

PROPOSED MIXED USE DEVELOPMENT

21-25 WOODRUFF STREET, PENRITH NSW 2750



AERIAL VIEW - SURROUNDING CONTEXT

Apartment Mix	
2BR	54
3BR	18
TOTAL APARTMENTS	72

Parking Schedule	
BASEMENT B1	
DISABLED CARSPACES	3
STANDARD CARSPACES	36
STANDARD CAR SPACES	36
BASEMENT B2	
DISABLED CARSPACES	3
SERVICE VEHICLE SPACES	2
STANDARD CAR SPACES	24
STANDARD CAR SPACES	24
TOTAL CARSPACES	62

Development Details	
Site Area	2732m ²
Gross Floor Area (GFA)	8131m ²
Zoning	B4 Mixed Use
Floor Space Ratio (FSR)*	Proposed
Building Height*	2.98:1
Total Stories	27.2m
	8

DATE	BY	APP. REVIEW
13/10/2018	DA SUBMISSION	
18/06/2018	REVISED DA SUBMISSION	
17/05/2018	REVISED DA SUBMISSION	

SCALE 8:811

NORTH

PROJECT
PROPOSED MIXED USE DEVELOPMENT
ADDRESS
21-25 WOODRUFF STREET, PENRITH NSW 2750

CLIENT
ASTRA GROUP PTY. LTD.



SHEET NAME
DEVELOPMENT DETAILS

SHEET NO.
DA01
REVISION
D



VISUALISATION 1



VISUALISATION 2



VISUALISATION 3



VISUALISATION 4



CLASSE	DATE	ART. MONET
A	1-12-1916	ON SUBASSON

PROJECT
PROPOSED MIXED USE DEVELOPMENT
ADDRESS
1125 WOODRUFF STREET, DENVER, CO 80202

12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989910010110210310410510610710810911011111211311411511611711811912012112212312412512612712812913013113213313413513613713813914014114214314414514614714814915015115215315415515615715815916016116216316416516616716816917017117217317417517617717817918018118218318418518618718818919019119219319419519619719819920020120220320420520620720820921021121221321421521621721821922022122222322422522622722822923023123223323423523623723823924024124224324424524624724824925025125225325425525625725825926026126226326426526626726826927027127227327427527627727827928028128228328428528628728828929029129229329429529629729829930030130230330430530630730830931031131231331431531631731831932032132232332432532632732832933033133233333433533633733833934034134234334434534634734834935035135235335435535635735835936036136236336436536636736836937037137237337437537637737837938038138238338438538638738838939039139239339439539639739839940040140240340440540640740840941041141241341441541641741841942042142242342442542642742842943043143243343443543643743843944044144244344444544644744844945045145245345445545645745845946046146246346446546646746846947047147247347447547647747847948048148248348448548648748848949049149249349449549649749849950050150250350450550650750850951051151251351451551651751851952052152252352452552652752852953053153253353453553653753853954054154254354454554654754854955055155255355455555655755855956056156256356456556656756856957057157257357457557657757857958058158258358458558658758858959059159259359459559659759859960060160260360460560660760860961061161261361461561661761861962062162262362462562662762862963063163263363463563663763863964064164264364464564664764864965065165265365465565665765865966066166266366466566666766866967067167267367467567667767867968068168268368468568668768868969069169269369469569669769869970070170270370470570670770870971071171271371471571671771871972072172272372472572672772872973073173273373473573673773873974074174274374474574674774874975075175275375475575675775875976076176276376476576676776876977077177277377477577677777877978078178278378478578678778878979079179279379479579679779879980080180280380480580680780880981081181281381481581681781881982082182282382482582682782882983083183283383483583683783883984084184284384484584684784884985085185285385485585685785885986086186286386486586686786886987087187287387487587687787887988088188288388488588688788888989089189289389489589689789889990090190290390490590690790890991091191291391491591691791891992092192292392492592692792892993093193293393493593693793893994094194294394494594694794894995095195295395495595695795895996096196296396496596696796896997097197297397497597697797897998098198298398498598698798898999099199299399499599699799899910001001100210031004100510061007100810091010101110121013101410151016101710181019102010211022102310241025102610271028102910301031103210331034103510361037103810391040104110421043104410451046104710481049105010511052105310541055105610571058105910601061106210631064106510661067106810691070107110721073107410751076107710781079108010811082108310841085108610871088108910901091109210931094109510961097109810991100110111021103110411051106110711081109111011111112111311141115111611171118111911201121112211231124112511261127112811291130113111321133113411351136113711381139114011411142114311441145114611471148114911501151115211531154115511561157115811591160116111621163116411651166116711681169117011711172117311741175117611771178117911801181118211831184118511861187118811891190119111921193119411951196119711981199120012011202120312041205120612071208120912101211121212131214121512161217121812191220122112221223122412251226122712281229123012311232123312341235123612371238123912401241124212431244124512461247124812491250125112521253125412551256125712581259126012611262126312641265126612671268126912701271127212731274127512761277127812791280128112821283128412851286128712881289129012911292129312941295129612971298129913001



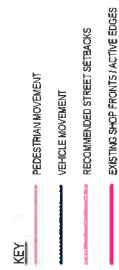
MORSON GROUP

EXISTING PHOTOGRAPHS

DA04

[illegible]

The map shows a portion of Vienna, Austria, with a grid of streets. A triangle marks the study site. The legend includes categories such as 'Water', 'Green space', 'Urban area', 'Industrial area', 'Commercial area', 'Residential area', 'Public area', 'Transportation area', 'Other area', and 'Unlabeled area'. A scale bar indicates distances from 0 to 1000 meters.

[illegible]

JUDGES PARK
CARPARK CURRENTLY IN USE

UNSTRESSABLE
GUSTY WIND COAL

BUJ/	(a) (b)	AMENDMENT
0	(1) (2) (3) (4)	ON SUBMISSION

PROJECT
PROPOSED MIXED USE DEVELOPMENT

ADDRESS
21-25 WOODCROFT STREET, PENRITH NSW 2750

CLIENT
ASTINA

MORSON GROUP

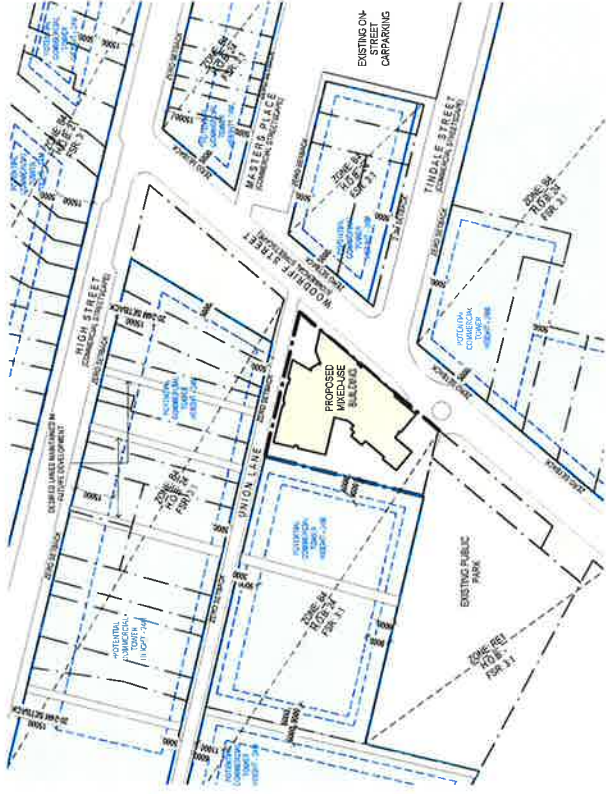
SHEET SIZE A1 SHEET NAME SITE ANALYSIS & DEVELOPMENT CONTROLS

SHEET NO. **DA05**
REVISION **A**

EXISTING & DESIRED LINKS

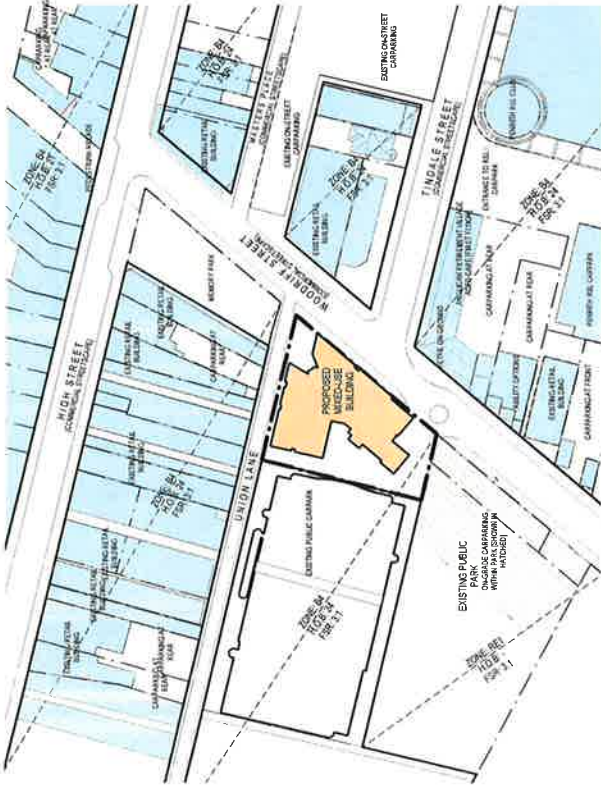


- Existing lanes to be retained
- Desired new lanes
- Existing pedestrian links to be retained
- Desired new pedestrian links
- DCP Area



SITE CONTEXT & ZONING DIAGRAM - FUTURE

1:1000



SITE CONTEXT & ZONING DIAGRAM - EXISTING

1:1000

EXISTING CONTEXT



IMAGE A1 - VIEW FROM MELBURY PARK



IMAGE B1 - VIEW FROM WOODRIF ST. SOUTH



IMAGE C1 - VIEW FROM TINDALE ST.



IMAGE D1 - VIEW FROM HIGH ST.

FUTURE CONTEXT



IMAGE A2 - VIEW FROM MELBURY PARK



IMAGE B2 - VIEW FROM WOODRIF ST. SOUTH

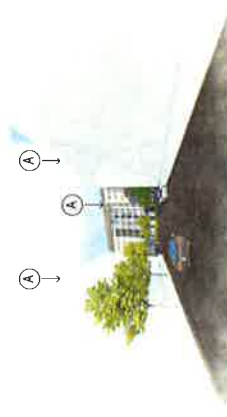


IMAGE C2 - VIEW FROM TINDALE ST.

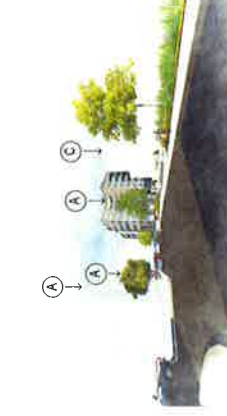


IMAGE D2 - VIEW FROM HIGH ST.



STREET FRONTAGE HEIGHT TYPE A



STREET FRONTAGE HEIGHT TYPE B



STREET FRONTAGE HEIGHT TYPE C

DATE	BY	APP. BY	DATE
10/01/2023	DA/ALB	DA/ALB	10/01/2023

PROPOSED MIXED USE DEVELOPMENT
255 WOODRIF STREET, MELBURY PARK (255)

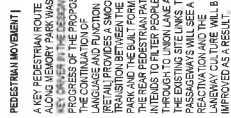
DATE
10/01/2023

MORSON GROUP

DATE
10/01/2023

PROPOSED & FUTURE CONTEXTUAL ANALYSIS

DA06
A



Successful policy can be measured in a number of ways. Whether it is the management and minimization of energy consumption or savings, the focus is more about the improvement of local conditions. Either way, there are a number of actions that have been taken into consideration to make the development more sustainable. With this in mind, the following measures have been put in place, either actively or passively in order to make the energy management plan for the future.

Within the Green Deal Raising System, economic prosperity and livability are two things taken into consideration. The

greenhouse gas emissions, colour and leachate production.

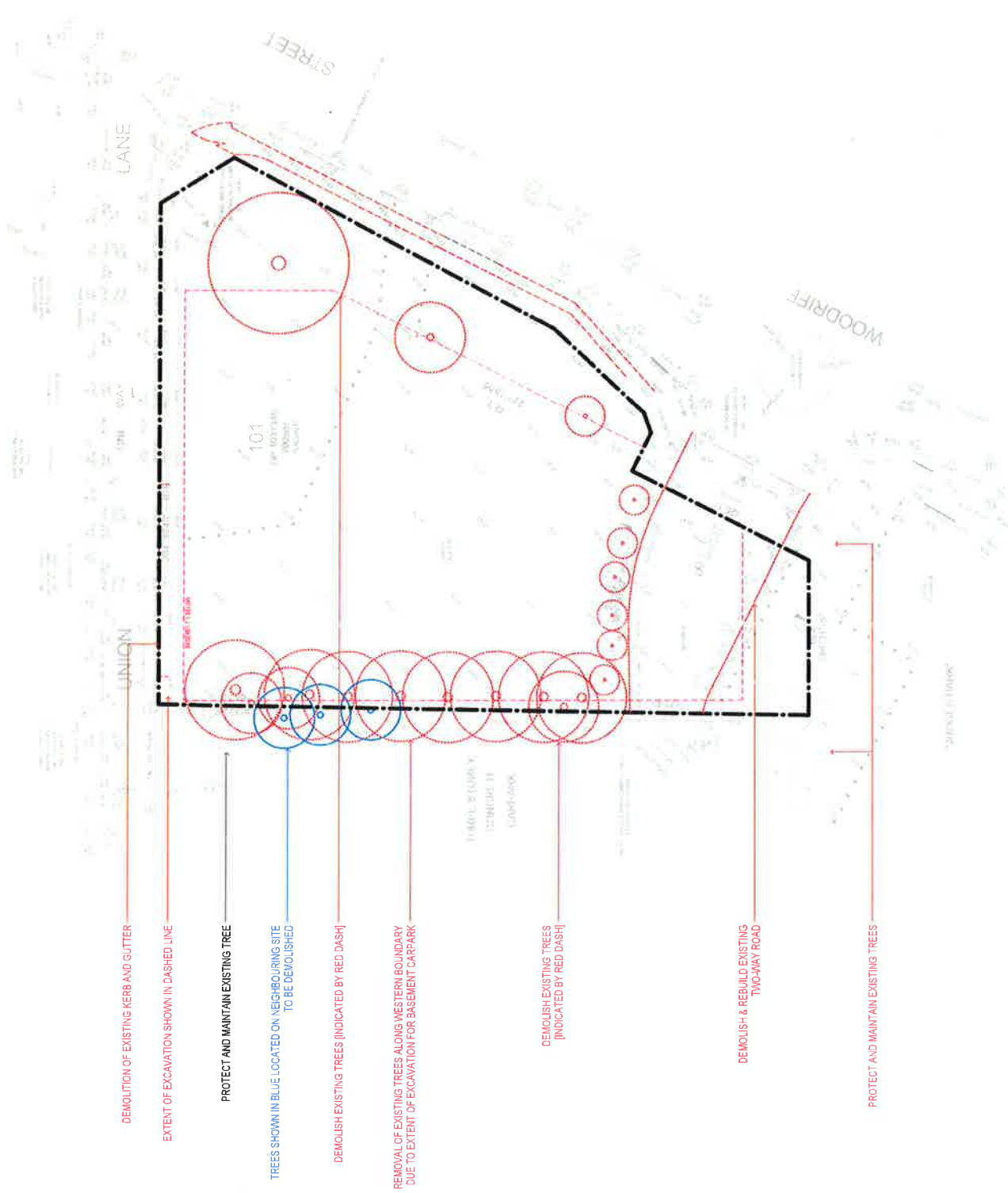
We have provided a bicycle parking station to people can cycle from their home or railway station and security guard the bicycles in a spot with fantastic passive surveillance. The more promotion of bicycle parking and roadways around the local area will take care of the road and reduce the output levels from greenhouse gas emissions.

STATEMENT OF WORK

NOTES ON THE CONTRIBUTORS

DATE	SCALE	DATE
10/10/10	10/10/10	10/10/10

1888



DEMOLITION OF EXISTING KERB AND GUTTER

EXTENT OF EXCAVATION SHOWN IN DASHED LINE

PROTECT AND MAINTAIN EXISTING TREE

TREES SHOWN IN BLUE LOCATED ON NEIGHBOURING SITE TO BE DEMOLISHED

DEMOLISH EXISTING TREES (INDICATED BY RED DASH)

REMOVAL OF EXISTING TREES ALONG WESTERN BOUNDARY DUE TO EXTENT OF EXCAVATION FOR BASEMENT CARPARK

DEMOLISH EXISTING TREES (INDICATED BY RED DASH)

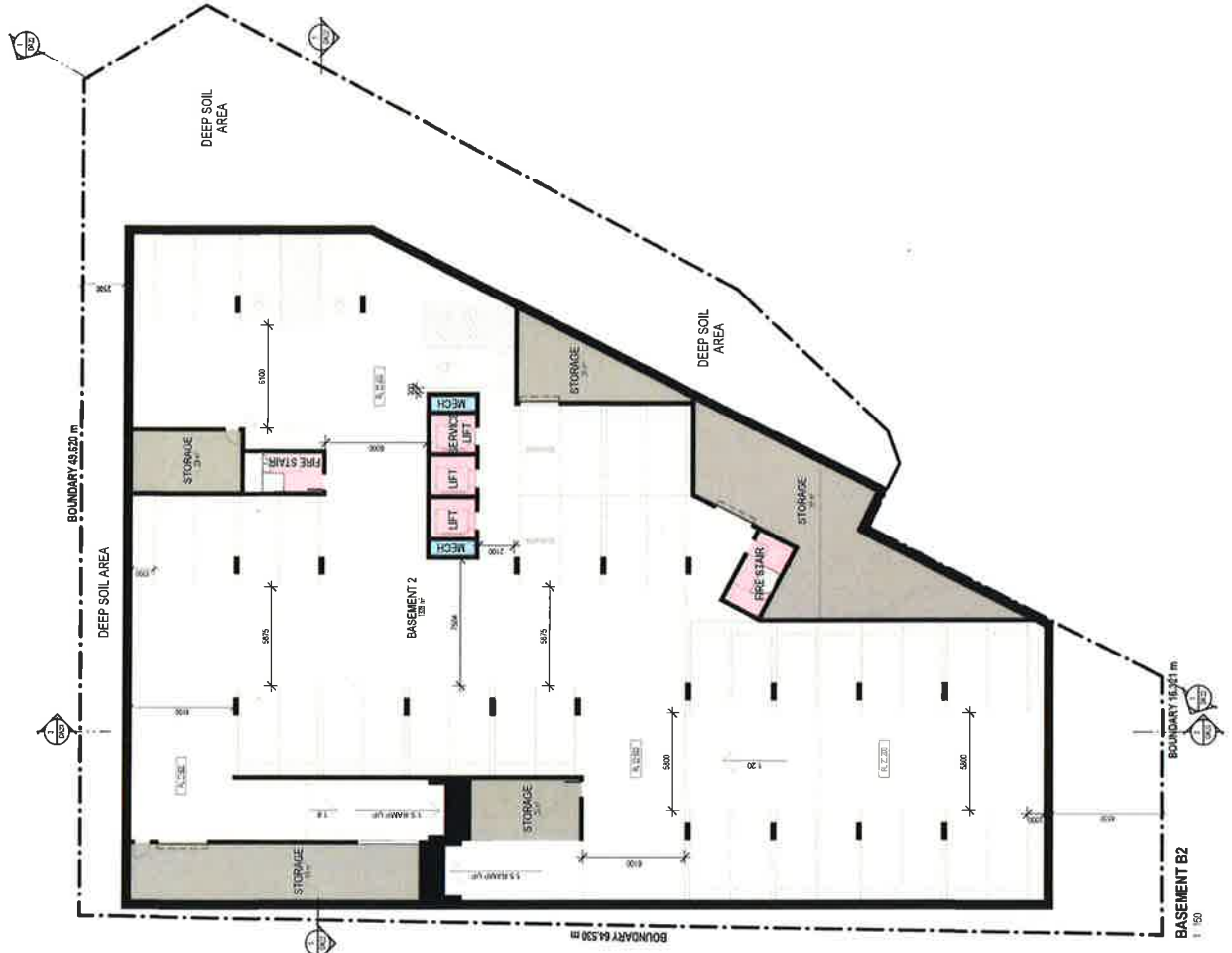
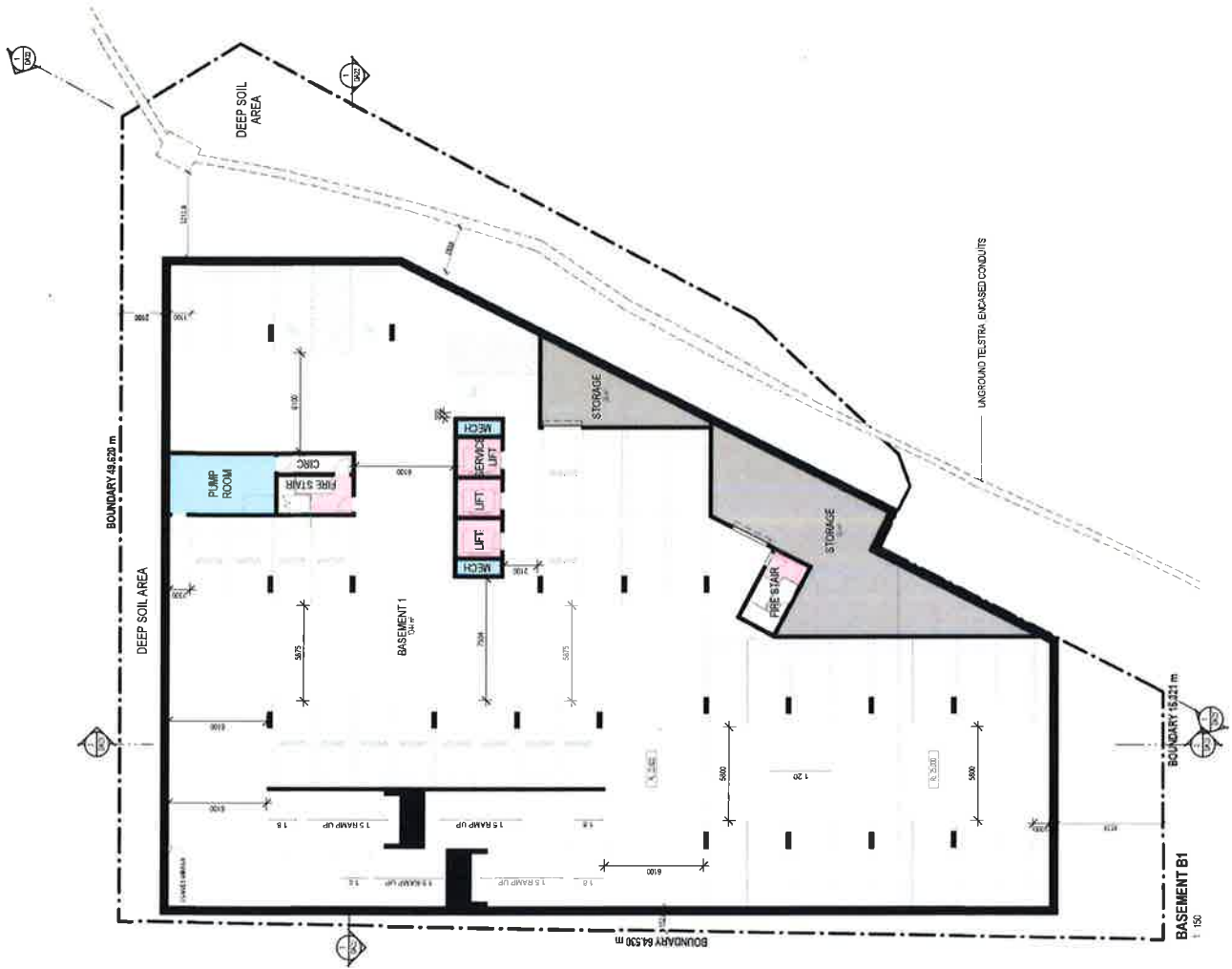
DEMOLISH & REBUILD EXISTING TYPICALLY ROAD

PROTECT AND MAINTAIN EXISTING TREES

DEMOLITION PLAN
1:200

NOTE: THE DEMOLITION DRAWING IS A PRELIMINARY DESIGN. THE SCOPE OF THE WORK IS SUBJECT TO THE FINAL TENDERS AND/OR AS PROPOSED. THE DEMOLITION DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. THE DEMOLITION DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. THE DEMOLITION DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

MORSON GROUP		PROJECT: PROPOSED MIXED USE DEVELOPMENT		SHEET NAME: DEMOLITION PLAN		SHEET NO. DA11	
ASTMA GROUP PVT. LTD.		ADDRESS: 31-35 WOODRIF STREET, PENRITH NSW 2150		SCALE: 1:200		REVISION: B	
CLIENT:		DATE:		DATE:		DATE:	
SCALE BAR		NORTH		DATE:		DATE:	
DATE: 12/01/2023		BY: [Signature]		CHECKED BY: [Signature]		DATE: 12/01/2023	



DA12 SHEET NO. C REVISION	SHEET NAME FLOOR PLAN - BASEMENT B1 & B2 SHEET SIZE A1 SCALE DATE 1:150 10/1/2018	MORSON GROUP CLIENT ASTMA GROUP PTY. LTD.	PROJECT PROPOSED MIXED USE DEVELOPMENT ADDRESS 21/53 MCCORRICK STREET PARRAMATTA NSW 2150	NORTH SCALE BAR 0 5 10 15 20m	DATE 10/1/2018 BY 10/1/2018 CHECKED 10/1/2018 DRAWN 10/1/2018 SCALE 1:150 SHEET NO. DA12 SHEET NAME FLOOR PLAN - BASEMENT B1 & B2 SHEET SIZE A1 SCALE DATE 1:150 10/1/2018	REVISIONS NO. DATE DESCRIPTION 1 10/1/2018 INITIAL DESIGN 2 10/1/2018 REVISED DESIGN 3 10/1/2018 REVISED DESIGN 4 10/1/2018 REVISED DESIGN 5 10/1/2018 REVISED DESIGN 6 10/1/2018 REVISED DESIGN 7 10/1/2018 REVISED DESIGN 8 10/1/2018 REVISED DESIGN 9 10/1/2018 REVISED DESIGN 10 10/1/2018 REVISED DESIGN
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DATE: 15/05/2024
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

PROJECT: PROPOSED MIXED USE DEVELOPMENT
ADDRESS: 21-23 WOODRUFF STREET PERTH WA 6150

CLIENT: ASTRIA GROUP PTY. LTD.

PROJECT NO: DA13
SHEET NO: 1
SHEET NAME: FLOOR PLAN - GROUND LEVEL
SCALE: DATE
REVISION: E

0 5 10 15 20m

SCALE BAR

NORTH

ASTRIA GROUP PTY. LTD.

MORSON GROUP



		PROJECT PROPOSED MIXED USE DEVELOPMENT ADDRESS 1155 MCDONNELL STREET, PERMITH NSW 2590		CLIENT ASTMA GROUP PTY LTD.		SHEET NO DA14		REVISION D	
DATE 10/10/2023		SCALE 1:100		DATE 10/10/2023		SCALE 1:100		DATE 10/10/2023	



REVISIONS A 15/03/2024 B 16/03/2024 C 16/03/2024 D 16/03/2024		PROJECT PROPOSED MIXED USE DEVELOPMENT ADDRESS 115 WOODRUFF STREET, PERTH WA 6150		CLIENT ASTMA GROUP PTY. LTD.		MORSON GROUP 115 WOODRUFF STREET, PERTH WA 6150 08 9447 1111 www.morsongroup.com.au		SHEET NO. DA15		REVISION D	
DATE 15/03/2024		SCALE 1:500		SCALE DATE 15/03/2024		SCALE DATE 15/03/2024		SHEET NAME FLOOR PLAN - TYPICAL LEVELS 2-5		REVISION D	





EAST ELEVATION X

1 2000



ELEVATION - WEST 1

1 200

CODE	DESCRIPTION	DETAILS	IMAGE
CF29	Concrete Vapor Barrier (Self-priming) Class 2 Membrane Applied to New CMU		
Q-1	Alkali, Water, & Acid Resist AJ-138	Acquaflex Floor Clear	
Q-2	Alkali, Water, & Acid Resist AJ-138	Acquaflex Floor Colortech	
MCW5	Acquaflex Clearing	Color Signal Grey (Per Chem)	
MCW6	Alkaline Hardener Mastic	Color Light Blue Mastic	
PC1	Acquaflex Overlaid (Self-priming)	Pearl Glass, Color Dark (Monument)	
PT1	Masonry Reinforced/Grout	Color Solar White Dark Granite	
PT2	Masonry Reinforced/Grout	Color Solar Tuffcoat	
PT3	Masonry Reinforced/Grout	Color Solar Normal	

DATE	AMOUNT
12-10-78	DA SUBMISSION
12-11-78	NO PAYROLL SUBMISSION
12-12-78	NO PAYROLL SUBMISSION
12-13-78	NO PAYROLL SUBMISSION
12-14-78	NO PAYROLL SUBMISSION
12-15-78	NO PAYROLL SUBMISSION
12-16-78	NO PAYROLL SUBMISSION
12-17-78	NO PAYROLL SUBMISSION
12-18-78	NO PAYROLL SUBMISSION
12-19-78	NO PAYROLL SUBMISSION
12-20-78	NO PAYROLL SUBMISSION
12-21-78	NO PAYROLL SUBMISSION
12-22-78	NO PAYROLL SUBMISSION
12-23-78	NO PAYROLL SUBMISSION
12-24-78	NO PAYROLL SUBMISSION
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12-26-78	NO PAYROLL SUBMISSION
12-27-78	NO PAYROLL SUBMISSION
12-28-78	NO PAYROLL SUBMISSION
12-29-78	NO PAYROLL SUBMISSION
12-30-78	NO PAYROLL SUBMISSION
12-31-78	NO PAYROLL SUBMISSION

PROJECT
PROPOSED MIXED USE DEVELOPMENT

ADDRESS
21-25 WOODRUFF STREET, PENRITH NSW 2750

CLIENT
ASTINA GROUP PTY. LTD.

MORSON GROUP

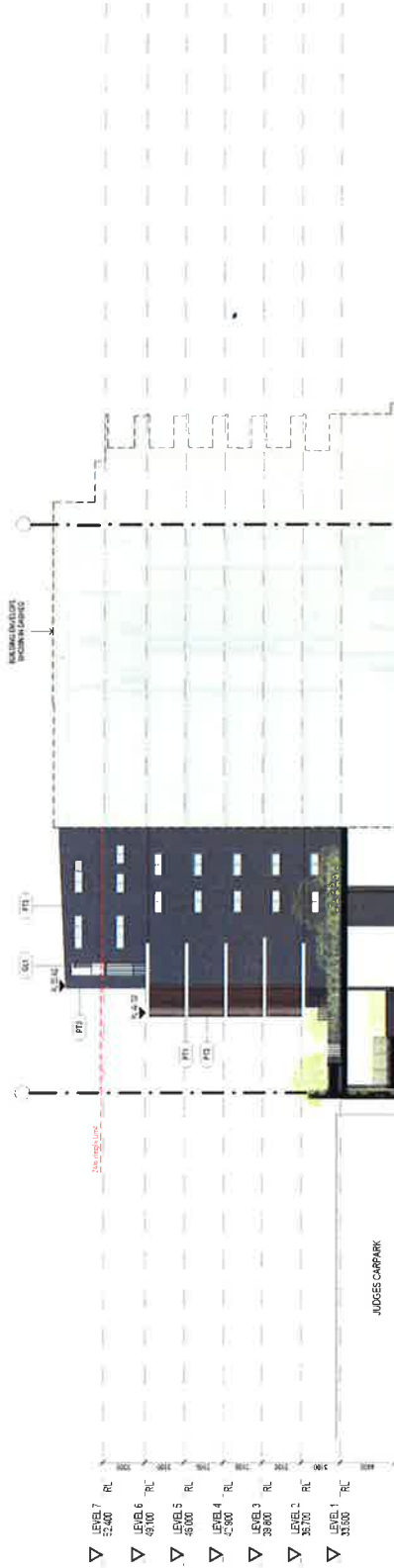
London • New York • Los Angeles • San Francisco
Tel: +44 (0)20 7698 2000 • Fax: +44 (0)20 7698 2001
www.morsongroup.com

SHEET SIZE: A1 SHEET NAME: ELEVATIONS - EAST & WEST 1
SCALE: DATE: 10/20/2010

DA20
SHEET NO. D
REVISION



WEST ELEVATION B
1:200



ELEVATION - SOUTH 2
1:200

CODE	DESCRIPTION	DETAILS	FINISH
CS1	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS2	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS3	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS4	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS5	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS6	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS7	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS8	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS9	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS10	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS11	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS12	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS13	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS14	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS15	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS16	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS17	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS18	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS19	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	
CS20	Concrete Exterior Finish	Rendered finish with external walling exposed to view and	

NO.	DATE	REVISION
1	15/10/2018	ISSUED FOR PERMIT
2	15/10/2018	REVISED FOR SUBMISSION
3	15/10/2018	REVISED FOR SUBMISSION
4	15/10/2018	REVISED FOR SUBMISSION

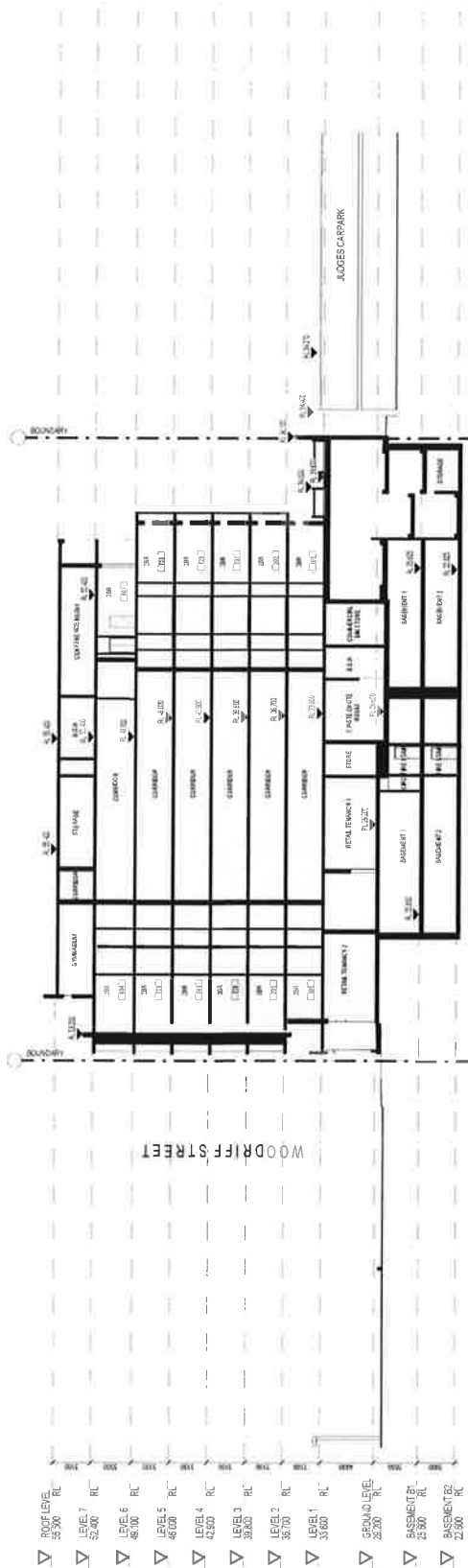
PROJECT
PROPOSED MIXED USE DEVELOPMENT
ADDRESS
125 WOODBINE STREET, PENRITH NSW 2150

CLIENT
ASTRA GROUP PTY. LTD.

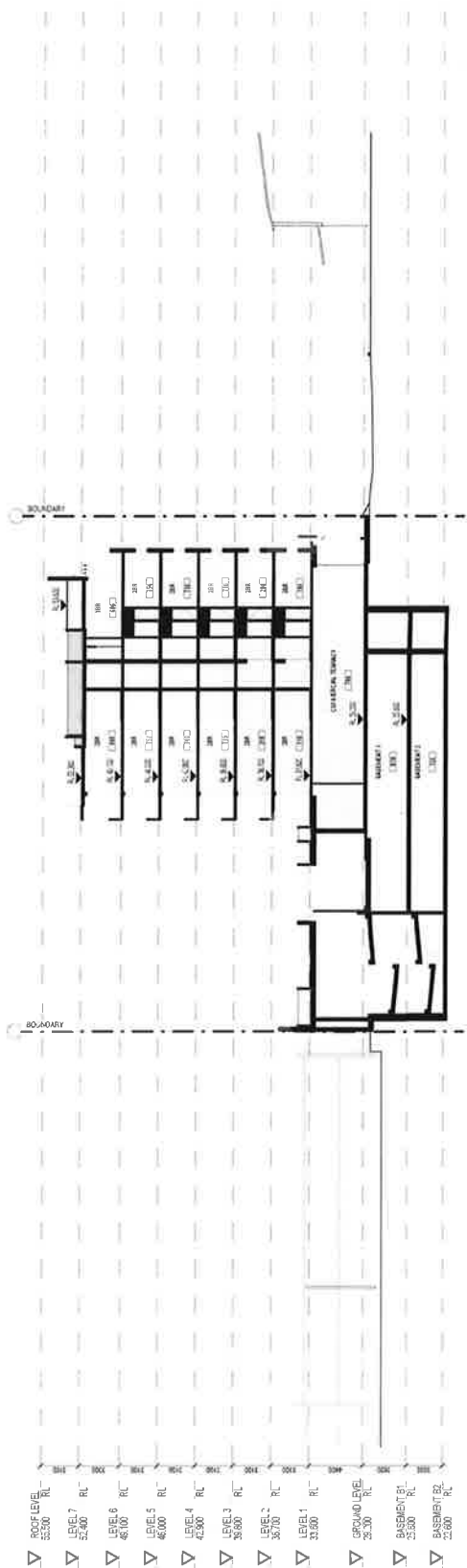
MORSON GROUP
ARCHITECTS
125 WOODBINE STREET, PENRITH NSW 2150
02 9638 1234
www.morsongroup.com.au

SHEET SIZE A1
SCALE DATE
1:200 15/10/2018

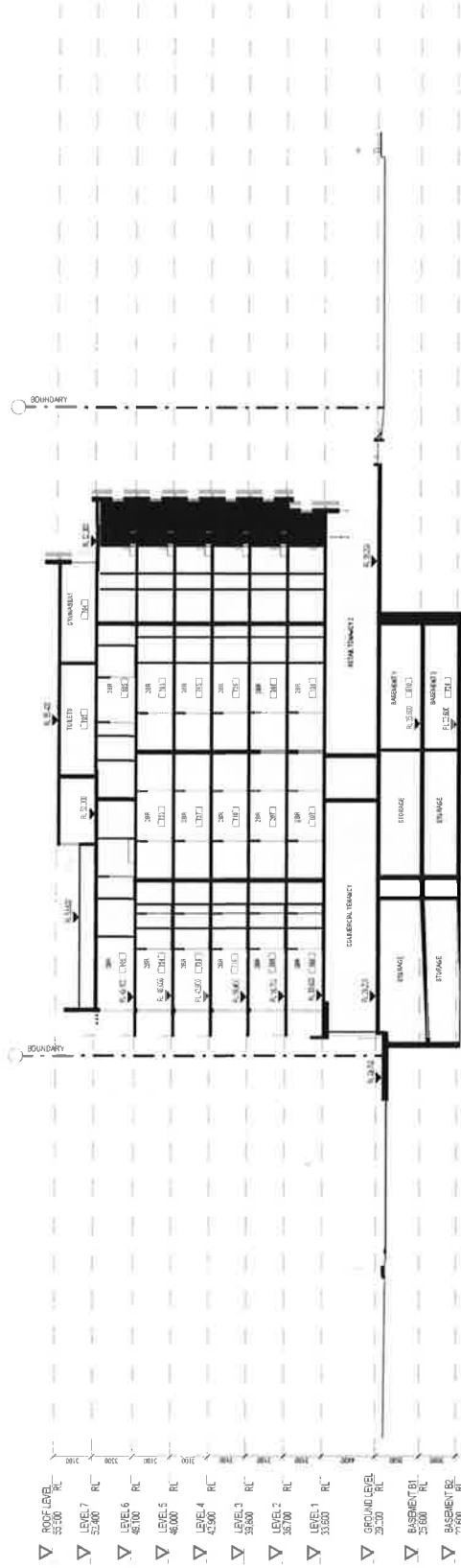
SHEET NO DA21
REVISION D



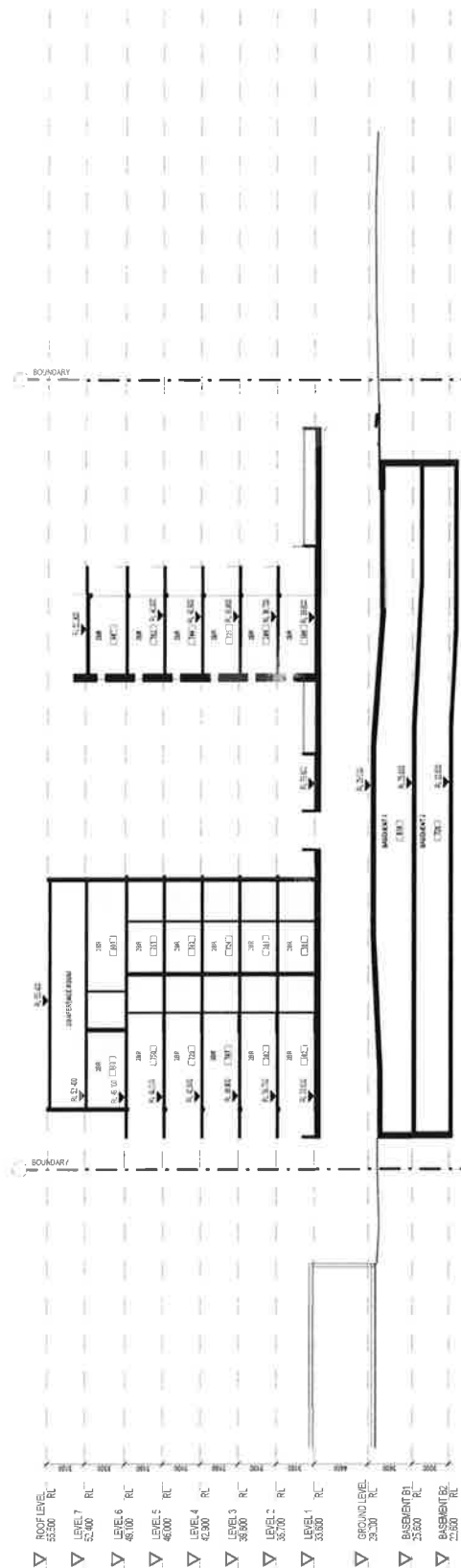
SECTION A
1:200



SECTION B
1:200



SECTION C
1/200



SECTION D
1/200

NO.	DATE	REVISION
1	15/05/2018	ISSUED FOR PERMIT
2	16/05/2018	REVISED FOR SUBMISSION

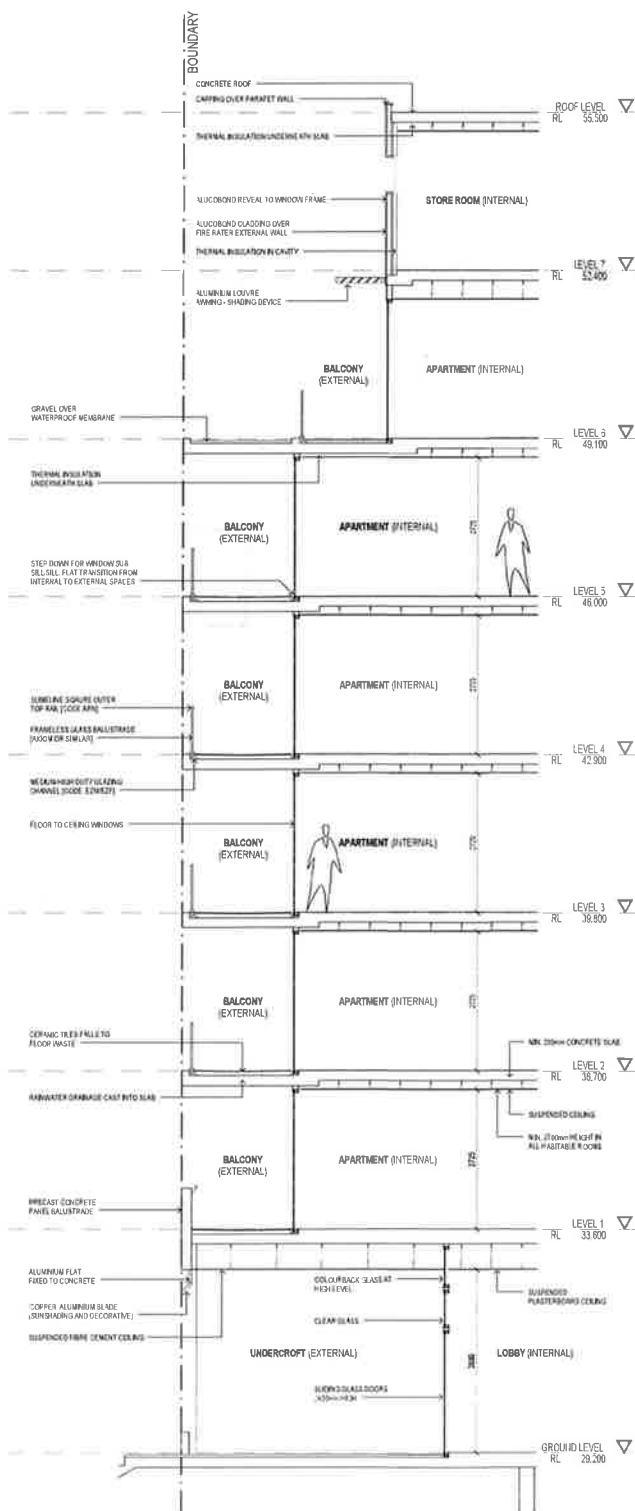
PROJECT
PROPOSED MIXED USE DEVELOPMENT
ADDRESS
21-23 MCCORD STREET, PERINTH NSW 2750

CLIENT
ASTRA GROUP PTY. LTD.

MORSON GROUP
ARCHITECTS
1/155 PITT STREET, SYDNEY NSW 2000
02 9250 9000
www.morsongroup.com.au

SHEET SIZE A1
SCALE DATE
1/25 16/05/2018

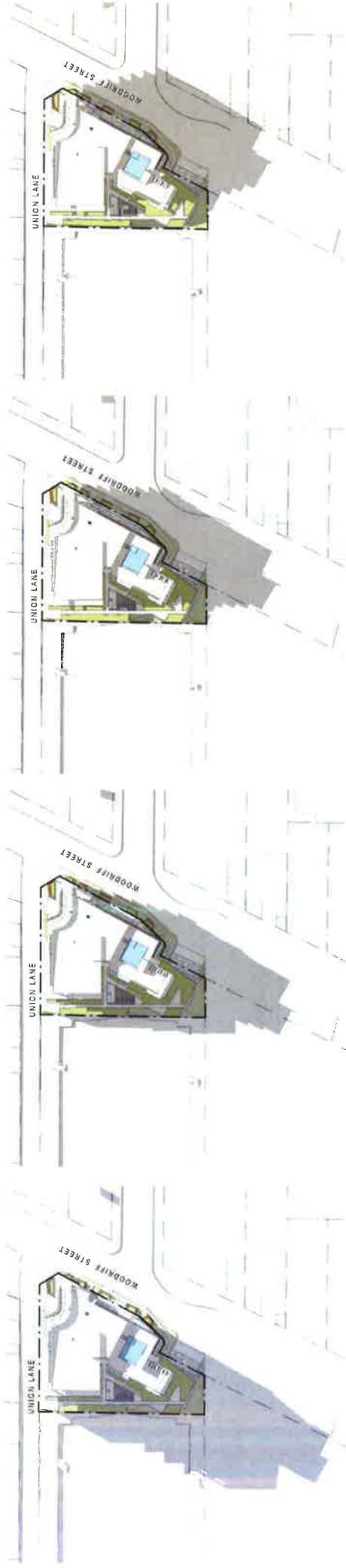
SHEET NO
DA23
REVISION
C





TRAFFIC CALMING DEVICE (SPEED TABLE)

- ACCESS ROUTE FROM WOODRUFF STREET TO JUDGES CARPARK
- ACCESS ROUTE FROM WOODRUFF STREET TO ASTINA DROP-OFF ZONE AND/OR BASEMENT CARPARK
- ACCESS ROUTE FROM JUDGES CARPARK TO WOODRUFF STREET



REV	DATE	DESCRIPTION
A	15/05/2024	ISSUED FOR PERMIT
B	16/05/2024	REVISED FOR PERMIT
C	20/05/2024	REVISED FOR PERMIT



PROJECT
PROPOSED MIXED USE DEVELOPMENT
ADDRESS
21/23 WOODRUFF STREET, FORTH NSW 2150

CLIENT
ASTRIA GROUP PTY. LTD.



SHEET NO. DA27
SHEET NAME SOLAR ACCESS STUDY
SCALE DATE
1:750

REVISION
C

