

MIXED USE DEVELOPMENT

118 - 120 | STATION STREET | PENRITH

DEVELOPMENT APPLICATION

Dwg No.	Tittle	Drawing Scales	Current Issue
0000	Title Sheet	1:1, 1:100	04
0301	Demolition Plan	1:100	03
0302	Site Management and Sediment Plan	1:200	04
0303	Consolidation Plan	1:100	02
0401	Site Plan	1:100	04
1101	LOWER BASEMENT FLOOR	1:100	05
1102	UPPER BASEMENT FLOOR	1:100	05
1201	GROUND FLOOR	1:100	05
1301	FIRST FLOOR	1:100	04
1302	SECOND FLOOR	1:100	04
1303	THIRD FLOOR	1:100	04
1304	FOURTH FLOOR	1:100	04
1305	FIFTH FLOOR	1:100	04
1306	SIXTH FLOOR	1:100	04
1401	ROOF	1:100	04
1501	North & South Elevations	1:100	04
1502	East & West Elevations	1:100	04
1601	Section 01 & 02	1:100	04
1602	Section 03	1:100	05
1603	Detail Section	1:50	02
3001	TYPICAL ACCESSIBLE UNIT CONFIGURATION	1:200, 1:50	04
3021	GROUND FLOOR - GFA	1:100	04
3022	FIRST FLOOR - GFA	1:100	04
3023	SECOND FLOOR - GFA	1:100	04
3024	THIRD FLOOR - GFA	1:100	04
3025	FOURTH FLOOR - GFA	1:100	04
3026	FIFTH FLOOR - GFA	1:100	04
3027	SIXTH FLOOR - GFA	1:100	04
3041	NOTIFICATION PLANS 1/2	1:100	04
3042	NOTIFICATION PLANS 2/2	1:200	04
3061	GROUND FLOOR - BASIX	1:100	02
3062	FIRST FLOOR - BASIX	1:100	02
3063	SECOND FLOOR - BASIX	1:100	02
3064	THIRD FLOOR - BASIX	1:100	02
3065	FOURTH FLOOR - BASIX	1:100	02
3066	FIFTH FLOOR - BASIX	1:100	02
3067	SIXTH FLOOR - BASIX	1:100	02
8001	SHADOW DIAGRAMS	1:500	04

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	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	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	
18		1,594.78 m²	6/18	18/18								18/18					
			33.33%	100%								100%					



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 : 24/11/2020 Assessor : Manuel Basil - ABSA Member / BDAV Accredited Assessor VIC/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 and 05-03	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 absorbance 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	7
	3 BEDROOM AFFORDABLE	1
		18

Area Schedule - GFA	
Zone Type	Area
GFA - Fifth Floor	278.46
GFA - First Floor	380.61
GFA - Fourth Floor	278.47
GFA - Ground Floor	316.66
GFA - Second Floor	380.61
GFA - Third Floor	380.61
	2,015.42 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

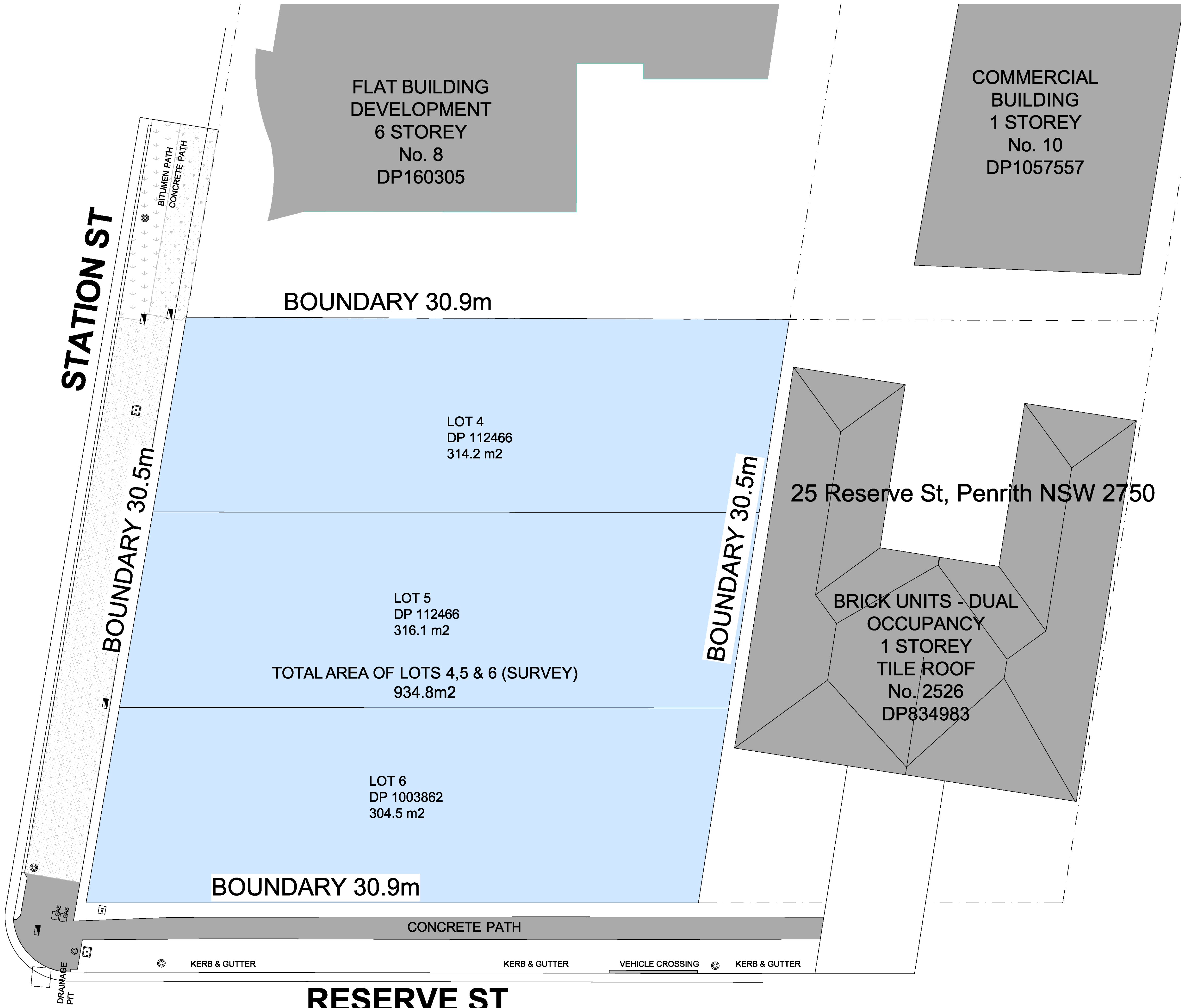
COMMUNAL OPEN SPACE (32.89% OF SITE AREA)	307.49 m²
DEEP SOIL (11.3 % OF SITE AREA)	105.91 m²
LANDSCAPING (19.2 % OF SITE AREA)	179.68m²
TOTAL LANDSCAPE AREA (30.55 % OF SITE AREA)	285.59 m²

ALLOWABLE FSR	2:1
TOTAL GFA	2015.42 m²
FSR	2.155:1

PROPOSED – RESIDENTIAL :	18 x UNITS
	10 x 2 BEDROOM
	8 x 3 BEDROOM

CAR PARKING :	RESIDENTIAL: 26 VISITORS: 4 COMMERCIAL: 2
	TOTAL SPACES: 32





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

Issue For
Revised DA

Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	24/08/2020	Issue For Consultation	VA				
02	25/09/2020	Issue For DA	VA				
03	18/11/2020	Issue For Revised DA	VA				

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NSW Nominated Architect
Pavlo Doroch 9170

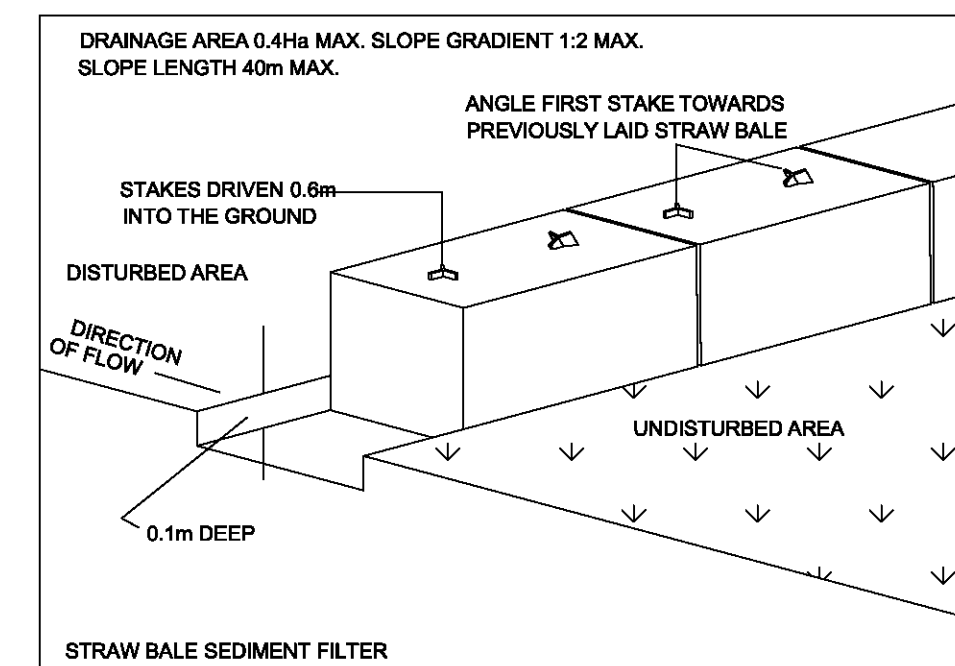
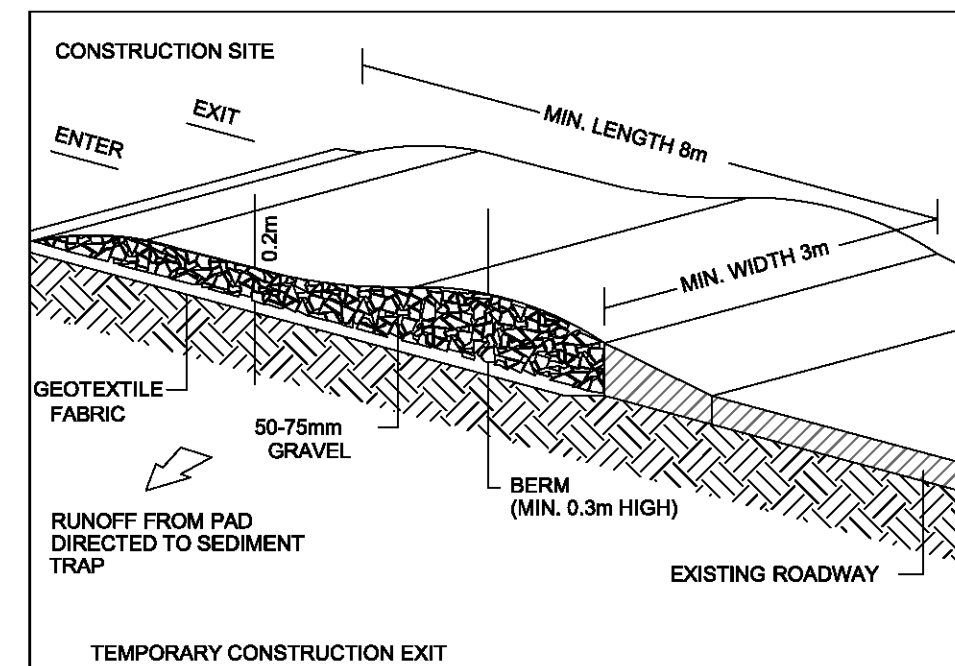
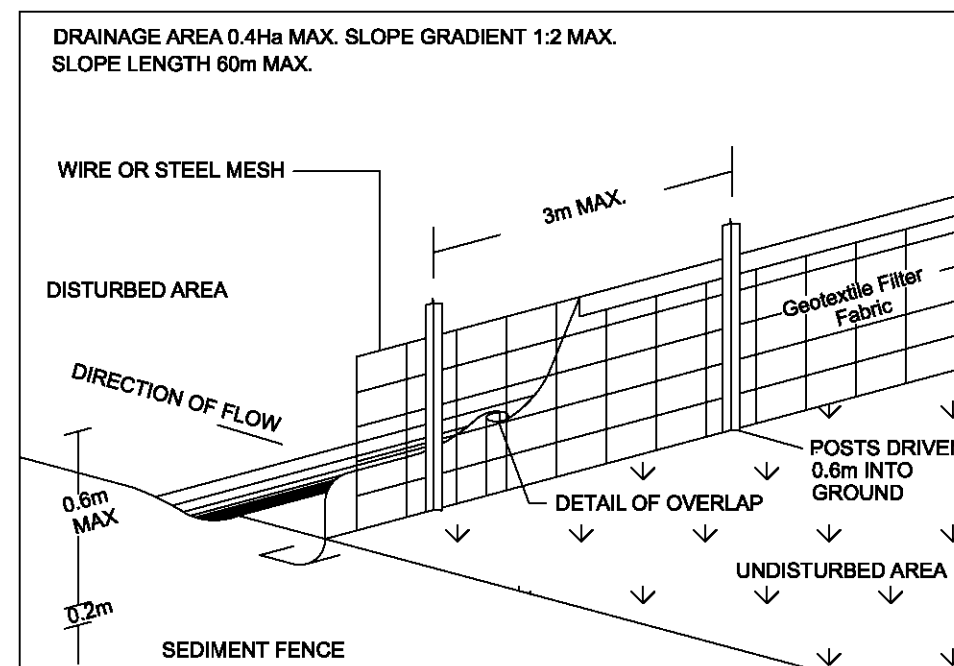
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#Structural Engineer
Mechanical Services:
#Mechanical Engineer
Electrical Services:
#Electrical Engineer
Hydraulic Services:
#Hydraulic Engineer
Fire Services:
#Fire Engineer
BCA and Access Consultant:
#BCA & Access Consultant
Principal Certifying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



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



Drawing Title		Revision	
Demolition Plan		03	
SITE DEMOLITION PLAN			
Drawing No		0301	
Date	A1 Scale	A3 Scale	Checked
25/11/2020	1:100	50%	IS



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 Narural 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

[illegible]

GENERAL NOTES

1. ALL DIMENSIONS AND PREFERENCES & MEASUREMENTS
2. ALL WALL THICKNESS
3. INFORMATION AND PROPER F
4. READ THIS DRAWING AND

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ABN: 90 616 216 196

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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 Cons
#BCA & Access Con

Principal Certifying Authority:
#Principal Certifying Authority

Landscape Architect:
#Landscape Architect

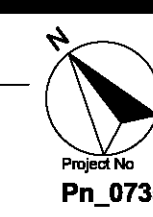
Acoustic Engineer:
#Acoustic Engineer



Client
[REDACTED]

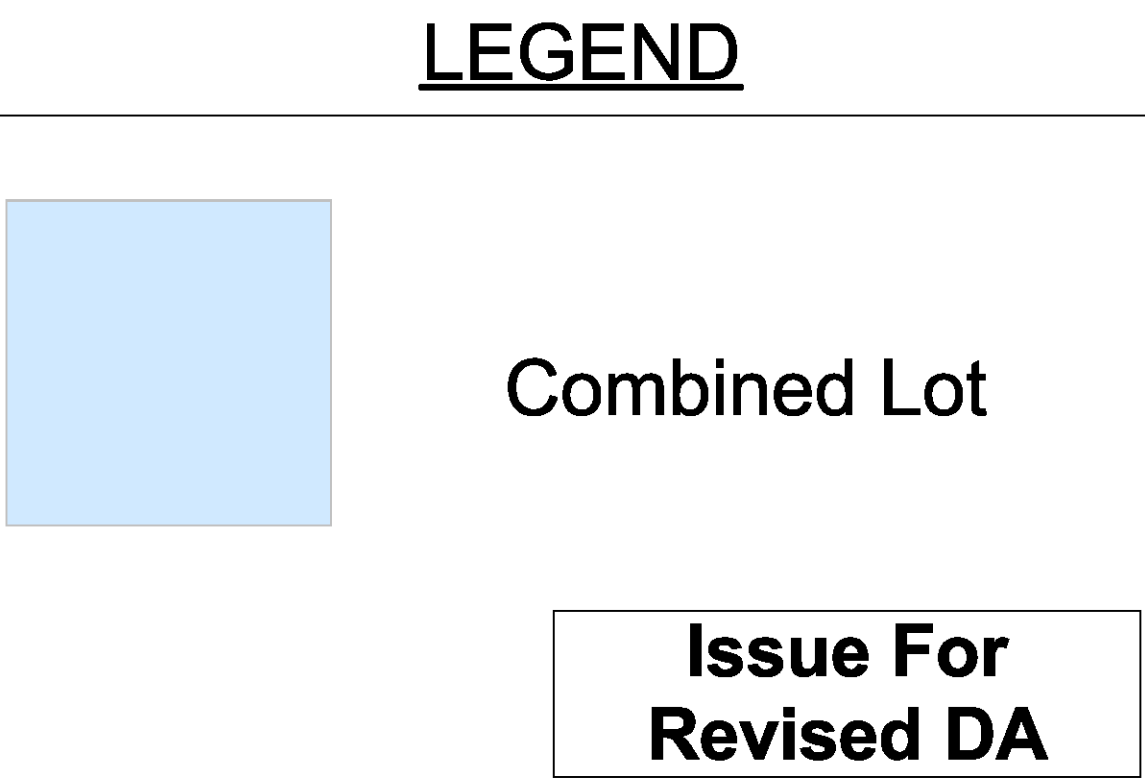
Project
MIXED USE DEVELOPMENT

Address
118 - 120 STATION STREET
PENRITH NSW 2750 Austral



Drawing Title		Revision
Site Management and Sediment Plan SITE DEMOLITION PLAN		04
Drawing No		Revision
0302		04
Date	A1 Scale	A3 Scale
25/11/2020	1:200	50%
Check		Check
IS		IS

Issue For Revised DA



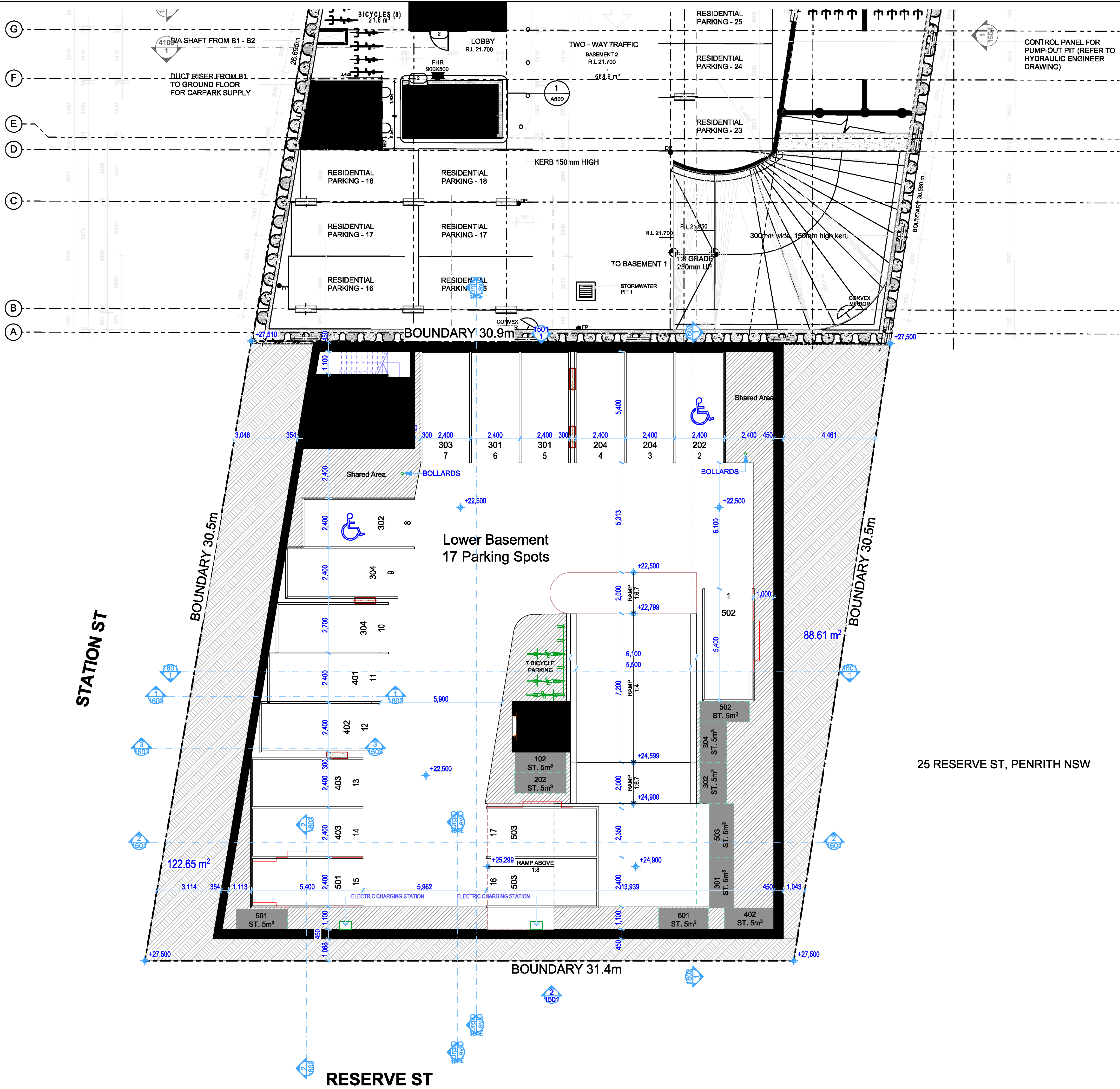
**Issue For
Revised DA**

30/06/2020 02	Issue For DA 10/11/2020	Issue For Revised DA	1A	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, GROUNDLINES 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 ISSUED.	 ABN: 90 616 216 196 NSW Nominated Architect Pavia 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 Consolidation Plan SITE DEMOLITION PLAN Drawing No 0303 Project No. Pn_0735 Date 25/11/2020	Revision 02 A1 Scale 1:100 A3 Scale 50% Checked: [Redacted]
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Issue For
Revised DA

0 1 2 5 10m		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.		6. INFORM THE ARCHITECT OF ANY DISCREPANCIES. 7. 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. 8. THE BUILDING/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GROUNDLINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. 9. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL. 10. THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT IS ISSUED.	ADS ARCHITECTS ABN: 90 616 216 196 NSW Nominated Architect Pavlo Dorosh 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	Jim Aitken Partners Project No: 0401 Address: 118 - 120 STATION STREET PENRITH NSW 2750 Australia Prn_0735	Drawing Title: Site Plan Drawing No: 0401 Date: 25/11/2020 A1 Scale: 1:100 A3 Scale: 50% Revision: 04 Checked: IS
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Issue For
Revised DA

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	25/06/2020	Issue For DA	BT
05	18/11/2020	Issue For Revised DA	VA
Rev	Date	Amendment	By

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ABN: 90 616 216 195
NSW Nominated Architect
Pavlo Dorosh 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:
MIXED USE DEVELOPMENT
Address:
118 - 120 STATION STREET
PENRITH NSW 2750 Australia



Drawing Title: LOWER BASEMENT FLOOR BASEMENT PLAN	Revision: 05
Drawing No: 1101	Checked: IS
Date: 25/11/2020	A1 Scale: 1:100
A3 Scale: 50%	



RESERVE ST



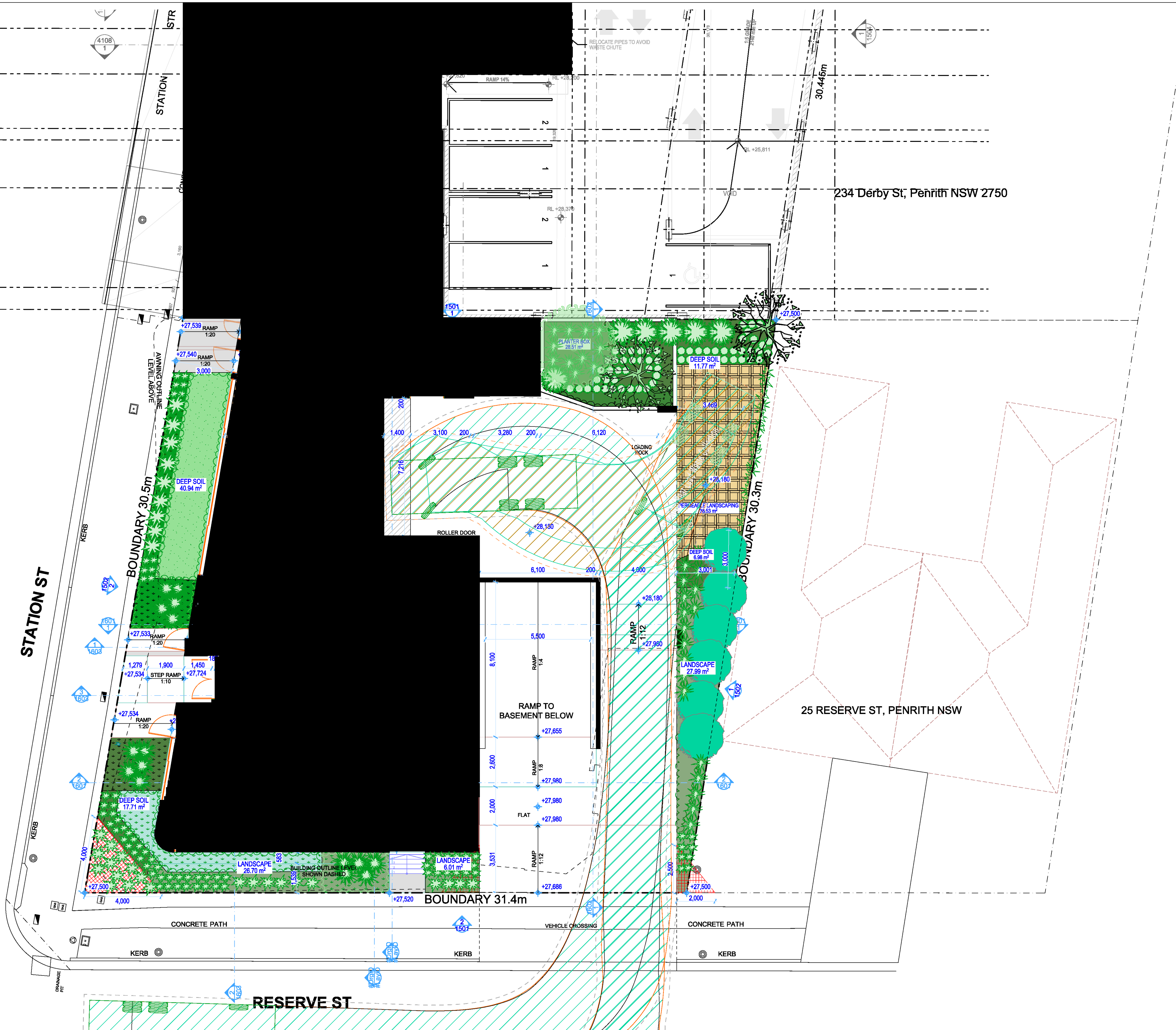
NSW Nominated Architect
Pavlo Doroch 9170



Jim Aitken
Partners



Drawing Title			
UPPER BASEMENT FLOOR BASEMENT PLAN			
Drawing No			Revision
1102			05
Date	A1 Scale	A3 Scale	Checked
25/11/2020	1:100	50%	IS



Issue For
Revised DA

<div><div>0110/20/2020Issue For ConsultationVA</div><div>0224/06/2020Issue For ConsultationVA</div><div>0316/08/2020Issue For ConsultationVA</div><div>0425/06/2020Issue For DA</div><div>0518/11/2020Issue For Revised DA</div></div>		<div>GENERAL NOTES</div> <div>1. ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES. DO NOT SCALE DRAWINGS. PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.</div> <div>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.</div> <div>3. READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS AND SPECIFICATIONS.</div>		<div>3. INFORM THE ARCHITECT OF ANY DISCREPANCIES</div> <div>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</div> <div>7. THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</div> <div>8. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</div> <div>9. THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT IS ISSUED.</div>		<div><div>ADS</div><div>ARCHITECTS</div></div> <div>ASN: 90 616 216 195</div> <div>NSW Nominated Architect</div> <div>Pavlo Dorosh 9170</div>		<div>Structural Engineer: #Structural Engineer</div> <div>Mechanical Services: #Mechanical Engineer</div> <div>Electrical Services: #Electrical Engineer</div>		<div>Hydraulic Services: #Hydraulic Engineer</div> <div>Fire Services: #Fire Engineer</div> <div>BCA and Access Consultant: #BCA & Access Consultant</div>		<div>Principal Certifying Authority: #Principal Certifying Authority</div> <div>Landscape Architect: #Landscape Architect</div> <div>Acoustic Engineer: #Acoustic Engineer</div>		<div><div>Jim Aitken</div><div>Partners</div></div> <div>Client</div> <div>Project</div> <div>MIXED USE DEVELOPMENT</div> <div>Address</div> <div>118 - 120 STATION STREET</div> <div>PENRITH NSW 2750 Australia</div>		<div><div>North Arrow</div><div>Pn_0735</div></div> <div>Drawing Title</div> <div>GROUND FLOOR / PODIUM PLAN</div> <div>Drawing No</div> <div>1201</div> <div>Revision</div> <div>05</div> <div>Date</div> <div>25/11/2020</div> <div>A1 Scale</div> <div>1:100</div> <div>A3 Scale</div> <div>50%</div> <div>Checked</div> <div>IS</div>	
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STATION ST

BOUNDARY 30.5m

BOUNDARY 30.3m

234 Derby St, Penrith NSW 2750

25 RESERVE ST, PENRITH NSW

BOUNDARY 31.4m

RESERVE ST

Issue For
Revised DA

01	21/05/2020	Issue For Consultation	
02	24/06/2020	Issue For Consultation	
03	25/08/2020	Issue For DA	YA
04	18/10/2020	Issue For Revised DA	
Rev	Date	Amendment	By

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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

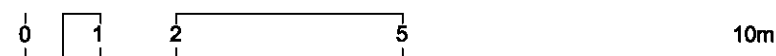
Principal Certifying Authority:
#Principal Certifying Authority
Landscape Architect:
#Landscape Architect
Acoustic Engineer:
#Acoustic Engineer



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



Drawing Title: FIRST FLOOR UPPER FLOOR PLAN	Revision: 04
Drawing No: 1301	Checked:
Date: 25/11/2020	A1 Scale: 1:100
A3 Scale: 50%	

[illegible]

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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



Jim Aitken
Partners

Client
[REDACTED]

Project
MIXED USE DEVELOPMENT

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



Drawing Title			
SECOND FLOOR UPPER FLOOR PLAN			
Drawing No			Revision
1302			04
Date	A1 Scale	A3 Scale	Checked
25/11/2020	1:100	50%	IS

STATION ST

RESERVE ST

234 Derby St, Penrith NSW 2750

25 RESERVE ST, PENRITH NSW

BOUNDARY 30.9m

BOUNDARY 31.4m

BOUNDARY 30.3m

6M SETBACKS

6M SETBACKS

STR
STATION

BOUNDARY

01	10/06/2020	Issue For Consultation	YA
02	24/06/2020	Issue For Consultation	YA
03	25/06/2020	Issue For DA	YA
04	18/10/2020	Issue For Revised DA	YA
Rev	Date	Amendment	By
Rev	Date	Amendment	By

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Pavlo Dorosh 9170

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#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:
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Address:
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Drawing Title: THIRD FLOOR UPPER FLOOR PLAN	Revision: 04
Drawing No: 1303	Checked: IS
Date: 25/11/2020	A1 Scale: 1:100
A3 Scale: 50%	

Issue For
Revised DA

STATION ST

STR
STATION

234 Derby St, Penrith NSW 2750

BOUNDARY 30.9m

9M SETBACKS

BOUNDARY 30.3m

25 RESERVE ST, PENRITH NSW

BOUNDARY 31.4m

RESERVE ST

Issue For
Revised DA

01	10/06/2020	Issue For Consultation	VA	
02	24/06/2020	Issue For Consultation	VA	
03	25/06/2020	Issue For DA	VA	
04	18/10/2020	Issue For Revised 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

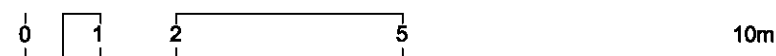
Principal Certifying Authority:
#Principal Certifying Authority
Landscape Architect:
#Landscape Architect
Acoustic Engineer:
#Acoustic Engineer



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Project:
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Address:
118 - 120 STATION STREET
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Drawing Title: FOURTH FLOOR UPPER FLOOR PLAN	Revision: 04
Drawing No: 1304	Checked: IS
Date: 25/11/2020	A1 Scale: 1:100
A3 Scale: 50%	

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NSW Nominated Architect:
Pavlo Doroch 9170

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Electrical Services: #Electrical Engineer	BCA and Access Consultant: #BCA & Access Consultant	Acoustic Engineer: #Acoustic Engineer




Jim Aitken
Partners

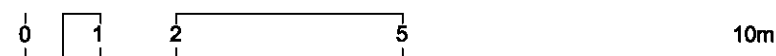
Client
[REDACTED]

Project
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Drawing Title			
FIFTH FLOOR UPPER FLOOR PLAN			
Drawing No			Revision
1305			04
Date	A1 Scale	A3 Scale	Checked
25/11/2020	1:100	50%	IS

[illegible]

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ADS
ARCHITECTS

ABN: 90 616 216 196

NSW Nominated Architect
Pavlo Dorosh 9170

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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



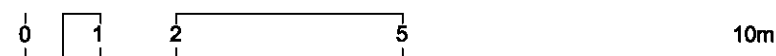
Client
[REDACTED]

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



Drawing Title			
SIXTH FLOOR UPPER FLOOR PLAN			
Drawing No			Revision
1306			04
Date	A1 Scale	A3 Scale	Checked
25/11/2020	1:100	50%	IS



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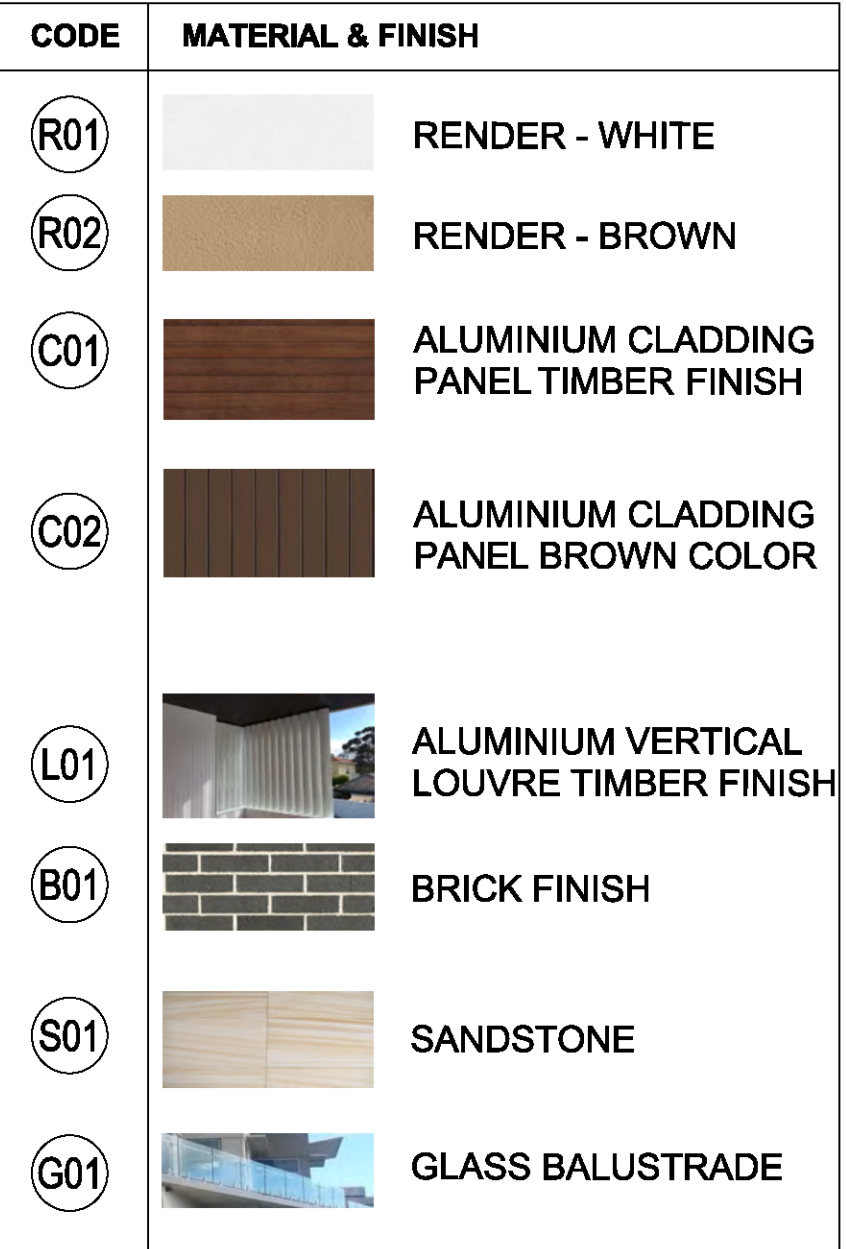


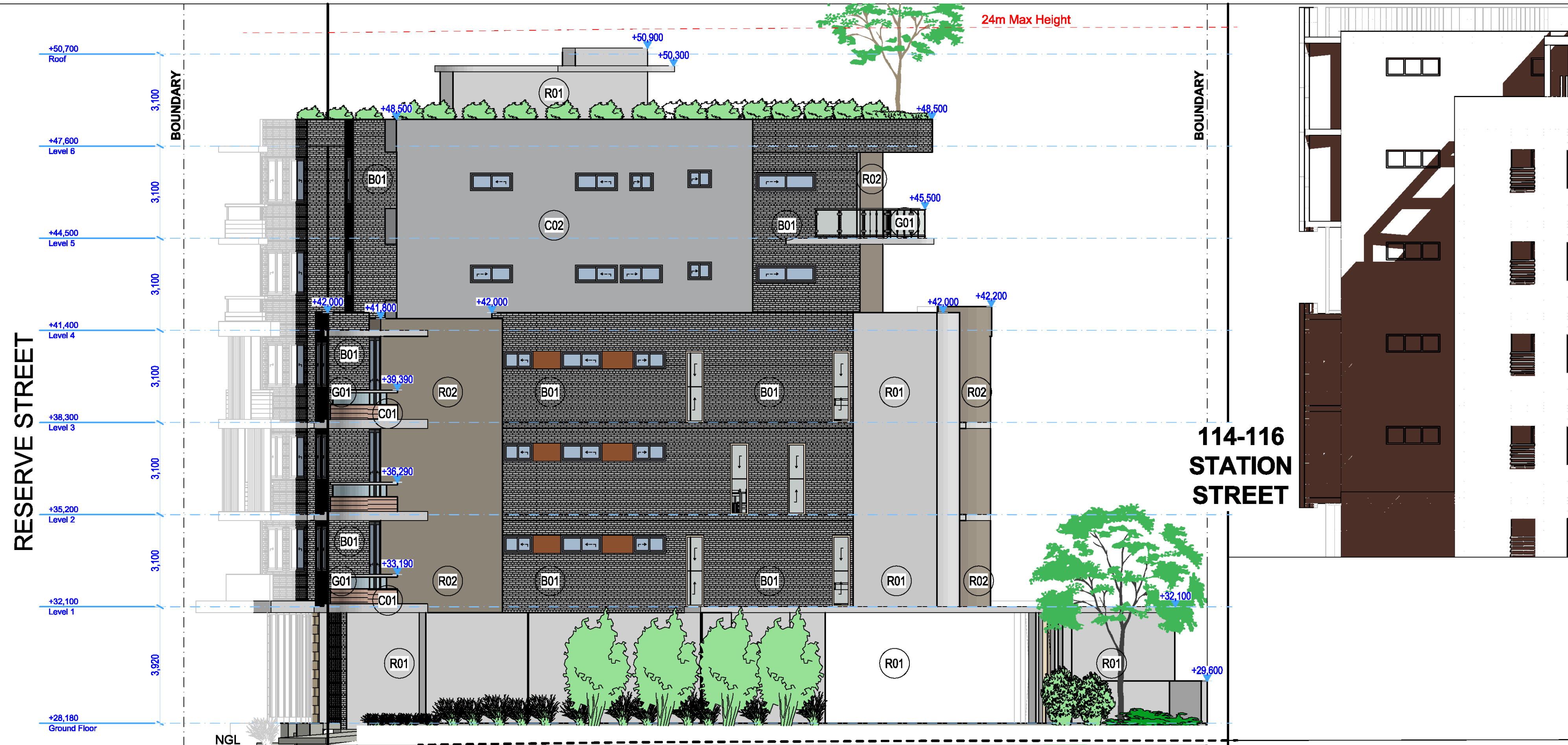
Jim Aitken
Partners



Drawing Title			
ROOF ROOF PLAN			
Drawing No			Revision
1401			04
Date	A1 Scale	A3 Scale	Checked
25/11/2020	1:100	50%	IS

Issue For Revised DA





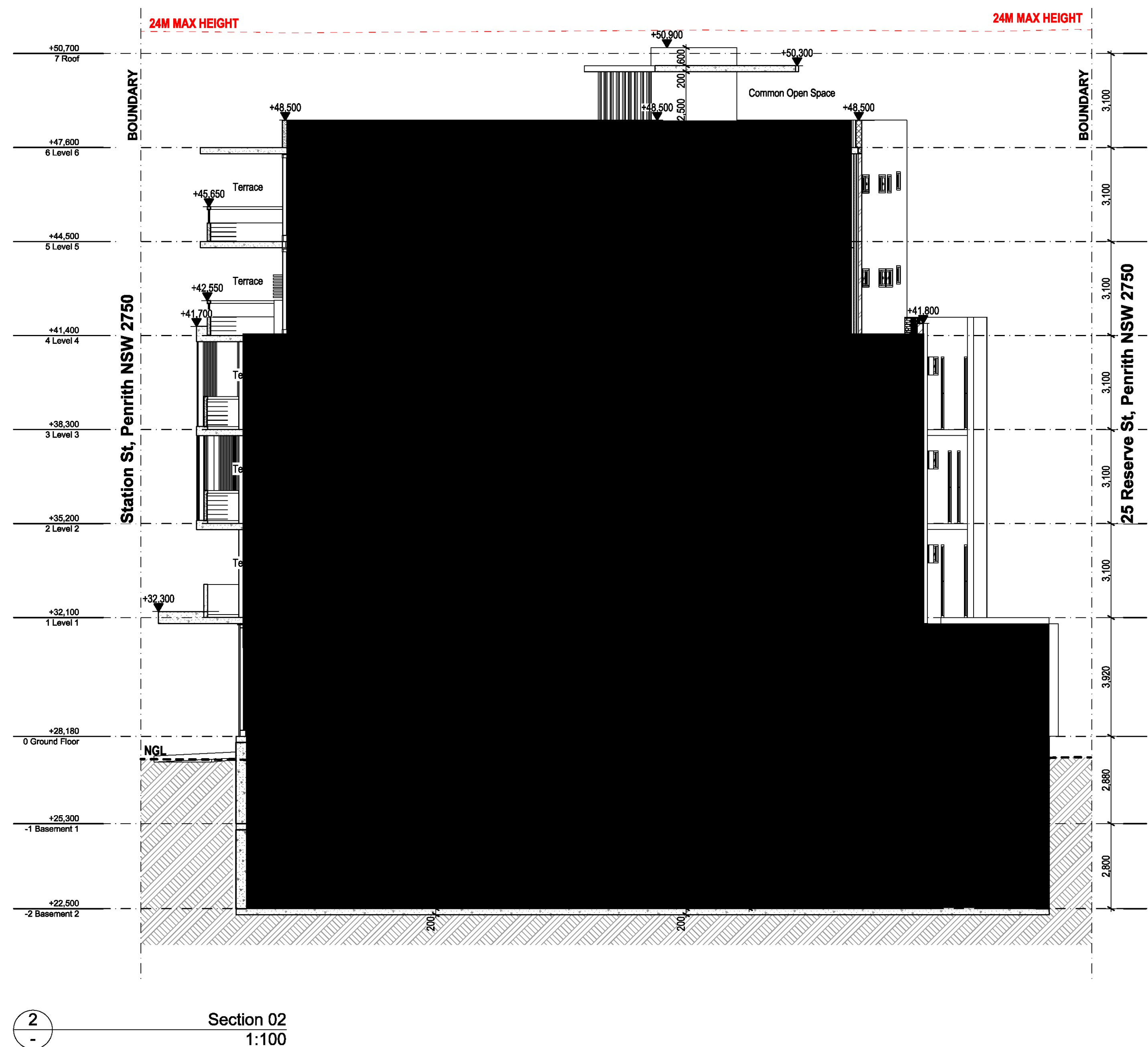
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(R02)		RENDER - BROWN
(C01)		ALUMINIUM CLADDING PANEL TIMBER FINISH
(C02)		ALUMINIUM CLADDING PANEL BROWN COLOR
(L01)		ALUMINIUM VERTICAL LOUVRE TIMBER FINISH
(B01)		BRICK FINISH
(S01)		SANDSTONE
(G01)		GLASS BALUSTRADE

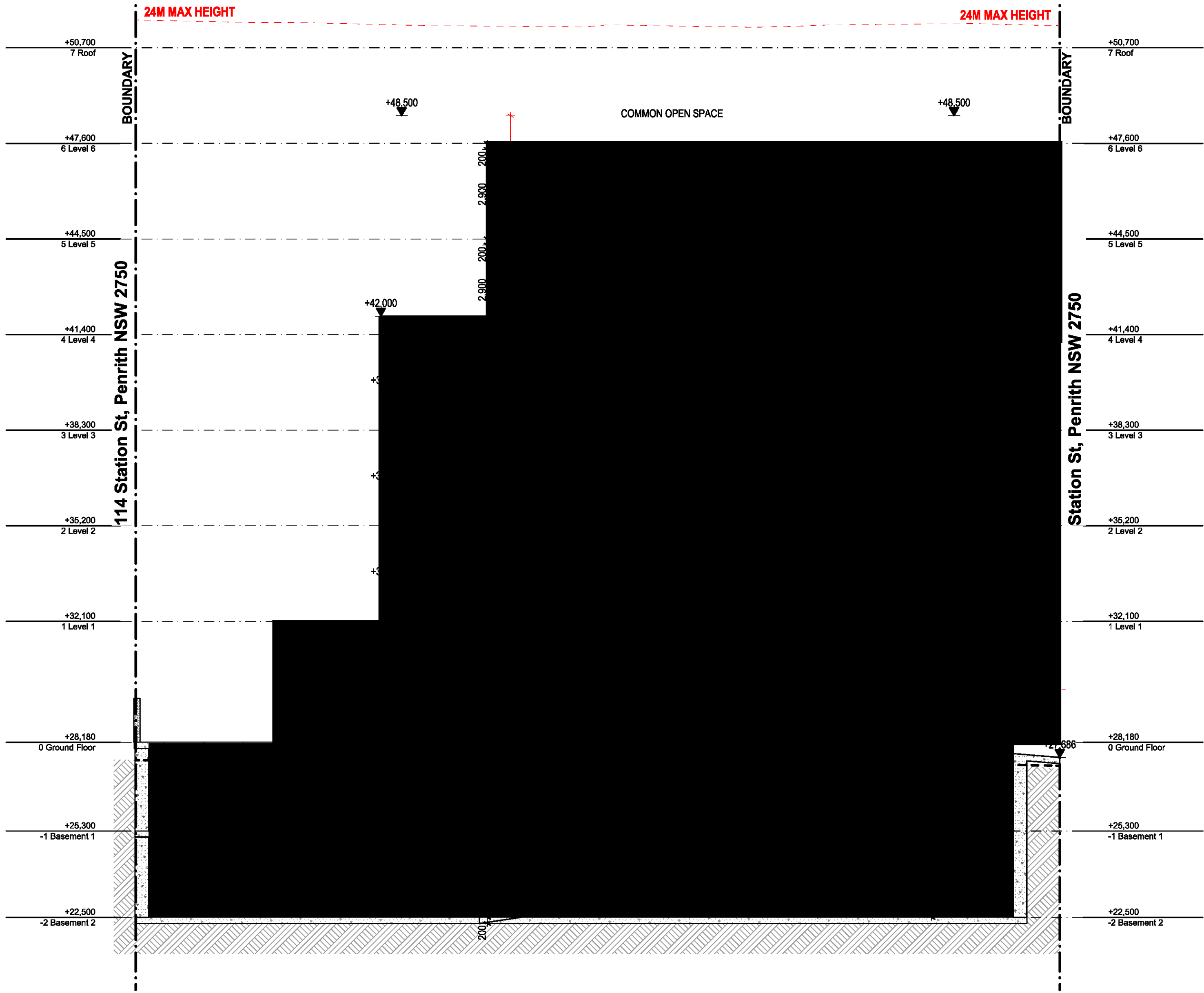


RESERVE STREET

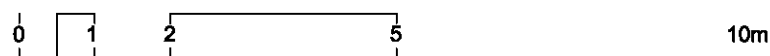
Issue For
Revised DA

<div>01 10/06/2020 Issue For Consultation VA</div> <div>02 24/06/2020 Issue For Consultation VA</div> <div>03 20/07/2020 Issue For DA VA</div> <div>04 18/10/2020 Issue For Revised DA VA</div>		<div>GENERAL NOTES:</div> <div>1. ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES. DO NOT SCALE DRAWINGS. PREFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.</div> <div>2. ALL WALL THICKNESSES DIMENSIONED OR NOTED ARE NOMINAL SIZES ONLY.</div> <div>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.</div> <div>4. READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS AND SPECIFICATIONS.</div>		<div>5. INFORM THE ARCHITECT OF ANY DISCREPANCIES.</div> <div>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.</div> <div>7. THE BUILDING/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, ILS, GROUNDLINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</div> <div>8. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</div> <div>9. THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT IS ISSUED.</div>		<div></div> <div>ABN: 90 616 216 196</div> <div>NSW Nominated Architect</div> <div>Pavlo Dorosh 9170</div>		<div>Structural Engineer: #Structural Engineer</div> <div>Mechanical Services: #Mechanical Engineer</div> <div>Electrical Services: #Electrical Engineer</div>		<div>Hydraulic Services: #Hydraulic Engineer</div> <div>Fire Services: #Fire Engineer</div> <div>BCA and Access Consultant: #BCA & Access Consultant</div>		<div>Principal Certifying Authority: #Principal Certifying Authority</div> <div>Landscape Architect: #Landscape Architect</div> <div>Acoustic Engineer: #Acoustic Engineer</div>		<div></div> <div>Project: MIXED USE DEVELOPMENT</div> <div>Address: 118 - 120 STATION STREET</div> <div>PENRITH NSW 2750 Australia</div>		<div>Client: [Redacted]</div> <div>Project No: Pn_0735</div> <div>Date: 25/11/2020</div> <div>A1 Scale: 1:100</div> <div>A3 Scale: 50%</div>		<div>Drawing Title: East & West Elevations</div> <div>GA ELEVATION</div> <div>Drawing No: 1502</div> <div>Revision: 04</div> <div>Checked: IS</div>	
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[illegible]



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Section 03
1:100



Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	10/06/2020	Issue For Consultation	VA				
02	24/06/2020	Issue For Consultation	VA				
03	18/08/2020	Issue For Consultation	VA				
04	25/09/2020	Issue For DA	BT				
05	18/11/2020	Issue For Revised DA	VA				

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ABN: 90 616 216 196

NSW Nominated Architect
Pavlo Dorosh 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:
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Address:
118 - 120 STATION STREET
PENRITH NSW 2750 Australia

Project No.
Pn_0735

Drawing Title
Section 03
GA SECTION

Drawing No
1602

Date
25/11/2020

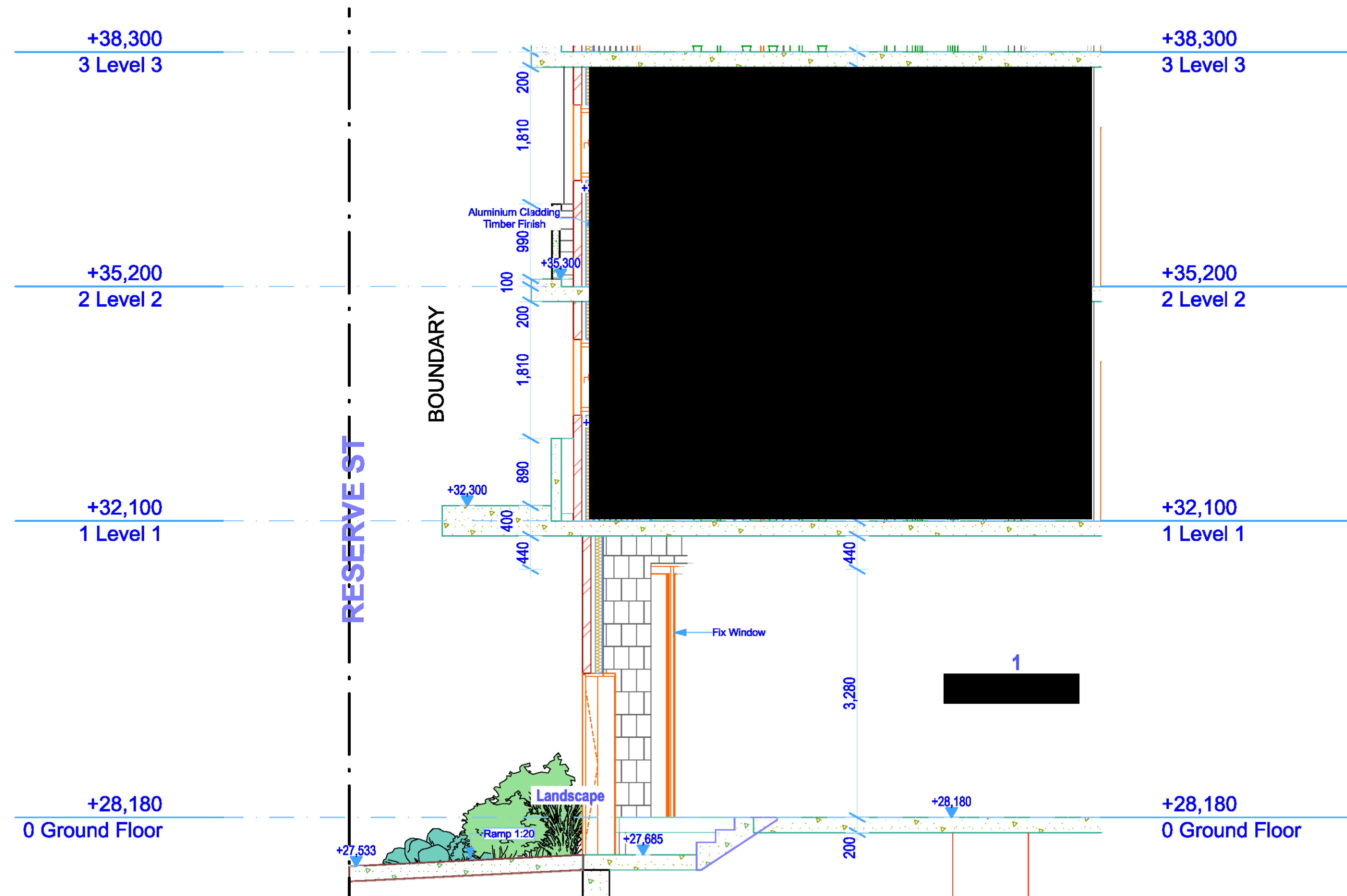
A1 Scale
1:100

A3 Scale
50%

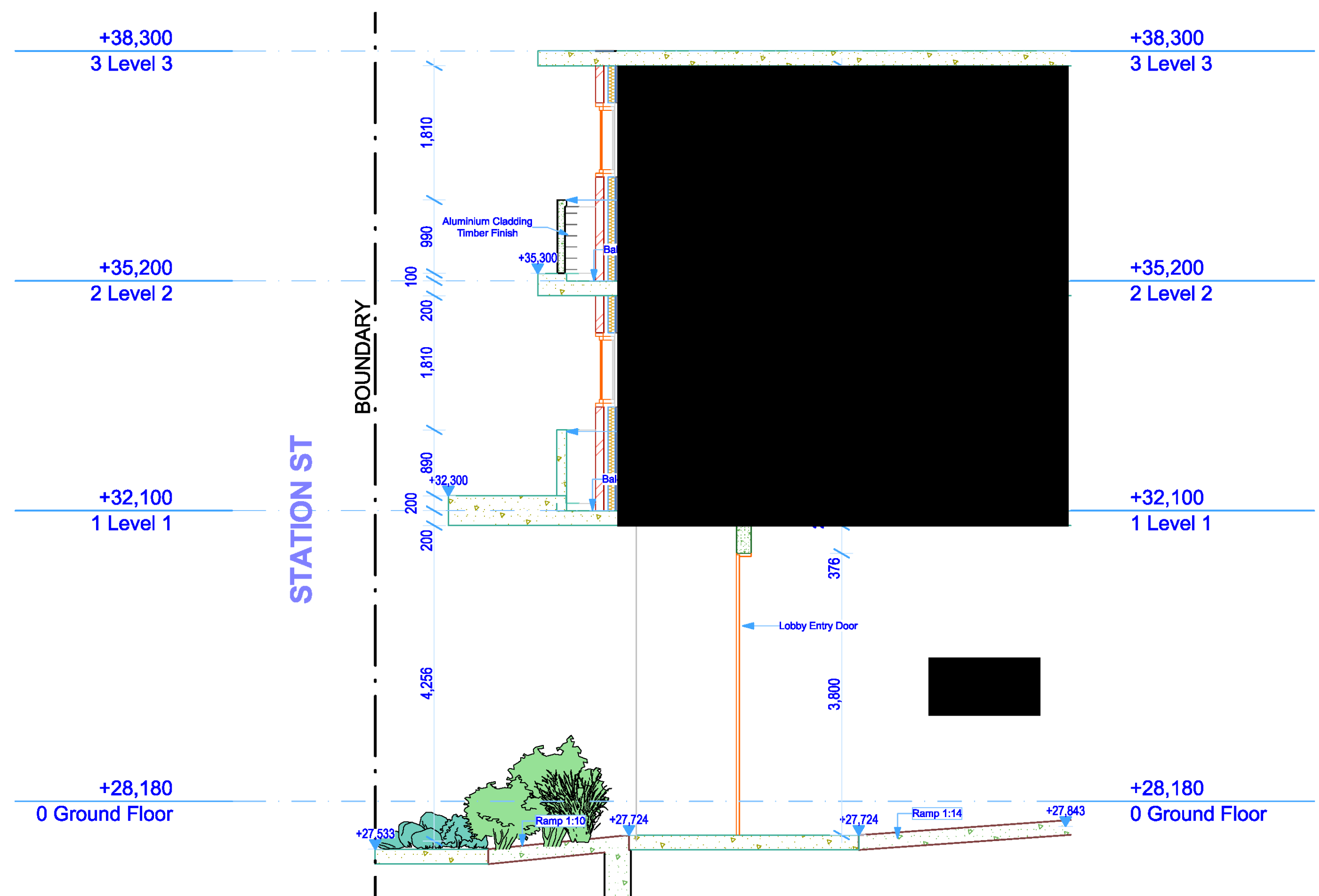
Revision
05

Checked
IS

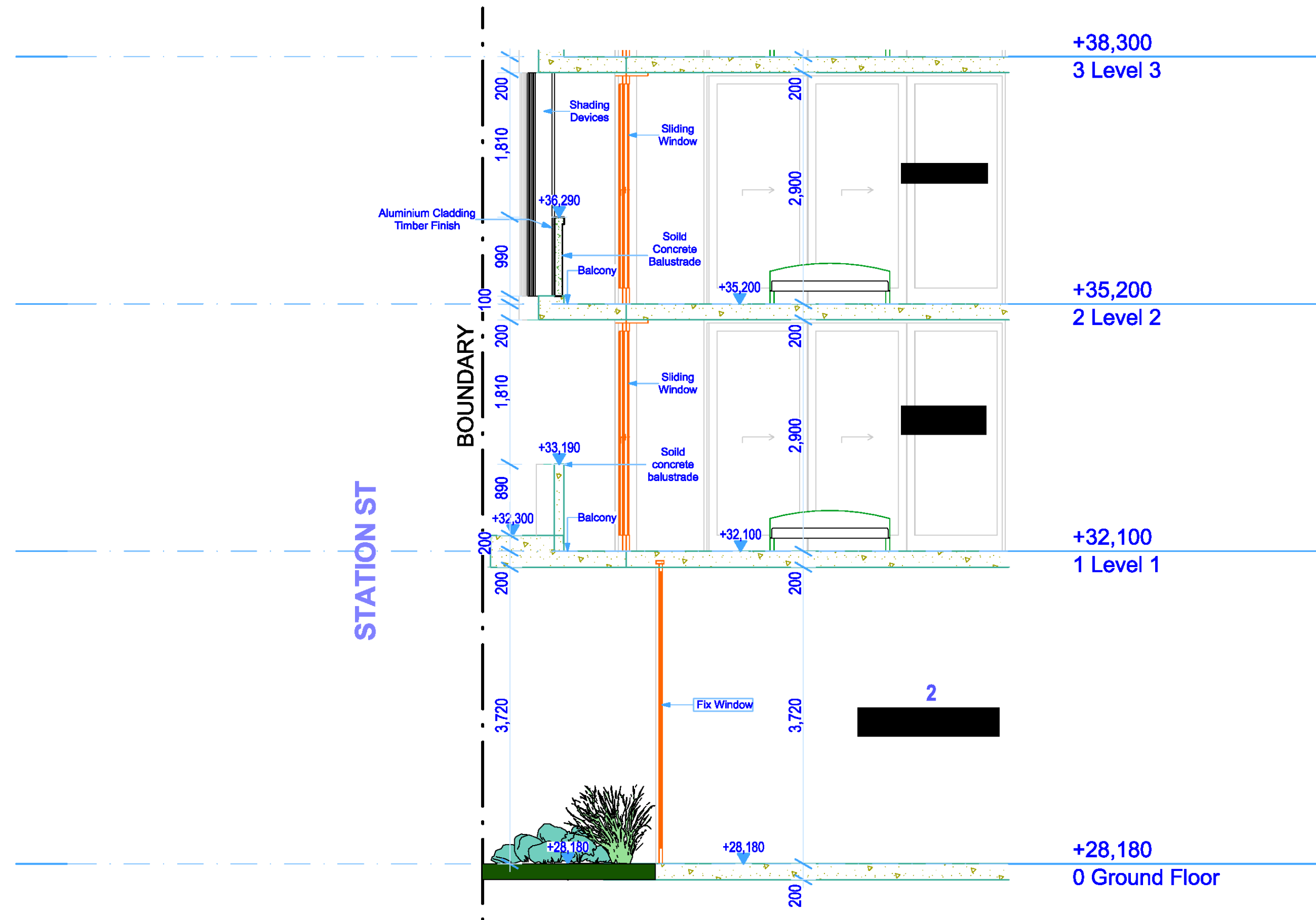
Issue For
Revised DA



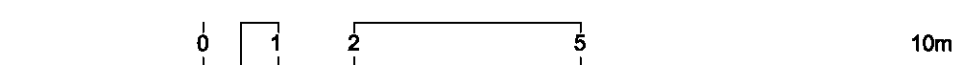
1
-
A Section
1:50



3
-
C Section
1:50



2
-
B Section
1:50



Rev	Date	Amendment	By	Rev	Date	Amendment	By

GENERAL NOTES:
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ABN: 90 616 216 195
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

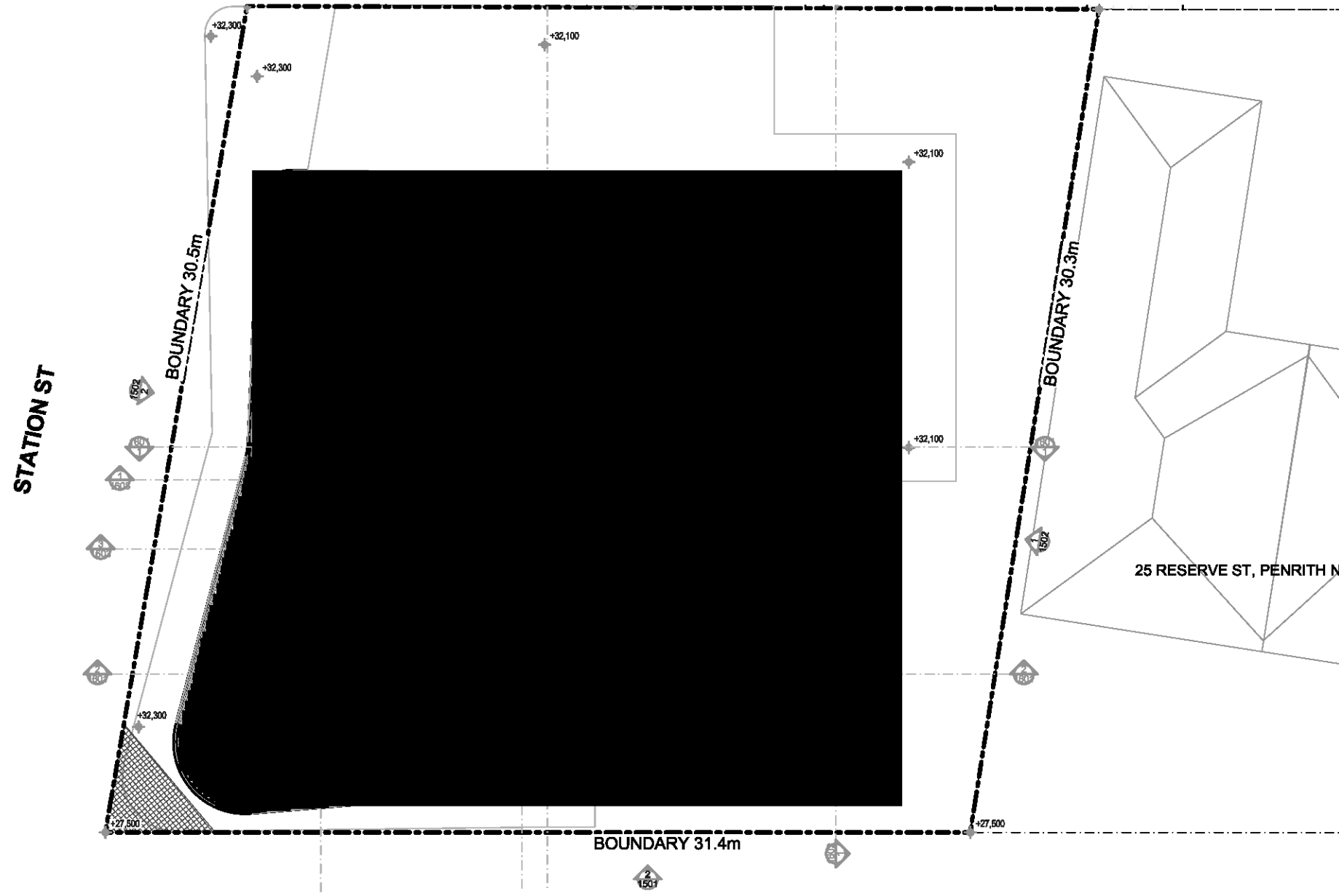


Client:
MIXED USE DEVELOPMENT
Address:
118 - 120 STATION STREET
PENRITH NSW 2750 Australia

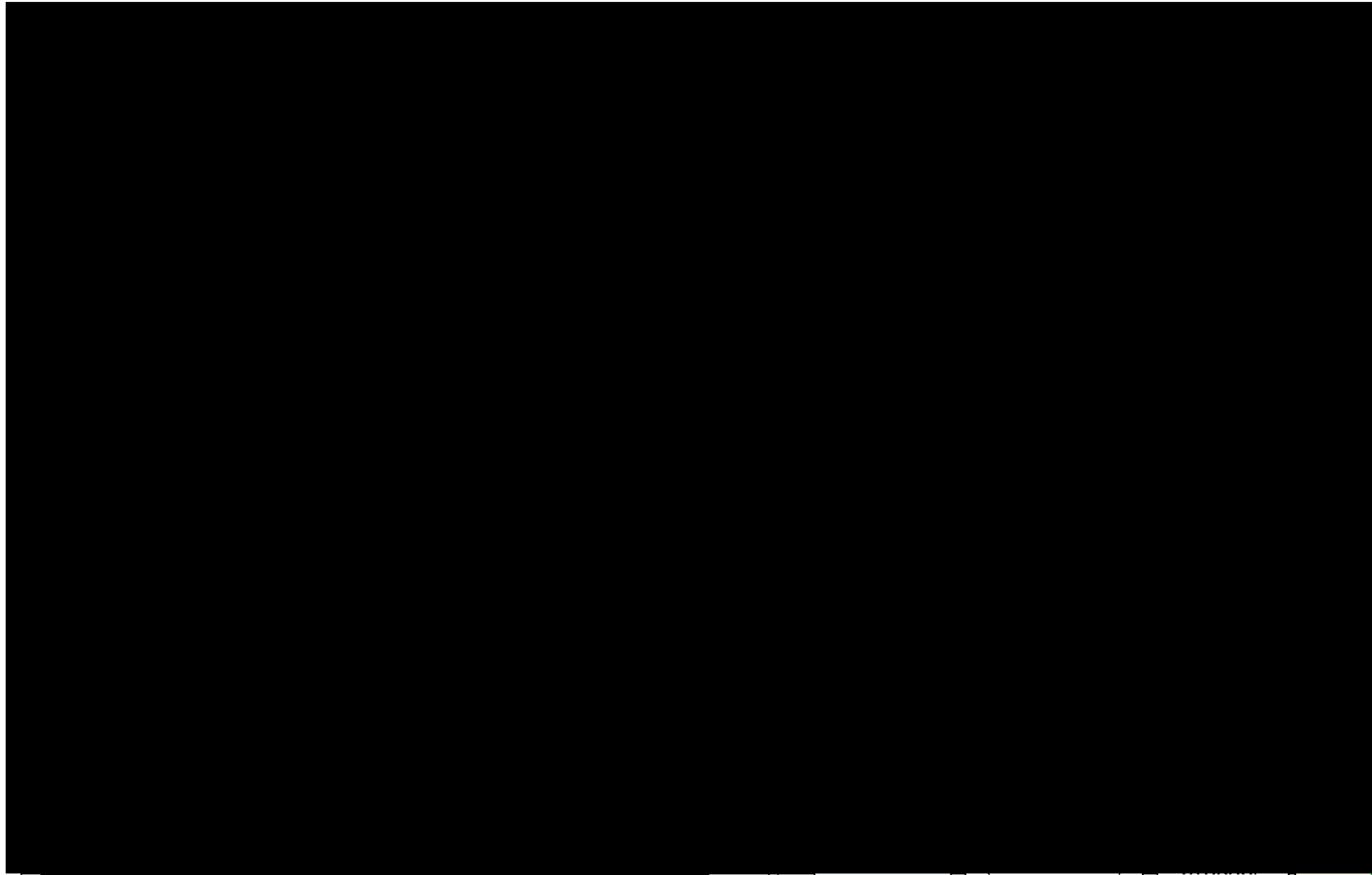
Project No.
Pn_0735

Drawing Title	Drawing No	Revision
Detail Section GA SECTION	1603	02
Date	A1 Scale	A3 Scale
25/11/2020	1:50	50%
Checked		

Issue For
Revised DA



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

Issue For Revised DA

Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	10/06/2020	Issue For Consultation	VA				
02	24/06/2020	Issue For Consultation	VA				
03	25/06/2020	Issue For DA	VA				
04	18/10/2020	Issue For Revised DA	VA				

GENERAL NOTES:
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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:
Project:
Address:
PENRITH NSW 2750 Australia



Drawing Title TYPICAL ACCESSIBLE UNIT CONFIGURATION ACCESSIBLE UNIT CONFIGURATION				Revision 04	
Drawing No 3001				Date 25/11/2020	
A1 Scale 1:200, 1:50				A3 Scale 50%	
Checked IS				Checked IS	



LEGEND

CALCULATED GFA

NATURAL VENTILATION

CALCULATED AFFORDABLE GFA

Area Schedule - GFA	
Zone Type	Area
GFA - Fifth Floor	278.46
GFA - First Floor	380.61
GFA - Fourth Floor	278.47
GFA - Ground Floor	316.66
GFA - Second Floor	380.61
GFA - Third Floor	380.61
	2,015.42 m²

Area Schedule - AFFORDABLE GFA	
Zone Type	Area
AFFORDABLE GFA - First Floor	76.05
AFFORDABLE GFA - First Floor	103.33
AFFORDABLE GFA - Fourth Floor	85.30
AFFORDABLE GFA - Second Floor	76.05
AFFORDABLE GFA - Third Floor	76.05
	416.78 m²

ALLOWABLE FSR	2:1
AFFORDABLE GFA (20.6% OF TOTAL GFA)	416.78 m²
TOTAL GFA	2015.42 m²

Issue For Revised DA

01

10/06/2020

Issue For Consultation

VA

02

24/06/2020

Issue For Consultation

VA

03

25/06/2020

Issue For DA

VA

04

18/10/2020

Issue For Revised DA

VA

Rev

Date

Amendment

By

Rev

Date

Amendment

By

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ADS

ARCHITECTS

ABN: 90 616 216 196

NSW Nominated Architect

Pavlo Dorosh 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:

MIXED USE DEVELOPMENT

Address:

118 - 120 STATION STREET

PENRITH NSW 2750 Australia

Project No:

Pn_0735

Date:

25/11/2020

A1 Scale:

1:100

A3 Scale:

50%

Checked:

IS

Drawing Title:

GROUND FLOOR - GFA

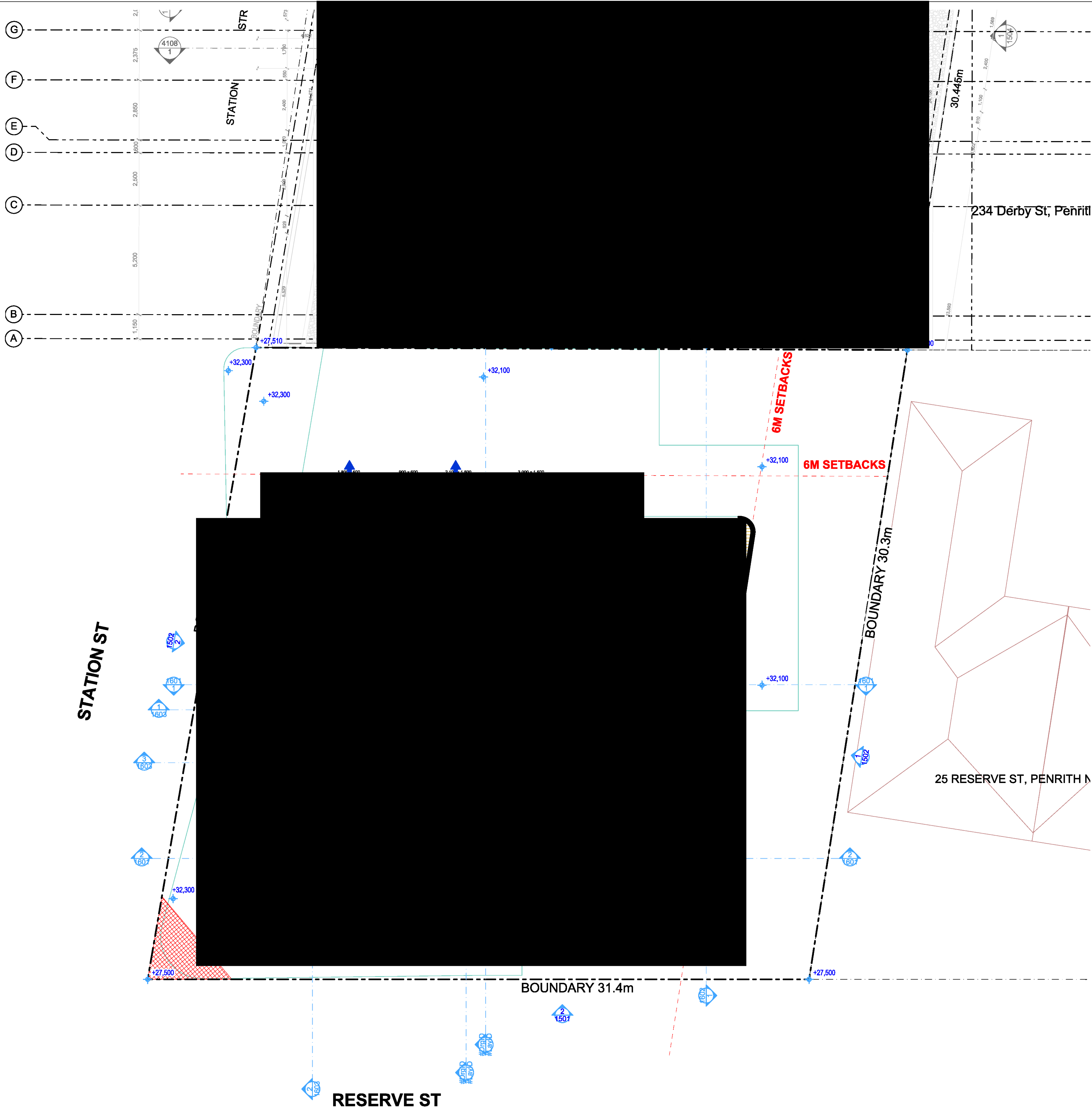
GFA & CROSS VENTILATION

Drawing No:


3021


Revision:


04



LEGEND

 CALCULATED GFA

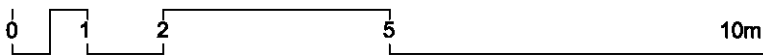
 NATURAL VENTILATION

 CALCULATED AFFORDABLE GFA

Area Schedule - GFA	
Zone Type	Area
GFA - Fifth Floor	278.46
GFA - First Floor	380.61
GFA - Fourth Floor	278.47
GFA - Ground Floor	316.66
GFA - Second Floor	380.61
GFA - Third Floor	380.61
	2,015.42 m²

Area Schedule - AFFORDABLE GFA	
Zone Type	Area
AFFORDABLE GFA - First Floor	76.05
AFFORDABLE GFA - First Floor	103.33
AFFORDABLE GFA - Fourth Floor	85.30
AFFORDABLE GFA - Second Floor	76.05
AFFORDABLE GFA - Third Floor	76.05
	416.78 m²

ALLOWABLE FSR	2:1
AFFORDABLE GFA (20.6% OF TOTAL GFA)	416.78 m²
TOTAL GFA	2015.42 m²



Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	10/06/2020	Issue For Consultation	VA				
02	24/06/2020	Issue For Consultation	VA				
03	25/06/2020	Issue For DA	VA				
04	18/10/2020	Issue For Revised DA	VA				

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ABN: 90 616 216 195

NSW Nominated Architect
Pavlo Dorosh 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: 

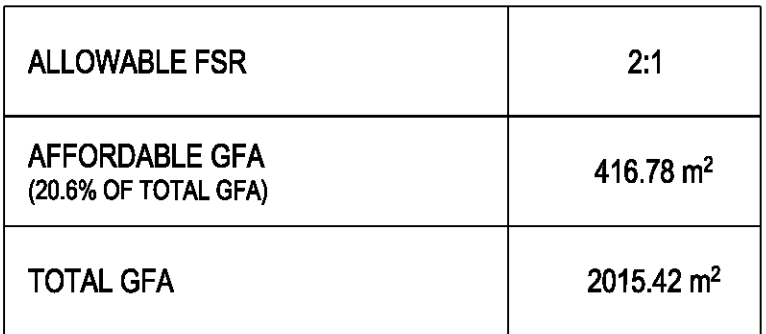
Project: **MIXED USE DEVELOPMENT**

Address:
118 - 120 STATION STREET
PENRITH NSW 2750 Australia



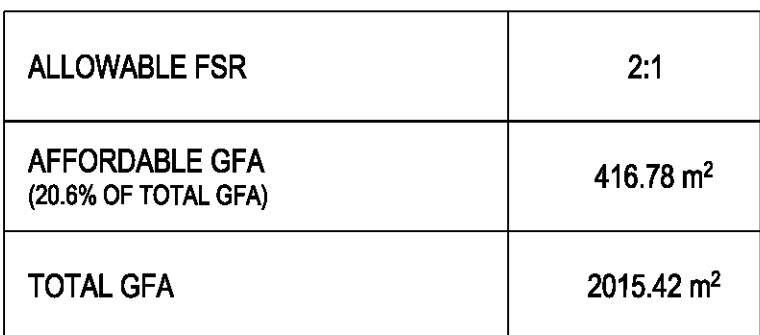
Drawing Title		Revision	
FIRST FLOOR - GFA GFA & CROSS VENTILATION		04	
Drawing No	3022	Date	25/11/2020
A1 Scale	1:100	A3 Scale	50%
Checked	IS	By	

**Issue For
Revised DA**



Issue For Revised DA

[illegible]



Drawing Title			
THIRD FLOOR - GFA GFA & CROSS VENTILATION			
Drawing No			Revision
3024			04
Date	A1 Scale	A3 Scale	Checked
25/11/2020	1:100	50%	IS

STATION ST

RESERVE ST

234 Derby St, Penrith NSW 2750

25 RESERVE ST, PENRITH NSW

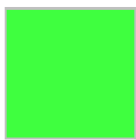
LEGEND



CALCULATED
GFA



NATURAL
VENTILATION



CALCULATED
AFFORDABLE GFA

Area Schedule - GFA

Zone Type	Area
GFA - Fifth Floor	278.46
GFA - First Floor	380.61
GFA - Fourth Floor	278.47
GFA - Ground Floor	316.66
GFA - Second Floor	380.61
GFA - Third Floor	380.61
	2,015.42 m²

Area Schedule - AFFORDABLE GFA

Zone Type	Area
AFFORDABLE GFA - First Floor	76.05
AFFORDABLE GFA - First Floor	103.33
AFFORDABLE GFA - Fourth Floor	85.30
AFFORDABLE GFA - Second Floor	76.05
AFFORDABLE GFA - Third Floor	76.05
	416.78 m²

ALLOWABLE FSR

2:1

AFFORDABLE GFA
(20.6% OF TOTAL GFA)

416.78 m²

TOTAL GFA

2015.42 m²

Issue For
Revised DA

Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	10/06/2020	Issue For Consultation	VA				
02	24/06/2020	Issue For Consultation	VA				
03	25/06/2020	Issue For DA	VA				
04	18/10/2020	Issue For Revised DA	VA				

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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



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



Prn_0735

Drawing Title
FIFTH FLOOR - GFA
GFA & CROSS VENTILATION
Drawing No
3026
Date
25/11/2020
A1 Scale
1:100
A3 Scale
50%
Checked
IS

Revision
04

STATION ST

RESERVE ST

234 Derby St, Penrith NSW 2750

25 RESERVE ST, PENRITH NSW

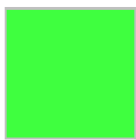
LEGEND



CALCULATED
GFA



NATURAL
VENTILATION



CALCULATED
AFFORDABLE GFA

Area Schedule - GFA

Zone Type	Area
GFA - Fifth Floor	278.46
GFA - First Floor	380.61
GFA - Fourth Floor	278.47
GFA - Ground Floor	316.66
GFA - Second Floor	380.61
GFA - Third Floor	380.61
	2,015.42 m²

Area Schedule - AFFORDABLE GFA

Zone Type	Area
AFFORDABLE GFA - First Floor	76.05
AFFORDABLE GFA - First Floor	103.33
AFFORDABLE GFA - Fourth Floor	85.30
AFFORDABLE GFA - Second Floor	76.05
AFFORDABLE GFA - Third Floor	76.05
	416.78 m²

ALLOWABLE FSR	2:1
AFFORDABLE GFA (20.6% OF TOTAL GFA)	416.78 m²
TOTAL GFA	2015.42 m²

Issue For
Revised DA

Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	10/06/2020	Issue For Consultation	VA				
02	24/06/2020	Issue For Consultation	VA				
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Pavlo Dorosh 9170



Structural Engineer:
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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



Prn_0735

Drawing Title:
SIXTH FLOOR - GFA
GFA & CROSS VENTILATION

Drawing No:
3027

Date:
25/11/2020

A1 Scale:
1:100

A3 Scale:
50%

Revision:
04

Checked:
IS

114 Station St, Penrith NSW 2750

FLAT BUILDING DEVELOPMENT
6 STOREY
No. 8
DP160305

234 Derby St, Penrith NSW 2750

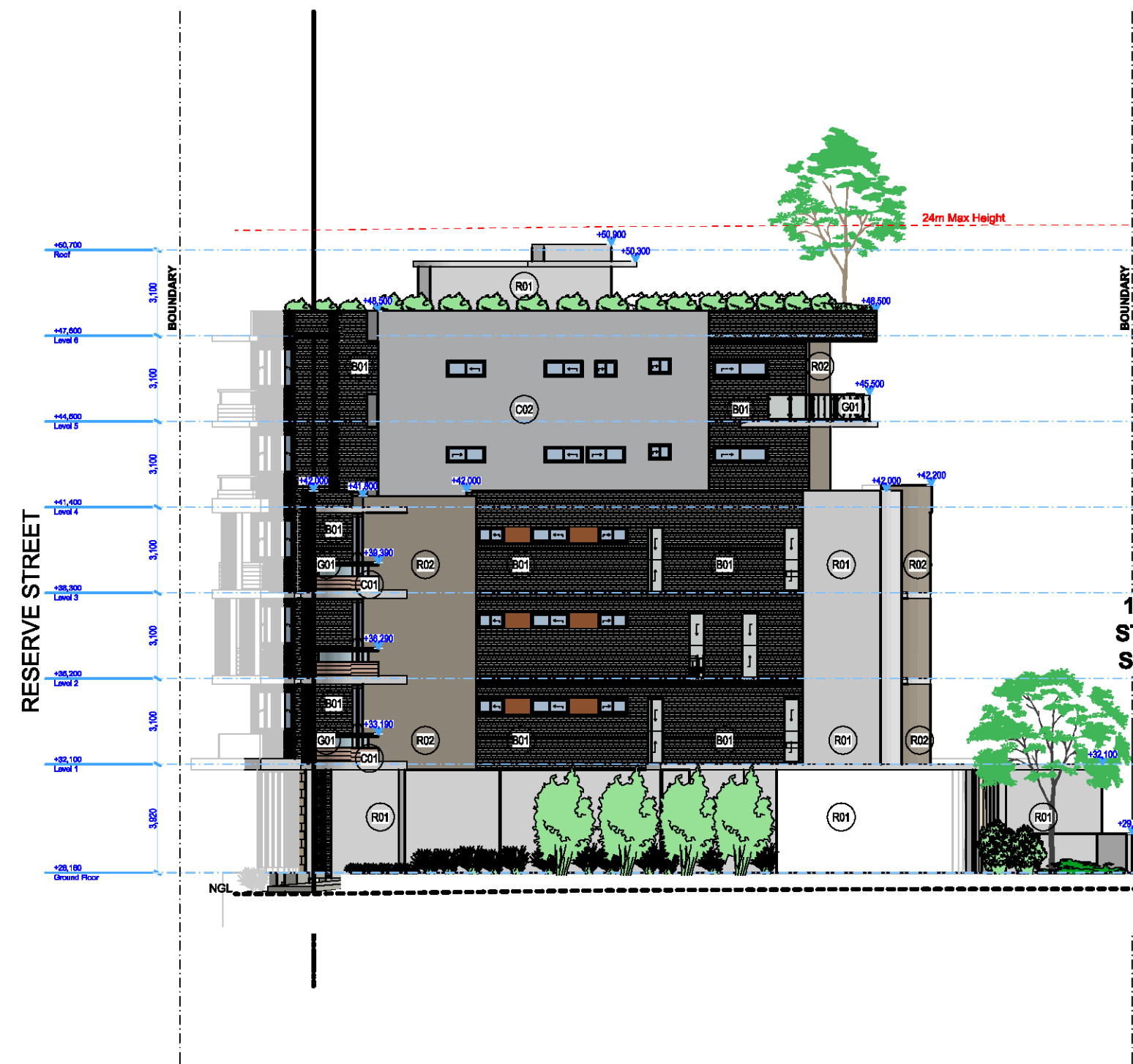
COMMERCIAL BUILDING
1 STOREY
No. 10
DP1057557

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

25 RESERVE ST, PENRITH NSW

Issue For
Revised DA

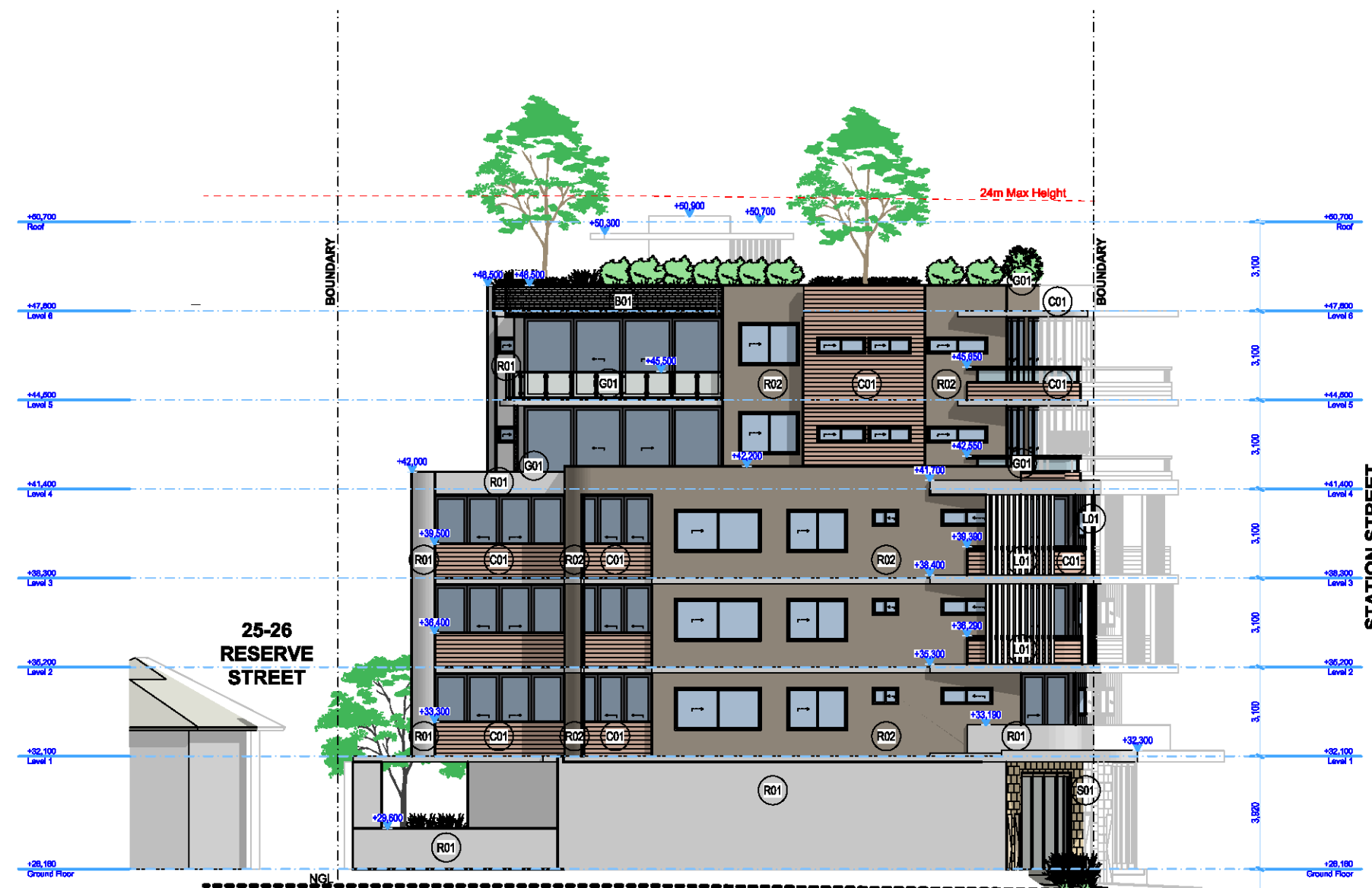
01 21/08/2020 Issue For Consultation		GENERAL NOTES:		3. INFORM THE ARCHITECT OF ANY DISCREPANCIES		Structural Engineer: #Structural Engineer		Hydraulic Services: #Hydraulic Engineer		Principal Certifying Authority: #Principal Certifying Authority		Client		Drawing Title NOTIFICATION PLANS 1/2	
02 24/08/2020 Issue For Consultation		1. ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES. DO NOT SCALE DRAWINGS.		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.		Mechanical Services: #Mechanical Engineer		Fire Services: #Fire Engineer		Landscape Architect: #Landscape Architect		Project No MIXED USE DEVELOPMENT		Drawing No 3041	
03 25/08/2020 Issue For DA		2. ALL WALL THICKNESSES DIMENSIONED OR NOTED ARE NOMINAL SIZES ONLY.		7. THE BUILDING/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.		Electrical Services: #Electrical Engineer		BCA and Access Consultant: #BCA & Access Consultant		Acoustic Engineer: #Acoustic Engineer		Address 118 - 120 STATION STREET PENRITH NSW 2750 Australia		Date 25/11/2020	
04 18/10/2020 Issue For Revised DA		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.		8. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.								Pn_0735		A1 Scale 1:100	
Rev Date Amendment		By Rev Date Amendment		By										A3 Scale 50%	
														A4 Scale 35%	
														Checked	
														Revision 04	



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	21/05/2020	Issue For Consultation					
02	24/06/2020	Issue For Consultation					
03	22/08/2020	Issue For DA	YA				
04	18/10/2020	Issue For Revised DA					

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NSW Nominated Architect
Pavlo Dorosh 9170



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#Structural Engineer
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#Mechanical Engineer
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#Hydraulic Engineer
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#Fire Engineer
BCA and Access Consultant:
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Acoustic Engineer:
#Acoustic Engineer

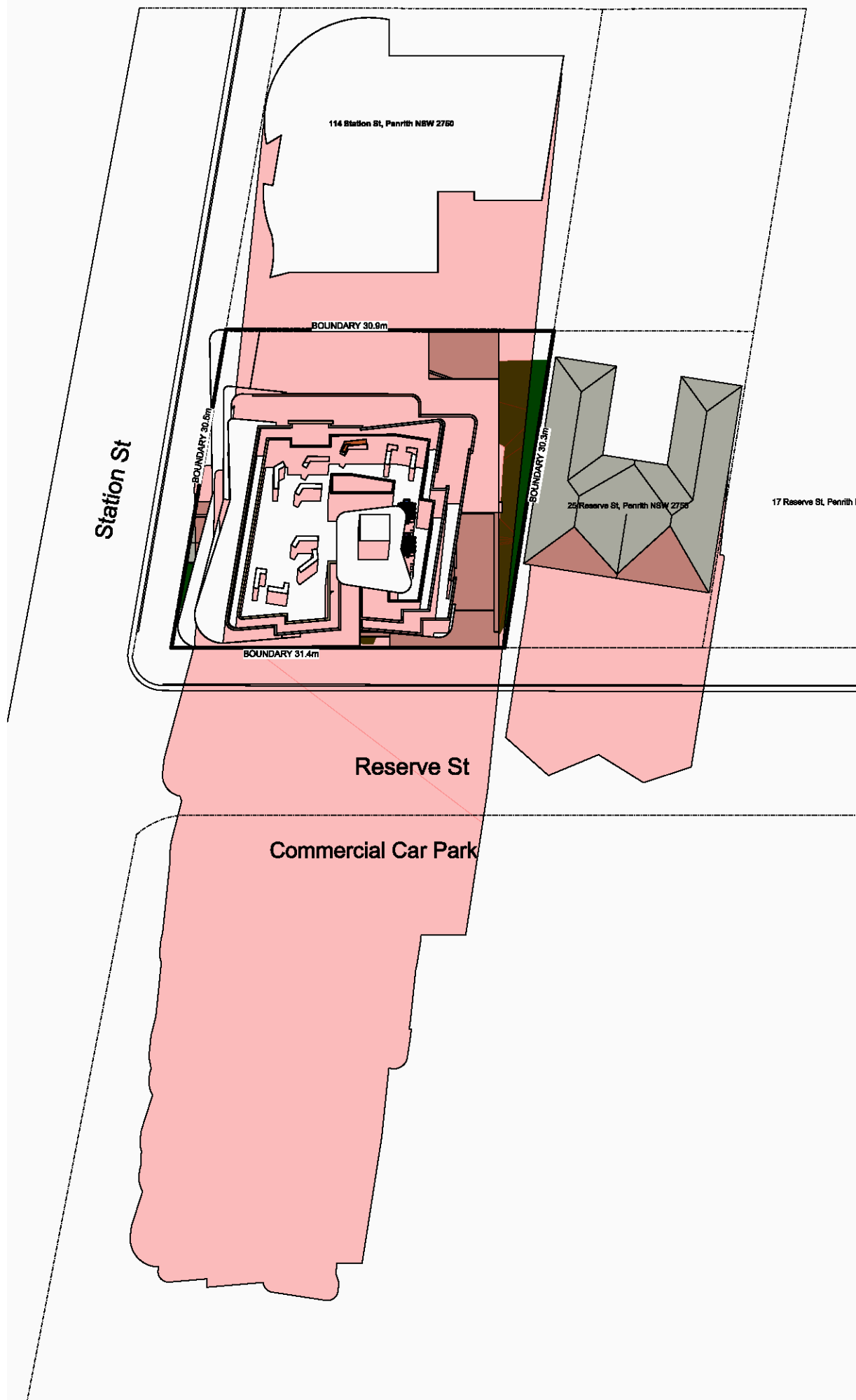


Client:
Project:
MIXED USE DEVELOPMENT
Address:
118 - 120 STATION STREET
PENRITH NSW 2750 Australia

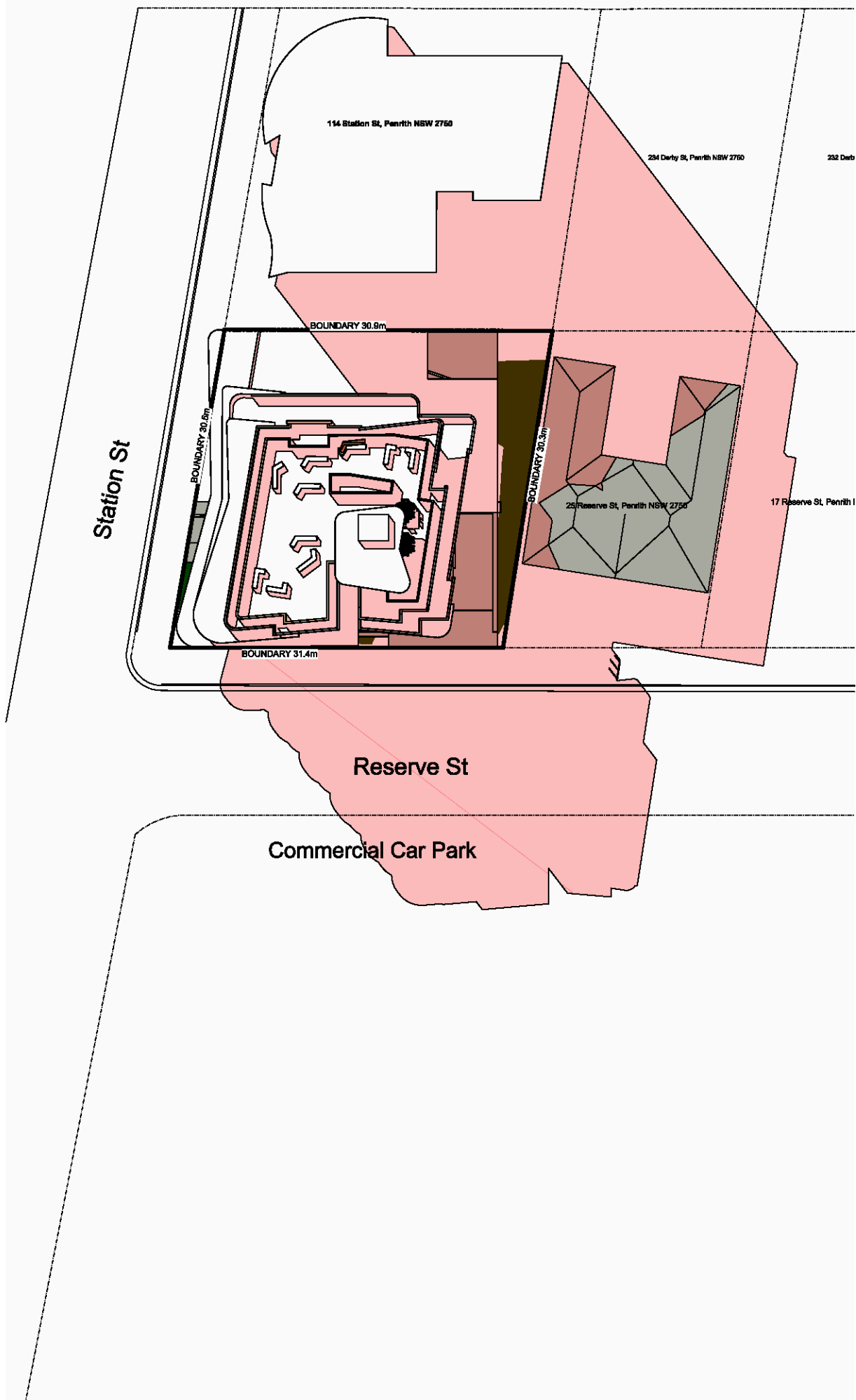
Project No.
Pn_0735

Drawing Title NOTIFICATION PLANS 2/2 NOTIFICATION PLANS					Revision 04
Drawing No 3042	Date 25/11/2020	A1 Scale 1:200	A3 Scale 50%	A4 Scale 35%	Checked

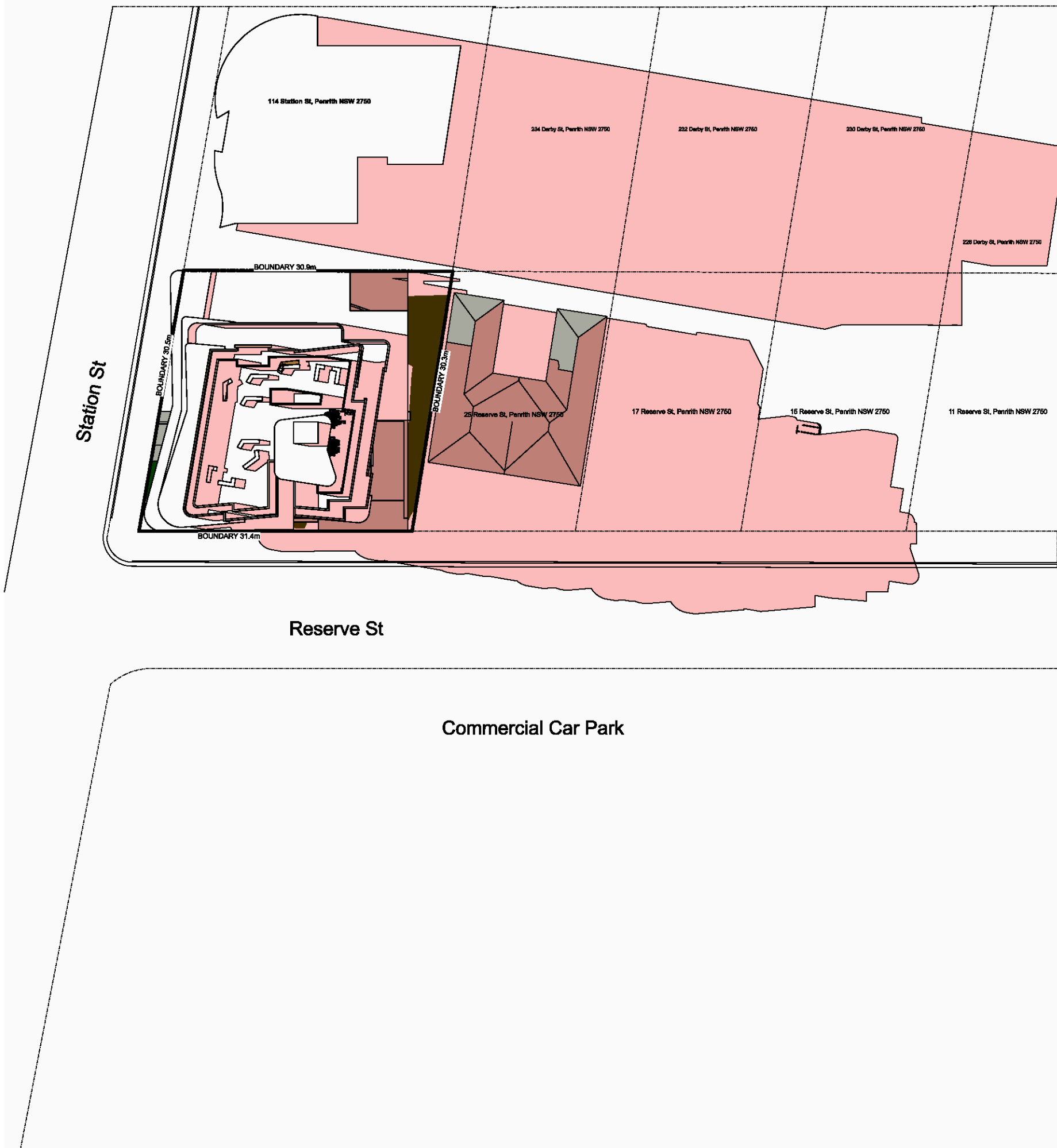
Issue For
Revised DA



01 - Shadows - June 21 - 9AM
1:500



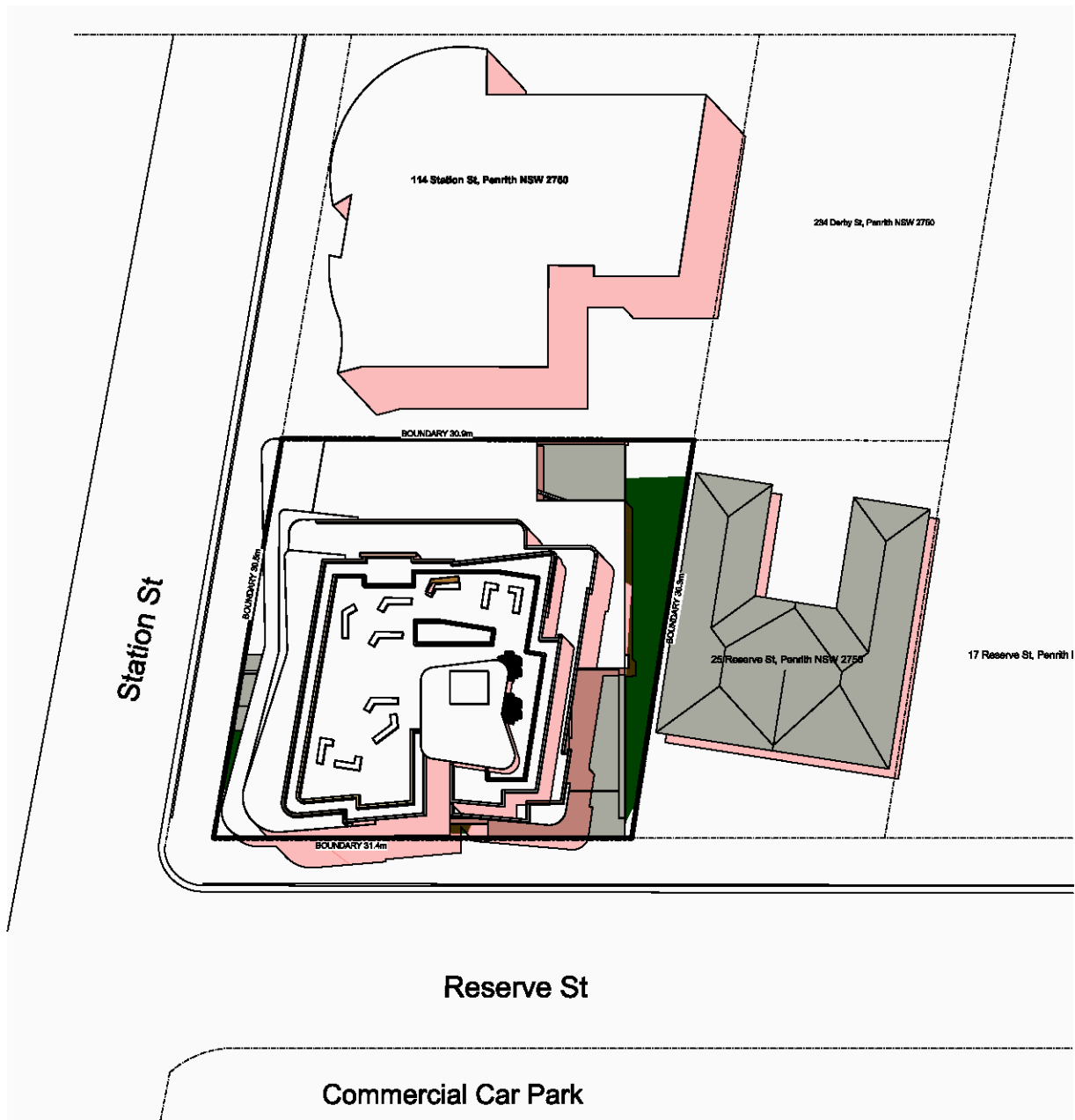
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1:500



03 - Shadows - June 21 - 3PM
1:500



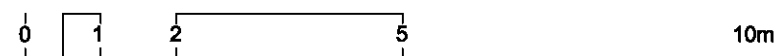
04 - Shadows - DEC 21 - 9AM
1:500



05 - Shadows - DEC 21 - 12PM
1:500



06 - Shadows - DEC 21 - 3PM
1:500



Rev	Date	Amendment	By	Rev	Date	Amendment	By
01	10/06/2020	Issue For Consultation	VA				
02	24/06/2020	Issue For Consultation	VA				
03	25/06/2020	Issue For DA	VA				
04	18/10/2020	Issue For Revised DA	VA				

GENERAL NOTES:
1. ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES. DO NOT SCALE DRAWINGS.
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, GROUNDLINES 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.



ABN: 90 616 216 195
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:
MIXED USE DEVELOPMENT
Address:
118 - 120 STATION STREET
PENRITH NSW 2750 Australia



Drawing Title			
SHADOW DIAGRAMS			
PLAN VIEW SOLAR STUDIES			
Drawing No		Revision	
8001		04	
Date	A1 Scale	A3 Scale	Checked
25/11/2020	1:500	50%	IS

Issue For
Revised DA



- 1.2 The Contractor shall familiarise themselves with the site prior to tender.
- 1.3 The Contractor will be held responsible for any damage to utility services, pipes, building structures, paving surfaces, fencing, footways, kerbs, roads and existing plant material.
- 1.4 The site is to be left in a clean and tidy condition at the completion of works to the satisfaction of the Superintendent.
- 1.5 No work involving an extra shall be undertaken unless approval is first obtained from the Superintendent.
- 1.6 No substitution of materials shall 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 Proposed sub-grade is to be free of stones larger than 100mm diameter, cement, rubbish and any other foreign matter that could hinder plant growth.
3. **MASS PLANTED AREAS**
- 3.1 Areas of 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 'Netscape - Guide to Purchasing Landscaping Trees'.
- 4.2 All plants are to be removed from their containers prior to planting with as little distance to the root system as possible.
- 4.3 Plants 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 source 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 cases of vandalism.
- 4.7 Labels shall be removed evenly 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 being ripped or harrowed.
- 6.2 At the completion of turning 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 'Droughtmaster' compost as supplied by ANL 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 ANL or equivalent.
- 8.2 Soil mix for planter boxes and planter over slab shall be 'Planter Box Mix' as supplied by ANL or equivalent.
9. **FEATURE PEBBLES**
- 9.1 Feature pebbles shall be 20mm Nether River gravel or similar laid to a minimum 50mm depth.

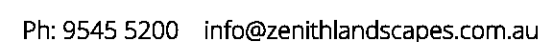
1. These works shall be in addition to the construction contract.
2. The Contractor shall commence and fully implement the short term maintenance after Practical Completion being confirmed by the Superintendent.
3. The Contractor shall carry out maintenance works for a minimum period of 26 weeks
4. Maintenance works shall include the following works :
 - a. Mow lawns and trim edges each 10 days in summer and each 14 days in winter;
 - b. Water all planting and lawn 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 fail with plants of similar size and quality as originally planted.
 - f. Adjust fees to trees as necessary.
 - g. Mow 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. Mow good any defects or faults arising from defective workmanship.
- Note: The Contractor is not to be held responsible for the theft or vandalism of any plants during the maintenance period
5. Advanced trees shall be individually inspected at least once a month in order to determine their health and vigour. Should the trees exhibit any signs of ill health, the Superintendent shall be notified and the Contractor 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.
6. 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 Client for on-going maintenance.

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.

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. The dimensions of the design shall be checked against the existing 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 surfaces.
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.

A	REVISED ARCHITECTURAL DESIGN	18.11.2020
Rev. no.	Description:	Date:
ARBORIST:		
SURVEY:		
HYDRAULIC:	ACE	
ARCHITECT:	ADS ARCHITECTS	
CLIENT:	JIM AITKEM & PARTNERS	



118-120 STATION STREET
PENRITH

TITLE: LANDSCAPE PLAN			
STATUS: DA		SCALES: 1:100	
DRAWN: MAG		SHEET: 1 OF 2	
CHECKED: MFG		DRAWING No. 20-4238 LO1	
DATE: 02/09/2020		REVISION: A	



AS SPECIFIED

FENCING AS SPECIFIED ON PLAN

WIRING FOR CLIMBERS TO BE 3.2mm STAINLESS STEEL WIRE CABLE AT 400mm CENTRE

ALL EYES, SNAGS, THIMBLES, BOTTLESCREW TENSIONERS TO BE MARINE GRADE STAINLESS STEEL

MAX 1500mm

WALL MOUNT UNIT

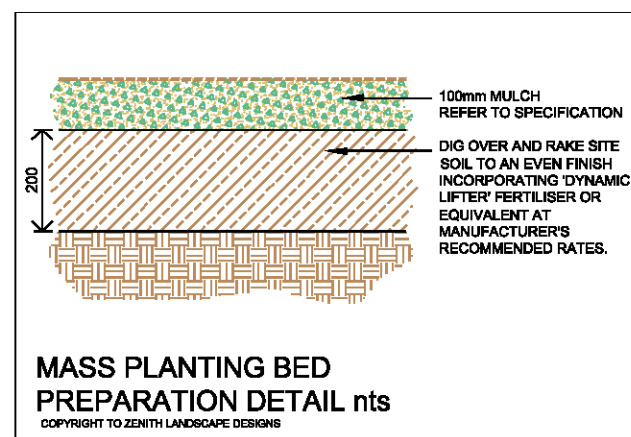
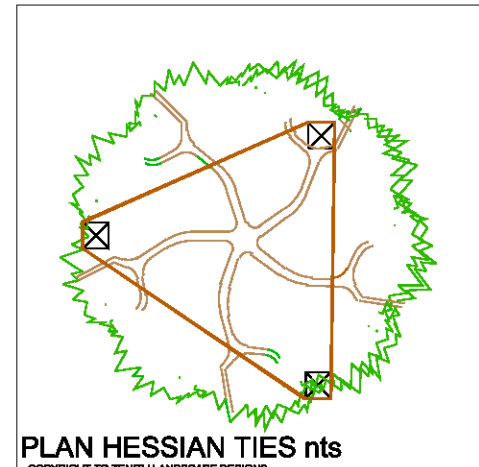
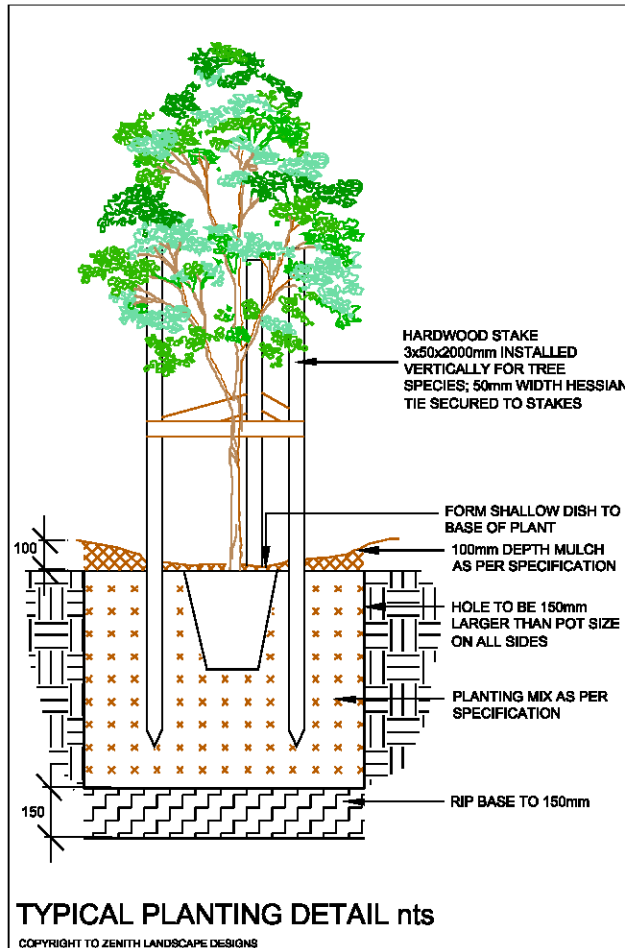
GROUNDLINE

STAINLESS STEEL CABLE ASSEMBLY

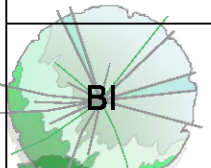
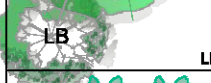
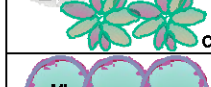


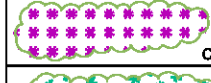



SINGLE CABLE ELEVATION

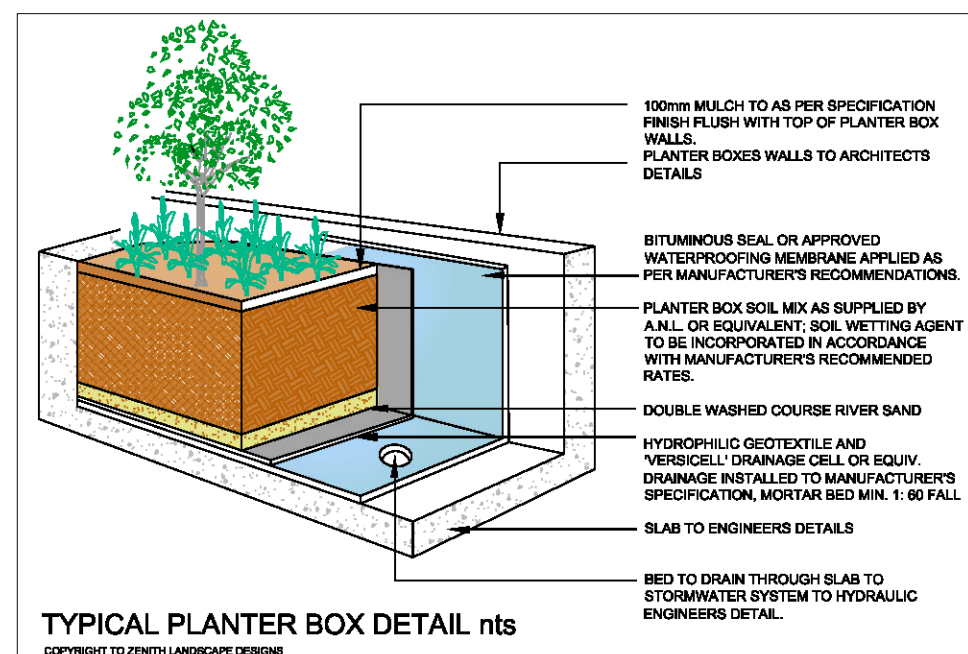
STEEL TRELLIS ON FENCE DETAIL nts

COPYRIGHT © 2012 BY LANDSCAPE DESIGNER



RESERVE ST

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'	5	5ltr	2m	no	Dwarf Bay Tree
	<i>Crassula ovata</i> 'Red Tip'	8	5ltr	1m	no	Red Tip Jade
	<i>Metrosideros</i> 'Little Ewan' (pedged)	54	5ltr	1m	no	Dwarf Metrosideros
	<i>Lomandra longifolia</i> 'Tanika'	48	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	18	150mm	g/cover	no	Blue Chalk Sticks
	<i>Senecio</i> <i>serpens</i>	18	150mm	0.3m	no	Hen & Chicks
	<i>Echeveria</i> sp various	18	150mm	g/cover	no	Stonecrop
	selected artificial turf					



LEVEL 6 PLAN 1:100

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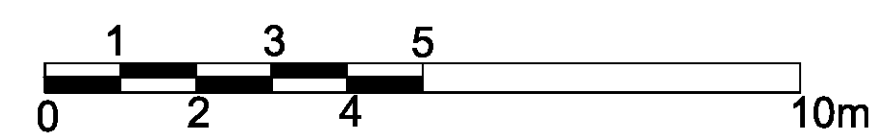
A	REVISED ARCHITECTURAL DESIGN	18.11.2020
Rev. no.	Description:	Date:
ARBORIST:		
SURVEY:		
HYDRAULIC:	ACE	
ARCHITECT:	ADS ARCHITECTS	
CLIENT:	JIM AITKEM & PARTNERS	



Ph: 9545 5200 info@zenithlandscapes.com.au

118-120 STATION STREET
PENRITH

TITLE: LANDSCAPE PLAN			
STATUS: DA		SCALES: 1:100	
DRAWN: MAG		SHEET: 2 OF 2	
CHECKED: MFG		DRAWING No. 20-4238 LO2	
DATE: 02 09 2020		REVISION: A	





Penrith Station

Penrith Town Center

Penrith Government Center

The Site

Nepean Village

Clinic

DESCRIPTION OF THE AREA

-----Penrith

Penrith (suburb), New South Wales Australia, is located on the eastern side of the Nepean River, bounded on the south by Jamison Road, west by Parker Street and north by Andrews Road. The boundaries of this suburb have been defined according to the Geographical Names Board. Therefore, it includes North Penrith, Kingswood Park and Lemongrove. Penrith City Council recognise North Penrith as a separate suburb, however, most residents do not. For the confines of this profile Penrith suburb has its widest boundaries. This suburb is the centre of the City of Penrith, socially, commercially and economically. The Civic Centre and Joan Sutherland Performing Arts Centre, amidst the Central Business District, draw the city's residents to its active heart.

Possibly named after Penrith in the County of Cumberland (now Cumbria), England. It is not known who first introduced the name to the area. The earliest reference to Penrith can be found in the 1819 journal of three Frenchmen – MM. Jean Rene Constant Quoy, Charles Gaudichaud and Alphonse Pellion. In their journal entitled "Excursion to the Town of Bathurst, 1819" they refer to the "military depot" at Penrith. To date, this is the earliest reference found using the name of Penrith. The name may have been in use as early as 1817; however, as records show that a Court-House was operating at Penrith from April, 1817. Whether the name was in use at this earlier date is as yet unknown.

Unlike nearby Castlereagh, Penrith was never a planned town but instead grew up around the early Court House and along the Great Western Highway. In attempting to explain why Penrith was named, the "Australian Encyclopedia" (Vol. VII 1965 edition, P. 52) relates that the English Penrith was also built on one long street, and that "circumstances may have suggested the adopting of the name for the New South Wales town, where the pattern of development, on either side of the Great Western Road, was similar".

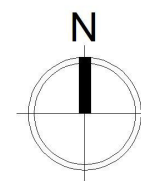
The recorded history of Penrith began on 26 June 1789. Eighteen months after the landing of the First Fleet, an exploring party led by Captain Watkin Tench set out to further discoveries made by Governor Arthur Phillip earlier in the month. In the daylight hours of 27 June, Tench and his party discovered the broad expanse of the Nepean River. Tench's party became the first Europeans to see the site of what is now the City of Penrith. Tench later wrote 'we found ourselves on the banks of a river, nearly as broad as the Thames at Putney and apparently of great depth'. Phillip later named the river after Evan Nepean, the under-secretary of state in the Home Office, who had been largely responsible for the organisation of the First Fleet. From this point, European settlement began in earnest, firstly on the Hawkesbury River, and later southward up the Nepean.

Area: 12.33 km²
Postal code: 2750
Location: 50 km (31 mi) west of Sydney CBD
Population: 13,295 (2016 census)
LGA(s): City of Penrith
Weather: 12 °C, Wind SE at 5 km/h, 97% Humidity



Drawing title: LOCATION AND GENERAL DEScriptAION

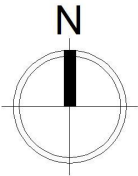
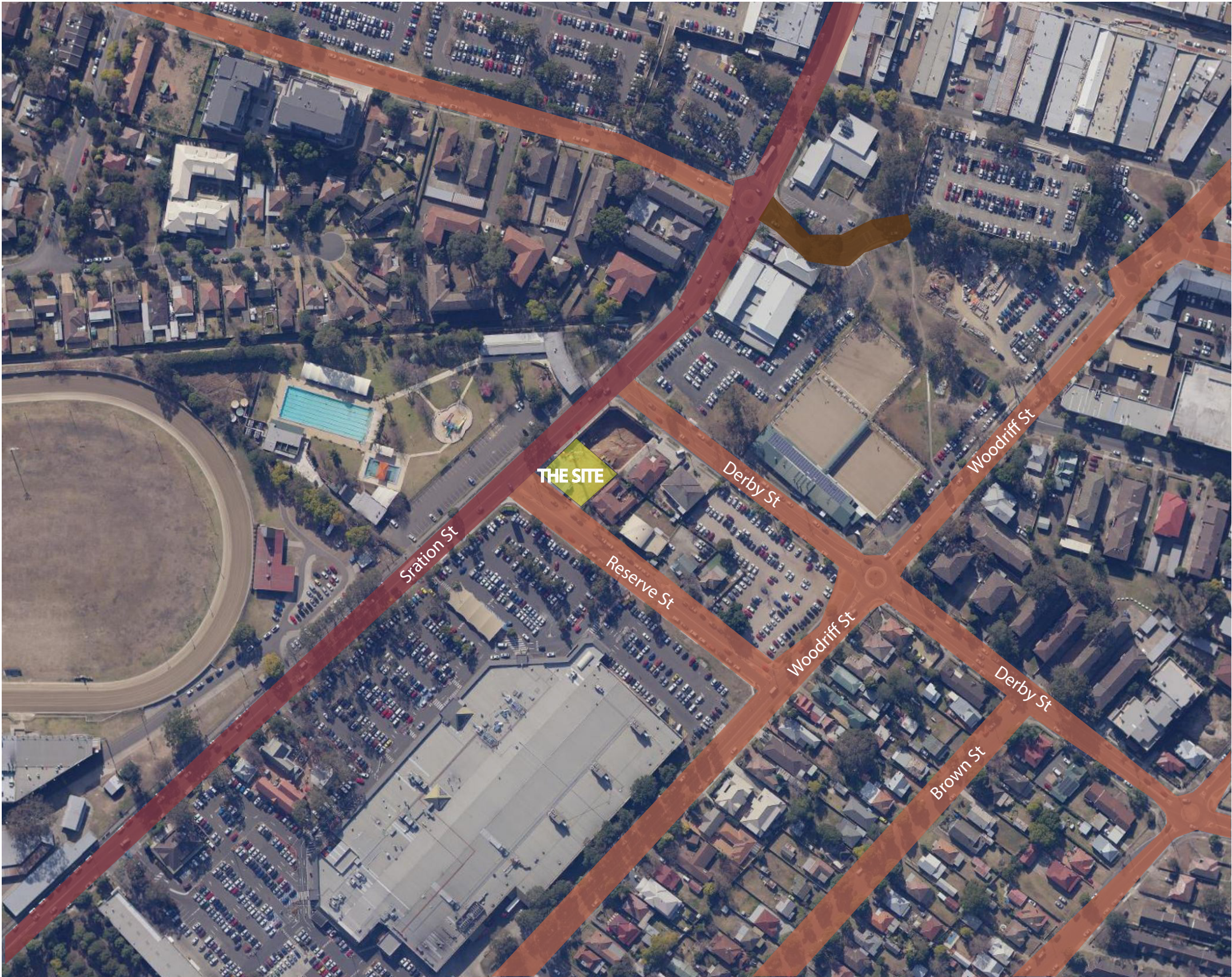
118-120 Station St Penrith



Drawing title: SURROUNDING AREA IMAGE

118-120 Station St Penrith

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



Drawing title: TRAFFIC ANALYSIS

118-120 Station St Penrith



IM1



IM2



IM3



IM9



IM4



IM5



IM6



IM8

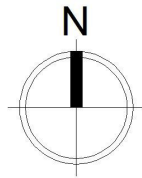


IM7



Drawing title: CONTEXT IMAGES

118-120 Station St Penrith

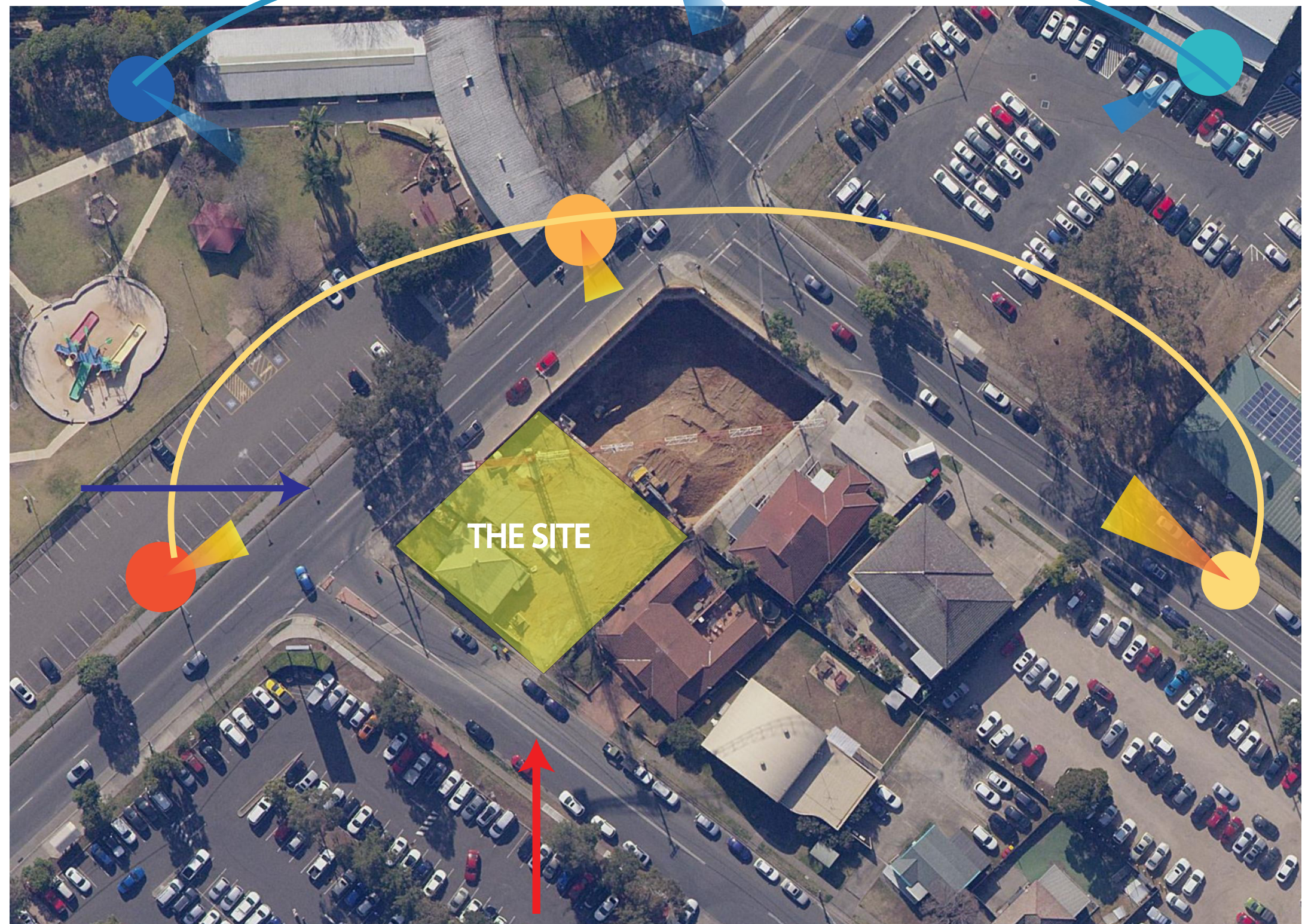


WINTER SUNPATH

SUMMER SUNPATH

SUMMER WIND DIRECTION

WINTER WIND DIRECTION



Drawing title: SUNPATH AND WEATHER ANALYSIS

118-120 Station St Penrith

Document Set ID: 9397746
Version: 1, Version Date: 01/12/2020

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 POTHOLES 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

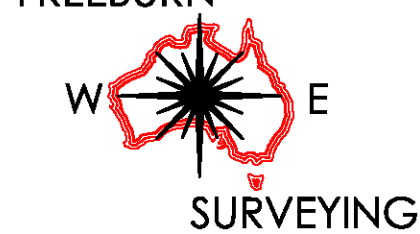
1 : 100

Client:
DAVID REEVES & JIM AITKEN

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