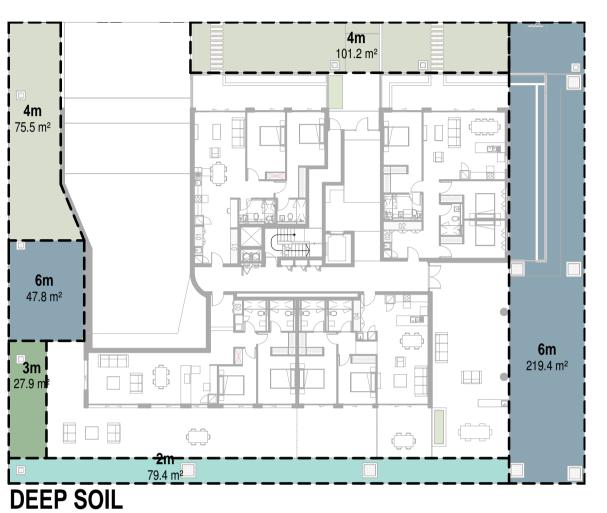
PROPOSED RESIDENTIAL FLAT BUILDING

44-48 Rodley Avenue, Penrith, NSW, 2750







LANDSCAPE AREA

1:300



COS AREA

1:300

DEVELOPI	MENT DETAILS	
Site Area		1672m²
Gross Floor Area (GFA)		2958m²
Zoning	R4 High Density Residential	
	Allowable	Proposed
Floor Space Ratio (FSR)*	n/a	1.77:1
Total Storeys	5	5

Communal Open Space	25%	446.8m²	26%
Deep Soil Zones	7%	271.5m ²	16%

UNITS	STYPES
Туре	Count
2 BED	25
2 BED Adaptable	1
3 BED	2
3 BED Adaptable	1
TOTAL APARTMENTS: 29	

GROSS FLOOR AREA	
Level	Area
GROUND LEVEL	482.1 m ²
LEVEL 1	678.5 m ²
LEVEL 2	678.5 m ²
LEVEL 3	678.5 m ²
LEVEL 4	440.9 m ²
	2958.4 m ²

COMMON OPEN SPACE		
Name	Area	% of Site
COS	257.4 m ²	15.40
	257.4 m ²	15.40

DEEP SOIL AREA		
Name Area % the Site		% the Site
6m	267.2 m ²	15.98
4m	176.7 m ²	10.57
3m	27.9 m ²	1.67
2m	79.4 m ²	4.75
	551.3 m ²	32.97

LANDSCAPE	SCHEDULE
Area	% the Site
495.3 m²	29.62
495.3 m ²	29.62

CAR SPACES REQUIRED	
0 D = d	06
2 Bed units: 26	26
3 Bed units: 3	6
Visitors (1/5)	5
Visitors	
Service vehicles (1/40)	1
Washing bay (1/50)	
Grand total	38

Type	Number	
Class 1a - 2500w x 5400d (Resident)	29	
Class 1a - 2500w x 5400d (Visitor)	6	
Class 4 - 2400w x 5400d (Disabled)	3	
	38	

CAR SPACES - TYPES

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Version: 1, Version Date: 11/03/2021

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:
Α	2021-03-04	DA SUBMISSION	BR BEDROOM COM COMMS CUPBOARD
			DP DOWNPIPE
			E ELECTRICAL CUPBOAR
			FHR FIRE HOSE REEL

SHEET SIZE: A1 SHEET VIEW AND SCHEDULES As indicated



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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

JE	DATE	AMENDMENT	LEGENDS / NOTES:		
	2021-03-04	DA SUBMISSION	BR BEDROOM	GAS GAS CUPBOARD GD GRATED DRAIN	RWO RAINWATER OUTLET SWP STORM WATER PIT
			COM COMMS CUPBOARD DP DOWNPIPE	GD GRATED DRAIN GEX GARBAGE EXHAUST	TOH TOP OF HOB
			E ELECTRICAL CUPBOARD	MBX MAILBOX	TOW TOP OF WALL
			FHR FIRE HOSE REEL	RL RELATIVE LEVEL	TTI TACTILE INDICATOR

PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING
ADDRESS
44-48 Rodley Avenue, Penrith, NSW, 2750

CLIENT Inglow Investments Two

MORSON A GROUP :

SHEET SHEET 3D VIEWS SCALE:









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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100) ISSUE DATE AMENDMENT GAS GAS CUPBOARD RWO RAINWATER OUTLET
GD GRATED DRAIN SWP STORM WATER PIT
GEX GARBAGE EXHAUST TOH TOP OF HOB BR BEDROOM A 2021-03-04 DA SUBMISSION COM COMMS CUPBOARD
DP DOWNPIPE E ELECTRICAL CUPBOARD MBX MAILBOX TOW TOP OF WALL
FHR FIRE HOSE REEL RL RELATIVE LEVEL TTI TACTILE INDICATORS

CLIENT

MORSON GROUP:

SHEET SHEET 3D VIEWS SCALE:

	Design Criteria	Compliance Design Proposal		Design Criteria	Compliance	Design Proposal
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)	NO There is a total combined Communal Open Space Area of 257.4m². As a percentage of the site, this equates to 15%. The ADG has numerical requirements for COS provision however the intention is for a suitably located and designed space that accommodates and encouraged congregation and social interaction. The location of the space, design of the space, and visual access into the space provides for design quality in order to supports a variation to the numerical requirements.	4D-1	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	YES	All minimum apartment sizes are achieved
-1	Deep soil zones are to meet the following minimum requirements: Site Area Min. Dimension Deep Soil Zone (% of site Area) <650m² -	YES There is a total combined Deep Soil Area of 551.3m². As a percentage of the site, this equates to 33%; exceeding the minimum requirement. The Deep Soil with a minimum dimension of 6m equals to 267m², 17% of the site		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.		
	650m²-1,500m² 3m 7% >1,500m² 6m		4D-2	Habitable room depths are limited to a maximum of 2.5 x the ceiling height In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	YES YES	All habitable room depths comply with the calculation (2.5 x ceiling height) All habitable room depths, with open plan layouts, are less than 8m from a window
 ∹-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	YES Refer to Statement of Environmental Effects (SEE) for a detailed building separation summary	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	All Master Bedrooms have a minimum area of 10m². In a majority of the apartments, the second bedroom is also 10m².
1	separation distances between neighbouring properties. 1. Living rooms and private open spaces of at least 70% of apartments in a	YES A total of 21/29 apartments receive a minimum of 2 hours direct sunlight between	4E-1	All apartments are required to have primary balconies as follows: Dwelling type	YES	All minimum primary balcony sizes are met.
	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	9am and 3pm at mid winter. This equates to 72%		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		
-3	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 18/29 apartments are naturally cross ventilated. This equates to 62% and exceeds to minimum of 60%. Due to the nature of the design and creation of corner apartments, this will provide great amenity.	4F-1	The maximum number of apartments off a circulation core on a single level is eight For buildings of 10 storeys and over, the maximum number of	YES	The maximum number of apartments off a circulation core is 7.
	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.		apartments sharing a single lift is 40		
-1	level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings Habitable rooms 2.7m Non-habitable 2.4m	YES As we have allowed 3100mm between each level, all minimum ceiling heights can realistically be achieved.	4G-1	1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Apartment type	YES	Refer to DA04
	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.			At least 50% of the required storage is to be located within the apartment		

Design Statement (SEPP65-2015 SCHEDU	JLE 1 - De	sign Quality Principles)					
Principle 1: Context and Neighbourhood Character		Principle 2: Built Form and Scale		Principle 3: Density		Principle 4: Sustainability	
The proposed development significantly contributes to the local context & cha area. By providing a diverse range of apartment options which are affordable demographic of people, it not only assists with the densification issue currentl but also provides social & economic benefits for the community. These includ businesses, improvement to environmental conditions ie. parks, roads (throug and social interaction & participation in community events just to name a few. The Landscaping strategy has been critically analysed to ensure that is not or existing character of the neighbourhood, but also the future character. If each can do the same, it will create a continous green network of planting. By doing only achknowledge the key built & natural features of the area, but also impro	for a wider y within Sydney, e new gh contributions) nly enhances the development g so, it will not	If you were to walk down Rodley Ave. today, the local neig summarised by single storey, detached residences with 1 however is not an accurate depiction of the future charact fiver or six storey residential flat buildings have been dever and others are under review. With this in mind we made suppropriately consider the future neighbourhood context. The built form & public domain are clearly defined with a cutrees lining the site. To minimise visual & acoustic privacy balcony areas to the North & South. This will provide a mactivation specifically to Rodley Ave. All side & rear setbar reduce overshadowing on the surrounding properties. Se information.	-2 buildings under construction. This ter of Rodley Ave. Currently, a few eloped, some have an approved DA come critical design decisions to central entry way & a row of canopy issues, we located all of the private ore desirable outlook and increase ck are generally compliant in order to	Increased supply of various housing the increased levels of densification. The proposal aims to cater for a diverint of the housing market. Located with good potential renting posibilities for a facilities within Penrith (and the great work being done on the local environ	ithin Sydney that affects both Individuals & Families. options at an affordable price is key in dealing with rse number of individuals & families looking to get hin walking distance to Penrith CBD, it provides owners. Similarly, the number of jobs & community er region) continues to increase, not to mention the ment; specifically at the Nepean River. Both Penrith be proximity to the development, as well as local of the Northern Rd (150m walk)	provide amenity the creating numerous heating or cooling Additional to this, daylight all year roon each level, we This is amass with	arge temperature variation between Winter & Summer Solstice, the need to nrough passive design was one of the key drivers for the proposal. By s corner apartments, it allows natural ventilation rather than mechanical we have ensured that over 72% of the apartments will have great access to bund. This will reduce the reliance on artificial lighting and in turn, energy. I have provided a Bin Chute system with both Residual & Recycling options. In the waste rooms (Basement 1) and be collected multiple times throughout the it is being dealt with responsively.
Good design responds and contributes to its context. Context is the key natural and built features of a and the character they create when combined. It also includes social, economic, health and environm Responding to context involves identifying the desirable elements of an area's existing or future charabuildings respond to and enhance the qualities and identity of the area including the adjacent sites, st neighbourhood.	ental conditions.	Good design achieves a scale, bulk and height appropriate to the existing of surrounding buildings. Good design also achieves an appropriate built form for a site and the build proportions, building type, articulation and the manipulation of building elen	ling's purpose in terms of building alignments,	Good design achieves a high level of amenity fo	or residents and each apartment, resulting in a density appropriate to the site		s positive environmental, social and economic outcomes. ign includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and
Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.		Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.		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.		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.	
Principle 5: Landscape	Principle 6: Amenity		Principle 7: Safety		Principle 8: Housing Diversity & Social Interaction		Principle 9: Aesthetics
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 continous tree row of canopy trees. They will have a mature growth height of approximately 9m, which will asisst in bringing down the scale of the built form. We have consciously created a large areas of Deep Soil. This will allow us to have significant planting in that area; improving the amenity, useability & opportunity for Social Interaction in the Common Open Space. We want the Landscaping & Building to work together & compliment one another. To mitigate the level change along the Southern boundary, we have created a tiered planter with extensive planting.	proposal is critical of the apartments ventilation. Over sunlight all year rate To mitigate visual propose a variety position, complet As we have care generally screens shielding the hot	than adequate amenity for the future inhabitants of the illy important to us. The shape and general arrangement is are efficient, spacious & a large majority allow for natural 72% of the apartments will receive great access to ound; reducing the requirements for artificial lighting. I privacy concerns associated to building separation, we of extruded elements which, when placed in the correct ely eliminate any privacy issues. I'ully considerd the landscaping strategy, residents are eled by large canopy trees, which also contribute towards summer sun whilst providing another level of reatment to the surrounding context.	Residents enter through a central wal defined access point & into the entry to adequately lit at night, the windows proverlooks the surrounded area; encountimes. Many developments have a number of are located at the rear of the building. residents feel most unsafe & uncomfort eliminated this from our design & simple the private terraces.	foyer. Not only will the main entry be rovided at the end of the corridors uraging passive surveillance at all of walkways & common spaces which From our experience, this is where pratible. With this in mind, we ply improved the size & amenity of	Residential areas of Penrith have traditionally included a redetached housing (3br+) with a scattering of villa develop to the Penrith CBD (2br+). With the recent rezoning to R4 Residential, the proposed development aligns itself to the demographic while providing increase density to respond demands of the growing outer suburban ring of Western ST The development features a mix of 2br & 3br apartments responds to current market demands in the area. Located Sydney, apartments prices are considerably lower than in equivalents which facilitates affordability by default.	ments closer High-Density existing to the Sydney. which also d in Western ner city	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. The design similarly considers the internal layout & structure of the building as a priority to ensure amenity & functionaly is not sacrificed. The East & West elevations have bee carefully considered. Using a variety of colours, horizontal & vertical elements, we have broken down the scale of the building and provided a suitable transition between the North & South facade differences.
Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. 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. Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long	Achieving good amer	ly influences internal and external amenity for residents and neighbours. ity contributes to positive living environments and resident well being. nes appropriate room dimensions and shapes, access to sunlight, natural isual and acoustic privacy, storage, indoor and outdoor space, efficient layouts	safety. A positive relationship between public and privat	n the development and the public domain. It at are clearly defined and fit for the intended reillance of public and communal areas promote	Social interaction between residents of the development is the design of the lift lobby. It is a pleasant space to interact at 2 sides with views to the outside world and direct connectifit access point. Good design achieves a mix of apartment sizes, providing housing choice for demographics, living needs and household budgets. Well designed apartment developments respond to social context by providit to suit the existing and future social mix. Good design involves practical and flexible features, including different type	et as itis open ection to the or different ing housing and facilities	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. The visual appearance of a well designed apartment development responds to the existing or future

and service areas and ease of access for all age groups and degrees of mobility.

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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)							
ISSUE	DATE	AMENDMENT					
Α	2021-03-04	DA SUBMISSION					

PROJECT 44-48 Rodley Avenue, Penrith, NSW, 2750

MORSON GROUP:

SCALE:

STORAGE

Unit / Location | Height | Width | Depth | Volume

Basement 2650 846 2801 6.28 m³

Unit 2650 600 1500 2.39 m³

 Basement
 2650
 846
 2801
 6.28 m³

 Unit
 2650
 600
 3000
 4.77 m³

Basement 2650 923 2801 6.85 m³

Unit 2650 600 1035 1.65 m³

Basement 2650 1190 2200 6.94 m³ 2650 500 2410 3.19 m³

Basement 2650 2137 903 5.12 m³

Basement 2650 800 2815 5.97 m³

Basement 2650 2137 903 5.12 m³

Basement 2650 2137 903 5.12 m³ Unit 2650 1650 800 3.50 m³

Basement 2650 2137 903 5.12 m³

 Basement
 2650
 2137
 903
 5.12 m³

 Unit
 2650
 1600
 500
 2.12 m³

 Unit
 2650
 500
 1500
 1.99 m³

GROUND LEVEL

LEVEL 1

2 BED Adaptable

2 BED

3 BED

3 BED

2 BED

2 BED

LEVEL 3

LEVEL 4

UNITS: 29

3 BED Adaptable

2 BED Adaptable

2650 1650 800 3.50 m³

2650 1395 1025 3.79 m³

2650 1395 1025 3.79 m³

2650 1600 500 2.12 m³

2650 500 1500 1.99 m³

9.22 m³

2650 500 2700 3.58 m³

2650 600 845 1.34 m³

12.39 m³

8.50 m³

Unit / Location | Height | Width | Depth | Volume

Basement 2650 2137 903 5.12 m³

 Unit
 2650
 1600
 500
 2.12 m³

 Unit
 2650
 500
 1500
 1.99 m³

 Basement
 2650
 2137
 903
 5.12 m³

 Unit
 2650
 1650
 800
 3.50 m³

Basement 2650 2137 903 5.12 m³

Basement 2650 2137 903 5.12 m³

Unit 2650 1395 1025 3.79 m³

Basement 2650 2137 903 5.12 m³

Unit 2650 1650 800 3.50 m³

Basement 2650 2137 903 5.12 m³

Basement 2650 2137 903 5.12 m³

Basement 2650 2137 903 5.12 m³

 Basement
 2650
 2137
 903
 5.12 m³

 Unit
 2650
 1650
 800
 3.50 m³

 Basement
 2650
 2137
 903
 5.12 m³

 Unit
 2650
 1395
 1025
 3.79 m³

SOLAR ACCESS - COMPLIANCE TABLE

From 9:00am to 3:00pm

From 9:00am to 3:00pm

From 12:00pm to 1:30pm

From 9:00am to 3:00pm

From 9:00am to 3:00pm

From 9:00am to 3:00pm

From 9:00am to 3:00pm

From 2:00pm to 3:00pm

From 9:00am to 11:00am

From 9:00am to 3:00pm

From 9:00am to 3:00pm

From 9:00am to 3:00pm

From 9:00am to 3:00pm

From 2:00pm to 3:00pm

From 9:00am to 11:00am

From 9:00am to 3:00pm

From 9:00am to 3:00pm

From 9:00am to 3:00pm

From 9:00am to 3:00pm

From 2:00pm to 3:00pm

From 9:00am to 11:00am

From 9:00am to 3:00pm

From 9:00am to 3:00pm

From 10:00am to 3:00pm

From 9:00am to 3:00pm

Solar & Daylight Access

2650 500 1500 1.99 m³

2650 1600 500 2.12 m³

2650 500 1500 1.99 m³

2650 1600 500 2.12 m³

2650 500 1500 1.99 m³ 2650 1600 500 2.12 m³

2650 1395 1025 3.79 m³

9.22 m³

SHEET SIZE: A1 SHEET NAME: Compliance SEPP65 - Design Criteria & Objectives ISSUE No.

STORAGE

Unit / Location | Height | Width | Depth | Volume

Basement 2650 2137 903 5.12 m³

Unit 2650 1395 1025 3.79 m³

Basement 2650 2137 903 5.12 m³

Basement 2650 2400 900 5.72 m³

Basement 2650 2900 900 6.92 m³

Basement 2650 2137 903 5.12 m³

Hours

6:00 hours

6:00 hours

1:30 hours

6:00 hours

6:00 hours

6:00 hours

6:00 hours

1:00 hours

0:00 hours

2:00 hours

6:00 hours

6:00 hours

6:00 hours

6:00 hours

1:00 hours

0:00 hours

2:00 hours

6:00 hours

6:00 hours

6:00 hours

6:00 hours

1:00 hours

0:00 hours

2:00 hours

6:00 hours 6:00 hours

5:00 hours

6:00 hours

2650 1650 800 3.50 m³

2650 500 1500 1.99 m³

2650 1600 500 2.12 m³

2650 500 1500 1.99 m³

2650 1600 500 2.12 m³

2650 500 1500 1.99 m³ 2650 1600 500 2.12 m³

2650 500 3041 4.03 m³ 2650 500 1817 2.41 m³

2650 500 3041 4.03 m³ 2650 500 1817 2.41 m³

2650 500 2906 3.85 m³

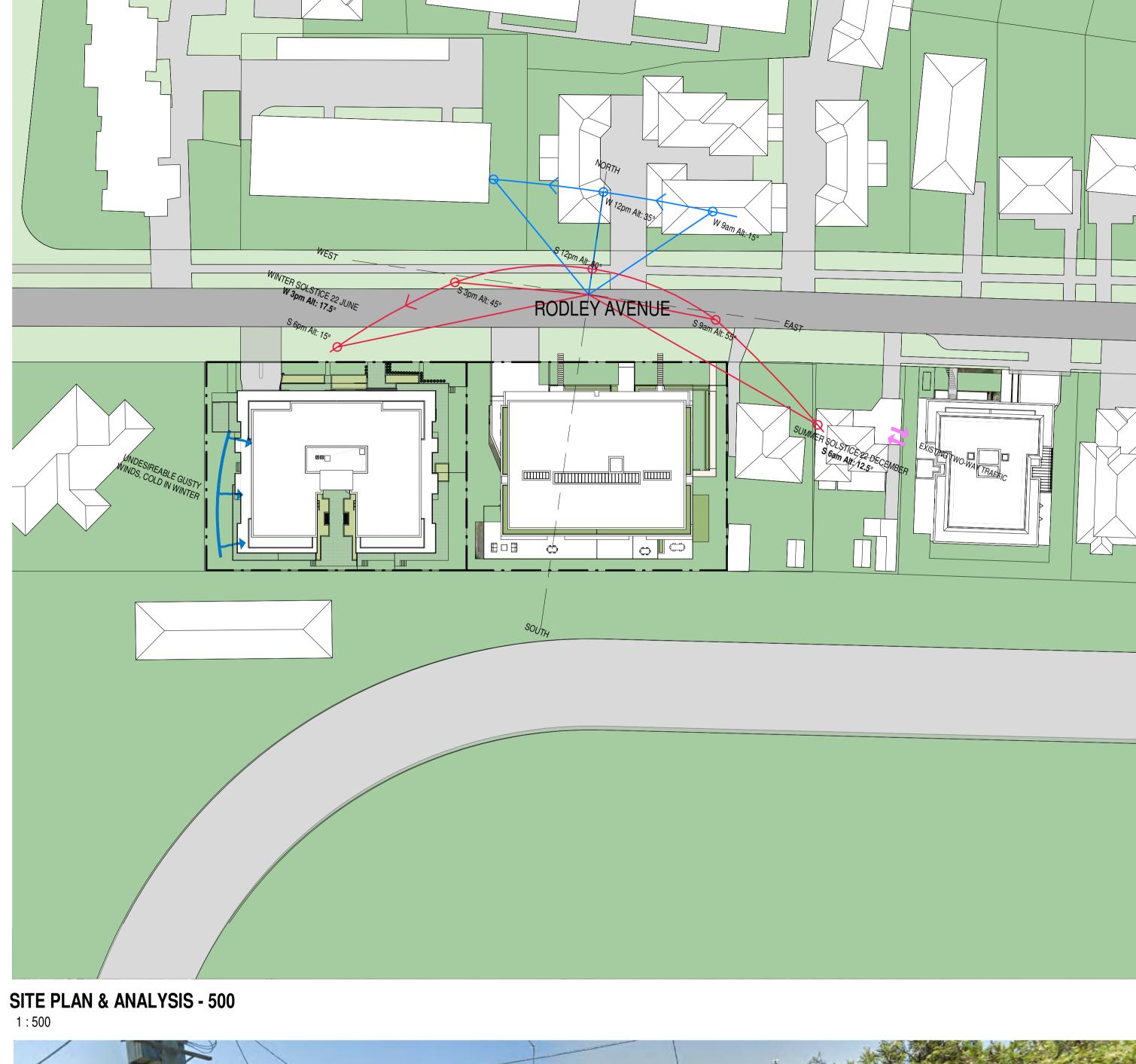
2650 500 2906 3.85 m³

LEGENDS / NOTES:

03/03/2021 10:32:16 Document Set ID: 9507435 Version: 1, Version Date: 11/03/2021

BR BEDROOM GAS GAS CUPBOARD RWO RAINWATER OUTLET PROPOSED RESIDENTIAL FLAT BUILDING COM COMMS CUPBOARD GD GRATED DRAIN SWP STORM WATER PIT GEX GARBAGE EXHAUST TOH TOP OF HOB CLIENT E ELECTRICAL CUPBOARD MBX MAILBOX TOW TOP OF WALL Inglow Investments Two FHR FIRE HOSE REEL RL RELATIVE LEVEL TTI TACTILE INDICATORS D:\Morson\19043 - 44-48 Rodley Ave\19043 - 44-48 Rodley Ave_DA_RH20210303.rvt





SITE PLAN - 1500

1:1500





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	ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)						
ISSUE	DATE	AMENDMENT					
Α	2021-03-04	DA SUBMISSION					

DATE	AMENDMENT	LEGENDS / NOTES:	
2021-03-04	DA SUBMISSION	BR BEDROOM GAS GAS CUPBOARD COM COMMS CUPBOARD GD GRATED DRAIN	RWO RAINWATER OUTL SWP STORM WATER PI
		COM COMMS CUPBOARD GD GRATED DRAIN DP DOWNPIPE GEX GARBAGE EXHAUST	TOH TOP OF HOB
		E ELECTRICAL CUPBOARD MBX MAILBOX	TOW TOP OF WALL
		FHR FIRE HOSE REEL RL RELATIVE LEVEL	TTI TACTILE INDICA

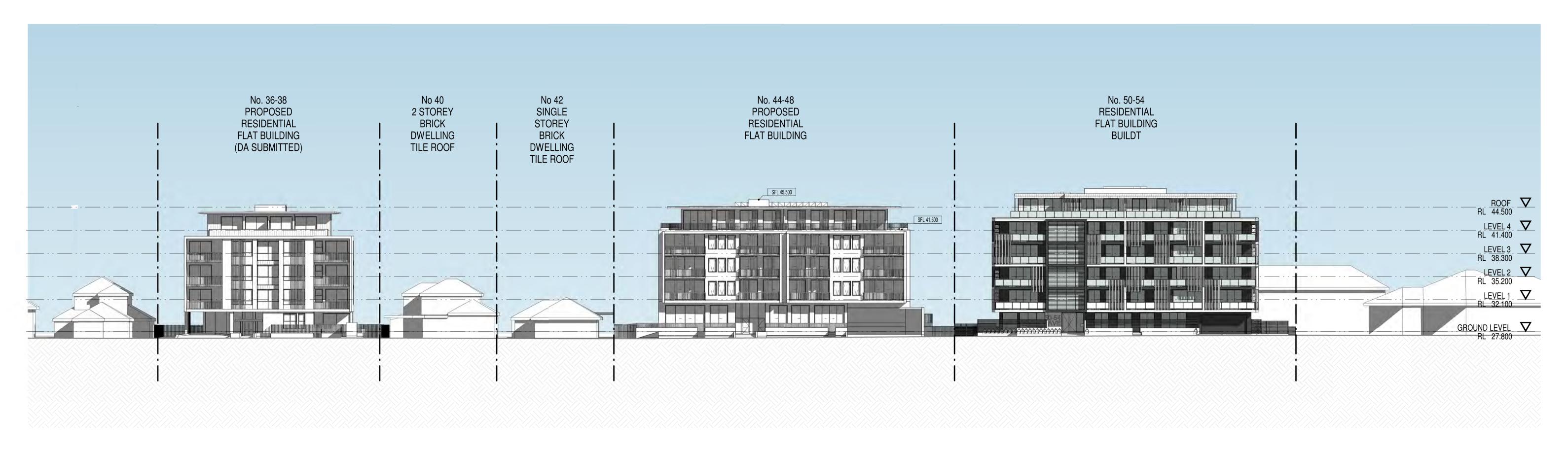
	NORTH
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PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750

CLIENT Inglow Investments Two

MORSON GROUP:

SHEET SIZE: A1 SHEET NAME: SITE ANALYSIS - CONTEXT STUDY SCALE: As indicated



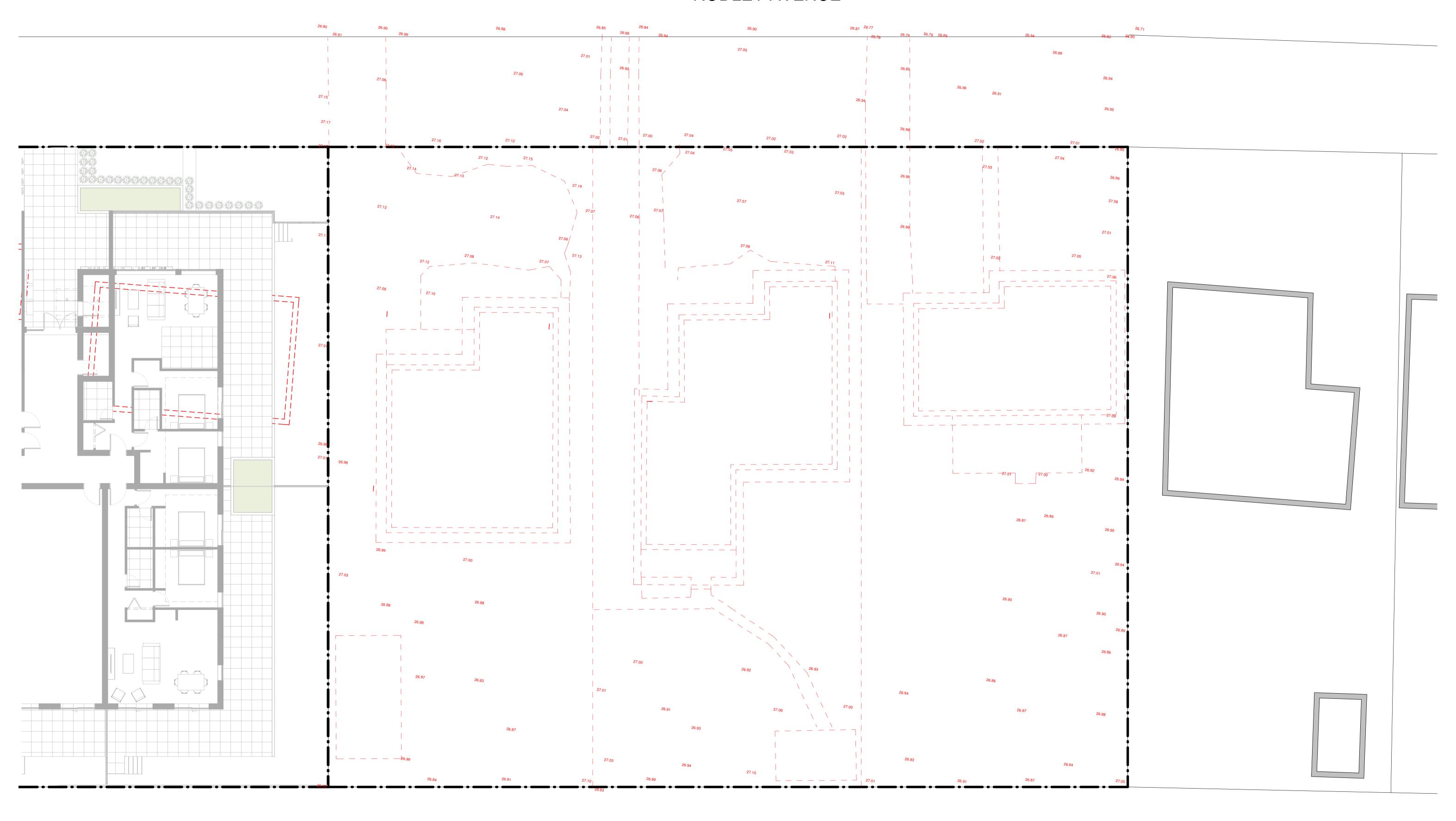
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE DATE SHEET SIZE: A1 SHEET NAME: SITE ANALYSIS - STREETSCAPE / FORM STUDY PROJECT GAS GAS CUPBOARD RWO RAINWATER OUTLET MORSON REGISTRATION NI ACN 159 480 056, ABN 41 www.morsongroup.com.c (02) 9380 4946 BR BEDROOM A 2021-03-04 DA SUBMISSION PROPOSED RESIDENTIAL FLAT BUILDING GD GRATED DRAIN SWP STORM WATER PIT COM COMMS CUPBOARD ISSUE No. DP DOWNPIPE GEX GARBAGE EXHAUST TOH TOP OF HOB **ADDRESS** CLIENT SCALE: 1:250 20 E ELECTRICAL CUPBOARD MBX MAILBOX TOW TOP OF WALL
FHR FIRE HOSE REEL RL RELATIVE LEVEL TTI TACTILE INDICATORS 44-48 Rodley Avenue, Penrith, NSW, 2750 Inglow Investments Two SCALE 1:250@A1 (1:500@A3)

RODLEY AVENUE



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ISSUE DATE AMENDMENT A 2021-03-04 DA SUBMISSION	LEGENDS / NOTES: BR BEDROOM GAS GAS CUPBOARD RWORAINWATER OUTLET COM COMMS CUPBOARD GD GRATED DRAIN SWP STORM WATER PIT DP DOWNPIPE GEX GARBAGE EXHAUST TOH TOP OF HOB E ELECTRICAL CUPBOARD MBX MAILBOX TOW TOP OF WALL FHR FIRE HOSE REEL RL RELATIVE LEVEL TTI TACTILE INDICATORS	NORTH 0 SC/	1 2 3 4 5 CALE 1:100@A1	7 10m (1:200@A3)	PROJECT PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750
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MORSON A GROUP : CLIENT Inglow Investments Two

SHEET SHEET DEMOLITION PLAN SCALE: 1:100





FBK2
AB-Bricks
Bowral Brahman Granite
230x76-110-240-NAT
Level 1-4

FBK3
AB-Bricks
Whitsunday Brampton
230x76-110-240-NAT
Level 4

MFW1
Dulux Eternity Titanium Pearl
Satin 90087728
Louvres and Window Frames

CR1
Render Painted Finish
Dulux Handmade Linen Quarter
A213
Awnings

CR2
Render Painted Finish
Dulux Charcoal Essence 88590
Ground Level

GL01 Clear Glass Window

MSC1
Dulux Eternity Titanium
Pearl Satin 90087728
Fence

TFW1 Render Painted Finish Dulux Handmade Linen Quarter A213

Timber Louvres with Fly Wire

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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE DATE SHEET SIZE: A1 SHEET NAME: NORTH FACADE GAS GAS CUPBOARD RWO RAINWATER OUTLET
GD GRATED DRAIN SWP STORM WATER PIT
GEX GARBAGE EXHAUST TOH TOP OF HOB MORSON REGISTRATION NI ACN 159 480 056, ABN 41 www.morsongroup.com.c (02) 9380 4946 P.O. Roy 170 Posts Point NS BR BEDROOM A 2021-03-04 DA SUBMISSION PROPOSED RESIDENTIAL FLAT BUILDING COM COMMS CUPBOARD ISSUE No. ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750 CLIENT Inglow Investments Two SCALE: As indicated 0 1 2 3 4 5 10m E ELECTRICAL CUPBOARD MBX MAILBOX TOWTOP OF WALL
FHR FIRE HOSE REEL RL RELATIVE LEVEL TTI TACTILE INDICATORS SCALE 1:100@A1 (1:200@A3)





FBK1
AB-Bricks
Bowral Simmental Silver
230x76-110-240-NAT
Level 1-3

FBK2
AB-Bricks
Bowral Brahman Granite
230x76-110-240-NAT
Level 1-4

FBK3
AB-Bricks
Whitsunday Brampton
230x76-110-240-NAT
Level 4

MFW1
Dulux Eternity Titanium Pearl
Satin 90087728
Louvres and Window Frames

CR1
Render Painted Finish
Dulux Handmade Linen Quarter
A213
Awnings

CR2
Render Painted Finish
Dulux Charcoal Essence 88590
Ground Level

GL01 Clear Glass Window MSC1
Dulux Eternity Titanium
Pearl Satin 90087728
Fence

TFW1
Render Painted Finish
Dulux Handmade Linen Quarter A213
Timber Louvres with Fly Wire

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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE DATE **AMENDMENT** LEGENDS / NOTES: SHEET SIZE: A1 SHEET NAME: SOUTH FACADE PROJECT MORSON MO BR BEDROOM GAS GAS CUPBOARD RWORAINWATER OUTLET A 2021-03-04 DA SUBMISSION PROPOSED RESIDENTIAL FLAT BUILDING COM COMMS CUPBOARD GD GRATED DRAIN SWP STORM WATER PIT ISSUE No. GEX GARBAGE EXHAUST TOH TOP OF HOB ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750 CLIENT Inglow Investments Two SCALE: As indicated 0 1 2 3 4 5 10m E ELECTRICAL CUPBOARD MBX MAILBOX TOWTOP OF WALL
FHR FIRE HOSE REEL RL RELATIVE LEVEL TTI TACTILE INDICATORS SCALE 1:100@A1 (1:200@A3)





AB-Bricks Bowral Brahman Granite 230x76-110-240-NAT

FBK3 AB-Bricks Whitsunday Brampton 230x76-110-240-NAT Level 4

Dulux Eternity Titanium Pearl Satin 90087728 Louvres and Window Frames

CR1 **Render Painted Finish Dulux Handmade Linen Quarter** A213 **Awnings**

Render Painted Finish Dulux Charcoal Essence 88590 **Ground Level**

Clear Glass Window

Dulux Eternity Titanium Pearl Satin 90087728 **Fence**

TFW1 **Render Painted Finish Dulux Handmade Linen Quarter A213** Timber Louvres with Fly Wire

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ISSUE DATE LEGENDS / NOTES: SHEET SIZE: A1 SHEET WEST FACADE PROJECT MORSON GROUP: BR BEDROOM GAS GAS CUPBOARD RWORAINWATER OUTLET A 2021-03-04 DA SUBMISSION PROPOSED RESIDENTIAL FLAT BUILDING COM COMMS CUPBOARD GD GRATED DRAIN SWP STORM WATER PIT ISSUE No. GEX GARBAGE EXHAUST TOH TOP OF HOB ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750 CLIENT SCALE: 0 1 2 3 4 5 10m E ELECTRICAL CUPBOARD MBX MAILBOX TOWTOP OF WALL
FHR FIRE HOSE REEL RL RELATIVE LEVEL TTI TACTILE INDICATORS Inglow Investments Two As indicated SCALE 1:100@A1 (1:200@A3)







FBK3
AB-Bricks
Whitsunday Brampton
230x76-110-240-NAT
Level 4

MFW1
Dulux Eternity Titanium Pearl
Satin 90087728
0-240-NAT
Louvres and Window Frames

CR1
Render Painted Finish
Dulux Handmade Linen Quarter
A213
Awnings

CR2
Render Painted Finish
Dulux Charcoal Essence 88590
Ground Level

GL01 Clear Glass Window MSC1
Dulux Eternity Titanium
Pearl Satin 90087728
Fence

TFW1
Render Painted Finish
Dulux Handmade Linen Quarter A213
Timber Louvres with Fly Wire

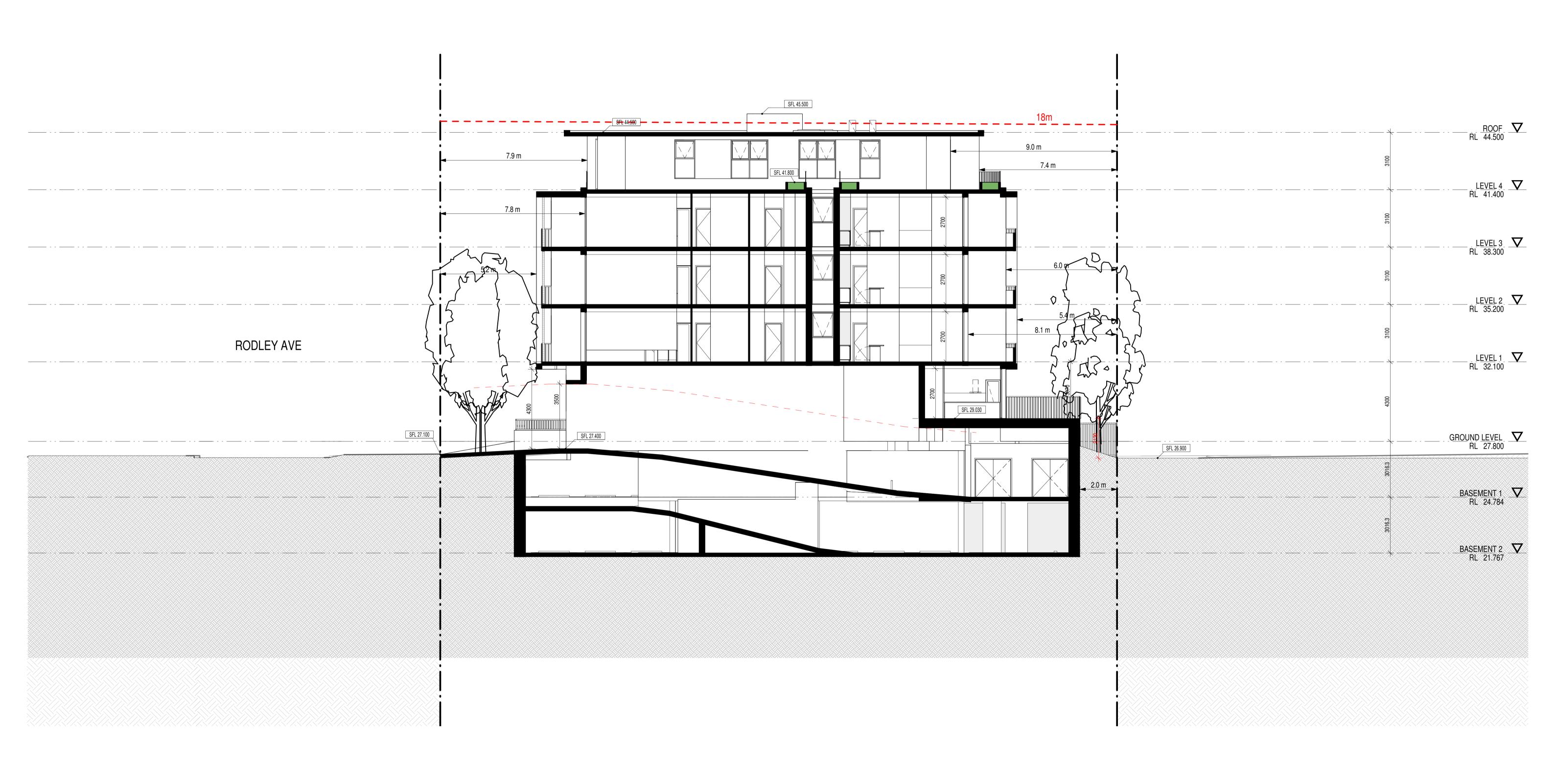
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

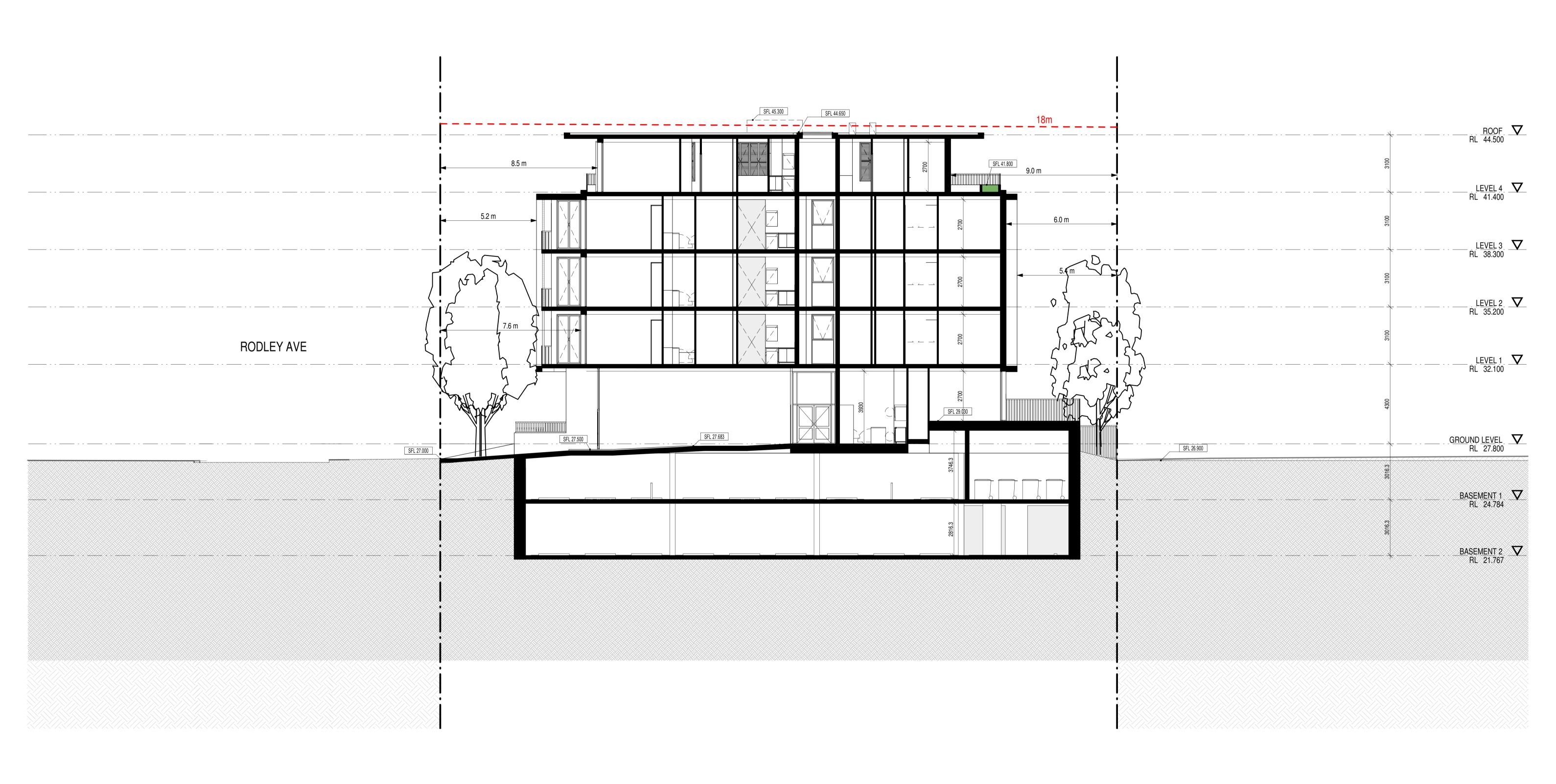
ISSUE DATE AMENDMENT LEGENDS / NOTES: SHEET SHEET RAST FACADE PROJECT MORSON A GROUP : BR BEDROOM GAS GAS CUPBOARD RWORAINWATER OUTLET A 2021-03-04 DA SUBMISSION PROPOSED RESIDENTIAL FLAT BUILDING COM COMMS CUPBOARD GD GRATED DRAIN SWP STORM WATER PIT ISSUE No. GEX GARBAGE EXHAUST TOH TOP OF HOB ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750 CLIENT Inglow Investments Two SCALE: 10m 0 1 2 3 4 5 E ELECTRICAL CUPBOARD MBX MAILBOX TOWTOP OF WALL
FHR FIRE HOSE REEL RL RELATIVE LEVEL TTI TACTILE INDICATORS As indicated SCALE 1:100@A1 (1:200@A3)



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ABN 41 15	159 480 056 NOMINATED ARCHITECT: P Morson(8100)						
A 2021-03-		LEGENDS / NOTES: BR BEDROOM GAS GAS CUPBOARD RWORAINWATER OUTLET COM COMMS CUPBOARD GD GRATED DRAIN SWP STORM WATER PIT DP DOWNPIPE GEX GARBAGE EXHAUST TOH TOP OF HOB E ELECTRICAL CUPBOARD MBX MAILBOX TOW TOP OF WALL FHR FIRE HOSE REEL RL RELATIVE LEVEL TTI TACTILE INDICATORS	0 1 2 SCALE 1:100@A1	3 4 5 7 10i	PROJECT PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	PROJECT No. 19043 CLIENT Inglow Investments Two	MORSON REGISTRATION NUMBER 8100 ACN 159 480 056, ABN 41 159 480 056 www.morsongroup.com.au (02) 9380 4946 PO Box 170, Potts Point, NSW 1335 SHEET SIZE: A1 SHEET NAME: CROSS SECTION 1 SCALE: 1:100



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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE DATE LEGENDS / NOTES: BR BEDROOM GAS GAS CUPBOARD RWO RAINWATER OUTLET A 2021-03-04 DA SUBMISSION COM COMMS CUPBOARD GD GRATED DRAIN SWP STORM WATER PIT
DP DOWNPIPE GEX GARBAGE EXHAUST TOH TOP OF HOB
E ELECTRICAL CUPBOARD MBX MAILBOX TOW TOP OF WALL
FHR FIRE HOSE REEL RL RELATIVE LEVEL TTI TACTILE INDICATORS

PROJECT 0 1 2 3 4 5 10m SCALE 1:100@A1 (1:200@A3)

PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750

CLIENT Inglow Investments Two

MORSON NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 81 ACN 159 480 056, ABN 41 159 480 05 www.morsongroup.com.au (02) 9380 4946 PO Box 170, Potts Point, NSW 1335

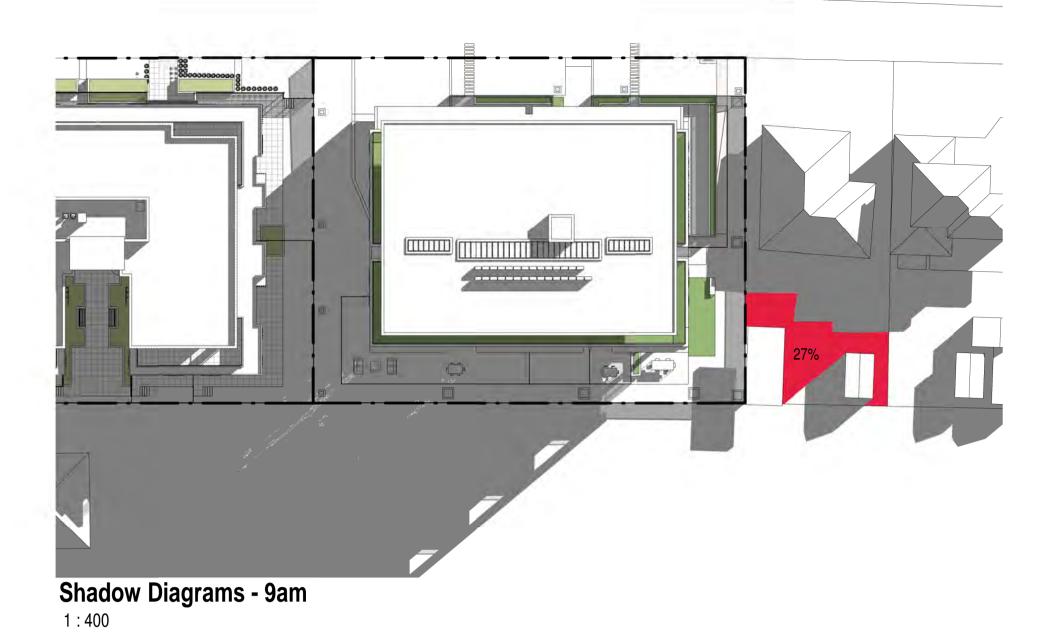
SHEET SHEET CROSS SECTION 2 SCALE: 1:100

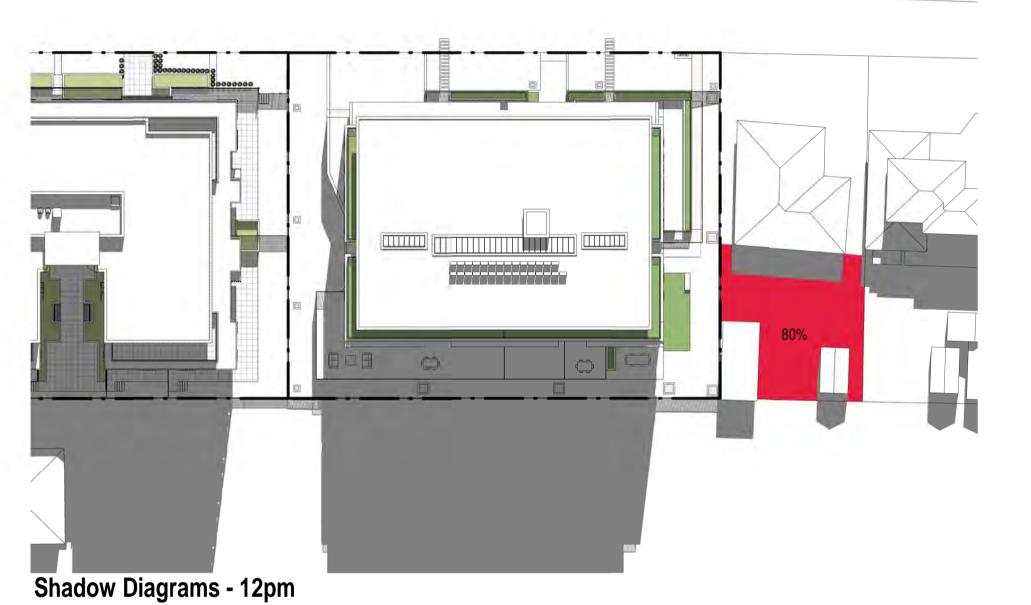


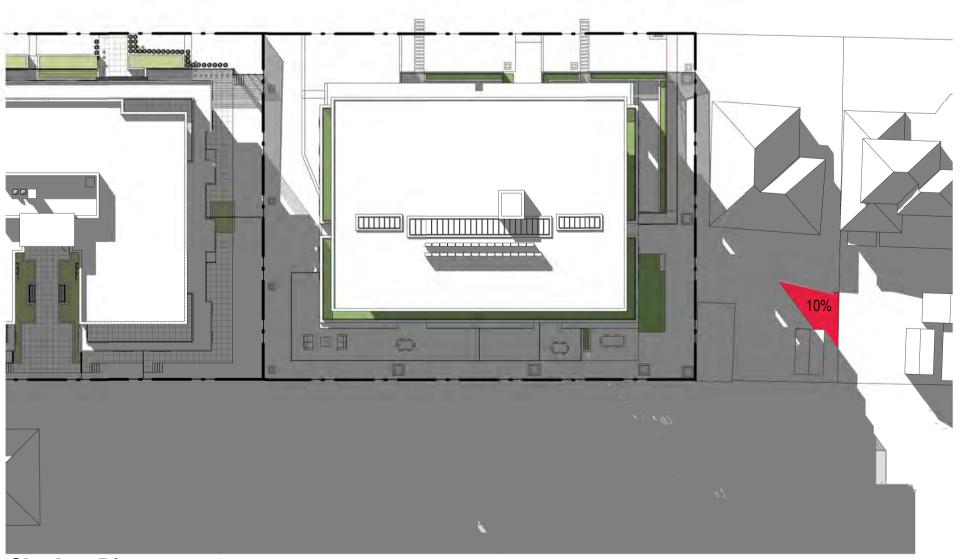
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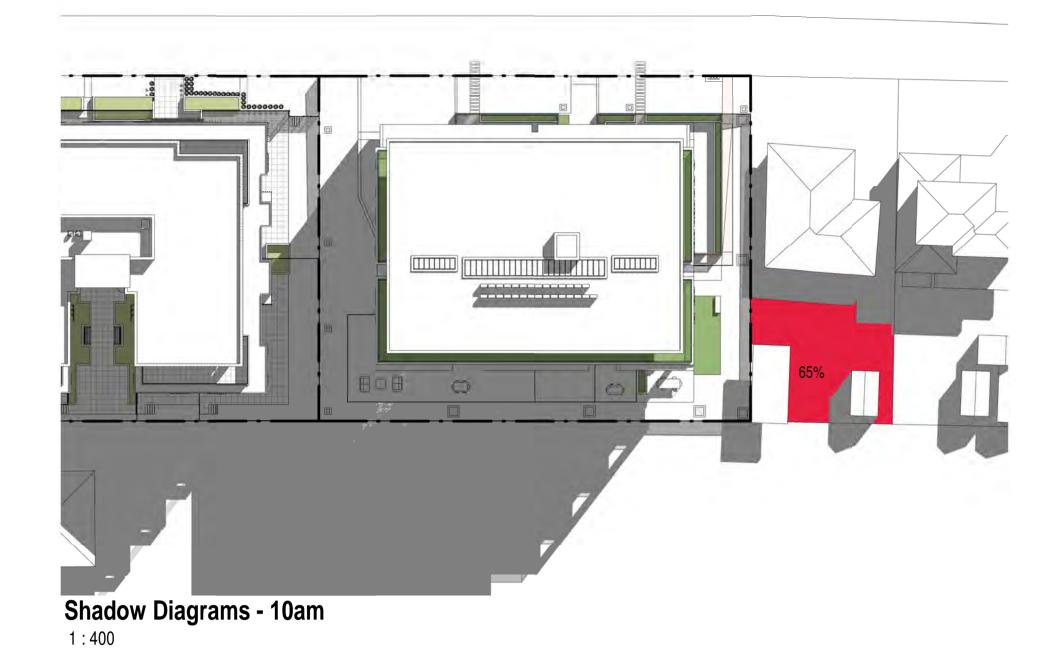
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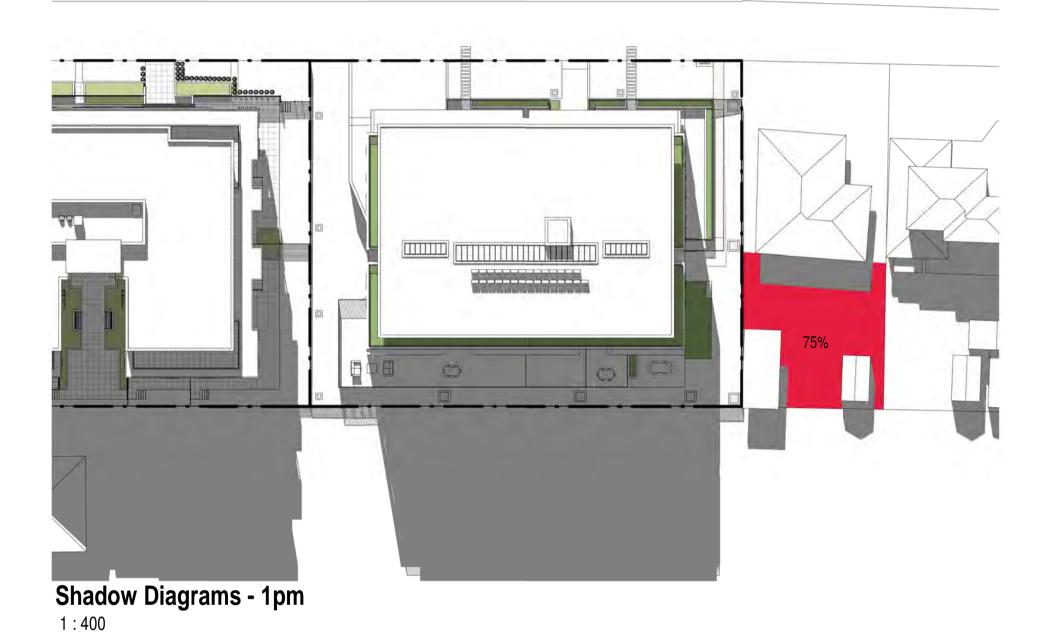
IS	SSUE DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	PROJECT No. 400.43	CHEET CHEET	DRAWING No.
	A 2021-03-04	DA SUBMISSION	BR BEDROOM GAS GAS CUPBOARD RWO RAINWATER OUTLET COM COMMS CUPBOARD GD GRATED DRAIN SWP STORM WATER PIT DRAIN DOWN DIE GEVEN CARDA OF EVILABET TOU TOP OF UCB.	PROPOSED RI	ESIDENTIAL FLAT BUILDING 19043	MORSON REGISTRATION NUMBER 8100 ACN 159 480 056, ABN 41 159 480 056 www.morsongroup.com.au (02) 9380 4946 (02) 9380 4946 (02) 9380 4946 (03) 9380 4946 (04) 100 100 100 100 100 100 100 100 100 10	DA24
			DP DOWNPIPE GEX GARBAGE EXHAUST TOH TOP OF HOB E ELECTRICAL CUPBOARD MBX MAILBOX TOW TOP OF WALL FHR FIRE HOSE REEL RL RELATIVE LEVEL TTI TACTILE INDICATORS	0 1 2 3 4 5 7 10m ADDRESS 44-48 Rodley Aven	nue, Penrith, NSW, 2750 CLIENT Inglow Investments Two	Www.morsongroup.com.au (02) 9380 4946 PO Box 170, Potts Point, NSW 1335 SCALE: 1:100	A A

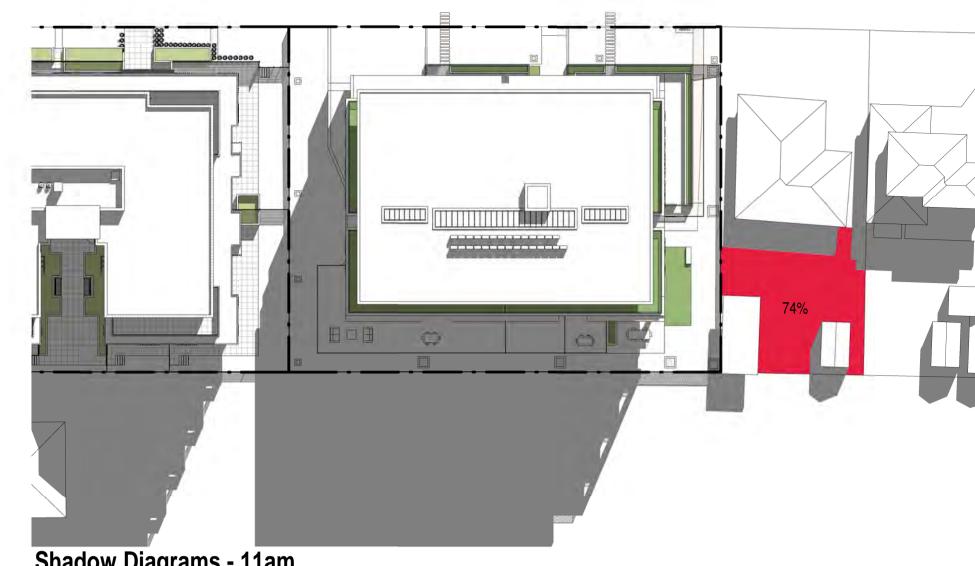




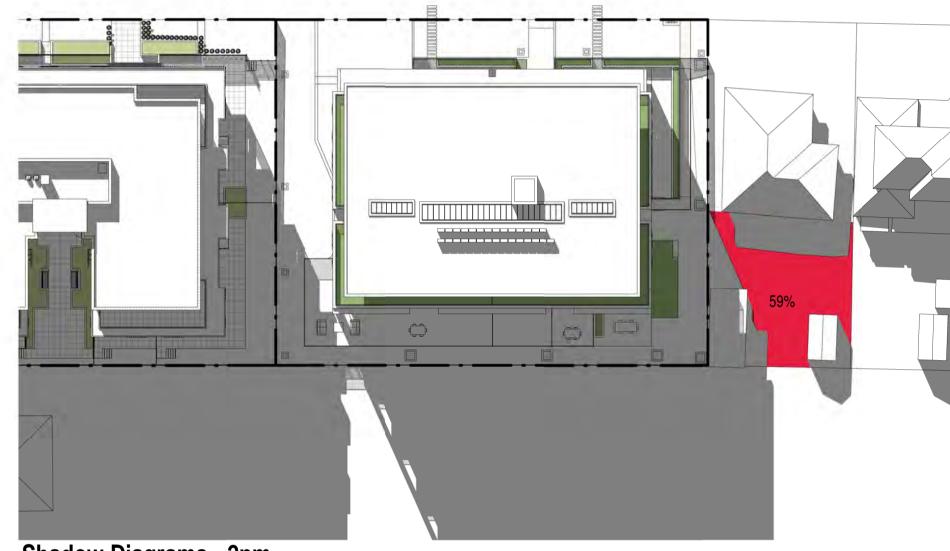








Shadow Diagrams - 11am



Shadow Diagrams - 2pm



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ISSUE DATE AMENDMENT

A 2021-03-04 DA SUBMISSION

BR BEDROOM GAS GAS CUPBOARD RWO RAINWATER OUTLET COM COMMS CUPBOARD GD GRATED DRAIN SWP STORM WATER PIT DP DOWNPIPE GEX GARBAGE EXHAUST TOH TOP OF HOB E ELECTRICAL CUPBOARD MBX MAILBOX TOW TOP OF WALL FHR FIRE HOSE REEL RL RELATIVE LEVEL TTI TACTILE INDICATORS



PROPOSED RESIDENTIAL FLAT BUILDING
ADDRESS
44-48 Rodley Avenue, Penrith, NSW, 2750

PROJECT No. 1904;
CLIENT
Inglow Investments Two

NOMINATED ARCHITECT - P F
MORSON REGISTRATION NUMBER 8
ACN 159 480 056, ABN 41 159 480 05
www.morsongroup.com.au
(02) 9380 4946
PD Brx 170 Poths Point NSW 1335

SHEET SIZE: A1 SHEET NAME: SOLAR STUDY

SCALE:
1:400



FBK1

AB-Bricks
Bowral Simmental Silver
230x76-110-240-NAT

Level 1-3



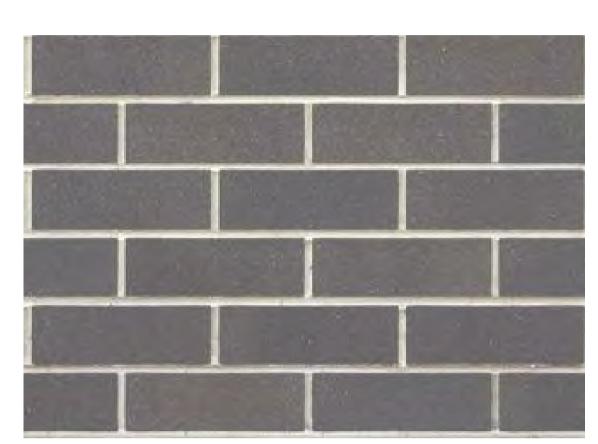
Render Painted Finish
Dulux Handmade Linen
Quarter A213

Awnings



Render Painted Finish
Dulux Handmade Linen
Quarter A213

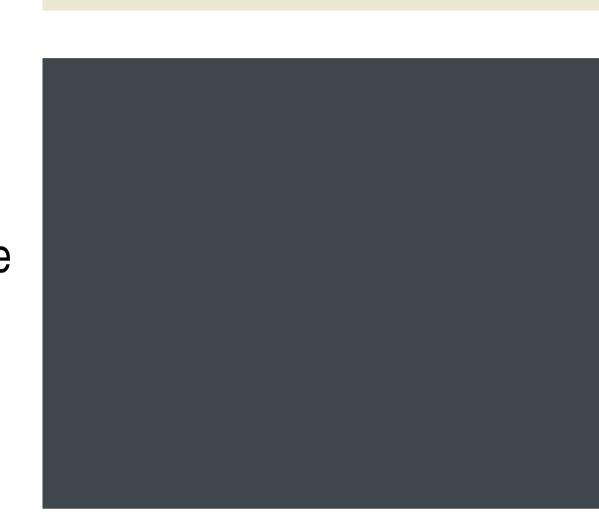
Timber Louvres with Fly Wire



FBK2

AB-Bricks
Bowral Brahman Granite
230x76-110-240-NAT

Level 1-4



CR2

Render Painted Finish Dulux Charcoal Essence 88590

Ground Level



FBK3

AB-Bricks
Whitsunday Brampton
230x76-110-240-NAT

Level 4



Clear Glass Window



MFW1

Dulux Eternity Titanium Pearl Satin 90087728

Louvres and Window Frames



MSC1

Dulux Eternity Titanium Pearl Satin 90087728

Fence

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ᆫ	DATE	AMENDMENI	LEGENDS / NOTES:	
	2021-03-04	DA SUBMISSION	BR BEDROOM GAS GAS CUPBOARD RWORAINWATER OUTLE	
			COM COMMS CUPBOARD GD GRATED DRAIN SWP STORM WATER PIT DP DOWNPIPE GEX GARBAGE EXHAUST TOH TOP OF HOB	1
			E ELECTRICAL CUPBOARD MBX MAILBOX TOW TOP OF WALL	
			FHR FIRE HOSE REEL RL RELATIVE LEVEL TTI TACTILE INDICA	TOR