

12 Walker St, Werrington

Comprehensive Proposal featuring 580 Residential Apartments across 8 Buildings in the Penrith LGA.

SITE
AREA
17,885.96 m²

TOTAL RESIDENTIAL
YIELD
580 Units

GROSS FLOOR AREA
(GFA)
54,722.0 m²

Executive Project Summary

580

TOTAL UNITS

Optimized multi-block residential footprint

17,885.96 m²

Total Site Area

54,722.0 m²

Total Combined GFA

3.06 : 1

Floor Space Ratio (FSR)

8 Blocks

Blocks A, B, C, D, E, F, G, H

RL +26000

Ground Floor Datum Level

25.6m + 1.5m

Building Height + Lift Overrun

Floor-by-Floor Unit Distribution

Floor Level	Units per Floor	% Yield	Architectural Profile / Notes
Ground Floor (GF)	96 Units	16.5%	Maximized ground footprint with garden access (RL 26.00m)
First Floor (FF)	52 Units	9.0%	Stepped transition level with terrace amenities
Second Floor (2nd)	80 Units	13.8%	Standard typical floorplate configuration
Third Floor (3rd)	80 Units	13.8%	Standard typical floorplate configuration
Fourth Floor (4th)	80 Units	13.8%	Standard typical floorplate configuration
Fifth Floor (5th)	80 Units	13.8%	Standard typical floorplate configuration
Sixth Floor (6th)	56 Units	9.7%	Upper envelope set-back level
Seventh Floor (7th)	56 Units	9.7%	Top level penthouse & terrace suite integration
Total Residential Yield	580 Units	100.0%	Spread across 8 independent residential blocks

Gross Floor Area (GFA) Breakdown

Floor Level	Blocks A, B, G, H (x4)	Blocks C, D, E, F (x4)	Level Total GFA
Ground Floor (GF)	1,211.8 m ² / block	681.0 m ² / block	7,571.2 m ²
First Floor (FF)	1,096.9 m ² / block	681.0 m ² / block	7,111.6 m ²
2nd – 5th Floors (ea.)	1,147.8 m ² / block	681.0 m ² / block	29,260.8 m ² (4 levels)
6th – 7th Floors (ea.)	852.0 m ² / block	495.3 m ² / block	10,778.4 m ² (2 levels)
Per Block Subtotal	8,603.9 m ²	5,076.6 m ²	—
Group Combined GFA	34,415.6 m ² (4 Blocks)	20,306.4 m ² (4 Blocks)	54,722.0 m ² Total

Building Heights & Envelope

Height Envelope Parameters

Ground Floor Level (RL): +26000 m

Building Main Height: 25.60 m (25,600 mm)

Lift Overrun: 1.50 m (1,500 mm)

The total architectural height reaches **27.10 m RL** at the top of the lift overruns. The structure incorporates progressive upper floor step-backs on Levels 6 & 7 to reduce visual bulk and enhance solar compliance.



Level-by-Level GFA Distribution



The updated GFA schedule demonstrates high efficiency through typical floorplates (L2–L5) with setback tapering on upper levels.

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 Penrith City Council LGA | Site Area: 17,885.96 m² | FSR: 3.06:1



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