

# MIXED USE DEVELOPMENT

## 118 - 120 | STATION STREET | PENRITH

### DEVELOPMENT APPLICATION

Dwg No.	Title	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 m <sup>2</sup>	6/18	18/18									18/18			
				33.33%	100%								100%			

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 m <sup>2</sup>



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 Basirin - 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

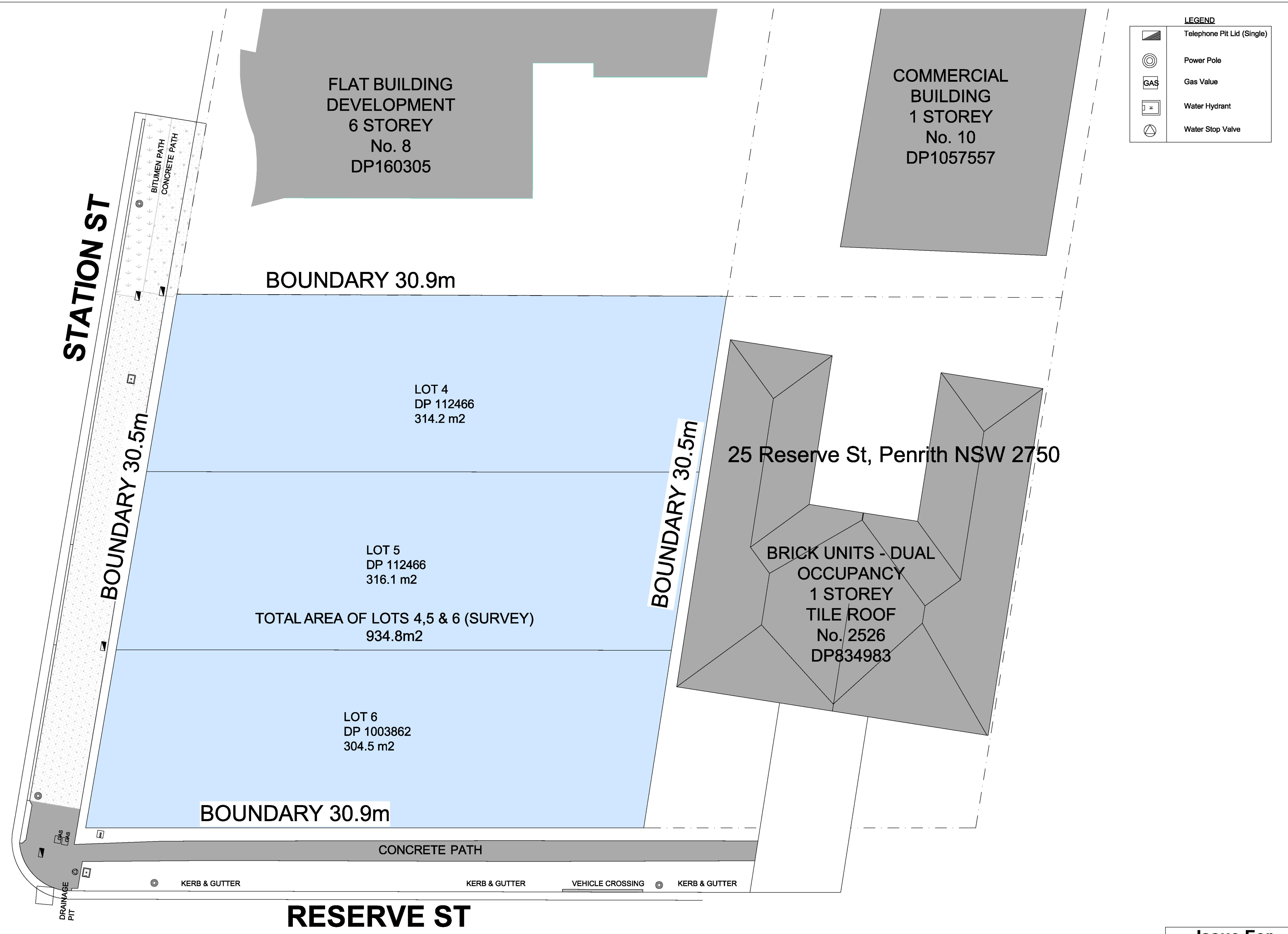
Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above. Note that the NatHERS Technical Notes 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 < 0.65)
2 All internal walls	Plasterboard	N/A	
3 All party walls	AFS Wall System	N/A	
4 All common area walls	AFS Wall System	R 1.5	

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

Floors			
Description	Construction Type	Insulation	Floor Covering
1 All floors above unconditioned common spaces	Concrete	R 1.0	





# Issue For Revised DA

<p>GERAL NOTES:</p> <p>ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES. DO NOT SCALE DRAWINGS. REFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED MEASUREMENTS.</p> <p>ALL WALL THICKNESSES DIMENSIONED OR NOTED ARE NOMINAL SIZES ONLY. INFORMATION INDICATED IN THIS DOCUMENT MAY BE CRUCIAL TO THE SAFE AND PROPER FUNCTIONING OF THE PROJECT. DO NOT ALTER ANY ASPECT WITHOUT REFERENCE TO THE ARCHITECT.</p> <p>READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS AND SPECIFICATIONS.</p>	<p>5. INFORM THE ARCHITECT OF ANY DISCREPANCIES</p> <p>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</p> <p>7. THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUNDLINES AND CONSTRUCTION METHODS PRIOR COMMENCEMENT OF WORK.</p> <p>8. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL</p> <p>9. THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT IS ISSUED</p>
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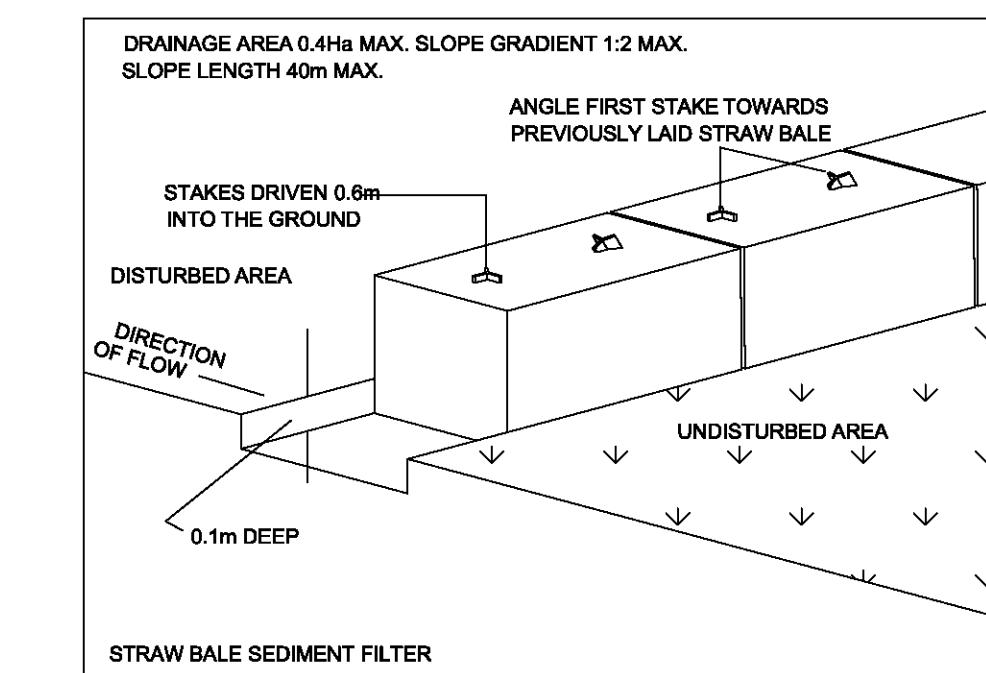
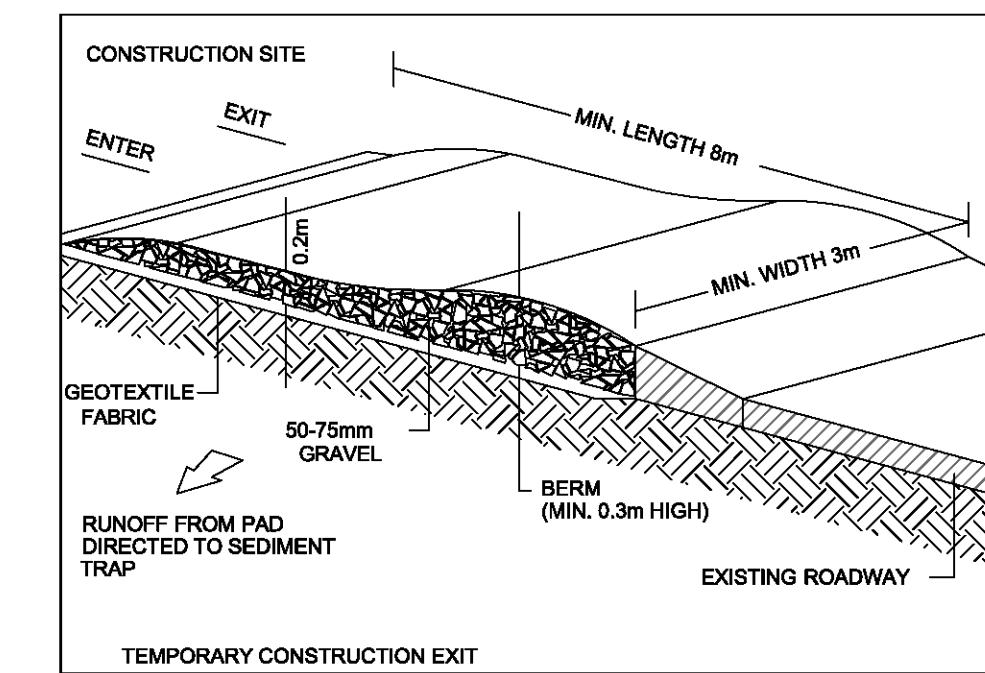
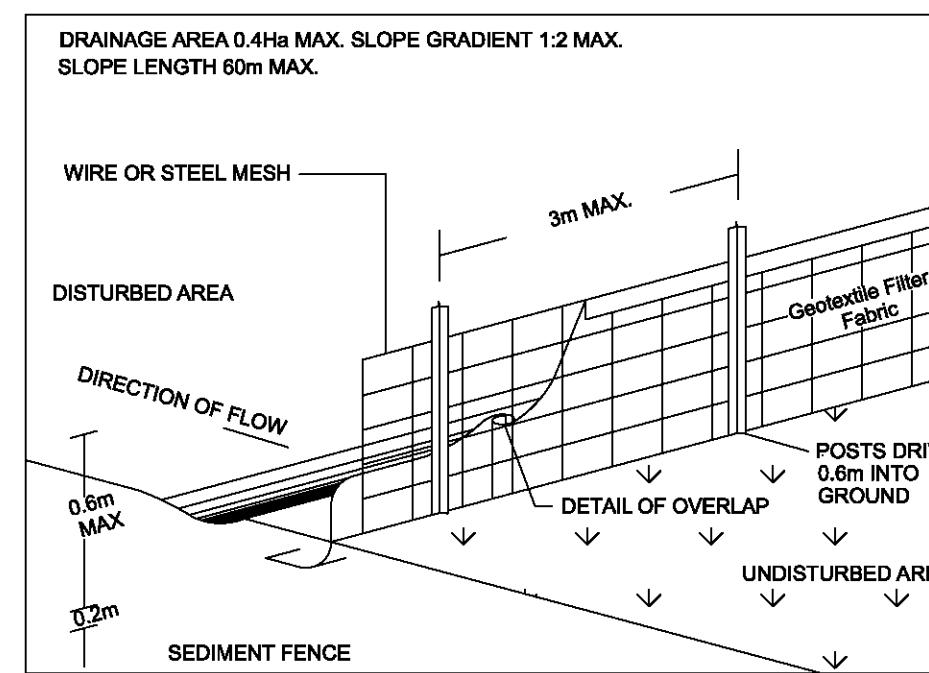
NSW Nominated Architect  
S Pavlo Doroch 9170

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



## ED USE DEVELOPMENT

 <b>Project No</b> <b>Pn_0735</b>	<b>Drawing Title</b> <b>Demolition Plan</b> <b>SITE DEMOLITION PLAN</b>	<b>Rev/s</b> <b>03</b>		
	<b>Drawing No</b> <b>0301</b>			
	<b>Date</b> <b>25/11/2020</b>	<b>A1 Scale</b> <b>1:100</b>	<b>A3 Scale</b> <b>50%</b>	<b>Check</b> <b>IS</b>



#### LEGEND

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

#### NOTES

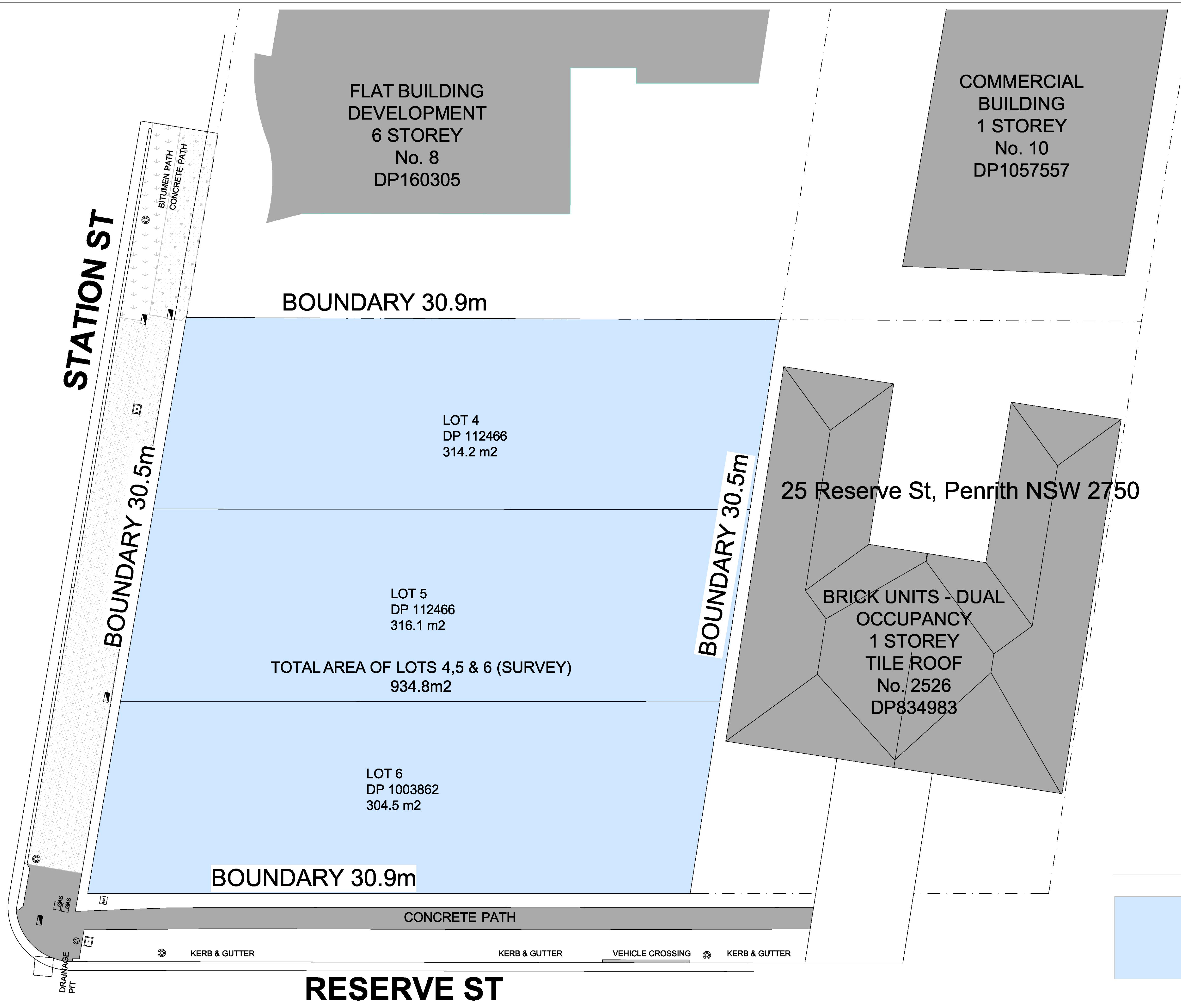
All stockpiles of building material such as sand and soil must be protected to prevent scour and erosion. The stockpiles should never be placed in the street gutter where they will wash away with the first rainstorm.

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

0 1 2 5 10m



**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**



# Issue For Revised DA

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READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS AND SPECIFICATIONS.

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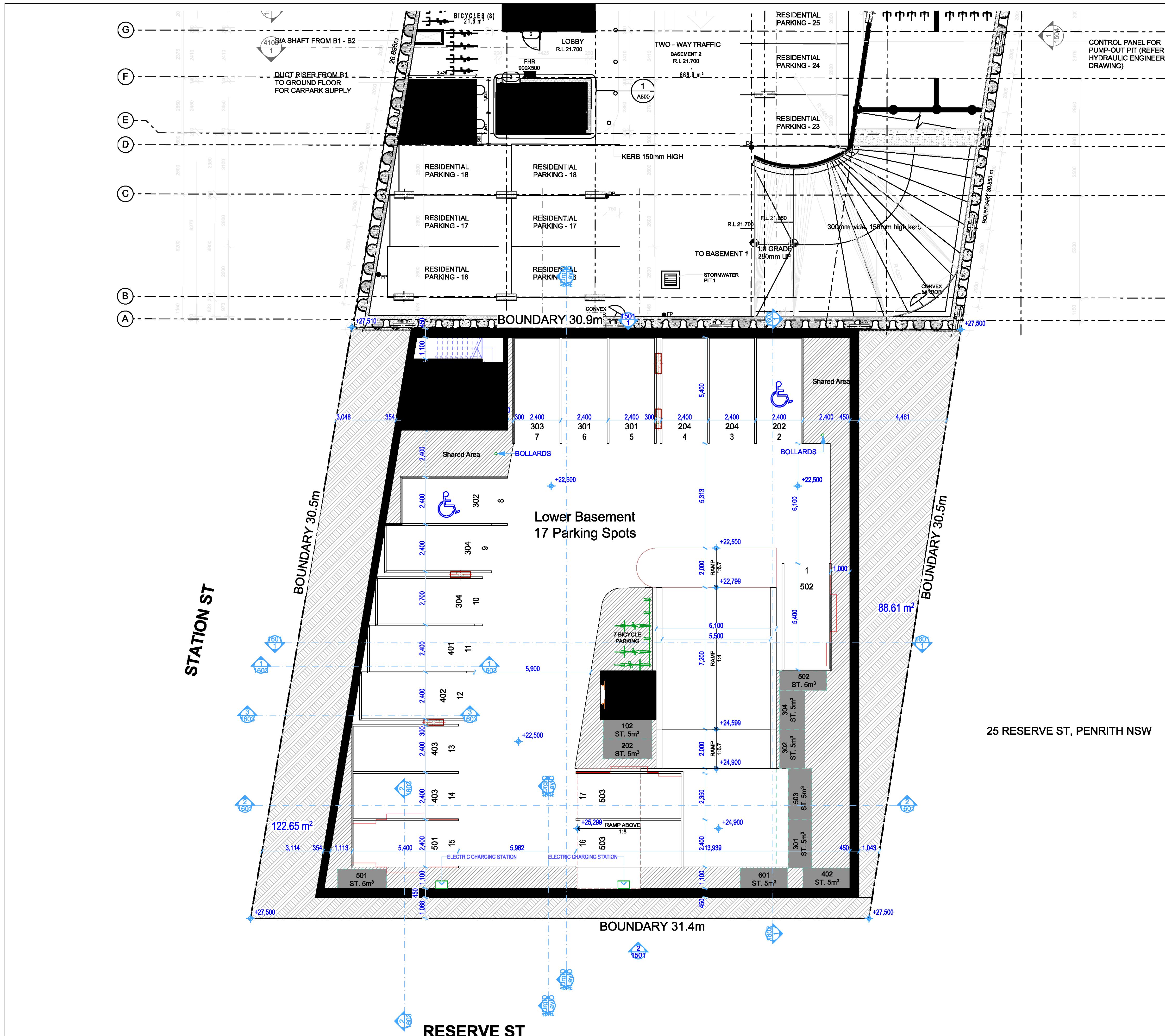
ABN: 90 616 216 196  
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P.O. Box 146 24179

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



**ED USE DEVELOPMENT**  
- 120 STATION STREET  
IRITH NSW 2750 Australia

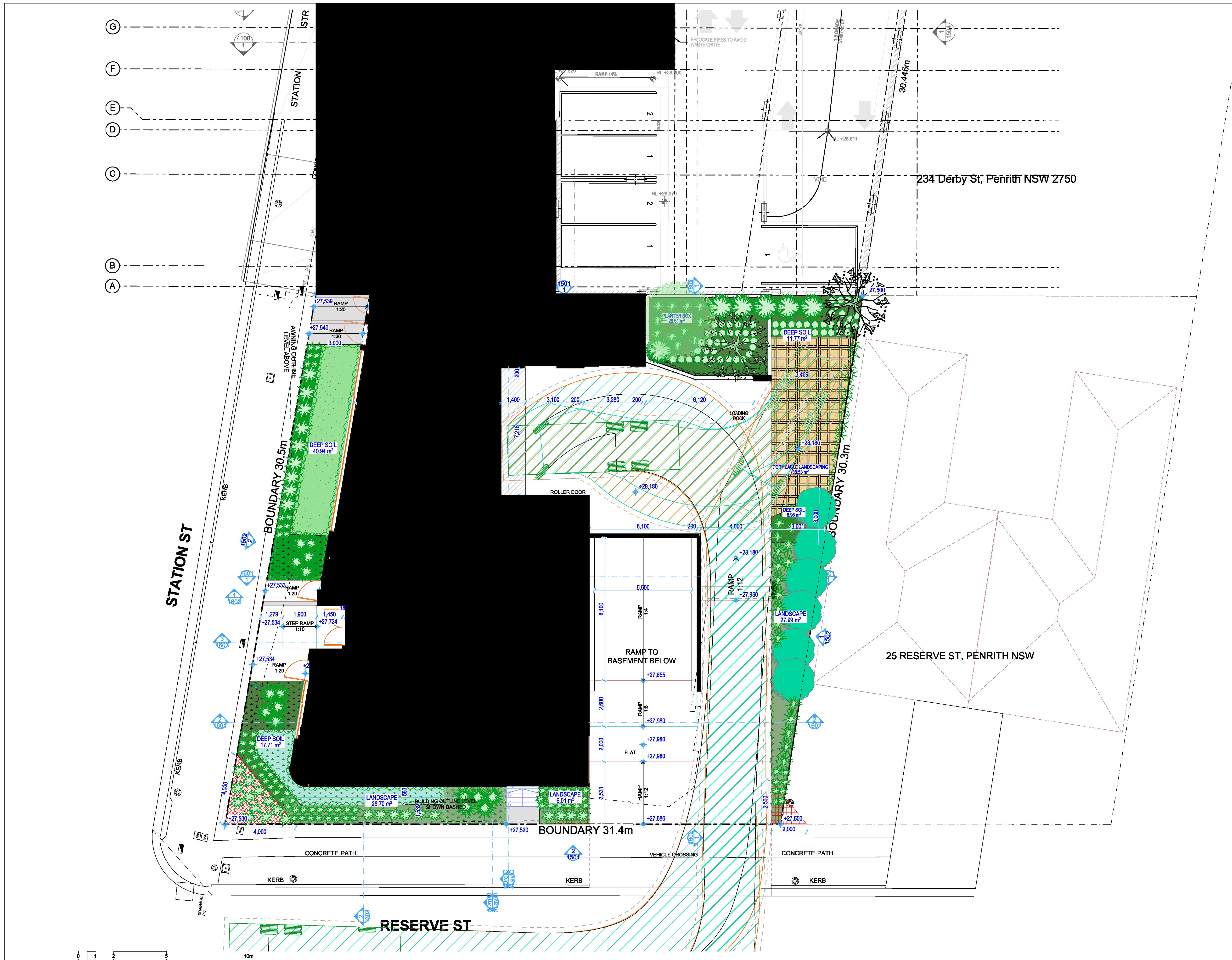
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	Drawing No <b>0401</b>	Revision <b>04</b>	
Date <b>25/11/2020</b>	A1 Scale <b>1:100</b>	A3 Scale <b>50%</b>	Checked <b>IS</b>



RESERVE ST

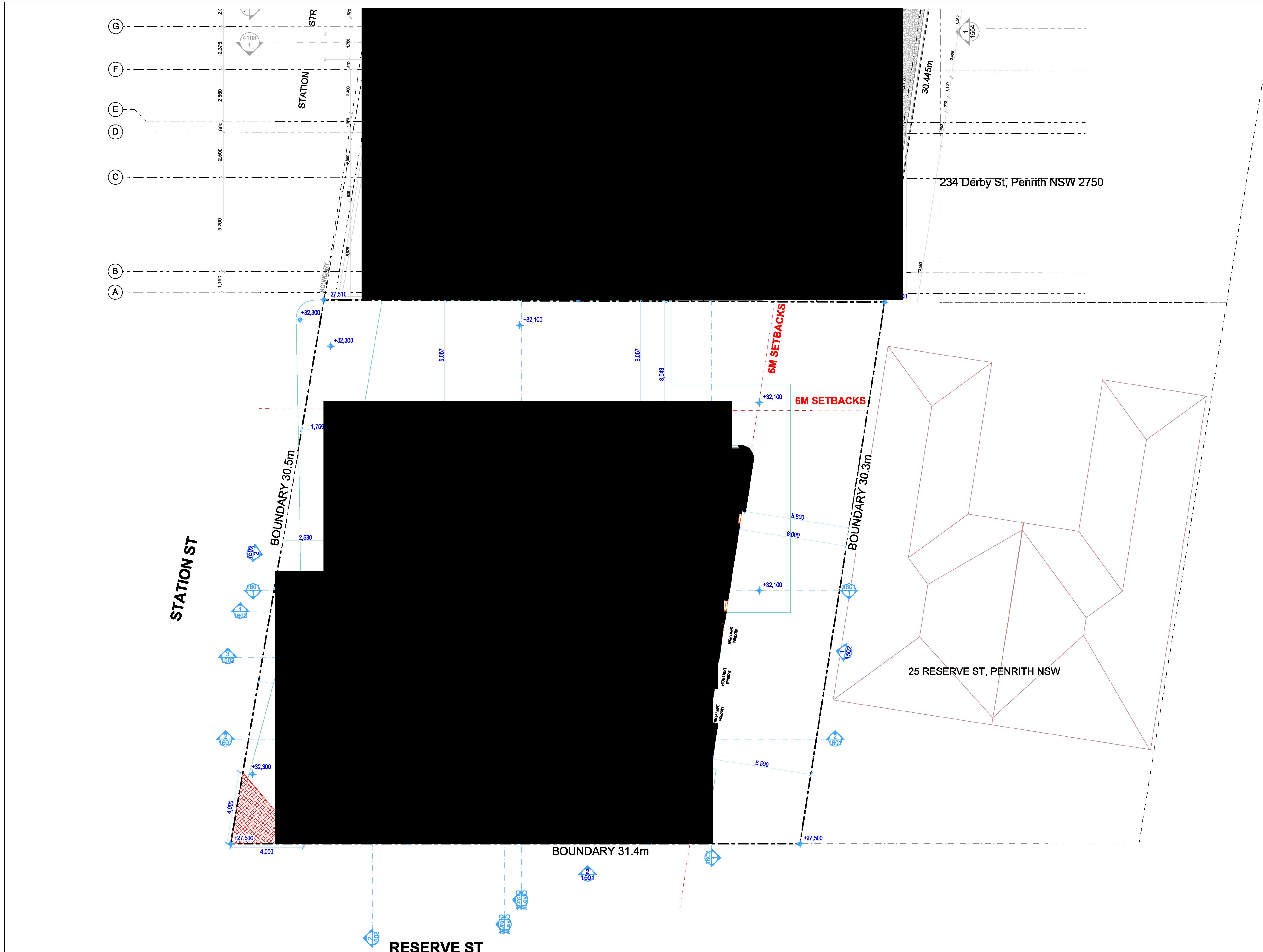
Issue For  
Revised DA





Issue For  
Revised DA

Drawing Title: GROUND FLOOR  
GROUND FLOOR / PODIUM PLAN  
Drawing No: 12001  
Revision: 05  
Project No: Pn\_0735  
Date: 23/11/2020  
A1 Scale: 1:100  
A3 Scale: 50%  
Checked: IS



Issue For  
Revised DA

01 21/08/2020	Issue For Consultants
02 24/08/2020	Issue For Consultants
03 01/09/2020	Issue For DA
04 18/11/2020	Issue For Revised DA
	YA
Rev Date	Amendment
By	Rev Date
By	Amendment

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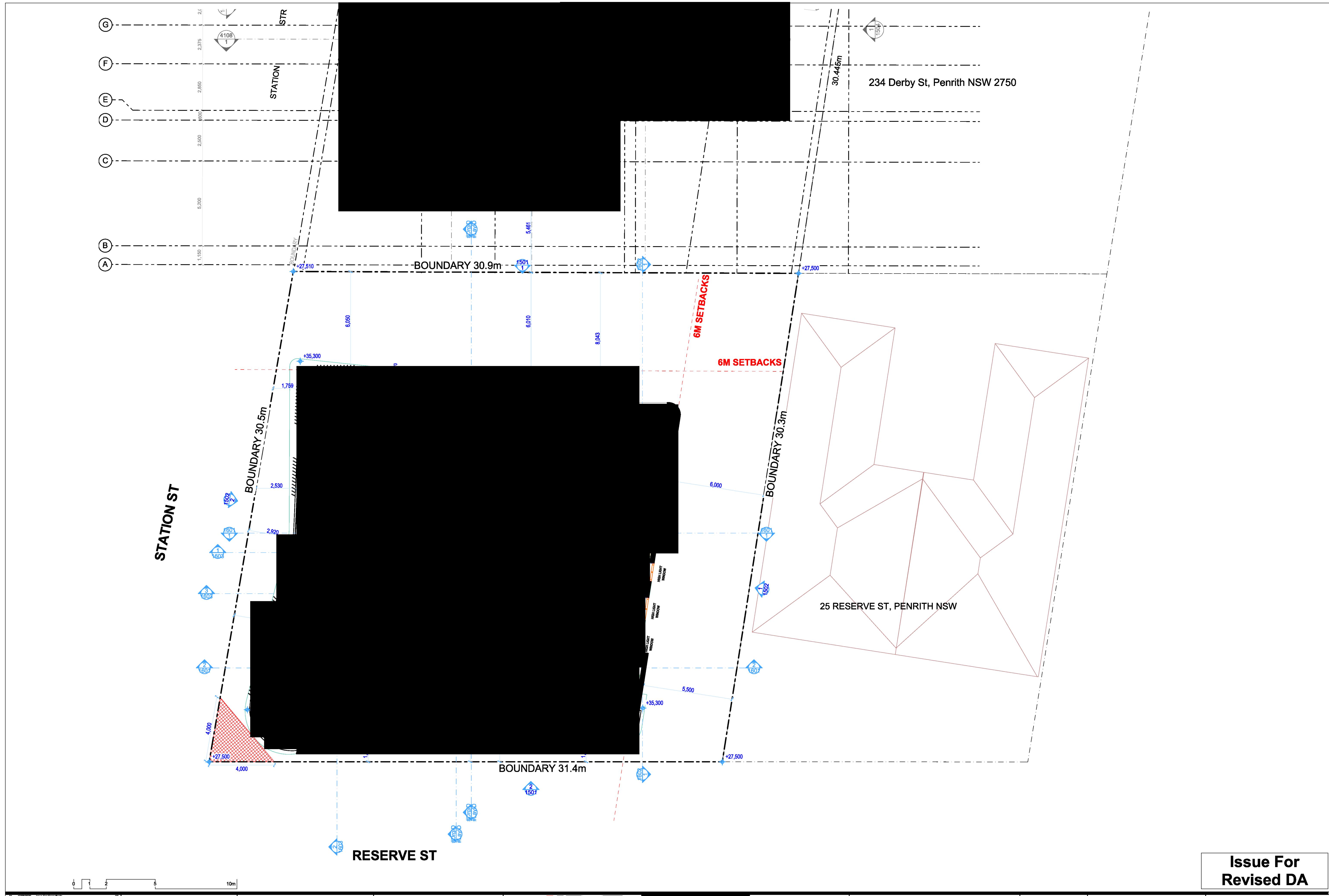


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Pavlo Doroch 5170

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Mechanical Services: #Mechanical Engineer  
Fire Services: #Fire Engineer  
Landscape Architect: #Landscape Architect  
Electrical Services: #Electrical Engineer  
BCA & Access Consultant: #BCA & Access Consultant  
Acoustic Engineer: #Acoustic Engineer

Client: [REDACTED]  
Project: MIXED USE DEVELOPMENT  
Drawing No: 1301  
Address: 118 - 120 STATION STREET  
PENRITH NSW 2750 Australia  
Project No: Pn\_0735

Drawing Title: FIRST FLOOR  
UPPER FLOOR PLAN  
Drawing No: 1301  
Revision: 04  
Date: 23/11/2020  
A1 Scale: 1:100  
A2 Scale: 50%  
Checked: [REDACTED]



Rev Date	Amendment	By	Rev Date	Amendment	By
01/10/2020	Issue For Consultants	YA	02/10/2020	Issue For Consultants	YA
02/10/2020	Issue For Consultants	YA	03/10/2020	Issue For DA	YA
04/10/2020	Issue For Revised DA	YA			

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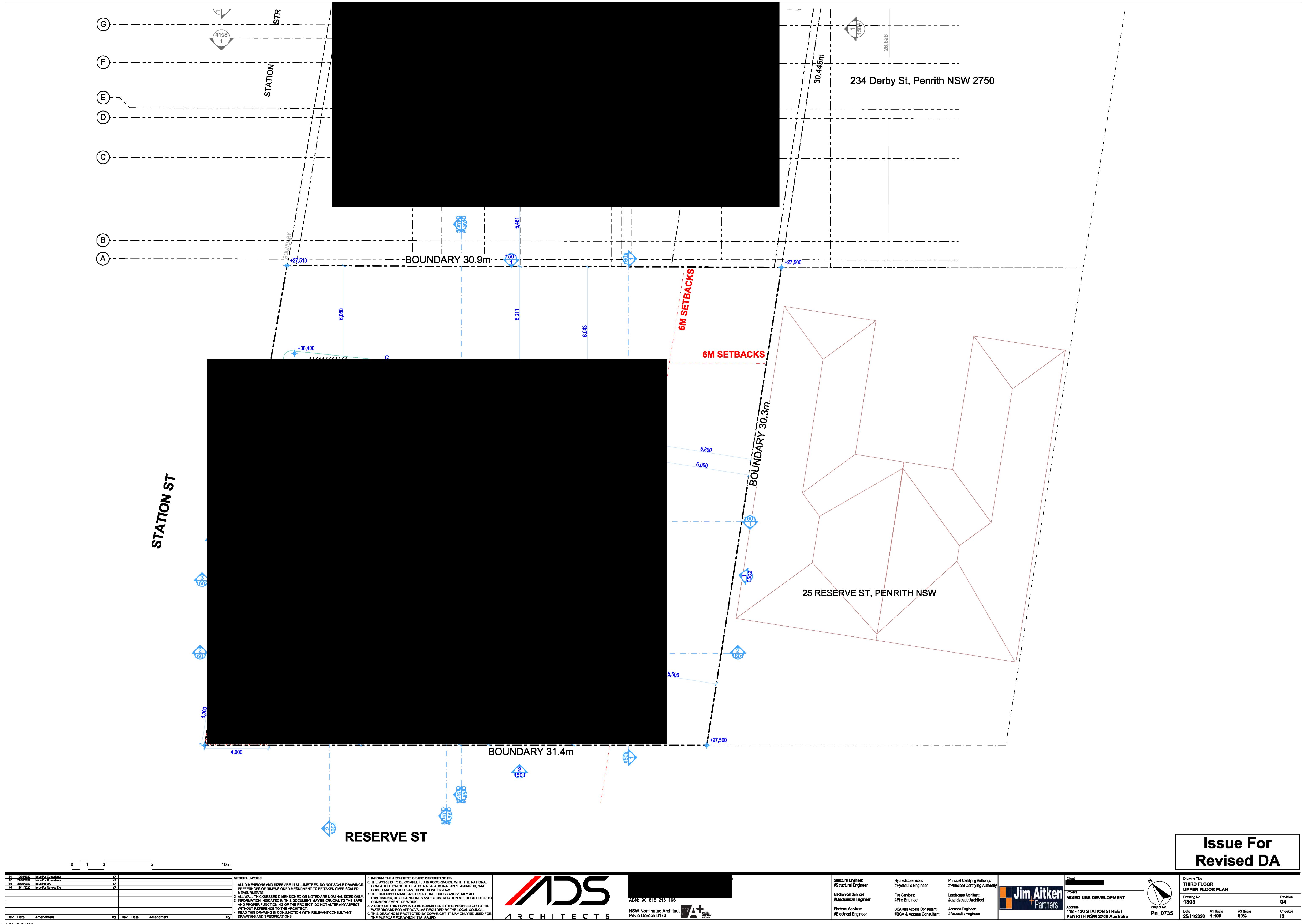


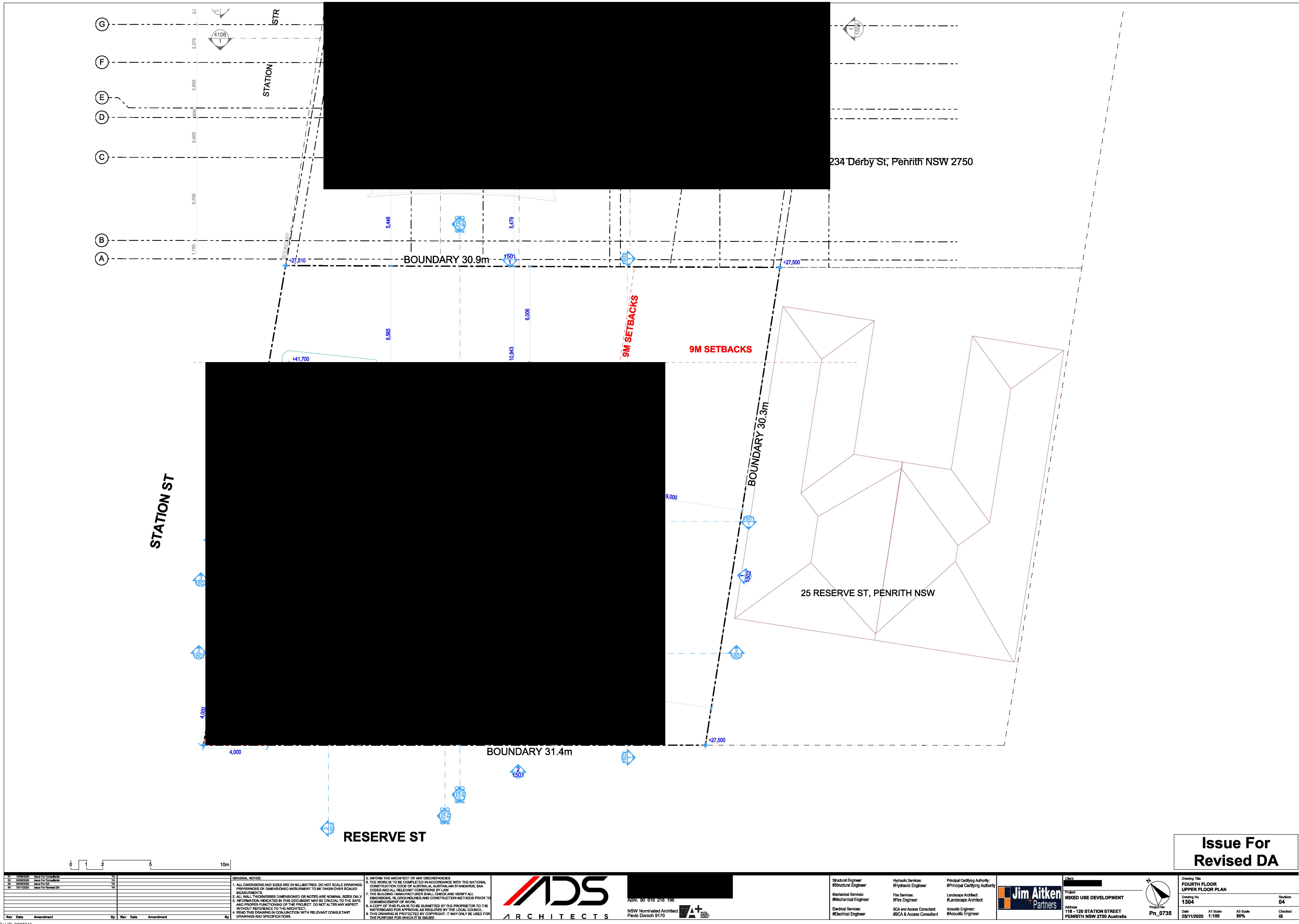
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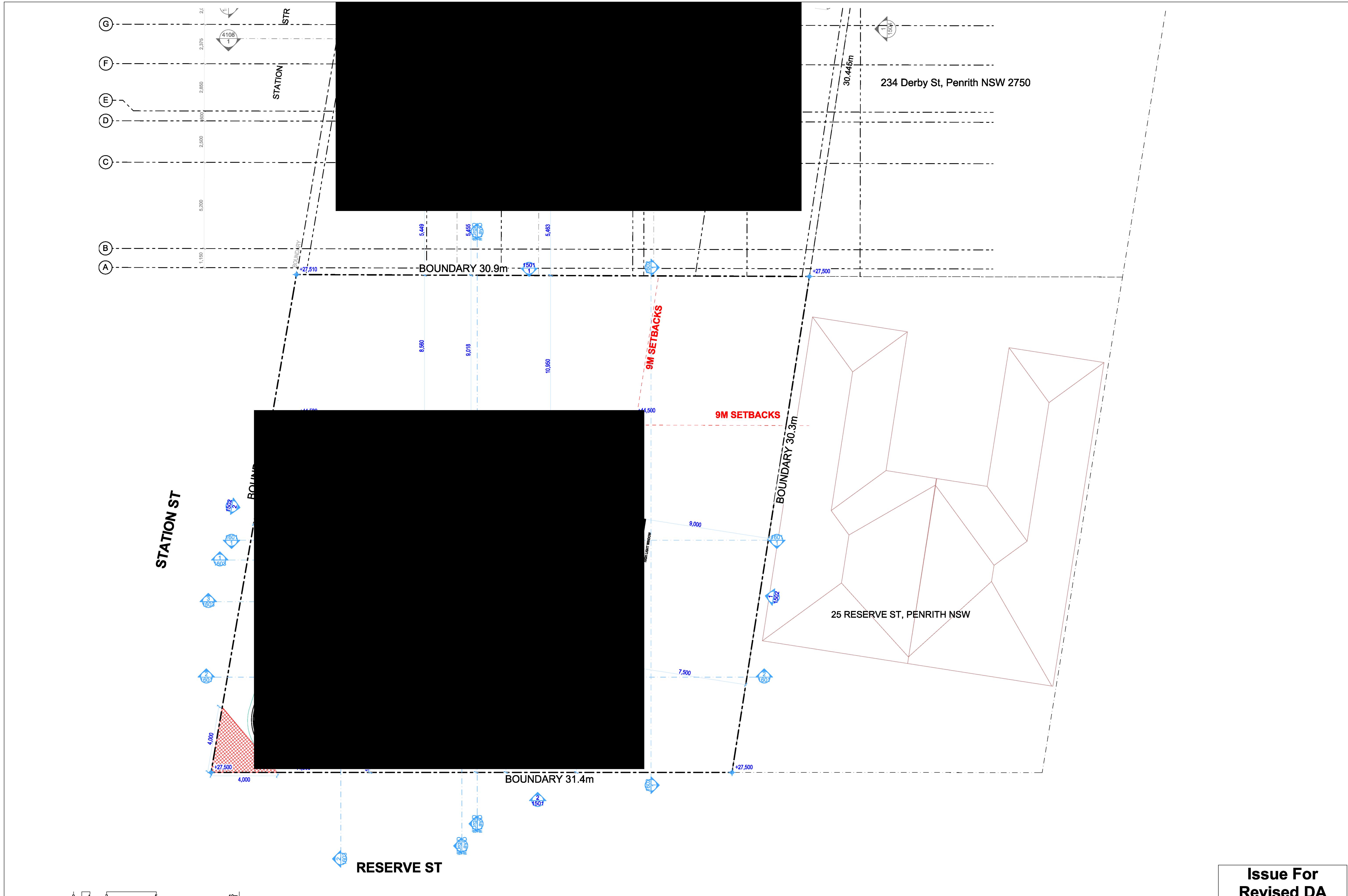


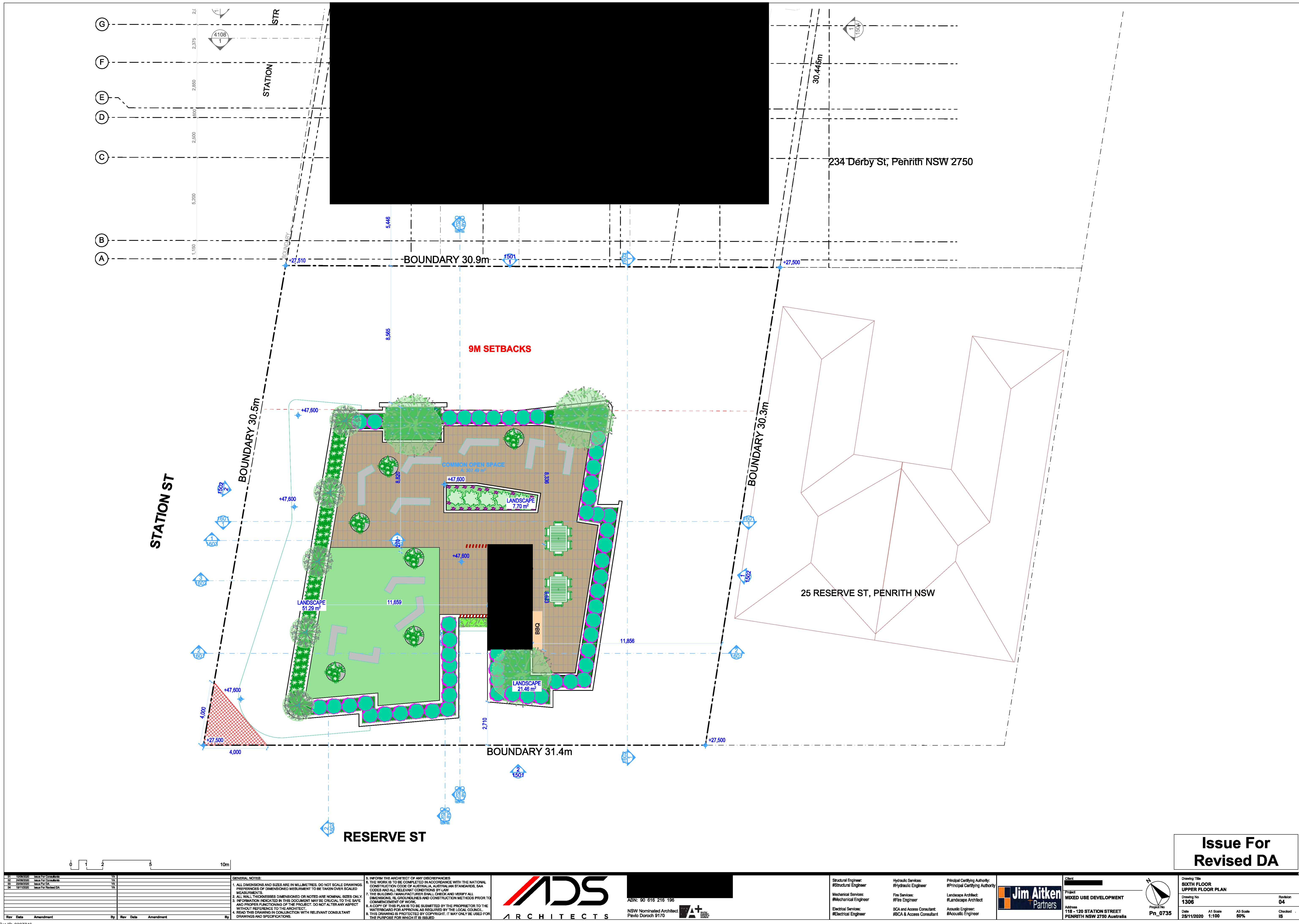
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Project: MIXED USE DEVELOPMENT  
Address: 118 - 120 STATION STREET  
PENRITH NSW 2750 Australia  
Drawing No: Pn\_0735  
Project No: Pn\_0735

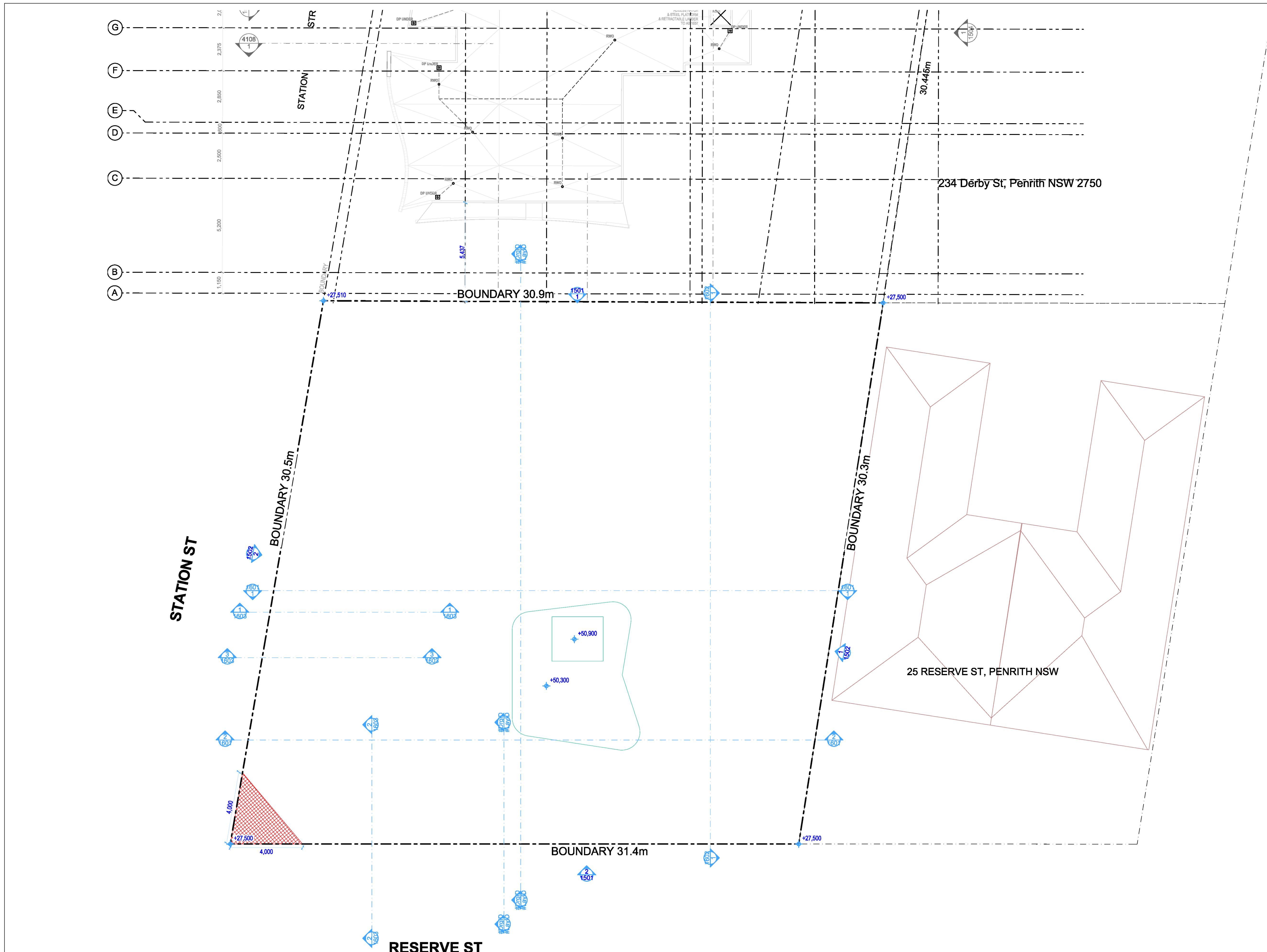
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Drawing No: 1302  
Project No: 04  
Review: 04  
Date: 23/11/2020  
A1 Scale: 1:100  
A3 Scale: 50%  
Checked: IS











Issue For  
Revised DA



01 10/09/2020	Issue For Consultants	YA
02 24/09/2020	Issue For Consultants	YA
03 01/10/2020	Issue For DA	YA
04 18/11/2020	Issue For Revised DA	YA

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 NSW Nominated Architect  
 Pavlo Doroch 8170

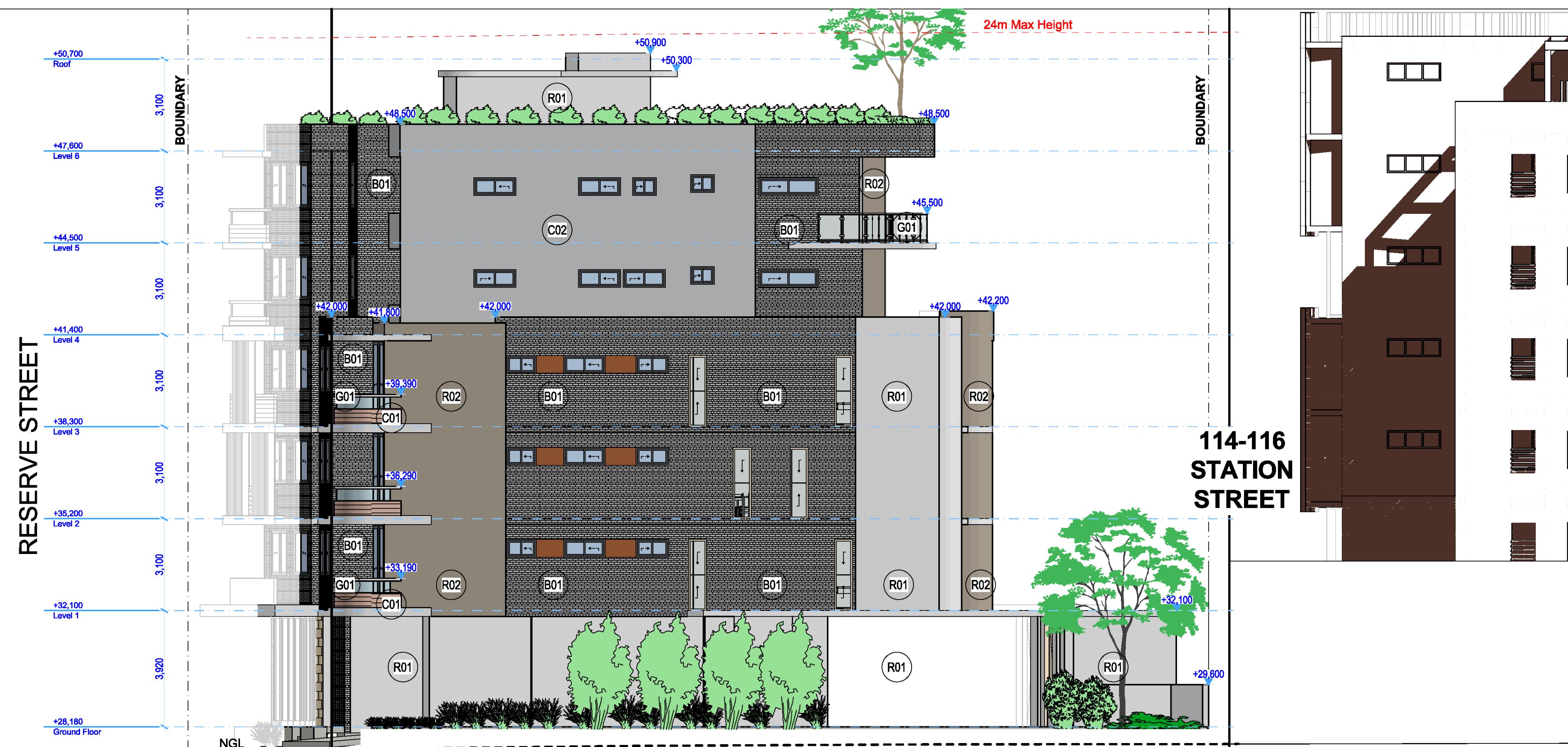
Structural Engineer: #Structural Engineer  
 Hydraulic Services: #Hydraulic Engineer  
 Principal Certifying Authority: #Principal Certifying Authority  
 Mechanical Services: #Mechanical Engineer  
 Fire Services: #Fire Engineer  
 Landscape Architect: #Landscape Architect  
 Electrical Services: #Electrical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



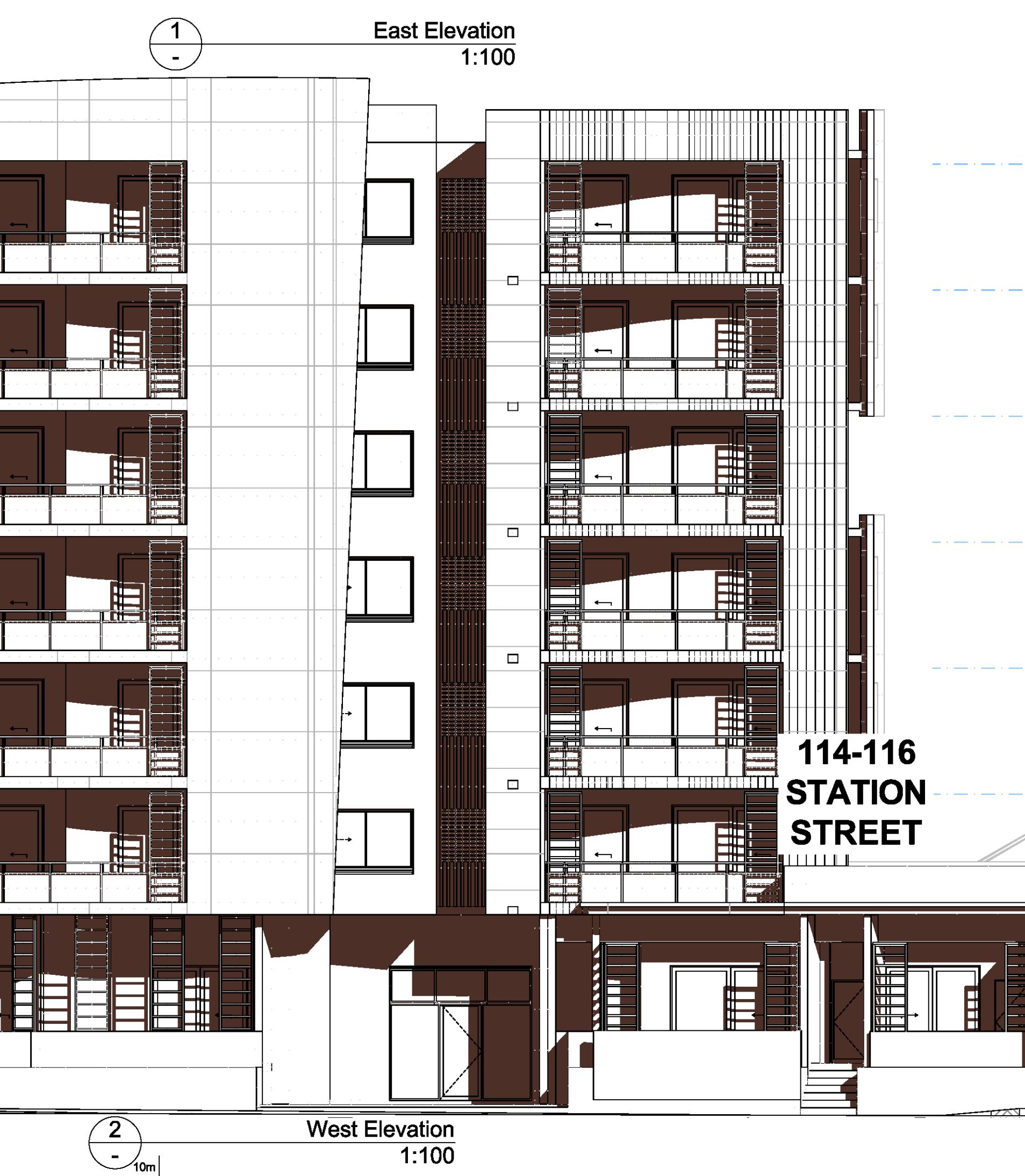
Client: [REDACTED]  
 Project: MIXED USE DEVELOPMENT  
 Address: 118 - 120 STATION STREET  
 PENRITH NSW 2750 Australia  
 Project No.: Pn\_0735

Drawing Title: North & South Elevations  
 GA ELEVATION  
 Drawing No.: 1501  
 Revision: 04  
 Date: 23/11/2020  
 A1 Scale: 1:100  
 A3 Scale: 50%  
 Checked: IS

Issue For  
 Revised DA



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



Issue For  
Revised DA

01	10/09/2020	Issue For Consultants	YA
02	24/09/2020	Issue For Consultants	YA
03	01/10/2020	Issue For Consultants	YA
04	18/11/2020	Issue For Revised DA	YA

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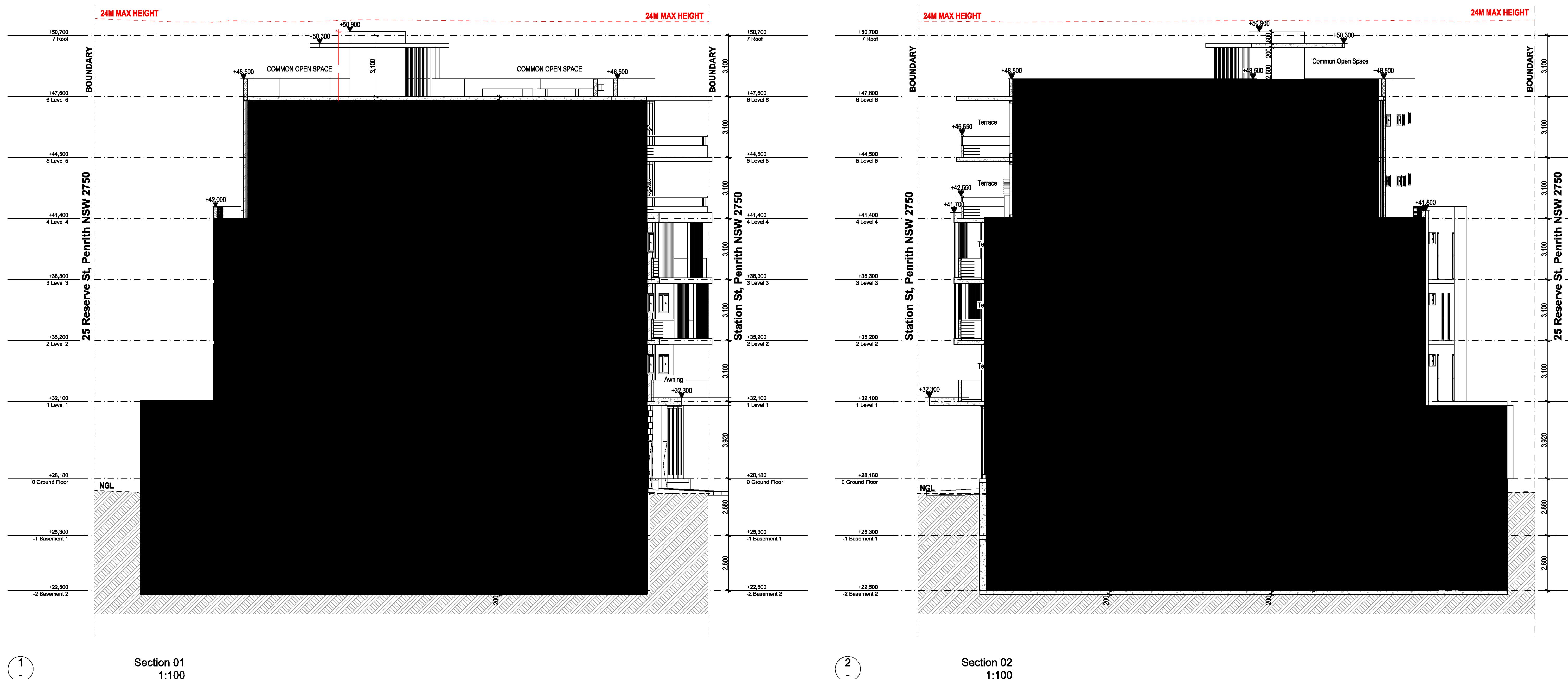


ABN: 90 616 216 196  
NSW Nominated Architect  
Pavlo Doroch 8170

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

Drawing Title: East & West Elevations  
GA ELEVATION  
Drawing No: 1502  
Project No: Pn\_0735  
Review: 04  
Date: 23/11/2020 A1 Scale: 1:100 A3 Scale: 50% Checked: IS



Issue For  
Revised DA

01 10/08/2020	Issue For Consultants	YA
02 24/08/2020	Issue For Consultants	YA
03 01/09/2020	Issue For DA	YA
04 18/11/2020	Issue For Revised DA	YA

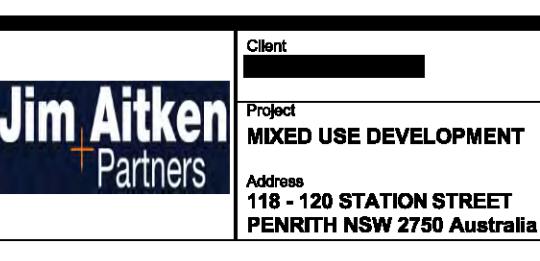
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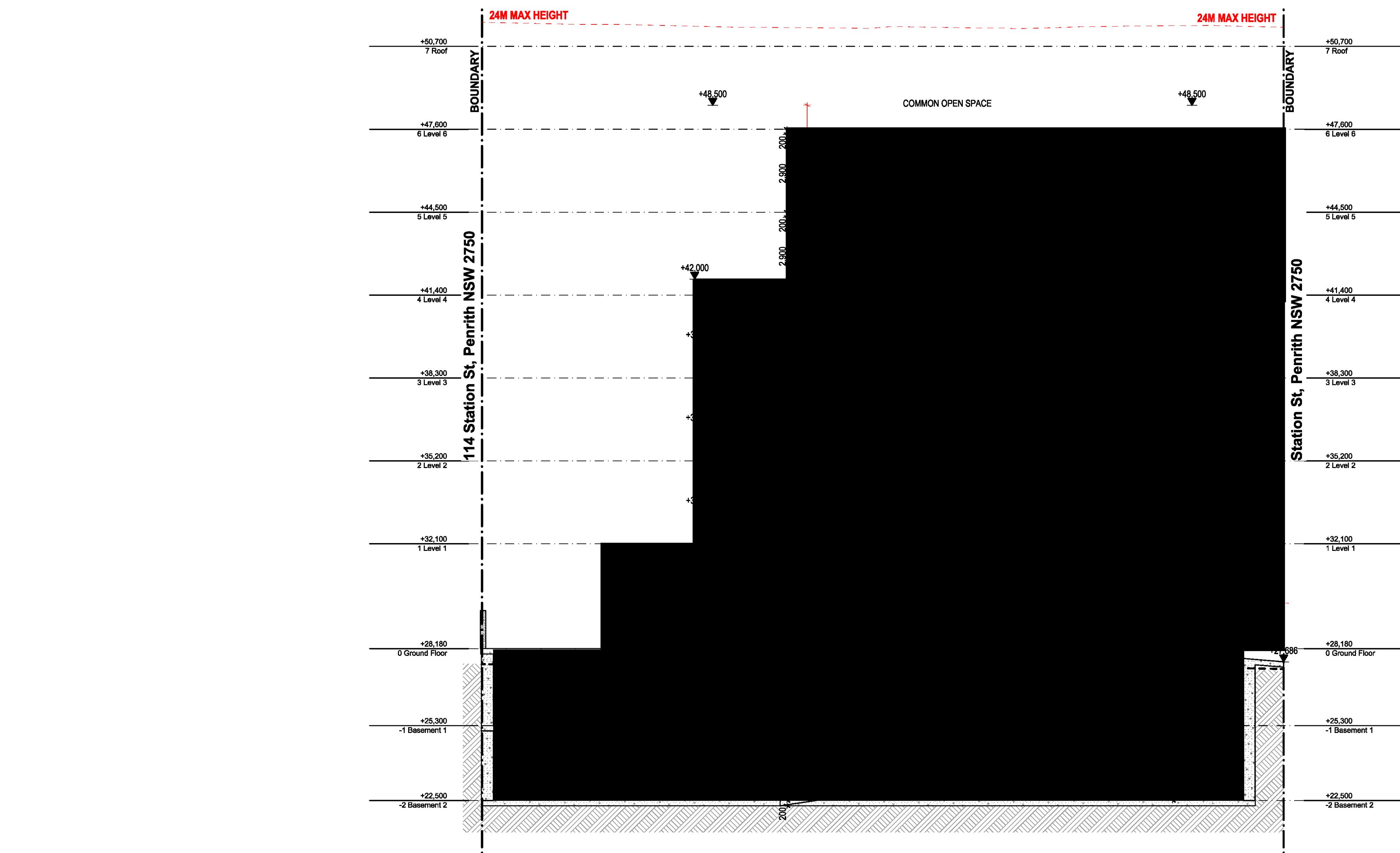


ABN: 90 616 216 196  
NSW Nominated Architect  
Pavlo Doroch 8170

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]  
Drawing Title: Section 01 & 02  
GA SECTION  
Drawing No: 1601  
Review: 04  
Project No: Pn\_0735  
Address: 118 - 120 STATION STREET  
PENRITH NSW 2750 Australia  
Date: 23/11/2020 A1 Scale: 1:100 A3 Scale: 50% Checked: IS



0 1 2 5 10m

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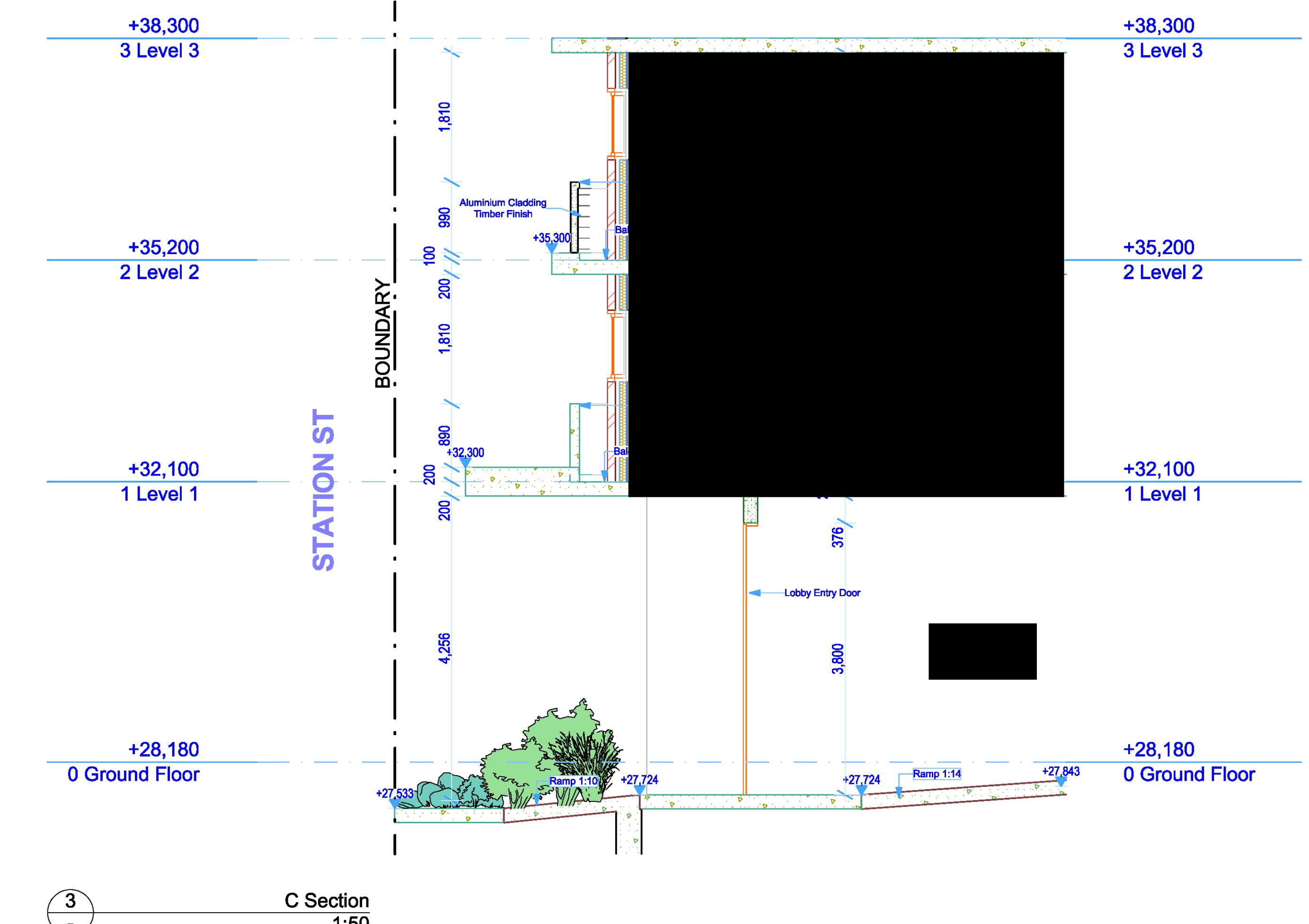
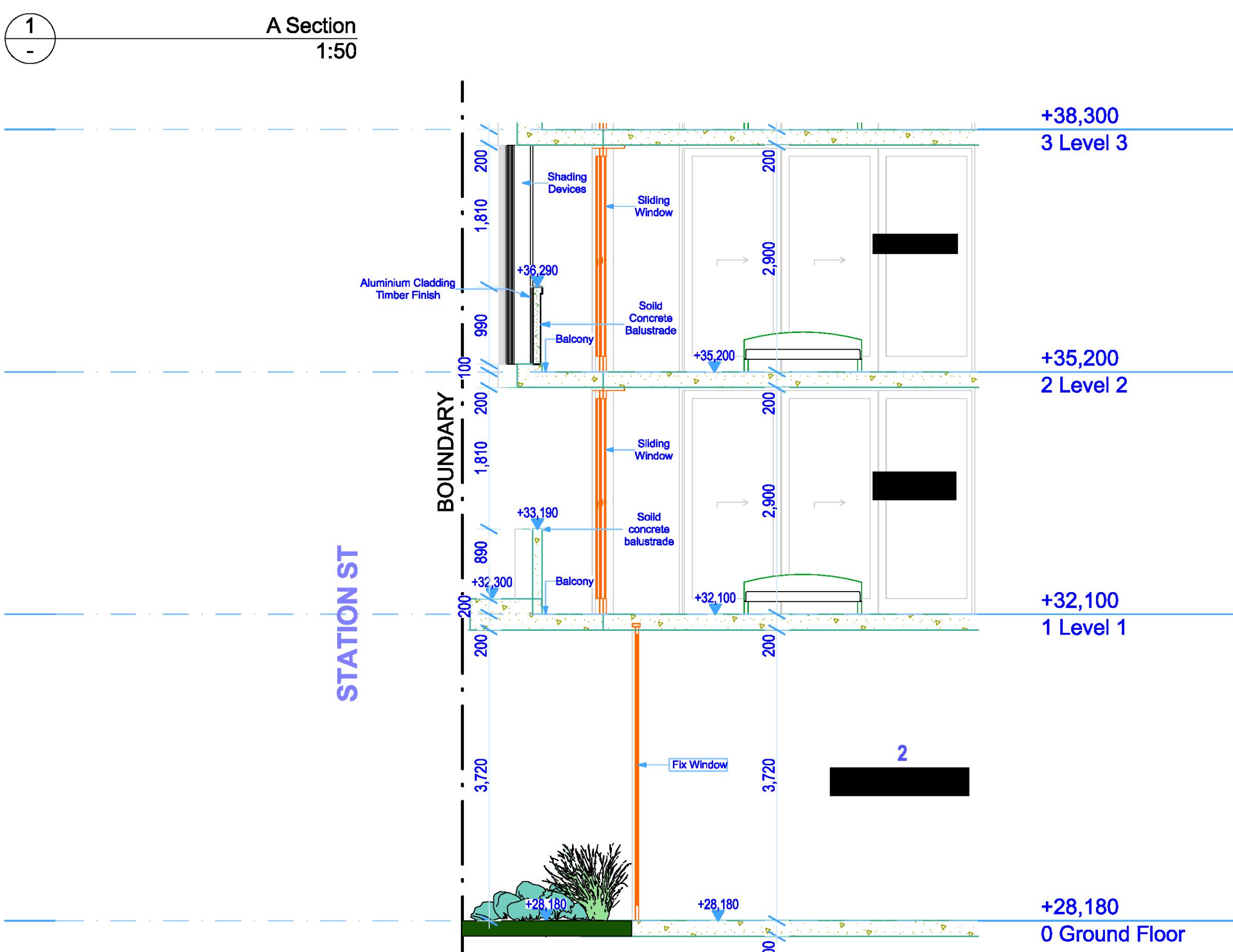
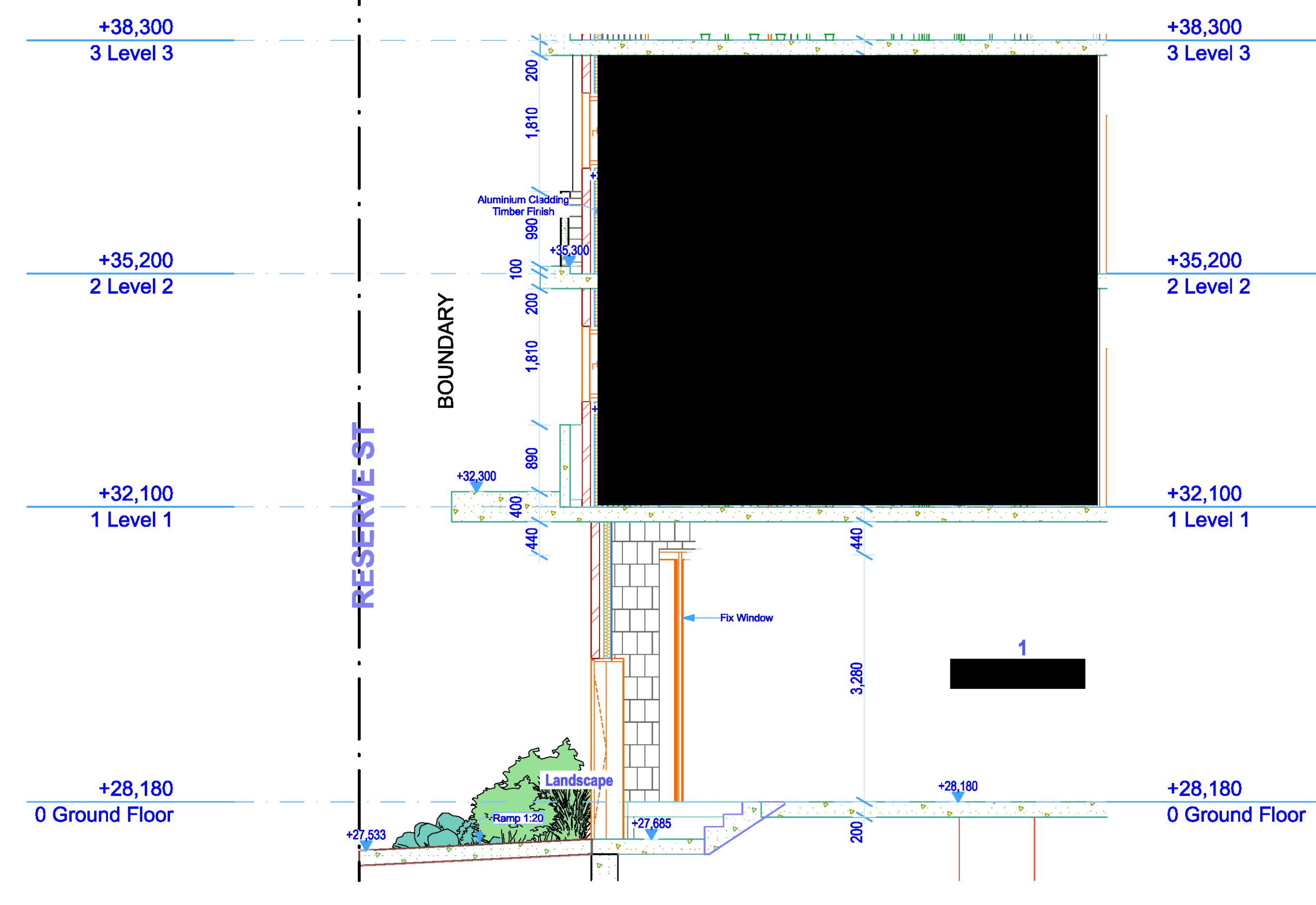
ABN: 90 616 216 196  
NSW Nominated Architect  
Pavlo Doroch 5170



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 & Access Consultant: #BCA & Access Consultant  
Acoustic Engineer: #Acoustic Engineer



Issue For  
Revised DA



**NOTES:**

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UT REFERENCE TO THE ARCHITECT.

THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT  
NGS AND SPECIFICATIONS.

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1 THE ARCHITECT OF ANY DISCREPANCIES  
2 WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL  
3 CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, SAA  
4 AND ALL RELEVANT CONDITIONS BY-LAW  
5 BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL  
6 DIMENSIONS, RL GRIDLINES AND CONSTRUCTION METHODS PRIOR TO  
7 COMMENCEMENT OF WORK.  
8  
9 ONE OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE  
10 LOCAL COUNCIL FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.  
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**ADS**  
A R C H I T E C

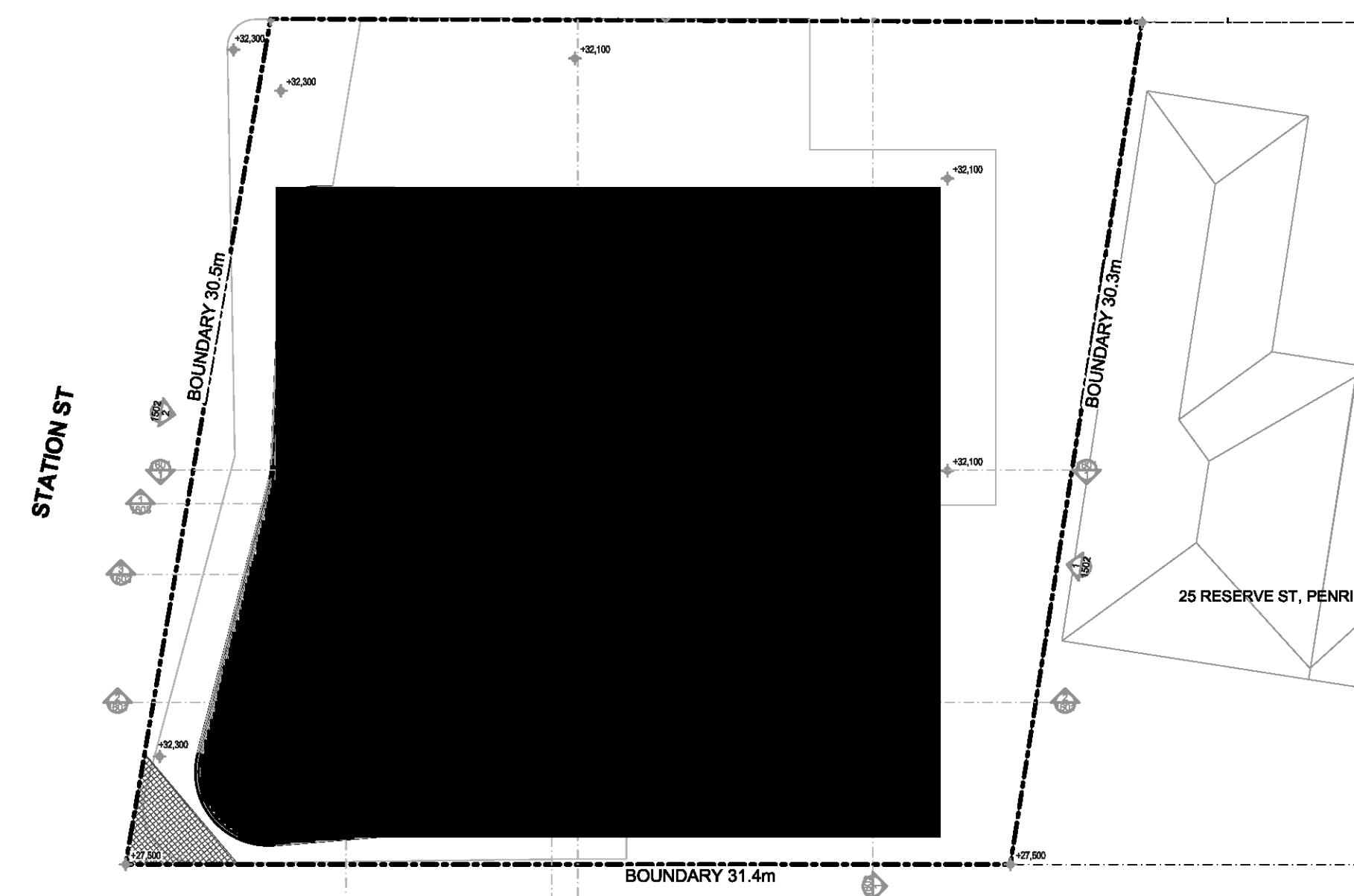
**S** C T S  
ABN: 90 616 216 196  
NSW Nominated Architect  
Pavlo Doroch 9170  


Structural Engineer: #Structural Engineer	Hydraulic Services: #Hydraulic Engineer	Prin #Prin
Mechanical Services: #Mechanical Engineer	Fire Services: #Fire Engineer	Lan #La
Electrical Services: #Electrical Engineer	BCA and Access Consultant: #BCA & Access Consultant	Aco #Aco

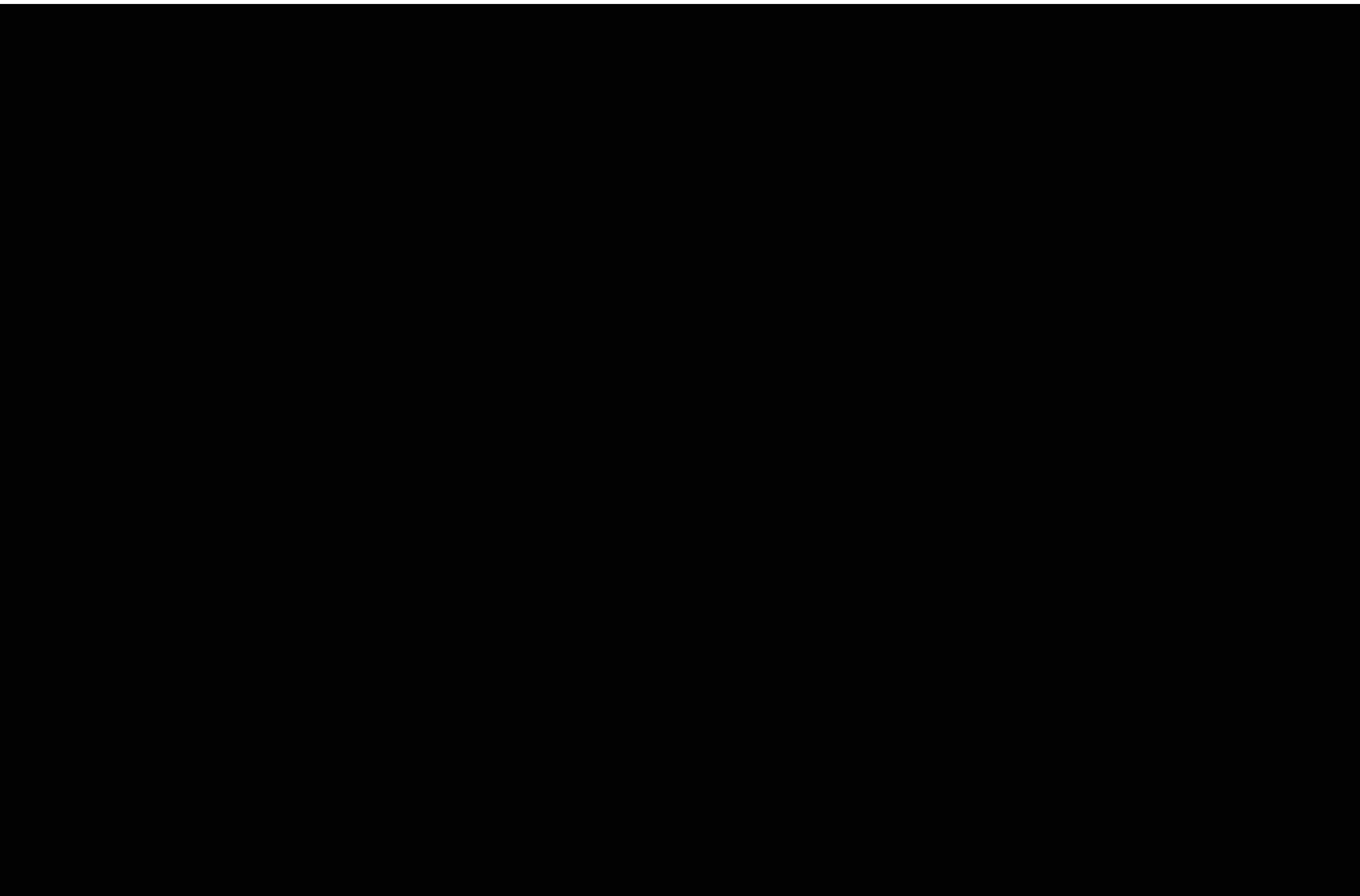
Principal Certifying Authority: Principal Certifying Authority	
Landscape Architect: Landscape Architect	
Acoustic Engineer: Acoustic Engineer	

		Drawing Title <b>Detail Section GA SECTION</b>		
ED USE DEVELOPMENT		Drawing No <b>1603</b>		
88 - 120 STATION STREET IRITH NSW 2750 Australia		Project No. <b>Pn_0735</b>	Revision <b>02</b>	
		Date <b>25/11/2020</b>	A1 Scale <b>1:50</b>	A3 Scale <b>50%</b>
		Checked		

# Issue For Revised DA



KEY MAP  
1:200



**2** TYPICAL ACCESSIBLE UNIT CONFIGURATION 1:5

# **TOTAL UNITS**

## **01-02, 01-03, 02-02, 02-03, 03-02 & 03-03**

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

## **LIVABLE UNITS**

- 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 1428.1
- Circulation spaces at doorways to comply with AS 1428.1

YA	GEN
YA	1. AL
YA	PR
YA	ME
YA	2. AL
	3. IN
	AN
	WI
	4. RE
	DR

<p><b>REMARKS:</b></p> <p>DIMENSIONS AND SIZES ARE IN MILLIMETRES. DO NOT SCALE DRAWINGS. DISTANCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED SURFACES.</p> <p>WALL THICKNESSES DIMENSIONED OR NOTED ARE NOMINAL SIZES ONLY. INFORMATION INDICATED IN THIS DOCUMENT MAY BE CRUCIAL TO THE SAFE AND PROPER FUNCTIONING OF THE PROJECT. DO NOT ALTER ANY ASPECT WITHOUT REFERENCE TO THE ARCHITECT.</p> <p>USE THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS AND SPECIFICATIONS.</p>	<p><b>5. INFORM THE ARCHITECT OF ANY DISCREPANCIES</b></p> <p><b>6. THE WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, CODES AND ALL RELEVANT CONDITIONS BY-LAW</b></p> <p><b>7. THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUNDLINES AND CONSTRUCTION METHODS ON COMMENCEMENT OF WORK.</b></p> <p><b>8. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL</b></p> <p><b>9. THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT IS ISSUED</b></p>
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ABN: 90 616

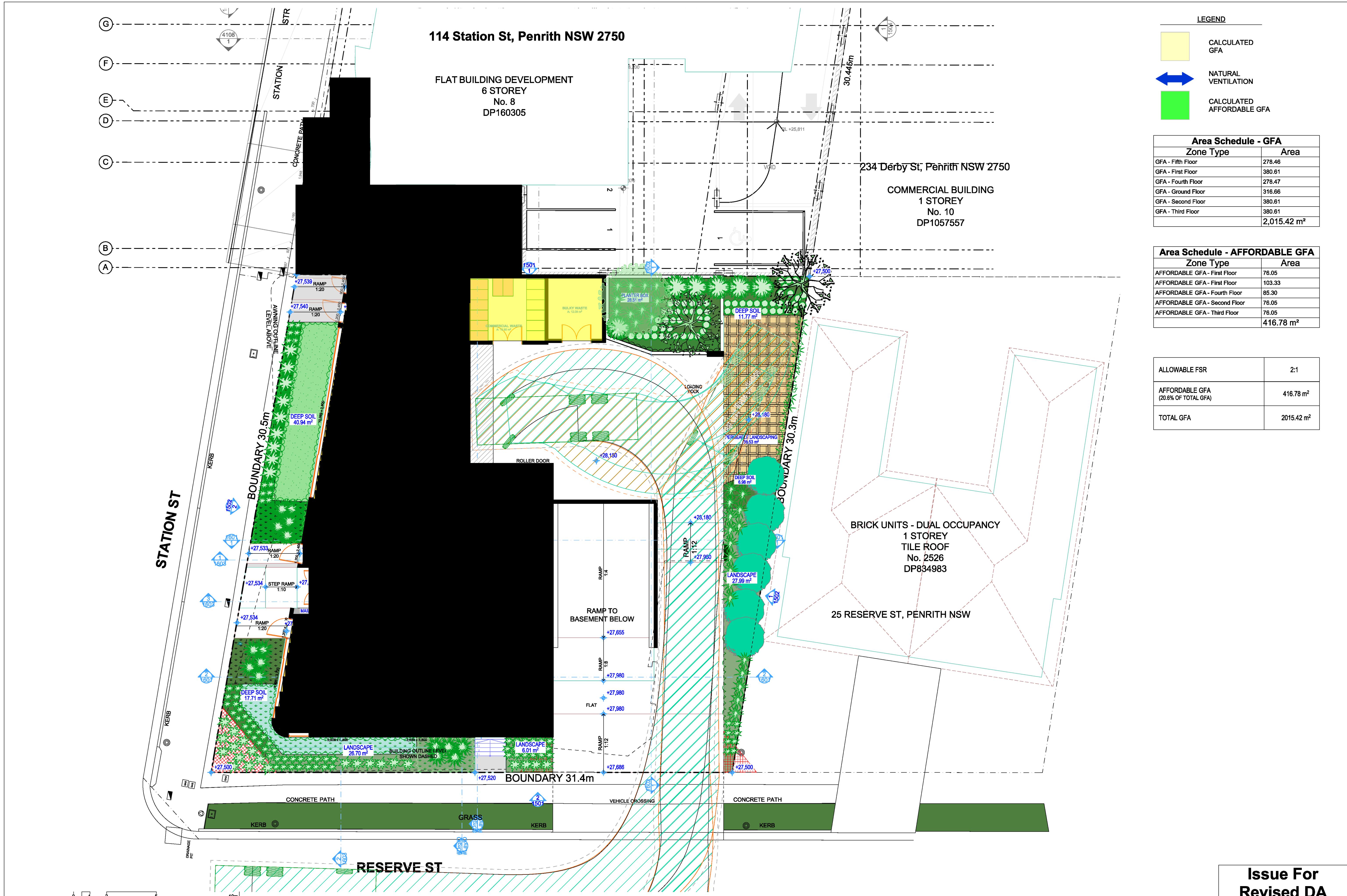
S NSW Nominated Architect Pavlo Doroch 9170 

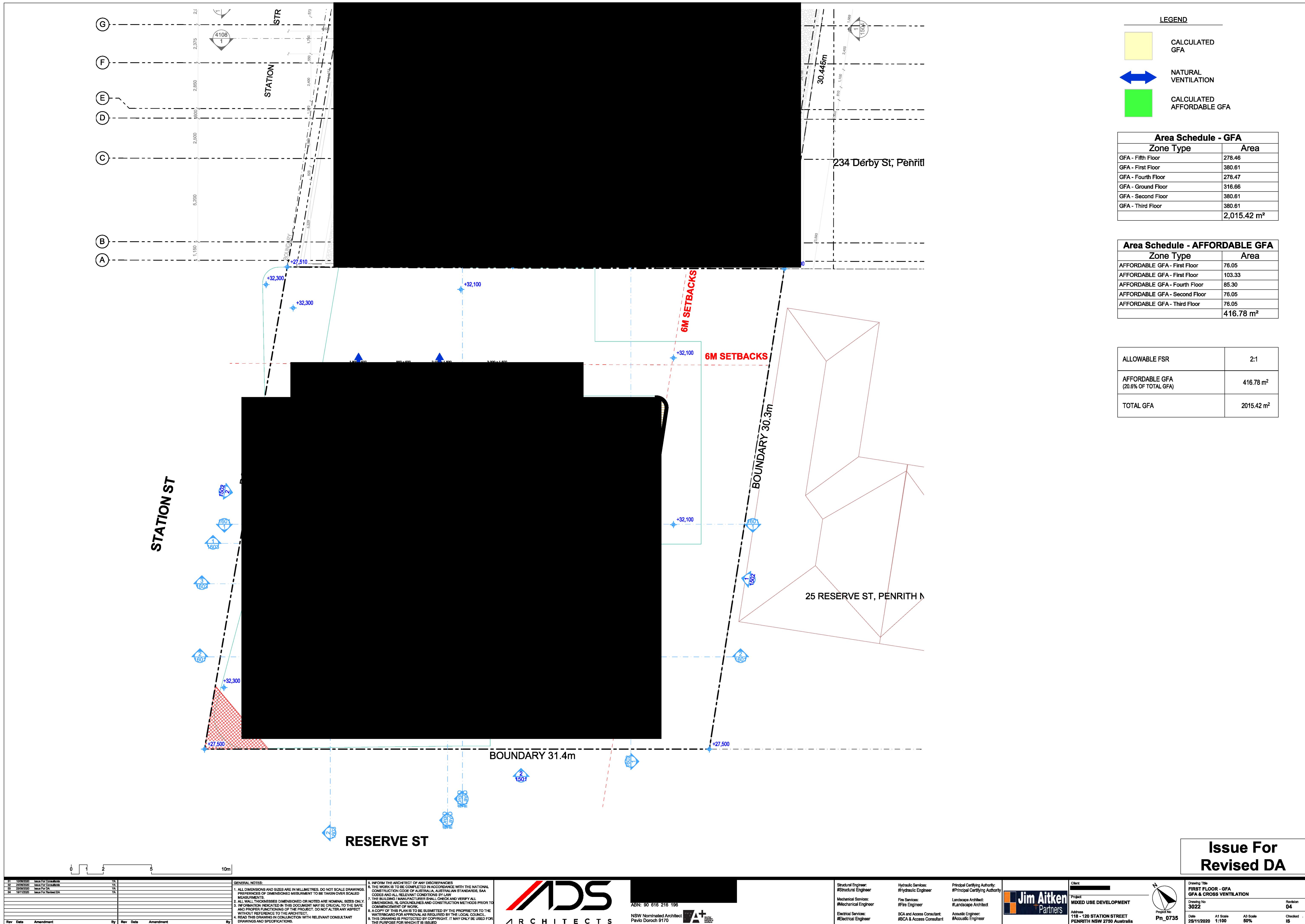
Structural Engineer: #Structural Engineer	Hydraulic Services: #Hydraulic Engineer	Principal Certifying Authority: #Principal Certifying Authority
Mechanical Services: #Mechanical Engineer	Fire Services: #Fire Engineer	Landscape Architect: #Landscape Architect
Electrical Services: #Electrical Engineer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

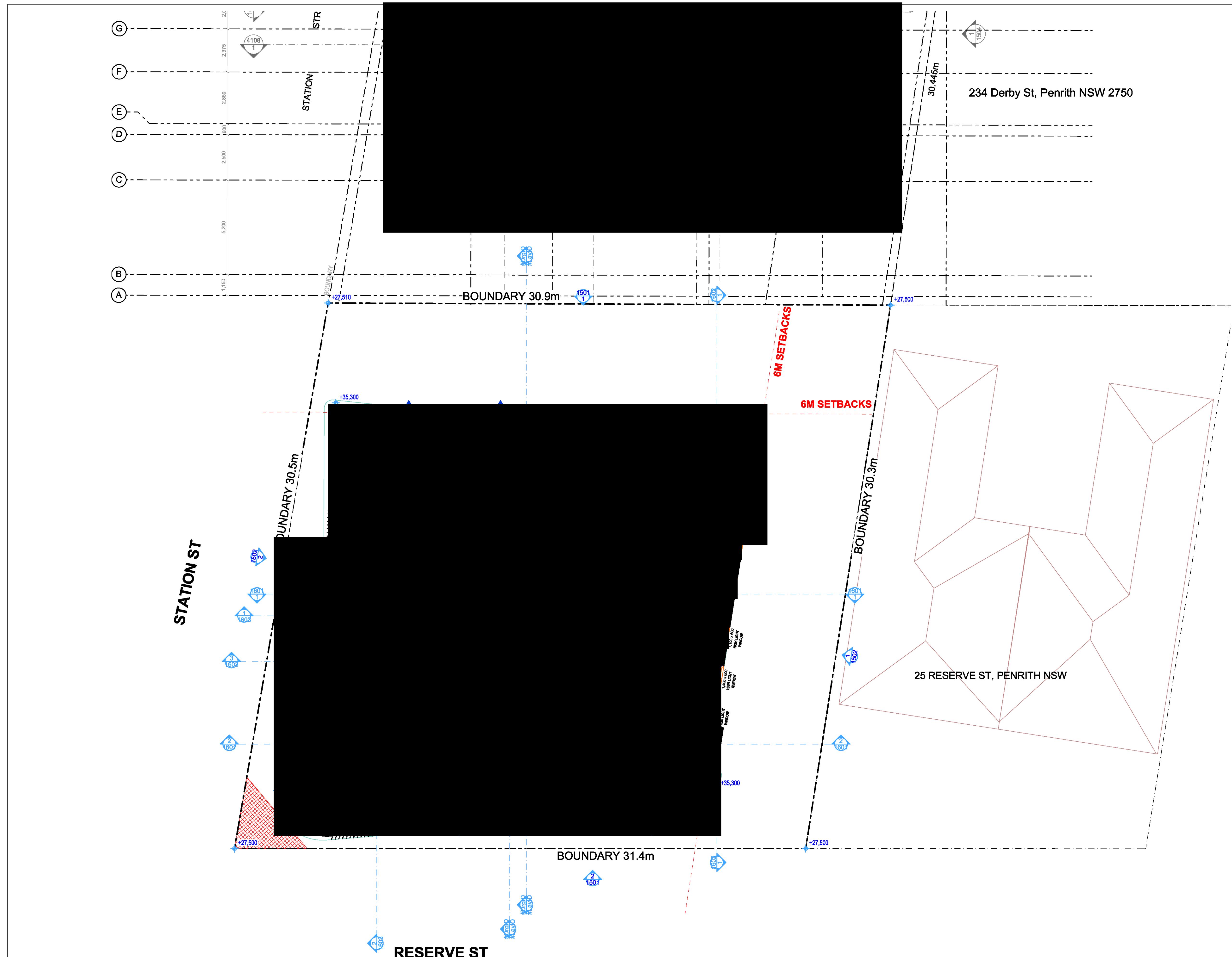
 The logo for Jim Aitken Partners. It features a dark blue rectangular background with the company name in white. To the left of the text is a graphic element consisting of three squares: an orange square at the top, a white square in the middle, and an orange square at the bottom.	<p>Client [REDACTED]</p> <hr/> <p>Project <b>MIXED USE DEVELOPMENT</b></p> <p>Address <b>118 - 120 STATION STREET PENRITH NSW 2750 Australia</b></p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------

# Issue For Revised DA

<b>Drawing Title</b>			
<b>TYPICAL ACCESSIBLE UNIT CONFIGURATION</b>			
<b>ACCESSIBLE UNIT CONFIGURATION</b>			
<b>Drawing No</b>	<b>Rev</b>		
<b>3001</b>	<b>04</b>		
<b>Date</b>	<b>A1 Scale</b>	<b>A3 Scale</b>	<b>Check</b>
<b>25/11/2020</b>	<b>1:200, 1:50</b>	<b>50%</b>	<b>IS</b>







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 m <sup>2</sup>

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
		<b>416.78 m<sup>2</sup></b>

ALLOWABLE FSR	2:1
AFFORDABLE GFA (20.6% OF TOTAL GFA)	416.78 m <sup>2</sup>
TOTAL GFA	2015.42 m <sup>2</sup>

# Issue For Revised DA

ALL NOTES:  
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The logo for ADS Architecture. It features a stylized 'ADS' in black with a red diagonal line through the 'A'. Below it, the word 'ARCHITECTURE' is written in a smaller, sans-serif font.

info@ad-s.com.au | www.ad-s.com.au  
ABN: 90 616 216 196

NSW Nominated Architect  
Pavlo Doroch 9170

[s.com.au](http://www.s.com.au)  
 WA+  
 Member  
 Australian  
 Institute of  
 Architects

Page 1 of 1

Structural Engineer: #Structural Engineer	Hydraulic Services: #Hydraulic Engineer
Mechanical Services: #Mechanical Engineer	Fire Services: #Fire Engineer
Electrical Services: #Electrical Engineer	BCA and Accreditations: #BCA & Accreditations

rvices:  
Engineer  
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cess Consultant:  
cess Consultant

Principal Certifying Authority:  
#Principal Certifying Authori

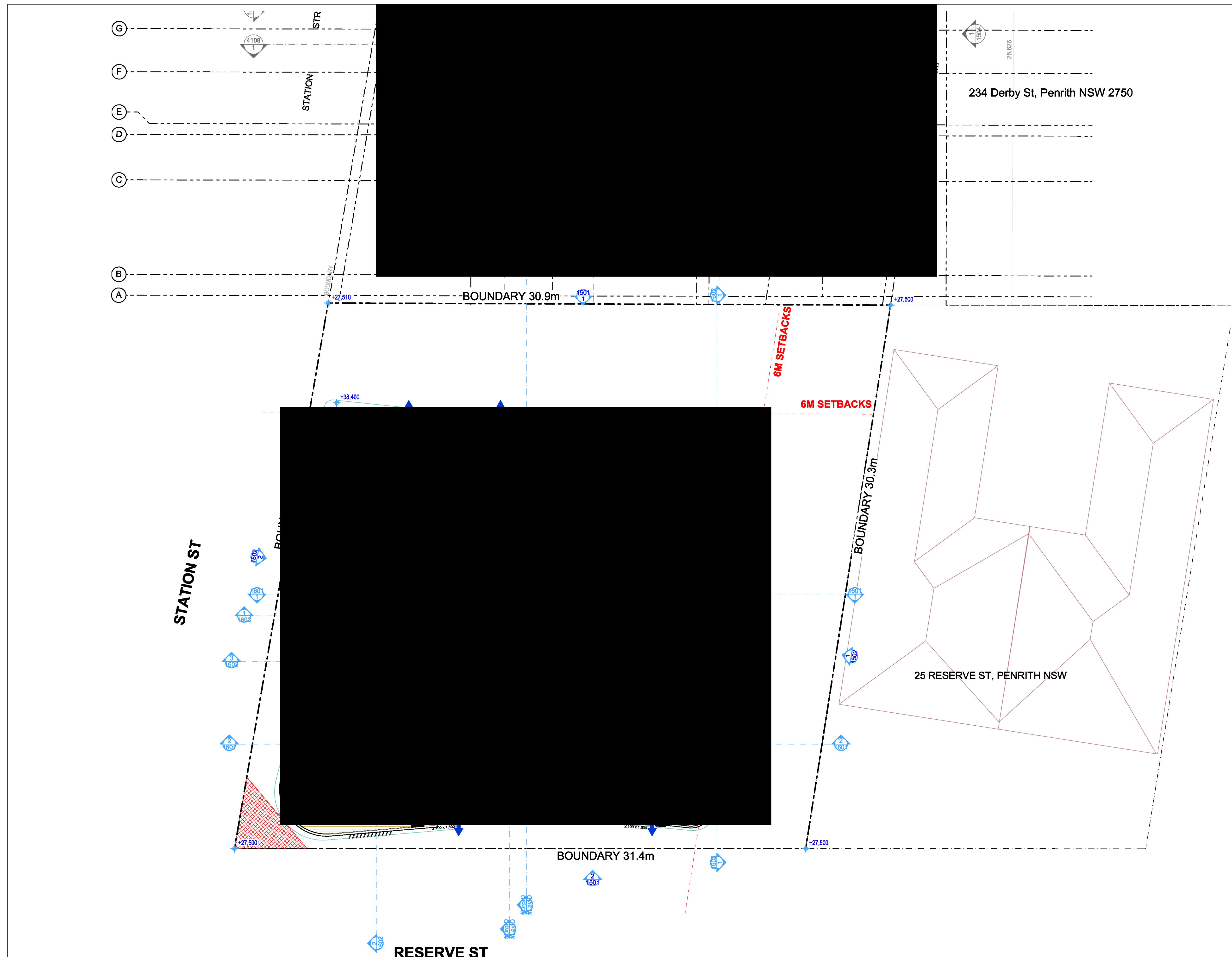
Landscape Architect:  
#Landscape Architect

Acoustic Engineer:  
#Acoustic Engineer



Jim Aitken  
Partners

Drawing Title	SECOND FLOOR - GFA GFA & CROSS VENTILATION		
Drawing No	3023	Rev	04
Date	A1 Scale	A3 Scale	Check
25/11/2020	1:100	50%	IS



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 m <sup>2</sup>

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
	<b>416.78 m<sup>2</sup></b>

ALLOWABLE FSR	2:1
AFFORDABLE GFA (20.6% OF TOTAL GFA)	416.78 m <sup>2</sup>
TOTAL GFA	2015.42 m <sup>2</sup>

# Issue For Revised DA

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5. INF
6. THI
7. CO
8. CO
9. THI
10. DIM
11. CO
12. A.C
13. WA
14. THI

FORM THE ARCHITECT OF ANY DISCREPANCIES  
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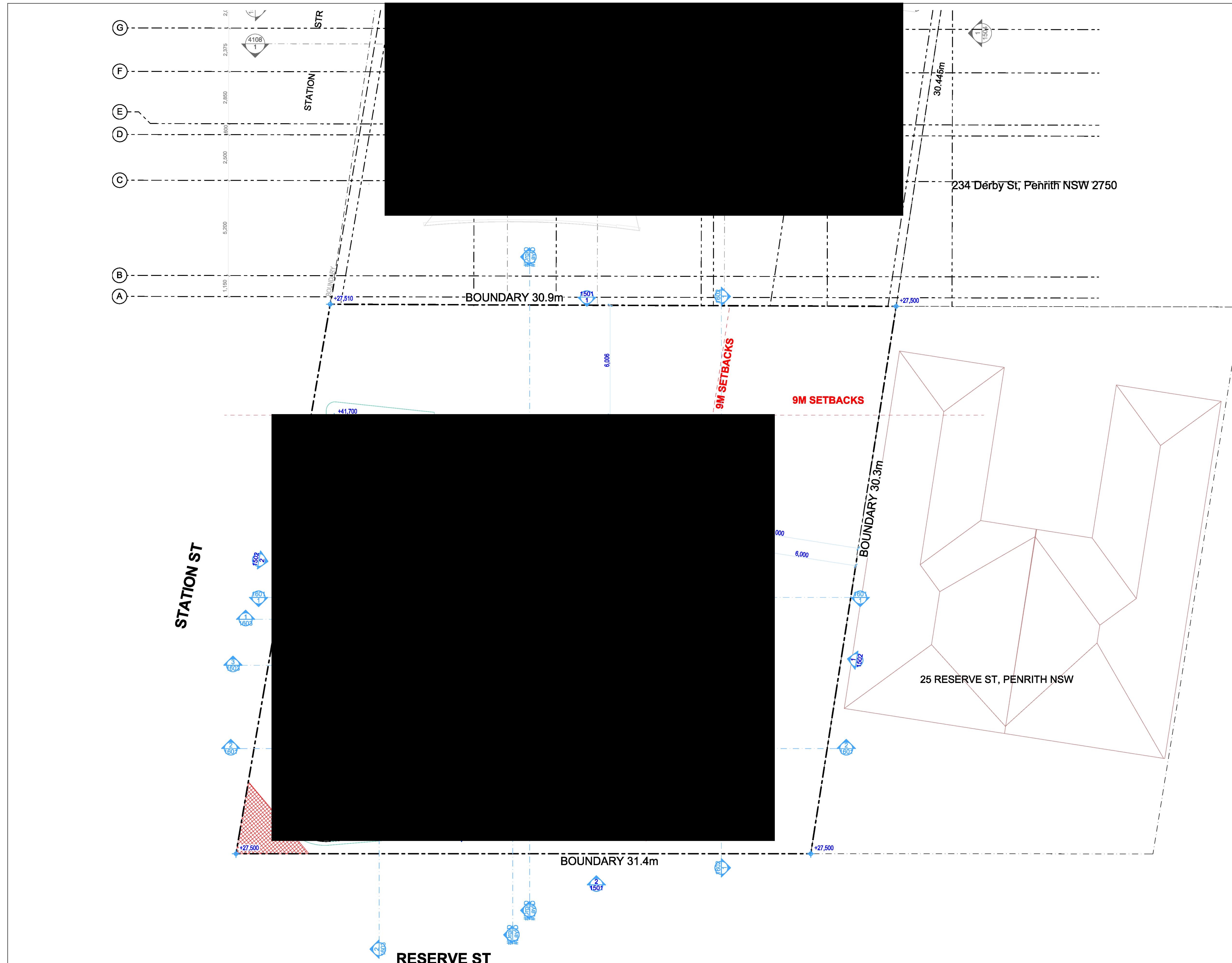
The logo consists of a stylized 'ADS' in black and red. Below it, the words 'NATIONAL SAA' are written vertically, followed by 'PRIOR TO THE COUNCIL. USED FOR ARCHITECTURE'.

A large black rectangular redaction box covers the top portion of the page content, from approximately y=111 to y=300 pixels. The box is positioned on the left side of the page, with a thin white vertical line to its right. The rest of the page is white with a thin black border.

Structural Engineer: Structural Engineer	Hydraulic Services: #Hydraulic Engineer	Principal Cen #Principal C
Mechanical Services: Mechanical Engineer	Fire Services: #Fire Engineer	Landscape A #Landscape A
Electrical Services: Electrical Engineer	BCA and Access Consultant: #BCA & Access Consultant	Acoustic Eng #Acoustic Eng

g Authority: ying Authority ect: architect r: eer		Client [redacted] Project <b>MIXED USE D</b> Address <b>118 - 120 STA</b> <b>PENRITH NSW</b>
------------------------------------------------------------------	---------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------

 Project No <b>Pn_0735</b>	Drawing Title <b>THIRD FLOOR - GFA GFA &amp; CROSS VENTILATION</b>		
Drawing No <b>3024</b>		Revision <b>04</b>	
Date <b>25/11/2020</b>	A1 Scale <b>1:100</b>	A3 Scale <b>50%</b>	Checked <b>IS</b>
DEVELOPMENT <b>STREET</b> Australia			



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 m <sup>2</sup>

Area Schedule - AFFORDABLE GFA	
Zone Type	Area
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AFFORDABLE GFA - Second Floor	76.05
AFFORDABLE GFA - Third Floor	76.05
	416.78 m <sup>2</sup>

ALLOWABLE FSR	2:1
AFFORDABLE GFA (20.6% OF TOTAL GFA)	416.78 m <sup>2</sup>
TOTAL GFA	2015.42 m <sup>2</sup>

# Issue For Revised DA

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DRAWINGS AND SPECIFICATIONS.

5. INF  
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FORM THE ARCHITECT OF ANY DISCREPANCIES  
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The logo for ADS Architecture. It features a stylized 'ADS' in black with a red diagonal line through the 'A'. Below it, the word 'ARCHITECTURE' is written in a smaller, sans-serif font.

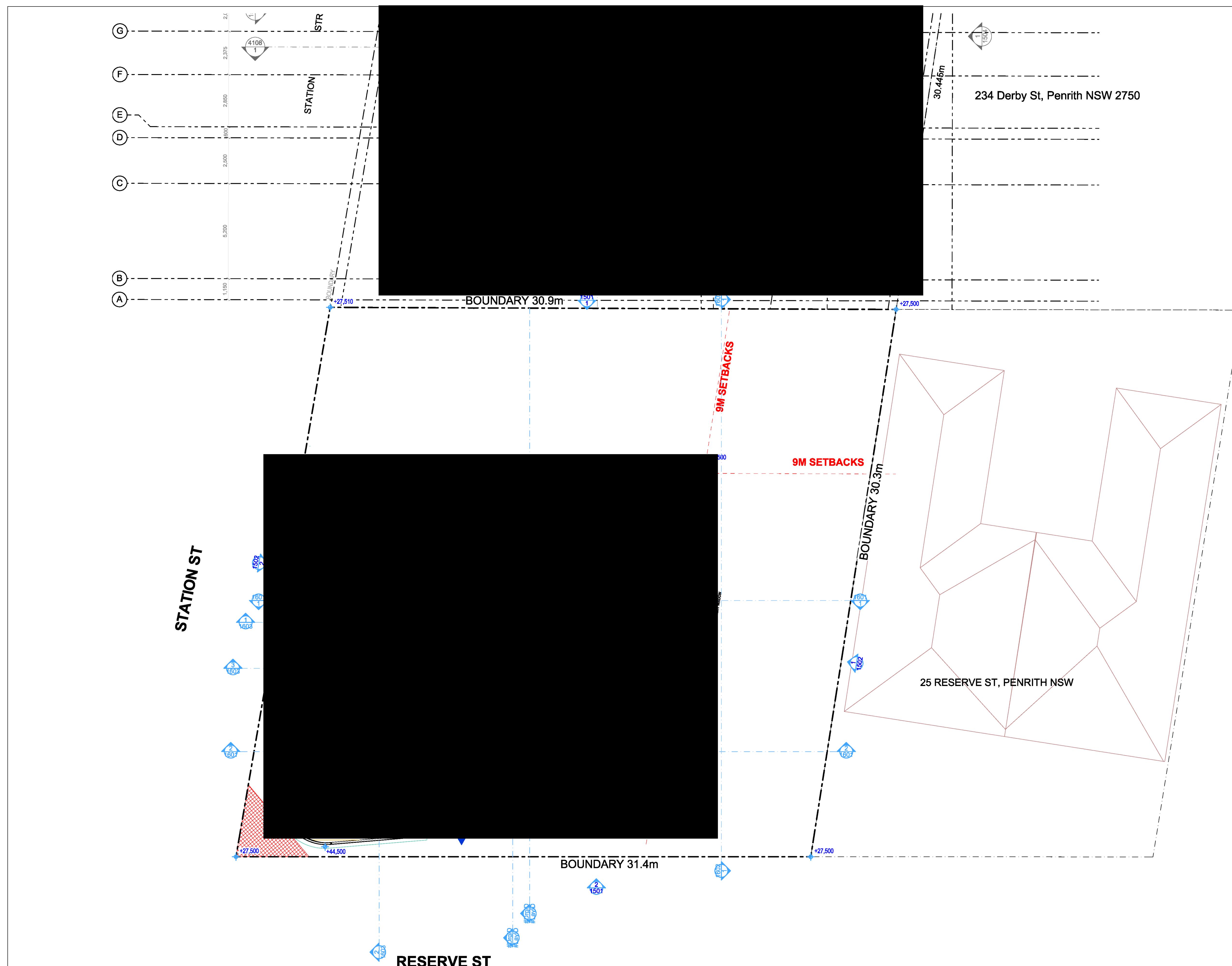
The image contains the letters 'T' and 'S' in a bold, black, sans-serif font. To the right of the letters is the text 'NSW Nominated Architect' on top of 'Pavlo Doroch 9170'. Below this text is the logo for the Australian Institute of Architects, which consists of a stylized 'A' and 'I' in a dark blue square, with the text 'Member Australian Institute of Architects' to the right.

	Structural #Structural
	Mechanical #Mechanical
	Electrical #Electrical

al Engineer: ural Engineer	Hydraulic Services: #Hydraulic Engineer	Principal Certifying Au #Principal Certifying
cal Services: anical Engineer	Fire Services: #Fire Engineer	Landscape Architect: #Landscape Architect
l Services: cal Engineer	BCA and Access Consultant: #BCA & Access Consultant	Acoustic Engineer: #Acoustic Engineer

Authority: Authority	 <p><b>Jim Aitken + Partners</b></p>	<p>Client [REDACTED]</p> <p>Project <b>MIXED USE DEVELOPMENT</b></p> <p>Address <b>118 - 120 STATION STREET PENRITH NSW 2750 AUSTRALIA</b></p>
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 Project No <b>Pn_0735</b>	Drawing Title		
	<b>FOURTH FLOOR - GFA</b> <b>GFA &amp; CROSS VENTILATION</b>		
<b>MENT</b>  <b>EET</b> stralia	Drawing No	Rev	
	<b>3025</b>	<b>04</b>	
	Date	A1 Scale	A3 Scale
	<b>25/11/2020</b>	<b>1:100</b>	<b>50%</b>
			Check
			<b>IS</b>



<b>Area Schedule - GFA</b>	
<b>Zone Type</b>	<b>Area</b>
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
	<b>2,015.42 m<sup>2</sup></b>

<b>Area Schedule - AFFORDABLE GFA</b>	
<b>Zone Type</b>	<b>Area</b>
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
	<b>416.78 m<sup>2</sup></b>

ALLOWABLE FSR	2:1
AFFORDABLE GFA (20.6% OF TOTAL GFA)	416.78 m <sup>2</sup>
TOTAL GFA	2015.42 m <sup>2</sup>

# Issue For Revised DA

GERAL NOTES:

ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES. DO NOT SCALE DRAWINGS.  
REFERENCES OF DIMENSIONED MEASUREMENT TO BE TAKEN OVER SCALED  
MEASUREMENTS.

ALL WALL THICKNESSES DIMENSIONED OR NOTED ARE NOMINAL SIZES ONLY.  
INFORMATION INDICATED IN THIS DOCUMENT MAY BE CRUCIAL TO THE SAFE  
AND PROPER FUNCTIONING OF THE PROJECT. DO NOT ALTER ANY ASPECT  
WITHOUT REFERENCE TO THE ARCHITECT.

READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT  
DRAWINGS AND SPECIFICATIONS.

5. INF  
6. THI  
CO  
CO  
7. THI  
DIM  
CO  
8. A.C  
WA  
9. THI  
THI

FORM THE ARCHITECT OF ANY DISCREPANCIES  
THE WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL  
INSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, SAA  
DES AND ALL RELEVANT CONDITIONS BY-LAW  
THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL  
DIMENSIONS, RL GROUNDLINES AND CONSTRUCTION METHODS PRIOR TO  
COMMENCEMENT OF WORK.  
A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE  
CERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.  
THE DRAWING IS PROTECTED BY COPYRIGHT. IT MAY ONLY BE USED FOR  
THE PURPOSE FOR WHICH IT IS ISSUED

The logo for ADS Architecture. It features a stylized 'ADS' in black with a red diagonal line through the 'A'. Below it, the word 'ARCHITECTURE' is written in a smaller, sans-serif font.

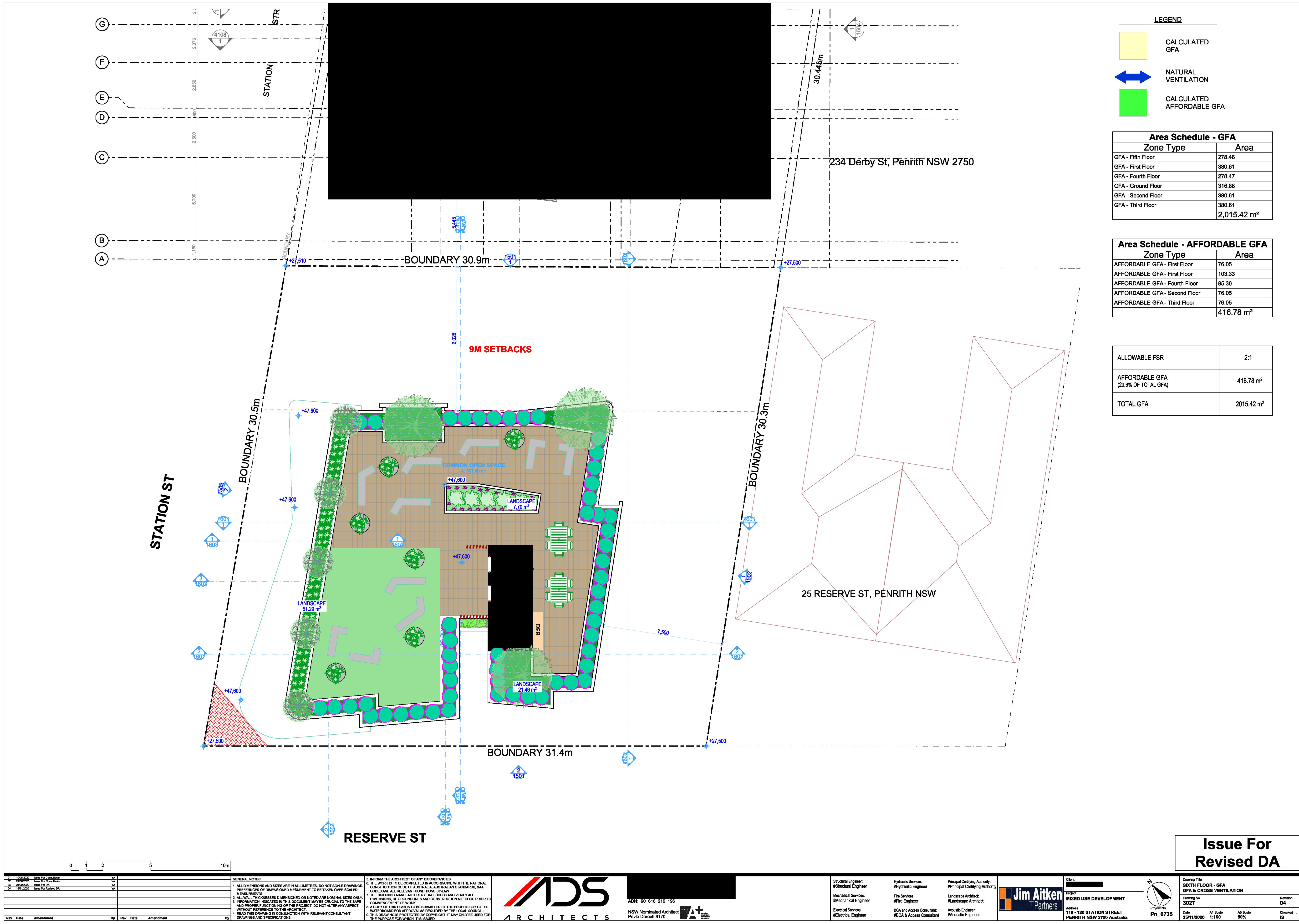
The logo for the Member Australian Institute of Architects. It features a stylized 'A' composed of several triangles of varying sizes, with a small '+' sign to its right. Below the graphic, the text 'Member Australian Institute of Architects' is written in a small, sans-serif font.

	Structural Engineer: #Structural Engineer	Hyd #Hy
	Mechanical Services: #Mechanical Engineer	Fire #Fi
	Electrical Services: #Electrical Engineer	BCA #BC

Hydraulic Services: Hydraulic Engineer	Principal Certifying Authority: #Principal Certifying Authority
Services: Engineer	Landscape Architect: #Landscape Architect
Access Consultant: CA & Access Consultant	Acoustic Engineer: #Acoustic Engineer

	<p>Client [REDACTED]</p> <p>Project <b>MIXED USE DEVELOPMENT</b></p> <p>Address <b>118 - 120 STATION STREET PENRITH NSW 2750 Australia</b></p>
---------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------

 Project No <b>Pn_0735</b>	Drawing Title <b>FIFTH FLOOR - GFA GFA &amp; CROSS VENTILATION</b>		
	Drawing No <b>3026</b>	Revision <b>04</b>	
Date <b>25/11/2020</b>	A1 Scale <b>1:100</b>	A3 Scale <b>50%</b>	Check <b>IS</b>



**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**



# RESERVE S

# Issue For Revised DA

01	21/08/2020	Issue For Consultants
02	24/08/2020	Issue For Consultants
03	23/09/2020	Issue For DA
04	19/11/2020	Issue For Revised DA

<b>GENERAL NOTES:</b>
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 CRUCIAL 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.

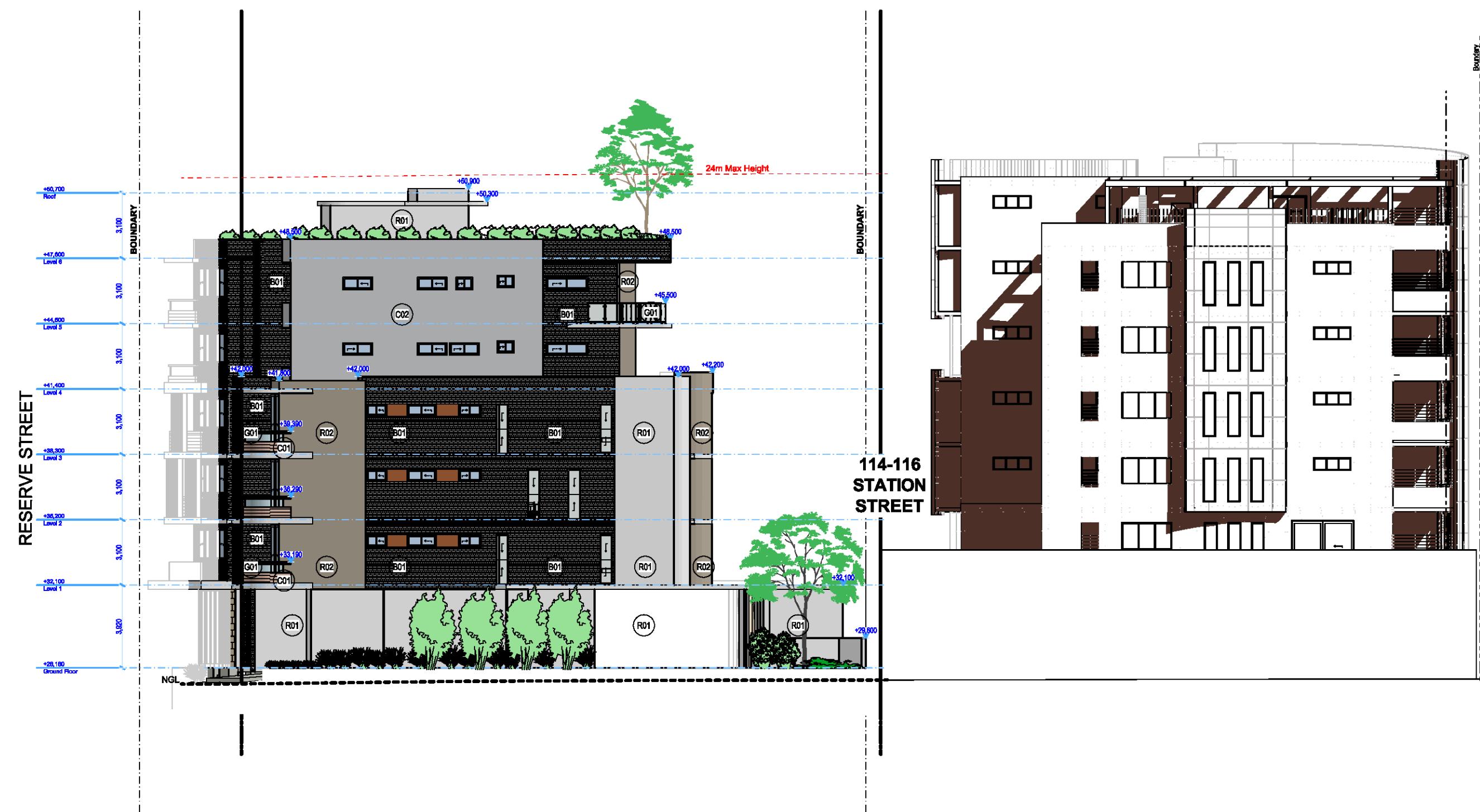
The logo for ADS features a large, bold, black 'A' and 'D' stacked vertically, with a smaller 'S' to the right. A thick red diagonal stripe runs from the top-left corner of the 'A' down to the bottom-right corner of the 'D'. Below the logo, the text 'A B C H U L T E C' is written in a smaller, black, sans-serif font.

ABN: 90 616 216 196  
NSW Nominated Architect 

Other  
titles  
in this  
series

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

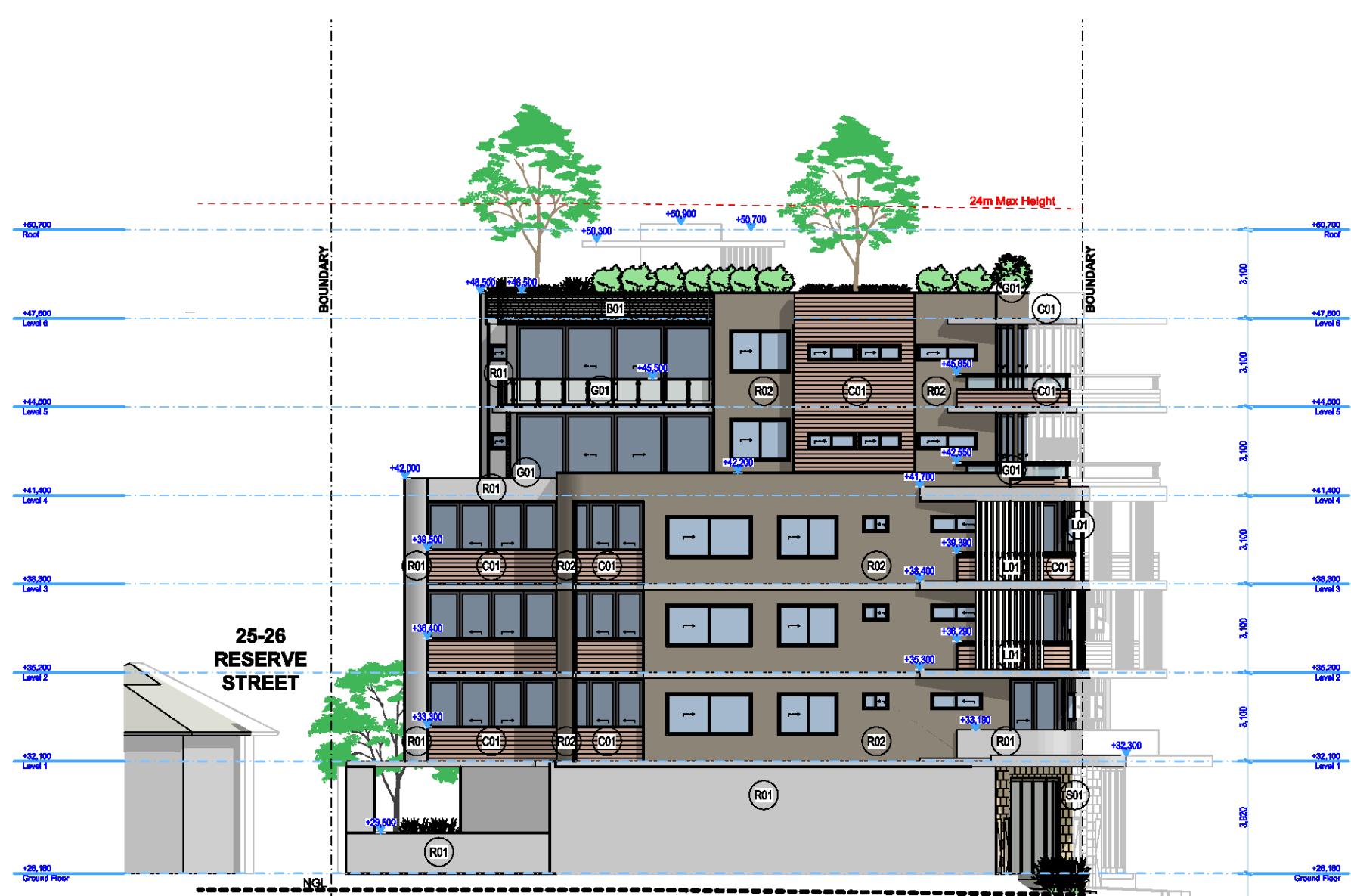
 Project No <b>Pn_0735</b>	Drawing Title				
	<b>NOTIFICATION PLANS 1/2</b> <b>NOTIFICATION PLANS</b>				
	Drawing No		Revised		
	<b>3041</b>		<b>04</b>		
Date	A1 Scale	A3 Scale	A4 Scale	Check	
<b>25/11/2020</b>	<b>1:100</b>	<b>50%</b>	<b>35%</b>	<input checked="" type="checkbox"/>	



1 East Elevation  
1:200



2 West Elevation  
1:200



3 North Elevation  
1:200



4 South Elevation  
1:200

01 21/02/2020	Issue For Consultants
02 24/02/2020	Issue For Consultants
03 02/03/2020	Issue For DA
04 18/12/2020	Issue For Revised DA
	YA
Rev Date	Amendment
By	Rev Date
Rev Date	Amendment
By	Rev Date

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 DIMENSIONS DIMENSIONED OR NOTED ARE NOMINAL SIZES ONLY.  
4. ALL DIMENSIONS ARE IN MILLIMETRES.  
5. INFORM THE ARCHITECT OF ANY DISCREPANCIES.  
6. THE WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES AND ALL RELEVANT CONDITIONS BY LAW.  
7. THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THIS DRAWING PRIOR TO COMMENCEMENT OF WORK.  
8. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPONENT TO THE LOCAL COUNCIL AS REQUIRED.  
9. READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS AND SPECIFICATIONS.  
10. THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT IS ISSUED.



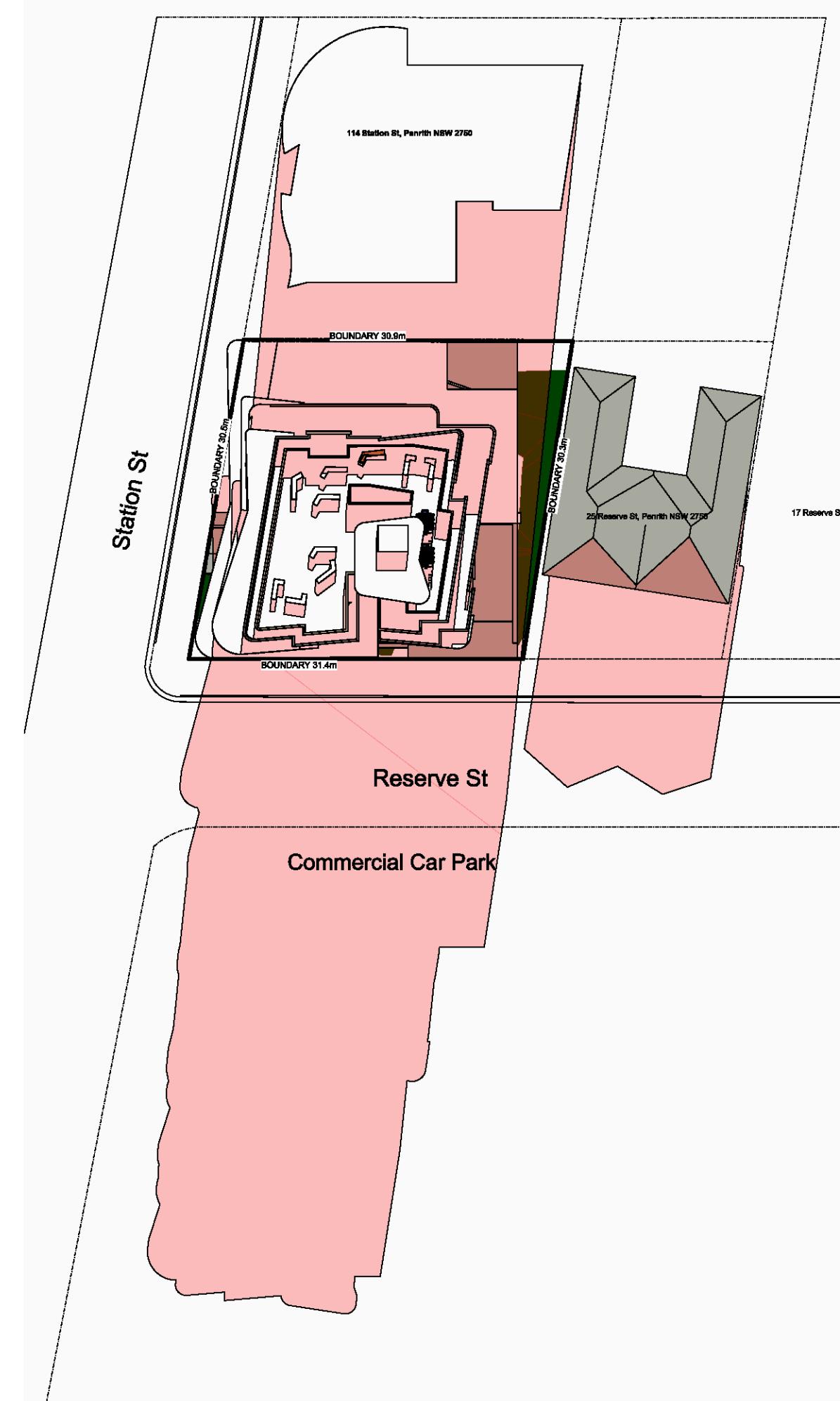
ABN: 90 616 216 196  
NSW Nominated Architect  
Pavlo Doroch 8170

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

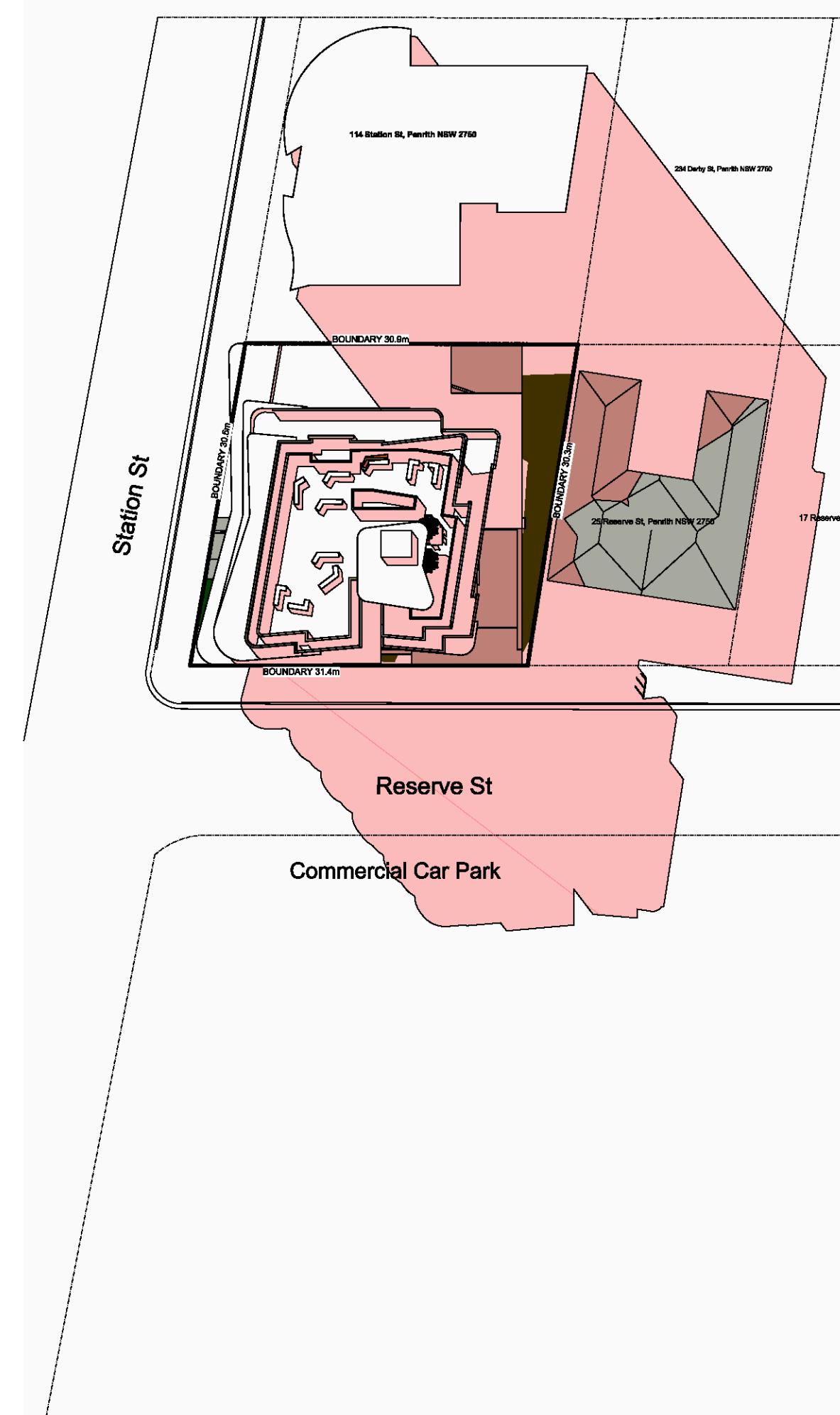


Client: \_\_\_\_\_  
Project: MIXED USE DEVELOPMENT  
Address: 118 - 120 STATION STREET  
PENRITH NSW 2750 Australia  
Project No.: Pn\_0735

Issue For Revised DA  
Drawing Title: NOTIFICATION PLANS 2/2  
NOTIFICATION PLANS  
Drawing No: 3042  
Review: 04  
Project No.: Pn\_0735  
Date: 23/11/2020 1:200  
A1 Scale: 50%  
A2 Scale: 35%  
A3 Scale: Checked



01 Shadows - June 21 - 9AM  
1:500



02 Shadows - June 21 - 12PM  
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

0 1 2 5 10m

GENERAL NOTES:  
1. ALL DIMENSIONS AND SIZES ARE IN MILLIMETRES. DO NOT SCALE DRAWINGS.  
2. MEASUREMENTS AND DIMENSIONS NOTED ARE NOMINAL SIZES ONLY.  
3. INFORMATION INDICATED IN THIS DOCUMENT MAY BE CRUCIAL TO THE SAFE  
4. READ THIS DRAWING IN CONJUNCTION WITH RELEVANT CONSULTANT  
5. INFORM THE ARCHITECT OF ANY DISCREPANCIES  
6. THE WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL  
7. THE BUILDING / MANUFACTURER SHALL CHECK AND VERIFY ALL  
8. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPONENT TO THE  
9. THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY ONLY BE USED FOR  
DRAWINGS AND SPECIFICATIONS.

ADS  
ARCHITECTS

ABN: 90 616 216 196  
NSW Nominated Architect  
Pavlo Doroch 8170

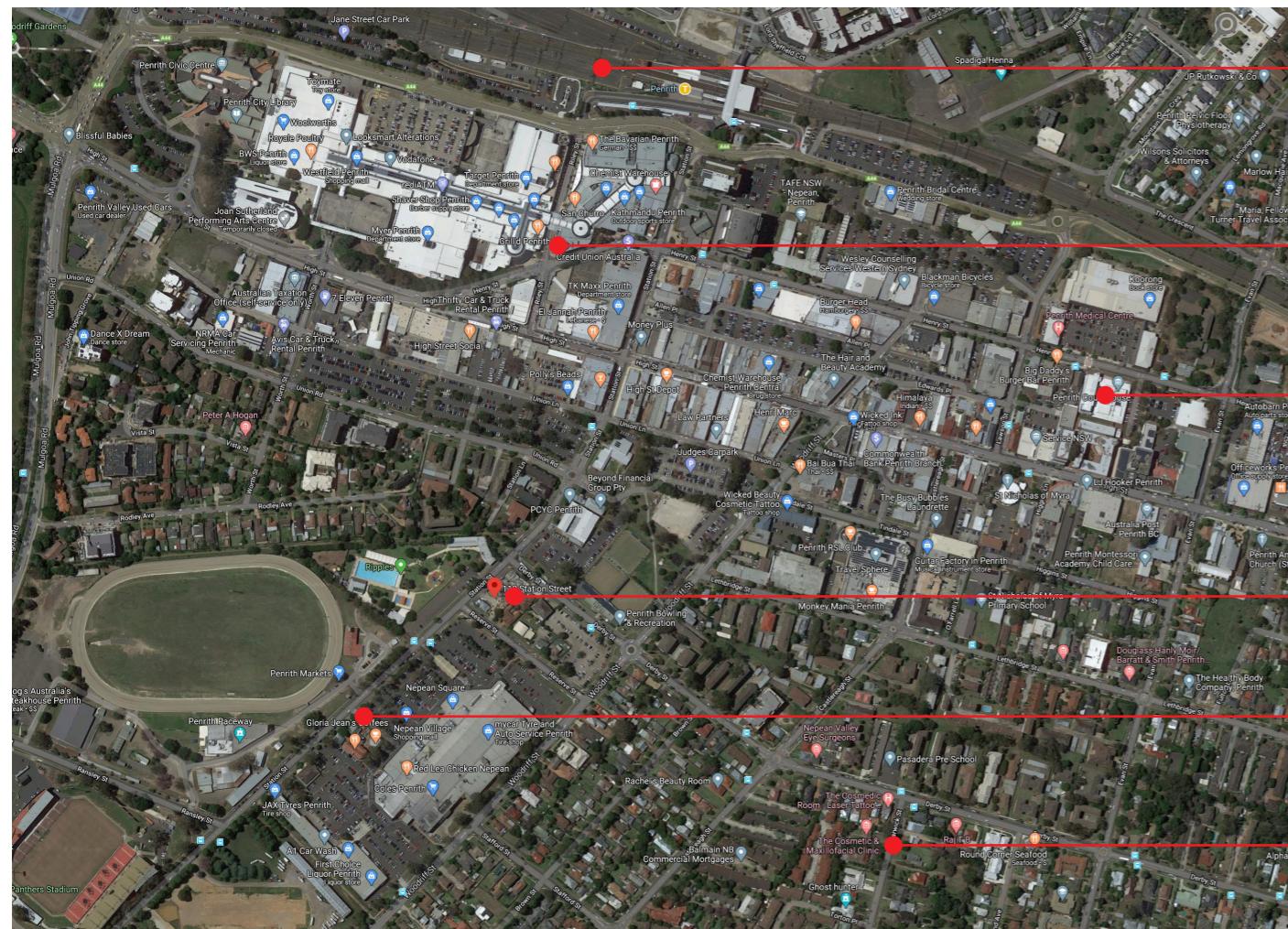
Structural Engineer: #Structural Engineer  
Hydraulic Services: #Hydraulic Engineer  
Principal Certifying Authority: #Principal Certifying Authority  
Mechanical Services: #Mechanical Engineer  
Fire Services: #Fire Engineer  
Landscape Architect: #Landscape Architect  
Electrical Services: #Electrical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

Client: [REDACTED]  
Project: MIXED USE DEVELOPMENT  
Drawing No: 8001  
Address: 118 - 120 STATION STREET  
PENRITH NSW 2750 Australia  
Project No: Pn\_0735  
Review: 04

Issue For  
Revised DA







Penrith Station

Penrith Town Center

Penrith Goverment Center

The Site

Nepean Village

Clinic



Drawing title: LOCATION AND GENERAL DESCRIPTAION

118-120 Station St Penrith

## 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 Peillon. 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 km<sup>2</sup>

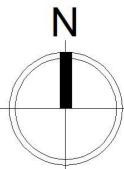
Postal code: 2750

Location: 50 km (31 mi) west of Sydney CBD

Population: 13,295 (2016 census)

LGA(s): City of Penrith

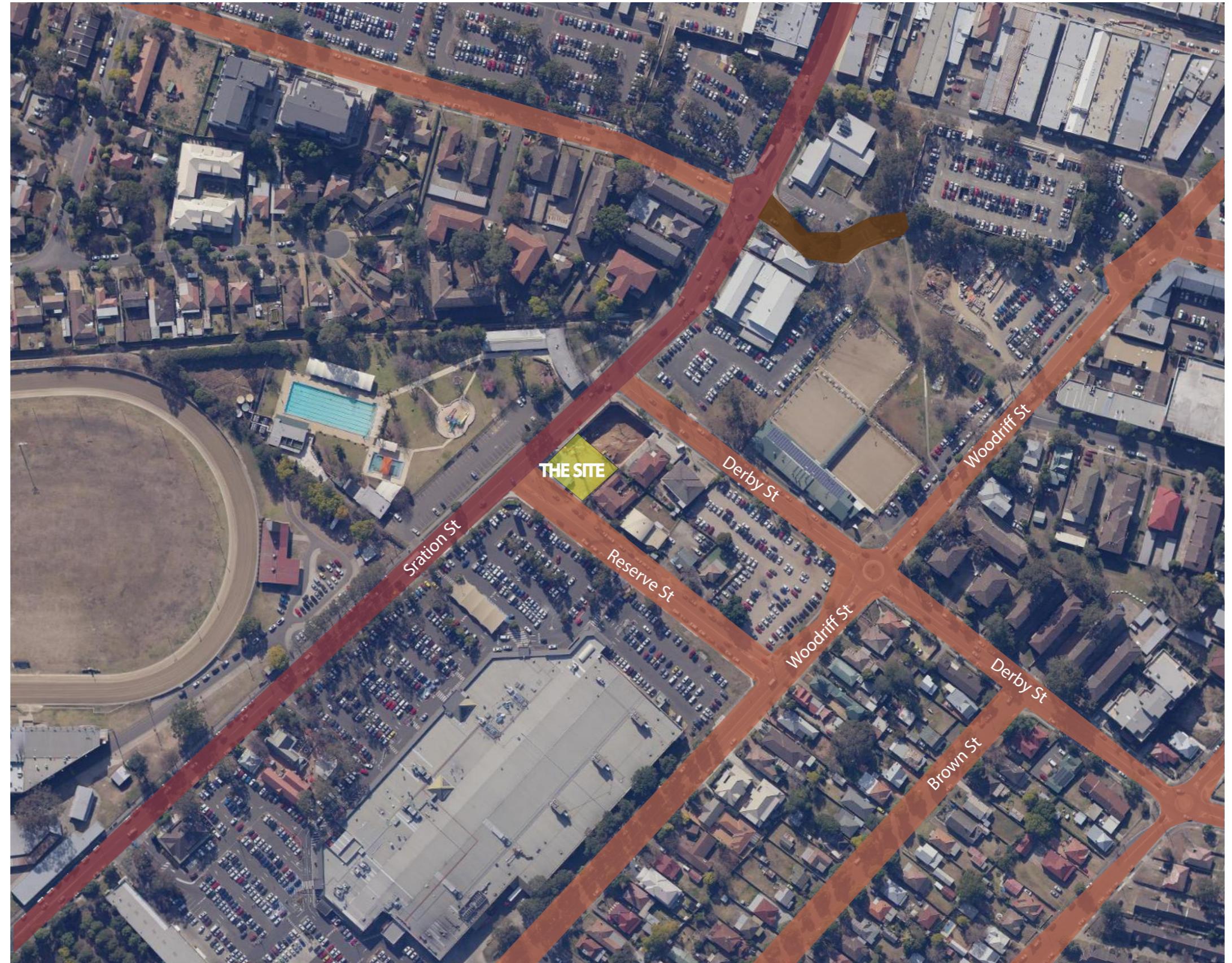
Weather: 12 °C, Wind SE at 5 km/h, 97% Humidity



Drawing title: 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



IM8



Reserve St



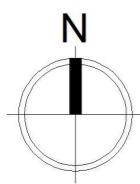
Reserve St



Woodlawn St

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

NOTES:

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

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

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

- T — APPROXIMATE POSITION OF UNDERGROUND TELECOMMUNICATIONS
- G — APPROXIMATE POSITION OF UNDERGROUND GAS MAIN
- - - — APPROXIMATE POSITION OF UNDERGROUND ELECTRICITY
- V — APPROXIMATE POSITION OF UNDERGROUND WATER MAIN
- S — 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
-  GAS ASSET
-  POWER POLE
-  PRIVATE POLE
-  SIGN
-  HYDRANT
-  STOP VALVE
-  SEWER MAN HOLE

0 2 4 6 8

1 : 100

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

The logo for Freeburn Surveying features a map of Australia in the center. A compass rose is overlaid on the map, with 'W' on the left and 'E' on the right. Below the map, the word 'SURVEYING' is written in a bold, sans-serif font. Above the map, the word 'FREEBURN' is written in a bold, sans-serif font. A surveying tripod is positioned at the top of the map, and a level is positioned at the bottom right.

**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

A logo for 'DIAL BEFORE YOU DIG' featuring a circular 'no digging' symbol (a person digging with a shovel inside a red circle with a diagonal line) next to the text 'DIAL BEFORE YOU DIG' and the website 'www.1100.com.au'.

1 : 100	Datum: AHD	Contour: 0.2m
or: CR/NI	Drawn By: DM	Checked: MF
f Survey: 13/12/2017		Sheet 1 of 1
AD	RFVISION 02	17/08/2020 36 206 UPDATE DETAIL