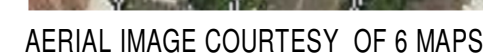


**16-24 HOPE STREET, PENRITH 2750**



COMMON OPEN SPACE		
Name	Area	% of Site
C.O.S AREA	207.7 m <sup>2</sup>	0.07
C.O.S AREA	146.9 m <sup>2</sup>	0.05
C.O.S AREA	123.2 m <sup>2</sup>	0.04
C.O.S AREA	131.2 m <sup>2</sup>	0.04
	609.0 m <sup>2</sup>	0.19

[illegible]





VISUALISATION 1



VISUALISATION 2



VISUALISATION 3



VISUALISATION 4





VISUALISATION 5



VISUALISATION 6



VISUALISATION 7



VISUALISATION 8



Compliance Schedule (SEPP65-2015 Apartment Design Guide - Design Criteria & Objectives)												
Design Criteria		Compliance	Design Proposal									
3D-1	1. <b>Communal open space</b> has a minimum area equal to 25% of the site	NO	There is a total combined Communal Open Space Area of 609m². As a percentage of the site, this equates to 19%, falling short of the minimum requirement. The location of the several areas at Ground and Fifth level provide great amenity and usefulness to the residents of the development. The total Communal Open Space achieves a minimum of 50% direct sunlight to the principle, usable parts for a minimum of 2 hours between 9am and 3pm on 21 June. See 'Principle 9: Housing Diversity & Social Interaction' below for further details.									
	2. Developments achieve a minimum of 50% <b>direct sunlight</b> to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)											
3E-1	1. <b>Deep soil zones</b> are to meet the following minimum requirements:	YES	There is a total combined Deep Soil Area of 283m². As a percentage of the site, this equates to 9%, exceeding the minimum requirement. Along the Western boundary, there is a large strip of deep soil which presents an opportunity for extensive planting. In the central Communal Open Space, we have created a large pocket of deep soil for a similar purpose.									
	<table><tr><th>Site Area</th><th>Min. Dimension</th><th>Deep Soil Zone (% of site Area)</th></tr><tr><td>&lt;500m²</td><td>-</td><td rowspan="3">7%</td></tr><tr><td>550m²-1,500m²</td><td>3m</td></tr><tr><td>&gt;1,500m²</td><td>6m</td></tr></table>					Site Area	Min. Dimension	Deep Soil Zone (% of site Area)	<500m²	-	7%	550m²-1,500m²
Site Area	Min. Dimension	Deep Soil Zone (% of site Area)										
<500m²	-	7%										
550m²-1,500m²	3m											
>1,500m²	6m											
3F-1	1. <b>Separation between windows and balconies</b> is provided to ensure visual privacy is achieved. Min required separation distances from buildings to the side and rear boundaries are as follows:	NO	Refer to Statement of Environmental Effects (SEE) for a detailed building separation summary									
	<table><tr><th>Building Height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storey)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storey)</td><td>12m</td><td>6m</td></tr></table>					Building Height	Habitable rooms and balconies	Non-habitable rooms	up to 12m (4 storeys)	6m	3m	up to 25m (5-8 storey)
Building Height	Habitable rooms and balconies	Non-habitable rooms										
up to 12m (4 storeys)	6m	3m										
up to 25m (5-8 storey)	9m	4.5m										
over 25m (9+ storey)	12m	6m										
Gallery access circulation treated as habitable space when measuring privacy separation distances between neighbouring properties.												
4A-1	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours <b>direct sunlight</b> between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.	NO	A total of 50/71 apartments receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter. This equates to 70%									
	3. A maximum of 15% of apartments in a building receive <b>no direct sunlight</b> between 9 am and 3 pm at mid winter											
4B-3	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	YES	A total of 62/71 apartments are naturally cross ventilated. This equates to 87% and well exceeds to minimum of 60%. Due to the nature of the design and creation of corner apartments, this will provide great amenity.									
	3. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	N/A	There are no cross-over apartments in the proposed design.									
4C-1	Measured from finished floor level to finished ceiling level, <b>minimum ceiling heights</b> are:	YES	As we have allowed 3100mm between each level, all minimum ceiling heights can realistically be achieved. Additional to this, we have ensured that there are no wet areas located above habitable rooms.									
	<table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-Habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area 2.4m for second floor, where its area does not exceed 50% of the apt area</td></tr></table>					Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-Habitable	2.4m	For 2 storey apartments
Minimum ceiling height for apartment and mixed use buildings												
Habitable rooms	2.7m											
Non-Habitable	2.4m											
For 2 storey apartments	2.7m for main living area 2.4m for second floor, where its area does not exceed 50% of the apt area											

Design Criteria		Compliance	Design Proposal												
4D-1	1. Apartments are required to have the following <b>minimum internal areas</b> :	YES	All minimum apartment sizes are achieved												
	<table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>55m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table>				Apartment type	Minimum internal area	Studio	55m²	1 bedroom	50m²	2 bedroom	70m²	3 bedroom	90m²	
Apartment type	Minimum internal area														
Studio	55m²														
1 bedroom	50m²														
2 bedroom	70m²														
3 bedroom	90m²														
The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each															
4D-2	2. Every habitable room must have a window in an external wall with a total <b>minimum glass area</b> of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.														
	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	YES	All habitable room depths comply with the calculation (2.5 x ceiling height)												
	2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	YES	All habitable room depths, with open plan layouts, are less than 8m from a window												
4D-3	1. Master bedrooms have a minimum area of 10m² and other bedrooms to have 9m² (excluding wardrobe space)	YES	All Master Bedrooms have a minimum area of 10m². In a majority of the apartments, the second bedroom is also 10m².												
	2. Bedrooms have a minimum dimension of 3m (excl. wardrobe space)														
	3. Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"><li>• 3.6m for studio and 1 bed apartments</li><li>• 4m for 2 and 3 bedroom apartments</li></ul>														
4E-1	1. All apartments are required to have <b>primary balconies</b> as follows:	YES	All minimum primary balcony sizes are met. Refer to Sheets DA10-DA12 for details.												
	<table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table>				Dwelling type	Minimum area	Minimum depth	Studio apartments	4m²	-	1 bedroom apartments	8m²	2m	2 bedroom apartments	10m²
Dwelling type	Minimum area	Minimum depth													
Studio apartments	4m²	-													
1 bedroom apartments	8m²	2m													
2 bedroom apartments	10m²	2m													
3+ bedroom apartments	12m²	2.4m													
The minimum balcony depth to be counted as contributing to the balcony area is 1m.															
	2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m														
4F-1	1. The maximum number of apartments offer a circulation core on a single level is eight	YES	There are two towers; each having their own circulation core. For each core, there are 7 apartments only.												
	2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40														
4G-1	1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	NO	When calculating the total storage, not including bathrooms and bedrooms, the storage volume falls short of the required amount. Each apartment has storage both internal and within the basement. This provides a variety of storage types. Based on the layouts, it became more efficient to provide larger than necessary robes rather than smaller cupboards or joinery units within the corridors.												
	<table><tr><th>Apartment type</th><th>Storage size volume</th></tr><tr><td>Studio</td><td>4m²</td></tr><tr><td>1 bedroom</td><td>6m²</td></tr><tr><td>2 bedroom</td><td>8m²</td></tr><tr><td>3+ bedroom</td><td>10m²</td></tr></table>				Apartment type	Storage size volume	Studio	4m²	1 bedroom	6m²	2 bedroom	8m²	3+ bedroom	10m²	
Apartment type	Storage size volume														
Studio	4m²														
1 bedroom	6m²														
2 bedroom	8m²														
3+ bedroom	10m²														
At least 50% of the required storage is to be located within the apartment															

Design Statement (SEPP65-2015 SCHEDULE 1 - Design Quality Principles)				
<b>Principle 1: Context and Neighbourhood Character</b>	<b>Principle 2: Built Form and Scale</b>	<b>Principle 3: Density</b>	<b>Principle 4: Sustainability</b>	
<p>The proposed development significantly contributes to the local context &amp; character of the area. By providing a diverse range of apartment options which are affordable for a wider demographic of people, it not only assists with the densification issue currently within Sydney, but also provides social &amp; economic benefits for the community. These include new businesses, improvement to environmental conditions (ie. parks, roads through contributions) and social interaction &amp; participation in community events just to name a few.</p> <p>The Landscaping strategy has been critically analysed to ensure that is not only enhances the existing character of the neighbourhood, but also the future character. If each development can do the same, it will create a continuous green network of planting. By doing so, it will not only acknowledge the key built &amp; natural features of the area, but also improve them.</p>	<p>If you were to walk down Hope St, today, the local neighbourhood character is best summarised by single storey, detached residences with 1-2 buildings under construction. This however is not an accurate depiction of the future character of Hope St. Currently, 38-40 &amp; 25-31 Hope St. are under construction. 12-14 Hope St has an approved DA &amp; 26-30 &amp; 32-36 Hope St. have DAs under review, all of which are six storey, residential flat buildings. With this in mind we made some critical design decisions to appropriately consider the future neighbourhood context.</p> <p>The built form &amp; public domain are clearly defined with a central entry way &amp; a row of canopy trees lining the site. To minimise visual &amp; acoustic privacy issues, we located all of the private balcony areas to the North &amp; South. This will provide a more desirable outlook and increase activation specifically to Hope St. All side &amp; rear setback are generally compliant in order to reduce overshadowing on the surrounding properties. See 'Principle 9: Aesthetics' for further information.</p>	<p>Housing affordability is a key issue within Sydney that affects both Individuals &amp; Families. Increased supply of various housing options at an affordable price is key in dealing with the increased levels of densification.</p> <p>The proposal aims to cater for a diverse number of individuals &amp; families looking to get into the housing market. Located within walking distance to the Nepean hospital, it provides good potential rental possibilities for owners. Similarly, the number of jobs &amp; community facilities within Penrith (and the greater region) continues to increase, not to mention the work being done on the local environment; specifically at the Nepean River. Both Penrith &amp; Kingwood train stations are in close proximity to the development, as well as local buses which frequently operate along the Northern Rd (150m walk)</p>	<p>As Penrith has a large temperature variation between Winter &amp; Summer Solstice, the need to provide amenity through passive design was one of the key drivers for the proposal. By creating numerous corner apartments, it allows natural ventilation rather than mechanical heating or cooling. We have well exceeded the minimum requirement (87%) for cross ventilation in SEPP65.</p> <p>Additional to this, we have ensured that over 70% of the apartments will have great access to daylight all year round. This will reduce the reliance on artificial lighting and in turn, energy. On each level, we have provided a Bin Chute system with both Residual &amp; Recycling options. This is amass within the waste rooms (Basement) and be collected multiple times throughout the week to ensure it is being dealt with responsively.</p>	
<p><i>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</i></p> <p><i>Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</i></p> <p><i>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</i></p>	<p><i>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</i></p> <p><i>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building types, articulation and the manipulation of building elements.</i></p> <p><i>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides resilient amenity and outlook.</i></p>	<p><i>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</i></p> <p><i>Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</i></p>	<p><i>Good design combines positive environmental, social and economic outcomes.</i></p> <p><i>Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and livability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</i></p>	
<b>Principle 5: Landscape</b>	<b>Principle 6: Amenity</b>	<b>Principle 7: Safety</b>	<b>Principle 8: Housing Diversity &amp; Social Interaction</b>	<b>Principle 9: Aesthetics</b>
We have worked closely with our Landscape Architect to ensure that the Landscape design achieves our intent. To improve the local context, neighbourhood character screen the building & connecting an existing green network, we propose a continuous tree row of canopy trees. They will bring a mature growth height of approximately 9m, which will assist in bringing down the scale of the built form. <p>We have consciously created a large area of Deep Soil central to the proposal. This will allow us to have significant planting in that area; improving the amenity, usability &amp; opportunity for Social Interaction in the Common Open Space. We want the Landscaping &amp; Building to work together &amp; compliment one another. To mitigate the level change along the Southern boundary, we have created a tiered planter with extensive planting.</p>	Providing greater than adequate amenity for the future inhabitants of the proposal is critically important to us. The shape and general arrangement of the apartments are efficient, spacious & a large majority allow for natural ventilation. Over 70% of the apartments will receive great access to sunlight all year round, reducing the requirements for artificial lighting. To mitigate visual privacy concerns associated to building separation, we propose a variety of extruded elements which, when placed in the correct position, completely eliminate any privacy issues. <p>As we have carefully considered the landscaping strategy, residents are generally screened by large canopy trees, which also contribute towards shielding the hot summer sun whilst providing another level of privacy/acoustic treatment to the surrounding context.</p>	Residents enter through a central walkway through a secure, clearly defined access point & into the entry foyer. Not only will the main entry be adequately lit at night, the window provided for the each tower overlooks this area; encouraging passive surveillance at all times. <p>Similarly, the main Communal Open Space is centrally located and can be viewed from the entry walkway &amp; apartments either side. It was designed as a safe, quiet &amp; relaxing space with extensive landscaping.</p> <p>Many developments have a number of walkways &amp; common spaces which are located at the rear of the building. From our experience, this is where residents feel most unsafe &amp; uncomfortable. With this in mind, we eliminated this from our design &amp; simply improved the size &amp; amenity of the private terraces.</p> <p>All of the public &amp; private spaces are clearly defined and well integrated to the local neighbourhood.</p>	We have created two distinctively different Common Areas for the residents. We aim to encourage various methods of social interaction by creating two contrasting atmospheres. The central area is a meeting place; a place to read a book, meditate or simply switch off. The second area however is a space for running around and kicking a ball. By creating two different zones, it creates an opportunity for a diverse range of people to meet and converse the way they enjoy most. The facilities provided will suit both the existing & future social mix of the development. <p>There are a variety of apartment sizes in the development. They range from 52m² to 95m². Although a majority of the apartments are two bedrooms and approximately 80m², they vary significantly in terms of general arrangement, amenity, location and outlook.</p>	Typically, the streetscape character of the area is predominantly individual, free standing houses. Now re-zoned & unrealistic for increased densification, we believe it is important to bring that character through in our facade treatment & overall building envelope. <p>Along Hope St, the proposal reads as four individual towers. This has been achieved by altering the scale, composition, colours &amp; textures of each tower. The design similarly considers the internal layout &amp; structure of the building as a priority to ensure amenity &amp; functionality is not sacrificed.</p> <p>The East &amp; West elevations have been carefully considered. Using a variety of colours, horizontal &amp; vertical elements, we have broken down the scale of the building and provided a suitable transition between the North &amp; South facade differences.</p>
<p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with great amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</i></p> <p><i>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</i></p> <p><i>Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbour amenity and provides for practical establishment and long term management.</i></p>	<p><i>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.</i></p> <p><i>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</i></p>	<p><i>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose.</i></p> <p><i>Opportunities to encourage passive surveillance of public and communal areas promote safety.</i></p> <p><i>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</i></p>	<p><i>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</i></p> <p><i>Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</i></p> <p><i>Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</i></p>	<p><i>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</i></p> <p><i>The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</i></p>

APARTMENT SCHEDULE									
NO.	TYPE	AREA	CARSPACES	CROSS-V.	>2 HOURS DAYLIGHT	LESS 24/6 DIRECT SUNLIGHT	NO DIRECT SUNLIGHT 7 JUN		

01	2 BED	78.3 m²	1	Yes	No		Yes		
02	2 BED	80.4 m²	1	No	No		Yes		
03	2 BED	80.0 m²	1	Yes	No	Yes			
04	2 BED	80.6 m²	1	Yes	Yes				
05	2 BED	78.3 m²	1	Yes	Yes				
06	2 BED	79.2 m²	1	Yes	Yes				
37	3 BED	129.0 m²	2	Yes	No	Yes			
38	2 BED	85.6 m²	1	Yes	Yes				
39	2 BED	78.6 m²	1	Yes	Yes				
40	2 BED	80.9 m²	1	Yes	Yes				
41	2 BED	81.1 m²	1	Yes	Yes				

LEVEL 1			12					
07	2 BED	78.3 m <sup>2</sup>	1	Yes	No			Yes
08	2 BED	80.4 m <sup>2</sup>	1	No	No			Yes
09	2 BED	80.2 m <sup>2</sup>	1	Yes	No	Yes	Yes	
10	2 BED	81.6 m <sup>2</sup>	1	Yes	Yes			
11	2 BED	80.6 m <sup>2</sup>	1	Yes	Yes			
12	2 BED	78.2 m <sup>2</sup>	1	Yes	Yes			
13	2 BED	79.2 m <sup>2</sup>	1	Yes	Yes			
42	2 BED	82.7 m <sup>2</sup>	1	Yes	Yes			
43	2 BED	80.4 m <sup>2</sup>	1	No	No			Yes
44	2 BED	80.6 m <sup>2</sup>	1	Yes	No	Yes	No	
45	2 BED	81.1 m <sup>2</sup>	1	Yes	Yes			
46	2 BED	80.9 m <sup>2</sup>	1	Yes	Yes			
47	2 BED	79.1 m <sup>2</sup>	1	Yes	Yes			
48	2 BED	78.7 m <sup>2</sup>	1	Yes	Yes			

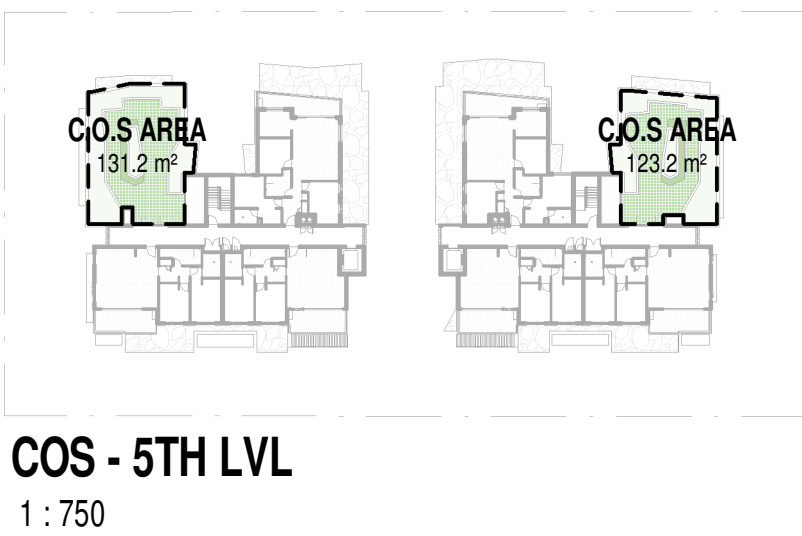
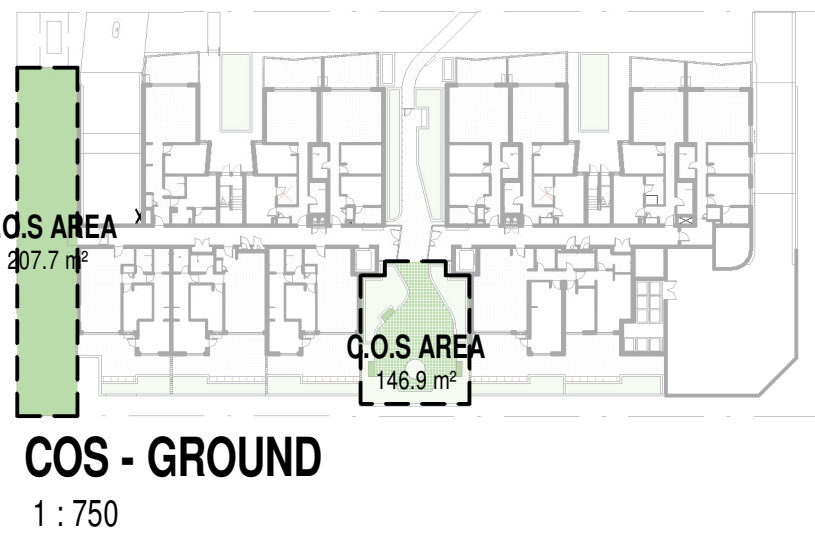
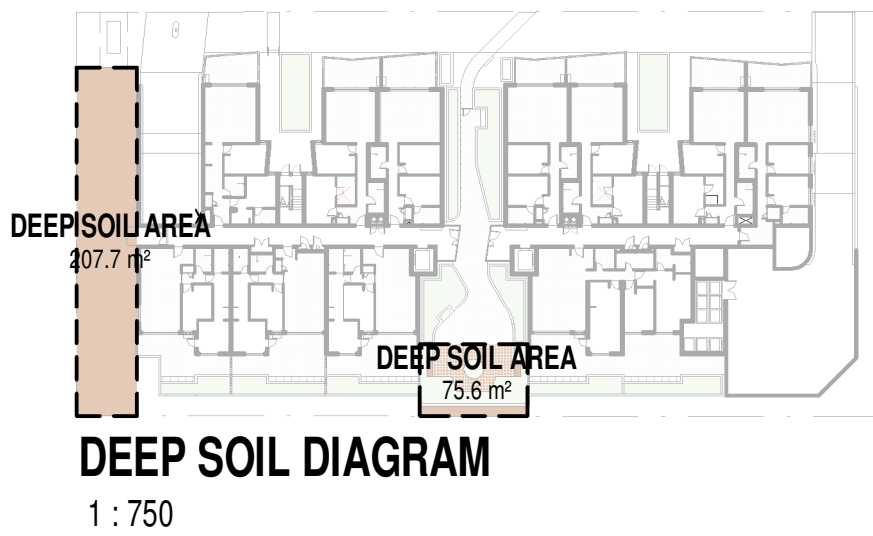
LEVEL 2			14						
14	2 BED	78.3 m²	1	Yes	No	Yes			
15	2 BED	80.4 m²	1	No	No		Yes		
16	2 BED	80.2 m²	1	Yes	No	Yes		Yes	
17	2 BED	81.6 m²	1	Yes	Yes				
18	2 BED	80.6 m²	1	Yes	Yes				
19	2 BED	78.2 m²	1	Yes	Yes				
20	2 BED	79.2 m²	1	Yes	Yes				
49	2 BED	80.0 m²	1	Yes	Yes				
50	2 BED	80.4 m²	1	No	No		Yes		
51	2 BED	80.6 m²	1	Yes	No	Yes			
52	2 BED	81.1 m²	1	Yes	Yes				
53	2 BED	80.9 m²	1	Yes	Yes				
54	2 BED	79.1 m²	1	Yes	Yes				
55	2 BED	78.7 m²	1	Yes	Yes				

LEVEL 3							
21	2 BED	78.3 m <sup>2</sup>	1	Yes	No	Yes	
22	2 BED	80.4 m <sup>2</sup>	1	No	No		Yes
23	2 BED	80.2 m <sup>2</sup>	1	Yes	Yes		
24	2 BED	81.6 m <sup>2</sup>	1	Yes	Yes		
25	2 BED	80.6 m <sup>2</sup>	1	Yes	Yes		
26	2 BED	78.2 m <sup>2</sup>	1	Yes	Yes		
27	2 BED	79.2 m <sup>2</sup>	1	Yes	Yes		
56	2 BED	82.7 m <sup>2</sup>	1	Yes	Yes		
57	2 BED	80.4 m <sup>2</sup>	1	No	No		Yes
58	2 BED	80.6 m <sup>2</sup>	1	Yes	No	Yes	
59	2 BED	81.1 m <sup>2</sup>	1	Yes	Yes		
60	2 BED	80.9 m <sup>2</sup>	1	Yes	Yes		
61	2 BED	79.1 m <sup>2</sup>	1	Yes	Yes		
62	2 BED	78.7 m <sup>2</sup>	1	Yes	Yes		

14	14						
LEVEL 4							
28	2 BED	78.3 m²	1	Yes	No	Yes	
29	2 BED	80.4 m²	1	No	No		Yes
30	3 BED	114.2 m²	2	Yes	Yes		
31	2 BED	80.6 m²	1	Yes	Yes		
32	2 BED	78.2 m²	1	Yes	Yes		
33	2 BED	79.2 m²	1	Yes	Yes		
63	3 BED	112.5 m²	2	Yes	Yes		
64	2 BED	80.4 m²	1	No	No		
65	2 BED	80.6 m²	1	Yes	Yes	No	Yes
66	2 BED	81.1 m²	1	Yes	Yes		
67	2 BED	80.9 m²	1	Yes	Yes		
68	2 BED	79.1 m²	1	Yes	Yes		
12	14						

LEVEL 5									
34	2 BED	78.0 m²	1	Yes	Yes				
35	2 BED	81.2 m²	1	Yes	Yes				
36	3 BED	95.0 m²	2	Yes	Yes				
69	2 BED	81.2 m²	1	Yes	Yes				
70	2 BED	78.0 m²	1	Yes	Yes				
71	3 BED	95.2 m²	2	Yes	Yes				
6				8	62/71	50/71	10/71	11/71	
TOTAL APTS: 71				76	(87%)	(70%)	(14%)	(15%)	

59/71 (83%)

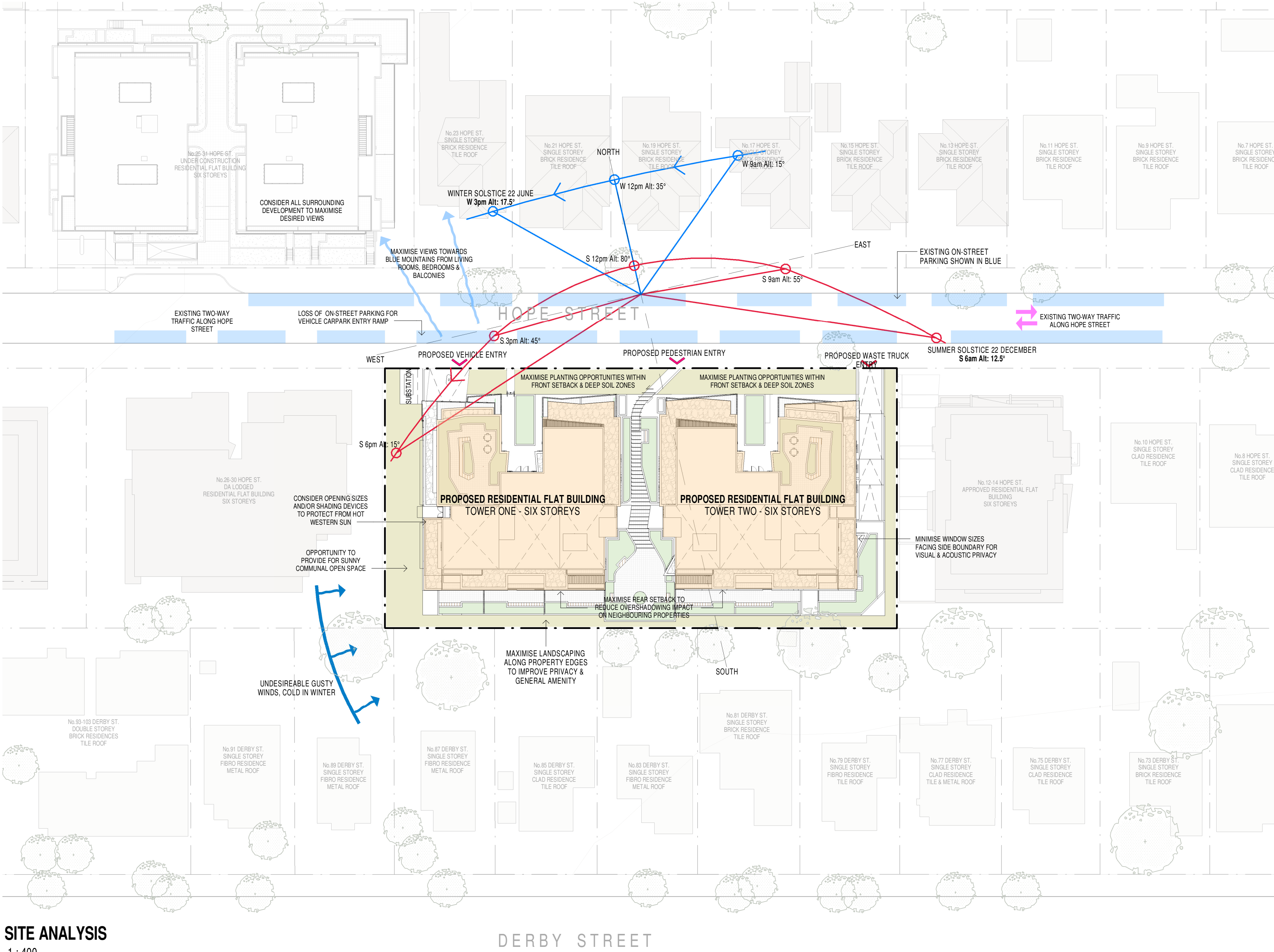


ISSUE	DATE	AMENDMENT	PROJECT	CLIENT	MORSON GROUP	NOVAPLAN ARCHITECT - P/L MORSON REGISTRATION NUMBER: 8103 ACTU (19) REGISTRATION AREA 4 (19) 4
-------	------	-----------	---------	--------	--------------	--





IMMEDIATE CONTEXT PLAN  
1 : 1500



SITE ANALYSIS  
1 : 400

ISSUE	DATE	AMENDMENT	PROJECT	CLIENT	MORSON GROUP	SCALE	DATE	SHEET NAME	DRAWING NUMBER
A	06-08-2018	DA SUBMISSION	18006 - PROPOSED RESIDENTIAL DEVELOPMENT	PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD	NO. 16-24 HOPE ST. PENRITH NSW 1505	As Indicated	JULY 2018	SITE ANALYSIS - CONTEXT STUDY	DA04
B	24-11-2018	DA AMENDED SUBMISSION							
C	28-11-2018	DA AMENDED SUBMISSION							



An aerial view of a residential street. The street is paved with asphalt and has a concrete curb. On the left side of the street, there are several houses with varying roof colors (brown, grey, and white). A large tree with green leaves is on the far left. A white car is parked on the street. The right side of the street features a grassy area with some trees and a wooden fence. The sky is blue with scattered white clouds.

A photograph of a residential property. In the foreground, a dark-colored car is parked on a paved driveway. To the right, a house with a tiled roof and a white carport is visible. A concrete path leads from the driveway towards the carport. The background features a line of trees and a clear sky with scattered white clouds. Power lines are visible overhead.

An aerial view of a residential street. A red brick house with a dark roof is the central focus. A paved driveway leads from the street to the house. A silver SUV is parked on the street in the foreground. The surrounding area includes green lawns, trees, and other houses in the background. The sky is blue with scattered white clouds.

A street-level view of a residential area. The road is paved and has the word 'Hole' written on it. There are several cars parked along the side of the road. On the left, there are trees and a fence. On the right, there are houses with red roofs and green lawns. The sky is blue with some clouds.

Architectural elevation drawing of a residential development on Hope Street. The drawing shows a mix of existing single-story brick buildings and a new multi-story residential flat building under construction. The new building has a modern design with large windows and a flat roof. The existing buildings are labeled with their addresses: 35 HOPE STREET, 33 HOPE STREET, 25-31 HOPE STREET, 23 HOPE STREET, 21 HOPE STREET, 19 HOPE STREET, and 17 HOPE STREET. A vertical level marker on the right side of the drawing indicates the Finished Floor Level (FFL) for each level, ranging from the Ground Level (FFL 46.870) to the Roof (FFL 65.670). The drawing is divided into sections by vertical boundary lines.

Level	FFL (m)
ROOF	65.670
LEVEL 5	62.570
LEVEL 4	59.470
LEVEL 3	56.370
LEVEL 2	53.270
LEVEL 1	50.170
GROUND LEVEL	46.870
BASEMENT 1	43.500

Architectural elevation drawing of the proposed residential development at 12-26 Hope Street. The drawing shows three buildings: a five-story residential development at 12-14 Hope Street, a six-story residential development at 16-24 Hope Street, and a single-story brick residence at 26 Hope Street. The drawing includes a vertical scale on the right side with levels from Ground Level to Roof, and a horizontal scale at the bottom with street names and building descriptions.

**Vertical Scale (Right Side):**

- ROOF
- FFL 65.670
- LEVEL 5
- FFL 62.570
- LEVEL 4
- FFL 59.470
- LEVEL 3
- FFL 56.370
- LEVEL 2
- FFL 53.270
- LEVEL 1
- FFL 50.170
- GROUND LEVEL
- FFL 46.870

**Horizontal Scale (Bottom):**

- 12-14 HOPE STREET  
PROPOSED RESIDENTIAL DEVELOPMENT  
FIVE STOREYS
- 16-24 HOPE STREET  
PROPOSED RESIDENTIAL DEVELOPMENT  
SIX STOREYS
- 26 HOPE STREET  
SINGLE STOREY  
BRICK RESIDENCE

Architectural elevation drawing of the Hope Street development, showing four building sections with their respective levels and floor levels.

**18-24 HOPE STREET**  
PROPOSED RESIDENTIAL DEVELOPMENT  
SIX STOREYS

**26-30 HOPE STREET**  
PROPOSED RESIDENTIAL DEVELOPMENT  
DUAL LOGGED  
SIX STOREYS

**No. 32-36 HOPE STREET**  
PROPOSED RESIDENTIAL DEVELOPMENT  
SIX STOREYS

**No. 38-40 HOPE STREET**  
UNDER CONSTRUCTION  
RESIDENTIAL DEVELOPMENT  
SIX STOREYS

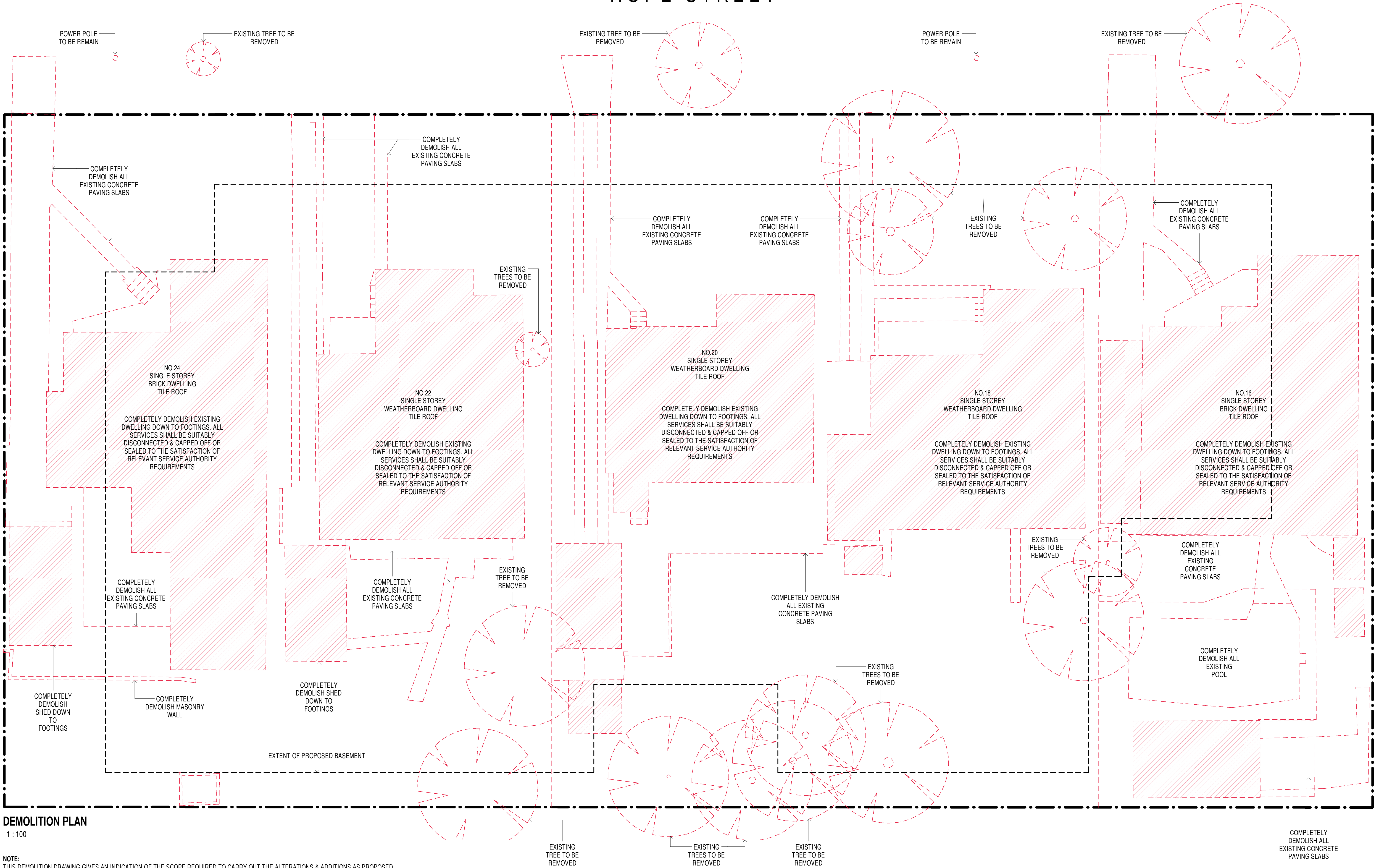
**LEVELS:**

- ROOF
- FFL 65.670 LEVEL 5
- FFL 62.570 LEVEL 4
- FFL 59.470 LEVEL 3
- FFL 56.370 LEVEL 2
- FFL 53.270 LEVEL 1
- FFL 50.170 GROUND LEVEL
- FFL 46.870

[illegible]



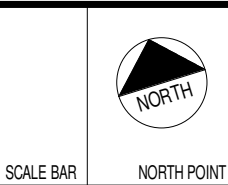
HOPE STREET



DEMOLITION PLAN  
1 : 100

NOTE:  
THIS DEMOLITION DRAWING GIVES AN INDICATION OF THE SCOPE REQUIRED TO CARRY OUT THE ALTERATIONS & ADDITIONS AS PROPOSED.  
THE BUILDER IS ASSUMED TO HAVE INSPECTED THE SITE DURING TENDERING AND ALLOWED FOR ALL DEMOLITION INCLUDING SUNDRY WORKS  
NOT INDICATED ON THIS DRAWING THAT ARE REQUIRED IN ORDER TO CONSTRUCT THE WORKS.

ISSUE	DATE	AMENDMENT
A	06-08-2018	DA SUBMISSION
B	24-11-2018	DA AMENDED SUBMISSION
C	28-11-2018	DA AMENDED SUBMISSION



PROJECT  
**18006 - PROPOSED RESIDENTIAL DEVELOPMENT**  
ADDRESS  
16-24 HOPE STREET, PENRITH 2750

CLIENT  
PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD



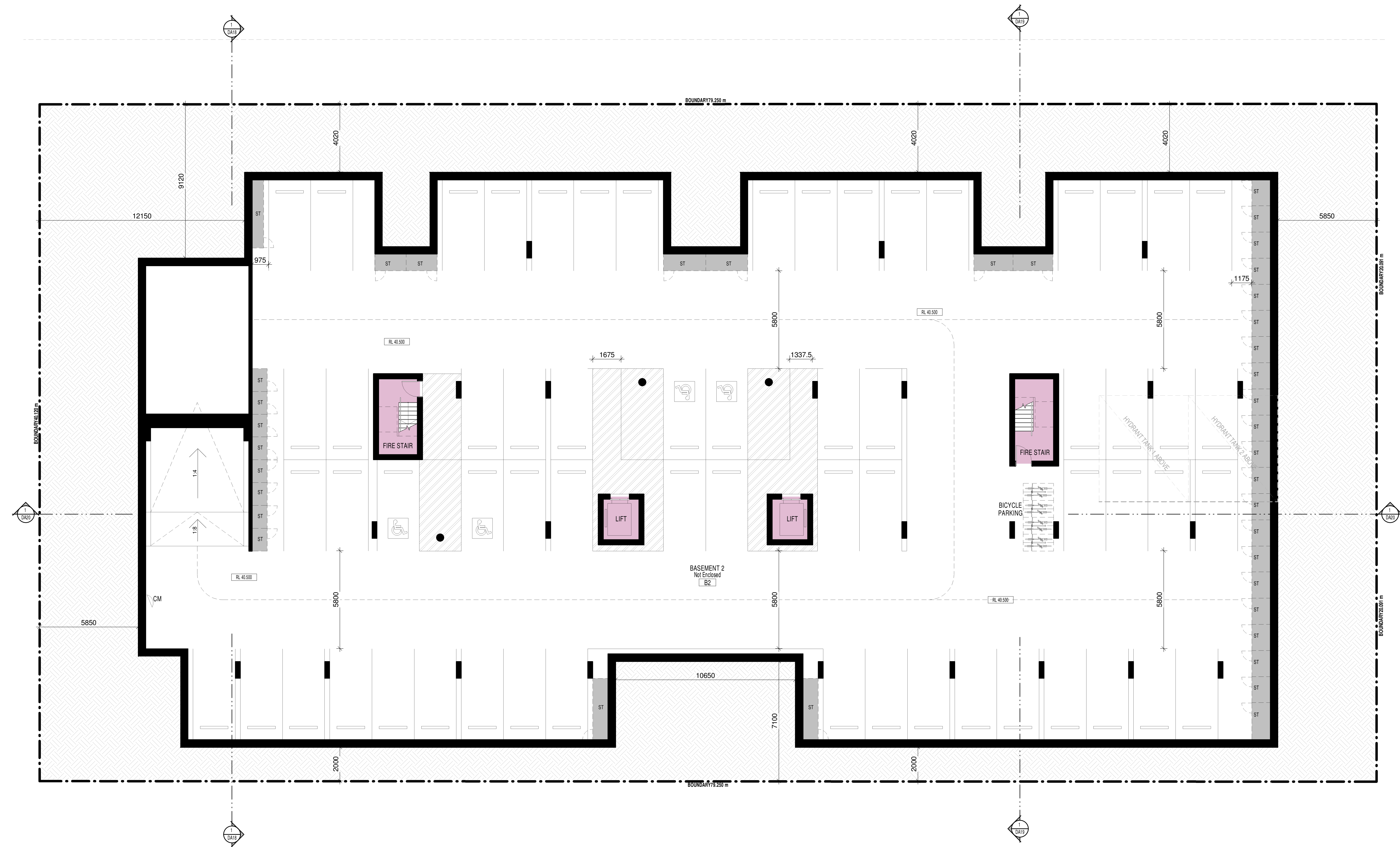
NO. 18006 ARCHITECT - P.F. MORSON  
REGISTRATION NUMBER 8100  
A/CN 109 REGD. AREA 41 139 485 056  
www.morsongroup.com.au  
PO Box 170, Penrith NSW 1505

SHEET NAME  
**DEMOLITION PLAN**  
SHEET SIZE: A1  
SCALE  
1 : 100  
DATE  
JULY 2018

DRAWING NUMBER  
**DA06**  
ISSUE NO.  
**C**



HOPE STREET



ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:									 NORTH POINT  SCALE BAR	PROJECT <b>10006 - PROPOSED RESIDENTIAL DEVELOPMENT</b>  ADDRESS 16-24 HOPE STREET, PENRITH 2750  CLIENT PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD	 MORSON GROUP ARCHITECT - PT MORSON REGISTRATION NUMBER 8100 100/1000 PENRITH DRIVE, PENRITH NSW 2750 www.morsongroup.com.au 02 9090 0000 PO Box 170, Penrith, NSW 1505	SHEET NAME <b>FLOOR PLAN - BASEMENT 2</b>  SHEET SIZE: A1 SCALE 1 : 100 DATE JULY 2018	DRAWING NUMBER <b>DA07</b>  ISSUE NO. <b>D</b>
A	08-08-2018	DA SUBMISSION	BR	BEDROOM	GAS	GAS CUPBOARD	RWO	RAINWATER OUTLET								
B	24-11-2018	DA AMENDED SUBMISSION	CW	COMMONS CUPBOARD	GEX	GARAGE EXHAUST	TOH	TOP OF HOBB								
C	28-11-2018	DA AMENDED SUBMISSION	DP	DOWNPIPE	MEX	MALIBOX	TOW	TOP OF WALL								
D	02-12-2018	DA AMENDED SUBMISSION	EHR	ELECTRICAL CUPBOARD	RL	RELATIVE LEVEL	TTI	TACTIC INDICATORS								



HOPE STREET



ISSUE	DATE	AMENDMENT	LEGENDS / NOTES	PROJECT	CLIENT	MORSON GROUP	SHEET SIZE: A1	SHEET NAME	DRAWING NUMBER
A	06-08-2018	DA SUBMISSION	BR BEDROOM COM COMMS CUPBOARD CP DOWNPIPE E ELECTRICAL CUPBOARD FHR FIRE HOSE REEL	18006 - PROPOSED RESIDENTIAL DEVELOPMENT	PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD	HOVARKED ARCHITECT - P/F MORSON REGISTERED ARCHITECT NO. 8100 A/C/O 128 MEDICAL AVE #1 158 480 054 www.morsongroup.com.au 020 9585 4744 PO Box 170, Penrith NSW 1505	SCALE 1:100	FLOOR PLAN - BASEMENT 1	DA08
B	24-11-2018	DA AMENDED SUBMISSION	GAS GAS CUPBOARD GD GRATED DRAIN GEX GARBAGE EXHAUST HNB HALLBOX RL RELATIVE LEVEL	ADDRESS 16-24 HOPE STREET, PENRITH 2750			DATE JULY 2018		ISSUE NO. D
C	28-11-2018	DA AMENDED SUBMISSION	RWO RAINWATER OUTLET SWP STORM WATER PIT TOH TOP OF HOE TOW TOP OF WALL TTI TACTILE INDICATORS						
D	02-12-2018	DA AMENDED SUBMISSION							



The architectural site plan illustrates a building complex with various roof features and site boundaries. Key elements include:

- Boundaries:** The site is bounded by dimensions of 40.20 m on the left, 79.250 m on the top and bottom, and 20.01 m on the right.
- Roof Features:**
  - RAKING ROOF FEATURE:** Indicated by arrows pointing to specific roof sections.
  - PENTHOUSE LEVEL BELOW:** Labeled for two different building sections.
  - MECHANICAL EQUIPMENT:** Two designated areas for mechanical equipment.
  - LIFT OVER RUN:** Two designated areas for lift over runs.
  - ROOF FALLS TO BE DETERMINED DURING DETAILED CC DOCUMENTATION:** Two large areas where roof falls need to be determined.
- Elevation Points:** Numerous elevation points are marked throughout the site, including:
  - Top boundary: 45.81, 45.99, 46.47, 46.37, 46.61, 46.70, 46.98, 47.04, 47.15, 47.10, 47.26, 47.00, 47.05, 47.13, 47.32, 47.15, 47.22, 47.26, 47.13, 47.32, 47.15, 47.22, 47.26.
  - Left boundary: 45.92, 46.25, 46.53, 46.47, 46.62, 47.51, 47.52, 47.55.
  - Right boundary: 46.98, 47.04, 47.15, 47.10, 47.26, 47.00, 47.05, 47.13, 47.32, 47.15, 47.22, 47.26, 47.13, 47.32, 47.15, 47.22, 47.26.
  - Bottom boundary: 47.51, 47.52, 47.55, 47.67, 47.90, 47.88, 48.04, 48.09, 48.16, 48.35, 48.49, 48.56, 48.66, 48.72, 48.69, 48.73, 48.76, 48.68, 48.37, 48.40, 48.39, 48.28, 48.22, 48.19, 48.16, 48.13, 48.10, 48.07, 48.04, 48.01, 47.98, 47.95, 47.92, 47.89, 47.86, 47.83, 47.80, 47.77, 47.74, 47.71, 47.68, 47.65, 47.62, 47.59, 47.56, 47.53, 47.50, 47.47, 47.44, 47.41, 47.38, 47.35, 47.32, 47.29, 47.26, 47.23, 47.20, 47.17, 47.14, 47.11, 47.08, 47.05, 47.02, 46.99, 46.96, 46.93, 46.90, 46.87, 46.84, 46.81, 46.78, 46.75, 46.72, 46.69, 46.66, 46.63, 46.60, 46.57, 46.54, 46.51, 46.48, 46.45, 46.42, 46.39, 46.36, 46.33, 46.30, 46.27, 46.24, 46.21, 46.18, 46.15, 46.12, 46.09, 46.06, 46.03, 46.00, 45.97, 45.94, 45.91, 45.88, 45.85, 45.82, 45.79, 45.76, 45.73, 45.70, 45.67, 45.64, 45.61, 45.58, 45.55, 45.52, 45.49, 45.46, 45.43, 45.40, 45.37, 45.34, 45.31, 45.28, 45.25, 45.22, 45.19, 45.16, 45.13, 45.10, 45.07, 45.04, 45.01, 44.98, 44.95, 44.92, 44.89, 44.86, 44.83, 44.80, 44.77, 44.74, 44.71, 44.68, 44.65, 44.62, 44.59, 44.56, 44.53, 44.50, 44.47, 44.44, 44.41, 44.38, 44.35, 44.32, 44.29, 44.26, 44.23, 44.20, 44.17, 44.14, 44.11, 44.08, 44.05, 44.02, 43.99, 43.96, 43.93, 43.90, 43.87, 43.84, 43.81, 43.78, 43.75, 43.72, 43.69, 43.66, 43.63, 43.60, 43.57, 43.54, 43.51, 43.48, 43.45, 43.42, 43.39, 43.36, 43.33, 43.30, 43.27, 43.24, 43.21, 43.18, 43.15, 43.12, 43.09, 43.06, 43.03, 43.00, 42.97, 42.94, 42.91, 42.88, 42.85, 42.82, 42.79, 42.76, 42.73, 42.70, 42.67, 42.64, 42.61, 42.58, 42.55, 42.52, 42.49, 42.46, 42.43, 42.40, 42.37, 42.34, 42.31, 42.28, 42.25, 42.22, 42.19, 42.16, 42.13, 42.10, 42.07, 42.04, 42.01, 41.98, 41.95, 41.92, 41.89, 41.86, 41.83, 41.80, 41.77, 41.74, 41.71, 41.68, 41.65, 41.62, 41.59, 41.56, 41.53, 41.50, 41.47, 41.44, 41.41, 41.38, 41.35, 41.32, 41.29, 41.26, 41.23, 41.20, 41.17, 41.14, 41.11, 41.08, 41.05, 41.02, 40.99, 40.96, 40.93, 40.90, 40.87, 40.84, 40.81, 40.78, 40.75, 40.72, 40.69, 40.66, 40.63, 40.60, 40.57, 40.54, 40.51, 40.48, 40.45, 40.42, 40.39, 40.36, 40.33, 40.30, 40.27, 40.24, 40.21, 40.18, 40.15, 40.12, 40.09, 40.06, 40.03, 40.00, 39.97, 39.94, 39.91, 39.88, 39.85, 39.82, 39.79, 39.76, 39.73, 39.70, 39.67, 39.64, 39.61, 39.58, 39.55, 39.52, 39.49, 39.46, 39.43, 39.40, 39.37, 39.34, 39.31, 39.28, 39.25, 39.22, 39.19, 39.16, 39.13, 39.10, 39.07, 39.04, 39.01, 38.98, 38.95, 38.92, 38.89, 38.86, 38.83, 38.80, 38.77, 38.74, 38.71, 38.68, 38.65, 38.62, 38.59, 38.56, 38.53, 38.50, 38.47, 38.44, 38.41, 38.38, 38.35, 38.32, 38.29, 38.26, 38.23, 38.20, 38.17, 38.14, 38.11, 38.08, 38.05, 38.02, 37.99, 37.96, 37.93, 37.90, 37.87, 37.84, 37.81, 37.78, 37.75, 37.72, 37.69, 37.66, 37.63, 37.60, 37.57, 37.54, 37.51, 37.48, 37.45, 37.42, 37.39, 37.36, 37.33, 37.30, 37.27, 37.24, 37.21, 37.18, 37.15, 37.12, 37.09, 37.06, 37.03, 37.00, 36.97, 36.94, 36.91, 36.88, 36.85, 36.82, 36.79, 36.76, 36.73, 36.70, 36.67, 36.64, 36.61, 36.58, 36.55, 36.52, 36.49, 36.46, 36.43, 36.40, 36.37, 36.34, 36.31, 36.28, 36.25, 36.22, 36.19, 36.16, 36.13, 36.10, 36.07, 36.04, 36.01, 35.98, 35.95, 35.92, 35.89, 35.86, 35.83, 35.80, 35.77, 35.74, 35.71, 35.68, 35.65, 35.62, 35.59, 35.56, 35.53, 35.50, 35.47, 35.44, 35.41, 35.38, 35.35, 35.32, 35.29, 35.26, 35.23, 35.20, 35.17, 35.14, 35.11, 35.08, 35.05, 35.02, 34.99, 34.96, 34.93, 34.90, 34.87, 34.84, 34.81, 34.78, 34.75, 34.72, 34.69, 34.66, 34.63, 34.60, 34.57, 34.54, 34.51, 34.48, 34.45,

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:										 NORTH  SCALE BAR		PROJECT <b>18006 - PROPOSED RESIDENTIAL DEVELOPMENT</b>		 UNCONSOLIDATED ARCHITECTS - PTY LTD (ACORN) REGISTRATION NUMBER 8100 102 ROSE STREET, SUITE 404A, ROSBATH NSW 1585 www.morsongroup.com.au 02 9358 4000 PO Box 170, Parramatta, NSW 1535		CLIENT PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD		SHEET NAME <b>FLOOR PLAN - ROOF LEVEL</b>		DRAWING NUMBER <b>DA13</b>	
A	08-08-2018	DA SUBMISSION	BR	BEDROOM	GAS	GAS CUPBOARD	RWO	RAINWATER OUTLET																
B	24-11-2018	DA AMENDED SUBMISSION	COW	COWS CORRAL	COM	COMMON WATER PIT	TOH	TOP OF HOBB																
C	28-11-2018	DA AMENDED SUBMISSION	DP	DOWPIPE	GEX	GARAGE EXHAUST	TOW	TOP OF WALL																
E		DA AMENDED SUBMISSION	ELC	ELECTRICAL CUPBOARD	MEX	MALBOX	TTI	TACTILE INDICATORS																
FHR		DA AMENDED SUBMISSION	FR	FIRE HOSE REEL	RL	RELATIVE LEVEL																		









**EAST ELEVATION**

1 : 100



**WEST ELEVATION**

1 : 100

[illegible]









CENTRAL ELEVATION (EAST)  
1 : 100



CENTRAL ELEVATION (WEST)  
1 : 100



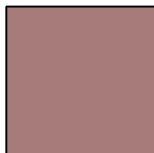
BRK2  
Bricks-Expressions Blackstone  
230x76-110-



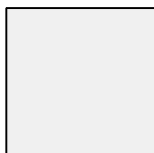
BRK1  
Whitsunday Brampton  
230x76-110



PT1  
EXTERNAL (HIGH PERFORMANCE)  
ACRYLIC; LOW SHEEN  
DULUX WSLs (COLOUR: KAHLUA MILK)



PT2  
EXTERNAL (HIGH PERFORMANCE)  
ACRYLIC; LOW SHEEN  
DULUX WSLs (COLOUR: MELON TWIST)



PT3  
EXTERNAL (HIGH PERFORMANCE)  
ACRYLIC; LOW SHEEN  
DULUX WSLs (COLOUR: SNOWY  
MOUNTAINS)



PT4  
EXTERNAL (HIGH PERFORMANCE)  
ACRYLIC; LOW SHEEN  
DULUX WSLs (COLOUR: MONUMENT)



PT5  
EXTERNAL (HIGH PERFORMANCE)  
ACRYLIC; LOW SHEEN  
DULUX WSLs (COLOUR: MAGNITUDE)



PDC1A  
POWDERCOAT ALUMINIUM  
EXTERNAL GRADE  
DULUX (COLOUR: MONUMENT)



PDC1B  
POWDERCOAT ALUMINIUM  
EXTERNAL GRADE  
DULUX (COLOUR: TIMELESS GREY)

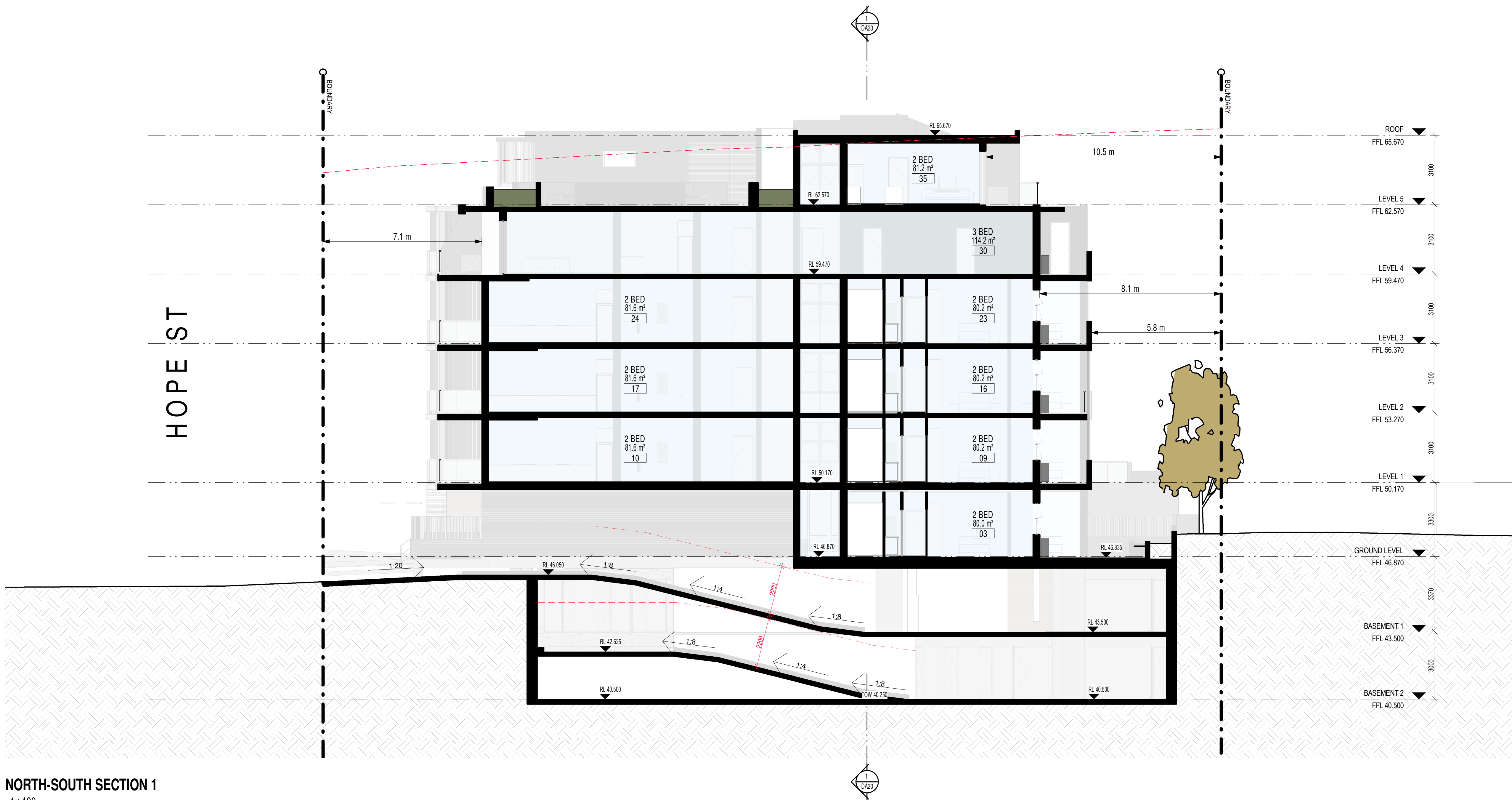


GL1  
CLEAR GLASS

NB: FOR ALL WINDOW NUMBERS, REFER TO SHEET DA22

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES	PROJECT	CLIENT	MORSON GROUP	SHEET SIZE: A1	SHEET NAME	DRAWING NUMBER
A	06-08-2018	DA SUBMISSION	BR BEDROOM COM COMMONS CUPBOARD OP DOWNPIPE E ELECTRICAL CUPBOARD FHR FIRE HOSE REEL	18006 - PROPOSED RESIDENTIAL DEVELOPMENT	PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD	16-24 HOPE STREET, PENRITH 2750	SCALE	CENTRAL ELEVATIONS	DA17
B	24-11-2018	DA AMENDED SUBMISSION	GAS GAS CUPBOARD GD GRATED DRAIN GEX GARBAGE EXHAUST MEX MEX BOX RL RELATIVE LEVEL				DATE		D
C	28-11-2018	DA AMENDED SUBMISSION	RWO RAINWATER OUTLET SWP STORM WATER PIT TOH TOP OF HOE TOW TOP OF WALL TTI TACTILE INDICATORS				1 : 100	JULY 2018	
D	02-12-2018	DA AMENDED SUBMISSION							

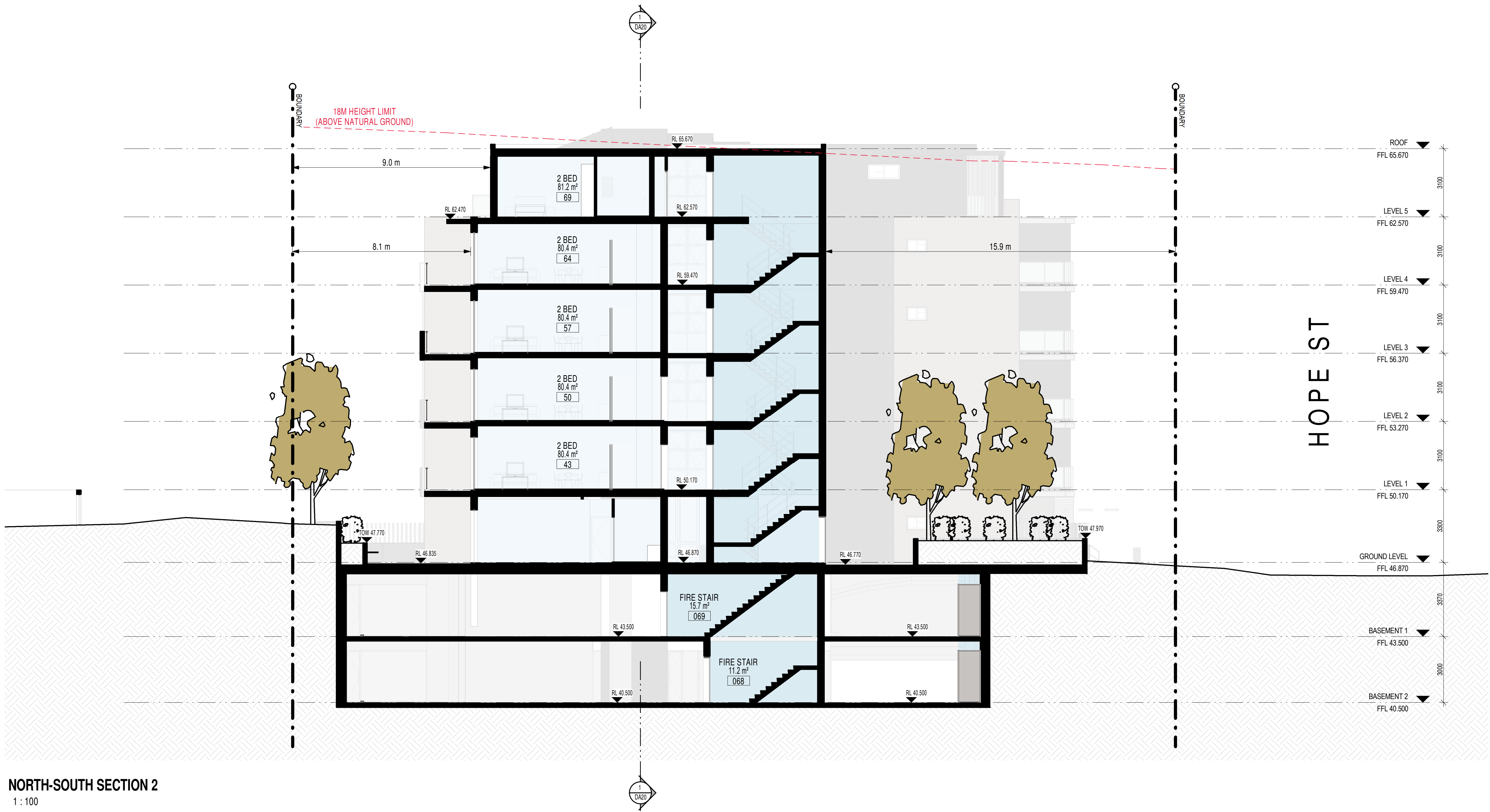




NORTH-SOUTH SECTION 1  
1 : 100

ISSUE		DATE	AMENDMENT	LEGENDS / NOTES:								PROJECT			SHEET NAME		DRAWING NUMBER <b>DA18</b>
A		08-08-2018		BR	BEDROOM	GAS	GAS CUPBOARD	RWO	RAINWATER OUTLET	18006 - PROPOSED RESIDENTIAL DEVELOPMENT		SHEET SIZE: A1					
B		24-11-2018	DA AMENDED SUBMISSION	COM	COMMONS CUPBOARD	GD	GRATED DRAIN	SWP	STORM WATER PIT	ADDRESS		SCALE					
C		28-11-2018	DA AMENDED SUBMISSION	DP	DOWNPIPE	GEX	GARBAGE EXHAUST	TOH	TOP OF HOE	16-24 HOPE STREET, PENRITH 2750		DATE					
D		02-12-2018	DA AMENDED SUBMISSION	E	ELECTRICAL CUPBOARD	MBX	MAILBOX	TOW	TOP OF WALL	CLIENT		1: 100					
				FHR	FIRE HOSE REEL	RL	RELATIVE LEVEL	TTI	TACTILE INDICATORS	PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD		JULY 2018					
				SCALE BAR								NORTH POINT				ISSUE NO. <b>D</b>	





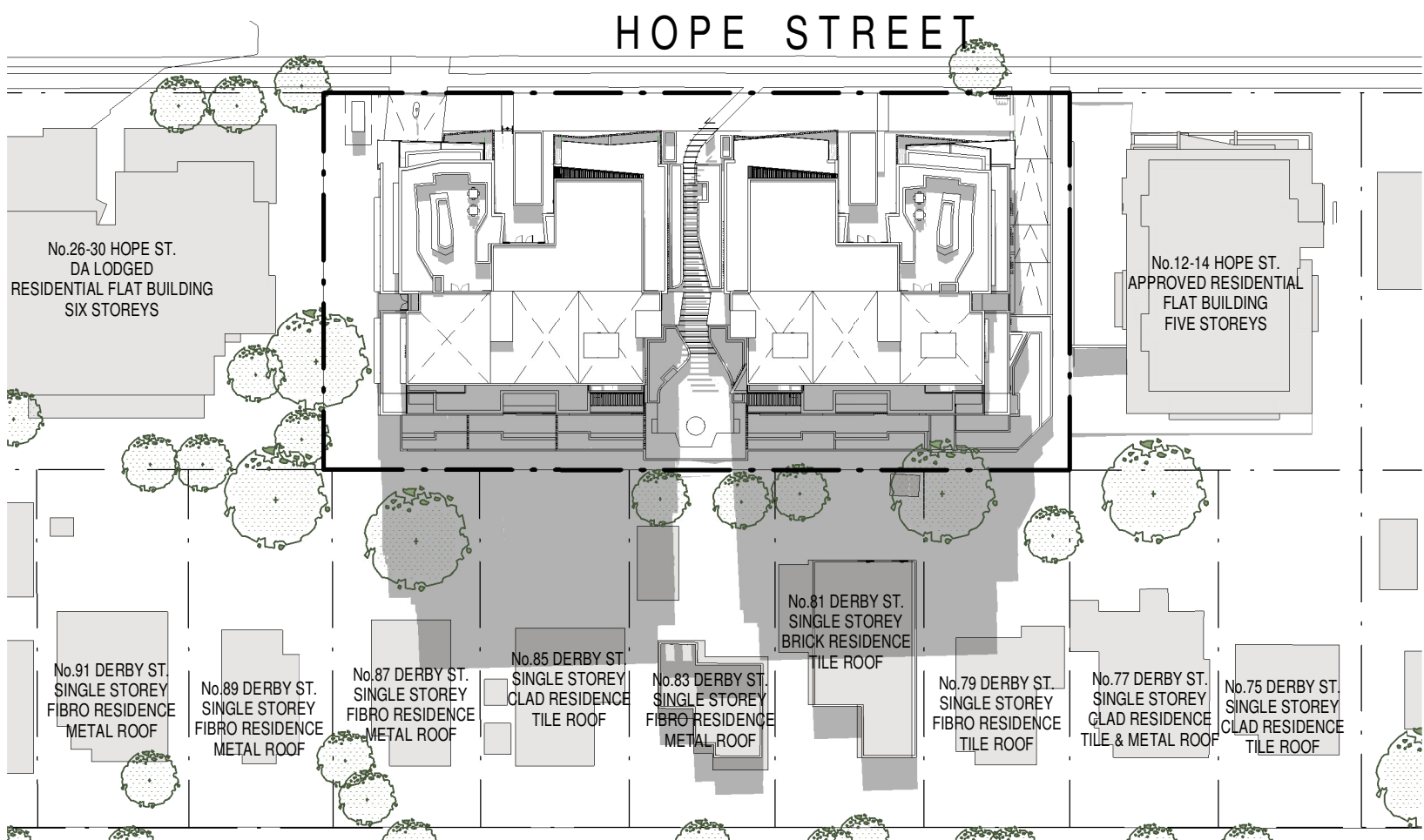
NORTH-SOUTH SECTION 2  
1 : 100

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:				PROJECT	MORSON GROUP	SHEET SIZE: A1 SCALE: 1 : 100 DATE: JULY 2018	SHEET NAME NORTH-SOUTH SECTION 2	DRAWING NUMBER DA19
A	06-08-2018	DA SUBMISSION	BR	BEDROOM	GAS	GAS CUPBOARD	RWO				ISSUE NO. D
B	24-11-2018	DA AMENDED SUBMISSION	COM	COMMONS CUPBOARD	GD	GRATED DRAIN	SWP	PROJECT 18006 - PROPOSED RESIDENTIAL DEVELOPMENT ADDRESS 16-24 HOPE STREET, PENRITH 2750 CLIENT PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD	MORSON GROUP	SHEET NAME NORTH-SOUTH SECTION 2	DRAWING NUMBER DA19
C	28-11-2018	DA AMENDED SUBMISSION	OP	DOWNPIPE	GEX	GARAGE EXHAUST	TOH				
D	02-12-2018	DA AMENDED SUBMISSION	E	ELECTRICAL CUPBOARD	MBX	MAILBOX	TOW				
			FHR	FIRE HOSE REEL	RL	RELATIVE LEVEL	TTI				



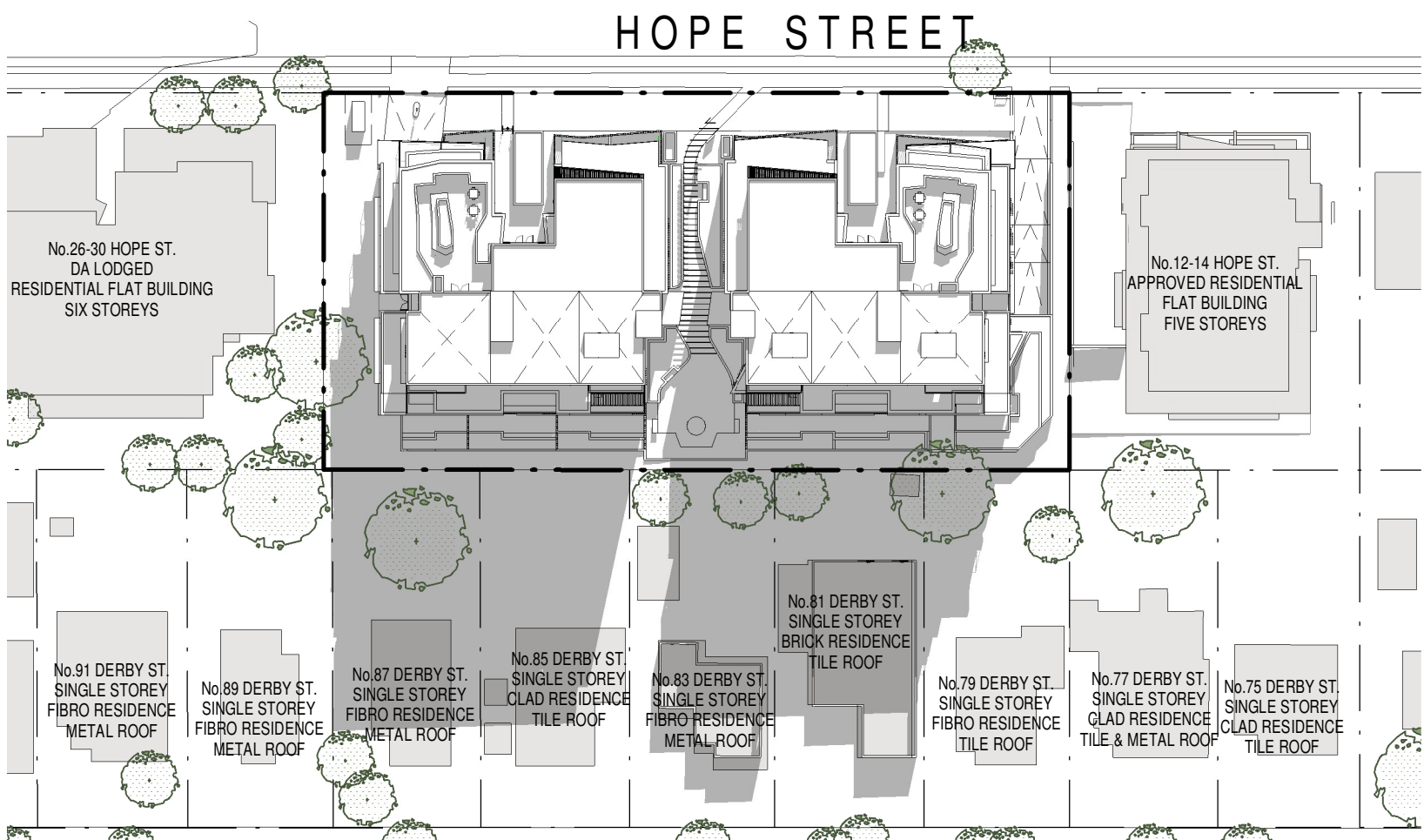






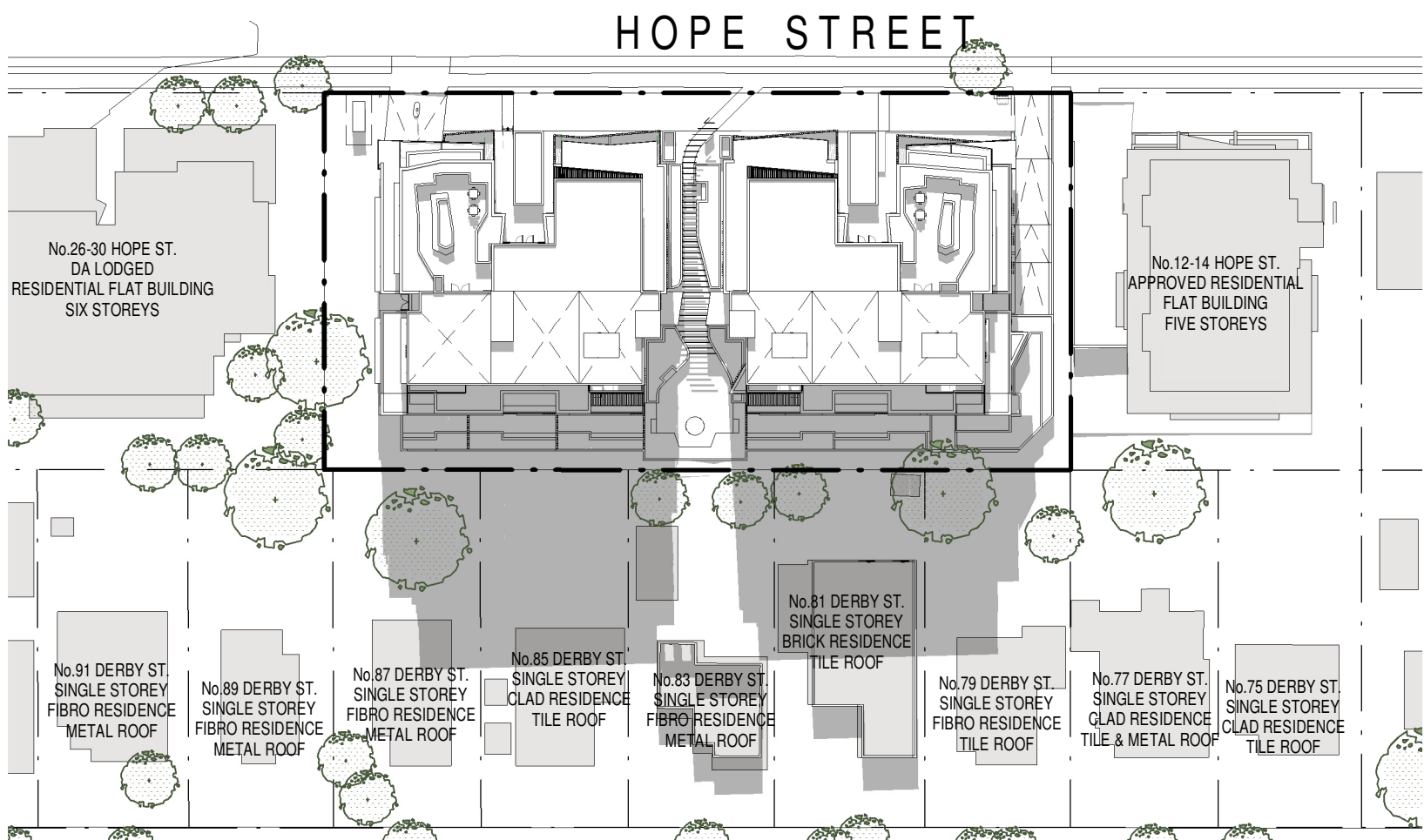
DERBY STREET

**JUNE 22ND - 9AM**  
1 : 700



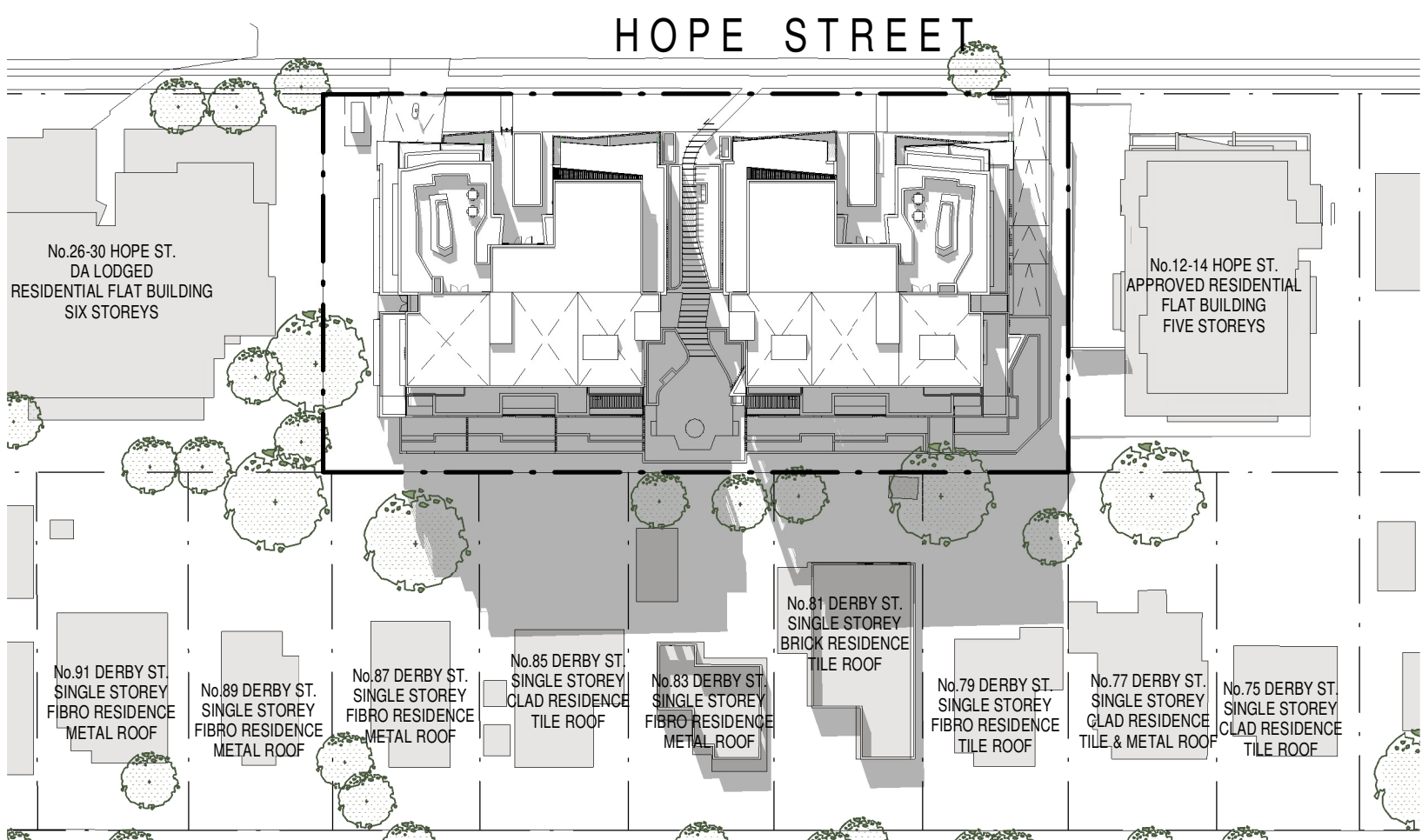
DERBY STREET

**JUNE 22ND - 10AM**  
1 : 700



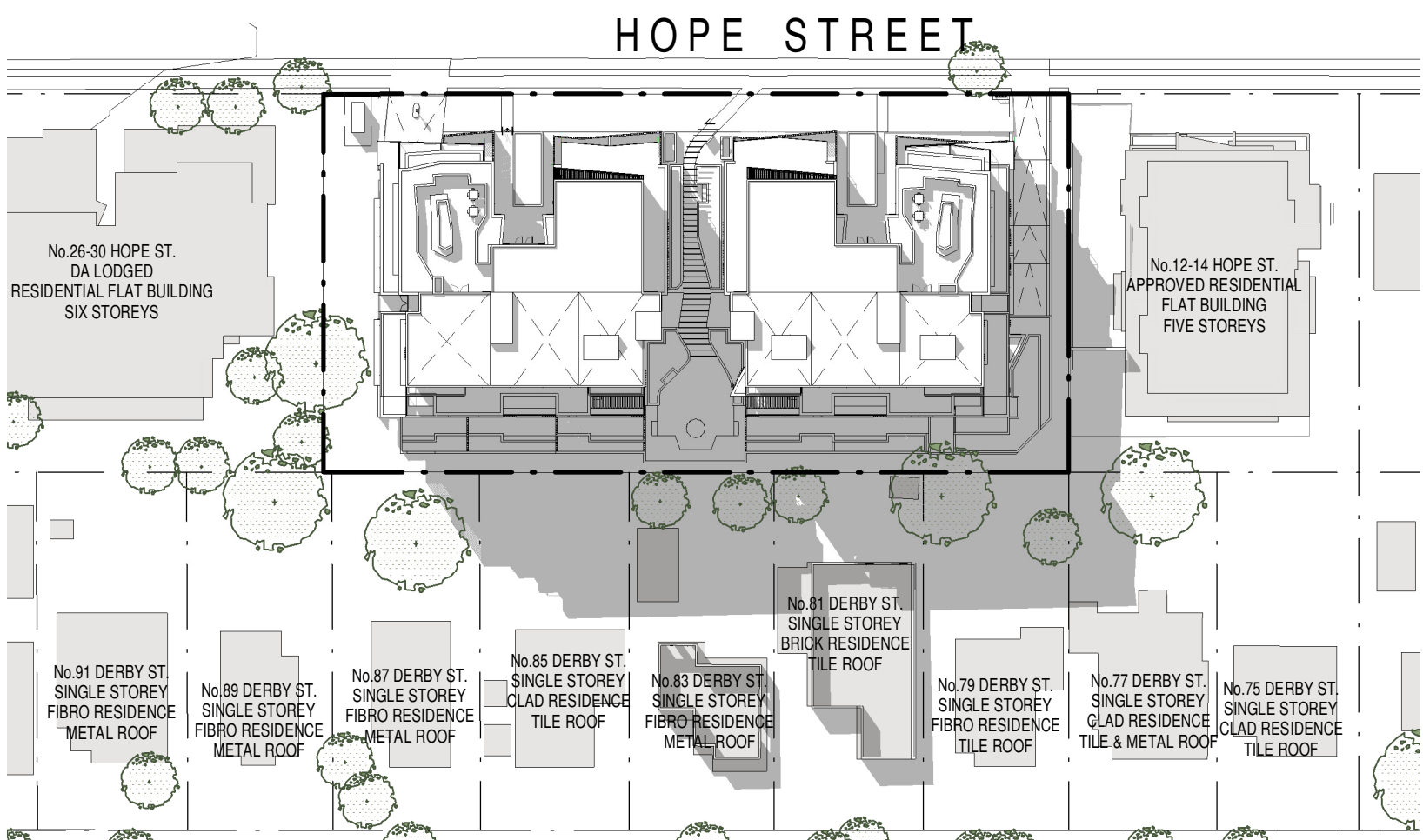
DERBY STREET

**JUNE 22ND - 11AM**  
1 : 700



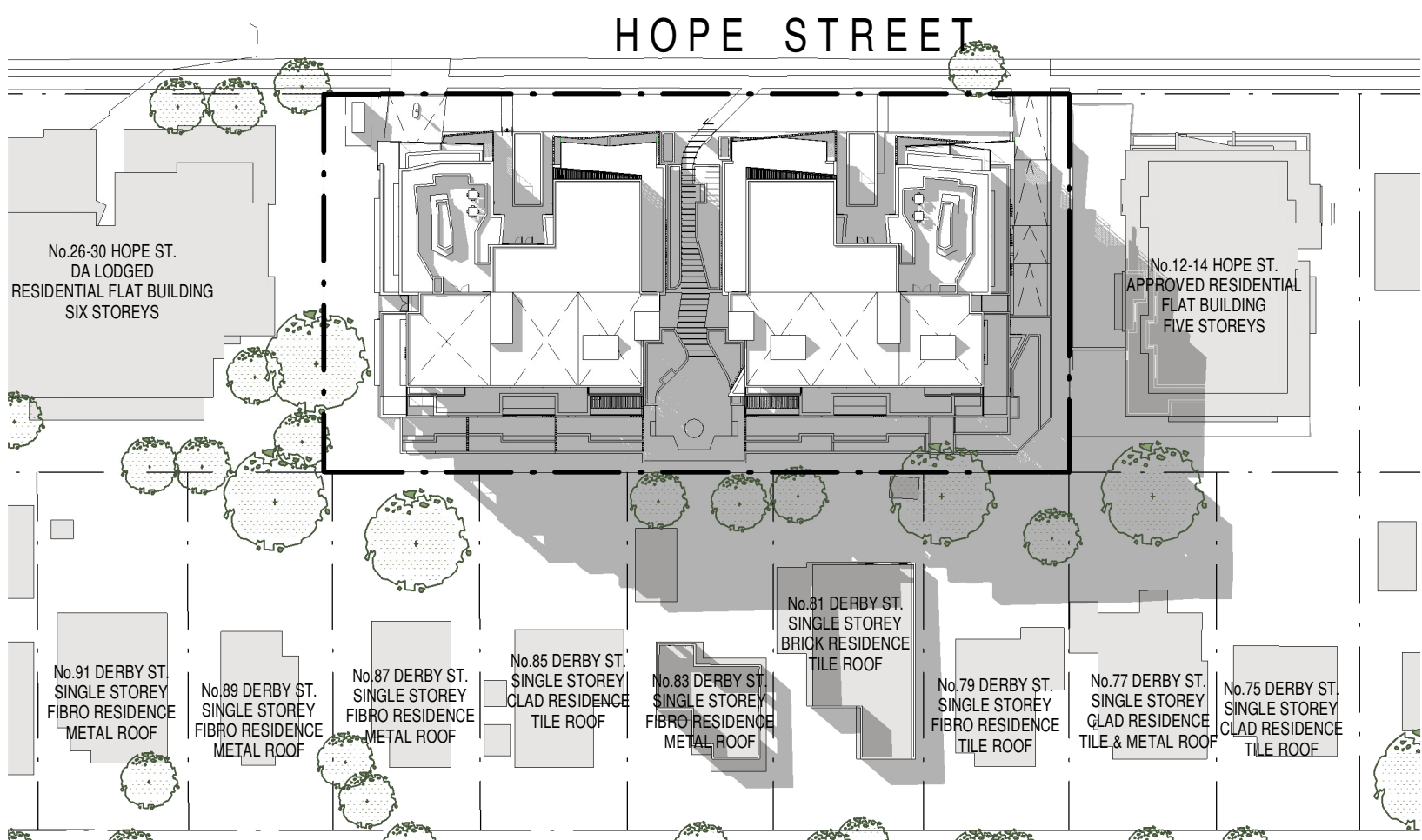
DERBY STREET

**JUNE 22ND - 12PM**  
1 : 700



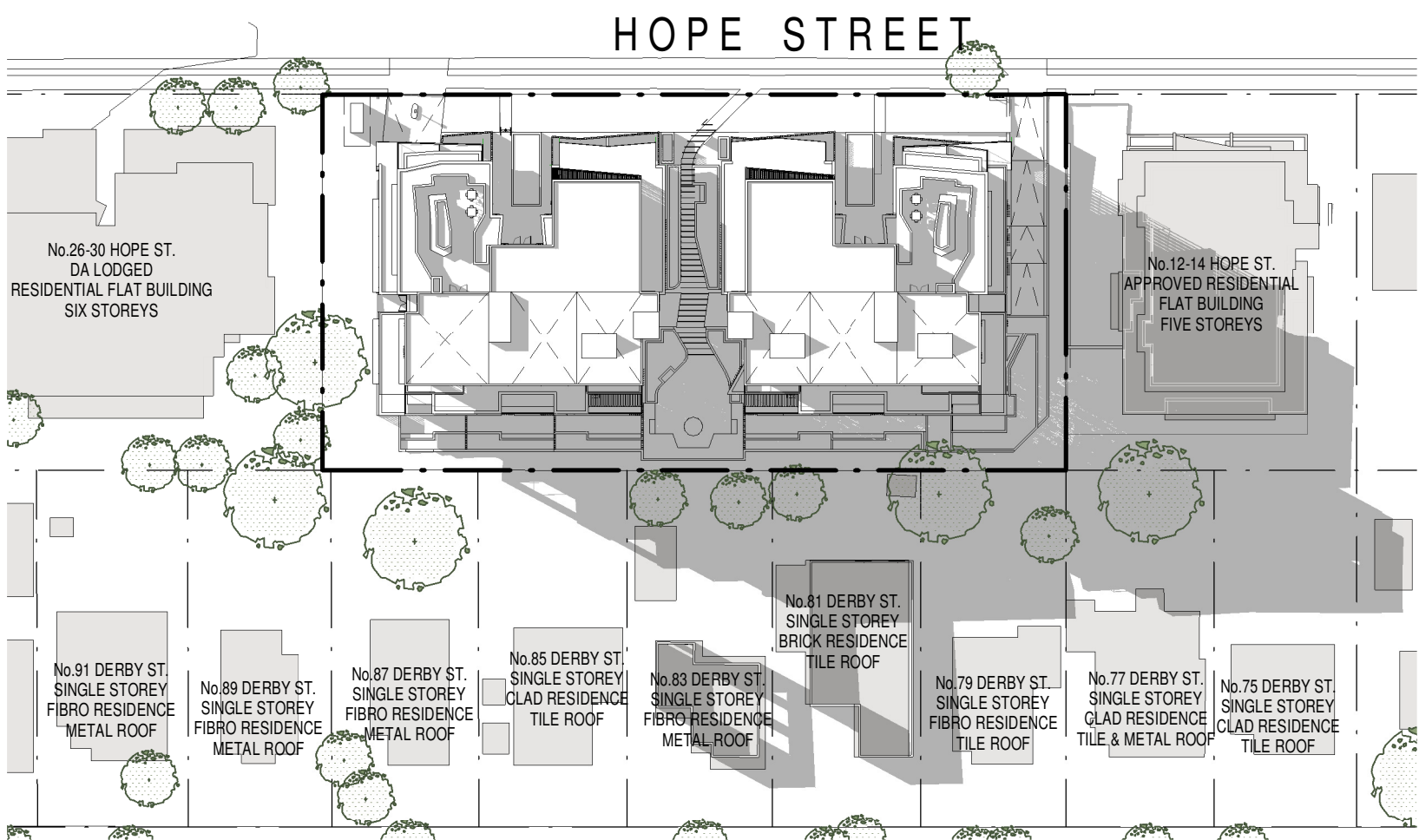
DERBY STREET

**JUNE 22ND - 1PM**  
1 : 700



DERBY STREET

**JUNE 22ND - 2PM**  
1 : 700



DERBY STREET

**JUNE 22ND - 3PM**  
1 : 700

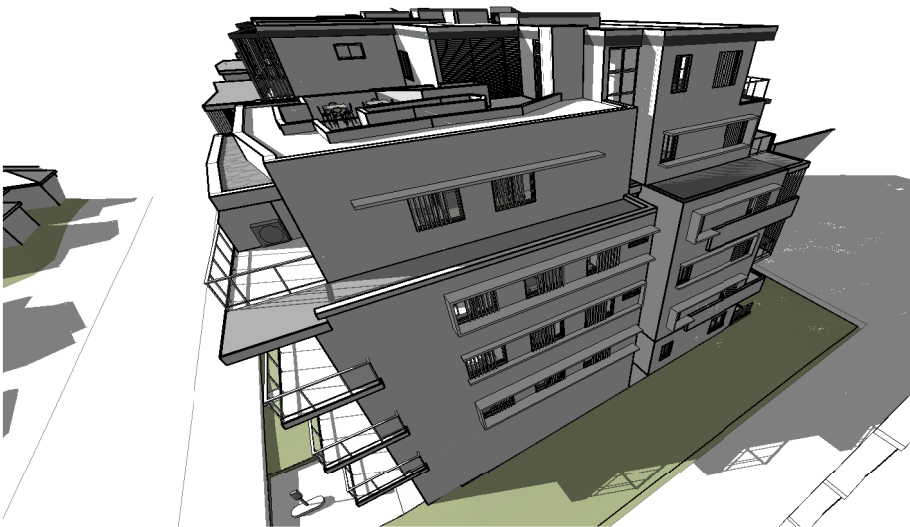


# EYE OF THE SUN - WEST

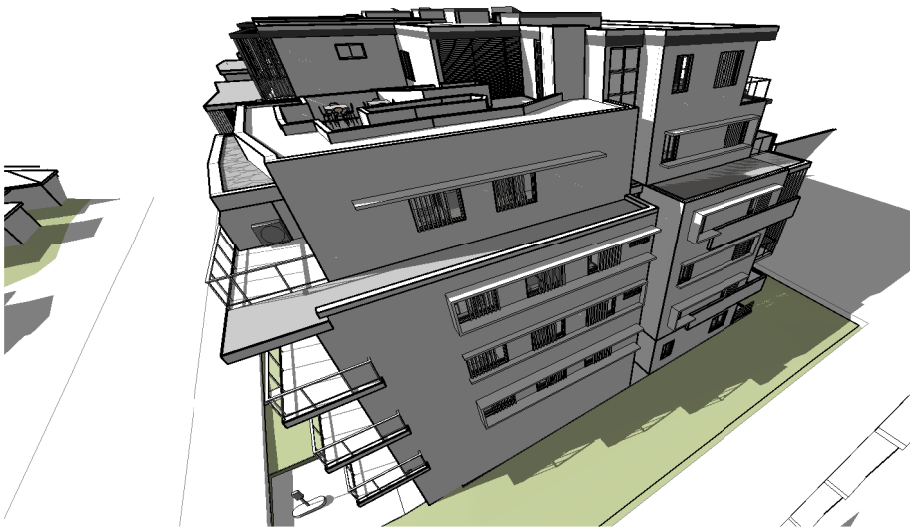
Project 18006 - PROPOSED RESIDENTIAL DEVELOPMENT



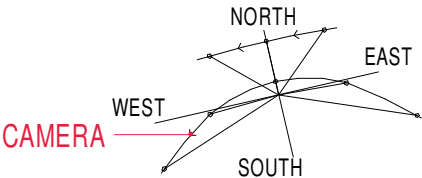
ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



EYE OF THE SUN - WEST 9AM



EYE OF THE SUN - WEST 10AM





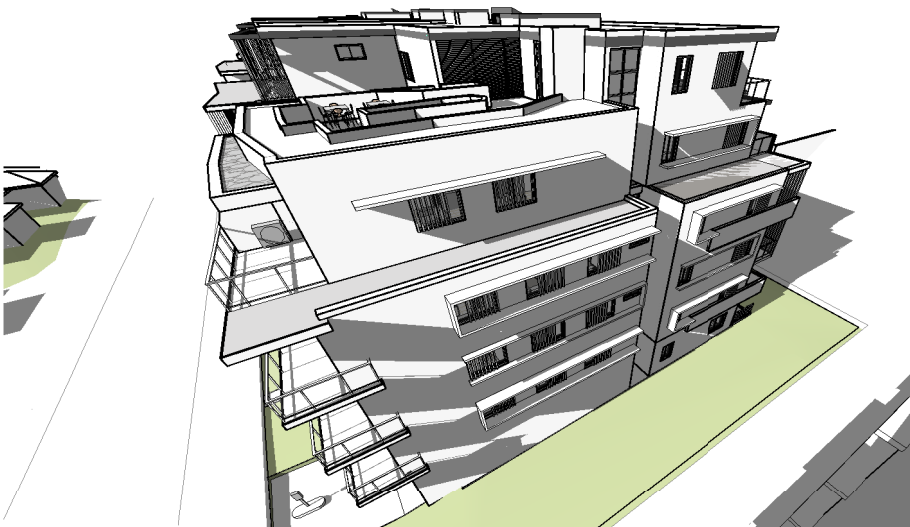
# EYE OF THE SUN - WEST

Project

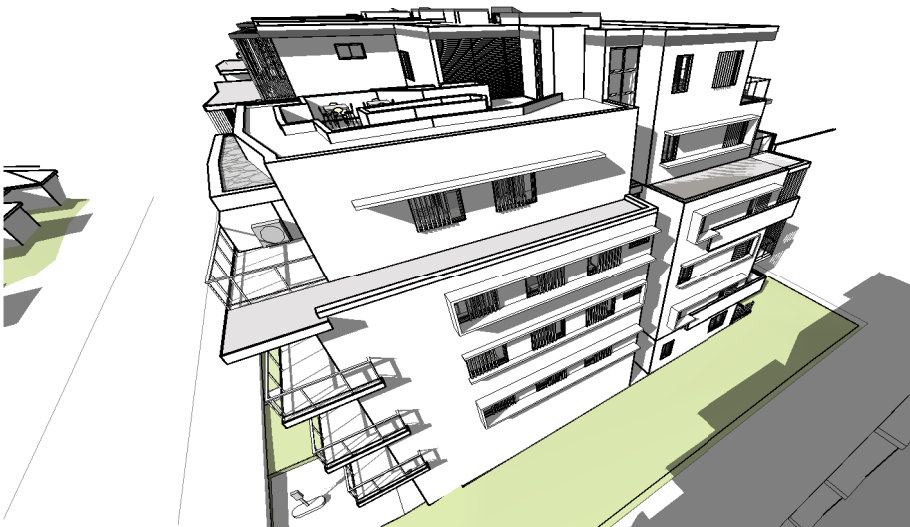
18006 - PROPOSED RESIDENTIAL DEVELOPMENT



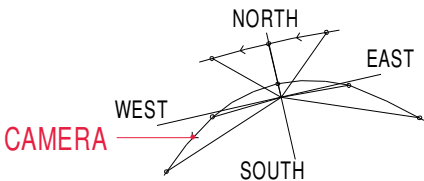
ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



EYE OF THE SUN - WEST 11AM



EYE OF THE SUN - WEST 12PM





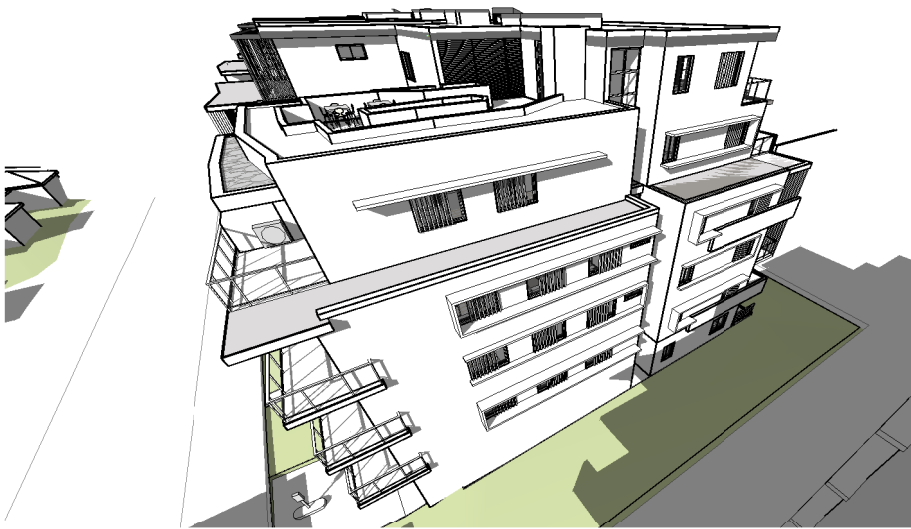
# EYE OF THE SUN - WEST

Project

18006 - PROPOSED RESIDENTIAL DEVELOPMENT



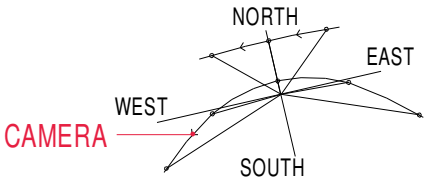
ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



EYE OF THE SUN - WEST 13PM



EYE OF THE SUN - WEST 14PM





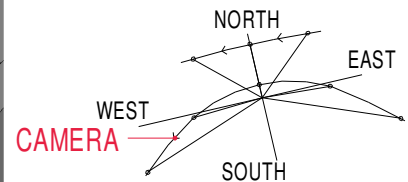
# EYE OF THE SUN - WEST

Project

18006 - PROPOSED RESIDENTIAL DEVELOPMENT

**MORSON GROUP**

ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



## EYE OF THE SUN - WEST 15PM

### APARTMENT SCHEDULE WEST

NO.	TYPE	AREA	CARSPACES	CROSS-V.	>2 HOURS DAYLIGHT	NO DAYLIGHT	LESS 2HS DIRECT SUNLIGHT	NO DIRECT SUNLIGHT 21 JUN
-----	------	------	-----------	----------	-------------------	-------------	--------------------------	---------------------------

#### GROUND LEVEL

03	2 BED	80.0 m <sup>2</sup>	1	Yes	No	Yes	Yes	
----	-------	---------------------	---	-----	----	-----	-----	--

1 1

#### LEVEL 1

09	2 BED	80.2 m <sup>2</sup>	1	Yes	No	Yes	Yes	
10	2 BED	81.6 m <sup>2</sup>	1	Yes	Yes	Yes		

2 2

#### LEVEL 2

16	2 BED	80.2 m <sup>2</sup>	1	Yes	No	Yes	Yes	
17	2 BED	81.6 m <sup>2</sup>	1	Yes	Yes	Yes		

2 2

#### LEVEL 3

23	2 BED	80.2 m <sup>2</sup>	1	Yes	Yes	Yes		
24	2 BED	81.6 m <sup>2</sup>	1	Yes	Yes	Yes		

2 2

#### LEVEL 4

30	3 BED	114.2 m <sup>2</sup>	2	Yes	Yes	Yes		
----	-------	----------------------	---	-----	-----	-----	--	--

1 2

#### LEVEL 5

35	2 BED	81.2 m <sup>2</sup>	1	Yes	Yes	Yes		
----	-------	---------------------	---	-----	-----	-----	--	--

1 1

TOTAL APTS: 9 10

### DA - GROUND LEVEL WEST

1 : 2000

### DA - LEVEL 1 WEST

1 : 2000

### DA - LEVEL 2 WEST

1 : 2000

### DA - LEVEL 3 WEST

1 : 2000

### DA - LEVEL 4 WEST

1 : 2000

### DA - LEVEL 5 WEST

1 : 2000



# EYE OF THE SUN - EAST

Project

18006 - PROPOSED RESIDENTIAL DEVELOPMENT



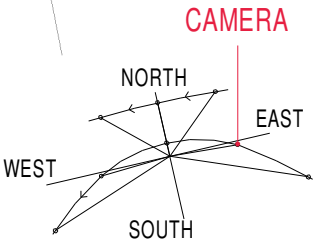
ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



EYE OF THE SUN - EAST 9AM



EYE OF THE SUN - EAST 10AM





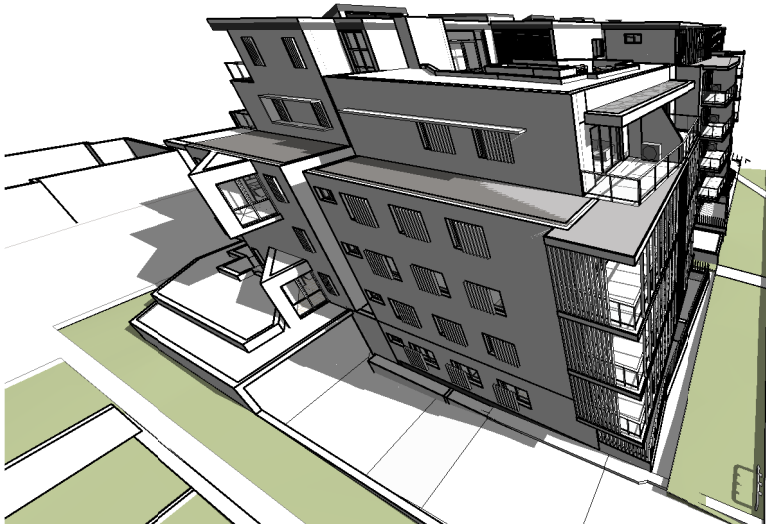
# EYE OF THE SUN - EAST

Project

18006 - PROPOSED RESIDENTIAL DEVELOPMENT



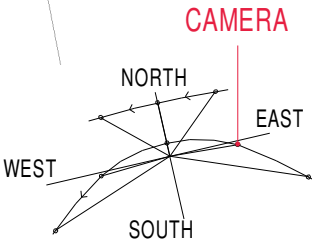
ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



EYE OF THE SUN - EAST 11AM



EYE OF THE SUN - EAST 12PM





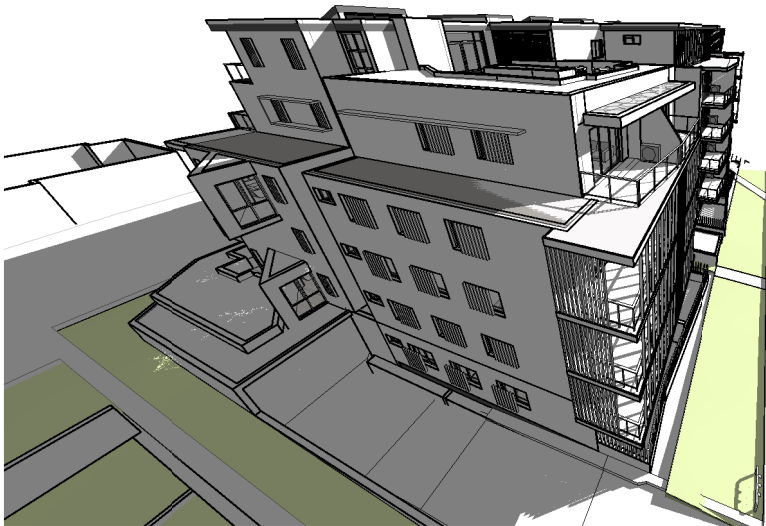
# EYE OF THE SUN - EAST

Project

18006 - PROPOSED RESIDENTIAL DEVELOPMENT



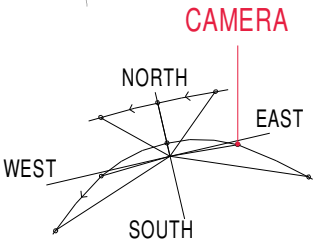
ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



EYE OF THE SUN - EAST 13PM



EYE OF THE SUN - EAST 14PM

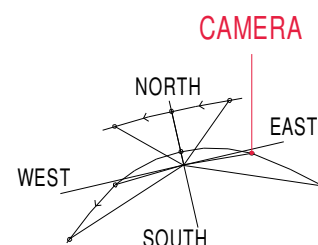
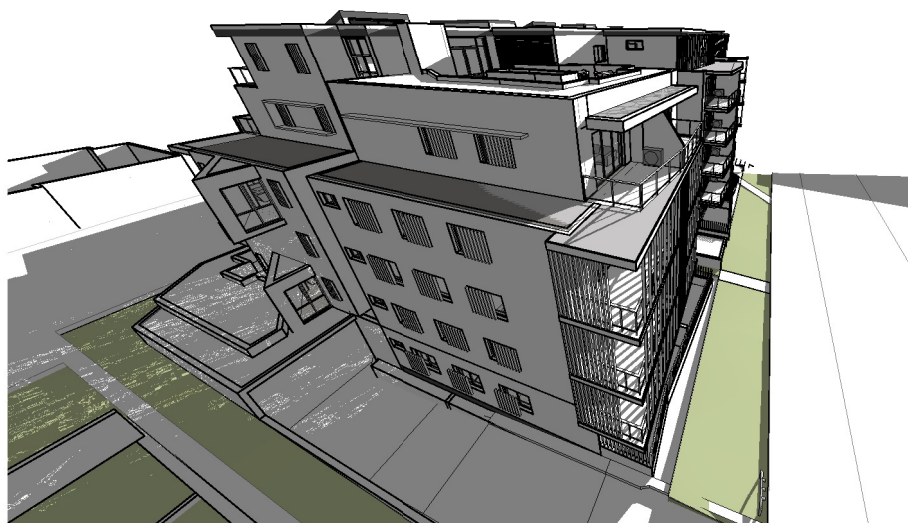




## Project



ACN 159 480 056, ABN 41 159 480 056  
E: [info@morsongroup.com.au](mailto:info@morsongroup.com.au) P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



## APARTMENT SCHEDULE EAST

NO.	
TYPE	
AREA	
CARSPACES	
CROSS-V.	
2-2 HOURS DAYLIGHT	
NO DAYLIGHT	
LESS 2HS DIRECT SUNLIGHT	
NO DIRECT SUNLIGHT 21 JUN	

1 : 2000

1 : 2000

1 : 2000

1 : 2000

1 : 2000

1 : 2000

## GROUND LEVEL

38	2 BED	85.6 m <sup>2</sup>	1	Yes	Yes	Yes		
1			1					

## LEVEL 1

42	2 BED	82.7 m <sup>2</sup>	1	Yes	Yes	Yes		
48	2 BED	78.7 m <sup>2</sup>	1	Yes	Yes	Yes		

## LEVEL 2

49	2 BED	80.0 m²	1	Yes	Yes	Yes		
55	2 BED	78.7 m²	1	Yes	Yes	Yes		

### LEVEL 3

56	2 BED	82.7 m <sup>2</sup>	1	Yes	Yes	Yes		
62	2 BED	78.7 m <sup>2</sup>	1	Yes	Yes	Yes		

## | FVFI | 4 |

63	3 BED	112.5 m <sup>2</sup>	2	Yes	Yes	Yes	
1			2				

## LEVEL 5

69	2 BED	81.2 m²	1	Yes	Yes	Yes		
1			1					

TOTAL APTS: 9 10



# EYE OF THE SUN - NORTHEAST BUILDING

Project

18006 - PROPOSED RESIDENTIAL DEVELOPMENT



ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



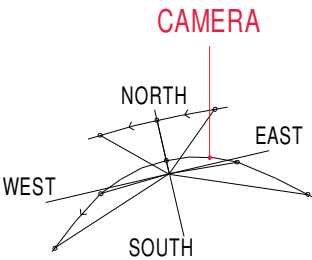
EYE OF THE SUN - EASTERN BUILDING - NORTH 9AM



EYE OF THE SUN - EASTERN BUILDING - NORTH 10AM



EYE OF THE SUN - EASTERN BUILDING - NORTH 11AM





# EYE OF THE SUN - NORTHEAST BUILDING

Project

18006 - PROPOSED RESIDENTIAL DEVELOPMENT



ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



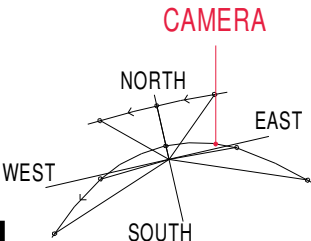
EYE OF THE SUN - EASTERN BUINDING - NORTH 12PM



EYE OF THE SUN - EASTERN BUINDING - NORTH 13PM



EYE OF THE SUN - EASTERN BUINDING - NORTH 14PM





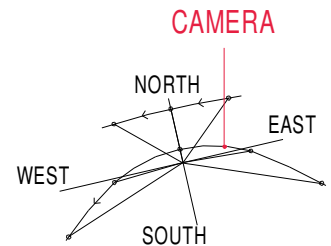
# EYE OF THE SUN -NORTHEAST BUILDING

Project

18006 - PROPOSED RESIDENTIAL DEVELOPMENT

**MORSON GROUP**

ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



## EYE OF THE SUN - EASTERN BUILDING - NORTH 15PM

### APARTMENT SCHEDULE...

NO.	TYPE	AREA	CARSPACES	CROSS-V.	>2 HS DAYLIGHT	NO DAYLIGHT	LESS 2HS DIRECT SUNLIGHT	NO DIRECT SUNLIGHT 21 JUN
-----	------	------	-----------	----------	----------------	-------------	--------------------------	---------------------------

#### GROUND LEVEL

04	2 BED	80.6 m <sup>2</sup>	1	Yes	Yes	Yes		
05	2 BED	78.3 m <sup>2</sup>	1	Yes	Yes	Yes		
06	2 BED	79.2 m <sup>2</sup>	1	Yes	Yes	Yes		
38	2 BED	85.6 m <sup>2</sup>	1	Yes	Yes	Yes		
39	2 BED	78.6 m <sup>2</sup>	1	Yes	Yes	Yes		
40	2 BED	80.9 m <sup>2</sup>	1	Yes	Yes	Yes		
41	2 BED	81.1 m <sup>2</sup>	1	Yes	Yes	Yes		

7 7

#### LEVEL 1

10	2 BED	81.6 m <sup>2</sup>	1	Yes	Yes	Yes		
11	2 BED	80.6 m <sup>2</sup>	1	Yes	Yes	Yes		
12	2 BED	78.2 m <sup>2</sup>	1	Yes	Yes	Yes		
13	2 BED	79.2 m <sup>2</sup>	1	Yes	Yes	Yes		
45	2 BED	81.1 m <sup>2</sup>	1	Yes	Yes	Yes		
46	2 BED	80.9 m <sup>2</sup>	1	Yes	Yes	Yes		
47	2 BED	79.1 m <sup>2</sup>	1	Yes	Yes	Yes		
48	2 BED	78.7 m <sup>2</sup>	1	Yes	Yes	Yes		

8 8

#### LEVEL 2

17	2 BED	81.6 m <sup>2</sup>	1	Yes	Yes	Yes		
18	2 BED	80.6 m <sup>2</sup>	1	Yes	Yes	Yes		
19	2 BED	78.2 m <sup>2</sup>	1	Yes	Yes	Yes		
20	2 BED	79.2 m <sup>2</sup>	1	Yes	Yes	Yes		
52	2 BED	81.1 m <sup>2</sup>	1	Yes	Yes	Yes		
53	2 BED	80.9 m <sup>2</sup>	1	Yes	Yes	Yes		
54	2 BED	79.1 m <sup>2</sup>	1	Yes	Yes	Yes		

### APARTMENT SCHEDULE...

NO.	TYPE	AREA	CARSPACES	CROSS-V.	>2 HS DAYLIGHT	NO DAYLIGHT	LESS 2HS DIRECT SUNLIGHT	NO DIRECT SUNLIGHT 21 JUN
-----	------	------	-----------	----------	----------------	-------------	--------------------------	---------------------------

55	2 BED	78.7 m <sup>2</sup>	1	Yes	Yes	Yes		
----	-------	---------------------	---	-----	-----	-----	--	--

8 8

#### LEVEL 3

24	2 BED	81.6 m <sup>2</sup>	1	Yes	Yes	Yes		
25	2 BED	80.6 m <sup>2</sup>	1	Yes	Yes	Yes		
26	2 BED	78.2 m <sup>2</sup>	1	Yes	Yes	Yes		
27	2 BED	79.2 m <sup>2</sup>	1	Yes	Yes	Yes		
59	2 BED	81.1 m <sup>2</sup>	1	Yes	Yes	Yes		
60	2 BED	80.9 m <sup>2</sup>	1	Yes	Yes	Yes		
61	2 BED	79.1 m <sup>2</sup>	1	Yes	Yes	Yes		
62	2 BED	78.7 m <sup>2</sup>	1	Yes	Yes	Yes		

8 8

#### LEVEL 4

30	3 BED	114.2 m <sup>2</sup>	2	Yes	Yes	Yes		
31	2 BED	80.6 m <sup>2</sup>	1	Yes	Yes	Yes		
32	2 BED	78.2 m <sup>2</sup>	1	Yes	Yes	Yes		
33	2 BED	79.2 m <sup>2</sup>	1	Yes	Yes	Yes		
63	3 BED	112.5 m <sup>2</sup>	2	Yes	Yes	Yes		
66	2 BED	81.1 m <sup>2</sup>	1	Yes	Yes	Yes		
67	2 BED	80.9 m <sup>2</sup>	1	Yes	Yes	Yes		
68	2 BED	79.1 m <sup>2</sup>	1	Yes	Yes	Yes		

8 10

#### LEVEL 5

36	3 BED	95.0 m <sup>2</sup>	2	Yes	Yes	Yes		
71	3 BED	95.2 m <sup>2</sup>	2	Yes	Yes	Yes		

2 4

TOTAL APTS: 41 45



### GROUND NORTH

1 : 2000



### LEVEL 1 NORTH

1 : 2000



### LEVEL 2 NORTH

1 : 2000



### LEVEL 3 NORTH

1 : 2000



### LEVEL 4 NORTH

1 : 2000



### LEVEL 5 NORTH

1 : 2000



# EYE OF THE SUN - NORTHWEST BUILDING

Project

18006 - PROPOSED RESIDENTIAL DEVELOPMENT



ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



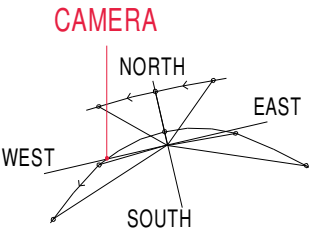
EYE OF THE SUN - NORTHWEST BUILDING - 9AM



EYE OF THE SUN - NORTHWEST BUILDING - 10AM



EYE OF THE SUN - NORTHWEST BUILDING - 11AM





# EYE OF THE SUN - NORTHWEST BUILDING

Project

18006 - PROPOSED RESIDENTIAL DEVELOPMENT



ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



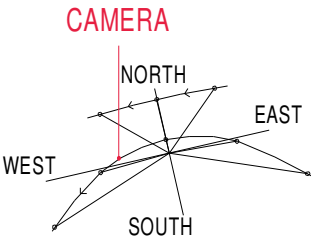
EYE OF THE SUN - NORTHWEST BUILDING - 12PM



EYE OF THE SUN - NORTHWEST BUILDING - 13PM



EYE OF THE SUN - NORTHWEST BUILDING - 14PM





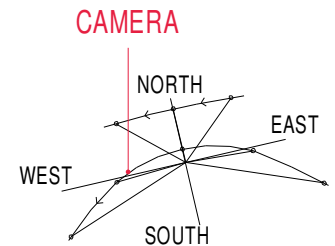
# EYE OF THE SUN - NORTHWEST BUILDING

Project

18006 - PROPOSED RESIDENTIAL DEVELOPMENT

**MORSON GROUP**

ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



## EYE OF THE SUN - NORTHWEST BUILDING - 15PM

### APARTMENT SCHEDULE...

NO.	TYPE	AREA	CARSPACES	CROSS-V.	>2 HS DAYLIGHT	NO DAYLIGHT	LESS 2HS DIRECT SUNLIGHT	NO DIRECT SUNLIGHT 21 JUN
-----	------	------	-----------	----------	----------------	-------------	--------------------------	---------------------------

#### GROUND LEVEL

04	2 BED	80.6 m <sup>2</sup>	1	Yes	Yes	Yes		
05	2 BED	78.3 m <sup>2</sup>	1	Yes	Yes	Yes		
06	2 BED	79.2 m <sup>2</sup>	1	Yes	Yes	Yes		
38	2 BED	85.6 m <sup>2</sup>	1	Yes	Yes	Yes		
39	2 BED	78.6 m <sup>2</sup>	1	Yes	Yes	Yes		
40	2 BED	80.9 m <sup>2</sup>	1	Yes	Yes	Yes		
41	2 BED	81.1 m <sup>2</sup>	1	Yes	Yes	Yes		

#### LEVEL 1

10	2 BED	81.6 m <sup>2</sup>	1	Yes	Yes	Yes		
11	2 BED	80.6 m <sup>2</sup>	1	Yes	Yes	Yes		
12	2 BED	78.2 m <sup>2</sup>	1	Yes	Yes	Yes		
13	2 BED	79.2 m <sup>2</sup>	1	Yes	Yes	Yes		
45	2 BED	81.1 m <sup>2</sup>	1	Yes	Yes	Yes		
46	2 BED	80.9 m <sup>2</sup>	1	Yes	Yes	Yes		
47	2 BED	79.1 m <sup>2</sup>	1	Yes	Yes	Yes		
48	2 BED	78.7 m <sup>2</sup>	1	Yes	Yes	Yes		

#### LEVEL 2

17	2 BED	81.6 m <sup>2</sup>	1	Yes	Yes	Yes		
18	2 BED	80.6 m <sup>2</sup>	1	Yes	Yes	Yes		
19	2 BED	78.2 m <sup>2</sup>	1	Yes	Yes	Yes		
20	2 BED	79.2 m <sup>2</sup>	1	Yes	Yes	Yes		
52	2 BED	81.1 m <sup>2</sup>	1	Yes	Yes	Yes		
53	2 BED	80.9 m <sup>2</sup>	1	Yes	Yes	Yes		
54	2 BED	79.1 m <sup>2</sup>	1	Yes	Yes	Yes		

### APARTMENT SCHEDULE...

NO.	TYPE	AREA	CARSPACES	CROSS-V.	>2 HS DAYLIGHT	NO DAYLIGHT	LESS 2HS DIRECT SUNLIGHT	NO DIRECT SUNLIGHT 21 JUN
-----	------	------	-----------	----------	----------------	-------------	--------------------------	---------------------------

55	2 BED	78.7 m <sup>2</sup>	1	Yes	Yes	Yes		
----	-------	---------------------	---	-----	-----	-----	--	--

#### LEVEL 3

24	2 BED	81.6 m <sup>2</sup>	1	Yes	Yes	Yes		
25	2 BED	80.6 m <sup>2</sup>	1	Yes	Yes	Yes		
26	2 BED	78.2 m <sup>2</sup>	1	Yes	Yes	Yes		
27	2 BED	79.2 m <sup>2</sup>	1	Yes	Yes	Yes		
59	2 BED	81.1 m <sup>2</sup>	1	Yes	Yes	Yes		
60	2 BED	80.9 m <sup>2</sup>	1	Yes	Yes	Yes		
61	2 BED	79.1 m <sup>2</sup>	1	Yes	Yes	Yes		
62	2 BED	78.7 m <sup>2</sup>	1	Yes	Yes	Yes		

#### LEVEL 4

30	3 BED	114.2 m <sup>2</sup>	2	Yes	Yes	Yes		
31	2 BED	80.6 m <sup>2</sup>	1	Yes	Yes	Yes		
32	2 BED	78.2 m <sup>2</sup>	1	Yes	Yes	Yes		
33	2 BED	79.2 m <sup>2</sup>	1	Yes	Yes	Yes		
63	3 BED	112.5 m <sup>2</sup>	2	Yes	Yes	Yes		
66	2 BED	81.1 m <sup>2</sup>	1	Yes	Yes	Yes		
67	2 BED	80.9 m <sup>2</sup>	1	Yes	Yes	Yes		
68	2 BED	79.1 m <sup>2</sup>	1	Yes	Yes	Yes		

#### LEVEL 5

36	3 BED	95.0 m <sup>2</sup>	2	Yes	Yes	Yes		
71	3 BED	95.2 m <sup>2</sup>	2	Yes	Yes	Yes		

TOTAL APTS: 41 45

### GROUND- NORTH

1 : 2000

### LEVEL 1 - NORTH

1 : 2000

### LEVEL 2 - NORTH

1 : 2000

### LEVEL 3 - NORTH

1 : 2000

### LEVEL 4 - NORTH

1 : 2000

### LEVEL 5 - NORTH

1 : 2000



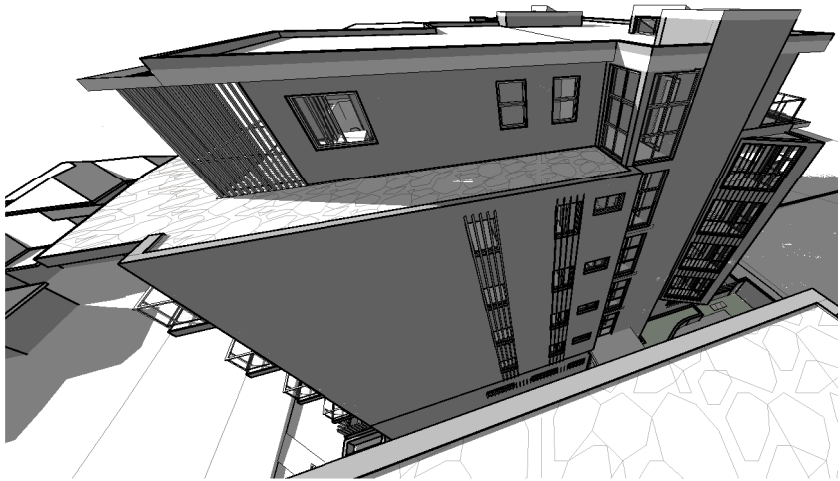
# EYE OF THE SUN - WESTERN CENTRAL ELEVATION

Project

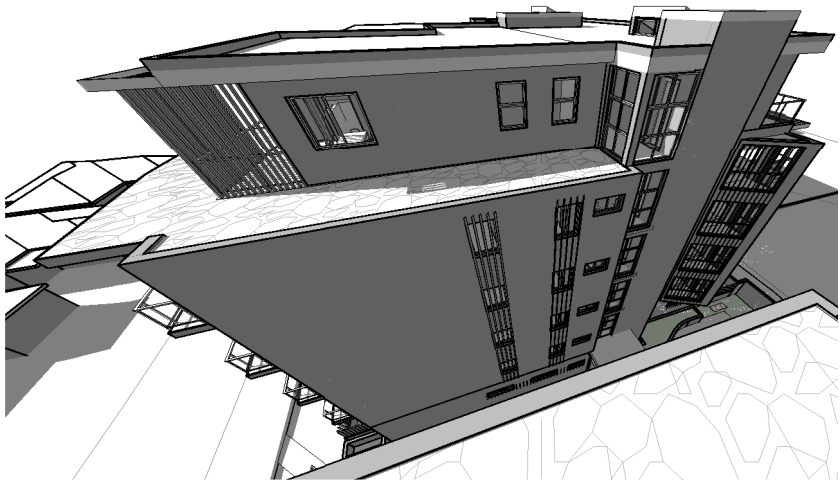
18006 - PROPOSED RESIDENTIAL DEVELOPMENT



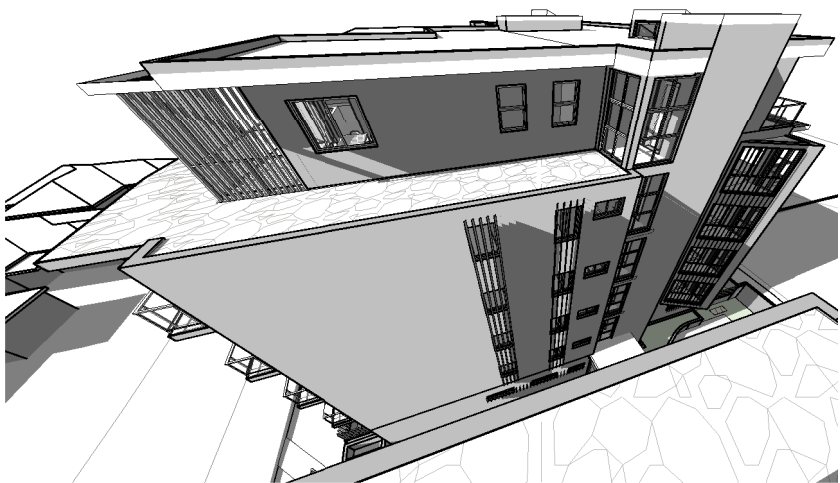
ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



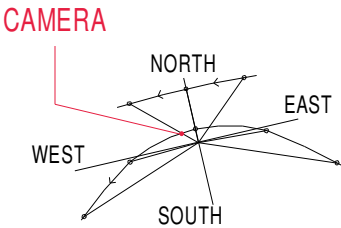
EYE OF THE SUN - INTERNAL WEST - 9AM



EYE OF THE SUN - INTERNAL WEST - 10AM



EYE OF THE SUN - INTERNAL WEST - 11AM





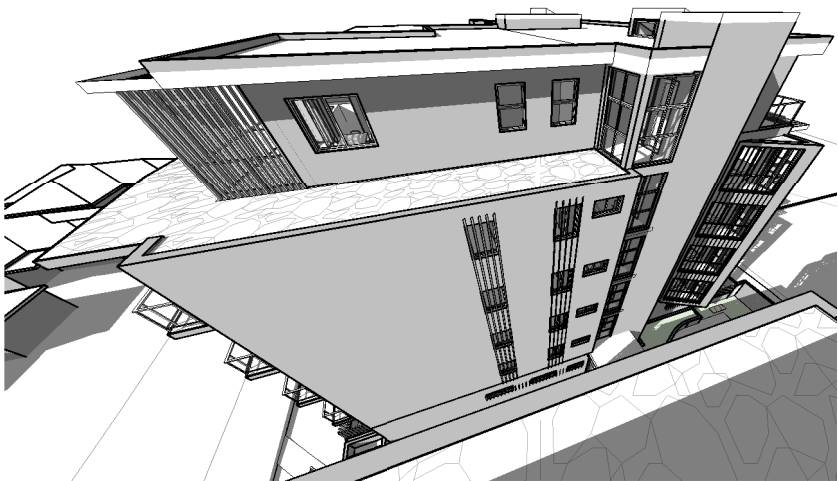
# EYE OF THE SUN - WESTERN CENTRAL ELEVATION

Project

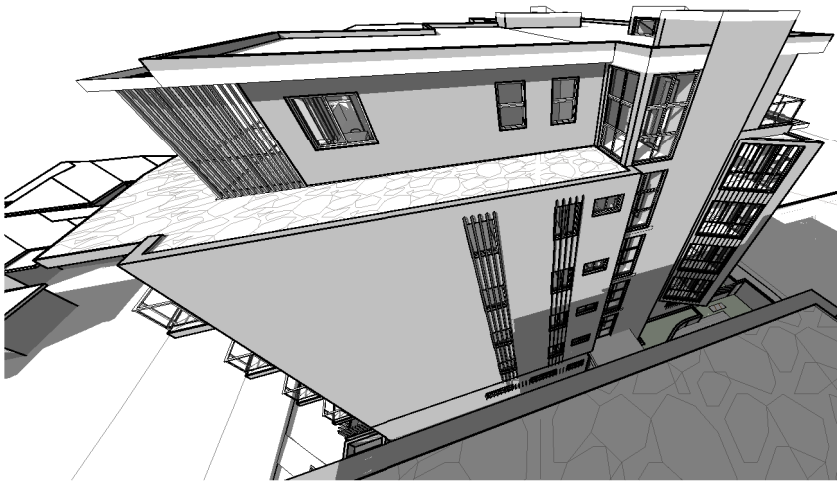
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

**MORSON  
GROUP**

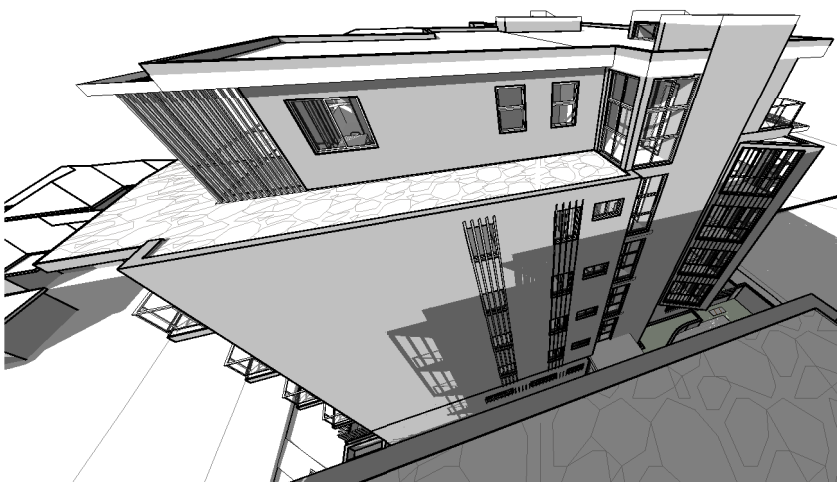
ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



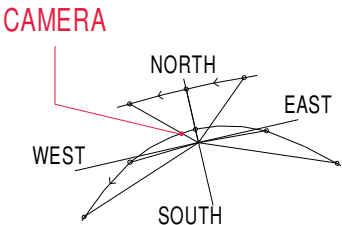
EYE OF THE SUN - INTERNAL WEST - 12PM



EYE OF THE SUN - INTERNAL WEST - 13PM



EYE OF THE SUN - INTERNAL WEST - 14PM





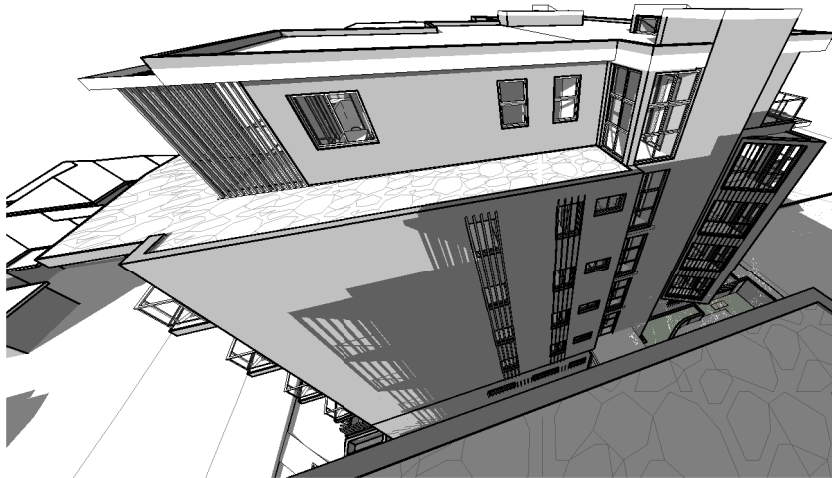
# EYE OF THE SUN - WESTERN CENTRAL ELEVATION

Project

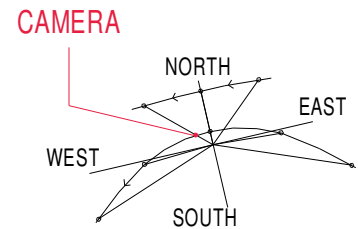
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

**MORSON GROUP**

ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



**EYE OF THE SUN - INTERNAL WEST - 15PM**



## GROUND INTERNAL WEST

1 : 1000

## LEVEL 1 INTERNAL WEST

1 : 1000

## LEVEL 2 INTERNAL WEST

1 : 1000

## LEVEL 3 INTERNAL WEST

1 : 1000

## LEVEL 4 INTERNAL WEST

1 : 1000

## LEVEL 5 INTERNAL WEST

1 : 1000

## APARTMENT SCHEDULE CENTRAL WEST

NO.	TYPE	AREA	CARSPACES	CROSS-V.	>2 HOURS DAYLIGHT	NO DAYLIGHT	FACE	LESS 2HS DIRECT SUNLIGHT	NO DIRECT SUNLIGHT 21 JUN
-----	------	------	-----------	----------	-------------------	-------------	------	--------------------------	---------------------------

### GROUND LEVEL

37	3 BED	129.0 m <sup>2</sup>	2	Yes	No	No	SOUTH	Yes	
41	2 BED	81.1 m <sup>2</sup>	1	Yes	Yes	Yes	NORTH		
2			3						

### LEVEL 1

44	2 BED	80.6 m <sup>2</sup>	1	Yes	No	No	SOUTH	Yes	No
45	2 BED	81.1 m <sup>2</sup>	1	Yes	Yes	Yes	NORTH		
2			2						

### LEVEL 2

51	2 BED	80.6 m <sup>2</sup>	1	Yes	No	Yes	SOUTH	Yes	
52	2 BED	81.1 m <sup>2</sup>	1	Yes	Yes	Yes	NORTH		
2			2						

### LEVEL 3

58	2 BED	80.6 m <sup>2</sup>	1	Yes	No	Yes	SOUTH	Yes	
59	2 BED	81.1 m <sup>2</sup>	1	Yes	Yes	Yes	NORTH		
2			2						

### LEVEL 4

65	2 BED	80.6 m <sup>2</sup>	1	Yes	Yes	Yes	SOUTH	No	
66	2 BED	81.1 m <sup>2</sup>	1	Yes	Yes	Yes	NORTH		
2			2						

### LEVEL 5

70	2 BED	78.0 m <sup>2</sup>	1	Yes	Yes	Yes	SOUTH		
71	3 BED	95.2 m <sup>2</sup>	2	Yes	Yes	Yes	NORTH		
2			3						

TOTAL APTS: 12 14



# EYE OF THE SUN - EASTERN CENTRAL ELEVATION

Project

18006 - PROPOSED RESIDENTIAL DEVELOPMENT



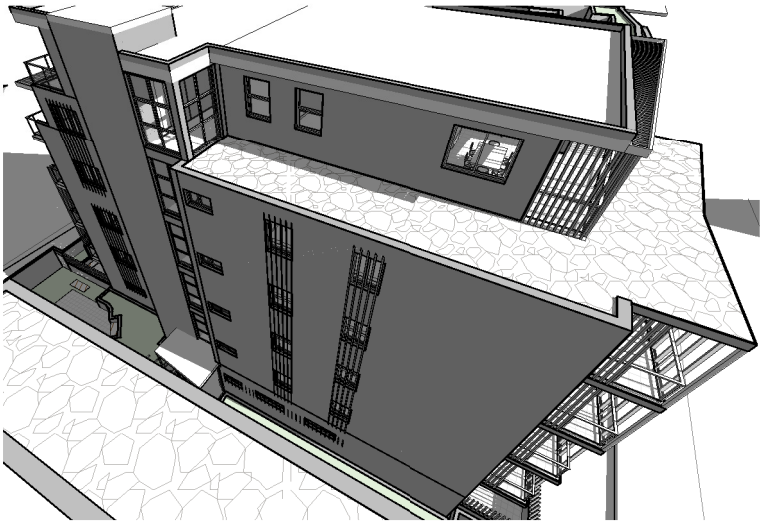
ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



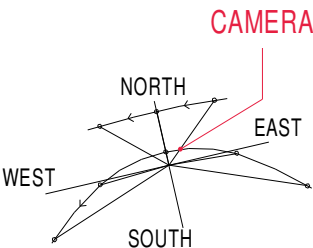
EYE OF THE SUN - INTERNAL EAST - 9AM



EYE OF THE SUN - INTERNAL EAST - 10AM



EYE OF THE SUN - INTERNAL EAST - 11AM





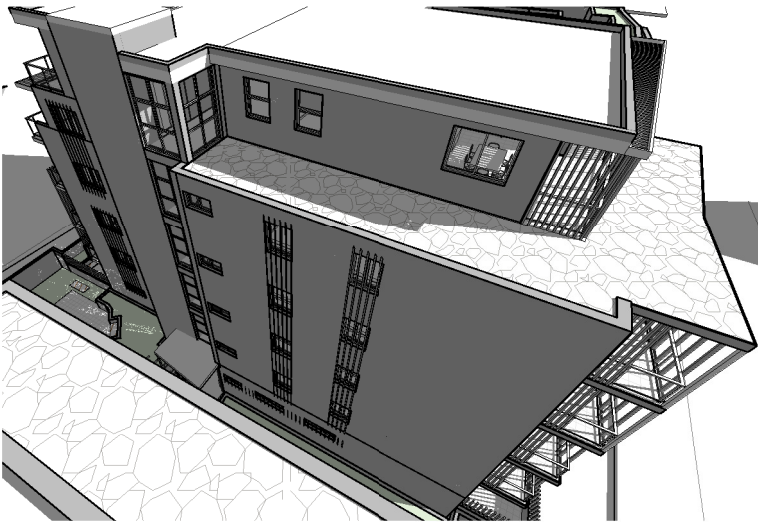
# EYE OF THE SUN - EASTERN CENTRAL ELEVATION

Project

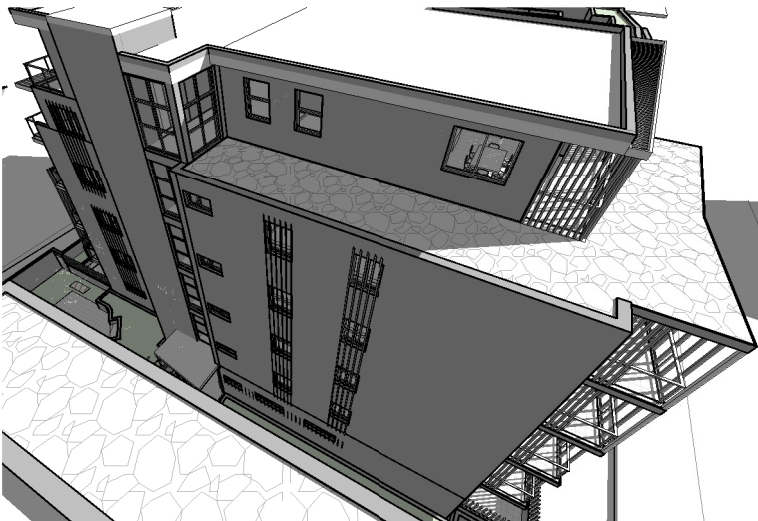
18006 - PROPOSED RESIDENTIAL DEVELOPMENT



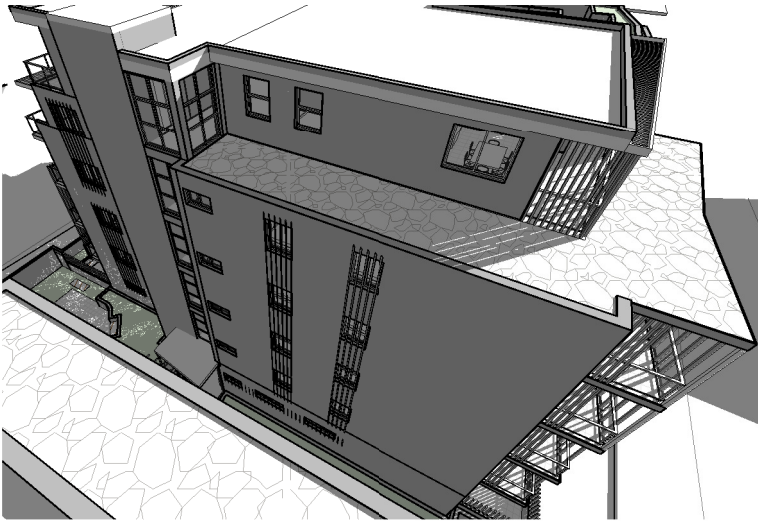
ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



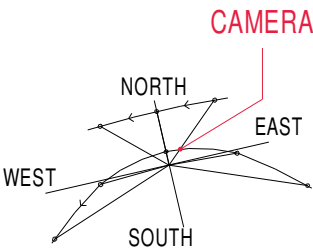
EYE OF THE SUN - INTERNAL EAST - 12PM



EYE OF THE SUN - INTERNAL EAST - 13PM



EYE OF THE SUN - INTERNAL EAST - 14PM





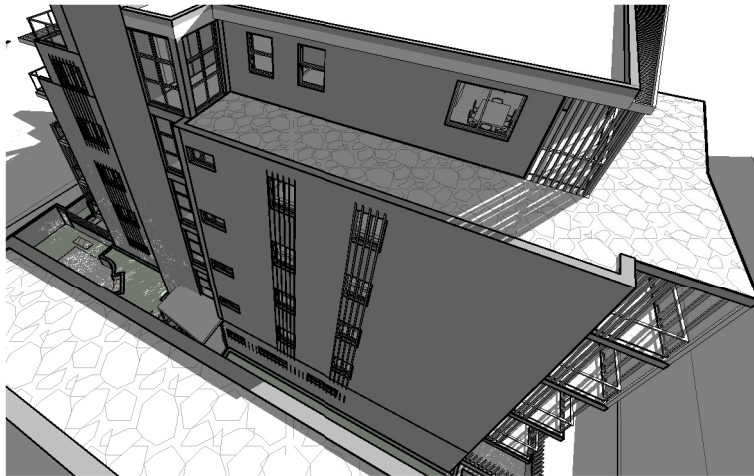
# EYE OF THE SUN - EASTERN CENTRAL ELEVATION

Project

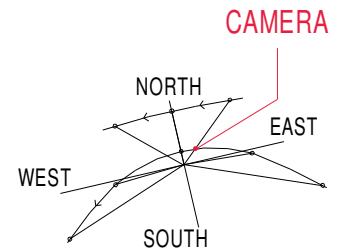
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

**MORSON GROUP**

ACN 159 480 056, ABN 41 159 480 056  
E: info@morsongroup.com.au P: (02) 9380 4946  
P: PO Box 170, Potts Point, NSW, 1335



**EYE OF THE SUN - INTERNAL EAST - 15PM**



## GROUND INTERNAL EAST

1 : 1000

## LEVEL 1 INTERNAL EAST

1 : 1000

## LEVEL 2 INTERNAL EAST

1 : 1000

## LEVEL 3 INTERNAL EAST

1 : 1000

## LEVEL 4 INTERNAL EAST

1 : 1000

## LEVEL 5 INTERNAL EAST

1 : 1000

## APARTMENT SCHEDULE CENTRAL EAST

NO.	TYPE	AREA	CARSPACES	CROSS-V.	>2 HOURS DAYLIGHT	NO DAYLIGHT	FACE	LESS 2HS DIRECT SUNLIGHT	NO DIRECT SUNLIGHT 21 JUN
-----	------	------	-----------	----------	-------------------	-------------	------	--------------------------	---------------------------

### GROUND LEVEL

01	2 BED	78.3 m²	1	Yes	No	Yes	SOUTH		Yes
06	2 BED	79.2 m²	1	Yes	Yes	Yes	NORTH		

2 2

### LEVEL 1

07	2 BED	78.3 m²	1	Yes	No	No	SOUTH		Yes
13	2 BED	79.2 m²	1	Yes	Yes	Yes	NORTH		

2 2

### LEVEL 2

14	2 BED	78.3 m²	1	Yes	No	Yes	SOUTH	Yes	
20	2 BED	79.2 m²	1	Yes	Yes	Yes	NORTH		

2 2

### LEVEL 3

21	2 BED	78.3 m²	1	Yes	No	Yes	SOUTH	Yes	
27	2 BED	79.2 m²	1	Yes	Yes	Yes	NORTH		

2 2

### LEVEL 4

28	2 BED	78.3 m²	1	Yes	No	Yes	SOUTH	Yes	
33	2 BED	79.2 m²	1	Yes	Yes	Yes	NORTH		

2 2

### LEVEL 5

34	2 BED	78.0 m²	1	Yes	Yes	Yes	SOUTH		
36	3 BED	95.0 m²	2	Yes	Yes	Yes	NORTH		

2 3

TOTAL APTS: 12 13