

EYE OF THE SUN - COVER SHEET

Project No. **19043**
Project **PROPOSED RESIDENTIAL FLAT BUILDING**
Address **44-48 Rodley Avenue, Penrith, NSW, 2750**
Project Status **DA SUBMISSION**



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

Client **Inglow Investments Two**



EOS - SHEET LIST

Number	Name	Current Revision Date	Revision
EOS00	EYE OF THE SUN - COVER SHEET	2021-03-04	A
EOS01	EYE OF THE SUN - WEST (SHEET 1-7)	2021-03-04	A
EOS02	EYE OF THE SUN - WEST (SHEET 2-7)	2021-03-04	A
EOS03	EYE OF THE SUN - WEST (SHEET 3-7)	2021-03-04	A
EOS04	EYE OF THE SUN - WEST (SHEET 4-7)	2021-03-04	A
EOS05	EYE OF THE SUN - WEST (SHEET 5-7)	2021-03-04	A
EOS06	EYE OF THE SUN - WEST (SHEET 6-7)	2021-03-04	A
EOS07	EYE OF THE SUN - WEST (SHEET 7-7)	2021-03-04	A
EOS08	EYE OF THE SUN - EAST (SHEET 1-7)	2021-03-04	A
EOS09	EYE OF THE SUN - EAST (SHEET 2-7)	2021-03-04	A
EOS10	EYE OF THE SUN - EAST (SHEET 3-7)	2021-03-04	A
EOS11	EYE OF THE SUN - EAST (SHEET 4-7)	2021-03-04	A
EOS12	EYE OF THE SUN - EAST (SHEET 5-7)	2021-03-04	A
EOS13	EYE OF THE SUN - EAST (SHEET 6-7)	2021-03-04	A
EOS14	EYE OF THE SUN - EAST (SHEET 7-7)	2021-03-04	A
EOS15	EYE OF THE SUN - SUN LIGHT ACCESS SCHEDULE	2021-03-04	A

DRAWING NUMBER

EOS00

ISSUE NO.

A

EYE OF THE SUN - WEST (SHEET 1-7)

Project No. **19043**

Project **PROPOSED RESIDENTIAL FLAT BUILDING**

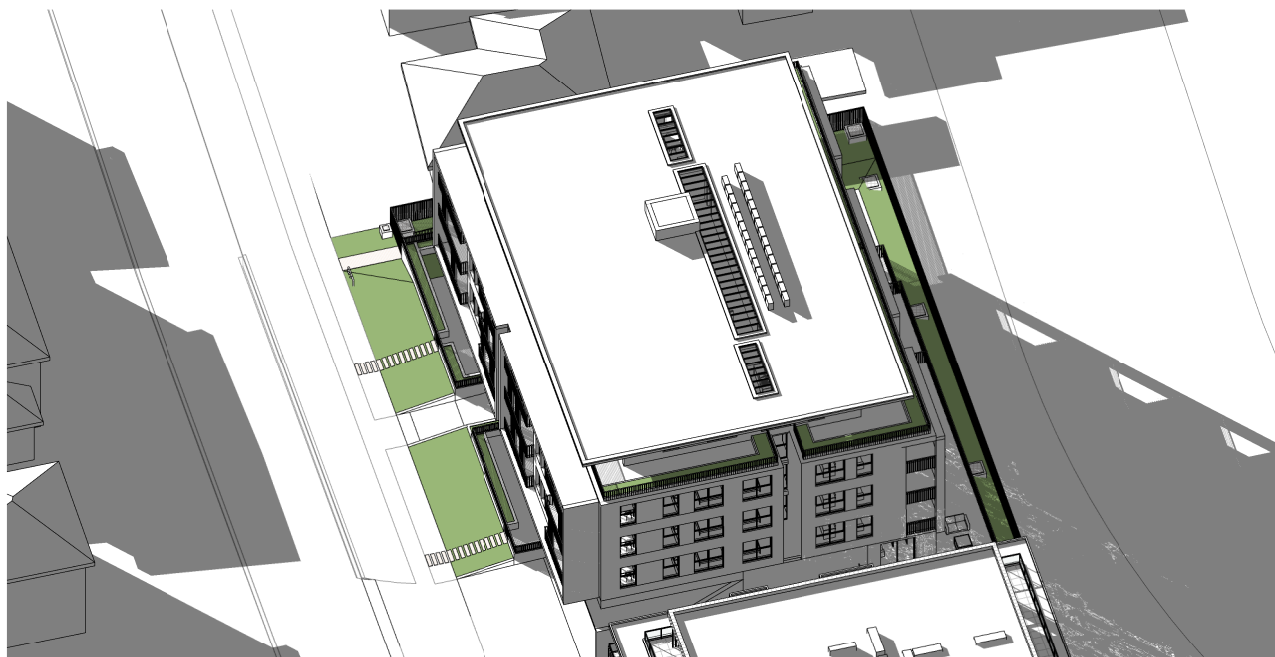
Address **44-48 Rodley Avenue, Penrith, NSW, 2750**

Project Status **DA SUBMISSION**

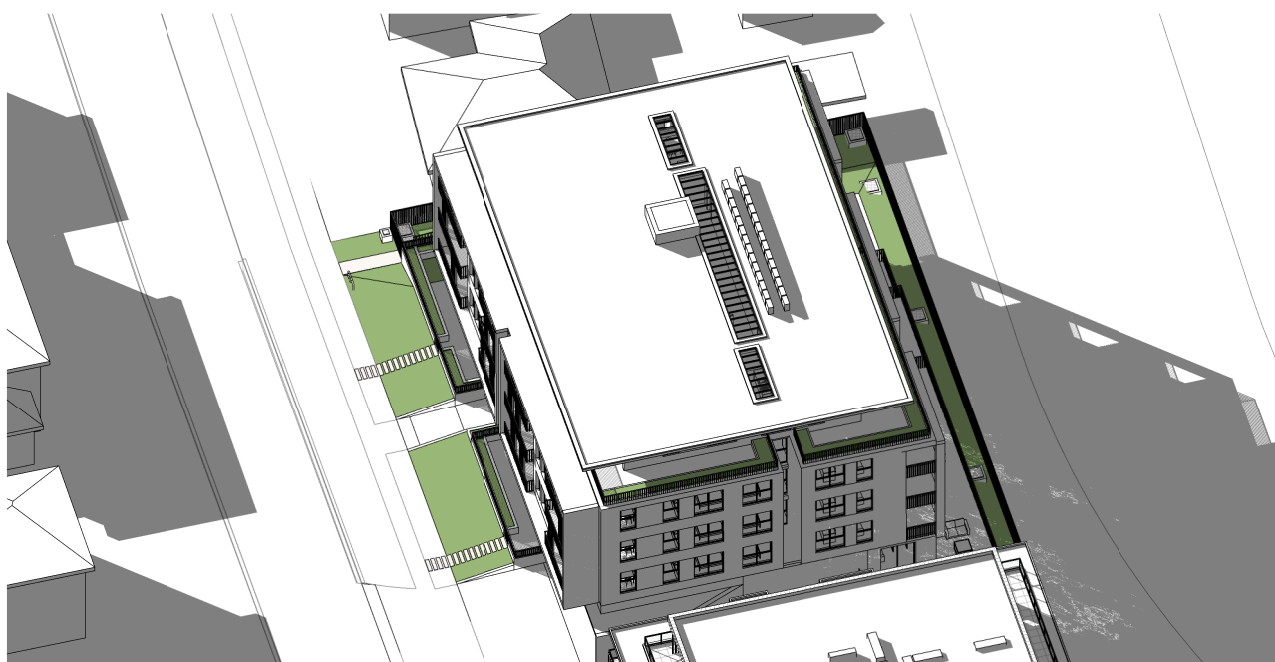


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Client **Inglow Investments Two**



EAST VIEW - 9.00AM JUN



EAST VIEW - 9.30AM JUN

DRAWING NUMBER

EOS01

ISSUE NO.

A

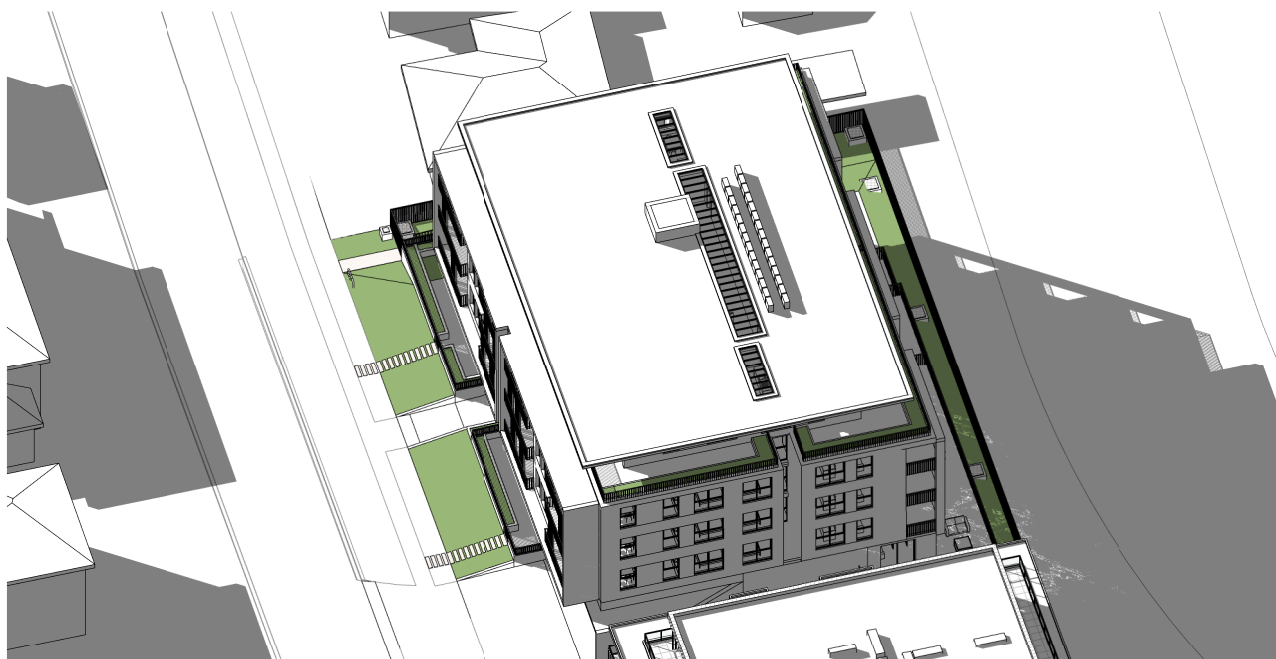
EYE OF THE SUN - WEST (SHEET 2-7)

Project No. **19043**
Project **PROPOSED RESIDENTIAL FLAT BUILDING**
Address **44-48 Rodley Avenue, Penrith, NSW, 2750**
Project Status **DA SUBMISSION**

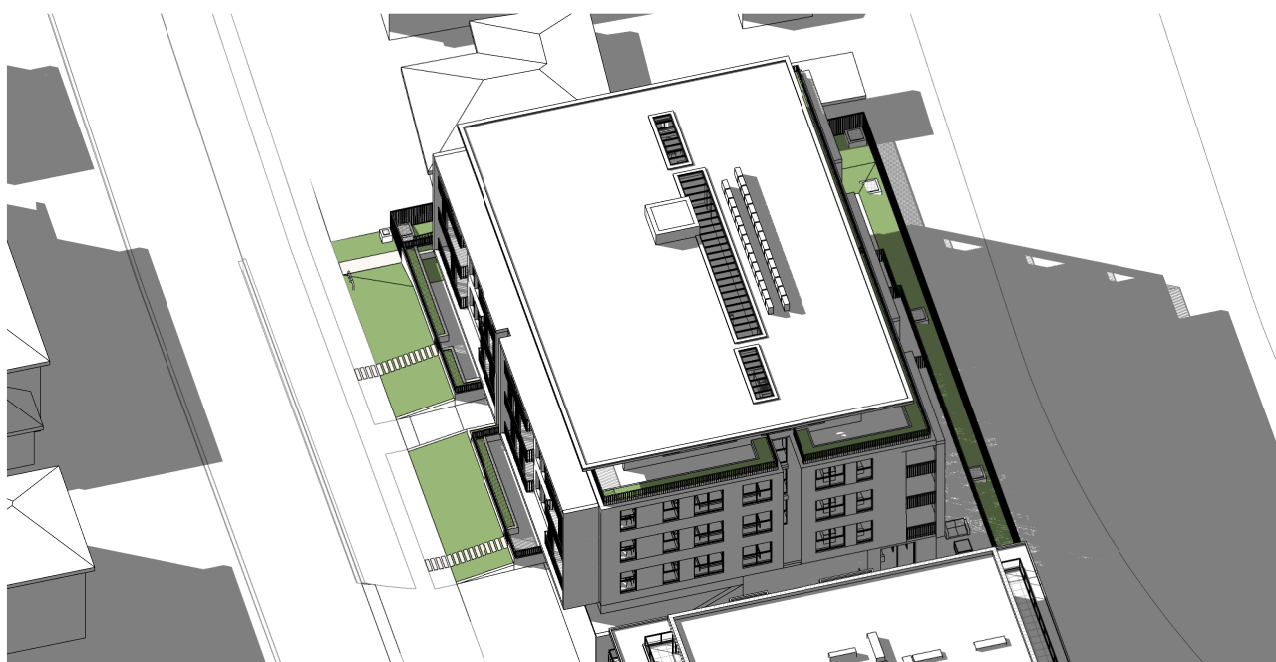


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Client **Inglow Investments Two**



EAST VIEW - 10.00AM JUN



EAST VIEW - 10.30AM JUN

DRAWING NUMBER

EOS02

ISSUE NO.

A

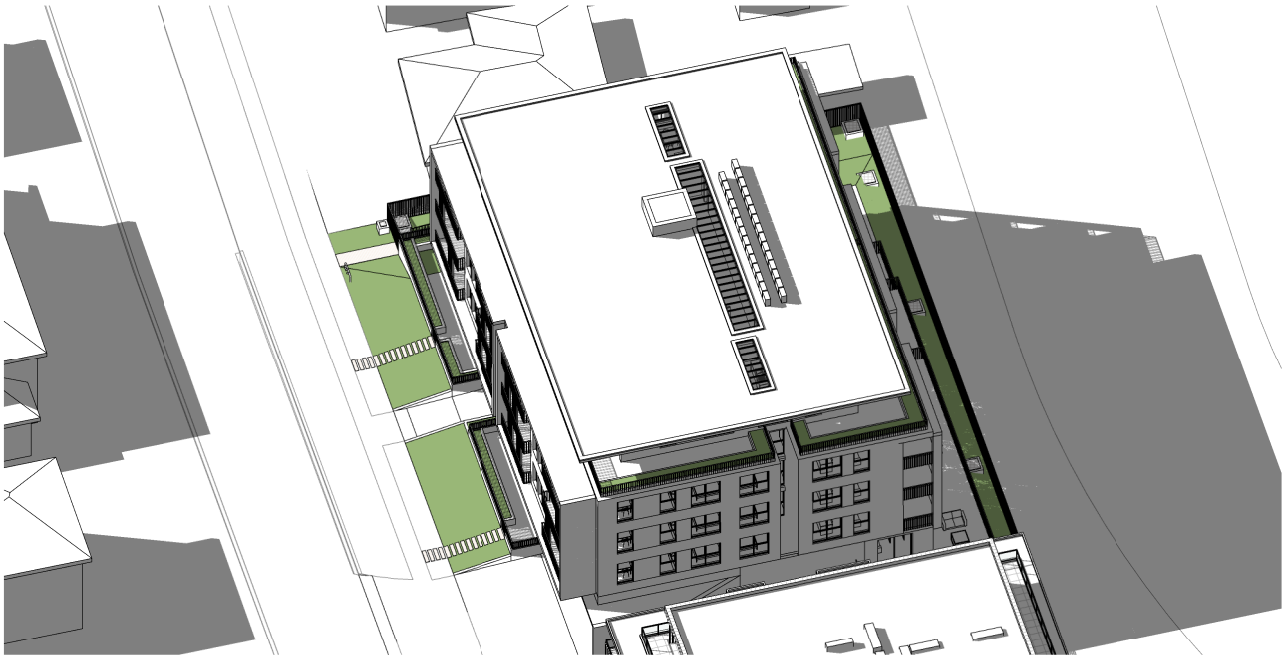
EYE OF THE SUN - WEST (SHEET 3-7)

Project No. **19043**
Project **PROPOSED RESIDENTIAL FLAT BUILDING**
Address **44-48 Rodley Avenue, Penrith, NSW, 2750**
Project Status **DA SUBMISSION**

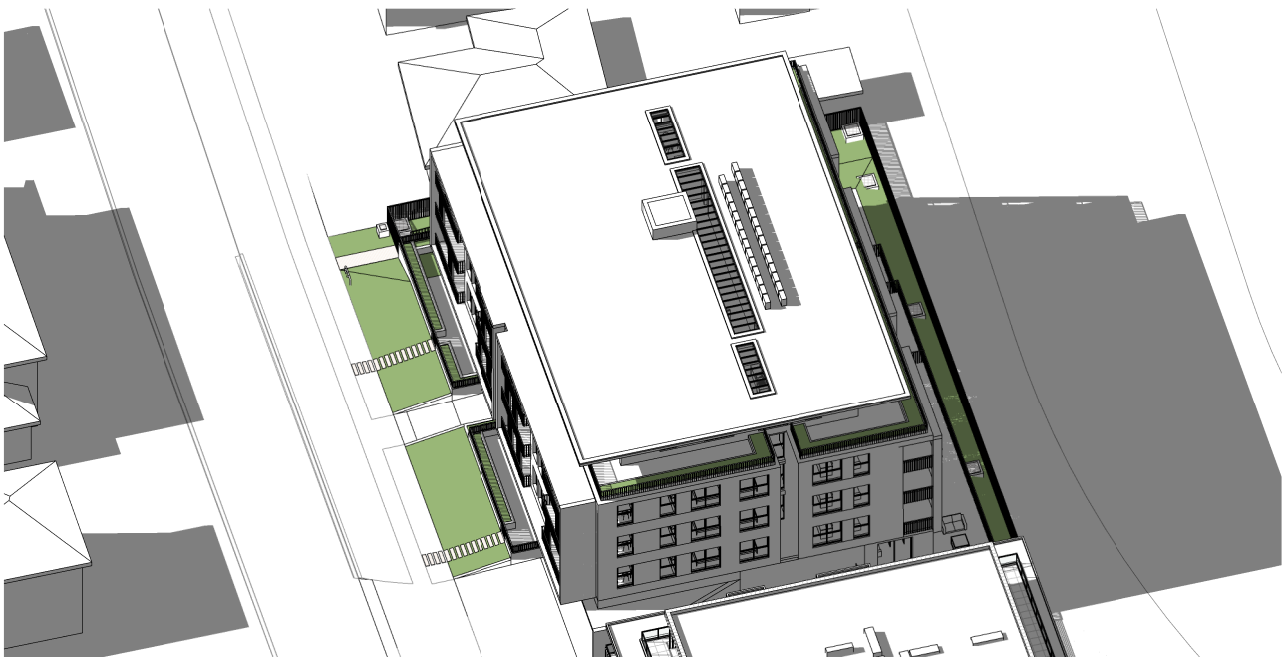


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Client **Inglow Investments Two**



EAST VIEW - 11.00AM JUN



EAST VIEW - 11.30AM JUN

DRAWING NUMBER

EOS03

ISSUE NO.

A

EYE OF THE SUN - WEST (SHEET 4-7)

Project No. **19043**

Project **PROPOSED RESIDENTIAL FLAT BUILDING**

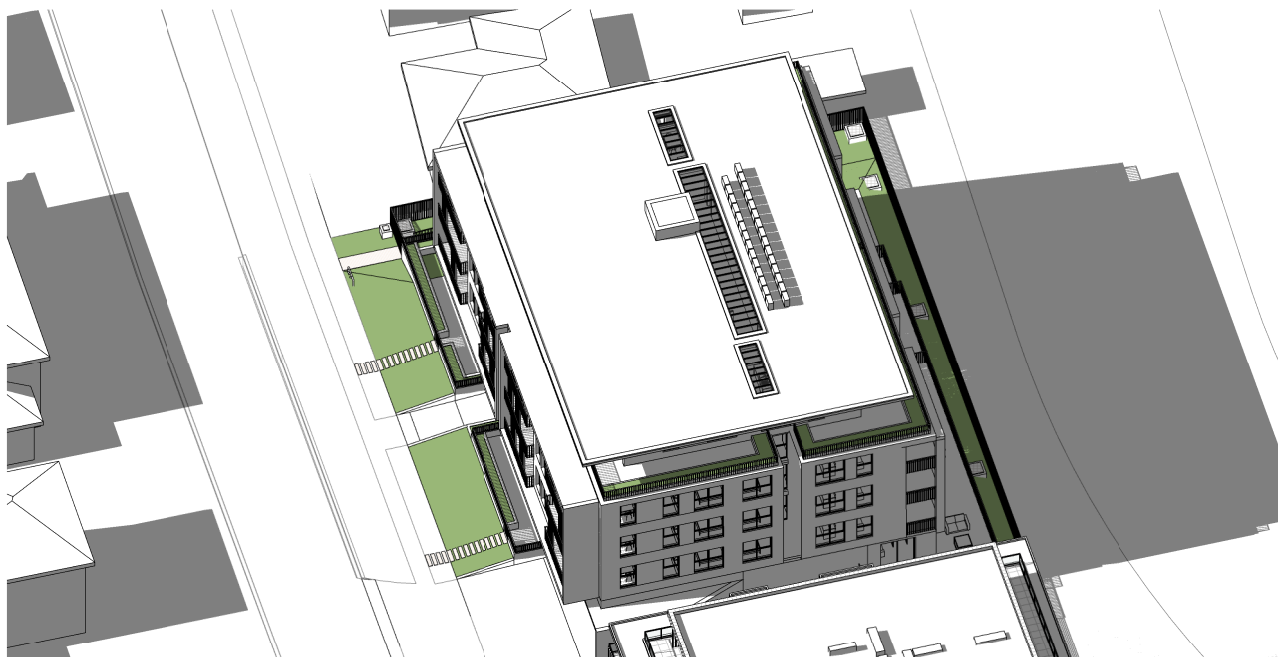
Address **44-48 Rodley Avenue, Penrith, NSW, 2750**

Project Status **DA SUBMISSION**

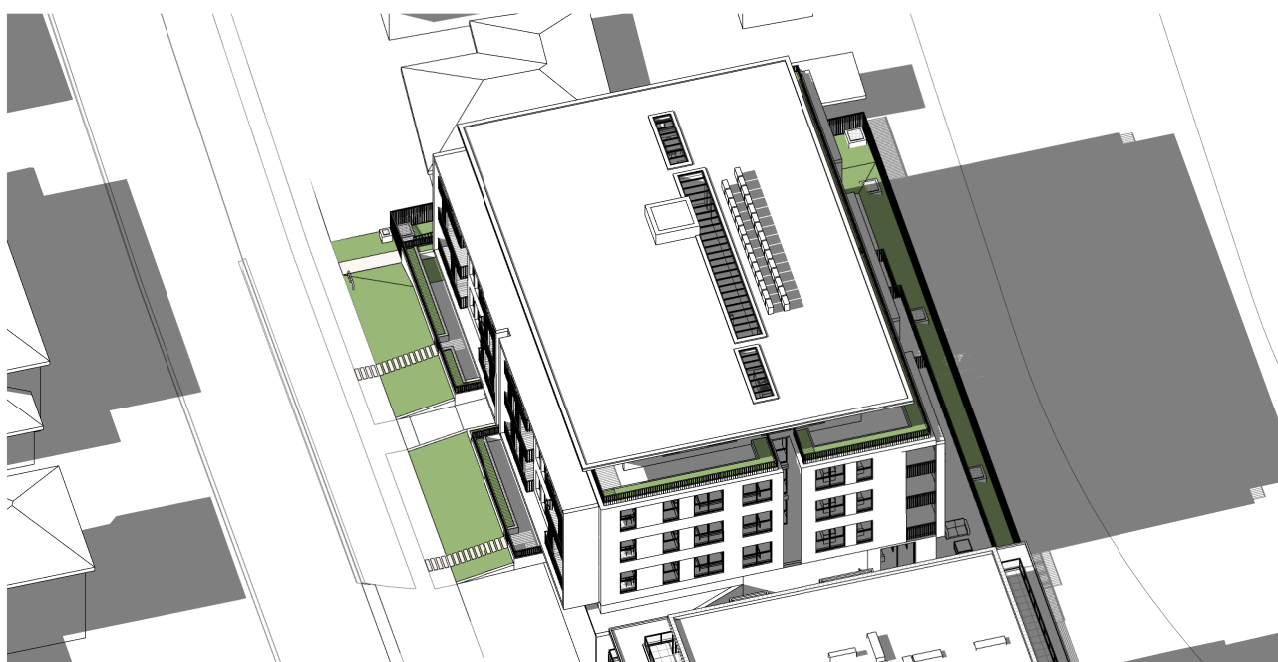


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Client **Inglow Investments Two**



EAST VIEW - 12.00PM JUN



EAST VIEW - 12.30PM JUN

DRAWING NUMBER

EOS04

ISSUE NO.

A

EYE OF THE SUN - WEST (SHEET 5-7)

Project No. **19043**

Project **PROPOSED RESIDENTIAL FLAT BUILDING**

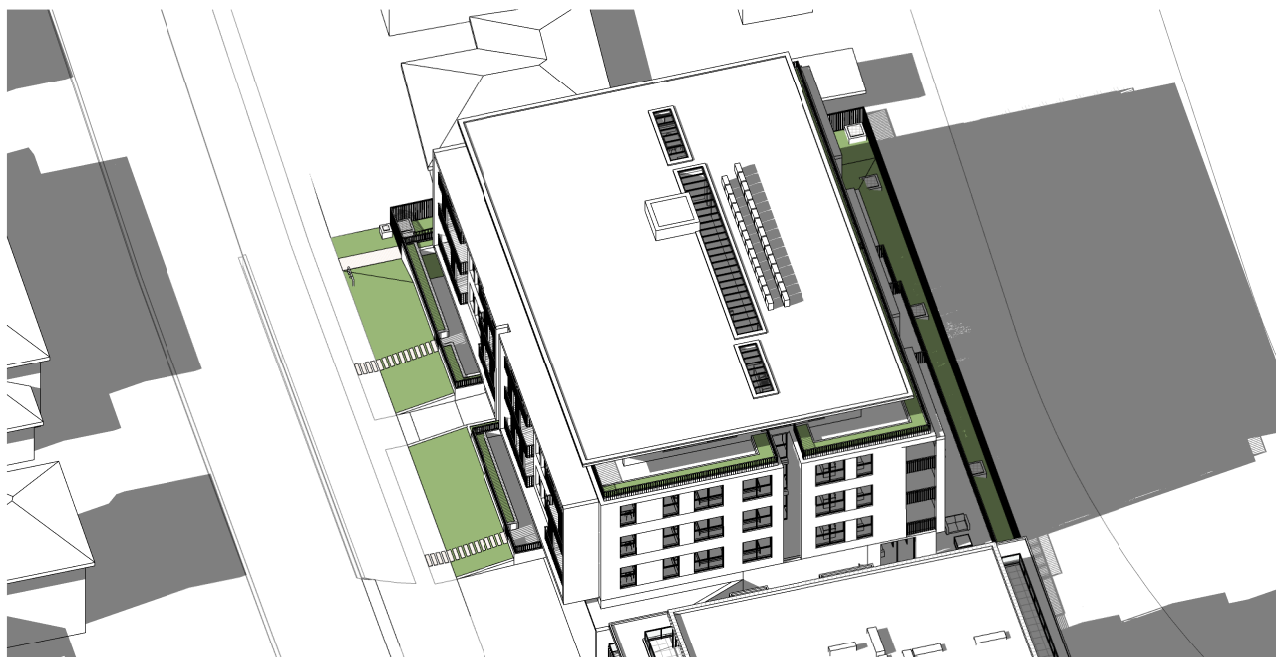
Address **44-48 Rodley Avenue, Penrith, NSW, 2750**

Project Status **DA SUBMISSION**

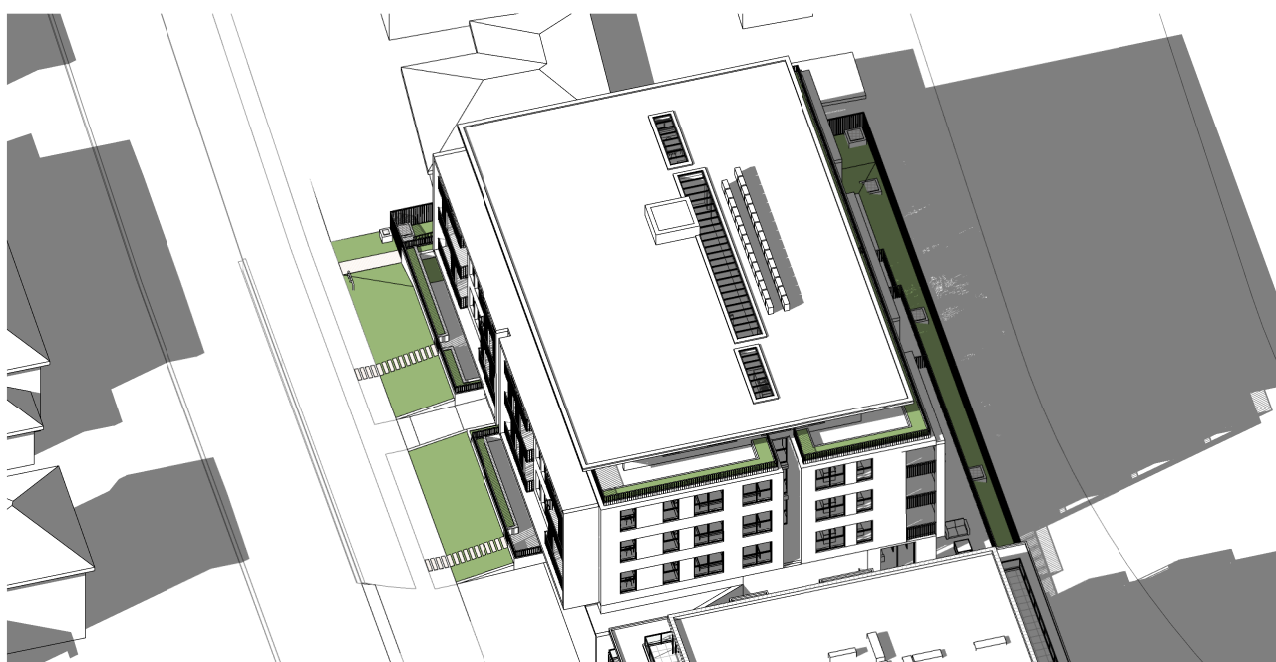


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Client **Inglow Investments Two**



EAST VIEW - 1.00PM JUN



EAST VIEW - 1.30PM JUN

DRAWING NUMBER

EOS05

ISSUE NO.

A

EYE OF THE SUN - WEST (SHEET 6-7)

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Client **Inglow Investments Two**



EAST VIEW - 2.00PM JUN



EAST VIEW - 2.30PM JUN

DRAWING NUMBER

EOS06

ISSUE NO.

A

EYE OF THE SUN - WEST (SHEET 7-7)

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Client **Inglow Investments Two**



EAST VIEW - 3.00PM JUN

DRAWING NUMBER

EOS07

ISSUE NO.

A

EYE OF THE SUN - EAST (SHEET 1-7)

Project No. **19043**
Project **PROPOSED RESIDENTIAL FLAT BUILDING**
Address **44-48 Rodley Avenue, Penrith, NSW, 2750**
Project Status **DA SUBMISSION**

**MORSON
GROUP**

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Client **Inglow Investments Two**



WEST VIEW - 9.00AM JUN



WEST VIEW - 9.30AM JUN

DRAWING NUMBER

EOS08

ISSUE NO.

A

EYE OF THE SUN - EAST (SHEET 2-7)

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Client **Inglow Investments Two**



WEST VIEW - 10.00AM JUN



WEST VIEW - 10.30AM JUN

DRAWING NUMBER

EOS09

ISSUE NO.

A

EYE OF THE SUN - EAST (SHEET 3-7)

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Project **PROPOSED RESIDENTIAL FLAT BUILDING**
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Project Status **DA SUBMISSION**



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Client **Inglow Investments Two**



WEST VIEW - 11.00AM JUN



WEST VIEW - 11.30AM JUN

DRAWING NUMBER

EOS10

ISSUE NO.

A

EYE OF THE SUN - EAST (SHEET 4-7)

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Client **Inglow Investments Two**



WEST VIEW - 12.00PM JUN



WEST VIEW - 12.30PM JUN

DRAWING NUMBER

EOS11

ISSUE NO.

A

EYE OF THE SUN - EAST (SHEET 5-7)

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Project Status **DA SUBMISSION**



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Client **Inglow Investments Two**



WEST VIEW - 1.00PM JUN



WEST VIEW - 1.30PM JUN

DRAWING NUMBER

EOS12

ISSUE NO.

A

EYE OF THE SUN - EAST (SHEET 6-7)

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Project Status **DA SUBMISSION**



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Client **Inglow Investments Two**



WEST VIEW - 2.00PM JUN



WEST VIEW - 2.30PM JUN

DRAWING NUMBER

EOS13

ISSUE NO.

A

EYE OF THE SUN - EAST (SHEET 7-7)

Project No. **19043**
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Project Status **DA SUBMISSION**



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Client **Inglow Investments Two**



WEST VIEW - 3.00PM JUN

DRAWING NUMBER

EOS14

ISSUE NO.

A

EYE OF THE SUN - SUN LIGHT ACCESS SCHEDULE

Project No. **19043**
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Client **Inglow Investments Two**

SOLAR ACCESS - COMPLIANCE TABLE

No.	Type	Solar & Daylight Access	Time	Hours
-----	------	-------------------------	------	-------

GROUND LEVEL

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

LEVEL 1

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

LEVEL 2

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

LEVEL 3

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

LEVEL 4

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

72.4%

DRAWING NUMBER

EOS15

ISSUE NO.

A

PROPOSED RESIDENTIAL FLAT BUILDING

44-48 Rodley Avenue, Penrith, NSW, 2750



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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. MORSON	SHEET SIZE: A1	SHEET NAME: VIEW AND SCHEDULES	DRAWING No. DA01
A	2021-03-04	DA SUBMISSION	BR BEDROOM COM COMMS CUPBOARD DP DOWNPIPE E ELECTRICAL CUPBOARD FHR FIRE HOSE REEL GAS GAS CUPBOARD GO GRATED DRAIN GEX GARBAGE EXHAUST MBX MAILBOX RL RELATIVE LEVEL RWR/RNRAINWATER OUTLET SWP STORM WATER PIT TOH TOP OF HOE TOW TOP OF WALL TTI TACTILE INDICATORS		44-48 Rodley Avenue, Penrith, NSW, 2750	19043		INFORMED ARCHITECT - P.F. MORSON MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au (02) 9380 4746 PO Box 170, North Point, NSW 1335	SCALE: As indicated		ISSUE No. A

DEVELOPMENT 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%	271.5m²	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 m²
LEVEL 1	678.5 m²
LEVEL 2	678.5 m²
LEVEL 3	678.5 m²
LEVEL 4	440.9 m²
	2958.4 m²

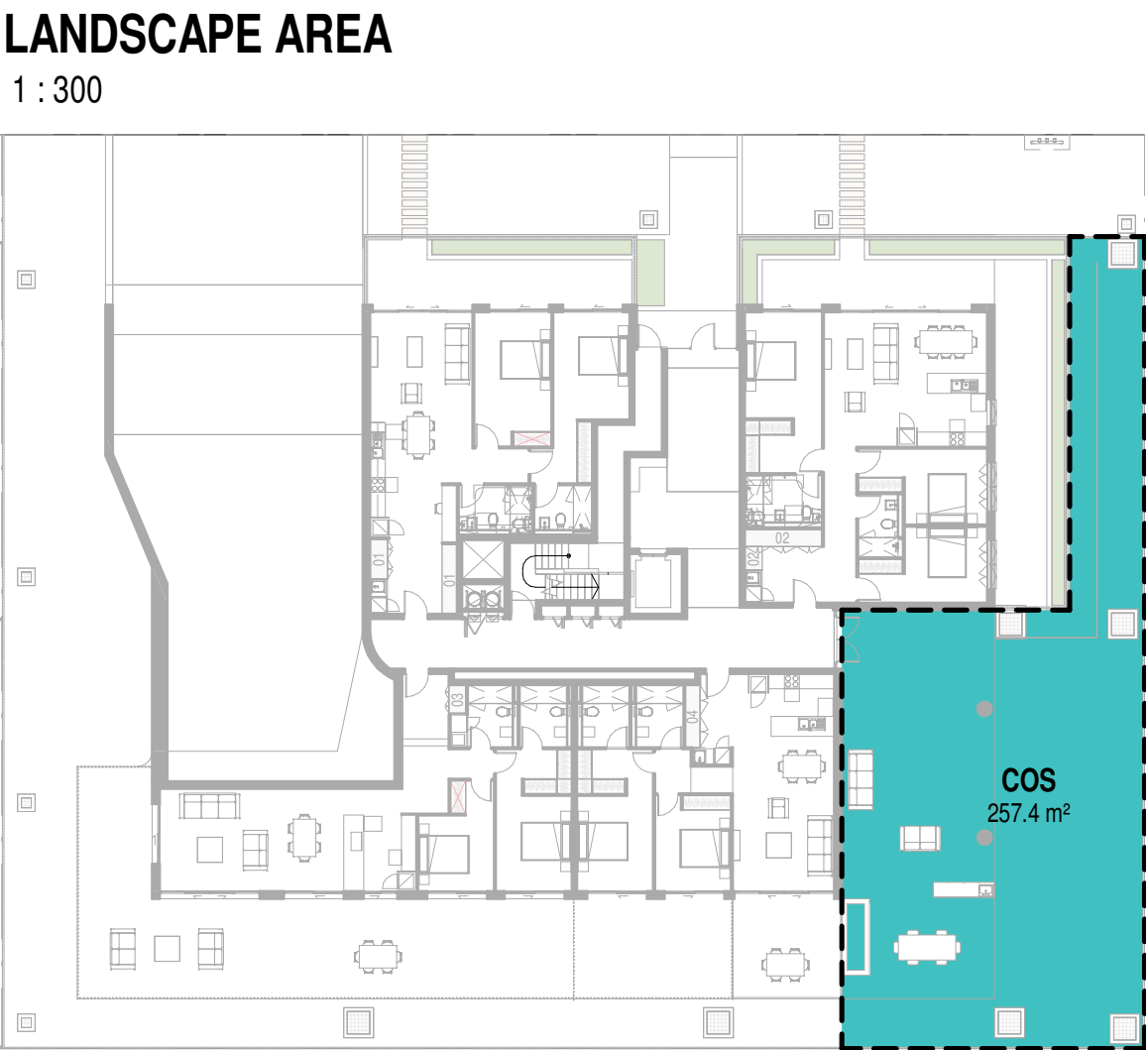
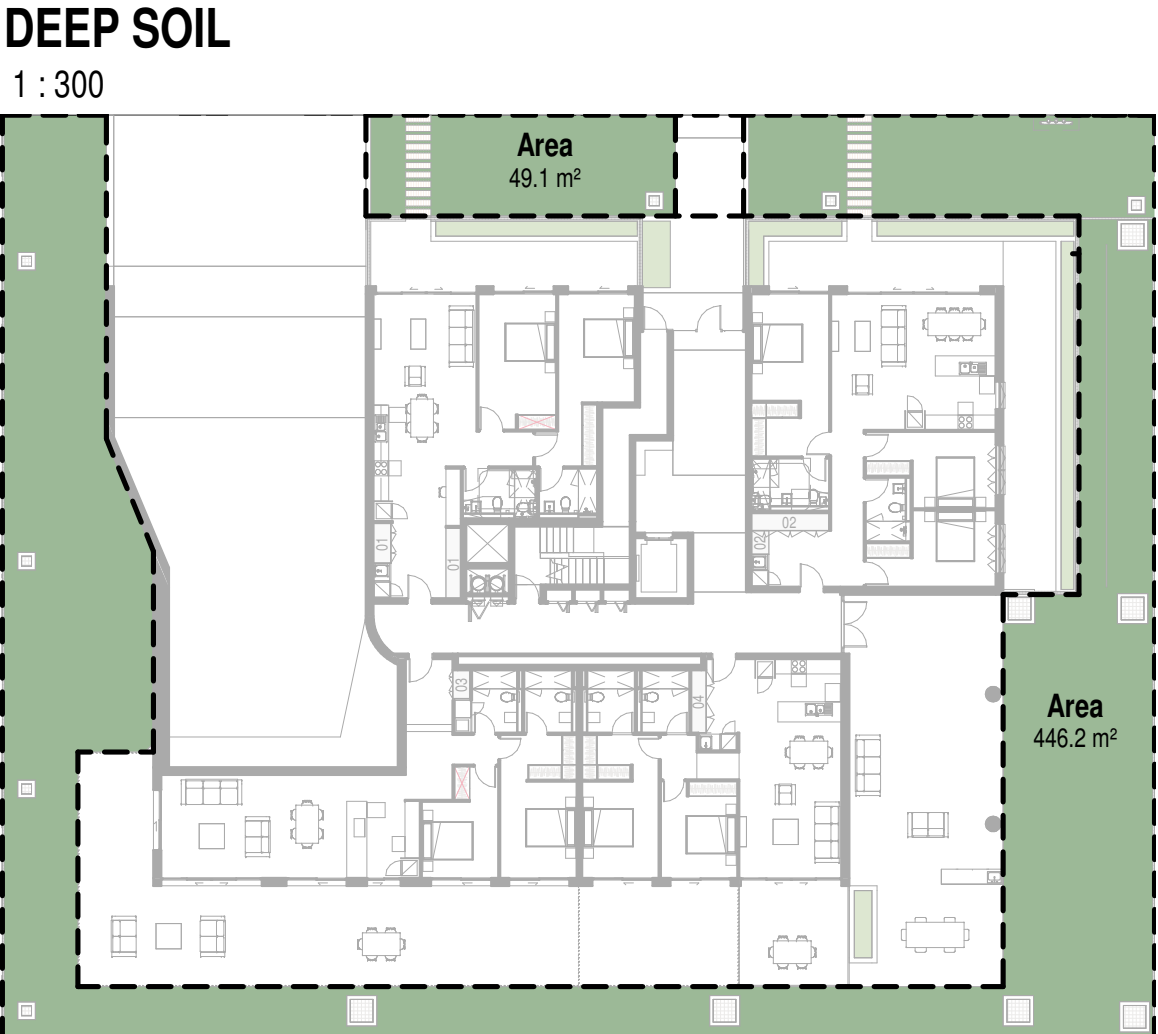
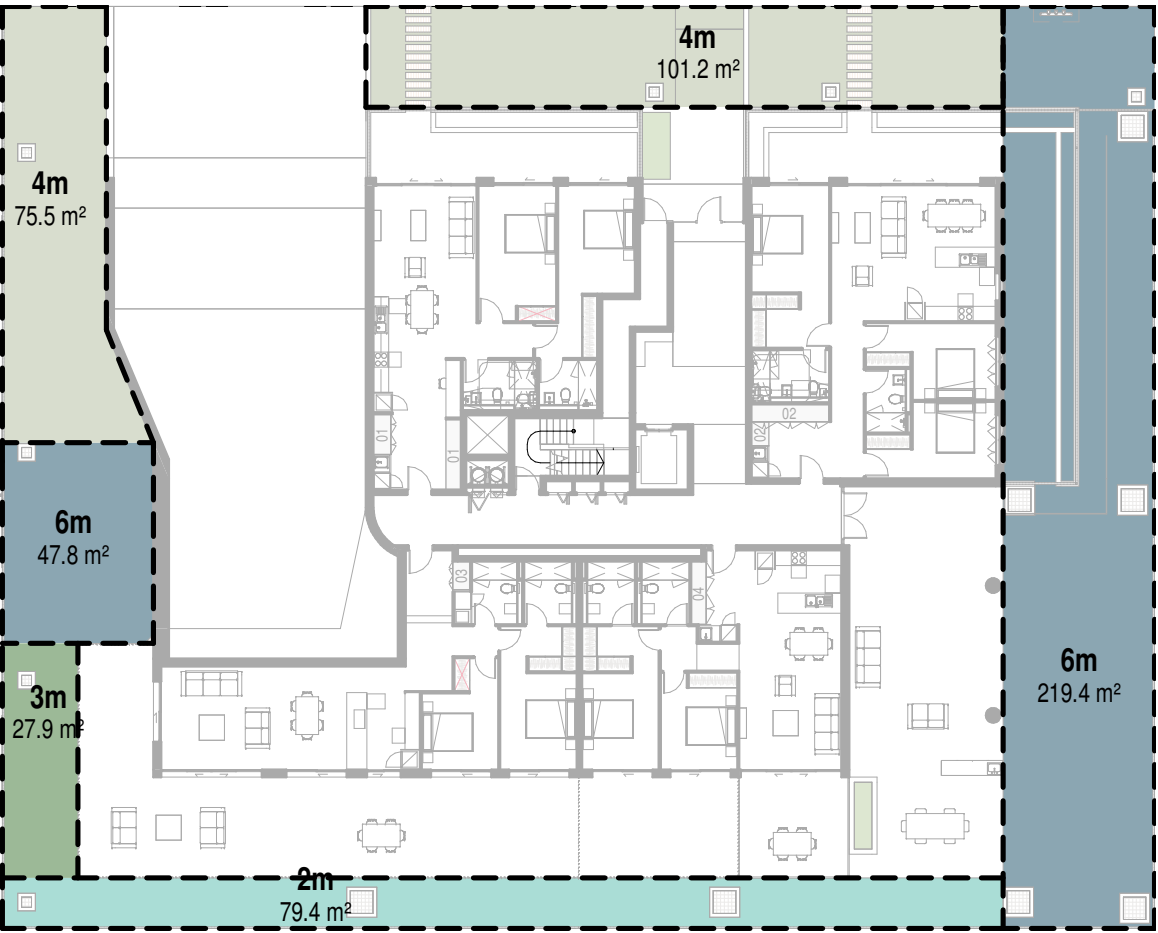
COMMON OPEN SPACE		
Name	Area	% of Site
COS	257.4 m²	15.40
	257.4 m²	15.40

DEEP SOIL AREA		
Name	Area	% the Site
6m	267.2 m²	15.98
4m	176.7 m²	10.57
3m	27.9 m²	1.67
2m	79.4 m²	4.75
	551.3 m²	32.97

LANDSCAPE SCHEDULE	
Area	% the Site
495.3 m²	29.62
495.3 m²	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



COS AREA
1 : 300



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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	SHEET	DRAWING No.
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 GARBAGE EXHAUST MSX MESS BOX RL RELATIVE LEVEL RWORAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOB TOM TOP OF WALL TTI TACTILE INDICATORS	PROPOSED RESIDENTIAL FLAT BUILDING 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 821 9380 4946 PO Box 170, Potts Point, NSW 1535	SIZE: A1 SCALE:	NAME: 3D VIEWS	DA02 A



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

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:			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 (02) 9380 4744 PO Box 170, Potts Point, NSW 1535	SHEET SIZE: A1	SHEET NAME: 3D VIEWS	DRAWING No.
A	2021-03-04	DA SUBMISSION	BR BEDROOM	GAS GAS CLIPBOARD	RWRAINWATER OUTLET				ISSUE No.		
			COM COMMS CLIPBOARD	GD GRATED DRAIN	SWP STORM WATER PIT				DA03		
			DP DOWNPIPE	GEX GARBAGE EXHAUST	TOH TOP OF HOB						
			E ELECTRICAL CLIPBOARD	MSX MALBOX	TOM TOP OF WALL						
			FHR FIRE HOSE REEL	RL RELATIVE LEVEL	TTI TACTILE INDICATORS	A					

APARTMENT SCHEDULE					
NO.	TYPE	AREA	>2 HOURS DAYLIGHT	CROSS-V.	0 HOURS SUN LIGHT

GROUND LEVEL					
01	2 BED Adaptable	96.1 m²	Yes	No	No
02	3 BED Adaptable	112.2 m²	Yes	Yes	No
03	2 BED	96.1 m²	No	Yes	No
04	2 BED	86.7 m²	No	No	Yes

LEVEL 1					
11	2 BED	82.7 m²	Yes	Yes	No
12	2 BED Adaptable	92.7 m²	Yes	No	No
13	2 BED	92.2 m²	Yes	No	No
14	2 BED	82.7 m²	Yes	Yes	No
15	2 BED	84.3 m²	No	Yes	No
16	2 BED	84.3 m²	No	No	Yes
17	2 BED	84.3 m²	Yes	Yes	No

LEVEL 2					
21	2 BED	82.7 m²	Yes	Yes	No
22	2 BED	92.2 m²	Yes	No	No
23	2 BED	92.2 m²	Yes	No	No
24	2 BED	82.7 m²	Yes	Yes	No
25	2 BED	84.3 m²	No	Yes	No
26	2 BED	84.3 m²	No	No	Yes
27	2 BED	84.3 m²	Yes	Yes	No

LEVEL 3					
31	2 BED	82.7 m²	Yes	Yes	No
32	2 BED	92.2 m²	Yes	No	No
33	2 BED	92.2 m²	Yes	No	No
34	2 BED	82.7 m²	Yes	Yes	No
35	2 BED	84.3 m²	No	Yes	No
36	2 BED	84.3 m²	No	No	Yes
37	2 BED	84.3 m²	Yes	Yes	No

LEVEL 4					
41	3 BED	113.6 m²	Yes	Yes	No
42	3 BED	113.6 m²	Yes	Yes	No
43	2 BED	87.3 m²	Yes	Yes	No
44	2 BED	87.3 m²	Yes	Yes	No

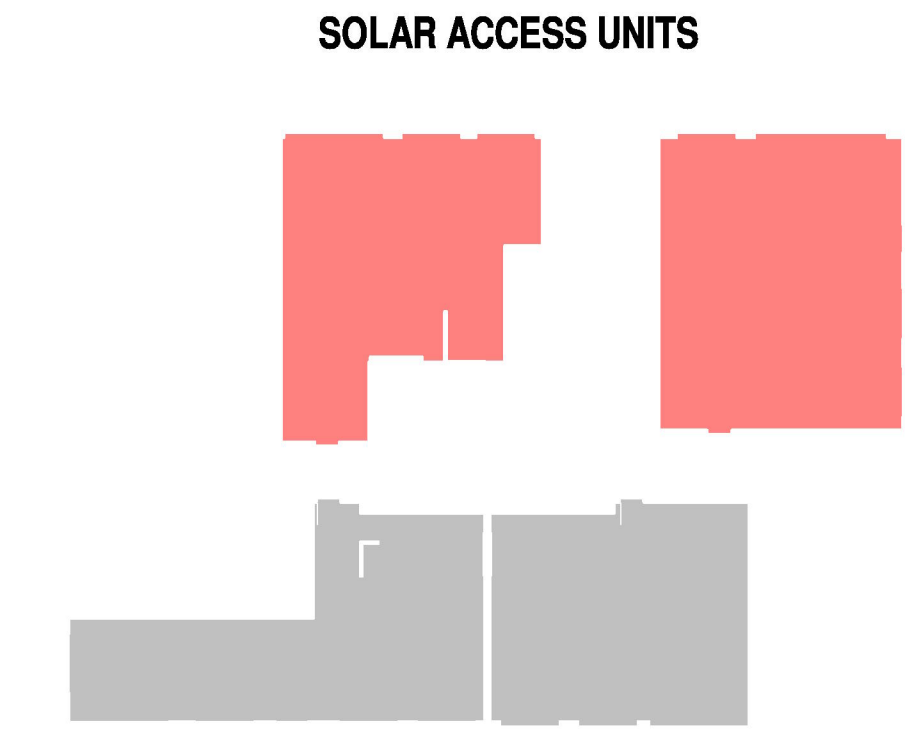
TOTAL APTS: 29
21/29
72%
19/29
62%
4/29
13.8%

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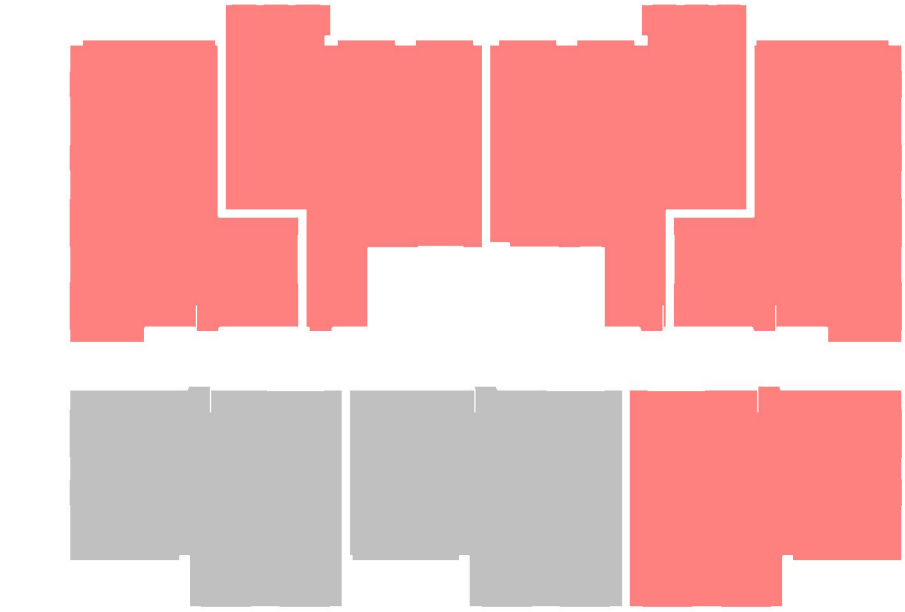
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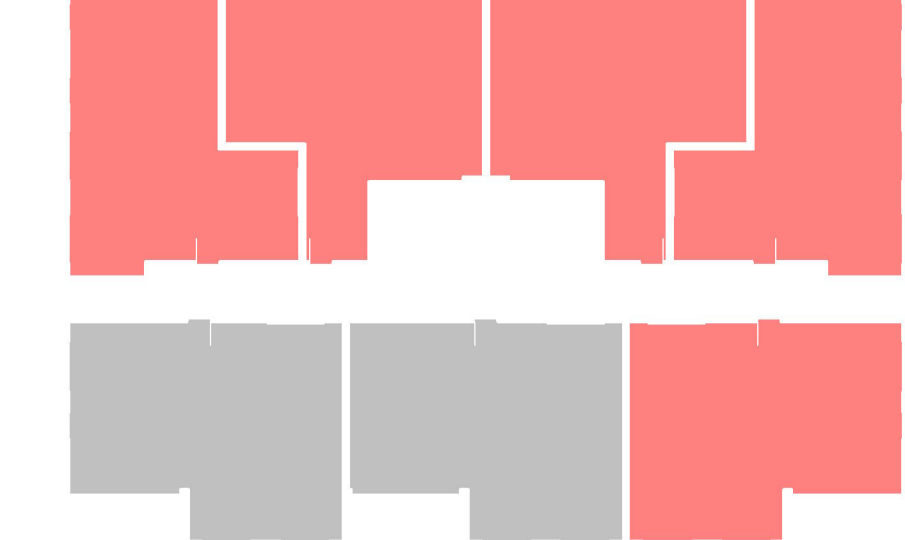
ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)



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SA - LEVEL 1
1 : 300



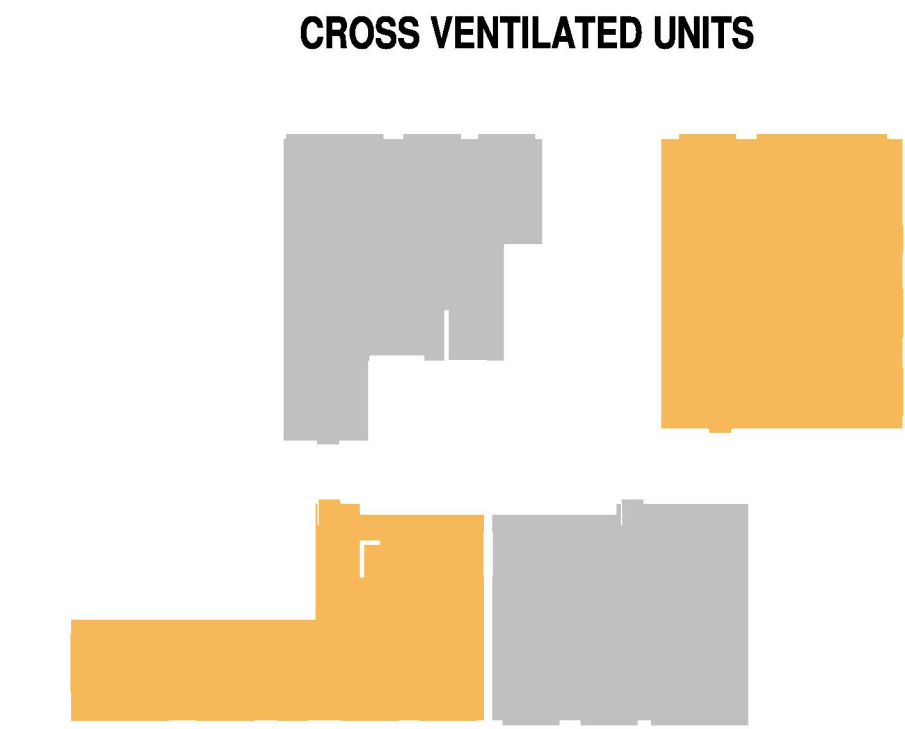
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SA - LEVEL 3
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SA - LEVEL 4
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CV - GROUND LEVEL
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CV - LEVEL 1
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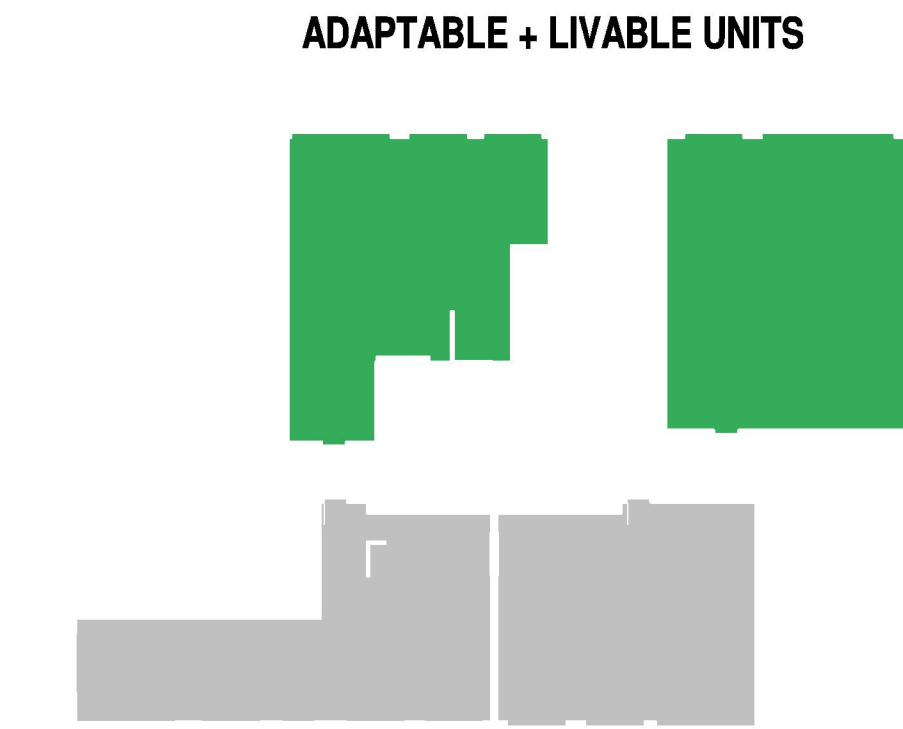
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CV - LEVEL 3
1 : 300



CV - LEVEL 4
1 : 300



AD - GROUND LEVEL
1 : 300



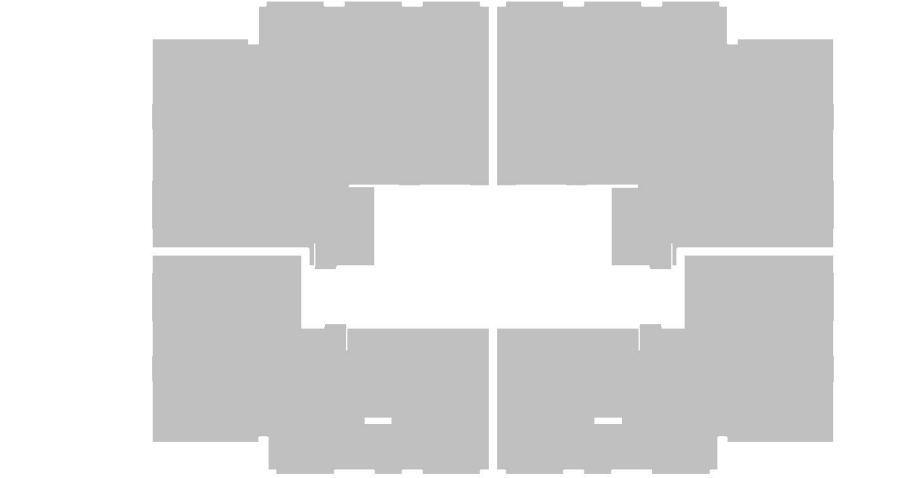
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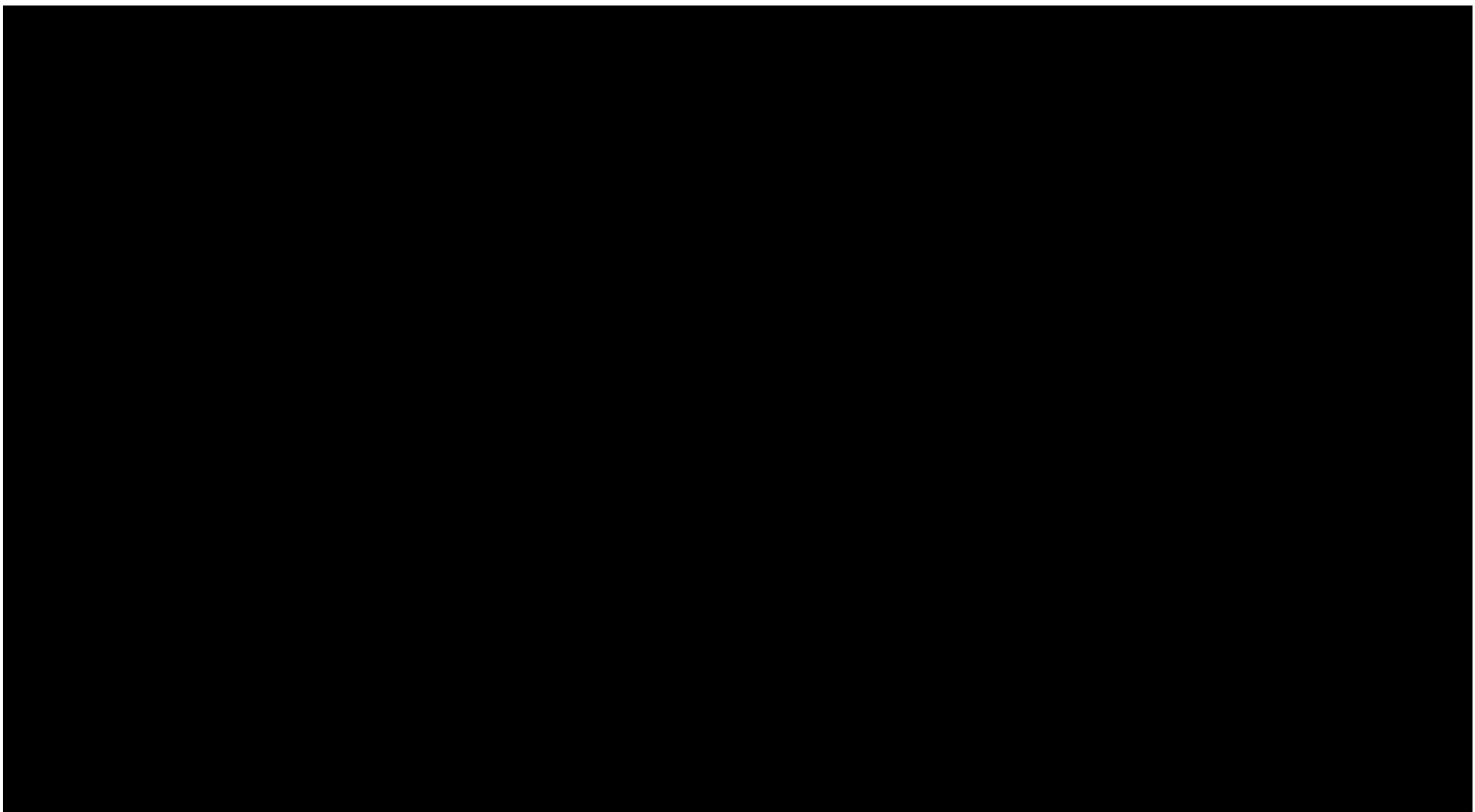
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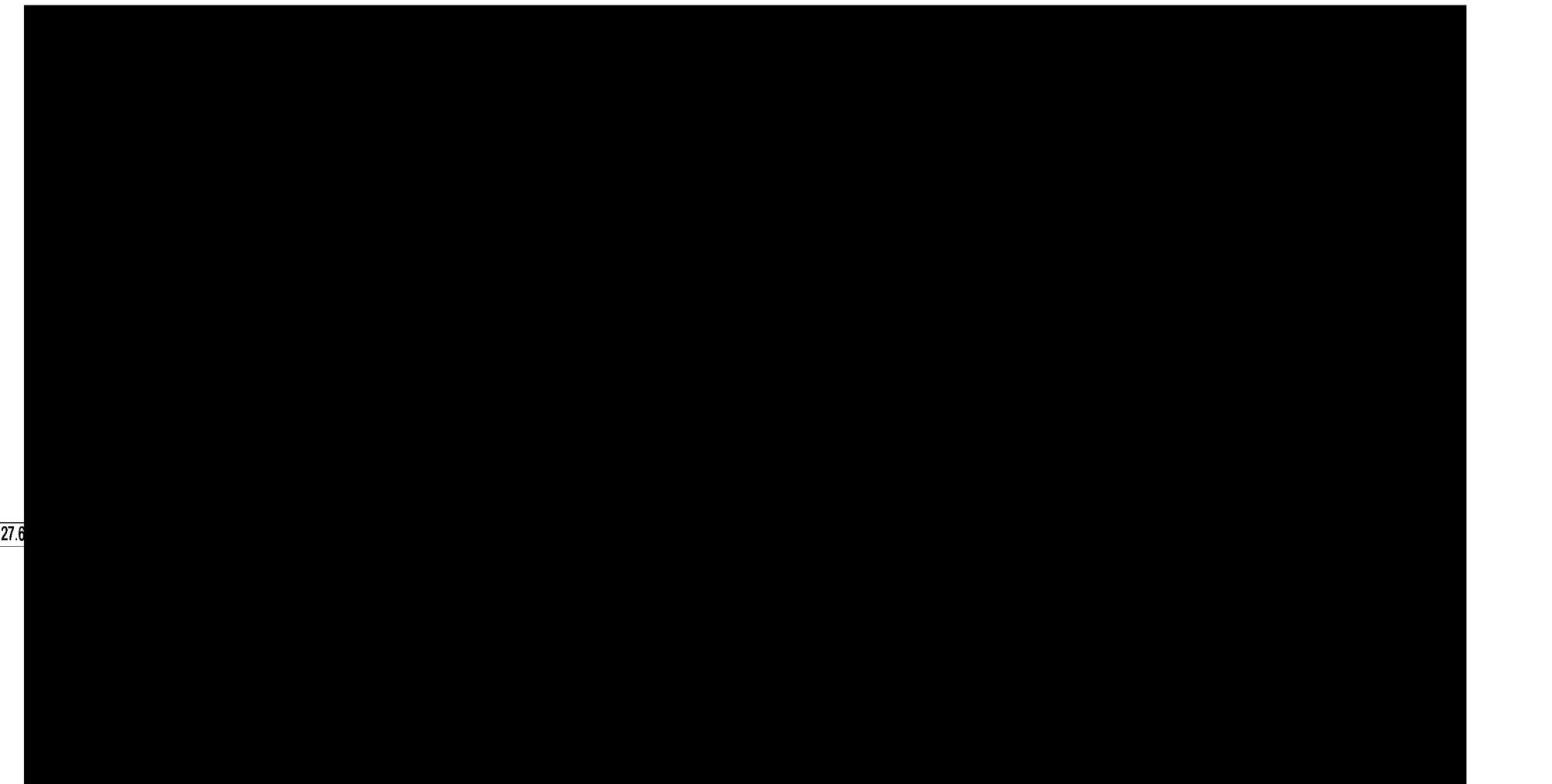
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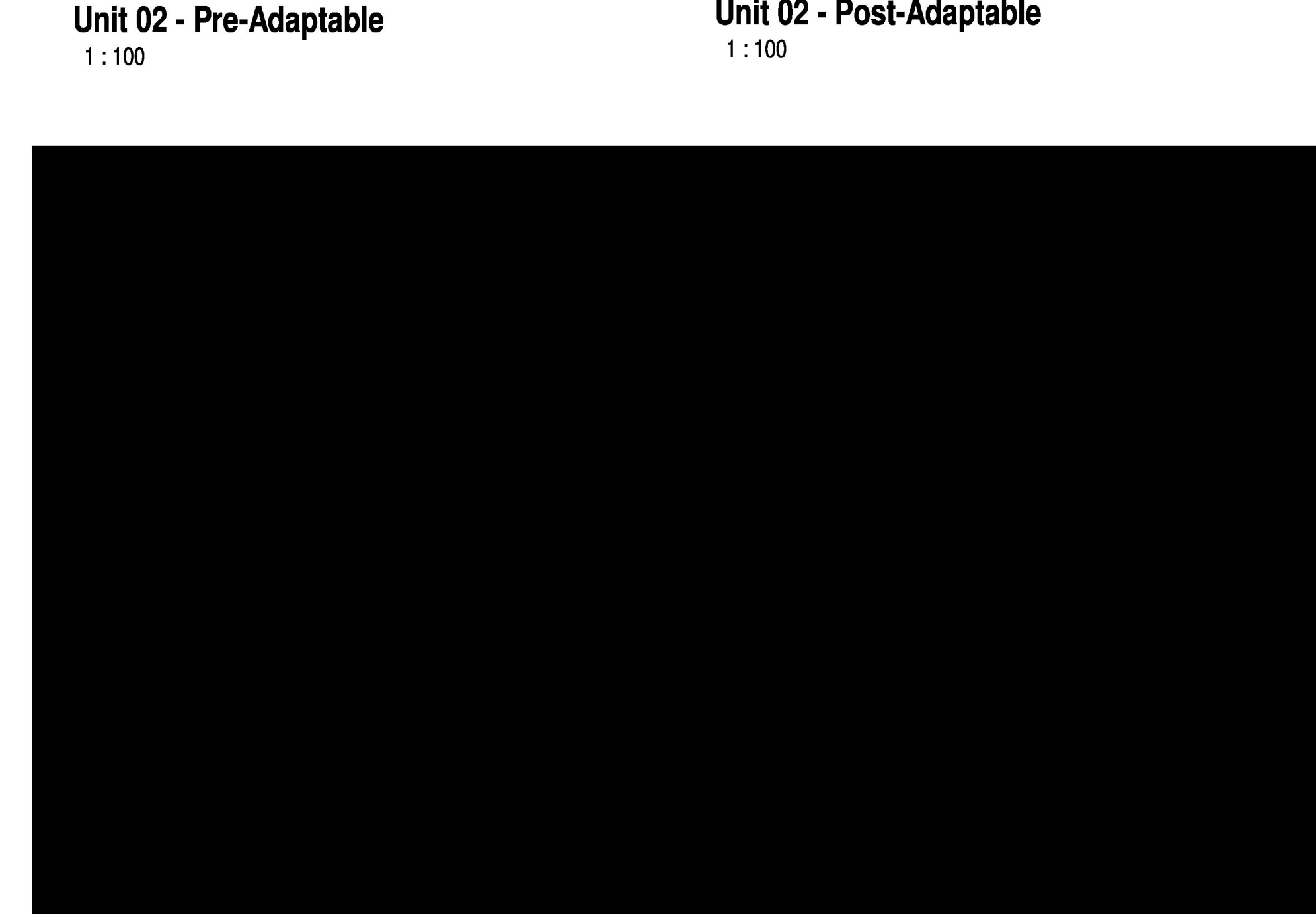
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Unit 01 - Pre-Adaptable
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Unit 01 - Post-Adaptable
1 : 100



Unit 02 - Pre-Adaptable
1 : 100

Unit 02 - Post-Adaptable
1 : 100

Unit 12 - Pre-Adaptable
1 : 100

Unit 12 - Post-Adaptable
1 : 100

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:				PROJECT PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	PROJECT No. 19043 CLIENT Inglow Investments Two		SHEET SIZE: A1 SCALE: As Indicated	SHEET NAME: STATEMENT OF DESIGN & ENVIRONMENTAL EFFECTS	DRAWING No. DA04 ISSUE No. A	
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 GARBAGE EXHAUST MEX MAILBOX RL RELATIVE LEVEL									RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOSE TOW TOP OF WALL TTI TACTILE INDICATORS

Compliance Schedule (SEPP65-2015 Apartment Design Guide - Design Criteria & Objectives)																						
Design Criteria		Compliance	Design Proposal																			
3D-1	1. Communal open space has a minimum area equal to 25% of the site	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	1. Apartments are required to have the following minimum internal areas :	YES	All minimum apartment sizes are achieved															
	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)				<table><tr><th>Apartment type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table> The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each	Apartment type		Minimum internal area	Studio	35m²	1 bedroom	50m²	2 bedroom	70m²	3 bedroom	90m²						
Apartment type	Minimum internal area																					
Studio	35m²																					
1 bedroom	50m²																					
2 bedroom	70m²																					
3 bedroom	90m²																					
3E-1	1. Deep soil zones are to meet the following minimum requirements: <table><tr><th>Site Area</th><th>Min. Dimension</th><th>Deep Soil Zone (% of site Area)</th></tr><tr><td><650m²</td><td>-</td><td rowspan="3">7%</td></tr><tr><td>650m²-1,500m²</td><td>3m</td></tr><tr><td>>1,500m²</td><td>6m</td></tr></table>	Site Area	Min. Dimension	Deep Soil Zone (% of site Area)	<650m²	-	7%	650m²-1,500m²	3m	>1,500m²	6m	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		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.							
	Site Area	Min. Dimension	Deep Soil Zone (% of site Area)																			
<650m²	-	7%																				
650m²-1,500m²	3m																					
>1,500m²	6m																					
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: <table><tr><th>Building Height</th><th>Habitable rooms and balconies</th><th>Non-habitable rooms</th></tr><tr><td>up to 12m (4 storeys)</td><td>6m</td><td>3m</td></tr><tr><td>up to 25m (5-8 storey)</td><td>9m</td><td>4.5m</td></tr><tr><td>over 25m (9+ storey)</td><td>12m</td><td>6m</td></tr></table> Gallery access circulation treated as habitable space when measuring privacy separation distances between neighbouring properties.	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	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	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			
	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																				
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	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%	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.															
	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	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.	4E-1	1. All apartments are required to have primary balconies as follows: <table><tr><th>Dwelling type</th><th>Minimum area</th><th>Minimum depth</th></tr><tr><td>Studio apartments</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartments</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartments</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartments</td><td>12m²</td><td>2.4m</td></tr></table> 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	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	YES
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																				
4C-1	Measured from finished floor level to finished ceiling level, minimum ceiling heights are: <table><tr><th colspan="2">Minimum ceiling height for apartment and mixed use buildings</th></tr><tr><td>Habitable rooms</td><td>2.7m</td></tr><tr><td>Non-habitable</td><td>2.4m</td></tr><tr><td>For 2 storey apartments</td><td>2.7m for main living area 2.4m for second floor, where its area does not exceed 50% of the apt area.</td></tr></table>	Minimum ceiling height for apartment and mixed use buildings		Habitable rooms	2.7m	Non-habitable	2.4m	For 2 storey apartments	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.	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	The maximum number of apartments off a circulation core is 7.							
	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.																					
4G-1				4G-1	1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: <table><tr><th>Apartment type</th><th>Storage size volume</th></tr><tr><td>Studio</td><td>4m³</td></tr><tr><td>1 bedroom</td><td>6m³</td></tr><tr><td>2 bedroom</td><td>8m³</td></tr><tr><td>3+ bedroom</td><td>10m³</td></tr></table> At least 50% of the required storage is to be located within the apartment	Apartment type	Storage size volume	Studio	4m³	1 bedroom	6m³	2 bedroom	8m³	3+ bedroom	10m³	YES	Refer to DA04					
	Apartment type	Storage size volume																				
Studio	4m³																					
1 bedroom	6m³																					
2 bedroom	8m³																					
3+ bedroom	10m³																					

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		
The proposed development significantly contributes to the local context & 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 & economic benefits for the community. These include new businesses, improvement to environmental conditions i.e. parks, roads (through contributions) and social interaction & participation in community events just to name a few. The Landscaping strategy has been critically analysed to ensure that is not only enhances the existing character of the neighbourhood, but also the future character. If each development can do the same, it will create a continuous green network of planting. By doing so, it will not only acknowledge the key built & natural features of the area, but also improve them. <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> <i>Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</i> <i>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</i>	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. The built form & public domain are clearly defined with a central entry way & a row of canopy trees lining the site. To minimise visual & acoustic privacy issues, we located all of the private balcony areas to the North & South. This will provide a more desirable outlook and increase activation specifically to Rodley Ave. All side & rear setbacks are generally compliant in order to reduce overshadowing on the surrounding properties. See 'Principle 9: Aesthetics' for further information. <i>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</i> <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> <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>	Housing affordability is a key issue within Sydney that affects both Individuals & Families. Increased supply of various housing options at an affordable price is key in dealing with the increased levels of densification. The proposal aims to cater for a diverse number of individuals & 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 & 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 & Kingwood train stations are in close proximity to the development, as well as local buses which frequently operate along the Northern Rd (150m walk) <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>	As Penrith has a large temperature variation between Winter & Summer Solstice, the need to provide amenity through passive design was one of the key drivers for the proposal. By creating numerous corner apartments, it allows natural ventilation rather than mechanical heating or cooling. Additional to this, we have ensured that over 72% of the apartments will have great access to daylight all year round. This will reduce the reliance on artificial lighting and in turn, energy. On each level, we have provided a Bin Chute system with both Residual & Recycling options. This is amass within the waste rooms (Basement 1) and be collected multiple times throughout the week to ensure it is being dealt with responsively. <i>Good design combines positive environmental, social and economic outcomes.</i> <i>Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and livability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</i>		
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 continuous tree row of canopy trees. They will have a mature growth height of approximately 9m, which will assist 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. <i>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 contextural fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</i> <i>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</i> <i>Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.</i>	Providing greater than adequate amenity for the future inhabitants of the proposal is critically important to us. The shape and general arrangement of the apartments are efficient, spacious & a large majority allow for natural ventilation. Over 72% of the apartments will receive great access to sunlight all year round, reducing the requirements for artificial lighting. To mitigate visual privacy concerns associated to building separation, we propose a variety of extruded elements which, when placed in the correct position, completely eliminate any privacy issues. As we have carefully considered the landscaping strategy, residents are generally screened by large canopy trees, which also contribute towards shielding the hot summer sun whilst providing another level of privacy/acoustic treatment to the surrounding context. <i>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.</i> <i>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</i>	Residents enter through a central walkway through a secure, clearly defined access point & into the entry foyer. Not only will the main entry be adequately lit at night, the windows provided at the end of the corridors overlooks the surrounded area; encouraging passive surveillance at all times. Many developments have a number of walkways & common spaces which are located at the rear of the building. From our experience, this is where residents feel most unsafe & uncomfortable. With this in mind, we eliminated this from our design & simply improved the size & amenity of the private terraces. All of the public & private spaces are clearly defined and well integrated to the local neighbourhood. <i>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</i> <i>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</i>	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 lobby. It is a pleasant space to interact as its open at 2 sides with views to the outside world and direct connection to the lift access point. <i>Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</i>	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 & functionality 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. <i>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</i> <i>The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</i>	

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

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:		PROJECT	PROJECT No.	MORSON GROUP NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100 ACN 119 480 056 ABN 41 159 480 056 www.morsongroup.com.au E20 9390 4944 PO Box 170, Potts Point, NSW 1535	SHEET SIZE: A1	SHEET NAME:	DRAWING No.
A	2021-03-04	DA SUBMISSION	BR BEDROOM COM COMMONS CLIPBOARD DP DOWNPIPE E ELECTRICAL CLIPBOARD FHR FIRE HOSE REEL	GAS GAS CLIPBOARD GD GRATED DRAIN GEX GARABGE EXHAUST MIX MALKBOK RL RELATIVE LEVEL	RWORAINWATER OUTLET SWP STORM WATER PIT TOH TOP OF HOE TOW TOP OF WALL TTI TACTILE INDICATORS	19043		Compliance SEPP65 - Design Criteria & Objectives	DA05	
					ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	CLIENT Inglow Investments Two		SCALE:	ISSUE No. A	

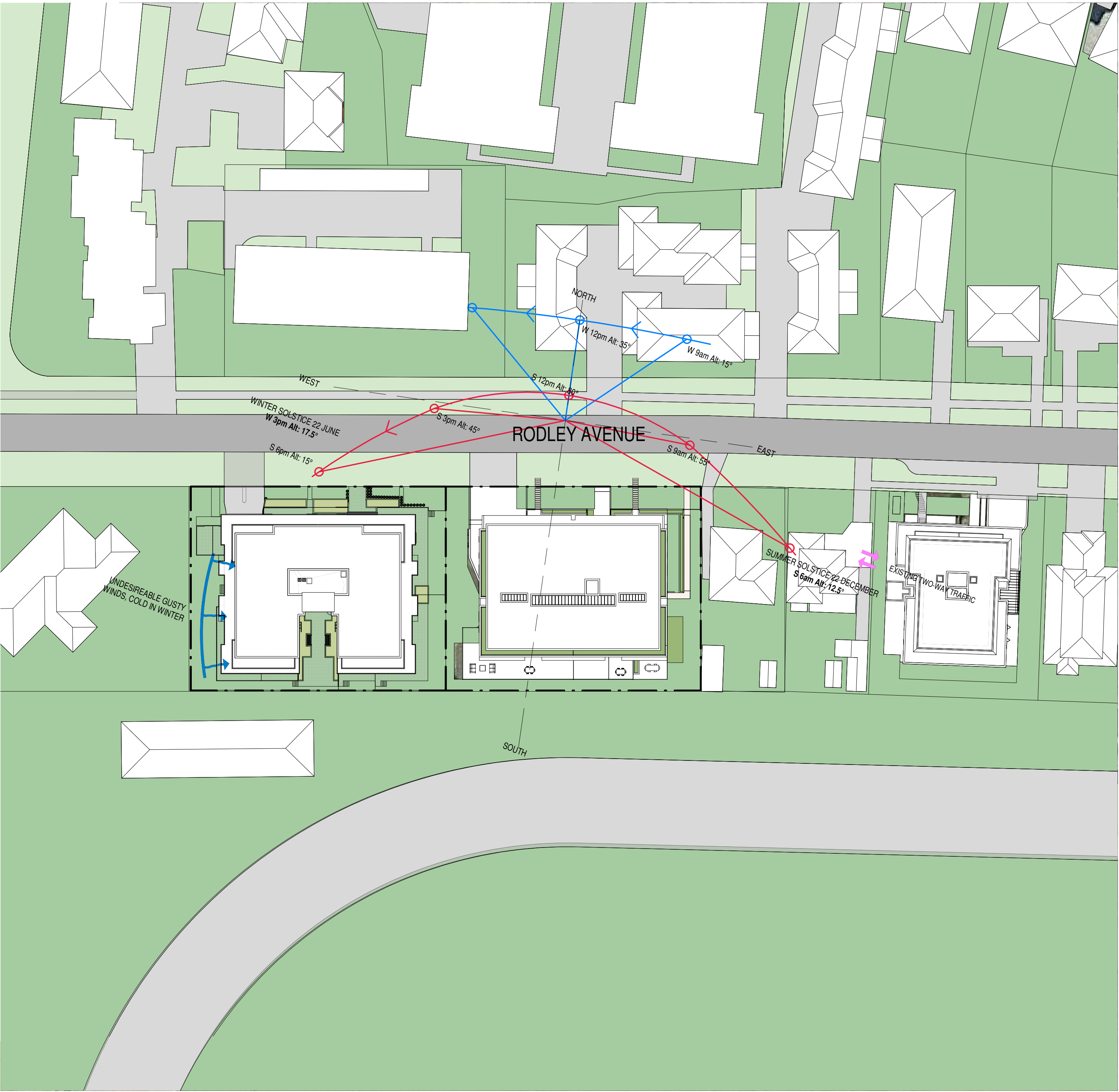
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Version: 1, Version Date: 19/03/2021



SITE PLAN - 1500
1 : 1500



SITE PLAN & ANALYSIS - 500
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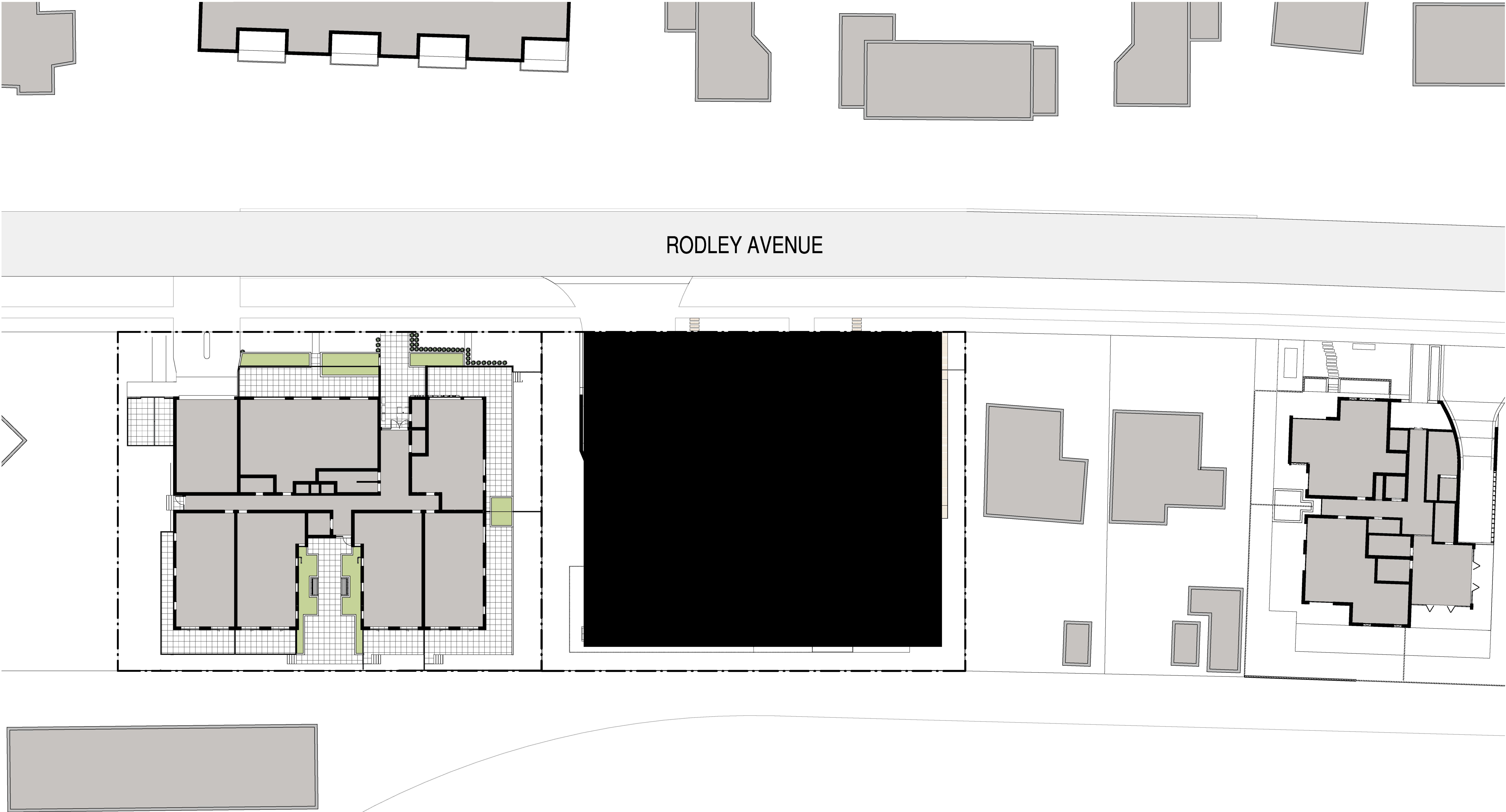
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ABN 41 159 480 056 NOMINATED ARCHITECT: P. Morson(8100)

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	PROJECT No.	MORSON GROUP	NOMINATED ARCHITECT - P. F. MORSON	SHEET	SHEET	DRAWING No.
A	2021-03-04	DA SUBMISSION	BR BEDROOM COM COMMS CLIPBOARD GP DOWNPIPE E ELECTRICAL CLIPBOARD FHR FIRE HOSE REEL GAS GAS CLIPBOARD GD GRATED DRAIN GEX GARBAGE EXHAUST MIX MALSBOX RL RELATIVE LEVEL RWORAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HO6 TON TOP OF WALL TTI TACTILE INDICATORS	PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	19043 CLIENT Inglow Investments Two		NOMINATED ARCHITECT - P. F. MORSON MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au R21 9380 4046 PO Box 170, Pitts Point, NSW 1335	SHEET SIZE: A1 SCALE: As indicated	NAME: SITE ANALYSIS - CONTEXT STUDY	DA06 A



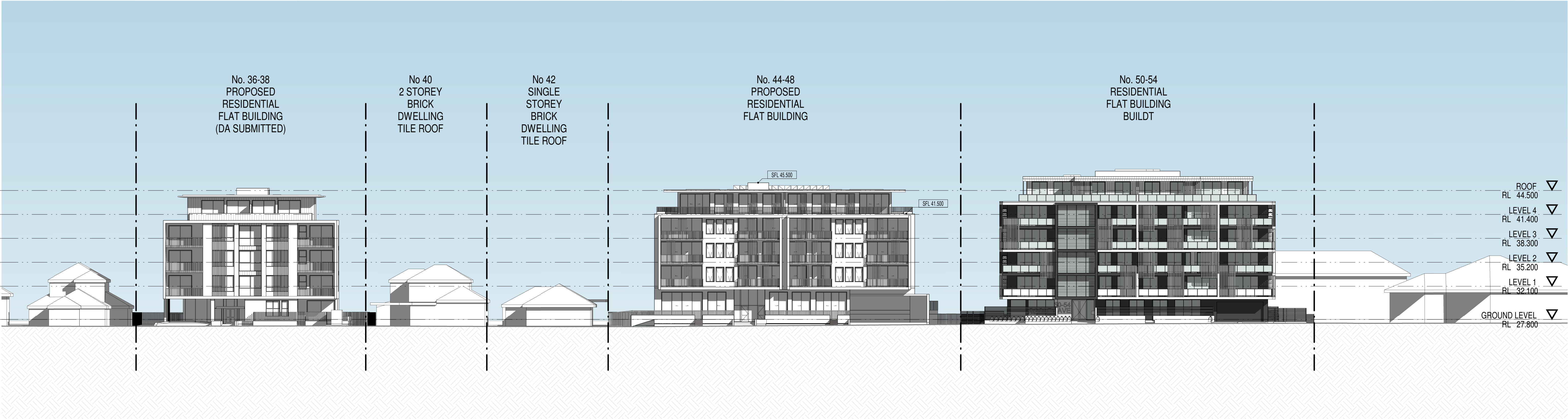
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ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:					PROJECT PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	PROJECT No. 19043 CLIENT Inglow Investments Two	 NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E21 9260 4946 PO Box 170, Potts Point, NSW 1535	SHEET SIZE: A1	SHEET NAME: SITE PLAN	DRAWING No. DA07 ISSUE No. A
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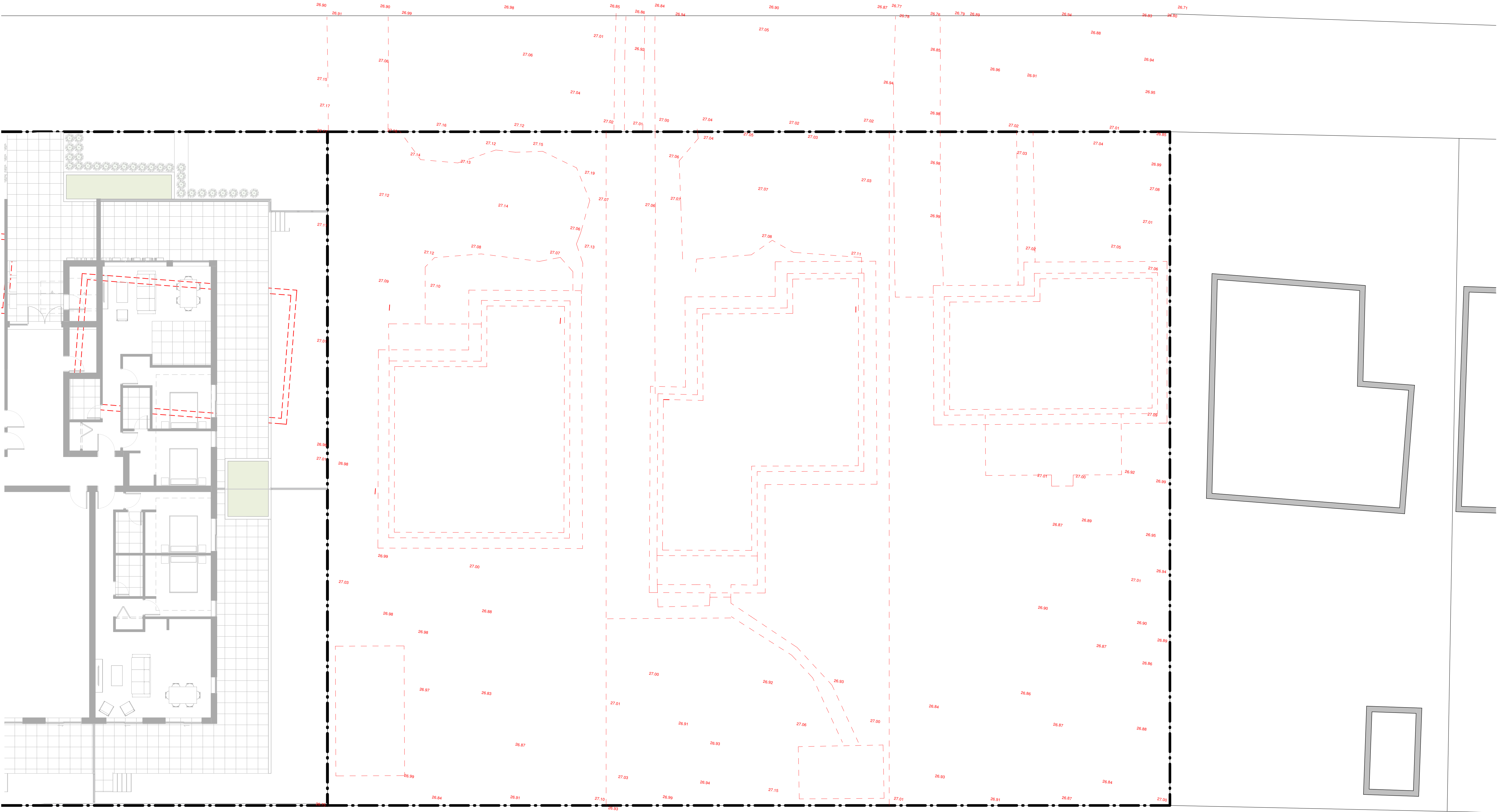
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	PROJECT No.	MORSON GROUP	NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E21 9380 4946 PO Box 170, Pitts Point, NSW 1335	SHEET SIZE: A1	SHEET NAME:	SITE ANALYSIS - STREETSCAPE / FORM STUDY	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 MIX MALLBOX RL RELATIVE LEVEL RWORAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOB TOW TOP OF WALL TTI TACTILE INDICATORS	PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	19043 CLIENT Inglow Investments Two						DA08
											A

RODLEY AVENUE



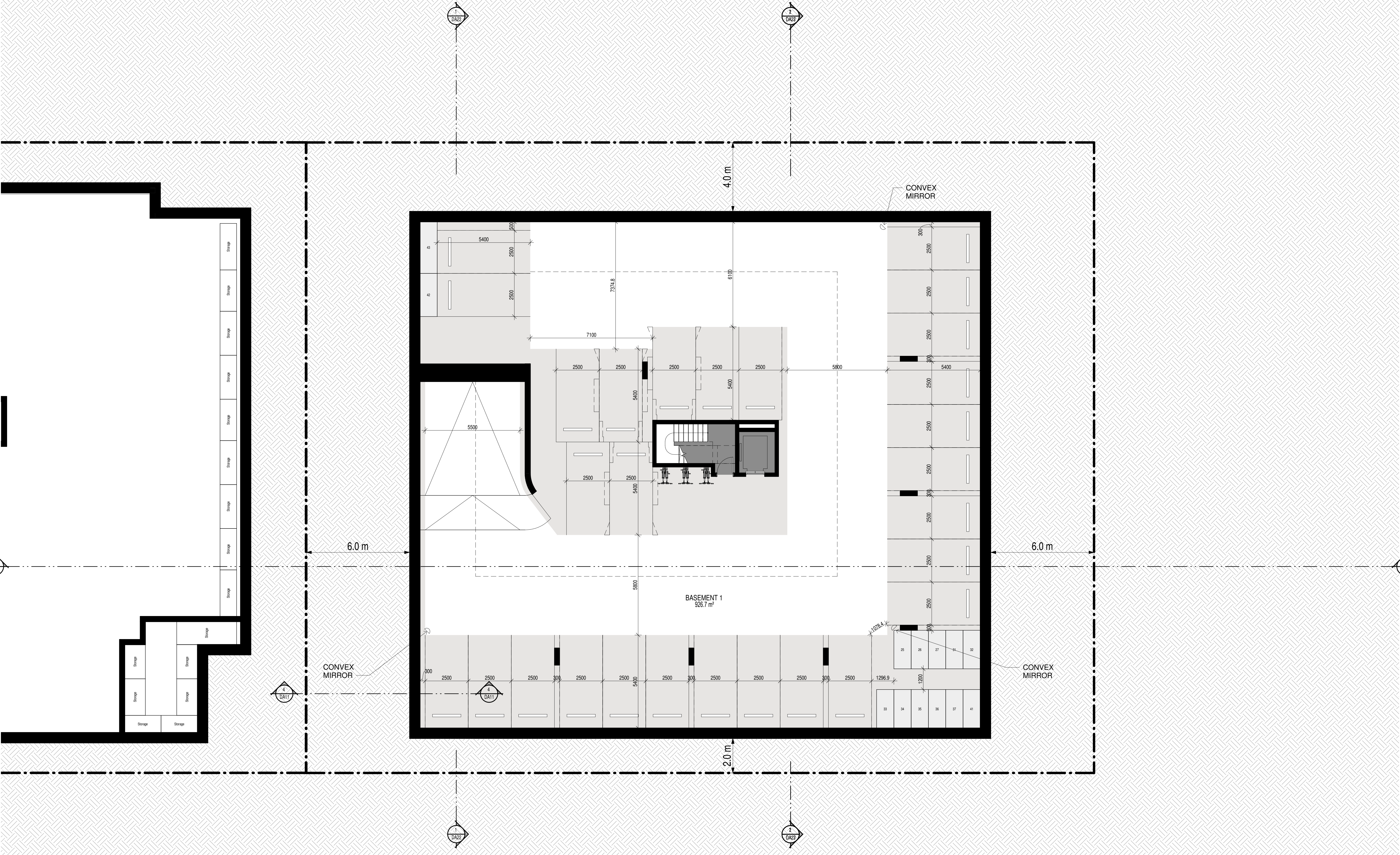
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:		PROJECT	PROJECT No.	MORSON GROUP	NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E20 9380 4046 PO Box 170, Pitts Point, NSW 1335	SHEET SIZE: A1	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 GARBAGE EXHAUST MIX MALLBOX RL RELATIVE LEVEL RWORAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOB TOW TOP OF WALL TTI TACTILE INDICATORS	 0 1 2 3 4 5 7 10m SCALE 1:100@A1 (1:200@A3)	PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	19043				DEMOLITION PLAN	DA09
					CLIENT Inglow Investments Two				SCALE: 1:100		A



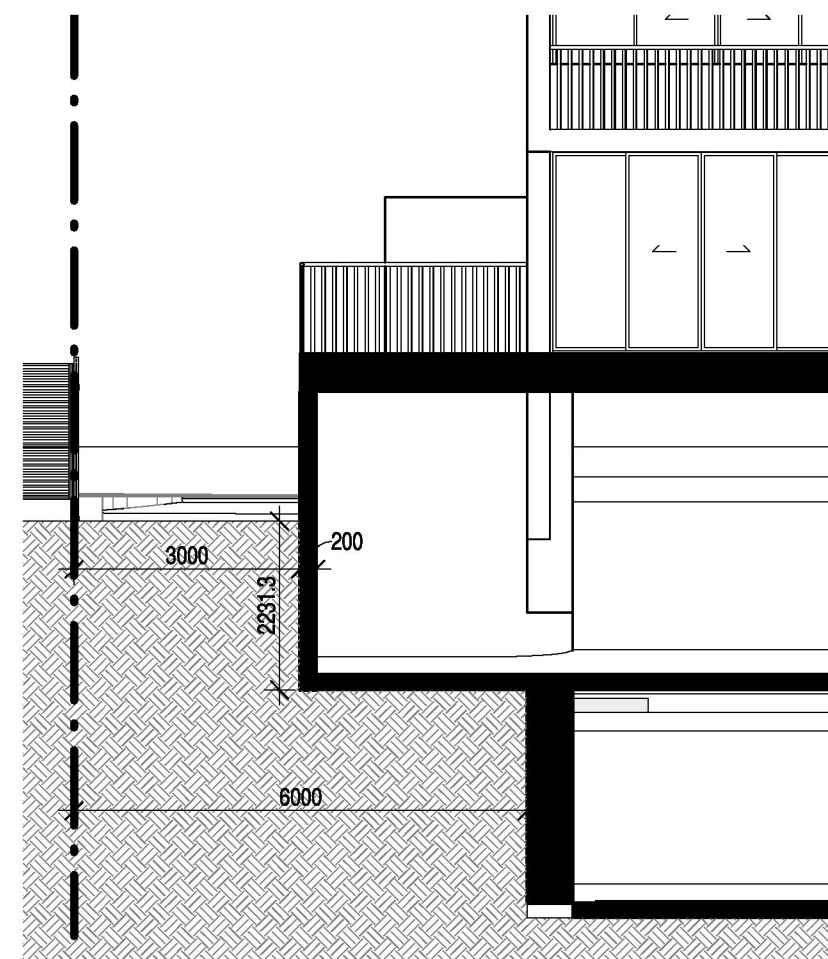
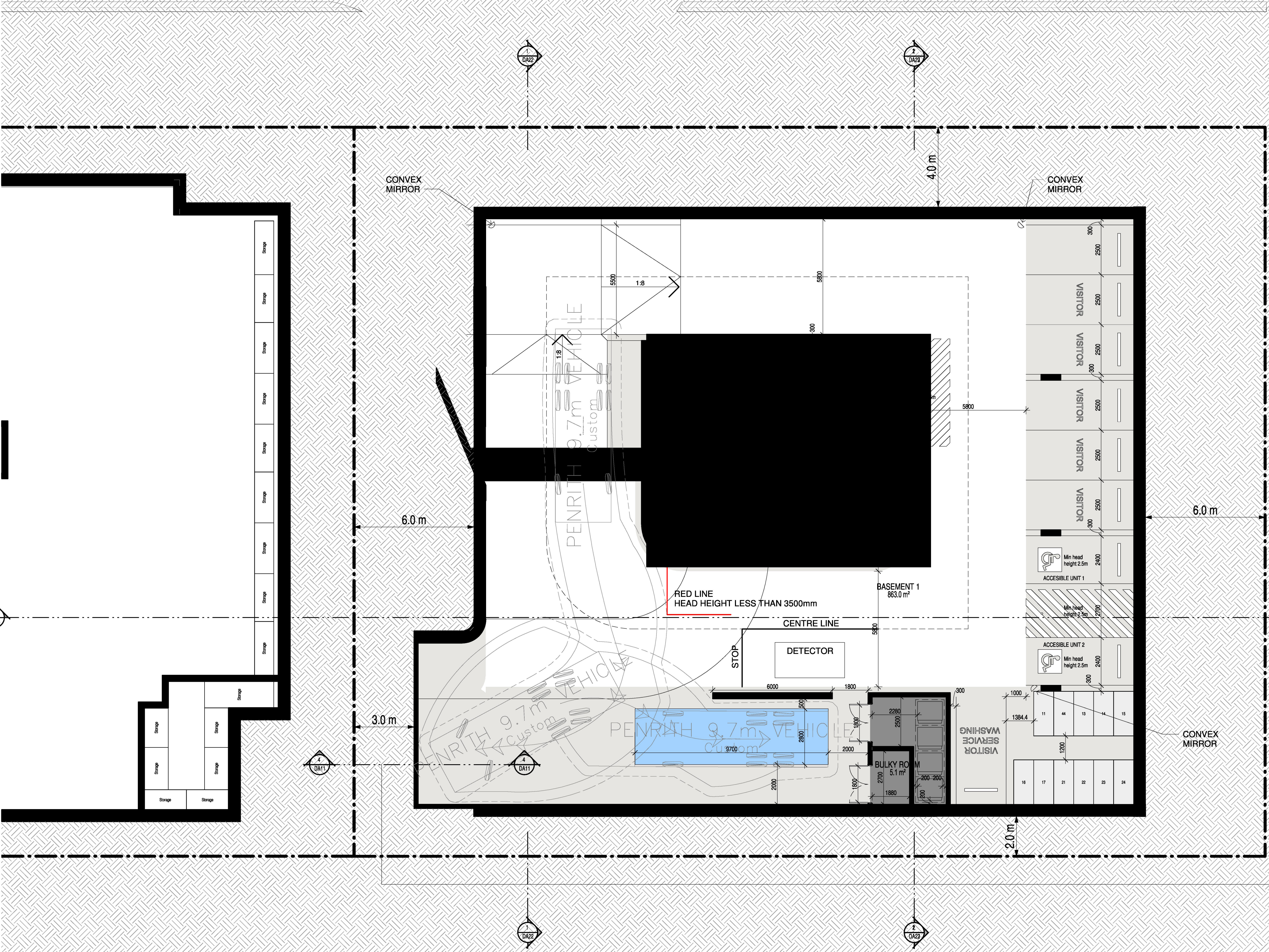
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ABN 41 159 480 056 NOMINATED ARCHTECT: P Morson(8100)

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	PROJECT No.	MORSON GROUP	INFORMED ARCHITECT - P.F.	SHEET	SHEET	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 MSH MASHBOX RL RELATIVE LEVEL RWORAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOB TOM TOP OF WALL TTI TACTILE INDICATORS	PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	19043		INFORMED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ICN 159 480 056 - ABN 41 159 480 056 www.morsongroup.com.au ICN 159 480 056 PO Box 170, Pitts Point, NSW 1335	SHEET SIZE: A1	NAME: BASEMENT 2	DA10
					CLIENT Inglow Investments Two			SCALE: 1:100		A



Section 4
1:100

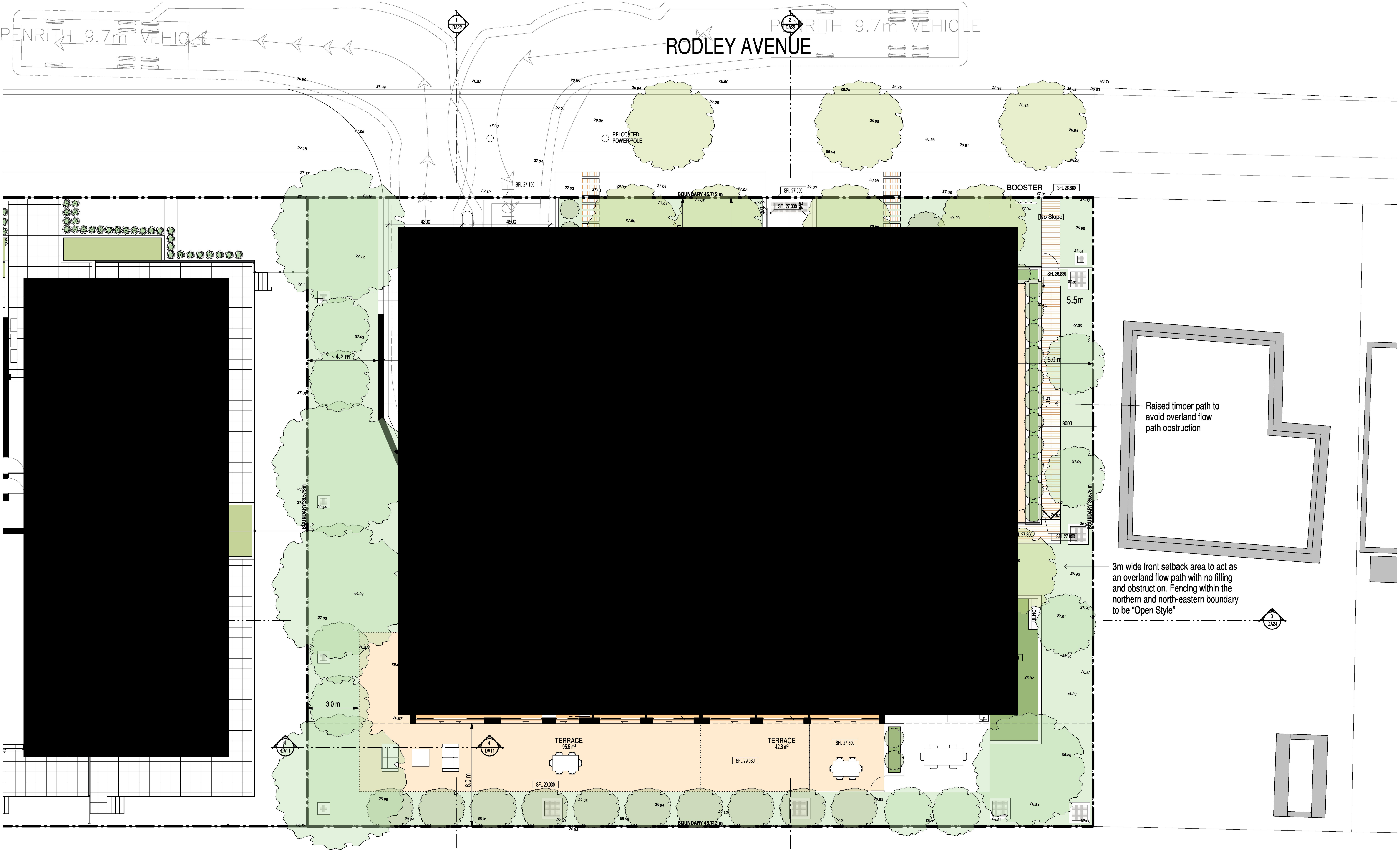
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ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	PROJECT No.	MORSON GROUP	NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100	SHEET	SHEET NAME:	DRAWING No.
A	2021-03-04	DA SUBMISSION	BR BEDROOM COM COMMS CUPBOARD DP DOWNPIPE E ELECTRICAL CUPBOARD FHR FIRE HOSE REEL GAS GAS CUPBOARD GD GRATED DRAIN GEX GARAGE EXHAUST MSH MASHBOX RL RELATIVE LEVEL RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOE TOM TOP OF WALL TTI TACTILE INDICATORS	PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	19043 CLIENT Inglow Investments Two		IC21 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E21 9280 4046 P21 9280 1751, 9280 1752, 9280 1753	SIZE: A1 SCALE: 1:100	BASEMENT 1	DA11 A



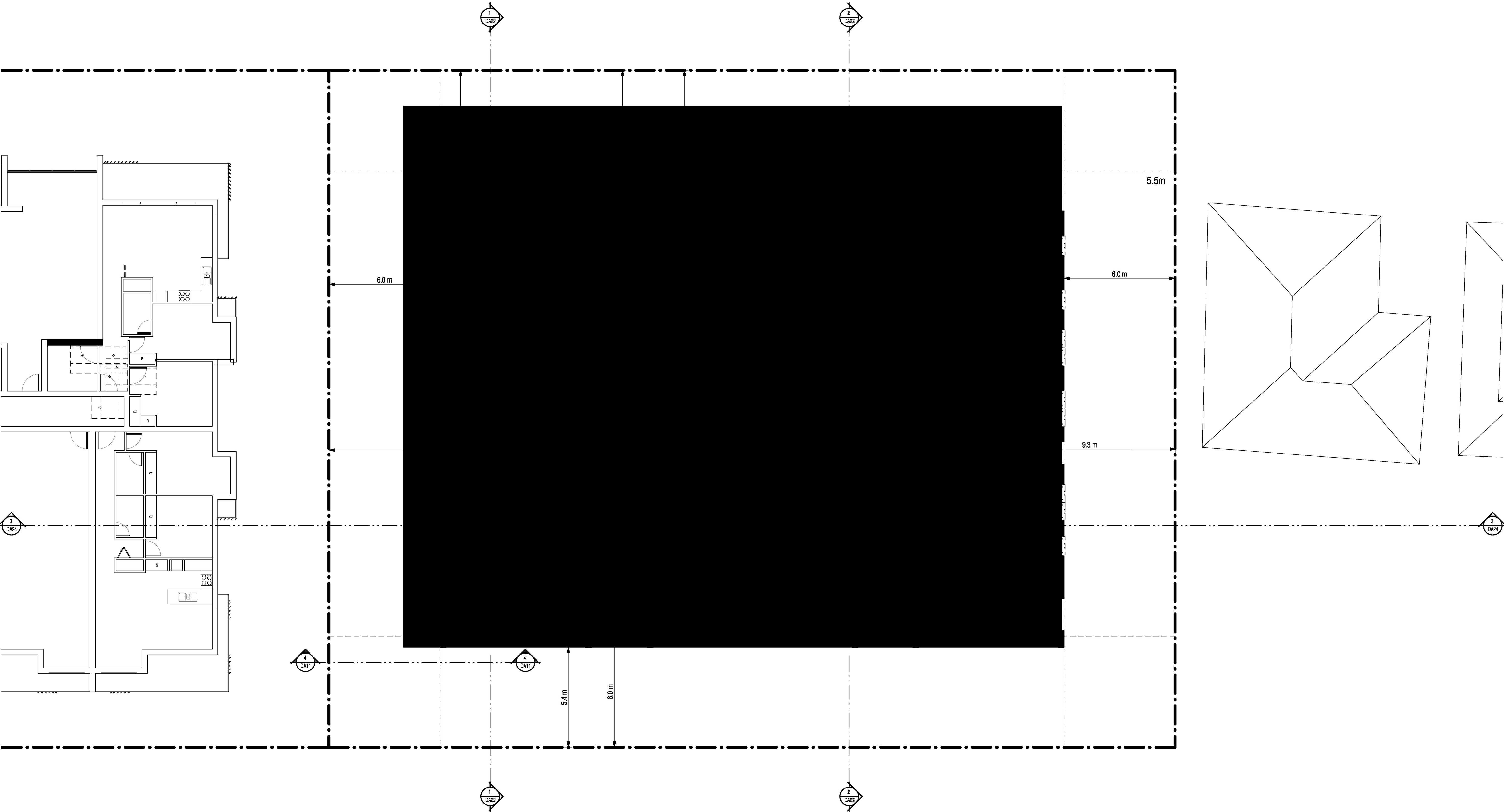
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ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	PROJECT No.	MORSON GROUP	NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E23 9280 4946 PO Box 176, Pitts Point, NSW 1335	SHEET SIZE: A1	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 GARAGE EXHAUST MIX MUXBOX RL RELATIVE LEVEL RWORAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOSE TOW TOP OF WALL TTI TACTILE INDICATORS	PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	19043 CLIENT Inglow Investments Two			1:100	GROUND LEVEL	DA12
										A

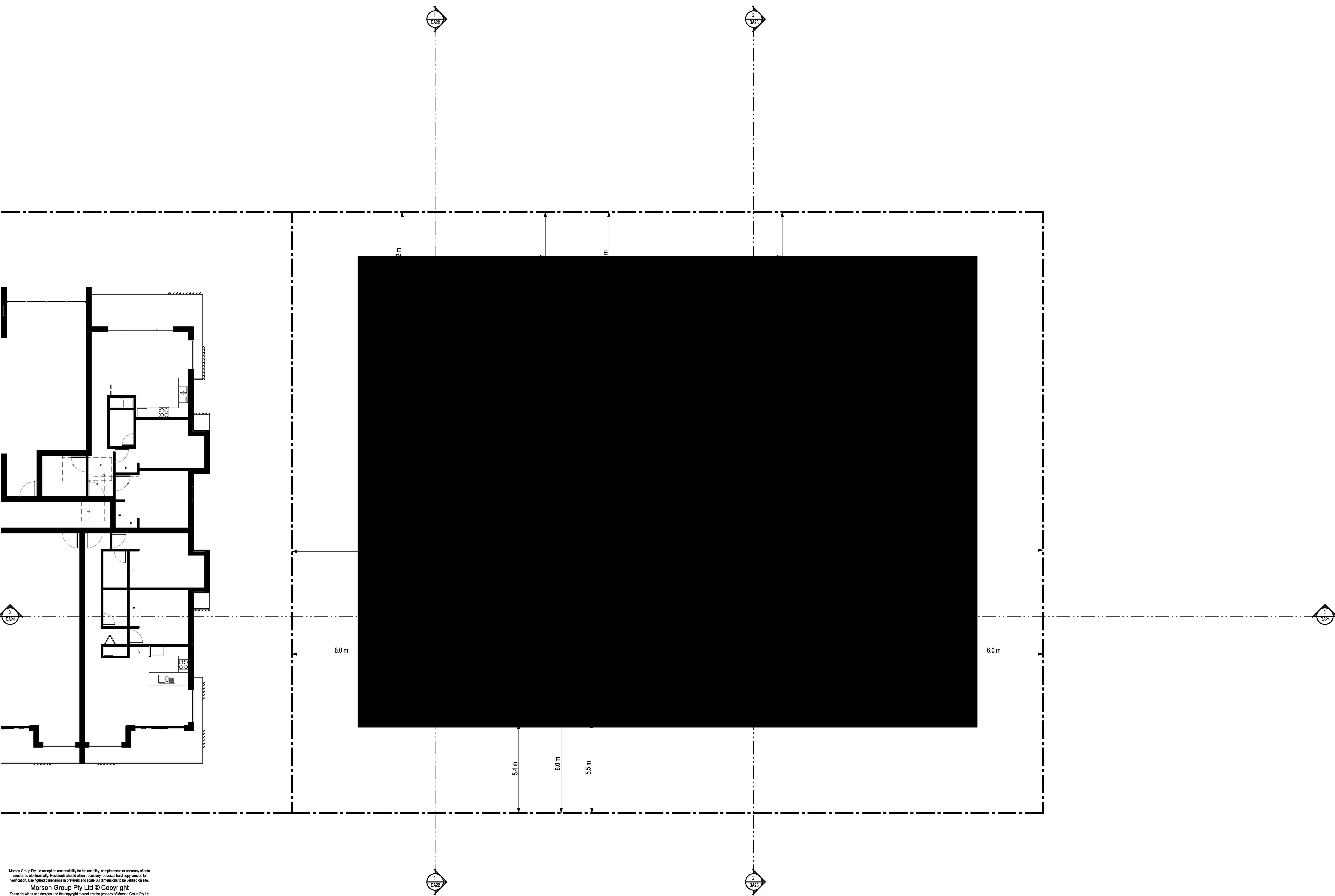


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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:				PROJECT	PROJECT No.	 NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056, ABN 41 159 480 056 www.morsongroup.com.au (02) 9380 4946 PO Box 1761, Penrith, NSW 1505	SHEET	SHEET	DRAWING No.				
A	2021-03-04	DA SUBMISSION	BR BEDROOM COM COMMONS CLIPBOARD DP DOWNPIPE E ELECTRICAL CLIPBOARD FHR FIRE HOSE REEL	GAS GAS CLIPBOARD GD GRATED DRAIN GEX GARBAGE EXHAUST MIX MASHBOX RL RELATIVE LEVEL			RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOE TOW TOP OF WALL TTI TACTILE INDICATORS	PROPOSED RESIDENTIAL FLAT BUILDING		19043	SIZE: A1		NAME: LEVEL 1	DA13		
								ADDRESS		CLIENT	SCALE:				ISSUE No.	
								44-48 Rodley Avenue, Penrith, NSW, 2750		Inglow Investments Two	1:100					A

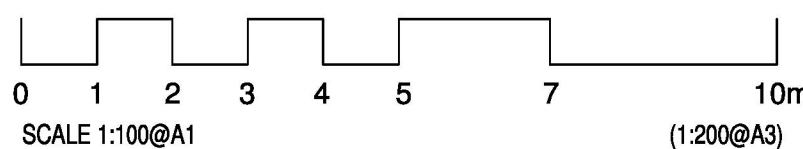


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LEGENDS / NOTES:

- | | | | | | |
|-----|----------------------|-----|----------------|-----|--------------------|
| BR | BEDROOM | GAS | GAS CLIPBOARD | RW | RAINWATER OUTLET |
| COM | COMMONS CLIPBOARD | GD | GRADED DRAIN | SWP | STORM WATER PIT |
| DP | DOWNSPIPE | GEX | GARAGE EXHAUST | TCH | TOP OF HOB |
| E | ELECTRICAL CLIPBOARD | MIX | MIXER BOX | TOW | TOP OF WALL |
| FHR | FIRE HOSE REEL | RL | RELATIVE LEVEL | TTI | TACTILE INDICATORS |



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

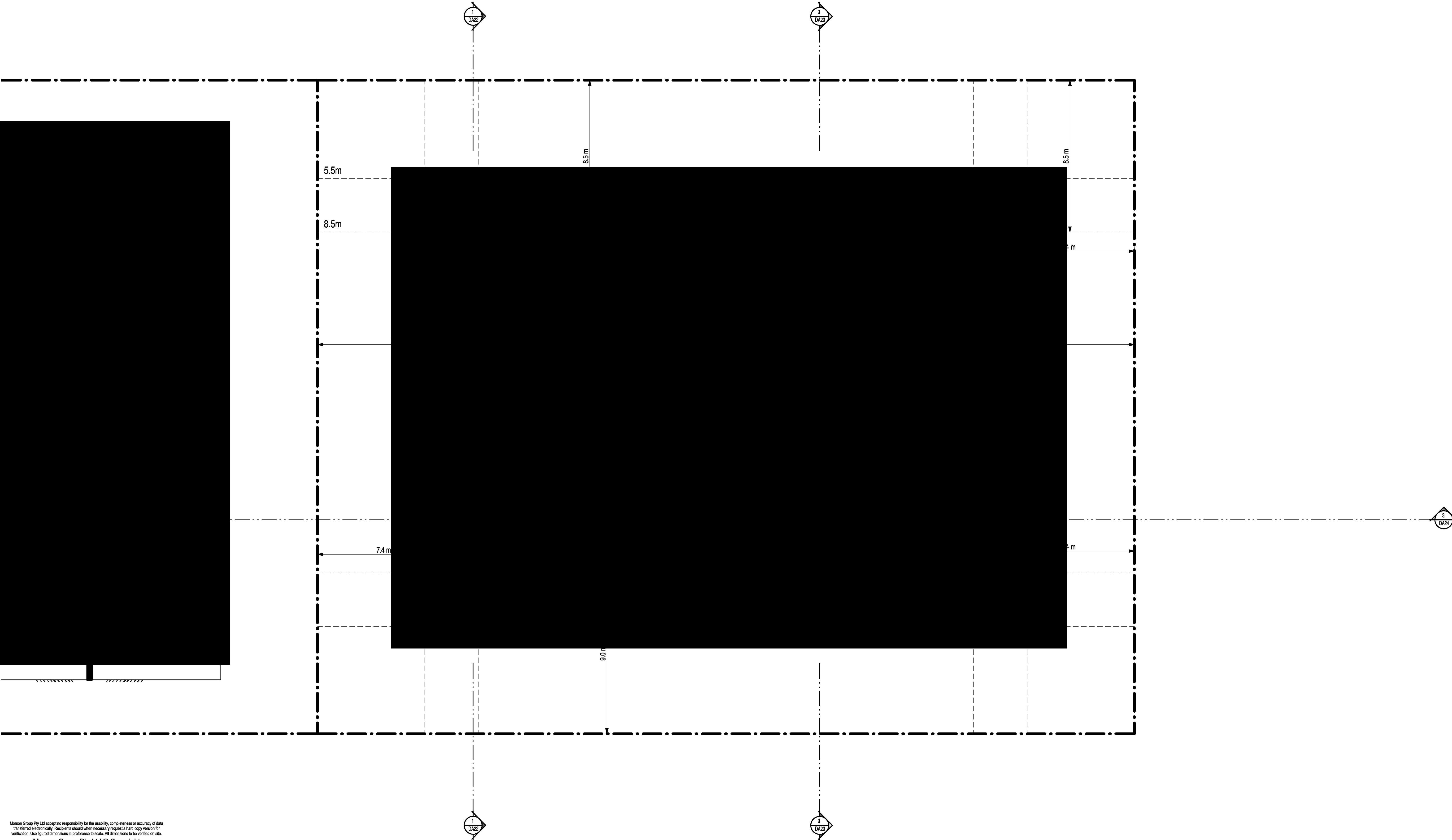
PROJECT No. **19043**
CLIENT
Inglow Investments Two



NOMINATED ARCHITECT - P.F.
MORSON REGISTRATION NUMBER 8100
ACN 159 480 056 ABN 41 159 480 056
www.morsongroup.com.au
E21 9280 4046
PO Box 170, Penrith, NSW 1505

SHEET SIZE: A1
SHEET NAME: **LEVEL 3**
SCALE:
1 : 100

DRAWING No. **DA15**
ISSUE No. **A**



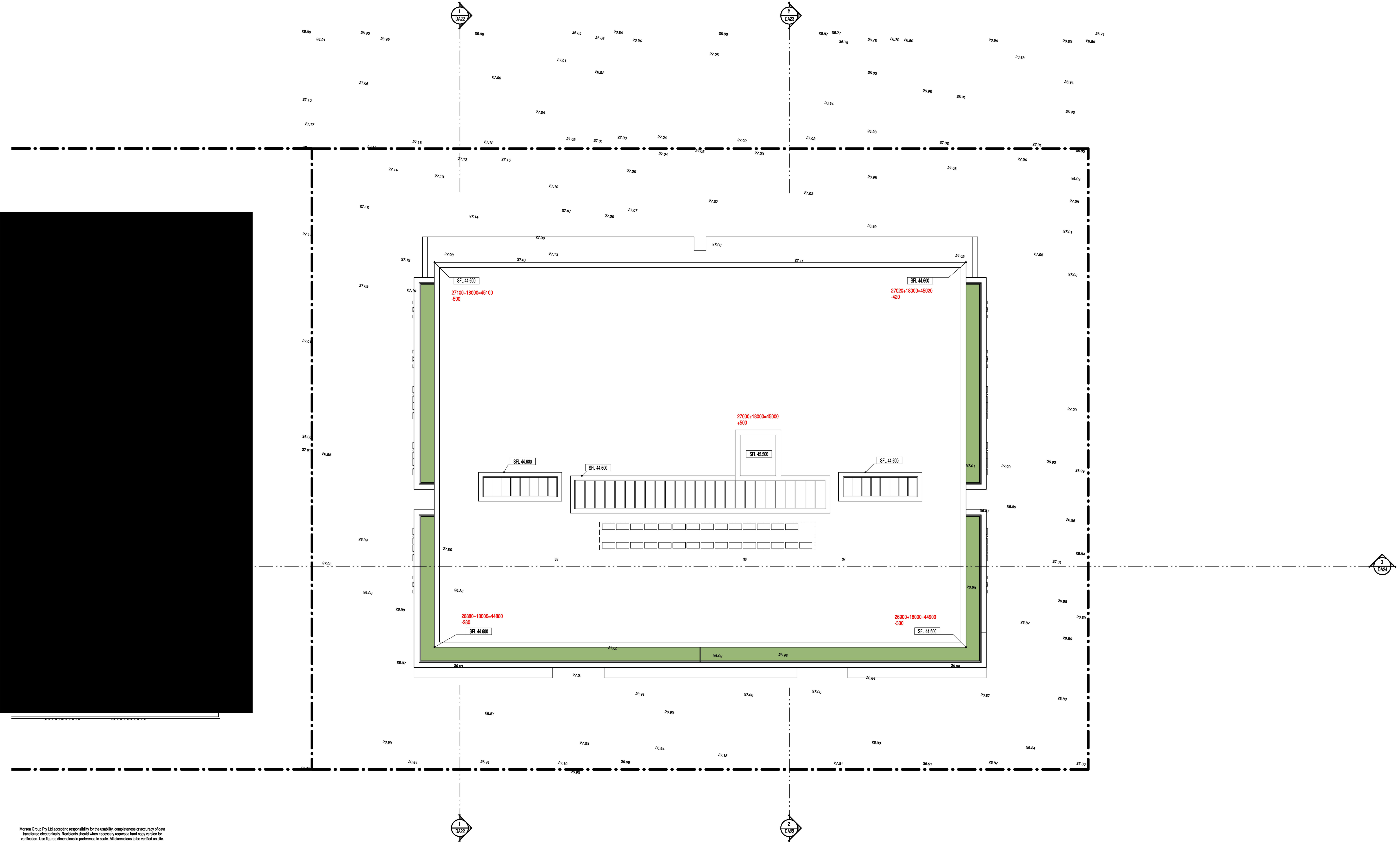
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ISSUE		DATE	AMENDMENT		LEGENDS / NOTES:				PROJECT PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	PROJECT No. 19043 CLIENT Inglow Investments Two	 NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E21 9280 4946 PO Box 170, Potts Point, NSW 1535	SHEET SIZE: A1	SHEET NAME: LEVEL 4	DRAWING No. DA16 ISSUE No. A
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 GARBAGE EXHAUST MIX MALLBOX RL RELATIVE LEVEL						RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOB TOW TOP OF WALL TTI TACTILE INDICATORS		



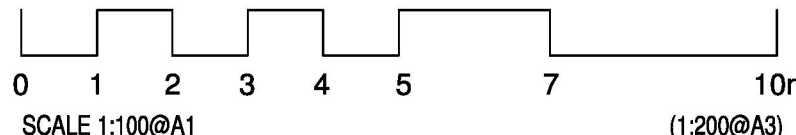
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LEGENDS / NOTES:					
BR	BEDROOM	GAS	GAS CLIPBOARD	RW	RAINWATER OUTLET
COM	COMMONS CLIPBOARD	GD	GRADED DRAIN	SWP	STORM WATER PIT
DP	DOWNSPIPE	GEX	GARAGE EXHAUST	TOH	TOP OF HOB
E	ELECTRICAL CLIPBOARD	MBX	MAILBOX	TOW	TOP OF WALL
FHR	FIRE HOSE REEL	RL	RELATIVE LEVEL	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
E20 7280 4046
PO Box 176, Penrith, NSW 1505

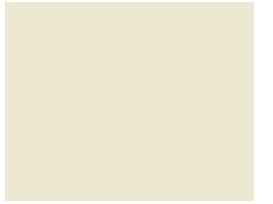
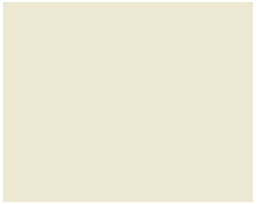
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SIZE: A1

SHEET
NAME: **ROOF LEVEL**
SCALE:
1:100

DRAWING No.
ISSUE No.

DA17
A



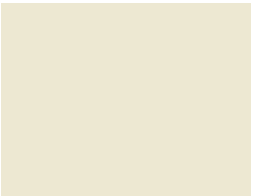
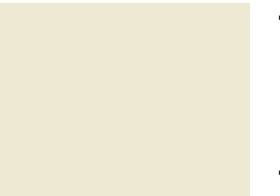
	FBK1 AB-Bricks Bowral Simmental Silver 230x76-110-240-NAT Level 1-3		FBK2 AB-Bricks Bowral Brahman Granite 230x76-110-240-NAT Level 1-4		FBK3 AB-Bricks Whitsunday Brampton 230x76-110-240-NAT Level 4		MFW1 Dulux Eternity Titanium Pearl Satin 90087728 Louvres and Window Frames		CR1 Render Painted Finish 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:		PROJECT		PROJECT No.	 NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au (02) 9380 4946 PO Box 170, Pitts Point, NSW 1335	SHEET SIZE: A1	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 MAILBOX RL RELATIVE LEVEL	RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOE TOW TOP OF WALL TTI TACTILE INDICATORS	 0 1 2 3 4 5 7 10m SCALE 1:100@A1 (1:200@A3)		19043		PROPOSED RESIDENTIAL FLAT BUILDING	CLIENT Inglow Investments Two	NORTH FACADE
					ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750				SCALE: As indicated	ISSUE No. A	



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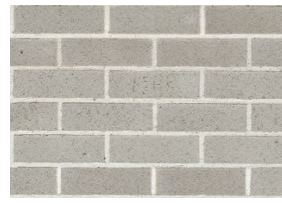
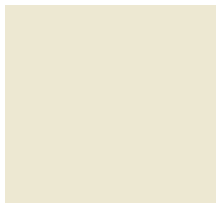
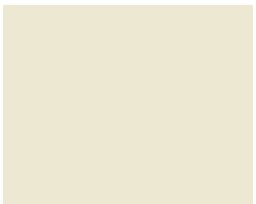
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ABN 41 159 480 056 NOMINATED ARCHTECT: P Morson(8100)

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:				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 (02) 9380 4746 PO Box 170, Penrith, NSW 1505	SHEET SIZE: A1	SHEET NAME: SOUTH FACADE	DRAWING No. DA19
A	2021-03-04	DA SUBMISSION	BR BEDROOM COM COMMS CLIPBOARD DP DOWNPIPE E ELECTRICAL CLIPBOARD FHR FIRE HOSE REEL	GO GAS CLIPBOARD GD GRATED DRAIN GEX GARBAGE EXHAUST MEX MAILBOX RL RELATIVE LEVEL	RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOB TOW TOP OF WALL TTI TACTILE INDICATORS					SCALE: As indicated	ISSUE No. A	



	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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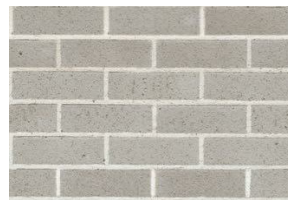
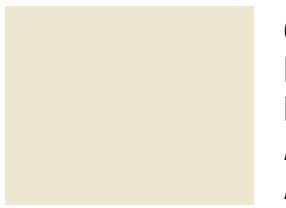
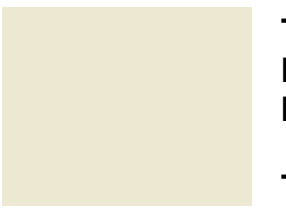
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ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:	PROJECT	PROJECT No.	MORSON GROUP	SHEET	SHEET	DRAWING No.
A	2021-03-04	DA SUBMISSION	BR BEDROOM COM COMMS CLIPBOARD DP DOWNPIPE E ELECTRICAL CLIPBOARD FHR FIRE HOSE REEL GAS GAS CLIPBOARD GD GRATED DRAIN GEX GARBAGE EXHAUST MIX MALLBOX RL RELATIVE LEVEL RWORAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOE TOW TOP OF WALL TTI TACTILE INDICATORS	PROPOSED RESIDENTIAL FLAT BUILDING 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 E21 9380 4946 PO Box 170, Pitts Point, NSW 1335	SHEET SIZE: A1	SHEET NAME: WEST FACADE	DA20
							SCALE: As indicated		ISSUE No. A

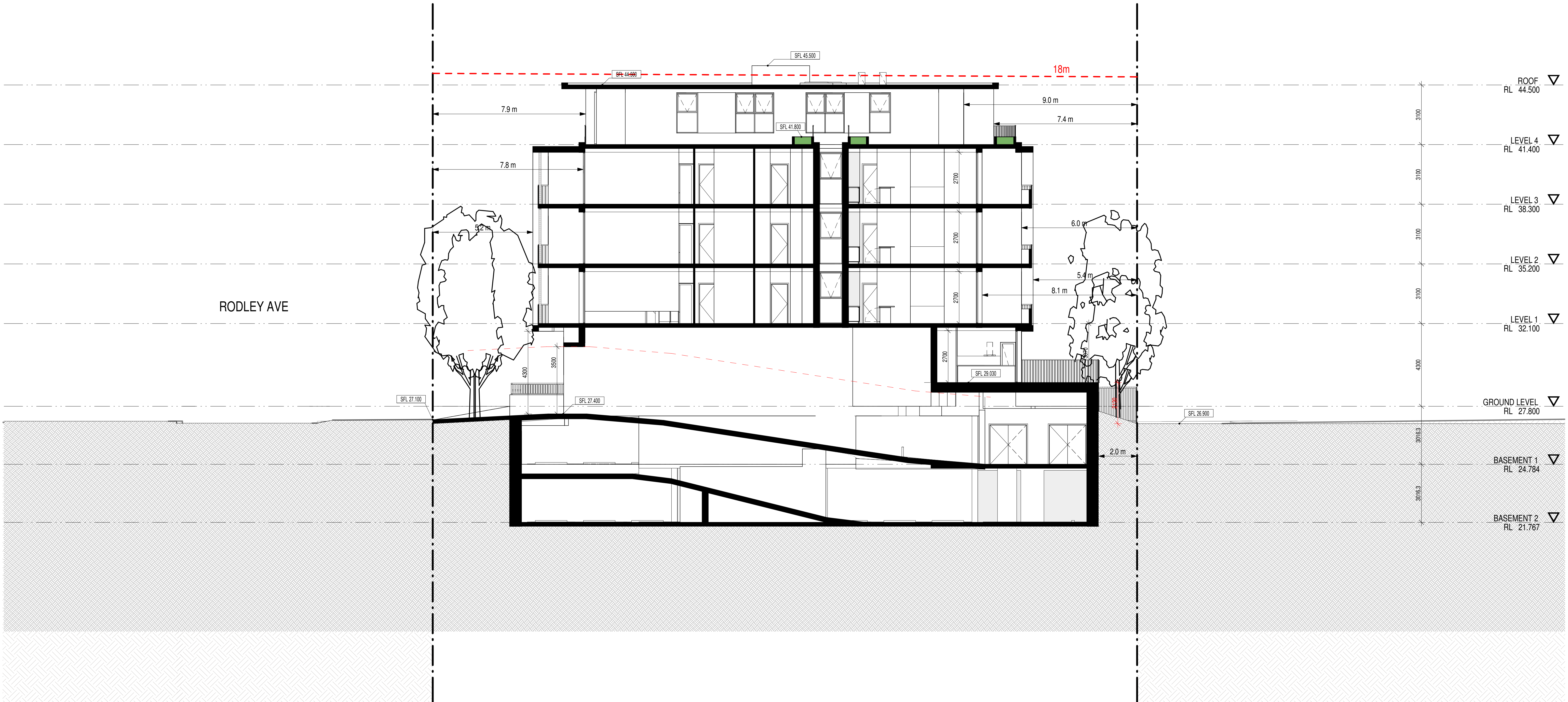


	FBK1 AB-Bricks Bowral Simmental Silver 230x76-110-240-NAT Level 1-3		FBK2 AB-Bricks Bowral Brahman Granite 230x76-110-240-NAT Level 1-4		FBK3 AB-Bricks Whitsunday Brampton 230x76-110-240-NAT Level 4		MFW1 Dulux Eternity Titanium Pearl Satin 90087728 Louvres and Window Frames		CR1 Render Painted Finish 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:	PROJECT	PROJECT No.	MORSON GROUP	NOMINATED ARCHITECT - P.F.	SHEET	SHEET	DRAWING No.
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 GARBAGE EXHAUST MIX MALLBOX RL RELATIVE LEVEL RWORAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOB TOW TOP OF WALL TTI TACTILE INDICATORS	PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	19043 CLIENT Inglow Investments Two		AC/N/159-480-056-ABN-41-159-480-056 www.morsongroup.com.au E21 9380 4948 PO Box 170, Pitts Point, NSW 1335	SIZE: A1 SCALE: As indicated	NAME: EAST FACADE	DA21 A



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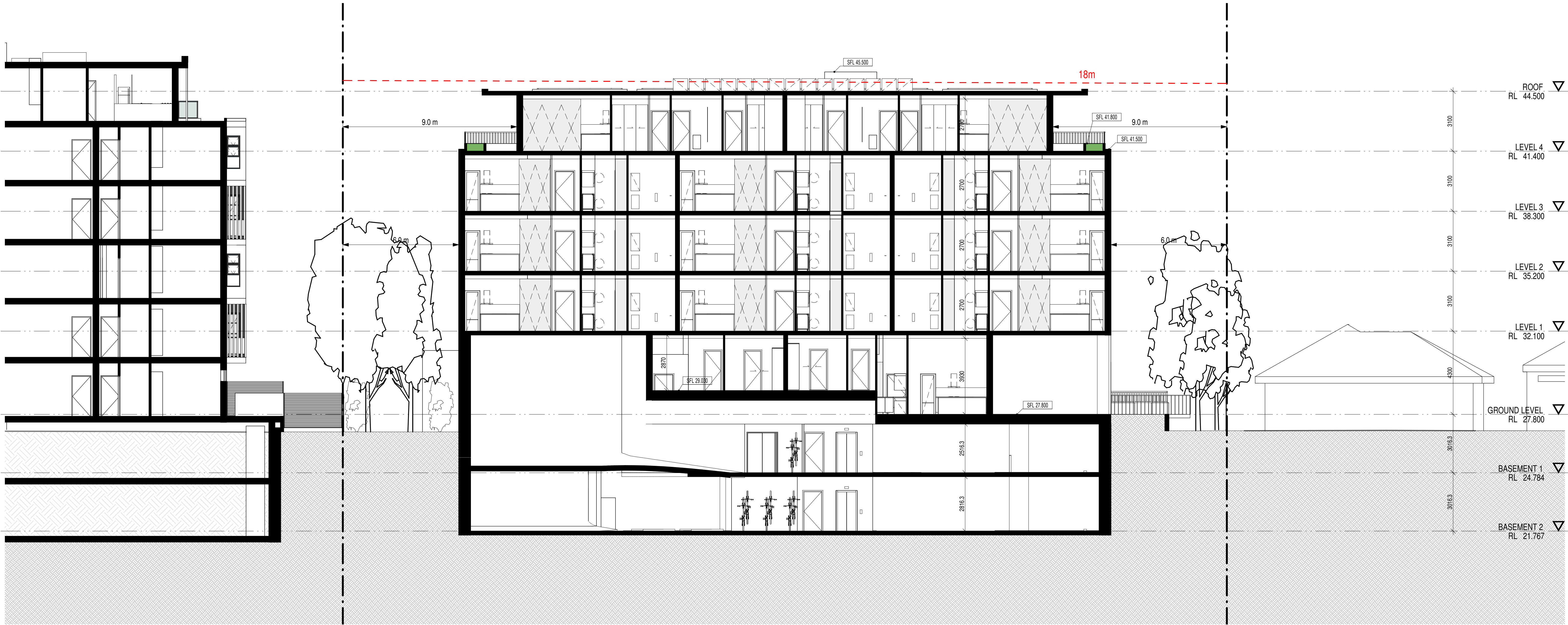
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT	LEGENDS/NOTES:	PROJECT	PROJECT No.	MORSON GROUP	SHEET SIZE: A1	SHEET NAME:	DRAWING No.
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 GARBAGE EXHAUST MIX MALLBOX RL RELATIVE LEVEL RWORAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOB TOW TOP OF WALL TTI TACTILE INDICATORS	PROPOSED RESIDENTIAL FLAT BUILDING 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 R21 9380 4946 PO Box 170, Pitts Point, NSW 1335	1:100	CROSS SECTION 1	DA22
									A



DA23
A



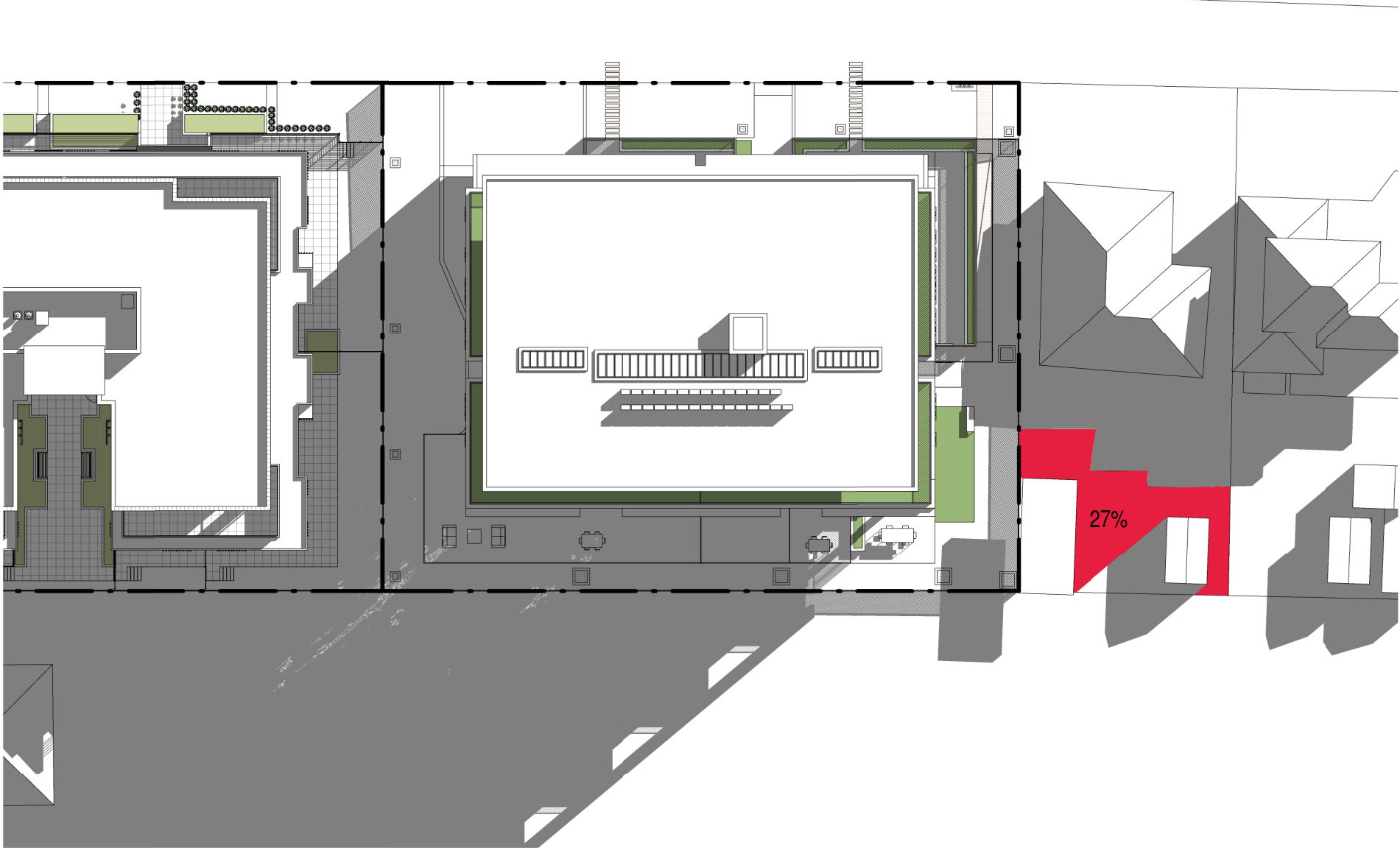
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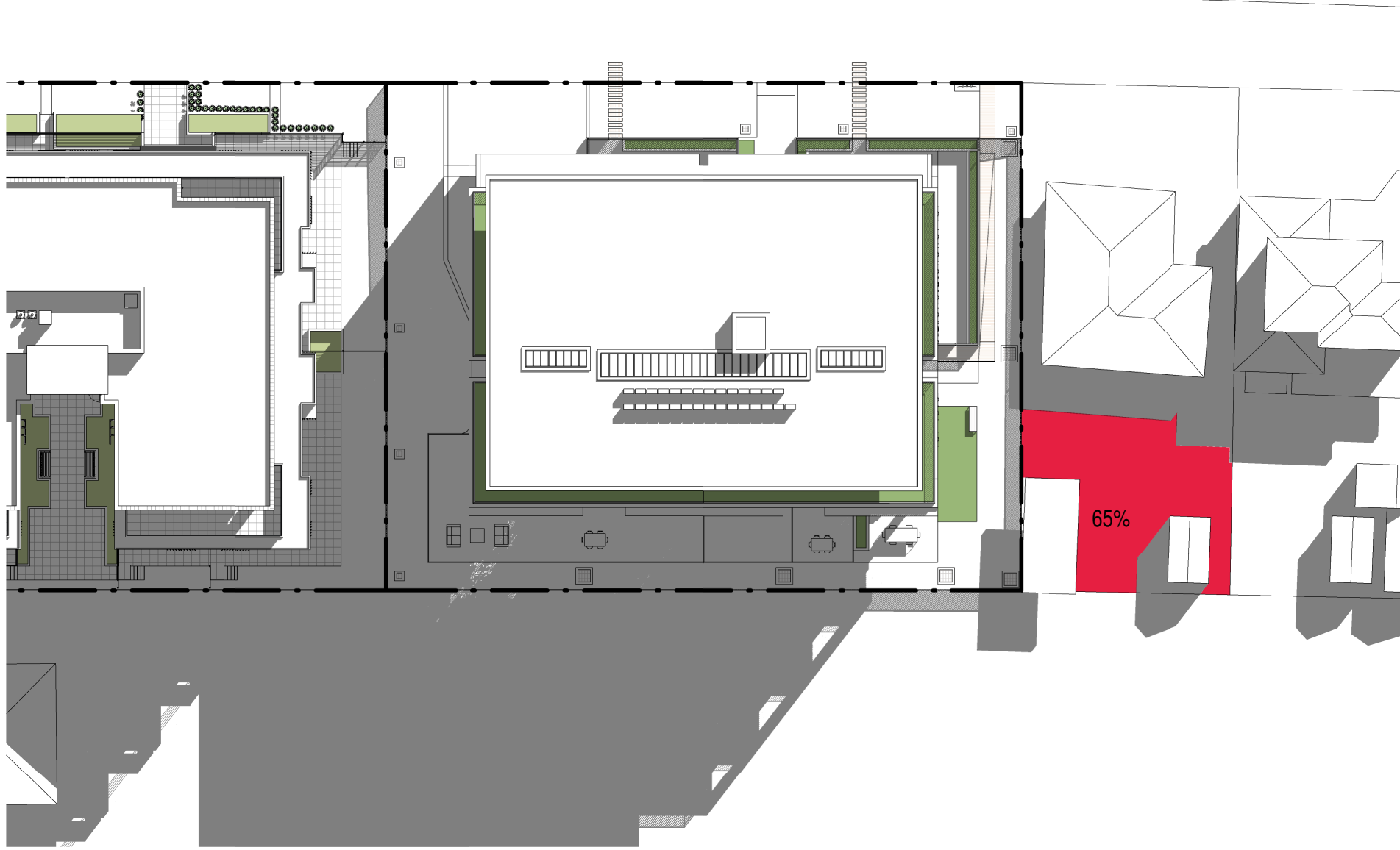
ABN 41 159 480 056 NOMINATED ARCHITECT: P. Morson(8100)

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:				PROJECT No. 19043	 NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au (02) 9380 4946 PO Box 170, Pitts Point, NSW 1335	SHEET SIZE: A1	SHEET NAME: LONG SECTION	DRAWING No. DA24
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 GARBAGE EXHAUST MIX MAILBOX RL RELATIVE LEVEL	RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOB TOW TOP OF WALL TTI TACTILE INDICATORS		PROJECT PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750		CLIENT Inglow Investments Two	SCALE: 1:100	ISSUE No. A



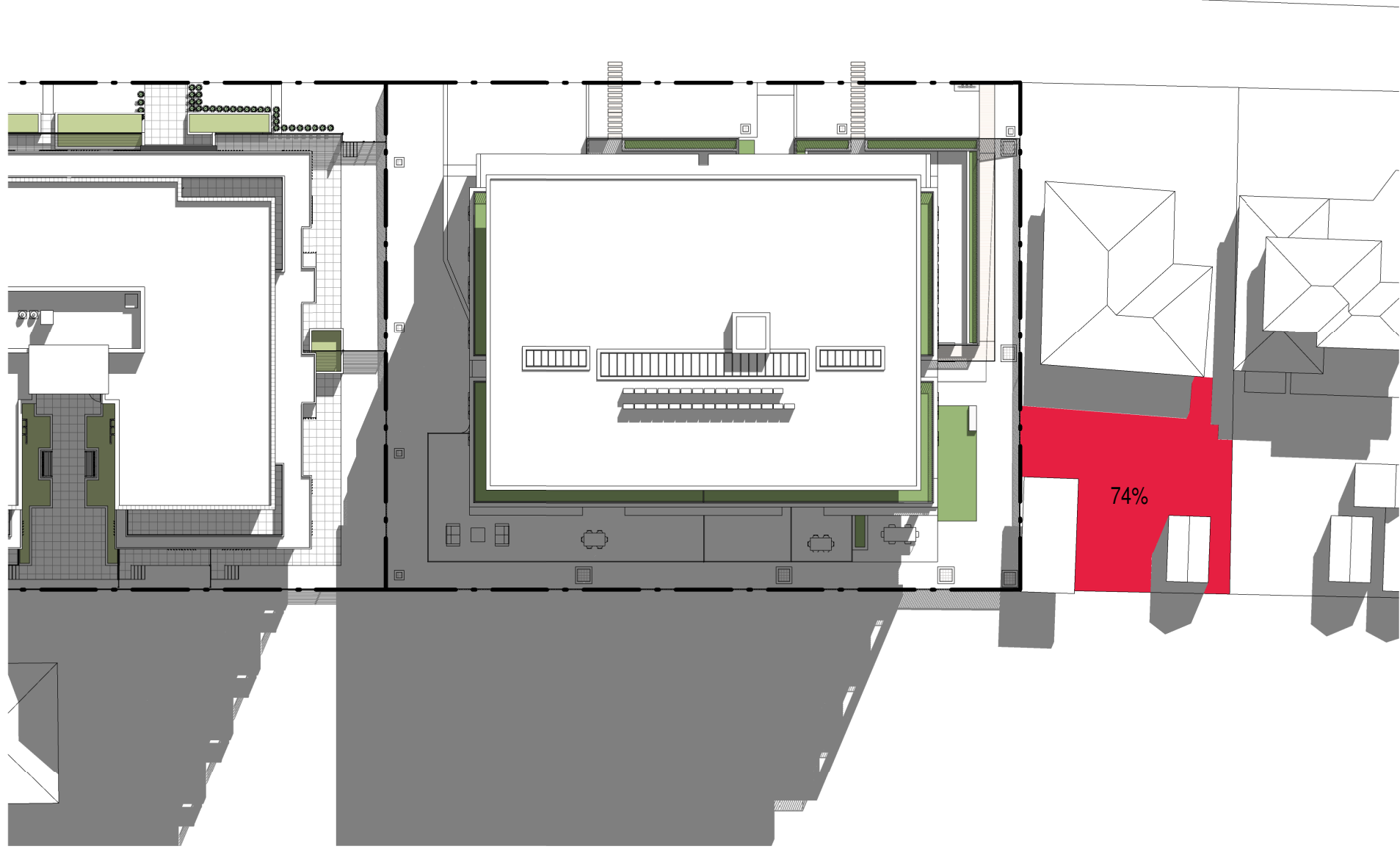
Shadow Diagrams - 9am

1 : 400



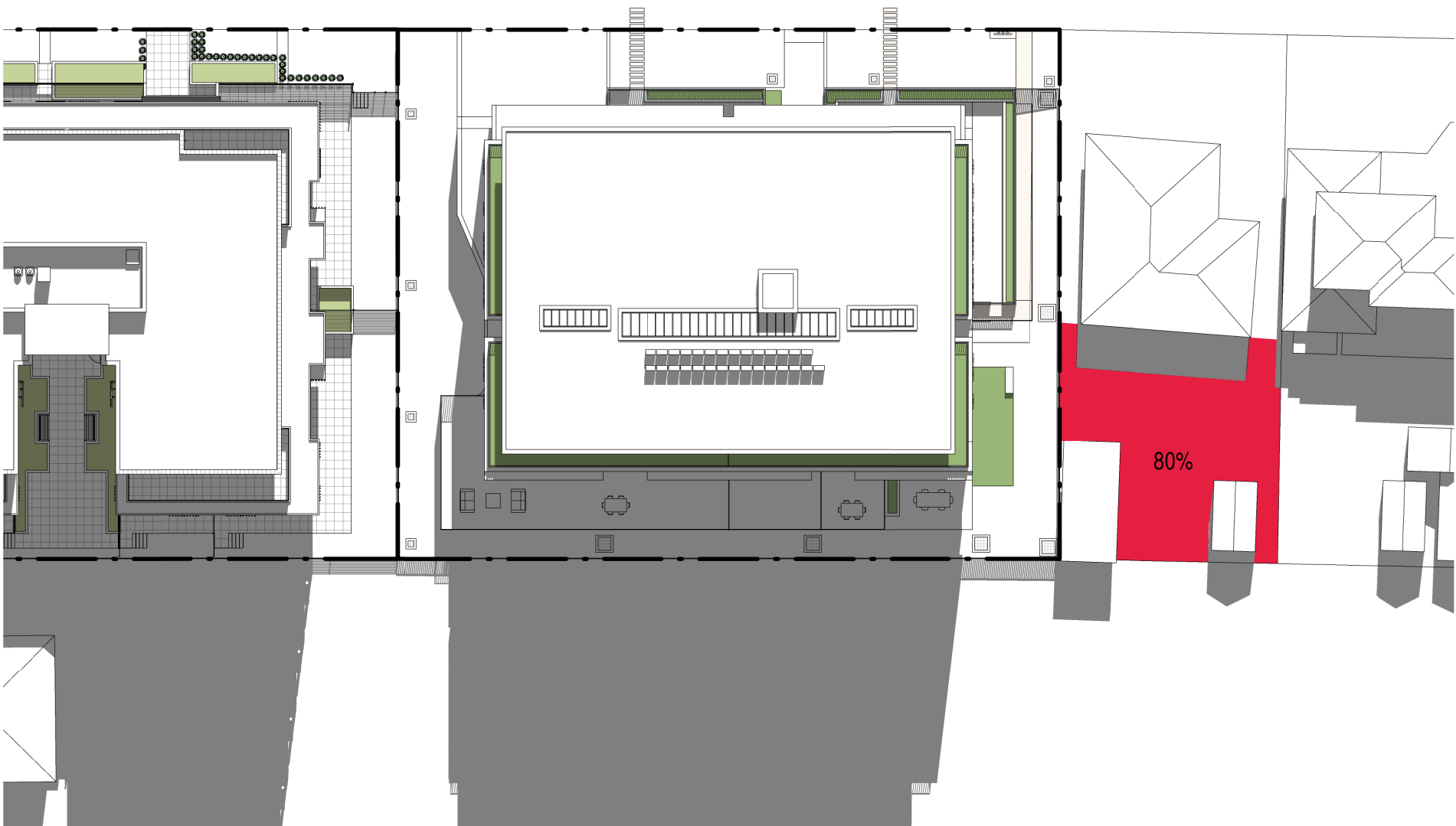
Shadow Diagrams - 10am

1 : 400



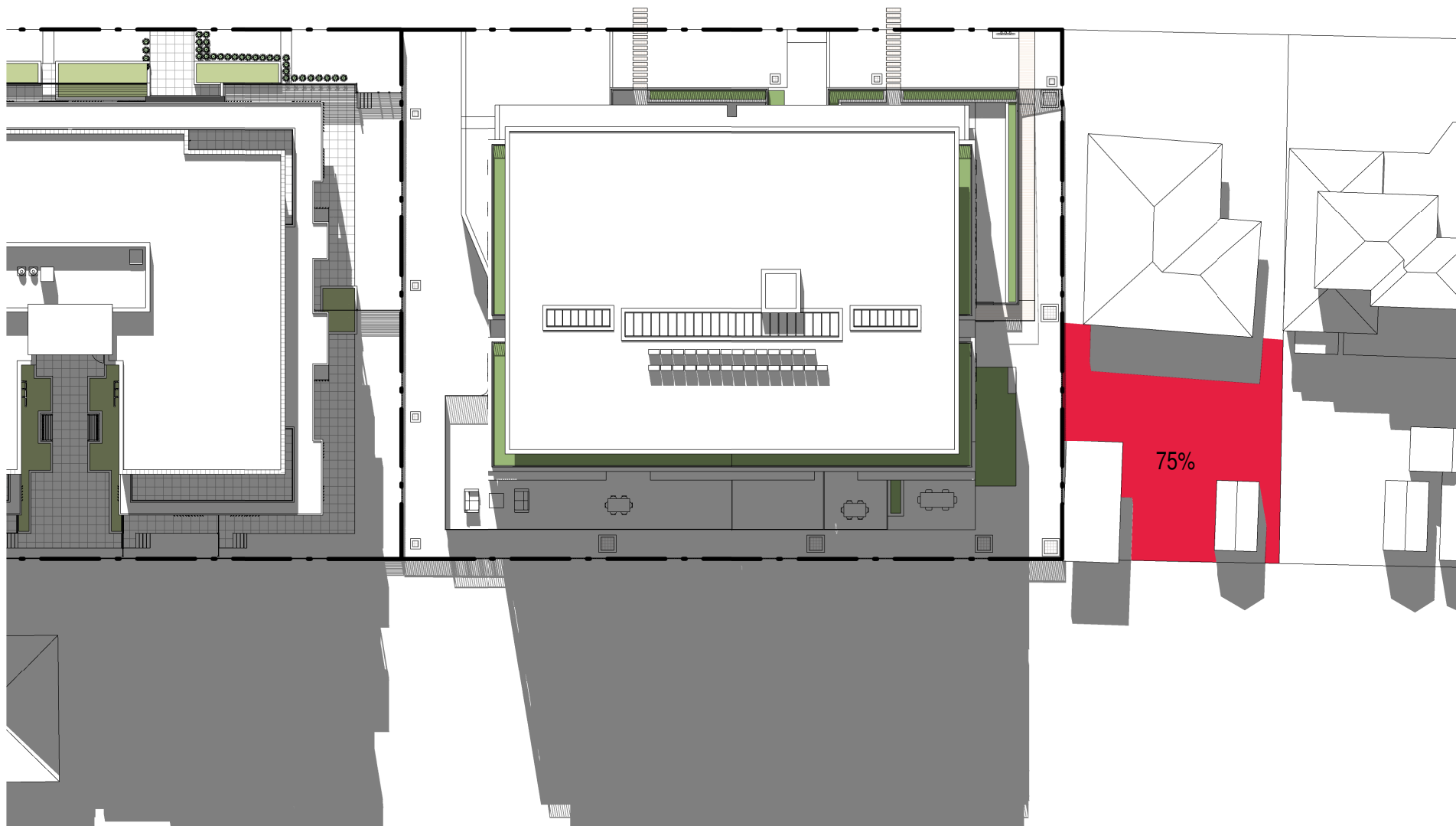
Shadow Diagrams - 11am

1 : 400



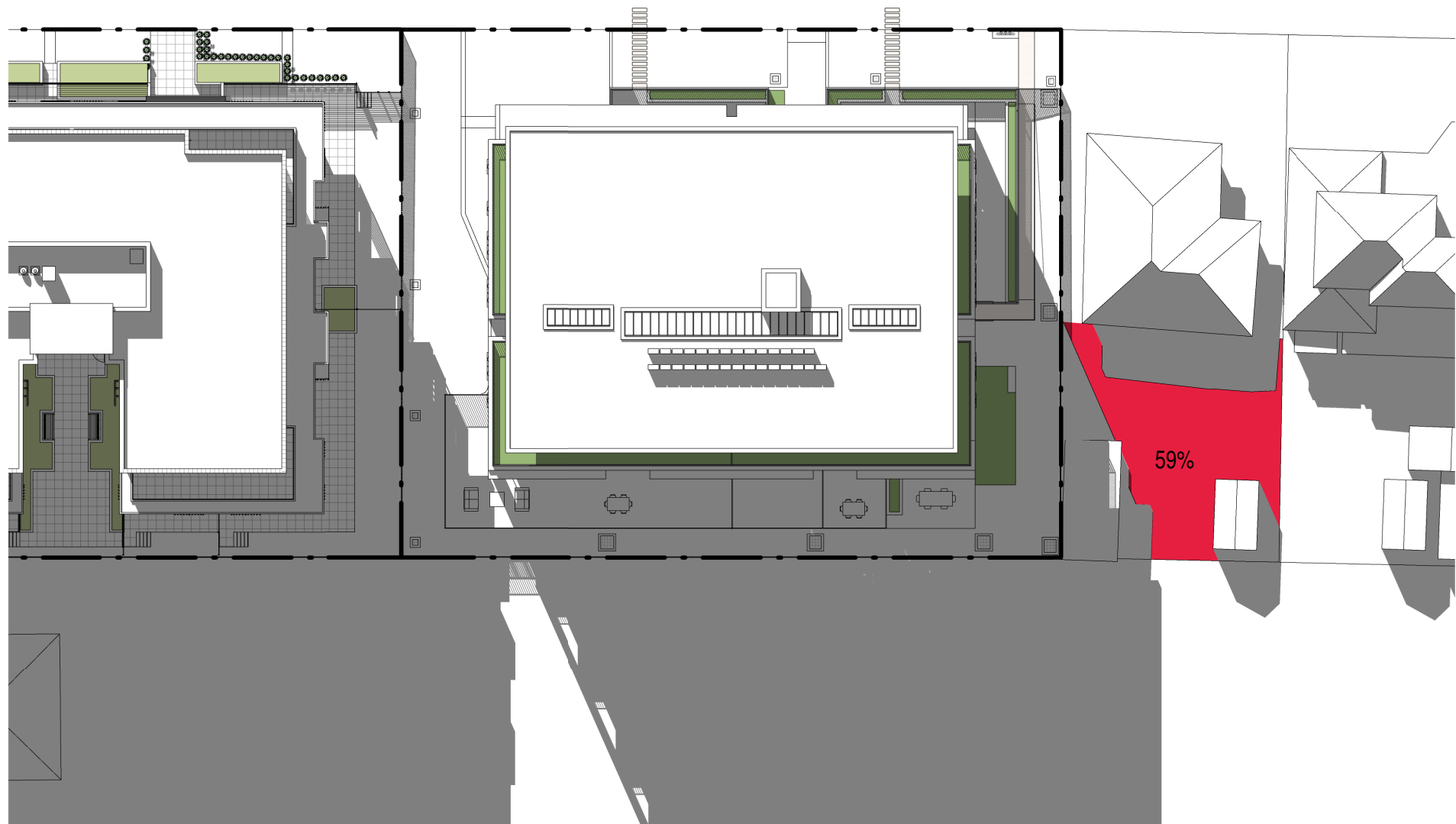
Shadow Diagrams - 12pm

1 : 400



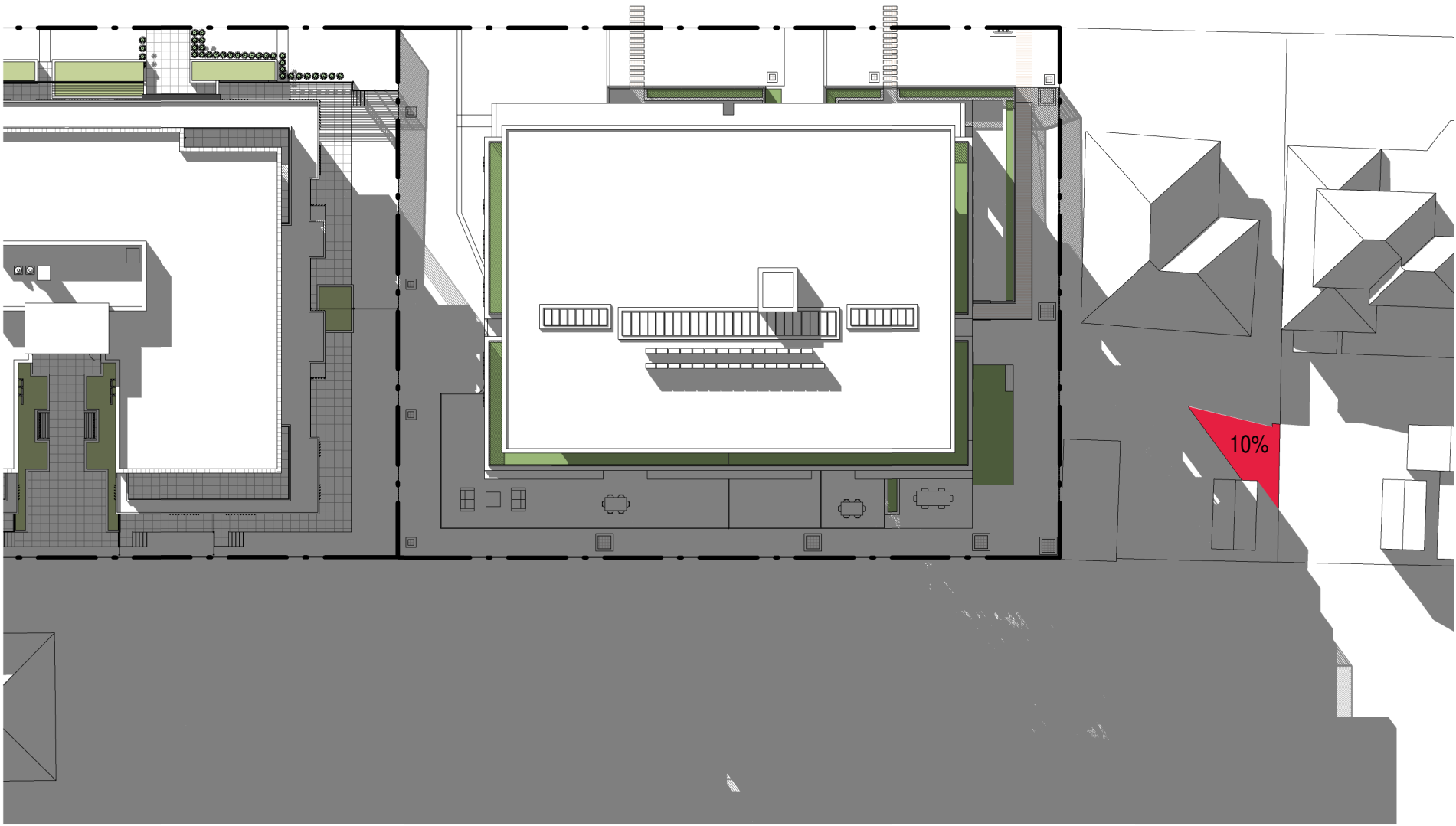
Shadow Diagrams - 1pm

1 : 400



Shadow Diagrams - 2pm

1 : 400



Shadow Diagrams - 3pm

1 : 400

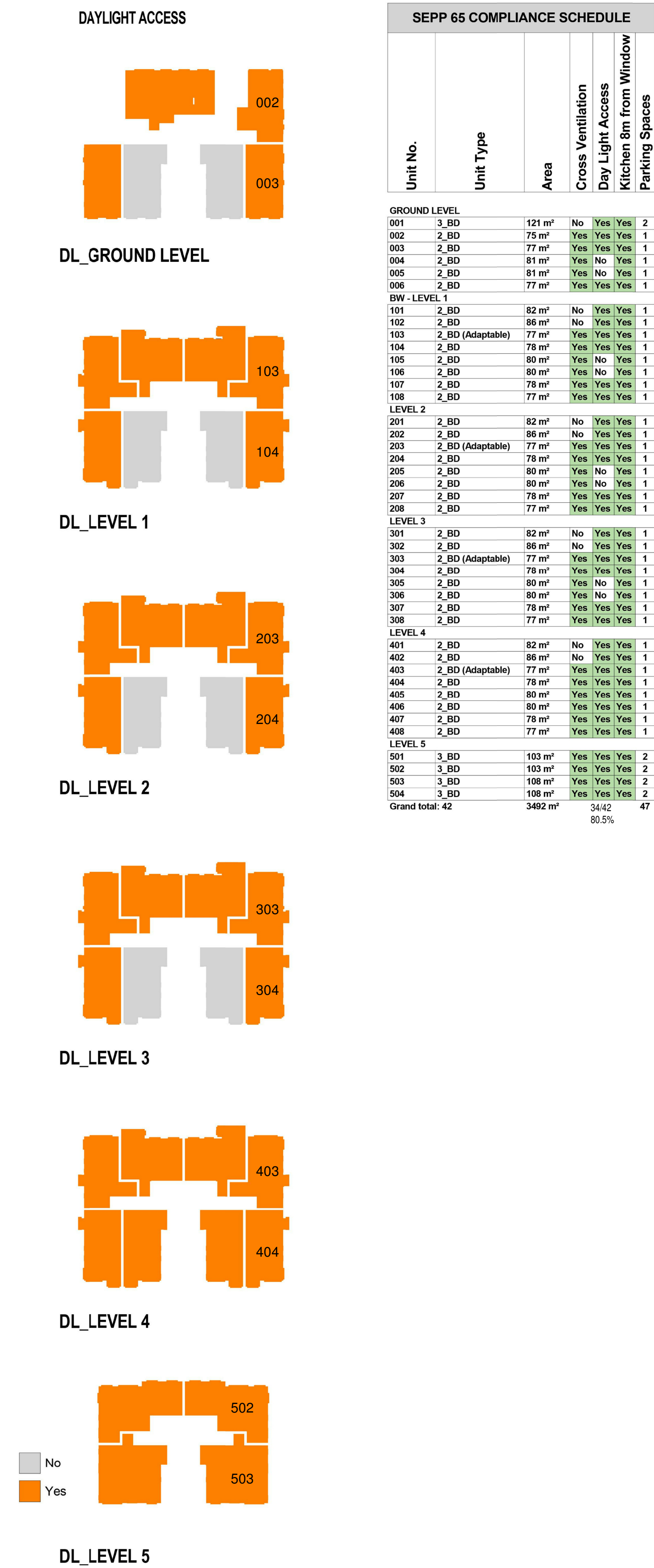
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:		PROJECT	PROJECT No.	MORSON GROUP	NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E20 9380 4046 PO Box 170, Pitts Point, NSW 1335	SHEET SIZE: A1	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 GARBAGE EXHAUST MIX MALSBOX RL RELATIVE LEVEL RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOB TON TOP OF WALL TTI TACTILE INDICATORS		PROPOSED RESIDENTIAL FLAT BUILDING	19043				SOLAR STUDY	DA25
					ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	CLIENT Inglow Investments Two			SCALE: 1 : 400		ISSUE No. A



Shadow Diagrams - 9am



Shadow Diagrams - 11am



Shadow Diagrams - 9 30am



Shadow Diagrams - 11 30am



Shadow Diagrams - 10am



Shadow Diagrams - 12pm

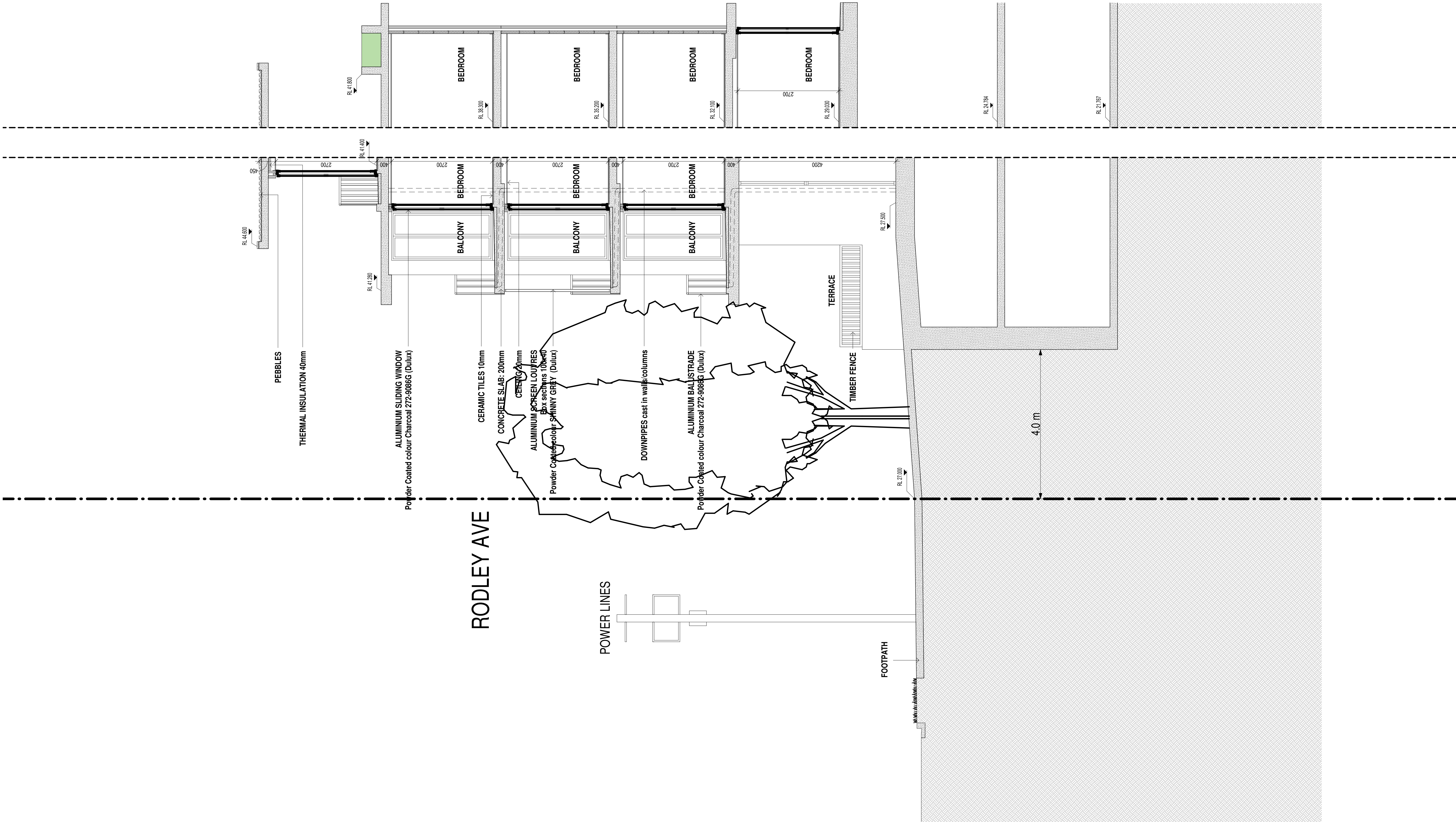


Shadow Diagrams - 10 30am

Front Units: 002, 103, 203, 303, 403, 502
The proposed development at 44-48 Rodley Ave does not affect balcony and living room of those units from 9am to 3pm at mid winter

Rear Units: 003, 104, 204, 304, 404, 503
-Unit 003: Currently it achieves sun access from 9am to 11am. When the building at 44-48 Rodley Ave is developed it will achieve sun access from 10:30am to 11am. It will not comply.
-Unit 104: Currently it achieves sun access from 9am to 11:30am. When the building at 44-48 Rodley Ave is developed it will achieve sun access from 10:30am to 11:30am. It will not comply.
-Unit 204: Currently it achieves sun access from 9am to 11:30am. When the building at 44-48 Rodley Ave is developed it will achieve sun access from 10am to 11:30am. It will not comply.
-Unit 304: Currently it achieves sun access from 9am to 11:30am. When the building at 44-48 Rodley Ave is developed it will achieve sun access from 9:30am to 11:30am. It will comply.
-Units 404 and 503 are not affected by the development at 44-48 Rodley Ave

CONCLUSION: 31 units will receive solar access from 9am to 3pm at mid winter. 73,8%



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

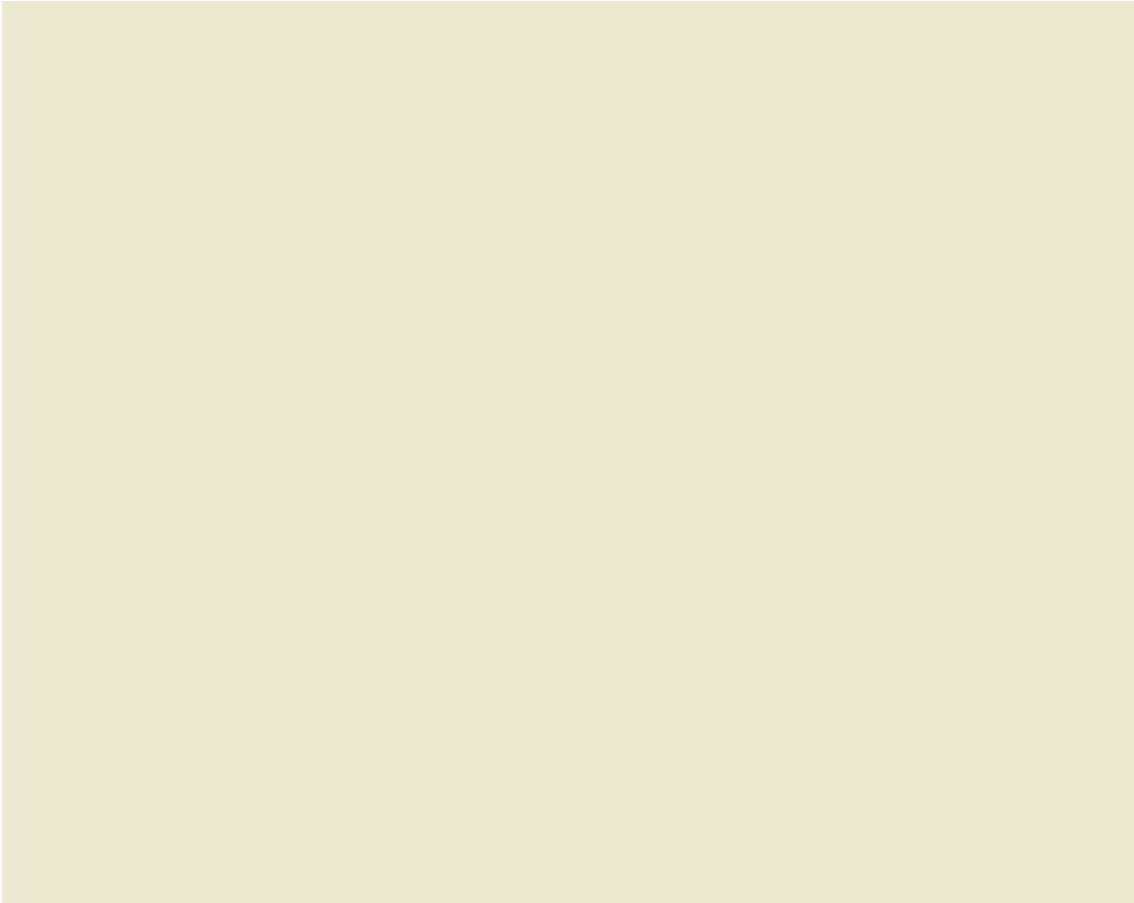
ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:			PROJECT PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	PROJECT No. 19043 CLIENT Inglow Investments Two	 NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au (02) 9380 4744 PO Box 170, Potts Point, NSW 1535	SHEET SIZE: A1 SCALE: 1:50	SHEET NAME: SECTION 1-50	DRAWING No. DA27 ISSUE No. A
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 GARBAGE EXHAUST MIX MAILBOX RL RELATIVE LEVEL							
			RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOE TOW TOP OF WALL TTI TACTILE INDICATORS								



FBK1

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

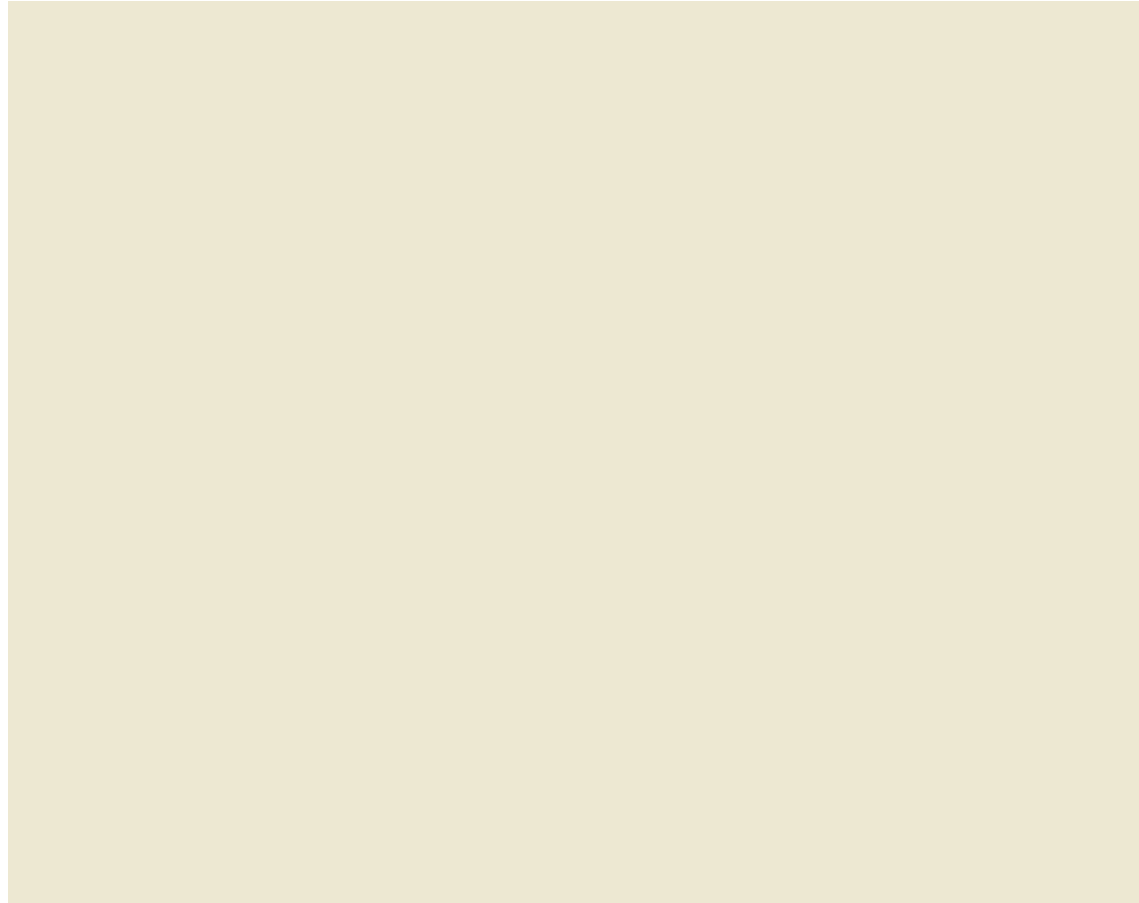
Level 1-3



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

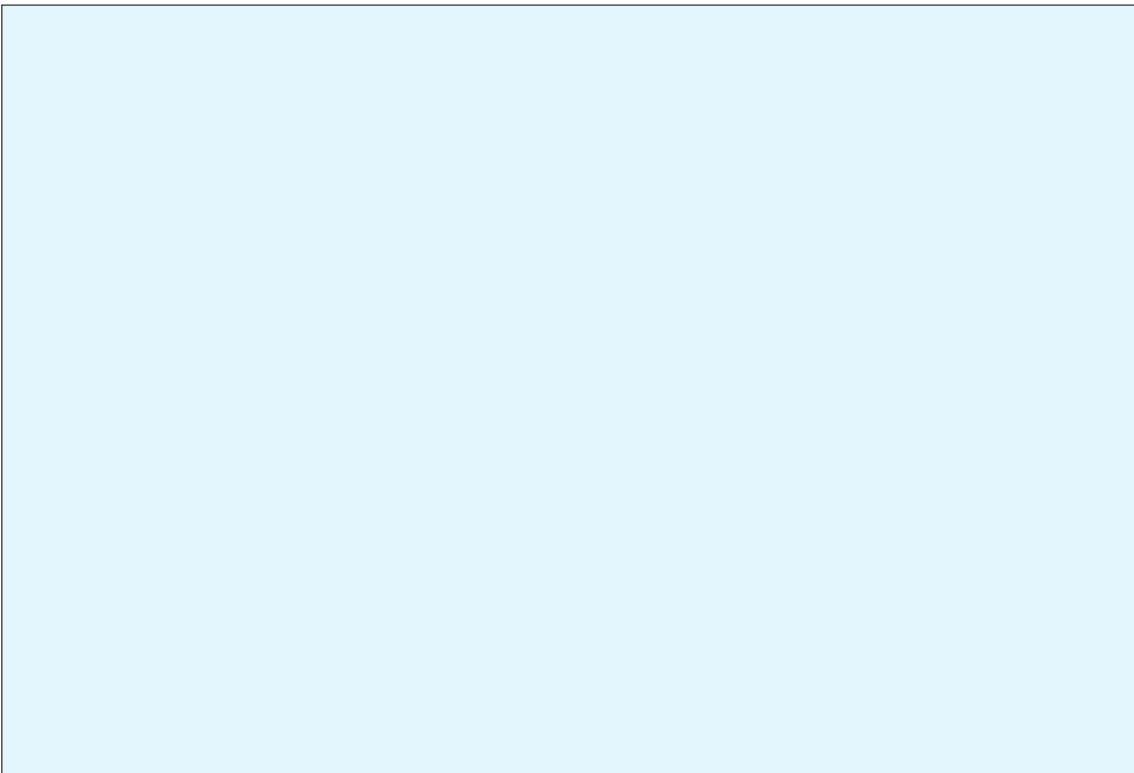
Ground Level



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)

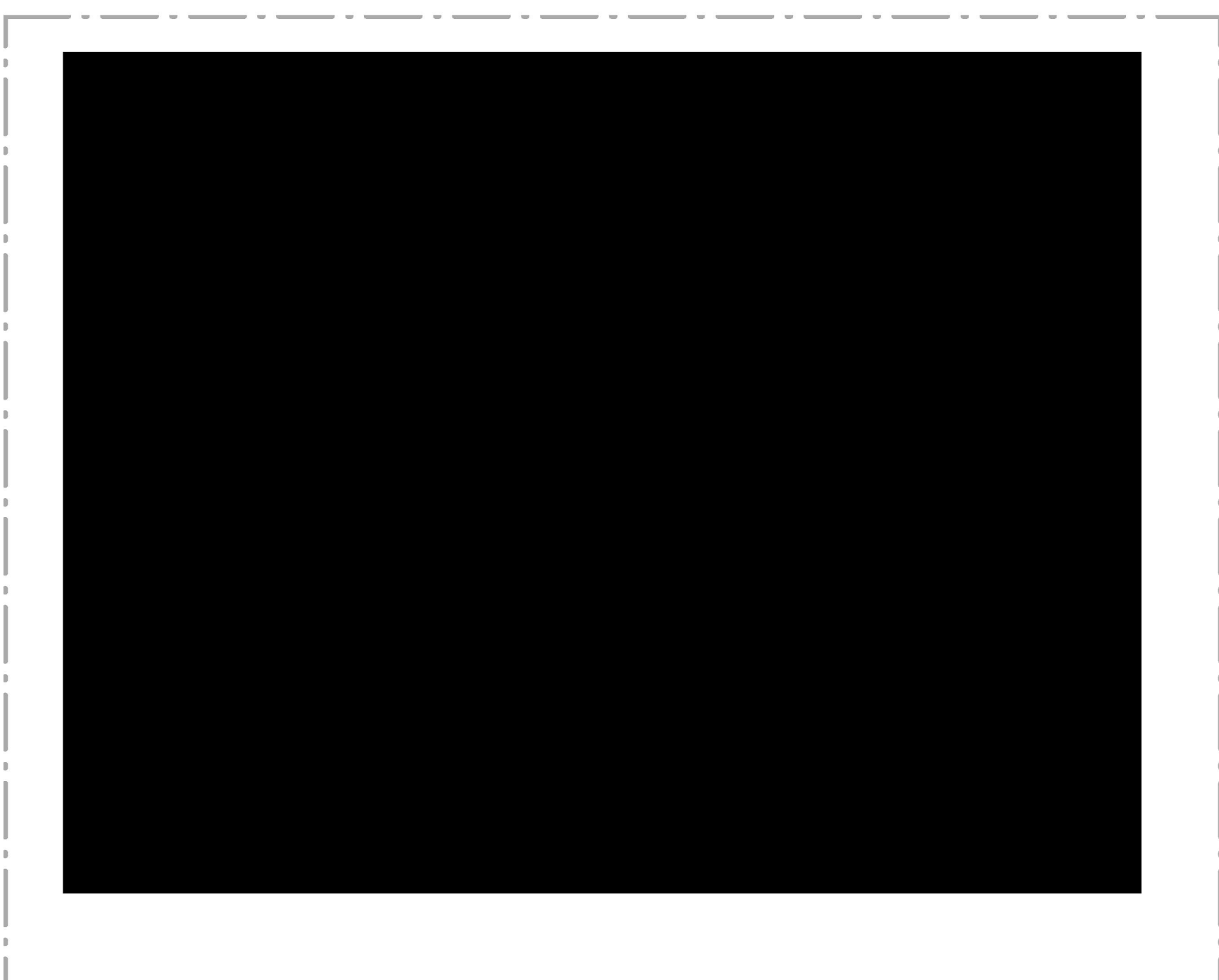
ISSUE	DATE	AMENDMENT	LEGENDS / NOTES:			PROJECT	PROJECT No.		NOMINATED ARCHITECT - P.F. MORSON MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au E21 9380 4044 PO Box 170, Potts Point, NSW 1535	SHEET SIZE: A1	SHEET NAME:	DRAWING No.
A	2021-03-04	DA SUBMISSION	BR BEDROOM COM COMMS CLIPBOARD DP DOWNPIPE E ELECTRICAL CLIPBOARD FHR FIRE HOSE REEL	GAS GAS CLIPBOARD GD GRATED DRAIN GEX GARBAGE EXHAUST MIX MAILBOX RL RELATIVE LEVEL	RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOB TOW TOP OF WALL TTI TACTILE INDICATORS	PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	19043			1 : 1	MATERIAL SCHEDULE	DA28
							CLIENT Inglow Investments Two					ISSUE No. A



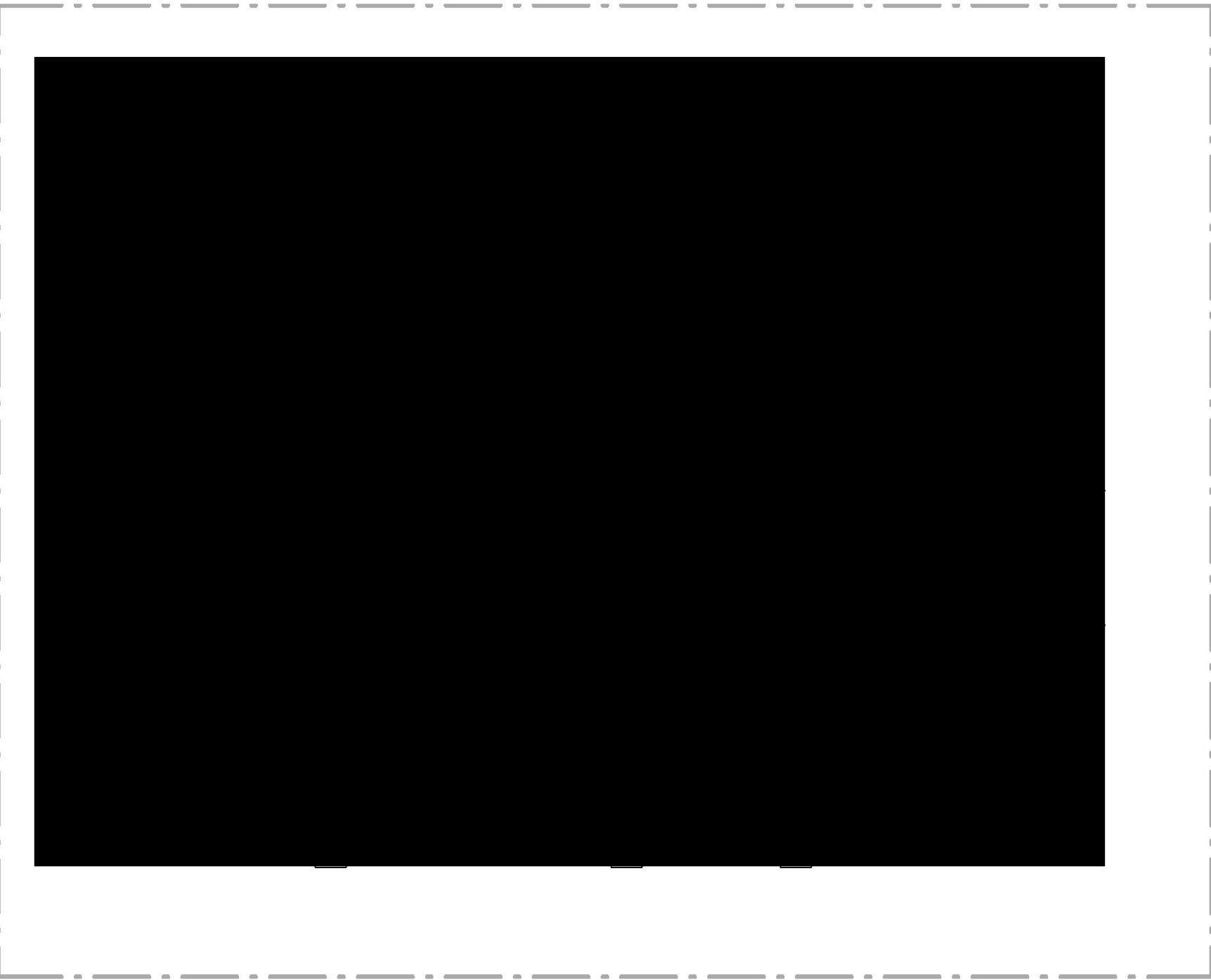
GROUND LEVEL WINDOWS
1 : 200



LEVEL 1 WINDOWS
1 : 200



LEVEL 2 WINDOWS
1 : 200



LEVEL 3 WINDOWS
1 : 200



LEVEL 4 WINDOWS
1 : 200

WINDOW SCHEDULE					
No.	Opening	Opening Width	Opening Height	Sl Height	Comments

GROUND LEVEL					
01-1	Sliding	4000	3600	0	
01-2	Sliding	2400	3600	0	
01-3	Sliding	2400	3600	0	
02-1	Sliding	2400	3600	0	
02-2	Sliding	5300	3600	0	
02-3	Awning	1100	2100	600	
02-4	Awning	2000	2100	600	
02-4	Awning	1990	2100	600	Flywire Timber Louvre
02-5	Awning	2000	2100	600	
02-5	Awning	1990	2100	600	Flywire Timber Louvre
03-1	Sliding	2400	2700	1230	
03-2	Sliding	4000	2700	1230	
03-3	Sliding	2400	2700	1230	
03-4	Sliding	1340	2700	1230	
03-5	Sliding	2400	2700	1230	
03-6	Sliding	2400	2700	1230	
04-1	Sliding	2400	2700	1230	
04-2	Sliding	2400	2700	1230	
04-3	Sliding	4000	2700	0	

LEVEL 1					
11-1	Awning	2000	2100	600	
11-1	Awning	1990	2100	600	Flywire Timber Louvre
11-2	Awning	2000	2100	600	
11-2	Awning	1990	2100	600	Flywire Timber Louvre
11-3	Awning	1100	2100	600	
11-4	Awning	1100	2100	600	
11-4	Awning	1090	2100	600	Flywire Timber Louvre
11-5	Sliding	5370	2700	0	
12-1	Awning	1066	1900	600	
12-2	Awning	1066	1900	600	
12-3	Awning	1066	1900	600	
12-4	Casement	1300	2700	0	
12-5	Sliding	2400	2700	0	
12-6	Sliding	2400	2700	0	
13-1	Sliding	2400	2700	0	
13-2	Sliding	2400	2700	0	
13-3	Casement	1300	2700	0	
13-4	Awning	1066	1900	600	
13-5	Awning	1066	1900	600	
13-6	Awning	1066	1900	600	
14-1	Sliding	5370	2700	0	
14-2	Awning	1100	2100	600	
14-2	Awning	1090	2100	600	Flywire Timber Louvre
14-3	Awning	1100	2100	600	
14-4	Awning	2000	2100	600	
14-4	Awning	1990	2100	600	Flywire Timber Louvre
14-5	Awning	2000	2100	600	
14-5	Awning	1990	2100	600	Flywire Timber Louvre
15-1	Awning	2000	2100	600	
15-1	Awning	1990	2100	600	Flywire Timber Louvre
15-2	Awning	1100	2100	600	
15-2	Awning	1090	2100	600	Flywire Timber Louvre
15-3	Sliding	4438	2700	0	
15-4	Awning	2000	2100	600	
15-5	Awning	2000	2100	600	
16-1	Sliding	4337	2700	0	
16-2	Awning	2000	2100	600	
16-3	Awning	2000	2100	600	
17-1	Awning	2000	2100	600	
17-2	Awning	2000	2100	600	
17-3	Sliding	4438	2700	0	
17-4	Awning	1100	2100	600	
17-4	Awning	1090	2100	600	Flywire Timber Louvre
17-5	Awning	2000	2100	600	
17-5	Awning	1990	2100	600	Flywire Timber Louvre

WINDOW SCHEDULE					
No.	Opening	Opening Width	Opening Height	Sl Height	Comments

LEVEL 2					
21-1	Awning	2000	2100	600	
21-1	Awning	1990	2100	600	Flywire Timber Louvre
21-2	Awning	2000	2100	600	
21-2	Awning	1990	2100	600	Flywire Timber Louvre
21-3	Awning	1100	2100	600	
21-4	Awning	1100	2100	600	
21-4	Awning	1090	2100	600	Flywire Timber Louvre
21-5	Sliding	5370	2700	0	
22-1	Awning	1066	1900	600	
22-2	Awning	1066	1900	600	
22-3	Awning	1066	1900	600	
22-4	Casement	1300	2700	0	
22-5	Sliding	2400	2700	0	
22-6	Sliding	2400	2700	0	
23-1	Sliding	2400	2700	0	
23-2	Sliding	2400	2700	0	
23-3	Casement	1300	2700	0	
23-4	Awning	1066	1900	600	
23-5	Awning	1066	1900	600	
23-6	Awning	1066	1900	600	
24-1	Sliding	5370	2700	0	
24-2	Awning	1100	2100	600	
24-2	Awning	1090	2100	600	Flywire Timber Louvre
24-3	Awning	1100	2100	600	
24-4	Awning	2000	2100	600	
24-4	Awning	1990	2100	600	Flywire Timber Louvre
24-5	Awning	2000	2100	600	
24-5	Awning	1990	2100	600	Flywire Timber Louvre
25-1	Awning	2000	2100	600	
25-1	Awning	1990	2100	600	Flywire Timber Louvre
25-2	Awning	1100	2100	600	
25-2	Awning	1090	2100	600	Flywire Timber Louvre
25-3	Sliding	4438	2700	0	
25-4	Awning	2000	2100	600	
25-5	Awning	2000	2100	600	
26-1	Sliding	4337	2700	0	
26-2	Awning	2000	2100	600	
26-3	Awning	2000	2100	600	
27-1	Awning	2000	2100	600	
27-2	Awning	2000	2100	600	
27-3	Sliding	4438	2700	0	
27-4	Awning	1100	2100	600	
27-4	Awning	1090	2100	600	Flywire Timber Louvre
27-5	Awning	2000	2100	600	
27-5	Awning	1990	2100	600	Flywire Timber Louvre

LEVEL 3					
31-1	Awning	2000	2100	600	
31-1	Awning	1990	2100	600	Flywire Timber Louvre
31-2	Awning	2000	2100	600	
31-2	Awning	1990	2100	600	Flywire Timber Louvre
31-3	Awning	1100	2100	600	
31-4	Awning	1100	2100	600	
31-4	Awning	1090	2100	600	Flywire Timber Louvre
31-5	Sliding	5370	2700	0	
32-1	Awning	1066	1900	600	
32-2	Awning	1066	1900	600	
32-3	Awning	1066	1900	600	
32-4	Casement	1300	2700	0	
32-5	Sliding	2400	2700	0	
32-6	Sliding	2400	2700	0	
33-1	Sliding	2400	2700	0	
33-2	Sliding	2400	2700	0	
33-3	Casement	1300	2700	0	

WINDOW SCHEDULE					
No.	Opening	Opening Width	Opening Height	Sl Height	Comments

33-4	Awning	1066	1900	600	
33-5	Awning	1066	1900	600	
33-6	Awning	1066	1900	600	
34-1	Sliding	5370	2700	0	
34-2	Awning	1100	2100	600	
34-2	Awning	1090	2100	600	Flywire Timber Louvre
34-3	Awning	1100	2100	600	
34-4	Awning	2000	2100	600	
34-4	Awning	1990	2100	600	Flywire Timber Louvre
34-5	Awning	2000	2100	600	
34-5	Awning	1990	2100	600	Flywire Timber Louvre
35-1	Awning	2000	2100	600	
35-1	Awning	1990	2100	600	Flywire Timber Louvre
35-2	Awning	1100	2100	600	
35-2	Awning	1090	2100	600	Flywire Timber Louvre
35-3	Sliding	4438	2700	0	
35-4	Awning	2000	2100	600	
35-5	Awning	2000	2100	600	
36-1	Sliding	4337	2700	0	
36-2	Awning	2000	2100	600	
36-3	Awning	2000	2100	600	
37-1	Awning	2000	2100	600	
37-2	Awning	2000	2100	600	
37-3	Sliding	4438	2700	0	
37-4	Awning	1100	2100	600	
37-4	Awning	1090	2100	600	Flywire Timber Louvre
37-5	Awning	2000	2100	600	
37-5	Awning	1990	2100	600	Flywire Timber Louvre

LEVEL 4					
41-1	Awning	2000	2100	600	
41-1	Awning	1990	2100	600	Flywire Timber Louvre
41-2	Awning	1100	2100	600	
41-2	Awning	1090	2100	600	Flywire Timber Louvre
41-3	Sliding	3900	2700	0	
41-4	Sliding	2400	2700	0	
41-5	Sliding	2400	2700	0	
41-6	Sliding	2400	2700	0	
42-1	Sliding	2400	2700	0	
42-2	Sliding	2400	2700	0	
42-3	Sliding	2400	2700	0	
42-4	Sliding	3900	2700	0	
42-5	Awning	1100	2100	600	
42-5	Awning	1090	2100	600	Flywire Timber Louvre
42-6	Awning	2000	2100	600	
42-6	Awning	1990	2100	600	Flywire Timber Louvre
43-1	Awning	2000	2100	600	
43-1	Awning	1990	2100	600	Flywire Timber Louvre
43-2	Awning	1100	2100	600	
43-2	Awning	1090	2100	600	Flywire Timber Louvre
43-3	Sliding	4300	2700	0	
43-4	Sliding	2400	2700	0	
43-5	Awning	1200	2700	0	
43-6	Sliding	2400	2700	0	
44-1	Sliding	2400	2700	0	
44-2	Awning	1200	2700	0	
44-3	Sliding	2400	2700	0	
44-4	Sliding	4300	2700	0	
44-5	Awning	1100	2100	600	
44-5	Awning	1090	2100	600	Flywire Timber Louvre
44-6	Awning	2000	2100	600	
44-6	Awning	1990	2100	600	Flywire Timber Louvre
Grand total: 196					

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

LEGENDS / NOTES:

BR	BEDROOM	GAS	GAS CLIPBOARD	RW	RAINWATER OUTLET
CD	COMMONS CLIPBOARD	GD	GRATED DRAIN	SWP	STORM WATER PIT
DP	DOWNSPIPE	GEX	GARAGE EXHAUST	TDH	TOP OF HOSE
E	ELECTRICAL CLIPBOARD	MIX	MIXER BOX	TOW	TOP OF WALL
FHR	FIRE HOSE REEL	RL	RELATIVE LEVEL	TTI	TACTILE INDICATORS



PROJECT
PROPOSED RESIDENTIAL FLAT BUILDING

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

PROJECT No. **19043**

CLIENT
Inglow Investments Two



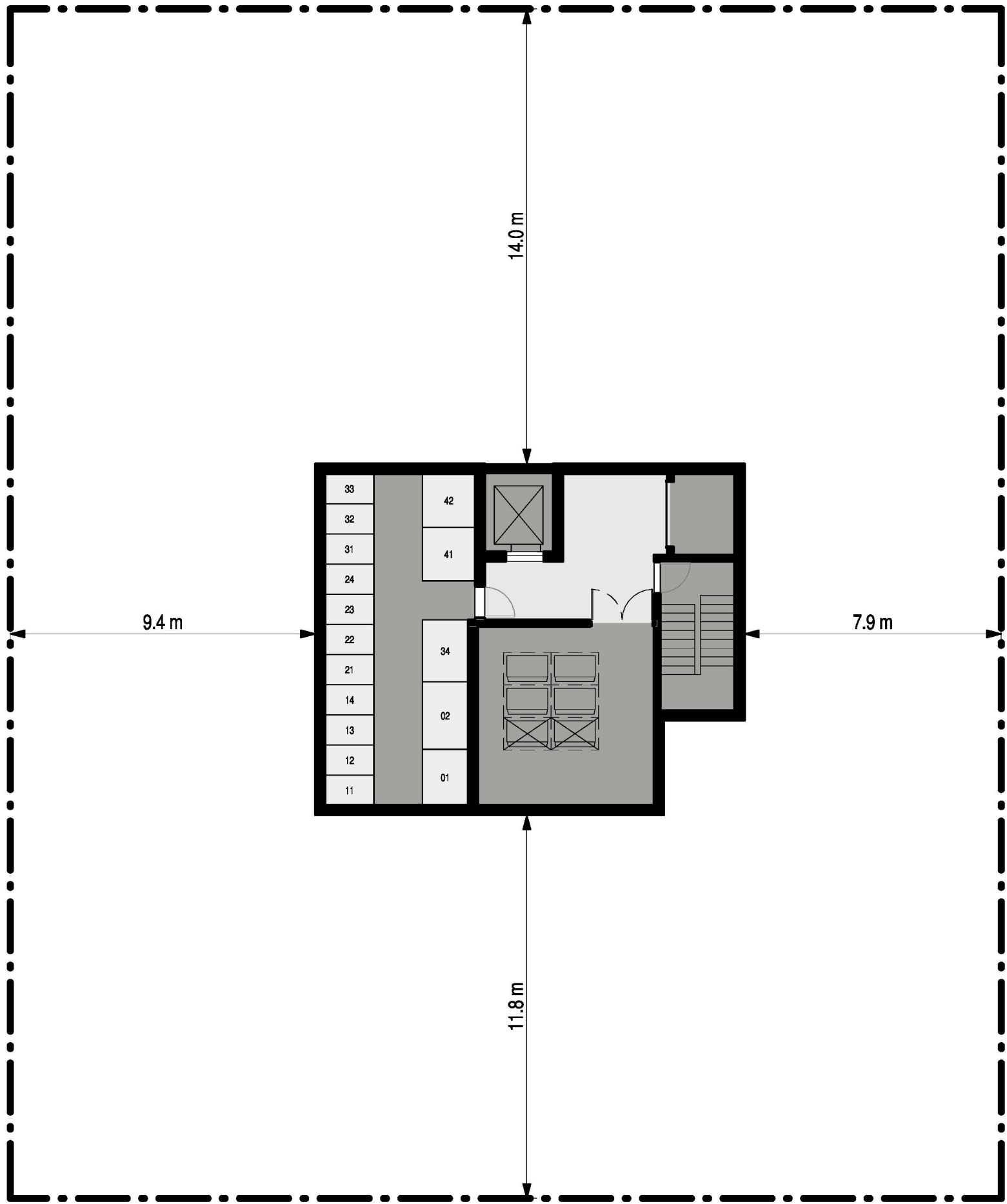
NOMINATED ARCHITECT - P. P.
MORSON REGISTRATION NUMBER 8100
4/21/19 480 056 ABN 41 159 480 056
www.morsongroup.com.au
R21 7280 4760
PO Box 176, Penrith, NSW 1535

SHEET SIZE: A1
SHEET NAME: **WINDOW SCHEDULE**

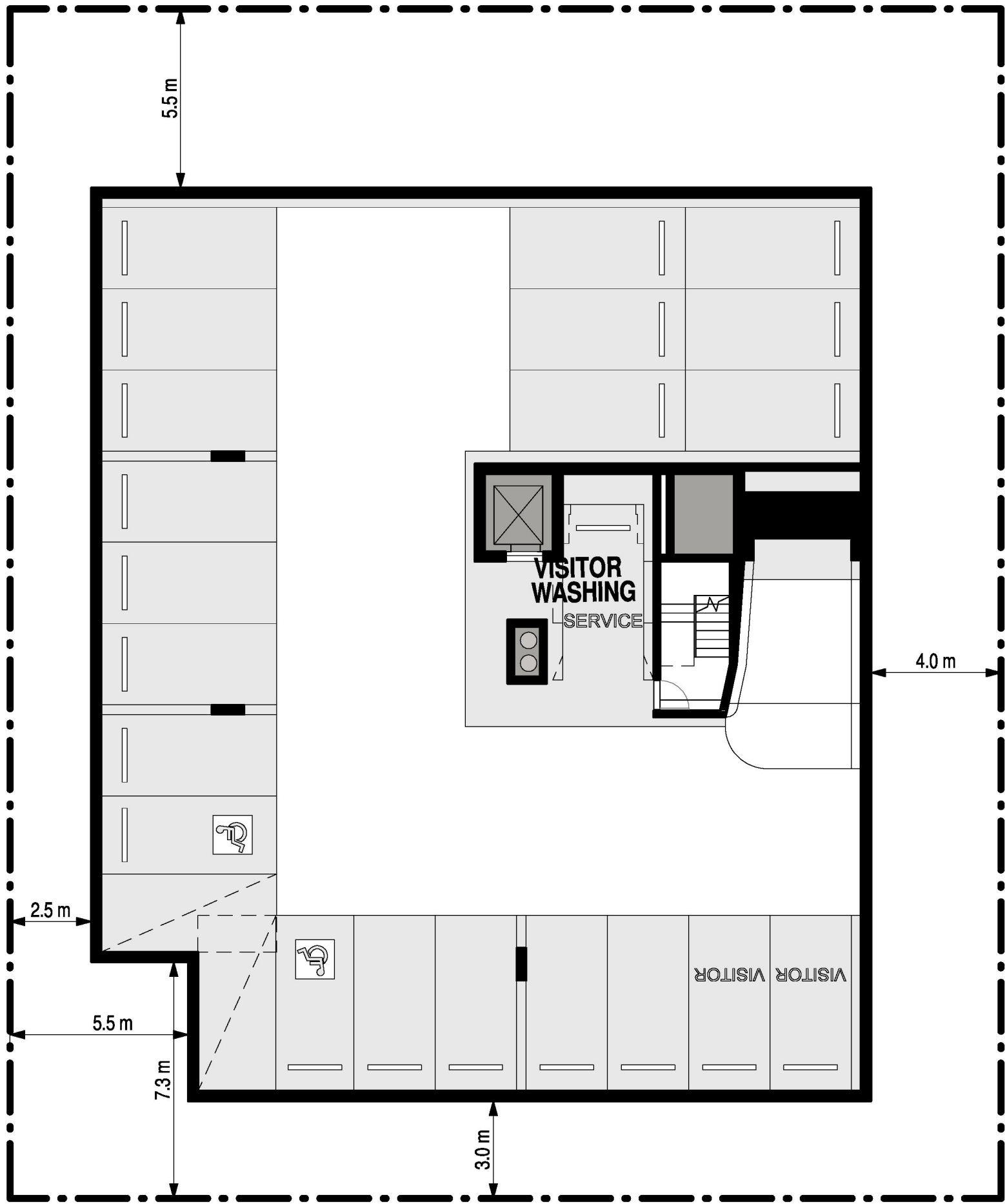
SCALE:
1 : 200

DRAWING No. **DA29**

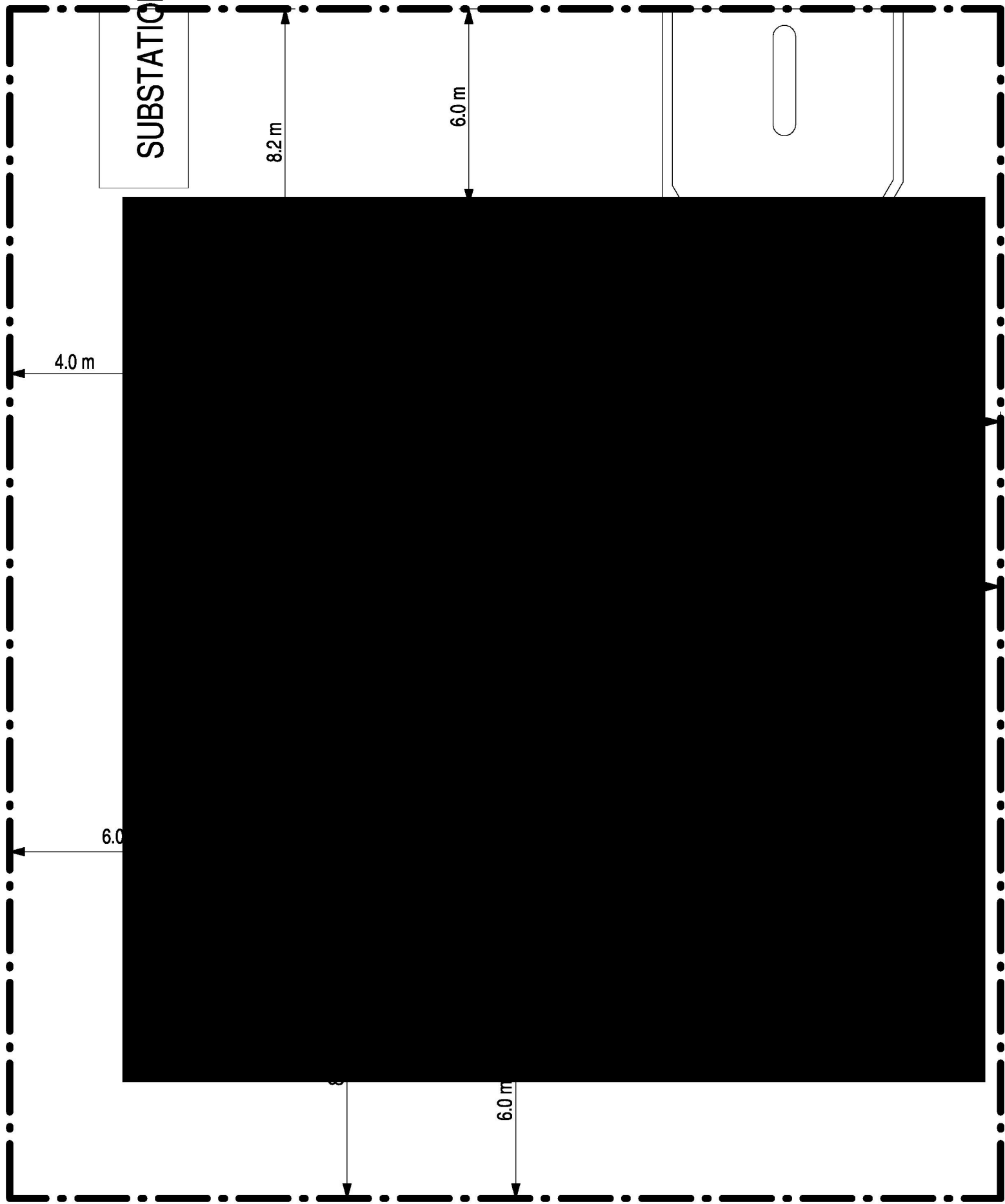
ISSUE No. **A**



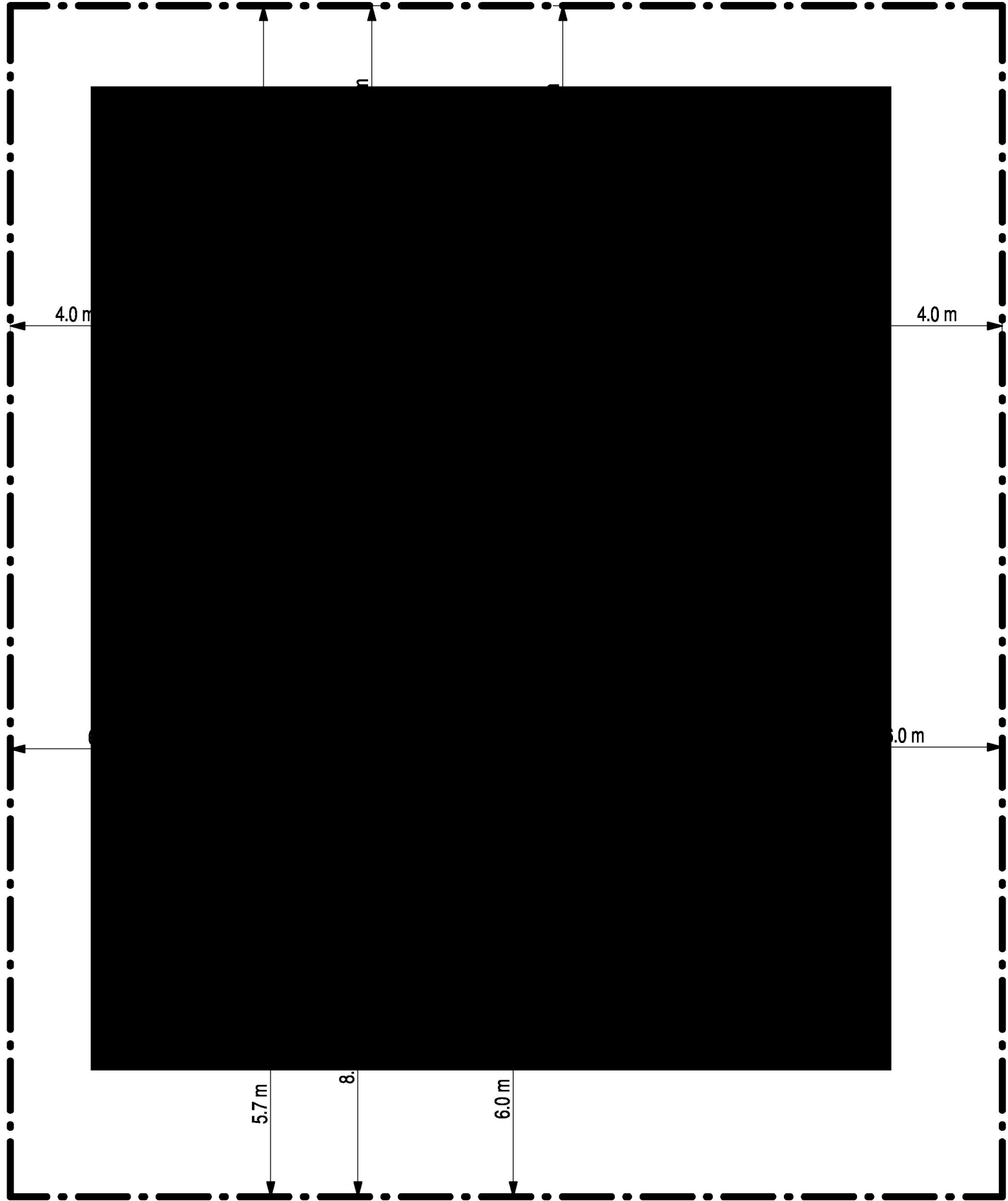
BASEMENT 2



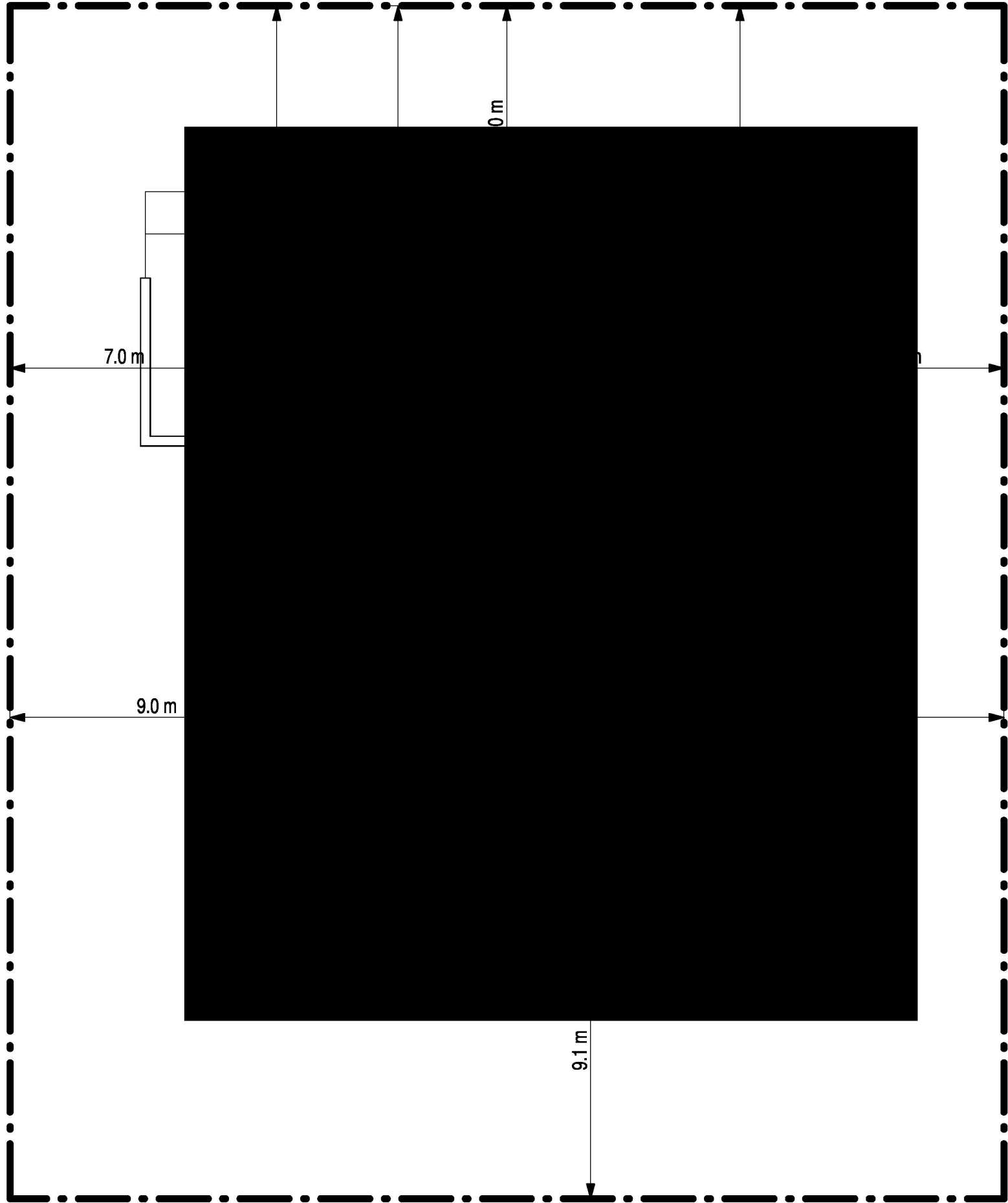
BASEMENT 1



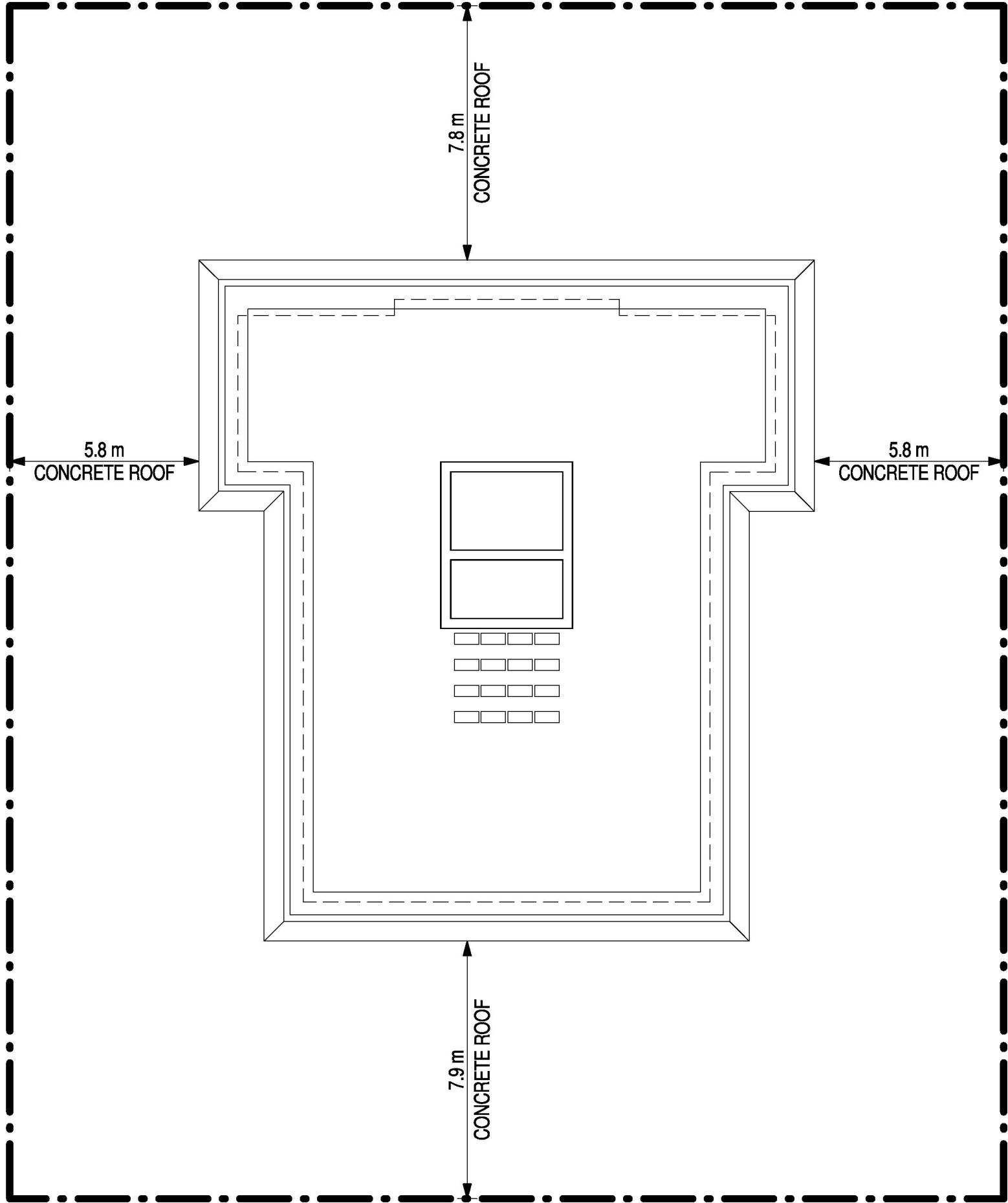
GROUND LEVEL



LEVELS 1-3



LEVEL 4



ROOF

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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. MORSON REGISTRATION NUMBER 8100 ACN 119 480 056 ABN 41 159 480 056 www.morsongroup.com.au E23 7260 4746 PO Box 170, Potts Point, NSW 1535	SHEET SIZE: A1	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 GARBAGE EXHAUST MIX MALSBOX RL RELATIVE LEVEL RWRAINWATER OUTLET SWP STORM WATER PIT TCH TOP OF HOB TON TOP OF WALL TTI TACTILE INDICATORS	PROPOSED RESIDENTIAL FLAT BUILDING ADDRESS 44-48 Rodley Avenue, Penrith, NSW, 2750	19043				No. 40-42 PROPOSED RESIDENTIAL FLAT BUILDING	DA30
					CLIENT Inglow Investments Two			SCALE: 1 : 150		ISSUE No. A