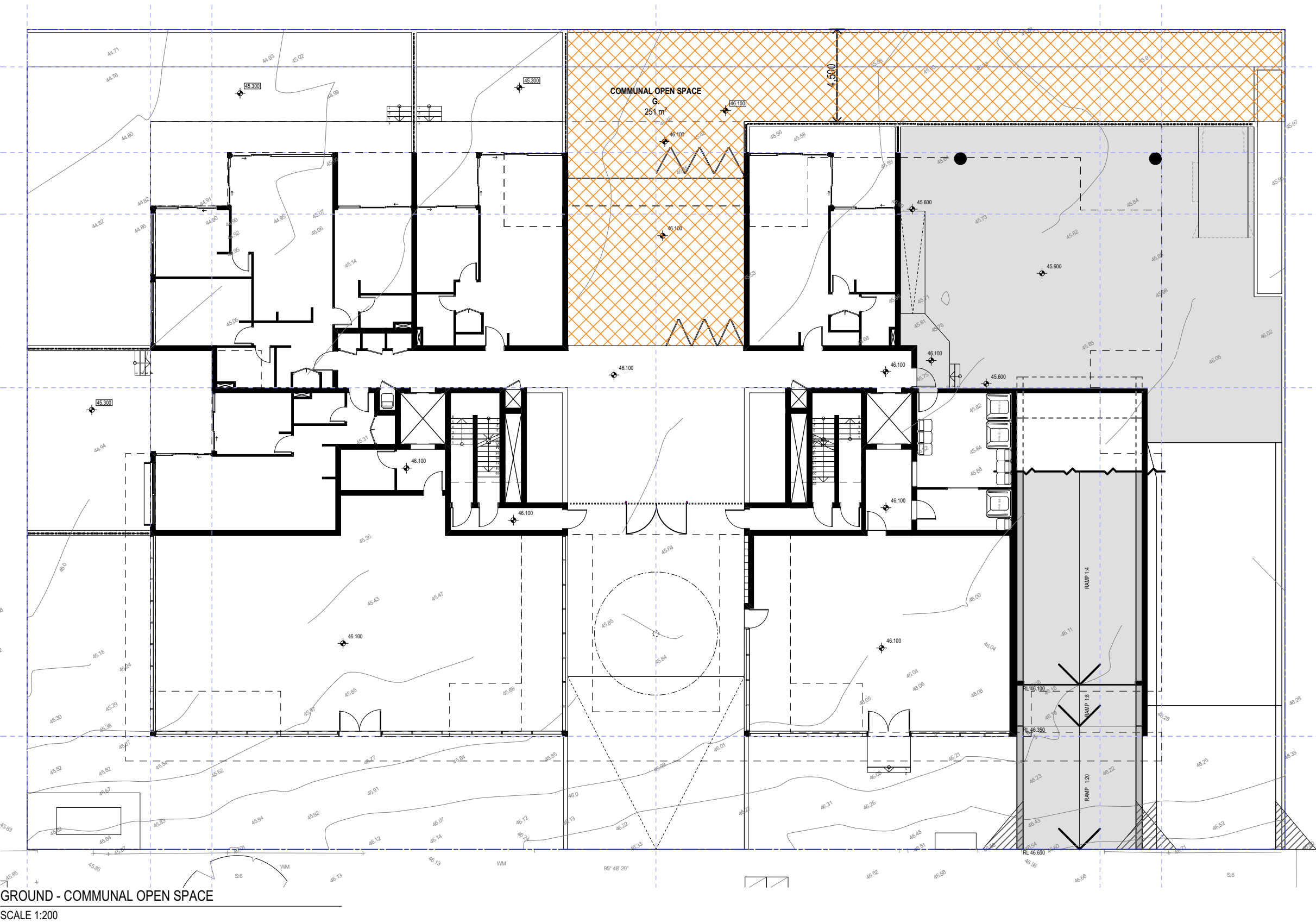
2021-011 DA-1402 A

Status

DA SUBMISSION

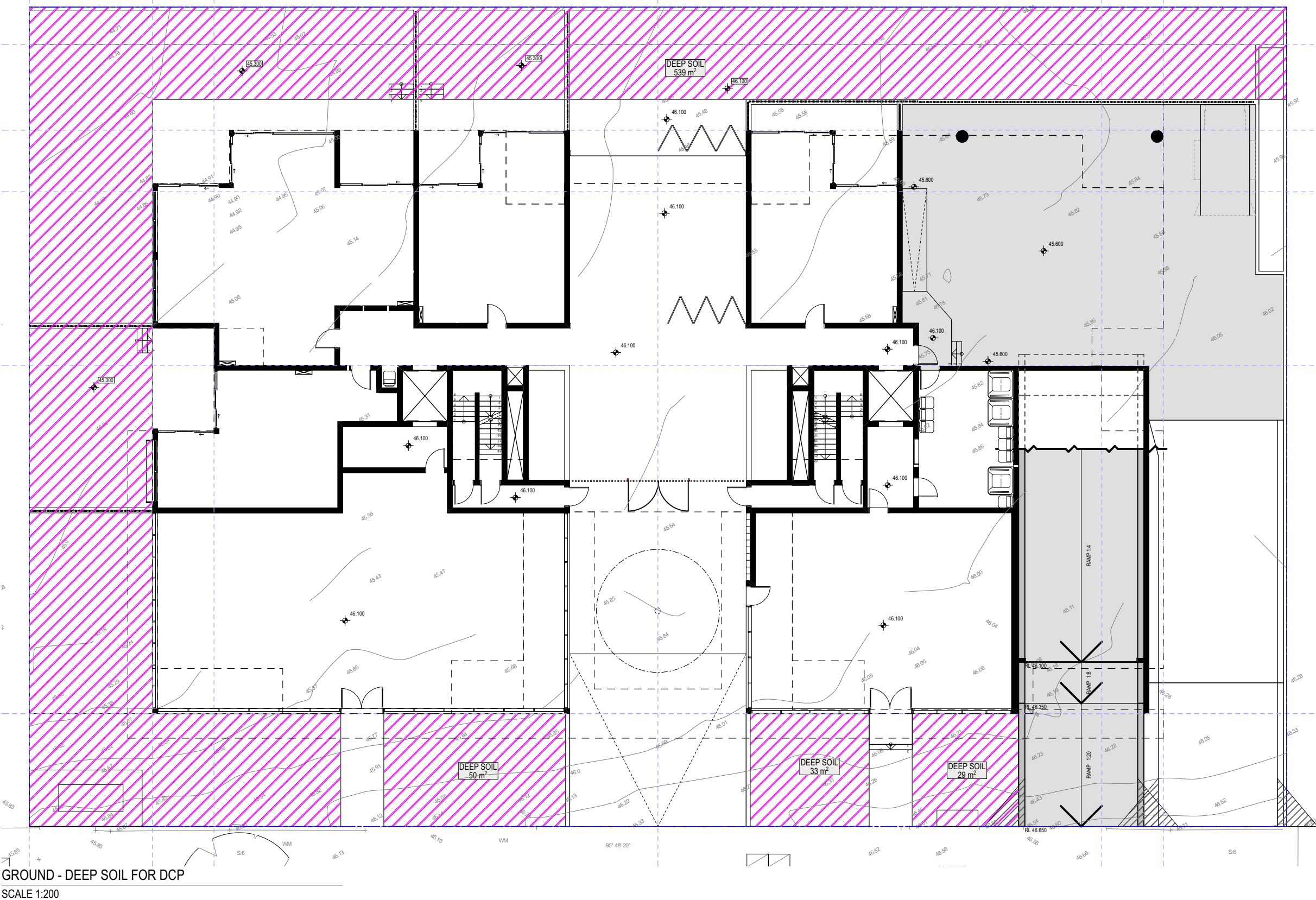
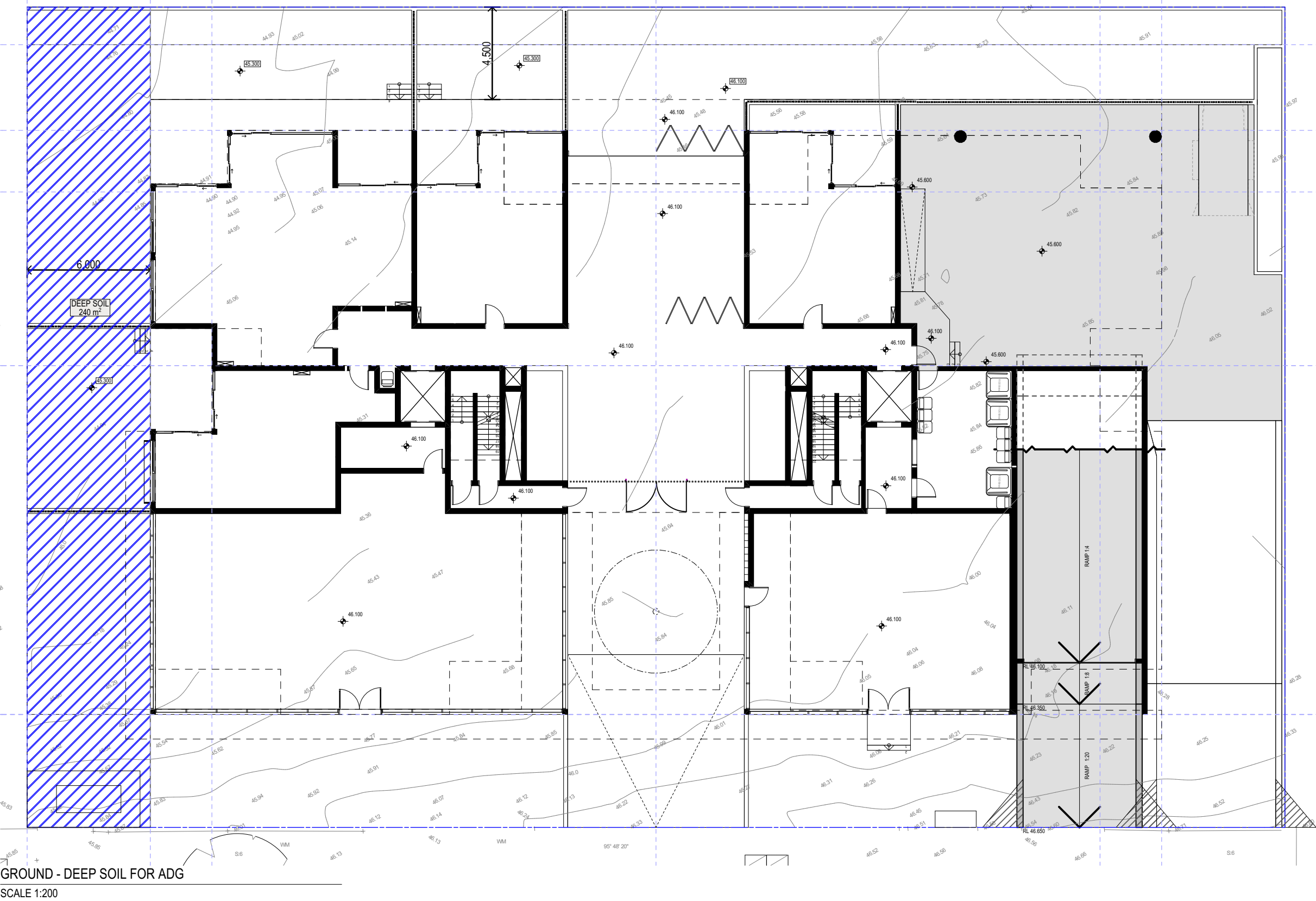
Compliance

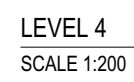
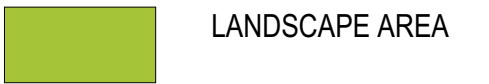
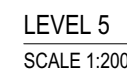
CONTROL	REQUIREMENT	PROPOSED		COMPLIES
Communal Open Space (DCP)	25% MIN	659	27.0%	✓
Deep Soil area less than 6m (ADG)	7% MIN	240	10%	✓
Deep Soil area min dimension 2m (DCP)	35% MIN	651	27%	✗



LEGEND FOR DCP AND ADG

- COMMUNAL OPEN SPACE FOR DCP
- DEEP SOIL LESS THAN 6M FOR ADG
- DEEP SOIL MIN DIMENSION 2M FOR DCP



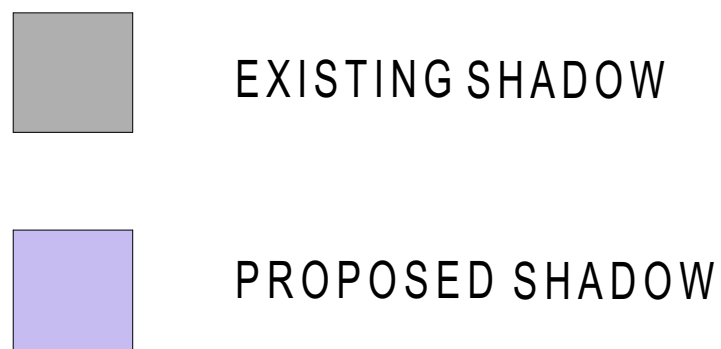
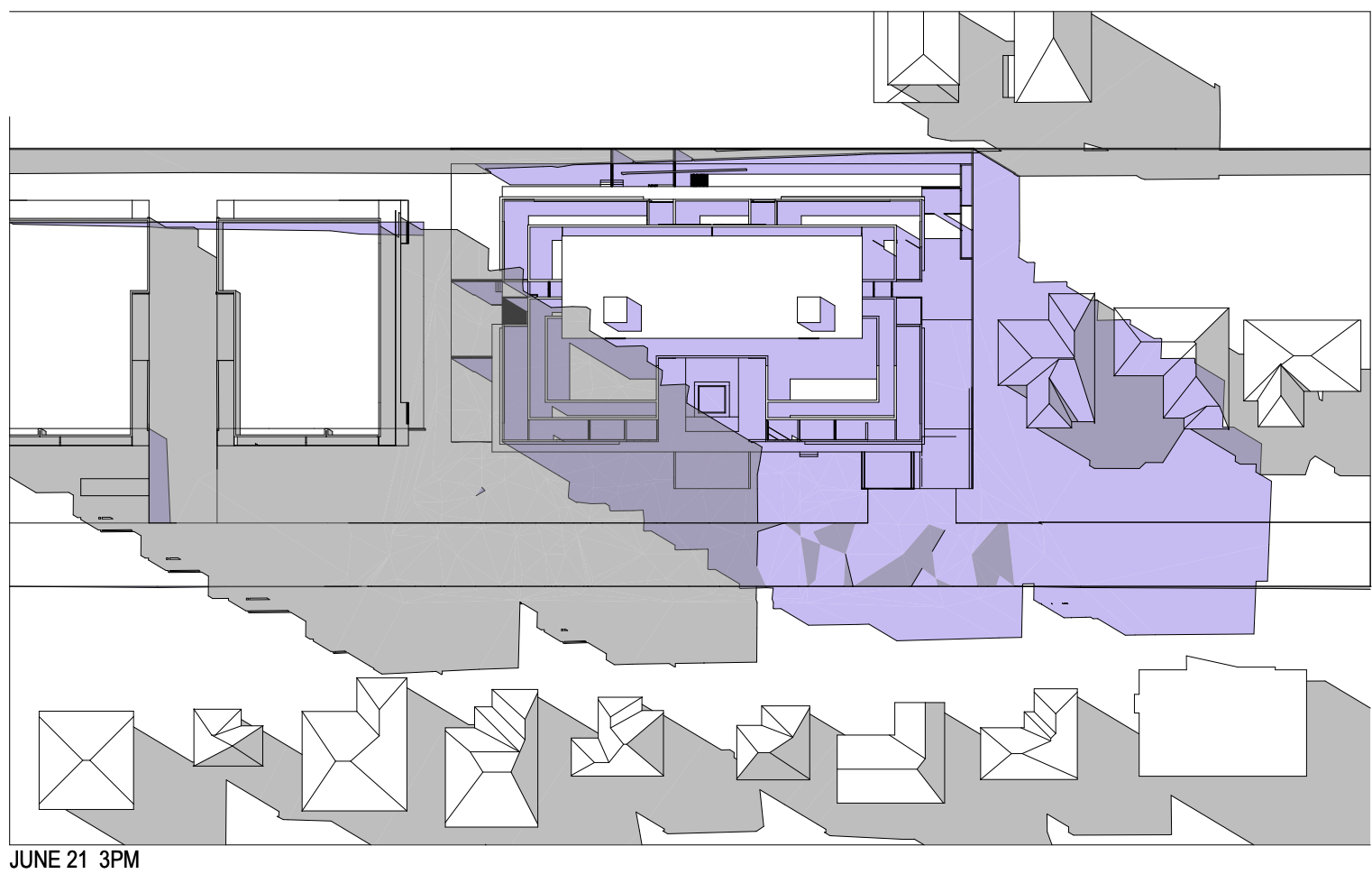
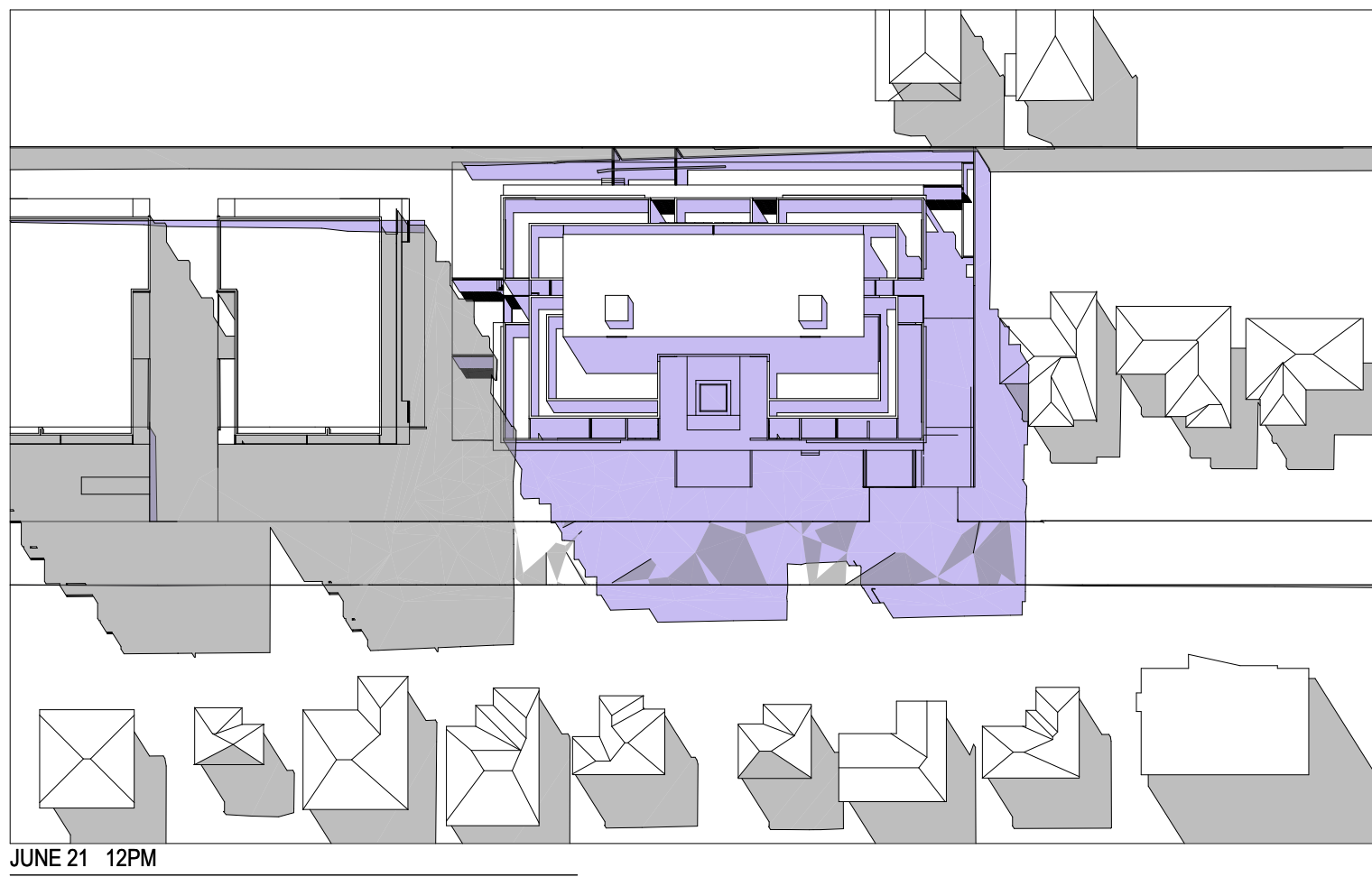
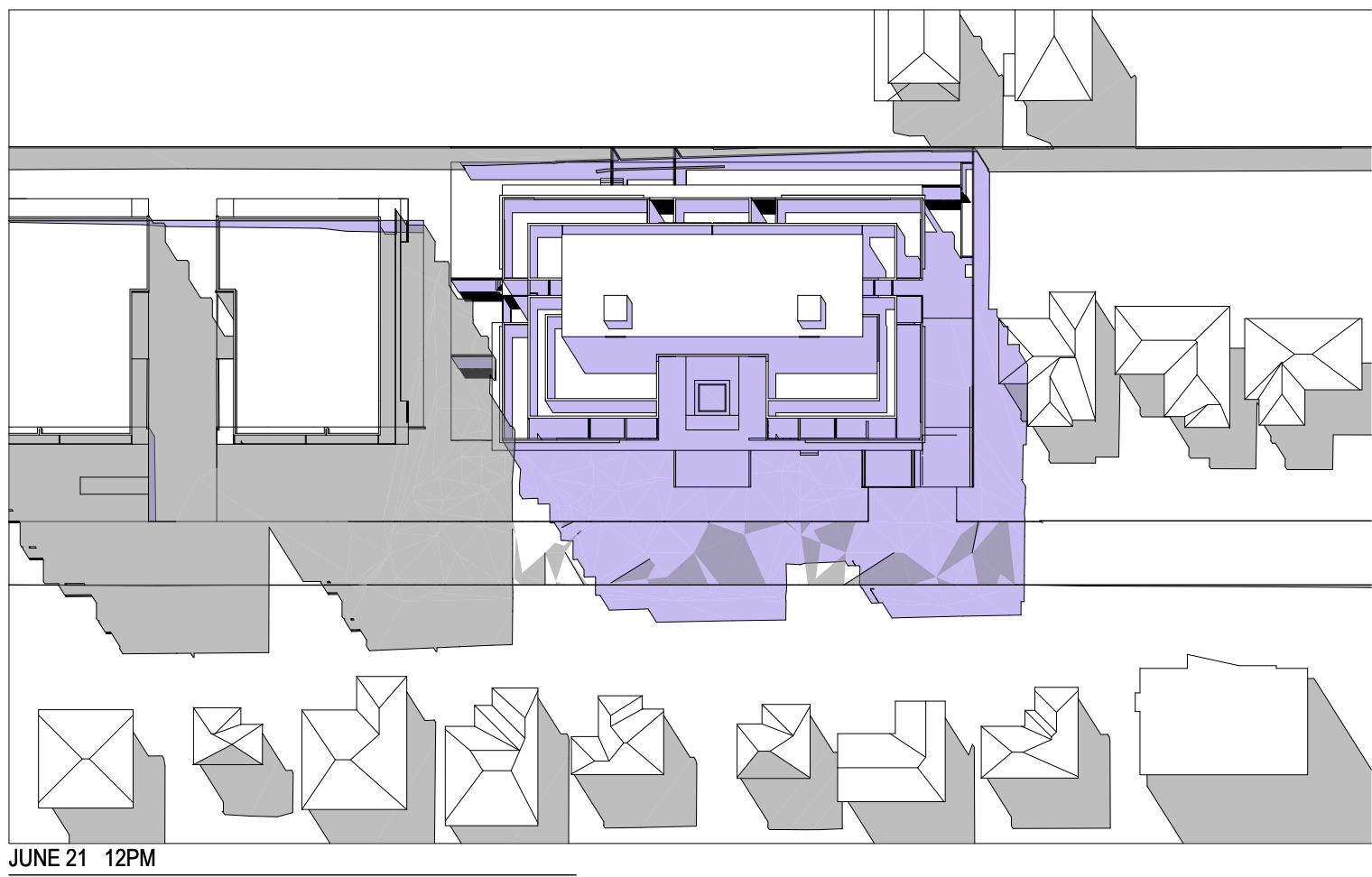
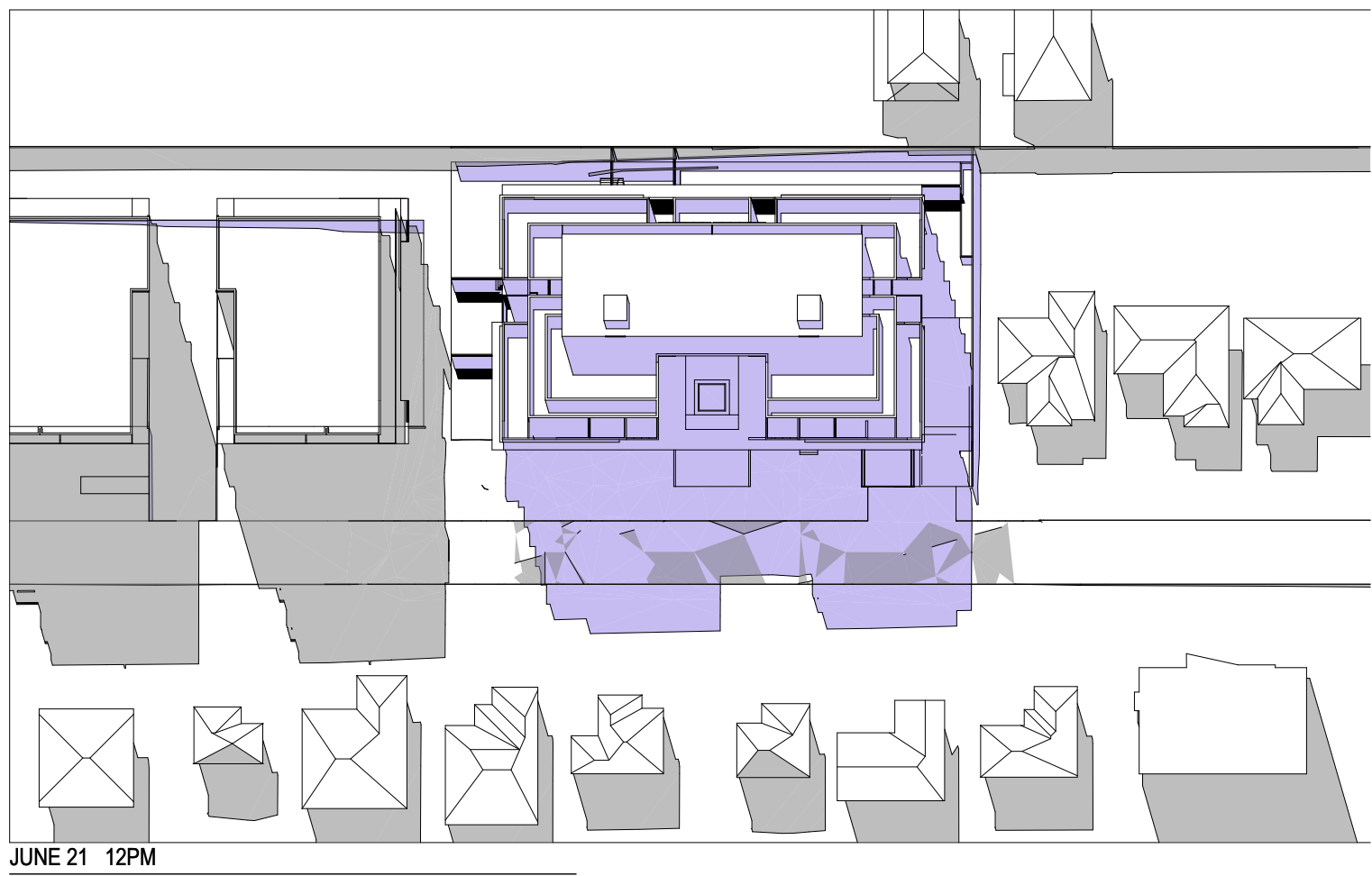
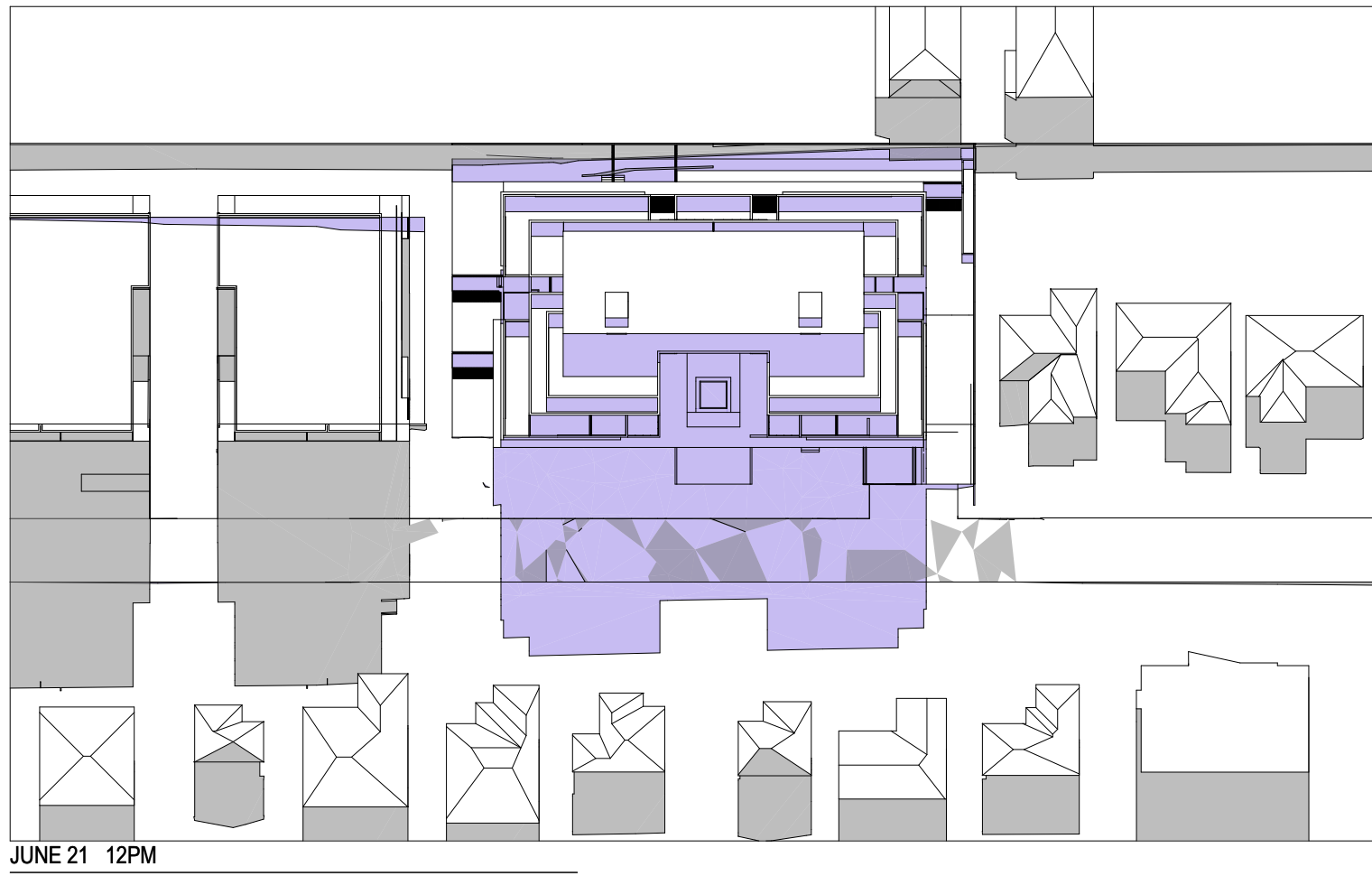
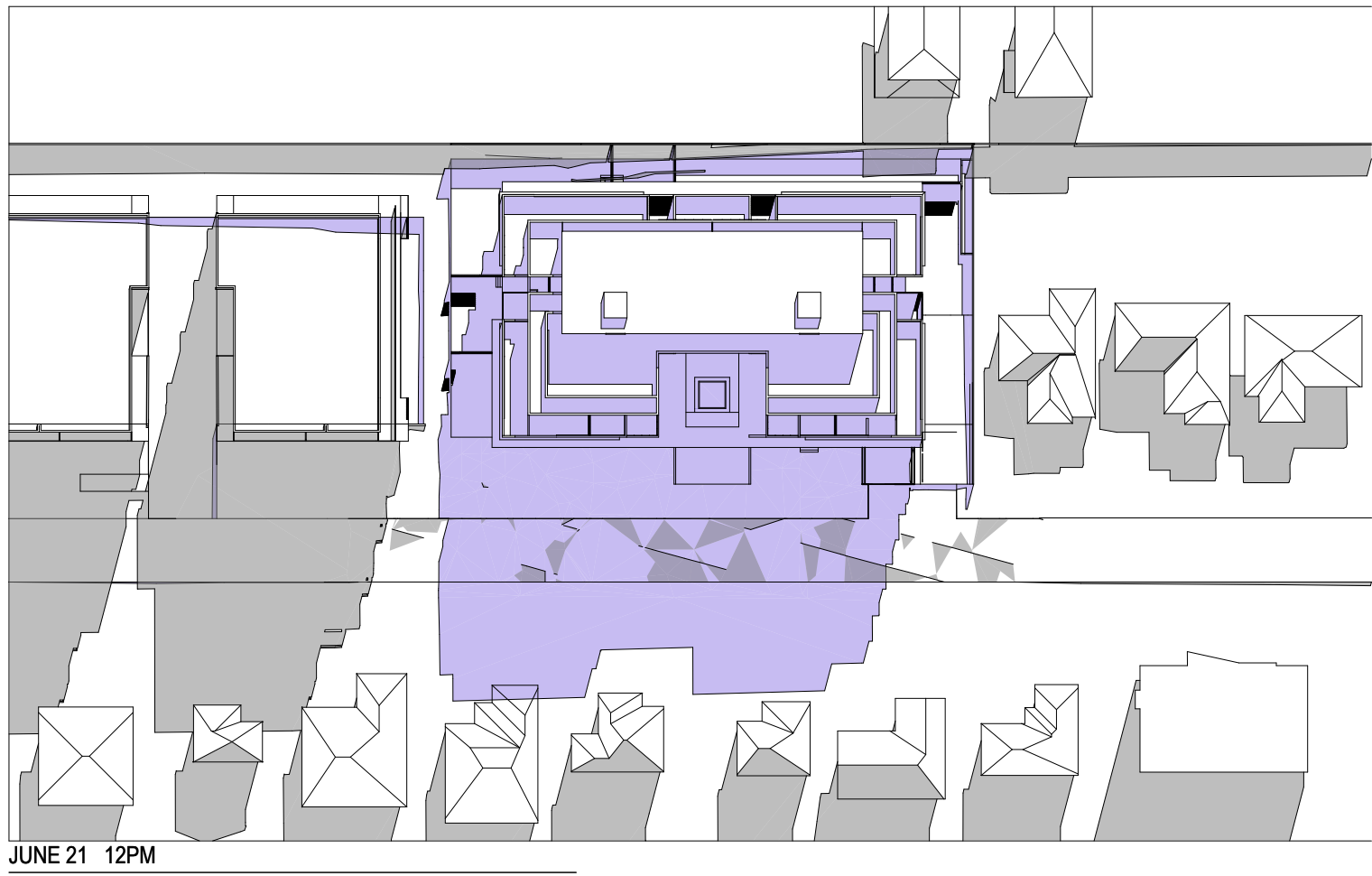
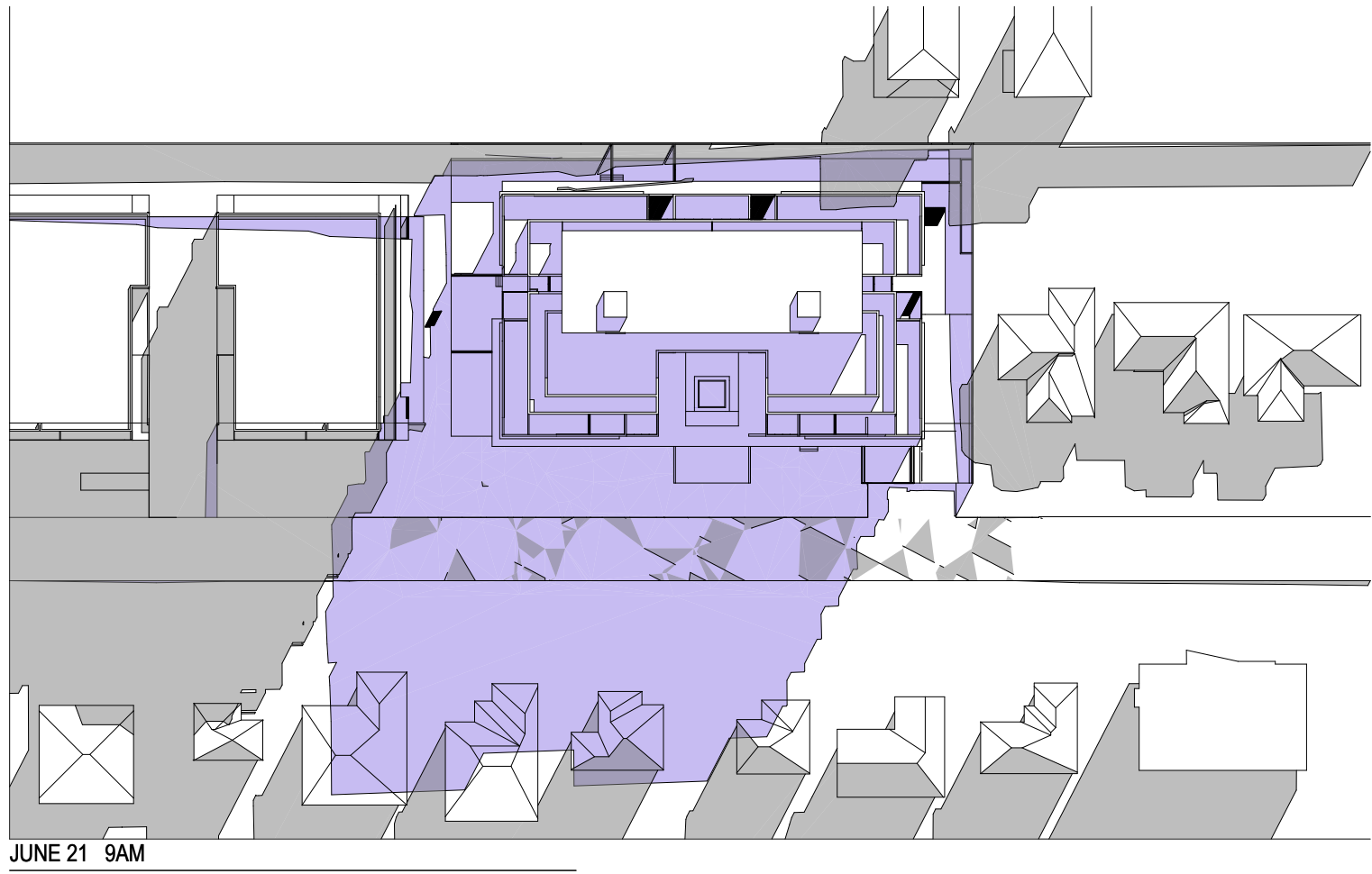


Total Landscape area

1064



700415 17 75 kbps, 80.000 Hz, 2000 samples, 1.000 Hz



A	DA SUBMISSION	8/09/2021	GJ
Rev	Description	Date	App'd
Project			
MIXED USE MULTI RESIDENTIAL			

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Bouniehem Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title
COMPLIANCE
SHADOW DIAGRAMS JUNE 21

Date of Issue	Checked	Approved
8/09/2021	GJ	TJ

Scale
1:800 @A1 Sheet Size

Project Number	Drawing Number	Revision
2021-011	DA-1405	A
Status	DA SUBMISSION	

A 3D architectural rendering of a modern multi-story building. The building features a prominent red and white facade with large windows and a flat roof. It is surrounded by greenery and other buildings, suggesting an urban environment. The rendering is presented in a perspective view, highlighting the building's design and its integration into the surrounding context.

A 3D architectural rendering of a modern, multi-story building. The building features a flat roof with a central skylight and large windows. It has a central courtyard area with a glass-enclosed structure. The building is surrounded by greenery and other buildings in the background.

This architectural elevation drawing depicts a modern building complex. The central structure features a prominent dark grey roof with two white rectangular skylights. Below the roof, a series of large, multi-paned windows are visible. The building's facade is composed of various materials, including light grey panels, dark grey sections, and reddish-brown horizontal bands. To the left and right of the central building are smaller, multi-story wings with similar window patterns. The entire complex is set against a light green background, which represents the surrounding landscape. In the foreground, there are white, angular shapes that could be trees or other structures. The drawing uses clean lines and a limited color palette to convey the building's form and design.

A 3D architectural rendering of a modern multi-story building complex. The main building features a central courtyard and is surrounded by greenery and other structures. The building has a mix of white, grey, and reddish-brown facades, with large windows and balconies. The surrounding area includes other buildings, a road, and a parking lot.

An isometric architectural rendering of a modern, multi-story building complex. The building features a mix of white, grey, and reddish-brown facades, with large windows and flat roofs. It is surrounded by green lawns and other smaller white buildings in the background.

17:33 Hope 28, Penitah 26/09/2021 1:19 PM



Copyright URBAN LINK PTY LTD ©

Notes

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



A	DA SUBMISSION	8.09.2021	GJ
Rev	Description	Date	App'd

Project

MIXED USE MULTI RESIDENTIAL

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933

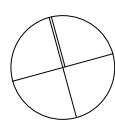
Drawing Title

**COMPLIANCE
PHOTOMONTAGE**

Date of Issue	Checked	Approved
8/09/2021	GJ	TJ

Scale

@A1 Sheet Size



Project Number	Drawing Number	Revision
2021-011	DA-1408	A
Status	DA SUBMISSION	

2021-02-22 Page 10 Penrith 10-08-2021 11:10 PM



SITE PLAN
SCALE

Copyright URBAN LINK PTY LTD ©

Notes:
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



A	DA SUBMISSION	8/09/2021	GJ
Rev	Description	Date	App'd

Project
MIXED USE MULTI RESIDENTIAL

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933

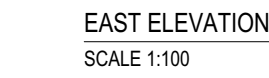
Drawing Title
**SITE
SITE PLAN AND ANALYSIS**

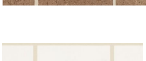
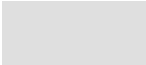
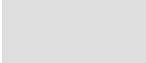
Date of Issue	Checked	Approved
8/09/2021	GJ	TJ

Scale
@A1 Sheet Size

Project Number	Drawing Number	Revision
2021-011	DA-004	A
Status		
DA SUBMISSION		

2/2021 12:21 Hope St Penrith 2750 2/21/21



- | | | |
|-----|---|--|
| (A) |  | Desert Sinai Standard in PGH
or similar |
| (B) |  | Morada Blanco Standard in PGH
or similar |
| (C) |  | Glass (Residential) - Grey
Glass or similar |
| (D) |  | Glass (Commercial) - G-Clear
Glass or similar |
| (E) |  | Glass Balcony (Balustrade) -
Clear / Frosted |
| (F) |  | Cladding colorbond steel
matte monument |
| (G) |  | Dulux Oolong or similar |

Project

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134

Phone Number: +61 2 9745 2014

Ziad Boumelhem Reg no 8008

Drawing Title

ELEVATIONS

LEAD & NICKEL

Date of Issue	Checked	Approved
8/06/2021	CI	TI

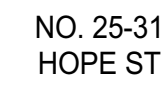
Scale

Sheet Size

Project Number	Drawing Number	Revision
----------------	----------------	----------

Status

DA SUBMISSION



- | | | | |
|-----|---------------|-----------|-------|
| A | DA SUBMISSION | 8.09.2021 | GJ |
| Rev | Description | Date | App'd |

17-23 Hope St, Penrith
Sydney NSW 2750 Australia

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134

Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title

ELEVATIONS

SOUTH & WEST

Date of Issue	Checked	Approved
---------------	---------	----------

8/09/2021 GJ TJ

Scale
1:100, 1:150 ©A1
Sheet Size

Project Number
2021_011

2021-011
Status

DATA SUBMISSION

Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



A	DA SUBMISSION	8.09.2021	GJ
Rev	Description	Date	App'd

Project
MIXED USE MULTI RESIDENTIAL

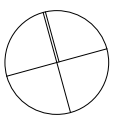
17-23 Hope St, Penrith
Sydney NSW 2750 Australia

URBAN LINK
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134
Postal Address: PO BOX 2223 Burwood North NSW 2134
Phone Number: +61 2 9745 2014
Nominated Architects:
Ziad Boumalhem Reg no 8008
Youssef El Khawaja Reg no 8933

Drawing Title
**ELEVATIONS
STREETSCAPE**

Date of Issue	Checked	Approved
8/09/2021	GJ	TJ

Scale
@A1 Sheet Size



Project Number	Drawing Number	Revision
2021-011	DA-203	A
Status		
DA SUBMISSION		