

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

STAGE 01 DA



ARTIST IMPRESSION

NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Apartment / apartment wall	R2.0 bulk insulation	All other apartments
	R1.5 bulk insulation	B609
	R2.0 insulation	B101 & B104
Exposed floor	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A
	Awning	A103 to A1203
	U-value 5.4	A1204
	SHGC 0.49	A105 to A1205
	Fixed / sliding	BUILDING B
	U-value 4.8	All glazing onto balcony
	SHGC 0.59	All east oriented glazing
		All south oriented glazing
	Single glazing	BUILDING A
	Awning / fixed / sliding	All other Building A apartments
	U-value 5.9	
	SHGC 0.49	BUILDING B
	Double glazing	All north oriented glazing (excluding glazing onto balconies)
	Awning	All west oriented glazing (excluding glazing onto balconies)
	U-value 4.5	
	SHGC 0.50	
	Fixed/sliding	
	U-value 4.6	
	SHGC 0.46	
	Double glazing	
	Awning	
	U-value 4.3	
	SHGC 0.47	
	Fixed/sliding	
	U-value 4.3	
	SHGC 0.53	
	Double glazed clear, no diffuser	
	Rglass 0.33	
	Rframe 0.17	
Skylights	Double glazed clear, no diffuser	A1201 & A1202



HIGH STREET PENRITH - STAGE 01 DA SUBMISSION

SHEET	NAME	SCALE	Current Revision
AR-1-0001	COVER PAGE & CONTENTS PAGE	N/A	86
AR-1-0100	SITE LOCATION PLAN	1:5000	86
AR-1-0101	EXISTING SITE PLAN	1:500	86
AR-1-0102	STAGING PLAN - NEW BOUNDARY	1:500	86
AR-1-0102A	STAGING PLAN - CONSTRUCTION STAGING DIAGRAM - PLAN	1:500	86
AR-1-0102B	STAGING PLAN - CONSTRUCTION STAGING DIAGRAM - SECTION	1:200	86
AR-1-0103	SITE ANALYSIS	1:500	86
AR-1-0104	CONTEXT ELEVATION - UNION ROAD	1:300	86
AR-1-0105	CONTEXT ELEVATION - HIGH STREET	1:300	86
AR-1-0106	POTENTIAL FUTURE DEVELOPMENT	1:500	86
AR-1-1007	GA FLOOR PLAN - BASEMENT 03	1:200	86
AR-1-1008	GA FLOOR PLAN - BASEMENT 02	1:200	86
AR-1-1009	GA FLOOR PLAN - BASEMENT 01	1:200	86
AR-1-1010	GA FLOOR PLAN - GROUND FLOOR	1:200	86
AR-1-1011	GA FLOOR PLAN - LEVEL 01	1:200	86
AR-1-1012	GA FLOOR PLAN - LEVEL 02	1:200	86
AR-1-1014	GA FLOOR PLAN - LEVEL 03	1:200	86
AR-1-1015	GA FLOOR PLAN - LEVEL 04	1:200	86
AR-1-1016	GA FLOOR PLAN - LEVEL 05	1:200	86
AR-1-1018	GA FLOOR PLAN - LEVEL 06-07	1:200	86
AR-1-1019	GA FLOOR PLAN - LEVEL 08	1:200	86
AR-1-1020	GA FLOOR PLAN - LEVEL 09 - 10	1:200	86
AR-1-1022	GA FLOOR PLAN - LEVEL 11	1:200	86
AR-1-1023	GA FLOOR PLAN - LEVEL 12	1:200	86
AR-1-1024	GA FLOOR PLAN - LEVEL 13	1:200	86
AR-1-1025	GA FLOOR PLAN - LEVEL 14	1:200	86
AR-1-1026	GA FLOOR PLAN - LEVEL 15 - 28	1:200	86
AR-1-1027	GA FLOOR PLAN - LEVEL 29	1:200	86
AR-1-1028	GA FLOOR PLAN - LEVEL 30	1:200	86
AR-1-1029	GA FLOOR PLAN - LEVEL 31	1:200	86
AR-1-1030	GA FLOOR PLAN - LEVEL 32	1:200	86
AR-1-1032	GA FLOOR PLAN - LEVEL 33	1:200	86
AR-1-1033	GA FLOOR PLAN - LEVEL 34	1:200	86
AR-1-1034	GA FLOOR PLAN - LEVEL 35	1:200	86
AR-1-1038	GA FLOOR PLAN - ROOF	1:200	86
AR-1-1101	LIVEABLE UNITS	1:50	86
AR-1-1102	ADAPTABLE UNITS - BUILDING 01	1:50	86
AR-1-1103	ADAPTABLE UNITS - BUILDING 02	1:50	86
AR-1-5000	NORTH & SOUTH ELEVATION	1:250	86
AR-1-5001	EAST ELEVATION	1:250	86
AR-1-5002	WEST ELEVATION	1:250	86
AR-1-5004	NORTH & SOUTH PODIUM ELEVATIONS	1:250	86
AR-1-5010	SITE LINK ELEVATIONS	1:100	86
AR-1-5100	SECTION A-A	1:250	86
AR-1-5201	PODIUM FACADE DETAILS	1:50	86
AR-1-5202	BUILDING 02 - FACADE DETAILS	1:50	86
AR-1-5203	EXTERNAL FINISHES BOARD	1:50	86
AR-1-8010	GFA CALCULATIONS - SHEET 01	1:450	86
AR-1-8011	GFA CALCULATIONS - SHEET 02	1:450	86
AR-1-8012	GFA CALCULATIONS - SHEET 03	1:450	86
AR-1-8030	COMMUNAL OPEN SPACE AREA	1:200	86
AR-1-8031	DEEP SOIL AREA	1:200	86
AR-1-8040	CROSS VENTILATION ANALYSIS - UP TO LEVEL 08	1:500	86
AR-1-8050	SOLAR ANALYSIS - SHEET 01	1:500	86
AR-1-8051	SOLAR ANALYSIS - SHEET 02	1:500	86
AR-1-8052	SOLAR VIEWS - SHEET 01	1:700	86
AR-1-8053	SOLAR VIEWS - SHEET 02	1:700	86
AR-1-8060	SHADOW ANALYSIS - 21 JUNE - 9am & 10am	1:1000	86
AR-1-8062	SHADOW ANALYSIS - 21 JUNE - 11am & 12pm	1:1000	86
AR-1-8064	SHADOW ANALYSIS - 21 JUNE - 1pm & 2pm	1:1000	86
AR-1-8066	SHADOW ANALYSIS - 21 JUNE - 3pm	1:1000	86
AR-1-9000	ARTIST IMPRESSION - SHEET 01	N/A	86
AR-1-9001	ARTIST IMPRESSION - SHEET 02	N/A	86
AR-1-9002	ARTIST IMPRESSION - SHEET 03	N/A	86
AR-1-9003	ARTIST IMPRESSION - SHEET 04	N/A	86
AR-1-9004	ARTIST IMPRESSION - SHEET 01	N/A	86
AR-1-9005	ARTIST IMPRESSION - SHEET 06	N/A	86
AR-1-9030	ADG COMPLIANCE PLAN - BLDG 1 TYPICAL PLAN	1:50	86
AR-1-9031	ADG COMPLIANCE PLAN - BLDG 2 TYPICAL PLAN	1:50	86

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CHANGE SUMMARY

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

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

FOR APPROVAL

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

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

Client



Project  
HIGH ST DEVELOPMENT

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

Drawing Name

COVER PAGE & CONTENTS PAGE

Date	Scale	Sheet Size
04.10.2021	1 : 1	@ A1

Drawn	Chk.
GT	MG

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

SJB Architects  
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NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
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Apartment / apartment wall	R1.5 bulk insulation	All other apartments
	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
Exposed floor	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
	R2.0 insulation	B704 - living room only where a roof / balcony is above
	R2.0 bulk insulation	A1201 to A1208
Roof	R2.3 bulk insulation with reflective foil	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
	Reflective side down, anti-reflective side up	BUILDING A: A103 to A1203 A1204 A105 to A1205
	Single glazing	BUILDING B: All glazing onto balcony All east orientated glazing All south orientated glazing
	Awning	BUILDING A: All other Building A apartments
	Fixed / sliding	BUILDING B: B101, B201 & B301
	U-value 5.4	
	SHGC 0.49	
	U-value 4.8	
	SHGC 0.59	
	SHGC 0.49	
Glazing	Double glazing	BUILDING B: All north orientated glazing (excluding glazing onto balconies) All west orientated glazing (excluding glazing onto balconies)
	Awning	
	Fixed/sliding	
	U-value 4.5	
	SHGC 0.50	
	SHGC 0.46	
Double glazing	Awning	
	Fixed/sliding	
	U-value 4.3	
	SHGC 0.47	
	U-value 4.3	
	SHGC 0.53	
Skylights	Double glazed clear, no diffuser	
	Rglass 0.33	A1201 & A1202
	Rframe 0.17	

6.4

Average star rating

NATIONWIDE HOUSE

www.nathers.com.au

0006807210

21 Nov 2021

Assessor: Fonda Amagosa

Accreditation No: 10045

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Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

Site Boundary (TOGA Owned)

Client

Project  
HIGH ST DEVELOPMENT

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

Drawing Name  
SITE LOCATION PLAN

Date  
04.10.2021

Scale  
As indicated

Sheet Size  
@ A1

Drawn  
GT

Chk.  
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Job No.  
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AR-1-0100

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/86

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Apartment / corridor wall	R1.5 bulk insulation	All other apartments
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	R1.5 bulk insulation	All other apartments
Apartment / apartment wall	R2.0 bulk insulation	A103 & A1203
	R1.5 bulk insulation	All other apartments
	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
Exposed floor	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
	R2.0 insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil	A1201 to A1208
Roof	Reflective side down, anti-reflective side up	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
	Single glazing	BUILDING A: A103 to A1203
Glazing	Awning U-value 5.4 SHGC 0.49	A1204
	Fixed / sliding U-value 4.8 SHGC 0.59	A105 to A1205
		BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding U-value 5.9 SHGC 0.49	
	Double glazing U-value 4.5 SHGC 0.50	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Fixed/sliding U-value 4.6 SHGC 0.46	
	Double glazing U-value 4.3 SHGC 0.47	BUILDING B: B101, B201 & B301
	Fixed/sliding U-value 4.3 SHGC 0.53	
	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202

6.4

Average star rating

NATIONWIDE HOUSE

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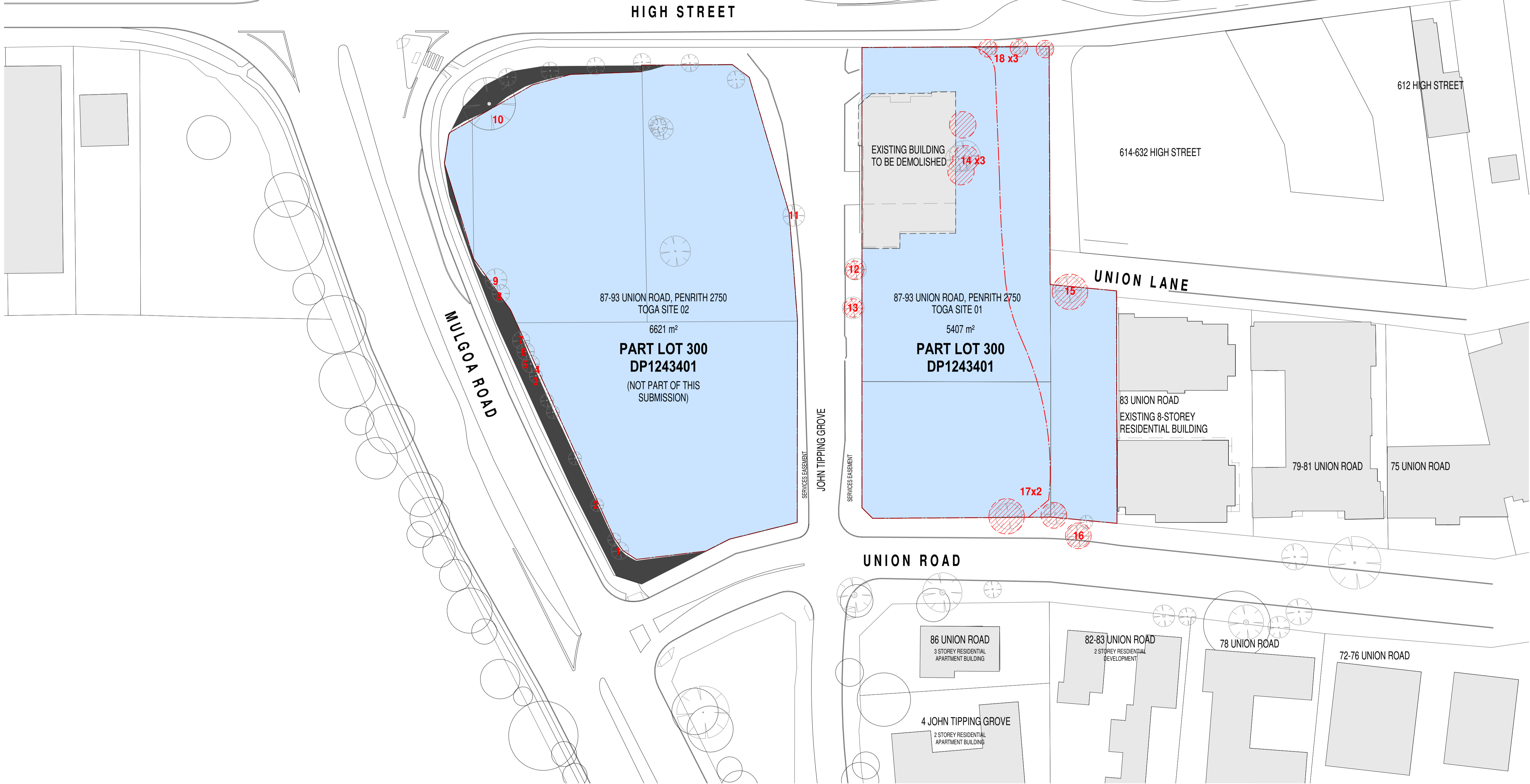
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Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

Site Area

Existing Buildings

Site Boundary (TOGA Owned)

Trees to be removed

(Numbered trees, refer to Arborist report for details)

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

EXISTING SITE PLAN

Date: 04.10.2021 Scale: 1 : 500 Sheet Size: @ A1

Drawn: GT Chk: MG

Job No.: 6111 Drawing No.: AR-1-0101 /86 Revision:

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External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
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Apartment / apartment wall	R2.0 bulk insulation	A103 & A1203
	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Exposed floor	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
Roof	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil	A1201 to A1208
	Reflective side down, anti-reflective side up	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning	A1204
	U-value 5.4	A105 to A1205
	SHGC 0.49	BUILDING B: All glazing onto balcony
	Fixed / sliding	All east oriented glazing
	U-value 4.8	All south oriented glazing
	SHGC 0.59	BUILDING A: All other Building A apartments
	Single glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies)
	Awning / fixed / sliding	All west oriented glazing (excluding glazing onto balconies)
	U-value 5.9	
	SHGC 0.49	
	Double glazing	BUILDING B: B101, B201 & B301
Skylights	U-value 4.5	
	SHGC 0.50	
	Fixed/sliding	
	U-value 4.6	
	SHGC 0.46	
	Double glazing	
	U-value 4.3	
	SHGC 0.47	
	Fixed/sliding	
	U-value 4.3	
	SHGC 0.53	
	Double glazed clear, no diffuser	
	Rglass 0.33	
	Rframe 0.17	
		A1201 & A1202

6.4

Average star rating

NATIONWIDE HOUSE CERT

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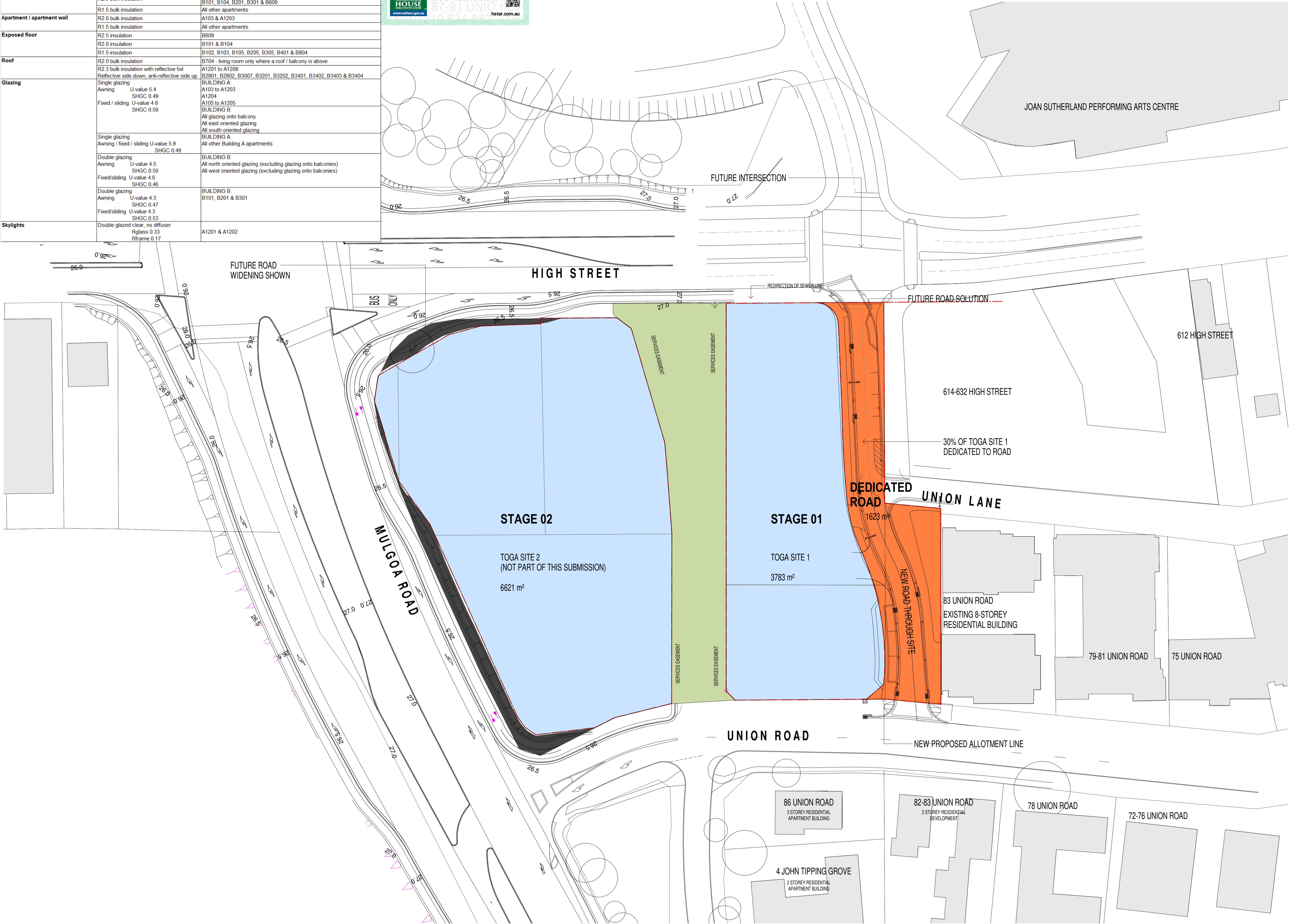
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Electrical Engineer	JHA CONSULTING ENGINEERS
Fire Engineer	OLSSON FIRE & RISK
Access Consultant	ACCESSIBLE BUILDING SOLUTIONS
Basix	EMF GRIFFITHS
Building Key	

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

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

STAGING PLAN - NEW BOUNDARY

Date 04.10.2021 Scale 1 : 500 Sheet Size @ A1

Drawn GT Chk. MG

Job No. 6111 Drawing No. AR-1-0102 /86 Revision

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	Fixed/sliding U-value 4.6 SHGC 0.46	BUILDING B: B101, B201 & B301
Roof	Double glazing U-value 4.3 SHGC 0.47	BUILDING B: B101, B201 & B301
	Fixed/sliding U-value 4.3 SHGC 0.53	BUILDING B: B101, B201 & B301
	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202
Skylights	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202
	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202
	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202



6.4  
Average  
star rating

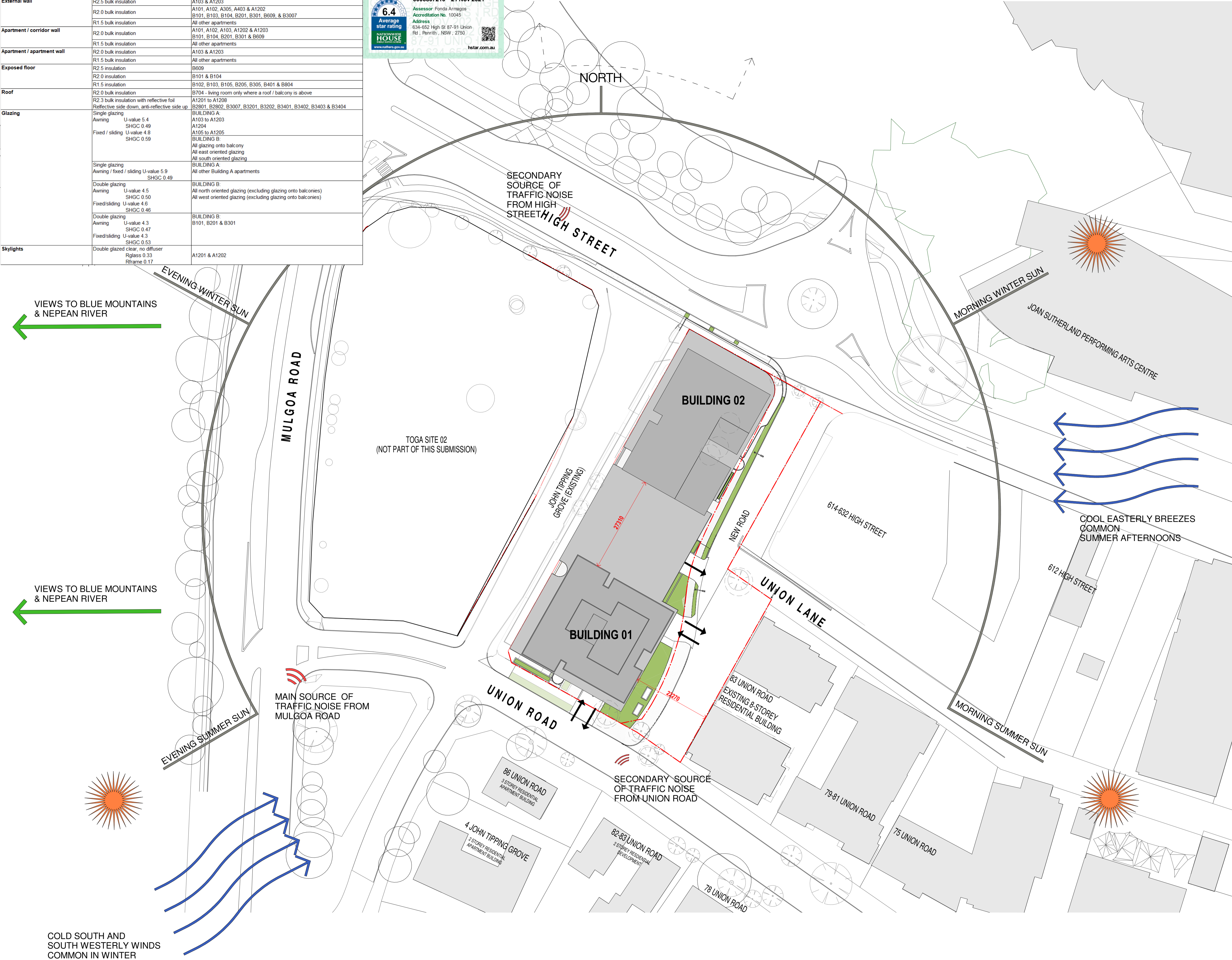
NATIONWIDE  
HOUSE  
www.nathers.com.au

0006807210 21 Nov 2021

Assessor: Fonda Armagos  
Accreditation No. 10045

Address:  
634-652 High St 87-91 Union  
Rd, Penrith, NSW, 2750

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

FOR APPROVAL

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

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

- 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  
04.10.2021

Scale  
1 : 500

Sheet Size  
@ A1

Drawn  
SD

Chk.  
NH

Job No.  
6111

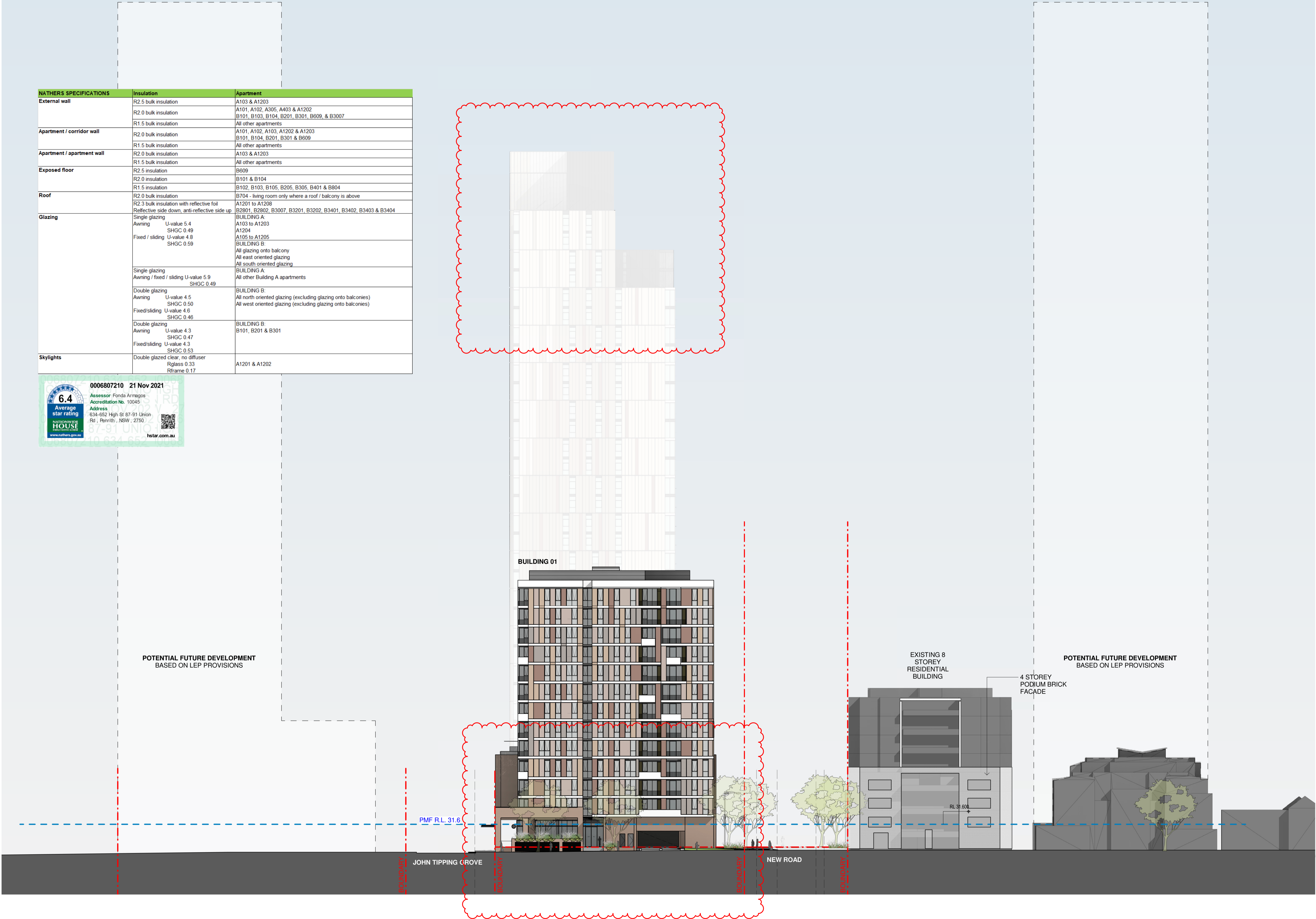
Drawing No.  
AR-1-0103

Revision  
/86

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NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
Apartment / apartment wall	R2.0 bulk insulation	A103 & A1203
	R1.5 bulk insulation	All other apartments
Exposed floor	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B604
Roof	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning	A1204
	Fixed / sliding	A105 to A1205
		BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding	SHGC 0.49
	Double glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Awning	U-value 4.5 SHGC 0.50
	Fixed/sliding	U-value 4.6 SHGC 0.46
	Double glazing	BUILDING B: B101, B201 & B301
Skylights	Awning	U-value 4.3 SHGC 0.47
	Fixed/sliding	U-value 4.3 SHGC 0.53
Skylights	Double glazed clear, no diffuser	
	Rglass 0.33 Rframe 0.17	A1201 & A1202



FOR APPROVAL

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86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key



Project

HIGH ST DEVELOPMENT

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

Drawing Name

CONTEXT ELEVATION - UNION  
ROAD

Date Scale Sheet Size  
04.10.2021 1 : 300 @ A1


Drawn Chk.

SD NH

Job No. Drawing No. Revision

6111 AR-1-0104 /86






**6.4**  
Average  
star rating

**NATIONWIDE  
HOUSE**  
ENERGY RATING SCHEME

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**0006807210    21 Nov 2021**

**Assessor** Fonda Armagos  
**Accreditation No.** 10045  
**Address**  
 634-652 High St 87-91 Union  
 Rd , Penrith , NSW , 2750



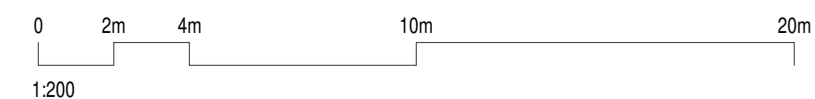
**hstar.com.au**

### POTENTIAL FUTURE DEVELOPMENT BASED ON LEP PROVISIONS

## JOHN TIPPING GROVE

PMF R.L. 31.6

01	<b>NORTH ELEVATION - CONTEXT</b>
	1 : 300@A1



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

**FOR APPROVAL**

Rev	Date	Revision
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86	04.10.2021	ISSUED FOR LEC

Structural Engineer

**ROBERT BIRD GROUP**

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE &amp; 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

CONTEXT ELEVATION - HIGH STREET

Date	Scale	Sheet Size
04.10.2021	1 : 300	@ A1

Drawn Chk.

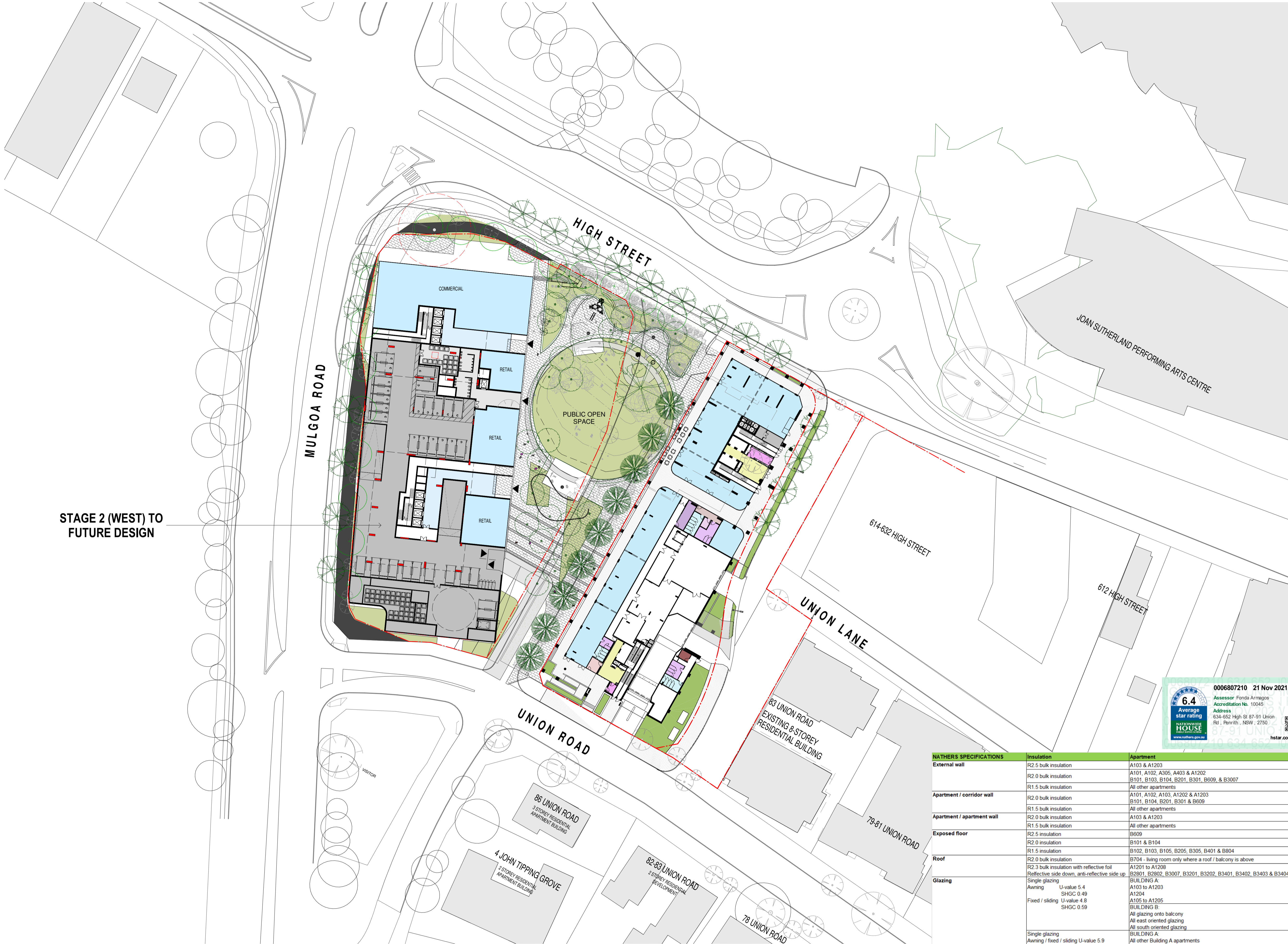
CC	MG
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Job No.	Drawing No.	Revision
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6111 AR-1-0105 /86

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

FOR APPROVAL

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

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

Client



Project  
HIGH ST DEVELOPMENT

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

Drawing Name  
POTENTIAL FUTURE DEVELOPMENT

Date  
04.10.2021

Scale  
1 : 500

Sheet Size  
@ A1

Drawn  
TM

Chk.  
NH

Job No.  
6111

Drawing No.  
AR-1-0106

Revision  
/86

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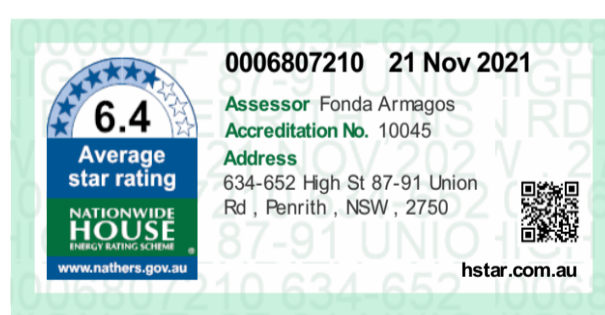
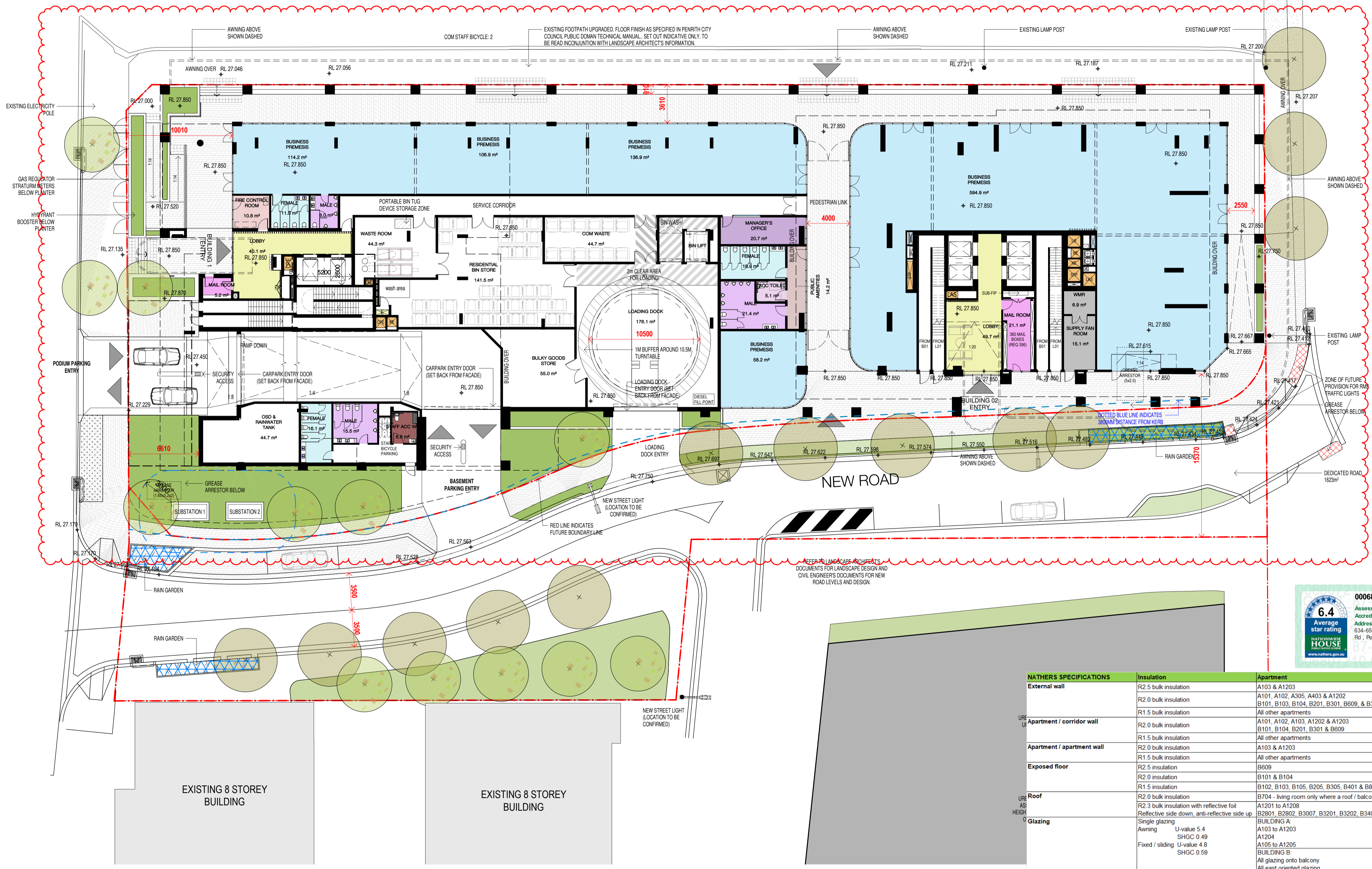


NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation R2.0 bulk insulation R1.5 bulk insulation	A103 & A1203 A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007 All other apartments
Apartment / corridor wall	R2.0 bulk insulation R1.5 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609 All other apartments
Apartment / apartment wall	R2.0 bulk insulation R1.5 bulk insulation	A103 & A1203 All other apartments
Exposed floor	R2.5 insulation R2.0 insulation R1.5 insulation	B609 B101 & B104 B102, B103, B105, B205, B305, B401 & B804
Roof	R2.0 bulk insulation R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	B704 - living room only where a roof / balcony is above A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing Awning U-value 5.4 SHGC 0.49 Fixed / sliding U-value 4.8 SHGC 0.59	BUILDING A: A103 to A1203 A1204 A105 to A1205 BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing Awning / fixed / sliding U-value 5.9 SHGC 0.49	BUILDING A: All other Building A apartments
	Double glazing Awning U-value 4.5 SHGC 0.50 Fixed/sliding U-value 4.8 SHGC 0.46	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Double glazing Awning U-value 4.3 SHGC 0.47 Fixed/sliding U-value 4.3 SHGC 0.53	BUILDING B: B101, B201 & B301
Skylights	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202



TOGA SITE 2

JOHN TIPPING GROVE



NATHERS SPECIFICATIONS		
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202
	R1.5 bulk insulation	B101, B103, B104, B201, B301, B609, & B3007
Apartment / corridor wall	R2.0 bulk insulation	All other apartments
	R1.5 bulk insulation	All other apartments
Apartment / apartment wall	R2.0 bulk insulation	A103 & A1203
	R1.5 bulk insulation	All other apartments
Exposed floor	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
Roof	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil	A1201 to A1208
	Reflective side down, anti-reflective side up	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A
	U-value 5.4	A103 to A1203
	SHGC 0.49	A1204
	Fixed / sliding	A105 to A1205
	SHGC 0.59	BUILDING B
		All glazing onto balcony
		All east oriented glazing
		All south oriented glazing
	Single glazing	BUILDING A
	Awning / fixed / sliding	All other Building A apartments
	U-value 5.9	
	SHGC 0.49	
	Double glazing	BUILDING B
	U-value 4.5	All north oriented glazing (excluding glazing onto balconies)
	SHGC 0.50	All west oriented glazing (excluding glazing onto balconies)
	Fixed/sliding	
	U-value 4.8	
	SHGC 0.46	
	Double glazing	BUILDING B
	U-value 4.3	B101, B201 & B301
	SHGC 0.47	
	Fixed/sliding	
	U-value 4.3	
	SHGC 0.53	
Skylights	Double glazed clear, no diffuser	A1201 & A1202
	Rglass 0.33	
	Rframe 0.17	

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

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

Structural Engineer  
**ROBERT BIRD GROUP**

Mechanical / Hydraulic Engineer  
**JHA CONSULTING ENGINEERS**

Electrical Engineer  
**JHA CONSULTING ENGINEERS**

Fire Engineer  
**OLSSON FIRE & RISK**

Access Consultant  
**ACCESSIBLE BUILDING SOLUTIONS**

Basix  
**EMF GRIFFITHS**

Building Key

Client

**TOGA**

Project  
**HIGH ST DEVELOPMENT**

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

Drawing Name  
**1000 OVERALL PLANS  
GA FLOOR PLAN - GROUND  
FLOOR**

Date  
**04.10.2021**

Scale  
**1 : 200**

Sheet Size  
**@ A1**

Drawn  
**GT**

Chk.  
**MG**

Job No.  
**6111**

Drawing No.  
**AR-1-1010 /86**

Revision

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STAGE 2-  
FUTURE DEVELOPMENT

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

FOR APPROVAL

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

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

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

Client



Project  
HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 01

Date  
04.10.2021

Scale  
1 : 200

Sheet Size  
@ A1

Drawn  
GT

Chk.  
MG

Job No.  
6111

Drawing No.  
AR-1-1011

Revision  
/86

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NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202
	R1.5 bulk insulation	B101, B103, B104, B201, B301, B609, & B3007
URB Apartment / corridor wall	R2.0 bulk insulation	All other apartments
	R1.5 bulk insulation	A101, A102, A103, A1202 & A1203
		B101, B104, B201, B301 & B609
Apartment / apartment wall	R2.0 bulk insulation	All other apartments
	R1.5 bulk insulation	A103 & A1203
Exposed floor	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
URB ASH ROOF	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
Glazing	R2.3 bulk insulation with reflective foil	A1201 to A1208
	Reflective side down, anti-reflective side up	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
	Single glazing	BUILDING A:
	U-value 5.4	A103 to A1203
	SHGC 0.49	A1204
	Fixed / sliding	A105 to A1205
	U-value 4.8	BUILDING B:
	SHGC 0.59	All glazing onto balcony
		All east oriented glazing
		All south oriented glazing
	Single glazing	BUILDING A:
	Awning / fixed / sliding	All other Building A apartments
	U-value 5.9	
	SHGC 0.49	
	Double glazing	BUILDING B:
	U-value 4.5	All north oriented glazing (excluding glazing onto balconies)
	SHGC 0.50	All west oriented glazing (excluding glazing onto balconies)
	Fixed/sliding	
	U-value 4.8	
	SHGC 0.46	
	Double glazing	BUILDING B:
	U-value 4.3	B101, B201 & B301
	SHGC 0.47	
	Fixed/sliding	
	U-value 4.3	
	SHGC 0.53	
Skylights	Double glazed clear, no diffuser	A1201 & A1202
	Rglass 0.33	
	Rframe 0.17	

STAGE 2-  
FUTURE DEVELOPMENT

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

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Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

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

Client



Project  
HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 02

Date  
04.10.2021

Scale  
1 : 200

Sheet Size  
@ A1

Drawn  
GT

Chk.  
MG

Job No.  
6111

Drawing No.  
AR-1-1012

Revision  
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NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202
	R1.5 bulk insulation	B101, B103, B104, B201, B301, B609, & B3007
URB Apartment / corridor wall	R2.0 bulk insulation	All other apartments
	R1.5 bulk insulation	A101, A102, A103, A1202 & A1203
	R1.5 bulk insulation	B101, B104, B201, B301 & B609
Apartment / apartment wall	R2.0 bulk insulation	A103 & A1203
	R1.5 bulk insulation	All other apartments
Exposed floor	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
URB Roof	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
ASH Roof	R2.3 bulk insulation with reflective foil	A1201 to A1208
ASH Roof	Reflective side down, anti-reflective side up	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
ASH Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning U-value 5.4 SHGC 0.49	A1204
	Fixed / sliding U-value 4.8 SHGC 0.59	A105 to A1205
	Single glazing	BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Awning / fixed / sliding U-value 5.9 SHGC 0.49	BUILDING A: All other Building A apartments
	Double glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Awning U-value 4.5 SHGC 0.50	
	Fixed/sliding U-value 4.8 SHGC 0.46	
	Double glazing	BUILDING B: B101, B201 & B301
	Awning U-value 4.3 SHGC 0.47	
	Fixed/sliding U-value 4.3 SHGC 0.53	
Skylights	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202

STAGE 2-  
FUTURE DEVELOPMENT

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

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

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

Client



Project  
HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 03

Date  
04.10.2021

Scale  
1 : 200

Sheet Size  
@ A1

Drawn  
GT

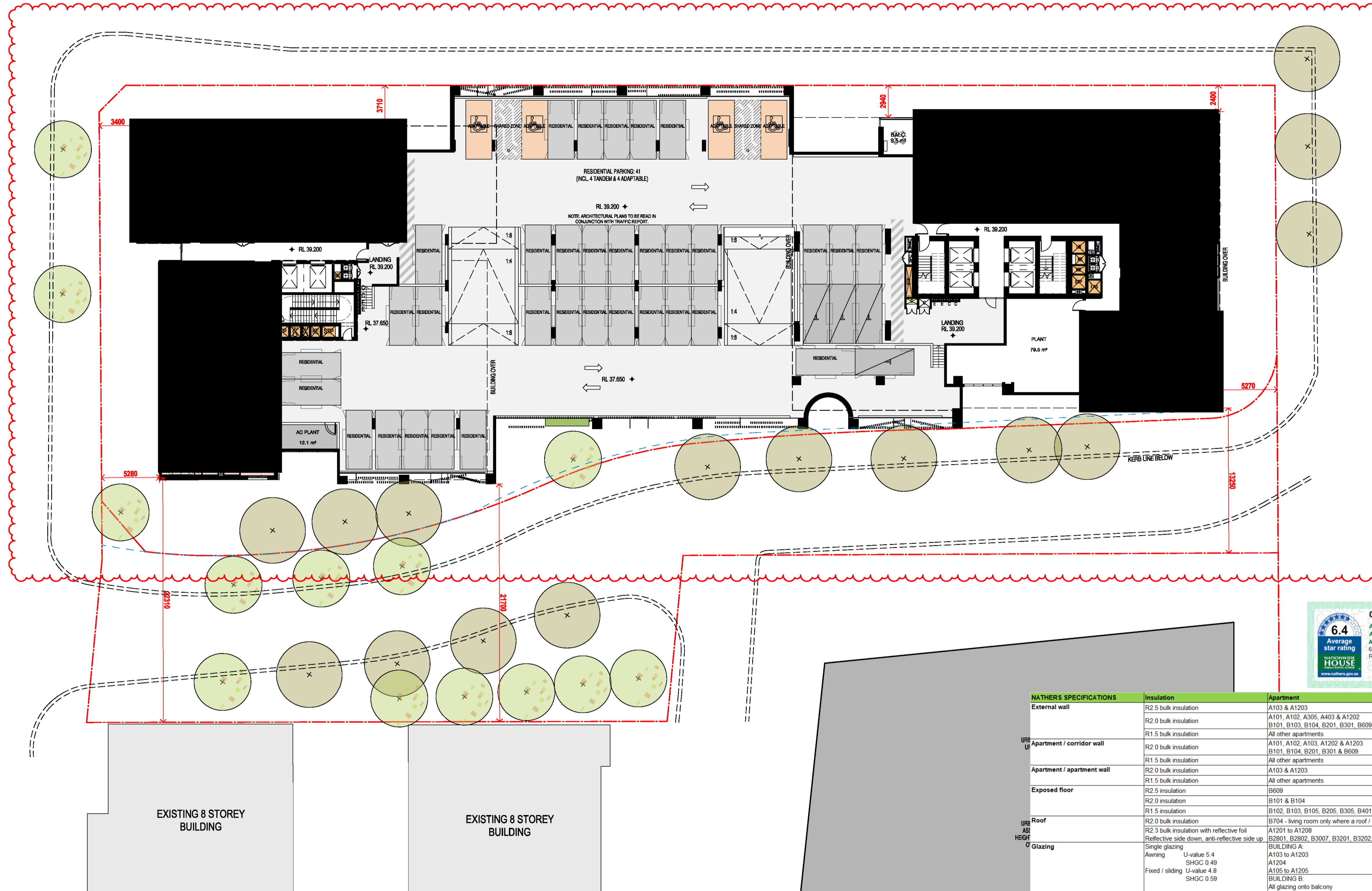
Chk.  
MG

Job No.  
6111

Drawing No.  
AR-1-1014

Revision  
/86

SJB Architects  
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NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202
	R1.5 bulk insulation	B101, B103, B104, B201, B301, B609, & B3007
URB Apartment / corridor wall	R2.0 bulk insulation	All other apartments
	R1.5 bulk insulation	A101, A102, A103, A1202 & A1203
	R1.5 bulk insulation	B101, B104, B201, B301 & B609
Apartment / apartment wall	R2.0 bulk insulation	A103 & A1203
	R1.5 bulk insulation	All other apartments
Exposed floor	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
URB Roof	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
ASH R2.3 bulk insulation with reflective foil		A1201 to A1208
Glazing	Reflective side down, anti-reflective side up	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
	Single glazing	BUILDING A
	Awning U-value 5.4	A103 to A1203
	SHGC 0.49	A1204
	Fixed / sliding U-value 4.8	A105 to A1205
	SHGC 0.59	BUILDING B
	Single glazing	All glazing onto balcony
	Awning / fixed / sliding U-value 5.9	All east oriented glazing
	SHGC 0.49	All south oriented glazing
	Double glazing	BUILDING A
	Awning U-value 4.5	All other Building A apartments
	SHGC 0.50	BUILDING B
	Fixed/sliding U-value 4.8	All north oriented glazing (excluding glazing onto balconies)
	SHGC 0.46	All west oriented glazing (excluding glazing onto balconies)
	Double glazing	BUILDING B
	Awning U-value 4.3	B101, B201 & B301
	SHGC 0.47	
	Fixed/sliding U-value 4.3	
	SHGC 0.53	
Skylights	Double glazed clear, no diffuser	
	Rglass 0.33	A1201 & A1202
	Rframe 0.17	

STAGE 2-  
FUTURE DEVELOPMENT

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

FOR APPROVAL

Rev	Date	Revision
66	24.01.2020	PRELIMINARY ISSUE
69	06.02.2020	PRELIMINARY ISSUE - LANDSCAPE UPDATES
70	06.02.2020	PRE DA ISSUE
76	20.02.2020	ISSUED FOR BASIX COORDINATION
78	26.02.2020	ISSUED FOR LANDSCAPE COORDINATION
80	27.02.2020	ISSUED FOR LANDSCAPE COORDINATION
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer	ROBERT BIRD GROUP
Mechanical / Hydraulic Engineer	JHA CONSULTING ENGINEERS
Electrical Engineer	JHA CONSULTING ENGINEERS
Fire Engineer	OLSSON FIRE & RISK
Access Consultant	ACCESSIBLE BUILDING SOLUTIONS
Basix	EMF GRIFFITHS
Building Key	<div><div><div>1B</div><div>1B + ST</div><div>2B/2BTH</div><div>2B</div><div>2B + ST/M</div><div>3B</div></div><div>S - STORAGE</div></div>
Client	



Project  
HIGH ST DEVELOPMENT

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

Drawing Name  
1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 04

Date  
04.10.2021

Scale  
1 : 200

Sheet Size  
@ A1

Drawn  
GT

Chk.  
MG

Job No.  
6111

Drawing No.  
AR-1-1015 /86

Revision

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Surry Hills NSW  
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www.sjb.com.au



NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202
	R1.5 bulk insulation	B101, B103, B104, B201, B301, B609, & B3007
URB Up Apartment / corridor wall	R2.0 bulk insulation	All other apartments
	R1.5 bulk insulation	A101, A102, A103, A1202 & A1203
	R2.0 bulk insulation	B101, B104, B201, B301 & B609
Apartment / apartment wall	R2.0 bulk insulation	All other apartments
	R1.5 bulk insulation	A103 & A1203
Exposed floor	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
URB AS HEIGH 0 Roof	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil	A1201 to A1208
	Reflective side down, anti-reflective side up	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning U-value 5.4 SHGC 0.49	A1204
	Fixed / sliding U-value 4.8 SHGC 0.59	A105 to A1205
	Single glazing	BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Awning / fixed / sliding U-value 5.9 SHGC 0.49	BUILDING A: All other Building A apartments
	Double glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Awning U-value 4.5 SHGC 0.50	
	Fixed/sliding U-value 4.8 SHGC 0.46	
	Double glazing	BUILDING B: B101, B201 & B301
	Awning U-value 4.3 SHGC 0.47	
	Fixed/sliding U-value 4.3 SHGC 0.53	
Skylights	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202

STAGE 2-  
FUTURE DEVELOPMENT

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

FOR APPROVAL

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

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

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

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 05

Date 04.10.2021 Scale 1 : 200 Sheet Size @ A1

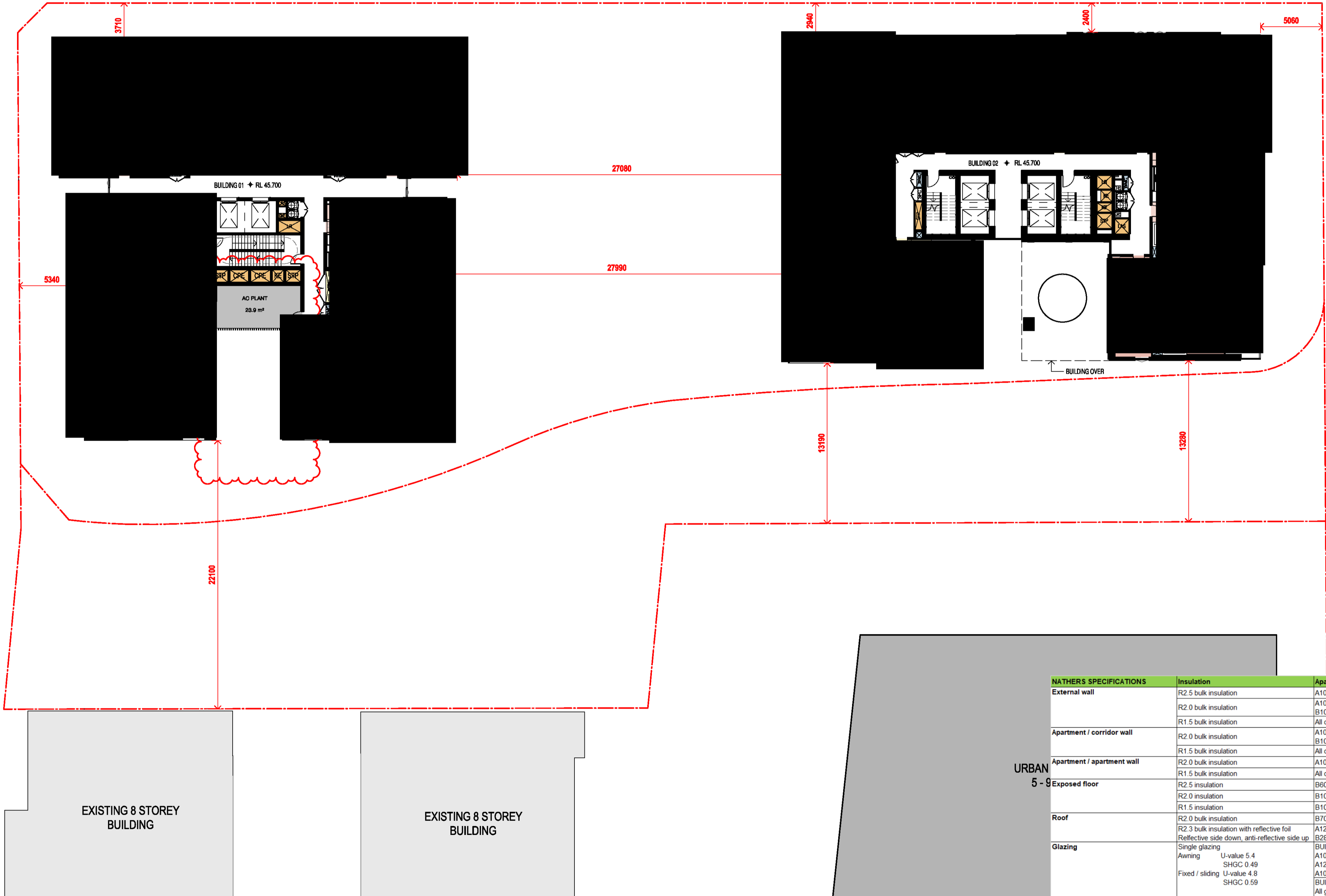
Drawn Chk.

GT MG

Job No. Drawing No. Revision

6111 AR-1-1016 /86

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STAGE 2-  
FUTURE DEVELOPMENT

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

FOR APPROVAL

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

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

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

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 06-07

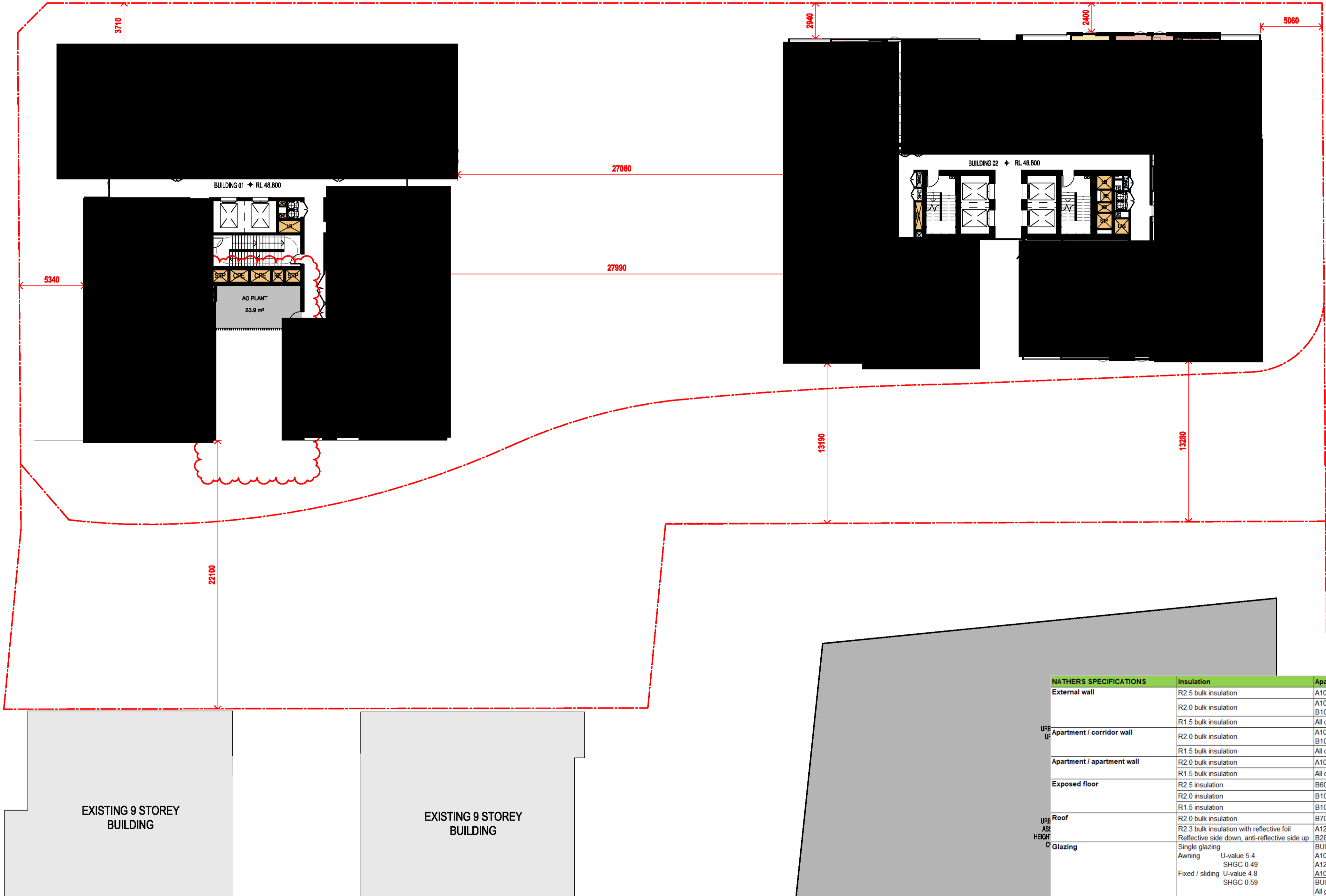
Date 04.10.2021 Scale 1 : 200 Sheet Size @ A1

Drawn Chk.

GT MG

Job No. 6111 Drawing No. AR-1-1018 /86 Revision

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NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202
	R1.5 bulk insulation	B101, B103, B104, B201, B301, B609, & B3007
URB Up Apartment / corridor wall	R2.0 bulk insulation	All other apartments
	R1.5 bulk insulation	A101, A102, A103, A1202 & A1203
	R2.0 bulk insulation	B101, B104, B201, B301 & B609
Apartment / apartment wall	R2.0 bulk insulation	All other apartments
	R1.5 bulk insulation	A103 & A1203
Exposed floor	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
URB AS HEIGH 0 Roof	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil	A1201 to A1208
	Reflective side down, anti-reflective side up	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning U-value 5.4 SHGC 0.49	A1204
	Fixed / sliding U-value 4.8 SHGC 0.59	A105 to A1205 BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding U-value 5.9 SHGC 0.49	
	Double glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Awning U-value 4.5 SHGC 0.50	
	Fixed/sliding U-value 4.8 SHGC 0.46	
	Double glazing	BUILDING B: B101, B201 & B301
	Awning U-value 4.3 SHGC 0.47	
	Fixed/sliding U-value 4.3 SHGC 0.53	
Skylights	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202

STAGE 2-  
FUTURE DEVELOPMENT

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

FOR APPROVAL

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

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

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

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 08

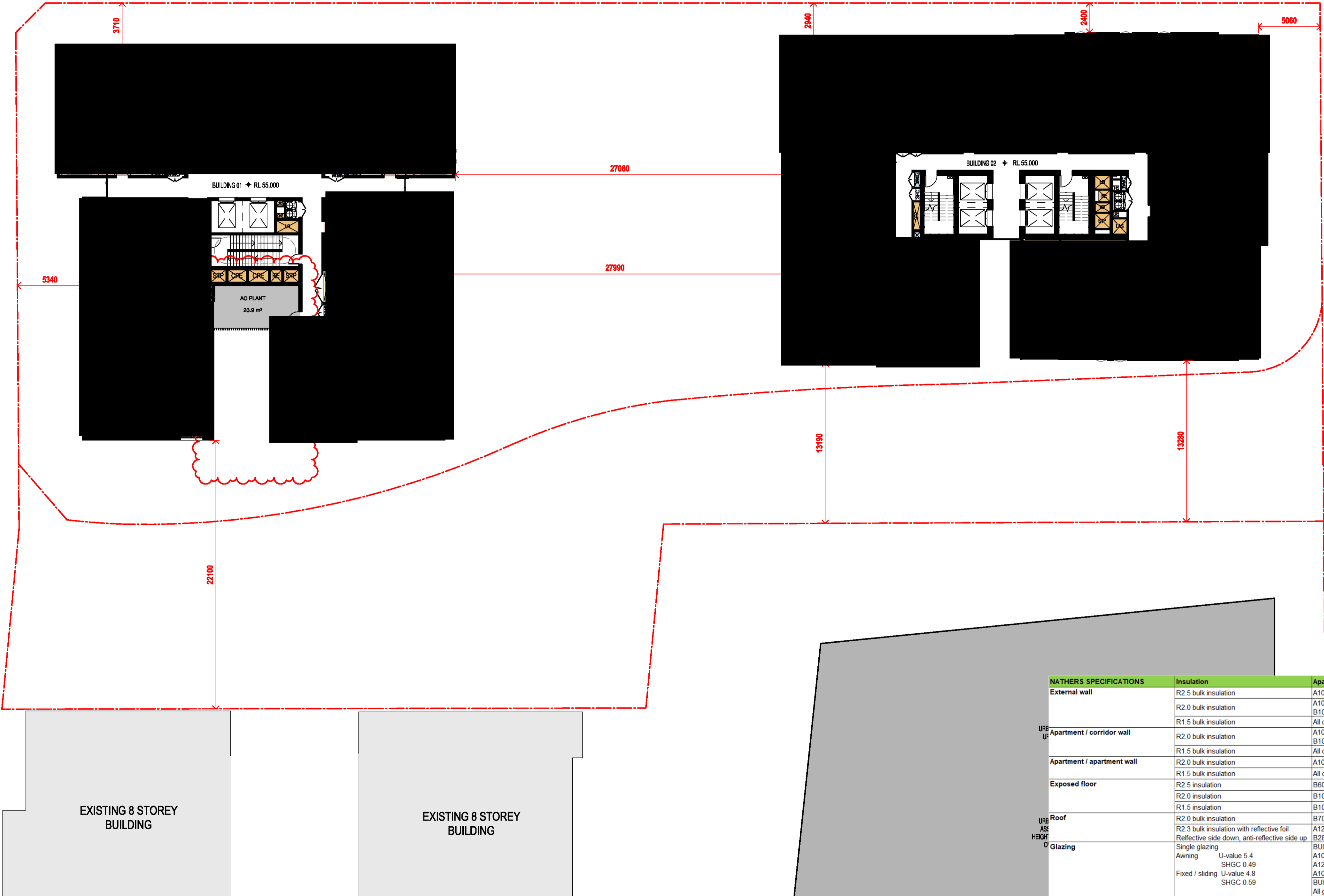
Date 04.10.2021 Scale 1 : 200 Sheet Size @ A1

Drawn Chk.

GT MG

Job No. 6111 Drawing No. AR-1-1019 /86 Revision

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

FOR APPROVAL

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

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

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

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

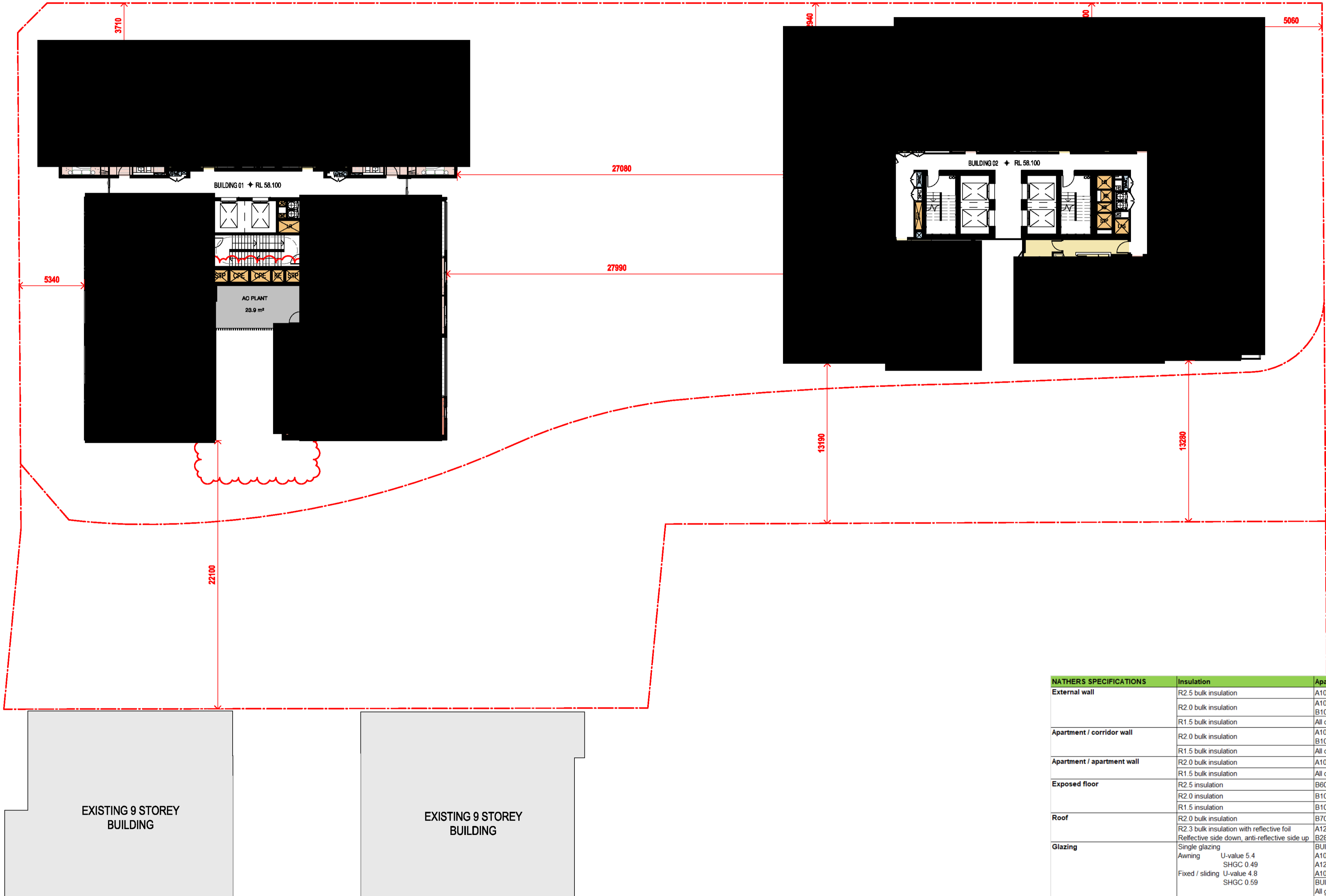
1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 09 - 10

Date 04.10.2021 Scale 1 : 200 Sheet Size @ A1

Drawn SC Chk. MG

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

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STAGE 2-  
FUTURE DEVELOPMENT

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

FOR APPROVAL

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70	06.02.2020	PRE DA ISSUE
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83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

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

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 11

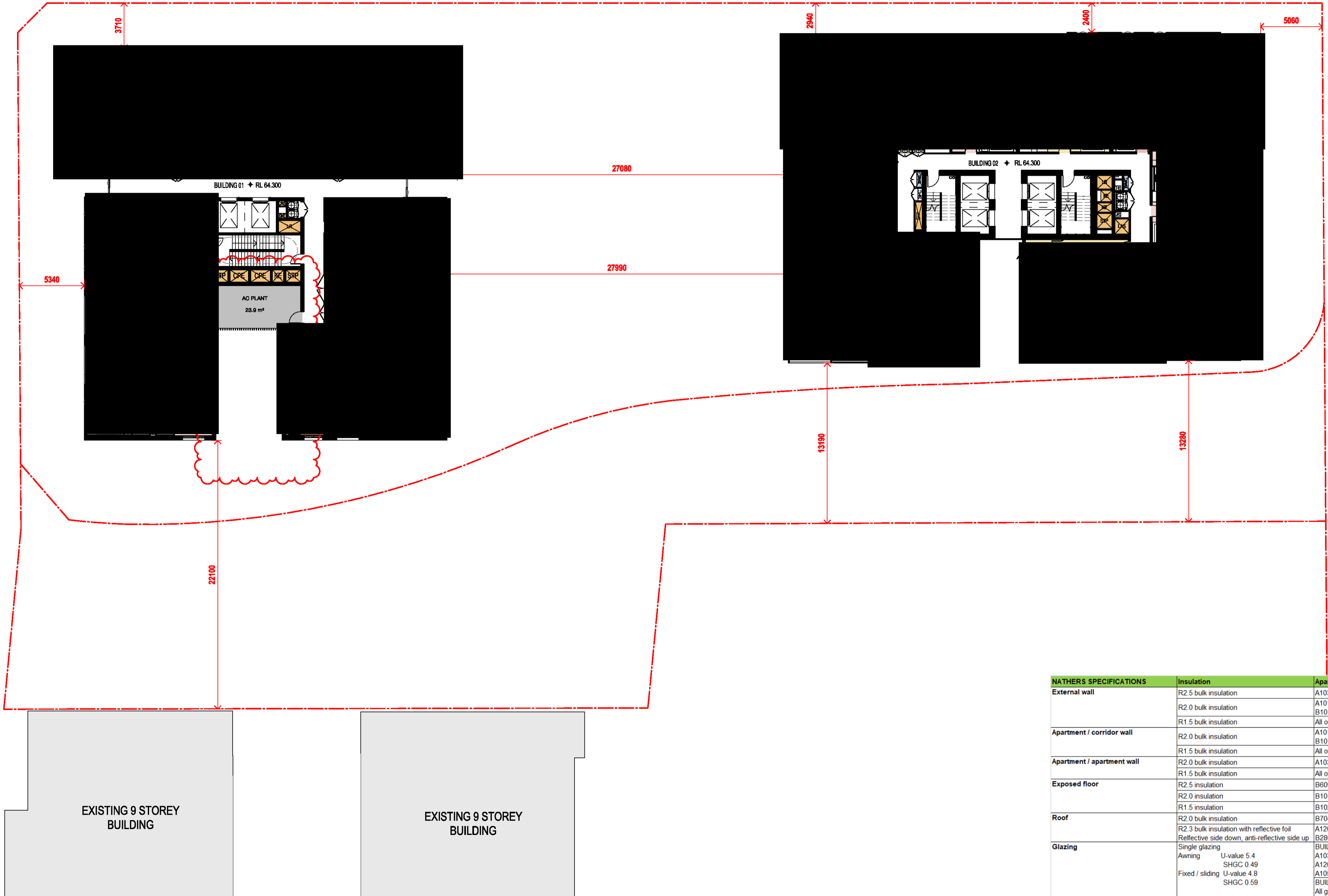
Date Scale Sheet Size  
04.10.2021 1 : 200 @ A1

Drawn Chk.

SC MG

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

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

FOR APPROVAL

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

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

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

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 12

Date Scale Sheet Size  
04.10.2021 1 : 200 @ A1

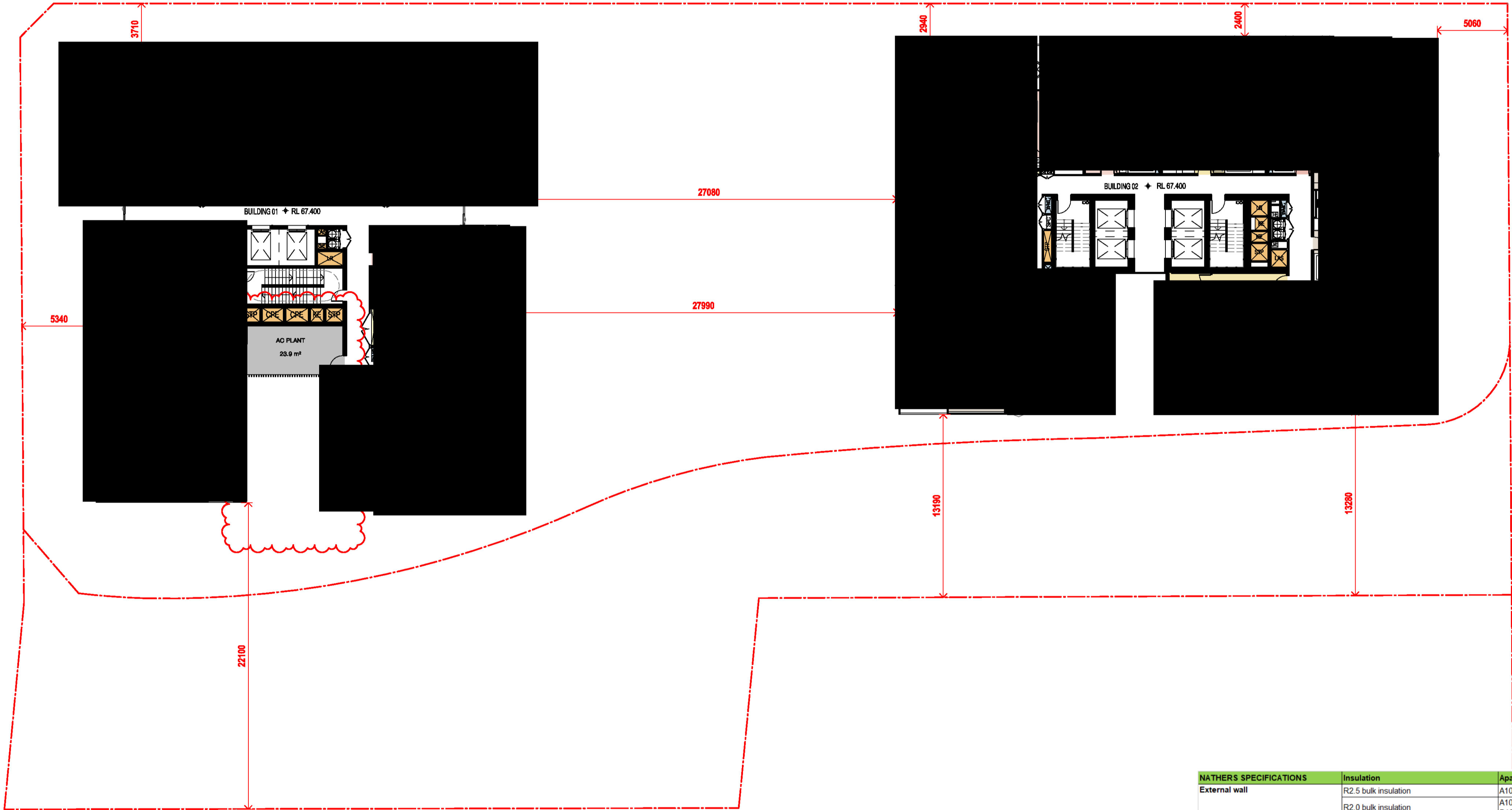
Drawn Chk.

GT MG

Job No. Drawing No. Revision

6111 AR-1-1023 /86

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NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation R2.0 bulk insulation R1.5 bulk insulation	A103 & A1203 A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007 All other apartments
Apartment / corridor wall	R2.0 bulk insulation R1.5 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609 All other apartments
Apartment / apartment wall	R2.0 bulk insulation R1.5 bulk insulation	A103 & A1203 All other apartments
Exposed floor	R2.5 insulation R2.0 insulation R1.5 insulation	B609 B101 & B104 B102, B103, B105, B205, B305, B401 & B804
Roof	R2.0 bulk insulation R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	B704 - living room only where a roof / balcony is above A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing Awning U-value 5.4 SHGC 0.49 Fixed / sliding U-value 4.8 SHGC 0.59 Single glazing Awning / fixed / sliding U-value 5.9 SHGC 0.49 Double glazing Awning U-value 4.5 SHGC 0.50 Fixed/sliding U-value 4.8 SHGC 0.46 Double glazing Awning U-value 4.3 SHGC 0.47 Fixed/sliding U-value 4.3 SHGC 0.53 Skylights Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	BUILDING A: A103 to A1203 A1204 A105 to A1205 BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing BUILDING A: All other Building A apartments BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies) BUILDING B: B101, B201 & B301 A1201 & A1202

STAGE 2-  
FUTURE DEVELOPMENT

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

FOR APPROVAL

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

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

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

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 13

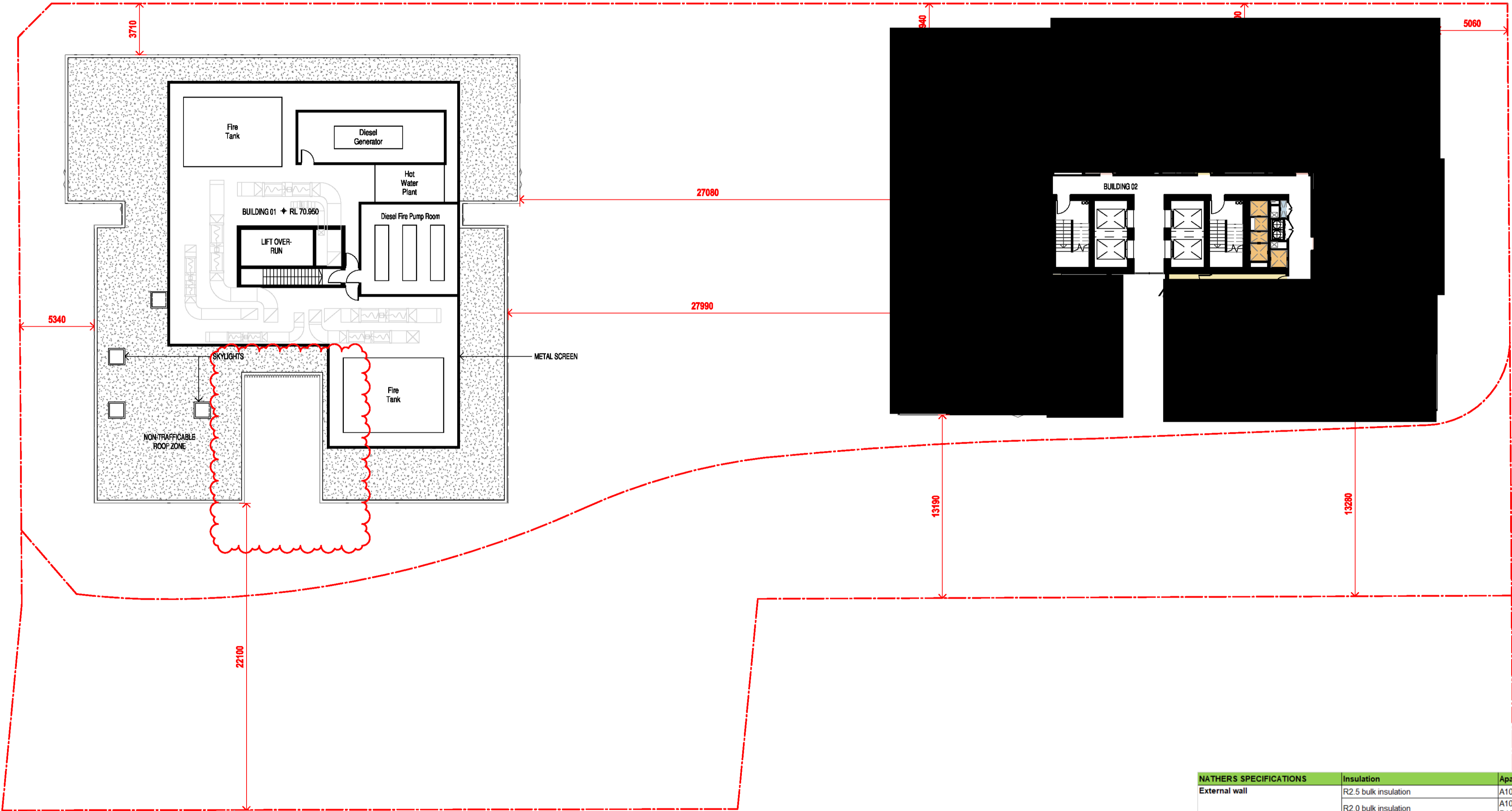
Date 04.10.2021 Scale 1 : 200 Sheet Size @ A1

Drawn GT

Chk. MG

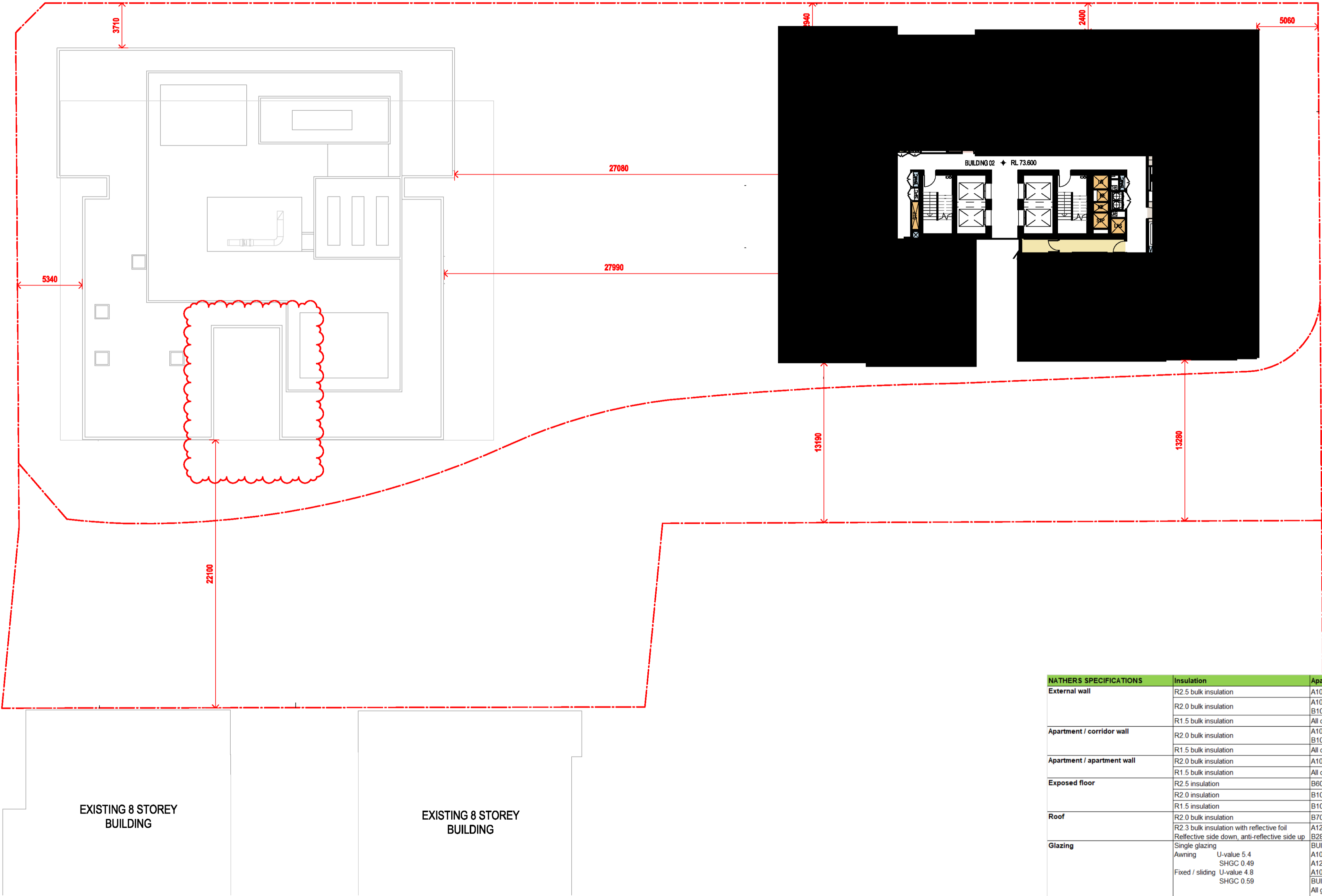
Job No. 6111 Drawing No. AR-1-1024 /86 Revision

SJB Architects  
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490 Crown Street  
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2010 Australia  
T 61 2 9380 9911  
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www.sjb.com.au



NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202
	R1.5 bulk insulation	B101, B103, B104, B201, B301, B609, & B3007
Apartment / corridor wall	R2.0 bulk insulation	All other apartments
	R1.5 bulk insulation	A101, A102, A103, A1202 & A1203
		B101, B104, B201, B301 & B609
Apartment / apartment wall	R2.0 bulk insulation	All other apartments
	R1.5 bulk insulation	A103 & A1203
Exposed floor	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
Roof	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil	A1201 to A1208
	Reflective side down, anti-reflective side up	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning U-value 5.4 SHGC 0.49	A1204
	Fixed / sliding U-value 4.8 SHGC 0.59	A105 to A1205 BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding U-value 5.9 SHGC 0.49	
	Double glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Awning U-value 4.5 SHGC 0.50	
	Fixed/sliding U-value 4.8 SHGC 0.46	
	Double glazing	BUILDING B: B101, B201 & B301
	Awning U-value 4.3 SHGC 0.47	
	Fixed/sliding U-value 4.3 SHGC 0.53	
Skylights	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202

STAGE 2-  
FUTURE DEVELOPMENT



NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
Apartment / corridor wall	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
Apartment / apartment wall	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Exposed floor	R1.5 bulk insulation	All other apartments
	R2.5 insulation	B609
Roof	R2.0 insulation	B101 & B104
	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
Glazing	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Single glazing	U-value 5.4 SHGC 0.49	BUILDING A: A103 to A1203 A1204 A105 to A1205
	Fixed / sliding SHGC 0.59	BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
Double glazing	U-value 5.9 SHGC 0.49	BUILDING A: All other Building A apartments
	U-value 4.5 SHGC 0.50	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
Fixed/sliding	U-value 4.8 SHGC 0.46	BUILDING B: B101, B201 & B301
	U-value 4.3 SHGC 0.53	
Skylights	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202

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

FOR APPROVAL

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

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

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

Client



Project  
HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 14

Date  
04.10.2021

Scale  
1 : 200

Sheet Size  
@ A1

Drawn  
GT

Chk.  
MG

Job No.  
6111

Drawing No.  
AR-1-1025

Revision  
/86

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STAGE 2-  
FUTURE DEVELOPMENT

BUILDING 02 + RL 76.700

2040

13190

13280

2040

13280

NATHER'S SPECIFICATIONS	
Insulation	
External wall	R2.5 bulk insulation
	R2.0 bulk insulation

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

Rev	Date	Revision
66	24.01.2020	PRELIMINARY ISSUE
70	05.02.2020	PRE DA ISSUE
76	20.02.2020	ISSUED FOR BASIX COORDIANION
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

### Building Key

Client



Drawing Name

Drawn Chk.

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



NATHERS SPECIFICATIONS		Insulation	Apartment
External wall		R2.5 bulk insulation	A103 & A1203
		R2.0 bulk insulation	A101, A102, A305, A403 & A1202
		R1.5 bulk insulation	B101, B103, B104, B201, B301, B809, & B3007
Apartment / corridor wall		R2.0 bulk insulation	A101, A102, A103, A1202 & A1203
		R1.5 bulk insulation	B101, B104, B201, B301 & B609
Apartment / apartment wall		R2.0 bulk insulation	A103 & A1203
		R1.5 bulk insulation	All other apartments
Exposed floor		R2.5 insulation	B609
		R2.0 insulation	B101 & B104
		R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
Roof		R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
		R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing		BUILDING A:
	Awning U-value 5.4		A103 to A1203
	SHGC 0.49		A1204
	Fixed / sliding U-value 4.8		A105 to A1205
	SHGC 0.59		BUILDING B:
			All glazing onto balcony
			All east oriented glazing
			All south oriented glazing
	Single glazing		BUILDING A:
	Awning / fixed / sliding U-value 5.9		All other Building A apartments
	SHGC 0.49		
Glazing	Double glazing		BUILDING B:
	Awning U-value 4.5		All north oriented glazing (excluding glazing onto balconies)
	SHGC 0.50		All west oriented glazing (excluding glazing onto balconies)
	Fixed/sliding U-value 4.6		
	SHGC 0.46		
	Double glazing		BUILDING B:
	Awning U-value 4.3		B101, B201 & B301
	SHGC 0.47		
Fixed/sliding U-value 4.3			
	SHGC 0.53		
Skylights	Double glazed clear, no diffuser		A1201 & A1202
	R <sub>g</sub> glass 0.33 R <sub>f</sub> frame 0.17		

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

FOR APPROVAL

Rev	Date	Revision
86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

- 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

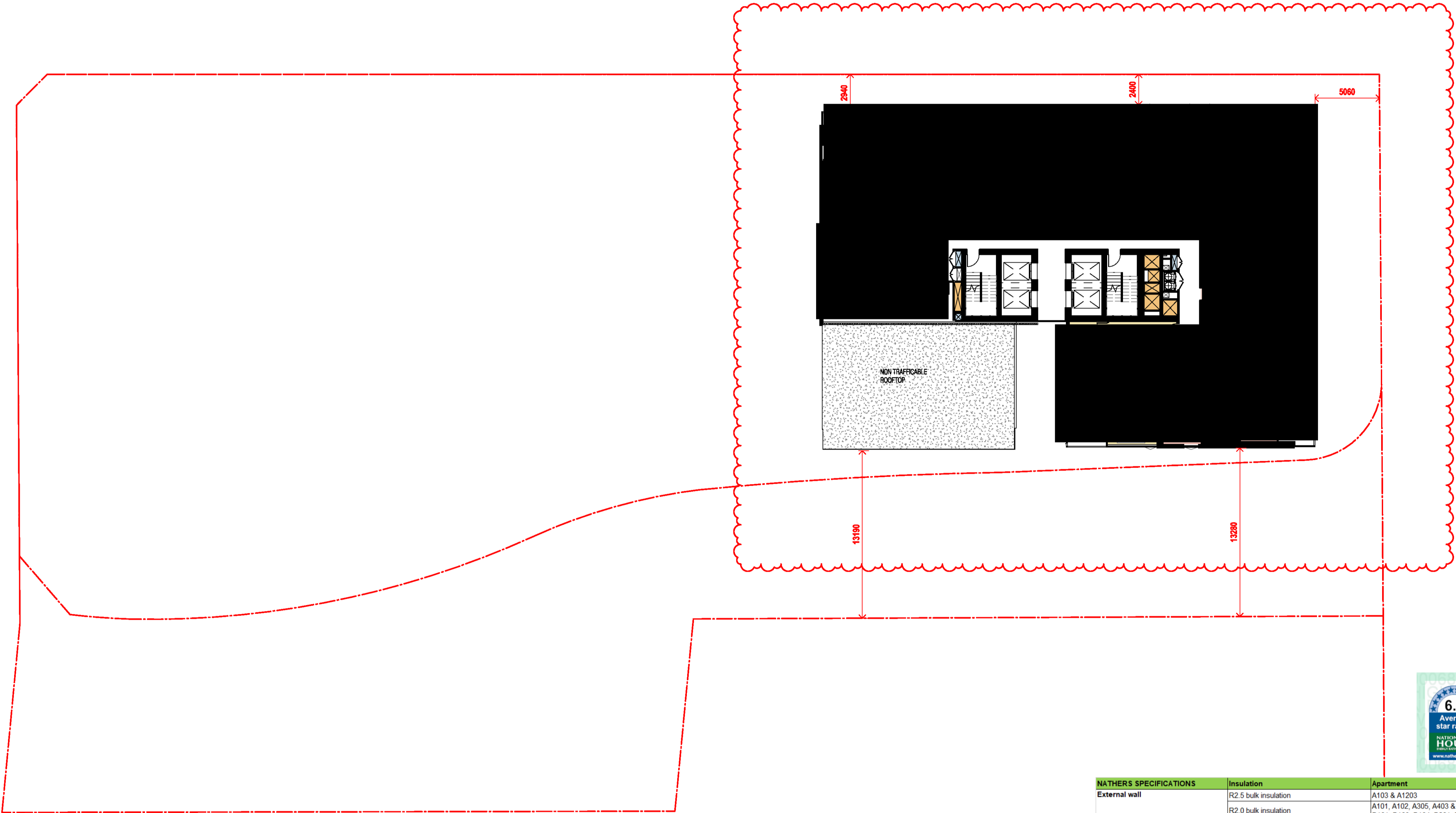
1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 29

Date	Scale	Sheet Size
04.10.2021	1 : 200	@ A1

Drawn	Chk.
TM	NH

Job No.	Drawing No.	Revision
6111	AR-1-1027	/86

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2010 Australia  
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NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
	R1.5 bulk insulation	All other apartments
Apartment / apartment wall	R2.0 bulk insulation	A103 & A1203
	R1.5 bulk insulation	All other apartments
	R1.5 bulk insulation	All other apartments
Exposed floor	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
Roof	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil	A1201 to A1208
	Reflective side down, anti-reflective side up	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning U-value 5.4 SHGC 0.49	A1204
	Fixed / sliding U-value 4.8 SHGC 0.59	A105 to A1205 BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding U-value 5.9 SHGC 0.49	
	Double glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Awning U-value 4.5 SHGC 0.50	
	Fixed/sliding U-value 4.8 SHGC 0.46	
	Double glazing	BUILDING B: B101, B201 & B301
	Awning U-value 4.3 SHGC 0.47	
	Fixed/sliding U-value 4.3 SHGC 0.53	
	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202

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

FOR APPROVAL

Rev	Date	Revision
86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

- 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

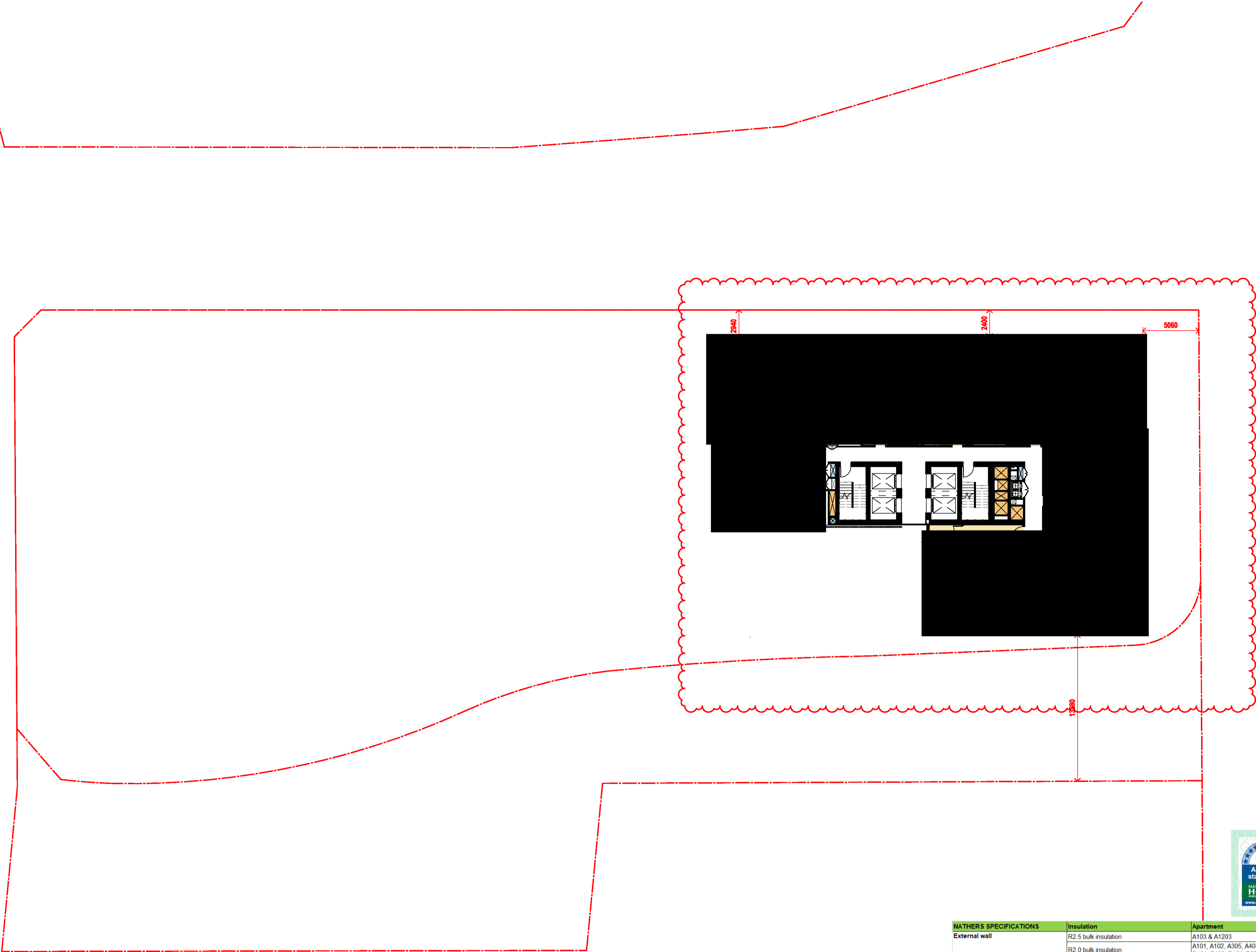
1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 30

Date	Scale	Sheet Size
04.10.2021	1 : 200	@ A1

Drawn	Chk.
TM	NH

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

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NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
Apartment / corridor wall	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
Apartment / apartment wall	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Exposed floor	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
Roof	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
Glazing	R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
	Single glazing Awning U-value 5.4 SHGC 0.49 Fixed / sliding U-value 4.8 SHGC 0.59	BUILDING A: A103 to A1203 A1204 A105 to A1205 BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing Awning / fixed / sliding U-value 5.9 SHGC 0.49	BUILDING A: All other Building A apartments
	Double glazing Awning U-value 4.5 SHGC 0.50 Fixed/sliding U-value 4.6 SHGC 0.46	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Double glazing Awning U-value 4.3 SHGC 0.47 Fixed/sliding U-value 4.3 SHGC 0.53	BUILDING B: B101, B201 & B301
	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202

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

FOR APPROVAL

Rev	Date	Revision
86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

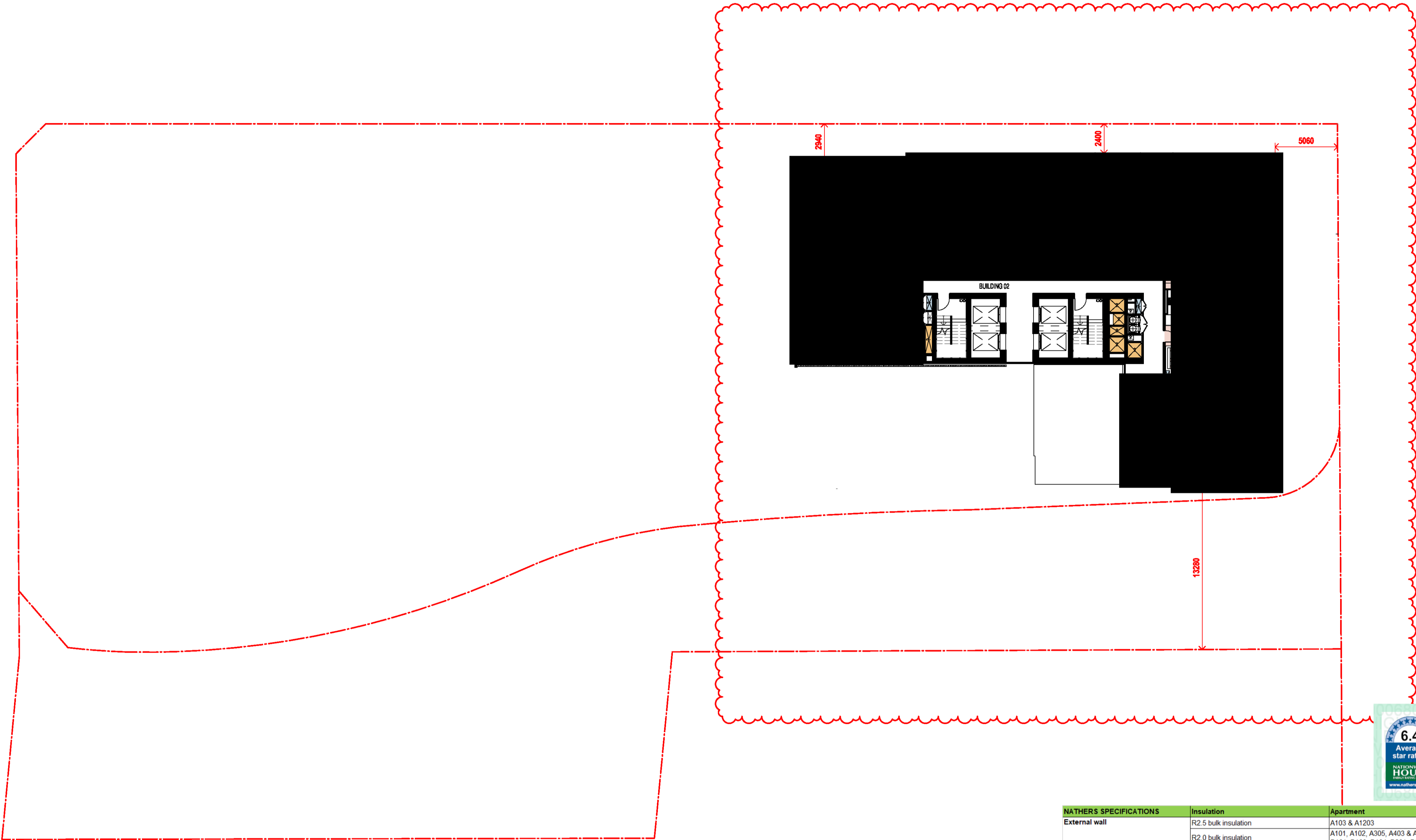
GA FLOOR PLAN - LEVEL 31

Date	Scale	Sheet Size
04.10.2021	1 : 200	@ A1

Drawn	Chk.
TM	NH

Job No.	Drawing No.	Revision
6111	AR-1-1029	/86

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NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Apartment / apartment wall	R1.5 bulk insulation	All other apartments
	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
Exposed floor	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning U-value 5.4 SHGC 0.49	A1204
	Fixed / sliding U-value 4.8 SHGC 0.59	A105 to A1205 BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding U-value 5.9 SHGC 0.49	
	Double glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Awning U-value 4.5 SHGC 0.50	
	Fixed/sliding U-value 4.8 SHGC 0.46	
	Double glazing	BUILDING B: B101, B201 & B301
	Awning U-value 4.3 SHGC 0.47	
	Fixed/sliding U-value 4.3 SHGC 0.53	
	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202

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

FOR APPROVAL

Rev	Date	Revision
86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

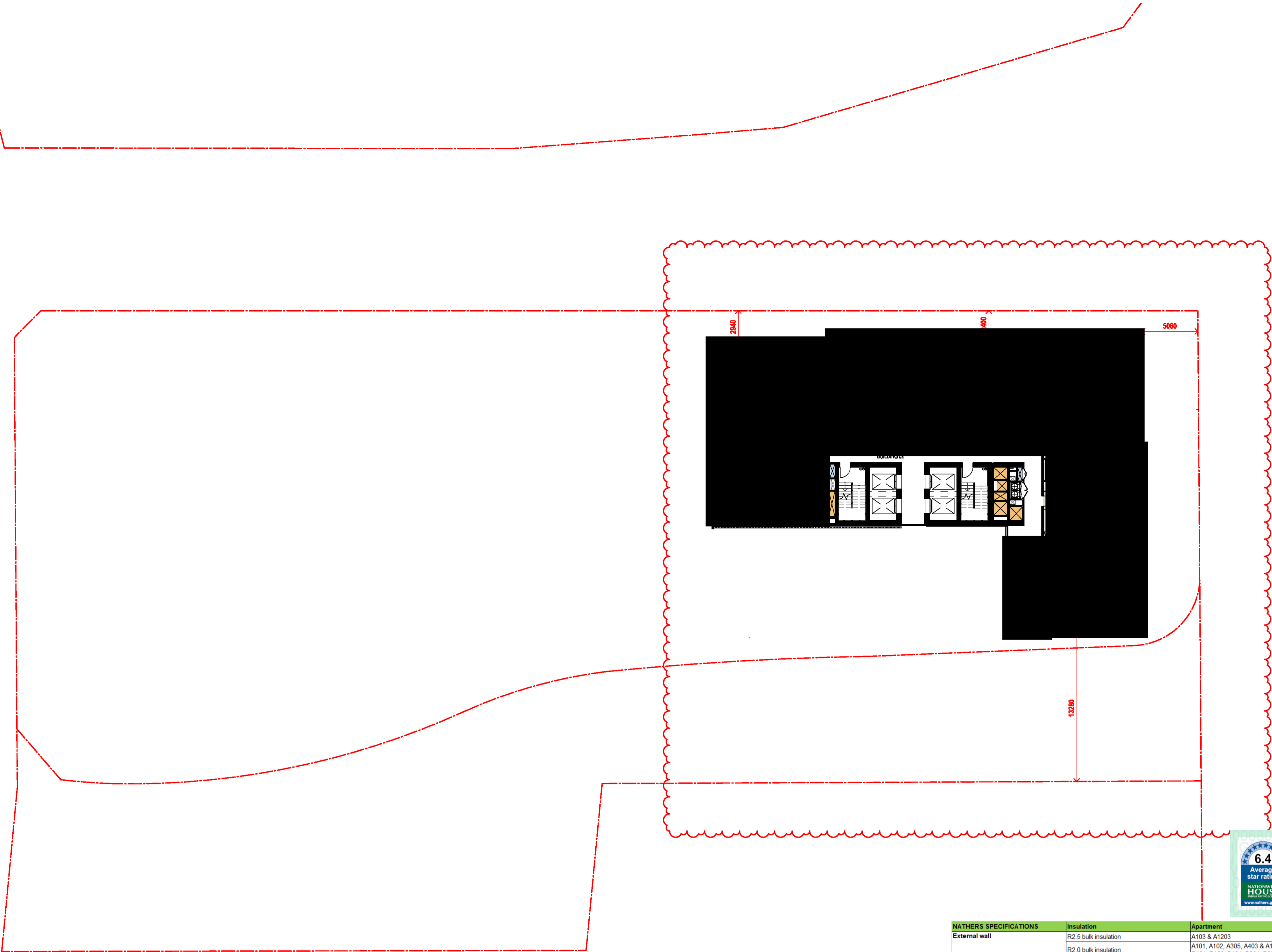
GA FLOOR PLAN - LEVEL 32

Date	Scale	Sheet Size
04.10.2021	1 : 200	@ A1

Drawn	Chk.
TM	NH

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

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



NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Apartment / apartment wall	R1.5 bulk insulation	All other apartments
	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
Exposed floor	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Roof	Single glazing	BUILDING A: A103 to A1203 A1204 A105 to A1205
	Awning U-value 5.4 SHGC 0.49 Fixed / sliding U-value 4.8 SHGC 0.59	BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing Awning / fixed / sliding U-value 5.9 SHGC 0.49	BUILDING A: All other Building A apartments
Glazing	Double glazing Awning U-value 4.5 SHGC 0.50 Fixed/sliding U-value 4.6 SHGC 0.46	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Double glazing Awning U-value 4.3 SHGC 0.47 Fixed/sliding U-value 4.3 SHGC 0.53	BUILDING B: B101, B201 & B301
	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202
S Skylights		

STAGE 2-  
FUTURE DEVELOPMENT

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

FOR APPROVAL

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

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

- 1B 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 33

Date Scale Sheet Size  
04.10.2021 1 : 200 @ A1

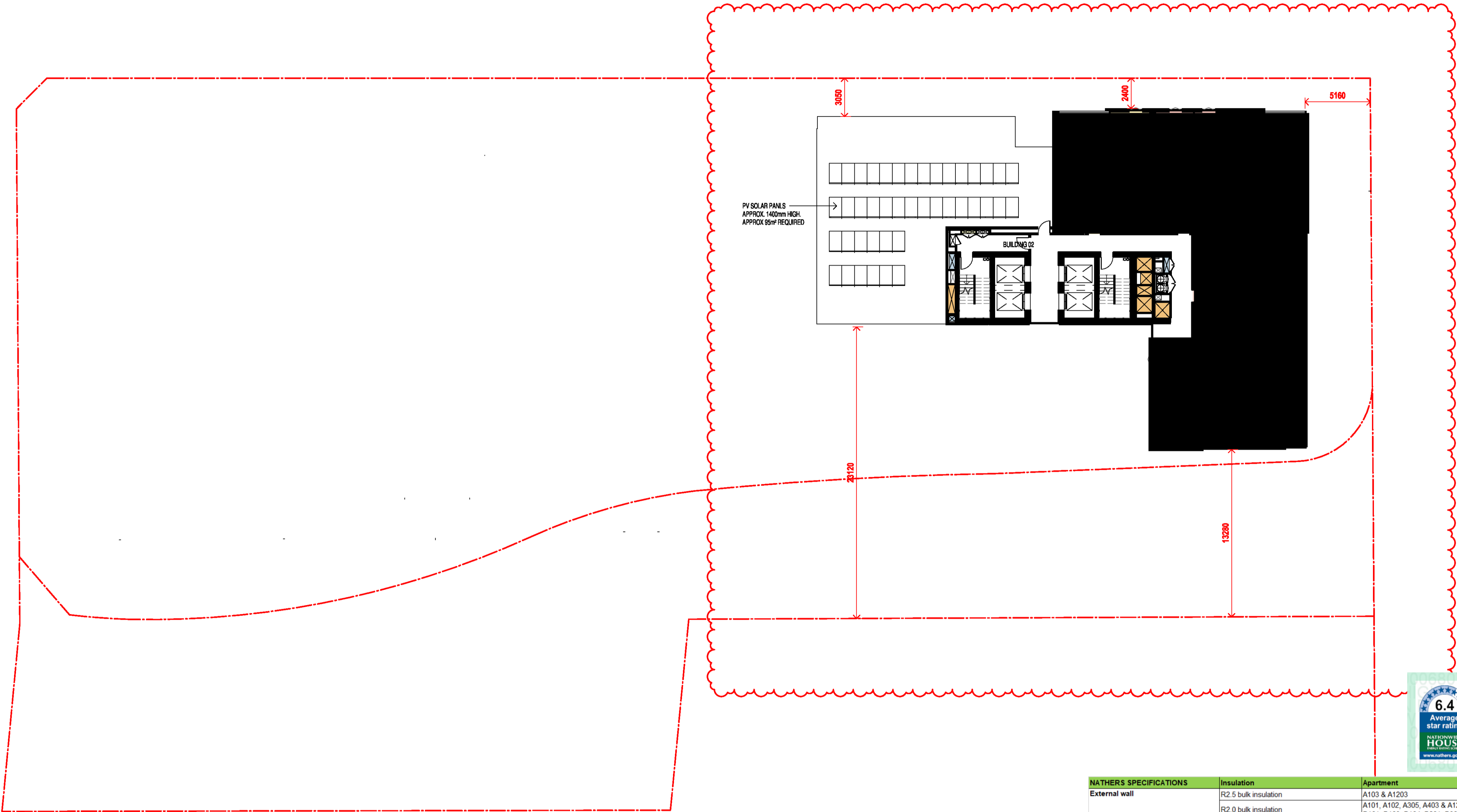
Drawn Chk.

GT MG

Job No. Drawing No. Revision

6111 AR-1-1032 /86

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NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
	R1.5 bulk insulation	All other apartments
Apartment / apartment wall	R2.0 bulk insulation	A103 & A1203
	R1.5 bulk insulation	All other apartments
	R1.5 bulk insulation	All other apartments
Exposed floor	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
Roof	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil	A1201 to A1208
	Reflective side down, anti-reflective side up	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A: A103 to A1203 A1204 A105 to A1205
	Awning U-value 5.4 SHGC 0.49 Fixed / sliding U-value 4.8 SHGC 0.59	BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing	BUILDING A: All other Building A apartments
Glazing	Awning / fixed / sliding U-value 5.9 SHGC 0.49	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Double glazing U-value 4.5 SHGC 0.50 Fixed/sliding U-value 4.8 SHGC 0.46	BUILDING B: B101, B201 & B301
	Double glazing U-value 4.3 SHGC 0.47 Fixed/sliding U-value 4.3 SHGC 0.53	BUILDING B: B101, B201 & B301
Skylights	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202

STAGE 2-  
FUTURE DEVELOPMENT

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

FOR APPROVAL

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

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

- 1B

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

1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 34

Date	Scale	Sheet Size
04.10.2021	1 : 200	@ A1

Drawn

Chk.

SC

MG

Job No.

Drawing No.

Revision

6111

AR-1-1033 /86

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NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
Apartment / corridor wall	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
Apartment / apartment wall	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Exposed floor	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
Roof	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
Glazing	R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
	Single glazing Awning U-value 5.4 SHGC 0.49 Fixed / sliding U-value 4.8 SHGC 0.59	BUILDING A: A103 to A1203 A1204 A105 to A1205 BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing Awning / fixed / sliding U-value 5.9 SHGC 0.49	BUILDING A: All other Building A apartments
	Double glazing Awning U-value 4.5 SHGC 0.50 Fixed/sliding U-value 4.8 SHGC 0.46	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Double glazing Awning U-value 4.3 SHGC 0.47 Fixed/sliding U-value 4.3 SHGC 0.53	BUILDING B: B101, B201 & B301
	Skylights Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202



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

FOR APPROVAL

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

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

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

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

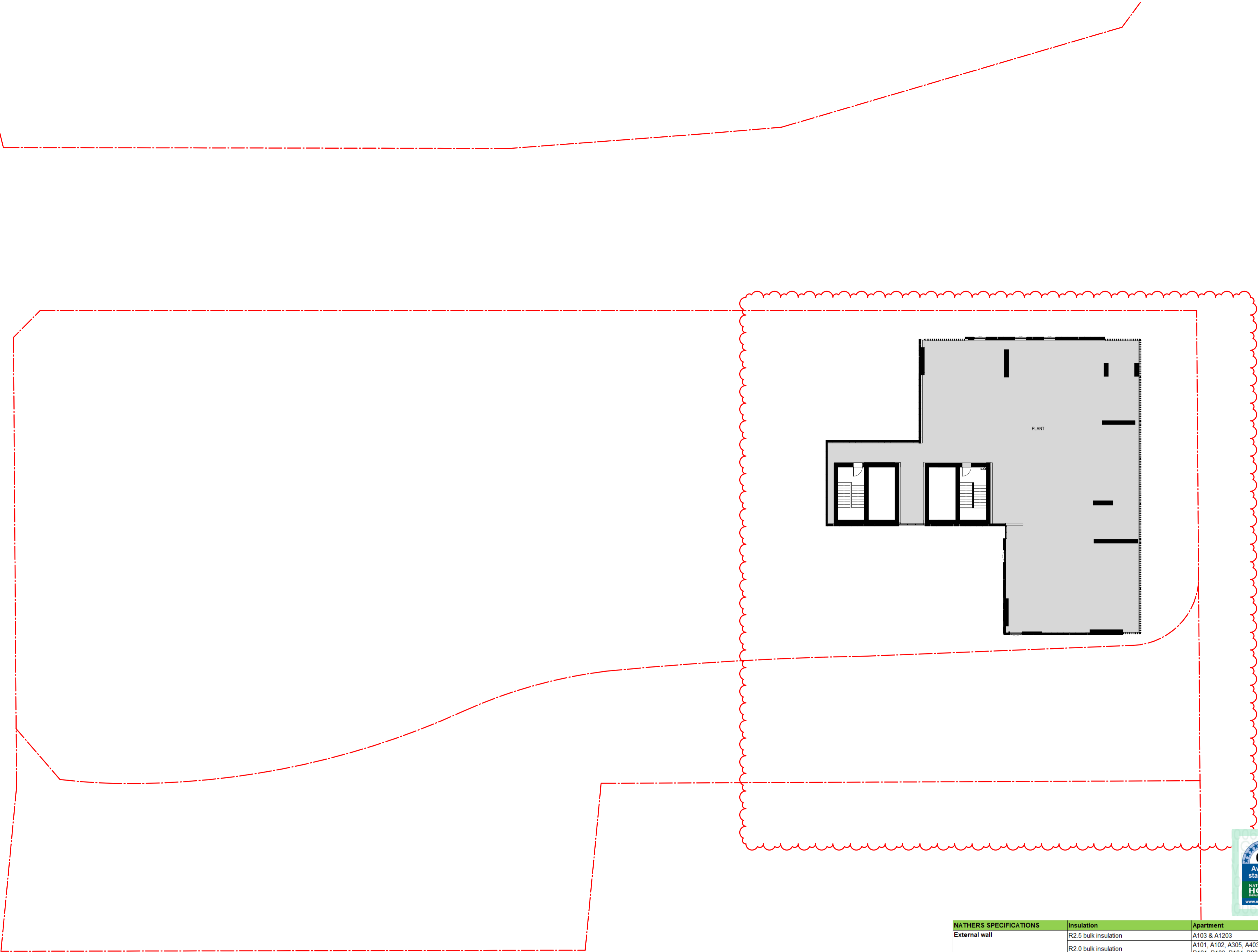
1000 OVERALL PLANS  
GA FLOOR PLAN - LEVEL 35

Date	Scale	Sheet Size
04.10.2021	1 : 200	@ A1

Drawn	Chk.
TM	NH

Job No.	Drawing No.	Revision
6111	AR-1-1034	/86

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NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
	R1.5 bulk insulation	All other apartments
Apartment / apartment wall	R2.0 bulk insulation	A103 & A1203
	R1.5 bulk insulation	All other apartments
	R1.5 bulk insulation	All other apartments
Exposed floor	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
Roof	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil	A1201 to A1208
	Reflective side down, anti-reflective side up	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning U-value 5.4 SHGC 0.49	A1204
	Fixed / sliding U-value 4.8 SHGC 0.59	A105 to A1205 BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding U-value 5.9 SHGC 0.49	
	Double glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Awning U-value 4.5 SHGC 0.50	
	Fixed/sliding U-value 4.8 SHGC 0.46	
	Double glazing	BUILDING B: B101, B201 & B301
	Awning U-value 4.3 SHGC 0.47	
	Fixed/sliding U-value 4.3 SHGC 0.53	
	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202

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

FOR APPROVAL

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

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

1000 OVERALL PLANS  
GA FLOOR PLAN - ROOF

Date 04.10.2021 Scale 1 : 200 Sheet Size @ A1

Drawn Chk.

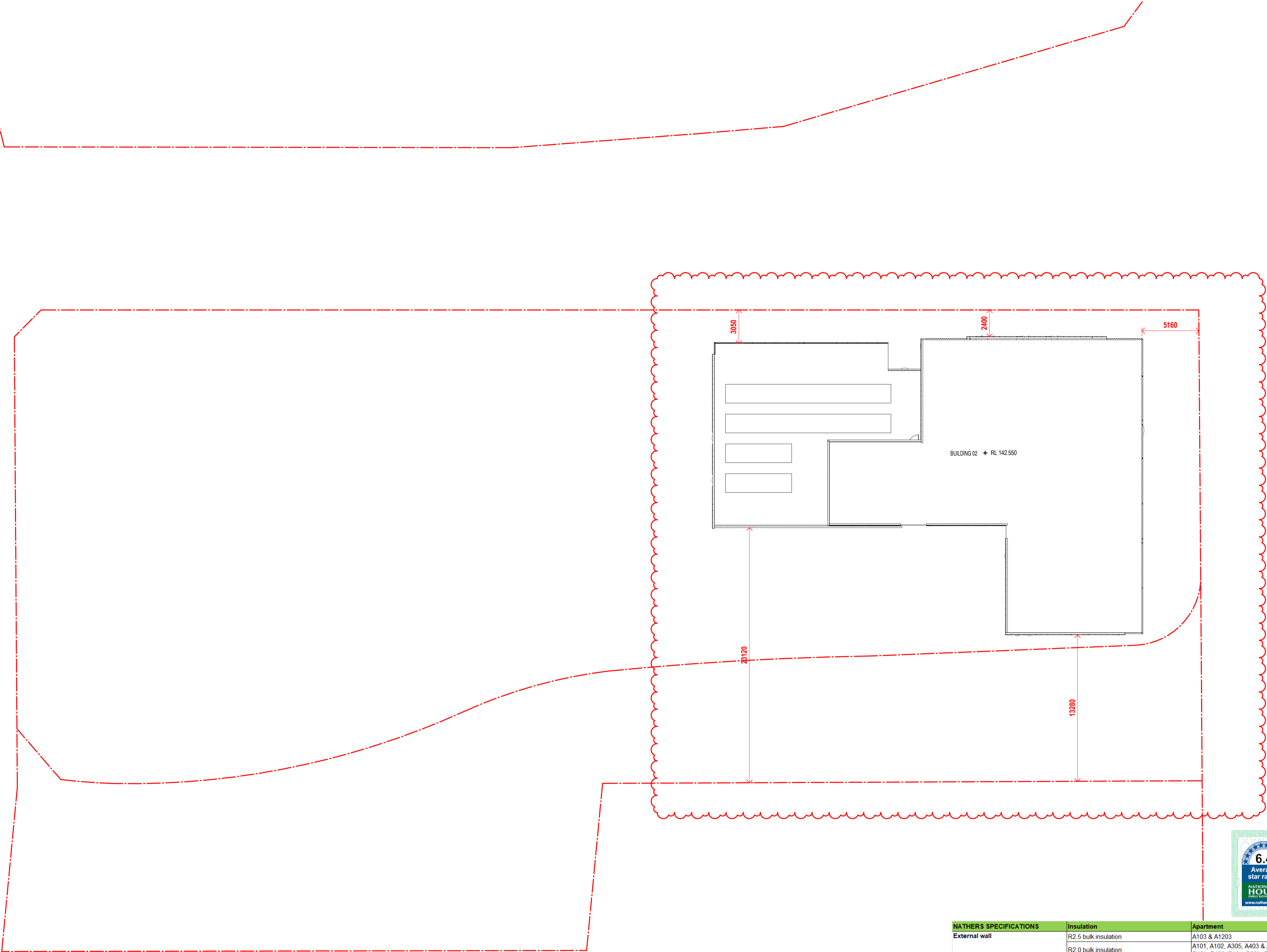
GT MG

Job No. Drawing No. Revision

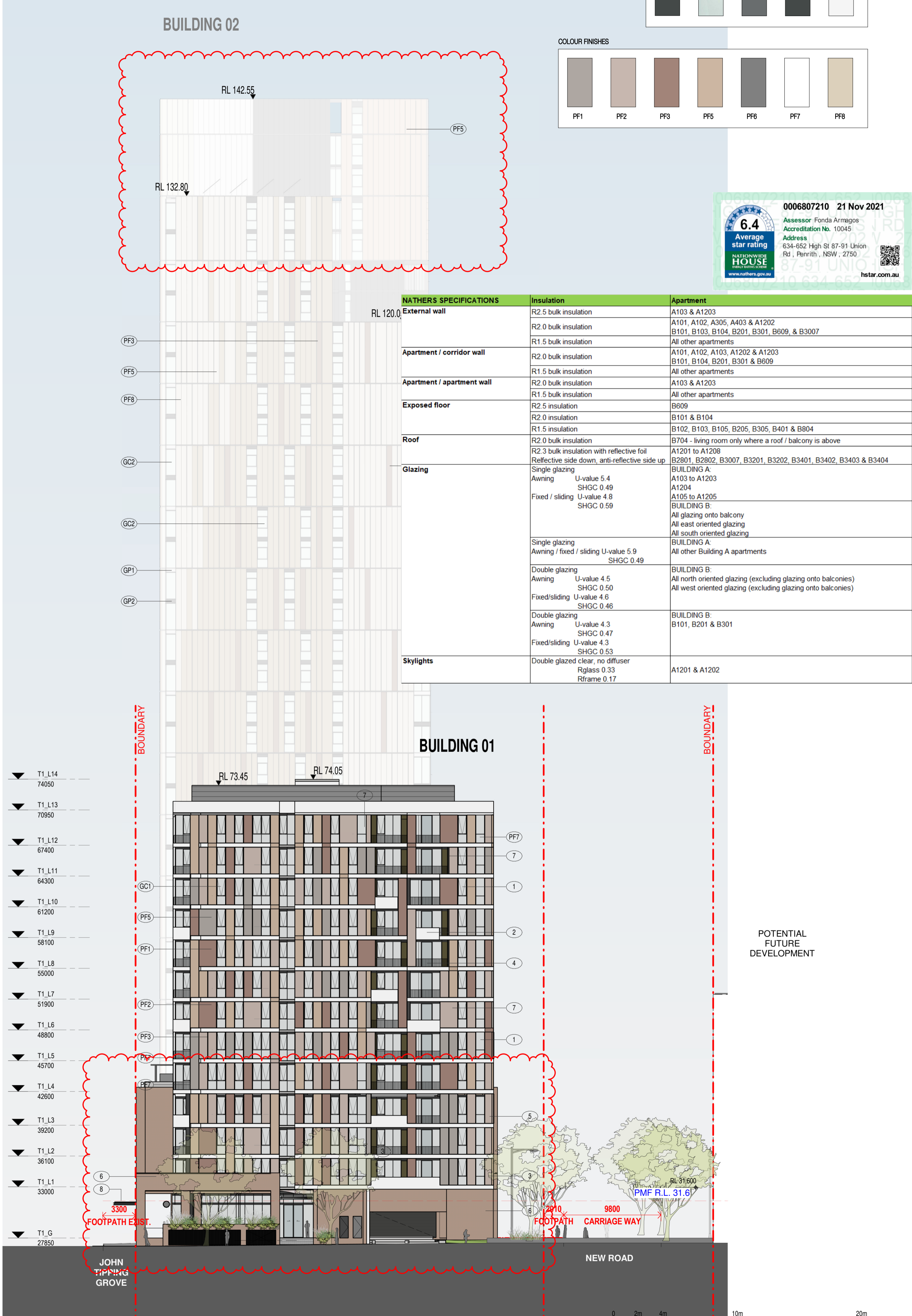
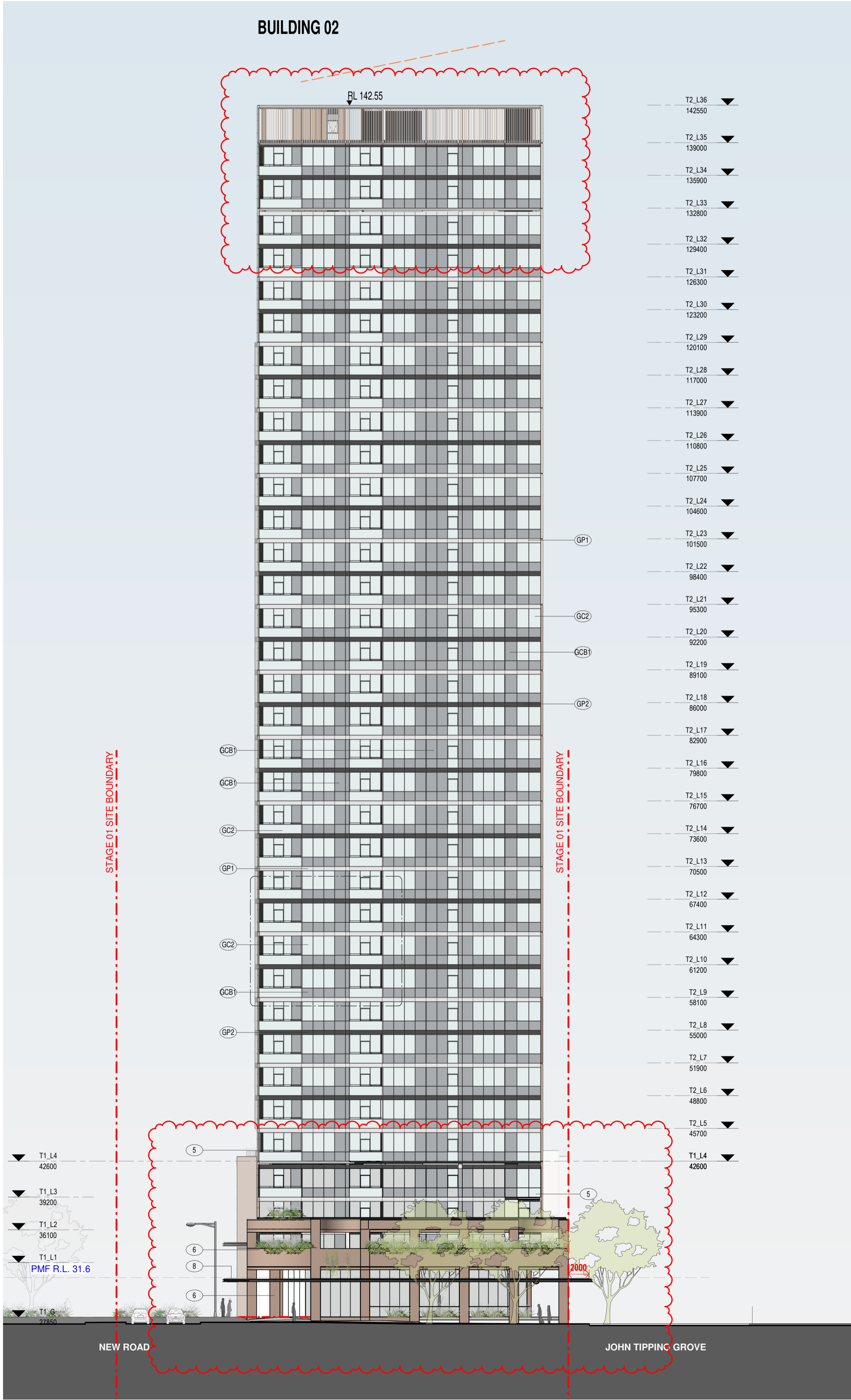
6111 AR-1-1038 /86

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www.sjb.com.au



NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Apartment / apartment wall	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	B609
	R2.0 insulation	B101 & B104
Exposed floor	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning U-value 5.4 SHGC 0.49	A1204
	Fixed / sliding U-value 4.8 SHGC 0.59	A105 to A1205 BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding U-value 5.9 SHGC 0.49	
	Double glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Awning U-value 4.5 SHGC 0.50	
	Fixed/sliding U-value 4.8 SHGC 0.46	
	Double glazing	BUILDING B: B101, B201 & B301
	Awning U-value 4.3 SHGC 0.47	
	Fixed/sliding U-value 4.3 SHGC 0.53	
	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202



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

**FOR APPROVAL**

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

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

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

NORTH & SOUTH ELEVATION

Date 04.10.2021 Scale As indicated Sheet Size @ A1

Drawn GT Chk. MG

Job No. 6111 Drawing No. AR-1-5000 /86 Revision

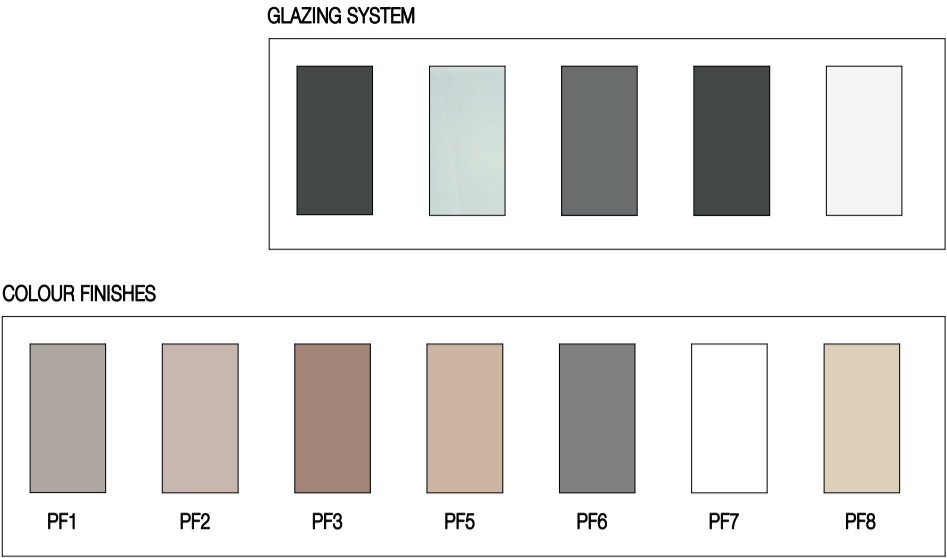
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F 61 2 9380 9922  
www.sjb.com.au



NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Apartment / apartment wall	R2.0 bulk insulation	All other apartments
	R1.5 bulk insulation	A103 & A1203
	R2.5 insulation	B609
Exposed floor	R2.0 insulation	B101 & B104
	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
Roof	R2.3 bulk insulation with reflective foil	A1201 to A1208
	Reflective side down, anti-reflective side up	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning U-value 5.4 SHGC 0.49	A1204
	Fixed / sliding U-value 4.8 SHGC 0.59	A105 to A1205
		BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding U-value 5.9 SHGC 0.49	
	Double glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Awning U-value 4.5 SHGC 0.50	
	Fixed/sliding U-value 4.6 SHGC 0.46	
	Double glazing	BUILDING B: B101, B201 & B301
	Awning U-value 4.3 SHGC 0.47	
	Fixed/sliding U-value 4.3 SHGC 0.53	
Skylights	Double glazed clear, no diffuser	
	Rglass 0.33 Rframe 0.17	A1201 & A1202



01 EAST ELEVATION  
1:250@A1



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

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

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



Project  
HIGH ST DEVELOPMENT

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

Drawing Name  
EAST ELEVATION

Date  
04.10.2021

Scale  
As indicated

Sheet Size  
@ A1

Drawn  
GT

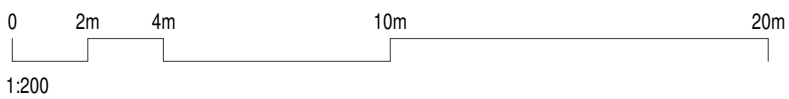
Chk.  
MG

Job No.  
6111

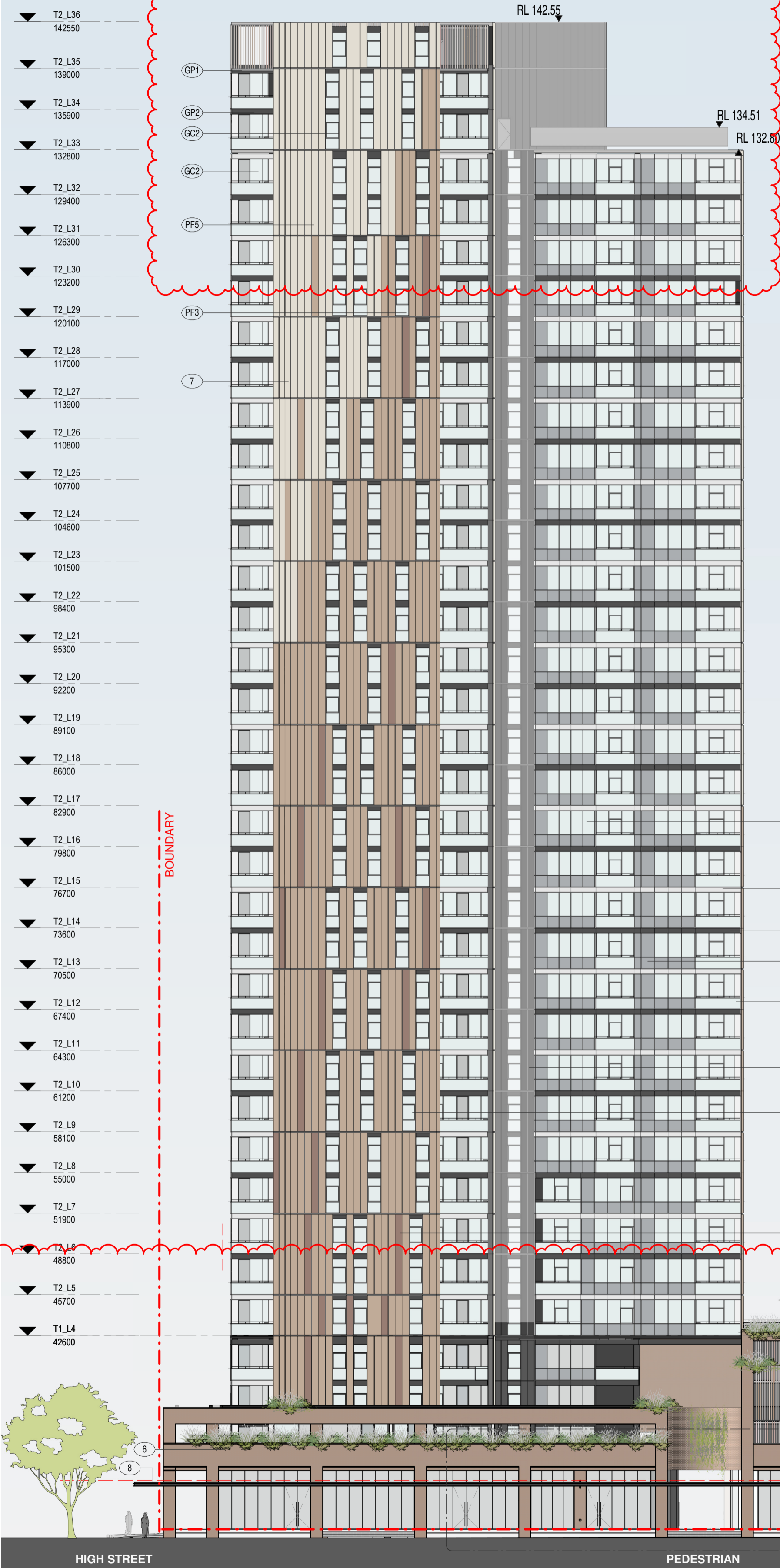
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AR-1-5001

Revision  
/86

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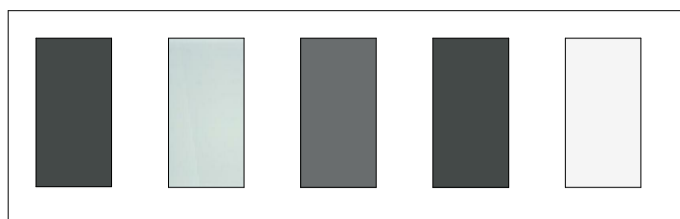


BUILDING 02

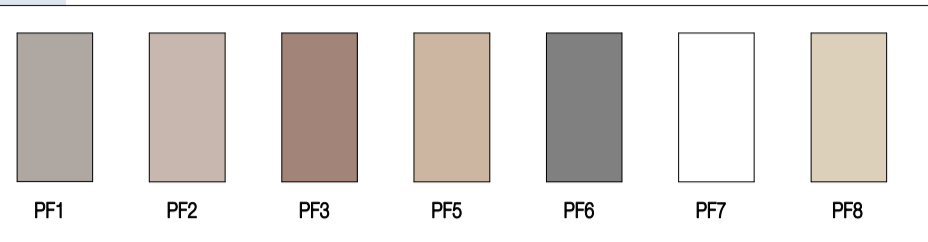


NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation R2.0 bulk insulation	A103 & A1203 A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
Apartment / corridor wall	R1.5 bulk insulation R2.0 bulk insulation R1.5 bulk insulation	All other apartments A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609 All other apartments
Apartment / apartment wall	R2.0 bulk insulation R1.5 bulk insulation	A103 & A1203 All other apartments
Exposed floor	R2.5 insulation R2.0 insulation R1.5 insulation	B609 B101 & B104 B102, B103, B105, B205, B305, B401 & B904
Roof	R2.0 bulk insulation R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	B704 - living room only where a roof / balcony is above A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing Awning U-value 5.4 SHGC 0.49 Fixed / sliding U-value 4.8 SHGC 0.59  Single glazing Awning / fixed / sliding U-value 5.9 SHGC 0.49  Double glazing Awning U-value 4.5 SHGC 0.50 Fixed/sliding U-value 4.6 SHGC 0.46  Double glazing Awning U-value 4.3 SHGC 0.47 Fixed/sliding U-value 4.3 SHGC 0.53	BUILDING A: A103 to A1203 A1204 A105 to A1205 BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing BUILDING A: All other Building A apartments BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies) BUILDING B: B101, B201 & B301
Skylights	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202

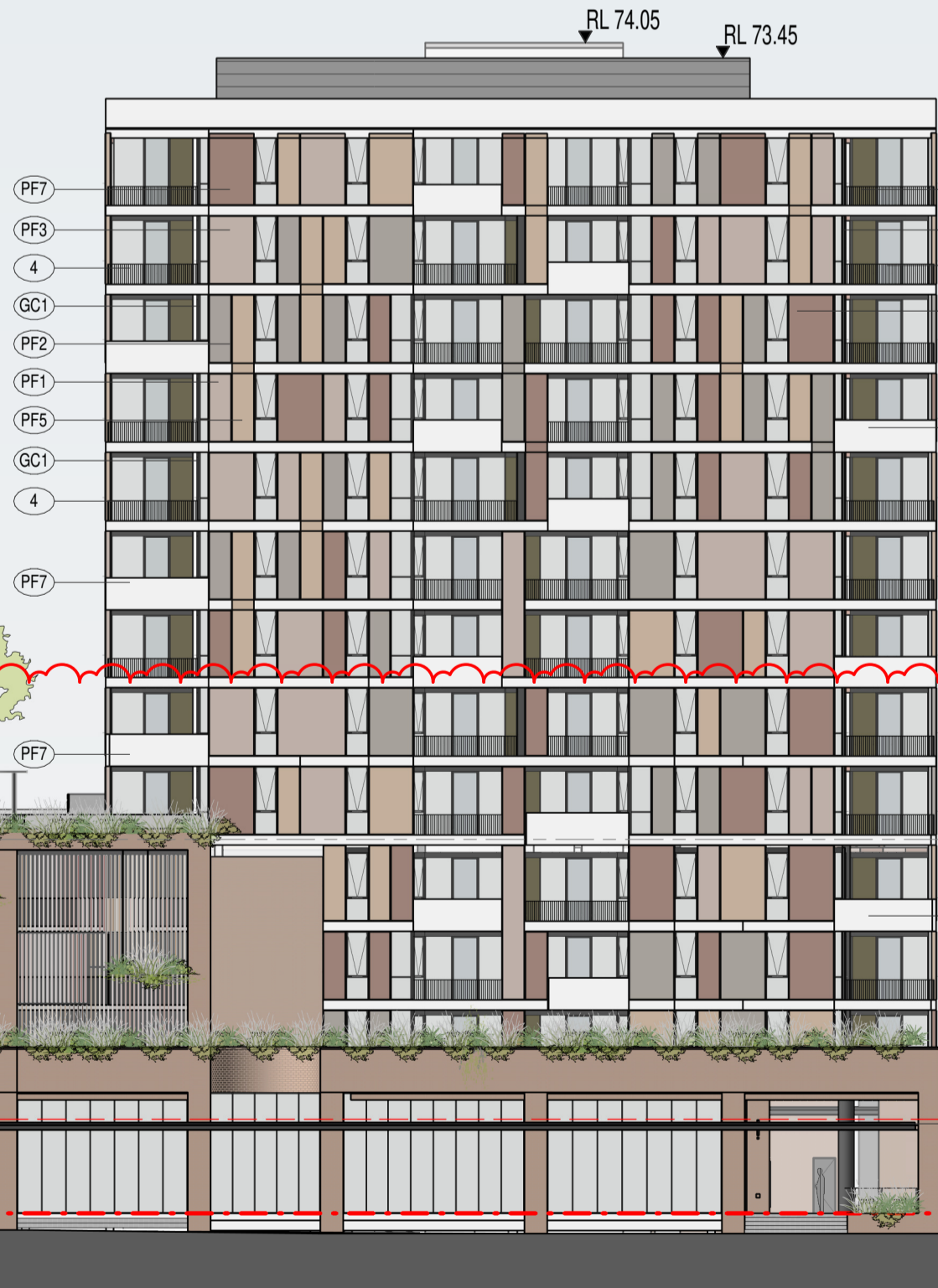
GLAZING SYSTEM



COLOUR FINISHES



BUILDING 01



WEST ELEVATION

1 : 250@A1

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

FOR APPROVAL

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

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



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

Drawing Name  
WEST ELEVATION

Date  
04.10.2021

Scale  
As indicated

Sheet Size  
@ A1

Drawn  
GT

Chk.  
MG

Job No.  
6111

Drawing No.  
AR-1-5002 /86

Revision

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NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Apartment / apartment wall	R2.0 bulk insulation	All other apartments
	R1.5 bulk insulation	B609
	R2.5 insulation	B101 & B104
Exposed floor	R2.0 insulation	B102, B103, B105, B205, B305, B401 & B804
	R1.5 insulation	B704 - living room only where a roof / balcony is above
	R2.0 bulk insulation	A1201 to A1208
Roof	R2.3 bulk insulation with reflective foil	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
	Reflective side down, anti-reflective side up	BUILDING A: A103 to A1203 A1204 A105 to A1205
		BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning U-value 5.4 SHGC 0.49	A1204
	Fixed / sliding U-value 4.8 SHGC 0.59	A105 to A1205
		BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding U-value 5.9 SHGC 0.49	
	Double glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Awning U-value 4.5 SHGC 0.50	
	Fixed/sliding U-value 4.6 SHGC 0.46	
	Double glazing	BUILDING B: B101, B201 & B301
	Awning U-value 4.3 SHGC 0.47	
	Fixed/sliding U-value 4.3 SHGC 0.53	
Skylights	Double glazed clear, no diffuser	
	Rglass 0.33 Rframe 0.17	A1201 & A1202

6.4

Average star rating

NATIONWIDE HOUSE

www.nathers.gov.au

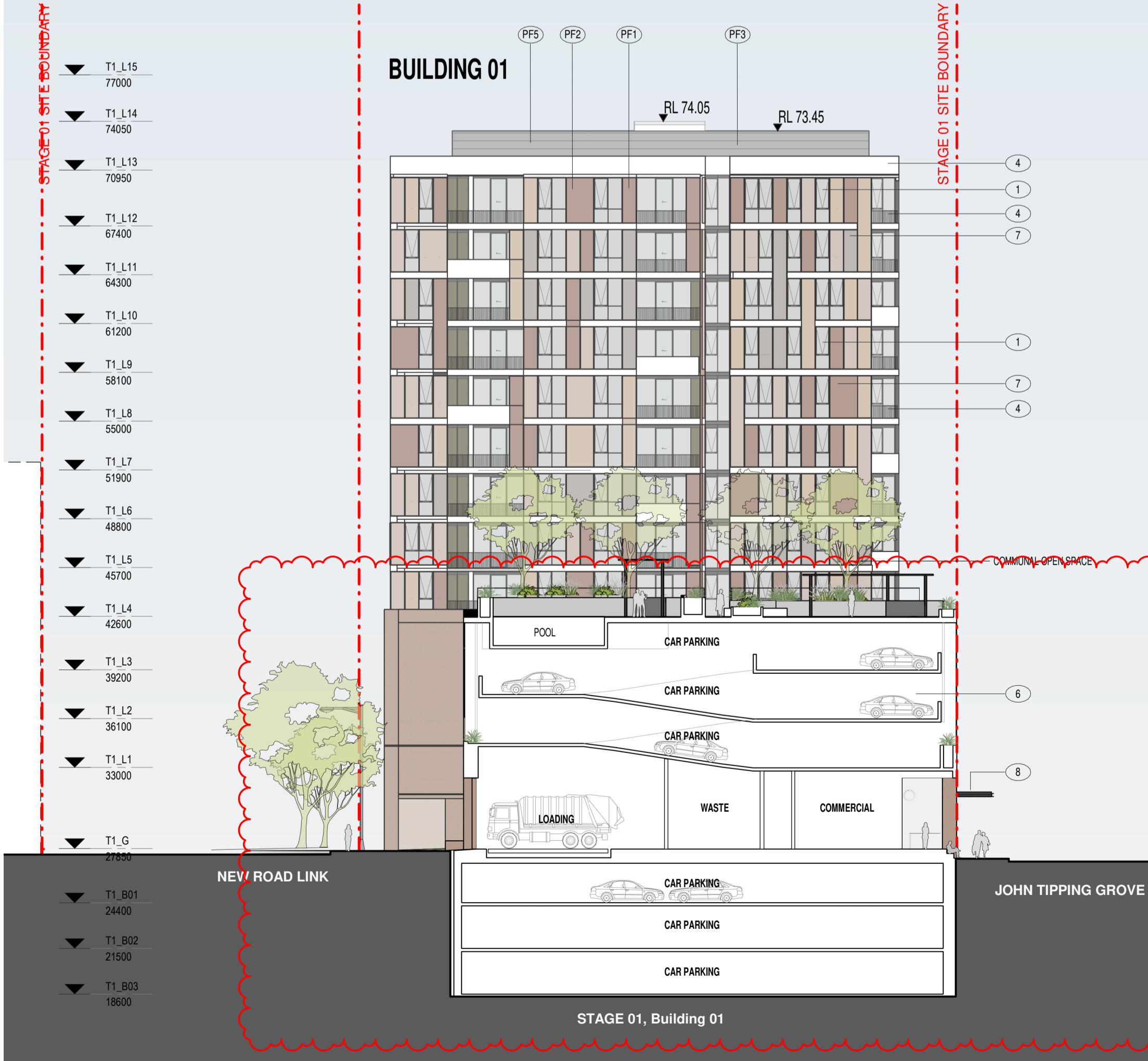
0006807210 21 Nov 2021

Assessor: Fonda Armagosa

Accreditation No. 10045

Address: 634-652 High St 87-91 Union Rd , Penrith , NSW , 2750

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01 NORTH ELEVATION - BUILDING 01  
1 : 250@A1



02 SOUTH ELEVATION - BUILDING 02  
1 : 250@A1

GLAZING SYSTEM

COLOUR FINISHES

PF1

PF2

PF3

PF5

PF6

PF7

PF8

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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

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 04.10.2021 Scale As indicated Sheet Size @ A1

Drawn GT Chk. MG

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

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NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Apartment / apartment wall	R2.0 bulk insulation	All other apartments
	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	B609
Exposed floor	R2.5 insulation	B101 & B104
	R2.0 insulation	B102, B103, B105, B205, B305, B401 & B804
	R1.5 insulation	B704 - living room only where a roof / balcony is above
Roof	R2.0 bulk insulation	A1201 to A1208
	R2.3 bulk insulation with reflective foil	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
	Reflective side down, anti-reflective side up	
Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning U-value 5.4 SHGC 0.49	A1204
	Fixed / sliding U-value 4.8 SHGC 0.59	A105 to A1205
		BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding U-value 5.9 SHGC 0.49	
	Double glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Awning U-value 4.5 SHGC 0.50	
	Fixed/sliding U-value 4.6 SHGC 0.46	
	Double glazing	BUILDING B: B101, B201 & B301
	Awning U-value 4.3 SHGC 0.47	
	Fixed/sliding U-value 4.3 SHGC 0.53	
Skylights	Double glazed clear, no diffuser	
	Rglass 0.33 Rframe 0.17	A1201 & A1202

6.4

Average star rating

NATIONAL HOME ENERGY RATING

HOUSE

0006807210

21 Nov 2021

Assessor: Fonda Armagosa

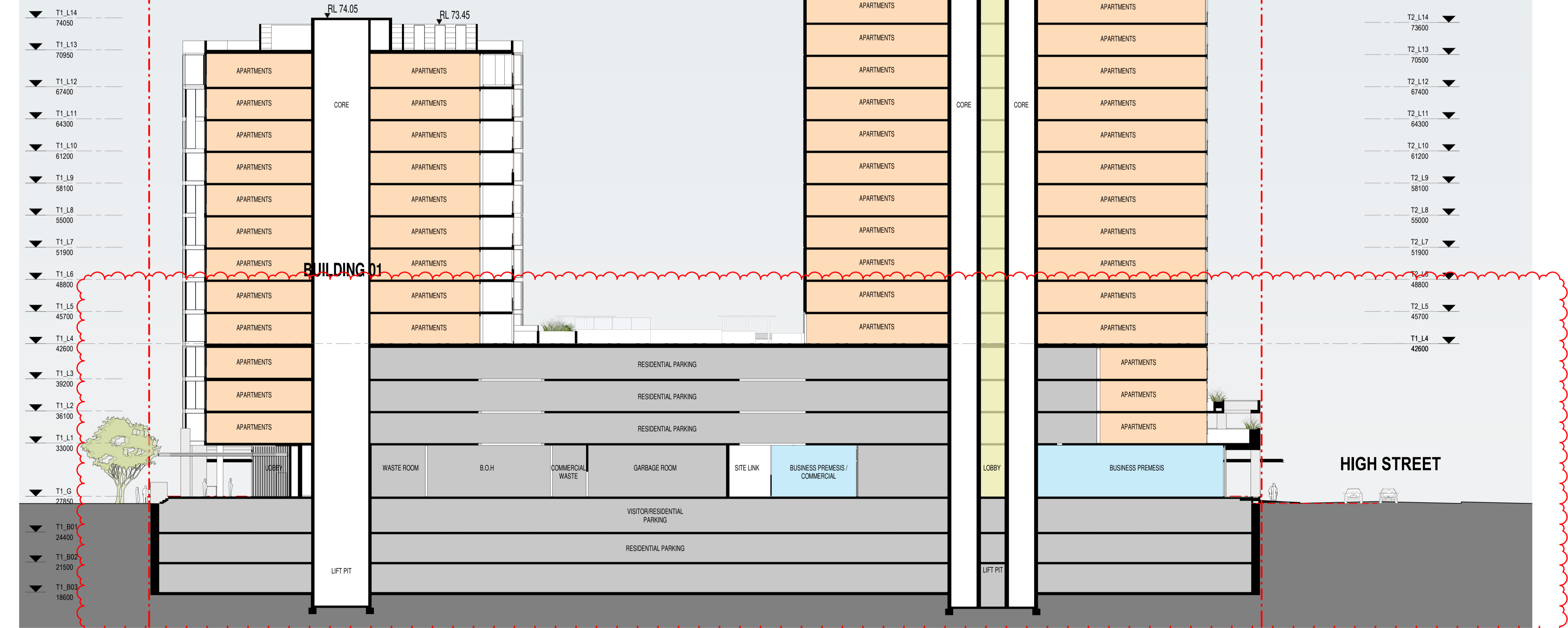
Accreditation No. 10045

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01 LONG SECTION A-A  
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
81	28.02.2020	DRAFT DA ISSUE
83	04.03.2020	ISSUED FOR DA
85	07.05.2021	ISSUED FOR DA
86	04.10.2021	ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

SECTION A-A

Date Scale Sheet Size  
04.10.2021 1 : 250 @ A1

Drawn Chk.  
GT MG

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

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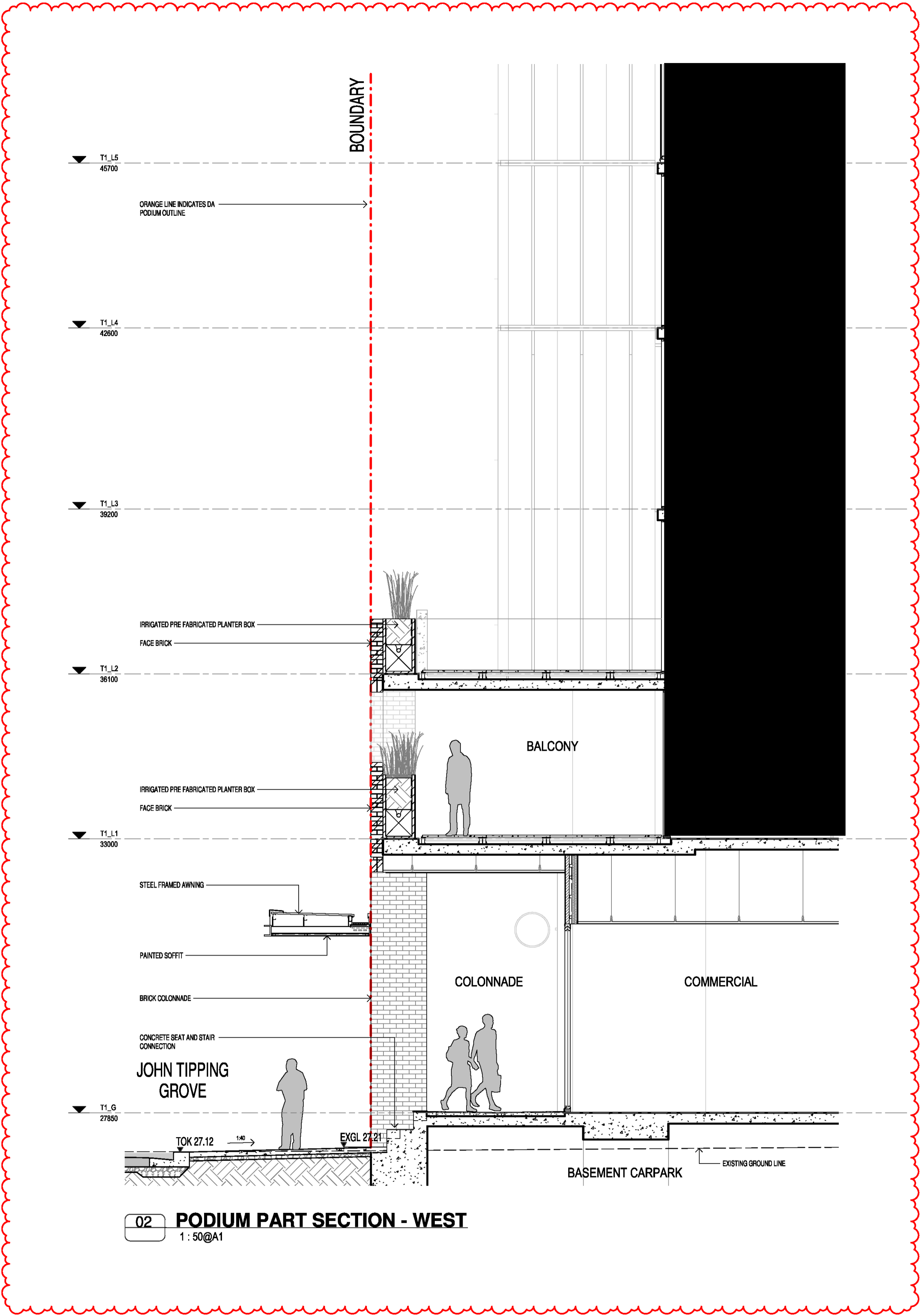
NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609 & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Apartment / apartment wall	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	B609
	R2.0 insulation	B101 & B104
Exposed floor	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
	R2.0 insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Roof	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
Glazing	Single glazing Awning U-value 5.4 SHGC 0.49 Fixed / sliding U-value 4.8 SHGC 0.59	BUILDING A: A103 to A1203 A1204 A105 to A1205 BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing Awning / fixed / sliding U-value 5.9 SHGC 0.49	BUILDING A: All other Building A apartments
	Double glazing Awning U-value 4.5 SHGC 0.50 Fixed/sliding U-value 4.6 SHGC 0.46	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
Skylights	Double glazing Awning U-value 4.3 SHGC 0.47 Fixed/sliding U-value 4.3 SHGC 0.53	BUILDING B: B101, B201 & B301
	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202
	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202

0006807210 21 Nov 2021

Assessor: Fonda Armagosa  
Accreditation No. 10045  
Address:  
634-652 High St 87-91 Union  
Rd, Penrith, NSW, 2750

6.4  
Average  
star rating  
NATIONWIDE  
HOUSE  
www.nthstar.gov.au

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

FOR APPROVAL

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

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

Client



Project  
HIGH ST DEVELOPMENT

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

Drawing Name  
PODIUM FACADE DETAILS

Date  
04.10.2021

Scale  
1 : 50

Sheet Size  
@ A1

Drawn  
GT

Chk.  
MG

Job No.  
6111

Drawing No.  
AR-1-5201

Revision  
/86

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NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Apartment / apartment wall	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	B609
	R2.0 insulation	B101 & B104
Roof	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning U-value 5.4 SHGC 0.49	A1204
	Fixed / sliding U-value 4.8 SHGC 0.59	A105 to A1205
		BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding U-value 5.9 SHGC 0.49	
	Double glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Awning U-value 4.5 SHGC 0.50	
	Fixed/sliding U-value 4.6 SHGC 0.46	
	Double glazing	BUILDING B: B101, B201 & B301
	Awning U-value 4.3 SHGC 0.47	
	Fixed/sliding U-value 4.3 SHGC 0.53	
Skylights	Double glazed clear, no diffuser	
	Rglass 0.33 Rframe 0.17	A1201 & A1202

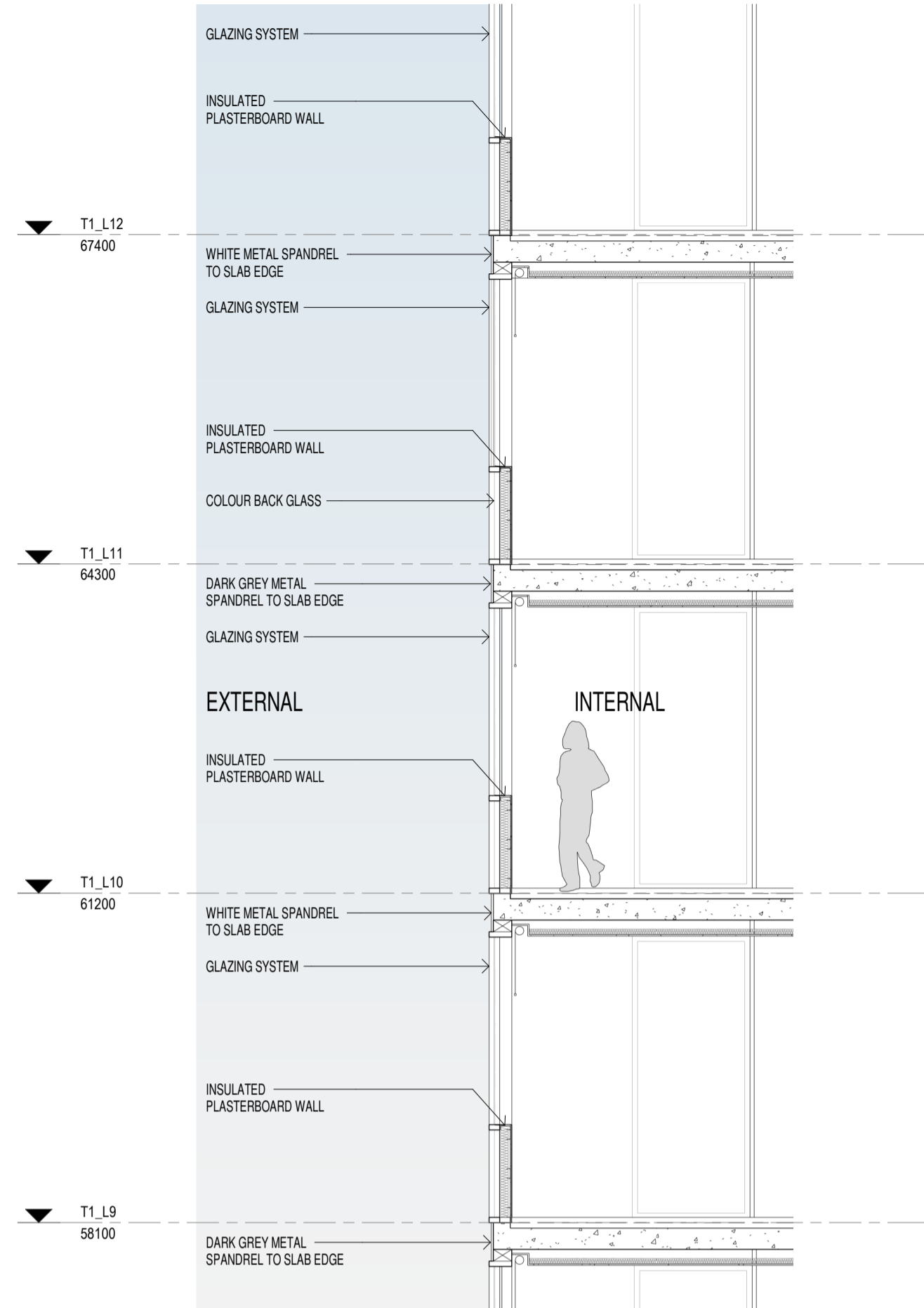


T1\_L10  
61200

T1\_L9  
58100



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



02 DETAIL SECTION - GLASS FACADE  
1: 50@A1

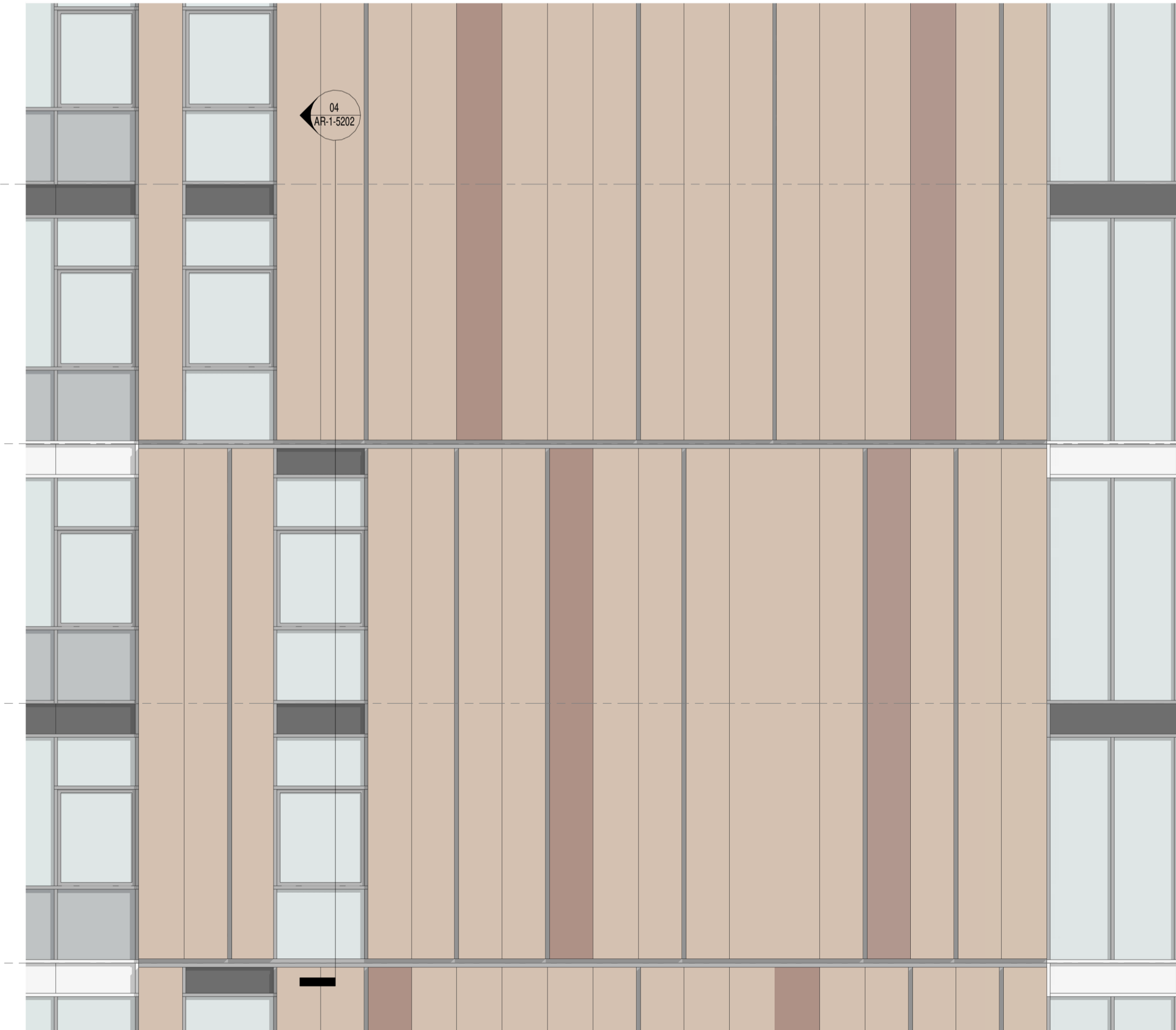


T1\_L12  
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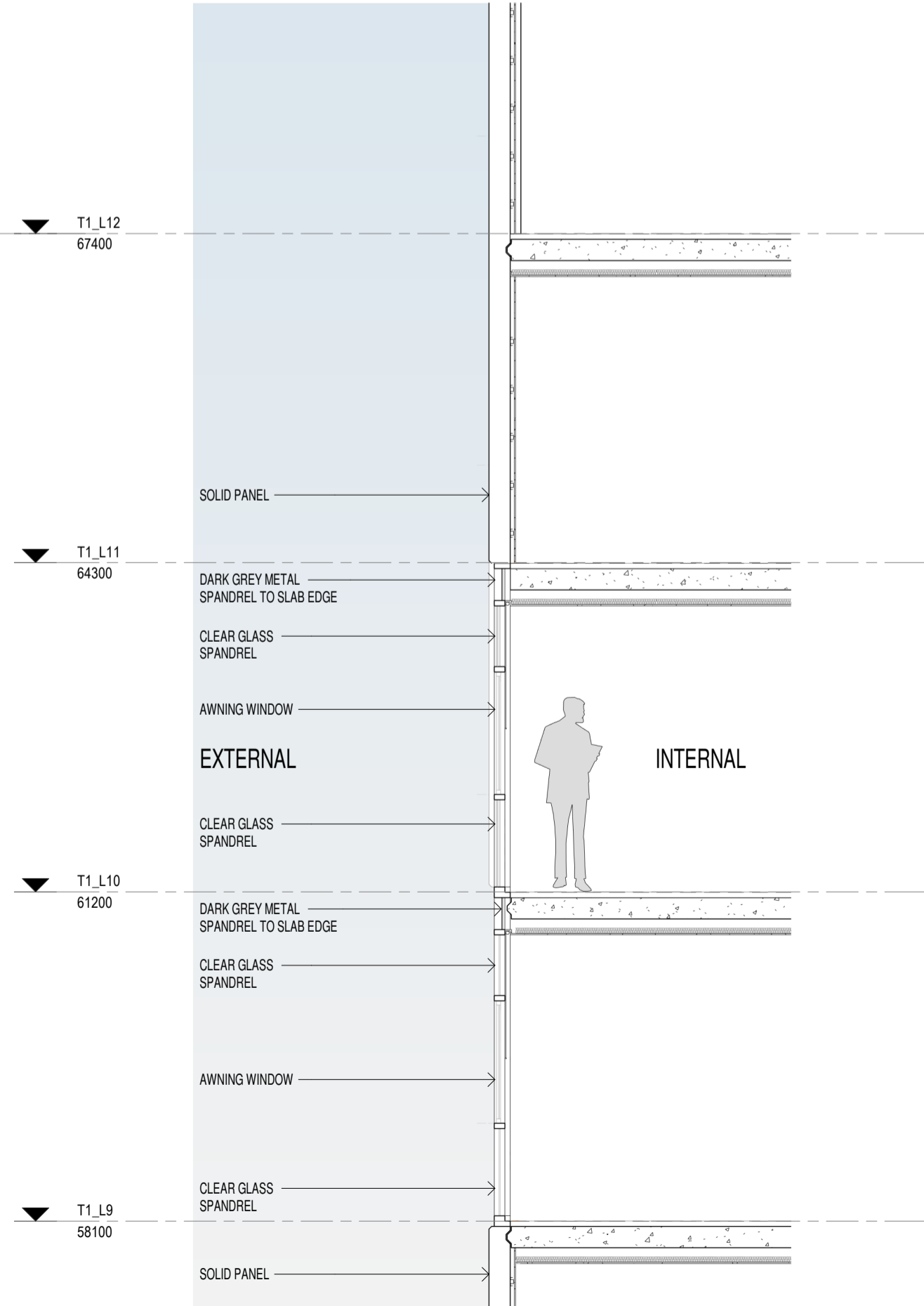
T1\_L11  
64300

T1\_L10  
61200

T1\_L9  
58100



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

## 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

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

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

BUILDING 02 - FACADE DETAILS

Date  
04.10.2021

Scale  
1: 50

Sheet Size  
@ A1

Drawn  
GT

Chk.  
MG

Job No.  
6111

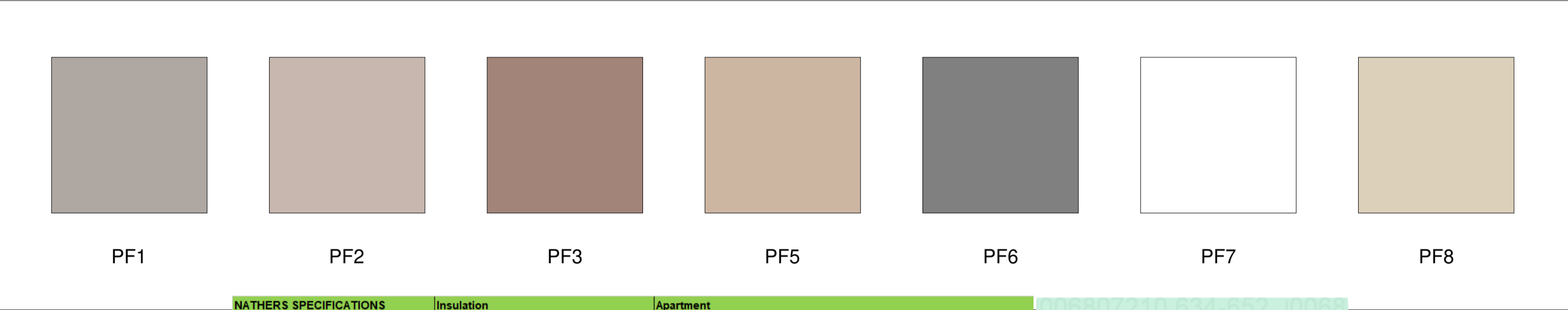
Drawing No.  
AR-1-5202

Revision  
/86

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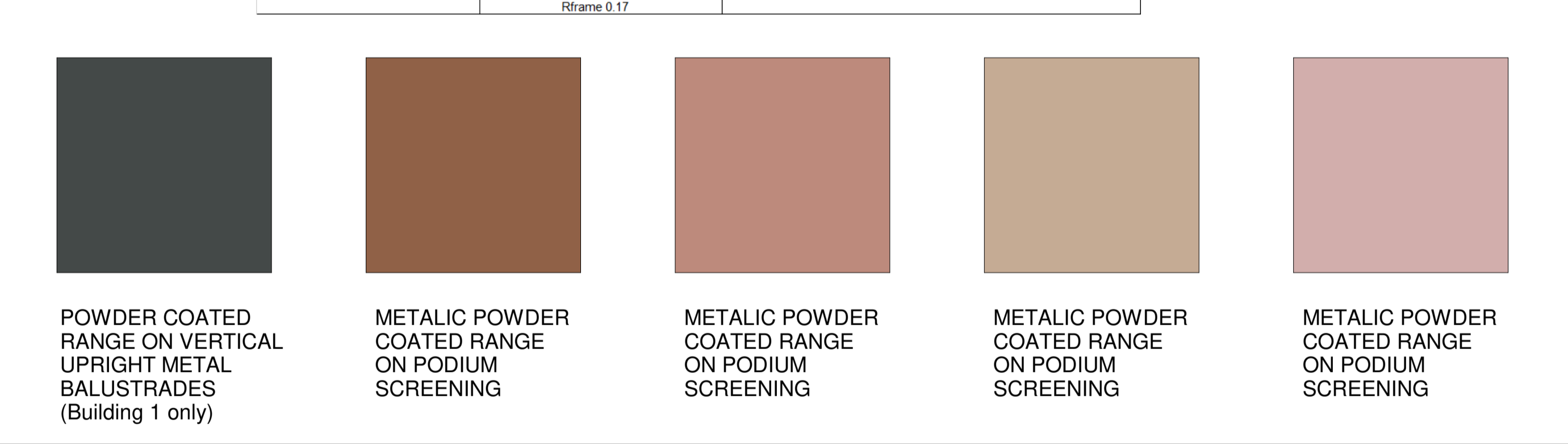
PAINT FINISHES



NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
Apartment / corridor wall	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
Apartment / apartment wall	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Exposed floor	R1.5 bulk insulation	All other apartments
	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
Roof	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A: A103 to A1203 A1204 A105 to A1205
	Awning U-value 5.4 SHGC 0.49	
	Fixed / sliding U-value 4.8 SHGC 0.59	BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding U-value 5.9 SHGC 0.49	
	Double glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Awning U-value 4.5 SHGC 0.50	
	Fixed/sliding U-value 4.6 SHGC 0.46	
Double glazing	Awning U-value 4.3 SHGC 0.47	BUILDING B: B101, B201 & B301
	Fixed/sliding U-value 4.3 SHGC 0.53	
	Double glazed clear, no diffuser Rglass 0.33 Rframe 0.17	A1201 & A1202
Skylights		



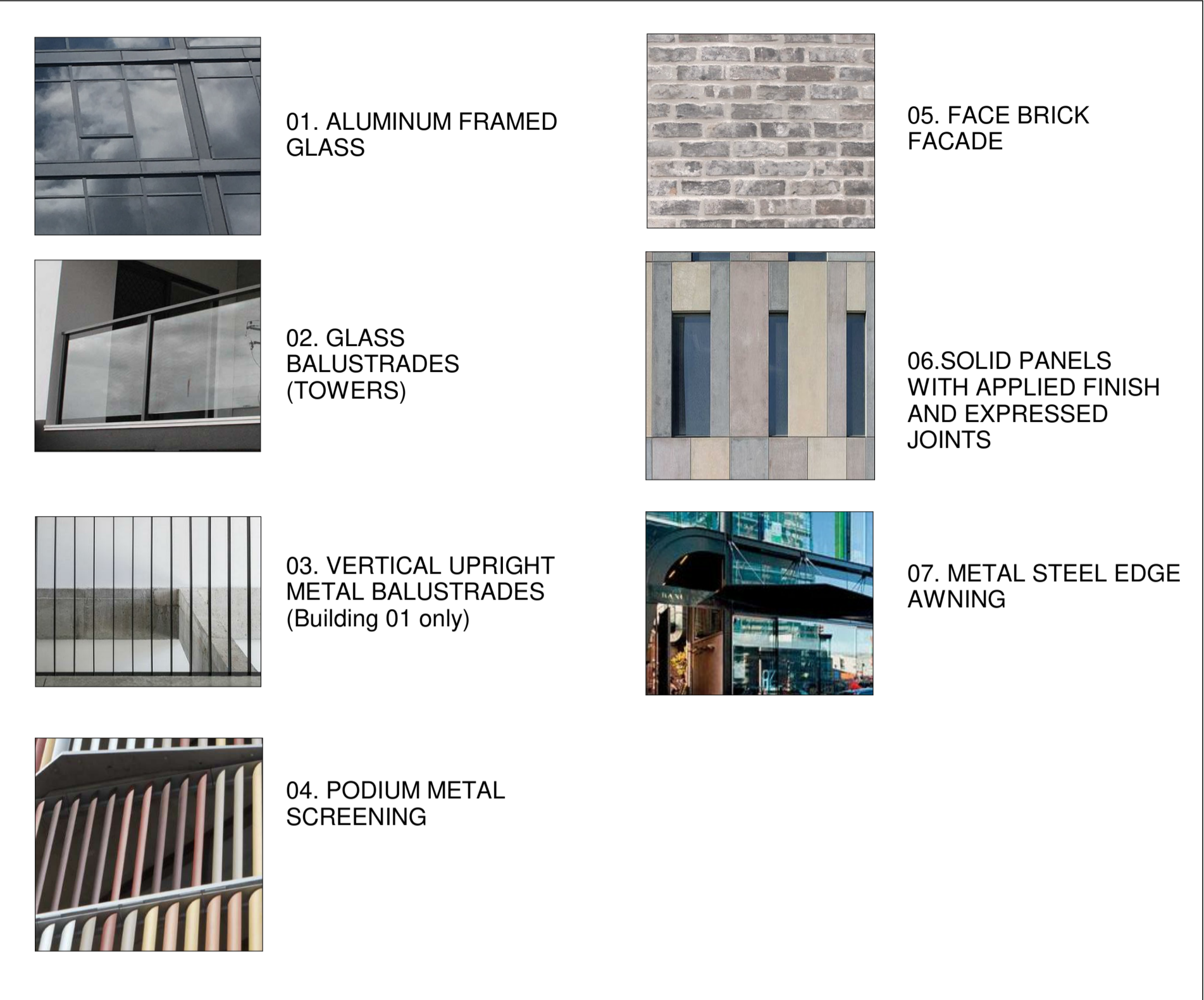
METAL FINISHES



GLAZING SYSTEM



PRECEDENT IMAGES



FINISHES LEGEND

EXTERNAL FINISHES

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

PAINT FINISHES

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

GLAZING SYSTEM

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

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

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

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

Date Scale Sheet Size  
04.10.2021 1 : 50 @ A1

Drawn Chk.  
CC MG

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

SJB Architects  
Level 2  
490 Crown Street  
Surry Hills NSW  
2010 Australia  
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www.sjb.com.au





View across John Tipping Grove looking east

NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Exposed floor	R1.5 bulk insulation	All other apartments
	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
Roof	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning	A1204
	U-value 5.4	A105 to A1205
	SHGC 0.49	BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Fixed / sliding	A105 to A1205
	U-value 4.8	BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	SHGC 0.59	BUILDING A: All other Building A apartments
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	U-value 4.5	BUILDING B: B101, B201 & B301
Skylights	Double glazed clear, no diffuser	
	Rglass 0.33	
	Rframe 0.17	A1201 & A1202



6.4  
Average  
star rating

WATERMARK  
HOUSE

www.ustrade.com.au

0006807210 21 Nov 2021

Assessor Fonda Armagos  
Accreditation No. 10045

Address  
634-652 High St 87-91 Union  
Rd , Penrith , NSW , 2750



hstar.com.au

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

FOR APPROVAL

Rev Date Revision

83 04.03.2020 ISSUED FOR DA  
85 07.05.2021 ISSUED FOR DA  
86 04.10.2021 ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

ARTIST IMPRESSION - SHEET 01

Date Scale Sheet Size  
04.10.2021 1 : 1 @ A1

Drawn Chk.

GT MG

Job No. Drawing No. Revision

6111 AR-1-9000 /86

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View along High Street looking east

NATHERS SPECIFICATIONS	Insulation	Apartment	
External wall	R2.5 bulk insulation	A103 & A1203	
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007	
	R1.5 bulk insulation	All other apartments	
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609	
	R1.5 bulk insulation	All other apartments	
Apartment / apartment wall	R2.0 bulk insulation	A103 & A1203	
	R1.5 bulk insulation	All other apartments	
Exposed floor	R2.5 insulation	B609	
	R2.0 insulation	B101 & B104	
	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804	
Roof	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above	
	R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404	
Glazing	Single glazing	BUILDING A: A103 to A1203	
	Awning	U-value 5.4 SHGC 0.49	A1204
	Fixed / sliding	U-value 4.8 SHGC 0.59	A105 to A1205 BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing		BUILDING A: All other Building A apartments
	Awning / fixed / sliding	U-value 5.9 SHGC 0.49	
	Double glazing		BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Awning	U-value 4.5 SHGC 0.50	
	Fixed/sliding	U-value 4.6 SHGC 0.46	
	Double glazing		BUILDING B: B101, B201 & B301
	Awning	U-value 4.3 SHGC 0.47	
Fixed/sliding	U-value 4.3 SHGC 0.53		
Skylights	Double glazed clear, no diffuser		
	Rglass 0.33 Rframe 0.17	A1201 & A1202	



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

## FOR APPROVAL

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

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key

Client



Project  
HIGH ST DEVELOPMENT

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

Drawing Name  
ARTIST IMPRESSION - SHEET 02

Date  
04.10.2021

Scale  
1 : 1

Sheet Size  
@ A1

Drawn  
GT

Chk.  
MG

Job No.  
6111

Drawing No.  
AR-1-9001

Revision  
/86

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View Along High Street, looking west

NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Exposed floor	R1.5 bulk insulation	All other apartments
	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
Roof	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil	A1201 to A1208
Glazing	Reflective side down, anti-reflective side up	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
	Single glazing	BUILDING A: A103 to A1203
	Awning	A1204
	U-value 5.4	A105 to A1205
	SHGC 0.49	BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Fixed / sliding	U-value 4.8 SHGC 0.59
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding	U-value 5.9 SHGC 0.49
	Double glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Awning	U-value 4.5 SHGC 0.50
Skylights	Fixed/sliding	U-value 4.6 SHGC 0.46
	Double glazing	BUILDING B: B101, B201 & B301
	Awning	U-value 4.3 SHGC 0.47
	Fixed/sliding	U-value 4.3 SHGC 0.53
	Double glazed clear, no diffuser	Rglass 0.33 Rframe 0.17
Skylights	A1201 & A1202	



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

FOR APPROVAL

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

Structural Engineer  
ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer  
JHA CONSULTING ENGINEERS

Electrical Engineer  
JHA CONSULTING ENGINEERS

Fire Engineer  
OLSSON FIRE & RISK

Access Consultant  
ACCESSIBLE BUILDING SOLUTIONS

Basix  
EMF GRIFFITHS

Building Key



Project  
HIGH ST DEVELOPMENT

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

Drawing Name  
ARTIST IMPRESSION - SHEET 03

Date  
04.10.2021

Scale  
1 : 1

Sheet Size  
@ A1

Drawn  
HL

Chk.  
NH

Job No.  
6111

Drawing No.  
AR-1-9002

Revision  
/86

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View Across Union Road, looking north

NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Exposed floor	R1.5 bulk insulation	All other apartments
	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
Roof	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning	A1204
	U-value 5.4	A105 to A1205
	SHGC 0.49	BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Fixed / sliding	A105 to A1205
	U-value 4.8	BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	SHGC 0.59	BUILDING A: All other Building A apartments
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	U-value 4.5	BUILDING B: B101, B201 & B301
Skylights	Double glazing	B101, B201 & B301
	U-value 4.5	
	SHGC 0.50	
Fixed/sliding	U-value 4.6	
	SHGC 0.46	
Double glazing	U-value 4.3	
	SHGC 0.47	
	Fixed/sliding	
U-value 4.3	SHGC 0.53	
	Double glazed clear, no diffuser	
	R-glass 0.33	
	R-frame 0.17	



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

FOR APPROVAL

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

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

Client

Project
HIGH ST DEVELOPMENT
634-638 HIGH ST & 87-89 UNION RD, PENRITH
Drawing Name
ARTIST IMPRESSION - SHEET 04

Date	Scale	Sheet Size
04.10.2021	1 : 1	@ A1
Drawn	Chk.	
HL	NH	
Job No.	Drawing No.	Revision
6111	AR-1-9003	/86



New street View Ground Activation

NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
Apartment / apartment wall	R2.0 bulk insulation	A103 & A1203
	R1.5 bulk insulation	All other apartments
Exposed floor	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
Roof	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil	A1201 to A1208
	Reflective side down, anti-reflective side up	B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning	A1204
	U-value 5.4	A105 to A1205
	SHGC 0.49	BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Fixed / sliding	U-value 4.8 SHGC 0.59
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding	U-value 5.9 SHGC 0.49
	Double glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
	Awning	U-value 4.5 SHGC 0.50
	Fixed/sliding	U-value 4.6 SHGC 0.46
Skylights	Double glazing	BUILDING B: B101, B201 & B301
	Awning	U-value 4.3 SHGC 0.47
	Fixed/sliding	U-value 4.3 SHGC 0.53
	Double glazed clear, no diffuser	
	Rglass 0.33 Rframe 0.17	A1201 & A1202



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

## FOR APPROVAL

Rev Date Revision

83 04.03.2020 ISSUED FOR DA  
85 07.05.2021 ISSUED FOR DA  
86 04.10.2021 ISSUED FOR LEC

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant

ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

ARTIST IMPRESSION - SHEET 01

Date Scale Sheet Size  
04.10.2021 1 : 1 @ A1

Drawn Chk.

GT MG

Job No. Drawing No. Revision

6111 AR-1-9004 /86

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2010 Australia  
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View along John Tipping Rd

NATHERS SPECIFICATIONS	Insulation	Apartment
External wall	R2.5 bulk insulation	A103 & A1203
	R2.0 bulk insulation	A101, A102, A305, A403 & A1202 B101, B103, B104, B201, B301, B609, & B3007
	R1.5 bulk insulation	All other apartments
Apartment / corridor wall	R2.0 bulk insulation	A101, A102, A103, A1202 & A1203 B101, B104, B201, B301 & B609
	R1.5 bulk insulation	All other apartments
	R2.0 bulk insulation	A103 & A1203
Exposed floor	R1.5 bulk insulation	All other apartments
	R2.5 insulation	B609
	R2.0 insulation	B101 & B104
Roof	R1.5 insulation	B102, B103, B105, B205, B305, B401 & B804
	R2.0 bulk insulation	B704 - living room only where a roof / balcony is above
	R2.3 bulk insulation with reflective foil Reflective side down, anti-reflective side up	A1201 to A1208 B2801, B2802, B3007, B3201, B3202, B3401, B3402, B3403 & B3404
Glazing	Single glazing	BUILDING A: A103 to A1203
	Awning	A1204
	U-value 5.4	A105 to A1205
	SHGC 0.49	BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Fixed / sliding	A105 to A1205
	U-value 4.8	BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	SHGC 0.59	BUILDING B: All glazing onto balcony All east oriented glazing All south oriented glazing
	Single glazing	BUILDING A: All other Building A apartments
	Awning / fixed / sliding	U-value 5.9 SHGC 0.49
	Double glazing	BUILDING B: All north oriented glazing (excluding glazing onto balconies) All west oriented glazing (excluding glazing onto balconies)
Skylights	Awning	U-value 4.5 SHGC 0.50
	Fixed/sliding	U-value 4.6 SHGC 0.46
	Double glazing	BUILDING B: B101, B201 & B301
	Awning	U-value 4.3 SHGC 0.47
	Fixed/sliding	U-value 4.3 SHGC 0.53
	Double glazed clear, no diffuser	R-glass 0.33 R-frame 0.17
		A1201 & A1202



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

FOR APPROVAL

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

Structural Engineer

ROBERT BIRD GROUP

Mechanical / Hydraulic Engineer

JHA CONSULTING ENGINEERS

Electrical Engineer

JHA CONSULTING ENGINEERS

Fire Engineer

OLSSON FIRE & RISK

Access Consultant


ACCESSIBLE BUILDING SOLUTIONS

Basix

EMF GRIFFITHS

Building Key

Client



Project

HIGH ST DEVELOPMENT

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

Drawing Name

ARTIST IMPRESSION - SHEET 06

Date

04.10.2021

Scale

1 : 1

Sheet Size

@ A1

Drawn

GT

Chk.

MG

Job No.

6111

Drawing No.

AR-1-9005

Revision

/86

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