

DA ISSUE ONLY

SENIORS LIVING DEVELOPMENT

Lots 346-350 in DP 31990 & Lot 305 in DP 30223

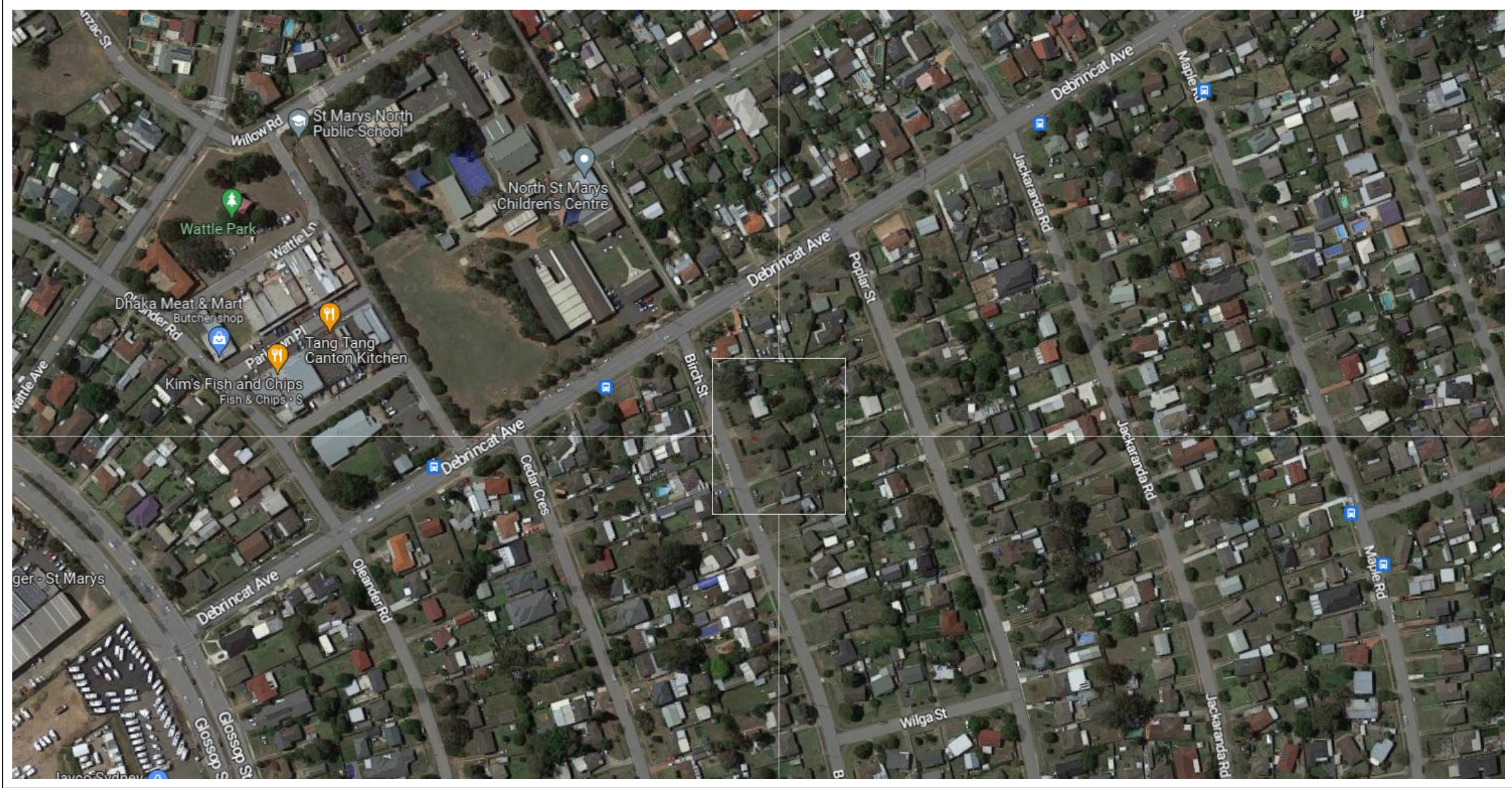
2-10 Birch Street & 20 Debrincat Ave, North St Marys NSW 2760

DRAWING SCHEDULE:

ARCHITECTURAL	Type	Sheet No.	Rev	HYDRAULIC	Type	Sheet No.	Rev
COVER PAGE	A	01 of 22	C	LEGENDS & NOTES	H	1 of 4	B
BLOCK ANALYSIS PLAN	A	02 of 22	C	SITE / GROUND FLOOR PLAN	H	2 of 4	B
SITE ANALYSIS PLAN	A	03 of 22	C	FIRST FLOOR PLAN	H	3 of 4	B
DEMOLITION PLAN	A	04 of 22	C	ROOF PLAN	H	4 of 4	B
SUBDIVISION PLAN	A	05 of 22	C				
DEVELOPMENT DATA	A	06 of 22	C	CIVIL	Type	Sheet No.	Rev
SITE PLAN	A	07 of 22	C	CUT AND FILL			
GROUND FLOOR PLAN	A	08 of 22	C	CUT AND FILL PLAN	C	1 of 1	B
FIRST FLOOR PLAN	A	09 of 22	C	STORMWATER CONCEPT PLAN			
ROOF PLAN	A	10 of 22	C	SPECIFICATION SHEET	C	1 of 7	D
ELEVATIONS	A	11 of 22	C	SITE DRAINAGE PLAN	C	2 of 7	D
ELEVATIONS & INTERNAL ELEVATIONS	A	12 of 22	C	DRAINAGE PLAN - SHEET 1	C	3 of 7	D
INTERNAL ELEVATIONS	A	13 of 22	C	DRAINAGE PLAN - SHEET 2	C	4 of 7	D
SECTIONS	A	14 of 22	C	OSD SECTION AND STORMWATER DETAILS	C	5 of 7	D
SECTIONS	A	15 of 22	C	STORMWATER DETAILS	C	6 of 7	D
SHADOW DIAGRAMS - 21st JUNE 9AM	A	16 of 22	C	SEDIMENT CONTROL PLAN	C	7 of 7	D
SHADOW DIAGRAMS - 21st JUNE 12PM	A	17 of 22	C	FOOTPATH UPGRADE PLAN			
SHADOW DIAGRAMS - 21st JUNE 3PM	A	18 of 22	C	FOOTPATH LAYOUT PLAN	C	1 of 4	A
SOLAR ACCESS - VIEW FROM SUN	A	19 of 22	C	FOOTPATH STANDARD DETAILS	C	2 of 4	A
SOLAR ACCESS - VIEW FROM SUN	A	20 of 22	C	FOOTPATH LONGSECTION - 1	C	3 of 4	A
SOLAR ACCESS - VIEW FROM SUN	A	21 of 22	C	FOOTPATH LONGSECTION - 2	C	4 of 4	A
PERSPECTIVES	A	22 of 22	C				

SURVEY	Type	Sheet No.	Rev	LANDSCAPE	Type	Sheet No.	Rev
DETAIL & LEVEL SURVEY	S	1 of 10	A	LANDSCAPE PLAN	L	1 of 1	D
DETAIL & LEVEL SURVEY	S	2 of 10	-				
DETAIL & LEVEL SURVEY	S	3 of 10	-				
DETAIL & LEVEL SURVEY	S	4 of 10	-				
DETAIL & LEVEL SURVEY	S	5 of 10	-				
DETAIL & LEVEL SURVEY	S	6 of 10	-				
DETAIL & LEVEL SURVEY	S	7 of 10	-				
DETAIL & LEVEL SURVEY	S	8 of 10	-				
DETAIL & LEVEL SURVEY	S	9 of 10	-				
DETAIL & LEVEL SURVEY	S	10 of 10	-				

LOCATION PLAN:

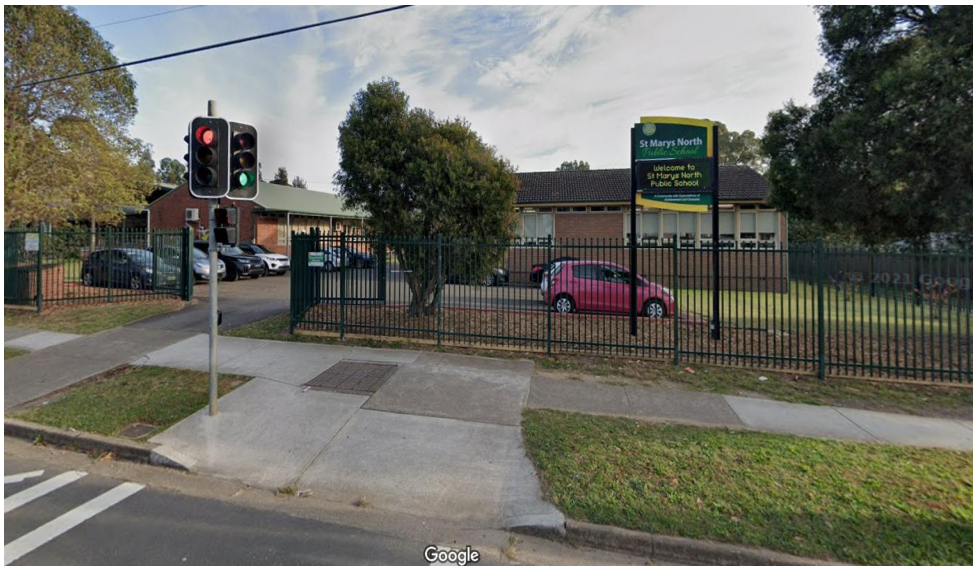


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ST MARY'S NORTH PUBLIC SCHOOL
& CHILDRENS CENTRE



EXISTING SINGLE
STOREY DUPLEX

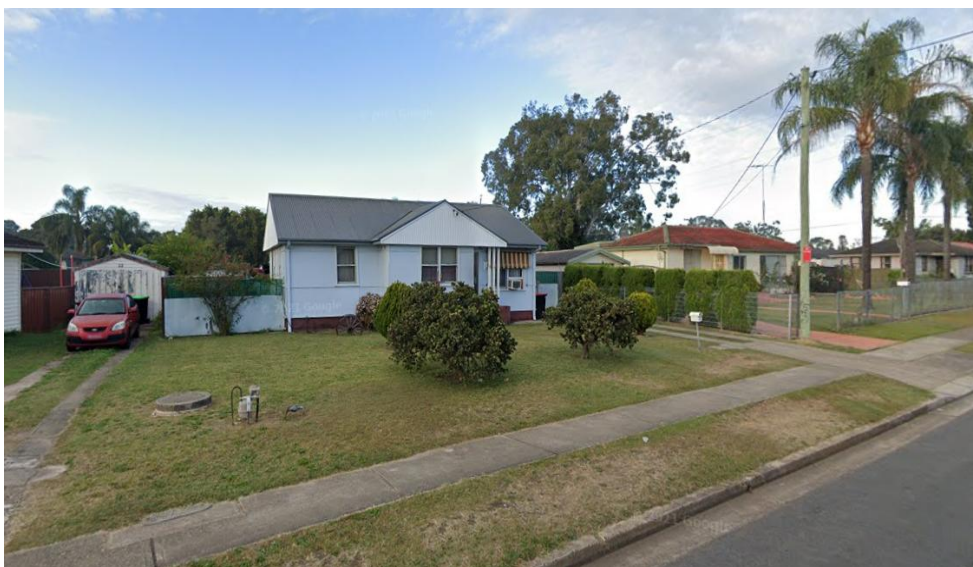


EXISTING 2
STOREY DUPLEX

LEGEND: BLOCK PLAN

-  PROPOSED DEVELOPMENT OWNED
BY DEPARTMENT OF HOUSING
-  BOUNDARY LINE TO
LOTS OWNED BY OTHERS

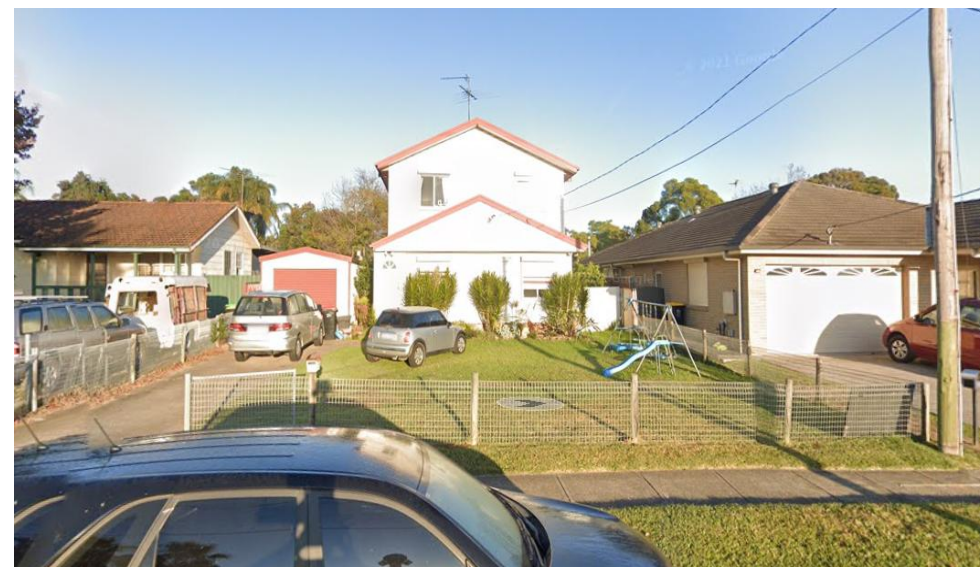
NOTE:
MOSTLY TYPICAL RECTANGULAR LOTS WITH
VARIED LOT SIZES IN THE VICINITY OF THE NEW
DEVELOPMENT. LOTS BECOME IRREGULAR
TOWARDS BLOCK ENDS.



20 DEBRINCAT AVE.
SINGLE STOREY RESIDENCE



TYPICAL 2 STOREY RESIDENCE



TYPICAL 2 STOREY RESIDENCE



TYPICAL 2 STOREY RESIDENCE

2-10 BIRCH ST. PROPOSED DEVELOPMENT
OWNED BY LAND AND HOUSING CORPORATION



2 BIRCH STREET



4 BIRCH STREET



6 BIRCH STREET



8 BIRCH STREET



10 BIRCH STREET



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NOMINATED
ARCHITECTS:

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NSW ARB No. 9068
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Architects Institute of Australia

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C	28/10/2023	UPDATED DA ISSUE
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GREATER WESTERN SYDNEY REGION

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BLOCK ANALYSIS PLAN

FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
2022 011 LAHC 2-10 Birch Street North St
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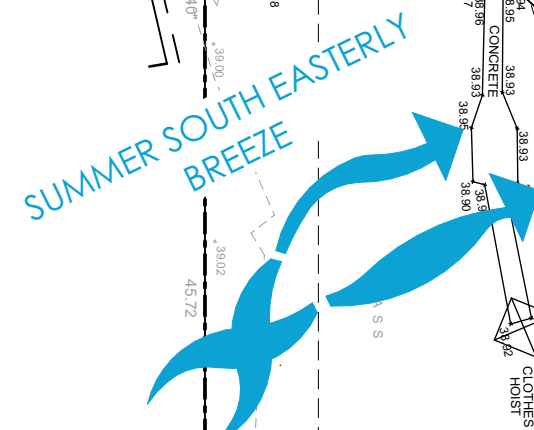
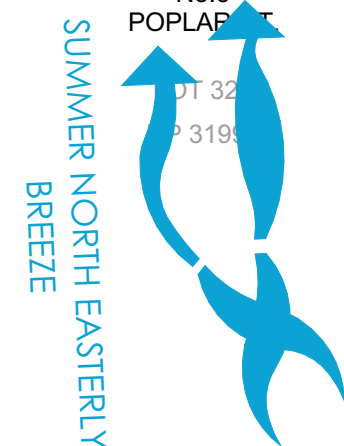
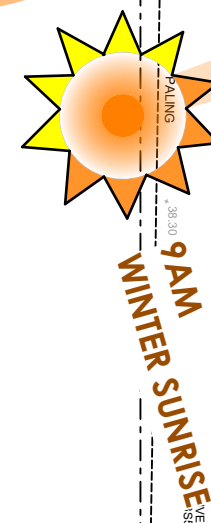
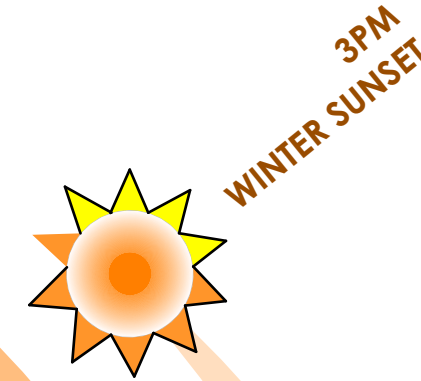
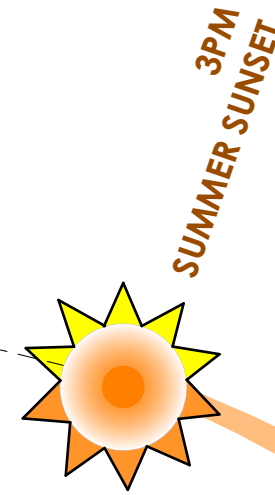
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			C

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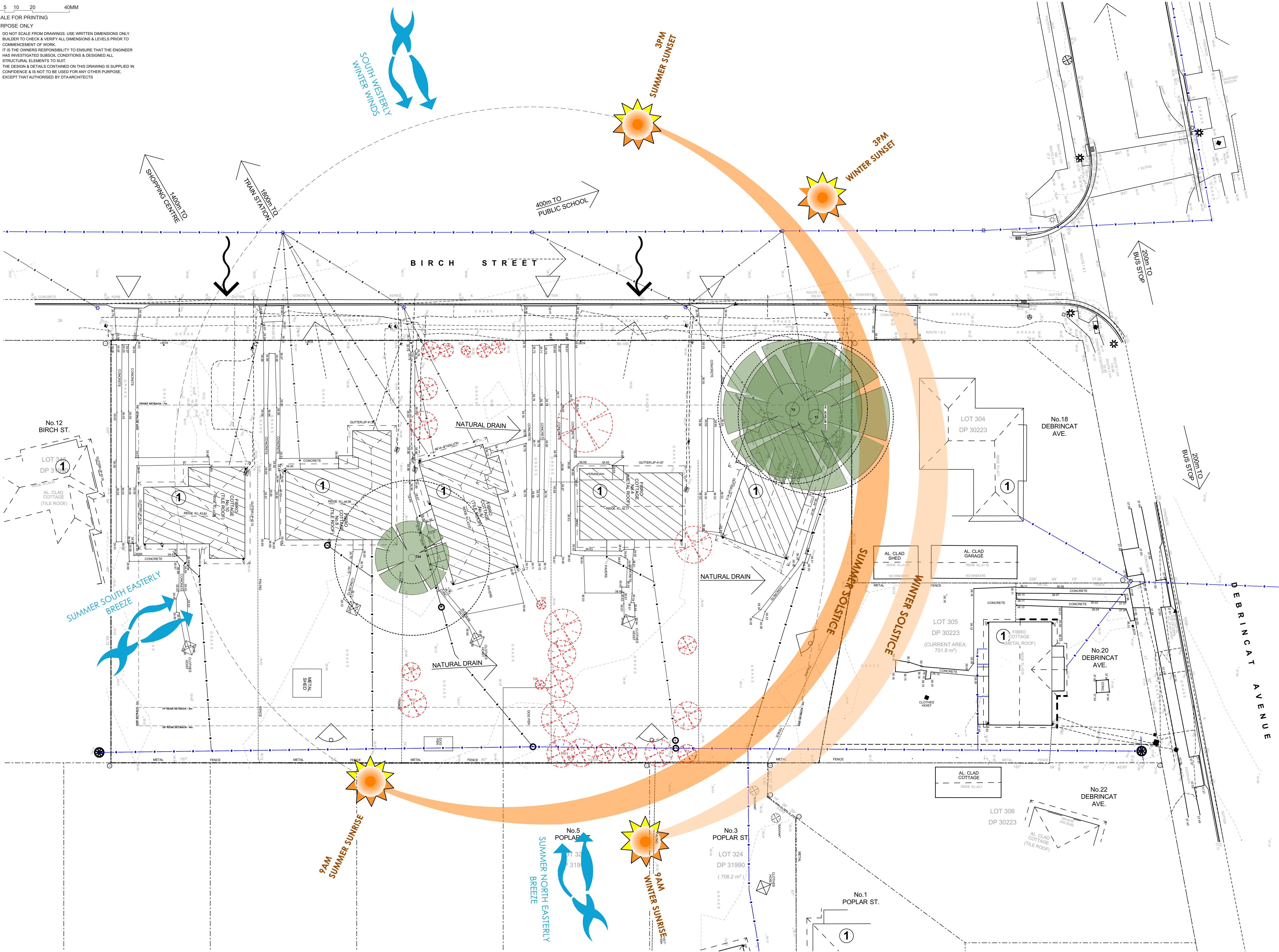
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SITE ANALYSIS LEGEND

- BOUNDARY
- EXISTING BUILDINGS TO REMAIN
- EXISTING BUILDINGS TO BE REMOVED
- NEIGHBOURING PRIVATE OPEN SPACE
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- OVERLOOKING
- EXISTING CONTOURS
- ACCESS TO SITE
- VIEWS
- NOISE SOURCE
- NUMBER OF STOREYS
- OVERHEAD POWERLINE
- UNDERGROUND SEWER



SITE ANALYSIS PLAN
1:200

2



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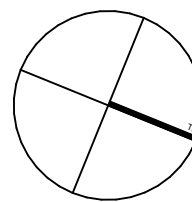
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LEGEND - DEMOLITION

--- EXTENT OF SITE BOUNDARY

EXISTING STRUCTURES TO BE DEMOLISHED. REPAIR & REINSTATE ADJOINING SURFACES.

EXISTING SITE WORKS TO BE REMOVED / DEMOLISHED

EXISTING TREES TO REMAIN. REFER ALSO TO LANDSCAPE DRAWING.

EXISTING TREES TO BE REMOVED. REFER ALSO TO LANDSCAPE DRAWING.

EXISTING LEVELS

PERFORM ALL THE DEMOLITION AS SHOWN ON THE DRAWING AND/OR AS NECESSARY REQUIRED CARRYING OUT THE WORKS UNDER THE CONTRACT.

NB: CARE MUST BE TAKEN WHILE CARRYING OUT THE WORKS.

PROTECT EXISTING PROPERTY FROM DAMAGE BY APPROPRIATE MEANS INCLUDING SHORING, STRUTTING, PROTECTIVE SCREENS, SHEETING AND THE LIKE.

REPAIR & REINSTATE ANY SUCH DAMAGE TO MATCH EXISTING.

EXISTING SERVICES: DEAL AS APPROPRIATE WITH EXISTING SERVICES INCLUDED IN OR ENCOUNTERED DURING THE COURSE OF THE DEMOLITIONS.

BEFORE DEMOLISHING AND REMOVING PARTS OF BUILDING HAVING ELECTRICAL WIRING, GAS, SEWER AND WATER PIPES, CONDUIT OR SIMILAR ITEMS EMBEDDED IN THEM, NOTIFY THE PROJECT MANAGER/ SUPERINTENDENT, AUTHORITIES HAVING JURISDICTION, AND MAKE SURE THAT THESE ITEMS ARE OUT OF SERVICE SO THAT THEY CAN BE REMOVED WITHOUT DANGER.

No.12 BIRCH ST.

LOT 345 DP 31990

AL CLAD COTTAGE (TILE ROOF)

46.46

ROOF RL: 41.43

OUTER LIP #14

OUTER LIP #15

OUTER LIP #16

OUTER LIP #17

OUTER LIP #18

OUTER LIP #19

OUTER LIP #20

OUTER LIP #21

OUTER LIP #22

OUTER LIP #23

OUTER LIP #24

OUTER LIP #25

OUTER LIP #26

OUTER LIP #27

BIRCH STREET

No.5 POPLAR ST.

LOT 325 DP 31990

No.3 POPLAR ST.

LOT 324 DP 31990

(708.2 m²)

No.1 POPLAR ST.

LOT 304 DP 30223

No.18 DEBRINCAT AVE.

AL CLAD SHED

AL CLAD GARAGE

AL CLAD COTTAGE

AL CLAD COTTAGE

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DEMOLITION PLAN

1:200



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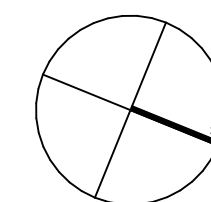
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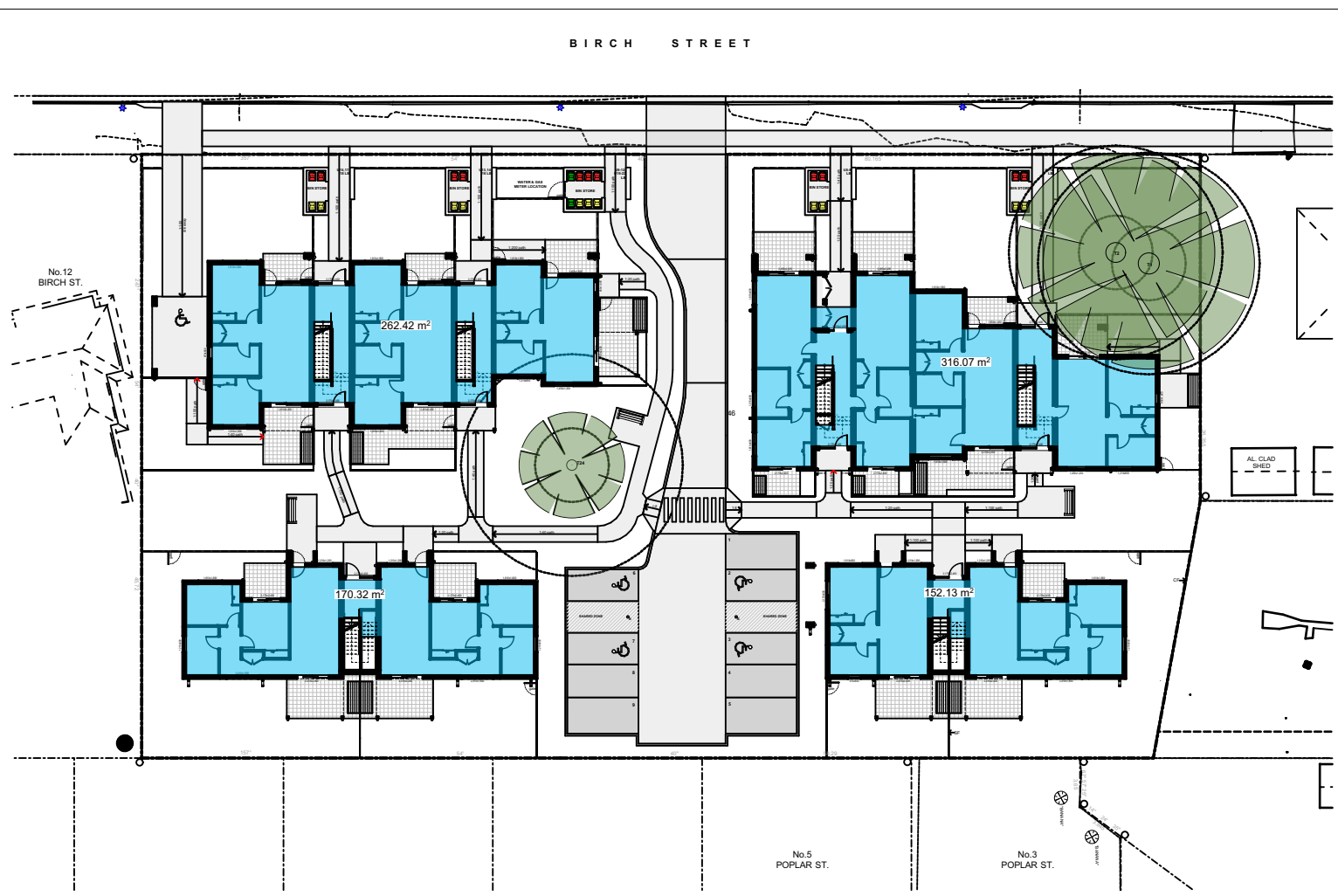
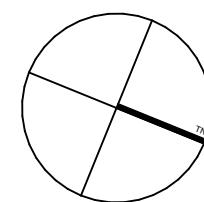
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REV:	C



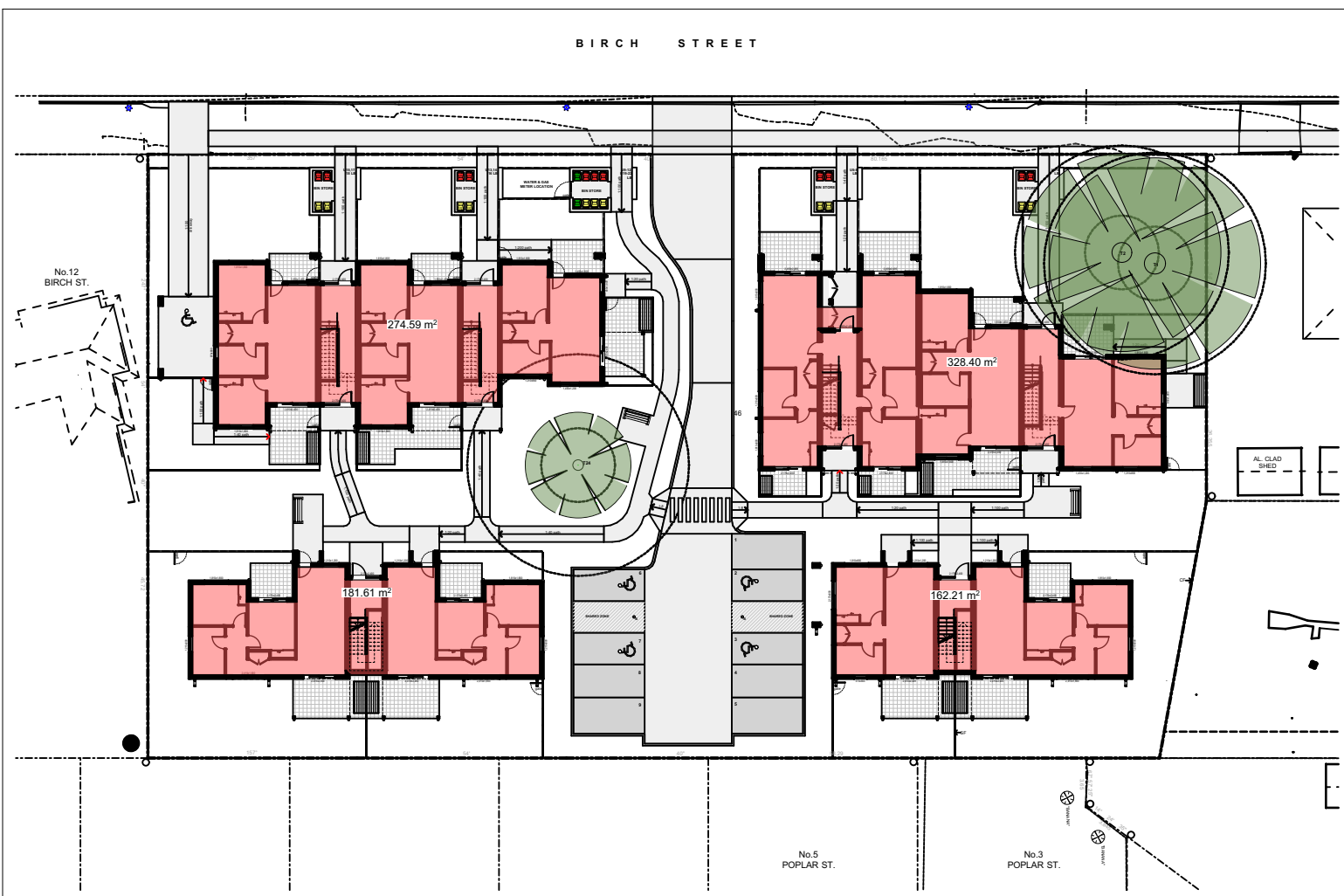
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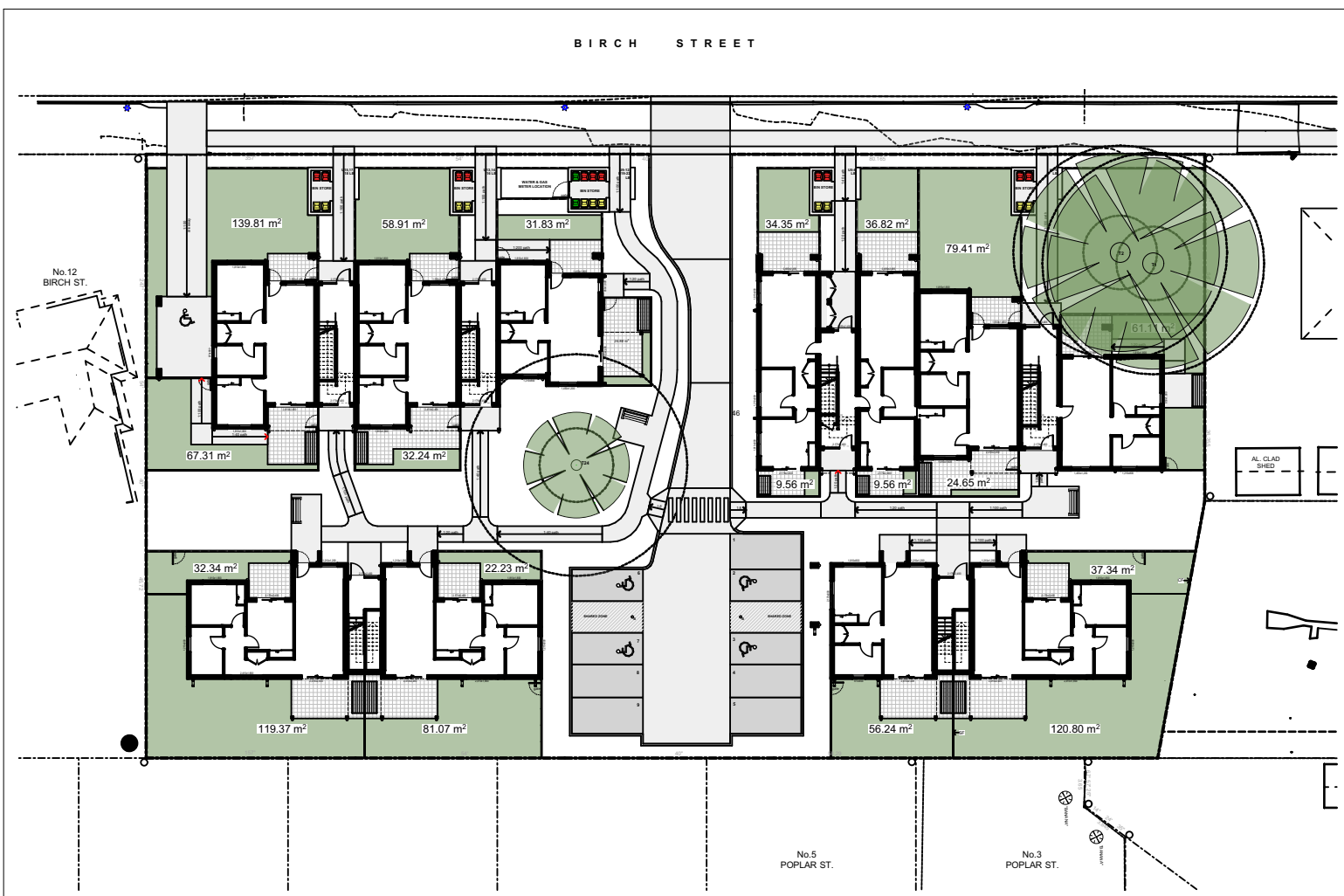
SUBDIVISION PLAN
1:200



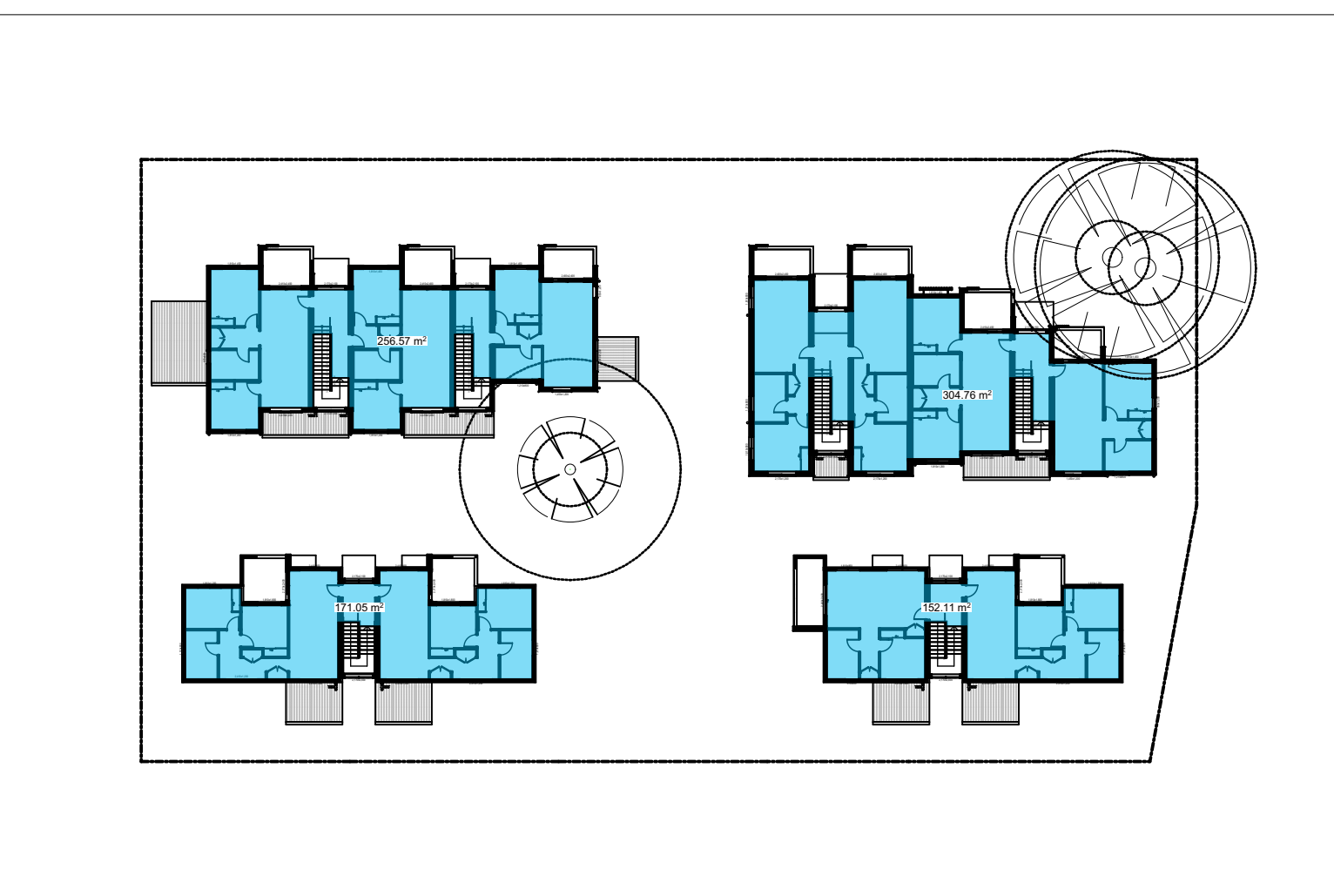
1	CALCULATION PLAN - GF FSR (DCP)
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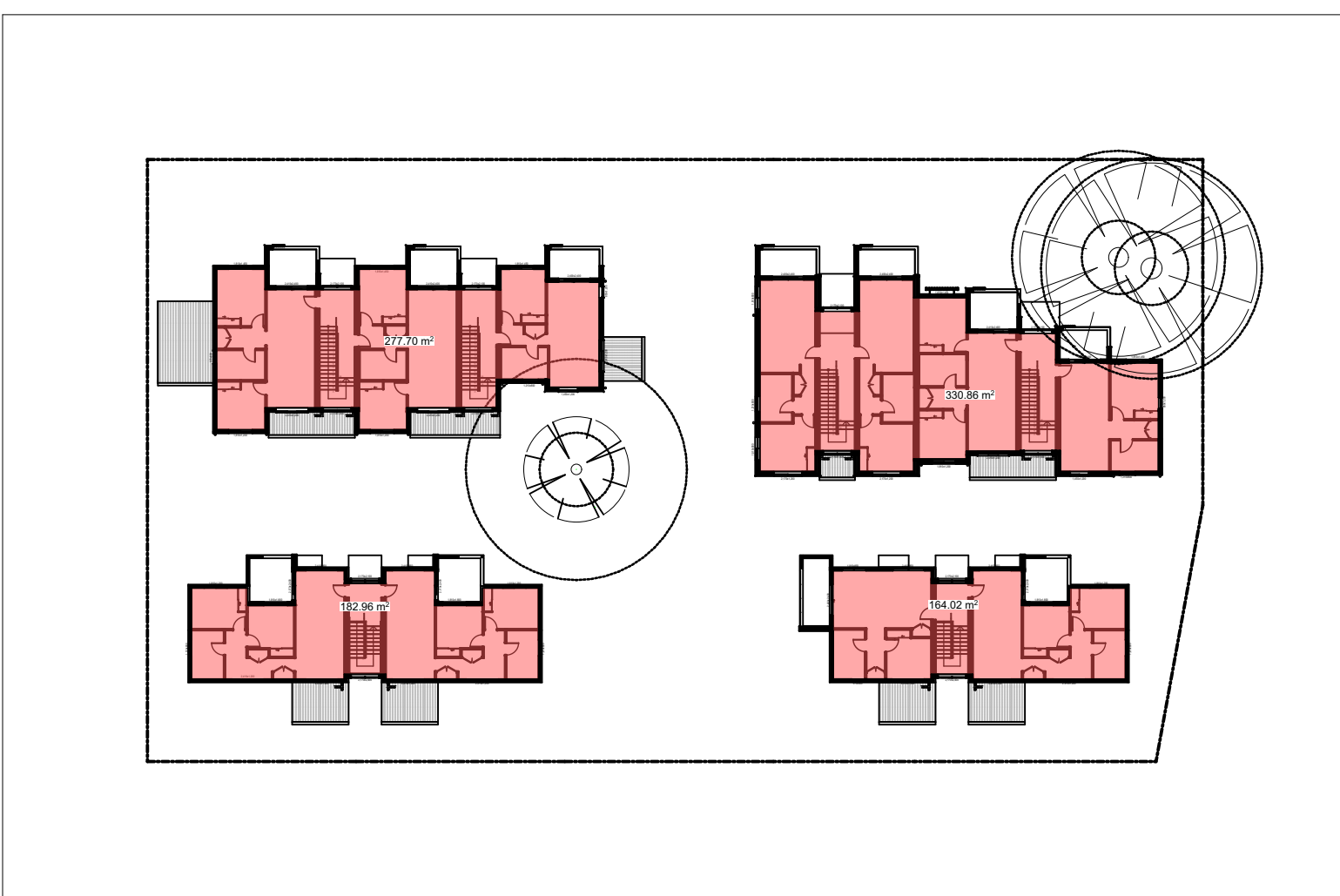
2	CALCULATION PLAN - GF FSR (SEPP)
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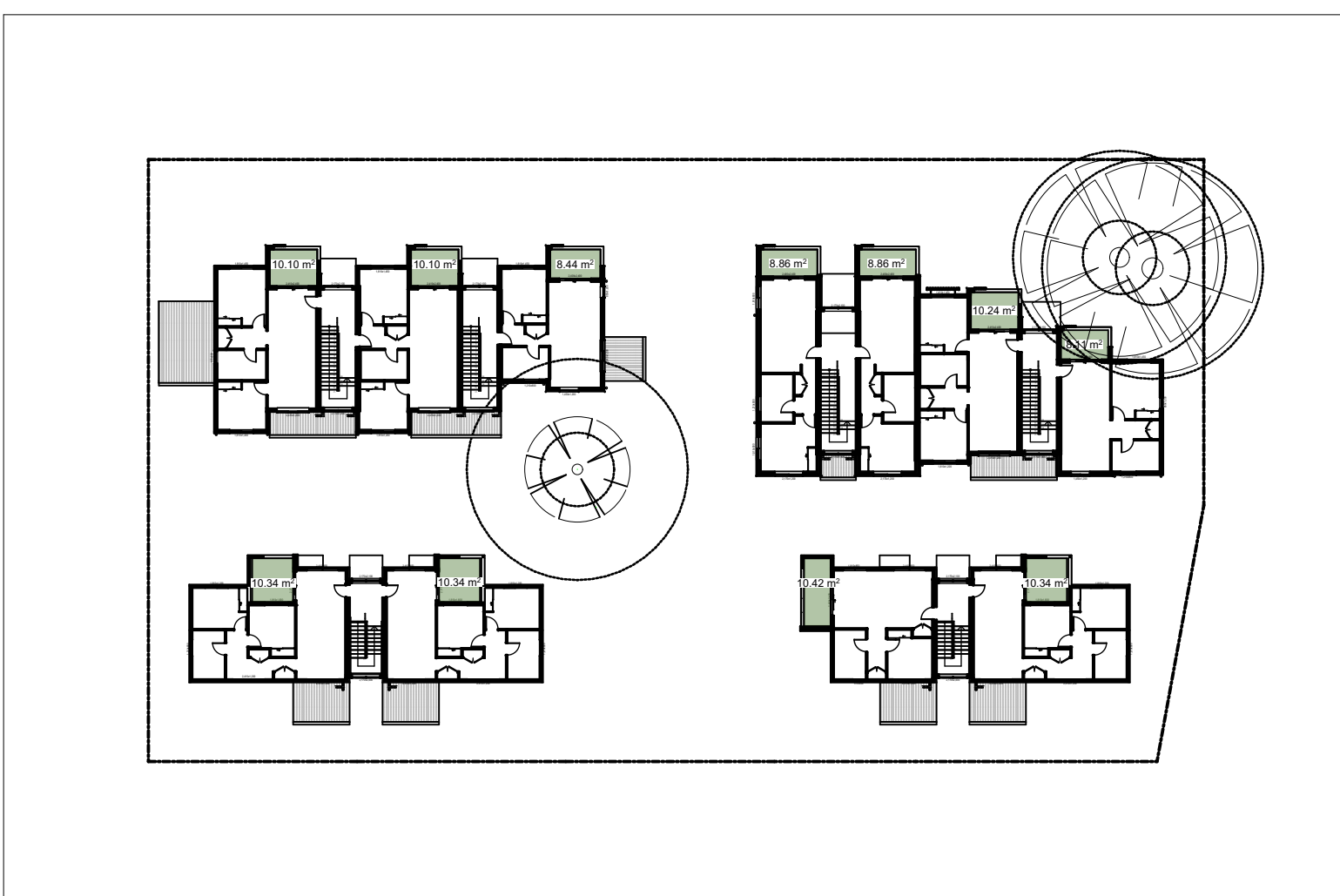
5	CALCULATION PLAN - GF POS
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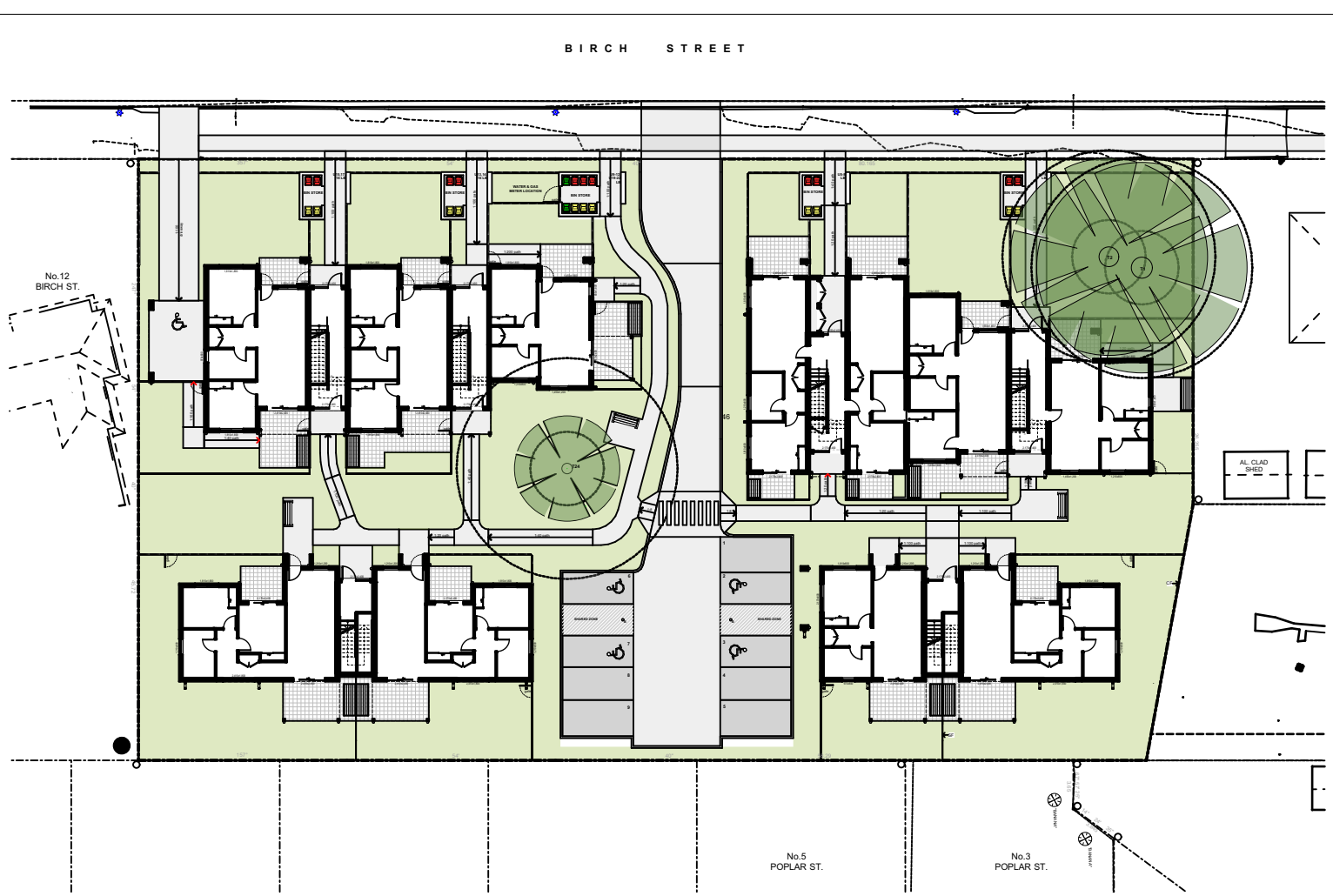
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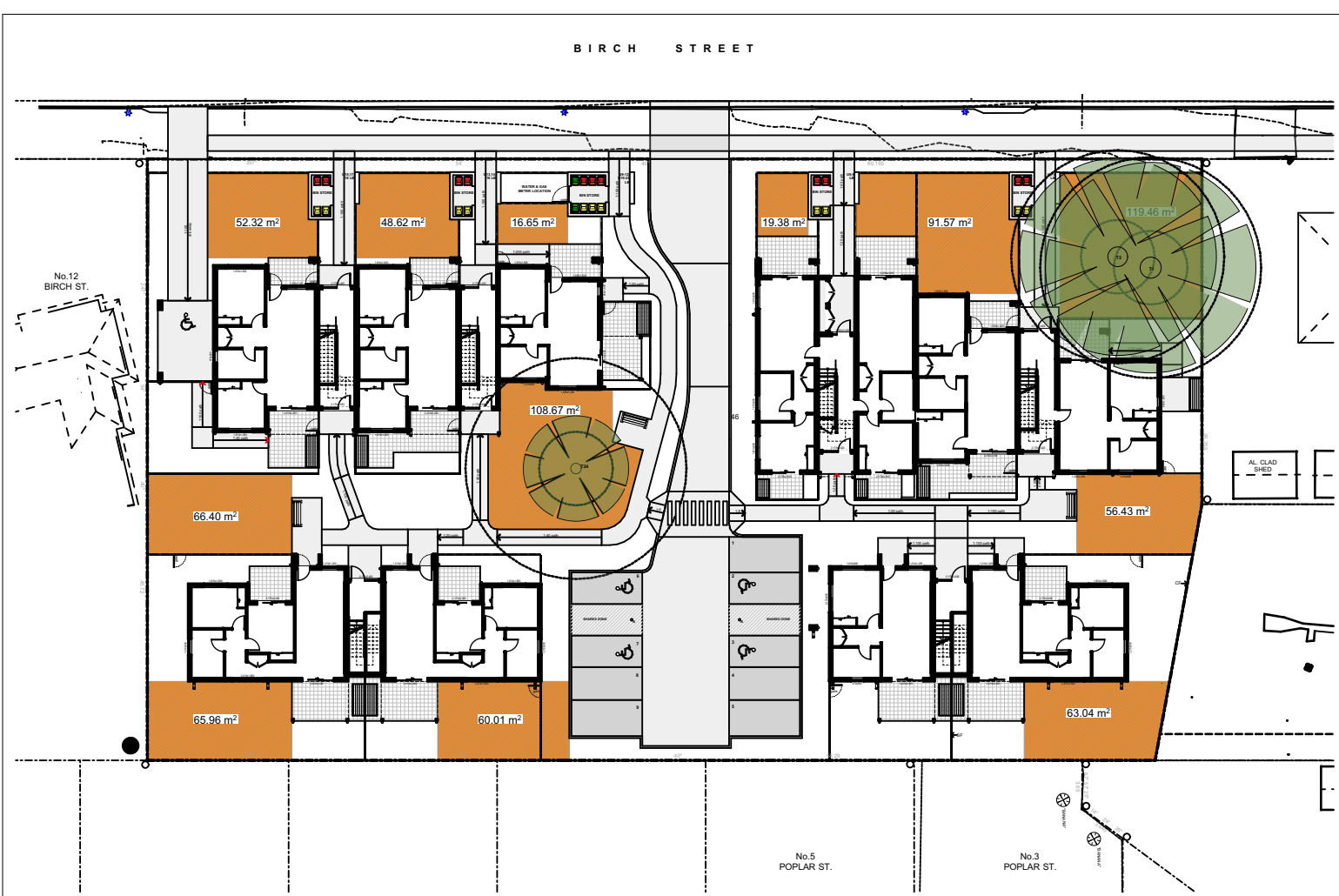
4	CALCULATION PLAN - FF FSR (SEPP)
-	1:500



6	CALCULATION PLAN - FF POS
-	1:500



7	CALCULATION PLAN - GF LANDSCAPE
-	1:500



8	CALCULATION PLAN - GF DEEP SOIL
-	1:500

All Dwellings:

- Shower to have a min rating of 4 stars (>4.5 but <=6.0 L/min)
- Toilet flushing system to have a min rating of 4 stars
- Taps for kitchens and bathrooms to have a min rating of 5 stars
- Hot water units to be gas instantaneous system with a min rating of 4 stars
- Provide electric cooktop and electric oven to all units

Common Areas:

- Rainwater tank to be a min of 7500 Litres and be of a central rain water tank collecting a min of 1270sqm of roof area. Toilet & Laundry connection to all dwellings. Landscape connection to all ground floor units and common landscape area.
- Solar panels to be provided with a min electrical output of 23 peak kW

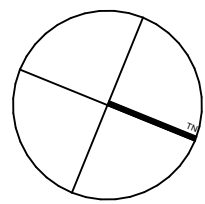
NCC 2022 NUMBERS Thermal Performance Specification - North 25 Mays						
		External Results				
Insulation	Roof	Mod -	SA -	Comments		
Cavity brick	R0.7	Mod -	SA -0.475, 0.70	As per elevations		
Metal cladding	R2.5	Mod -	SA ->0.70	As per elevations		
		SA - Snow Absorbance				
		Internal Results				
Insulation	None	Internal U units (Ground Floor)		Comments		
Single brick work	None			Internally in units (Level 1)		
Plasterboard cast	None			Shared walls between units/hobbies		
Cavity brick	None					
		Floors				
Floor Type	Insulation	Ground Floor		Comments		
Concrete slabs on ground	None			Ground Floor		
Concrete	None			Level 1 (Units below)		
Ceiling Type	Insulation	Ceilings		Comments		
Plasterboard	None			Use above		
Plasterboard	R2.5			Roof/air above		
Insulation loss due to downlight is not used being modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite						
		Roof				
Insulation	Roof	Mod -	SA -	Comments		
Metal	R1.3 (Ro-Faced blanket)	Mod -	SA -0.475, 0.70	Throughout (ventilated cavity)		
		SA - Snow Absorbance				
		Glazing				
Opening Type	U Value	gDGC	glazing & Frame Type			
Sliding - Fixed (throughout second below)	1.5	0.65	e.g. Single glazing high performing Low-e clear Aluminium frame			
Sliding - Fixed (U10 and U15)	4.5	0.65	e.g. Single glazing high performing Low-e clear Aluminium frame			
Awning (Throughout except below)	4.8	0.55	e.g. Single glazing high performing Low-e clear Aluminium frame			
Awning (U10 and U15)	4.5	0.65	e.g. Single glazing high performing Low-e clear Aluminium frame			
<i>If not gDGC values are based on the APFC Default Windows Set, Glazing systems to be installed must have an equal or lower U value and a gDGC value > 10% of the above specified values</i>						
		Shafts				
Shaft Type	Frame Type	Comments				
Fixed	Timber and Aluminium			Single glaze clear		
		Ceiling Lin				
size	Location	Comments				
1200mm in diameter	Living			Throughput		
900mm in diameter	Bedroom			Throughput		

0 5 10 20 40MM

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SITE LEGEND

- 1 BED
- 2 BED
- PRIVATE OPEN SPACE (POS)
- LANDSCAPE AREA
- DRIVEWAY, FOOT PATH & PAVED AREA
- DEEP SOIL ZONE
- CERAMIC TILE (NS-CT)
- BRICK RETAINING WALL
- EX.TREES TO BE RETAINED
- EX. TREES TO BE REMOVED
- STORMWATER PIT
- OVERHEAD POWERLINE
- UNDERGROUND SEWER

LEGEND - PLAN

- External Walls & Party Walls
Nom. 270mm thick cavity brick wall, finish as specified
- Ground Floor Internal Walls
Nom. 110mm masonry wall, c/w 13mm plasterboard / FC lining both sides, set ready for selected paint finish.
- First Floor Internal Walls
Nom. 90mm stud framed wall, c/w 13mm plasterboard / FC lining both sides, set ready for selected paint finish.
- Non-slip ceramic floor tiles. Refer to finishes schedule
- Carpet / vinyl floor finish. Refer to finishes schedule
- Proposed levels. Refer also to drainage drawing.

LEGEND

- AB ARMCO BARRIER WITH HANDRAIL
- ABH CONTINUOUS 100 x 100 x 6 GALVANISED STEEL
- ANG-1 PROTECTIVE ANGLE TO WALL LINE. REFER TO DETAILS
- B CONTINUOUS 100 x 100 x 6 GALVANISED STEEL
- B-1 PROTECTIVE ANGLE FIXED TO FLOOR EXACT POSITION TO BE DETERMINED ON SITE
- B-2 STEEL PROTECTIVE BOLLARDS REFER TO DETAILS
- B-3 VANITY BASIN
- BC WALL HUNG BASIN - DISABLE COMPLIANT
- BC BATTERY CHARGE
- BF BACK FLASHING
- BFC BROOM FINISHED CONCRETE
- C CARPET AS SPECIFIED
- CAP CEILING ACCESS PANEL
- CH CLOTHES HOOK
- CR CEMENT RENDERED FINISH
- CS CLEANERS SHELF
- CT CERAMIC TILES
- CW COMPLETE WITH
- DB ELECTRICAL DISTRIBUTION BOARD
- DP DOWNPIPE - COLORBOND
- DPS DOWNPIPE & SPREADER - COLORBOND
- DT DOOR THRESHOLD REFER TO DETAIL
- DW DISHWASHER AS SPEC
- EAC EXPOSED AGGREGATE CONCRETE
- EDB REFER TO ELEC.T. DOCUMENTS
- EF EXHAUST FAN
- EG EAVES GUTTER
- EW EYE WASH
- F FRIDGE AS SPEC.
- F2 FIXED GLASS
- FHR FIRE HOSE REEL REFER TO HYDRAULIC ENGINEERS DETAILS
- FIP FIRE INDICATOR PANEL (LOCATED MAIN ENTRY)
- FM RECESSED FLOOR MAT
- FW FLOOR WASTE
- GPO-S GRATED DRAIN
- GPO-D SINGLE GENERAL PURPOSE OUTLET
- GPD DOUBLE GENERAL PURPOSE OUTLET
- GRB COAL POST BOLLARDS
- GR GRAB RAIL
- HD HAND DRYER
- HTH HEATED THRESHOLD
- HWU HOT WATER UNIT
- HYD HYDRANT REFER TO HYDRAULIC ENGINEERS DETAILS
- LC LAMINATED BENCH TOP & CUPBOARDS
- LK LOCKERS
- M1 MIRROR
- MSB ELECTRICAL MAIN SWITCH BOARD
- MW MICROWAVE OVEN AS SPEC.
- NS-CT NON-SLIP CERAMIC TILE
- OP OVERFLOW
- PB PLASTERBOARD LINING
- PTD PAPER TOWEL DISPENSER
- RH RANGE HOOD
- RM RECESSED ENTRY MAT
- SCR SHOWER CURTAIN RAIL
- SC COLUMN TO STRUCTURAL ENGINEERS DETAILS
- SD SOAP DISPENSER
- SH WALL SHELF
- SK SEWER STACK REFER TO HYDRAULIC ENGINEERS DETAILS
- SK-1 STAINLESS STEEL SINK
- SK-2 CLEANER SINK
- SNP BOX GUTTER SUMP & OVERFLOW
- STF STEEL TROWEL FINISHED CONCRETE
- TGSI TACTILE INDICATOR
- TH THRESHOLD RAMP
- TM TIMBER FLOORING
- TP TOILET PARTITIONS
- TPH TOILET PAPER HOLDER
- TRS TRANSLUCENT ROOF SHEETING
- TS-1 TAP SET - WASHROOMS
- TS-2 TAP SET - DISABLE COMPLIANT
- TS-3 TAP SET - KITCHEN
- TS-4 TAP SET - CLEANERS
- US MOP & BROOM SHELF
- V VINYL
- VP VENT PIPE
- VTY VENT PIPE REFER TO HYDRAULIC DOCUMENTS
- WB VANITY UNIT
- WB WORK BENCH
- WC-1 TOILET PAN / SUITE
- WC-2 TOILET PAN / SUITE DISABLE COMPLIANT
- WC-3 TOILET PAN / SUITE AMBULANT
- WG WHEEL GUIDE
- WT WASH TROUGH
- WU-1 WALL HUNG URINAL
- WS WHEEL STOP
- XP EPOXY FLOORING

SITE PLAN
1:200

1



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C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
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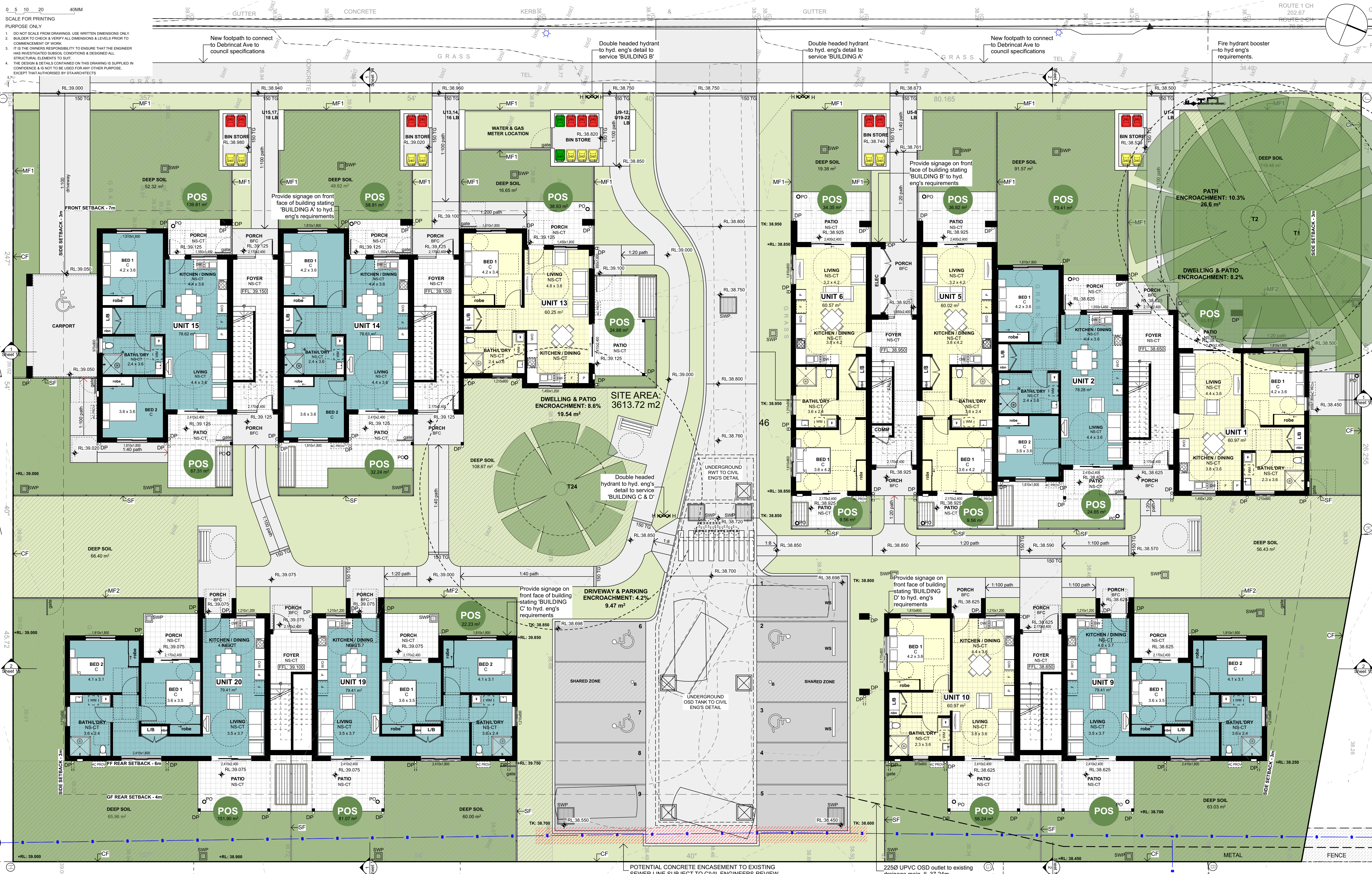
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Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Mays NSW 2760

TITLE
SITE PLAN

STATUS:
15/11/2023
SCALE:
As shown @ A1
PROJ:
BGYZ
JOB:
2022.011
STAGE:
DRAWN:
CHECKED:
DD
C
TYPE:
SHEET:
A
7 of 22
REV:
C
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2-10 Birch St North St Marys\3.Dwg\3.2 DA
2022 011 LAHC 2-10 Birch Street North St
DA022.pn
PLOTTED: 15/11/2023
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15/11/2023	As shown @ A1	BGYZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
TYPE	DD	DD	DD
C	A	7 of 22	C



GROUND FLOOR PLAN
1:100

0 5 10 20 40MM

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FIRST FLOOR PLAN

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TITLE
FIRST FLOOR PLAN

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DRAWN: SD
CHECKED: DD
TYPE: SHEET
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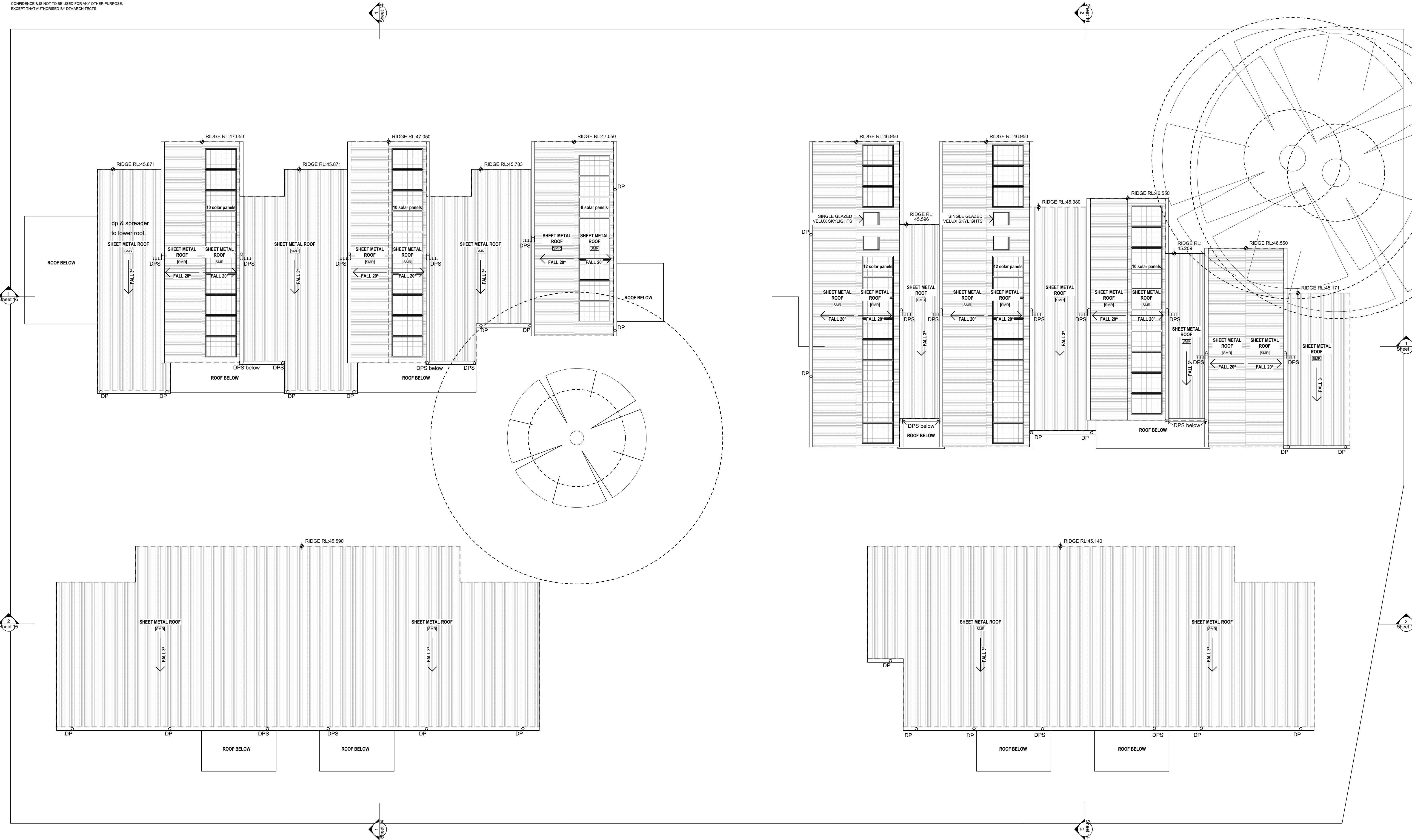
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A 9 of 22

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2

-

ROOF PLAN

1:100



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TITLE:

ROOF PLAN

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DA022.pn

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STATUS:

DA ISSUE

DATE	SCALE	PROJ	JOB
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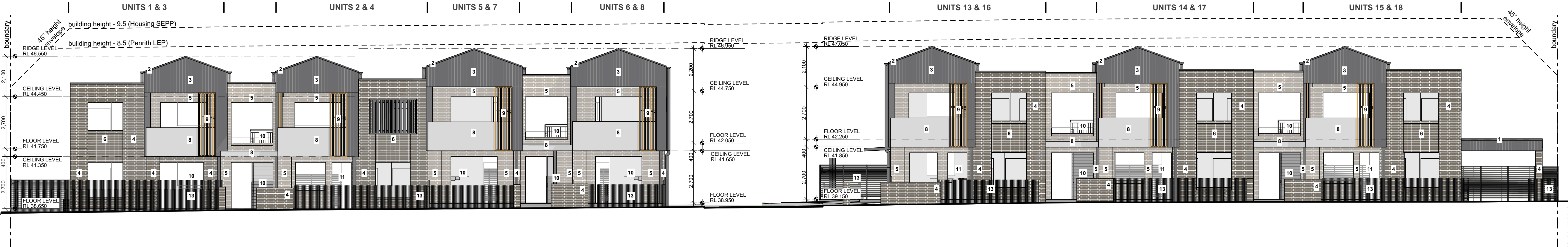
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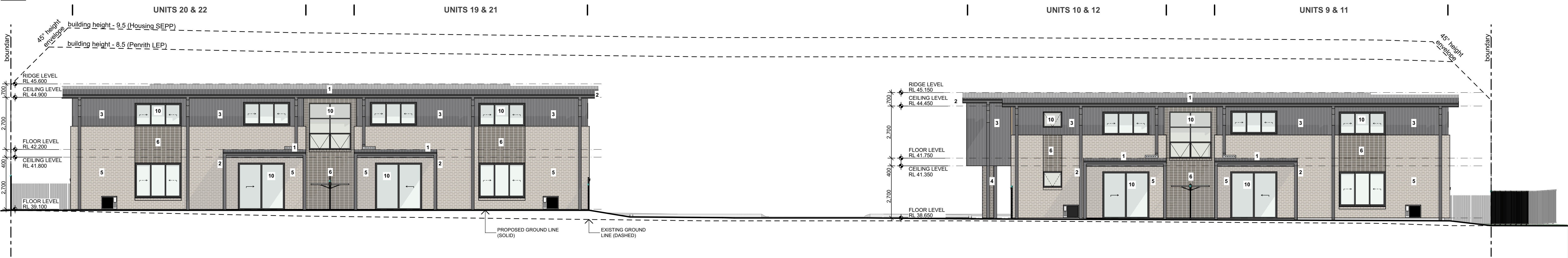
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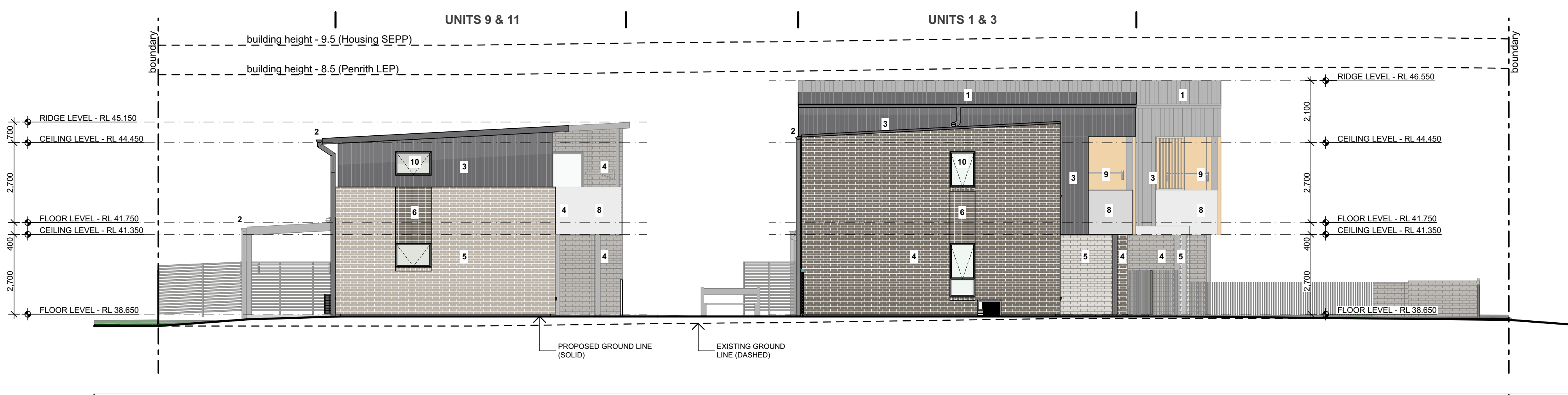
WEST ELEVATION (BIRCH STREET)

1:100



EAST ELEVATION

1:100



NORTH ELEVATION

1:100

EXTERNAL FINISHES SCHEDULE

1	SHEET METAL ROOF (SMR) Kliplock 700 High Strength - Basalt Matt	8	ENTRY AWNING / BALCONY SLAB EDGE / BALCONY BALUSTRADE Concrete - Rockcote Finish
2	GUTTER & DOWNPIPE / BARGE BOARD & FASCIA / PATIO AWNING POST & STRUCTURE Colorbond, Basalt	9	BALCONY SOFFIT & FEATURE WALL / BALCONY PRIVACY SCREEN Decowood - Aluminium Colour - Kwila
3	WALL CLADDING (MC1) - Colorbond Metal Wall Cladding Lysalt Enseam 465 - Basalt Matt	10	WINDOW & DOOR FRAMES Aluminium Powdercoat - Basalt
4	WALL / LB & WASTE ENCLOSURE Face Brick Type 1 (FBK1) PGH: Range - Velour, Name - Volcanic Stretch Bond	11	FRONT DOOR LEAF Paint Finish - Shale Grey
5	WALL Face Brick Type 2 (FBK2) PGH: Range - Velour, Name - Crushed Grey Stretch Bond	12	GLASS BALCONY BALUSTRADE Balustrade - Obscure glass Frame - Aluminium Powdercoat, Shale Grey
6	WALL Face Brick Type 3 (FBK3) PGH: Range - Velour, Name - Volcanic Stacked Bond	13	FRONT METAL FENCE Vertical Bars - Steel Powdercoat, Woodland Grey SIDE, REAR & POS FENCE Colorbond, Woodland Grey
7	WALL Face Brick Type 4 (FBK4) PGH: Range - Velour, Name - Crushed Grey Stacked Bond		



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TITLE:
ELEVATIONS

STATUS: DA ISSUE
DATE: 15/11/2023
SCALE: As shown @ A1
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DRAWN: SD
CHECKED: DD
PLOTTED: 15/11/2023
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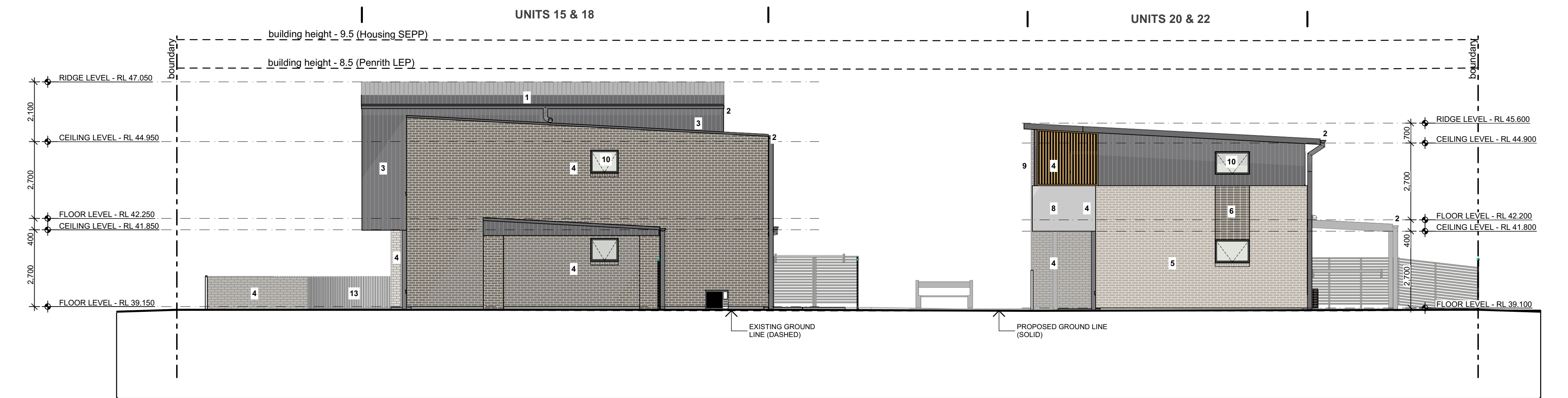
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JOB: 2022.011
SHEET: DD
REV: DD
TYPE: A
SHEET: 11 of 22
REV: C

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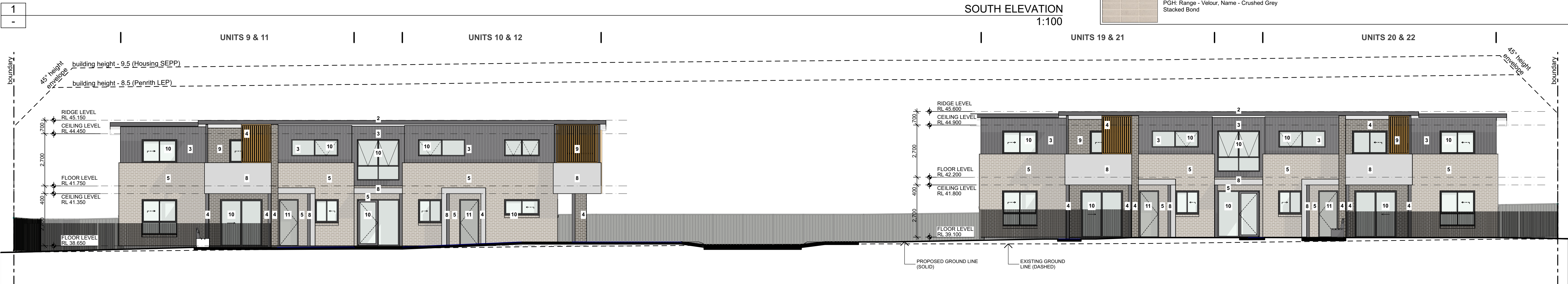
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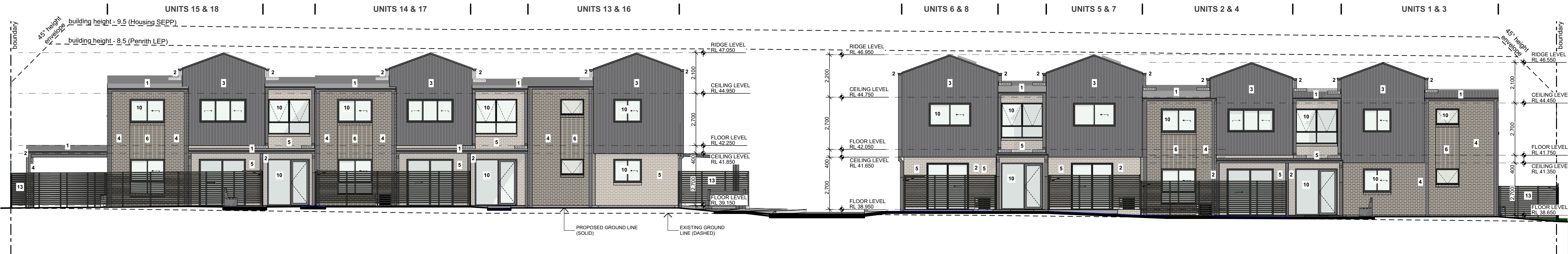
EXTERNAL FINISHES SCHEDULE

1	SHEET METAL ROOF (SMR) Kliplock 700 High Strength - Basalt Matt	8	ENTRY AWNING / BALCONY SLAB EDGE / BALCONY BALUSTRADE Concrete - Rockcote Finish
2	GUTTER & DOWNPIPE / BARGE BOARD & FASCIA / PATIOAWNING POST & STRUCTURE Colorbond, Basalt	9	BALCONY SOFFIT & FEATURE WALL / BALCONY PRIVACY SCREEN Decowood - Aluminium Colour - Kwila
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6	WALL Face Brick Type 3 (FBK3) PGH: Range - Velour, Name - Volcanic Stacked Bond	13	FRONT METAL FENCE Vertical Bars - Steel Powdercoat, Woodland Grey SIDE, REAR & POS FENCE Colorbond, Woodland Grey
7	WALL Face Brick Type 4 (FBK4) PGH: Range - Velour, Name - Crushed Grey Stacked Bond		



WEST INTERNAL ELEVATION

1:100



EAST INTERNAL ELEVATION

1:100



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TITLE:

ELEVATION & INTERNAL ELEVATIONS

FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
\2022 011 LAHC 2-10 Birch Street North St
DA022.pn

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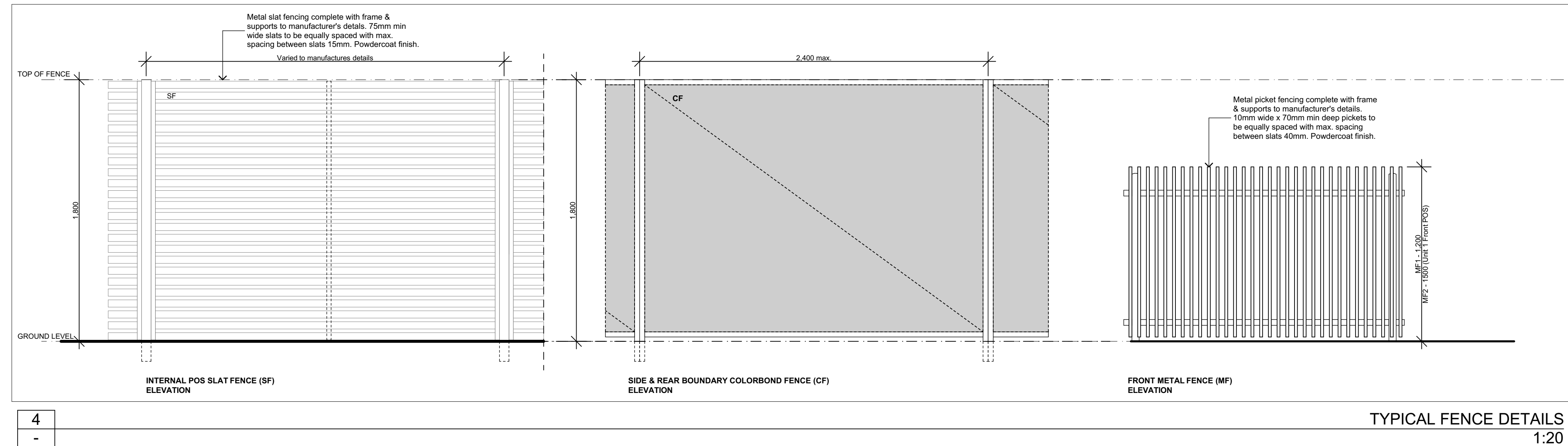
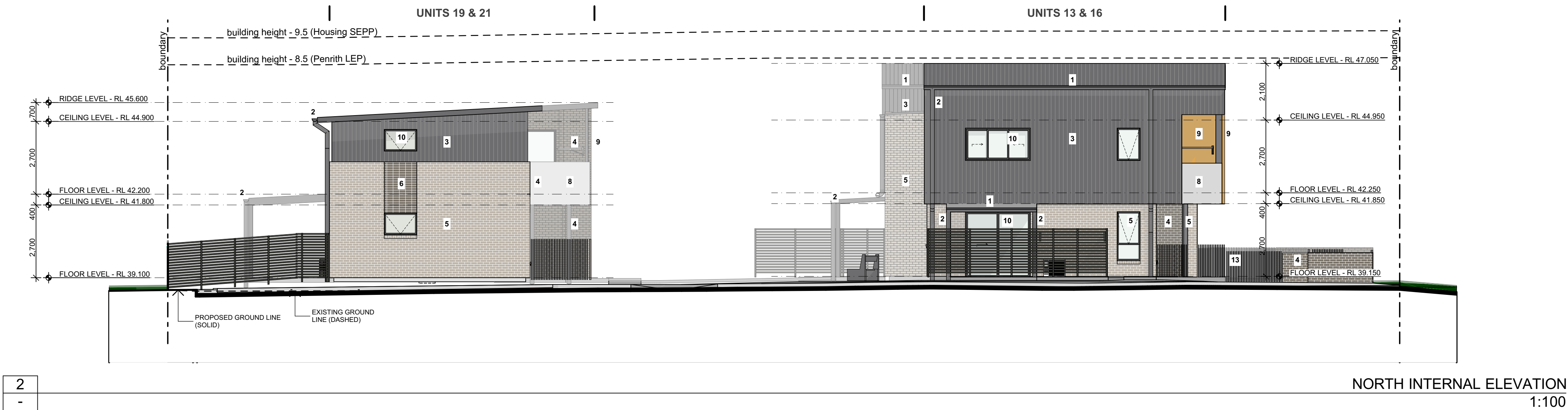
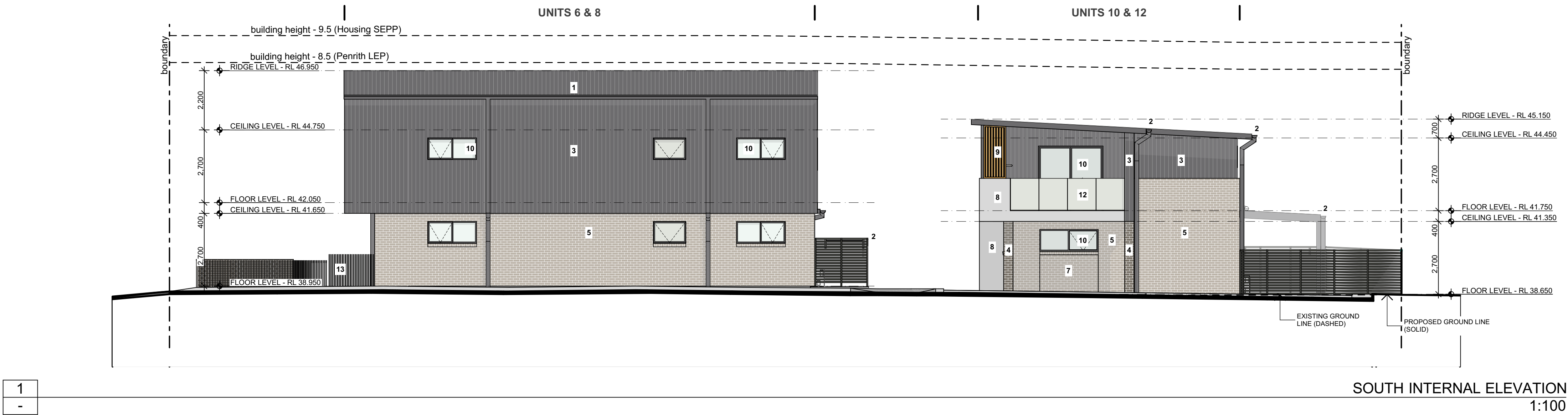
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15/11/2023	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET		
A	12 of 22		C

0 5 10 20 40MM

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DATE: 15/11/2023 SCALE: As shown @ A1 PROJ: BGYVZ JOB: 2022.011

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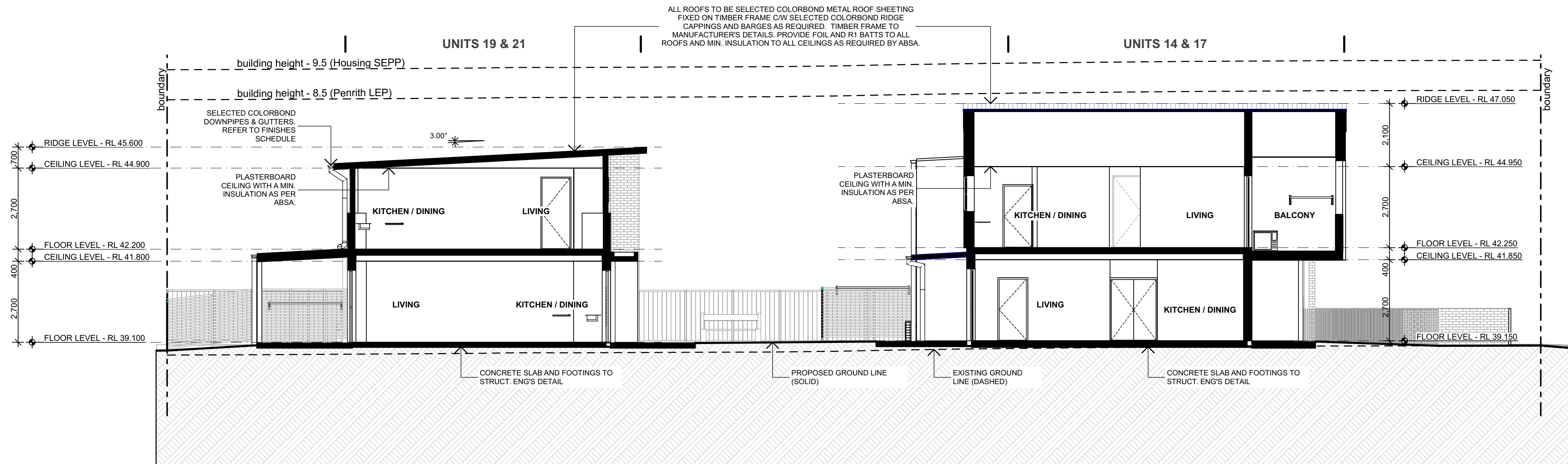
REV: C

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SCALE FOR PRINTING

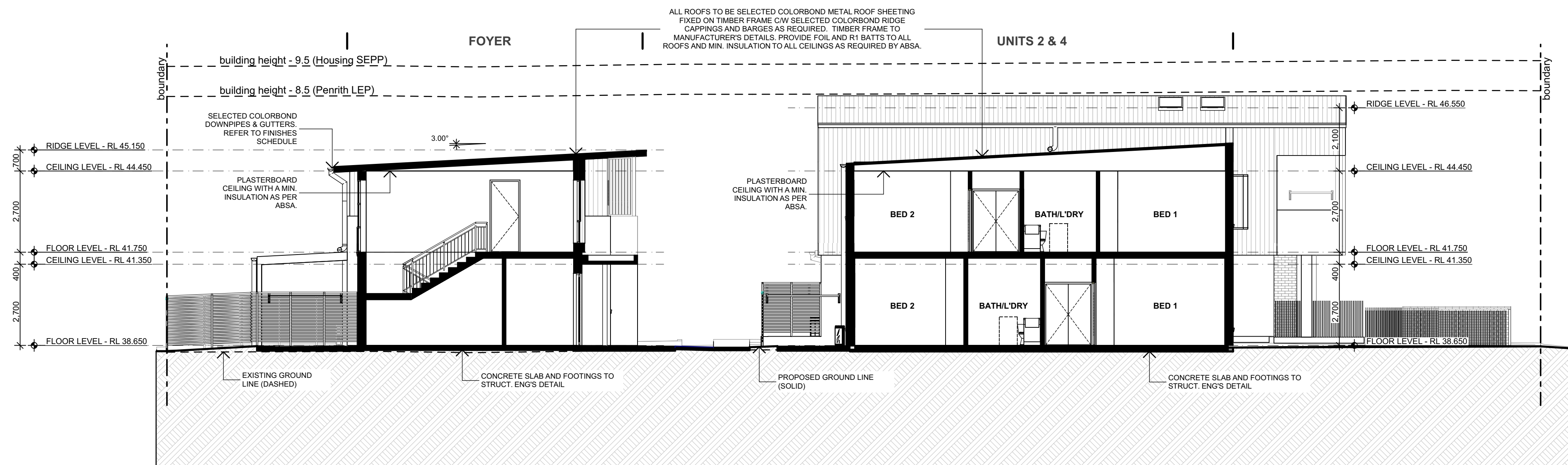
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1
-

S-01 SECTION
1:100



2
-

S-02 SECTION
1:100



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Daniel Donal
NSW ARB No.9068



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Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:

SENIORS HOUSING DEVELOPMENT

at

Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Mays NSW 2760

TITLE:
SECTIONS

FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
\2022 011 LAHC 2-10 Birch Street North St
DA02.dgn

PLOTTED: 15/11/2023
2:49 PM

STATUS: DA ISSUE

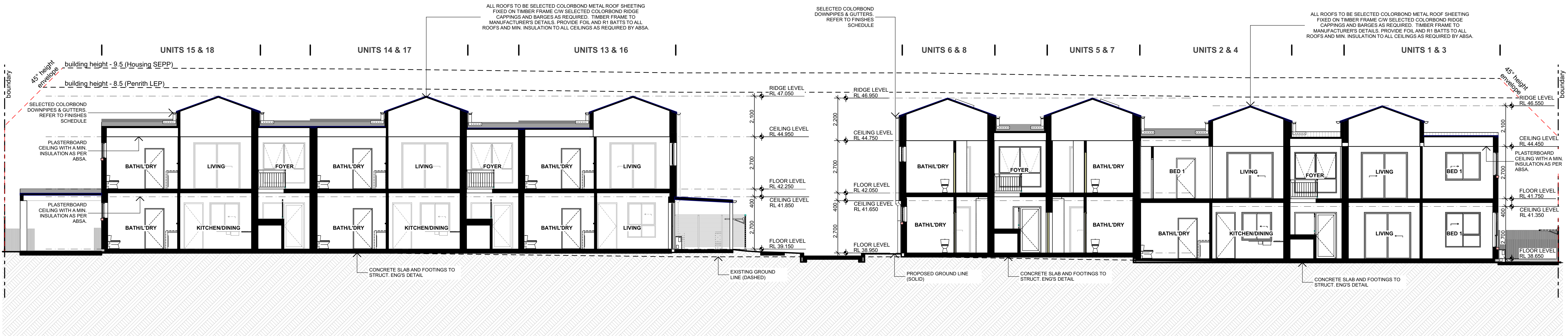
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15/11/2023	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	14 of 22	C	

0 5 10 20 40MM

SCALE FOR PRINTING

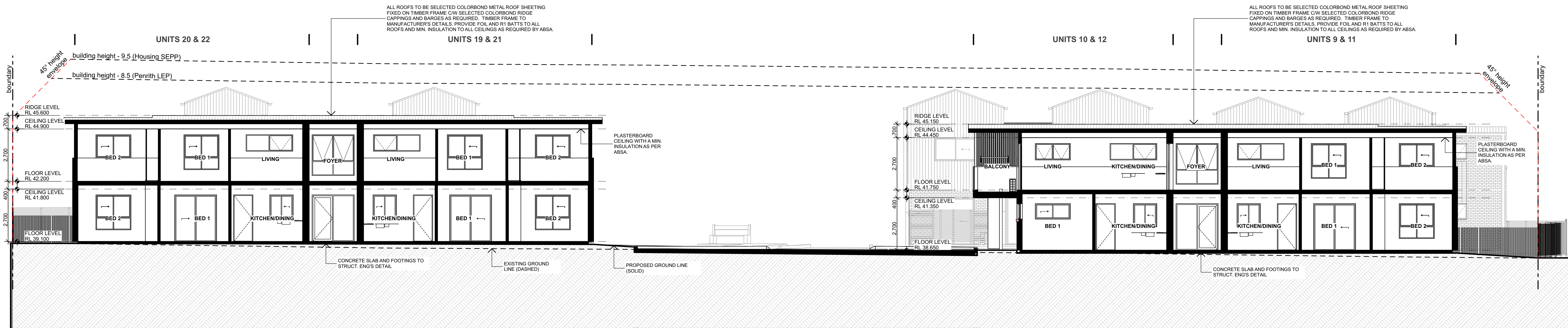
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1
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S-03 SECTION
1:100



2
-

S-04 SECTION
1:100



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Mays NSW 2760

TITLE
SECTIONS

FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
2022 011 LAHC 2-10 Birch Street North St
DA022.pln

PLOTTED: 15/11/2023
2:49 PM

STATUS: DA ISSUE

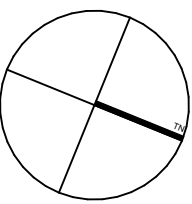
DATE	SCALE	PROJ.	JOB
15/11/2023	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	15 of 22	C	

0 5 10 20 40MM

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LEGEND

- Grey area indicates shadows cast by proposed development
- Red area indicates existing shadows cast by neighbouring properties



SHADOW DIAGRAM - 21st JUNE - 9.00 am
1:200

2

-



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GREATER WESTERN SYDNEY REGION

PROJECT:
SENIORS HOUSING DEVELOPMENT
at
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2-10 Birch Street & 20 Debrincat Ave, North St
Mays NSW 2760

TITLE:
SHADOW DIAGRAMS - 21st JUNE 9AM
FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Mays\3 Design\3.2 DA
2022 011 LAHC 2-10 Birch Street North St
DA022.ppt
PLOTTED: 15/11/2023
2:49 PM

STATUS:	DA ISSUE	PROJ:	JOB:
DATE:	15/11/2023	As shown @ A1	BGYVZ
STAGE:	C	DRAWN:	SD
CHECKED:	DD	CERTIFIER:	DD
REV:			

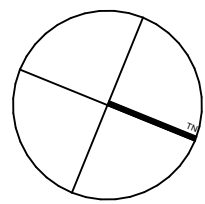
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SCALE FOR PRINTING

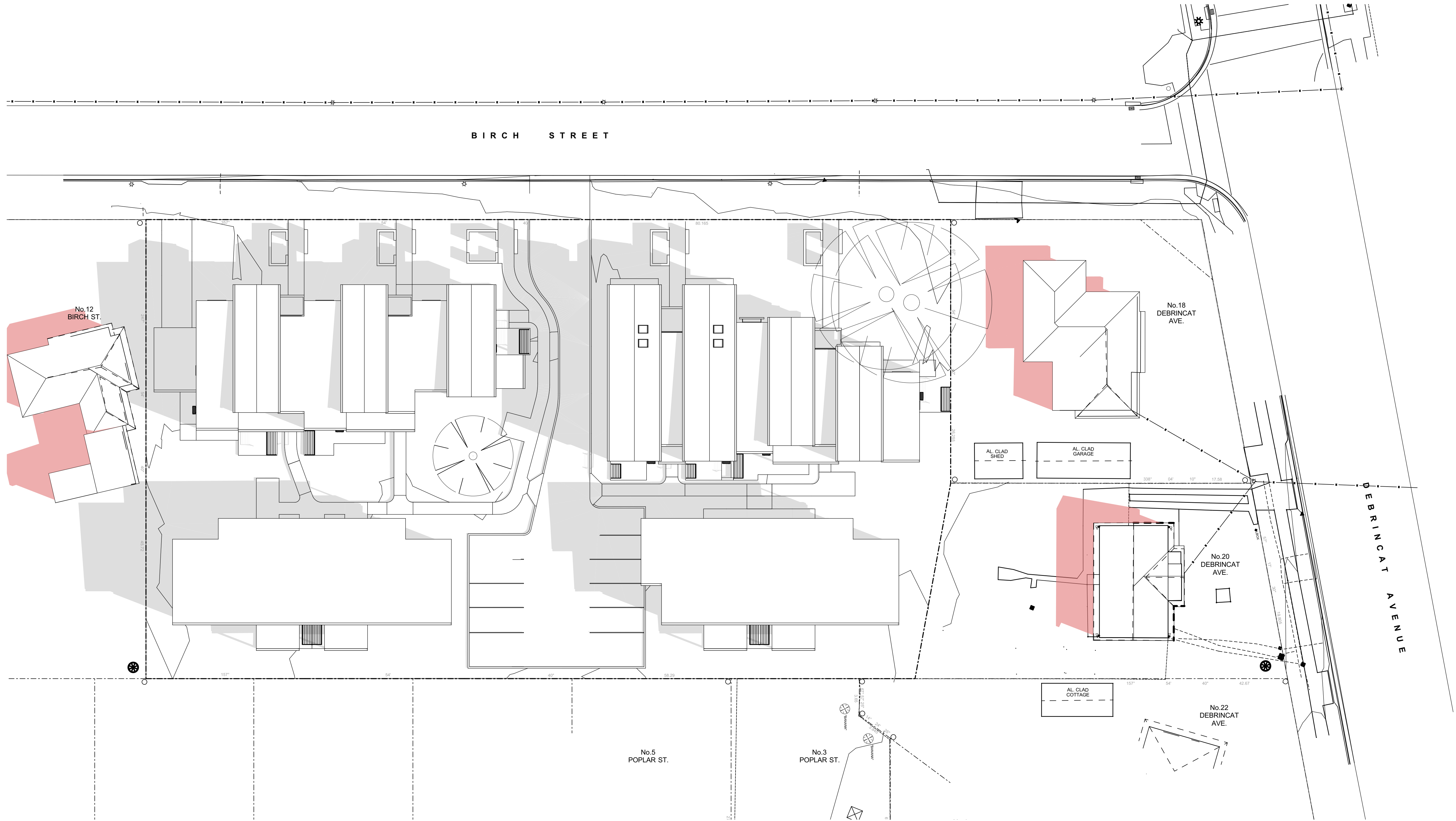
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LEGEND

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SHADOW DIAGRAM - 21st JUNE - 12.00 pm
1:200

2

-



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Planning and
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GREATER WESTERN SYDNEY REGION

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Mays NSW 2760

TITLE:
SHADOW DIAGRAMS - 21st JUNE
12PM
FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2022 011 LAHC 2-10 Birch Street North St
DA022.ppt
PLOTTED: 15/11/2023
2:49 PM

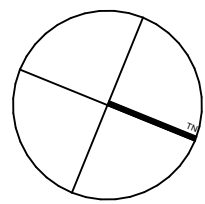
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DATE 15/11/2023	SCALE As shown @ A1	PROJ BGYZ	JOB 2022.011
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TYPE A	SHEET 17 of 22	REV: C	

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SCALE FOR PRINTING

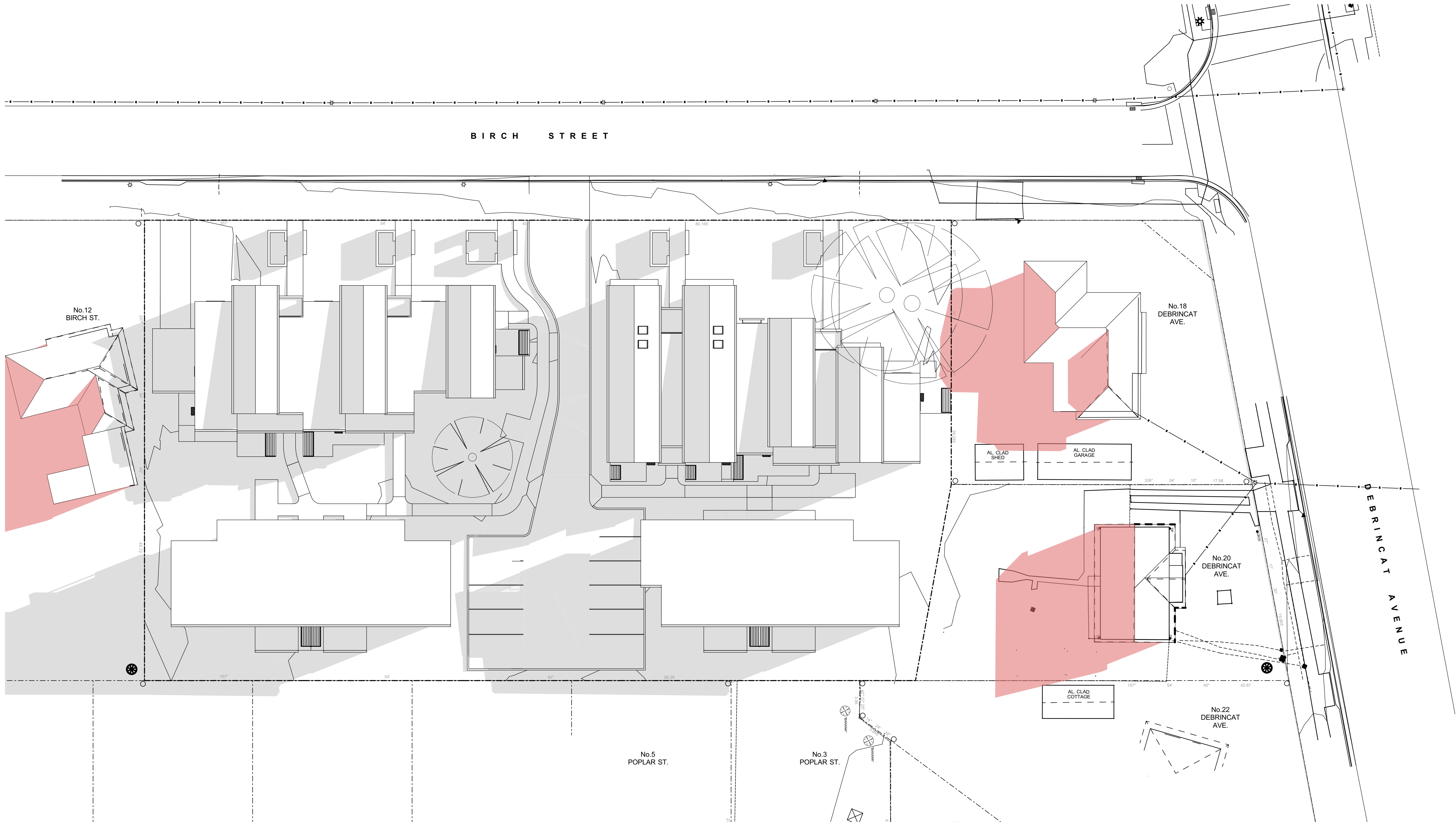
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SHADOW DIAGRAM - 21st JUNE - 3.00 pm
1:200

2
-



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REV	DATE	NOTATION/AMENDMENT

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GREATER WESTERN SYDNEY REGION

PROJECT:
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at
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Mays NSW 2760

TITLE:
SHADOW DIAGRAMS - 21st JUNE 3PM
FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Mays\3 Design\3.2 DA
\2022 011 LAHC 2-10 Birch Street North St
DA02.dwg
PLOTTED: 15/11/2023
2:49 PM

STATUS:	DA ISSUE	PROJ:	JOB:
DATE:	15/11/2023	SCALE:	As shown @ A1
STAGE:	C	DRAWN:	SD
CHECKED:	DD	CERTIFIER:	DD
REV:			

A 18 of 22 C

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

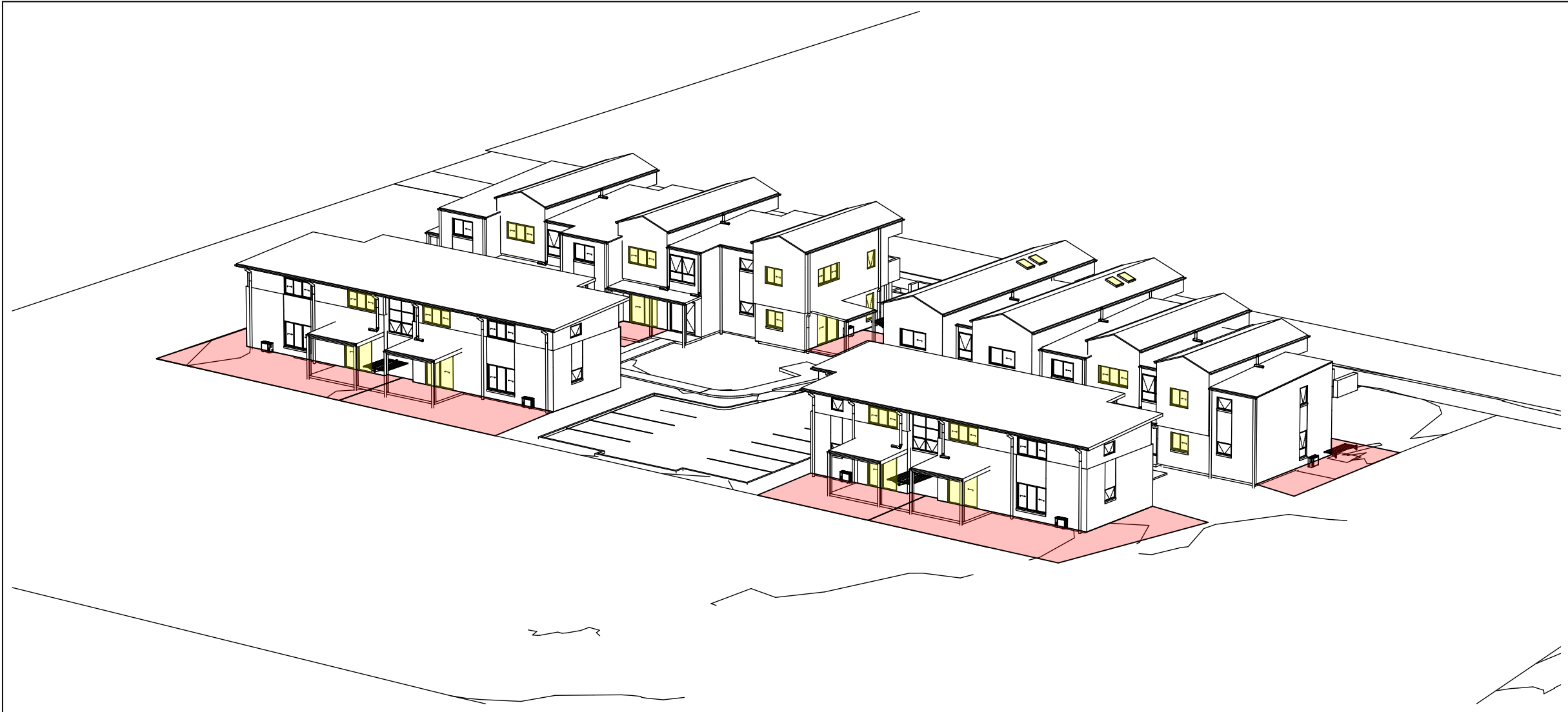
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21st JUNE - 9.00 am



3

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21st JUNE - 10.00 am



5

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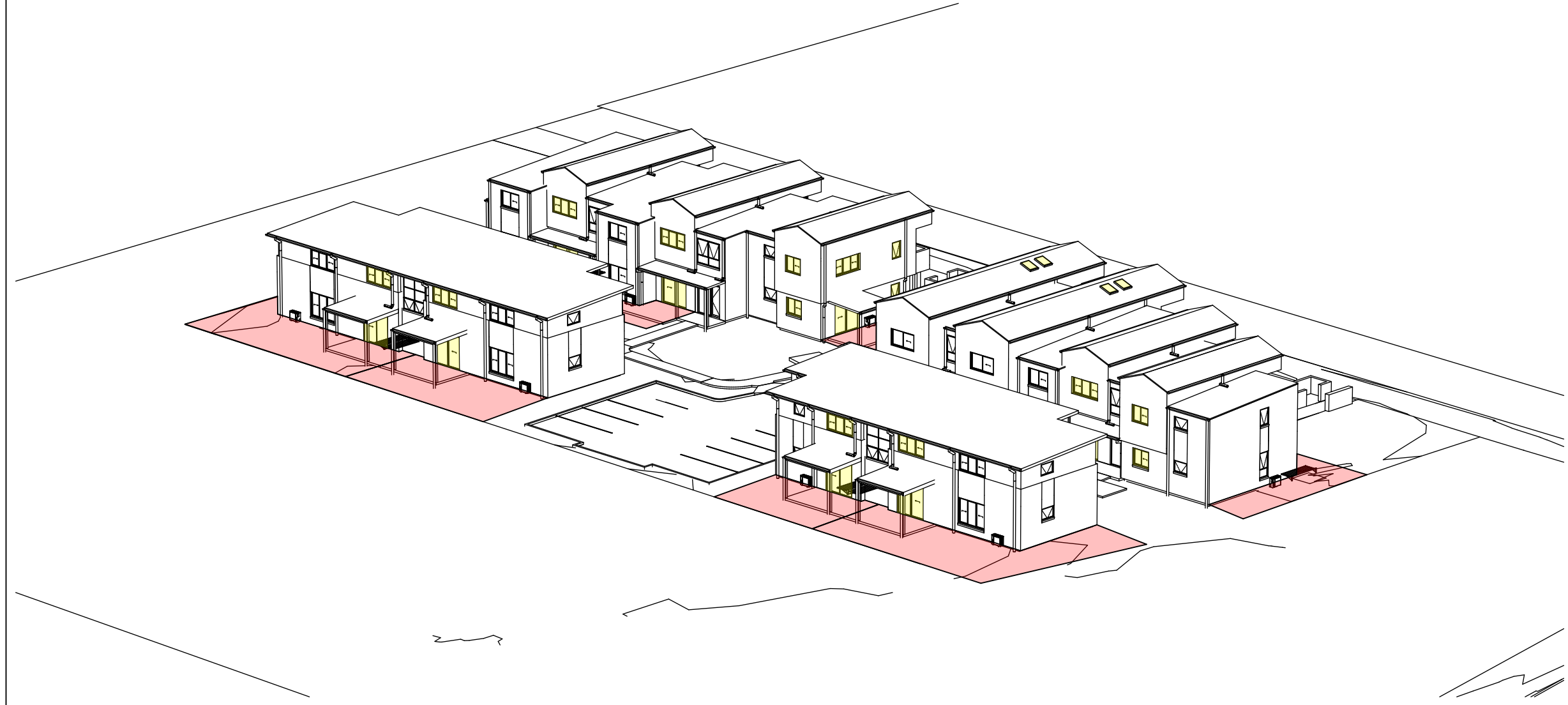
21st JUNE - 11.00 am



2

-

21st JUNE - 9.30 am



4

-

21st JUNE - 10.30 am



6

-

21st JUNE - 11.30 am



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Marys NSW 2760

TITLE:

SOLAR ACCESS - VIEW FROM SUN
FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
\2022 011 LAHC 2-10 Birch Street North St
DA02.dwg
PLOTTED: 15/11/2023
2:49 PM

STATUS: DA ISSUE

DATE	SCALE	PROJ	JOB
15/11/2023	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	19 of 22	C	

0 5 10 20 40MM

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1
-

21st JUNE - 12.00 pm



3
-

21st JUNE - 1.00 pm



2
-

21st JUNE - 12.30 pm



4
-

21st JUNE - 1.30 pm



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TITLE:

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\2022 011 LAHC 2-10 Birch Street North St
DA02.dgn

PLOTTED: 15/11/2023
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STATUS: DA ISSUE

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1
-

21st JUNE - 2.00 pm



2
-

21st JUNE - 2.30 pm



3
-

21st JUNE - 3.00 pm

Solar Access to Living Rooms & Private Open Space

		9-9.30am	9.30-10am	10-10.30am	10.30-11am	11-11.30am	11.30-12pm	12-12.30pm	12.30-1pm	1-1.30pm	1.30-2pm	2-2.30pm	2.30-3pm	Hours	Complies
Unit 1	Living													5	Yes
	POS													6	
Unit 2	Living													2.5	Yes
	POS													3	
Unit 3	Living													3.5	Yes
	POS													2.5	
Unit 4	Living													3.5	Yes
	POS													2.5	
Unit 5	Living													1.5	
	POS													3	
Unit 6	Living													1.0	
	POS													2	
Unit 7	Living													6	Yes
	POS													2.5	
Unit 8	Living													6	
	POS													1	
Unit 9	Living													4	Yes
	POS													6	
Unit 10	Living													4	Yes
	POS													5.5	
Unit 11	Living													5	Yes
	POS													2.5	
Unit 12	Living													3.5	
	POS													1.5	
Unit 13	Living													5	Yes
	POS													2	
Unit 14	Living													3	Yes
	POS													3.5	
Unit 15	Living													1.5	
	POS													3	
Unit 16	Living													6	Yes
	POS													3	
Unit 17	Living													4	Yes
	POS													3	
Unit 18	Living													4	Yes
	POS													3	
Unit 19	Living													4	Yes
	POS													5.5	
Unit 20	Living													4.5	Yes
	POS													5	
Unit 21	Living													5	Yes
	POS													3	
Unit 22	Living													4.5	
	POS													1	
Total													16/22 dwellings		72%



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RAY FUGGLE & ASSOCIATES Pty Ltd
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BUSINESS PARTNER:



Planning and
Environment
Land & Housing Corporation
GREATER WESTERN SYDNEY REGION

PROJECT:

SENIORS HOUSING DEVELOPMENT

at

Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Marys NSW 2760

TITLE:

SOLAR ACCESS - VIEW FROM SUN

FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL
2-10 Birch St North St Marys\3 Design\3.2 DA
\2022 011 LAHC 2-10 Birch Street North St
DA02.dgn

PLOTTED: 15/11/2023
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STATUS: DA ISSUE

DATE	SCALE	PROJ	JOB
15/11/2023	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD

TYPE: A SHEET: 21 of 22 REV: C

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

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- BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
- IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
- THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTAARCHITECTS



STREET VIEW - UNITS 1-8



REAR VIEW - UNITS 1-8, 10 & 12



INTERNAL VIEW UNITS 13-18



STREET VIEW - UNITS 13-18



INTERNAL VIEW - UNITS 19-22



Planning and
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NOMINATED
ARCHITECTS:

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REV	DATE	NOTATION/AMENDMENT
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE

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PERSPECTIVES

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