

26<sup>th</sup> NOVEMBER 2018

Cumberland Council  
16 Memorial Avenue  
PO Box 42  
Marylands NSW 2160

**Attn: General Manager**

Dear Sir

**Re: Planning Proposal Application for 55-57 Station St + 6 Pritchard St East, Wentworthville.**

On behalf of our clients, Edward Hirst Pty Ltd and Frontall Group Pty Ltd, we wish to lodge a Planning Application for the above sites. As such fin attached the following documentation.

1. Completed Application forms (6 copies)
2. Application Fee of \$46,960.00
3. Planning Proposal Report that includes (6 copies) prepared by Urbis
  - Statement of Objectives
  - Explanation of Provisions
  - Justification
  - Mapping
4. Supporting Documents that include (6 copies)
  - Architectural plans prepared by OPRA Architects
  - Landscape Architectural plans prepared by RFA Landscape Architects
  - Stormwater Plans and Calculations prepared by ROZ Engineering
  - Traffic Report prepared by Varga Traffic Planning
  - Urban Context Report prepared by Urbis
  - Environmental Report prepared by Environmental Investigation Services
  - Survey Plan prepared by Orion Surveying
  - Letter of offer to Council
  - QS report prepared by RICQS
  - Valuation prepared by VALSTAR

5. Supporting Plans and Maps (6 copies)
6. Two (2) USB keys containing a full electronic copy of all documents
7. This covering letter and attached document register.

Yours faithfully,  
**OPRA Architects**

A handwritten signature in black ink, appearing to read 'N O'Brien', with a long horizontal flourish extending to the right.

**Nathan O'Brien**  
cc Estphan Maroun

# Document Register

## 1. Prepared by Urbis

Planning Proposal for 55-57 Station St and 6 Pritchard St East Wentworthville  
Urban Context Report for 55-57 Station St and 6 Pritchard St East Wentworthville

## 2. Prepared by OPRA Architects

Drawing A0.1 Title Page  
Drawing A0.2 Project Data  
Drawing A1.1 Local Context Analysis  
Drawing A1.2 Site Analysis  
Drawing A2.1 Ground Floor and Basement Plans  
Drawing A2.2 Pritchard St to Level 4 Plans  
Drawing A2.3 Levels 5-14 and Roof Plans  
Drawing A3.1 Elevation North  
Drawing A3.2 Elevation South  
Drawing A3.3 Elevation East  
Drawing A3.4 Elevation West  
Drawing A4.1 Sections 1 + 2  
Drawing A4.2 Sections 3 + 4  
Drawing A5.1 Sun Eye View  
Drawing A5.2 Sunlight  
Drawing A5.3 Cross Ventilation  
Drawing A5.4 Until Design Details  
Drawing A6.1 Shadows Jun 21, 9am  
Drawing A6.2 Shadows Jun 21, 10am  
Drawing A6.3 Shadows Jun 21, 11am  
Drawing A6.4 Shadows Jun 21, 12pm  
Drawing A6.5 Shadows Jun 21, 1pm  
Drawing A6.6 Shadows Jun 21, 2pm  
Drawing A6.7 Shadows Jun 21, 3pm  
Drawing A7.1 Extent of Park Expansion  
Drawing A7.2 Envelope Control 2d  
Drawing A7.3 Envelope Control 3d  
Drawing A9.1 Landscaping Site Plan 3d  
Drawing A9.2 Landscaping Perspectives

## 3. Prepared by RFA Landscape Architects

Drawing 01 Site Plan  
Drawing 02 Friend Park Extension Plan  
Drawing 03 Friend Park Plan  
Drawing 04 Communal Open Space Plans

4. Prepared by ROZ Engineering
  - Drawing 01 Basement 3 Plan
  - Drawing 02 Basement 2 Plan
  - Drawing 03 Basement 1 Plan
  - Drawing 04 Station Street Plan
  - Drawing 05 Pritchard St Plan
  - Drawing 06 Podium Plan
  - Drawing 07 Levels 2 - 4 Plans
  - Drawing 08 Level 5 Plan
  - Drawing 09 Levels 6-13 Plans
  - Drawing 10 Level 14 and Terrace Plans
  - Drawing 11 Roof Plan
  - Drawing 12 OSD Details
  - UPRCT Calculation Sheet
5. Traffic Report prepared by Varga Traffic Planning
6. Environmental Report prepared by Environmental Investigation Services
7. Survey Plan prepared by Orion Surveying
8. Letter of offer to Council
9. QS report prepared by RICQS
10. Valuation prepared by VALSTAR