ACTIVITY DETERMINATION

Project No. BGUV3

Conflict of Interest[1]

In this matter:

1. I have declared any possible conflict of interests (real, potential or perceived) to the Acting Chief Executive, Land & Housing Corporation.
2. I do not consider I have any personal interests that would affect my professional judgement.
3. I will inform the Acting Chief Executive, Land & Housing Corporation as soon as I become aware of a possible conflict of interest.

Signed..... 

Name.....Emma Nicholson..... Dated... 18 October, 2023.....

Having regard to the Determination Recommendation Report, the Statement of Compliance and the Review of Environmental Factors for this project addressing matters under Part 5 of the *Environmental Planning and Assessment Act 1979,* I determine that the activity proceed as described below and subject to the identified requirements set out in **Schedule 1**.

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No	Street or property name
9-11	Stapleton Parade

Suburb, town or locality	Postcode
St Marys	2760

Local Government Area(s)	Real property description (Lot and DP)
Penrith	Lots 25, 26 & 27 in DP 35558

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of 3 existing dwellings, removal of trees and construction of a multi-dwelling housing development containing 14 dwellings comprising 12 x 2-bedroom and 2 x 3-bedroom units, with associated landscaping and fencing, surface parking for 9 cars, and consolidation into a single lot.

1. *Conflict of interest includes actual and potential. A conflict of interest includes pecuniary i.e. financial interests to you or a related party or non-pecuniary i.e. benefits to relatives, friends, business associates and personal causes, etc. This includes "related persons" as defined in the Property, Stock and Business Agency Act 2002.*



Signed……. Dated……18 October, 2023…….

Emma Nicholson
A/Head of Policy and Innovation
Land and Housing Corporation
Department of Planning & Environment

SCHEDULE 1

IDENTIFIED REQUIREMENTS

PART A – Standard Identified Requirements

THE DEVELOPMENT

The following identified requirements are to ensure that the residential activity is carried out in accordance with the plans / documents and any amendments arising from the Review of Environmental Factors under Part 5 of the Environmental Planning & Assessment Act 1979, Section 171 of the Environmental Planning and Assessment Regulation 2021 and the requirements of State Environmental Planning Policy (Housing) 2021.

1. The development shall be carried out substantially in accordance with the following plans / documents as modified below and by any of the undermentioned identified requirements:

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd-mm-yyyy]:	Prepared by:
Architectural				
Cover	DA01	B	27-02-2023	Morson Group
Existing Photographs	DA02	B	27-02-2023	Morson Group
Data Table, Deep Soil and Landscape	DA03	B	27-02-2023	Morson Group
3D Views	DA04	B	27-02-2023	Morson Group
3D Views	DA05	B	27-02-2023	Morson Group
Compliance	DA06	B	27-02-2023	Morson Group
Block Analysis	DA07	B	27-02-2023	Morson Group
Site Analysis	DA08	B	27-02-2023	Morson Group
Demolition Site Plan	DA09	B	27-02-2023	Morson Group
Proposed Site Plan	DA10	D	20-06-2023	Morson Group
Ground Floor	DA11	D	20-06-2023	Morson Group
First Floor	DA12	B	27-02-2023	Morson Group
Roof Plan	DA13	C	09-06-2023	Morson Group
East & West Elevations	DA15	B	27-02-2023	Morson Group
North & South Elevations	DA16	B	27-02-2023	Morson Group
Streetscape	DA17	B	27-02-2023	Morson Group

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd-mm-yyyy]:	Prepared by:
Elevation - Stapleton				
Internal Elevations – Sheet 1	DA18	B	27-02-2023	Morson Group
Internal Elevations – Sheet 2	DA19	B	27-02-2023	Morson Group
Building Sections – Sheet 1	DA20	B	27-02-2023	Morson Group
Building Sections – Sheet 2	DA21	B	27-02-2023	Morson Group
Cut – Fill Plan	DA23	B	27-02-2023	Morson Group
Retaining Walls	DA24	B	27-02-2023	Morson Group
Material Schedule	DA25	B	27-02-2023	Morson Group
Window Schedule	DA30	B	27-02-2023	Morson Group
Solar Access Study – Sheet 1	DA40	C	09-06-2023	Morson Group
Solar Access Study – Sheet 2	DA41	C	09-06-2023	Morson Group
Solar Access – Existing (Sheet 1)	DA42	A	20-06-2023	Morson Group
Solar Access – Existing (Sheet 2)	DA43	A	20-06-2023	Morson Group
Landscape				
Landscape Site Plan	1 of 3	K	20-06-2023	Paul Scrivener Landscape
Planting Plan & Schedule	2 of 3	K	20-06-2023	Paul Scrivener Landscape
Landscape Plan	3 of 3	K	20-06-2023	Paul Scrivener Landscape
Civil/ Stormwater				
Hydraulic Services Site Plan	HDA01	P14	19-07-2023	InLine Hydraulic Services
Hydraulic Services Ground Floor Plan	HDA02	P14	19-07-2023	InLine Hydraulic Services
Hydraulic Services First Floor Plan	HDA03	P14	19-07-2023	InLine Hydraulic Services
Hydraulic Services Roof Plan	HDA04	P14	19-07-2023	InLine Hydraulic Services
Hydraulic Services Sediment & Erosion Control Plan	HDA05	P14	19-07-2023	InLine Hydraulic Services
Hydraulic Services Detail Sheet 1	HDA06	P14	19-07-2023	InLine Hydraulic Services
Hydraulic Services Detail Sheet 2	HDA06	P14	19-07-2023	InLine Hydraulic Services
BASIX				
BASIX Certificate	1349356M_02		08-06-2023	Partners Energy Management
NatHERS Certificate	0008270660		03-12-2022	Partners Energy Management
Reports				
Access Report			02-12-2022	Vista Access Architects
Arborist's Impact Appraisal and Method Statement			01-11-2022	Naturally Trees
BCA Design Compliance			02-12-2022	DPC Group

Title / Name:	Drawing No / Document Ref	Revision / Issue:	Date [dd-mm-yyyy]:	Prepared by:
Assessment				
Site Investigation Report			03-09-2015	SMEC Testing Services
Heritage Assessment			27-01-2023	Extent People-Centred Heritage
Traffic and Parking Impact Assessment			June 2023	Stanbury Traffic Planning
Waste Management Plan				Penrith Council / Morson Group

2. All building work is to be undertaken in accordance with the National Construction Code and referenced Australian Standards.

3. All commitments listed in the BASIX certificate and stamped plans shall be implemented.

4. All construction documentation and building work is to be certified in accordance with Section 6.28 of the Environmental Planning and Assessment Act 1979.

5. The land the subject of this determination shall be consolidated into a single lot. The plan of consolidation shall be lodged at the NSW Land Registry Services and shall be registered prior to the occupation of the development. A copy of the registered plan shall be provided to the Land & Housing Corporation.

OPERATIONAL MATTERS

The following Identified Requirements relate to the use of the site and are to ensure that the activity and its operation do not interfere with the amenity of the surrounding area.

Stormwater Run-off

6. Stormwater shall be collected within the site and conveyed in a pipeline to the appropriate gutter or drain under the control of Penrith City Council substantially in accordance with the approved concept stormwater drainage plans.

7. Alterations to the natural surface contours or surface absorption characteristics of the site shall not impede, increase or divert natural surface water runoff so as to cause a nuisance to adjoining property owners.

8. All driveways shall be graded in such a manner as to provide continuous surface drainage flow paths to the appropriate points of discharge.

9. To prevent water from entering buildings, surface waters shall be collected and diverted clear of the buildings by a sub-surface / surface drainage system.

Vehicular Access & Parking

10. A concrete vehicular crossing and layback shall be provided at the entrance / exit to the property. The crossing and layback shall be constructed in accordance with Penrith City Council's standard requirements for residential crossings. Council shall be provided with plans for the crossing and layback together with the payment of any Council inspection fees.

11. Particular care shall be taken in the location of vehicular crossings and/or laybacks to avoid poles, pits etc. The cost of any necessary adjustments to utility mains and services associated with the construction of the layback / driveway shall be borne by the Land & Housing Corporation. Obsolete gutter laybacks shall be constructed as kerb in accordance with Penrith City Council's standards.

Note:
It is recommended that discussion be held with the relevant authorities before construction works commence.

12. Car parking spaces and driveways shall be constructed of concrete or other approved hard surfaced materials. The spaces must be clear of obstructions and columns, permanently line marked and provided with adequate manoeuvring facilities. The design of these spaces must comply with AS 2890.1.

Site Works

13. All soil erosion and sediment control measures required to be put in place prior to the commencement of demolition / construction works shall be maintained during the entire period of the works until all the disturbed areas are restored by turfing, paving or revegetation. Soil erosion and sediment control measures shall be designed in accordance with the guidelines set-out in the Blue Book *Managing Urban Stormwater: Soils and Construction* (4th edition, Landcom, 2004).

14. An appropriately qualified person shall design retaining walls or other methods necessary to prevent the movement of excavated or filled ground, including associated stormwater drainage measures.

Building Siting

15. All buildings shall be sited well clear of any easements affecting the site. The builder shall ascertain if any easements do exist and, if they do, obtain full details of such prior to construction commencing.

Smoke Detection System(s)

16. Smoke detection systems shall be installed throughout the building(s) in accordance with requirements of Clause E2.2a of the Building Code of Australia. Detectors and alarms shall comply with AS 3786 and AS 1670 and must:

i. be connected to a permanent 240V power supply; and
ii. be provided with a battery backup to activate the alarm unit in the event of failure of the permanent power supply.

Site Soil Contamination

17. If the site is identified as being potentially affected by soil contamination, it shall be inspected by a suitably qualified person to identify any contaminated or hazardous material present. A proposal for remediation shall be prepared, which may include preparation of a Remedial Action Plan, and remediation shall be carried out in accordance with the proposal. A Validation Report, prepared in accordance with Environment Protection Authority requirements, shall be obtained from a qualified expert on completion of the remediation work to verify that the site is suitable for the intended residential use. A copy of the Validation Report shall be provided to the Land & Housing Corporation on completion of the remediation works.

Landscaping

18. Landscaping shall be carried out substantially in accordance with the approved Landscape Plan(s) and maintained for a period of 12 months by the building contractor. Penrith City Council shall be consulted in relation to the planting of any street trees.

19. All scheduled plant stock shall be pre-ordered, prior to commencement of construction or 3 months prior to the commencement of landscape construction works, whichever occurs sooner, for the supply to the site on time for installation. The builder shall provide written confirmation of the order to the Land & Housing Corporation.

Tree Removal

20. Removal of trees within the boundaries of the site is to be carried out in accordance with the trees shown for removal on the approved Landscape Plan, Arboricultural Impact Appraisal and Method Statement, and as specified under Identified Requirement No. 74. and no other trees shall be removed without further approval(s).

Fencing

21. All front fencing and gates shall be constructed wholly within the boundaries of the site. Any gates associated with the fencing shall swing inwards towards the site.

Provision of Letterbox Facilities

22. Suitable letterbox facilities are to be provided in accordance with Australia Post specifications.

Public Liability Insurance

23. A valid public liability insurance policy of at least $10M shall be maintained throughout the demolition / construction works by the contractor.

PRIOR TO ANY WORK COMMENCING ON THE SITE

The following Identified Requirements are to be complied with prior to any work commencing on the site, including demolition.

Disconnection of Services

24. All services that are required to be disconnected shall be appropriately disconnected and made safe prior to commencement of the demolition / construction works. The various service authorities shall be consulted regarding their requirements for the disconnection of services.

25. All existing services within the boundary to remain live shall be identified, pegged and made safe.

Demolition

26. The builder shall notify the occupants of premises on either side, opposite and at the rear of the site a minimum of five (5) working days prior to demolition. Such notification shall be clearly written on an A4 size paper giving the date demolition will commence and be placed in the letterbox of every premise (including every unit in a

multi-unit residential building or mixed use building). The demolition shall not commence prior to the date that is stated in the notice letter.

27. Prior to the demolition, a Work Plan shall be prepared by a competent person(s) in accordance with AS 2601 and shall be submitted to the Land & Housing Corporation. The Work Plan shall outline the identification of any hazardous materials (including surfaces coated with lead paint), method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

28. If buildings to be demolished are determined as, or suspected of, containing asbestos cement, a standard commercially manufactured sign containing the words 'DANGER ASBESTOS REMOVAL IN PROGRESS', and measuring not less than 400mm x 300mm, shall be erected in a prominent visible position on the site for the duration of the demolition works.

Note:
Any buildings constructed before 1987 is assumed to contain asbestos.

Utilities Service Provider Notification

29. The demolition / construction plans shall be submitted to the appropriate water utility's office (e.g. Sydney Water office) to determine whether or not the development will affect the utility's sewer and water mains, stormwater drains and any easements.

Note:
If the development complies with water utility's requirements, the plans will be stamped indicating that no further requirements are necessary.

Council Notification

30. Penrith City Council shall be advised in writing, of the date it is intended to commence work, including demolition. A minimum period of **five (5)** working days notification shall be given.

Site Safety

31. A sign shall be erected in a prominent position on any site on which demolition or building work is being carried out:

(a) showing the name, address and telephone number of the responsible Land & Housing Corporation officer for the work, and
(b) showing the name of the principal contractor (if any) and a telephone number on which that person may be contacted outside working hours, and
(c) stating that unauthorised entry to the work site is prohibited.

The sign shall be maintained while the work is being carried out but shall be removed when the work has been completed.

Note:
This requirement does not apply in relation to building work that is carried out inside an existing building that does not affect the external walls of the building.

32. A minimum 1.8m high security fence or Class A / Class B (overhead) hoarding must be erected between the work site and any public place prior to demolition / construction. Access to the site shall be restricted to authorised persons only and the site shall be

secured against unauthorised entry when demolition / construction work is not in progress or the site is otherwise unoccupied.

Note:
Approval from the relevant roads authority will be required under Section 138 of the Roads Act 1993 where a Class A or B hoarding encroaches onto the footpath of / or a public thoroughfare within a classified road.

33. No building or demolition materials are to be stored on the footpath or roadway.

Site Facilities

34. The following facilities shall be installed on the site:

(a) Toilet facilities shall be provided at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet provided shall be a standard flushing toilet and shall be connected to a public sewer or if connection to a public sewer is not practicable, to an accredited sewerage management facility provided by Penrith City Council or if this is not practicable to some other council approved management facility.

(b) Adequate refuse disposal methods and builders storage facilities. Builders' wastes, materials or sheds shall not to be placed on any property other than that which this approval relates to.

35. Access to the site shall only be provided via an all weather driveway on the property and is not to be provided from any other site.

Protection of Trees

36. Trees and other vegetation that are to be retained on site shall be protected prior to the commencement of works and for the duration of the construction period in accordance with the details provided in the Arboricultural Impact Appraisal and Method Statement report.

Waste Management

37. A final Waste Management Plan shall be prepared and submitted to the Land & Housing Corporation by the building contractor prior to the commencement of demolition / construction. The plan shall detail the amount of waste material and the destination of all materials, recyclable and non-recyclable.

PRIOR TO ANY CONSTRUCTION WORK COMMENCING ON SITE

The following Identified Requirements are to be complied with prior to any construction works occurring on the site, excluding demolition.

Service Authority Clearances

38. A compliance certificate, or other evidence, shall be obtained from Sydney Water, confirming service availability prior to work commencing.

Note:
Payment of water and/or sewer service charges and/or a notice of requirements for works to be carried out during construction / prior to occupation may be applicable prior to issue of the compliance certificate.

39. A written clearance from an electricity supply authority stating that electrical services are available to the site, or that arrangements have been entered into for the provision of services to the site, shall be obtained prior to work commencing.

40. A certificate from an approved telecommunications carrier certifying that satisfactory arrangements have been made for the provision of underground telephone services, to the site and to each dwelling, shall be obtained prior to work commencing.

41. Where the site is to be connected to reticulated gas, a certificate from an approved gas carrier to certify that satisfactory arrangements have been made to ensure the provision of underground gas services to each dwelling in the development shall be obtained prior to work commencing.

Stormwater Disposal

42. A detailed stormwater drainage plan(s), substantially in accordance with the approved concept stormwater drainage plan(s), shall be prepared and submitted to the Land & Housing Corporation. Any on-site detention system shall be designed in accordance with the relevant catchment authority's requirements (e.g. the Upper Parramatta River Catchment Trust On-site Detention Handbook) and/or Penrith City Council's drainage code.

43. Where a drainage easement is required, proof of lodgement of the plan of the drainage easement at the NSW Land Registry Services shall be submitted to the Land & Housing Corporation prior to commencement of works. Registration of the plan of easement shall be completed prior to occupation of the development and a copy of the registered plan shall be provided to the Land & Housing Corporation.

DURING DEMOLITION AND CONSTRUCTION WORKS

The following Identified Requirements are to be complied with whilst demolition and construction works are occurring on the site.

Landfill

44. Where site filling is necessary, a minimum of 95% standard compacting shall be achieved and certified by a NATA registered Soils Lab.

45. Land fill materials must satisfy the following requirements:

i. be Virgin Excavated Natural Matter (VENM);
ii. be free of slag, hazardous, contaminated, putrescible, toxic or radio-active matter; and
iii. be free of industrial waste and building debris.

Heritage

46. Historic and indigenous archaeological sites and relics are protected under the *Heritage Act 1977* and *National Parks and Wildlife Act 1974,* respectively. Should any relics be uncovered during the course of the approved works, work must cease

immediately in the affected area. Subsequently, in cases where historical items have been uncovered, the Department of Planning and Environment must be contacted.

47. All workers / contractors on the site shall be informed of their obligations, under the Heritage Act and *National Parks and Wildlife Act 1974,* that it is illegal to disturb, damage or destroy a relic without the prior approval.

Demolition

48. Any existing structures identified for demolition shall be demolished prior to commencement of the construction of the activity.

49. Demolition shall be carried out in accordance with the appropriate provisions of AS 2601.

50. Where materials containing asbestos are to be removed, demolition shall be carried out by a licensed contractor(s) who have current SafeWork NSW accreditation in asbestos removal.

51. Removal of asbestos-based thermal or acoustic insulation, such as sprayed asbestos and asbestos-based lagging, including friable asbestos boards, shall be carried out in accordance with the National Occupational Health and Safety Commission's Code of Practice for the Safe Removal of Asbestos, 2nd Edition [NOHSC:2002 (2005)].

52. Hazardous or intractable wastes, including all asbestos laden waste, arising from the demolition process shall be removed and disposed of in accordance with the requirements of SafeWork NSW and the Department of Planning and Environment.

53. Documentary evidence, in the form of tip receipts from an approved Waste Management Facility, shall be obtained by the demolition contractor and submitted to the Land & Housing Corporation demonstrating the appropriate disposal of the asbestos waste.

54. Demolition procedures shall maximise the reuse and recycling of demolished materials in order to reduce the environmental impacts of waste disposal.

55. During demolition, the public footpath and the public road shall not be obstructed by any vehicles. The public road and footpath shall be swept (not hosed) clean of any material, including clay, soil and sand.

56. All vehicles leaving the site with demolition materials shall have their loads covered and vehicles shall not track soil and other material onto the public roads and footpaths. The footpath shall be suitably protected against damage when plant and vehicles access the site. All loading of vehicles with demolished materials shall occur on site.

Survey Reports

57. Survey reports shall be submitted by the building contractor to the Land & Housing Corporation prior to the placement of the footings / slab and on completion of the dwellings to verify the correct position of the structures in relation to the allotment boundaries.

Hours of Demolition / Construction / Civil Work

58. Demolition / construction / Demolition / construction / civil work shall only occur on the site between the hours of 7.00am to 5.00pm Monday to Saturday with no work permitted on Sundays or public holidays.

Excavation & Backfilling

59. All excavations and backfilling associated with the demolition or erection of building(s) shall be executed safely and in accordance with appropriate professional standards. All such work shall be guarded and protected to prevent it from being dangerous to life or property.

Pollution Control

60. Any noise generated during the construction of the development shall not exceed the limits specified in the July 2009 Interim Construction Noise Guidelines, published by the former Department of Environment and Climate Change.

61. No fires shall be lit or waste materials burnt on the site.

62. No washing of concrete forms or trucks shall occur on the site.

63. Any contamination / spills on the site during construction works shall be actively managed and reported immediately to appropriate regulatory authorities to minimise any potential damage to the environment.

64. Dust generation during demolition / construction shall be controlled using regular control measures such as on site watering or damp cloth fences.

65. All vehicles transporting loose materials and travelling on public roads shall be secured (i.e. closed tail gate and covered) to minimise dust generation.

66. Non-recyclable waste and containers shall be regularly collected and disposed of at a licensed landfill or other disposal site in accordance with details set out in the final Waste Management Plan.

Impact of Construction Works

67. The Land & Housing Corporation shall bear the cost of any necessary adjustments to utility mains and services.

68. Care shall be taken to prevent any damage to adjoining properties. The building contractor shall be liable to pay compensation to any adjoining owner if, due to demolition/construction works, damage is caused to such adjoining property.

Termite Protection

69. To protect buildings from subterranean termite, termite barriers installed in accordance with AS 3660.1, shall be placed on the underside and in penetrations of the concrete slab floor.

    In addition, a durable notice must be permanently fixed inside the meter box indicating:

(a) the method of protection.
(b) the date of installation of the system.
(c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label.
(d) the need to maintain and inspect the system on a regular basis.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following Identified Requirements are to be complied with prior to the occupation of the development.

General

70. The use or occupation of the development shall not commence until all the identified requirements of this determination have been complied with.

Council Infrastructure Damage

71. The cost of repairing any damage caused to Penrith City Council's assets in the vicinity of the site as a result of demolition / construction works shall be met in full by the building contractor.

Stormwater Drainage

72. Prior to occupation, a Work As Executed Plan shall be prepared by the building contractor clearly showing all aspects of the constructed stormwater drainage system, including any on-site detention system. The plan shall demonstrate general compliance with the approved concept stormwater drainage plan(s) and shall include:

- sufficient levels and dimensions to verify the constructed storage volumes; and
- location and surface levels of all pits; and
- invert levels of the internal drainage lines, orifice plates fitted and levels within the outlet control pits; and
- finished floor levels of all structures; and
- verification that any required trash screens have been installed; and
- locations and levels of any overland flow paths; and
- verification that any drainage lines are located wholly within easements, where applicable.

The Work-As-Executed Plan information shall be shown on the final civil works drawings.

A positive covenant and restriction-as-to-user shall be placed over the stormwater management / onsite detention system in accordance with Penrith City Council's on-site detention policy to ensure that the system will be adequately maintained. The positive covenant and restriction-as-to-user shall be registered at NSW Land Registry Services prior to occupation. A copy of the registered restriction-as-to-user shall be provided to the Land & Housing Corporation and Penrith City Council.

PART B – Additional Identified Requirements

Site Specific Requirements

73. A 'resident vehicles only' sign is to be placed at the site access driveway to ensure the parking area is accessed by resident vehicles only, as recommended in the Traffic and Parking Impact Assessment prepared by Stanbury Traffic Planning (June 2023).

Requirements Resulting From Consideration of Adjoining Occupier Responses to Notification/ Consideration of other Public Submissions Received

74. The tree identified as T7 on the Landscape Plan, Arboricultural Impact Appraisal and Method Statement prepared by Naturally Trees (dated 01/11/22) and Tree Report is to be removed and an appropriate replacement tree provided in the same location. The replacement tree must be a species nominated by a Registered Landscape Architect as being appropriate size for the location. The replacement tree must be semi-mature height at the time of planting.

75. The 7 x QLD Qondong - *Elaeocarpus eumundii* proposed along the rear (east) boundary must be replaced with a smaller native plant species (maximum mature height of 5m) to minimise the opportunity for branches to overhang into adjoining properties.

ADVISORY NOTES

i. Approval of this development activity does not imply or infer compliance with Section 23 of the *Disability Discrimination Act 1992*. Refer to AS 1428.1 and the Building Code of Australia for detailed guidance.

ii. Information regarding the location of underground services may be obtained from Dial Before You Dig at *www.1100.com.au* or by dialing 1100.

STATEMENT OF COMPLIANCE

Project No. BGUV3

Conflict of Interest[1.]

In this matter:

1. I have declared any possible conflict of interests (real, potential or perceived) to the Acting Head of Policy and Innovation, Land & Housing Corporation.
2. I do not consider I have any personal interests that would affect my professional judgement.
3. I will inform the Acting Head of Policy and Innovation, Land & Housing Corporation as soon as I become aware of a possible conflict of interest.

Signed…  …….. Dated 22 Sept 2023

Director, Portfolio Services

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No	Street or property name
9-11	Stapleton Parade

Suburb, town or locality	Postcode
St Marys	2760

Local Government Area(s)	Real property description (Lot and DP)
Penrith	Lots 25, 26 & 27 in DP 35558

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of 3 existing dwellings, removal of trees and construction of a multi-dwelling housing development containing 14 dwellings comprising 12 x 2-bedroom and 2 x 3-bedroom units, with associated landscaping and fencing, surface parking for 9 cars, and consolidation into a single lot.

1. *Conflict of interest includes actual and potential. A conflict of interest includes pecuniary i.e. financial interests to you or a related party or non-pecuniary i.e. benefits to relatives, friends, business associates and personal causes, etc. This includes "related persons" as defined in the Property, Stock and Business Agency Act 2002.*

The NSW Land & Housing Corporation (LAHC) is proposing the above **residential** activity under the provisions of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) which requires determination under Part 5 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). This Statement of Compliance demonstrates that the Review of Environmental Factors (REF) for the proposed activity has met the requirements of Part 5 of the EP&A Act, Part 8 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and the Housing SEPP.

The REF has identified the following matters:

1. **The activity is "development without consent" under the Housing SEPP.**

   The development:

   - is by, or on behalf of, the LAHC; and
   - is permissible with consent under an applicable environmental planning instrument; and
   - is residential development of buildings not more than 9 metres in height and results in not more than 60 dwellings on the site; and
   - is located on land in an 'accessible area' and provides the required parking (9 car parking spaces for 12 x 2 bedroom and 2 x 3 bedroom dwellings); and
   - includes demolition and any dwellings or structures to be demolished are not heritage items or within a heritage conservation area or listed as State heritage items; and
   - will result in consolidation of the site into a single lot; and
   - the design of the housing has taken into account the *Seniors Living Policy: Urban Design Guidelines for Infill Development* and has considered the *Good Design for Social Housing* and LAHC's *Design Requirements.*

2. **The notification requirements in Section 43 of the Housing SEPP and LAHC's policy have been met.**

   - Written notification of the intention to carry out the development was given to Penrith City Council and to occupiers of adjoining land (including land owners requested by Council) on 2 March 2023.
   - Responses to the notification received within 21 days have been taken into account comprising a submission from the Council and two (2) submissions from adjoining and nearby land owners/occupiers. Details of the consideration of the responses are provided in the REF (Section 6).
   - Consultation with public authorities in accordance with Clause 16 and 17 of the Infrastructure SEPP (now section 2.10 of the Transport and Infrastructure SEPP) was not required.

3. **Consideration of statutory and environmental planning instruments**

   - Consideration of other State Environmental Planning Policies is included in section 5.5.5 of the REF.
   - Consideration of the relevant provisions of *Penrith Local Environmental Plan 2010* (PLEP) is included at Section 5.6.1 of the REF.
   - The design of the project has adequately considered relevant provisions of the PLEP.

4. **Consideration of development control plans**

   - Consideration of the *Penrith Development Control Plan 2014* is included at Section 5.6.2 of the REF.
   - The design of the development has adequately taken into account the relevant provisions of the DCP.

5. **The requirements of Section 5.5 of the EP&A Act and Section 171 and 171A of the EP&A Regulations have been met**

   - Pursuant to Section 5.5(1) of the EP&A Act, the REF has examined and taken into account to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed activity.
   - The factors to be taken into account under Section 171 and 171A of the EP&A Regulation have been fully considered in the REF in determining the likely impact of the proposed activity on the

environment and measures to mitigate potential singular and cumulative impacts associated with the proposed activity have been identified.

- As demonstrated in the completed Section 171 and Section 5.5 checklists (Section 5.4.1 of the REF), the proposed activity will not have significant effects on the environment or threatened species and as a result, an Environmental Impact Statement is not required before a decision is made whether or not the proposed activity can proceed.

6. Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

- The activity will not have any significant impacts on matters of national environmental significance including impacts on Commonwealth land, listed threatened species, migratory species protected under international agreements, national heritage places, world heritage properties, or Ramsar wetlands of international importance, and an approval under the EPBC Act is not required.

7. Approvals, authorisations and notifications under other Acts

- As detailed in the REF any approvals, authorisations or notifications which are required under other Acts before the development can be carried out have been obtained or, where applicable, have been included in the recommended identified requirements.

8. Statement of planning merit

- The proposed activity can be carried out by, or on behalf of, LAHC as 'development without consent' under the provisions of the Housing SEPP.
- Having regard to the matters addressed in the REF and the accompanying identified requirements, I consider that the proposed activity has planning merit.

9. Certification of Compliance with Part 5 of the EP&A Act.

- I certify that the assessment undertaken in the REF complies with, and satisfies, the requirements of Part 5 of the EP&A Act and Section 171 of EP&A Regulation.



Yolanda Gil
Director, Portfolio Services
NSW Land & Housing Corporation

Decision Statement

Project No. BGUV3

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No	Street or property name
9-11	Stapleton Parade

Suburb, town or locality	Postcode
St Marys	2760

Local Government Area(s)	Real property description (Lot and DP)
Penrith	Lots 25, 26 & 27 in DP 35558

ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of 3 existing dwellings, removal of trees and construction of a multi-dwelling housing development containing 14 dwellings comprising 12 x 2-bedroom and 2 x 3-bedroom units, with associated landscaping and fencing, surface parking for 9 cars, and consolidation into a single lot.

The Land & Housing Corporation (LAHC) has proposed the above activity under the provisions of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) which requires determination under Part 5 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). This Decision Statement relates to the Review of Environmental Factors (REF) for the above activity prepared under Part 5 of the EP&A Act and the *Environmental Planning and Assessment Regulation 2021*.

Based on the REF document and supporting documentation including advice from Penrith City Council, a decision to proceed with the proposed activity has been made. This decision included consideration of the following:

<u>Significant Impact on the Environment</u>

- The proposed activity is not likely to have a significant impact on the environment and therefore an EIS is not required.

- The proposed activity will not be carried out in a declared area of outstanding biodiversity value and is not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a SIS and/or BDAR is not required.

<u>Reasons for the Decision</u>

- Following an assessment of the proposed activity and associated environmental impacts within the REF document it was decided that the proposed development will have economic and social benefits and any minor short-term impacts on the environment or surrounding properties can be appropriately mitigated.

- The proposed development will assist in the provision of much needed social and affordable housing and assist in addressing the existing and growing demand for housing in the Penrith Local Government Area.

Mitigation Measures

- Mitigation measures are required to minimise or manage environmental impacts and are detailed throughout the REF and specifically within Section 7. All mitigation measures are detailed as Identified Requirements within the Activity Determination. Additional mitigation measures, detailed in the Activity Determination have been imposed to minimise the impact on the surrounding environment, ensure appropriate site safety and to ensure legislative compliance.



Signed…… **Dated……18 October, 2023…….**

Emma Nicholson
Acting Head of Policy and Innovation
Land and Housing Corporation
Department of Planning & Environment

DETERMINED by the NSW Land and Housing Corporation – 18 October 2023

MULTI DWELLING HOUSING DEVELOPMENT

9-11 STAPLETON PARADE, ST MARYS NSW 2760



DEVELOPMENT DETAILS - LAHC PROJECT NO. BGUV3 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

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 ELEATIONS	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

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
A	07-02-2023	DA SUBMISSION
B	27-02-2023	DA SUBMISSION

PROJECT
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ADDRESS
9-11 STAPLETON PARADE, ST MARYS NSW 2760

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

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SHEET SIZE: A1
SCALE: 1 : 100
SHEET NAME: **COVER**
DRAWING No. **DA01**
ISSUE No. **B**

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PHOTO 1 -



PHOTO 2 -



PHOTO 3 -



PHOTO 4 -



PHOTO 5 -



PHOTO 6 -



PHOTO 7 -



PHOTO 8 -



PHOTO 9 -



PHOTO 10 -



PHOTO 11 -



PHOTO 12 -

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EXISTING PHOTOGRAPH NOTES:

1. For general information only. Conditions may have changed on site since photographs were taken.
2. Refer to latest survey for confirmation of more accurate site information.

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SCALE:

SHEET NAME: **EXISTING PHOTOGRAPHS**

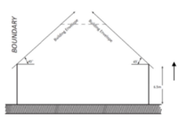
DRAWING No. **DA02**
ISSUE No. **B**

DESIGN COMPLIANCE TABLE

Job Reference	BGUV3				
Locality / Suburb	St Marys				
Street Address	9-11 Stapleton Street				
Lot Number(s) & Deposited Plan	Lots 25, 26 and 27 DP 35558				
Housing SEPP Division	Division 6				
Zoning	R3 - Medium Density Residential Multi-dwelling housing is permitted in the zone				
SITE AREA	Appox 2,596 m²				
NUMBER OF EXISTING LOTS	3				
PROPOSED GFA (sqm)	1,125.3m²				
NUMBER OF DWELLINGS	14 dwellings = 12x2-Bed + 2x3Bed				
DWELLINGS	Number	Type	N. of Bedrooms	Area	POS
	1	A	2	41.0+35.2=76.0m²	76.3m²
	2	A	2	41.0+35.2=76.2m²	23.5+15.1=38.6m²
	3	A	2	41.0+35.2=76.2m²	23.5+15.6=39.1m²
	4	A	2	41.0+35.2=76.2m²	22.5+22.6=45.1m²
	5	A	2	41.0+35.2=76.2m²	22.7+15.2=37.9m²
	6	A	2	41.0+35.2=76.2m²	29.5+15.1=44.6m²
	7	A	2	42.1+40.3=82.4m²	37.7+19.2=56.9m²
	8	A	3	59.4+37.4=96.9m²	100.6m²
	9	B	3	91.7m²	119.9m²
	10	B	2	70.9m²	45.6m²
	11	B	2	75.2m²	48.7m²
	12	B	2	75.2m²	32.9m²
	13	B	2	70.9m²	32.3m²
	14	B	2	70.9m²	83.5m²

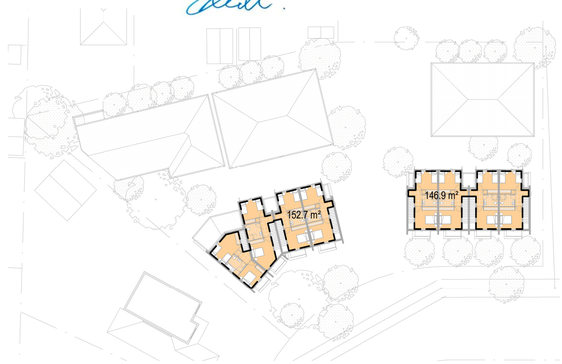


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	Control		Requirement	Proposed
SITE AREA	Housing SEPP		Max. 60 dwellings	14 dwellings
BUILDING HEIGHT	Housing SEPP		9 m	8.5m
	LEP 2010		8.5 m	
	SLUDG		8 m (ceiling)	
CAR PARKING	Housing SEPP	Accessible	12 x 2 bed @ 0.5 = 5 2 x 3 bed @ 1 = 2 2 x Adapt @ 1 = 2 9 spaces	12 x 2 bed @ 0.5 = 5 2 x 3 bed @ 1 = 2 2 x Adapt @ 1 = 2 9 spaces
FSR	SLUDG		0.5:1 Note FSR is measured from the internal face of the external wall under the Housing SEPP).	0.43:1
SETBACK(s)	Penrith DCP 2014 (Chapter 2.4)	Front setback	Determine an appropriate front setback: either average the setbacks of the immediate neighbours; or a 5.5m minimum whichever is the greater dimension. Permissible encroachments within the front setback are: verandahs and pergolas only which are a 4.5m minimum setback to the face of the verandah or pergola; and maximum 50% of elevation.	5.8m (min.)
		Side setback	Minimum 2m but only along not more than 50% of any boundary. Buildings must also be contained within a building envelope angled at 45 degrees away from the side boundary, and measured from a wall height of 6.5m or more above NGL (see diagram below). Figure D2.13: The building envelope is measured from natural ground level perpendicular to the side boundary at any given point along the wall. 	2m All buildings contained within Building Enevelop as per Figure D2.13.
		Rear setback	Single Storey: 4m Two Storey" 6m	Single Storey: 4m Two Storey" 6m
DEEP SOIL	SLUDG		15% of site area = 389.4 m². 2/3 at rear. Min. dimension 3m	418.2m²
LANDSCAPE AREA	SLUDG		30% of the site area = 778.8 m²	792.6m²
PRIVATE OPEN SPACE	SLUDG		Minimum POS of 15m2 (min 3m dimension) is required for ground floor dwellings and a minimum 10m2 (min 2m dimension) for other dwellings.	Comply
SOLAR ORIENTATION	SLUDG		70% of dwellings have 3 hours of sunlight between 9am and 3 pm 21 June	Comply
GENERAL STORAGE	SLUDG		Linen cupboard (600 × 450 mm with shelves) and broom cupboard (600 × 450 mm) in all dwellings.	Comply
Max BUILDING LENGTH	DCP		20m MAX.	20.3m - Double Storey 21.2m - Single Storey
TREES / TREE REMOVAL				1,2,3,4,6,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22



GROUND LEVEL
1 : 500



LEVEL 1
1 : 500



LANDSCAPE AREA
1 : 500



DEEP SOIL
1 : 500

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

0 5 10 15 20 50m
SCALE 1:500@A1 (1:1000@A3)

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

PROJECT No. 20025
LAHC PROJECT No. BGUV3

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SHEET SIZE: A1
SCALE: As indicated
SHEET NAME: **DATA TABLE, DEEP SOIL AND LANDSCAPE**
DRAWING No. **DA03**
ISSUE No. **B**

DETERMINED by the NSW Land and Housing Corporation – 18 October 2023



3D - EXTERNAL 01



3D - EXTERNAL 02



3D - EXTERNAL 03



3D - EXTERNAL 04

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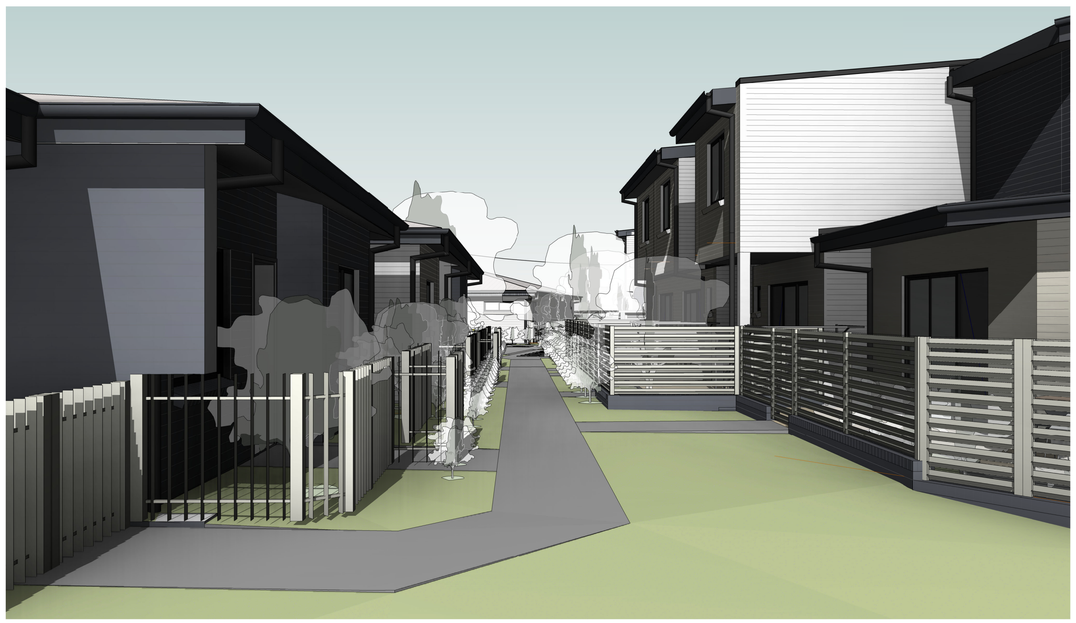
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SCALE:

SHEET NAME: **3D VIEWS**

DRAWING No. **DA04**
ISSUE No. **B**

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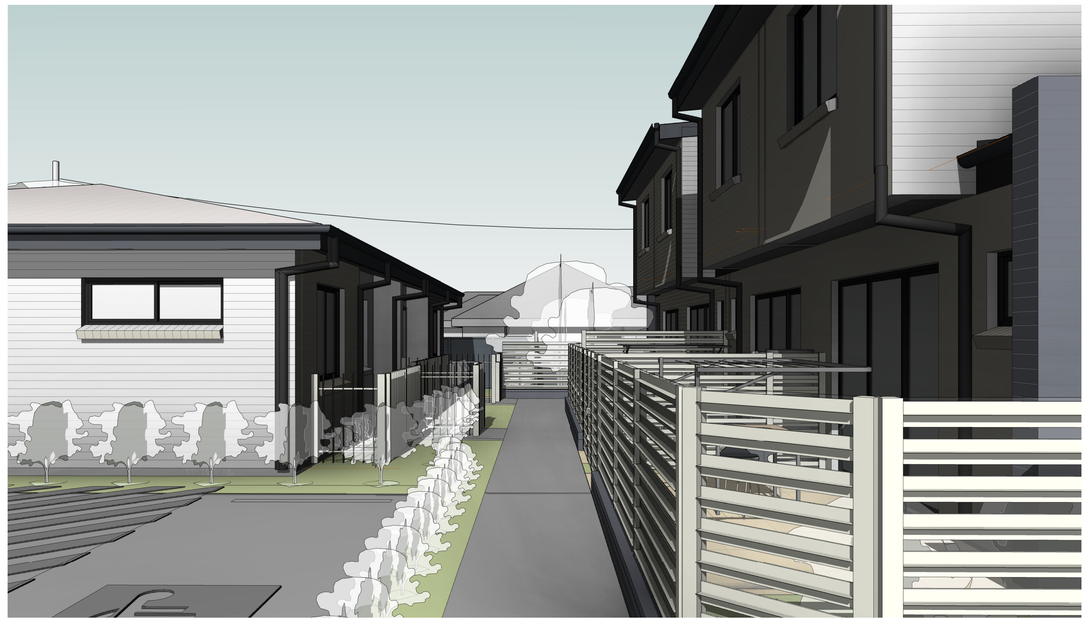
3D - INTERNAL 01



3D - INTERNAL 02



3D - INTERNAL 03



3D - INTERNAL 04

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SHEET SIZE: A1
SCALE:
SHEET NAME: **3D VIEWS**
DRAWING No. **DA05**
ISSUE No. **B**

DETERMINED by the NSW Land and Housing Corporation – 18 October 2023

DWELLING SUMMARY

DWELLINGS SUN LIGHT ACCESS				DWELLINGS SUN LIGHT ACCESS			
NO.	Nº of BEDS	AREA	AREA POS	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

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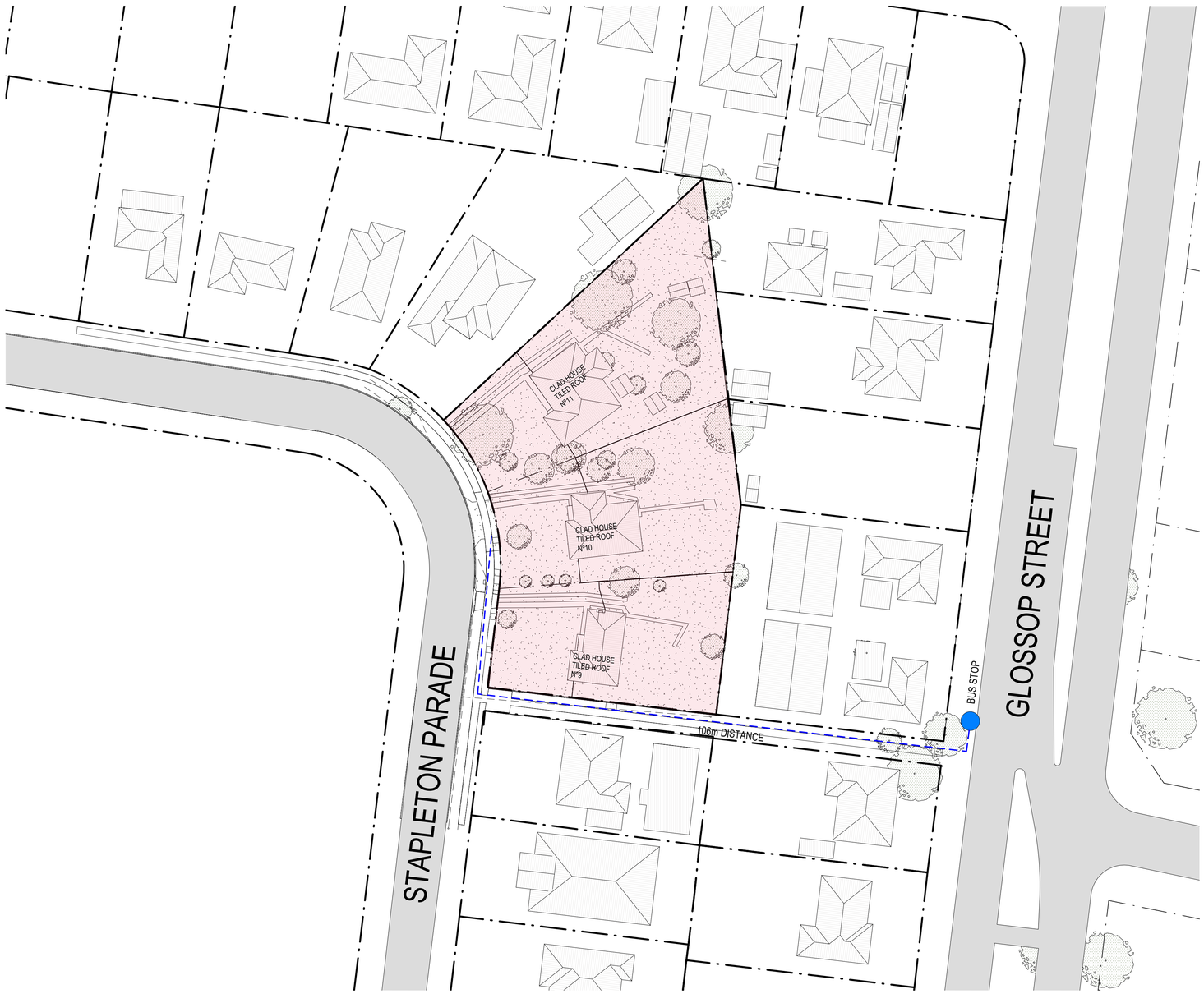
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SCALE:
SHEET NAME: **COMPLIANCE**
DRAWING No. **DA06**
ISSUE No. **B**





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 excepcions where medium density residential buildings have been developed. Lot amalgamation has been and 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 that cases they tend to be rectandular shaped. Orientation may vary depending on the road structure due it is quite irregular in 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 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 adavantage 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.

DETERMINED by the NSW Land and Housing Corporation – 18 October 2023

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

NORTH

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

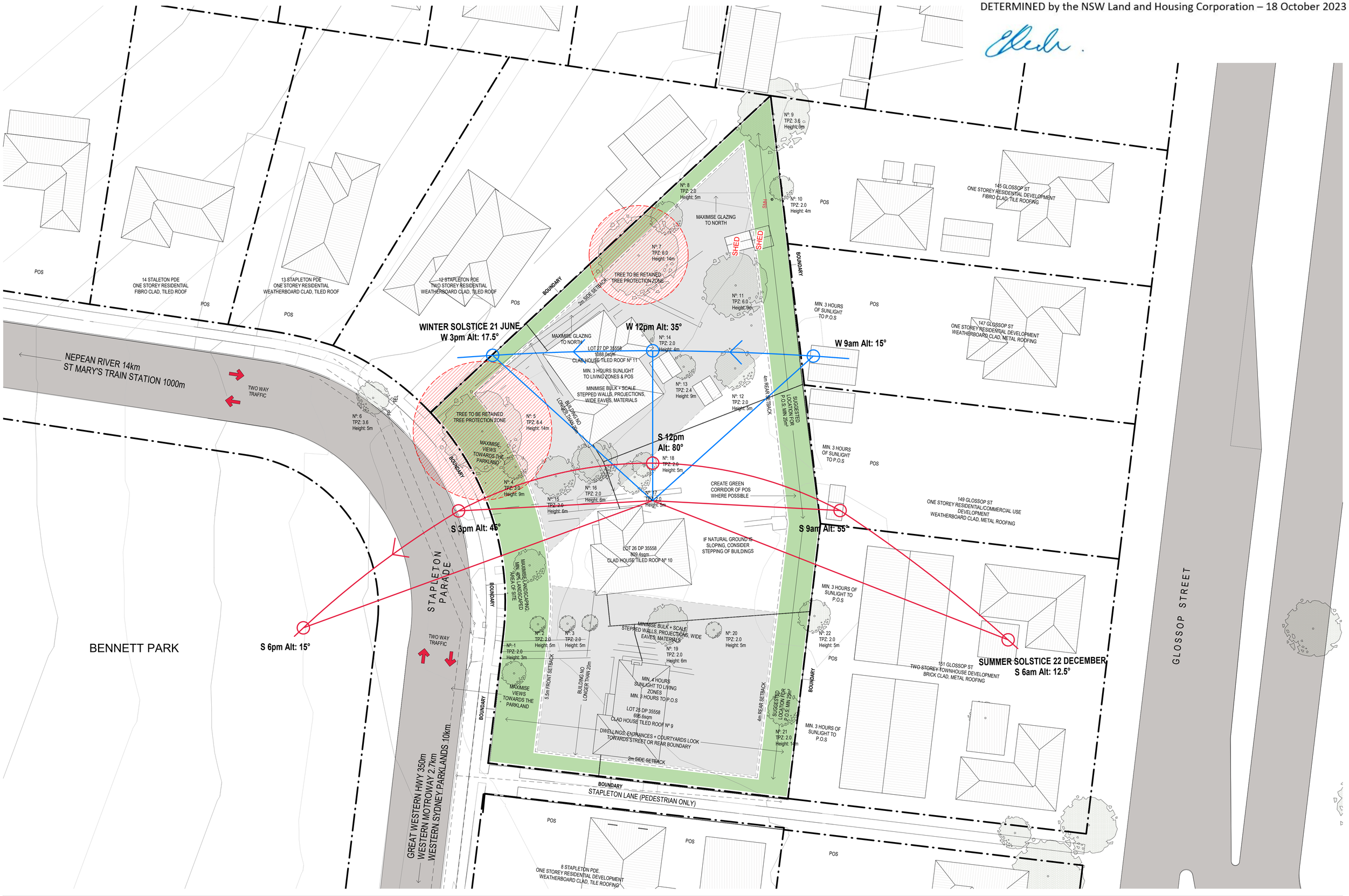
PROJECT No. **20025**
LAHC PROJECT No. **BGUV3**

NSW Land & Housing Corporation
Locked Bag 5022
Parramatta NSW 2124
1800 738 718
https://www.dcjhs.nsw.gov.au/land-and-housing-corporation

MORSON GROUP
NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9360 4946
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE: 1 : 400
SHEET NAME: **BLOCK ANALYSIS**
DRAWING No. **DA07**
ISSUE No. **B**

DETERMINED by the NSW Land and Housing Corporation – 18 October 2023



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

NORTH

0 5 10 15 20m

SCALE 1:200@A1 (1:400@A3)

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

NSW Government Land & Housing Corporation
Locked Bag 5022 Parramatta NSW 2124
1800 738 718
https://www.dpie.nsw.gov.au/land-and-housing-corporation

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

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(02) 9380 4944
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SHEET SIZE: A1
SCALE: 1 : 200

SHEET NAME: **SITE ANALYSIS**

DRAWING No. **DA08**
ISSUE No. **B**

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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.

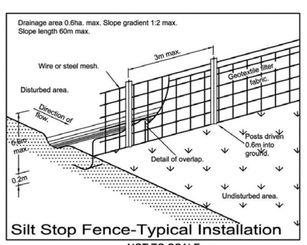
4. REMOVE SILT STOP FENCING AND DRAINAGE STRUCTURE SEDIMENT CONTROL TRAPS AFTER VEGETATION IS ESTABLISHED.

5. DURING DEMOLAITION 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.



Silt Stop Fence-Typical Installation

NOT TO SCALE

PROJECT SYMBOLS LEGEND

DOORS / WINDOWS / LOUVRES / SCREENS	D01 / 101, W01 / 101, MSC1 / 101 ← TYPE (where applicable) / NUMBER
ELEVATION LEVEL	LEVEL NAME FFL 29.010 CL +2700
PROPOSED LEVELS	RL 29.010 RL 29.010
EXISTING LEVELS	ex RL 29.010 ex RL 29.010
REVISION	1 DESCRIPTION
ROOM	1BR / 101 ← Room Type / Room Number
FINISHES/COLOURS Refer AF Schedule	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; Existing Planting, Planting for Removal, Proposed Planting
EXCAVATION	Cut, Fill

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

27
DP 35558
1088.0sqm

26
DP 35558
809.4sqm

25
DP 35558
695.6sqm

SHED
SHED
SHED
SHED

CLAD HOUSE TILE ROOF Nº 10

CLAD HOUSE TILE ROOF Nº 9

CLAD HOUSE TILE ROOF Nº 11

Nº: 1 TPZ: 2.0 Height: 5m WM-

Nº: 2 TPZ: 2.0 Height: 5m

Nº: 3 TPZ: 2.0 Height: 5m

Nº: 4 TPZ: 3.0 Height: 9m

Nº: 5 TPZ: 8.4 Height: 14m

Nº: 6 TPZ: 3.6 Height: 5m

Nº: 7 TPZ: 6.0 Height: 14m

Nº: 8 TPZ: 2.0 Height: 5m

Nº: 9 TPZ: 3.6 Height: 9m

Nº: 10 TPZ: 2.0 Height: 4m

Nº: 11 TPZ: 6.0 Height: 9m

Nº: 12 TPZ: 2.0 Height: 5m

Nº: 13 TPZ: 2.4 Height: 9m

Nº: 14 TPZ: 2.0 Height: 4m

Nº: 15 TPZ: 2.0 Height: 6m

Nº: 16 TPZ: 2.0 Height: 5m

Nº: 17 TPZ: 2.0 Height: 5m

Nº: 18 TPZ: 2.0 Height: 5m

Nº: 19 TPZ: 2.0 Height: 6m

Nº: 20 TPZ: 2.0 Height: 5m

Nº: 21 TPZ: 2.0 Height: 14m

Nº: 22 TPZ: 2.0 Height: 5m

SMH

WM

TEL

PP

TEL

PP

DETERMINED by the NSW Land and Housing Corporation – 18 October 2023

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 north

0 5 10 15 20m
SCALE 1:200@A1 (1:400@A3)

PROJECT
MULTI DWELLING HOUSING DEVELOPMENT
ADDRESS
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SHEET SIZE: A1
SCALE: 1 : 200

SHEET NAME: **DEMOLITION SITE PLAN**

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

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DETERMINED by the NSW Land and Housing Corporation – 18 October 2023

149 GLOSSOP ST
ONE STOREY RESIDENTIAL/COMMERCIAL USE DEVELOPMENT
WEATHERBOARD CLAD, METAL ROOFING

147 GLOSSOP ST
ONE STOREY RESIDENTIAL DEVELOPMENT
WEATHERBOARD CLAD, METAL ROOFING

145 GLOSSOP ST
ONE STOREY RESIDENTIAL DEVELOPMENT
FIBRO CLAD, TILE ROOFING

151 GLOSSOP ST
TWO STOREY TOWNHOUSE DEVELOPMENT
BRICK CLAD, METAL ROOFING

155 GLOSSOP ST.
ONE STOREY RESIDENTIAL DEVELOPMENT
FIBRO CLAD, TILE ROOFING

12 STAPLETON PDE.
TWO STOREY RESIDENTIAL DEVELOPMENT
WEATHERBOARD CLAD, TILE ROOFING

13 STAPLETON PDE.
ONE STOREY RESIDENTIAL DEVELOPMENT
WEATHERBOARD CLAD, TILE ROOFING

8 STAPLETON PDE.
ONE STOREY RESIDENTIAL DEVELOPMENT
WEATHERBOARD CLAD, TILE ROOFING

STAPLETON PARADE

STAPLETON LANE (PEDESTRIAN ONLY)

BOUNDARY 52.240 m

BOUNDARY 33.536 m

BOUNDARY 35.575 m

BOUNDARY 56.320 m

20300 BUILDING LENGTH

3 BED LIVABLE TYPE B (GOLD) 91.7 m² FFL 55.050

2 BED LIVABLE TYPE B (GOLD) 70.9 m² FFL 55.050

2 BED ADAPTABLE 75.2 m² FFL 55.050

2 BED LIVABLE TYPE A (SILVER) 41.0 m² FFL 55.000

3 BED LIVABLE TYPE A (SILVER) 59.4 m² FFL 55.000

2 BED LIVABLE TYPE A (SILVER) 42.1 m² FFL 55.000

CAR-PARKING

WASTE

DRIVEWAY

4m REAR SETBACK (GROUND FLOOR)

6m REAR SETBACK (FIRST FLOOR)

5.5m FRONT SETBACK (GROUND FLOOR)

FOR INDICATIVE ONLY. FURTHER INFOMATION WILL BE CHECKED BY SURVEYOR.

No: 9 TPZ: 3.6 Height: 8m

No: 7 TPZ: 6.0 Height: 14m

No: 8 TPZ: 8.4 Height: 14m

No: 22 TPZ: 2.0 Height: 5m

No: 20 TPZ: 2.0 Height: 5m

No: 6 TPZ: 3.6 Height: 5m

PROJECT SYMBOLS LEGEND

DOORS / WINDOWS / LOUVRES / SCREENS — D01/101, W01/101, MSC1/101 ← TYPE (where applicable) ← NUMBER

ELEVATION LEVEL — LEVEL NAME FFL 29.010 — CL +2700

PROPOSED LEVELS — RL 29.010 — RL 29.010

EXISTING LEVELS — ex.RL 29.010 — ex.RL 29.010

REVISION — 1 DESCRIPTION

ROOM — 1BR/101 ← Room Type ← Room Number

FINISHES/COLOURS Refer AF Schedule — 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; Existing Planting / Planting for Removal / Proposed Planting

EXCAVATION — Cut / Fill

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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

project north

0 5 10 15 20m

SCALE 1:200@A1 (1:400@A3)

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SHEET SIZE: A1
SCALE: 1 : 200

SHEET NAME: **PROPOSED SITE PLAN**

DRAWING No. **DA10**
ISSUE No. **D**

20/06/2023 5:42:56 PM S:\MG Dropbox\Morson Group\PROJECTS\ST MARYS\20025 - 9-11 Stapleton Pde\Architecture\CAD\20025_9-11 Stapleton St_DA_Central_SM.rvt

DETERMINED by the NSW Land and Housing Corporation – 18 October 2023

149 GLOSSOP ST
ONE STOREY RESIDENTIAL/COMMERCIAL
USE DEVELOPMENT
WEATHERBOARD CLAD, METAL ROOFING

147 GLOSSOP ST
ONE STOREY RESIDENTIAL
DEVELOPMENT
WEATHERBOARD CLAD, METAL ROOFING

145 GLOSSOP ST
ONE STOREY RESIDENTIAL
DEVELOPMENT
FIBRO CLAD, TILE ROOFING

TWO STOREY TOWNHOUSE
DEVELOPMENT
BRICK CLAD, METAL ROOFING

12 STAPLETON PDE.
TWO STOREY RESIDENTIAL
DEVELOPMENT
WEATHERBOARD CLAD, TILE ROOFING

STAPLETON PARADE

TPZ 12.44%
TPZ: 113.12 M²
BUILDING ENCROACHMENT: 14.68 M² (12.9%)
JUST PAVING ON TOP SOIL

TPZ 10.50%
TPZ: 221.67 M²
BUILDING ENCROACHMENT:
23.39 M² (10.50%)
JUST PAVING ON TOP SOIL
THIS AREA WILL NEED TO HAND DIG THAT
TRENCH TO AVOID ROOTS

PROJECT SYMBOLS LEGEND

DOORS / WINDOWS / LOUVRES / SCREENS — D01 101 / W01 101 / MSC1 101 ← TYPE (where applicable) / 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 101 ← Room Type / Room Number
FINISHES/COLOURS Refer AF Schedule — 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 — Cut, Fill

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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

project north

0 1 2 3 4 5 7 10m
SCALE 1:100@A1 (1:200@A3)

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

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

NSW Land & Housing Corporation
Locked Bag 5032
Parramatta NSW 2124
1800 738 718
https://www.dcjs.nsw.gov.au/land-and-housing-corporation

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PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE: 1 : 100
SHEET NAME: **GROUND FLOOR**
DRAWING No. **DA11**
ISSUE No. **D**

DETERMINED by the NSW Land and Housing Corporation – 18 October 2023

149 GLOSSOP ST
ONE STOREY RESIDENTIAL/COMMERCIAL
USE DEVELOPMENT
WEATHERBOARD CLAD, METAL ROOFING

147 GLOSSOP ST
ONE STOREY RESIDENTIAL
DEVELOPMENT
WEATHERBOARD CLAD, METAL ROOFING

145 GLOSSOP ST
ONE STOREY RESIDENTIAL
DEVELOPMENT
FIBRO CLAD, TILE ROOFING

TWO STOREY TOWNHOUSE
DEVELOPMENT
BRICK CLAD, METAL ROOFING

12 STAPLETON PDE.
TWO STOREY RESIDENTIAL
DEVELOPMENT
WEATHERBOARD CLAD, TILE ROOFING

BOUNDARY

4m REAR SETBACK (GROUND FLOOR)
6m REAR SETBACK (FIRST FLOOR)
2m SIDE SETBACK
5.5m FRONT SETBACK (GROUND FLOOR)

LINE OF BUILDING UNDER

SMOKE SEPARATION IN COMMON EAVE

6.1 m
6.0 m
6.6 m
11.2 m

TOW 58.500
TOW 58.700
TOW 58.800

RL 58.364
RL 58.361
RL 57.854
RL 59.707
RL 59.546
RL 60.018
RL 58.201
RL 58.129
RL 58.124

PARAPET
HIGH LVL WINDOW

BED 11.6 m²
BED 11.9 m²
BED 12.9 m²
BED 16.5 m²
BED 16.3 m²
BED 10.9 m²
2 BED LIVABLE TYPE A (SILVER) 35.2 m²
2 BED LIVABLE TYPE A (SILVER) 40.3 m²
3 BED LIVABLE TYPE A (SILVER) 37.4 m²
FFL 58.100

STAPLETON PARADE

PROJECT SYMBOLS LEGEND

DOORS / WINDOWS / LOUVRES / SCREENS — D01 101 / W01 101 / MSC1 101 — TYPE (where applicable) / 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 101 — Room Type / Room Number
FINISHES/COLOURS Refer AF Schedule — 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; Existing Planting, Planting for Removal, Proposed Planting
EXCAVATION — Cut, Fill

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

project north

0 1 2 3 4 5 7 10m
SCALE 1:100@A1 (1:200@A3)

PROJECT
MULTI DWELLING HOUSING DEVELOPMENT
ADDRESS
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SHEET SIZE: A1
SCALE: 1 : 100
SHEET NAME: **FIRST FLOOR**
DRAWING No. **DA12**
ISSUE No. **B**

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DETERMINED by the NSW Land and Housing Corporation – 18 October 2023

149 GLOSSOP ST
ONE STOREY RESIDENTIAL/COMMERCIAL
USE DEVELOPMENT
WEATHERBOARD CLAD, METAL ROOFING

147 GLOSSOP ST
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145 GLOSSOP ST
ONE STOREY RESIDENTIAL
DEVELOPMENT
FIBRO CLAD, TILE ROOFING

TWO STOREY TOWNHOUSE
DEVELOPMENT
BRICK CLAD, METAL ROOFING

12 STAPLETON PDE.
TWO STOREY RESIDENTIAL
DEVELOPMENT
WEATHERBOARD CLAD, TILE ROOFING

PROJECT SYMBOLS LEGEND

- DOORS / WINDOWS / LOUVRES / SCREENS: D01/101, W01/101, MSC1/101 ← TYPE (where applicable) ← 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/101 ← Room Type / Room Number
- FINISHES/COLOURS Refer AF Schedule: 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: Cut, Fill

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

project north

0 1 2 3 4 5 7 10m
SCALE 1:100@A1 (1:200@A3)

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

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

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(02) 9360 4944
PO Box 170, Potts Point, NSW 1335

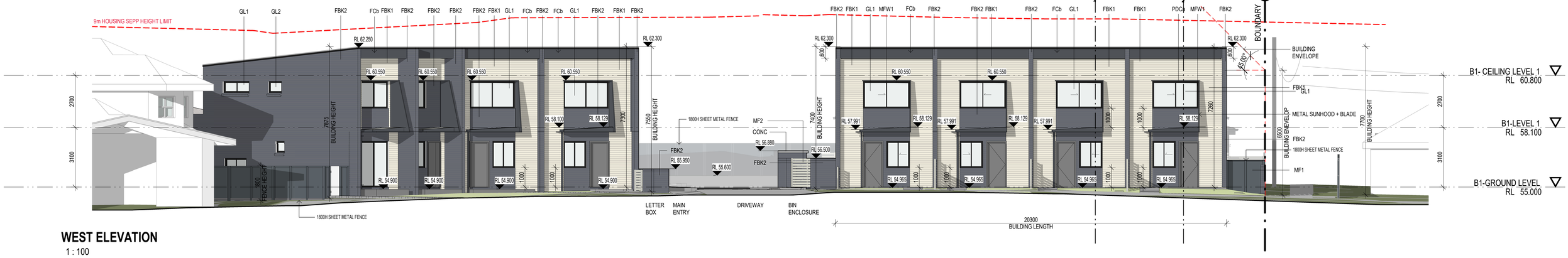
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SCALE: 1 : 100

SHEET NAME: **ROOF PLAN**

DRAWING No. **DA13**
ISSUE No. **C**

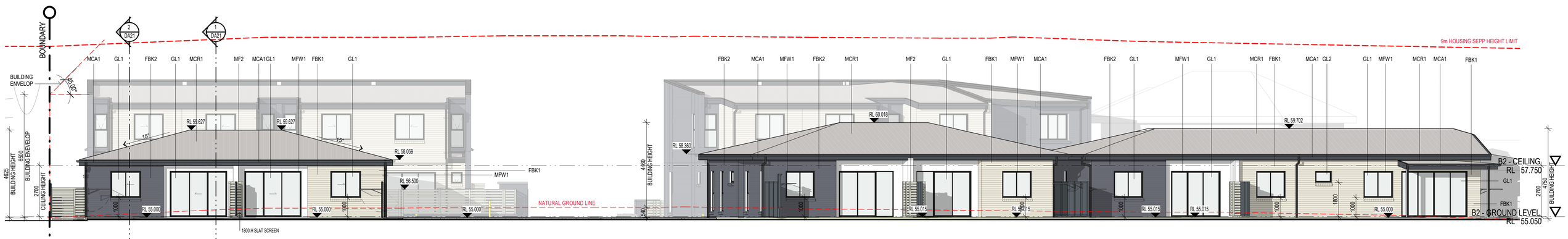
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DETERMINED by the NSW Land and Housing Corporation – 18 October 2023



WEST ELEVATION

1 : 100

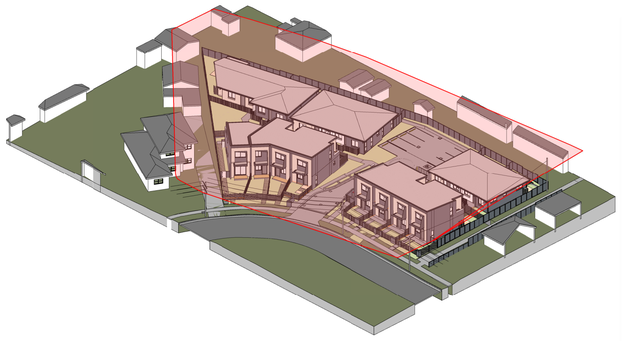


EAST ELEVATION

1 : 100

PROJECT SYMBOLS LEGEND

DOORS / WINDOWS / LOUVRES / SCREENS	D01 101 / W01 101 / MSC1 101 ← TYPE (where applicable) ← 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 Refer AF Schedule	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; Existing Planting; Planting for Removal; Proposed Planting
EXCAVATION	Cut; Fill



BUILDING 3D 8.5M HIGH LIMIT PLAN

NOTE: Generation of extrapolated height plane from triangulate topography based on surveyor's CAD drawing, generated using Autodesk Revit software based on most current information available at time of issue

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 Sheeting (MCR1)
• Colorbond Roof Sheeting
• Colorbond fascia & eaves gutter (EG1)
• Downpipe (DP1)
Colorbond Surfmist.

MCW2 / MCR2 / EG2
Metal Roof Sheeting (MCR1)
• Colorbond Roof Sheeting
• 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 Surfmist.

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
A	07-02-2023	DA SUBMISSION
B	27-02-2023	DA SUBMISSION

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

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

0 1 2 3 4 5 7 10m
SCALE 1:100@A1 (1:200@A3)

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

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

NSW Land & Housing Corporation
Locked Bag 5022
Parramatta NSW 2124
1800 738 718
https://www.dcjs.nsw.gov.au/land-and-housing-corporation

MORSON GROUP
NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9380 4946
PO Box 170, Potts Point, NSW 1335

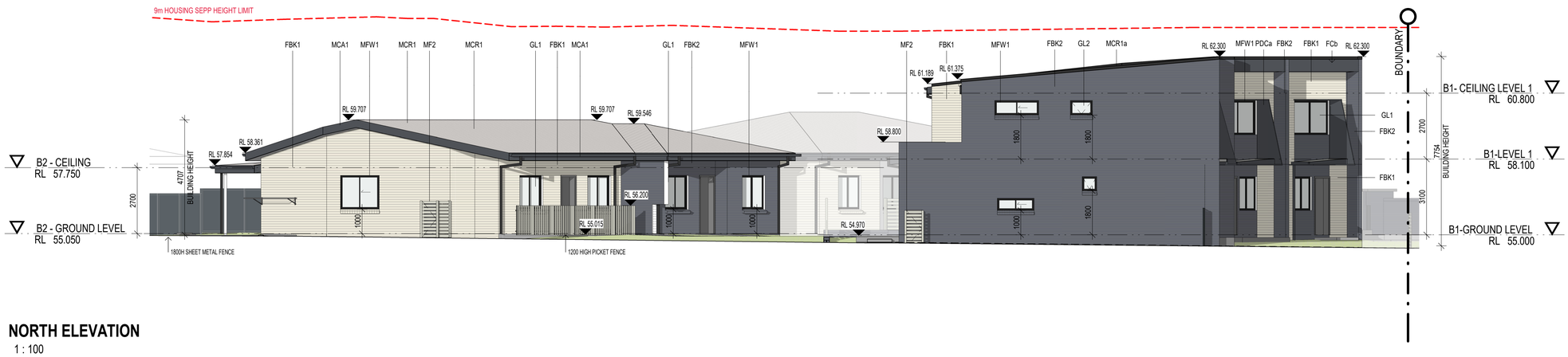
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SCALE: As indicated

SHEET NAME: **EAST & WEST ELEVATIONS**

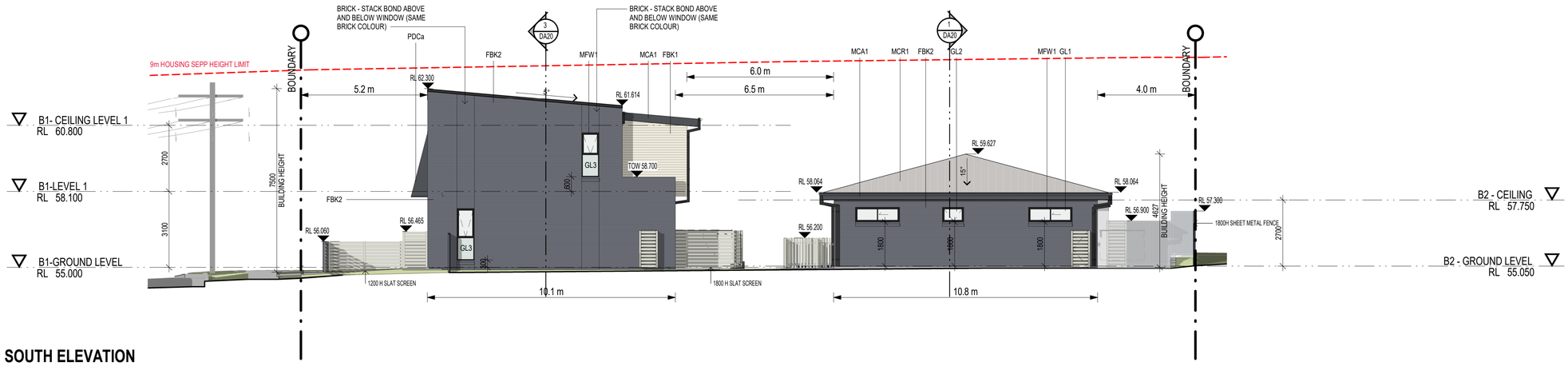
DRAWING No. **DA15**
ISSUE No. **B**

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DETERMINED by the NSW Land and Housing Corporation – 18 October 2023



NORTH ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100

PROJECT SYMBOLS LEGEND

DOORS / WINDOWS / LOUVRES / SCREENS	D01 / 101, W01 / 101, MSC1 / 101 ← TYPE (where applicable) ← 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 / 101 ← Room Type ← Room Number
FINISHES/COLOURS Refer AF Schedule	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	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)
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 Sheeting (MCR1)
• Colorbond Roof Sheeting
• Colorbond fascia & eaves gutter (EG1)
• Downpipe (DP1)
Colorbond Surfmist.

MCW2 / MCR2 / EG2
Metal Roof Sheeting (MCR1)
• Colorbond Roof Sheeting
• 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 Surfmist.

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
A	07-02-2023	DA SUBMISSION
B	27-02-2023	DA SUBMISSION

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

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

0 1 2 3 4 5 7 10m
SCALE 1:100@A1 (1:200@A3)

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

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

NSW Land & Housing Corporation
Locked Bag 5022
Parramatta NSW 2124
1800 738 718
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MORSON GROUP
NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9380 4946
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE: As indicated
SHEET NAME: **NORTH & SOUTH ELEATIONS**
DRAWING No. **DA16**
ISSUE No. **B**

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DETERMINED by the NSW Land and Housing Corporation – 18 October 2023



STREETSCAPE ELEVATION

1 : 200

PROJECT SYMBOLS LEGEND

DOORS / WINDOWS / LOUVRES / SCREENS	D01 / 101, W01 / 101, MSC1 / 101 ← TYPE (where applicable) ← NUMBER
ELEVATION LEVEL	LEVEL NAME FFL 29.010 — CL +2700
PROPOSED LEVELS	RL 29.010 — RL 29.010
EXISTING LEVELS	ex.RL 29.010 — ex.RL 29.010
REVISION	1 DESCRIPTION
ROOM	1BR ← Room Type; 101 ← Room Number
FINISHES/COLOURS Refer AF Schedule	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	Cut; Fill

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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

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

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

Land & Housing Corporation
Locked Bag 5032
Parramatta NSW 2124
1800 738 718
https://www.dcjt.nsw.gov.au/land-and-housing-corporation

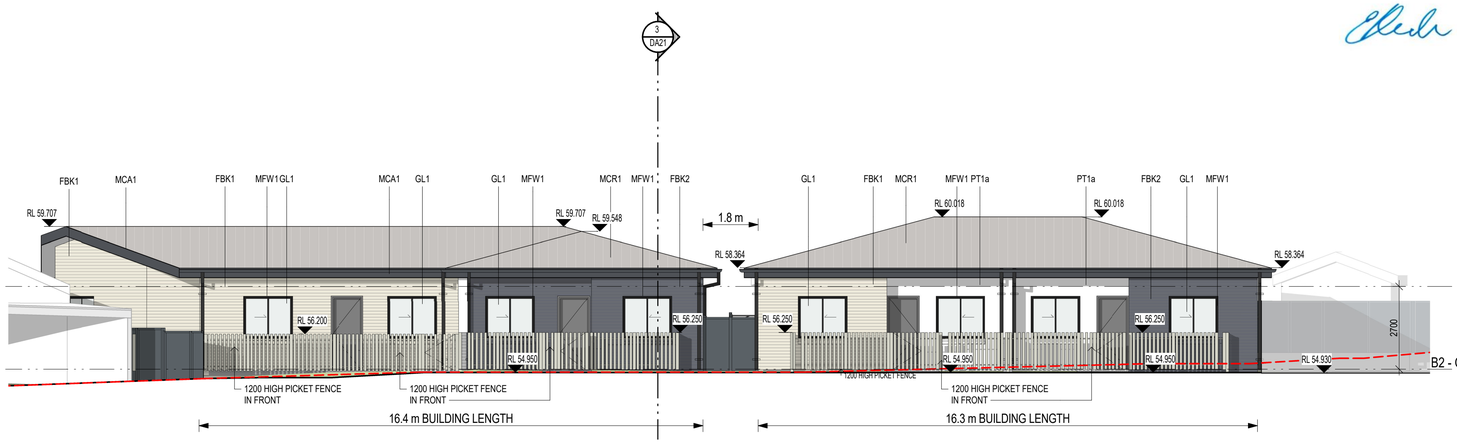
MORSON GROUP
NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100
ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9380 4944
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE: 1 : 200

SHEET NAME: **STREETSCAPE ELEVATION - STAPLETON**

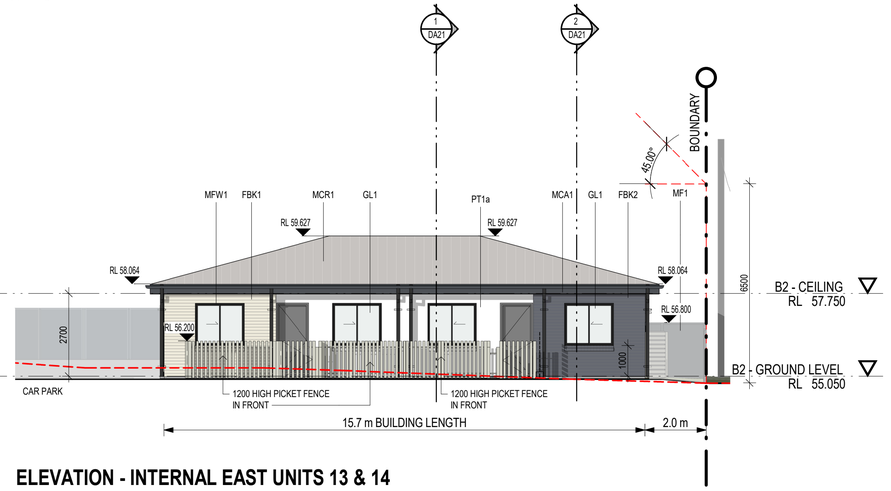
DRAWING No. **DA17**
ISSUE No. **B**

DETERMINED by the NSW Land and Housing Corporation – 18 October 2023



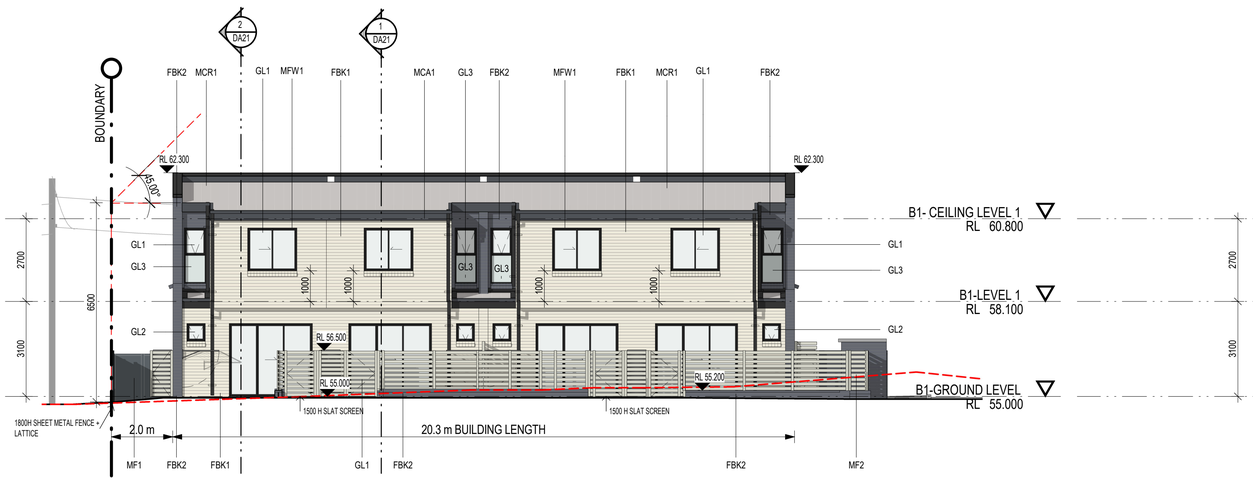
ELEVATION - INTERNAL EAST UNITS 9 & 12

1 : 100



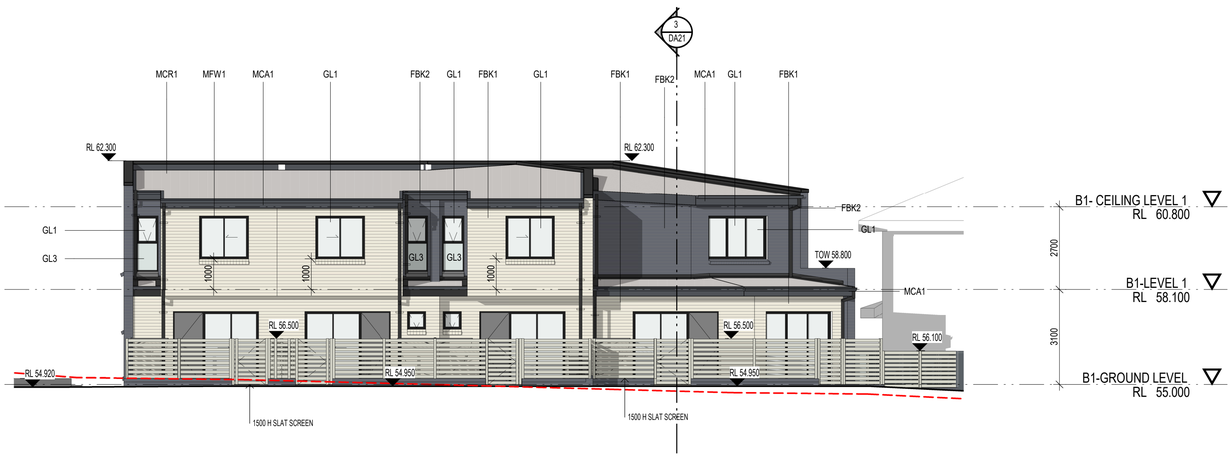
ELEVATION - INTERNAL EAST UNITS 13 & 14

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	D01 / 101, W01 / 101, MSC1 / 101 ← TYPE (where applicable) ← 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 Refer AF Schedule	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	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)
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 Sheeting (MCR1)
• Colorbond Roof Sheeting
• Colorbond fascia & eaves gutter (EG1)
• Downpipe (DP1)
Colorbond Surfmist.

MCW2 / MCR2 / EG2
Metal Roof Sheeting (MCR1)
• Colorbond Roof Sheeting
• 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 Surfmist.

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.
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(NOTE: If steel framing is used a thermal break may be required)
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- 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)
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INTERNAL WALL
Cavity Panel – No Insulation

EXTERNAL FLOOR
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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
A	07-02-2023	DA SUBMISSION
B	27-02-2023	DA SUBMISSION

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

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

0 1 2 3 4 5 7 10m
SCALE 1:100@A1 (1:200@A3)

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

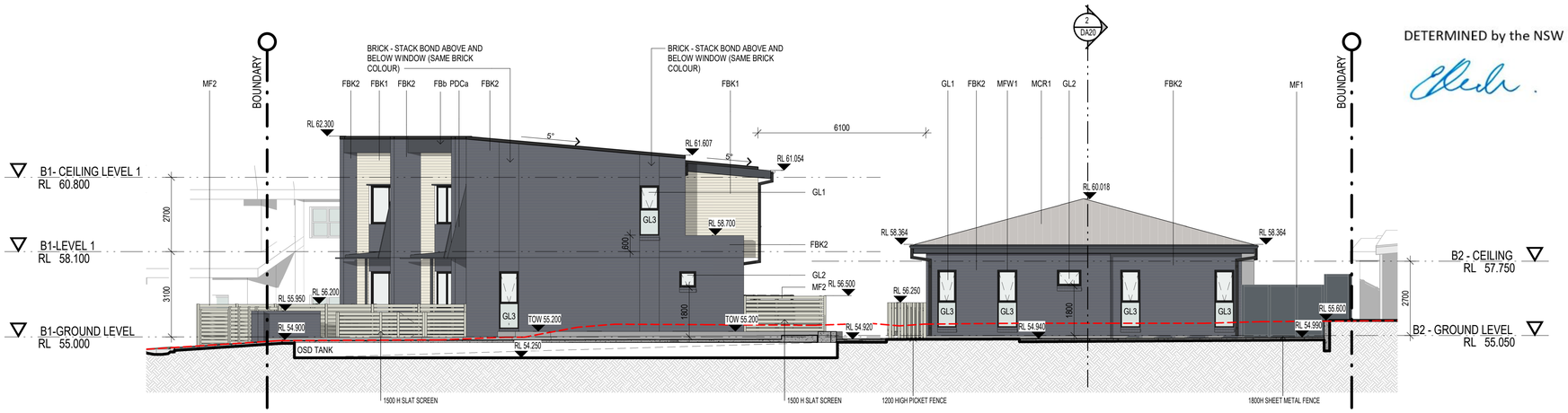
NSW Land & Housing Corporation
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PROJECT No. **20025**
LAHC PROJECT No. **BGUV3**

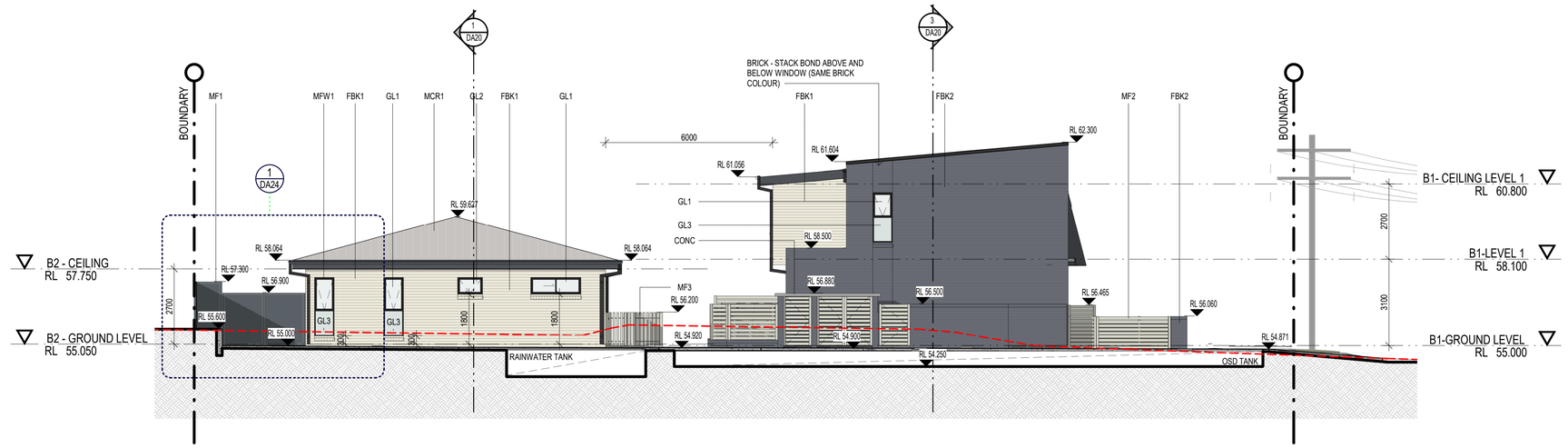
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ACN 159 480 056, ABN 41 159 480 056
www.morsongroup.com.au
(02) 9360 4946
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE: As indicated
SHEET NAME: **INTERNAL ELEVATIONS - SHEET 1**
DRAWING No. **DA18**
ISSUE No. **B**

DETERMINED by the NSW Land and Housing Corporation – 18 October 2023



1 DA11 **ELEVATION - SOUTH UNIT 5 & 12**
1 : 100



2 DA11 **ELEVATION - NORTH UNIT 4 & 13**
1 : 100

PROJECT SYMBOLS LEGEND

DOORS / WINDOWS / LOUVRES / SCREENS	D01 101 / W01 101 / MSC1 101 ← TYPE (where applicable) ← NUMBER
ELEVATION LEVEL	LEVEL NAME FFL 29.010 — CL +2700
PROPOSED LEVELS	RL 29.010 — RL 29.010
EXISTING LEVELS	ex.RL 29.010 — ex.RL 29.010
REVISION	1 DESCRIPTION
ROOM	1BR Room Type / 101 Room Number
FINISHES/COLOURS Refer AF Schedule	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	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)
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 Sheeting (MCR1)
• Colorbond Roof Sheeting
• Colorbond fascia & eaves gutter (EG1)
• Downpipe (DP1)
Colorbond Surfmist.

MCW2 / MCR2 / EG2
Metal Roof Sheeting (MCR1)
• Colorbond Roof Sheeting
• 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 Surfmist.

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.

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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. **BGUV3**

Land & Housing Corporation
Locked Bag 5022
Parramatta NSW 2124
1800 738 718
https://www.dcjhs.nsw.gov.au/land-and-housing-corporation

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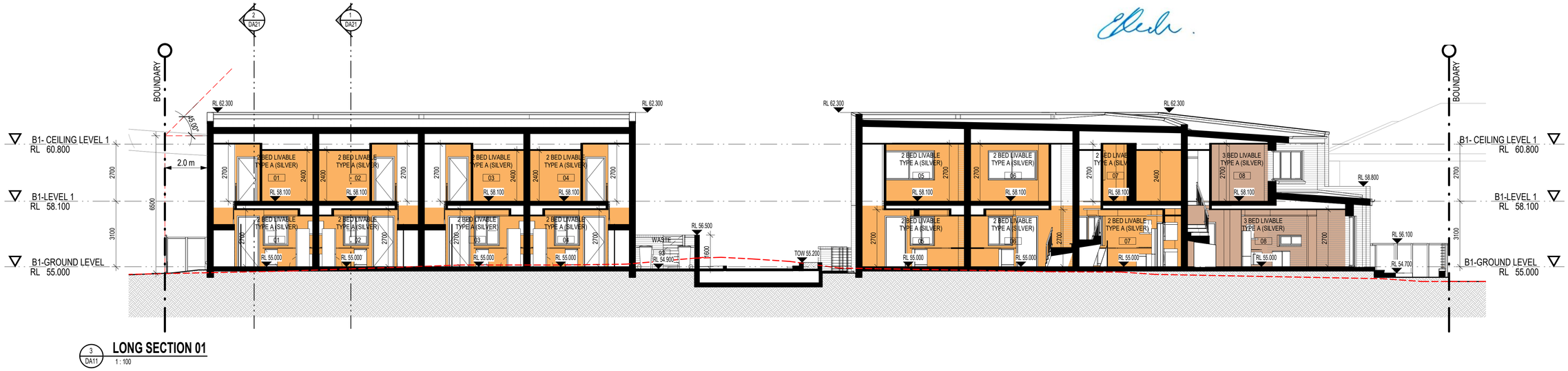
SHEET SIZE: A1
SCALE: As indicated

SHEET NAME: **INTERNAL ELEVATIONS - SHEET 2**

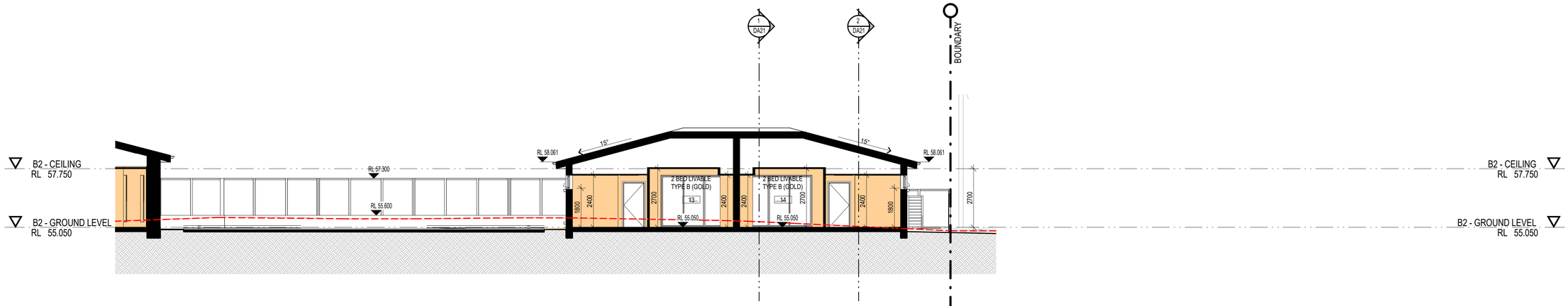
DRAWING No. **DA19**
ISSUE No. **B**

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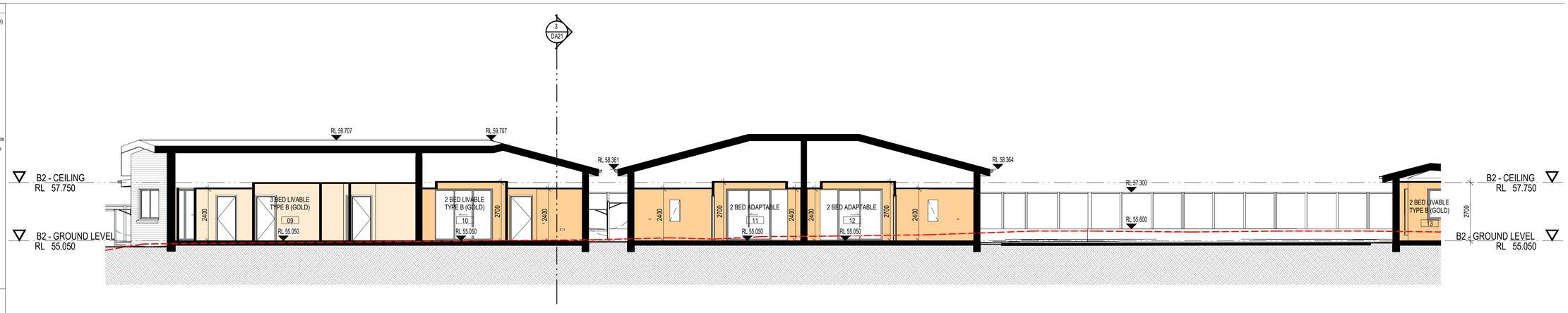
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3 DA11 **LONG SECTION 01**
1 : 100



1 DA11 **LONG SECTION 02**
1 : 100



2 DA11 **LONG SECTION 03**
1 : 100

PROJECT SYMBOLS LEGEND

DOORS / WINDOWS / LOUVRES / SCREENS	D01 / 101, W01 / 101, MSC1 / 101 ← TYPE (where applicable) ← 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 / 101 ← Room Type ← Room Number
FINISHES/COLOURS Refer AF Schedule	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; Existing Planting, Planting for Removal, Proposed Planting
EXCAVATION	Cut, Fill

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A	07-02-2023	DA SUBMISSION
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ELEVATIONS & SECTIONS LEGEND:
RL Relative Level
TOH Top of Hob
TOW Top of Wall

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

0 1 2 3 4 5 7 10m
SCALE 1:100@A1 (1:200@A3)

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

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

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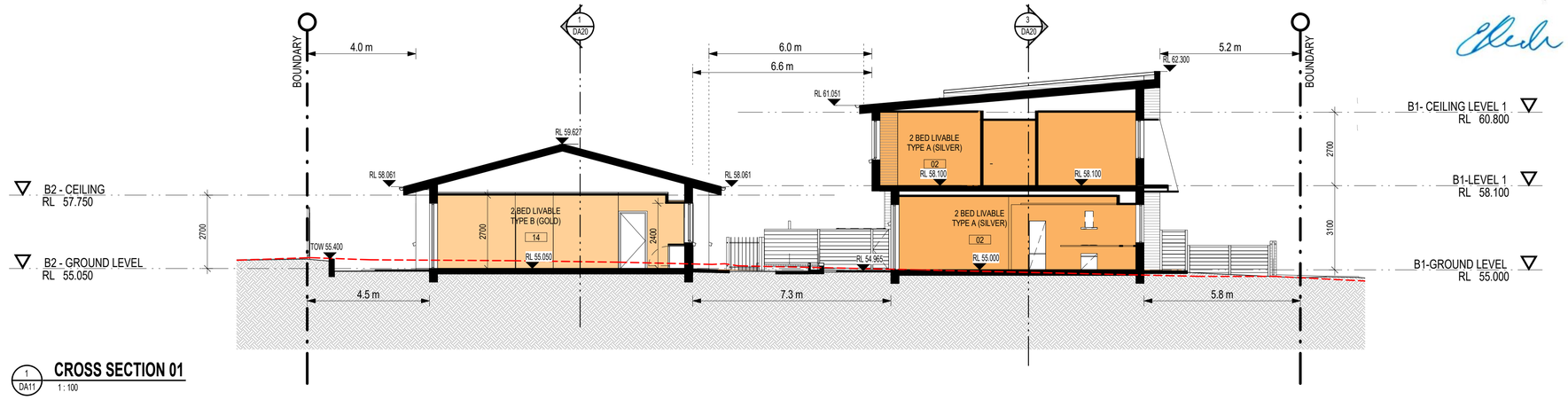
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(02) 9380 4946
PO Box 170, Ports Point, NSW 1335

SHEET SIZE: A1
SCALE: 1 : 100

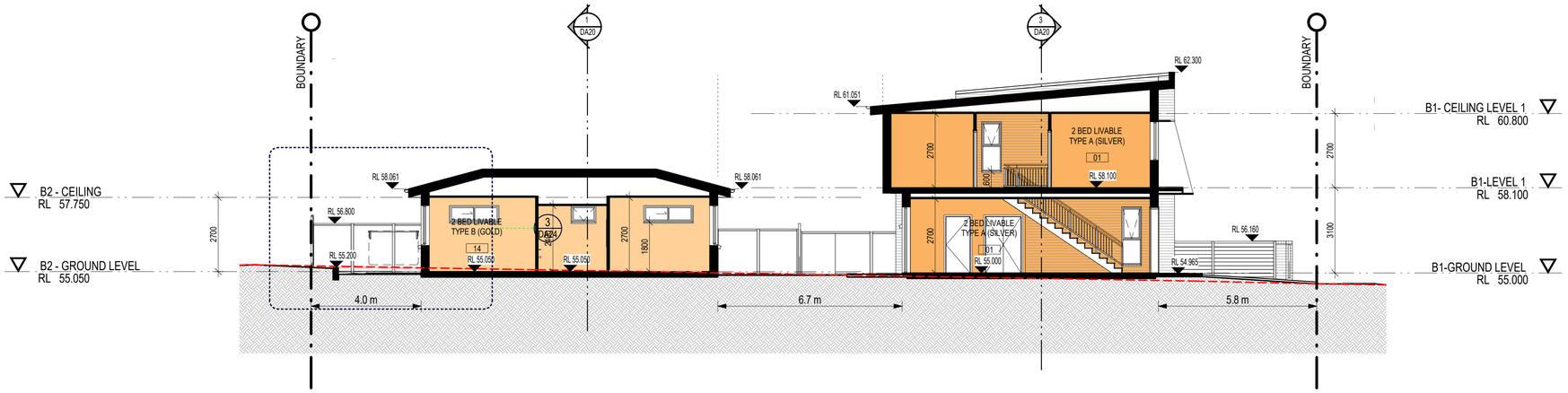
SHEET NAME: **BUILDING SECTIONS - SHEET 1**

DRAWING No. **DA20**
ISSUE No. **B**

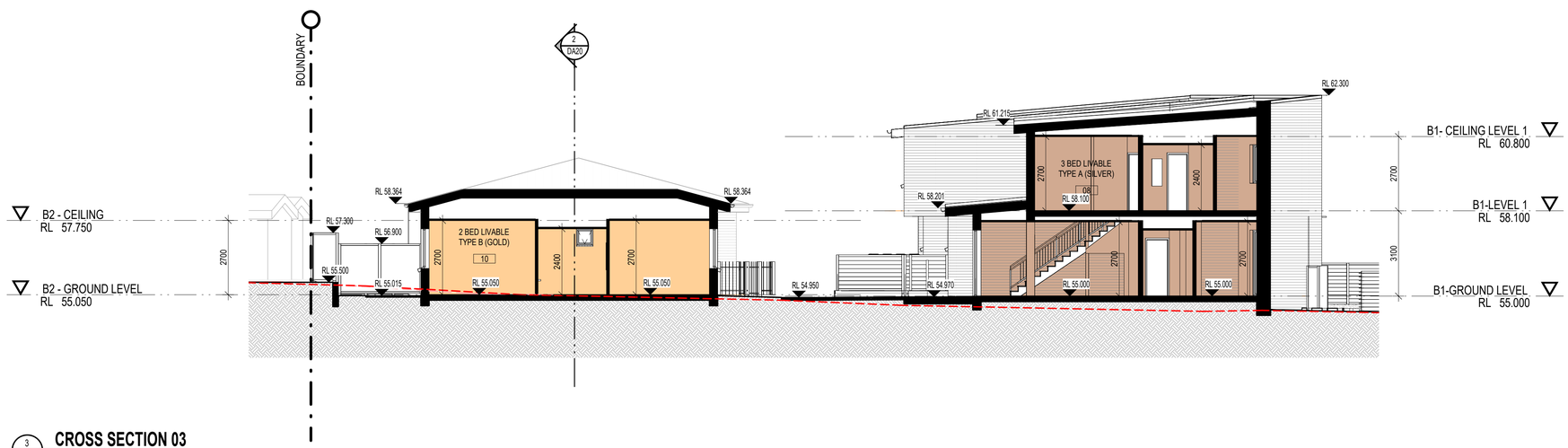
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1 DA11 **CROSS SECTION 01**
1 : 100



2 DA11 **CROSS SECTION 02**
1 : 100



3 DA11 **CROSS SECTION 03**
1 : 100

PROJECT SYMBOLS LEGEND

DOORS / WINDOWS / LOUVRES / SCREENS	D01 101 / W01 101 / MSC1 101 ← TYPE (where applicable) ← NUMBER
ELEVATION LEVEL	LEVEL NAME FFL 29.010 CL +2700
PROPOSED LEVELS	RL 29.010 RL 29.010
EXISTING LEVELS	ex.RL 29.010 ex.RL 29.010
REVISION	1 DESCRIPTION
ROOM	1BR 101 ← Room Type ← Room Number
FINISHES/COLOURS Refer AF Schedule	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
	Existing Planting; Planting for Removal; Proposed Planting
EXCAVATION	Cut; Fill

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ADDRESS
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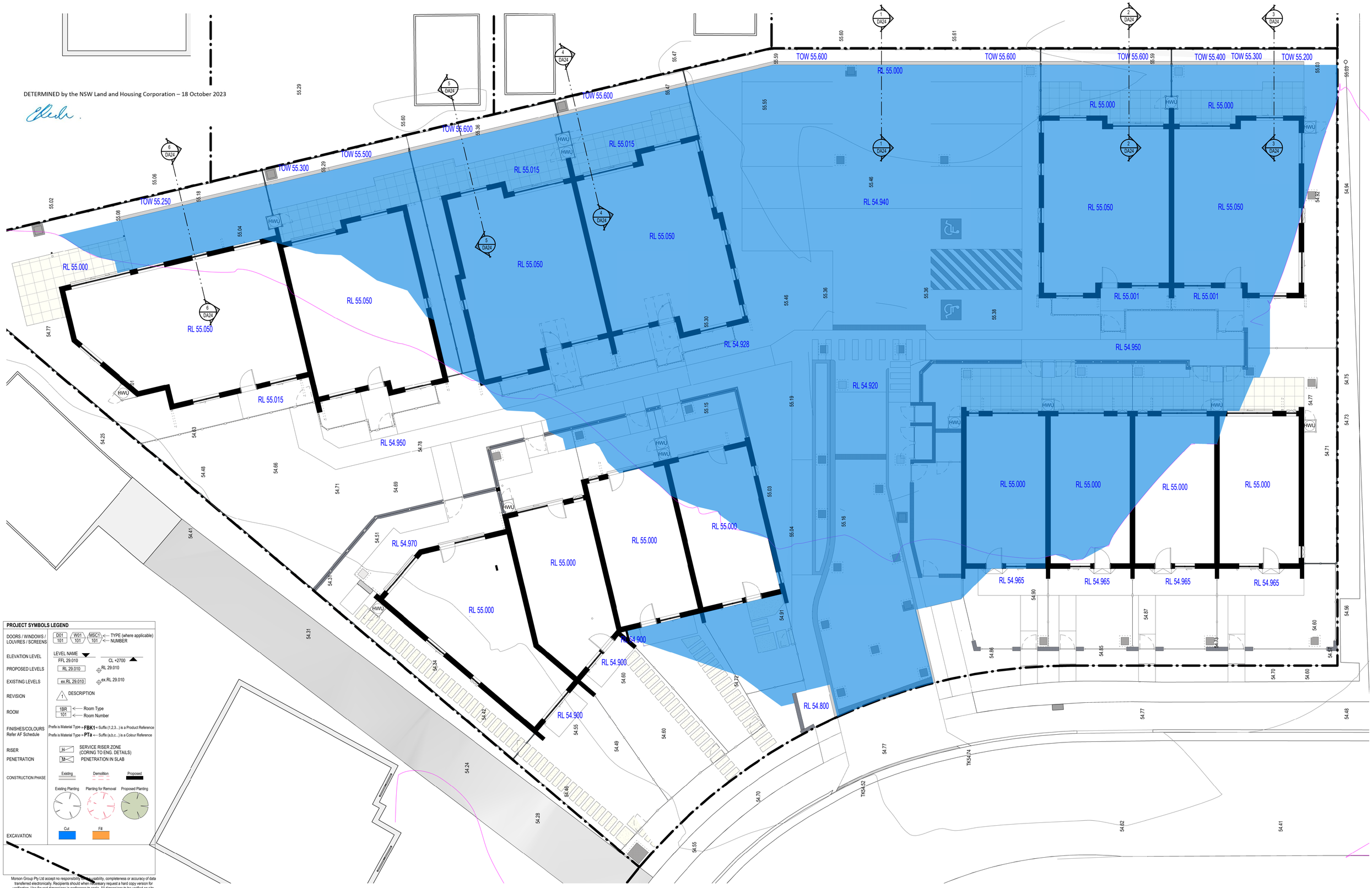
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SHEET SIZE: A1
SCALE: 1 : 100

SHEET NAME: **BUILDING SECTIONS - SHEET 2**

DRAWING No. **DA21**
ISSUE No. **B**

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PROJECT SYMBOLS LEGEND

DOORS / WINDOWS / LOUVRES / SCREENS	D01 / 101, W01 / 101, MSC1 / 101 ← TYPE (where applicable) ← NUMBER
ELEVATION LEVEL	LEVEL NAME FFL 29.010 — CL +2700
PROPOSED LEVELS	RL 29.010 — RL 29.010
EXISTING LEVELS	ex.RL 29.010 — ex.RL 29.010
REVISION	1 DESCRIPTION
ROOM	1BR ← Room Type; 101 ← Room Number
FINISHES/COLOURS Refer AF Schedule	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	Cut; Fill

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ISSUE	DATE	AMENDMENT
A	07-02-2023	DA SUBMISSION
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project north

0 1 2 3 4 5 7 10m

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

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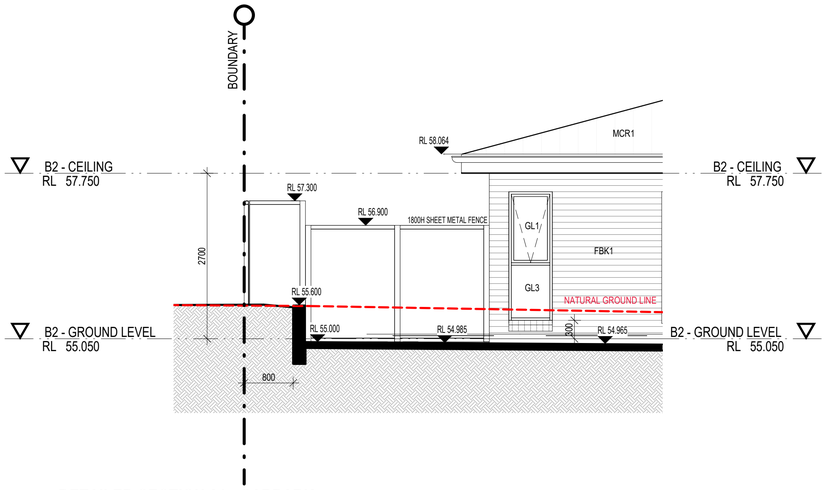
SHEET SIZE: A1
SCALE: 1 : 100

SHEET NAME: **CUT - FILL PLAN**

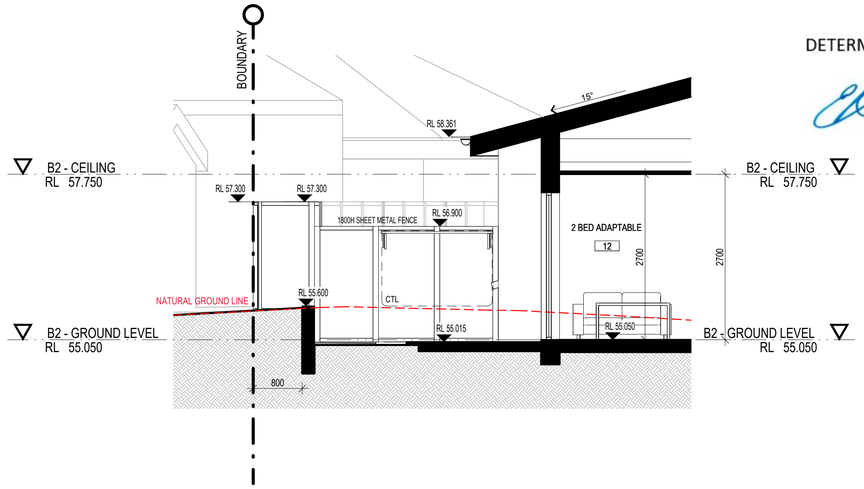
DRAWING No. **DA23**
ISSUE No. **B**

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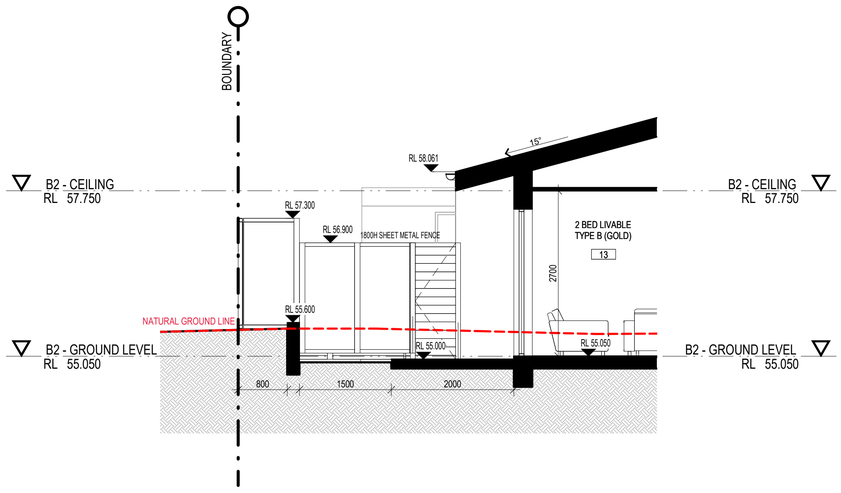
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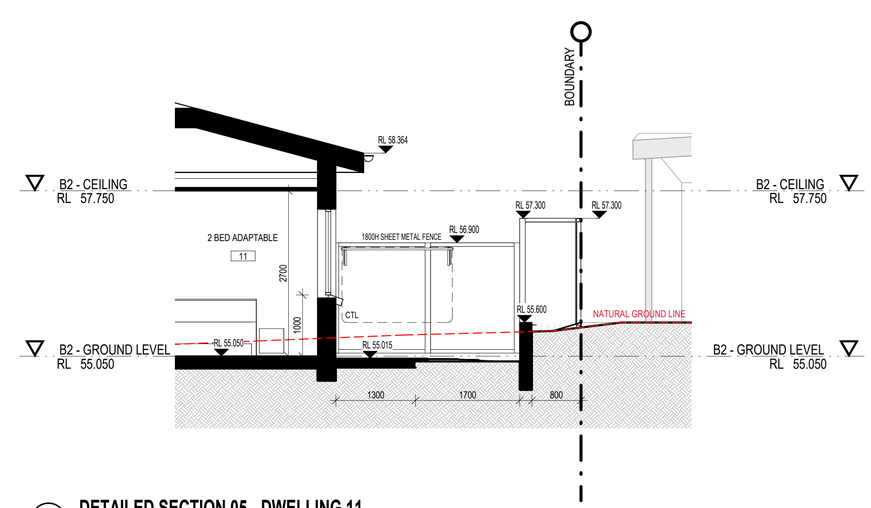
1 DA18 **DETAILED SECTION 01 - CARPARK**
1 : 50



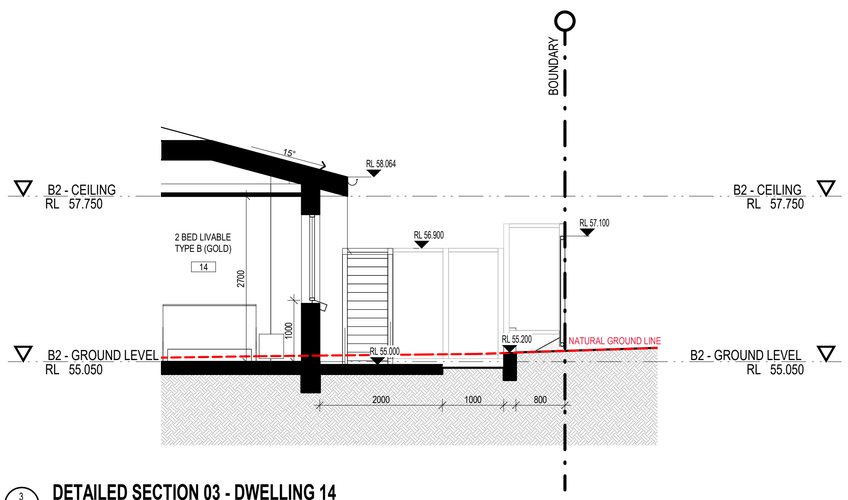
4 DA23 **DETAILED SECTION 04 - DWELLING 12**
1 : 50



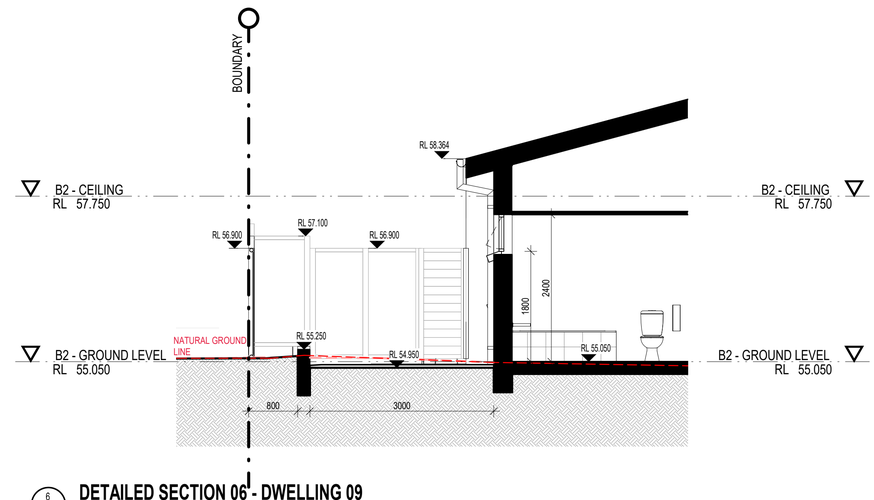
2 DA23 **DETAILED SECTION 02 - DWELLING 13**
1 : 50



5 DA23 **DETAILED SECTION 05 - DWELLING 11**
1 : 50



3 DA21 **DETAILED SECTION 03 - DWELLING 14**
1 : 50



6 DA23 **DETAILED SECTION 06 - DWELLING 09**
1 : 50

ISSUE	DATE	AMENDMENT
A	07-02-2023	DA SUBMISSION
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PROJECT
MULTI DWELLING HOUSING DEVELOPMENT
ADDRESS
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PROJECT No. **20025**
LAHC PROJECT No. **BGUV3**

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SHEET SIZE: A1
SCALE: 1 : 50
SHEET NAME: **RETAINING WALLS**
DRAWING No. **DA24**
ISSUE No. **B**



FBK1
Face Brickwork.
- External walls.

PGH Bricks.
Altitude Matterhorn
230x76-110-240
(or similar)



MCW1 / MCR1 /DP1 / EG1
Metal Roof Sheeting (MCR1)
- Colorbond Roof Sheeting
- 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 Sheeting (MCR1)
- Colorbond Roof Sheeting
- 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

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GL2
Balustrades Infills
Bath windows

Obscure Glass

PTa
Paint Colour - Render.

Dulux Surfmist.

ISSUE	DATE	AMENDMENT
A	07-02-2023	DA SUBMISSION
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PROJECT No. **20025**
LAHC PROJECT No. **BGUV3**

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(02) 9380 4946
PO Box 170, Potts Point, NSW 1335

SHEET SIZE: A1
SCALE: 1 : 1

SHEET NAME: **MATERIAL SCHEDULE**

DRAWING No. **DA25**
ISSUE No. **B**

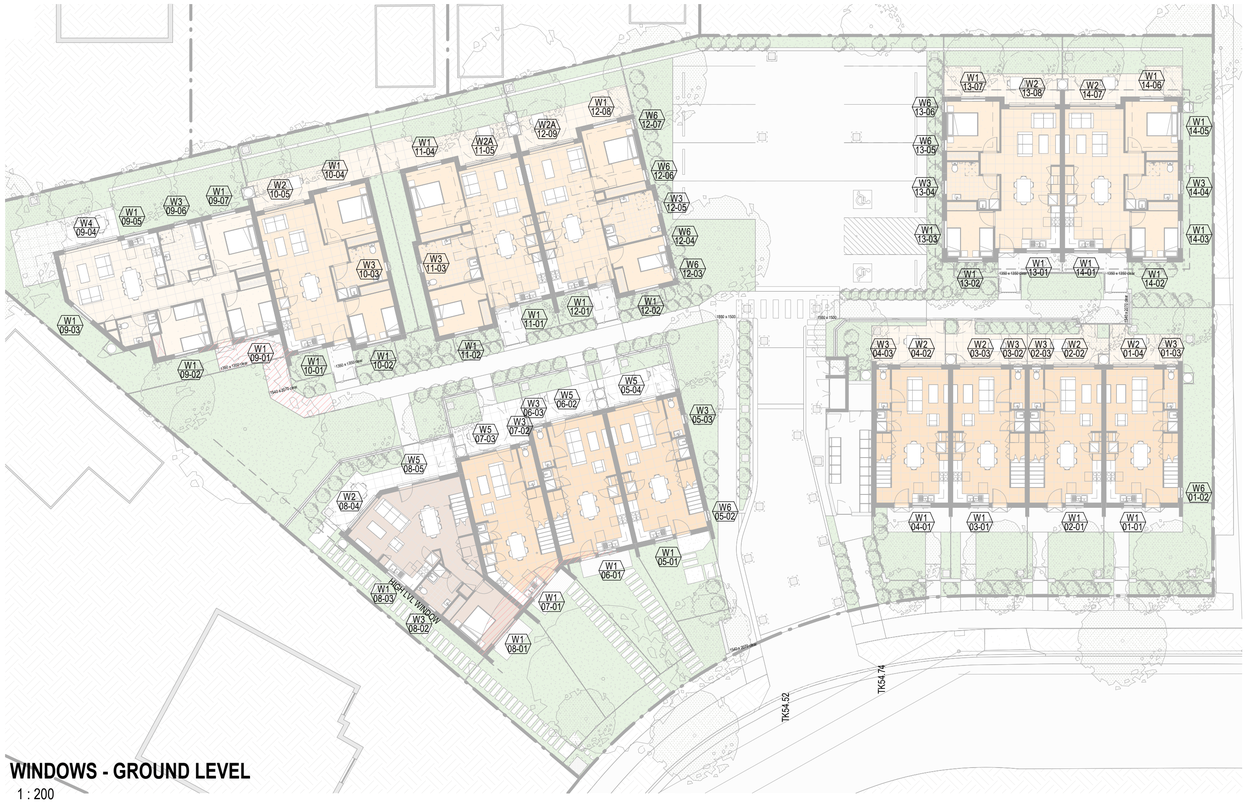
WINDOW SCHEDULE - BASIX ANALYSIS

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	Mechanical	Security	Additional Description
B1-GROUND LEVEL																
W1	05-01	1200	1400	1000	1.7 m²		MFW1	GL1	N/A							
W3	05-03	600	600	1800	0.4 m²		MFW1	GL2	N/A							
W5	05-04	2800	2400	0	6.7 m²		MFW1	GL1	N/A							
W1	06-01	1200	1400	1000	1.7 m²		MFW1	GL1	N/A							
W5	06-02	2800	2400	0	6.7 m²		MFW1	GL1	N/A							
W3	06-03	600	600	1800	0.4 m²		MFW1	GL1	N/A							
W1	07-01	1200	1400	1000	1.7 m²		MFW1	GL1	N/A							
W3	07-02	600	600	1800	0.4 m²		MFW1	GL2	N/A							
W5	07-03	2800	2400	0	6.7 m²		MFW1	GL1	N/A							
W1	08-01	2200	2400	0	5.3 m²		MFW1	GL1	N/A							
W3	08-02	600	600	1800	0.4 m²		MFW1	GL2	N/A							
W1	08-03	1500	500	1000	0.8 m²		MFW1	GL1	N/A							
W5	08-05	2800	2400	0	6.7 m²		MFW1	GL1	N/A							
GROUND LEVEL																
W1	01-01	1200	1400	1000	1.7 m²		MFW1	GL1	N/A							
W6	01-02	710	2100	300	1.5 m²		MFW1	GL1	GL3							
W3	01-03	600	600	1800	0.4 m²		MFW1	GL2	N/A							
W2	01-04	2700	2400	0	6.5 m²		MFW1	GL1	N/A							
W1	02-01	1200	1400	1000	1.7 m²		MFW1	GL1	N/A							
W2	02-02	2700	2400	0	6.5 m²		MFW1	GL1	N/A							
W3	02-03	600	600	1800	0.4 m²		MFW1	GL2	N/A							
W1	03-01	1200	1400	1000	1.7 m²		MFW1	GL1	N/A							
W3	03-02	600	600	1800	0.4 m²		MFW1	GL2	N/A							
W2	03-03	2700	2400	0	6.5 m²		MFW1	GL1	N/A							
W1	04-01	1200	1400	1000	1.7 m²		MFW1	GL1	N/A							
W2	04-02	2700	2400	0	6.5 m²		MFW1	GL1	N/A							
W3	04-03	600	600	1800	0.4 m²		MFW1	GL2	N/A							
W6	05-02	710	2100	300	1.5 m²		MFW1	GL1	GL3							
W2	08-04	2700	2400	0	6.5 m²		MFW1	GL1	N/A							
B2 - GROUND LEVEL																
W1	09-01	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W1	09-02	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W1	09-03	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W4	09-04	3600	2400	0	8.6 m²		MFW1	GL1	N/A							
W1	09-05	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W3	09-06	900	600	1800	0.5 m²		MFW1	GL2	N/A							
W1	09-07	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W1	10-01	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W1	10-02	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W3	10-03	600	600	1800	0.4 m²		MFW1	GL1	N/A							
W1	10-04	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W2	10-05	2700	2400	0	6.5 m²		MFW1	GL1	N/A							
W1	11-01	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W1	11-02	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W3	11-03	600	600	1800	0.4 m²		MFW1	GL1	N/A							
W1	11-04	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W2A	11-05	3000	2400	0	7.2 m²		MFW1	GL1	N/A							
W1	12-01	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W1	12-02	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W6	12-03	710	2100	300	1.5 m²		MFW1	GL1	GL3							
W6	12-04	710	2100	300	1.5 m²		MFW1	GL1	GL3							

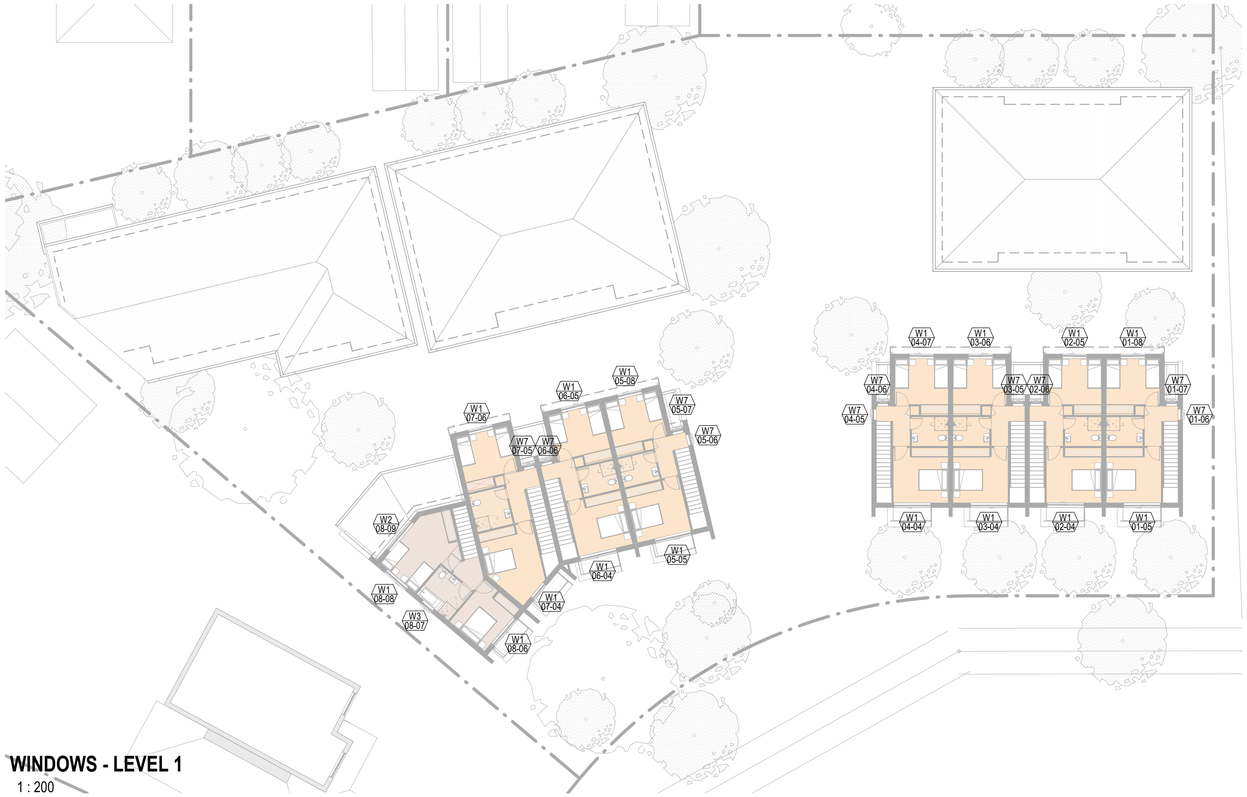
WINDOW SCHEDULE - BASIX ANALYSIS

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	Mechanical	Security	Additional Description
W3	12-05	900	600	1800	0.5 m²		MFW1	GL2	N/A							
W6	12-06	710	2100	300	1.5 m²		MFW1	GL1	GL3							
W6	12-07	710	2100	300	1.5 m²		MFW1	GL1	GL3							
W1	12-08	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W2A	12-09	3000	2400	0	7.2 m²		MFW1	GL1	N/A							
W1	13-01	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W1	13-02	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W1	13-03	1800	600	1800	1.1 m²		MFW1	GL1	N/A							
W3	13-04	900	600	1800	0.5 m²		MFW1	GL2	N/A							
W6	13-05	710	2100	300	1.5 m²		MFW1	GL1	GL3							
W6	13-06	710	2100	300	1.5 m²		MFW1	GL1	GL3							
W1	13-07	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W2	13-08	3000	2400	0	7.2 m²		MFW1	GL1	N/A							
W1	14-01	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W1	14-02	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W1	14-03	1800	600	1800	1.1 m²		MFW1	GL1	N/A							
W3	14-04	900	600	1800	0.5 m²		MFW1	GL2	N/A							
W1	14-05	1800	600	1800	1.1 m²		MFW1	GL1	N/A							
W1	14-06	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W2	14-07	3000	2400	0	7.2 m²		MFW1	GL1	N/A							
B1-LEVEL 1																
W1	05-05	2400	1400	1000	3.4 m²		MFW1	GL1	N/A							
W7	05-06	710	1800	600	1.3 m²		MFW1	GL1	GL3							
W7	05-07	710	1800	600	1.3 m²		MFW1	GL1	GL3							
W1	05-08	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W1	06-04	2400	1400	1000	3.4 m²		MFW1	GL1	N/A							
W1	06-05	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W7	06-06	710	1800	600	1.3 m²		MFW1	GL1	GL3							
W1	07-04	1200	1400	1000	1.7 m²		MFW1	GL1	N/A							
W7	07-05	710	1800	600	1.3 m²		MFW1	GL1	GL3							
W1	07-06	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W1	08-06	2200	1400	1000	3.1 m²		MFW1	GL1	N/A							
W3	08-07	900	600	1800	0.5 m²		MFW1	GL2	N/A							
W1	08-08	1800	600	1800	1.1 m²		MFW1	GL1	N/A							
W2	08-09	2400	1400	1000	3.4 m²		MFW1	GL1	N/A							
LEVEL 1																
W1	01-05	2400	1400	1000	3.4 m²		MFW1	GL1	N/A							
W7	01-06	710	1800	600	1.3 m²		MFW1	GL1	GL3							
W7	01-07	710	1800	600	1.3 m²		MFW1	GL1	GL3							
W1	01-08	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W1	02-04	2400	1400	1000	3.4 m²		MFW1	GL1	N/A							
W1	02-05	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W7	02-06	710	1800	600	1.3 m²		MFW1	GL1	GL3							
W1	03-04	2400	1400	1000	3.4 m²		MFW1	GL1	N/A							
W7	03-05	710	1800	600	1.3 m²		MFW1	GL1	GL3							
W1	03-06	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							
W1	04-04	2400	1400	1000	3.4 m²		MFW1	GL1	N/A							
W7	04-05	710	1800	600	1.3 m²		MFW1	GL1	GL3							
W7	04-06	710	1800	600	1.3 m²		MFW1	GL1	GL3							
W1	04-07	1600	1400	1000	2.2 m²		MFW1	GL1	N/A							

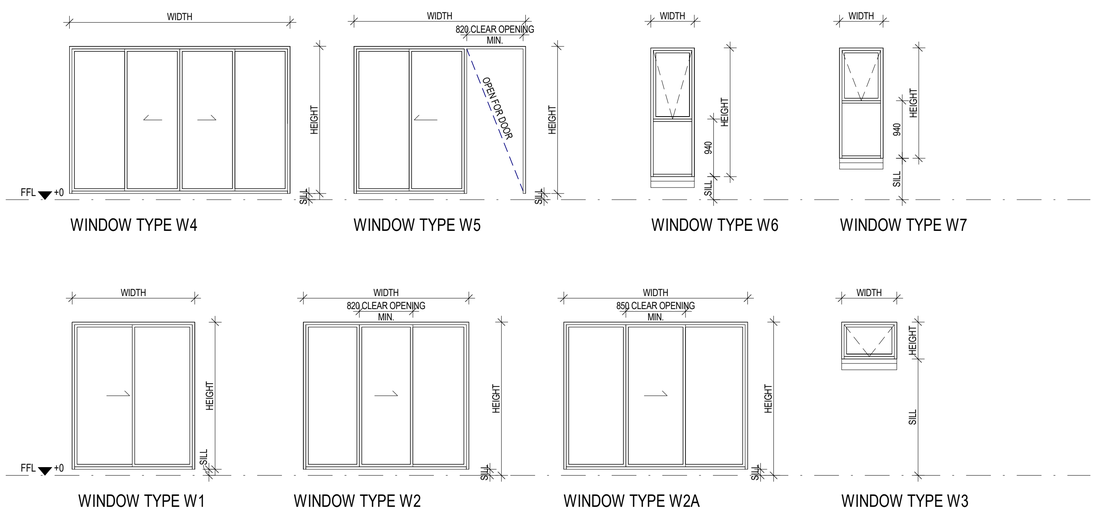
Grand total: 97



WINDOWS - GROUND LEVEL
1 : 200



WINDOWS - LEVEL 1
1 : 200



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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

NOTE:
1. Truck swepth paths to Traffic Engineer's details.
2. Bin sizes, types & counts and clearances to Council's requirements.

0 1 2 3 4 5 7 10m
SCALE 1:100@A1 (1:200@A3)

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

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

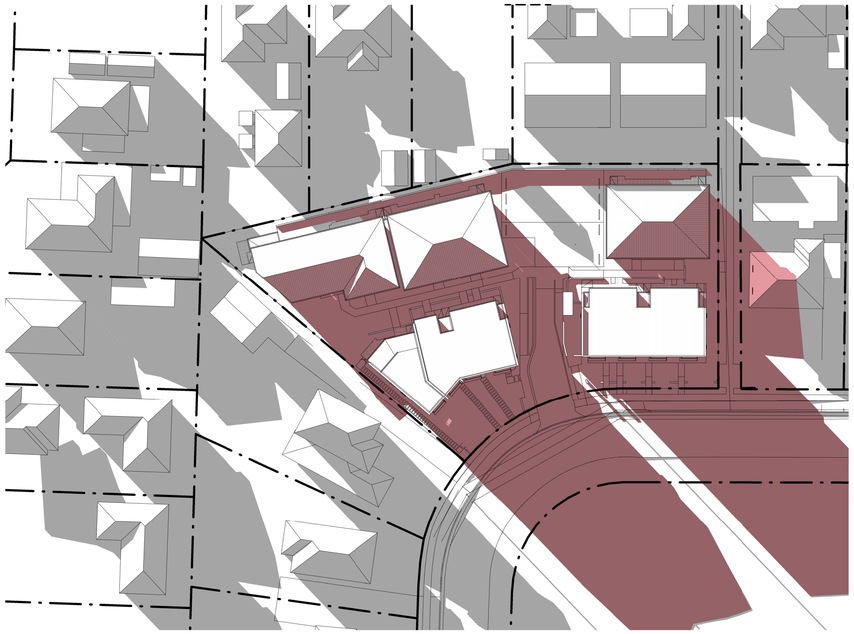
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Parramatta NSW 2124
1800 738 718
https://www.dcjhs.nsw.gov.au/land-and-housing-corporation

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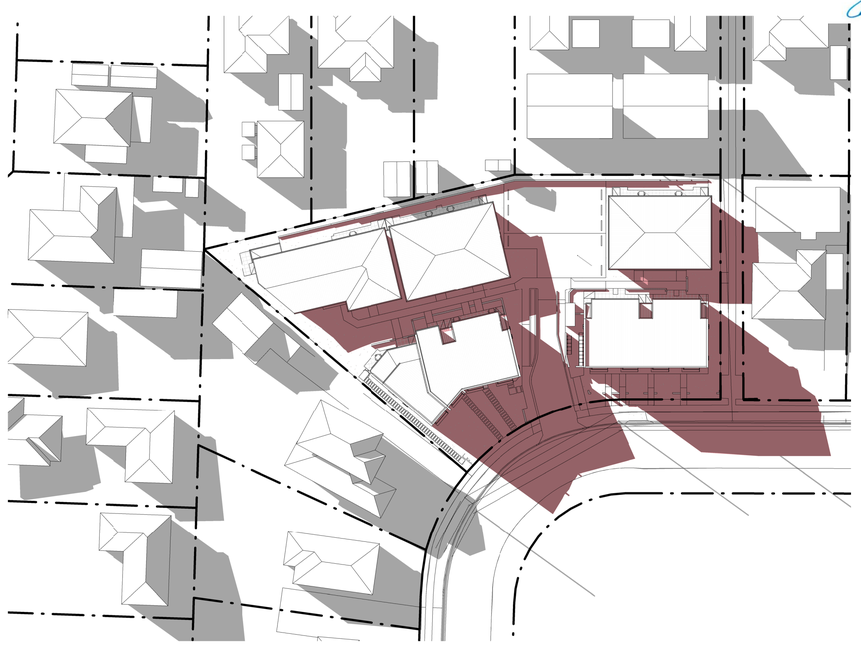
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SCALE: As indicated
SHEET NAME: **WINDOW SCHEDULE**
DRAWING No. **DA30**
ISSUE No. **B**

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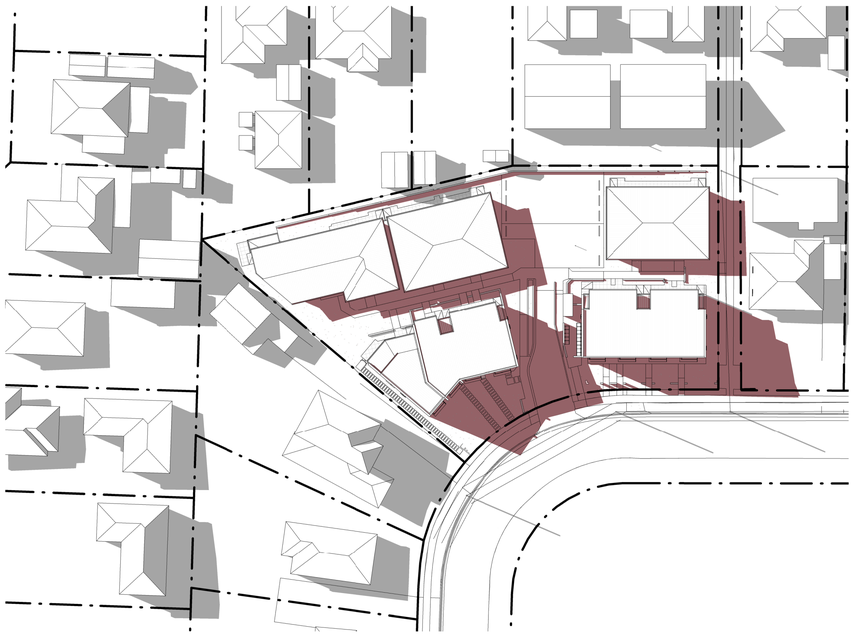
DETERMINED by the NSW Land and Housing Corporation – 18 October 2023



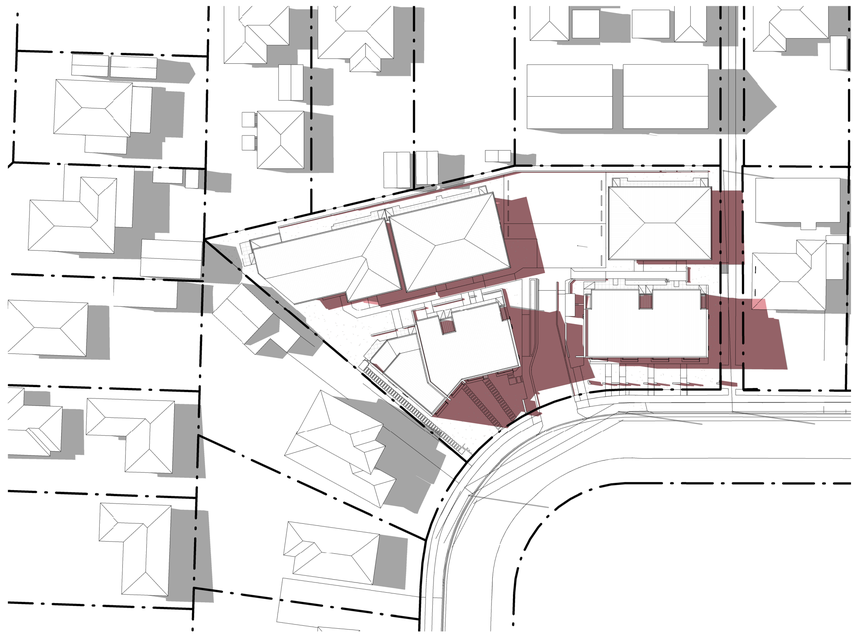
JUNE 21st 9AM - EX & PROPOSED
1 : 500



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

SOLAR ACCESS STUDY NOTES:

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

project north

0 5 10 15 20 50m

SCALE 1:500@A1 (1:1000@A3)

PROJECT
MULTI DWELLING HOUSING DEVELOPMENT
ADDRESS
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PROJECT No. **20025**
LAHC PROJECT No. **BGUV3**

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1800 738 718
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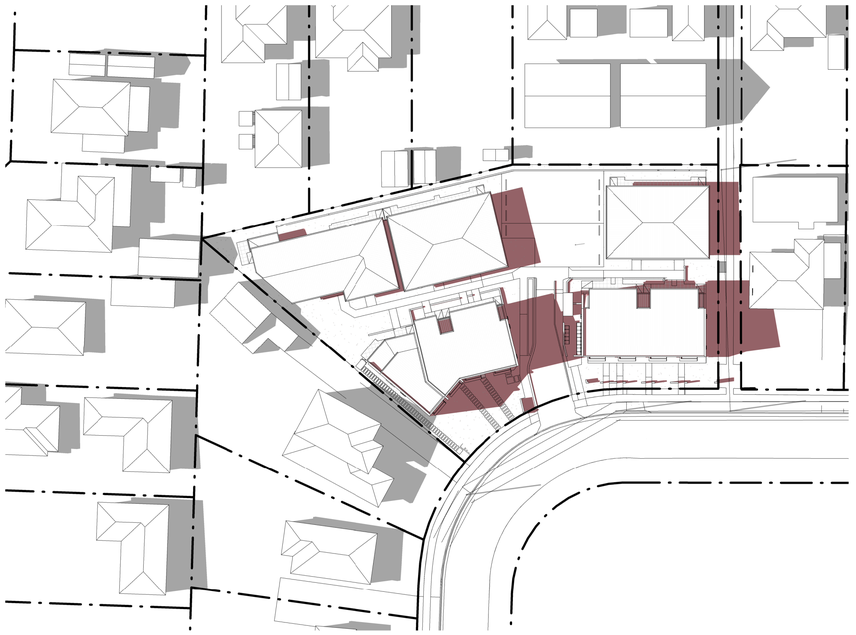
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(02) 9360 4944
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SHEET SIZE: A1
SCALE: As indicated

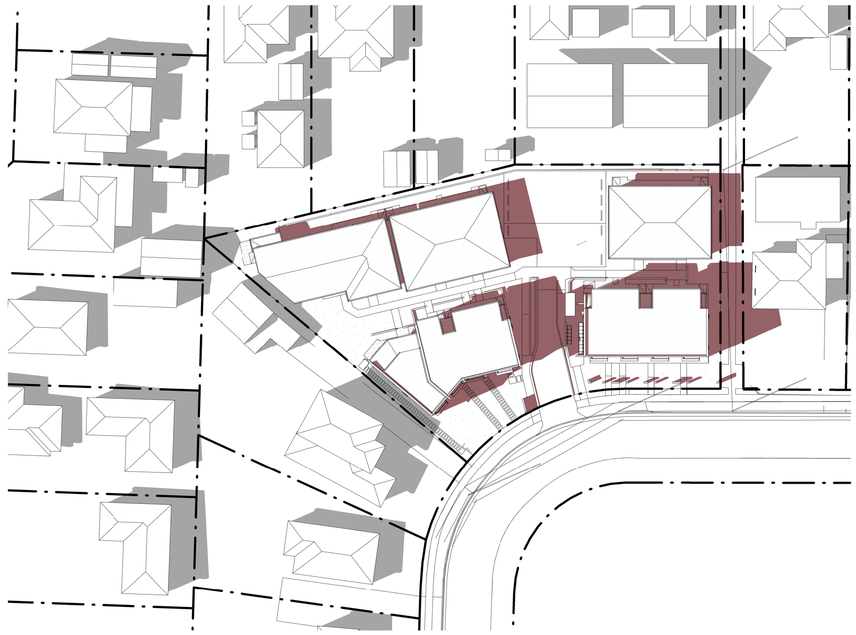
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DRAWING No. **DA40**
ISSUE No. **C**

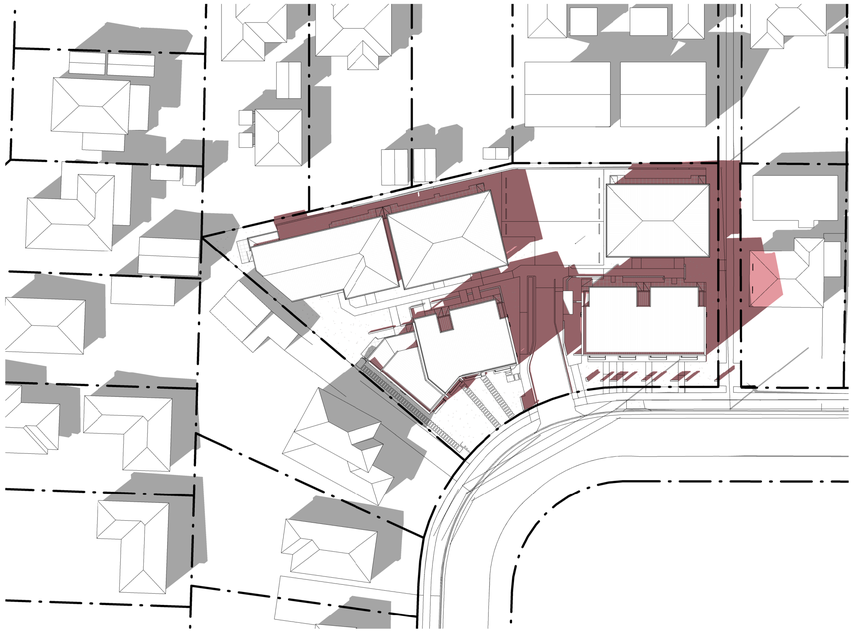
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JUNE 21st AT 1PM
1 : 500



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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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

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

project north

0 5 10 15 20 50m
SCALE 1:500@A1 (1:1000@A3)

PROJECT
MULTI DWELLING HOUSING DEVELOPMENT
ADDRESS
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PROJECT No. **20025**
LAHC PROJECT No. **BGUV3**

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https://www.dpie.nsw.gov.au/land-and-housing-corporation

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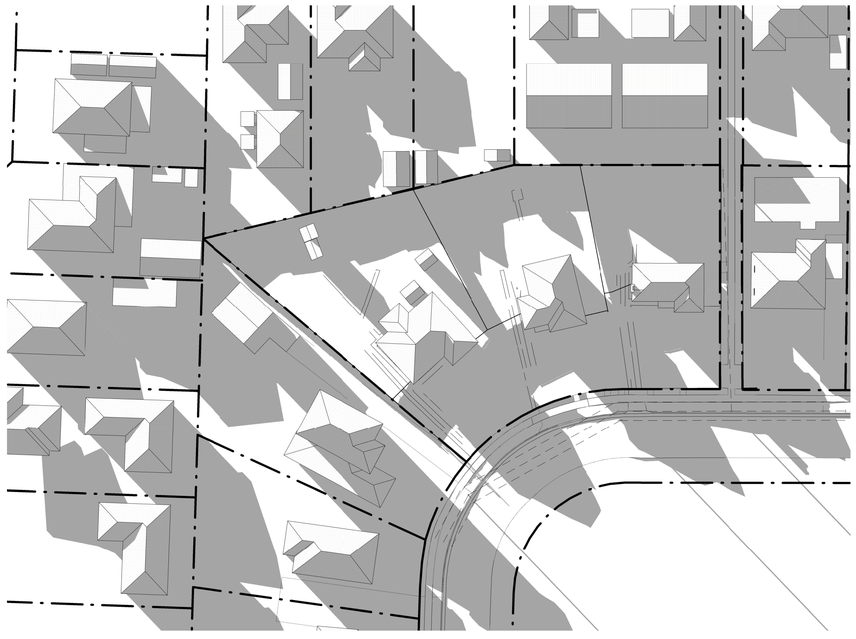
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SCALE: As indicated

SHEET NAME: **SOLAR ACCESS STUDY - SHEET 2**

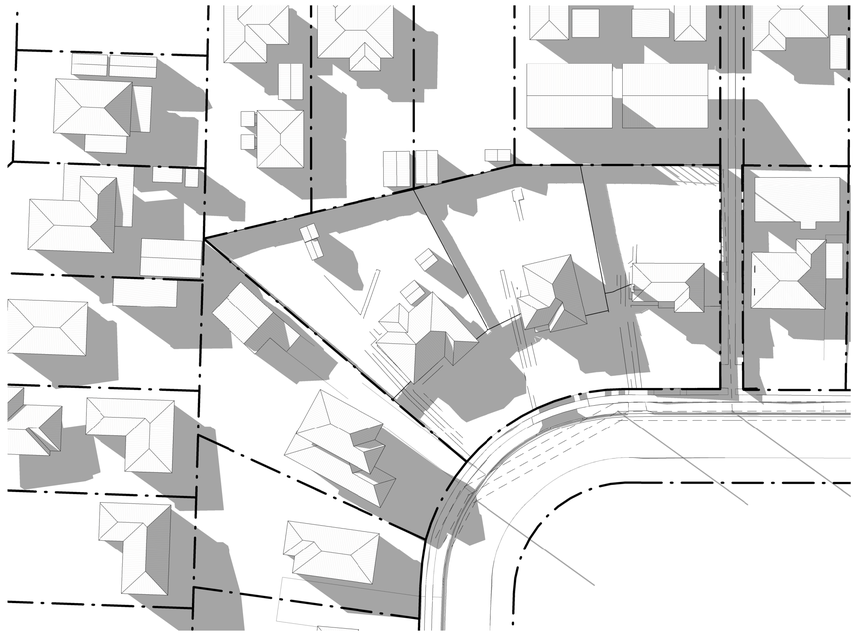
DRAWING No. **DA41**
ISSUE No. **C**

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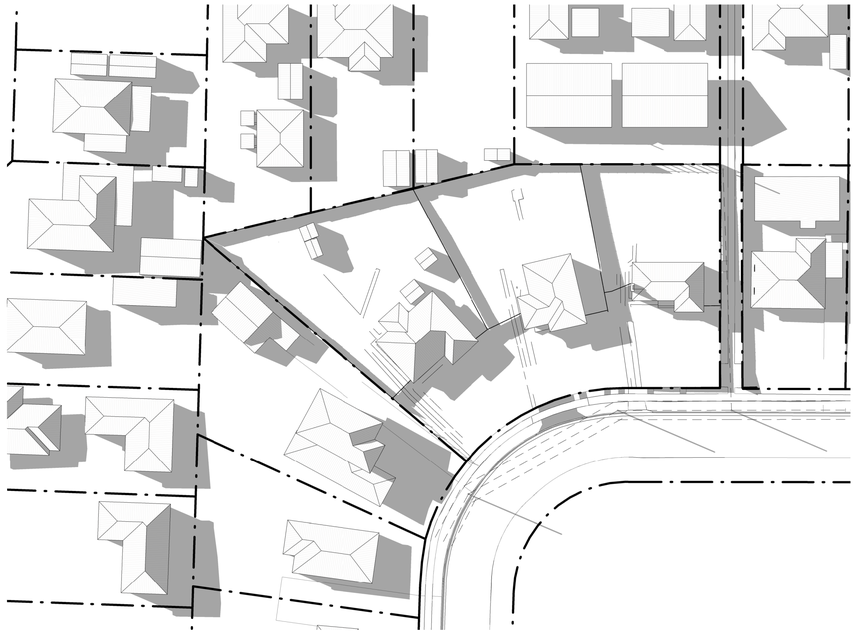
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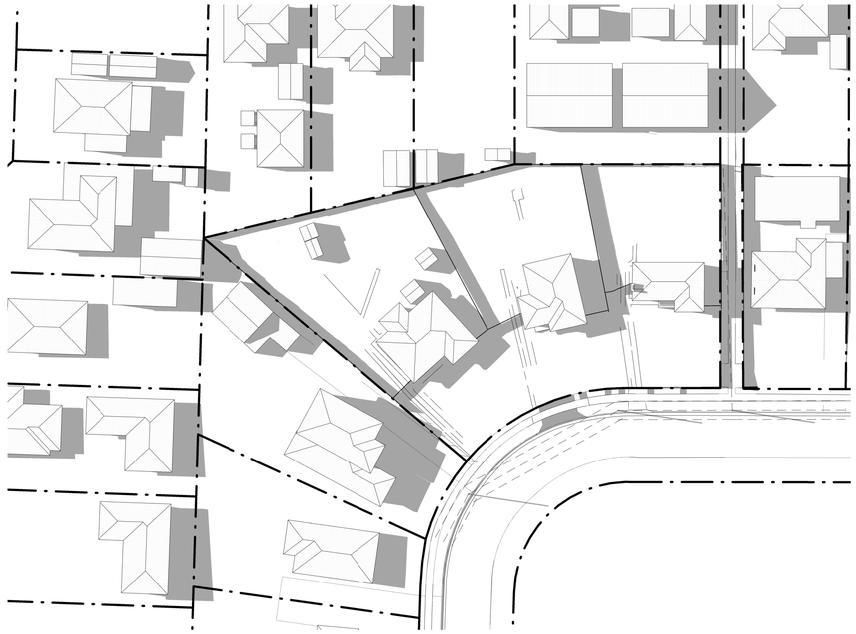
JUNE 21st AT 9AM - EX
1 : 500



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
A	20-06-2023	DA SUBMISSION

project north

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ADDRESS
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Parramatta NSW 2124
1800 738 718
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SHEET SIZE: A1
SCALE: 1 : 500

SHEET NAME: **SOLAR ACCESS - EXISTING (SHEET 1)**

DRAWING No. **DA42**
ISSUE No. **A**



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1 : 500



JUNE 21st AT 2PM - EX
1 : 500



JUNE 21st AT 3PM - EX
1 : 500

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ISSUE	DATE	AMENDMENT
A	20-06-2023	DA SUBMISSION

PROJECT
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Parramatta NSW 2124
1800 738 718
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PROJECT No. **20025**
LAHC PROJECT No. **BGUV3**

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SHEET SIZE: A1
SCALE: 1 : 500

SHEET NAME: **SOLAR ACCESS - EXISTING (SHEET 2)**

DRAWING No. **DA43**
ISSUE No. **A**

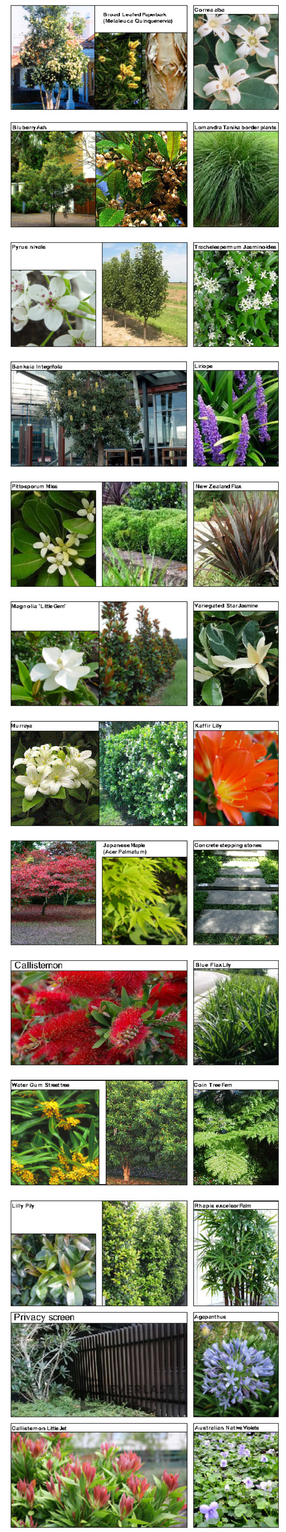
Landscape site plan 1:150 @ A1

0 1 2 3 4 5 10

DETERMINED by the NSW Land and Housing Corporation – 18 October 2023

Post and rail concrete sleeper





Legend

Private open space paving

Common open space paving

Job No. BGUV3

Amendments		
K	20.6.23	
J	16.6.23	Amendments
H	16.3.23	Tree adjust
G	28.2.23	For DA
F	24.2.23	
E	2.2.23	

PAUL SCRIVENER LANDSCAPE

PO Box 4050. ACT 2602
ABN: 16 949 100 279
Phone: 02 9907 8011
www.scrivener-design.com
Email: paul@scrivener-design.com

Project: Town House Development at 9-11 Stapleton Parade, St Marys, NSW

Dwg: Landscape site plan

Date: 20.6.23 Scale: 1:150 @A1

Job Ref: 21/2438

Builder must verify all dimensions of the site before work commences. Figured dimensions should be used in preference to those scaled off.

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North

1 of 3

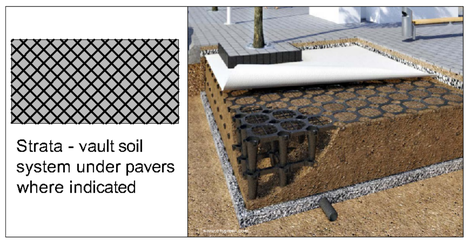
DA

ISSUE- K

Planting plan 1:150 @ A1

0 1 2 3 4 5 10

DETERMINED by the NSW Land and Housing Corporation – 18 October 2023





Planting schedule

Symbol	Botanical name	Common name	Cont. size	Staking	Mature height	No req.
Canopy trees						
BAK	Backhousia myrtifolia	Grey Myrtle (Native tree in deep soil)	75Lt	3x50x50x1800	7-9.0M	1
BIN	Banksia integrifolia	Coast Banksia (medium indigenous tree)	45Lt	3x50x50x1800	12-15.0M	2
ER	Elaeocarpus reticulatus	Blueberry Ash (indigenous small tree)	300mm	3x50x50x1800	6-8.0M	11
ERE	Elaeocarpus eumundii	QLD Quondong (native vertical narrow screen tree)	45Lt	2x50x50x1800	7-10.0M	7
LAI(D)	Lagerstroemia Ind x L. fauriei 'Tonto	Dwarf Crepe Myrtle	45Lt	3x50x50x1800	3.0-4.0M	1
MLQ	Melaleuca quinquenervia	Flax Leaf Paperbark (indigenous medium tree)	75Lt	3x50x50x1800	12-15.0M	1
TLL	Tristaniopsis laurina 'Luscious'	Water Gum cultivar (indigenous small-med tree)	75Lt	3x50x50x1800	5-7.0M	2
Shrubs / small feature trees						
CKS	Callistemon Kings Park Special'	Bottlebrush small (native tree for planterbox)	300mm	2x50x50x1800	2.5-3.0	4
CLJ	Callistemon 'Little jet'	Little Jet Bottlebrush (Flowering native ideal for hedging)	200mm	nil	0.8-1.4M	14
CEV	Callistemon citrinus 'Endeavor'	Endeavor Crimson Bottlebrush (Flowering native small tree)	300mm	nil	2-3.0M	5
MLG	Magnolia 'Little Gem'	Little Gem (small ornamental standard tree)	300mm	2x50x50x1800	2.5-3.0M	5
MP	Murraya paniculata	Orange Jessamine (flowering screening plant)	300mm	hedged	2-3.0MM	34
PTT	Pittosporum tobira 'Miss Muffet'	Miss Muffet Pittosporum (bright green foliage hedge)	200mm	hedged	0.8-1.0M	18
SYR	Syzygium 'Resilience'	Resilience Lilly Pilly (native screen plant. Can be hedged)	300mm	hedged	2.8-3.5M	14
Ferns / Palms / Succulents / ornamental bamboos						
CAA	Cyathea australe	Tree Fern (Native tree ferns)	300mm	nil	2-4.0M	6
RHA	Raphis excelsor	Lady Finger Palm	300mm	nil	2-2.5M	5
Groundcovers/Climbers						
HIS	Hibbertia scandens	Guinea Flower (flowering climber / groundcover)	200mm	nil	0.3M	13
PJ	Pandorea jasminoides	Bower Plant (native climbing/cascading groundcover)	200mm	wire supports on fence	2.5M	11
TJA	Trachelospermum asiaticum	Flatmat Star Jasmine (FT01 Ozbreed hybrid groundcover)	200mm	nil	0.2M	11
VH	Viola hederacea	Native Violets (native low groundcover)	tubes	nil	0.1M	160
Ornamental grasses/strappy leaved plants						
AGW	Agapanthus orientalis 'Blue'	Blue Lily of the Nile (Hardy strappy leaved groundcover)	200mm	nil	0.5M	112
CM	Clivea miniata	Kaffir Lily (shade tolerant groundcover)	200mm	nil	0.5M	36
DIC	Dianella caerulea	Blue Flax Lily (native grass like plant)	150mm	nil	0.4M	25
LIM	Liriope Evergreen Giant	Turf Lily (shade tolerant groundcover)	150mm	nil	0.4M	128
LOT	Lomandra 'Tanika'	Dwarf Mat Rush (native mass planted groundcover)	150mm	nil	0.4M	227

Planting schedule species to be sourced from local nurseries supplying plants of local provenance wherever possible. Landscape contractor is to check plant numbers on plan against the schedule prior to submitting tender price. Contact landscape architect if any number discrepancies are found. Council compliance controls require that any substitution of species variety or container size MUST be confirmed with landscape architect to ensure a compliance certificate can be issued that's meets the specific development consent conditions of the project.

Legend

Existing trees to be removed

ER — Planting symbols.

TP2 Offset
See also Arborist report prepared by Naturally Trees date 1 November 2022

Job No. BGUV3

Amendments		
K	20.6.23	
J	16.6.23	Amendments
H	16.3.23	Tree adjust
G	28.2.23	For DA
F	24.2.23	
E	2.2.23	

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Project: Town House Development at 9-11 Stapleton Parade, St Marys, NSW

Dwg: Planting Plan & Schedule

Date: 20.6.23 Scale: 1:150 @A1

Job Ref: 21/2438

Builder must verify all dimensions of the site before work commences.
Figured dimensions should be used in preference to those scaled off.
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North

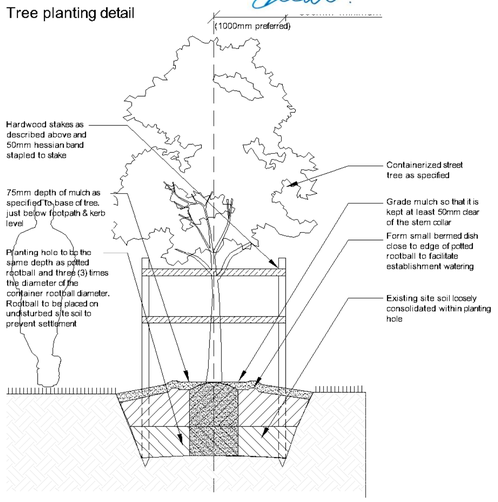
DA

ISSUE- K

DETERMINED by the NSW Land and Housing Corporation – 18 October 2023

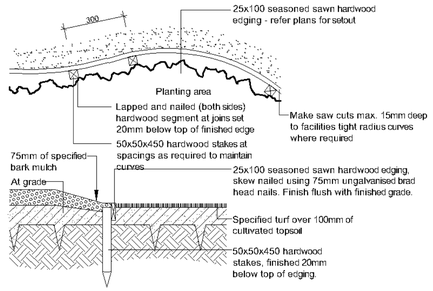
Detail 1

Tree planting detail



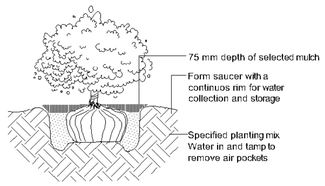
Detail 2.

Timber edge detail n.t.s.



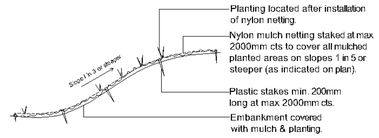
Detail 3.

Shrub planting detail n.t.s



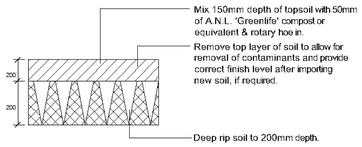
Detail 4.

Bank stabilisation detail n.t.s.



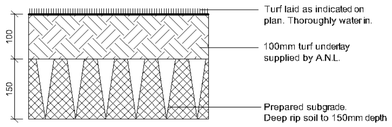
Detail 5.

Soil preparation detail n.t.s.



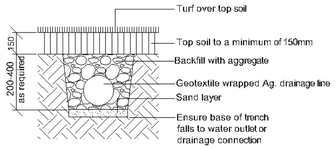
Detail 6.

Turf over soil n.t.s



Detail 7.

Ag. drainage line n.t.s.



Detail 8



General construction notes

1. Site preparation
Any existing trees and vegetation to be retained shall be preserved and protected from damage of any sort during the execution of landscape work. In particular, root systems of existing plants must not be disturbed if possible. Any nearby site works should be carried carefully using hand tools. To ensure the survival and growth of existing trees during landscaping works, protect by fencing or armoring where necessary. Trees shall not be removed or topped unless specific written approval to do so is given or is indicated on plan. Storage of materials, mixing of materials, vehicle parking, disposal of liquids, machinery repairs and refueling, site office and sheds, and the lighting of fires shall not occur within three (3) metres of any existing trees. Do not stockpile soil, rubble or other debris cleared from the site, or building materials, within the dripline of existing trees. Vehicular access shall not be permitted within three (3) metres of any tree.

2. Soil preparation
All proposed planting areas to be deep ripped to 200mm (where possible) and clay soils to be treated with clay breaker.. Apply at least 200mm depth good quality garden soil mix to all garden planting areas. To comply with AS 4419 Turfed areas as noted to be laid over 100mm min. good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation. To be worked in with rotary hoe except where tree root damage would otherwise occur. In such situations care to be taken to hand cultivate in any area where existing tree roots exist to preserve health of trees and to comply with the requirements of the Arborist's report. Where planting is to occur in existing soil profiles ensute soil conditioners and compots worked into the top 200mm profile. To comply with AS 4454:1999 .

3. New plantings
Newly planted trees and large shrubs should be secured to stakes with hessian ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball with additional space to take back filling of good quality planting mix. (Mature heights of planting as shown on planting schedule can vary due to site conditions, locations in constricted deep soil or over slab planters and so forth) Also shallow soils in certain locations may affect planting heights. Nominated heights for plantings in raised planters over slabs are nominated as less than their normal expected heights in acknowledgement of the contained soil environment. For other deep soil trees heights are subject to particular site conditions, and intended hedging or pruning for functional requirements such as available planting width, intended access under branches and solar access.

4. Mulching
All planting areas to be mulched with a minimum 75mm thick cover of recycled hard wood chip mulch and then all plant areas to be thoroughly soaked with water. To comply with AS 4454

5. Fertliser
All planting areas to be fertilised with 9 month 'NPK' slow release fertiliser.

6. Staking
To those plants indicated on the planting schedules provide: hardwood stakes as nominated and driven into ground to a depth able to achieve rigid support. No staking in raised planters to avoid damaging waterproofing installation

7. Turfing
Turfed areas to be to be laid over 100mm good quality turf underlay over existing soil which is to be deep ripped to 200mm depth prior to installation.

8. Structural
All structural details whatsoever to Engineer's details.

Landscape maintenance strategy

Initial installation maintenance
The Landscape Contractor shall maintain the contract areas by accepted horticultural practices as well as rectifying any defects that become apparent in the works under normal use. The Landscape Contractor shall maintain the works and make good all defects for a period of thirteen (13) weeks after the date of practical completion. Practical completion of the landscape works shall include but not be limited to the replacement of plants which have failed or been damaged or stolen during work under the contract. Landscape maintenance shall include but not be limited to the following: watering, rubbish removal, spraying and wiping leaf surfaces, replacing failed plants, maintaining mulch, pruning, insect and disease control, cleaning of surrounding areas. Mow the adjacent nature strip turf on the Lumley Street frontage at regular intervals to maintain an average height of 40mm.

Ongoing maintenance
The owner's corporation shall have a contracted landscape maintenance arrangement in place for the life of the development. All common open space areas are to be maintained as listed below. In addition the individual owners of the residence are responsible for the ongoing maintenance and viability of the gardens and ongoing maintenance to the same standards as listed below. No removal or changes to landscape and vegetation are to occur in any area of the development (common or private) without the approval of the owner's corporation and to enable all include the following:

- Regular hand watering of gardens if installed drip line irrigation system is turned off. Irrigation to be installed and maintained as per manufacturer's specifications including monthly checks for function of system, to check for leaks and to ensure general good working operation. All battery timers and irrigation lines to be checked every two months as part of the owners corporation maintenance schedule
- Mulch is to be regularly topped up every 6 months to ensure an even 75mm coverage in all garden beds
- Regular pruning of plants is to be undertaken to ensure continued uniform growth of canopy & foliage of trees / shrubs.
- Minimum 2 monthly assessment of plants for evidence of insect attack or disease. Appropriate pest oil, white oil, Yates pest spray or equivalent is to be employed if required
- Garden/lawn masonry edging to be inspected every 12 months after first three years after practical completion to ensure it is maintained in good order. Replace where required if defective sections are discovered
- Ensure all tree staking and wire support guys for palms are in good condition, tensioned and secured properly.
- All garden refuse, rubbish and associated items that arise from the regular garden maintenance procedures are to be collected and stored in appropriate general waste or green waste containers as is appropriate. Excess waste unable to be stored in Council waste containers is to be removed from the site is a timely manner.
- Regularly test irrigation system and timers to ensure correct operation of the system.

Irrigation notes

Automatic drip line watering system to be selected. To extend to all garden areas excluding lawn areas. Contractor is to provide an irrigation design to meet the following requirements.

Coordinate with water supply garden tap hosecocks as indicated on hydraulic engineers plans CC plans

Dripline supply system only to be incorporated. Root inhibiting system. Driplines to be 'Netafim Techline AS XR' drip tubing or approved equivalent

Ensure rain sesnsor is installed for common area garden zones connected to timers

Generally: Supply an automatic drip line irrigation system. To include all piping to solenoids either PVC lines and/or class 12 pressure pipe or low density, rubber modified polypropeyline reticulation as required to provide water supply to the nominated areas. To be coordinated with Hydraulic engineers plans. To include all bends, junctions, ends, ball valves, solenoids and all other ancillary equipment. Backwash valve: An approved backwash prevention valve is to be located at the primary water source for top up valves to rainwater tanks (where applicable).

Irrigation system to be supplied from rainwater tanks as nominated on the Hydraulic Engineer's plans with town water top up system.

Chemical root control: Provide standard chemical root inhibiting chemical cartridge. These are to be industry standard, in-line replaceable cartridges located for easy access for replacement cartridge installation

Automatic Controller: Provide automatic 2 week timer with hourly multi-cycle operation for each zone as noted on the irrigation areas plan on sheet 2.

Performance: It shall be the Landscape Contractor's responsibility to ensure and guarantee satisfactory operation of the irrigation system. The system is to be fit for the purpose and should utilize sufficient solenoids to provide for the varying watering requirements of landscape areas to allow all plants and lawn areas to thrive and attain long term viability.

Testing: After the system has been installed to the satisfaction of the project manager, the installation shall be tested under working conditions. Acceptance of the installed plant and equipment shall be subject to these being satisfactory.

Warranty: A twelve month warranty is to be provided in writing by the Landscape Contractor, which shall commit the Landscape Contractor to rectify the system (the items they have installed) to the satisfaction of the project manager or nominated representative. This will apply should any fault develop, or the capacity or efficiency fall below that guaranteed, or should the discharge or pressure be inadequate, or should defects develop in the filter unit or control heads, or any blockages that may develop in the system.

Approvals: The Landscape Contractor is to liaise as necessary, to ensure that the irrigation system conforms with all Water Board, Council and Australian standards (AS)

B3.0 EXTERNAL COMMON AREAS INCLUDING LANDSCAPING

B3.1 General
Good landscaping designs recognise the site, soils and climate, and can be easily maintained. For Common Area External Lighting: refer **Section B10.2c.**

B3.2 Performance Requirements
a. Meet the access requirements of the NCC.
b. Assist visitors to find their way through the site with appropriate signage.
c. Common areas are low maintenance and usable by all tenants.
d. Provide a sense of security for tenants.

B3.3 LAHC Deemed to Satisfy Solution(s)
B3.2a – Meeting the access requirements of the NCC achieved by the following methods

- Meet the requirements for access for people with a disability in Table D3.1 of the NCC.
- Ground floor dwellings in multi-unit developments having a direct street frontage also to have an accessible path of travel to the common areas.
- Paths:
  - Maximum 1:20 gradient
  - Integral slip resistant surfaces
  - Class 1 dwellings: 1000mm min clear width
  - Class 2 developments: 1200mm min clear width
  - Circulation routes are direct.
- Ramps:
  - Maximum 1:14 gradient with landings in accordance with AS1428-2009
  - Minimise use of ramps and retaining walls, and integrate into landscape design
  - Integral slip resistant surfaces
  - 'Switchback' ramps into buildings have landings suitable for ambulance trolleys.
- Steps, where unavoidable:
  - 300mm going and 150mm riser, maximum, with no projecting nosing
  - Steps finish and start with full steps and do not 'disappear' because of cross falls
  - Handrails provided both sides.
- **Do not** provide podium level lobby entries above the footpath accessed only by stairs.
- **Do not** compromise dwelling privacy and security if providing access to dwellings via external verandas.

B3.2b – Assisting visitors achieved by the following methods

- Signage design:
  - In accordance with the LAHC Component Requirements
  - Site maps to have clear typography and appropriately coloured symbols
  - Signage within lobbies and at entrance areas appropriately sized and reconfigurable
  - Combine pictograms and/or Braille in accordance with NCC.
- Signage identifies:
  - Street address
  - Block numbers
  - Location of any public on-site facilities
  - Bus stops, taxi ranks
  - Parking restrictions.
- Dwellings with direct frontage to the street to have their own numbered letterbox. All letterboxes preferably integrated into front fence.

B3.2c – Low maintenance and usability achieved by the following methods

- Soft Landscaping:
  - Usable flat outdoor areas slopes: between 1:20 and 1:100
  - Slopes for turf and garden beds: 1:10 maximum
  - Overland flow paths directed away from buildings
  - Prevent wet walls: paths and landscaping must not be above building floor levels
  - Garden bed widths: 1000mm minimum. Minimise turf areas generally. Pave up to boundary where distance to building is less than 1500mm
  - Weed matting (non-plastic type) under all private courtyard garden beds
  - Plant and shrub species: indigenous flora and/or xeriscape garden types, readily available in local nurseries, all to approval. Trees adjacent to building: mature height 3.0m max with non-invasive root systems. Refer **Section D**
  - Shade trees near car spaces: crown must allow good surveillance from dwellings.
  - Street tree species are consistent with Council's requirements
  - Make provision for raised garden beds or small sections of vertical gardens for gardeners with mobility issues.
- Water Sensitive Urban Design (WSUD) measures to be considered.
- Open space is 'attached' to individual dwellings as much as possible, using low and high fences, with planting placed inside these fences. See **B4.0 Dwellings**.
- Maintenance contractors must be able to access common open space without passing through the private open space of a dwelling.
- Common use drying lines, if briefed: one max for 1-11 dwellings, two max for 12-20 dwellings, three min thereafter, screened from the street. Provide wheelchair access and appropriate sized paved area under.
- Waste and Recycling Storage areas: sized to Council requirements, located no more than 30m from each dwelling, and within easy access to collection points on street. Wheelchair access from each block and appropriate sized paved area provided.
- Seating, garden beds and any covered areas are useable for most of the year, screened for wind protection and for privacy from the street. BBQ's provided when briefed.
- External shade structures are roofed, providing year-round weather protection. Exposed frames and posts constructed of suitably finished steel, not timber.
- **Do not** use piped watering systems for gardens or lawns.
- **Do not** use coloured concrete to waste and recycling storage area paving.
- **Do not** place garden beds against buildings. Provide paved path where suitable.
- **Do not** lay turf in private courtyards/private open space.
- **Do not** use concrete edging around garden beds.
- **Do not** render and paint concrete block retaining walls.
- **Do not** use advanced tree species.
- **Do not** use noxious or allergenic plant species.
- **Do not** plant trees and shrubs in lawns.

B3.2d – Providing a sense of security for tenants achieved by the following methods

- Incorporate Crime Prevention through Environmental Design (CPTED) principles, especially through passive surveillance and fencing measures.
- Rear and side boundary fences: 1800mm high, with rails spaced to prevent a child from climbing.
- Front (where directed) and side boundary (to cut off) fence: consistent with streetscape and to Council requirements. If no Council requirement, fencing is 900-1200mm semi-transparent, with 900mm wide clear pedestrian gate, 2700mm min width vehicle gates.
- Corner blocks must have 900-1200mm semi-transparent perimeter fencing fronting streets/laneways.
- **Do not** use 'spear points' fencing where impaling is possible.

Job No. BGUV3

AMENDMENTS

K	20.6.23	
J	16.6.23	AMENDMENTS
H	16.3.23	TREE ADJUST
G	28.2.23	FOR DA
F	24.2.23	
E	2.2.23	

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PROJECT: TOWN HOUSE DEVELOPMENT AT 9-11 STAPLETON PARADE, ST MARYS, NSW

DWG: LANDSCAPE PLAN

DATE: 20.6.23 SCALE: AS SHOWN@A1

JOB REF: 21/2438

BUILDER MUST VERIFY ALL DIMENSIONS OF THE SITE BEFORE WORK COMMENCES.
FIGURED DIMENSIONS SHOULD BE USED IN PREFERENCE TO THOSE SCALED OFF.

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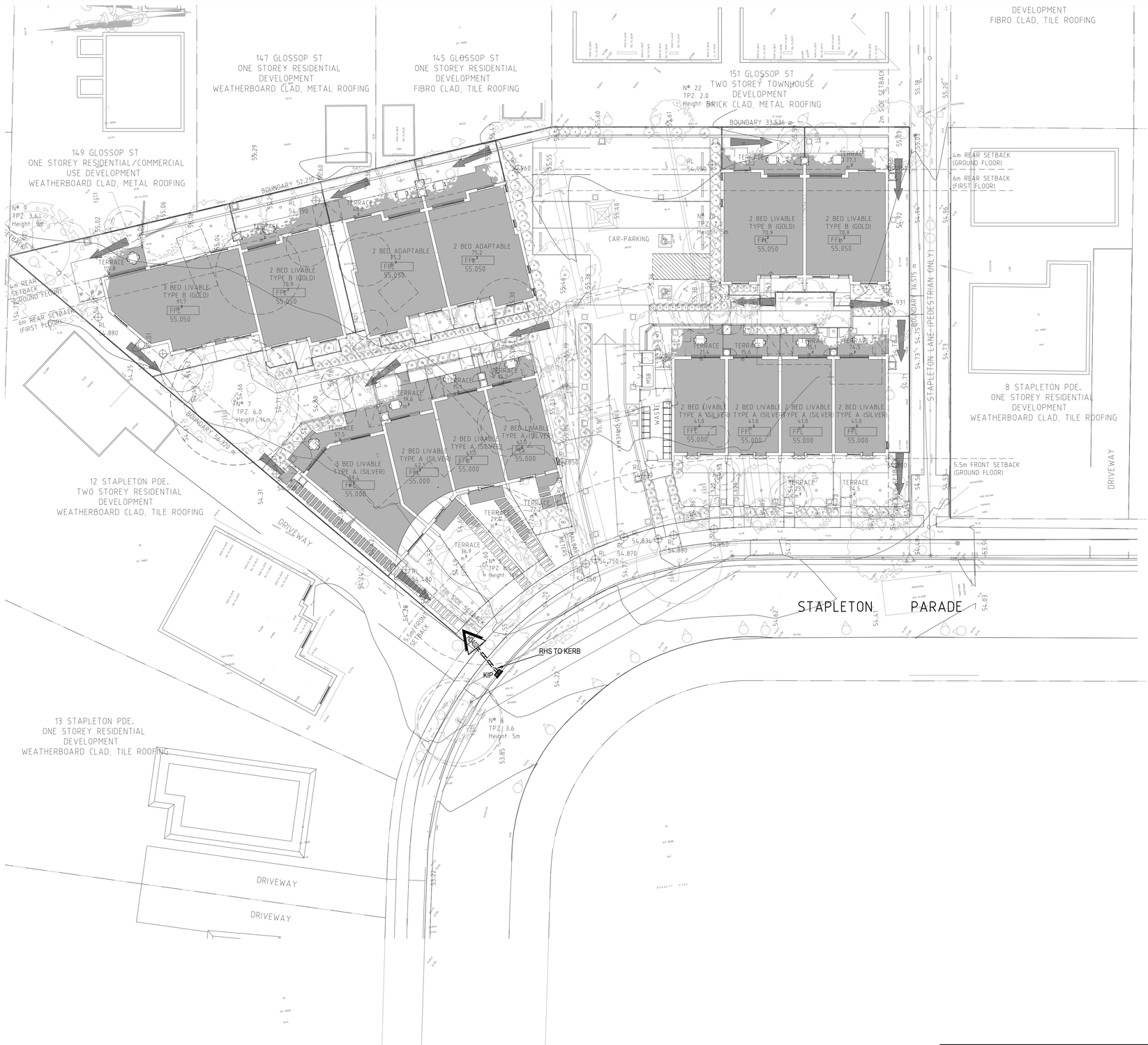
NORTH

A1

DETERMINED by the NSW Land and Housing Corporation – 18 October 2023

LEGEND

SW	STORMWATER
RW	RAINWATER
/ / /	SUBSOIL DRAINAGE
S	AUTHORITY SEWER MAIN
W	AUTHORITY COLD WATER MAIN
	TEMPORARY SEDIMENT FENCE
ST / 100	FLOW TO ABOVE / SERVICE TYPE / SERVICE SIZE / FLOW TO BELOW
SWP	STORMWATER GRATED PIT
GTD	GRATED TRENCH DRAIN
	PIPE PENETRATING
CO	CLEAROUT
	OVERLAND FLOWPATH
CO	CLEAROUT
DP	DOWNPIPE
GTD	GRATED TRENCH DRAIN
RWH	RAINWATER HEAD
SW	STORMWATER
SWP	STORMWATER PIT



No.	Date	Details
P14	19.07.23	DA ISSUE
P13	07.06.23	DA ISSUE
P12	29.05.23	DA ISSUE
P11	24.02.23	DA ISSUE
P10	13.02.23	DA ISSUE
P9	06.02.23	PRELIMINARY ISSUE
P8	21.12.22	PRELIMINARY ISSUE
P7	13.12.22	PRELIMINARY ISSUE

Amendments

North

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Project
TOWNHOUSE DEVELOPMENT
9, 10 & 11 STAPLETON PARADE
ST MARYS NSW 2760

Drawing
HYDRAULIC SERVICES
SITE PLAN

ALL SIGN OFF/CERTIFICATIONS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE METHODS PRESCRIBED IN THE NCC AND AUSTRALIAN STANDARDS AND ANY OTHER RECORDS PROVIDED TO FACILITATE SIGN OFFS FOR OCCUPATION CERTIFICATE.

Issue
DEVELOPMENT APPLICATION ISSUE: NOT FOR CONSTRUCTION

Date:	25.07.22
Scale:	1:200
Drawn:	POK
Design:	PM
No in set:	7

Project No. 22194
LAHC Job No. BGUV3
Drawing No. HDA01 / P14

A1

SITE AREA = 2601m²

149 GLOSSOP ST
ONE STOREY RESIDENTIAL/COMMERCIAL
USE DEVELOPMENT
WEATHERBOARD CLAD, METAL ROOFING

ONE STOREY RESIDENTIAL
DEVELOPMENT
WEATHERBOARD CLAD, METAL ROOFING

ONE STOREY RESIDENTIAL
DEVELOPMENT
FIBRO CLAD, TILE ROOFING

12 STAPLETON PDE,
TWO STOREY RESIDENTIAL
DEVELOPMENT
WEATHERBOARD CLAD, TILE ROOFING

BRICK CLAD, METAL ROOFING

STAPLETON PARADE

1800H SHEET METAL FENCE

1800H SHEET METAL FENCE + LATTICE

1200 HIGH PICKET FENCE

1500 H SLAT SCREEN

1800 H SLAT SCREEN

RETAINING WALL

INGROUND RAINWATER TANK

INGROUND RAINWATER TANK BELOW

RAINWATER REUSE TANK TO BE A MINIMUM 20,000 LITRES PER BASIX REQUIREMENTS

OSD 125m³

JELLYFISH

TPZ 12.44 M 2

TPZ 113.12 M 2
BUILDING ENCROACHMENT. 14.68 M
JUST PAVING ON TOP SOIL
2 (12.9%)

TPZ 10.50 M 2

TPZ: 221.67 M 2
BUILDING ENCROACHMENT.
23.39 M 2 (10.50%)
JUST PAVING ON TOP SOIL
THIS AREA WILL NEED TO HAND DIG THAT TRENCH TO AVOID ROOTS.

SWP
600x600
RL54.39
IL54.05

RHS TO KERB
2x150x100x6mm

DETERMINED by the NSW Land and Housing Corporation – 18 October 2023

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P9	06.02.23	PRELIMINARY ISSUE
P8	21.12.22	PRELIMINARY ISSUE
P7	13.12.22	PRELIMINARY ISSUE

Amendments

North

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Project
TOWNHOUSE DEVELOPMENT
9, 10 & 11 STAPLETON PARADE
ST MARYS NSW 2760

Drawing
HYDRAULIC SERVICES
GROUND FLOOR PLAN

Issue
DEVELOPMENT APPLICATION ISSUE: NOT FOR CONSTRUCTION

Date:	25.07.22
Scale:	1:100
Drawn:	POK
Design:	PM
No in set:	7

Project No. 22194
LAHC Job No. BGUV3
Drawing No. HDA02 / P14

A1

A1

147 GLOSSOP ST
ONE STOREY RESIDENTIAL
DEVELOPMENT
WEATHERBOARD CLAD, METAL ROOFING

145 GLOSSOP ST
ONE STOREY RESIDENTIAL
DEVELOPMENT
FIBRO CLAD, TILE ROOFING

149 GLOSSOP ST
ONE STOREY RESIDENTIAL/COMMERCIAL
USE DEVELOPMENT
WEATHERBOARD CLAD, METAL ROOFING

TWO STOREY TOWNHOUSE
DEVELOPMENT
BRICK CLAD, METAL ROOFING

12 STAPLETON PDE.
TWO STOREY RESIDENTIAL
DEVELOPMENT
WEATHERBOARD CLAD, TILE ROOFING

BOUNDARY
4m REAR SETBACK (GROUND FLOOR)
6m REAR SETBACK (FIRST FLOOR)
2m SIDE SETBACK
5.5m FRONT SETBACK (GROUND FLOOR)
LINE OF BUILDING UNDER
RL 57.854
RL 58.364
RL 58.361
RL 60.018
RL 59.707
RL 59.546
RL 59.197
RL 58.304
RL 58.129
RL 58.124
TOW 58.500
TOW 58.700
FFL 58.100
SPREADER
2 BED TYPE A (SILVER) 35.2 m²
2 BED TYPE A (SILVER) 37.4 m²
2 BED TYPE A (SILVER) 35.0 m²
2 BED TYPE (SILVER) 35.2 m²
BED 11.6 m²
BED 11.8 m²
BED 12.9 m²
BED 16.5 m²
BED 16.3 m²
BED 10.9 m²
PARAPET
HIGH LVL WINDOW
DP
DP 100

STAPLETON PARADE

DETERMINED by the NSW Land and Housing Corporation – 18 October 2023

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P9	06.02.23	PRELIMINARY ISSUE
P8	21.12.22	PRELIMINARY ISSUE
P7	13.12.22	PRELIMINARY ISSUE

Amendments

North

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PO BOX 284, GYMEA NSW 2227
PHONE No (02) 9526 1923
EMAIL : paul@inlinehs.com.au www.inlinehydraulicservices.com.au

Project
TOWNHOUSE DEVELOPMENT
9, 10 & 11 STAPLETON PARADE
ST MARYS NSW 2760

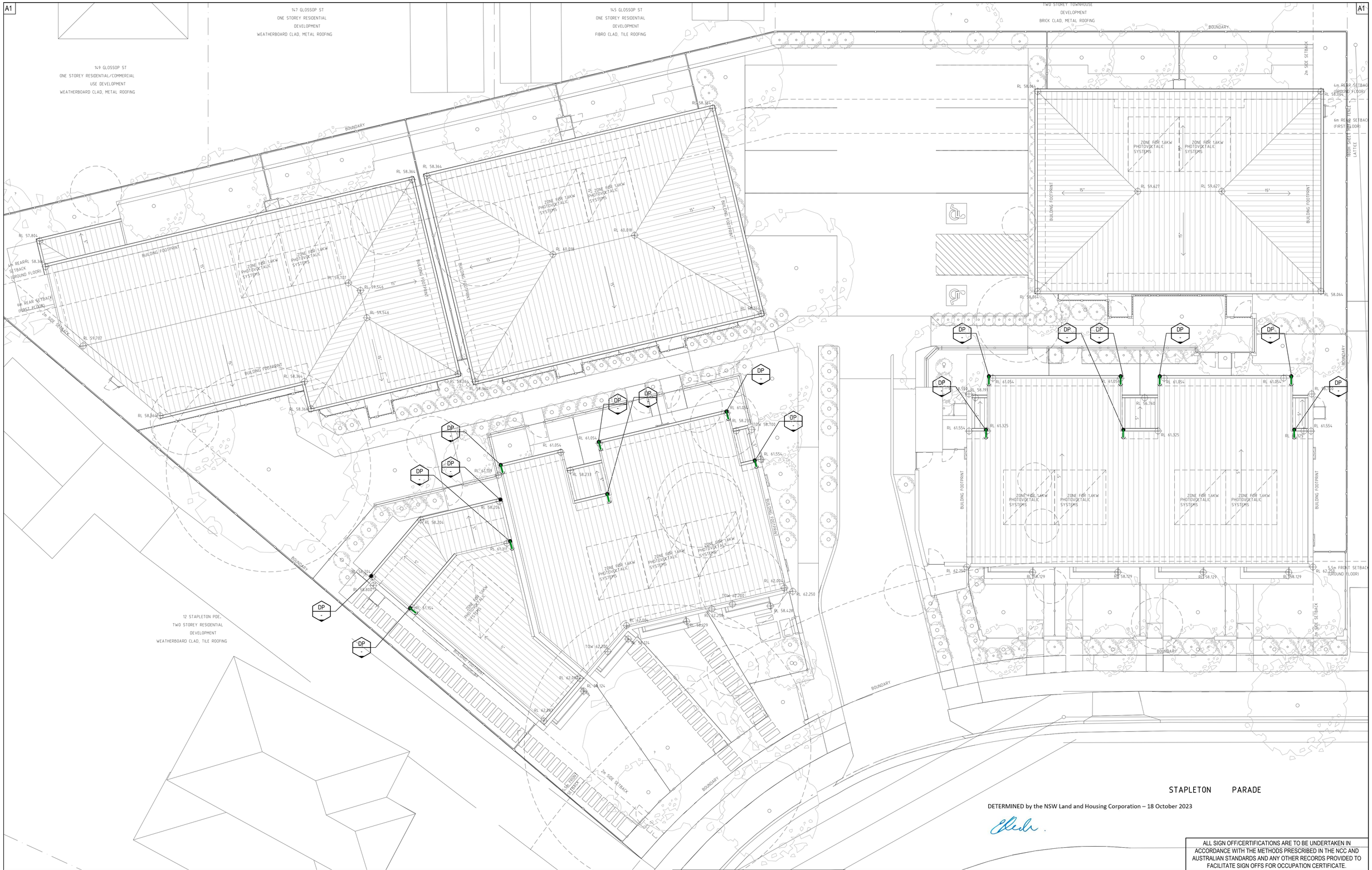
Drawing
HYDRAULIC SERVICES
FIRST FLOOR PLAN

Issue
DEVELOPMENT APPLICATION ISSUE: NOT FOR CONSTRUCTION

Date:	25.07.22
Scale:	1:100
Drawn:	POK
Design:	PM
No in set:	7

Project No. 22194
LAHC Job No. BGUV3
Drawing No. HDA03 / P14

A1



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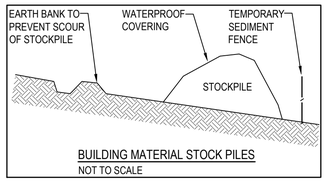
Project
TOWNHOUSE DEVELOPMENT
9, 10 & 11 STAPLETON PARADE
ST MARYS NSW 2760

Drawing
HYDRAULIC SERVICES
ROOF PLAN

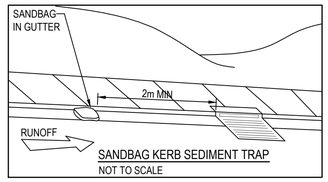
Issue
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LAHC Job No. BGUV3
Drawing No. HDA04 / P14



BUILDING MATERIAL STOCK PILES
NOT TO SCALE



SANDBAG KERB SEDIMENT TRAP
NOT TO SCALE

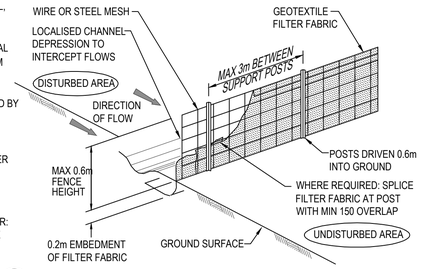
SOIL & WATER MANAGEMENT NOTES

1. REFER TO DETAIL FOR CONSTRUCTION OF TEMPORARY SEDIMENT FENCE.
2. ALL PITS & PIPEWORK ASSOCIATED WITH PROPOSED DRAINAGE SYSTEMS SHALL BE KEPT FREE OF SOIL, WATER & DEBRIS FOR THE DURATION OF THE CONSTRUCTION WORKS.
3. ALL LOOSE IMPORTED FILL & EXCAVATED MATERIAL SHALL BE STOCKPILED AS FAR AS POSSIBLE FROM SEDIMENT FENCES PRIOR TO FINAL PLACEMENT, COMPACTION OR REMOVAL FROM SITE.
4. EXCESSIVE SEDIMENT BUILDUP SHALL BE AVOIDED BY REGULAR MAINTENANCE OF SEDIMENT FENCES.
5. WHERE APPLICABLE, APPROVED LANDSCAPING & REVEGETATION OF DISTURBED AREAS SHALL COMMENCE AT THE EARLIEST OPPORTUNITY AFTER COMPLETION OF EARTHWORKS OPERATIONS.

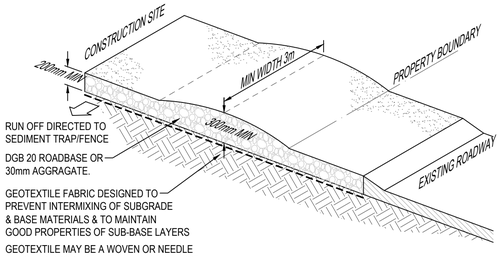
CONSTRUCTION OF SEDIMENT FENCE & ANY OTHER SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MANAGING URBAN STORMWATER: SOILS & CONSTRUCTION COMMONLY KNOWN AS THE 'BLUE BOOK'.
INTERNET REFERENCE:
http://www.landcom.com.au/publications.aspx

DESIGN PARAMETERS FOR SEDIMENT FENCE

MAX DRAINAGE AREA	=	0.6000ha
MAX SLOPE GRADIENT	=	50%
MAX SLOPE LENGTH	=	60m



D1 TEMPORARY SEDIMENT FENCE
NOT TO SCALE



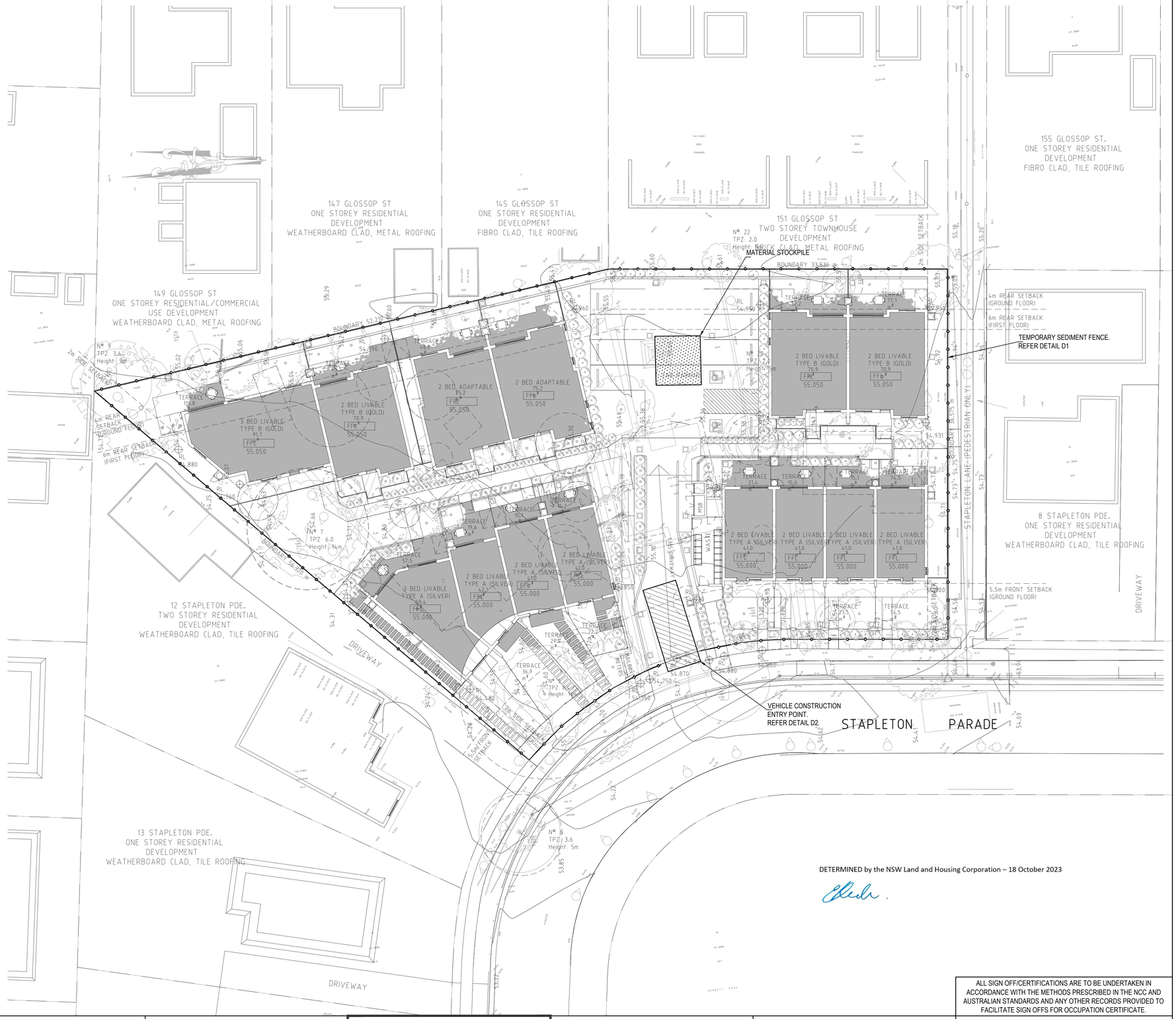
RUN OFF DIRECTED TO SEDIMENT TRAP/FENCE

DGB 20 ROADBASE OR 30mm AGGREGATE.

GEOTEXTILE FABRIC DESIGNED TO PREVENT INTERMIXING OF SUBGRADE & BASE MATERIALS & TO MAINTAIN GOOD PROPERTIES OF SUB-BASE LAYERS

GEOTEXTILE MAY BE A WOVEN OR NEEDLE PUNCHED PRODUCT WITH A MIN CBR BURST STRENGTH (AS3706.4-90) OF 2500N.

D2 STABILISED SITE ACCESS
NOT TO SCALE



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Project
TOWNHOUSE DEVELOPMENT
9, 10 & 11 STAPLETON PARADE
ST MARYS NSW 2760

Drawing
HYDRAULIC SERVICES
SEDIMENT & EROSION CONTROL PLAN

Issue
DEVELOPMENT APPLICATION ISSUE: NOT FOR CONSTRUCTION

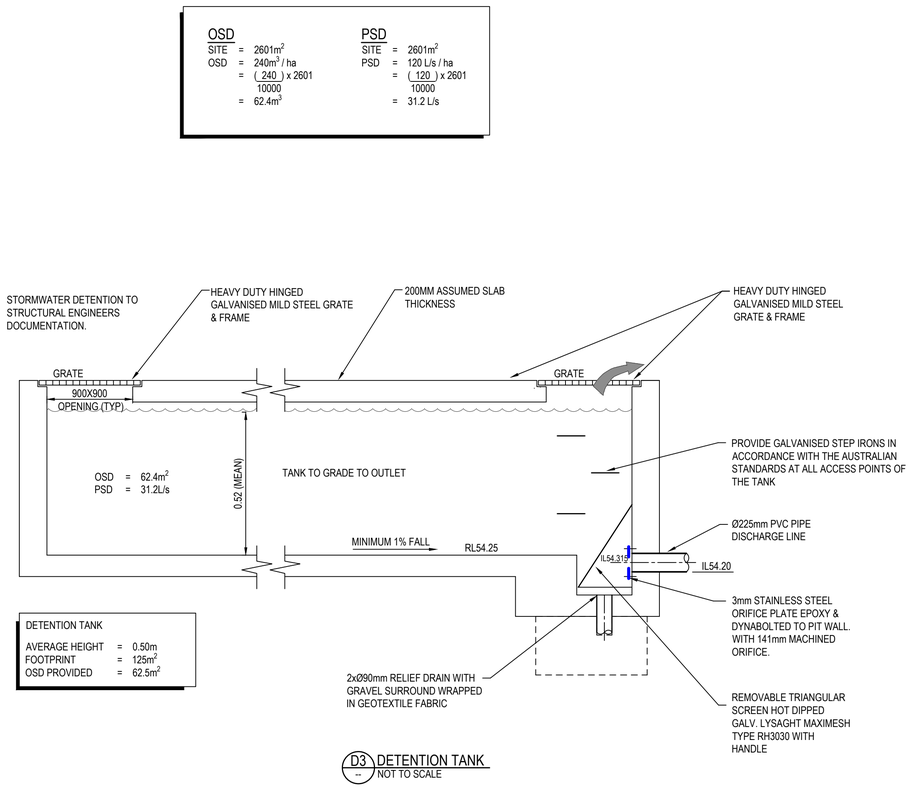
Date:	25.07.22
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Design:	PM
No in set:	7

Project No. 22194
LAHC Job No. BGUV3
Drawing No. HDA05 / P14

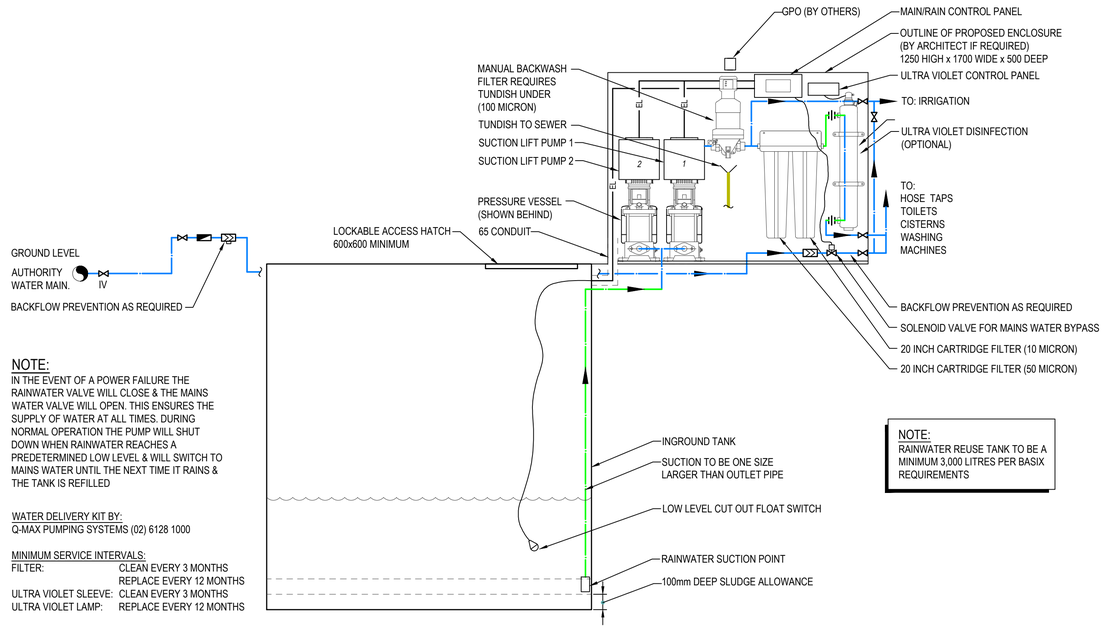
A1

DETERMINED by the NSW Land and Housing Corporation – 18 October 2023

OSD			PSD		
SITE	=	2601m²	SITE	=	2601m²
OSD	=	240m³ / ha	PSD	=	120 L/s / ha
	=	(240) x 2601		=	(120) x 2601
		10000			10000
	=	62.4m³		=	31.2 L/s



D3 DETENTION TANK
NOT TO SCALE



NOTE:
IN THE EVENT OF A POWER FAILURE THE RAINWATER VALVE WILL CLOSE & THE MAINS WATER VALVE WILL OPEN. THIS ENSURES THE SUPPLY OF WATER AT ALL TIMES. DURING NORMAL OPERATION THE PUMP WILL SHUT DOWN WHEN RAINWATER REACHES A PREDETERMINED LOW LEVEL & WILL SWITCH TO MAINS WATER UNTIL THE NEXT TIME IT RAINS & THE TANK IS REFILLED

WATER DELIVERY KIT BY:
Q-MAX PUMPING SYSTEMS (02) 6128 1000

MINIMUM SERVICE INTERVALS:

FILTER:	CLEAN EVERY 3 MONTHS REPLACE EVERY 12 MONTHS
ULTRA VIOLET SLEEVE:	CLEAN EVERY 3 MONTHS
ULTRA VIOLET LAMP:	REPLACE EVERY 12 MONTHS

NOTE:
RAINWATER REUSE TANK TO BE A MINIMUM 3,000 LITRES PER BASIX REQUIREMENTS

D4 RAINWATER SETUP BELOW GROUND TANK WITH DUAL SUCTION LIFT PUMP
NOT TO SCALE

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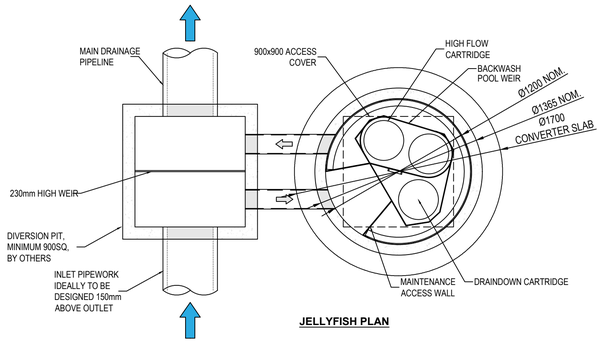
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TOWNHOUSE DEVELOPMENT
9, 10 & 11 STAPLETON PARADE
ST MARYS NSW 2760

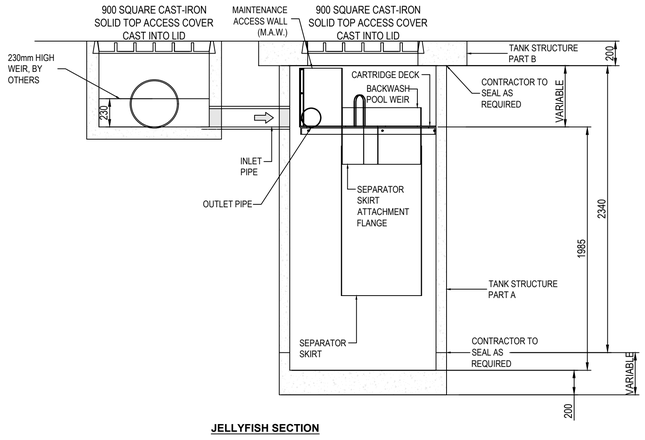
Drawing
HYDRAULIC SERVICES
DETAIL SHEET #1

Issue
DEVELOPMENT APPLICATION ISSUE: NOT FOR CONSTRUCTION

Date:	25.07.22	Project No.	LAHC Job No.
Scale:	NTS	22194	BGUV3
Drawn:	POK	Drawing No.	
Design:	PM	HDA06 / P14	
No in set:	7		

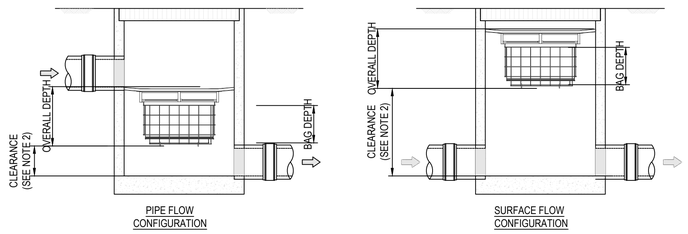


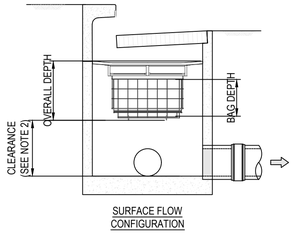
JELLYFISH PLAN

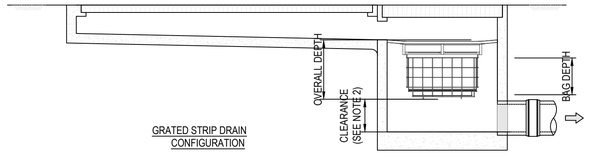


JELLYFISH SECTION

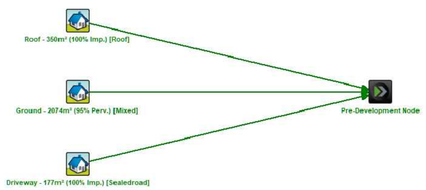
D5 JELLFISH DETAIL
NOT TO SCALE

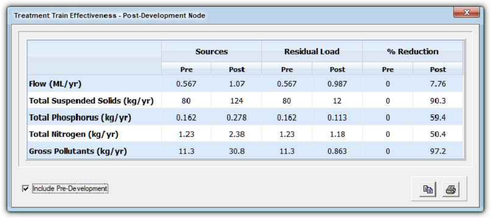




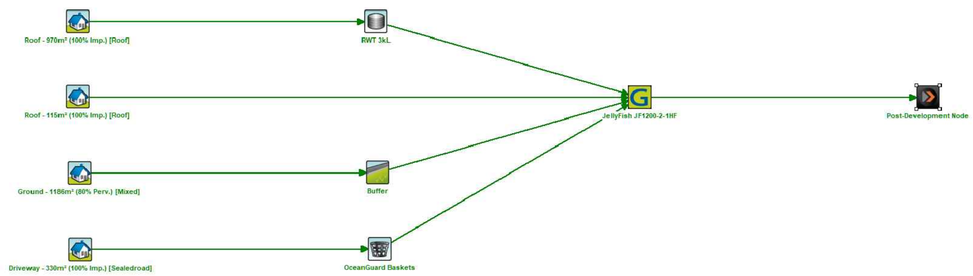


D6 OCEAN GUARD DETAIL
NOT TO SCALE





	Sources		Residual Load		% Reduction	
	Pre	Post	Pre	Post	Pre	Post
Flow (ML/yr)	0.567	1.07	0.567	0.987	0	7.76
Total Suspended Solids (kg/yr)	80	124	80	12	0	90.3
Total Phosphorus (kg/yr)	0.162	0.278	0.162	0.113	0	59.4
Total Nitrogen (kg/yr)	1.23	2.38	1.23	1.18	0	50.4
Gross Pollutants (kg/yr)	11.3	30.8	11.3	0.863	0	97.2

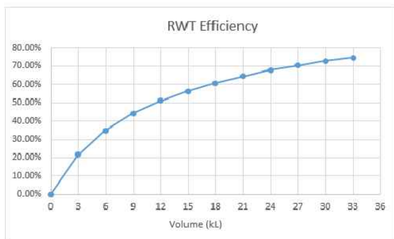


Pre-Development	Source (kg/yr)	Residual Load (kg/yr)	% Reduction
Flow (ML/yr)	5.67E-01	5.67E-01	0
Total Suspended Solids (kg/yr)	8.00E+01	8.00E+01	0
Total Phosphorus (kg/yr)	1.62E-01	1.62E-01	0
Total Nitrogen (kg/yr)	1.23E+00	1.23E+00	0
Gross Pollutants (kg/yr)	11.3	11.3	0

Post-Development	Source (kg/yr)	Residual Load (kg/yr)	% Reduction
Flow (ML/yr)	1.07E+00	9.87E-01	8
Total Suspended Solids (kg/yr)	1.24E+02	1.20E+01	90.3
Total Phosphorus (kg/yr)	2.78E-01	1.13E-01	59.5
Total Nitrogen (kg/yr)	2.38	1.18	50.2
Gross Pollutants (kg/yr)	3.08E+01	8.63E-01	97.2

NorBE	Pre-Development Load (kg/yr)	Post Development Load (kg/yr)	% Pre. Vs Post Reduction
Flow (ML/yr)	0.567	0.987	-74.1%
Total Suspended Solids (kg/yr)	8.00E+01	12	**85.0%**
Total Phosphorus (kg/yr)	0.162	0.113	**30.2%**
Total Nitrogen (kg/yr)	1.23	1.18	**4.1%**
Gross Pollutants (kg/yr)	11.3	0.863	**92.4%**

(kL)	(Efficiency)
0	0.00%
3	21.75%
6	34.81%
9	44.14%
12	51.07%
15	56.32%
18	60.68%
21	64.53%
24	67.78%
27	70.36%
30	72.64%
33	74.58%



PENRITH CITY COUNCIL

music*link*

MUSIC-*link* Report

Project Details		Company Details	
Project:	9, 10 & 11 Stapleton Pde, ST Marys (Rev1)	**Company:**	Inline Hydraulics
Report Export Date:	13/05/2023	**Contact:**	Paul McDonald
Catchment Name:	9	**Address:**	Unit 19/8-18 Wurrook Circuit | Caringbah NSW 2229
Catchment Area:	0.261ha	**Phone:**	02 9526 1923
Impervious Area*:	63.51%	**Email:**	paul@inlinehs.com.au
Rainfall Station:	67113 PENRITH		
Modelling Time-step:	6 Minutes		
Modelling Period:	1/01/1999 - 31/12/2008 11:54:00 PM		
Mean Annual Rainfall:	691mm		
Evapotranspiration:	1158mm		
MUSIC Version:	6.3.0		
MUSIC-link data Version:	6.33		
Study Area:	Penrith		
Scenario:	Penrith Development		

* takes into account area fromall source nodes that link to the chosen reporting node, excluding Import Data Nodes

Treatment Train Effectiveness		Treatment Nodes		Source Nodes	
Node: Receiving Node	**Reduction**	**Node Type**	**Number**	**Node Type**	**Number**
Flow	11.2%	Rain Water Tank Node	1	Urban Source Node	4
TSS	90.9%	Buffer Node	1		
TP	60.1%	GPT Node	1		
TN	52.2%	Generic Node	1		
GP	97.3%				

Comments

Reuse Demand doesnt apply for resi application

Passing Parameters

Node Type	Node Name	Parameter	Min	Max	Actual
GPT	OceanGuard Baskets	Hi-flow bypass rate (cum/sec)	None	99	0.02
Receiving	Receiving Node	% Load Reduction	None	None	11.2
Receiving	Receiving Node	GP % Load Reduction	90	None	97.3
Receiving	Receiving Node	TN % Load Reduction	45	None	52.2
Receiving	Receiving Node	TP % Load Reduction	60	None	60.1
Receiving	Receiving Node	TSS % Load Reduction	85	None	90.9
Urban	Driveway - 330m◆ (100% Imp.)	Area Impervious (ha)	None	None	0.033
Urban	Driveway - 330m◆ (100% Imp.)	Area Pervious (ha)	None	None	0
Urban	Driveway - 330m◆ (100% Imp.)	Total Area (ha)	None	None	0.033
Urban	Ground - 1186m◆ (80% Perv.)	Area Impervious (ha)	None	None	0.023
Urban	Ground - 1186m◆ (80% Perv.)	Area Pervious (ha)	None	None	0.095
Urban	Ground - 1186m◆ (80% Perv.)	Total Area (ha)	None	None	0.119
Urban	Roof - 115m◆ (100% Imp.)	Area Impervious (ha)	None	None	0.012
Urban	Roof - 115m◆ (100% Imp.)	Area Pervious (ha)	None	None	0
Urban	Roof - 115m◆ (100% Imp.)	Total Area (ha)	None	None	0.012
Urban	Roof - 970m◆ (100% Imp.)	Area Impervious (ha)	None	None	0.097
Urban	Roof - 970m◆ (100% Imp.)	Area Pervious (ha)	None	None	0
Urban	Roof - 970m◆ (100% Imp.)	Total Area (ha)	None	None	0.097

Only certain parameters are reported when they pass validation

Failing Parameters

Node Type	Node Name	Parameter	Min	Max	Actual
Rain	RWT 5kL	% Reuse Demand Met	80	None	31.78

Only certain parameters are reported when they pass validation

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Project
TOWNHOUSE DEVELOPMENT
9, 10 & 11 STAPLETON PARADE
ST MARYS NSW 2760

Drawing
HYDRAULIC SERVICES
DETAIL SHEET #2

Issue
DEVELOPMENT APPLICATION ISSUE: NOT FOR CONSTRUCTION

Date:	25.07.22	Project No.	LAHC Job No.
Scale:	NTS	22194	BGUV3
Drawn:	POK	Drawing No.	
Design:	PM	HDA07 / P14	
No in set:	7		