

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
COVER PAGE	A 01 of 22	D
BLOCK ANALYSIS PLAN	A 02 of 22	C
SITE ANALYSIS PLAN	A 03 of 22	C
DEMOLITION PLAN	A 04 of 22	C
SUBDIVISION PLAN	A 05 of 22	C
DEVELOPMENT DATA	A 06 of 22	D
SITE PLAN	A 07 of 22	D
GROUND FLOOR PLAN	A 08 of 22	D
FIRST FLOOR PLAN	A 09 of 22	C
ROOF PLAN	A 10 of 22	C
ELEVATIONS	A 11 of 22	D
ELEVATIONS & INTERNAL ELEVATIONS	A 12 of 22	D
INTERNAL ELEVATIONS	A 13 of 22	D
SECTIONS	A 14 of 22	D
SECTIONS	A 15 of 22	D
SHADOW DIAGRAMS - 21st JUNE 9AM	A 16 of 22	C
SHADOW DIAGRAMS - 21st JUNE 12PM	A 17 of 22	C
SHADOW DIAGRAMS - 21st JUNE 3PM	A 18 of 22	C
SOLAR ACCESS - VIEW FROM SUN	A 19 of 22	C
SOLAR ACCESS - VIEW FROM SUN	A 20 of 22	C
SOLAR ACCESS - VIEW FROM SUN	A 21 of 22	C
PERSPECTIVES	A 22 of 22	D

SURVEY

Type	Sheet No.	Rev
DETAIL & LEVEL SURVEY	S 1 of 10	A
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	-

HYDRAULIC

Type	Sheet No.	Rev
LEGENDS & NOTES	H 1 of 4	B
SITE / GROUND FLOOR PLAN	H 2 of 4	B
FIRST FLOOR PLAN	H 3 of 4	B
ROOF PLAN	H 4 of 4	B

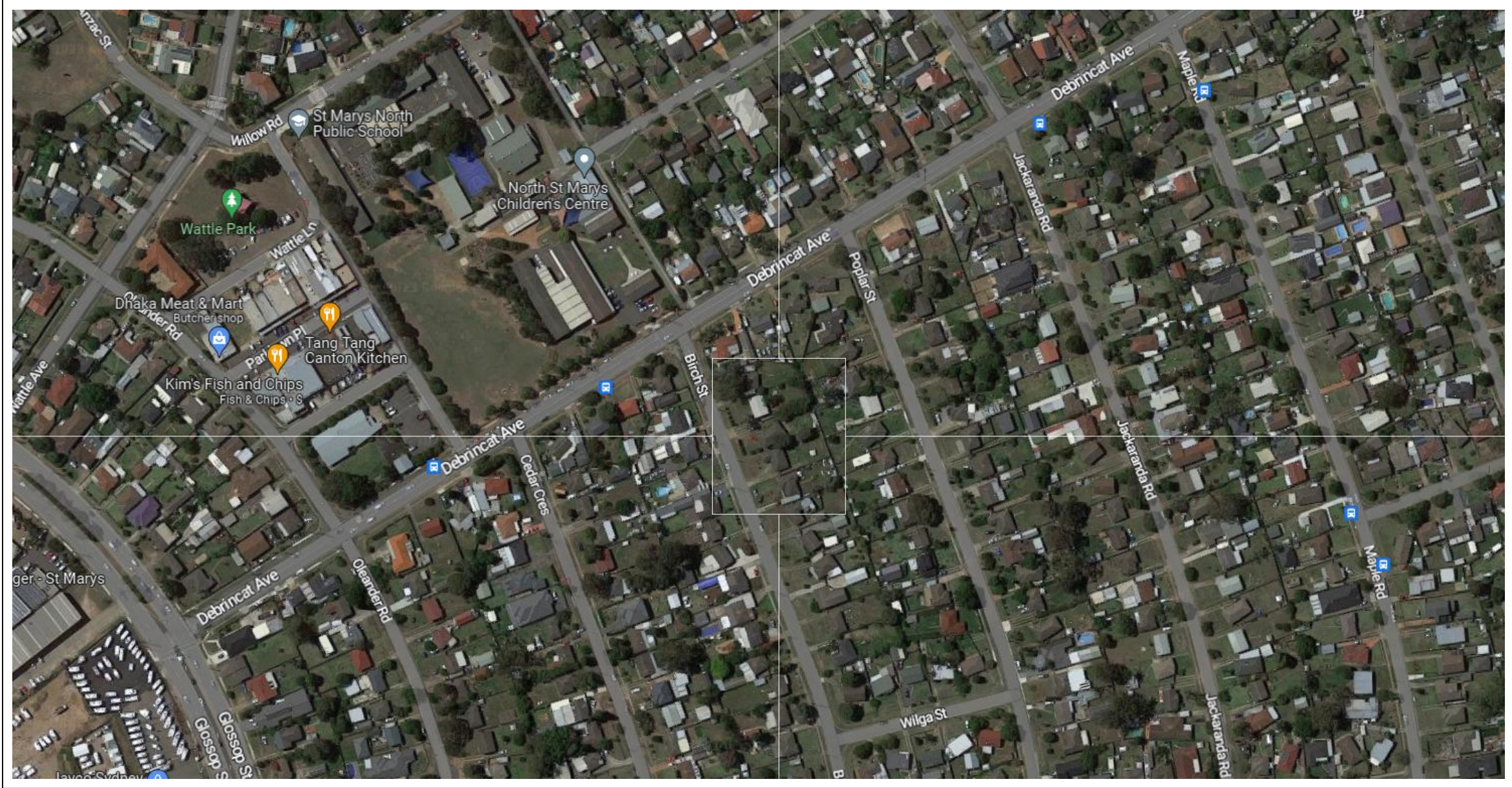
CIVIL

Type	Sheet No.	Rev
CUT AND FILL		
CUT AND FILL PLAN	C 1 of 1	B
STORMWATER CONCEPT PLAN		
SPECIFICATION SHEET	C 1 of 7	F
SITE DRAINAGE PLAN	C 2 of 7	F
DRAINAGE PLAN - SHEET 1	C 3 of 7	F
DRAINAGE PLAN - SHEET 2	C 4 of 7	F
OSD SECTION AND STORMWATER DETAILS	C 5 of 7	F
STORMWATER DETAILS	C 6 of 7	F
SEDIMENT CONTROL PLAN	C 7 of 7	F
FOOTPATH UPGRADE PLAN		
FOOTPATH LAYOUT PLAN	C 1 of 4	A
FOOTPATH STANDARD DETAILS	C 2 of 4	A
FOOTPATH LONGSECTION - 1	C 3 of 4	A
FOOTPATH LONGSECTION - 2	C 4 of 4	A

LANDSCAPE

Type	Sheet No.	Rev
LANDSCAPE PLAN	L 1 of 1	E

LOCATION PLAN:



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



ARCHITECT
DTA Architects
PH (02) 9601 1011

PROJECT MANAGER
HOMES NSW
PH 1800 738 718

DATE:
4/12/2024

DESIGN:
DA

PROJECT No:
BGYVZ

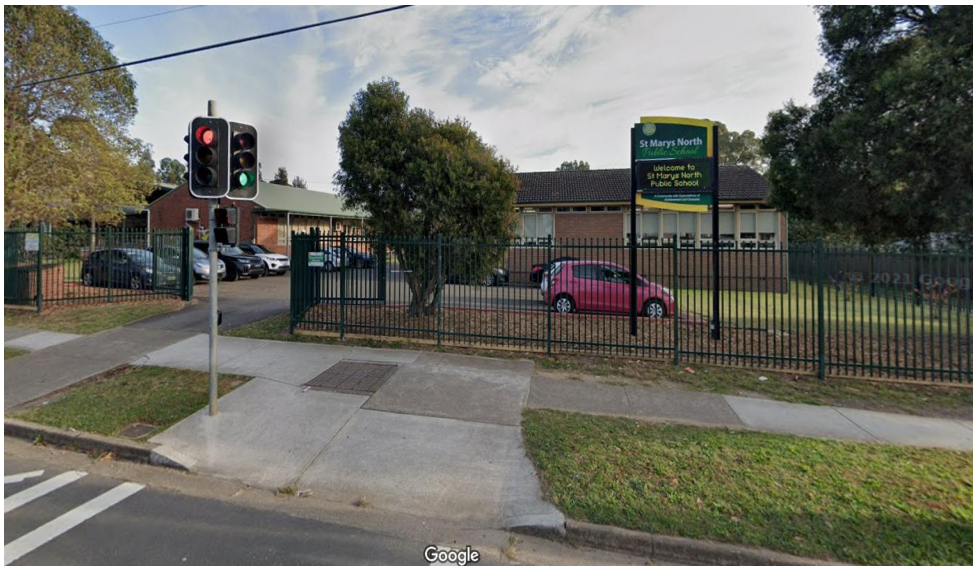
NOMINATED ARCHITECTS:
Daniel Donai
NSW ARB No.9068

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. 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



ST MARY'S NORTH PUBLIC SCHOOL
& CHILDRENS CENTRE



EXISTING SINGLE
STOREY DUPLEX



EXISTING 2
STOREY DUPLEX

LEGEND: BLOCK PLAN



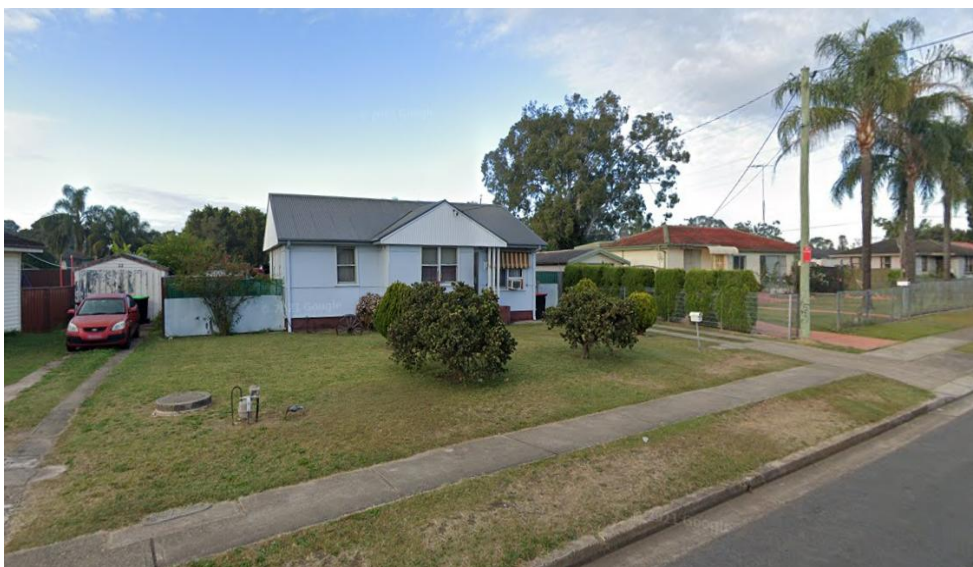
PROPOSED DEVELOPMENT OWNED
BY DEPARTMENT OF HOUSING



BOUNDARY LINE TO
LOTS OWNED BY OTHERS

NOTE:

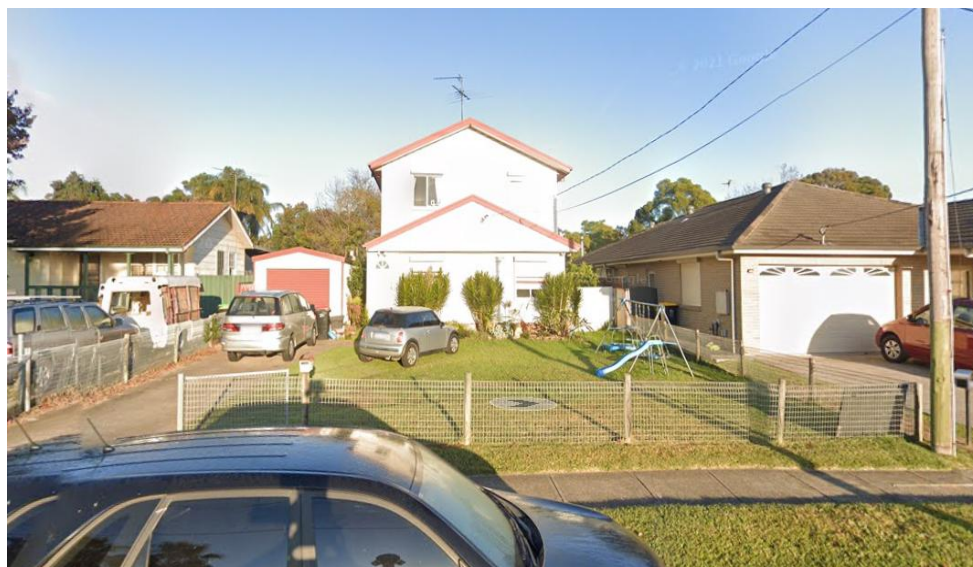
MOSTLY TYPICAL RECTANGULAR LOTS WITH
VARIED LOT SIZES IN THE VICINITY OF THE NEW
DEVELOPMENT. LOTS BECOME IRREGULAR
TOWARDS BLOCK ENDS.



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



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718

www.dpie.nsw.gov.au



NOMINATED
ARCHITECTS:

Daniel Donal
NSW ARB No. 9068

Member
Architects Institute of Australia

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

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
ABEL & BROWN Pty Ltd
PH (02) 9691 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880
STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4228 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1663
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (0412 294 712



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:\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
DA04 - MOD.pln

PLOTTED:
4/12/2024
3:52 PM

STATUS: DA ISSUE

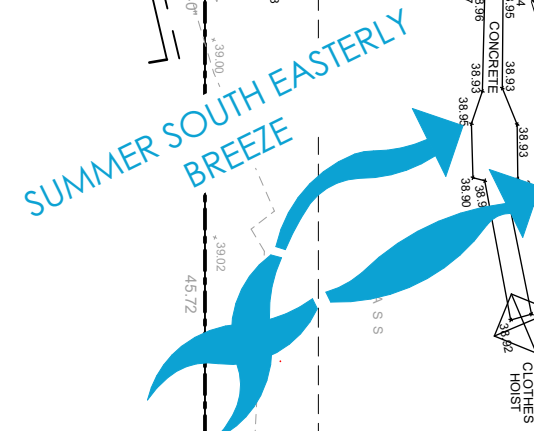
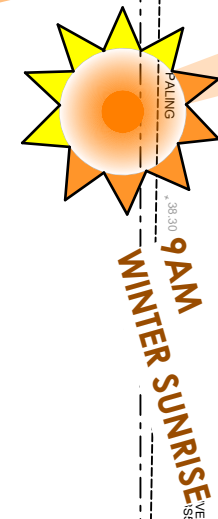
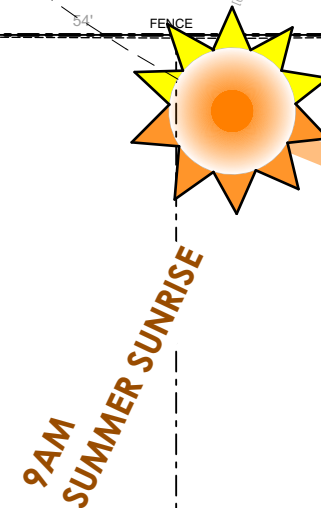
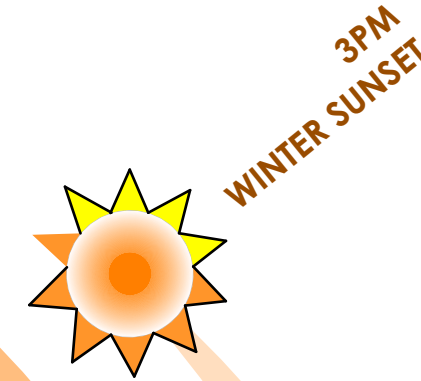
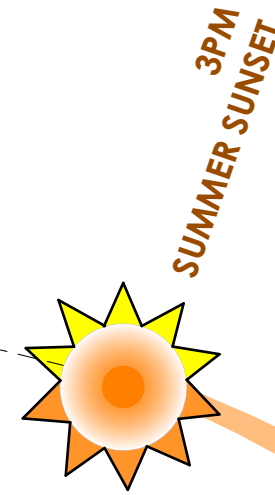
DATE	SCALE	PROJ	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV	
A	2 of 22	C	

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. 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



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



1

SITE ANALYSIS PLAN
1:200



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

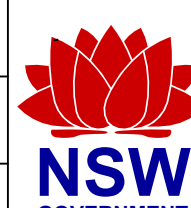
Daniel Donal
NSW ARB No.9068
Member
NSW Architects

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

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880
STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4228 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (04) 72 294 712



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 2780

TITLE:
SITE 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
DA04 - MOD.pln
PLOTTED: 4/12/2024
3:52 PM

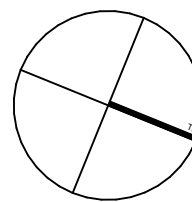
DATE	SCALE	PROJ	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV	
A	3 of 22	C	

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- 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



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.

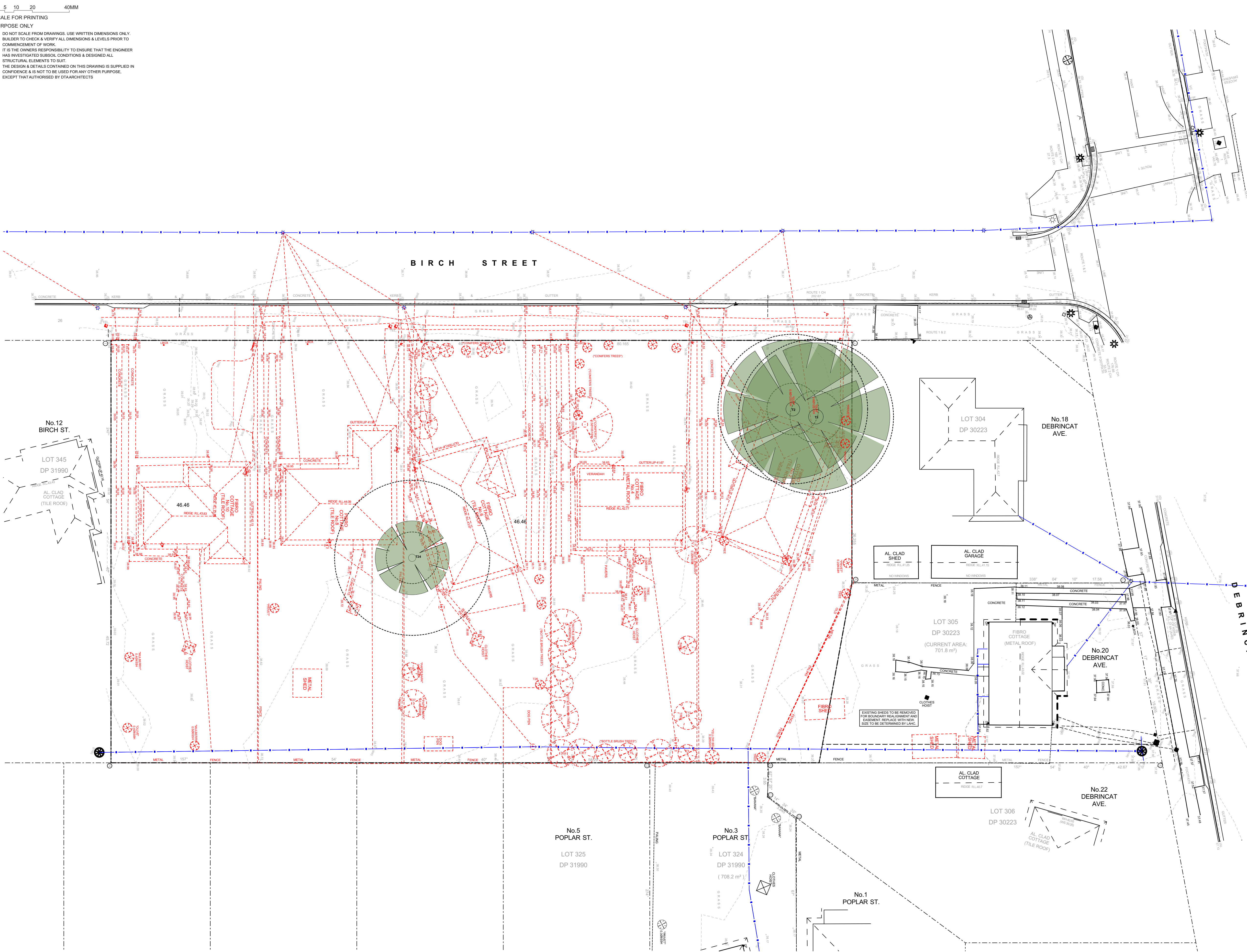
NB: CARE MUST BE TAKEN WHILE CARRYING OUT THE WORKS.

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



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au

Homes NSW

APPROVED PLANS
PART 5 (BY 5.1) MODIFIED ACTIVITY DETERMINATION
Date: 21 March 2025
Project No.: BG0VZ2



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No. 9068
Member
NSW Institute of Architects

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

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880
STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4228 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1863
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (04) 72 294 712



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:
DEMOLITION 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
DA04 - MOD.pln

PLOTTED: 4/12/2024
3:52 PM

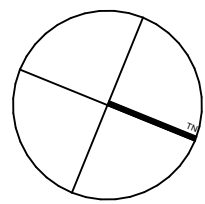
STATUS:	DA ISSUE	PROJ:	JOB:
DATE:	4/12/2024	SCALE:	As shown @ A1
STAGE:	C	DRAWN:	SD
CHECKED:	DD	CERTIFIER:	DD
TYPE:	A	SHEET:	4 of 22
REV:	C		

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- 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



B I R C H S T R E E T



SUBDIVISION PLAN
1:200

1
-



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068

Member
Australian Institute of Architects

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

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880

STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4228 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH 0412 294 712



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:

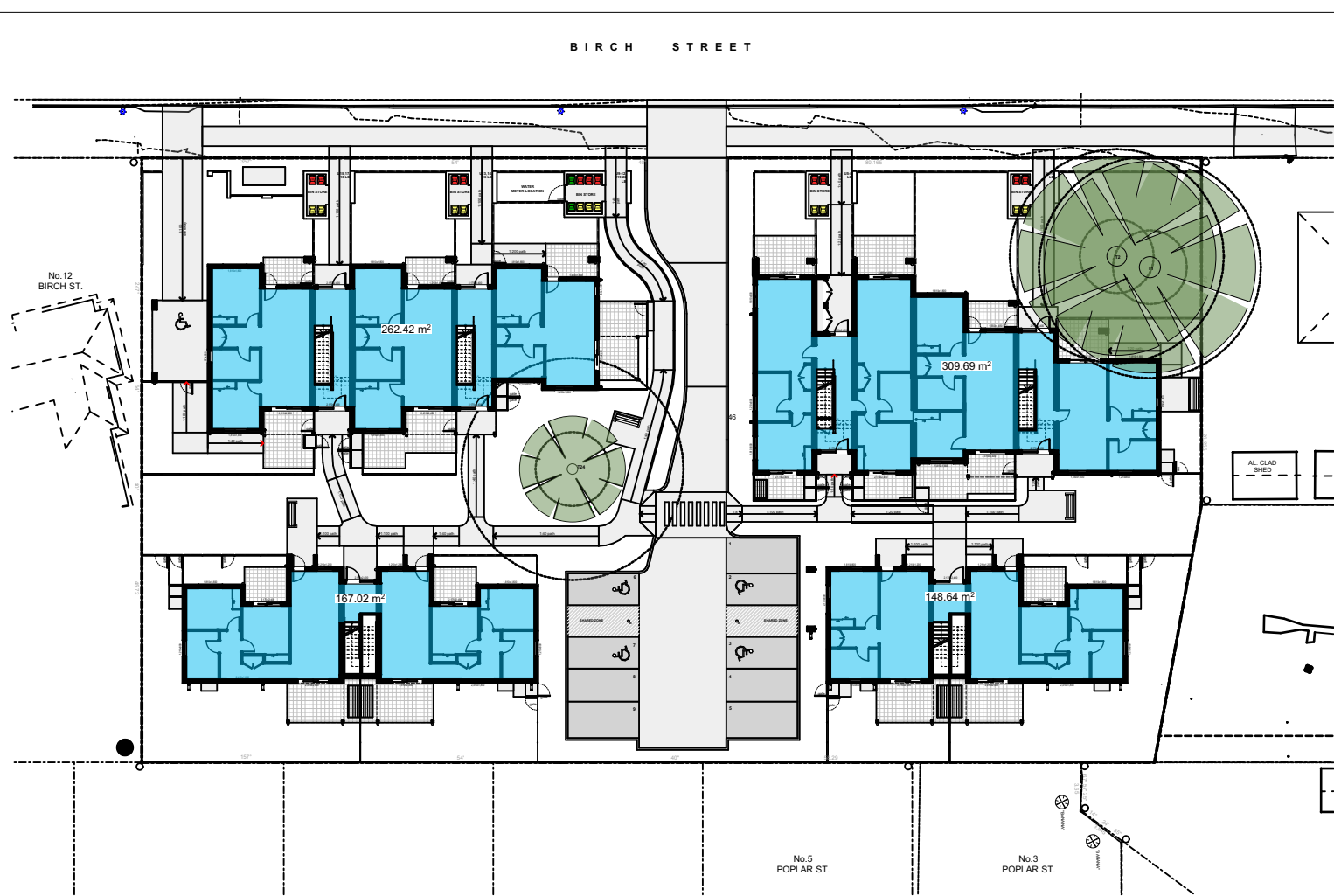
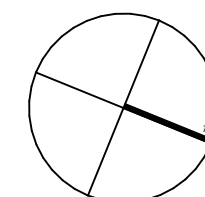
SUBDIVISION PLAN

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
DA04 - MOD.pln

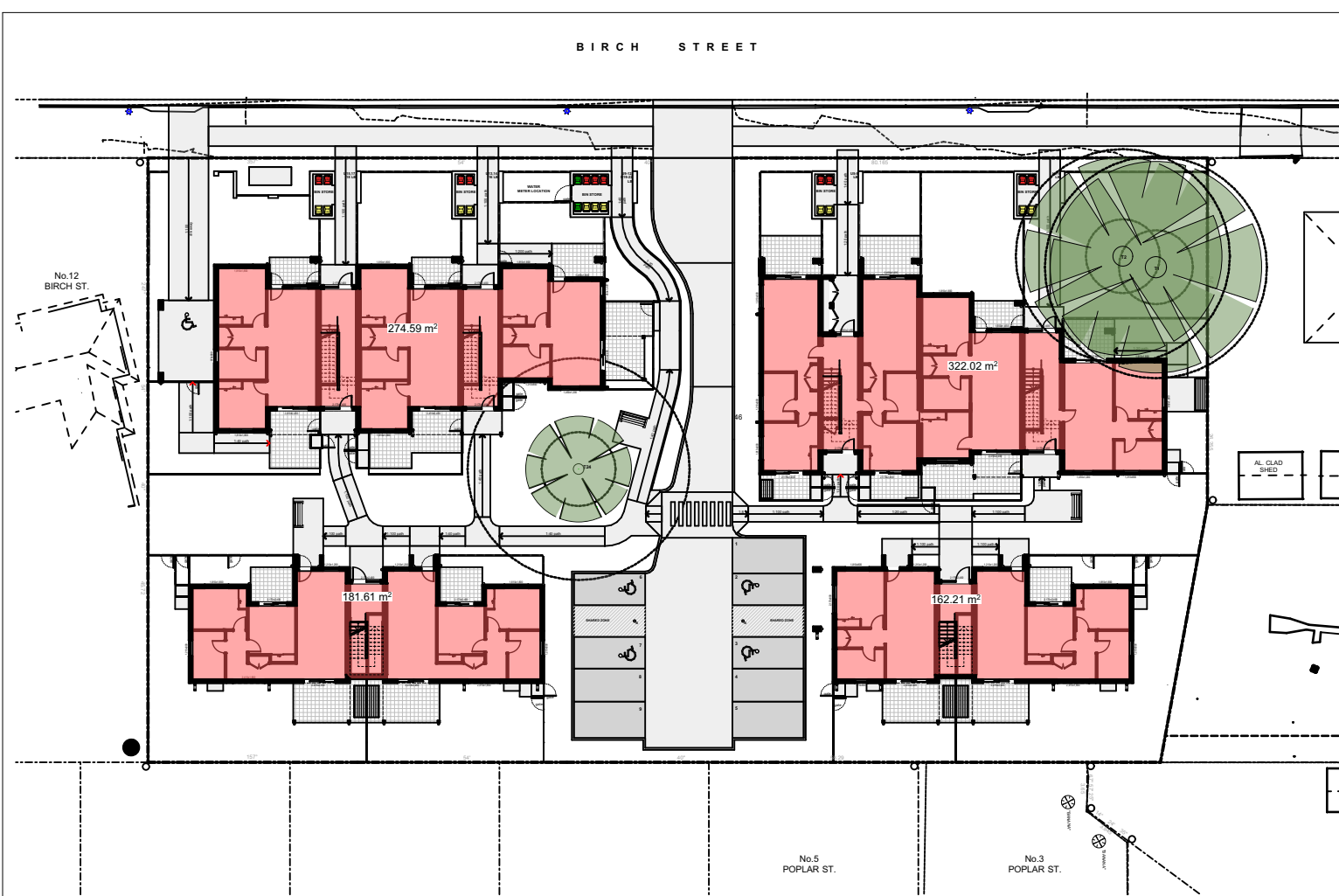
PLOTTED: 4/12/2024
3:52 PM

STATUS: DA ISSUE

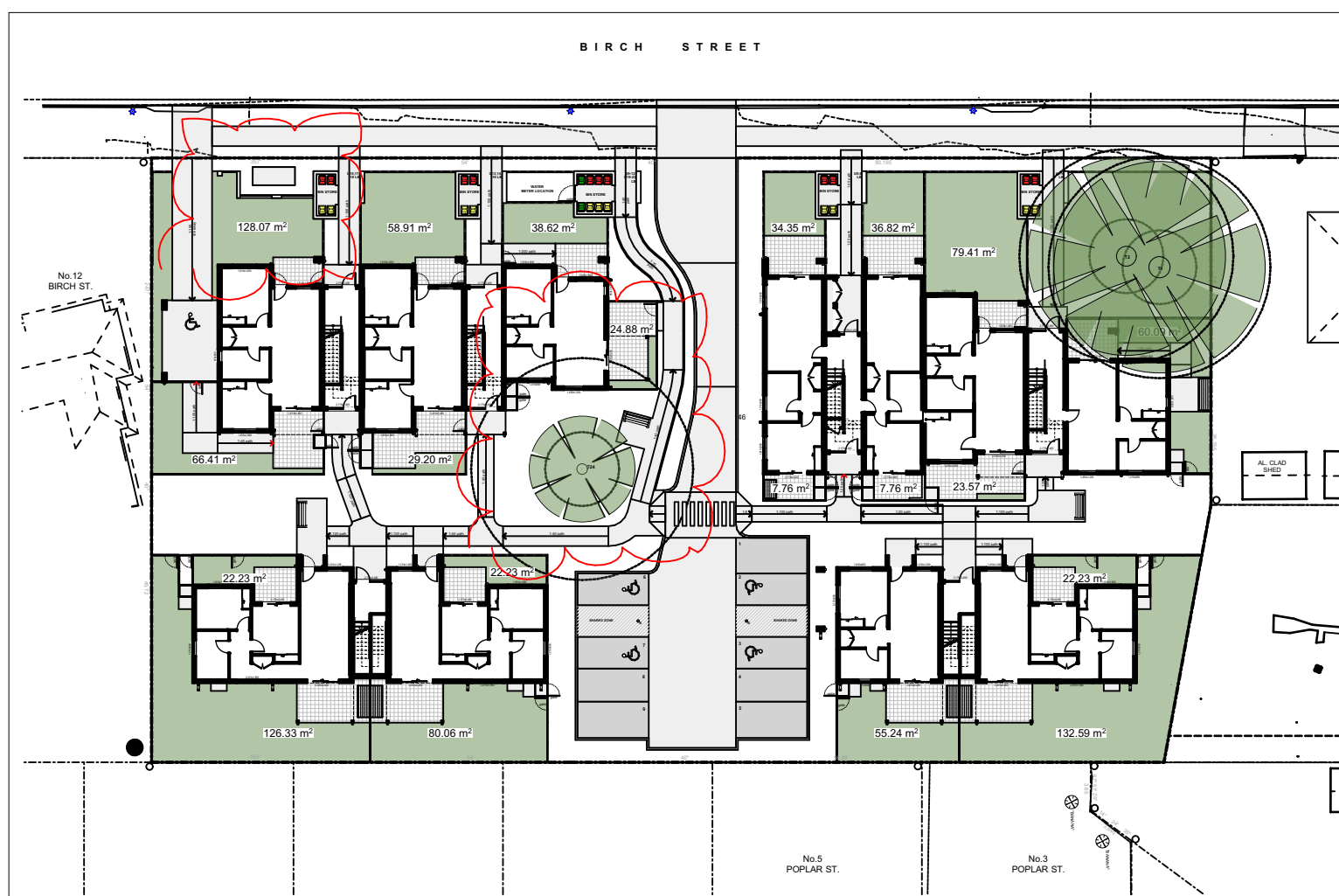
DATE	SCALE	PROJ	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	5 of 22	C	



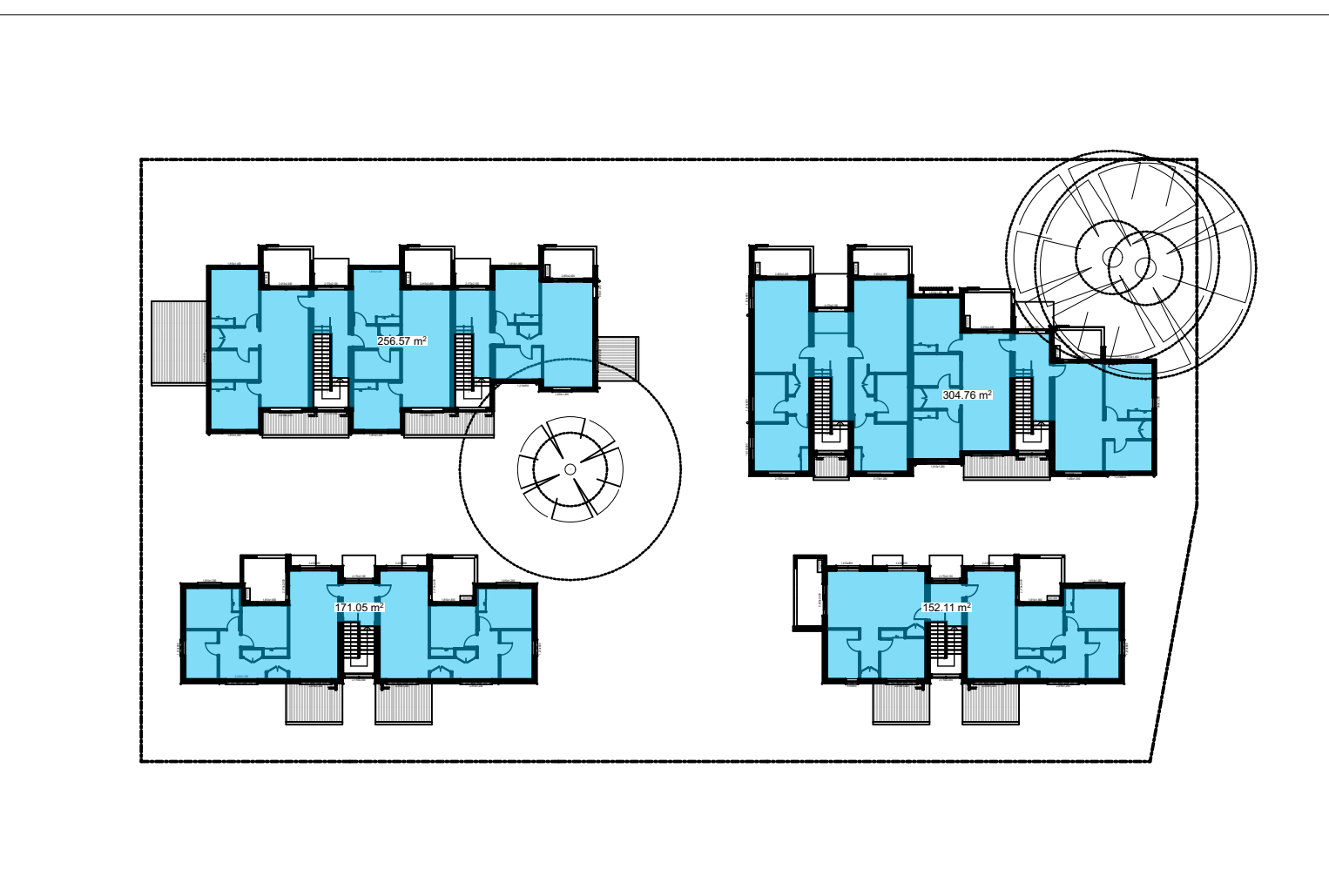
1	CALCULATION PLAN - GF FSR (DCP)
-	1:500



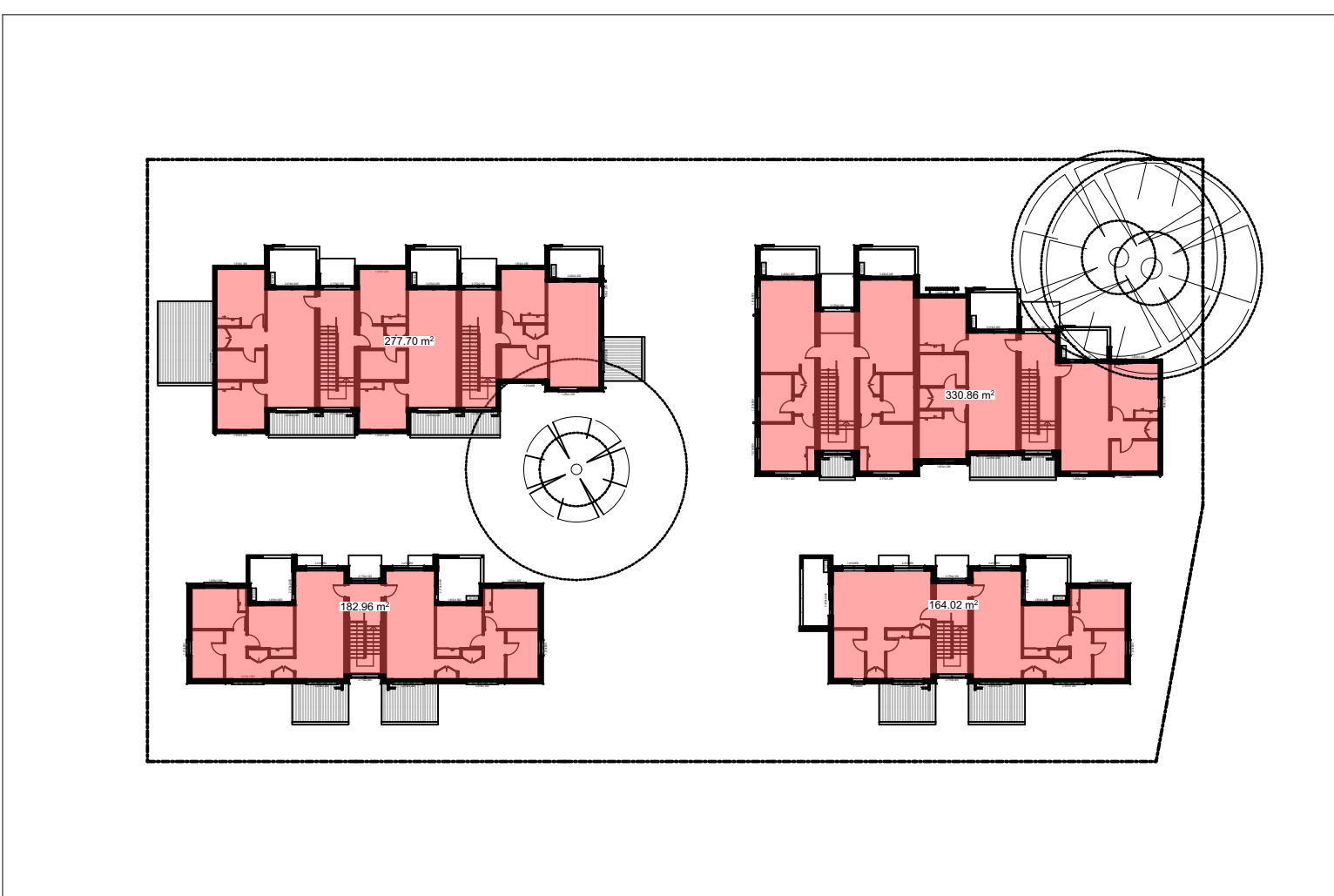
2	CALCULATION PLAN - GF FSR (SEPP)
-	1:500



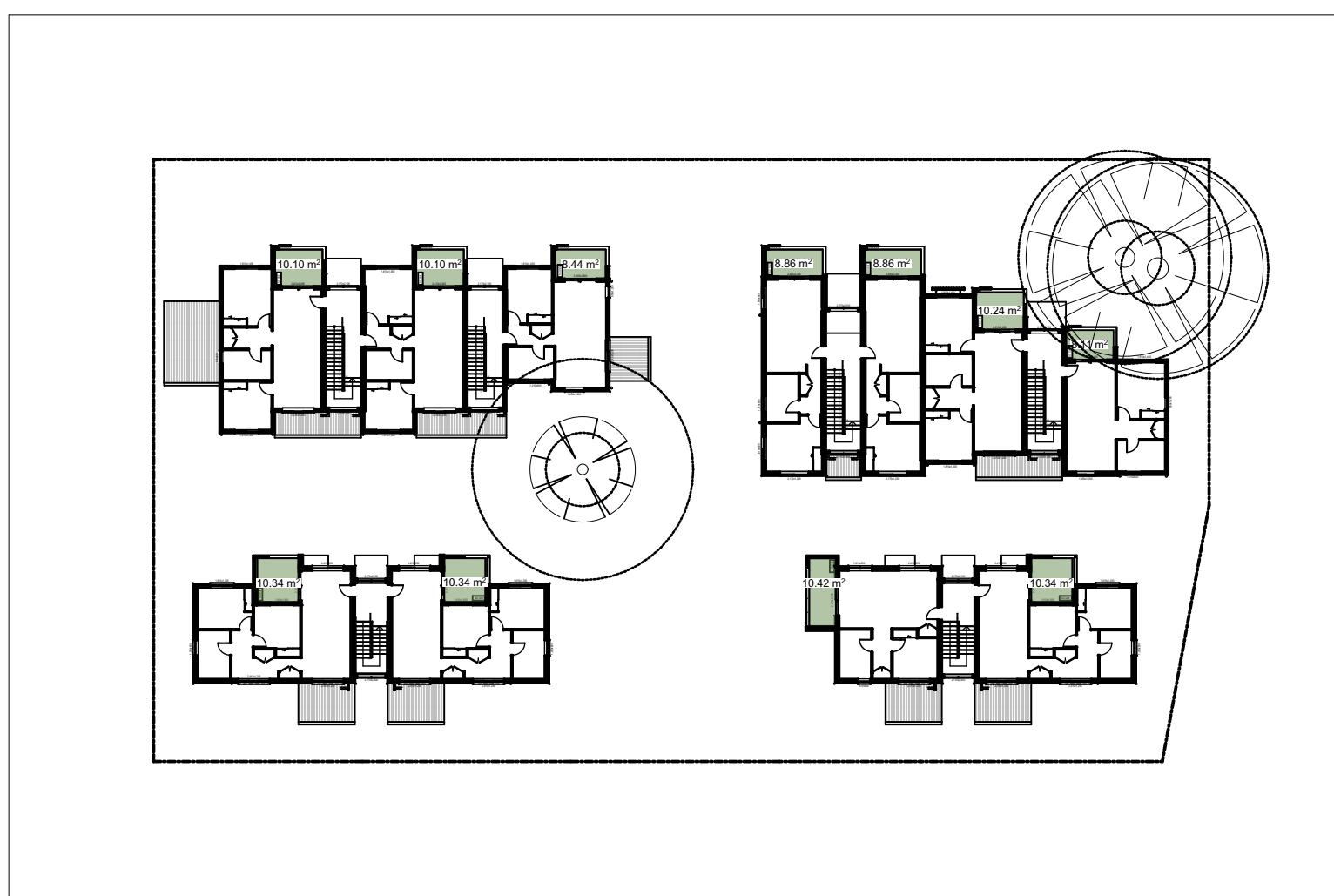
5	CALCULATION PLAN - GF POS
-	1:500



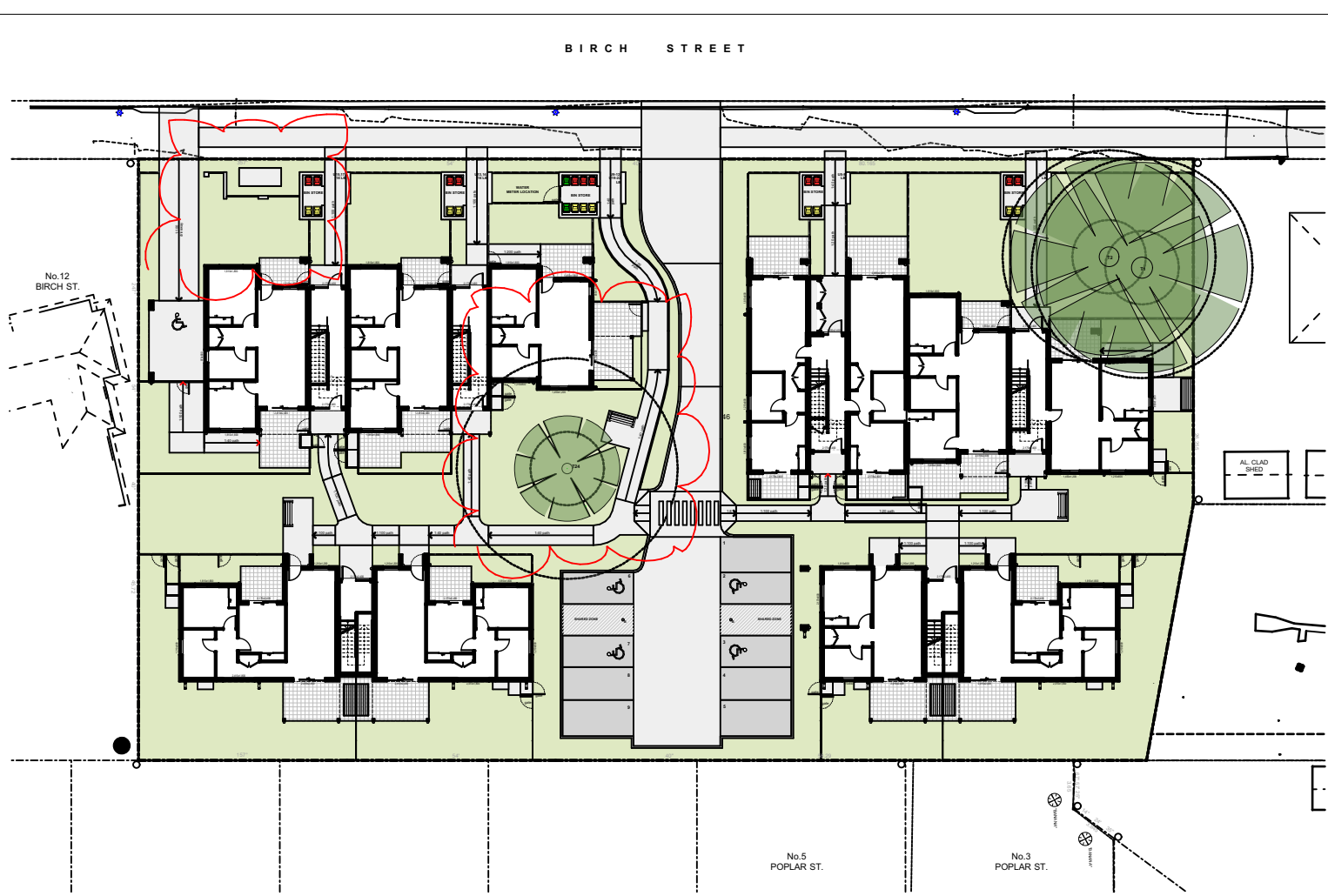
3	CALCULATION PLAN - FF FSR (DCP)
-	1:500



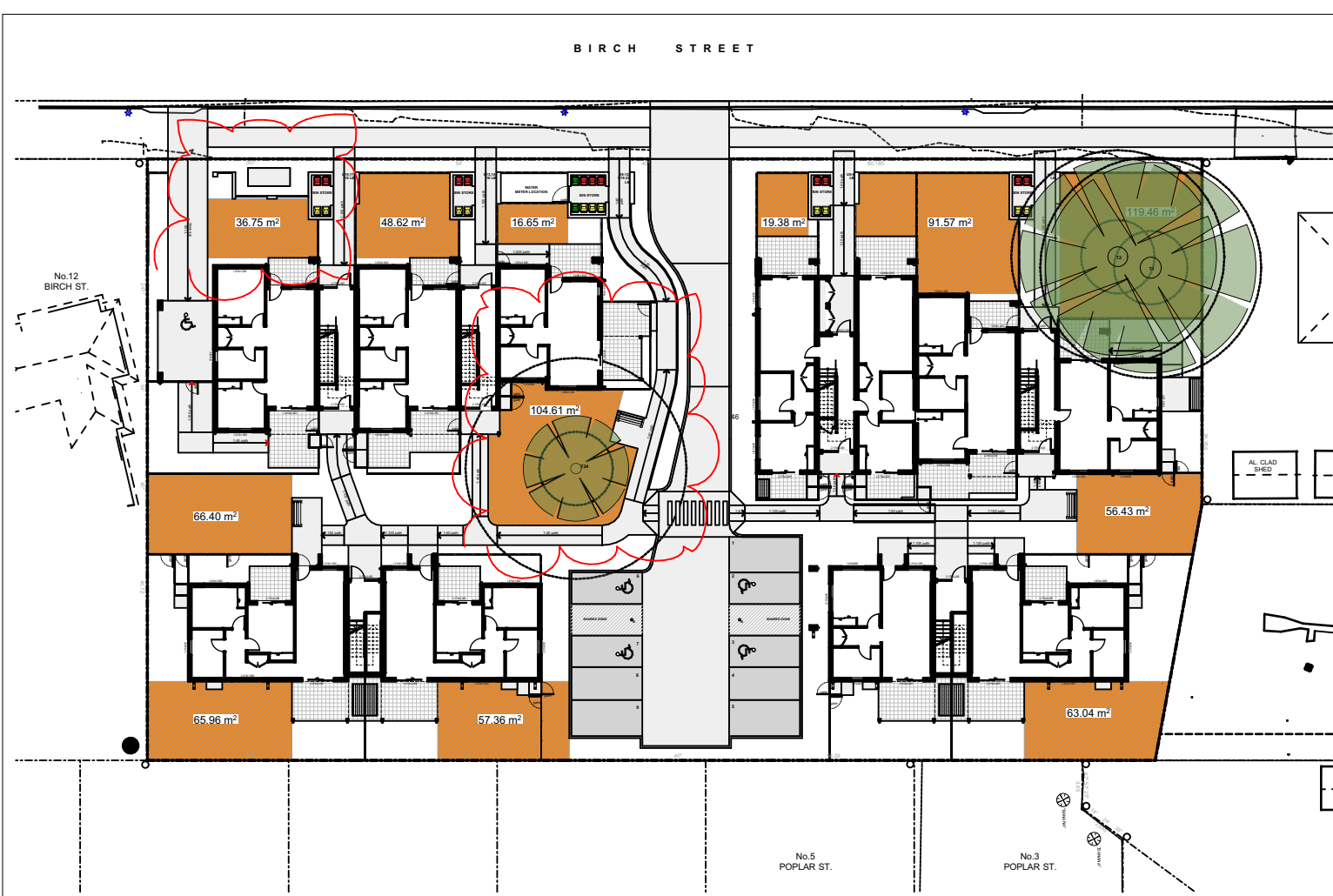
4	CALCULATION PLAN - FF FSR (SEPP)
-	1:500



6	CALCULATION PLAN - FF POS
-	1:500



7	CALCULATION PLAN - GF LANDSCAPE
-	1:500



8	CALCULATION PLAN - GF DEEP SOIL
-	1:500

- 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 heat pump with a min rating of **31-35 STCs**
- Provide electric cooktop and electric oven to all units
- AC 1 phase airconditioning / EER 3.0-3.5

- 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



0008706870 **25 Oct 2024**

Assessor Dean Gorman

Accreditation no. DMN13/1645

Address

2-10 Birch street,
North St Marys, NSW,
2760

QR Code



hstar.com.au

NCC 2022 <i>Non-res</i> Technical Specification - North St Marys					
	External Works				
Wall Type	Insulation	Colour	Comments		
Cavity Brick	Min R2 Required (Max 0.0m specification)	Metal SA: 0.475 - 0.30	As per elevations		
		SA: Door alternative			
		Internal Work			
Wall Type	Insulation	Colour	Comments		
Single skin brick	None		Internally in units (Ground floor)		
Pneumoblock solid	None		Internally in units Level 1		
Cavity Brick	None		Shared with between units/fabrics		
		Floors			
Floor Type	Insulation	Colour	Comments		
Concrete slab on ground	None		Ground floor		
Garden	None		Level 1 (Units below)		
		Ceilings			
Ceiling Type	Insulation	Colour	Comments		
Plasterboard	None		Unit above		
Plasterboard			Roof/air above		
Insulation loss due to draughts is not being modelled in this assessment. A small draft loss has been included in every kitchen, bathroom, laundry and ensuite.					
Roof Type	Insulation	Colour	Comments		
Metal	R3.3 Roof faced batten	Metal Max SA: 0.475 - 0.30 SA: Door alternative	Through roof (ventilated cavity)		
		Cladding			
Opening Type	U Value	SPHC	Glazing & Frame Type		
Sliding - Fixed (throughout sealed below)	4.8	0.19	e.g. Single glazed HD performance Low e clear Aluminium frame		
Sliding - Fixed (units 10 & 11)	4.5	0.15	e.g. Single glazed HD performance Low e clear Aluminium frame		
Sliding - Fixed High (throughout sealed below)	4.8	0.15	e.g. Single glazed HD performance Low e clear Aluminium frame		
Awning (units 10 & 11)	4.5	0.50	e.g. Single glazed HD performance Low e clear Aluminium frame		
U and SPHC values are based on the AFRC Default Window Set. Glazing systems to be installed must have an equal or lower U value and SPHC value i.e. 75% of the above specified values					
		Shutters			
Sightline Type	Frame	Location	Comments		
Fixed	Timber and Aluminium	Living and Bedroom	Single glazed door		
		Celling Bar			
Size	Frame Type	Comments			
1300mm in diameter	Living	Through roof			
900mm in diameter	Bedrooms	Through roof			

Certificate Prepared by

Greenview Consulting Pty Ltd
ABN: 2000907358
Email: dean@greenview.net.au Phone: 0404 645 762

LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au

www.dpie.nsw.gov.au

Project No.: 001V2.

with 1189, 31 Essex Road, Gregory Hills, NSW 2155
 or www.ortho.net.au | info@ortho.net.au | admin@ortho.net.au | [+61 2 9601 0011](tel)

 Member

D	27/11/2024	MODIFICATION - Substation + HWUs Included, Paths adjusted
C	26/10/2023	UPDATED DA ISSUE
B	23/06/2023	DA ISSUE
A	16/05/2023	DA ISSUE
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.		

STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERSLANDSCAPE CONSULTANT
RAY FUGGIE & ASSOC.

at

**Lots 346-350 in DP 31990 & Lot 305 in DP 30222
2-10 Birch Street & 20 Debrincat Ave, North Strathfield
Marys NSW 2760**

FILE: CAD File: S:\Data3\2022\2022.011.LAHC.SL
2-10 Birch St North St Marys\3.Design\3.2 D

FILE: CAD File: S:\Data3\2022\2022.011.LAHC.SL
2-10 Birch St North St Marys\3.Design\3.2 D
2022.011.LAHC-2-10 Birch Street North St.
DA04 - MOD.rvt

PLOTTED:	4/12/2024	TYPE:		SHEET:	
----------	-----------	-------	--	--------	--

PLOTTED: 4/12/2024 3:52 PM	TYPE: A	SHEET: 6
-------------------------------	---------	----------

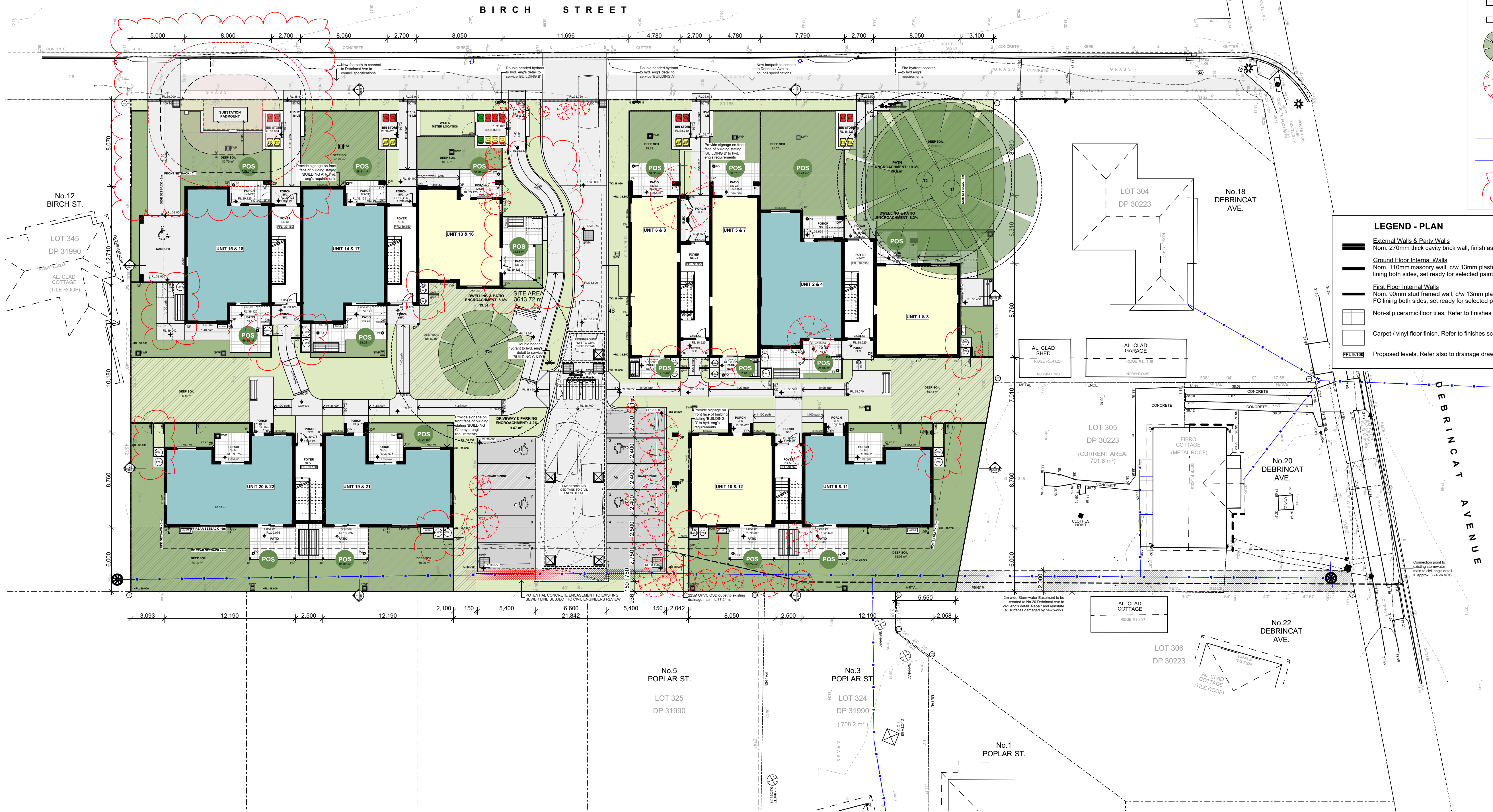
REV:

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTA ARCHITECTS



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
- AMENDMENTS

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 CONTINUOUS 100 x 100 x 6 GALVANISED STEEL
- ANG PROTECTIVE ANGLE TO WALL LINE, REFER TO DETAILS
- ANG-1 CONTINUOUS 100 x 100 x 6 GALVANISED STEEL
- B-1 PROTECTIVE ANGLE FIXED TO FLOOR EXACT POSITION TO BE DETERMINED ON SITE
- B-2 VANITY BASIN
- B-3 STEEL PROTECTIVE BOLLARDS REFER TO DETAILS
- BC WALL HUNG BASIN - DISABLE COMPLIANT
- BF BATTERY CHARGE
- 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
- DE 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 ELECT. DISTRIBUTION BOARD, REFER TO ELECT. DOCUMENTS
- EF EXHAUST FAN
- EG EAVES GUTTER
- EW EYE WASH
- F FRIDGE AS SPEC.
- FG FIXED GLASS
- FHR FIRE HOSE REEL REFER TO HYDRAULIC ENGINEERS DETAILS
- FM FIRE INDICATOR PANEL (LOCATED MAIN ENTRY)
- FW RECESSED FLOOR MAT
- GD GRATED DRAIN
- GPO-S SINGLE GENERAL PURPOSE OUTLET
- GPO-D DOUBLE GENERAL PURPOSE OUTLET
- GRB GOAL 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
- OF OVERFLOW
- OP PLASTERBOARD LINING
- PB PAPER TOWEL DISPENSER
- PTD RANGE HOOD
- RH RECESSED ENTRY MAT
- RM SHOWER CURTAIN RAIL
- SCR 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
- TIM 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
- VIN VINYL
- VP VENT PIPE
- WB REFER TO HYDRAULIC DOCUMENTS
- VTY VENT 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



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No. 9068
Member
NSW Architects

REV	DATE	NOTATION/AMENDMENT
D	27/11/2024	MODIFICATION - Substation + HWUs Included, Paths adjusted
C	26/10/2023	UPDATED DA ISSUE
B	23/06/2023	DA ISSUE
A	16/05/2023	DA ISSUE
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT
ABEL & BROWN Pty Ltd
PH (02) 9691 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 8544 1880
STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4228 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1883
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (04) 224 712

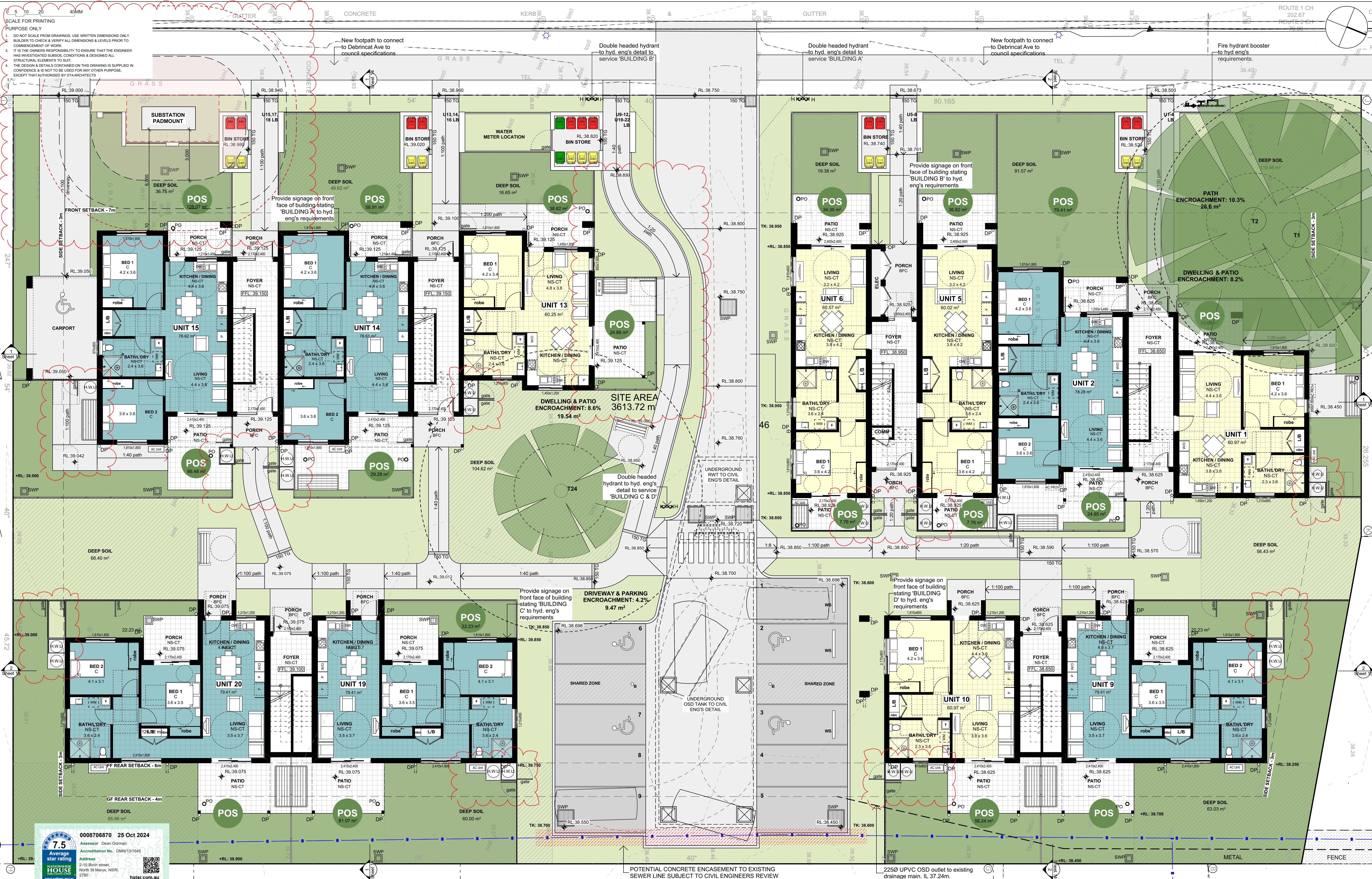


PROJECT:
SENIORS HOUSING DEVELOPMENT
at
Lots 346-350 in DP 31990 & Lot 305 in DP 30223
2-10 Birch Street & 20 Debrincat Ave, North St
Marys NSW 2780

TITLE
SITE PLAN

STATUS:
DA ISSUE
DATE: 4/12/2024
SCALE: As shown @ A1
PROJ: BGYVZ
JOB: 2022.011
STAGE: SD
DRAWN: DD
CHECKED: DD
CERTIFIER: DD
REV: DD
TYPE: SHEET
DATE: 4/12/2024
3:52 PM

DA ISSUE
DATE: 4/12/2024
SCALE: As shown @ A1
PROJ: BGYVZ
JOB: 2022.011
STAGE: SD
DRAWN: DD
CHECKED: DD
CERTIFIER: DD
REV: DD
TYPE: SHEET
DATE: 4/12/2024
3:52 PM



GROUND FLOOR PLAN
1:100

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. 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



FIRST FLOOR PLAN

1:100



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No. 9068
Member
Architects' Institute of Australia

REV	DATE	NOTATION/AMENDMENT
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE
REV	DATE	NOTATION/AMENDMENT
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880
STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4228 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (02) 4122 294 712



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
FIRST FLOOR 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
DA04 - MOD.glm

STATUS: DA ISSUE
DATE: 4/12/2024
SCALE: As shown @ A1
STAGE: SD
TYPE: C
PLOTTED: 4/12/2024
3:52 PM

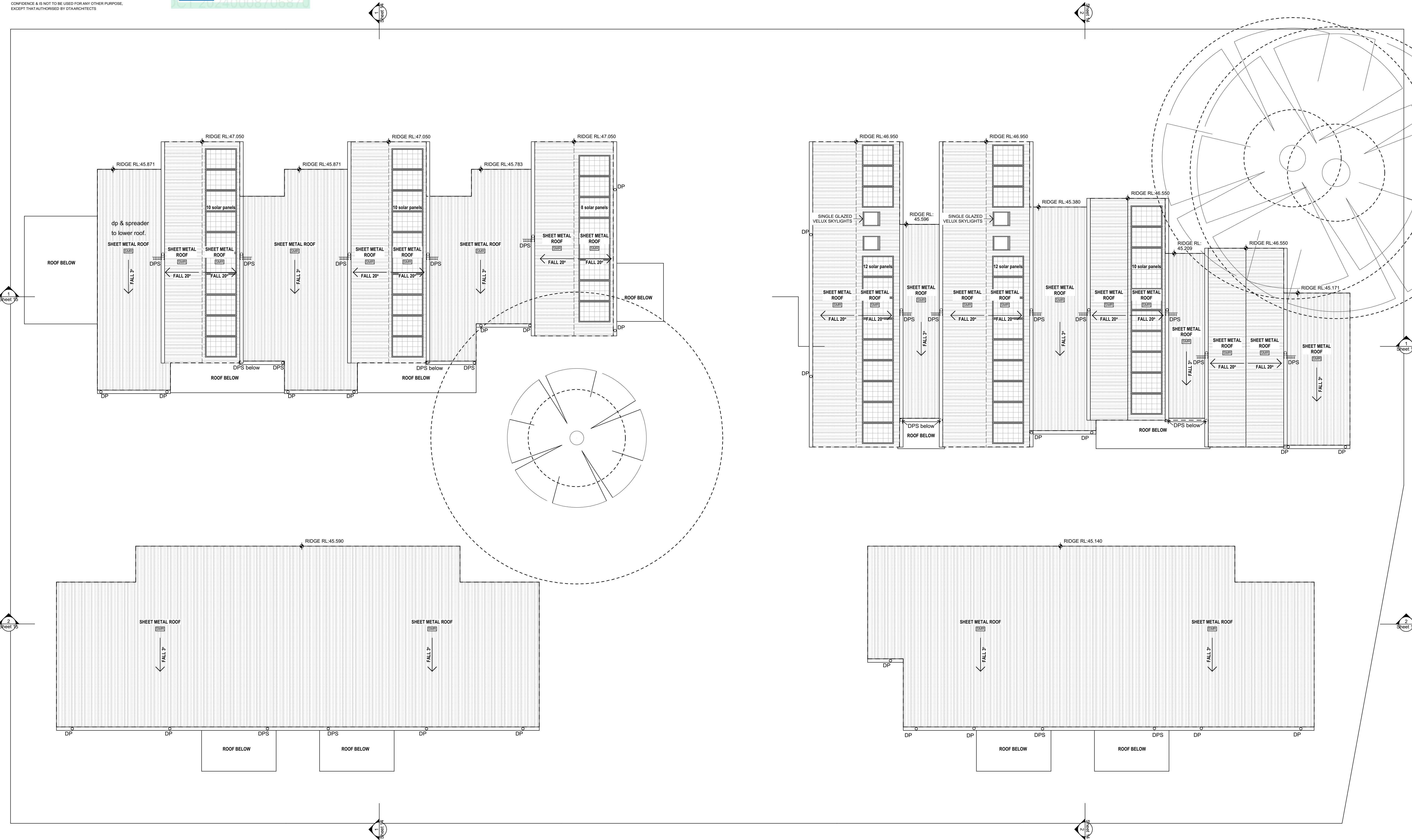
PROJ: BGYVZ
JOB: 2022.011
CHECKED: DD
CERTIFIER: DD
REV: C
SHEET: 9 of 22

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. 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



2

ROOF PLAN

1:100



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068
Member
Architects Institute of Australia

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

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880
STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4228 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1863
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (02) 294 712



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:
ROOF 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
DA04 - MOD.dgn

PLOTTED: 4/12/2024
3:53 PM

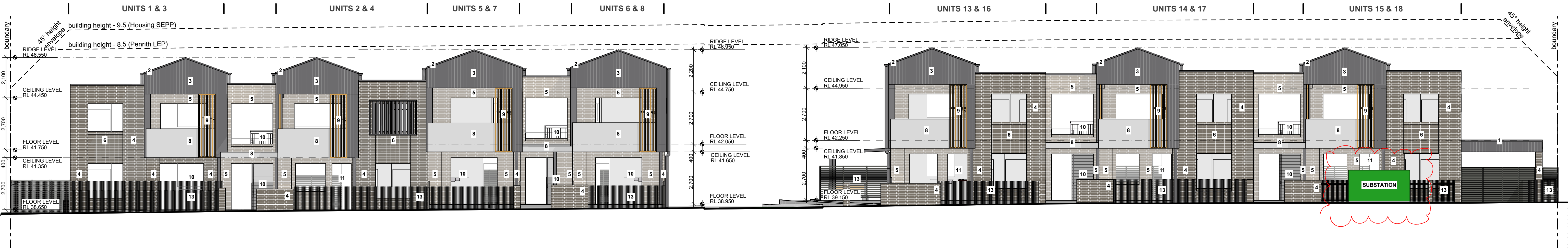
DATE	SCALE	PROJ.	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	10 of 22	C	

0 5 10 20 40MM

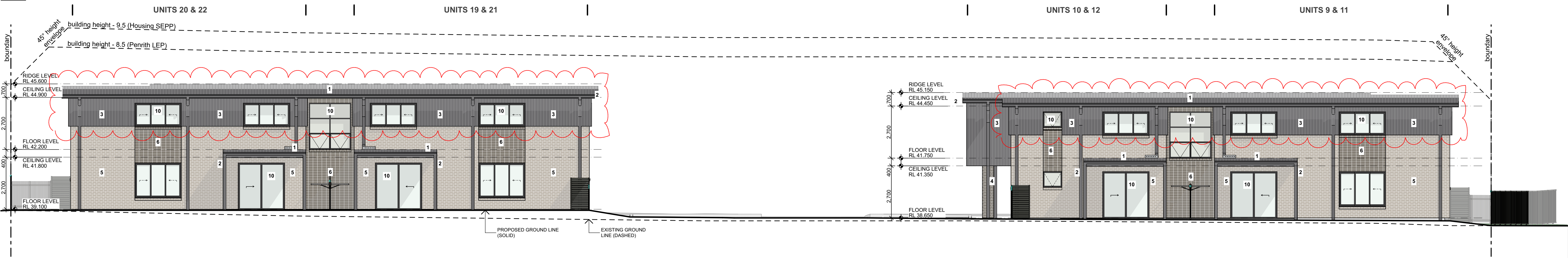
SCALE FOR PRINTING

PURPOSE ONLY

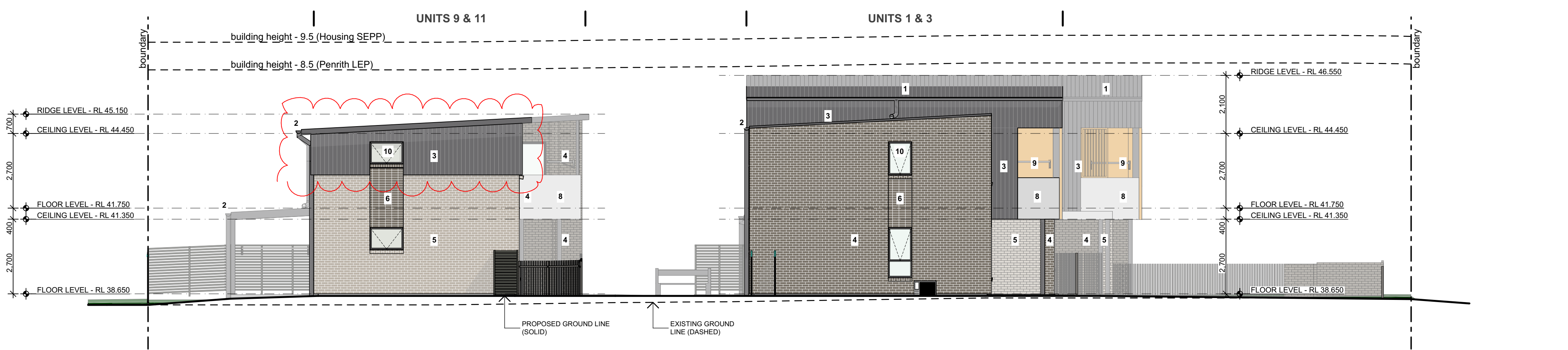
1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN & DETAILS CONTAINED ON THIS DRAWING IS SUPPLIED IN CONFIDENCE & IS NOT TO BE USED FOR ANY OTHER PURPOSE, EXCEPT THAT AUTHORISED BY DTA ARCHITECTS



1 WEST ELEVATION (BIRCH STREET) 1:100



2 EAST ELEVATION 1:100



3 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 Stretchers Bond	11	FRONT DOOR LEAF Paint Finish - Shale Grey
5	WALL Face Brick Type 2 (FBK2) PGH: Range - Velour, Name - Crushed Grey Stretchers 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		



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No. 9068
Member
NSW Architects

REV	DATE	NOTATION/AMENDMENT
D	27/11/2024	MODIFICATION - Substation + HWUs Included, Paths adjusted
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880

STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4228 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH 0412 294 712



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:
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
DA04 - MOD.dgn

PLOTTED: 4/12/2024
3:53 PM

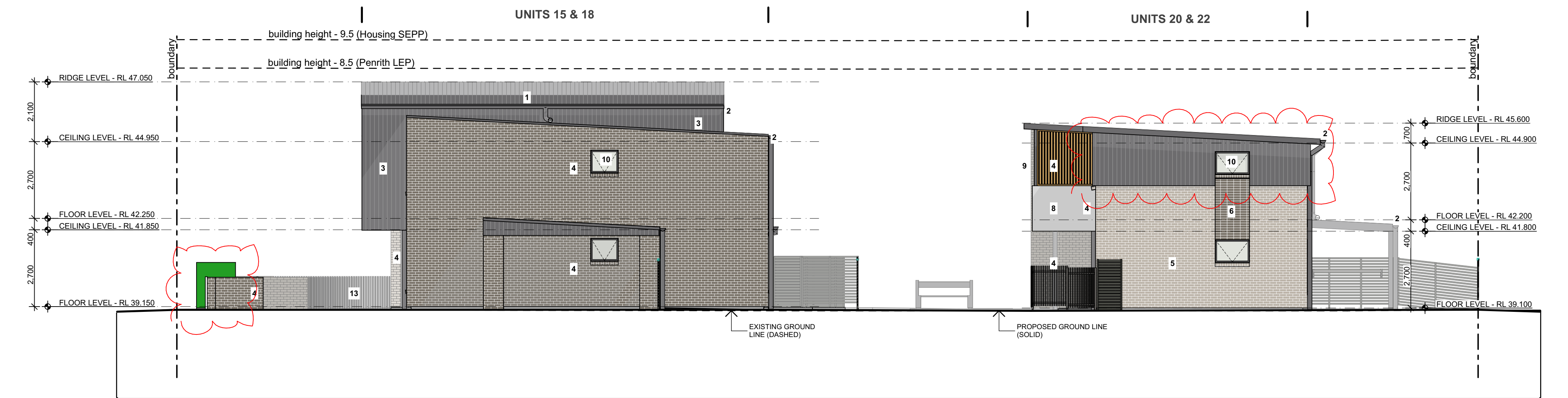
DATE	SCALE	PROJ.	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	11 of 22	D	

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

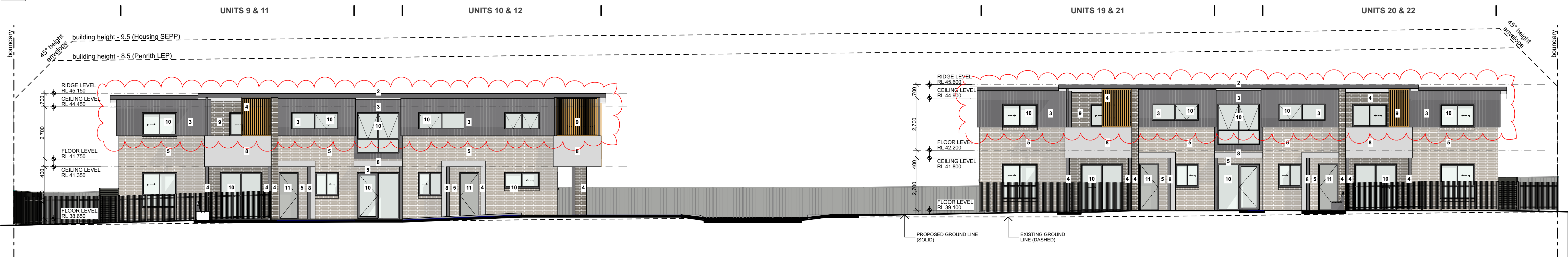
1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT
4. THE DESIGN & DETAILS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



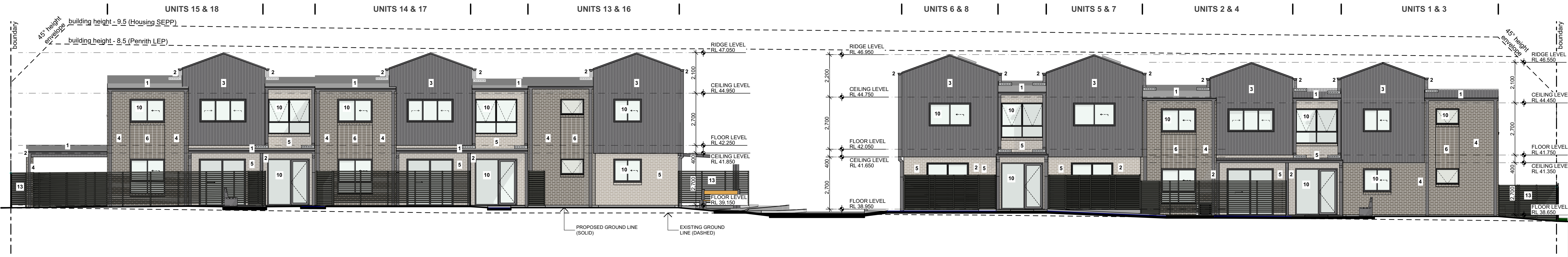
SOUTH ELEVATION
1:100

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 / PATIOAWNING 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 - 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		



WEST INTERNAL ELEVATION
1:100



EAST INTERNAL ELEVATION
1:100



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:
Daniel Donal
NSW ARB No. 9068
Member
Architects Institute of Australia

REV	DATE	NOTATION/AMENDMENT
D	27/11/2024	MODIFICATION - Substation + HWUs Included, Paths adjusted
C	26/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880
STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4226 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (0412 294 712



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:
ELEVATION & INTERNAL ELEVATIONS
DATE: 4/12/2024
SCALE: As shown @ A1
DRAWN: SD
CHECKED: DD
PLOTED: 4/12/2024 3:53 PM
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. DAB4 - MOD.dgn

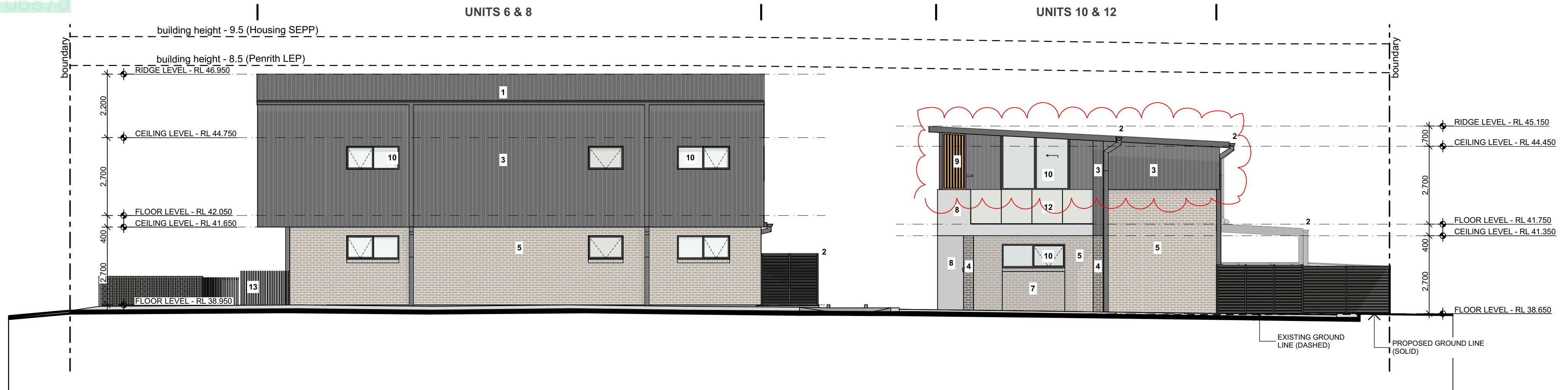
STATUS: **DA ISSUE**
DATE: 4/12/2024
SCALE: As shown @ A1
DRAWN: SD
CHECKED: DD
PLOTED: 4/12/2024 3:53 PM
TYPE: **A**
SHEET: **12 of 22**
JOB: BGYZ
2022.011
CERTIFIER: DD
REV: **D**

0 5 10 20 40MM

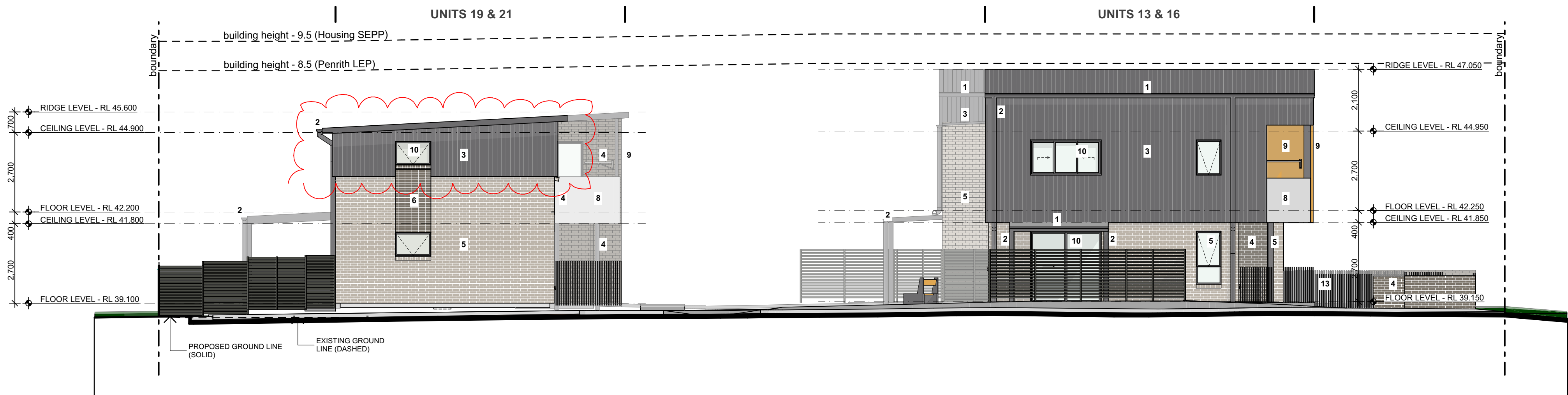
SCALE FOR PRINTING

PURPOSE ONLY

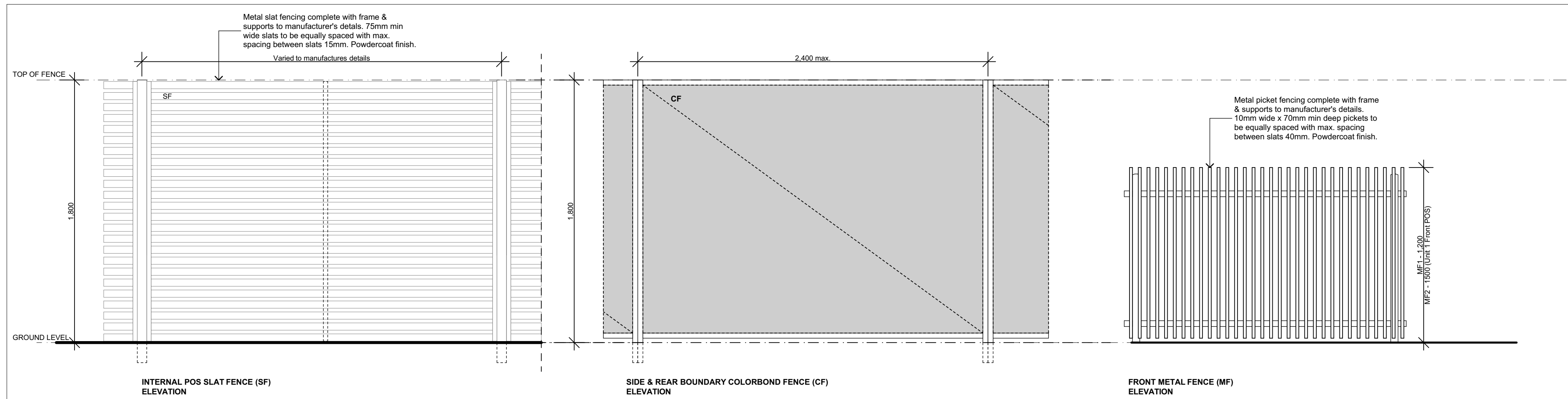
1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. THE DESIGN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



SOUTH INTERNAL ELEVATION
1:100



NORTH INTERNAL ELEVATION
1:100



TYPICAL FENCE DETAILS
1:20

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
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		



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No. 9068
Member
Architects Institute of Australia

REV	DATE	NOTATION/AMENDMENT
D	27/11/2024	MODIFICATION - Substation + HWUs Included, Paths adjusted
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880

STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4228 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (04) 72 294 712



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:
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
DA04 - MOD.dgn
PLOTTED: 4/12/2024
3:53 PM

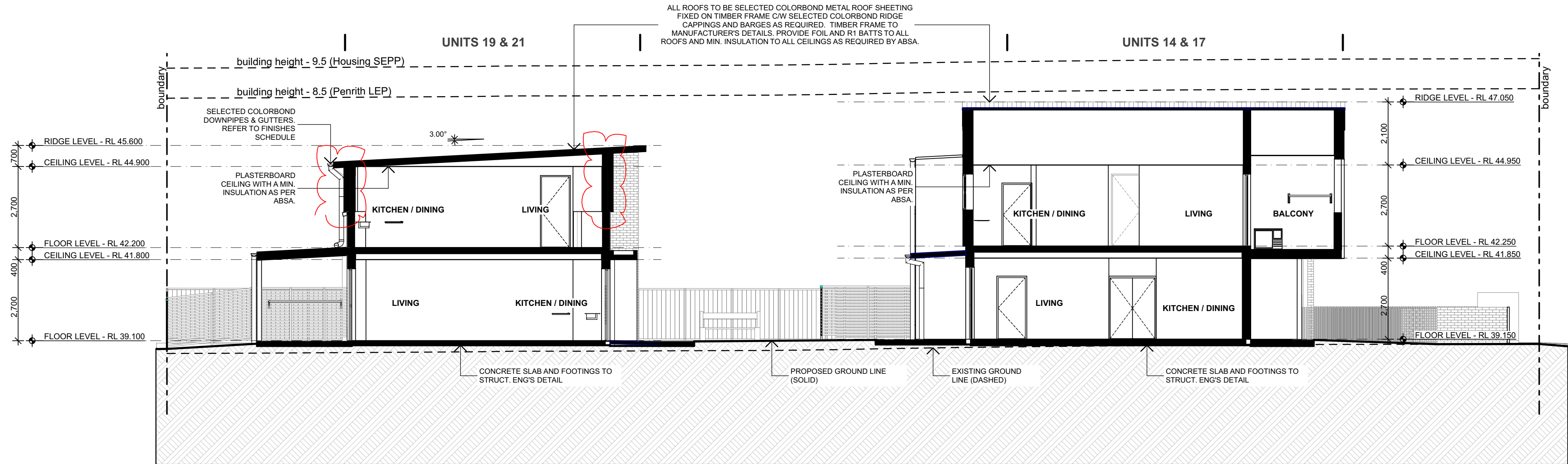
STATUS: DA ISSUE			
DATE 4/12/2024	SCALE As shown @ A1	PROJ. BGYZ	JOB 2022.011
STAGE C	DRAWN SD	CHECKED DD	CERTIFIER DD
TYPE A	SHEET 13 of 22	REV: D	

0 5 10 20 40MM

SCALE FOR PRINTING

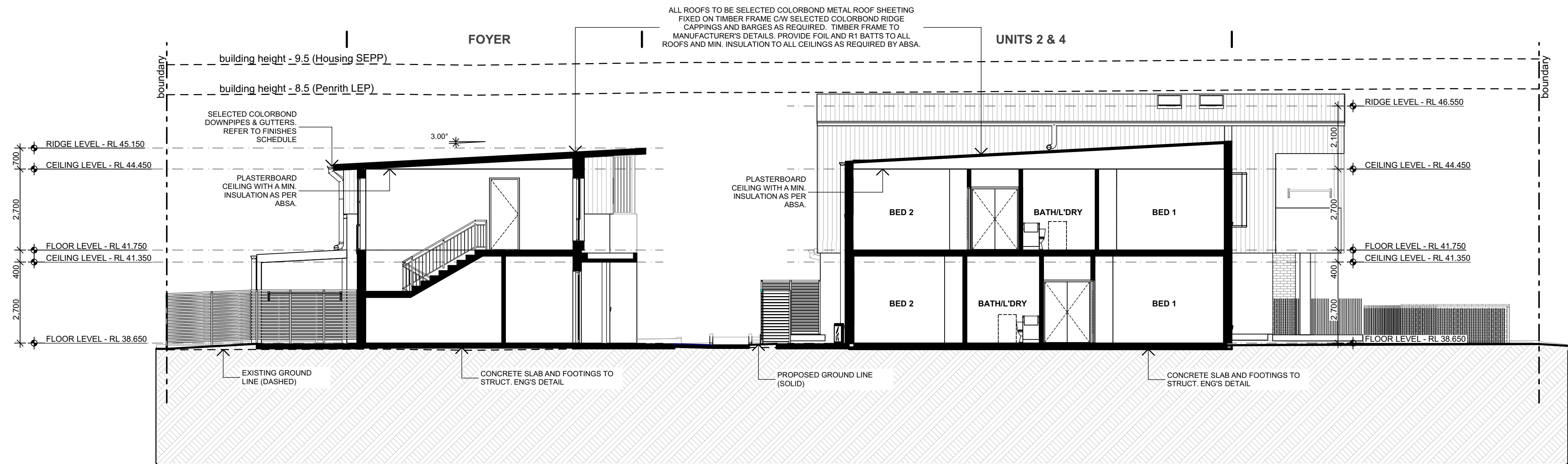
PURPOSE ONLY

- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- 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



1
-

S-01 SECTION
1:100



2
-

S-02 SECTION
1:100



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No. 9068

Member
Architects Institute of Australia

REV	DATE	NOTATION/AMENDMENT
D	27/11/2024	MODIFICATION - Substation + HWUs Included, Paths adjusted
C	26/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880

STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4226 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (04) 12 294 712



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:
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
DA04 - MOD.dgn

PLOTTED: 4/12/2024
3:54 PM

STATUS: DA ISSUE

DATE	SCALE	PROJ.	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD

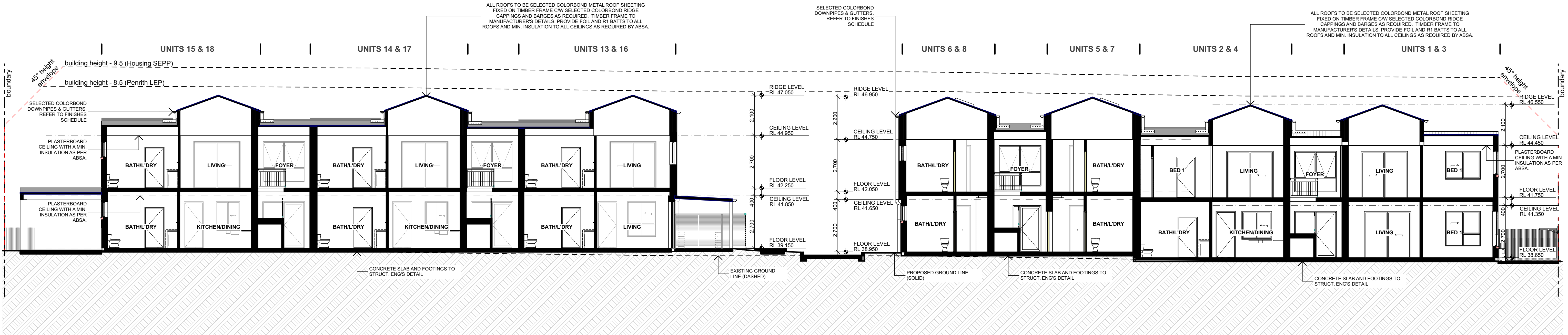
TYPE	SHEET	REV:
A	14 of 22	D

0 5 10 20 40MM

SCALE FOR PRINTING

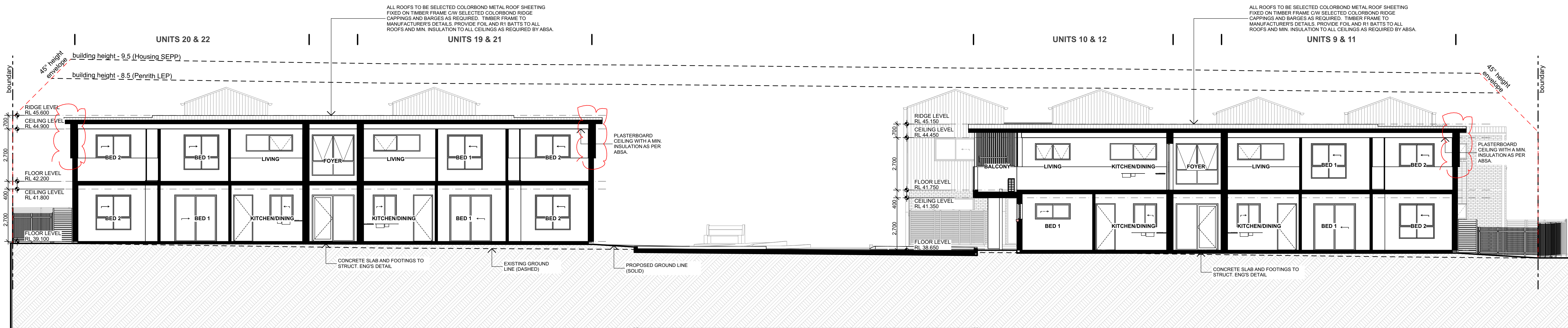
PURPOSE ONLY

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. 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



1
-

S-03 SECTION
1:100



2
-

S-04 SECTION
1:100



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718

www.dpie.nsw.gov.au



NOMINATED
ARCHITECTS:

Daniel Donal
NSW ARB No. 9068

REV	DATE	NOTATION/AMENDMENT
D	27/11/2024	MODIFICATION - Substation + HWUs Included, Paths adjusted
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE
REV	DATE	NOTATION/AMENDMENT

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT

DTA ARCHITECTS Pty Ltd

PH (02) 9691 1011

PROJECT MANAGER

LAND & HOUSING CORPORATION

PH (02) 9354 1880

STRUCTURAL / CIVIL

MSL CONSULTING ENGINEERS Pty Ltd

PH (02) 4228 5247

HYDRAULIC

ABEL & BROWN Pty Ltd

PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT

GREENVIEW CONSULTING Pty Ltd

PH (02) 8544 1683

LANDSCAPE CONSULTANT

RAY FUGGLE & ASSOCIATES Pty Ltd

PH (04) 72 294 712



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:
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
DA04 - MOD.pln

PLOTTED: 4/12/2024
3:54 PM

STATUS: DA ISSUE

DATE	SCALE	PROJ.	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	15 of 22	D	

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- 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

7.5

Average star rating

NATIONWIDE HOUSE

www.hstar.com.au

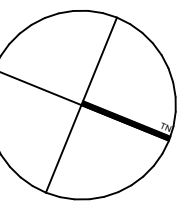
0008706870 25 Oct 2024

Assessor Dean Gorman

Accreditation No. DMN/13/1645

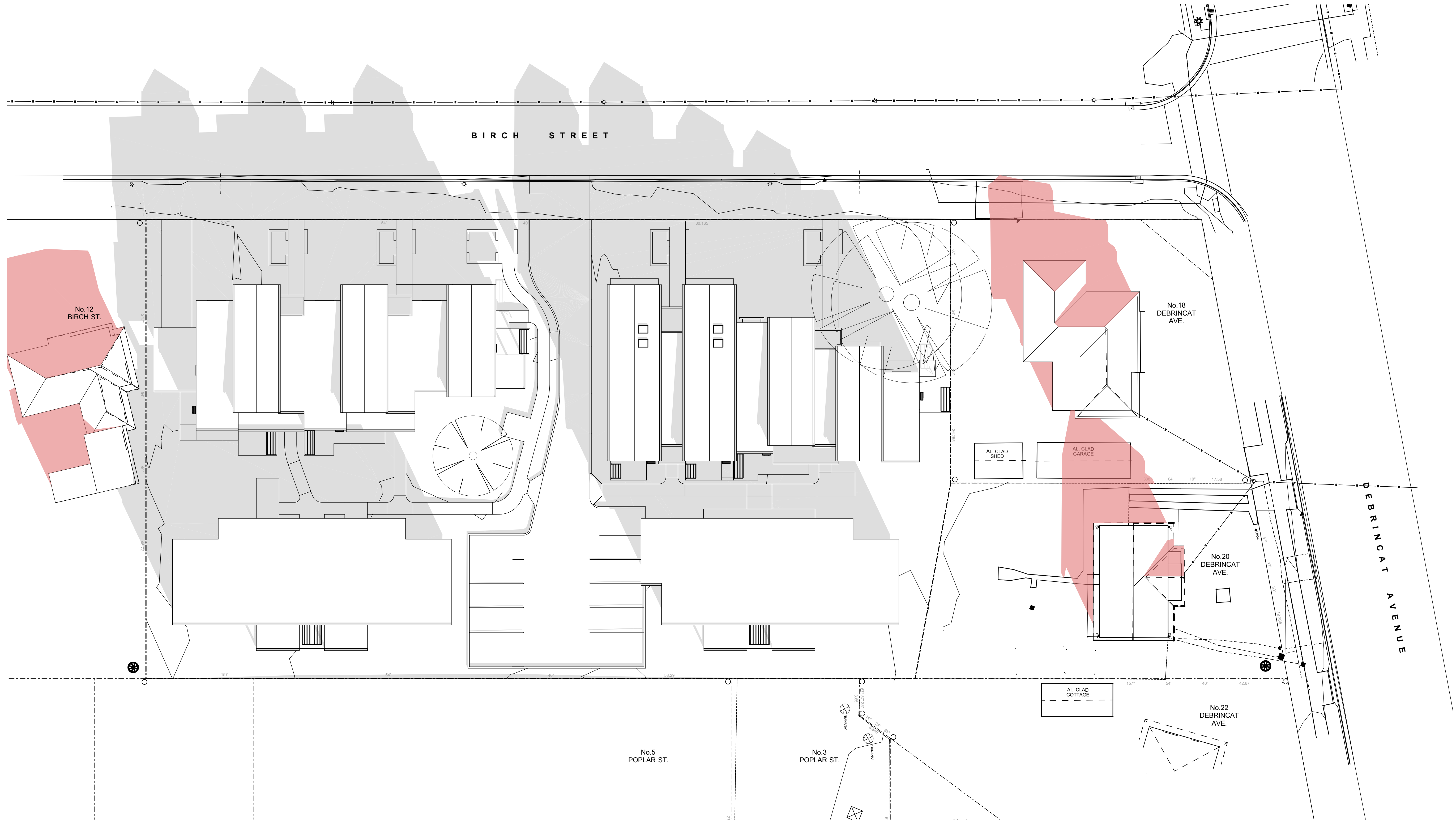
Address
2-10 Birch street,
North St Marys, NSW,
2760

hstar.com.au



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
-



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068
Member
Architects Institute of Australia

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

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880
STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4226 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH 0412 294 712



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:
SHADOW DIAGRAMS - 21st JUNE 9AM
FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL 2022 011 LAHC 2-10 Birch Street North St. DAD4 - MOD.plt
PLOTTED: 4/12/2024 3:54 PM

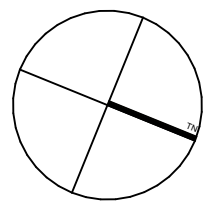
STATUS:	DA ISSUE	DATE:	4/12/2024	SCALE:	As shown @ A1	PROJ:	BGYVZ	JOB:	2022.011
STAGE:	C	DRAWN:	SD	CHECKED:	DD	CERTIFIER:	DD	REV:	
TYPE:	A	SHEET:	16 of 22						C

0 5 10 20 40MM

SCALE FOR PRINTING

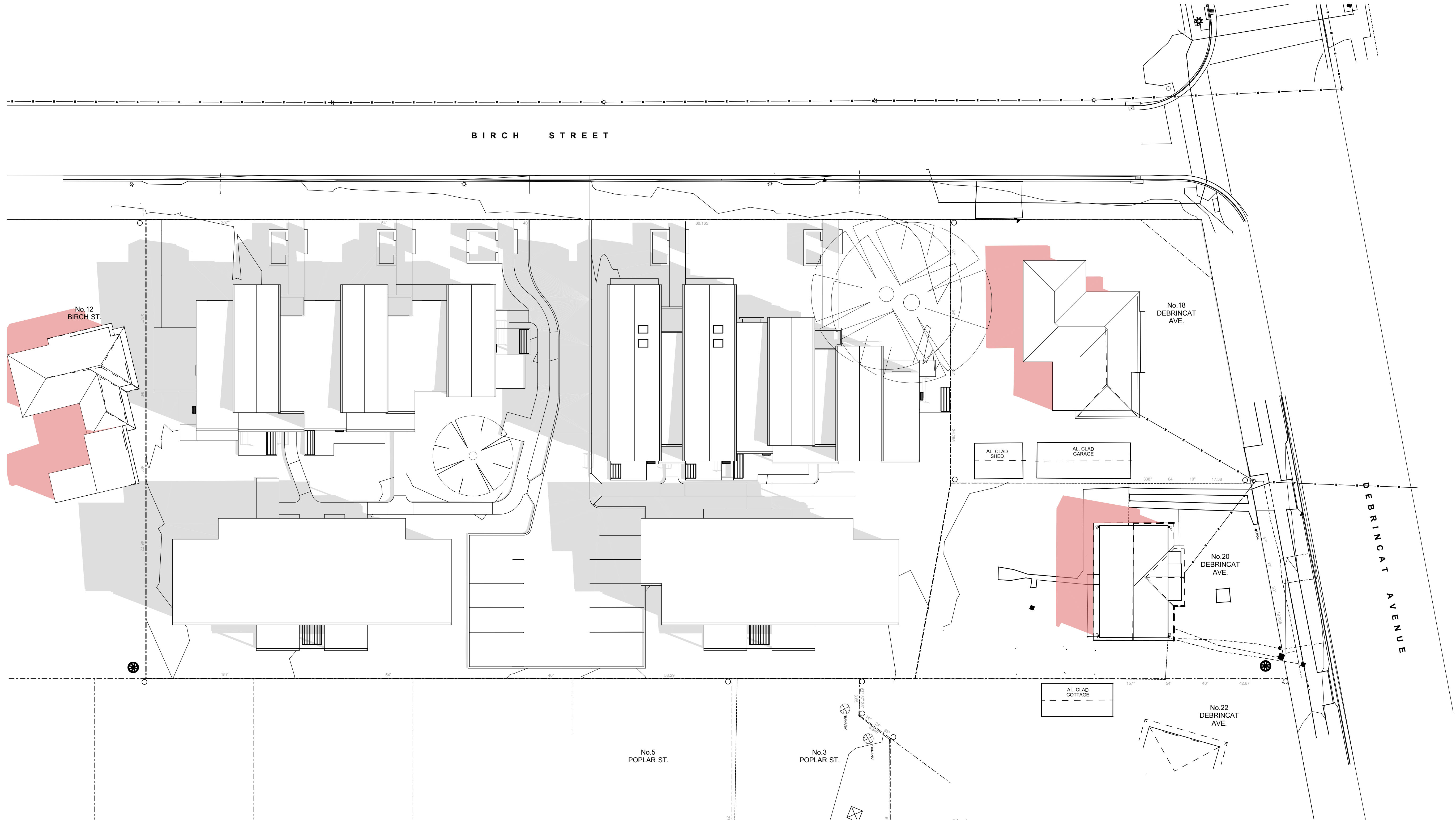
PURPOSE ONLY

1. DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
2. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
3. IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
4. 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



LEGEND

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



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

2
-



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068
Member
Architects Institute of Australia

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

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880
STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4226 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (0412 294 712



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:
SHADOW DIAGRAMS - 21st JUNE
12PM
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
DA04 - MOD.pln
PLOTTED: 4/12/2024
3:54 PM

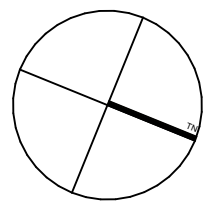
STATUS:	DA ISSUE	PROJ:	BGYVZ	JOB:	2022.011
DATE:	4/12/2024	SCALE:	As shown @ A1	CHECKED:	DD
STAGE:	C	DRAWN:	SD	CERTIFIER:	DD
TYPE:	A	SHEET:	17 of 22	REV:	C

0 5 10 20 40MM

SCALE FOR PRINTING

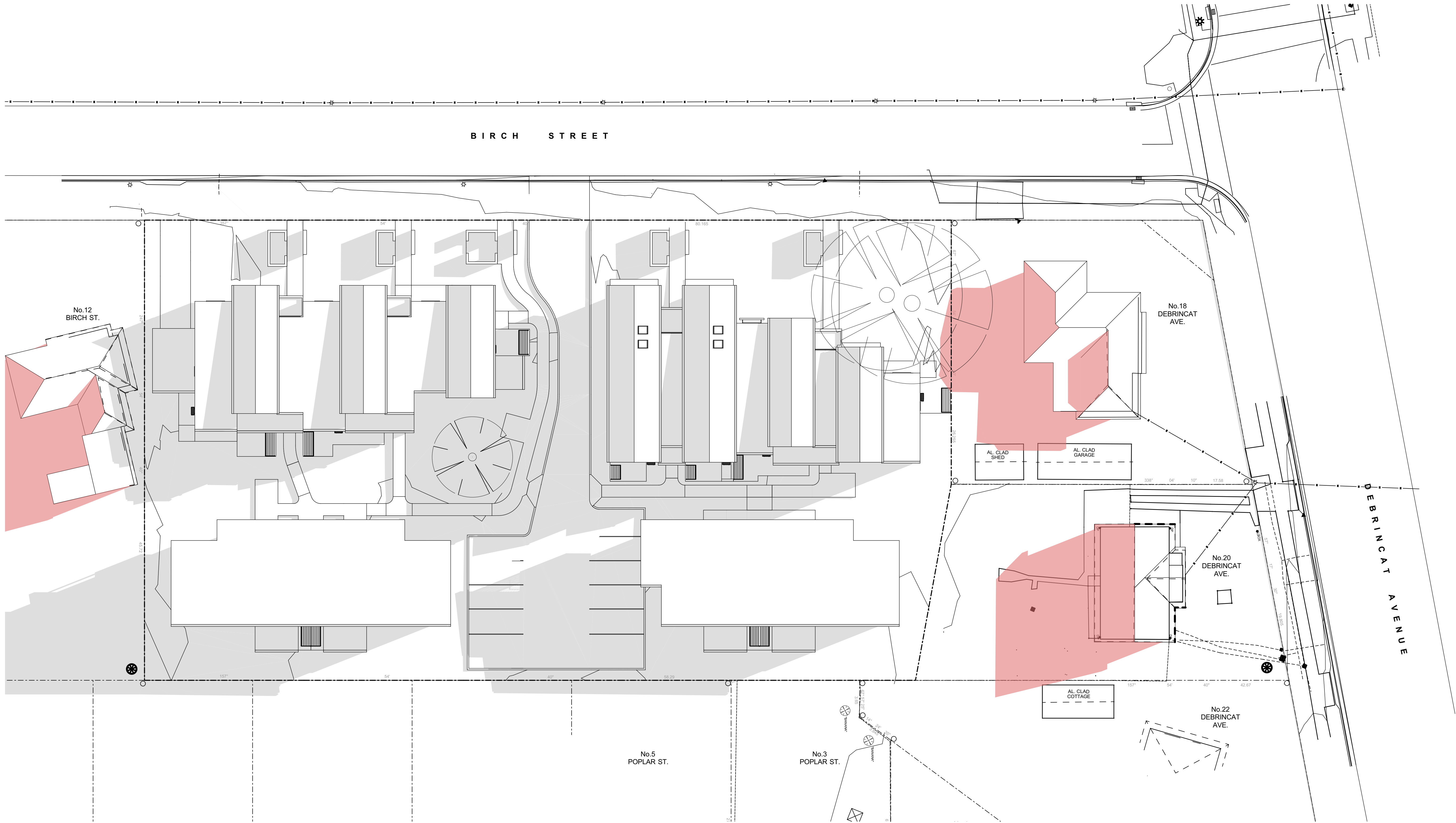
PURPOSE ONLY

- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- 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



LEGEND

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



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

2
-



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068
Member
Architects Institute of Australia

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

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880
STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4226 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (04) 22 294 712



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:
SHADOW DIAGRAMS - 21st JUNE 3PM
FILE: CAD File: S:\Data\3\2022\2022 011 LAHC SL 2022 011 LAHC 2-10 Birch St North St Marys\3 Design\3.2 DA DASH - MOD.plt
PLOTTED: 4/12/2024 3:54 PM

STATUS:	DA ISSUE	DATE:	4/12/2024	SCALE:	As shown @ A1	PROJ:	BGYVZ	JOB:	2022.011
STAGE:	C	DRAWN:	SD	CHECKED:	DD	CERTIFIER:	DD	REV:	
TYPE:	A	SHEET:	18 of 22						C

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

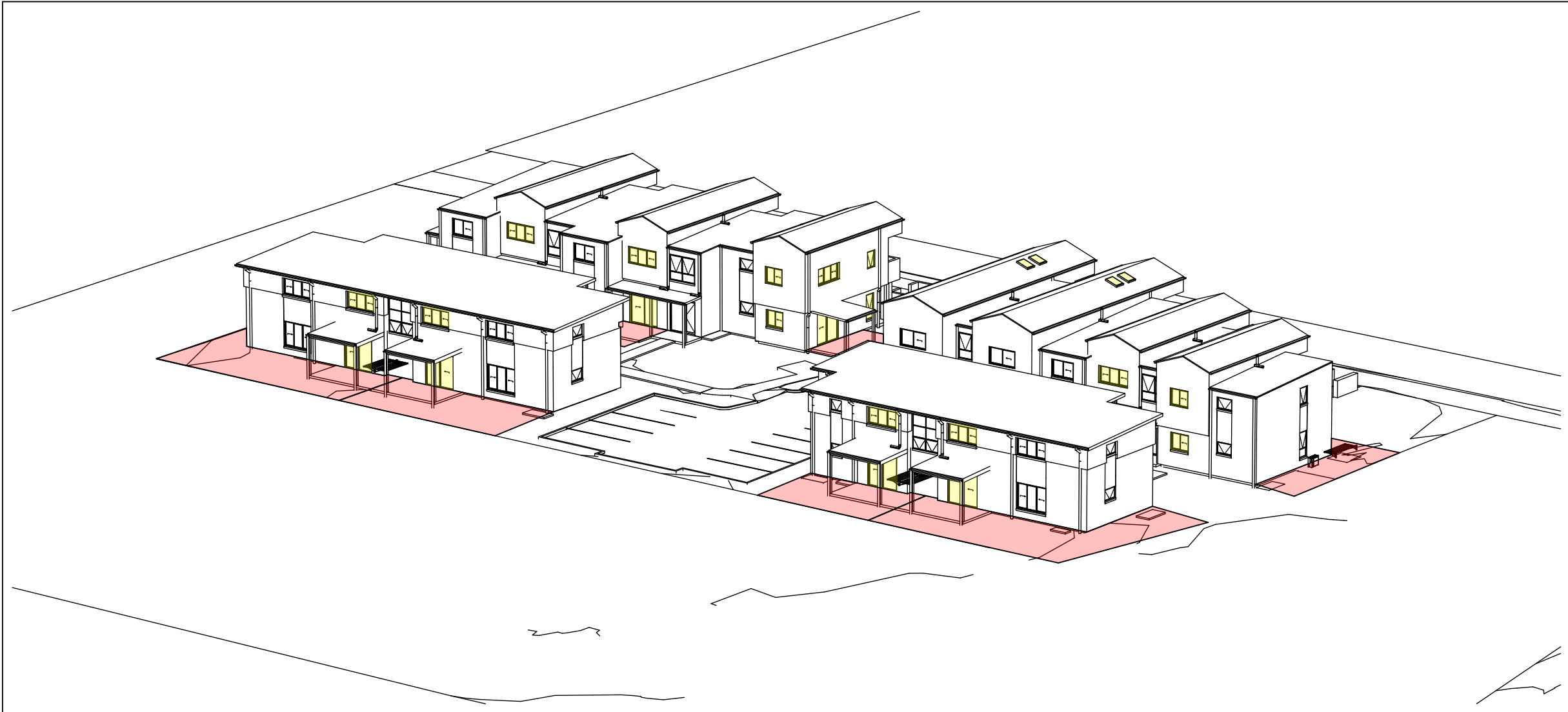
- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
- IT IS THE OWNERS RESPONSIBILITY TO ENSURE THAT THE ENGINEER HAS INVESTIGATED SUBSOIL CONDITIONS & DESIGNED ALL STRUCTURAL ELEMENTS TO SUIT.
- THE DESIGN & DETAILS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



1

-

21st JUNE - 9.00 am



3

-

21st JUNE - 10.00 am



5

-

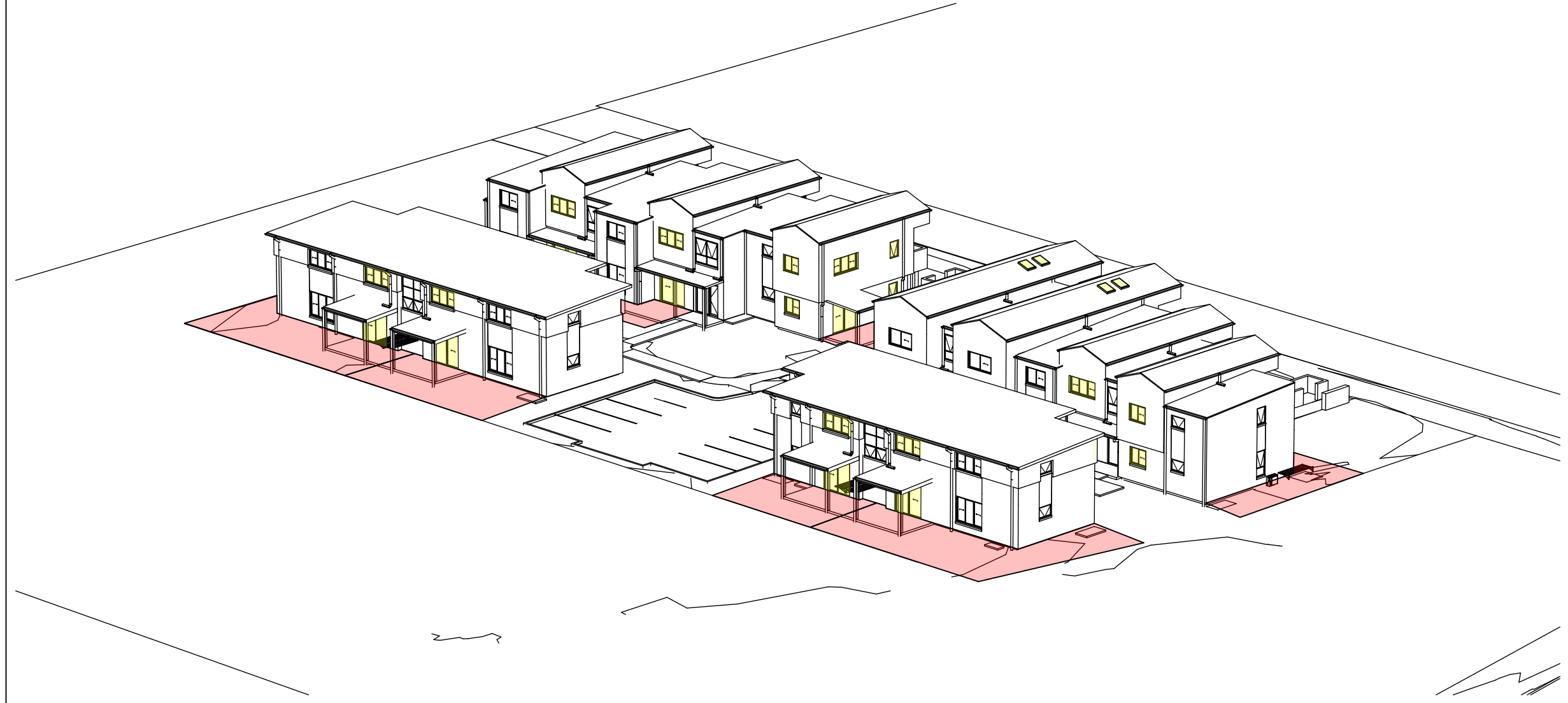
21st JUNE - 11.00 am



2

-

21st JUNE - 9.30 am



4

-

21st JUNE - 10.30 am



6

-

21st JUNE - 11.30 am



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068
Member
Architects Institute of Australia

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

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880
STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4228 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH 0412 294 712



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
DA04 - MOD.pln
PLOTTED: 4/12/2024 3:54 PM

DATE	4/12/2024	SCALE	As shown @ A1	PROJ	BGYVZ	JOB	2022.011
STAGE	C	DRAWN	SD	CHECKED	DD	CERTIFIER	DD
TYPE	A	SHEET	19 of 22	REV:	C		

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- 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



1

-

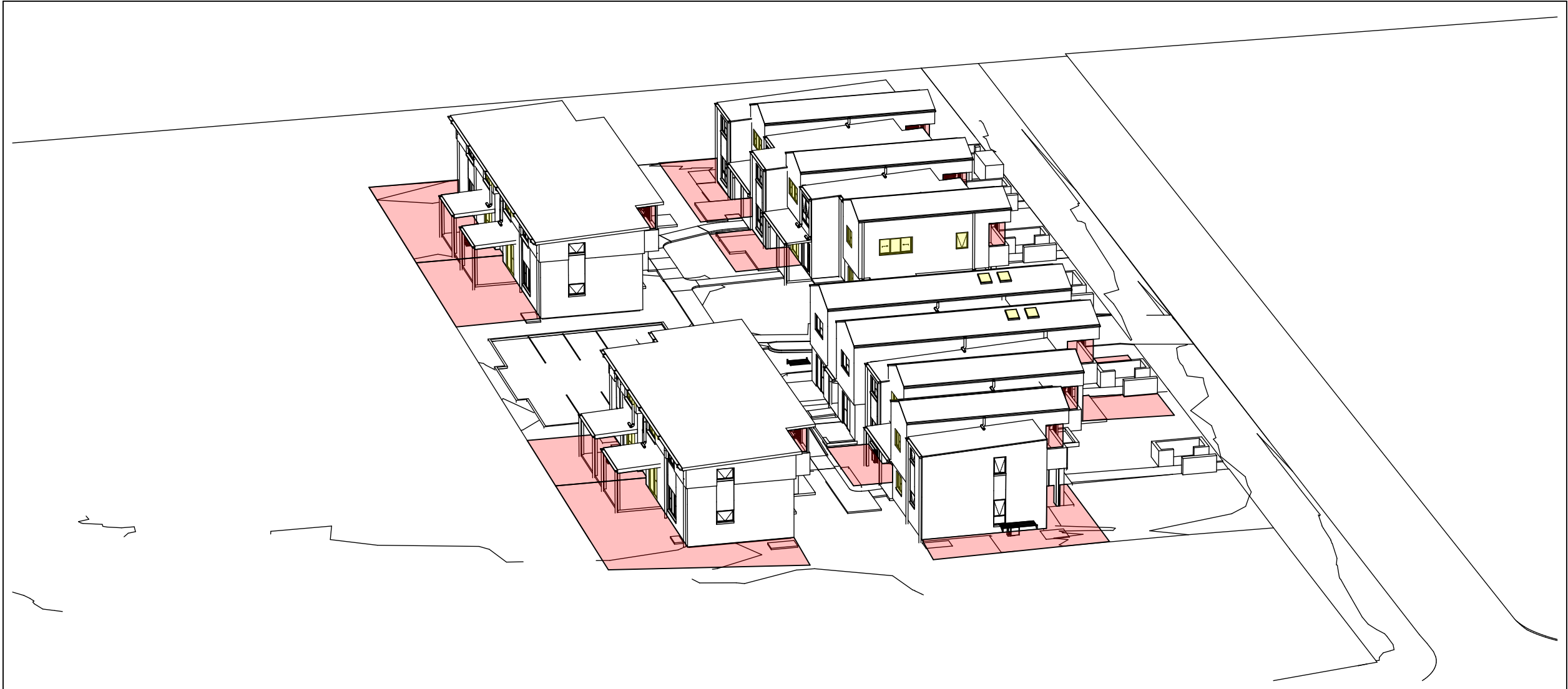
21st JUNE - 12.00 pm



3

-

21st JUNE - 1.00 pm



2

-

21st JUNE - 12.30 pm



4

-

21st JUNE - 1.30 pm



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au

Homes NSW

APPROVED PLANS
PART 5 (ENV & SO) MODIFIED ACTIVITY DETERMINATION
Date: 21 March 2025
Project No: 800VZ
Endorsed by the NSW State Planning and Building Commission



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068

Member
Architect Institute of Australia

REV	DATE	NOTATION/AMENDMENT
C	28/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880

STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4226 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (04) 224 712



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
DA04 - MOD.pln

PLOTTED: 4/12/2024
3:55 PM

STATUS: DA ISSUE

DATE	SCALE	PROJ	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	20 of 22		C

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- 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

7.5

Average

star rating

NATIONWIDE

HOUSE

QUALITY

www.hstar.com.au

0008706870

25 Oct 2024

Assessor

Dean Gorman

Accreditation No.

DMN/13/1645

Address

2-10 Birch street,

North St Marys, NSW,

2760

hstar.com.au



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%



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No.9068

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

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880
STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4226 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705
ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1683
LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (0412 294 712



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
DA04 - MOD.dgn
PLOTTED: 4/12/2024 3:55 PM

STATUS: DA ISSUE			
DATE: 4/12/2024	SCALE: As shown @ A1	PROJ: BGYVZ	JOB: 2022.011
STAGE: C	DRAWN: SD	CHECKED: DD	CERTIFIER: DD
TYPE: A	SHEET: 21 of 22		REV: C

0 5 10 20 40MM

SCALE FOR PRINTING

PURPOSE ONLY

- DO NOT SCALE FROM DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- 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



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No. 1800 738 718
www.dpie.nsw.gov.au



NOMINATED ARCHITECTS:

Daniel Donal
NSW ARB No. 9068
Member
Architects' Institute of Australia

REV	DATE	NOTATION/AMENDMENT
D	27/11/2024	MODIFICATION - Substation + HWUs Included, Paths adjusted
C	26/10/2023	UPDATED DA ISSUE
B	23/08/2023	DA ISSUE
A	16/05/2023	DA ISSUE

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

ARCHITECT
DTA ARCHITECTS Pty Ltd
PH (02) 9691 1011

PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 9354 1880

STRUCTURAL / CIVIL
MSL CONSULTING ENGINEERS Pty Ltd
PH (02) 4226 5247

HYDRAULIC
ABEL & BROWN Pty Ltd
PH (02) 9709 5705

ELECTRICAL / BASIX CONSULTANT
GREENVIEW CONSULTING Pty Ltd
PH (02) 8544 1663

LANDSCAPE CONSULTANT
RAY FUGGLE & ASSOCIATES Pty Ltd
PH (0412 294 712



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:

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
DA04 - MOD.dgn

PLOTTED: 4/12/2024
3:55 PM

STATUS: DA ISSUE

DATE	SCALE	PROJ	JOB
4/12/2024	As shown @ A1	BGYVZ	2022.011
STAGE	DRAWN	CHECKED	CERTIFIER
C	SD	DD	DD
TYPE	SHEET	REV:	
A	22 of 22	D	