

634-638 HIGH STREET &  
87-89 UNION ROAD, PENRITH  
STAGE 01 DA



HIGH STREET PENRITH - STAGE 01 DA SUBMISSION

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CHANGE SUMMARY

- a. Podium - reduction in the scale of the podium from 5 storeys to 4 storeys in the middle section and 2 storeys at the northern and southern ends; decrease in the number of car parking spaces provided within the podium; increased 'sleeving' of car parking provided in the podium with apartments; and enhanced articulation
- b. Basement - increased basement car parking from 1 to 3 levels
- c. Ground level - enhanced activation of the ground floor through relocation of the through site pedestrian link, redistributing and enlarging commercial floorspace, providing stepped sitting edges to the western colonnade facing John Tipping Grove, and increased landscaping.
- d. Levels 1 to 3 – increased activation and connection to ground level through additional apartments and enhanced design of communal open space area.
- e. Towers - reduction in the height of Tower 2 from 37 to 35 storeys, reduction in height of Tower 1 from 14 storeys to 13 storeys, and redesign to increase building articulation.

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Rev	Date	Revision
66	24.01.2020	PRELIMINARY ISSUE
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer	ROBERT BIRD GROUP
Mechanical / Hydraulic Engineer	JHA CONSULTING ENGINEERS
Electrical Engineer	JHA CONSULTING ENGINEERS
Fire Engineer	OLSSON FIRE & RISK
Access Consultant	ACCESSIBLE BUILDING SOLUTIONS
Basix	EMF GRIFFITHS
Building Key	

Client



Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

COVER PAGE & CONTENTS  
PAGE

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Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-0001	/86

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Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
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ROBERT BIRD GROUP

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JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
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Building Key

Site Boundary (TOGA Owned)

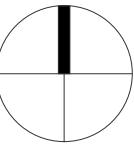
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Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name  
SITE LOCATION PLAN



Date	Scale	Sheet Size
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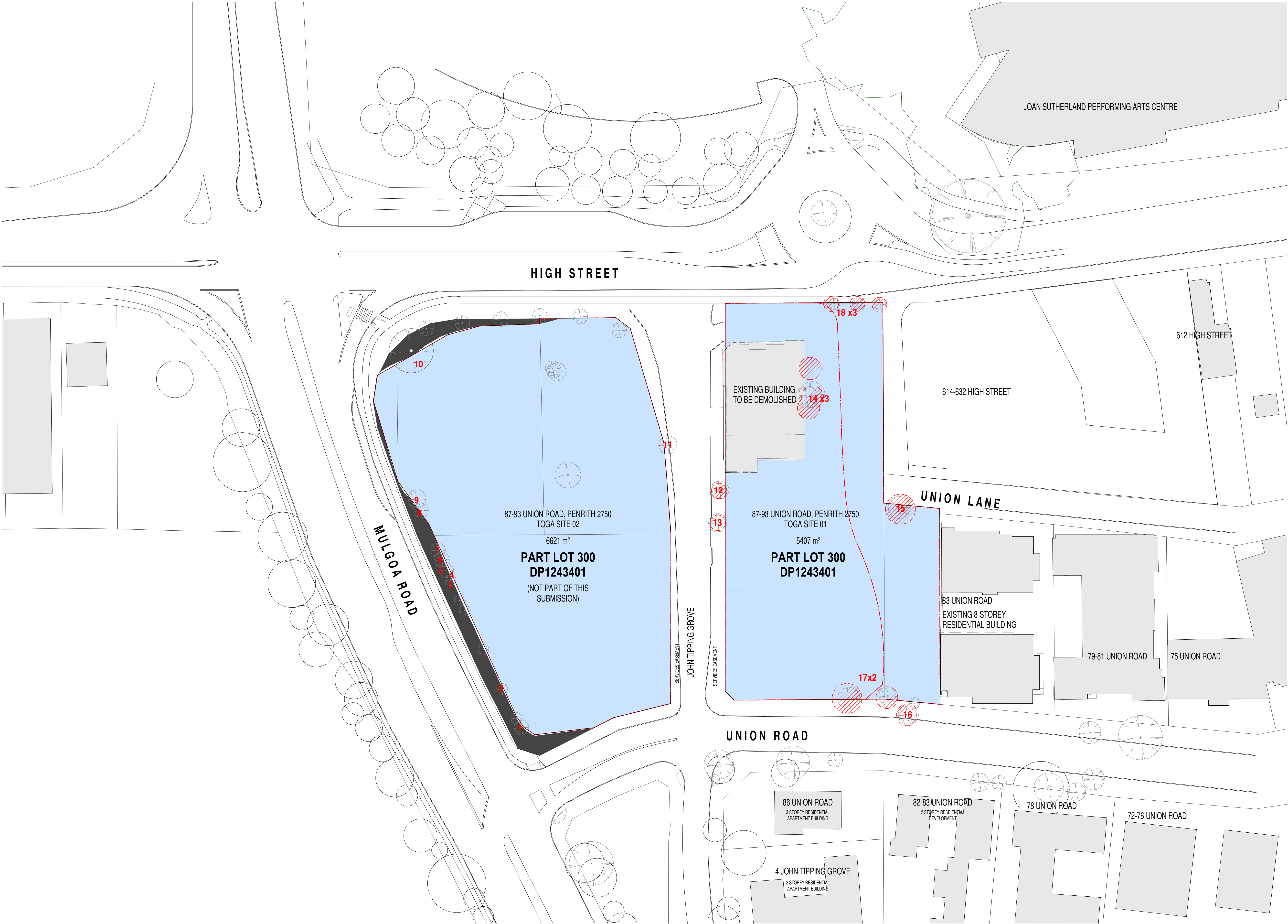
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Structural Engineer  
**ROBERT BIRD GROUP**

Mechanical / Hydraulic Engineer  
**JHA CONSULTING ENGINEERS**






Electrical Engineer  
**JHA CONSULTING ENGINEERS**

Fire Engineer  
**OLSSON FIRE & RISK**

Access Consultant  
**ACCESSIBLE BUILDING SOLUTIONS**

Basix  
**EMF GRIFFITHS**

Building Key

-  Site Area
-  Existing Buildings
-  Site Boundary (TOGA Owned)
-  Trees to be removed
-  (Numbered trees, refer to Arborist report for details)

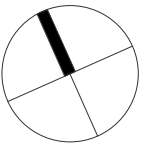
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Project  
**HIGH ST DEVELOPMENT**

**634-638 HIGH ST & 87-89 UNION RD, PENRITH**

Drawing Name  
**EXISTING SITE PLAN**



Date  
**04.10.2021**

Scale  
**1 : 500**

Sheet Size  
**@ A1**

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**6111**

Drawing No.  
**AR-1-0101**

Revision  
**/86**

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Electrical Engineer	JHA CONSULTING ENGINEERS
Fire Engineer	OLSSON FIRE & RISK
Access Consultant	ACCESSIBLE BUILDING SOLUTIONS
Basix	EMF GRIFFITHS
Building Key	

- Developable Footprint
- Existing Buildings
- John Tipping Grove
- New Road Allocation
- Site Boundary (TOGA Owned)
- TPZ - Existing Trees to be retained
- Trees to be removed

Client



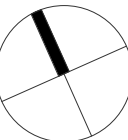
Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89 UNION RD, PENRITH

Drawing Name

STAGING PLAN - NEW BOUNDARY

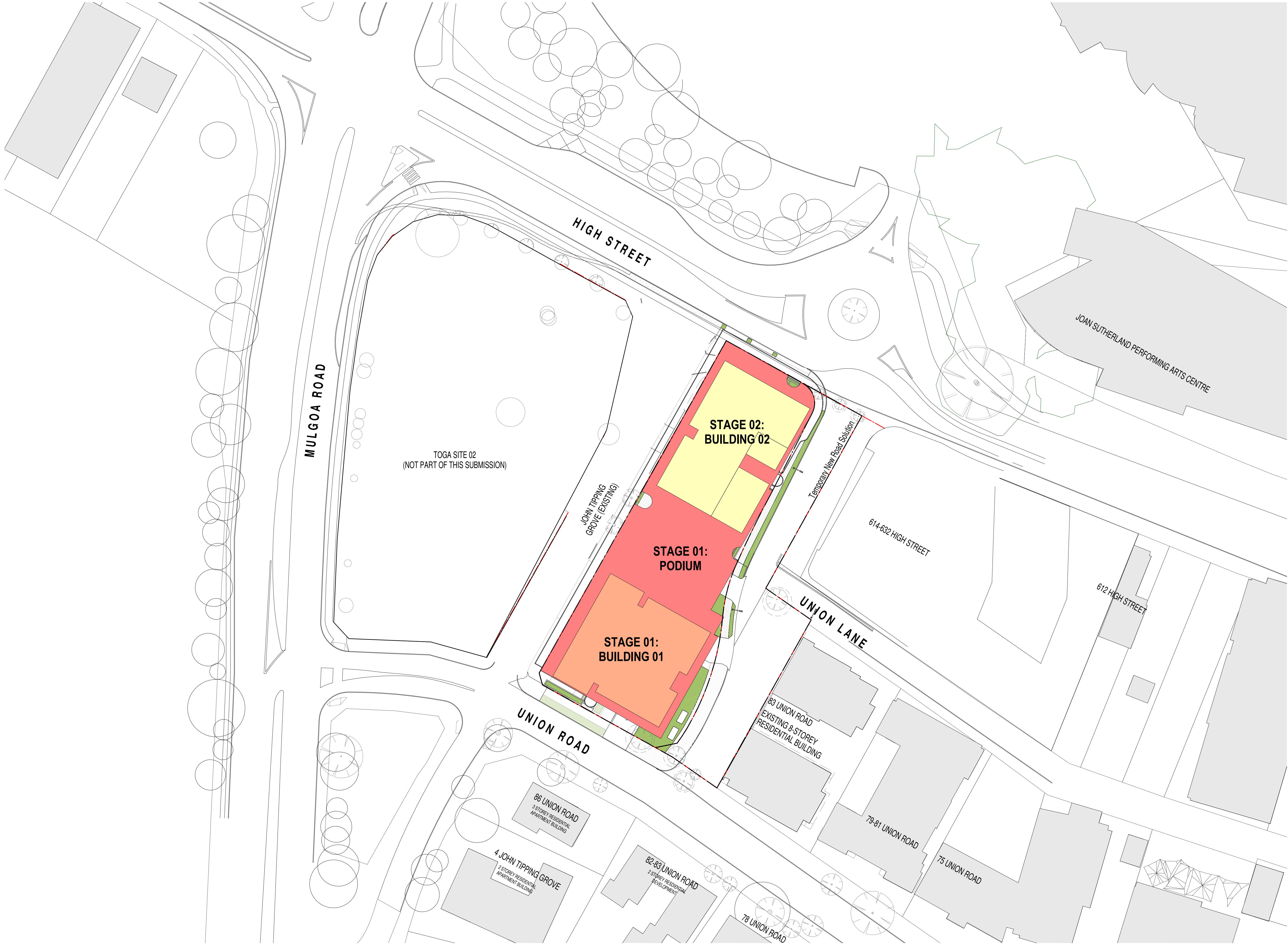


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Structural Engineer	ROBERT BIRD GROUP
Mechanical / Hydraulic Engineer	JHA CONSULTING ENGINEERS
Electrical Engineer	JHA CONSULTING ENGINEERS
Fire Engineer	OLSSON FIRE & RISK
Access Consultant	ACCESSIBLE BUILDING SOLUTIONS
Basix	EMF GRIFFITHS
Building Key	

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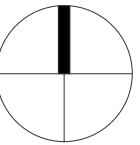
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HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89 UNION RD, PENRITH

Drawing Name

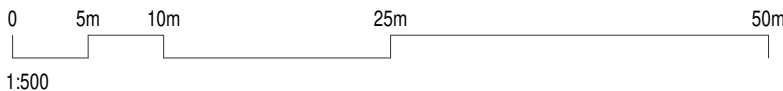
STAGING PLAN - CONSTRUCTION  
STAGING DIAGRAM - PLAN



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Structural Engineer

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JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

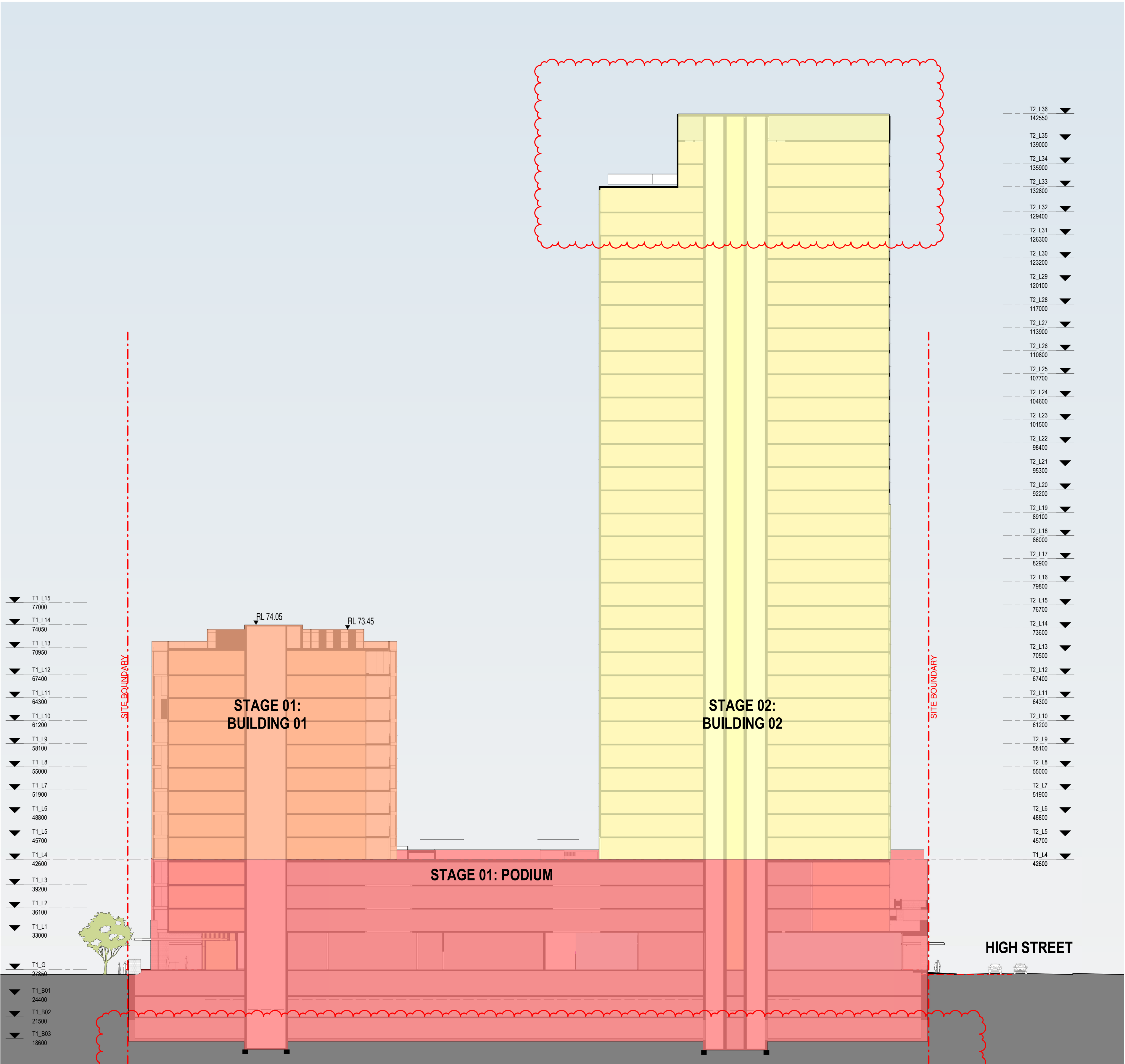
Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key



Client



Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

STAGING PLAN - CONSTRUCTION  
STAGING DIAGRAM - SECTION

Date 04.10.2021 Scale 1 : 300 Sheet Size @ A1

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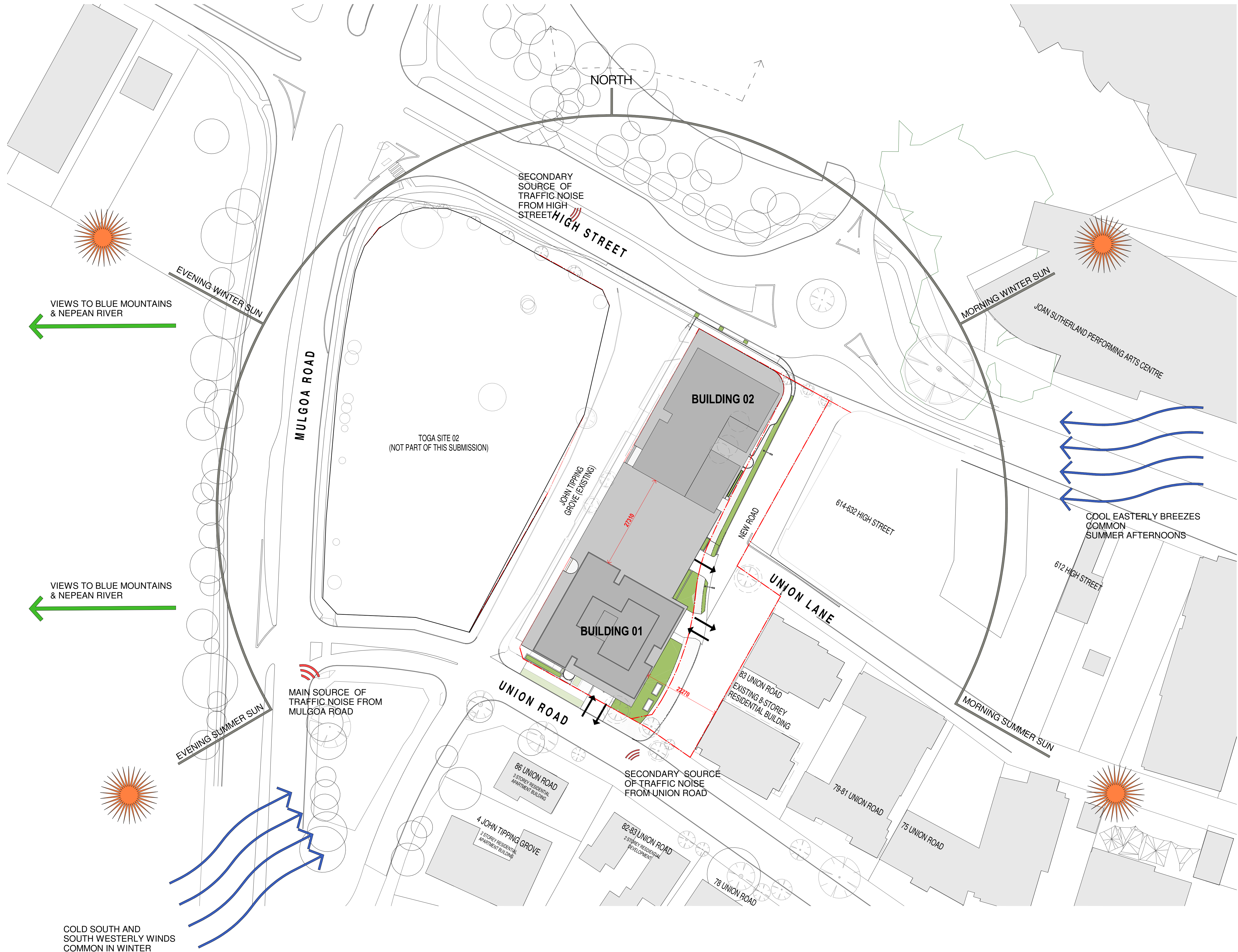
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JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

Existing Trees

Existing Trees - To be removed

Existing Buildings

Site Boundary (TOGA Owned)

Prevailing Winds

Views

Client

TOGA

Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89 UNION RD, PENRITH

Drawing Name

SITE ANALYSIS

Date

04.10.2021

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Access Consultant	ACCESSIBLE BUILDING SOLUTIONS
Basix	EMF GRIFFITHS
Building Key	

Client



Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89 UNION RD, PENRITH

Drawing Name

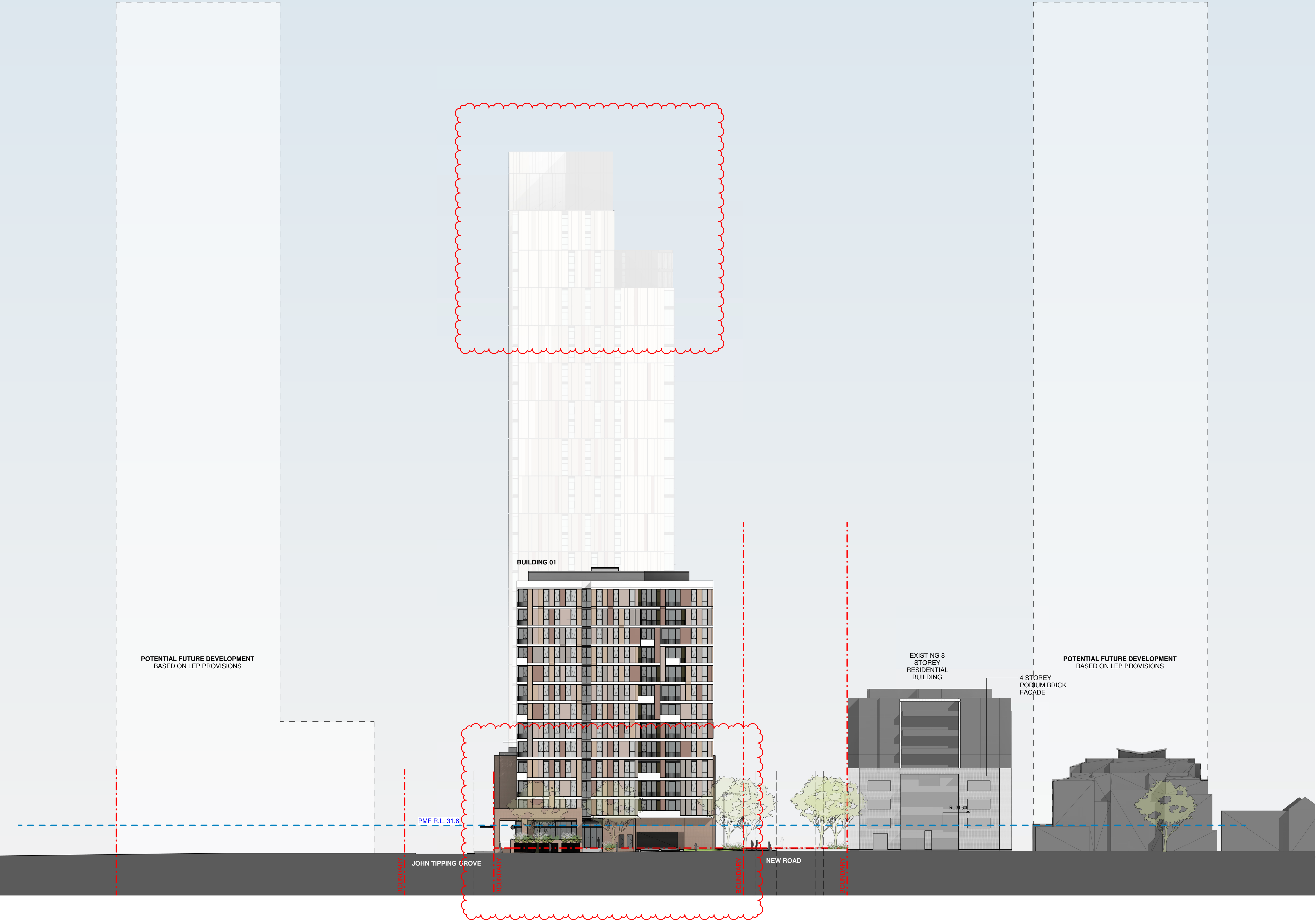
CONTEXT ELEVATION - UNION ROAD

Date	Scale	Sheet Size
04.10.2021	1 : 300	@ A1

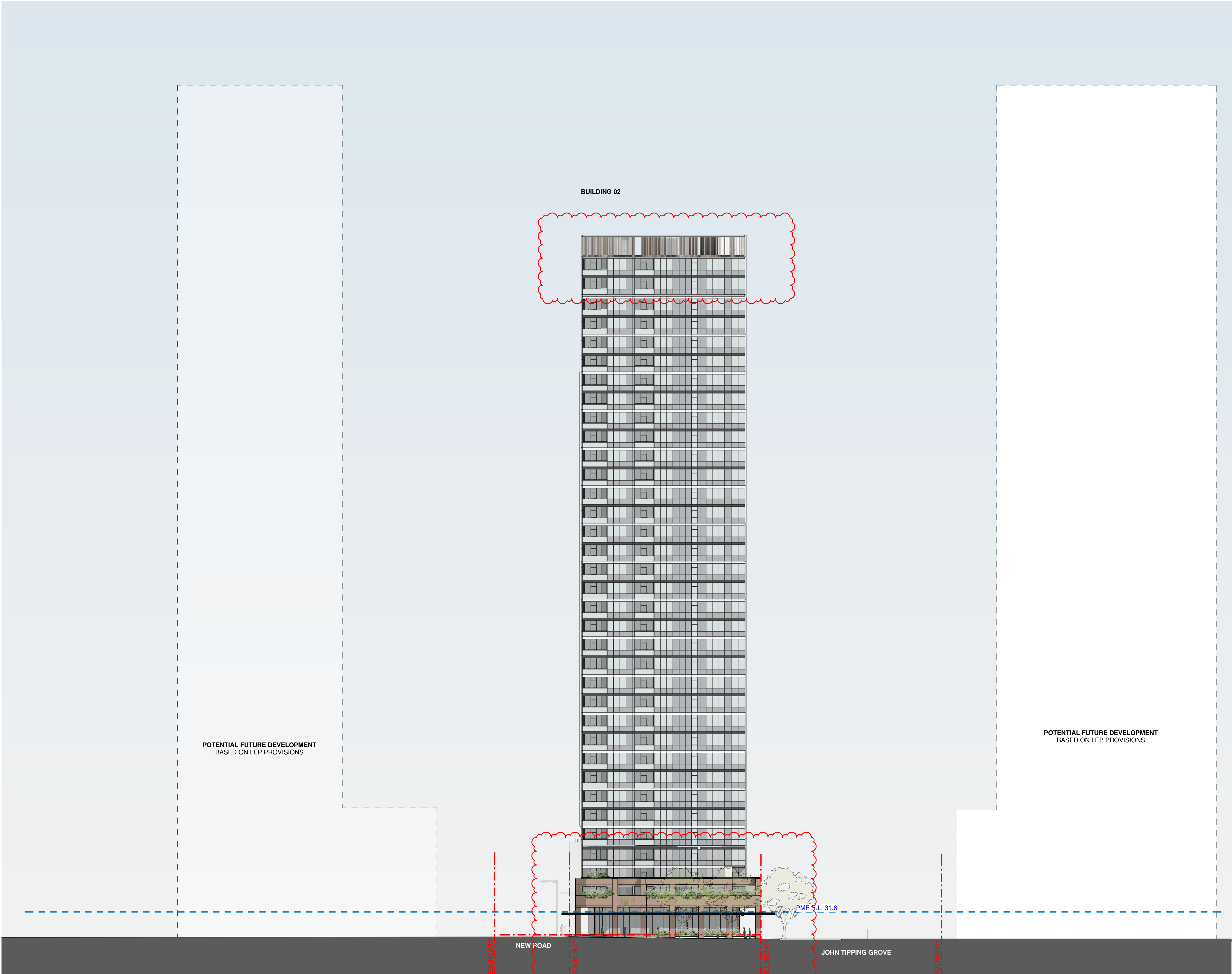
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Job No.	Drawing No.	Revision
6111	AR-1-0104	/86

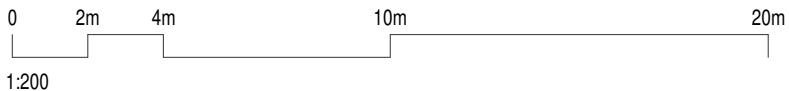
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01 NORTH ELEVATION - CONTEXT  
1 : 300@A1



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HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

CONTEXT ELEVATION - HIGH  
STREET

Date	Scale	Sheet Size
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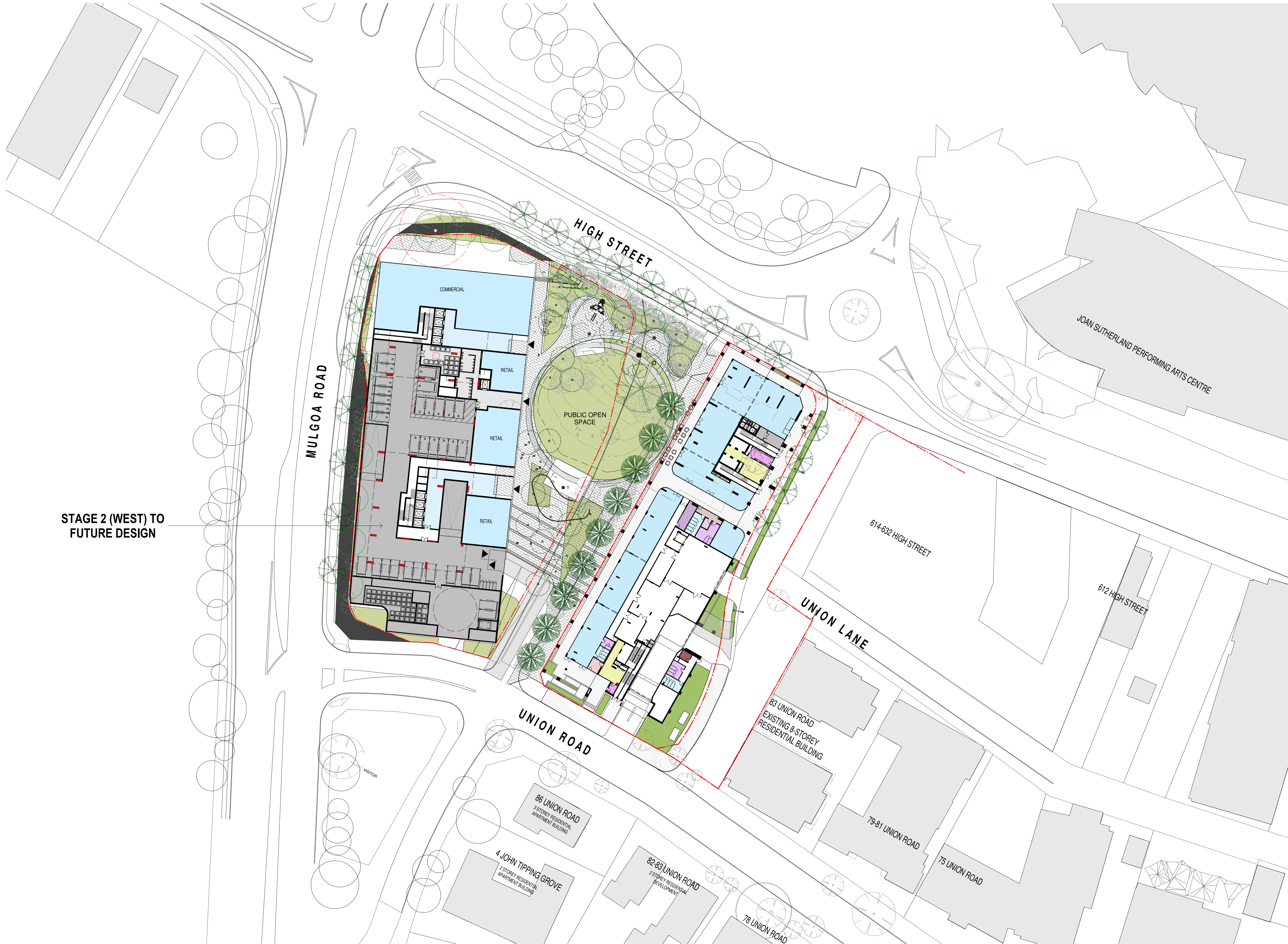
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer	ROBERT BIRD GROUP
Mechanical / Hydraulic Engineer	JHA CONSULTING ENGINEERS
Electrical Engineer	JHA CONSULTING ENGINEERS
Fire Engineer	OLSSON FIRE & RISK
Access Consultant	ACCESSIBLE BUILDING SOLUTIONS
Basix	EMF GRIFFITHS
Building Key	

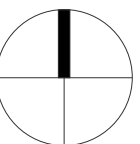
Client



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89 UNION RD, PENRITH

Drawing Name  
POTENTIAL FUTURE DEVELOPMENT



Date	Scale	Sheet Size
04.10.2021	1 : 500	@ A1

Drawn	Chk.
TM	NH

Job No.	Drawing No.	Revision
6111	AR-1-0106	/86



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

- Residential Parking
- Visitor Parking
- Commercial Parking
- Service Parking
- Accessible Parking

Client



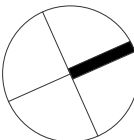
Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - BASEMENT 03

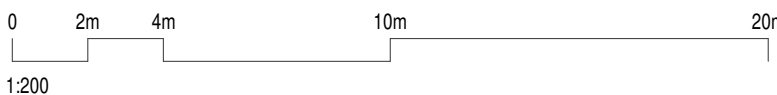


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Drawn	Chk.
TM	NH

Job No.	Drawing No.	Revision
6111	AR-1-1007	/86

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

- Residential Parking
- Visitor Parking
- Commercial Parking
- Service Parking
- Accessible Parking

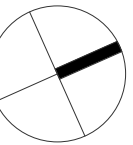
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Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name  
1000 OVERALL PLANS  
GA FLOOR PLAN - BASEMENT 02

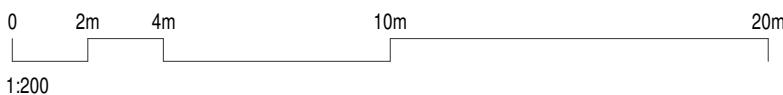


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Drawn	Chk.
TM	NH

Job No.	Drawing No.	Revision
6111	AR-1-1008	/86

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TOGA SITE 2

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
66	24.01.2020	PRELIMINARY ISSUE
70	06.02.2020	PRE DA ISSUE
72	13.02.2020	TRAFFIC COORDINATION
75	20.02.2020	TRAFFIC COORDINATION
76	20.02.2020	ISSUED FOR BASIC COORDINATION
77	21.02.2020	ISSUED FOR TRAFFIC COORDINATION
81	28.02.2020	DRAFT DA ISSUE
82	03.03.2020	ISSUED FOR COORDINATION
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

- Residential Parking
- Visitor Parking
- Commercial Parking
- Service Parking
- Accessible Parking

Client



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - BASEMENT 01

Date  
04.10.2021

Scale  
1 : 200

Sheet Size  
@ A1

Drawn  
GT

Chk.  
MG

Job No.  
6111

Drawing No.  
AR-1-1009

Revision  
/86

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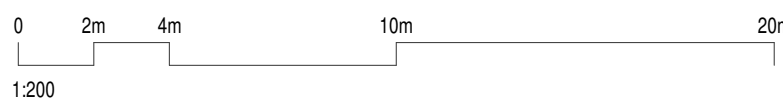


Parking Provided

Parking summary	Provided
Visitor	51
Commercial	10
Service	9
Carwash	2
Subtotal	72
Motorcycle spaces	24
Residential	
Single spaces	297
Tandems	37
Subtotal	334
Total Parking Provided	406

Control  
RMS  
DCP  
DCP  
DCP

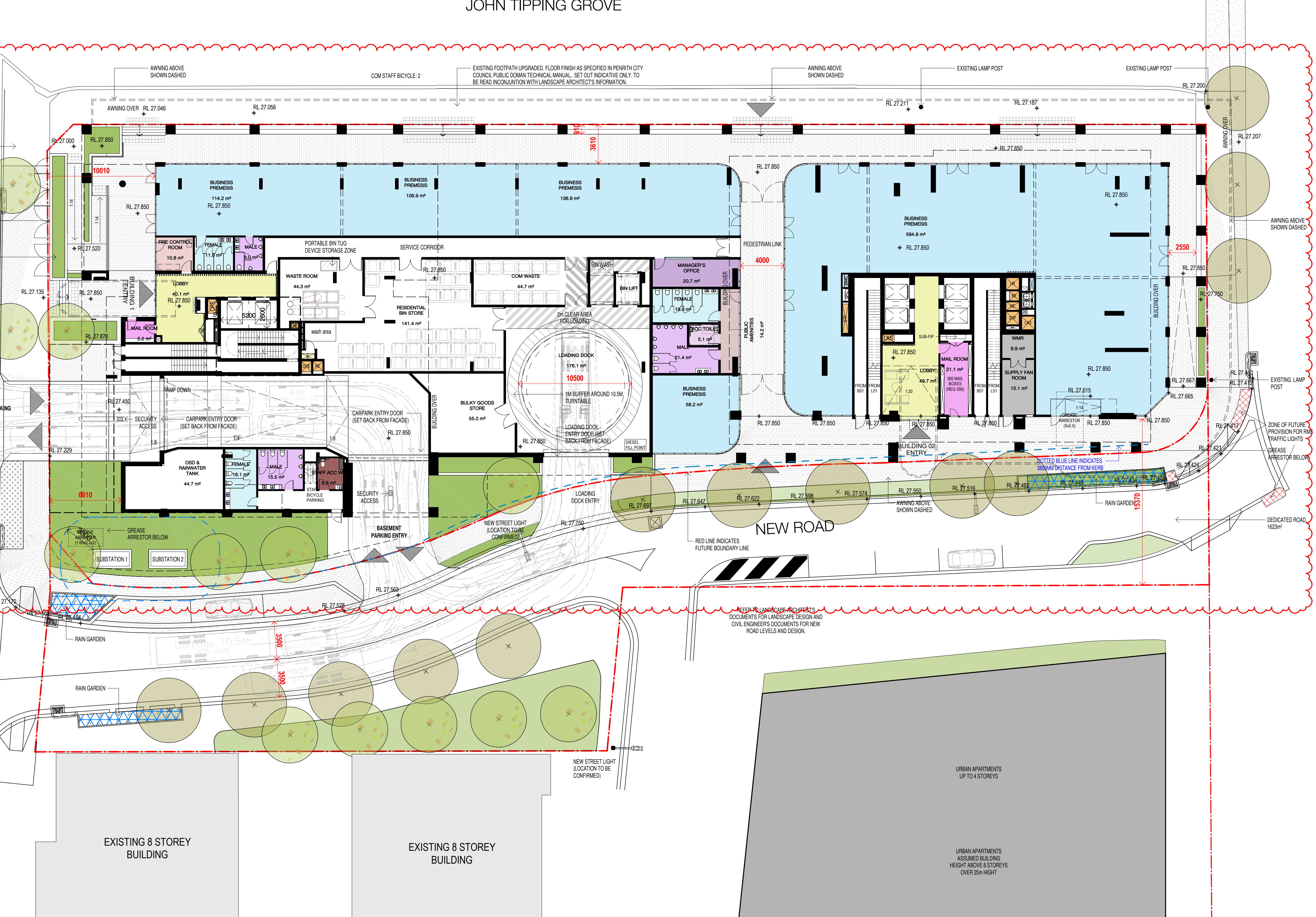
Parking Provided	Level	Car spaces Provided	Single	Tandems
Basement 03		105	93	12
Basement 02		104	92	12
Basement 01		85	83	2
Ground			0	
P1		30	27	3
P2		41	37	4
P3		41	37	4
Total		406	369	37





TOGA SITE 2

The graph shows a red line representing a data series. The line starts at a high value on the left, drops sharply to a low value, and then gradually rises towards the right. The x-axis is labeled with '1000' and '2000'. The y-axis has a label '100' at the top.



Nominated Architects: Adam Haddow-7188 | John Pradel-7004

**FOR APPROVAL**

Rev	Date	Revision
66	24.01.2020	PRELIMINARY ISSUE
68	04.02.2020	PRELIMINARY ISSUE
70	06.02.2020	PRE DA ISSUE
72	13.02.2020	TRAFFIC COORDINATION
75	20.02.2020	TRAFFIC COORDINATION
76	20.02.2020	ISSUED FOR BASIC COORDINATION
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Electrical Engineer

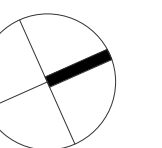
**Fire Engineer**

Access Consultant

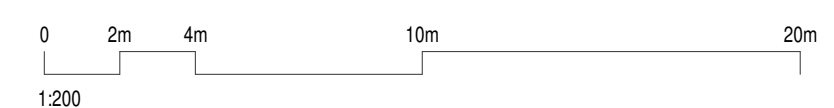
### Building Key



1000 OVERALL PLANS



---





STAGE 2-  
FUTURE DEVELOPMENT

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Rev	Date	Revision
66	24.01.2020	PRELIMINARY ISSUE
69	06.02.2020	PRELIMINARY ISSUE - LANDSCAPE UPDATES
70	06.02.2020	PRE DA ISSUE
72	13.02.2020	TRAFFIC COORDINATION
75	20.02.2020	TRAFFIC COORDINATION
76	20.02.2020	ISSUED FOR BASIC COORDINATION
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key	
	Residential Parking
	Visitor Parking
	Commercial Parking
	Service Parking
	Accessible Parking

Client



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name  
1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 01

Date  
04.10.2021

Scale  
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Sheet Size  
@ A1

Drawn  
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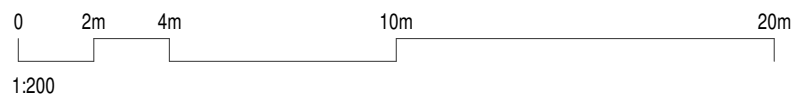
Chk.  
MG

Job No.  
6111

Drawing No.  
AR-1-1011

Revision  
/86

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70	06.02.2020	PRE DA ISSUE
72	13.02.2020	TRAFFIC COORDINATION
75	20.02.2020	TRAFFIC COORDINATION
76	20.02.2020	ISSUED FOR BASIC COORDINATION
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2021	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

- Residential Parking
- Visitor Parking
- Commercial Parking
- Service Parking
- Accessible Parking

Client



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 02

Date  
04.10.2021

Scale  
1 : 200

Sheet Size  
@ A1

Drawn  
GT

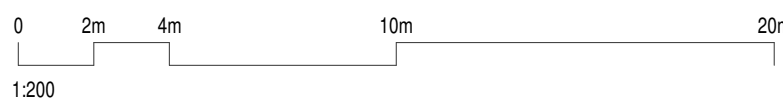
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MG

Job No.  
6111

Drawing No.  
AR-1-1012

Revision  
/86

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FOR APPROVAL

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69	06.02.2020	PRELIMINARY ISSUE - LANDSCAPE UPDATES
70	06.02.2020	PRE DA ISSUE
72	13.02.2020	TRAFFIC COORDINATION
75	20.02.2020	TRAFFIC COORDINATION
76	20.02.2020	ISSUED FOR BASIC COORDINATION
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

- Residential Parking
- Visitor Parking
- Commercial Parking
- Service Parking
- Accessible Parking

Client



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 03

Date  
04.10.2021

Scale  
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Drawn  
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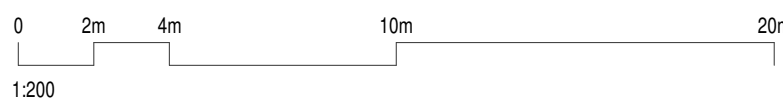
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Drawing No.  
AR-1-1014

Revision  
/86

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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69	06.02.2020	PRELIMINARY ISSUE - LANDSCAPE UPDATES
70	06.02.2020	PRE DA ISSUE
76	20.02.2020	ISSUED FOR BASIX COORDINATION
78	26.02.2020	ISSUED FOR LANDSCAPE COORDINATION
80	27.02.2020	ISSUED FOR LANDSCAPE COORDINATION
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

- 1B S - STORAGE
- 1B + ST
- 2B/2BTH
- 2B
- 2B + ST/M
- 3B
- 1800mm PRIVACY SCREENS

Client



Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 04

Date 04.10.2021 Scale 1 : 200 Sheet Size @ A1

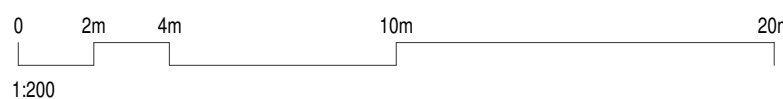
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GT MG

Job No. Drawing No. Revision

6111 AR-1-1015 /86

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STAGE 2-  
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FOR APPROVAL

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66	24.01.2020	PRELIMINARY ISSUE
70	06.02.2020	PRE DA ISSUE
76	20.02.2020	ISSUED FOR BASIX COORDINATION
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

- 1B S - STORAGE
- 1B + ST
- 2B/2BTH
- 2B
- 2B + ST/M
- 3B
- 1800mm PRIVACY SCREENS

Client



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 05

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04.10.2021 1 : 200 @ A1

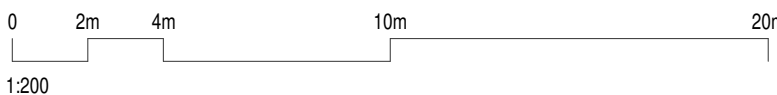
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Job No. Drawing No. Revision

6111 AR-1-1016 /86

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STAGE 2-  
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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70	06.02.2020	PRE DA ISSUE
76	20.02.2020	ISSUED FOR BASIX COORDINATION
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

- 1B 1B
- 1B + ST 1B + ST
- 2B/2BTH 2B/2BTH
- 2B 2B
- 2B + ST/M 2B + ST/M
- 3B 3B
- 1800mm PRIVACY SCREENS 1800mm PRIVACY SCREENS
- S - STORAGE S - STORAGE

Client



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 06-07

Date 04.10.2021 Scale 1 : 200 Sheet Size @ A1

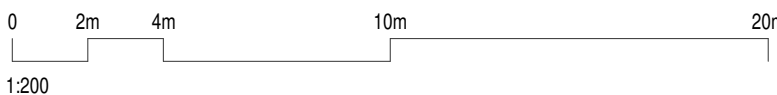
Drawn Chk.

GT MG

Job No. Drawing No. Revision

6111 AR-1-1018 /86

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
66	24.01.2020	PRELIMINARY ISSUE
70	06.02.2020	PRE DA ISSUE
76	20.02.2020	ISSUED FOR BASIX COORDINATION
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

- 1B S - STORAGE
- 1B + ST
- 2B/2BTH
- 2B
- 2B + ST/M
- 3B
- 1800mm PRIVACY SCREENS

Client



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 08

Date 04.10.2021 Scale 1 : 200 Sheet Size @ A1

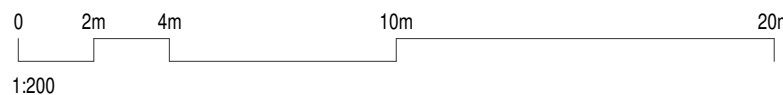
Drawn Chk.

GT MG

Job No. Drawing No. Revision

6111 AR-1-1019 /86

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

- 1B S - STORAGE
- 1B + ST
- 2B/2BTH
- 2B
- 2B + ST/M
- 3B
- 1800mm PRIVACY SCREENS

Client



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

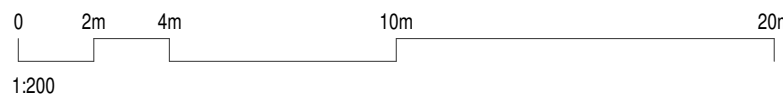
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GA FLOOR PLAN - LEVEL 09 - 10

Date Scale Sheet Size  
04.10.2021 1 : 200 @ A1

Drawn Chk.  
SC MG

Job No. Drawing No. Revision  
6111 AR-1-1020 /86

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Structural Engineer	ROBERT BIRD GROUP
Mechanical / Hydraulic Engineer	JHA CONSULTING ENGINEERS
Electrical Engineer	JHA CONSULTING ENGINEERS
Fire Engineer	OLSSON FIRE & RISK
Access Consultant	ACCESSIBLE BUILDING SOLUTIONS
Basix	EMF GRIFFITHS

Building Key

1B	S - STORAGE
1B + ST	
2B/2BTH	
2B	
2B + ST/M	
3B	
1800mm PRIVACY SCREENS	

Client



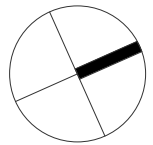
Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 11



Date	Scale	Sheet Size
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Drawn	Chk.
SC	MG

Job No.	Drawing No.	Revision
6111	AR-1-1022	/86

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Structural Engineer	ROBERT BIRD GROUP
Mechanical / Hydraulic Engineer	JHA CONSULTING ENGINEERS
Electrical Engineer	JHA CONSULTING ENGINEERS
Fire Engineer	OLSSON FIRE & RISK
Access Consultant	ACCESSIBLE BUILDING SOLUTIONS
Basix	EMF GRIFFITHS

Building Key

1B	S - STORAGE
1B + ST	
2B/2BTH	
2B	
2B + ST/M	
3B	
1800mm PRIVACY SCREENS	

Client



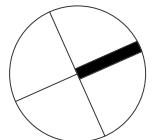
Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 12



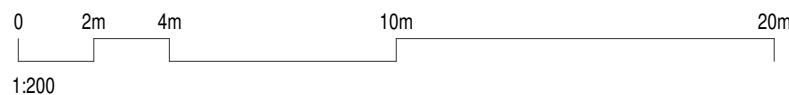
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Drawn	Chk.
GT	MG

Job No. Drawing No. Revision

6111 AR-1-1023 /86

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85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

- 1B S - STORAGE
- 1B + ST
- 2B/2BTH
- 2B
- 2B + ST/M
- 3B
- 1800mm PRIVACY SCREENS

Client

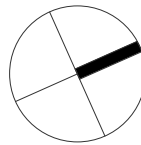


Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

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GA FLOOR PLAN - LEVEL 13

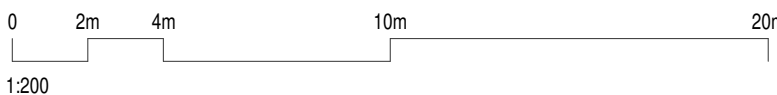


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Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-1024	/86

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86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

- 1B S - STORAGE
- 1B + ST
- 2B/2BTH
- 2B
- 2B + ST/M
- 3B
- 1800mm PRIVACY SCREENS

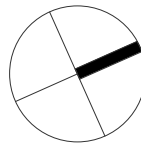
Client



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name  
1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 14

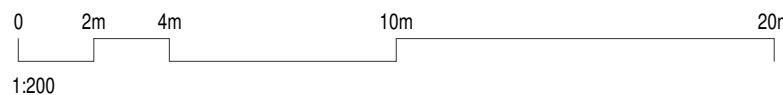


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Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-1025	/86

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

- 1B S - STORAGE
- 1B + ST
- 2B/2BTH
- 2B
- 2B + ST/M
- 3B
- 1800mm PRIVACY SCREENS

Client



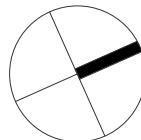
Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 15 - 28

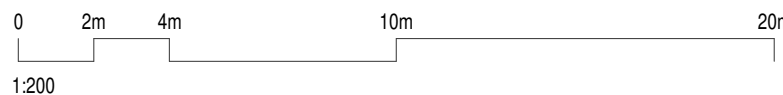


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Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-1026	/86

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FOR APPROVAL

Rev Date Revision

86 04.10.2021 ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

- 1B

1B + ST

2B/2BTH

2B

2B + ST/M

3B

1800mm PRIVACY SCREENS
- S - STORAGE

Client



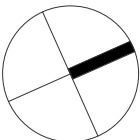
Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 29



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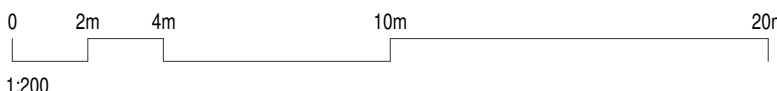
Drawn Chk.

TM NH

Job No. Drawing No. Revision

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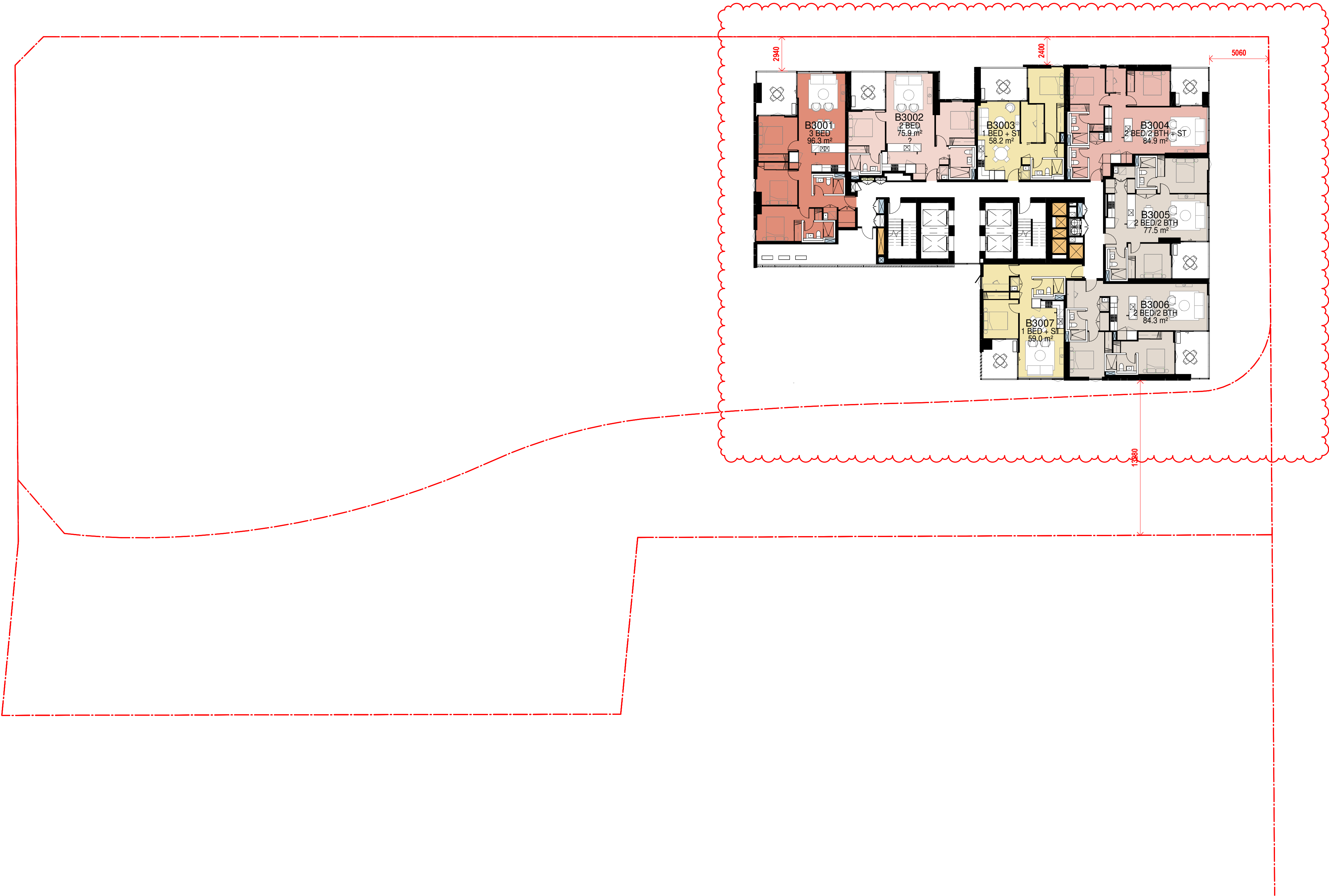


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FOR APPROVAL

Rev	Date	Revision
86	04.10.2021	ISSUED FOR LEC



Structural Engineer
ROBERT BIRD GROUP
Mechanical / Hydraulic Engineer
JHA CONSULTING ENGINEERS
Electrical Engineer
JHA CONSULTING ENGINEERS
Fire Engineer
OLSSON FIRE & RISK
Access Consultant
ACCESSIBLE BUILDING SOLUTIONS
Basix
EMF GRIFFITHS
Building Key

1B	S - STORAGE
1B + ST	
2B/2BTH	
2B	
2B + ST/M	
3B	
1800mm PRIVACY SCREENS	

Client



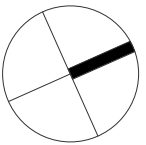
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HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

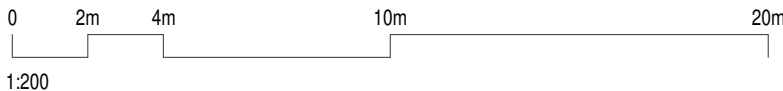
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GA FLOOR PLAN - LEVEL 30



Date	Scale	Sheet Size
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Drawn	Chk.
TM	NH

Job No.	Drawing No.	Revision
6111	AR-1-1028	/86





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FOR APPROVAL

Rev Date Revision

86 04.10.2021 ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

Client



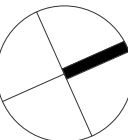
Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

GA FLOOR PLAN - LEVEL 31



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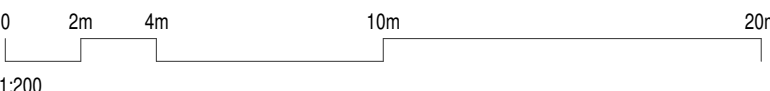
Drawn Chk.

TM NH

Job No. Drawing No. Revision

6111 AR-1-1029 /86

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FOR APPROVAL

Rev	Date	Revision
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Structural Engineer
ROBERT BIRD GROUP
Mechanical / Hydraulic Engineer
JHA CONSULTING ENGINEERS
Electrical Engineer
JHA CONSULTING ENGINEERS
Fire Engineer
OLSSON FIRE & RISK
Access Consultant
ACCESSIBLE BUILDING SOLUTIONS
Basix
EMF GRIFFITHS
Building Key

Client



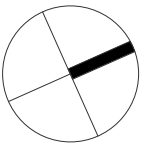
Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89 UNION RD, PENRITH

Drawing Name

GA FLOOR PLAN - LEVEL 32

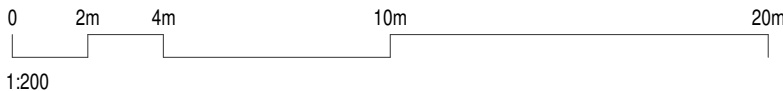


Date	Scale	Sheet Size
04.10.2021	1 : 200	@ A1

Drawn	Chk.
TM	NH

Job No.	Drawing No.	Revision
6111	AR-1-1030	/86

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STAGE 2-  
FUTURE DEVELOPMENT

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
66	24.01.2020	PRELIMINARY ISSUE
70	06.02.2020	PRE DA ISSUE
74	17.02.2020	LANDSCAPE COORDINATION L34
76	20.02.2020	ISSUED FOR BASIX COORDINATION
78	26.02.2020	ISSUED FOR LANDSCAPE COORDINATION
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

- 1B

1B + ST

2B/2BTH

2B

2B + ST/M

3B

1800mm PRIVACY SCREENS
- S - STORAGE

Client



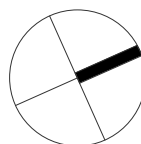
Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 33



Date	Scale	Sheet Size
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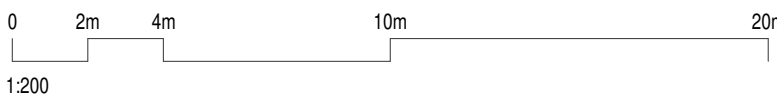
Drawn Chk.

GT MG

Job No. Drawing No. Revision

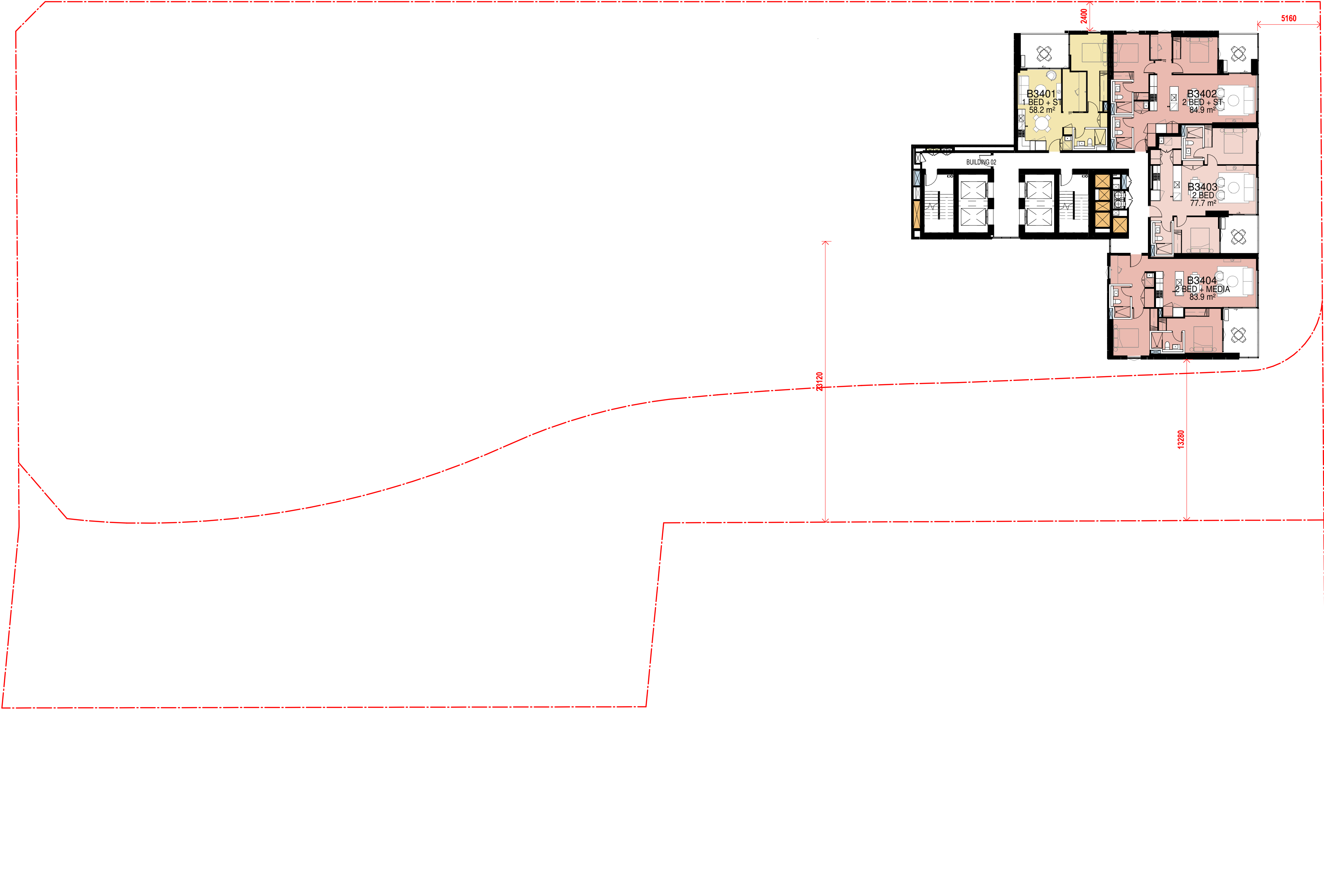
6111 AR-1-1032 /86

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STAGE 2-  
FUTURE DEVELOPMENT



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
76	20.02.2020	ISSUED FOR BASIX COORDINATION
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

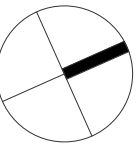
Building Key		
	1B	S - STORAGE
	1B + ST	
	2B/2BTH	
	2B	
	2B + ST/M	
	3B	
	1800mm PRIVACY SCREENS	



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name  
1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 34

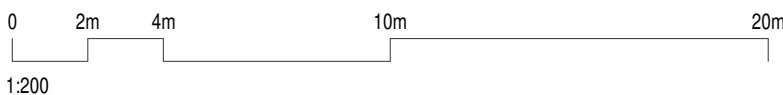


Date	Scale	Sheet Size
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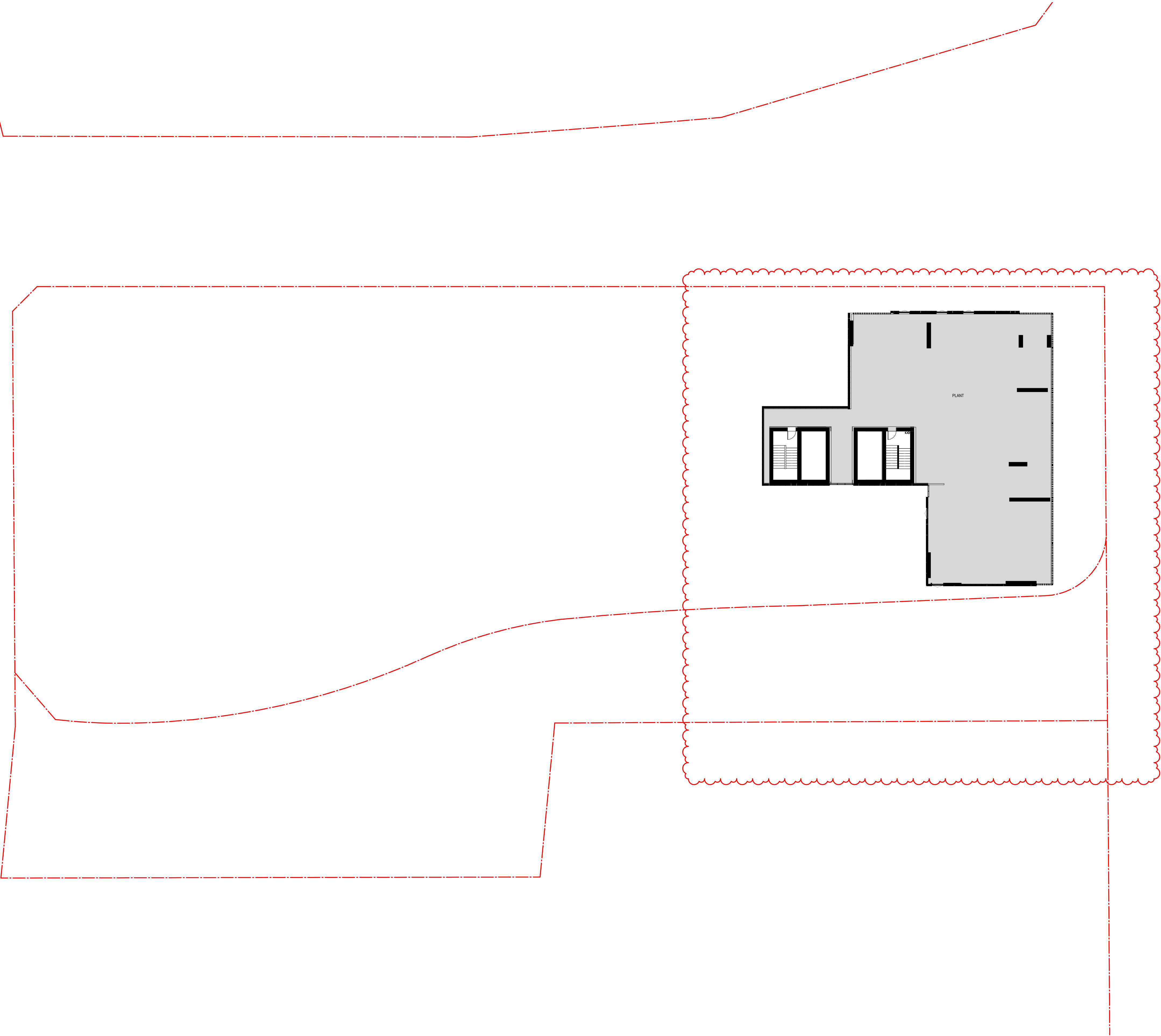
Drawn	Chk.
SC	MG

Job No.	Drawing No.	Revision
6111	AR-1-1033	/86

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

- 1B S - STORAGE
- 1B + ST
- 2B/2BTH
- 2B
- 2B + ST/M
- 3B
- 1800mm PRIVACY SCREENS

Client



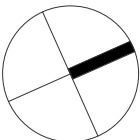
Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 35



Date	Scale	Sheet Size
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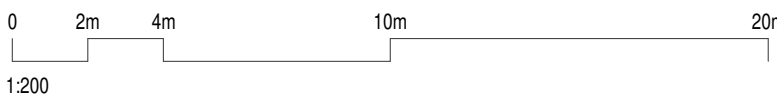
Drawn Chk.

TM NH

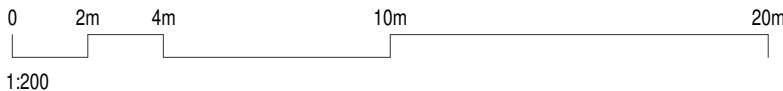
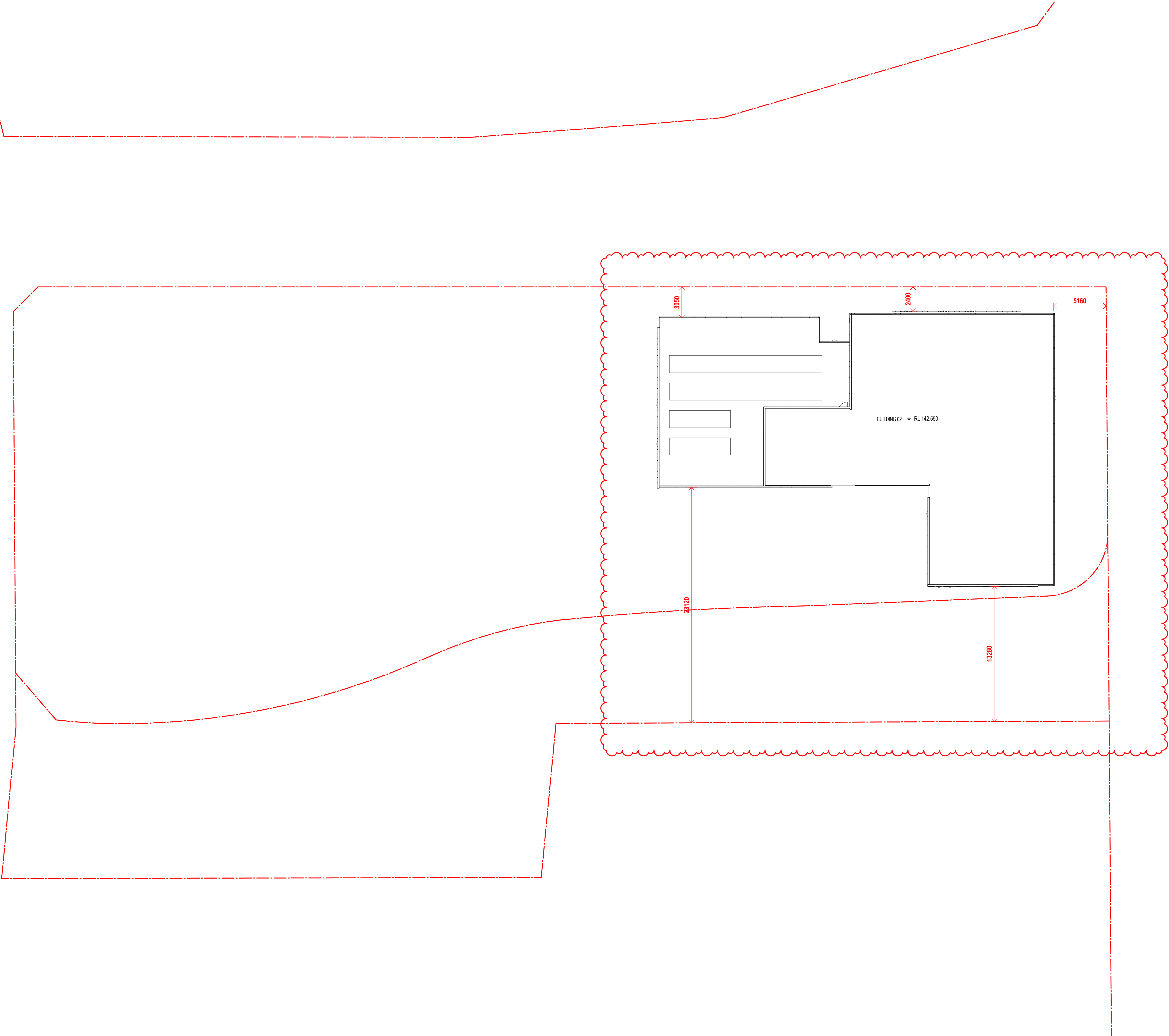
Job No. Drawing No. Revision

6111 AR-1-1034 /86

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
66	24.01.2020	PRELIMINARY ISSUE
70	06.02.2020	PRE DA ISSUE
76	20.02.2020	ISSUED FOR BASIX COORDINATION
81	28.02.2020	DRAFT DA ISSUE
82	03.03.2020	ISSUED FOR COORDINATION
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

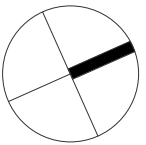
Client



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name  
1000 OVERALL PLANS  
GA FLOOR PLAN - ROOF



Date	Scale	Sheet Size
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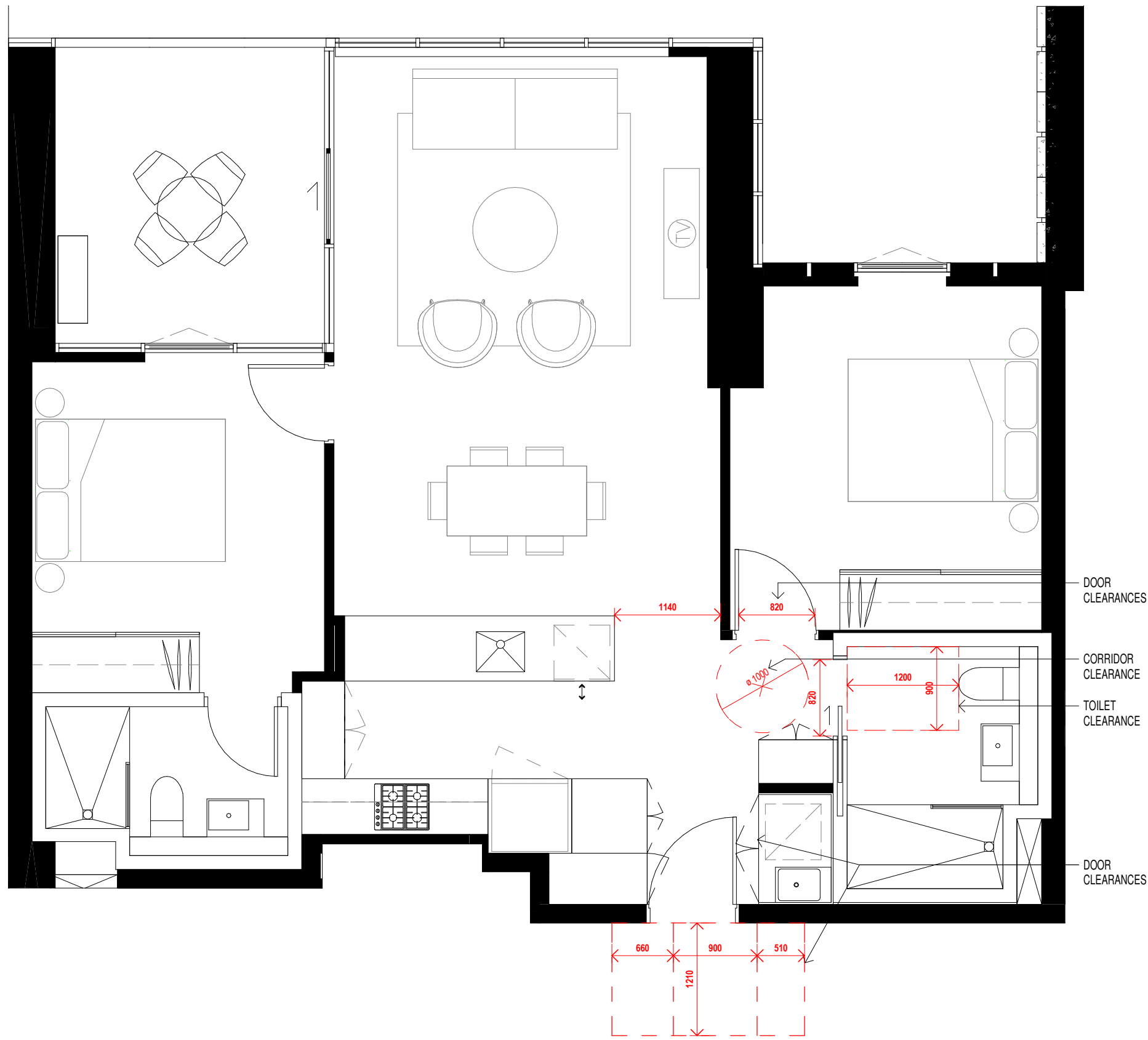
Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-1038	/86

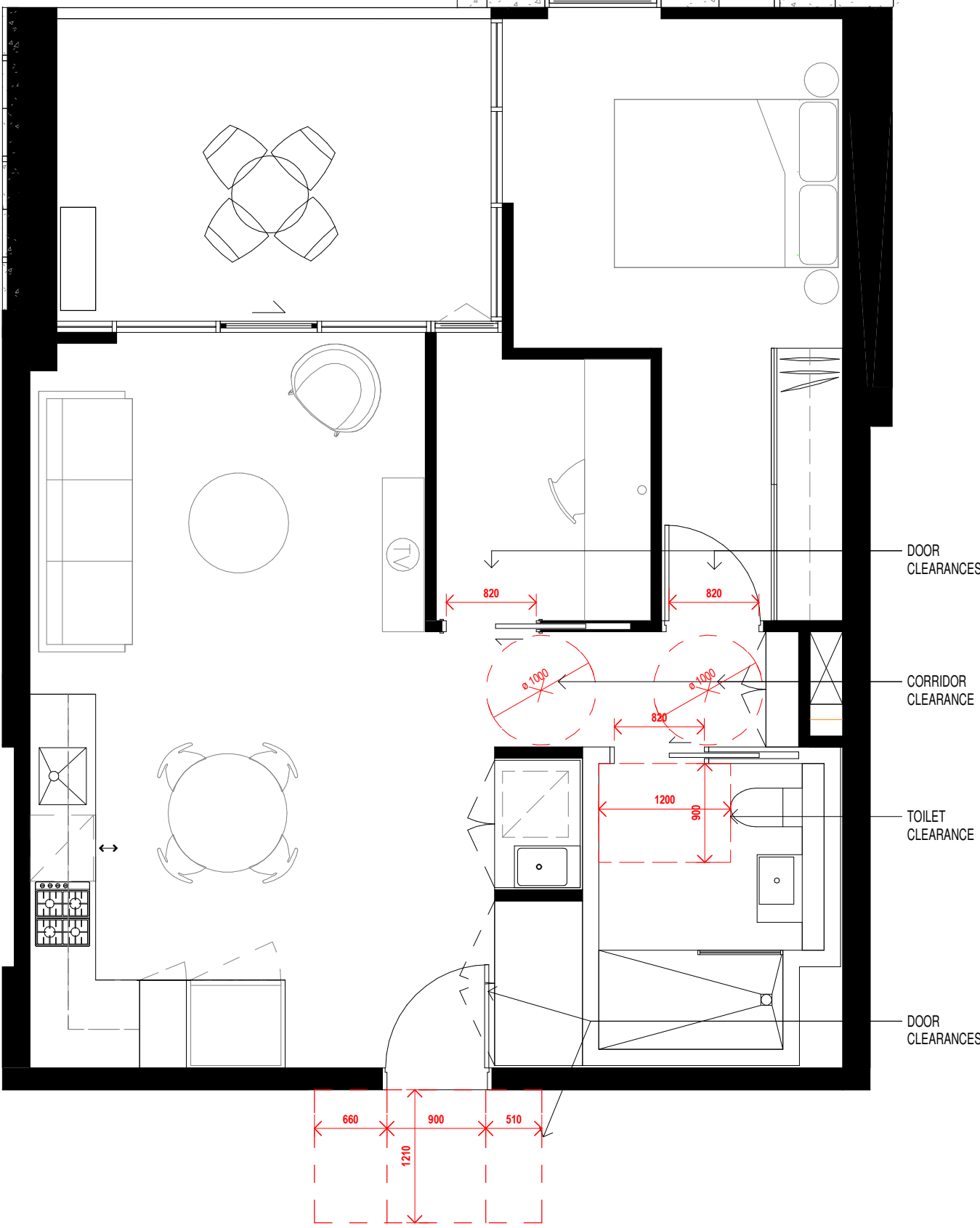
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01 **LIVEABLE - APARTMENT B1104**  
AR-1-0102B 1 : 50@A1



02 **LIVEABLE - APARTMENT B1105**  
AR-1-0102B 1 : 50@A1

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

**FOR APPROVAL**

Rev	Date	Revision
66	24.01.2020	PRELIMINARY ISSUE
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer	ROBERT BIRD GROUP
Mechanical / Hydraulic Engineer	JHA CONSULTING ENGINEERS
Electrical Engineer	JHA CONSULTING ENGINEERS
Fire Engineer	OLSSON FIRE & RISK
Access Consultant	ACCESSIBLE BUILDING SOLUTIONS
Basix	EMF GRIFFITHS
Building Key	

Client



Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89 UNION RD, PENRITH

Drawing Name

LIVEABLE UNITS

Date Scale Sheet Size  
04.10.2021 1 : 50 @ A1

Drawn Chk.  
GT MG

Job No. Drawing No. Revision  
6111 AR-1-1101 /86

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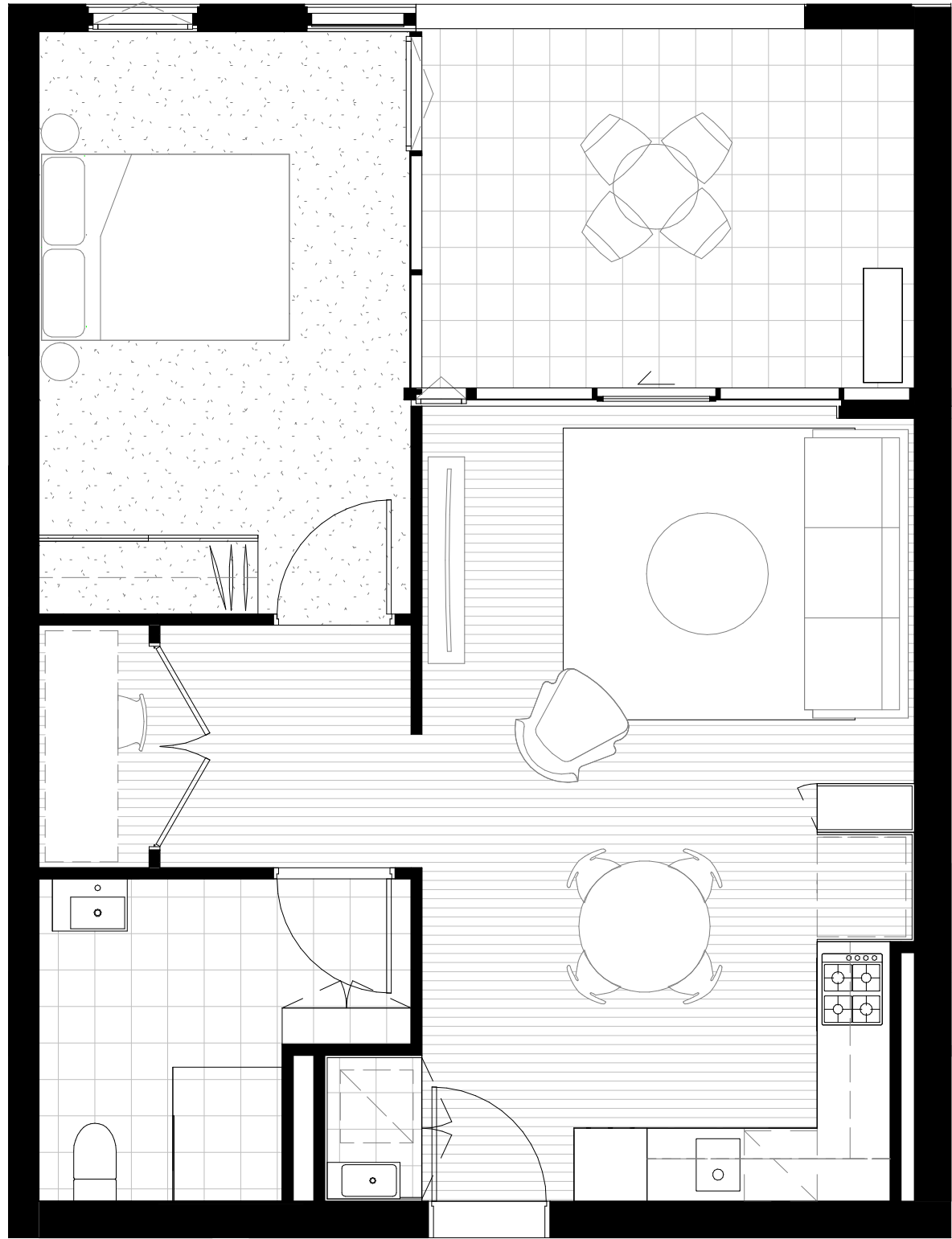


**SUMMARY**

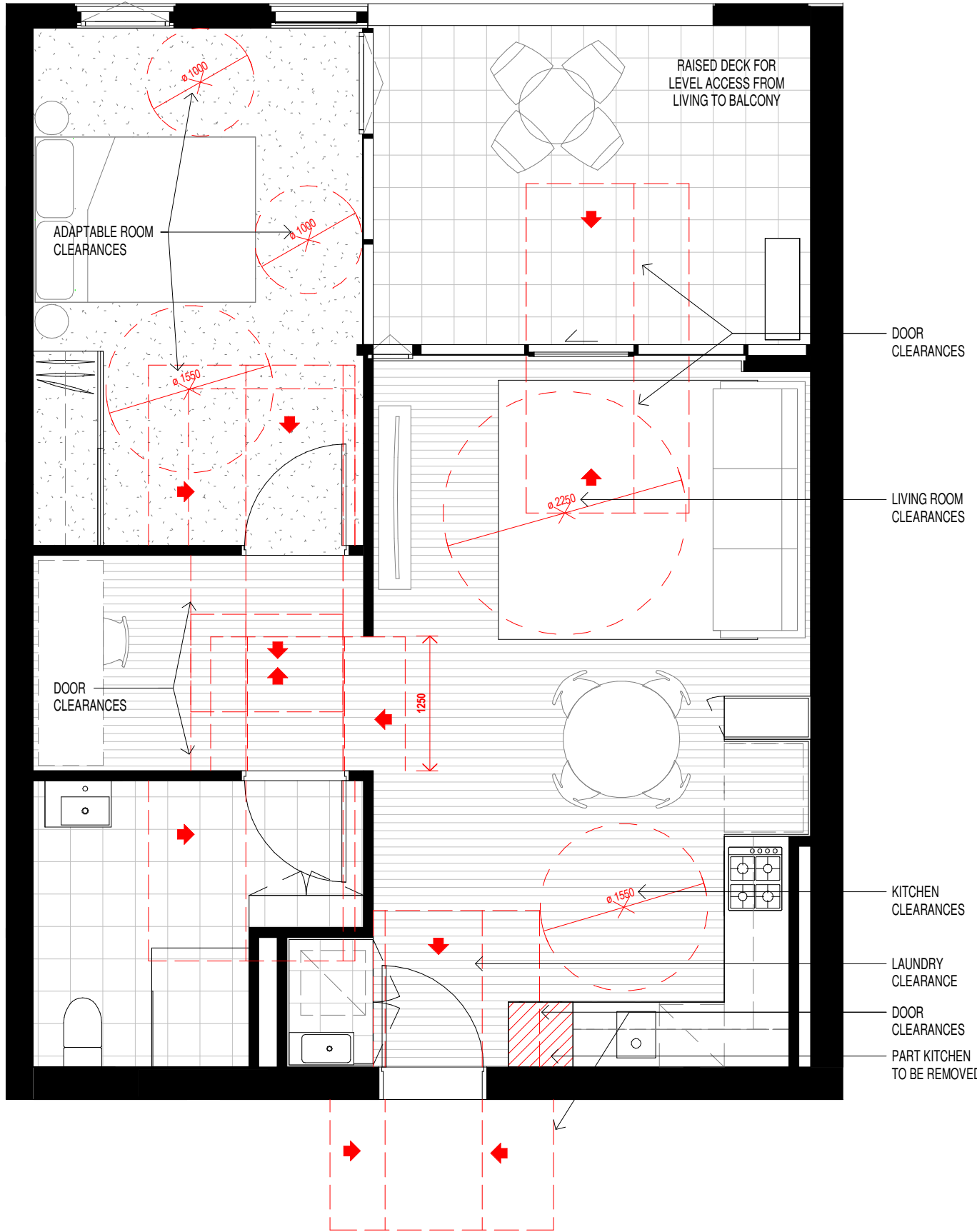
TOTAL NO. OF APARTMENTS	357
TOTAL NO. OF LIVEABLE APARTMENTS	36
% OF ADAPTABLE APARTMENTS REQUIRED	10%
% OF ADAPTABLE APARTMENTS	10%

LIVEABLE SCHEDULE - BUILDING 02	
LEVEL	APARTMENT NO.
T1_L1	B101
T1_L2	B201
T1_L3	B301
T1_L3	B302
T1_L4	B403
T2_L5	B505
T2_L6	B605
T2_L7	B705
T2_L8	B804
T2_L8	B805
T2_L9	B904
T2_L9	B905
T2_L10	B1004
T2_L10	B1005
T2_L11	B1104
T2_L11	B1105
T2_L12	B1204
T2_L12	B1205
T2_L13	B1304
T2_L14	B1404
T2_L15	B1504
T2_L16	B1604
T2_L17	B1704
T2_L18	B1804
T2_L19	B1904
T2_L20	B2004
T2_L21	B2104
T2_L22	B2204
T2_L23	B2304
T2_L24	B2404
T2_L25	B2504
T2_L26	B2604
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T2_L28	B2804
T2_L29	B2902
T2_L31	B3103
TOTAL LIVEABLE APTS: 36	

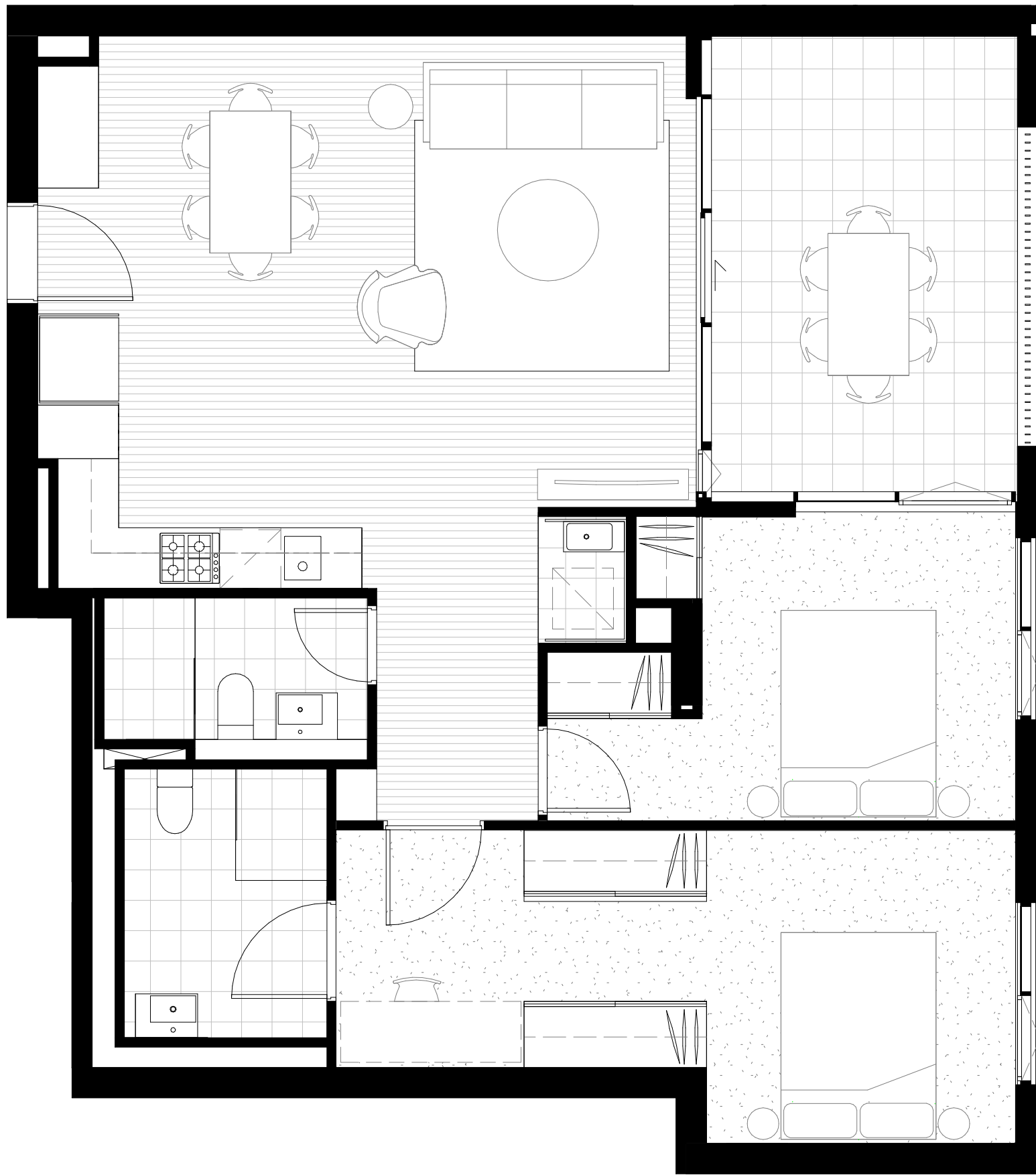




01 PRE-ADAPTABLE - APARTMENT A1104  
AR-1-0102B 1: 50@A1



02 POST-ADAPTABLE - APARTMENT A1104  
AR-1-0102B 1: 50@A1



03 PRE-ADAPTABLE - APARTMENT A1107  
AR-1-0102B 1: 50@A1



04 POST-ADAPTABLE - APARTMENT A1107  
AR-1-0102B 1: 50@A1

ADAPTABLE SCHEDULE - BUILDING 01	
LEVEL	APARTMENT NO.
T1_L5	A507
T1_L5	A504
T1_L6	A607
T1_L6	A604
T1_L7	A707
T1_L8	A807
T1_L9	A907
T1_L10	A1007
T1_L11	A1107
T1_L11	A1104
T1_L12	A1207
TOTAL ADAPTABLE APTS: 11	

#### SUMMARY

TOTAL NO. OF APARTMENTS	357
TOTAL NO. OF ADAPTABLE APARTMENTS	35
% OF ADAPTABLE APARTMENTS REQUIRED	10%
% OF ADAPTABLE APARTMENTS	10%

ADAPTABLE SCHEDULE - BUILDING 02	
LEVEL	APARTMENT NO.
T2_L5	B501
T2_L6	B601
T2_L7	B701
T2_L8	B801
T2_L9	B901
T2_L10	B1001
T2_L11	B1101
T2_L12	B1201
T2_L13	B1301
T2_L14	B1401
T2_L15	B1501
T2_L16	B1601
T2_L17	B1701
T2_L18	B1801
T2_L19	B1901
T2_L20	B2001
T2_L21	B2101
T2_L22	B2201
T2_L23	B2301
T2_L24	B2401
T2_L25	B2501
T2_L26	B2601
T2_L27	B2701
T2_L28	B2801
TOTAL ADAPTABLE APTS: 24	

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

#### FOR APPROVAL

Rev	Date	Revision
66	24.01.2020	PRELIMINARY ISSUE
67	31.01.2020	PRELIMINARY ISSUE
73	17.02.2020	ADAPTABLE APARTMENTS COORDINATION
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

Client



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name  
ADAPTABLE UNITS - BUILDING 01

Date  
04.10.2021

Scale  
1 : 50

Sheet Size  
@ A1

Drawn  
GT

Chk.  
MG

Job No.  
6111

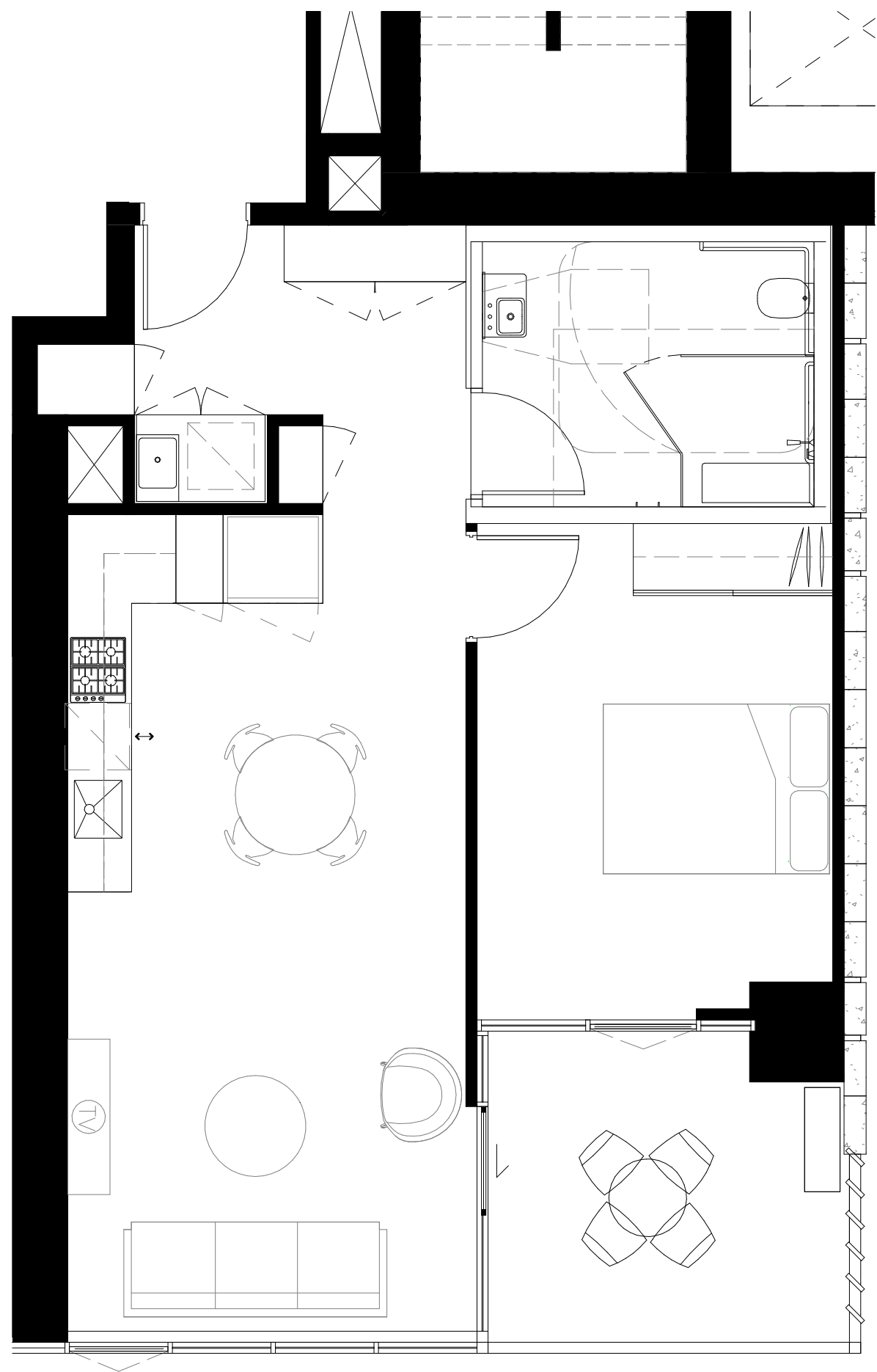
Drawing No.  
AR-1-1102

Revision  
/86

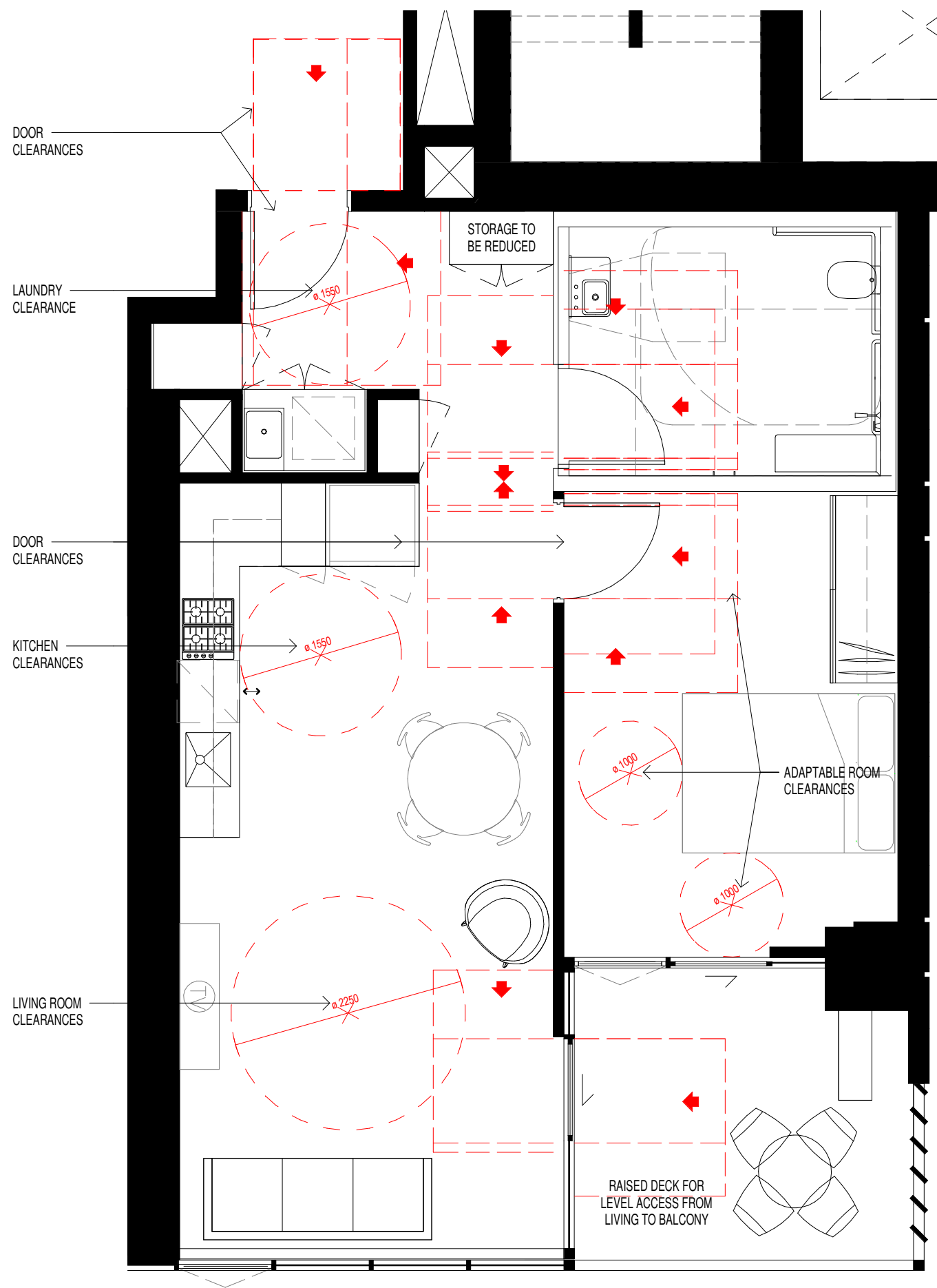
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**01 PRE-ADAPTABLE - APARTMENT B1101**  
AR-1-0102B 1 : 50@A1



**02 POST-ADAPTABLE - APARTMENT B1101**  
AR-1-0102B 1 : 50@A1

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

**FOR APPROVAL**

Rev	Date	Revision
73	17.02.2020	ADAPTABLE APARTMENTS COORDINATION
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

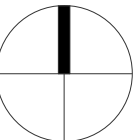
Structural Engineer	ROBERT BIRD GROUP
Mechanical / Hydraulic Engineer	JHA CONSULTING ENGINEERS
Electrical Engineer	JHA CONSULTING ENGINEERS
Fire Engineer	OLSSON FIRE & RISK
Access Consultant	ACCESSIBLE BUILDING SOLUTIONS
Basix	EMF GRIFFITHS
Building Key	



**Project**  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

**Drawing Name**  
ADAPTABLE UNITS - BUILDING 02

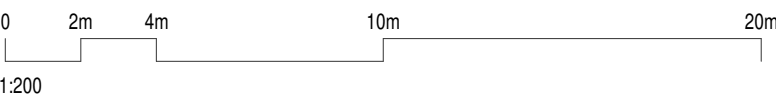


**Date** 04.10.2021 **Scale** 1 : 50 **Sheet Size** @ A1

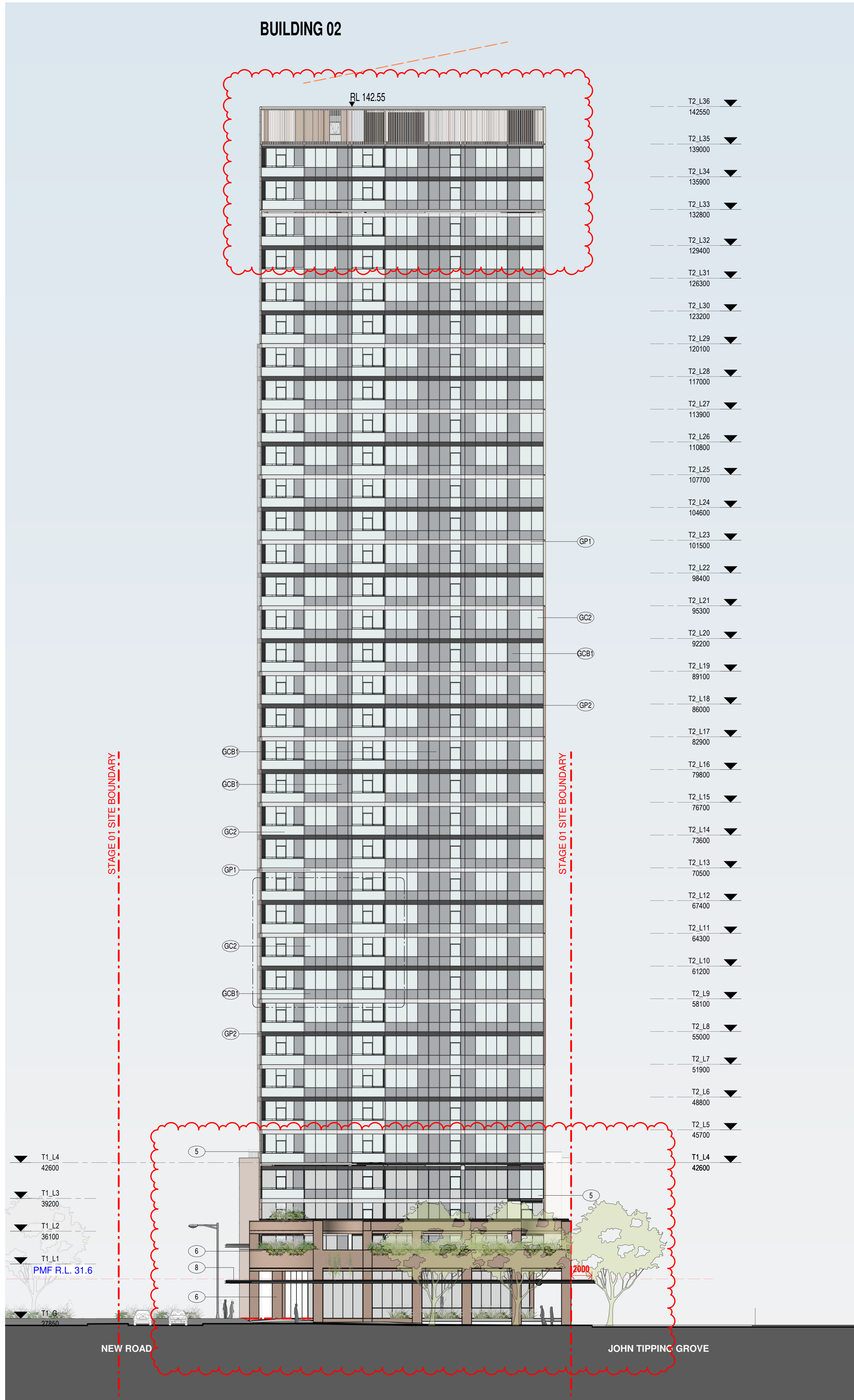
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**Job No.** 6111 **Drawing No.** AR-1-1103 **Revision** /86

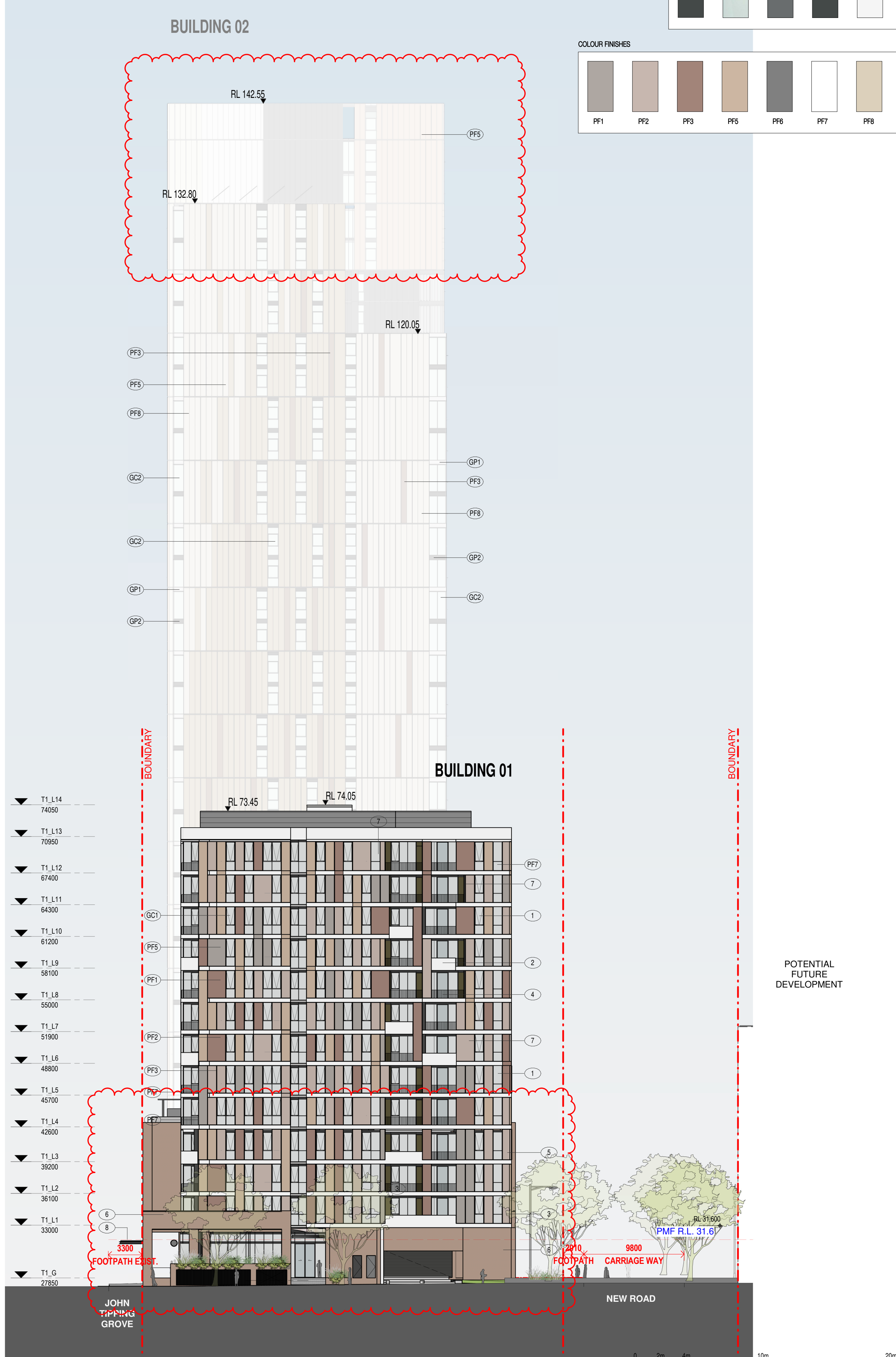
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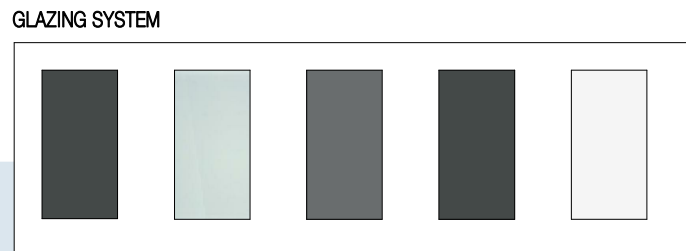




01 NORTH ELEVATION  
1 : 250@A1



02 SOUTH ELEVATION  
1 : 250@A1



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

**FOR APPROVAL**

Rev	Date	Revision
66	24.01.2020	PRELIMINARY ISSUE
70	06.02.2020	PRE DA ISSUE
76	20.02.2020	ISSUED FOR BASIX COORDINATION
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
**ROBERT BIRD GROUP**

Mechanical / Hydraulic Engineer  
**JHA CONSULTING ENGINEERS**

Electrical Engineer  
**JHA CONSULTING ENGINEERS**

Fire Engineer  
**OLSSON FIRE & RISK**

Access Consultant  
**ACCESSIBLE BUILDING SOLUTIONS**

Basix  
**EMF GRIFFITHS**

Building Key

Client



Project  
**HIGH ST DEVELOPMENT**

**634-638 HIGH ST & 87-89 UNION RD, PENRITH**

Drawing Name  
**NORTH & SOUTH ELEVATION**

Date  
**04.10.2021**

Scale  
**As indicated**

Sheet Size  
**@ A1**

Drawn  
**GT**

Chk.  
**MG**

Job No.  
**6111**

Drawing No.  
**AR-1-5000**

Revision  
**/86**

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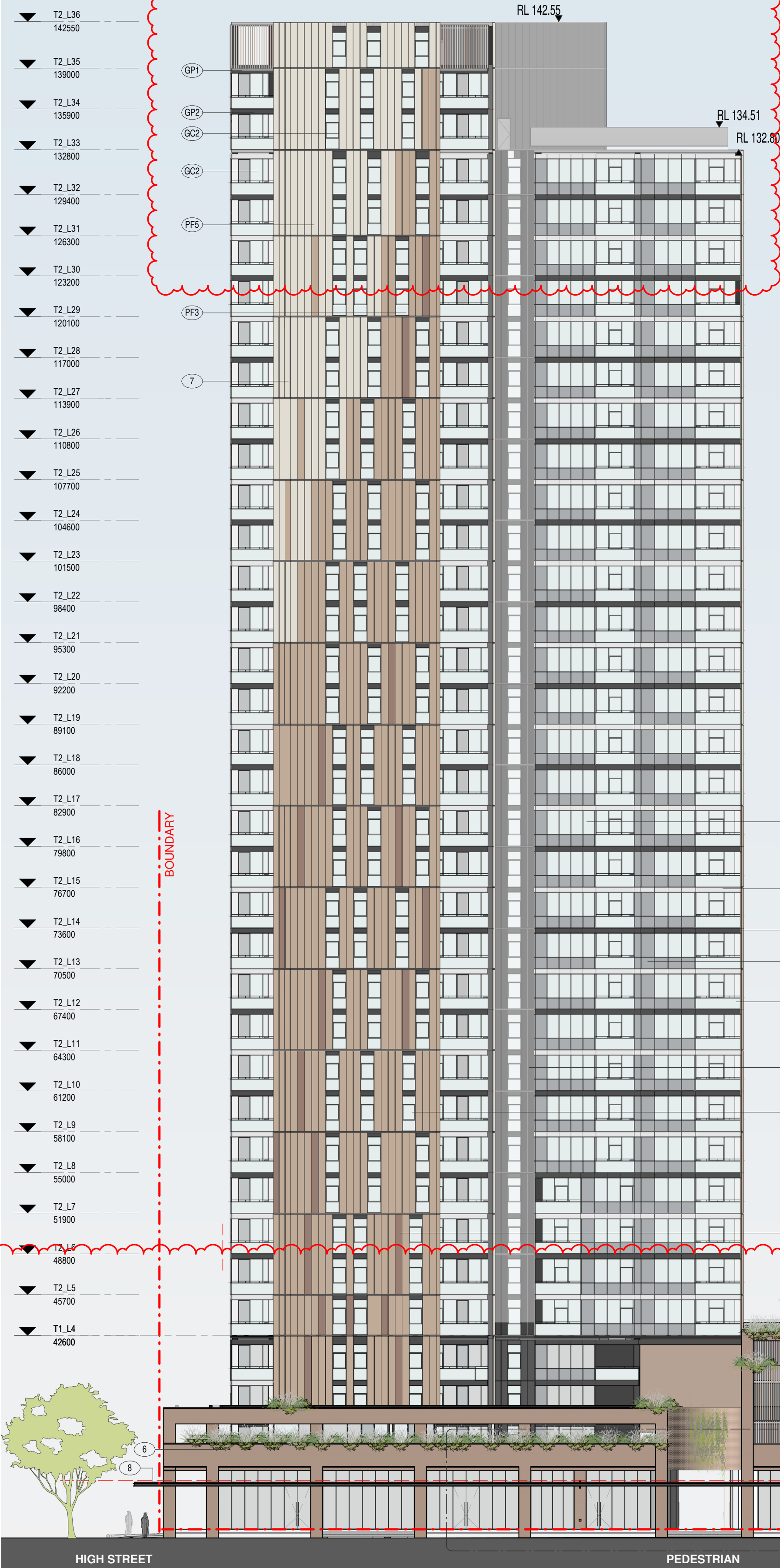




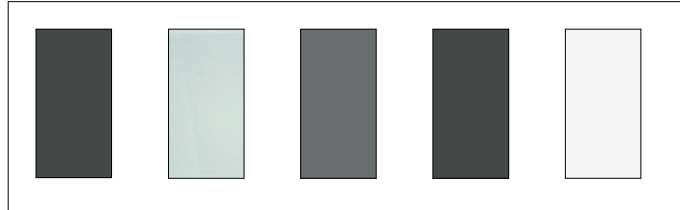




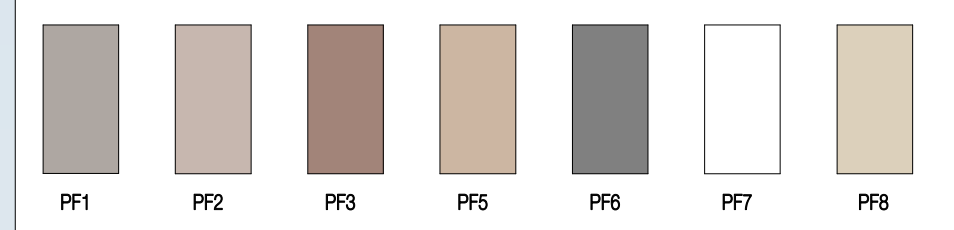
BUILDING 02



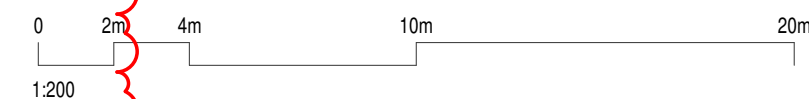
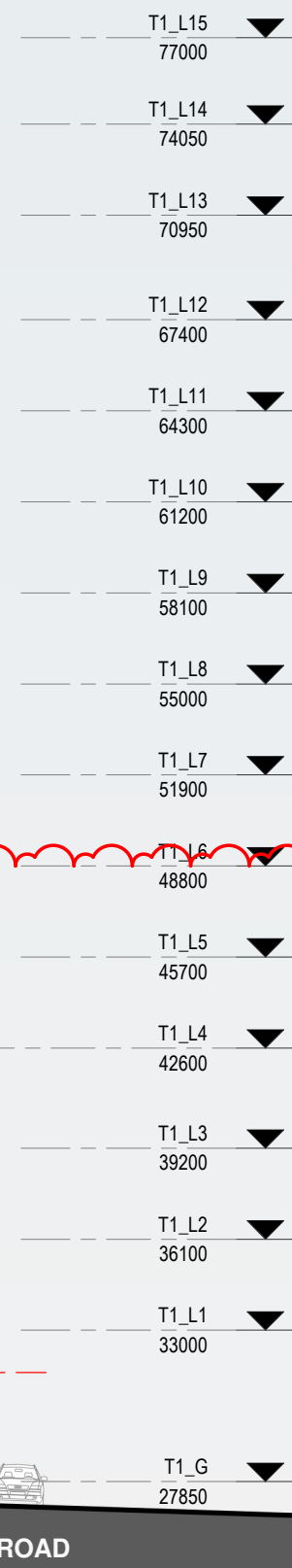
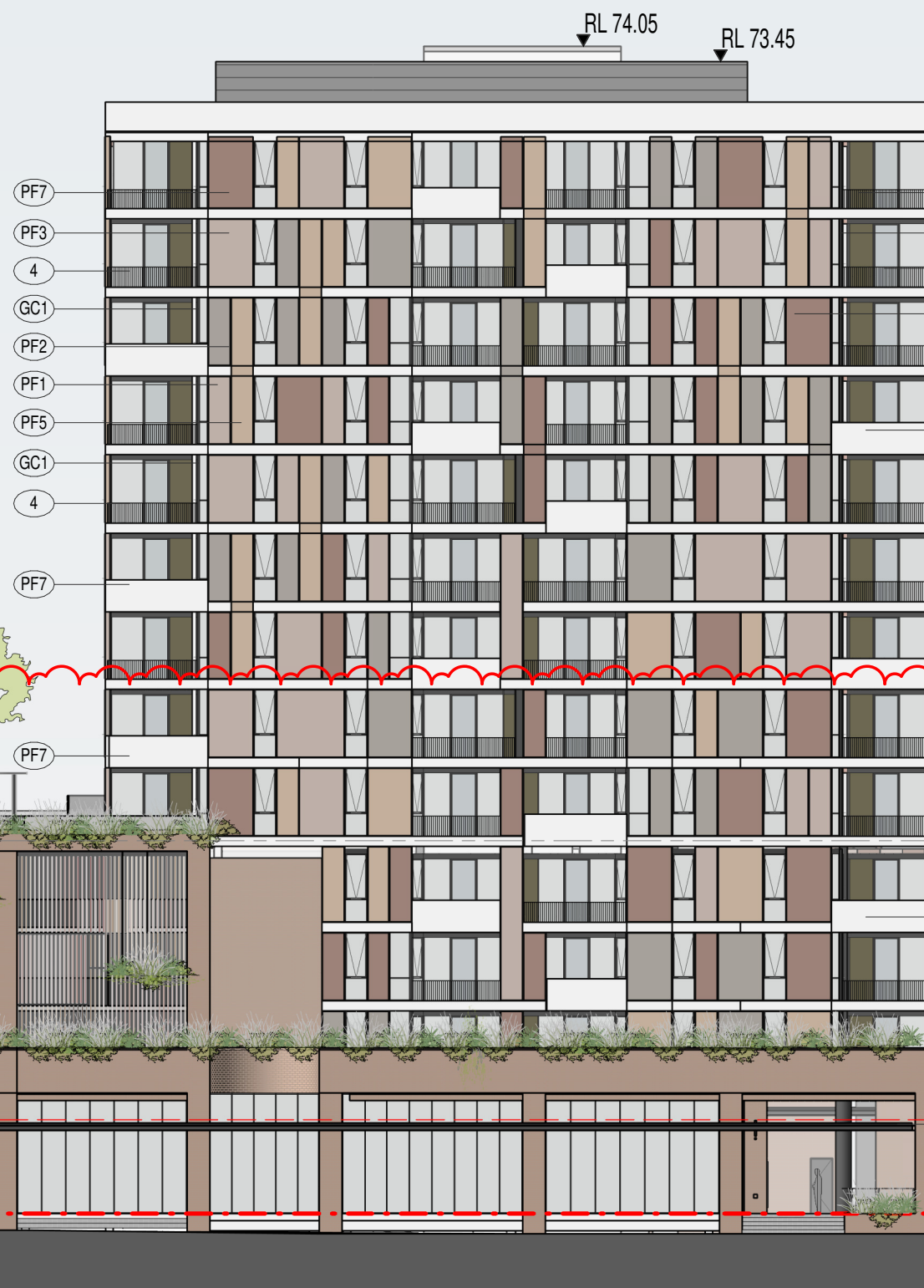
GLAZING SYSTEM



COLOUR FINISHES



BUILDING 01



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
66	24.01.2020	PRELIMINARY ISSUE
70	06.02.2020	PRE DA ISSUE
76	20.02.2020	ISSUED FOR BASIX COORDINATION
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

Client



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

WEST ELEVATION

Date  
04.10.2021

Scale  
As indicated

Sheet Size  
@ A1

Drawn  
GT

Chk.  
MG

Job No.  
6111

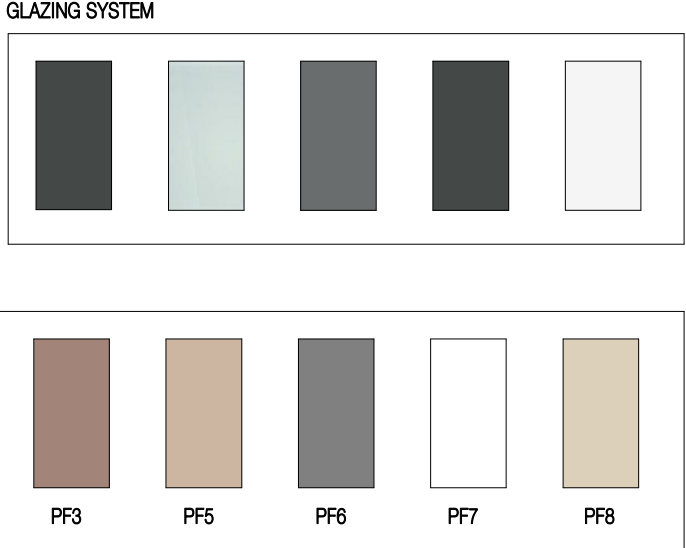
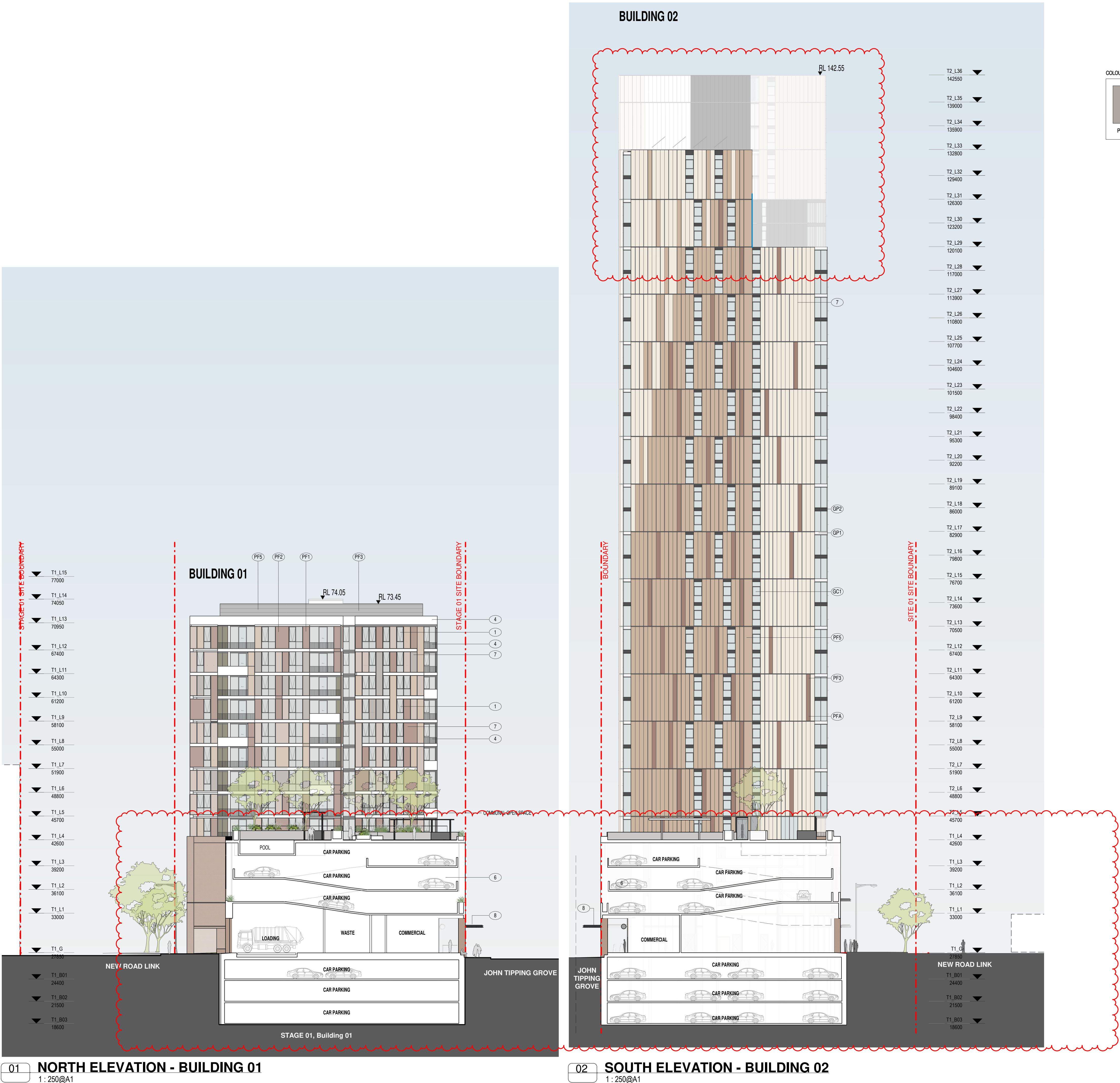
Drawing No.  
AR-1-5002

Revision  
/86

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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66	24.01.2020	PRELIMINARY ISSUE
70	06.02.2020	PRE DA ISSUE
78	26.02.2020	ISSUED FOR LANDSCAPE COORDINATION
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
**ROBERT BIRD GROUP**

Mechanical / Hydraulic Engineer  
**JHA CONSULTING ENGINEERS**

Electrical Engineer  
**JHA CONSULTING ENGINEERS**

Fire Engineer  
**OLSSON FIRE & RISK**

Access Consultant  
**ACCESSIBLE BUILDING SOLUTIONS**

Basix  
**EMF GRIFFITHS**

Building Key

Client

**TOGA**

Project

**HIGH ST DEVELOPMENT**

634-638 HIGH ST & 87-89 UNION RD, PENRITH

Drawing Name

**NORTH & SOUTH PODIUM ELEVATIONS**

Date: 04.10.2021 Scale: As indicated Sheet Size: @ A1

Drawn: GT Chk: MG

Job No.: 6111 Drawing No.: AR-1-5004 Revision: /86

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FOR APPROVAL

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86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

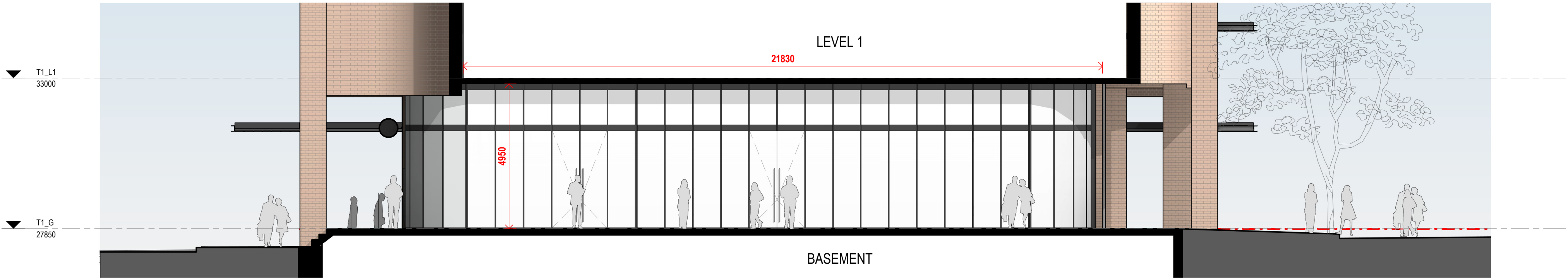
Basix

EMF GRIFFITHS

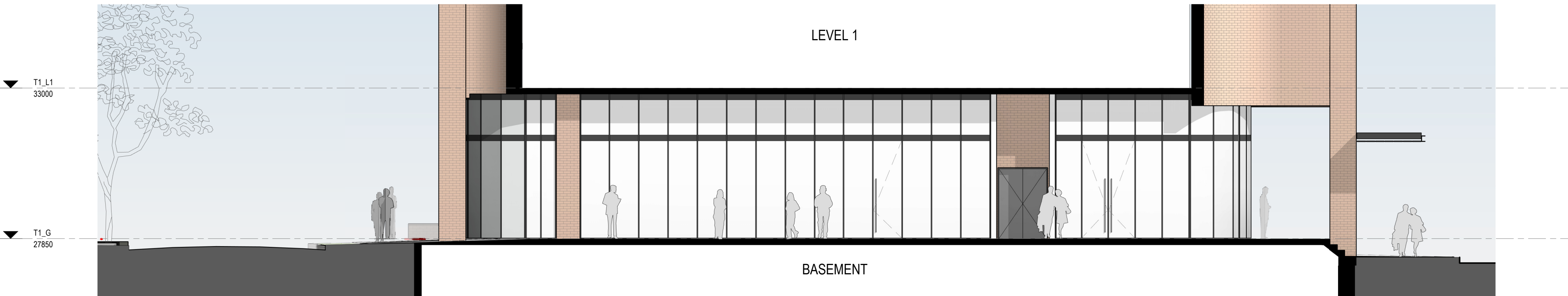
Building Key



01 SITE LINK - GROUND FLOOR  
1 : 100@A1



02 SITE LINK - SOUTH ELEVATION  
AR-1-5010 1 : 100@A1



03 SITE LINK - NORTH ELEVATION  
AR-1-5010 1 : 100@A1



Client

Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

SITE LINK ELEVATIONS

Date 04.10.2021 Scale 1 : 100 Sheet Size @ A1

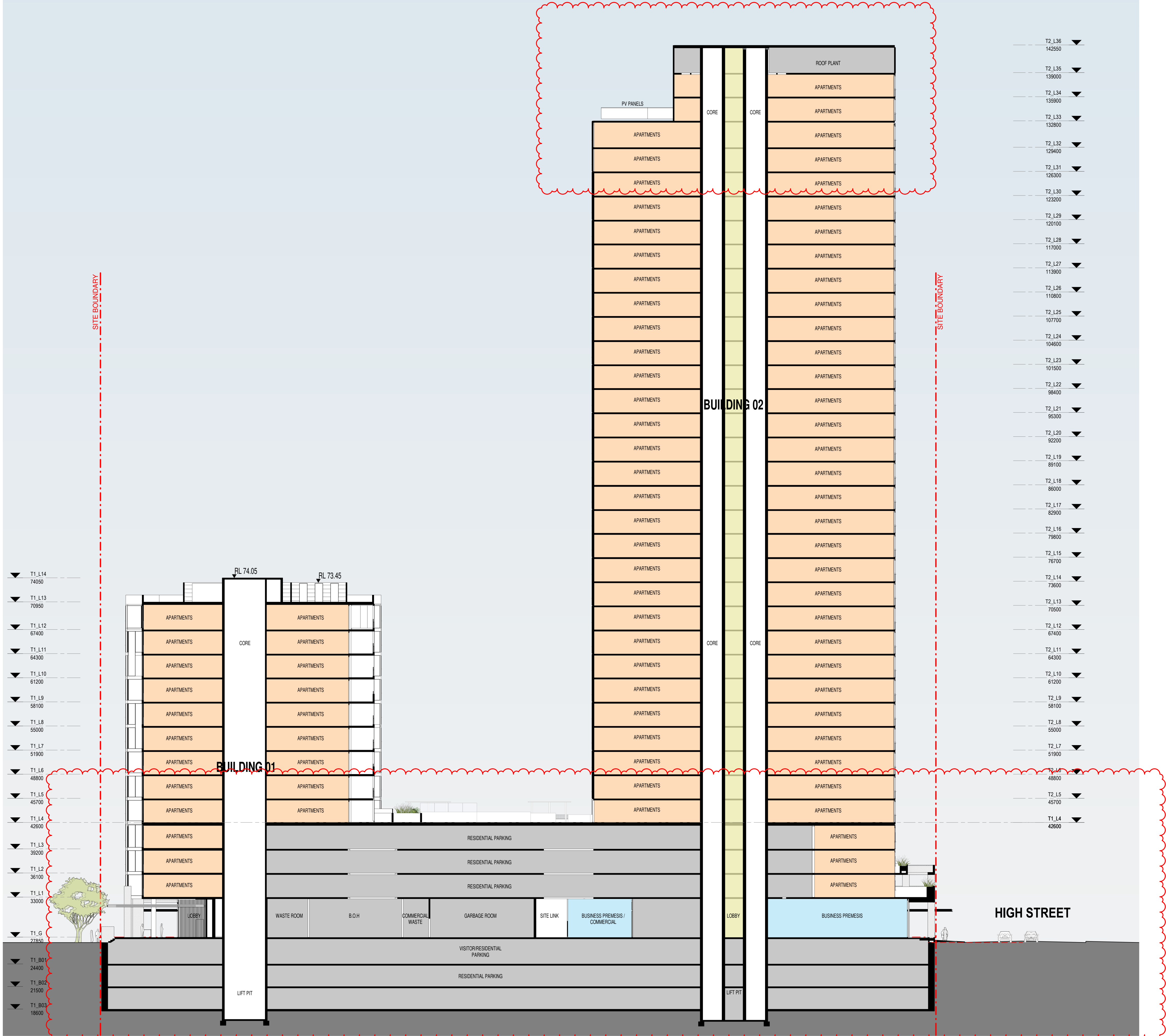
Drawn GT Chk. MG

Job No. 6111 Drawing No. AR-1-5010 /86 Revision

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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83	04.03.2020	ISSUED FOR DA
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Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

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Building Key

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Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

SECTION A-A

Date 04.10.2021 Scale 1 : 250 Sheet Size @ A1

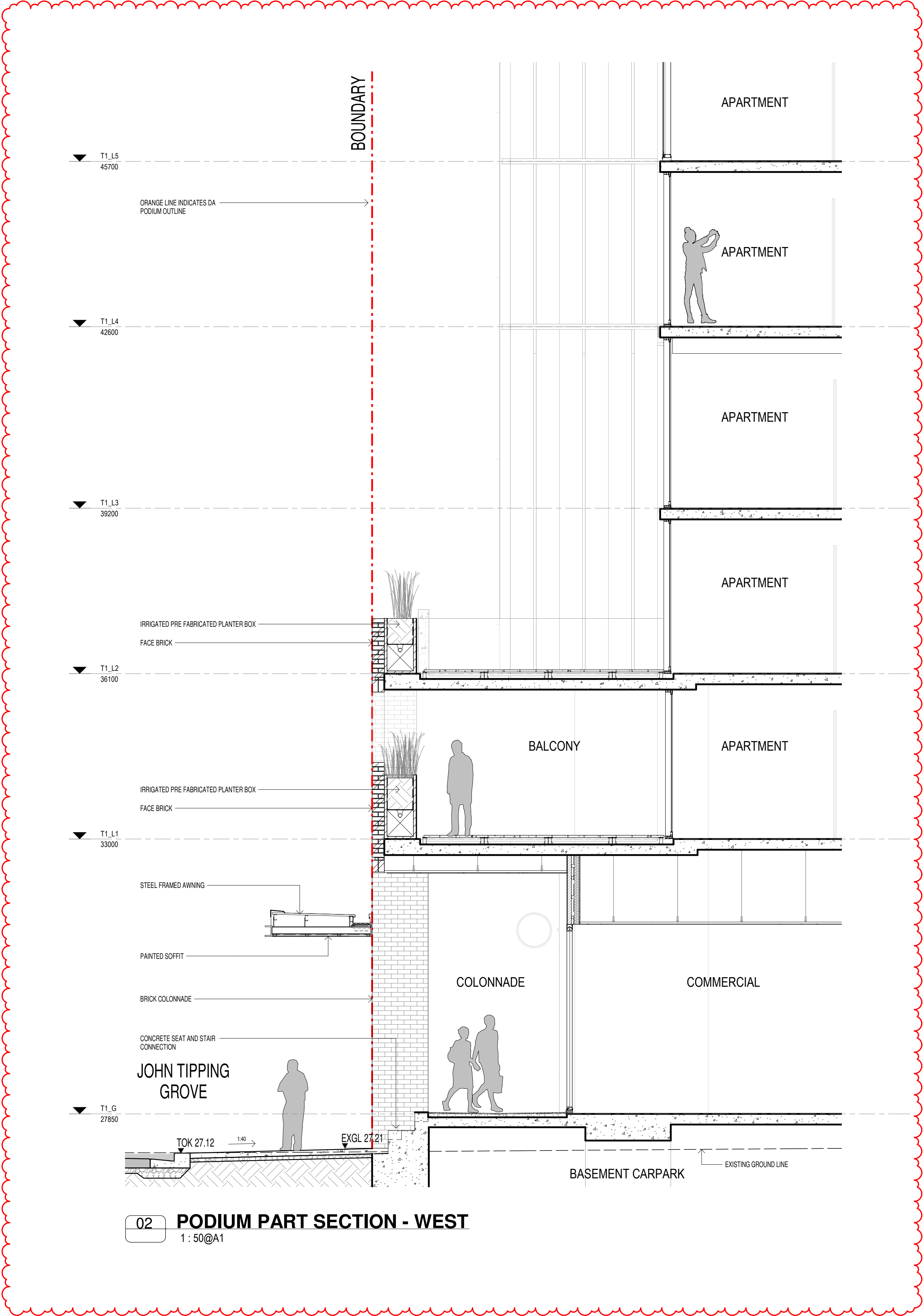
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Job No. 6111 Drawing No. AR-1-5100 /86 Revision

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Rev	Date	Revision
79	27.02.2020	ISSUED FOR LANDSCAPE COORDINATION
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

Client



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

PODIUM FACADE DETAILS

Date  
04.10.2021

Scale  
1 : 50

Sheet Size  
@ A1

Drawn  
GT

Chk.  
MG

Job No.  
6111

Drawing No.  
AR-1-5201

Revision  
/86

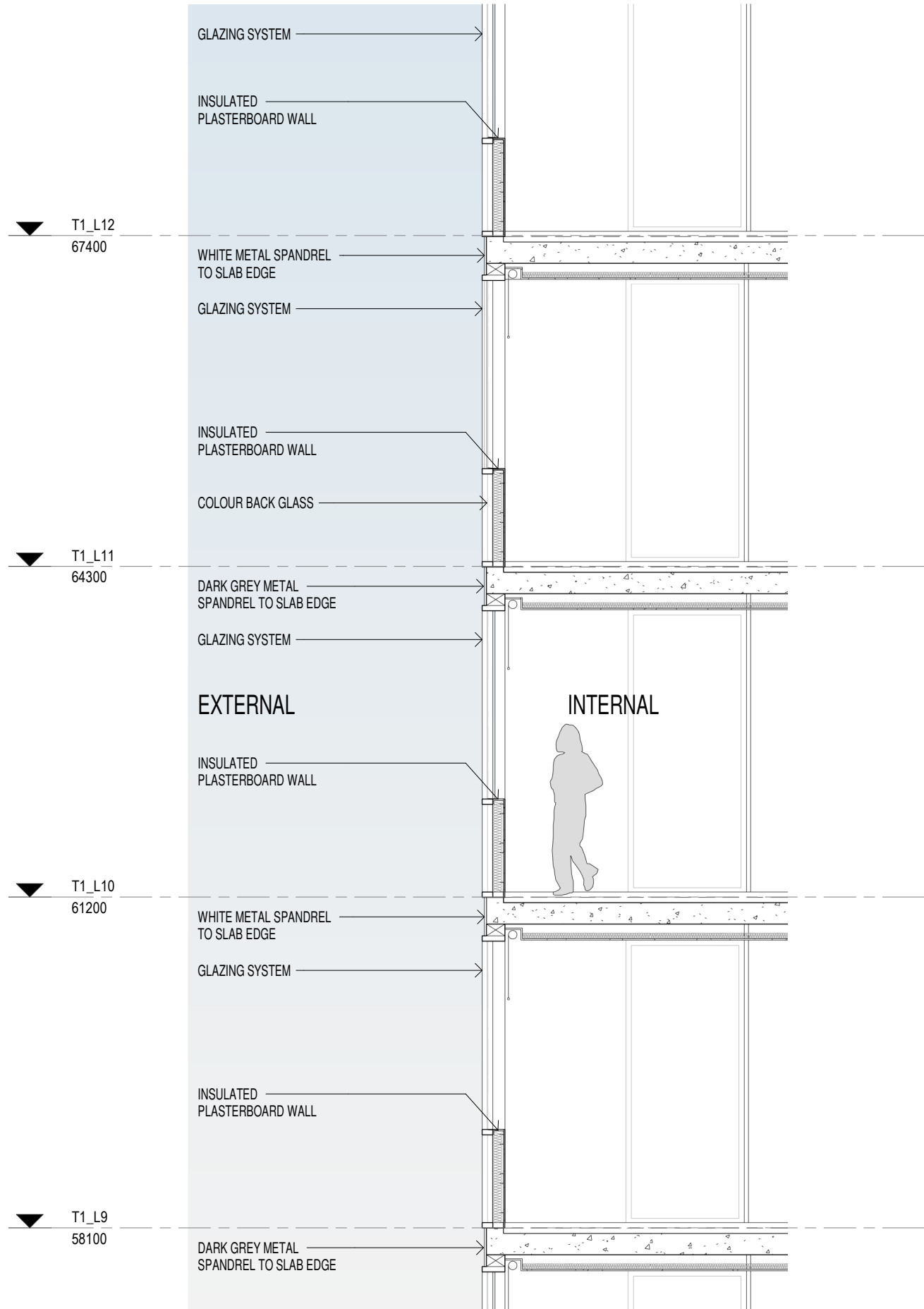
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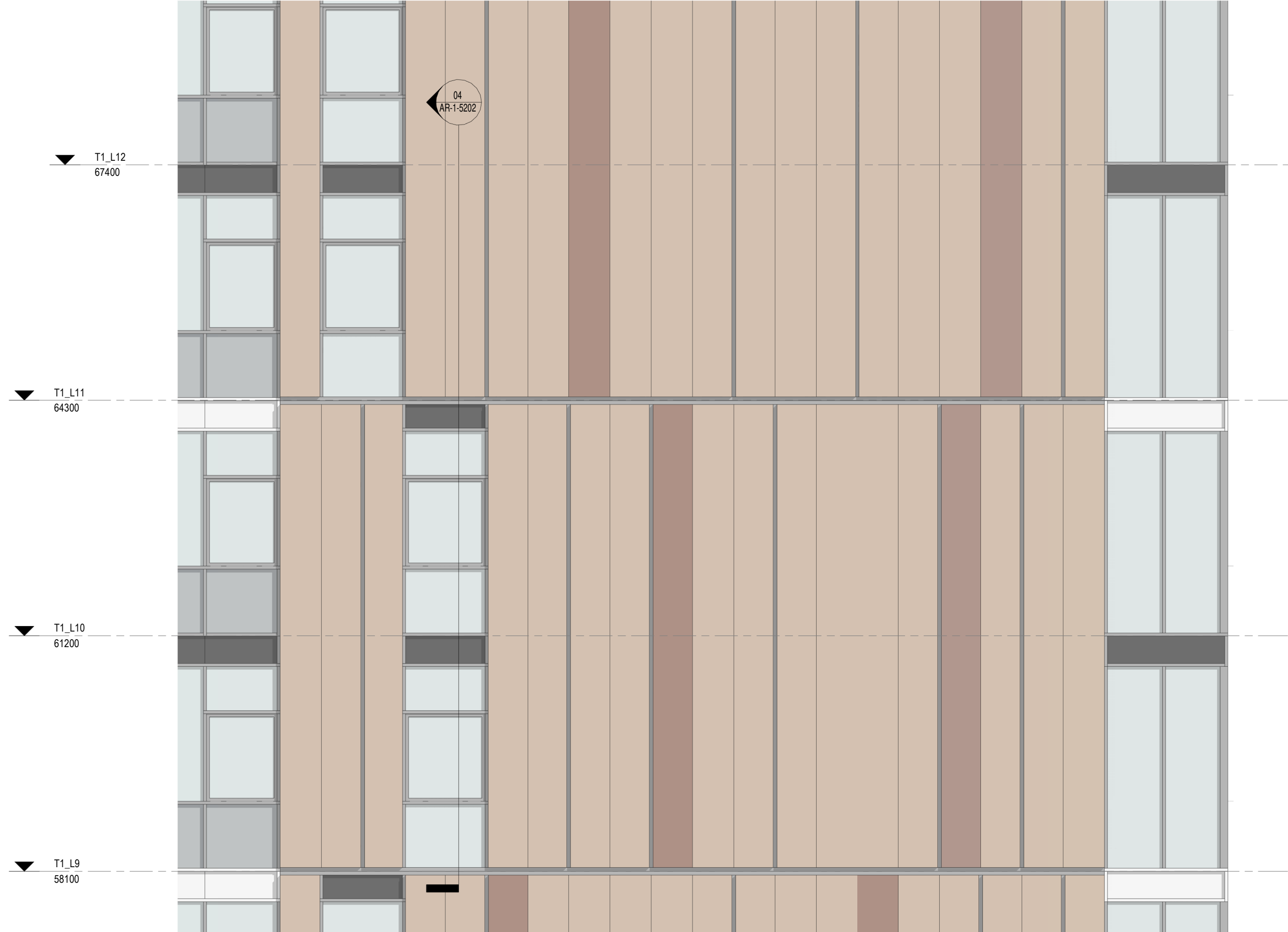
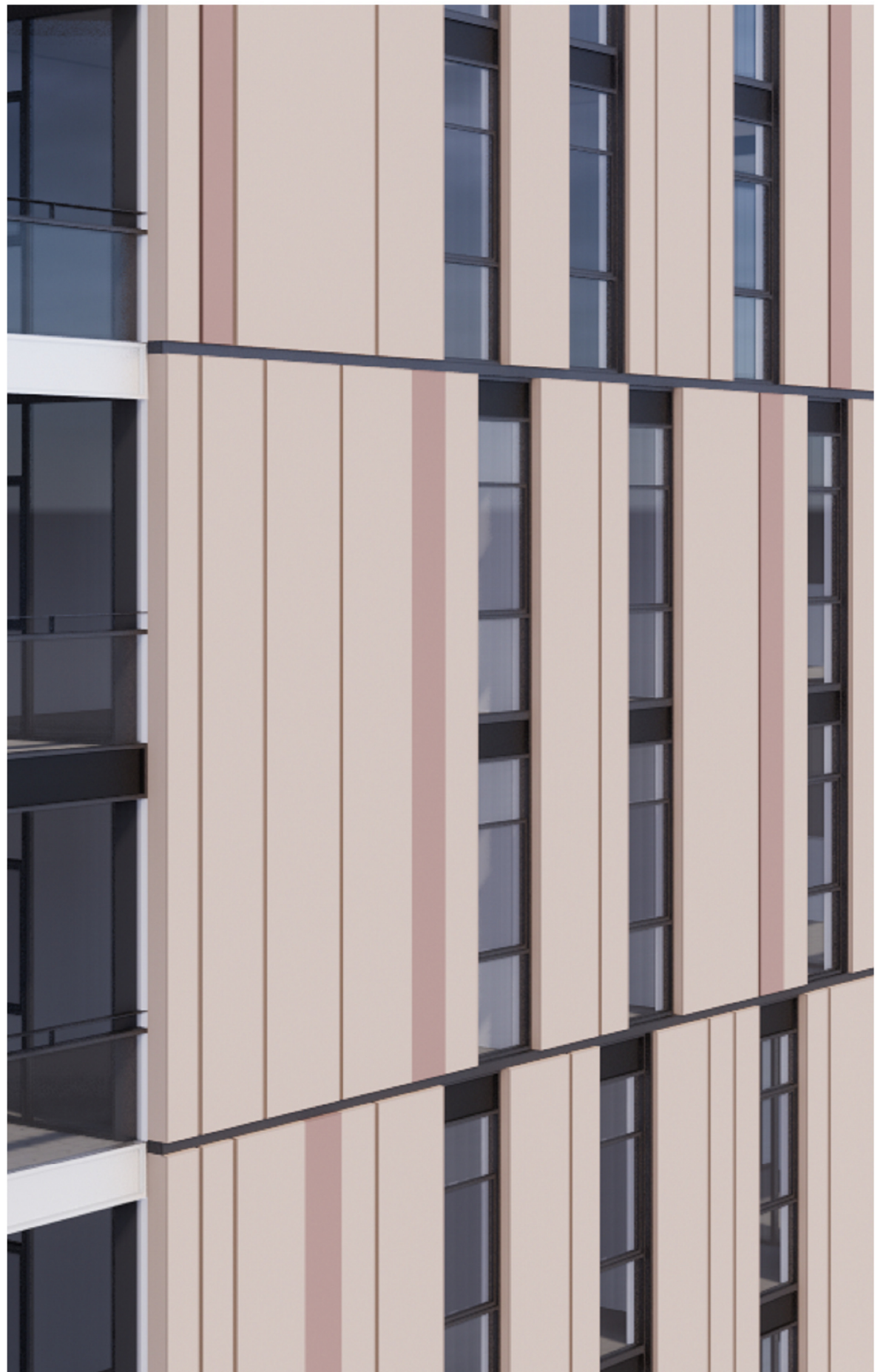




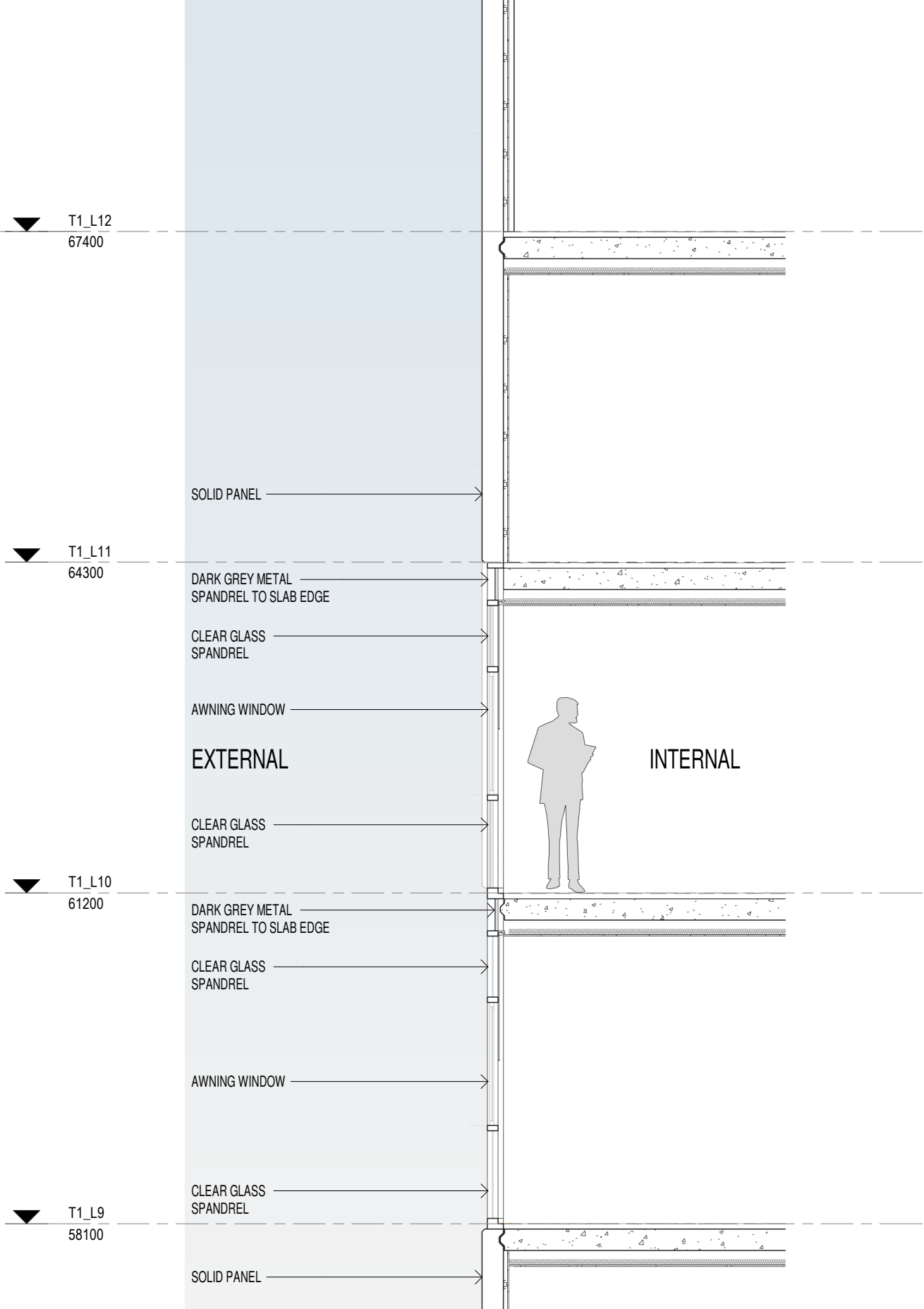
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AR-1-5000 1: 50@A1



02 DETAIL SECTION - GLASS FACADE  
1: 50@A1



03 EAST ELEVATION - TYPICAL SOLID DETAIL  
SK-3020 1: 50@A1



04 DETAIL SECTION - SOLID DETAIL  
SK-3020 1: 50@A1

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Rev	Date	Revision
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer	ROBERT BIRD GROUP
Mechanical / Hydraulic Engineer	JHA CONSULTING ENGINEERS
Electrical Engineer	JHA CONSULTING ENGINEERS
Fire Engineer	OLSSON FIRE & RISK
Access Consultant	ACCESSIBLE BUILDING SOLUTIONS
Basix	EMF GRIFFITHS
Building Key	

Client



Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

BUILDING 02 - FACADE DETAILS

Date 04.10.2021 Scale 1: 50 Sheet Size @ A1

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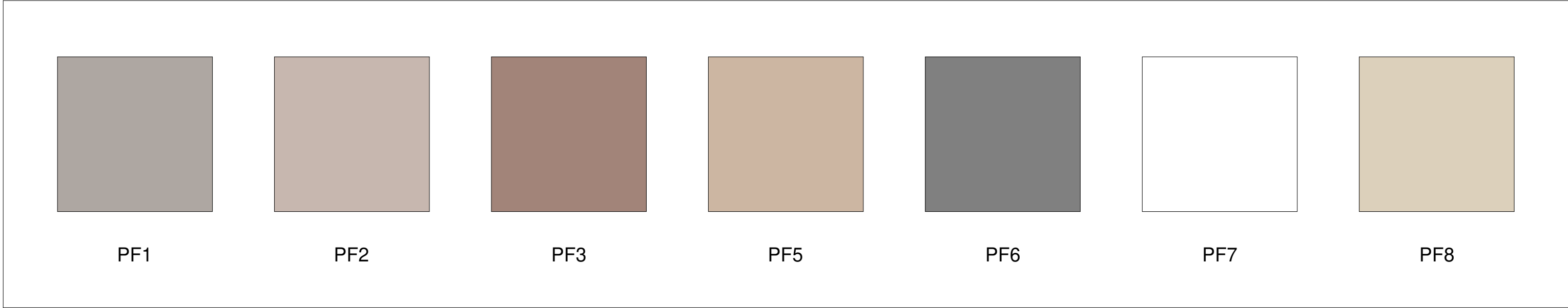
Job No. 6111 Drawing No. AR-1-5202 /86 Revision

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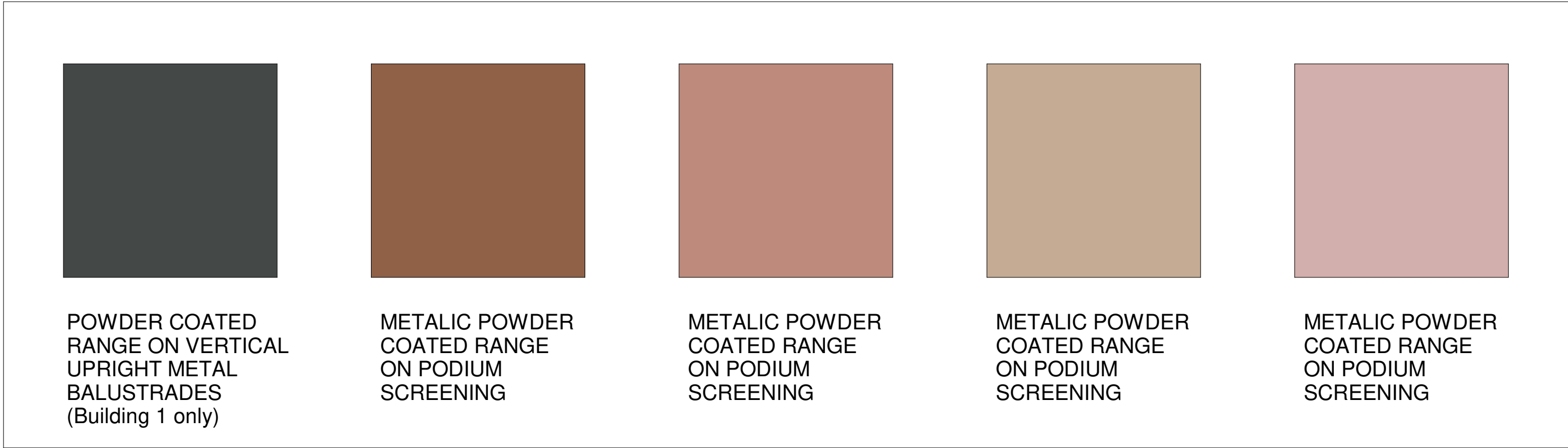




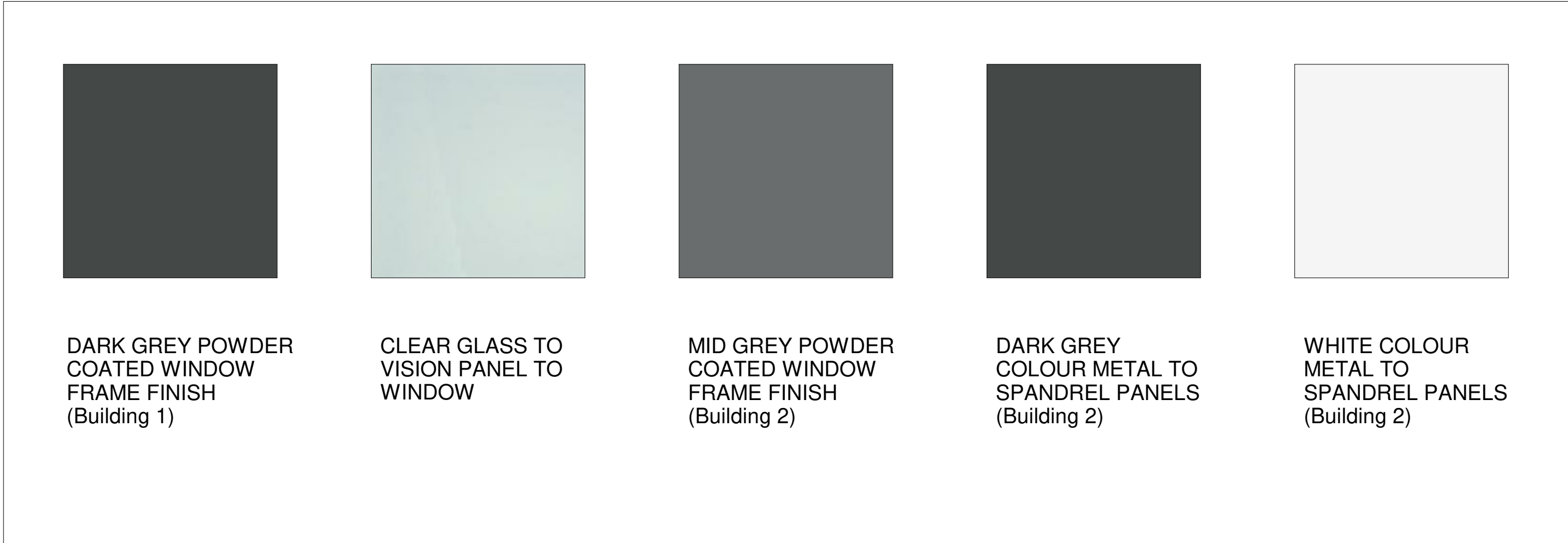
PAINT FINISHES



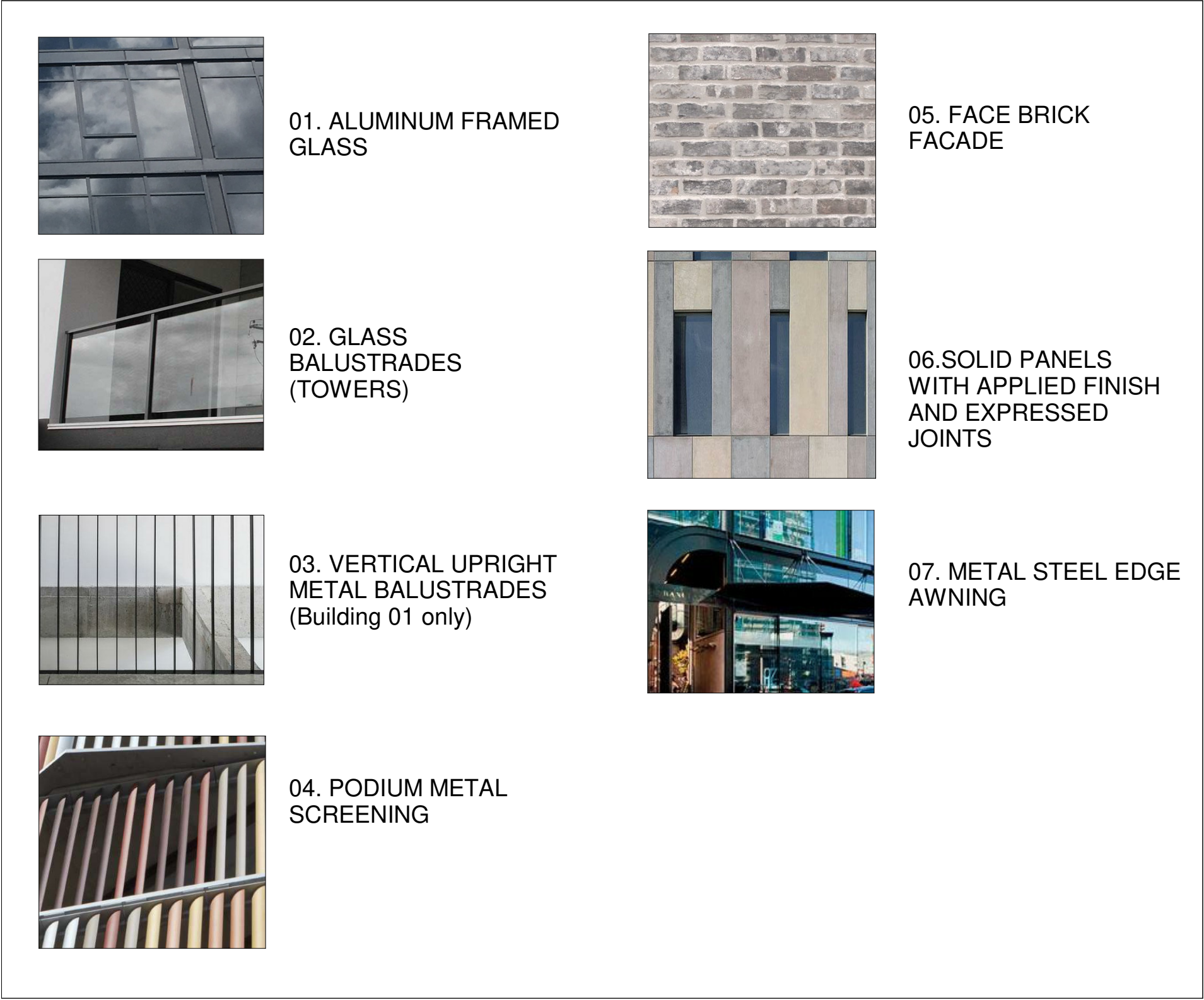
METAL FINISHES



GLAZING SYSTEM



PRECEDENT IMAGES



FINISHES LEGEND

EXTERNAL FINISHES

- 1 ALUMINUM FRAMED GLASS
- 2 SOLID WHITE BALLUSTRADES (TOWERS)
- 3 PODIUM INFILL PANEL
- 4 VERTICAL UPRIGHT METAL BALUSTRADES (B1)
- 5 VERTICAL METAL BATTENS
- 6 FACE BRICK FACADE
- 7 SOLID PANELS WITH APPLIED FINISH
- 8 METAL AWNING
- 9 METAL LOUVRES

PAINT FINISHES

- PF1 PAINT FINISH 1
- PF2 PAINT FINISH 2
- PF3 PAINT FINISH 3
- PF5 PAINT FINISH 5
- PF6 PAINT FINISH 6
- PF7 PAINT FINISH 7
- PF8 PAINT FINISH 8

GLAZING SYSTEM

- GC1 DARK GREY METAL FRAMED WINDOW SYSTEM
- GC2 MID GREY METAL FRAMED WINDOW SYSTEM
- GCB1 MID GREY METAL FRAMED SPANDREL WITH COLOURBACK GLASS
- GCB2 MID GREY METAL FRAMED SPANDREL WITH RED COLOURBACK GLASS
- GP1 DARK GREY METAL SPANDREL PANEL
- GP2 WHITE METAL SPANDREL PANEL

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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81	28.02.2020	DRAFT DA ISSUE
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85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer
JHA CONSULTING ENGINEERS

Electrical Engineer
JHA CONSULTING ENGINEERS

Fire Engineer
OLSSON FIRE & RISK

Access Consultant
ACCESSIBLE BUILDING SOLUTIONS

Basix
EMF GRIFFITHS

Building Key
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Client



Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89 UNION RD, PENRITH

Drawing Name

EXTERNAL FINISHES BOARD

Date	Scale	Sheet Size
04.10.2021	1 : 50	@ A1

Drawn	Chk.
CC	MG

Job No.	Drawing No.	Revision
6111	AR-1-5203	/86



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FOR APPROVAL

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86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS



Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

	GROSS FLOOR AREA (GFA)
	GROSS FLOOR AREA (GFA) COMMERCIAL

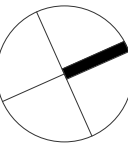
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Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name  
GFA CALCULATIONS - SHEET 01

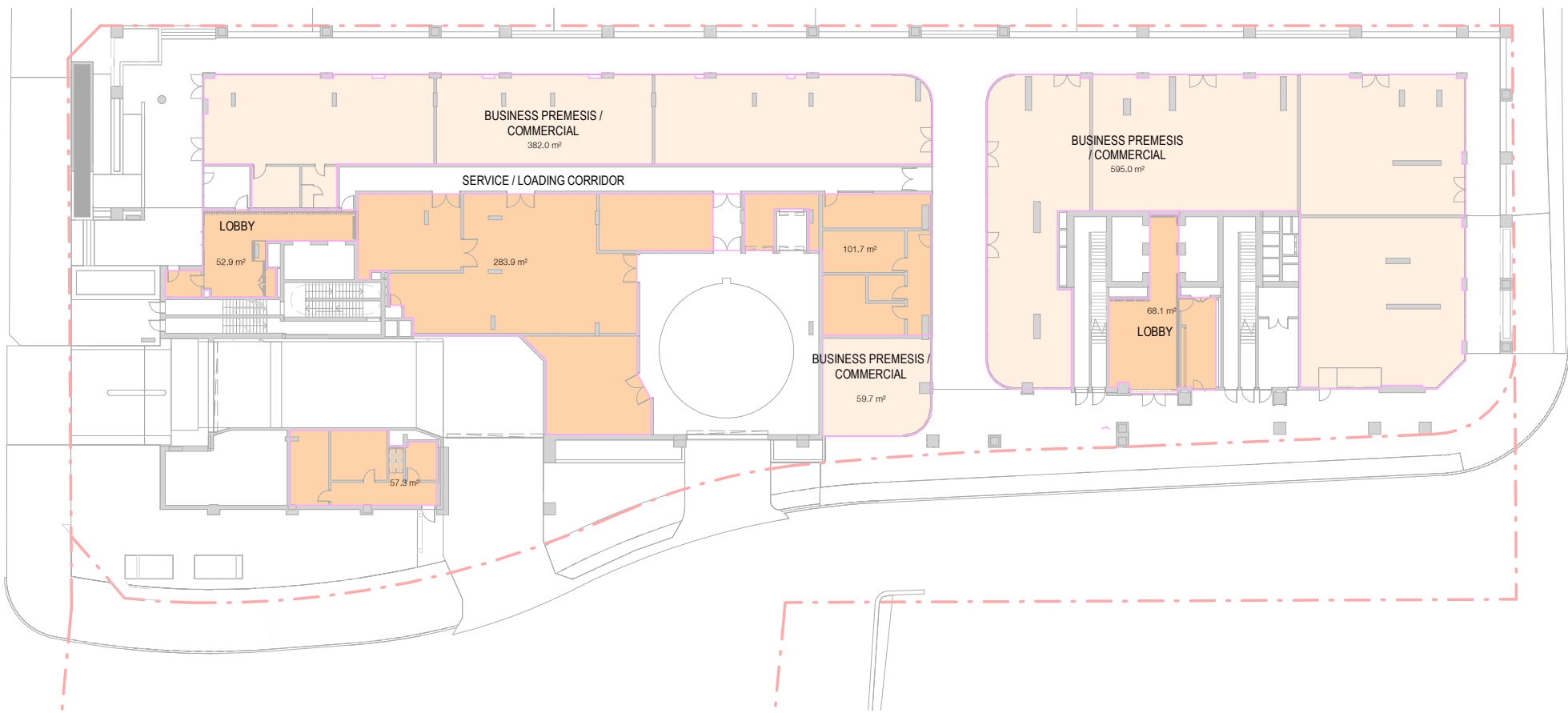


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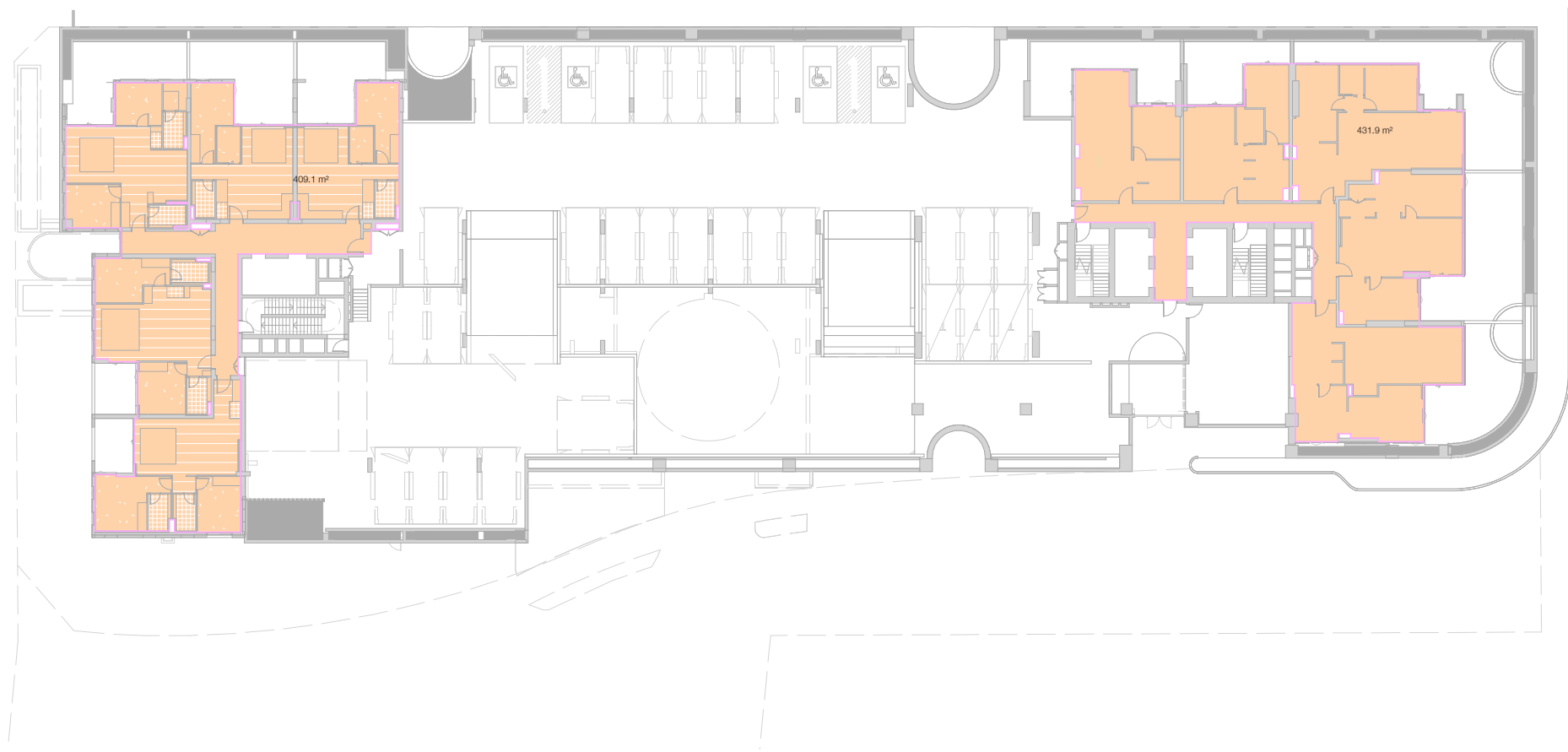
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GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-8010	/86

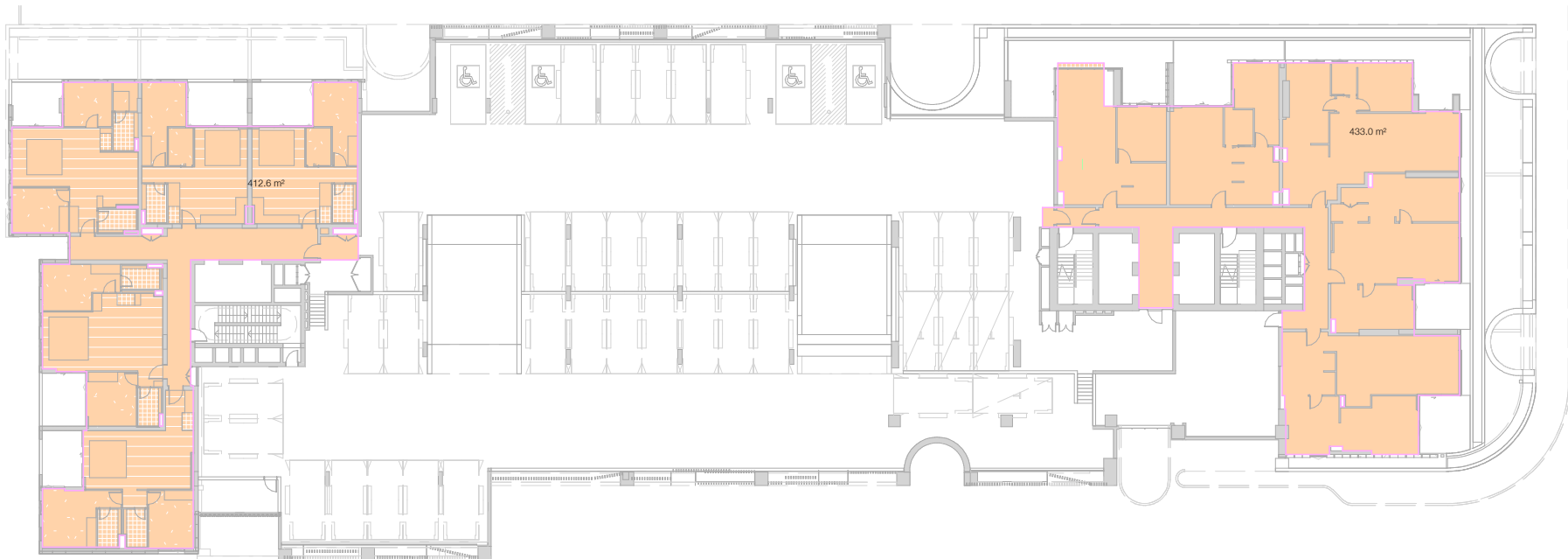
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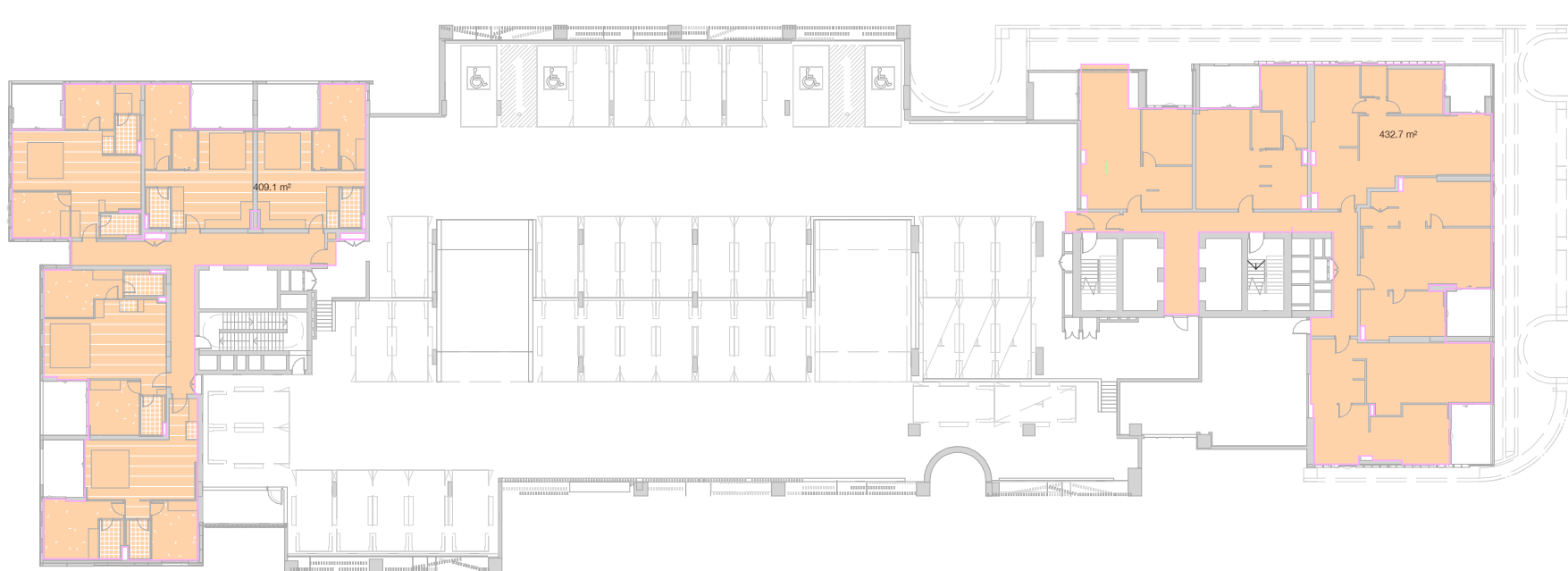
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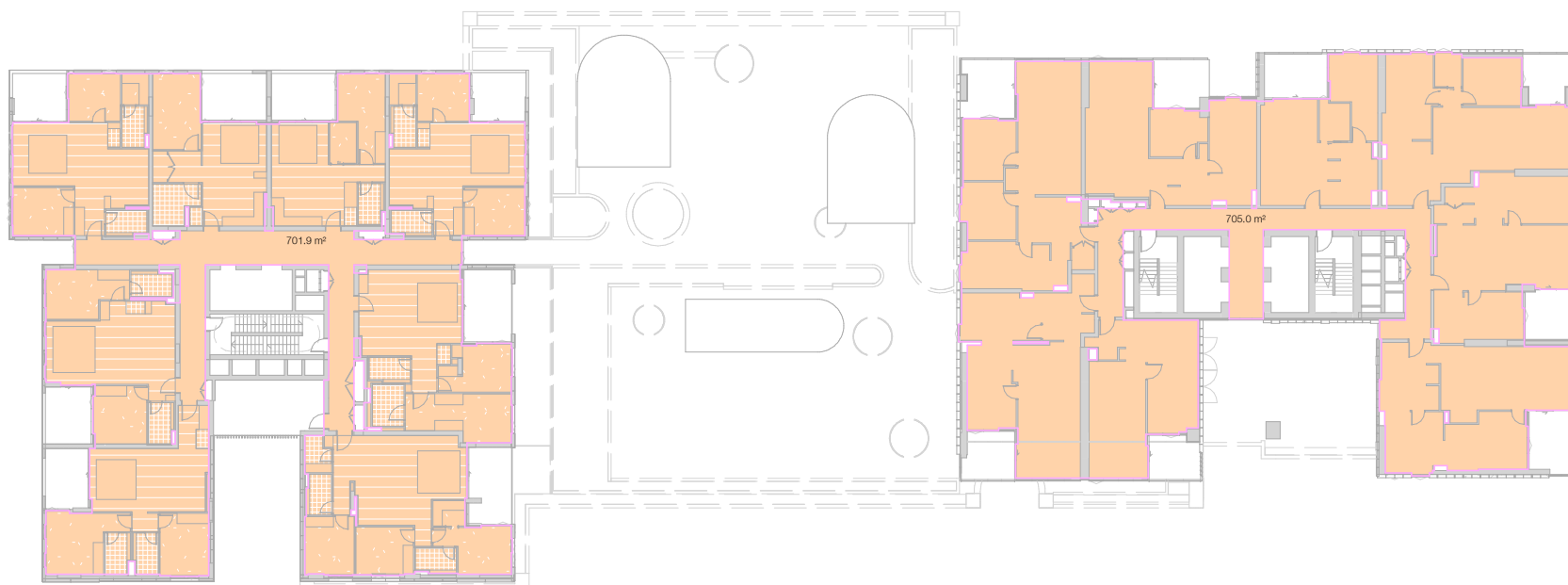
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04 LEVEL 03  
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05 LEVEL 04  
1 : 450@A1



06 LEVEL 05  
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Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS



Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

	GROSS FLOOR AREA (GFA)
	GROSS FLOOR AREA (GFA) COMMERCIAL

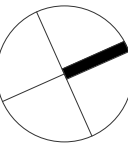
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Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name  
GFA CALCULATIONS - SHEET 02

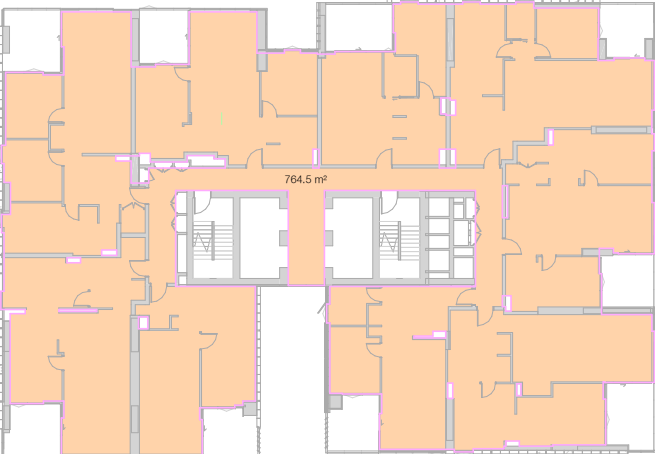
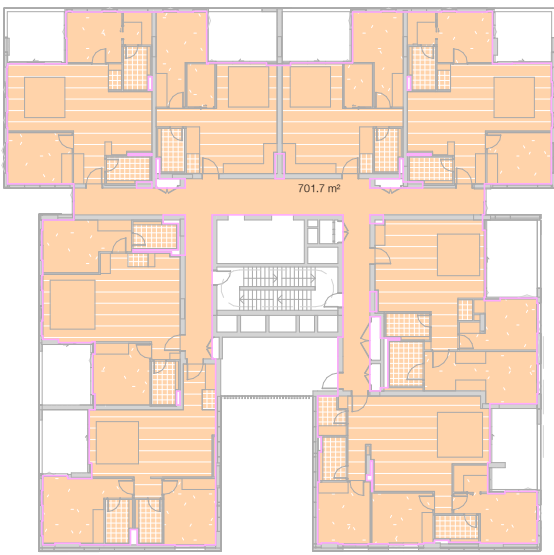
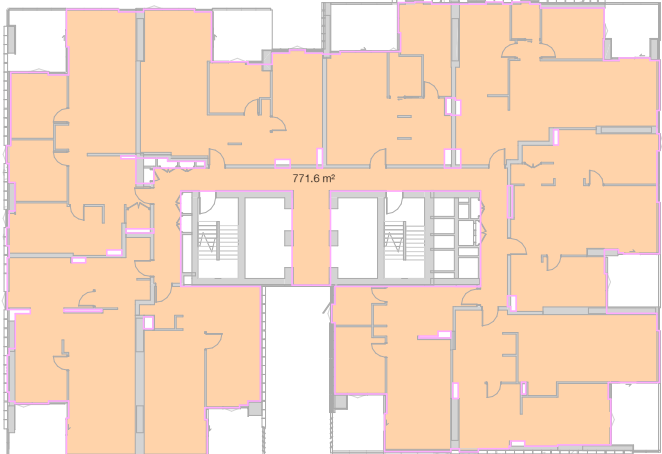


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Drawn	Chk.
GT	MG

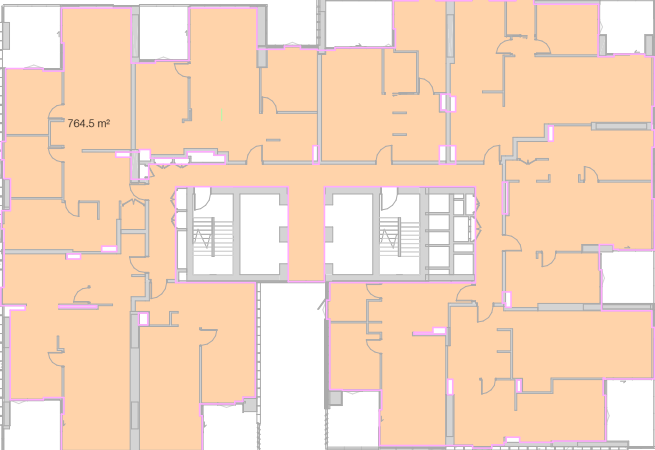
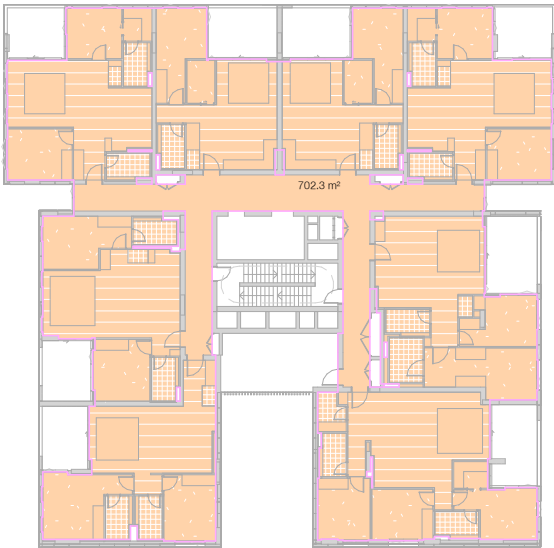
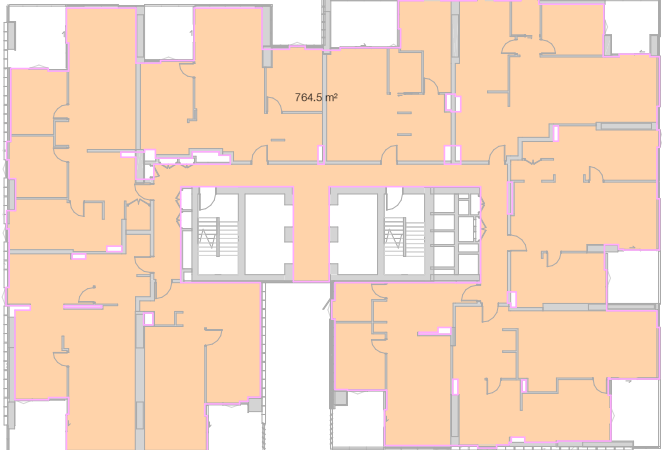
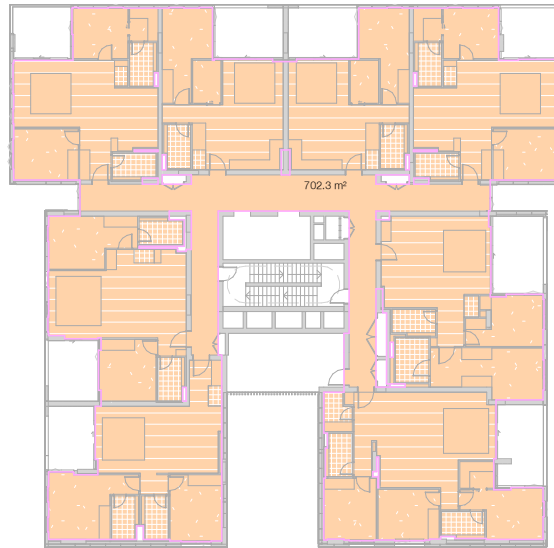
Job No.	Drawing No.	Revision
6111	AR-1-8011	/86

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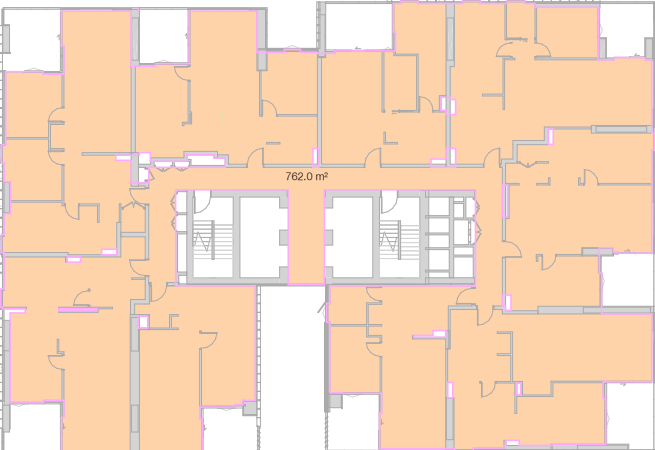
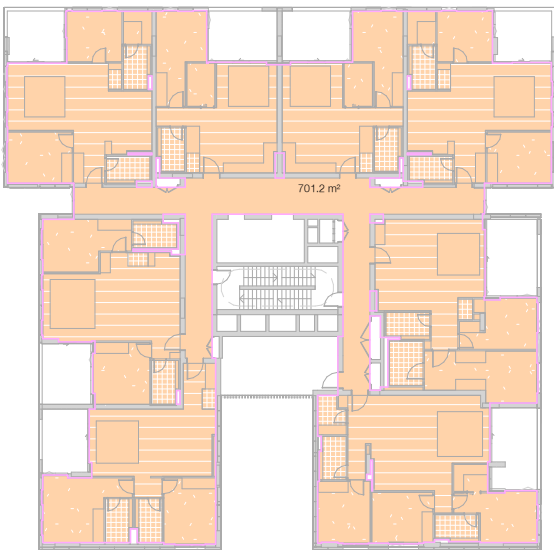
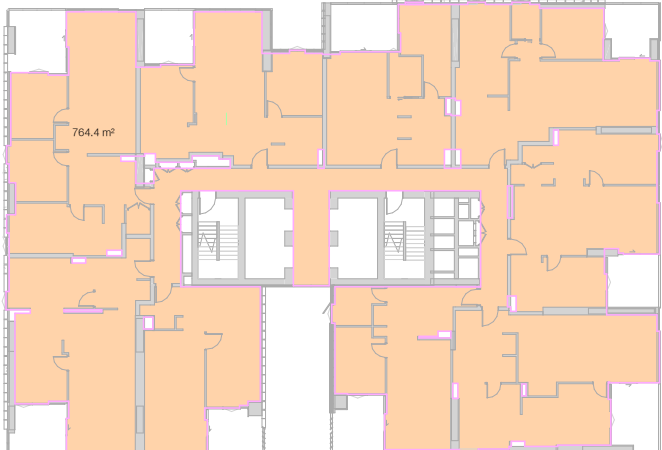
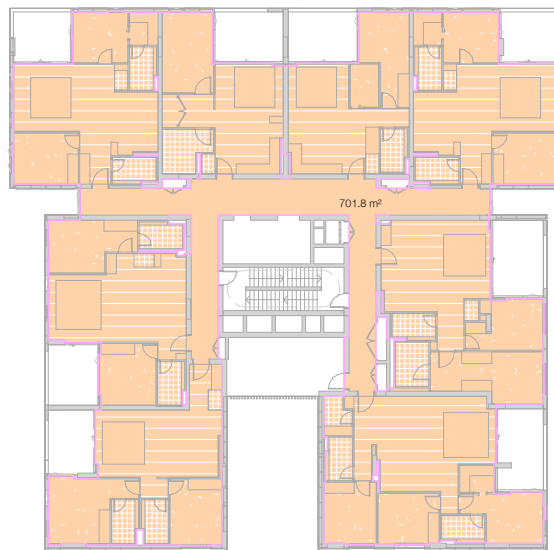
01 LEVEL 06-07  
1 : 450@A1

02 LEVEL 08  
1 : 450@A1



03 LEVEL 09  
1 : 450@A1

04 LEVEL 10  
1 : 450@A1



05 LEVEL 11  
1 : 450@A1

06 LEVEL 12  
1 : 450@A1



Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision
-----	------	----------

## Structural Engineer

Mechanical / Hydraulic Engineer

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE &amp; RISK

Access Consultant

## ACCESSIBLE BUILDING SOLUTIONS

## Basis

EMF GRIFFITHS

### Building Key



GROSS FLOOR AREA (GFA) COMMERCIAL

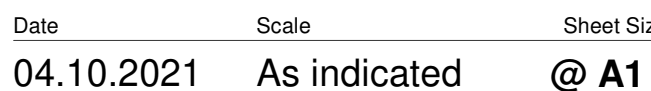
Client



## HIGH ST DEVELOPMENT

Drawing Name

GFA CALCULATIONS - SHEET 03



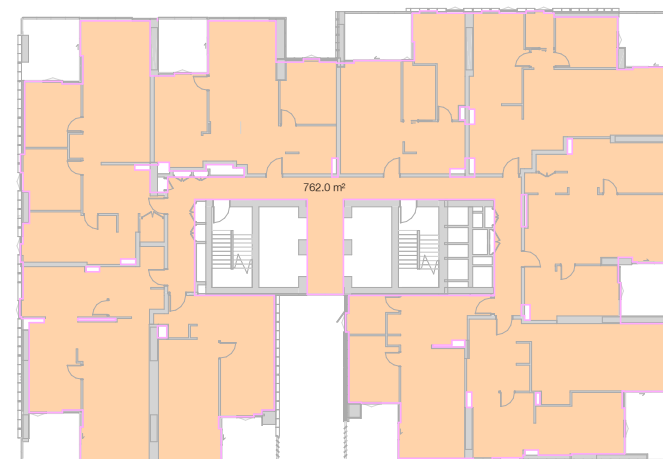
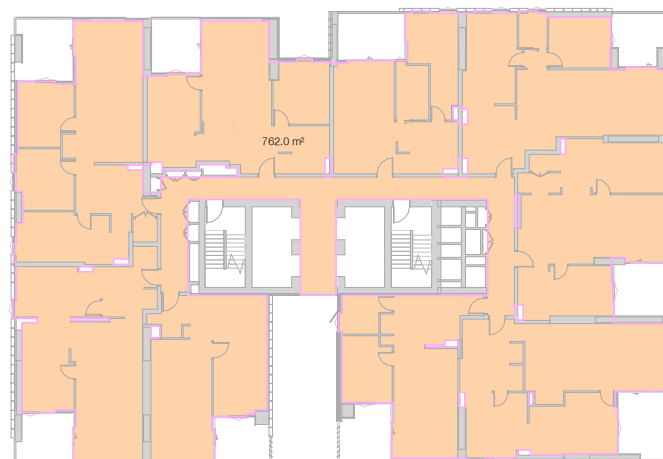
Drawn Chk

CT	MC
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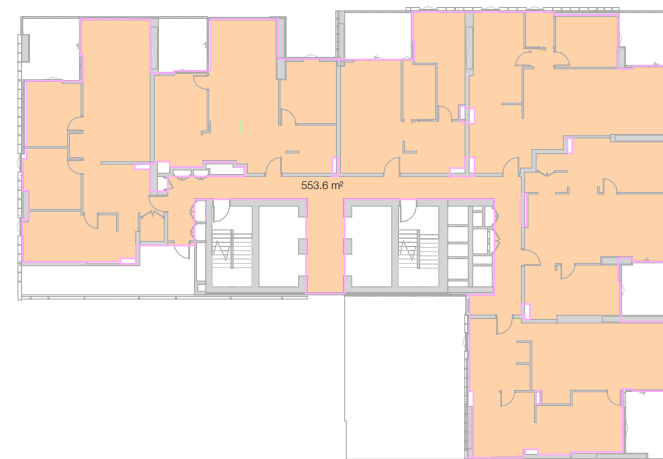
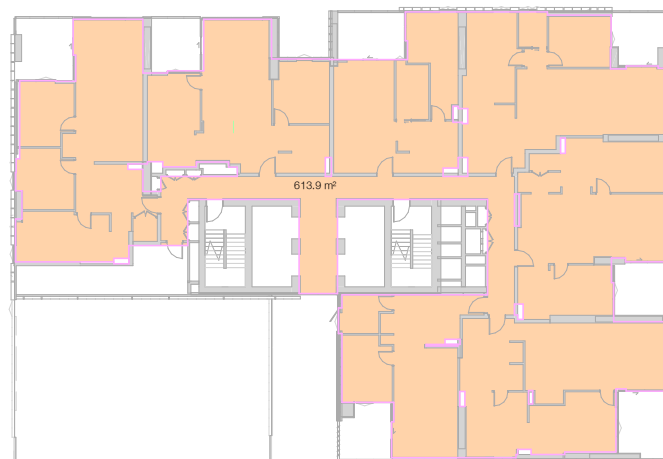
Job No.                      Drawing No.                      Revision

6111 AR-1-8012 /86

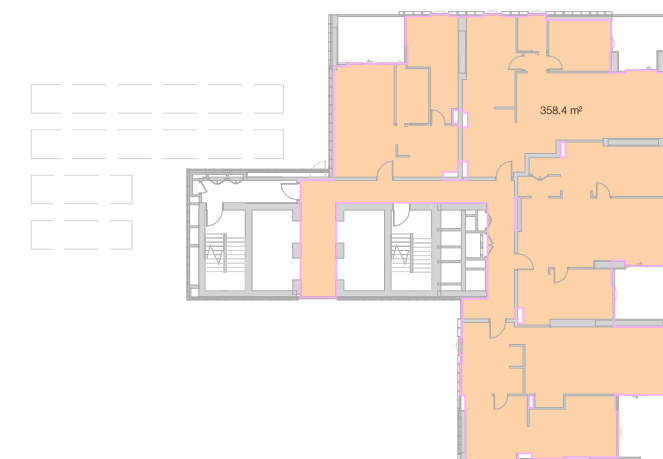
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02 **LEVEL 14-28**



5 **LEVEL 31-32**  
1: 450@A1

[illegible]

PROPOSED GFA: 32,428.7  
DIFFERENCE: -11.5  
PROPOSED FSR: 6:1

**GROSS FLOOR AREA** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—  
(a) the area of a mezzanine, and

**GROSS FLOOR AREA** means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—  
(a) the area of a mezzanine, and

- (b) habitable rooms in a basement or attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
  - (d) any area for common vertical circulation, such as lifts and stairs, and
  - (e) any basement—
    - (i) storage, and
    - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with a clear width less than 1.4 metres high, and
- (j) voids above a floor at the level of a story or storey above.

## DI



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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66	24.01.2020	PRELIMINARY ISSUE
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer	ROBERT BIRD GROUP
Mechanical / Hydraulic Engineer	JHA CONSULTING ENGINEERS
Electrical Engineer	JHA CONSULTING ENGINEERS
Fire Engineer	OLSSON FIRE & RISK
Access Consultant	ACCESSIBLE BUILDING SOLUTIONS
Basix	EMF GRIFFITHS
Building Key	

- AREAS ACHIEVING >2 HOURS SOLAR ACCESS
- PRINCIPLE USABLE SPACE
- COMMUNAL OPEN SPACE
- INDOOR OPEN SPACE

Client



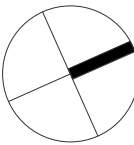
Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89 UNION RD, PENRITH

Drawing Name

COMMUNAL OPEN SPACE AREA



Date	Scale	Sheet Size
04.10.2021	1 : 200	@ A1

Drawn	Chk.
JS	MG

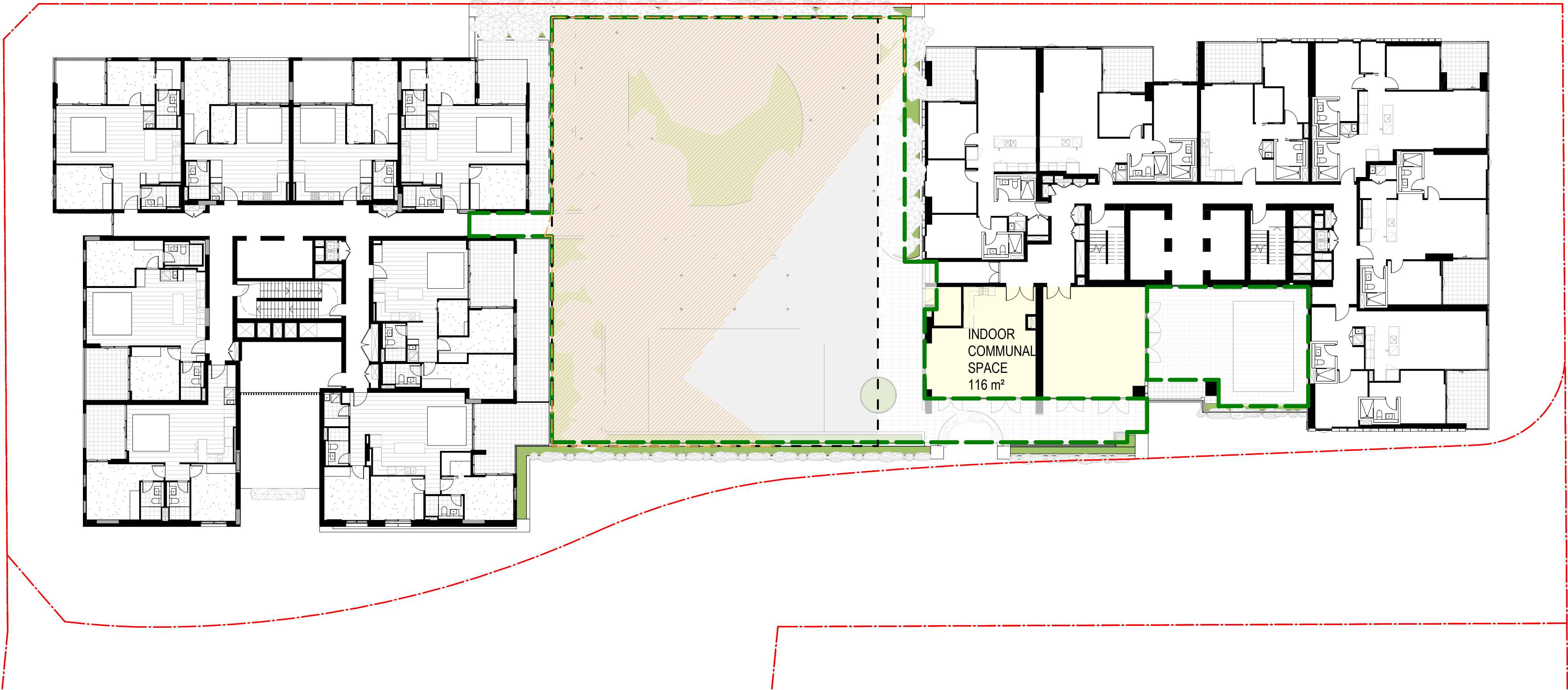
Job No.	Drawing No.	Revision
6111	AR-1-8030	/86

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SUMMARY

SITE AREA	3,783 m²
COMMUNAL OPEN SPACE	867 m²
INTERNAL COMMUNAL SPACE	116 m²
TOTAL AREA	983 m²
COMMUNAL OPEN SPACE % PROVIDED	25.9%
PRINCIPAL OPEN SPACE AREA	663 m²
AREA OF PRINCIPAL OPEN SPACE RECIEVING 2+ HOURS SUNLIGHT	502 m²
% OF PRINCIPAL OPEN SPACE REQUIRED TO RECEIVE DIRECT SUNLIGHT	50%
% OF PRINCIPAL OPEN SPACE RECIEVING 2 HOURS DIRECT SUNLIGHT	75.7%



01 COMMUNAL OPEN SPACE - LEVEL 04  
AR-1-0102B 1 : 200@A1



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

SUMMARY

SITE AREA	5,406.6 m <sup>2</sup>
DEEP SOIL AREA	271 m <sup>2</sup>
DEEP SOIL % PROVIDED	5%

Client



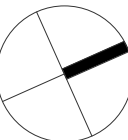
Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

DEEP SOIL AREA

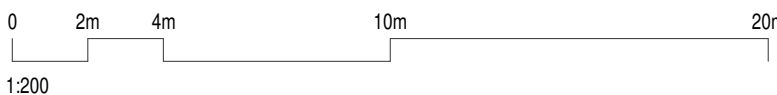


Date	Scale	Sheet Size
04.10.2021	1 : 200	@ A1

Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-8031	/86

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Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

CROSS VENTILATION

NATURAL VENTILATION

Client



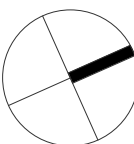
Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

CROSS VENTILATION ANALYSIS -  
UP TO LEVEL 08



Date	Scale	Sheet Size
04.10.2021	As indicated	@ A1

Drawn

Chk.

GT

MG

Job No.

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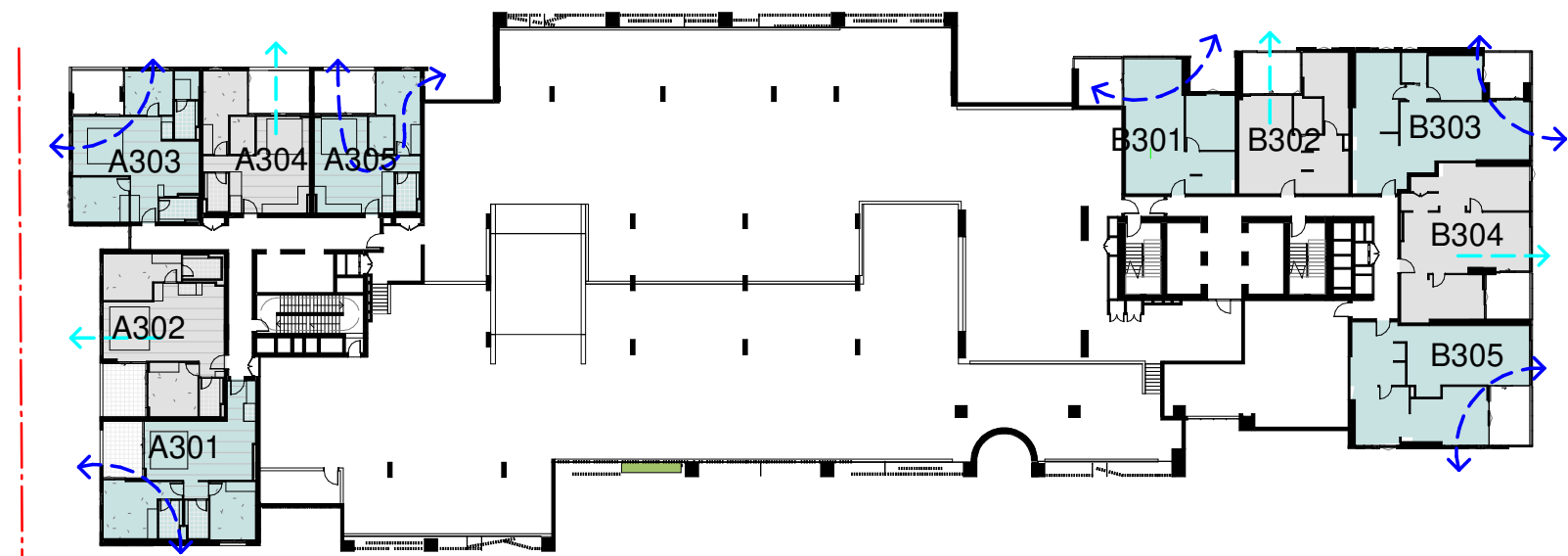
Revision

6111

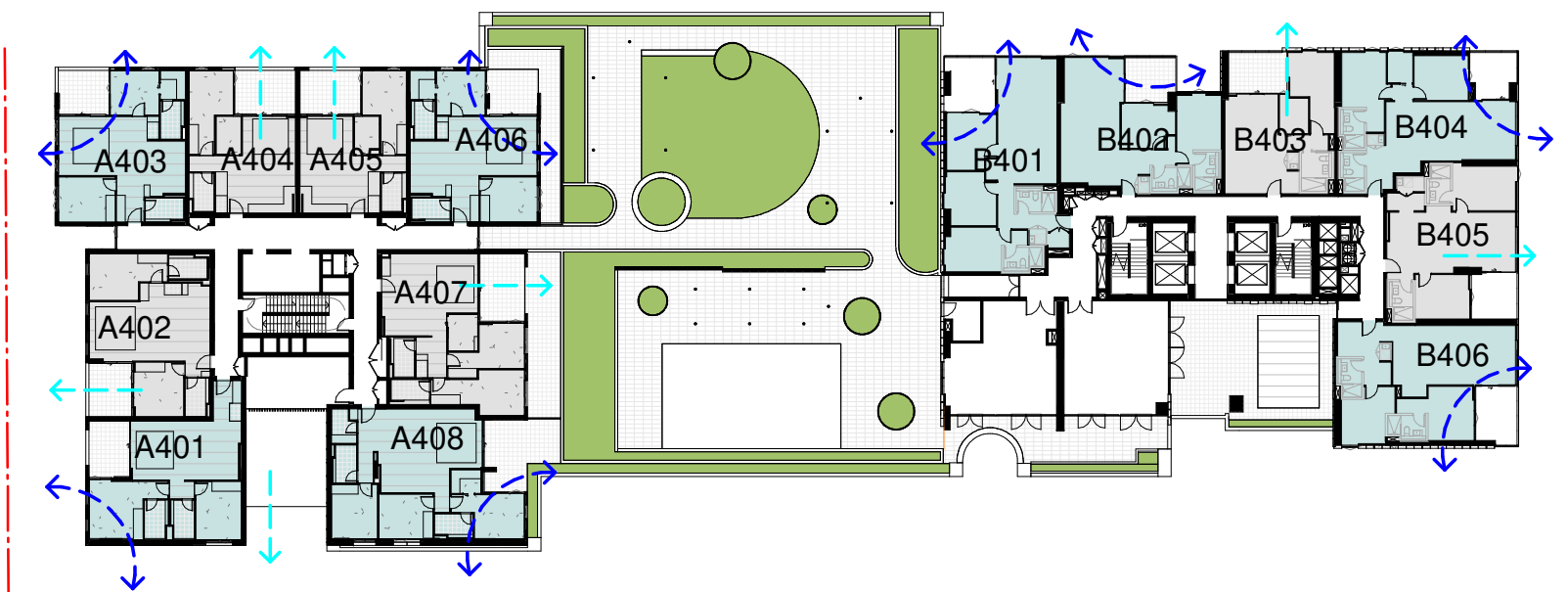
AR-1-8040 /86

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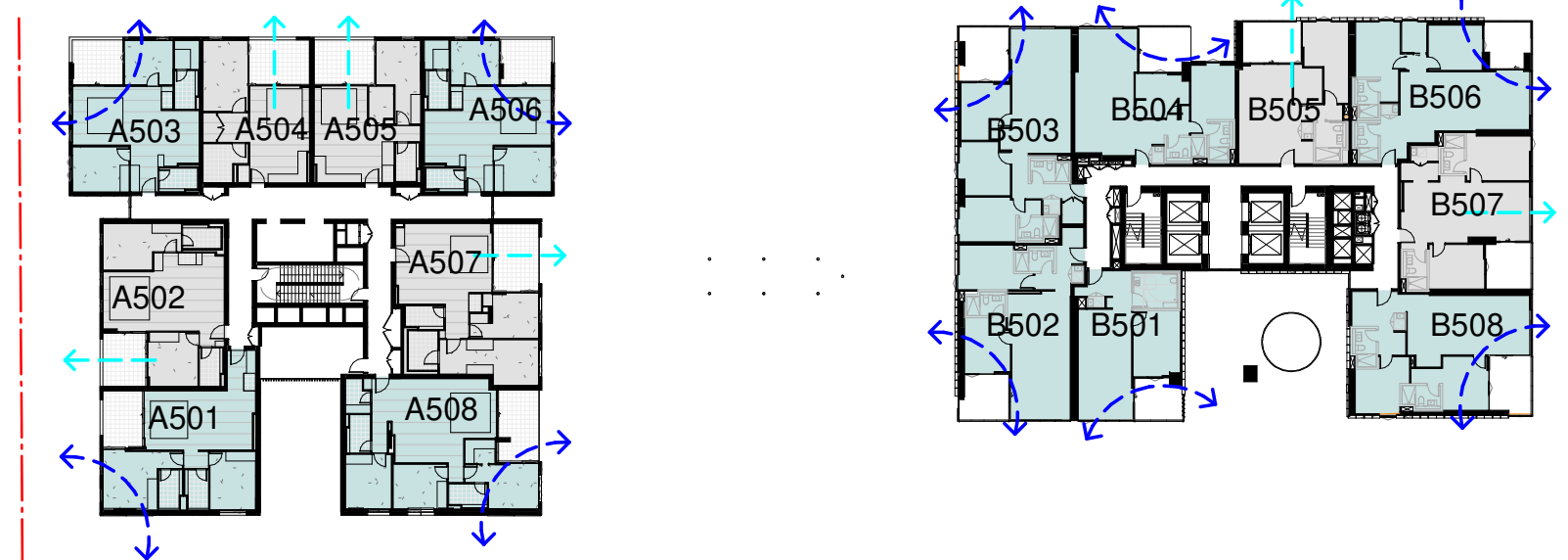
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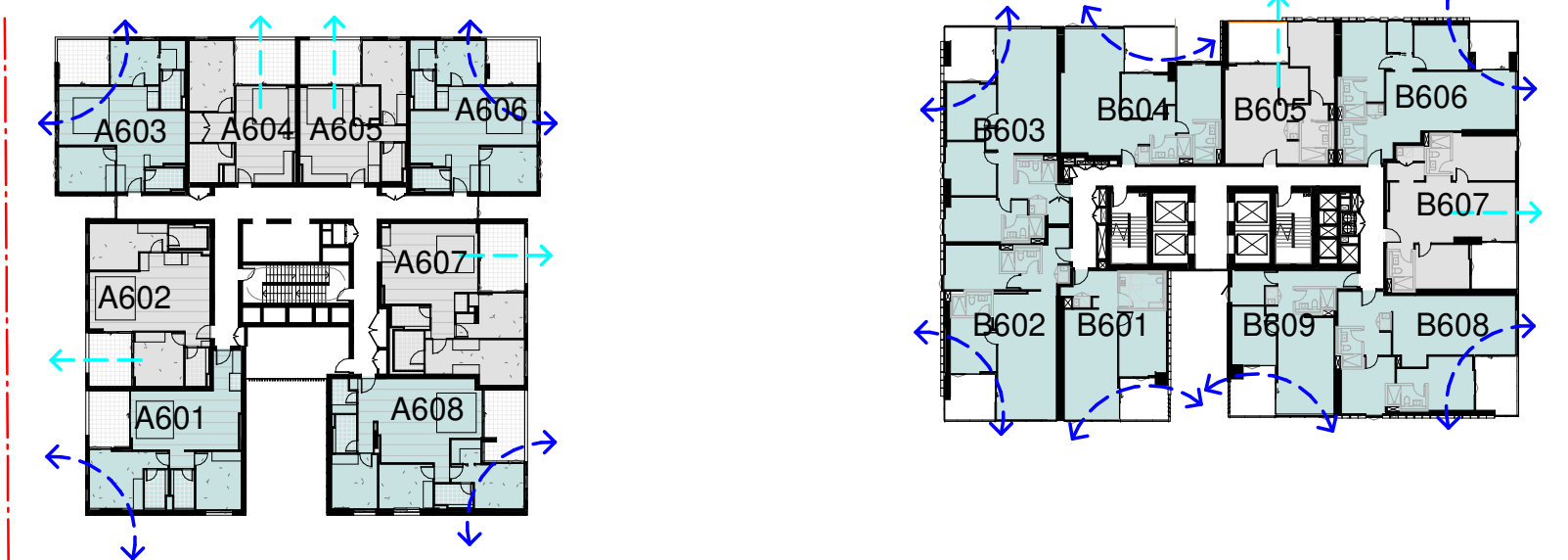
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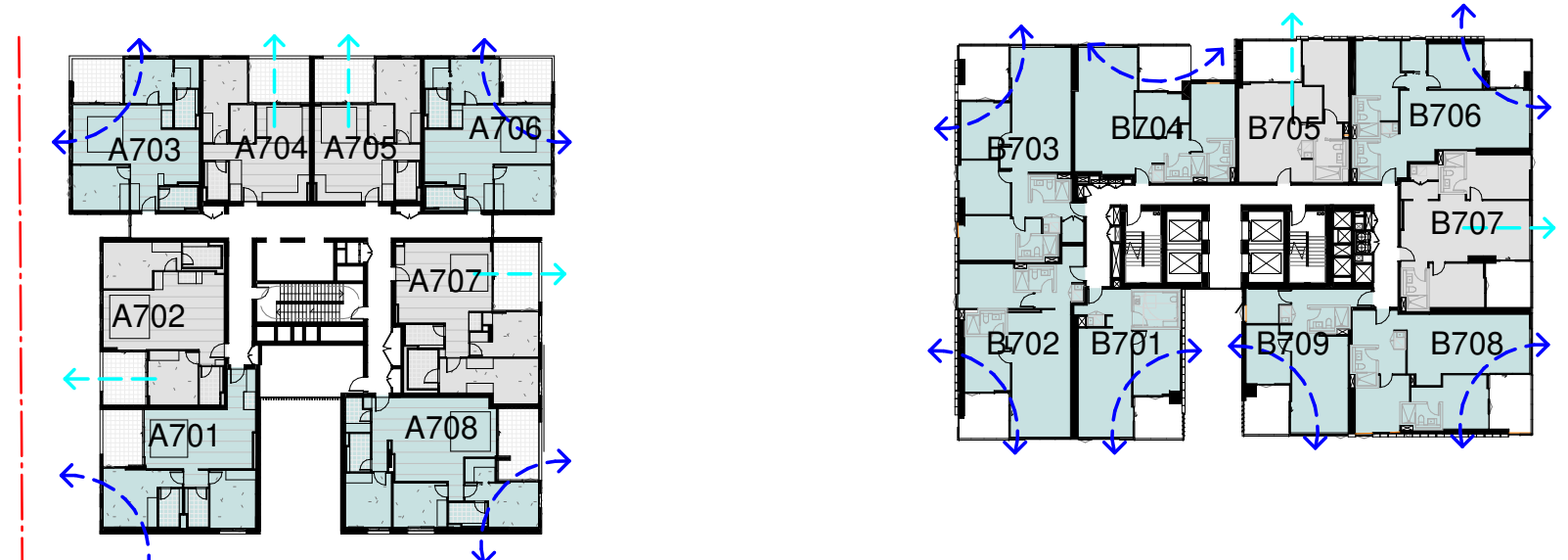
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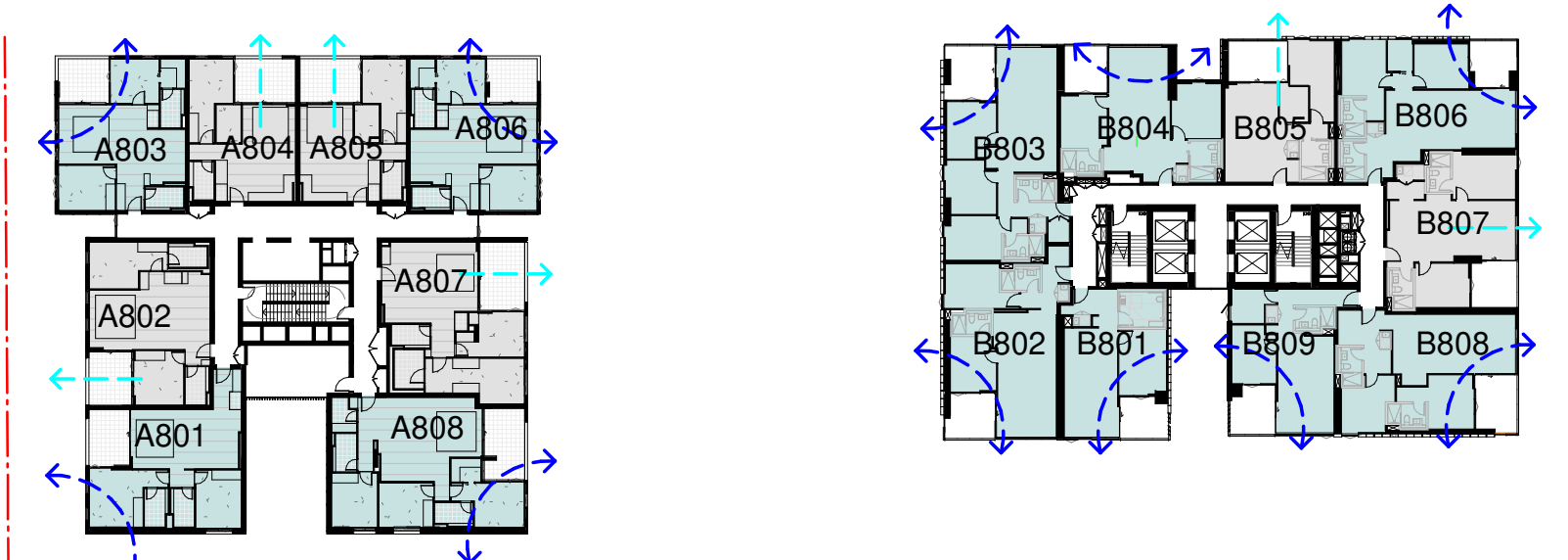
03 CROSS VENT - LEVEL 05  
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04 CROSS VENT - LEVEL 06  
1: 500@A1



05 CROSS VENT - LEVEL 07  
1: 500@A1



06 CROSS VENT - LEVEL 08  
1: 500@A1

SUMMARY

TOTAL NUMBER OF APARTMENTS UP TO 9TH STOREY	111
TOTAL NO. OF APARTMENTS RECEIVING CROSS VENTILATION UP TO 9TH STOREY	69
% OF APARTMENTS UP TO 9TH STOREY REQUIRED TO HAVE CROSS VENTILATION	60%
% OF APARTMENTS UP TO 9TH STOREY RECEIVING CROSS VENTILATION	62%



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

APARTMENTS RECEIVING A MINIMUM OF 2HRS DIRECT SUNLIGHT TO LIVING AREAS AND PRIVATE OPEN SPACE BETWEEN 9am-3pm MID WINTER

APARTMENTS RECEIVING A MINIMUM OF 2HRS DIRECT SUNLIGHT TO LIVING AREA AND PRIVATE OPEN SPACE BETWEEN 9am-3pm MID WINTER WITH SKYLIGHT

APARTMENTS RECEIVING BETWEEN 15MINS 2HRS SUNLIGHT TO LIVING AREA AND PRIVATE OPEN SPACE BETWEEN 9am-3pm MID WINTER

APARTMENTS RECEIVING <15MINS SUNLIGHT TO LIVING AREA AND PRIVATE OPEN SPACE BETWEEN 9am-3pm MID WINTER

Client



Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89 UNION RD, PENRITH

Drawing Name

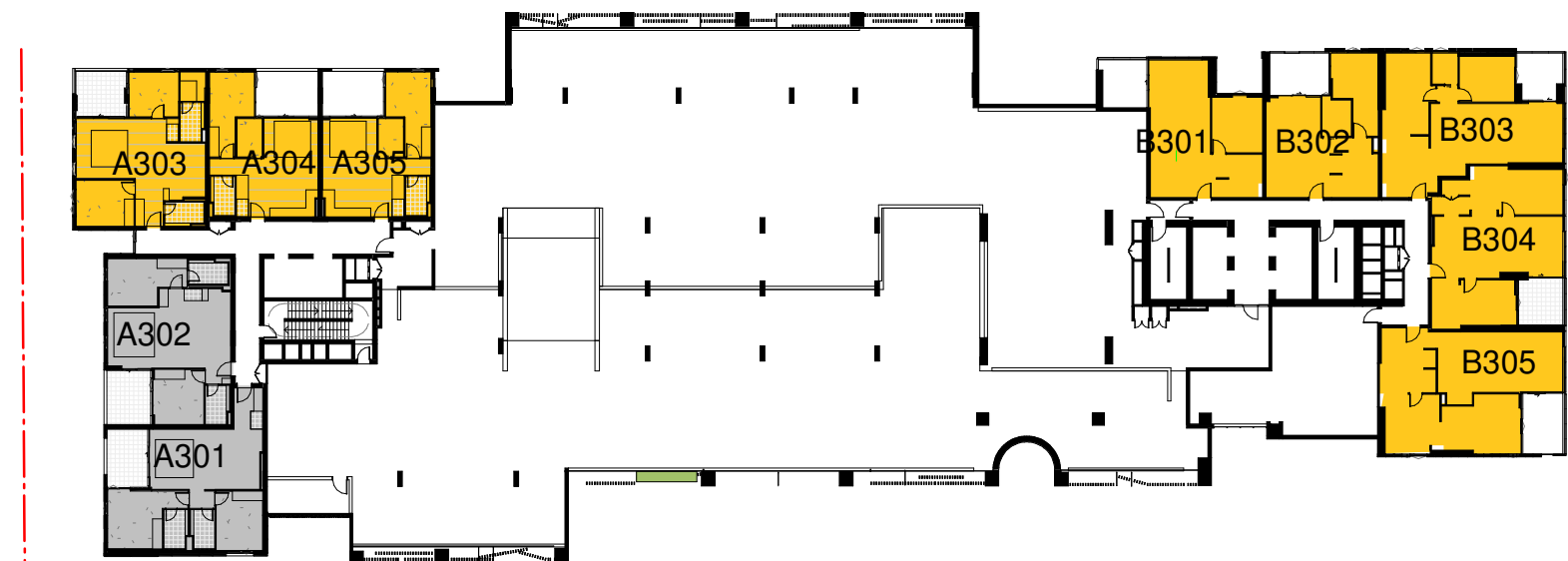
SOLAR ANALYSIS - SHEET 01

Date 04.10.2021 Scale As indicated Sheet Size @ A1

Drawn CC Chk. MG

Job No. 6111 Drawing No. AR-1-8050 /86 Revision

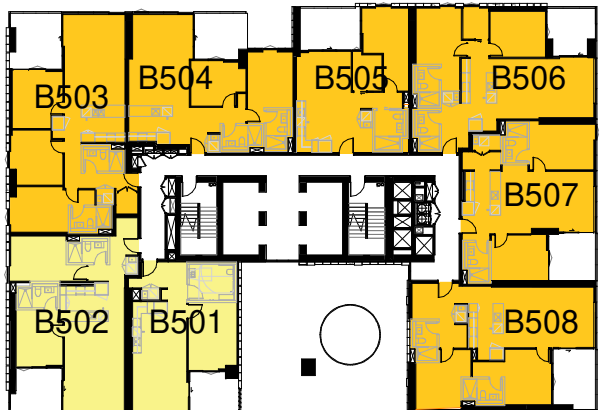
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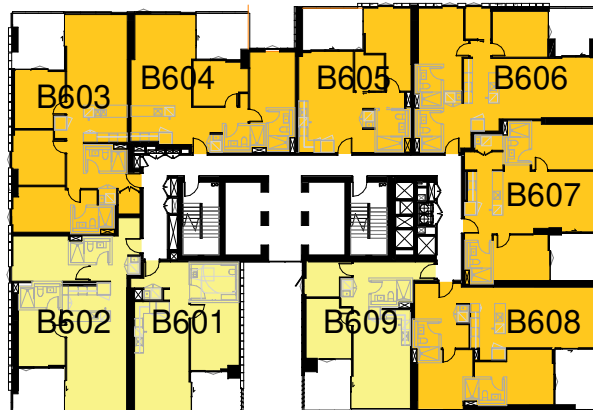
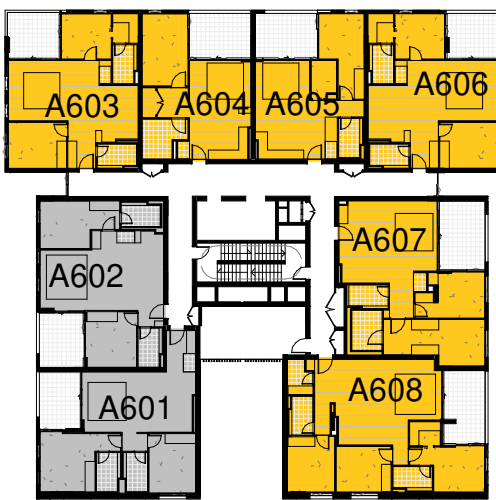
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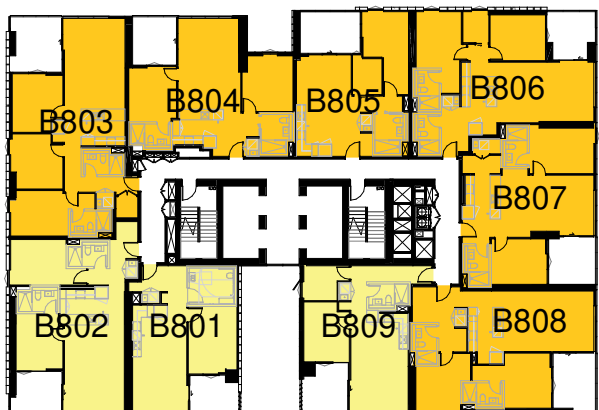
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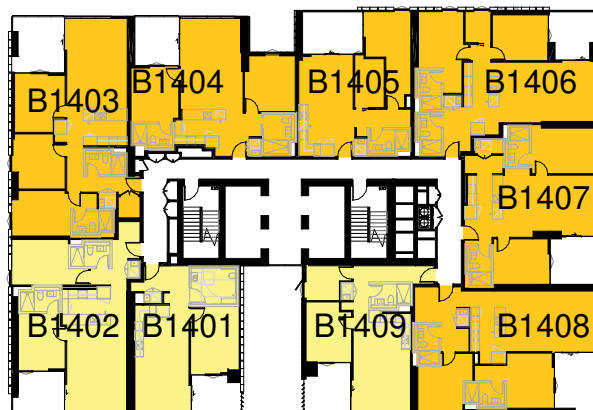
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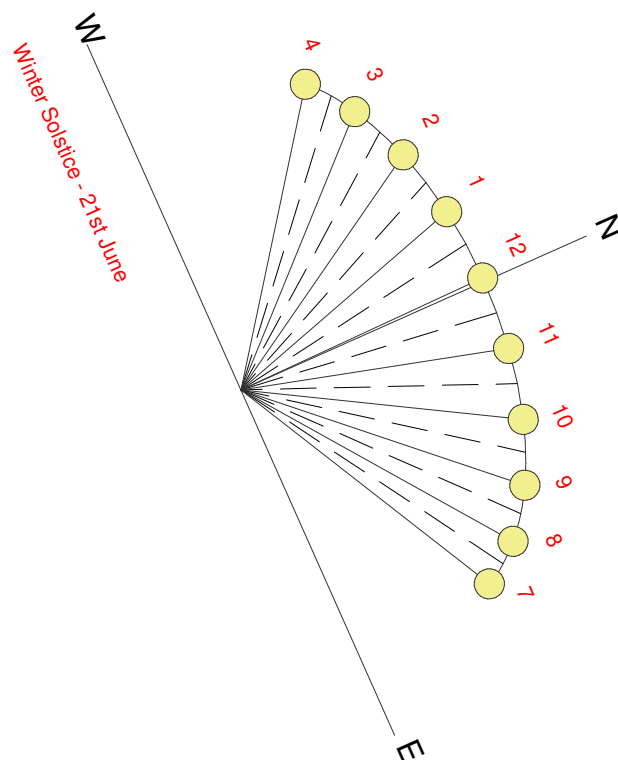
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1: 500@A1



5 Solar - Level 8-12  
AR-1-0102B 1: 500@A1



06 SOLAR - LEVEL 13-14  
1: 500@A1





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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

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EMF GRIFFITHS

Building Key

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APARTMENTS RECEIVING BETWEEN 15MINS-2HRS SUNLIGHT TO LIVING AREA AND PRIVATE OPEN SPACE BETWEEN 9am-3pm MID WINTER

APARTMENTS RECEIVING <15MINS SUNLIGHT TO LIVING AREA AND PRIVATE OPEN SPACE BETWEEN 9am-3pm MID WINTER

Client



Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89 UNION RD, PENRITH

Drawing Name

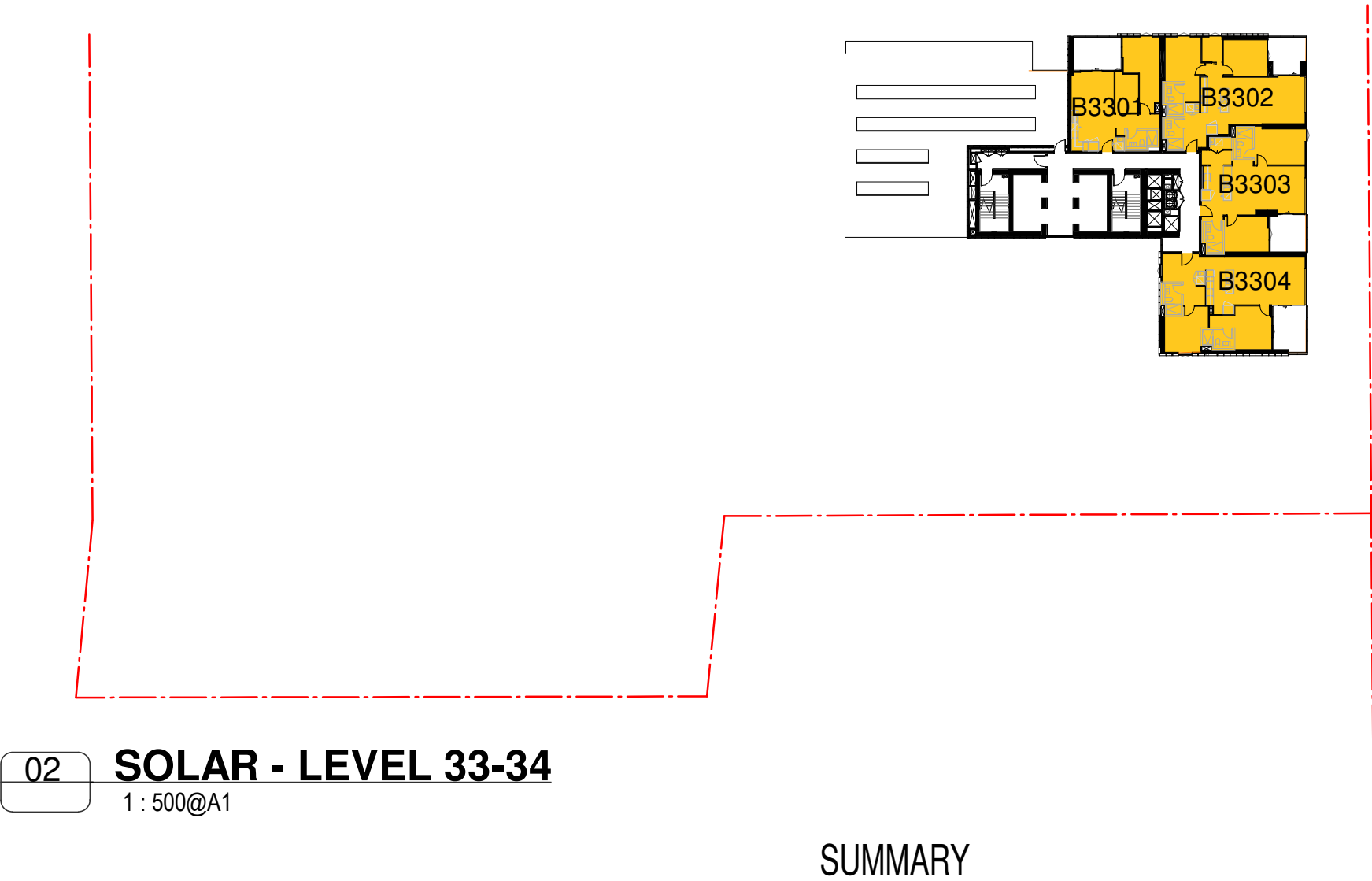
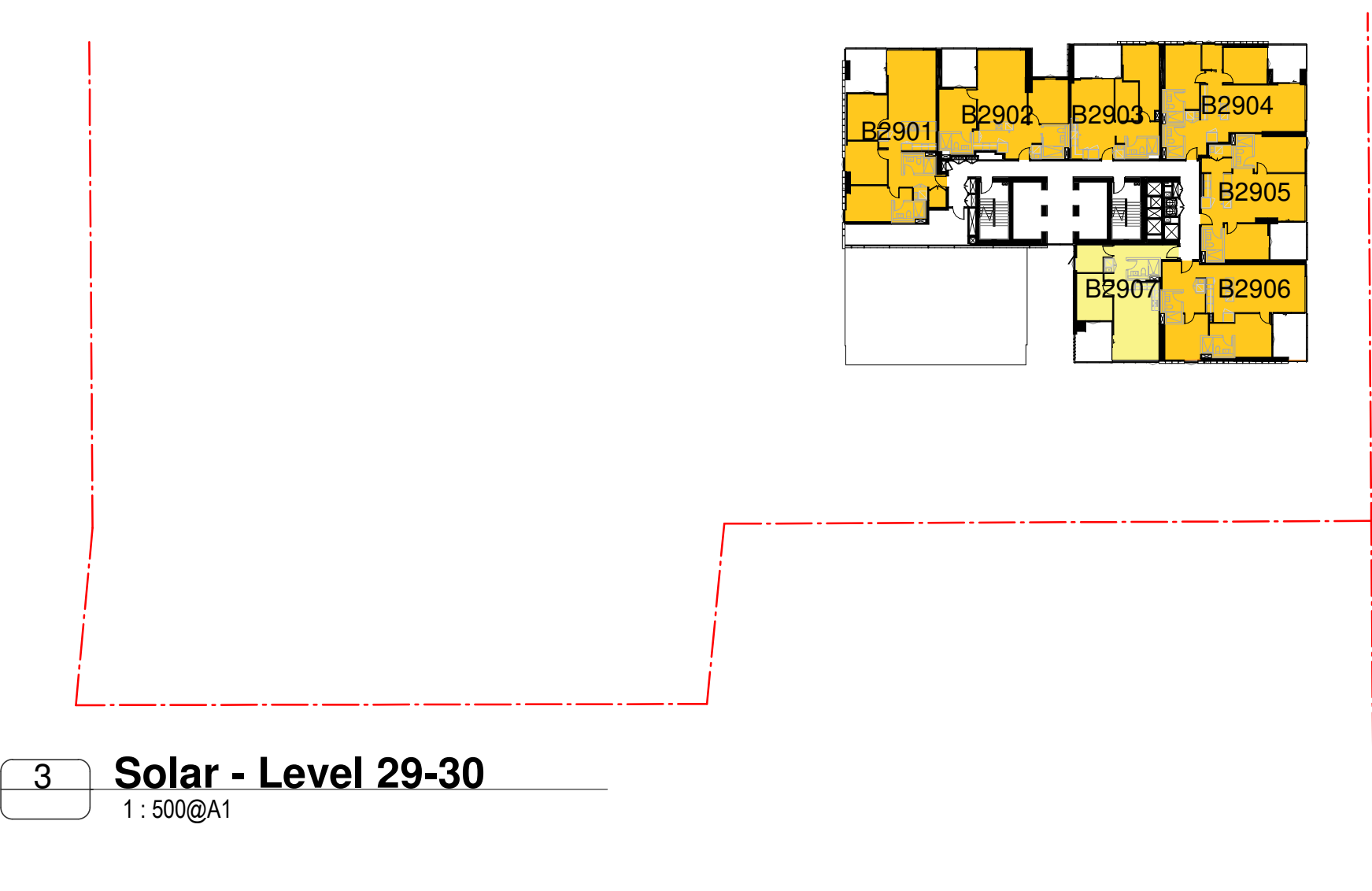
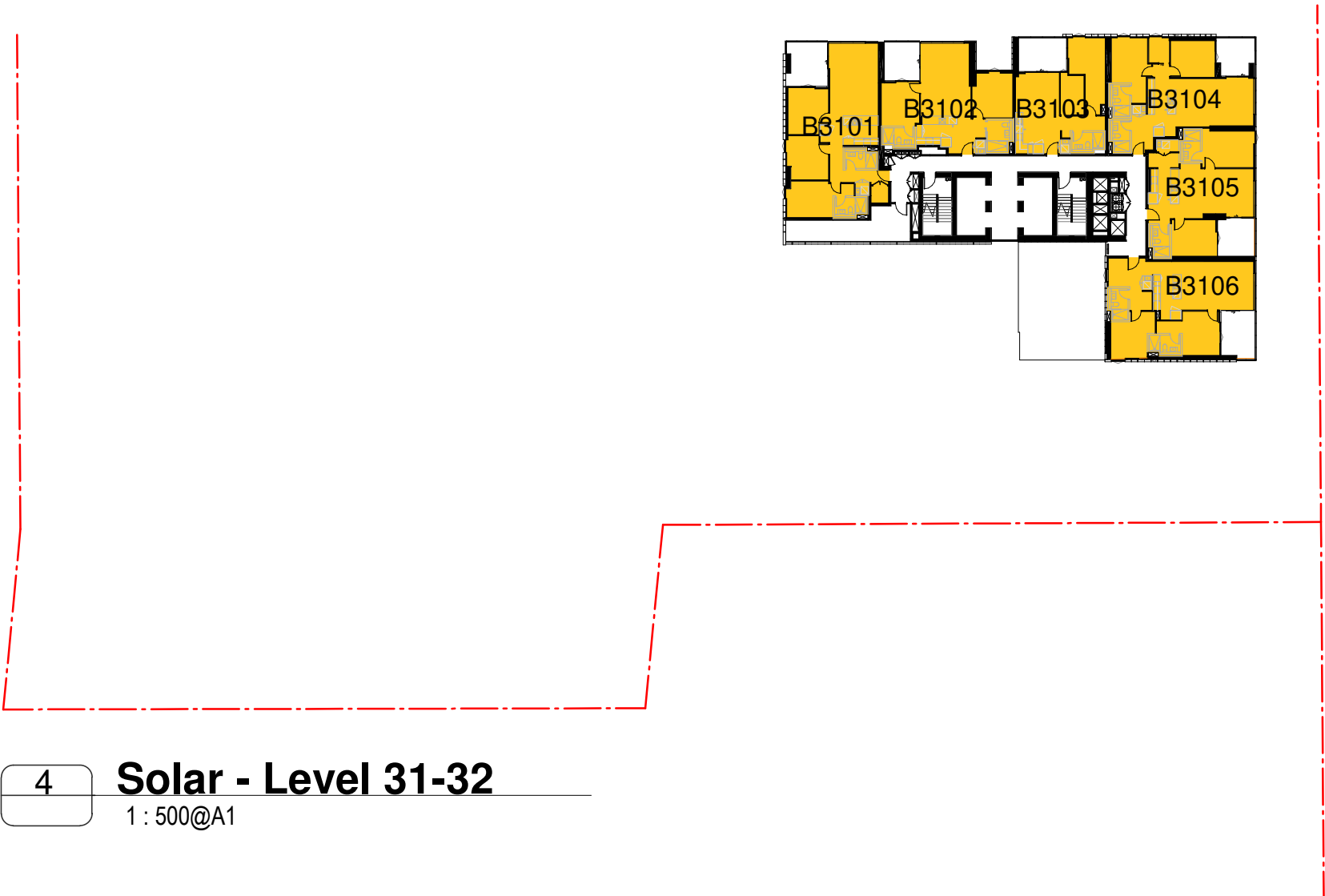
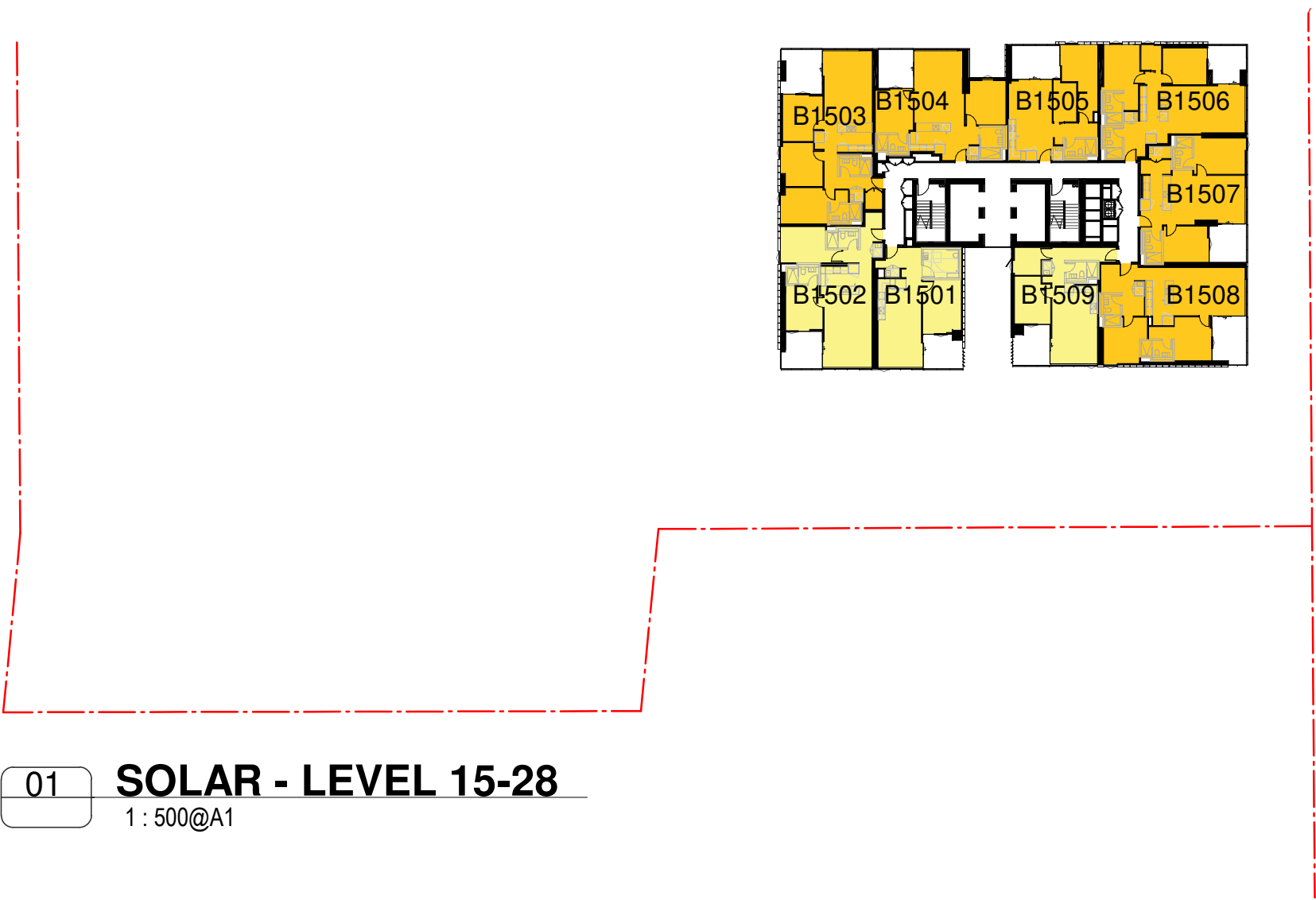
SOLAR ANALYSIS - SHEET 02

Date 04.10.2021 Scale As indicated Sheet Size @ A1

Drawn CC Chk. MG

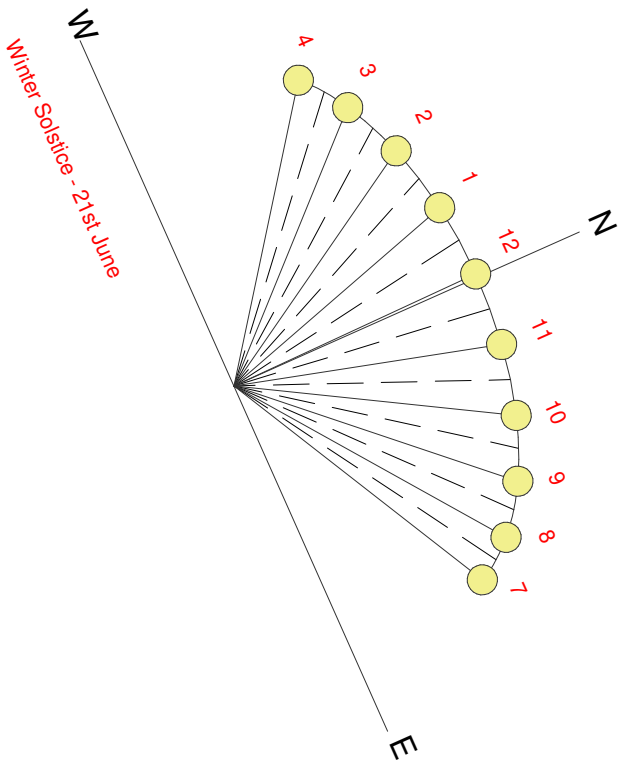
Job No. 6111 Drawing No. AR-1-8051 Revision /86

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SUMMARY

TOTAL NO. OF APARTMENTS	357
TOTAL NO. OF APARTMENTS RECEIVING 2+ HRS DIRECT SUNLIGHT	260
MIN % OF APARTMENTS REQUIRED 2+ HRS DIRECT SUNLIGHT	70%
% OF APARTMENTS RECEIVING 2+ HRS DIRECT SUNLIGHT	73%
TOTAL NO. OF APARTMENTS RECEIVING <15 MINS DIRECT SUNLIGHT	24
MAX % OF APARTMENTS ALLOWED <15 MINS DIRECT SUNLIGHT	15%
% OF APARTMENTS RECEIVING <15 MINS DIRECT SUNLIGHT	7%







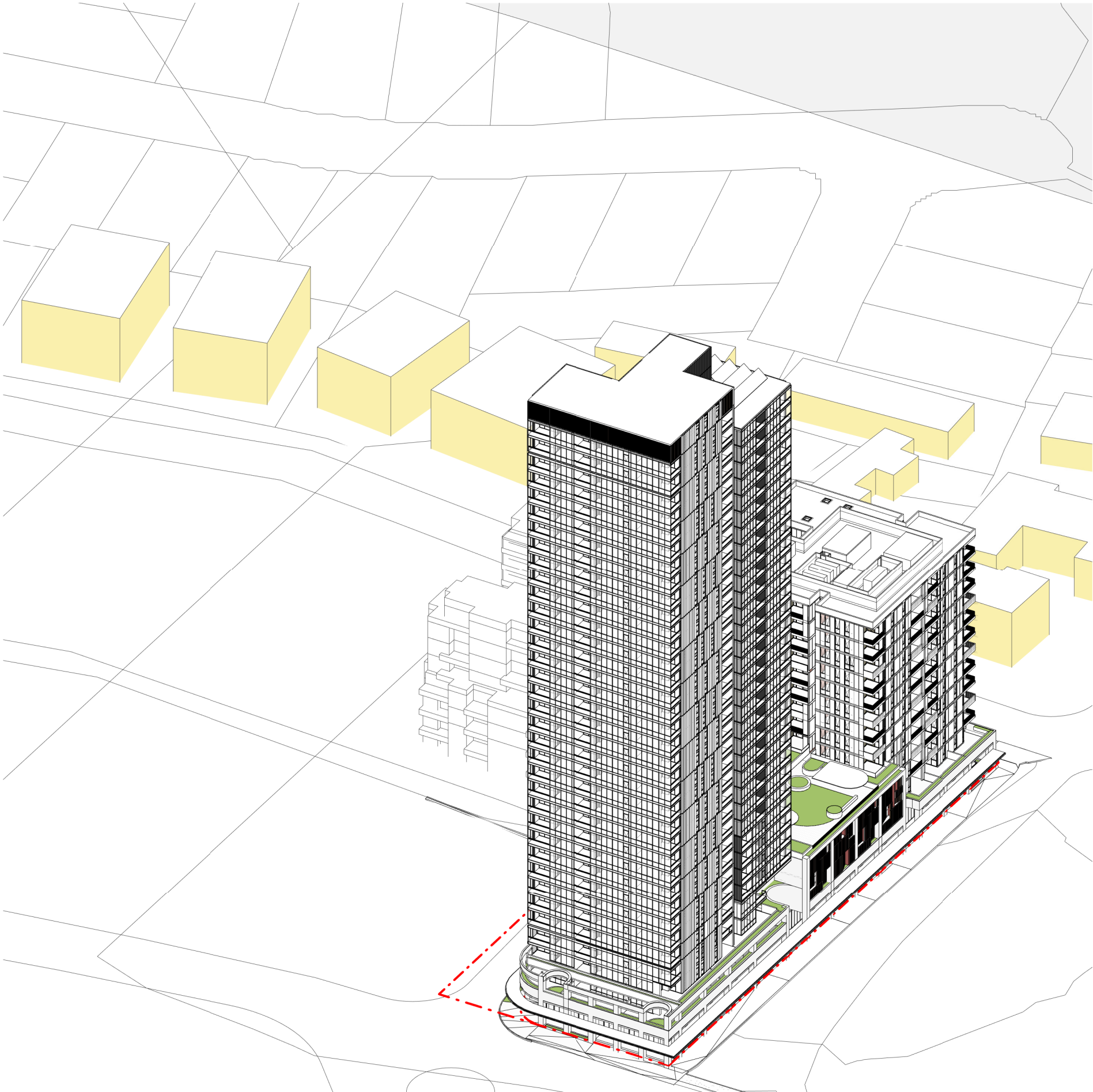
01 SOLAR VIEW - 9am  
@A1



02 SOLAR VIEW - 10am  
@A1



03 SOLAR VIEW - 11am  
@A1



04 SOLAR VIEW - 12pm  
@A1

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Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name  
SOLAR VIEWS - SHEET 01

Date  
04.10.2021

Scale  
@ A1

Drawn  
CC

Chk.  
MG

Job No.  
6111

Drawing No.  
AR-1-8052

Revision  
/86

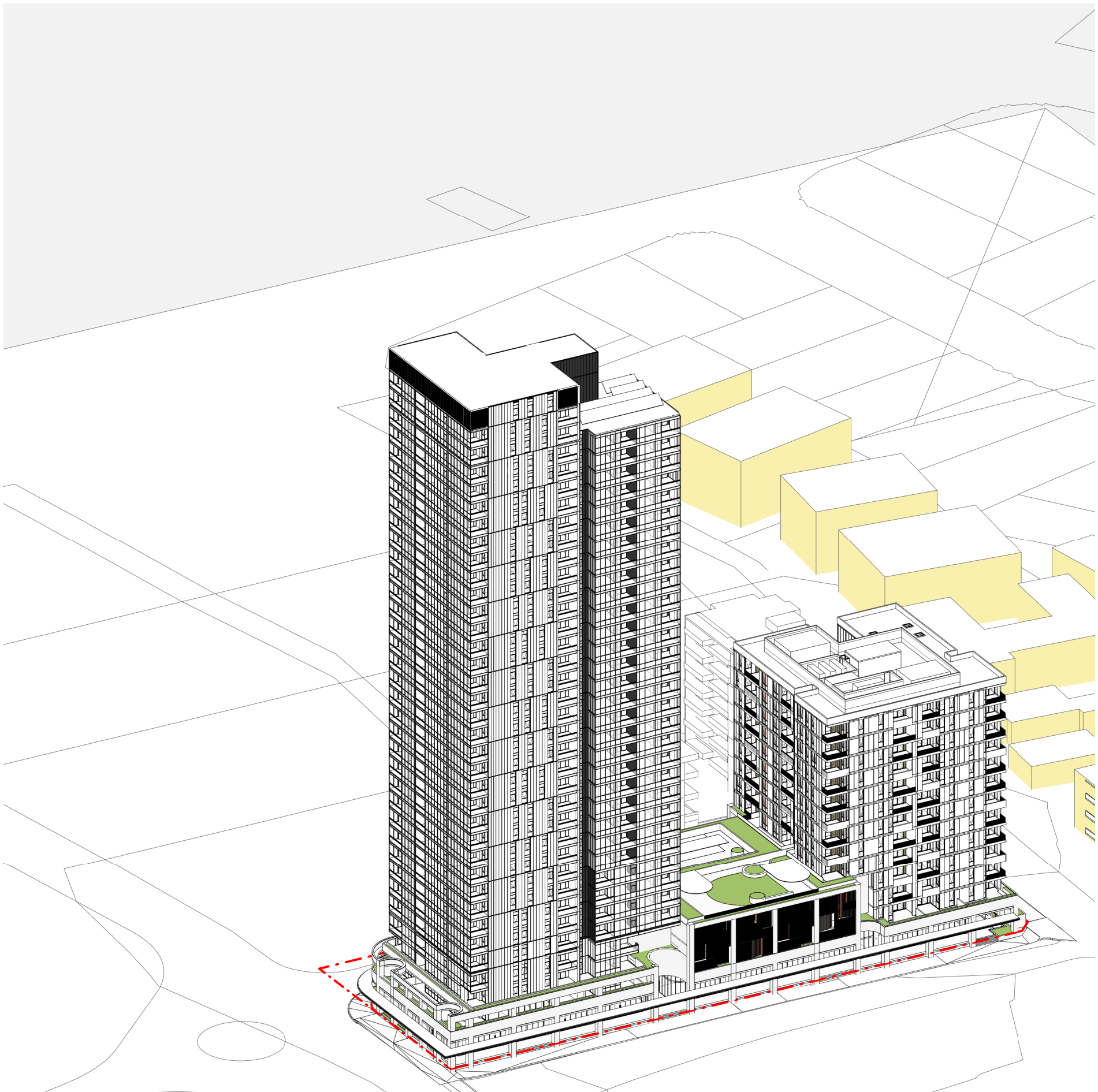
SJB Architects  
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Surry Hills NSW  
2010 Australia  
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F 61 2 9380 9922  
www.sjb.com.au



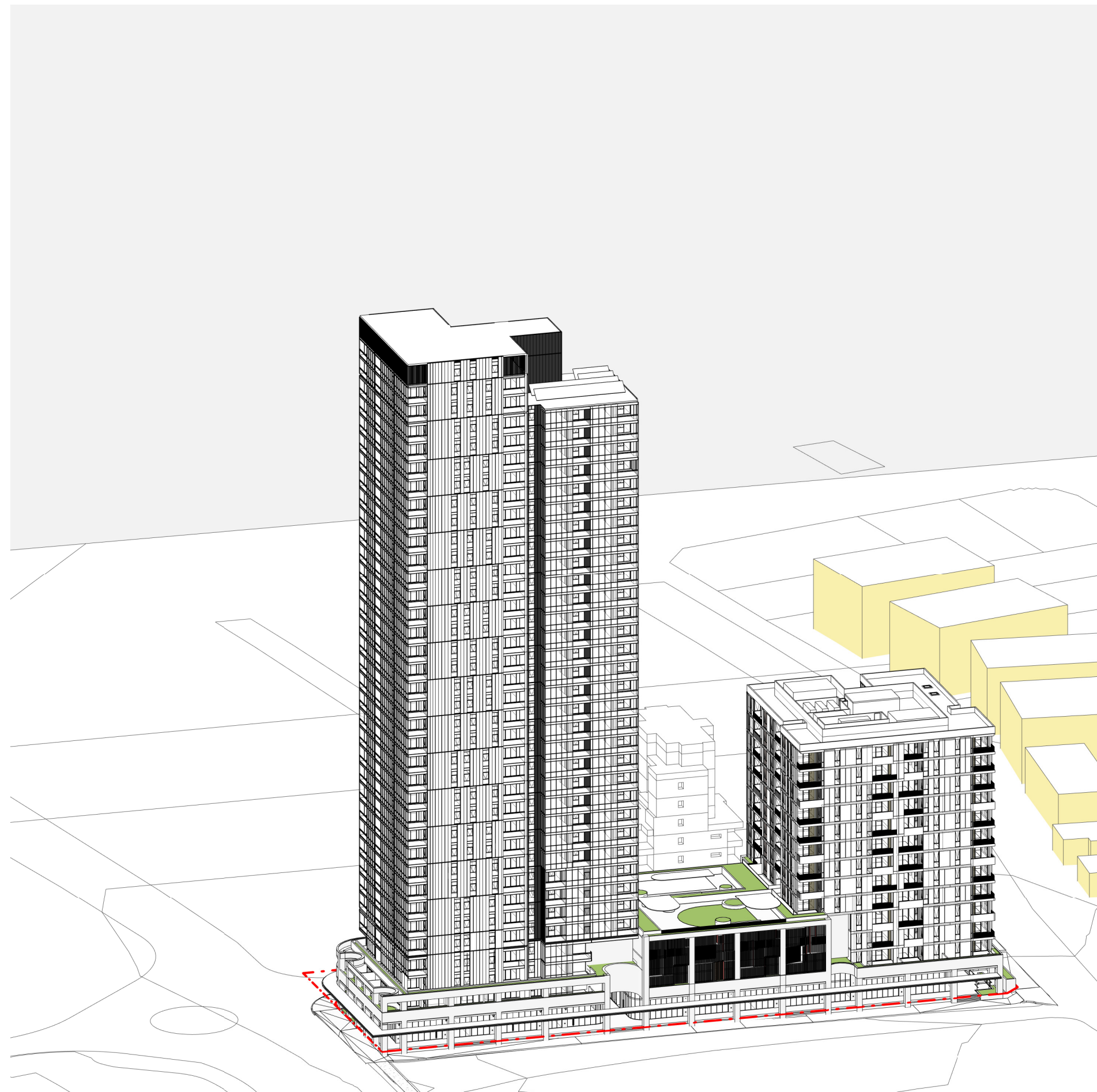




01 SOLAR VIEW - 1pm  
@A1



02 SOLAR VIEW - 2pm  
@A1



03 SOLAR VIEW - 3pm  
@A1

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
66	24.01.2020	PRELIMINARY ISSUE
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer
ROBERT BIRD GROUP
Mechanical / Hydraulic Engineer
JHA CONSULTING ENGINEERS
Electrical Engineer
JHA CONSULTING ENGINEERS
Fire Engineer
OLSSON FIRE & RISK
Access Consultant
ACCESSIBLE BUILDING SOLUTIONS
Basix
EMF GRIFFITHS
Building Key

Client



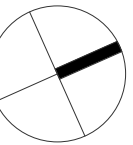
Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

SOLAR VIEWS - SHEET 02

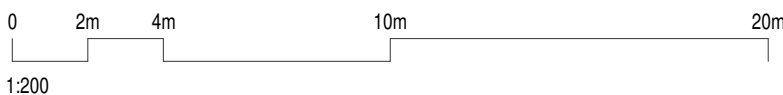


Date 04.10.2021 Scale Sheet Size @ A1

Drawn CC Chk. MG

Job No. 6111 Drawing No. AR-1-8053 Revision /86

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
66	24.01.2020	PRELIMINARY ISSUE
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83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

Client

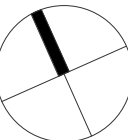


Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

SHADOW ANALYSIS - 21 JUNE -  
9am & 10am

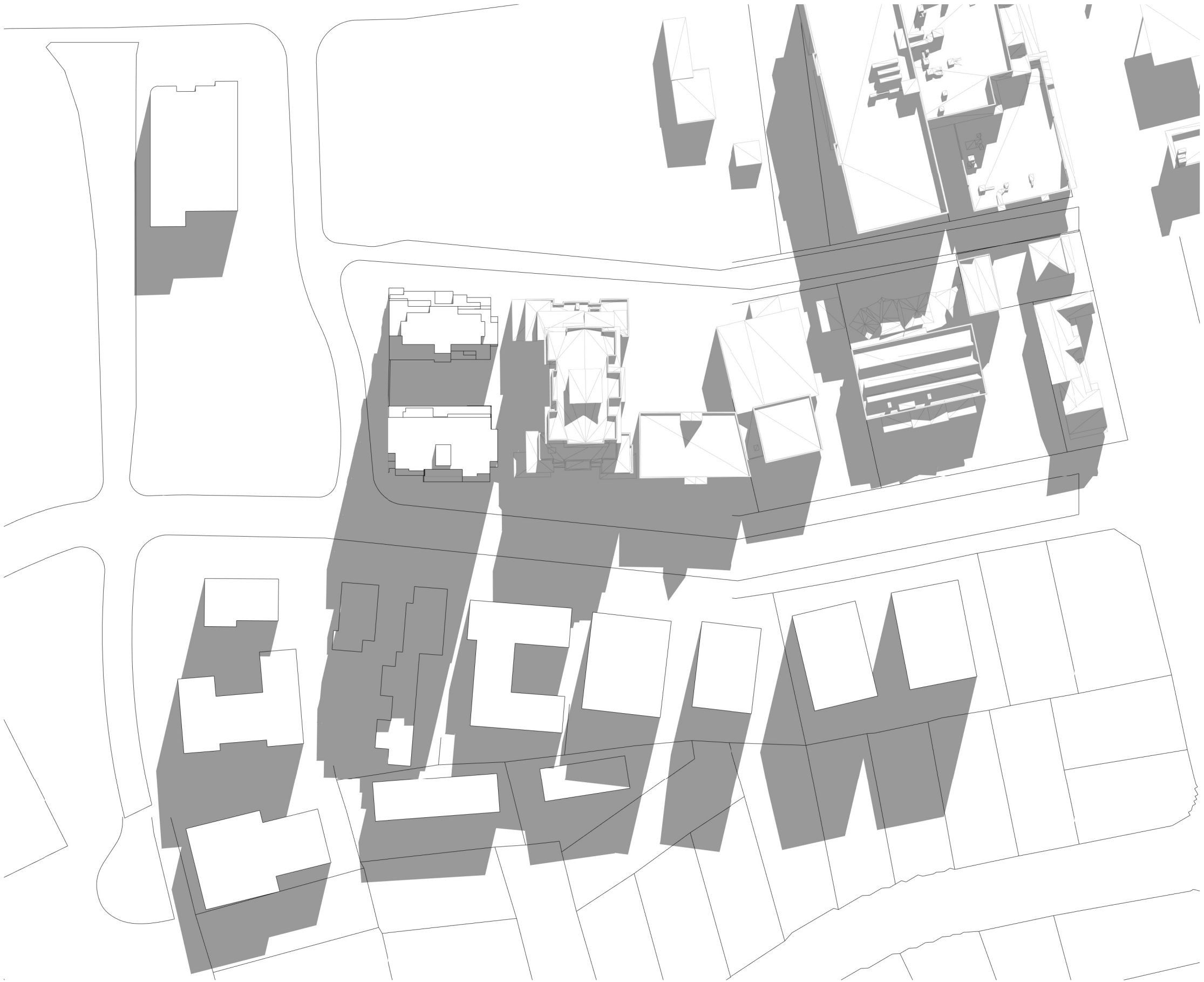


Date	Scale	Sheet Size
04.10.2021	1 : 1000	@ A1

Drawn	Chk.
CC	MG

Job No.	Drawing No.	Revision
6111	AR-1-8060	/86

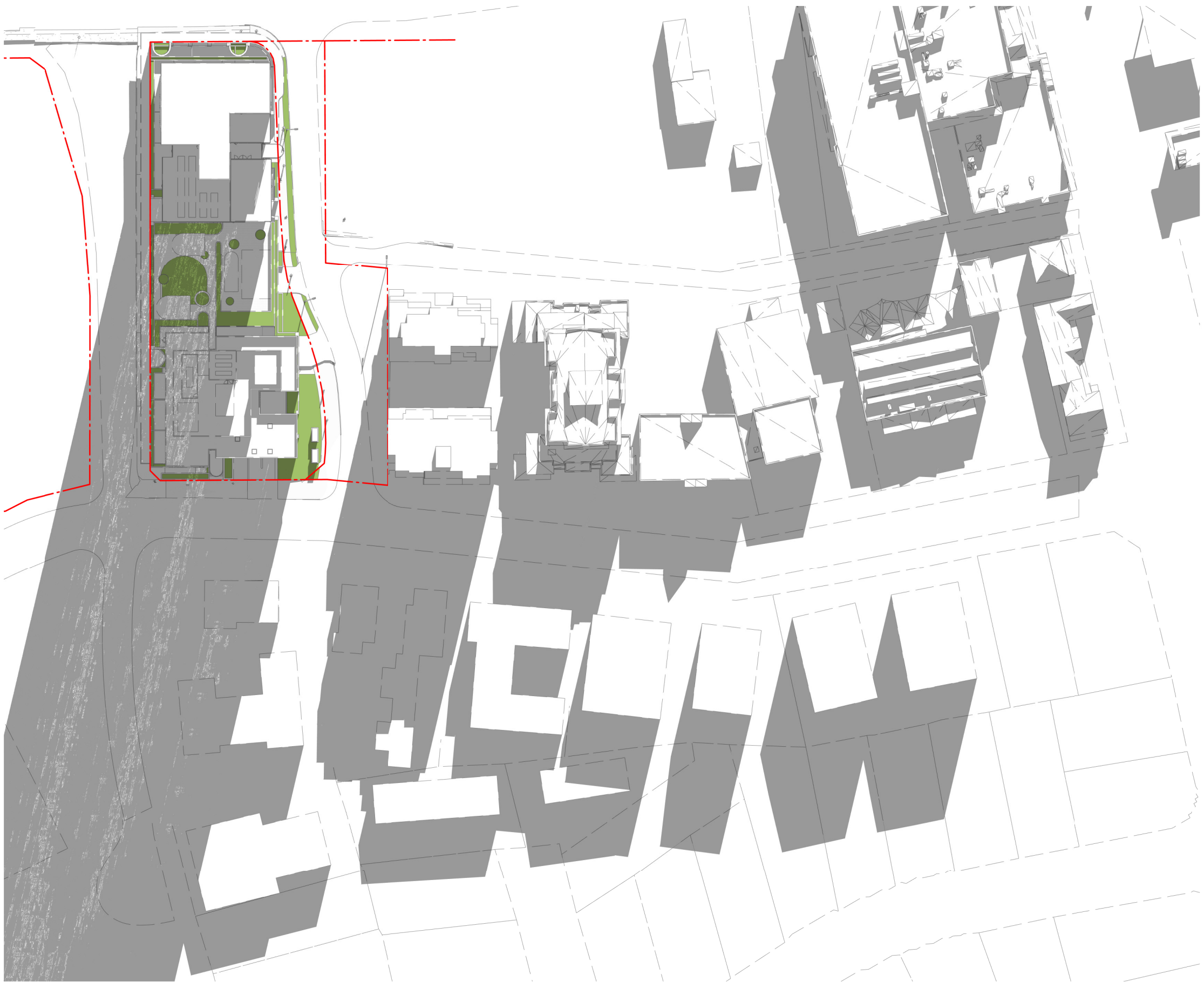
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01 WINTER 9am - EXISTING  
1 : 1000@A1



03 WINTER 10am - EXISTING  
1 : 1000@A1



02 WINTER 9am - PROPOSED  
1 : 1000@A1



04 WINTER 10am - PROPOSED  
1 : 1000@A1



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
66	24.01.2020	PRELIMINARY ISSUE
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

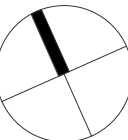
Client



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name  
SHADOW ANALYSIS - 21 JUNE -  
11am & 12pm



Date	Scale	Sheet Size
04.10.2021	1 : 1000	@ A1

Drawn	Chk.
CC	MG

Job No.	Drawing No.	Revision
6111	AR-1-8062	/86

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01 WINTER 11am - EXISTING  
1 : 1000@A1



03 WINTER 12pm - EXISTING  
1 : 1000@A1



02 WINTER 11am - PROPOSED  
1 : 1000@A1



04 WINTER 12pm - PROPOSED  
1 : 1000@A1



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
66	24.01.2020	PRELIMINARY ISSUE
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

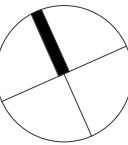
Client



Project  
HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name  
SHADOW ANALYSIS - 21 JUNE -  
1pm & 2pm



Date	Scale	Sheet Size
04.10.2021	1 : 1000	@ A1

Drawn	Chk.
CC	MG

Job No.	Drawing No.	Revision
6111	AR-1-8064	/86

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01 WINTER 1pm - EXISTING  
1 : 1000@A1



03 WINTER 2pm -EXISTING  
1 : 1000@A1



02 WINTER 1pm - PROPOSED  
1 : 1000@A1



04 WINTER 2pm - PROPOSED  
1 : 1000@A1





01 WINTER 3pm - EXISTING  
1 : 1000@A1



02 WINTER 3pm - PROPOSED  
1 : 1000@A1

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
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83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

Client



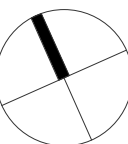
Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

SHADOW ANALYSIS - 21 JUNE -  
3pm



Date	Scale	Sheet Size
04.10.2021	1 : 1000	@ A1

Drawn	Chk.
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CC	MG
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Job No.	Drawing No.	Revision
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6111	AR-1-8066	/86
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View across John Tipping Grove looking east

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

Client



Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

ARTIST IMPRESSION - SHEET 01

Date	Scale	Sheet Size
04.10.2021	1 : 1	@ A1

Drawn Chk.

GT MG

Job No. Drawing No. Revision

6111 AR-1-9000 /86

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View along High Street looking east

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer
ROBERT BIRD GROUP
Mechanical / Hydraulic Engineer
JHA CONSULTING ENGINEERS
Electrical Engineer
JHA CONSULTING ENGINEERS
Fire Engineer
OLSSON FIRE & RISK
Access Consultant
ACCESSIBLE BUILDING SOLUTIONS
Basix
EMF GRIFFITHS
Building Key

Client



Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

ARTIST IMPRESSION - SHEET 02

Date	Scale	Sheet Size
04.10.2021	1 : 1	@ A1

Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-9001	/86

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View Along High Street, looking west

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

Client



Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

ARTIST IMPRESSION - SHEET 03

Date	Scale	Sheet Size
04.10.2021	1 : 1	@ A1

Drawn	Chk.
HL	NH

Job No.	Drawing No.	Revision
6111	AR-1-9002	/86

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View Across Union Road, looking north

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FOR APPROVAL

Rev	Date	Revision
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer
ROBERT BIRD GROUP
Mechanical / Hydraulic Engineer
JHA CONSULTING ENGINEERS
Electrical Engineer
JHA CONSULTING ENGINEERS
Fire Engineer
OLSSON FIRE & RISK
Access Consultant
ACCESSIBLE BUILDING SOLUTIONS
Basix
EMF GRIFFITHS
Building Key

Client



Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

ARTIST IMPRESSION - SHEET 04

Date	Scale	Sheet Size
04.10.2021	1 : 1	@ A1

Drawn	Chk.
HL	NH

Job No.	Drawing No.	Revision
6111	AR-1-9003	/86

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New street View Ground Activation

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

Client



Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

ARTIST IMPRESSION - SHEET 01

Date	Scale	Sheet Size
04.10.2021	1 : 1	@ A1

Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-9004	/86

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2010 Australia  
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View along John Tipping Rd

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer
ROBERT BIRD GROUP
Mechanical / Hydraulic Engineer
JHA CONSULTING ENGINEERS
Electrical Engineer
JHA CONSULTING ENGINEERS
Fire Engineer
OLSSON FIRE & RISK
Access Consultant
ACCESSIBLE BUILDING SOLUTIONS
Basix
EMF GRIFFITHS
Building Key

Client



Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89  
UNION RD, PENRITH

Drawing Name

ARTIST IMPRESSION - SHEET 06

Date	Scale	Sheet Size
04.10.2021	1 : 1	@ A1

Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-9005	/86



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
84	16.09.2020	ISSUE FOR INFORMATION
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

- 1B S - STORAGE
- 1B + ST
- 2B/2BTH
- 2B
- 2B + ST/M
- 3B
- 1800mm PRIVACY SCREENS

Client



Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89 UNION RD, PENRITH

Drawing Name

ADG COMPLIANCE PLAN - BLDG 1 TYPICAL PLAN

Date	Scale	Sheet Size
04.10.2021	As indicated	@ A1

Drawn	Chk.
JG	MG

Job No.	Drawing No.	Revision
6111	AR-1-9030	/86

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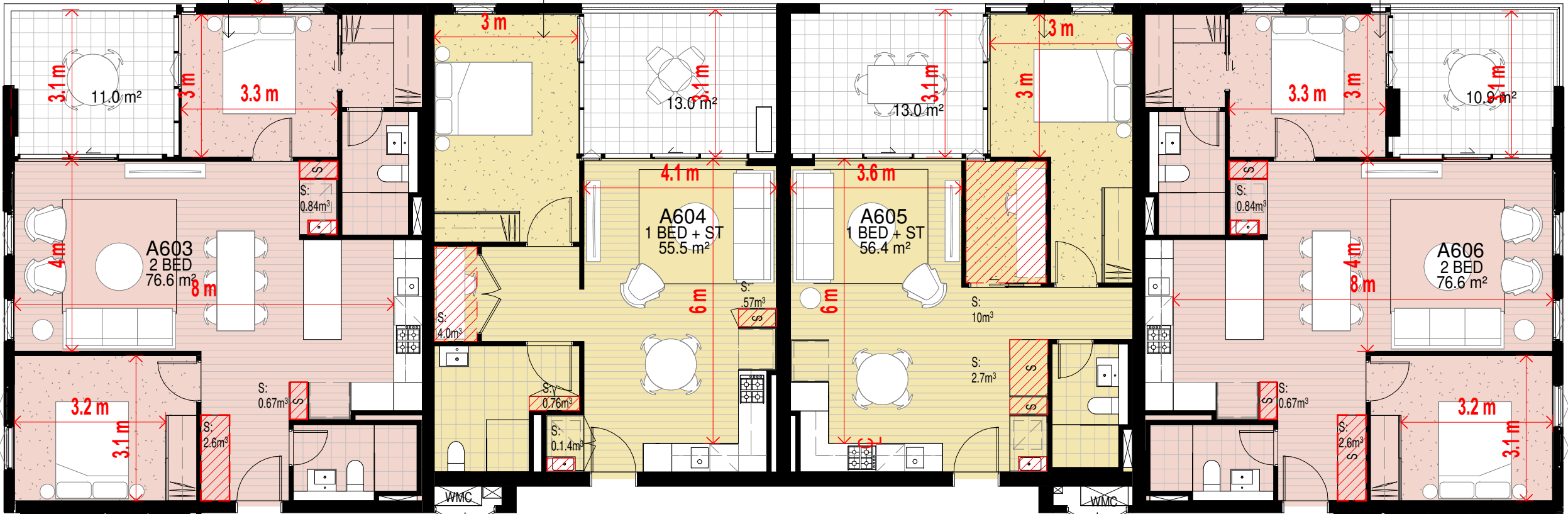


STORAGE PROVIDED  
IN APARTMENT: 4.1M³  
  
STORAGE CAGE IN  
BASEMENT (50% MAX):  
4M³  
  
TOTAL PROVIDED: 8.1M³  
  
ADG REQ: 8 (M³)  
COMPLIES: Y

STORAGE PROVIDED  
IN APARTMENT: 5.4M³  
  
STORAGE CAGE IN  
BASEMENT (50% MAX):  
1M³  
  
TOTAL PROVIDED: 6.4M³  
  
ADG REQ: 6 (M³)  
COMPLIES: Y

STORAGE PROVIDED  
IN APARTMENT: 12.7M³  
  
STORAGE CAGE IN  
BASEMENT (50% MAX):  
N/A  
  
TOTAL PROVIDED: 12.7M³  
  
ADG REQ: 6 (M³)  
COMPLIES: Y

STORAGE PROVIDED  
IN APARTMENT: 4.1M³  
  
STORAGE CAGE IN  
BASEMENT (50% MAX):  
4M³  
  
TOTAL PROVIDED:  
8.1M³  
  
ADG REQ: 8 (M³)  
COMPLIES: Y



BUILDING 01  
+  
RL 48.800

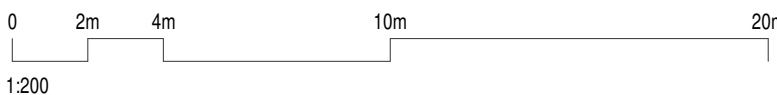
STORAGE PROVIDED  
IN APARTMENT: 4.45M³  
  
STORAGE CAGE IN BASEMENT  
(50% MAX): 4M³  
  
TOTAL PROVIDED: 8.45M³  
  
ADG REQ: 8 (M³) COMPLIES: Y

STORAGE PROVIDED  
IN APARTMENT: 4.05M³  
  
STORAGE CAGE IN BASEMENT  
(50% MAX): 4M³  
  
TOTAL PROVIDED: 8.05M³  
  
ADG REQ: 8 (M³) COMPLIES: Y

STORAGE PROVIDED  
IN APARTMENT: 4M³  
  
STORAGE CAGE IN BASEMENT  
(50% MAX): 4M³  
  
TOTAL PROVIDED: 8.1M³  
  
ADG REQ: 8 (M³) COMPLIES: Y

STORAGE PROVIDED  
IN APARTMENT: 5.48M³  
  
STORAGE CAGE IN BASEMENT  
(50% MAX): 5M³  
  
TOTAL PROVIDED: 10.48M³  
  
ADG REQ: 10 (M³) COMPLIES: Y

1 BUILDING 1 TYPICAL  
AR-1-0102B 1: 100@A1





FOR APPROVAL

Rev	Date	Revision
84	16.09.2020	ISSUE FOR INFORMATION
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

- 1B S - STORAGE
- 1B + ST
- 2B/2BTH
- 2B
- 2B + ST/M
- 3B
- 1800mm PRIVACY SCREENS

Client



Project

HIGH ST DEVELOPMENT

634-638 HIGH ST & 87-89 UNION RD, PENRITH

Drawing Name

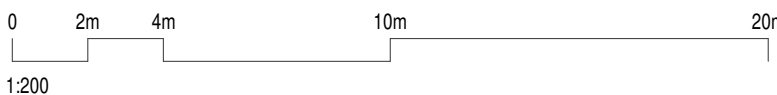
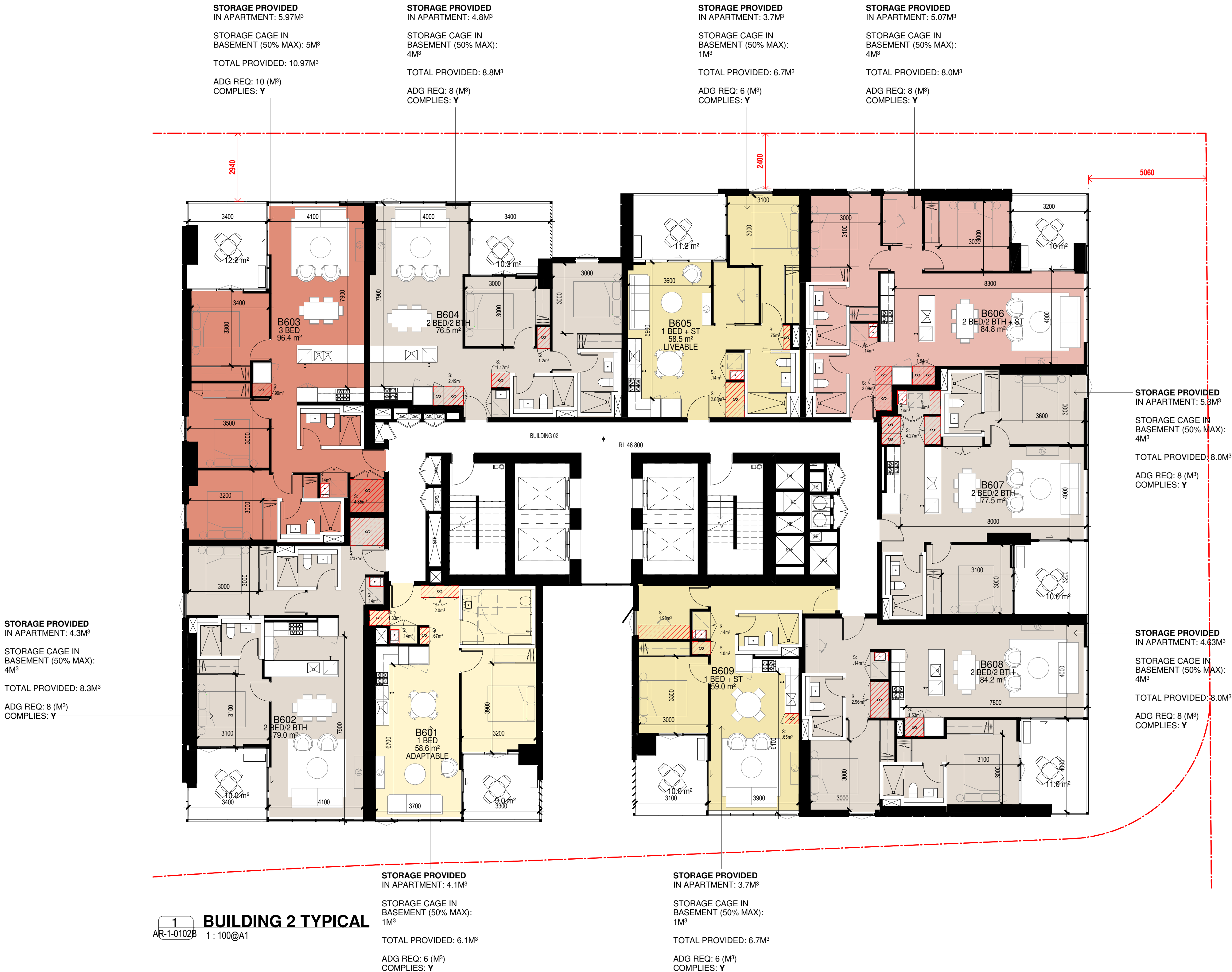
ADG COMPLIANCE PLAN - BLDG 2 TYPICAL PLAN

Date 04.10.2021 Scale As indicated Sheet Size @ A1

Drawn JG Chk. MG

Job No. 6111 Drawing No. AR-1-9031 /86 Revision

SJB Architects  
Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922  
www.sjb.com.au





TOWER 02 - 35 STOREYS																			TOTALS	
GFA TOTALS PER BUILDING LEVEL	COMMERCIAL GFA GROUND LEVEL	NSA (m²)	GBA (m²)	STUDIO	1B	1B + ST	2B	2B + STUDY	3B	3B + ST	TOTALS	CROSS VENTILATION	SOLAR	<15 MIN SOLAR	ADAPTABLE	LIVABLE	Effic. GFA /GBA	Effic. NSA/GFA	GFA TOTAL PER LEVEL	APARTMENT PER LEVEL
663.1	595.0	595.0	2600.7								0								1600.6	0
431.0		366.0	3291.1		1	1	2	1			5	3	4			1			840.1	10
431.0		366.0	3201.0		1	1	2	1			5	3	4			1			840.1	10
431.0		366.0	2954.3		1	1	2	1			5	3	4	-		2			840.1	10
683.1		477.0	920.2			1	3	1	1		6	4	6	-		1	74%	70%	1385.1	14
705.0		615.0	920.2		1	1	4	1	1		8	6	6	-	1	1	77%	87%	1407.0	16
764.8		674.0	966		1	2	4	1	1		9	7	6	-	1	1	79%	88%	1466.8	17
771.6		672.0	966		1	2	4	1	1		9	7	6	-	1	1	80%	87%	1473.6	17
764.6		672.0	966		1	2	4	1	1		9	7	6	-	1	2	79%	88%	1466.6	17
764.6		672.0	966		1	2	4	1	1		9	6	-	1	2	79%	88%	1466.6	17	
764.6		672.0	966		1	2	4	1	1		9	6	-	1	2	79%	88%	1466.6	17	
762.0		672.0	966		1	2	4	1	1		9	6	-	1	2	79%	88%	1464.0	17	
762.0		672.0	966		1	2	4	1	1		9	6	-	1	1	79%	88%	762.0	9	
762.0		672.0	966		1	2	4	1	1		9	6	-	1	1	79%	88%	762.0	9	
762.0		672.0	966		1	2	4	1	1		9	6	-	1	1	79%	88%	762.0	9	
762.0		672.0	966		1	2	4	1	1		9	6	-	1	1	79%	88%	762.0	9	
762.0		672.0	966		1	2	4	1	1		9	6	-	1	1	79%	88%	762.0	9	
762.0		672.0	966		1	2	4	1	1		9	6	-	1	1	79%	88%	762.0	9	
762.0		672.0	966		1	2	4	1	1		9	6	-	1	1	79%	88%	762.0	9	
762.0		672.0	966		1	2	4	1	1		9	6	-	1	1	79%	88%	762.0	9	
762.0		672.0	966		1	2	4	1	1		9	6	-	1	1	79%	88%	762.0	9	
762.0		672.0	966		1	2	4	1	1		9	6	-	1	1	79%	88%	762.0	9	
762.0		672.0	966		1	2	4	1	1		9	6	-	1	1	79%	88%	762.0	9	
613.9		535.0	809			2	3	1	1		7	6	-	1	1	76%	87%	613.9	7	
613.9		535.0	809				3	1	1		7	6	-	1	0	76%	87%	613.9	7	
553.6		473.2	737.0		1	3	1	1			6	6	-		1	75%	85%	553.6	6	
553.6		476.0	737.0		1	3	1	1			6	6	-		0	75%	86%	553.6	6	
358.4		303.0	498.0		1	2	1				4	4	-		0	72%	85%	358.4	4	
358.4		303.0	498.0			1	2	1			4	4	-		0	72%	85%	358.4	4	
23944.8	595.0	20868.2	40193.5	0	27	59	121	34	29	0	270	40	194	0	26	36			32,428.1	357
% ACHIEVED					32%		57%		11%		100%		71%	72%	0%	10%	13%			
% DESIRED					30%		60%		10%				60%	70%	-	10%	10%			

APARTMENT MIX							PERFORMANCE		
ST	1B	1B+	2B	2B+	3B	3B+	CROSS VENT	2H SOLAR	<15 MIN SOLAR
0	27	83	174	35	38	0	69	259	30
		30.8%	58.5%		10.6%		62.2%	73%	8%
Total Units							357		
ADAPTABLE UNIT					10%				
LIVABLE UNIT					10%				

BICYCLE RATES				
RATE		REQUIRED (MIN-MAX%)		PROVIDED
20-30%	71.4	107	270	BICYCLES STORED IN STORAGE CAGES (CLASS A)
5-10%	18	36	18	CLASS B
-	-	-	-	
-	-	-	-	
-	-	-	-	
3-5%	1	2	2	CLASS B
5-10%	2	3	2	CLASS C
-	-	-	-	
	92	147	292	

SITE AREA LESS DEDICATED NEW ROAD LINK	3783	
COMMUNAL OPEN SPACE	25.9%	983 sqm
BASEMENT GBA PER LEVEL	3726.7	

GFA / GBA	78%
NSA/ GFA	87%
NSA/ GBA	68%