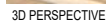
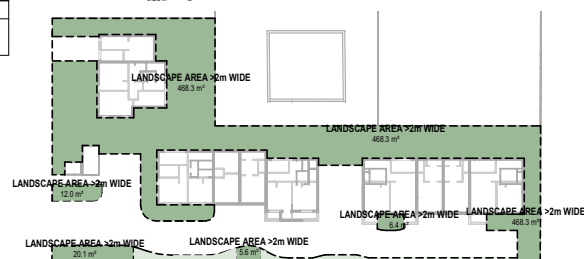


23 Second Avenue, Kingswood NSW 2747, Australia



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 % of Site Area^	40%	512.5m ² 40%

LANDSCAPED AREA		
Name	Area	% OF SITE
LANDSCAPE AREA >2m WIDE	498.3 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	8.4 m ²	1
LANDSCAPE AREA >2m WIDE	5.6 m ²	0



SITE LOCATION

Area Schedule (Area - GFA)		Garage Summary	
Level	Area	Name	Area
GROUND LEVEL - TH1	48.1 m ²	TH1 GARAGE	18.8 m ²
LEVEL - 1 - TH1	78.8 m ²	TH2 GARAGE	18.8 m ²
LEVEL - 2 - TH1	128 m ²	TH3 GARAGE	18.8 m ²
GROUND LEVEL - TH1	94.1 m ²	TH4 GARAGE	18.8 m ²
LEVEL - 1 - TH1	144 m ²	TH5 GARAGE	20.1 m ²
GROUND LEVEL - TH1	115.8 m ²		
LEVEL - 1 - TH1	165 m ²		
LEVEL - 1 - TH1	185 m ²		
GROUND LEVEL - TH1	193 m ²		
LEVEL - 1 - TH1	242 m ²		
LEVEL - 1 - TH1	79.9 m ²		
GROUND LEVEL - TH1	178 m ²	TH1 P.O.S	79.9 2 m ²
LEVEL - 1 - TH1	227 m ²	TH2 P.O.S	43.2 m ²
GROUND LEVEL - TH1	190 m ²	TH3 P.O.S	38.3 m ²
LEVEL - 1 - TH1	239 m ²	TH4 P.O.S	38.3 m ²
GROUND LEVEL - TH1	181 m ²	TH5 P.O.S	32.1 m ²
LEVEL - 1 - TH1	230 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	27-03-2020	PRE DA SUBMISSION
P3	06-10-2020	DA SUBMISSION

<p>DATE OF ISSUE</p>		<p>PROJECT Multi Dwelling Housing</p>
		<p>ADDRESS 23 Doreen Avenue, Kingswood NSW 2747, Australia</p>



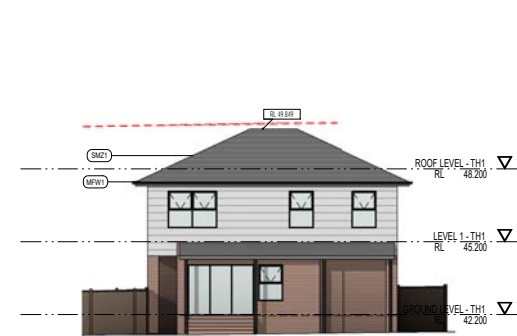
NOMINATED ARCHITECT - P.F.
MORRISON RECORDATION NUMBER 8100
 ACH 104 880 054, AEN 41 104 880 054
 www.morrisongroup.com
 (512) 938-0946
 PO Box 170, Pflugerville, NW 7135

SHEET SIZE: A1
SCALE: As indicated

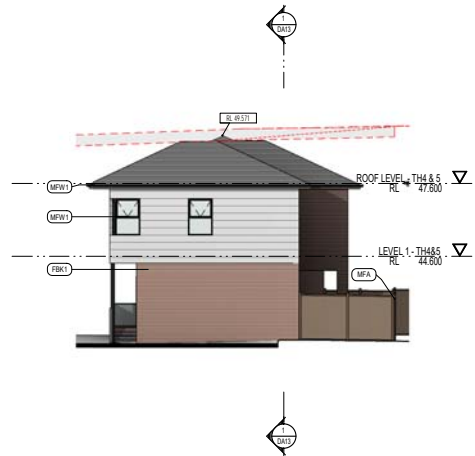
SHEET
NAME **COVER SHEET**

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

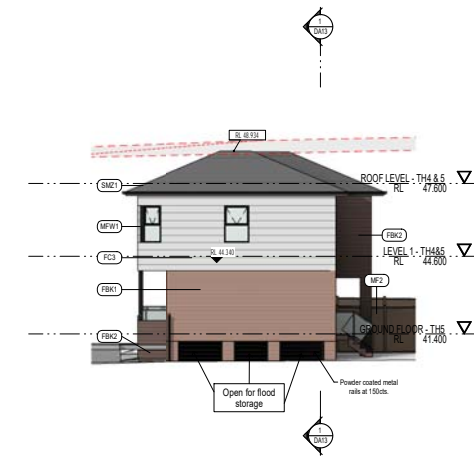
External Finishes Schedule			
Code	Description	Material/Finish	Image
CPCT	Compressed Fibrous Cement Sheet (Pre-primed)	Brwn. Cemented Bandstone External Finish to Selection	
PC3	Fibre Cement Sheet (Pre-primed) - Horizontal Ridge	White Cladding 105mm	
SM2	Steel Roof	COLORBOND steel	
CPC	Concrete Wall (Pre-cast)	To Structural Details	
FBK1	Face Brickwork (Type 1)	Austral. Bored N. Gerdulla Brown	
FBK2	Face Brickwork (Type 2)	Austral. Bored N. Boreal Blue	
MFV1	Metal Framed Window (LOCATION TBC)	Duxis. Duracore Zinc. Color Black. Trough Matt	



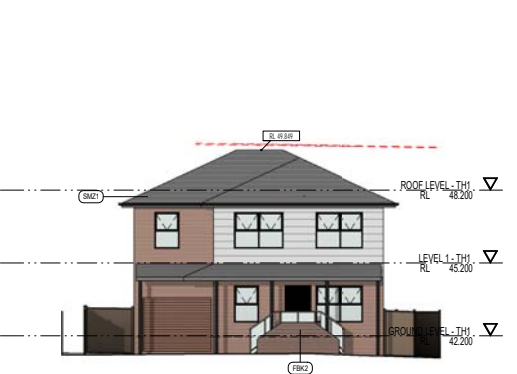
NORTH ELEVATION TH1
1 : 100



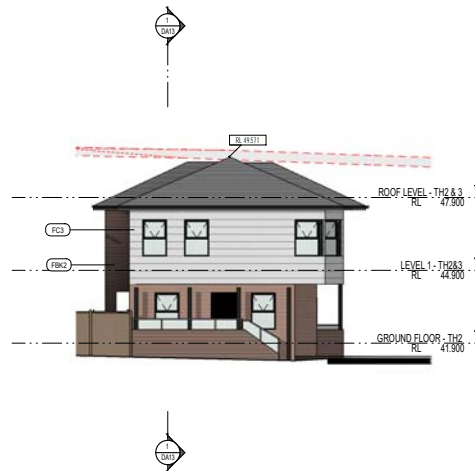
NORTH ELEVATION TH3
1 : 100



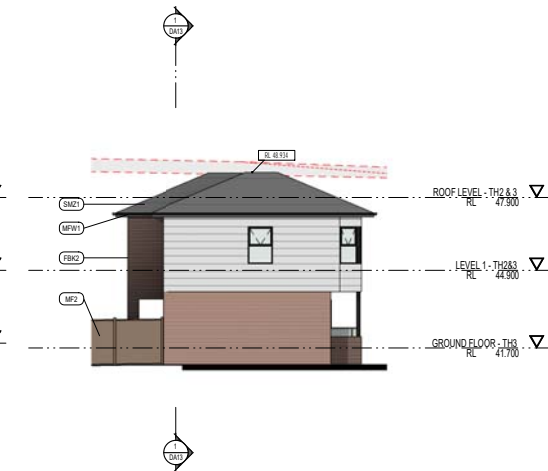
NORTH ELEVATION TH5
1 : 100



SOUTH ELEVATION TH1
1 : 100

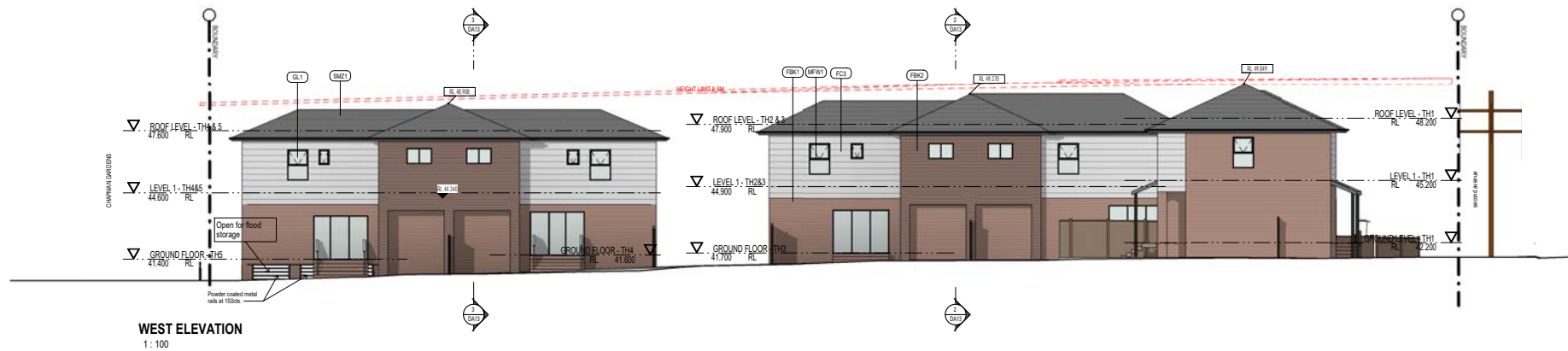
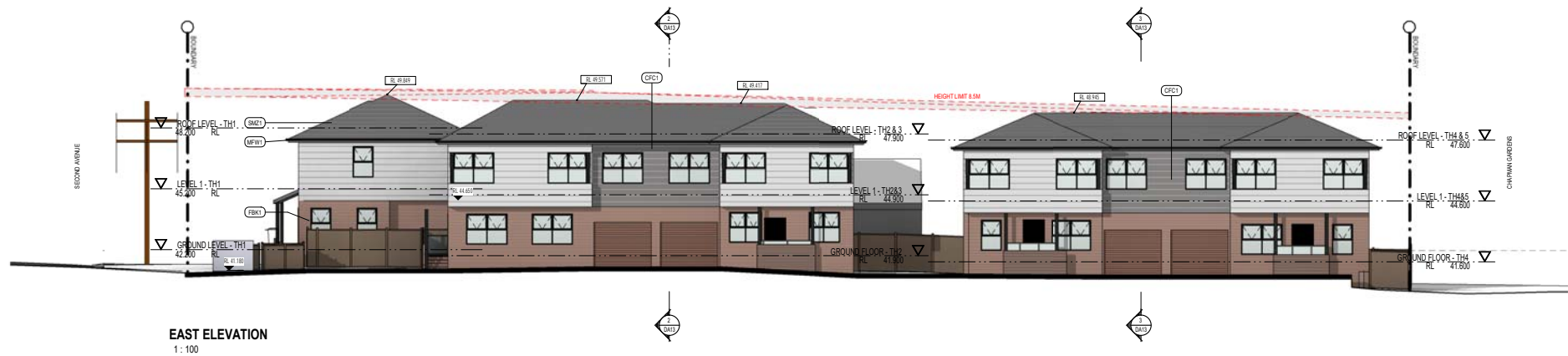


SOUTH ELEVATION TH2
1 : 100



SOUTH ELEVATION TH3
1 : 100

REVISION	DATE	AMENDMENT	LEGEND/NOTES	PROJECT	CLIENT	SHEET	OVERALL ELEVATIONS - NORTH & SOUTH	DRAWING NUMBER
PT	27/07/2020	PRELIMINARY DESIGN	BR - BEDROOM	Multi Dwelling Housing		1		DA10
PS	05/10/2020	DA SUBMISSION	CO - COMMONS/COMMONS	23 Second Avenue, Kingswood NSW 2147, Australia		2		P2
			OP - DOWNPIPE					
			E - ELECTRICAL/CONCRETE					
			RL - RELATIVE LEVEL					
			TH - TYPICAL INDICATORS					



REVISION	DATE	AMENDMENT	LEGEND/NOTES	PROJECT	CLIENT	MORSON GROUP	PROJECT ADDRESS	SHEET SIZE AT DATE	SHEET NAME	OVERALL ELEVATIONS - EAST & WEST	DRAWING NUMBER	ISSUE NO.
PT	21/09/2019	ISSUE FOR PRE DA	BR - BEDROOM	Multi Dwelling Housing			23 Second Avenue, Kingswood NSW 2147, Australia	A4			DA12	
PS	27/02/2020	PRE DA SUBMISSION	GD - GARAGE DRIVE					A4				
PS	04/10/2020	DA SUBMISSION	OP - DOWNPIPE					A4				
PS	04/10/2020	DA SUBMISSION	E - ELECTRICAL COUPLED					A4				
			FW - FIRE RISER WALL					A4				
			RL - RELATIVE LEVEL					A4				
			TI - TACTILE INDICATORS					A4				
			WATER/SEWER OUTLET					A4				
			WATER/SEWER INLET					A4				
			TOP OF ROOF					A4				
			TOP OF WALL					A4				
			MAX RAILBOX					A4				
			TI - TACTILE INDICATORS					A4				



3D VIEW - FROM CHAPMAN GARDENS



3D VIEW - FROM CHAPMAN GARDENS



3D VIEW - FROM SECOND AVENUE



3D VIEW - FROM CHAPMAN GARDENS

ISSUE	DATE	AMENDMENT	LEGEND/NOTES	PROJECT	CLIENT	MORSON GROUP	REVISIONS/CHANGES	SHEET	3D VIEWS - SHEET 1	DRAWING NUMBER
P1	21.09.2019	ISSUE FOR PRE DA	BR - BEDROOM	Multi Dwelling Housing						DA16
P2	27.02.2020	PRE DA SUBMISSION	CO - COINTEGRATED	23 Second Avenue, Kingswood NSW 2147, Australia						P3
P3	04.10.2020	DA SUBMISSION	OP - DOWNPIPE							
			E - ELECTRICAL COUPLED							
			FR - FIRE RISK RAIL							
			GA - GAS COUPLED							
			GR - GROUND GRADE							
			GW - GARAGE EXHAUST							
			HW - HOT WATER HEAT							
			IR - INFRASTRUCTURE							
			RE - RELATIVE LEVEL							
			TI - TACTILE INDICATORS							