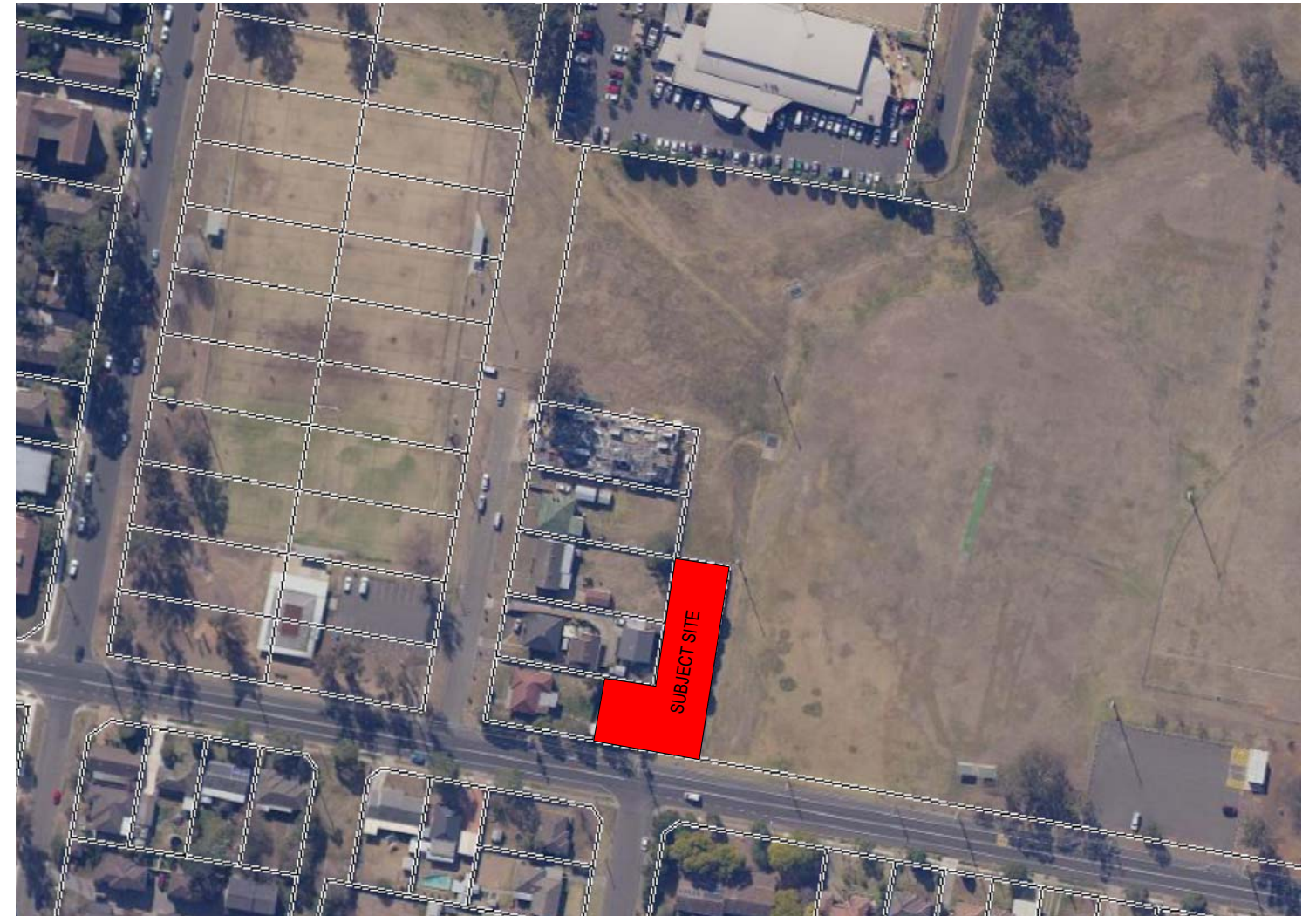


23 Second Avenue, Kingswood NSW 2747, Australia



Development Details		
Site Area	1279m ²	
Gross Floor Area (GFA)	581m ²	
Zoning	R3 Medium Density Residential	
	Allowable	Proposed
Building Height*	8.5	8.3m
Landscaped Area		512.5m ²
% of Site Area^	40%	40%

LANDSCAPED AREA		
Name	Area	% OF SITE
LANDSCAPE AREA >2m WIDE	468.3 m ²	37
LANDSCAPE AREA >2m WIDE	12.0 m ²	1
LANDSCAPE AREA >2m WIDE	20.1 m ²	2
LANDSCAPE AREA >2m WIDE	6.4 m ²	1
LANDSCAPE AREA >2m WIDE	5.6 m ²	0
	512.5 m ²	40



SITE LOCATION

AREAL PHOTOGRAPH COURTESY OF SIX MAPS

Area Schedule (Area - GFA)	
Level	Area
GROUND LEVEL - TH1	48.1 m ²
LEVEL 1 - TH1	78.5 m ²
	126.6 m ²
GROUND LEVEL - TH1	41.5 m ²
LEVEL 1 - TH1	74.1 m ²
	115.6 m ²
GROUND LEVEL - TH1	37.8 m ²
LEVEL 1 - TH1	68.5 m ²
	106.3 m ²
GROUND LEVEL - TH1	41.0 m ²
LEVEL 1 - TH1	75.2 m ²
	116.1 m ²
GROUND LEVEL - TH1	41.0 m ²
LEVEL 1 - TH1	75.2 m ²
	116.1 m ²
	580.8 m ²

Garage Summary		
Name	Area	
TH1 GARAGE	19.6 m ²	
TH2 GARAGE	18.8 m ²	
TH3 GARAGE	18.8 m ²	
TH4 GARAGE	19.3 m ²	
TH5 GARAGE	20.1 m ²	

P.O.S. Summary		
Name	Area	
TH1 P.O.S	101.2 m ²	
TH2 P.O.S	43.0 m ²	
TH3 P.O.S	35.1 m ²	
TH4 P.O.S	39.5 m ²	
TH5 P.O.S	61.7 m ²	

ISSUE	DATE	AMENDMENT
P1	23-09-2019	ISSUE FOR PRE DA
P2	27-07-2020	PRE DA SUBMISSION
P3	XX-10-2020	DA SUBMISSION

TRUE NORTH SHOWN

PROJECT
Multi Dwelling Housing

ADDRESS
23 Second Avenue, Kingswood NSW 2747, Australia

CLIENT



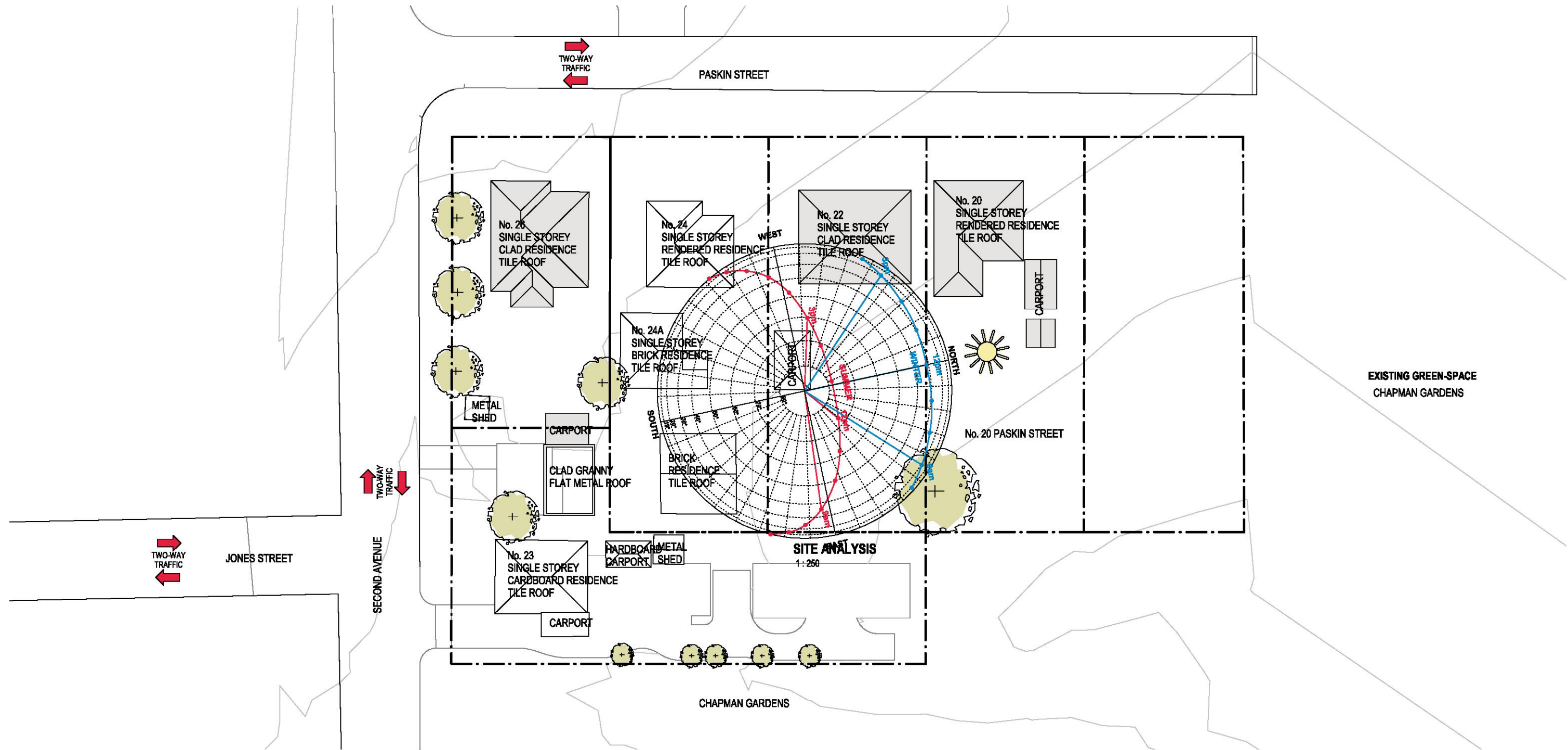
NOMINATED ARCHITECT - P F
MORISON REGISTRATION NUMBER 81
ACN 159 480 056, ABN 41 159 480 056
www.morisongroup.com
(02) 9380 4946
PO Box 170, Potts Point, NSW 1535

SHEET SIZE: A1
SCALE
As indicated

SHEET
NAME

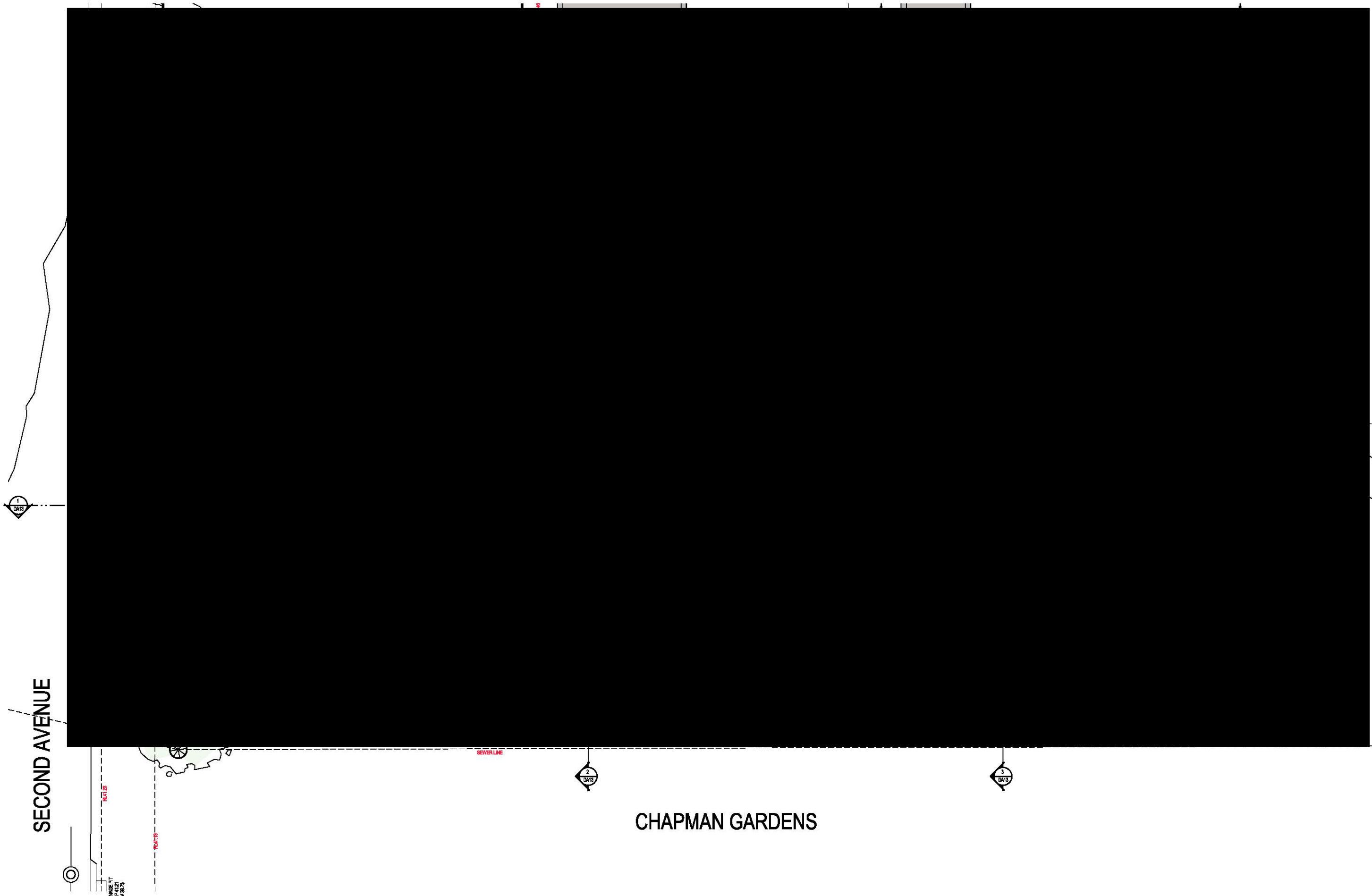
COVER SHEET

DRAWING NUMBER **DA00**
 ISSUE NO. **P3**



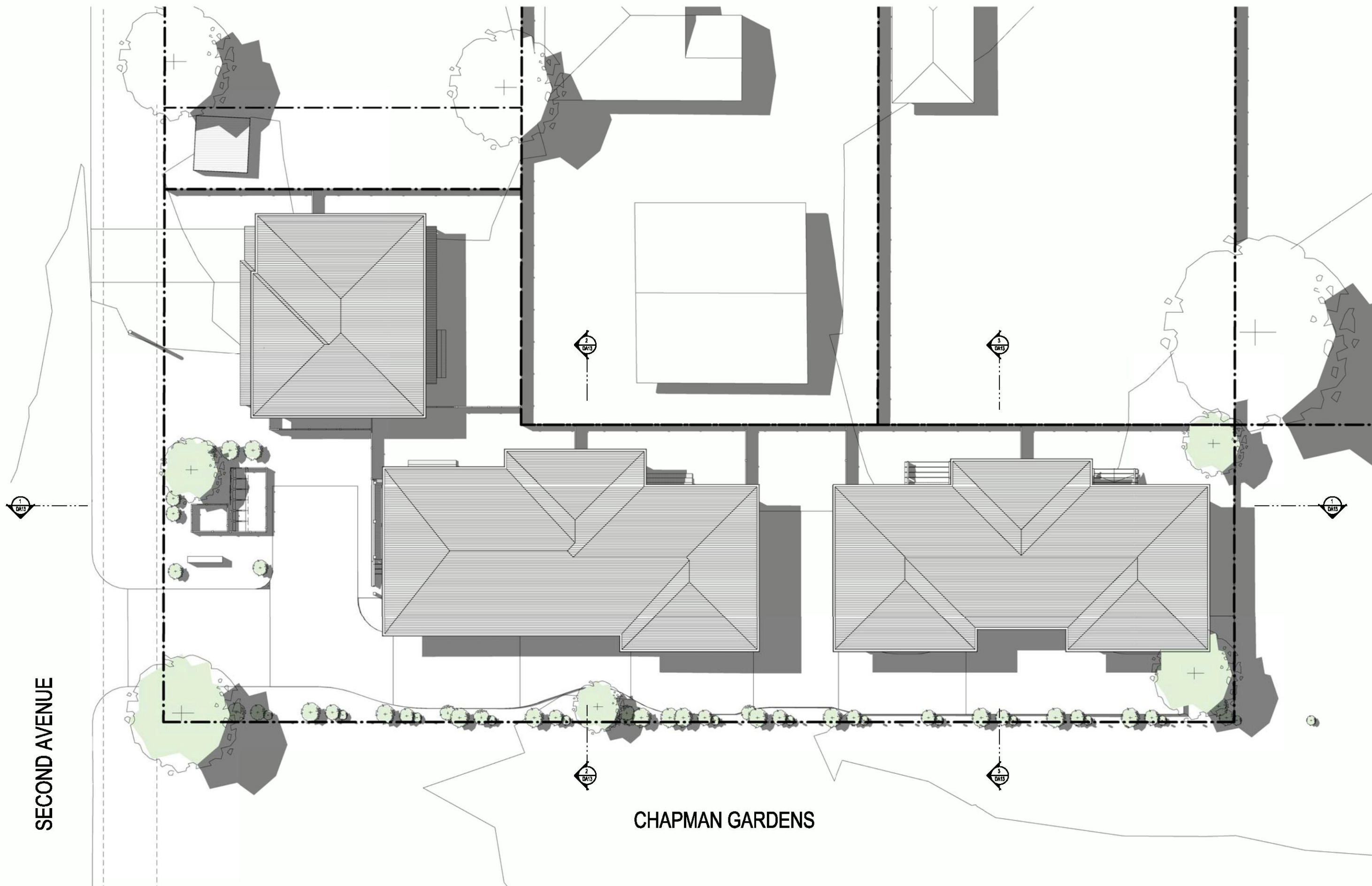
SECOND AVENUE

ISSUE	DATE	AMENDMENT	REVISION / NOTES	PROJECT	CLIENT	MORSON GROUP	PROJECT NAME	ISSUE NUMBER
PT	10-10-2020	DR SUBMISSION	BR. BEDROOM CON. COMB. CLIPBOARD DP. DOWNPIPE E. ELECTRICAL CLIPBOARD FHR. FIRE HOSE REEL	23 Second Avenue, Kingswood NSW 2147, Australia			SITE ANALYSIS - CONTEXT STUDY	DA03
			GAS GAS CLIPBOARD GO. BAKED OVEN GEX. GARAGE EXHAUST MEX. MULLION RL. RELATIVE LEVEL					P1
			RHORM. WATER OUTLET SWP. STORM WATER PIT TOH. TOP OF HOBB TOH. TOP OF WALL TTL. TACTILE INDICATORS					
			SCALE: 1:250					

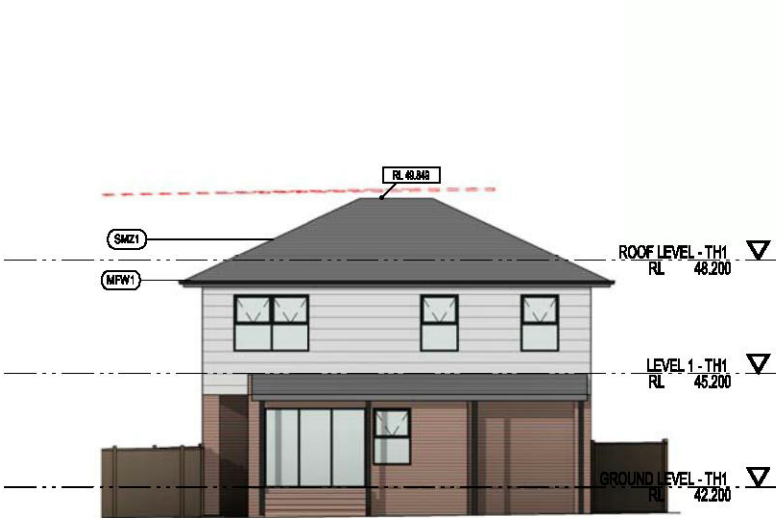


ISSUE	DATE	AMENDMENT	LEGEND / NOTES		 SCALE BAR NORTH POINT	PROJECT	 INCORPORATED ARCHITECTS - P/L ACORN ARCHITECTURE INTERIORS PTY LTD ACORN INTERIORS PTY LTD ACORN DESIGN PTY LTD ACORN CONSTRUCTION PTY LTD ACORN LANDSCAPE PTY LTD ACORN PROJECT MANAGEMENT PTY LTD ACORN PROPERTY MANAGEMENT PTY LTD	SHEET NAME	FLOOR PLAN - GROUND	DRAWING NUMBER	DA06
P1	23-09-2019	ISSUE FOR PRE-DA	BR	BEDROOM		Multi Dwelling Housing ADDRESS 23 Second Avenue, Kingswood NSW 2147, Australia CLIENT					
P2	27-07-2020	PRE-DA SUBMISSION	CO	COMMONS CLIPBOARD							
P3	06-10-2020	DA SUBMISSION	DP	DOWNPIPE							
			E	ELECTRICAL CLIPBOARD							
			FR	FIRE FIGHTING REEL							
			GS	GAS CLIPBOARD							
			GO	GRAVEL DRIVE							
			GE	GARAGE EXHAUST							
			MS	MATERIAL							
			RL	RELATIVE LEVEL							
			TO	TOTAL TOP OF WALL							
			TI	TACTILE INDICATORS							

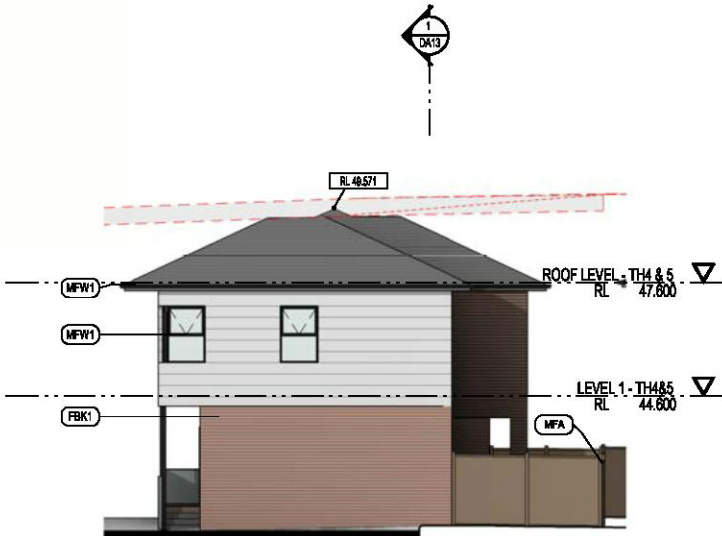
[illegible]



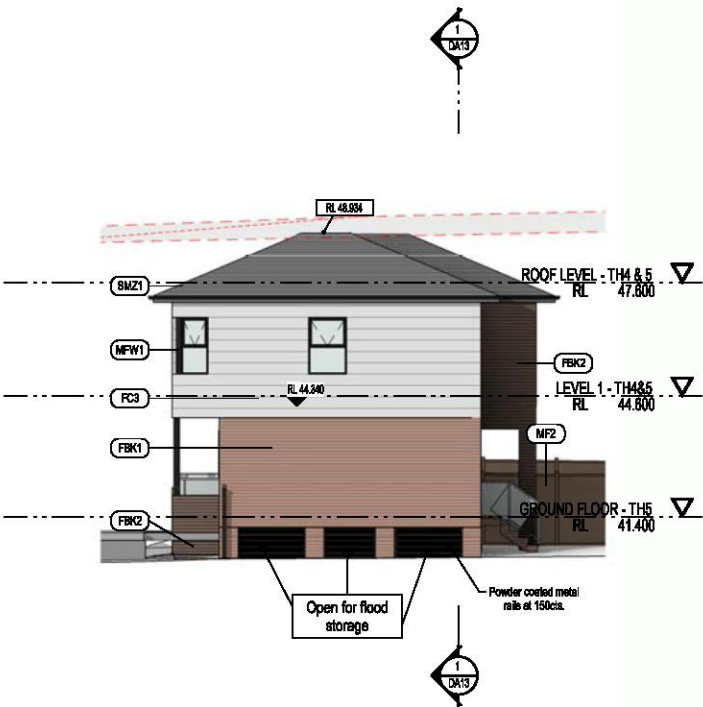
External Finishes Schedule			
Code	Description	Model/Finish	Image
CFC1	Compressed Fibrous Cement Sheet (Pre-Primed)	Smurfit Concrete BarroStone External; Finish to Selection	
FC3	Fibre Cement Sheet (Pre-primed) - Horizontal Beige	Stela Cladding System	
SMZ1	Metal Roof	COLORBOND® steel	
CFC	Concrete Wall (Precast)	To Structural Details	
FBK1	Face Brickwork (Type 1)	Austrak Bonded 70, Gertrude Brown	
FBK2	Face Brickwork (Type 2)	Austrak Bonded 70, Bonded Blue	
MFW1	Metal Framed Window (LOCATION T19C)	Dulux Duroplex Zepo, Colour: Black; Plastic: White	



NORTH ELEVATION TH1
1:100



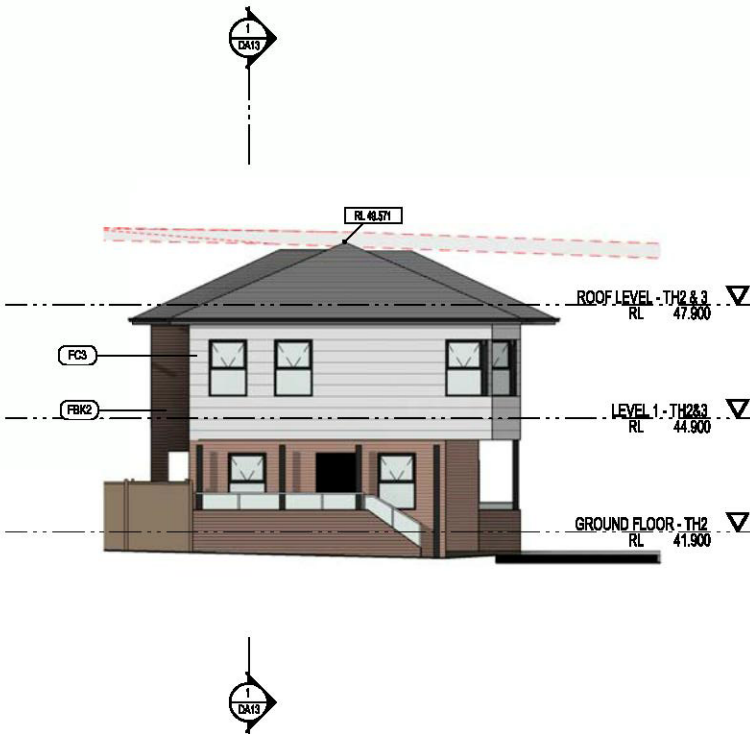
NORTH ELEVATION TH3
1:100



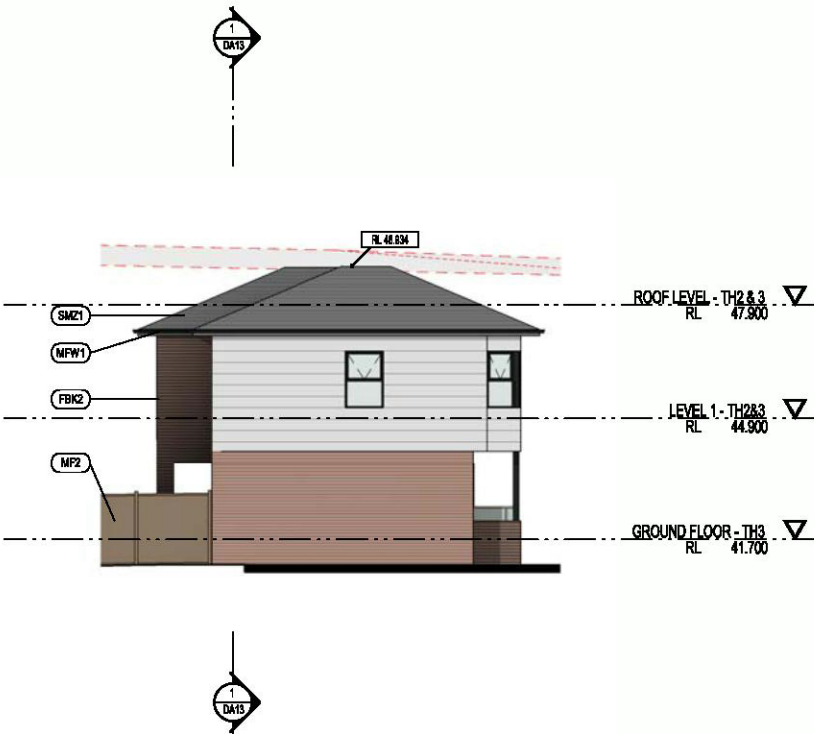
NORTH ELEVATION TH5
1:100



SOUTH ELEVATION TH1
1:100



SOUTH ELEVATION TH2
1:100

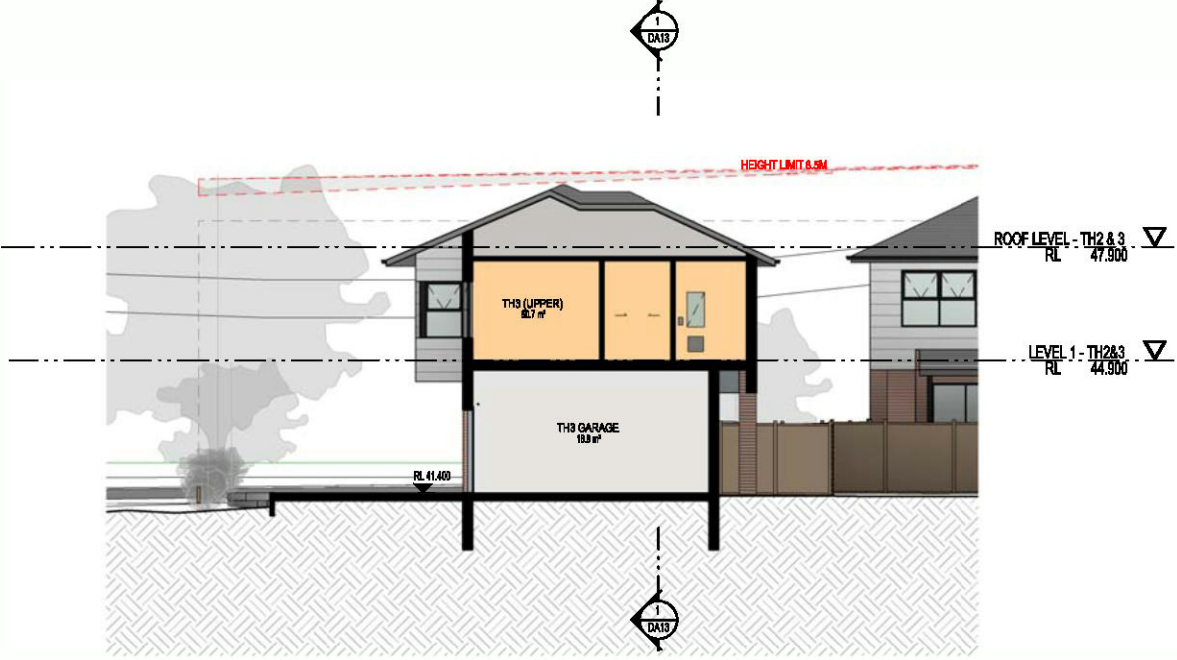


SOUTH ELEVATION TH3
1:100

ISSUE	DATE	AMENDMENT	ISSUED BY / NOTES	SCALE	PROJECT	CLIENT	MORSON GROUP	SHEET NAME	OVERALL ELEVATIONS - NORTH & SOUTH	DRAWING NUMBER	DA10
P1	27-07-2020	PRE-DA SUBMISSION	BR: BEDROOM CO: COMMONS CLIPBOARD DP: DOWNPIPE E: ELECTRICAL CLIPBOARD FHR: FIRE HOSE REEL	SCALE: 1:100	Multi Dwelling Housing	23 Second Avenue, Kingswood NSW 2147, Australia	MORSON GROUP	SHEET NAME: E	OVERALL ELEVATIONS - NORTH & SOUTH	DA10	P2
P2	03-10-2020	DA SUBMISSION	GAS GAS CLIPBOARD GO: GATED DRIVE GEX: GARAGE EXHAUST MEX: MULLION RL: RELATIVE LEVEL	SCALE: 1:100	Multi Dwelling Housing	23 Second Avenue, Kingswood NSW 2147, Australia	MORSON GROUP	SHEET NAME: E	OVERALL ELEVATIONS - NORTH & SOUTH	DA10	P2
			RHYTHMIC WATER OUTLET SMP: STORM WATER PIT TOH: TOP OF HOBB TOH: TOP OF HOBB TOH: TOP OF HOBB	SCALE: 1:100	Multi Dwelling Housing	23 Second Avenue, Kingswood NSW 2147, Australia	MORSON GROUP	SHEET NAME: E	OVERALL ELEVATIONS - NORTH & SOUTH	DA10	P2
			RELATIVE LEVEL	SCALE: 1:100	Multi Dwelling Housing	23 Second Avenue, Kingswood NSW 2147, Australia	MORSON GROUP	SHEET NAME: E	OVERALL ELEVATIONS - NORTH & SOUTH	DA10	P2



SECTION 1
1:100

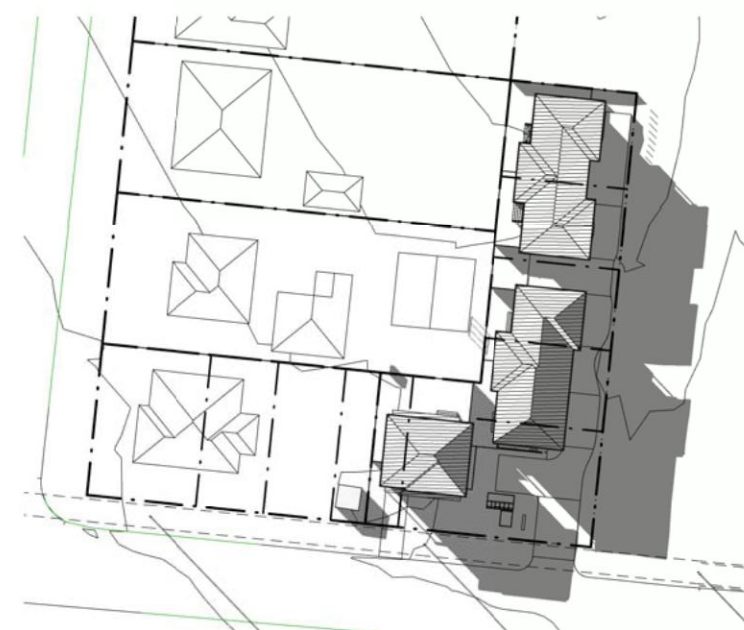


SECTION 2
1:100



SECTION 3
1:100

ISSUE	DATE	AMENDMENT	DESIGNER / NOTES	DATE / NOTES	PROJECT	CLIENT	MORSON GROUP	OVERALL SECTIONS - SHEET 1	ISSUE NUMBER
P1	23-05-2019	ISSUE FOR PRE-DA	BR: BEDROOM	GAS GAS CLIPBOARD	RHYTHMIC WATER OUTLET	Multi Dwelling Housing			DA13
P2	27-07-2020	PRE-DA SUBMISSION	COIN COIN CLIPBOARD	GO: BAKED OVEN	SMP STORM WATER PIT				
P3	06-10-2020	DA SUBMISSION	DP: DOWNPIPE	GEK GARAGE EXHAUST	TOH TOP OF HOBB				
			E: ELECTRICAL CLIPBOARD	MEK MULLION	TOH TOP OF WALL				
			FHA FIRE HOSE REEL	RL: RELATIVE LEVEL	TTI TACTILE INDICATORS				

[illegible]

WINDOW SCHEDULE - BASIX ANALYSIS														
CODE		DIMENSIONS					DETAILS			REMARKS				
Type	No.	Overall Width	Overall Height	SB Height	Area (M ²)	Orientation	Frame Type	Vision Glass Type	Colour-back Glass Type	Architectural	Acoustic	Environmental	Mechanical	Security
SETOUT														
	122	887	2700	1200	41083	3.2 m ²	MFW1	GL1	NA					
GROUND FLOOR - THS														
	171	016	2000	1000	800	3.0 m ²								
	172	018	1000	1800	800	1.5 m ²								
	WF	017	2700	2100	0	5.7 m ²	MFW1	GL1	NA					
GROUND FLOOR - TH														
	172	018	1000	1800	800	1.5 m ²								
	171	014	2000	1500	800	3.0 m ²								
	WF	016	2700	2100	0	5.7 m ²	MFW1	GL1	NA					
GROUND FLOOR - TH3														
	127	011	1800	1900	800	2.4 m ²								
	127	012	1800	1900	800	2.4 m ²								
	WF	016	2700	2100	0	5.7 m ²	MFW1	GL1	NA					
GROUND FLOOR - TH3														
	172	007	1000	1900	800	1.5 m ²								
	172	006	1000	1600	800	1.6 m ²								
	171	009	2000	1600	800	3.0 m ²								
	171	010	2000	1800	800	3.0 m ²								
	WF	020	2700	2100	0	5.7 m ²	MFW1	GL1	NA					
GROUND LEVEL - TH														
	172	001	1000	1900	800	1.5 m ²								
	171	002	2000	1900	800	3.0 m ²								
	172	003	1000	1900	800	1.5 m ²								
	172	004	1000	1900	800	1.5 m ²								
	WF	006	2700	2100	0	5.7 m ²	MFW1	GL1	NA					
	172	006	1000	1900	800	1.5 m ²								
LEVEL 1 - TH&S														
	171	040	2000	1000	800	3.0 m ²								
	171	041	2000	1600	800	3.0 m ²								
	173	042	700	1500	800	1.1 m ²								
	171	043	2000	1900	800	3.0 m ²								
	171	044	2000	1900	800	3.0 m ²								
	173	045	700	1500	800	1.1 m ²								
	171	046	2000	1900	800	3.0 m ²								
	171	047	2000	1900	800	3.0 m ²								
	173	048	700	1600	800	1.1 m ²								
	172	049	1000	1600	800	1.5 m ²								
	176	051	1250	750	1450	0.9 m ²	MFW1	GL1	NA					
	172	050	1000	700	1400	0.7 m ²	MFW1	GL1	NA					
	173	052	1000	1900	800	1.5 m ²								
	172	050	700	1500	800	1.1 m ²								
	172	081	1000	1900	800	1.5 m ²								
	177	085	800	750	1350	0.5 m ²								
	177	086	800	750	1350	0.5 m ²								
LEVEL 1 - TH&S														
	172	030	1000	1500	800	1.5 m ²								
	172	030	1000	1500	800	1.5 m ²								
	172	031	1000	1600	800	1.6 m ²								
	171	032	2000	1600	800	3.0 m ²								
	171	035	2000	1000	800	3.0 m ²								
	172	034	1000	1800	800	1.6 m ²								
	171	035	2000	1900	800	3.0 m ²								
	171	030	2000	1500	800	3.0 m ²								
	172	037	1000	1500	800	1.5 m ²								
	171	036	2000	1900	800	3.0 m ²								
	171	030	2000	1900	800	3.0 m ²								
	172	034	1000	1900	800	1.5 m ²								
	176	055	1000	750	1350	0.6 m ²	MFW1	GL1	NA					
	176	046	1000	700	1300	0.5 m ²	MFW1	GL1	NA					
	176	057	1000	1600	800	1.6 m ²								
	172	068	1000	1600	800	1.6 m ²								
	172	069	1000	1600	800	1.6 m ²								
	177	083	800	750	1350	0.5 m ²								
LEVEL 1 - TH1														
	172	021	1000	1500	800	1.5 m ²								
	171	022	2000	1500	800	3.0 m ²								
	171	023	2000	1500	800	3.0 m ²								
	172	024	1000	1500	800	1.5 m ²								
	171	025	2000	1900	800	3.0 m ²								
	172	026	1000	1600	800	1.6 m ²								
	172	027	1000	1600	800	1.6 m ²								
	172	028	1000	1600	800	1.6 m ²								
	172	027	1000	1600	0	1.6 m ²								
Overall total: 85														

WINDOW LEGEND

AL ALUMINIUM LOUVRES
 CL1 CLEAR GLAZING - INTERNAL
 CL2 CLEAR GLAZING - EXTERNAL
 CL2Z CLEAR GLAZING - LOW 'E' EXTERNAL
 CPG CERAMIC PAINTED GLASS
 OBSOBSOURE GLAZING
 PCAPOWDER COATED ALUMINIUM
 SJ SILICONE JOINT

REMARKS

1. ALUMINIUM COVER PLATE TO MATCH WINDOWS
2. ELECTRICALLY OPERATED REMOTE CONTROLS.
3. MANUALLY OPERATED REMOTE CONTROLS.

NOTE:

ALL WINDOWS MUST BE SITE MEASURED BEFORE THE PREPARATION OF SHOP DRAWINGS & FABRICATION

REFER TO SECTION 'J' OF THE BCA FOR GLAZING VALUES
REFER TO BASIX SPECIFICATION REPORT FOR ALUMINIUM &
GLAZING VALUES.

**ALL WINDOWS TO COMPLY WITH NCC 2013 CLAUSE -
D2.24 Protection of openable windows**

[illegible]



3D VIEW - FROM CHAPMAN GARDENS



3D VIEW - FROM CHAPMAN GARDENS



3D VIEW - FROM SECOND AVENUE



3D VIEW - FROM CHAPMAN GARDENS



3D VIEW - FROM CHAPMAN GARDENS



3D VIEW - FROM CHAPMAN GARDENS



3D VIEW - FROM SECOND AVENUE



3D VIEW - FROM CHAPMAN GARDENS

