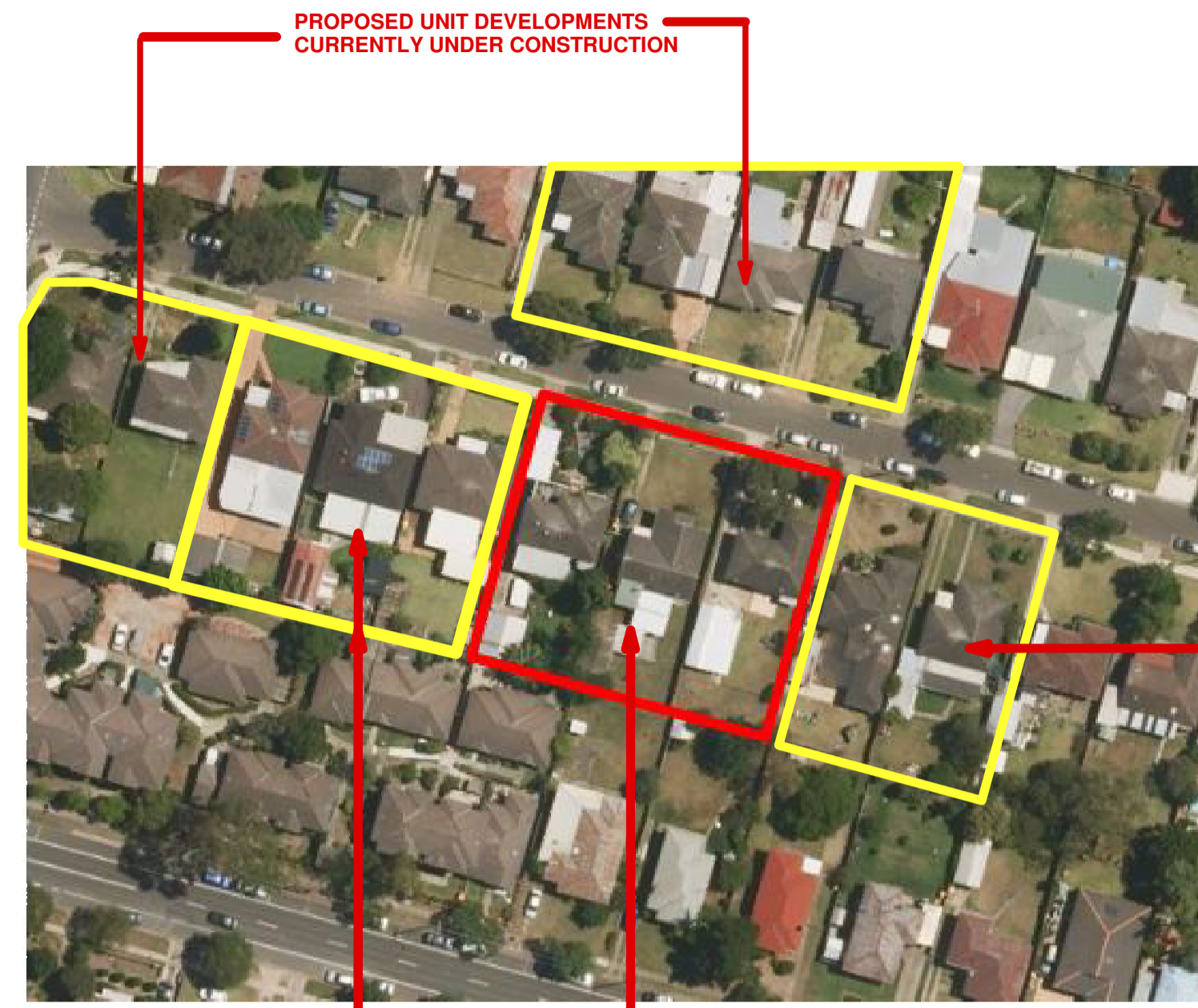


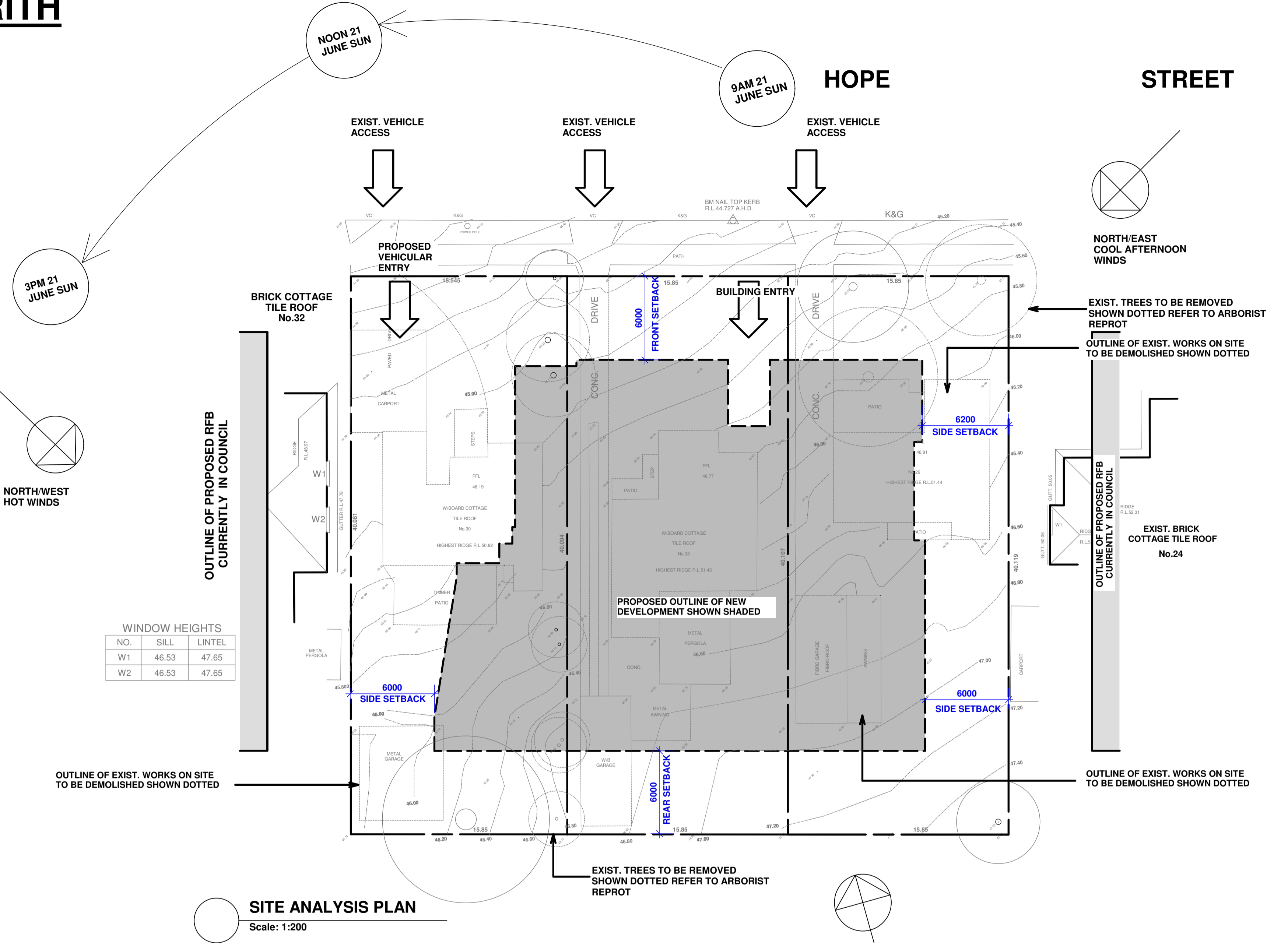
# PROPOSED UNIT DEVELOPMENT 26-30 HOPE ST PENRITH



PROPOSED UNIT DEVELOPMENT CURRENTLY IN COUNCIL  
 SUBJECT SITE

**LOCATION PLAN**  
 Scale: NTS

FUTURE UNIT DEVELOPMENT SITE



WINDOW HEIGHTS

NO.	SILL	LINTEL
W1	46.53	47.65
W2	46.53	47.65

**SITE ANALYSIS PLAN**  
 Scale: 1:200

- AMENITIES TO SITE:**
1. CLOSE PROXIMITY TO PENRITH TRAIN STATION
  2. CLOSE PROXIMITY TO NUMEROUS BUS STOPS ALONG DERBY ST, PARKER ST & GREAT WESTERN HIGHWAY.
  3. THE SITE IS LOCATED IN CLOSE PROXIMITY TO NEPEAN HOSPITAL, WESTERN SYDNEY UNI & NAPEAN TAFE.
  4. THE SITE IS LOCATED IN CLOSE PROXIMITY TO PENRITH WESTFIELD, PENRITH PANTHERS & INDUSTRIAL PRECINCT.
  5. CLOSE PROXIMITY TO SEVERAL PRIMARY & HIGH SCHOOLS.
  6. CLOSE PROXIMITY TO M4 FREEWAY & GREAT WESTERN HIGHWAY.

**ADG COMPLIANCE TABLE**

CONTROL	REQUIRED	PROPOSED
BUILDING SEPARATION	6-12m	6-12m
LIVING ROOM WIDTH	MIN 3.6m 1BR, 4m 2+ BR	3.7m 1 BR, 4.3m 2+ BR
BEDROOM SIZE	MIN 9-10sqm MIN 3m CLEAR	MIN 11sqm + 3m
COMMUNAL OPEN SPACE 25% OF SITE AREA + 3m	473sqm	GROUND FLOOR 380sqm ( 310sqm + 70sqm)+ MIN 3m 5TH FLOOR - 133sqm + MIN 3m TOTAL COMMUNAL AREA 513sqm
SOLAR ACCESS (2HR 9AM-3PM)	MIN 85% OF 38 UNITS = 32 UNITS	32 UNITS
LANDSCAPING	1 LARGE TREE OR 2 MEDIUM TREES + 80sqm	2 LARGE TREES + 10+ MEDIUM TREES + 373sqm
DEEP SOIL AREA 7% + 6m	133sqm	288sqm + 6m
PRIVATE OPEN SPACE- GROUND FLOOR	15sqm + 3m	MIN 23sqm + MIN 3m
PRIVATE OPEN SPACE- BALCONY	8-12sqm MIN 2-2.4m	10sqm + 2m
CROSS VENTILATION	60% OF 38 UNITS = 22.8 UNITS	25 UNITS
CEILING HEIGHTS	MIN 2700mm	MIN 2700mm
APARTMENT SIZE	STUDIO 35sqm, 1BR 50sqm, 2BR 70sqm, 3BR 90sqm	STUDIO 35sqm, 1BR MIN 50sqm 2BR MIN 83sqm, 3BR MIN 115sqm
STORAGE	STUDIO 4m3, 1BR 6m3, 2BR 8m3, 3BR 10m3	STUDIO 4m3, 1BR 6m3, 2BR 8m3, 3BR 10m3

DATE	REV	AMENDMENTS
01.06.20	A	DA ISSUE

1. DO NOT SCALE FROM DRAWING. USE WRITTEN DIMENSIONS ONLY  
 2. BUILD TO CHECK AND VERIFY ALL DIMENSIONS & LEVELS  
 3. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SPECIAL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.  
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 REGISTERED ARCHITECT (2017) NSW 9914

PROJECT: PROPOSED UNIT DEVELOPMENT LOCATED AT 26-30 HOPE ST PENRITH  
 TITLE: SITE ANALYSIS PLAN & LOCATION PLAN  
 SCALE: A1 @ 1:200 DRAWN: MM  
 PROJECT DATE: FEB 2020 CHECKED: ZH REV: A  
 PROJECT No. 201727 DWG No. DA0.01

**SITE CALCULATIONS**

**SITE AREA:** 1894.4sqm

**LANDSCAPED/DEEP SOIL AREAS:**  
 LANDSCAPED AREA AT REAR: 488sqm  
 LANDSCAPED AREA AT FRONT: 185sqm

**TOTAL LANDSCAPED AREA:** 673sqm (35.5% OF TOTAL SITE AREA)  
**REQUIRED AREA:** 663sqm (35% OF TOTAL SITE AREA)

**GROUND FLOOR COMMUNAL:** 380sqm (70sqm INTERNAL)  
**LEVEL 5 COMMUNAL:** 133sqm  
**TOTAL COMMUNAL:** 513sqm (27% OF SITE AREA)

**CAR PARKING:**  
 VISITOR: 10 (INCLUDES 1 WASHBAY)  
 RESIDENT: 50 (INCLUDES 4 ACCESSIBLE)  
 SERVICE VEHICLE: 1  
 TOTAL REQUIRED: 52  
 TOTAL PROVIDED: 61  
 BIKE PARKING: 12  
 MOTORBIKE PARKING: 2

**BASIX INCLUSIONS CERT 1106425M:**

**HOT WATER UNIT**  
 5.5 STAR GAS INSTANTANEOUS HOT WATER UNIT FOR EACH UNIT TO BEST LOCATION BY OTHERS.

**WATER SAVING FITTINGS**  
 MIN 4 STAR SHOWER HEADS, WATER SAVING FITTINGS & DUAL FLUSH 4 STAR TOILETS ARE TO BE INSTALLED TO EACH UNIT.  
 2.5 STAR DISHWASHER TO BE INSTALLED.

**INSULATION**  
 R2.0 BATT INSULATION TO CEILINGS BELOW ROOF SLAB.  
 R1 EPS TO EXTERNAL AFS WALLS, L1-3 & 5 LOBBY & GARBAGE ROOM.  
 R2 EPS TO EXTERNAL AFS WALLS UNITS 10, 19.  
 R1.0 TO INTERNAL WALLS TO GROUND FLOOR LOBBY, STAIR WALLS & GARBAGE ROOM.  
 R1 EPS TO USIDE SLAB OVER CARPARK, GARBAGE BAY.  
 R2.0 IN CEILINGS BELOW SLAB.

**HEATING & COOLING**  
 1 PHASE DUCTED A/C WITH A 2.5 STAR RATING FOR COOLING & 3.0 STAR FOR HEATING WITH ZONING TO LIVING & BEDROOM AREAS FOR ALL UNITS.

**KITCHEN APPLIANCES**  
 GAS COOKTOP WITH ELECTRIC OVEN TO BE INSTALLED IN ALL KITCHENS.  
 WELL VENTILATED FRIDGE SPACES.  
 3.5 STAR DISHWASHER + 1.5 STAR CLOTHES DRYER.

**VENTILATION**  
 ALL BATHROOMS, ENSUITES, LAUNDRY & KITCHEN ARE TO HAVE DUCTED MECHANICAL VENTILATION WITH MANUAL ON/OFF SWITCH.  
 ALL FRIDGE SPACES TO BE WELL VENTILATED.

**ARTIFICIAL & NATURAL LIGHTING**  
 PRIMARY TYPE OF LIGHTING TO BE LED OR FLUORESCENT TO ALL AREAS.  
 NATURAL LIGHTING REQUIRED TO BATHROOMS/KITCHENS FOR EACH UNIT AS FOLLOWS.  
 UNITS 7,14,23,29,35,37- 1 BATHROOM  
 UNITS 1,4,11,20- 1 KITCHEN

**PHOTOVOLTAIC (SOLAR PANEL) SUPPLY**  
 A PHOTOVOLTAIC SYSTEM TO BE INSTALLED WITH A CAPACITY TO GENERATE MIN 5.0KW.

**WINDOWS & SKYLIGHTS**  
 WINDOWS TO BE ALUMINIUM FRAMED WITH U<sub>w</sub> VALUE 6.70 & SHGC<sub>w</sub> 0.57 FOR AWNING WINDOWS, U<sub>w</sub> VALUE 6.70 & SHGC<sub>w</sub> 0.70 FOR FIXED/SLIDING WINDOWS & DOUBLE HUNG.  
 UNIT 10 TO HAVE U<sub>w</sub> VALUE 4.8 & SHGC<sub>w</sub> 0.59. UNIT 18 TO HAVE U<sub>w</sub> VALUE 5.4 & SHGC<sub>w</sub> 0.58.  
 UNIT 19 TO HAVE U<sub>w</sub> VALUE 4.1 & SHGC<sub>w</sub> 0.59. UNIT 37 TO HAVE U<sub>w</sub> VALUE 5.4 & SHGC<sub>w</sub> 0.58.  
 U<sub>w</sub> VALUE 5.4 & SHGC<sub>w</sub> 0.49 FOR AWNING WINDOWS IN ACCORDANCE WITH BASIX CERTIFICATE.  
 SKYLIGHTS TO BE TIMBER FRAMED DOUBLE GLAZED LOW E ARGON FILLED U<sub>w</sub> VALUE 2.6 & SHGC<sub>w</sub> 0.21 FOR UNIT 35.





North East Elevation



North West Elevation



South West Elevation



South East Elevation



Rooftop Communal Area

DATE	REV	AMENDMENTS
01.06.20	A	DA ISSUE

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PROJECT: PROPOSED UNIT DEVELOPMENT LOCATED AT 26-30 HOPE ST PENRITH

TITLE: ELEVATION MODELS

SCALE: A1 @ NTS

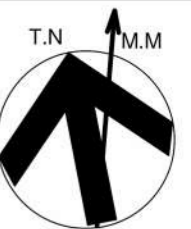
DRAWN: MM

PROJECT DATE: FEB 2020

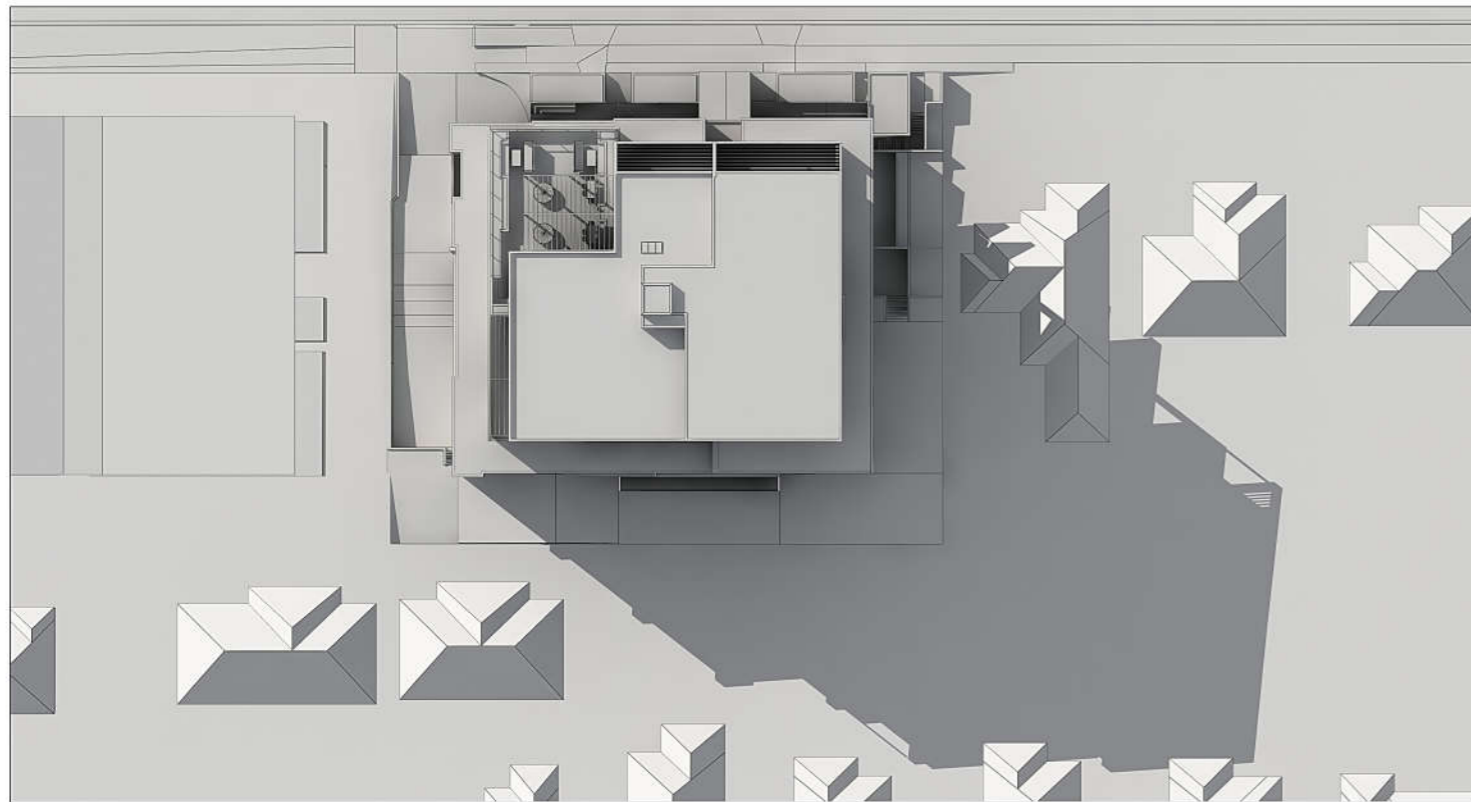
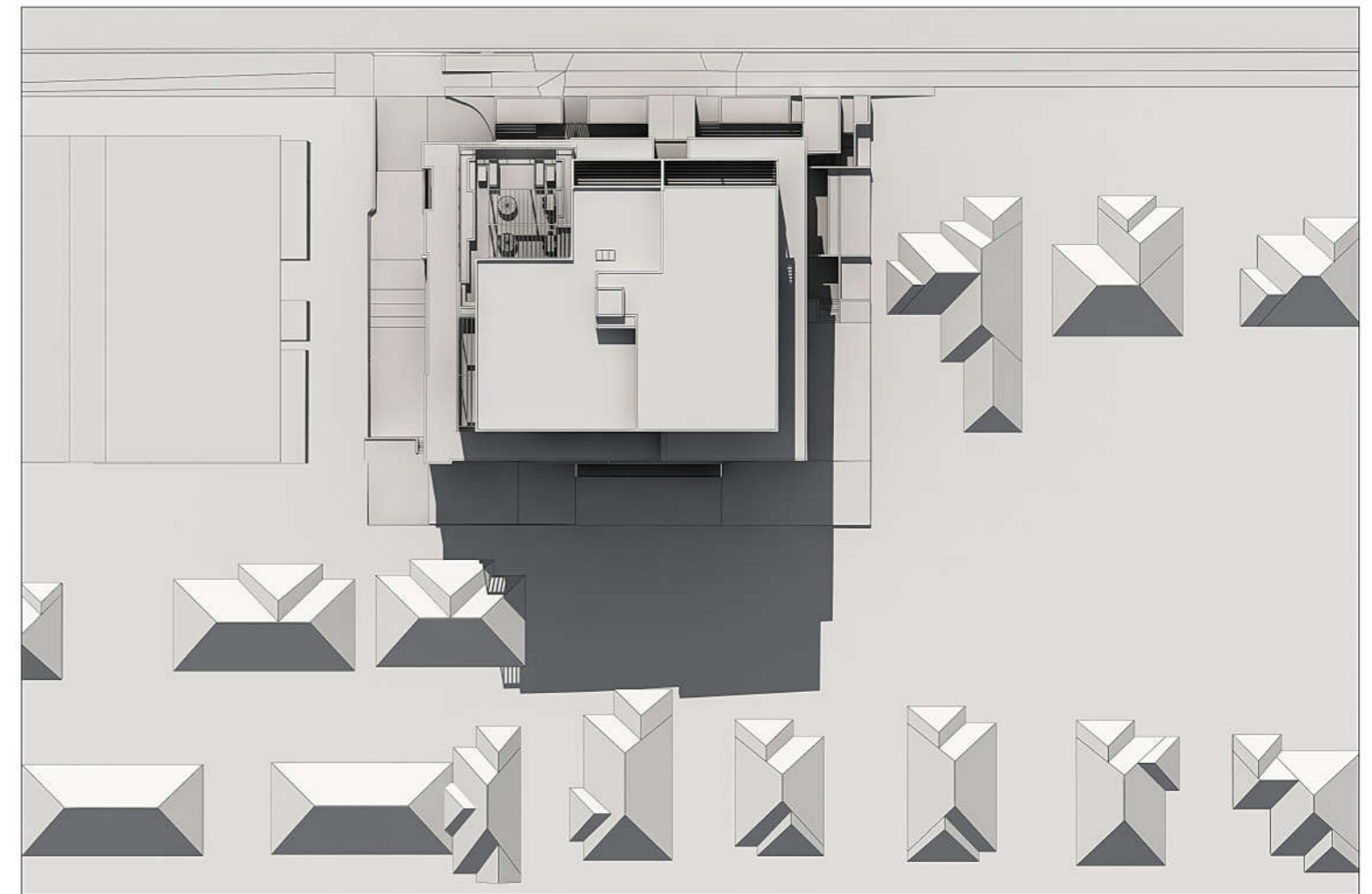
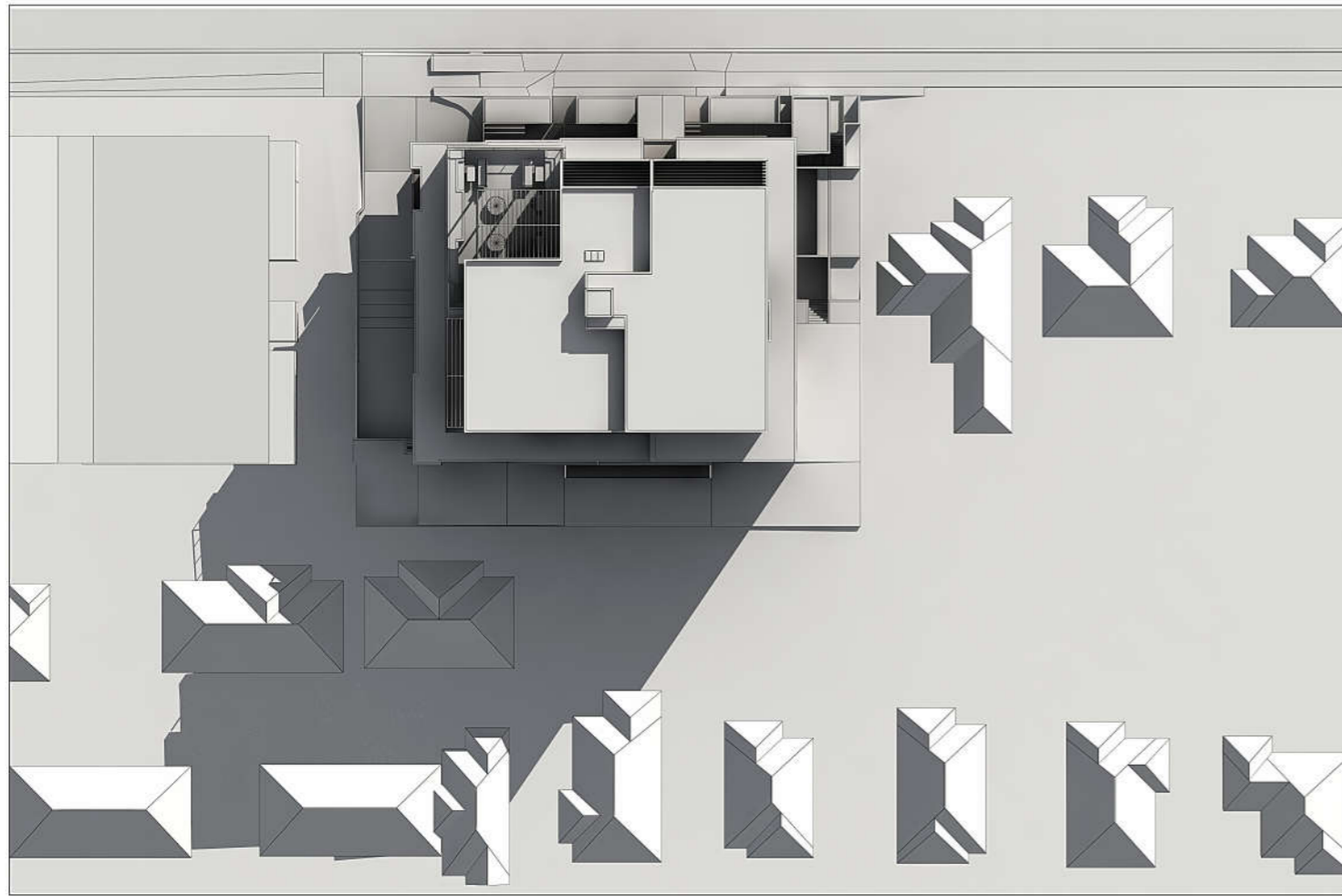
CHECKED: ZH REV: A

PROJECT No. 201727A

DWG No. DA1.11A







1	2
3	

1. 9am June 21 Winter Shadows
2. Noon June 21 Winter Shadows
3. 3pm June 21 Winter Shadows

DATE	REV	AMENDMENTS
01.06.20	A	DA ISSUE

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PROJECT: PROPOSED UNIT DEVELOPMENT LOCATED AT 26-30 HOPE ST PENRITH

TITLE: JUNE 21 WINTER SHADOW PLAN

SCALE: 1:300 @3A1

DRAWN: MM

PROJECT DATE: FEB 2020

CHECKED: ZH

REV: A

PROJECT No. 201727A

DWG No. DA1.15

