PROPOSED RESIDENTIAL FLAT BUILDING

36-38 Rodley Avenue, Penrith, NSW, 2750

DEVELOPMENT DETAILS		
Site Area		1112m²
Gross Floor Area (GFA)		2095m²
Zoning	R4 High Density Residential	
	Allowable	Proposed
Floor Space Ratio (FSR)*	n/a	1.88:1
Total Storeys	6	6

Communal Open Space	25%	65.4m²	**5.88%**
Deep Soil Zones	7%	390m²	35%

*LEP REQUIREMENT
^SEPP 65 REQUIREMENT
REFER SHEET DA02 FOR DETAILS

UNITS TYPES

Type	Count
2B	9
2B Adaptable	3
3B	9

TOTAL APARTMENTS: 21

GROSS FLOOR AREA	
Level	Area
GROUND LEVEL	316.7 m²
LEVEL 1	396.3 m²
LEVEL 2	396.3 m²
LEVEL 3	396.3 m²
LEVEL 4	388.3 m²
LEVEL 5	201.8 m²
Grand total: 6	2095.8 m²

COMMON OPEN SPACE	
Area	% of Site
65.4 m²	5.88

DEEP SOIL AREA	
Area	% the Site
390.1 m²	34.99

CAR SPACES REQUIRED

2 Bed units: 9	9
2 Bed units Adaptable: 3	3
3 Bed units: 9	18
Visitors (1/5)	4
Service vehicles (1/40)	1
Washing bay (1/50)	1
Grand total	36

CAR SPACES - TYPES

Type	Number
Disabled - 2400w x 5400d	3
Service - 2500w x 5400d	1
STANDARD - 2500w x 5400d	29
Visitor - 2500w x 5400d	4
Grand total: 37	37

ISSUE	DATE	AMENDMENT
A	04-09-2018	DA SUBMISSION

SCALE BAR

NORTH POINT

PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING

ADDRESS
36-38 Rodley Avenue, Penrith, NSW, 2750

CLIENT
Inglow Investments Two

MORSON GROUP
NOMINATED ARCHITECT – P F MORSON REGISTRATION NUMBER 8100
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SHEET SIZE: A1
SCALE 1:-1
DATE

SHEET NAME **VIEWS AND SCHEDULES**

DRAWING NUMBER **DA01**
ISSUE NO. **A**

Compliance Schedule (SEPP65-2015 Apartment Design Guide - Design Criteria & Objectives)

	Design Criteria	Compliance	Proposal
3D-1	1. **Communal open space** has a minimum area equal to 25% of the site 2. Developments achieve a minimum of 50% **direct sunlight** 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)	- Yes	1. The Common Open Space is 65.4m² comprising 6% of the site. The Common Area is less then the required size for the site area. The units facing the south and those on ground have Terraces and Balconies which are in excess of the ADG minimums which are intended to offset the reduction in common area provided. The location and quality of the common area exceeds the requirements of the ADG and is a better design outcome as opposed to locating a complaint sized Common area at ground level in the rear corner of the site. The location of the Common Area at Level 5 being further setback from the side boundaries will have a lesser impact on the neighbouring properties. 2. Sunlight Access Requirements are unable to be met due to the location of the Common area on the roof facing the views instead of the Northern Sunlight.
3E-1	1. **Deep soil zones** are to meet the following minimum requirements: Site Area: <650m² — Min. Dimension: - — Deep Soil Zone (% of site Area): 7% 650m²-1,500m² — 3m >1,500m² — 6m	Yes	1. Deep soil zones provided well exceed the minimum requirements. The site provides for a total area of 390m² of deep soil zone or 35% of total site.
3F-1	**Separation between windows and balconies** is provided to ensure visual privacy is achieved. Min required separation distances from buildings to the side and rear boundaries are as follows: 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.	-	**Setbacks:** **Northen Boundary:** [NOTE: Street Frontage of Rodley Ave, residential housing across the road] Setback from 4.7m to 5.5m [Ground-Level 4] Setback from 8.0m to 9.1m [Level 5] **Southern Boundary:** Setback from 3.0m to 3.8m [Ground-Level 4] Setback 6.74m to 8.14 [Levels 5] **Western Boundary:** Setback from 5.0m to 7.3m [Ground-Level 4] Setback from 8.29m to 9.99m [Levels 5] **Eastern Boundary:** Setback from 5.0m to 7.3m [Ground-Level 4] Setback from 8.29m to 9.99m [Levels 5]
4A-1	1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours **direct sunlight** between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. 3. A maximum of 15% of apartments in a building receive **no direct sunlight** between 9 am and 3 pm at mid winter	Yes	1. 85.7% [18-21] of apartments receive 2 hours of direct sunlight. 3. None of the apartments receive no direct sunlight between 9am & 3pm 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 3. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Yes n/a	1. 100% [21-21] of apartments are cross-ventilated
4C-1	Measured from finished floor level to finished ceiling level, **minimum ceiling heights** are: 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.	Yes	Minimum ceiling heights are in accordance with the design criteria
4D-1	1. Apartments are required to have the following **minimum internal areas**: Apartment type / Minimum internal area Studio — 35m² 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 2. Every habitable room must have a window in an external wall with a total **minimum glass area** of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	Yes Yes	Minimal internal areas are in accordance with the design criteria
4D-2	1. Habitable room depths are limited to a maximum of 2.5 x the 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 Yes	Habitable room depths are in accordance with the design criteria
4D-3	1. Master bedrooms have a minimum area of 10m² and other bedrooms to have 9m² (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excl. wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: • 3.6m for studio and 1 bed apartments • 4m for 2 and 3 bedroom apartments	Yes Yes Yes	All bedrooms are 9m² & Master bedrooms 10m². All bedrooms have minimum dimension of 3m. All living rooms have minimum dimension of 4m.
4E-1	1. All apartments are required to have **primary balconies** as follows: 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	Yes Yes	1. Balconies provided to apartments are in accordance with this design criteria. 2. Terraces provided to apartments are in accordance with this design criteria.
4F-1	1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	Yes n/a	1. All levels provide 4 or less apartments off a circulation core.
4G-1	1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Apartment type / Storage size volume Studio — 4m³ 1 bedroom — 6m³ 2 bedroom — 8m³ 3+ bedroom — 10m³ At least 50% of the required storage is to be located within the apartment	Yes	All storage requirements are in accordance with this design criteria. Sotrage Cages are provided in the basement in addition to sorage cupboards provided within the apartment.

Design Statement (SEPP65-2015 SCHEDULE 1 - Design Quality Principles)

Principle 1: Context and Neighbourhood Character

Low-density Residential: The remaining neighbouring properties to the North, along Rodley Ave to the East, and South side of Rodley Ave, predominantly consist of low density single and two storey residential dwellings (houses and townhouses), The majority of these lots contain single low-density housing located on long rectangular lots with the short boundary addressing the street. Scattered throughout the low-density housing are some medium-density villa and townhouse developments which are generally consist of central 'gun-barrel' driveways with terraces on either side.

Short term to future growth pattern: We note the urban fabric is changing from a low-density to an urban high-density with recent legislative amendments in the Penrith LGA. To clarify, the change in scale is from a one or two storey single dwelling per lot to a 5-6 storey residential development.

Context, Neighbourhood Character and UDRP recommendations have been taken into consideration during the design. It is believed that the design responds and contributes to its context, setting a good example for the future proposed developments in the area.

Principle 2: Built Form and Scale

The design responds to its associated context (identified in Principle 1): The proposal is to construct a single tower addressing Rodley Ave. The facade is well articulated and the footprint sits well within the regular shaped site, mimicing the layout pattern of dwellings along Rodley Ave. Common open space is located on Level 5 at the rear of the property to maximise access to the views. The result is an outcome which allows cross ventilation and natural light to a large number of the units. The cross ventilation meets the minimum requirements as well as the direct sunlight between 9am & 3pm at mid winter.

UDRP panel recommended design solutions have been taken on board and integrated into the design. Facade articulation and innovation is successfully achieved through both form and colours reducing bulk and scale. The design achieves a positive outcome for built form, scale, context and neighbouring character.

R4 zoning and SEPP65 setbacks and height controls have been generally adopted in the proposal. In order to accommodate the stepping of upper storeys and for the building to be well articulated, proposed setbacks and height may vary in parts from the minimum SEPP65 requirements.
It is assumed that the proposed setbacks and heights would be found acceptable.
The highest height intrusion is the top of lift shaft at nominal 1.89m above the allowable 18m height control and has an RL 46.840. The lift shaft being centrally located within the site presents no adverse impacts on neighbouring properties.

Principle 3: Density

The Penrith LGA has recently seen an upzoning of residential areas to R4 High-Density Residential.

The subject site lies within such an area with several Development Applications having already been submitted to Council in the close proximity of Devlinits Parade and Vista Streets.

As there is no FSR control on the site, the density of the proposed development is controlled by the height limits and setbacks as per the ADG Tower Seperation Controls.

Moreover, Communal Open Spaces and Deep Soils zones in the proposed development meet the minimum requirements of the ADG, further controlling the allowable density on the site.

The proposal consists of a mixture of large 2 and 3 bedroom apartments.

It is believed that the proposed development seeks full compliance in this SEPP 65 Principle.

Principle 4: Sustainability

The Apartment Design Guide 2015 aims *to deliver improved sustainability through better traffic and transport solutions, greater building adaptability and robustness, improved energy efficiency and water sensitive urban design.*

The proposed development aims to exceed the minimum standards of the ADG 2015 wherever possible. Consideration has been given to the increased apartment areas throughout the development to facilitate future sustainable growth of Sydney's outer suburbs.

Bicycle parking has been located on basement 1 to promote the use of active transport to the Penrith area in lieu of vehicle use. (See Principle 6 for details). The development also features landscape areas in accordance with the requirements of the ADG 2015 design criteria. (See Principle 5 for details).

The development also features well designed apartments with cross ventilation and solar access to the vast majority of the apartments, and well exceeds the minimum ADG 2015 requirements. Use of awnings will reduce the energy consumption in summer months by protecting west-facing apartments and controlling the internal conditions of the apartments.

Principle 5: Landscape

Deep soil planting has been embellished along all boundaries allowing full height trees to grow and provide privacy between the neighbouring properties and potential future adjacent developments.

Due to the easmeent diversion to the western boundary canopy trees are unable to be provided in the deep soil area in this location. To compensate for this planters on structure have been provided adjacent the easement so that canopty trees can be provided to the western setback.

Deep soil pockets were maximized and replacement trees are proposed to accommodate landscaping complementing the design and street frontages.

The carparking levels have been designed to minimize the footprint but accommodate all the necessary carparking and services.

Landscaping has been maxmised through locating planters on the ground level structure and also at level; 5 to provide amenity to the Common Open Space.

Principle 6: Amenity

Penrith Progression 2015 identifies walking & cycling as a "Shaping Element" to make Penrith an Active City (Z.7).

The site is located about 1.1km walking distance to the Penrith Train Station and 0.4km to Penrith Westfields. On site Bicycle Parking has been provided to promote active transport in and around the Penrith CBD.

This design consideration is intended to improve the amenity of the internal living areas of the apartments by maximizing the amount of daylight access and natural cross ventilation, as per the ADG minimum requirements.

The apartment layouts are efficient and meet the minimum ADG requirements. 10% of the units have been provided as accessible per the NCC requirements.

Sunshading Devices have been applied to the facade to improve the internal environment of each apartment, exceeding minimum standards with regards to BASIX compliance.

The Common Open Space has been provided on Level 5 to acheive the highest degree of amenity. The Common Area has access to the best views of the proposal and features gardens and planting to provide amenity.

Principle 7: Safety

Secure pedestrian entry into the site has been logically located through the centre of the building along side the vehicle entry and expressed in the facade to read as such. Intercom access & CCTV at the entry provides security from street.
Although the pedestrian and vehicle entries a re co-located, each access point is seperated with a seperate access point.

Entry into the basement carpark is via a roller shutter control point with swipe card security to gain access

Side Fences at the building line secure the external areas of the development. Gates are provided in the side fences to allow for egress and access to services within the development such as the stormwater easement and biofiltration bed.

Principle 8: Housing Diversity & Social Interaction

Residential areas of Penrith have traditionally included a mix of detached housing (3br+) with a scattering of villa developments closer to the Penrith CBD (2br+). With the recent rezoning to R4 High-Density Residential, the proposed development aligns itself to the existing demographic while providing increase density to respond to the demands of the growing outer suburban ring of Western Sydney.

The development features a mix of 2br & 3br apartments which also responds to current market demands in the area. Located in Western Sydney, apartments prices are considerably lower than inner city equivalents which facilitates affordability by default.

Social interaction between residents of the development is enriched by the design of the lift lobbies and the Level 5 Common Area.
Lift Lobbies are pleasant spaces to interact as they are Open at 2 sides with views to the outside world and direct connection to the lift access point.

Principle 9: Aesthetics

The character of the building reflects the context in which it is located (as identified in Principle 1).

Rodley Ave frontage is set in a moderately quiet residential context. The composition of facade elements is sympathetic to the scale of the surrounding residential houses and lower scale buildings.

The combination of facade articulation and landcsaping successfully emphasize the building entry.

The facades of the building define a hierarchy for the site. Rodley Ave facade is primary and the facades looking to the side setbacks maintain a secondary role. However, through materials & facade articulation & colour, both facades pursue rationality, clarity, proportion and rhythm which results in a simple elegance (values frequently lost).

THERMAL PERFORMANCE SPECIFICATIONS: (20331 – 36 Rodley Ave)

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 1, at the time of building.
This includes New South Wales Part J(A). Specifically:

- Building thermal construction is in accordance with part J1.2
- loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
- where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)
- Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
- Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
- Any new mechanical ventilation system is installed in accordance with Part J5.3
- Any new miscellaneous exhaust system is installed in accordance with Part J5.4
- Any new heated water system is installed in accordance Part J7.2
- Energy monitoring equipment is installed in accordance Part J8.3

WINDOWS (total product specification – glass + frame)
U-value 6.70 (or less than) & SHGC 0.70 (+/-5%) (Default: Plain Glass in AL. frame)

EXTERNAL WALL (Medium colour)
Brick Veneer – R2.5 – 90mm thick Bulk insulation with reflective airgap

INTERNAL WALL
Cavity Panel/Concrete – No Insulation
Partition walls – No thermal insulation required

EXTERNAL FLOOR
Concrete Slab on Ground – No insulation
Suspended Concrete (above Basement areas) – R1.3 Bulk insulation

EXTERNAL CEILING/ROOF (Medium colour)
Concrete / Plasterboard – R1.3 bulk insulation (where roofspace or balcony above)

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)

ISSUE	DATE	AMENDMENT
A	04-09-2018	DA SUBMISSION

SCALE BAR | NORTH POINT

PROJECT: **PROPOSED RESIDENTIAL FLAT BUILDING**
ADDRESS: 36-38 Rodley Avenue, Penrith, NSW, 2750
CLIENT: Inglow Investments Two

MORSON GROUP
NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100
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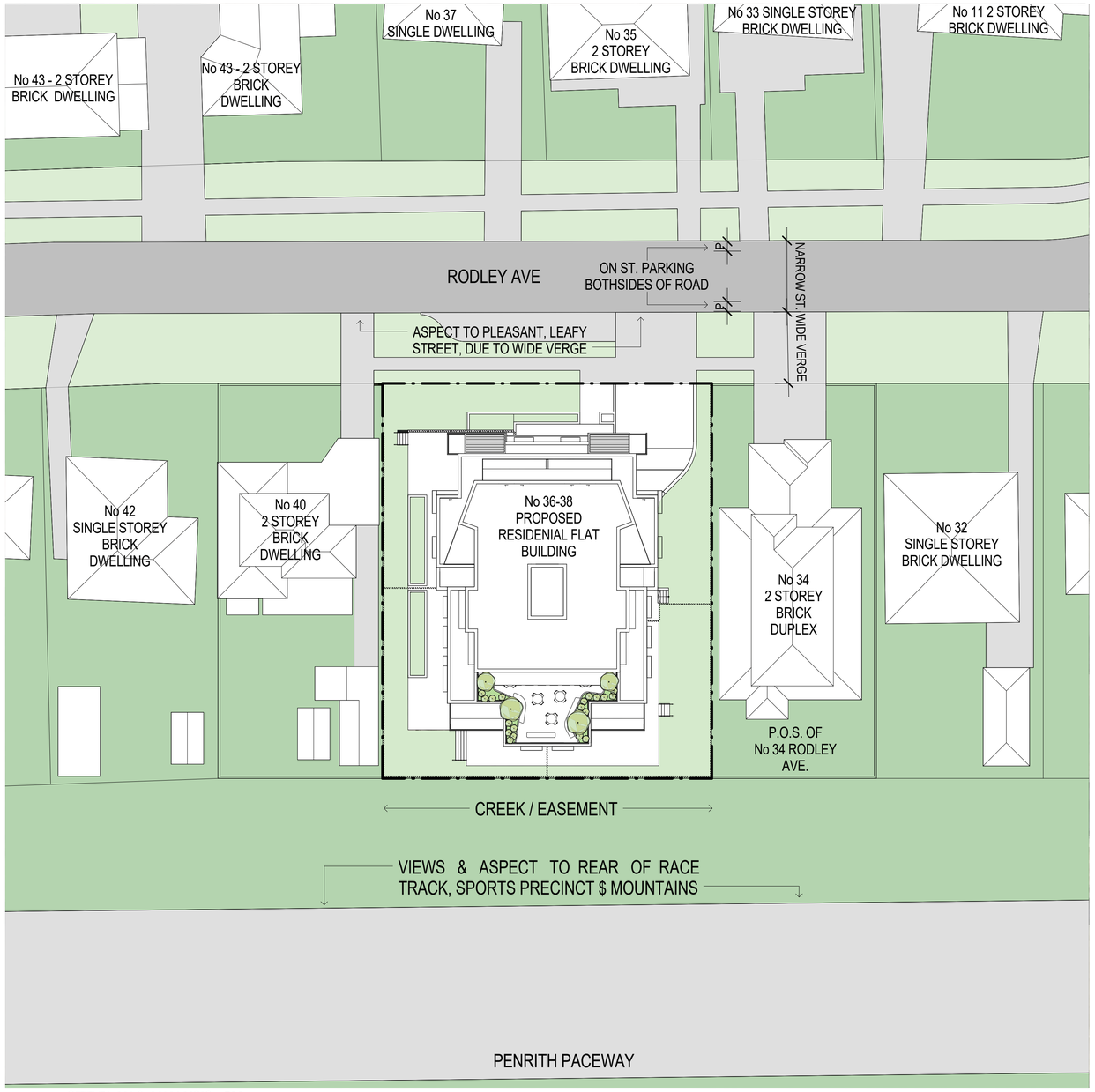
SHEET SIZE: A1
SCALE | DATE

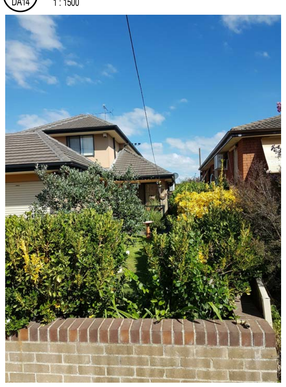
SHEET NAME: **SEPP 65 COMPLIANCE SUMMARY & DESIGN STATEMENT**

DRAWING NUMBER: **DA02**
ISSUE NO.: **A**

1 DA14 **SITE PLAN - 1500**
1 : 1500

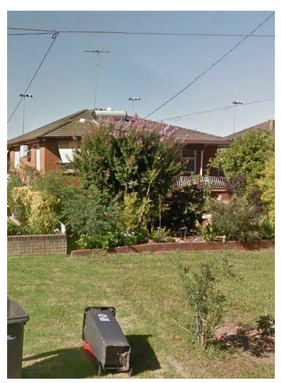


2 DA14 **SITE PLAN & ANALYSIS - 500**
1 : 250

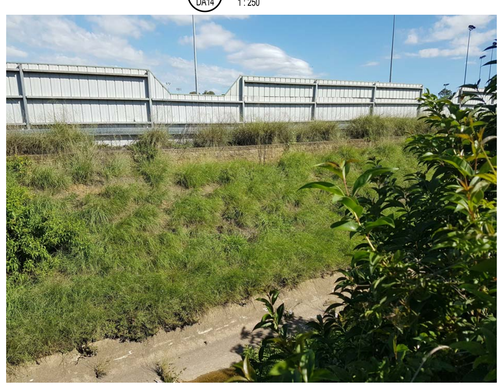


No 36 & No 34 BOUNDARY

No 36 EASTERN BOUNDARY



No 36 FROM RODLEY ST



CREEK

No 38 WESTERN BOUNDARY

No 38 & No 40 SIDE BOUNDARY

No 38 & No 40 SIDE BOUNDARY

ISSUE	DATE	AMENDMENT
A	04-09-2018	DA SUBMISSION

SCALE BAR

NORTH POINT

PROJECT
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ADDRESS
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CLIENT
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SHEET SIZE: A1
SCALE As indicated
DATE

SHEET NAME **SITE PLAN**

DRAWING NUMBER **DA04**
ISSUE NO. **A**

RODLEY AV

KERB INLET PIT

SEALED PIT

SEALED PIT
SL 26.87

POWER POLE

TELSTRA PIT

1826

COUNCIL DREANAGE EASETMENT
(1.826 WIDE)

COMPLETLEY
DEMOLISH ALL
PAVING SLABS &
DRIVEWAYS

DP33490
LOT 59

DP33490
LOT 58

COMPLETLEY
DEMOLISH ALL
PAVING SLABS &
DRIVEWAYS

COMPLETLEY DEMOLISH
EXISTING RESIDENCE
DOWN TO FOOTINGS.
CAP OFF ALL SERVICES

COMPLETLEY DEMOLISH
EXISTING RESIDENCE
DOWN TO FOOTINGS.
CAP OFF ALL SERVICES

21

COMPLETLEY
DEMOLISH ALL PAVING
SLABS & DRIVEWAYS

1826

COMPLETLEY
DEMOLISH ALL
PAVING SLABS &
DRIVEWAYS

COMPLETLEY DEMOLISH ALL
EXISTING GARAGES,
CARPORTYS & OUTBUILDINGS
DOWN TO FOOTINGS

CREEK

NOTE:

1. ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001(THE DEMOLITION OF STRUCTURES)

2. 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 & ALLOWED FOR ALL DEMOLITION INCLUDING SUNDRY WORKS NOT INDICATED ON THIS DRAWING THAT ARE REQUIRED IN ORDER TO CONSTRUCT THE WORKS.

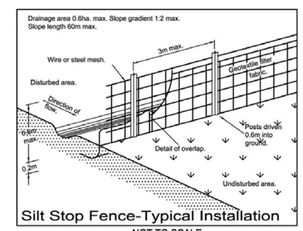
SEDIMENT & EROSION CONTROL

1. THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES TO THE COUNCIL'S SPECIFICATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND DURING CONSTRUCTION.

2. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN A SATISFACTORY WORKING ORDER DURING THE CONSTRUCTION PERIOD. INSPECTIONS OF THESE DEVICES SHALL BE CARRIED OUT AFTER EACH STORM. REPAIRS AND/OR DE-CLOGGING SHALL BE CARRIED OUT TO ENSURE PROPER OPERATION OF THE DEVICE.

3. STORAGE OF MATERIALS AND EQUIPMENT SHALL BE WITHIN SEDIMENT CONTROLLED AREAS.

4. REMOVE SILT STOP FENCING AND DRAINAGE STRUCTURE SEDIMENT CONTROL TRAPS AFTER VEGETATION IS ESTABLISHED.



NOT TO SCALE

ISSUE	DATE	AMENDMENT
A	04-09-2018	DA SUBMISSION

LEGEND
NEW WALL/WORK
EXISTING WALL
DEMOLITION
TREE TO BE REMOVED
TREE TO BE RETAINED
NEW PLANTING
RL PROPOSED LEVEL

0 1 2 3 4 5 7 10m
SCALE BAR

NORTH
NORTH POINT

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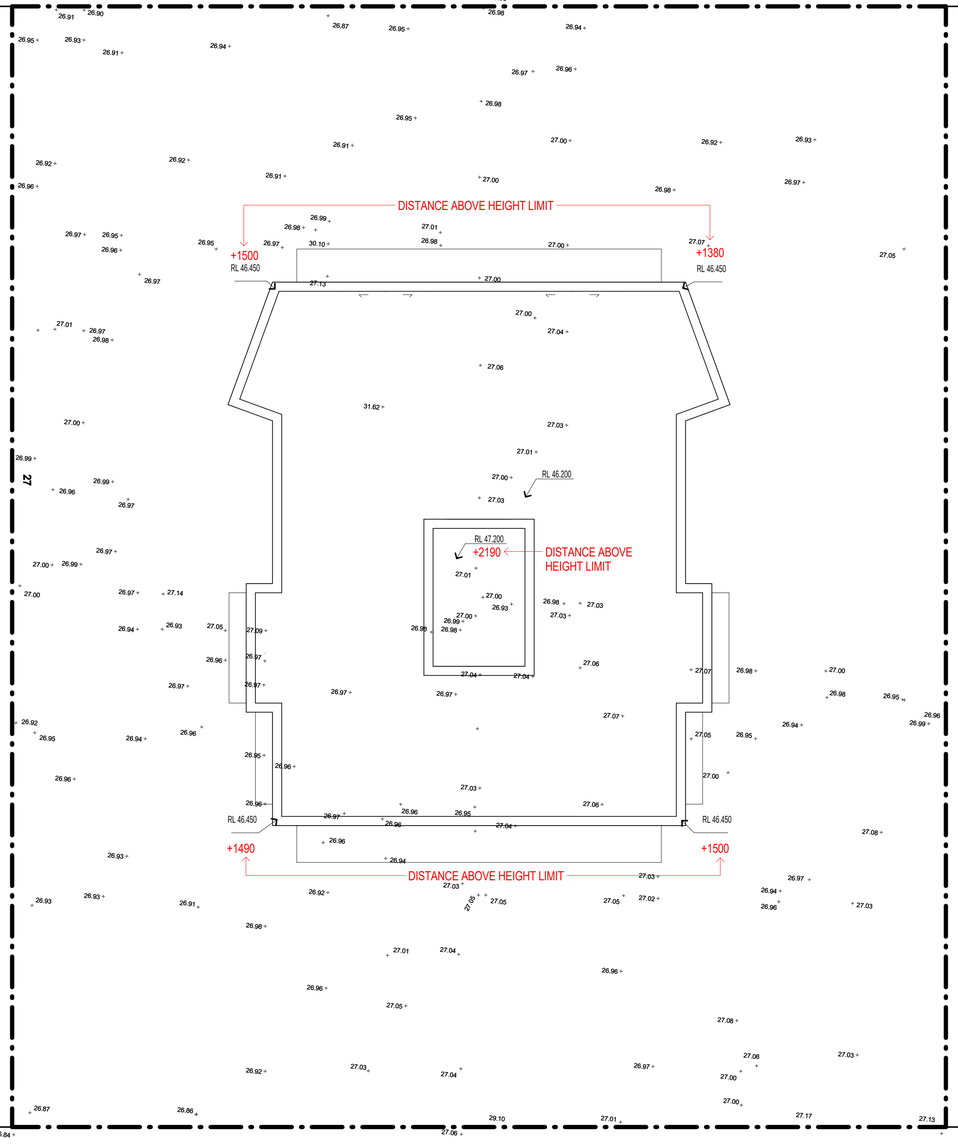
SHEET SIZE: A1
SCALE 1 : 100
DATE

SHEET NAME: DEMOLITION PLAN

DRAWING NUMBER: DA05
ISSUE NO.: A

RODLEY AVE



Penirth City Council Flood Level Report:
-The 1% AEP local overland flow flood level affecting the above property is estimated to be RL 27.1m AHD
-Property less than 0.5m above the 1% AEP flood level (27.6m) is subject to Penirth Development Control Plan 2014.
-Street RL=26.95m

Owing to Flood level issues the building must be placed 650mm above the street RL (26.950mm).

Floor to floor height is 3.10m instead of 3m in order to guarantee 2.7m height clearance. 3.10m x 6 = 18.60m, what exceeds 600mm the height limit.

Hob (above roof slab)= 200mm

Conclusion: 650mm + 600mm + 200mm = 1450mm above the height limit

NATURAL GROUND LEVELS

ISSUE	DATE	AMENDMENT
A	04-09-2018	DA SUBMISSION

0 1 2 3 4 5 7 10m
SCALE BAR

NORTH
NORTH POINT

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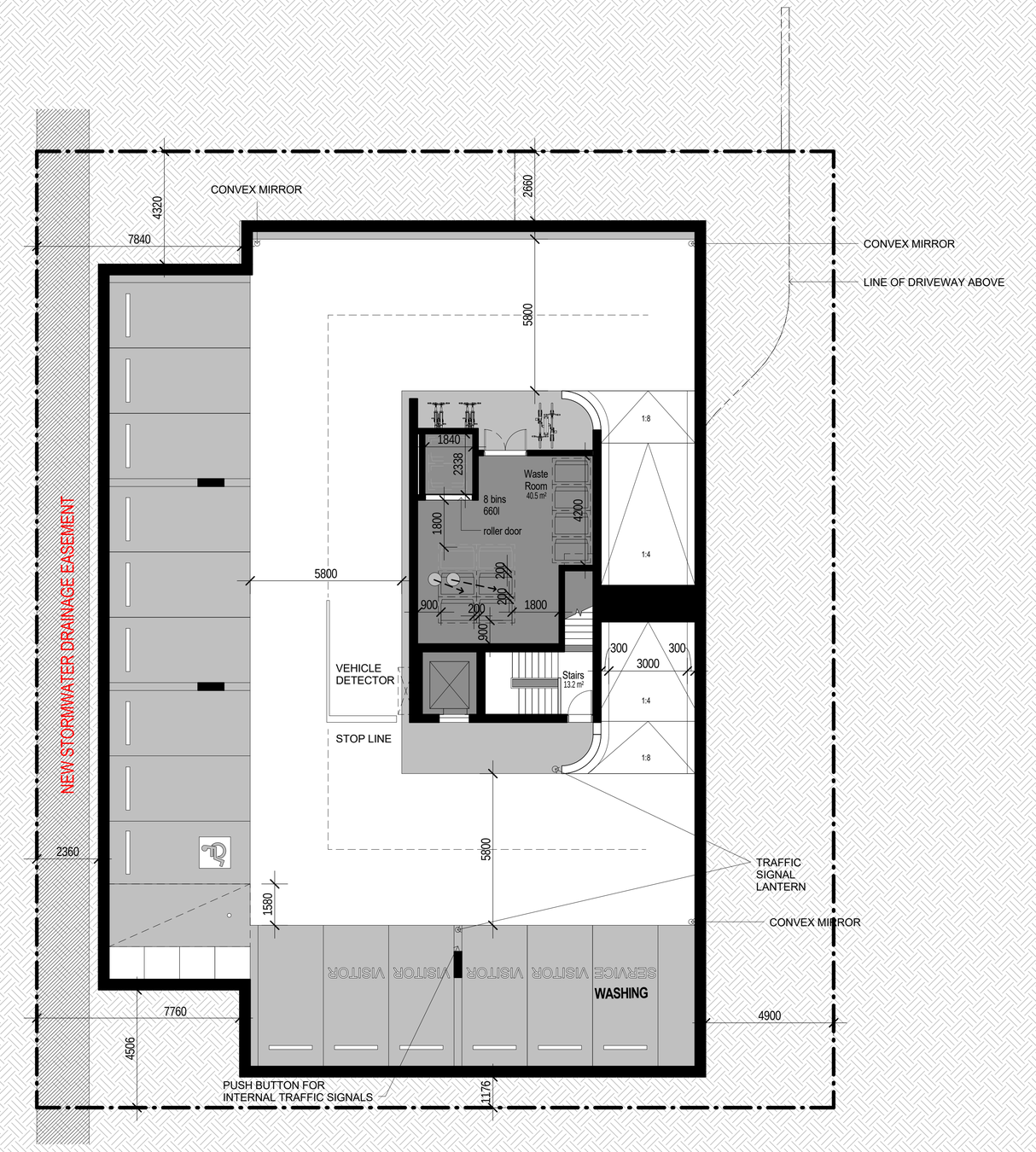
SHEET SIZE: A1
SCALE 1 : 100
DATE

SHEET NAME **ROOF**

DRAWING NUMBER **DA11**
ISSUE NO. **A**



ISSUE	DATE	AMENDMENT
A	04-09-2018	DA SUBMISSION

0 1 2 3 4 5 7 10m

SCALE BAR

NORTH

NORTH POINT

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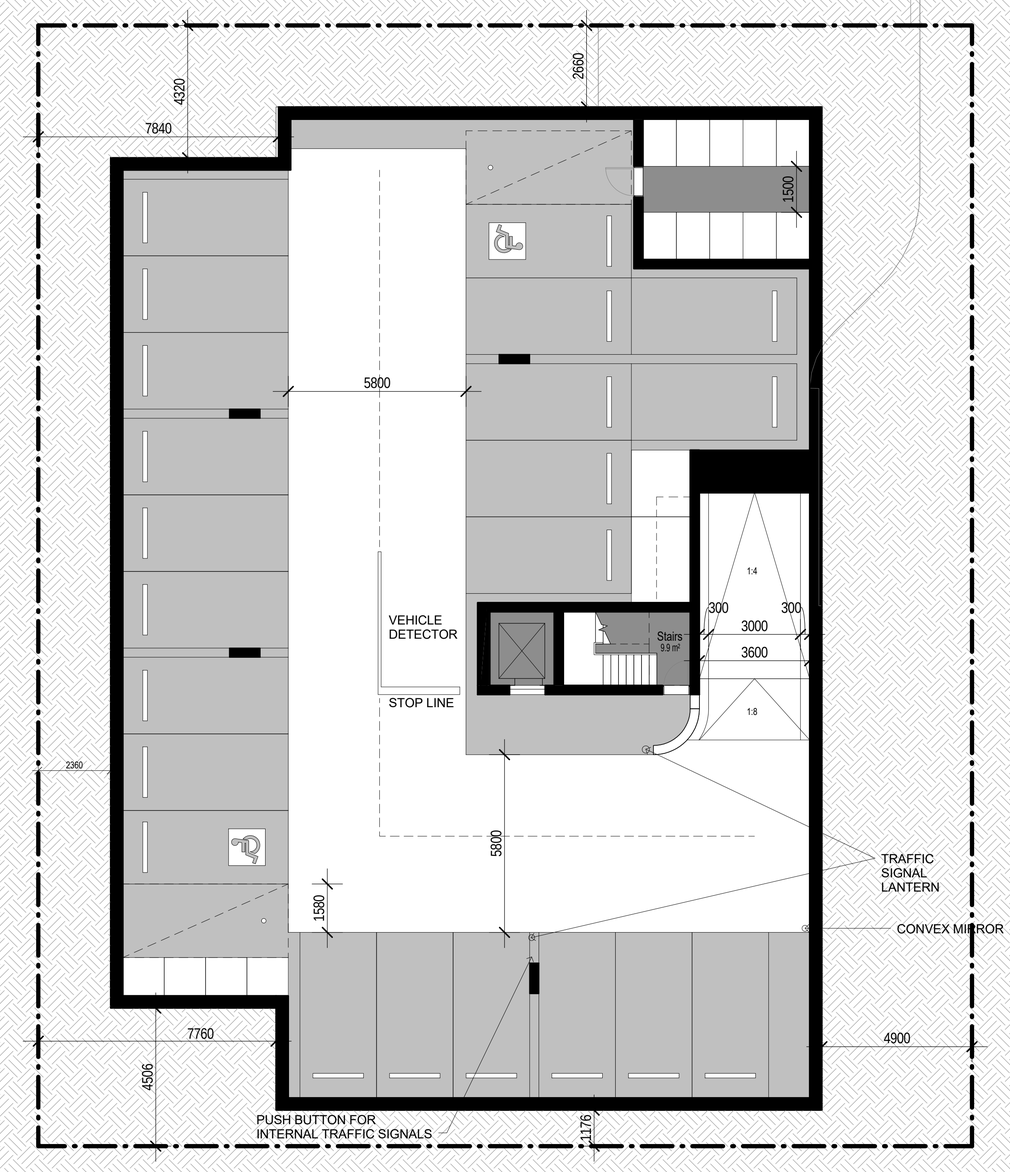
SHEET SIZE: A1
SCALE 1 : 100
DATE

SHEET NAME **BASEMENT 1**

DRAWING NUMBER **DA12**

ISSUE NO. **A**



ISSUE	DATE	AMENDMENT
A	04-09-2018	DA SUBMISSION

0 1 2 3 4 5 7 10m
SCALE BAR

NORTH
NORTH POINT

PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING

ADDRESS
36-38 Rodley Avenue, Penrith, NSW, 2750

CLIENT
Inglow Investments Two

MORSON GROUP
NOMINATED ARCHITECT - P F MORSON
REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com
(02) 9380 4946
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE 1 : 100
DATE

SHEET NAME **BASEMENT 2**

DRAWING NUMBER **DA13**
ISSUE NO. **A**

THERMAL PERFORMANCE SPECIFICATIONS: **(20331 – 36 Rodley Ave)**

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 1, at the time of building. This includes New South Wales Part J(A). Specifically:

- Building thermal construction is in accordance with part J1.2
- loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
- where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)
- Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
- Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
- Any new mechanical ventilation system is installed in accordance with Part J5.3
- Any new miscellaneous exhaust system is installed in accordance with Part J5.4
- Any new heated water system is installed in accordance Part J7.2
- Energy monitoring equipment is installed in accordance Part J8.3

WINDOWS (total product specification – glass + frame)
U-value 6.70 (or less than) & SHGC 0.70 (+/-5%) (Default: Plain Glass in AL. frame)

EXTERNAL WALL (Medium colour)
Brick Veneer – R2.5 – 90mm thick Bulk insulation with reflective airgap

INTERNAL WALL
Cavity Panel/Concrete – No Insulation
Partition walls – No thermal insulation required

EXTERNAL FLOOR
Concrete Slab on Ground – No insulation
Suspended Concrete (above Basement areas) – R1.3 Bulk insulation

EXTERNAL CEILING/ROOF (Medium colour)
Concrete / Plasterboard – R1.3 bulk insulation (where roofspace or balcony above)

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)

FB01 AB-Bricks-Neutral Red 230x76-110-240-NSW

FB02 AB-Bricks-BowralBrahmanGranite 230x76-110-240-NAT

FB03 AB-Bricks-ExpressionsBlackstone 230x76-110-240-NAT

PT04 BALCONIES PAINTED FINISH DULUX_DOMINO

PT05 AWNING PAINTED FINISH DULUX_FAIR BIANCA HALF

PC06 ALUMINIUM FRAMED WINDOW & DOORS COLORBOND_MONUMENT

PC07 ALUMINIUM FRAMED FENCE COLORBOND_SHALE GREY

ISSUE	DATE	AMENDMENT
A	04-09-2018	DA SUBMISSION

0 1 2 3 4 5 7 10m
SCALE BAR

NORTH POINT

PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING

ADDRESS
36-38 Rodley Avenue, Penrith, NSW, 2750

CLIENT
Inglow Investments Two

MORSON GROUP

NOMINATED ARCHITECT – P F MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com
(02) 9380 4944
PO Box 170, Ports Point, NSW 1335

SHEET SIZE: A1
SCALE
As indicated
DATE

SHEET NAME **ELEVATION NORTH**

DRAWING NUMBER **DA14**
ISSUE NO. **A**

THERMAL PERFORMANCE SPECIFICATIONS: **(20331 – 36 Rodley Ave)**

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 1, at the time of building. This includes New South Wales Part J(A). Specifically:

- Building thermal construction is in accordance with part J1.2
- loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
- where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)
- Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
- Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
- Any new mechanical ventilation system is installed in accordance with Part J5.3
- Any new miscellaneous exhaust system is installed in accordance with Part J5.4
- Any new heated water system is installed in accordance Part J7.2
- Energy monitoring equipment is installed in accordance Part J8.3

WINDOWS (total product specification – glass + frame)
U-value 6.70 (or less than) & SHGC 0.70 (+/-5%) (Default: Plain Glass in AL. frame)

EXTERNAL WALL (Medium colour)
Brick Veneer – R2.5 – 90mm thick Bulk insulation with reflective airgap

INTERNAL WALL
Cavity Panel/Concrete – No Insulation
Partition walls – No thermal insulation required

EXTERNAL FLOOR
Concrete Slab on Ground – No insulation
Suspended Concrete (above Basement areas) – R1.3 Bulk insulation

EXTERNAL CEILING/ROOF (Medium colour)
Concrete / Plasterboard – R1.3 bulk insulation (where roofspace or balcony above)

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)

FB01 AB-Bricks-Neutral Red 230x76-110-240-NSW

FB02 AB-Bricks-BowralBrahmanGranite 230x76-110-240-NAT

FB03 AB-Bricks-ExpressionsBlackstone 230x76-110-240-NAT

PT04 BALCONIES PAINTED FINISH DULUX_DOMINO

PT05 AWNING PAINTED FINISH DULUX_FAIR BIANCA HALF

PC06 ALUMINIUM FRAMED WINDOW & DOORS COLORBOND_MONUMENT

PC07 ALUMINIUM FRAMED FENCE COLORBOND_SHALE GREY

ISSUE	DATE	AMENDMENT
A	04-09-2018	DA SUBMISSION

0 1 2 3 4 5 7 10m
SCALE BAR

NORTH POINT

PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING

ADDRESS
36-38 Rodley Avenue, Penrith, NSW, 2750

CLIENT
Inglow Investments Two

MORSON GROUP
NOMINATED ARCHITECT – P F MORSON REGISTRATION NUMBER 8100
ACN 139 480 056, ABN 41 139 480 056
www.morsongroup.com
(02) 9380 4946
PO Box 170, Forts Point, NSW 1335

SHEET SIZE: A1
SCALE As indicated
DATE

SHEET NAME **ELEVATION SOUTH**

DRAWING NUMBER **DA15**
ISSUE NO. **A**

THERMAL PERFORMANCE SPECIFICATIONS: **(20331 – 36 Rodley Ave)**

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 1, at the time of building. This includes New South Wales Part J(A). Specifically:

- Building thermal construction is in accordance with part J1.2
- loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
- where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)
- Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
- Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
- Any new mechanical ventilation system is installed in accordance with Part J5.3
- Any new miscellaneous exhaust system is installed in accordance with Part J5.4
- Any new heated water system is installed in accordance Part J7.2
- Energy monitoring equipment is installed in accordance Part J8.3

WINDOWS (total product specification – glass + frame)
U-value 6.70 (or less than) & SHGC 0.70 (+/-5%) (Default: Plain Glass in AL. frame)

EXTERNAL WALL (Medium colour)
Brick Veneer – R2.5 – 90mm thick Bulk insulation with reflective airgap

INTERNAL WALL
Cavity Panel/Concrete – No Insulation
Partition walls – No thermal insulation required

EXTERNAL FLOOR
Concrete Slab on Ground – No insulation
Suspended Concrete (above Basement areas) – R1.3 Bulk insulation

EXTERNAL CEILING/ROOF (Medium colour)
Concrete / Plasterboard – R1.3 bulk insulation (where roofspace or balcony above)

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)

FB01 AB-Bricks-Neutral Red 230x76-110-240-NSW

FB02 AB-Bricks-BowralBrahmanGranite 230x76-110-240-NAT

FB03 AB-Bricks-ExpressionsBlackstone 230x76-110-240-NAT

PT04 BALCONIES PAINTED FINISH DULUX_DOMINO

PT05 AWNING PAINTED FINISH DULUX_FAIR BIANCA HALF

PC06 ALUMINIUM FRAMED WINDOW & DOORS COLORBOND_MONUMENT

PC07 ALUMINIUM FRAMED FENCE COLORBOND_SHALE GREY

ISSUE	DATE	AMENDMENT
A	04-09-2018	DA SUBMISSION

0 1 2 3 4 5 7 10m
SCALE BAR NORTH POINT

PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING

ADDRESS
36-38 Rodley Avenue, Penrith, NSW, 2750

CLIENT
Inglow Investments Two

MORSON GROUP
NOMINATED ARCHITECT – P F MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com
(02) 9380 4946
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE As indicated
DATE

SHEET NAME **ELEVATION WEST**

DRAWING NUMBER **DA16**
ISSUE NO. **A**

THERMAL PERFORMANCE SPECIFICATIONS: **(20331 – 36 Rodley Ave)**

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 1, at the time of building. This includes New South Wales Part J(A). Specifically:

- Building thermal construction is in accordance with part J1.2
- loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
- where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)
- Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
- Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
- Any new mechanical ventilation system is installed in accordance with Part J5.3
- Any new miscellaneous exhaust system is installed in accordance with Part J5.4
- Any new heated water system is installed in accordance Part J7.2
- Energy monitoring equipment is installed in accordance Part J8.3

WINDOWS (total product specification – glass + frame)
U-value 6.70 (or less than) & SHGC 0.70 (+/-5%) (Default: Plain Glass in AL. frame)

EXTERNAL WALL (Medium colour)
Brick Veneer – R2.5 – 90mm thick Bulk insulation with reflective airgap

INTERNAL WALL
Cavity Panel/Concrete – No Insulation
Partition walls – No thermal insulation required

EXTERNAL FLOOR
Concrete Slab on Ground – No insulation
Suspended Concrete (above Basement areas) – R1.3 Bulk insulation

EXTERNAL CEILING/ROOF (Medium colour)
Concrete / Plasterboard – R1.3 bulk insulation (where roofspace or balcony above)

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)

FB01 AB-Bricks-Neutral Red 230x76-110-240-NSW

FB02 AB-Bricks-BowralBrahmanGranite 230x76-110-240-NAT

FB03 AB-Bricks-ExpressionsBlackstone 230x76-110-240-NAT

PT04 BALCONIES PAINTED FINISH DULUX_DOMINO

PT05 AWNING PAINTED FINISH DULUX_FAIR BIANCA HALF

PC06 ALUMINIUM FRAMED WINDOW & DOORS COLORBOND_MONUMENT

PC07 ALUMINIUM FRAMED FENCE COLORBOND_SHALE GREY

ISSUE	DATE	AMENDMENT
A	04-09-2018	DA SUBMISSION

0 1 2 3 4 5 7 10m
SCALE BAR

NORTH POINT

PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING

ADDRESS
36-38 Rodley Avenue, Penrith, NSW, 2750

CLIENT
Inglow Investments Two

MORSON GROUP
NOMINATED ARCHITECT – P F MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com
(02) 9380 4944
PO Box 170, Ports Point, NSW 1335

SHEET SIZE: A1
SCALE As indicated
DATE

SHEET NAME **ELEVATION EAST**

DRAWING NUMBER **DA17**
ISSUE NO. **A**

THERMAL PERFORMANCE SPECIFICATIONS: **(20331 – 36 Rodley Ave)**

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 1, at the time of building. This includes New South Wales Part J(A). Specifically:

- Building thermal construction is in accordance with part J1.2
- loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
- where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)
- Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
- Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
- Any new mechanical ventilation system is installed in accordance with Part J5.3
- Any new miscellaneous exhaust system is installed in accordance with Part J5.4
- Any new heated water system is installed in accordance Part J7.2
- Energy monitoring equipment is installed in accordance Part J8.3

WINDOWS (total product specification – glass + frame)
U-value 6.70 (or less than) & SHGC 0.70 (+/-5%) (Default: Plain Glass in AL. frame)

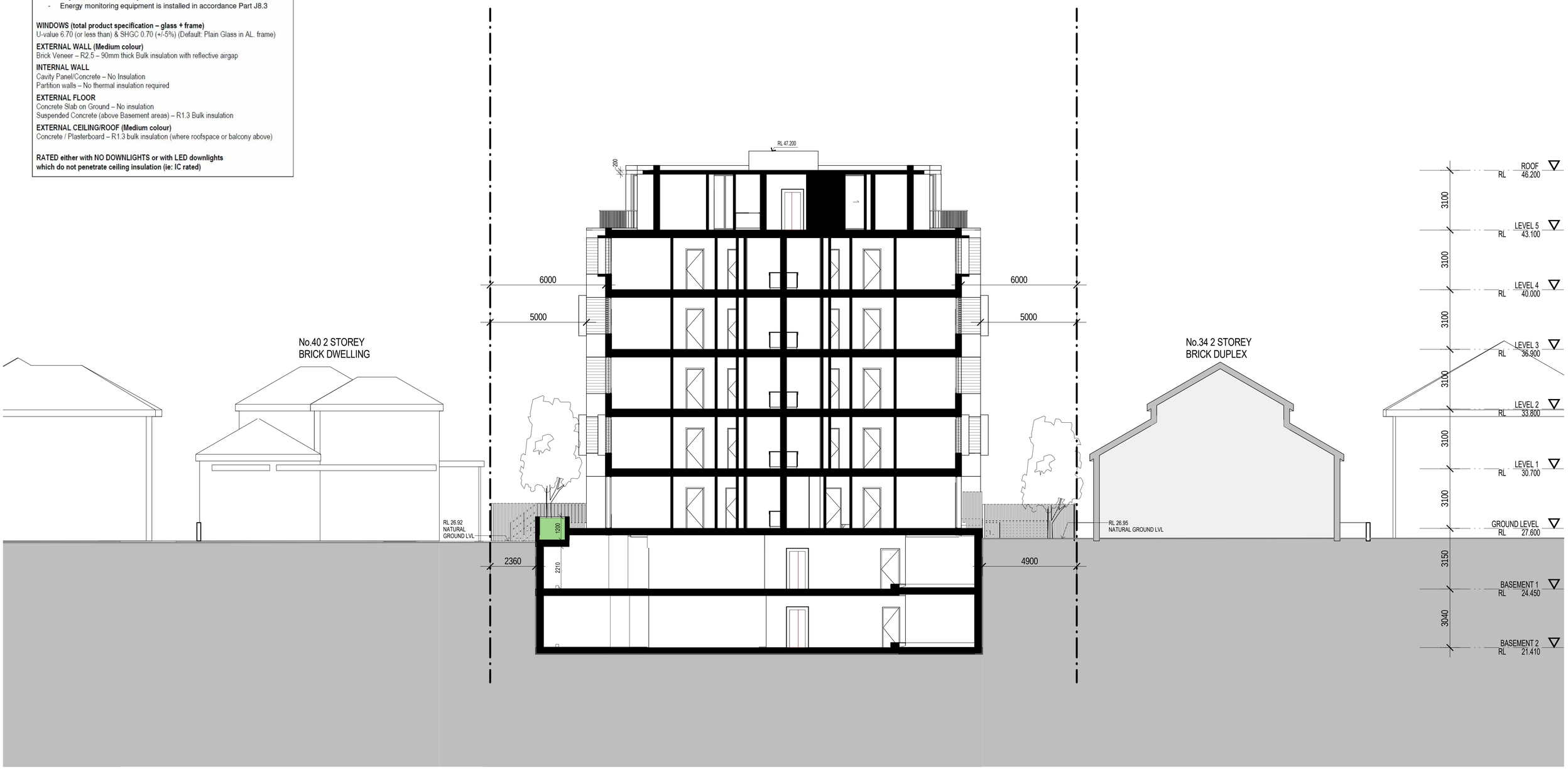
EXTERNAL WALL (Medium colour)
Brick Veneer – R2.5 – 90mm thick Bulk insulation with reflective airgap

INTERNAL WALL
Cavity Panel/Concrete – No Insulation
Partition walls – No thermal insulation required

EXTERNAL FLOOR
Concrete Slab on Ground – No insulation
Suspended Concrete (above Basement areas) – R1.3 Bulk insulation

EXTERNAL CEILING/ROOF (Medium colour)
Concrete / Plasterboard – R1.3 bulk insulation (where roofspace or balcony above)

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)



ISSUE	DATE	AMENDMENT
A	04-09-2018	DA SUBMISSION

0 1 2 3 4 5 7 10m
SCALE BAR NORTH POINT

PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING

ADDRESS
36-38 Rodley Avenue, Penrith, NSW, 2750

CLIENT
Inglow Investments Two

MORSON GROUP
NOMINATED ARCHITECT: - P F MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com
(02) 9380 4946
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE 1 : 100
DATE

SHEET NAME **SECTION 1**

DRAWING NUMBER **DA18**
ISSUE NO. **A**

THERMAL PERFORMANCE SPECIFICATIONS: **(20331 – 36 Rodley Ave)**

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 1, at the time of building. This includes New South Wales Part J(A). Specifically:

- Building thermal construction is in accordance with part J1.2
- loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
- where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)
- Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
- Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
- Any new mechanical ventilation system is installed in accordance with Part J5.3
- Any new miscellaneous exhaust system is installed in accordance with Part J5.4
- Any new heated water system is installed in accordance Part J7.2
- Energy monitoring equipment is installed in accordance Part J8.3

WINDOWS (total product specification – glass + frame)
U-value 6.70 (or less than) & SHGC 0.70 (+/-5%) (Default: Plain Glass in AL. frame)

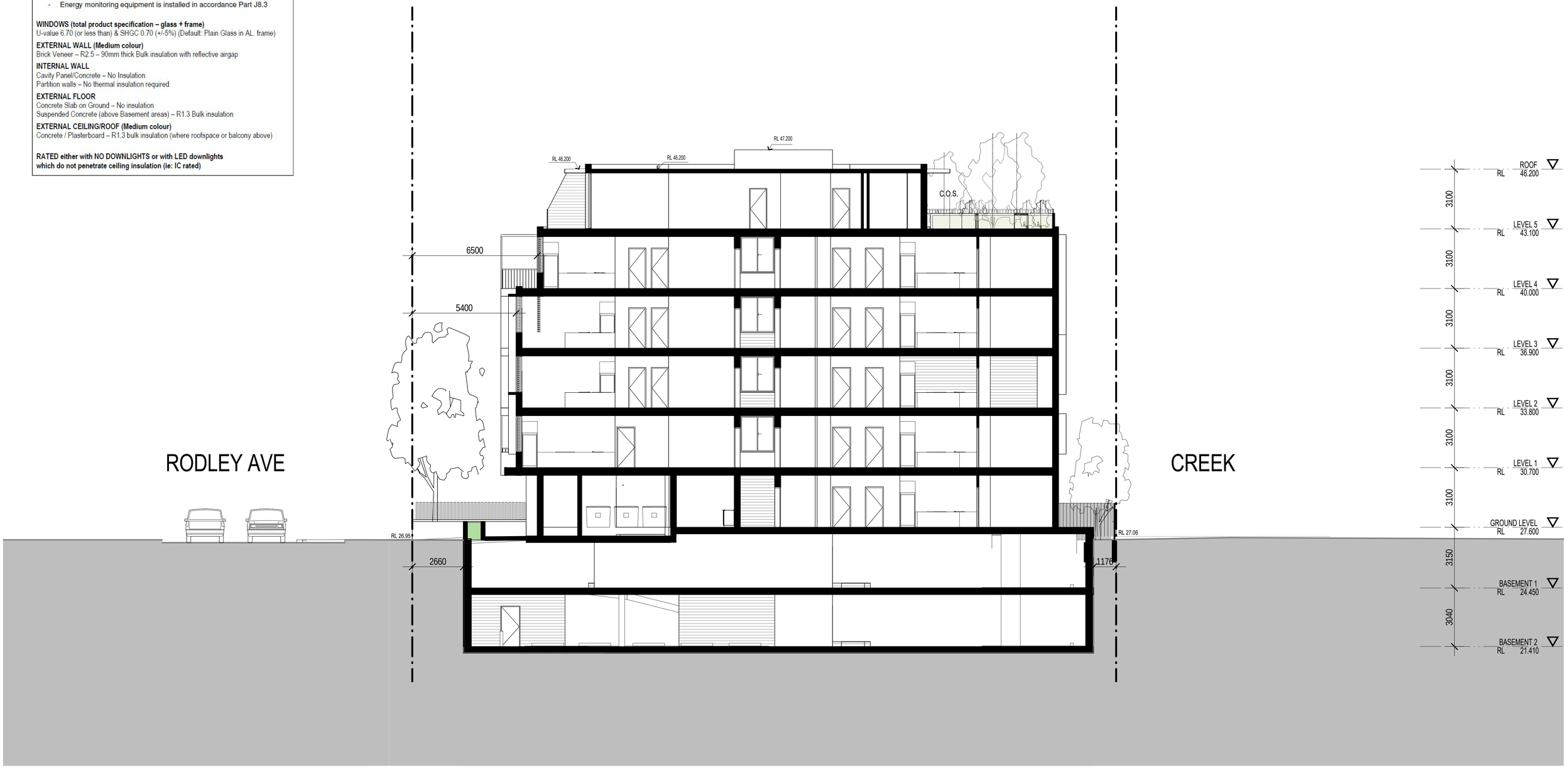
EXTERNAL WALL (Medium colour)
Brick Veneer – R2.5 – 90mm thick Bulk insulation with reflective airgap

INTERNAL WALL
Cavity Panel/Concrete – No Insulation
Partition walls – No thermal insulation required

EXTERNAL FLOOR
Concrete Slab on Ground – No insulation
Suspended Concrete (above Basement areas) – R1.3 Bulk insulation

EXTERNAL CEILING/ROOF (Medium colour)
Concrete / Plasterboard – R1.3 bulk insulation (where roofspace or balcony above)

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)



ISSUE	DATE	AMENDMENT
A	04-09-2018	DA SUBMISSION

0 1 2 3 4 5 7 10m
SCALE BAR NORTH POINT

PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING

ADDRESS
36-38 Rodley Avenue, Penrith, NSW, 2750

CLIENT
Inglow Investments Two

MORSON GROUP

NOMINATED ARCHITECT – P F MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com
(02) 9380 4949
PO Box 170, Ports Point, NSW 1335

SHEET SIZE: A1
SCALE 1 : 100
DATE

SHEET NAME **SECTION 2**

DRAWING NUMBER **DA19**
ISSUE NO. **A**

THERMAL PERFORMANCE SPECIFICATIONS: **(20331 – 36 Rodley Ave)**

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 1, at the time of building. This includes New South Wales Part J(A). Specifically:

- Building thermal construction is in accordance with part J1.2
- loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
- where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)
- Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
- Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
- Any new mechanical ventilation system is installed in accordance with Part J5.3
- Any new miscellaneous exhaust system is installed in accordance with Part J5.4
- Any new heated water system is installed in accordance Part J7.2
- Energy monitoring equipment is installed in accordance Part J8.3

WINDOWS (total product specification – glass + frame)
U-value 6.70 (or less than) & SHGC 0.70 (+/-5%) (Default: Plain Glass in AL. frame)

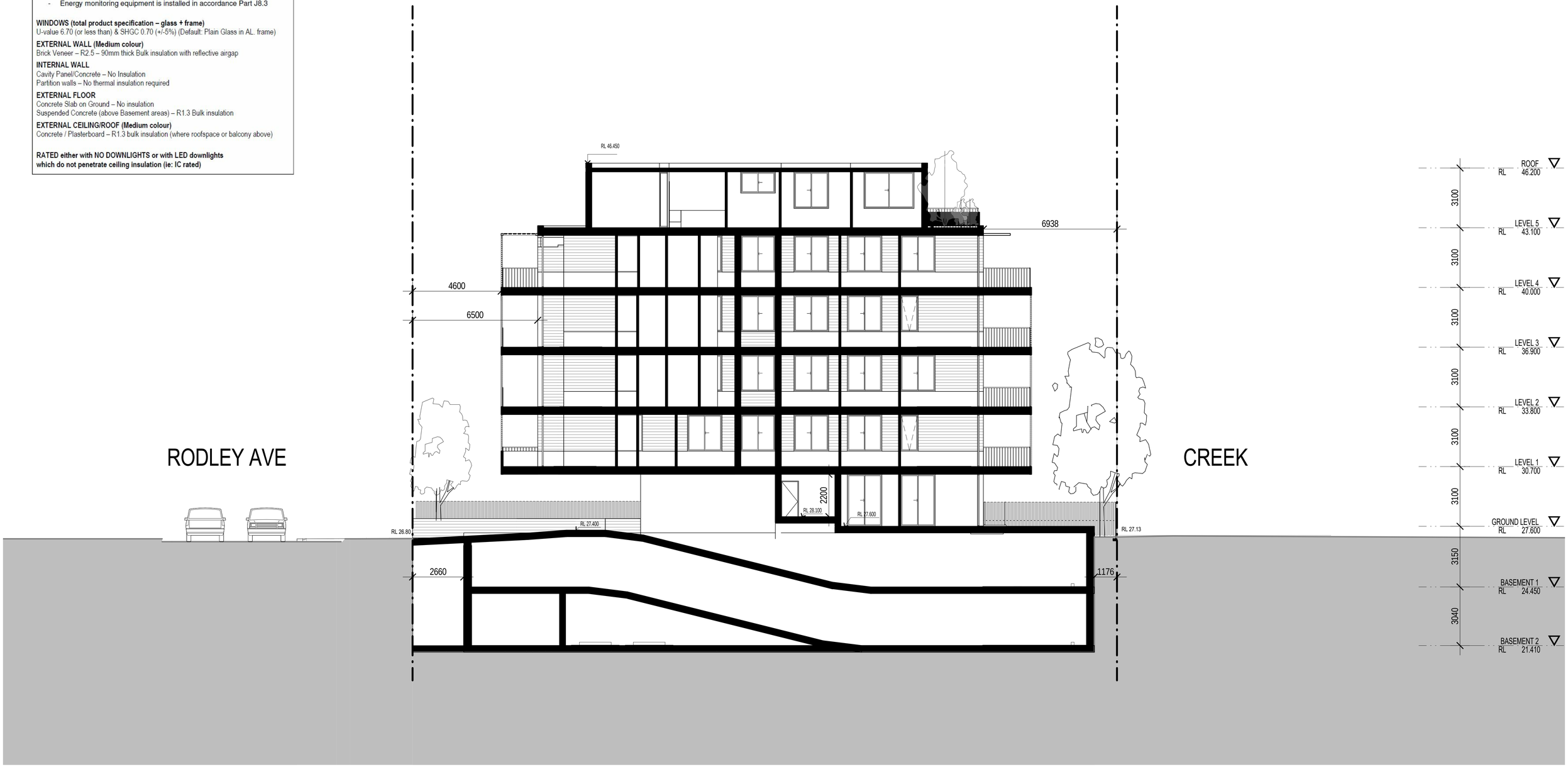
EXTERNAL WALL (Medium colour)
Brick Veneer – R2.5 – 90mm thick Bulk insulation with reflective airgap

INTERNAL WALL
Cavity Panel/Concrete – No Insulation
Partition walls – No thermal insulation required

EXTERNAL FLOOR
Concrete Slab on Ground – No insulation
Suspended Concrete (above Basement areas) – R1.3 Bulk insulation

EXTERNAL CEILING/ROOF (Medium colour)
Concrete / Plasterboard – R1.3 bulk insulation (where roofspace or balcony above)

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)



ISSUE	DATE	AMENDMENT
A	04-09-2018	DA SUBMISSION

0 1 2 3 4 5 7 10m
SCALE BAR NORTH POINT

PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING

ADDRESS
36-38 Rodley Avenue, Penrith, NSW, 2750

CLIENT
Inglow Investments Two

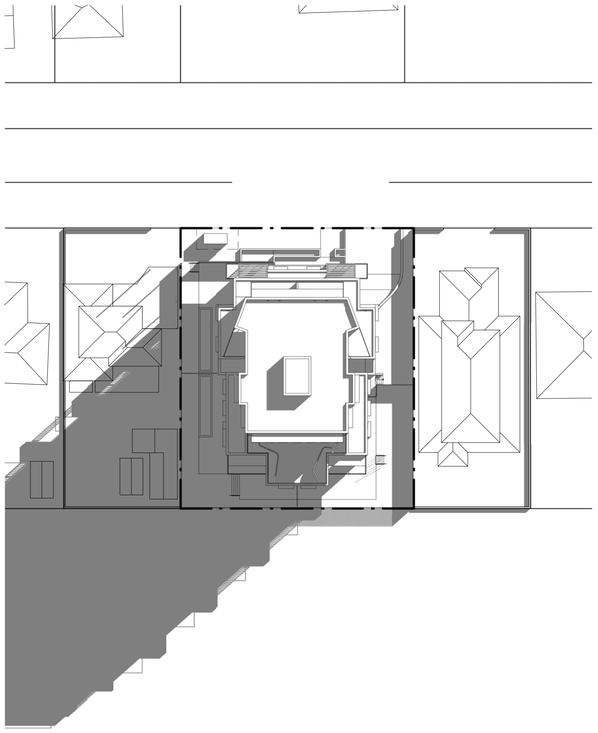
MORSON GROUP

NOMINATED ARCHITECT – P F MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com
(02) 9380 4940
PO Box 170, Potts Point, NSW 1335

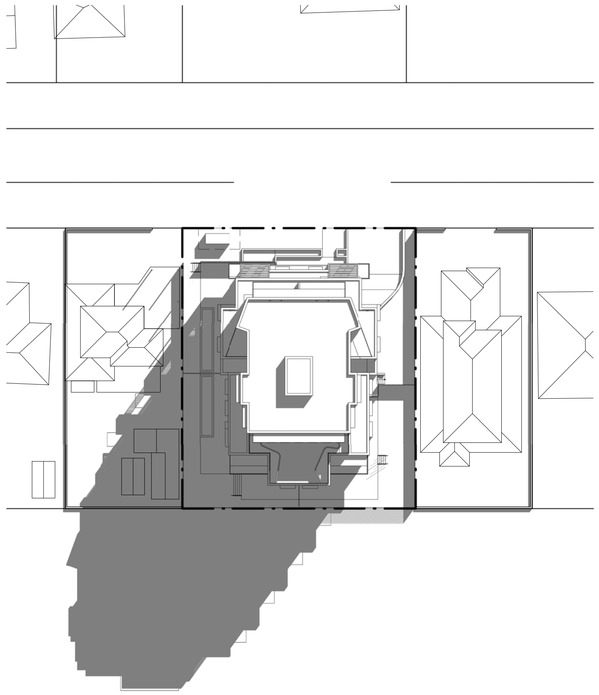
SHEET SIZE: A1
SCALE 1 : 100
DATE

SHEET NAME **SECTION 3**

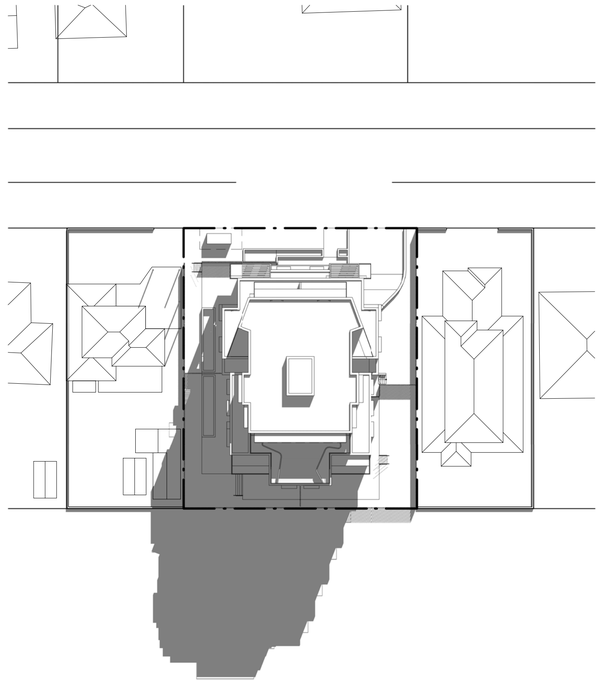
DRAWING NUMBER **DA20**
ISSUE NO. **A**



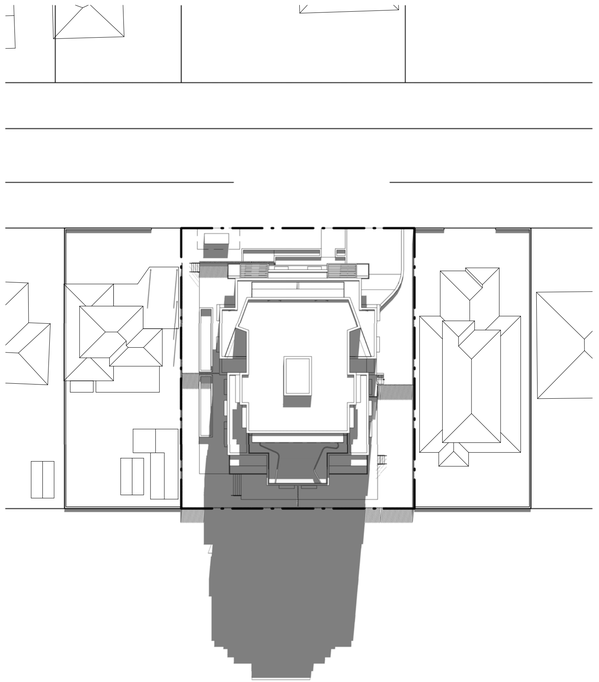
1 DA14 **SHADOWS - JUNE 21st 9AM**
1 : 400



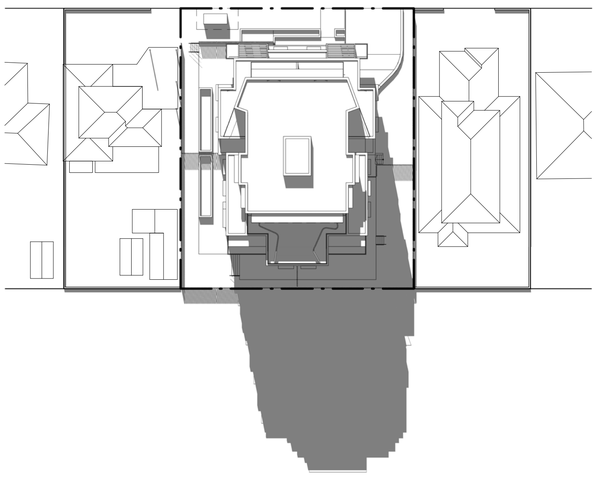
2 DA14 **SHADOWS - JUNE 21st 10AM**
1 : 400



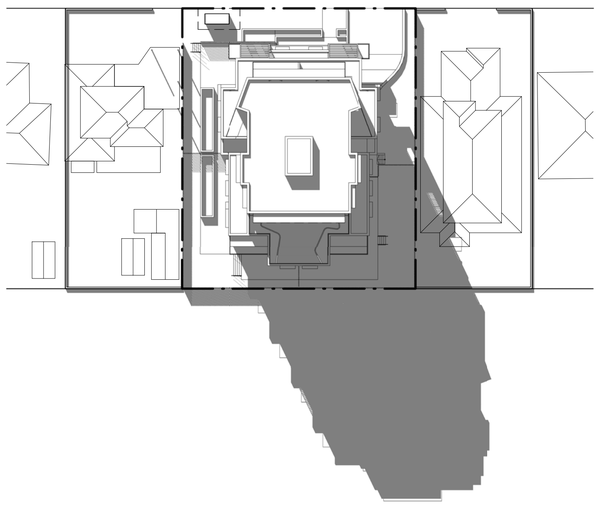
3 DA14 **SHADOWS - JUNE 21st 11AM**
1 : 400



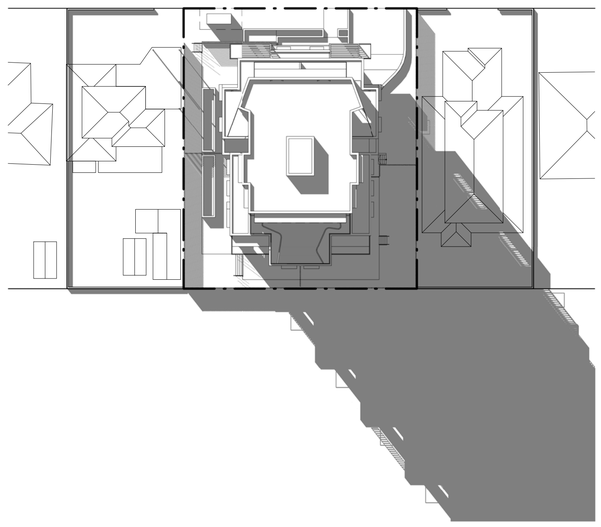
4 DA14 **SHADOWS - JUNE 21st 12PM**
1 : 400



5 DA14 **SHADOWS - JUNE 21st 13PM**
1 : 400



6 DA14 **SHADOWS - JUNE 21st 14PM**
1 : 400



7 DA14 **SHADOWS - JUNE 21st 15PM**
1 : 400

ISSUE	DATE	AMENDMENT
A	04-09-2018	DA SUBMISSION

SCALE BAR

NORTH POINT

PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING

ADDRESS
36-38 Rodley Avenue, Penrith, NSW, 2750

CLIENT
Inglow Investments Two

MORSON GROUP

NOMINATED ARCHITECT – P F MORSON
REGISTRATION NUMBER 6100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com
(02) 9280 4640
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE 1 : 400
DATE

SHEET NAME **SHADOW DIAGRAMS**

DRAWING NUMBER **DA21**
ISSUE NO. **A**

ISSUE	DATE	AMENDMENT
A	04-09-2018	DA SUBMISSION

SCALE BAR

NORTH POINT

PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING

ADDRESS
36-38 Rodley Avenue, Penrith, NSW, 2750

CLIENT
Inglow Investments Two

MORSON GROUP

NOMINATED ARCHITECT – P F MORSON
REGISTRATION NUMBER 6100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com
(02) 9360 4500
PO Box 170, Ports Point, NSW 1335

SHEET SIZE: A1

SCALE

DATE

SHEET NAME **VIEWS**

DRAWING NUMBER **DA22**

ISSUE NO. **A**