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

FOR APPROVAL

Rev	Date	Revision
86	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
87	01.12.2021	FOR INFORMATION

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

Client



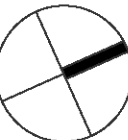
Project

HIGH ST DEVELOPMENT

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

Drawing Name

GFA CALCULATIONS - SHEET 01



Date	Scale	Sheet Size
01.12.2021	As indicated	@ A1

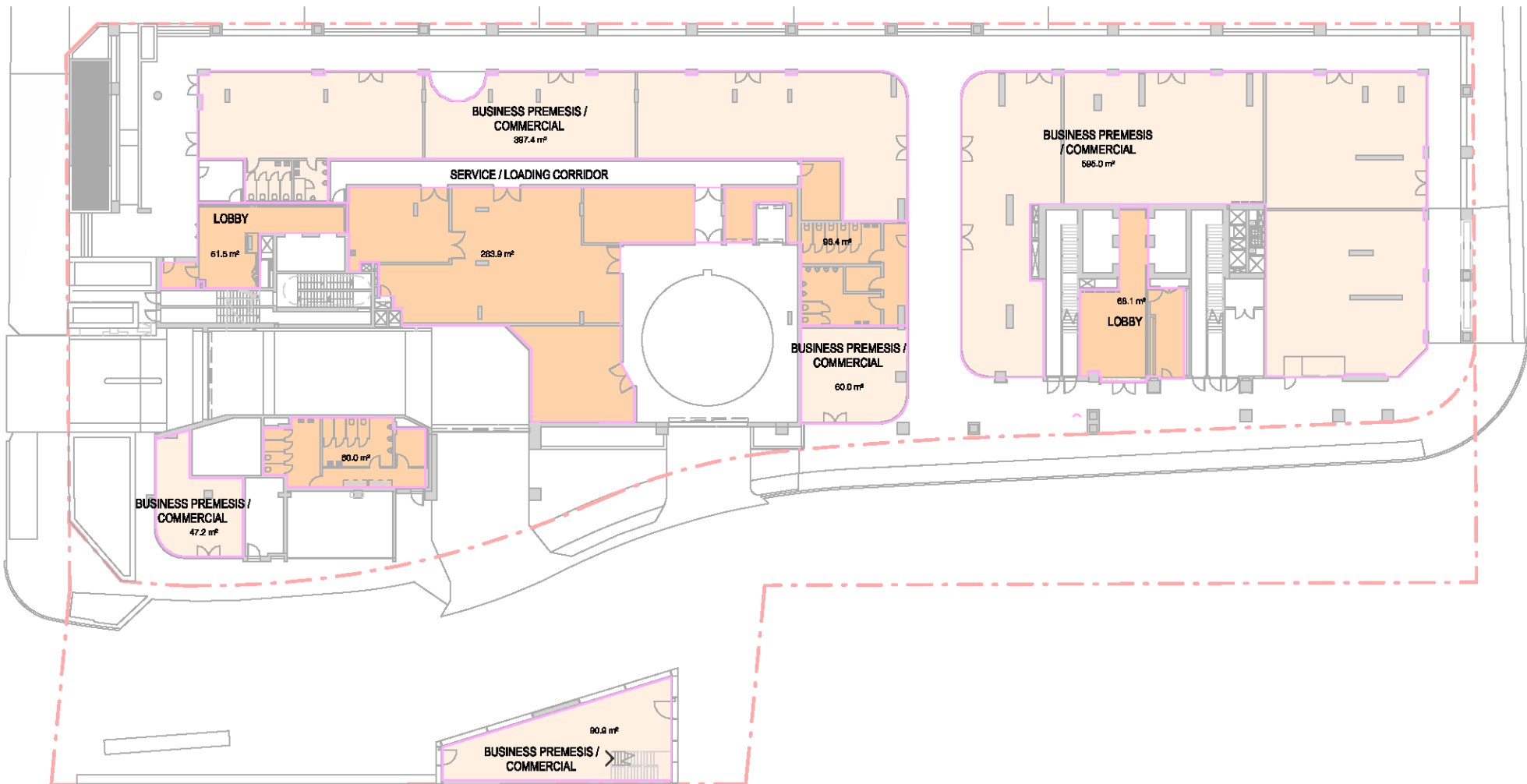
Drawn Chk.

GT MG

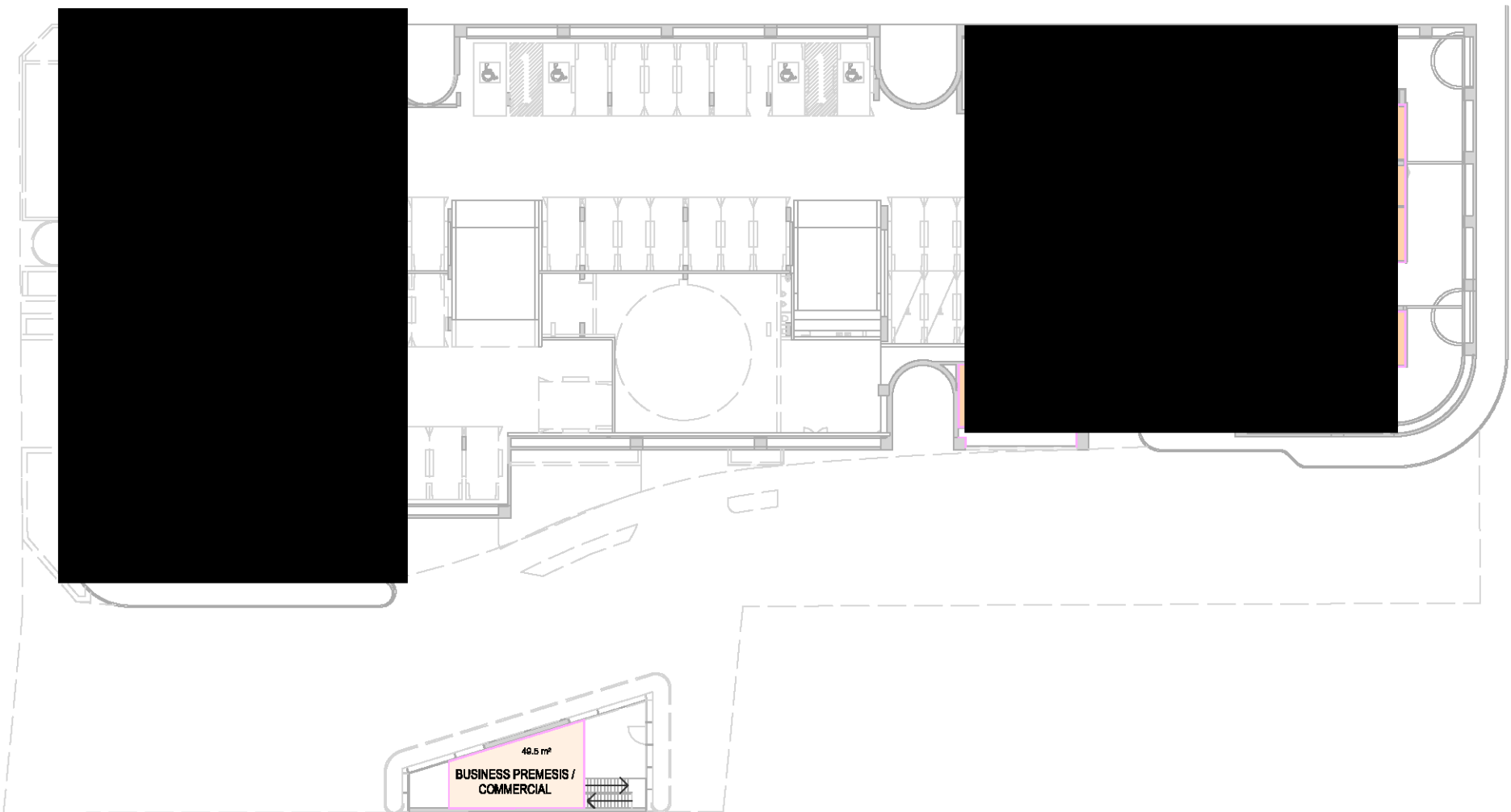
Job No. Drawing No. Revision

6111 AR-1-8010 /87

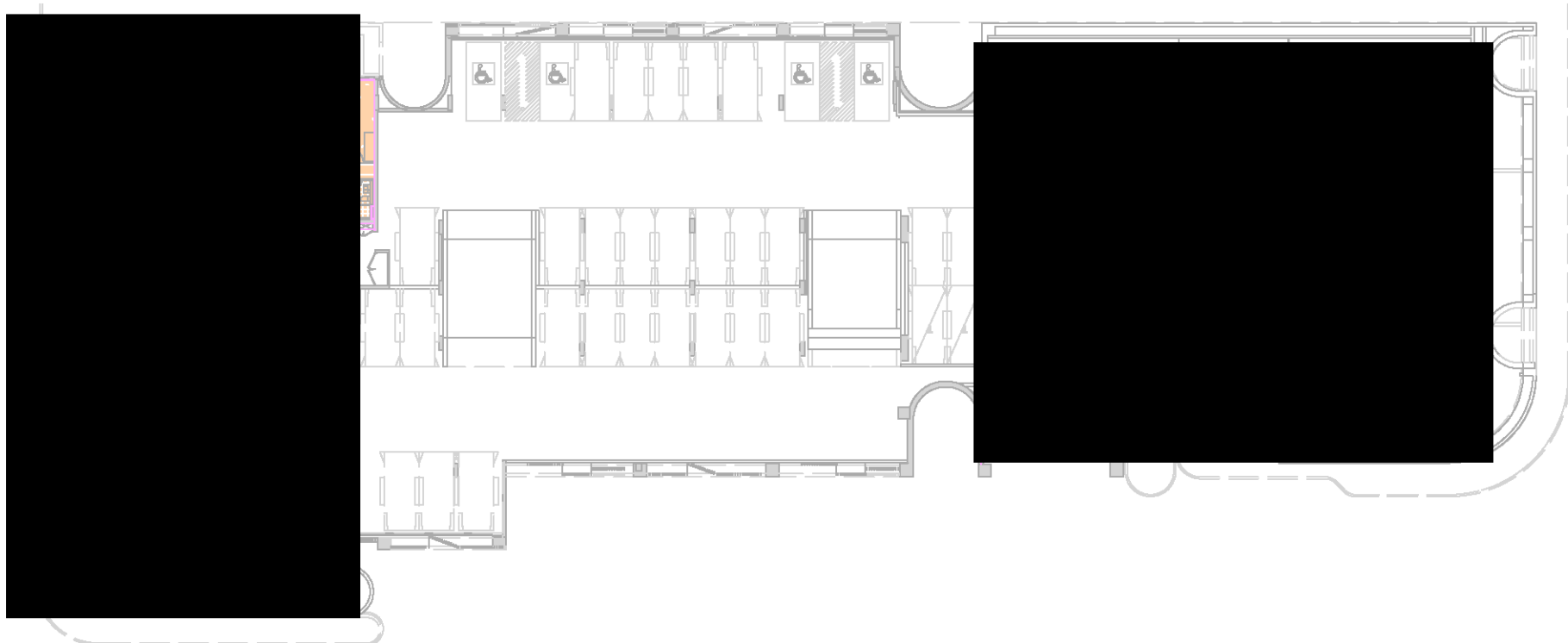
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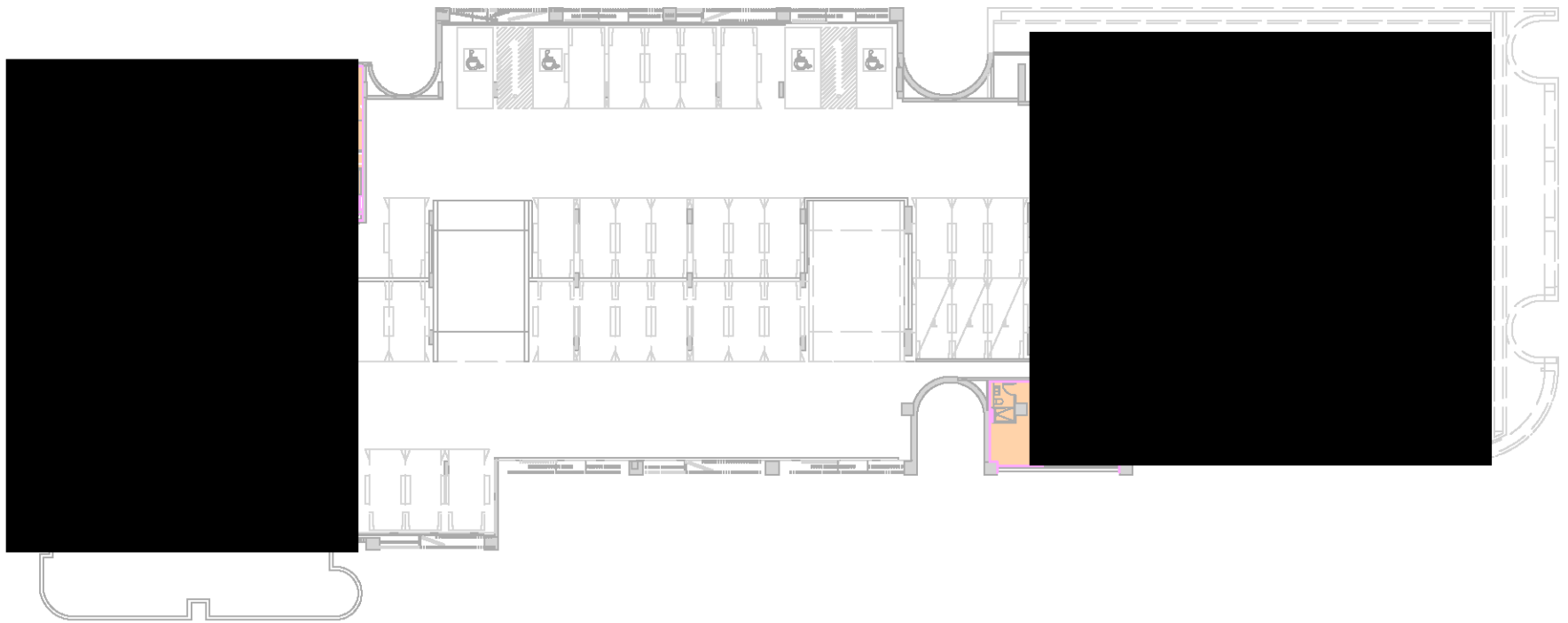
01 **GROUND FLOOR**
1: 450@A1



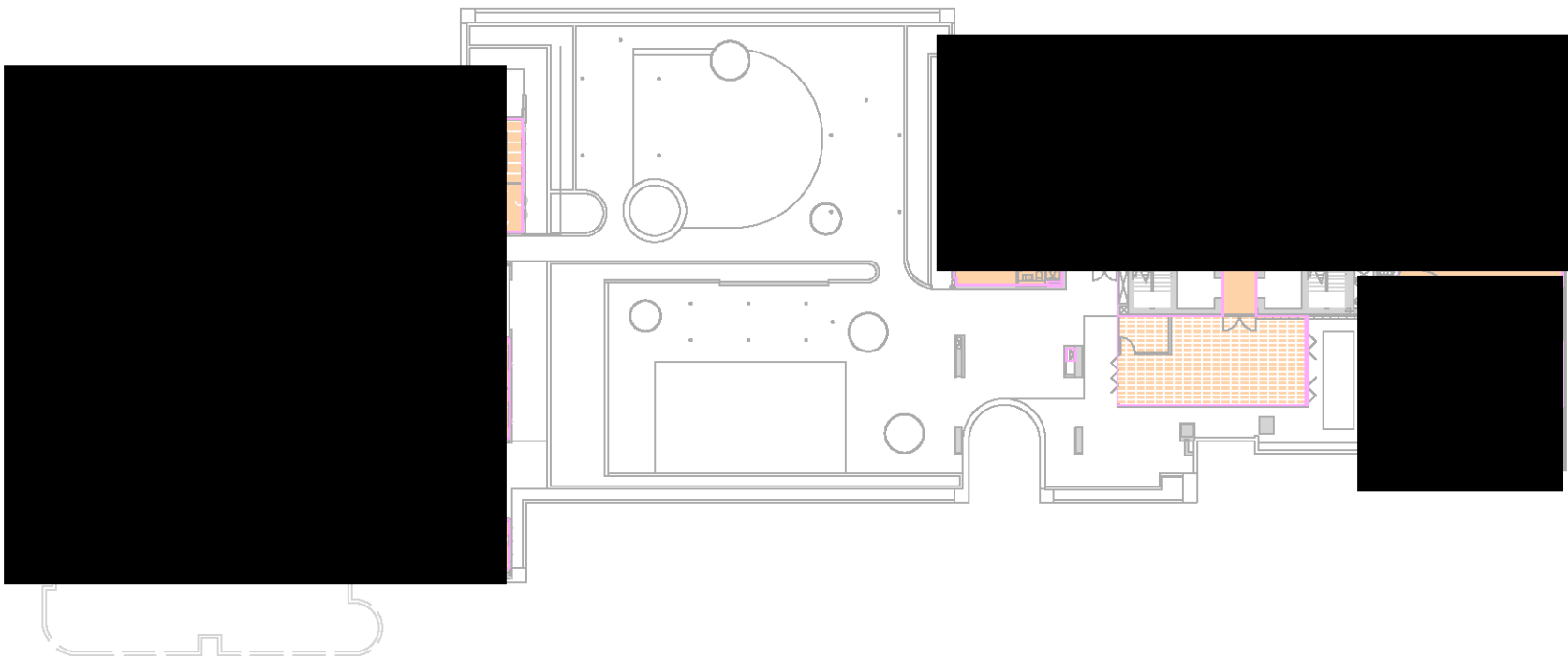
02 **LEVEL 01**
1: 450@A1



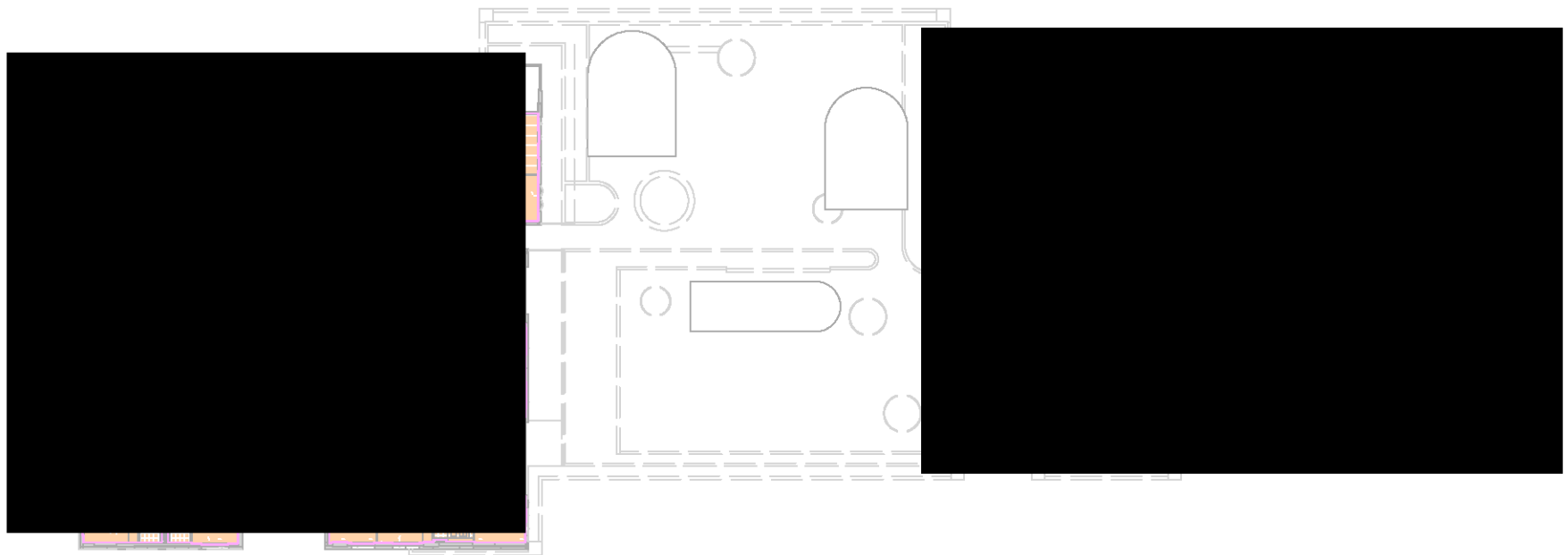
03 **LEVEL 02**
1: 450@A1



04 **LEVEL 03**
1: 450@A1



05 **LEVEL 04**
1: 450@A1



06 **LEVEL 05**
1: 450@A1

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Building Key

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

Client



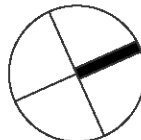
Project

HIGH ST DEVELOPMENT

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

Drawing Name

GFA CALCULATIONS - SHEET 02



Date	Scale	Sheet Size
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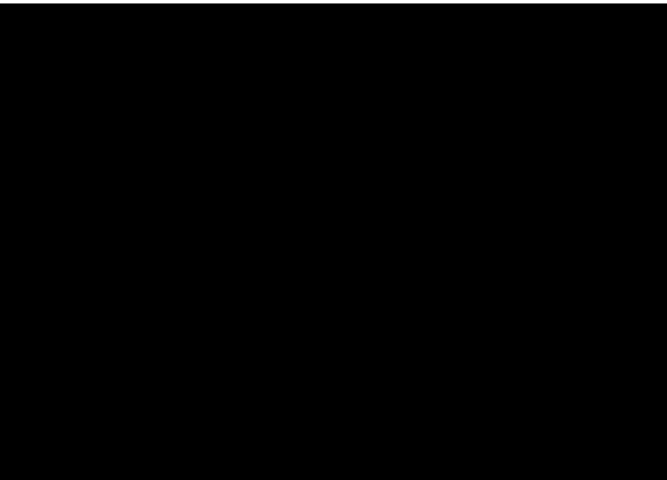
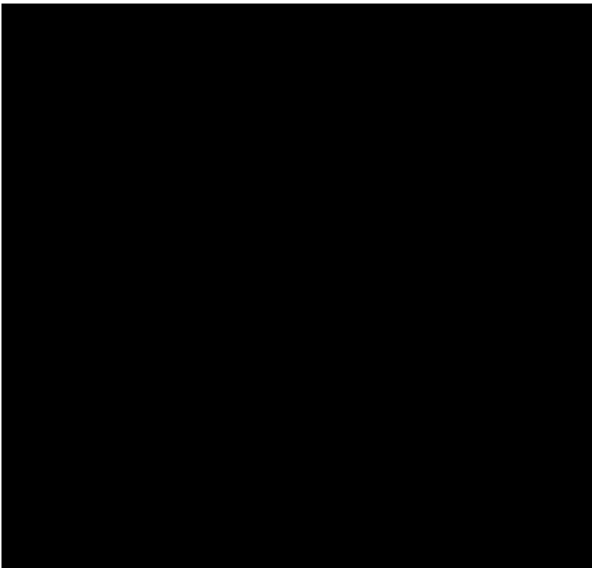
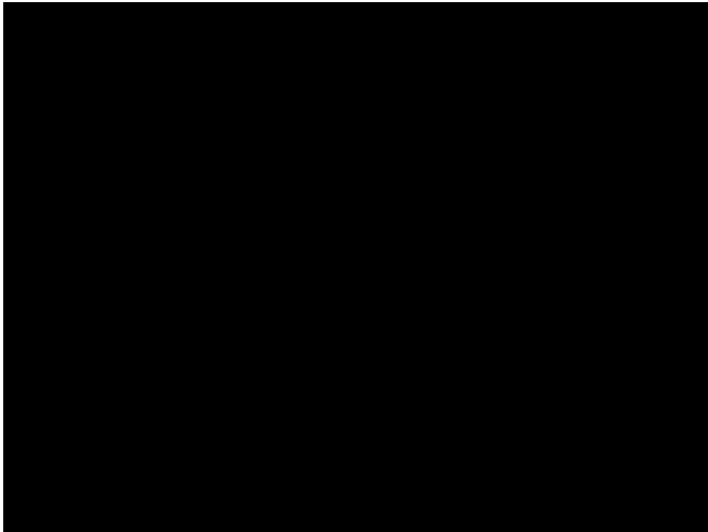
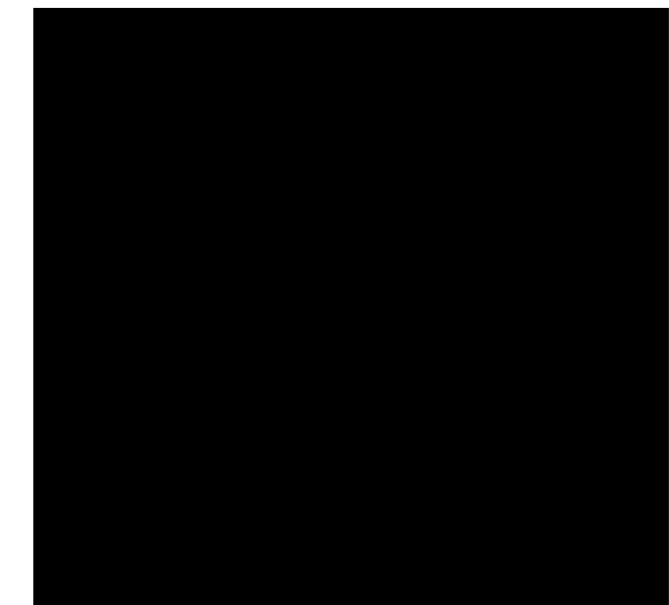
Drawn Chk.

GT MG

Job No. Drawing No. Revision

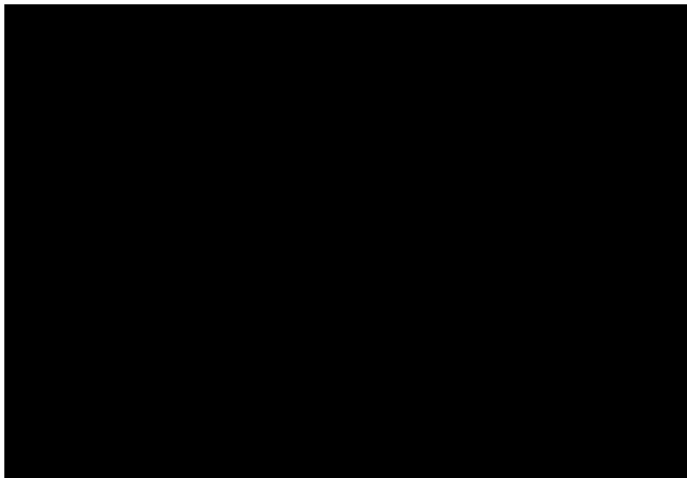
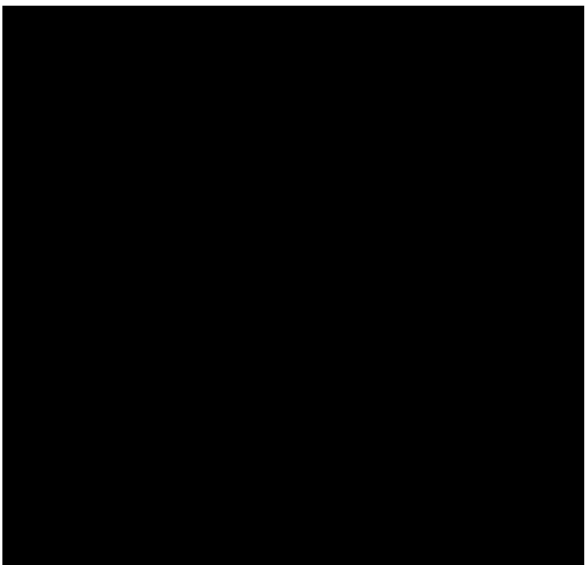
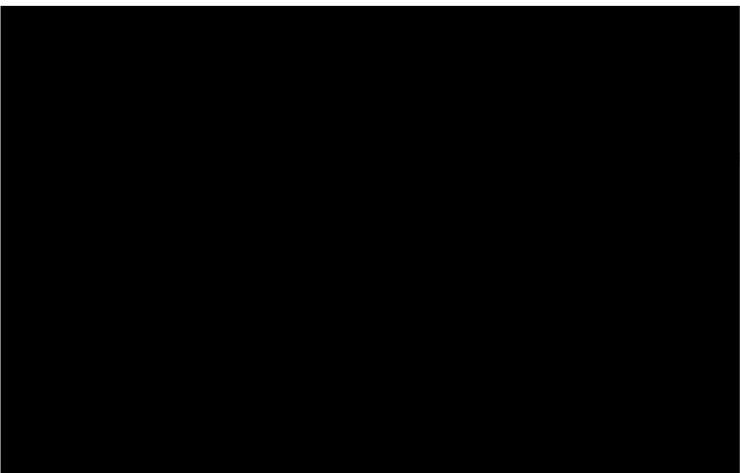
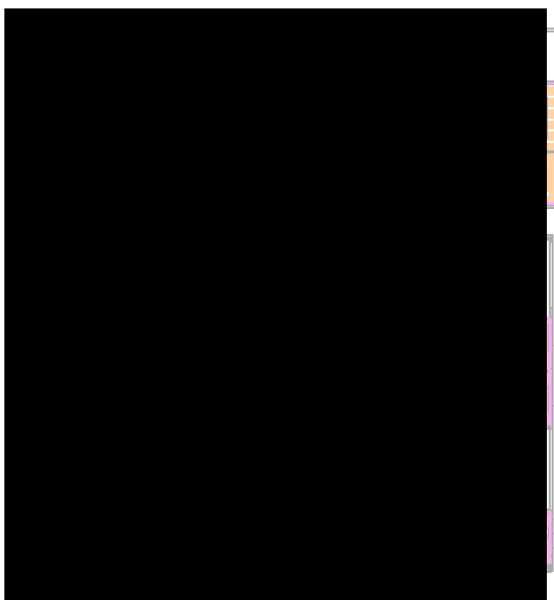
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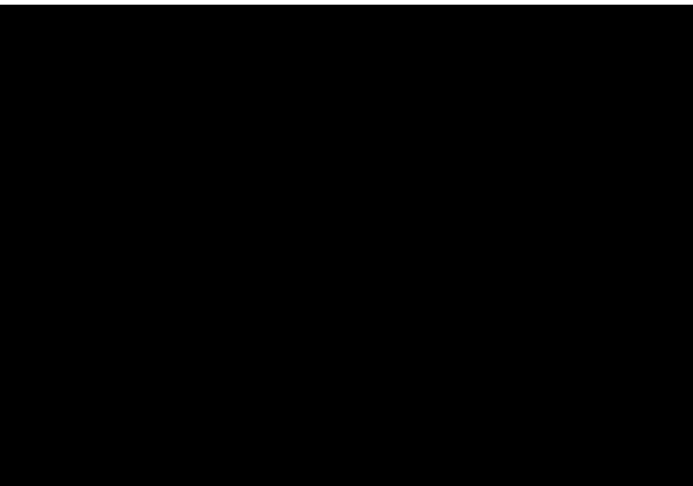
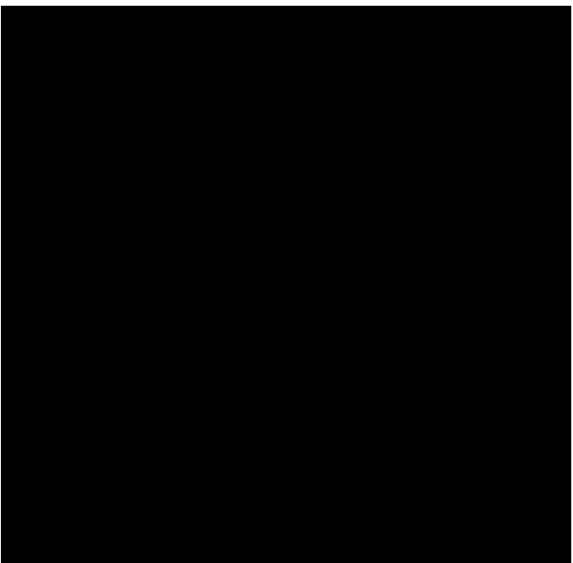
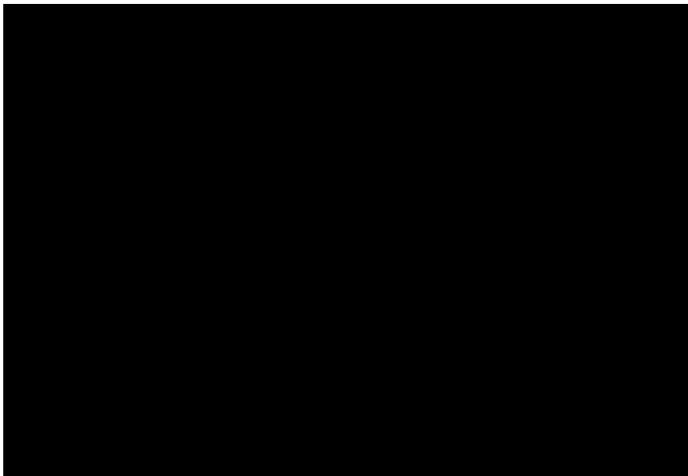
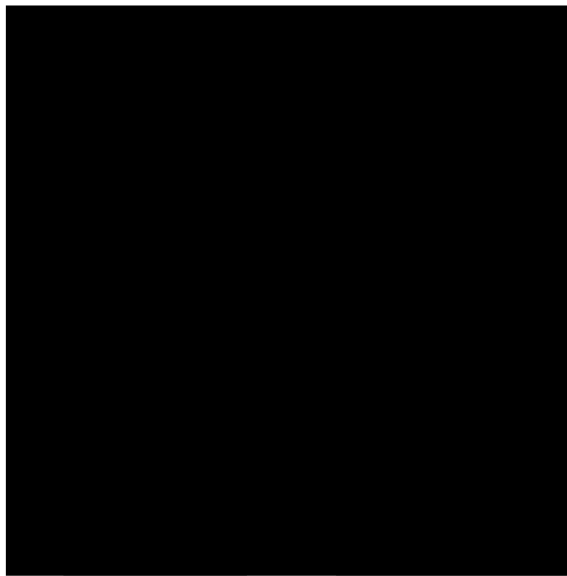
01 LEVEL 06-07
1 : 450@A1

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
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Building Key



GROSS FLOOR AREA (GFA)

GROSS FLOOR AREA (GFA) COMMERCIAL

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

GFA CALCULATIONS - SHEET 03

Date _____ Scale _____ Sheet Size _____

Date	State
01.12.2021	As indicated

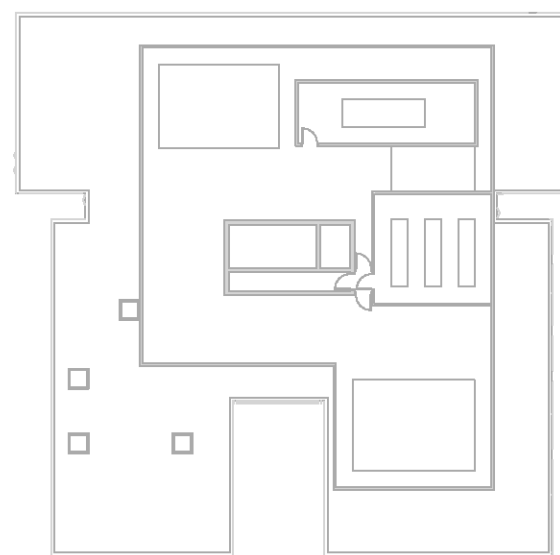
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GT	MG
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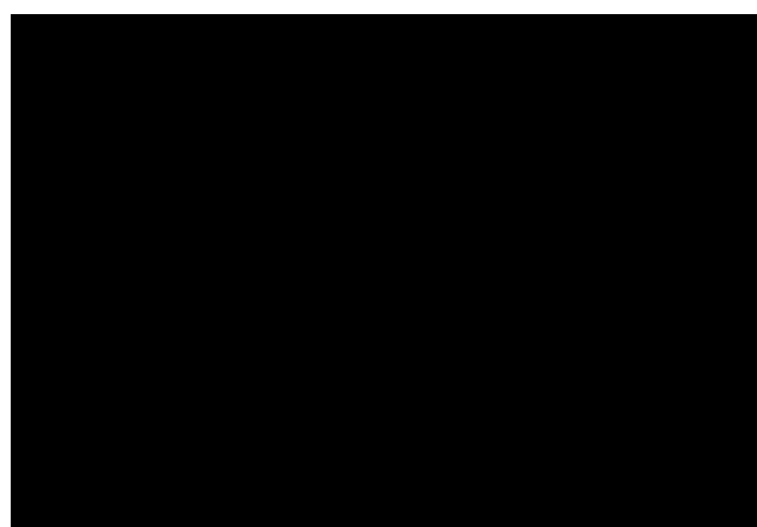
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6111 AR-1-8012 /87

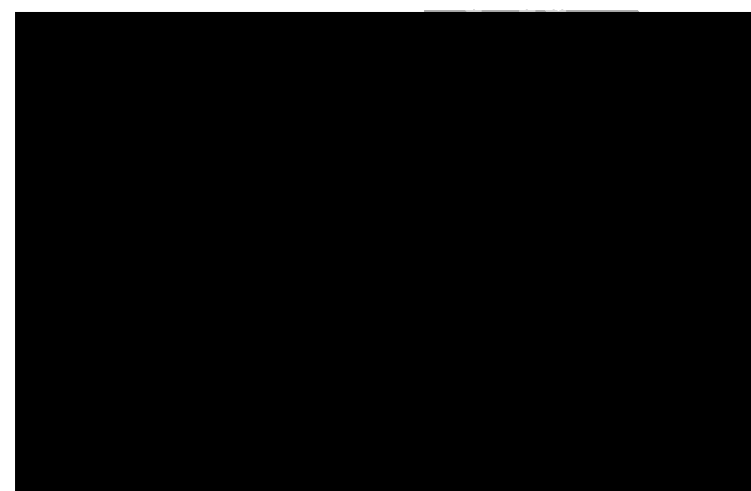
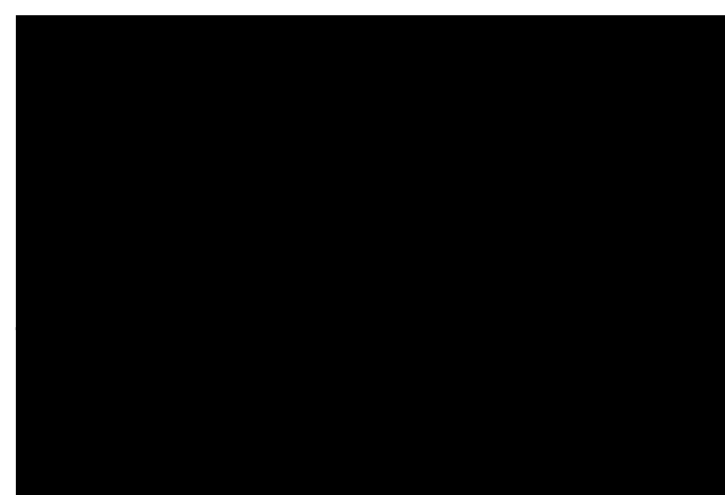
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1:450@A1



1:450@A1



LEVEL



LEVEL

GROSS FLOOR AREA means the sum of the floor areas of each floor of a building measured from the internal faces of external walls, or from the internal faces of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- any area of a mezzanine, and
- habitable rooms in a basement or attic, and
- any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
 - any area for common vertical circulation, such as lifts and stairs, and
 - any basement—
 - storage, and
 - vehicular access, loading areas, garages and services, and
- plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- any parking lot, whether or not the use of the consent authority (including access to the car parking), and
- any space used for the loading or unloading of goods (including access to, and
- any ramp and balcony with overhangs less than 1.4 metres high, and
- voids above a floor at the level of a car parking or store.

[illegible]

TOTALS		
GFA TOTAL PER LEVEL		APARTMENT PER LEVEL
1750.4		0
1058.2		11
1005.9		11
1022.8		12
1293.2		14
1407.0		16
1466.8		17
1473.6		17
1466.6		17
1466.6		17
1466.6		17
1466.6		17
1464.0		17
762.0		9
762.0		9
762.0		9
762.0		9
762.0		9
762.0		9
762.0		9
762.0		9
762.0		9
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762.0		9
762.0		9
762.0		9
762.0		9
762.0		9
762.0		9
762.0		9
613.9		7
553.6		6
553.6		6
358.4		4
358.4		4

23512.5	595.0	20333.2	39570.6	0	27	57	119	34	27	0	264	40	188	0	25	36				32,438.7	354
% ACHIEVED					32%		58%		10%		100%		70%	71%	0%	9%	14%				
% 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	173	35	36	0	69	253	33
	31.1%		58.8%		10.2%		60.0%	71%	9%
Total Units					354				
ADAPTABLE UNIT				10%					
LIVABLE UNIT				10%					

36 SPACES RESIDENTIAL PARKING ARE NOMINATED AS ADAPTABLE (REQUIRED 36 SPACES @ 10%), 1 SPACES VISITOR ACCESSIBLE (1/100 ACCESSIBLE VISITOR PER PARKING SPACE)