

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



ARTIST IMPRESSION

HIGH STREET PENRITH - STAGE 01 DA SUBMISSION

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66

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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
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

Client



Project
HIGH ST DEVELOPMENT

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

Drawing Name
COVER PAGE & CONTENTS
PAGE

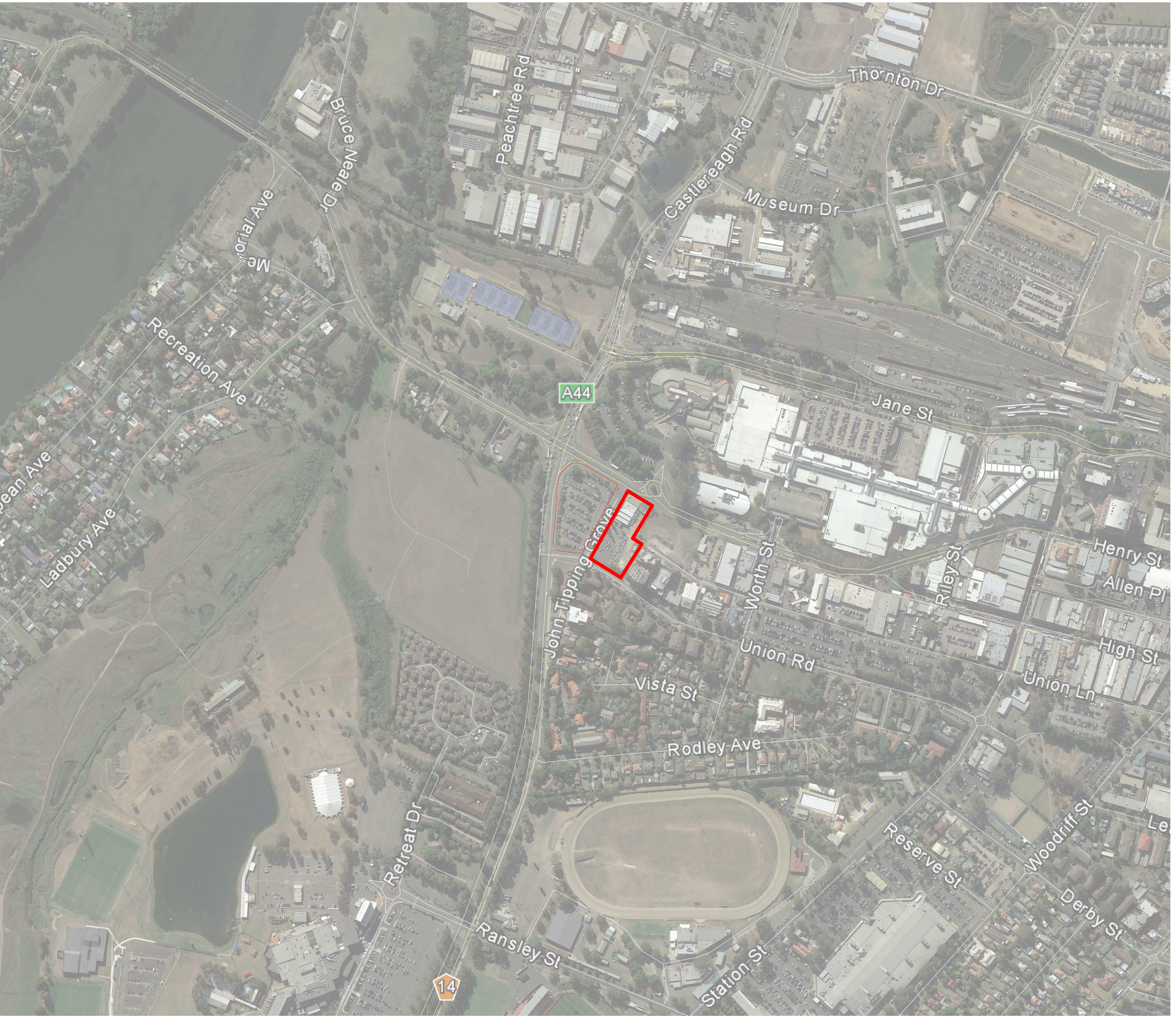
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GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-0001	/87

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ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

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Building Key

Site Boundary (TOGA Owned)

Client



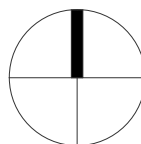
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HIGH ST DEVELOPMENT

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

Drawing Name

SITE LOCATION PLAN



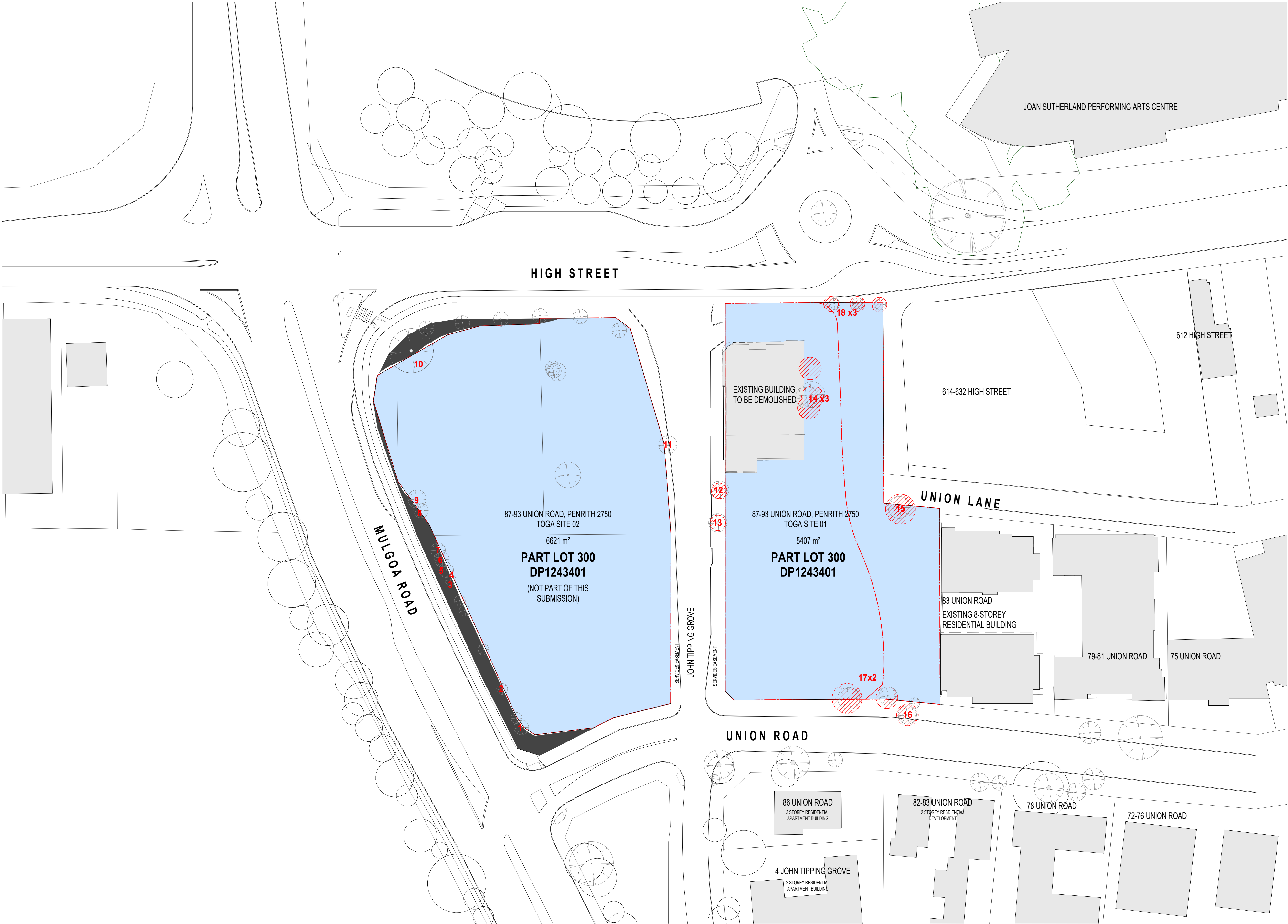
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Structural Engineer
ROBERT BIRD GROUP

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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Building Key

Site Area

Existing Buildings

Site Boundary (TOGA Owned)

Trees to be removed

(Numbered trees, refer to Arborist report for details)

Client



Project
HIGH ST DEVELOPMENT

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

Drawing Name

EXISTING SITE PLAN

Date
01.12.2021

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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	

- 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

Date
01.12.2021

Scale
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Drawing No.
AR-1-0102

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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	

- Existing Trees
- Existing Trees - To be removed
- Existing Buildings
- Site Boundary (TOGA Owned)
- Prevailing Winds
- Views

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

SITE ANALYSIS

Date 01.12.2021 Scale 1 : 500 Sheet Size @ A1

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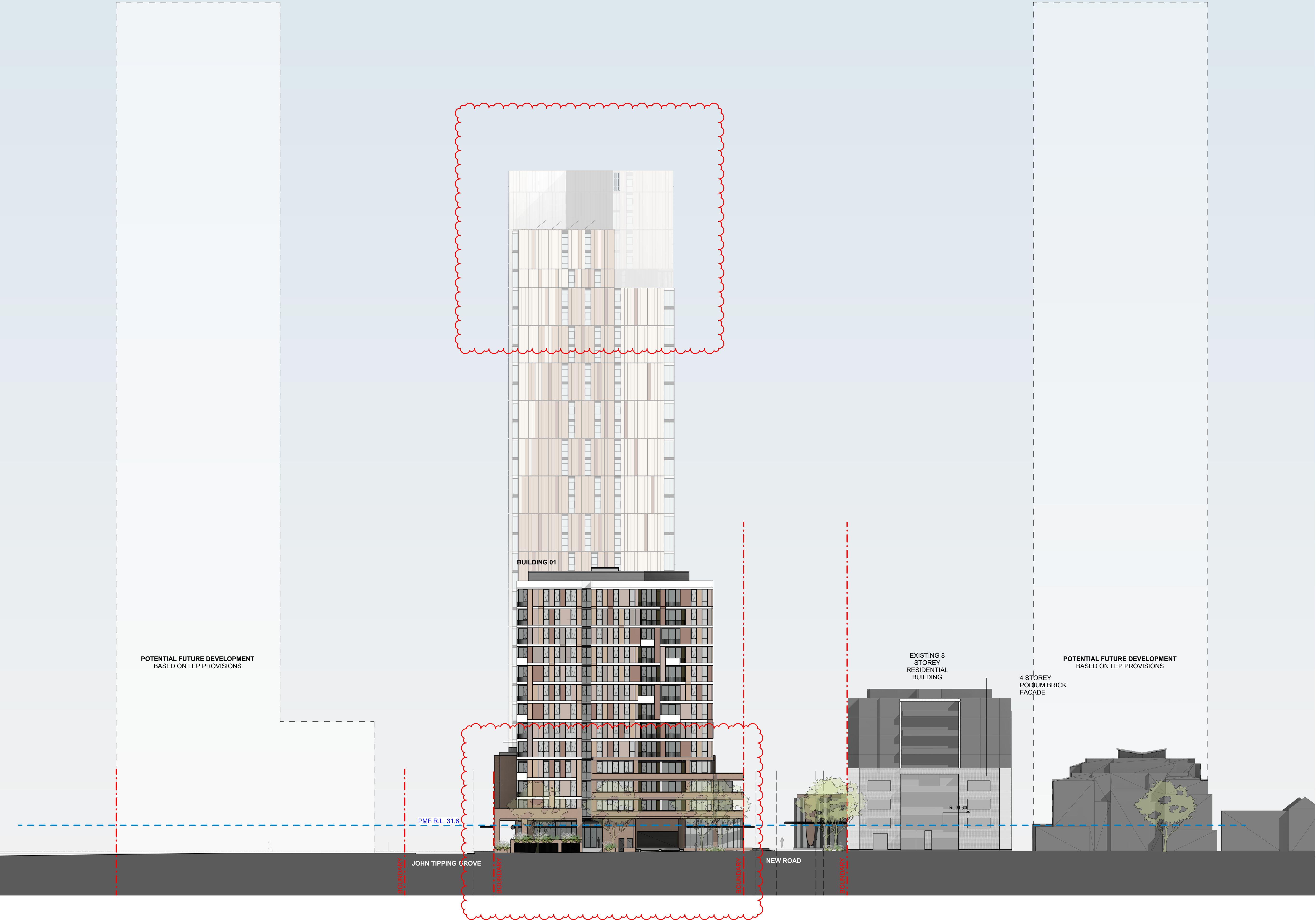
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Structural Engineer
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer
JHA CONSULTING ENGINEERS

Electrical Engineer
JHA CONSULTING ENGINEERS

Fire Engineer
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Access Consultant
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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
CONTEXT ELEVATION - UNION
ROAD

Date
01.12.2021

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1 : 300

Sheet Size
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Job No.
6111

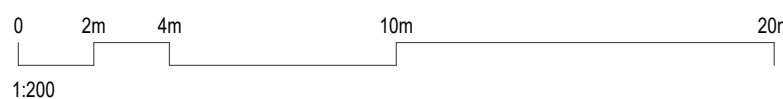
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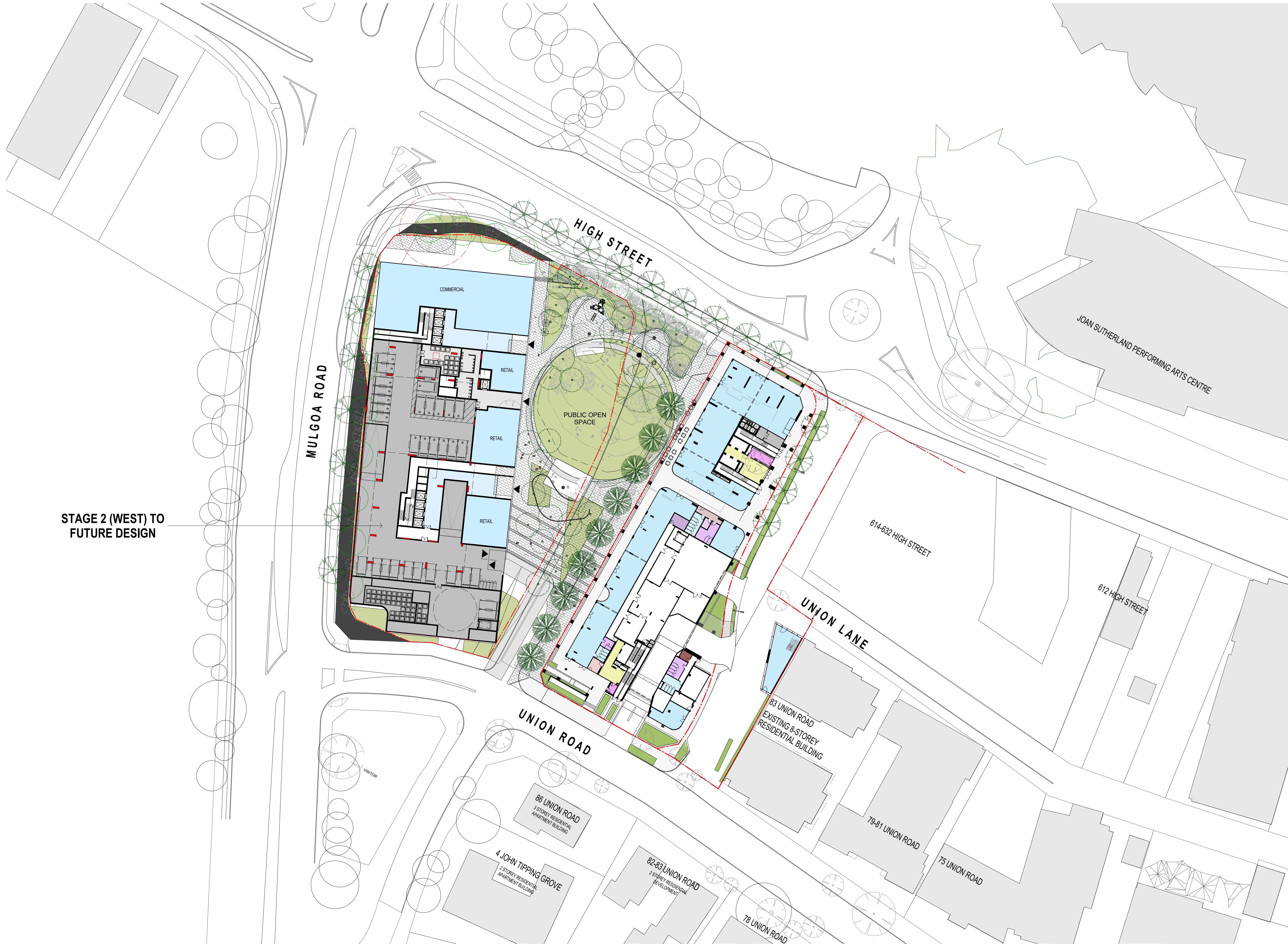
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Building Key





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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	

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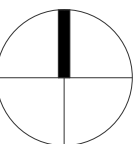
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HIGH ST DEVELOPMENT

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

Drawing Name

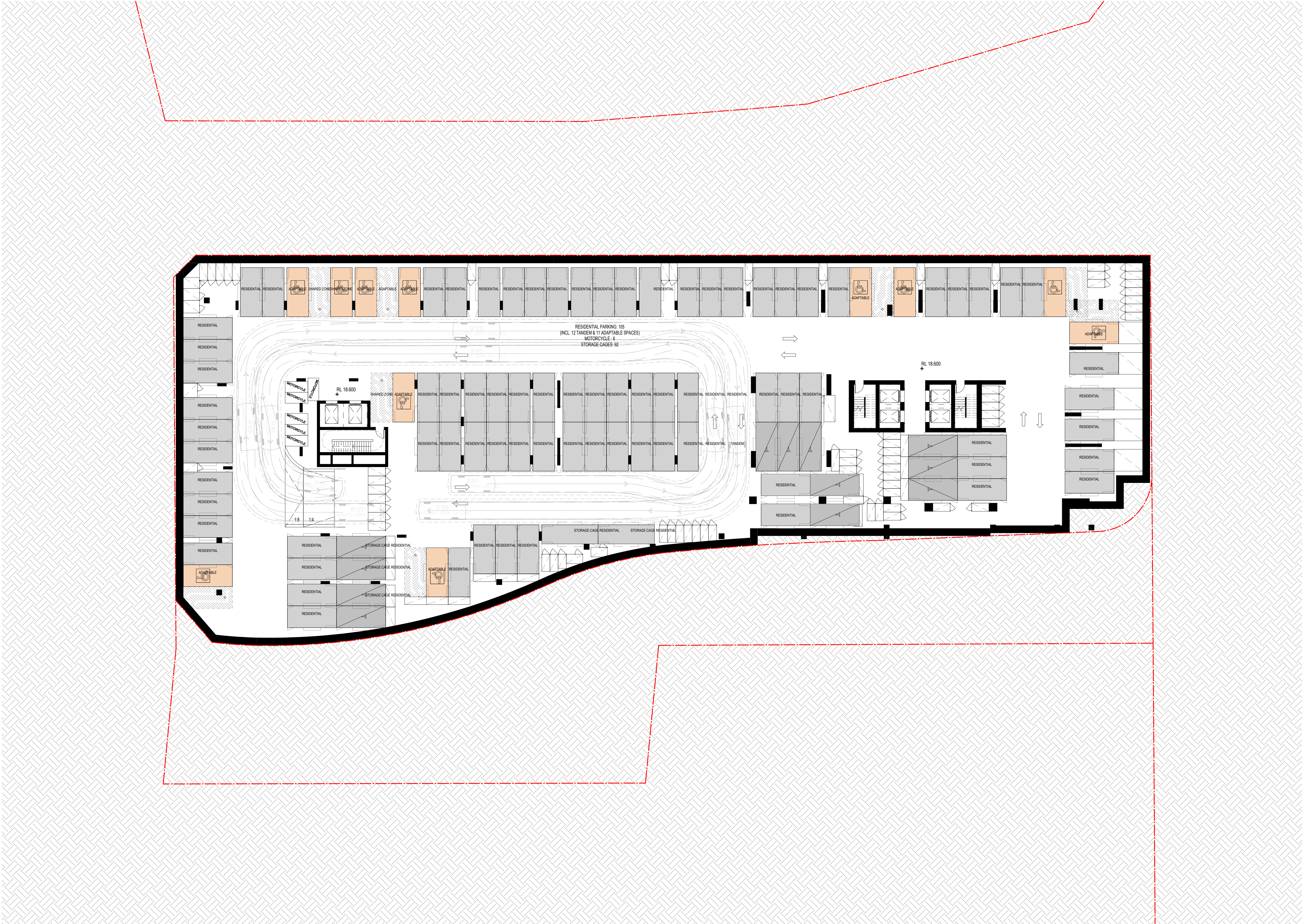
POTENTIAL FUTURE DEVELOPMENT



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ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer
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Electrical Engineer
JHA CONSULTING ENGINEERS

Fire Engineer
OLSSON FIRE & RISK

Access Consultant
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Building Key

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

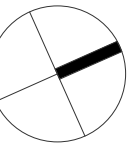
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Project
HIGH ST DEVELOPMENT

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

Drawing Name
1000 OVERALL PLANS
GA FLOOR PLAN - BASEMENT 03



Date
01.12.2021

Scale
1 : 200

Sheet Size
@ A1

Drawn
TM

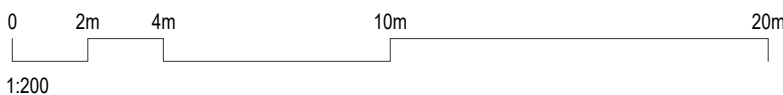
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Job No.
6111

Drawing No.
AR-1-1007

Revision
/87

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Fire Engineer
OLSSON FIRE & RISK

Access Consultant
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Building Key

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

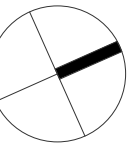
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Project
HIGH ST DEVELOPMENT

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

Drawing Name
1000 OVERALL PLANS
GA FLOOR PLAN - BASEMENT 02



Date
01.12.2021

Scale
1 : 200

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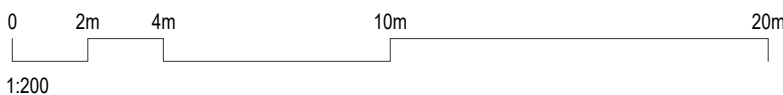
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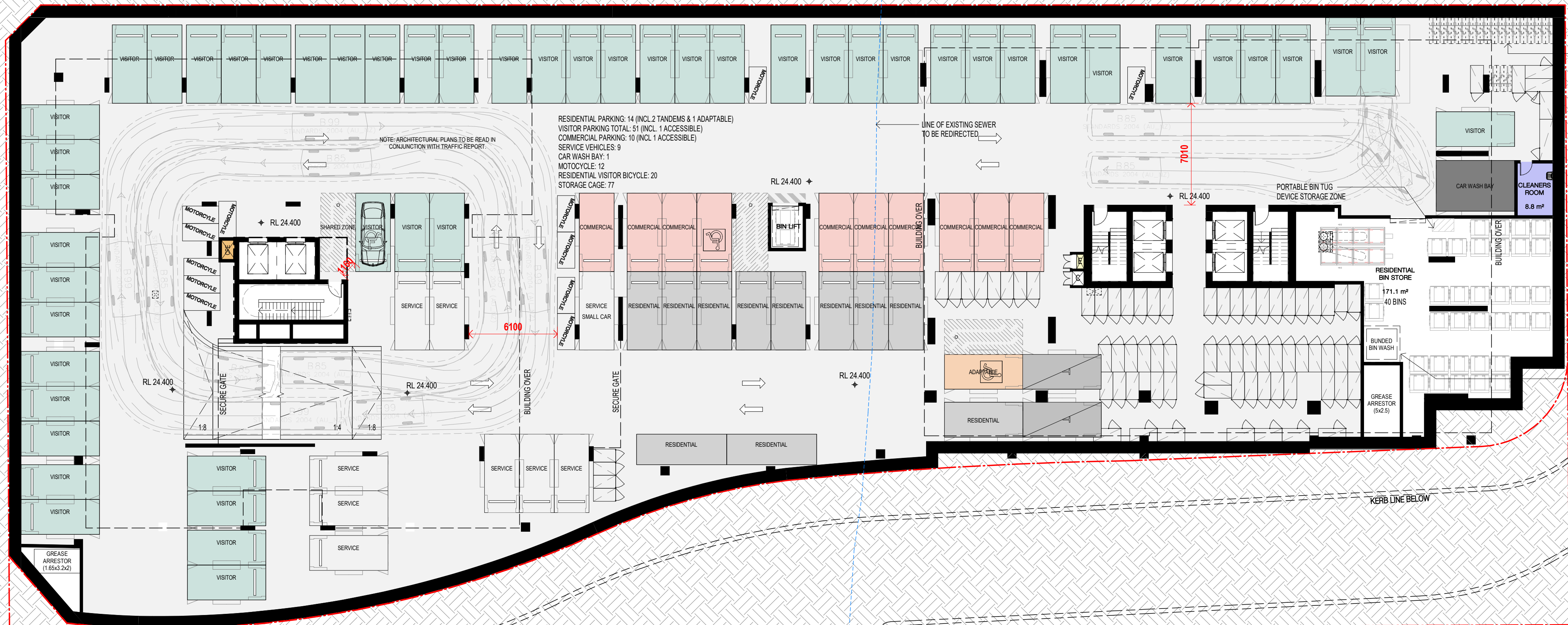
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TOGA SITE 2

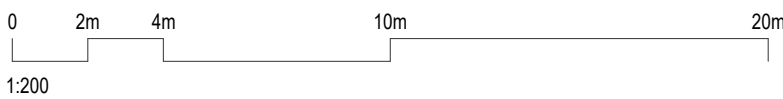


Parking Provided

Parking summary	Provided
Visitor	51
Commercial	10
Service	9
Carwash	2
Subtotal	72
Motorcycle spaces	24
Residential	
Single spaces	289
Tandems	37
Subtotal	326
Total Parking Provided	398

Control
RMS
DCP
DCP

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	37	33	4
P3	37	33	4
Total	398	361	37



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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 BASIX 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
87	01.12.2021	FOR INFORMATION

ADDITIONAL INFO 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
01.12.2021

Scale
1 : 200

Sheet Size
@ A1

Drawn
GT

Chk.
MG

Job No.
6111

Drawing No.
AR-1-1009

Revision
/87

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TOGA SITE 2

JOHN TIPPING GROVE

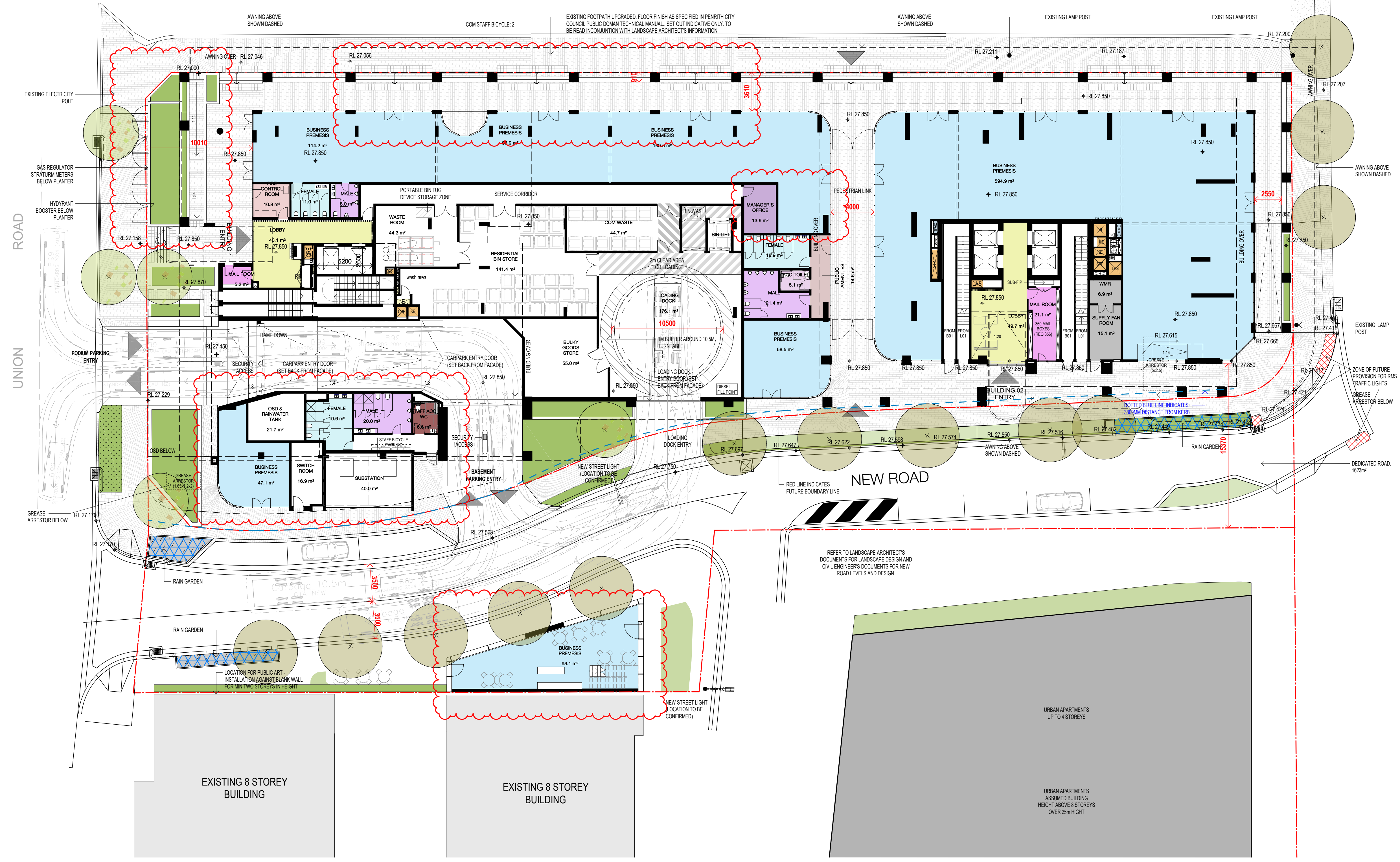
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

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70	06.02.2020	PRE DA ISSUE
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
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	



Client



Project
HIGH ST DEVELOPMENT

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

Drawing Name
1000 OVERALL PLANS
GA FLOOR PLAN - GROUND
FLOOR

Date
01.12.2021

Scale
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Sheet Size
@ A1

Drawn
GT

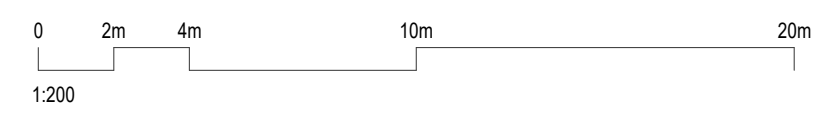
Chk.
MG

Job No.
6111

Drawing No.
AR-1-1010

Revision
/87

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76	20.02.2020	ISSUED FOR BASIX COORDINATION
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83	04.03.2020	ISSUED FOR DA
86	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEO
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

	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
01.12.2021

Scale
1 : 200

Sheet Size
@ A1

Drawn
GT

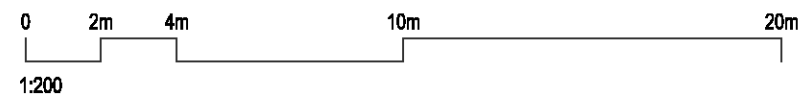
Chk.
MG

Job No.
6111

Drawing No.
AR-1-1011

Revision
/87

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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
86	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEO
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

- 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
01.12.2021

Scale
1 : 200

Sheet Size
@ A1

Drawn
GT

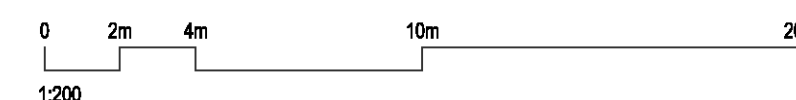
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Job No.
6111

Drawing No.
AR-1-1012

Revision
/87

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

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75	20.02.2020	TRAFFIC COORDINATION
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81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
86	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEO
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

- 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
01.12.2021

Scale
1 : 200

Sheet Size
@ A1

Drawn
GT

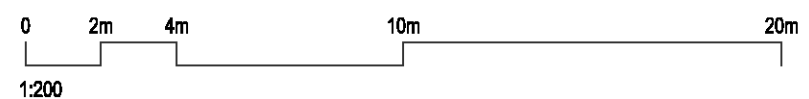
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MG

Job No.
6111

Drawing No.
AR-1-1014

Revision
/87

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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
86	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEO
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

- 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 01.12.2021 Scale 1 : 200 Sheet Size @ A1

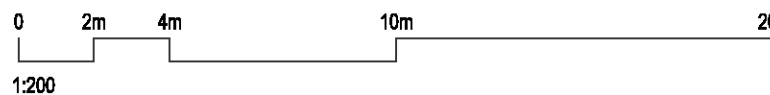
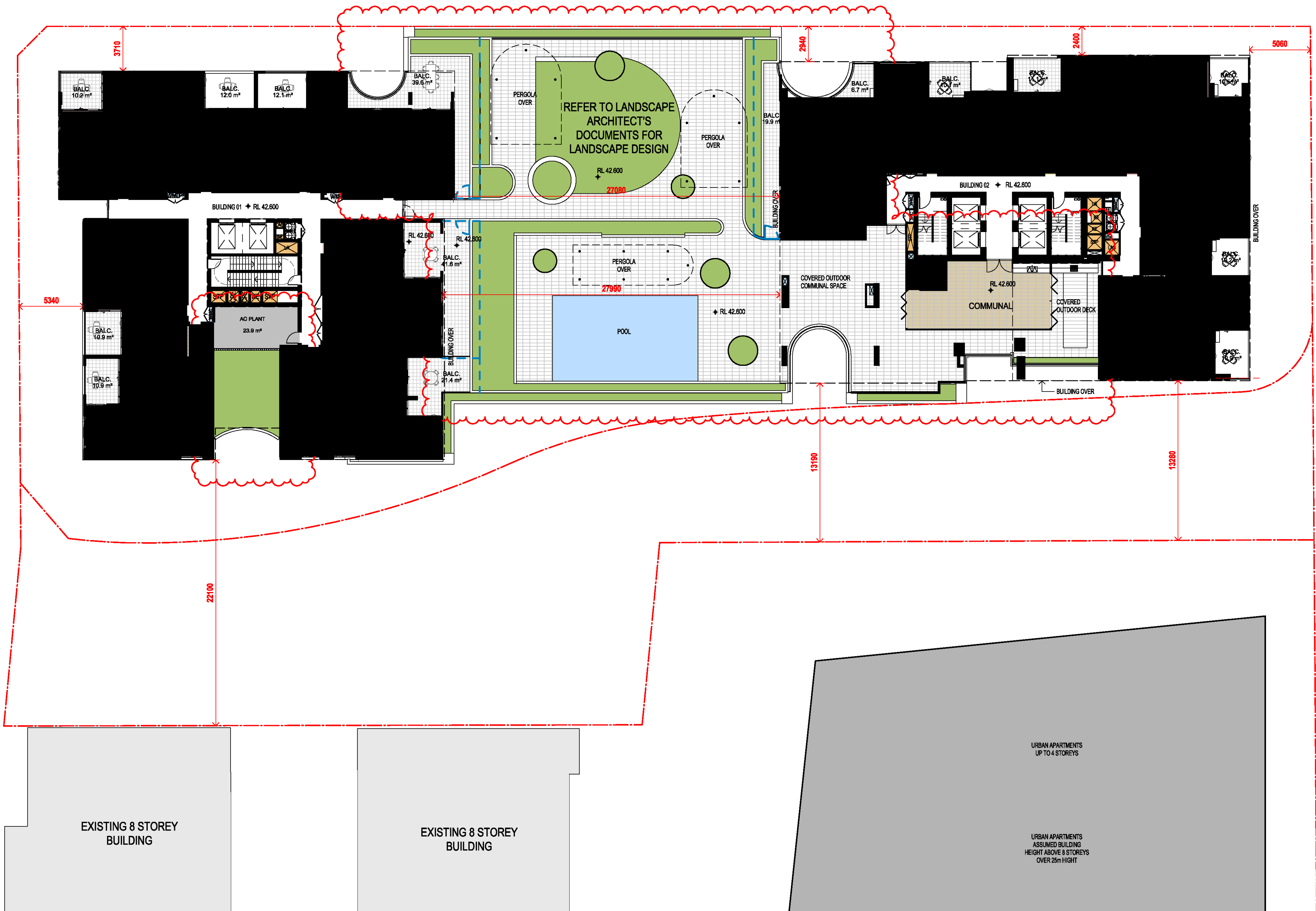
Drawn Chk.

GT MG

Job No. Drawing No. Revision

6111 AR-1-1015 /87

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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
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

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

Client



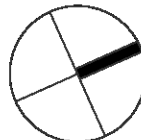
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HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS
GA FLOOR PLAN - LEVEL 05



Date 01.12.2021 Scale 1 : 200 Sheet Size @ A1

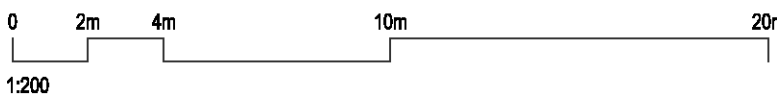
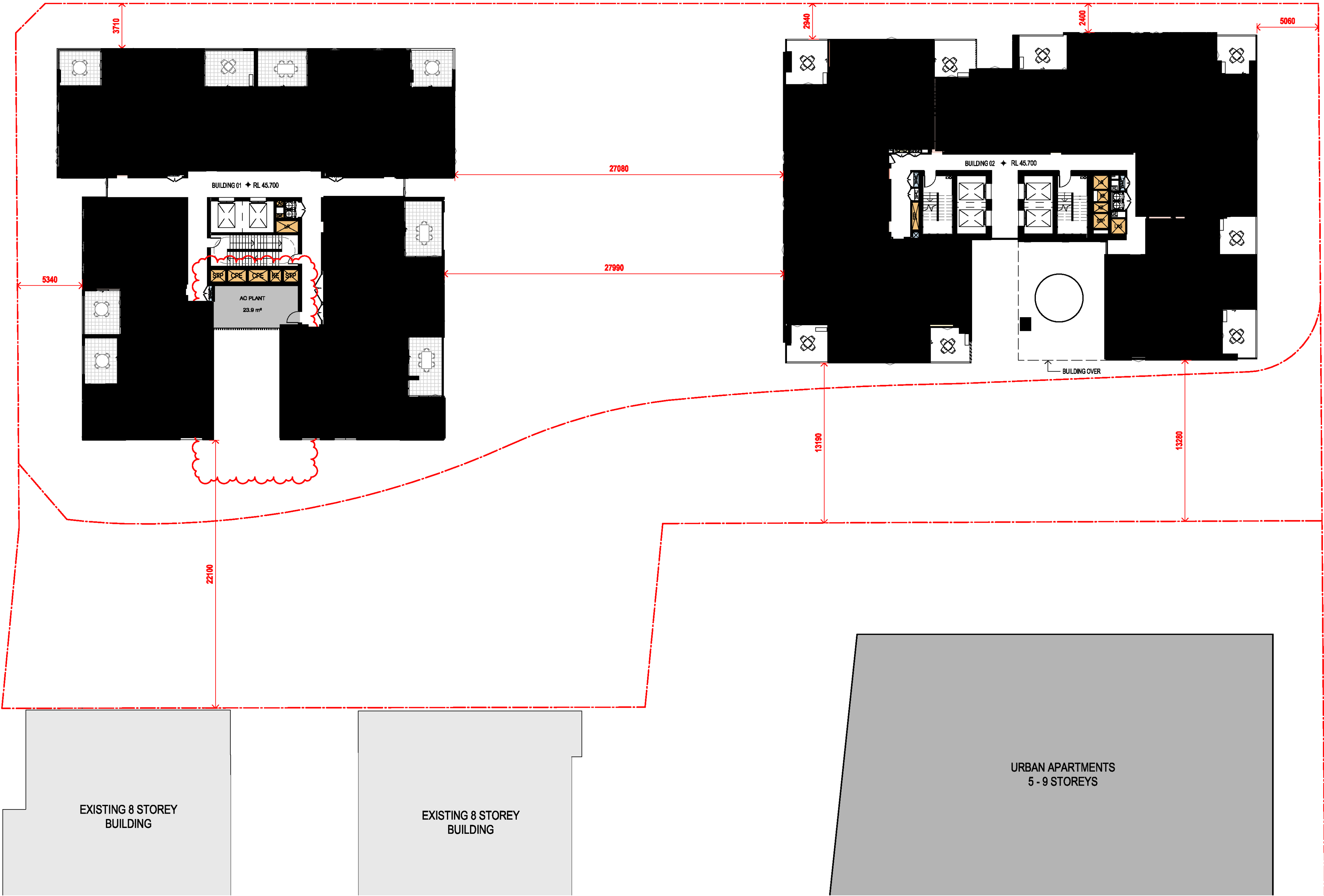
Drawn Chk.

GT MG

Job No. Drawing No. Revision

6111 AR-1-1016 /87

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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
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

- 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 06-07

Date 01.12.2021 Scale 1 : 200 Sheet Size @ A1

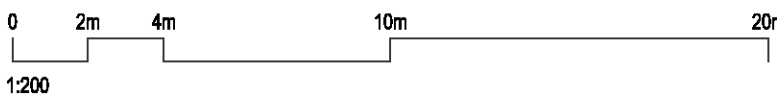
Drawn Chk.

GT MG

Job No. Drawing No. Revision

6111 AR-1-1018 /87

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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



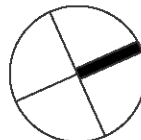
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HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS
GA FLOOR PLAN - LEVEL 08



Date 01.12.2021 Scale 1 : 200 Sheet Size @ A1

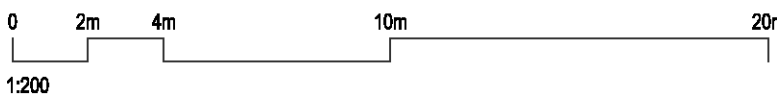
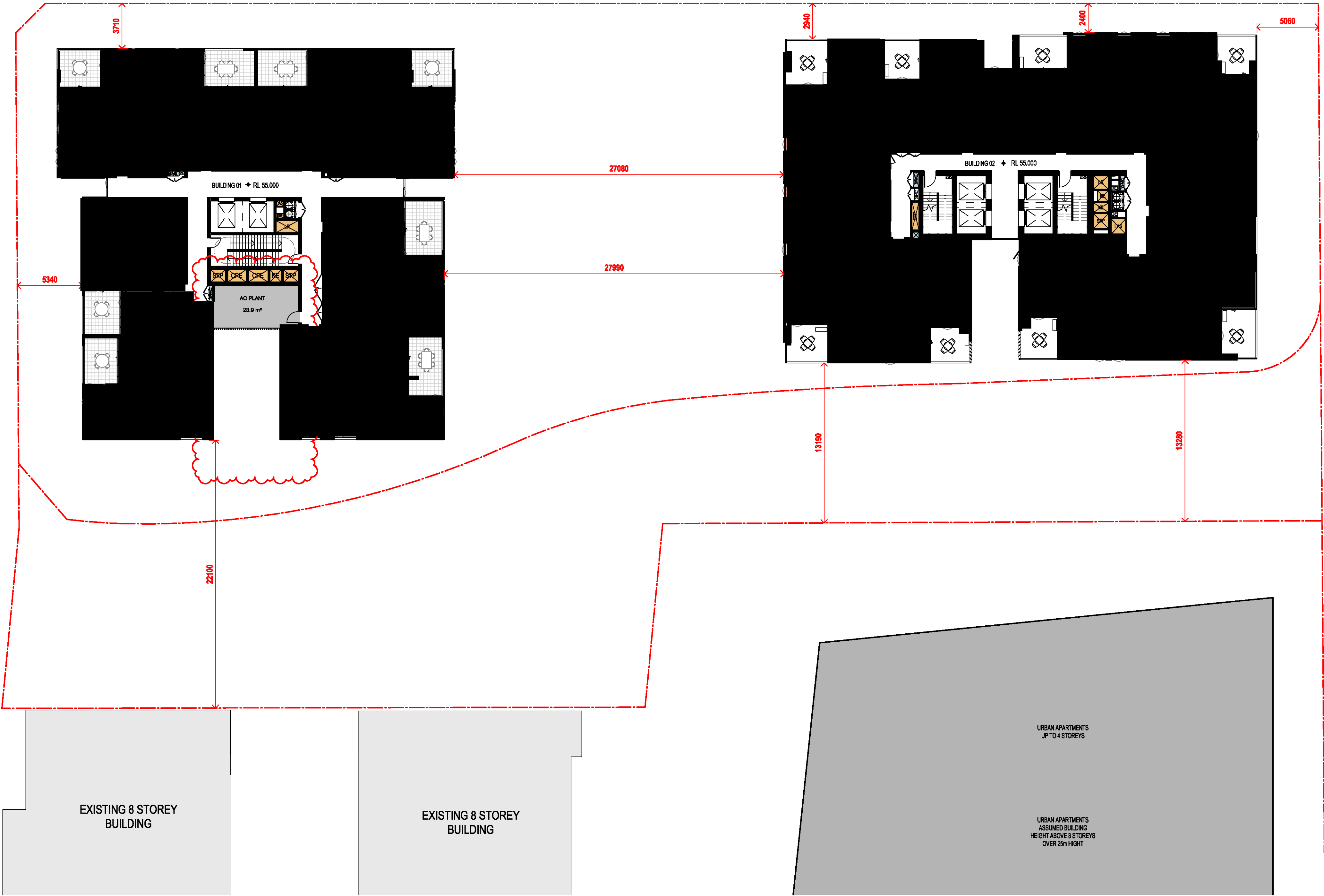
Drawn Chk.

GT MG

Job No. Drawing No. Revision

6111 AR-1-1019 /87

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FOR APPROVAL

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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

- 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

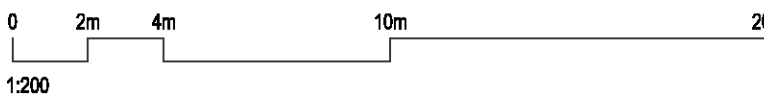
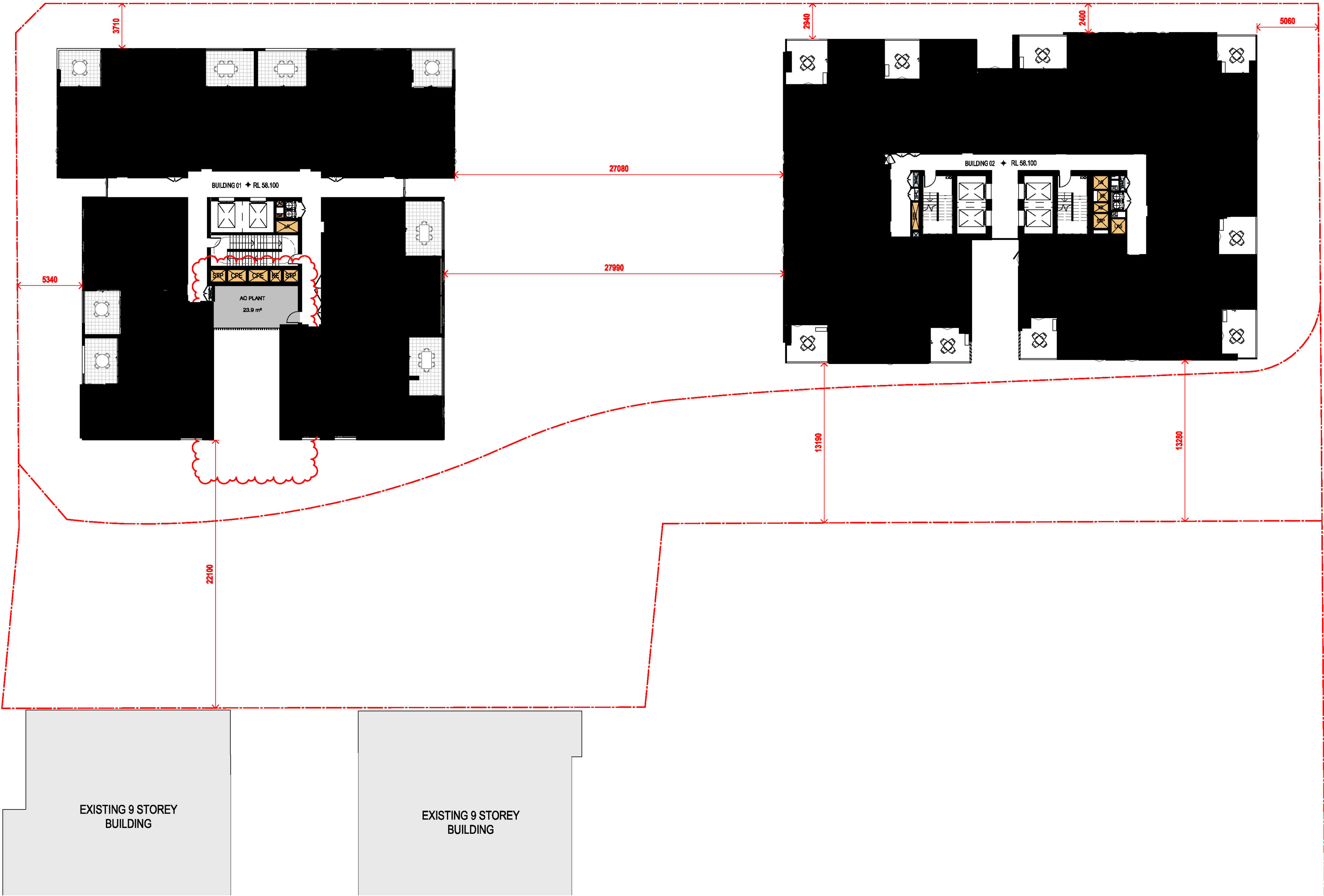
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GA FLOOR PLAN - LEVEL 09 - 10

Date 01.12.2021 Scale 1 : 200 Sheet Size @ A1

Drawn SC Chk. MG

Job No. 6111 Drawing No. AR-1-1020 Revision /87

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STAGE 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
78	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
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

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

Client



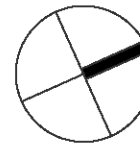
Project

HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS
GA FLOOR PLAN - LEVEL 11

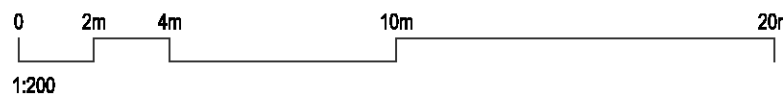
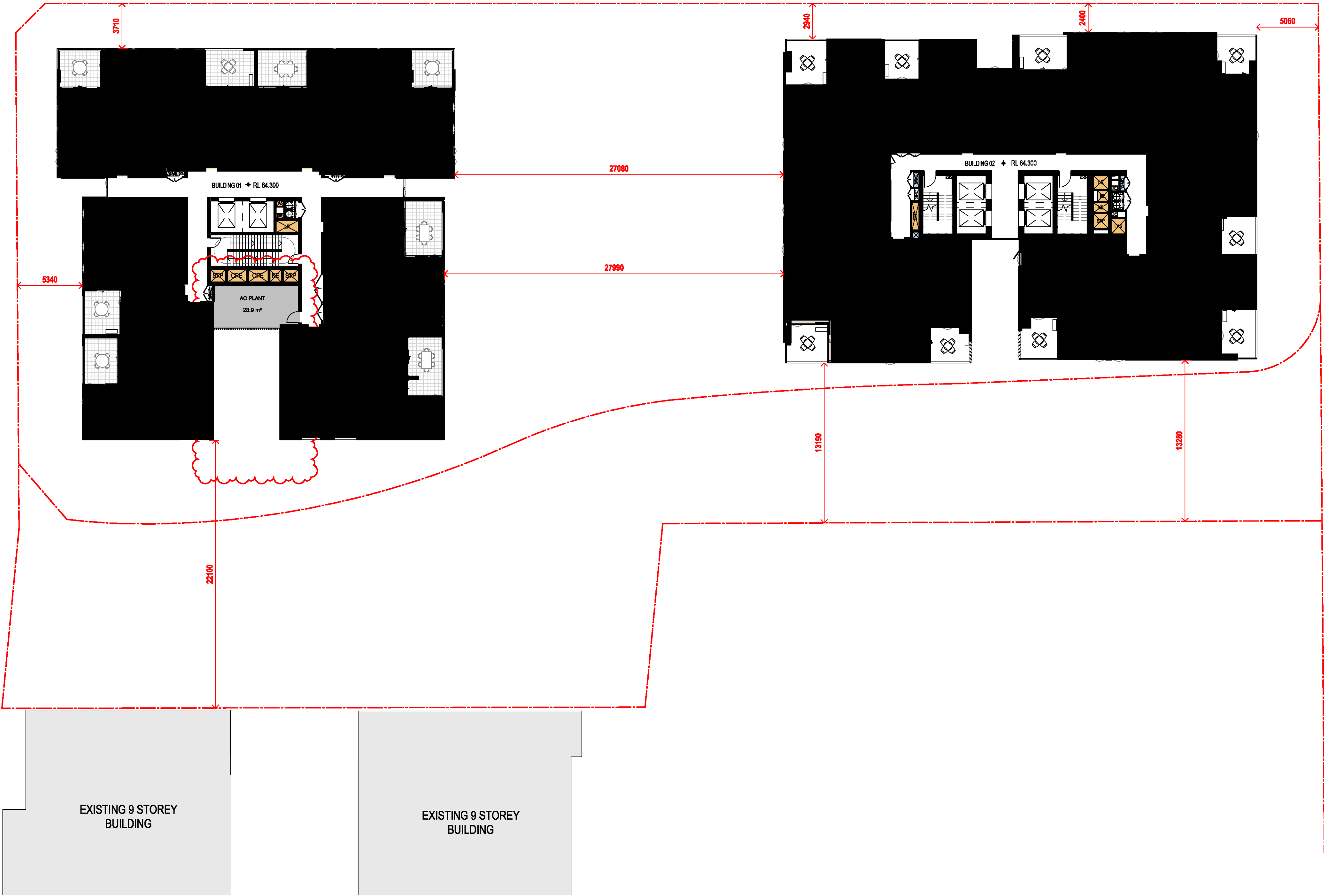


Date 01.12.2021 Scale 1 : 200 Sheet Size @ A1

Drawn SC Chk. MG

Job No. 6111 Drawing No. AR-1-1022 Revision /87

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

FOR APPROVAL

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76	20.02.2020	ISSUED FOR BASIX COORDINATION
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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

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

Client



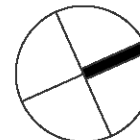
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HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS
GA FLOOR PLAN - LEVEL 12

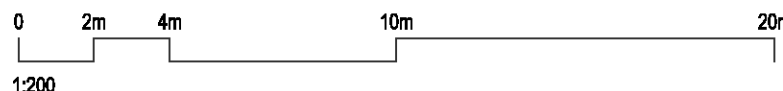


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01.12.2021	1 : 200	@ A1

Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-1023	/87

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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 13

Date 01.12.2021 Scale 1 : 200 Sheet Size @ A1

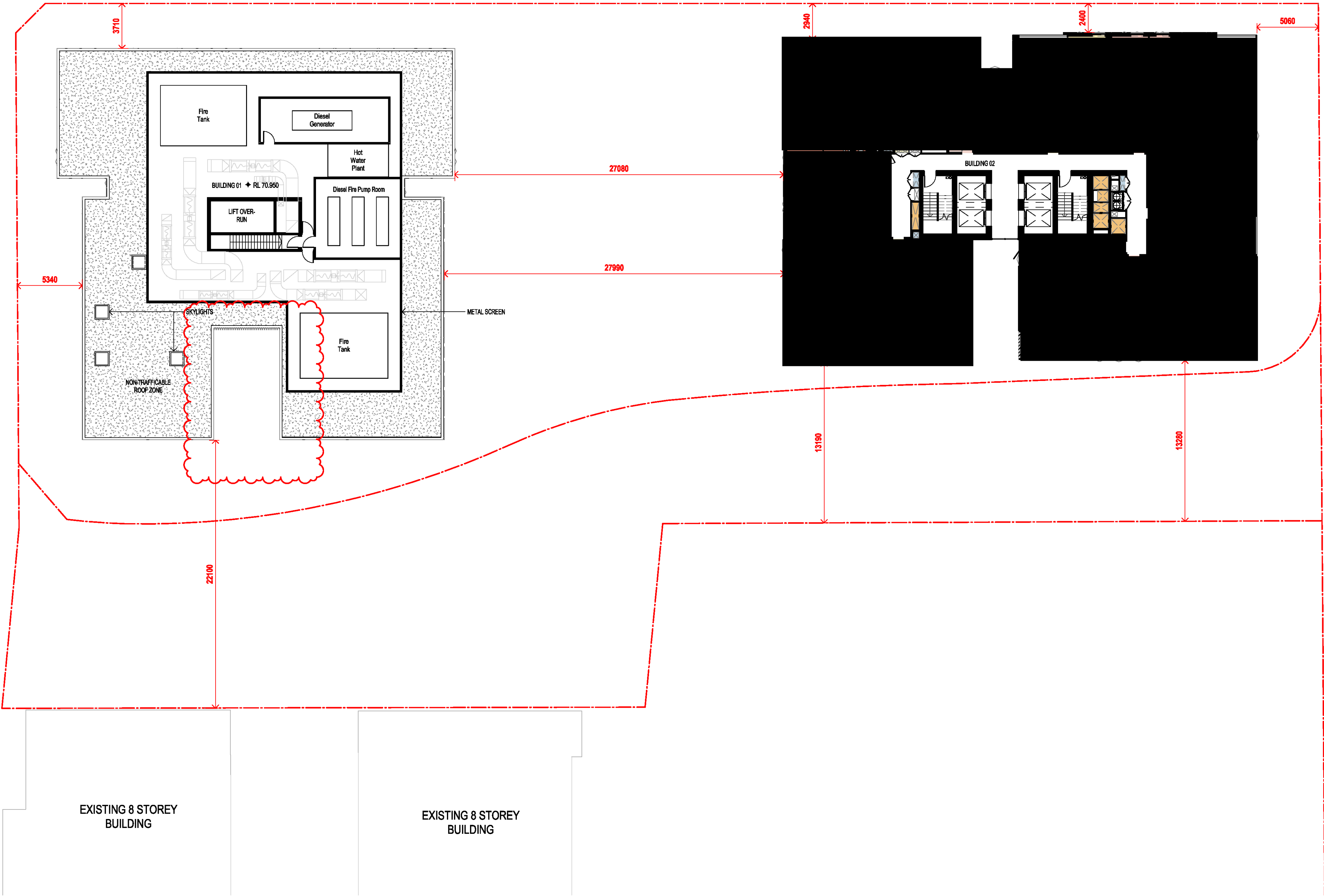
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GT MG

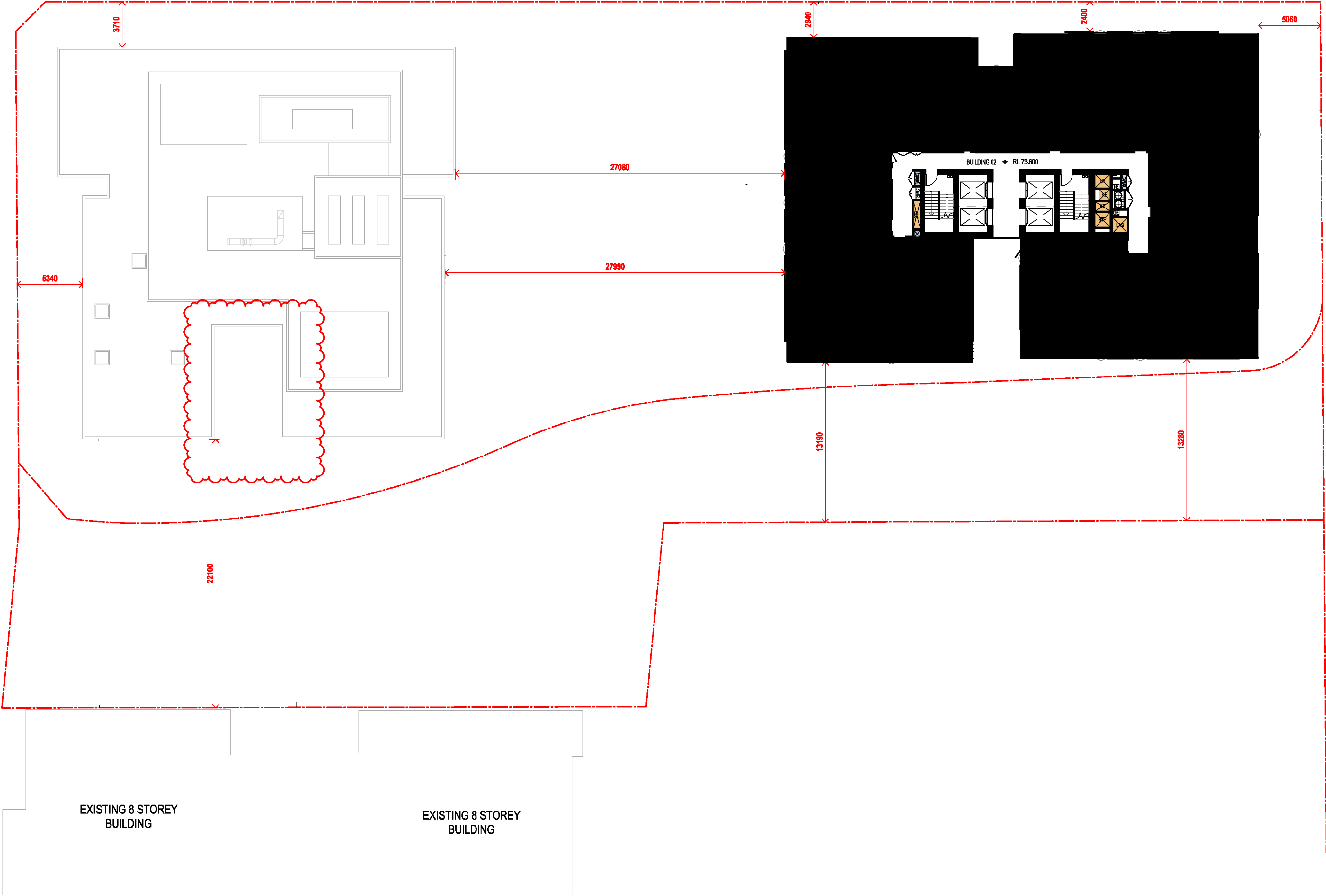
Job No. Drawing No. Revision

6111 AR-1-1024 /87

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FOR APPROVAL

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

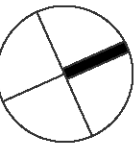
Client



Project
HIGH ST DEVELOPMENT

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

Drawing Name
1000 OVERALL PLANS
GA FLOOR PLAN - LEVEL 14

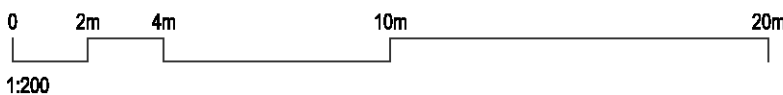


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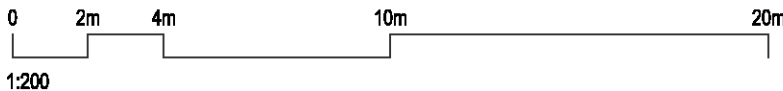
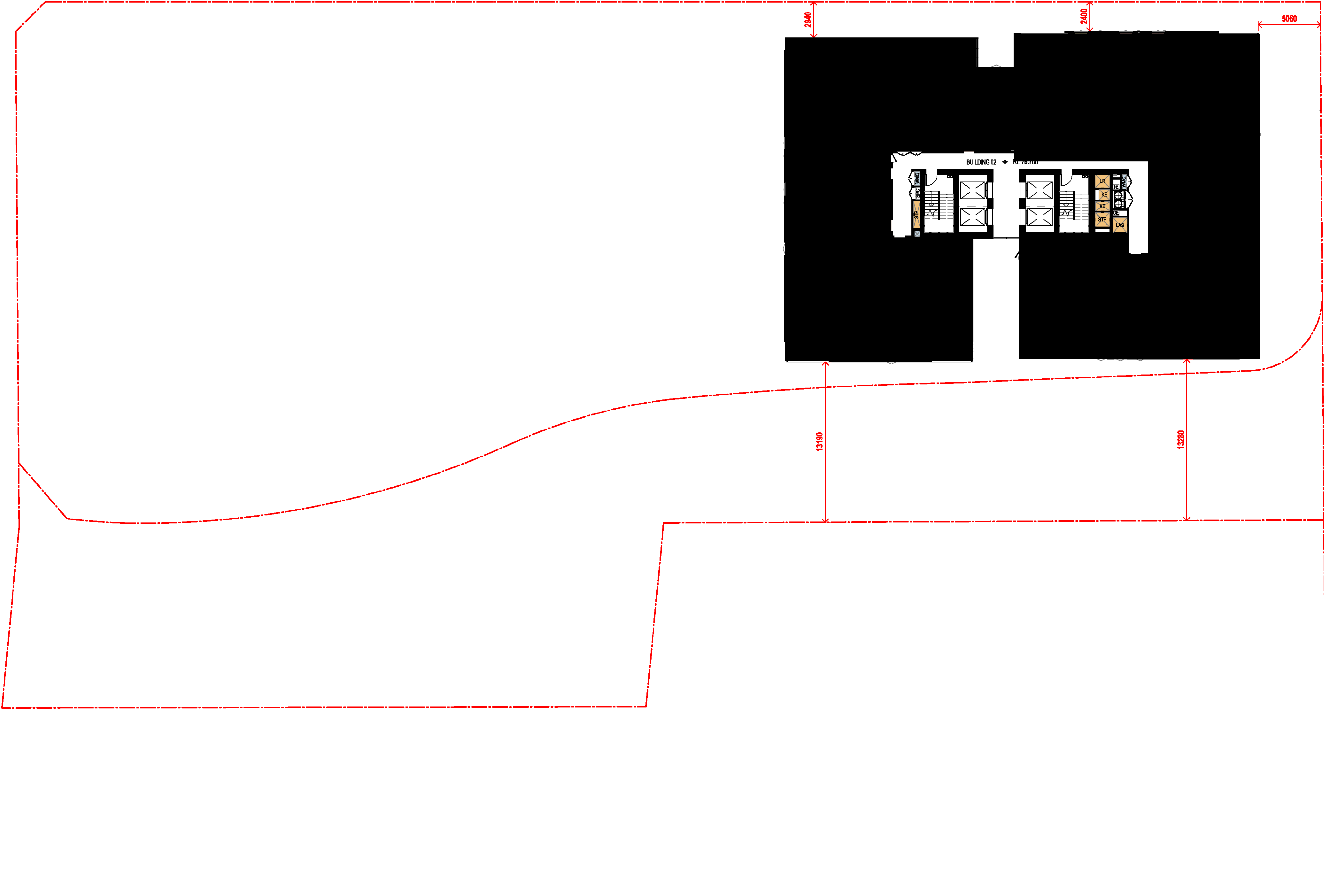
Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-1025	/87

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

FOR APPROVAL

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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
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

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

Client



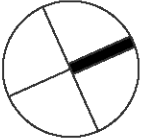
Project

HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS
GA FLOOR PLAN - LEVEL 15 - 28

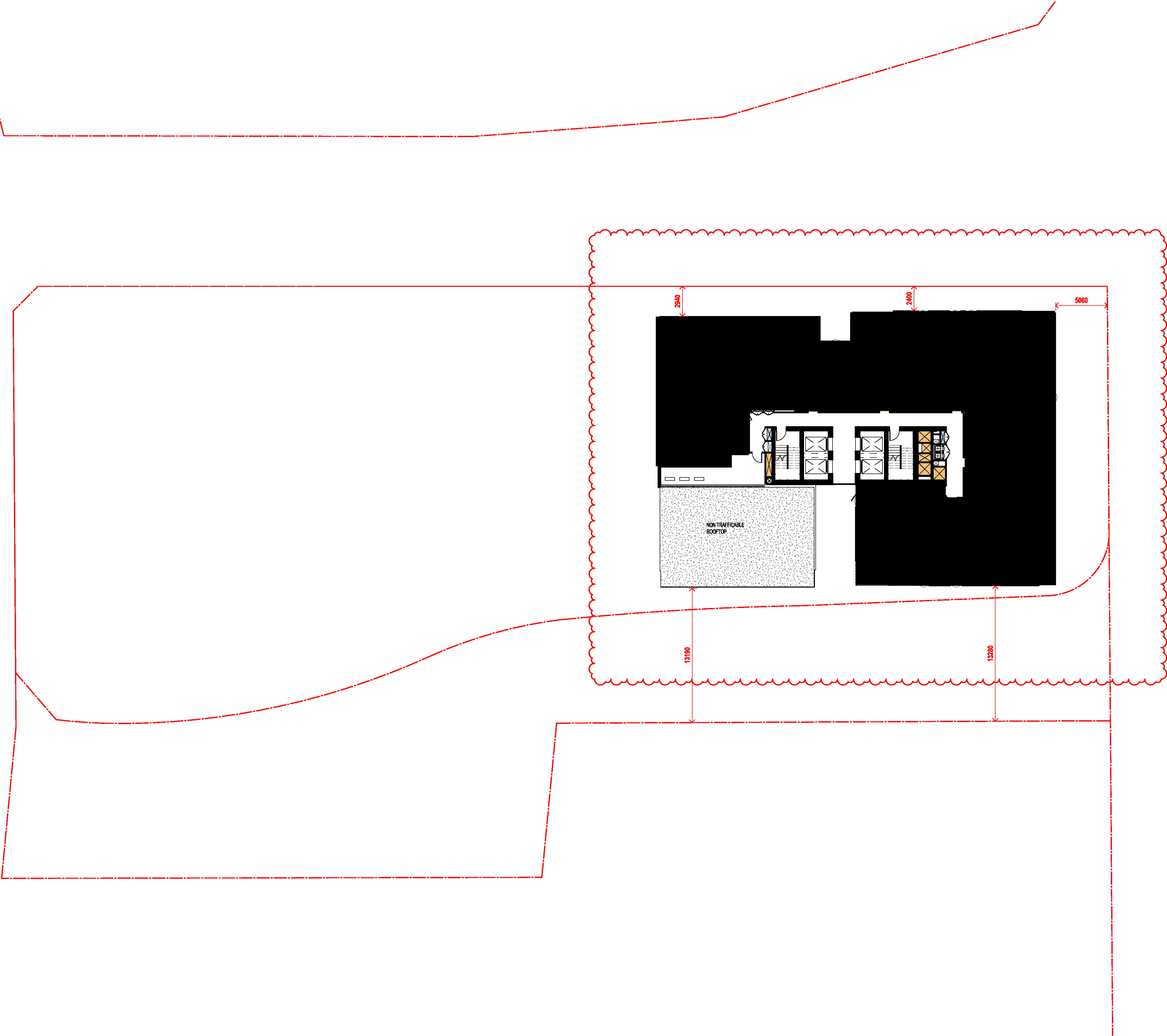


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Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-1026	/87

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

FOR APPROVAL

Rev	Date	Revision
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

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EMF GRIFFITHS

Building Key

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

Client



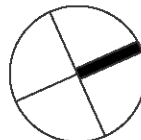
Project

HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS
GA FLOOR PLAN - LEVEL 29

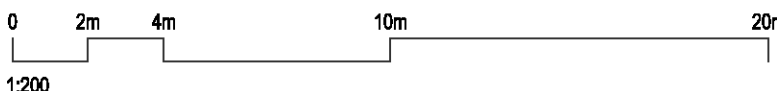


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Drawn	Chk.
TM	NH

Job No.	Drawing No.	Revision
6111	AR-1-1027	/87

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

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

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

Client



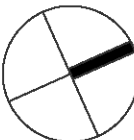
Project

HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS
GA FLOOR PLAN - LEVEL 30



Date	Scale	Sheet Size
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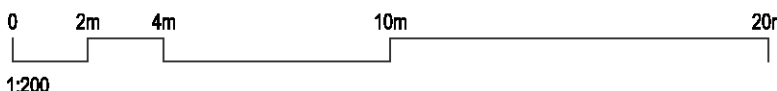
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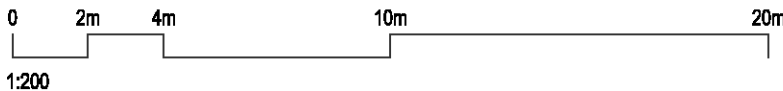
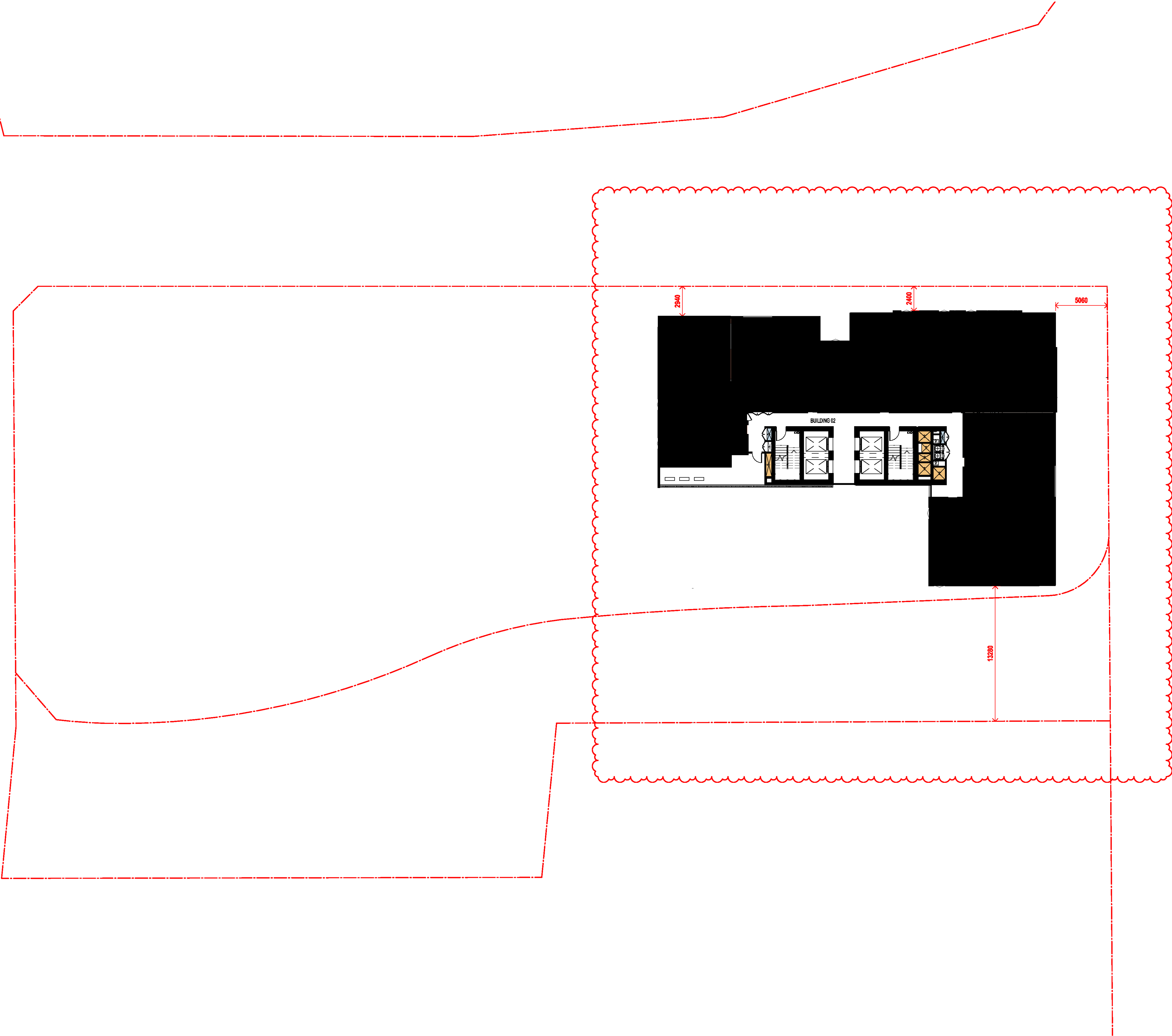
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Job No.	Drawing No.	Revision
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6111	AR-1-1028	/87
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision
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

Client



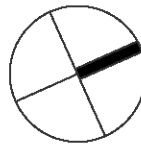
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HIGH ST DEVELOPMENT

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

Drawing Name

GA FLOOR PLAN - LEVEL 31



Date	Scale	Sheet Size
01.12.2021	1 : 200	@ A1

Drawn	Chk.
TM	NH

Job No.	Drawing No.	Revision
6111	AR-1-1029	/87

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Structural Engineer
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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

Client



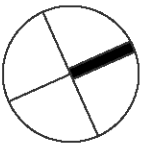
Project

HIGH ST DEVELOPMENT

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

Drawing Name

GA FLOOR PLAN - LEVEL 32

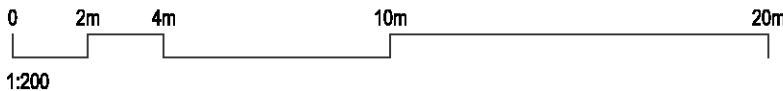
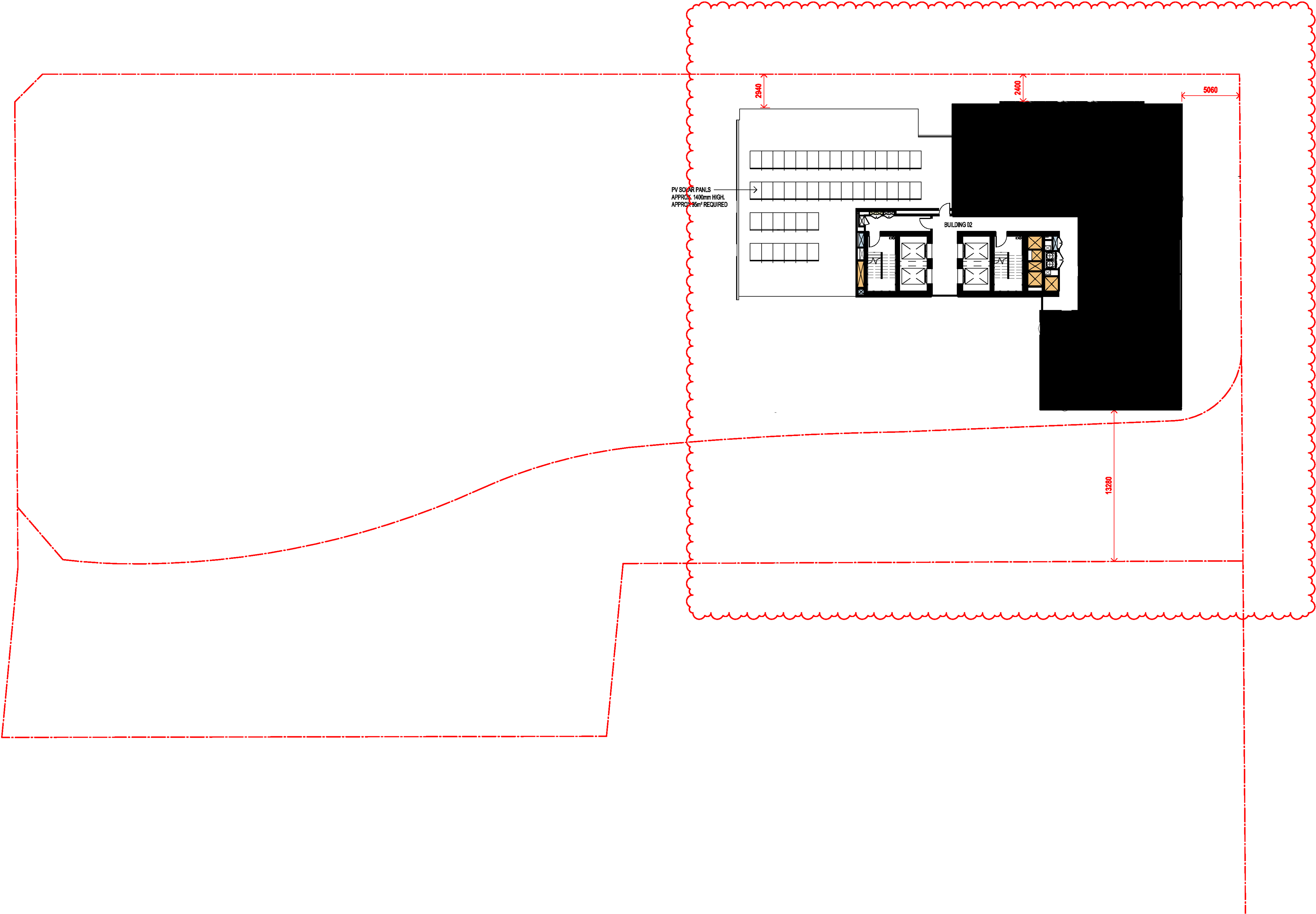


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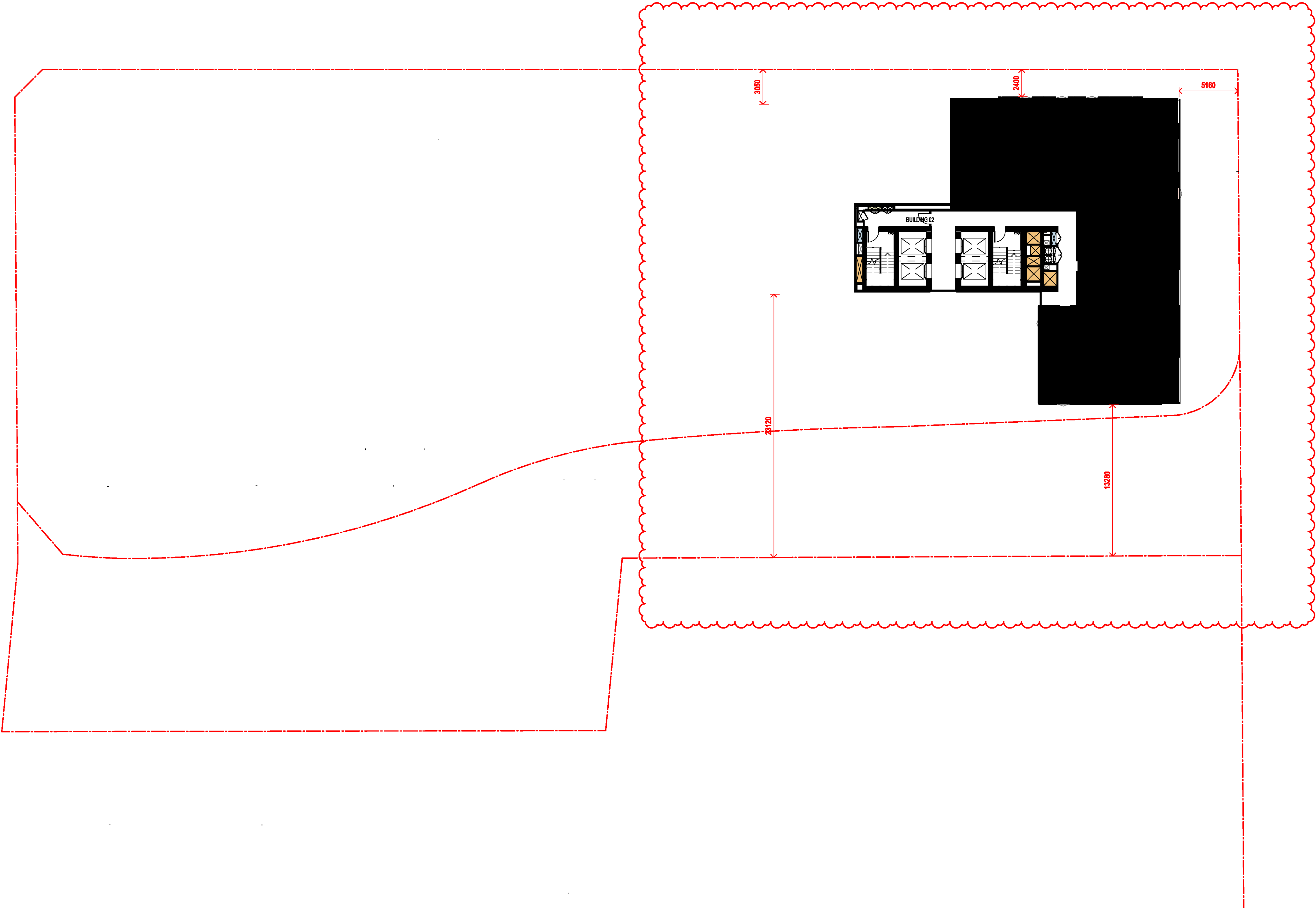
Drawn	Chk.
TM	NH

Job No.	Drawing No.	Revision
6111	AR-1-1030	/87

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

FOR APPROVAL

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74	17.02.2020	LANDSCAPE COORDINATION L34
76	20.02.2020	ISSUED FOR BASIX COORDINATION
78	26.02.2020	ISSUED FOR LANDSCAPE COORDINATION
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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
87	01.12.2021	FOR INFORMATION

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

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Fire Engineer

OLSSON FIRE & RISK

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ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

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

Client



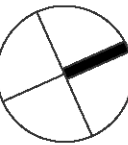
Project

HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS
GA FLOOR PLAN - LEVEL 33



Date	Scale	Sheet Size
01.12.2021	1 : 200	@ A1

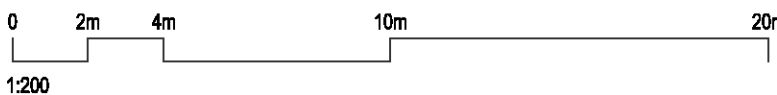
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GT	MG
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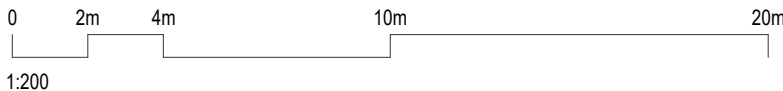
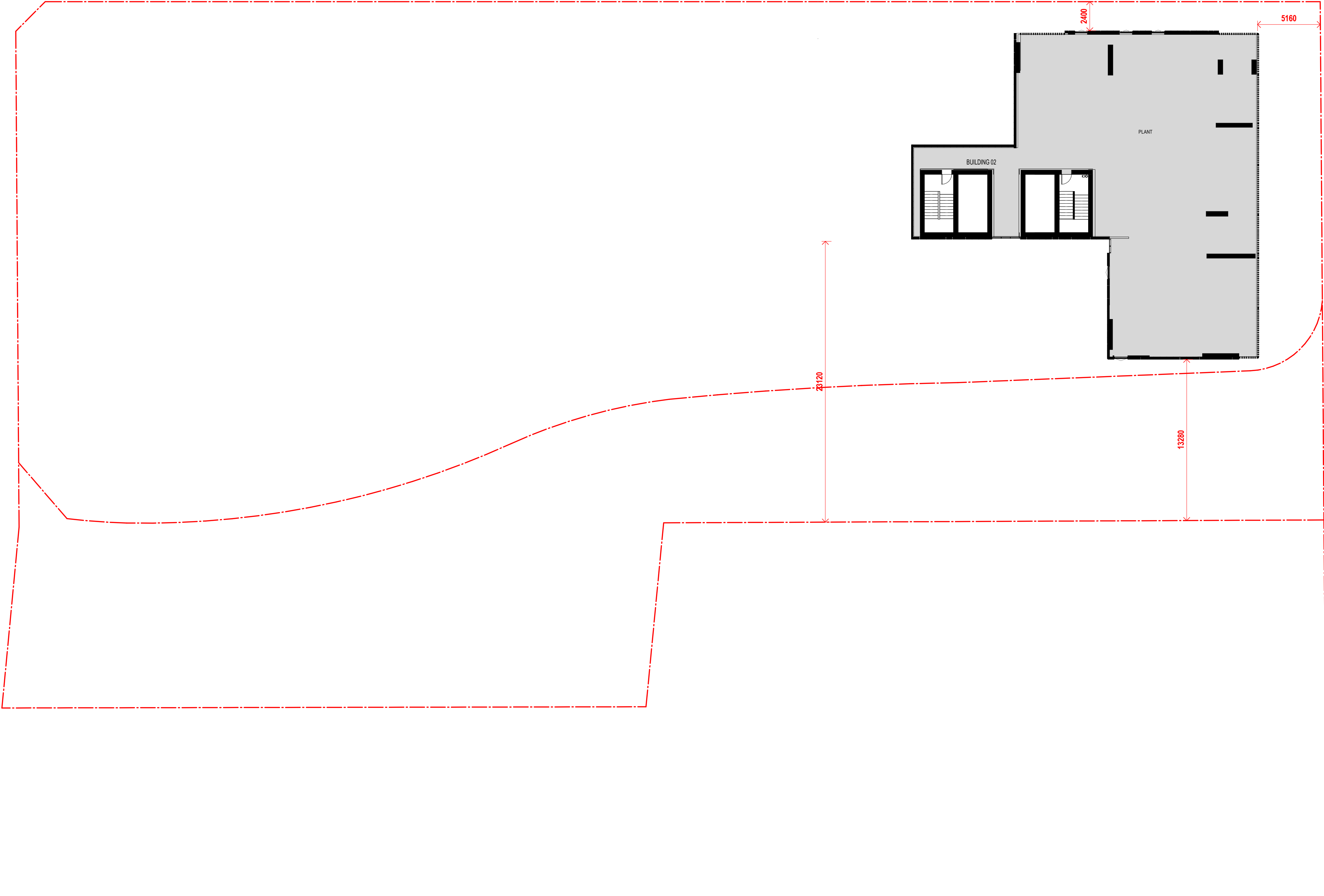
Job No.	Drawing No.	Revision
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6111	AR-1-1032	/87
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STAGE 2-
FUTURE DEVELOPMENT



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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
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

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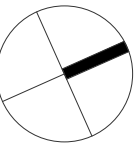
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	1B	S - STORAGE
	1B + ST	
	2B/2BTH	
	2B	
	2B + ST/M	
	3B	
	1800mm PRIVACY SCREENS	

Client

Project
HIGH ST DEVELOPMENT

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

Drawing Name
1000 OVERALL PLANS
GA FLOOR PLAN - LEVEL 34



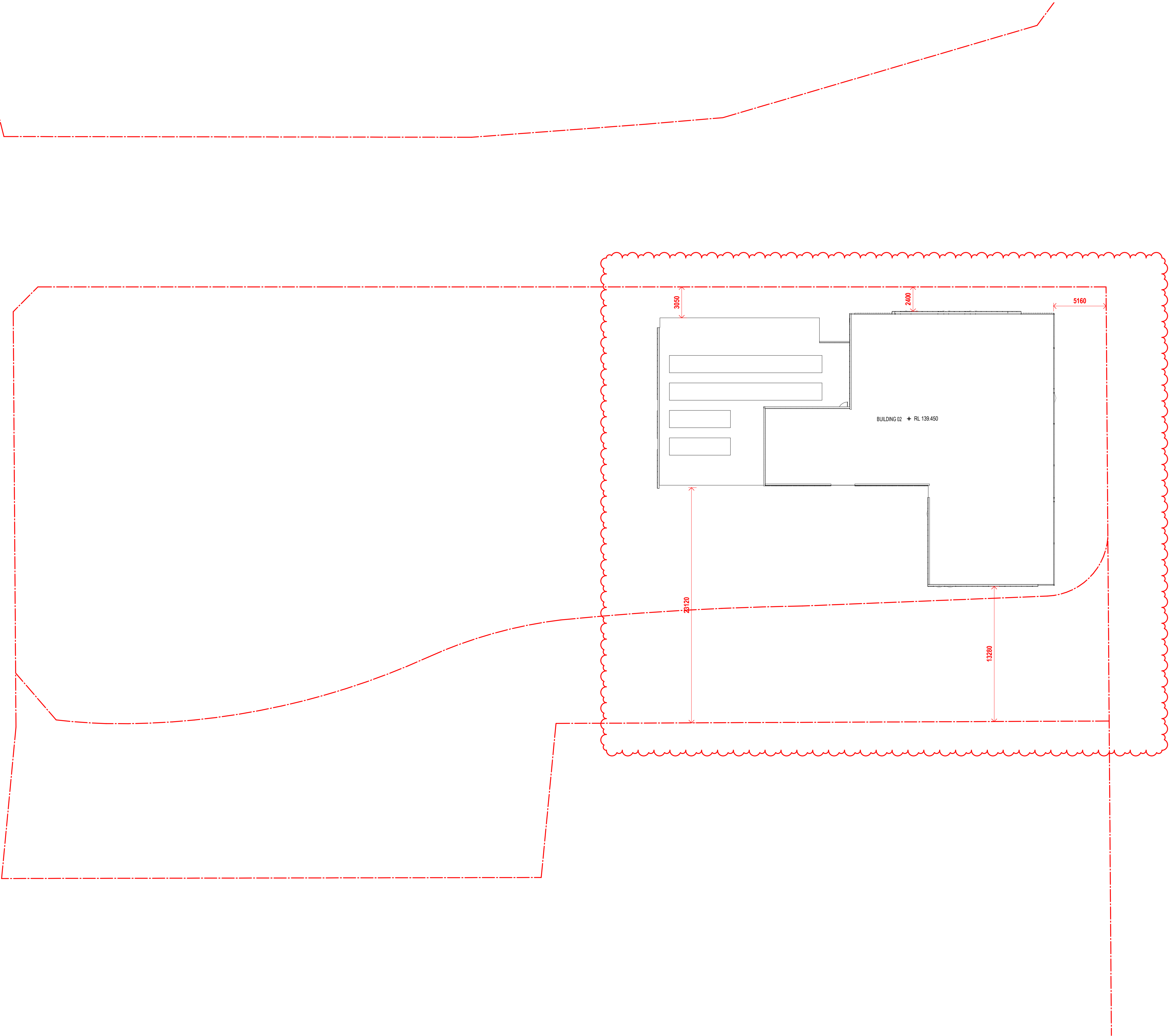
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Drawn	Chk.
SC	MG

Job No.	Drawing No.	Revision
6111	AR-1-1033	/87

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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
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

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Building Key

Client



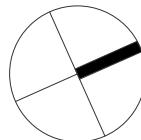
Project

HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS
GA FLOOR PLAN - ROOF



Date 01.12.2021 Scale 1 : 200 Sheet Size @ A1

Drawn Chk.

GT MG

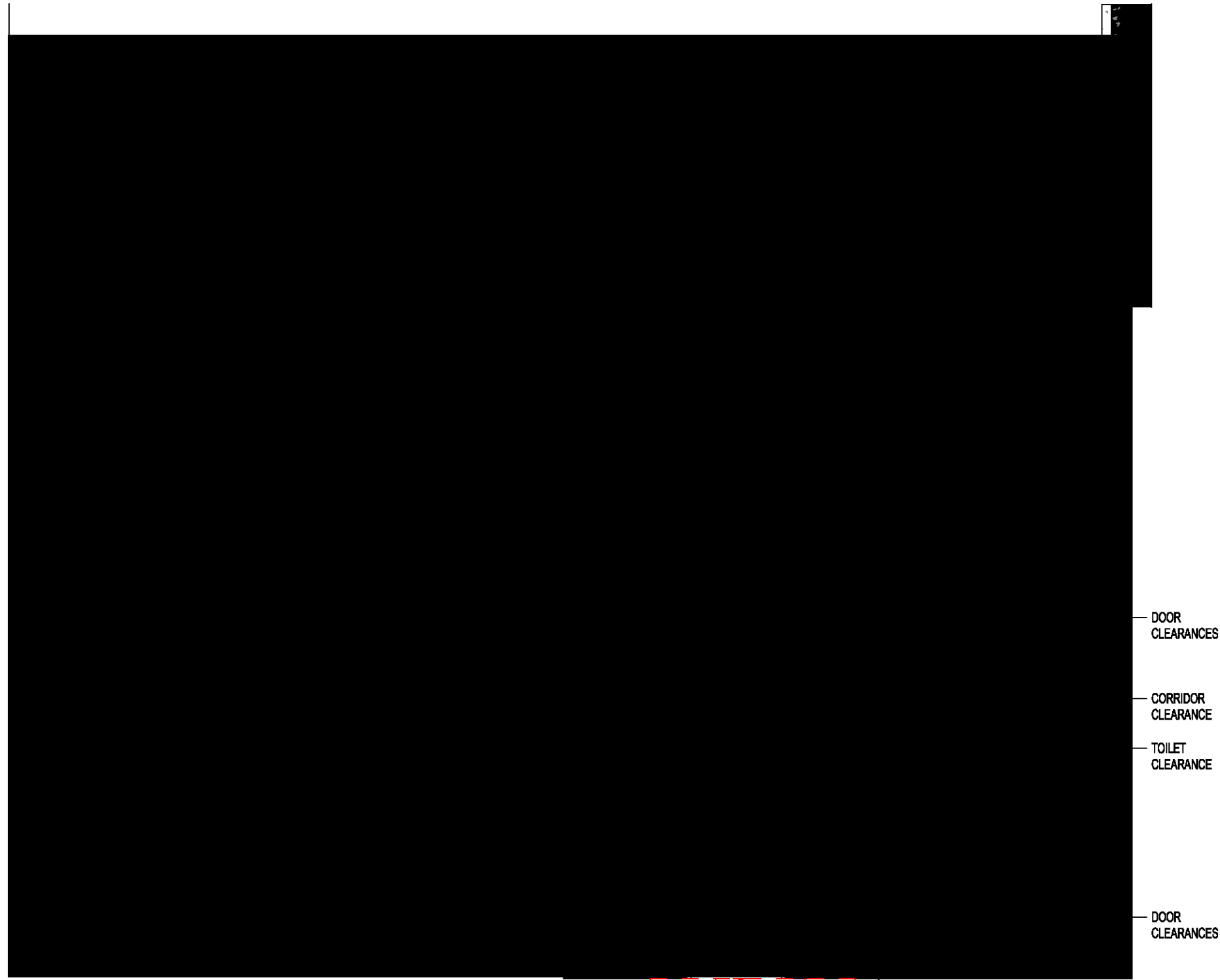
Job No. Drawing No. Revision

6111 AR-1-1038 /87

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0 2m 4m 10m 20m
1:200



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

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61	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
67	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

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

LIVEABLE UNITS

Date 01.12.2021 Scale 1 : 50 Sheet Size @ A1

Drawn GT Chk. MG

Job No. 6111 Drawing No. AR-1-1101 /87 Revision

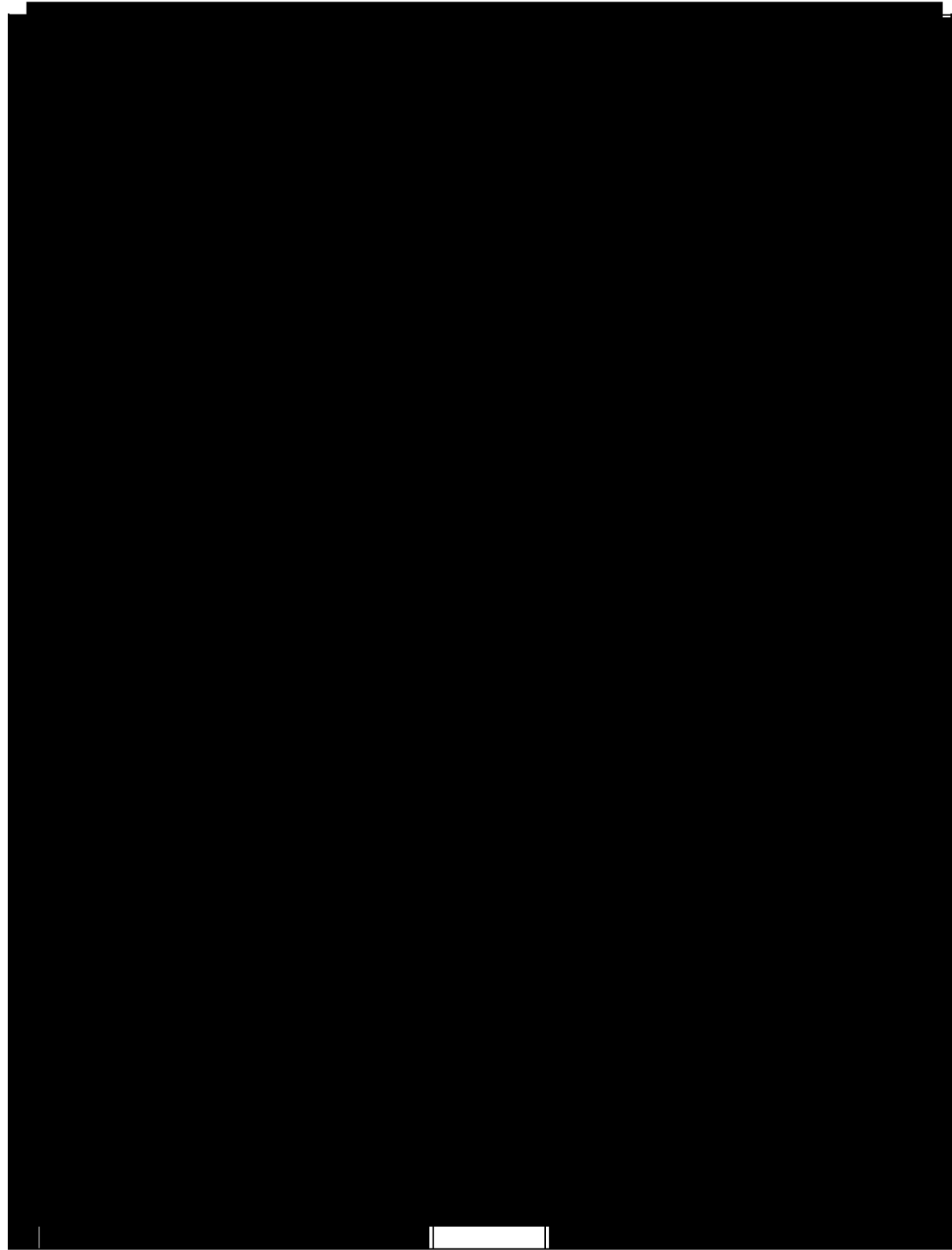
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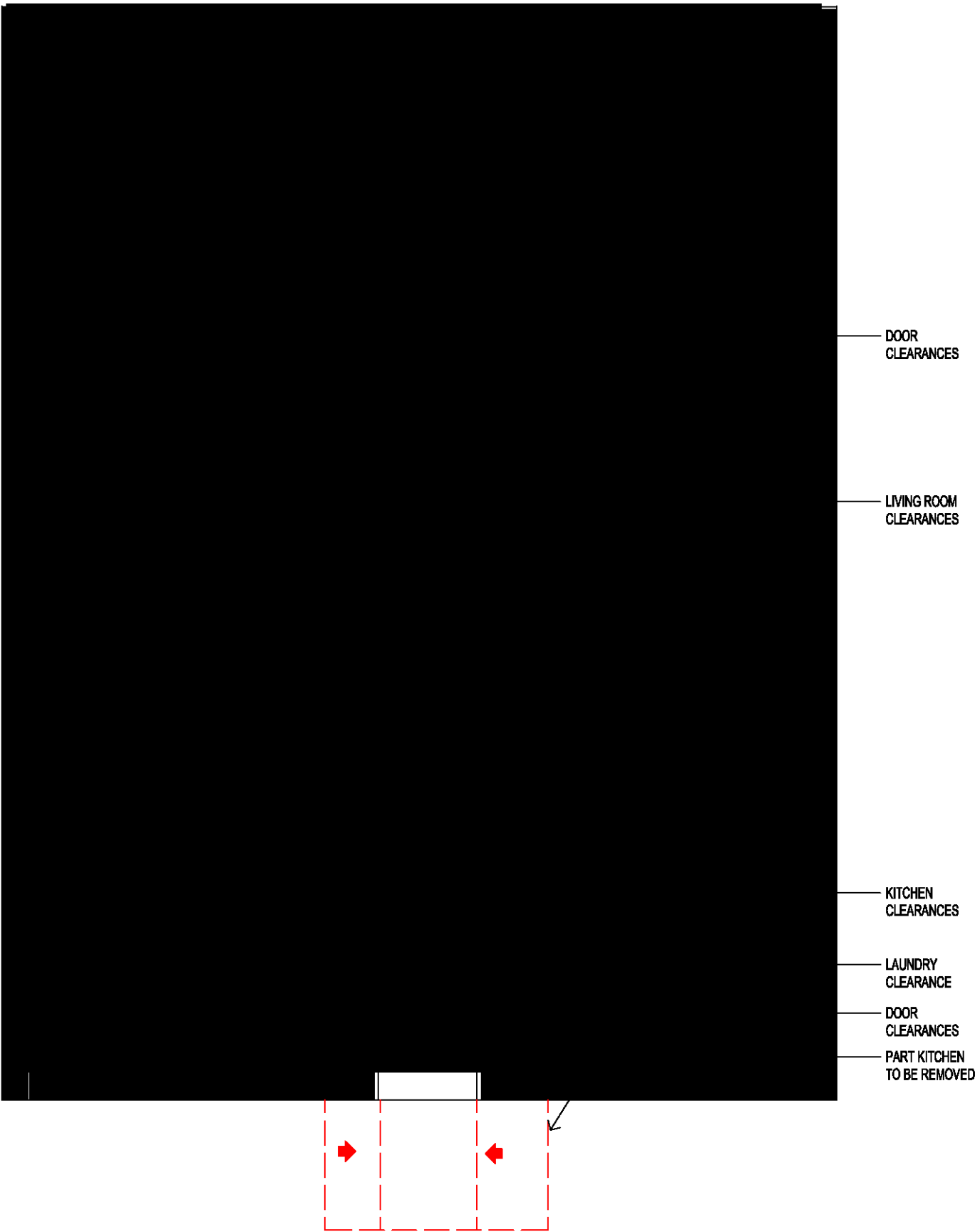
LIVEABLE SCHEDULE - BUILDING 02	
LEVEL	APARTMENT NO.
T1_L1	B101
T1_L2	B201
T1_L3	B301
T1_L4	B403
T2_L5	B505
T2_L6	B605
T2_L7	B705
T2_L8	B804
T2_L8	B805
T2_L9	B904
T2_L9	B905
T2_L10	B1004
T2_L10	B1005
T2_L11	B1104
T2_L11	B1105
T2_L12	B1204
T2_L12	B1205
T2_L13	B1304
T2_L14	B1404
T2_L15	B1504
T2_L16	B1604
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
T2_L27	B2704
T2_L28	B2804
T2_L29	B2902
T2_L30	B3003
TOTAL LIVEABLE APTS: 36	

SUMMARY

TOTAL NO. OF APARTMENTS	354
TOTAL NO. OF LIVEABLE APARTMENTS	36
% OF ADAPTABLE APARTMENTS REQUIRED	10%
% OF ADAPTABLE APARTMENTS	10%



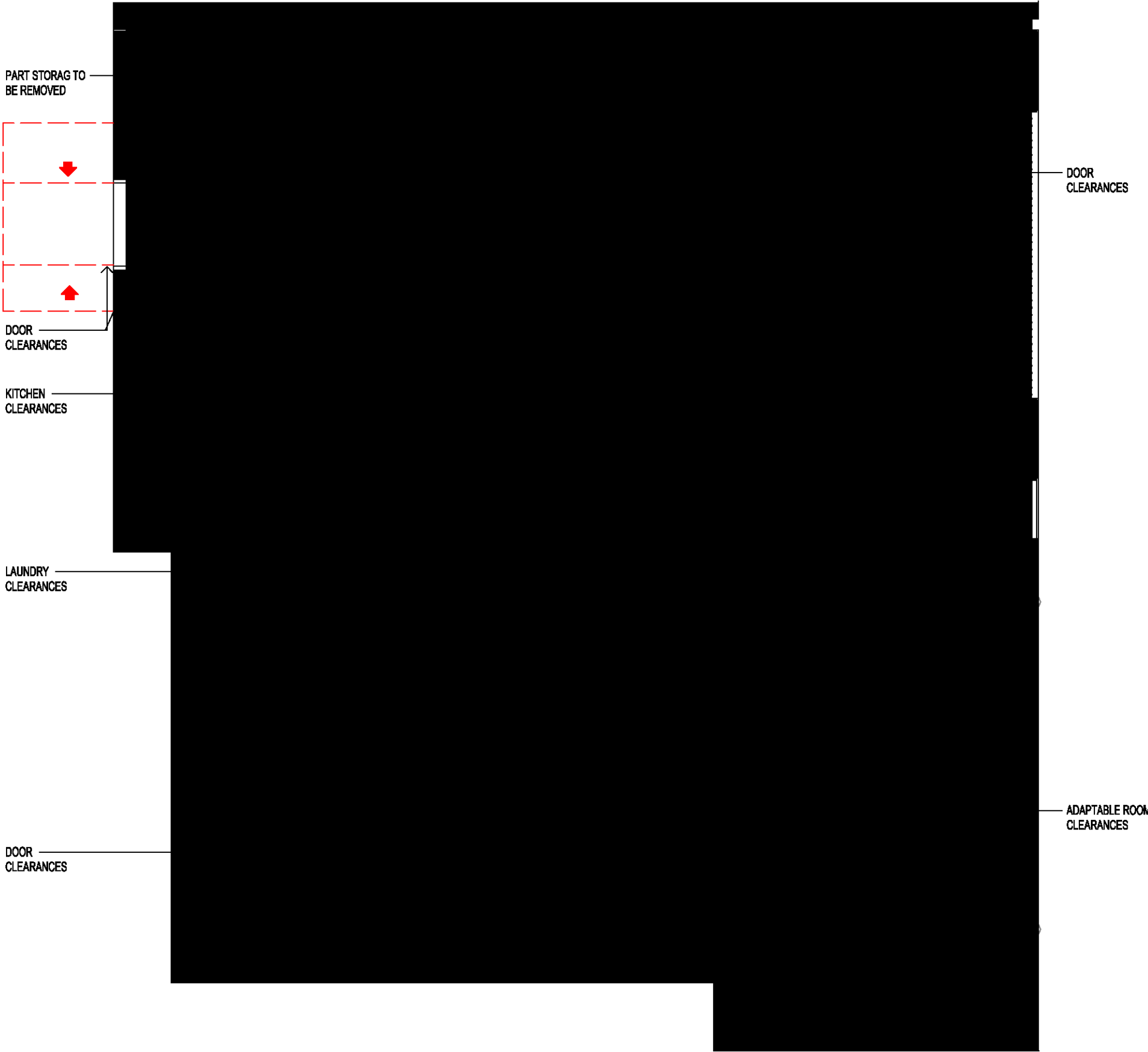
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AR-1-0102B 1 : 50@A1



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_L6	A504
T1_L6	A807
T1_L6	A804
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	354
TOTAL NO. OF ADAPTABLE APARTMENTS	35
% OF ADAPTABLE APARTMENTS REQUIRED	10%
% OF ADAPTABLE APARTMENTS	10%

ADAPTABLE SCHEDULE - BUILDING 02	
LEVEL	APARTMENT NO.
T2_L5	B601
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
87	01.12.2021	FOR INFORMATION

Structural Engineer
ROBERT BIRD GROUP

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Electrical Engineer
JHA CONSULTING ENGINEERS

Fire Engineer
OLSSON FIRE & RISK

Access Consultant
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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
01.12.2021

Scale
1 : 50

Sheet Size
@ A1

Drawn
GT

Chk.
MG

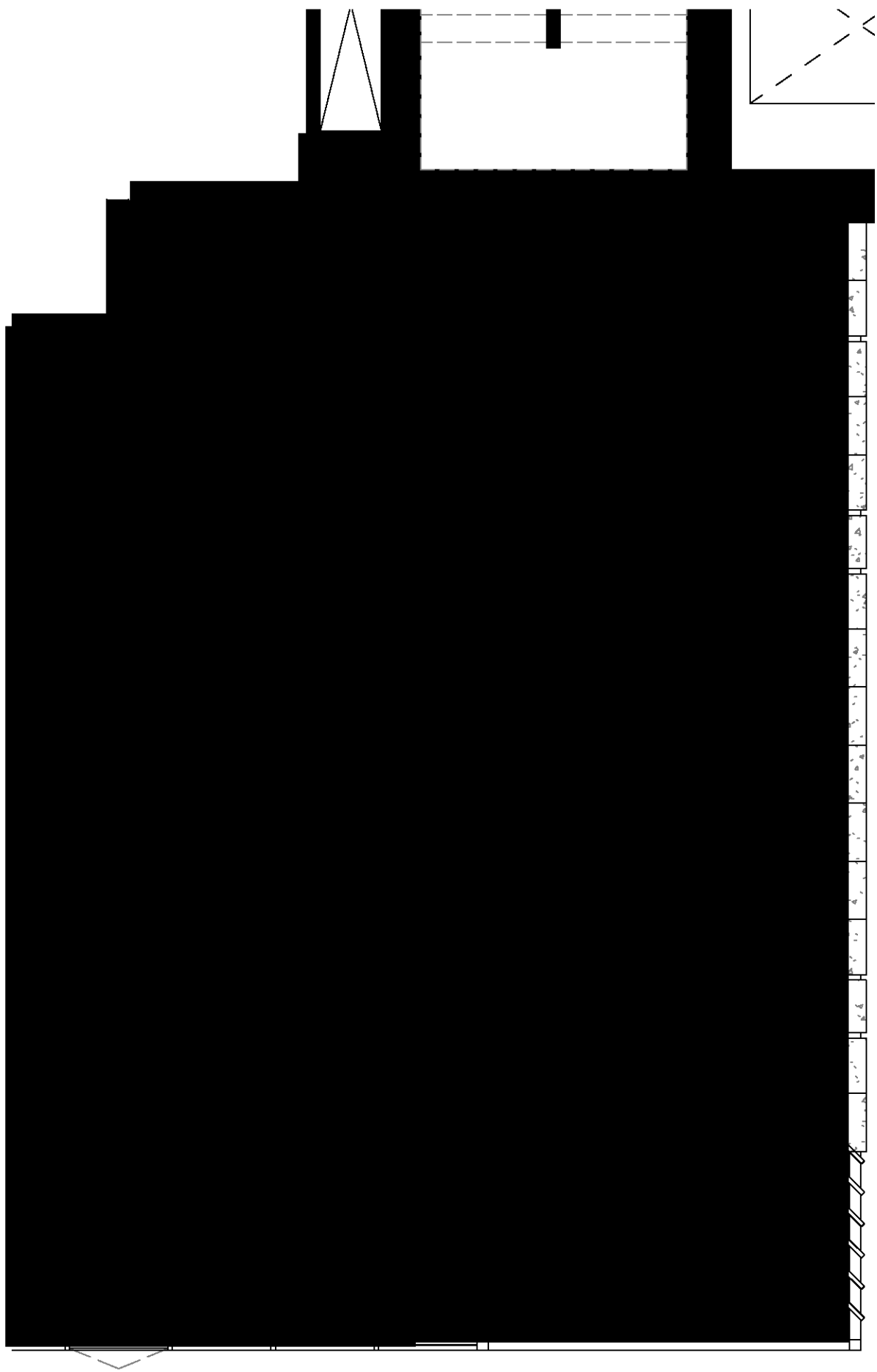
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Drawing No.
AR-1-1102

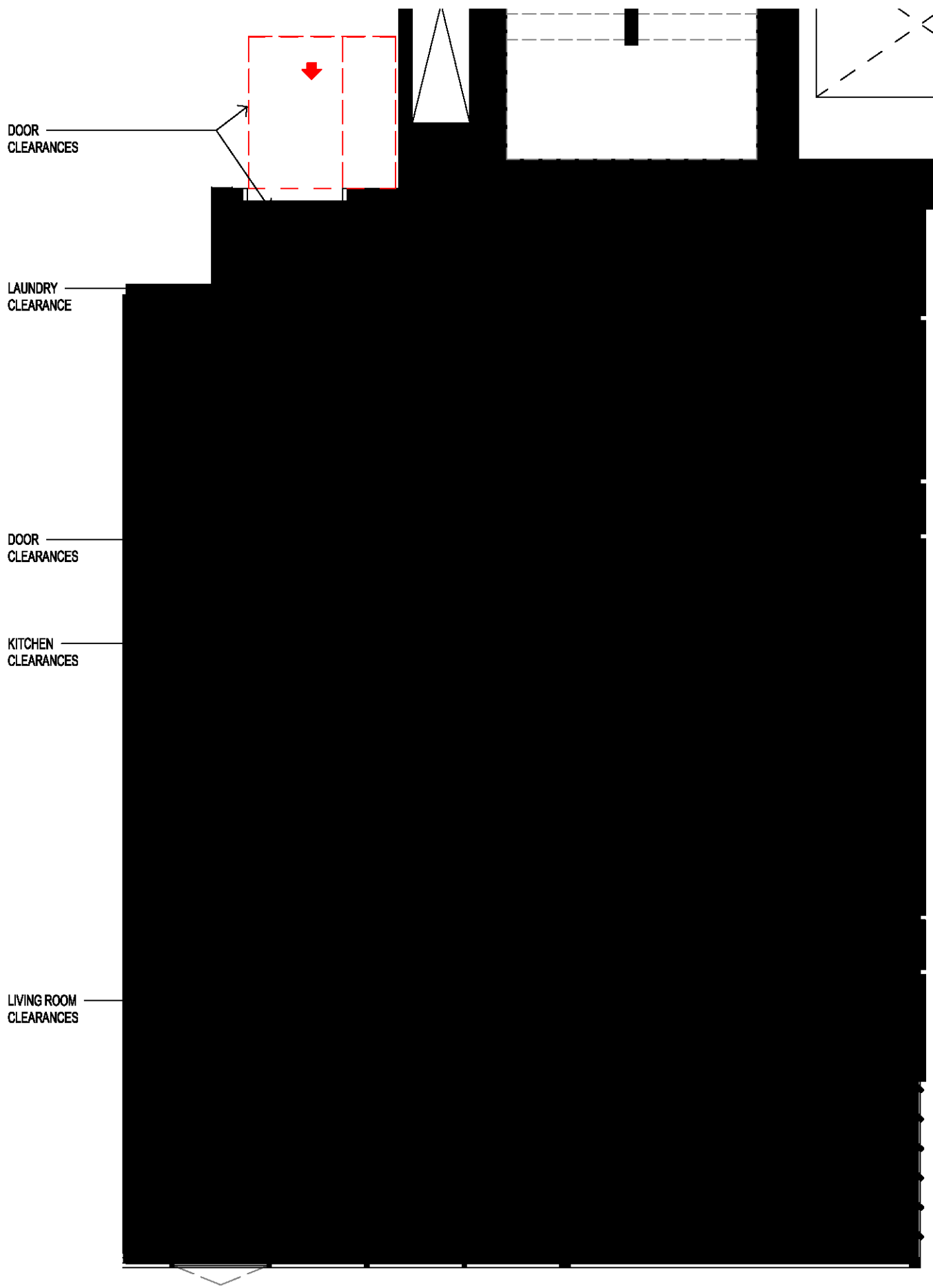
Revision
/87

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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
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

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Building Key

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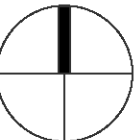
Project

HIGH ST DEVELOPMENT

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

Drawing Name

ADAPTABLE UNITS - BUILDING 02



Date
01.12.2021

Scale
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Sheet Size
@ A1

Drawn
GT

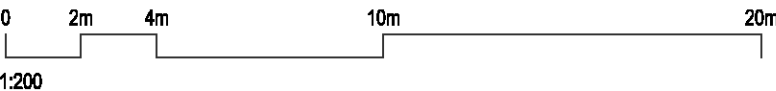
Chk.
MG

Job No.
6111

Drawing No.
AR-1-1103 /87

Revision

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DOUBLE GLAZING

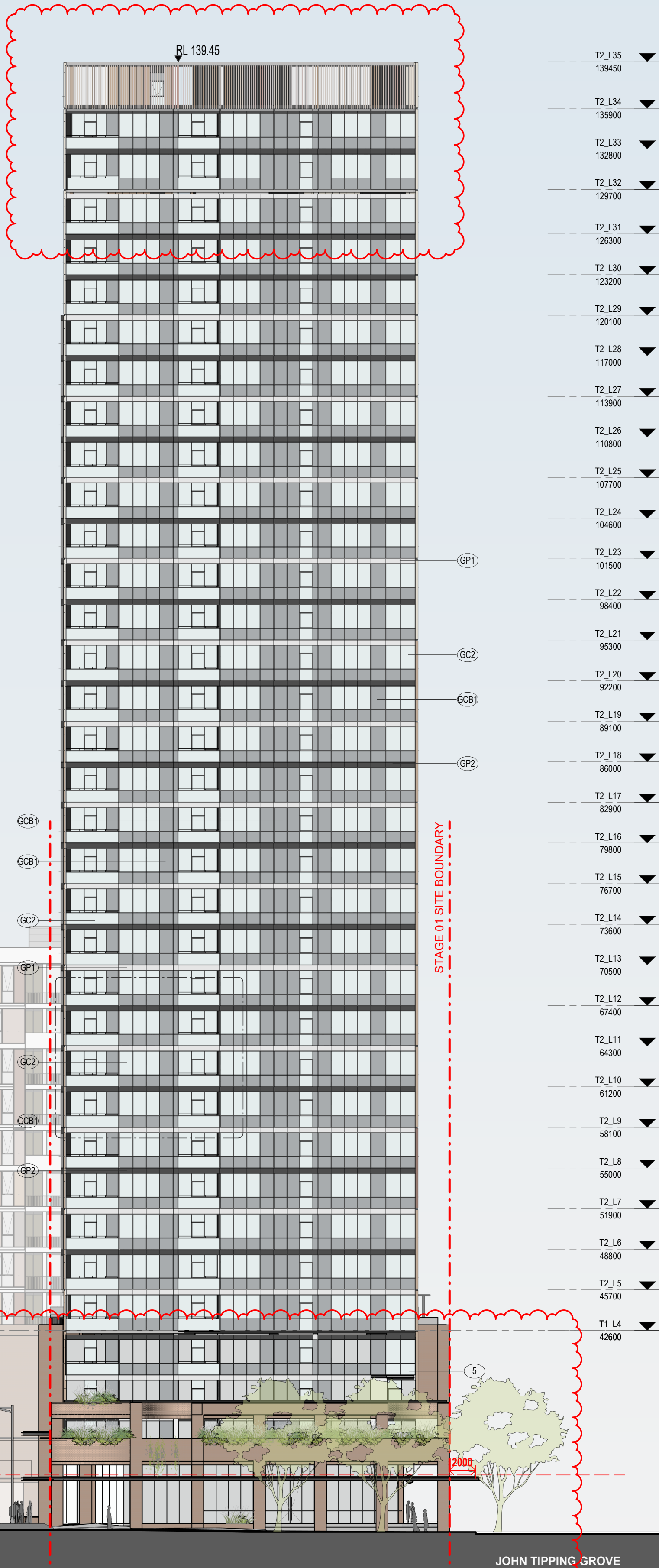
BUILDING B

ALL NORTH ORIENTED GLAZING
ALL WEST ORIENTED GLAZING
(EXCLUDING GLAZING ONTO BALCONIES)

BUILDING B UNITS
B101, B201 & B301

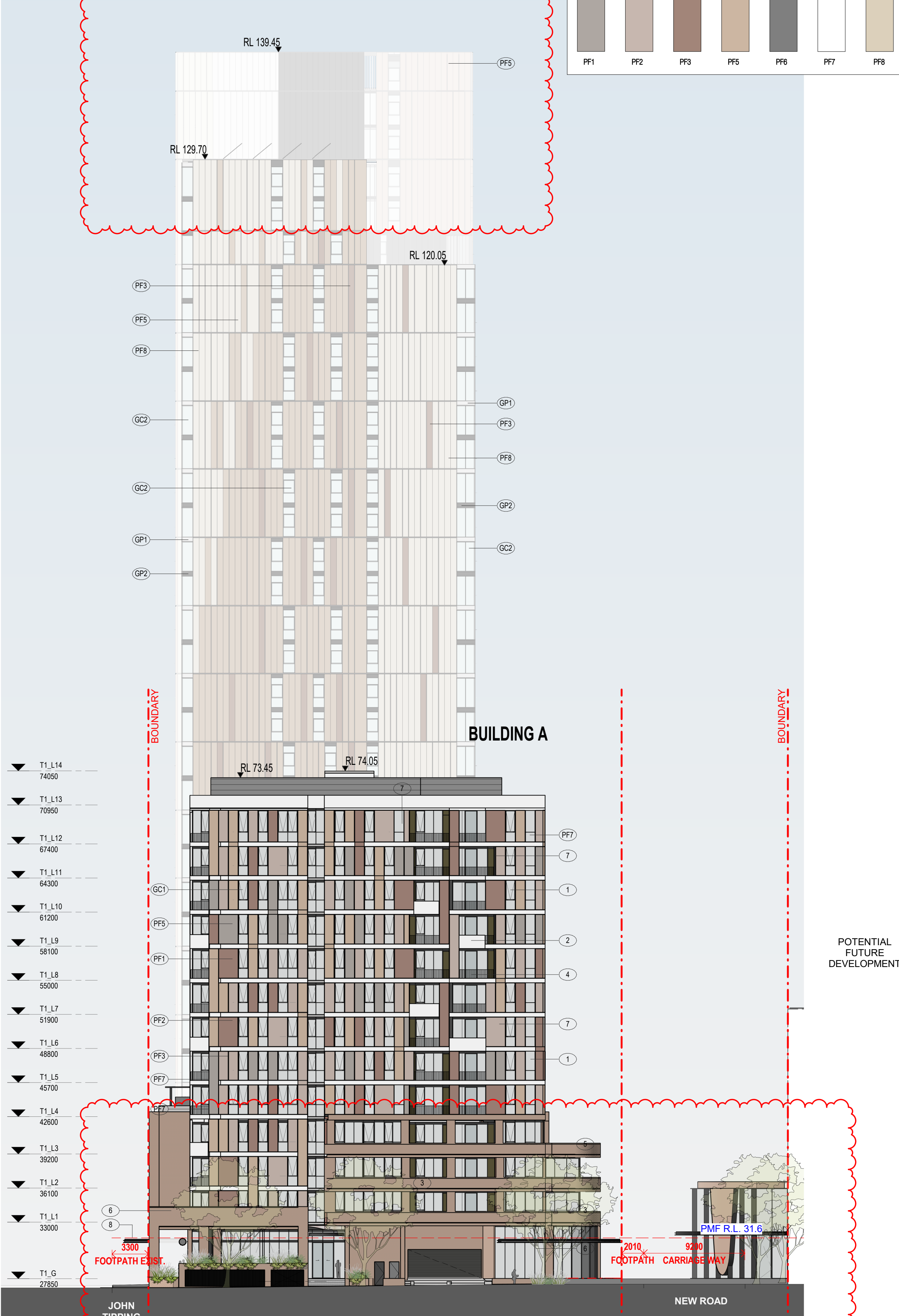
BUILDING A UNITS
A1201 & 1202

BUILDING B



01 NORTH ELEVATION
1: 250@A1

BUILDING B



02 SOUTH ELEVATION
1: 250@A1

GLAZING SYSTEM

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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
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

Client

Project

HIGH ST DEVELOPMENT

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

Drawing Name

NORTH & SOUTH ELEVATION

Date

01.12.2021

Scale

As indicated

Sheet Size

@ A1

Drawn

GT

Chk.

MG

Job No.

6111

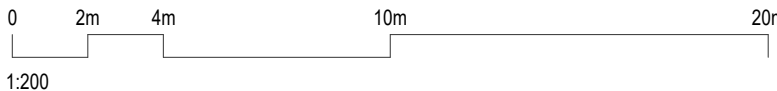
Drawing No.

AR-1-5000

Revision

/87

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DOUBLE GLAZING

BUILDING B

ALL NORTH ORIENTED GLAZING
ALL WEST ORIENTED GLAZING
(EXCLUDING GLAZING ONTO BALCONIES)

BUILDING B UNITS
B101, B201 & B301

BUILDING A UNITS
A1201 & 1202

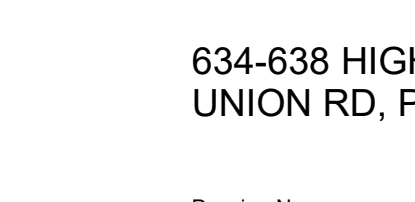
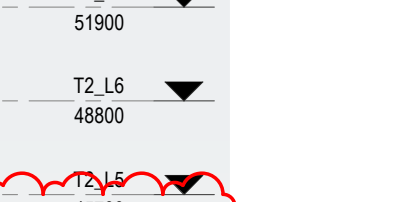
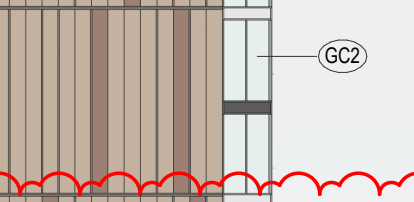
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- T1_L13 70950
- T1_L12 67400
- T1_L11 64300
- T1_L10 61200
- T1_L9 58100
- T1_L8 55000
- T1_L7 51900
- T1_L6 48800
- T1_L5 45700
- T1_L4 42600
- T1_L3 39200
- T1_L2 36100
- T1_L1 33000
- T1_G 27850

BUILDING A

RL 74.05 RL 73.45

BOUNDARY

PF7
PF5
PF2
PF7
PF1
PF5
PF3
PF7



UNION ROAD

HIGH STREET

01 EAST ELEVATION

AR-1-1011 1 : 250@A1

BUILDING B

RED OUTLINE INDICATES DA BUILDING ENVELOPE

GC2

GP1

GP2

GCB1

GCB2

GC2

GC2

GP1

GP2

GCB1

GCB2

PF8

GP2

GP1

PF5

PF3

GP2

GP1

GCB1

PF5

GC2

GC2

T2_L35 139450

T2_L34 135900

T2_L33 132800

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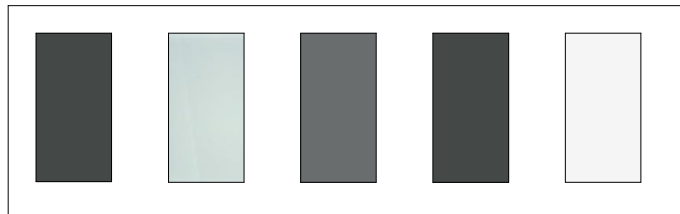
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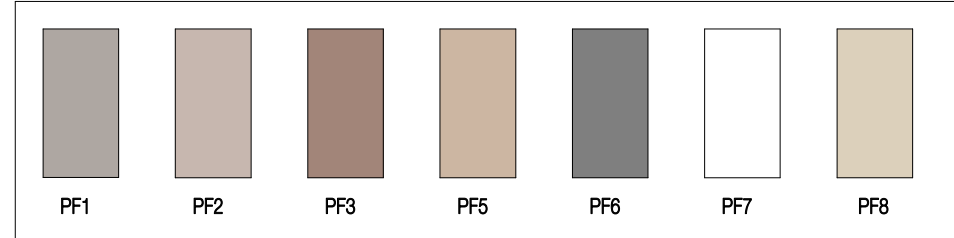
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PMF R.L. 31.6

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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

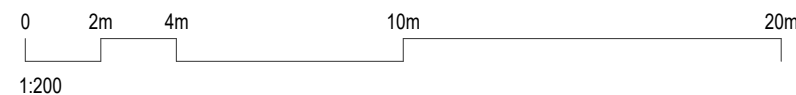
EAST ELEVATION

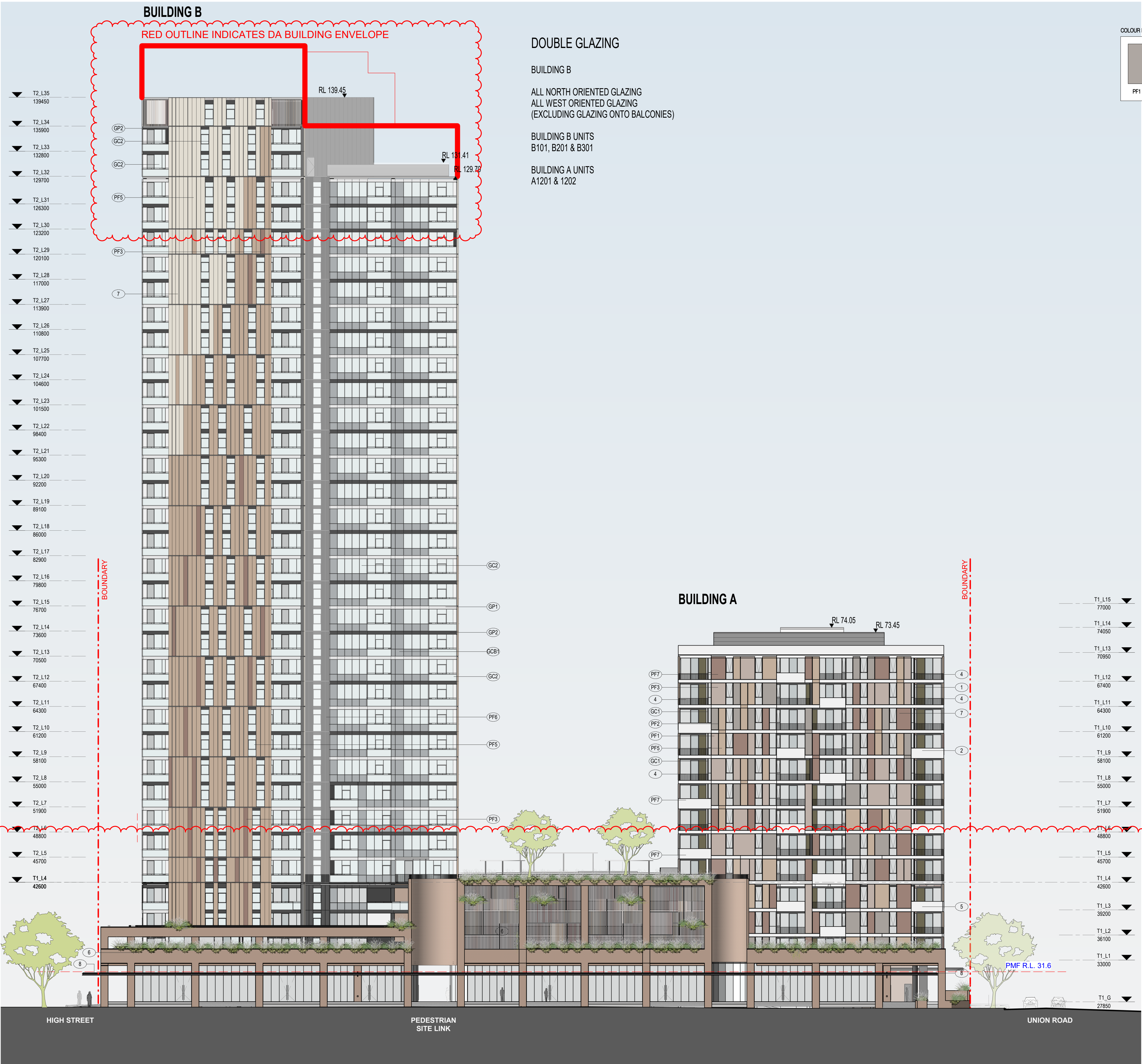
Date 01.12.2021 Scale As indicated Sheet Size @ A1

Drawn GT Chk. MG

Job No. 6111 Drawing No. AR-1-5001 /87 Revision

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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
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

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

WEST ELEVATION

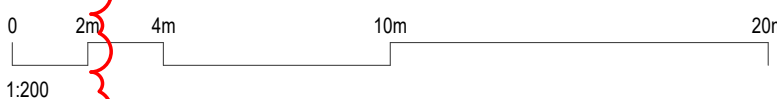
Date Scale Sheet Size
01.12.2021 As indicated @ A1

Drawn Chk.

GT MG

Job No. Drawing No. Revision
6111 AR-1-5002 /87

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DOUBLE GLAZING

BUILDING B

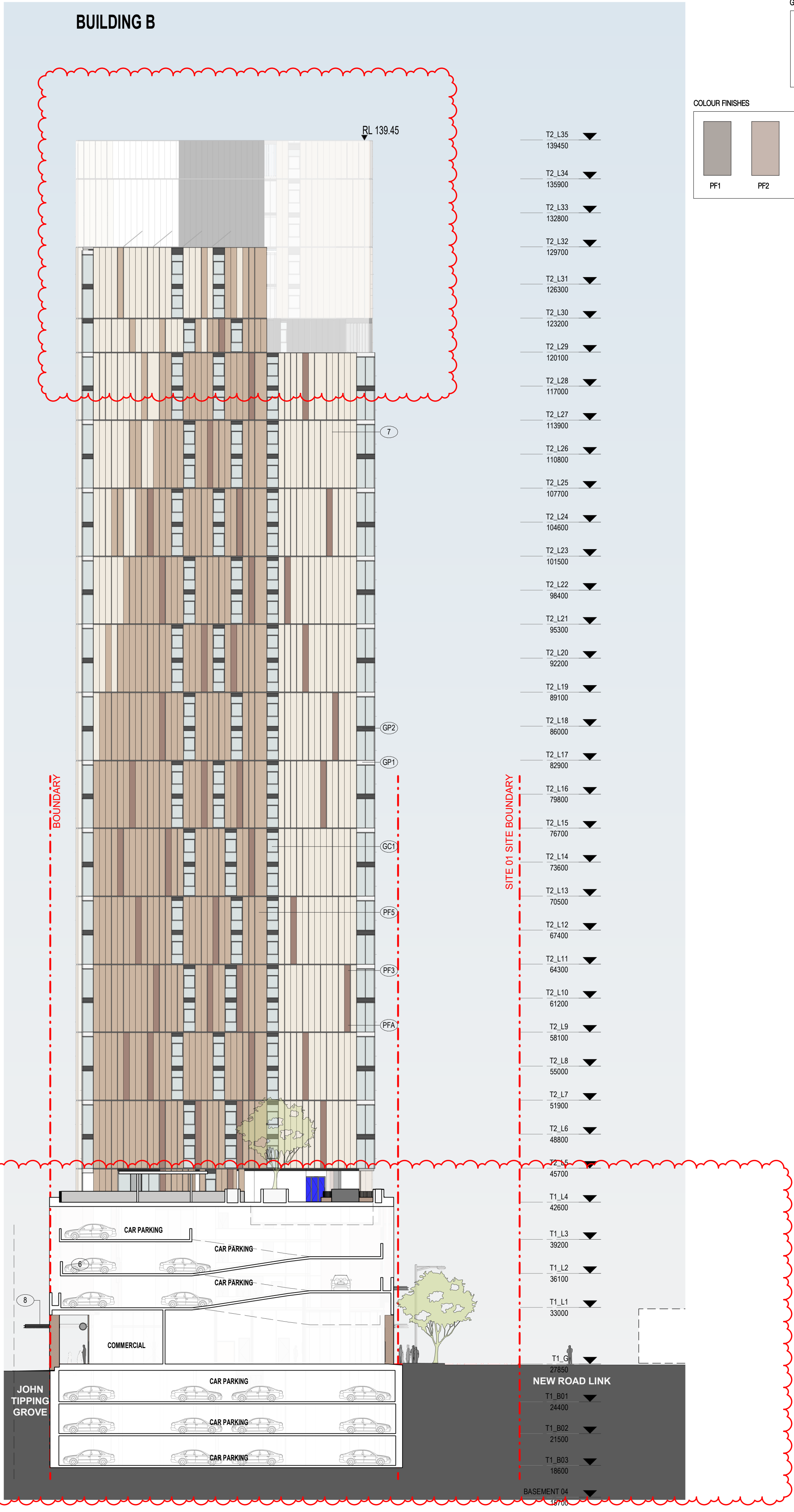
ALL NORTH ORIENTED GLAZING
ALL WEST ORIENTED GLAZING
(EXCLUDING GLAZING ONTO BALCONIES)

BUILDING B UNITS
B101, B201 & B301

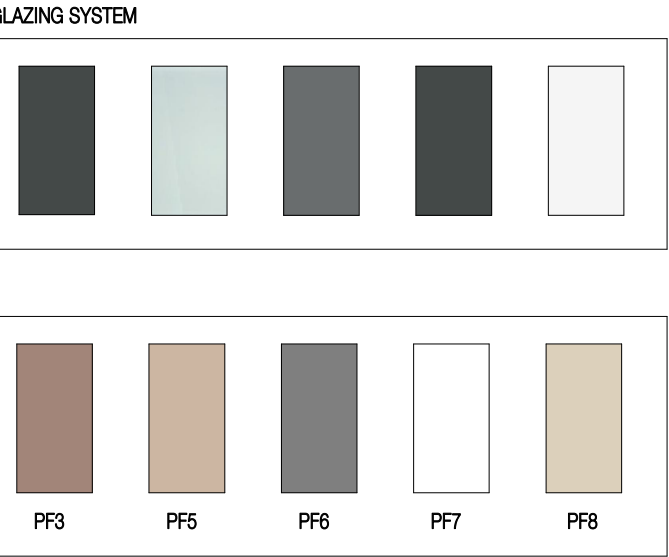
BUILDING A UNITS
A1201 & 1202



01 NORTH ELEVATION - BUILDING 01
1 : 250@A1



02 SOUTH ELEVATION - BUILDING 02
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
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
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

Client



Project
HIGH ST DEVELOPMENT

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

Drawing Name
NORTH & SOUTH PODIUM
ELEVATIONS

Date
01.12.2021

Scale
As indicated

Sheet Size
@ A1

Drawn
GT

Chk.
MG

Job No.
6111

Drawing No.
AR-1-5004

Revision
/87

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

FOR APPROVAL

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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

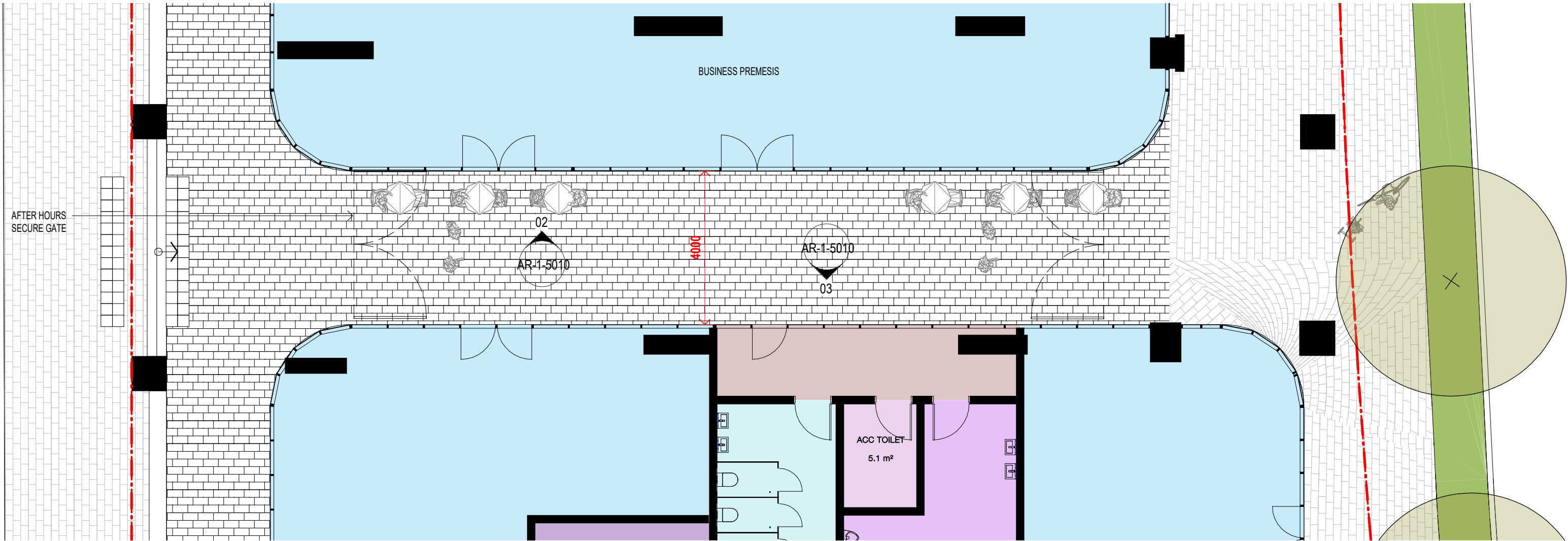
Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

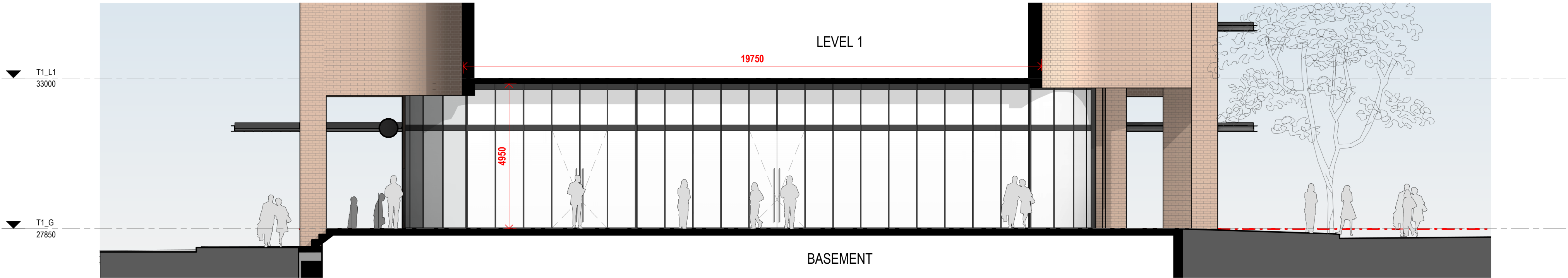
Basix

EMF GRIFFITHS

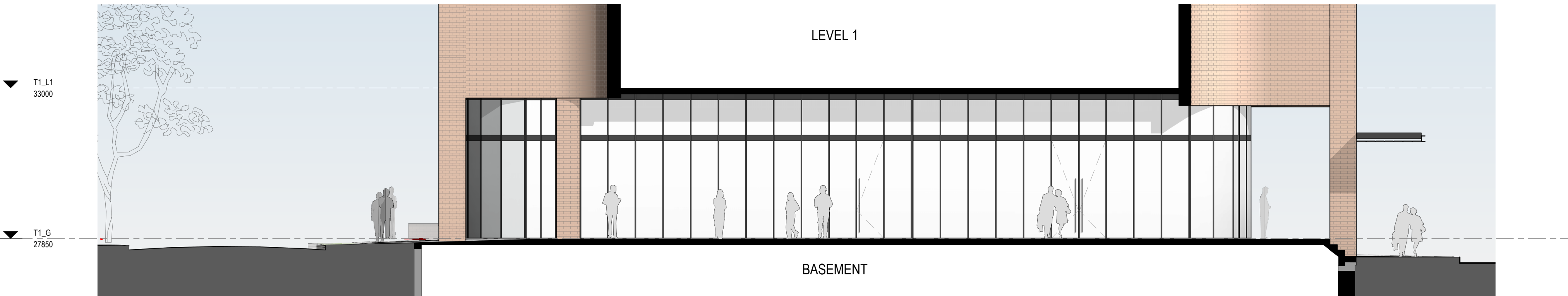
Building Key



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

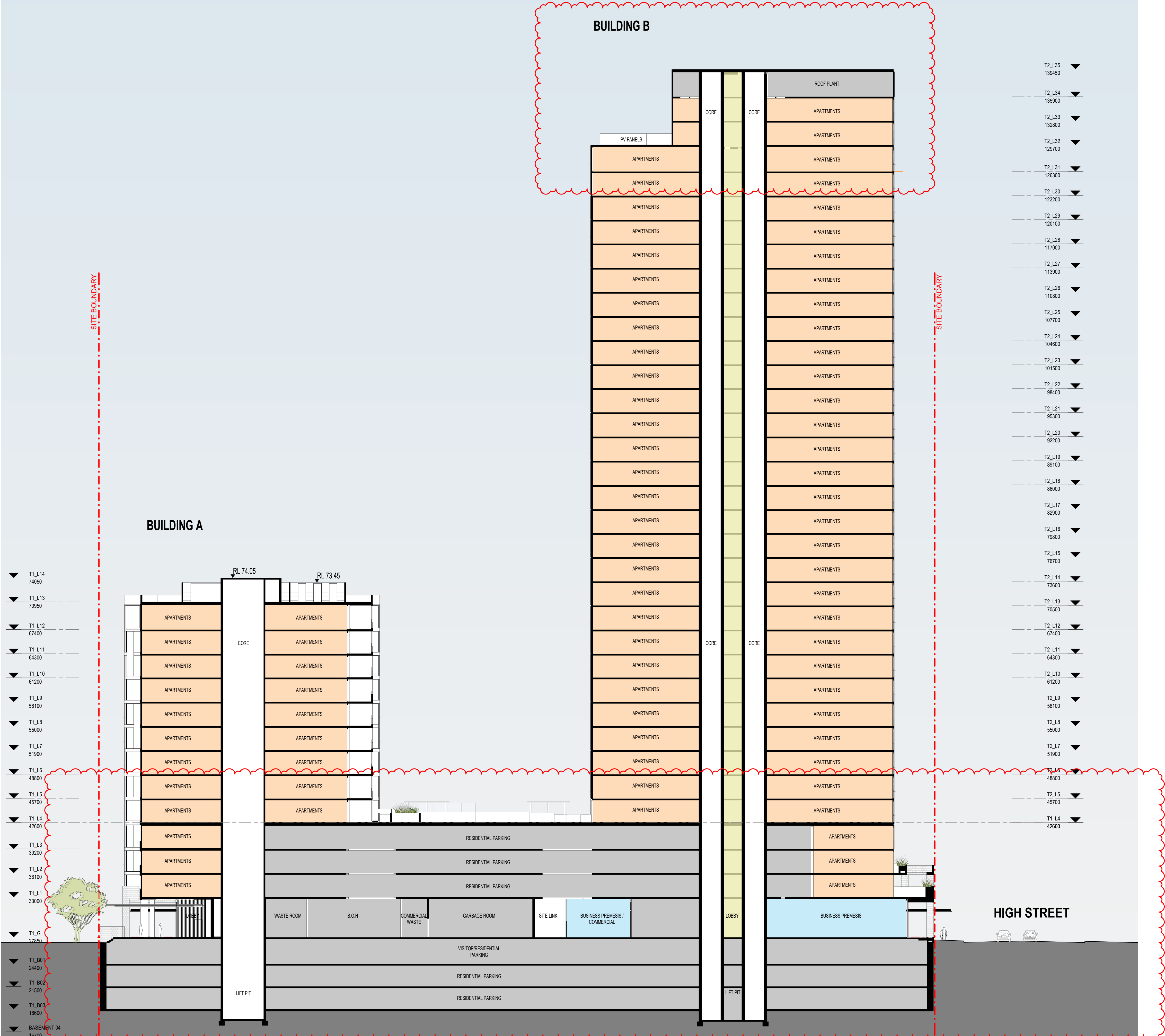
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Drawn GT Chk. MG

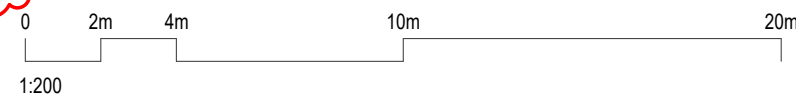
Job No. 6111 Drawing No. AR-1-5010 /87 Revision

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01 LONG SECTION A-A
1 : 250 @ A1



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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
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

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

SECTION A-A

Date Scale Sheet Size

01.12.2021 1 : 250 @ A1

Drawn Chk.

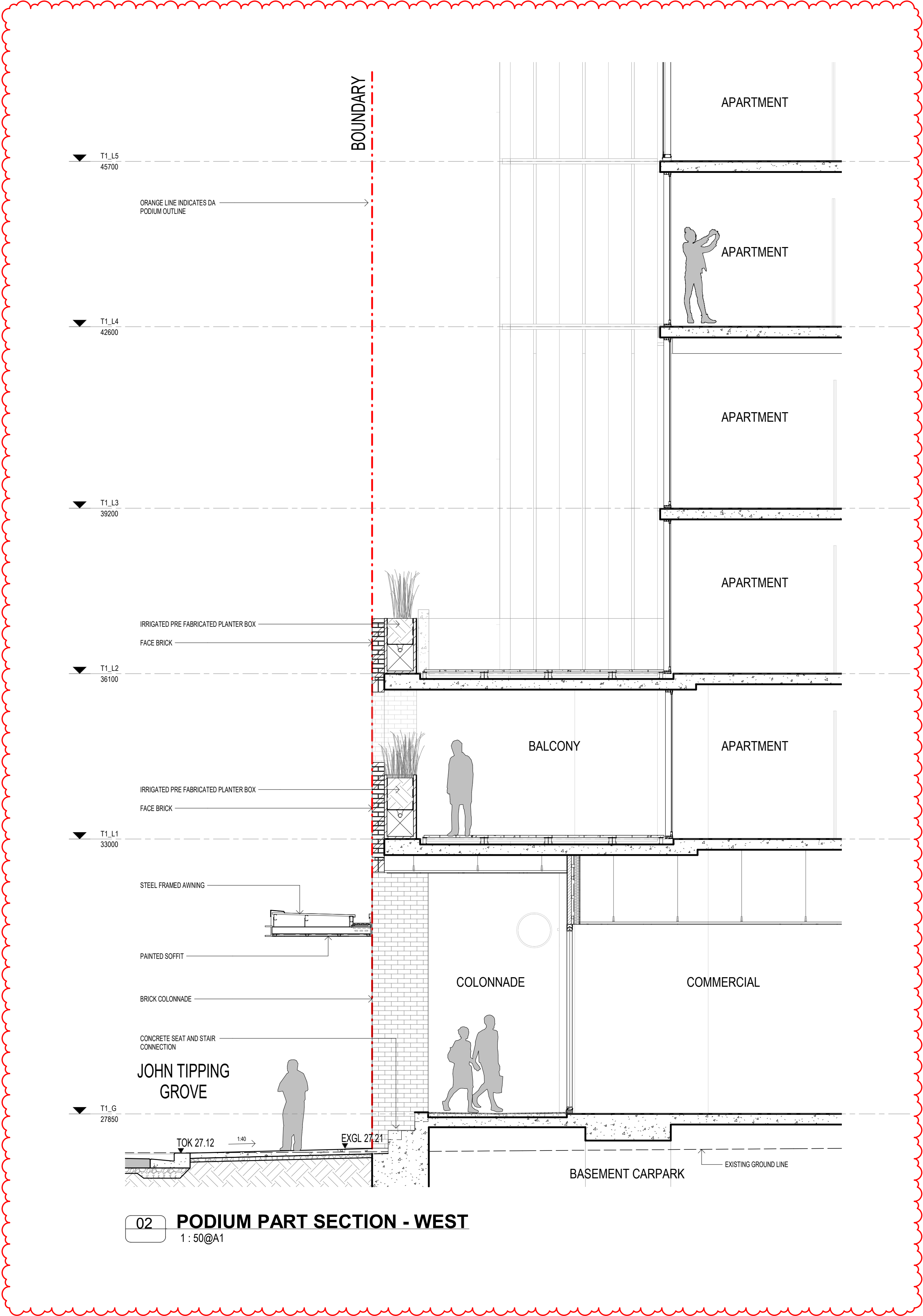
GT MG

Job No. Drawing No. Revision

6111 AR-1-5100 /87

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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
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

Client



Project
HIGH ST DEVELOPMENT

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

Drawing Name
PODIUM FACADE DETAILS

Date
01.12.2021

Scale
1 : 50

Sheet Size
@ A1

Drawn
GT

Chk.
MG

Job No.
6111

Drawing No.
AR-1-5201

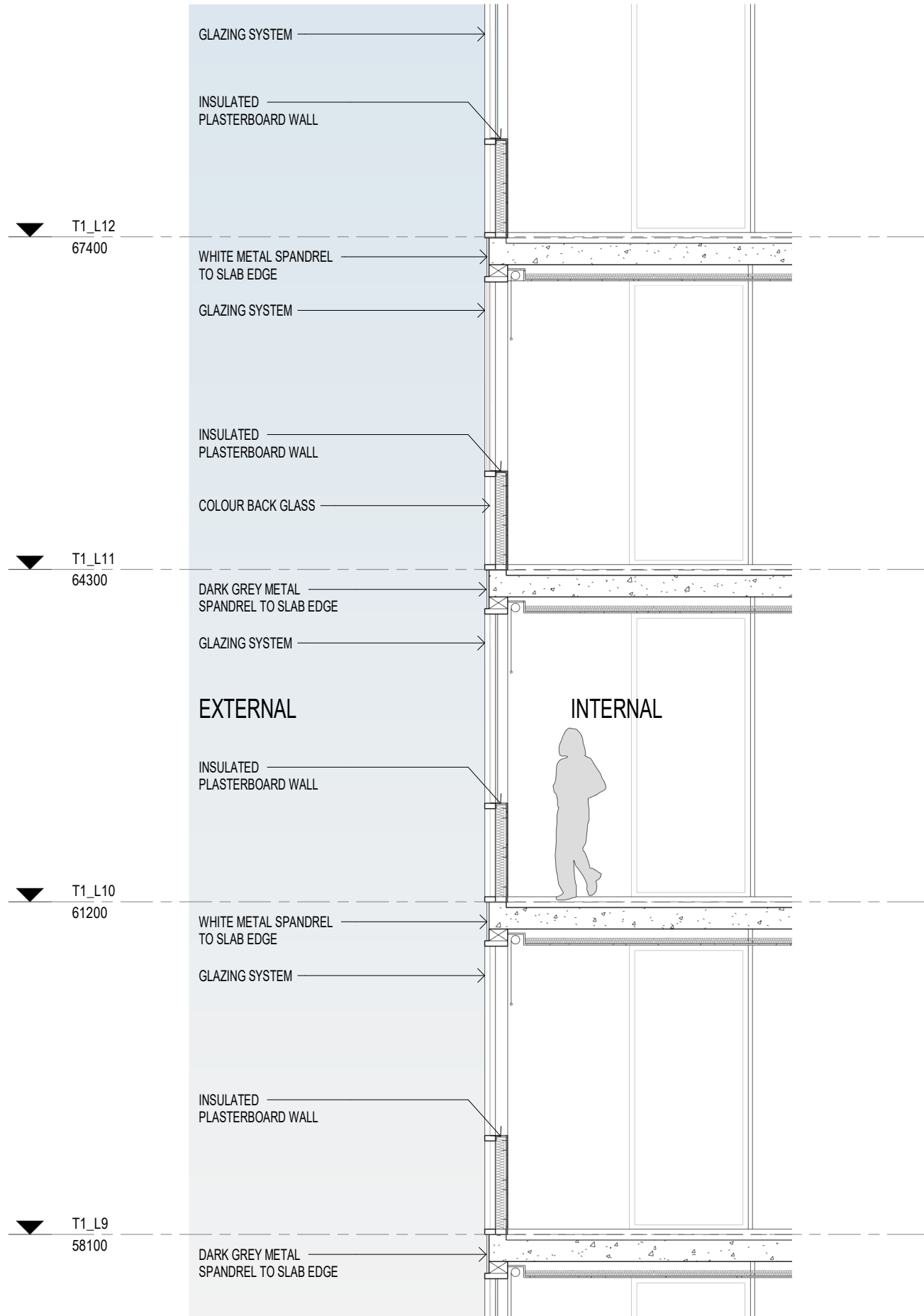
Revision
/87

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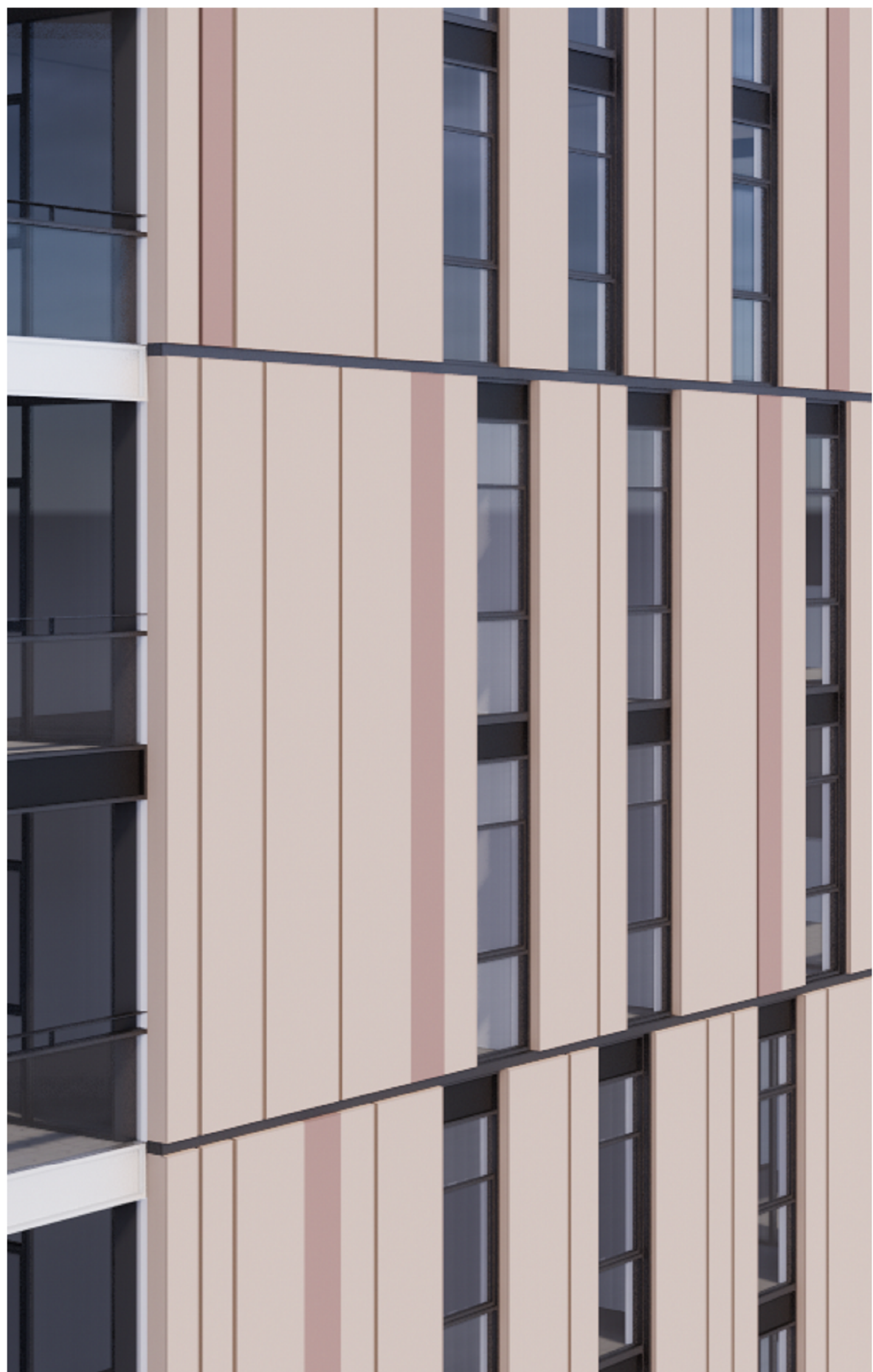




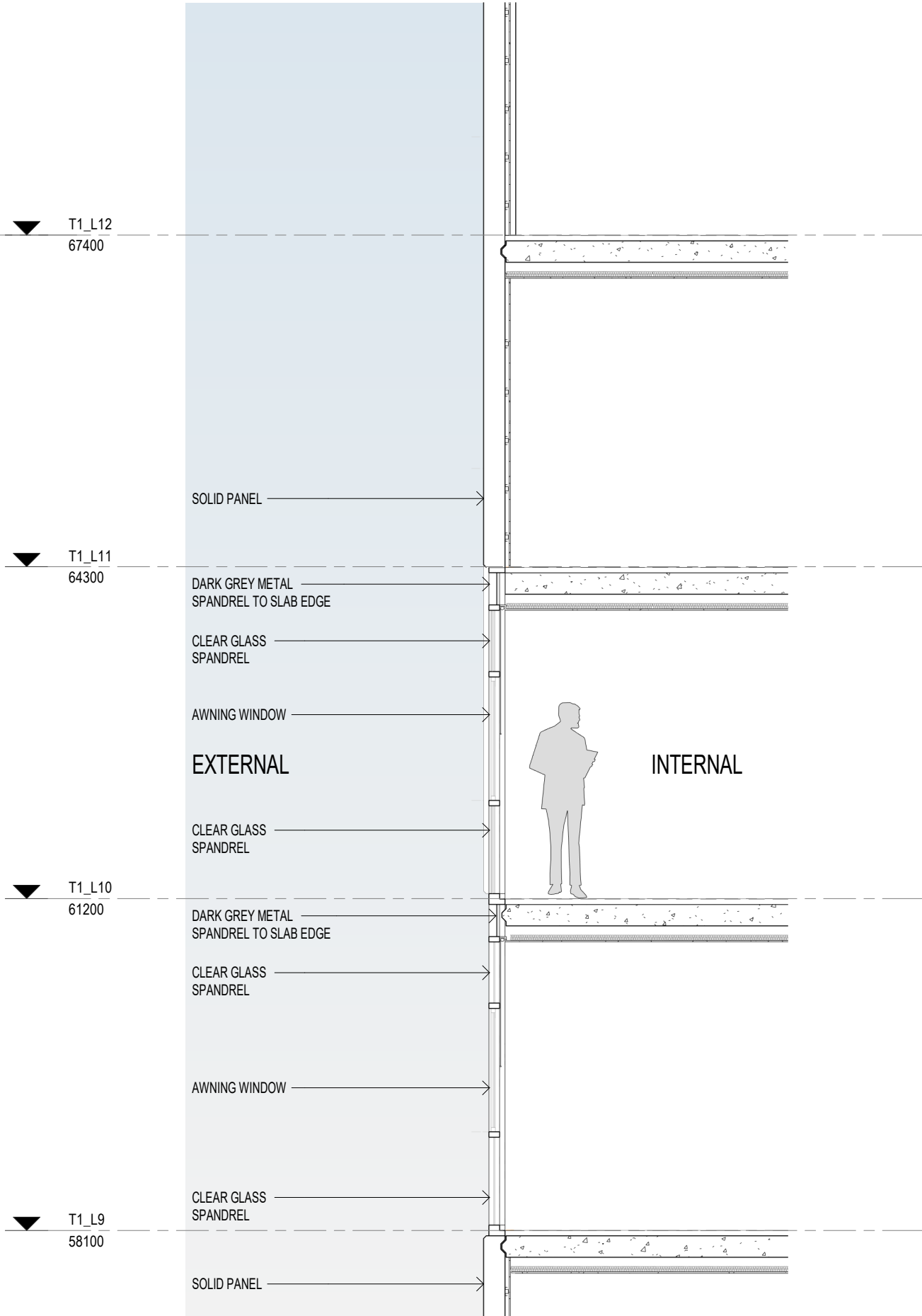
01 NORTH ELEVATION - TYPICAL GLASS FACADE DETAIL
AR-1-5000 1: 50@A1



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
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	

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

BUILDING 02 - FACADE DETAILS

Date
01.12.2021

Scale
1: 50

Sheet Size
@ A1

Drawn
GT

Chk.
MG

Job No.
6111


Drawing No.
AR-1-5202

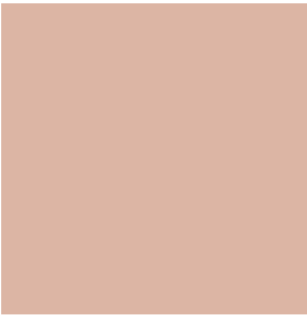
Revision
/87


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PAINT FINISHES

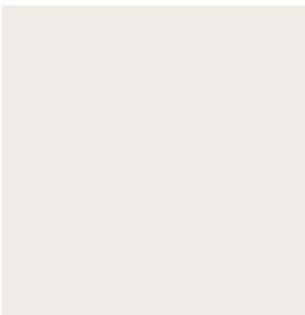















PF1

PF2

PF3

PF5

PF6

PF7

PF8

DULUX FLOODED GUM

DULUX PIGLET

DULUX MAGNITUDE


DULUX CLAY PIPE HALF

DULUX GUILD GREY


DULUX NATURAL WHITE

DULUX HOG BRISTLE


PRECEDENT IMAGES




01. ALUMINUM FRAMED GLASS



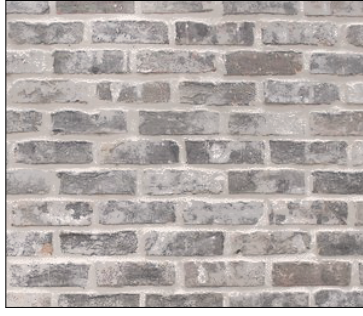
02. GLASS BALUSTRADES (TOWERS)




03. VERTICAL UPRIGHT METAL BALUSTRADES (Building 01 only)




04. PODIUM METAL SCREENING



05. FACE BRICK FACADE

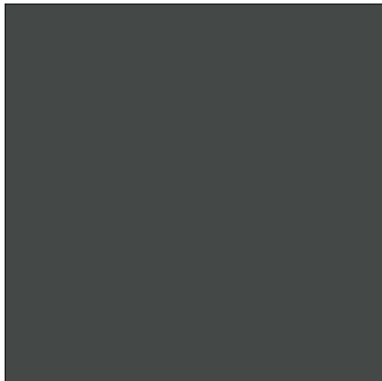


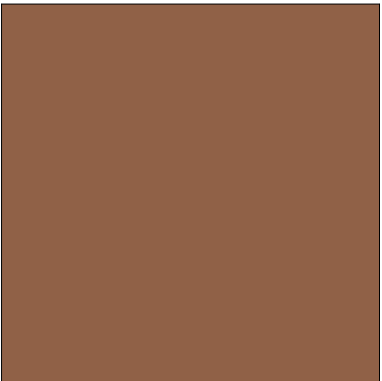
06. SOLID PANELS WITH APPLIED FINISH AND EXPRESSED JOINTS

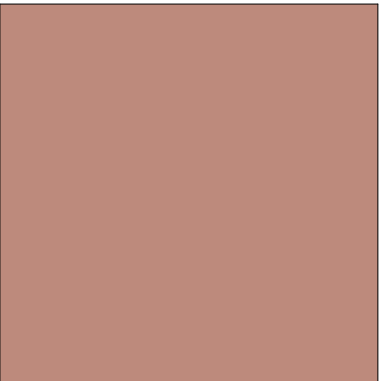


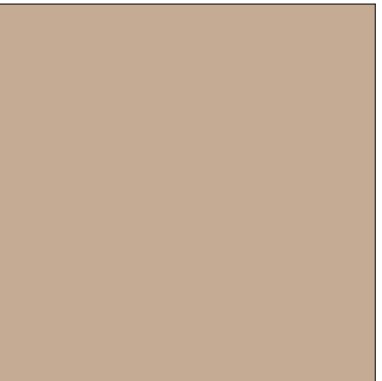
07. METAL STEEL EDGE AWNING

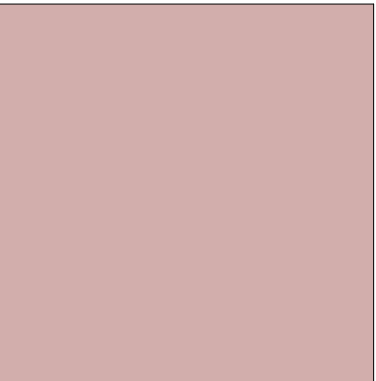
METAL FINISHES











POWDER COATED RANGE ON VERTICAL UPRIGHT METAL BALUSTRADES (Building 1 only)

METALIC POWDER COATED RANGE ON PODIUM SCREENING

METALIC POWDER COATED RANGE ON PODIUM SCREENING

METALIC POWDER COATED RANGE ON PODIUM SCREENING

METALIC POWDER COATED RANGE ON PODIUM SCREENING

GLAZING SYSTEM











DARK GREY POWDER COATED WINDOW FRAME FINISH (Building 1)

CLEAR GLASS TO VISION PANEL TO WINDOW

MID GREY POWDER COATED WINDOW FRAME FINISH (Building 2)

DARK GREY COLOUR METAL TO SPANDREL PANELS (Building 2)

WHITE COLOUR METAL TO SPANDREL PANELS (Building 2)

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

GCB1

DARK GREY METAL FRAMED WINDOW SYSTEM

GCB2

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

FOR APPROVAL

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
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

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

EXTERNAL FINISHES BOARD

Date01.12.2021Scale1 : 50Sheet Size@ A1

DrawnCCChk.MG

Job No.6111Drawing No.AR-1-5203Revision/87

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

FOR APPROVAL

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86	24.01.2020	PRELIMINARY ISSUE
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
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

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Building Key

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

Client



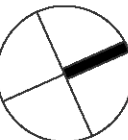
Project

HIGH ST DEVELOPMENT

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

Drawing Name

GFA CALCULATIONS - SHEET 01



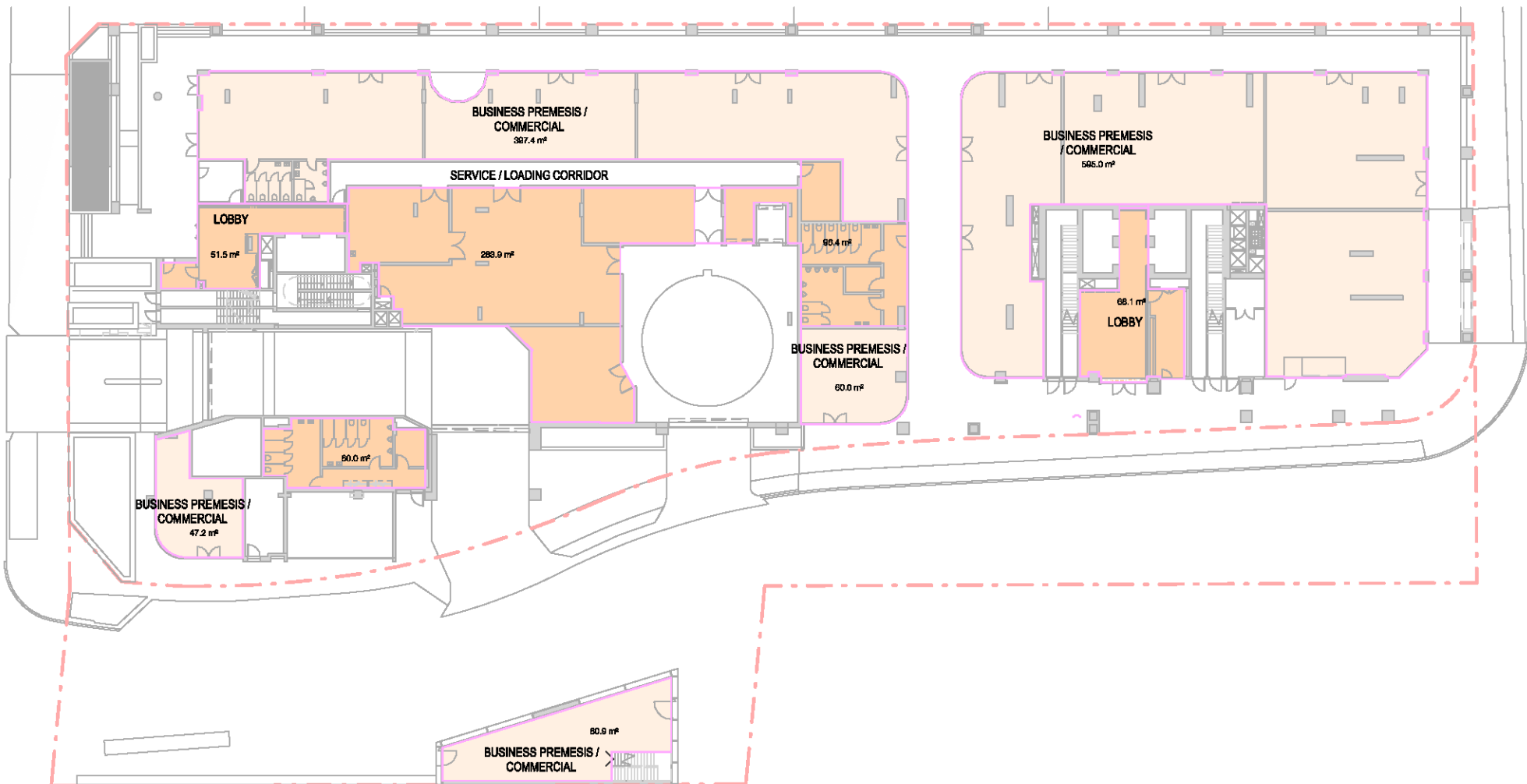
Date	Scale	Sheet Size
01.12.2021	As indicated	@ A1

Drawn Chk.

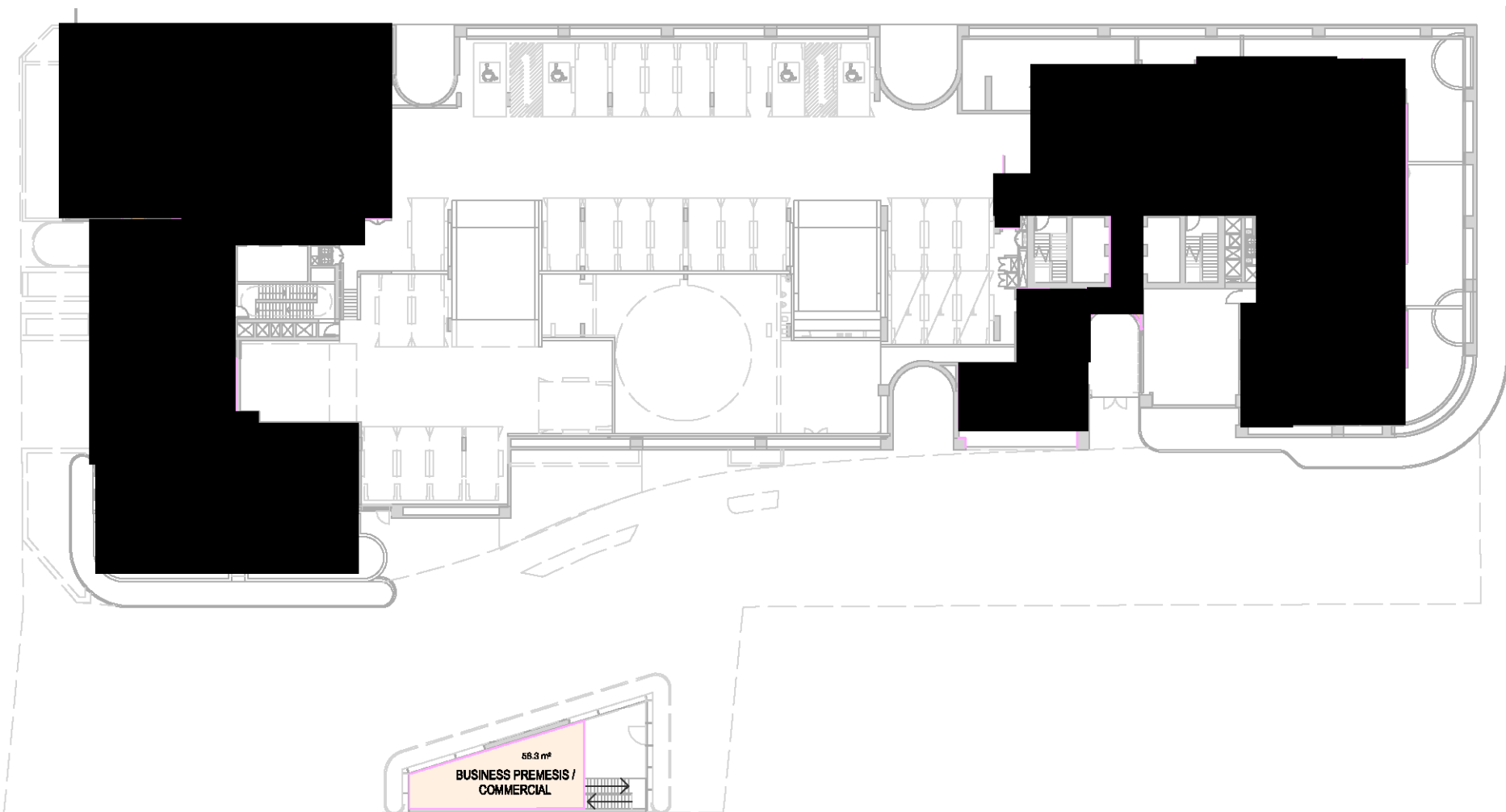
GT MG

Job No.	Drawing No.	Revision
6111	AR-1-8010	/87

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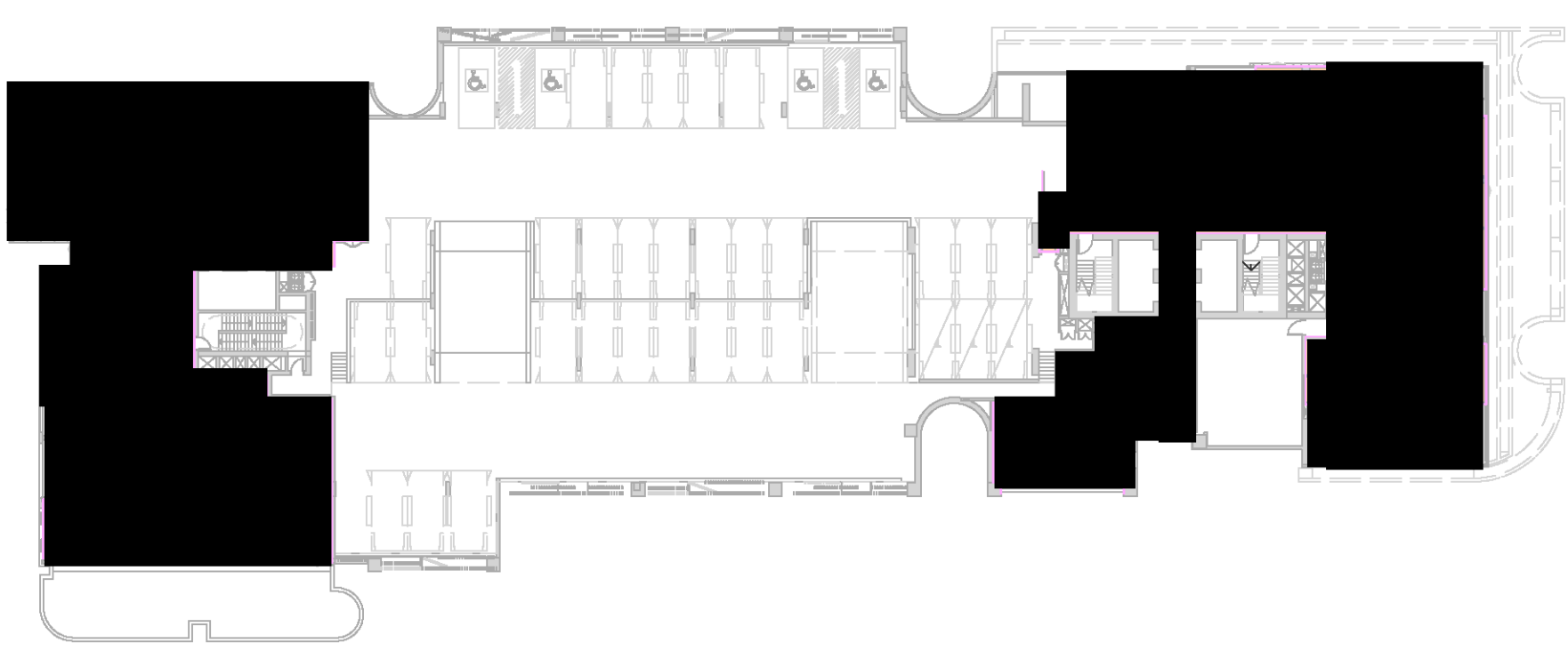
01 **GROUND FLOOR**
1: 450@A1



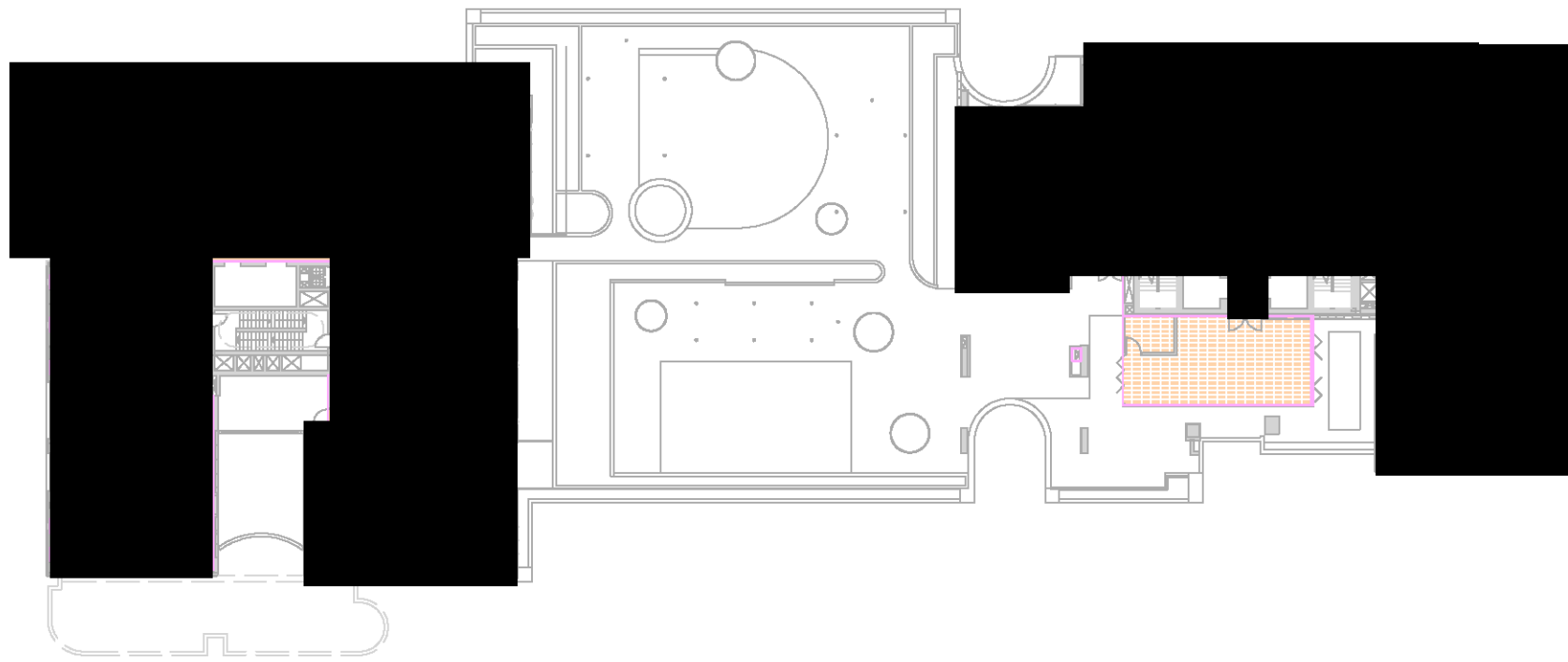
02 **LEVEL 01**
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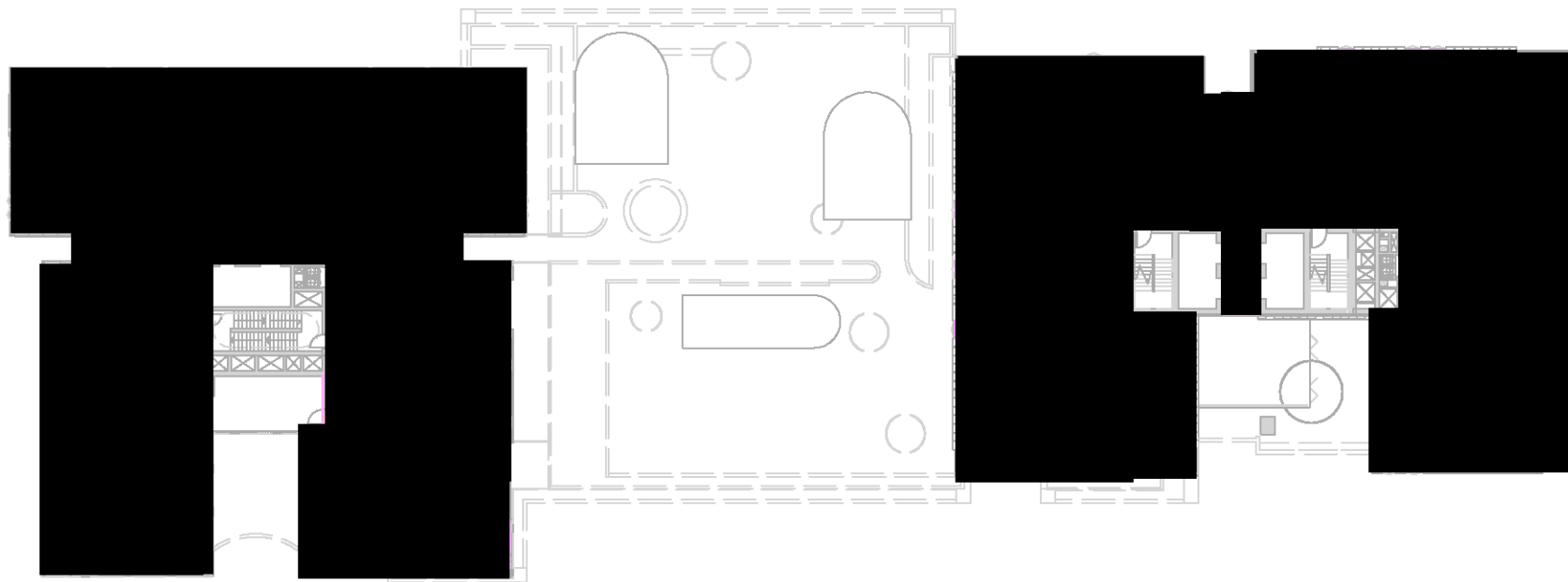
03 **LEVEL 02**
1: 450@A1



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



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



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

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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

<div></div>	GROSS FLOOR AREA (GFA)
<div></div>	GROSS FLOOR AREA (GFA) COMMERCIAL

Client



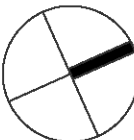
Project

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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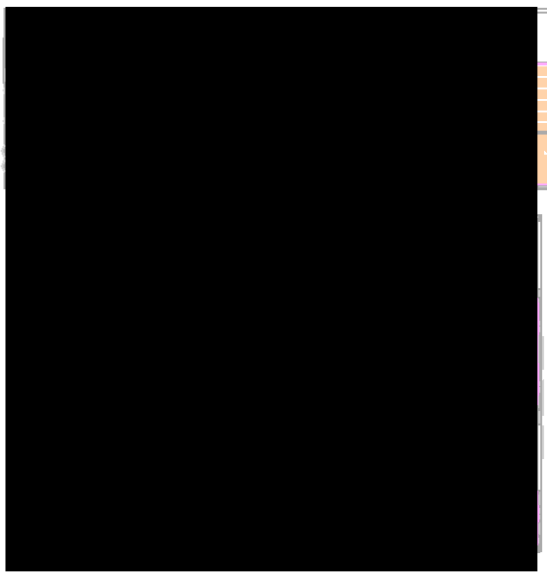
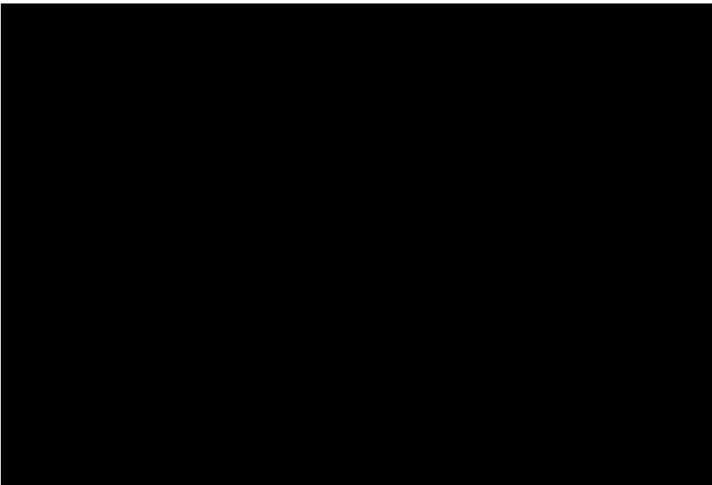
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GT MG

Job No. Drawing No. Revision

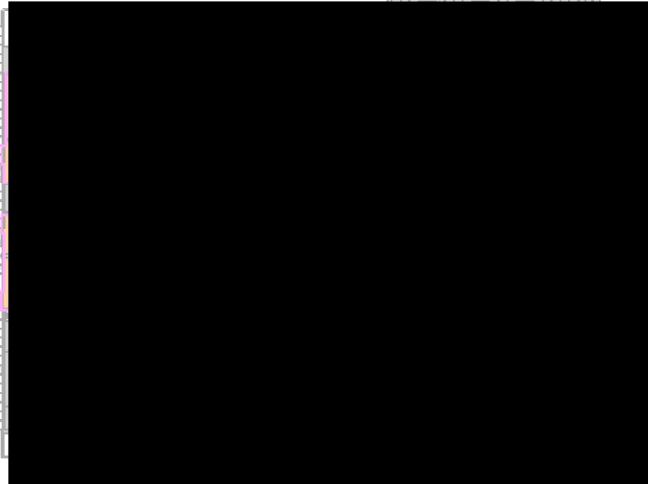
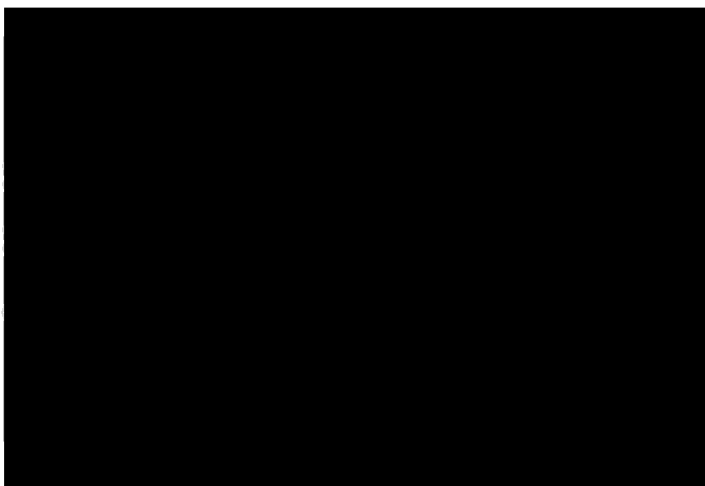
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Surry Hills NSW
2010 Australia
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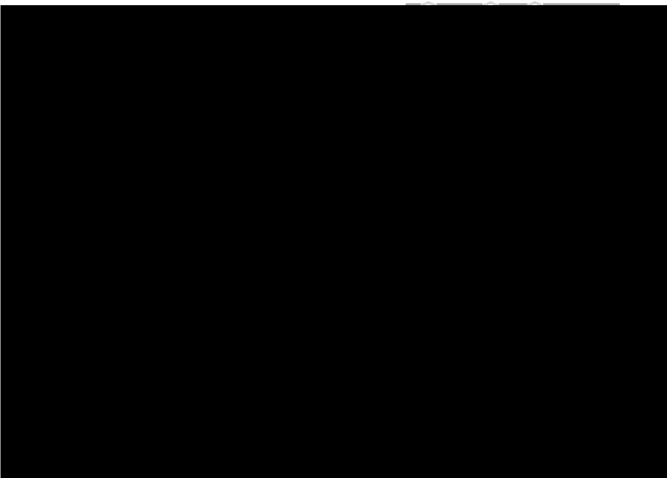
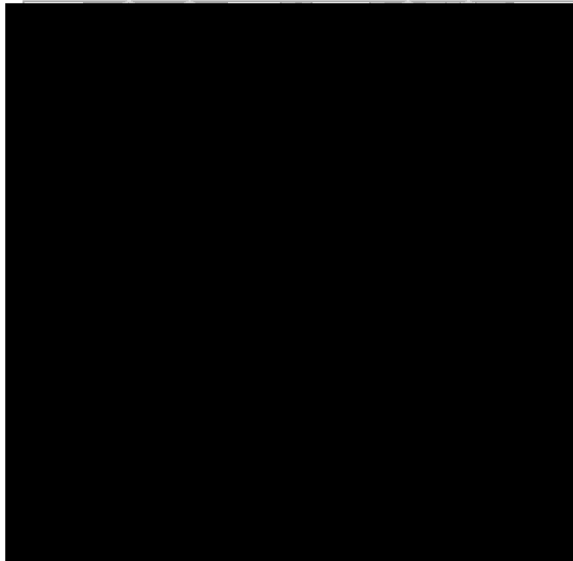
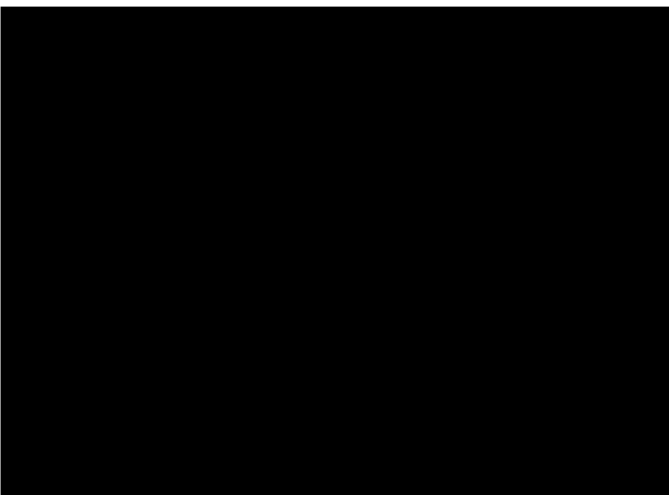
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02 LEVEL 08
1 : 450@A1



03 LEVEL 09
1 : 450@A1

04 LEVEL 10
1 : 450@A1



05 LEVEL 11
1 : 450@A1

06 LEVEL 12
1 : 450@A1

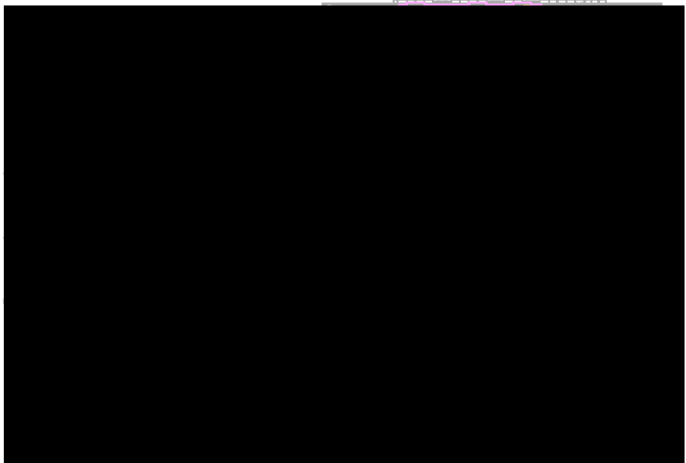
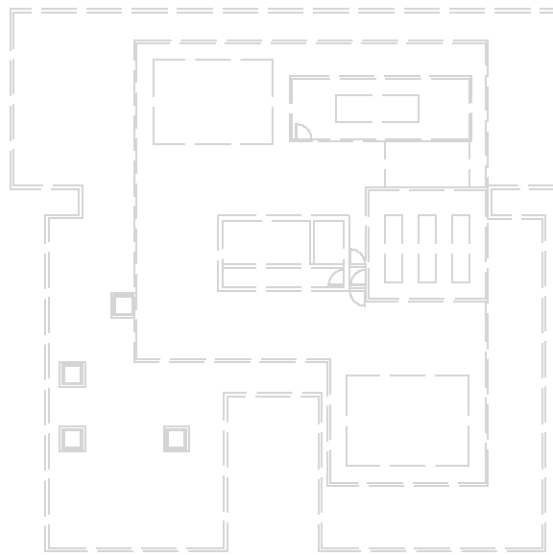
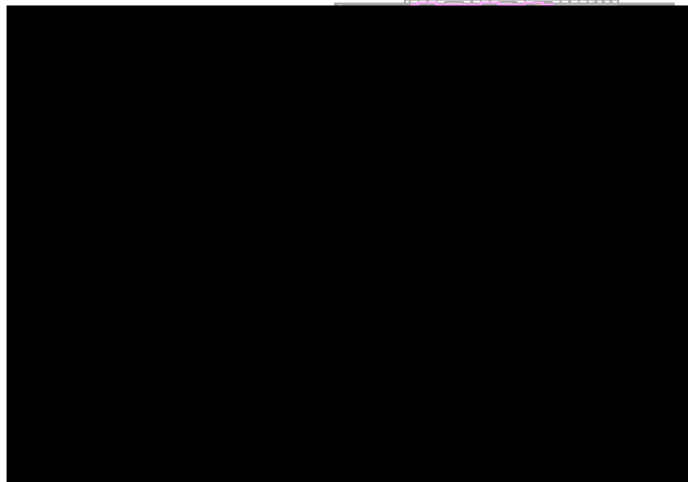
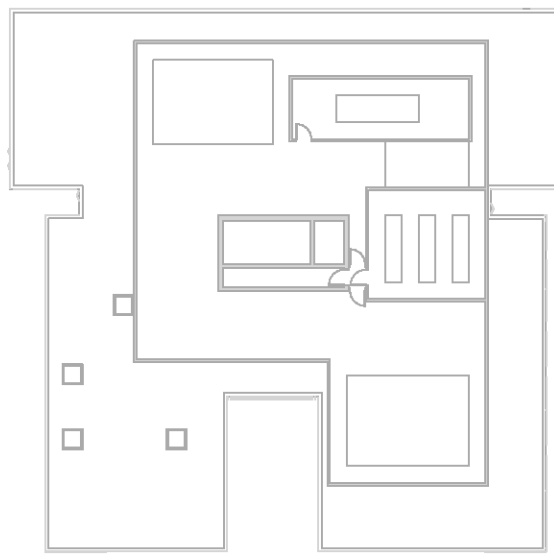


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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

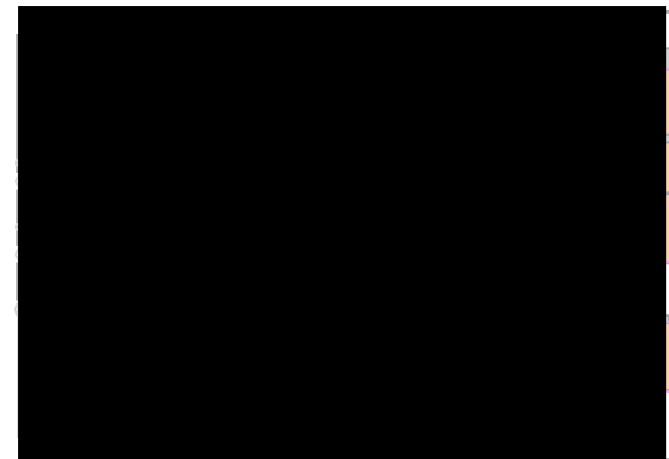
FOR APPROVAL

Rev	Date	Revision
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86	04.10.2021	ISSUED FOR LEC
67	01.12.2021	FOR INFORMATION



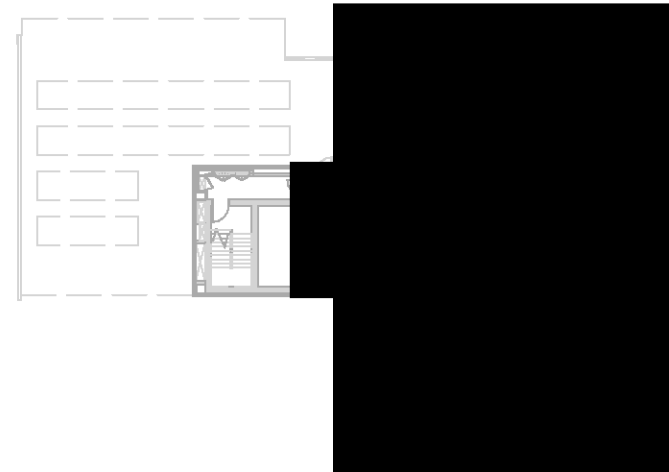
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02 LEVEL 14-28
1: 450@A1



3 LEVEL 29
1: 450@A1

5 LEVEL 30-31
1: 450@A1



04 LEVEL 32-33
1: 450@A1

High Street Penrith
Yield and Area calculations

for TOGA GROUP

09-12-21

TOWER 01 - 13 STOREYS															TOWER 02 - 36 STOREYS															TOTALS		
STOREYS	FLOOR LEVEL	PLANNING LEVEL	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	STOREYS	FLOOR LEVEL	PLANNING LEVEL	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA	CONSTRUCTION GFA		
1	GROUND LEVEL	0.00	1077.0	585.0	592.0	1	1	1	1	1	1	1	1	1	653	156.0	590.0	2900.0	1	1	1	1	1	1	1	1	1	1	1	1	1740.0	6
2	LEVEL 01	6.10	1050.0	577.0	583.0	2	2	2	2	2	2	2	2	2	653	156.0	590.0	2900.0	2	2	2	2	2	2	2	2	2	2	2	2	1740.0	12
3	LEVEL 02	12.20	1023.0	562.0	568.0	3	3	3	3	3	3	3	3	3	653	156.0	590.0	2900.0	3	3	3	3	3	3	3	3	3	3	3	3	1740.0	18
4	LEVEL 03	18.30	996.0	547.0	553.0	4	4	4	4	4	4	4	4	4	653	156.0	590.0	2900.0	4	4	4	4	4	4	4	4	4	4	4	4	1740.0	24
5	LEVEL 04	24.40	969.0	532.0	538.0	5	5	5	5	5	5	5	5	5	653	156.0	590.0	2900.0	5	5	5	5	5	5	5	5	5	5	5	5	1740.0	30
6	LEVEL 05	30.50	942.0	517.0	523.0	6	6	6	6	6	6	6	6	6	653	156.0	590.0	2900.0	6	6	6	6	6	6	6	6	6	6	6	6	1740.0	36
7	LEVEL 06	36.60	915.0	502.0	508.0	7	7	7	7	7	7	7	7	7	653	156.0	590.0	2900.0	7	7	7	7	7	7	7	7	7	7	7	7	1740.0	42
8	LEVEL 07	42.70	888.0	487.0	493.0	8	8	8	8	8	8	8	8	8	653	156.0	590.0	2900.0	8	8	8	8	8	8	8	8	8	8	8	8	1740.0	48
9	LEVEL 08	48.80	861.0	472.0	478.0	9	9	9	9	9	9	9	9	9	653	156.0	590.0	2900.0	9	9	9	9	9	9	9	9	9	9	9	9	1740.0	54
10	LEVEL 09	54.90	834.0	457.0	463.0	10	10	10	10	10	10	10	10	10	653	156.0	590.0	2900.0	10	10	10	10	10	10	10	10	10	10	10	10	1740.0	60
11	LEVEL 10	61.00	807.0	442.0	448.0	11	11	11	11	11	11	11	11	11	653	156.0	590.0	2900.0	11	11	11	11	11	11	11	11	11	11	11	11	1740.0	66
12	LEVEL 11	67.10	780.0	427.0	433.0	12	12	12	12	12	12	12	12	12	653	156.0	590.0	2900.0	12	12	12	12	12	12	12	12	12	12	12	12	1740.0	72
13	LEVEL 12	73.20	753.0	412.0	418.0	13	13	13	13	13	13	13	13	13	653	156.0	590.0	2900.0	13	13	13	13	13	13	13	13	13	13	13	13	1740.0	78
14	LEVEL 13	79.30	726.0	397.0	403.0	14	14	14	14	14	14	14	14	14	653	156.0	590.0	2900.0	14	14	14	14	14	14	14	14	14	14	14	14	1740.0	84
15	LEVEL 14	85.40	699.0	382.0	388.0	15	15	15	15	15	15	15	15	15	653	156.0	590.0	2900.0	15	15	15	15	15	15	15	15	15	15	15	15	1740.0	90
16	LEVEL 15	91.50	672.0	367.0	373.0	16	16	16	16	16	16	16	16	16	653	156.0	590.0	2900.0	16	16	16	16	16	16	16	16	16	16	16	16	1740.0	96
17	LEVEL 16	97.60	645.0	352.0	358.0	17	17	17	17	17	17	17	17	17	653	156.0	590.0	2900.0	17	17	17	17	17	17	17	17	17	17	17	17	1740.0	102
18	LEVEL 17	103.70	618.0	337.0	343.0	18	18	18	18	18	18	18	18	18	653	156.0	590.0	2900.0	18	18	18	18	18	18	18	18	18	18	18	18	1740.0	108
19	LEVEL 18	109.80	591.0	322.0	328.0	19	19	19	19	19	19	19	19	19	653	156.0	590.0	2900.0	19	19	19	19	19	19	19	19	19	19	19	19	1740.0	114
20	LEVEL 19	115.90	564.0	307.0	313.0	20	20	20	20	20	20	20	20	20	653	156.0	590.0	2900.0	20	20	20	20	20	20	20	20	20	20	20	20	1740.0	120
21	LEVEL 20	122.00	537.0	292.0	298.0	21	21	21	21	21	21	21	21	21	653	156.0	590.0	2900.0	21	21	21	21	21	21	21	21	21	21	21	21	1740.0	126
22	LEVEL 21	128.10	510.0	277.0	283.0	22	22	22	22	22	22	22	22	22	653	156.0	590.0	2900.0	22	22	22	22	22	22	22	22	22	22	22	22	1740.0	132
23	LEVEL 22	134.20	483.0	262.0	268.0	23	23	23	23	23	23	23	23	23	653	156.0	590.0	2900.0	23	23	23	23	23	23	23	23	23	23	23	23	1740.0	138
24	LEVEL 23	140.30	456.0	247.0	253.0	24	24	24	24	24	24	24	24	24	653	156.0	590.0	2900.0	24	24	24	24	24	24	24	24	24	24	24	24	1740.0	144
25	LEVEL 24	146.40	429.0	232.0	238.0	25	25	25	25	25	25	25	25	25	653	156.0	590.0	2900.0	25	25	25	25	25	25	25	25	25	25	25	25	1740.0	150
26	LEVEL 25	152.50	402.0	217.0	223.0	26	26	26	26	26	26	26	26	26	653	156.0	590.0	2900.0	26	26	26	26	26	26	26	26	26	26	26	26	1740.0	156
27	LEVEL 26	158.60	375.0	202.0	208.0	27	27	27	27	27	27	27	27	27	653	156.0	590.0	2900.0	27	27	27	27	27	27	27	27	27	27	27	27	1740.0	162
28	LEVEL 27	164.70	348.0	187.0	193.0	28	28	28	28	28	28	28	28	28	653	156.0	590.0	2900.0	28	28	28	28	28	28	28	28	28	28	28	28	1740.0	168
29	LEVEL 28	170.80	321.0	172.0	178.0	29	29	29	29	29	29	29	29	29	653	156.0	590.0	2900.0	29	29	29	29	29	29	29	29	29	29	29	29	1740.0	174
30	LEVEL 29	176.90	294.0	157.0	163.0	30	30	30	30	30	30	30	30	30	653	156.0	590.0	2900.0	30	30	30	30	30	30	30	30	30	30	30	30	1740.0	180
31	LEVEL 30	183.00	267.0	142.0	148.0	31	31	31	31	31	31	31	31	31	653	156.0	590.0	2900.0	31	31	31	31	31	31	31	31	31	31	31	31	1740.0	186
32	LEVEL 31	189.10	240.0	127.0	133.0	32	32	32	32	32	32	32	32	32	653	156.0	590.0	2900.0	32	32	32	32	32	32	32	32	32	32	32	32	1740.0	192
33	LEVEL 32	195.20	213.0	112.0	118.0	33	33	33	33	33	33	33	33	33	653	156.0	590.0	2900.0	33	33	33	33	33	33	33	33	33	33	33	33	1740.0	198
34	LEVEL 33	201.30	186.0	97.0	103.0	34	34	34	34	34	34	34	34	34	653	156.0	590.0	2900.0	34	34	34	34	34	34	34	34	34	34	34	34	1740.0	204
35	LEVEL 34	207.40	159.0	82.0	88.0	35	35	35	35	35	35	35	35	35	653	156.0	590.0	2900.0	35	35	35	35	35	35	35	35	35	35	35	35	1740.0	210
36	LEVEL 35	213.50	132.0	67.0	73.0	36	36	36	36	36	36	36	36	36	653	156.0	590.0	2900.0	36	36	36	36	36	36	36	36	36	36	36	36	1740.0	216
37	LEVEL 36	219.60	105.0	52.0	58.0	37	37	37	37	37	37	37	37	37	653	156.0	590.0	2900.0	37	37	37	37	37	37	37	37	37	37	37	37	1740.0	222
38	LEVEL 37	225.70	78.0	37.0	43.0	38	38	38	38	38	38	38	38	38	653	156.0	590.0	2900.0	38	38	38	38	38	38	38	38	38	38	38	38	1740.0	228
39	LEVEL 38	231.80	51.0	22.0	28.0	39	39	39	39	39	39	39	39	39	653	156.0	590.0	2900.0	39	39	39	39	39	39	39	39	39	39	39	39	1740.0	234
40	LEVEL 39	237.90	24.0	7.0	13.0	40	40	40	40	40	40	40	40	40	653	156.0	590.0	2900.0	40	40	40	40	40	40	40	40	40	40	40	40	1740.0	240
41	LEVEL 40	244.00	0.0	0.0	0.0	41	41	41	41	41	41	41	41	41	653	156.0	590.0	2900.0	41	41	41	41	41	41	41	41	41	41	41	41	1740.0	246
42	LEVEL 41	250.10	0.0	0.0	0.0	42	42	42	42	42	42	42	42	42	653	156.0	590.0	2900.0	42	42	42	42	42	42	42	42	42	42	42	42	1740.0	252
43	LEVEL 42	256.20	0.0	0.0	0.0	43	43	43	43	43	43	43	43	43	653	156.0	590.0	2900.0	43	43	43	43	43	43	43	43	43	43	43	43	1740.0	258
44	LEVEL 43	262.30	0.0	0.0	0.0	44	44	44	44	44	44	44	44	44	653	156.0	590.0	2900.0	44	44	44	44	44	44	44	44	44	44	44	44	1740.0	264
45	LEVEL 44	268.40	0.0	0.0	0.0	45	45	45	45	45	45	45	45	45	653	156.0	590.0	2900.0	45	45	45	45	45	45	45	45	45	45	45	45	1740.0	270
46	LEVEL 45	274.50	0.0	0.0	0.0	46	46	46	46	46	46	46	46	46	653	156.0	590.0	2900.0	46	46	46	46	46	46	46	46	46	46	46	46	1740.0	276
47	LEVEL 46	280.60	0.0	0.0	0.0	47	47	47	47	47	47	47																				





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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	

	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
01.12.2021	1 : 200	@ A1

Drawn	Chk.
JS	MG

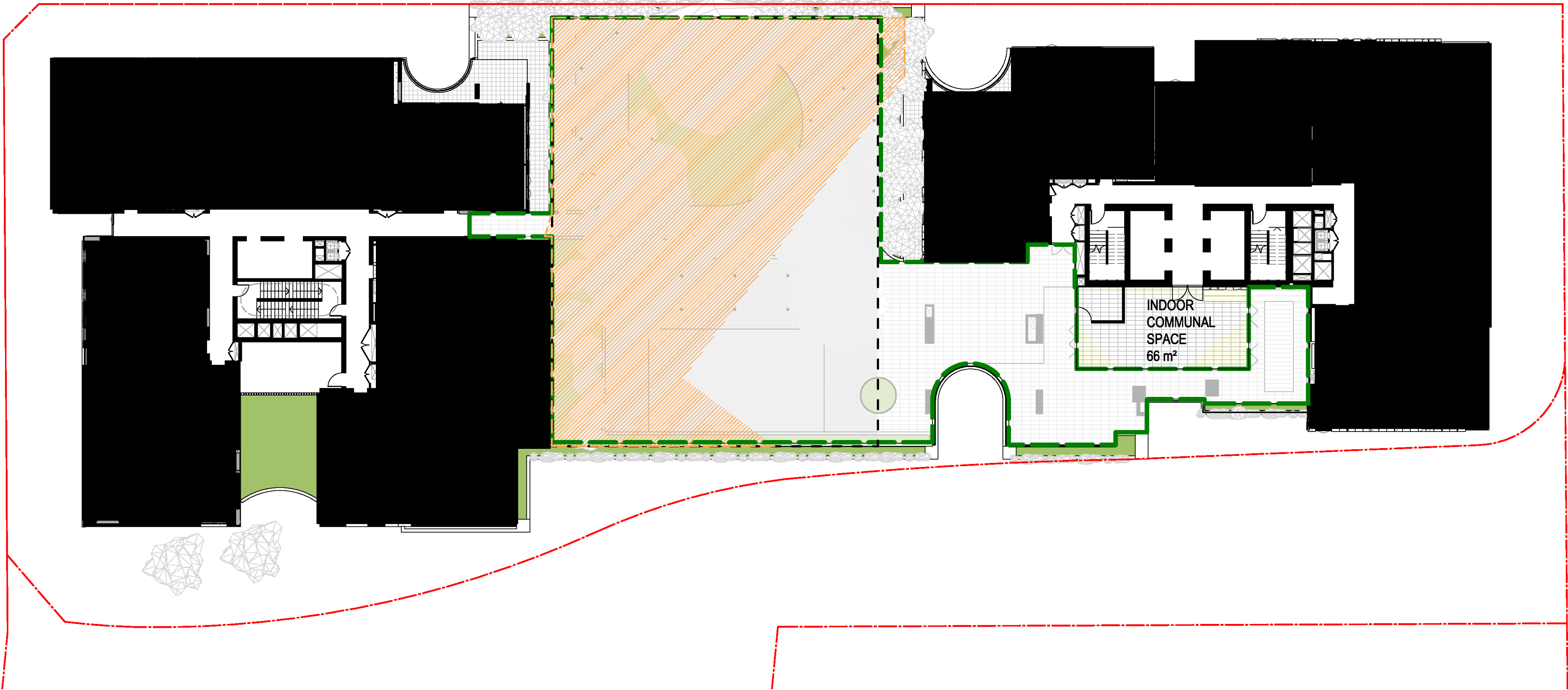
Job No.	Drawing No.	Revision
6111	AR-1-8030	/87

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SUMMARY

SITE AREA	3,783 m²
COMMUNAL OPEN SPACE	912.9 m²
L1 INTERNAL COMMUNAL SPACE	89.6m²
L4 INTERNAL COMMUNAL SPACE	66 m²
TOTAL AREA	1068.5 m²
COMMUNAL OPEN SPACE % PROVIDED	27.6%
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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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 m²
DEEP SOIL AREA	151 m²
DEEP SOIL % PROVIDED	3%

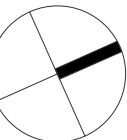
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Project
HIGH ST DEVELOPMENT

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

Drawing Name
DEEP SOIL AREA

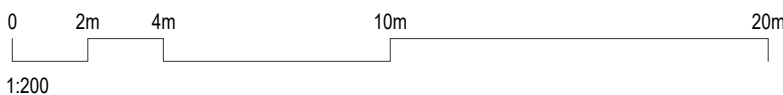


Date	Scale	Sheet Size
01.12.2021	1 : 200	@ A1

Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-8031	/87

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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

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Building Key



Client



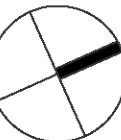
Project

HIGH ST DEVELOPMENT

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

Drawing Name

CROSS VENTILATION ANALYSIS -
UP TO LEVEL 08

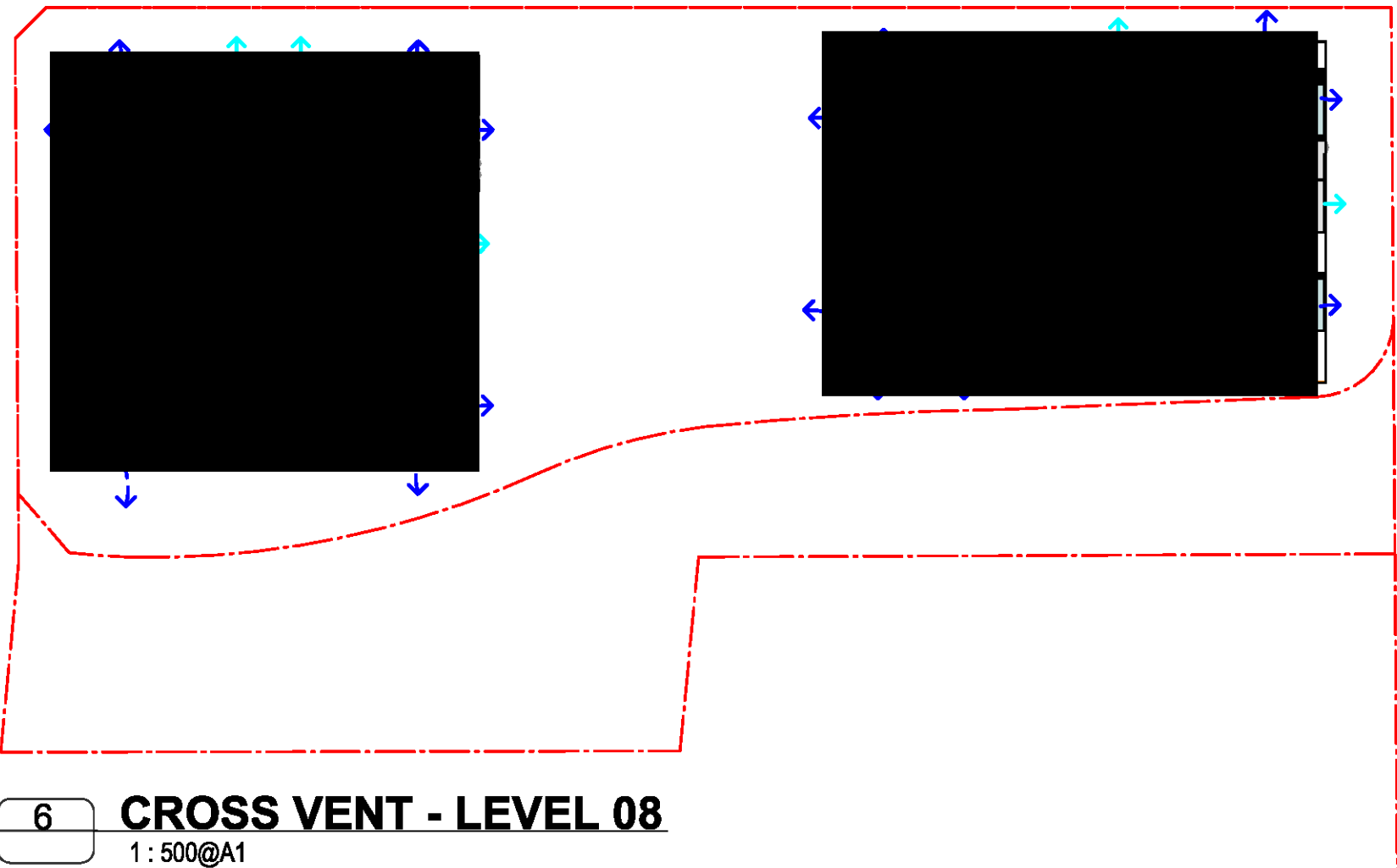
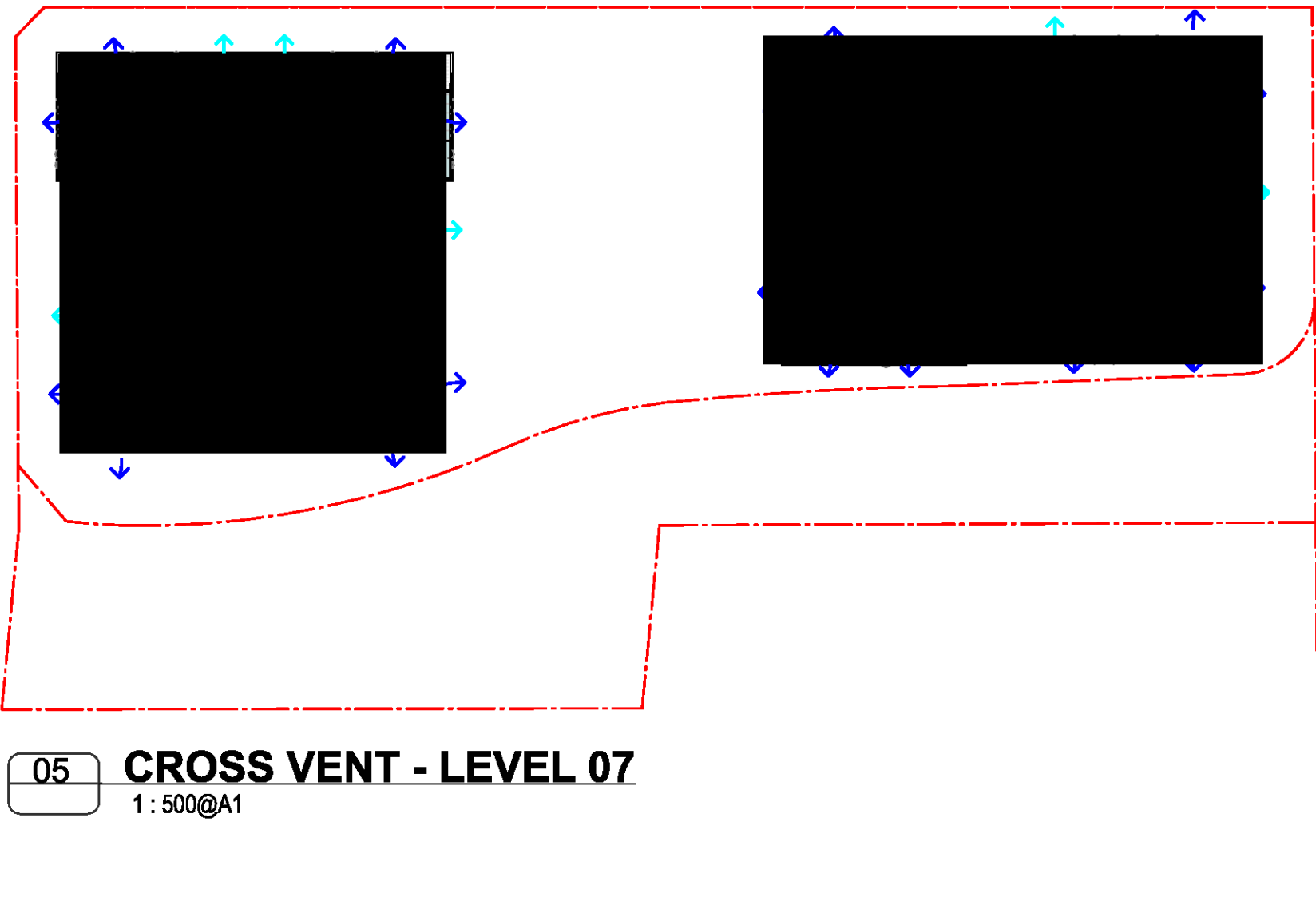
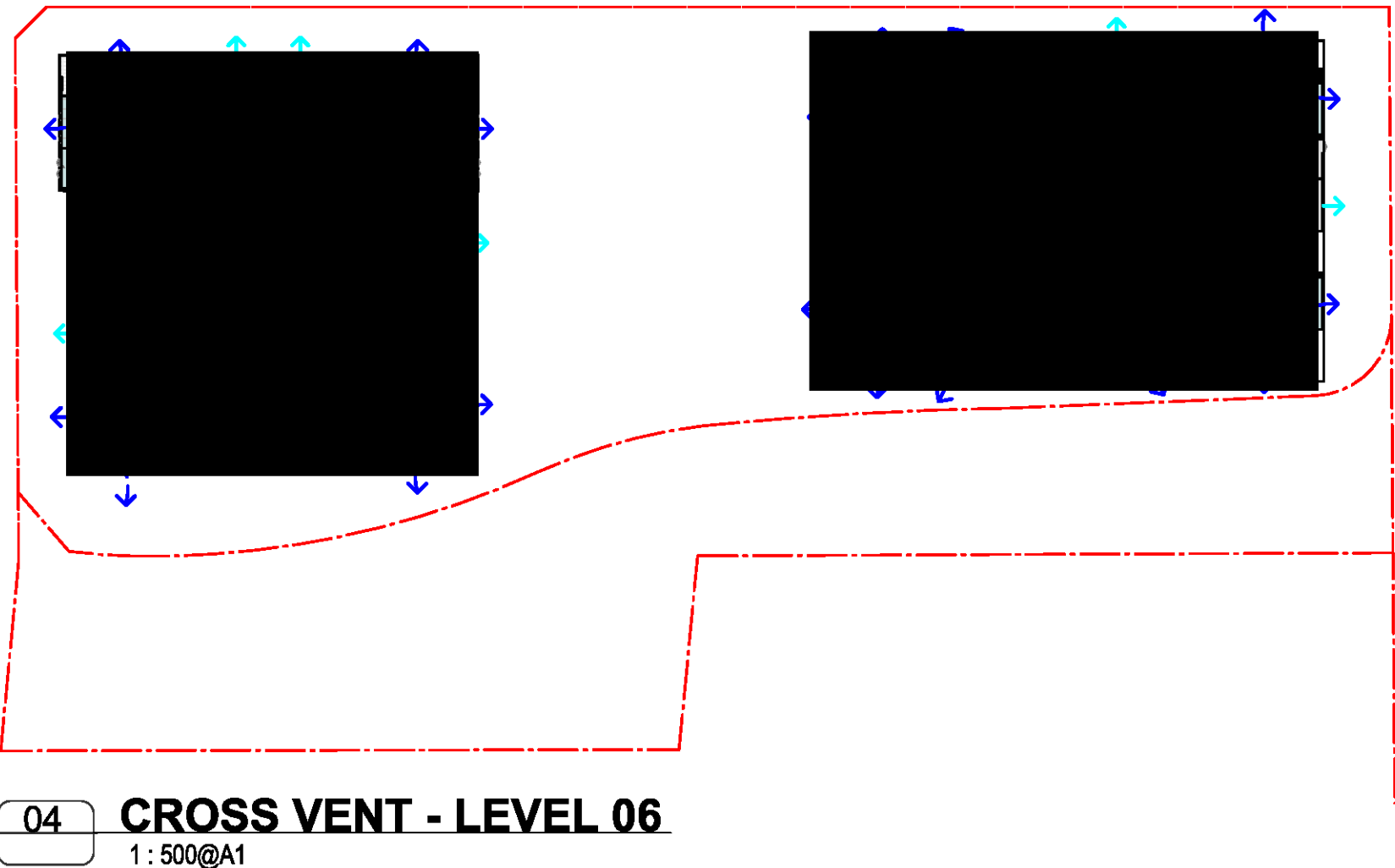
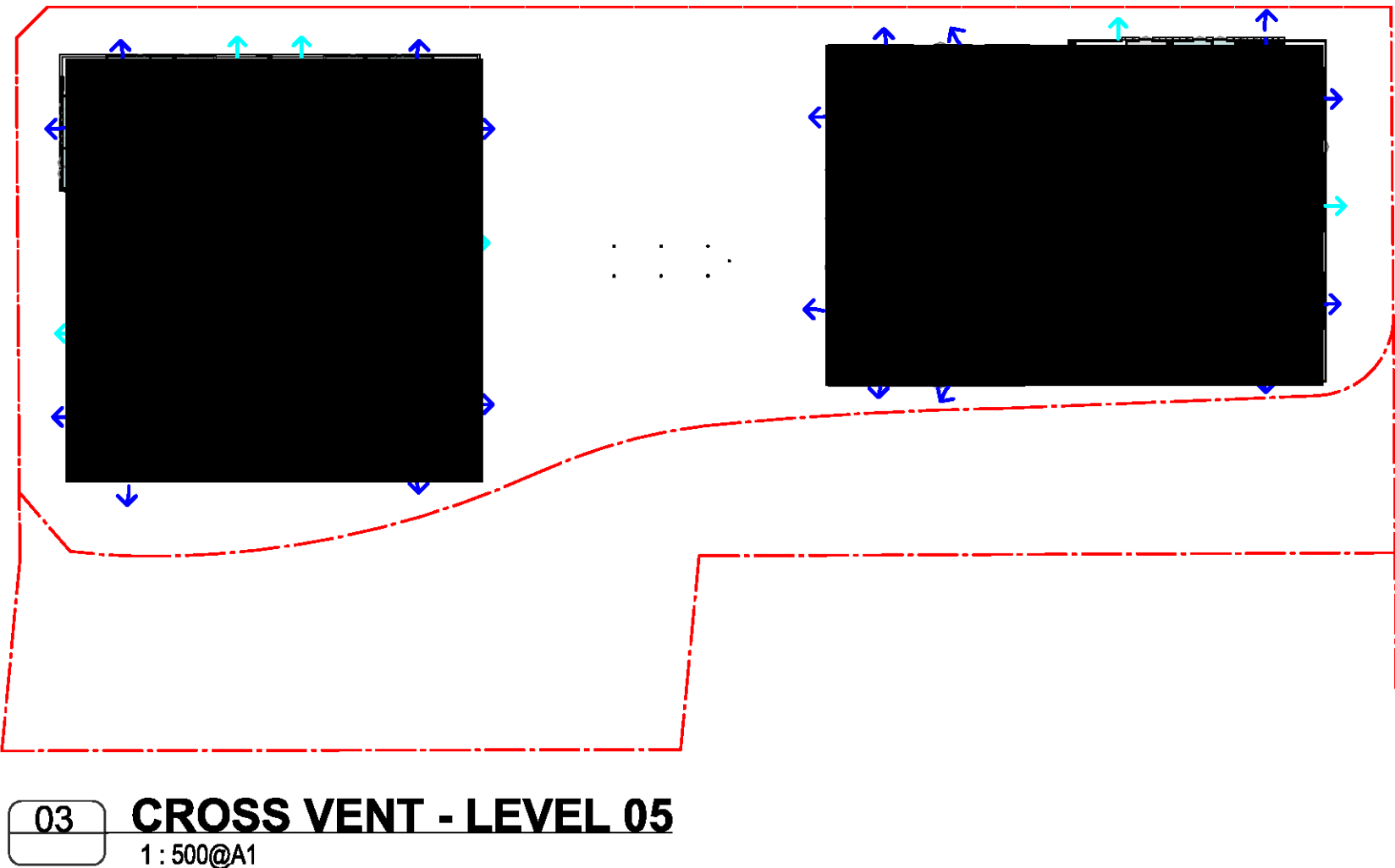
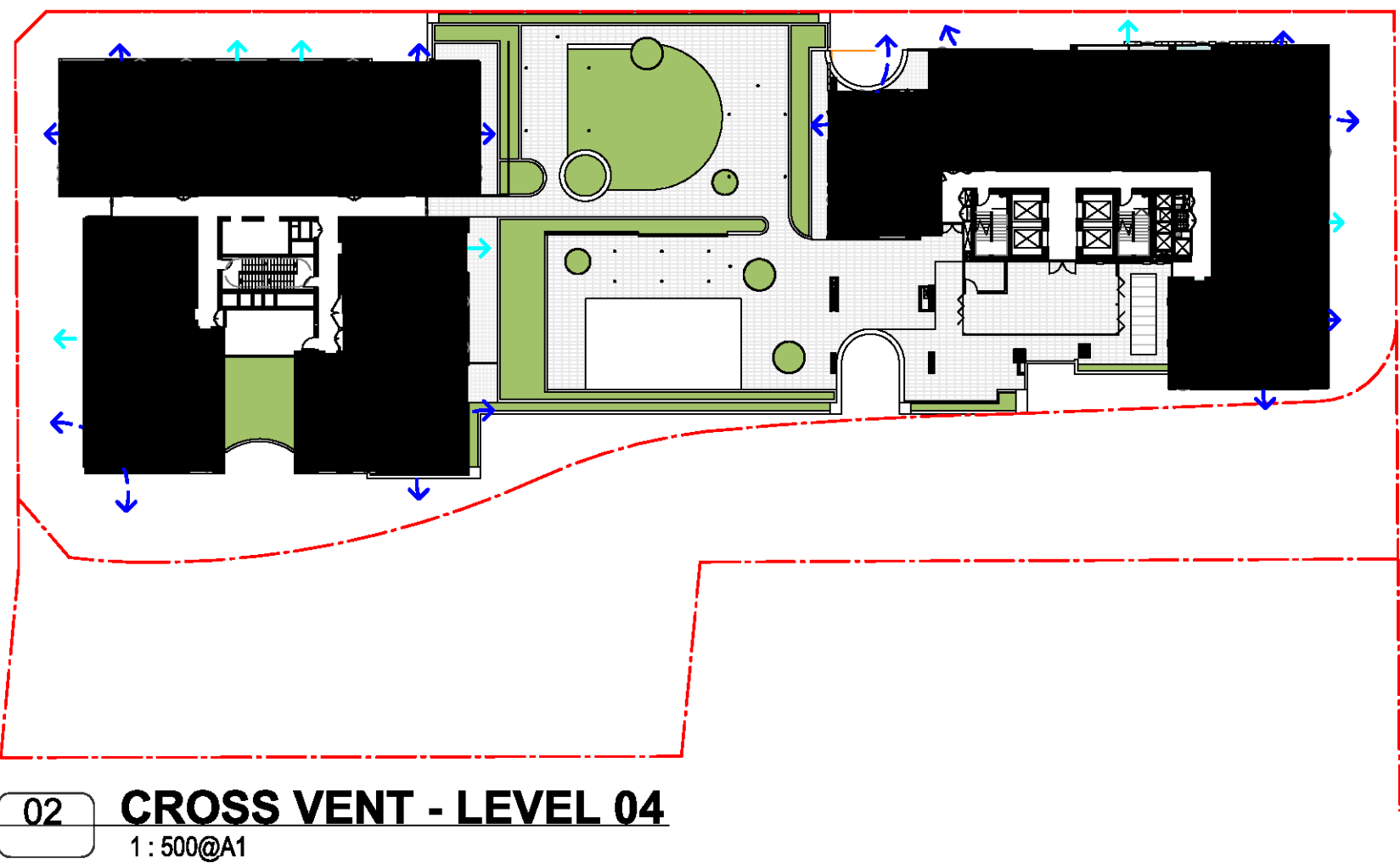
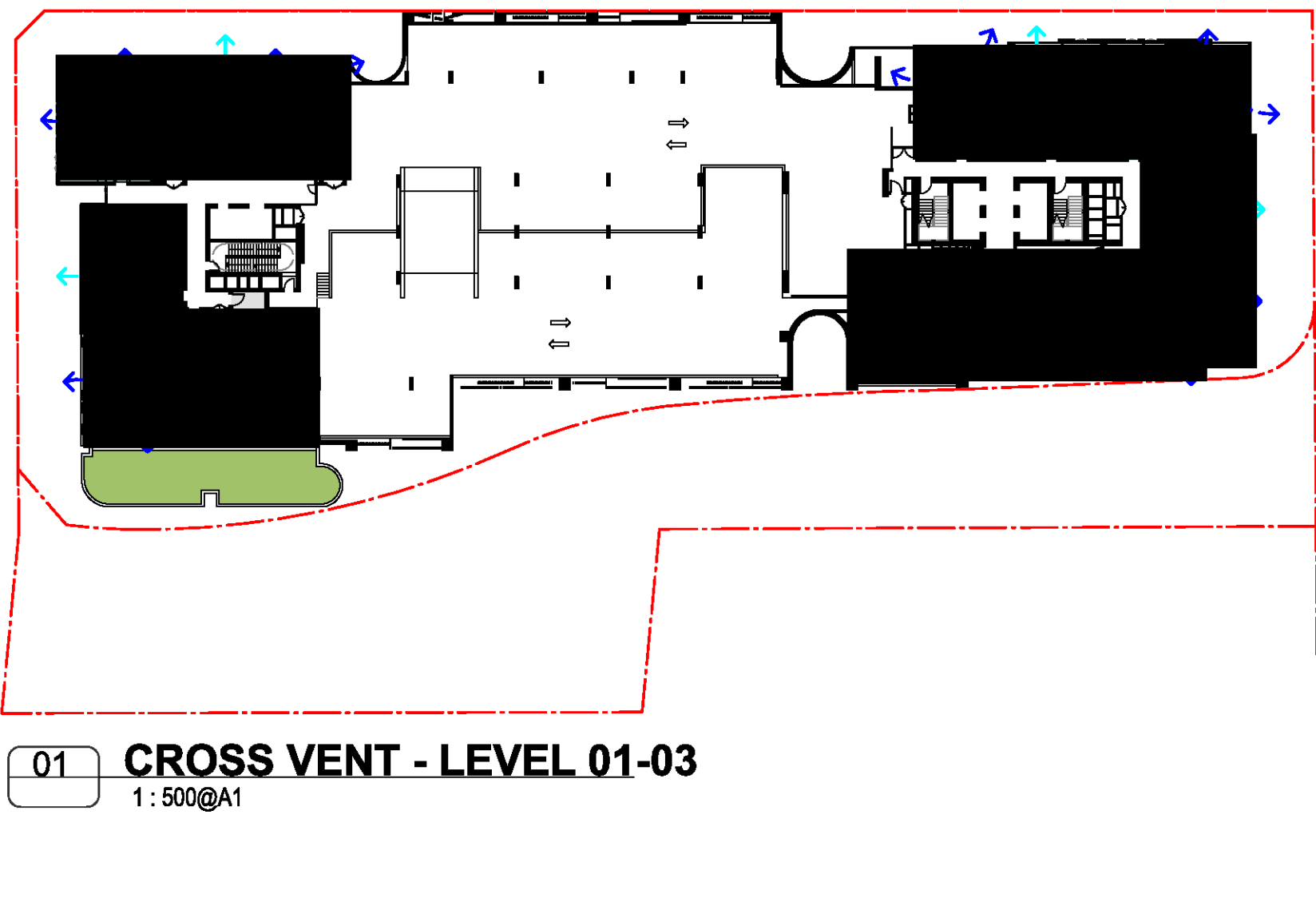


Date	Scale	Sheet Size
01.12.2021	As indicated	@ A1

Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-8040	/87

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SUMMARY

TOTAL NUMBER OF APARTMENTS UP TO 9TH STOREY	114
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	60%

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70	04.10.2021	ISSUED FOR LEC
71	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

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

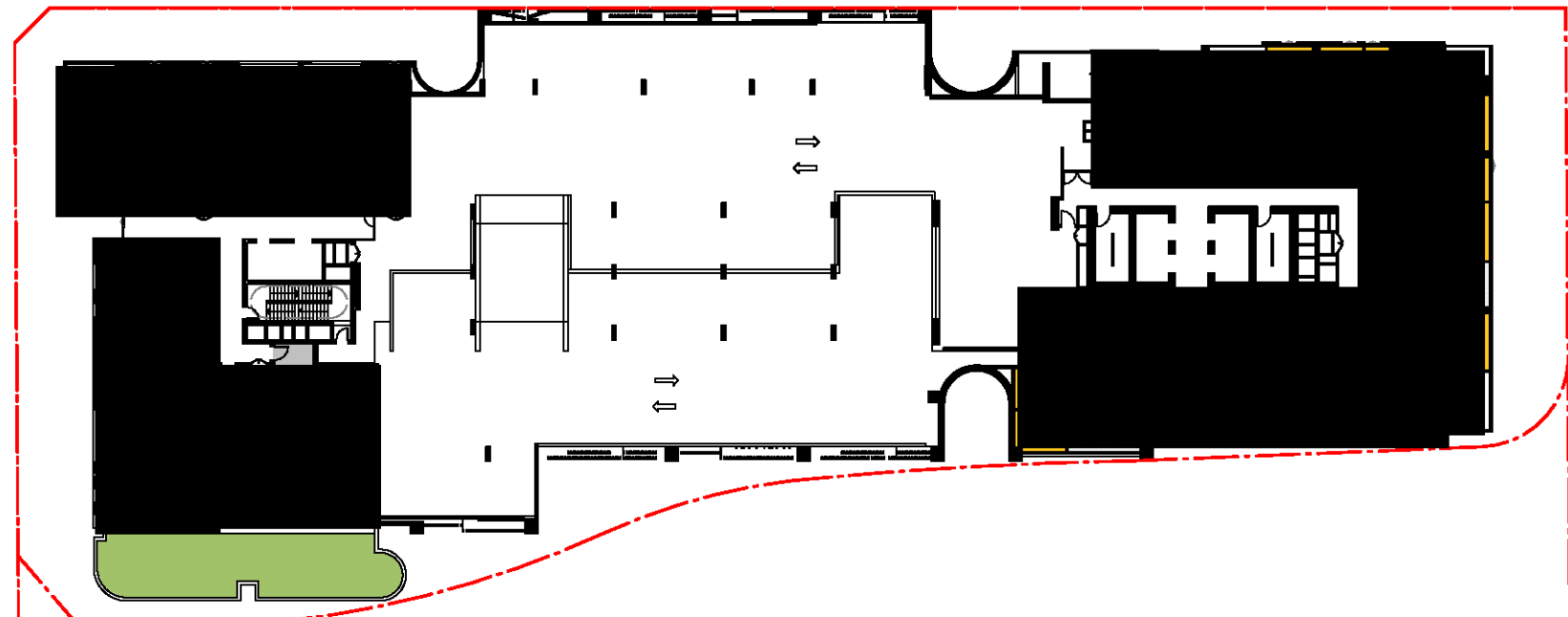
SOLAR ANALYSIS - SHEET 01

Date 01.12.2021 Scale As indicated Sheet Size @ A1

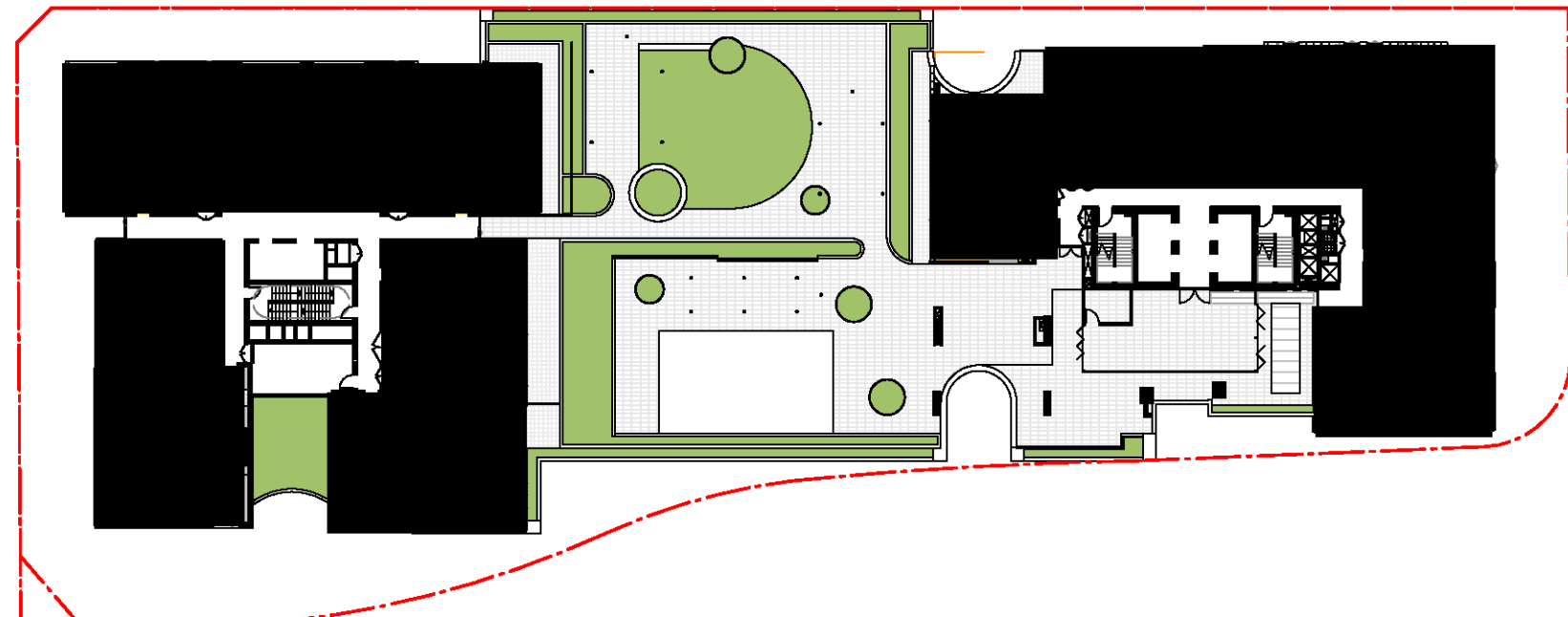
Drawn CC Chk. MG

Job No. 6111 Drawing No. AR-1-8050 /87 Revision

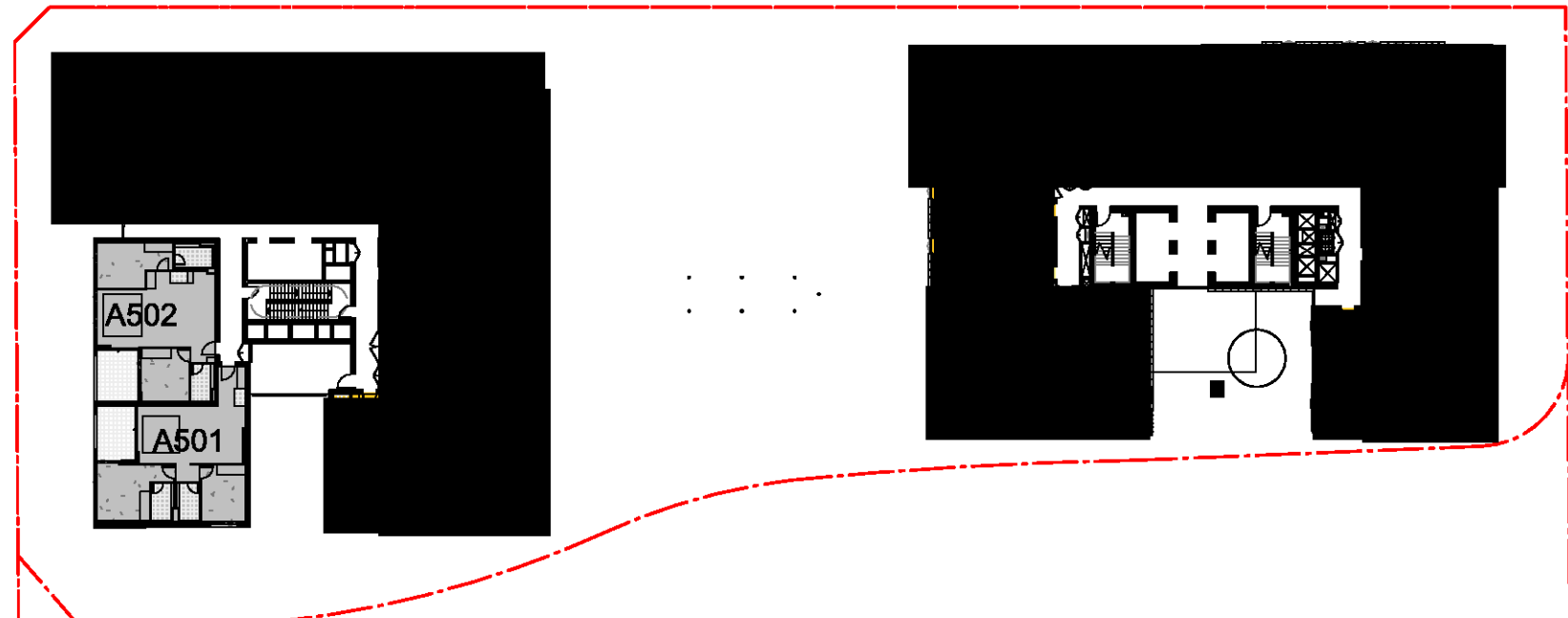
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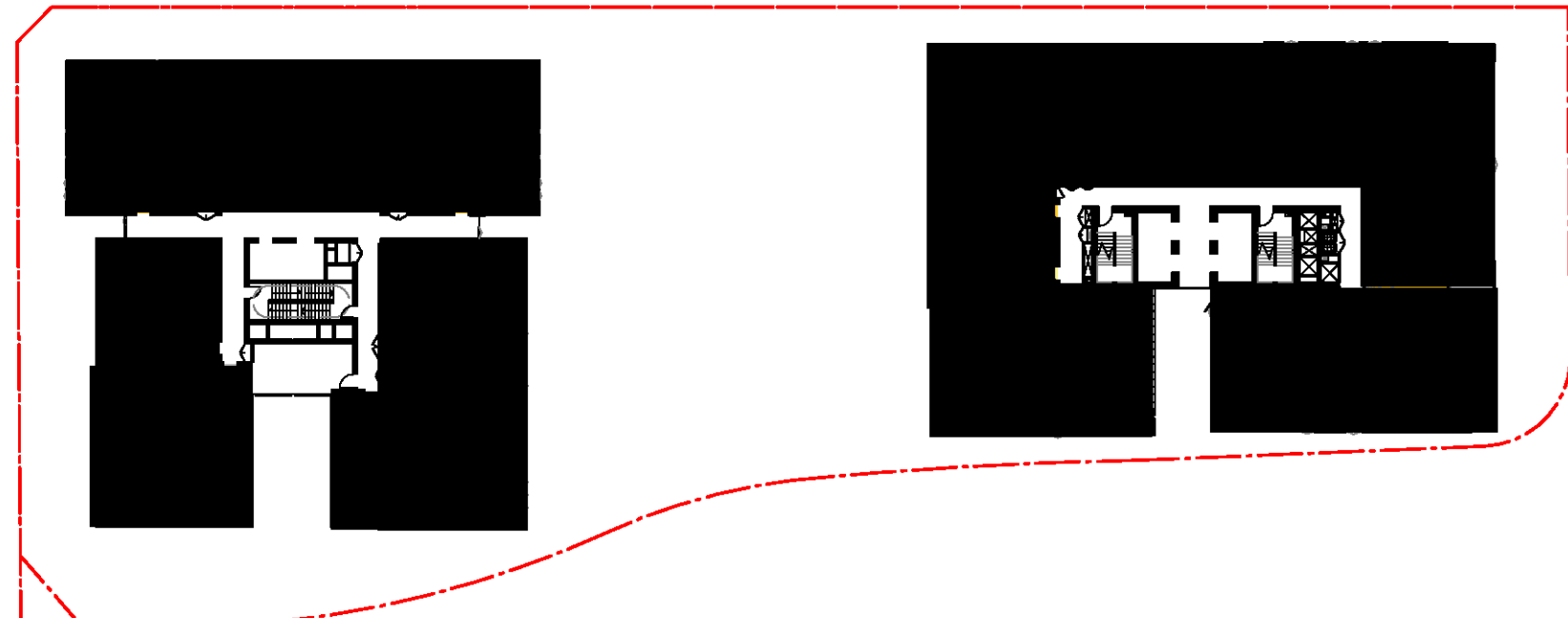
01 SOLAR - LEVEL 01-03
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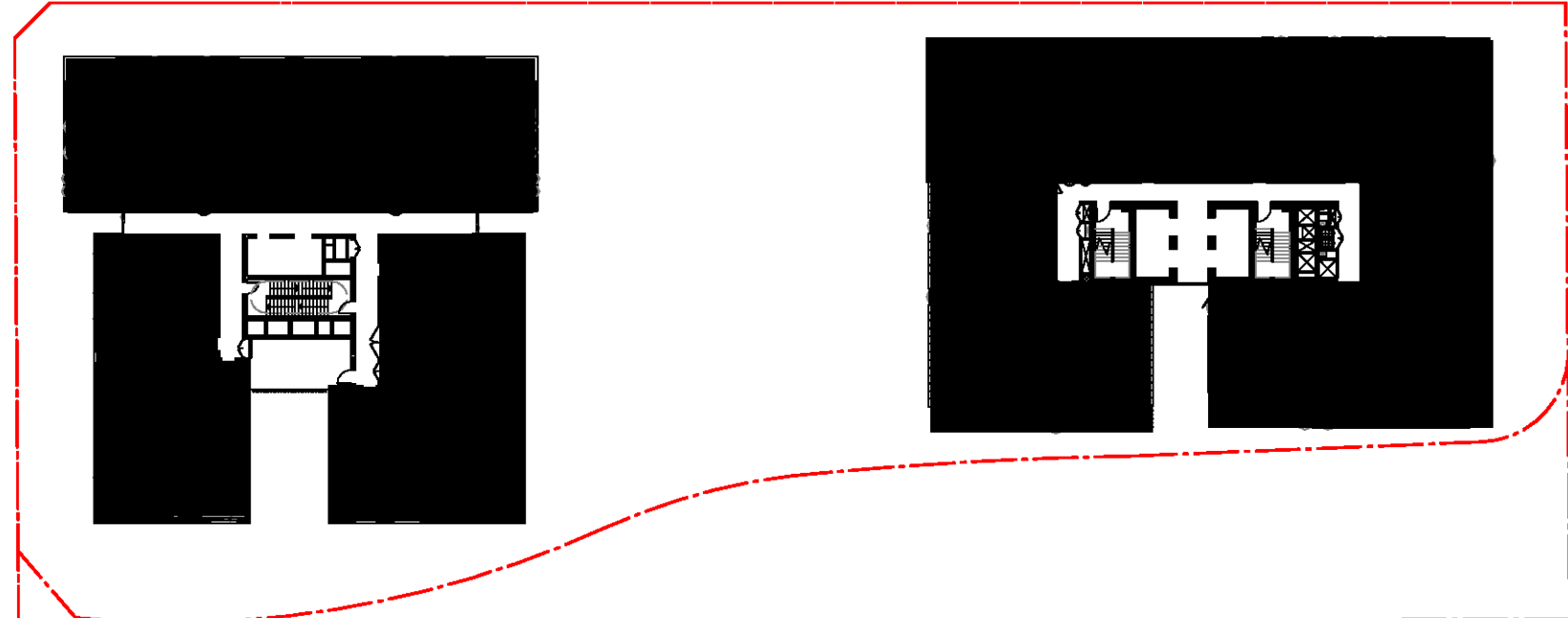
02 SOLAR - LEVEL 04
1: 500@A1



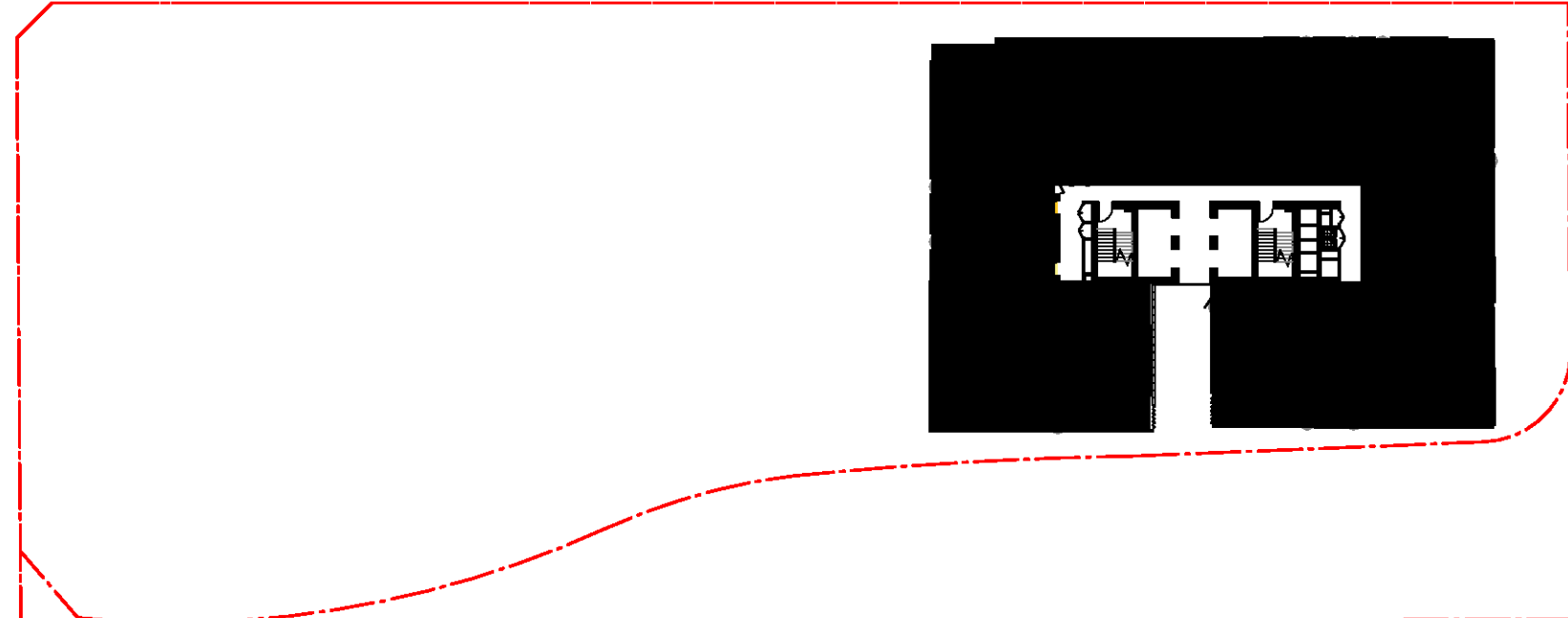
03 SOLAR - LEVEL 05
1: 500@A1



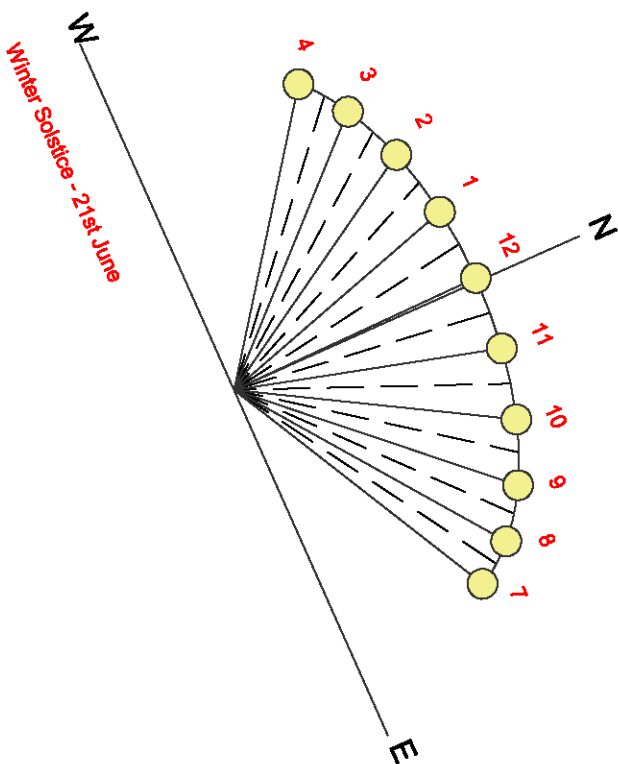
04 SOLAR - LEVEL 06-07
1: 500@A1



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



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



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67	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

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Building Key

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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

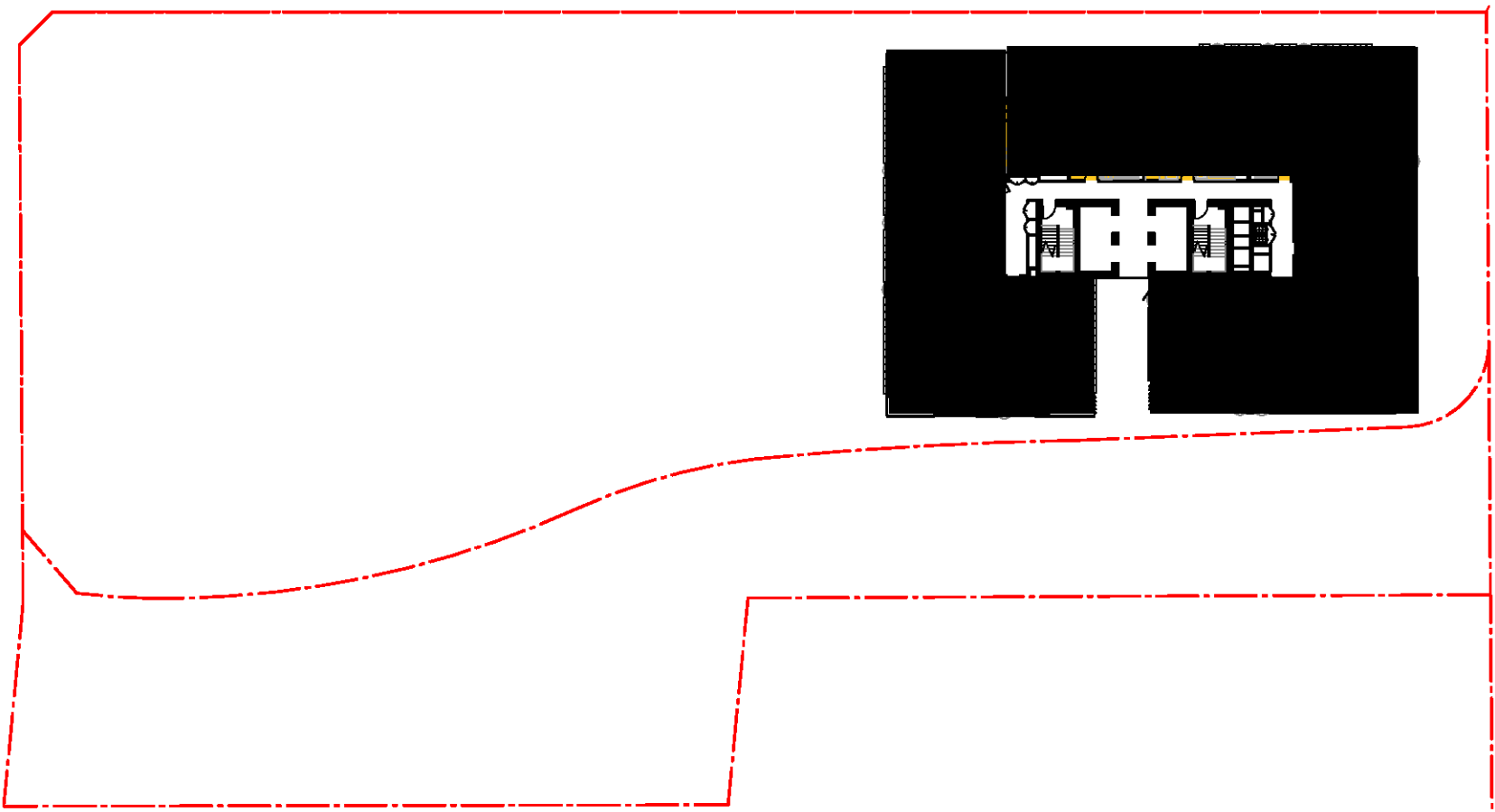
SOLAR ANALYSIS - SHEET 02

Date 01.12.2021 Scale As indicated Sheet Size @ A1

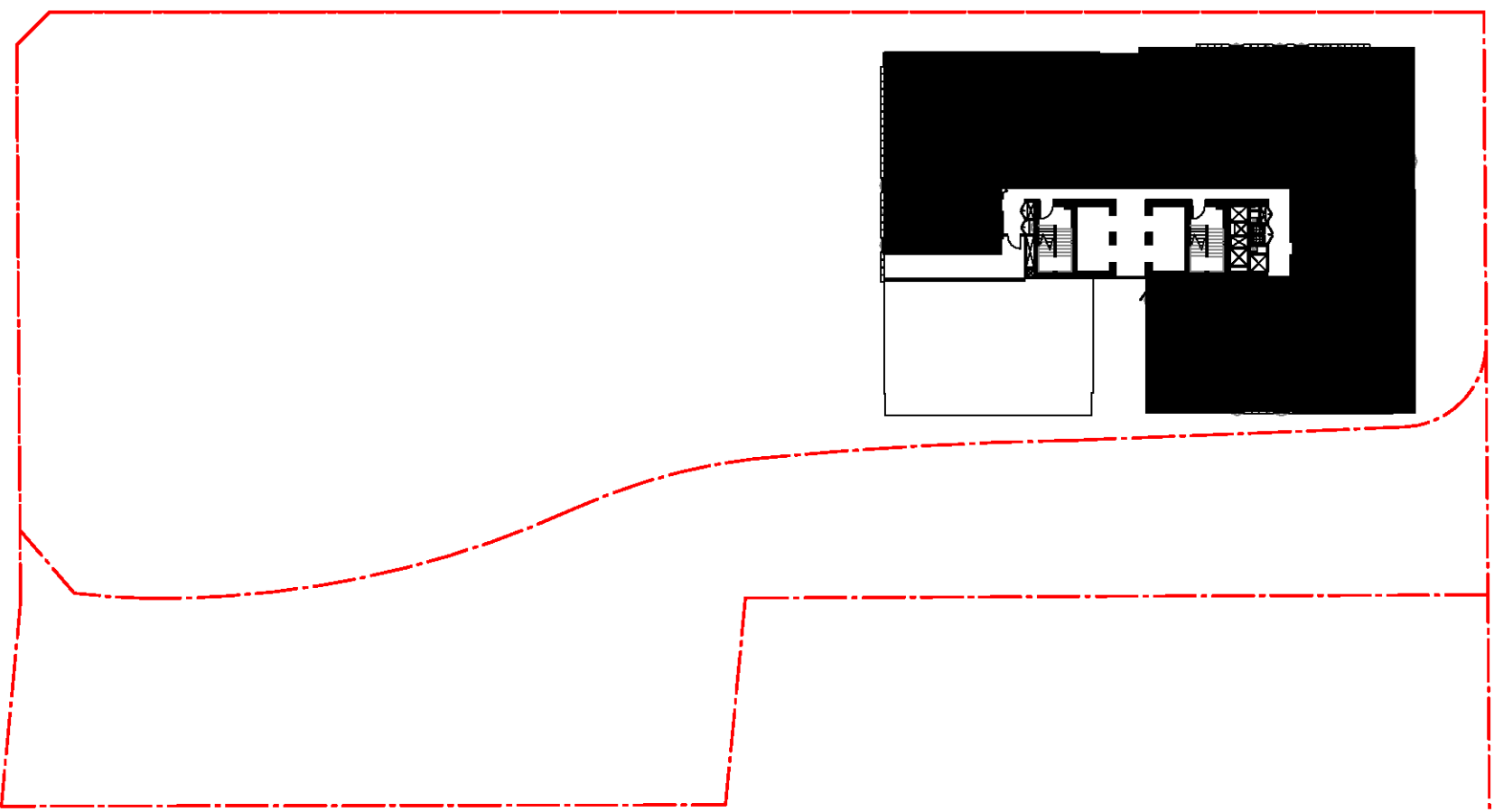
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Job No. 6111 Drawing No. AR-1-8051 /87 Revision

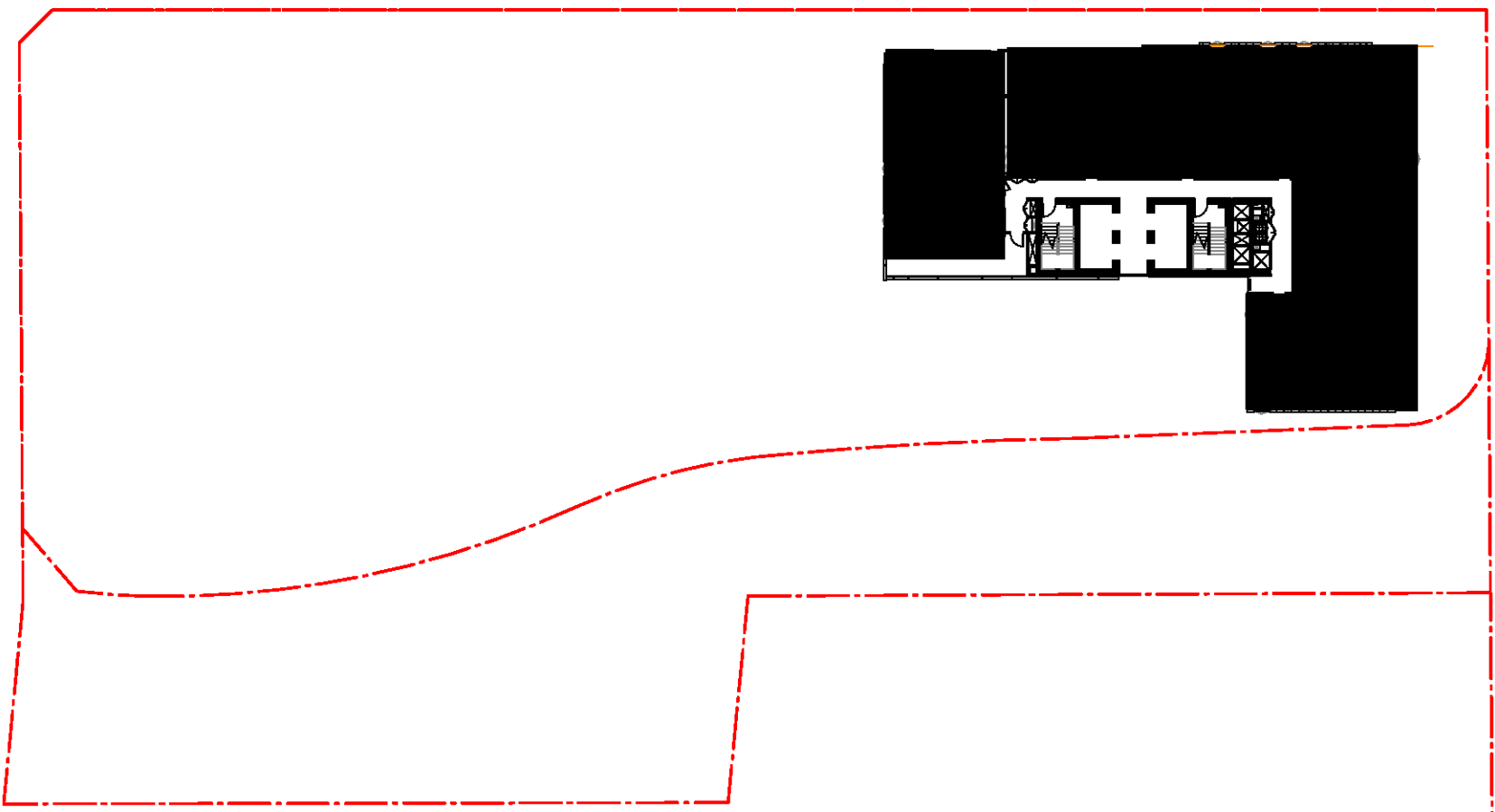
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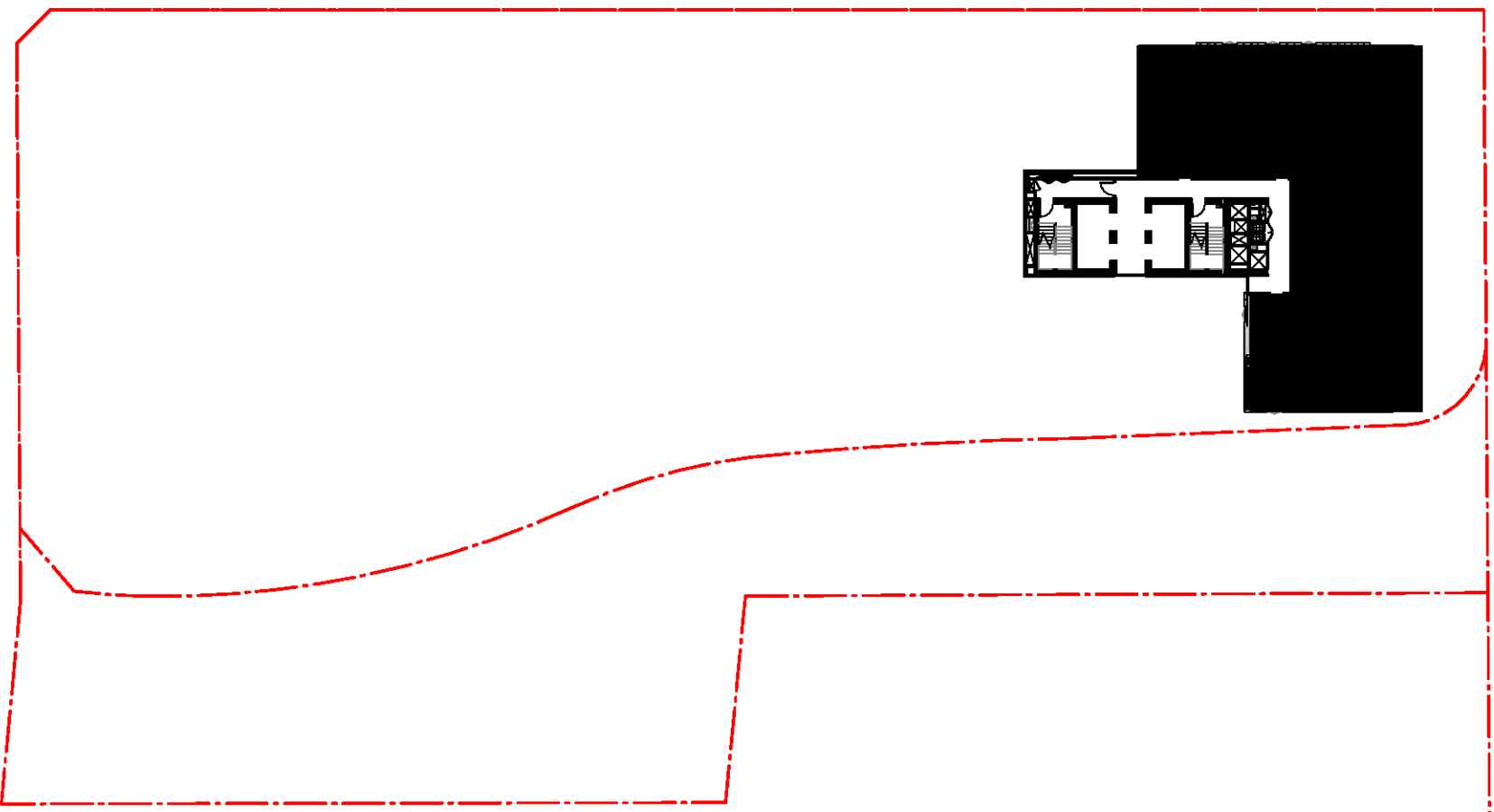
01 SOLAR - LEVEL 15-28
1 : 500@A1



3 Solar - Level 29-30
1 : 500@A1



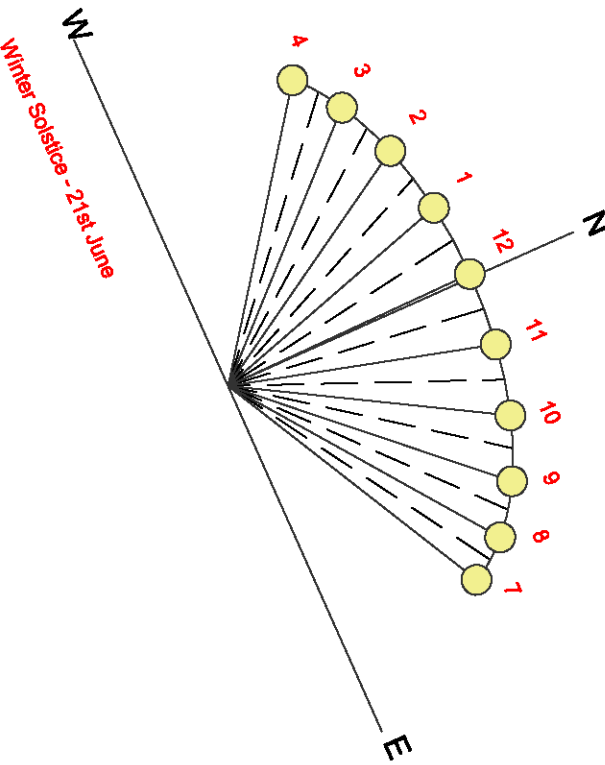
4 Solar - Level 31-32
1 : 500@A1



02 SOLAR - LEVEL 33-34
1 : 500@A1

SUMMARY

TOTAL NO. OF APARTMENTS	354
TOTAL NO. OF APARTMENTS RECEIVING 2+ HRS DIRECT SUNLIGHT	253
MIN % OF APARTMENTS REQUIRED 2+ HRS DIRECT SUNLIGHT	70%
% OF APARTMENTS RECEIVING 2+ HRS DIRECT SUNLIGHT	71%
TOTAL NO. OF APARTMENTS RECEIVING <15 MINS DIRECT SUNLIGHT	33
MAX % OF APARTMENTS ALLOWED <15 MINS DIRECT SUNLIGHT	15%
% OF APARTMENTS RECEIVING <15 MINS DIRECT SUNLIGHT	9%





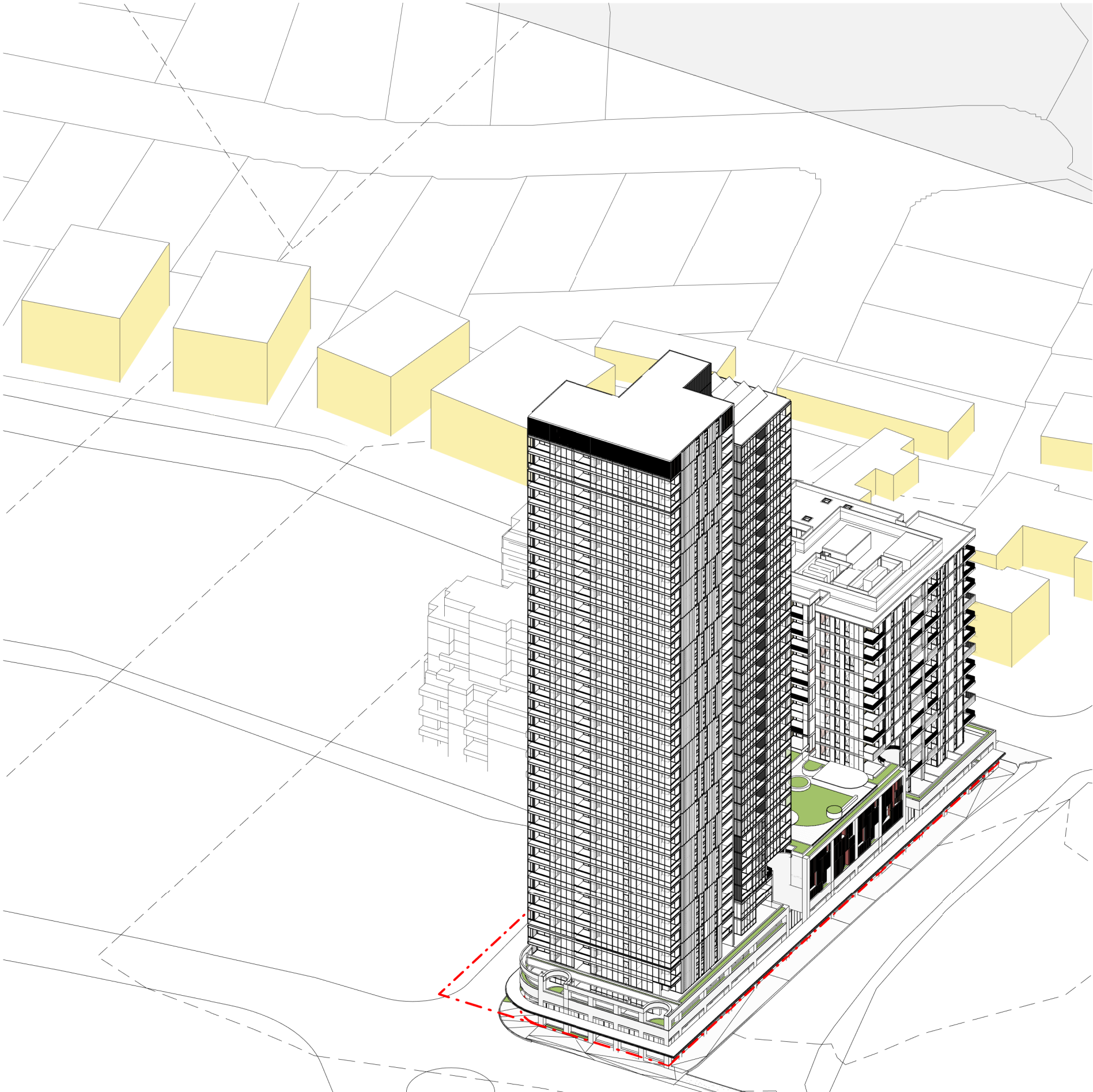
01 **SOLAR VIEW - 9am**
@A1



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

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Building Key

Client



Project
HIGH ST DEVELOPMENT

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

Drawing Name
SOLAR VIEWS - SHEET 01

Date
01.12.2021

Scale
@ A1

Drawn
CC

Chk.
MG

Job No.
6111

Drawing No.
AR-1-8052

Revision
/87

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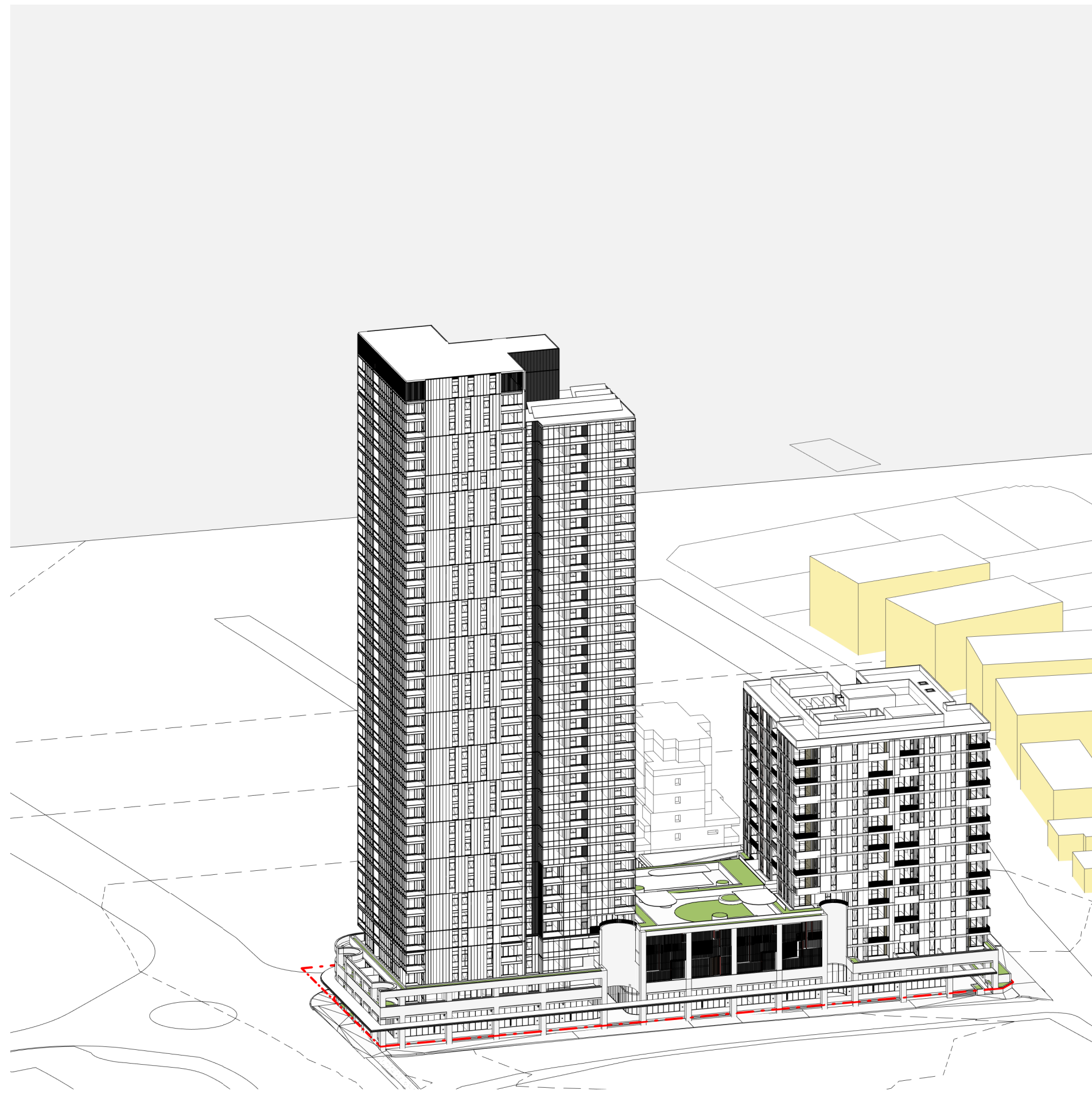




01 SOLAR VIEW - 1pm
@A1



02 SOLAR VIEW - 2pm
@A1



03 SOLAR VIEW - 3pm
@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
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Building Key

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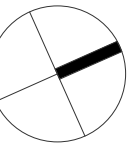
Project

HIGH ST DEVELOPMENT

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

Drawing Name

SOLAR VIEWS - SHEET 02

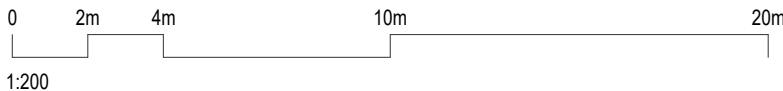


Date 01.12.2021 Scale Sheet Size @ A1

Drawn CC Chk. MG

Job No. 6111 Drawing No. AR-1-8053 Revision /87

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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

Client



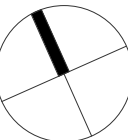
Project

HIGH ST DEVELOPMENT

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

Drawing Name

SHADOW ANALYSIS - 21 JUNE -
11am & 12pm

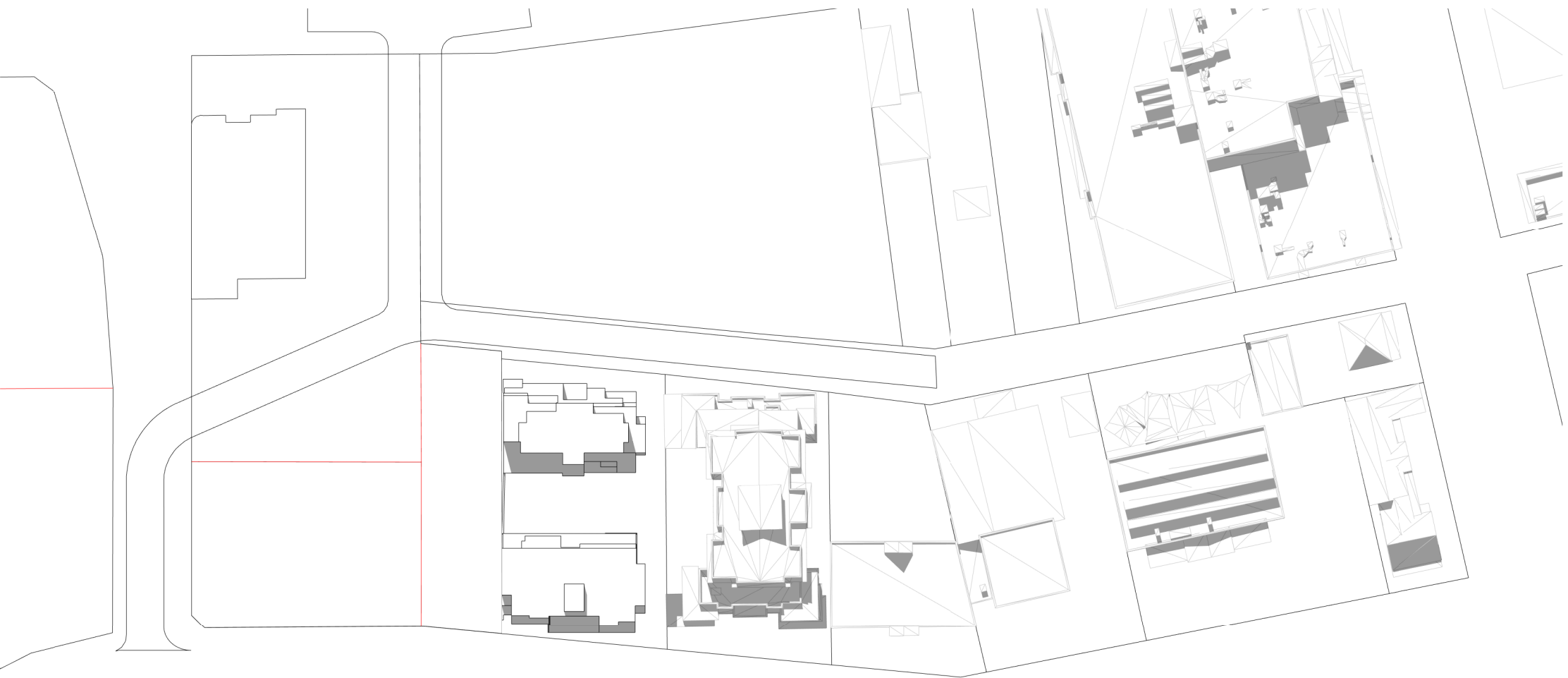


Date	Scale	Sheet Size
01.12.2021	1 : 1000	@ A1

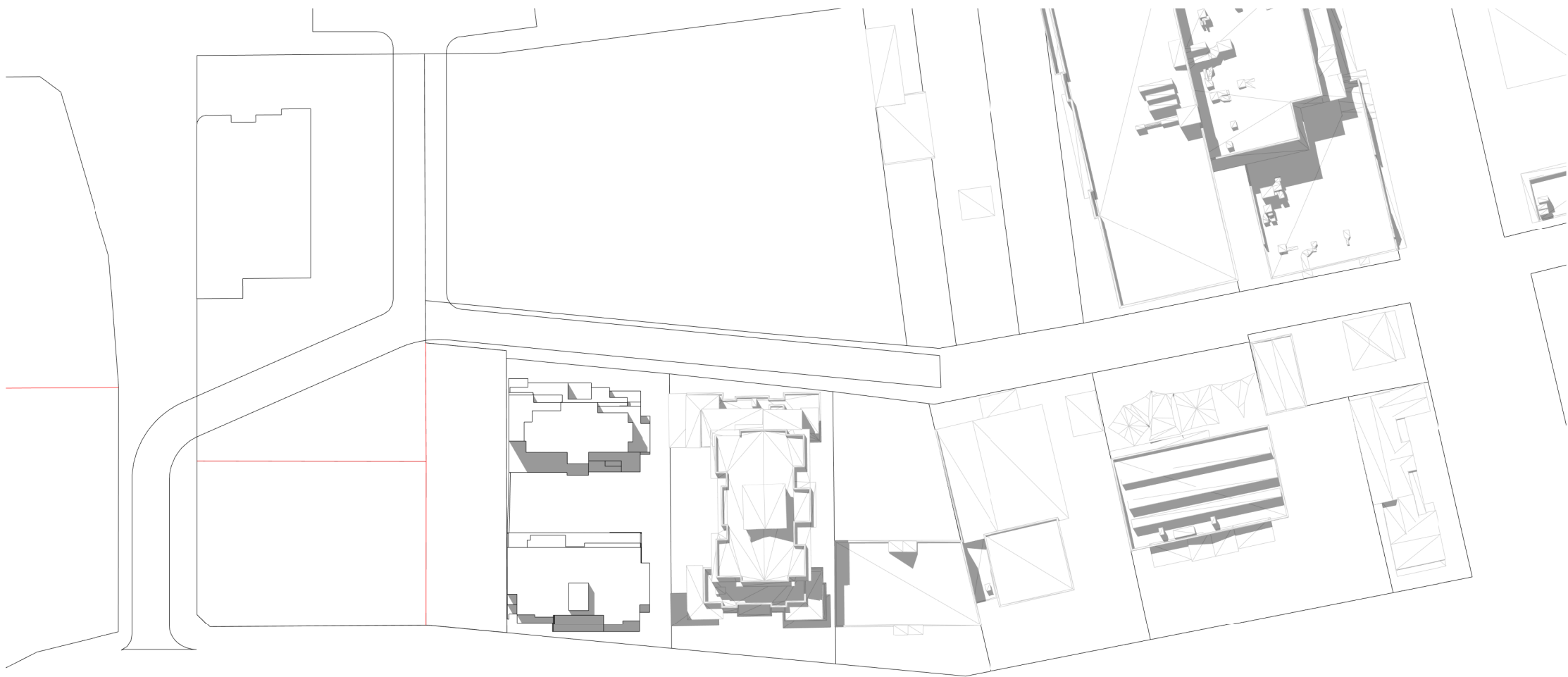
Drawn	Chk.
CC	MG

Job No.	Drawing No.	Revision
6111	AR-1-8062	/87

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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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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



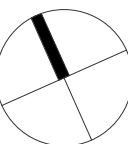
Project

HIGH ST DEVELOPMENT

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

Drawing Name

SHADOW ANALYSIS - 21 JUNE -
1pm & 2pm

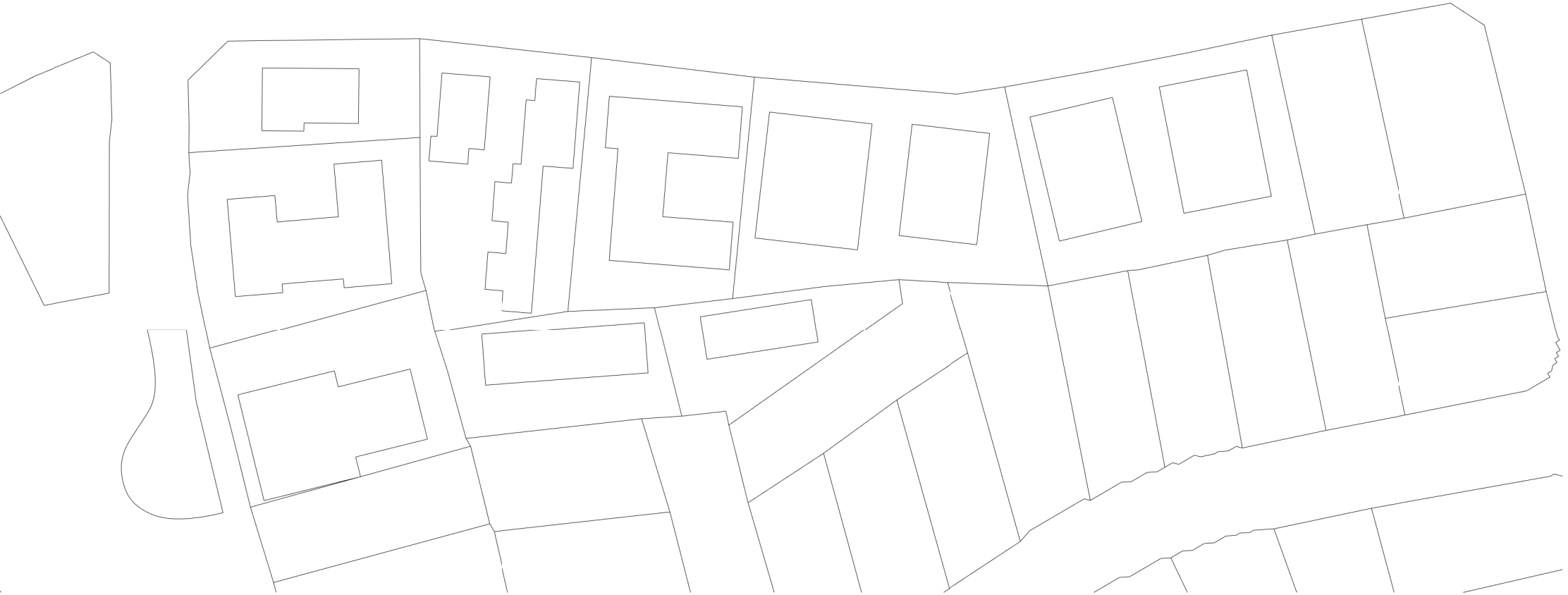


Date	Scale	Sheet Size
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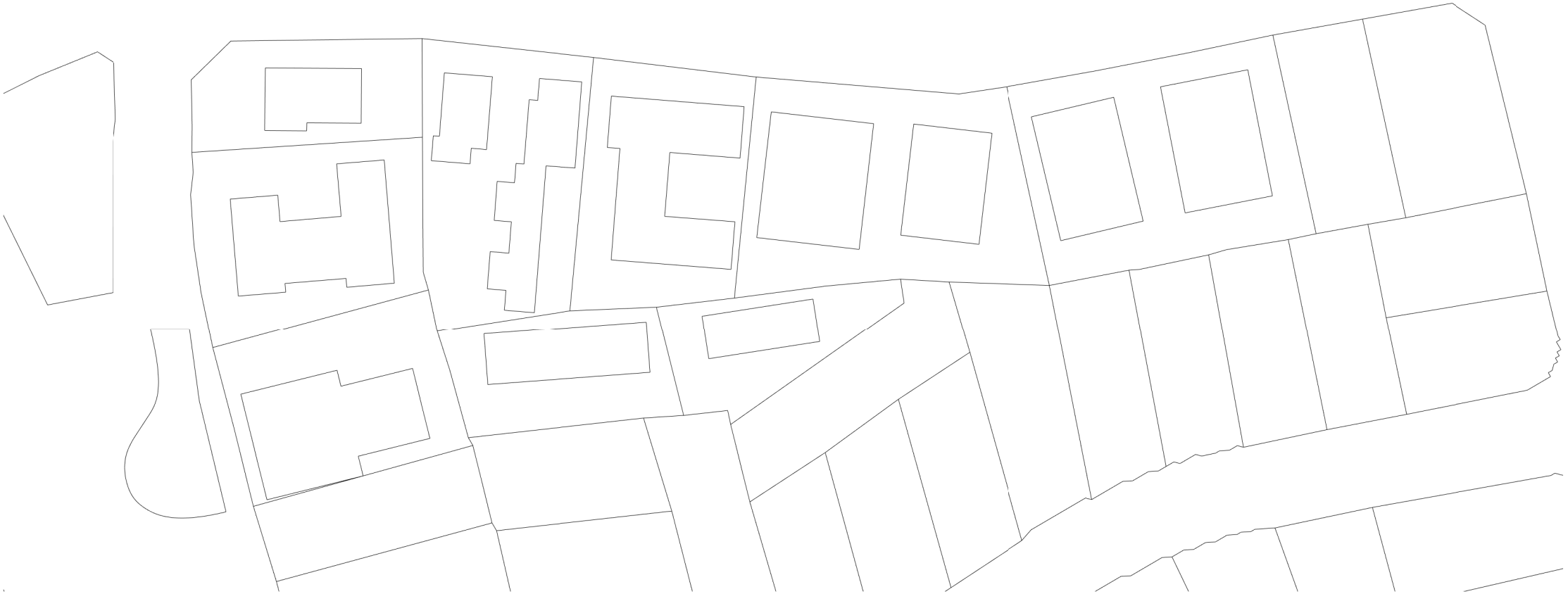
Drawn	Chk.
CC	MG

Job No.	Drawing No.	Revision
6111	AR-1-8064	/87

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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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Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

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Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

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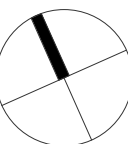
Project

HIGH ST DEVELOPMENT

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

Drawing Name

SHADOW ANALYSIS - 21 JUNE -
3pm



Date	Scale	Sheet Size
01.12.2021	1 : 1000	@ A1

Drawn	Chk.
CC	MG

Job No.	Drawing No.	Revision
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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
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

Client



Project
HIGH ST DEVELOPMENT

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

Drawing Name
ARTIST IMPRESSION - SHEET 01

Date	Scale	Sheet Size
01.12.2021	1 : 1	@ A1

Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-9000	/87

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View along High Street looking east

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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
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

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

ARTIST IMPRESSION - SHEET 02

Date	Scale	Sheet Size
01.12.2021	1 : 1	@ A1

Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-9001	/87

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View Along High Street, looking west

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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

Client



Project
HIGH ST DEVELOPMENT

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

Drawing Name
ARTIST IMPRESSION - SHEET 03

Date	Scale	Sheet Size
01.12.2021	1 : 1	@ A1

Drawn	Chk.
HL	NH

Job No.	Drawing No.	Revision
6111	AR-1-9002	/87



View Across Union Road, looking north

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

FOR APPROVAL

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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	

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

ARTIST IMPRESSION - SHEET 04

Date	Scale	Sheet Size
01.12.2021	1 : 1	@ A1

Drawn	Chk.
HL	NH

Job No.	Drawing No.	Revision
6111	AR-1-9003	/87

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New street View Ground Activation

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

FOR APPROVAL

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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

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

ARTIST IMPRESSION - SHEET 05

Date	Scale	Sheet Size
01.12.2021	1 : 1	@ A1

Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-9004	/87

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View along John Tipping Rd

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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
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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
01.12.2021	1 : 1	@ A1

Drawn	Chk.
GT	MG

Job No.	Drawing No.	Revision
6111	AR-1-9005	/87

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

FOR APPROVAL

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85	07.05.2021	ISSUED FOR DA
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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

- 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

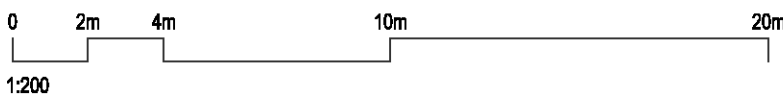
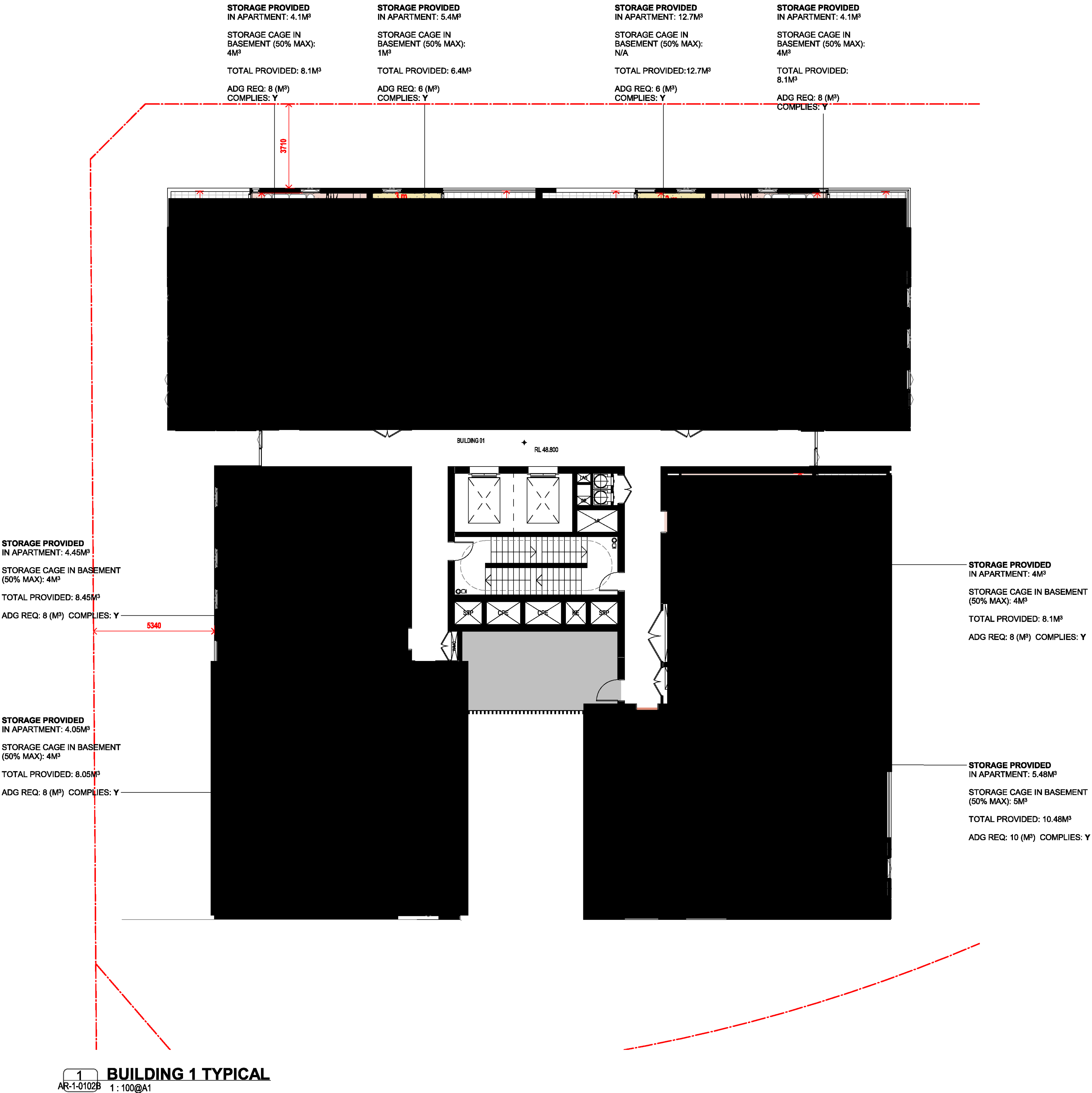
Drawing Name
ADG COMPLIANCE PLAN - BLDG
1 TYPICAL PLAN

Date	Scale	Sheet Size
01.12.2021	As indicated	@ A1

Drawn	Chk.
JG	MG

Job No.	Drawing No.	Revision
6111	AR-1-9030	/87

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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

1B + ST

2B/2BTH

2B

2B + ST/M

3B
- S - STORAGE
- 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	Scale	Sheet Size
01.12.2021	As indicated	@ A1

Drawn	Chk.
JG	MG

Job No.	Drawing No.	Revision
6111	AR-1-9031	/87

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