[3406] 18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163
LOTS 814-816 DP 36608 [LOT 807 DP 36608 NO. 82 FOR SW EASEMENT ONLY]
BGYHY- SENIORS HOUSING DEVELOPMENT
LAND AND HOUSING CORPORATION

Revision	Description	Date
1	For Coordination	12/07/22
2	Progress Issue	29/07/22
3	Stage B Submission	05/08/22
4	For Approval	16/09/22
5	DA Issue	26/10/22
6	Part 5 Application	16/11/22
7	Stage 5 Approval- Addendum	17/11/22
8	Facade & G. Enclosure Update	14/02/23

Regulated Design Record				
Project Address:	18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163			
Project Title:	SENIORS HOUSING DEVELOPMENT, LAND AND HOUSING CORPORATION			
Consent No:	COVER PAGE		Body Corporate Reg No:	DA-0.00
Drawing Title:			Drawing No:	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg. No.
6	16.11.22	For Approval	Craig Shelsher	DEP0001741

DA DRAWING LIST

SHEET NO	SHEET NAME	CURRENT REVISION	CURRENT REVISION DESCRIPTION	CURRENT REVISION DATE
DA-0.00	COVER PAGE	8	Facade & G. Enclosure Update	14/02/23
DA-0.11	SITE ANALYSIS	8	Stage 5 Approval- Addendum	17/11/22
DA-0.12	SITE ANALYSIS	7	Stage 5 Approval- Addendum	17/11/22
DA-0.20	SITE PLAN	9	Access Review	22/11/22
DA-1.20	GA - GROUND	12	Facade & G. Enclosure Update	14/02/23
DA-1.21	GA - LEVEL 1	9	Stage 5 Approval- Addendum	17/11/22
DA-1.22	GA - ROOF PLAN	8	Stage 5 Approval- Addendum	17/11/22
DA-1.65	SHADOW DIAGRAMS	7	Stage 5 Approval- Addendum	17/11/22
DA-1.66	SHADOW DIAGRAMS	7	Stage 5 Approval- Addendum	17/11/22
DA-1.68	EYES FROM THE SUN	4	Stage 5 Approval- Addendum	17/11/22
DA-1.69	EYES FROM THE SUN	4	Stage 5 Approval- Addendum	17/11/22
DA-1.70	EYES FROM THE SUN	4	Stage 5 Approval- Addendum	17/11/22
DA-3.00	EXTERNAL ELEVATIONS	8	Facade & G. Enclosure Update	14/02/23
DA-4.00	BUILDING SECTIONS	7	Stage 5 Approval- Addendum	17/11/22
DA-6.00	3D IMAGES & STREETSCAPE ELEVATION	7	Stage 5 Approval- Addendum	17/11/22
DA-11.00	AREA CALCULATIONS	7	Stage 5 Approval- Addendum	17/11/22

PROPOSED DEVELOPMENT DATA - SEPP HOUSING 2021			
Site Area	2210.36 m²		
Number of dwellings	12 units (7 x 1 Bed + 5 x 2 Beds)		
	Control	Requirement	Proposed
Front Setback	Canterbury Bankstown Council	5.5m	5.5m
Side Setback	Canterbury Bankstown Council	3 m	3 m
Rear Setback	Canterbury Bankstown Council	Set by Sewerline and easement	Set by Sewerline and easement
Height	SEPP Housing 2021	9.5m building height (top of ridge)	7.2m building height (top of ridge)
Floor Space Ratio	SEPP Housing 2021	0.5 : 1	0.36:1
	Canterbury Bankstown Council	N/A	N/A
Landscape	SEPP Housing 2021	35m2 per unit = 420m2.	950 m2
Deep Soil Zone 15% of site with minimum dimensions of 3m	SEPP Housing 2021	331.5 m2	583 m2
65% of this at rear	SEPP Housing 2021	378.95 m2	488 m2
70% of dwellings to have three hours sunlight to living areas and to associated private open space	SEPP Housing 2021	9	10 83% of development
Parking	SEPP Housing 2021	0.4 spaces / 1 bed (7) = 2.8 0.5 spaces / 2bed (5) = 2.5 TOTAL SPACES = 6	6 spaces: 2 Accessible spaces with common shared area 1 separate dedicated Accessible space 3 standard spaces

Note: Refer to DA-11.00 for GFA definitions and calculations

Project summary		
Project name	18-22 Mundamatta St, Villawood NSW 2163	
Street address	18-22 Mundamatta Street Villawood NSW 2163	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	deposited DP36608	
Lot no.	814	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	12	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 48	Target 45

Refer to *'BASIX Certificate - 18-22 Mundamatta St, Villawood NSW-Rev1.3'* for BASIX conditions
Refer to *'NatHERS Certificate - 18-22 Mundamatta St, Villawood NSW'*

NOTES : PART 5 APPLICATION

1. DESIGN RESOLUTION
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2. GRAPHIC PRESENTATION
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3. EXISTING STRUCTURES AND SERVICES
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LEGEND: BLOCK PLAN

PROPOSED DEVELOPMENT

BOUNDARY LINE TO LOTS

NOTES:
THERE IS NO TYPICAL LOT SIZE OR SHAPE IN THE VICINITY OF THE NEW DEVELOPMENT.

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Project
18-22 MUNDAMATTA STREET,
VILLAWOOD NSW 2163 LOTS 814-816
SENIORS HOUSING DEVELOPMENT

Sheet Title

COVER PAGE

Drawn	Checked	Scale
SC	CS	As indicated @ A1

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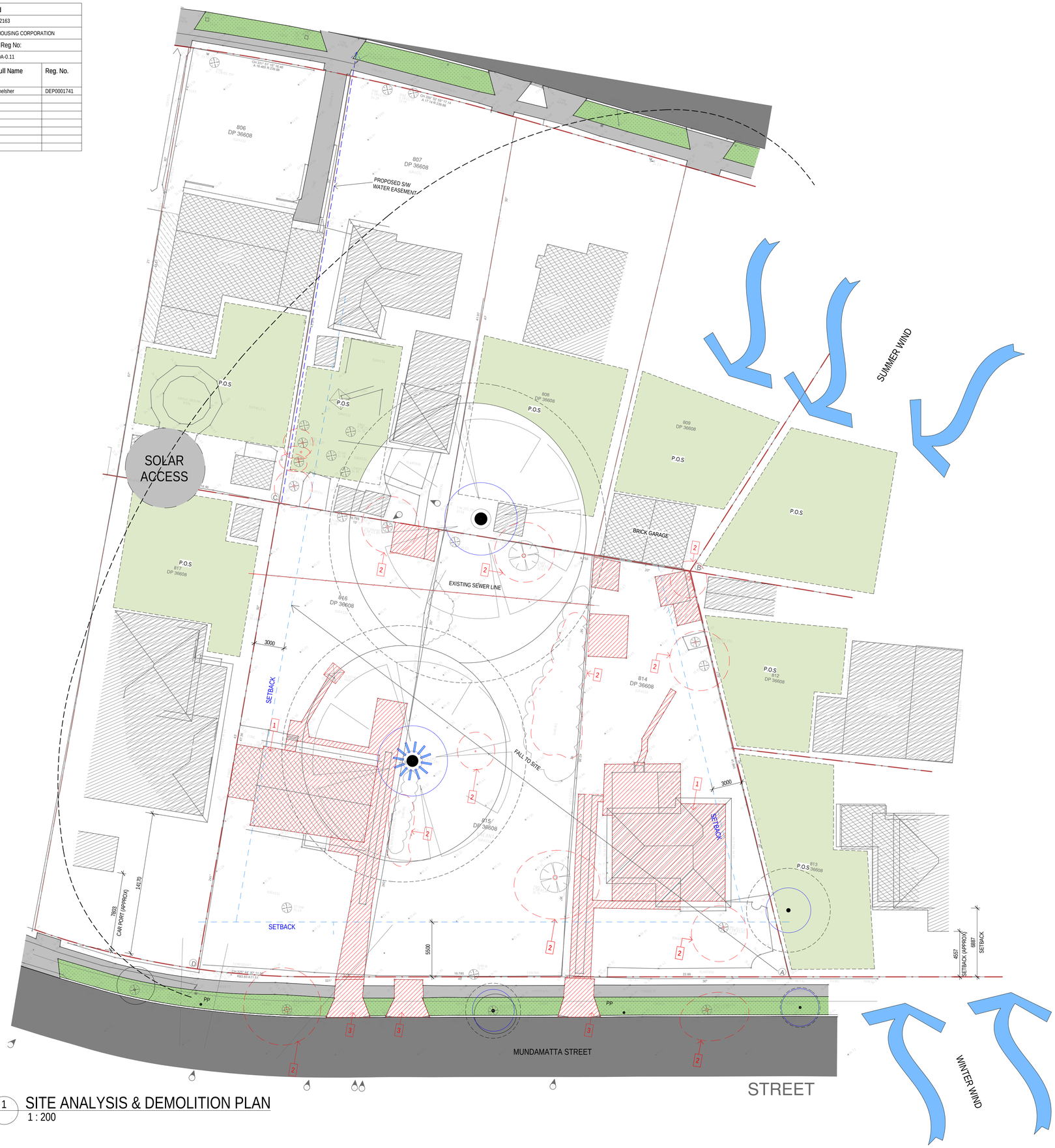
Nominated Architect: Craig Shelsher 6259 (NSW), 5612 (QLD)

Project No.	Sheet No.	Revision
3406	DA-0.00	8

14/02/2023 7:00:16 PM

Regulated Design Record				
Project Address:	18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163			
Project Title:	SENIORS HOUSING DEVELOPMENT, LAND AND HOUSING CORPORATION			
Consent No:		Body Corporate Reg No:		
Drawing Title:	SITE ANALYSIS 1	Drawing No:	DA-0.11	

Rev	Date dd.mm.yy	Description	DP Full Name	Reg. No.
7	16.11.22	For Approval	Craig Shelsher	DEP0001741



1 SITE ANALYSIS & DEMOLITION PLAN
1 : 200

Revision	Description	Date
1	For Coordination	12/07/22
2	Progress Issue	29/07/22
3	Stage B Submission	05/08/22
4	For Coordination	26/08/22
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Project
18-22 MUNDAMATTA STREET,
VILLAWOOD NSW 2163 LOTS 814-816
SENIORS HOUSING DEVELOPMENT

Sheet Title

SITE ANALYSIS

DEMOLISHED LEGEND
- 1 BUILDING TO BE REMOVED
- 2 TREES TO BE REMOVED
- 3 CROSS-OVER TO BE REMOVED
- EXISTING TREE RETAINED — EXTENT OF CANOPY AS VERIFIED BY SITE MEASURE AND AERIAL PHOTOS
- EXISTING TREE REMOVED — (NOTE: NO TPZ'S SHOWN FOR THESE TREES)
- NOMINAL TREE PROTECTION ZONE RADIUS (TPZ)
- NOMINAL STRUCTURAL ROOT ZONE (SRZ) SHOWN WHERE RELEVANT
- REFER TO ARBORIST REPORT AND INSTALL TREE PROTECTION TO AS 4970

NORTH

SCALE @ A1
1:200
0 5 10M

Drawn	Checked	Scale
SC	CS	As indicated @ A1

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Project No.	Sheet No.	Revision
3406	DA-0.11	8

PM:00:00:12 7/2022 V4022R1

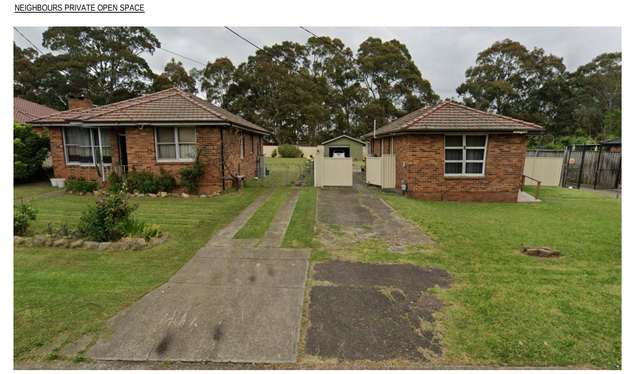
Regulated Design Record				
Project Address: 18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163				
Project Title: SENIORS HOUSING DEVELOPMENT, LAND AND HOUSING CORPORATION				
Consent No:		Body Corporate Reg No:		
Drawing Title: SITE ANALYSIS 2		Drawing No: DA-0.12		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg. No.
6	16.11.22	For Approval	Craig Shelsher	DEP0001741

ACCESS TO TRANSPORT

SITE LOCATION

1 - VIEW TO THE SITE - MUNDAMATTA STREET

NEIGHBOURS PRIVATE OPEN SPACE



2 - VIEW FROM THE SITE - FRONT NEIGHBOURS - MUNDAMATTA STREET

3 - STREET VIEW TO THE SITE (FROM LOT 16 - 24) - MUNDAMATTA STREET

4 - STREET VIEW TO THE SITE (FROM LOT 21 - 27) - MUNDAMATTA STREET

5 - STREET VIEW TO THE SITE (FROM LOT 24 - 16) - MUNDAMATTA STREET

6 - STREET VIEW TO THE SITE (FROM LOT 27 - 21) - MUNDAMATTA STREET

Revision	Description	Date
1	For Coordination	12/07/22
2	Progress Issue	28/07/22
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NOTES : PART 5 APPLICATION

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Project
18-22 MUNDAMATTA STREET,
VILLAWOOD NSW 2163 LOTS 814-816
SENIORS HOUSING DEVELOPMENT

Sheet Title
SITE ANALYSIS

Drawn	Checked	Scale
SC	CS	1 : 1 @ A1

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Nominated Architect: Craig Shelsher 8259 (NSW), 5612 (QLD)

Project No.	Sheet No.	Revision
3406	DA-0.12	7

14/02/2023 7:00:46 PM

Regulated Design Record				
Project Address:	18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163			
Project Title:	SENIORS HOUSING DEVELOPMENT, LAND AND HOUSING CORPORATION			
Consent No:		Body Corporate Reg No:		
Drawing Title:		Drawing No:		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg. No.
7	16.11.22	For Approval	Craig Shelsher	DEP0001741

1 SITE PLAN
1 : 200

Revision	Description	Date
1	For Coordination	12/07/22
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3	Stage B Submission	05/08/22
4	For Coordination	26/08/22
5	For Approval	16/09/22
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8	Stage 5 Approval- Addendum	17/11/22
9	Access Review	22/11/22

NOTES : PART 5 APPLICATION

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Project
18-22 MUNDAMATTA STREET,
VILLAWOOD NSW 2163 LOTS 814-816
SENIORS HOUSING DEVELOPMENT

Sheet Title
SITE PLAN

NORTH

SCALE @ A1
1:200
0 5 10M

Drawn	Checked	Scale
JH	CS	As indicated @ A1

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Nominated Architect: Craig Shelsher 8259 (NSW), 5612 (QLD)

Project No.	Sheet No.	Revision
3406	DA-0.20	9

DEMOLISHED LEGEND
- EXISTING TREE RETAINED
  EXTENT OF CANOPY AS VERIFIED BY SITE MEASURE AND AERIAL PHOTOS
- EXISTING TREE REMOVED
  (NOTE: NO TPZ'S SHOWN FOR THESE TREES)
- NOMINAL TREE PROTECTION ZONE RADIUS (TPZ)
- NOMINAL STRUCTURAL ROOT ZONE (SRZ) SHOWN WHERE RELEVANT
- REFER TO ARBORIST REPORT AND INSTALL TREE PROTECTION TO AS 4970

LEGEND
- COMMON LANDSCAPING
- DEEP SOIL ZONE
- COMMUNAL PATH
- PRIVATE OPEN SPACE

- *POS OF GROUND FLOOR ARE BIGGER TO COMPLY WITH SEPP (MIN 15 SQ.MTS)
- ALL BALCONY AREAS TO COMPLY WITH SEPP AND LAHC STANDARDS
- ALL UNITS COMPLY WITH AS1428.1 CLEARANCES INTERNALLY
- ALL UNITS HAVE ALLOCATED SPACE FOR PROVISION OF GRABRAILS IN BATHROOMS

NOTE:
REFER TO LANDSCAPE PLAN FOR PLANT SCREENING IN WESTFACING FRONT GARDENS
ALL AREA CALCS AND RL'S ARE INDICATIVE SUBJECT TO FUTURE DESIGN DEVELOPMENT

14/02/2023 7:01:00 PM

Regulated Design Record				
Project Address:	18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163			
Project Title:	SENIORS HOUSING DEVELOPMENT, LAND AND HOUSING CORPORATION			
Consent No:		Body Corporate Reg No:		
Drawing Title:	GA - GROUND	Drawing No:	DA-1.20	

Rev	Date dd.mm.yy	Description	DP Full Name	Reg. No.
9	16.11.22	For Approval	Craig Shelsher	DEP0001741

UNIT AREA SCHEDULE			P.O.S AREA		AREA TOTAL
NO.	TYPE	AREA	TYPE	AREA	
UNIT 1	1BED	60.50 m²	P.O.S	24.99 m²	85.49 m²
UNIT 2	1BED	59.52 m²	P.O.S	24.57 m²	84.08 m²
UNIT 3	1BED	59.94 m²	P.O.S	20.04 m²	79.98 m²
UNIT 4	2BED	70.59 m²	P.O.S	43.08 m²	113.67 m²
UNIT 5	2BED	70.84 m²	P.O.S	42.73 m²	113.56 m²
UNIT 6	2BED	71.19 m²	P.O.S	76.18 m²	147.36 m²
UNIT 7	2BED	75.35 m²	P.O.S	15.02 m²	90.38 m²
UNIT 8	1BED	61.12 m²	BALCONY	11.26 m²	72.38 m²
UNIT 9	1BED	59.50 m²	BALCONY	11.85 m²	71.35 m²
UNIT 10	1BED	59.94 m²	BALCONY	11.14 m²	71.07 m²
UNIT 11	2BED	70.20 m²	BALCONY	10.54 m²	80.74 m²
UNIT 12	1BED	59.18 m²	BALCONY	11.09 m²	70.28 m²
Grand total		777.87 m²		302.49 m²	1080.36 m²

DRAWING LEGEND

- UNIT TYPE - 1 BED
- UNIT TYPE - 2 BED
- PRIVATE OPEN SPACE / BALCONY
- TPZ ENCROACHMENT ZONE
- DENOTES TREE TRUNK. REFER TO ARBORIST REPORT FOR DETAILS
- TREE CANOPY. REFER TO ARBORIST REPORT FOR DETAILS
- STRUCTURAL ROOT ZONE. REFER TO ARBORIST REPORT FOR DETAILS
- TREE PROTECTION ZONE.. REFER TO ARBORIST REPORT FOR DETAILS
- TREE TO BE REMOVED. REFER TO ARBORIST REPORT FOR DETAILS
- RL. 35.62 EXISTING RL. REFER TO SURVEY PLAN FOR DETAILS
- RL 35.80 PROPOSED RL.
- WATERGUM TREES PROPOSED (EXACT LOCATION TBC)

Revision	Description	Date
2	Progress Issue	28/07/22
3	Stage B Submission	05/08/22
4	For Coordination	26/08/22
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8	Client Review	07/11/22
9	Part 5 Application	16/11/22
10	Stage 5 Approval- Addendum	17/11/22
11	Access Review	22/11/22
12	Facade & C. Enclosure Update	14/02/23

NOTES : PART 5 APPLICATION

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SENIORS HOUSING DEVELOPMENT

Sheet Title

GA - GROUND

NORTH

SCALE @ A1
1:100
0 2.5 5M

Drawn	Checked	Scale
SC	CS	As indicated @ A1

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Nominated Architect: Craig Shelsher 8259 (NSW), 5612 (QLD)

Project No.	Sheet No.	Revision
3406	DA-1.20	12

14/02/2023 7:09:19 PM

Regulated Design Record				
Project Address:	18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163			
Project Title:	SENIORS HOUSING DEVELOPMENT, LAND AND HOUSING CORPORATION			
Consent No:		Body Corporate Reg No:		
Drawing Title:	GA - LEVEL 1	Drawing No:	DA-1.21	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg. No.
8	16.11.22	For Approval	Craig Shelsher	DEP0001741

ALL AREAS TILE FINISH. BEDROOMS CARPET FINISH

REFER TO SITE PLAN FOR FLOOR PLAN CONTEXT

ALL GLAZED SLIDING DOORS TO HAVE FLYSCREEN

UNIT AREA SCHEDULE			P.O.S AREA		AREA TOTAL
NO.	TYPE	AREA	TYPE	AREA	
UNIT 1	1BED	60.50 m²	P.O.S	24.99 m²	85.49 m²
UNIT 2	1BED	59.52 m²	P.O.S	24.57 m²	84.08 m²
UNIT 3	1BED	59.94 m²	P.O.S	20.04 m²	79.98 m²
UNIT 4	2BED	70.59 m²	P.O.S	43.08 m²	113.67 m²
UNIT 5	2BED	70.84 m²	P.O.S	42.73 m²	113.56 m²
UNIT 6	2BED	71.19 m²	P.O.S	76.18 m²	147.36 m²
UNIT 7	2BED	75.35 m²	P.O.S	15.02 m²	90.38 m²
UNIT 8	1BED	61.12 m²	BALCONY	11.26 m²	72.38 m²
UNIT 9	1BED	59.50 m²	BALCONY	11.85 m²	71.35 m²
UNIT 10	1BED	59.94 m²	BALCONY	11.14 m²	71.07 m²
UNIT 11	2BED	70.20 m²	BALCONY	10.54 m²	80.74 m²
UNIT 12	1BED	59.18 m²	BALCONY	11.09 m²	70.28 m²
Grand total		777.87 m²		302.49 m²	1080.36 m²

DRAWING LEGEND

- UNIT TYPE - 1 BED
- UNIT TYPE - 2 BED
- PRIVATE OPEN SPACE / BALCONY
- TPZ ENCROACHMENT ZONE
- DENOTES TREE TRUNK. REFER TO ARBORIST REPORT FOR DETAILS
- TREE CANOPY. REFER TO ARBORIST REPORT FOR DETAILS
- STRUCTURAL ROOT ZONE. REFER TO ARBORIST REPORT FOR DETAILS
- TREE PROTECTION ZONE.. REFER TO ARBORIST REPORT FOR DETAILS
- TREE TO BE REMOVED. REFER TO ARBORIST REPORT FOR DETAILS
- EXISTING RL. REFER TO SURVEY PLAN FOR DETAILS
- PROPOSED RL.
- WATERGUM TREES PROPOSED (EXACT LOCATION TBC)

Revision	Description	Date
1	For Coordination	12/07/22
2	Progress Issue	29/07/22
3	Stage B Submission	05/08/22
4	For Coordination	26/08/22
5	For Approval	16/09/22
6	DA Issue	26/10/22
7	Client Review	07/11/22
8	Part 5 Application	16/11/22
9	Stage 5 Approval- Addendum	17/11/22

NOTES : PART 5 APPLICATION

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Project
18-22 MUNDAMATTA STREET,
VILLAWOOD NSW 2163 LOTS 814-816
SENIORS HOUSING DEVELOPMENT

Sheet Title

GA - LEVEL 1

NORTH

SCALE @ A1
1:100
0 2.5 5M

Drawn	Checked	Scale
SC	CS	As indicated @ A1

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Nominated Architect: Craig Shelsher 8259 (NSW), 5612 (QLD)

Project No.	Sheet No.	Revision
3406	DA-1.21	9

14/03/2023 7:01:39 PM

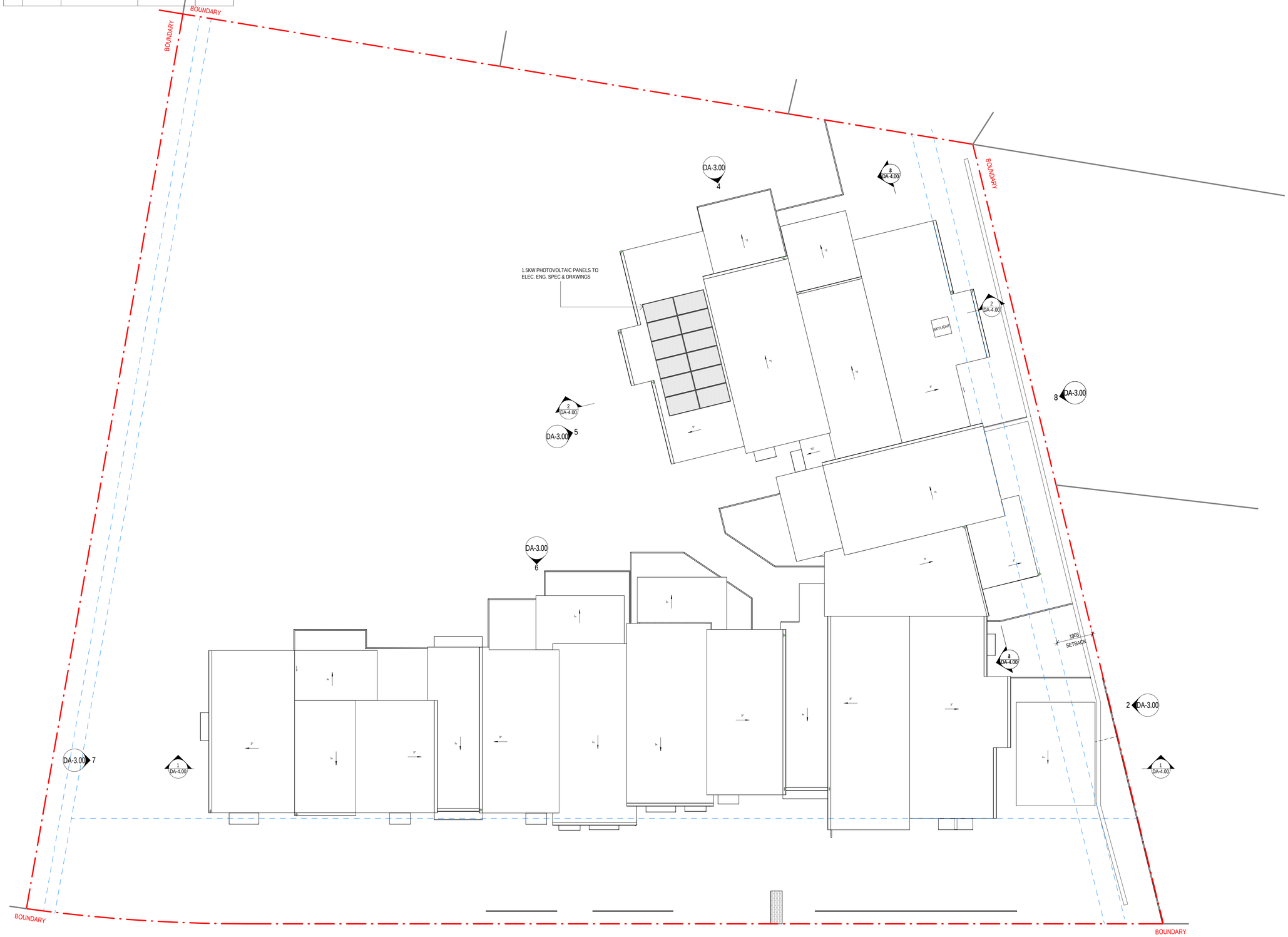
Regulated Design Record				
Project Address:	18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163			
Project Title:	SENIORS HOUSING DEVELOPMENT, LAND AND HOUSING CORPORATION			
Consent No:		Body Corporate Reg No:		
Drawing Title:	GA - ROOF PLAN	Drawing No:	DA-1.22	

Rev	Date dd.mm.yy	Description	DP Full Name	Reg. No.
7	16.11.22	For Approval	Craig Shelsher	DEP0001741

EXTERNAL FINISHES SCHEDULE

TAG	PROFILE	FINISH/ MANUFACTURER	COLOUR
B1	- FACE BRICK	- AUSTRAL	- BOWRAL BROWN
GT	- GUTTER	- COLORBOND	- WOODLAND GREY
R1	- ROOF	- COLORBOND	- WOODLAND GREY

Revision	Description	Date
1	For Coordination	12/07/22
2	Progress Issue	29/07/22
3	Stage B Submission	05/08/22
4	For Approval	16/09/22
5	DA Issue	26/10/22
6	Client Review	07/11/22
7	Part 5 Application	16/11/22
8	Stage 5 Approval- Addendum	17/11/22



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Project
18-22 MUNDAMATTA STREET,
VILLAWOOD NSW 2163 LOTS 814-816
SENIORS HOUSING DEVELOPMENT

Sheet Title

GA - ROOF PLAN

NORTH

SCALE @ A1
1:100
0 2.5 5M

Drawn	Checked	Scale
SC	CS	As indicated @ A1

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Nominated Architect: Craig Shelsher 8259 (NSW), 5612 (QLD)

Project No.	Sheet No.	Revision
3406	DA-1.22	8

14/0/2022 7:01:51 PM

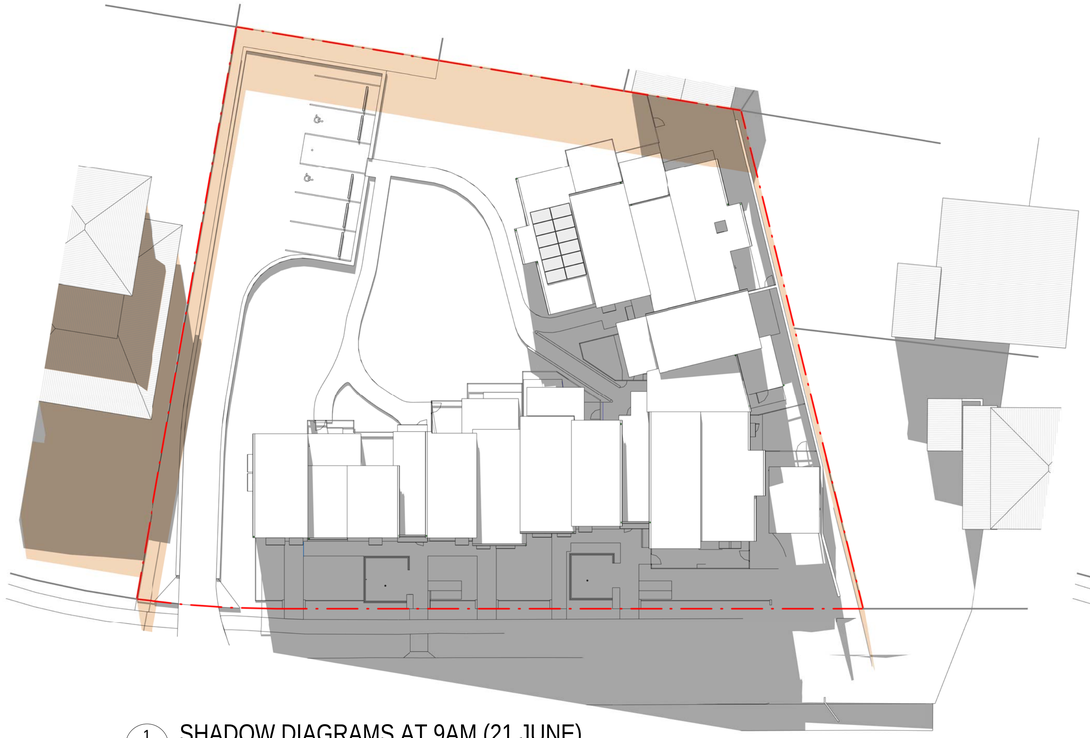
Regulated Design Record				
Project Address:	18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163			
Project Title:	SENIORS HOUSING DEVELOPMENT, LAND AND HOUSING CORPORATION			
Consent No:		Body Corporate Reg No:		
Drawing Title:	SHADOW DIAGRAMS	Drawing No:	DA-1.65	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg. No.
6	16.11.22	For Approval	Craig Shelsher	DEP0001741

SHADOW KEY

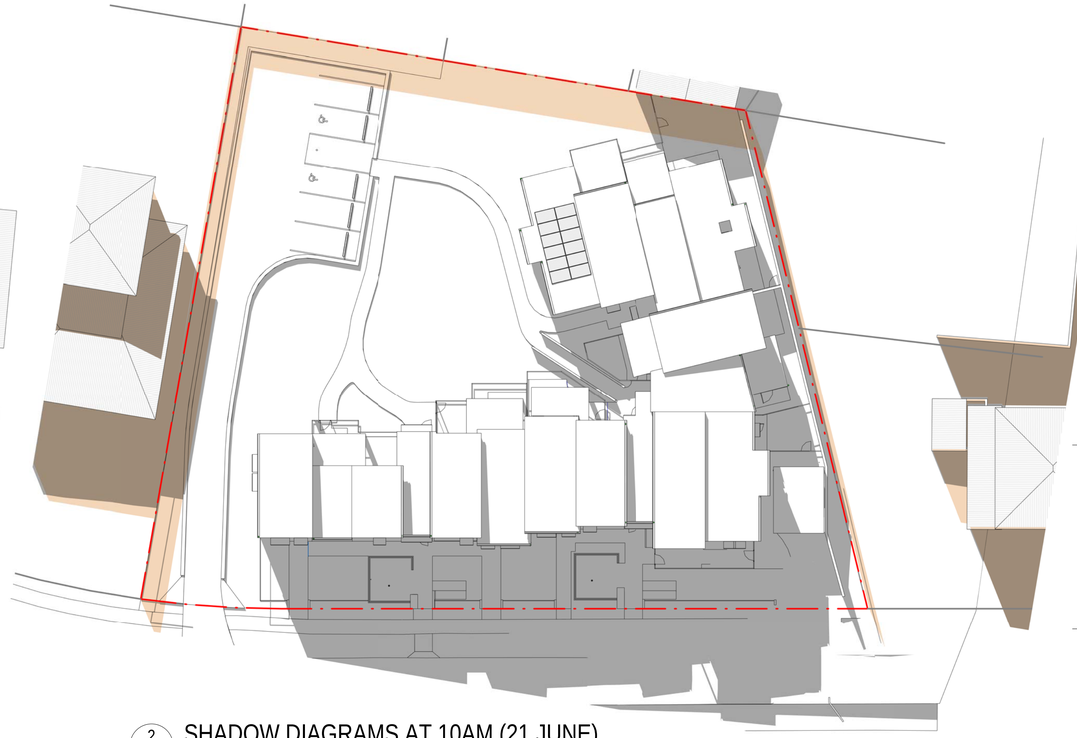
DEVELOPMENT SHADOW

EXISTIING CONTEXT SHADOW

Revision	Description	Date
1	For Coordination	12/07/22
2	Progress Issue	28/07/22
3	Stage B Submission	05/08/22
4	For Approval	16/09/22
5	DA Issue	26/10/22
6	Part 5 Application	16/11/22
7	Stage 5 Approval- Addendum	17/11/22



1 SHADOW DIAGRAMS AT 9AM (21 JUNE)
1 : 250



2 SHADOW DIAGRAMS AT 10AM (21 JUNE)
1 : 250

3 SHADOW DIAGRAMS AT 11AM (21 JUNE)
1 : 250

4 SHADOW DIAGRAMS AT 12PM (21 JUNE)
1 : 250

NOTES : PART 5 APPLICATION

1. DESIGN RESOLUTION
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Project
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SENIORS HOUSING DEVELOPMENT

Sheet Title

SHADOW DIAGRAMS

NORTH

SCALE @ A1
1:250
0 6.25 12.5M

Drawn	Checked	Scale
SC	CS	As indicated @ A1

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Project No.	Sheet No.	Revision
3406	DA-1.65	7

14/02/2023 7:02:46 PM

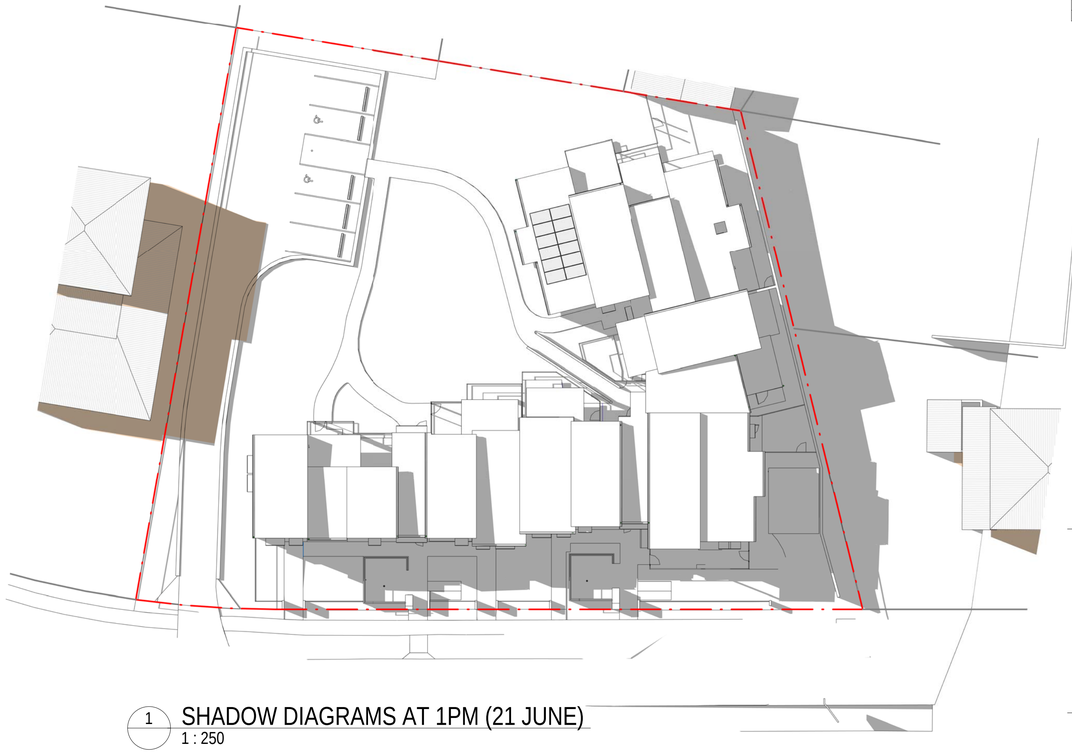
Regulated Design Record			
Project Address:	18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163		
Project Title:	SENIORS HOUSING DEVELOPMENT, LAND AND HOUSING CORPORATION		
Consent No:		Body Corporate Reg No:	
Drawing Title: SHADOW DIAGRAMS		Drawing No: DA-1.66	

Rev	Date dd.mm.yy	Description	DP Full Name	Reg. No.
6	16.11.22	For Approval	Craig Shelsher	DEP0001741

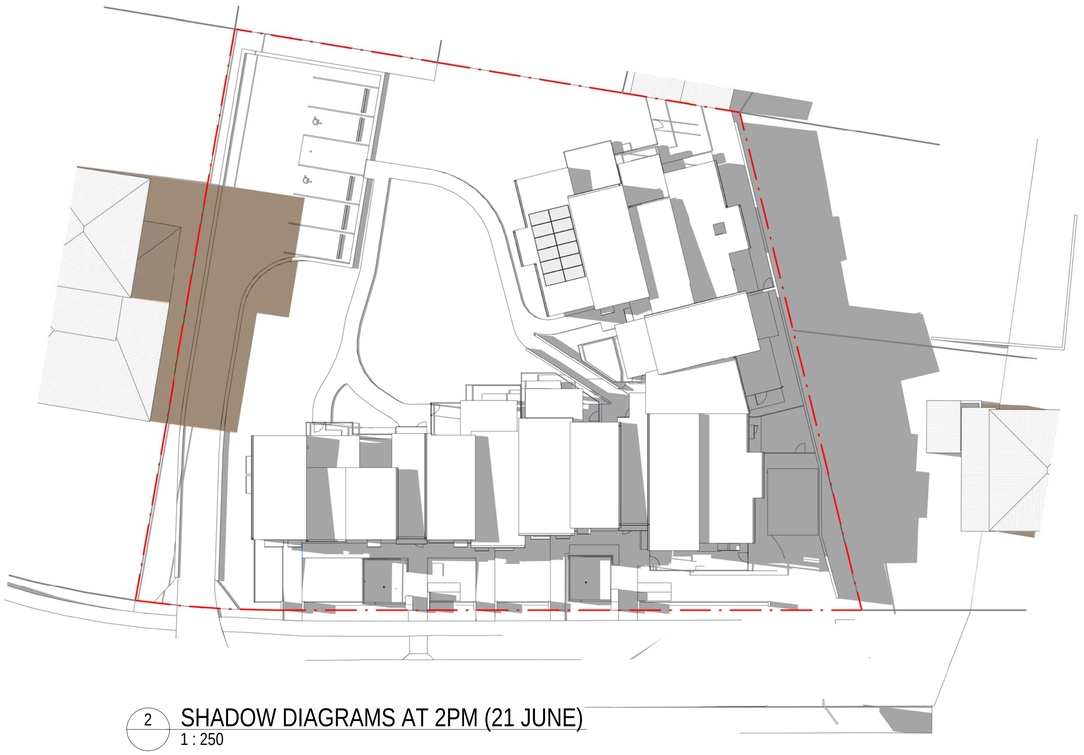
SHADOW KEY

DEVELOPMENT SHADOW

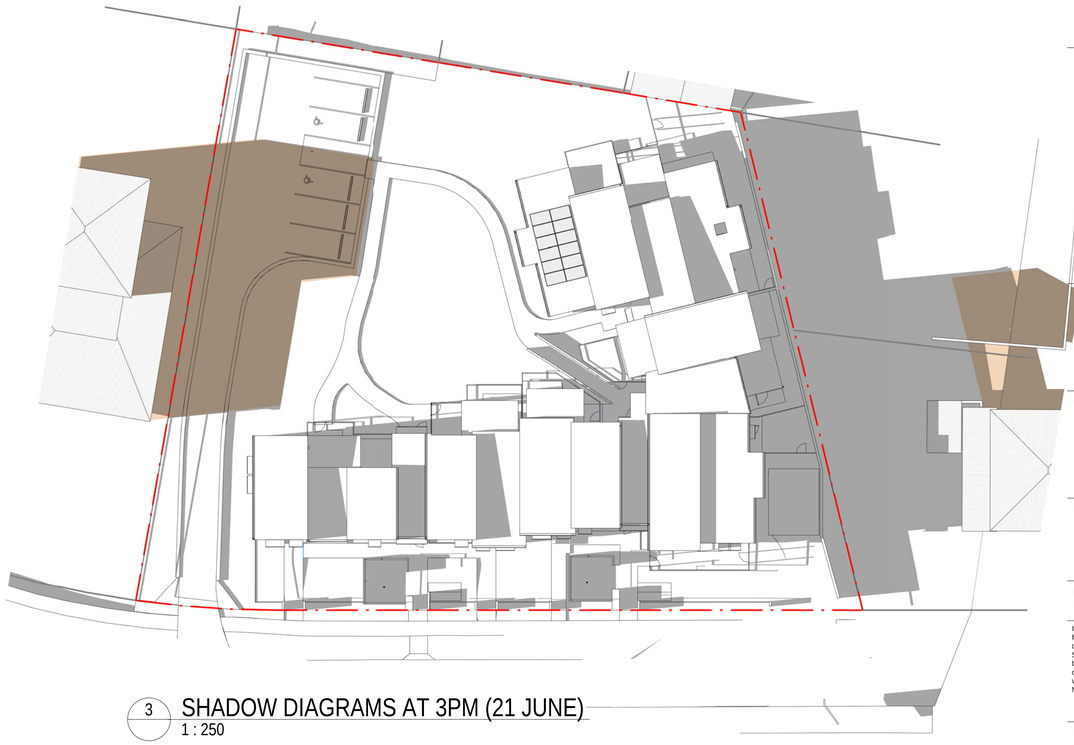
EXISTIING CONTEXT SHADOW



1 SHADOW DIAGRAMS AT 1PM (21 JUNE)
1 : 250



2 SHADOW DIAGRAMS AT 2PM (21 JUNE)
1 : 250



3 SHADOW DIAGRAMS AT 3PM (21 JUNE)
1 : 250

Revision	Description	Date
1	For Coordination	12/07/22
2	Progress Issue	29/07/22
3	Stage B Submission	05/08/22
4	For Approval	16/09/22
5	DA Issue	26/10/22
6	Part 5 Application	16/11/22
7	Stage 5 Approval- Addendum	17/11/22

NOTES : PART 5 APPLICATION

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Project
18-22 MUNDAMATTA STREET,
VILLAWOOD NSW 2163 LOTS 814-816
SENIORS HOUSING DEVELOPMENT

Sheet Title

SHADOW DIAGRAMS

NORTH

SCALE @ A1
1:250
0 6.25 12.5M

Drawn	Checked	Scale
SC	CS	As indicated @ A1

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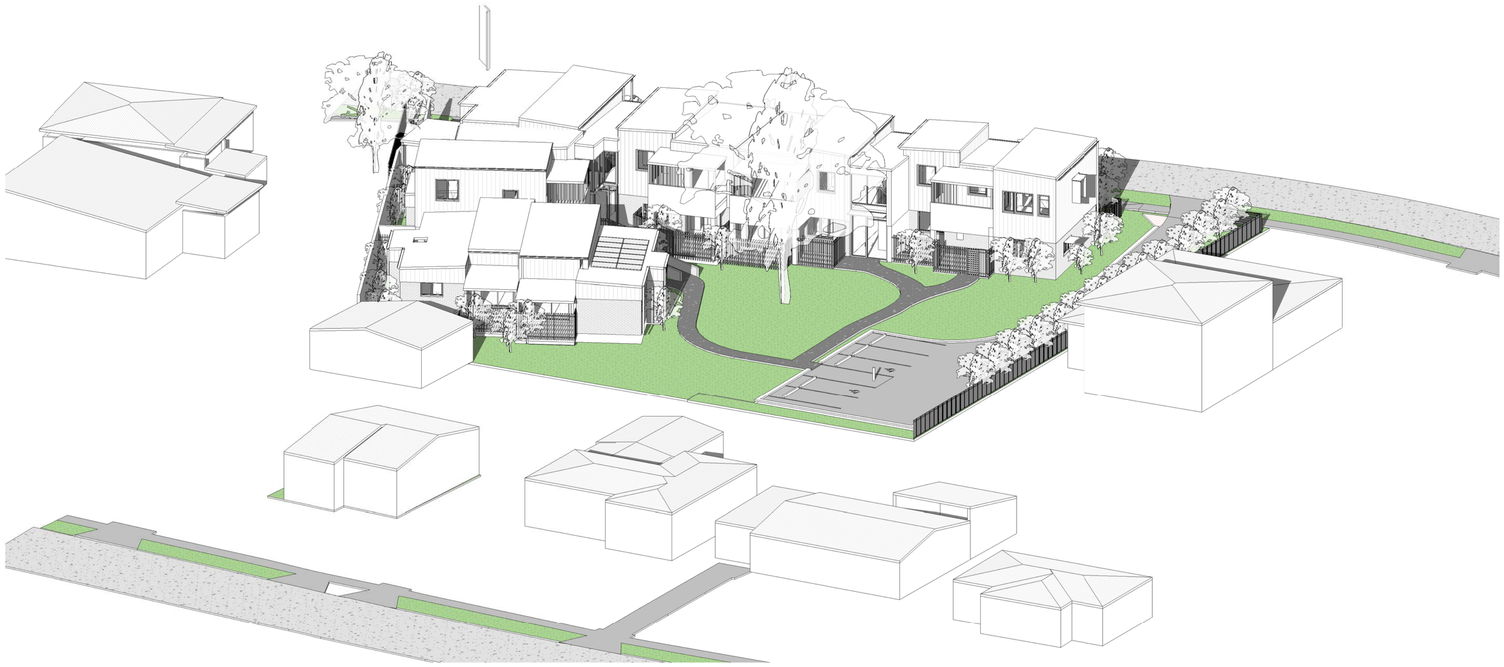
Nominated Architect: Craig Shelsher 8259 (NSW), 5612 (QLD)

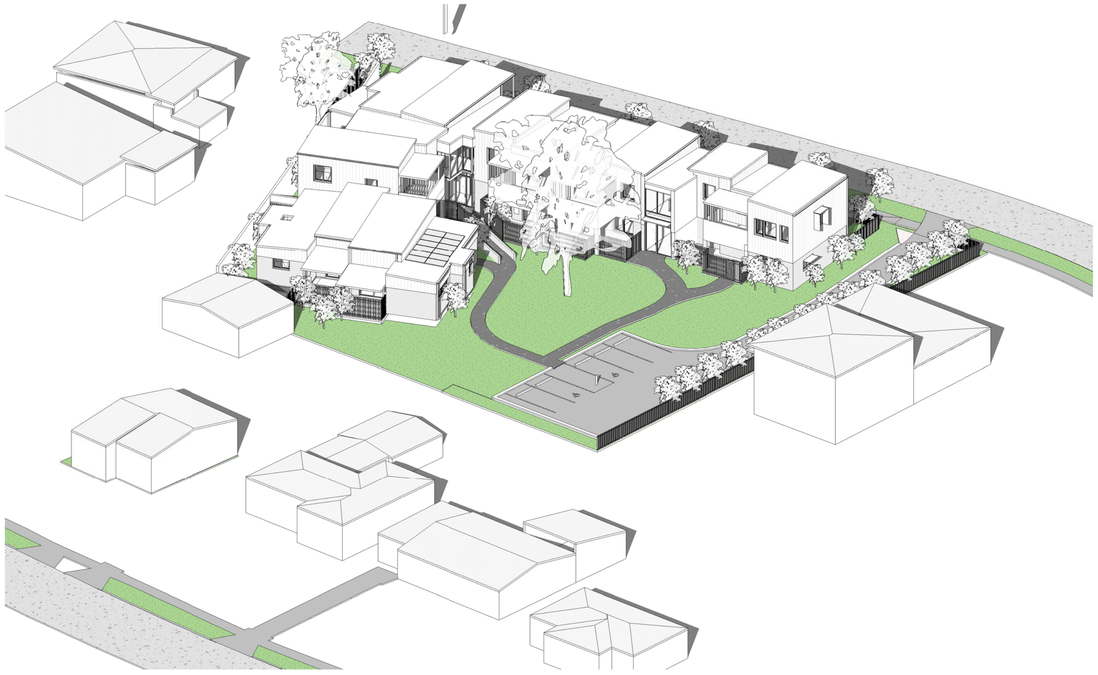
Project No.	Sheet No.	Revision
3406	DA-1.66	7

14/02/2023 7:03:20 PM

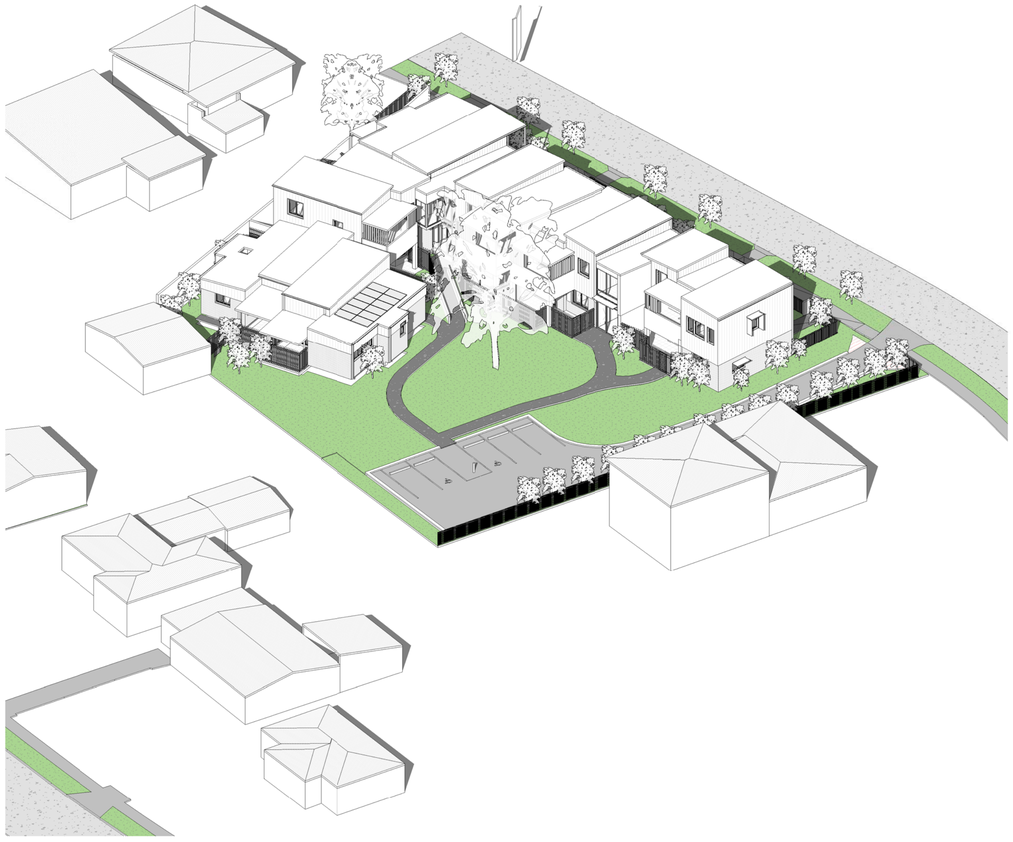
Regulated Design Record				
Project Address: 18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163				
Project Title: SENIORS HOUSING DEVELOPMENT, LAND AND HOUSING CORPORATION				
Consent No:		Body Corporate Reg No:		
Drawing Title: AREA CALCULATIONS		Drawing No: DA-11.00		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg. No.
3	16.11.22	For Approval	Craig Shelsher	DEP0001741



1 EYES FROM THE SUN - 0900 (21 JUNE)



2 EYES FROM THE SUN - 1000 (21 JUNE)



3 EYES FROM THE SUN - 1100 (21 JUNE)

Revision	Description	Date
1	Stage B Submission	05/08/22
2	For Approval	16/09/22
3	Part 5 Application	16/11/22
4	Stage 5 Approval- Addendum	17/11/22

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Project
18-22 MUNDAMATTA STREET,
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SENIORS HOUSING DEVELOPMENT

Sheet Title
EYES FROM THE SUN

SCALE @ A1
1:250
0 6.25 12.5M

Drawn	Checked	Scale
SC	CS	1 : 1 @ A1

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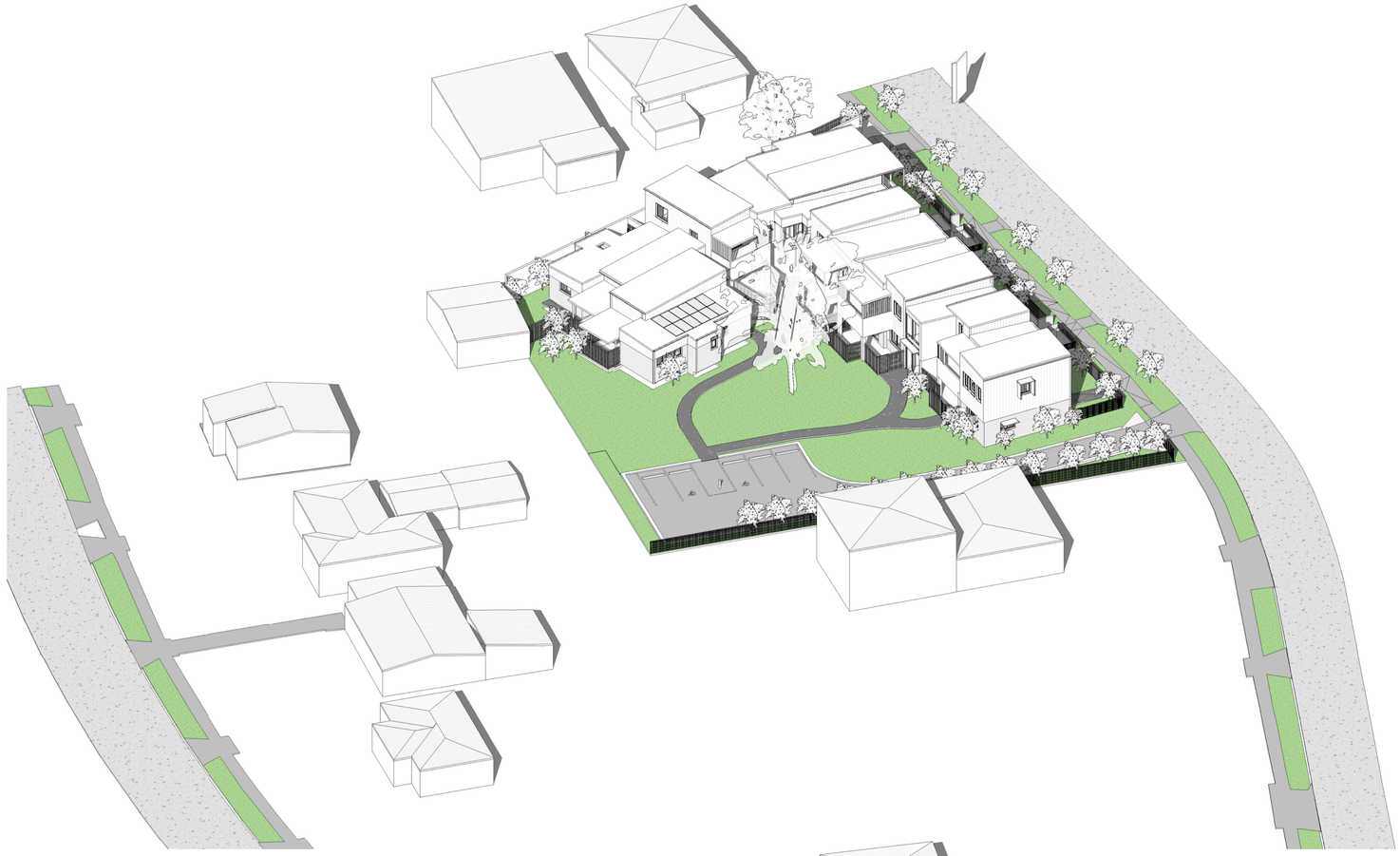
Project No.	Sheet No.	Revision
3406	DA-1.68	4

14/02/2023 7:03:35 PM

Regulated Design Record				
Project Address:	18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163			
Project Title:	SENIORS HOUSING DEVELOPMENT, LAND AND HOUSING CORPORATION			
Consent No:		Body Corporate Reg No:		
Drawing Title:	AREA CALCULATIONS	Drawing No:	DA-11.00	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg. No.
3	16.11.22	For Approval	Craig Shelsher	DEP0001741



1 EYES FROM THE SUN - 1200 (21 JUNE)

2 EYES FROM THE SUN - 1300 (21 JUNE)

Revision	Description	Date
1	Stage B Submission	05/08/22
2	For Approval	16/09/22
3	Part 5 Application	16/11/22
4	Stage 5 Approval- Addendum	17/11/22

NOTES : PART 5 APPLICATION

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Project
18-22 MUNDAMATTA STREET,
VILLAWOOD NSW 2163 LOTS 814-816
SENIORS HOUSING DEVELOPMENT

Sheet Title

EYES FROM THE SUN

SCALE @ A1
1:250
0 6.25 12.5M

Drawn	Checked	Scale
SC	CS	1 : 1 @ A1

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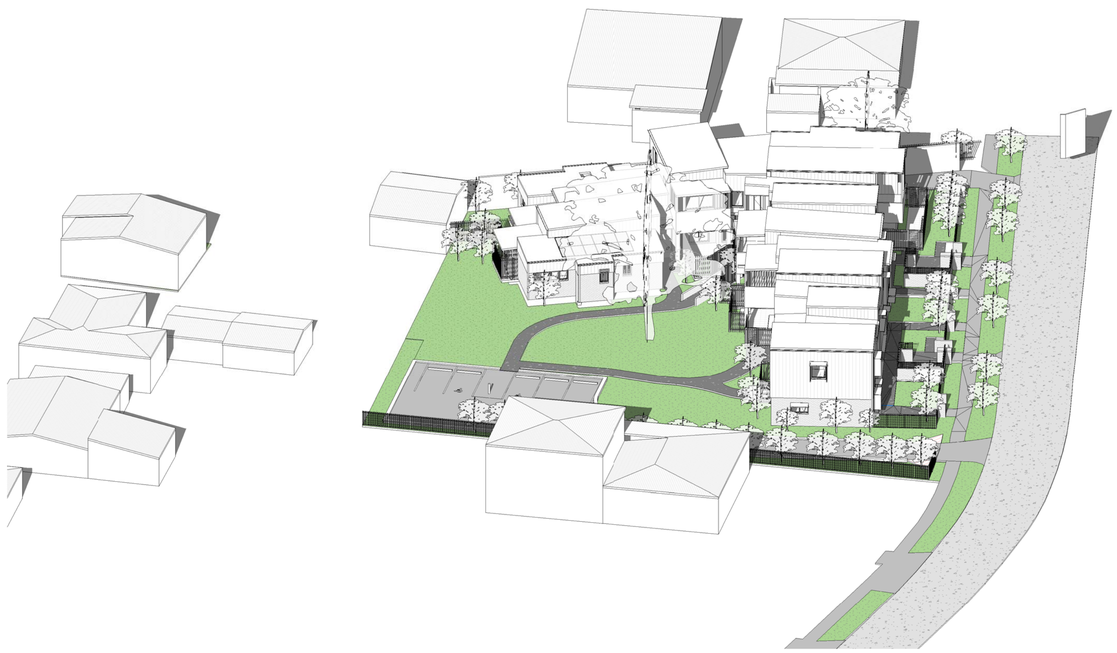
Nominated Architect: Craig Shelsher 8259 (NSW), 5612 (QLD)

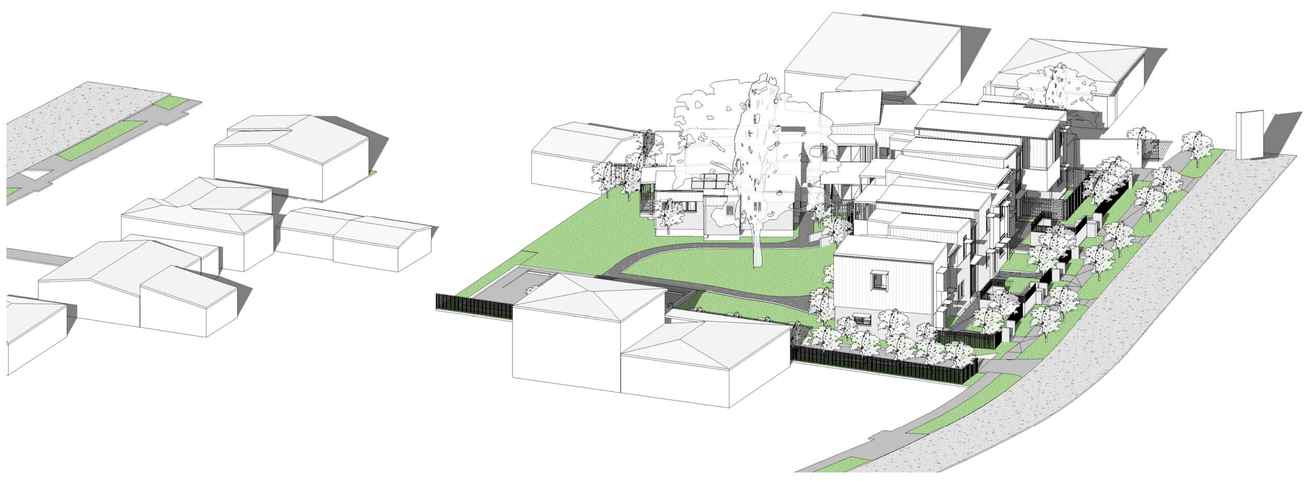
Project No.	Sheet No.	Revision
3406	DA-1.69	4

14/02/2023 7:03:49 PM

Regulated Design Record				
Project Address: 18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163				
Project Title: SENIORS HOUSING DEVELOPMENT, LAND AND HOUSING CORPORATION				
Consent No:		Body Corporate Reg No:		
Drawing Title: AREA CALCULATIONS		Drawing No: DA-11.00		
Rev	Date dd.mm.yy	Description	DP Full Name	Reg. No.
3	16.11.22	For Approval	Craig Shelsher	DEP0001741



1 EYES FROM THE SUN - 1400 (21 JUNE)



2 EYES FROM THE SUN - 1500 (21 JUNE)

SOLAR ACCESS TABLE

UNIT No.	LOUNGE ROOM	SOLAR ACCESS	POS	SOLAR ACCESS
UNIT 1	9am -12 noon	3hrs - complies with SEPP	11am - 1pm	2hrs - complies with SEPP
UNIT 2	9am -11am	2hrs - complies with SEPP	11am - 3pm	4hrs - complies with SEPP
UNIT 3	9am -11am	2hrs - complies with SEPP	11am - 3pm	4hrs - complies with SEPP
UNIT 4	-	Non compliant	2pm- 3pm	Non compliant
UNIT 5	1pm - 3pm	2hrs- complies with SEPP	12 noon - 3pm	3hrs - complies with SEPP
UNIT 6	9am -12 noon	3hrs - complies with SEPP	9am- 2pm	5hrs - complies with SEPP
UNIT 7	9am -12 noon	3hrs - complies with SEPP	9am -3pm	6hrs - complies with SEPP
UNIT 8	9am - 12 noon	3hrs - complies with SEPP	11am - 1pm	2hrs- complies with SEPP
UNIT 9	9am - 12 noon	3hrs - complies with SEPP	11am - 3pm	4hrs - complies with SEPP
UNIT 10	9am - 12 noon	3hrs - complies with SEPP	11am - 3pm	4hrs - complies with SEPP
UNIT 11	-	Non compliant	2pm nominally	Non compliant
UNIT 12	11am - 3pm	4hrs - complies with SEPP	9am -1pm	4hrs - complies with SEPP
10 Units achieve SEPP requirements for (83% of total development)				
SEPP requirement: min 2hrs solar access between 9am & 3pm mid- winter				
No. 14 Mundamatta St	9am – 2pm	5hrs - complies with SEPP	9am -1pm	4hrs - complies with SEPP
No. 16 Mundamatta St	10am – 2pm	4hrs - complies with SEPP	9am -1pm	4hrs - complies with SEPP

Revision	Description	Date
1	Stage B Submission	05/08/22
2	For Approval	16/09/22
3	Part 5 Application	16/11/22
4	Stage 5 Approval- Addendum	17/11/22

NOTES : PART 5 APPLICATION

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Project
18-22 MUNDAMATTA STREET,
VILLAWOOD NSW 2163 LOTS 814-816
SENIORS HOUSING DEVELOPMENT

Sheet Title

EYES FROM THE SUN

SCALE @ A1
1:250
0 6.25 12.5M

Drawn	Checked	Scale
SC	CS	1 : 1 @ A1

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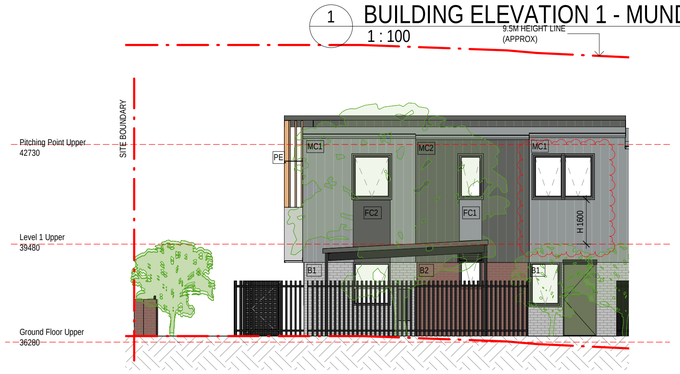
Nominated Architect: Craig Shelsher 8259 (NSW), 5612 (QLD)

Project No.	Sheet No.	Revision
3406	DA-1.70	4

14/02/2023 7:04:00 PM

Regulated Design Record				
Project Address:	18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163			
Project Title:	SENIORS HOUSING DEVELOPMENT, LAND AND HOUSING CORPORATION			
Consent No:		Body Corporate Reg No:		
Drawing Title:	EXTERNAL ELEVATIONS	Drawing No:	DA-3.00	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg. No.
6	16.11.22	For Approval	Craig Shelsher	DEP0001741

1 BUILDING ELEVATION 1 - MUNDAMUTTA STREET
1 : 100



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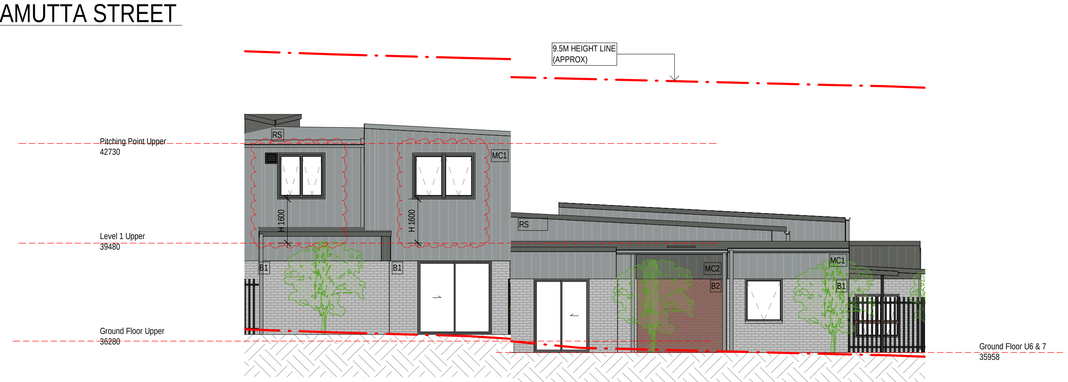

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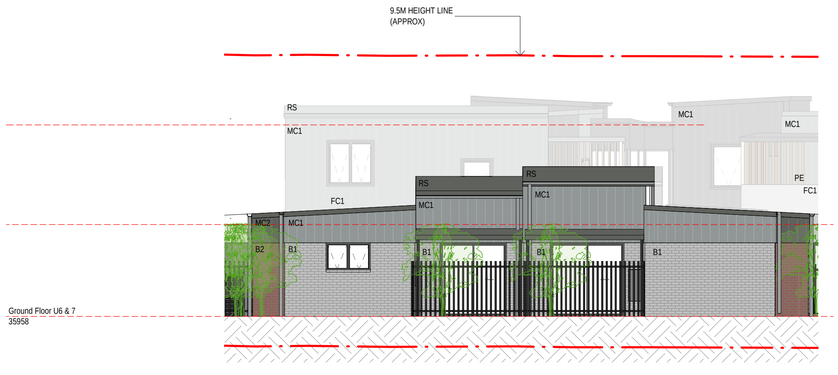
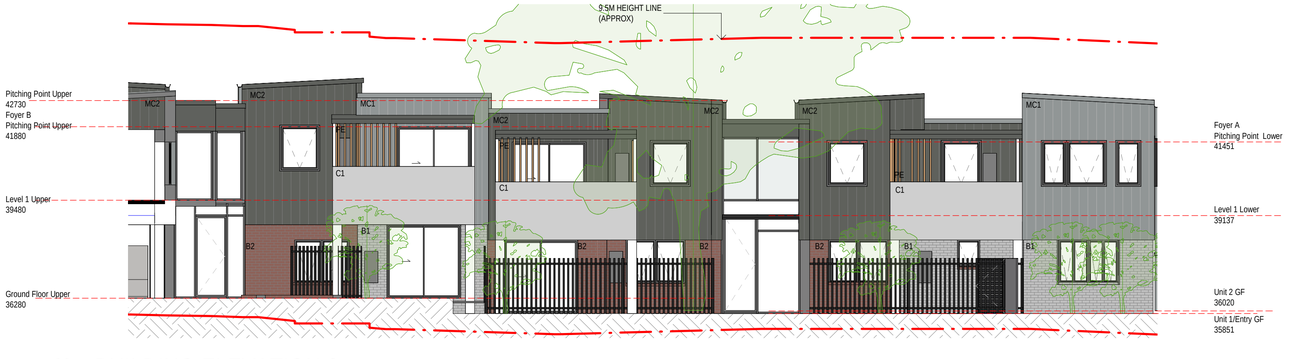


4 BUILDING ELEVATION 4
1 : 100

5 BUILDING ELEVATION 5
1 : 100



6 BUILDING ELEVATION 6
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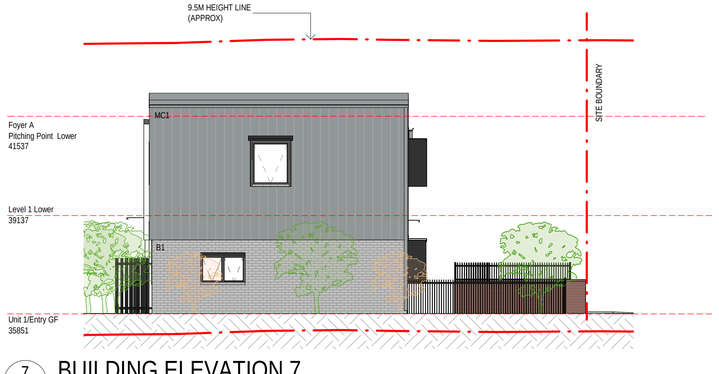

7 BUILDING ELEVATION 7
1 : 100

Revision	Description	Date
1	For Coordination	12/07/22
2	Progress Issue	28/07/22
3	Stage B Submission	05/08/22
4	For Approval	16/09/22
5	DA Issue	26/10/22
6	Part 5 Application	16/11/22
7	Stage 5 Approval- Addendum	17/11/22
8	Facade & G. Enclosure Update	14/02/23

NOTES : PART 5 APPLICATION

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SD	SLIDING DOOR
SW	SLIDING WINDOW
DR	SWING DOOR
FP	FIXED PANEL

EXTERNAL LEGEND

TAG	DESCRIPTION
B1	- BRICK CLADDING- TYPE 1
B2	- BRICK CLADDING- TYPE 2
CY	- WEATHER CANOPY OVER DOOR
DP	- DOWNPIPE
FC1	- FIBRE CEMENT INFILL PANEL
FC2	- FIBRE CEMENT INFILL PANEL
GT	- GUTTER
WH	- WINDOW HOOD
MC1	- METAL CLADDING- TYPE 1
MC2	- METAL CLADDING- TYPE 2
PE	- PERGOLA
RS	- ROOF
WB	- WHIRLY BIRD

EXTERNAL MATERIALS

B1
SUPPLIER: AUSTRAL BRICKS
COLOUR: TITANIUM

B2
SUPPLIER: AUSTRAL BRICKS
COLOUR: BLACKSTONE

MC1
METAL CLADDING: LYSAGHT
COLOUR: BLUEGUM

MC2
METAL CLADDING: LYSAGHT
COLOUR: BASALT

RS
ROOF SHEETING: LYSAGHT
COLOUR RANGE: BASALT

C1
CONCRETE UPTURN

FC1
FC SHEET PAINT FINISHED TO MATCH COLORBOND BLUEGUM

FC2
FC SHEET PAINT FINISHED TO MATCH COLORBOND BASALT

WINDOW AND DOOR FRAMES
POWER COAT FINISH
RANGE: DURALOY
COLOUR: BASALT
FINISH: SATIN
CODE: 2729067S

DOORS
RANGE: DULUX
COLOUR: LUSH HOSTA
FINISH: SATIN
CODE: S20C7

PE
BALCONY SCREENING
KNOTWOOD SPRUCE

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Project
18-22 MUNDAMATTA STREET,
VILLAWOOD NSW 2163 LOTS 814-816
SENIORS HOUSING DEVELOPMENT

Sheet Title
EXTERNAL ELEVATIONS

SCALE @ A1
1:100
0 2.5 5M

Drawn	Checked	Scale
SC	CS	As indicated @ A1

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Nominated Architect: Craig Shelsher 8259 (NSW), 5612 (QLD)

Project No.	Sheet No.	Revision
3406	DA-3.00	8

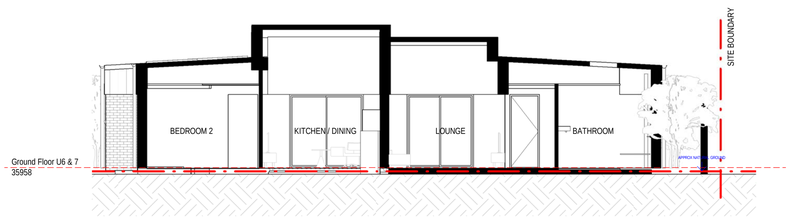
16/02/2023 10:33:49 AM

Regulated Design Record				
Project Address:	18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163			
Project Title:	SENIORS HOUSING DEVELOPMENT, LAND AND HOUSING CORPORATION			
Consent No:		Body Corporate Reg No:		
Drawing Title:	BUILDING SECTIONS	Drawing No:	DA-4.00	

Rev	Date dd.mm.yy	Description	DP Full Name	Reg. No.
6	16.11.22	For Approval	Craig Shelsher	DEP0001741

Revision	Description	Date
1	For Coordination	12/07/22
2	Progress Issue	29/07/22
3	Stage B Submission	05/08/22
4	For Approval	16/09/22
5	DA Issue	26/10/22
6	Part 5 Application	16/11/22
7	Stage 5 Approval- Addendum	17/11/22

1 BUILDING SECTION 01
1 : 100



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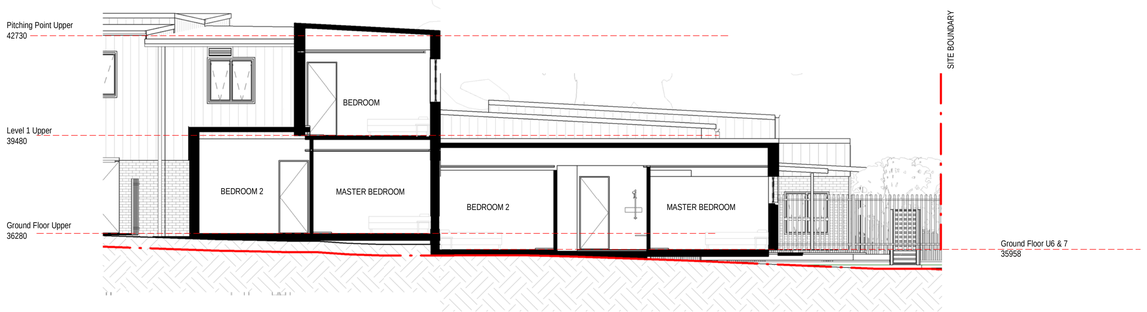

3 BUILDING SECTION 03
1 : 100

NOTES : PART 5 APPLICATION

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Project
18-22 MUNDAMATTA STREET,
VILLAWOOD NSW 2163 LOTS 814-816
SENIORS HOUSING DEVELOPMENT

Sheet Title
BUILDING SECTIONS

SCALE @ A1
1:100
0 2.5 5M

Drawn	Checked	Scale
SC	CS	As indicated @ A1

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Project No.	Sheet No.	Revision
3406	DA-4.00	7

14/02/2023 7:04:58 PM

Regulated Design Record				
Project Address:	18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163			
Project Title:	SENIORS HOUSING DEVELOPMENT, LAND AND HOUSING CORPORATION			
Consent No:		Body Corporate Reg No:		
Drawing Title:	3D IMAGES	Drawing No:	DA-6.00	

Rev	Date dd.mm.yy	Description	DP Full Name	Reg. No.
6	16.11.22	For Approval	Craig Shelsher	DEP0001741

Revision	Description	Date
1	For Coordination	12/07/22
2	Progress Issue	28/07/22
3	Stage B Submission	05/08/22
4	For Approval	16/09/22
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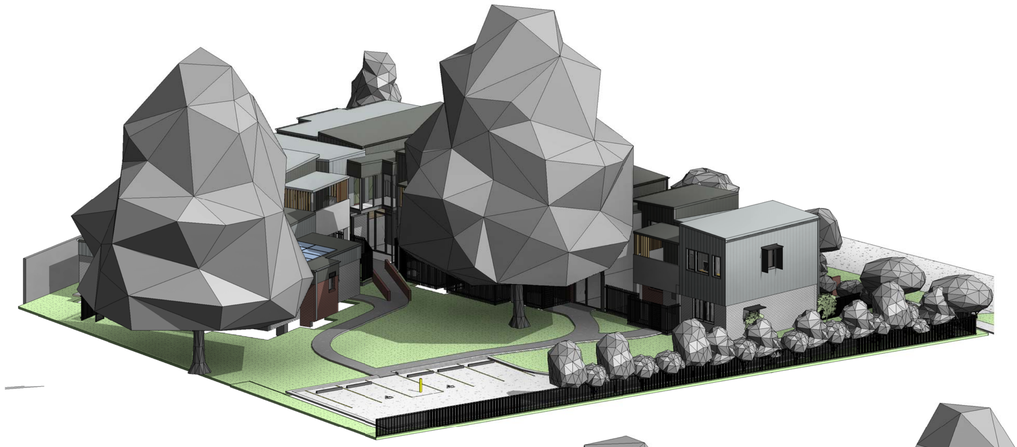

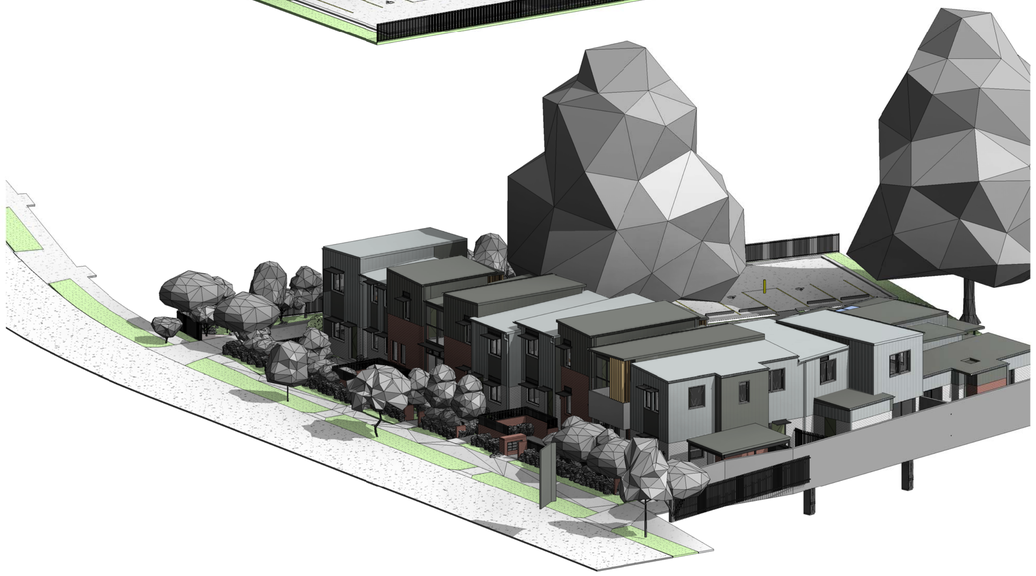

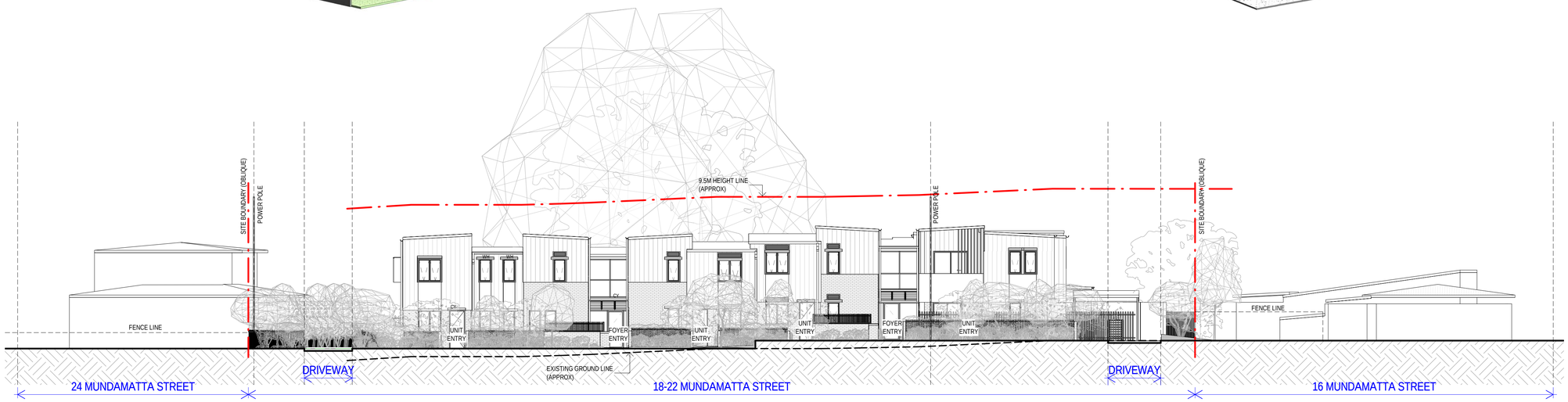

STREETSCAPE ELEVATION - MUNDAMUTTA STREET

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Sheet Title

3D IMAGES & STREETSCAPE ELEVATION

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Project No.	Sheet No.	Revision
3406	DA-6.00	7

14/02/2023 7:07:01 PM

Regulated Design Record				
Project Address:	18-22 MUNDAMATTA STREET, VILLAWOOD NSW 2163			
Project Title:	SENIORS HOUSING DEVELOPMENT, LAND AND HOUSING CORPORATION			
Consent No:		Body Corporate Reg No:		
Drawing Title:	AREA CALCULATIONS	Drawing No:	DA-11.00	
Rev	Date dd.mm.yy	Description	DP Full Name	Reg. No.
6	16.11.22	For Approval	Craig Shelsher	DEP0001741

UNIT AREA SCHEDULE			P.O.S AREA		AREA TOTAL
NO.	TYPE	AREA	TYPE	AREA	
UNIT 1	1BED	60.50 m²	P.O.S	24.99 m²	85.49 m²
UNIT 2	1BED	59.52 m²	P.O.S	24.57 m²	84.08 m²
UNIT 3	1BED	59.94 m²	P.O.S	20.04 m²	79.98 m²
UNIT 4	2BED	70.59 m²	P.O.S	43.08 m²	113.67 m²
UNIT 5	2BED	70.84 m²	P.O.S	42.73 m²	113.56 m²
UNIT 6	2BED	71.19 m²	P.O.S	76.18 m²	147.36 m²
UNIT 7	2BED	75.35 m²	P.O.S	15.02 m²	90.38 m²
UNIT 8	1BED	61.12 m²	BALCONY	11.26 m²	72.38 m²
UNIT 9	1BED	59.50 m²	BALCONY	11.85 m²	71.35 m²
UNIT 10	1BED	59.94 m²	BALCONY	11.14 m²	71.07 m²
UNIT 11	2BED	70.20 m²	BALCONY	10.54 m²	80.74 m²
UNIT 12	1BED	59.18 m²	BALCONY	11.09 m²	70.28 m²
Grand total		777.87 m²		302.49 m²	1080.36 m²

FSR LEGEND

DWELLINGS

PRIVATE OPEN SPACE

1 A3.00 FSR - GROUND FLOOR PLAN
1 : 250

SEPP GFA

SH GFA calculation (include stairs):
gross floor area means the sum of the areas of each floor of a building, where the area of each floor is taken to be the area within the inner face of the external enclosing walls, as measured at a height of 1.4m above each floor level—
(a) excluding columns, fin walls, sun control devices and elements, projections or works outside the general lines of the inner face of the external wall, and
(b) excluding cooling towers, machinery and plant rooms, ancillary storage space and vertical air conditioning ducts, and
(c) excluding—
(i) car parking needed to meet the requirements of this Part or the council of the local government area in which the development is located, and
(ii) internal access to the car parking, and
(d) excluding space for the loading and unloading of goods, including access to the space, and
(e) for in-fill self-care housing—including car parking provided at ground level, other than for visitors, in excess of 1 per dwelling, and
(f) for a residential care facility—excluding floor space used for service activities provided by the facility below ground level (existing).

4 A3.00 Ground
1 : 400

5 A3.00 Level 1
1 : 400

SEPP GFA AREA CALC.	
Level	Area
Ground	530.21 m²
Level 1	370.79 m²
Grand total	901.00 m²

LEP GFA

LEP Std Instrument GFA definition e.g.:
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement—
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

2 A3.00 Ground
1 : 400

3 A3.00 Level 1
1 : 400

LEP GFA AREA CALC.	
Level	Area
Ground	478.90 m²
Level 1	316.25 m²
Grand total	795.16 m²

Revision	Description	Date
1	For Coordination	12/07/22
2	Progress Issue	28/07/22
3	Stage B Submission	05/08/22
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SENIORS HOUSING DEVELOPMENT

Sheet Title

AREA CALCULATIONS

NORTH

SCALE @ A1
1:100
0 2.5 5M

Drawn	Checked	Scale
SC	CS	As indicated @ A1

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Nominated Architect: Craig Shelsher 8259 (NSW), 5612 (QLD)

Project No.	Sheet No.	Revision
3406	DA-11.00	7

14/06/2022 7:07:19 PM