

MULTI DWELLING HOUSING DEVELOPMENT

9-11 STAPLETON PARADE, ST MARYS NSW 2760



DEVELOPMENT DETAILS - LAHC PROJECT NO. BGV3

LOTS 25, 26 & 27 DP 35558

Site Area	Approx.2596m²	
Gross Floor Area (GFA)	1125.3m²	
	Allowable	Proposed
Height (max)	8.5m	8.5m
Floor Space Ratio (FSR)	0.50:1	0.43:1
Total Storeys	2	2
Landscape Area^	30%	792.6m² 31%
Deep Soil Zones^	15%	418.2m² 16%

DWELLING SCHEDULE	
TYPE	COUNT.
2 BED ADAPTABLE	2
2 BED LIVABLE TYPE A (SILVER)	7
2 BED LIVABLE TYPE B (GOLD)	3
3 BED LIVABLE TYPE A (SILVER)	1
3 BED LIVABLE TYPE B (GOLD)	1
	14

SUMMARY

Thermal Performance Specifications:

(21488 - St Marys LAHC)

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 2, at the time of building. This includes New South Wales Parts 2.6 and 3.12. Specific mention is made of the following provisions:

- Building Fabric Thermal Insulation

(NOTE: If steel framing is used a thermal break may be required)

- Building Sealing

- Building Services

- Condensation provisions

(NOTE: Ventilation requirements of Section 3.8.7.3 b must also be complied with and this means bathrooms should not be exhausted into roofspaces unless they are ventilated.)

WINDOWS (total product specification – glass + frame)

U-value 6.70 (or less than) & SHGC 0.57 (+/-5%) (Default: Plain Clear glass in AL frame)

EXTERNAL WALL (Medium/Dark colour)

Brick Veneer – R2.0 Bulk insulation with vapour barrier

INTERNAL WALL

Cavity Panel – No Insulation

EXTERNAL FLOOR

Concrete Slab on Ground – No insulation

Suspended Timber (Open Sub-Floor) – R2.0 Bulk insulation

CEILING SPACE with ROOF ABOVE

Plasterboard – R3.5 bulk insulation

ROOF (Light colour) (Non-ventilated)

Sheet Metal Roofing – 60mm Foil Blanket with Reflective airgap

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)

SHEETS			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
DA01	COVER	B	27-02-2023
DA02	EXISTING PHOTOGRAPHS	B	27-02-2023
DA03	DATA TABLE, DEEP SOIL AND LANDSCAPE	B	27-02-2023
DA04	3D VIEWS	B	27-02-2023
DA05	3D VIEWS	B	27-02-2023
DA06	COMPLIANCE	B	27-02-2023
DA07	BLOCK ANALYSIS	B	27-02-2023
DA08	SITE ANALYSIS	B	27-02-2023
DA09	DEMOLITION SITE PLAN	B	27-02-2023
DA10	PROPOSED SITE PLAN	B	27-02-2023

SHEETS			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
DA11	GROUND FLOOR	B	27-02-2023
DA12	FIRST FLOOR	B	27-02-2023
DA13	ROOF PLAN	B	27-02-2023
DA15	EAST & WEST ELEVATIONS	B	27-02-2023
DA16	NORTH & SOUTH ELEVATIONS	B	27-02-2023
DA17	STREETSCAPE ELEVATION - STAPLETON	B	27-02-2023
DA18	INTERNAL ELEVATIONS - SHEET 1	B	27-02-2023
DA19	INTERNAL ELEVATIONS - SHEET 2	B	27-02-2023
DA20	BUILDING SECTIONS - SHEET 1	B	27-02-2023
DA21	BUILDING SECTIONS - SHEET 2	B	27-02-2023

SHEETS			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
DA23	CUT - FILL PLAN	B	27-02-2023
DA24	RETAINING WALLS	B	27-02-2023
DA25	MATERIAL SCHEDULE	B	27-02-2023
DA30	WINDOW SCHEDULE	B	27-02-2023
DA40	SOLAR ACCESS STUDY - SHEET 1	B	27-02-2023
DA41	SOLAR ACCESS STUDY - SHEET 2	B	27-02-2023

ISSUE

DATE

AMENDMENT

A

07-02-2023

DA SUBMISSION

B

27-02-2023

DA SUBMISSION

PROJECT

MULTI DWELLING HOUSING DEVELOPMENT

ADDRESS

9-11 STAPLETON PARADE, ST MARYS NSW 2760

NSW

Land & Housing Corporation

PROJECT No.

20025

LAHC PROJECT No.

BGV3

LOCKED Bkg 5022

Permit No. 2224

1800 738 738

<https://www.lahc.nsw.gov.au/land-and-housing-corporation>

MORSON GROUP

INCORPORATED ARCHITECT - P.F.

MORSON REGISTRATION NUMBER 8100

ACN 159 480 034 ABN 41 159 480 034

www.morsongroup.com.au

829 9380 4946

PO Box 170, Potts Point, NSW 1535

SHEET SIZE: A1

SHEET NAME: COVER

SCALE: 1: 100

DRAWING No.

DA01

ISSUE No.

B



PHOTO 1 -



PHOTO 2 -



PHOTO 3 -



PHOTO 4 -



PHOTO 5 -



PHOTO 6 -



PHOTO 7 -



PHOTO 8 -



PHOTO 9 -



PHOTO 10 -



PHOTO 11 -



PHOTO 12 -

27/02/2023 3:37:39 PM S:\Morson Group Dropbox\Morson Group\PROJECTS\ST MARYS\20025 - 9-11 Stapleton Pde\Architecture\CAD\20025_9-11 Stapleton St_DA_Central_SM.rvt



3D - EXTERNAL 01



3D - EXTERNAL 02



3D - EXTERNAL 03



3D - EXTERNAL 04

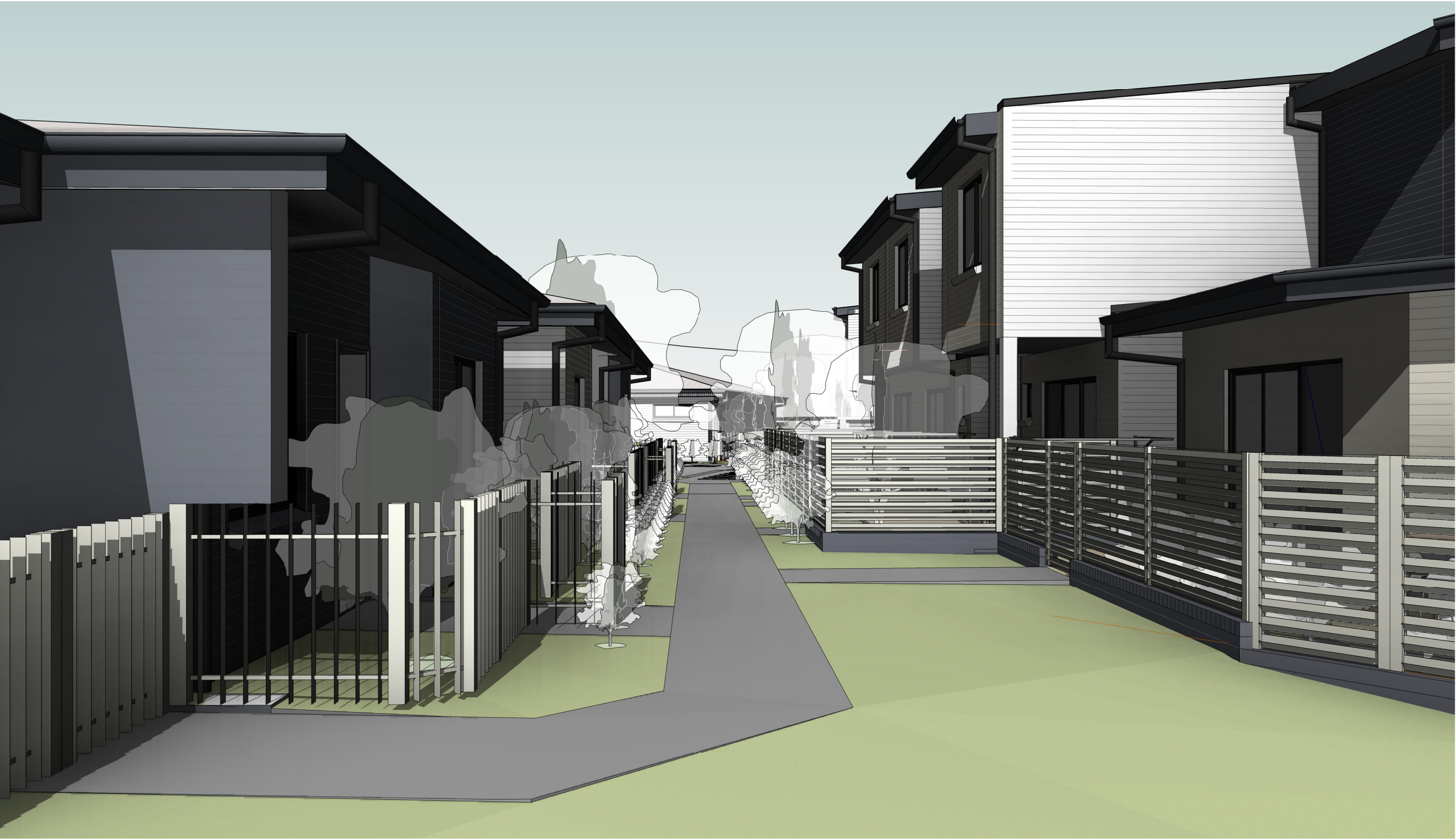
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT				PROJECT	PROJECT No.	20025		NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au R29 9380 4946 PO Box 170, Port Macquarie NSW 1555	SHEET	SHEET	DRAWING No. DA04 ISSUE No. B
A	07-02-2023	DA SUBMISSION				MULTI DWELLING HOUSING DEVELOPMENT	LAHC PROJECT No.	BGV3			SIZE: A1	NAME: 3D VIEWS	
B	27-02-2023	DA SUBMISSION				ADDRESS	9-11 STAPLETON PARADE, ST MARYS NSW 2760				SCALE:		



3D - INTERNAL 01



3D - INTERNAL 02



3D - INTERNAL 03



3D - INTERNAL 04

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A	07-02-2023	DA SUBMISSION				MULTI DWELLING HOUSING DEVELOPMENT	LAHC PROJECT No.	BGV3		SIZE: A1	NAME: 3D VIEWS	
B	27-02-2023	DA SUBMISSION				ADDRESS				SCALE:		
						9-11 STAPLETON PARADE, ST MARYS NSW 2760						
												
											ISSUE No. B	

DWELLING SUMMARY							
DWELLINGS SUN LIGHT ACCESS			AREA POS	DWELLINGS SUN LIGHT ACCESS			
NO.	Nº of BEDS	AREA		LIVING	HOURS LIVING	POS	HOURS POS

DWELLING

01	2 BED LIVABLE TYPE A (SILVER)	76.0 m²	76.3 m²	Yes	4H	Yes	4H
02	2 BED LIVABLE TYPE A (SILVER)	76.2 m²	37.8 m²	Yes	4H	Yes	4H
03	2 BED LIVABLE TYPE A (SILVER)	76.2 m²	37.8 m²	Yes	4H	Yes	5H
04	2 BED LIVABLE TYPE A (SILVER)	76.2 m²	45.1 m²	Yes	4H	Yes	6H
05	2 BED LIVABLE TYPE A (SILVER)	76.2 m²	35.3 m²	Yes	3H	Yes	4H
06	2 BED LIVABLE TYPE A (SILVER)	76.2 m²	44.0 m²	Yes	3H	Yes	4H
07	2 BED LIVABLE TYPE A (SILVER)	82.4 m²	56.9 m²	Yes	4H	Yes	5H
08	3 BED LIVABLE TYPE A (SILVER)	96.9 m²	100.6 m²	Yes	6H	Yes	6H
09	3 BED LIVABLE TYPE B (GOLD)	91.7 m²	119.9 m²	Yes	6H	Yes	6H
10	2 BED LIVABLE TYPE B (GOLD)	70.9 m²	45.6 m²	Yes	5H	Yes	4H
11	2 BED ADAPTABLE	75.2 m²	48.7 m²	Yes	4H	Yes	4H
12	2 BED ADAPTABLE	75.2 m²	32.9 m²	Yes	4H	Yes	4H
13	2 BED LIVABLE TYPE B (GOLD)	70.9 m²	32.3 m²	Yes	3H	Yes	5H
14	2 BED LIVABLE TYPE B (GOLD)	70.9 m²	83.5 m²	Yes	3H	Yes	5H

14/14
100%

14/14
100%

NO.	LIVING SUNLIGHT ACCESS					
	9am to 10am	10am to 11am	11am to 12pm	12pm to 13pm	13pm to 14pm	14pm to 15pm

DWELLING

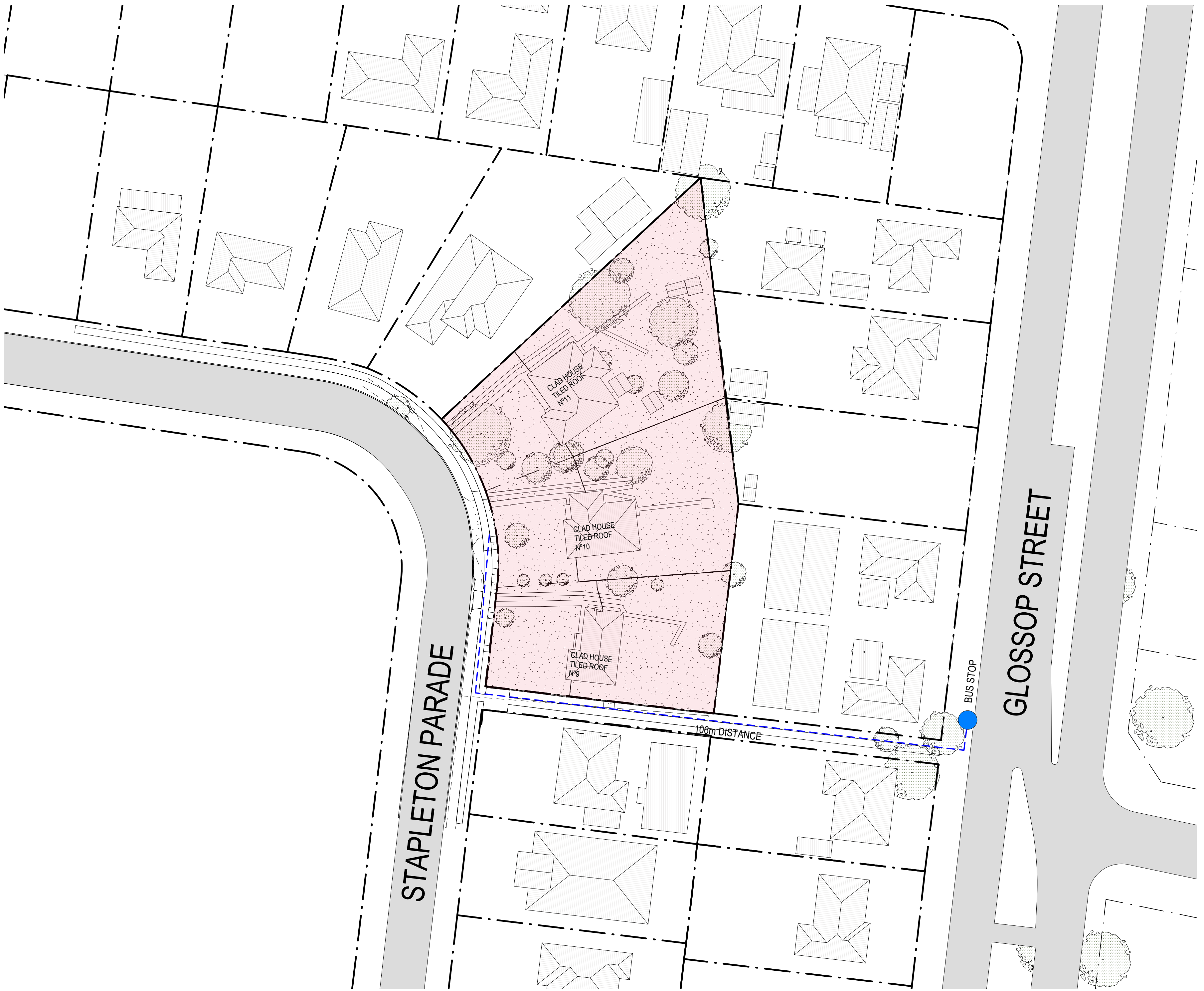
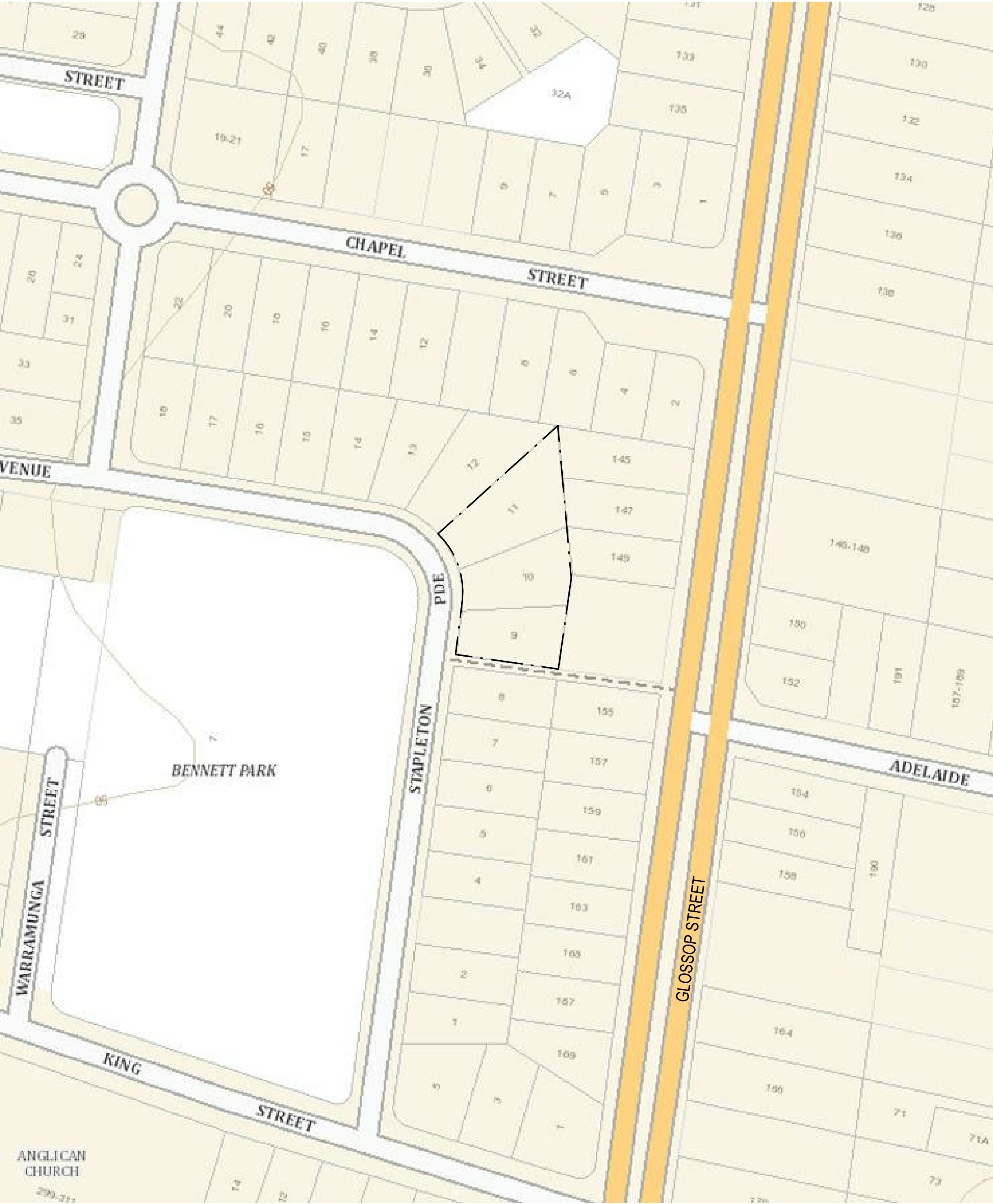
01	Yes	Yes	Yes	No	No	Yes
02	Yes	Yes	Yes	No	No	Yes
03	Yes	Yes	Yes	No	No	Yes
04	Yes	Yes	Yes	No	No	Yes
05	No	Yes	Yes	Yes	No	No
06	No	Yes	Yes	Yes	No	No
07	Yes	Yes	Yes	Yes	No	No
08	Yes	Yes	Yes	Yes	Yes	Yes
09	Yes	Yes	Yes	Yes	Yes	Yes
10	Yes	Yes	Yes	Yes	No	Yes
11	Yes	Yes	Yes	Yes	No	No
12	Yes	Yes	Yes	Yes	No	No
13	No	Yes	Yes	No	No	Yes
14	No	Yes	Yes	No	No	Yes

NO.	POS SUNLIGH ACCESS					
	9am to 10am	10am to 11am	11am to 12pm	12pm to 13pm	13pm to 14pm	14pm to 15pm

POS

01	No	Yes	Yes	Yes	Yes	No
02	No	Yes	Yes	Yes	Yes	No
03	Yes	Yes	Yes	Yes	Yes	No
04	Yes	Yes	Yes	Yes	Yes	Yes
05	No	No	Yes	Yes	Yes	Yes
06	No	No	Yes	Yes	Yes	Yes
07	No	Yes	Yes	Yes	Yes	Yes
08	Yes	Yes	Yes	Yes	Yes	Yes
09	Yes	Yes	Yes	Yes	Yes	Yes
10	No	No	Yes	Yes	Yes	Yes
11	No	No	Yes	Yes	Yes	Yes
12	No	No	Yes	Yes	Yes	Yes
13	No	Yes	Yes	Yes	Yes	Yes
14	No	Yes	Yes	Yes	Yes	Yes

ISSUE	DATE	AMENDMENT				PROJECT	PROJECT No.	20025		NDM/NATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN/159 480 054 ABN/41 159 480 054 www.morsongroup.com.au 829 9380 4946 PO Box 1755, Port Stephens NSW 1535	SHEET	SHEET	COMPLIANCE		DRAWING No.
A	07-02-2023	DA SUBMISSION				MULTI DWELLING HOUSING DEVELOPMENT	LAHC PROJECT No.	BGUV3			SIZE: A1	NAME:			DA06
B	27-02-2023	DA SUBMISSION				ADDRESS	9-11 STAPLETON PARADE, ST MARYS NSW 2760				SCALE:				ISSUE No.
															B



PREDOMINANT BLOCK AND LOT PATTERNS

Most of the lots tend to be rectangular shaped. However, almost all of them are irregular shaped and it is not easy to find many similar plots. This pattern varies due to the irregular structure of the urban fabric and roads.

LOT CHANGE OVER TIME

There have been no relevant changes in lots shape and size over time. Basically, the structure of the area is almost the same than when it was urbanized around half century ago. Most of the constructions are detached residential dwellings. There are just a few exceptions where medium density residential buildings have been developed. Lot amalgamation has been an exception.

TYPICAL LOT SIZES, SHAPE AND ORIENTATION

The typical lot tends to be rectangular shaped with around 900 to 1400 sqm. Some of them are irregular shaped, but even on those cases they tend to be rectangular shaped. Orientation may vary depending on the road structure due to its quite irregular shape. Therefore, we are not able to consider there is a predominant orientation.

BEST LOTS FOR INTENSIFICATION

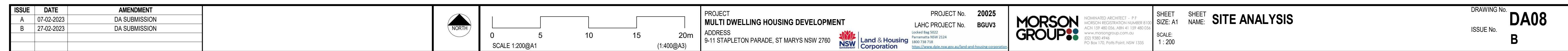
Best lots for intensification are those in front of the main roads, especially Glossop Street. Intensification in irregular shaped lots will be difficult to carry on due to setbacks restrictions on an internal layout units configuration.

LOT AMALGAMATION

Lot amalgamation is necessary to support future development. Most of the lots are irregular shaped and it will be more efficient to join lots in order to take advantage of the site as much as possible. Additionally, setbacks restrictions will be easier to comply in big lots.

MOST SUITABLE SITES FOR INTENSIFICATION

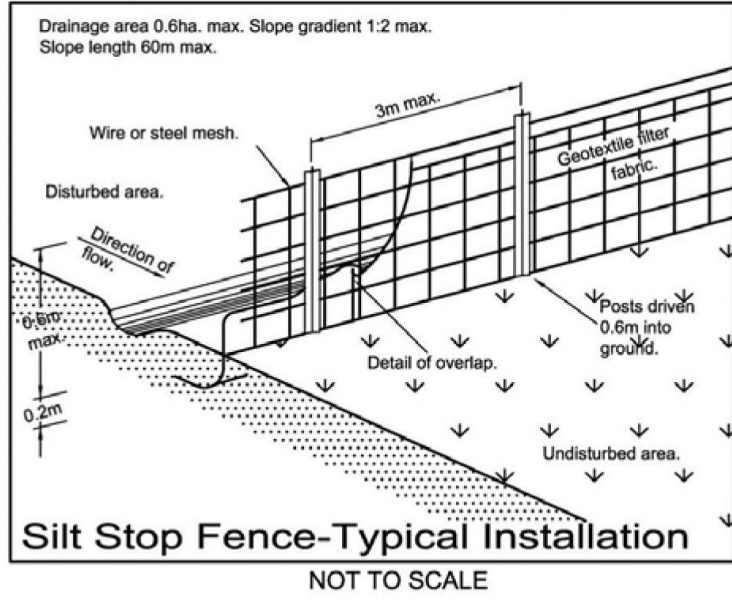
Corner sites and sites with two street frontages, as well as non excessively deep sites, are more suitable for amalgamation and intensification. On the other hand, narrow and deep sites will be less suitable due to most of the units will face side setbacks instead of the main street.



1. THE CONTRACTOR SHALL IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES TO THE COUNCIL'S SPECIFICATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND DURING CONSTRUCTION.
2. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN A SATISFACTORY WORKING ORDER DURING THE CONSTRUCTION PERIOD. INSPECTIONS OF THESE DEVICES SHALL BE CARRIED OUT AFTER EACH STORM. REPAIRS AND/OR DE-CLOGGING SHALL BE CARRIED OUT TO ENSURE PROPER OPERATION OF THE DEVICE.
3. STORAGE OF MATERIALS AND EQUIPMENT SHALL BE WITHIN SEDIMENT CONTROLLED AREAS.
4. REMOVE SILT STOP FENCING AND DRAINAGE STRUCTURE SEDIMENT CONTROL TRAPS AFTER VEGETATION IS ESTABLISHED.
5. DURING DEMOLITION AND EXCAVATION, IF HAZARDOUS MATERIAL ARE FOUND, THE CONTRACTOR MUST FOLLOW HAZARDOUS WASTE/MATERIALS REMOVAL PROCEDURES AND CONTROLS.

NOTE:

1. ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001(THE DEMOLITION OF STRUCTURES)
2. 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 & ALLOWED FOR ALL DEMOLITION INCLUDING SUNDRY WORKS NOT INDICATED ON THIS DRAWING THAT ARE REQUIRED IN ORDER TO CONSTRUCT THE WORKS.



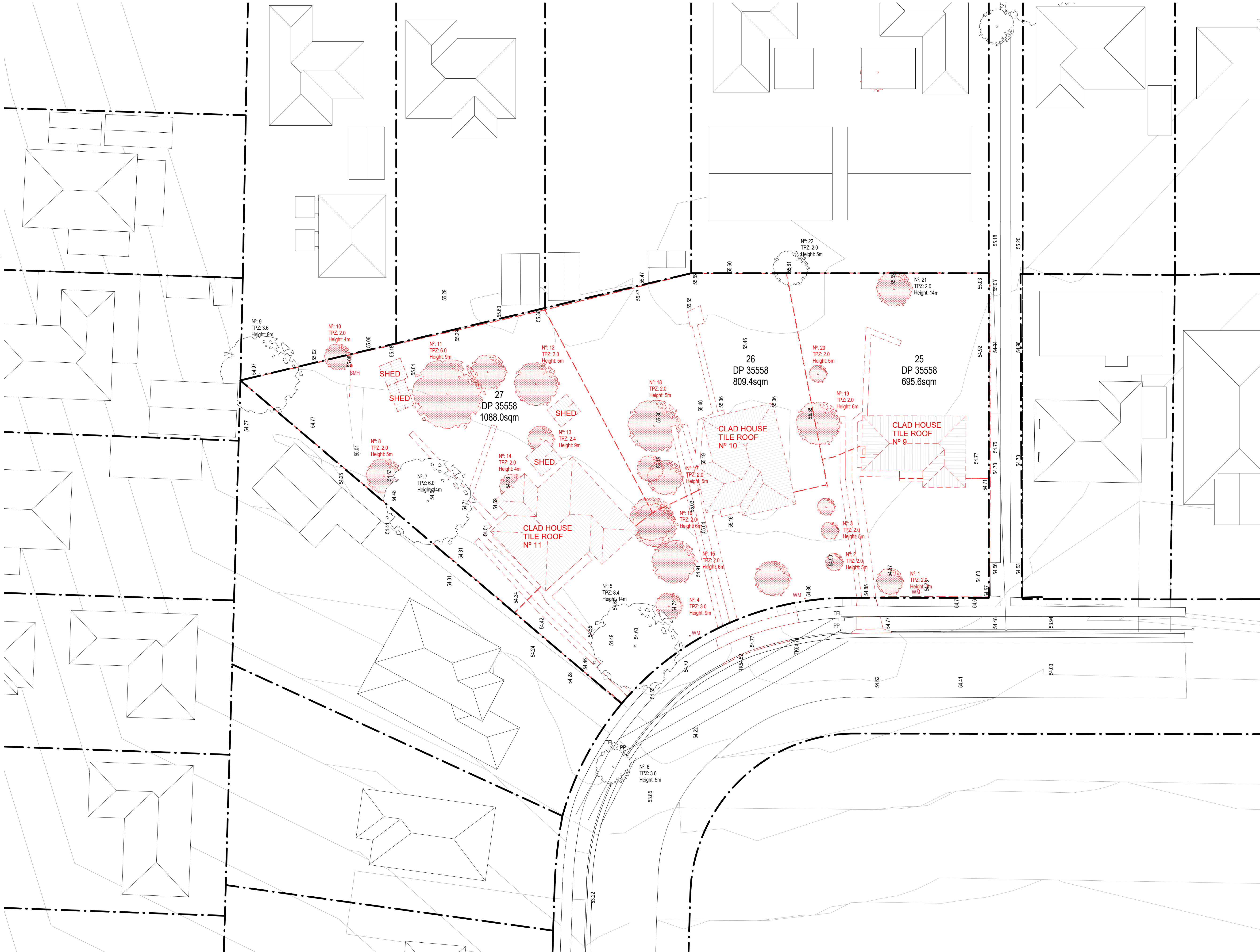
PROJECT SYMBOLS LEGEND	
DOORS / WINDOWS / LOUVRES / SCREENS	D01 W01 MSC1 < TYPE (where applicable) 101 101 < NUMBER
ELEVATION LEVEL	FFL 29.010 CL +2700
PROPOSED LEVELS	RL 29.010 RL 29.010
EXISTING LEVELS	ex RL 29.010 ex RL 29.010
REVISION	DESCRIPTION
ROOM	1BR Room Type 101 Room Number
FINISHES/COLOURS	Prefix is Material Type -> FBK1 - Suffix (1,2,3...) is a Product Reference Refer AF Schedule Prefix is Material Type -> PTa - Suffix (a,b,c...) is a Colour Reference
RISER	Service RISER ZONE (CORING TO ENG. DETAILS)
PENETRATION	PENETRATION IN SLAB
CONSTRUCTION PHASE	Existing Demolition Proposed
EXCAVATION	Existing Planting Planting for Removal Proposed Planting
	Cut Fill

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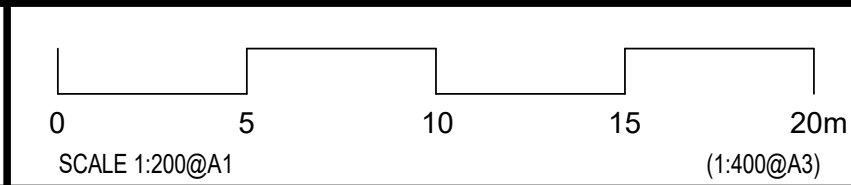
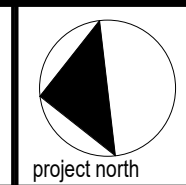
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)



ISSUE	DATE	AMENDMENT
A	07-02-2023	DA SUBMISSION
B	27-02-2023	DA SUBMISSION

DEMOLITION 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 & allowed for all demolition including sundry works not indicated on this drawing that are required in order to construct the works.



PROJECT
MULTI DWELLING HOUSING DEVELOPMENT
ADDRESS
9-11 STAPLETON PARADE, ST MARYS NSW 2760



PROJECT No. **20025**
LAHC PROJECT No. **BGUV3**

Locked Bag 9022
Parramatta NSW 2124
1800 738 738
<https://www.lahc.nsw.gov.au/land-and-housing-corporation>



NOMINATED ARCHITECT - P F
MORSON REGISTRATION NUMBER 8100
ACN 159 480 056 ABN 41 159 480 056
www.morsongroup.com.au
B20 9380 4946
PO Box 170, Potts Point, NSW 1535

SHEET SIZE: A1
SHEET NAME: **DEMOLITION SITE PLAN**
SCALE: 1:200

DRAWING No. **DA09**
ISSUE No. **B**



PROJECT SYMBOLS LEGEND	
DOORS / WINDOWS / LOUVRES / SCREENS	D01 W01 MSC1 TYPE (where applicable) 101 101 101 NUMBER
ELEVATION LEVEL	LEVEL NAME FFL 29.010 CL +2700 RL 29.010
PROPOSED LEVELS	RL 29.010
EXISTING LEVELS	ex.RL 29.010
REVISION	DESCRIPTION
ROOM	1BR Room Type 101 Room Number
FINISHES/COLOURS	Prefix is Material Type -> FBK1 - Suffix (1,2,3...) is a Product Reference Refer AF Schedule
RISER	Prefix is Material Type -> PTa - Suffix (a,b,c...) is a Colour Reference
PENETRATION	SERVICE RISER ZONE (CORING TO ENG. DETAILS) PENETRATION IN SLABS
CONSTRUCTION PHASE	Existing Demolition Proposed Existing Planting Planting for Removal Proposed Planting
EXCAVATION	Excavation Cut Fill

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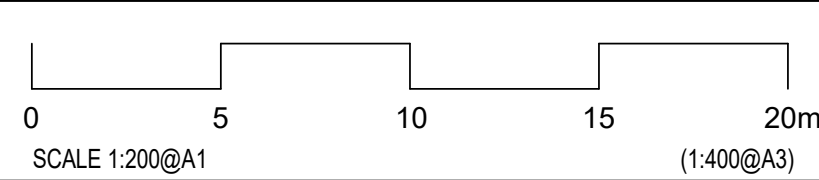
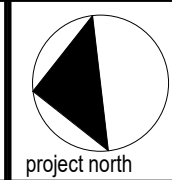
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ABN 41 159 480 056 NOMINATED ARCHITECT: P. Morson(8100)

ISSUE	DATE	AMENDMENT
A	07-02-2023	DA SUBMISSION
B	27-02-2023	DA SUBMISSION
C	09-06-2023	DA SUBMISSION
D	20-06-2023	DA SUBMISSION

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PROJECT
MULTI DWELLING HOUSING DEVELOPMENT
ADDRESS
9-11 STAPLETON PARADE, ST MARYS NSW 2760



Land & Housing
Corporation

PROJECT No. 20025
LAHC PROJECT No. BGV3
Locked Bkg 5022
Permitted 9096 2224
Permitted 9096 2224
1800 738 738
<https://www.lahc.nsw.gov.au/land-and-housing-corporation>



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MORSON REGISTRATION NUMBER 8100
ACN 159 480 056 ABN 41 159 480 056
www.morsongroup.com.au
020 9380 4946
PO Box 170, Potts Point, NSW 1535

SHEET SIZE: A1
SHEET NAME: PROPOSED SITE PLAN
SCALE: 1:200

DRAWING No. DA10
ISSUE No. D



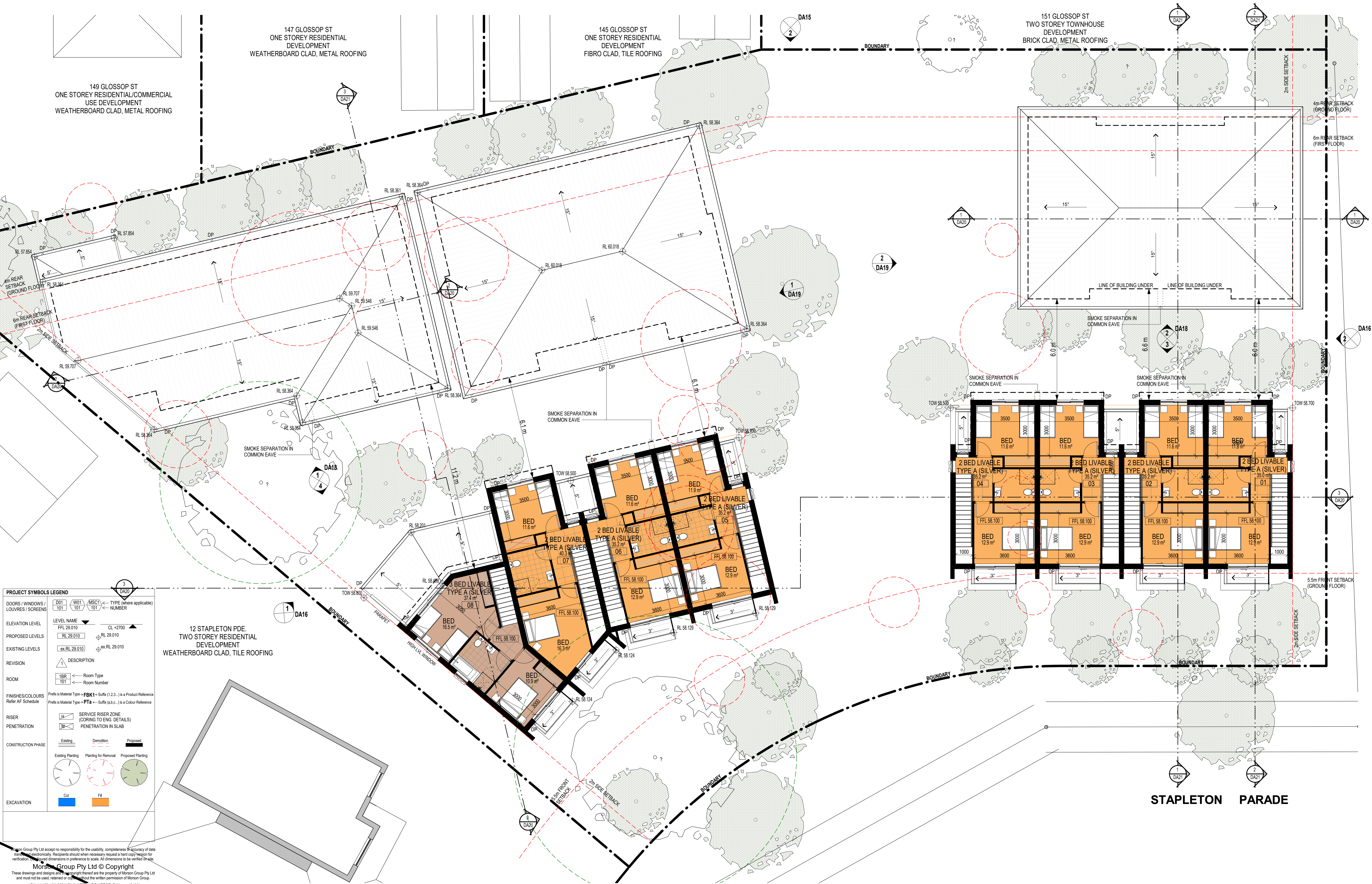
ISSUE	DATE	AMENDMENT	PROJECT	PROJECT No.	LAHC PROJECT No.	MORSON GROUP	NOMINATED ARCHITECT - P.F.	SHEET	SHEET	DRAWING No.
A	07-02-2023	DA SUBMISSION	MULTI DWELLING HOUSING DEVELOPMENT	20025	6GUV3	NSW	LAHC PROJECT No. 6GUV3	SIZE: A1	NAME: GROUND FLOOR	DA11
B	27-02-2023	DA SUBMISSION	ADDRESS							
C	09-06-2023	DA SUBMISSION	9-11 STAPLETON PARADE, ST MARYS NSW 2760							
D	20-06-2023	DA SUBMISSION								

0 1 2 3 4 5 7 10m

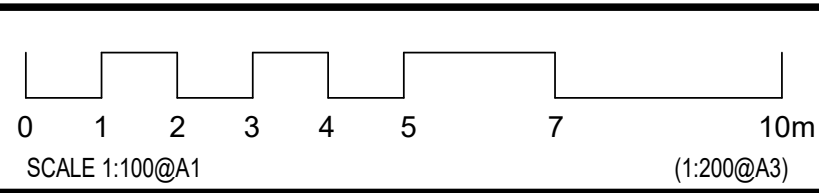
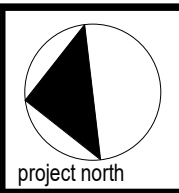
SCALE 1:100@A1 (1:200@A3)

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ISSUE	DATE	AMENDMENT
A	07-02-2023	DA SUBMISSION
B	27-02-2023	DA SUBMISSION



PROJECT
MULTI DWELLING HOUSING DEVELOPMENT
ADDRESS
9-11 STAPLETON PARADE, ST MARYS NSW 2760



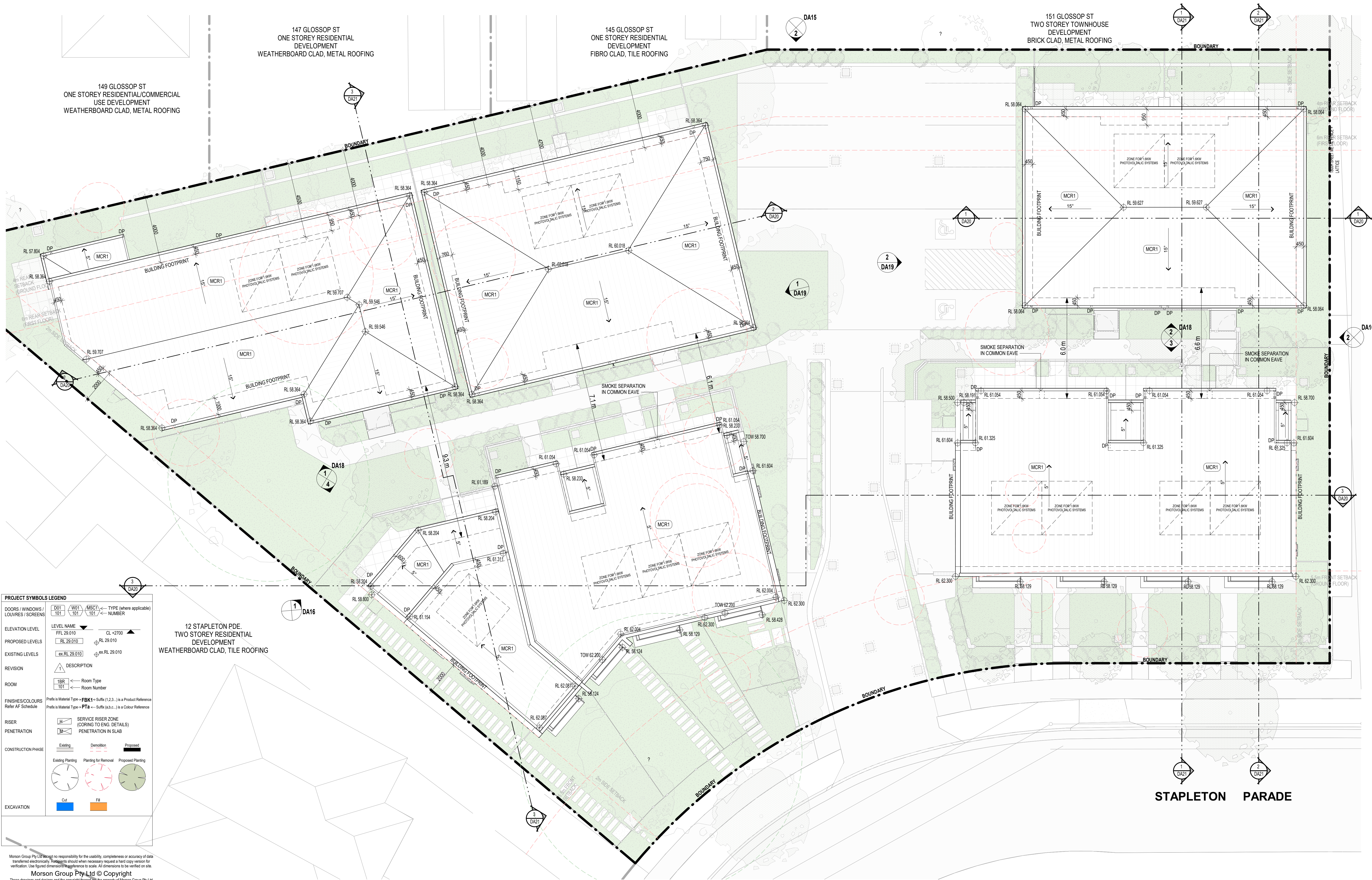
PROJECT No. 20025
LAHC PROJECT No. BGV3
Locked Bkg 9022
Permitted 9026 2224
1800 738 738
<https://www.lahc.nsw.gov.au/land-and-housing-corporation>



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MORSON REGISTRATION NUMBER 8100
ICN 159 480 056 ABN 41 159 480 056
www.morsongroup.com.au
ICN 9380 4946
PO Box 170, Potts Point NSW 1535

SHEET
SIZE: A1
SCALE:
1:100

SHEET
NAME: FIRST FLOOR
DRAWING No. DA12
ISSUE No. B



PROJECT SYMBOLS LEGEND		
DOORS / WINDOWS / LOUVRES / SCREENS	D01 / W01 / M01	TYPE (where applicable) NUMBER
ELEVATION LEVEL	LEVEL NAME	CL +2700
PROPOSED LEVELS	RL 29.010	RL 29.010
EXISTING LEVELS	ex RL 29.010	ex RL 29.010
REVISION	DESCRIPTION	
ROOM	1BR / 101	Room Type / Room Number
FINISHES/COLOURS	Prefix is Material Type -> FBK (1, 2, 3...) is a Product Reference	
Riser AF Schedule	Prefix is Material Type -> PTa (a, b, c...) is a Colour Reference	
RISER	Service Riser Zone (CORING TO ENG. DETAILS)	
PENETRATION	PENETRATION IN SLAB	
CONSTRUCTION PHASE	Existing / Demolition / Proposed	
EXCAVATION	Existing Planting / Planting for Removal / Proposed Planting	

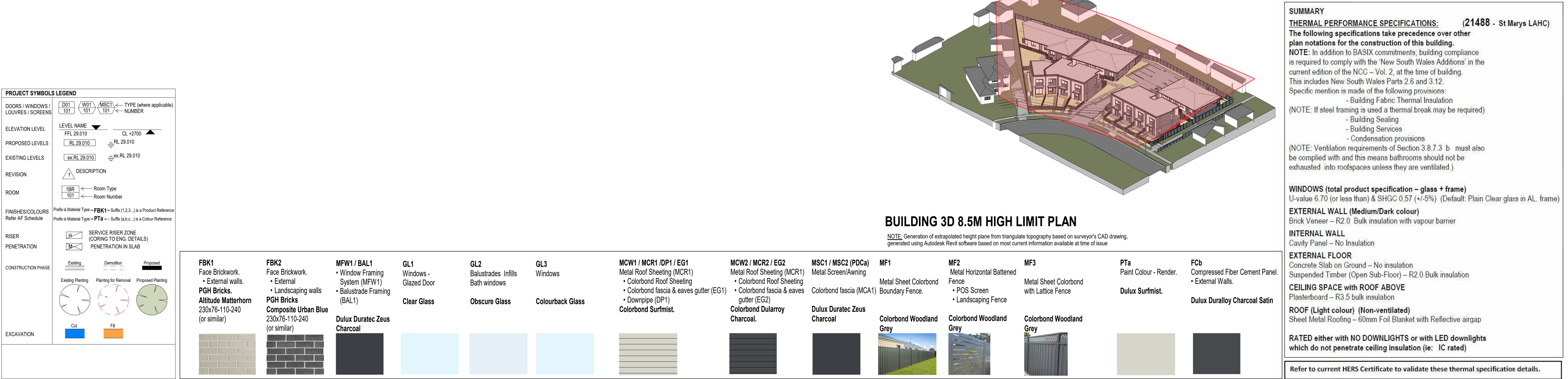
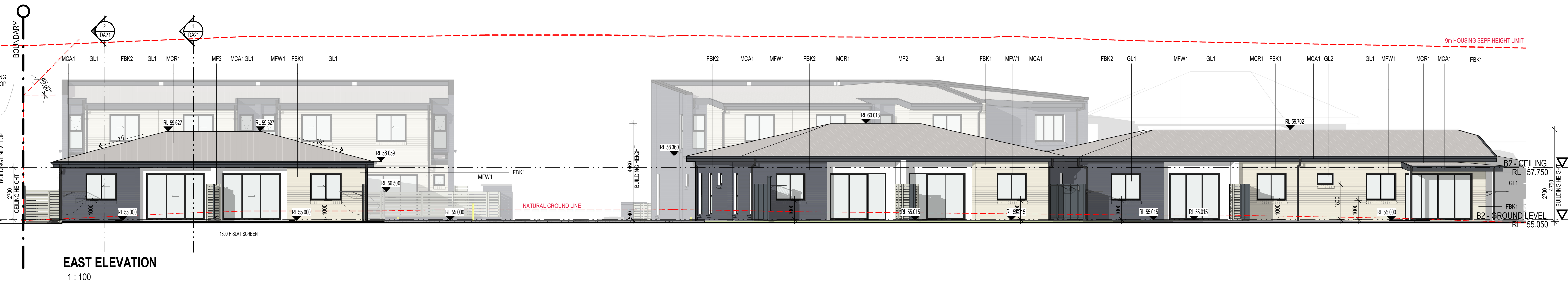
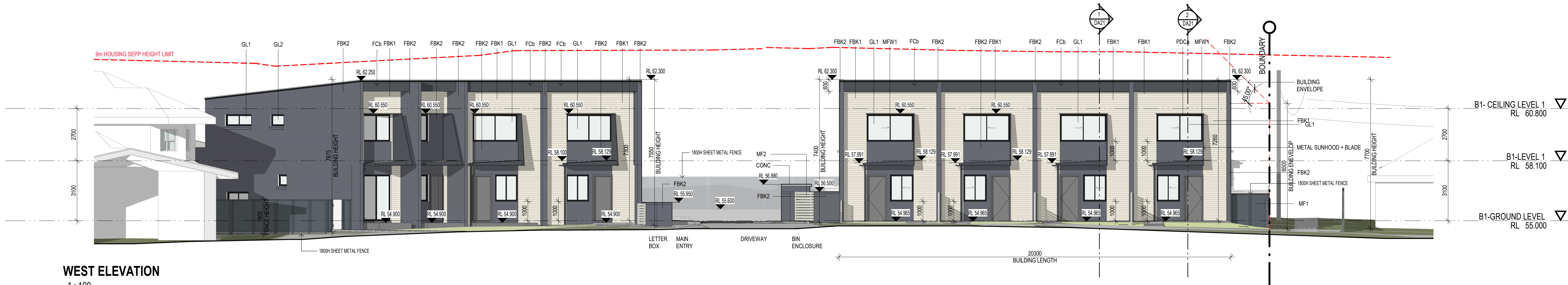
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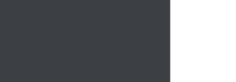
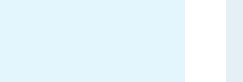
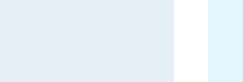
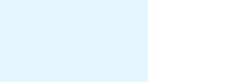
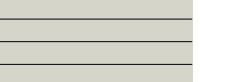
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ABN 41 159 480 056 NOMINATED ARCHITECT: P. Morson(8100)

ISSUE	DATE	AMENDMENT	PROJECT	PROJECT No.	20025	MORSON GROUP	NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100	SHEET	SHEET NAME	DRAWING No.
A	07-02-2023	DA SUBMISSION	MULTI DWELLING HOUSING DEVELOPMENT	LAHC PROJECT No.	BGV3	Land & Housing Corporation	Locked Bldg 5022	SIZE: A1	ROOF PLAN	DA13
B	27-02-2023	DA SUBMISSION	ADDRESS	9-11 STAPLETON PARADE, ST MARYS NSW 2760			Permit No. 2224	SCALE:		C
C	09-06-2023	DA SUBMISSION					1800 738 738	1: 100		





FBK1 Face Brickwork. • External walls. PGH Bricks, Altitude Matterhorn 230x76-110-240 (or similar)	FBK2 Face Brickwork. • External walls • Landscaping walls PGH Bricks Composite Urban Blue 230x76-110-240 (or similar)	MFW1 / BAL1 • Window Framing System (MFW1) • Balustrade Framing (BAL1) Dulux Duratec Zeus Charcoal	GL1 Windows - Glazed Door Clear Glass	GL2 Balustrades /Infills Bath windows Obscure Glass	GL3 Windows Colourback Glass	MCW1 / MCR1 / DP1 / EG1 Metal Roof Sheetting (MCR1) • Colorbond Roof Sheetting • Colorbond fascia & eaves gutter (EG1) • Downpipe (DP1) Colorbond Surfmit.	MCW2 / MCR2 / EG2 Metal Roof Sheetting (MCR1) • Colorbond Roof Sheetting • Colorbond fascia & eaves gutter (EG2) Colorbond Dularroy Charcoal.	MSC1 / MSC2 (PDCA) Metal Screen/Awning Colorbond fascia (MCA1) Dulux Duratec Zeus Charcoal	MF1 Metal Sheet Colorbond Boundary Fence. Colorbond Woodland Grey	MF2 Metal Horizontal Battened Fence • POS Screen • Landscaping Fence Colorbond Woodland Grey	MF3 Metal Sheet Colorbond with Lattice Fence Colorbond Woodland Grey	PTa Paint Colour - Render. Dulux Surfmit.	FCb Compressed Fiber Cement Panel. • External Walls. Dulux Duralloy Charcoal Satin
													

Refer to current HERS Certificate to validate these thermal specification details.

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STREETSCAPE ELEVATION
1 : 200

PROJECT SYMBOLS LEGEND	
DOORS / WINDOWS / LOUVRES / SCREENS	D01 W01 MSC1 ← TYPE (where applicable) 101 ← NUMBER
ELEVATION LEVEL	LEVEL NAME FFL 29.010 CL +2700
PROPOSED LEVELS	RL 29.010
EXISTING LEVELS	ex.RL 29.010
REVISION	DESCRIPTION
ROOM	1BR → Room Type 101 → Room Number
FINISHES/COLOURS	Prefix is Material Type → FBK1 ← Suffix (1,2,3...) is a Product Reference Prefix is Material Type → PTA ← Suffix (a,b,c...) is a Colour Reference
RISER	H → SERVICE RISER ZONE (CORING TO ENG. DETAILS)
PENETRATION	M → PENETRATION IN SLAB
CONSTRUCTION PHASE	Existing Demolition Proposed Existing Planting Planting for Removal Proposed Planting
EXCAVATION	Out Fill

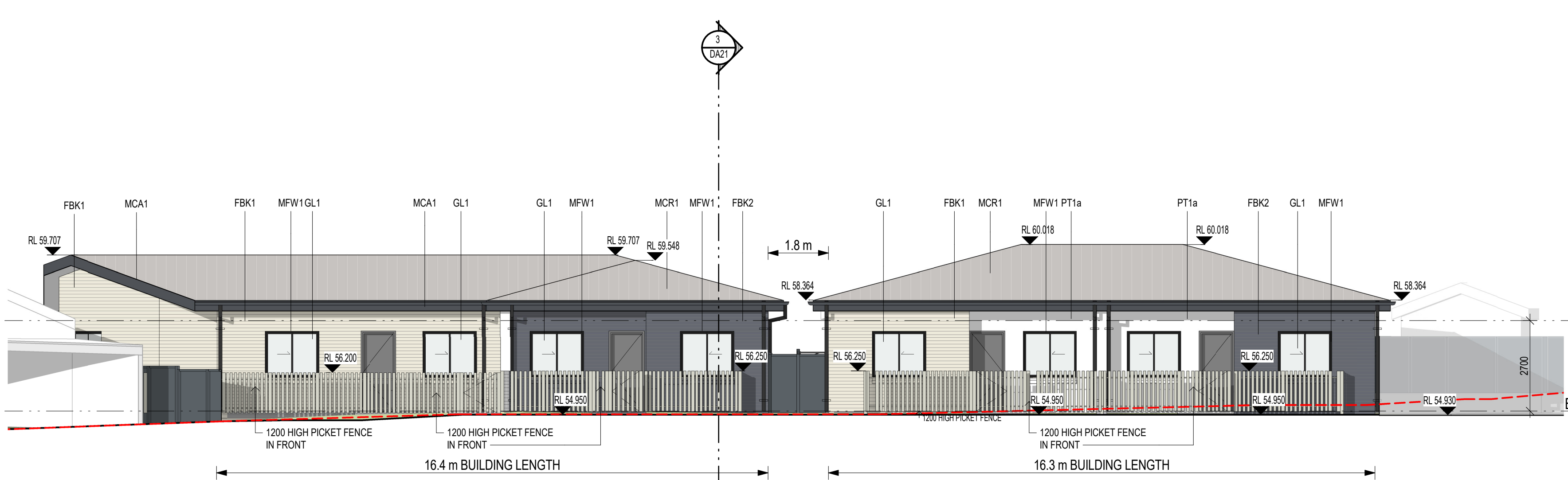
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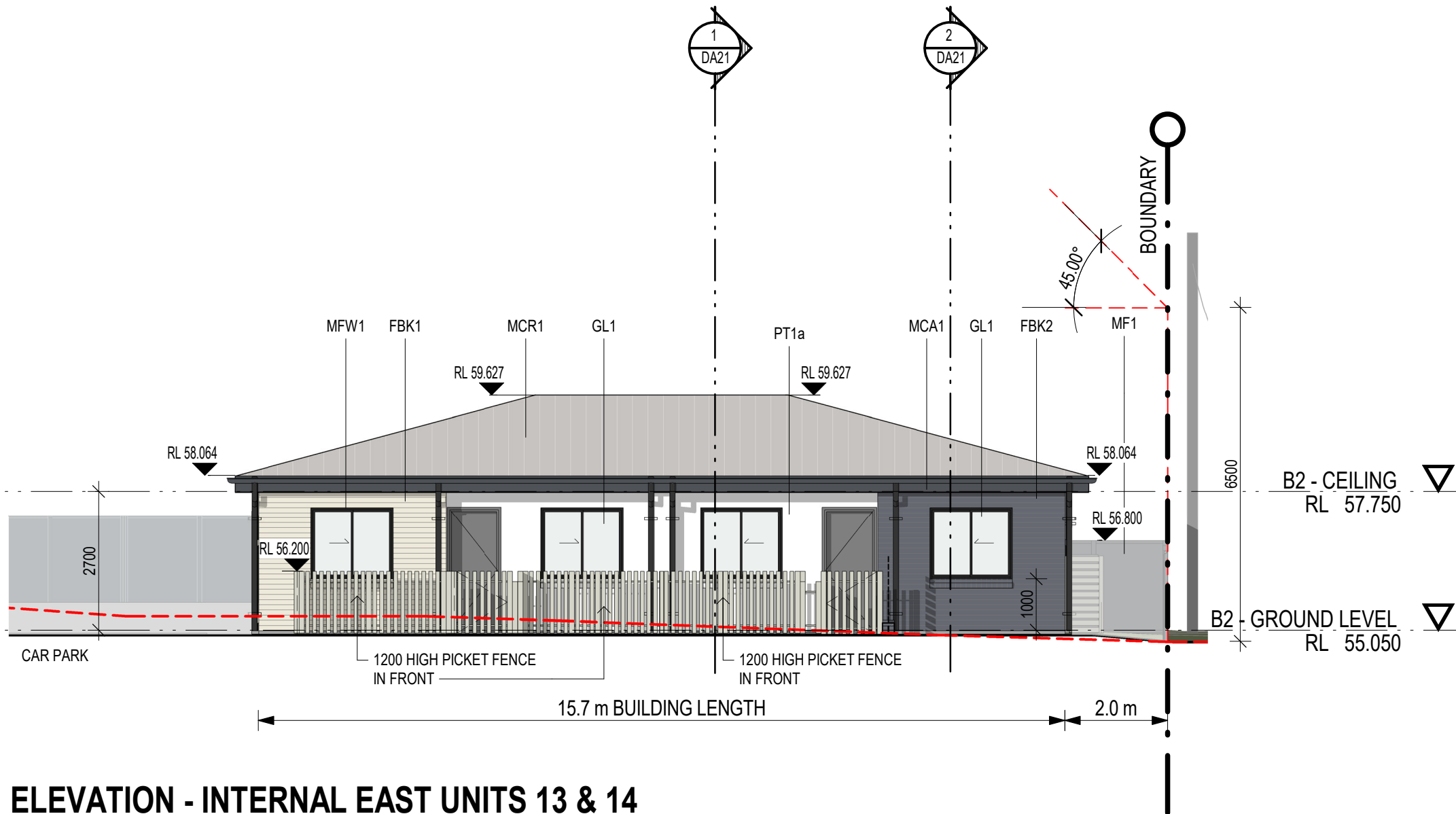
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT						PROJECT	PROJECT No.	20025	MORSON GROUP NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au EOY 9380 4946 PO Box 1750, Port Macquarie NSW 1555	SHEET	SHEET	DRAWING No.	
A	07-02-2023	DA SUBMISSION						MULTI DWELLING HOUSING DEVELOPMENT	LAHC PROJECT No.	BGVV3		SIZE: A1	NAME: STREETScape ELEVATION - STAPLETON		DA17
B	27-02-2023	DA SUBMISSION						ADDRESS	9-11 STAPLETON PARADE, ST MARYS NSW 2760			SCALE: 1: 200	ISSUE No.		
													B		



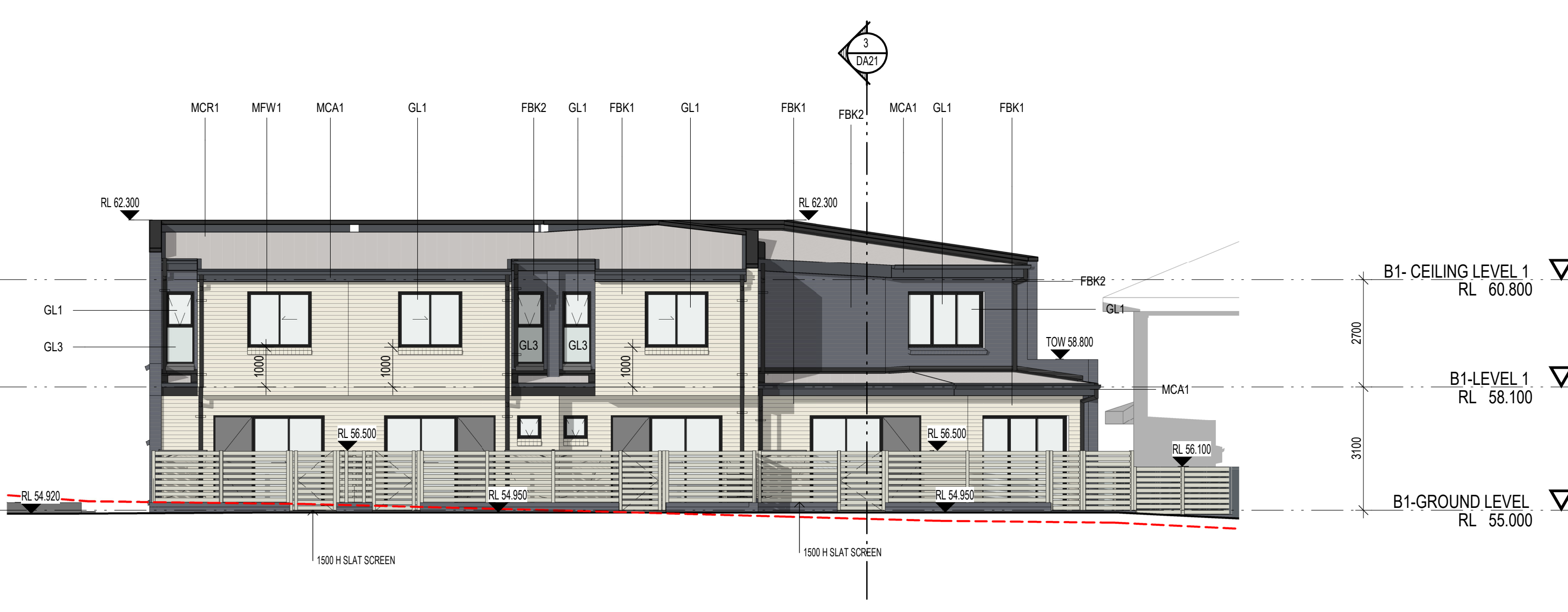
ELEVATION - INTERNAL EAST UNITS 9 & 12
1 : 100



ELEVATION - INTERNAL EAST UNITS 13 & 14
1 : 100



ELEVATION - INTERNAL WEST UNITS 1 TO 4
1 : 100



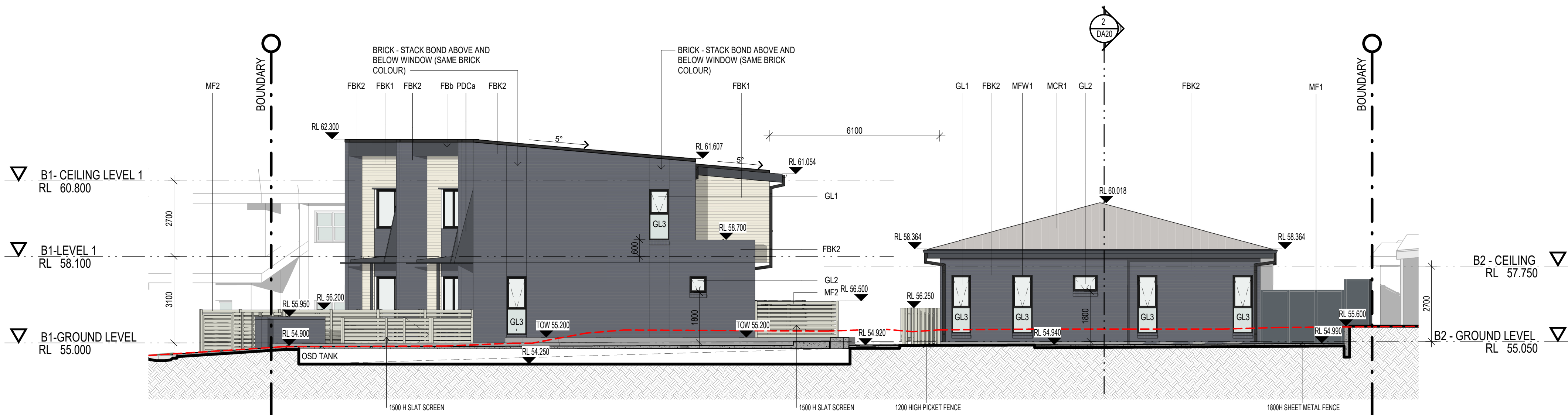
ELEVATION - INTERNAL WEST UNITS 5 TO 8
1 : 100

PROJECT SYMBOLS LEGEND	
DOORS / WINDOWS / LOUVRES / SCREENS	DD1 / W01 / MSC1 101 / 101 / 101 TYPE (where applicable) NUMBER
ELEVATION LEVEL	LEVEL NAME FRL 29.010 CL +2700
PROPOSED LEVELS	RL 29.010 ex.RL 29.010
EXISTING LEVELS	ex.RL 29.010 ex.RL 29.010
REVISION	DESCRIPTION
ROOM	1BR 101 Room Type Room Number
FINISHES/COLOURS	Prefix is Material Type -> FBK1 <- Suffix (1,2,3...) is a Product Reference Prefix is Material Type -> PTa <- Suffix (a,b,c...) is a Colour Reference
RISER	SERVICE RISER ZONE (CORING TO ENG. DETAILS)
PENETRATION	PENETRATION IN SLAB
CONSTRUCTION PHASE	Existing Demolition Proposed
EXCAVATION	Cut Fill

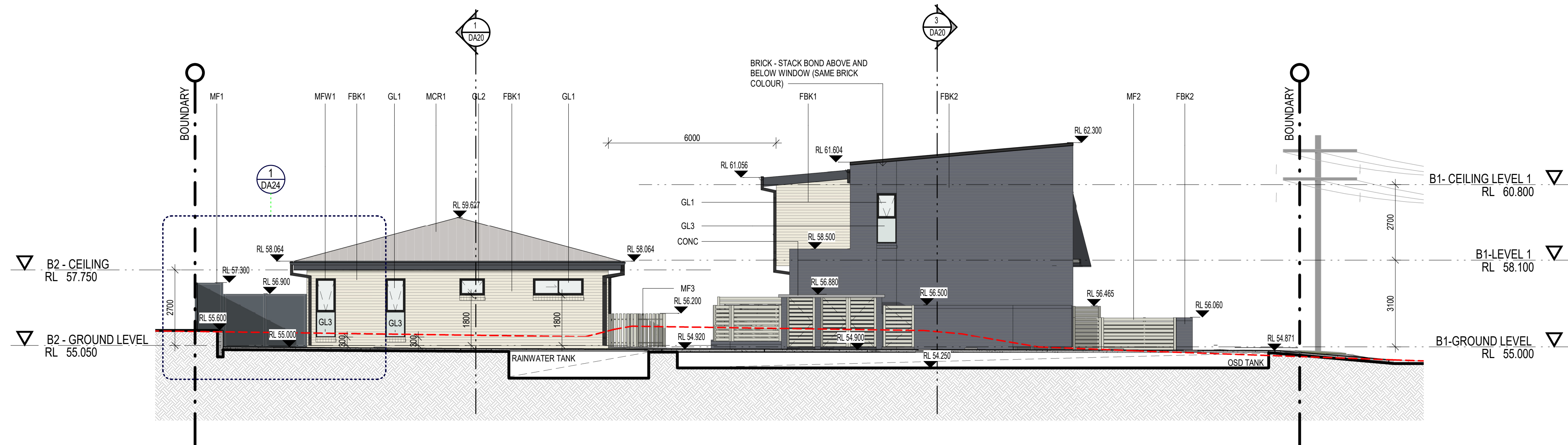
FBK1 Face Brickwork. • External walls. PGH Bricks. Altitude Matterhorn 230x76-110-240 (or similar)	FBK2 Face Brickwork. • External • Landscaping walls PGH Bricks Composite Urban Blue 230x76-110-240 (or similar)	MFW1 / BAL1 • Window Framing System (MFW1) • Balustrade Framing (BAL1)	GL1 Windows - Glazed Door	GL2 Balustrades Infills Bath windows	GL3 Windows	MCW1 / MCR1 / DP1 / EG1 Metal Roof Sheet (MCR1) • Colorbond Roof Sheeting • Colorbond fascia & eaves gutter (EG1) • Downpipe (DP1) Colorbond Surfist.	MCW2 / MCR2 / EG2 Metal Roof Sheet (MCR1) • Colorbond Roof Sheeting • Colorbond fascia & eaves gutter (EG2) Colorbond Dularroy Charcoal.	MSC1 / MSC2 (PDCA) Metal Screen/Awning Colorbond fascia (MCA1)	MF1 Metal Sheet Colorbond Boundary Fence.	MF2 Metal Horizontal Battened Fence • POS Screen • Landscaping Fence	MF3 Metal Sheet Colorbond with Lattice Fence	PTa Paint Colour - Render. Dulux Surfist.	FCb Compressed Fiber Cement Panel. • External Walls. Dulux Duralloy Charcoal Satin

SUMMARY
THERMAL PERFORMANCE SPECIFICATIONS: (21488 - St Marys LAHC)
The following specifications take precedence over other plan notations for the construction of this building.
NOTE: In addition to BASIX commitments, building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC - Vol. 2, at the time of building. This includes New South Wales Parts 2.6 and 3.12. Specific mention is made of the following provisions:
- Building Fabric Thermal Insulation (NOTE: If steel framing is used a thermal break may be required)
- Building Sealing - Building Services - Condensation provisions
(NOTE: Ventilation requirements of Section 3.8.7.3 b. must also be complied with and this means bathrooms should not be exhausted into roofspaces unless they are ventilated.)
WINDOWS (total product specification - glass + frame) U-value 6.70 (or less than) & SHGC 0.57 (+/-5%) (Default: Plain Clear glass in AL frame)
EXTERNAL WALL (Medium/Dark colour) Brick Veneer - R2.0 Bulk insulation with vapour barrier
INTERNAL WALL Cavity Panel - No Insulation
EXTERNAL FLOOR Concrete Slab on Ground - No insulation Suspended Timber (Open Sub-Floor) - R2.0 Bulk insulation
CEILING SPACE with ROOF ABOVE Plasterboard - R3.5 bulk insulation
ROOF (Light colour) (Non-ventilated) Sheet Metal Roofing - 60mm Foil Blanket with Reflective airgap
RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)
Refer to current HERS Certificate to validate these thermal specification details.

ISSUE	DATE	AMENDMENT	ELEVATIONS & SECTIONS LEGEND:	NOTES:	PROJECT	PROJECT No.	20025	MORSON GROUP	INNOVATED ARCHITECT - P.F.	SHEET	SHEET	DRAWING No.
A	07-02-2023	DA SUBMISSION	TOH Top of Hob	1. Read in conjunction with Window Schedule for glass types & frame finishes.	MULTI DWELLING HOUSING DEVELOPMENT	LAHC PROJECT No.	BGV3	LOCKED Bldg 5022	MORSON REGISTRATION NUMBER 8100	SIZE: A1	NAME: INTERNAL ELEVATIONS - SHEET 1	DA18
B	27-02-2023	DA SUBMISSION	TOW Top of Wall		ADDRESS	9-11 STAPLETON PARADE, ST MARYS NSW 2760		1800 738 738	ACN/159 480 024 ABN/41 159 480 024	SCALE:		B
									www.morsongroup.com.au	As indicated		



ELEVATION - SOUTH UNIT 5 & 12
1 : 100



ELEVATION - NORTH UNIT 4 & 13
1 : 100

PROJECT SYMBOLS LEGEND															
DOORS / WINDOWS / LOUVRES / SCREENS	<table><tr><td>D01</td><td>/</td><td>W01</td><td>/</td><td>MSC1</td><td>←</td><td>TYPE (where applicable)</td></tr><tr><td>101</td><td></td><td>101</td><td></td><td>101</td><td>←</td><td>NUMBER</td></tr></table>	D01	/	W01	/	MSC1	←	TYPE (where applicable)	101		101		101	←	NUMBER
D01	/	W01	/	MSC1	←	TYPE (where applicable)									
101		101		101	←	NUMBER									
ELEVATION LEVEL	<table><tr><td>LEVEL NAME</td><td>CL +2700</td></tr><tr><td>FFL 29.010</td><td>RL 29.010</td></tr><tr><td>PROPOSED LEVELS</td><td>RL 29.010</td></tr><tr><td>EXISTING LEVELS</td><td>ex.RL 29.010</td></tr></table>	LEVEL NAME	CL +2700	FFL 29.010	RL 29.010	PROPOSED LEVELS	RL 29.010	EXISTING LEVELS	ex.RL 29.010						
LEVEL NAME	CL +2700														
FFL 29.010	RL 29.010														
PROPOSED LEVELS	RL 29.010														
EXISTING LEVELS	ex.RL 29.010														
REVISION	<table><tr><td>DESCRIPTION</td></tr><tr><td>1BR</td><td>← Room Type</td></tr><tr><td>101</td><td>← Room Number</td></tr></table>	DESCRIPTION	1BR	← Room Type	101	← Room Number									
DESCRIPTION															
1BR	← Room Type														
101	← Room Number														
ROOM															
FINISHES/COLOURS	Prefix is Material Type → FBK1 ← Suffix (1,2,3...) is a Product Reference Refer AF Schedule Prefix is Material Type → PTa ← Suffix (a,b,c...) is a Colour Reference														
RISER	<table><tr><td>SERVICE RISER ZONE (CORING TO ENG. DETAILS)</td></tr><tr><td>PENETRATION IN SLAB</td></tr></table>	SERVICE RISER ZONE (CORING TO ENG. DETAILS)	PENETRATION IN SLAB												
SERVICE RISER ZONE (CORING TO ENG. DETAILS)															
PENETRATION IN SLAB															
PENETRATION	<table><tr><td>Existing</td><td>Demolition</td><td>Proposed</td></tr><tr><td>Existing Planting</td><td>Planting for Removal</td><td>Proposed Planting</td></tr></table>	Existing	Demolition	Proposed	Existing Planting	Planting for Removal	Proposed Planting								
Existing	Demolition	Proposed													
Existing Planting	Planting for Removal	Proposed Planting													
CONSTRUCTION PHASE															
EXCAVATION	<table><tr><td>Cut</td><td>Fill</td></tr></table>	Cut	Fill												
Cut	Fill														

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

FBK1 Face Brickwork. • External walls. PGH Bricks. Altitude Matterhorn 230x76-110-240 (or similar)	FBK2 Face Brickwork. • External • Landscaping walls PGH Bricks Composite Urban Blue 230x76-110-240 (or similar)	MFW1 / BAL1 • Window Framing System (MFW1) • Balustrade Framing (BAL1) Dulux Duratec Zeus Charcoal	GL1 Windows - Glazed Door Clear Glass	GL2 Balustrades Infills Bath windows Obscure Glass	GL3 Windows Colourback Glass	MCW1 / MCR1 / DP1 / EG1 Metal Roof Sheetting (MCR1) • Colorbond Roof Sheetting • Colorbond fascia & eaves gutter (EG1) • Downpipe (DP1) Colorbond Surfmist.	MCW2 / MCR2 / EG2 Metal Roof Sheetting (MCR1) • Colorbond Roof Sheetting • Colorbond fascia & eaves gutter (EG2) Colorbond Dularroy Charcoal.	MSC1 / MSC2 (PDCa) Metal Screen/Awning Colorbond fascia (MCA1) Dulux Duratec Zeus Charcoal	MF1 Metal Sheet Colorbond Boundary Fence. Colorbond Woodland Grey	MF2 Metal Horizontal Battered Fence • POS Screen • Landscaping Fence Colorbond Woodland Grey	MF3 Metal Sheet Colorbond with Lattice Fence Colorbond Woodland Grey	PTa Paint Colour - Render. Dulux Surfmist.	Fcb Compressed Fiber Cement Panel. • External Walls. Dulux Duralloy Charcoal Satin
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SUMMARY

THERMAL PERFORMANCE SPECIFICATIONS: (21488 - St Marys LAHC)

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments, building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC - Vol. 2, at the time of building. This includes New South Wales Parts 2.6 and 3.12. Specific mention is made of the following provisions:

- Building Fabric Thermal Insulation
- (NOTE: If steel framing is used a thermal break may be required)
- Building Sealing
- Building Services
- Condensation provisions

(NOTE: Ventilation requirements of Section 3.8.7.3 b must also be complied with and this means bathrooms should not be exhausted into roofspaces unless they are ventilated.)

WINDOWS (total product specification - glass + frame)
U-value 6.70 (or less than) & SHGC 0.57 (+/-5%) (Default: Plain Clear glass in AL frame)

EXTERNAL WALL (Medium/Dark colour)
Brick Veneer - R2.0 Bulk insulation with vapour barrier

INTERNAL WALL
Cavity Panel - No Insulation

EXTERNAL FLOOR
Concrete Slab on Ground - No insulation
Suspended Timber (Open Sub-Floor) - R2.0 Bulk insulation

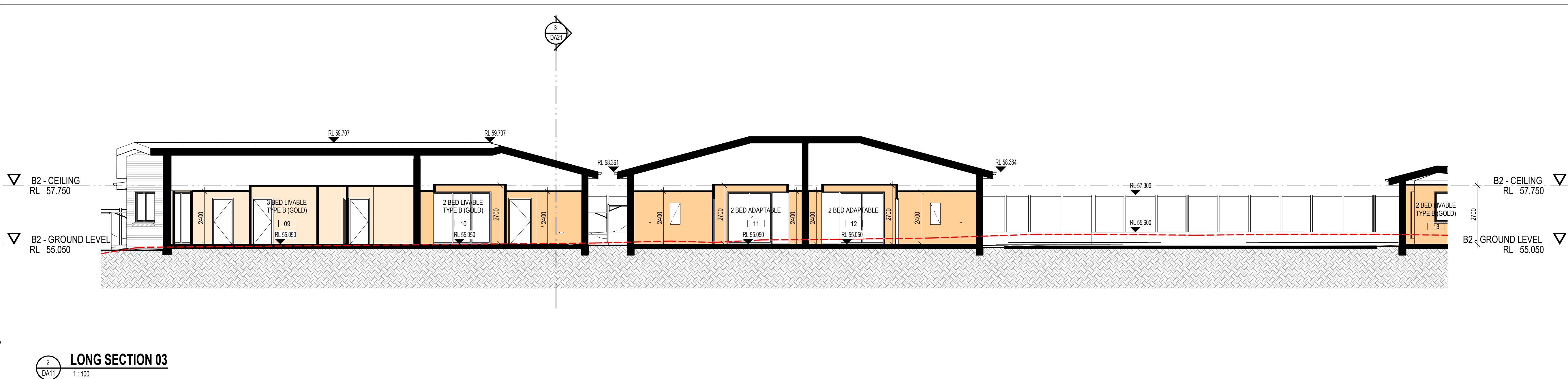
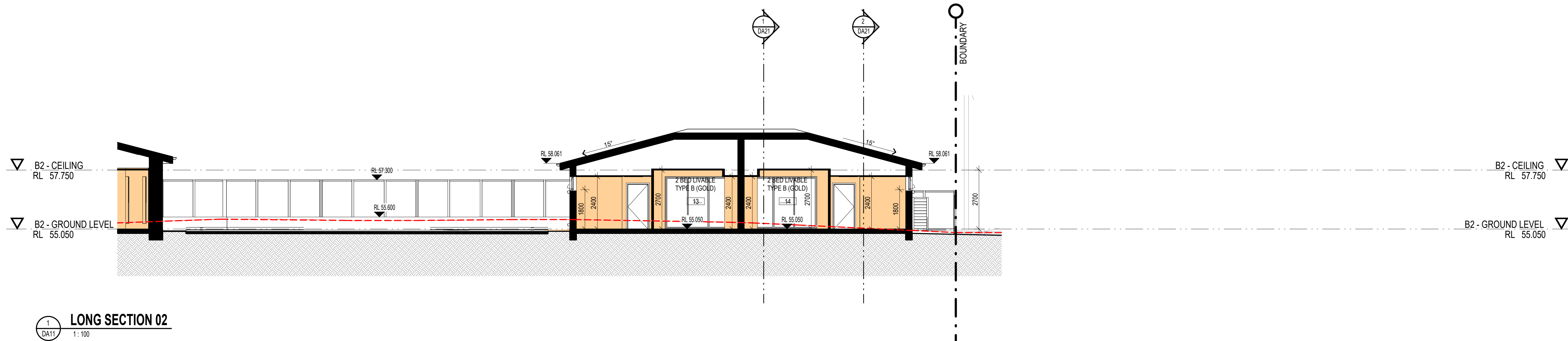
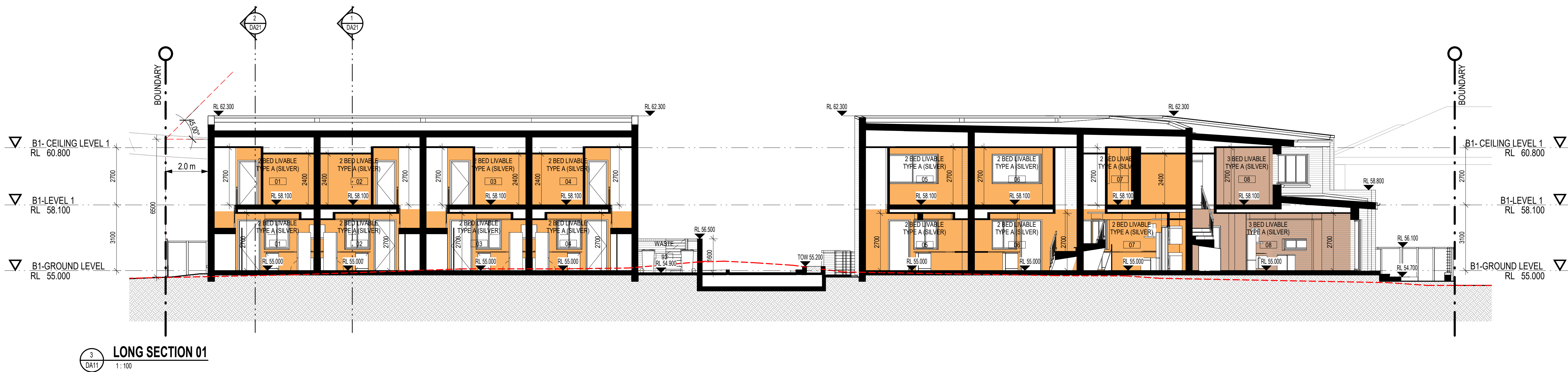
CEILING SPACE with ROOF ABOVE
Plasterboard - R3.5 bulk insulation

ROOF (Light colour) (Non-ventilated)
Sheet Metal Roofing - 60mm Foil Blanket with Reflective airgap

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)

Refer to current HERS Certificate to validate these thermal specification details.

ISSUE	DATE	AMENDMENT	PROJECT	PROJECT No.	20025	MORSON GROUP	NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au 629 3380 4946 PO Box 175, Potts Point, NSW 1535	SHEET SIZE: A1	SHEET NAME: INTERNAL ELEVATIONS - SHEET 2	DRAWING No. DA19
A	07-02-2023	DA SUBMISSION	MULTI DWELLING HOUSING DEVELOPMENT	LAHC PROJECT No.	BGV3					ISSUE No. B
B	27-02-2023	DA SUBMISSION	ADDRESS 9-11 STAPLETON PARADE, ST MARYS NSW 2760	Locked Bag 9022 Parramatta NSW 2124 1800 738 7158 https://www.lhdc.com.au/land-and-housing-corporation						



PROJECT SYMBOLS LEGEND	
DOORS / WINDOWS / LOUVRES / SCREENS	D01 / W01 / MSC1 ← TYPE (where applicable) 101 / 101 / 101 ← NUMBER
ELEVATION LEVEL	LEVEL NAME FFL 29.010 CL +2700
PROPOSED LEVELS	RL 29.010
EXISTING LEVELS	ex RL 29.010
REVISION	1 DESCRIPTION
ROOM	1BR ← Room Type 101 ← Room Number
FINISHES/COLOURS	Prefix is Material Type → FBK1 ← Suffix (1,2,3...) is a Product Reference Prefix is Material Type → PTa ← Suffix (a,b,c...) is a Colour Reference
RISER	H SERVICE RISER ZONE (CORING TO ENG. DETAILS)
PENETRATION	H PENETRATION IN SLAB
CONSTRUCTION PHASE	Existing Demolition Proposed Existing Planting Planting for Removal Proposed Planting
EXCAVATION	Cut Fill

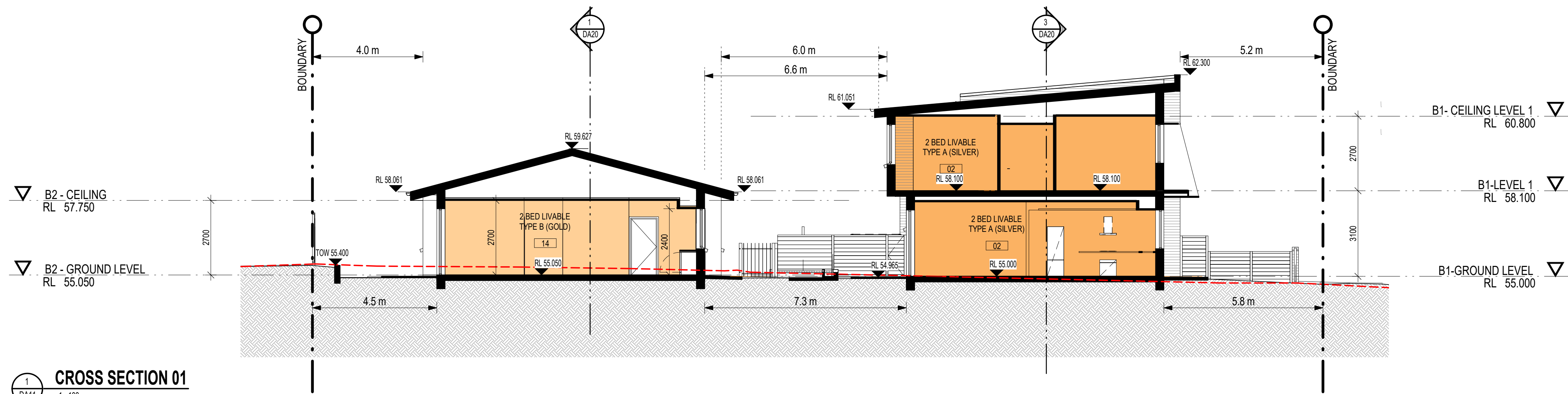
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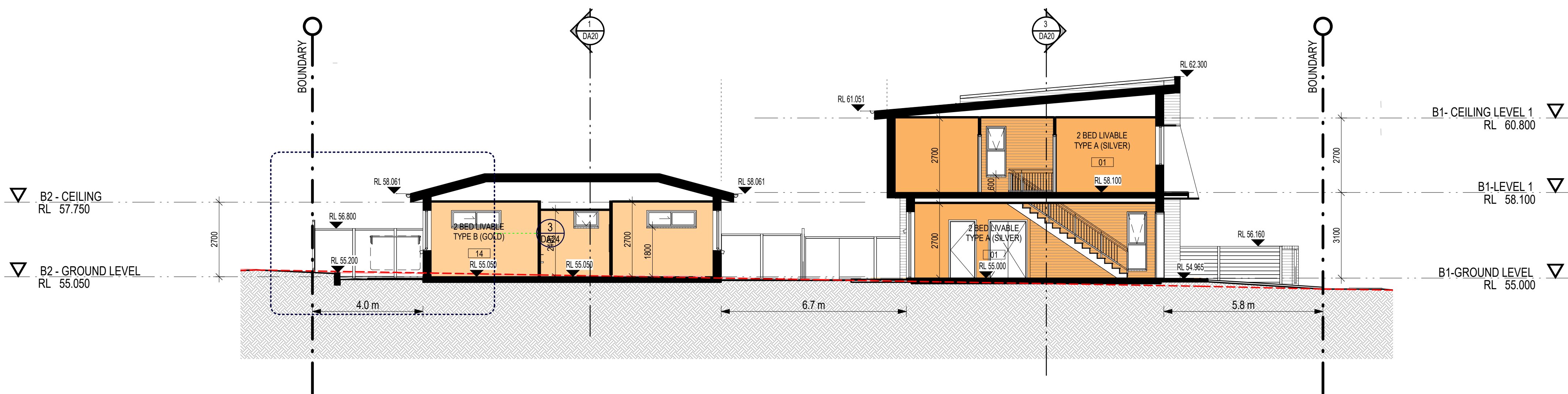
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

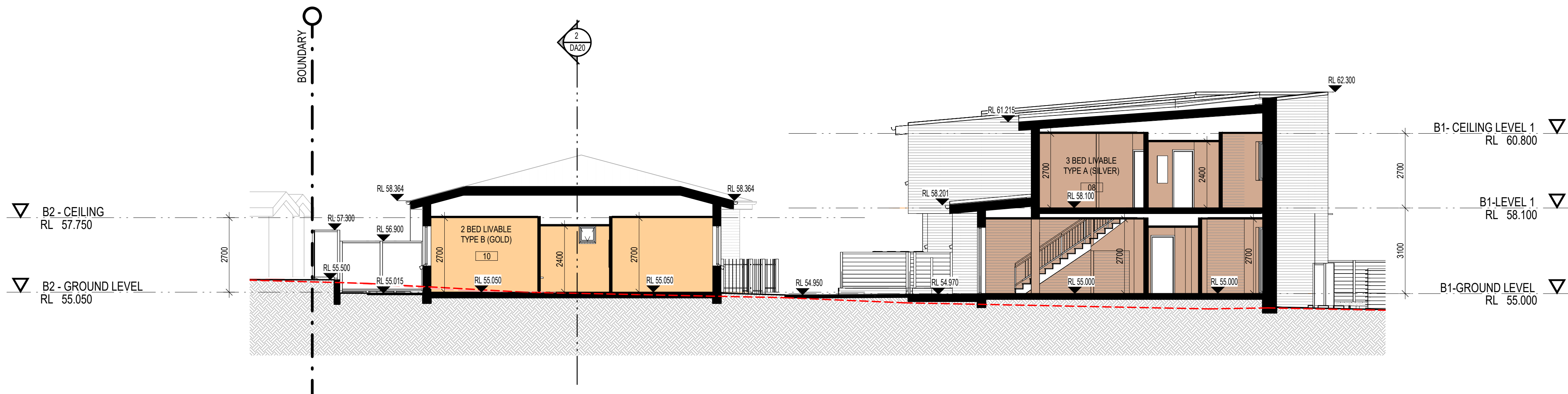
ISSUE	DATE	AMENDMENT	ELEVATIONS & SECTIONS LEGEND:		NOTES:	PROJECT		PROJECT No. 20025		MORSON GROUP		SHEET SIZE: A1	SHEET NAME: BUILDING SECTIONS - SHEET 1	DRAWING No. DA20
A	07-02-2023	DA SUBMISSION	RL	Relative Level	1. Read in conjunction with Window Schedule for glass types & frame finishes.	LAHC PROJECT No. BGV3	ADDRESS 9-11 STAPLETON PARADE, ST MARYS NSW 2760	LAHC PROJECT No. BGV3	LAHC PROJECT No. BGV3	LAHC PROJECT No. BGV3	LAHC PROJECT No. BGV3			
B	27-02-2023	DA SUBMISSION	TOH	Top of Hob								SCALE: 1:100		ISSUE No. B



1 CROSS SECTION 01
1:100



2 CROSS SECTION 02
1:100



3 CROSS SECTION 03
1:100

PROJECT SYMBOLS LEGEND	
DOORS / WINDOWS / LOUVRES / SCREENS	001 / W01 / MSC1 ← TYPE (where applicable) 101 / 101 / 101 ← NUMBER
ELEVATION LEVEL	FFL 29.010 CL +2700
PROPOSED LEVELS	RL 29.010 RL 29.010
EXISTING LEVELS	ex RL 29.010 ex RL 29.010
REVISION	DESCRIPTION
ROOM	1BR ← Room Type 101 ← Room Number
FINISHES/COLOURS	Prefix is Material Type → FBK1 ← Suffix (1,2,3...) is a Product Reference Prefix is Material Type → PTa ← Suffix (a,b,c...) is a Colour Reference
RISER	H SERVICE RISER ZONE (CORING TO ENG. DETAILS)
PENETRATION	M PENETRATION IN SLAB
CONSTRUCTION PHASE	Existing Demolition Proposed
EXCAVATION	Existing Planting Planting for Removal Proposed Planting
	Cut Fill

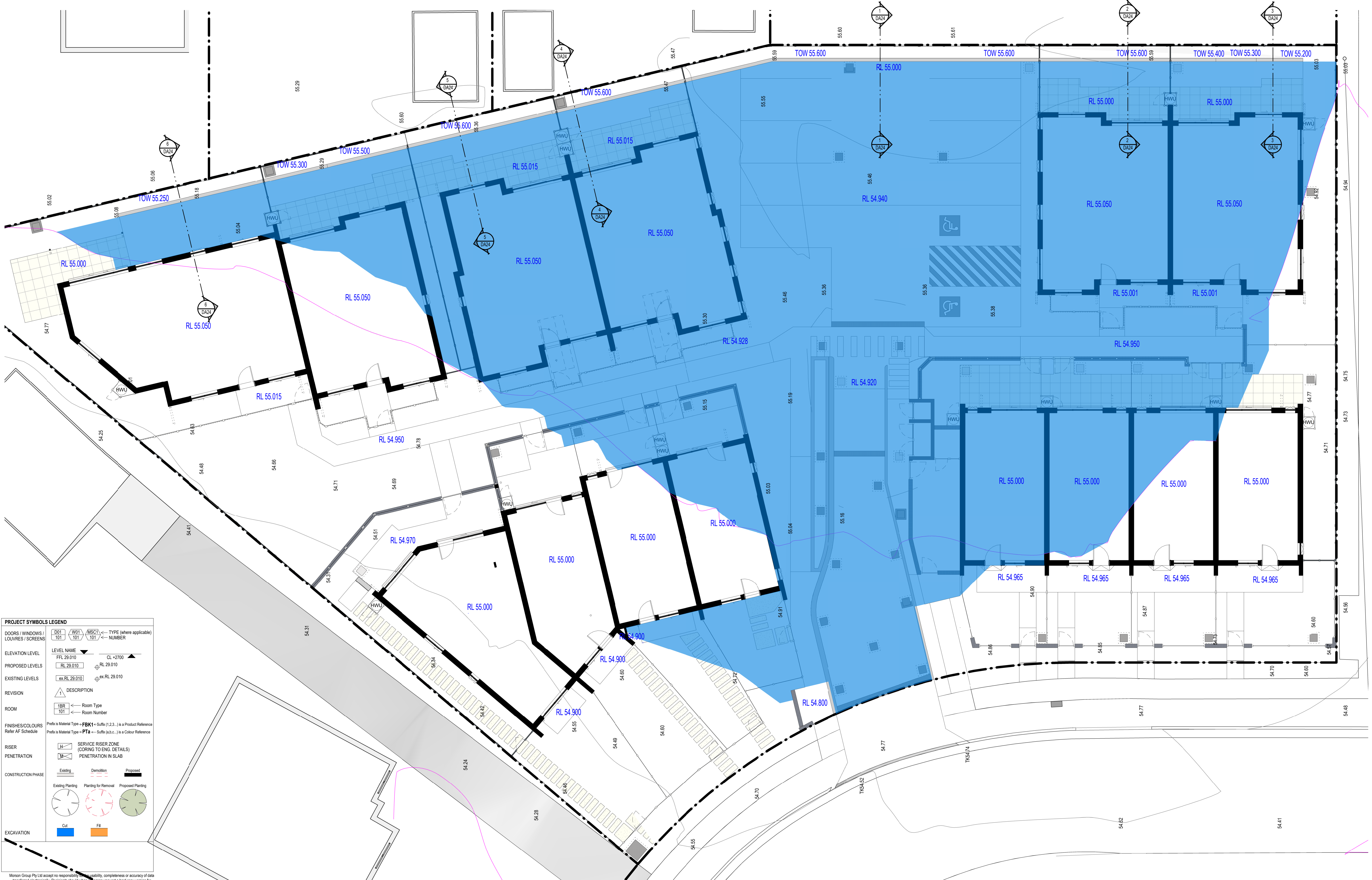
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

ISSUE	DATE	AMENDMENT				PROJECT	PROJECT No.	20025	MORSON GROUP	NOMINATED ARCHITECT - P F MORSON GROUP PTY LTD MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au 829 9380 4946 PO Box 1752, Potts Point, NSW 1535	SHEET	SHEET	DRAWING No.	
A	07-02-2023	DA SUBMISSION				MULTI DWELLING HOUSING DEVELOPMENT	LAHC PROJECT No.	BGV3			SIZE: A1	NAME: BUILDING SECTIONS - SHEET 2	DA21	
B	27-02-2023	DA SUBMISSION				ADDRESS 9-11 STAPLETON PARADE, ST MARYS NSW 2760	Address Locked Bag 9022 Parramatta NSW 2124 1800 738 738 https://www.lahc.nsw.gov.au/land-and-housing-corporation				SCALE: 1:100		ISSUE No.	
													B	



PROJECT SYMBOLS LEGEND

DOORS / WINDOWS / LOUVRES / SCREENS

DO1 / W01 / MSC1 / TYPE (where applicable)
101 / 101 / 101 / NUMBER

ELEVATION LEVEL

LEVEL NAME
FRL 29.010
PROPOSED LEVELS
RL 29.010
EXISTING LEVELS
ex RL 29.010

REVISION

DESCRIPTION

ROOM

1BR / Room Type
101 / Room Number

FINISHES/COLOURS
Refer AF Schedule

RISER

Service Riser Zone (Coring to Eng. Details)

PENETRATION

Demolition
Proposed

CONSTRUCTION PHASE

Existing Planting
Planting for Removal
Proposed Planting

EXCAVATION

Cut
Fill

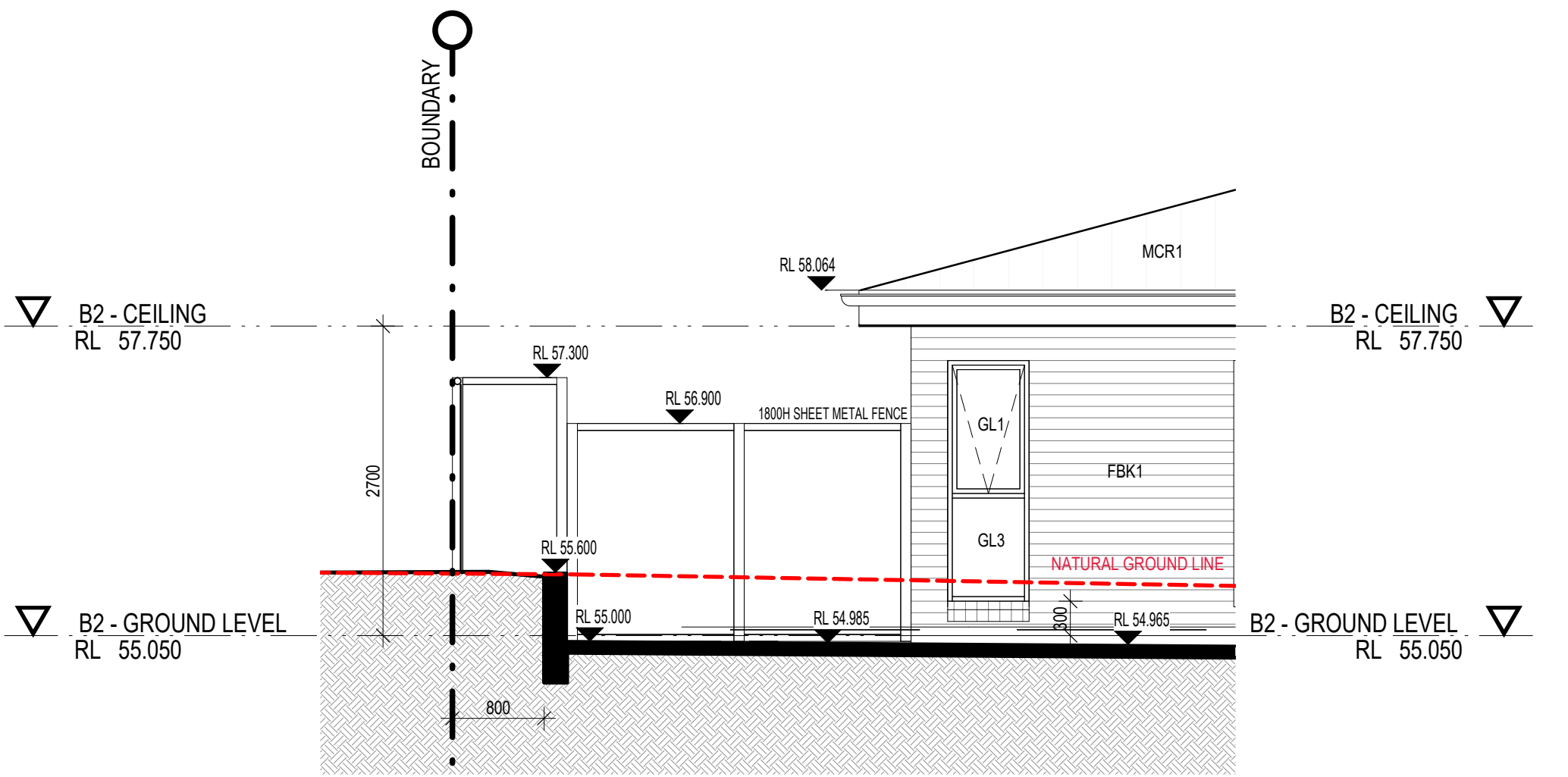
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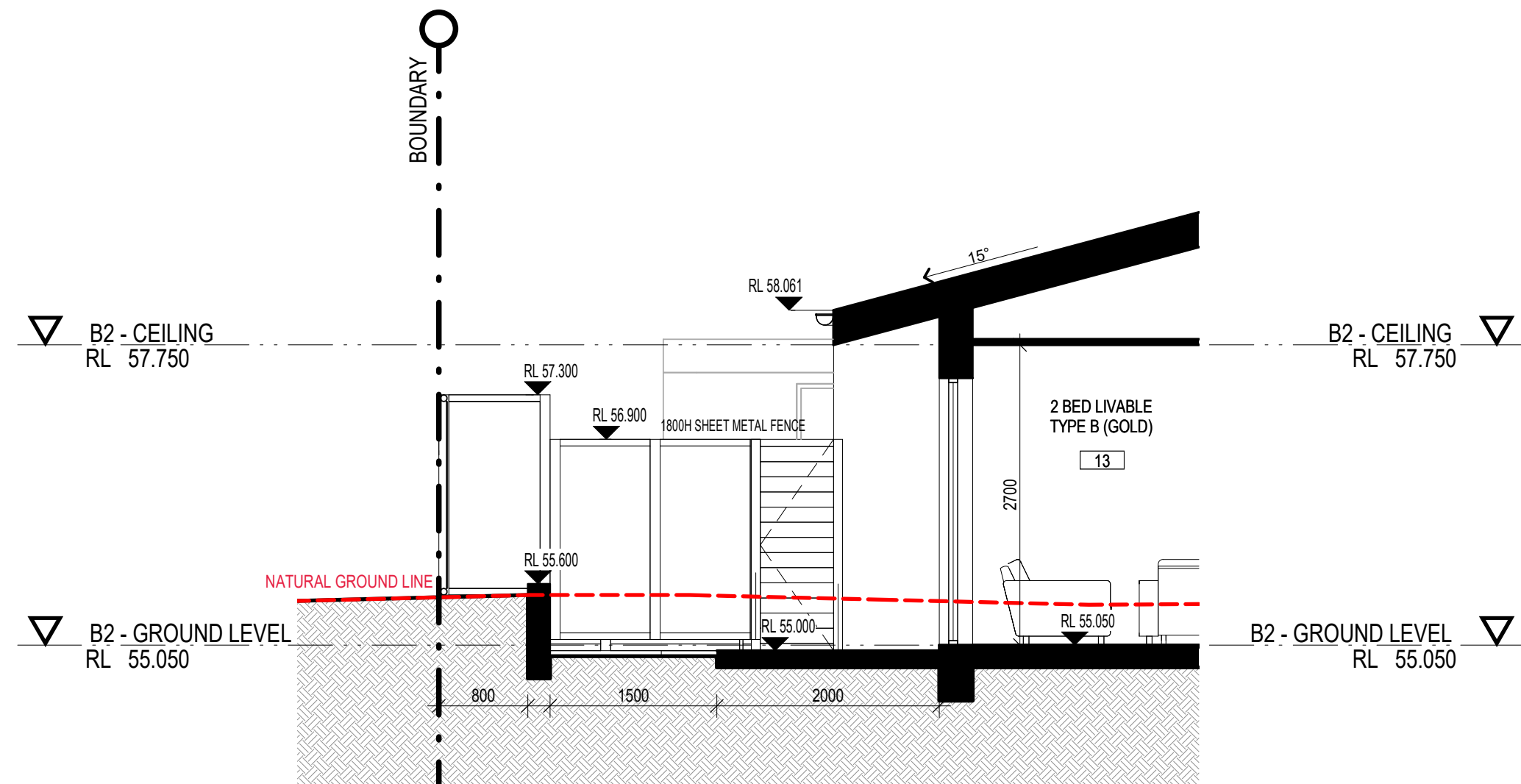
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

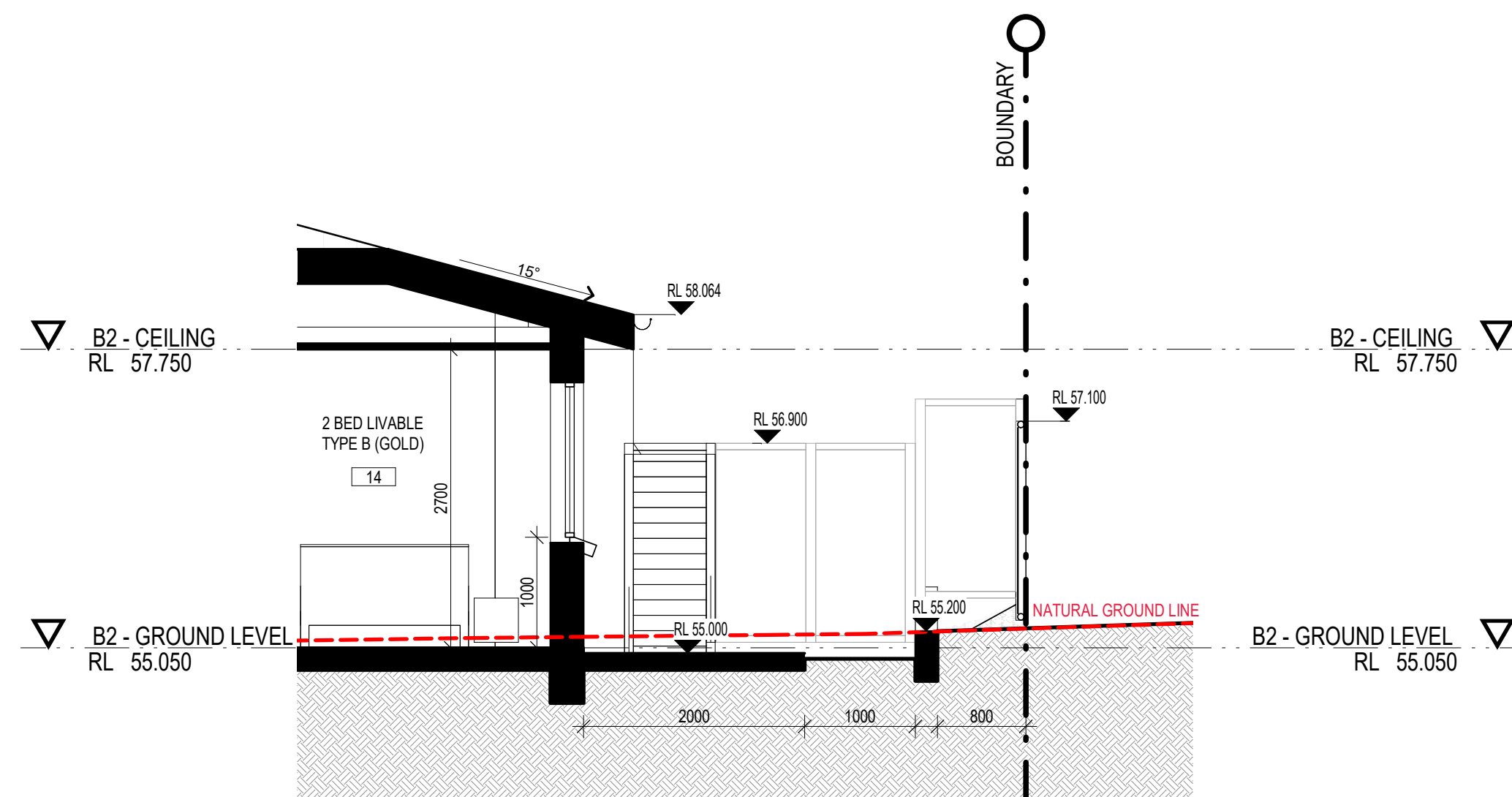
ISSUE	DATE	AMENDMENT	PROJECT	PROJECT No.	20025	MORSON GROUP	NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100	SHEET	SHEET	DRAWING No.
A	07-02-2023	DA SUBMISSION	MULTI DWELLING HOUSING DEVELOPMENT	LAHC PROJECT No.	BGV3	Land & Housing Corporation	Locked Bldg 5022 Parramatta NSW 2124 1800 738 738	SIZE: A1	NAME: CUT - FILL PLAN	DA23
B	27-02-2023	DA SUBMISSION	ADDRESS 9-11 STAPLETON PARADE, ST MARYS NSW 2760	Address			www.morsongroup.com.au 622 9380 4946 PO Box 1750 Potts Point NSW 1535	SCALE: 1:100		ISSUE No. B



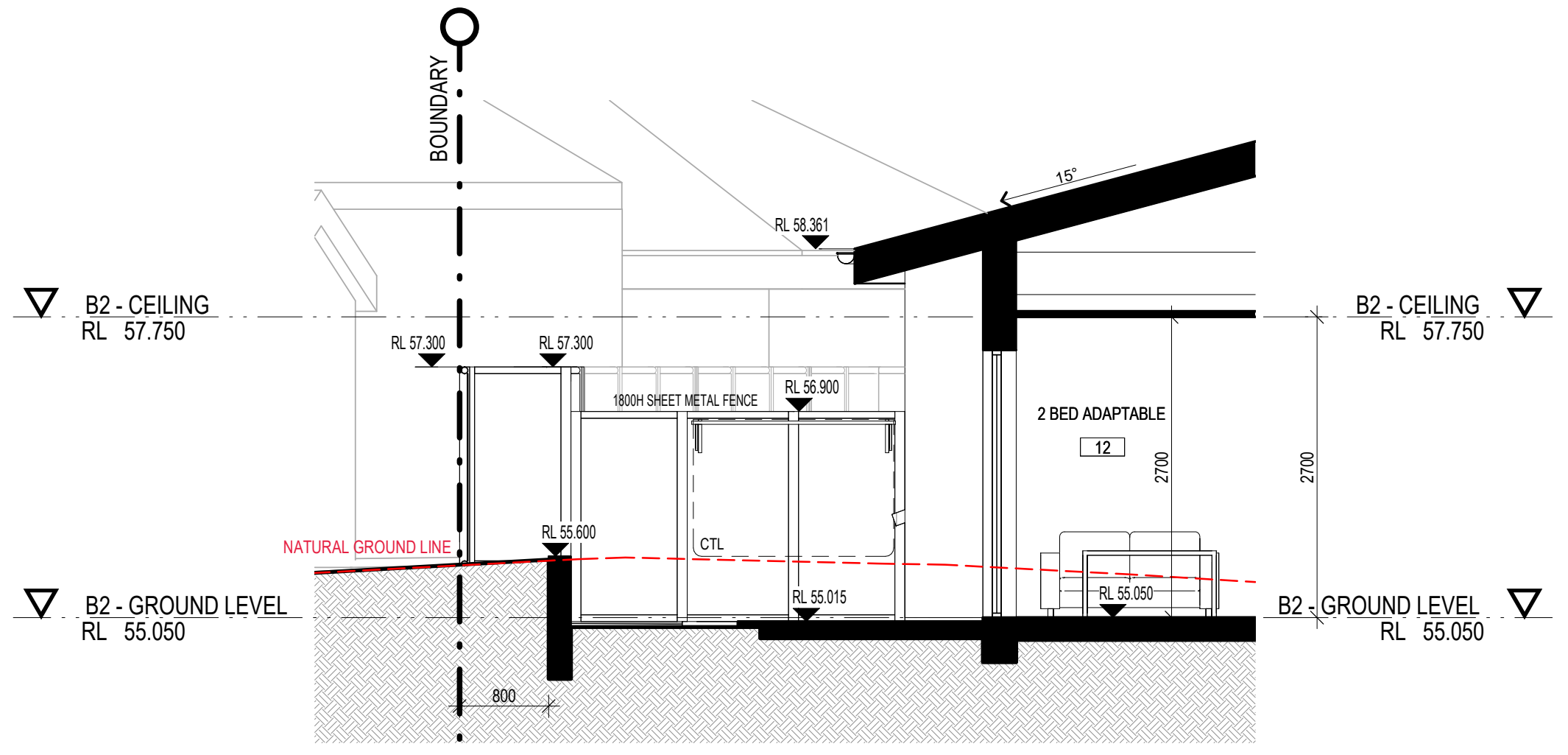
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DETAILED SECTION 01 - CARPARK



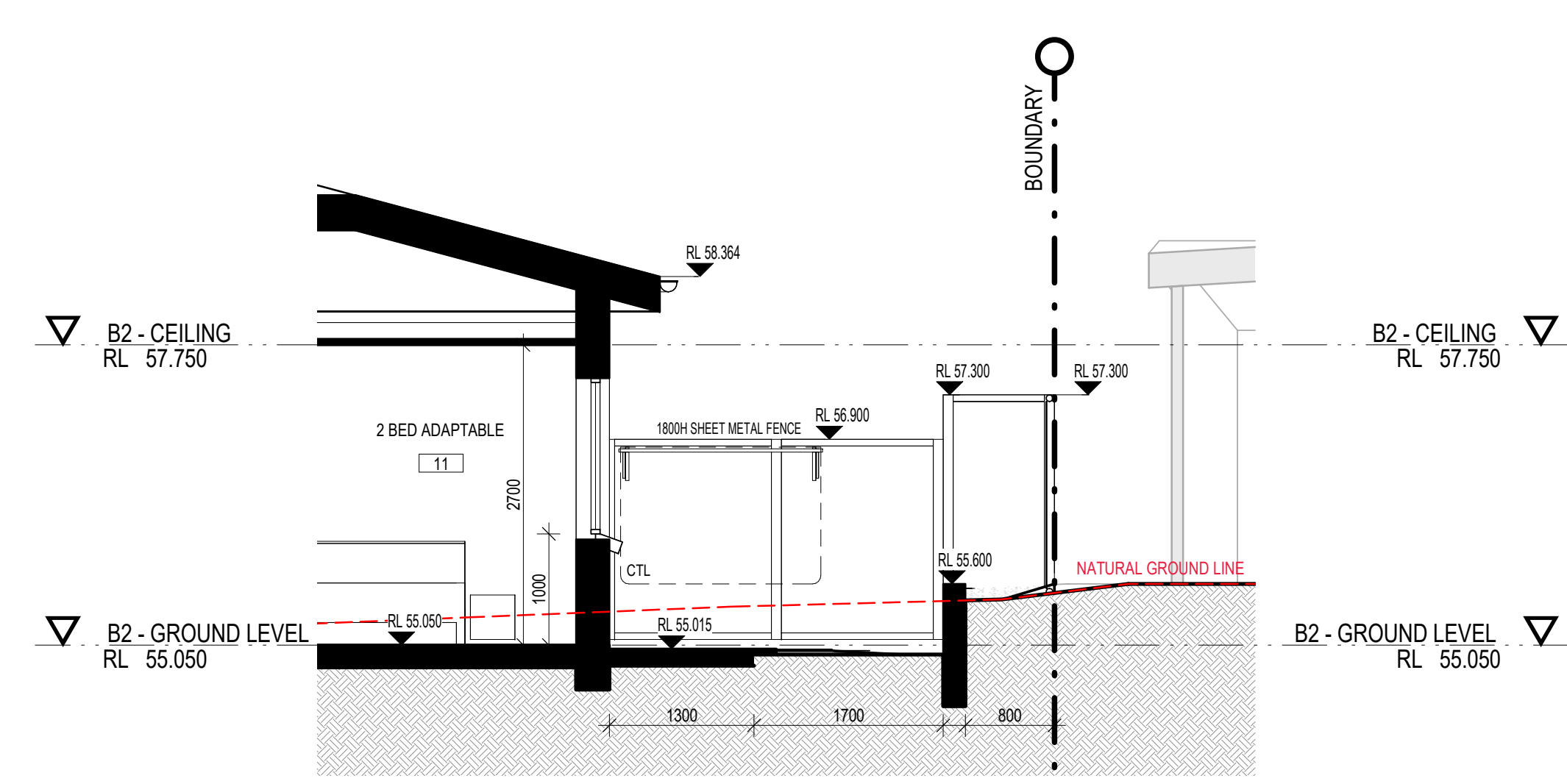
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DETAILED SECTION 02 - DWELLING 13



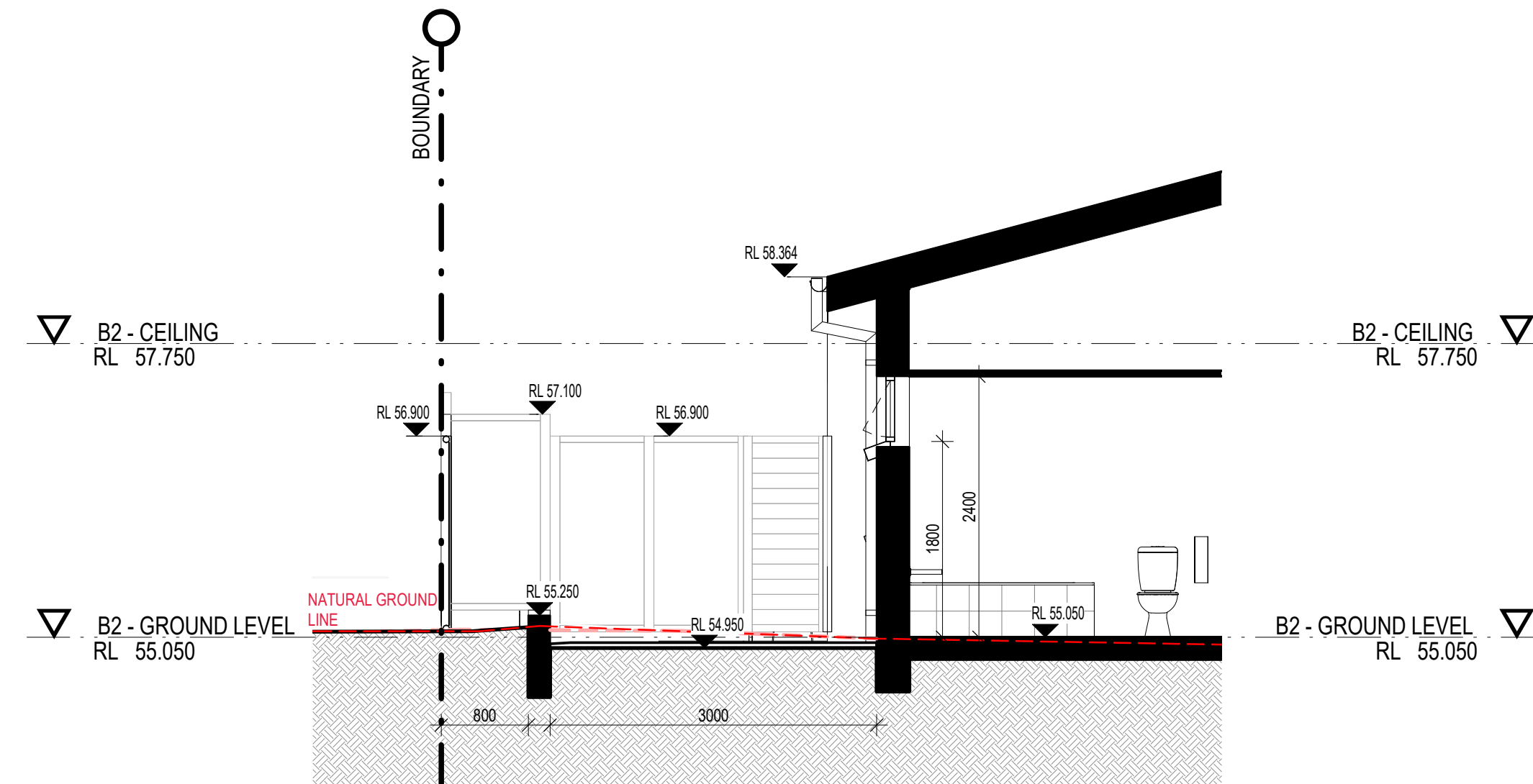
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DETAILED SECTION 03 - DWELLING 14



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DA23
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DETAILED SECTION 04 - DWELLING 12



5
DA23
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DETAILED SECTION 05 - DWELLING 11

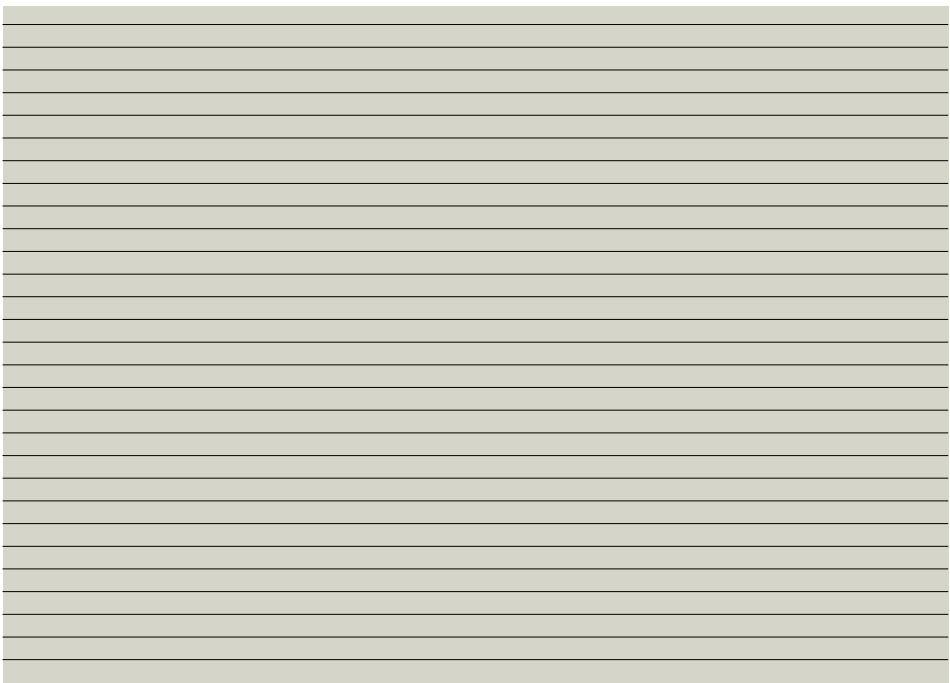


6
DA23
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DETAILED SECTION 06 - DWELLING 09

ISSUE	DATE	AMENDMENT	PROJECT	PROJECT No.	20025	MORSON GROUP	REGISTERED ARCHITECT - P.F.	SHEET	SHEET	DRAWING No.
A	07-02-2023	DA SUBMISSION	MULTI DWELLING HOUSING DEVELOPMENT	LAHC PROJECT No.	BGV3	www.morsongroup.com.au	MORSON GROUP	SIZE: A1	NAME: RETAINING WALLS	DA24
B	27-02-2023	DA SUBMISSION	ADDRESS					SCALE:		B
			9-11 STAPLETON PARADE, ST MARY'S NSW 2760					1:50		



FBK1
Face Brickwork.
• External walls.
PGH Bricks.
Altitude Matterhorn
230x76-110-240
(or similar)



MCW1 / MCR1 / DP1 / EG1
Metal Roof Sheetting (MCR1)
• Colorbond Roof Sheetting
• Colorbond fascia & eaves gutter (EG1)
• Downpipe (DP1)
Colorbond Surfmist.



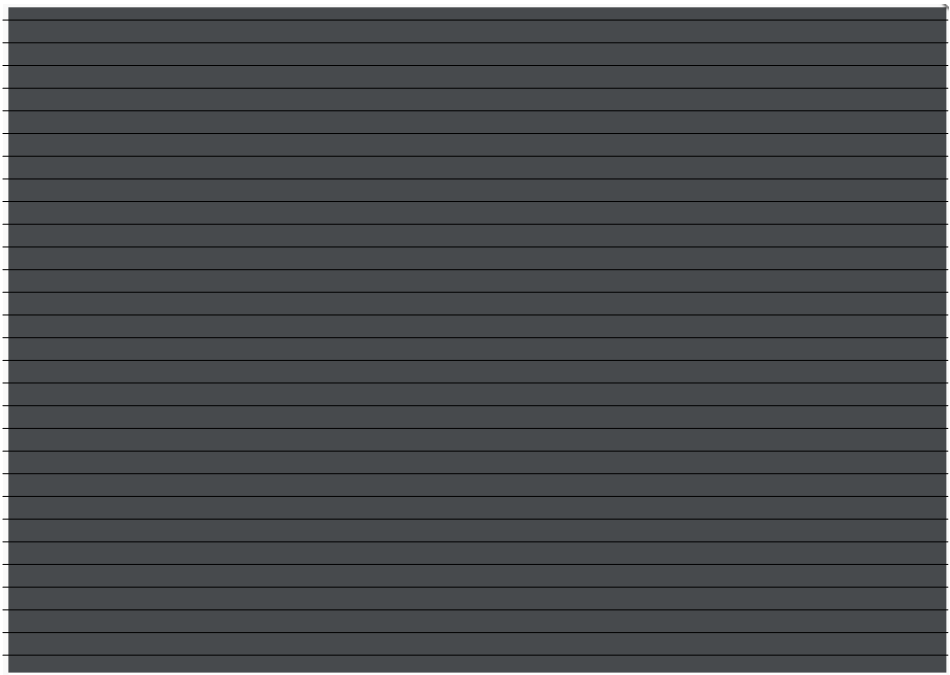
MF1

Metal Colorbond
boundary Fence.

Colorbond
Woodland Grey



FBK2
Face Brickwork.
• External
• Landscaping walls
PGH Bricks
Composite Urban Blue
230x76-110-240
(or similar)



MCW2 / MCR2 / EG2
Metal Roof Sheetting (MCR1)
• Colorbond Roof Sheetting
• Colorbond fascia & eaves gutter (EG2)
Colorbond Dularroy
Charcoal.



MF2
Metal Horizontal Battened
Fence
• POS Screen
• Landscaping Fence

Colorbond Woodland
Grey



MFW1 / BAL1
• Window Framing
System (MFW1)
• Balustrade Framing
(BAL1)

Dulux Duratec Zeus
Charcoal



MSC1 / MSC2 (PDCa)
Metal Screen/Awning

Colorbond fascia (MCA1)

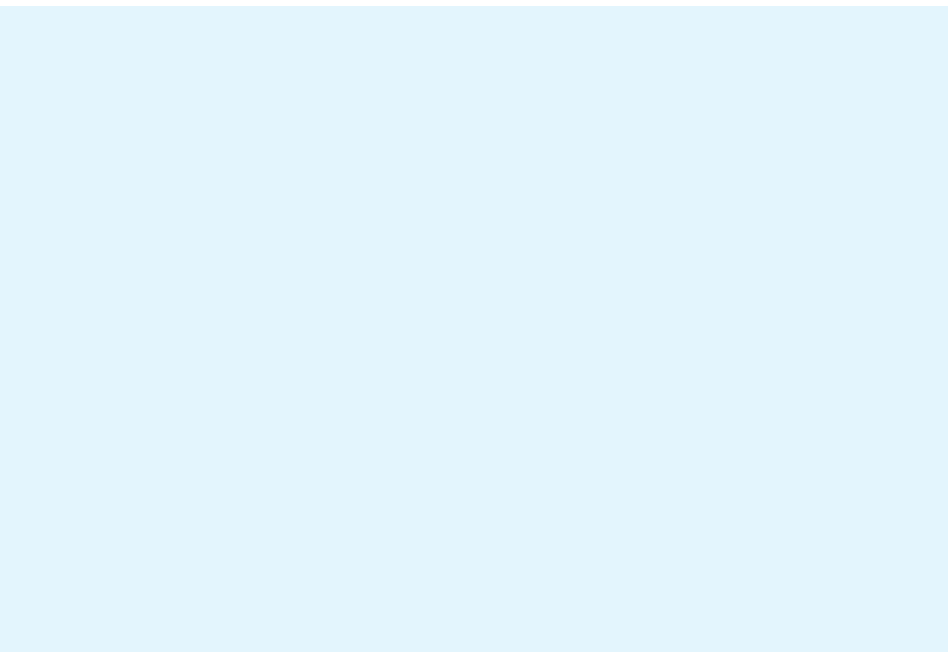
Dulux Duratec Zeus
Charcoal



MF3

Metal Sheet Colorbond
with Lattice Fence

Colorbond Woodland
Grey



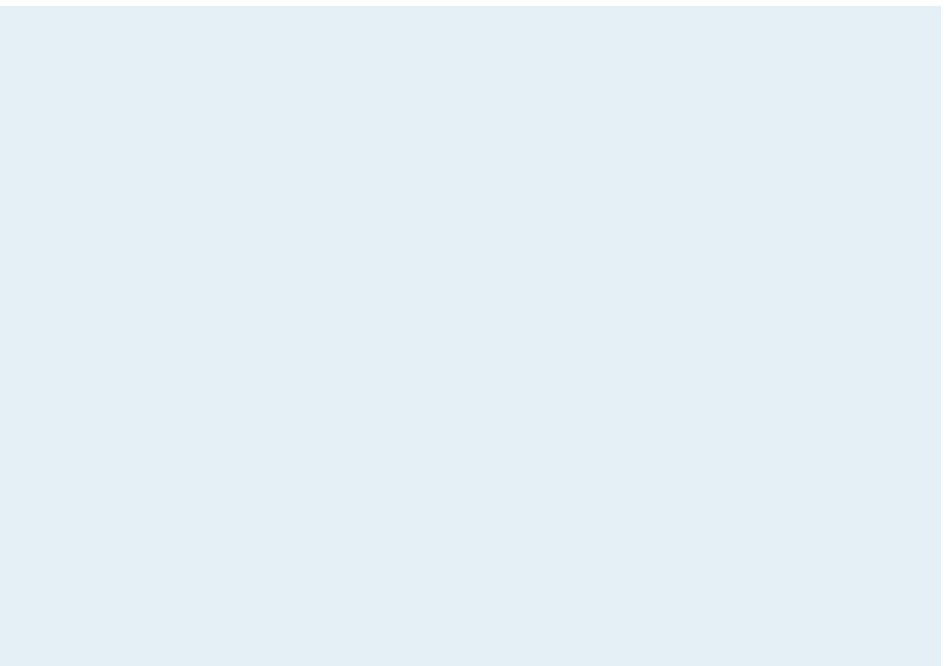
GL1
Windows - Glazed
Door

Clear Glass



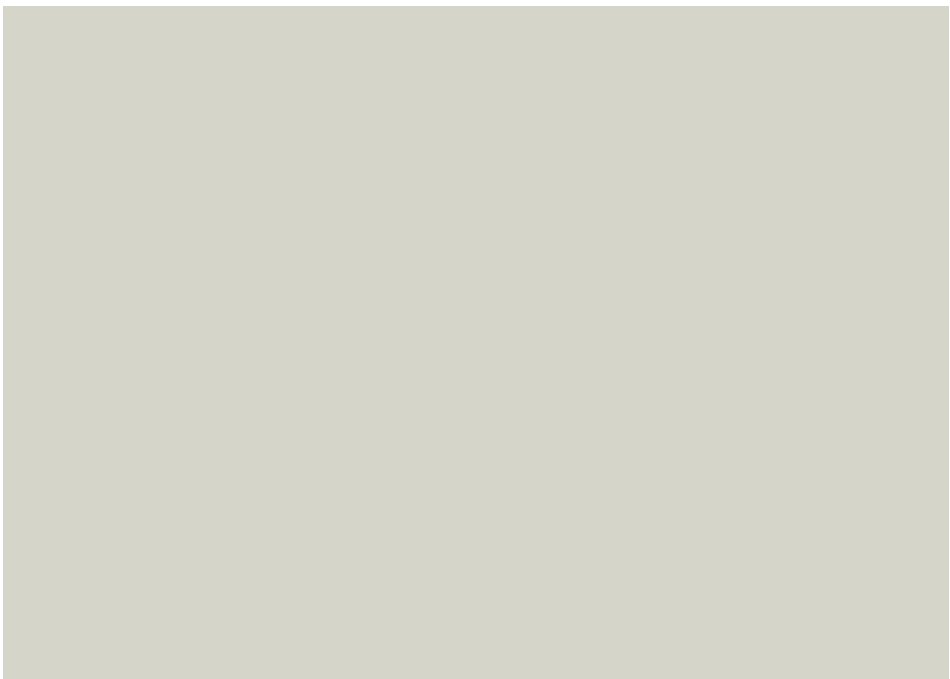
FCb
Compressed Fiber
Cement Panel.
• External Walls.

Dulux Duralloy
Charcoal Satin



GL2
Balustrades Infills
Bath windows

Obscure Glass



PTa
Paint Colour -
Render.

Dulux Surfmist.

WINDOW SCHEDULE - BASIX ANALYSIS												
CODE		DIMENSIONS			DETAILS			REMARKS				
Type	No.	Overall Width	Overall Height	Sill Height	Area (Note 3)	Orientation	Frame Type	Vision Glass Type	Colour-back Glass Type	Architectural	Acoustic	Environmental
B1-GROUND LEVEL												
W1	05-01	1200	1400	1000	1.7 m ²		MFW1	GL1	N/A			
W3	05-03	600	600	1800	0.4 m ²		MFW1	GL2	N/A			
W5	05-04	2800	2400	0	6.7 m ²		MFW1	GL1	N/A			
W1	06-01	1200	1400	1000	1.7 m ²		MFW1	GL1	N/A			
W5	06-02	2800	2400	0	6.7 m ²		MFW1	GL1	N/A			
W3	06-03	600	600	1800	0.4 m ²		MFW1	GL1	N/A			
W1	07-01	1200	1400	1000	1.7 m ²		MFW1	GL1	N/A			
W3	07-02	600	600	1800	0.4 m ²		MFW1	GL1	N/A			
W5	07-03	2800	2400	0	6.7 m ²		MFW1	GL1	N/A			
W1	08-01	2200	2400	0	5.3 m ²		MFW1	GL2	N/A			
W3	08-02	600	600	1800	0.4 m ²		MFW1	GL1	N/A			
W1	08-03	1500	500	1000	0.8 m ²		MFW1	GL1	N/A			
W5	08-05	2800	2400	0	6.7 m ²		MFW1	GL1	N/A			

GROUND LEVEL												
W1	01-01	1200	1400	1000	1.7 m ²		MFW1	GL1	N/A			
W6	01-02	710	2100	300	1.5 m ²		MFW1	GL1	GL3			
W3	01-03	600	600	1800	0.4 m ²		MFW1	GL2	N/A			
W2	01-04	2700	2400	0	6.5 m ²		MFW1	GL1	N/A			
W1	02-01	1200	1400	1000	1.7 m ²		MFW1	GL1	N/A			
W2	02-02	2700	2400	0	6.5 m ²		MFW1	GL1	N/A			
W3	02-03	600	600	1800	0.4 m ²		MFW1	GL2	N/A			
W1	03-01	1200	1400	1000	1.7 m ²		MFW1	GL1	N/A			
W3	03-02	600	600	1800	0.4 m ²		MFW1	GL2	N/A			
W2	03-03	2700	2400	0	6.5 m ²		MFW1	GL1	N/A			
W1	04-01	1200	1400	1000	1.7 m ²		MFW1	GL1	N/A			
W2	04-02	2700	2400	0	6.5 m ²		MFW1	GL1	N/A			
W3	04-03	600	600	1800	0.4 m ²		MFW1	GL2	N/A			
W5	05-02	710	2100	300	1.5 m ²		MFW1	GL1	GL3			
W2	08-04	2700	2400	0	6.5 m ²		MFW1	GL1	N/A			

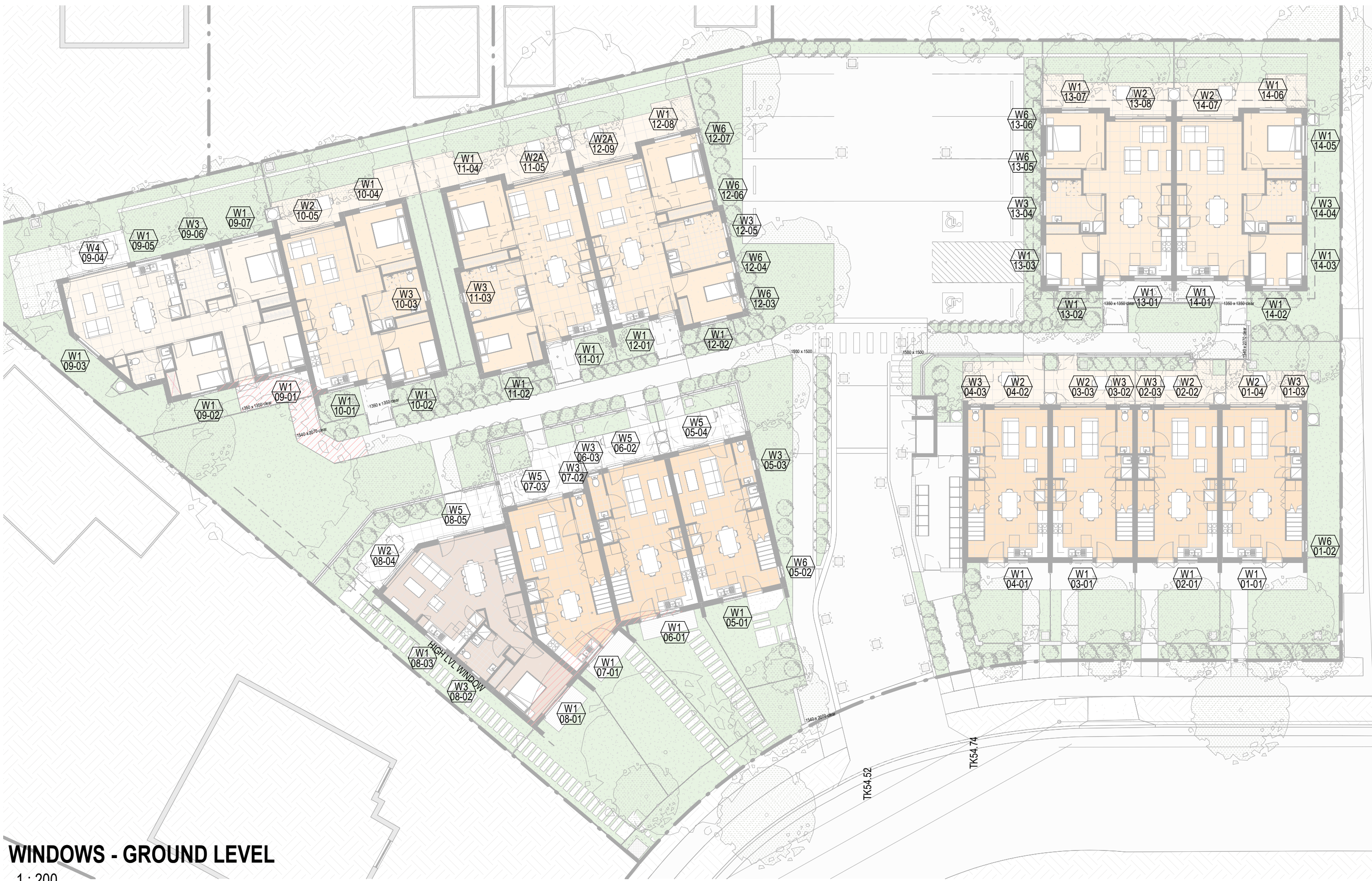
B2 - GROUND LEVEL												
W1	09-01	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W1	09-02	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W1	09-03	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W4	09-04	3800	2400	0	8.8 m ²		MFW1	GL1	N/A			
W1	09-05	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W3	09-06	900	600	1800	0.5 m ²		MFW1	GL2	N/A			
W1	09-07	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W1	10-01	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W1	10-02	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W3	10-03	600	600	1800	0.4 m ²		MFW1	GL1	N/A			
W1	10-04	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W2	10-05	2700	2400	0	6.5 m ²		MFW1	GL1	N/A			
W1	11-01	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W1	11-02	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W3	11-03	600	600	1800	0.4 m ²		MFW1	GL1	N/A			
W1	11-04	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W2A	11-05	3000	2400	0	7.2 m ²		MFW1	GL1	N/A			
W1	12-01	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W1	12-02	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W6	12-03	710	2100	300	1.5 m ²		MFW1	GL1	GL3			
W6	12-04	710	2100	300	1.5 m ²		MFW1	GL1	GL3			

WINDOW SCHEDULE - BASIX ANALYSIS												
CODE		DIMENSIONS			DETAILS			REMARKS				
Type	No.	Overall Width	Overall Height	Sill Height	Area (Note 3)	Orientation	Frame Type	Vision Glass Type	Colour-back Glass Type	Architectural	Acoustic	Environmental
B1-GROUND LEVEL												
W3	12-05	900	600	1800	0.5 m ²		MFW1	GL2	N/A			
W6	12-06	710	2100	300	1.5 m ²		MFW1	GL1	GL3			
W6	12-07	710	2100	300	1.5 m ²		MFW1	GL1	GL3			
W1	12-08	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W2A	12-09	3000	2400	0	7.2 m ²		MFW1	GL1	N/A			
W1	13-01	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W1	13-02	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W1	13-03	1800	600	1800	1.1 m ²		MFW1	GL1	N/A			
W3	13-04	900	600	1800	0.5 m ²		MFW1	GL2	N/A			
W6	13-05	710	2100	300	1.5 m ²		MFW1	GL1	GL3			
W6	13-06	710	2100	300	1.5 m ²		MFW1	GL1	GL3			
W1	13-07	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W2	13-08	3000	2400	0	7.2 m ²		MFW1	GL1	N/A			
W1	14-01	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W1	14-02	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W1	14-03	1800	600	1800	1.1 m ²		MFW1	GL1	N/A			
W3	14-04	900	600	1800	0.5 m ²		MFW1	GL2	N/A			
W1	14-05	1800	600	1800	1.1 m ²		MFW1	GL1	N/A			
W1	14-06	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W2	14-07	3000	2400	0	7.2 m ²		MFW1	GL1	N/A			

B1-LEVEL 1												
W1	05-05	2400	1400	1000	3.4 m ²		MFW1	GL1	N/A			
W7	05-06	710	1800	600	1.3 m ²		MFW1	GL1	GL3			
W7	05-07	710	1800	600	1.3 m ²		MFW1	GL1	GL3			
W1	05-08	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W1	06-04	2400	1400	1000	3.4 m ²		MFW1	GL1	N/A			
W1	06-05	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W7	06-06	710	1800	600	1.3 m ²		MFW1	GL1	GL3			
W1	07-04	1200	1400	1000	1.7 m ²		MFW1	GL1	N/A			
W7	07-05	710	1800	600	1.3 m ²		MFW1	GL1	GL3			
W1	07-06	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W1	08-06	2200	1400	1000	3.1 m ²		MFW1	GL1	N/A			
W3	08-07	900	600	1800	0.5 m ²		MFW1	GL2	N/A			
W1	08-08	1800	600	1800	1.1 m ²		MFW1	GL1	N/A			
W2	08-09	2400	1400	1000	3.4 m ²		MFW1	GL1	N/A			

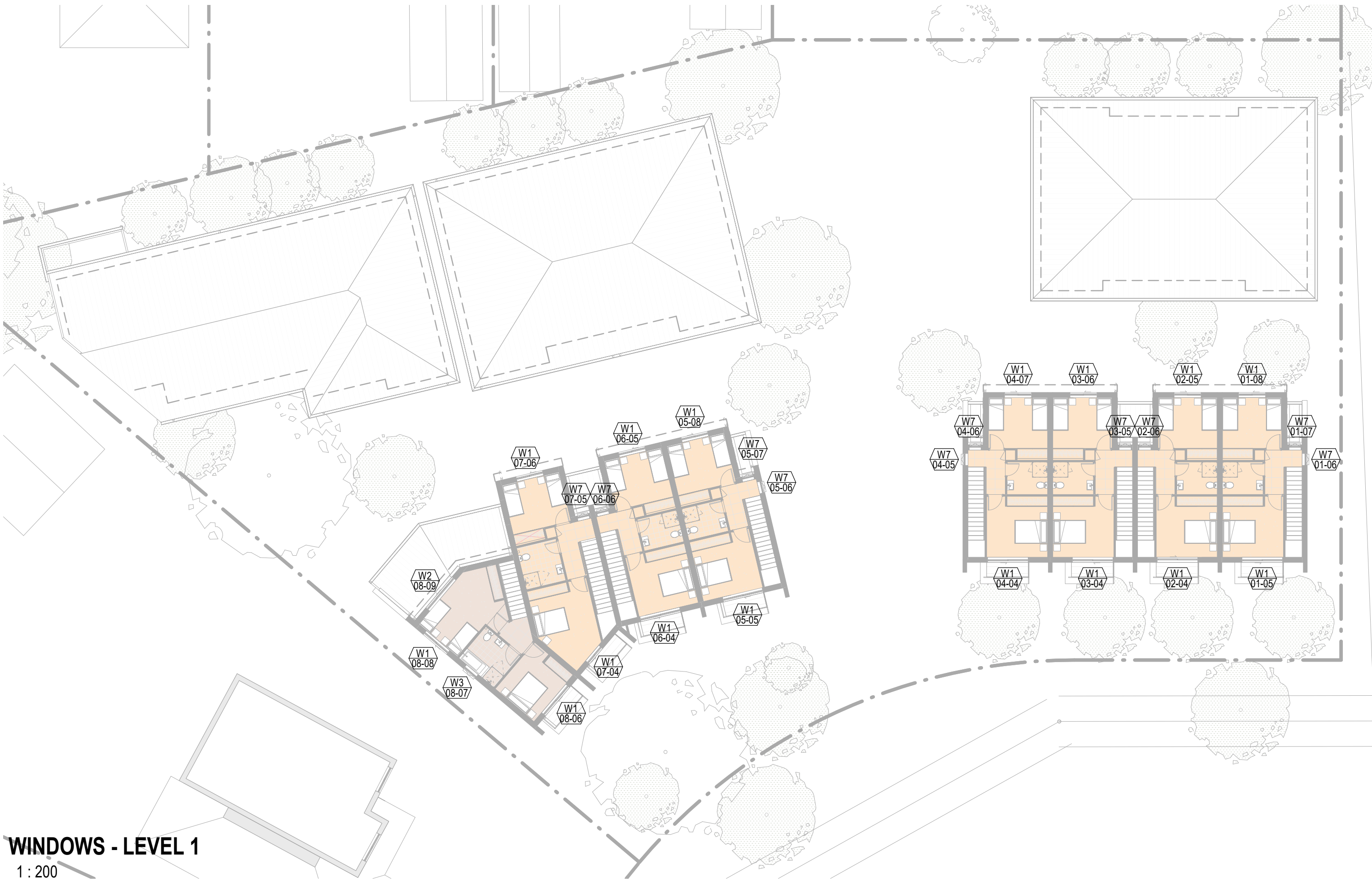
LEVEL 1												
W1	01-05	2400	1400	1000	3.4 m ²		MFW1	GL1	N/A			
W7	01-06	710	1800	600	1.3 m ²		MFW1	GL1	GL3			
W7	01-07	710	1800	600	1.3 m ²		MFW1	GL1	GL3			
W1	01-08	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W1	02-04	2400	1400	1000	3.4 m ²		MFW1	GL1	N/A			
W1	02-05	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W7	02-06	710	1800	600	1.3 m ²		MFW1	GL1	GL3			
W1	03-04	2400	1400	1000	3.4 m ²		MFW1	GL1	N/A			
W7	03-05	710	1800	600	1.3 m ²		MFW1	GL1	GL3			
W1	03-06	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			
W1	04-04	2400	1400	1000	3.4 m ²		MFW1	GL1	N/A			
W7	04-05	710	1800	600	1.3 m ²		MFW1	GL1	GL3			
W7	04-06	710	1800	600	1.3 m ²		MFW1	GL1	GL3			
W1	04-07	1600	1400	1000	2.2 m ²		MFW1	GL1	N/A			

Grand total: 97



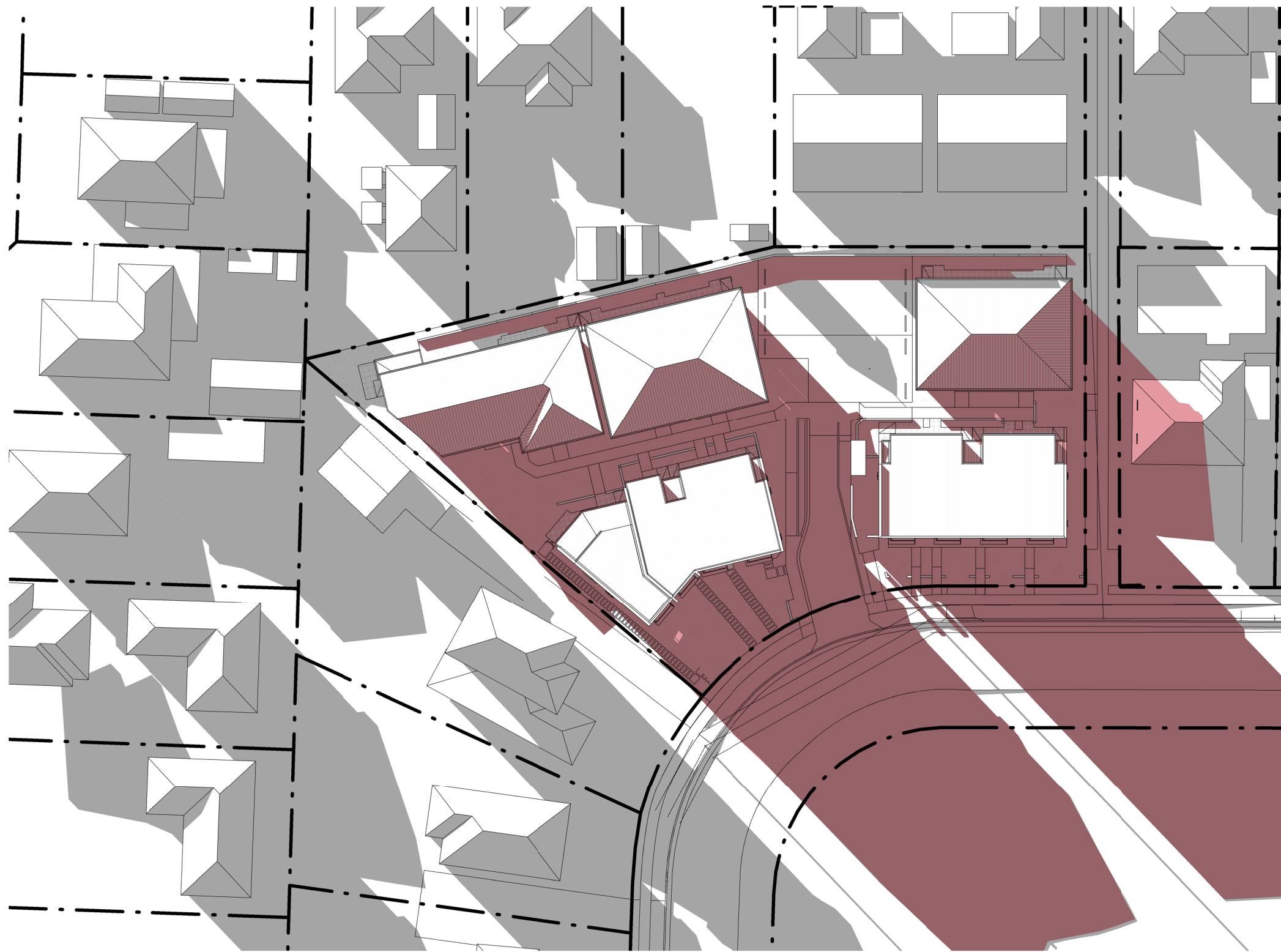
WINDOWS - GROUND LEVEL

1 : 200

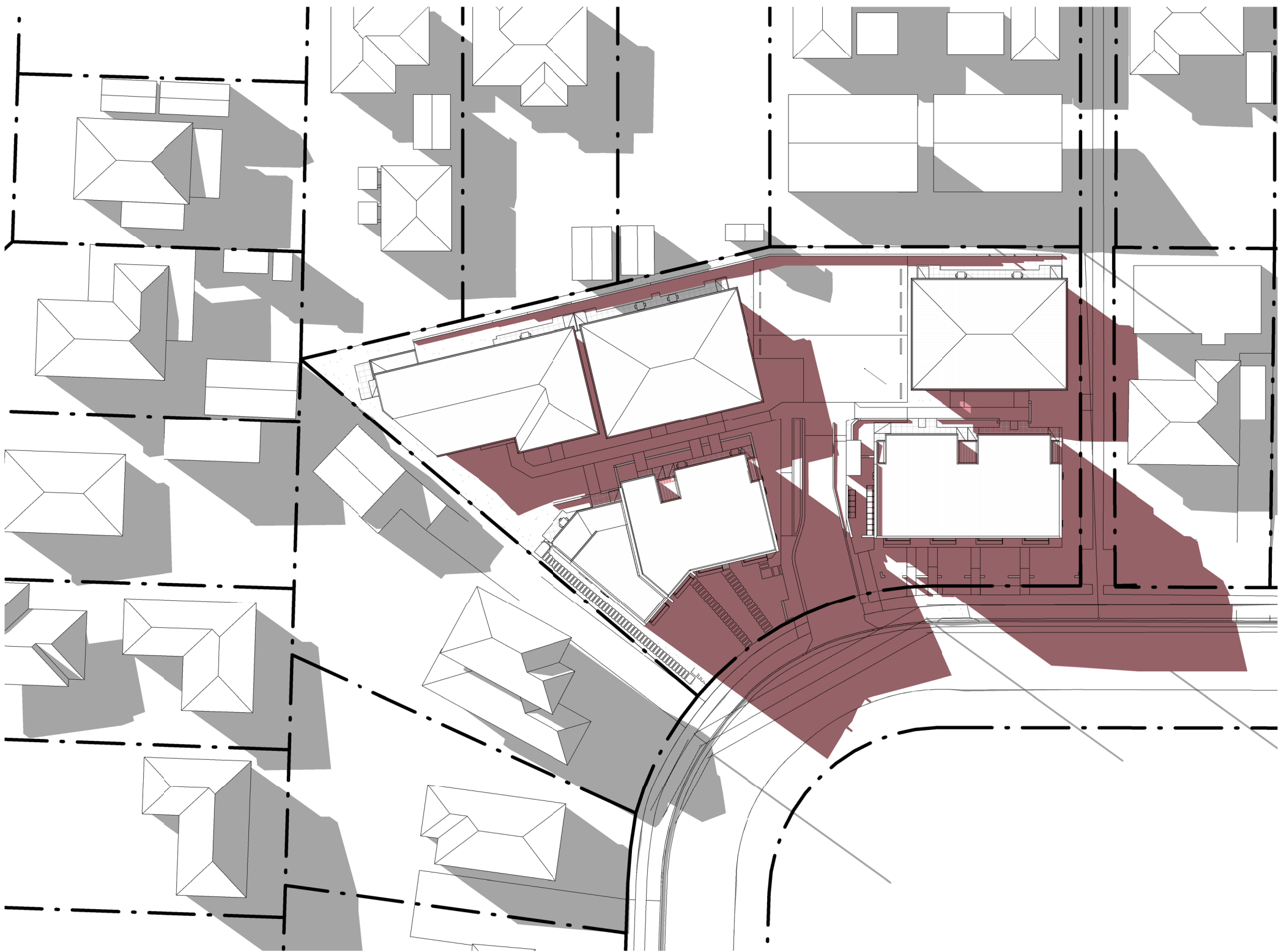


WINDOWS - LEVEL 1

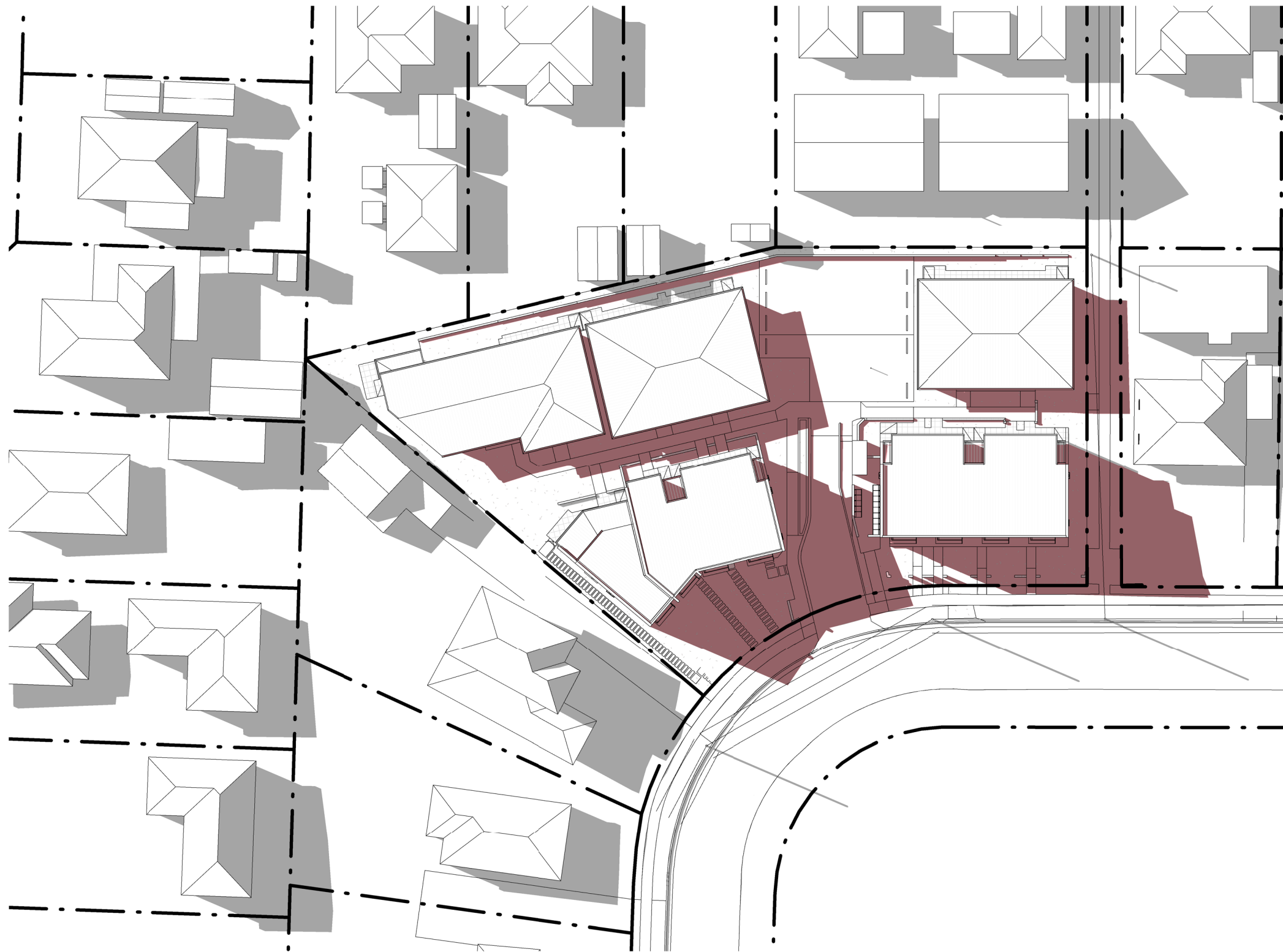
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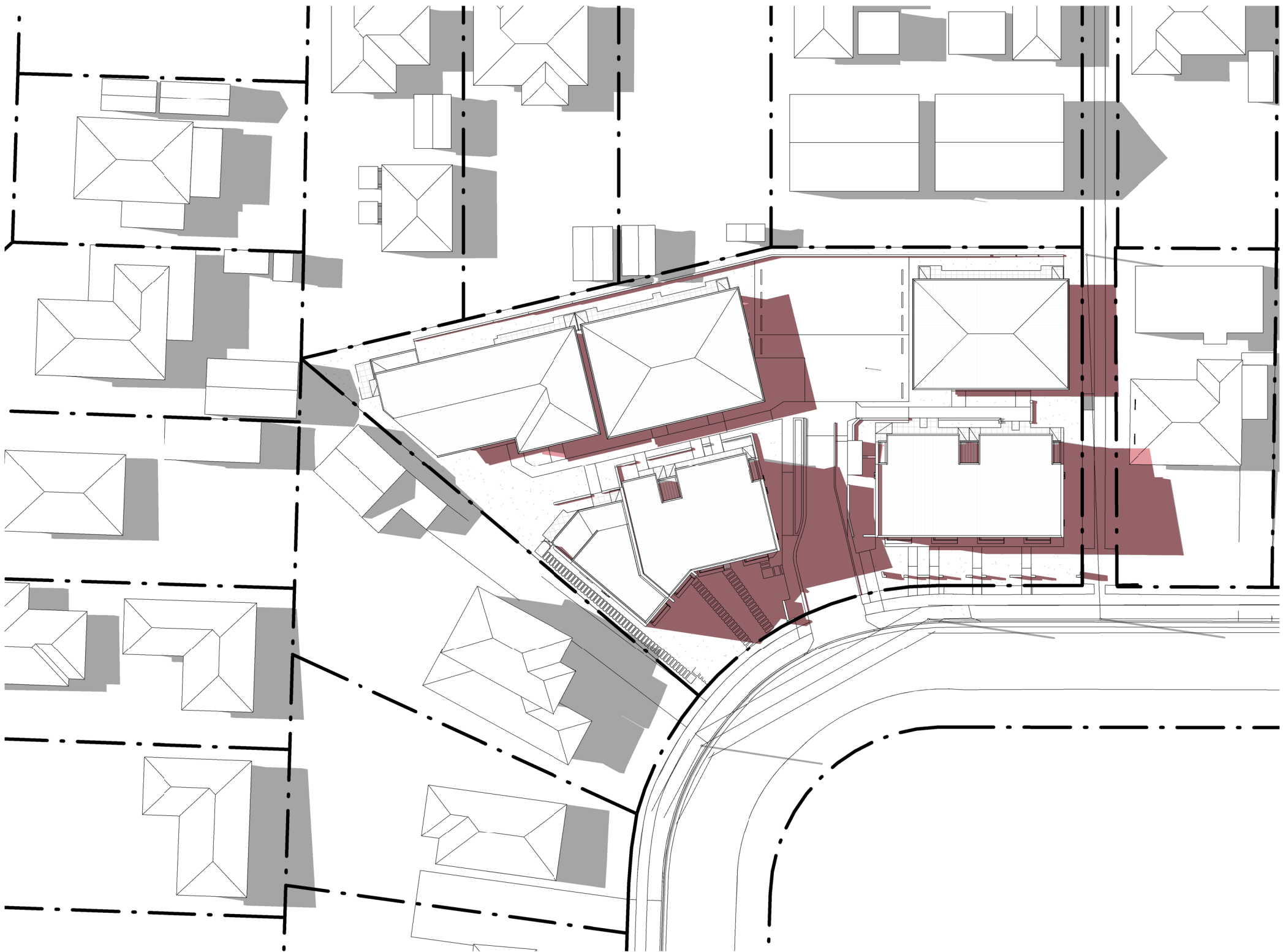
JUNE 21st 9AM - EX & PROPOSED
1 : 500



JUNE 21st AT 10AM _ EX & PROPOSED
1 : 500



JUNE 21st AT 11AM _ EX & PROPOSED
1 : 500



JUNE 21st 12PM - EX & PROPOSED
1 : 500

LEGEND:

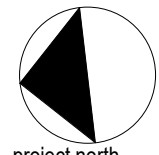
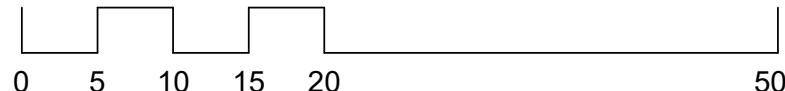
-  GREY AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTY
-  PINK AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT

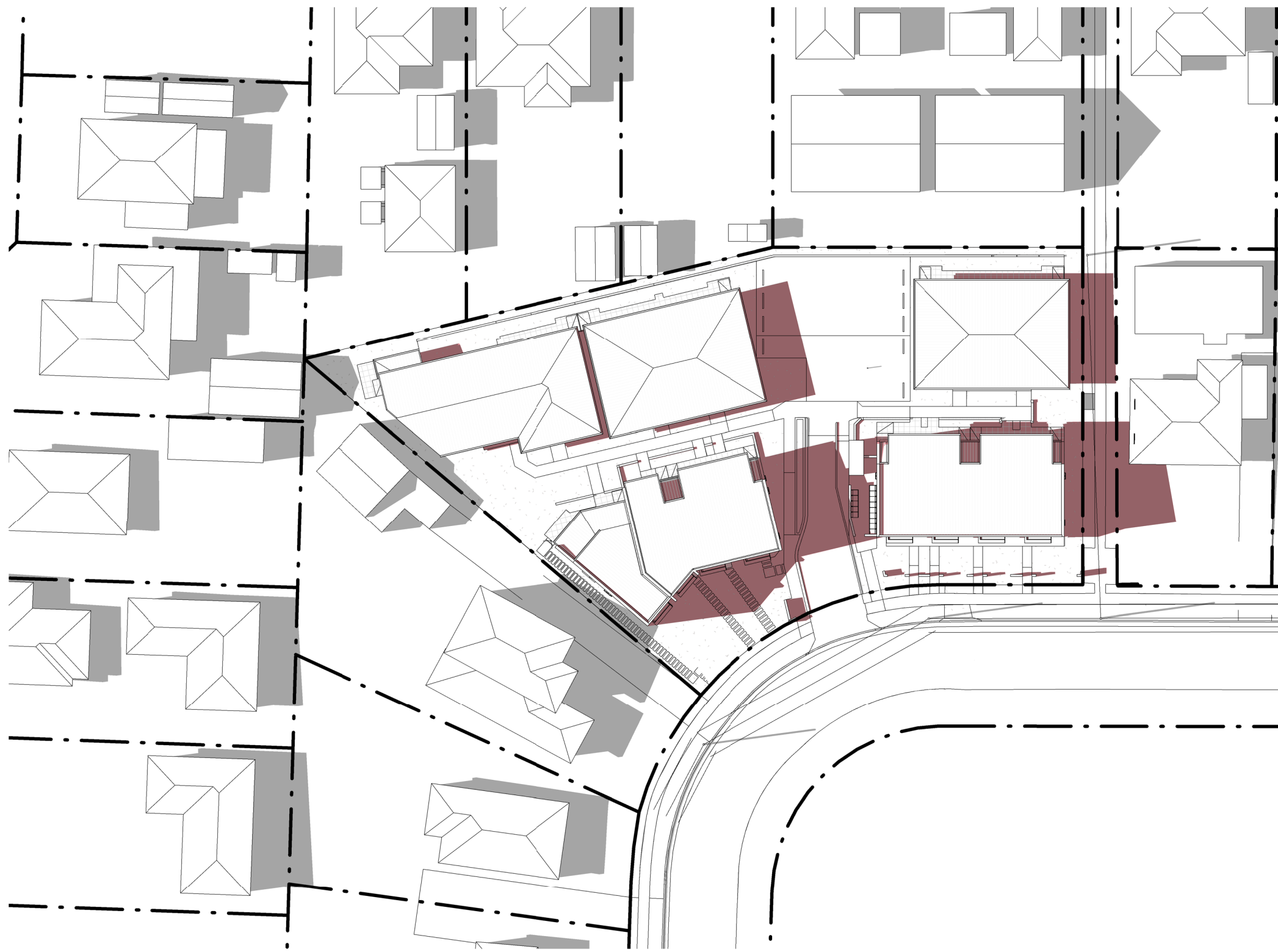
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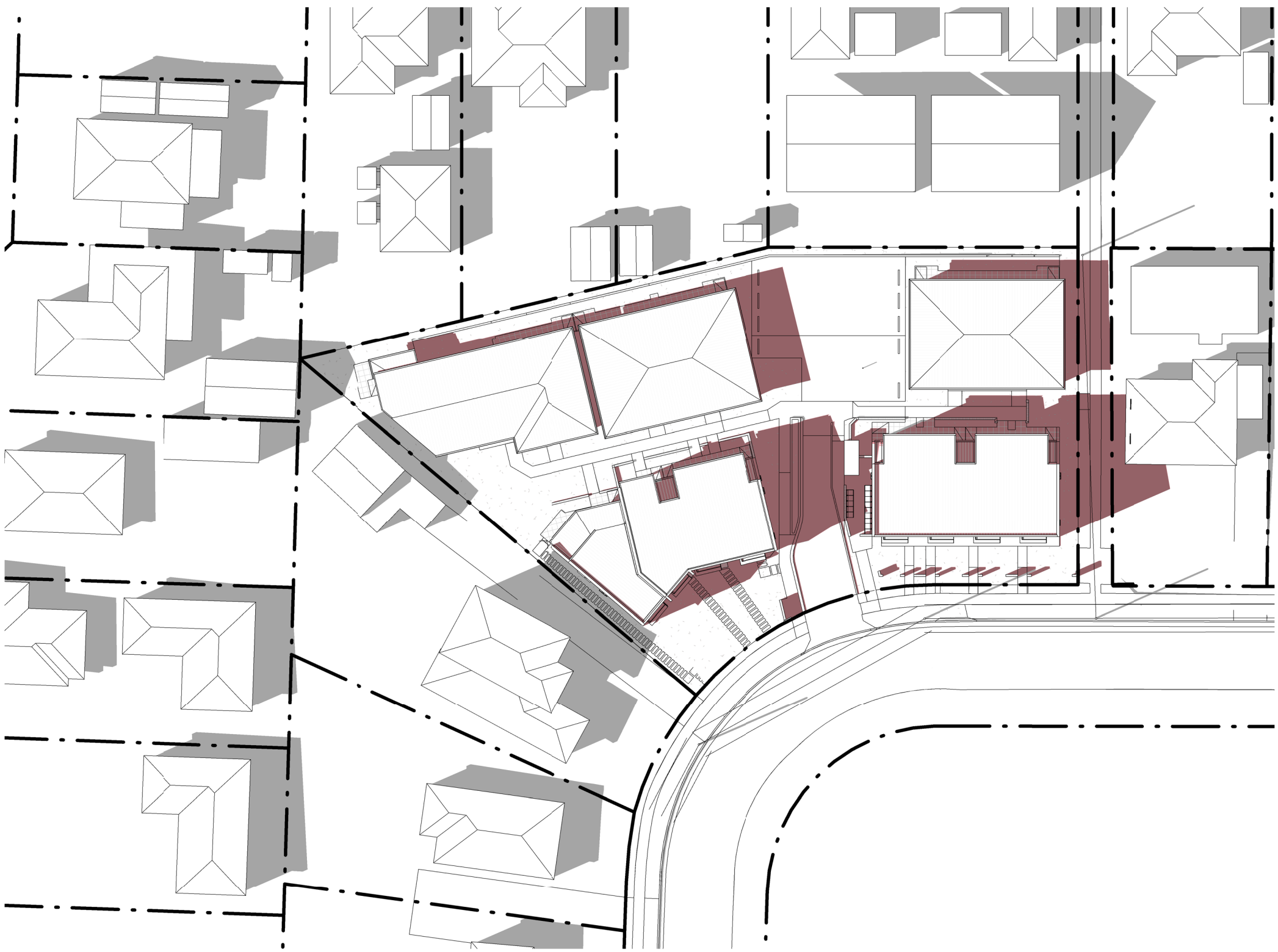
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

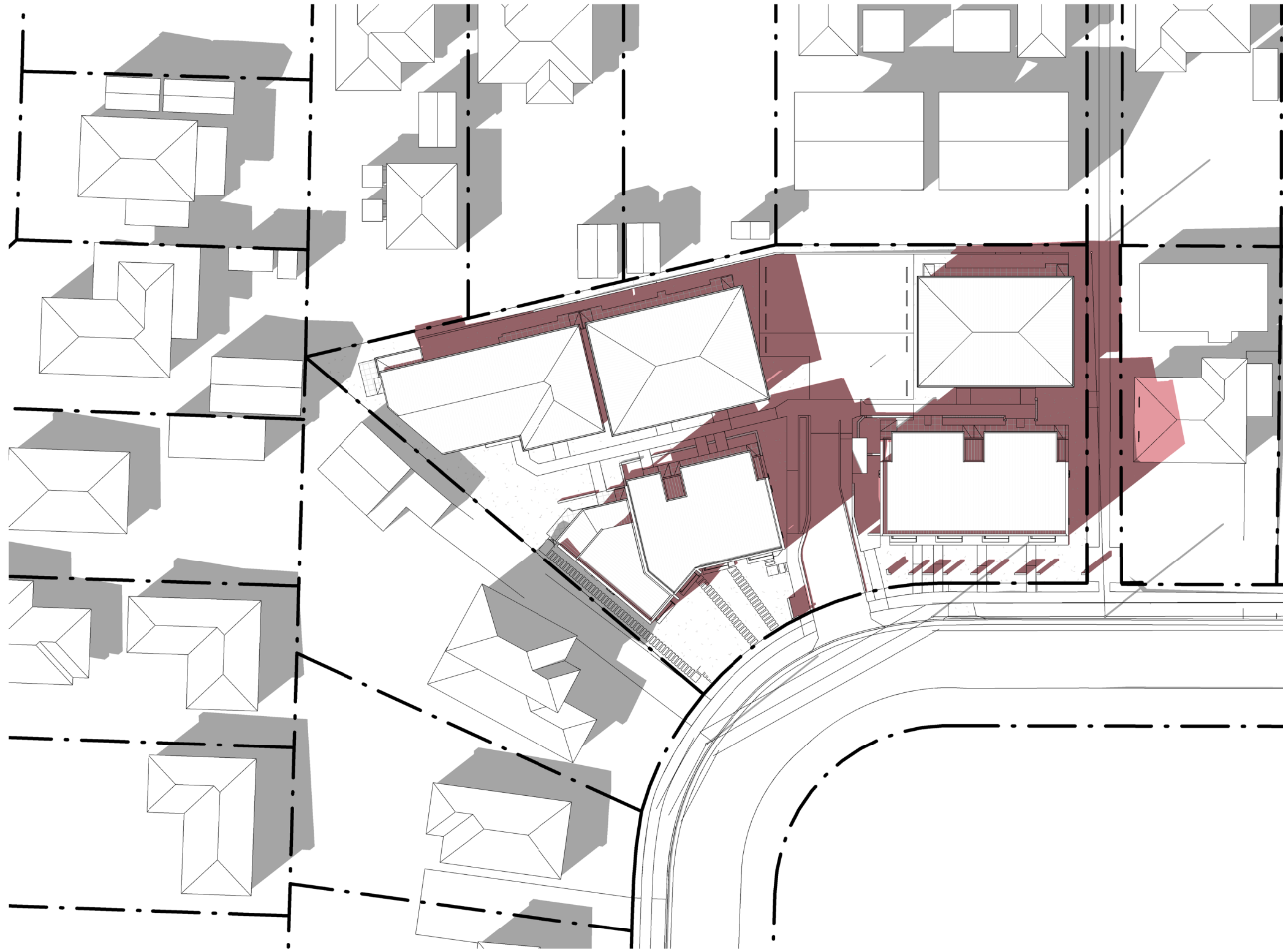
ISSUE	DATE	AMENDMENT	SOLAR ACCESS STUDY NOTES:		 project north	 SCALE 1:500@A1 (1:1000@A3)	PROJECT			PROJECT No. 20025	LAHC PROJECT No. BGV3		NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100 ACN 159 480 054 ABN 41 159 480 054 www.morsongroup.com.au 829 9380 4946 PO Box 1750, Port Stephens, NSW 1535	SHEET	SHEET	DRAWING No. DA40		
A	07-02-2023	DA SUBMISSION	1. Shadow diagrams generated using Autodesk Revit software based on most current information available at time of issue.				MULTI DWELLING HOUSING DEVELOPMENT							SIZE: A1	NAME:			
B	27-02-2023	DA SUBMISSION	2. Some elements not be casting shadows for clarity of analysis of proposed development shadows only.				ADDRESS							SCALE:				
C	09-06-2023	DA SUBMISSION	3. For confirmation of north Angle, site levels and topography, refer current site survey.				9-11 STAPLETON PARADE, ST MARYS NSW 2760							As indicated				



JUNE 21st AT 1PM
1 : 500



JUNE 21st AT 2PM
1 : 500



JUNE 21st 3PM - EX & PROPOSED
1 : 500

LEGEND:

- GREY AREA INDICATES EXISTING SHADOWS CAST BY NEIGHBOURING PROPERTY
- PINK AREA INDICATES SHADOWS CAST BY PROPOSED DEVELOPMENT

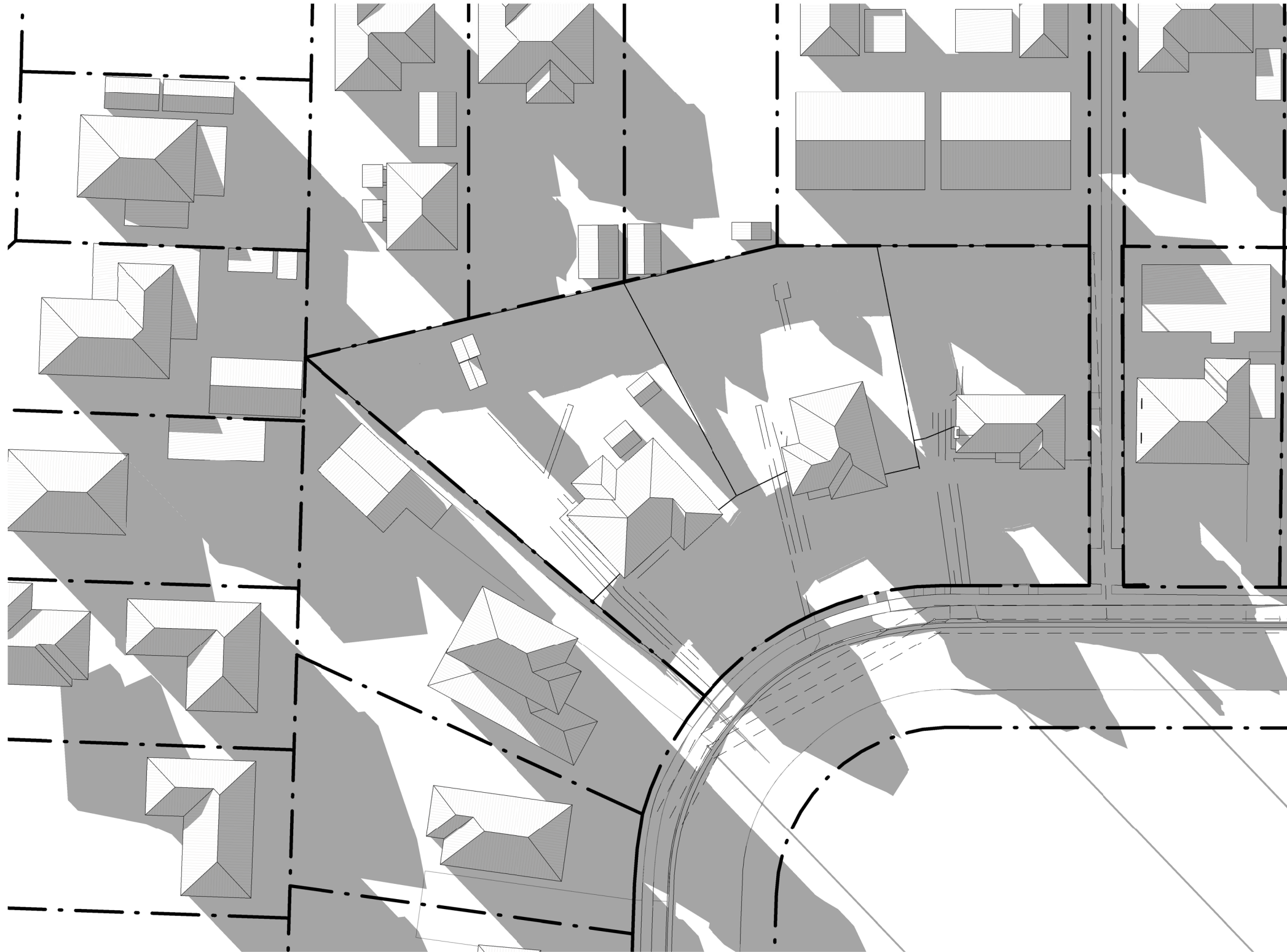
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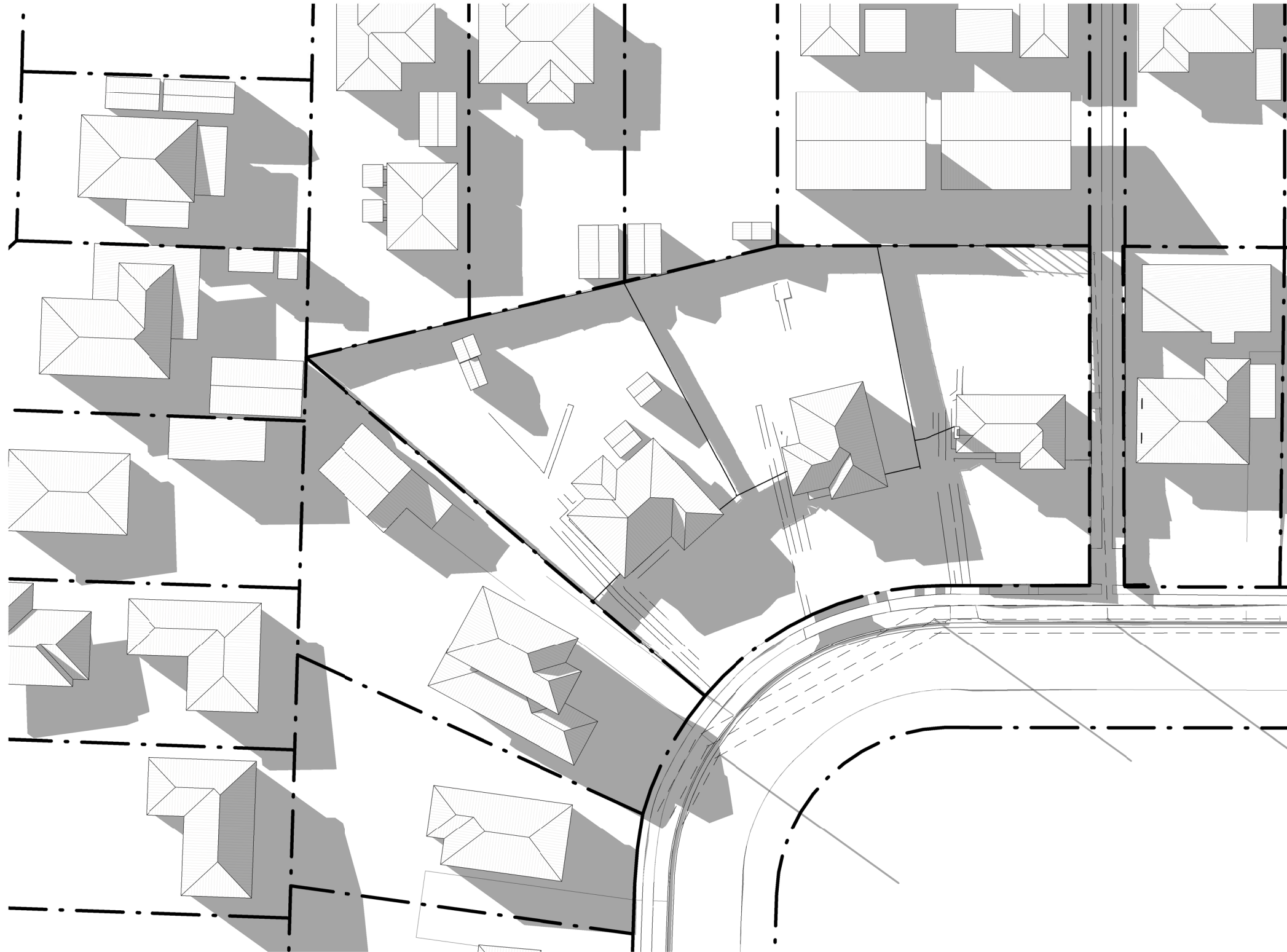
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ABN 41 159 480 056 NOMINATED ARCHITECT: P Morson(8100)

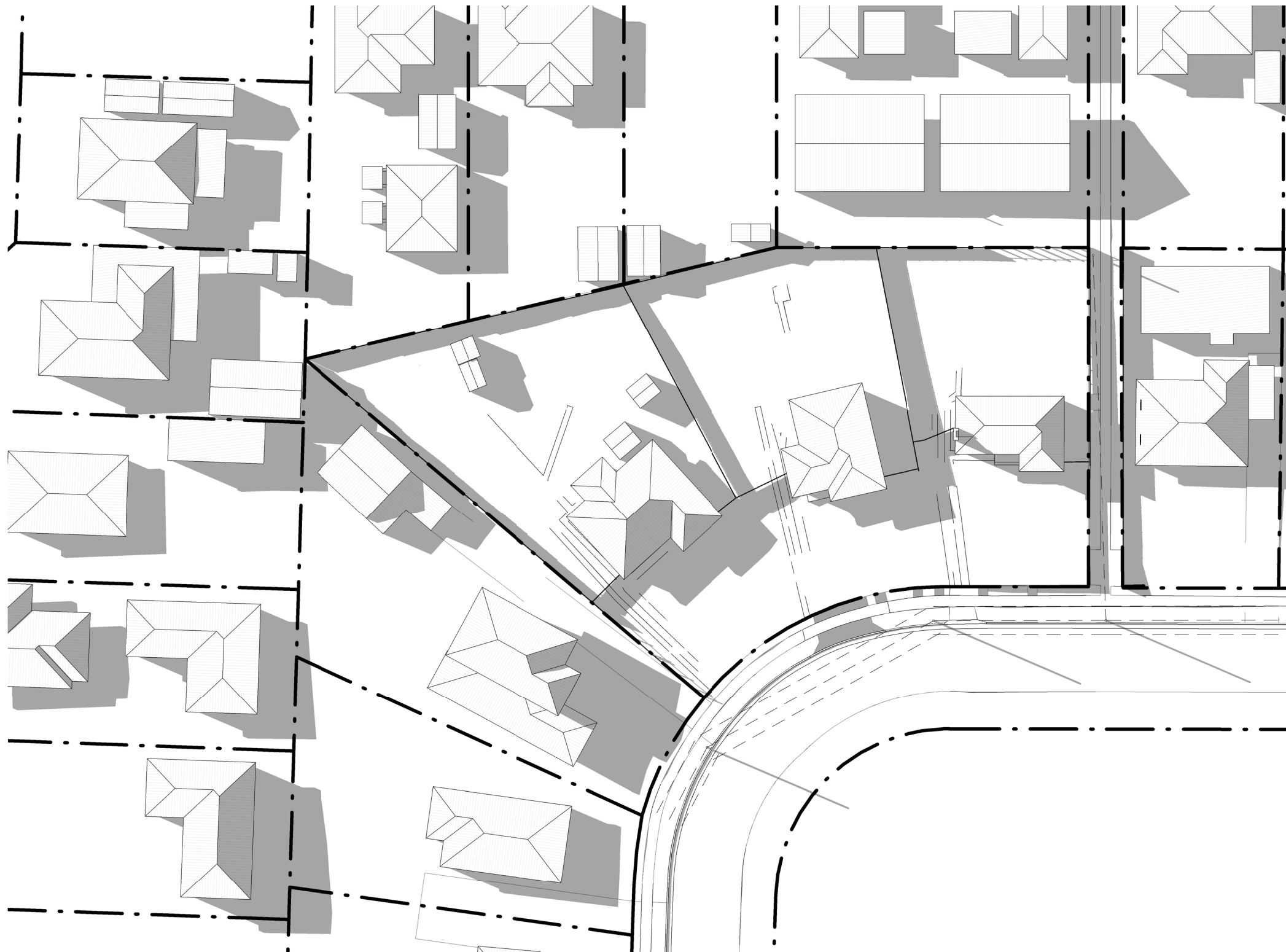
ISSUE	DATE	AMENDMENT	SOLAR ACCESS STUDY NOTES:	PROJECT	PROJECT No.	20025	NOMINATED ARCHITECT - P.F.	SHEET	SHEET	DRAWING No.
A	07-02-2023	DA SUBMISSION	1. Shadow diagrams generated using Autodesk Revit software based on most current information available at time of issue.	MULTI DWELLING HOUSING DEVELOPMENT	LAHC PROJECT No.	BGUV3	MORSON REGISTRATION NUMBER 8100	SIZE: A1	NAME:	DA41
B	27-02-2023	DA SUBMISSION	2. Some elements not be casting shadows for clarity of analysis of proposed development shadows only	ADDRESS			ACN 159 480 056 ABN 41 159 480 056			
C	09-06-2023	DA SUBMISSION	3. For confirmation of north Angle, site levels and topography, refer current site survey.	9-11 STAPLETON PARADE, ST MARYS NSW 2760			www.morsongroup.com.au			
				SCALE 1:500@A1			829 9380 49146	SCALE:	As indicated	ISSUE No.
				(1:1000@A3)			PO Box 1755, Potts Point, NSW 1535			C



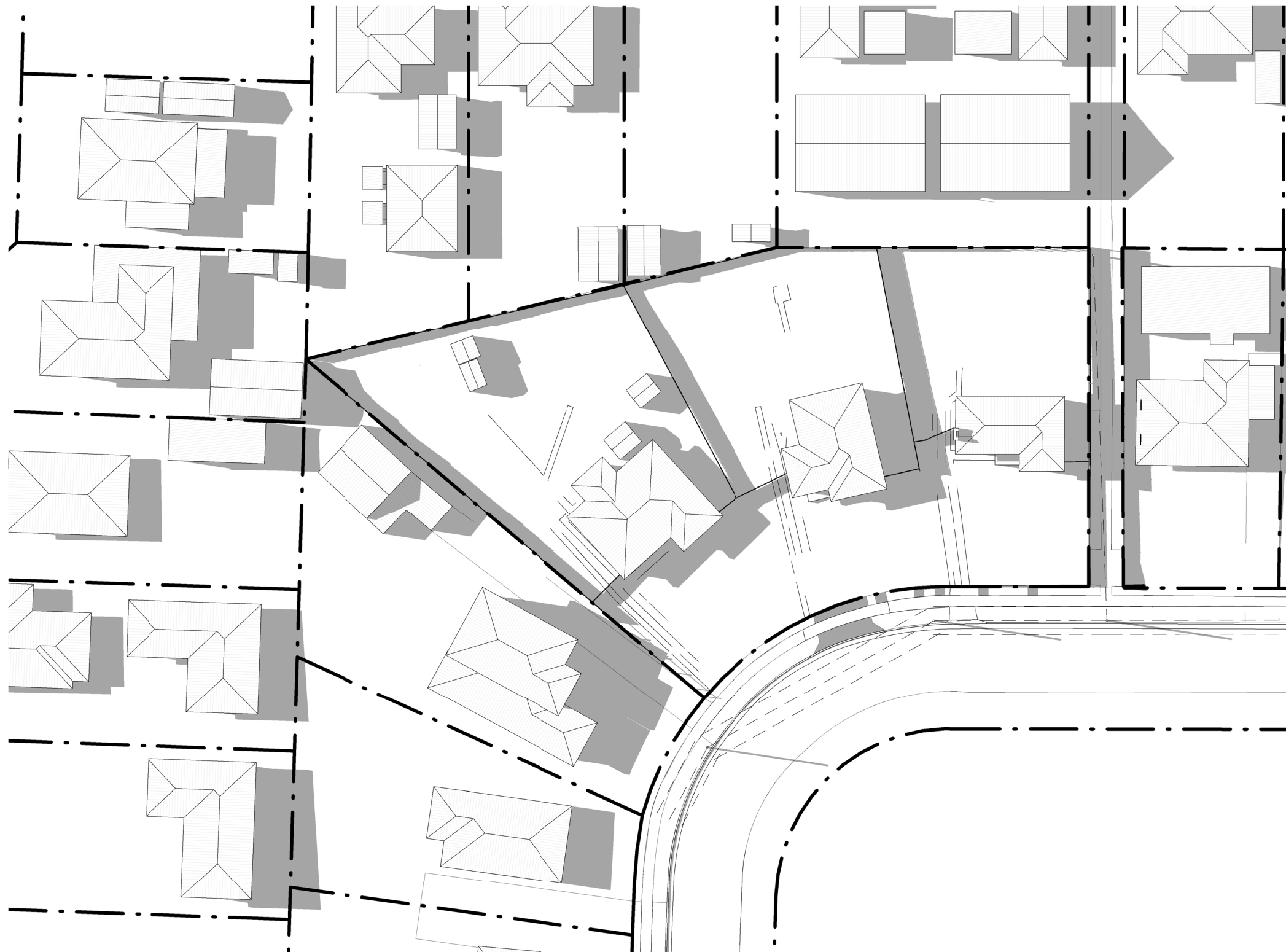
JUNE 21st AT 9AM - EX
1 : 500



JUNE 21st AT 10AM - EX
1 : 500



JUNE 21st AT 11AM - EX
1 : 500



JUNE 21st AT 12PM - EX
1 : 500

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

ISSUE	DATE	AMENDMENT		PROJECT MULTI DWELLING HOUSING DEVELOPMENT ADDRESS 9-11 STAPLETON PARADE, ST MARYS NSW 2760	PROJECT No. 20025 LAHC PROJECT No. BGVV3  https://www.lahc.nsw.gov.au/land-and-housing-corporation	 NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au R29 9380 4946 PO Box 170, Potts Point, NSW 1535	SHEET SIZE: A1	SHEET NAME: SOLAR ACCESS - EXISTING (SHEET 1)	DRAWING No.
A	20-06-2023	DA SUBMISSION					SCALE: 1 : 500	ISSUE No.	



JUNE 21st AT 1PM - EX
1 : 500



JUNE 21st AT 2PM - EX
1 : 500



JUNE 21st AT 3PM - EX
1 : 500

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

ISSUE	DATE	AMENDMENT				PROJECT	PROJECT No.	20025		NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 056 ABN 41 159 480 056 www.morsongroup.com.au 829 9380 4946 PO Box 1750, Potts Point, NSW 1535	SHEET	SHEET	DRAWING No.	
A	20-06-2023	DA SUBMISSION				MULTI DWELLING HOUSING DEVELOPMENT	LAHC PROJECT No.	BGUV3			SIZE: A1	NAME: SOLAR ACCESS - EXISTING (SHEET 2)		
						ADDRESS	9-11 STAPLETON PARADE, ST MARYS NSW 2760				SCALE:	1 : 500	ISSUE No.	A