

# PROPOSED RESIDENTIAL FLAT BUILDING

44-48 Rodley Avenue, Penrith, NSW, 2750



DEVELOPMENT DETAILS		
Site Area	1672m <sup>2</sup>	
Gross Floor Area (GFA)	2958m <sup>2</sup>	
Zoning	R4 High Density Residential	
	Allowable	Proposed
Floor Space Ratio (FSR)*	n/a	1.77:1
Total Storeys	5	5
Communal Open Space	25%	446.8m <sup>2</sup> 26%
Deep Soil Zones	7%	271.5m <sup>2</sup> 16%

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

UNITS TYPES	
Type	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 <sup>2</sup>
LEVEL 1	678.5 m <sup>2</sup>
LEVEL 2	678.5 m <sup>2</sup>
LEVEL 3	678.5 m <sup>2</sup>
LEVEL 4	440.9 m <sup>2</sup>
	2958.4 m <sup>2</sup>

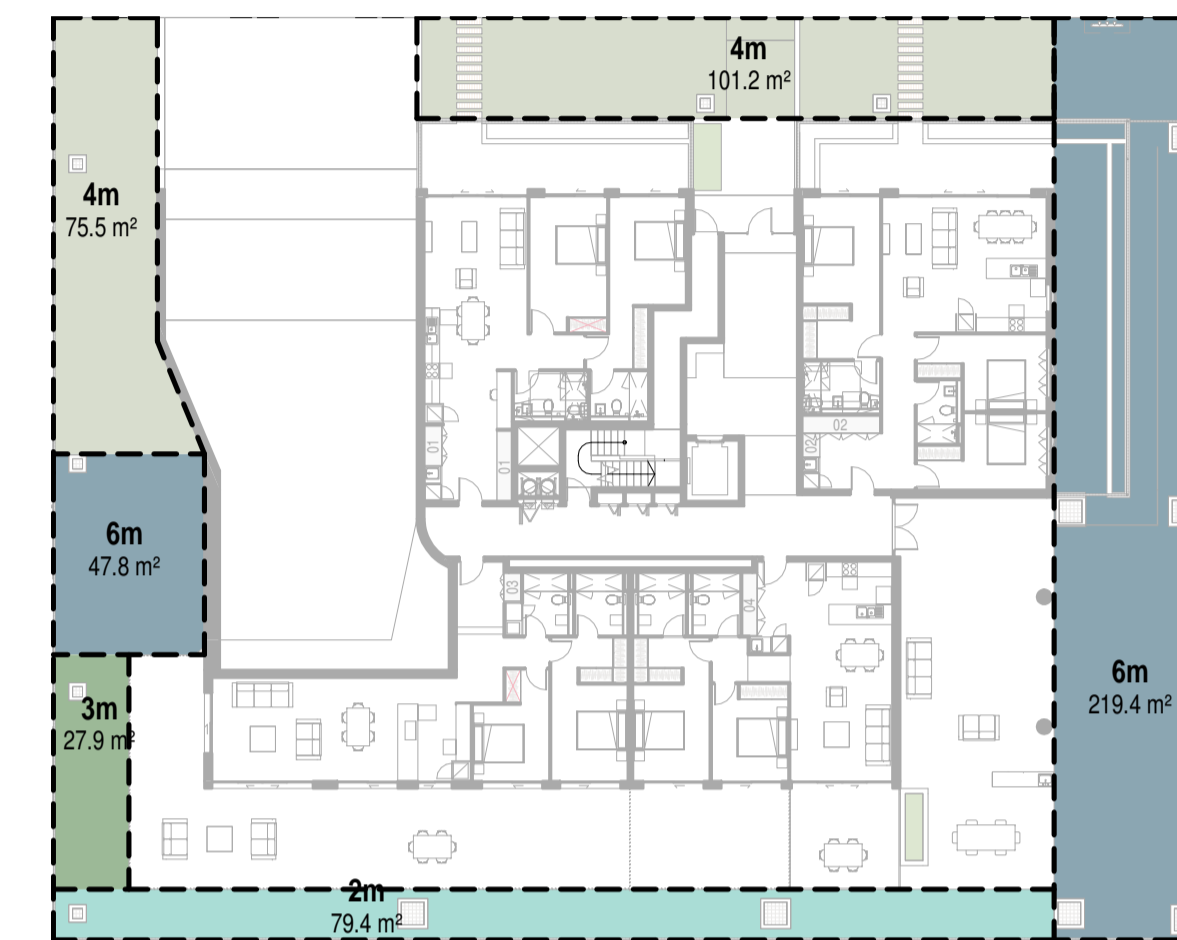
COMMON OPEN SPACE		
Name	Area	% of Site
COS	257.4 m <sup>2</sup>	15.40
	257.4 m <sup>2</sup>	15.40

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

LANDSCAPE SCHEDULE	
Area	% the Site
495.3 m <sup>2</sup>	29.62
495.3 m <sup>2</sup>	29.62

CAR SPACES REQUIRED	
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

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



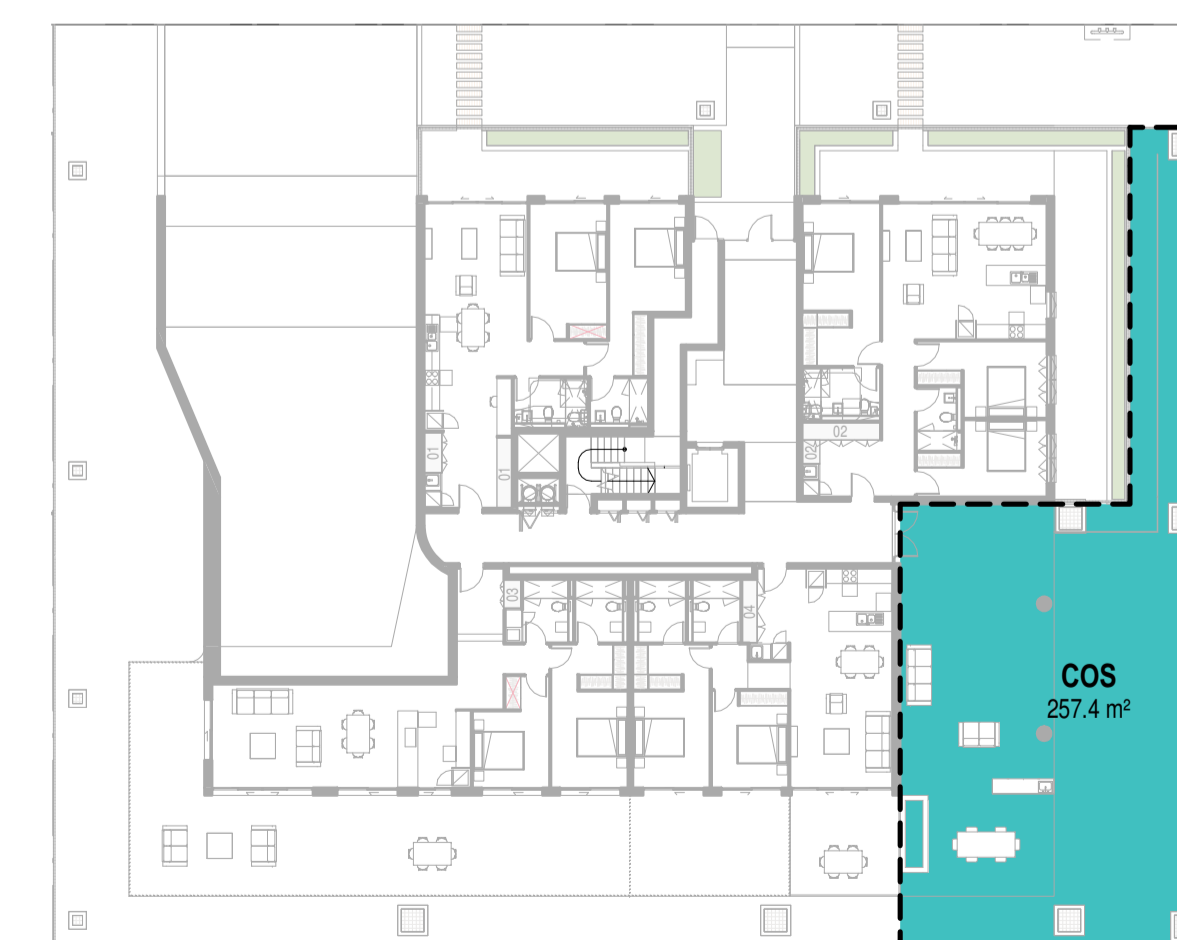
## DEEP SOIL

1 : 300



## LANDSCAPE AREA

1 : 300



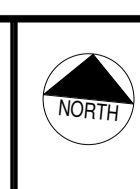
## COS AREA

1 : 300

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

ISSUE	DATE	AMENDMENT
A	2021-03-04	DA SUBMISSION

LEGENDS / NOTES:		
BR	BEDROOM	GAS GAS CUPBOARD
COM	COMMONS CUPBOARD	GO GRATED DRAIN
DN	DOWNPIPE	GEX GARBAGE EXHAUST
E	ELECTRICAL CUPBOARD	MBX MAILBOX
FHR	FIRE HOSE REEL	RL RELATIVE LEVEL
		TON TOP OF WALL
		TTI TACTILE INDICATORS
		RWO RAINWATER OUTLET
		SWP STORM WATER PIT
		TOH TOP OF HOE



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

PROJECT No. **19043**  
CLIENT  
Inglow Investments Two



NOMINATED ARCHITECT - P.F.  
MORSON GROUP REGISTRATION NUMBER 81109  
ACR1 159 480 056 ABN 41 159 480 056  
www.morsongroup.com.au  
159 480 056  
PO Box 170, North Penrith, NSW 1513

SHEET SIZE: A1  
SHEET NAME: **VIEW AND SCHEDULES**  
SCALE:  
As indicated

DRAWING No. **DA01**  
ISSUE No. **A**



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

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	PROJECT No.	MORSON GROUP	SHEET SIZE:	SHEET NAME:	DRAWING No.
A	2021-03-04	DA SUBMISSION	BR BEDROOM COM COMMS CUPBOARD DP DOWNPIPE E ELECTRICAL CUPBOARD FHR FIRE HOSE REEL GAS GAS CUPBOARD GD GRATED DRAIN GEX GARBAGE EXHAUST MSX MALSBOX RL RELATIVE LEVEL RWRAINRAIN WATER OUTLET SWP STORM WATER PIT TCH TOP OF HOE TON TOP OF WALL TTI TACTILE INDICATORS	<b>PROPOSED RESIDENTIAL FLAT BUILDING</b> ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	<b>19043</b> CLIENT Inglow Investments Two	NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E23 930 4746 PO Box 170, Pitts Point, NSW 1335	A1	3D VIEWS	<b>DA02</b> ISSUE No. <b>A</b>



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							SCALE:		ISSUE No. A

Compliance Schedule (SEPP65-2015 Apartment Design Guide - Design Criteria & Objectives)																						
Design Criteria	Compliance	Design Proposal	Design Criteria	Compliance	Design Proposal																	
<p><b>3D-1</b></p> <p>1. <b>Communal open space</b> has a minimum area equal to 25% of the site</p> <p>2. Developments achieve a minimum of 50% <b>direct sunlight</b> to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)</p>	NO	There is a total combined Communal Open Space Area of 257.4m <sup>2</sup> . As a percentage of the site, this equates to 15%. The ADG has numerical requirements for OCS provision however the intention is for a suitably located and designed space that accommodates and encourages 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.	<p><b>4D-1</b></p> <p>1. Apartments are required to have the following <b>minimum internal areas</b>:</p> <table border="1"> <thead> <tr> <th>Apartment type</th> <th>Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m<sup>2</sup></td> </tr> <tr> <td>1 bedroom</td> <td>50m<sup>2</sup></td> </tr> <tr> <td>2 bedroom</td> <td>70m<sup>2</sup></td> </tr> <tr> <td>3 bedroom</td> <td>90m<sup>2</sup></td> </tr> </tbody> </table> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each</p>	Apartment type	Minimum internal area	Studio	35m <sup>2</sup>	1 bedroom	50m <sup>2</sup>	2 bedroom	70m <sup>2</sup>	3 bedroom	90m <sup>2</sup>	YES	All minimum apartment sizes are achieved							
Apartment type	Minimum internal area																					
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<p><b>3E-1</b></p> <p>1. <b>Deep soil zones</b> are to meet the following minimum requirements:</p> <table border="1"> <thead> <tr> <th>Site Area</th> <th>Min. Dimension</th> <th>Deep Soil Zone (% of site Area)</th> </tr> </thead> <tbody> <tr> <td>&lt;650m<sup>2</sup></td> <td>-</td> <td>7%</td> </tr> <tr> <td>650m<sup>2</sup>-1,500m<sup>2</sup></td> <td>3m</td> <td></td> </tr> <tr> <td>&gt;1,500m<sup>2</sup></td> <td>6m</td> <td></td> </tr> </tbody> </table>	Site Area	Min. Dimension	Deep Soil Zone (% of site Area)	<650m <sup>2</sup>	-	7%	650m <sup>2</sup> -1,500m <sup>2</sup>	3m		>1,500m <sup>2</sup>	6m		YES	There is a total combined Deep Soil Area of 551.3m <sup>2</sup> . 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 267m <sup>2</sup> , 17% of the site	<p><b>4D-2</b></p> <p>1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height</p> <p>2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window</p>	YES	All habitable room depths comply with the calculation (2.5 x ceiling height)					
Site Area	Min. Dimension	Deep Soil Zone (% of site Area)																				
<650m <sup>2</sup>	-	7%																				
650m <sup>2</sup> -1,500m <sup>2</sup>	3m																					
>1,500m <sup>2</sup>	6m																					
<p><b>3F-1</b></p> <p><b>Separation between windows and balconies</b> is provided to ensure visual privacy is achieved. Min required separation distances from buildings to the side and rear boundaries are as follows:</p> <table border="1"> <thead> <tr> <th>Building Height</th> <th>Habitable rooms and balconies</th> <th>Non-habitable rooms</th> </tr> </thead> <tbody> <tr> <td>up to 12m (4 storeys)</td> <td>6m</td> <td>3m</td> </tr> <tr> <td>up to 25m (5-8 storey)</td> <td>9m</td> <td>4.5m</td> </tr> <tr> <td>over 25m (9+ storey)</td> <td>12m</td> <td>6m</td> </tr> </tbody> </table> <p>Gallery access circulation treated as habitable space when measuring privacy separation distances between neighbouring properties.</p>	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	YES	Refer to Statement of Environmental Effects (SEE) for a detailed building separation summary	<p><b>4D-3</b></p> <p>1. Master bedrooms have a minimum area of 10m<sup>2</sup> and other bedrooms to have 9m<sup>2</sup> (excluding wardrobe space)</p> <p>2. Bedrooms have a minimum dimension of 3m (excl. wardrobe space)</p> <p>3. Living rooms or combined living/dining rooms have a minimum width of:</p> <ul style="list-style-type: none"> <li>• 3.6m for studio and 1 bed apartments</li> <li>• 4m for 2 and 3 bedroom apartments</li> </ul>	YES	All Master Bedrooms have a minimum area of 10m <sup>2</sup> . In a majority of the apartments, the second bedroom is also 10m <sup>2</sup> .					
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																				
<p><b>4A-1</b></p> <p>1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours <b>direct sunlight</b> between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.</p> <p>3. A maximum of 15% of apartments in a building receive <b>no direct sunlight</b> between 9 am and 3 pm at mid winter</p>	YES	A total of 21/29 apartments receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter. This equates to 72%	<p><b>4E-1</b></p> <p>1. All apartments are required to have <b>primary balconies</b> as follows:</p> <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum area</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Studio apartments</td> <td>4m<sup>2</sup></td> <td>-</td> </tr> <tr> <td>1 bedroom apartments</td> <td>8m<sup>2</sup></td> <td>2m</td> </tr> <tr> <td>2 bedroom apartments</td> <td>10m<sup>2</sup></td> <td>2m</td> </tr> <tr> <td>3+ bedroom apartments</td> <td>12m<sup>2</sup></td> <td>2.4m</td> </tr> </tbody> </table> <p>The minimum balcony depth to be counted as contributing to the balcony area is 1m.</p> <p>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 15m<sup>2</sup> and a minimum depth of 3m</p>	Dwelling type	Minimum area	Minimum depth	Studio apartments	4m <sup>2</sup>	-	1 bedroom apartments	8m <sup>2</sup>	2m	2 bedroom apartments	10m <sup>2</sup>	2m	3+ bedroom apartments	12m <sup>2</sup>	2.4m	YES	All minimum primary balcony sizes are met.		
Dwelling type	Minimum area	Minimum depth																				
Studio apartments	4m <sup>2</sup>	-																				
1 bedroom apartments	8m <sup>2</sup>	2m																				
2 bedroom apartments	10m <sup>2</sup>	2m																				
3+ bedroom apartments	12m <sup>2</sup>	2.4m																				
<p><b>4B-3</b></p> <p>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 an enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed</p> <p>3. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line</p>	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.	<p><b>4F-1</b></p> <p>1. The maximum number of apartments off a circulation core on a single level is eight</p> <p>2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40</p>	YES	The maximum number of apartments off a circulation core is 7.																	
<p><b>4C-1</b></p> <p>Measured from finished floor level to finished ceiling level, <b>minimum ceiling heights</b> are:</p> <table border="1"> <thead> <tr> <th>Minimum ceiling height for apartment and mixed use buildings</th> </tr> </thead> <tbody> <tr> <td>Habitable rooms</td> <td>2.7m</td> </tr> <tr> <td>Non-habitable</td> <td>2.4m</td> </tr> <tr> <td>For 2 storey apartments</td> <td>2.7m for main living area 2.4m for second floor, where its area does not exceed 50% of the apt area.</td> </tr> </tbody> </table>	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	As we have allowed 3100mm between each level, all minimum ceiling heights can realistically be achieved.	<p><b>4G-1</b></p> <p>1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <table border="1"> <thead> <tr> <th>Apartment type</th> <th>Storage size volume</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>4m<sup>3</sup></td> </tr> <tr> <td>1 bedroom</td> <td>6m<sup>3</sup></td> </tr> <tr> <td>2 bedroom</td> <td>8m<sup>3</sup></td> </tr> <tr> <td>3+ bedroom</td> <td>10m<sup>3</sup></td> </tr> </tbody> </table> <p>At least 50% of the required storage is to be located within the apartment</p>	Apartment type	Storage size volume	Studio	4m <sup>3</sup>	1 bedroom	6m <sup>3</sup>	2 bedroom	8m <sup>3</sup>	3+ bedroom	10m <sup>3</sup>	YES	Refer to DA04
Minimum ceiling height for apartment and mixed use buildings																						
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3+ bedroom	10m <sup>3</sup>																					

STORAGE					
Unit / Location	Height	Width	Depth	Volume	
<b>01</b>					
Basement	2650	846	2801	6.28 m <sup>3</sup>	
Unit	2650	600	1500	2.39 m <sup>3</sup>	
Unit	2650	500	2700	3.58 m <sup>3</sup>	
12.24 m <sup>3</sup>					
<b>02</b>					
Basement	2650	846	2801	6.28 m <sup>3</sup>	
Unit	2650	600	3000	4.77 m <sup>3</sup>	
Unit	2650	600	845	1.34 m <sup>3</sup>	
12.39 m <sup>3</sup>					
<b>03</b>					
Basement	2650	923	2801	6.85 m <sup>3</sup>	
Unit	2650	600	1035	1.65 m <sup>3</sup>	
8.50 m <sup>3</sup>					
<b>04</b>					
Basement	2650	1190	2200	6.94 m <sup>3</sup>	
Unit	2650	500	2410	3.19 m <sup>3</sup>	
10.13 m <sup>3</sup>					
<b>11</b>					
Basement	2650	2137	903	5.12 m <sup>3</sup>	
Unit	2650	1650	800	3.50 m <sup>3</sup>	
8.61 m <sup>3</sup>					
<b>12</b>					
Basement	2650	900	2815	5.97 m <sup>3</sup>	
Unit	2650	1395	1025	3.79 m <sup>3</sup>	
9.76 m <sup>3</sup>					
<b>13</b>					
Basement	2650	2137	903	5.12 m <sup>3</sup>	
Unit	2650	1395	1025	3.79 m <sup>3</sup>	
8.90 m <sup>3</sup>					
<b>14</b>					
Basement	2650	2137	903	5.12 m <sup>3</sup>	
Unit	2650	1650	800	3.50 m <sup>3</sup>	
8.61 m <sup>3</sup>					
<b>15</b>					
Basement	2650	2137	903	5.12 m <sup>3</sup>	
Unit	2650	1600	500	2.12 m <sup>3</sup>	
Unit	2650	500	1500	1.99 m <sup>3</sup>	
Unit	2650	500	1500	1.99 m <sup>3</sup>	
9.22 m <sup>3</sup>					
<b>16</b>					
Basement	2650	2137	903	5.12 m <sup>3</sup>	
Unit	2650	1600	500	2.12 m <sup>3</sup>	
Unit	2650	500	1500	1.99 m <sup>3</sup>	
9.22 m <sup>3</sup>					

STORAGE					
Unit / Location	Height	Width	Depth	Volume	
<b>17</b>					
Basement	2650	2137	903	5.12 m <sup>3</sup>	
Unit	2650	1600	500	2.12 m <sup>3</sup>	
Unit	2650	500	1500	1.99 m <sup>3</sup>	
9.22 m <sup>3</sup>					
<b>21</b>					
Basement	2650	2137	903	5.12 m <sup>3</sup>	
Unit	2650	1650	800	3.50 m <sup>3</sup>	
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Unit	2650	1650	800	3.50 m <sup>3</sup>	
8.61 m <sup>3</sup>					
<b>25</b>					
Basement	2650	2137	903	5.12 m <sup>3</sup>	
Unit	2650	500	1500	1.99 m <sup>3</sup>	
Unit	2650	1600	500	2.12 m <sup>3</sup>	
9.22 m <sup>3</sup>					
<b>26</b>					
Basement	2650	2137	903	5.12 m <sup>3</sup>	
Unit	2650	500	1500	1.99 m <sup>3</sup>	
Unit	2650	1600	500	2.12 m <sup>3</sup>	
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<b>27</b>					
Basement	2650	2137	903	5.12 m <sup>3</sup>	
Unit	2650	500	1500	1.99 m <sup>3</sup>	
Unit	2650	1600	500	2.12 m <sup>3</sup>	
9.22 m <sup>3</sup>					
<b>31</b>					
Basement	2650	2137	903	5.12 m <sup>3</sup>	
Unit	2650	1650	800	3.50 m <sup>3</sup>	
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<b>33</b>					
Basement	2650	2137	903	5.12 m <sup>3</sup>	
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<b>34</b>					
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Unit	2650	1650	800	3.50 m <sup>3</sup>	
8.61 m <sup>3</sup>					
<b>35</b>					
Basement	2650	2137	903	5.12 m <sup>3</sup>	
Unit	2650	500	1500	1.99 m <sup>3</sup>	
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<b>36</b>					
Basement	2650	2137	903	5.12 m <sup>3</sup>	
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9.22 m <sup>3</sup>					
<b>41</b>					
Basement	2650	2137	903	5.12 m <sup>3</sup>	
Unit	2650	500	3041	4.03 m <sup>3</sup>	
Unit	2650	500	1817	2.41 m <sup>3</sup>	
11.55 m <sup>3</sup>					
<b>42</b>					
Basement	2650	2400	900	5.72 m <sup>3</sup>	
Unit	2650	500	3041	4.03 m <sup>3</sup>	
Unit	2650	500	1817	2.41 m <sup>3</sup>	
12.16 m <sup>3</sup>					
<b>43</b>					
Basement	2650	2900	900	6.92 m <sup>3</sup>	
Unit	2650	500	2906	3.85 m <sup>3</sup>	
10.77 m <sup>3</sup>					
<b>44</b>					
Basement	2650	2137	903	5.12 m <sup>3</sup>	
Unit	2650	500	2906	3.85 m <sup>3</sup>	
8.97 m <sup>3</sup>					

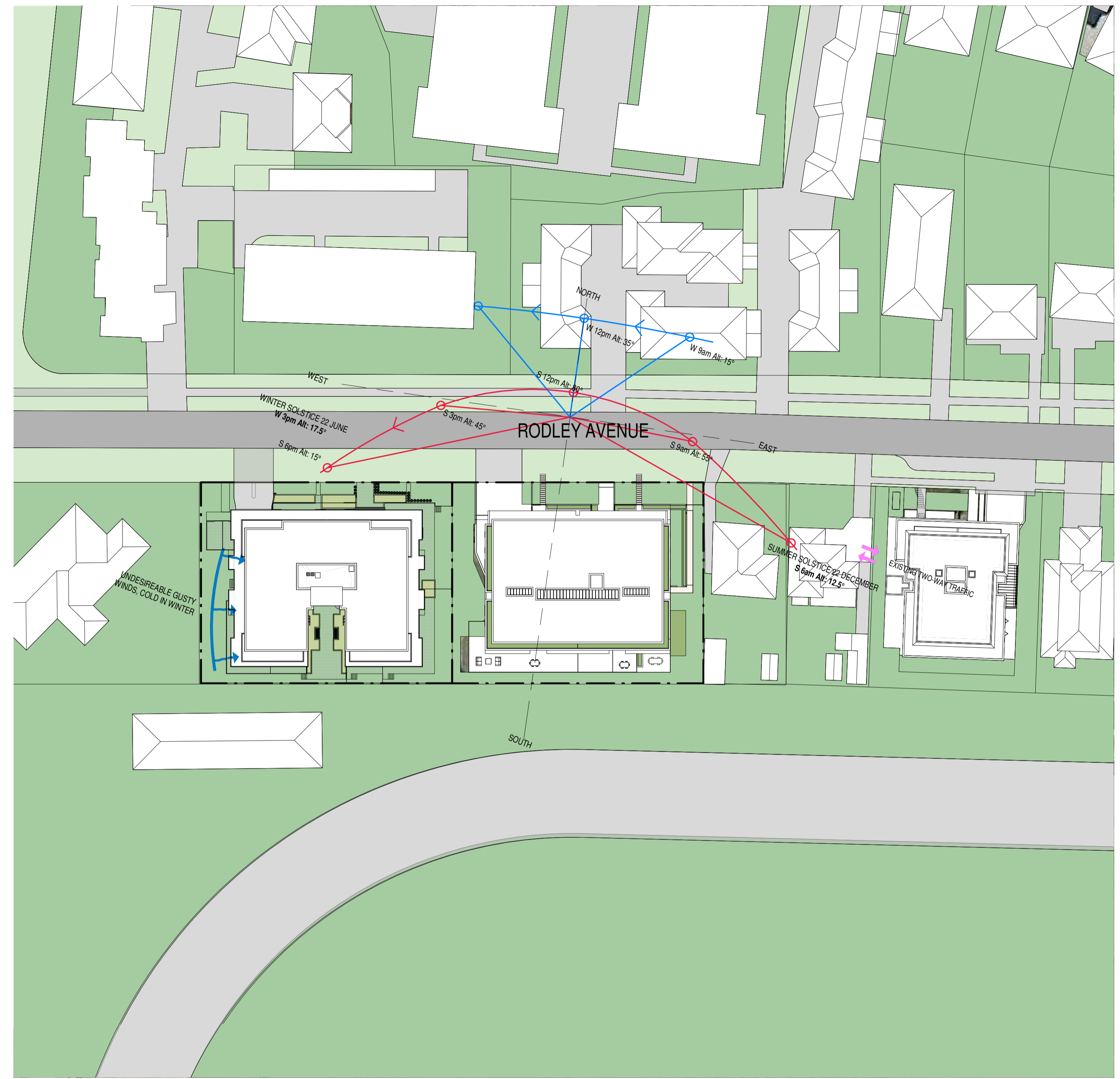
SOLAR ACCESS - COMPLIANCE TABLE				
No.	Type	Solar & Daylight Access	Time	Hours
<b>GROUND LEVEL</b>				
01	2 BED Adaptable	Yes	From 9:00am to 3:00pm	6:00 hours
02	3 BED Adaptable	Yes	From 9:00am to 3:00pm	6:00 hours
03	2 BED	No	From 12:00pm to 1:30pm	1:30 hours
04	2 BED	No	-	0:00 hours
<b>LEVEL 1</b>				
11	2 BED	Yes	From 9:00am to 3:00pm	6:00 hours
12	2 BED Adaptable	Yes	From 9:00am to 3:00pm	6:00 hours
13	2 BED	Yes	From 9:00am to 3:00pm	6:00 hours
14	2 BED	Yes	From 9:00am to 3:00pm	6:00 hours
15	2 BED	No	From 2:00pm to 3:00pm	1:00 hours
16	2 BED	No	-	0:00 hours
17	2 BED	Yes	From 9:00am to 11:00am	2:00 hours
<b>LEVEL 2</b>				
21	2 BED	Yes	From 9:00am to 3:00pm	6:00 hours
22	2 BED	Yes	From 9:00am to 3:00pm	6:00 hours
23	2 BED	Yes	From 9:00am to 3:00pm	6:00 hours
24	2 BED	Yes	From 9:00am to 3:00pm	6:00 hours
25	2 BED	No	From 2:00pm to 3:00pm	1:00 hours
26	2 BED	No	-	0:00 hours
27	2 BED	Yes	From 9:00am to 11:00am	2:00 hours
<b>LEVEL 3</b>				
31	2 BED	Yes	From 9:00am to 3:00pm	6:00 hours
32	2 BED	Yes	From 9:00am to 3:00pm	6:00 hours
33	2 BED	Yes	From 9:00am to 3:00pm	6:00 hours
34	2 BED	Yes	From 9:00am to 3:00pm	6:00 hours
35	2 BED	No	From 2:00pm to 3:00pm	1:00 hours
36	2 BED	No	-	0:00 hours
37	2 BED	Yes	From 9:00am to 11:00am	2:00 hours
<b>LEVEL 4</b>				
41	3 BED	Yes	From 9:00am to 3:00pm	6:00 hours
42	3 BED	Yes	From 9:00am to 3:00pm	6:00 hours
43	2 BED	Yes	From 10:00am to 3:00pm	5:00 hours
44	2 BED	Yes	From 9:00am to 3:00pm	6:00 hours

UNITS: 29

Design Statement (SEPP65-2015 SCHEDULE 1 - Design Quality Principles)				
Principle 1: Context and Neighbourhood Character	Principle 2: Built Form and Scale	Principle 3: Density	Principle 4: Sustainability	Principle 5: Landscape
<p>The proposed development significantly contributes to the local context &amp; character of the area. By providing a diverse range of apartment options which are affordable for a wider demographic of people, it not only assists with the densification issue currently within Sydney, but also provides social &amp; economic benefits for the community. These include new businesses, improvements to environmental conditions (e.g. parks, roads through contributions) and social interaction &amp; participation in community events just to name a few.</p> <p>The Landscaping strategy has been critically analysed to ensure that it is not only enhances the existing character of the neighbourhood, but also the future character. If each development can do the same, it will create a continuous green network of planting. By doing so, it will not only acknowledge the key built &amp; natural features of the area, but also improve them.</p> <p><i>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</i></p> <p><i>Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identify of the area including the adjacent sites, streetscape and neighbourhood.</i></p> <p><i>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</i></p>	<p>If you were to walk down Rodley Ave. today, the local neighbourhood character is best summarised by single storey, detached residences with 1-2 buildings under construction. This however is not an accurate depiction of the future character of Rodley Ave. Currently, a few five or six storey residential flat buildings have been developed, some have an approved DA and others are under review. With this in mind we made some critical design decisions to appropriately consider the future neighbourhood context.</p> <p>The built form &amp; public domain are clearly defined with a central entry way &amp; a row of canopy trees lining the site. To minimise visual &amp; acoustic privacy issues, we located all of the private balcony areas to the North &amp; South. This will provide a more desirable outlook and increase activation specifically to Rodley Ave. All side &amp; rear setbacks are generally compliant in order to reduce overshadowing on the surrounding properties. See 'Principle 9: Aesthetics' for further information.</p> <p><i>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</i></p> <p><i>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.</i></p> <p><i>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</i></p>	<p>Housing affordability is a key issue within Sydney that affects both Individuals &amp; Families. Increased supply of various housing options at an affordable price is key in dealing with the increased levels of densification.</p> <p>The proposal aims to cater for a diverse number of individuals &amp; families looking to get into the housing market. Located within walking distance to Penrith CBD, it provides good potential renting possibilities for owners. Similarly, the number of jobs &amp; community facilities within Penrith (and the greater region) continues to increase, not to mention the work being done on the local environment, specifically at the Nepean River. Both Penrith &amp; Kingwood train stations are in close proximity to the development, as well as local buses which frequently operate along the Northern Rd (150m walk)</p> <p><i>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</i></p> <p><i>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</i></p> <p><i>Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</i></p>	<p>As Penrith has a large temperature variation between Winter &amp; Summer Solstice, the need to provide amenity through passive design was one</p>	



**SITE PLAN - 1500**  
1 : 1500

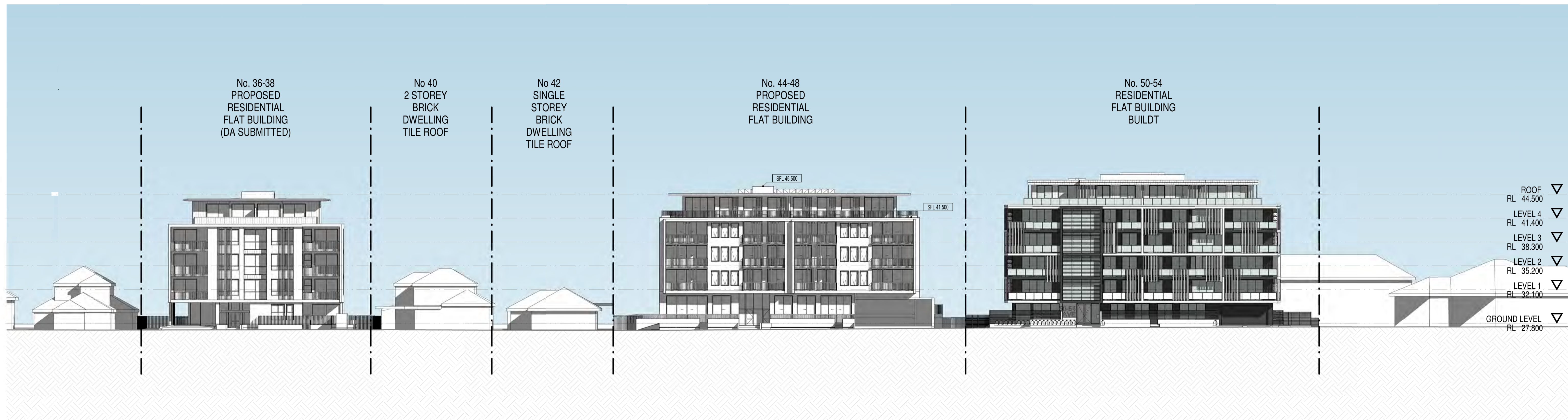


**SITE PLAN & ANALYSIS - 500**  
1 : 500



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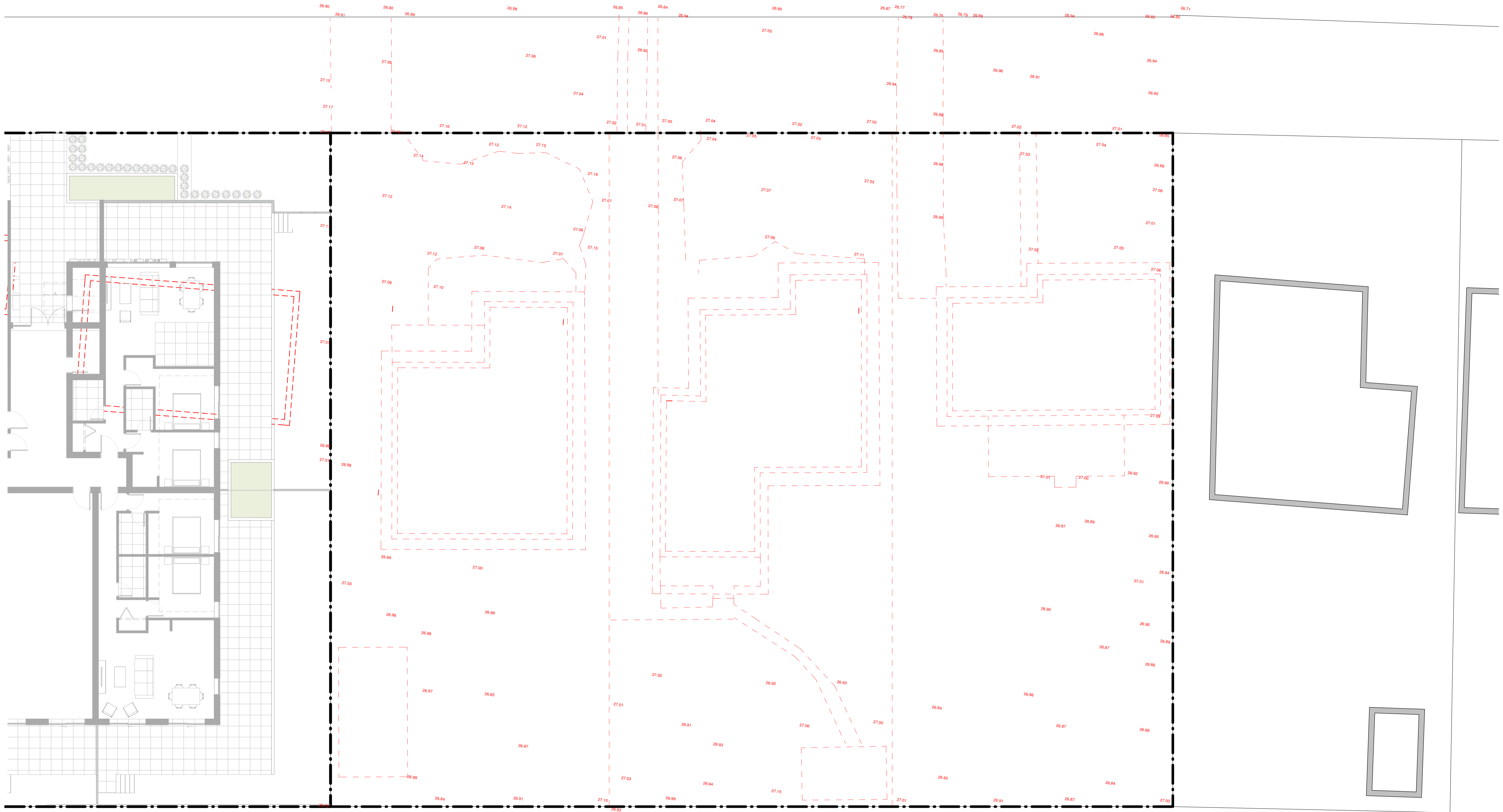
<b>ISSUE</b> A	<b>DATE</b> 2021-03-04	<b>AMENDMENT</b> DA SUBMISSION	<b>LEGENDS / NOTES:</b> BR BEDROOM COM COMMONS CLIPBOARD DP DOWNPIPE E ELECTRICAL CLIPBOARD FHR FIRE HOSE REEL GAS GAS CLIPBOARD GD GRATED DRAIN GEX GARAGE EXHAUST MIX MANSBOX RL RELATIVE LEVEL	<b>LEGENDS / NOTES:</b> RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOE TON TOP OF WALL TTI TACTILE INDICATORS	<b>PROJECT</b> <b>PROPOSED RESIDENTIAL FLAT BUILDING</b> ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	<b>PROJECT No.</b> 19043 <b>CLIENT</b> Inglow Investments Two	<b>MORSON GROUP</b> NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au EQD 9300 4748 PO Box 170, Potts Point, NSW 1535	<b>SHEET</b> SIZE: A1 SCALE: As indicated	<b>SHEET</b> NAME: SITE ANALYSIS - CONTEXT STUDY	<b>DRAWING No.</b> <b>DA06</b> <b>ISSUE No.</b> A
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<b>ISSUE</b>	<b>DATE</b>	<b>AMENDMENT</b>	<b>LEGENDS / NOTES:</b>	<b>PROJECT</b>	<b>PROJECT No.</b>	<b>MORSON GROUP</b>	<b>NOMINATED ARCHITECT - P F</b>	<b>SHEET</b>	<b>SHEET</b>	<b>DRAWING No.</b>
A	2021-03-04	DA SUBMISSION	BR BEDROOM COM COMMS CUPBOARD DP DOWNPIPE E ELECTRICAL CUPBOARD FHR FIRE HOSE REEL GAS GAS CUPBOARD GD GRATED DRAIN GEX GARAGE EXHAUST MSX MALSOK RL RELATIVE LEVEL RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOE TON TOP OF WALL TTI TACTILE INDICATORS	<b>PROPOSED RESIDENTIAL FLAT BUILDING</b> ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	19043	<b>MORSON GROUP</b>	NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E29 930 4948 PO Box 170, Potts Point, NSW 1535	SHEET SIZE: A1	SHEET NAME: SITE ANALYSIS - STREETScape / FORM STUDY	DA08
			SCALE 1:250@A1 0 5 10 15 20 25m (1:500@A3)		CLIENT Inglow Investments Two			SCALE: 1:250		ISSUE No. A

# RODLEY AVENUE



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<b>ISSUE</b>	<b>DATE</b>	<b>AMENDMENT</b>	<b>LEGENDS NOTES:</b>			<b>PROJECT</b>	<b>PROJECT No.</b>	<b>MORSON GROUP</b>	<b>SHEET SIZE:</b>	<b>SHEET NAME:</b>	<b>DRAWING No.</b>
A	2021-03-04	DA SUBMISSION	BR BEDROOM COM COMMONS CUPBOARD DP DOWNPIPE E ELECTRICAL CUPBOARD FHR FIRE HOSE REEL GAS GAS CUPBOARD GD GRATED DRAIN GEX GARAGE EXHAUST MSX MALSBOX RL RELATIVE LEVEL RWORAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOE TON TOP OF WALL TTI TACTILE INDICATORS	NORTH	0 1 2 3 4 5 7 10m SCALE 1:100@A1 (1:200@A3)	<b>PROPOSED RESIDENTIAL FLAT BUILDING</b> ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	<b>19043</b> CLIENT Inglow Investments Two	NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E20 930 4148 PO Box 170, Potts Point, NSW 1535	A1 SCALE: 1:100	<b>DEMOLITION PLAN</b>	<b>DA09</b> ISSUE No. <b>A</b>



	<b>FBK1</b> AB-Bricks Bowral Simmental Silver 230x76-110-240-NAT Level 1-3		<b>FBK2</b> AB-Bricks Bowral Brahman Granite 230x76-110-240-NAT Level 1-4		<b>FBK3</b> AB-Bricks Whitsunday Brampton 230x76-110-240-NAT Level 4		<b>MFW1</b> Dulux Eternity Titanium Pearl Satin 90087728 Louvres and Window Frames		<b>CR1</b> Render Painted Finish Dulux Handmade Linen Quarter A213 Awnings		<b>CR2</b> Render Painted Finish Dulux Charcoal Essence 88590 Ground Level		<b>GL01</b> Clear Glass Window		<b>MSC1</b> Dulux Eternity Titanium Pearl Satin 90087728 Fence		<b>TFW1</b> Render Painted Finish Dulux Handmade Linen Quarter A213 Timber Louvres with Fly Wire
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<b>ISSUE</b>	<b>DATE</b>	<b>AMENDMENT</b>	<b>LEGENDS / NOTES:</b> BR BEDROOM COM COMMS CUPBOARD DP DOWNPIPE E ELECTRICAL CUPBOARD FHR FIRE HOSE REEL GAS GAS CUPBOARD GD GRATED DRAIN GEX GARBAGE EXHAUST MIX MALSOK RL RELATIVE LEVEL RW/RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOE TON TOP OF WALL TTI TACTILE INDICATORS		<b>PROJECT</b> <b>PROPOSED RESIDENTIAL FLAT BUILDING</b> ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	<b>PROJECT No.</b> 19043 <b>CLIENT</b> Inglow Investments Two	<b>MORSON GROUP</b> NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E20 930 4948 PO Box 170, Potts Point, NSW 1535	<b>SHEET</b> SIZE: A1 SCALE: As indicated	<b>SHEET</b> NAME: NORTH FACADE	<b>DRAWING No.</b> <b>DA18</b> <b>ISSUE No.</b> A
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	<b>FBK1</b> AB-Bricks Bowral Simmental Silver 230x76-110-240-NAT Level 1-3		<b>FBK2</b> AB-Bricks Bowral Brahma Granite 230x76-110-240-NAT Level 1-4		<b>FBK3</b> AB-Bricks Whitsunday Brampton 230x76-110-240-NAT Level 4		<b>MFW1</b> Dulux Eternity Titanium Pearl Satin 90087728  Louvres and Window Frames		<b>CR1</b> Render Painted Finish Dulux Handmade Linen Quarter A213 Awnings		<b>CR2</b> Render Painted Finish Dulux Charcoal Essence 88590  Ground Level		<b>GL01</b> Clear Glass Window		<b>MSC1</b> Dulux Eternity Titanium Pearl Satin 90087728  Fence		<b>TFW1</b> Render Painted Finish Dulux Handmade Linen Quarter A213  Timber Louvres with Fly Wire
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<b>ISSUE</b>	<b>DATE</b>	<b>AMENDMENT</b>	<b>LEGENDS / NOTES:</b> BR BEDROOM COM COMMS CUPBOARD DP DOWNPIPE E ELECTRICAL CUPBOARD FHR FIRE HOSE REEL GAS GAS CUPBOARD GD GRATED DRAIN GEX GARAGE EXHAUST MSX MALSOK RL RELATIVE LEVEL RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOE TOW TOP OF WALL TTI TACTILE INDICATORS		<b>PROJECT</b> <b>PROPOSED RESIDENTIAL FLAT BUILDING</b> <b>ADDRESS</b> 44-48 Rodley Avenue, Penrith, NSW, 2750	<b>PROJECT No.</b> 19043 <b>CLIENT</b> Inglow Investments Two	<b>MORSON GROUP</b> NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au EQD 9300 4948 PO Box 170, Potts Point, NSW 1535	<b>SHEET</b> SIZE: A1 <b>SHEET</b> NAME: SOUTH FACADE <b>SCALE:</b> As indicated	<b>DRAWING No.</b> <b>DA19</b> <b>ISSUE No.</b> A
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	<b>FBK1</b> AB-Bricks Bowral Simmental Silver 230x76-110-240-NAT Level 1-3		<b>FBK2</b> AB-Bricks Bowral Brahman Granite 230x76-110-240-NAT Level 1-4		<b>FBK3</b> AB-Bricks Whitsunday Brampton 230x76-110-240-NAT Level 4		<b>MFW1</b> Dulux Eternity Titanium Pearl Satin 90087728  Louvres and Window Frames		<b>CR1</b> Render Painted Finish Dulux Handmade Linen Quarter A213  Awnings		<b>CR2</b> Render Painted Finish Dulux Charcoal Essence 88590  Ground Level		<b>GL01</b> Clear Glass Window		<b>MSC1</b> Dulux Eternity Titanium Pearl Satin 90087728  Fence		<b>TFW1</b> Render Painted Finish Dulux Handmade Linen Quarter A213  Timber Louvres with Fly Wire
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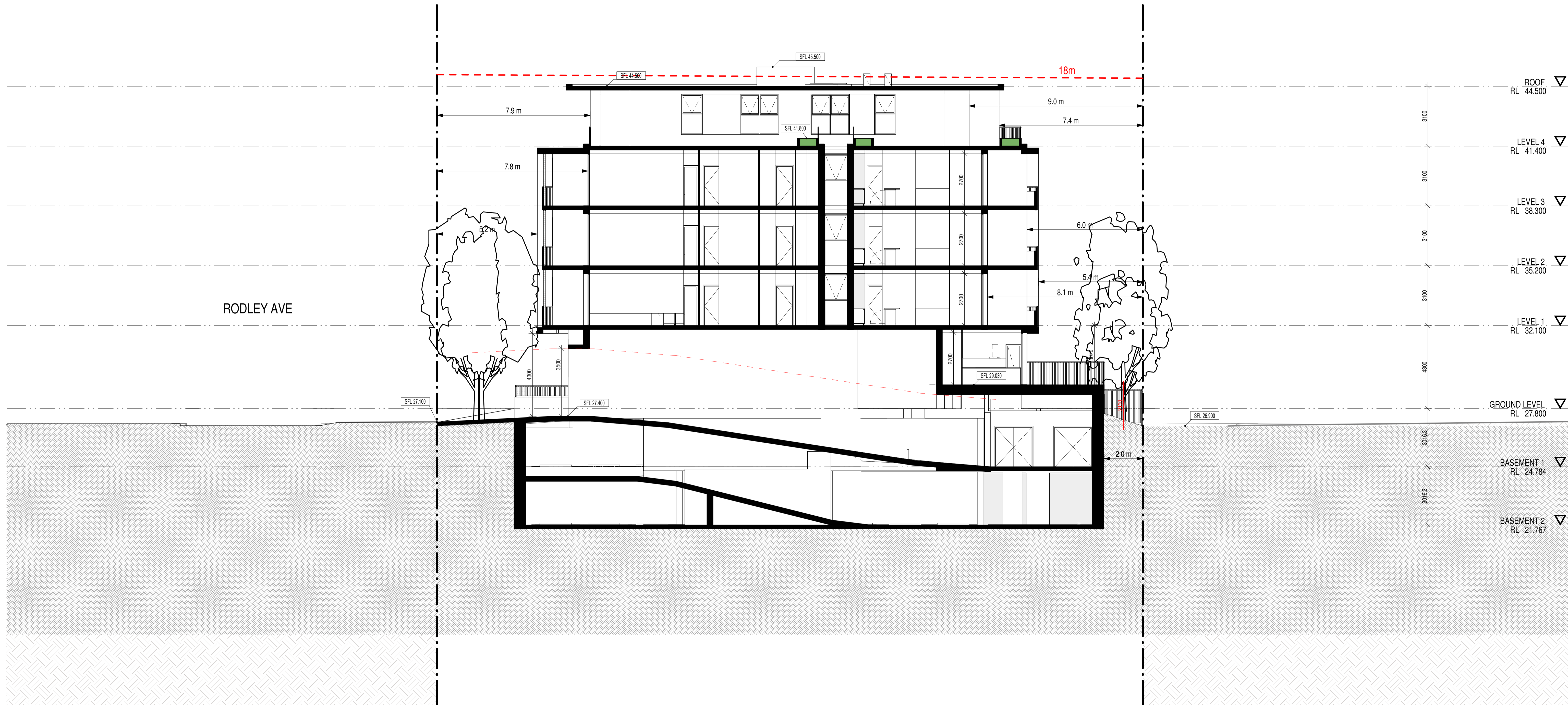
<b>ISSUE</b>	<b>DATE</b>	<b>AMENDMENT</b>	<b>LEGENDS / NOTES:</b>	<b>PROJECT</b>	<b>PROJECT No.</b>	<b>MORSON GROUP</b>	<b>SHEET SIZE:</b>	<b>SHEET NAME:</b>	<b>DRAWING No.</b>
A	2021-03-04	DA SUBMISSION	BR BEDROOM COM COMMS CUPBOARD DP DOWNPIPE E ELECTRICAL CUPBOARD FHR FIRE HOSE REEL GAS GAS CUPBOARD GD GRATED DRAIN GEX GARAGE EXHAUST MSX MALSOK RL RELATIVE LEVEL RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOE TON TOP OF WALL TTI TACTILE INDICATORS	<b>PROPOSED RESIDENTIAL FLAT BUILDING</b> ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	19043 CLIENT Inglow Investments Two	NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E20 930 4948 PO Box 170, Potts Point, NSW 1535	A1	WEST FACADE	DA20
			SCALE 1:100@A1 (1:200@A3)				SCALE: As indicated		ISSUE No. A



	<b>FBK1</b> AB-Bricks Bowral Simmental Silver 230x76-110-240-NAT Level 1-3		<b>FBK2</b> AB-Bricks Bowral Brahman Granite 230x76-110-240-NAT Level 1-4		<b>FBK3</b> AB-Bricks Whitsunday Brampton 230x76-110-240-NAT Level 4		<b>MFW1</b> Dulux Eternity Titanium Pearl Satin 90087728 Louvres and Window Frames		<b>CR1</b> Render Painted Finish Dulux Handmade Linen Quarter A213 Awnings		<b>CR2</b> Render Painted Finish Dulux Charcoal Essence 88590 Ground Level		<b>GL01</b> Clear Glass Window		<b>MSC1</b> Dulux Eternity Titanium Pearl Satin 90087728 Fence		<b>TFW1</b> Render Painted Finish Dulux Handmade Linen Quarter A213 Timber Louvres with Fly Wire
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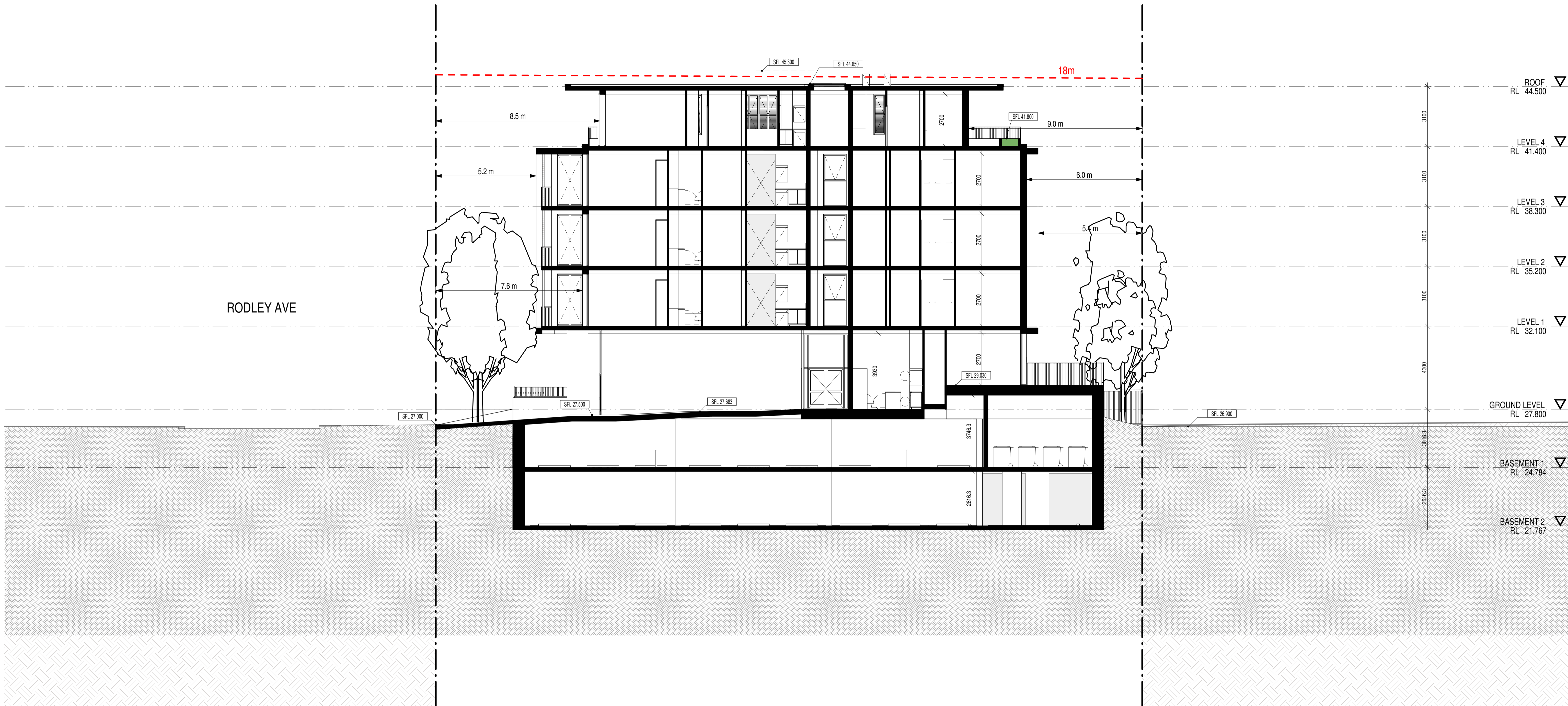
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<b>ISSUE</b>	<b>DATE</b>	<b>AMENDMENT</b>	<b>LEGENDS / NOTES:</b> BR BEDROOM    GAS GAS CUPBOARD    RW/RAINWATER OUTLET COM COMMS CUPBOARD    GD GRATED DRAIN    SWP STORM WATER PIT DP DOWNPIPE    GEX GARAGE EXHAUST    TCH TOP OF HOE E ELECTRICAL CUPBOARD    MEX MALSOK    TON TOP OF WALL FHR FIRE HOSE REEL    RL RELATIVE LEVEL    TTI TACTILE INDICATORS	 SCALE 1:100@A1 (1:200@A3)	<b>PROJECT</b> <b>PROPOSED RESIDENTIAL FLAT BUILDING</b> ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	<b>PROJECT No.</b> 19043 <b>CLIENT</b> Inglow Investments Two	<b>MORSON GROUP</b> NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E20 930 8948 PO Box 170, Potts Point, NSW 1535	<b>SHEET SIZE:</b> A1 <b>SHEET NAME:</b> EAST FACADE <b>SCALE:</b> As indicated	<b>DRAWING No.</b> DA21 <b>ISSUE No.</b> A
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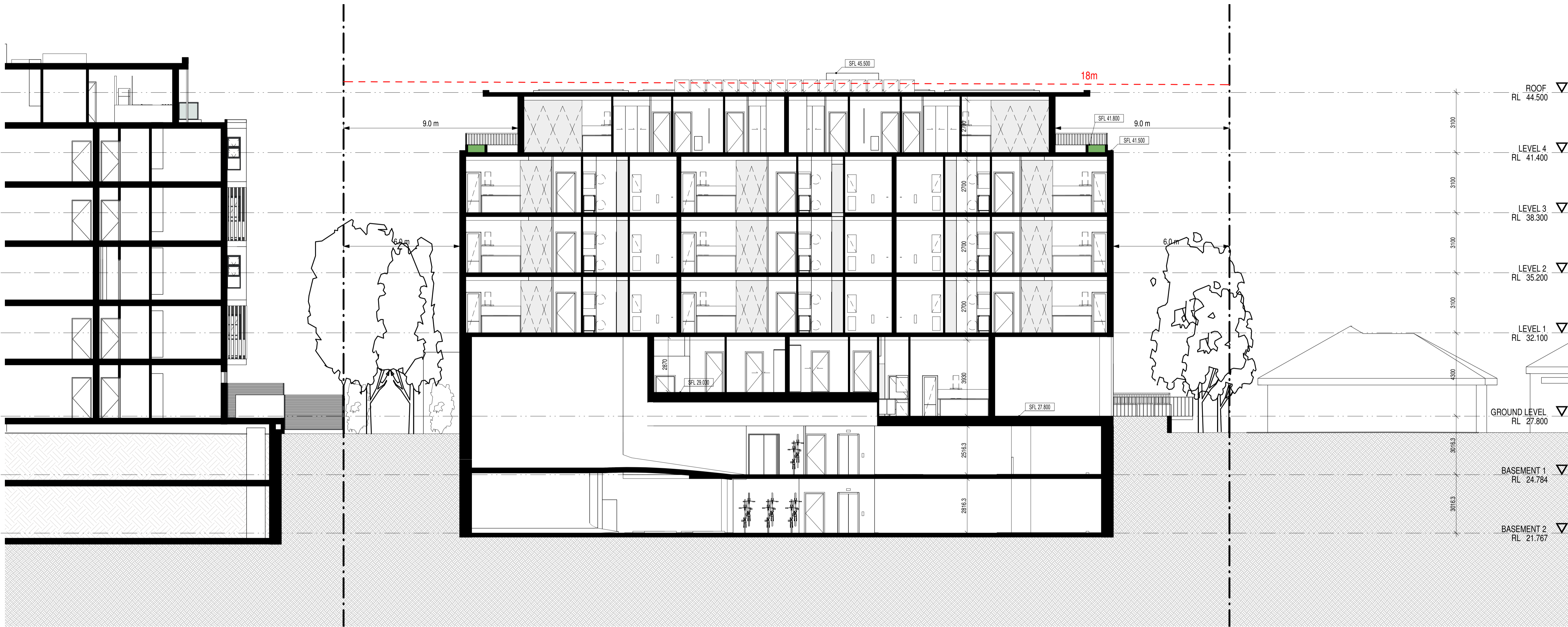
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ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	PROJECT No.	MORSON GROUP	SHEET SIZE:	SHEET NAME:	DRAWING No.
A	2021-03-04	DA SUBMISSION	BR BEDROOM COM COMM. CUPBOARD DP DOWNPIPE E ELECTRICAL CUPBOARD FHR FIRE HOSE REEL GAS GAS CUPBOARD GD GRATED DRAIN GEX GARAGE EXHAUST HSK MALSOK RL RELATIVE LEVEL RW/RAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOE TON TOP OF WALL TTI TACTILE INDICATORS	<b>PROPOSED RESIDENTIAL FLAT BUILDING</b> ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	<b>19043</b> CLIENT Inglow Investments Two	NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E29 930 8948 PO Box 170, Potts Point, NSW 1535	A1	CROSS SECTION 1	DA22
SCALE 1:100@A1 (1:200@A3)						SCALE: 1:100		ISSUE No. A	



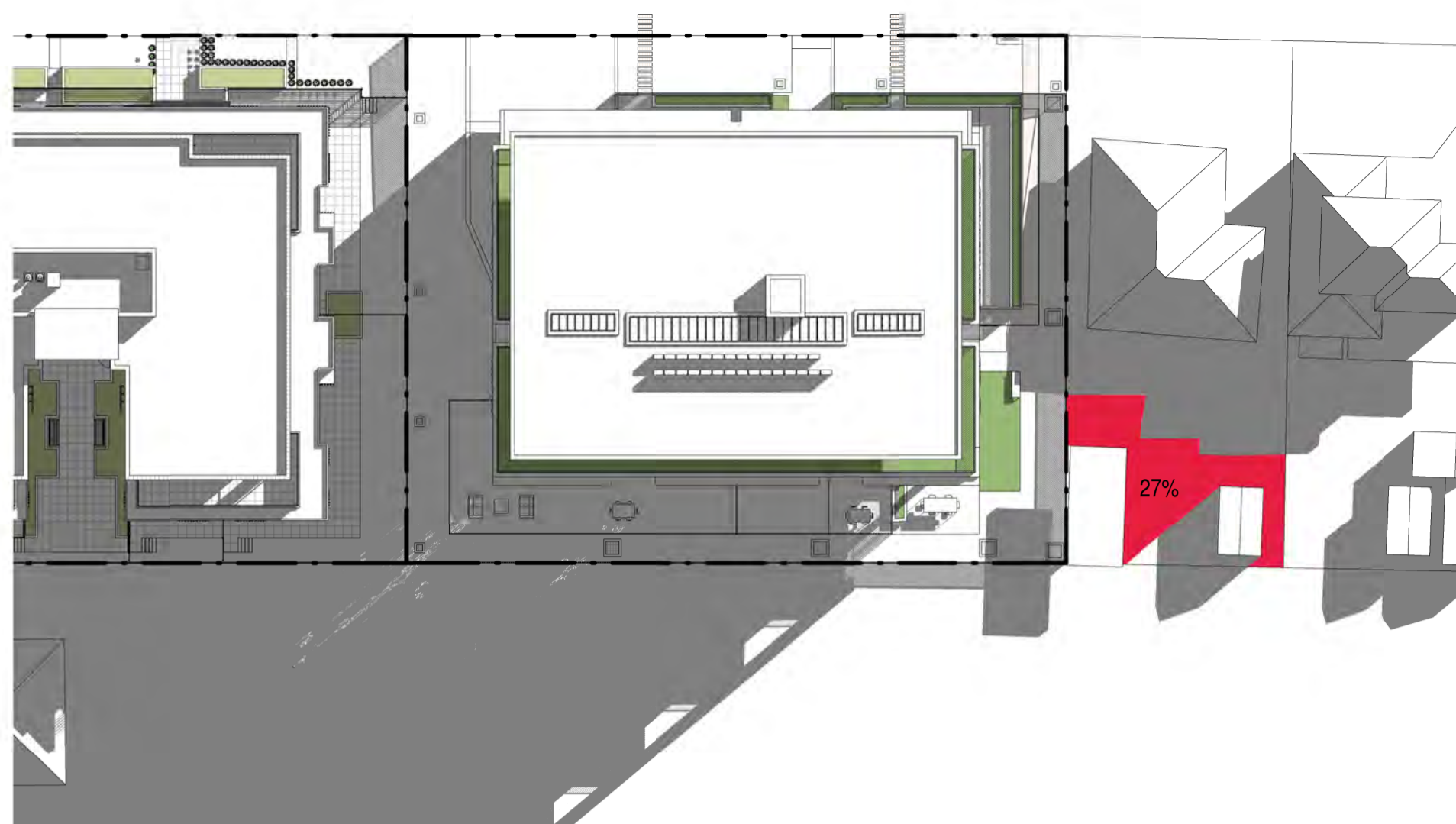
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 ABN 41 159 480 056 NOMINATED ARCHITECT: P. Morson(8100)

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	PROJECT No.	MORSON GROUP	SHEET SIZE:	SHEET NAME:	DRAWING No.
A	2021-03-04	DA SUBMISSION	BR BEDROOM COM COMMS CLIPBOARD DP DOWNPIPE E ELECTRICAL CLIPBOARD FHR FIRE HOSE REEL GAS GAS CLIPBOARD GD GRATED DRAIN GEX GARABAGE EXHAUST HSK MALLSOK RL RELATIVE LEVEL RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOE TON TOP OF WALL TTI TACTILE INDICATORS	<b>PROPOSED RESIDENTIAL FLAT BUILDING</b> ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	<b>19043</b> CLIENT Inglow Investments Two	NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER R100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E29 930 4948 PO Box 170, Potts Point, NSW 1535	A1	CROSS SECTION 2	DA23
				SCALE 1:100@A1 (1:200@A3)			SCALE: 1:100		ISSUE No. A

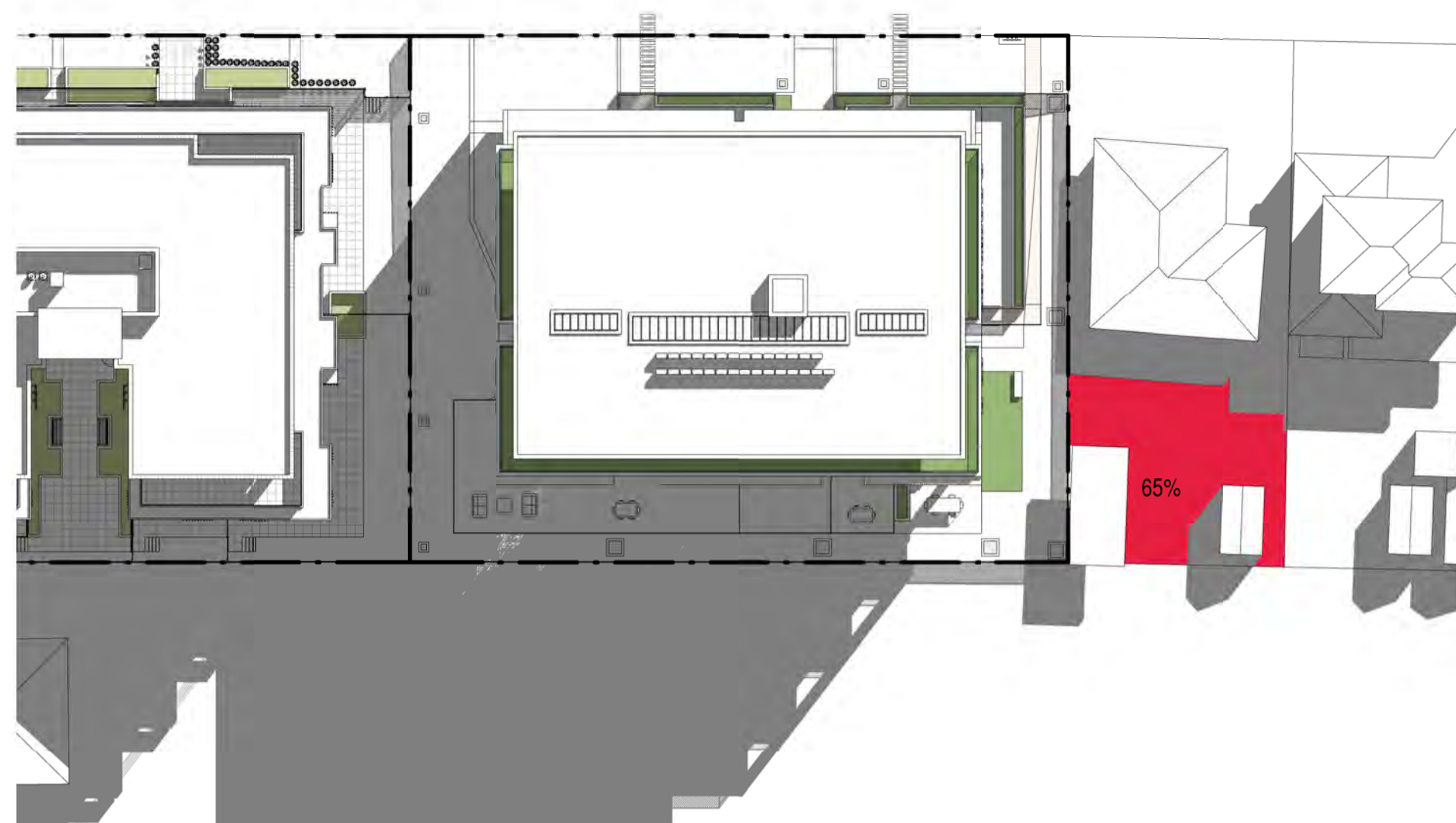


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 ABN 41 159 480 056 NOMINATED ARCHITECT: P. Morson(8100)

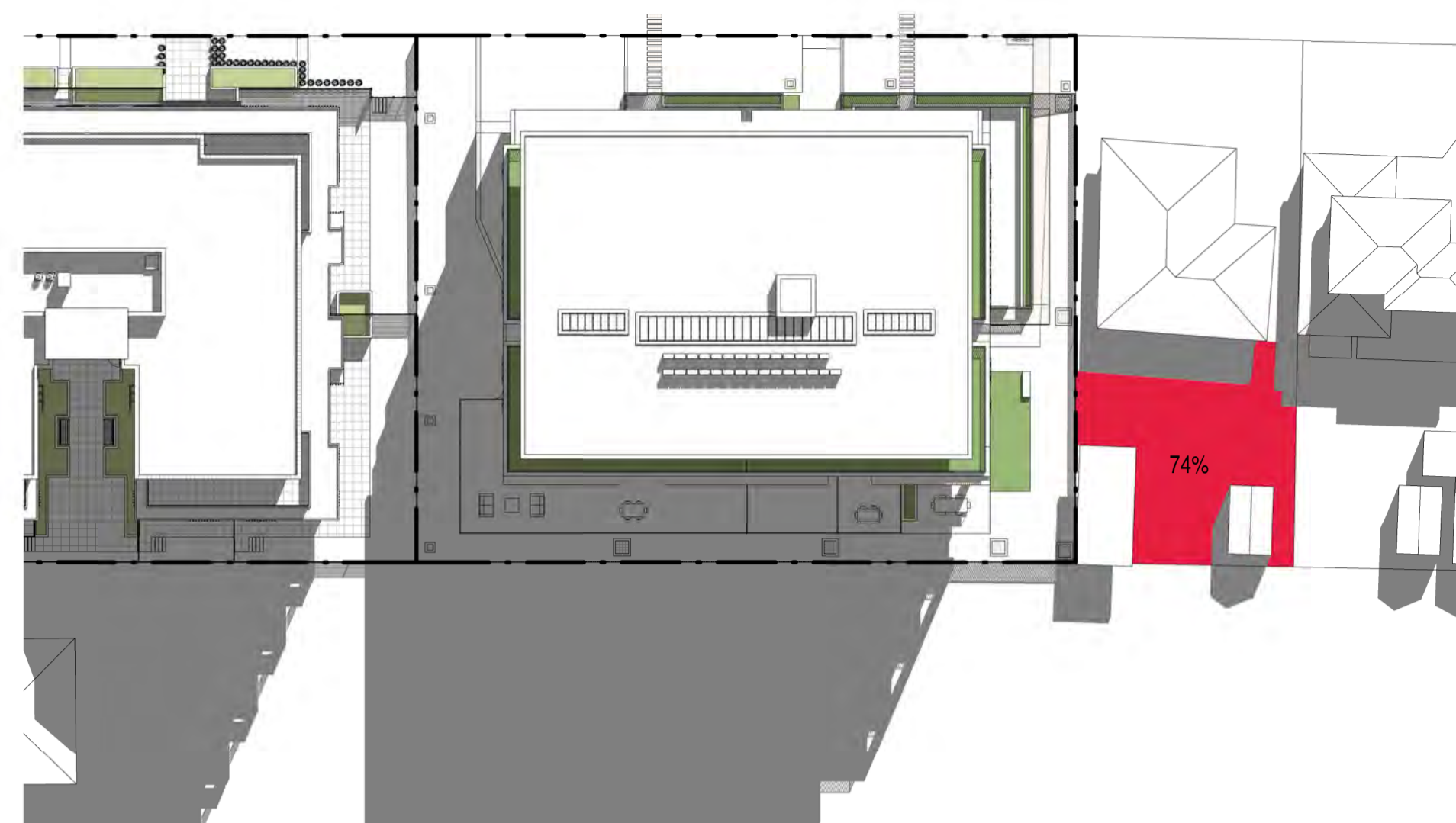
ISSUE	DATE	AMENDMENT	LEGENDS/NOTES:	PROJECT	PROJECT No.	MORSON GROUP	SHEET SIZE:	SHEET NAME:	DRAWING No.
A	2021-03-04	DA SUBMISSION	BR BEDROOM COM COMMS CUPBOARD DP DOWNPIPE E ELECTRICAL CUPBOARD FHR FIRE HOSE REEL GAS GAS CUPBOARD GD GRATED DRAIN GEX GARBAGE EXHAUST MEX MALLBOX RL RELATIVE LEVEL RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOE TON TOP OF WALL TTI TACTILE INDICATORS	<b>PROPOSED RESIDENTIAL FLAT BUILDING</b> ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	<b>19043</b> CLIENT Inglow Investments Two	NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E29 930 4948 PO Box 170, Potts Point, NSW 1535	<b>A1</b> <b>LONG SECTION</b>	<b>DA24</b>	
SCALE 1:100@A1 (1:200@A3)							SCALE: 1:100		ISSUE No. <b>A</b>



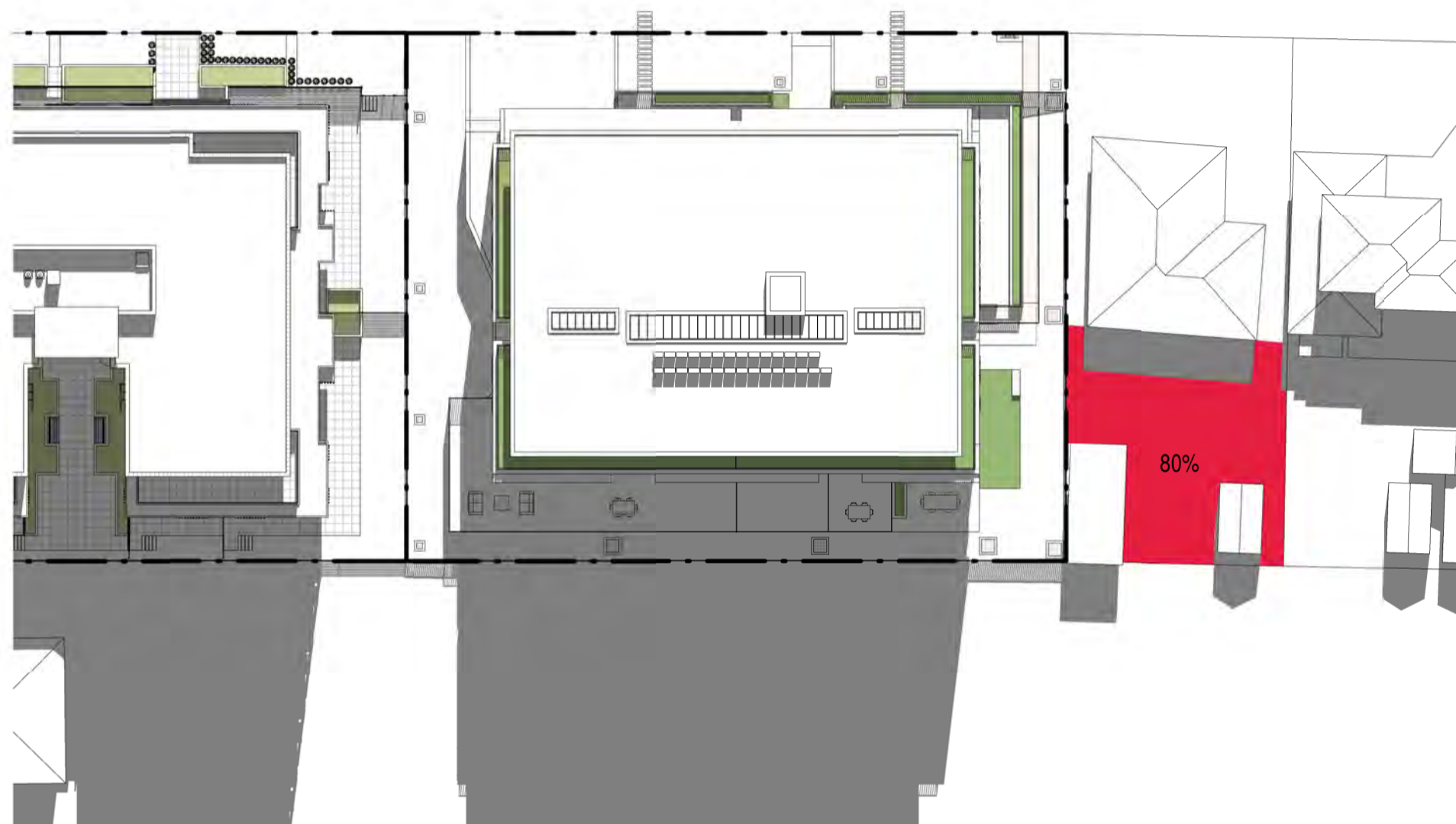
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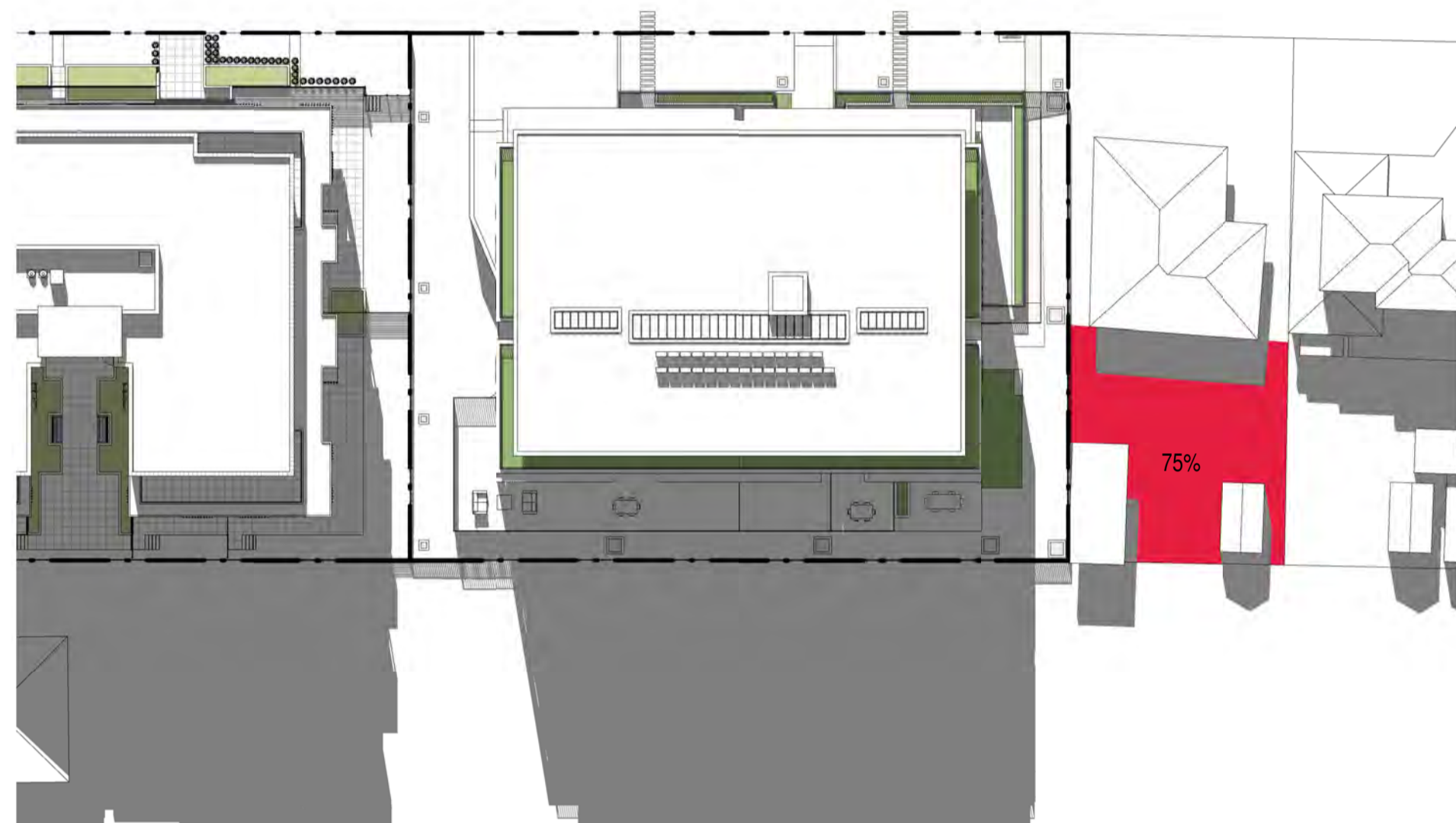
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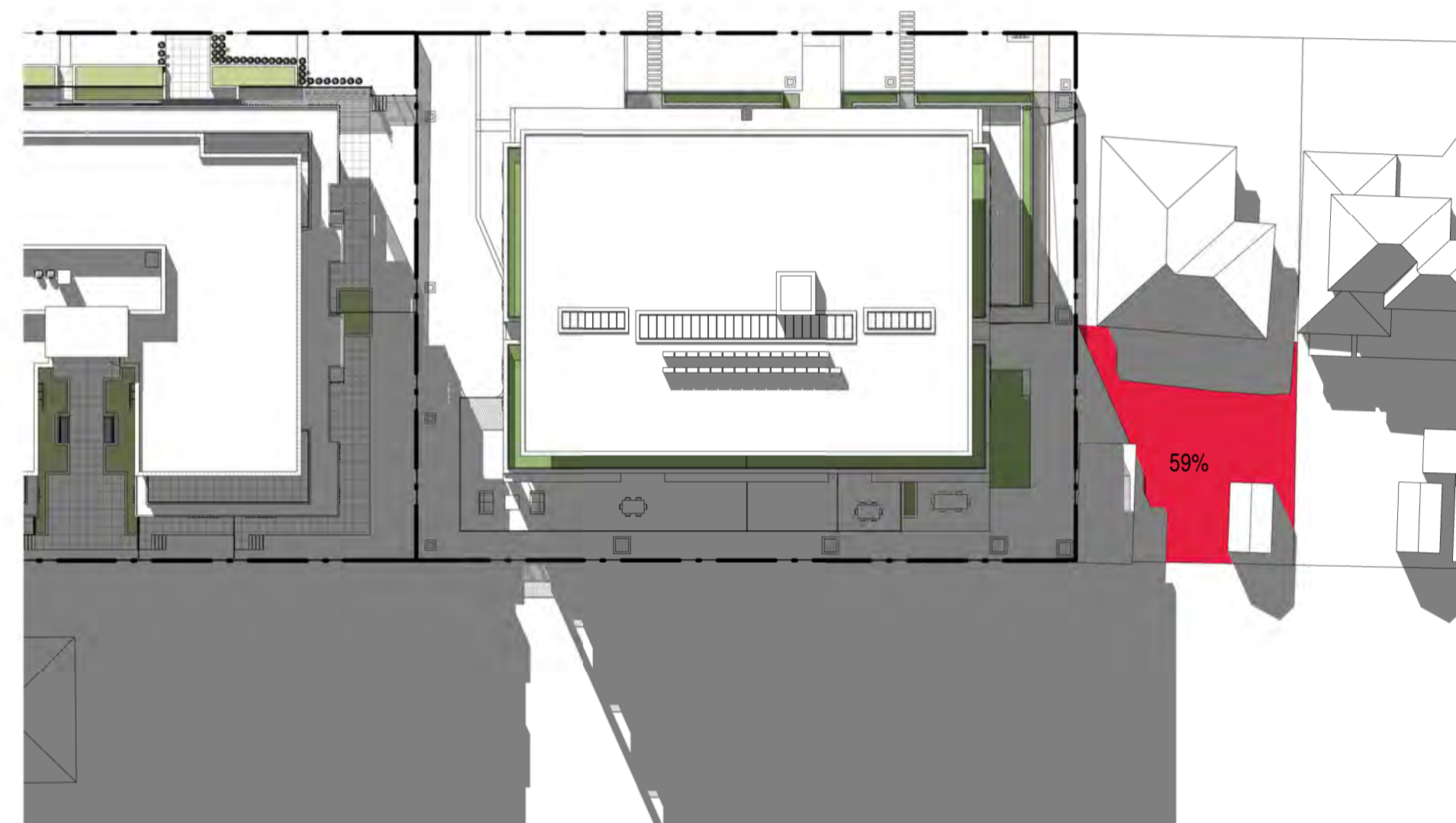
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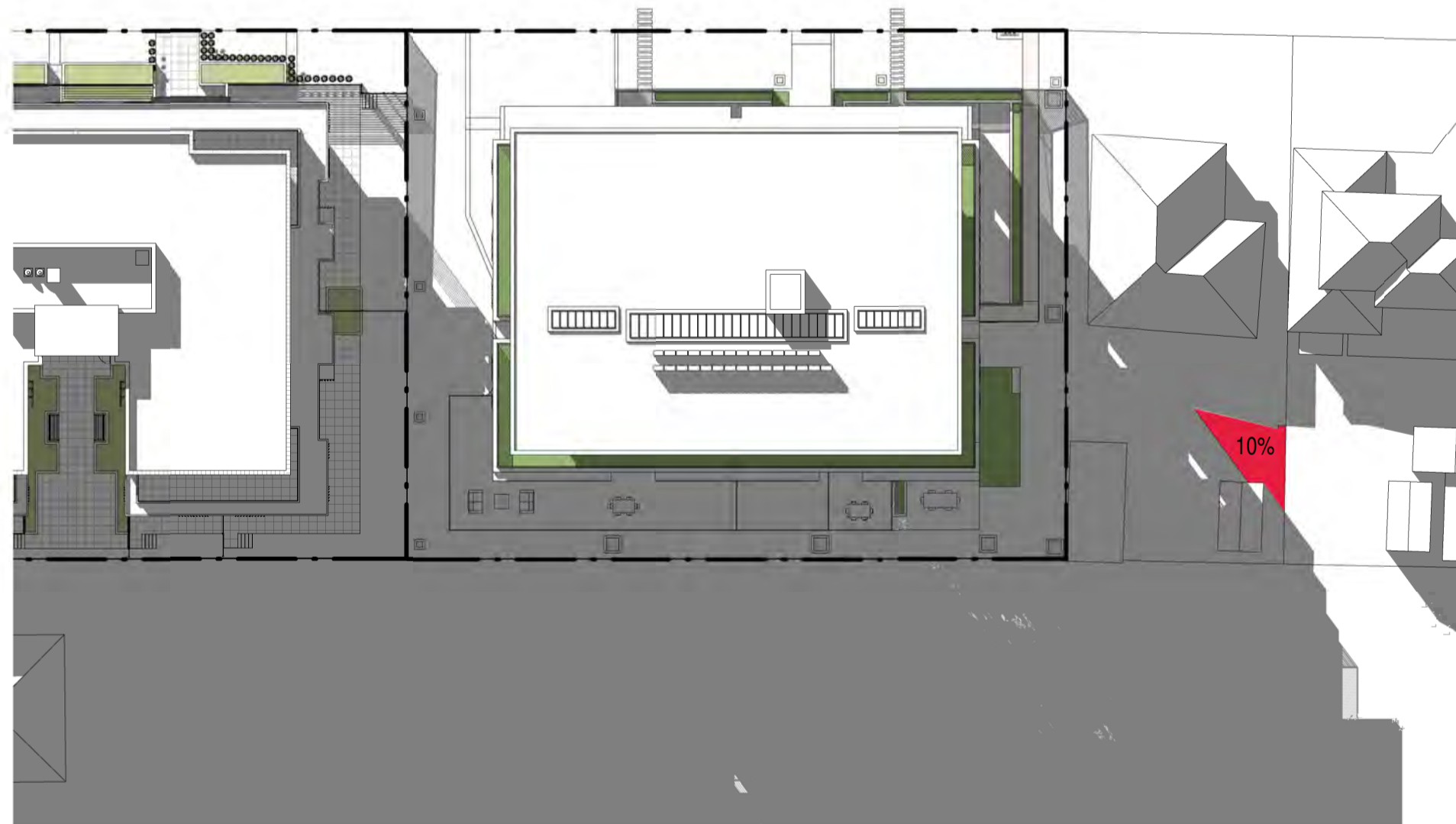
Shadow Diagrams - 12pm  
1 : 400



Shadow Diagrams - 1pm  
1 : 400



Shadow Diagrams - 2pm  
1 : 400



Shadow Diagrams - 3pm  
1 : 400

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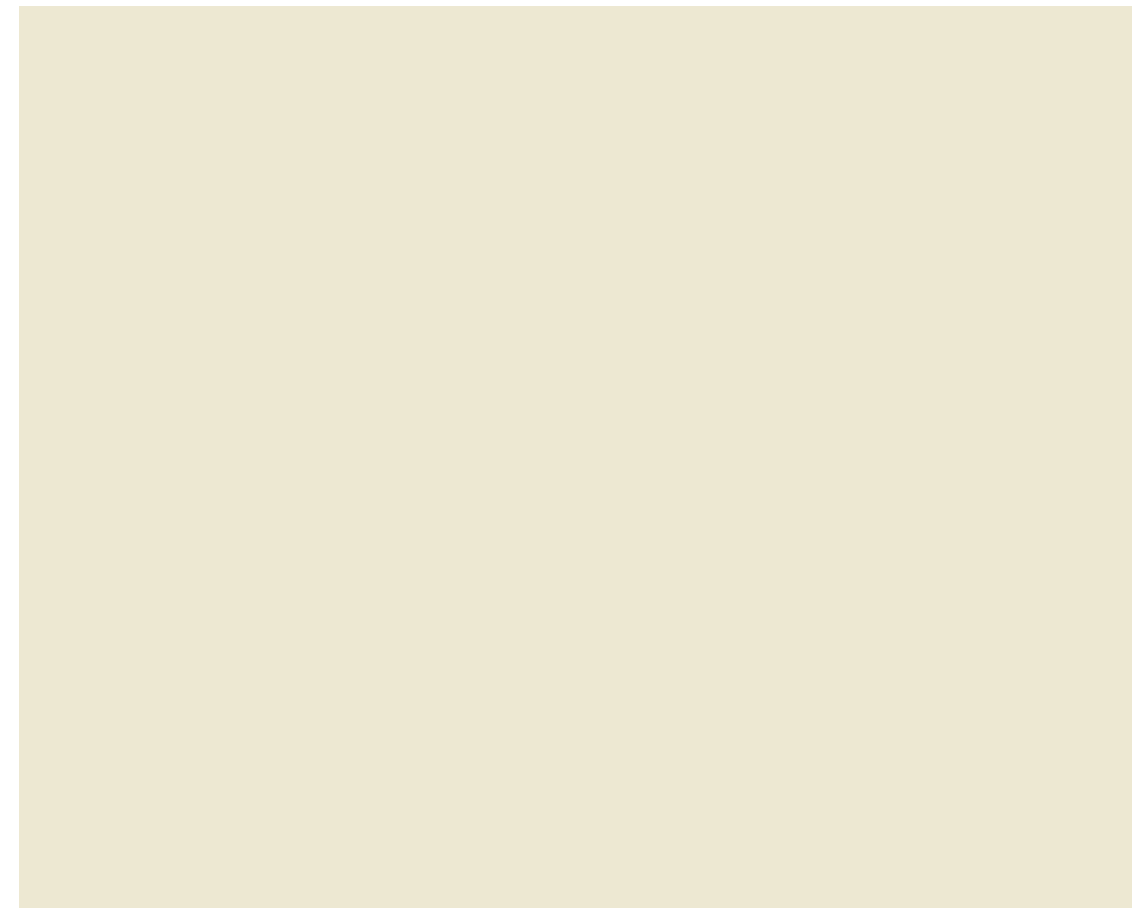
ISSUE A	DATE 2021-03-04	AMENDMENT DA SUBMISSION	LEGENDS / NOTES: BR BEDROOM COM COMMONS CUPBOARD DP DOWNPIPE E ELECTRICAL CUPBOARD FHR FIRE HOSE REEL GAS GAS CUPBOARD GD GRATED DRAIN GEX GARAGE EXHAUST MSX MALSBOX RL RELATIVE LEVEL RWORAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOE TON TOP OF WALL TTI TACTILE INDICATORS		PROJECT PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	PROJECT No. 19043 CLIENT Inglow Investments Two		NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E29 930 4746 PO Box 170, Potts Point, NSW 1535	SHEET SIZE: A1 SCALE: 1 : 400	SHEET NAME: SOLAR STUDY	DRAWING No. DA25 ISSUE No. A
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**FBK1**

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

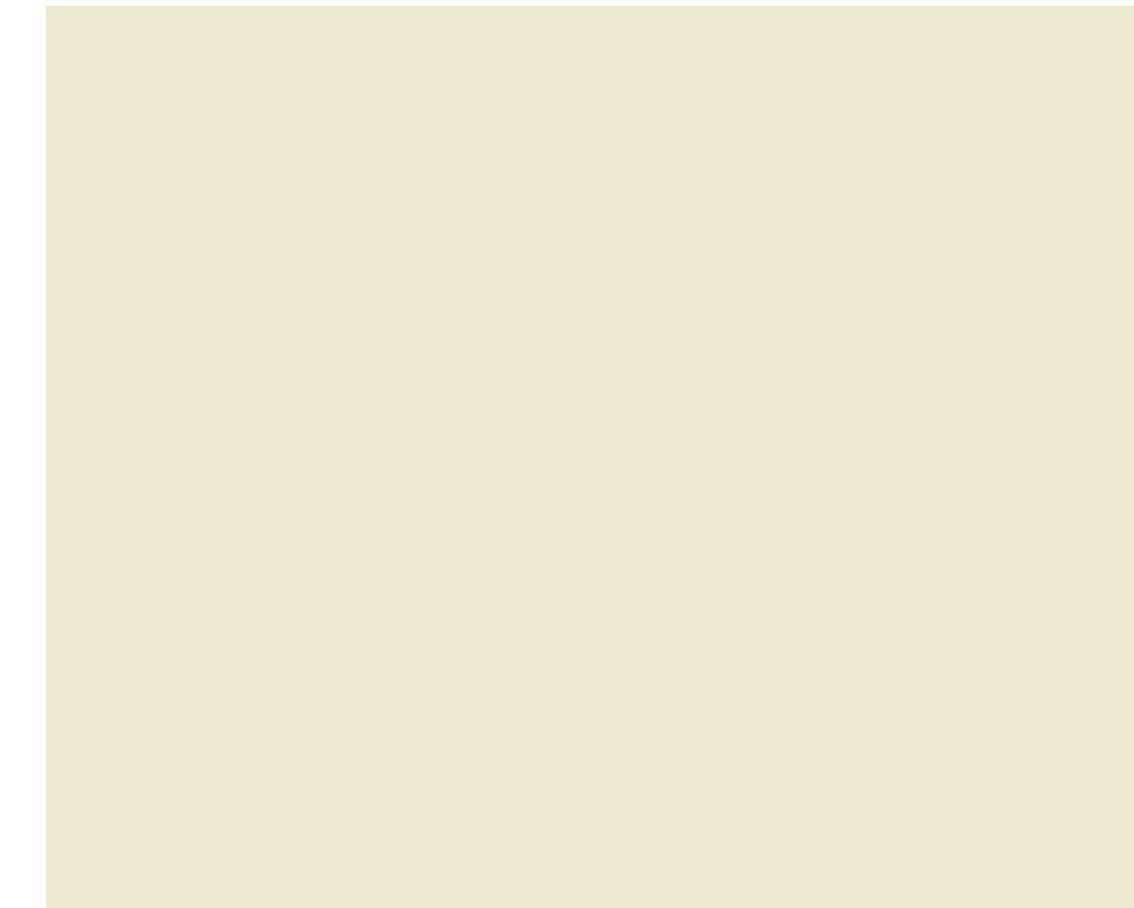
Level 1-3



**CR1**

Render Painted Finish  
Dulux Handmade Linen  
Quarter A213

Awnings



**TFW1**

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

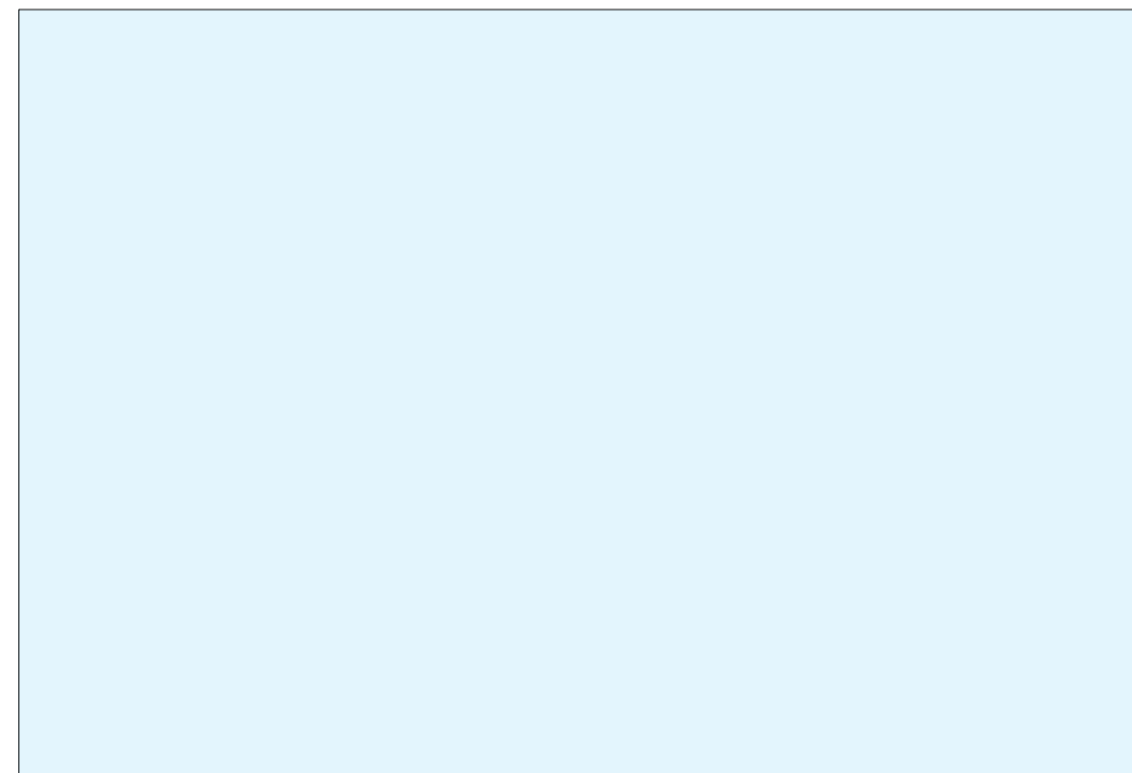
Ground Level



**FBK3**

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

Level 4



**GL01**

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

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	PROJECT No.	MORSON GROUP	NOMINATED ARCHITECT - P.F.	SHEET SIZE:	SHEET NAME:	DRAWING No.
A	2021-03-04	DA SUBMISSION	BR BEDROOM COM COMMS CUPBOARD DP DOWNPIPE E ELECTRICAL CUPBOARD FHR FIRE HOSE REEL GAS GAS CUPBOARD GD GRATED DRAIN GEX GARAGE EXHAUST MIX MALSBOX RL RELATIVE LEVEL RWRAINWATER OUTLET SWP STORM WATER PIT TOM TOP OF HOBE TON TOP OF WALL TTI TACTILE INDICATORS	PROPOSED RESIDENTIAL FLAT BUILDING	19043		MORSON REGISTRATION NUMBER 8100 ACTN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E20 9300 4048 PO Box 170, Potts Point, NSW 1535	A1	MATERIAL SCHEDULE	DA28
				ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	CLIENT Inglow Investments Two			SCALE: 1:1		A