



634-652 HIGH ST & 87-91 UNION RD, PENRITH

Project Number: 5754
 Date: 17.10.2018
 Client: Toga



5/5B Archibute
 4800 Crown Street
 Sydney NSW 1585
 P 61 2 9330 9333
 www.5b.com.au



As shown on the drawings, the proposed development is a multi-story building with a total floor area of approximately 10,000 square meters. The building is located on a site of approximately 2,000 square meters. The proposed development is a multi-story building with a total floor area of approximately 10,000 square meters. The building is located on a site of approximately 2,000 square meters.

FOR REVIEW

Date	By	For
17/10/2018	AS	AS
17/10/2018	AS	AS
17/10/2018	AS	AS
17/10/2018	AS	AS
17/10/2018	AS	AS
17/10/2018	AS	AS
17/10/2018	AS	AS
17/10/2018	AS	AS
17/10/2018	AS	AS
17/10/2018	AS	AS

Structural Engineer	Webster Design
Mechanical/HVAC Engineer	JHA Consulting Engineers
Electrical Engineer	JHA Consulting Engineers
Fire Engineer	Olsson Fire & Risk
Access Consultant	Accessible Building Solutions
Bar	EMF Griffiths
Building Survey	

Client



Project
634-652 HIGH ST & 87-91 UNION RD,
PENRITH

Drawing Name

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Date
17/10/2018

Scale
@ A1

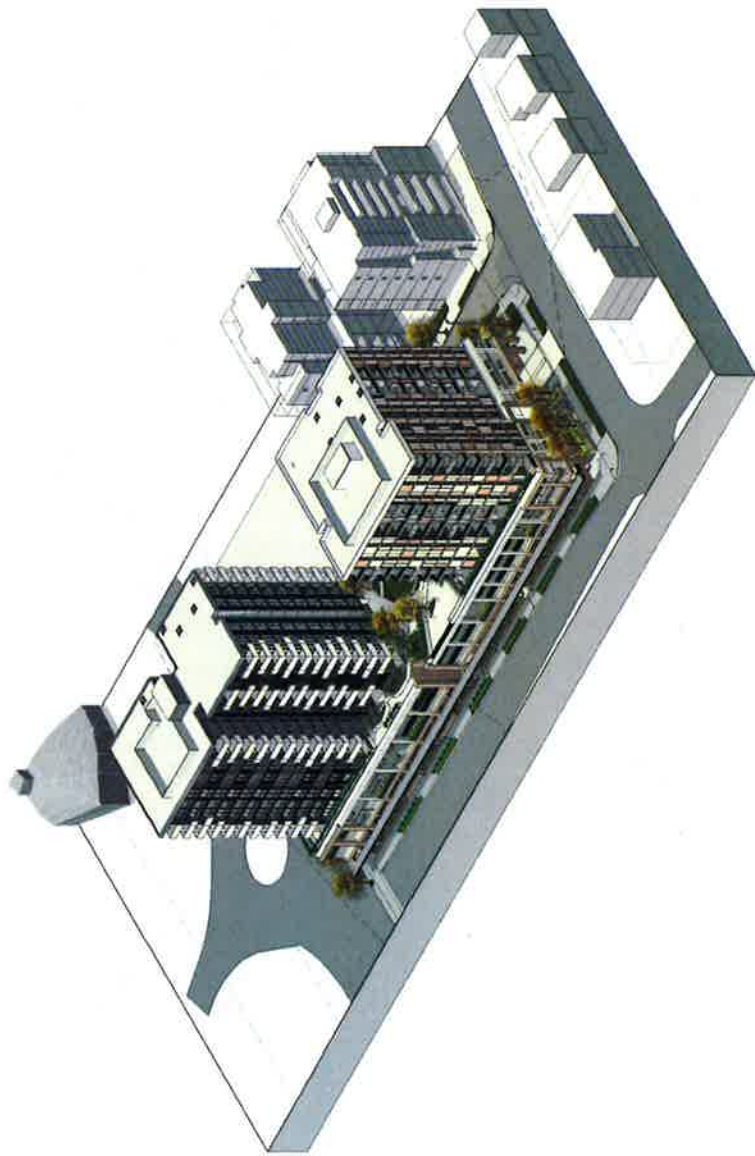
Sheet No
SC

Job No.
5754

Revision
AR-1-0002 /51

AS
400 Cooper Street
Penrith NSW 2150
P 61 5588 9622
www.as.com.au

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AR-1-9007	Perspective View Sheet 4
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FOR REVIEW

17-09-12

[illegible]

Commercial	1,143.8
Liabilities	118.9
Other	194.2
Total	1,456.7

Bicycle Storage Provided	37
Resi (within s. cages)	9
Resi Visitor	0
Commercial	2
Commercial Visitor	48
TOTAL	

3791

25.6 cm

GFA is measured to inside face of external walls except where it is full height glass floor to soffit the measurement is taken to middle of the glass line and where there are lift shafts, fire stair or services risers the measurement is taken to inside face of the lift shaft. Fire stair or services riser. Storage areas above ground are included in GFA calculation.

For further details visit the Bow Charming Project DA subpage: <http://www.bowcharmingproject.org>

Date	17.10.2018	Scale		Sheet Size	A1
Drawn	HB	Chk	KL		
Job No.	5754	Drawing No.	AR-1-0003	Revision	1/51

5754 AR-1-0003 /51



FOR REVIEW

1	16 03 2018	ISSUED FOR DA
2	18 03 2018	ISSUED FOR DA
3	26 05 2018	ISSUED FOR DA
4	15 06 2018	ISSUED FOR DA
5	17 10 2018	ISSUED FOR DA

Structural Engineer	Industrial / Process Engineer
Webster Design	JMA Consulting Engineers
	Electrical Engineer
	JMA Consulting Engineers
	Fire Engineer
	Olsson Fire & Risk
	Access Consultant
	Accessible Building Solutions
	Electrical
	EMF Griffiths
	Building Key

634-652 HIGH ST & 87-91 UNION RD,
PENRITHDrawing Name
Site Location Plan

Date: 17.10.2018 Scale: As indicated Sheet Size: @ A1

Chemical	Oil
ESD	NIH
Unit No.	Drawing No.
	Reprint

5754 AR-1-0100 /51



FOR REVIEW

Structural Engineer	Webster Design
Mechanical / Hydraulic Engineer	JHA Consulting Engineers
Chemical Engineer	JHA Consulting Engineers
Fire Engineer	Olson Fire & Risk
Access Coordinator	Access Building Solutions
Electrical Engineer	EMF Grillelts
Building Key	

Site Area

Existing Buildings

Site Boundary (TOGA Owned)

Trees to be removed

(Numbered trees, refer to Arborist report for details)

634-652 HIGH ST & 07-91 UNION RD,
PENRITH

Existing Silo Plan

Date	Scale	Sheet Size
22.02.2019	1 : 500	@ A1

SD	NH

5754 AR-1-0101 /58

2018 Australia
 Level 1
 330 Crown Street
 Sunny Hills NSW
 2150 Australia
 T 61 2 9380 0011
 F 61 2 9380 9822
 www.32.com.au



It is acknowledged that the information on this drawing is for general reference only and is not intended to be used for any specific purpose. The user of this drawing is responsible for ensuring that it is used in accordance with the relevant standards and regulations. The user is also responsible for ensuring that the information on this drawing is accurate and up-to-date. The user is also responsible for ensuring that the information on this drawing is not used for any purpose other than that for which it was intended.

Notwithstanding to whomsoever, the user of this drawing is responsible for ensuring that it is used in accordance with the relevant standards and regulations. The user is also responsible for ensuring that the information on this drawing is accurate and up-to-date. The user is also responsible for ensuring that the information on this drawing is not used for any purpose other than that for which it was intended.

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FOR REVIEW

No.	Date	Revisions
1	08/02/2018	Prepared Draw
2	10/02/2018	Revised Draw
3	15/02/2018	Revised Draw
4	15/02/2018	Revised Draw
5	15/02/2018	Revised Draw
6	15/02/2018	Revised Draw
7	15/02/2018	Revised Draw
8	15/02/2018	Revised Draw
9	15/02/2018	Revised Draw
10	15/02/2018	Revised Draw

Structural Engineer	Wendy Design
Architectural / Mechanical Engineer	JHA Consulting Engineers
Electrical Engineer	JHA Consulting Engineers
Fire Engineer	JHA Consulting Engineers
Civil Engineer	Olson Fire & Risk
Access Consultant	Access Building Solutions
EMF / GEMF	EMF Griffiths
Building & Fire	

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

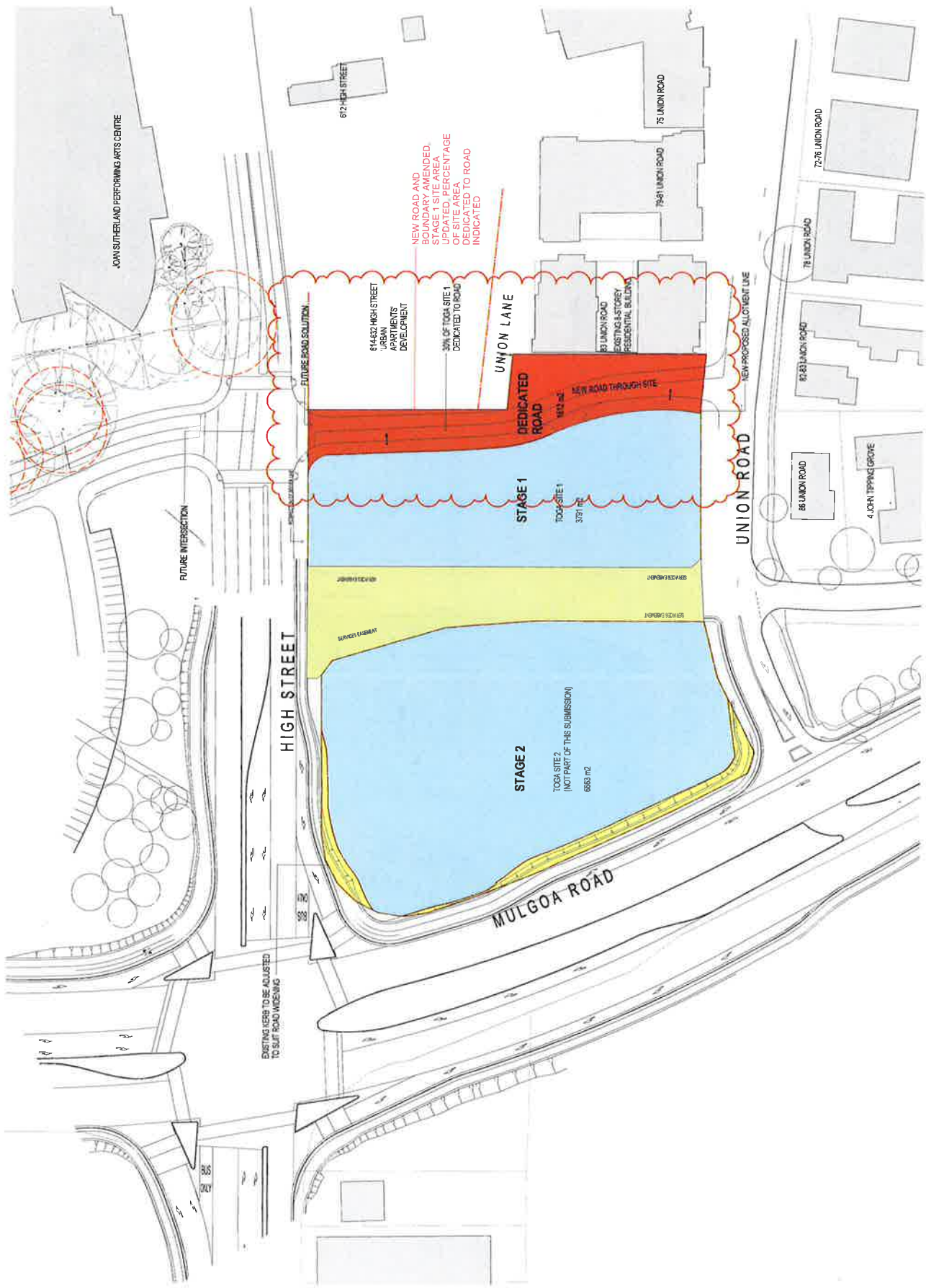


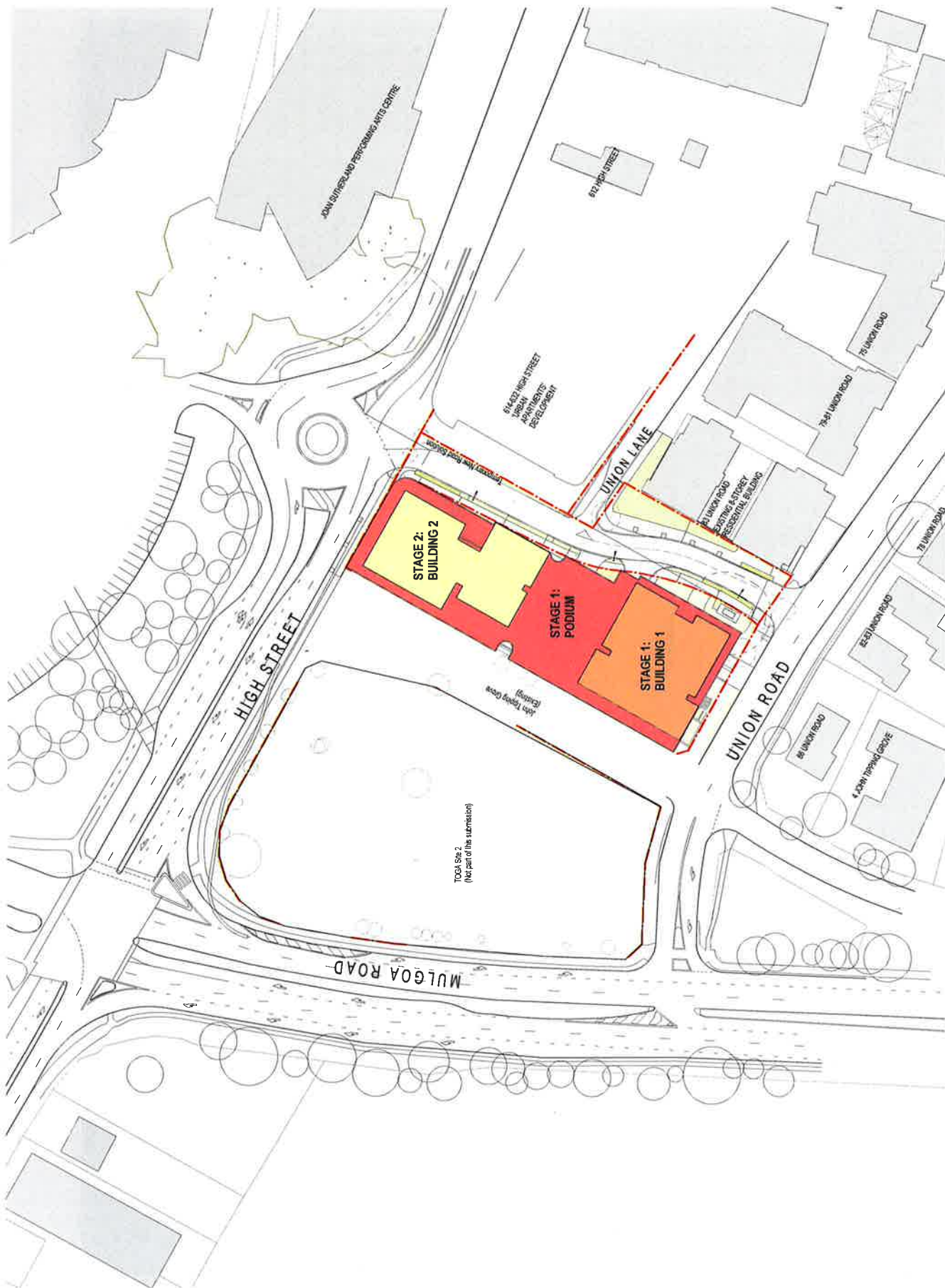
634-652 HIGH ST & 87-91 UNION RD,
PENRITH

Staging Plan- New Boundary

Date: 17/10/2018
Scale: 1:500
Sheet Size: A1
Drawing No.: NH
Job No.: 5754
Revision: AR-1-0102 /51

1/18 Architects
1/18 Engineers
1/18 Planners
1/18 Surveyors
1/18 Transport Planners
1/18 Urban Designers
1/18 Environmental Engineers
1/18 Civil Engineers
1/18 Mechanical Engineers
1/18 Electrical Engineers
1/18 Fire Engineers
1/18 Access Consultants
1/18 EMF / GEMF Consultants
1/18 Building & Fire Consultants





It is hereby certified that the information contained in this report is true and correct to the best of the knowledge and belief of the Engineer, and that the Engineer is a duly qualified and registered Professional Engineer in the State of Victoria, Australia, and that the Engineer is not aware of any circumstances which might materially affect the reliability of the information contained in this report.

Professional Engineer: Adam Nicholson (No. 12111) (Prac No. 12111)

Rev: Date: Revision:
 23 15.06.2018 02.01.10 FOR DA, VERSION 2
 24 17.10.2018 02.01.10 FOR FINAL REVIEW

Structural Engineer
 Weslley Design
 Mechanical / Hydraulic Engineer
 JHA Consulting Engineers
 Electrical Engineer
 JHA Consulting Engineers
 Fire Engineer
 Orlan Fire & Risk
 Access Consultant
 Accessible Building Solutions
 Noise
 ENE Griffiths
 Building Survey



Client:
 Project:
 634,652 HIGH ST & 87-91 UNION RD,
 PENRITH

Drawing Name:
 Staging Plan- Construction
 Staging Diagram, Section

Date: 17.10.2018
 Scale: 1:200
 Sheet Size: A1
 Designer: CHL
 Checker: JLR
 Job No.: 5754
 Drawing No.: AR-1-0102B51

Scale:
 1:200
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15160 15170 15180 15190 15200 15210 15220 15230 15240 15250 15260 15270 15280 15290 15300 15310 15320 15330 15340 15350 15360 15370 15380 15390 15400 15410 15420 15430 15440 15450 15460 15470 15480 15490 15500 15510 15520 15530 15540 15550 15560 15570 15580 15590 15600 15610 15620 15630 15640 15650 15660 15670 15680 15690 15700 15710 15720 15730 15740 15750 15760 15770 15780 15790 15800 15810 15820 15830 15840 15850 15860 15870 15880 15890 15900 15910 15920 15930 15940 15950 15960 15970 15980 15990 16000 16010 16020 16030 16040 16050 16060 16070 16080 16090 16100 16110 16120 16130 16140 16150 16160 16170 16180 16190 16200 16210 16220 16230 16240 16250 16260 16270 16280 16290 16300 16310 16320 16330 16340 16350 16360 16370 16380 16390 16400 16410 16420 16430 16440 16450 16460 16470 16480 16490 16500 16510 16520 16530 16540 16550 16560 16570 16580 16590 16600 16610 16620 16630 16640 16650 16660 16670 16680 16690 16700 16710 16720 16730 16740 16750 16760 16770 16780 16790 16800 16810 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FOR REVIEW

Rev	Date	Revisions
03	06/02/2016	Preliminary Draft
04	10/02/2016	Issues for BASIX review
05	14/03/2018	ISSUED FOR DA Review
06	23/05/2018	Issues for DA - VERSION 2
07	19/09/2018	ISSUED FOR FINAL REVIEW

Structural Engineer
Webber Design
Mechanical/Hydraulic Engineer
JHA Consulting Engineers
JHA Consulting Engineers
JHA Consulting Engineers
JHA Consulting Engineers
Fire Engineer
Olsson Fire & Risk
Access Consultants
Accessible Building Solutions
Baker
EMF Griffiths
Building Key

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



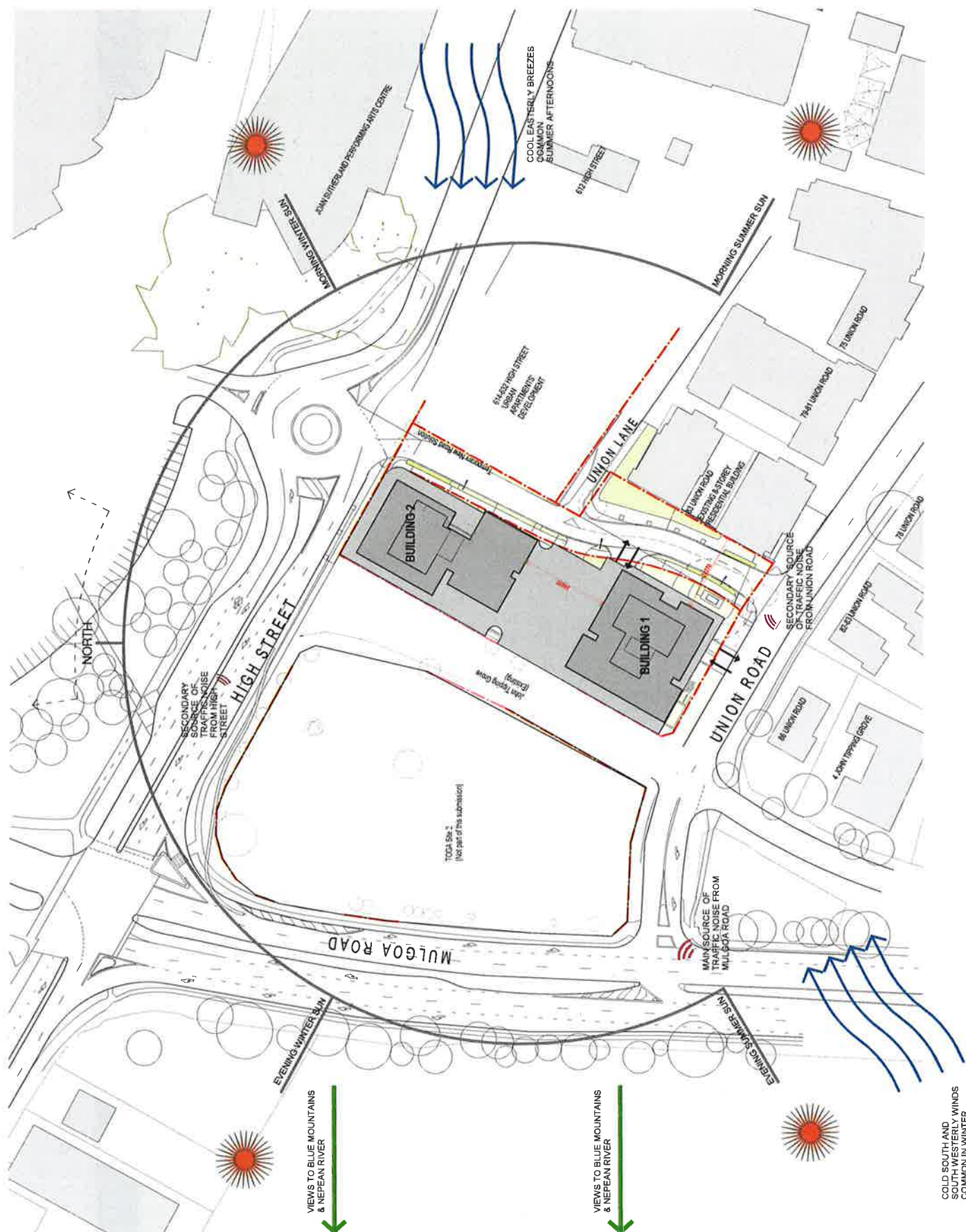
634-652 HIGH ST & 87-91 UNION RD,
PENRITH

Drinking Water



Date: 17 10 2018 Scale: 1 : 500 Sheet Size: @ A1

Job No. Drawing No. Revision
5754 AR-1-0103 /51



Nominations Architects: Adam Hestings-7188 | John Pridel-7004

1000

Structural Engineer	Webber Design
Mechanical / Electrical Engineer	
JHA Consulting Engineers	
Electrical Engineer	
JHA Consulting Engineers	
Fire Engineer	
Olsson Fire & Risk	
Acoustic Consultant	
Accessible Building Solutions	
None	
ENF Griffiths	
Building Key	



Context Elevation

Date	Scale	Sheet Size
17.10.2018	1:300	@ A1
Drawn	Chk.	
SD	NH	
Job No.	Drawing No.	Revision
5754	AR-1-0104	/51



TOGA SITE 1 - NEW ROAD LINK - FUTURE SOLUTION

FOR REVIEW

Rev	Date	Revised
11	18/03/2018	Issue for RAS review
12	18/03/2018	Issue for RAS review
13	20/03/2018	Issue for RAS review
14	20/03/2018	Issue for RAS review
15	20/03/2018	Issue for RAS review
16	20/03/2018	Issue for RAS review
17	20/03/2018	Issue for RAS review
18	20/03/2018	Issue for RAS review
19	20/03/2018	Issue for RAS review
20	20/03/2018	Issue for RAS review
21	20/03/2018	Issue for RAS review
22	20/03/2018	Issue for RAS review

18/03/2018 Issue for RAS review

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18/03/2018 Issue for RAS review

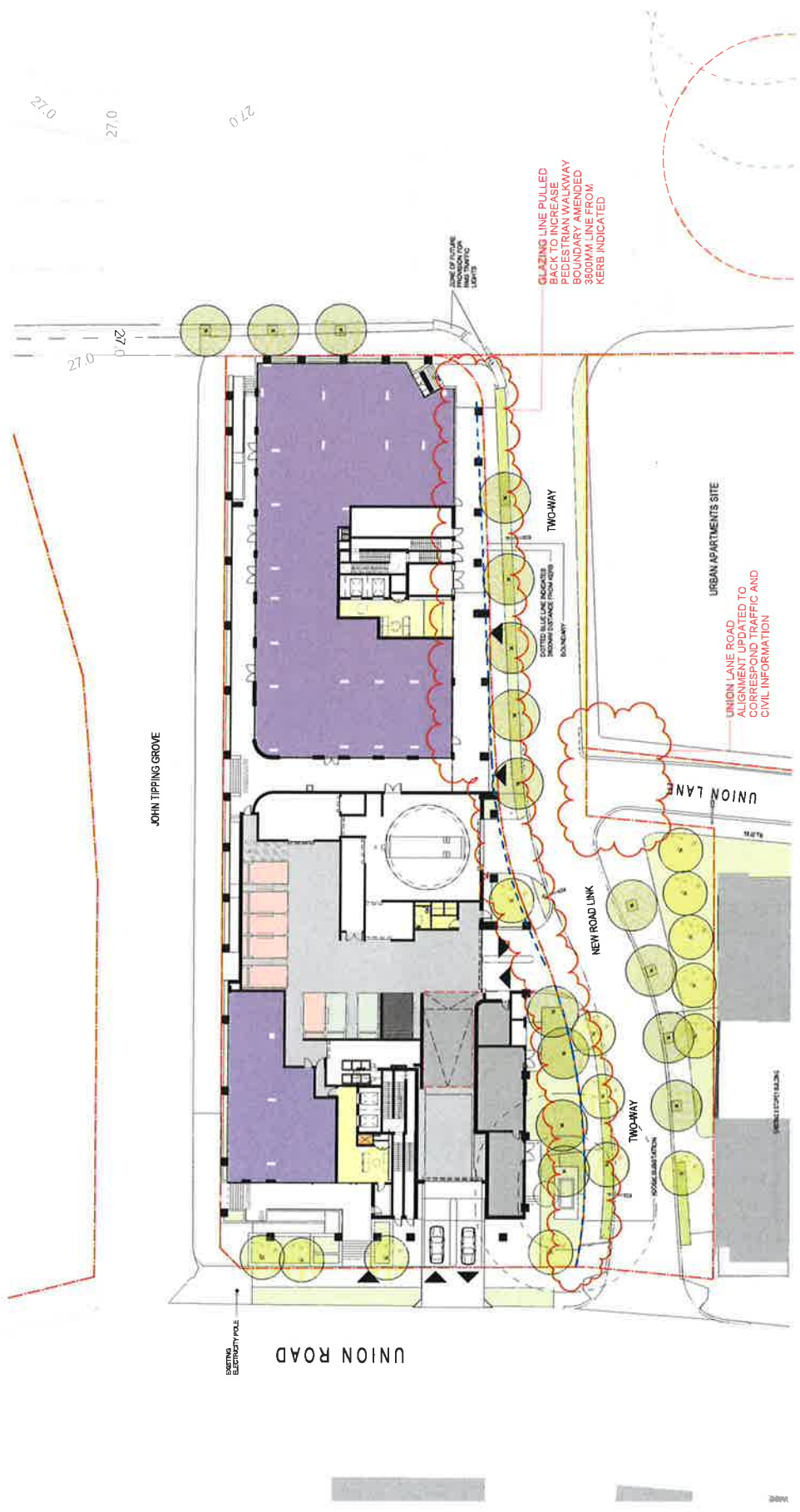
18/03/2018 Issue for RAS review

18/03/2018 Issue for RAS review

18/03/2018 Issue for RAS review

18/03/2018 Issue for RAS review

18/03/2018 Issue for RAS review



TOGA SITE 1 - NEW ROAD LINK - FUTURE SOLUTION



634-652 HIGH ST & 87-91 UNION RD,
PENRITH

New Road Intersection with High Street (signalised intersection)
Note: This does not form part of the DA

Date	Scale	Sheet Size
09.11.2018	1:250	A1
Client	City	State
SD	NH	
Ref No.	Drawing No.	Revision
5754	AR-1-0105	/52

TOGA
400 Chesham Street
2017 Australia
P.O. Box 12345
F.S. 12345 6789

As presented and after the proposed development has been approved by the relevant authorities, the client shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The client shall also be responsible for ensuring that the development complies with all applicable laws, regulations, and standards. The client shall also be responsible for ensuring that the development is constructed in accordance with the approved plans and specifications. The client shall also be responsible for ensuring that the development is maintained in accordance with the approved plans and specifications. The client shall also be responsible for ensuring that the development is demolished in accordance with the approved plans and specifications.

FOR REVIEW

Rev	Date	Description
1	14/03/2018	Issued for Review
2	15/03/2018	Revised for Review
3	16/03/2018	Revised for Review
4	17/03/2018	Revised for Review
5	18/03/2018	Revised for Review
6	19/03/2018	Revised for Review
7	20/03/2018	Revised for Review
8	21/03/2018	Revised for Review
9	22/03/2018	Revised for Review
10	23/03/2018	Revised for Review
11	24/03/2018	Revised for Review
12	25/03/2018	Revised for Review
13	26/03/2018	Revised for Review
14	27/03/2018	Revised for Review
15	28/03/2018	Revised for Review
16	29/03/2018	Revised for Review
17	30/03/2018	Revised for Review
18	31/03/2018	Revised for Review
19	01/04/2018	Revised for Review
20	02/04/2018	Revised for Review
21	03/04/2018	Revised for Review
22	04/04/2018	Revised for Review
23	05/04/2018	Revised for Review
24	06/04/2018	Revised for Review
25	07/04/2018	Revised for Review
26	08/04/2018	Revised for Review
27	09/04/2018	Revised for Review
28	10/04/2018	Revised for Review
29	11/04/2018	Revised for Review
30	12/04/2018	Revised for Review
31	13/04/2018	Revised for Review
32	14/04/2018	Revised for Review
33	15/04/2018	Revised for Review
34	16/04/2018	Revised for Review
35	17/04/2018	Revised for Review
36	18/04/2018	Revised for Review
37	19/04/2018	Revised for Review
38	20/04/2018	Revised for Review
39	21/04/2018	Revised for Review
40	22/04/2018	Revised for Review
41	23/04/2018	Revised for Review
42	24/04/2018	Revised for Review
43	25/04/2018	Revised for Review
44	26/04/2018	Revised for Review
45	27/04/2018	Revised for Review
46	28/04/2018	Revised for Review
47	29/04/2018	Revised for Review
48	30/04/2018	Revised for Review
49	01/05/2018	Revised for Review
50	02/05/2018	Revised for Review
51	03/05/2018	Revised for Review
52	04/05/2018	Revised for Review
53	05/05/2018	Revised for Review
54	06/05/2018	Revised for Review
55	07/05/2018	Revised for Review
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57	09/05/2018	Revised for Review
58	10/05/2018	Revised for Review
59	11/05/2018	Revised for Review
60	12/05/2018	Revised for Review
61	13/05/2018	Revised for Review
62	14/05/2018	Revised for Review
63	15/05/2018	Revised for Review
64	16/05/2018	Revised for Review
65	17/05/2018	Revised for Review
66	18/05/2018	Revised for Review
67	19/05/2018	Revised for Review
68	20/05/2018	Revised for Review
69	21/05/2018	Revised for Review
70	22/05/2018	Revised for Review
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76	28/05/2018	Revised for Review
77	29/05/2018	Revised for Review
78	30/05/2018	Revised for Review
79	31/05/2018	Revised for Review
80	01/06/2018	Revised for Review
81	02/06/2018	Revised for Review
82	03/06/2018	Revised for Review
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92	13/06/2018	Revised for Review
93	14/06/2018	Revised for Review
94	15/06/2018	Revised for Review
95	16/06/2018	Revised for Review
96	17/06/2018	Revised for Review
97	18/06/2018	Revised for Review
98	19/06/2018	Revised for Review
99	20/06/2018	Revised for Review
100	21/06/2018	Revised for Review

JOHN TIPPING GROVE

UNION ROAD

EXISTING ELECTRICITY POLE

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FOR REVIEW

Building Key

	Residential Parking
	Visitor Parking
	Commercial Parking
	Service Parking
	Accessible Parking

634-652 HIGH ST & 87-91 UNION RD,
PENRITH

Drawing Name
D100 OVERALL PLANS
Basement 01

Date	Scale	Sheet Size
17.10.2018	As indicated	A1

5754 AR-1-1009 /51



Level	Parking Count	Type
22	1	ACCESSIBLE
21	1	ACCESSIBLE
20	1	ACCESSIBLE
19	1	ACCESSIBLE
18	1	ACCESSIBLE
17	1	ACCESSIBLE
16	1	ACCESSIBLE
15	1	ACCESSIBLE
14	1	ACCESSIBLE
13	1	ACCESSIBLE
12	1	ACCESSIBLE
11	1	ACCESSIBLE
10	1	ACCESSIBLE
9	1	ACCESSIBLE
8	1	ACCESSIBLE
7	1	ACCESSIBLE
6	1	ACCESSIBLE
5	1	ACCESSIBLE
4	1	ACCESSIBLE
3	1	ACCESSIBLE
2	1	ACCESSIBLE
1	1	ACCESSIBLE

	Storage Unit Count	Volume
S1 0001	9	6.3
S1 0002	8	4.3
S1 0003	7	4.3
S1 0004	6	4.3
S1 0005	5	4.3
S1 0006	4	4.3
S1 0007	3	4.3
S1 0008	2	4.3
S1 0009	1	4.3

[illegible][illegible]

Building Key

	Residential Parking
	Visitor Parking
	Commercial Parking
	Service Parking
	Accessible Parking



Project
**634-652 HIGH ST & 87-91 UNION RD,
PENRITH**

0100 OVER
Ground Lev

Date: 22.02.2019 Scale: 1:200 Sheet Size: @ A1

HK	KL	
Job No.	Drawing No.	Revised

5754 AR-1-1010 /58



Microarray analysis has been used to study gene expression patterns in various tissues and cell types. This technology allows researchers to simultaneously measure the expression levels of thousands of genes. In this study, we used microarray analysis to identify genes that are differentially expressed in response to treatment with a specific drug. The results of our analysis are shown in the table below.

Year	Cost	Receipts
1981	50.00	100.00
1982	50.00	100.00
1983	50.00	100.00
1984	50.00	100.00
1985	50.00	100.00
1986	50.00	100.00
1987	50.00	100.00
1988	50.00	100.00
1989	50.00	100.00
1990	50.00	100.00
1991	50.00	100.00
1992	50.00	100.00
1993	50.00	100.00
1994	50.00	100.00
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2011	50.00	100.00
2012	50.00	100.00
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2015	50.00	100.00
2016	50.00	100.00
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2020	50.00	100.00
2021	50.00	100.00
2022	50.00	100.00
2023	50.00	100.00
2024	50.00	100.00
2025	50.00	100.00
2026	50.00	100.00
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2028	50.00	100.00
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2030	50.00	100.00
2031	50.00	100.00
2032	50.00	100.00
2033	50.00	100.00
2034	50.00	100.00
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2074	50.00	100.00
2075	50.00	100.00
2076	50.00	100.00
2077	50.00	100.00
2078	50.00	100.00
2079	50.00	100.00
2080	50.00	100.00
2081	50.00	100.00
2082		

Building Key

	Residential Parking
	Visitor Parking
	Commercial Parking
	Service Parking
	Accessible Parking



634-652 HIGH ST & 87-91 UNION RD,
PENRITH

Driving Force
GA Floor Plan - Level 1

Date	Scale	Sheet Size
17.10.2018	1 : 200	A1
Drawn	Dist.	
SD	NH	
Job No.	Drawing No.	Revisit
5754	AR-1-1011 /51	

Sully Ave Mirinda
Level 2
480 Crown Street
Sunny Hills NSW
2010 Australia
T 61 2 9240 9811
F 61 2 9260 9822
www.rbt.com.au



estimated 40% and 60% of the amount by weight against that of 1,3-bis(hydroxyphenyl)propane (BPA) and 4,4'-oxydianiline (ODA) as hardener. The epoxy resin and hardener were mixed in a ratio of 100 parts by weight of epoxy resin to 100 parts by weight of hardener. The mixture was then poured into a mold and cured at 150°C for 24 hours. The resulting epoxy resin was then used for the preparation of the epoxy resin composition. The epoxy resin composition was then used for the preparation of the epoxy resin composition. The epoxy resin composition was then used for the preparation of the epoxy resin composition.

See also: [Chlorine](#)

08.02.2018	Preliminary Qrd
18.02.2018	Issued for MAJOR review
18.03.2018	ISSUED FOR DA
10.04.2018	Issued for Construction
17.04.2018	Issued for Information
18.05.2018	For Review and Construction
23.05.2018	Review
25.05.2018	ISSUE FOR DA - VERSION 2
15.06.2018	Cost Works requirements update
17.08.2018	ISSUED FOR REVIEW
21.09.2018	ISSUED FOR FINAL REVIEW
17.10.2018	

For further information, contact:

Residential Parking
Visitor Parking
Commercial Parking
Service Parking
Accessible Parking



Violence

634-652 HIGH ST & 87-91 UNION RD,
PENRITH

Keywords: *workplace spirituality, spirituality, spirituality in the workplace, spirituality in organizations, spirituality in business, spirituality in management, spirituality in leadership, spirituality in education, spirituality in health care, spirituality in social work, spirituality in counseling, spirituality in psychology, spirituality in nursing, spirituality in medicine, spirituality in law, spirituality in politics, spirituality in religion, spirituality in culture, spirituality in art, spirituality in music, spirituality in dance, spirituality in theater, spirituality in film, spirituality in literature, spirituality in philosophy, spirituality in science, spirituality in technology, spirituality in sports, spirituality in recreation, spirituality in leisure, spirituality in lifestyle, spirituality in behavior, spirituality in personality, spirituality in intelligence, spirituality in creativity, spirituality in innovation, spirituality in entrepreneurship, spirituality in business development, spirituality in marketing, spirituality in sales, spirituality in customer service, spirituality in human resources, spirituality in organizational development, spirituality in change management, spirituality in project management, spirituality in risk management, spirituality in quality management, spirituality in operations management, spirituality in supply chain management, spirituality in logistics management, spirituality in information management, spirituality in knowledge management, spirituality in learning management, spirituality in training management, spirituality in performance management, spirituality in compensation management, spirituality in benefits management, spirituality in employee relations, spirituality in labor relations, spirituality in union relations, spirituality in government relations, spirituality in community relations, spirituality in public relations, spirituality in media relations, spirituality in crisis management, spirituality in disaster management, spirituality in emergency management, spirituality in security management, spirituality in risk assessment, spirituality in risk mitigation, spirituality in risk transfer, spirituality in risk avoidance, spirituality in risk reduction, spirituality in risk elimination, spirituality in risk prevention, spirituality in risk control, spirituality in risk monitoring, spirituality in risk reporting, spirituality in risk communication, spirituality in risk documentation, spirituality in risk review, spirituality in risk audit, spirituality in risk assessment, spirituality in risk mitigation, spirituality in risk transfer, spirituality in risk avoidance, spirituality in risk reduction, spirituality in risk elimination, spirituality in risk prevention, spirituality in risk control, spirituality in risk monitoring, spirituality in risk reporting, spirituality in risk communication, spirituality in risk documentation, spirituality in risk review, spirituality in risk audit.*

GA Floor Plan - Level 2



Date: 17.10.2018 Scale: 1:200 Sheet Size: A1

2

1

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5754 AR-1-1012 /51

JB Architects
Level 2
100 Crown Street
Crown Hills NSW
1510 Australia
61 2 5340 8911
61 2 5340 8822
www.jb.com.au



STAGE 2- FUTURE DEVELOPMENT

Architects: Adam Nelson + Son | John Pridemore
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 619.455.1000 | www.adamnelson.com
 10000 10th Avenue, Suite 100, San Diego, CA 92121
 619.455.1000 | www.adamnelson.com

FOR REVIEW

Date	Revision
09/11/2018	001: Initial Design
10/12/2018	002: Final Design
11/12/2018	003: Final Design
12/12/2018	004: Final Design
01/12/2019	005: Final Design
02/12/2019	006: Final Design
03/12/2019	007: Final Design
04/12/2019	008: Final Design
05/12/2019	009: Final Design
06/12/2019	010: Final Design
07/12/2019	011: Final Design
08/12/2019	012: Final Design
09/12/2019	013: Final Design
10/12/2019	014: Final Design
11/12/2019	015: Final Design
12/12/2019	016: Final Design
01/12/2020	017: Final Design
02/12/2020	018: Final Design
03/12/2020	019: Final Design
04/12/2020	020: Final Design
05/12/2020	021: Final Design
06/12/2020	022: Final Design
07/12/2020	023: Final Design
08/12/2020	024: Final Design
09/12/2020	025: Final Design
10/12/2020	026: Final Design
11/12/2020	027: Final Design
12/12/2020	028: Final Design
01/12/2021	029: Final Design
02/12/2021	030: Final Design
03/12/2021	031: Final Design
04/12/2021	032: Final Design
05/12/2021	033: Final Design
06/12/2021	034: Final Design
07/12/2021	035: Final Design
08/12/2021	036: Final Design
09/12/2021	037: Final Design
10/12/2021	038: Final Design
11/12/2021	039: Final Design
12/12/2021	040: Final Design
01/12/2022	041: Final Design
02/12/2022	042: Final Design
03/12/2022	043: Final Design
04/12/2022	044: Final Design
05/12/2022	045: Final Design
06/12/2022	046: Final Design
07/12/2022	047: Final Design
08/12/2022	048: Final Design
09/12/2022	049: Final Design
10/12/2022	050: Final Design
11/12/2022	051: Final Design
12/12/2022	052: Final Design
01/12/2023	053: Final Design
02/12/2023	054: Final Design
03/12/2023	055: Final Design
04/12/2023	056: Final Design
05/12/2023	057: Final Design
06/12/2023	058: Final Design
07/12/2023	059: Final Design
08/12/2023	060: Final Design
09/12/2023	061: Final Design
10/12/2023	062: Final Design
11/12/2023	063: Final Design
12/12/2023	064: Final Design
01/12/2024	065: Final Design
02/12/2024	066: Final Design
03/12/2024	067: Final Design
04/12/2024	068: Final Design
05/12/2024	069: Final Design
06/12/2024	070: Final Design
07/12/2024	071: Final Design
08/12/2024	072: Final Design
09/12/2024	073: Final Design
10/12/2024	074: Final Design
11/12/2024	075: Final Design
12/12/2024	076: Final Design
01/12/2025	077: Final Design
02/12/2025	078: Final Design
03/12/2025	079: Final Design
04/12/2025	080: Final Design
05/12/2025	081: Final Design
06/12/2025	082: Final Design
07/12/2025	083: Final Design
08/12/2025	084: Final Design
09/12/2025	085: Final Design
10/12/2025	086: Final Design
11/12/2025	087: Final Design
12/12/2025	088: Final Design
01/12/2026	089: Final Design
02/12/2026	090: Final Design
03/12/2026	091: Final Design
04/12/2026	092: Final Design
05/12/2026	093: Final Design
06/12/2026	094: Final Design
07/12/2026	095: Final Design
08/12/2026	096: Final Design
09/12/2026	097: Final Design
10/12/2026	098: Final Design
11/12/2026	099: Final Design
12/12/2026	100: Final Design



Rooming Key	Rooming Key
1 BED	1 BED + ST
2 BED	2 BED + ST
2 BED/1 BTH	3 BED
1800mm Privacy Screens	



634-652 HIGH ST & 87-91 UNION RD,
PENRITH

Drawing Name
GA Floor Plan - Level 3

Date	Scale	Sheet Size
09/11/2018	As indicated	A1
Client	City	State
SD	NH	
Job No.	Drawing No.	Revision
5754	AR-1-1013	52

10000 10th Avenue, Suite 100, San Diego, CA 92121
 619.455.1000 | www.adamnelson.com



STAGE 2- FUTURE DEVELOPMENT

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Architect: Archetype Architects, Austin, Texas 78701 | John P. Smith 7804

FOR REVIEW

Rev. Date Description
 1 14.05.2018 DSCD FOR DA
 2 15.05.2018 For Review
 3 16.05.2018 For Review
 4 17.05.2018 FOR REVIEW
 5 17.10.2018 DSCD FOR FINAL REVIEW



Archetype Architects
 1400 Chapel Street
 Sydney, NSW 2000
 Australia
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 www.archetype.com.au



STAGE 2- FUTURE DEVELOPMENT

FOR REVIEW

No.	Date	Revision
1	18.03.2018	Preliminary Draft
2	18.03.2018	Final Design
3	18.03.2018	Final Design
4	18.03.2018	Final Design
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100	18.03.2018	Final Design

Northward Architects, Austin - Victoria 2461 | John Pridmore 0434 100 000

Building Area

1 BED	: 50 - 55 MP
1 BED + ST	: 55 - 60 MP
2 BED	: 75 MP
2 BED + ST	: 75 - 80 MP
2 BED + BTH	: 70 - 75 MP
3 BED	: 95 - 100 MP

Client



Project
634-652 HIGH ST & 87-91 UNION RD,
PENRITH

Drawings Name
GA Floor Plan - Level 13-14



Date	17/10/2018	Scale	1:200	Sheet Size	A1
Drawn	SD	Check	NH		
App'd No.		Drawing No.		Revision	

5754 AR-1-1023 /51

333 Architects
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Sydney NSW 2000
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EXISTING 8 STOREY
BUILDING

EXISTING 8 STOREY
BUILDING



FOR REVIEW

ISSUED FOR DA	ISSUED FOR DA - VERSION 2	ISSUED FOR FINAL REVIEW	NOTES ISSUED FOR CLARITY
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12/16/2019			
12/24/2019			
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Structural Engineer
Webster Design
Mechanical / Hydronic Engineer
JHA Consulting Engineers
Electrical Engineer
JHA Consulting Engineers
Fire Engineer
Olson Fire & Risk
Acoustic Consultant
Accessible Building Solutions
Data
EMF Griffling
Building Arts



634-652 HIGH ST & 87-91 UNION RD,
PENRITH

Building 1 - Facade Details

Date	04.12.2018	Rate	1 : 50	Sheet Data
Drawn	SD	Chk.	NH	@ A1
Job No.	5754	Drawing No.	AR-1-5202 / 55	

BUS Appliances
Level 2
800 Crown Street
Surry Hills NSW
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www.bsa.com.au



WEST FACADE PODIUM AND BUILDING 1

SECTION FACADE DETAIL

FOR REVIEW

Rev	Date	Revision
01	10.03.2018	ISSUED FOR QA
02	13.04.2018	Issue for Manufacture
03	27.06.2018	Review
04	15.08.2018	ISSUE FOR QA - VERSION 2
05	17.08.2018	ISSUED FOR RELEASE
06	08.11.2018	Issue for QA
07	04.11.2019	Issue approved for production with finished batch

Structural Engineer
Webster Design
Mechanical / Hydraulic Engineer
JHA Consulting Engineers
Electrical Engineer
JHA Consulting Engineers
Fire Engineer
Olson Fire & Risk
Acoustic Consultant
Accessible Building Solutions
Baker
EMF Gridding
Building Way



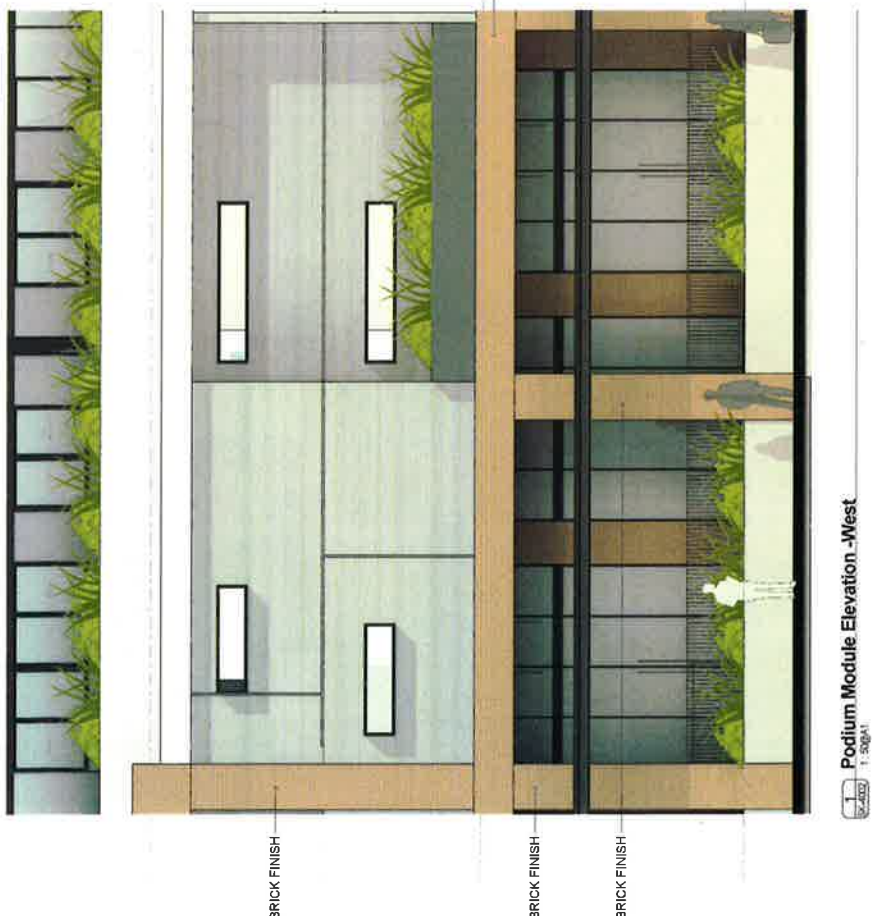
634-652 HIGH ST & 87-91 UNION RD,
DENRITH

Drawing Name
Podium Facade Details - Sheet 2

Date	Scale	Sheet Size
04.12.2018	1 : 50	@ A1

Job No. 5754 Drawing No. AR-1-5201 /55 Revision 1

Level 2
490 Crown Street
Surry Hills NSW
2010 Australia
T 61 2 9360 9911
F 61 2 9360 9922
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1



FOR REVIEW

Structural Engineer	Webster Design
Structural Engineer	Webster Design
Structural / Mechanical Engineer	JHA Consulting Engineers
Structural Engineer	JHA Consulting Engineers
Structural Engineer	JHA Consulting Engineers
Fire Engineer	Olsson Fire & Risk
Access Consultant	Access Consultants
Accessible Building Solutions	Access Consultants
MEP	MEP
EMF Griffiths	EMF Griffiths
Building Cost	Building Cost

Drawing Name
Podium Facade Details - Sheet 1

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FOR REVIEW

File Name	Revision
06-22-2018	Preliminary Draft
10-16-2018	Issued for BACB review
1-20-2019	ISSUED FOR DA
2-27-2019	None
3-28-2019	ISSUED FOR DA - VERSION 2
1-17-2020	ISSUED FOR FINAL REVIEW
2-22-2020	Building Berke - New Award updated - Page G1

Mechanical Engineer
 Webber Design
 Mechanical/Industrial Engineer
 JHA Consulting Engineers
 Electrical Engineer
 JHA Consulting Engineers
 Fire Engineer
 Olson Fire & Risk
 Account Consultant
 Accessible Building Solutions
 Engineer
 EMF Griffiths
 Building Mgr



634-652 HIGH ST & 87-91 UNION RD,
DENRITH

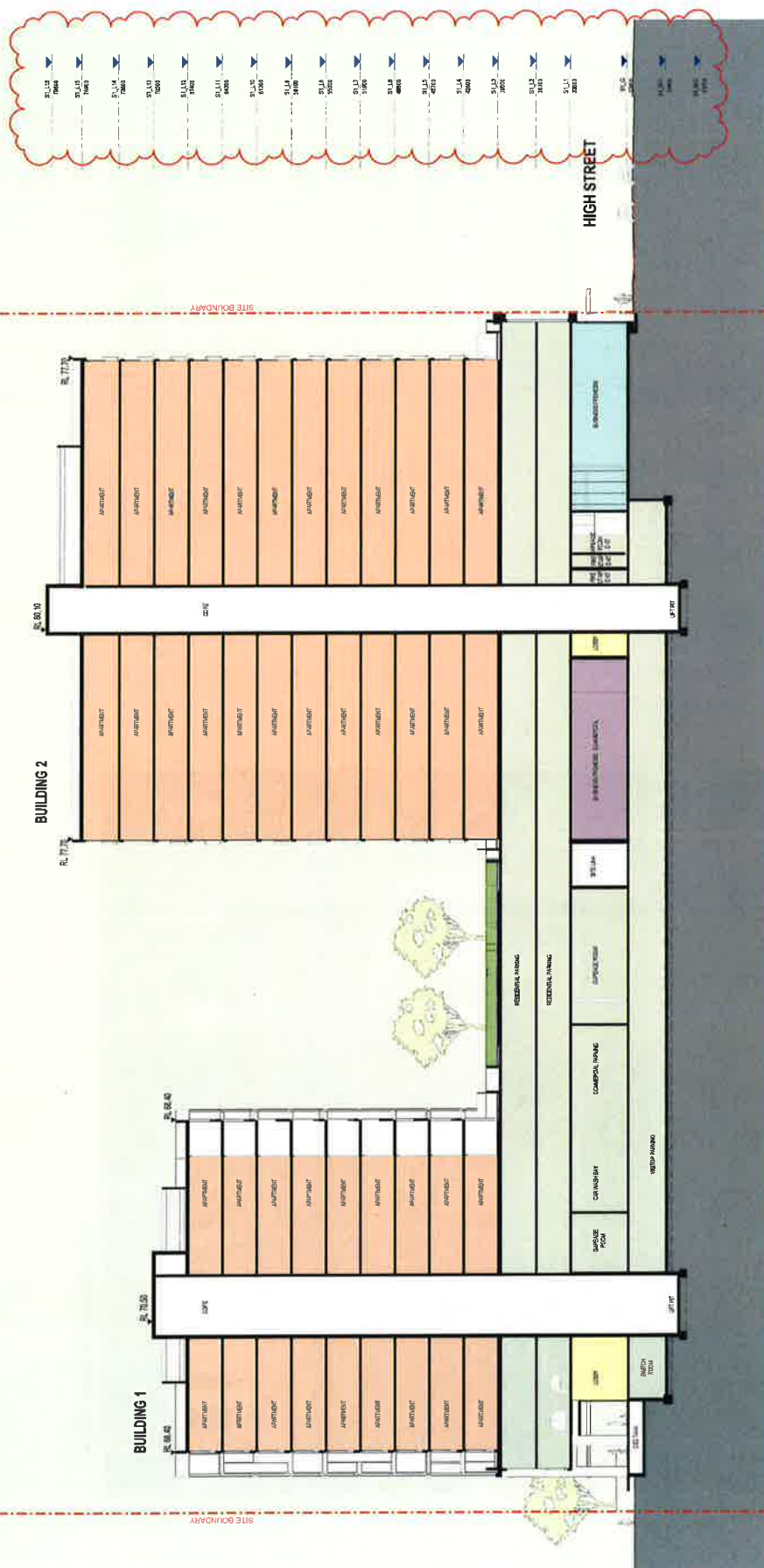
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5754 AR-1-5100 /58

SLB Architects
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2 Section A-A Long Section
1:200@A

FOR REVIEW

Stratford Engineer	Webster Design
Industrial / Materials Engineer	JHA Consulting Engineers
Electrical Engineer	JHA Consulting Engineers
Fire Engineer	Ossison Fire & Risk
Access Consultant	Accessible Building Solutions
Surveyor	EMF Griffiths
Business Mgr	

Project _____
634-652 HIGH ST & 87-91 UNION RD,
PENRITH

Draining Name

Date	Issue	Sheet Size
17.10.2018	1: 100	@ A1
Drawn	Chk.	
Author	Checker	
Job No.	Drawing No.	Project
5754	AR-1-5010	/51

9/18 Auctioneers
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Darby Hills NSW
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F 61 2 9260 3922
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COLOUR PATCHES

PP1	PP2	PP3	PP5	PP6	PP7
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FOR REVIEW

Page	Date	Revisions
59	02/20/2018	Preliminary Draft
10	03/15/2018	Issued for BACT review
11	03/15/2018	Issued for BACT review
20	03/27/2018	Issued for QA
30	03/27/2018	Issued for QA
32	05/06/2018	Final for Monitoring
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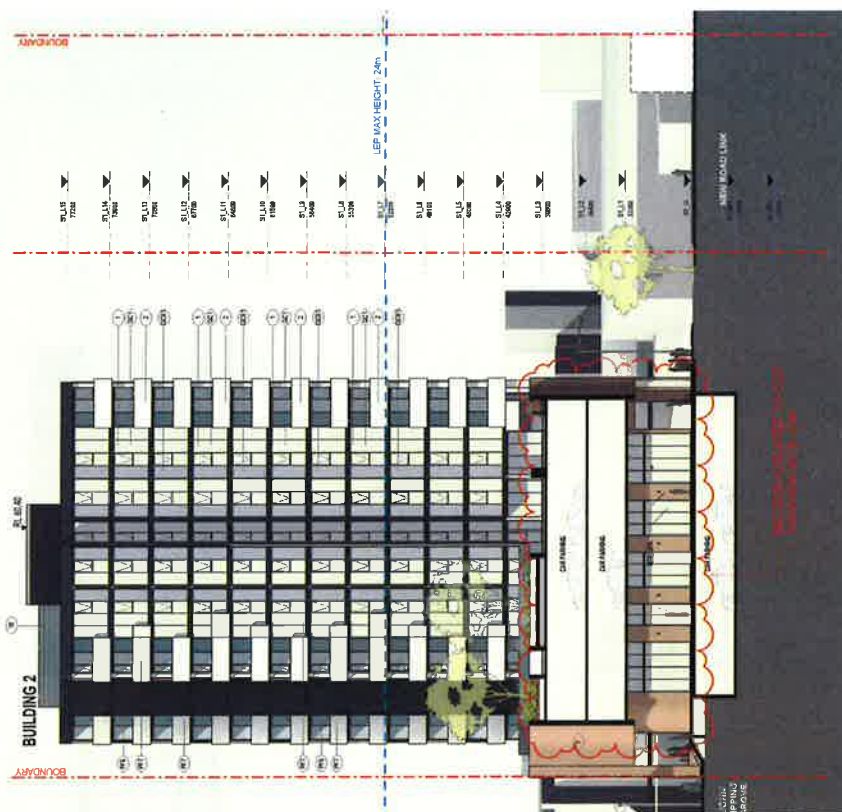
Structural Engineer	Webster Design
Architect	JHA Consulting Engineers
Mechanical/Electrical Engineer	JHA Consulting Engineers
Electrical Engineer	Fire Engineer
Fire Engineer	Olsson Fire & Risk
Access Consultant	Access Consultants
Accessible Building Solutions	Accessible Building Solutions
Block	Block
EMF Griffiths	EMF Griffiths
Building Key	Building Key

634-652 HIGH ST & 87-91 UNION RD,
PENRITHDrawing Name
Radium North & South Elevations

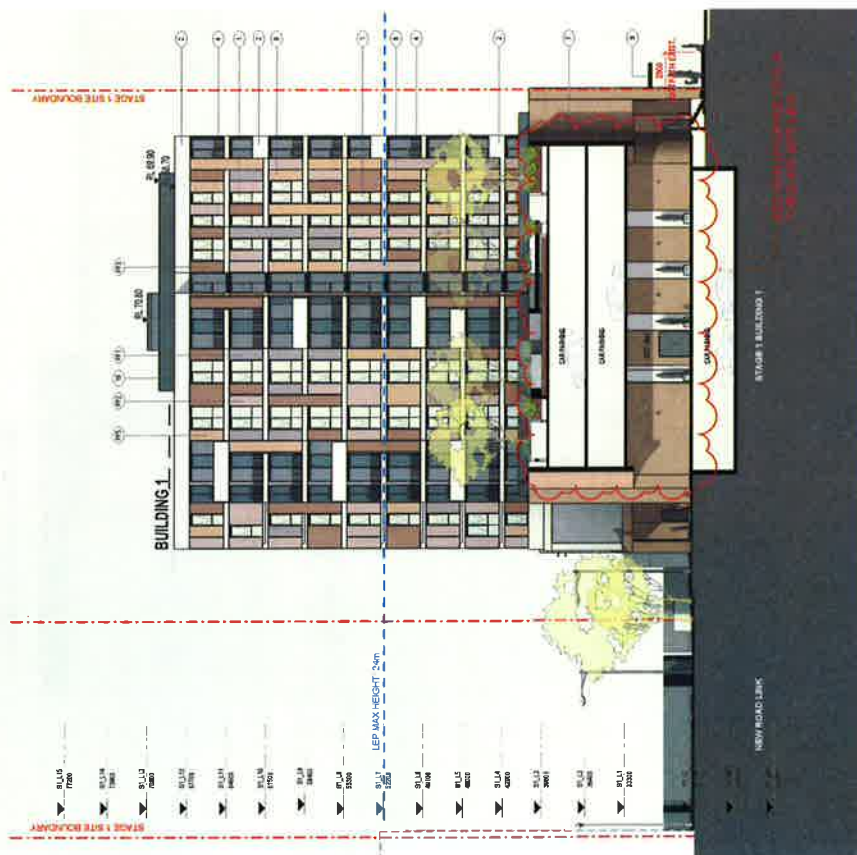
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Group	Onk.
SD	NH

Lab. No. Drawing No. Revision
5754 AR-1-5004 /52



2 Building 2 -South Elevation



1 Building 1 - North Elevation

COLOR PALETTE



GLASS



FOR REVIEW

Revisi

Revisi	Revisi	Revisi
1	15.02.2019	Revisi untuk JAWAB
2	15.02.2019	Revisi untuk JAWAB
3	15.02.2019	Revisi untuk JAWAB
4	15.02.2019	Revisi untuk JAWAB
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100	15.02.2019	Revisi untuk JAWAB

Notarized Architect: Adam Halimawati N. I. (NIP. 198007010010001000)

Structural Engineer	Wedder Design
Mechanical / Electrical Engineer	JHA Consulting Engineers
Civil Engineer	JHA Consulting Engineers
Fire Engineer	Clason Fire & Risk
Access Consultant	Accessible Building Solutions
MEP	EMF Griffiths
Building Firm	



Project
634-652 HIGH ST & 87-91 UNION RD,
PENRITH

Drawing Name
West Elevation

Date
15.02.2019
Scale
1:200
Sheet Size
A1

Drawn
SD
Checked
NH

Job No.
5754
Drawing No.
AR-1-5002 /57

Scale
1:200
Date
15.02.2019
Sheet Size
A1



West Elevation
1:200

COLOUR PANELS



FOR REVIEW

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2	15.02.2019	Revised Design
3	15.02.2019	Revised Design
4	15.02.2019	Revised Design
5	15.02.2019	Revised Design
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100	15.02.2019	Revised Design

Structural Engineer	Webb Design
Mechanical / Hydraulic Engineer	JMA Consulting Engineers
Electrical Engineer	JMA Consulting Engineers
Fire Engineer	Olsson Fire & Risk
Access Consultant	Access Building Solutions
Roof	EMF Griffiths
Building Key	



834-852 HIGH ST & 87-91 UNION RD,
PENRITH

East Elevation

Date	15.02.2019	Scale	1:200	Sheet Size	A1
Drawn	CHL	Check	KL		
Job No.	5754	Drawing No.	AR-1-5001	Revision	1/57

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FOR REVIEW

Review Date	Revision
08/02/2016	Preliminary Issued for Issued for Issued for
14/03/2016	Issued for Issued for Issued for
14/03/2016	Issued for Issued for Issued for
12/04/2016	Issued for Issued for Issued for
18/04/2016	Issued for Issued for Issued for
20/05/2016	Issued for Issued for Issued for
25/05/2016	Issued for Issued for Issued for
15/06/2016	Issued for Issued for Issued for
17/10/2016	Issued for Issued for Issued for
09/11/2016	Issued for Issued for Issued for
15/12/2016	Issued for Issued for Issued for

Structural Engineer	
Webbcor Design	
Mechanical Industrial Engineer	
JHA Consulting Engineers	
Electrical Engineer	
JHA Consulting Engineers	
Fire Engineer	
Olsson Fire & Risk	
Access Consultant	
Accessible Building Solutions	
Owner	
EMF Griffiths	
Building Key	



PENRITH
334-652 HIGH ST & 87-91 UNION RD,
POTENTIAL
FUTURE
DEVELOPMENT

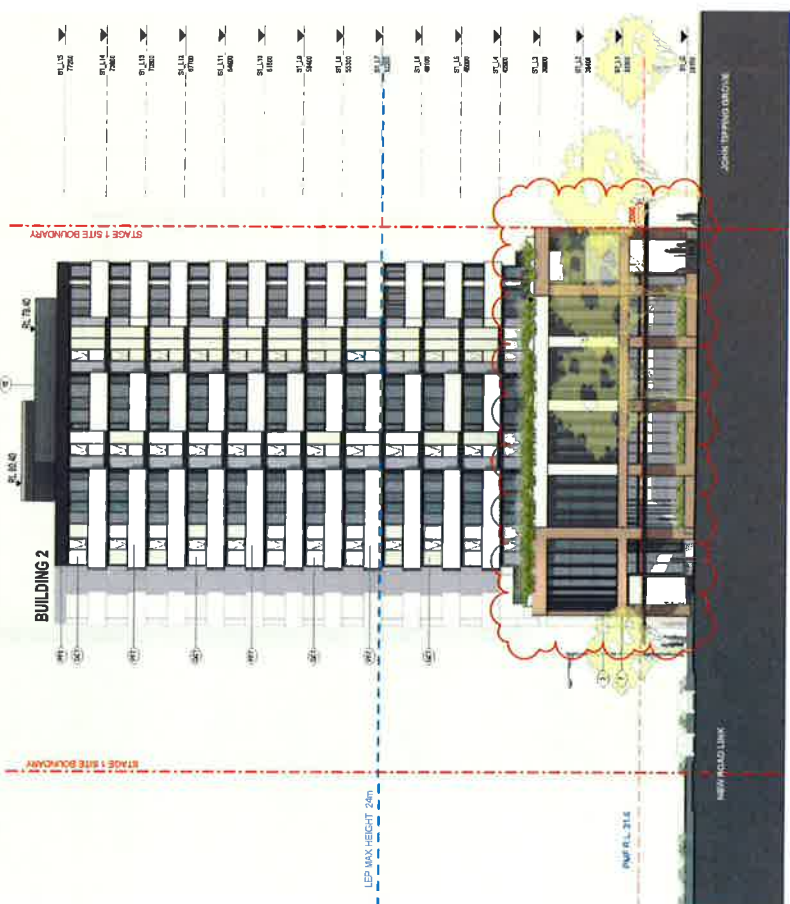
North & South Elevation

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Job No.	Drawing No.	Revisions	
5754	AR-1-5000 /57		

JBW Architects
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2 South Elevation



North Elevation

FOR REVIEW

1	19.03.2018	Issued for BASIX review
2	18.03.2018	ISSUED FOR DA
3	29.05.2018	Review
4	15.06.2018	ISSUE FOR DA - VERSION 2
5	17.10.2018	ISSUED FOR FINAL REVIEW

1



Summary

634-652 HIGH ST & 87-91 UNION RD,
PENRITH

Abstract

Adaptable Unit

1

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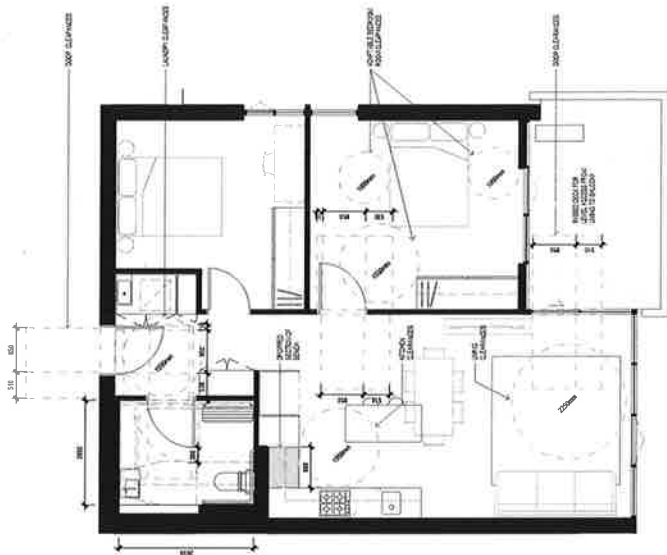
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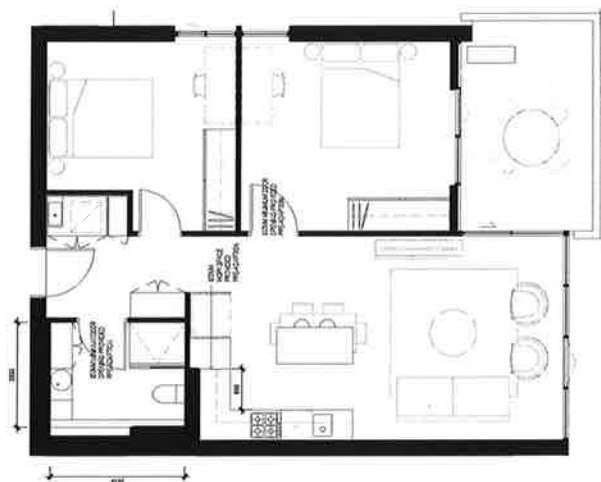
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5754 AR-1-1102 /51

EJB Architects
 Level 2
 480 Crown Street
 Surry Hills NSW
 2010 Australia
 Tel: 61 2 9330 9819
 Fax: 61 2 9330 9822
 Email: info@ejb.com.au



2 Post Adaptive - 2 Bed Type 2



☐ 1 Pre Adaptive - 2 Bed Type 2

Level	Assignment #16	Assignment
13	A201	2 BECA 17M
12	A201	2 BECA 17M
11	A201	2 BECA 17M
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5	A201	2 BECA 17M
4	A201	2 BECA 17M
3	A201	2 BECA 17M
2	A201	2 BECA 17M
1	A201	2 BECA 17M

SUMMARY	
TOTAL NO. OF APARTMENTS	187
TOTAL NO. OF ADAPTABLE APARTMENTS	19
% OF ADAPTABLE APARTMENTS REQUIRED	10%
% OF ADAPTABLE APARTMENTS	10%

FOR REVIEW

INSIGHT

	1	19-03-2018	Issued for BASIX review
	6	18-03-2018	ISSUED FOR DA
	7	17-04-2018	Issue for information
	12	26-05-2018	Review
	13	15-06-2018	ISSUE FOR DA - VERSION
	14	17-10-2018	ISSUED FOR FINAL REVIEW

Architectural floor plan of the first floor of a building. The plan shows a large central hall with a circular area labeled "CENTRAL LIVING" and "FLOOR TO FLOOR". To the left is a "RESTAURANT" with a circular table and chairs. To the right is a "KITCHEN" with a sink, stove, and refrigerator. A "BATH" is located near the kitchen. A "STAIRS" area is also shown. The plan includes various dimensions and labels for doors, windows, and furniture.

Post Adaptive - 2 Bed Type 1

2 Post A
R-1-0102b 1-500A1

Pre Adaptive - 2 Bed Type 1

Pre A
1
8-1-01038 1:50GAT

Toga

1

634-652 HIGH ST & 87-91 UNION RD,
PENRITH

Drawing Name

Adaptable Unit

Adaptable Schedule - Tower B

Label	Apartment No.	Occupancy
81-1A	8425	1 04-25-1874
81-1B	8426	1 04-25-1874
81-1C	8427	1 04-25-1874
81-1D	8428	1 04-25-1874
81-1E	8429	1 04-25-1874
81-1F	8430	1 04-25-1874
81-1G	8431	1 04-25-1874
81-1H	8432	1 04-25-1874
81-1I	8433	1 04-25-1874
81-1J	8434	1 04-25-1874
81-1K	8435	1 04-25-1874
81-1L	8436	1 04-25-1874
81-1M	8437	1 04-25-1874
81-1N	8438	1 04-25-1874
81-1O	8439	1 04-25-1874
81-1P	8440	1 04-25-1874
81-1Q	8441	1 04-25-1874
81-1R	8442	1 04-25-1874
81-1S	8443	1 04-25-1874
81-1T	8444	1 04-25-1874
81-1U	8445	1 04-25-1874
81-1V	8446	1 04-25-1874
81-1W	8447	1 04-25-1874
81-1X	8448	1 04-25-1874
81-1Y	8449	1 04-25-1874
81-1Z	8450	1 04-25-1874
81-2A	8451	1 04-25-1874
81-2B	8452	1 04-25-1874
81-2C	8453	1 04-25-1874
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81-2E	8455	1 04-25-1874
81-2F	8456	1 04-25-1874
81-2G	8457	1 04-25-1874
81-2H	8458	1 04-25-1874
81-2I	8459	1 04-25-1874
81-2J	8460	1 04-25-1874
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81-2M	8463	1 04-25-1874
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81-2X	8474	1 04-25-1874
81-2Y	8475	1 04-25-1874
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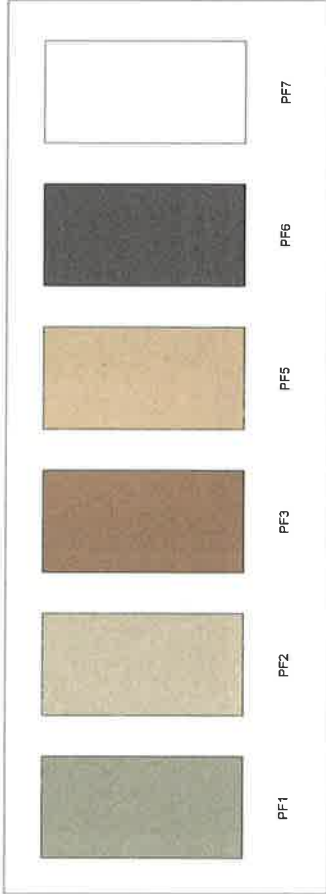
Country	City
---------	------

Job No. _____ Drawing No. _____ Revision _____
5754 AR-1-1101 /51

Lyle A. Williams
 Level 2
 1000 Crown Street
 Sydney Hills NSW
 2213 Australia
 T 61 2 8360 8811
 F 61 2 8360 8822
 Email: lyle@lswilliams.com.au



PAIN T FINISHES



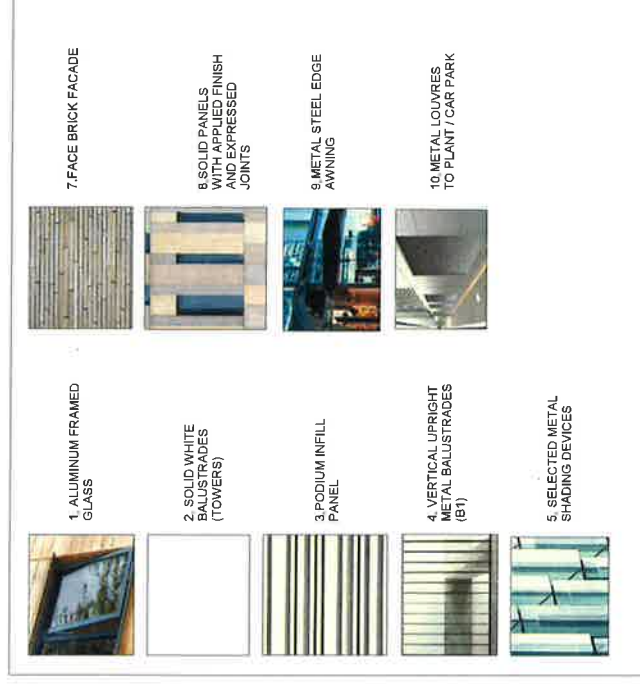
METAL FINISHES



GLAZING



PRECEDENT IMAGES



FINISHES LEGEND

EXTERNAL FINISHES

- 1 ALUMINUM FRAMED GLASS
- 2 SOLID WHITE BALUSTRADES (TOWERS)
- 3 PODIUM INFILL PANEL
- 4 VERTICAL UPRIGHT METAL BALUSTRADES (B1)
- 5 SELECTED METAL SHADING DEVICES
- 6 PF7
- 7 FACE BRICK FACADE
- 8 SOLID PANELS WITH APPLIED FINISH
- 9 METAL AWNING
- 10 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

GLAZING

- GC2 METAL FRAMED WINDOW WITH POWDER COAT FINISH WITH CLEAR GLASS
- GC3 METAL FRAMED WINDOW WITH POWDER COAT FINISH WITH COLOUR BACKED GLASS

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FOR REVIEW

Rev. Date Revision
25.02.2018 Revise
13.08.2018 15000 DCA VERSION 2
09.11.2018 15000 DCA VERSION 3
09.11.2018 15000 DCA VERSION 4

Structural Engineer
Wieder Design
Mechanical / Electrical Engineer
JHA Consulting Engineers
Special Engineer
JHA Consulting Engineers
Fire Engineer
Olsson Fire & Risk
Access Consultant
Accessable Building Solutions
Author
EMF Griffiths
Building Key

Client



Project

634-652 HIGH ST & 87-91 UNION RD.
PENRITH

Drawing Name

External Finishes Board

Date 09.11.2018 Scale 1:50 Sheet Size A1

Drawn DCA Checked @A1

Author Checker

Job No. 5754 Drawing No. AR-1-5203 /52 Revision

JGA Architects
Level 11, 111 Market Street
Sydney NSW 2000
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FOR REVIEW

Rev	Date	Revision
2	26.06.2018	Review
3	15.08.2018	ISSUE FOR
1	17.10.2018	ISSUED FOR

Nominated Architects: Acari Haddow-7163 | John Pridett-7004

Structural Engineer	Webster Design
Architectural Engineer	JHA Consulting Engineers
Electrical Engineer	Bertical Engineer
Architectural Engineer	JHA Consulting Engineers
Fire Engineer	Olsson Fire & Risk
Access Consultant	Access Consultant
Acoustic Consultant	Acoustics Building Solutions
EWIF Griffiths	

	Confidentiality
	Business Entry Signals
	Wayfinding signals



Project: 634-652 HIGH ST & 87-91 UNION RD,
PENRITH

2000

Sign Strategy- Sheet 1



Date	Scale	Sheet Size
17.10.2018	1:200	A1

Author	KL
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5754 AR-1-5204 /51

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Sunny Hills NSW
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FOR REVIEW

Rev: Date Reason
 12 26.05.2018 Review
 13 10.06.2018 Update for BA-Version 2
 14 17.10.2018 For P&L Review

Structural Engineer
 Webber Design
 Mechanical / Hydraulic Engineer
 JHA Consulting Engineers
 Electrical Engineer
 JHA Consulting Engineers
 Fire Engineer
 Olsson Fire & Risk
 Acoustic Consultant
 Accessible Building Solutions
 Steel
 BMF Griffiths
 Building Info



Client
 Project
 634-652 HIGH ST & 67-91 UNION RD,
 PENRITH

Drawing Name
 Sign Strategy Sheet 2

Date
 17.10.2018
 Scale
 As indicated
 Sheet Size
 @ A1
 Drawn
 CH
 Check
 KL
 SC
 App No.
 5754
 Drawing No.
 AR-1-5205 /51
 Revision

Architect
 JHA Consulting Engineers
 10/100 Union Road
 Penrith NSW 2150
 Tel: 02 9630 1111
 Fax: 02 9630 1112
 www.jha.com.au

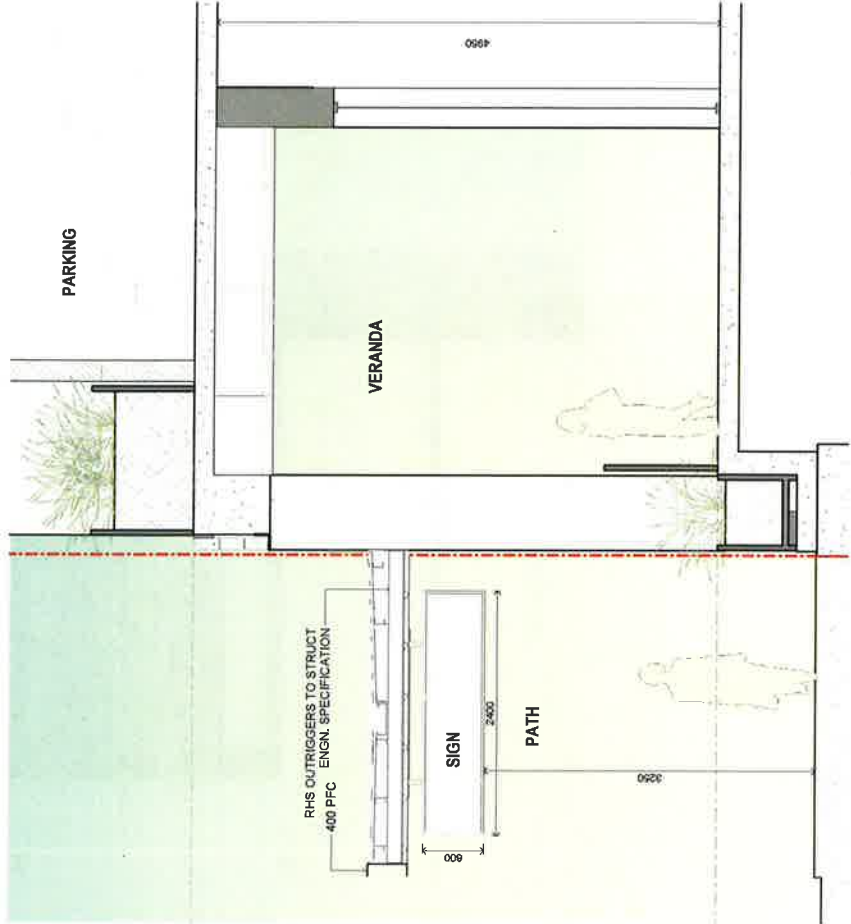
NO SIGNAGE TO GLAZING

40mm ALUMINIUM FRAME WITH
 POWDER COAT FINISH

SIGN

PERSPECT COVER WITH
 LIGHTING BEHIND

50mm SHS FRAME AND
 FIXING PLATE



PARKING

VERANDA

RHS OUTRIGGERS TO STRUCTURE
 400 PFC ENGR. SPECIFICATION

SIGN

PATH

CAMERA LOCATION MAP

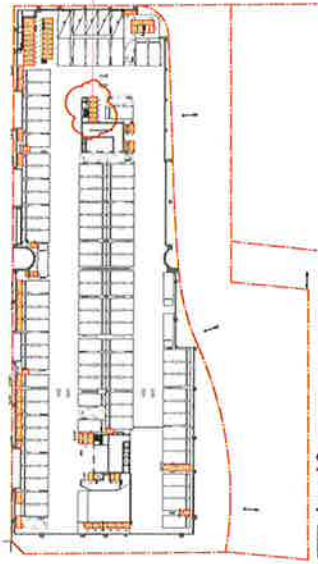
COMMERCIAL ACTIVE FRONTAGE INCREASED



BIN STORES AND END OF TRIP FACILITIES RECONFIGURED

GLASS LINE MOVED BACK

1 Ground Level
AR-1-8010-1 1:500/A1

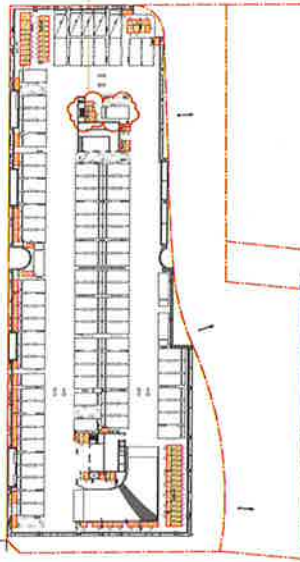


STORAGE CAGES RELOCATED FROM BASEMENT

3 Level 2
AR-1-8010-2 1:500/A1



5 Level 4
AR-1-8010-4 1:500/A1

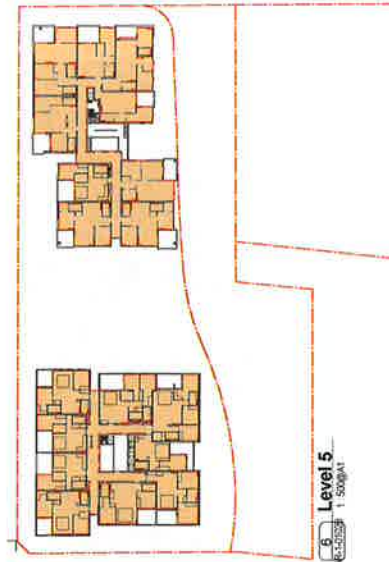


BUILDING B COMPACTOR ROOM RELOCATED TO BASEMENT. STORAGE CAGES RELOCATED FROM BASEMENT.

2 Level 1
AR-1-8010-3 1:500/A1



4 Level 3
AR-1-8010-5 1:500/A1



6 Level 5
AR-1-8010-6 1:500/A1

Architects and Engineers shall be responsible for the design of the building and its systems. The design shall be based on the information provided by the client and shall be subject to the client's approval. The design shall be based on the information provided by the client and shall be subject to the client's approval. The design shall be based on the information provided by the client and shall be subject to the client's approval.

FOR REVIEW

Rev	Date	Description
01	17.10.2018	Final Design
02	17.10.2018	Final Design
03	17.10.2018	Final Design
04	17.10.2018	Final Design
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99	17.10.2018	Final Design
100	17.10.2018	Final Design

Building Key

Green Floor Area (GFA)

Green Floor Area (GFA) Commercial



634-652 HIGH ST & 87-91 UNION RD,
PENRITH

Drawing Name
GFA Calculus Sheet 1



Date	Scale	Sheet Size
17.10.2018	As indicated	A1
Author	Checker	Reviewer
5754	AR-1-8010 /51	

AR-1-8010-1
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Level 2
AR-1-8010-3
Level 3
AR-1-8010-4
Level 4
AR-1-8010-5
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Level 346

FOR REVIEW

Rev	Date	Revised
0	30.02.2018	Primary Draft
1	16.03.2018	Issued for M&SOT review
2	16.03.2018	Issued for DA
3	22.03.2018	Final
4	16.06.2018	Issue for DA - Version 2
5	17.10.2018	Issue for Final Review

Abstracting only

Gross Floor Area (GFA)

Gross Floor Area (GFA) Commercial

10



TOGA

1

534-652 HIGH ST & 87-91 UNION RD,
PENRITH

Creating Name

REF VALUE SHEET



Year	Scale	Cost (\$)
1990	100	100
1991	100	100
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17.10.2018	As indicated	@ A1

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Author	Checker

Unit No.	Grading No.	Remarks

5754 AR-1-8011 /51

LJB Australia
Level 2
100 Crown Street
Sydney NSW
1510 Australia
Tel: 61 2 9240 3011
Fax: 61 2 9240 3022



FOR REVIEW

Rev	Date	Revision
00	06/02/2018	Preliminary
01	18/03/2018	Issued for RFI
02	18/03/2018	ISSUED FOR RFI
03	15/06/2018	Revise
04	21/03/2019	ISSUED FOR RFI
05	17/10/2019	ISSUED FOR RFI

Level 13

Level 13

Learning Objectives

Gross Floor Area (GFA)

Gross Floor Area (GFA) Commercial



1

634-652 HIGH ST & 87-91 UNION RD,
PENRITH

Operating Systems

GFA Calks Sheet 3



Date	Scale	Sheet Size
17.10.2018	As indicated	@ A1

UNEC

Author	Checker
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[illegible]

5754 AR-1-8012 /51

LJB Associates
Box 2
PO Box 208
Maryville MO 64501
U.S.A.
Tel: 1-800-950-1717
Fax: 1-800-950-1722

Area Schedule (GFA)		Area
Level	Description	
S1 G	GFA	1456.7 m ²
S1 L1	GFA	184.1 m ²
S1 L2	GFA	133 m ²
S1 L3	GFA	1472.6 m ²
S1 L4	GFA	1524.3 m ²
S1 L5	GFA	1524.3 m ²
S1 L6	GFA	1524.3 m ²
S1 L7	GFA	1524.3 m ²
S1 L8	GFA	1524.3 m ²
S1 L9	GFA	1524.3 m ²
S1 L10	GFA	1524.3 m ²
S1 L11	GFA	1524.3 m ²
S1 L12	GFA	762.7 m ²
S1 L13	GFA	762.7 m ²
S1 L14	GFA	762.7 m ²

**TOTAL GFA REDUCED BY
55.2m²**

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FOR REVIEW

Rev. Date Revision
 12 04.02.2018 Preliminary Design
 13 14.03.2018 Revised for SCA's Review
 14 14.03.2018 Revised for SCA's Review
 15 20.05.2018 For Review and Construction
 16 11.08.2018 For Review and Construction
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 82 11.08.2018 For Review and Construction
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 92 11.08.2018 For Review and Construction
 93 11.08.2018 For Review and Construction
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 95 11.08.2018 For Review and Construction
 96 11.08.2018 For Review and Construction
 97 11.08.2018 For Review and Construction
 98 11.08.2018 For Review and Construction
 99 11.08.2018 For Review and Construction
 100 11.08.2018 For Review and Construction



- Area achieving 2+ hours solar access
- Principal Usable Space
- Communal Open Space
- Indoor Communal Space



634-652 HIGH ST & 87-91 UNION RD,
 PENRITH

Summary	Value
PRINCIPAL OPEN SPACE AREA	255 sqm
AREA OF PRINCIPAL OPEN SPACE RECEIVING 2+ HOURS SUNLIGHT	248 sqm
% OF PRINCIPAL OPEN SPACE RECEIVING REQUIRED TO RECEIVE DIRECT SUNLIGHT	50%
% OF PRINCIPAL OPEN SPACE RECEIVING DIRECT SUNLIGHT	96.9%

AREAS UPDATED

SUMMARY

SITE AREA
 COMMUNAL OPEN SPACE
 TOTAL AREA
 REQUIRED COMMUNAL OPEN SPACE %
 % OF SITE AREA COMMUNAL OPEN SPACE 25.0%

3791 sqm
 932 sqm
 25.0%

Date: 09.11.2018 1:200 @ A1
 Author: CH
 Checker:
 Job No: 5754 AR-1-8030 /52
 Revision:

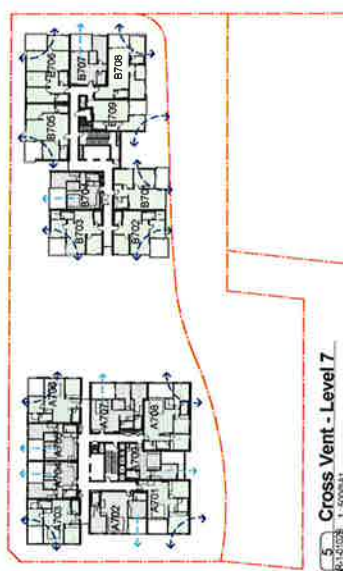
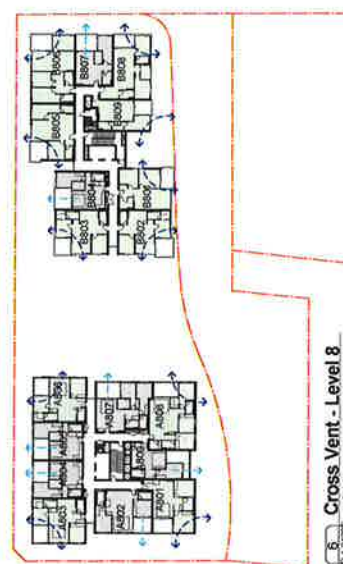
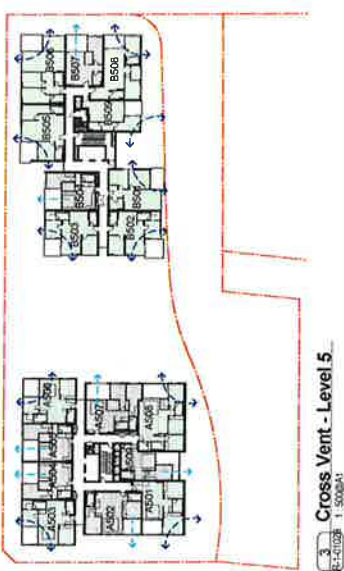
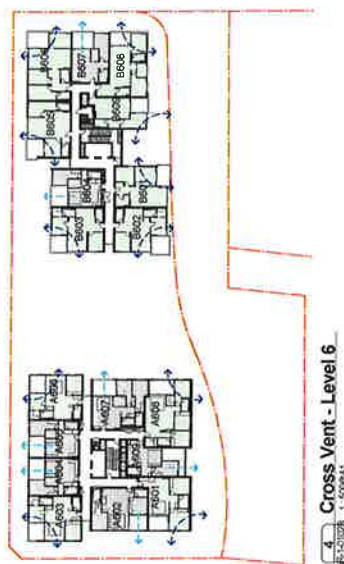
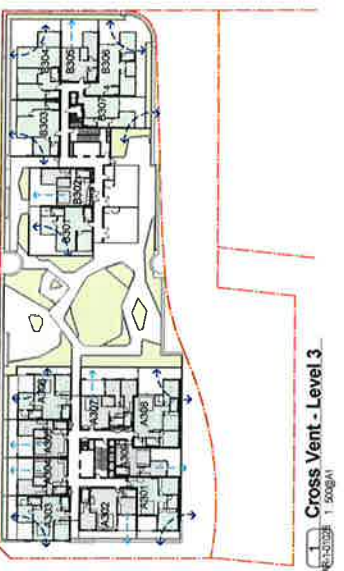
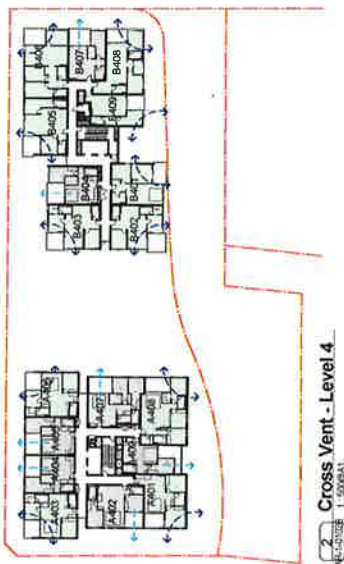
TOGA Architecture
 Level 2
 634-652 HIGH ST
 PENRITH NSW 1505
 T: 02 9608 9811
 F: 02 9608 9822
 www.toga.com.au

It is acknowledged that the information provided in this document is for reference only and does not constitute a guarantee of accuracy or completeness. The information is provided as a guide only and should not be relied upon for any specific purpose. The information is provided as a guide only and should not be relied upon for any specific purpose.

FOR REVIEW

Rev. Date: 15/03/2018
 Rev. Description: 15/03/2018
 Rev. Description: 15/03/2018
 Rev. Description: 15/03/2018
 Rev. Description: 15/03/2018

Submitted: 15/03/2018
 Approved: 15/03/2018
 Approved: 15/03/2018
 Approved: 15/03/2018



Cross Flow - Up to L9		
Level	Cross Vent	Total
S1_L3	YES	9
S1_L4	YES	11
S1_L5	YES	11
S1_L6	YES	11
S1_L7	YES	11
S1_L8	YES	11
		64



Project: 634-652 HIGH ST & 87-91 UNION RD, PENRITH

SUMMARY
 TOTAL NUMBER OF APARTMENTS UP TO 9TH STOREY: 105
 TOTAL NO. OF APARTMENTS RECEIVING CROSS VENTILATION UP TO 9TH STOREY: 64
 % OF APARTMENTS UP TO 9TH STOREY REQUIRED TO HAVE CROSS VENTILATION: 60%
 % OF APARTMENTS UP TO 9TH STOREY RECEIVING CROSS VENTILATION: 60%

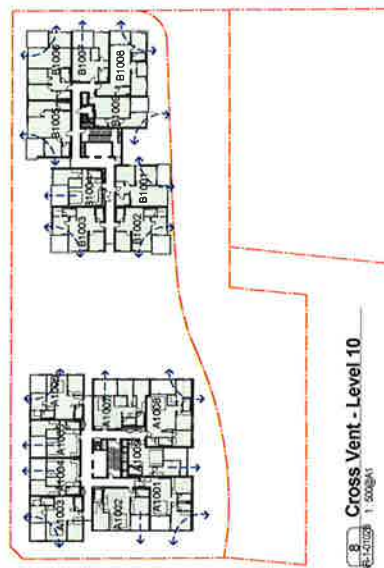
Date: 17/10/2018
 Scale: As Indicated
 Sheet Size: A1
 Author: 5754
 Checker: AR-1-8040 /51

15/03/2018
 15/03/2018
 15/03/2018
 15/03/2018

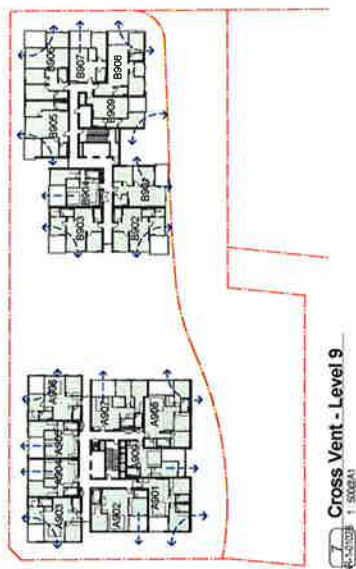


FOR REVIEW

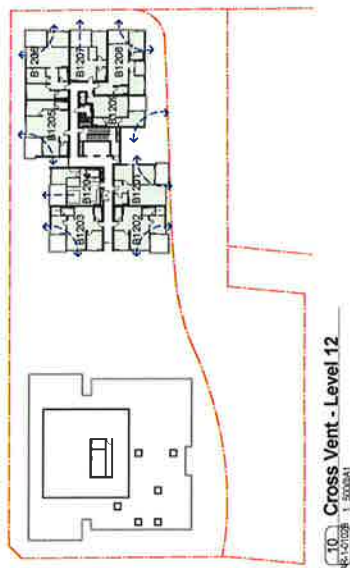
Rev	Date	Revision
10	09/02/2018	Preliminary Draft
11	18/03/2018	Issued for IASX review
20	18/03/2018	ISSUED FOR DA
32	25/05/2018	Revised
33	15/06/2018	ISSUE FOR DA - VERSION 2
34	17/10/2018	ISSUED FOR FINAL REVIEW



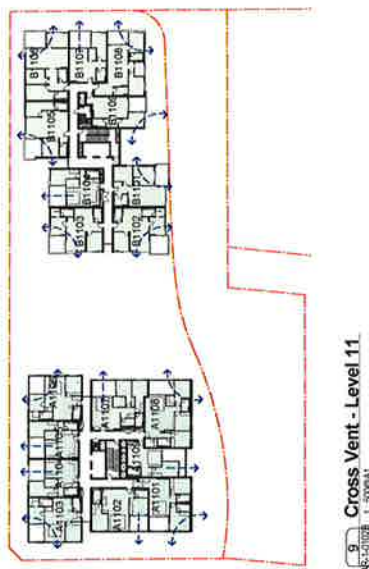
Cross Vent - Level 10



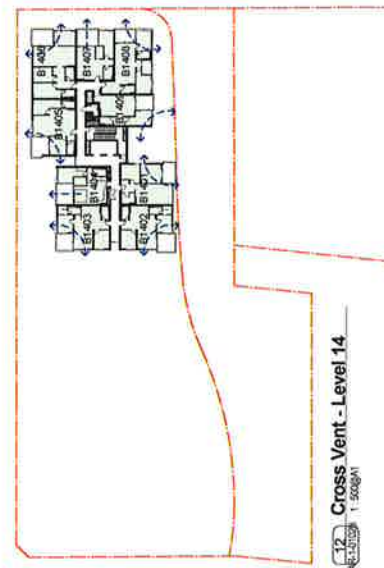
Cross Vent - Level 9



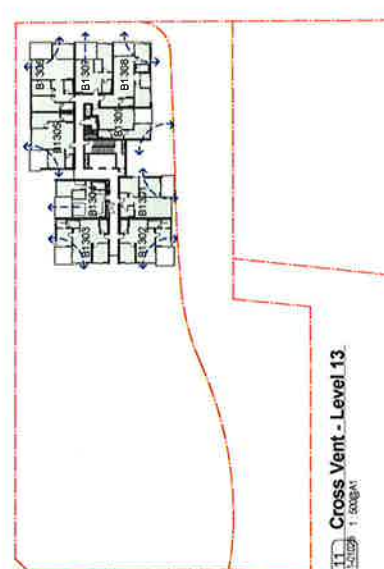
Cross Vent - Level 12



Cross Vent - Level 11



Cross Vent - Level 14



Cross Vent - Level 13

SUMMARY	
TOTAL NO. OF APARTMENTS	187
TOTAL NO. OF CROSS VENTILATED APARTMENTS	145
% OF APARTMENTS REQUIRED TO HAVE CROSS VENTILATION	60%
% OF APARTMENTS RECEIVING CROSS VENTILATION	77.5%

Cross Flow - Total		Cross Vent	Total
	Level		
	\$1 L3	YES	9
	\$1 L4	YES	11
	\$1 L5	YES	11
	\$1 L6	YES	11
	\$1 L7	YES	11
	\$1 L8	YES	11
	\$1 L9	YES	18
	\$1 L10	YES	19
	\$1 L11	YES	18
	\$1 L12	YES	9
	\$1 L13	YES	9
	\$1 L14	YES	9
			145



634-652 HIGH ST & 87-91 UNION RD,
PENRITH

Drawing Name
Cross Vent Analysis L9 to L14

Date	Scale	Sheet Size
17.10.2018	As indicated	A1

Date _____
 Author _____
 Checker _____

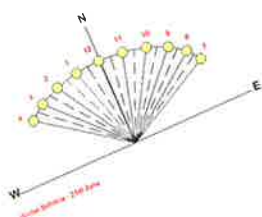
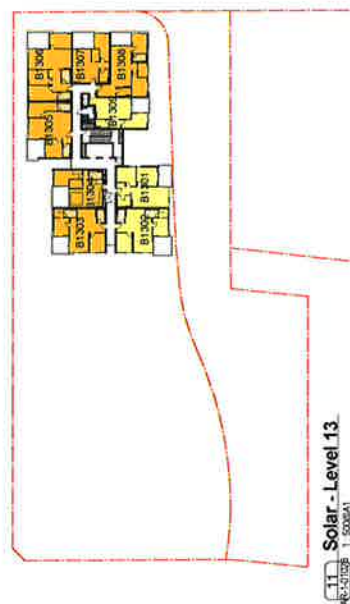
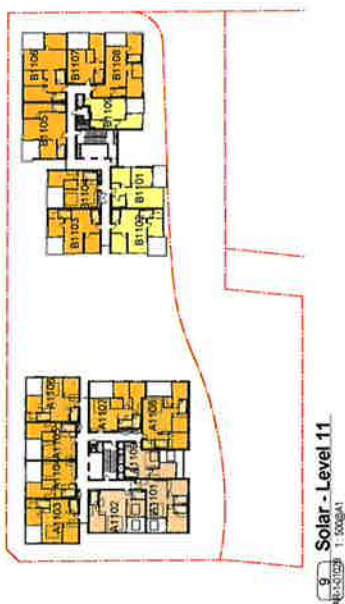
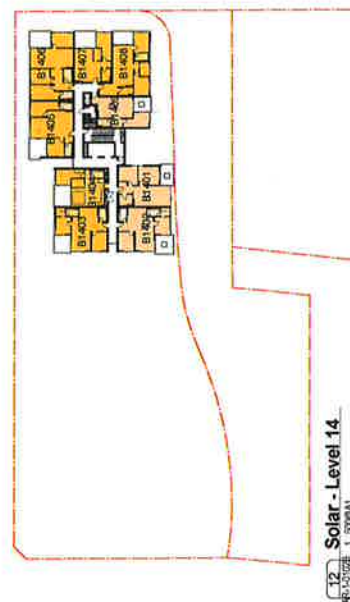
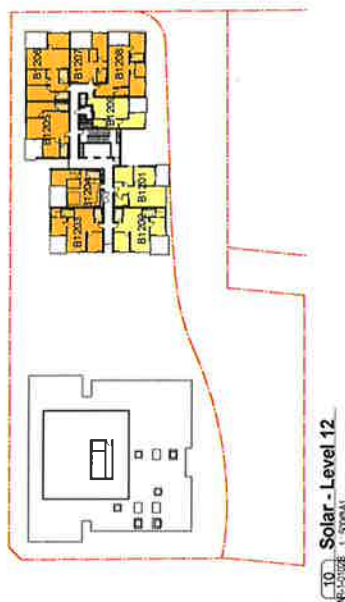
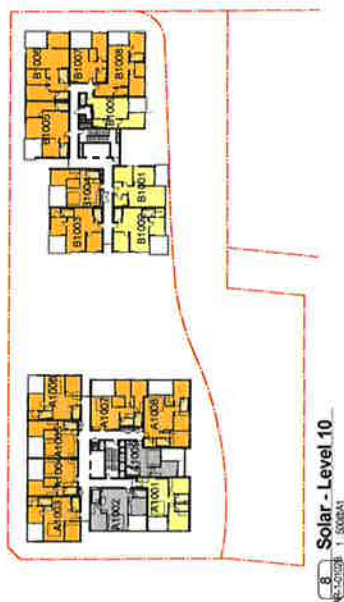
Job No. 5754 Drawing No. AR-1-8041 Rev/Issn 1/51

Level 2
400 Crown Street
Starry Hills NSW
2010 Australia
T 61 2 9380 0911
F 61 2 9380 0022



SUMMARY

187	TOTAL NO. OF APARTMENTS	
	TOTAL NO. OF APARTMENTS	
132	RECEIVING 2+ HRS DIRECT SUNLIGHT	
70%	MIN % OF APARTMENTS REQUIRED RECEIVING 2+ HRS DIRECT SUNLIGHT	
71%	TOTAL NO. OF APARTMENTS RECEIVING 2+ HRS DIRECT SUNLIGHT	
	TOTAL NO. OF APARTMENTS RECEIVING 15 MINUS DIRECT SUNLIGHT	
19	MINUS DIRECT SUNLIGHT	
15%	MAX % OF APARTMENTS ALLOWED 15 MINUS DIRECT SUNLIGHT	
9.6%	TOTAL NO. OF APARTMENTS RECEIVING 15 MINUS DIRECT SUNLIGHT	



Project: 634-652 HIGH ST & 87-91 UNION RD,
DENRITH

Solar Analysis 2



Date	Scale	Sheet Size
17.10.2018	As indicated	A1

Author	Checker
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5754 AR-1-8051 /51

LJB Australia
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 www.togaarchitect.com
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FOR REVIEW

Rev	Date	Description
01	10/10/2018	ISSUED FOR FINAL REVIEW

Structural Engineer	Wesley Design
Mechanical / Electrical Engineer	JHA Consulting Engineers
Electrical Engineer	JHA Consulting Engineers
Fire Engineer	Olson Fire & Risk
Access Consultant	Accessible Building Solutions
Sign	BWR Graphics
Building Arts	

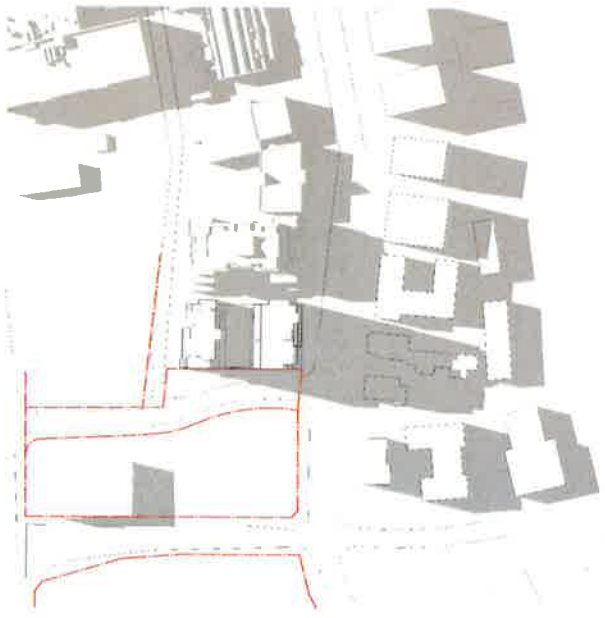
TOGA
 634-692 HIGH ST & 87-91 UNION RD,
 PENNSYLVANIA

Shadow Analysis 21 June - 5am



Date	17.10.2018	Scale	1:1000	Sheet Size	A1
Client	TOGA	City	PL	SEC	
Job No.	5754	Drawing No.	AR-1-8060 /51	Revision	

TOGA
 1000 West 10th Avenue, Suite 100
 Denver, CO 80202
 Tel: 303.733.8888 Fax: 303.733.8889
 www.togaarchitect.com



WINTER 9am - Existing
 1:1000@A1



WINTER 9am - Proposed
 1:1000@A1

Penrith City Council has approved this plan for the purpose of the proposed development. The Council's approval is based on the information provided in the application and the Council's assessment of the proposed development. The Council's approval does not constitute a guarantee of the accuracy or completeness of the information provided in the application. The Council's approval is subject to the proposed development being carried out in accordance with the approved plan and the Council's conditions of approval. The Council's approval is also subject to the proposed development being carried out in accordance with the relevant legislation and the Council's policies and procedures. The Council's approval is also subject to the proposed development being carried out in accordance with the relevant legislation and the Council's policies and procedures.

FOR REVIEW

Rev. Date Revision
 2 15.08.2018 ISSUED FOR FINAL REVIEW
 3 17.10.2018 ISSUED FOR FINAL REVIEW

Structural Engineer
 Weibull Design
 Mechanical - Structural Engineer
 JHA Consulting Engineers
 Electrical Engineer
 JHA Consulting Engineers
 Fire Engineer
 Olsson Fire & Risk
 Access Consultant
 Accessible Building Solutions
 Access
 BMF Griffiths
 Building Fire

Client



Project
 634-652 HIGH ST & 87-91 UNION RD,
 PENRITH

Drawing Name

Shadow Analysis 21 June - 10am



Date
 17.10.2018
 Scale
 1:1000
 Sheet Size
 @ A1

Drawn
 CHL
 Check
 KL
 SC

Job No.
 5754
 Drawing No.
 AR-1-8061 /51
 Revision

Scale
 1:1000
 Date
 17.10.2018
 Project
 634-652 HIGH ST & 87-91 UNION RD,
 PENRITH



1 WINTER 10am - Existing
 1:1000@A1



2 WINTER 10am - Proposed
 1:1000@A1

In accepting and affixing this stamp, the Engineer is certifying that the design complies with the requirements of the Building Act 2004 and the Building Regulations 2006, and that the design is in accordance with the relevant standards and codes of practice. The Engineer is not responsible for the construction of the building or for the safety of the building or for the safety of the people using the building.

Notwithstanding to whom the design is submitted, the Engineer shall remain responsible for the design.

FOR REVIEW

Rev: 01 Date: 17/10/2018
 Rev: 02 Date: 17/10/2018
 Rev: 03 Date: 17/10/2018

Structural Engineer
 Webber Design
 Mechanical / Electrical Engineer
 JHA Consulting Engineers
 Electrical Engineer
 JHA Consulting Engineers
 Fire Engineer
 Ocean Fire & Risk
 Access Consultant
 Accessible Building Solutions
 Risk
 EMF Griffiths
 Building Vex



Client: 634-852 HIGH ST & 87-91 UNION RD,
 PENRITH

Drawing Name: Shadow Analysis 21 June - 11am



Date: 17/10/2018
 Scale: 1:1000
 Drawing: @A1
 Drawn: CLM
 Checked: KL
 Project: SC
 Job No: 5754
 Drawing No: AR-1-8062 /51

8-8-8 Architects
 8-8-8 Creative Street
 2010, Penrith NSW
 Phone: 02 9600 8888
 Fax: 02 9600 8889
 Email: info@8-8-8.com.au
 Website: www.8-8-8.com.au



1 WINTER 11am - Existing
 Scale: 1:1000 @A1



2 WINTER 11am - Proposed
 Scale: 1:1000 @A1

By accepting and affixing this stamp to the drawing, the Engineer certifies that the drawing is a true and correct representation of the work performed by the Engineer and its staff, and that the drawing is in accordance with the requirements of the applicable laws, rules, regulations, and standards. The Engineer also certifies that the drawing is not a copy of another drawing, and that the drawing is not a reproduction of another drawing. The Engineer further certifies that the drawing is not a derivative work of another drawing, and that the drawing is not a compilation of other drawings. The Engineer also certifies that the drawing is not a copy of another drawing, and that the drawing is not a reproduction of another drawing. The Engineer further certifies that the drawing is not a derivative work of another drawing, and that the drawing is not a compilation of other drawings.

FOR REVIEW

Rev. Date Description
 13 15.06.2018 025242 FOR QA - VERSION 2
 14 11.05.2018 025242 FOR FINAL REVIEW

Principal Engineer
 Webber Design
 Mechanical / Ventilation Engineer
 JHA Consulting Engineers
 Electrical Engineer
 JHA Consulting Engineers
 Fire Engineer
 Ellison Fire & Risk
 Access Consultant
 Accessible Building Solutions
 Noise
 BMF Griffiths
 Building Acoustics

Client
 TOGA
 Project
 634-652 HIGH ST & 87-91 UNION RD,
 PENRITH

Drawing Name
 Shadow Analysis 21 June - 1pm
 Scale
 1:1000
 Date
 17.10.2018
 Sheet Size
 @ A1

Drawn
 JSC
 Checked
 JSC
 Approved
 JSC
 Date
 17.10.2018
 Scale
 1:1000
 Date
 17.10.2018
 Sheet Size
 @ A1

5754 AR-1-8064 /51
 JHB Architects
 10/100 High Street
 Sydney NSW 1585
 P.O. Box 1000
 Sydney NSW 1585
 Tel: 02 9550 9911
 Fax: 02 9550 9912
 www.jhb.com.au



1 WINTER 1pm - Existing
 Scale 1:1000



2 WINTER 1pm - Proposed
 Scale 1:1000



PERSPECTIVE VIEW 1 - WEST

FOR REVIEW

Rev	Date	Revision
01	10/03/2018	ISSUED FOR PERMIT
02	20/05/2018	REVISED
03	11/10/2018	REVISED FOR FINAL REVIEW

Structural Engineer	Webster Design
Mechanical / Thermal Engineer	JHA Consulting Engineers
Electrical Engineer	JHA Consulting Engineers
Fire Engineer	Olsson Fire & Risk
Acoustic Consultant	Acoustable Building Solutions
Other	EMF Griffiths
Building Code	Building Code

Client



Project
634-652 HIGH ST & 87-91 UNION RD,
PENRITH

Drawing Name
Perspective View Sheet 1

Date	Scale	Sheet Size
17.10.2018	@ A1	
Drawn	Chk	
SD	NH	
Job No.	Drawing No.	Revision
5754	AR-1-9004	/51

Scale
Level 1
Level 2
Level 3
Level 4
Level 5
Level 6
Level 7
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Level 99
Level 100



FOR REVIEW

Structural Engineer	Webster Design
Mechanical / Industrial Engineer	JHA Consulting Engineers
Electrical Engineer	JHA Consulting Engineers
Fire Engineer	Ossison Fire & Risk
Access Consultant	Accessible Building Solutions
Surveyor	EMF Griffiths
Building Key	



Drawing Name: _____

Perspective View Sheet 2

Job No. **5754** Consulting No. **AR-1-9005** Revision **/51**

B&B Architects
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400 Chapel Street
Suite 968, NW
2012 Austin Ave.
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F 617-230-0522
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www.b2b.com.au



VIEW 1 CORNER OF HIGH ST AND NEW STREET



VIEW 3 ALONG NEW STREET LOOKING SOUTH



VIEW 5 CORNER OF UNION LANE AND NEW STREET LOOKING WEST TOWARDS SITE THROUGH LINK



VIEW 2 CORNER OF HIGH ST AND NEW STREET



VIEW 4 ALONG NEW STREET LOOKING SOUTH



VIEW 6 CORNER OF UNION LANE AND NEW STREET LOOKING WEST

is planning to release the document. The report says that the military will use the information to "improve the effectiveness of its military operations and to take the document for any purpose other than its intended use. It will not be used to identify or locate any individual, nor will it be used to identify or locate any individual, nor will it be used to identify or locate any individual." The report also says that the document will be used to "improve the effectiveness of its military operations and to take the document for any purpose other than its intended use. It will not be used to identify or locate any individual, nor will it be used to identify or locate any individual, nor will it be used to identify or locate any individual."

File	Class	Revisions
31	01-05-2018	For Review and Comments
32	24-05-2018	Revised
33	13-06-2018	ISSUE FOR DA, VERSION 2
51	17-10-2018	ISSUED FOR FINAL REVIEW

Structural Engineers	Webster Design
Mechanical / Thermal Engineers	JHA Consulting Engineers
Electrical Engineers	JHA Consulting Engineers
Fire Engineers	Olson Fire & Risk
Access Consultants	Access Consultants
Accessible Building Solutions	Accessible Building Solutions
Roofs	EMF Giffins
Building Army	

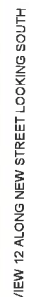
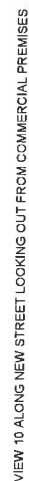
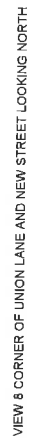
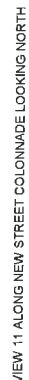
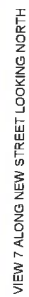


Project
634-652 HIGH ST & 87-91 UNION RD.
PENRITH

Drawing Name: Parasitiformes View Sheet 3

Date	Scale	Sheet Size
17.10.2018		A1
Drawn	CHK	
KL	NH	
Job No	Drawing No	Revision
5754	AR-1-9006	/51

SJB Australia
Level 2
490 Crown Street
Surry Hills NSW
2010 Australia
T 61 2 9280 9611
F 61 2 9280 9922
www.sjb.com.au

[illegible]

Issue Date	Assignment
23/02/2018	For Review and Coordination
11/03/2018	Review
25/03/2018	For Review and Coordination
13/04/2018	ISSUE FOR DISSEMINATION 2
17/10/2018	ISSUED FOR FINAL REVIEW

Michael Engineer	Webster Design
Michael / Technical Engineer	JHA Consulting Engineers
General Engineer	JHA Consulting Engineers
Fire Engineer	Olson Fire & Risk
Access Consultant	Accessible Building Solutions
Team	EMF Griffiths
Building type	

 TOGA

634-652 HIGH ST & 67-91 UNION RD,
PENRITH

Drawing Name: Perspectives View Sheet 4

Date	Scale	Sheet No.
17/10/2018		2 of 1
Drawn	Chk.	
KL	NH	
Job No.	Drawing No.	Revision
5754	AR-1-9007 / 51	

3
 3.08 Acre Site
 Level 2
 400 Crown Street
 Surry Hills NSW
 2010 Australia
 T 61 2 9240 8611
 F 61 2 9240 8622
 www.n2.com.au



VIEW 13 ALONG HIGH ST LOOKING WEST



VIEW 15 CORNER OF HIGH ST AND NEW STREET MAIN ENTRY TO COMMERCIAL PREMISES



VIEW 17 CORNER OF HIGH ST AND JOHN TIPPING GROVE LOOKING SOUTH



VIEW 14 CORNER OF HIGH ST AND NEW STREET LOOKING SOUTH



VIEW 16 JOHN TIPPING GROVE, LOOKING NORTH-WEST TOWARDS HIGH ST



VIEW 18 NORTH END OF JOHN TIPPING GROVE LOOKING EAST TOWARDS PROPOSED DEVELOPMENT

Penrith City Council has approved the proposed development for the site at 634-652 High St & 87-91 Union Rd, Penrith, NSW 2150. The development is a multi-story residential building with a mix of brick and glass, featuring a large overhang over the entrance area. The development is located on a corner site and is surrounded by other residential buildings. The development is a multi-story residential building with a mix of brick and glass, featuring a large overhang over the entrance area. The development is located on a corner site and is surrounded by other residential buildings.

FOR REVIEW

Rev: 01/10/2018
 31 21/05/2018 For Review and Comments
 32 24/05/2018 Review
 33 17/10/2018 Review
 34 17/10/2018 Review

Principal Engineer
 Weibull Design
 Mechanical / Hydraulic Engineer
 JHA Consulting Engineers
 Structural Engineer
 JHA Consulting Engineers
 Fire Engineer
 Olsson Fire & Risk
 Access Consultants
 Accessible Building Solutions
 Access
 EMF Griffiths
 Building & Key



Project
 634-652 HIGH ST & 87-91 UNION RD,
 PENRITH

Drawing Name
 Perspectives View Sheet 5

Date
 17/10/2018
 Scale
 @ A1
 Drawn
 CH
 KL
 NH
 Job No.
 5754
 Drawing No.
 AR-1-9008 /51
 Revision



