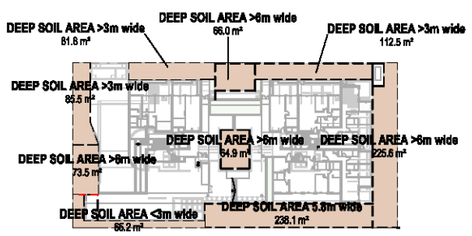
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

16-24 HOPE STREET, PENRITH 2750

Development Details		
Site Area		3182m²
Gross Floor Area (GFA)		5247m²
Zoning		R4 High Density Residential
	Allowable	Proposed
Floor Space Ratio (FSR)*	N/A	1.65:1
Total Storeys		5
Communal Open Space % of Site Area^	25%	795.5m² 25%
Deep Soil Zones % of Site Area^	7%	430m² 14%

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

COS - GROUND
1 : 750



DEEP SOIL DIAGRAM
1 : 750

UNITS TYPES		
Type		Count
1 BED	Adaptable	2
2 BED		32
2 BED	Adaptable	4
3 BED		7
3 BED	Livable	5
4 BED		1
		51

GROSS FLOOR AREA	
Level	Area
GROUND LEVEL (TOWER 2)	876.5 m²
LEVEL 1 (TOWER 2)	1200.1 m²
LEVEL 2 (TOWER 2)	1200.1 m²
LEVEL 3 (TOWER 2)	1192.1 m²
LEVEL 4 (TOWER 2)	778.1 m²
Grand total: 10	5247.0 m²

COMMON OPEN SPACE		
Name	Area	% of Site
C.O.S AREA	795.5 m²	0.25

DEEP SOIL AREA		
Name	Area	% of Site
DEEP SOIL AREA 5.8m wide	238.1 m²	7.48
DEEP SOIL AREA <3m wide	65.2 m²	2.05
DEEP SOIL AREA >3m wide	279.8 m²	8.79
DEEP SOIL AREA >6m wide	430.0 m²	13.51
	1013.1 m²	31.84

CAR SPACES REQUIRED	
4 Bed units: 1	2
3 Bed units: 12	24
2 Bed units: 32	32
2 Bed units Adaptable: 4	4
1 Bed units Adaptable: 2	2
Visitors (1/5)	10
Service vehicles (1/40)	2
Washing bay (1/50)	1
Grand total	77

CAR SPACES - TYPES	
Type	Number
Disabled - 2500w x 5400d	6
Service - 2500w x 5400d	2
Standard - 2500w x 5400d	60
Visitor - 2500w x 5400d	11
Washing - 3400w x 5400d	1
Grand total: 80	80
Bike	14

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

SCALE BAR | NORTH POINT

PROJEC
1
18006 - PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS
16-24 HOPE STREET, PENRITH 2750
CLIENT
PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

MORSON GROUP

SHEET SIZE: A1 | DATE
SCALE @
As Indicated | JULY 2018

SHEET NAME: COVER SHEET

DRAWING NUMBER: DA01
ISSUE NO.: B

VISUALISATION 1

VISUALISATION 2

VISUALISATION 3

VISUALISATION 4

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

SCALE BAR

NORTH POINT

PROJECT
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

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MORSON GROUP
NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
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PO Box 170, Point Point, NSW 1335

SHEET SIZE: A1
SCALE
DAT.
E
JULY 2018

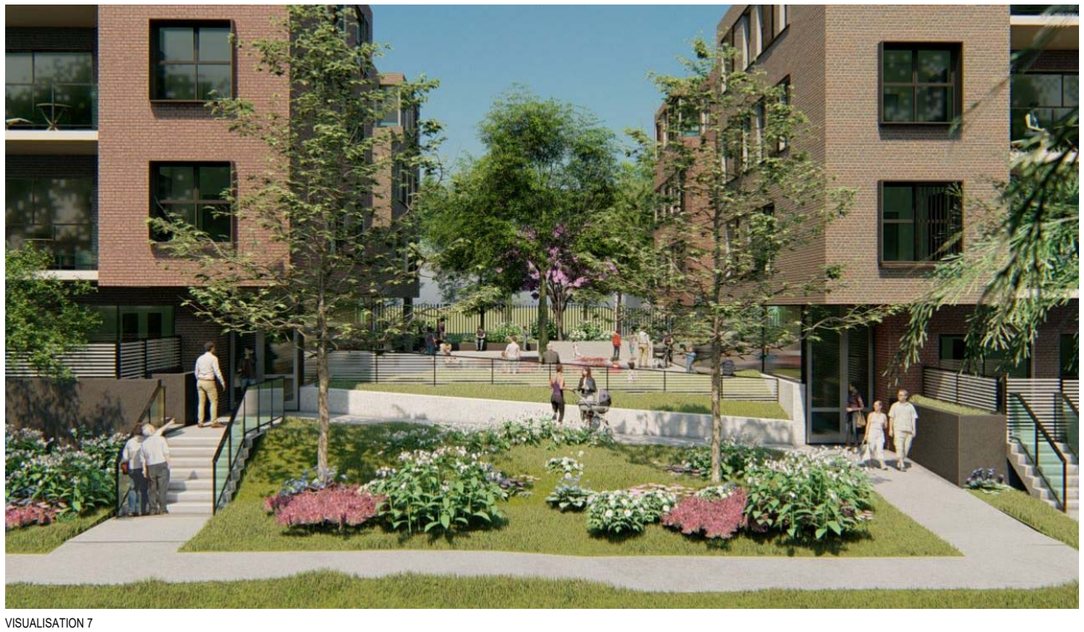
SHEET NAME
3D VIEWS

DRAWING NUMBER
DA02

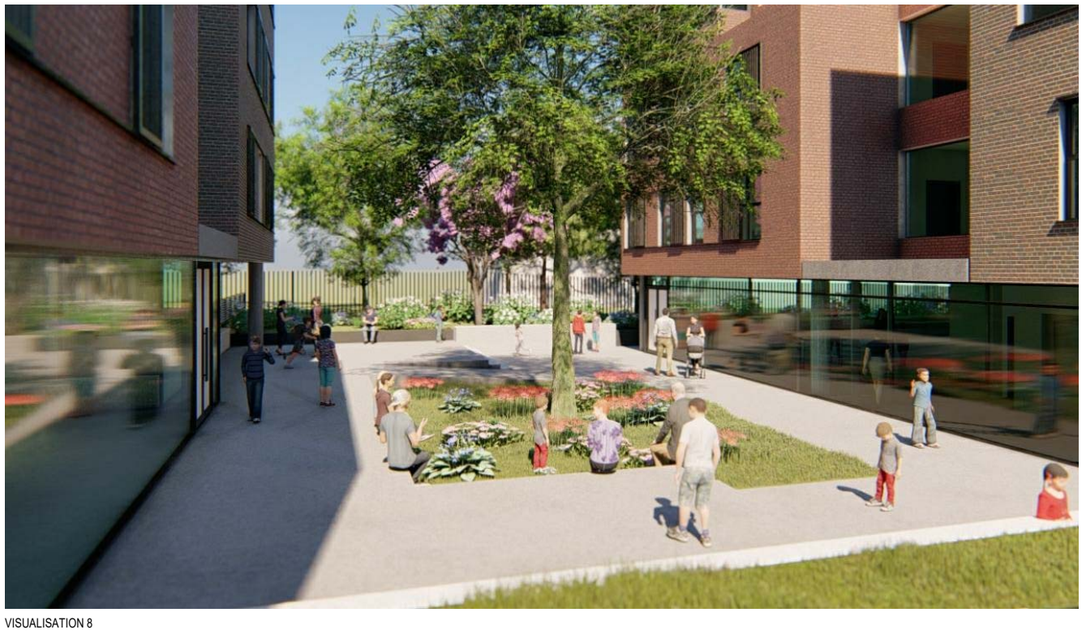
ISSUE NO.
B

VISUALISATION 5

VISUALISATION 6



VISUALISATION 7



VISUALISATION 8

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

LEGENDS / NOTES:

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

SCALE BAR

NORTH POINT

PROJEC T
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

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SHEET SIZE: A1
SCALE
DAT E
JULY 2018

SHEET NAME **3D VIEWS**

DRAWING NUMBER **DA03**
ISSUE NO. **B**

STORAGE

Unit / Location	Height	Width	Depth	Volume
01				
Basement	2350	2220	1642	8.56 m³
Unit	2350	500	2300	2.70 m³
				11.27 m³
02				
Basement	2350	2220	1642	8.56 m³
Unit	2350	500	1860	2.19 m³
				10.75 m³
03				
Basement	2350	2220	1642	8.56 m³
Unit	2350	500	1800	2.12 m³
				10.68 m³
04				
Basement	2350	2220	1642	8.56 m³
Unit	2350	600	1430	2.02 m³
				10.58 m³
05				
Basement	2350	2220	1642	8.56 m³
Unit	2350	700	2367	3.89 m³
				12.46 m³
06				
Basement	2350	2220	1642	8.56 m³
Unit	2350	700	2367	3.89 m³
Unit	2350	1000	1700	4.00 m³
				16.45 m³
07				
Basement	2350	4000	1500	14.10 m³
Unit	2350	1000	1700	4.00 m³
Unit	2350	600	1430	2.02 m³
				20.11 m³
08				
Basement	2350	4000	1500	14.10 m³
Unit	2350	500	910	1.07 m³
				15.17 m³
09				
Basement	2350	4107	940	9.07 m³
Unit	2350	1800	500	2.12 m³
				11.19 m³
10				
Basement	2350	940	3500	7.73 m³
Unit	2350	600	1430	2.02 m³
				9.75 m³
11				
Basement	2350	1520	2500	8.93 m³
Unit	2350	800	2367	4.45 m³
				13.38 m³
12				
Basement	2350	1520	2500	8.93 m³
Unit	2350	800	2367	4.45 m³
Unit	2350	1000	1700	4.00 m³
				17.37 m³
13				
Basement	2350	1520	2500	8.93 m³
Unit	2350	1000	1700	4.00 m³
Unit	2350	600	1430	2.02 m³
				14.94 m³
14				
Basement	2350	1300	2500	7.64 m³
Unit	2350	910	500	1.07 m³
				8.71 m³
15				
Basement	2350	1520	2500	8.93 m³
Unit	2350	500	2490	2.93 m³
				11.86 m³
16				
Basement	2350	1520	2500	8.93 m³
Unit	2350	600	1430	2.02 m³
				10.95 m³
17				
Basement	2350	1520	2500	8.93 m³
Unit	2350	700	2367	3.89 m³
				12.82 m³
18				
Basement	2350	1000	4005	9.41 m³
Unit	2350	700	2367	3.89 m³
Unit	2350	1100	1775	4.59 m³
				17.89 m³
19				
Basement	2350	1000	4005	9.41 m³
Unit	2350	1000	1775	4.17 m³
Unit	2350	600	1430	2.02 m³
				15.60 m³
20				
Basement	2350	1000	4005	9.41 m³
Unit	2350	1600	600	2.26 m³
				11.67 m³
21				
Basement	2350	1000	4005	9.41 m³
Unit	2350	700	1700	2.80 m³
				12.21 m³
22				
Basement	2350	1000	4005	9.41 m³
Unit	2350	800	1750	3.29 m³
				12.70 m³
23				
Basement	2350	1000	4005	9.41 m³
Unit	2350	800	1750	3.29 m³
				12.70 m³
24				
Basement	2350	1000	4005	9.41 m³
Unit	2350	700	1700	2.80 m³
				12.21 m³

STORAGE

Unit / Location	Height	Width	Depth	Volume
25				10.15 m³
Basement	2350	1000	4005	9.41 m³
Unit	2350	910	600	1.28 m³
				10.69 m³
26				
Basement	2350	1000	4005	9.41 m³
Unit	2350	600	1950	2.75 m³
				12.16 m³
27				
Basement	2350	1000	4005	9.41 m³
Unit	2350	500	1950	2.29 m³
				11.70 m³
28				
Basement	2350	2220	1642	8.56 m³
Unit	2350	600	1480	2.09 m³
				10.65 m³
29				
Basement	2350	2220	1642	8.56 m³
Unit	2350	500	1860	2.19 m³
				10.75 m³
30				
Basement	2350	2220	1642	8.56 m³
Unit	2350	500	1800	2.12 m³
				10.68 m³
31				
Basement	2350	2220	1642	8.56 m³
Unit	2350	600	1430	2.02 m³
				10.58 m³
32				
Basement	2350	2220	1642	8.56 m³
Unit	2350	700	2367	3.89 m³
				12.46 m³
33				
Basement	2350	2220	1642	8.56 m³
Unit	2350	700	2367	3.89 m³
				12.46 m³
34				
Basement	2350	4000	1500	14.10 m³
Unit	2350	600	1430	2.02 m³
				16.12 m³
35				
Basement	2350	4000	1500	14.10 m³
Unit	2350	500	1600	1.88 m³
				15.98 m³
36				
Basement	2350	1590	2500	9.34 m³
Unit	2350	500	1800	2.12 m³
				11.46 m³
37				
Basement	2350	1590	2500	9.34 m³
Unit	2350	1000	1700	4.00 m³
Unit	2350	600	1430	2.02 m³
				15.35 m³
38				
Basement	2350	1590	2500	9.34 m³
Unit	2350	800	2373	4.46 m³
Unit	2350	1000	1700	4.00 m³
				17.80 m³
39				
Basement	2350	1200	2500	7.05 m³
Unit	2350	800	2373	4.46 m³
				11.51 m³
40				
Basement	2350	1168	2500	6.86 m³
Unit	2350	600	1430	2.02 m³
				8.88 m³
41				
Basement	2350	1168	2500	6.86 m³
Basement	2350	900	3400	7.19 m³
Unit	2350	910	500	1.07 m³
				15.12 m³
42				
Basement	2350	1168	2500	6.86 m³
Unit	2350	500	2490	2.93 m³
				9.78 m³
43				
Basement	2350	1168	2500	6.86 m³
Unit	2350	1200	1700	4.79 m³
Unit	2350	600	1430	2.02 m³
				13.67 m³
44				
Basement	2350	800	2938	5.52 m³
Unit	2350	700	2367	3.89 m³
Unit	2350	1200	1700	4.79 m³
				14.21 m³
45				
Basement	2350	800	3909	7.35 m³
Unit	2350	700	2367	3.89 m³
				11.24 m³
46				
Basement	2350	800	3909	7.35 m³
Unit	2350	600	1430	2.02 m³
				9.37 m³
47				
Basement	2350	800	3909	7.35 m³
Unit	2350	1600	600	2.26 m³
				9.61 m³
48				
Basement	2350	800	3909	7.35 m³
Unit	2350	700	1700	2.80 m³

STORAGE

Unit / Location	Height	Width	Depth	Volume
49				
Basement	2350	800	3909	7.35 m³
Unit	2350	600	1750	2.47 m³
Unit	2350	1000	1700	4.00 m³
				13.81 m³
50				
Basement	2350	800	3400	6.39 m³
Unit	2350	600	1750	2.47 m³
Unit	2350	1000	1700	4.00 m³
				12.85 m³
51				
Basement	2350	800	3000	5.64 m³
Unit	2350	700	1700	2.80 m³
				8.44 m³

SEPP 65 COMPLIANCE TABLE

No.	Type	Area	Cross Ventiliation	Solar & Daylight Access	Kitchen 8m from Window	Adaptable Unit
GROUND LEVEL (TOWER 2)						
01	2 BED	80.1 m²	No	Yes	Yes	No
02	1 BED Adaptable	53.9 m²	No	Yes	Yes	Yes
25	4 BED	128.0 m²	No	No	Yes	No
26	2 BED	88.7 m²	Yes	No	Yes	No
27	2 BED	88.7 m²	Yes	Yes	Yes	No
28	2 BED	82.2 m²	No	Yes	Yes	No
29	1 BED Adaptable	53.9 m²	No	Yes	Yes	Yes
LEVEL 1 (TOWER 2)						
03	2 BED	79.0 m²	Yes	No	Yes	No
04	2 BED	83.9 m²	No	No	Yes	No
05	3 BED Livable	103.2 m²	Yes	Yes	Yes	No
06	3 BED Livable	103.2 m²	Yes	Yes	Yes	No
07	2 BED	83.9 m²	No	Yes	Yes	No
08	2 BED Adaptable	82.6 m²	Yes	Yes	Yes	Yes
30	2 BED	79.0 m²	Yes	No	Yes	Yes
31	2 BED	83.9 m²	No	No	Yes	No
32	3 BED Livable	103.2 m²	Yes	No	Yes	No
33	3 BED Livable	103.2 m²	Yes	Yes	Yes	No
34	2 BED	83.9 m²	No	Yes	Yes	No
35	2 BED Adaptable	82.7 m²	Yes	Yes	Yes	Yes
LEVEL 2 (TOWER 2)						
09	2 BED	79.0 m²	Yes	No	Yes	No
10	2 BED	83.9 m²	No	No	Yes	No
11	3 BED	103.2 m²	Yes	Yes	Yes	No
12	3 BED Livable	103.2 m²	Yes	Yes	Yes	No
13	2 BED	83.9 m²	No	Yes	Yes	No
14	2 BED Adaptable	82.6 m²	Yes	Yes	Yes	Yes
36	2 BED	79.0 m²	Yes	No	Yes	No
37	2 BED	83.9 m²	No	No	Yes	No
38	3 BED	103.2 m²	Yes	No	Yes	No
39	3 BED	103.2 m²	Yes	Yes	Yes	No
40	2 BED	83.9 m²	No	Yes	Yes	No
41	2 BED Adaptable	82.8 m²	Yes	Yes	Yes	No
LEVEL 3 (TOWER 2)						
15	2 BED	75.0 m²	Yes	Yes	Yes	No
16	2 BED	83.9 m²	No	No	Yes	No
17	3 BED	103.2 m²	Yes	Yes	Yes	No
18	3 BED	103.2 m²	Yes	Yes	Yes	No
19	2 BED	83.9 m²	No	Yes	Yes	No
20	2 BED	82.9 m²	Yes	Yes	Yes	No
42	2 BED	75.0 m²	Yes	Yes	Yes	No
43	2 BED	83.9 m²	No	No	Yes	No
44	3 BED	103.2 m²	Yes	No	Yes	No
45	3 BED	103.2 m²	Yes	Yes	Yes	No
46	2 BED	83.9 m²	No	Yes	Yes	
47	2 BED	83.0 m²	Yes	Yes	Yes	No
LEVEL 4 (TOWER 2)						
21	2 BED	80.1 m²	Yes	Yes	Yes	No
22	2 BED	88.2 m²	Yes	Yes	Yes	No
23	2 BED	88.0 m²	Yes	Yes	Yes	No
24	2 BED	80.5 m²	Yes	Yes	Yes	No
48	2 BED	80.6 m²	Yes	Yes	Yes	No
49	2 BED	88.0 m²	Yes	Yes	Yes	No
50	2 BED	88.0 m²	Yes	Yes	Yes	No
51	2 BED	80.6 m²	Yes	Yes	Yes	No
UNITS: 51		4457.3 m²				

CROSS VENTILATION COMPLIANT UNITS

SOLAR ACCESS COMPLIANT UNITS

COMPLIANT ADAPTABLE UNITS

COMPLIANT LIVABLE UNITS

CV - GROUND LEVEL
1 : 750

DA - GROUND LEVEL
1 : 750

AD - GROUND LEVEL
1 : 750

CV - LEVEL 1
1 : 750

DA - LEVEL 1
1 : 750

AD - LEVEL 1
1 : 750

CV - LEVEL 2
1 : 750

DA - LEVEL 2
1 : 750

AD - LEVEL 2
1 : 750

CV - LEVEL 3
1 : 750

DA - LEVEL 3
1 : 750

AD - LEVEL 3
1 : 750

CV - LEVEL 4
1 : 750

DA - LEVEL 4
1 : 750

AD - LEVEL 4
1 : 750

34/51=66.6%

36/51=70.6%

Adaptable units - 6/51=11.7%

Livable units - 5/51=9.8%

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SCALE BAR

NORTH POINT

PROJECT
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS
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SHEET SIZE: A1
SCALE As indicated
DAT E
JULY 2018

SHEET NAME: STATEMENT OF DESIGN & ENVIRONMENTAL EFFECTS

DRAWING NUMBER: DA04
ISSUE NO.: B

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 2. Developments achieve a minimum of 50% **direct sunlight** to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	YES	There is a total combined Communal Open Space Area of 836m². As a percentage of the site, this equates to 26%. The location of the several areas at Ground provides great amenity and usefulness to the residents of the development.
3E-1	1. **Deep soil zones** are to meet the following minimum requirements: 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 972.9m². As a percentage of the site, this equates to 31%; exceeding the minimum requirement. The Deep Soil with a minimun dimension of 6m equals to 441.9m², 14% of the site
3F-1	**Separation between windows and balconies** is provided to ensure visual privacy is achieved. Min required separation distances from buildings to the side and rear boundaries are as follows: Building Height / Habitable rooms and balconies / Non-habitable rooms up to 12m (4 storeys) / 6m / 3m up to 25m (5-8 storey) / 9m / 4.5m over 25m (9+ storey) / 12m / 6m Gallery access circulation treated as habitable space when measuring privacy separation distances between neighbouring properties.	YES	Refer to Statement of Environmental Effects (SEE) for a detailed building separation summary
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 36/51 apartments receive a minimum of 2 hours direct sunlight between 9am and 3pm at mid winter. This equates to 70.6%
4B-3	1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed 3. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	YES N/A	A total of 34/51 apartments are naturally cross ventilated. This equates to 73% and well exceeds to minimum of 60%. Due to the nature of the design and creation of corner apartments, this will provide great amenity. There are no cross-over apartments in the proposed design.
4C-1	Measured from finished floor level to finished ceiling level, **minimum ceiling heights** are: Minimum ceiling height for apartment and mixed use buildings Habitable rooms / 2.7m Non-habitable / 2.4m For 2 storey apartments / 2.7m for main living area; 2.4m for second floor, where its area does not exceed 50% of the apt area.	YES	As we have allowed 3100mm between each level, all minimum ceiling heights can realistically be achieved. Additional to this, we have ensured that there are no wet areas located above habitable rooms.
4D-1	1. Apartments are required to have the following **minimum internal areas**: Apartment type / Minimum internal area Studio / 35m² 1 bedroom / 50m² 2 bedroom / 70m² 3 bedroom / 90m² The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each 2. Every habitable room must have a window in an external wall with a total **minimum glass area** of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.	YES	All minimum apartment sizes are achieved
4D-2	1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	YES YES	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
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.
4E-1	1. All apartments are required to have **primary balconies** as follows: Dwelling type / Minimum area / Minimum depth Studio apartments / 4m² / - 1 bedroom apartments / 8m² / 2m 2 bedroom apartments / 10m² / 2m 3+ bedroom apartments / 12m² / 2.4m The minimum balcony depth to be counted as contributing to the balcony area is 1m. 2. For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m	YES	All minimum primary balcony sizes are met. Refer to Sheets DA10-DA12 for details.
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	There are two towers; each having their own circulation core. For each core, there are 7 apartments only.
4G-1	1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: Apartment type / Storage size volume Studio / 4m³ 1 bedroom / 6m³ 2 bedroom / 8m³ 3+ bedroom / 10m³ At least 50% of the required storage is to be located within the apartment	YES	Refer to DA04

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

Principle 1: Context and Neighbourhood Character

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 ie. 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 continous green network of planting. By doing so, it will not only achknowledge the key built & natural features of the area, but also improve them.

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.

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.

Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

Principle 2: Built Form and Scale

If you were to walk down Hope St. 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 Hope St. Currently, 38-40 & 25-31 Hope St. are under construction, 12-14 Hope St has an approved DA & 26-30 & 32-36 Hope St. have DAs under review; all of which are six storey, residential flat buildings. With this in mind we made some critical design decisions to appropriately consider the future neighbourhood context.
The built form & public domaon 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 Hope St. All side & rear setback are generally compliant in order to reduce overshadowing on the surrounding properties. See 'Principle 9: Aesthetics' for further information.

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

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.

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.

Principle 3: Density

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 the Nepean hospital, it provides good potential renting posibilities 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)

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

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.

Principle 4: Sustainability

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. We have well exceeded the minimum requirement (87%) for cross ventilation in SEPP65.
Additional to this, we have ensured that over 70% 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) and be collected multiple times throughout the week to ensure it is being dealt with responsively.

Good design combines positive environmental, social and economic outcomes.

Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability 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.

Principle 5: Landscape

We have worked closely with our Landscape Architect to ensure that the Landscape design achieves our intent. To improve the local context, neighbourhood character screen the building & connecting an existing green network, we propose a continous tree row of canopy trees. They will have a mature growth height of approximately 9m, which will asisst in bringing down the scale of the built form.
We have consciously created a large area of Deep Soil central to the proposal. 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.

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.
Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.
Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.

Principle 6: Amenity

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 70% 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 considerd 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.

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

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.

Principle 7: Safety

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 window provided for the each tower overlooks this area; encouraging passive surveillance at all times.
Similarly, the main Common Open Space is centrally located and can be viewed from the entry walkway & apartments either side. It was designed as a safe, quiet & relaxing space with extensive landscaping.

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.

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.

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.

Principle 8: Housing Diversity & Social Interaction

We have created two distinctively different Common Areas for the residents. We aim to encourage various methods of social interaction by creating two contrasting atmospheres. The central area is a meeting place; a place to read a book, meditate or simply switch off. The second area however is a space for running around and kicking a ball. By creating two different zones, it creates an opportunity for a diverse range of people to meet and converse the way they enjoy most. The facilities provided will suit both the existing & future social mix of the development.

There are a variety of apartment sizes in the development. They range from 52m² to 95m². Although a majority of the apartments are two bedrooms and approximately 80m², they vary significantly in terms of general arrangement, amenity, location and outlook.

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.
Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.

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.

Principle 9: Aesthetics

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.

Along Hope St, the proposal reads as four individual towers. This has been achieved by altering the scale, composition, colours & textures of each tower. The design similarly considers the internal layout & structure of the building as a priority to ensure amenity & functionaly is not sacrificed.

The East & West elevations have bee carefully considered. Using a variety of colours, horizontal & vertical elements, we have broken down the scale of the building and provided a suitable transition between the North & South facade differences.

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
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LEGENDS / NOTES:
BR BEDROOM; COM COMMS CUPBOARD; DP DOWNPIPE; E ELECTRICAL CUPBOARD; FHR FIRE HOSE REEL; GAS GAS CUPBOARD; GD GRATED DRAIN; GEX GARBAGE EXHAUST; MBX MAILBOX; RL RELATIVE LEVEL; RWO RAINWATER OUTLET; SWP STORM WATER PIT; TOH TOP OF HOB; TOW TOP OF WALL; TTI TACTILE INDICATORS

SCALE BAR | NORTH POINT

PROJECT
18006 - PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS
16-24 HOPE STREET, PENRITH 2750
CLIENT
PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

MORSON GROUP
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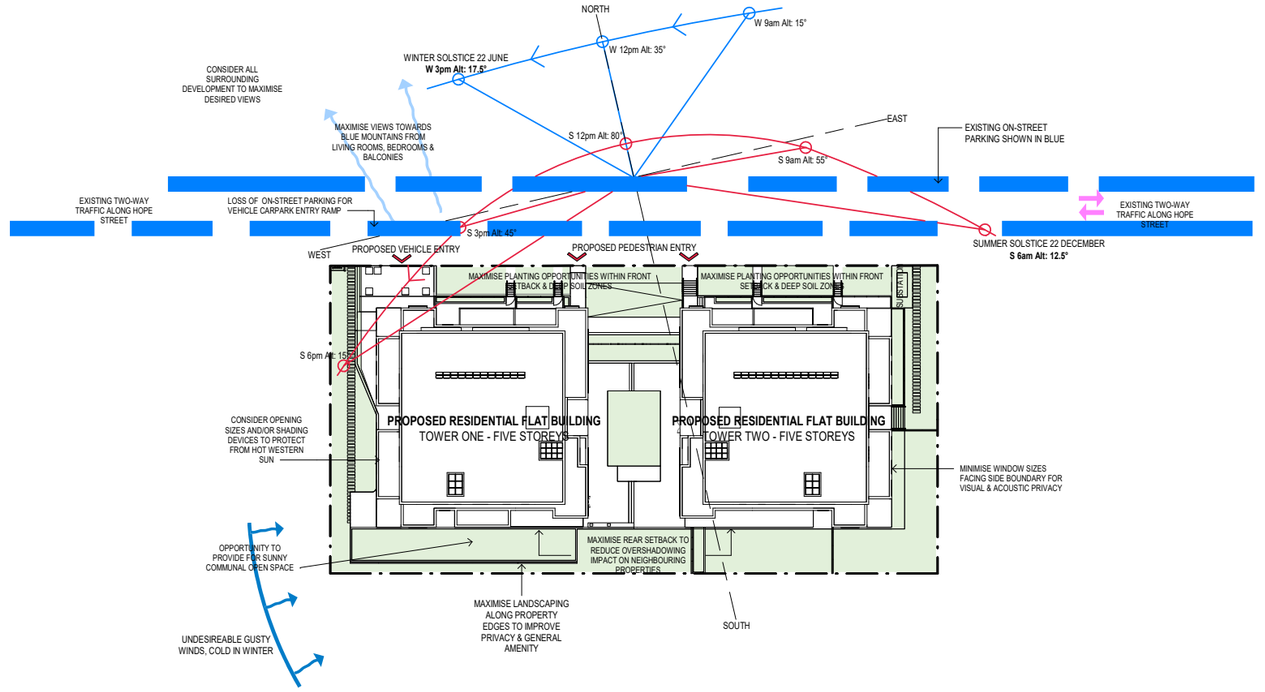
SHEET SIZE: A1 | SCALE | DATE: JULY 2018

SHEET NAME: Compliance SEPP65 - Design Criteria & Objectives

DRAWING NUMBER: DA05
ISSUE NO.: B

IMMEDIATE CONTEXT PLAN
1 : 1500



SITE ANALYSIS
1 : 400

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
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SCALE BAR

NORTH POINT

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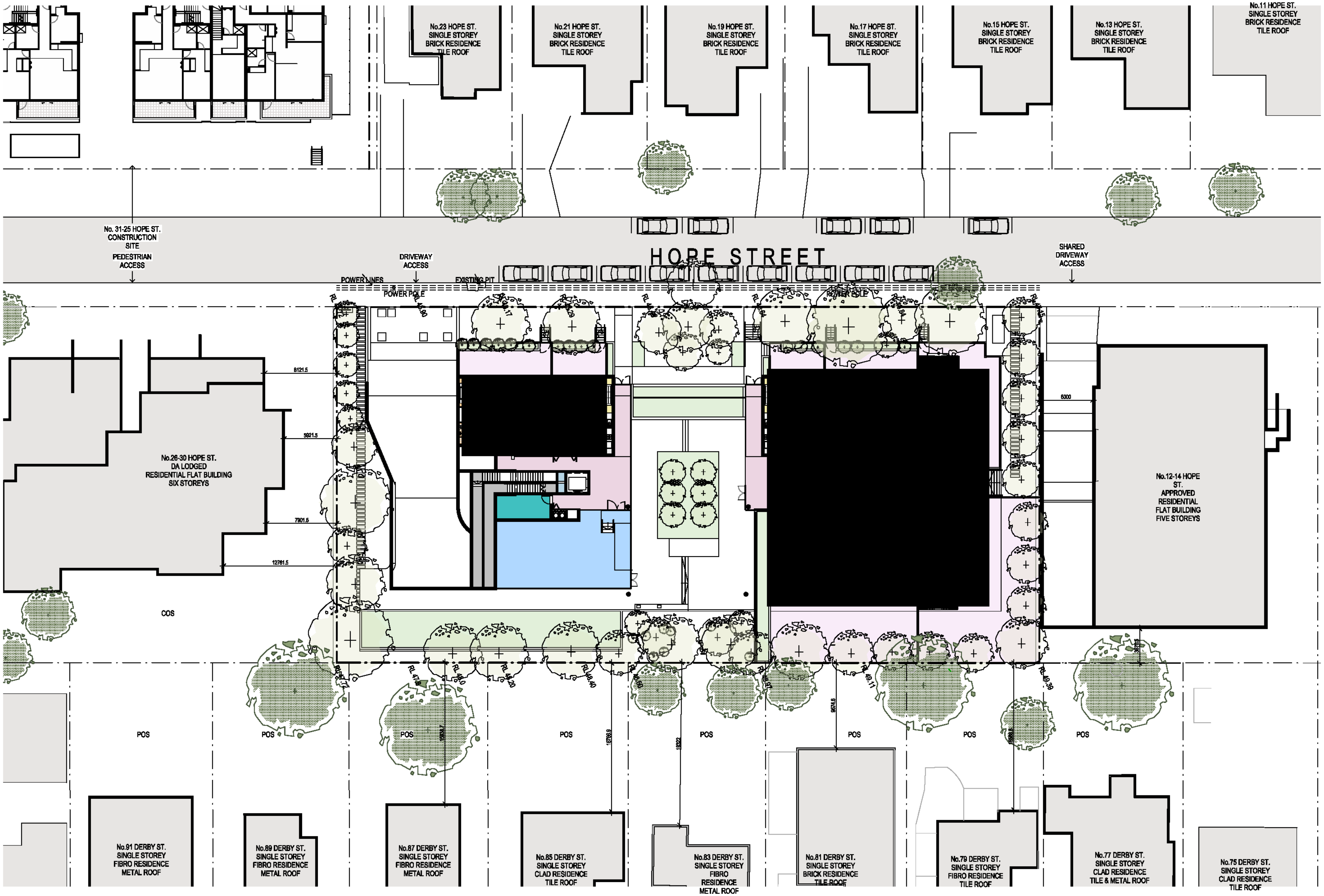
SHEET SIZE: A1
SCALE: As indicated
DATE: JULY 2018

SHEET NAME: SITE ANALYSIS - CONTEXT STUDY

DRAWING NUMBER: DA06

ISSUE NO.: B



SITE PLAN
1 : 200

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

LEGENDS / NOTES:

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

SCALE BAR
NORTH POINT

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SHEET SIZE: A1
SCALE 1 : 200
DATE JULY 2018
SHEET NAME SITE PLAN
DRAWING NUMBER DA07
ISSUE NO. B

EXISTING STREETSCAPE PHOTOGRAPHS:

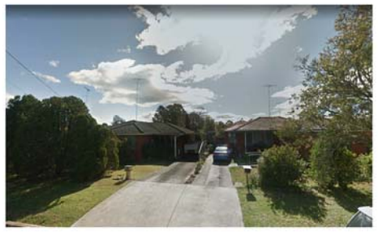
PHOTOGRAPH 1 - 16 & 18 HOPE ST.

PHOTOGRAPH 6 - 25-31 HOPE ST.

PHOTOGRAPH 2 - 18 & 20 HOPE ST.

PHOTOGRAPH 7 -21 & 23 HOPE ST.

PHOTOGRAPH 3 - 20 & 22 HOPE ST.



PHOTOGRAPH 8 - 17 & 19 HOPE ST.

PHOTOGRAPH 4 - 22 & 24 HOPE ST.

PHOTOGRAPH 9 - 13 & 15 HOPE ST.

PHOTOGRAPH 5 - 24 & 26 HOPE ST.

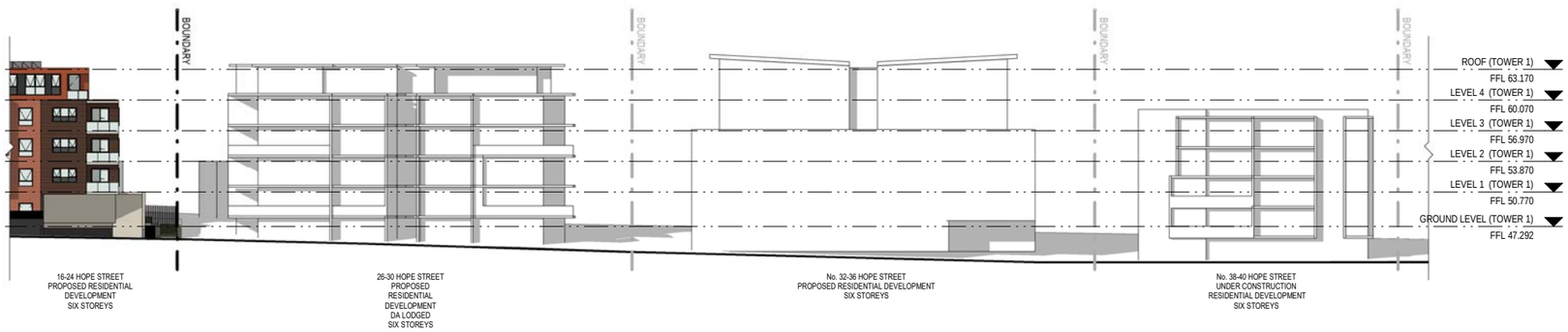
PHOTOGRAPH 10 - HOPE ST. LOOKING WEST

STREETSCAPE ELEVATION 1 - 17-35 HOPE ST

1 : 300

STREETSCAPE ELEVATION 2 - No.12-26

1 : 300



STREETSCAPE ELEVATION 3 - 24-40

1 : 300

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

SCALE BAR

NORTH POINT

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SHEET SIZE: A1
SCALE 1 : 300
DAT E JULY 2018

SHEET NAME: SITE ANALYSIS - STREETSCAPE / FORM STUDY

DRAWING NUMBER: DA08

ISSUE NO. B

HOPE STREET

POWER POLE TO BE REMAIN

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE REMOVED

POWER POLE TO BE REMAIN

EXISTING TREE TO BE REMOVED

COMPLETELY DEMOLISH ALL EXISTING CONCRETE PAVING SLABS

COMPLETELY DEMOLISH ALL EXISTING CONCRETE PAVING SLABS

COMPLETELY DEMOLISH ALL EXISTING CONCRETE PAVING SLABS

COMPLETELY DEMOLISH ALL EXISTING CONCRETE PAVING SLABS

EXISTING TREES TO BE REMOVED

COMPLETELY DEMOLISH ALL EXISTING CONCRETE PAVING SLABS

EXISTING TREES TO BE REMOVED

NO.24
SINGLE STOREY
BRICK DWELLING
TILE ROOF

COMPLETELY DEMOLISH EXISTING DWELLING DOWN TO FOOTINGS. ALL SERVICES SHALL BE SUITABLY DISCONNECTED & CAPPED OFF OR SEALED TO THE SATISFACTION OF RELEVANT SERVICE AUTHORITY REQUIREMENTS

NO.22
SINGLE STOREY
WEATHERBOARD
DWELLING
TILE ROOF

COMPLETELY DEMOLISH EXISTING DWELLING DOWN TO FOOTINGS. ALL SERVICES SHALL BE SUITABLY DISCONNECTED & CAPPED OFF OR SEALED TO THE SATISFACTION OF RELEVANT SERVICE AUTHORITY REQUIREMENTS

NO.20
SINGLE STOREY
WEATHERBOARD
DWELLING
TILE ROOF

COMPLETELY DEMOLISH EXISTING DWELLING DOWN TO FOOTINGS. ALL SERVICES SHALL BE SUITABLY DISCONNECTED & CAPPED OFF OR SEALED TO THE SATISFACTION OF RELEVANT SERVICE AUTHORITY REQUIREMENTS

NO.18
SINGLE STOREY
WEATHERBOARD
DWELLING
TILE ROOF

COMPLETELY DEMOLISH EXISTING DWELLING DOWN TO FOOTINGS. ALL SERVICES SHALL BE SUITABLY DISCONNECTED & CAPPED OFF OR SEALED TO THE SATISFACTION OF RELEVANT SERVICE AUTHORITY REQUIREMENTS

NO.16
SINGLE STOREY
BRICK DWELLING
TILE ROOF

COMPLETELY DEMOLISH EXISTING DWELLING DOWN TO FOOTINGS. ALL SERVICES SHALL BE SUITABLY DISCONNECTED & CAPPED OFF OR SEALED TO THE SATISFACTION OF RELEVANT SERVICE AUTHORITY REQUIREMENTS

COMPLETELY DEMOLISH ALL EXISTING CONCRETE PAVING SLABS

COMPLETELY DEMOLISH ALL EXISTING CONCRETE PAVING SLABS

COMPLETELY DEMOLISH ALL EXISTING CONCRETE PAVING SLABS

COMPLETELY DEMOLISH ALL EXISTING CONCRETE PAVING SLABS

COMPLETELY DEMOLISH ALL EXISTING POOL

COMPLETEL Y DEMOLISH SHED DOWN TO FOOTINGS

COMPLETELY DEMOLISH MASONRY WALL

COMPLETELY DEMOLISH SHED DOWN TO FOOTINGS

EXISTING TREE TO BE REMOVED

EXISTING TREES TO BE REMOVED

EXTENT OF PROPOSED BASEMENT

EXISTING TREE TO BE REMOVED

EXISTING TREES TO BE REMOVED

EXISTING TREE TO BE REMOVED

COMPLETELY DEMOLISH ALL EXISTING CONCRETE PAVING SLABS

DEMOLITION PLAN

1 : 100

NOTE:
THIS DEMOLITION DRAWING GIVES AN INDICATION OF THE SCOPE REQUIRED TO CARRY OUT THE ALTERATIONS & ADDITIONS AS PROPOSED. THE BUILDER IS ASSUMED TO HAVE INSPECTED THE SITE DURING TENDERING AND ALLOWED FOR ALL DEMOLITION INCLUDING SUNDRY WORKS NOT INDICATED ON THIS DRAWING THAT ARE REQUIRED IN ORDER TO CONSTRUCT THE WORKS.

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
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SCALE BAR

NORTH POINT

PROJECT
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS
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CLIENT
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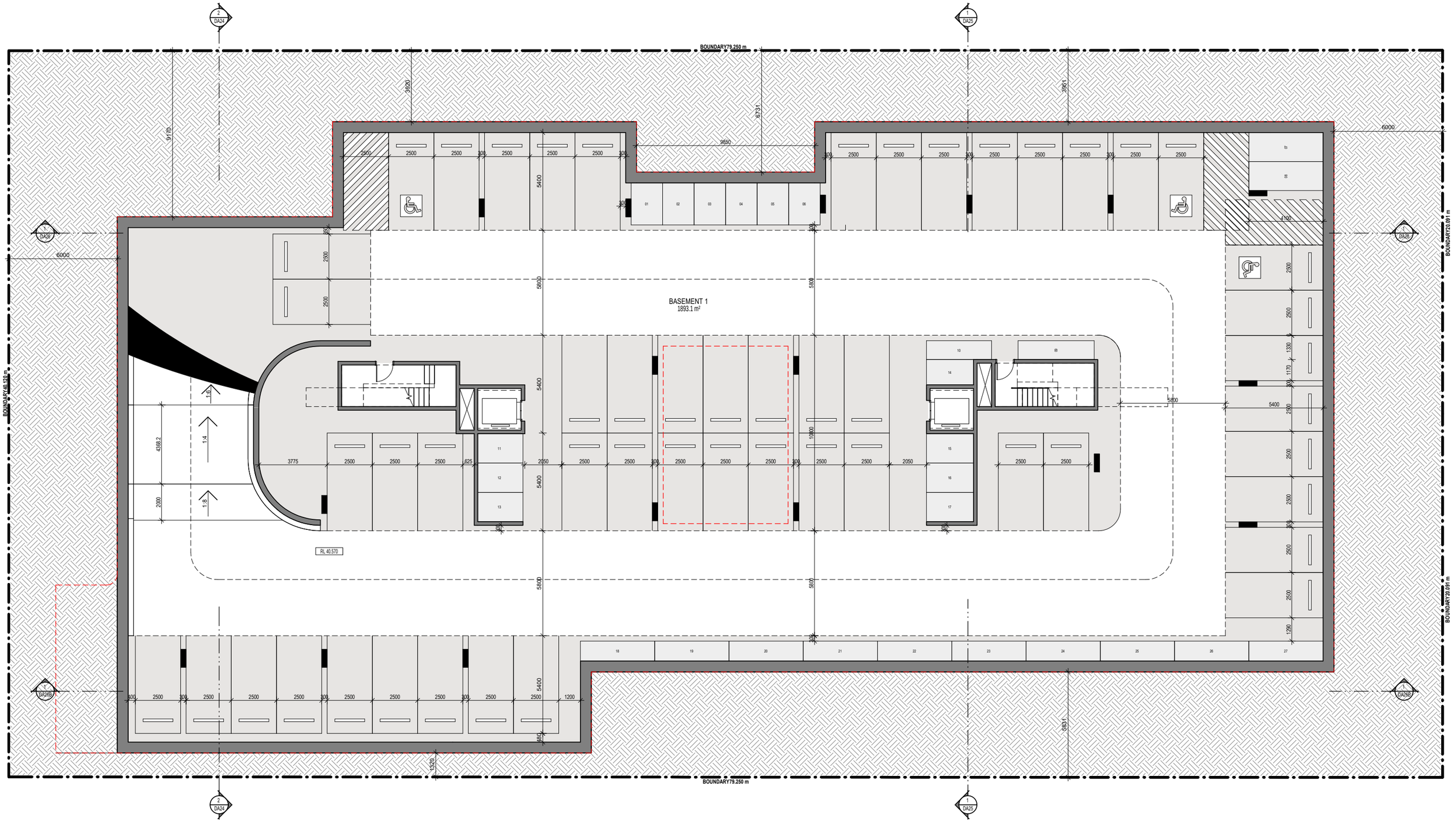
SHEET SIZE: A1
SCALE: 1 : 100
DAT E: JULY 2018

SHEET NAME: **DEMOLITION PLAN**

DRAWING NUMBER: **DA09**

ISSUE NO.: **B**

HOPE STREET



ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
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LEGENDS / NOTES:

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

SCALE BAR

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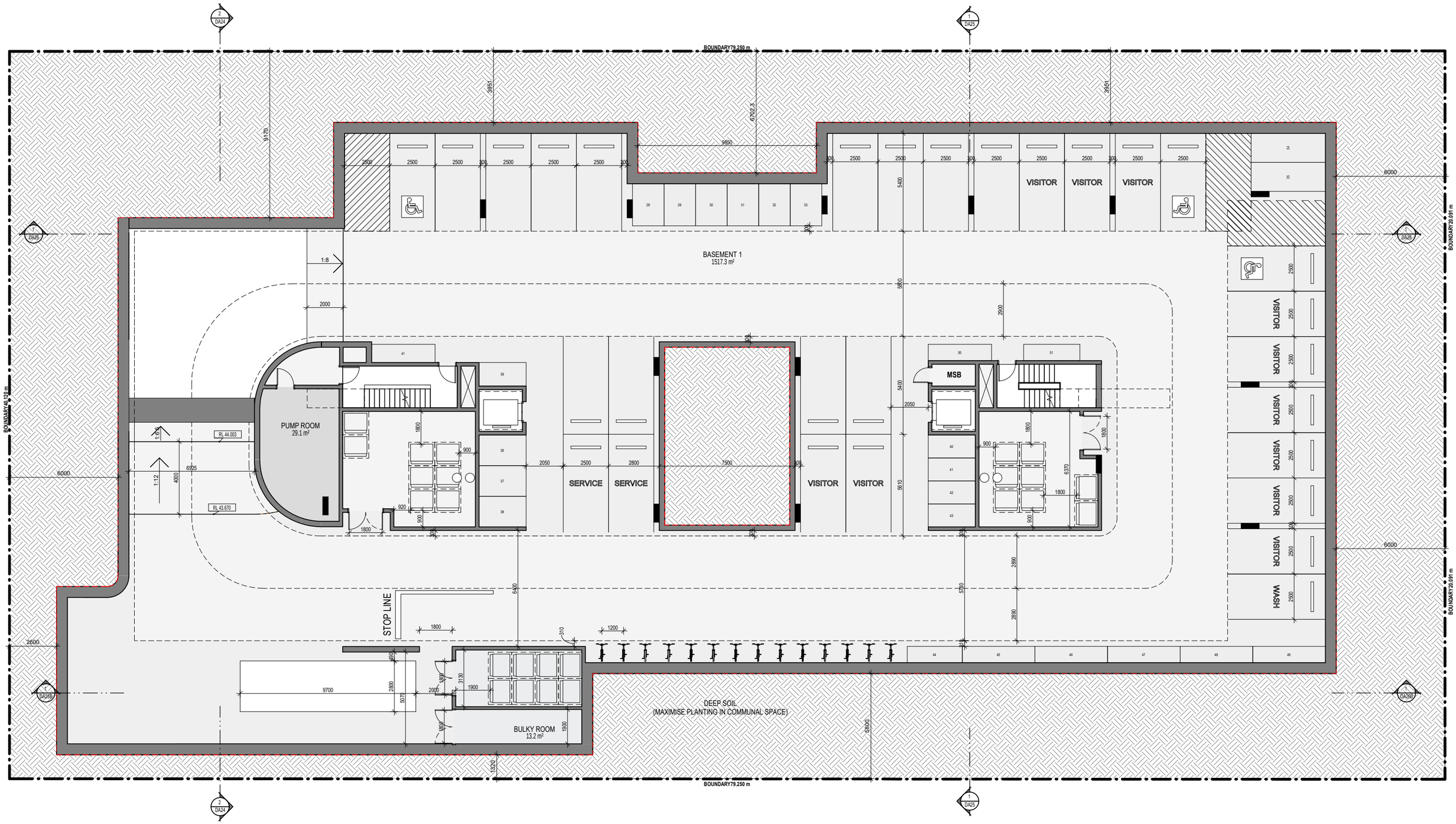
SHEET SIZE: A1
SCALE 1 : 100
DAT E JULY 2018

SHEET NAME: FLOOR PLAN - BASEMENT 2

DRAWING NUMBER: DA10

ISSUE NO.: B

HOPE STREET



ISSUE	DATE	AMENDMENT
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LEGENDS / NOTES:

BR	BEDROOM	GAS	GAS CUPBOARD	RWO	RAINWATER OUTLET
COM	COMMS CUPBOARD	GD	GRATED DRAIN	SWP	STORM WATER PIT
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FHR	FIRE HOSE REEL	RL	RELATIVE LEVEL	TTI	TACTILE INDICATORS

SCALE BAR

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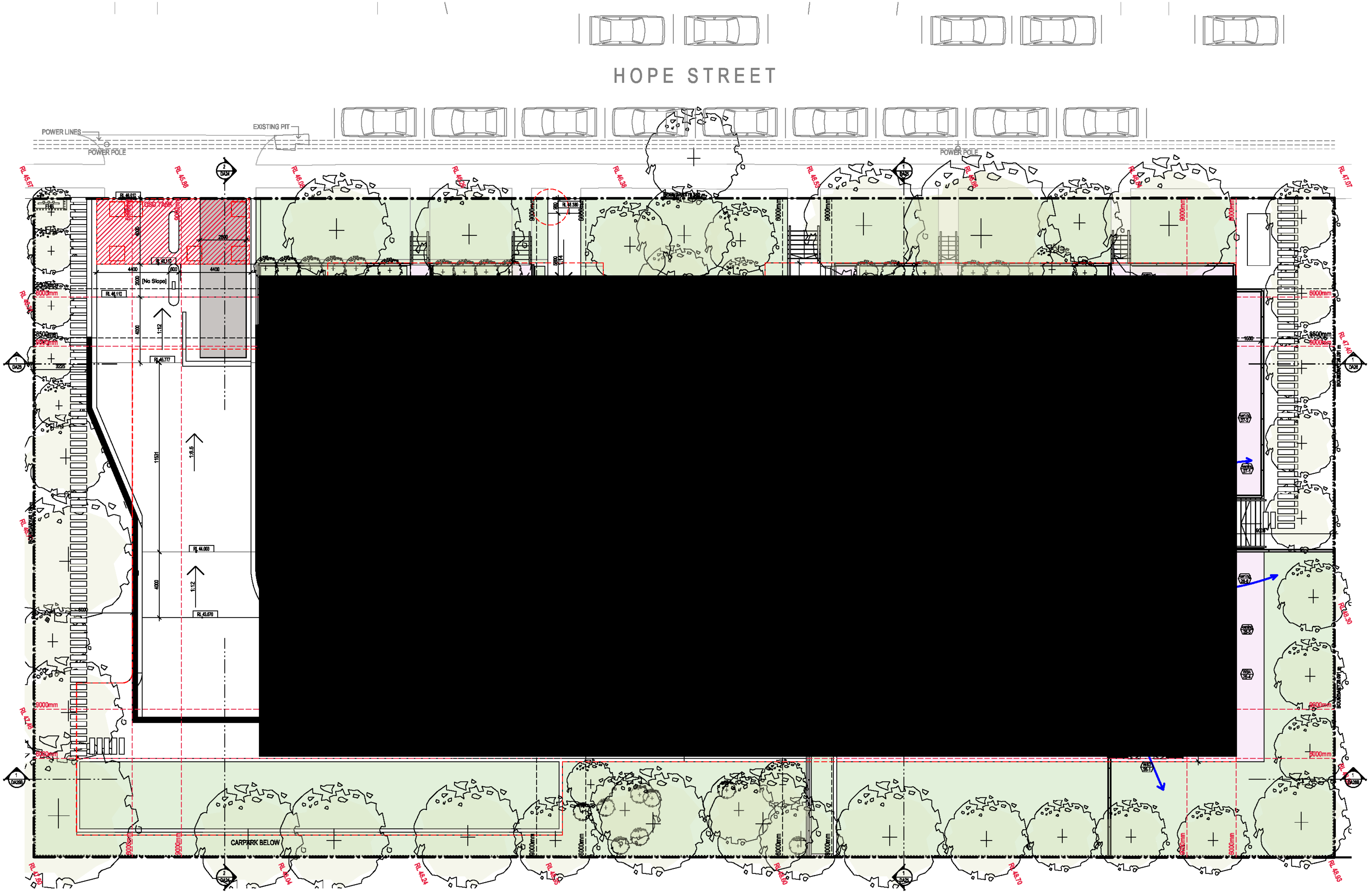
SHEET SIZE: A1
SCALE: 1 : 100
DAT E: JULY 2018

SHEET NAME: **FLOOR PLAN - BASEMENT 1**

DRAWING NUMBER: **DA11**

ISSUE NO.: **B**



ISSUE	DATE	AMENDMENT
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LEGENDS / NOTES:

BR BEDROOM
COM COMMS CUPBOARD
DP DOWNPIPE
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SCALE BAR

NORTH POINT

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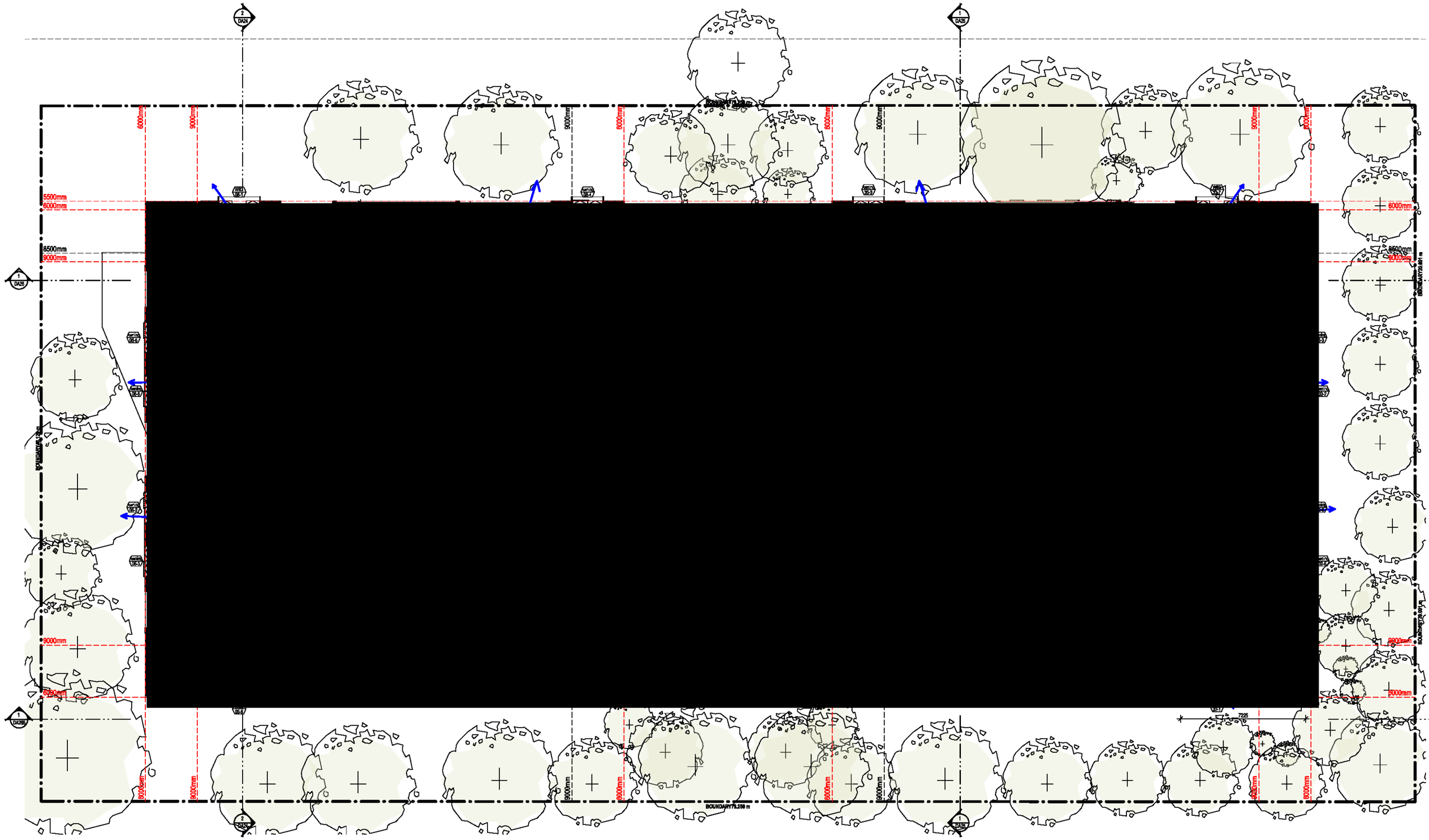
SHEET SIZE: A1
SCALE 1 : 100
DATE JULY 2018

SHEET NAME **FLOOR PLAN - GROUND**

DRAWING NUMBER **DA12**

ISSUE NO. **B**



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ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
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LEGENDS / NOTES:

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FHR	FIRE HOSE REEL	RL	RELATIVE LEVEL	TTI	TACTILE INDICATORS

SCALE BAR

NORTH

NORTH POINT

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SHEET SIZE: A1
SCALE 1 : 100
DATE JULY 2018

SHEET NAME **FLOOR PLAN - LEVEL 1**

DRAWING NUMBER **DA13**

ISSUE NO. **B**

HOPE STREET

BOUNDARY 79.250 m

BOUNDARY 79.250 m

BOUNDARY 79.250 m

BOUNDARY 79.250 m

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18006 - PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS
16-24 HOPE STREET, PENRITH 2750

CLIENT
PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

MORSON GROUP

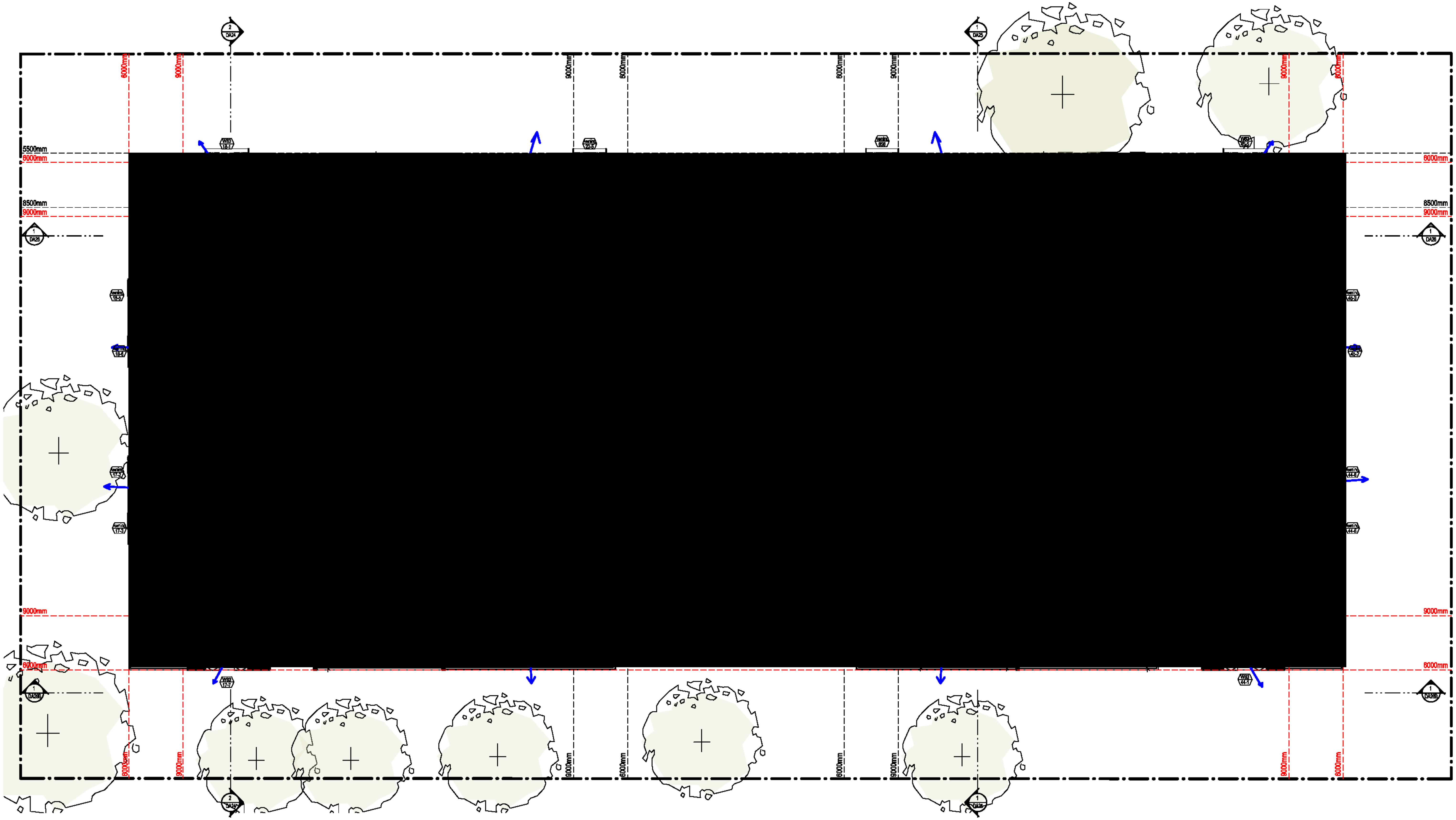
SHEET SIZE: A1
SCALE 1 : 100

DAT E
JULY 2018

SHEET NAME: FLOOR PLAN - LEVEL 2

DRAWING NUMBER: DA14

ISSUE NO. B



ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

LEGENDS / NOTES:

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

SCALE BAR

NORTH POINT

PROJECT: 18006 - PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS: 16-24 HOPE STREET, PENRITH 2750

CLIENT: PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

MORSON GROUP

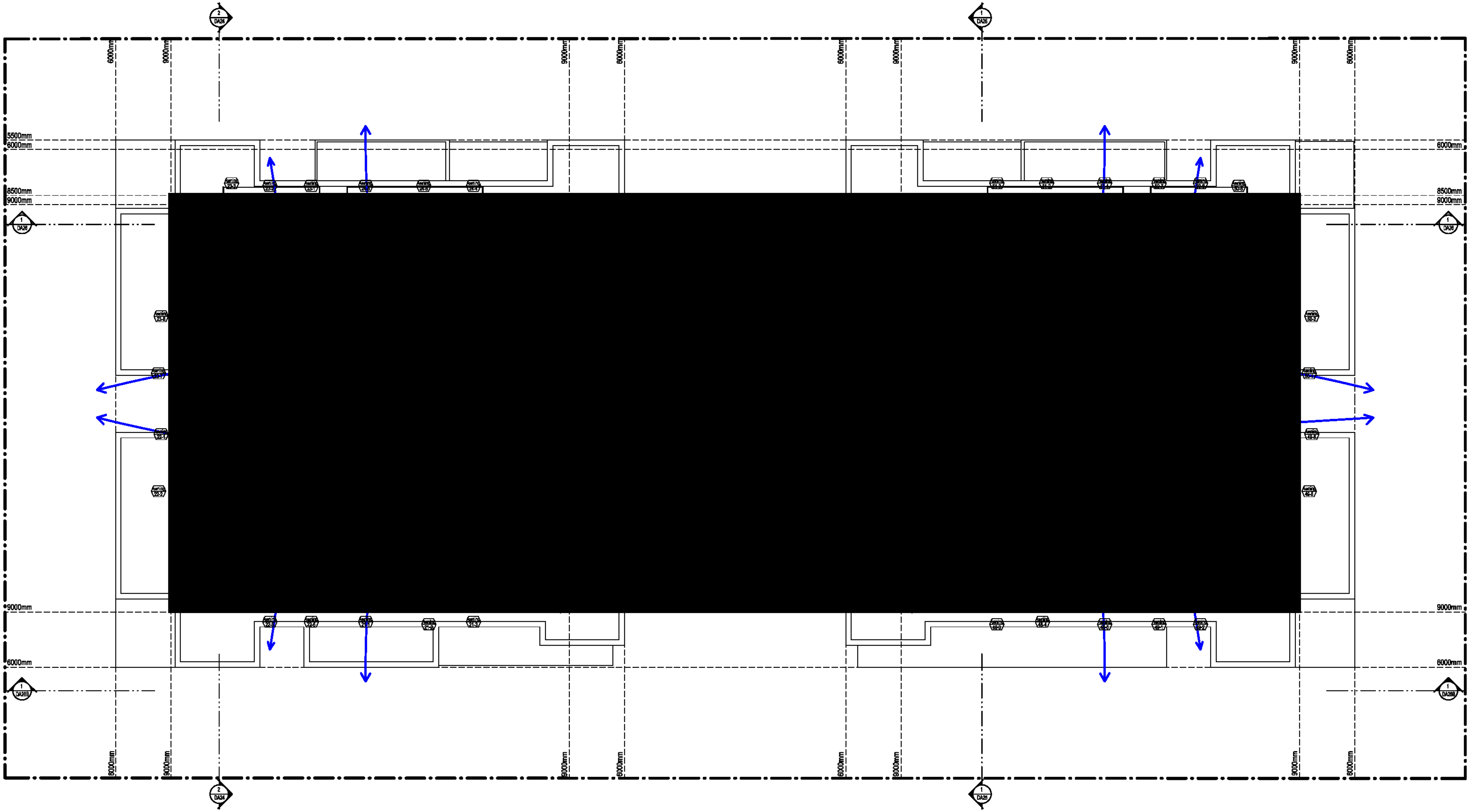
NOMINATED ARCHITECT - P F
MORSON REGISTRATION NUMBER 5100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9380 4946
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1 | SCALE 1 : 100 | DATE JULY 2018

SHEET NAME: **FLOOR PLAN - LEVEL 3**

DRAWING NUMBER: **DA15**

ISSUE NO.: **B**



[redacted]

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

LEGENDS / NOTES:

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

SCALE BAR

NORTH POINT

PROJECT
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS
16-24 HOPE STREET, PENRITH 2750

CLIENT
PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

MORSON GROUP

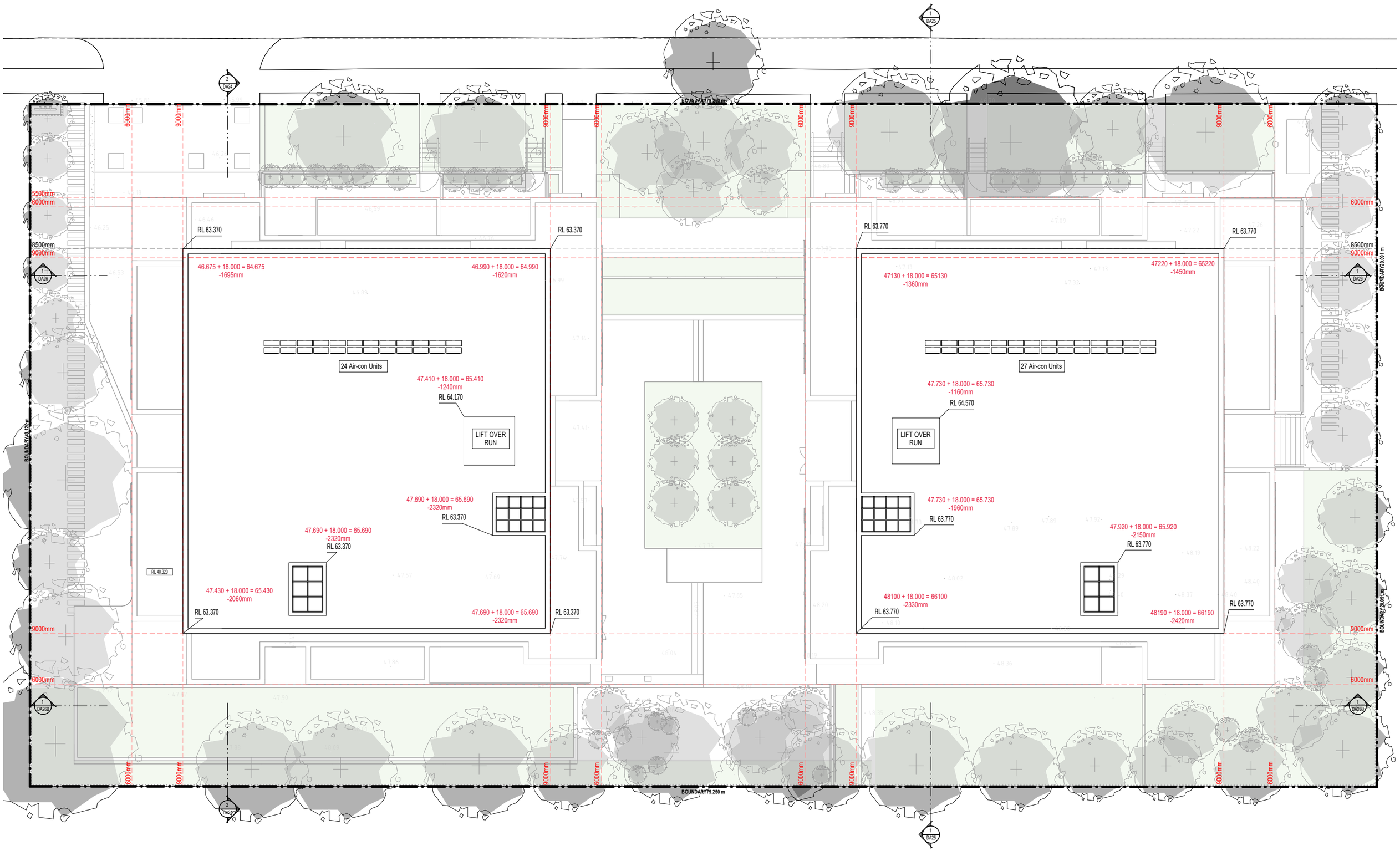
SHEET SIZE: A1
SCALE 1 : 100
DATE JULY 2018

SHEET NAME **FLOOR PLAN - LEVEL 4**

DRAWING NUMBER **DA16**

ISSUE NO. **B**

HOPE STREET



ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

LEGENDS / NOTES:

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

SCALE BAR

NORTH POINT

PROJEC T
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS
16-24 HOPE STREET, PENRITH 2750

CLIENT
PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

MORSON GROUP
NOMINATED ARCHITECT - P.F
MORSON REGISTRATION NUMBER 8100
ACN 169 460 056, ABN 41 169 460 056
www.morsongroup.com.au
(02) 9380 4946
PO Box 170, Ports Point, NSW 1355

SHEET SIZE: A1
SCALE 1 : 100
DAT E JULY 2018

SHEET NAME: FLOOR PLAN - ROOF LEVEL

DRAWING NUMBER: DA17
ISSUE NO.: B

NORTH ELEVATION

1 : 100

NB: FOR ALL WINDOW NUMBERS, REFER TO SHEET DA22

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

LEGENDS / NOTES:

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

SCALE BAR

NORTH POINT

PROJECT
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS
16-24 HOPE STREET, PENRITH 2750

CLIENT
PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

MORSON GROUP

NOMINATED ARCHITECT – P F
MORSON REGISTRATION NUMBER 6100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9360 4346
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE 1 : 100
DAT E
JULY 2018

SHEET NAME: NORTH ELEVATION

DRAWING NUMBER: DA19

ISSUE NO.: B

EAST ELEVATION

1 : 100

NB: FOR ALL WINDOW NUMBERS, REFER TO SHEET DA22

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

LEGENDS / NOTES:

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

SCALE BAR

NORTH POINT

PROJECT
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS
16-24 HOPE STREET, PENRITH 2750

CLIENT
PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

MORSON GROUP
NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 6100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9380 4946
PO Box 170, Point Point, NSW 1335

SHEET SIZE: A1
SCALE 1 : 100
DAT E JULY 2018

SHEET NAME: EAST ELEVATION

DRAWING NUMBER: DA20

ISSUE NO.: B

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

LEGENDS / NOTES:

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

SCALE BAR

NORTH POINT

PROJEC T
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS
16-24 HOPE STREET, PENRITH 2750

CLIENT
PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

MORSON GROUP

NOMINATED ARCHITECT – P F
MORSON REGISTRATION NUMBER 6100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9360 4946
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE 1 : 100

DAT E
JULY 2018

SHEET NAME
WEST ELEVATION

DRAWING NUMBER **DA21**

ISSUE NO. **B**

NB: FOR ALL WINDOW NUMBERS, REFER TO SHEET DA22

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

LEGENDS / NOTES:

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

SCALE BAR

NORTH POINT

PROJECT
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS
16-24 HOPE STREET, PENRITH 2750

CLIENT
PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

MORSON GROUP

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

SHEET SIZE: A1
SCALE 1 : 100
DAT E JULY 2018

SHEET NAME: SOUTH ELEVATION

DRAWING NUMBER: DA22

ISSUE NO.: B

CENTRAL ELEVATION (EAST)
1 : 100

CENTRAL ELEVATION (WEST)
1 : 100

NB: FOR ALL WINDOW NUMBERS, REFER TO SHEET DA22

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

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

SCALE BAR · NORTH POINT

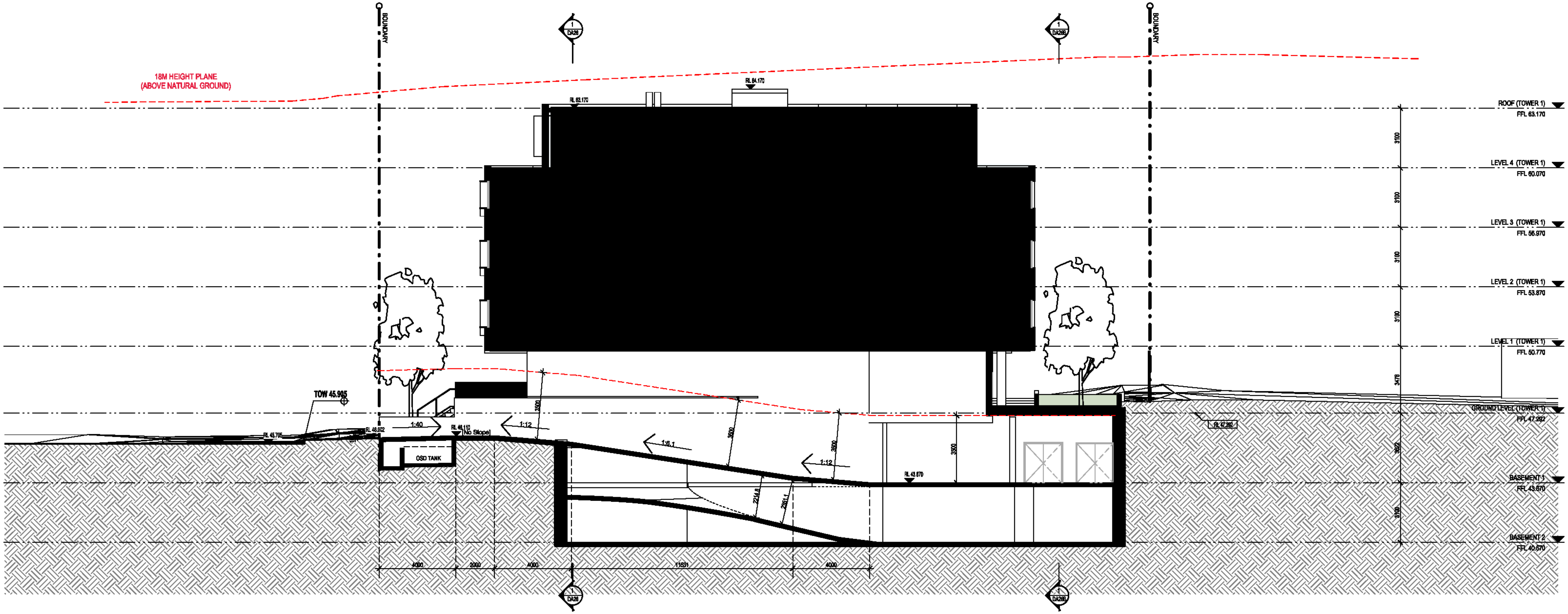
PROJEC T
18006 - PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS
16-24 HOPE STREET, PENRITH 2750
CLIENT
PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

MORSON GROUP
NOMINATED ARCHITECT – P F MORSON REGISTRATION NUMBER 6100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9360 4946
PO Box 370, Potts Point, NSW 1335

SHEET SIZE: A1 DAT E
SCALE 1 : 100 JULY 2018

SHEET NAME **CENTRAL ELEVATIONS**

DRAWING NUMBER **DA23**
ISSUE NO. **B**



ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

LEGENDS / NOTES:

BR BEDROOM — COM COMMS CUPBOARD — DP DOWNPIPE — E ELECTRICAL CUPBOARD — FHR FIRE HOSE REEL

GAS GAS CUPBOARD — GD GRATED DRAIN — GEX GARBAGE EXHAUST — MBX MAILBOX — RL RELATIVE LEVEL

RWO RAINWATER OUTLET — SWP STORM WATER PIT — TOH TOP OF HOB — TOW TOP OF WALL — TTI TACTILE INDICATORS

SCALE BAR — NORTH POINT

PROJECT
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS
16-24 HOPE STREET, PENRITH 2750

CLIENT
PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

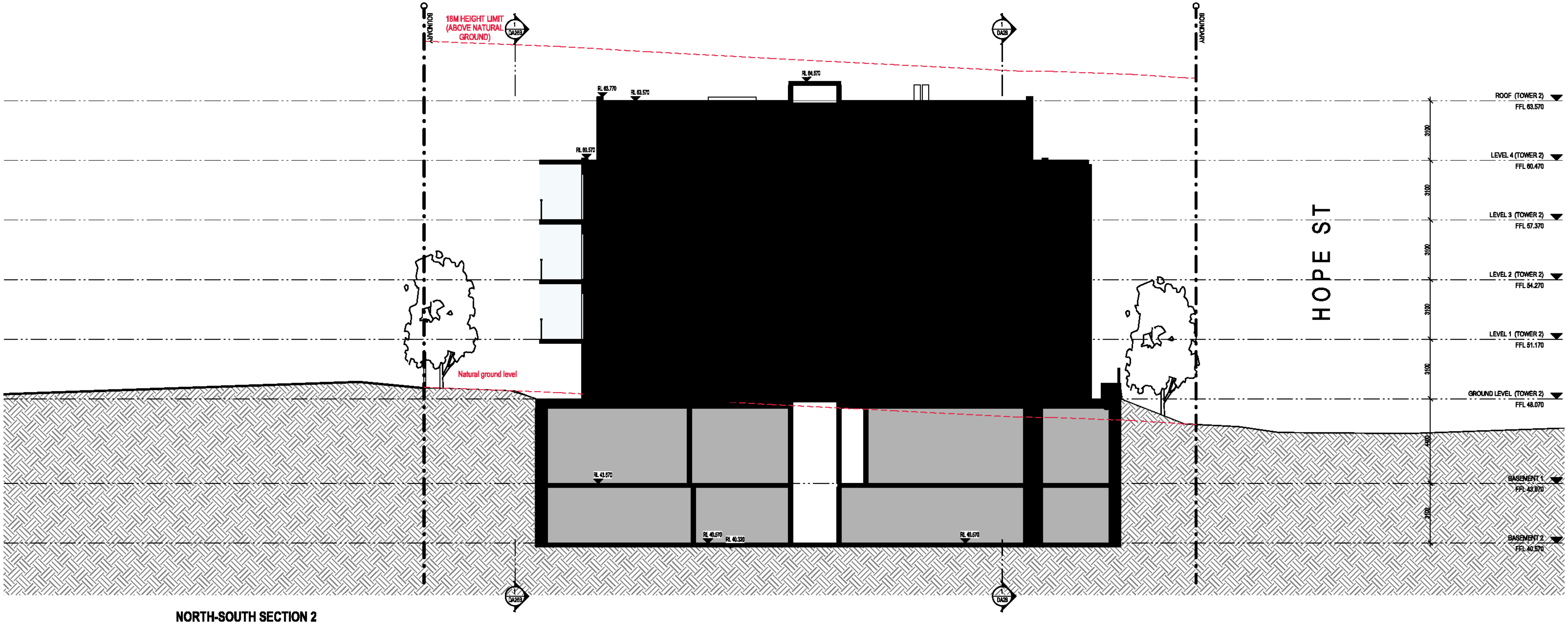
MORSON GROUP

NOMINATED ARCHITECT - P F
MORSON REGISTRATION NUMBER 5100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9380 4946
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1 — SCALE 1 : 100 — DATE JULY 2018

SHEET NAME
NORTH-SOUTH SECTION 1

DRAWING NUMBER DA24
ISSUE NO. B



NORTH-SOUTH SECTION 2

1 : 100

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

LEGENDS / NOTES:

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

SCALE BAR

NORTH POINT

PROJECT
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS
16-24 HOPE STREET, PENRITH 2750

CLIENT
PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

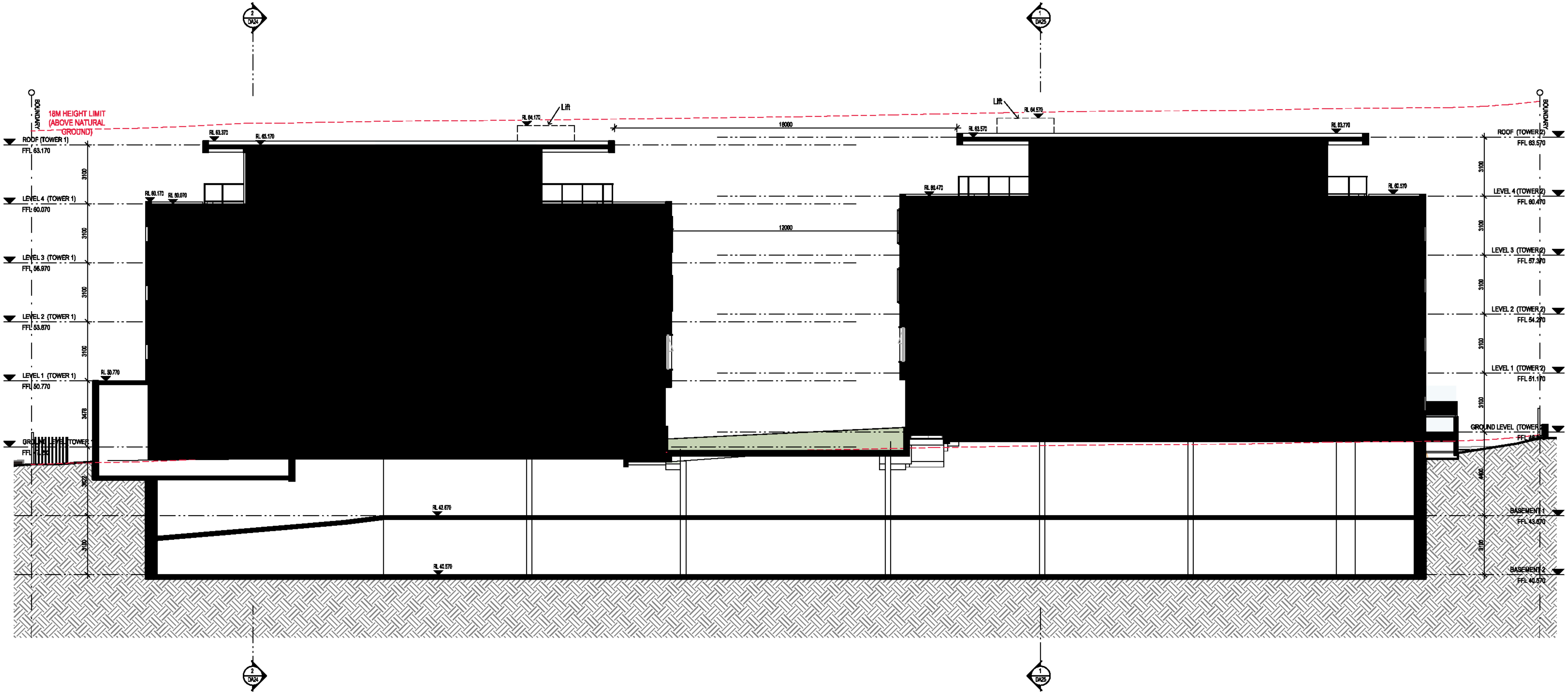
MORSON GROUP

SHEET SIZE: A1
SCALE 1 : 100
DATE JULY 2018

SHEET NAME NORTH-SOUTH SECTION 2

DRAWING NUMBER DA25

ISSUE NO. B



ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

LEGENDS / NOTES:

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

SCALE BAR | NORTH POINT

PROJECT: 18006 - PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS: 16-24 HOPE STREET, PENRITH 2750

CLIENT: PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

MORSON GROUP
NOMINATED ARCHITECT - P F
MORSON REGISTRATION NUMBER 5100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9380 4946
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1 | DATE: JULY 2018 | SCALE: 1 : 100

SHEET NAME: EAST-WEST SECTION 1

DRAWING NUMBER: DA26

ISSUE NO.: B

ISSUE	DATE	AMENDMENT
A	01-04-2021	COUNCIL REVISION

LEGENDS / NOTES:

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

SCALE BAR

NORTH POINT

PROJEC
T
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS
16-24 HOPE STREET, PENRITH 2750

CLIENT
PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

MORSON GROUP
NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 6100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9380 4946
PO Box 170, Points Point, NSW 1335

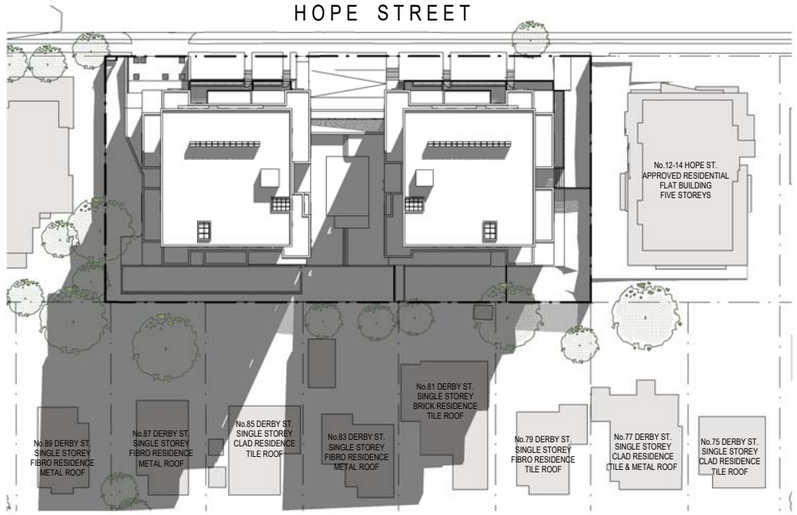
SHEET SIZE: A1
SCALE 1 : 100

DAT
E
JULY 2018

SHEET NAME: **EAST-WEST SECTION 2**

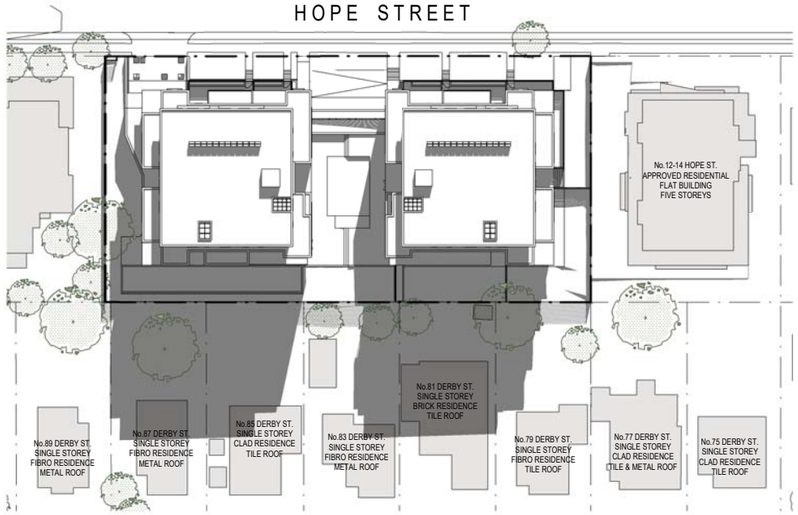
DRAWING NUMBER: **DA26B**

ISSUE NO.: **A**



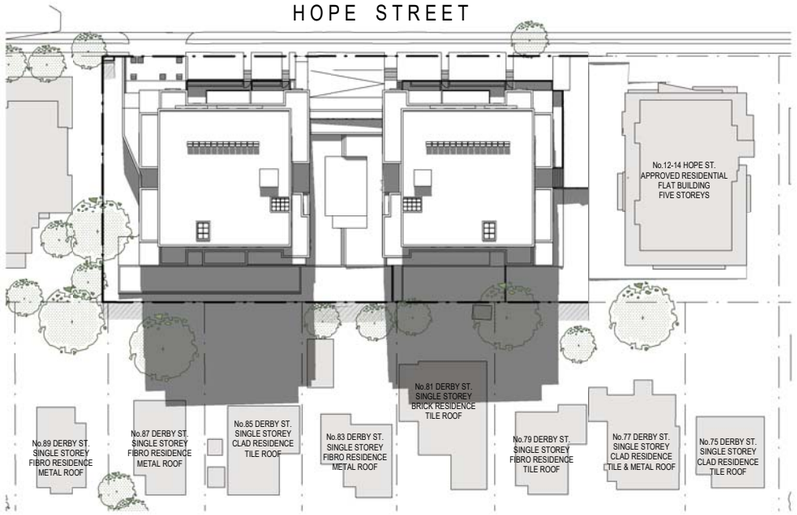
JUNE 22ND - 9AM

1 : 500



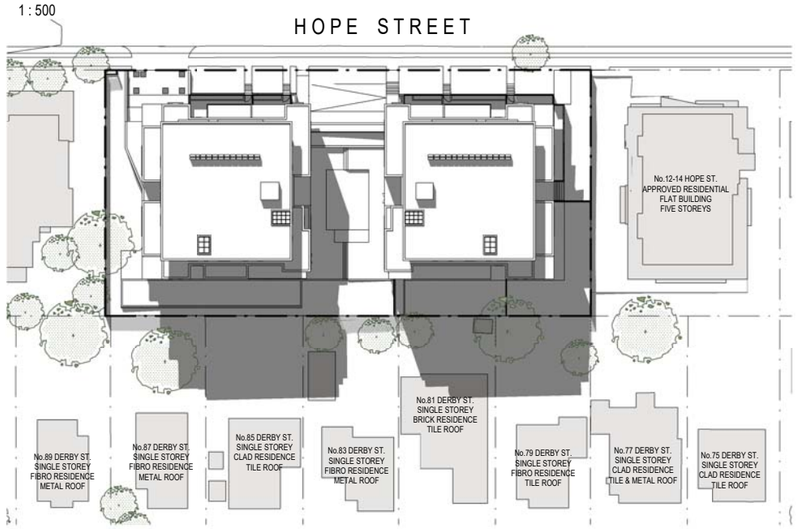
JUNE 22ND - 10AM

1 : 500



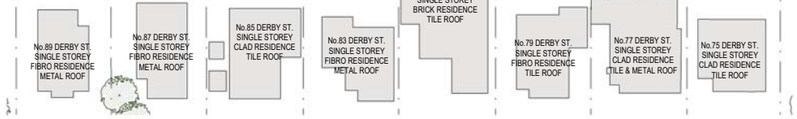
JUNE 22ND - 11AM

1 : 500



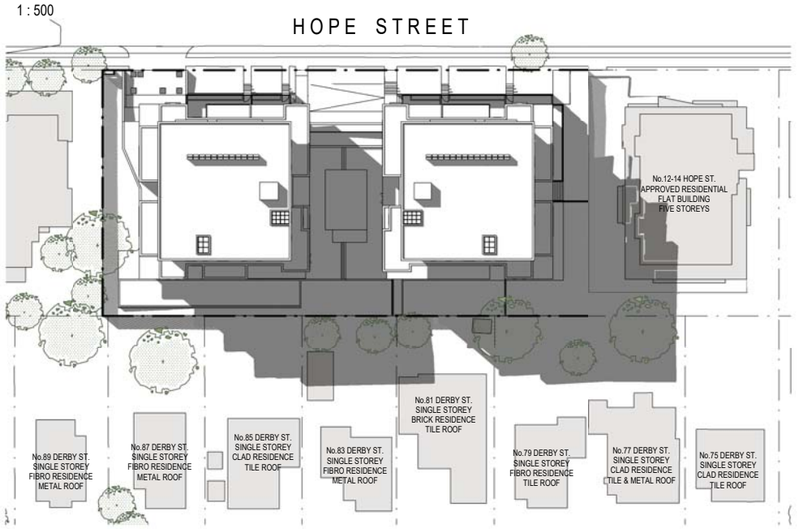
JUNE 22ND - 12PM

1 : 500



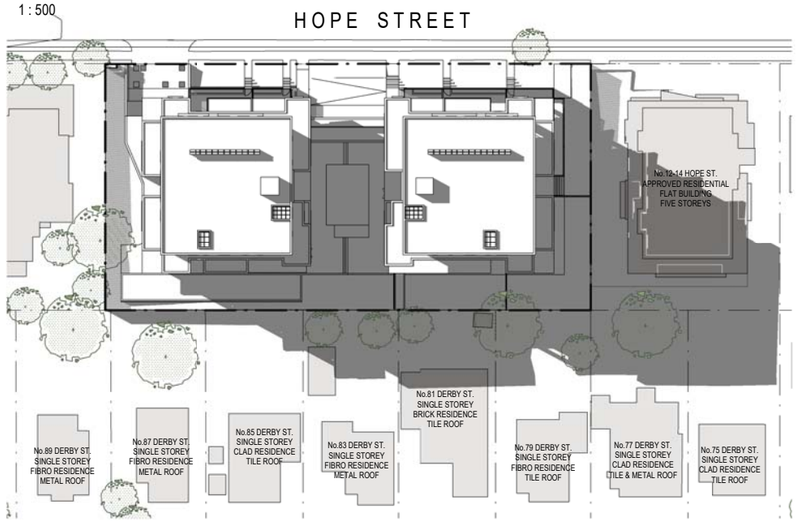
JUNE 22ND - 1PM

1 : 500



JUNE 22ND - 2PM

1 : 500



JUNE 22ND - 3PM

1 : 500

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

SCALE BAR

NORTH POINT

PROJECT
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS
16-24 HOPE STREET, PENRITH 2750

CLIENT
PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

MORSON GROUP

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, Point Point, NSW 1335

SHEET SIZE: A1
SCALE 1 : 500
DATE JULY 2018

SHEET NAME **SOLAR ACCESS STUDY**

DRAWING NUMBER **DA27**

ISSUE NO. **B**

WINDOW SCHEDULE

GROUND LEVEL (TOWER 1)

No.	Opening	Opening Width	Opening Height	Sill Height	Glass Material	Location	Glazing
01-1	Awning	1400	2400	0			
01-2	Sliding	2400	2400	0	GL1	N	
01-3	Sliding	3000	2400	0	GL1		
02-1	Sliding	2400	2400	0	GL1		
02-2	Sliding	2400	2400	0	GL1		

GROUND LEVEL (TOWER 2)

No.	Opening	Opening Width	Opening Height	Sill Height	Glass Material	Location	Glazing
25-1	Awning	1400	2400	0			
25-2	Sliding	2400	2400	0	GL1		
25-3	Sliding	2400	2400	0	GL1		
25-4	Sliding	2400	2400	0	GL1		
25-5	Awning	1400	2400	0			
26-1	W83	2400	1400	1000		N	
26-2	Sliding	2400	2400	0	GL1		
26-3	W03	1800	1400	1000	GL1	N	
26-4	W84	2100	600	1100	GL1	E	
26-5	Awning	1800	2400	0			
26-6	Awning	1600	2400	0			
27-1	Awning	1600	2400	0			
27-2	Awning	1600	2400	0			
27-3	W84	2100	600	1100	GL1	E	
27-4	W03	1800	1400	1000	GL1	N	
27-5	Sliding	2400	2400	0	GL1		
27-6	W83	2400	1400	1000		N	
28-1	Awning	1400	2400	0			
28-2	Sliding	2400	2400	0	GL1		
28-3	Sliding	3000	2400	0	GL1		
29-1	Sliding	2400	2400	0	GL1		
29-2	W75	2900	2400	0	GL1		
51-9	W1	1200	700	1500	GL1		

LEVEL 1 (TOWER 1)

No.	Opening	Opening Width	Opening Height	Sill Height	Glass Material	Location	Glazing
03-1	Sliding	1700	2400	0	GL1	S	
03-2	Fix	1200	2400	0	GL1	S	
03-3	Sliding	3000	2400	0	GL1		
03-7	Awning	1800	1800	600		E	
04-1	Awning	1400	1800	600		N	
04-2	Sliding	2400	2400	0	GL1	N	
04-3	Sliding	3000	2400	0	GL1		
05-1	Awning	1400	2400	0		W	
05-2	Awning	1600	1600	600		W	
05-3	Awning	1600	1600	600		W	
05-5	W03	1800	1400	1000	GL1	N	
05-6	W83	2400	1400	1000		N	
06-1	W83	2400	1400	1000		N	
06-2	Sliding	2400	2400	0	GL1		
06-3	W03	1800	1400	1000	GL1	N	
06-4	W84	2100	600	1100	GL1	E	
06-5	Awning	1800	1800	600		W	
06-6	Awning	1800	1800	600		W	
06-7	Awning	1400	2400	0		W	
07-1	Sliding	3000	2400	0	GL1		
07-2	Sliding	2400	2400	0	GL1	N	
07-3	Awning	1400	1800	600		N	
08-2	W11	900	600	1500	GL1	E	
08-4	Awning	1800	1800	600		E	
08-5	Casement	1200	2400	0	GL1		
08-6	Sliding	3000	2400	0	GL1		
32-7	Awning	1400	2400	600		E	
33-1	Awning	1400	2400	600		E	

LEVEL 1 (TOWER 2)

No.	Opening	Opening Width	Opening Height	Sill Height	Glass Material	Location	Glazing
03-4	W80	1000	1800	200		E	
03-5	W80	1000	1800	200		E	
03-6	W80	1000	1800	200		E	
05-4	W84	2100	600	700	GL1	E	
08-1	Awning	1800	1800	200		E	
08-3	W80	1000	1800	200		E	
30-1	Awning	1800	1800	600		W	
30-2	W80	1000	1800	600		E	
30-3	W80	1000	1800	600		E	
30-4	W80	1000	1800	600		E	
30-5	Sliding	3000	2400	0	GL1		
30-6	Fix	1200	2400	0	GL1		
30-7	Sliding	1700	2400	0	GL1		
31-1	Sliding	3000	2400	0	GL1		
31-2	Sliding	1700	2400	0	GL1		
31-3	Awning	1400	1800	600			
32-1	W83	2400	1400	1000		N	
32-2	Sliding	2400	2400	0	GL1		
32-3	W03	1800	1400	1000	GL1	N	
32-4	W84	2100	600	1100	GL1	E	
32-5	Awning	1800	1800	600		E	
32-6	Awning	1600	1600	600		E	
33-2	Awning	1600	1600	600		E	
33-3	Awning	1800	1800	600		E	
33-4	W84	2100	600	1100	GL1	E	
33-5	W03	1800	1400	1000	GL1	N	
33-6	Sliding	2400	2400	0	GL1		
33-7	W83	2400	1400	1000		N	
34-1	Awning	1400	1800	600		N	
34-2	Sliding	2400	2400	0	GL1	N	
34-3	Sliding	3000	2400	0	GL1		
35-1	Sliding	3000	2400	0	GL1		
35-2	Casement	1200	2400	0	GL1		
35-3	Awning	1800	1800	600		E	
35-4	W80	1000	1800	600		E	
35-5	W11	900	600	1500	GL1	E	
35-6	Awning	1800	1800	600		E	

LEVEL 2 (TOWER 1)

No.	Opening	Opening Width	Opening Height	Sill Height	Glass Material	Location	Glazing
09-1	Sliding	1700	2400	0	GL1	S	
09-2	Fix	1200	2400	0	GL1	S	
09-3	Sliding	3000	2400	0	GL1		
09-4	W80	1000	1800	600		E	
09-5	W80	1000	1800	600		E	
09-6	W80	1000	1800	600		E	
09-7	Awning	1600	1600	600		E	
10-1	Awning	1400	1800	600		S	
10-2	Sliding	2400	2400	0	GL1	S	
10-3	Sliding	3000	2400	0	GL1		
11-1	Awning	1400	2400	0			
11-2	Awning	1800	1800	600		W	
11-3	Awning	1800	1800	600		W	
11-4	W84	2100	600	1100	GL1	E	
11-5	W03	1800	1400	1000	GL1	N	
11-6	Sliding	2400	2400	0	GL1		
11-7	W83	2400	1400	1000		N	
12-1	W83	2400	1400	1000		N	
12-2	Sliding	2400	2400	0	GL1		
12-3	W03	1800	1400	1000	GL1	N	
12-4	W84	2100	600	1100	GL1	E	
12-5	Awning	1800	1800	600		W	
12-6	Awning	1800	1800	600		W	
12-7	Awning	1400	2400	0			
13-1	Sliding	3000	2400	0	GL1		
13-2	Sliding	2400	2400	0	GL1	N	
13-3	Awning	1400	1800	600		N	
14-2	W80	1000	1800	600		E	
14-5	Awning	1800	1800	600		E	
14-6	Sliding	3000	2400	0	GL1		
38-7	Awning	1400	2400	600		E	
39-1	Awning	1400	2400	600		E	

LEVEL 2 (TOWER 2)

No.	Opening	Opening Width	Opening Height	Sill Height	Glass Material	Location	Glazing
14-1	W80	1000	1800	200		E	
14-3	W80	1000	1800	200		E	
14-4	W80	1000	1800	200		E	
36-1	Awning	1800	1800	600		W	
36-2	W80	1000	1800	600		E	
36-3	W80	1000	1800	600		E	
36-4	W80	1000	1800	600		E	
36-5	Sliding	3000	2400	0	GL1		
36-6	Casement	1200	2400	0	GL1	S	
36-7	Sliding	1700	2400	0	GL1		
37-1	Sliding	3000	2400	0	GL1		
37-2	Sliding	1700	2400	0	GL1		
37-3	Awning	1400	1800	600			
38-1	W83	2400	1400	1000		N	
38-2	Sliding	2400	2400	0	GL1		
38-3	W03	1800	1400	1000	GL1	N	
38-4	W84	2100	600	1100	GL1	E	
38-5	Awning	1800	1800	600		E	
38-6	Awning	1800	1800	600		E	
39-2	Awning	1800	1800	600		E	
39-3	Awning	1800	1800	600		E	
39-4	W84	2100	600	1100	GL1	E	
39-5	W03	1800	1400	1000	GL1	N	
39-6	Sliding	2400	2400	0	GL1		
39-7	W83	2400	1400	1000		N	
40-1	Awning	1400	1800	600		N	
40-2	Sliding	2400	2400	0	GL1	N	
40-3	Sliding	3000	2400	0	GL1		
41-1	Sliding	3000	2400	0	GL1		
41-2	Casement	1200	2400	0	GL1		
41-3	Awning	1800	1800	600		E	
41-4	Awning	1800	1800	600		W	
41-5	W80	1000	1800	600		W	
41-6	Awning	1800	1800	600		W	

LEVEL 3 (TOWER 1)

No.	Opening	Opening Width	Opening Height	Sill Height	Glass Material	Location	Glazing
15-1	Sliding	1700	2400	0	GL1	S	
15-2	Fix	1200	2400	0	GL1	S	
15-3	Sliding	3000	2400	0	GL1	S	
15-4	W80	1000	1800	900		E	
16-5	W80	1000	1800	900		E	
16-6	W76	1685	1800	900		E	
16-7	W79	835	1800	900		E	
16-8	Awning	1800	1800	900		W	
16-1	Awning	1400	1800	600		S	
16-2	Sliding	2400	2400	0	GL1	S	
16-3	Sliding	3000	2400	0	GL1		
17-1	Awning	1400	2400	0			
17-2	Awning	1600	1600	600		W	
17-3	Awning	1600	1600	600		W	
17-4	W84	2100	600	1100	GL1	E	
17-5	W03	1800	1400	1000	GL1	N	
17-6	Sliding	2400	2400	0	GL1		
17-7	W83	2400	1400	1000		N	
18-1	W83	2400	1400	1000		N	
18-2	Sliding	2400	2400	0	GL1		
18-3	W03	1800	1400	1000	GL1	N	
18-4	W84	2100	600	1100	GL1	E	
18-5	Awning	1800	1800	600		W	
18-6	Awning	1800	1800	600		W	
18-7	Awning	1400	2400	0			
19-1	Sliding	3000	2400	0	GL1		
19-2	Sliding	2400	2400	0	GL1	N	
19-3	Awning	1400	1800	600		N	
20-1	W80	1000	1800	600		E	
20-2	W80	1000	1800	600		E	
20-3	W80	1000	1800	600		E	
20-4	W80	1000	1800	600		E	
20-5	Awning	1800	1800	600		E	
20-6	Casement	1200	2400	0	GL1		
20-7	Sliding	3000	2400	0	GL1		
44-7	Awning	1400	2400	600		E	
45-1	Awning	1400	2400	600		E	
50-8	W84	2100	600	1100	GL1	E	

LEVEL 3 (TOWER 2)

No.	Opening	Opening Width	Opening Height	Sill Height	Glass Material	Location	Glazing
42-1	Awning	1800	1800	600		W	
42-2	W79	835	1800	900		W	
42-3	W76	1685	1800	900		W	
42-4	W80	1000	1800	600		E	
42-5	W80	1000	1800	600		E	
42-6	Sliding	3000	2400	0	GL1	S	
42-7	Fix	1200	2400	0	GL1	S	
42-8	Sliding	1700	2400	0	GL1		
43-1	Sliding	3000	2400	0	GL1		
43-2	Sliding	1700	2400	0	GL1		
43-3	Awning	1400	1800	600			
44-1	W83	2400	1400	1000		N	
44-2	Sliding	2400	2400	0	GL1		
44-3	W03	1800	1400	1000	GL1	N	
44-4	W84	2100	600	1100	GL1	E	
44-5	Awning	1600	1600	600		E	
44-6	Awning	1600	1600	600		E	
45-2	Awning	1800	1800	600		E	
45-3	Awning	1800	1800	600		E	
46-4	W03	1800	1400	1000	GL1	N	
46-5	W83	2400	1400	1000		N	
51-7	Awning	1400	1800	600		N	
51-8	Sliding	2400	2400	0	GL1	N	

LEVEL 4 (TOWER 1)

No.	Opening	Opening Width	Opening Height	Sill Height	Glass Material	Location	Glazing
21-1	Awning	2000	2100	600		S	
21-2	Awning	1000	2100	600		S	
21-3	Awning	1000	2100	600		S	
21-4	Sliding	2900	2700	0	GL1	S	
21-5	Awning	1000	2100	600		E	
21-6	Awning	2000	2100	600		E	
22-1	Awning	2000	2100	600		W	
22-2	Awning	2000	2100	600		W	
22-3	Awning	1200	2700	0	GL1	S	
22-4	Sliding	3300	2700	0	GL1	W	
22-5	Awning	2000	2100	600		S	
22-6	Awning	900	2100	600		S	
23-1	Awning	900	2100	600		N	
23-2	Awning	2000	2100	600		N	
23-3	Awning	900	2100	600		N	
23-4	Sliding	3300	2700	0	GL1	W	
23-5	Awning	1200	2700	0	GL1	N	
23-6	Awning	2000	2100	600		W	
23-7	Awning	2000	2100	600		W	
24-1	Awning	1000	2100	600		E	
24-2	Awning	1000	2100	600		E	
24-3	Sliding	2900	2700	0	GL1	N	
24-4	Awning	1000	2100	600		E	
24-6	Awning	2000	2100	600		N	

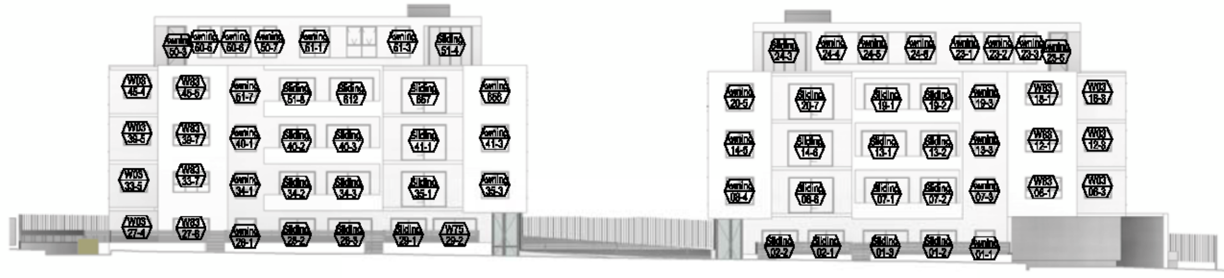
LEVEL 4 (TOWER 2)

No.	Opening	Opening Width	Opening Height	Sill Height	Glass Material	Location	Glazing
24-5	Awning	2000	2100	200		N	
48-1	Awning	2000	2100	600		W	
48-2	Sliding	2900	2700	0	GL1	S	
48-3	Awning	900	2100	600		S	
48-4	Awning	900	2100	600		S	
48-5	Awning	2000	2100	600		S	
49-1	Awning	900	2100	600		S	
49-2	Awning	2000	2100	600		S	
49-3	W81	3600	2700	0	GL1	E	
49-4	Awning	1200	2700	0	GL1	S	
49-5	Awning	2000	2100	600		E	
49-6	Awning	2000	2100	600		E	
50-1	Awning	2000	2100	600		E	
50-2	Awning	2000	2100	600		E	
50-3	Awning	1200	2700	0	GL1	N	
50-4	Sliding	3300	2700	0	GL1	E	
50-5	Awning	900	2100	600		N	
50-6	Awning	2000	2100	600		N	
50-7	Awning	900	2100	600		N	
51-1	Awning	2000	2100	600		N	
51-2	Awning	2000	2100	600		N	
51-3	Awning	1000	2100	600		W	
51-4	Sliding	2900	2700	0	GL1	N	
51-5	Awning	1000	2100	600		E	
51-6	Awning	1000	2100	600		E	

Grand total: 269

WINDOW SUMMARY

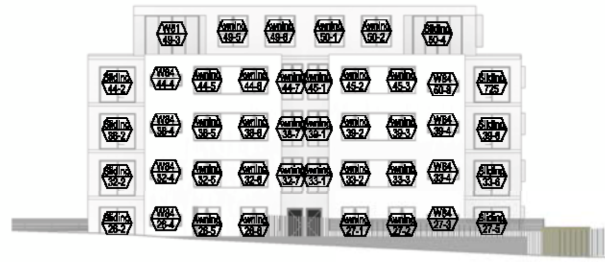
Type	Width	Height	Count
Awning	900	2100	6
Awning	1000	2100	9
Awning	1200	2700	4
Awning	1400	1800	12
Awning	1400	2400	16
Awning	1800	1800	42
Awning	1800	2400	4
Awning	2000	2100	20
Casement	1200	2400	7
Fix	1200	2400	5
Sliding	1700	2400	9
Sliding	2400	2400	31
Sliding	2900	2700	4
Sliding	3000	2400	26
Sliding	3300	2700	3
W1	1200	700	1
W03	1800	1400	14
W11	900	600	2
W74	4700	2100	8
W75	2900	2400	1
W76	1685	1800	2
W79	835	1800	2
W80	1000	1800	28
W81	3600	2700	1
W83	2400	1400	14
W84	2100	600	14
			267



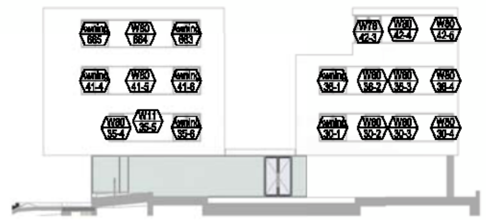
WINDOWS - NORTH ELEVATION
1 : 250

WINDOWS - SOUTH ELEVATION
1 : 250

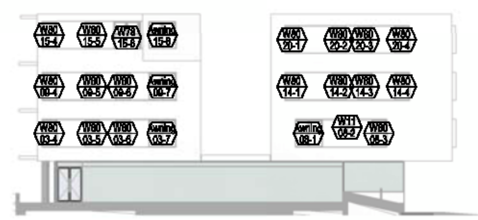
WINDOWS - WEST ELEVATION
1 : 250



WINDOWS - EAST ELEVATION
1 : 250



WINDOWS - CENTER ELEVATION (WEST)
1 : 250



WINDOWS - CENTER ELEVATION (EAST)
1 : 250

[redacted]

Pre-Adaptable 1 Bed unit
1 : 100

Post-Adaptable 1 Bed unit
1 : 100

ADAPTABLE UNITS
TOTAL UNITS - 51
ADAPTABLE UNITS - 6 (10%)
UNIT NUMBERS - 03, 34, 04, 35, 09, 40

WINDOW LEGEND

AL - ALUMINIUM LOUVRES
CLI - CLEAR GLAZING - INTERNAL
CLE- CLEAR GLAZING - EXTERNAL
CLE2 - CLEAR GLAZING - LOW 'E' EXTERNAL
CPG - CERAMIC PAINTED GLASS
OBS - OBSCURE GLAZING
PCA- POWDER COATED ALUMINIUM
SJ - SILICONE JOINT
1. ALUMINIUM COVER PLATE TO MATCH WINDOWS
2. ELECTRICALLY OPERATED REMOTE CONTROLS.
3. MANUALLY OPERATED REMOTE CONTROLS.

NOTE:
-ALL WINDOWS MUST BE SITE MEASURED BEFORE THE PREPARATION OF SHOP DRAWINGS & FABRICATION

-REFER TO SECTION 'J' OF THE BCA FOR GLAZING VALUES
REFER TO BASIX SPECIFICATION REPORT FOR ALUMINIUM & GLAZING VALUES.

-ALL WINDOWS TO COMPLY WITH NCC 2013 CLAUSE - D2.24 Protection of openable windows

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

SCALE BAR
NORTH POINT

PROJECT
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS
16-24 HOPE STREET, PENRITH 2750

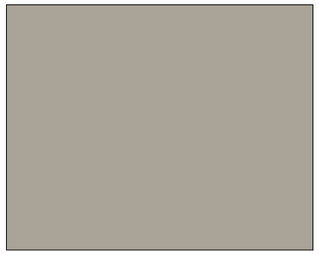
CLIENT
PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

MORSON GROUP

SHEET SIZE: A1
SCALE As Indicated
DATE JULY 2018

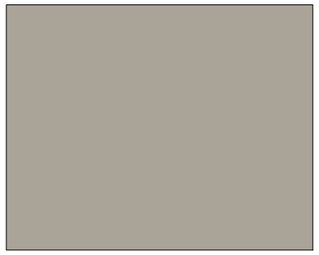
SHEET NAME WINDOW SCHEDULE & ADAPTABLE UNITS

DRAWING NUMBER DA28
ISSUE NO. B



PT1

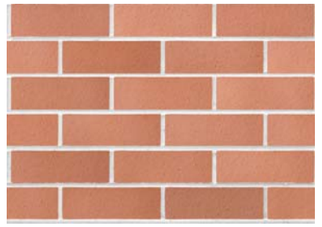
EXTERNAL (HIGH PERFORMANCE)
Dulux - White Dune
Code: SW1D6
RGB Value: 232,227,211
LRV Value: 79
URL: https://www.dulux.com.au/specifier/colour/colour-atlas#!/colour/dulux_dulux_24971



PDC1

POWDERCOAT ALUMINIUM
EXTERNAL GRADE

Dulux PowderCoat - Duralloy - Dune
Code: 2723087S
RGB Value: 170,163,152
LRV Value: 42
URL: https://duluxpowders.com.au/products/duralloy/



BRK1

Austral Bircks Symmetry Paprika
230x76-110-240-NSW

GL1

CLEAR GLASS

PT2

EXTERNAL (HIGH PERFORMANCE)

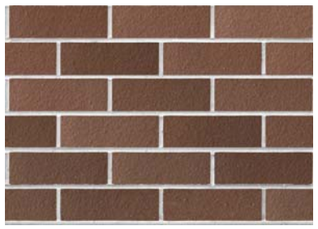
Dulux - Domino
Code: SG6G8
RGB Value: 60,62,63
LRV Value: 7
URL: https://www.dulux.com.au/specifier/colour/colour-atlas#!/colour/dulux_dulux_24734

GL and Level 5

PDC2

POWDERCOAT ALUMINIUM
Dulux PowderCoat - Duratec - Zeus Monument Matt
Code: 90Z8189M
RGB Value: 66,67,67
LRV Value: 9
URL: https://duluxpowders.com.au/products/duratec-zeus/

Louvres, windows frame and fence



BRK2

Austral Bricks Symmetry Mocha
230x76-110-240-NSW

GL2

COLOR BACK GLASS
"MONUMENT TO MATCH WINDOW FRAMES"

PT3

EXTERNAL (HIGH PERFORMANCE)
Dulux - Very Terracotta
Code: S08E8
RGB Value: 161,79,52
LRV Value: 17
URL: https://www.dulux.com.au/specifier/colour/colour-atlas#!/colour/dulux_dulux_20813

Level 5

ISSUE	DATE	AMENDMENT
A	17-03-2020	DA SUBMISSION
B	01-04-2021	COUNCIL REVISION

SCALE BAR

NORTH POINT

PROJEC T
18006 - PROPOSED RESIDENTIAL DEVELOPMENT

ADDRESS
16-24 HOPE STREET, PENRITH 2750

CLIENT
PRESTIGE DEVELOPMENTS GROUP (NSW) PTY LTD

MORSON GROUP
NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 6100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9380 4946
PO Box 370, Ports Point, NSW 1335

SHEET SIZE- A1
SCALE 1 : 100

DAT E
JULY 2018

SHEET NAME
MATERIAL SCHEDULE

DRAWING NUMBER **DA31**

ISSUE NO. **B**