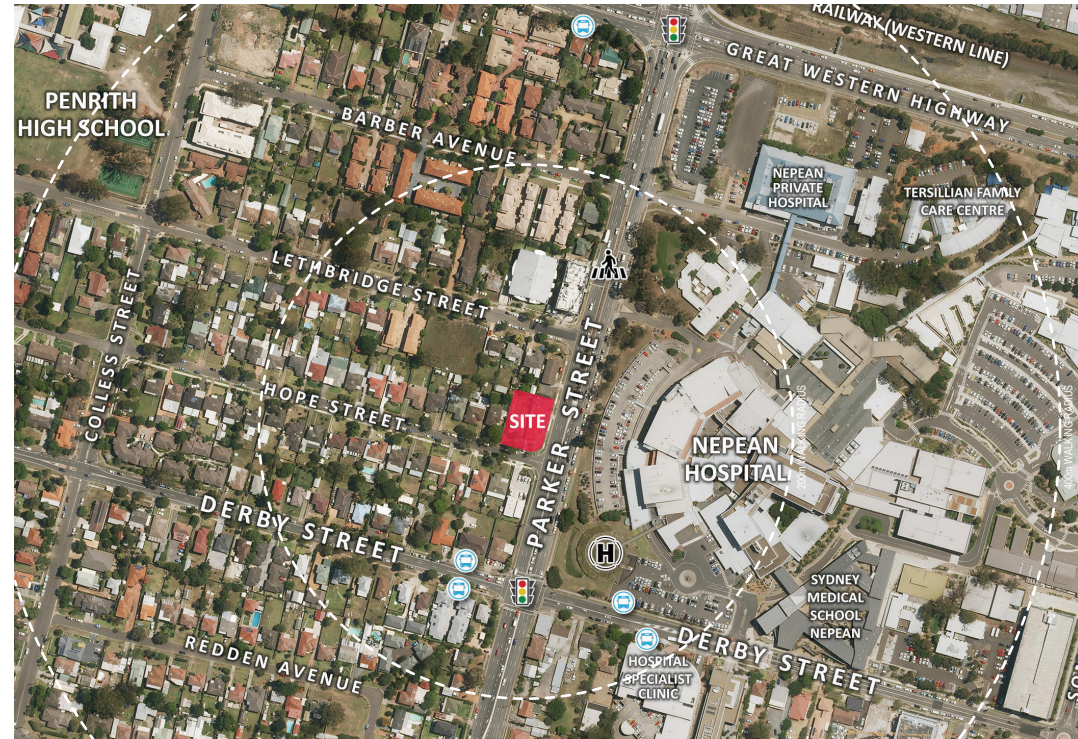


PROPOSED RESIDENTIAL DEVELOPMENT

1-3 HOPE STREET, PENRITH NSW 2750



3D PERSPECTIVE



SITE LOCATION PLAN

1: 2000

AERIAL PHOTOGRAPH COURTESY OF SIX MAPS

Development Details		
Site Area	1233m ²	
Gross Floor Area (GFA)	2407m ²	
Zoning	R4 - High Density Residential	
	Allowable	Proposed
Floor Space Ratio (FSR)*	N/A	
Building Height*	18m	See dwg DA15
Total Stories	6	

Communal Open Space	349.5m ²
% of Site Area ^a	28%
Deep Soil Zones	253m ²
% of Site Area ^a	21%

*LEP REQUIREMENT
*SEPP 65 REQUIREMENT

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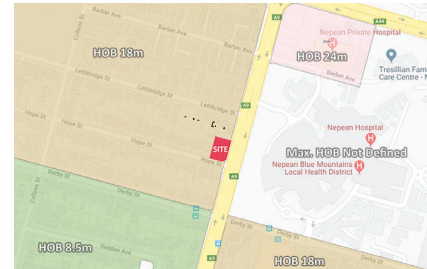
ABN 41 159 480 056 NOMINATED ARCHITECT: P MORSON 100

ISSUE	DATE	AMENDMENT
P1	23-09-2019	DRAFT FOR COORDINATION
P2	3-10-2019	DRAFT FOR COORDINATION
P3	15-10-2019	FOR APPROVAL
P4	19-12-2019	FOR APPROVAL

Version: 1, Version Date: 19/12/2019

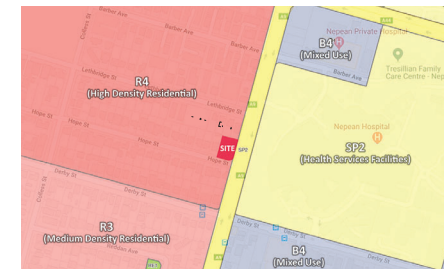
Parking Summary	
BASEMENT 1	
Carewash / Service Bay	1
Medical Disabled Parking (Class 4)	1
Medical Patients Parking (Class 3)	1
Medical Staff Parking (Class 1A)	2
Resident Parking (Class 1A)	1
Residential Visitor Parking (Class 1A)	1
BASEMENT 2	
Resident Disabled Parking (Class 4)	1
Resident Parking (Class 1A)	20
TOTAL CARSPACES	
	24
Bicycle Parking	
BASEMENT 2	5
BASEMENT 1	2
GROUND LEVEL	1
Motorcycle Parking	
BASEMENT 1	1

Project Summary		
Name	Count	Nom. Area
CLASS 2 (SOLE OCCUPANCY UNITS)		
TBR (L)	4	80.3 m ²
GR	1	VARIES
2BR (A)	1	75.9 m ²
3BR (A)	2	VARIES
CLASS 3 (PROFESSIONAL SERVICES)		
MEDICAL SUITE 1	1	87.4 m ²
MEDICAL SUITE 2	1	127.5 m ²
CLASS 7A (CARPARK LEVELS)		
BASEMENT 1	1	123.1 m ²
BASEMENT 2	1	176.5 m ²



SITE CONTROLS - HEIGHT OF BUILDINGS (HOB)

1: 5000



SITE CONTROLS - LAND ZONING

1: 5000

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS:
1-3 HOPE STREET, PENRITH NSW 2750

PROJECT No. 18014
CLIENT
Dr AL KHAWAJA

MORSON GROUP
NOMINATED ARCHITECT - P1
NOMINATED ARCHITECT - P2
ACN 159 480 056 ABN 41 159 480 056
www.morsongroup.com.au
PO Box 100, York Park NSW 1503

SHEET NAME: DEVELOPMENT DETAILS
SHEET SIZE: A1
SCALE: As indicated

DRAWING No. DA01
ISSUE No. A



PHOTO 1 - PARKER STREET FRONTAGE



PHOTO 2 - ADJACENT SPECIALIST FACILITY



PHOTO 3 - VIEW DOWN HOPE STREET



PHOTO 4 - CORNER OF HOPE & PARKER STREETS



PHOTO 5 - HOPE STREET FRONTAGE



PHOTO 6 - HOPE STREET FRONTAGE



PHOTO 7 - HOPE STREET FRONTAGE



PHOTO 8 - HOPE STREET FRONTAGE



PHOTO 9 - VIEW UP HOPE STREET



PHOTO 10 - VIEW NORTH ALONG PARKER STREET



PHOTO 11 - CORNER OF HOPE & PARKER STREETS



PHOTO 12 - VIEW OF NEPEAN HOSPITAL

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ABN 41 159 480 056 NOMINATED ARCHITECT: P/Morson8100

ISSUE	DATE	AMENDMENT	EXISTING PHOTOGRAPH NOTES:
P1	23-09-2019	DRAFT FOR COORDINATION	1. For general information only. Conditions may have changed on site since photographs were taken.
P2	3-10-2019	DRAFT FOR COORDINATION	2. Refer to latest survey for confirmation of more accurate site information.
PA	15-10-2019	FINAL	

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS:
1-3 HOPE STREET, PENRITH NSW 2750

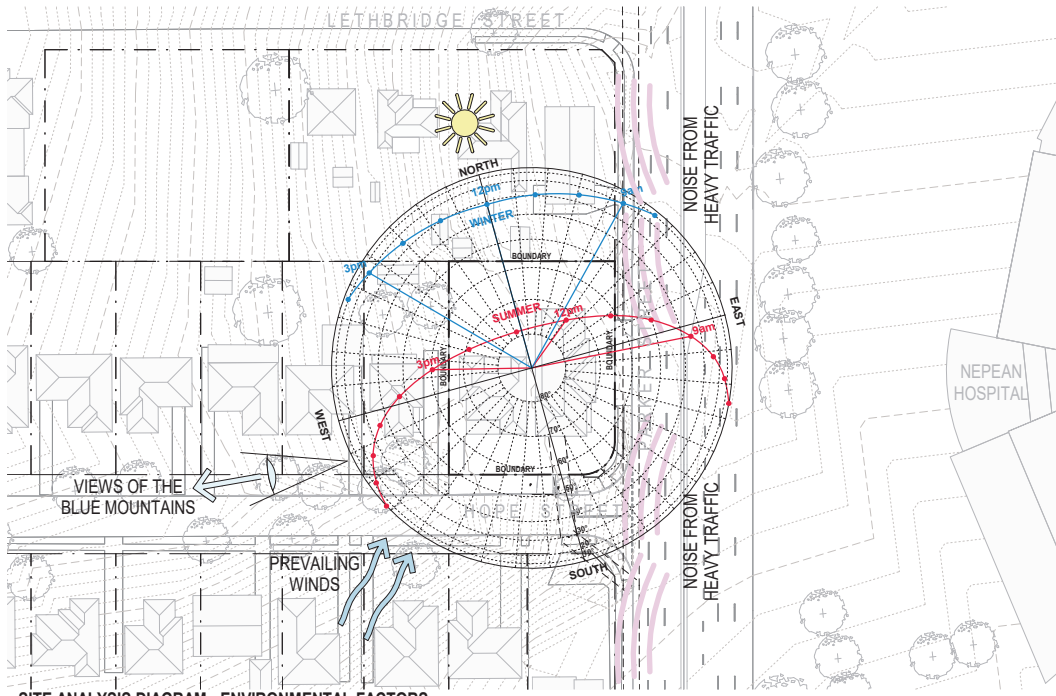
PROJECT No. 18014
CLIENT:
Dr AL KHAWAJA

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MORSON DESIGN & CONSTRUCTION SERVICES
ACT/159 480 056, ABN 41 159 480 056
WWW.MORSONGROUP.COM.AU
PO BOX 100, YORK PARK NSW 1503

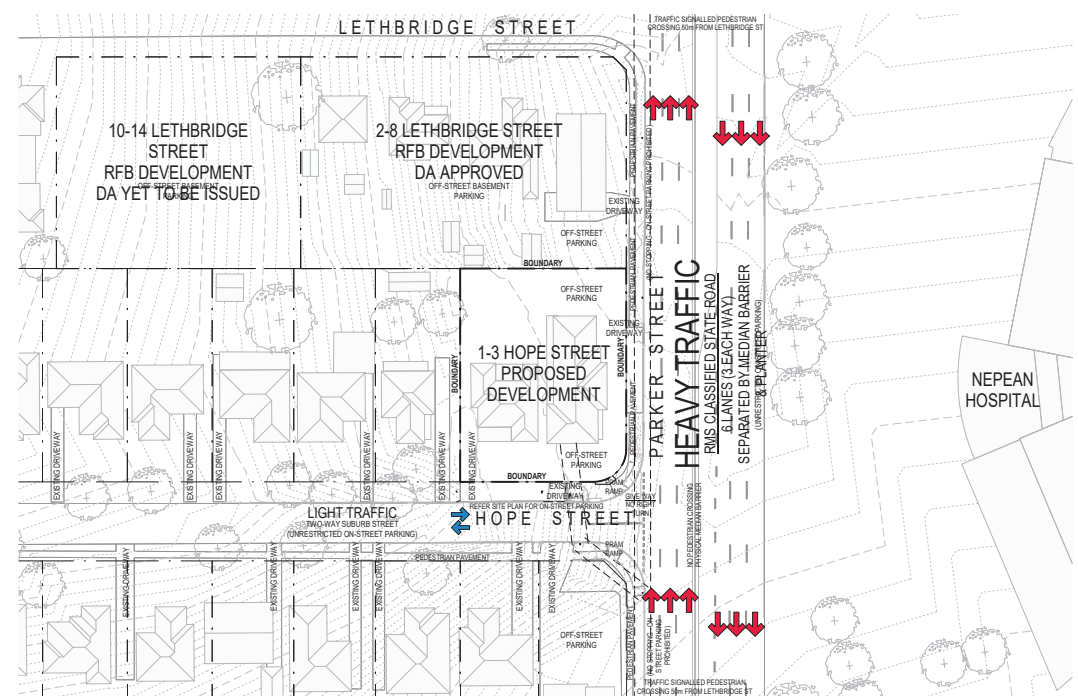
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SIZE: A1
SCALE:

SHEET
NAME: EXISTING PHOTOGRAPHS

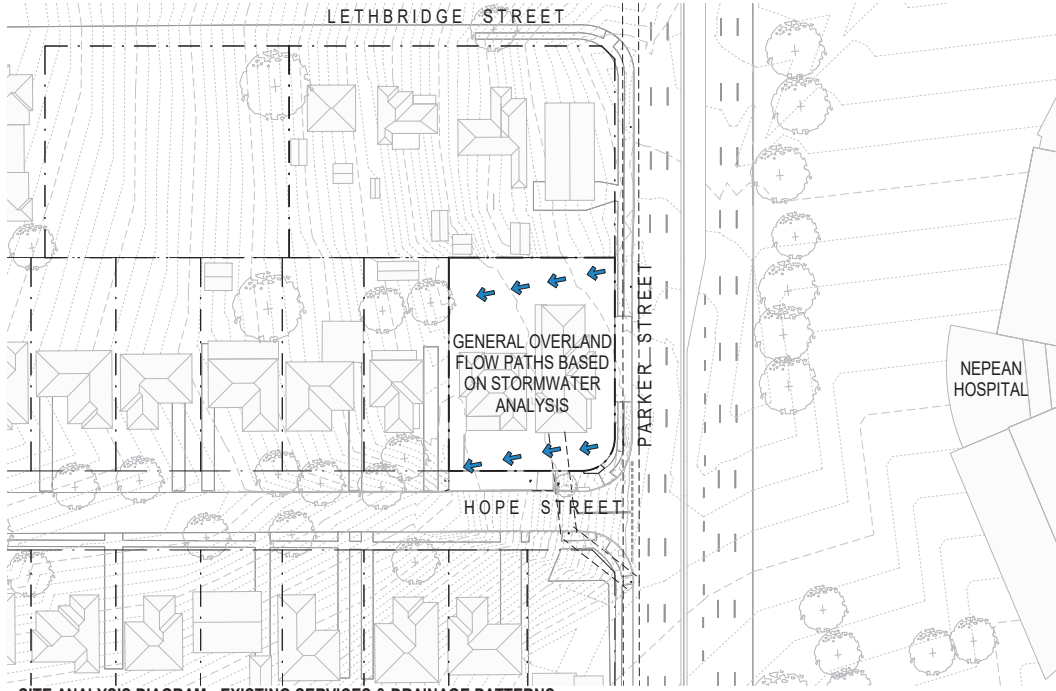
DRAWING No. DA02
ISSUE No. A



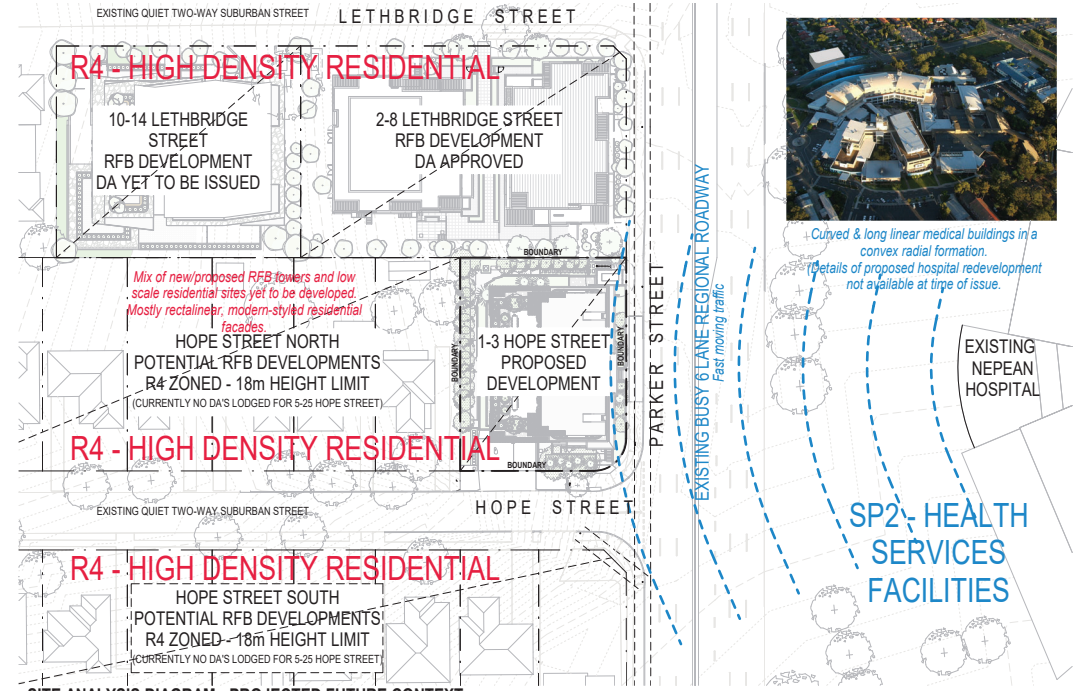
SITE ANALYSIS DIAGRAM - ENVIRONMENTAL FACTORS
1 : 500



SITE ANALYSIS DIAGRAM - EXISTING VEHICLE & PEDESTRIAN CONDITIONS
1 : 500



SITE ANALYSIS DIAGRAM - EXISTING SERVICES & DRAINAGE PATTERNS
1 : 500



SITE ANALYSIS DIAGRAM - PROJECTED FUTURE CONTEXT
1 : 500



Curved & long linear medical buildings in a convex radial formation.
Details of proposed hospital redevelopment not available at time of issue.

ISSUE	DATE	AMENDMENT
P1	23-09-2019	DRAFT FOR COORDINATION
P2	3-10-2019	DRAFT FOR COORDINATION
PA	15-10-2019	FINAL FOR PERMITTING

GENERAL LEGEND:	
(A)	Adaptable / Accessible
(L)	Liveable (Apartment)
(S)	Site Cluster
(BOL)	Bollard
(S)	Storage Cabinet
(MEX)	Mailbox
(MBN)	Mailbox Network
(EDB)	Electrical Distribution Board
(FHR)	Fire Hose Reel
(GD)	Gravel Drain
(MEX)	Mailbox
(MBN)	Mailbox Network
(RL)	Relative Level
(RWO)	Rainwater Outlet
(ST)	Storage Cabinet
(TOW)	Top Of Wall
(TSD)	Table Indicators



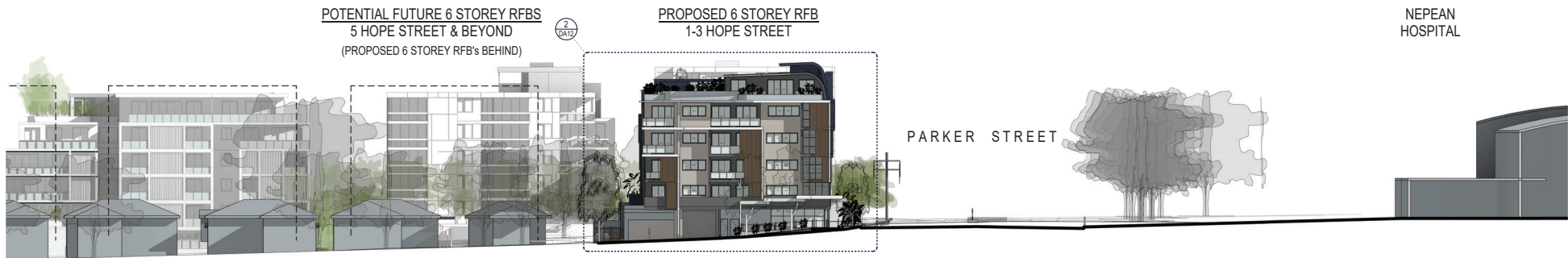
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS
1-3 HOPE STREET, PENRITH NSW 2750

PROJECT No. 18014
CLIENT
Dr AL KHAJAJA



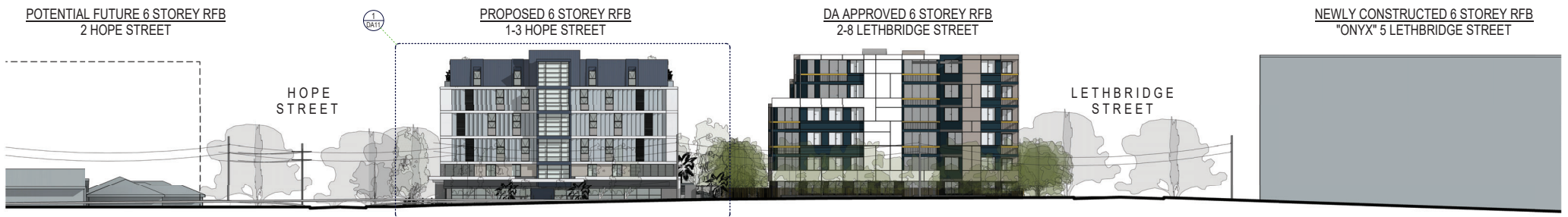
SHEET NAME: SITE ANALYSIS - SHEET 1
SCALE: 1 : 500

DRAWING No. DA04
ISSUE No. A



STREETSCAPE ELEVATION - HOPE STREET (SOUTH)

1 : 250



STREETSCAPE ELEVATION - PARKER STREET (EAST)

1 : 250

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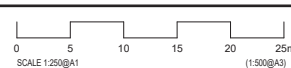
ABN 41 159 480 050 NOMINATED ARCHITECT: P Morson08100

ISSUE	DATE	AMENDMENT
P1	23-09-2019	DRAFT FOR COORDINATION
P2	3-10-2019	DRAFT FOR COORDINATION
P3	15-10-2019	DRAFT FOR COORDINATION
P4	19-11-2019	DRAFT FOR COORDINATION

Version: 1, Version Date: 19/12/2019

ELEVATIONS & SECTIONS LEGEND:	
RL	Relative Level
TOH	Top of Hob
TOW	Top of Wall

NOTES:
1: Read in conjunction with Window Schedule for glass types & frame finishes.



PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS
1-3 HOPE STREET, PENRITH NSW 2750

PROJECT No. 18014
CLIENT
Dr AL KHAWAJA



PROPOSED ARCHITECT - P1
NOMINATED ARCHITECT - P1
MORSON GROUP ARCHITECTURE
ACN 159 480 050, ABN 41 159 480 050
WWW.MORSONGROUP.COM.AU
PO Box 100, Park Place, NSW 2750.

SHEET
SIZE: A1
SCALE:
1 : 250

SHEET NAME: SITE ANALYSIS - SHEET 2

DRAWING No. DA05
ISSUE No. A

Penrith - 1-3 Hope St (Architectural) CAD/18014_DA_LE20191129.rvt

External Finishes Schedule			
Code	Material / Finish / System (& use)	Model / Product Description	Image
FBK1	Face Brickwork (Type 1)	Series=Metropolis; Product=Marcastle; Dimensions=110W x 230L x 76H.	
GBL1	Glass Framed Balustrade (Residential Balconies)	Product=VTough; Thickness=TBC; Colour/Type=Neutral.	
GL1	Vision Glass (to suit MFW)	*Product=TBC; Thickness=TBC; Colour/Type=TBC. Refer MFW type for U-Value & SHGC Value of system.	
GLa	Colourback Glass (to suit GL Type)	* To suit GL Type; Product=SpectraSeraphic; Colour=TBC. Refer MFW type for U-Value & SHGC Value of system.	
GLV	Glass Louvres (Wintergarden Balconies)	Product=VTough; Thickness=TBC; Colour/Type=Neutral.	
PDCa	Powdercoat Colour (Louvre Screens)	Product=Electro; Colour=Sensational Champagne Flat. Code=9063187K.	
PDCb	Powdercoat Colour (Louvre Awnings & Balustrades)	Product=Electro; Colour=Silver Reign Flat. Code=9067614K.	
PDCc	Powdercoat Colour (Glazed Windows+Doors)	Product=Electro; Colour=Basalt Satin; Code=2607473S.	
PTa	Paint Colour (Balcony edges & Soffits)	Colour=Lexicon; Code=SW1E3; LRV=84.	
PTb	Paint Colour (Facade Feature + Roof Planters)	Colour=Silver City; Code=SGSB1; LRV=54.	
PTc	Paint Colour (Facade Base)	Colour=Colorbond Basalt; Code=C30; LRV=15.	
PTd	Paint Colour (Residential Lobbies & Facade)	Colour=Dulux Deep Ocean; Code=C24; LRV=10.	



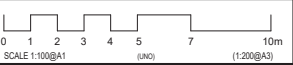
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P1	23-09-2019	DRAFT FOR COORDINATION
P2	3-10-2019	DRAFT FOR COORDINATION
P3	15-10-2019	DRAFT FOR COORDINATION
P4	15-10-2019	DRAFT FOR COORDINATION

ELEVATIONS LEGEND:	
RL	Relative Level
TOH	Top of Hoop
TOW	Top of Wall

NOTES:
 1. Read in conjunction with Window Schedule for glass types & frame finishes.
 2. Refer Window Schedule for Window numbers.



PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
 ADDRESS
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PROJECT No. **18014**
 CLIENT
 Dr AL KHAWAJA



NOMINATED ARCHITECT - P1
 NOMINATED ARCHITECT - P2
 ARCH 159 480 050 ABN 41 159 480 050
 WWW.MORSONGROUP.COM.AU
 PO BOX 99 PENRITH NSW 2750

SHEET SIZE: A1
 SHEET NAME: **ELEVATIONS - NORTH & EAST**
 SCALE: 1:100

DRAWING No. **DA11**
 ISSUE No. **A**

External Finishes Schedule			
Code	Material / Finish / System (& use)	Model / Product Description	Image
FBK1	Face Brickwork (Type 1)	Series=Metropolis; Product=Marcellite; Dimensions=110W x 230L x 76H.	
GBL1	Glass Framed Balustrade (Residential Balconies)	Product=VTough; Thickness=TBC; Colour/Type=Neutral.	
GL1	Vision Glass (to suit MFV)	*Product=TBC; Thickness=TBC; Colour/Type=TBC. Refer MFV type for U-Value & SHGC Value of system.	
GLa	Colourback Glass (to suit GL Type)	* To suit GL Type; Product=SpectraSeraphic; Colour=TBC. Refer MFV type for U-Value & SHGC Value of system.	
GLV	Glass Louvres (Wintergarden Balconies)	Product=VTough; Thickness=TBC; Colour/Type=Neutral.	
PDCa	Powdercoat Colour (Louvre Screens)	Product=Electro; Colour=Sensational Champagne Flat. Code=9063187K.	
PDCb	Powdercoat Colour (Louvre Awnings & Balustrades)	Product=Electro; Colour=Silver Reign Flat. Code=9067614K.	
PDCc	Powdercoat Colour (Glazed Windows/Doors)	Product=Electro; Colour=Basalt Satin; Code=2607473S.	
PTa	Paint Colour (Balcony edges & Soffits)	Colour=Lexicon; Code=SW1E3; LRV=84.	
PTb	Paint Colour (Facade Feature + Roof Planters)	Colour=Silver City; Code=SG5B1; LRV=54.	
PTc	Paint Colour (Facade Base)	Colour=Colorbond Basalt; Code=C30; LRV=15.	
PTd	Paint Colour (Residential Lobbies & Facade)	Colour=Dulux Deep Ocean; Code=C24; LRV=10.	

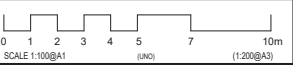


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ISSUE	DATE	AMENDMENT
P1	23-09-2019	DRAFT FOR COORDINATION
P2	3-10-2019	DRAFT FOR COORDINATION
P3	15-10-2019	REVISED FOR PERMIT
P4	15-10-2019	REVISED FOR PERMIT

NOTES:
 1. Read in conjunction with Window Schedule for glass types & frame finishes.
 2. Refer Window Schedule for Window numbers.
 (END)



PROJECT:
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 ADDRESS
 1-3 HOPE STREET, PENRITH NSW 2750

PROJECT No: 18014
CLIENT: Dr AL KHAWAJA



SHEET NAME: ELEVATIONS - WEST & SOUTH
SCALE: 1:100

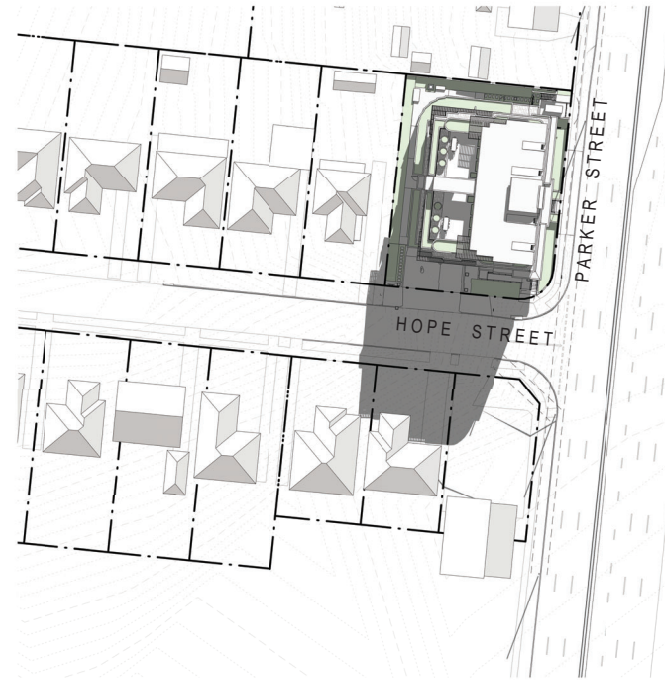
DRAWING No: DA12
ISSUE No: A



SHADOWS - JUNE 22nd 9AM
1:500



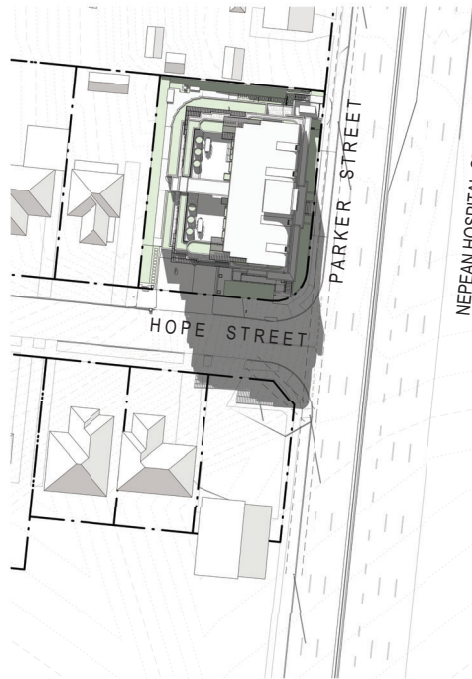
SHADOWS - JUNE 22nd 10AM
1:500



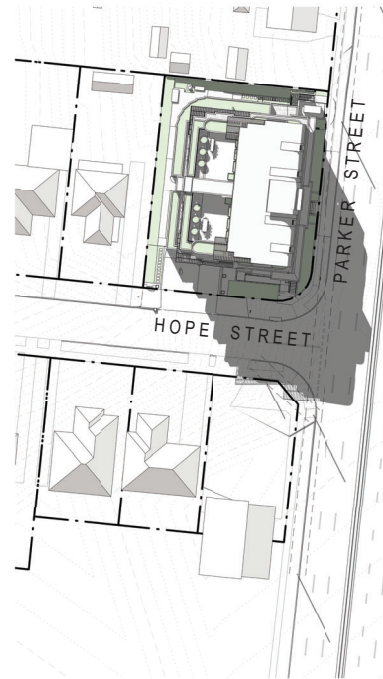
SHADOWS - JUNE 22nd 11AM
1:500



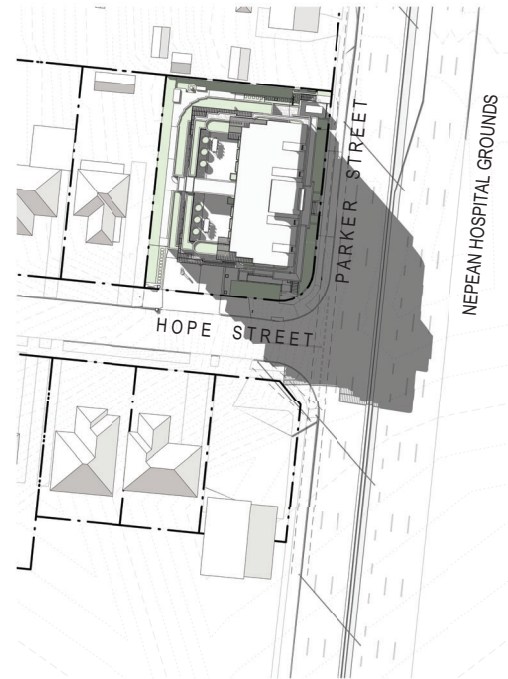
SHADOWS - JUNE 22nd 12PM
1:500



SHADOWS - JUNE 22nd 1PM
1:500



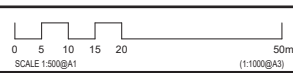
SHADOWS - JUNE 22nd 2PM
1:500



SHADOWS - JUNE 22nd 3PM
1:500

ISSUE	DATE	AMENDMENT
P1	23-09-2019	DRAFT FOR COORDINATION
P2	3-10-2019	DRAFT FOR COORDINATION
PA	15-10-2019	REVISIONS TO 20190927

SOLAR ACCESS STUDY NOTES:
 1. Shadow diagrams generated using Autodesk Revit software based on most current information available at time of issue.
 2. Some elements not be casting shadows for clarity of analysis of proposed development shadows only.
 3. For confirmation of north angle, site levels and topography, refer current site survey.



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SHEET SIZE: A1
 SCALE: 1:500

SHEET NAME: **SOLAR ACCESS STUDY**

DRAWING No. **DA17**
 ISSUE No. **A**



3D VIEW - SOUTH



3D VIEW - SOUTH-WEST



3D VIEW - WEST



3D VIEW - NORTH-WEST

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P4	15-10-2019	DRAFT FOR COORDINATION

NOTE:

The 3D visualisations shown herein are considered an artists impression intended to communicate design intent only. The accuracy of elements shown in these images, including site context, may not be modelled accurately. Refer to site survey as well as architectural plans, sections and elevations for more detailed information.

PROJECT:
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ADDRESS:
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PROJECT No. 18014
CLIENT:
 Dr AL KHAWAJA



NOMINATED ARCHITECT - P1
 15-10-2019
 ACT1 159 480 056, ABN 41 159 480 056
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 020 1590 4146
 PO Box 100, YORK PARK NSW 1503

SHEET NAME: 3D VIEWS - SHEET 1

SHEET SIZE: A1

SCALE:

DRAWING No. DA20
ISSUE No. A