

DA ISSUE ONLY

SENIORS LIVING DEVELOPMENT

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

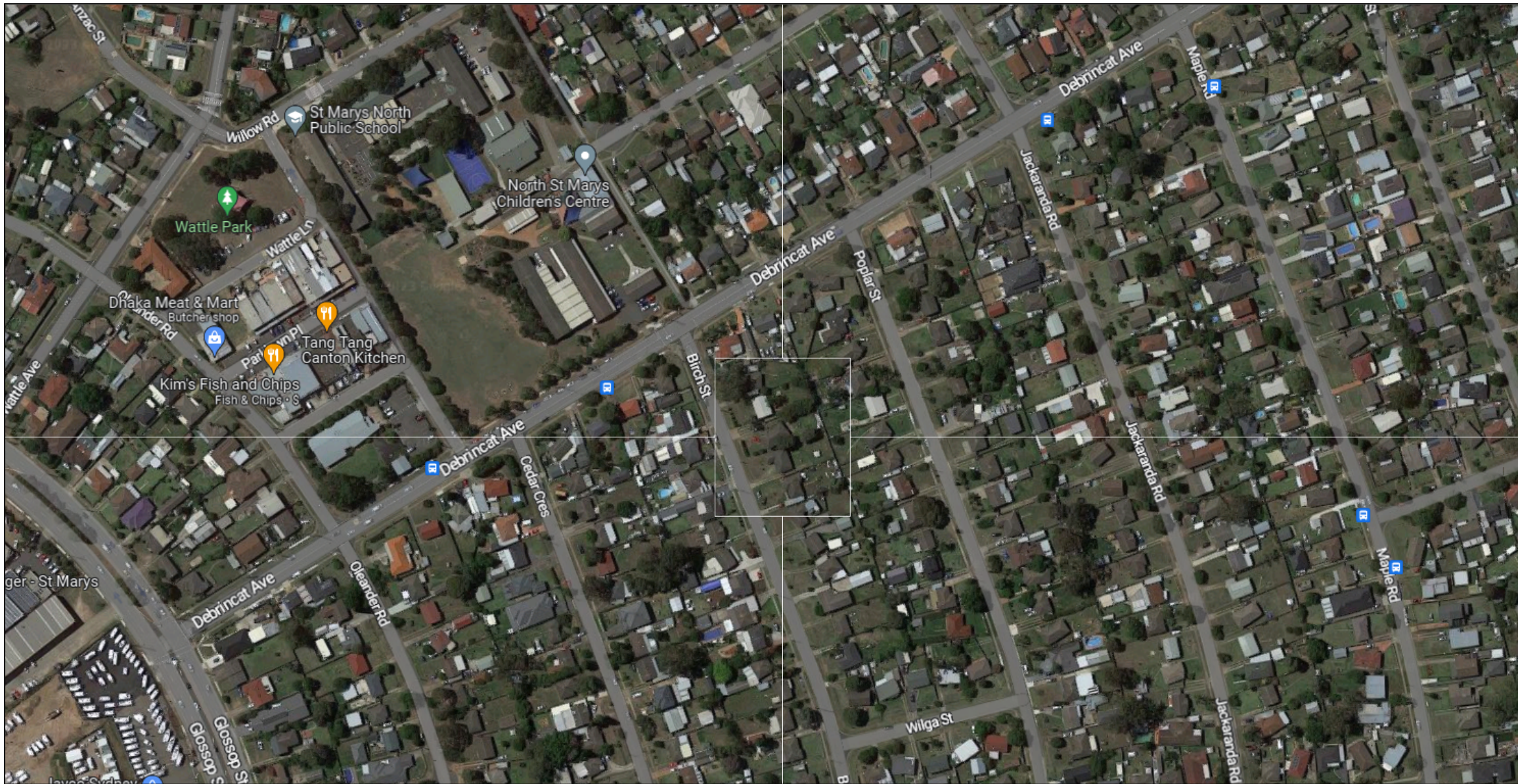
2-10 Birch Street & 20 Debrincat Ave, North St Marys NSW 2760

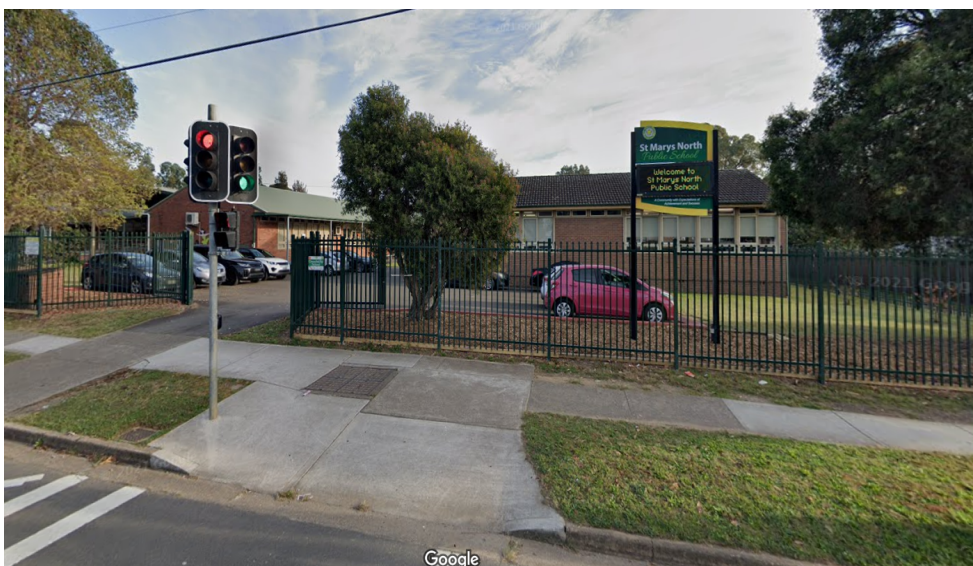
DRAWING SCHEDULE:

ARCHITECTURAL				SURVEY			
Type	Sheet No.	Rev		Type	Sheet No.	Rev	
COVER PAGE	A	01 of 22	A	DETAIL & LEVEL SURVEY	S	1 of 10	A
BLOCK ANALYSIS PLAN	A	02 of 22	A	DETAIL & LEVEL SURVEY	S	2 of 10	-
SITE ANALYSIS PLAN	A	03 of 22	A	DETAIL & LEVEL SURVEY	S	3 of 10	-
DEMOLITION PLAN	A	04 of 22	A	DETAIL & LEVEL SURVEY	S	4 of 10	-
SUBDIVISION PLAN	A	05 of 22	A	DETAIL & LEVEL SURVEY	S	5 of 10	-
DEVELOPMENT DATA	A	06 of 22	A	DETAIL & LEVEL SURVEY	S	6 of 10	-
SITE PLAN	A	07 of 22	A	DETAIL & LEVEL SURVEY	S	7 of 10	-
GROUND FLOOR PLAN	A	08 of 22	A	DETAIL & LEVEL SURVEY	S	8 of 10	-
FIRST FLOOR PLAN	A	09 of 22	A	DETAIL & LEVEL SURVEY	S	9 of 10	-
ROOF PLAN	A	10 of 22	A	DETAIL & LEVEL SURVEY	S	10 of 10	-
ELEVATIONS	A	11 of 22	A	HYDRAULIC			
ELEVATIONS & INTERNAL ELEVATIONS	A	12 of 22	A	LEGENDS & NOTES	H	1 of 4	A
INTERNAL ELEVATIONS	A	13 of 22	A	SITE / GROUND FLOOR PLAN	H	2 of 4	A
SECTIONS	A	14 of 22	A	FIRST FLOOR PLAN	H	3 of 4	A
SECTIONS	A	15 of 22	A	ROOF PLAN	H	4 of 4	A
SHADOW DIAGRAMS - 21st JUNE 9AM	A	16 of 22	A	CIVIL			
SHADOW DIAGRAMS - 21st JUNE 12PM	A	17 of 22	A	CUT AND FILL	C	1 of 7	A
SHADOW DIAGRAMS - 21st JUNE 3PM	A	18 of 22	A	CUT AND FILL PLAN			
SOLAR ACCESS - VIEW FROM SUN	A	19 of 22	A	STORMWATER CONCEPT PLAN			
SOLAR ACCESS - VIEW FROM SUN	A	20 of 22	A	SPECIFICATION SHEET			
SOLAR ACCESS - VIEW FROM SUN	A	21 of 22	A	SITE DRAINAGE PLAN			
PERSPECTIVES	A	22 of 22	A	DRAINAGE PLAN - SHEET 1			
				DRAINAGE PLAN - SHEET 2			
				OSD SECTION AND STORMWATER DETAILS	C	5 of 7	C
				STORMWATER DETAILS	C	6 of 7	C
				SEDIMENT CONTROL PLAN	C	7 of 7	C
				LANDSCAPE			
				LANDSCAPE PLAN	L	1 of 1	B



LOCATION PLAN:





**ST MARY'S NORTH PUBLIC SCHOOL
& CHILDRENS CENTRE**



**EXISTING SINGLE
STOREY DUPLEX**



**EXISTING 2
STOREY DUPLEX**



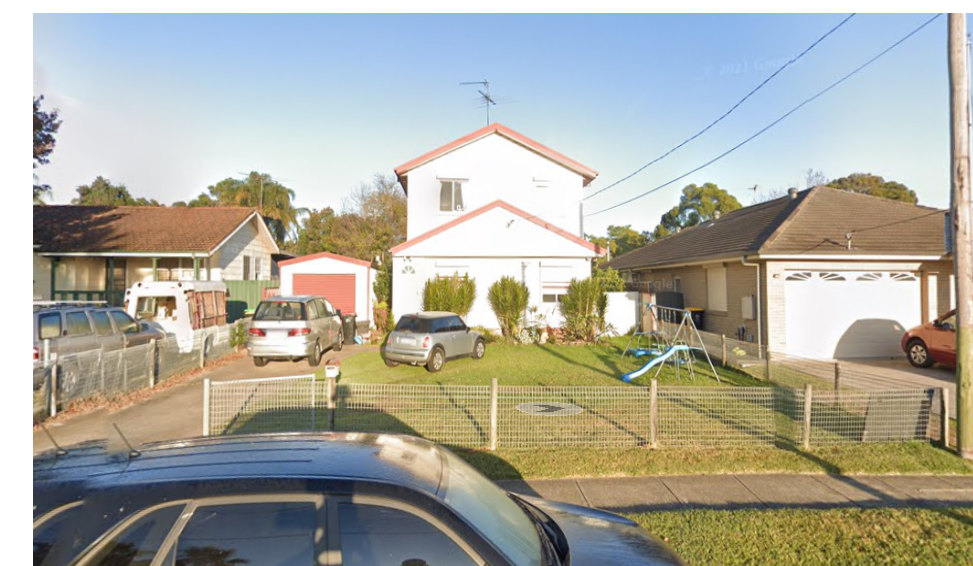
**20 DEBRINCAT AVE.
SINGLE STOREY RESIDENCE**



TYPICAL 2 STOREY RESIDENCE



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



— TYPICAL 2 STOREY RESIDENCE



— TYPICAL 2 STOREY RESIDENCE



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

 Member

A	16/05/2023	DA ISSUE
REV	DATE	NOTATION/AMENDMENT
		DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
		SUPERDIMENSIONS TAKE PRECEDENCE

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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: **BLOCK ANALYSIS PLAN**

FILE: CAD File: S:\Data3\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.DA01.pln	PLOTTED: 19/05/2023 12:21 PM
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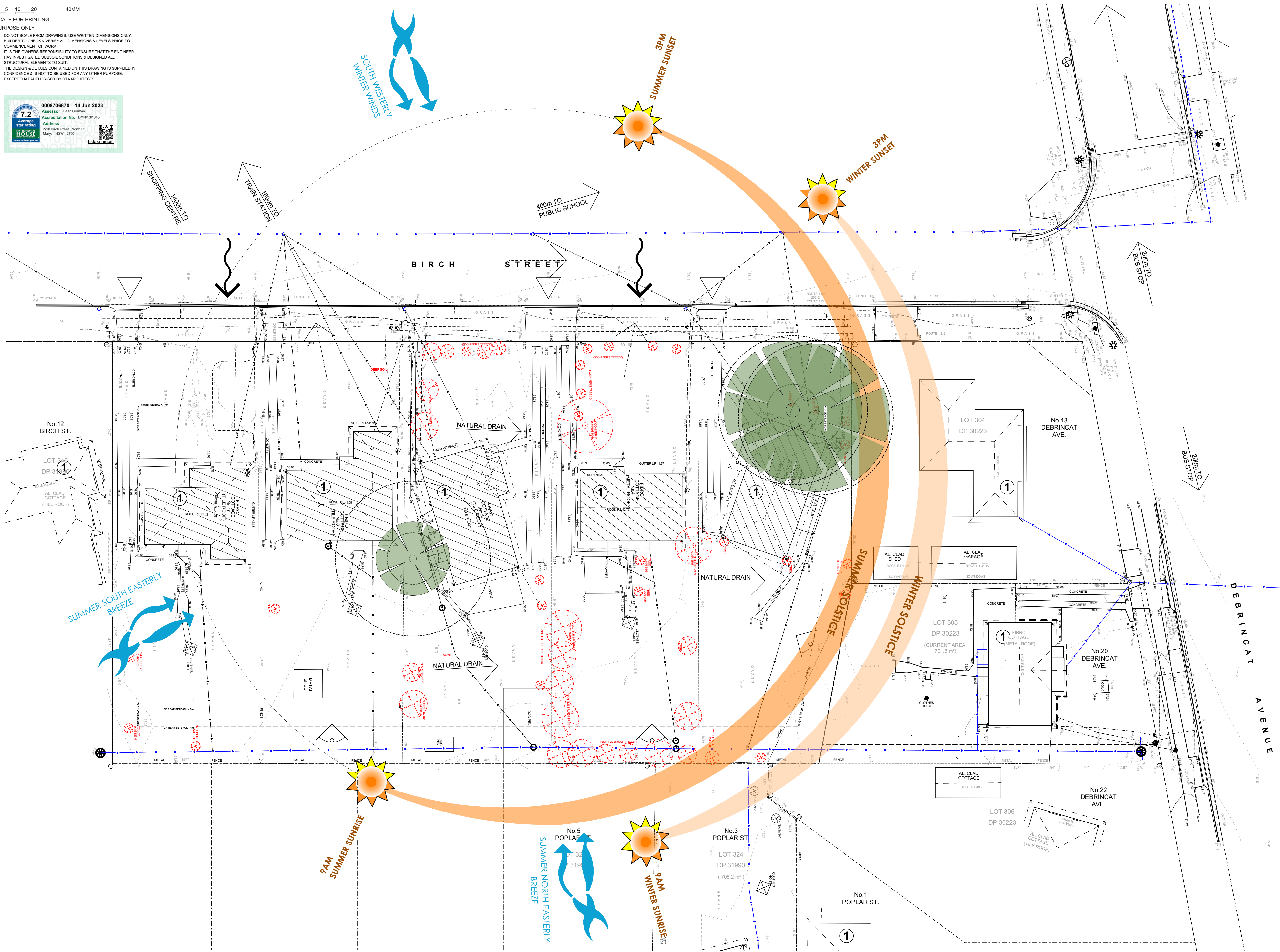
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A		2 of 22				A	

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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

2

SITE ANALYSIS PLAN
1:200



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ARCHITECTS:

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SITE ANALYSIS PLAN

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10 Birch St North St Marys\3 Design\3.2 DA
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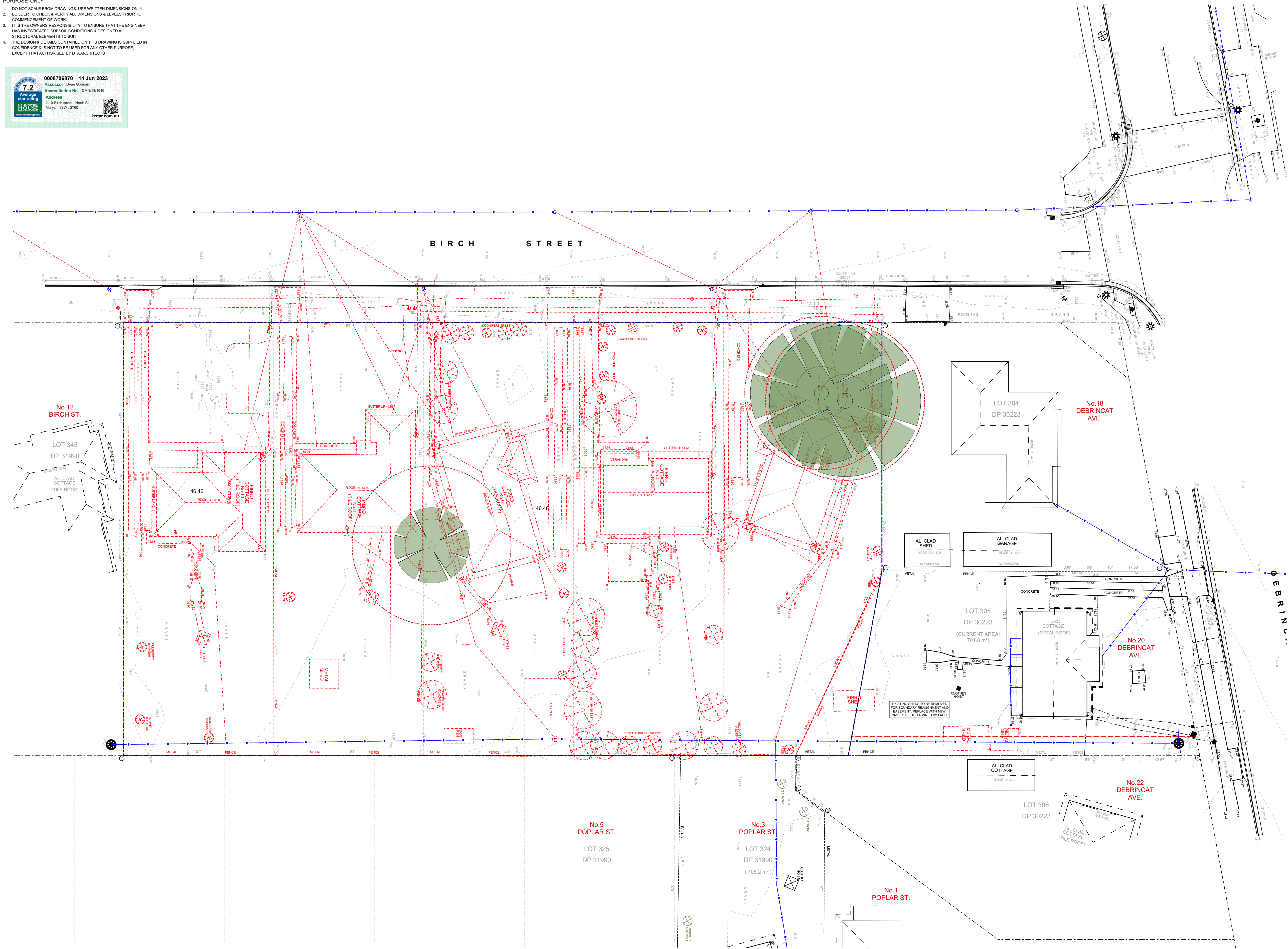
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REV:	A		

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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.

1

DEMOLITION PLAN
1:200



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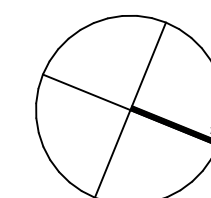
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2022 011 LAHC 2-10 Birch Street North St
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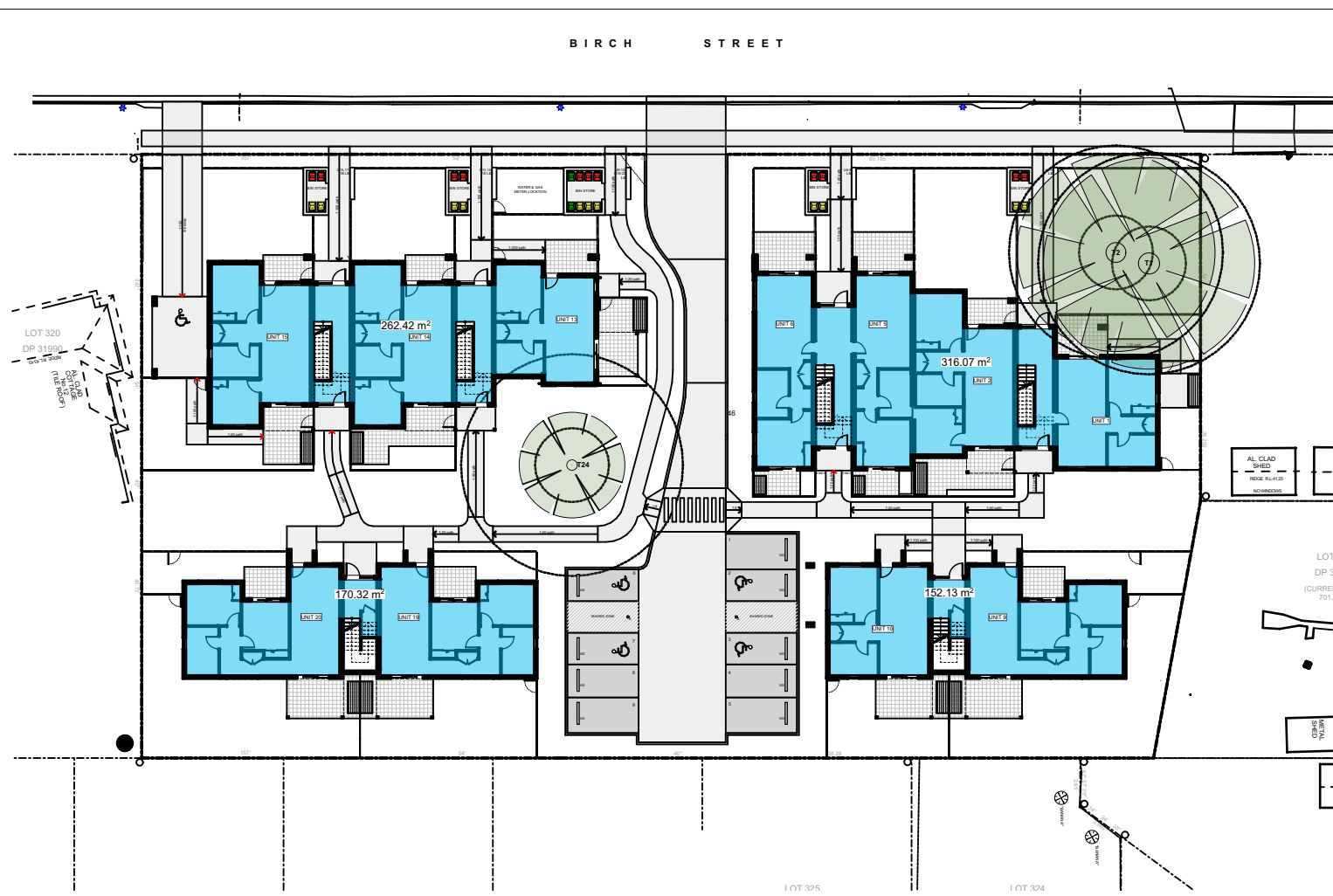
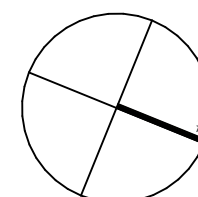
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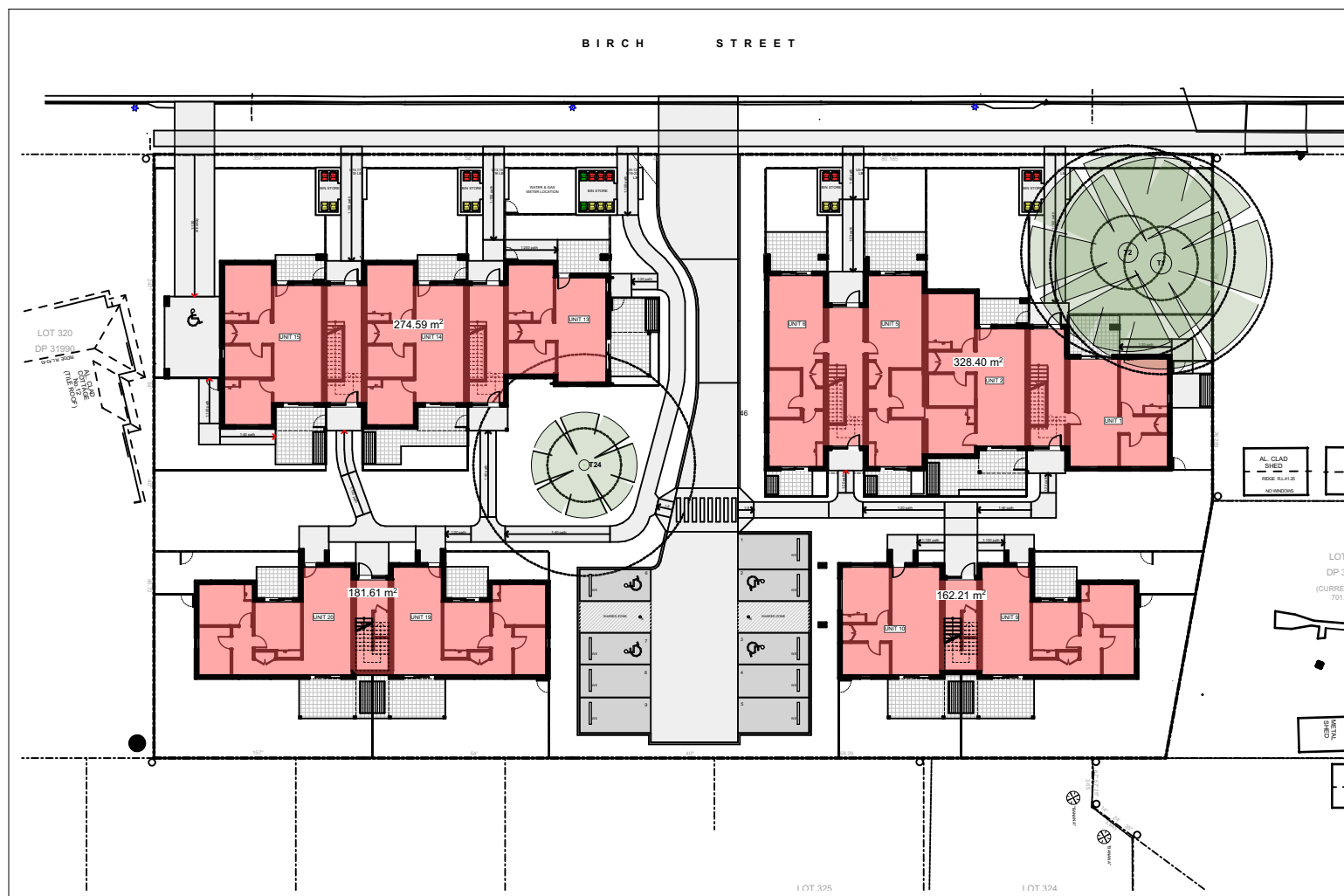
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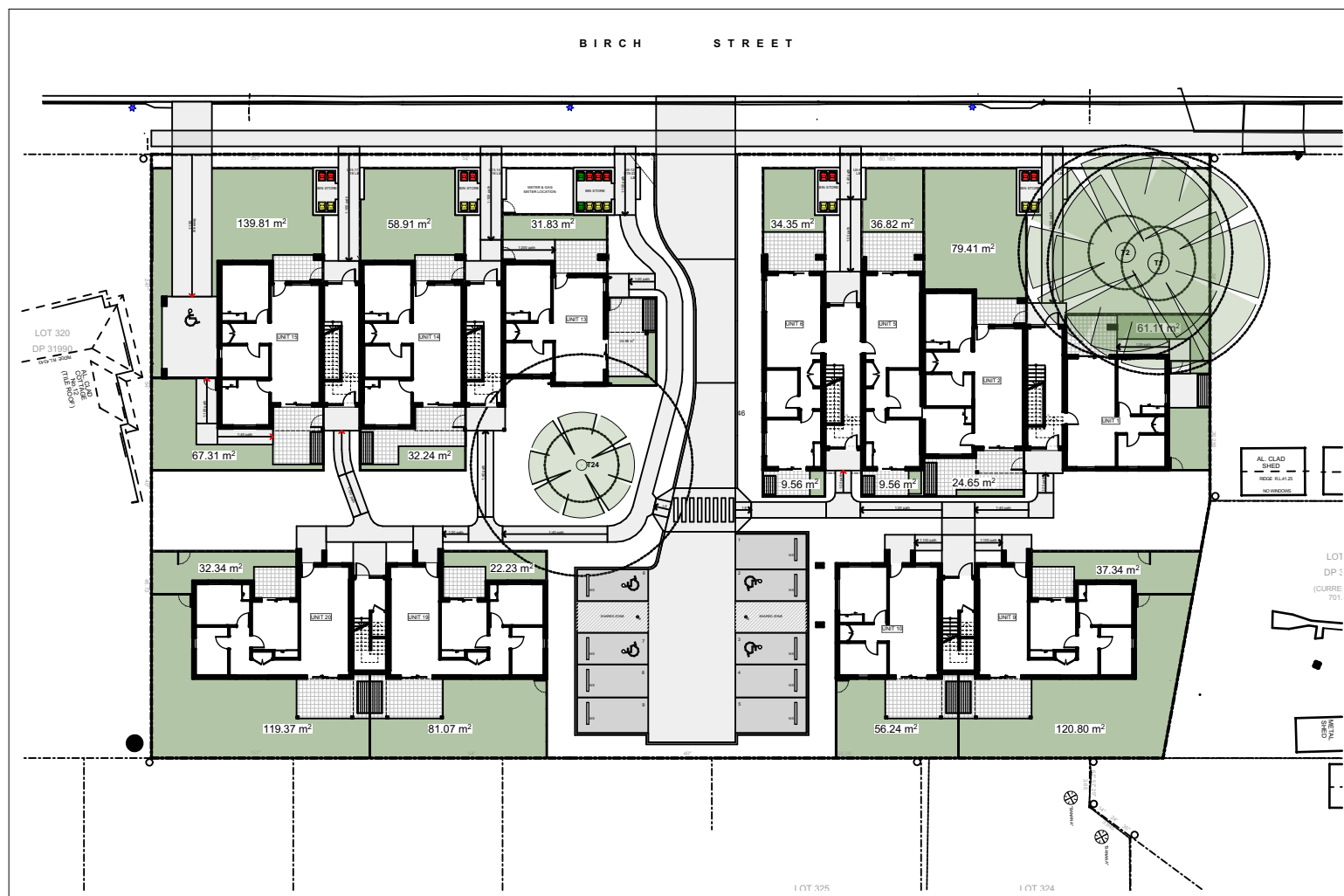
SUBDIVISION PLAN
1:200



1	CALCULATION PLAN - GF FSR (DCP)
-	1:500



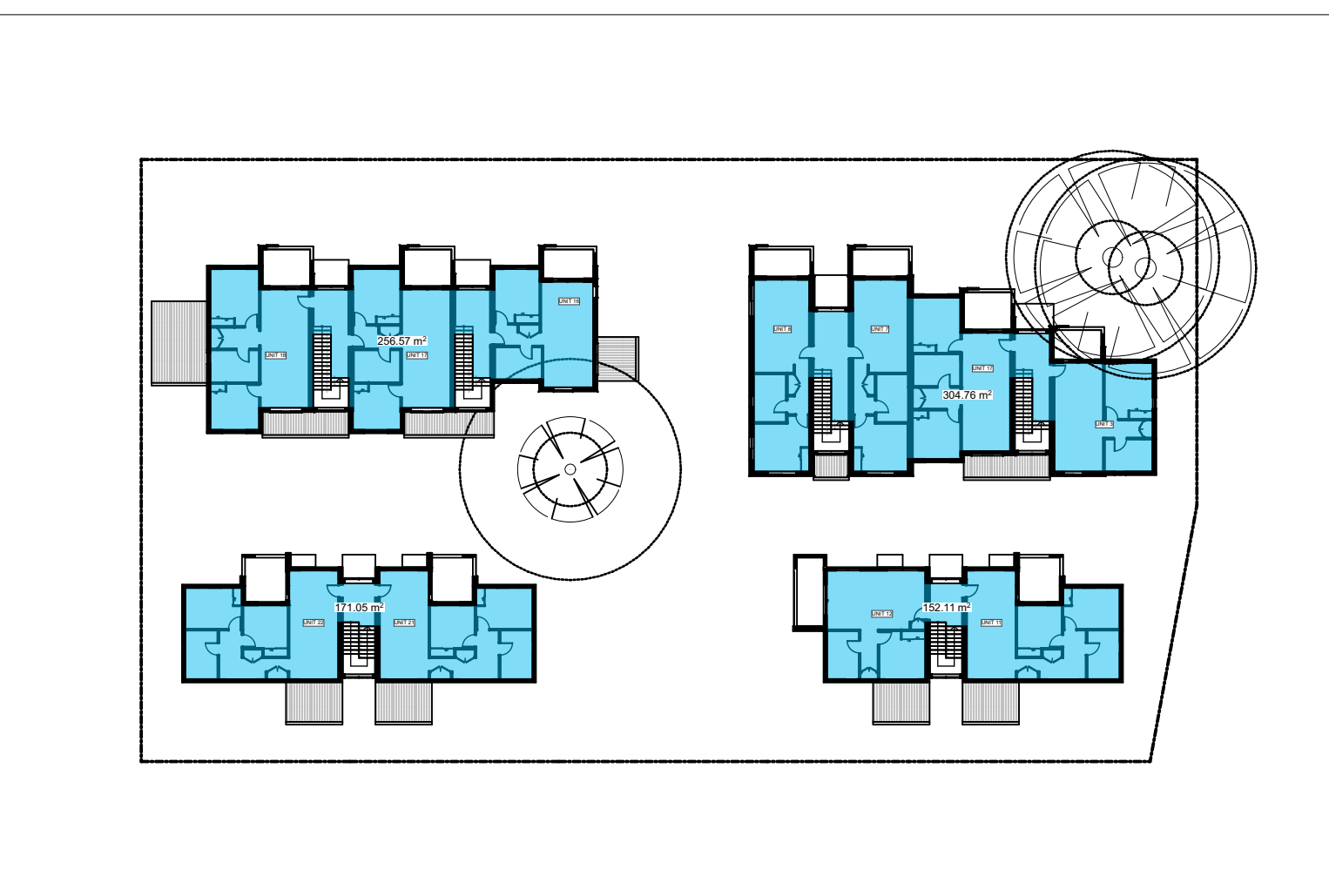
2	CALCULATION PLAN - GF FSR (SEPP)
-	1:500



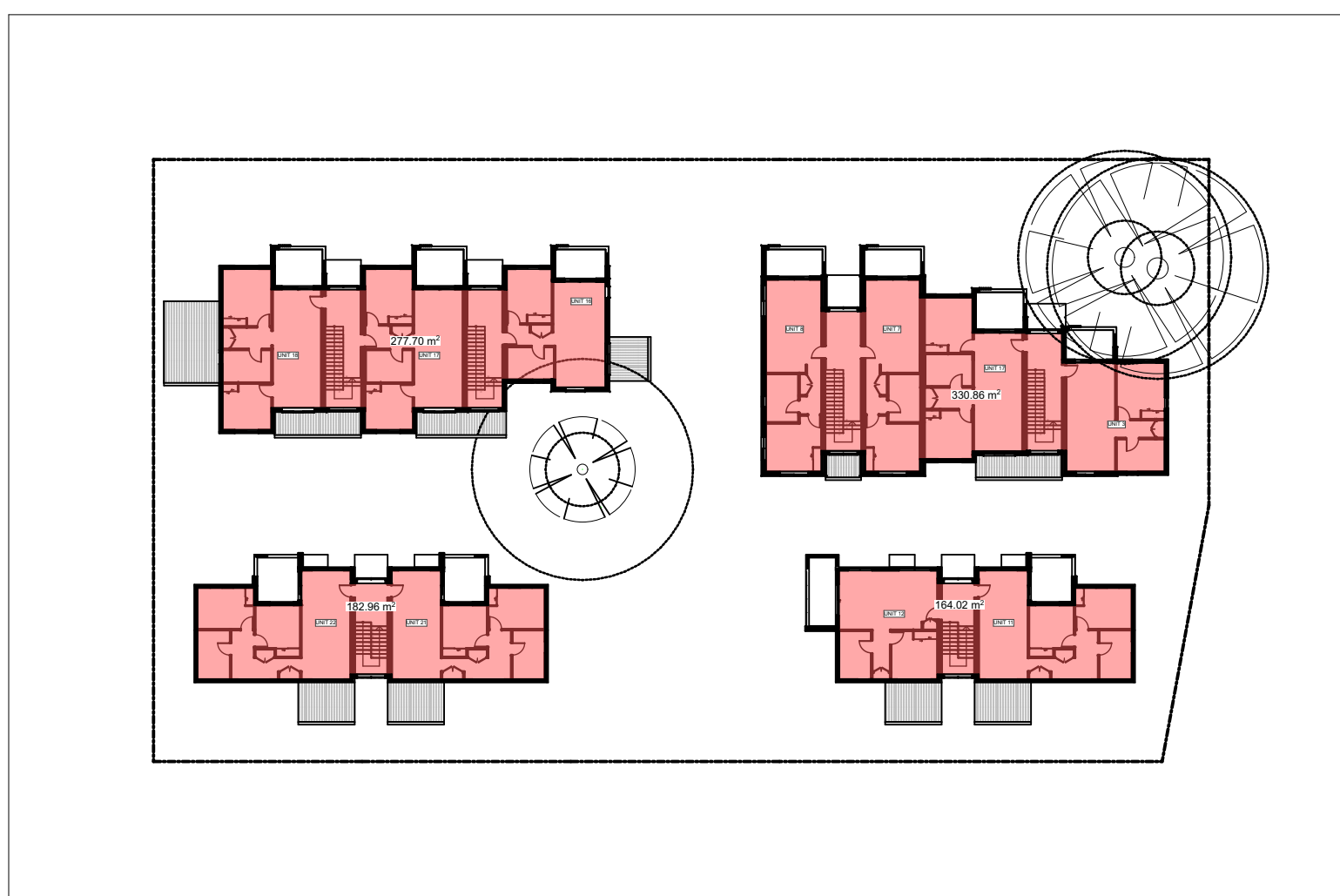
5	CALCULATION PLAN - GF POS
-	1:500

DEVELOPMENT DATA					
Site Area	3630.69m ²				
Number of existing lots	5				
Number of dwellings	22 units - 12 x 2bed + 10 x 1bed (55:45 ratio)				
Dwellings	Number	Type	No. of Bedrooms	Area (m2)	POS (m2)
	1	Ground	1 (SEPP Sch. 4)	60.97	61.11
	2	Ground	2 (SEPP Sch. 4)	77.85	104.06
	3	First	1	61.71	8.11
	4	First	2	78.35	10.24
	5	Ground	1 (SEPP Sch. 4)	60.02	46.38
	6	Ground	1 (SEPP Sch. 4)	60.57	43.91
	7	First	1	60.71	8.86
	8	First	1	61.26	8.86
	9	Ground	2 (SEPP Sch. 4)	79.41	158.14
	10	Ground	1 (SEPP Sch. 4)	60.97	56.24
	11	First	2	80.64	10.48
	12	First	1	62.55	10.52
	13	Ground	1 (SEPP Sch. 4)	60.25	56.71
	14	Ground	2 (SEPP Sch. 4)	78.61	91.15
	15	Ground	2 (SEPP Sch. 4)	78.62	207.12
	16	First	1	61.45	8.44
	17	First	2	78.78	10.10
	18	First	2	79.37	10.10
	19	Ground	2 (SEPP Sch. 4)	79.41	103.30
	20	Ground	2 (SEPP Sch. 4)	79.41	151.71
	21	First	2	80.64	10.48
22	First	2	80.64	10.48	

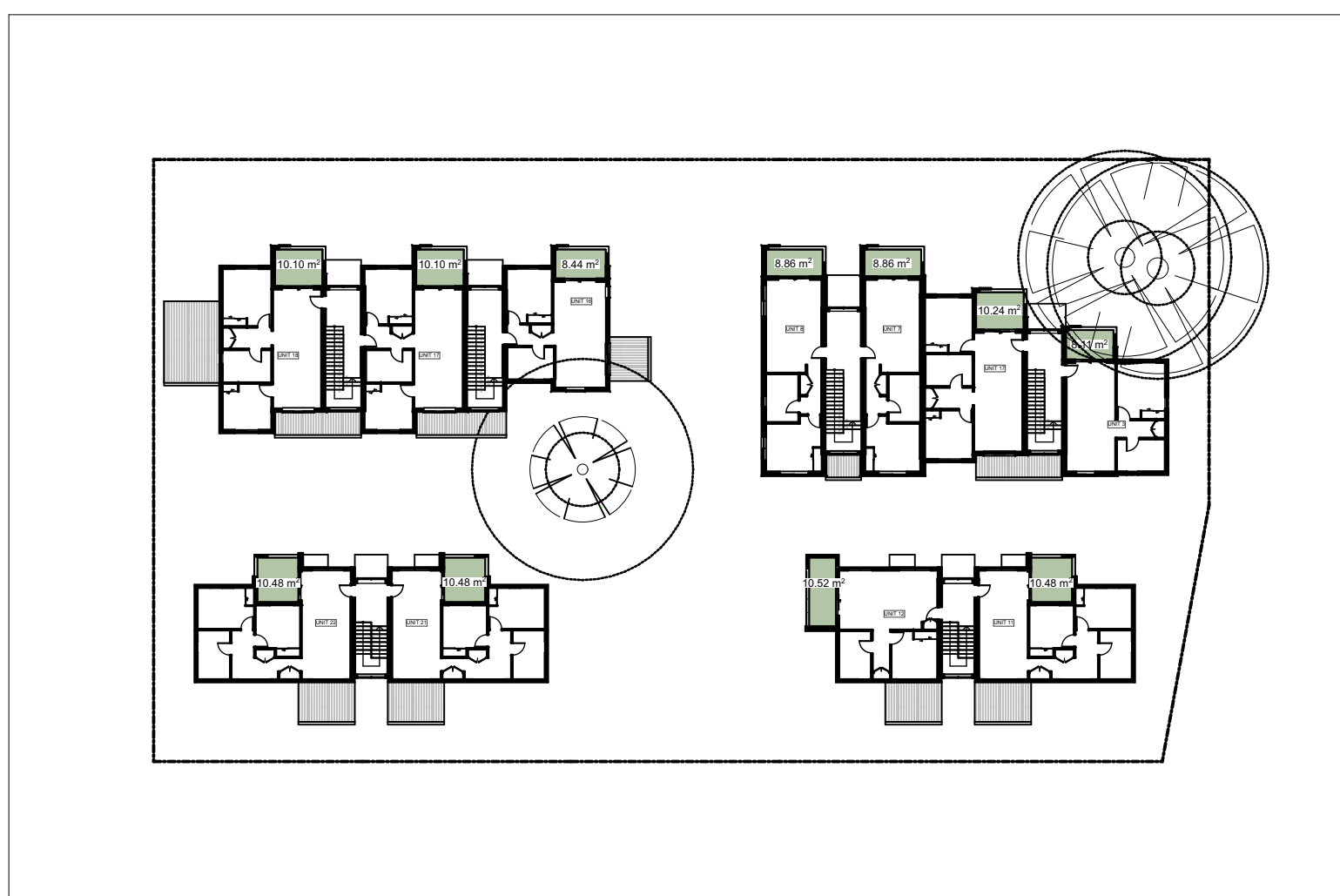
	Control		Requirement	Provided
Proposed FSR	HOUSING SEPP (excl. external walls)		0.5:1	1902.35m ² 0.52:1
	Penrith LEP (excl. external walls & vertical circulation)		not prescribed	1785.43m ² 0.49:1
Building Height	Penrith LEP		max. 8.5m	8.2m
	HOUSING SEPP		max. 9.5m	8.2m
Setbacks	Penrith DCP	Front	a. average of immediate neighbours (7.7m) b. 5.5m (whichever is greater)	8.06m (6.55m to balcony)
		Side	2m (max. 50% of any boundary)	3.1m
		Rear	Single Storey - 4m Second Storey - 6m	6m
Car parking	LAHC		10 (0.4/1bed ,0.5/2bed)	10
	HOUSING SEPP		5 (1/5 accessible)	
Landscaping	HOUSING SEPP		35m ² / unit (770m ²)	1472.9 m2
Deep Soil	HOUSING SEPP		15% of site = 544.6m ²	552.5m2
			preferably 65% deep soil to rear = 354m ²	422.2m2 to rear
Solar Orientation	HOUSING SEPP		70% of dwellings to receive 2 hours of sunlight between 9am and 3pm mid winter	Living - 86% POS - 86%
				72% (16/22 Dwellings Overall)



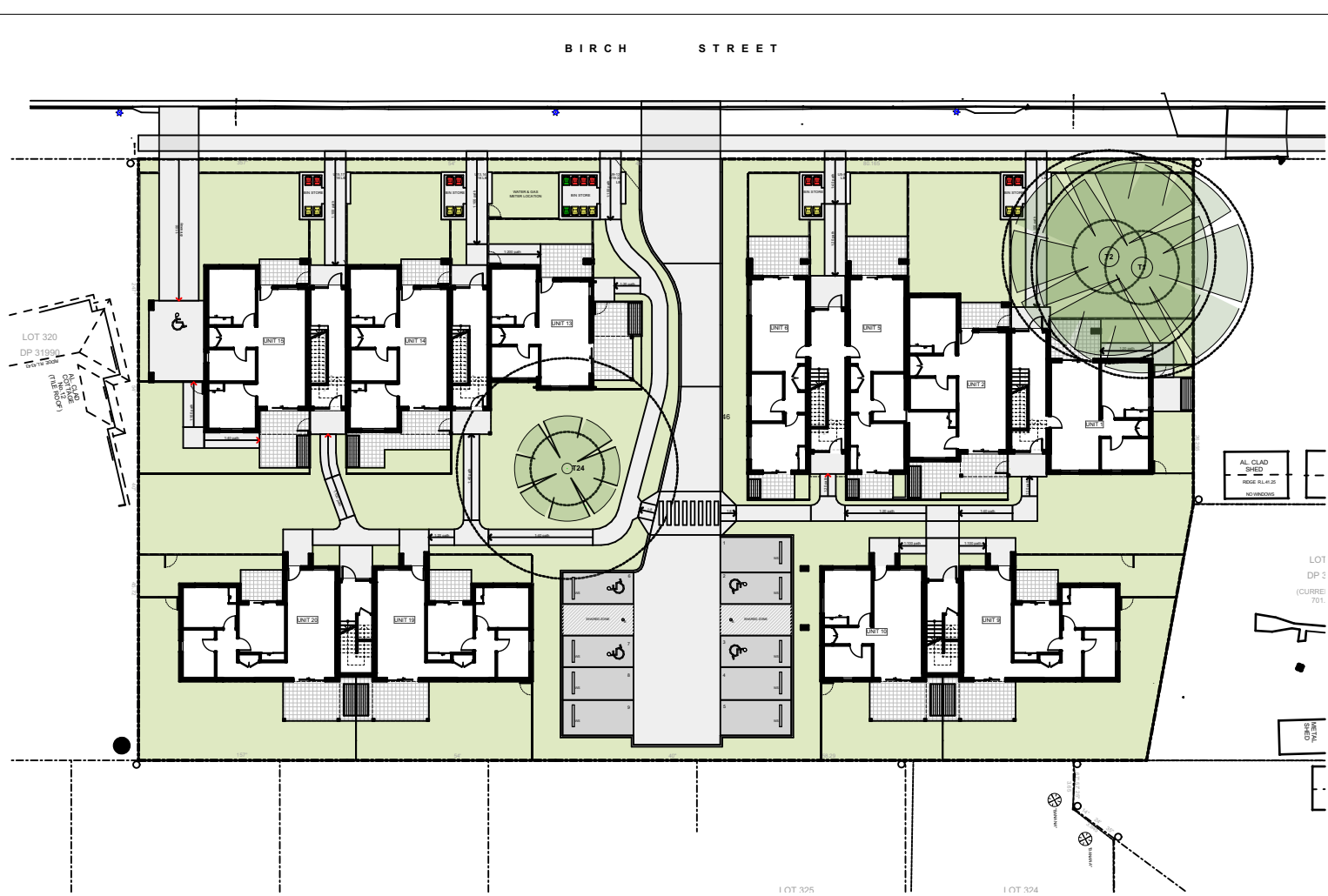
3	CALCULATION PLAN - FF FSR (DCP)
-	1:500



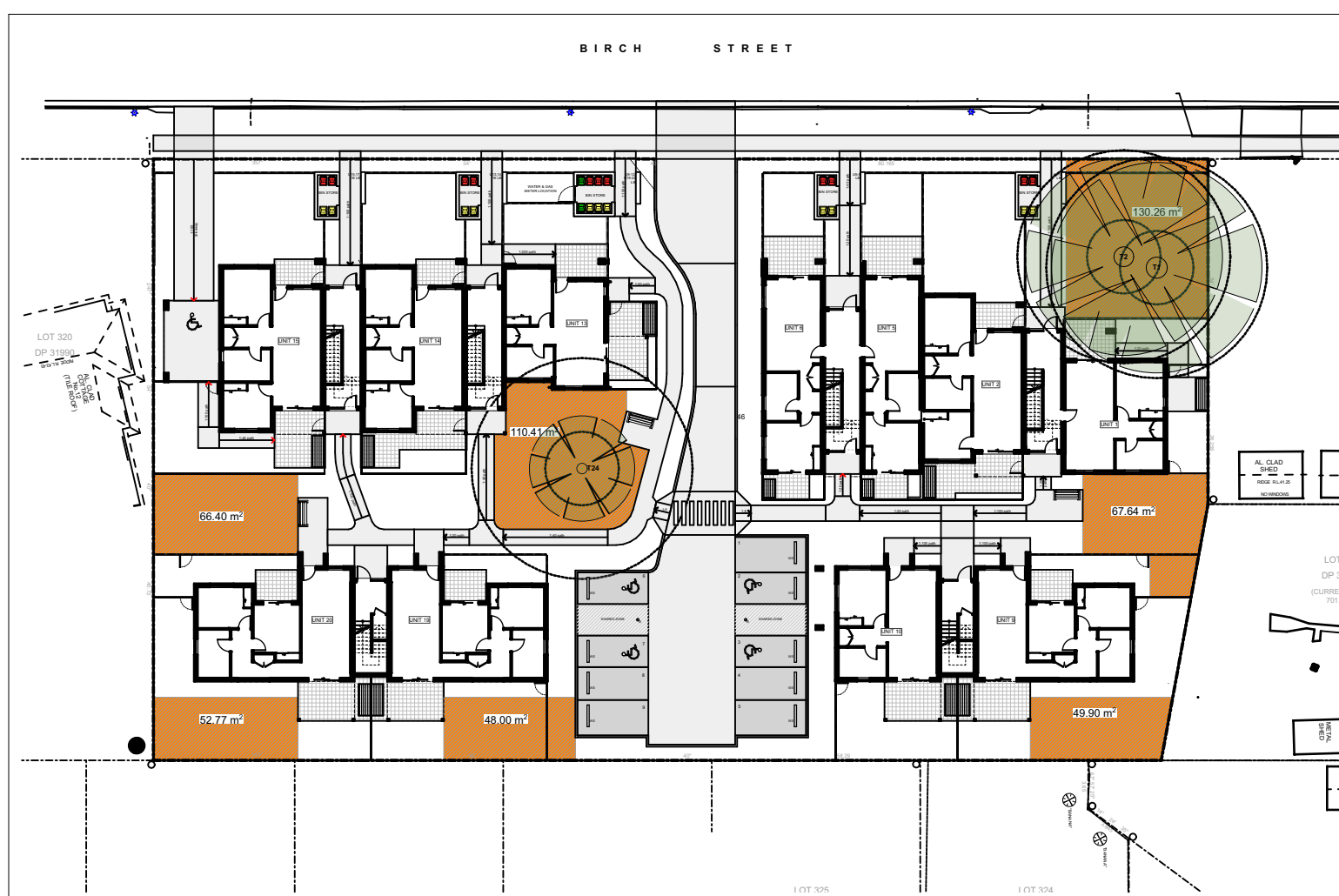
4	CALCULATION PLAN - FF FSR (SEPP)
-	1:500



6	CALCULATION PLAN - FF POS
-	1:500



7	CALCULATION PLAN - GF LANDSCAPE
-	1:500



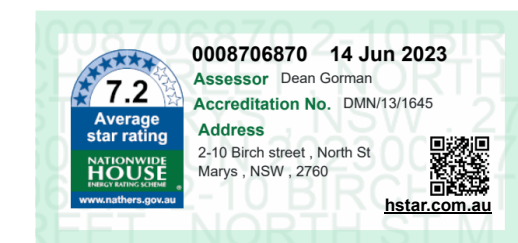
8	CALCULATION PLAN - GF DEEP SOIL
-	1:500

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 5 stars
- Provide electric cooktop and electric oven to all units

Common Areas:

- Rainwater tank to be a min of 6500 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 25 peak kW



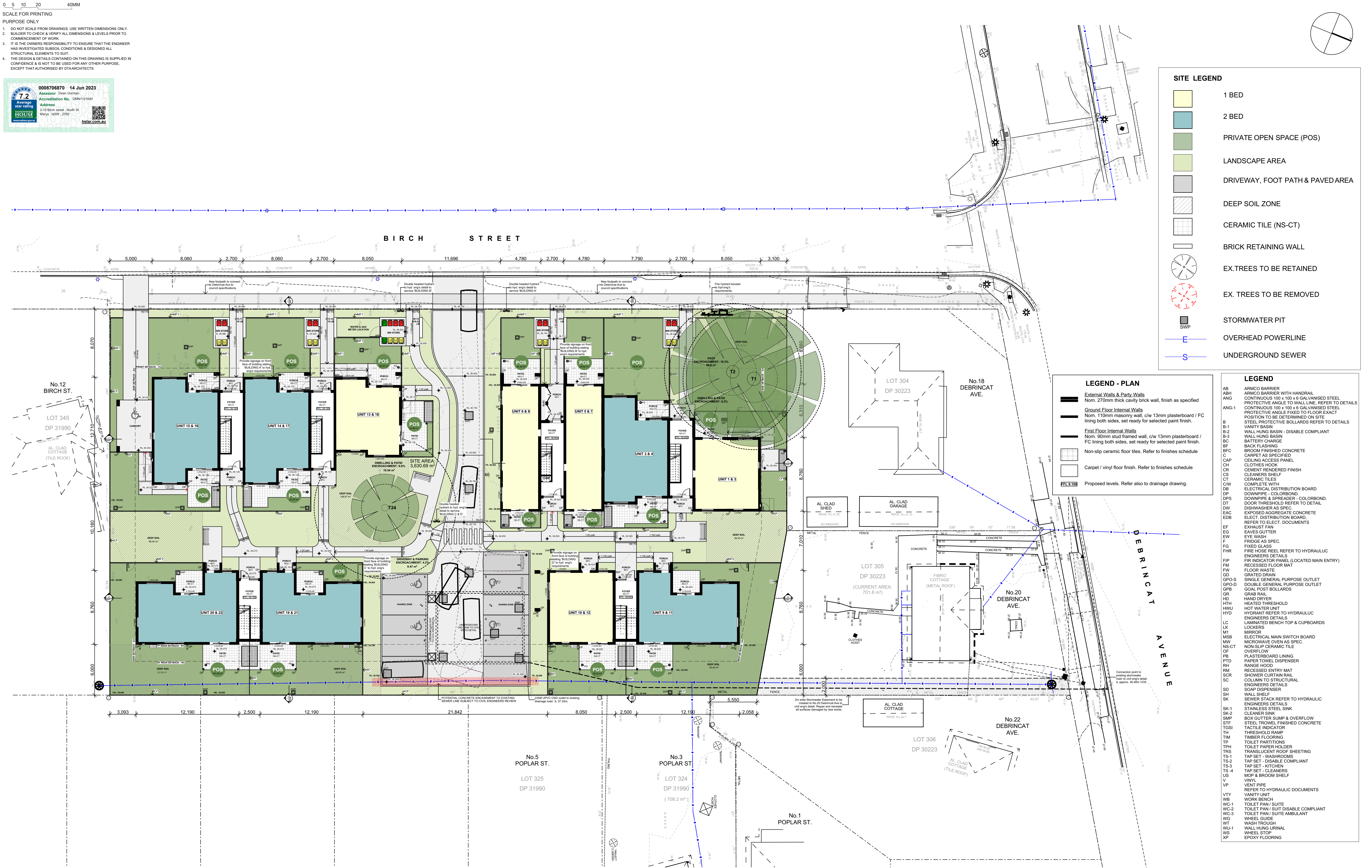
NCC 2022 NAHERS Thermal Performance Specification - North St Marys					
External Walls					
Wall Type	Insulation	Colour	Comments		
Cavity brick	R1.3	Med - SA 0.475 - 0.70	As per elevations		
Metal cladding	R2.5	Med - SA > 0.70	As per comments		
			SA - Solar Absorbance		
Internal walls					
Wall Type	Insulation	Comments			
Single skin brick	None	Internality in units (Ground floor)			
Prefabricated stud	None	Internality in units (Level 1)			
Cavity brick	None	Shared walls between units/lobbies			
Floors					
Floor Type	Insulation	Comments			
Concrete slab on ground	None	Ground floor			
Concrete	None	Level 1 (Units below)			
Ceilings					
Ceiling Type	Insulation	Comments			
Plasterboard	None	Unit above			
Plasterboard	R2.5	Roof/ra above			
Insulation loss due to downlight's has not been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.					
Roof					
Roof Type	Insulation	Colour	Comments		
Metal	R1.3 full faced blanket	Med - SA 0.475 - 0.70	Throughout (Ventilated cavity)		
			SA - Solar Absorbance		
Glazing					
Opening Type	U-Value	SHGC	Glazing & Frame Type		
Sliding + Fixed (Throughout except below)	4.8	0.59	e.g. Single glazed High performing Low-e clear Aluminium frame		
Sliding + Fixed (U10 and U12)	4.5	0.61	e.g. Single glazed High performing Low-e clear Aluminium frame		
Awinging (Throughout except below)	4.8	0.53	e.g. Single glazed High performing Low-e clear Aluminium frame		
Awinging (U10 and U15)	4.5	0.55	e.g. Single glazed High performing Low-e clear Aluminium frame		
U and SHGC values are based on the AFRC Default Window Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ± 10% of the above specified values.					
Skylights					
Skylight Type	Frame Type		Comments		
Fixed	Timber and Aluminium		Single glazed clear		
Ceiling fan					
Size	Location		Comments		
600mm in diameter	Living		Throughout		
	Bedrooms		Throughout		

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
- ABH ARMO BARRIER WITH HANDRAIL
- ANG CONTINUOUS 100 x 100 x 6 GALVANISED STEEL PROTECTIVE ANGLE TO WALL LINE. REFER TO DETAILS
- ANG-1 CONTINUOUS 100 x 100 x 6 GALVANISED STEEL PROTECTIVE ANGLE FIXED TO FLOOR EXACT POSITION TO BE DETERMINED ON SITE
- B STEEL PROTECTIVE BOLLARDS REFER TO DETAILS
- B-1 VANITY BASIN
- B-2 WALL HUNG BASIN - DISABLE COMPLIANT
- B-3 WALL HUNG BASIN
- 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
- DPS DOWNPIPE - COLORBOND
- DT DOWNPIPE & SPREADER - COLORBOND
- DW DOOR THRESHOLD REFER TO DETAIL
- EAC DISHWASHER AS SPEC.
- EDB EXPOSED AGGREGATE CONCRETE
- REFER TO ELECT. 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
- GRATED DRAIN
- GPO-S SINGLE GENERAL PURPOSE OUTLET
- GPO-D DOUBLE GENERAL PURPOSE OUTLET
- GFB GIAL 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 COLUMNS 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
- REFER TO HYDRAULIC DOCUMENTS
- VTY 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



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NSW ARB No.9068

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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
Mays NSW 2760

TITLE:
SITE PLAN

STATUS:
DA ISSUE

DATE	SCALE	PROJ.	JOB
19/05/2023	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	7 of 22	A	

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2

FIRST FLOOR PLAN

1:100



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B	19/05/2023	DA ISSUE
C	19/05/2023	DA ISSUE
D	19/05/2023	DA ISSUE
E	19/05/2023	DA ISSUE
F	19/05/2023	DA ISSUE
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W	19/05/2023	DA ISSUE
X	19/05/2023	DA ISSUE
Y	19/05/2023	DA ISSUE
Z	19/05/2023	DA ISSUE

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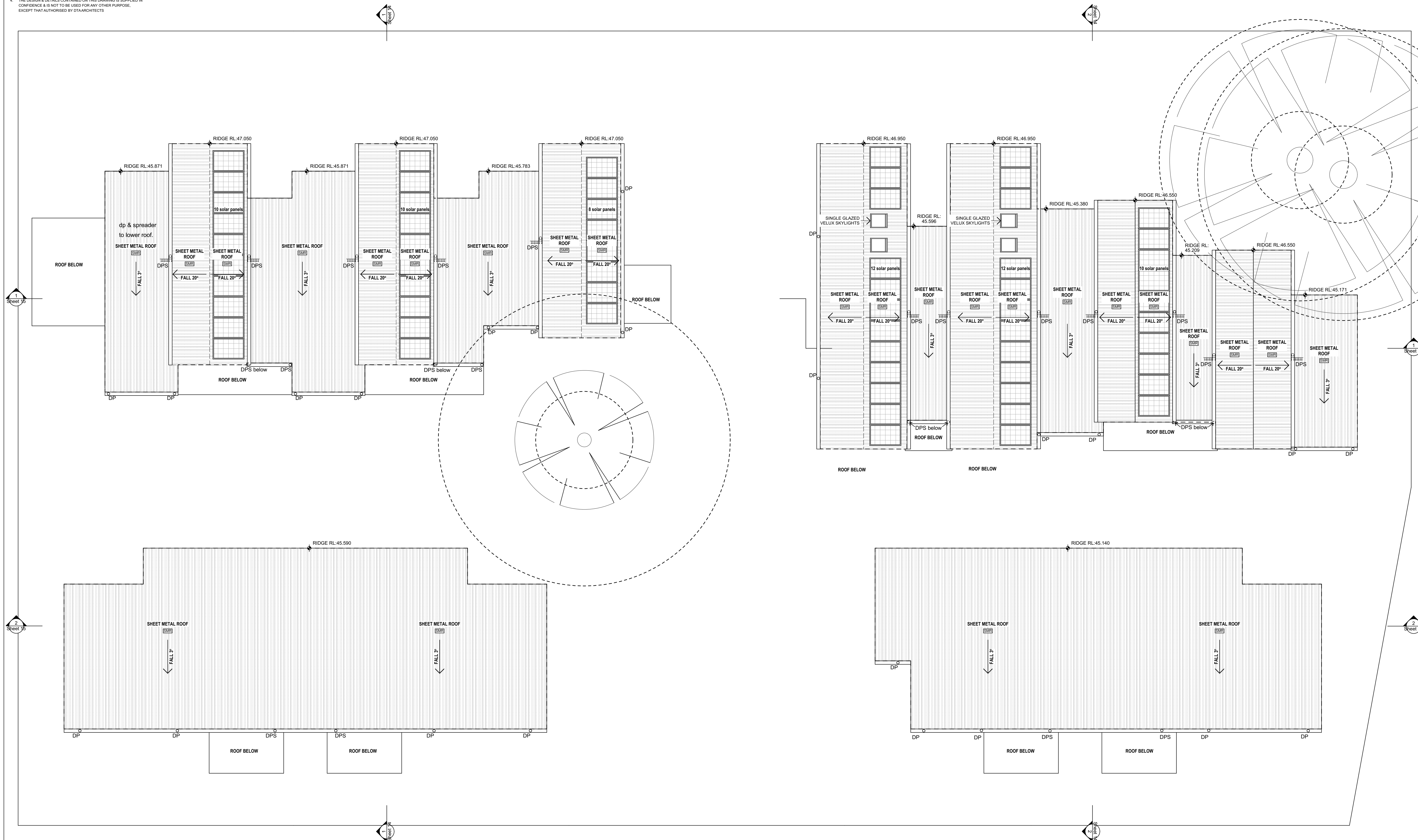
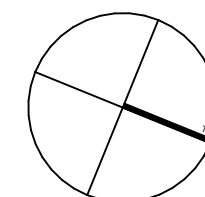
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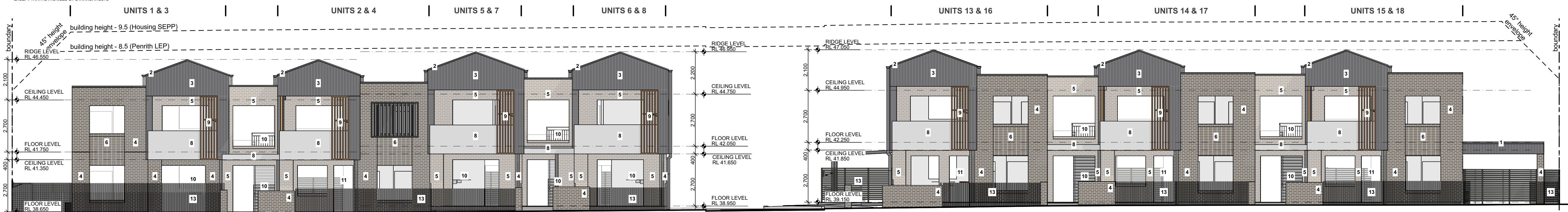
PROJECT:
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TITLE:
FIRST FLOOR PLAN

DATE: 19/05/2023
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STAGE: C
DRAWN: SD
CHECKED: DD
PLOTTED: 19/05/2023 12:21 PM
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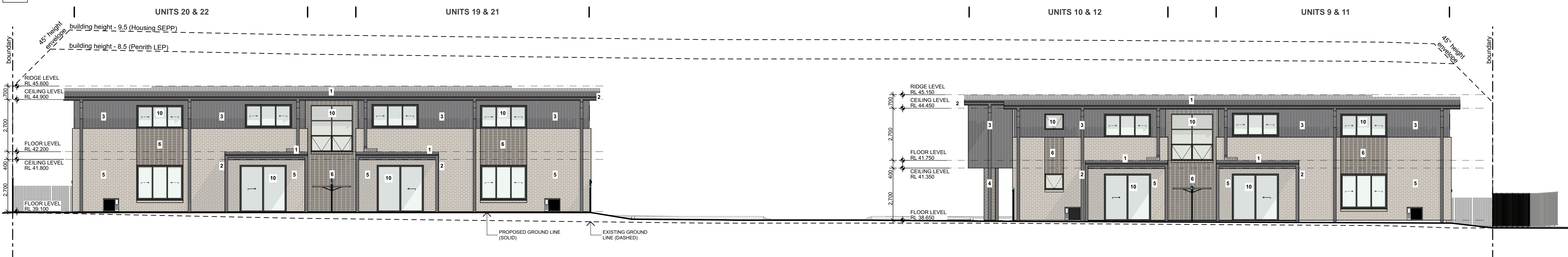
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DRAWN: SD
CHECKED: DD
PLOTTED: 19/05/2023 12:21 PM
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SHEET: 9 of 22
JOB: BGYVZ 2022.011
CERTIFIER: DD
REV: A





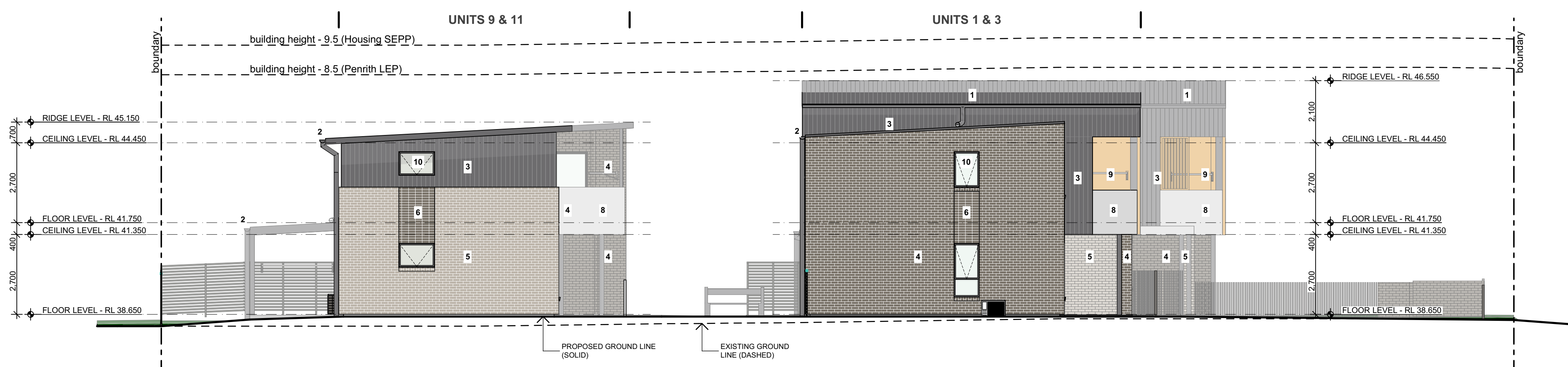
WEST ELEVATION (BIRCH STREET)

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EAST ELEVATION

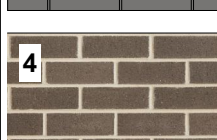
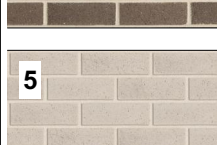
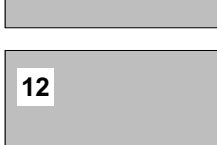
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NORTH ELEVATION

1:100

EXTERNAL FINISHES SCHEDULE

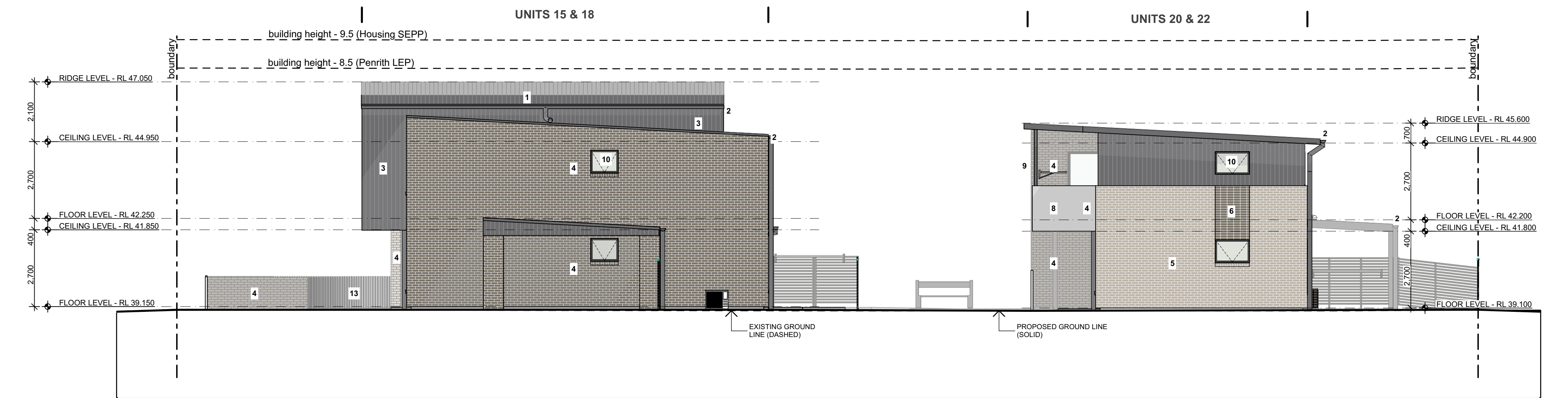
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	2 GUTTER & DOWNPIPE / BARGE BOARD & FASCIA / PATIO AWNING POST & STRUCTURE Colorbond, Basalt		9 BALCONY SOFFIT & FEATURE WALL / BALCONY PRIVACY SCREEN Decowood - Aluminium Colour - Kwila
	3 WALL CLADDING (MC1) - Colorbond Metal Wall Cladding Lysalt 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 Stretcher Bond		11 FRONT DOOR LEAF Paint Finish - Shale Grey
	5 WALL Face Brick Type 2 (FBK2) PGH: Range - Velour, Name - Crushed Grey Stretcher Bond		12 GLASS BALCONY BALUSTRADE Balustrade - Obsure 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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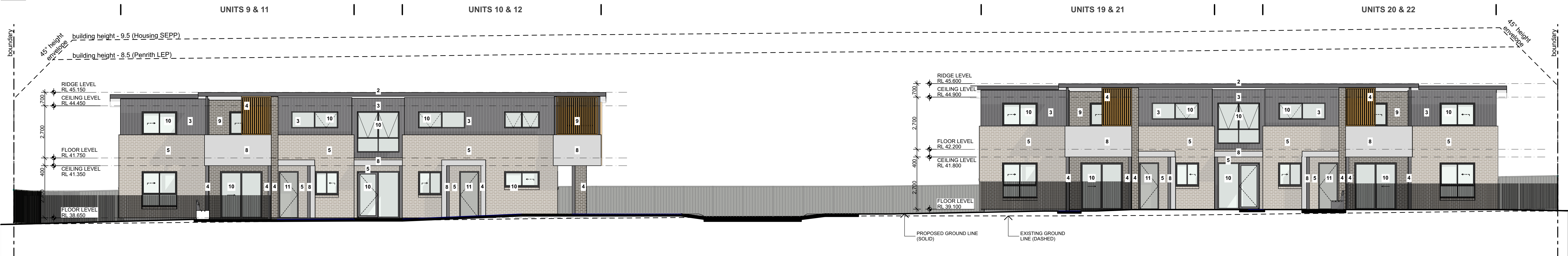
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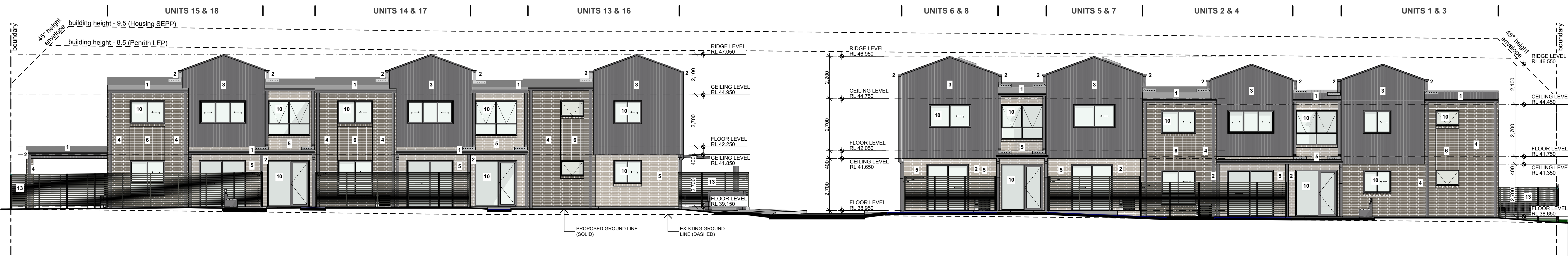
SOUTH ELEVATION
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EXTERNAL FINISHES SCHEDULE

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 / 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 Stretcher Bond	11	FRONT DOOR LEAF Paint Finish - Shale Grey
5	WALL Face Brick Type 2 (FBK2) PGH: Range - Velour, Name - Crushed Grey Stretcher Bond	12	GLASS BALCONY BALUSTRADE Balustrade - Obsure 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		



WEST INTERNAL ELEVATION
1:100



EAST INTERNAL ELEVATION
1:100



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Daniel Donal
NSW ARB No. 9068

Member
Australian Institute of Architects

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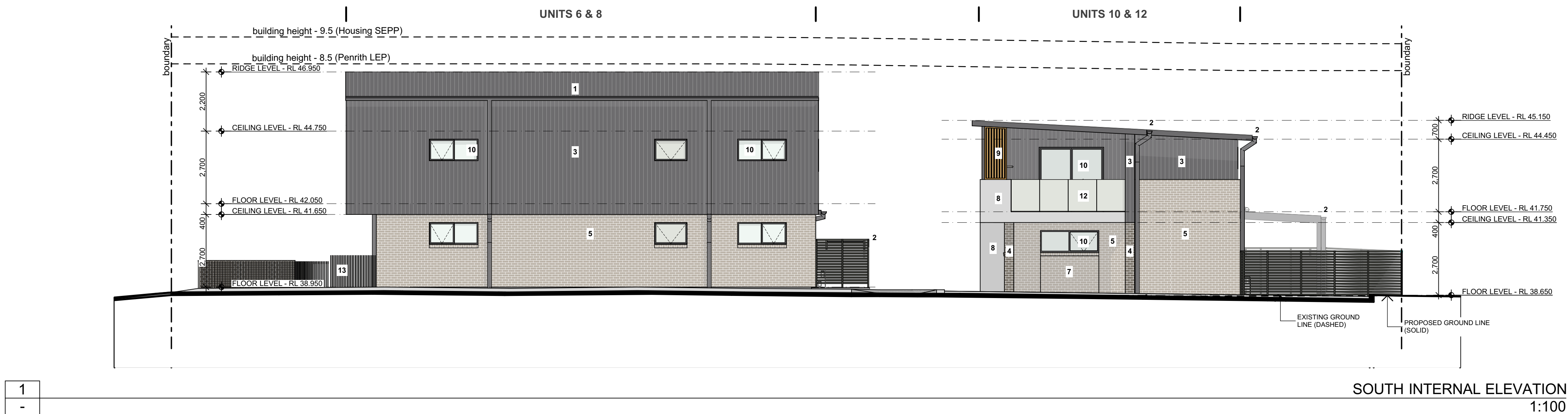


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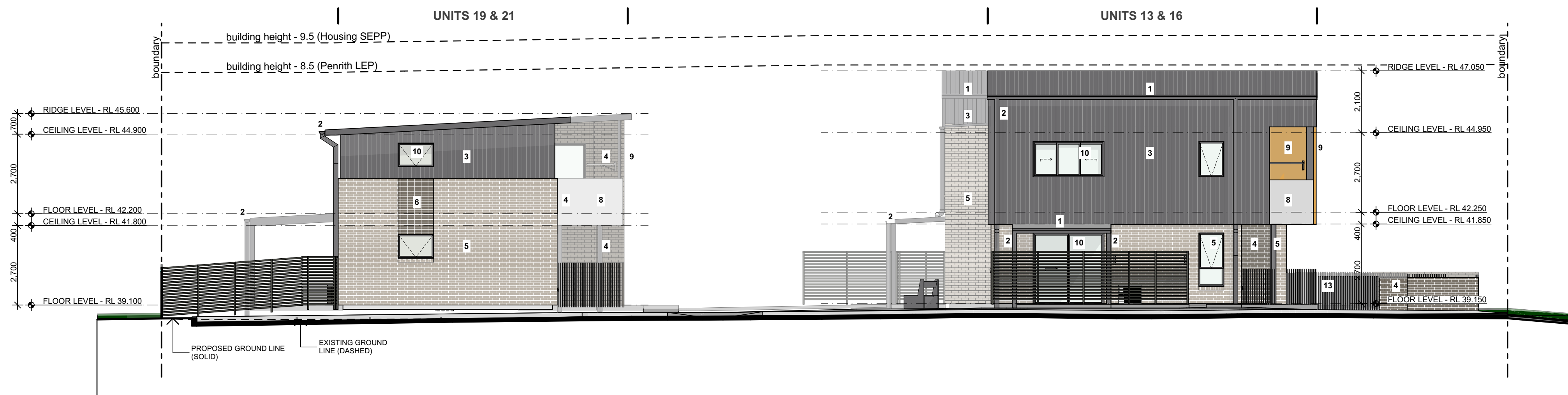
PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 346-350 in DP 31990 & Lot 305 in DP 30223
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TITLE:		STATUS:	
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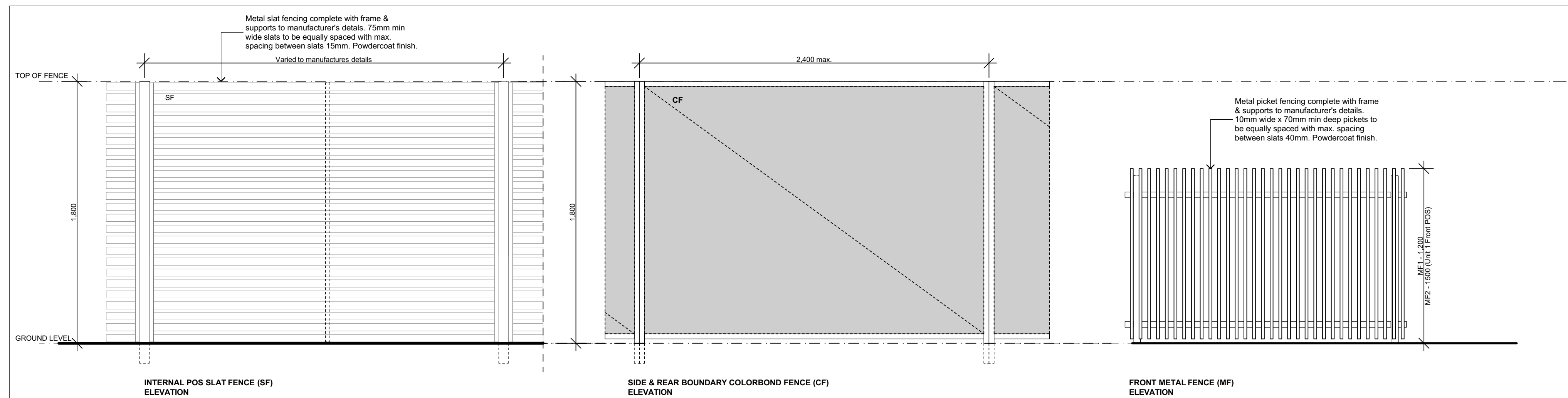
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1	SHEET METAL ROOF (SMR) Kliplock 700 High Strength - Basalt Matt	8	ENTRY AWNING / BALCONY SLAB EDGE / BALCONY BALUSTRADE Concrete - Rockcote Finish
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7	WALL Face Brick Type 4 (FBK4) PGH: Range - Velour, Name - Crushed Grey Stacked Bond		

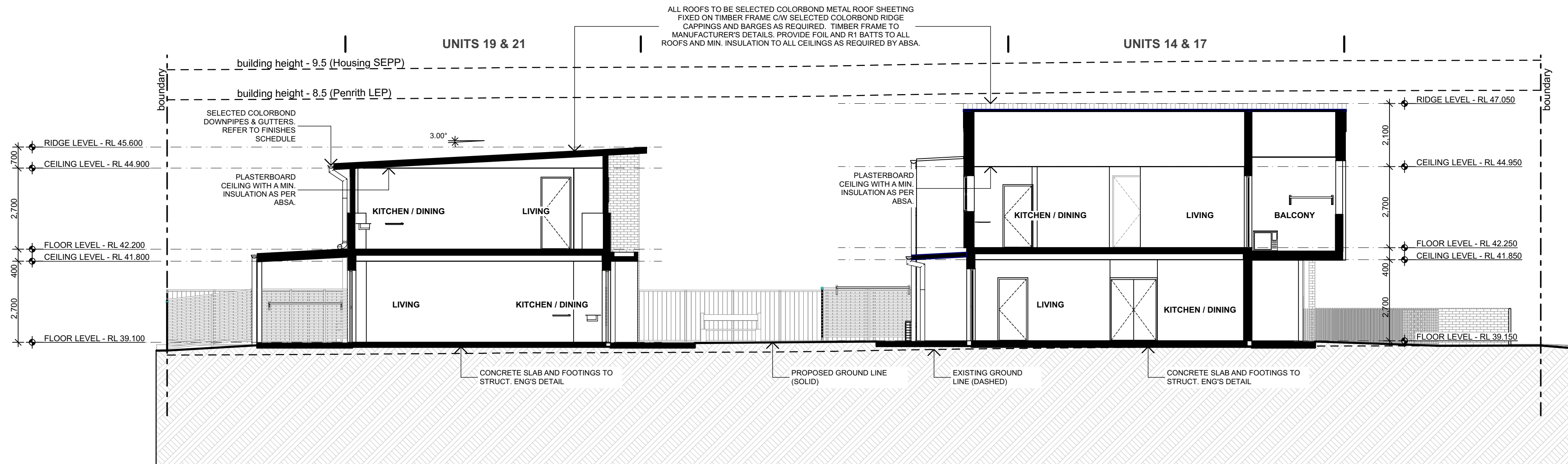
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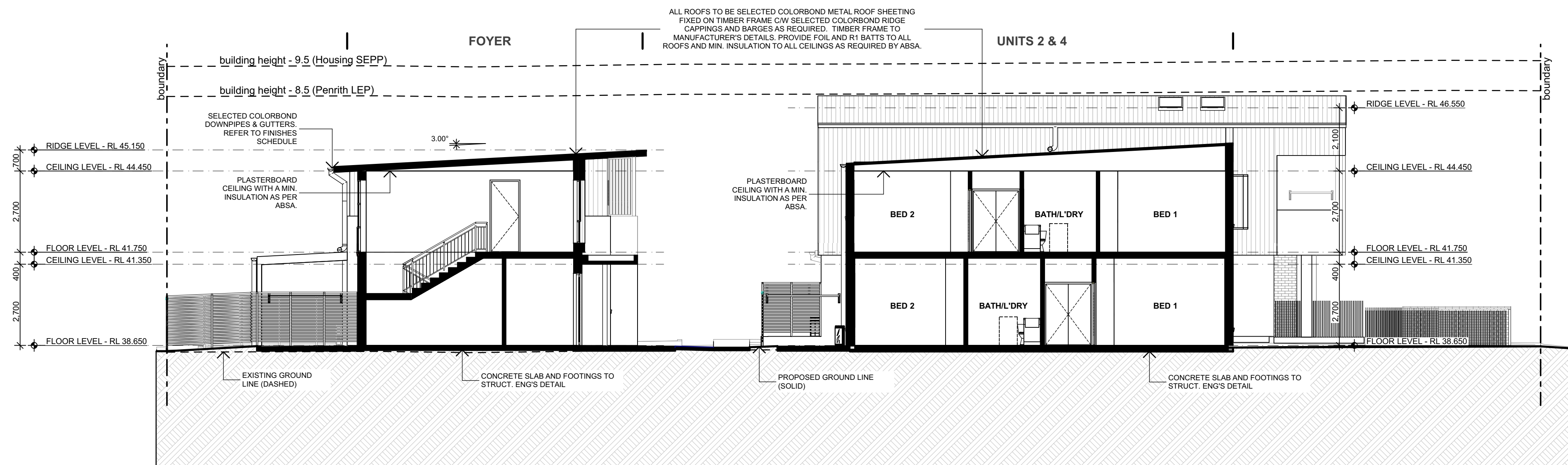
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1
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S-01 SECTION
1:100



2
-

S-02 SECTION
1:100



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TITLE:
SECTIONS

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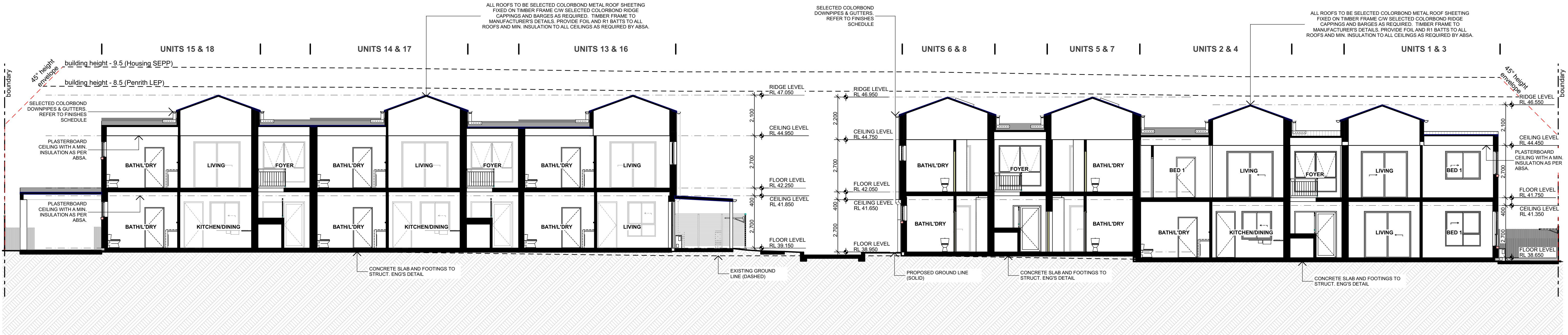
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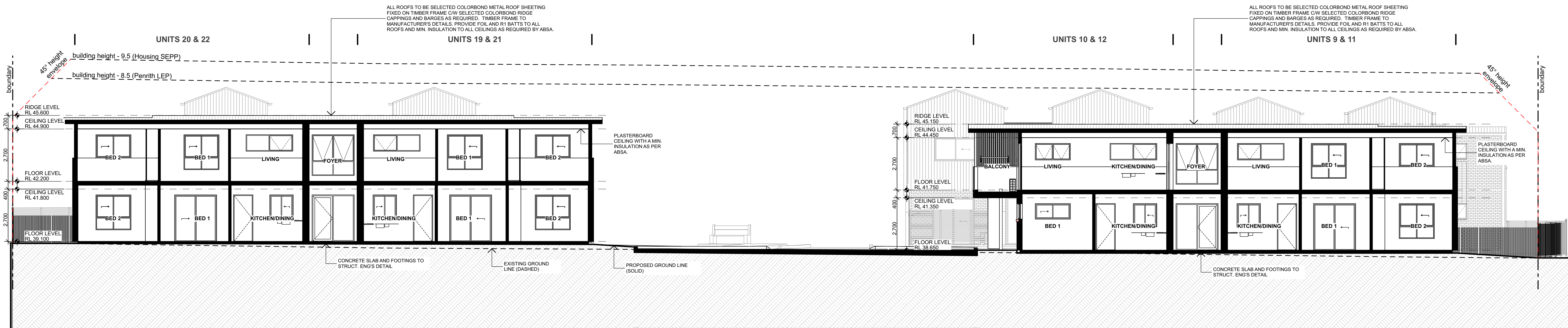
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1
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S-03 SECTION
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2
-

S-04 SECTION
1:100



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PROJECT:

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at

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Mays NSW 2760

TITLE:

SECTIONS

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DA01.pln

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STATUS:

DA ISSUE

DATE:

19/05/2023

SCALE:

As shown @ A1

PROJ:

BGYVZ

CHECKED:

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CERTIFIER:

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JOB:

2022.011

REVISION:

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TYPE:

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15 of 22

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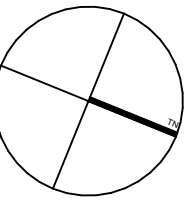
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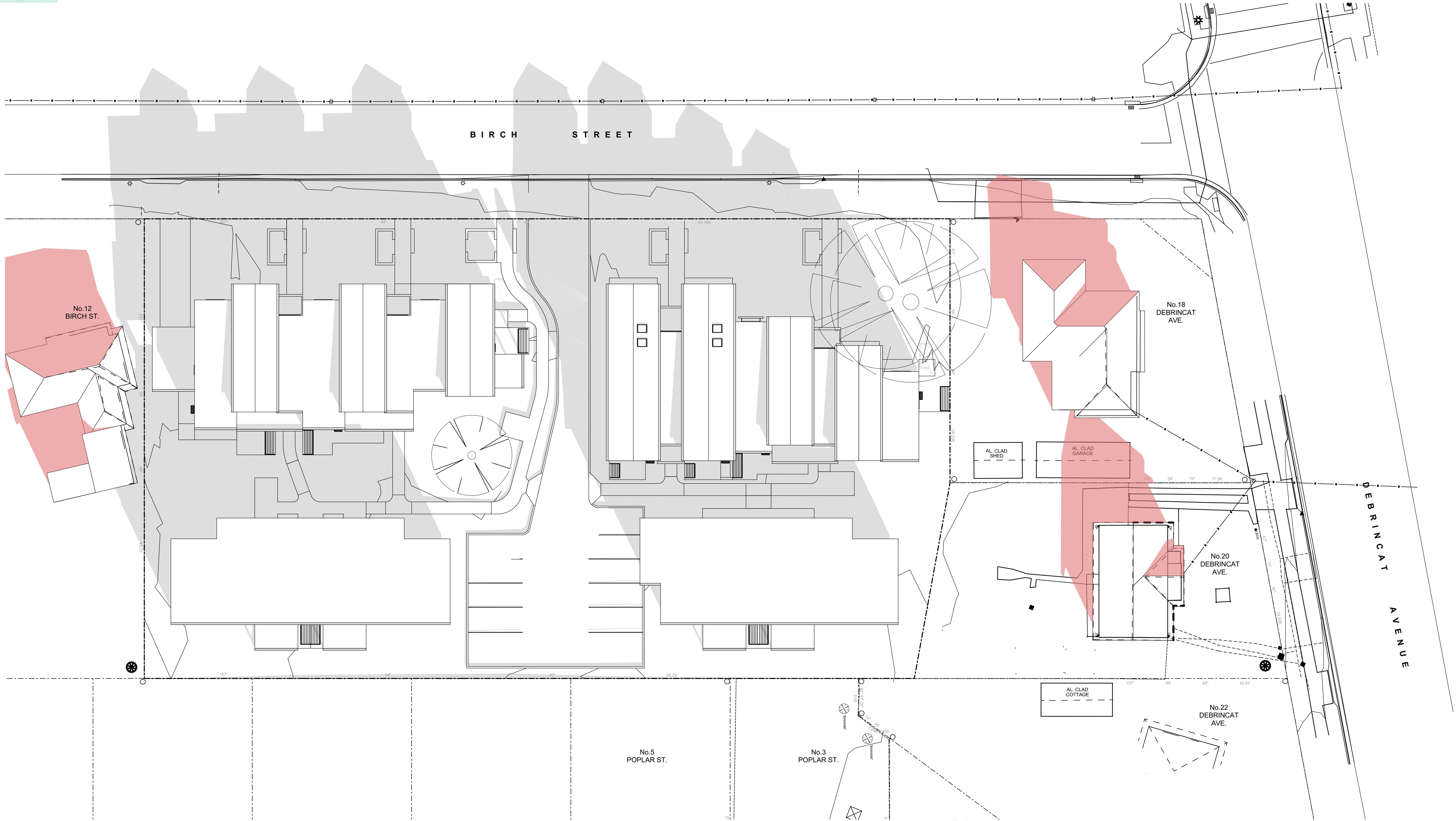
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LEGEND

- 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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Environment

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PARRAMATTA NSW 2124
PHONE No. 1800 738 718
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NOMINATED
ARCHITECTS:

Daniel Donal
NSW ARB No.9068

Member
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REV	DATE	NOTATION/AMENDMENT
A	16/05/2023	DA ISSUE
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Planning and
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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

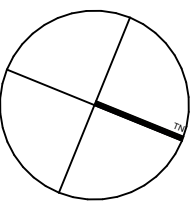
TITLE: SHADOW DIAGRAMS - 21st JUNE 9AM				STATUS: DA ISSUE			
DATE: 19/05/2023	SCALE: As shown @ A1	PROJ: BGYVZ	JOB: 2022.011	DATE: 19/05/2023	SCALE: As shown @ A1	PROJ: BGYVZ	JOB: 2022.011
STAGE: C	DRAWN: SD	CHECKED: DD	CERTIFIER: DD	STAGE: C	DRAWN: SD	CHECKED: DD	CERTIFIER: DD
TYPE: A	SHEET: 16 of 22	REV: A		TYPE: A	SHEET: 16 of 22	REV: A	

0 5 10 20 40MM

SCALE FOR PRINTING

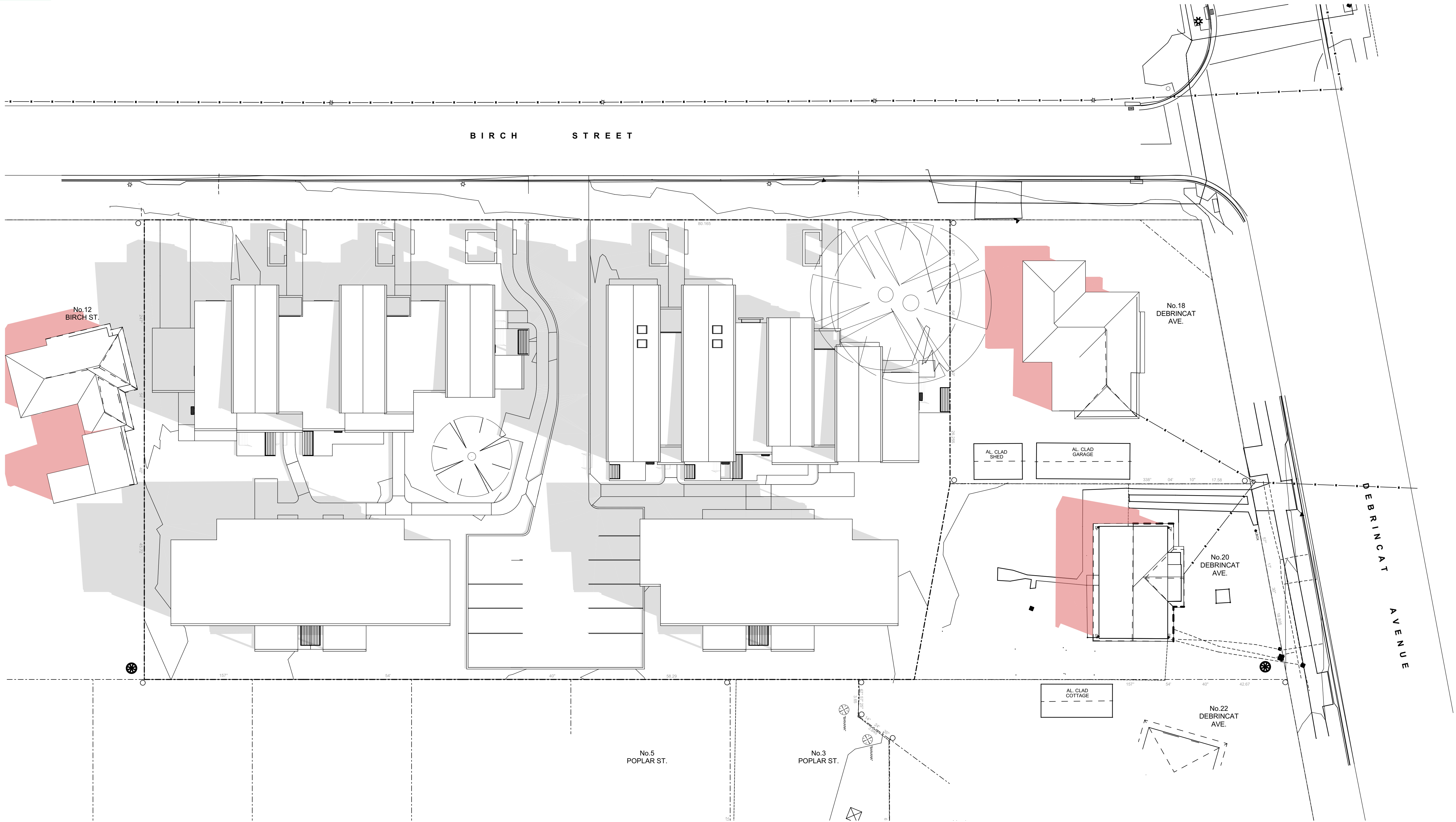
PURPOSE ONLY

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

2

-



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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:

SHADOW DIAGRAMS - 21st JUNE
12PM

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
DA01.pln

PLOTTED: 19/05/2023
12:22 PM

STATUS: DA ISSUE

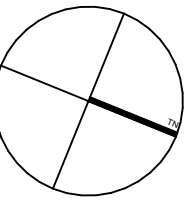
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19/05/2023	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV	
A	17 of 22	A	

0 5 10 20 40MM

SCALE FOR PRINTING

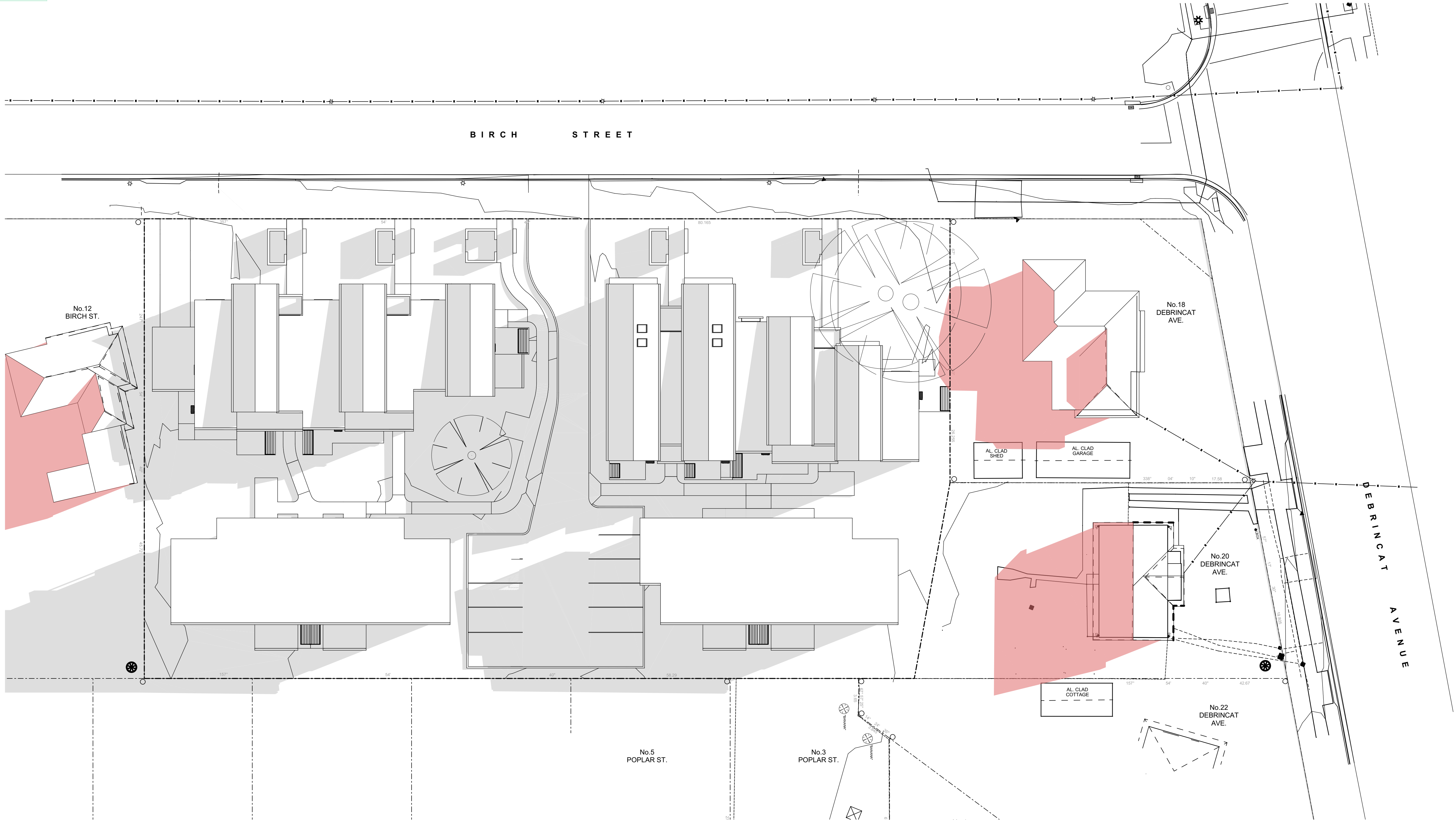
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SHADOW DIAGRAM - 21st JUNE - 3.00 pm
1:200

2

-



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NOMINATED ARCHITECTS:

Daniel Donal
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REV	DATE	NOTATION/AMENDMENT
A	16/05/2023	DA ISSUE
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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
Mays NSW 2760

TITLE: SHADOW DIAGRAMS - 21st JUNE 3PM				STATUS: DA ISSUE			
DATE: 19/05/2023	SCALE: As shown @ A1	PROJ: BGYVZ	JOB: 2022.011	DATE: 19/05/2023	SCALE: As shown @ A1	PROJ: BGYVZ	JOB: 2022.011
STAGE: C	DRAWN: SD	CHECKED: DD	CERTIFIER: DD	STAGE: C	DRAWN: SD	CHECKED: DD	CERTIFIER: DD
TYPE: A	SHEET: 18 of 22	REV: A		TYPE: A	SHEET: 18 of 22	REV: A	

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

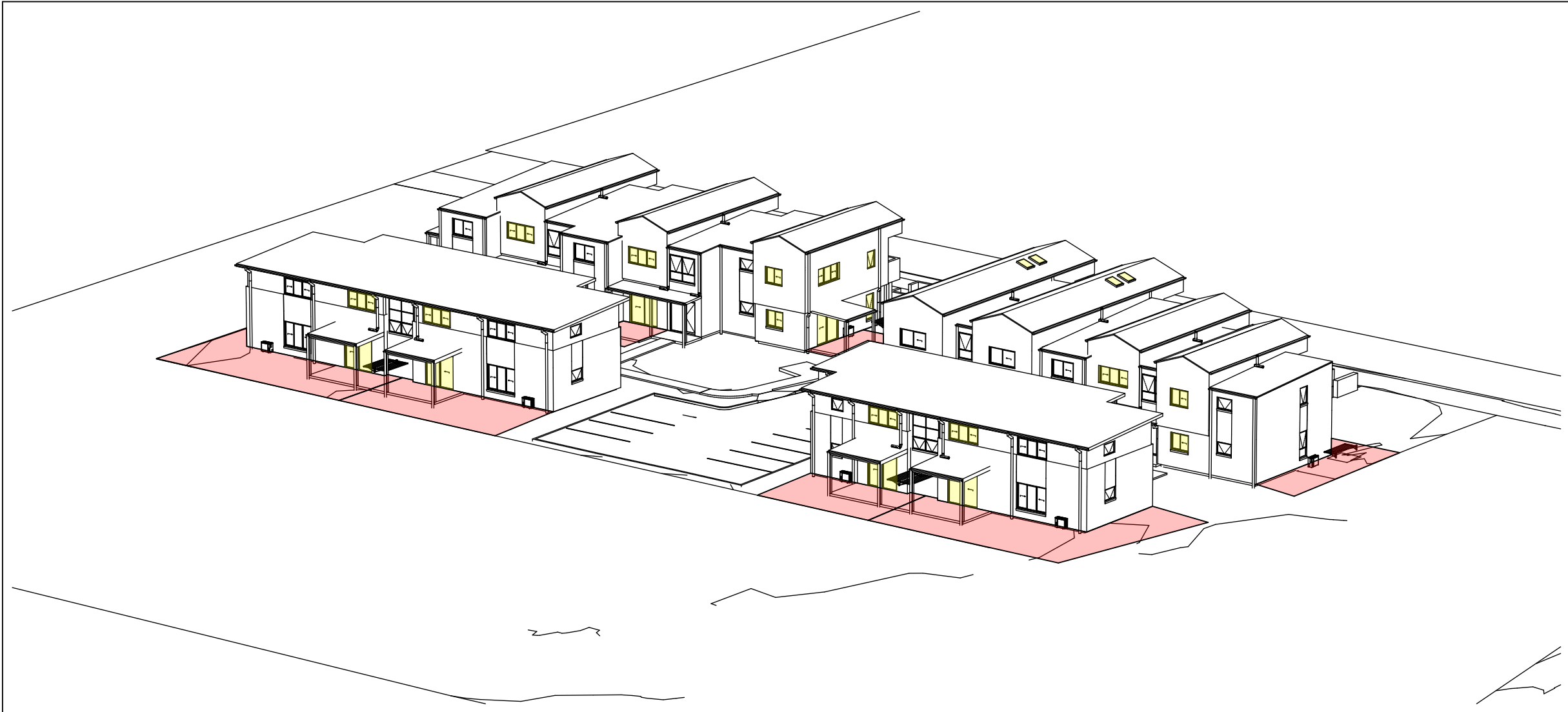
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1

-

21st JUNE - 9.00 am



3

-

21st JUNE - 10.00 am



5

-

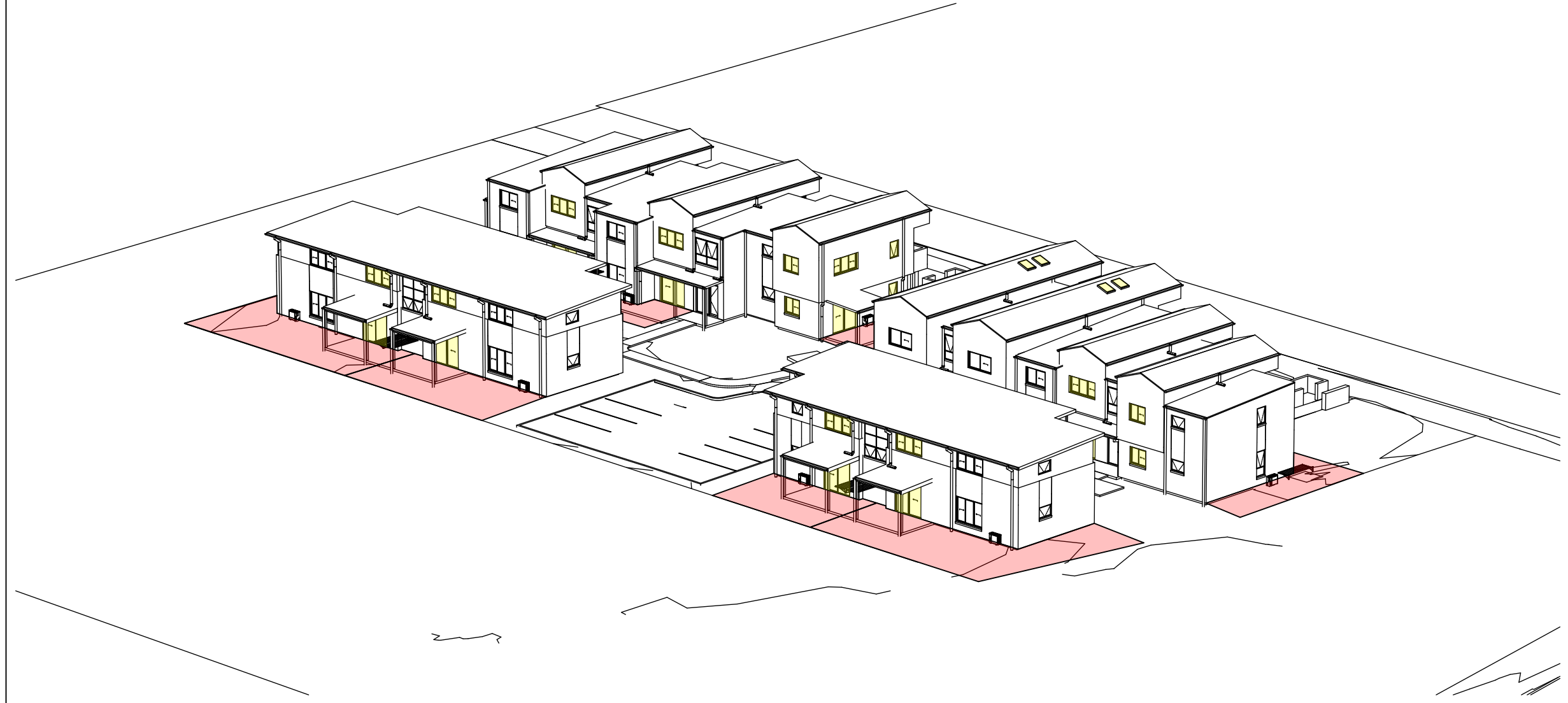
21st JUNE - 11.00 am



2

-

21st JUNE - 9.30 am



4

-

21st JUNE - 10.30 am



6

-

21st JUNE - 11.30 am



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NOMINATED
ARCHITECTS:

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Member
Architects Institute of Australia

REV	DATE	NOTATION/AMENDMENT
A	16/05/2023	DA ISSUE
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**Planning and
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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:

SOLAR ACCESS - VIEW FROM SUN

FILE: CAD File: S:\Data\3022\2022\011\LAHC_SL_2-
10 Birch St North St Marys\3. Design\3.2 DA
0022.011.LAHC.2-10 Birch Street North St
DA01.ppt

PLOTTED: 19/05/2023
12:23 PM

STATUS: DA ISSUE

DATE	SCALE	PROJ	JOB
19/05/2023	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV	
A	19 of 22		A

0 5 10 20 40MM

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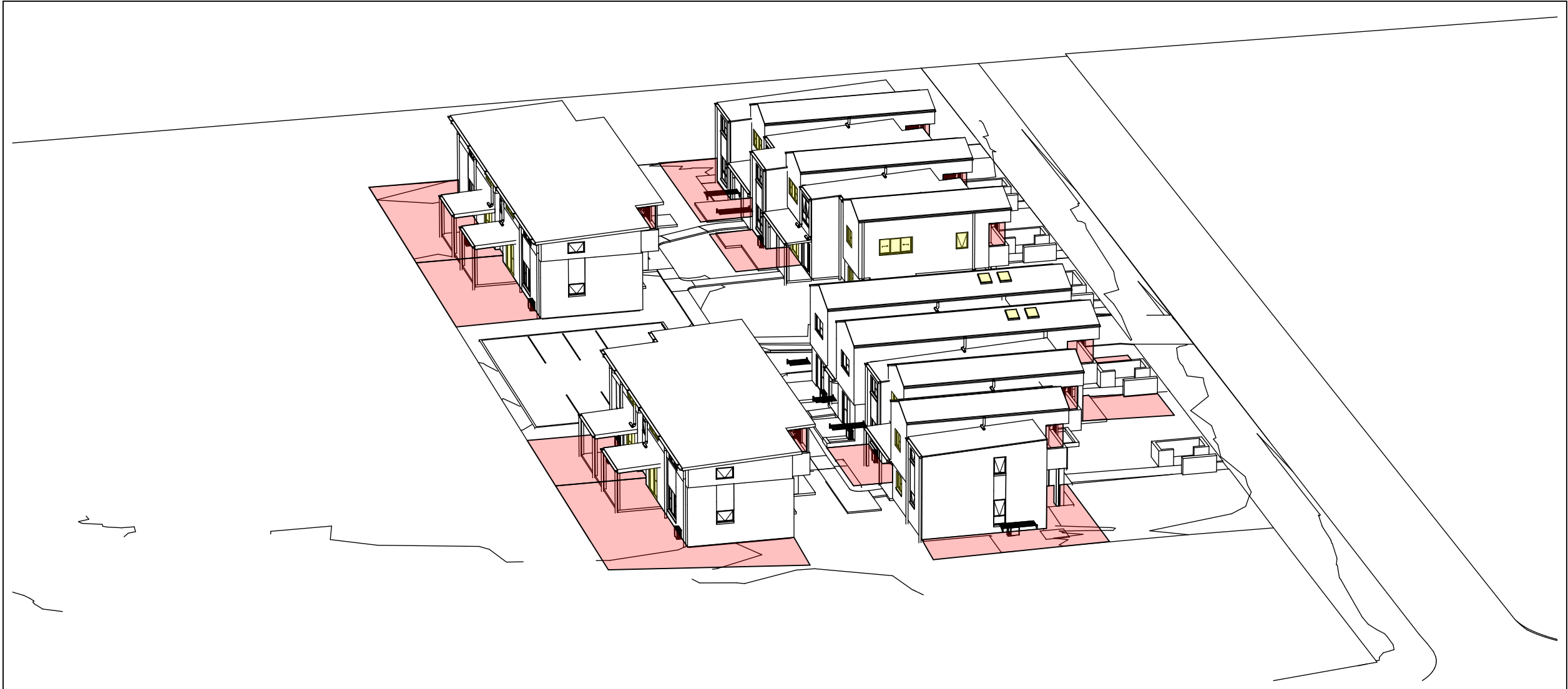
1
-

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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GREATER WESTERN SYDNEY REGION

PROJECT:

SENIORS HOUSING DEVELOPMENT

at

Lots 346-350 in DP 31990 & Lot 305 in DP 30223
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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
DA01.ppt

PLOTTED: 19/05/2023
12:24 PM

STATUS: DA ISSUE

DATE	SCALE	PROJ	JOB
19/05/2023	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV	
A	20 of 22	A	

0 5 10 20 40MM

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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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GREATER WESTERN SYDNEY REGION

PROJECT:

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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
DA01.dgn

STATUS:

DA ISSUE

DATE	SCALE	PROJ	JOB
19/05/2023	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	21 of 22	A	

0 5 10 20 40MM

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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



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TITLE:

PERSPECTIVES

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
DA01.pln

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STATUS: DA ISSUE

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19/05/2023	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	22 of 22		A